MONTEFIORE HEALTH SYSTEM NYACK CAMPUS
SITE PLAN DRAWING SET
PLANNING BOARD SUBMISSION

DATE: 03.17.2020

PARKING STRUCTURE

160 NORTH MIDLAND AVENUE
NYACK, NY 10960

TAX LOT INFO
BLOCK: 1
LOT: 74

LOCATION MAP

SCALE: 1" =100'

PROJECT CONTACTS

OWNER:

MONTEFIORE HEALTH SYSTEM NYACK CAMPUS
160 NORTH MIDLAND AVENUE
NYACK, NY 10960

ARCHITECT:

POMARICO DESIGN STUDIO ARCHITECTURE, PLLC
19 FRONT STREET
NEWBURGH, NY 12550
(845) 561-0448

CIVIL ENGINEER, GEOTECHNICAL ENGINEER, ENVIRONMENTAL, TRAFFIC, LANDSCAPE ARCHITECT & SURVEYOR:

LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
(973) 560-4900

STRUCTURAL:

MURRAY ENGINEERING PC CONSULTING STRUCTURAL ENGINEERS
307 SEVENTH AVENUE- SUITE 1001
NEW YORK, NY 10001
(212) 741-1102

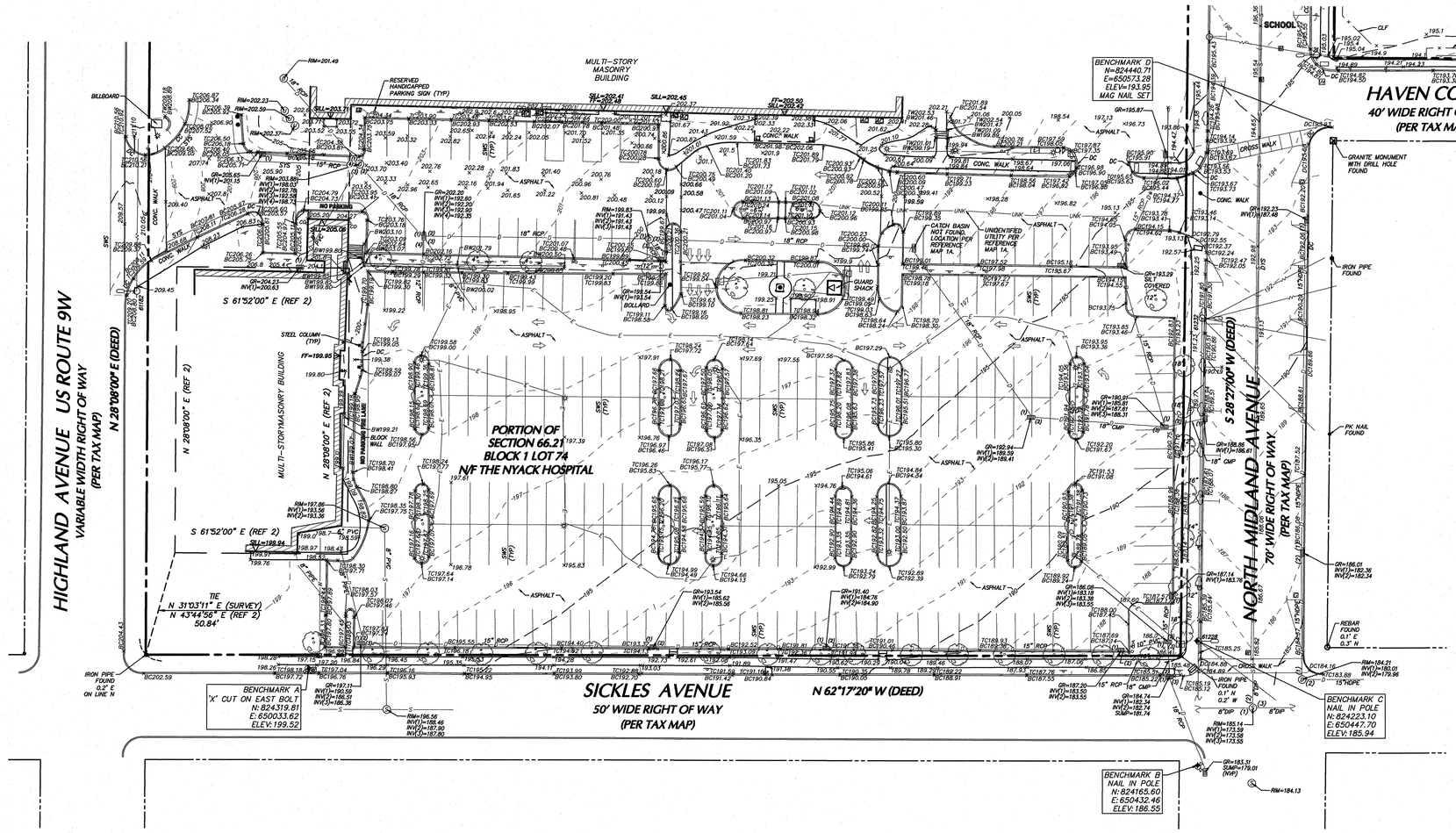
MEP ENGINEER:

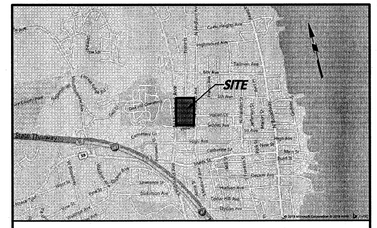
GOLDMAN COPELAND ASSOCIATES, P.C. CONSULTING ENGINEERS
520 EIGHTH AVENUE
NEW YORK, NY 10018
(212) 868-4660

INDEX OF DRAWINGS

LAST REV.: 03/17/2020
DATE: 02/12/2020
Drawing No.
CS001

Filename: \\langan.com\data\PAR\data2\100754201\project data\CADD\sheetfiles\Parking Garage\100754201-CS001-0101.dwg Date: 3/17/2020 Time: 20:32 User: vipatel Style Table: Langan.stb Layout: CS001





PROJECT LOCATION MAP

SCALE: 1"=2,000'

SOURCE: WWW.BINGMAPS.COM

NOTES

1. THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

   A. TAX MAP FOR THE VILLAGE OF NYACK, ROCKLAND COUNTY, NEW YORK.

   B. A MAP ENTITLED "AMENDED MAP OF LOTS AT THE HAVEN CLUB ESTATE, SURVEYED FOR CASPER R. CALLEN, IN THE VILLAGE OF NYACK, TOWN OF ORANGETOWN, ROCKLAND COUNTY CO. N.Y." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE APRIL 16, 1930, IN BOOK 7 PAGE 331 AS MAP NUMBER 1126.

   C. A MAP ENTITLED "TOPOGRAPHIC SURVEY OF PORTION OF LAND, NYACK HOSPITAL EMERGENCY DEPT. AND MEDICAL VILLAGE, NYACK HOSPITAL, 160 NORTH MIDLAND AVENUE, VILLAGE OF NYACK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY LRC GROUP, DATED APRIL 15, 2016 AND LAST REVISED AUGUST 11, 2016.

   D. A MAP ENTITLED "SITE AND LOCATION NYACK HOSPITAL, NYACK, NY" PREPARED BY SOFTDIG, UNDERGROUND SERVICES, INC. PROJECT NUMBER 185180 DATED JULY 15, 2019.

   E. A MAP ENTITLED "SITE/SUBDIVISION PLAN, FOR PURPOSES OF DESIGNATING TAX LOT INFORMATION FOR THE CANCER CARE CENTER, S.D. 66.21-1-74, NYACK HOSPITAL, LOCATED A, VILLAGE OF NYACK, TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NEW YORK" DATED JUNE, 14 1999, FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP NUMBER 7261.

   F. TITLE REPORT NUMBER 3709-00208, HAVING AN EFFECTIVE DATE MAY 14, 2009, PREPARED BY CHICAGO TITLE INSURANCE COMPANY PROVIDED TO LANGAN BY CLIENT.

2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK STATE PLANE COORDINATE EAST SYSTEM NAD1983 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

   BENCHMARK A – 'X' CUT ON EAST BOLT OF FIRE HYDRANT.
   N=824,319.81
   E=650033.62
   ELEV=199.52

   BENCHMARK B – NAIL IN POLE
   N=824165.60
   E=650432.46
   ELEV=186.55

   BENCHMARK C – NAIL IN POLE
   N=824223.10
   E=650447.70
   ELEV=185.94

5. STREET NAMES AND R.O.W. WIDTHS AS PER MAPS REFERENCED IN NOTE 1A, BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1E.

6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. DURING JULY OF 2015 AND JANUARY OF 2020.

7. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.

8. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.

9. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

   ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

   UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

   PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

   UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

10. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.

11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

13. LOT 74 IS SUBJECT TO AN INGRESS/EGRESS AND PARKING EASEMENT APPURTENANT TO LOTS 74.1 AND 74.2 PER INSTRUMENT ID 1999-00036580.

14. LOT 74 IS SUBJECT TO A UTILITY EASEMENT APPURTENANT TO LOTS 74.1 AND 74.2 PER INSTRUMENT ID 2000-00030526.

LEGEND (NOT SHOWN TO SCALE)

HYDRANT	BOLLARD	D	STORM DRAIN
STREET LIGHT	PEDESTRIAN WALK SIGNAL	S	SANITARY LINE
AREA LIGHT	DOOR	COMB	COMBINED UTILITY LINE
SIGNAL POLE	DOUBLE DOOR	UNK	UNKNOWN UTILITY LINE
POLE	OVERHEAD DOOR	G	GAS LINE
GUY WIRE	PARKING METER	W	WATER LINE
ANCHOR POLE	METAL COVER	E	ELECTRIC LINE
MANHOLE	ELECTRIC BOX	T	TELEPHONE LINE
MANHOLE (DRAINAGE)	SOIL BORING	C	CABLE TV LINE
MANHOLE (SANITARY SEWER)	MONITORING WELL	ST	STEAM LINE
MANHOLE (ELECTRIC)	TEST PIT	FM	FORCE MAIN
MANHOLE (WATER)	BENCHMARK	FO	FIBER OPTIC
MANHOLE (NATURAL GAS)	ROOF DRAIN	(...)*	REFFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
MANHOLE (TELEPHONE)	SPOT ELEVATION		OVERHEAD WIRE
MANHOLE (FORCE MAIN)	CONCRETE CURB		GUIDE RAIL (TYPE AS NOTED)
MANHOLE (STEAM)	DETECTABLE PAD		CHAIN LINK FENCE
MANHOLE (UNKNOWN UTILITY)	DROP CURB		WOOD/STOCKADE FENCE
WATER VALVE	BROKEN WHITE STRIPE		WIRE FENCE
GAS VALVE	SINGLE YELLOW STRIPE		IRON FENCE
SHRUB	DOUBLE YELLOW STRIPE		TREE LINE
CATCH BASIN	SINGLE WHITE STRIPE		EASEMENT LINE
CLEAN OUT	REINFORCED CONCRETE PIPE		PROPERTY LINE
TREE	DUCTILE IRON PIPE		RIGHT-OF-WAY LINE
SIGN	CORRUGATED METAL PIPE		CONTOUR LINE
	NO VISIBLE PIPE		
	EDGE OF PAVEMENT		
	LANDSCAPED AREA		
	SURVEYED BEARING & DISTANCE		
	DEED BEARING & DISTANCE		

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	No.
1-28-20	Sheet VT102 Survey Ball Field	2
1-28-20	Survey Update Parking Area	1

REVISIONS

STATE OF NEW YORK — JOSEPH E. ROMANO — 050130 — LICENSED LAND SURVEYOR

SIGNATURE JOSEPH E. ROMANO DATE SIGNED 1-28-2020
PROFESSIONAL LAND SURVEYOR
NY Lic. No. 050130-1

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Project
NYACK HOSPITAL
160 NORTH MIDLAND AVENUE
SECTION 66.21, BLOCK No. 1, LOT No. 74
VILLAGE OF NYACK
ROCKLAND COUNTY **NEW YORK**

Drawing Title
PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 100754201	Drawing No. VT101
Date SEPTEMBER 13, 2019	
Drawn By BP/HBV	
Checked By DRA	Sheet 1 of 1

LANGAN
PROJECT NO. 100754201

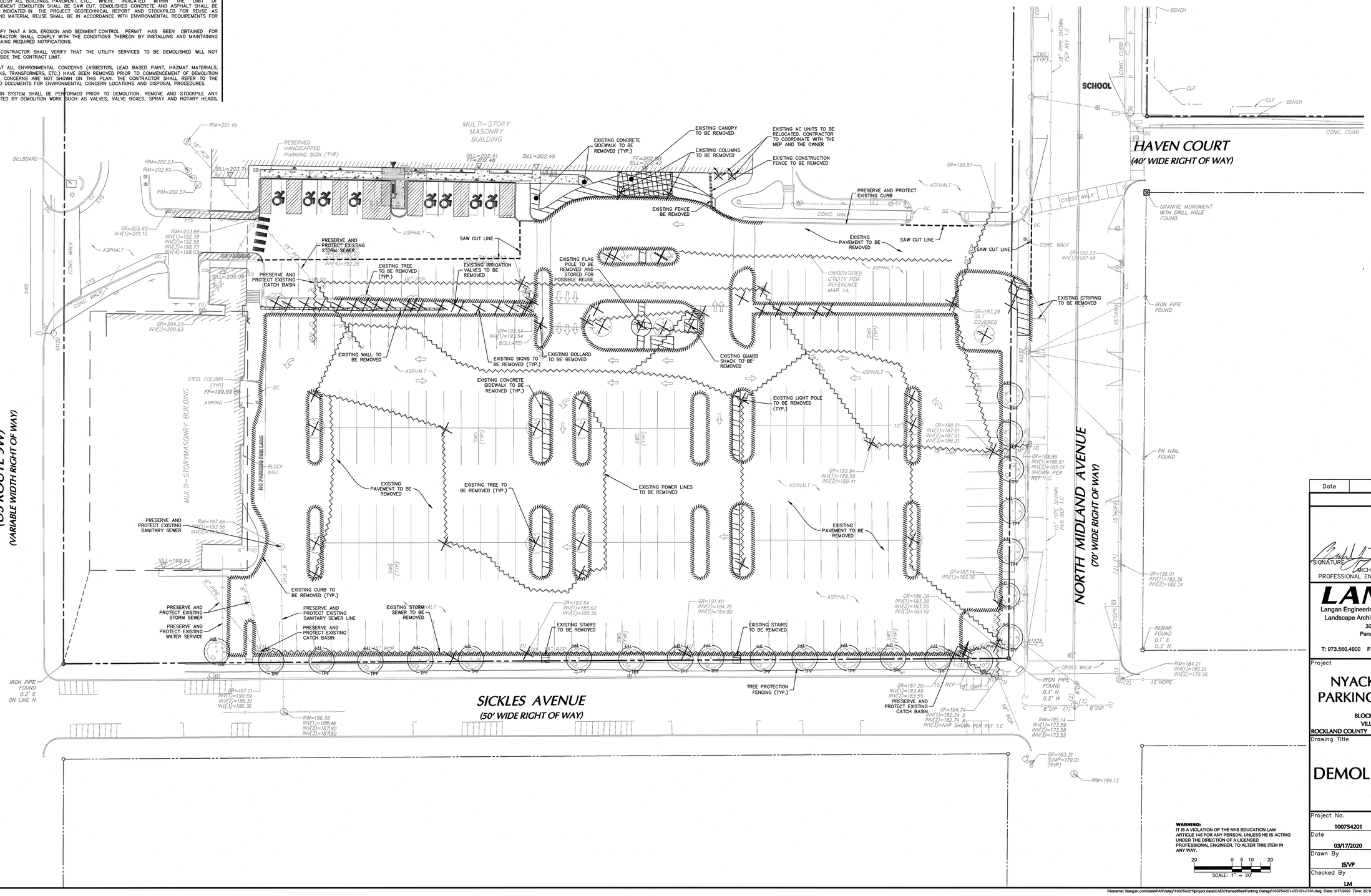
Filename: \\langan.com\data\PAR\data2\100754201\Project Data_Discipline\Survey\CAD\Sheet Files\100754201-VT101-0101.dwg Date: 2/12/2020 Time: 10:27 User: chansen Style Table: Langan.stb Layout: VT101

DEMOLITION NOTES

1. EXISTING EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON PLAN TITLED "EXISTING CONDITIONS PLAN", PREPARED BY LRC GROUP, DATED 08/22/2016; AND FIELD DATA OBTAINED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. ON 1/23/2020.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. THE MERIDIAN OF THE SURVEY IS REFERENCED TO NEW YORK STATE PLANE COORDINATE EAST SYSTEM NAD1983 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
4. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON PLANS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS, AND SUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
5. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES BEFORE DEMOLITION.
6. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATION, ORDINANCES, AND STATUTES.
7. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
8. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT, OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES, OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY, OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVER, REMOVAL, ABATEMENT, OR DISPOSAL OR ASBESTOS OR OTHER HAZARDOUS MATERIALS.
9. THE CONTRACTOR SHALL DEMOLISH ALL BUILDINGS, PAVEMENT, ETC., WHERE INDICATED WITHIN THE LIMIT OF DISTURBANCE. EDGES OF PAVEMENT DEMOLITION SHALL BE SAW CUT. DEMOLISHED CONCRETE AND ASPHALT SHALL BE CRUSHED TO THE DIMENSIONS INDICATED IN THE PROJECT GEOTECHNICAL REPORT AND STOCKPILED FOR REUSE AS SITE FILL. ALL DEMOLITION AND MATERIAL REUSE SHALL BE IN ACCORDANCE WITH ENVIRONMENTAL REQUIREMENTS FOR THE SITE.
10. THE CONTRACTOR SHALL VERIFY THAT A SOIL EROSION AND SEDIMENT CONTROL PERMIT HAS BEEN OBTAINED FOR DEMOLITION ACTIVITIES. CONTRACTOR SHALL COMPLY WITH THE CONDITIONS THEREON BY INSTALLING AND MAINTAINING ALL SESC MEASURES AND MAKING REQUIRED NOTIFICATIONS.
11. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL VERIFY THAT THE UTILITY SERVICES TO BE DEMOLISHED WILL NOT AFFECT OTHER SERVICES OUTSIDE THE CONTRACT LIMIT.
12. CONTRACTOR TO VERIFY THAT ALL ENVIRONMENTAL CONCERNS (ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, TRANSFORMERS, ETC.) HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE POTENTIAL CONCERNS ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL REFER TO THE ENVIRONMENTAL REPORTS AND DOCUMENTS FOR ENVIRONMENTAL CONCERN LOCATIONS AND DISPOSAL PROCEDURES.
13. AUDIT OF EXISTING IRRIGATION SYSTEM SHALL BE PERFORMED PRIOR TO DEMOLITION. REMOVE AND STOCKPILE ANY IRRIGATION EQUIPMENT AFFECTED BY DEMOLITION WORK SUCH AS VALVES, VALVE BOXES, SPRAY AND ROTARY HEADS,

LEGEND

- STRUCTURE/ WALL TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING CURBS TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- ITEM TO BE REMOVED (TREE, LIGHT POLE, VALVE, ETC.)
- ITEM TO BE RELOCATED (TREE, LIGHT POLE, VALVE, ETC.)
- UTILITY AND STORM PIPE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)



SCALE: 1" = 20'

Date	Description	No.
REVISIONS		

STATE OF NEW YORK — MICHAEL JOSEPH FORD — 102374 — LICENSED PROFESSIONAL ENGINEER

SIGNATURE — MICHAEL J. FORD PROFESSIONAL ENGINEER NY Lic. No. 102374 — DATE SIGNED

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Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY — NEW YORK

Drawing Title
DEMOLITION PLAN

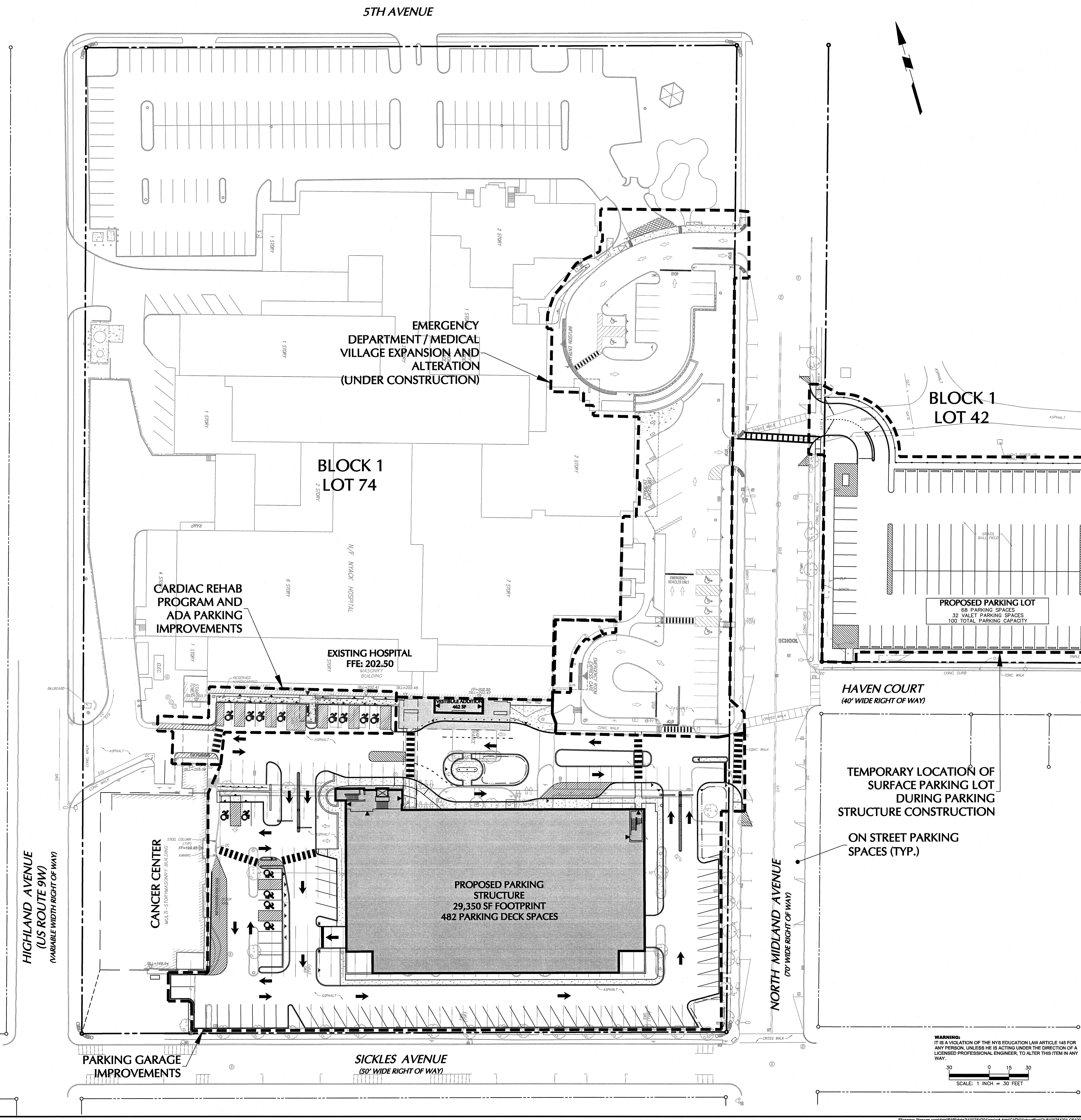
Project No.	Drawing No.
100754201	CD101
Date: 03/17/2020	
Drawn By: JS/VP	
Checked By: LM	

LANGAN
PROJECT NO. 100754201

Filename: \\langan.com\data\PAR\data2\100754201\project data\CADD\Sheetfiles\Parking Garage\\100754201-CD101-0101.dwg Date: 3/17/2020 Time: 20:14 User: vipatel Style Table: Langan.stb Layout: CD101

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON PLAN TITLED "EXISTING CONDITIONS PLAN", PREPARED BY LRC GROUP, DATED 08/22/2016; AND FIELD DATA OBTAINED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. ON 1/23/2020.
2. EXISTING PLANOMETRIC INFORMATION SHOWN HEREON REFERENCE THE PLAN TITLED "SITE PLAN", PREPARED BY LRC GROUP, DATED 08/22/2016.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. PROPOSED HOSPITAL CANOPY ADDITION SHOWN ARE PER AN ARCHITECTURAL PLAN TITLED "MONTEFIORE HEALTH SYSTEM NYACK CAMPUS, CARDIAC REHAB PROGRAM", PREPARED BY POMARICO DESIGN STUDIO ARCHITECTURE, PLLC, DATED 05/15/2019.
5. PROPOSED PARKING GARAGE, MAIN HOSPITAL ENTRANCE EXPANSION AND PEDESTRIAN BRIDGE SHOWN ARE PER ARCHITECTURAL PLANS TITLED "MONTEFIORE HEALTH SYSTEM NYACK CAMPUS, PARKING STRUCTURE" PREPARED BY POMARICO DESIGN STUDIO ARCHITECTURE, PLLC, DATED 01/31/2020.
6. PROPOSED EMERGENCY DEPARTMENT / MEDICAL VILLAGE EXPANSION AND ALTERATION SHOWN ARE PER ARCHITECTURAL PLANS TITLED "NYACK HOSPITAL, EMERGENCY DEPARTMENT / MEDICAL VILLAGE EXPANSION AND ALTERATION" PREPARED BY POMARICO DESIGN STUDIO ARCHITECTURE, PLLC, DATED 08/24/2016, LAST REVISED 10/31/2017.
7. PROPOSED LOCATION OF SURFACE PARKING LOT IS SHOWN PER ARCHITECTURAL PLANS TITLED "PROPOSED LOCATION OF SURFACE PARKING LOT" PREPARED BY POMARICO DESIGN STUDIO ARCHITECTURE, PLLC, DATED 06/12/2018.



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30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	No.

REVISIONS

SIGNATURE DATE SIGNED
MICHAEL J. FOWLER
PROFESSIONAL ENGINEER NY Lic. No. 102374

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Project
NYACK HOSPITAL
PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title
OVERALL SITE PLAN

Project No.	Drawing No.
100754201	CS100
Date 2/11/2020	
Drawn By BMW	
Checked By LM	

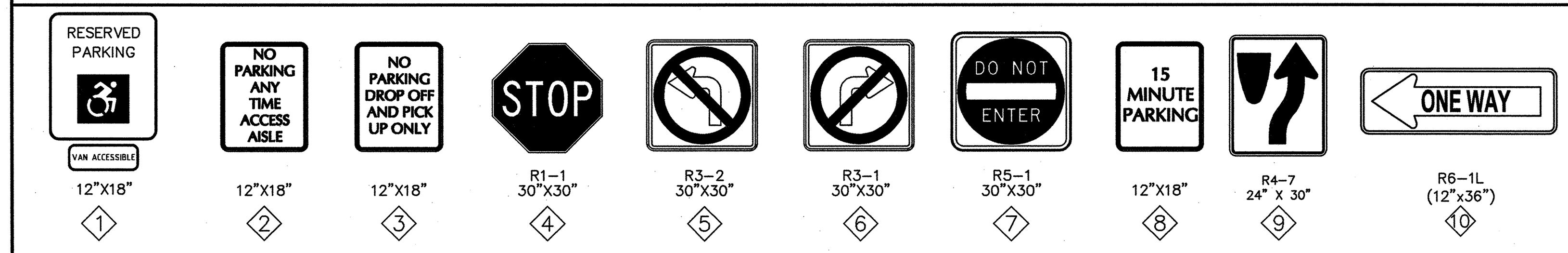
PROJECT NO. 100754201

Filename: \\langan.com\data\PAR\data2\100754201\project data\CAD\01\sheetfiles\Civil\100754201-CS100-0101.dwg Date: 3/17/2020 Time: 20:14 User: vipatel Style Table: Langan.stb Layout: ARCHF-SL

SITE PLAN NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON FIELD DATA OBTAINED BY LANGAN ENGINEERING, ENVIORNMENTAL, SURVEYING, LANDSCAPE ARCHITECT AND GEOLOGY, D.P.C ON 1/23/2020.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. THE MERIDIAN OF THE SURVEY IS REFERENCED TO NEW YORK STATE PLANE COORDINATE EAST SYSTEM NAD1983 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
4. PROPOSED PARKING GARAGE, MAIN HOSPITAL ENTRANCE EXPANSION AND PEDESTRIAN BRIDGE SHOWN SHOWN ARE PER ARCHITECTURAL PLANS TITLED "MONTEFIORE HEALTH SYSTEM NYACK CAMPUS – PARKING STRUCTURE" PREPARED BY POMARICO DESIGN STUDIO ARCHITECTURE, PLLC, DATED 01/31/2020.
5. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
6. THERE ARE ADDITIONAL NOTES AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW, AND ADHERE TO ALL THESE DOCUMENTS.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING 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 OF THE PERMITTING AUTHORITIES.
8. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS OPERATIONS WITH THE VARIOUS COMPANIES OR AGENCIES WHOSE INTERESTS ARE AFFECTED BY THIS PROJECT.
9. THE SITE CONTRACTOR SHALL USE CARE DURING CONSTRUCTION TO AVOID DISTURBING OR DAMAGING ANY AND ALL UTILITIES, FACILITIES AND PAVEMENTS INTENDED TO REMAIN. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE TO AND/OR RESTORE ANY INTERRUPTION TO ANY UTILITY SERVICE THAT MAY BE CAUSED BY THE SITE CONTRACTOR'S CONSTRUCTION OR EQUIPMENT, AT THE SITE CONTRACTOR'S EXPENSE, WITH NO ADDITIONAL EXPENSE TO THE OWNER. SIMILARLY, ANY DAMAGE TO FACILITIES OR PAVEMENTS WILL BE THE SITE CONTRACTOR'S RESPONSIBILITY AND SHALL BE RESTORED TO THE SATISFACTION OF, AND AT NO ADDITIONAL COST TO, THE OWNER.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY AND STATE LAWS.
11. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
12. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
13. WHERE APPLICABLE, REMOVAL AND DISPOSAL OF THE EXISTING BUILDING FOUNDATIONS, MANHOLES, CATCH BASINS, UNDERGROUND PIPING, PAVEMENT MATERIALS, ETC. SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS.
14. UNLESS OTHERWISE NOTED TO REMAIN, ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.

SIGN LEGEND



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	o— — — —o	
BUILDING LINE	—	▬
BUILDING ENTRY/EXIT	▽	▼
CURB LINE	═	═
ADA ACCESSIBLE RAMP		⏢
PARKING COUNT		⑧
PARKING COUNT SUB-TOTAL		▭
RETAINING WALL	═	▭
CONCRETE SIDEWALK		▨
GUIDE RAIL		—▪—▪—
BOLLARD		•
FLAG POLE IN STONE ISLAND		(∘ ∘ ∘)

PARKING GARAGE HEIGHT CALCULATION	
PARKING GARAGE TO TOP OF PARAPET WALL ELEV.	254.67
AVG. GRADE AT 4-CORNERS OF PARKING GARAGE (GRADE PLANE)	196.12
PARKING GARAGE HEIGHT INCLUDING PARAPET (FT)	58.55
*LESS PARAPET HEIGHT (42-IN)	3.5
HEIGHT OF PARKING GARAGE PER ORDINANCE (FT)	**55.05**
* ORDINANCE SECTION 360-4.2,C, (2)(C) EXCLUDES PARAPET WALLS IF LESS THAN 4-FT	

VILLAGE OF NYACK - ZONING STATISTICS TABLE
ZONING DISTRICT: HOSPITAL

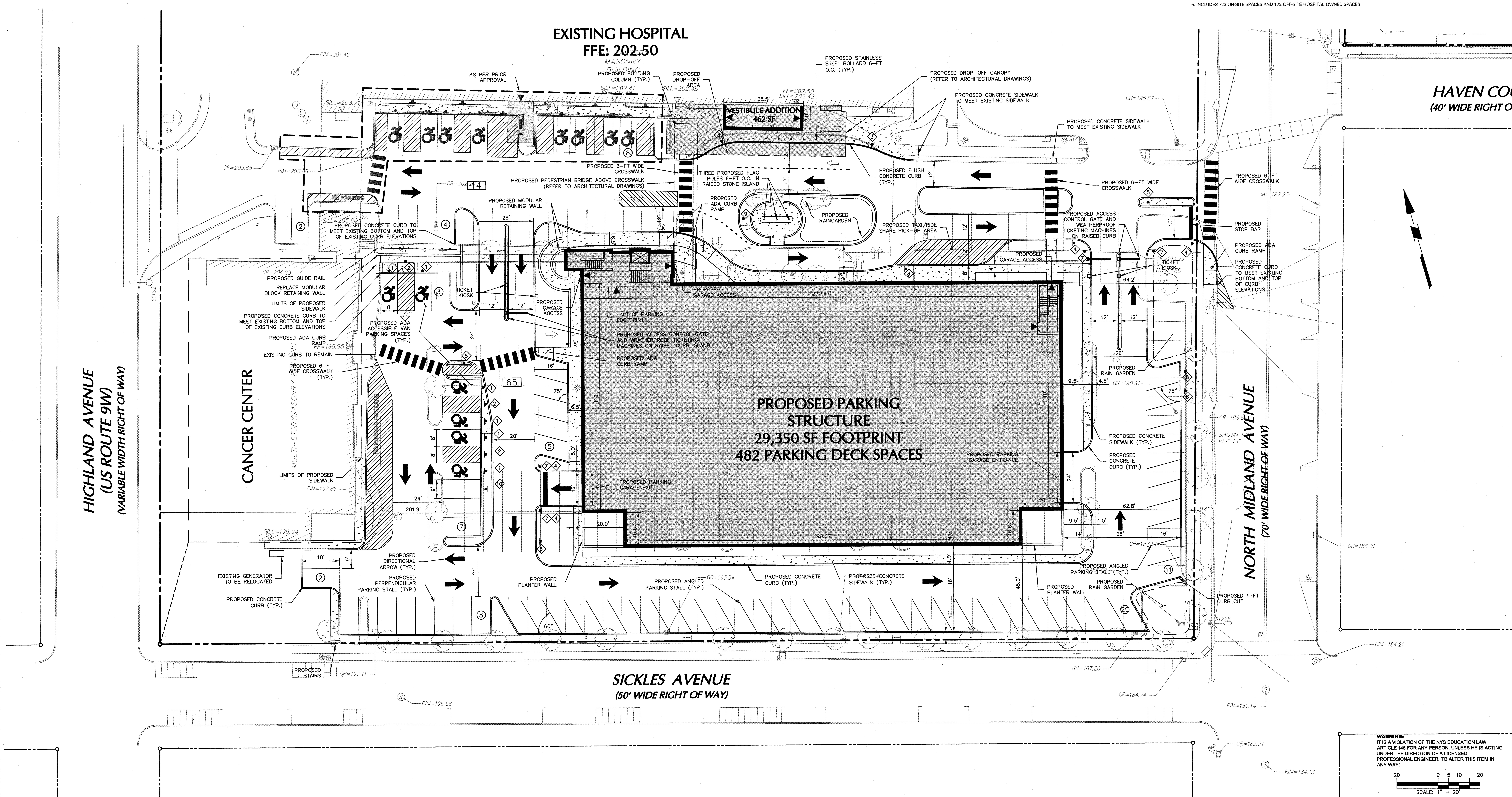
16 NORTH MIDLAND AVE.
BLOCK 1, LOT 74 (TAX MAP 66.21)
VILLAGE OF NYACK, NEW YORK 10960
H DISTRICT (HOSPITAL DISTRICT)
LAST REV.: 3/13/2020

CODE SECTION	DESCRIPTION	REQUIRED / PERMITTED	EXISTING (NOTE 2)	PROPOSED	
SECTION 360 - ZONING DISTRICT REGULATIONS					
§360.2.25.D	PRINCIPAL USE	HOSPITAL	HOSPITAL	HOSPITAL/PARKING DECK	C
§360 TABLE 4-1	MAX. BUILDING HEIGHT (STORIES)	3 1/2 STORIES 6 STORIES WITH ADDITIONAL SETBACK (NOTE 3)	6 (HOSPITAL)	4.5 STORIES (PARKING DECK)	C
§360 TABLE 4-1	MAX. BUILDING HEIGHT (FEET)	40 FT 72FT WITH ADDITIONAL SETBACK (NOTE 3)	72 FT (HOSPITAL)	55.05 FT (PARKING DECK)	C
§360 TABLE 4-1	MIN. LOT AREA	40,000 SF	376,215 SF	NO CHANGE	C
§360 TABLE 4-1	MIN. LOT WIDTH	200 FT	757 FT	NO CHANGE	C
§360 TABLE 4-1	MIN. LOT DEPTH	200 FT	495 FT	NO CHANGE	C
§360 TABLE 4-1	MIN. FRONT YARD SETBACK (FACING RESIDENCE) EXISTING MIDLAND AVE. SICKLES AVE. FIFTH AVE.	25	71 FT (HOSPITAL) 52.75 FT (CANOPY) 209.8 FT 49.3 FT (CANCER CENTER) 106.3 FT	NO CHANGE	C
	PARKING DECK MIDLAND AVE. SICKLES AVE.	35.6 (NOTE 3)	-	62.8 FT (PARKING DECK) 45.0 FT (PARKING DECK)	C
§360 TABLE 4-1	MIN. FRONT YARD SETBACK HIGHLAND AVE.	15	39.92 FT (JOHNSON PAVILION) 15.3 FT (CANCER CENTER)	NO CHANGE	C
§360 TABLE 4-1	MAX. FLOOR AREA RATIO	1.2	1.12	NO CHANGE	C
SECTION §360 TABLE 4-2 - MINIMUM PARKING REQUIREMENTS					
§25-12.2	MIN. REQUIRED NUMBER OF PARKING SPACES	528 (NOTE 1)	611 (Note 4)	895 (Note 5)	C

C - COMPLIES
W - WAIVER
* - EXISTING NONCONFORMITY
# - NO CHANGE TO EXISTING NON-CONFORMITY
V - PROPOSED VARIANCE

NOTES:

1. PARKING COUNT BASED ON HOSPITAL AND CLINIC USE: 1 SPACE/ 1 BED = 210 BEDS/ 1 = 210 SPACES; 1 SPACE/ 2 EMPLOYEES = 635/ 2 = 318 SPACES AS PER HOSPITAL CORRESPONDENCE DATED 2019-7-17.
2. ALL EXISTING ZONING STATISTICS, EXCEPT PARKING, ARE BASED ON SITE PLAN PREPARED BY LRC GROUP, DATED 2016-8-22.
3. BUILDING HEIGHT IN THE HOSPITAL ZONE IS ALLOWED TO EXCEED 40 FT IF AN ADDITIONAL ONE FOOT OF SETBACK IS PROVIDED FOR EVERY TWO FEET OF HEIGHT OVER 40 FT UP TO A MAXIMUM OF 72 FT AND 6 STORIES.
4. INCLUDES 372 ON-SITE SPACES; 172 OFF-SITE HOSPITAL OWNED SPACES, AND 67 SPACES AT NEARBY SYNAGOGUE
5. INCLUDES 723 ON-SITE SPACES AND 172 OFF-SITE HOSPITAL OWNED SPACES



WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

SCALE: 1" = 20'

Date	Description	No.
REVISIONS		

SIGNATURE [illegible] DATE SIGNED
MICHAEL J. FOWLER
PROFESSIONAL ENGINEER NY LIC. No. 102374

STATE OF NEW YORK · MICHAEL JOSEPH FOWLER · No. 102374 · LICENSED PROFESSIONAL ENGINEER

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Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title
SITE PLAN

Project No. 100754201
Date 2/12/2020
Drawn By BMW
Checked By LM
Drawing No. CS101

LANGAN
PROJECT NO. 100754201

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GRADING NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON FIELD DATA OBTAINED BY LANGAN ENGINEERING, ENVIORNMENTAL, SURVEYING, LANDSCAPE ARCHITECT AND GEOLOGY, D.P.C ON 1/23/2020.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. THE MERIDIAN OF THE SURVEY IS REFERENCED TO NEW YORK STATE PLANE COORDINATE EAST SYSTEM NAD1983 (2011) DERIVED USING SURVEY–GRADE GNSS EQUIPMENT.
4. PROPOSED PARKING GARAGE, MAIN HOSPITAL ENTRANCE EXPANSION AND PEDESTRIAN BRIDGE SHOWN SHOWN ARE PER ARCHITECTURAL PLANS TITLED "MONTEFIORE HEALTH SYSTEM NYACK CAMPUS – PARKING STRUCTURE" PREPARED BY POMARICO DESIGN STUDIO ARCHITECTURE, PLLC, DATED 01/31/2020.
5. ONCE EXISTING UTILITIES TO REMAIN ARE LOCATED, ANY POTENTIAL CONFLICTS WITH OTHER UTILITIES, RELOCATED UTILITY POLES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL ALL THE APPROPRIATE UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT–OF–WAYS AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANGAN ENGINEERING. CALL BEFORE YOU DIG– 1–800–272–1000.
7. ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION.
8. ALL PROPOSED ON–SITE UTILITIES TO BE INSTALLED UNDERGROUND. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
9. SITE FILL SHALL CONSIST OF MATERIAL FROM APPROVED ONSITE SOURCES OR APPROVED OFFSITE MATERIAL. THE GEOTECHNICAL ENGINEER WILL REVIEW AND APPROVE ALL MATERIALS.
10. PROOF ROLL ALL CUT AREAS. PLACE AND COMPACT APPROVED FILL MATERIALS IN 12–INCH MAXIMUM LOOSE LIFTS USING AT LEAST 6 PASSES WITH, AT MINIMUM, A 5 TON STATIC DRUM WEIGHT VIBRATORY ROLLER. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
11. PARKING LOT SUBGRADES SHALL BE FIRM AND NON–YIELDING. SOFT AREAS AND UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIALS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
12. PIPE BEDDING MATERIAL SHALL BE AASHTO NO. 67 PROCESSED SAND AND GRAVEL FREE FROM DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIALS, AND COMPLYING WITH THE FOLLOWING GRADATION REQUIREMENTS:

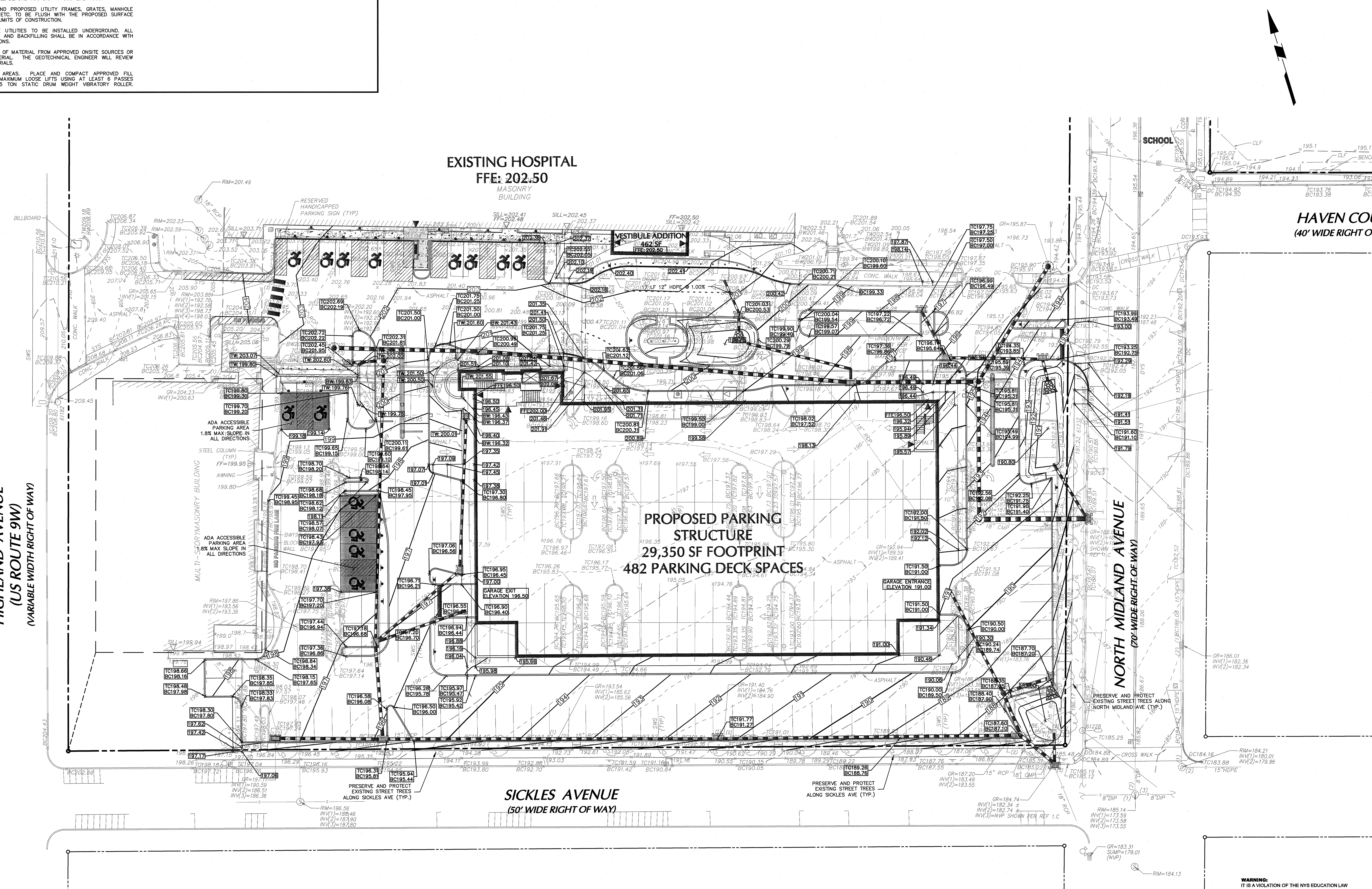
SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
1 INCH	100
¾ INCH	90–100
⅜ INCH	20–55
#4	0–10
#8	0–5

13. NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. REMOVED TOPSOIL MUST BE REDISTRIBUTED THROUGHOUT THE SITE AND UTILIZED AS SUCH.
14. ANY STORMWATER FACILITIES SHOWN TO REMAIN SHOULD BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY.
15. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED REGULARLY TO INSURE CONTINUAL FUNCTIONING OF THE SYSTEM AT DESIGN CAPACITY. SEE THE STORMWATER POLLUTION PREVENTION PLAN FOR MAINTENANCE SCHEDULE, INSTRUCTIONS AND PROCEDURES.
16. ALL PROPOSED SIDEWALKS, CURB RAMPS, A.D.A.–ACCESSIBLE PARKING STALLS AND ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE A.D.A. REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO MAXIMUM 2% CROSS SLOPE, MAXIMUM 5% RUNNING SLOPE AND MAXIMUM 8.33% (1:12) RAMP SLOPE.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
SPOT ELEVATION	× 201.50	114.00
CONTOUR	248	252
STORM MANHOLE		
CATCH BASIN	OR	
STORM SEWER PIPE	OR	

PROJECT NO. 100754201



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

Date	Description	No.

REVISIONS

SIGNATURE DATE SIGNED
MICHAEL J. FOWLER
PROFESSIONAL ENGINEER N.Y. Lic. No. 102374

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Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY **NEW YORK**

Drawing Title
GRADING PLAN

Project No.	Drawing No.
100754201	CG101
Date: 2/12/2020	
Drawn By: BMW	
Checked By: LM	

Filename: \\langan.com\data\PAR\data2\100754201\project data\CAD\01\sheetfiles\Parking Garage\100754201-CG101-0101.dwg Date: 3/17/2020 Time: 20:16 User: vipatel Style Table: Langan.stb Layout: ARCHF-SL

STORM DRAINAGE AND UTILITY NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON FIELD DATA OBTAINED BY LANGAN ENGINEERING, ENVIORNMENTAL, SURVEYING, LANDSCAPE ARCHITECT AND GEOLOGY, D.P.C ON 1/23/2020.
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GENERAL UTILITY NOTES:

U1. THE CONTRACTOR IS ALERTED TO THE RULES AND REGULATIONS OF NEW YORK STATE CODE RULE 753 PROTECTION OF UNDERGROUND UTILITIES ALSO KNOWN AS INDUSTRIAL CODE 53 AND IS DIRECTED TO COMPLY WITH IT. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES ALONG THE LINE OF THE PROPOSED WORK THREE (3) WORKING DAY PRIOR TO CONSTRUCTION. CONTRACTORS SHALL NOT PROCEED WITH WORK IN STREETS WHERE UTILITIES HAVE NOT BEEN LOCATED AND MARKED BY UTILITY COMPANIES. CONTRACTOR SHALL CALL #811 TO REQUEST UTILITY MARKOUT PRIOR TO CONSTRUCTION. THE CONTRACTOR, FOR THE PURPOSE OF SAFETY, SHALL NOTIFY THE UTILITY COMPANIES INVOLVED IF ANY OF THEIR UTILITIES ARE EXPOSED AND/OR UNDERMINED DURING THE COURSE OF CONSTRUCTION. THE CITY SHALL NOT BE LIABLE FOR ANY COST INCURRED BY THE CONTRACTOR AS A RESULT OF THE COMPLIANCE, NONCOMPLIANCE OR IMPROPER COMPLIANCE BY THE FRANCHISED OPERATOR OF UNDERGROUND FACILITIES, WITH SUB PART 53–3 OF THE INDUSTRIAL CODE.

U2. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS OPERATIONS WITH THE VARIOUS COMPANIES OR AGENCIES WHOSE INTERESTS ARE AFFECTED BY THIS PROJECT.

U3. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS BASED ON INFORMATION AVAILABLE WHEN THESE PLANS WERE PREPARED AND SHOULD BE CONSIDERED APPROXIMATE. EXACT LOCATIONS SHALL BE VERIFIED IN THE FIELD AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER MAKES NO GUARANTEE ALL SITE UTILITIES ARE SHOWN ON THIS PLAN. ANY UNEXPECTED BURIED UTILITIES SHALL BE COORDINATED WITH THE OWNER BEFORE REMOVAL.

U4. CONTRACTOR IS RESPONSIBLE FOR ANY SHORING REQUIRED DURING EXCAVATION, WHICH SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS.

U5. IN DISTURBED AREAS OUTSIDE THE PROPERTY LINE, CONTRACTOR SHALL NEATLY SAWCUT EDGES OF TRENCHES, MINIMIZE TRENCH WIDTH, AND RESTORE SURFACE COVER SECTIONS IN KIND UNLESS OTHERWISE SPECIFIED.

U6. PAVEMENT RESTORATION WITHIN PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH THE NYC DOT STANDARDS AND REGULATIONS UPON COMPLETION OF EACH RESPECTIVE PORTION OF UTILITY WORK.

U7. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, SUCH THAT CONFLICTS MAY BE AVOIDED. THESE TEST PITS SHALL BE EXCAVATED AT THE START OF CONSTRUCTION, PRIOR TO THE CONSTRUCTION OF ANY UTILITIES. THE CONTRACTOR WILL NOTIFY LANGAN 48 HOURS PRIOR TO THE TEST PIT EXCAVATION AND WILL PROVIDE THE ENGINEER WITH THE RESULTS OF THESE EXPLORATIONS WITHIN 24 HOURS OF THEIR COMPLETION.

U8. PER THE GEOTECHNICAL REPORT, THE EXISTING SITE SOILS ARE CORROSIVE TO CAST IRON PIPE AND DUCTILE IRON PIPE. THE CONTRACTOR SHALL ENCASE ANY PROPOSED DUCTILE IRON PIPE IN POLYETHYLENE ENCASEMENT.

U9. PER THE GEOTECHNICAL REPORT, FLEXIBLE CONNECTIONS MAY BE NECESSARY BETWEEN ON-GRADE-SUPPORTED UTILITIES AND BUILDING PILE-SUPPORTED UTILITIES. REFER TO MEP PLANS FOR LOCATIONS AND DETAILS.

WATER SERVICE NOTES:

W1. ALL WATER MAINS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NYCDEP AND THE CITY OF NEW YORK.

W2. PRIOR TO STARTING WORK, THE CONTRACTOR SHALL SUBMIT IN WRITING THE NAMES OF ALL VENDORS AND MANUFACTURERS HE INTENDS TO USE. THE CONTRACTOR SHALL SUBMIT ONLY ONE (1) VENDOR OR MANUFACTURER FOR EACH PRODUCT THAT IS TO BE INCORPORATED IN THE CONTRACT. THE USE OF MULTIPLE VENDORS OR MANUFACTURERS TO SUPPLY THE SAME PRODUCT WILL BE PROHIBITED.

W3. INSTALLER IS TO CONTACT THE NYC DEP CONSTRUCTION COMPLIANCE UNIT AT (718) 595–5188 TO GIVE TWO WEEKS ADVANCE NOTICE PRIOR TO INSTALLATION.

W4. ALL WATER MAINS SHOWN ON THESE PLANS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE FOR 3– AND 4–INCH PIPES AND CLASS 56 CEMENT LINED DUCTILE IRON PIPE FOR PIPES LARGER THAN 4–INCHES, UNLESS OTHERWISE SPECIFIED. THE MANUFACTURER'S MARK, THE YEAR OF MANUFACTURE, THE LETTERS: "WSNY", AND THE LETTERS "DI" OR "DUCTILE" SHALL BE CAST ON THE PIPE. ALL MARKINGS SHALL BE CLEAR AND LEGIBLE AND CAST NEAR THE BELL. PRIOR TO WET TAP, CONTRACTOR SHALL CONSULT WITH THE NYCDEP FOR COORDINATION. ALL DUCTILE IRON PIPES SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT.

W4. COVER FROM TOP OF WATER MAIN TO FINISH GRADE SHALL BE AT LEAST FOUR FEET AND NOT MORE THAN FIVE FEET.

W5. THE WATER MAIN PIPE TRENCH SHALL NOT BE BACKFILLED UNTIL THE PIPE, FITTINGS AND JOINTS HAVE PASSED THE OPEN TRENCH TEST. THE TEST MUST BE CONDUCTED AT STREET PRESSURE AND THE DEP MUST BE NOTIFIED PRIOR TO THE TEST TO CONFIRM THEIR INSPECTION REQUIREMENTS.

W6. VALVE AND VALVE BOXES INSTALLED ON WATER MAINS SHALL MEET NYCDEP STANDARDS. VALVES SHALL BE DESIGNED FOR A MINIMUM OF 150 PSI WORKING PRESSURE AND SHALL BE NON–RISING STEM GATE VALVES THAT OPEN COUNTER–CLOCKWISE. ALL VALVES SHALL HAVE CAST INTEGRAL WITH EITHER THE BONNET OR BODY, THE LETTERS "WSNY", THE MANUFACTURER'S NAME MARK. MEET, THE SIZE OF THE VALVE, THE YEAR OF MANUFACTURE, THE COUNTRY OF MANUFACTURE AND THE RATED PRESSURE. THE CASTING SHALL ALSO BEAR THE MARKINGS IDENTIFYING THE FOUNDRY SHOP. A STAMPED STAINLESS STEEL TAG SHOWING THE SERIAL NUMBER OF THE VALVE SHALL BE ATTACHED TO THE VALVE BODY OR BONNET. IN ADDITION, THE SERIAL NUMBER SHALL ALSO BE STAMPED LEGIBLY ON THE VALVE'S BONNET AND BODY. THERE SHALL BE A "HEAT" NUMBER FOR THE DISCS, BODY AND BONNET CAST IN 1/4–INCH HIGH RAISED LETTERS/NUMBERS.

W7. ALL WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C600. THE CONTRACTOR SHALL PROVIDE TEST RESULTS TO THE OWNER.

W8. ALL INSTALLED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651.

W9. NO CONNECTIONS CAN BE MADE TO THE WATER MAINS WITHOUT PRIOR DEP APPROVAL.

W10. CONTRACTOR IS REQUIRED TO OBTAIN ALL WORK PERMITS PRIOR TO WATER MAIN CONSTRUCTION INCLUDING BUT NOT LIMITED TO NYCDEP WET TAP, MAIN TAPPING, AND NYCDOT STREET OPENING PERMITS.

W11. WHERE A SHUTDOWN OF EXISTING CITY WATER MAIN IS NEEDED IN ORDER TO CONNECT AN INTERNAL WATER MAIN TO THE CITY MAIN, THE SHUTDOWN MUST BE REQUESTED AT LEAST FORTY–EIGHT (48) HOURS IN ADVANCE. TO SCHEDULE THE SHUTDOWN, INSTALLER HAS TO CONTACT TO NYCDEP LOCAL TAPPING OFFICE. CHARGES FOR SHUTDOWN WILL BE BASED ON THE DEPARTMENTS LABOR AND EQUIPMENT COSTS. THE APPLICANT'S CONTRACTOR SHALL NOTIFY CONSUMERS PRIOR TO WATER MAIN SHUTDOWN. SHUTDOWN SHALL NOT BE MADE PRIOR TO NINE (9) AM. SHUTDOWN SHALL NOT BE MADE WHEN THE TEMPERATURE AT 8 AM IS LOWER THAN THIRTY–TWO (32) DEGREES FAHRENHEIT. SHUTDOWN SHALL NOT BE MADE UNLESS THE DEPARTMENT'S INSPECTOR IS PRESENT. THE CONTRACTOR MUST RESTORE WATER AT THE END OF THE WORKING DAY, BUT NO LATER THAN 5:00 PM. INSTALLER SHALL OBTAIN CONFIRMATION OF DATE OF SHUTDOWN BY NYCDEP BEFORE START OF WORK.

W12. HYDRANTS ON WATER MAINS SHALL BE STANDARD DEPARTMENT HYDRANTS WITH DRAIN BASES, FENDERS, VALVE BOXES, COVERS AND SHALL BE PAINTED ACCORDING TO NYCDEP STANDARDS.

W13. WHERE THE DEPTH TO THE BOTTOM OF THE SEWER CRADLE IS LESS THAN TEN (10) FEET, THE CLEARANCE BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE CENTERLINE OF THE SEWER SHOULD NOT BE LESS THAN SIX (6) FEET PLUS ONE HALF THE SEWER DIAMETER. IF THIS REQUIREMENT CANNOT BE MET A PRE–AND–POST–CONSTRUCTION TV–INSPECTION OF THE EXISTING SEWER IS REQUIRED. TAPES AND REPORT OF THE PRE–AND–POST–CONSTRUCTION TV–INSPECTION (OR VISUAL INSPECTION FOR SEWERS 54–INCH DIAMETER AND LARGER) SHALL BE SENT TO THE NYCDEP/BWSO, ATTENTION: DIVISION OF REVIEW AND CONSTRUCTION COMPLIANCE, FOR EVALUATION AND ACTION AS NEEDED.

W14. THE ALIGNMENT OF THE WATER MAINS SHOWN AND THE LOCATION OF THE VALVES ARE SHOWN APPROXIMATELY. THE EXACT ALIGNMENTS SHALL BE DETERMINED IN THE FIELD AND ADJUSTMENTS CAN BE MADE TO AVOID UTILITIES AS WORK 2PROGRESSES.

W15. ALL DUCTILE IRON PIPES WITH RESTRAINED JOINTS SHALL BE FURNISHED, DELIVERED, INSTALLED, AND TESTED IN ACCORDANCE WITH THE LATEST NYCDEP STANDARD WATER MAIN SPECIFICATIONS, THE LATEST NYCDEP SPECIFICATION FOR DUCTILE IRON PIPE, AND AS APPROVED BY THE ENGINEER.

W16. PRIOR TO CONNECTING THE NEW MAINS TO THE EXISTING MAINS, ALL RESTRAINT REQUIREMENTS, WITH UNBALANCED PRESSURE CONDITIONS GENERATED BY MODIFIED PIPE GEOMETRY AND NEWLY INSTALLED VALVES AND FITTINGS MUST BE FULLY MET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY AND PERSONNEL INJURED CAUSED BY NEGLIGENCE OR OMISSION REGARDING COMPLIANCE WITH THE RESTRAINT REQUIREMENTS. FOR TYPICAL MINIMUM LENGTHS OF REQUIRED RESTRAINT, SEE TABLE A8–2 IN "STANDARD SPECIFICATION FOR DUCTILE–IRON PIPE WITH PUSH–ON JOINTS AND DUCTILE–IRON FITTINGS WITH MECHANICAL JOINTS THROUGH 48", LATEST REVISION.

W17. BACKFLOW PREVENTERS (BFP) FOR FIRE SERVICE SHALL CONSIST OF 10–INCH ZURN WILKINS MODEL 350DA DOUBLE CHECK DETECTOR ASSEMBLY OR APPROVED EQUAL. BFP FOR DOMESTIC SERVICE SHALL CONSIST OF 4–INCH ZURN WILKINS MODEL 350DA DOUBLE CHECK DETECTOR ASSEMBLY OR APPROVED EQUAL.

W18. FIRE WATER METER SHALL CONSIST OF 10–INCH NEPTUNE HP FIRE SERVICE TURBINE OR APPROVED EQUAL. DOMESTIC WATER METER SHALL CONSIST OF 4–INCH ELSTER EVOQ4 ELECTRONIC METER OR APPROVED EQUAL.

W19. THE DISTANCE BETWEEN THE PROPERTY LINE AND VALVES SHALL BE EQUAL TO 2 FEET.

W20. PER THE GEOTECHNICAL REPORT, THE EXISTING SITE SOILS ARE CORROSIVE TO CAST IRON PIPE AND DUCTILE IRON PIPE. THE CONTRACTOR SHALL ENCASE ANY PROPOSED DUCTILE IRON PIPE IN POLYETHYLENE ENCASEMENT.

STORM DRAINAGE NOTES:

SD1. ALL STORMWATER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL AND ITS APPENDICES.

SD2. ALL STORM SEWERS SHOWN HEREON SHALL BE HDPE WITH WATERTIGHT JOINTS.

SD3. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING.

SD4. ABBREVIATIONS
HDPE = HIGH DENSITY POLYETHYLENE
DIP = DUCTILE IRON PIPE
INV = INVERT
LF = LINEAR FEET
GR = GRATE ELEVATION
FG = FINISHED GRADE
RIM = RIM ELEVATION
MH = MANHOLE
CB = CATCH BASIN

SD5. PROPOSED STORM DRAINAGE PIPING SHALL BE TEMPORARILY PROTECTED WITH A MINIMUM OF TWO FEET OF COVER DURING CONSTRUCTION.

SD6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS (PIPES, STRUCTURES, COVERS/GRATES, ETC.) INCLUDING MATERIAL SPECIFICATIONS FOR FILL MATERIAL. ALL SITE–RELATED SHOP DRAWINGS SUBMITTED TO THE OWNER'S ENGINEER SHALL BEAR THE APPROVAL STAMP OF THE GENERAL CONTRACTOR.

SD7. WHERE MANUFACTURER'S NAMES AND PRODUCT NUMBERS ARE INDICATED ON DRAWINGS, IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHMENT OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCTS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.

SD8. DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE MEETING THE REQUIREMENTS OF SECTION 706–04 OF THE NYSDOT STANDARD SPECIFICATIONS. FOR ADDITIONAL DETAILS SEE NYSDOT STANDARD SHEET NOS. M604–5R1, M604–6R1, M604–7, AND M604–8R1.

SD9. STEPS ARE REQUIRED FOR ALL DRAINAGE STRUCTURES OVER 4 FEET DEEP. STEPS SHALL MEET THE REQUIREMENTS OF SECTION 725 OF THE NYSDOT STANDARD SPECIFICATIONS.

SD10. THE CONTRACTOR WILL BE REQUIRED TO CLEAN ANY ACCUMULATION OF SILT, DEBRIS OR FOREIGN MATTER OF ANY KIND AND THE STORMWATER SYSTEM SHALL BE KEPT CLEAN OF ANY SUCH ACCUMULATION UNTIL FINAL ACCEPTANCE OF WORK. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS WORK.

SD11. CONTRACTOR SHALL SUBMIT AN AS–BUILT SURVEY OF THE STORM DRAINAGE SYSTEM TO THE OWNER. THE SURVEY SHALL BE SUBMITTED INDICATING MANHOLE AND CATCH BASIN LOCATIONS, SIZE, DRAINAGE PIPE MATERIALS, INVERTS, LENGTHS, AND SLOPES. THE AS–BUILT SURVEY SHALL INCLUDE A BENCH MARK BASED OFF A DATUM INDICATED ON THESE PLANS.

SD12. WATER QUALITY UNITS SHALL BE AS NOTED ON THE PLANS. ALTERNATIVE WATER QUALITY UNITS MAY BE PRESENTED TO THE ENGINEER BUT MUST INCLUDE TREATMENT CALCULATIONS IN COMPLIANCE WITH THE MOST RECENT EDITION OF NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL AND ITS APPENDICES.

SD14. CONTRACTOR TO REVIEW AND PERFORM WORK IN ACCORDANCE TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SUBJECT SITE.

ELECTRIC SERVICE NOTES:

E1. ELECTRIC SERVICE TO BE CONSTRUCTED IN ACCORDANCE WITH CON EDISON SPECIFICATIONS.

E2. ALL UNDERGROUND ELECTRICAL SERVICE RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH CON EDISON. ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 PVC OR AS REQUIRED BY CON EDISON. THE MINIMUM BURIAL DEPTH OF ELECTRICAL CONDUIT SHALL BE 2 FEET.

E3. UNDERGROUND ELECTRIC DUCT BANKS SHALL BE ENCASED IN CAST–IN–PLACE CONCRETE. ALTERNATELY, UNDERGROUND ELECTRIC MAY BE INSTALLED IN A PRECAST CONCRETE DUCT BANK, AFTER A PROFILE IS PREPARED BY CONTRACTOR TO VERIFY CROSSINGS.

E4. ALL TRENCHES TO BE BACKFILLED IN ACCORDANCE WITH CON EDISON SPEC EO–1181 REV 6.

E5. CONTRACTOR SHALL ENTER MANHOLES WITH 10' OF 5" RGS CONDUIT AND THEN CONTINUE UNDERGROUND RUN IN 5" HDPE OR FRE CONDUIT.

E6. ANCHOR AND DOWNGUY ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH CON EDISON SPEC EO–5907–B REV 13.

E7. ALL SWEEPS SHALL BE 36" RADIUS MINIMUM. TRANSITION SPLICES TO RISERS SHALL BE IN ACCORDANCE WITH DETAILS ON CON EDISON SPEC EO–5907–B REV 13.

E8. FURNISH AND INSTALL ½" EHS STRAND WITH 5" GALVANIZED RINGS AND SADDLES. NOMINAL SPACING OF RINGS AND SADDLES AT 18"–24". FURNISH AND INSTALL CON EDISON SPEC EO–7558E, 15KV, 500KCMIL COPPER, JACKETED FLAT STRAP CABLE OR APPROVED EQUAL. CON EDISON SHALL REVIEW AND APPROVE ALL CABLE SUBMITTALS.

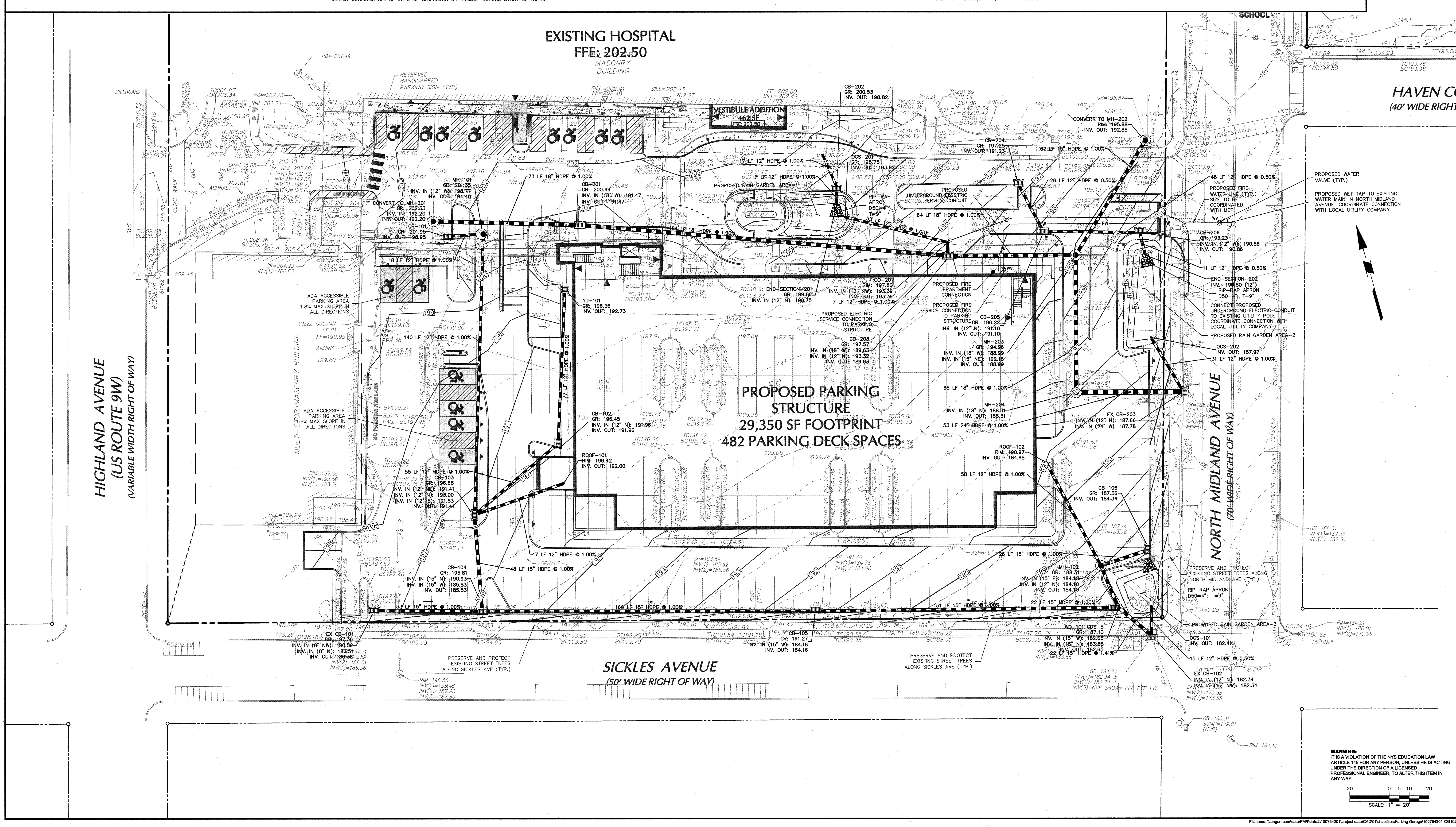
E9. PROVIDE RACKING AS REQUIRED ON EACH LONG WALL OF EACH MANHOLE. FURNISH 3 RACKS PER SIDE. FEEDERS SHALL BE ARCPROOFED WITH SCOTCH 77 FIRE–PROOFING TAPE WHEN MORE THAN ONE FEEDER OCCUPIES A MANHOLE. BIND ARC TAPE WITH GLASS CLOTH TAPE AT BEGINNING AND END.

E10. THE CON EDISON DETAIL STANDARDS REFERENCED ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL REVIEW ALL APPLICABLE DETAILS REQUIRED BY CON EDISON WITH CON EDISON PRIOR TO PURCHASING ANY EQUIPMENT.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
SPOT ELEVATION	× 201.50	114.00
CONTOUR	246	252
STORM MANHOLE		
CATCH BASIN	OR	
STORM SEWER PIPE	OR / D	

PROJECT NO. 100754201



WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

SCALE: 1" = 20'

Date	Description	No.

REVISIONS

SIGNATURE — DATE SIGNED
MICHAEL J. FOWLER
PROFESSIONAL ENGINEER NY LIC. NO. 102374

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Project

NYACK HOSPITAL PARKING STRUCTURE

BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title

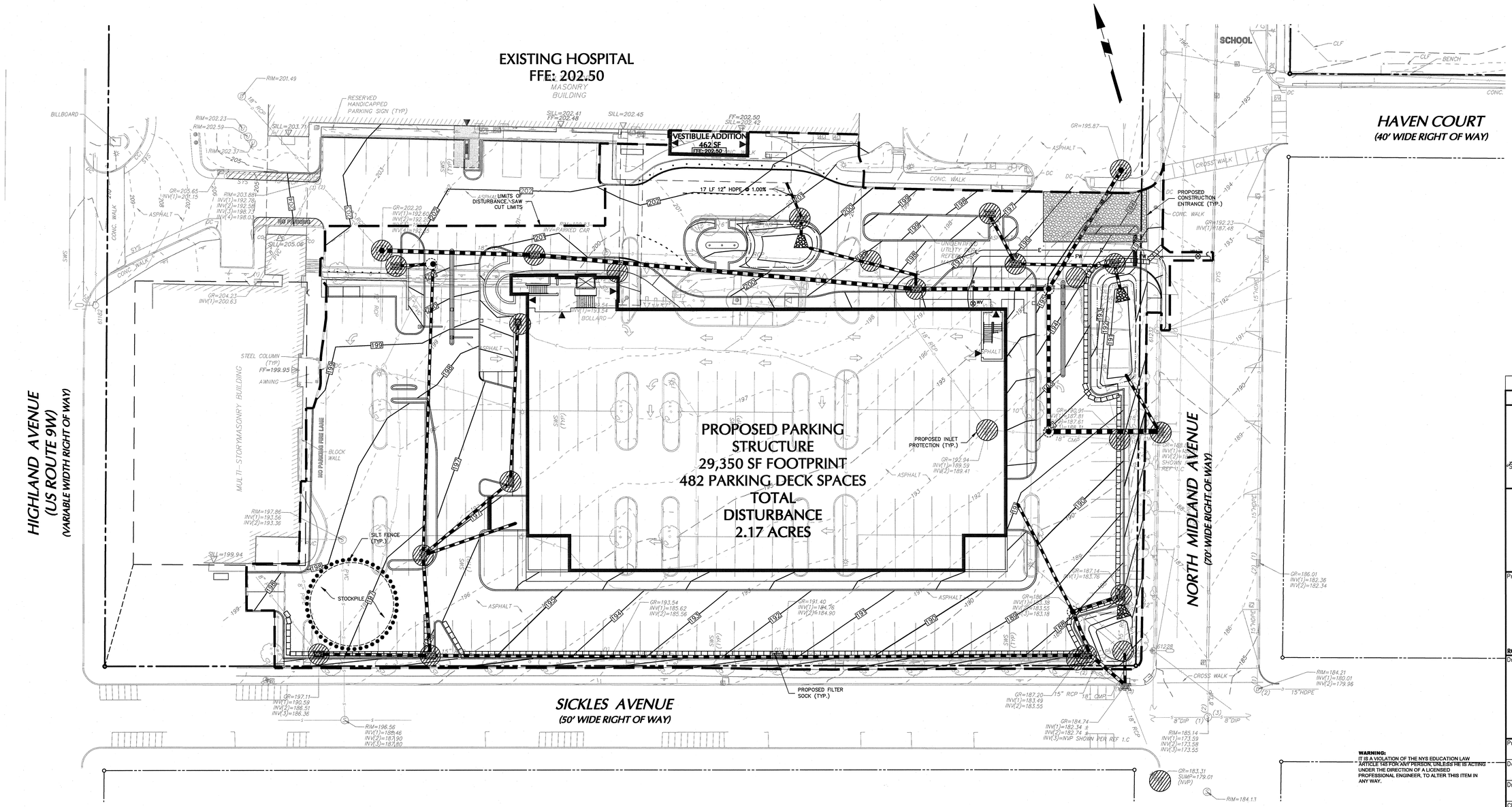
DRAINAGE AND UTILITY PLAN

Project No.	Drawing No.
100754201	CG102
Date: 03/17/2020	
Drawn By: VP	
Checked By: LM	

...ge\100754201-CG102-0101.dwg Date: 3/17/2020 Time: 20:17 User: vipatel Style Table: Langan.stb Layout: ARCHF-SL

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON PLAN TITLED "EXISTING CONDITIONS PLAN", PREPARED BY LRC GROUP, DATED 08/22/2016; AND FIELD DATA OBTAINED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. ON 1/23/2020.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. REFER TO CE501 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.



Date	Description	No.
REVISIONS		

SIGNATURE

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Project

NYACK HOSPITAL PARKING STRUCTURE

BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

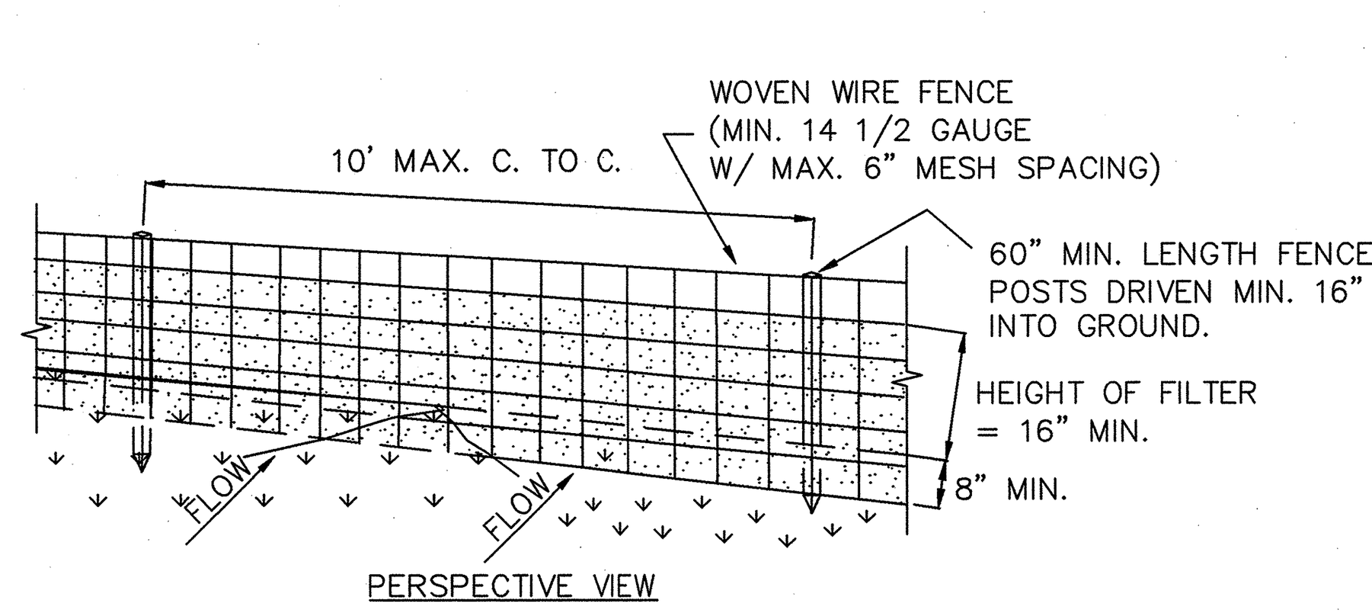
Drawing Title

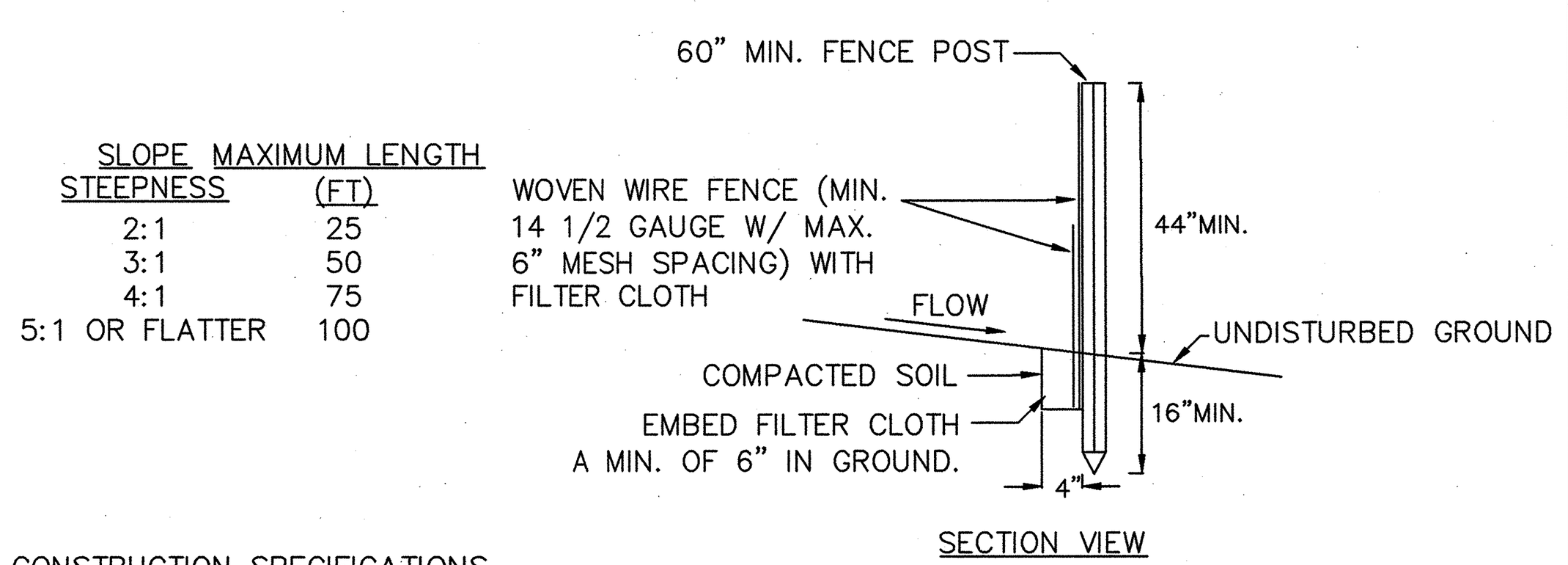
SOIL EROSION & SEDIMENT CONTROL PLAN

Project No.	Drawing No.
100754201	CE101
Date: 03/17/2020	
Drawn By: VP	
Checked By: LM	

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

LANGAN
PROJECT NO. 100754201





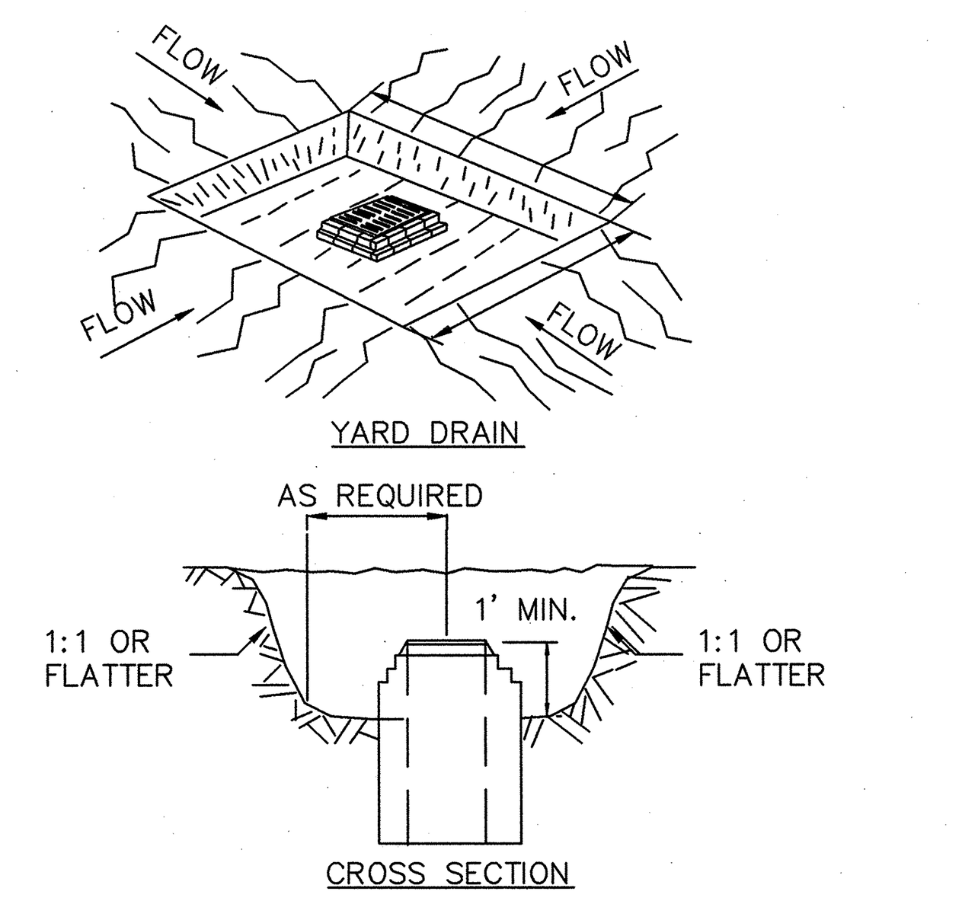
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

NTS

SILT FENCE



CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.

2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.

3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.

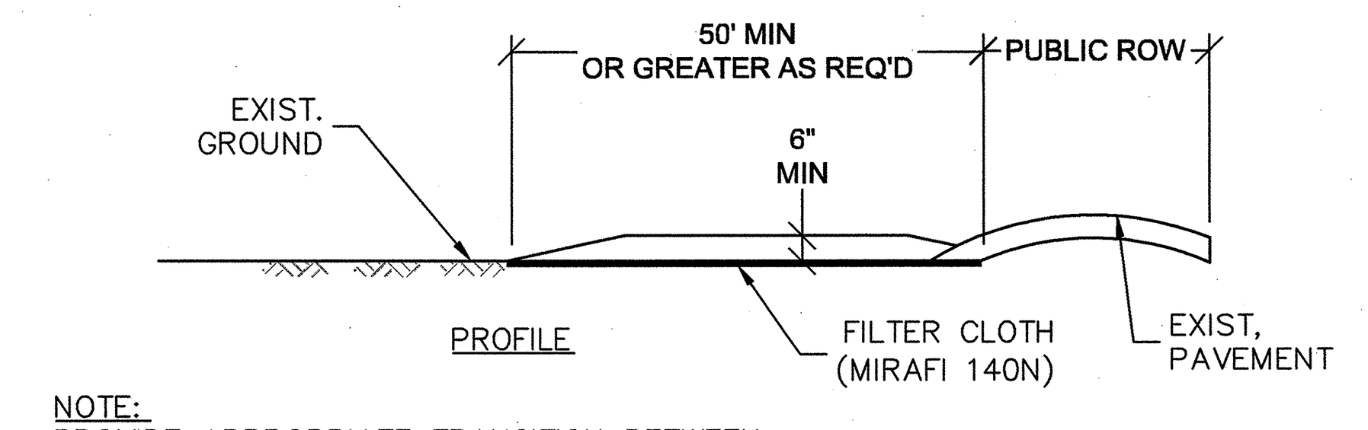
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

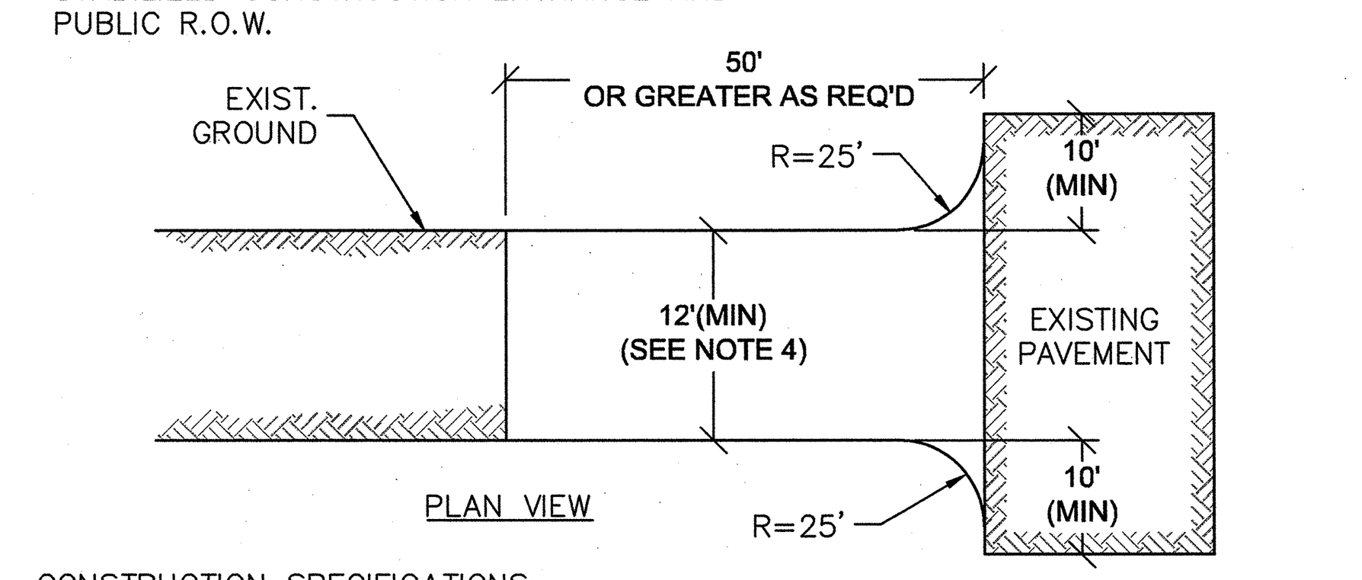
ADAPTED FROM NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

NTS

INLET PROTECTION



NOTE:
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.



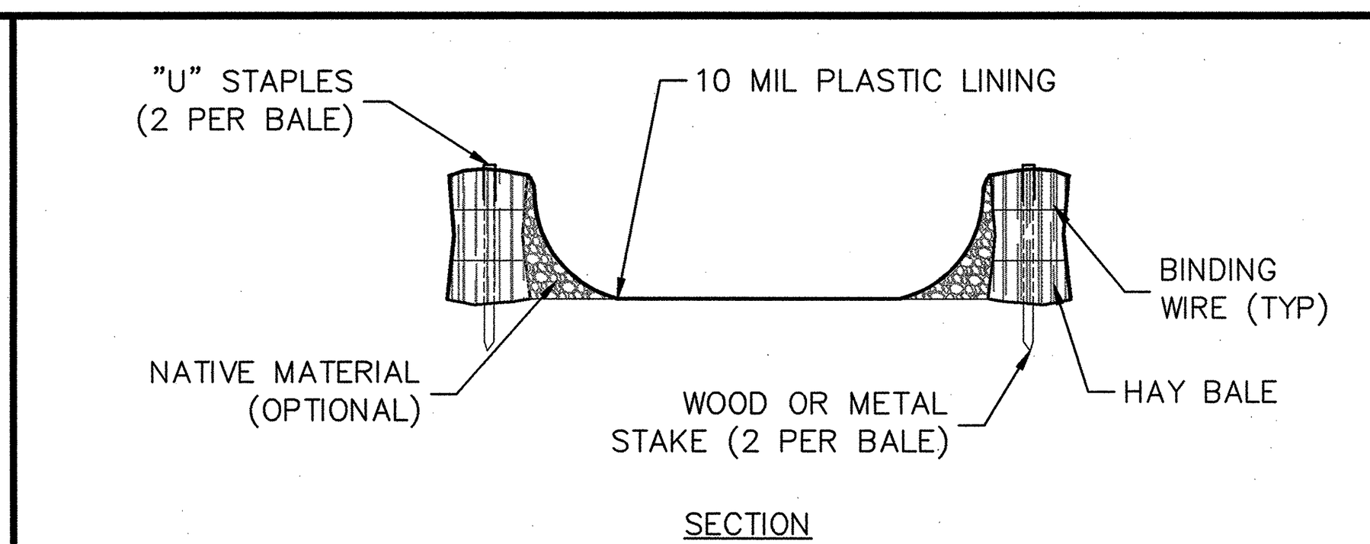
CONSTRUCTION SPECIFICATIONS:

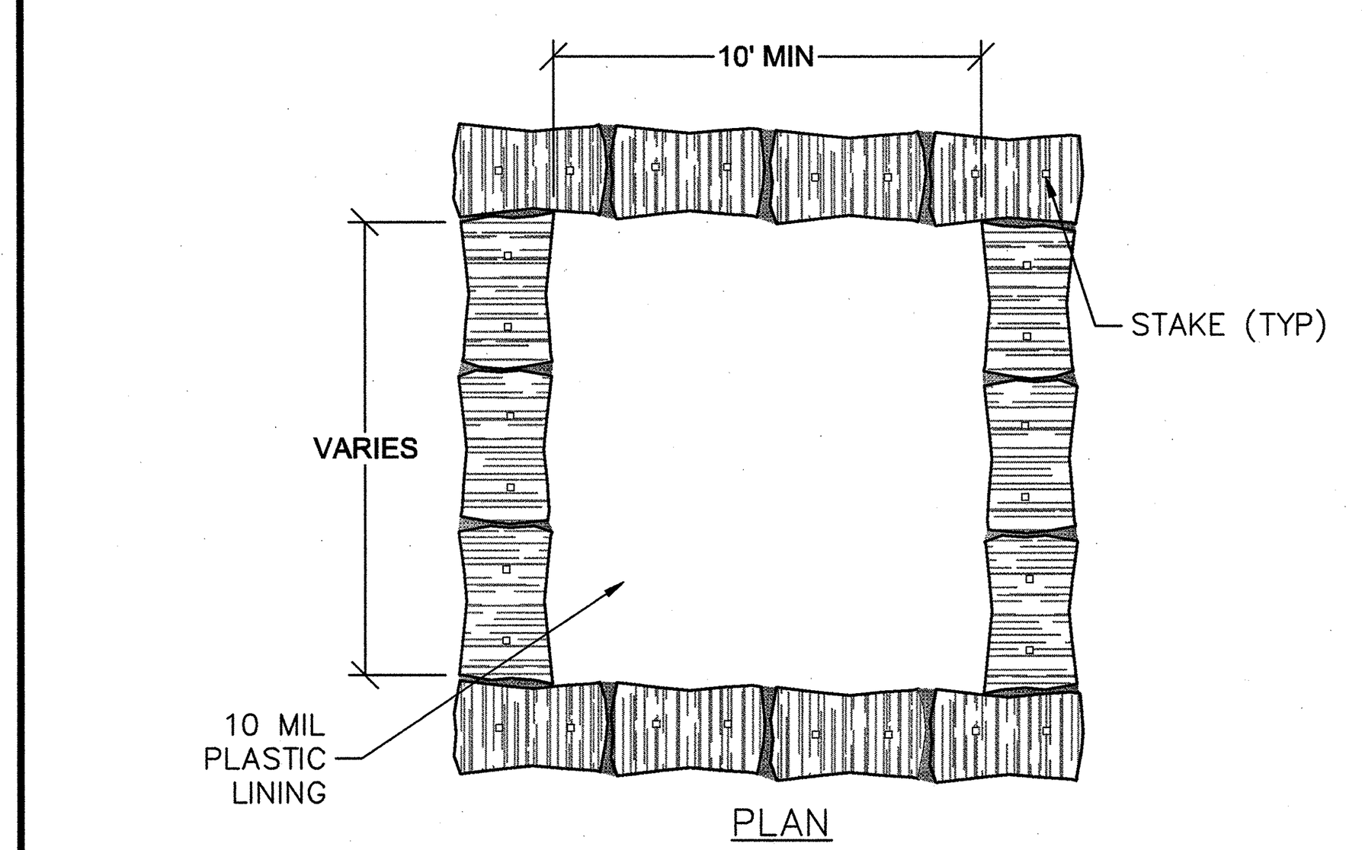
1. STONE SIZE – USE 3" STONE (NYSDOT ITEM #623.11 SIZE DESIGNATION #2, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL. A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM NEW YORK STATE STANDARDS AND SPECIFICATIONS

NTS

STABILIZED CONSTRUCTION ACCESS



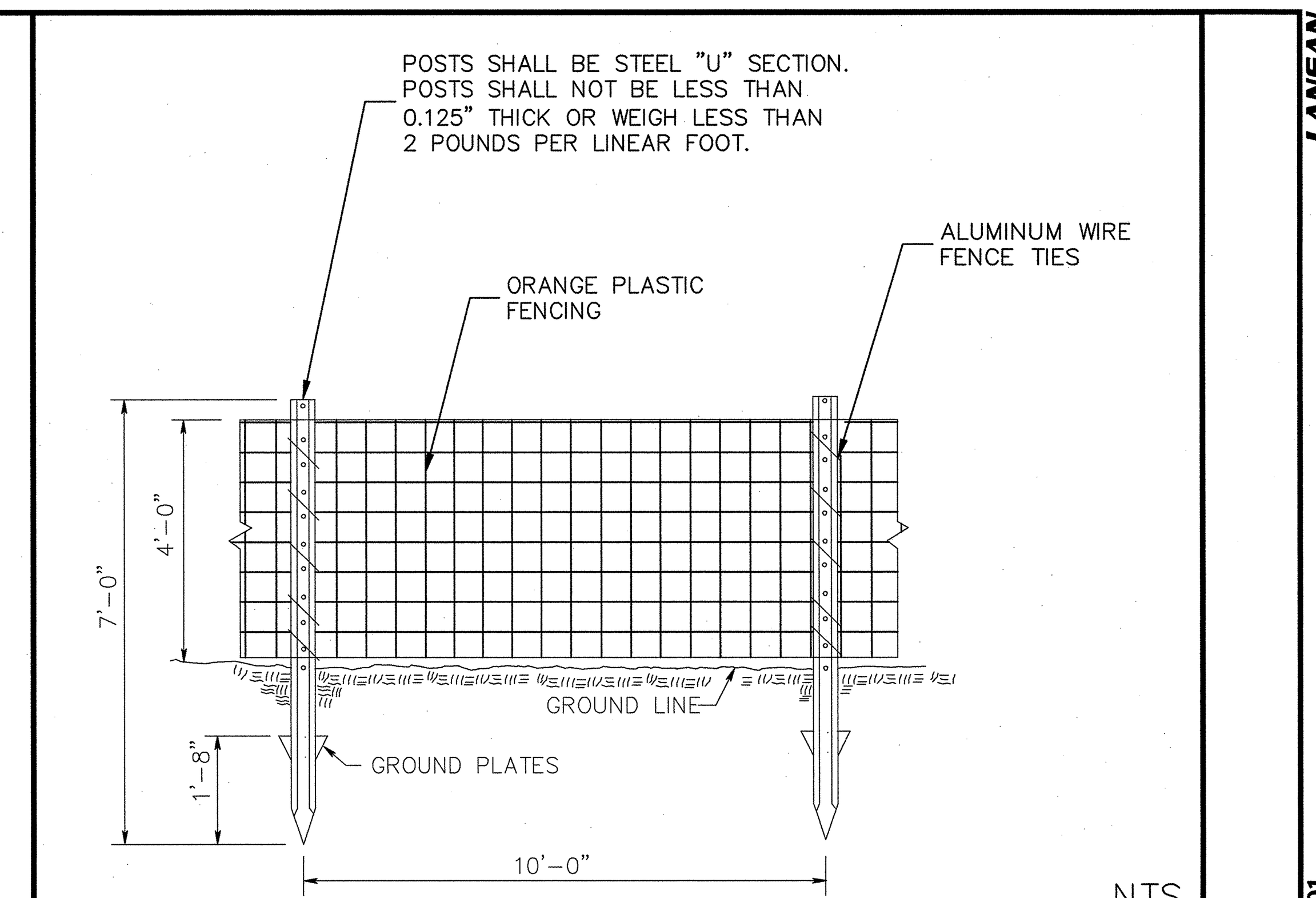


NOTES:

1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.

NTS

ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY

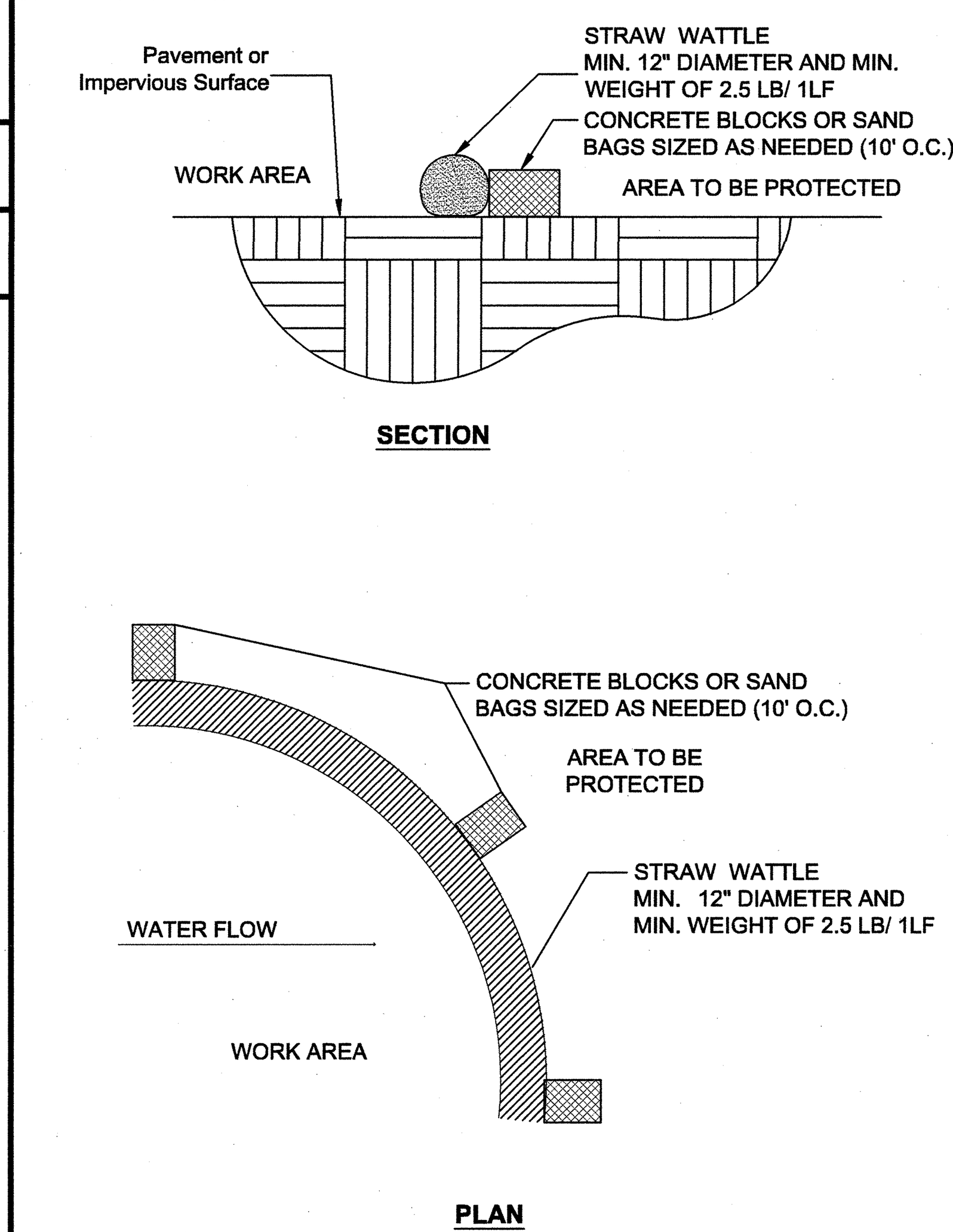


NTS

ORANGE CONSTRUCTION FENCE

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DETAILS TO THE OWNER'S ENGINEER FOR REVIEW.

CONTRACTOR SUBMITTAL NOTE



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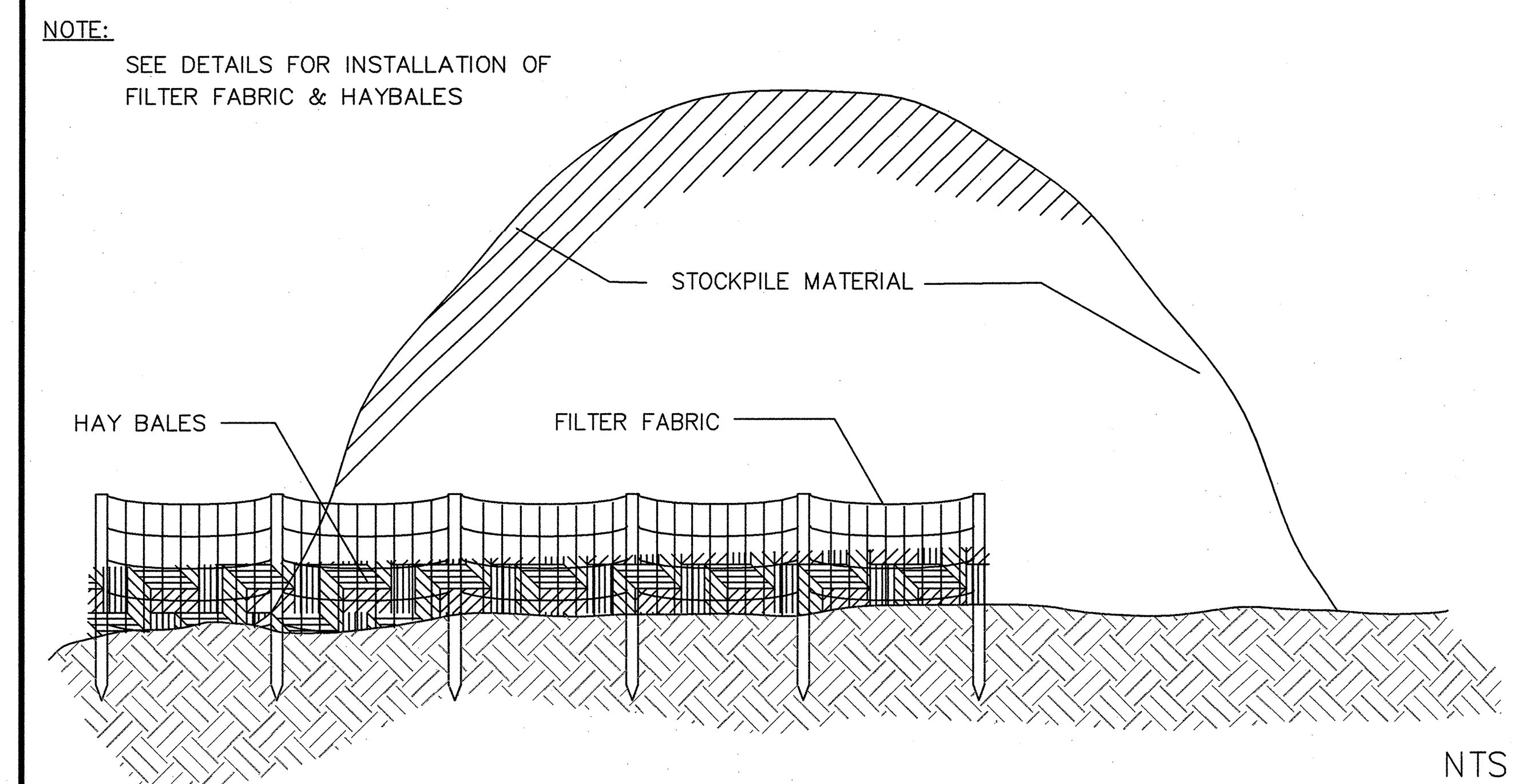
NTS

FILTER SOCK

NOTE:
SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAYBALES



NTS

STOCKPILE DETAIL

NOTES

CONSTRUCTION SEQUENCING NOTES:

BULK GRADING

1. THE CONTRACTOR SHALL DELINEATE THE DISTURBANCE LIMITS WITH AN ORANGE CONSTRUCTION FENCE PRIOR TO THE COMMENCEMENT OF EACH PHASE TO ENSURE OVER CLEARING DOES NOT OCCUR.
2. INSTALL TREE PROTECTION MEASURES AS INDICATED ON THE PROJECT PLANS.
3. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE DISTURBANCE LIMITS.
4. REMOVE EXISTING TREES, STUMPS, VEGETATION, AND ANY STRUCTURES INDICATED TO BE REMOVED WITHIN THE DISTURBANCE LIMITS IN ACCORDANCE WITH THE PROJECT PLANS. INSPECT AND REPAIR ANY DAMAGED EROSION CONTROL MEASURES. STOCKPILE EXCESS SOIL IN THE LOCATIONS SPECIFIED ON THE PLANS.
5. THE TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AT THE BEGINNING OF CUT AND FILL OPERATIONS. TEMPORARY DIVERSION MEASURES SHALL BE INSTALLED TO CONVEY STORMWATER RUNOFF TO THE PRACTICE.
6. AS BULK GRADING OPERATIONS PROGRESS, THE TEMPORARY SEDIMENT BASIN SHALL BE INSTALLED ALONG WITH TEMPORARY DIVERSION MEASURES TO CONVEY STORMWATER RUNOFF TO THE PRACTICE.
7. THE TEMPORARY SEDIMENT BASIN SHALL REMAIN IN PLACE UNTIL ALL SOIL DISTURBANCE ACTIVITIES HAVE BEEN COMPLETED.
8. ONCE ALL BULK GRADING ACTIVITIES HAVE BEEN COMPLETED, ANY COLLECTED SEDIMENT WITHIN THE TEMPORARY SEDIMENT BASINS SHALL BE REMOVED.
7. STABILIZE THE DISTURBED AREA PRIOR TO MOVING ONTO THE NEXT PHASE. THE BUILDING PAD WILL BE STABILIZED USING GRAVEL. THE PARKING AREA WILL BE STABILIZED USING SUBBASE MATERIAL. ALL OTHER AREAS WILL BE STABILIZED USING TEMPORARY SEED AND MULCH.

GENERAL CONSTRUCTION

1. BULK GRADING OPERATIONS SHALL OCCUR FIRST.
2. CONSTRUCT ALL SITE UTILITIES AND SERVICE CONNECTIONS AS SHOWN ON THE PROJECT PLANS. INSTALL INLET PROTECTION MEASURES AT ALL INLETS AND AT THE ENDS OF ALL EXPOSED STORMWATER PIPES AND RIP-RAP AT THE LOCATIONS SHOWN ON THE PROJECT PLANS.
3. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL. INLET PROTECTION MEASURES MAY BE REMOVED TEMPORARILY DURING THIS OPERATION, BUT NO MORE THAN 24 HOURS PRIOR TO PLACEMENT OF THE SUBBASE MATERIAL. INLET PROTECTION MEASURES SHALL BE REPLACED ONCE THE SUBBASE MATERIAL HAS BEEN INSTALLED.
4. FINALIZE PAVEMENT SUBGRADE PREPARATIONS.
5. FINISH GRADING AND STABILIZE ALL DISTURBED AREAS. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
6. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT BASINS. REMOVE THE TEMPORARY PERFORATED RISERS AND INSTALL THE PERMANENT OUTLET CONTROL STRUCTURES. FINISH GRADING THE WATER QUALITY BASINS AND BIORETENTION AREAS. ENSURE THAT ALL BIORETENTION PLANTING SOIL IS INSTALLED ONLY AFTER ALL TEMPORARY SEDIMENT BASINS HAVE BEEN CONVERTED TO THEIR PRIMARY INTENDED USE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT PLANS.
7. INSTALL PROPOSED CURBING AND BINDER COURSE.
8. PLACE PAVEMENT TOP COURSE AND PAVEMENT MARKINGS, AS APPROPRIATE.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. IMMEDIATELY STABILIZE THE AREAS DISTURBED DURING THEIR REMOVAL. ESTABLISH PERMANENT VEGETATIVE COVER AND INSTALL ALL LANDSCAPING.

STABILIZATION OF DISTURBED SURFACES:

1. MULCH (INCLUDING GRAVEL MULCH) – MULCH OFFERS A FAST EFFECTIVE MEANS OF STABILIZATION. THIS CAN ALSO INCLUDE ROLLED EROSION CONTROL BLANKETS.
2. SPRAY ADHESIVES – THESE ARE PRODUCTS GENERALLY COMPOSED OF POLYMERS IN A LIQUID OR SOLID FORM THAT ARE MIXED WITH WATER TO FORM AN EMULSION THAT IS SPRAYED ON THE SOIL SURFACE WITH TYPICAL HYDROSEEDING EQUIPMENT. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC SOILS ON THE SITE. IN NO CASE SHOULD THE APPLICATION OF THESE ADHESIVES BE MADE ON WET SOILS OR IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF ITS PROPOSED USE. MATERIAL SAFETY DATA SHEETS WILL BE PROVIDED TO ALL APPLICATORS AND OTHERS WORKING WITH THE MATERIAL.
3. POLYMER ADDITIVES – THESE POLYMERS ARE MIXED WITH WATER AND APPLIED TO THE DRIVING SURFACE BY A WATER TRUCK WITH A GRAVITY FEED DRIP BAR, SPRAY BAR OR AUTOMATED DISTRIBUTOR TRUCK. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INCORPORATION OF THE EMULSION INTO THE SOIL WILL BE DONE TO THE APPROPRIATE DEPTH BASED ON EXPECTED TRAFFIC. COMPACTION AFTER INCORPORATION WILL BE BY VIBRATORY ROLLER TO A MINIMUM OF 95%. THE PREPARED SURFACE SHALL BE MOIST AND NO APPLICATION OF THE POLYMER WILL BE MADE IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF ITS PROPOSED USE. MATERIAL SAFETY DATA SHEETS WILL BE PROVIDED TO ALL APPLICATORS WORKING WITH THE MATERIAL.
4. BARRIERS – WOVEN GEOTEXTILES CAN BE PLACED ON THE DRIVING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION ON HAUL ROADS. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS FOR EFFECTIVE DUST CONTROL.
5. SEEDING – REFER TO LANDSCAPE PLANS AND DETAILS.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", LATEST REVISIONS.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION. EXISTING VEGETATION SHALL BE PRESERVED AS MUCH AS IS PRACTICAL.
3. THE CONTRACTOR AND HIS/HER SUBCONTRACTOR(S) SHALL IDENTIFY THE TRAINED INDIVIDUAL THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
5. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
6. STOCKPILED TOPSOIL SHALL BE TEMPORARILY SEEDED, MULCHED, AND ENCLOSED WITH SILT FENCING. ALL GRASS SEED WILL CONTAIN AT LEAST 25 PERCENT RAPID GERMINATING PERENNIAL RYE GRASS.
7. EROSION AND SEDIMENT CONTROL INSPECTIONS:
   A. THE TRAINED INDIVIDUAL SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS TO ENSURE PROPER PERFORMANCE. ANY SEDIMENT BUILD-UP SHALL BE CLEANED. ALL DAMAGES TO EROSION AND SEDIMENT CONTROLS SHALL BE REPAIRED EITHER AT THE BEGINNING OR AT THE END OF EACH WORKING DAY.
   B. THE QUALIFIED INSPECTOR SHALL CONDUCT SITE INSPECTIONS EVERY 7 DAYS DURING CONSTRUCTION. ANY DEFICIENCIES NOTED IN THE REPORTS SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
   C. IF SOIL DISTURBANCE ACTIVITIES ARE SUSPENDED FOR WINTER SHUTDOWN, TEMPORARY STABILIZATION MEASURES WILL BE APPLIED TO ALL DISTURBED AREAS. IN THIS CASE AND SUBJECT TO THE APPROVAL OF THE NYSDEC AND THE TOWN, THE FREQUENCY OF INSPECTIONS BY THE QUALIFIED PROFESSIONAL MAY BE REDUCED TO AT LEAST ONE INSPECTION EVERY 30 CALENDAR DAYS.
   D. IF NYSDEC OR THE TOWN AUTHORIZES SOIL DISTURBANCES GREATER THAN 5-ACRES, THE QUALIFIED PROFESSIONAL WILL CONDUCT AT LEAST 2 SITE INSPECTIONS, SEPARATED BY AT LEAST 2 CALENDAR DAYS, EVERY 7 CALENDAR DAYS TO ENSURE THE STABILITY AND EFFECTIVENESS OF ALL PROTECTIVE MEASURES AND PRACTICES UNTIL SUCH TIME THAT LESS THAN 5-ACRES OF SOIL REMAIN DISTURBED.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
10. EARTHWORK ACTIVITIES SHALL BE CONSISTENT WITH THE PLANS. THE EARTHWORK OPERATION AREAS SHALL BE STABILIZED ON AN ONGOING BASIS WITH NO AREAS, WHICH ARE NOT CURRENTLY UNDER CONSTRUCTION, LEFT WITHOUT AT LEAST TEMPORARY COVER FOR MORE THAN 48 HOURS.
11. EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED BY A SURROUNDING SILT FENCE BARRIER.
12. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
13. IF CONSTRUCTION TAKES PLACE IN "WET SOILS", CURTAIN DRAINS OR SUBSURFACE DRAINAGE SHALL BE INSTALLED TO DEWATER THE SOILS. DEWATERING DISCHARGES WILL NOT BE DIRECTED INTO WETLANDS, WATER COURSES, WATER-BODIES, OR STORM SEWER SYSTEMS.
15. TEMPORARY DRAINAGE SWALES WITH A MINIMUM GRADE OF ONE PERCENT SHALL BE INSTALLED TO DIRECT RUNOFF AWAY FROM EXCAVATED AREAS. SWALES SHALL BE INSTALLED WITH STAKED AND SECURED HAY BALE BERMS TO PREVENT DOWNSTREAM SILTATION. LOCATION OF THE DRAINAGE SWALES AND HAY BALES WILL BE AT THE DIRECTION OF THE TOWN ENGINEER. SILT FENCE SHALL BE PROPERLY INSTALLED DOWN GRADE OF ALL DISTURBED AREAS. SILT FENCE SHALL BE INSTALLED ALONG CONTOURS TO FILTER SEDIMENT FROM RUNOFF. INSPECTION SHOULD BE FREQUENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. SILT FENCE SHOULD BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
16. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE UNDERGONE FINAL STABILIZATION, UPGRADIENT SURFACES HAVE BEEN PROPERLY STABILIZED, AND ALL STORMWATER MANAGEMENT SYSTEMS ARE IN PLACE AND OPERABLE. ALL AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE FILLED IN, TOPSOILED, SEEDED, AND MULCHED. FINAL STABILIZATION IS ACHIEVED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80 PERCENT COVERAGE IS ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES, SUCH AS PLACEMENT OF MULCH OR GEOTEXTILE, IS COMPLETED ON ALL AREAS NOT PAVED OR COVERED BY PERMANENT STRUCTURES. ENSURE THAT FINAL STABILIZATION OF ALL TRIBUTARY AREAS IS ACHIEVED PRIOR TO THE CONSTRUCTION OF THE BIORETENTION BASINS.

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	
NO SOIL DISTURBANCE	RESTORATION NOT REQUIRED	
MINIMAL SOIL DISTURBANCE (E.G., CLEARING AND GRUBBING ACTIVITIES)	RESTORATION NOT REQUIRED	
AREAS WHERE TOPSOIL IS STRIPPED ONLY (NO CHANGE IN GRADE)	APPLY 6" OF TOPSOIL IN TYPE A AND B SOILS	AERATE AND APPLY 6" OF TOPSOIL IN TYPE C AND D SOILS
AREAS OF CUT OR FILL	AERATE AND APPLY 6" TOPSOIL IN TYPE A AND B SOILS	APPLY FULL SOIL RESTORATION IN TYPE C AND D SOILS
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN 5' TO 25' AROUND BUILDINGS BUT NOT WITHIN 5' PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL RESTORATION	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION MY NOT BE REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR THE APPROPRIATE PRACTICE	
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA	

PRIOR TO APPLYING FULL SOIL RESTORATION, ALL CONSTRUCTION ACTIVITY, INCLUDING CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE, SITE CLEANUP AND TRAFFICKING, SHOULD BE FINISHED AND THE SITE CLOSED OFF TO FURTHER DISTURBANCE. FULL SOIL RESTORATION IS IMPLEMENTED IN A TWO PHASE PROCESS.

1. DEEP RIP THE AFFECTED THICKNESS OF EXPOSED SUBSOIL MATERIAL, AGGRESSIVELY FRACTURING IT BEFORE THE PROTECTED TOPSOIL IS REAPPLIED ON THE SITE.
2. DECOMPACT, SIMULTANEOUSLY THROUGH THE RESTORED TOPSOIL LAYER AND UPPER HALF OF THE AFFECTED SUBSOIL.

POLLUTION PREVENTION CONTROL NOTES:

GOOD HOUSEKEEPING PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. GOOD HOUSEKEEPING MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS BY THOSE PARTIES INVOLVED WITH THE DIRECT CARE AND DEVELOPMENT OF THE SITE. THE FOLLOWING MEASURES SHOULD BE IMPLEMENTED TO CONTROL THE POSSIBLE EXPOSURE OF HARMFUL SUBSTANCES AND MATERIALS TO STORMWATER RUNOFF:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION SHALL BE STOCKPILED AWAY FROM STORM DRAINAGE, WATER BODIES AND/OR WATERCOURSES AND SURROUNDED WITH ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. SOIL STOCKPILE LOCATIONS SHALL BE EXPOSED NO LONGER THAN 14 DAYS BEFORE SEEDING.
2. EQUIPMENT MAINTENANCE AREAS SHALL BE PROTECTED FROM STORMWATER FLOWS AND SHALL BE SUPPLIED WITH APPROPRIATE WASTE RECEPTACLES FOR SPENT CHEMICALS, SOLVENTS, OILS, GREASES, GASOLINE, AND ANY POLLUTANTS THAT MIGHT CONTAMINATE THE SURROUNDING HABITAT AND/OR WATER SUPPLY. EQUIPMENT WASH-DOWN ZONES SHALL BE LOCATED WITHIN AREAS DRAINING TO SEDIMENT CONTROL DEVICES.
3. THE USE OF DETERGENTS FOR LARGE-SCALE (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.) WASHING IS PROHIBITED.
4. MATERIAL STORAGE LOCATIONS AND FACILITIES (I.E., COVERED STORAGE AREAS, STORAGE SHEDS, ETC.) SHALL BE LOCATED ON-SITE AND SHALL BE STORED ACCORDING TO THE MANUFACTURER'S STANDARDS IN A DEDICATED STAGING AREA. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
5. HAZARDOUS SPILLS SHALL BE IMMEDIATELY CONTAINED TO PREVENT SUCH POLLUTANTS FROM ENTERING THE SURROUNDING HABITAT AND/OR WATER SUPPLY. SPILL KITS SHALL BE PROVIDED ON-SITE AND SHALL BE DISPLAYED IN A PROMINENT LOCATION FOR EASE OF ACCESS AND USE. SPILLS GREATER THAN FIVE (5) GALLONS SHALL BE REPORTED TO THE NYSDEC RESPONSE UNIT AT 1-800-457-7362. IN ADDITION, A RECORD OF THE INCIDENT(S) AND/OR NOTIFICATIONS SHALL BE DOCUMENTED AND ATTACHED TO THE SWPPP.
6. PORTABLE SANITARY WASTE FACILITIES SHALL BE PROVIDED ON-SITE FOR WORKERS AND SHALL BE PROPERLY MAINTAINED.
7. DUMPSTERS AND/OR DEBRIS CONTAINERS SHALL BE LOCATED ON-SITE AND SHALL BE OF ADEQUATE SIZE TO MANAGE RESPECTIVE MATERIALS. REGULAR COLLECTION AND DISPOSAL OF WASTES SHALL OCCUR AS REQUIRED.
8. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED, SEEDED, AND MULCHED FOR FINAL STABILIZATION.
9. NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE TEMPORARY SEDIMENT BASINS UNTIL IT EVAPORATES.
10. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
11. WASTEWATER DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS IS PROHIBITED.

SPEDES GENERAL PERMIT COMPLIANCE NOTES:

1. THE NOTICE OF INTENT (NOI) AND SIGNED MS4 SWPPP ACCEPTANCE FORM (IF APPLICABLE) SHALL BE FILED WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC). A COPY OF THE NOI, SIGNED MS4 SWPPP ACCEPTANCE FORM (IF APPLICABLE), AND THE NOI ACKNOWLEDGEMENT SHALL BE MAINTAINED AT THE SITE IN THE LOG BOOK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FOLLOWING:
   A. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL READ AND UNDERSTAND THE CONDITIONS OF THE "NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES" (NYSDEC SPDES GENERAL PERMIT) IN EFFECT.
   B. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL READ AND SIGN THE CERTIFICATION STATEMENT PROVIDED IN THE APPENDICES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
   C. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL IDENTIFY THE TRAINED INDIVIDUAL(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE SWPPP. THE TRAINED INDIVIDUAL(S) SHALL READ AND SIGN THE CERTIFICATION STATEMENT PROVIDED IN THE SWPPP. A COPY OF THE SIGNED CERTIFICATION STATEMENT SHALL BE PLACED IN THE SITE LOG BOOK AND GIVEN TO THE TOWN FOR THEIR RECORDS.
   D. THE TRAINED INDIVIDUAL(S) SHALL PROVIDE DOCUMENTATION THAT HE/SHE HAS RECEIVED TRAINING IN PROPER EROSION AND SEDIMENT CONTROL PRINCIPLES FROM A SOIL AND WATER CONSERVATION DISTRICT, OR OTHER NYSDEC ENDORSED ENTITY TO THE TOWN FOR THEIR RECORDS.
   E. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS NECESSARY FOR THE WORK OUTLINED HEREIN.
   F. THE TRAINED CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL STORMWATER POLLUTION PREVENTION MEASURES OUTLINED IN THE SWPPP AND PROJECT PLANS.
   G. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER (AND/OR OWNER'S REPRESENTATIVES), TRAINED INDIVIDUAL(S), TOWN ENGINEER, TOWN WATER SUPERINTENDENT, AND THE QUALIFIED PROFESSIONAL AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
   H. THE CONTRACTOR OR OWNER SHALL HAVE THE QUALIFIED PROFESSIONAL, AS DEFINED WITHIN THE NYSDEC SPDES GENERAL PERMIT, CONDUCT AN INITIAL SITE ASSESSMENT AND CERTIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL STRUCTURES AS DEPICTED ON THE PLANS HAVE BEEN ADEQUATELY INSTALLED AND IMPLEMENTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. REFER TO SWPPP FOR THE INITIAL SITE ASSESSMENT GUIDELINES.
   I. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON-SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY.
3. ONCE CONSTRUCTION ACTIVITIES ARE COMPLETE, THE OWNER/OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT A FINAL SITE ASSESSMENT TO DETERMINE IF THE SITE MEETS THE FINAL STABILIZATION CRITERIA AS DEFINED WITHIN THE NYSDEC SPDES GENERAL PERMIT. IF THE SITE IS DETERMINED TO MET THE FINAL STABILIZATION CRITERIA, A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED AND SUBMITTED TO THE NYSDEC TO TERMINATE COVERAGE UNDER THE SPDES GENERAL PERMIT.

Date	Description	No.
REVISIONS		

SIGNATURE DATE SIGNED
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Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

Project No. 100754201
Date 03/17/2020
Drawn By VP
Checked By LM
Drawing No. CE501

ORDINANCE COMPLIANCE CHART - VILLAGE OF NYACK, NY

ORDINANCE SECTION		ORDINANCE REQUIREMENT	PROPOSED	COMPLIANCE
§360–4.10. LIGHTING	B(1)	ANY LIGHT SOURCE OR LAMP THAT EMITS MORE THAN 900 LUMENS SHALL BE CONCEALED OR SHIELDED WITH A FULL CUTOFF STYLE FIXTURE WITH AN ANGLE NOT EXCEEDING 90 DEGREES TO MINIMIZE THE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY.	ALL POLE–MOUNTED SITE AREA LUMINAIRES ARE FULL CUTOFF STYLE FIXTURES.	COMPLIES
	B(2)	THE MAXIMUM HEIGHT OF ANY LIGHTING POLE SERVING A RESIDENTIAL USE SHALL BE 12 FEET. THE MAXIMUM HEIGHT SERVING ANY OTHER TYPE OF USE SHALL BE 15 FEET, EXCEPT IN PARKING LOTS LARGER THAN 5 ACRES; THE MAXIMUM HEIGHT SHALL BE 20 FEET IF THE POLE IS LOCATED AT LEAST 100 FEET FROM ANY RESIDENTIAL USE.	THE MAXIMUM HEIGHT OF ALL POLE–MOUNTED FIXTURES IS 12 FEET.	COMPLIES
	C	MAXIMUM LIGHT LEVELS. LIGHTING SHALL COMPLY WITH THE MAXIMUM LIGHT LEVELS, MEASURED IN FOOTCANDLES, SHOWN BELOW. LIGHTING LEVELS AT PROPERTY LINES ADJACENT TO PUBLIC SIDEWALK OR RIGHT–OF–WAY MAY MEET THE MAXIMUM FOOTCANDLES PERMITTED FOR PEDESTRIAN WALKWAYS. IN NO EVENT SHALL ANY LIGHTING SHINE INTO A STATE ROAD RIGHT–OF–WAY OR PARKLAND. MAXIMUM LIGHT LEVELS IN NON–RESIDENTIAL DISTRICTS: PROPERTY LINE = 2.0 FC BUILDING ENTRIES = 5.0 FC PARKING AREAS = 5.0 FC PEDESTRIAN WALKWAYS = 3.0 FC	PROPOSED: PROPERTY LINE = 4.2 FC MAX. BUILDING ENTRIES = 26.4 FC MAX. PARKING AREAS = 8.1 FC MAX. PEDESTRIAN WALKWAYS = 6.8 FC MAX.	WAIVER (SEE NOTE BELOW)

NOTE:
1. PROPOSED MAXIMUM LIGHT LEVELS IN ALL AREAS EXCEED THE REQUIRED MAXIMUM LIGHT LEVELS IN NON–RESIDENTIAL DISTRICTS IN ORDER TO MEET MINIMUM IESNA LIGHTING REQUIREMENTS AND TO MEET THE 12 FEET MAXIMUM HEIGHT RESTRICTION FOR ALL PROPOSED FIXTURES (PER ORDINANCE SECTION 360–4.10.B.2).

STATISTICS

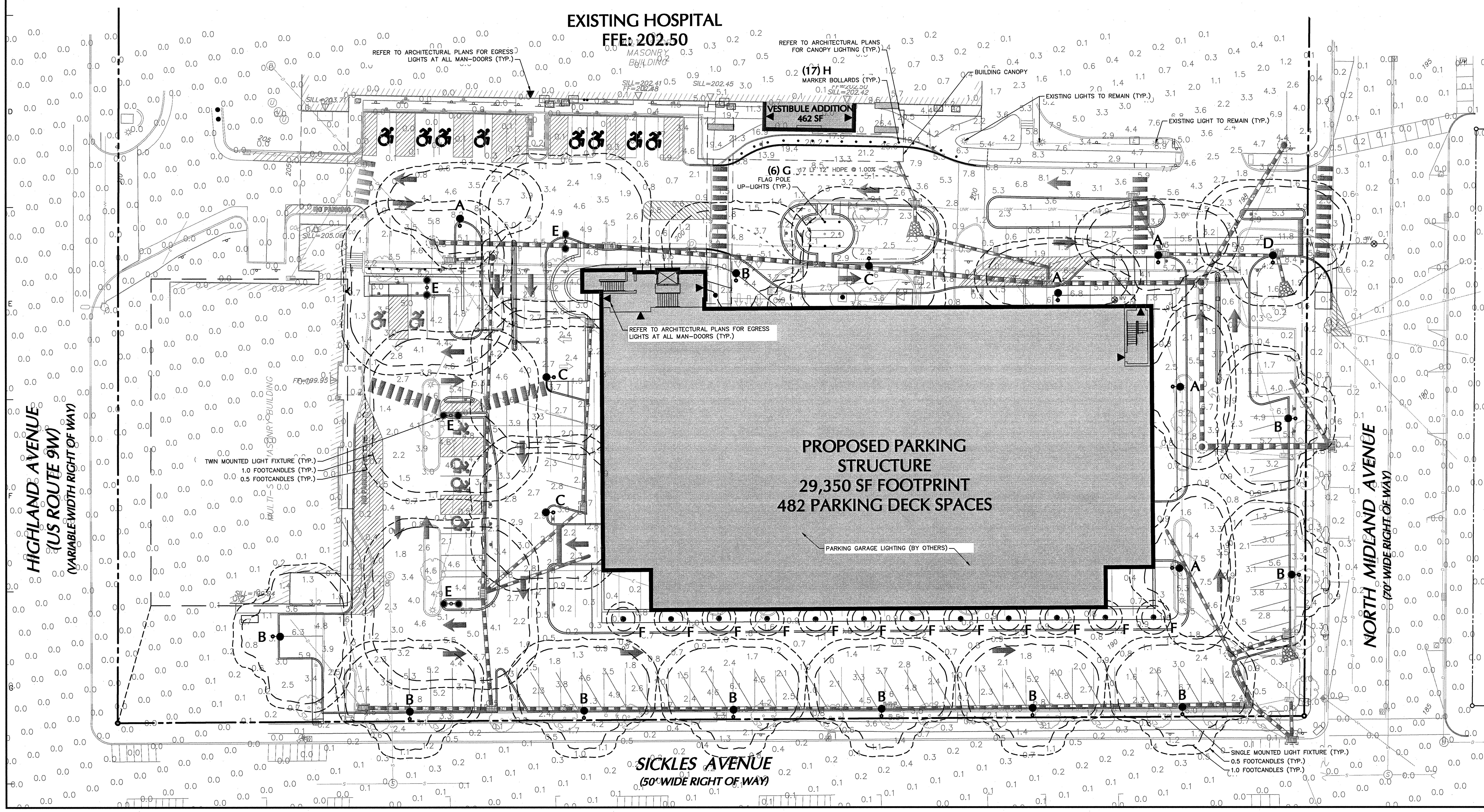
DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
DRIVE AREAS	3.7fc	21.1fc	0.5fc	42.2:1	7.4:1
EXTERIOR PARKING AREA	2.9fc	8.1fc	0.5fc	16.2:1	5.9:1
BUILDING ENTRANCE	14.7fc	26.4fc	2.1fc	12.6:1	7.0:1
PEDESTRIAN WALKWAYS	2.4fc	6.8fc	0.5fc	13.6:1	4.7:1
PROPERTY LINE	1.0fc	4.2fc	0.0fc	N/A	N/A

NOTE:
1. EXISTING SITE LIGHTING TO REMAIN AND PROPOSED CANOPY LIGHT PHOTOMETRY AND CALCULATIONS ARE INCLUDED IN THE ABOVE STATISTICS.

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	LLF	IES FILE	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.
●•	A	5	HOLOPHANE	GLASWERKS FLAT LED 2 – HALLBROOK	POLE MOUNTED SINGLE OUTDOOR LED AREA AND ROADWAY PENDANT; COLOR – BLACK	12'–0"	LED	TYPE 2	6,892	0.90	GSLF2_P20_40K_XX_X_X_L2.IES	GSLF2–P20–40K–VOLTS–4–B–L2	HOLOPHANE	HALLBROOK SERIES; SINGLE ARM ALUMINUM POST WITH 22" DIA. BASE; COLOR – BLACK	12'–0"	HLBK–12–A–1–K
●•	B	10	HOLOPHANE	GLASWERKS FLAT LED 2 – HALLBROOK	POLE MOUNTED SINGLE OUTDOOR LED AREA AND ROADWAY PENDANT; COLOR – BLACK	12'–0"	LED	TYPE 3	6,877	0.90	GSLF2_P20_40K_XX_X_X_L3.IES	GSLF2–P20–40K–VOLTS–4–B–L3	HOLOPHANE	HALLBROOK SERIES; SINGLE ARM ALUMINUM POST WITH 22" DIA. BASE; COLOR – BLACK	12'–0"	HLBK–12–A–1–K
●•	C	3	HOLOPHANE	GLASWERKS FLAT LED 2 – HALLBROOK	POLE MOUNTED SINGLE OUTDOOR LED AREA AND ROADWAY PENDANT; COLOR – BLACK	12'–0"	LED	TYPE 5	7,132	0.90	GSLF2_P20_40K_XX_X_X_L5.IES	GSLF2–P20–40K–VOLTS–4–B–L5	HOLOPHANE	HALLBROOK SERIES; SINGLE ARM ALUMINUM POST WITH 22" DIA. BASE; COLOR – BLACK	12'–0"	HLBK–12–A–1–K
●•	D	1	HOLOPHANE	GLASWERKS FLAT LED 2 – HALLBROOK	POLE MOUNTED SINGLE OUTDOOR LED AREA AND ROADWAY PENDANT; COLOR – BLACK	12'–0"	LED	TYPE 3	10,194	0.90	GSLF2_P40_40K_XX_X_X_L3.IES	GSLF2–P40–40K–VOLTS–4–B–L3	HOLOPHANE	HALLBROOK SERIES; SINGLE ARM ALUMINUM POST WITH 22" DIA. BASE; COLOR – BLACK	12'–0"	HLBK–12–A–1–K
●•●	E	4	HOLOPHANE	GLASWERKS FLAT LED 2 – HALLBROOK	POLE MOUNTED TWIN (180 DEGREES) OUTDOOR LED AREA AND ROADWAY PENDANT; COLOR – BLACK	12'–0"	LED	TYPE 5	7,132	0.90	GSLF2_P20_40K_XX_X_X_L5.IES	GSLF2–P20–40K–VOLTS–4–B–L5	HOLOPHANE	HALLBROOK SERIES; DOUBLE ARM ALUMINUM POST WITH 22" DIA. BASE; COLOR – BLACK	12'–0"	HLBK–12–A–2–K
●	F	12	LUMINIS	LUMISTIK LED BOLLARD	BOLLARD LIGHT FIXTURE; COLOR – STAINLESS STEEL	3'–6"	LED	360 DEGREE THROW	832	0.90	CL313XL–L56W10.IES	CL313XL–L56W10–VOLTS–SS3	N/A	N/A	N/A	N/A
●	G	2 PER FLAG POLE	HYDREL	M9700C LED IN–GRADE LUMINAIRE	UP–LIGHT FIXTURE FOR FLAG POLES; COLOR – BLACK	AT GRADE	LED	TYPE NARROW SPOT THROW	4,205	0.90	N/A	M9710C–SS–LED–P2–40K–MVOLT–NSP–FLC–BL	N/A	N/A	N/A	N/A
●	H	17	LANDSCAPE FORMS	GUIDE BOLLARD	MARKER BOLLARD WITH LED LIGHTING; COLOR – BLACK	43 5/8"	LED	N/A	270	N/A	N/A	AE–SM–200–4000K	N/A	N/A	N/A	N/A

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
2. CONTRACTOR TO CONFIRM CONTROLS SYSTEM REQUIRED BY THE OWNER AND PER CODE. BID PRICING SHALL INCLUDE CONTROLS SYSTEM.
3. EXISTING SITE AREA LIGHTS AND PROPOSED CANOPY LIGHTS ARE MODELED BUT NOT SHOWN. SEE ARCHITECTURAL PLANS FOR DETAILS.



NOTE:
1. REFER TO SHEET LL501-0101 FOR LIGHTING NOTES AND DETAILS.

SCALE: 1" = 20'

Date	Description	No.

REVISIONS

SIGNATURE — DATE SIGNED
MICHAEL SZURA
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Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title
LIGHTING PLAN

Project No.	Drawing No.
100754201	LL101
Date: 03/17/2020	
Drawn By: ML	
Checked By: DB	

PROJECT NO. 100754201

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LIGHTING NOTES:

GENERAL

1. POINT–BY–POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP/ DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS–BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
2. LIGHT LEVEL POINT SPACING IS 20 FT. LEFT TO RIGHT AND 20 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

COMPLIANCE

3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
4. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

5. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
6. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
7. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
8. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
9. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

POLES AND FOOTINGS

10. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.

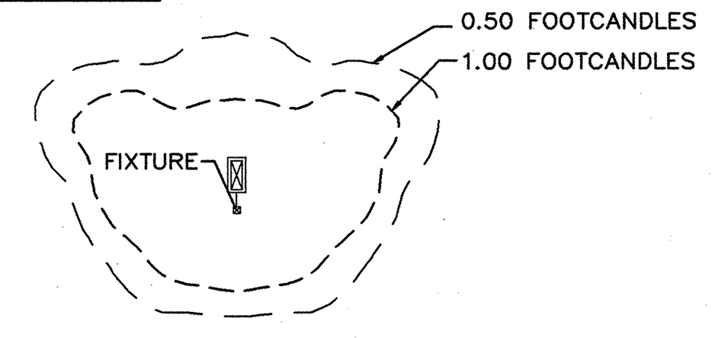
ADJUSTMENT AND INSPECTION

11. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
12. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
13. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

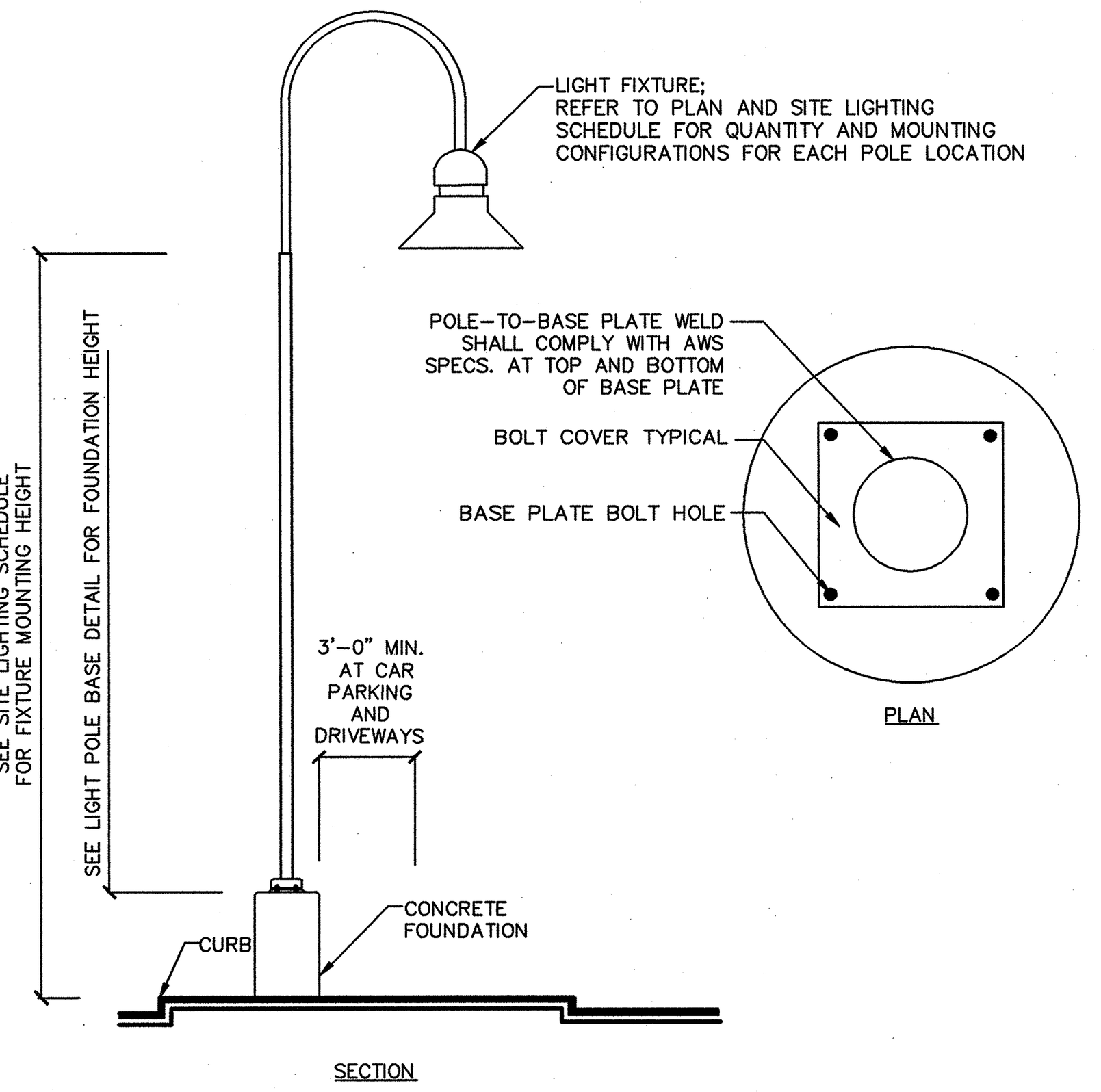
REQUIREMENTS FOR ALTERNATES

14. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
   A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR
   B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
   C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
   D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
   E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
   F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

PHOTOMETRIC LIGHTING TEMPLATE:

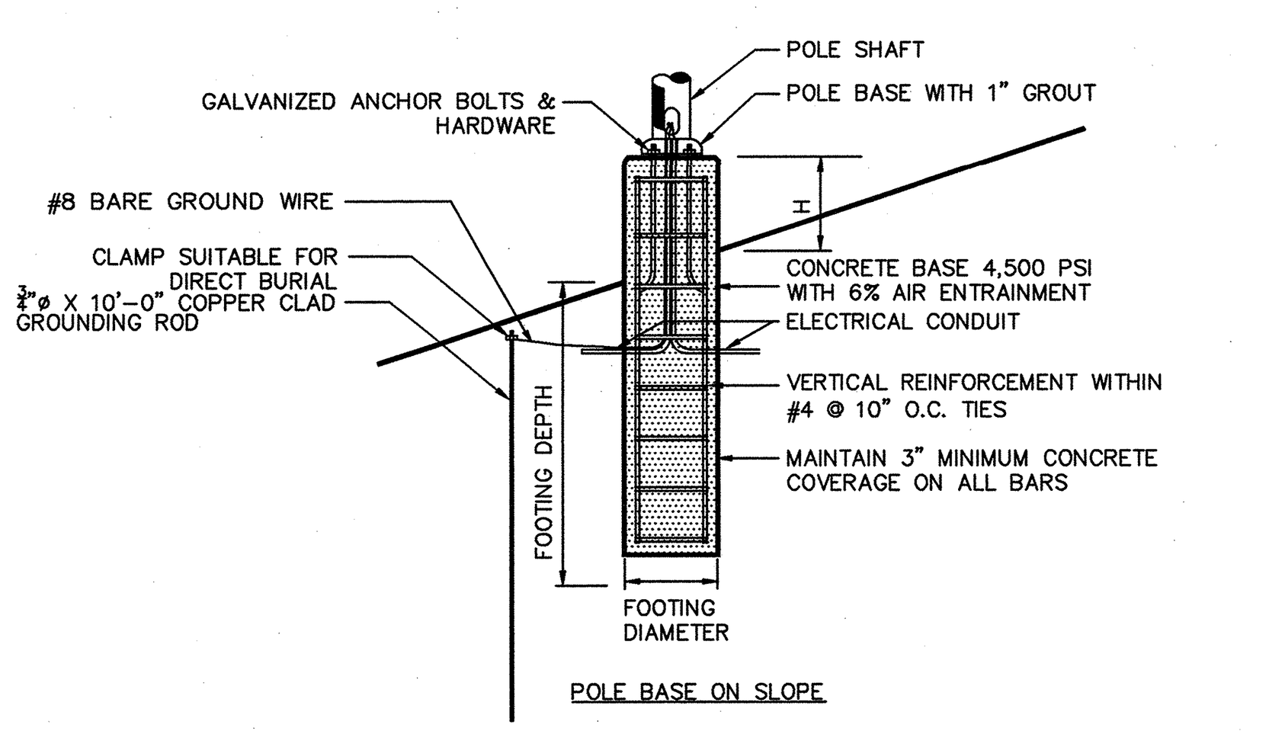


NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE AND DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.



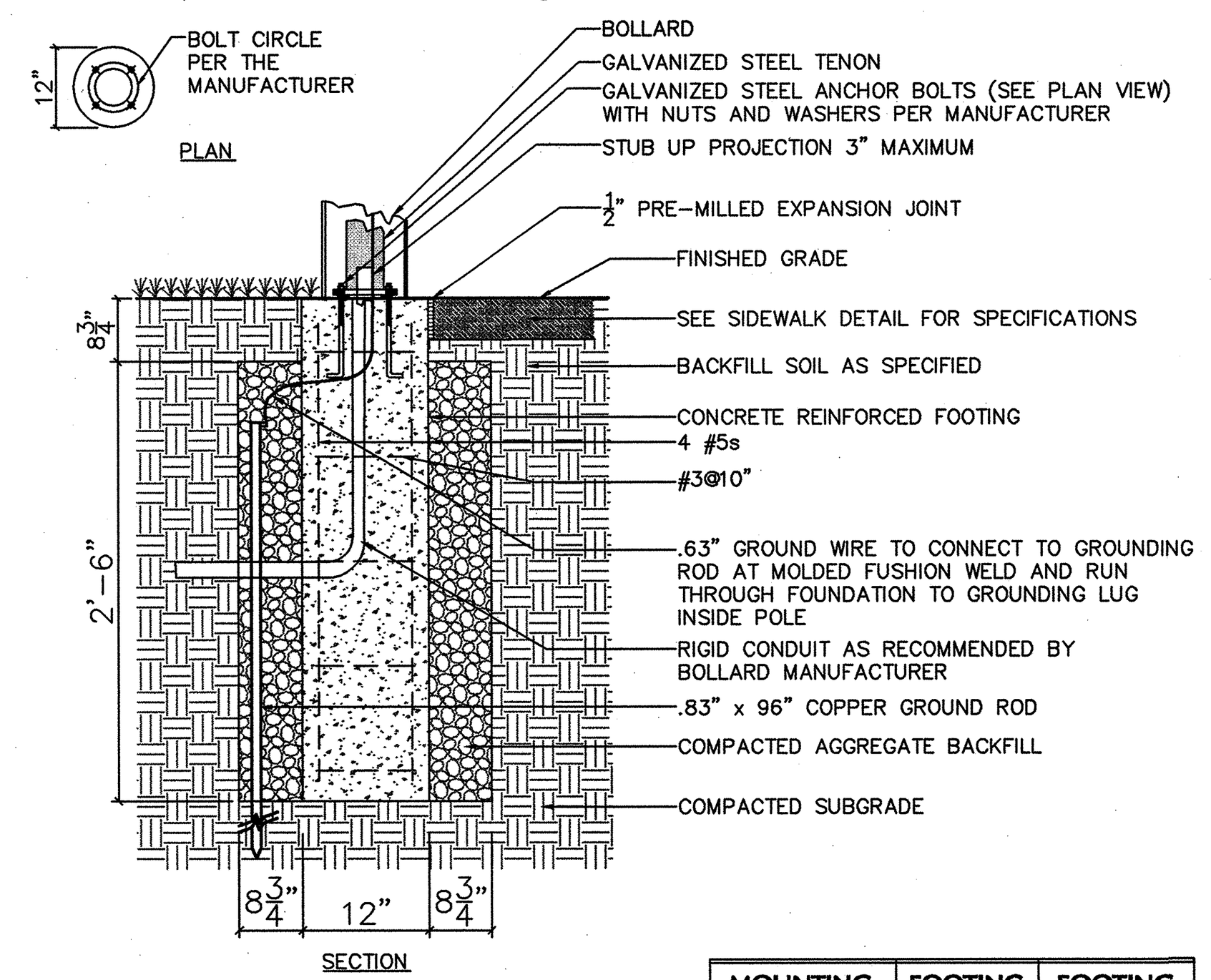
1 LIGHT FIXTURE AND POLE
NTS

NOTES:
EXPOSED HEIGHT OF POLE BASE (H) SHALL BE MEASURED ON THE UPHILL SIDE OF A SLOPE. FOOTING DEPTH (D) SHALL BE MEASURED ON THE DOWNHILL SIDE OF A SLOPE. AN ADDITIONAL VARIABLE HEIGHT (V) WILL BE BASED ON THE SLOPE ON WHICH THE POLE BASE IS LOCATED. CONTRACTOR TO CALCULATE FULL LENGTH OF EACH POLE BASE REQUIRED ON SLOPES (H+D+V = TOTAL BASE LENGTH)



MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	'H'
12'–0"	4'–6"	2'–0"	6 #5 BARS	3'–0" EXPOSED CONCRETE BASE

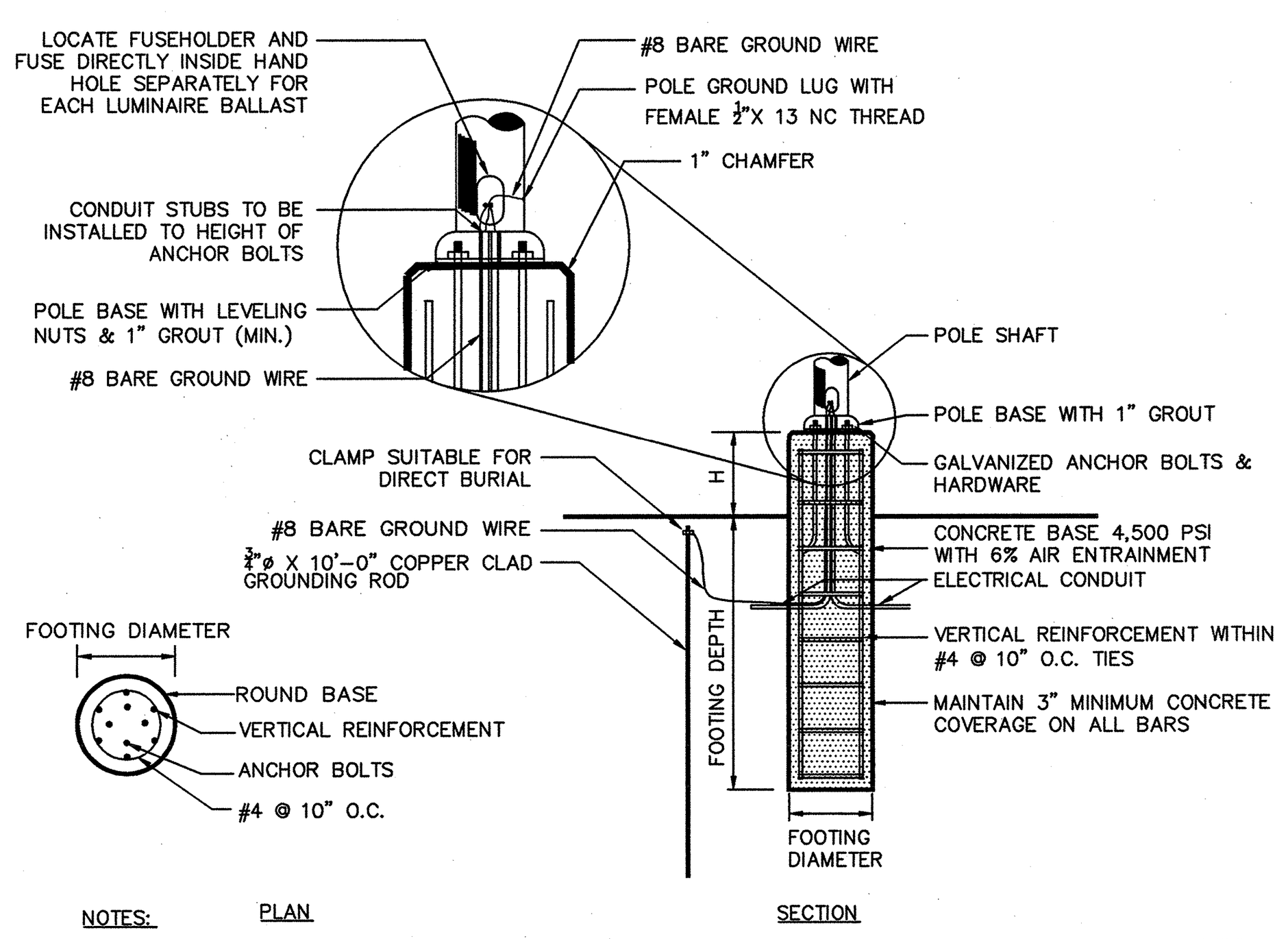
2 LIGHT POLE BASE
NTS



MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER
3'–6"	2'–6"	1'–0"

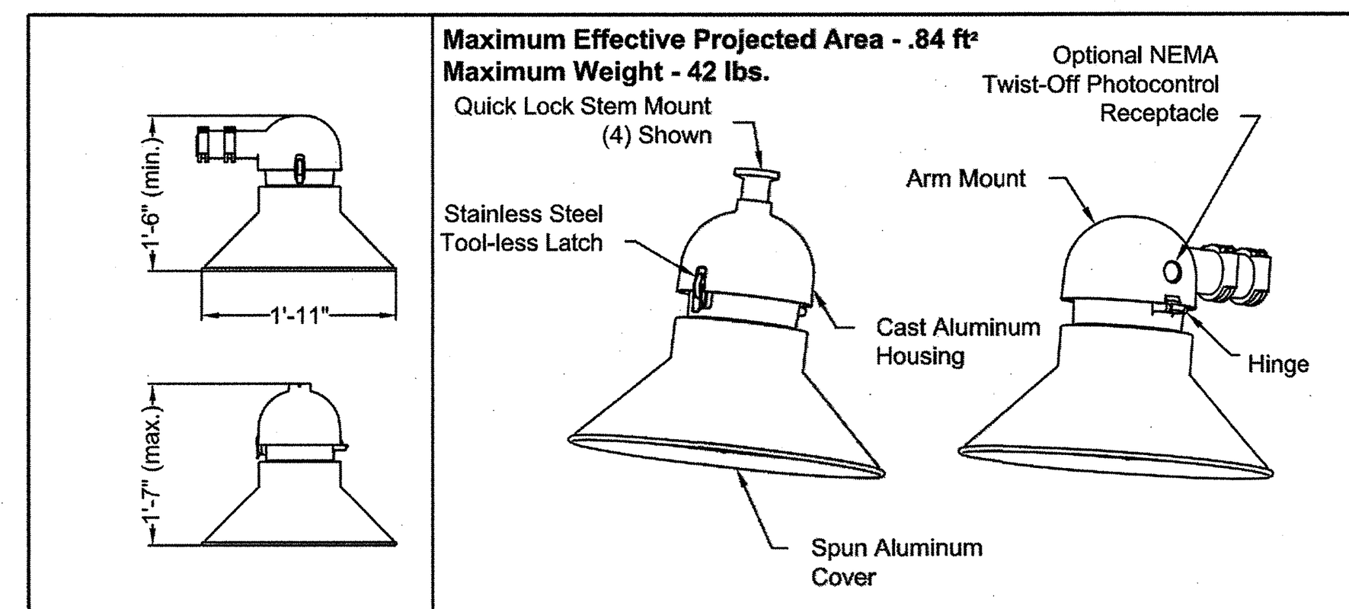
NOTES:
1. VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED. WELDING IS NOT PERMITTED. THE CONTRACTOR SHALL SUPPORT REINFORCEMENT IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.
2. THE CONTRACTOR SHALL REMOVE WATER PRESENT IN HOLE PRIOR TO POURING CONCRETE.
3. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO THE POLE AND FIXTURE INSTALLATION WITH THE MANUFACTURER. THE ENGINEER AND/OR TO BE NOTIFIED OF ANY DISCREPANCIES.
4. INSTALLATION OF POLE FOOTING IN CONCRETE PAVING REQUIRES ½" EXPANSION JOINT FILLER SEALED WITH JOINT SEALANT.

3 BOLLARD BASE
NTS



NOTES:
1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250–86, N.E.C.
3. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
4. POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND–RUBBED SMOOTH.
5. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.
6. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
7. CONCRETE BASES SHALL NOT BE PAINTED.
8. CONTRACTOR TO CONFIRM GROUNDING SYSTEM WITH PROJECT MEP PRIOR TO BID.

Maximum Effective Projected Area - .84 ft²
Maximum Weight - 42 lbs.



GlasWerks® Flat LED 2
Hallbrook®
DESIGNER OUTDOOR

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS An Acuity Brands Company

EXAMPLE: GSLF2 P30 40K AS 4 B L3

ORDERING INFORMATION:

GSLF2

COVER TYPE
GSLF2 = HALLBROOK

LED PERFORMANCE PACKAGE (SEE PRODUCT COMPATIBILITY TABLE FOR OPTIONS)
P10 = TRUE AMBER LED PACKAGE[1]
P20 = STD CCT LED PACKAGE
P30 = STD CCT LED PACKAGE
P40 = STD CCT LED PACKAGE
P50 = STD CCT LED PACKAGE
P60 = STD CCT LED PACKAGE

COLOR TEMP.
AM = TRUE AMBER[1]
30K = 3000K
40K = 4000K
50K = 5000K

VOLTAGE
AS = AUTO-SENSING 120-277V
AH = AUTO-SENSING 347-480V

MOUNTING STYLE
1 = ARM
2 = PENDAND 1.5 NPT
3 = PENDAND 1.25 NPT
4 = QUICK LOCK STEM MOUNT[2]

COLOR
A = AS SPECIFIED
B = BLACK
D = DARK BLUE
G = GRAY
H = GRAPHITE
N = GREEN
P = PRIME PAINT
W - WHITE
Z = BRONZE
TDC = TIGER DRYLAC COLOR (RAL***)
CMC = CUSTOM MATCH COLOR

OPTICS
L2 = TYPE 2 DISTRIBUTION
L3 = TYPE 3 DISTRIBUTION
L4 = TYPE 4 DISTRIBUTION
L5 = TYPE 5 DISTRIBUTION

OPTIONS
CONTROL OPTIONS
AO[3] = FIELD ADJUSTABLE OUTPUT
B[4] = BI-LEVEL 0-10V DIMMING CONTROL
D[5] = ROAM HARDWARE
FPDxx[6] = FACTORY PROGRAMMED DRIVER (xx = % OF LUMENS OR WATTS)
H[7] = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE ONLY
PCLL[8] = DTL LONG LIFE TWISTLOCK PHOTOCONTROL FOR SOLID-STATE LIGHTING, 120-277V
PCS[8] = DTL TWISTLOCK PHOTOCONTROL, 120-277 VOLT
PND[9] = 0-10V PART-NIGHT DIMMING, INCLUDES BLC2 & 120-277V BUTTON PHOTOCONTROL
PSC[10] = SHORTING CAP
P34[11] = DTL TWISTLOCK PHOTOCONTROL 347V
P48[11] = DTL TWISTLOCK PHOTOCONTROL 480 VOLT
P5[12] = DIMMING PHOTOCONTROL RECEPTACLE - 5 PIN
P7[13] = DIMMING PHOTOCONTROL RECEPTACLE - 7 PIN
P3E[14] = PREPARED FOR EXTERNAL 3PIN PHOTOCONTROL RECEPTACLE
P5E[14] = PREPARED FOR EXTERNAL 5PIN PHOTOCONTROL RECEPTACLE
P7E[14] = PREPARED FOR EXTERNAL 7PIN PHOTOCONTROL RECEPTACLE

OPTIONS (Cont.)
PREWIRE LEAD OPTIONS
L03 = 3 FEET OF PREWIRED LEADS
L10 = 10 FEET OF PREWIRED LEADS
L20 = 20 FEET OF PREWIRED LEADS
L25 = 25 FEET OF PREWIRED LEADS
L30 = 30 FEET OF PREWIRED LEADS

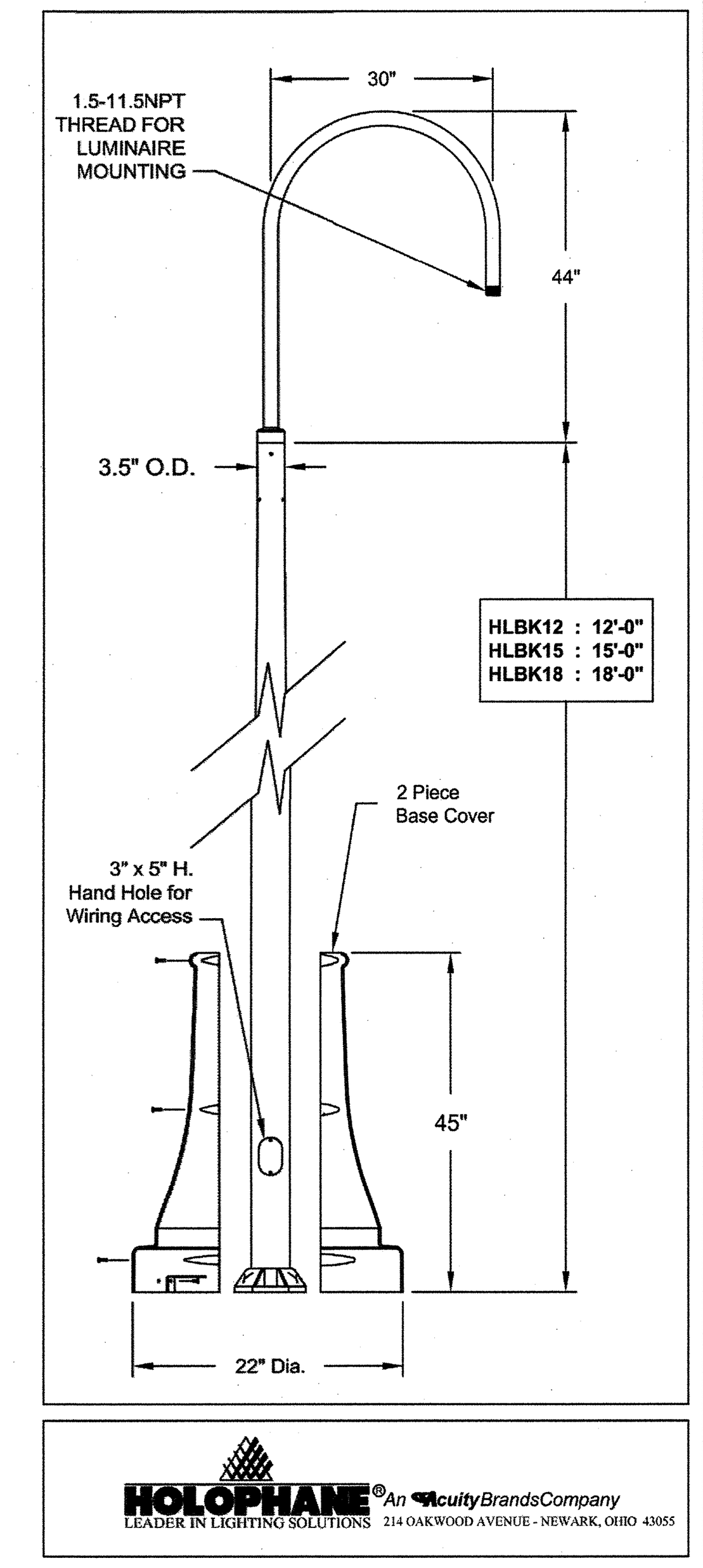
ACCESSORIES
SURGE PROTECTION
SPDPLUGIN = REPLACEMENT SURGE PROTECTOR 120-277V
SPDPLUGIN-48 = REPLACEMENT SURGE PROTECTOR 347-480V
SPDPLUGIN-MOV12 = REPLACEMENT SURGE PROTECTOR, MOV 120-277V
SPDPLUGIN-MOV48 = REPLACEMENT SURGE PROTECTOR, MOV 347/480V

NOTES ARE LOCATED ON PAGE 3

ORDER #:
TYPE:
DRAWN: RAF
DATE: 8/14/2017
DWG #: LUM_GSLF2
1 of 4

4 LIGHT FIXTURE FOR TYPES 'A', 'B', 'C', 'D', AND 'E'
NTS

HALLBROOK Series
Single Arm Aluminum Post, 22" Dia. Base



HOLOPHANE® An Acuity Brands Company
LEADER IN LIGHTING SOLUTIONS 214 OAKWOOD AVENUE - NEWARK, OHIO 43055

ORDERING GUIDE

Catalog Number

Post Series	Height	Material	Arm	Finish
HLBK	12	A	1	B
HLBK	15	A	1	B
HLBK	18	A	1	B

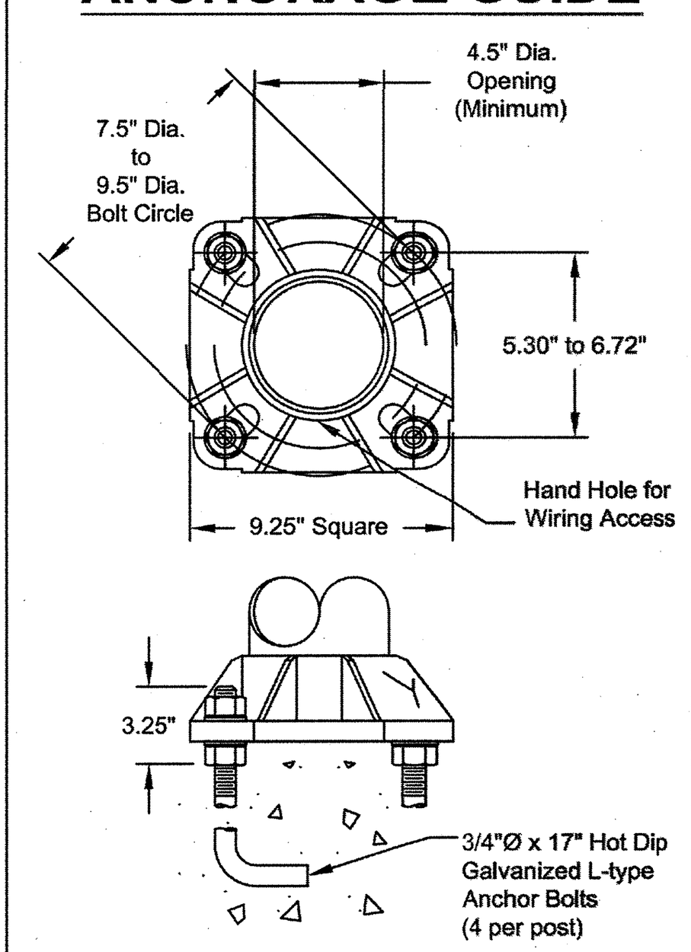
Finish

B = Brown L = Gold
D = Dark blue N = Green
G = Gray S = Silver
H = Graphite W = White
K = Black Z = Bronze

Accessories

GWBA512X Cast aluminum clamshell base

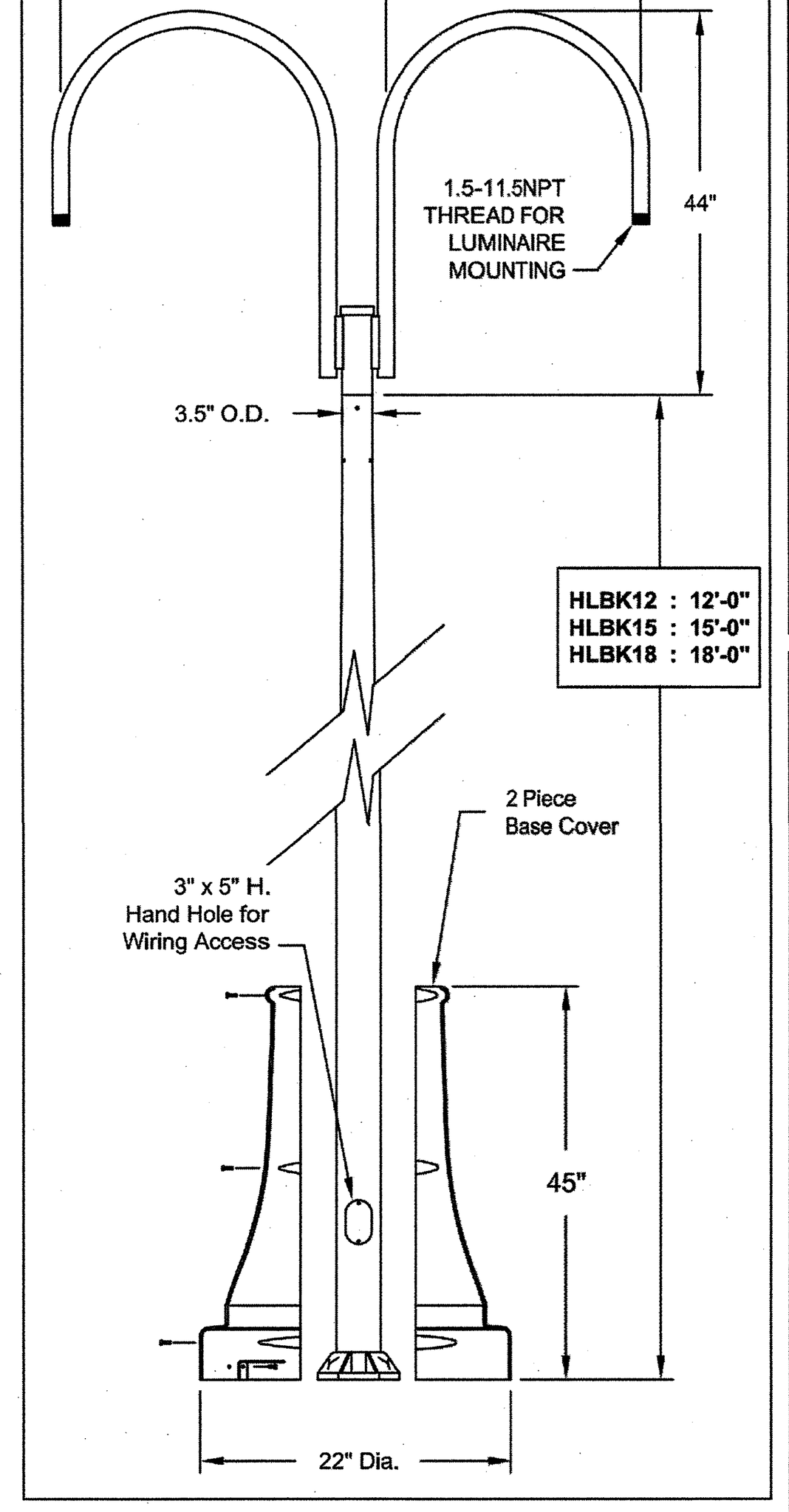
ANCHORAGE GUIDE



US-1394 Page 2 of 2

5 POLE FIXTURE AND BASE FOR TYPES 'A', 'B', 'C', AND 'D'
NTS

HALLBROOK Series
Double Arm Aluminum Post,
22" Dia. Base



HOLOPHANE® An Acuity Brands Company
LEADER IN LIGHTING SOLUTIONS 214 OAKWOOD AVENUE - NEWARK, OHIO 43055

ORDERING GUIDE

Catalog Number

Post Series	Height	Material	Arm	Finish
HLBK	12	A	2	B
HLBK	15	A	2	B
HLBK	18	A	2	B

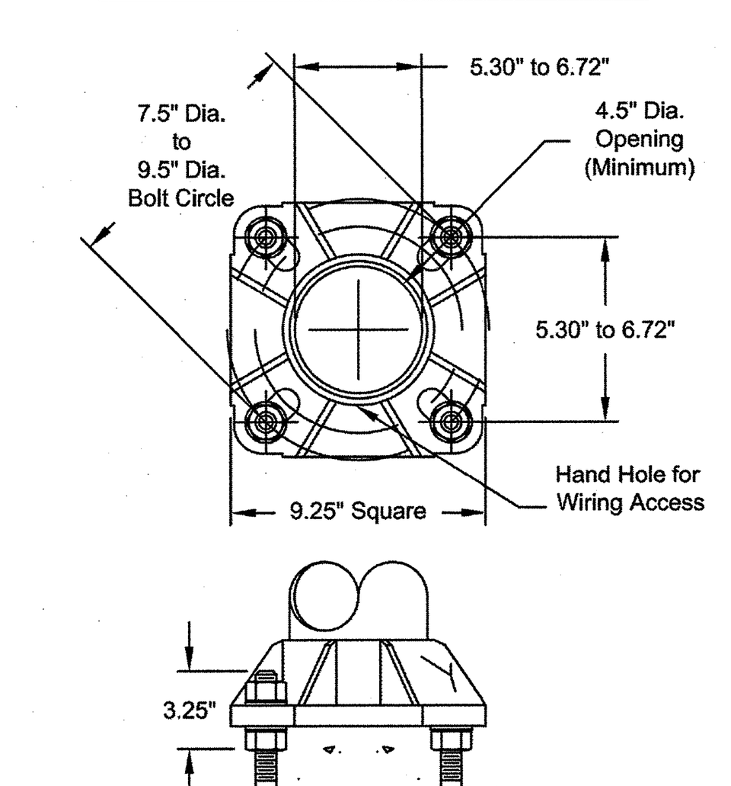
Finish

B = Brown L = Gold
D = Dark blue N = Green
G = Gray S = Silver
H = Graphite W = White
K = Black Z = Bronze

Accessories

GWBA512X Cast aluminum clamshell base

ANCHORAGE GUIDE



US-1395 Page 2 of 2

6 POLE FIXTURE AND BASE FOR TYPE 'E'
NTS

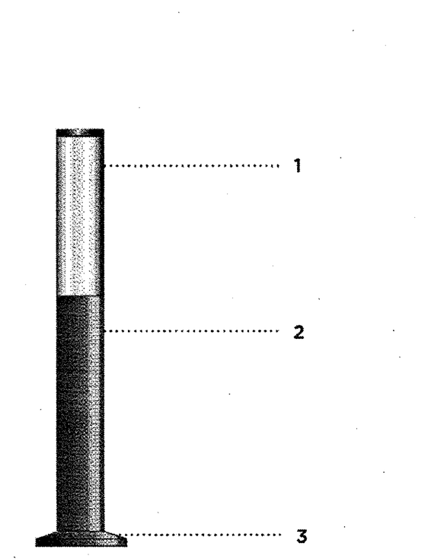
LUMINIS®

CL313/CL313XL/CL323 SERIES
LumiSTIK - LED
3" BOLLARD

TYPE: ______ QUANTITY: ______ PROJECT: ______

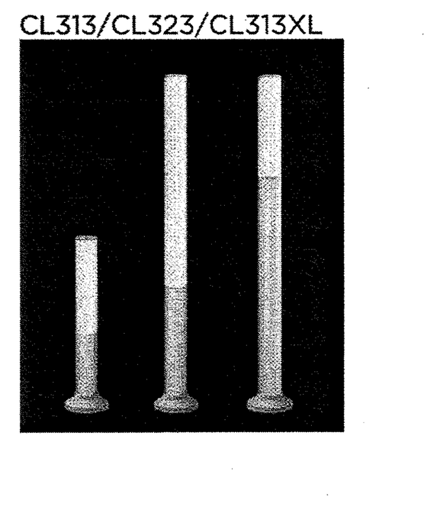
CATALOG NUMBER:

FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



1- Ø 3" (75) high impact white translucent acrylic diffuser UV stabilized. Available in two acrylic lengths.
2- Ø 3" (75) extruded aluminum base.
3- One piece cast aluminum base cover.

CL313/CL323/CL313XL



MATERIALS
LumiSTIK bollard is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
LED is contained in a white UV stabilized high impact acrylic sealed cylinder.
The assembly is designed to provide a uniform column illumination.

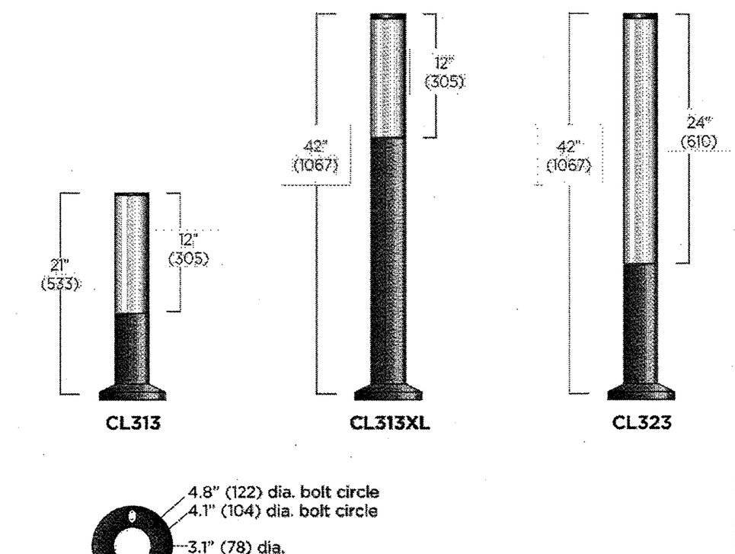
ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30ºC/-22ºF to 60ºC/140ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.
LED Standard 4000K CCT/80 CRI. Optional 3000K and 3500K. Removable modular LED platform.

LIFE
50,000hrs $L_{85}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data).

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Lumen depreciation in accordance with IESNA LM80 standards. CE certification on request.
Rated IP65.

MOUNTING
Mounts with a set of 3 x 3/8"-16 x 3 3/4" lg galvanized anchor bolts.



August 2018 Rev 0

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

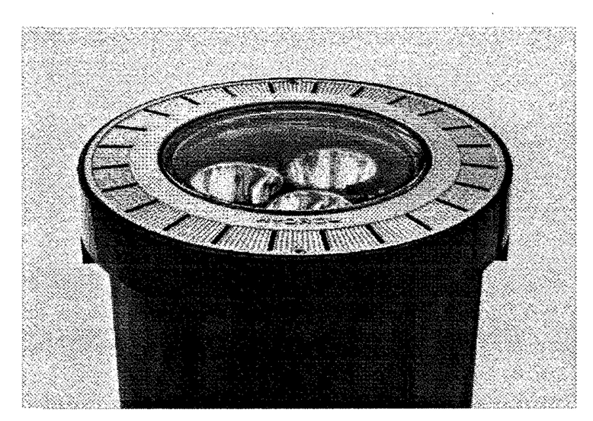
Luminaires may be altered for design improvement or discontinued without prior notice.

| 1

7 BOLLARD FIXTURE TYPE 'F'
NTS

HYDREL

CATALOG NUMBER
NOTES
TYPE



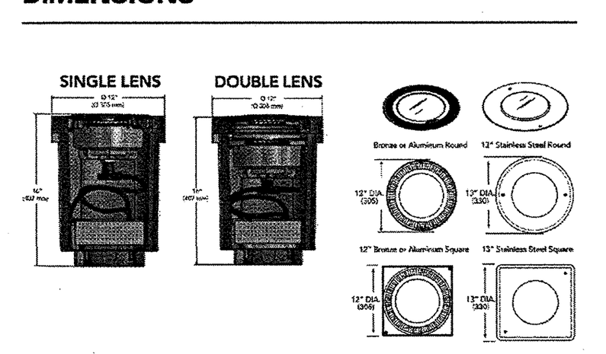
Specifications	SINGLE LENS	DOUBLE LENS
Length:	12" 305 mm	12" 305 mm
Width:	12" 305 mm	12" 305 mm
Height:	16" 407 mm	16" 407 mm

M9700C
In-Grade Luminaire

HIGHLIGHTS
- Factory-sealed LED lamp module and encapsulated power module
- Optical and mechanical aiming with an optional double lens
- Optimal efficiency through photometric improvements
- Color temperature: 27K - 50K
- In-line & 0-10V Dimming
- Flow-through technology

5 YEAR warranty
LED
IP68
DLC

DIMENSIONS

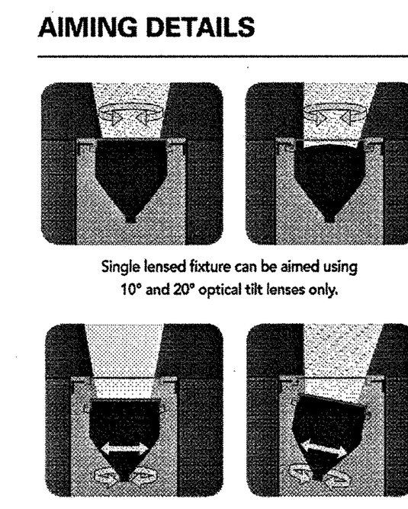


LUMEN PACKAGES

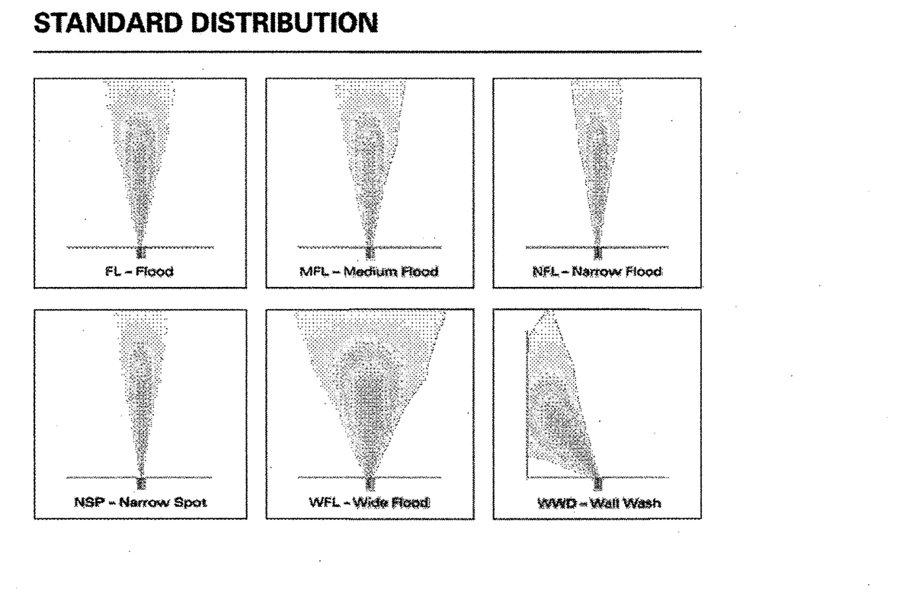
	NSP	NFL	MFL	FL	WFL	WWD
Delivered Lumens	4,205	3,786	3,537	3,576	3,320	2,871
Watts	35	35	35	35	35	35
LPW	120	110	108	101	95	82
Peak Candela	40,082	10,183	5,440	3,417	2,225	2,649

Note: Information based on 4000K @ P2 Performance Package - Single lens (M9710C and M9730C)

AIMING DETAILS



STANDARD DISTRIBUTION

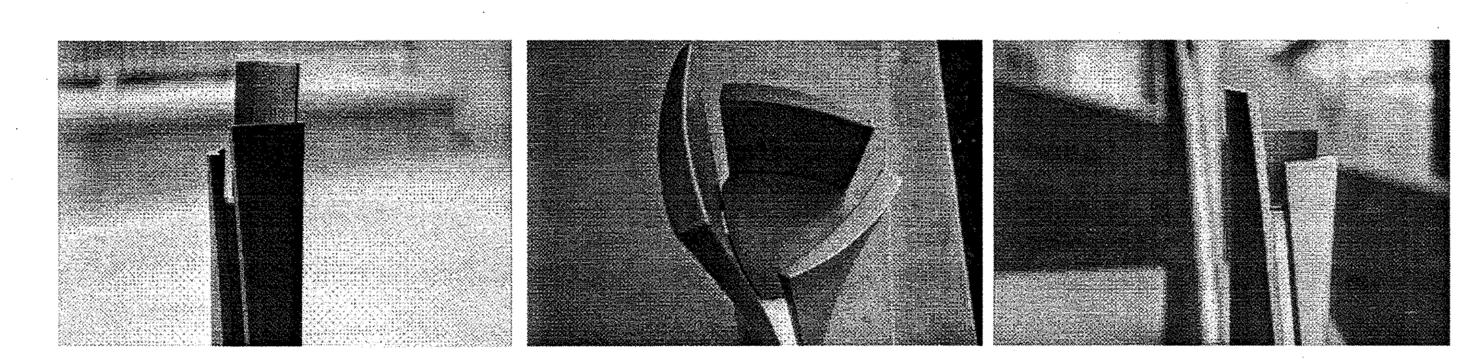


M9700C LED | Rev. 02/19/20
Page 1 of 6

8 UP-LIGHT FIXTURE TYPE 'G'
NTS

Guide Bollard
Product Data Sheet

landscapeforms



Finish
Pangard II® offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order
Select corresponding order codes and powdercoat color.

Order Code	Description
AE-SM-200*	Guide Bollard, Surface Mount, with LED Lighting
AE-SM-201	Guide Bollard, Surface Mount, without LED Lighting
AE-RM-201	Guide Bollard, Removable, without LED Lighting

*Specify color temperature for LED Lighting: 3000K, 3500K, 4000K

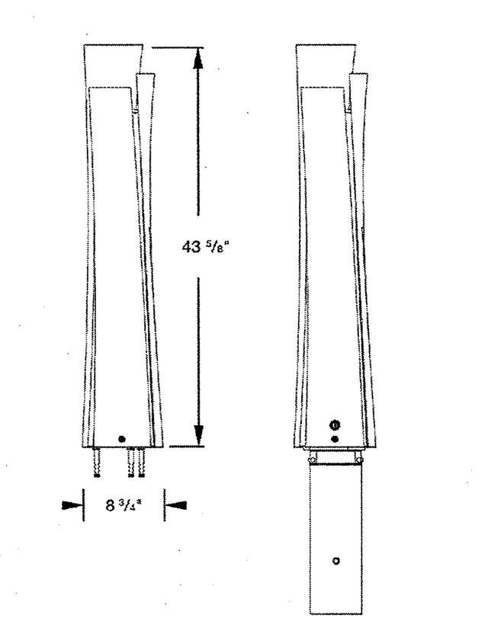
Product Modifications
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty
LED lighting products are warranted for six years.

Other
UL Listed, RoHS Compliant
U.S. Patent D740,478

cULus RoHS COMPLIANT LED lighting facts

Designed by frog design



Visit our website landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2019 Landscape Forms, Inc. Printed in U.S.A.

2 Revised September 30, 2019 | **Landscape Forms Inc.** | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

9 BOLLARD FIXTURE TYPE 'H'
NTS

Date	Description	No.

REVISIONS

STATE OF NEW YORK — MICHAEL JOSEPH FOWLER — LICENSED PROFESSIONAL ENGINEER — No. 102374

SIGNATURE [illegible] DATE SIGNED
MICHAEL J. FOWLER
PROFESSIONAL ENGINEER NY Lic. No. 102374

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com

Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title
LIGHTING NOTES AND DETAILS

Project No. 100754201
Date 03/17/2020
Drawn By ML
Checked By DB
Drawing No. LL501

PROJECT NO. 100754201

Filename: \\langan.com\data\PAR\data2\100754201\project data\CAD\01\sheetfiles\Parking Garage\100754201-LL501-0101.dwg Date: 3/17/2020 Time: 20:20 User: vipatel Style Table: Langan.stb Layout: LL501

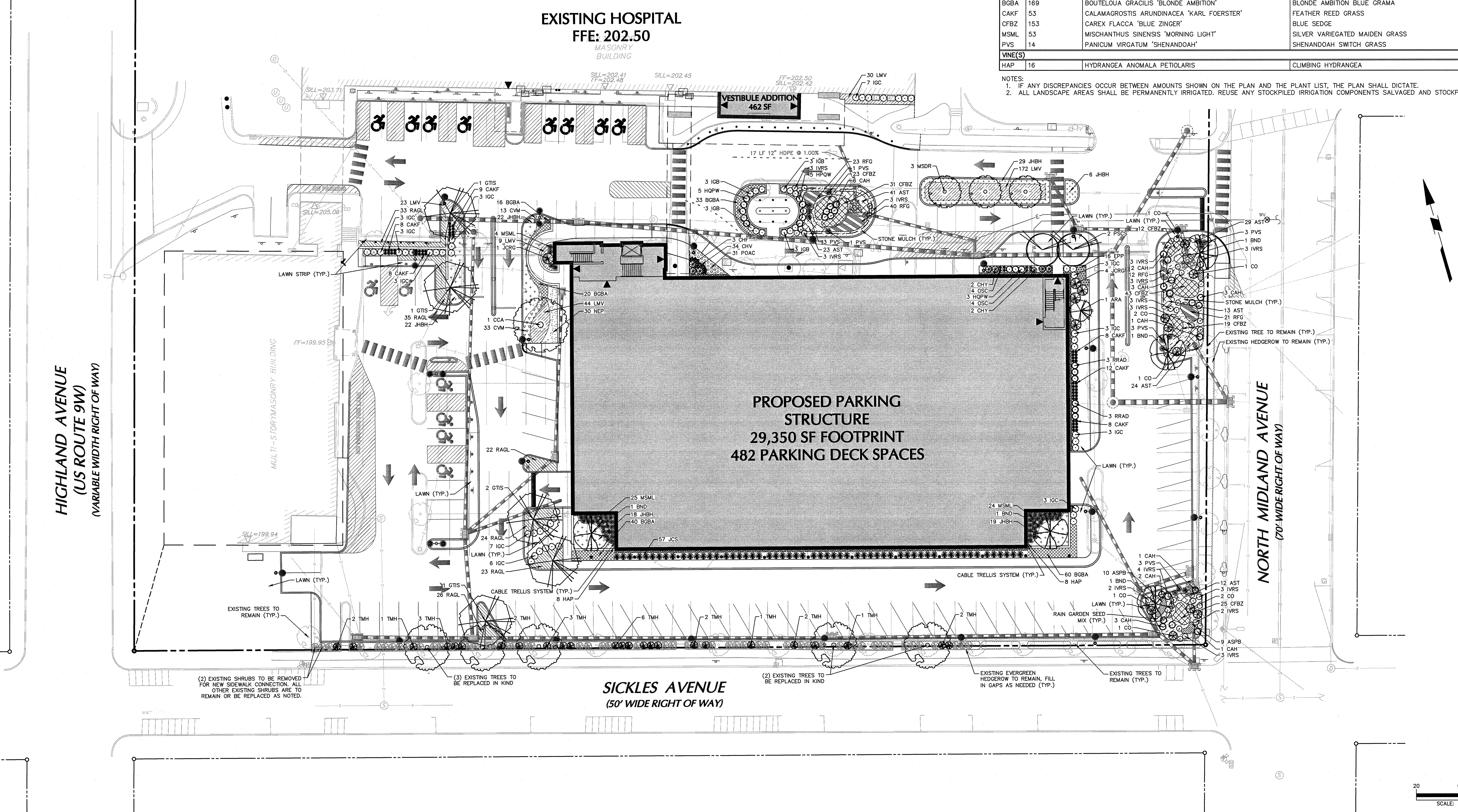
ORDINANCE COMPLIANCE CHART - VILLAGE OF NYACK, NY

ORDINANCE SECTION			ORDINANCE REQUIREMENT	PROPOSED	COMPLIANCE
§360-4.5. PARKING AND LOADING	K. PARKING AREA LANDSCAPING	(2)	APPLICABILITY. ALL PARKING LOTS WITH 12 OR MORE PARKING SPACES IN TOTAL OR EIGHT OR MORE SPACES IN A SINGLE ROW SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS SECTION.	SEE BELOW FOR REQUIREMENTS.	SEE BELOW
		(3)(a)	THE VIEW OF PARKING AREAS FROM ALL ABUTTING STREETS MUST BE VISUALLY SCREENED BY PERMITTED BUILDINGS, FENCES, WALLS, HEDGES, OR BY A COMBINATION THEREOF. EACH FENCE, WALL OR HEDGE SHALL NOT BE LESS THAN 2.5 FEET IN HEIGHT AND NOT MORE THAN 4 FEET IN HEIGHT.	EXISTING HEDGEROWS ALONG SICKLES AVE. AND NORTH MIDLAND AVE. ARE NOT MORE THAN 4 FEET IN HEIGHT. ADDITIONAL PLANTINGS ARE PROVIDED TO FILL IN GAPS.	COMPLIES
		(3)(b)	WHERE A PARKING AREA IS LOCATED ADJACENT TO A RESIDENTIAL USE, RESIDENTIAL ZONING DISTRICT, CLUBHOUSE, COMMUNITY CENTER, PLACE OF WORSHIP, DAY CARE, NURSERY SCHOOL, EDUCATIONAL USE, HOSPITAL OR PUBLIC PARK OR OPEN SPACE, THE SCREENING REQUIREMENT SHALL BE MET BY A COMBINATION OF BUILDING, FENCE, WALL OR HEDGE NOT LESS THAN 5 FEET IN HEIGHT AND NOT MORE THAN 6 1/2 FEET IN HEIGHT.	EXISTING AND PROPOSED SHADE TREES AND EVERGREEN SHRUBS ARE PROVIDED AROUND ALL PARKING AREAS TO SCREEN FROM ADJACENT RESIDENTIAL AREAS.	COMPLIES
		(4)(a)	LANDSCAPE ISLANDS WITH A MINIMUM WIDTH OF 8 FEET AND SURROUNDED BY A MINIMUM 6 INCH CURB SHALL BE PROVIDED TO DIRECT THE FLOW OF TRAFFIC AND TO PROVIDE A PLACE FOR SHADE TREES TO BE PLANTED.	ALL LANDSCAPE ISLANDS CONTAIN (1) SHADE TREE, EXCEPT IN AREAS WHERE THERE ARE SITE CONFLICTS.	COMPLIES
		(4)(b)	AT LEAST 1 TREE PER 10 SPACES SHALL BE PROVIDED WITHIN THE PARKING LOT. NO MORE THAN 12 CONTIGUOUS SPACES SHALL BE PERMITTED IN A ROW WITHOUT A LANDSCAPED INTERRUPTION OF AT LEAST 5 FEET, INCLUDING CURBING.	REQUIRED: 1 TREE PER 10 SPACES / 69 SPACES = 7 TREES PROPOSED: 8 TREES WITHIN PARKING LOT	COMPLIES
§360-4.8. SCREENING			ANY NON-RESIDENTIAL USE LOCATED ON A LOT WITHIN 25 FEET OF A RESIDENTIAL DISTRICT BOUNDARY SHALL BE SCREENED ALONG ANY SUCH LOT LINE. SCREENING SHALL CONSIST OF A TYPE OF FENCING OR A HEDGE OF SUCH TYPE AND SPACING AS MAY BE REQUIRED BY THE PLANNING BOARD OF AN INITIAL HEIGHT OF NOT LESS THAN FIVE FEET AND ADEQUATE ULTIMATELY TO SCREEN ALL OPERATIONS ON THE LOT FROM THE VIEW OF PROPERTIES IN THE ADJOINING RESIDENTIAL DISTRICT.	EXISTING EVERGREEN HEDGE TO REMAIN. REPLACEMENT EVERGREEN SHRUBS TO BE PROVIDED WITHIN HEDGEROW TO FILL IN GAPS.	COMPLIES

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
ARA	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3" CAL.	B+B	–
CCA	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2-3" CAL.	B+B	–
GTIS	5	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B	–
ORNAMENTAL TREE(S)						
BND	5	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12'	B+B	–
MSDR	3	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2-2 1/2" CAL.	B+B	–
PSCS	2	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2-2 1/2" CAL.	B+B	–
EVERGREEN SHRUB(S)						
CHF	3	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	JAPANESE PLUM YEW	2 GAL.	CONTAINER	–
CHY	4	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS JAPANESE PLUM YEW	2 GAL.	CONTAINER	–
IGB	12	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY	1 GAL.	CONTAINER	–
IGC	44	ILEX GLABRA COMPACTA	DWARF INKBERRY HOLLY	24-30"	#5 CAN	–
JCRG	5	JUNIPERUS CHINENSIS 'ROBUSTA GREEN'	ROBUSTA GREEN JUNIPER UPRIGHT	3-4'	B+B	–
JCS	57	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	3-4'	B+B	–
JHBH	94	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN	spaced @ 36" o.c.
TMH	25	TAXUS X MEDIA 'HATFIELDII'	HATFIELD YEW	24-30"	B+B	–
DECIDUOUS SHRUB(S)						
CAH	22	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SWEET PEPPERBUSH	18-24"	CONTAINER	–
CO	9	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	18-24"	2 GAL.	–
HQPW	13	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE HYDRANGEA	18-24"	CONTAINER	–
IVRS	38	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	3 GAL.	CONTAINER	–
RAGL	163	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	30-36"	CONTAINER	spaced @ 24" o.c.
RRAD	6	ROSA 'RADRAZZ'	KNOCKOUT ROSE 'RADRAZZ'	#3 CAN	CONTAINER	–
GROUND COVER						
OSC	8	OSMUNDASTRUM CINNAMOMEUM	CINNAMON FERN	1 GAL.	CONTAINER	–
POAC	31	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL.	CONTAINER	–
PERENNIAL(S)						
ASPB	19	ASTIBLE JAPONICA PEACH BLOSSOM	PEACH BLOSSOM ASTILBE	1 PT.	CONTAINER	spaced @ 18" o.c.
AST	142	ASCELPIAS TUBEROSA	BUTTERFLY WEED	1 PT.	CONTAINER	spaced @ 18" o.c.
CHV	34	CHRYSOGONUM VIRGINIANUM	GOLDEN STAR	1 PT.	CONTAINER	spaced @ 18" o.c.
CVM	46	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	2 GAL.	CONTAINER	spaced @ 18" o.c.
EPP	16	ECHINACEA PURPUREA 'PINK DOUBLE DELIGHT'	PINK DOUBLE DELIGHT CONEFLOWER	1 GAL.	CONTAINER	spaced @ 18" o.c.
LMV	292	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 PT.	CONTAINER	spaced @ 18" o.c.
NEP	30	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	2 GAL.	CONTAINER	spaced @ 24" o.c.
RFG	96	RUDBECKIA FULGIDA 'CITY GARDEN'	CITY GARDEN BLACK-EYED SUSAN	2 GAL.	CONTAINER	spaced @ 18" o.c.
ORNAMENTAL GRASS(ES)						
BGBA	169	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	CONTAINER	spaced @ 18" o.c.
CAKF	53	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER	–
CFBZ	153	CAREX FLACCA 'BLUE ZINGER'	BLUE SEDGE	1 PT.	CONTAINER	spaced @ 18" o.c.
MSML	53	MISCHANTHUS SINENSIS 'MORNING LIGHT'	SILVER VARIEGATED MAIDEN GRASS	2 GAL.	CONTAINER	–
PVS	14	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER	–
VINE(S)						
HAP	16	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	2 GAL.	CONTAINER	spaced @ 18" o.c.

NOTES:
1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL LANDSCAPE AREAS SHALL BE PERMANENTLY IRRIGATED. REUSE ANY STOCKPILED IRRIGATION COMPONENTS SALVAGED AND STOCKPILED DURING DEMOLITION THAT ARE IN GOOD WORKING ORDER.



NOTE:
1. SEE SHEET LP501-0101 FOR LANDSCAPE NOTES AND DETAILS.

Date	Description	No.

REVISIONS

SIGNATURE — DATE SIGNED

CERTIFIED LANDSCAPE ARCHITECT NY Lic. No. 001901-1

LANGAN

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Project

NYACK HOSPITAL PARKING STRUCTURE

BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title

LANDSCAPE PLAN

Project No.	Drawing No.
100754201	LP101
Date: 03/17/2020	
Drawn By: ML	
Checked By: DB	

PROJECT NO. 100754201

GENERAL LANDSCAPE PLANTING NOTES

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED.
4. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SUBGRADE DRAINAGE OR PERCOLATION CHARACTERISTICS, WHETHER THE SUBGRADE SOILS ARE EXISTING TO REMAIN OR IMPORTED AND PLACED. CONTRACTOR TO ENSURE POSITIVE VERTICAL DRAINAGE THROUGHOUT PLANTED AREAS. DISCREPANCIES SHALL BE ADDRESSED WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANT MATERIALS.
6. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE FINISH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
7. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 – JUNE 15 OR AUGUST 15 – NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.
8. ALL FENCE AND GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF CONSTRUCTION. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
10. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
11. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON–AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
12. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
13. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
14. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, MISSING, 25% OR MORE DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES DEAD, OR REJECTED FOR ANY OTHER REASON (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
16. DELIVERY, STORAGE, AND HANDLING
    A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
    B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND–TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
    C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
    D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
17. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
19. CONTRACTOR'S GUARANTEE: ALL PLANTINGS AND PLANTING AREAS SHALL BE PERMANENTLY MAINTAINED. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, PRUNING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE DURATION OF THE GUARANTEED PERIOD. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
20. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF–SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
21. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24– HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
22. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
23. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST. MULCH SHALL BE A FIBROUS DOUBLE SHREDDED HARDWOOD MULCH. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
25. LANDSCAPE PUNCH LIST SITE VISITS TO BE PERFORMED BY THE PROJECT LANDSCAPE ARCHITECT, IF UNDER CONTRACT FOR SUCH WORK, WILL NOT BE SCHEDULED UNTIL CONFIRMATION IS RECEIVED THAT ALL PROPOSED LANDSCAPE ITEMS HAVE BEEN INSTALLED, OR DEFICIENCIES NOTED IN THE PRIOR PUNCH LIST REPORT HAVE BEEN CORRECTED. THE PUNCH LIST SITE VISIT WILL THEN BE PERFORMED WITHIN 10 BUSINESS DAYS.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.
2. PLANTING SOIL:

   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON–SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON–SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL–DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

   A. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
      a. PARTICLE SIZE ANALYSIS – LOAMY SAND: 70–85% SAND, 15–30% SILT AND CLAY
      b. FERTILITY ANALYSIS: pH (5.5–6.5), SOLUBLE SALTS (LESS THAN 2 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
      c. ORGANIC MATTER CONTENT: 2.5–5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
      d. TOXIC SUBSTANCE ANALYSIS
      e. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED
      f. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

PLANTING SOIL SPECIFICATIONS (CONTINUED)

3. SOIL AMENDMENT FOR PLANT MATERIAL:
   IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6–8; MOISTURE CONTENT 35–55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.
   A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60–90% ORGANIC CONTENT BY WEIGHT. SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".
   B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
   C. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
      a. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS.
         – BRING pH LEVELS TO 5.5 MIN. TO 6.5 FOR NON–ERICACEOUS PLANTS
         – BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS
      b. TERRA–SORB BY 'PLANT HEALTH CARE' 800–421–9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
      c. MYCOR–ROOT SAVER BY 'PLANT HEALTH CARE' 800–421–9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.
4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
5. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 – 7.
6. SOIL PLACEMENT:
   A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY–SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.
   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12–18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.
   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON–SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
7. SOIL CONDITIONING:
   A. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE.
   B. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
   C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
      a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.
      b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
      c. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

LAWN SEED MIX

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:

RED FESCUE	1 1/2 LBS./1,000 SF
PERENNIAL RYEGRASS	1 LBS./1,000 SF
KENTUCKY BLUEGRASS	1 1/2 LBS./1,000 SF
SPREADING FESCUE	1 LBS./1,000 SF

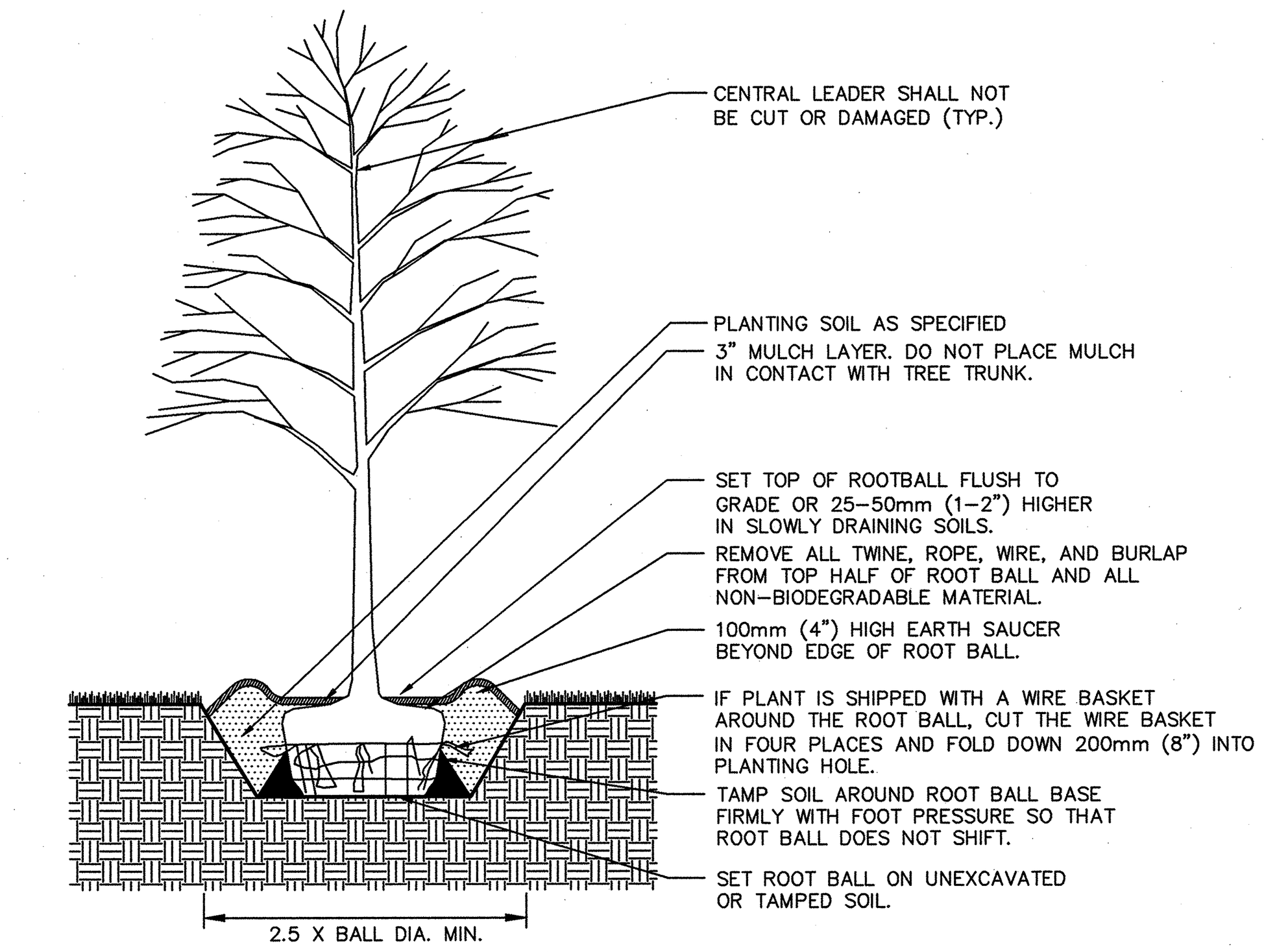
3. SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRAIN STRAW ANCHORED WITH TACKIFIER AS NECESSARY. AREAS PRONE TO EROSION SHALL BE PROTECTED AS NECESSARY WITH BIODEGRADABLE EROSION CONTROL MATERIALS IN ADDITION TO THE STANDARD MULCH. ALL MULCH MATERIALS AND HYDROSEED/MULCH MIX MUST BE REMOVED FROM ANY ADJACENT STRUCTURES, PAVING OR VEHICLES IMMEDIATELY.
4. SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
   SPRING: APRIL 1 – MAY 31
   FALL: AUGUST 16 – OCTOBER 31
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

LAWN WATERING SCHEDULE

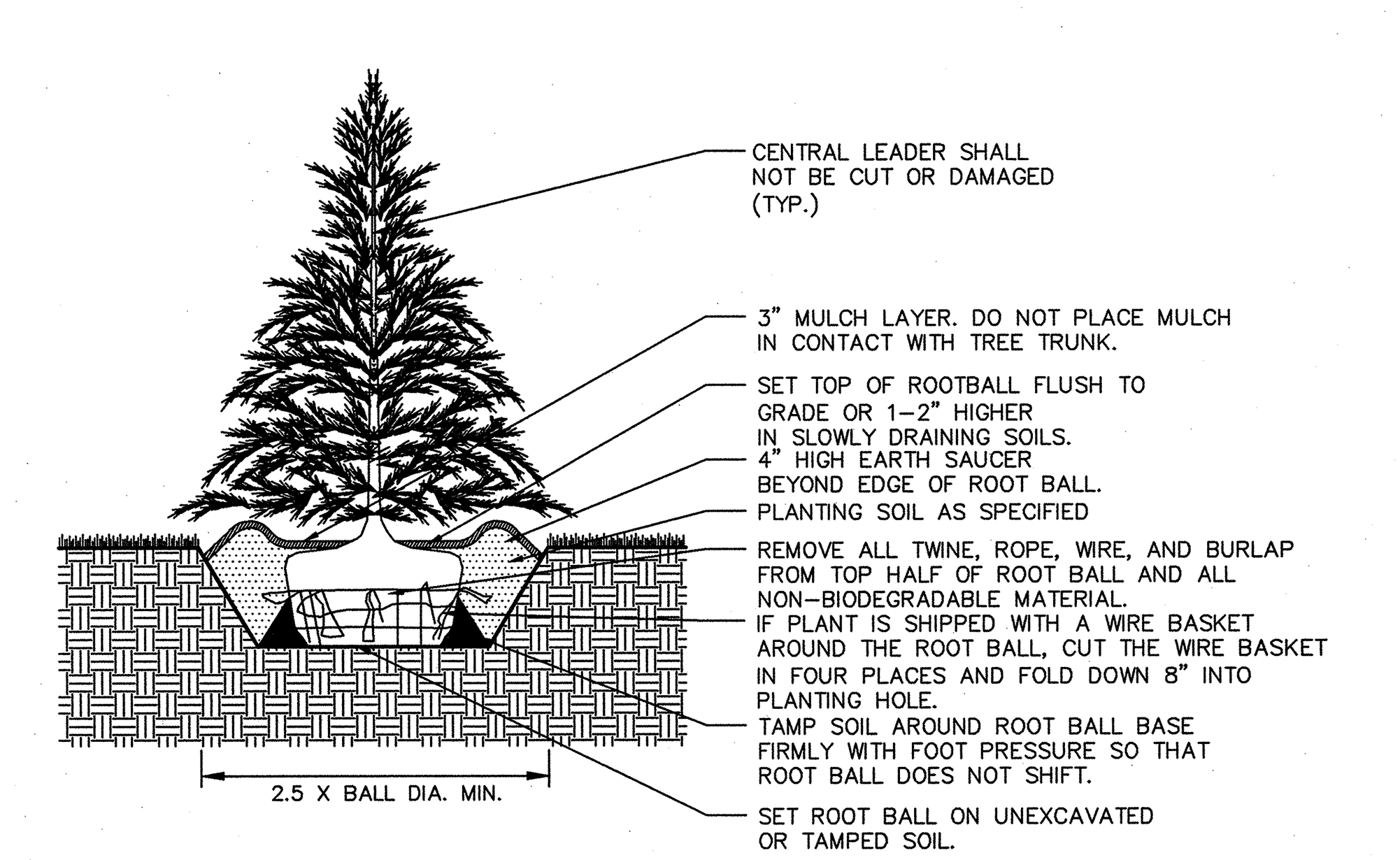
THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL pH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

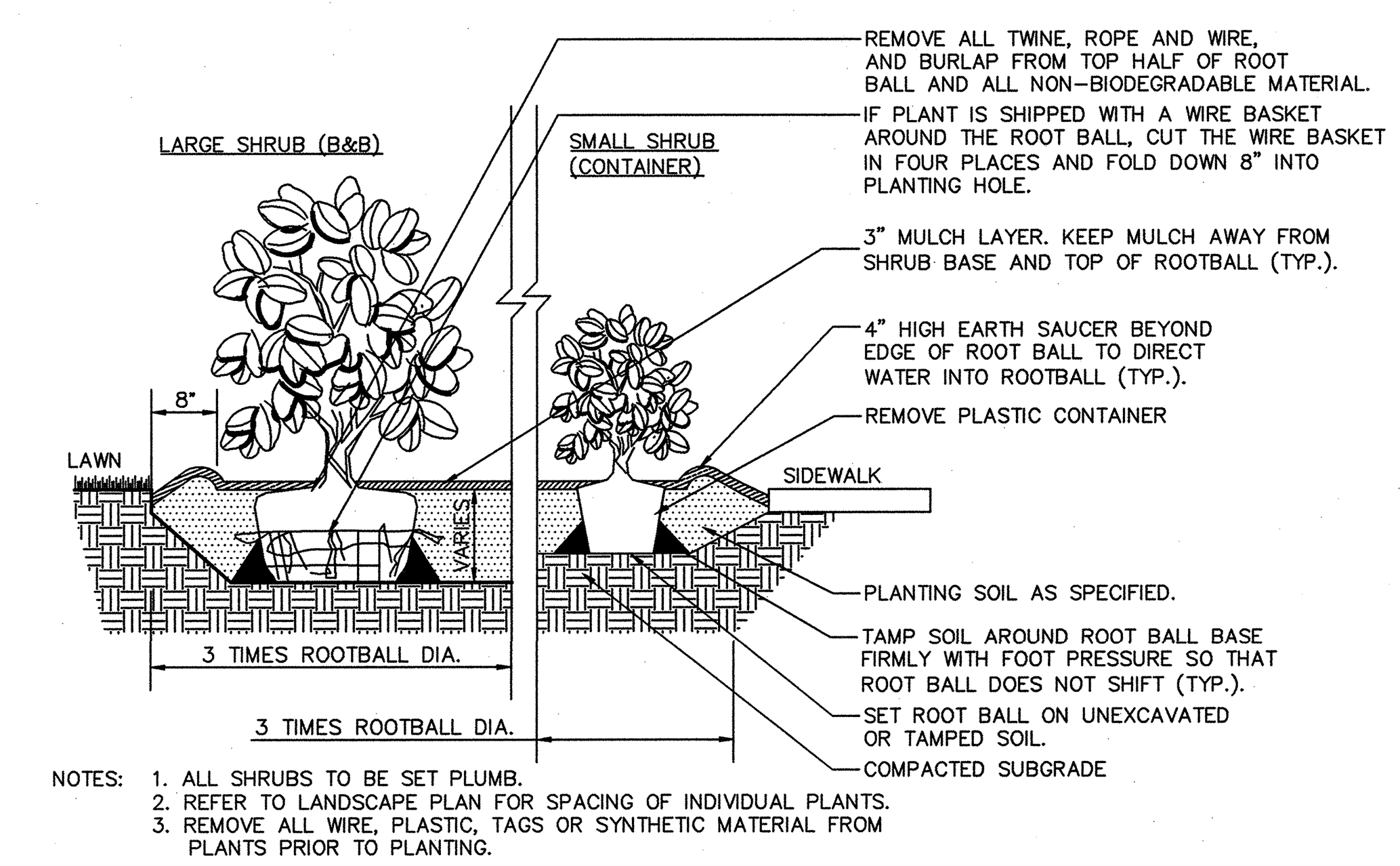
1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
2. AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2–½ INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.



1 DECIDUOUS TREE PLANTING

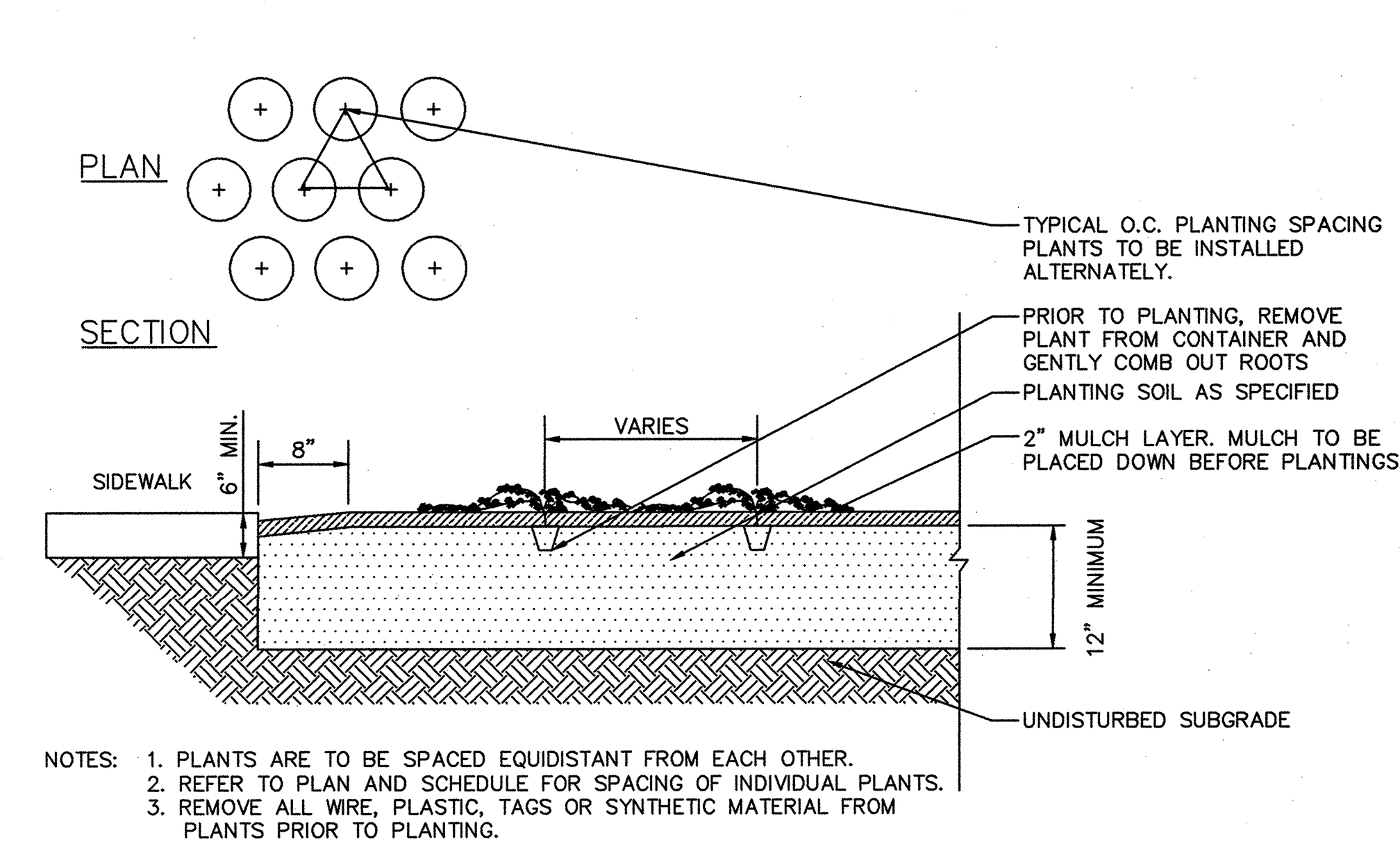


2 EVERGREEN TREE PLANTING



NOTES: 1. ALL SHRUBS TO BE SET PLUMB.
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

3 SHRUB PLANTING

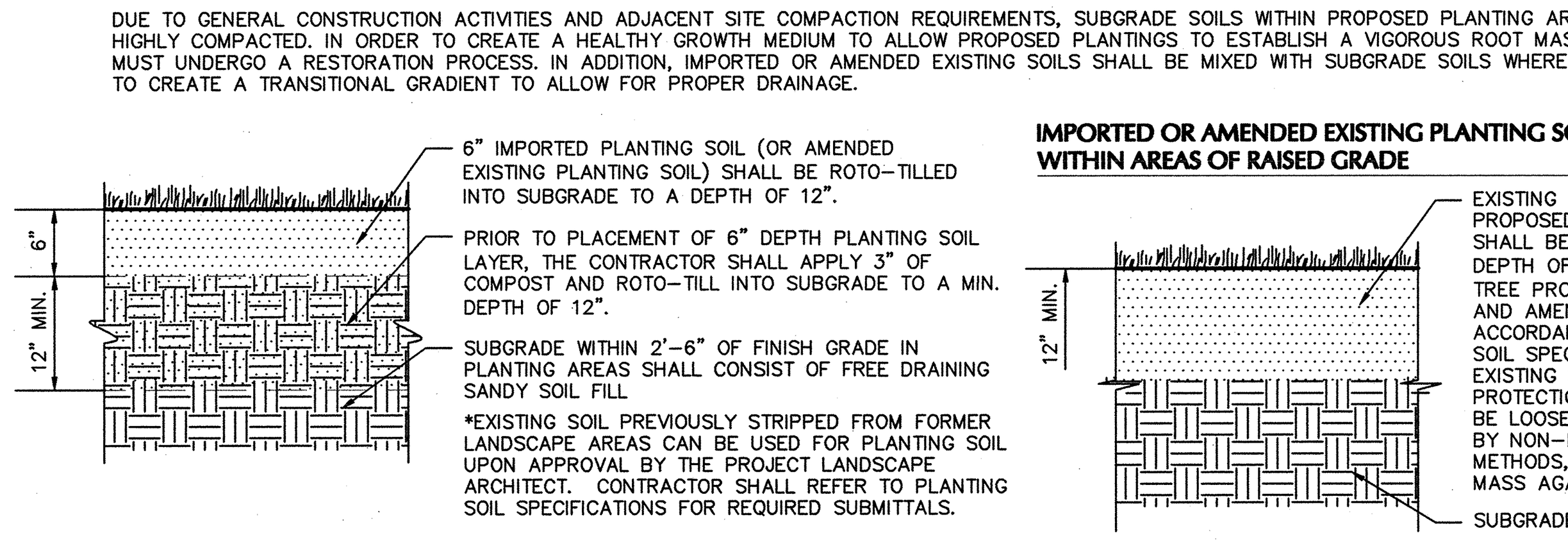


NOTES: 1. PLANTS ARE TO BE SPACED EQUIDISTANT FROM EACH OTHER.
2. REFER TO PLAN AND SCHEDULE FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

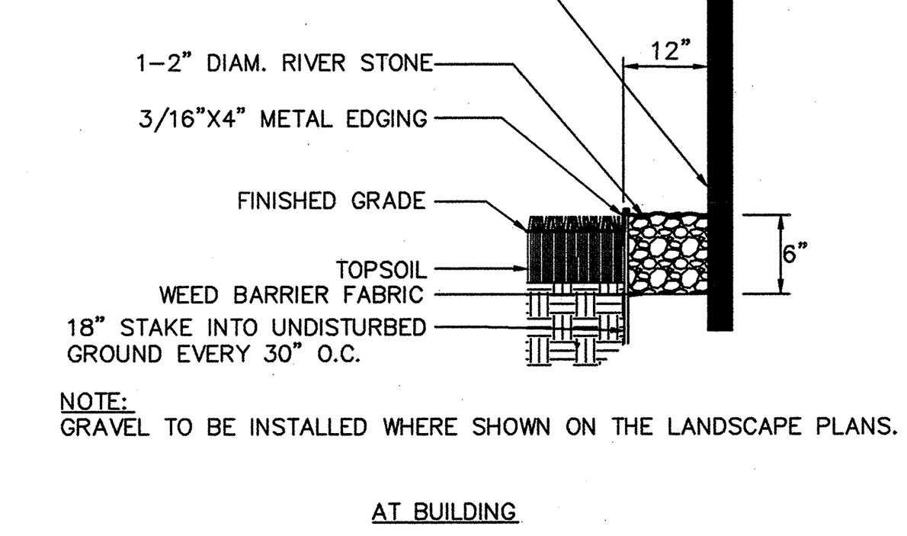
4 GROUNDCOVER/ PERENNIAL PLANTING

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



5 PLANTING SOIL



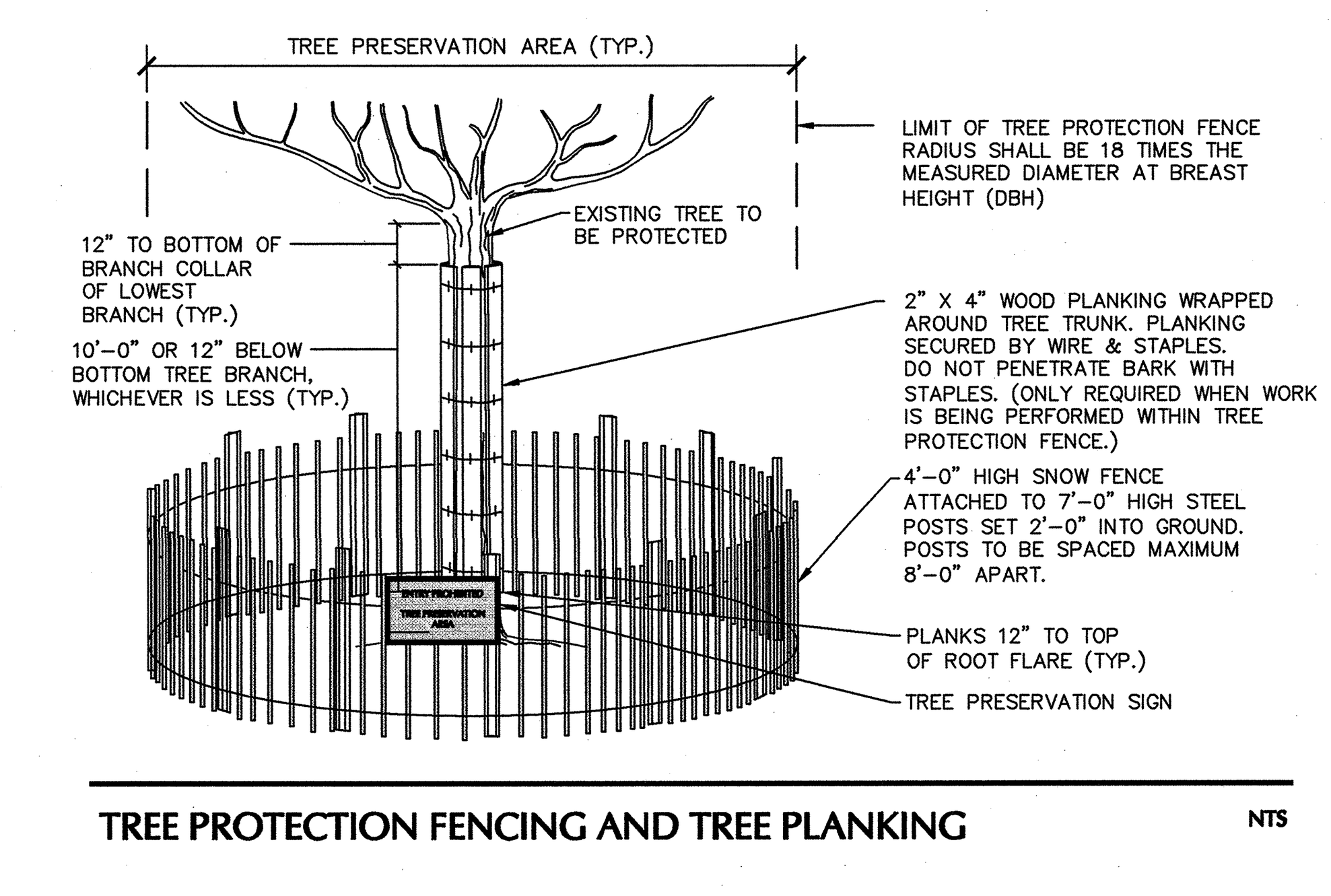
NOTE:
GRAVEL TO BE INSTALLED WHERE SHOWN ON THE LANDSCAPE PLANS.

AT BUILDING

6 GRAVEL STRIP

TREE PROTECTION NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. THE LIMIT OF TREE PROTECTION FENCE RADIUS SHALL BE 18 TIMES THE MEASURED DIAMETER–AT–BREAST–HEIGHT (DBH), UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED CLOSER TO THE TREE. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
2. TREE PROTECTION PLANKING SHALL BE INSTALLED ON ALL EXISTING TREES ONLY WHEN WORK IS TO BE DONE WITHIN THE LIMIT OF TREE PROTECTION FENCING. REFER TO DETAIL ON THIS SHEET.
3. IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED.
5. DEMOLITION WORK WITHIN THE TREE PROTECTION FENCE OF PROTECTED TREES SHALL BE PERFORMED BY NON–MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
6. ALL TEMPORARILY EXPOSED TREE ROOTS SHALL BE COVERED WITH 2 INCHES OF SHREDDED HARDWOOD MULCH AND THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.



TREE PROTECTION FENCING AND TREE PLANKING NTS

7 TREE PROTECTION FENCE

Date	Description	No.

REVISIONS

SIGNATURE DATE SIGNED
MICHAEL STURA
CERTIFIED LANDSCAPE ARCHITECT NY Lic. No. 001901–1

LANGAN
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Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

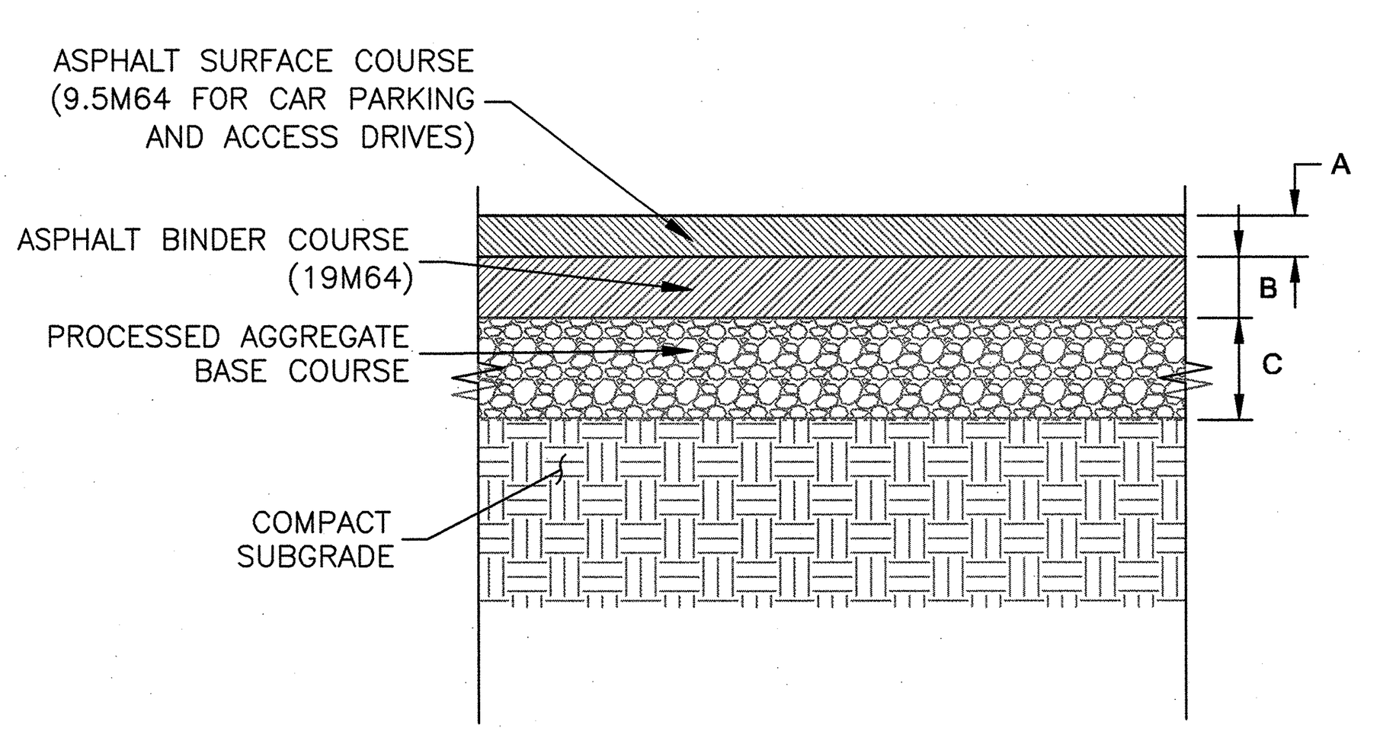
Drawing Title
LANDSCAPE NOTES AND DETAILS

Project No. 100754201	Drawing No. LP501
Date 03/17/2020	
Drawn By ML	
Checked By DB	

PROJECT NO. 100754201

Filename: \\langan.com\data\PAR\data2\100754201\project data\CAD\01\sheetfiles\Parking Garage\100754201-LP501-0101.dwg Date: 3/17/2020 Time: 20:21 User: vipatel Style Table: Langan.stb Layout: LP501

ASPHALT SECTION	SURFACE COURSE 'A' (9.5M64)	BINDER COURSE 'B' (19M64)	BASE 'D'
CAR PARKING	1.5 INCHES	2.5 INCHES	6 INCHES

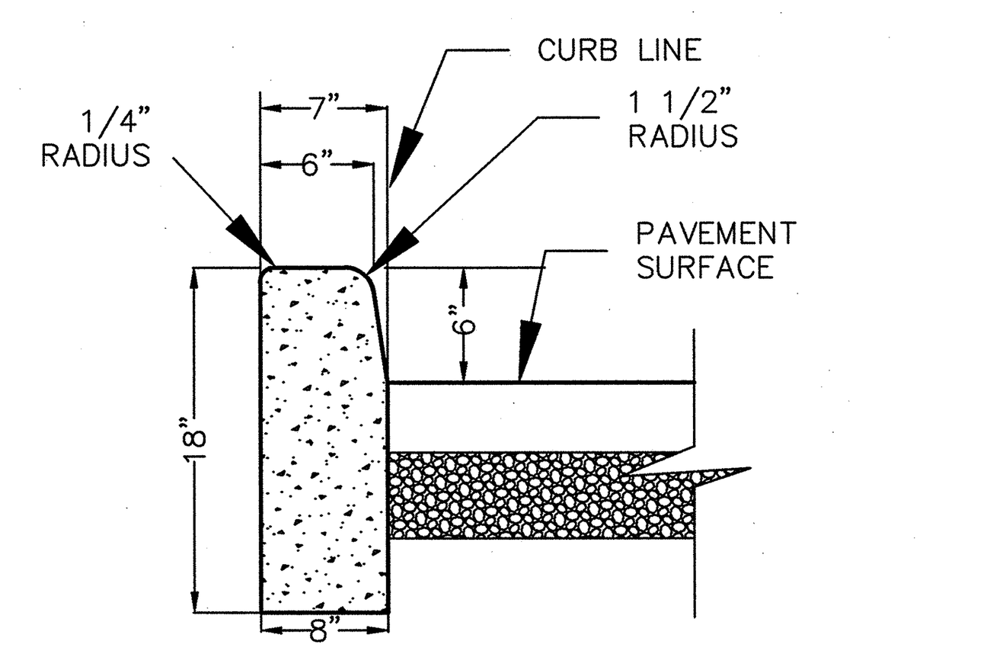


NOTES:

1. PRIOR TO PLACEMENT OF SUBBASE, THE SUBGRADE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
2. PRIOR TO ANY PAVING ACTIVITIES, THE SUBBASE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
3. PAVING BASE COURSE SHALL BE CONSTRUCTED IN LAYERS NOT LESS THAN 2 INCHES AND NOT MORE THAN 4 INCHES THICK PER LIFT.
4. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION, WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5-TONS OR A FULLY LOADED TANDEM DUMP TRUCK. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE-DRAINING SOIL. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
5. WHERE NOT OTHERWISE SPECIFIED, ALL WORK TO BE PERFORMED IN ACCORDANCE WITH NYSDOT SPECIFICATIONS.

NTS

ASPHALT PAVEMENT SECTION

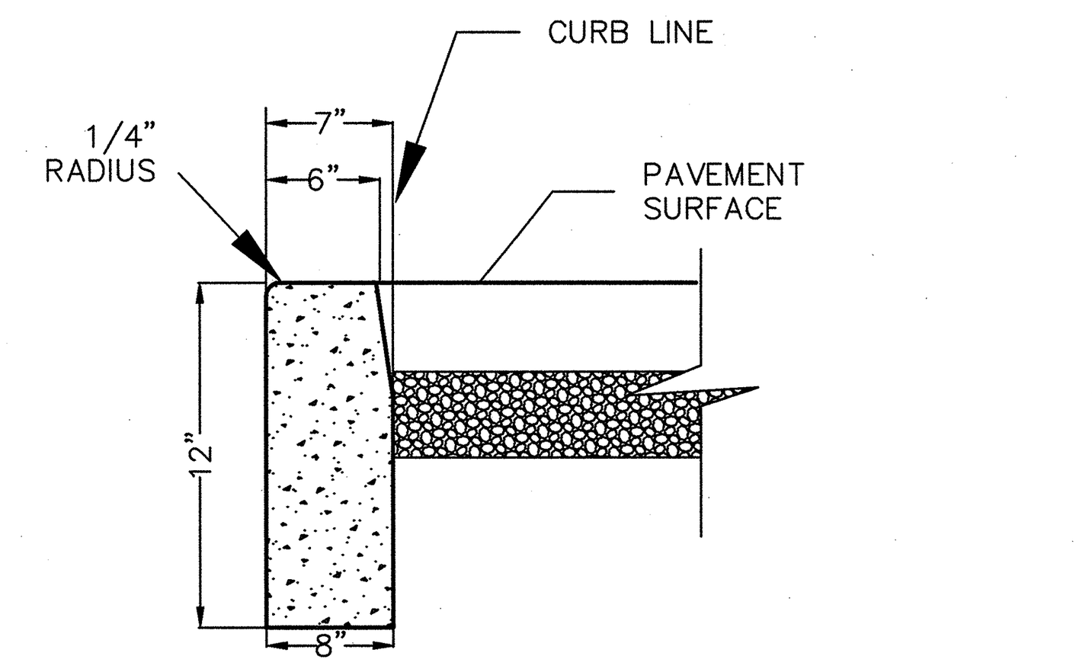


NOTES:

1. CONCRETE SHALL BE 4,500 PSI CLASS 'B' AIR-ENTRAINED CONCRETE.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB AT 20 FOOT INTERVALS AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
3. ALL CURBS SHALL BE INSTALLED ON AN APPROVED, COMPACTED SUBGRADE.

NTS

6-INCH CONCRETE CURB

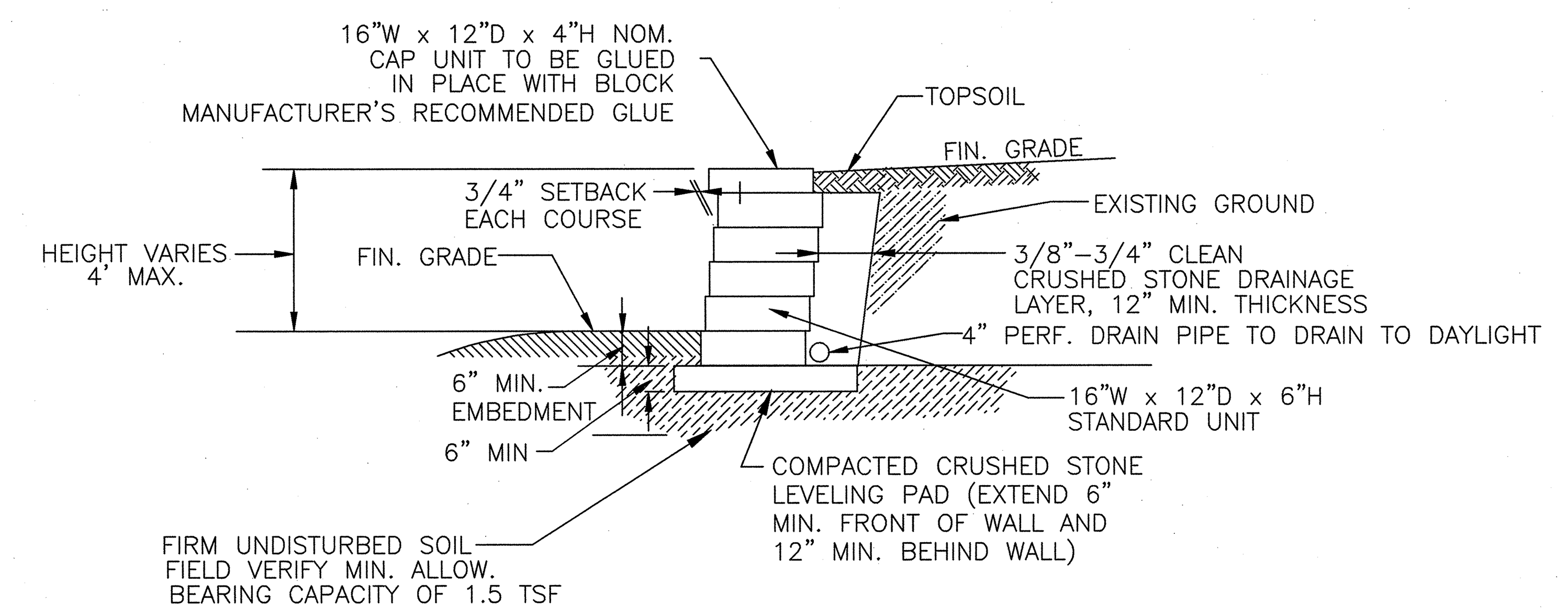


NOTES:

1. CONCRETE SHALL BE 4,500 PSI CLASS 'B' AIR-ENTRAINED CONCRETE.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB AT 20 FOOT INTERVALS AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
3. ALL CURBS SHALL BE INSTALLED ON AN APPROVED, COMPACTED SUBGRADE.

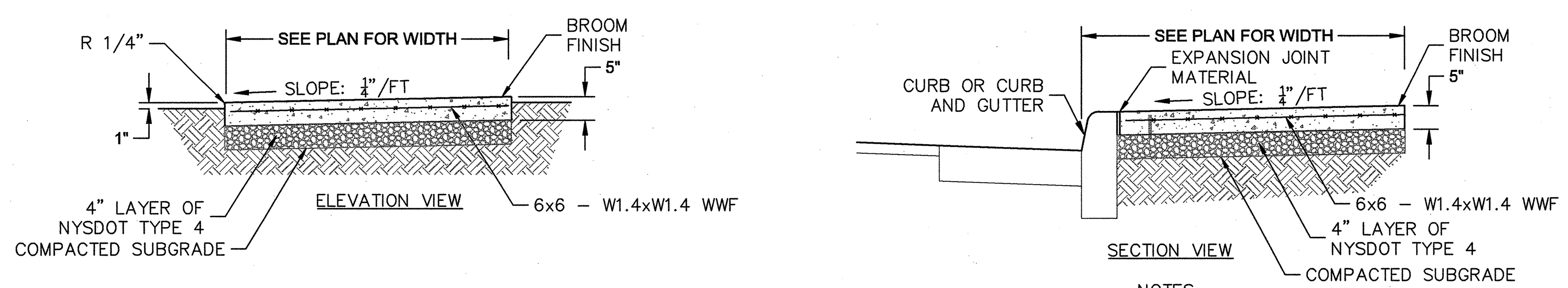
NTS

FLUSH CURB



NTS

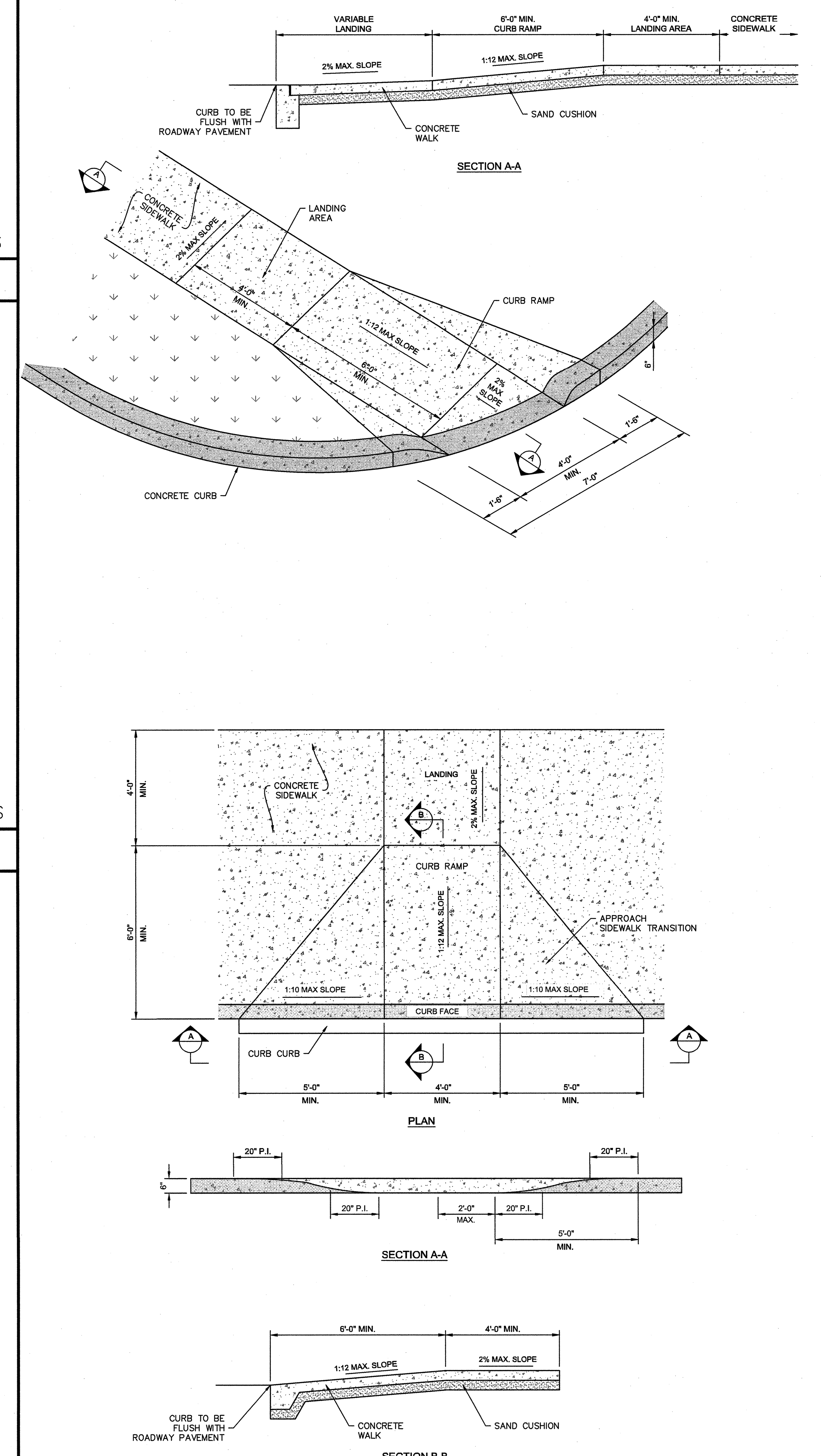
MODULAR BLOCK WALL



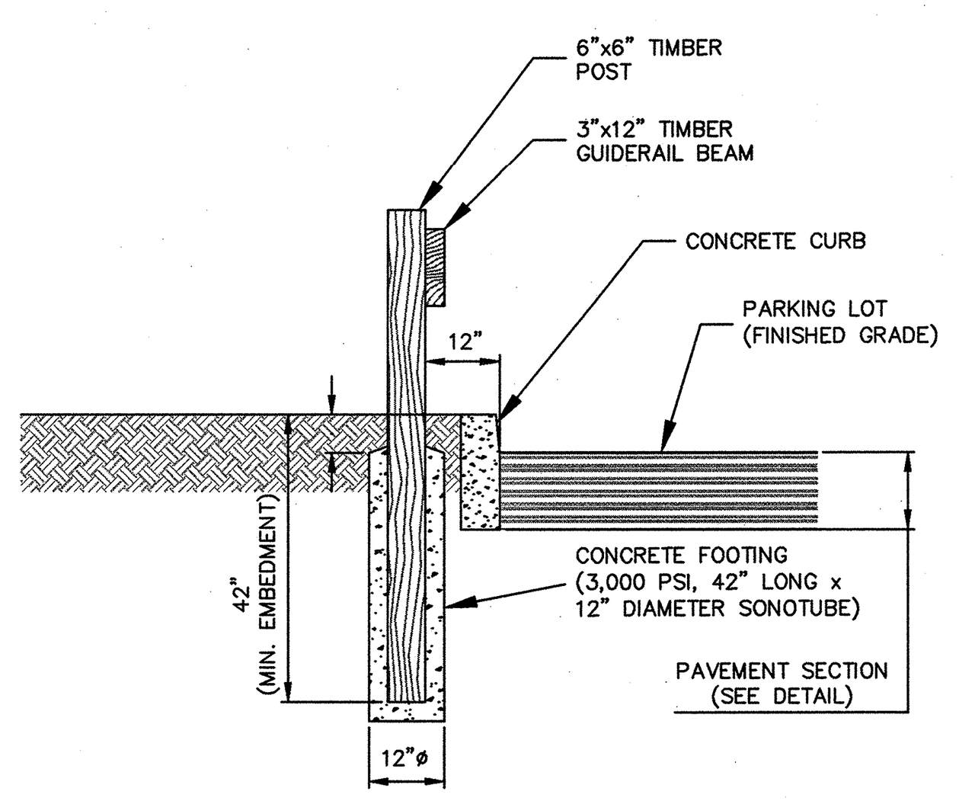
NOTES:
1. TO BE USED WHERE ADJACENT TO CURB OR CURB AND GUTTER.
2. CONCRETE TO BE 4,000 PSI.

NTS

CONCRETE SIDEWALK



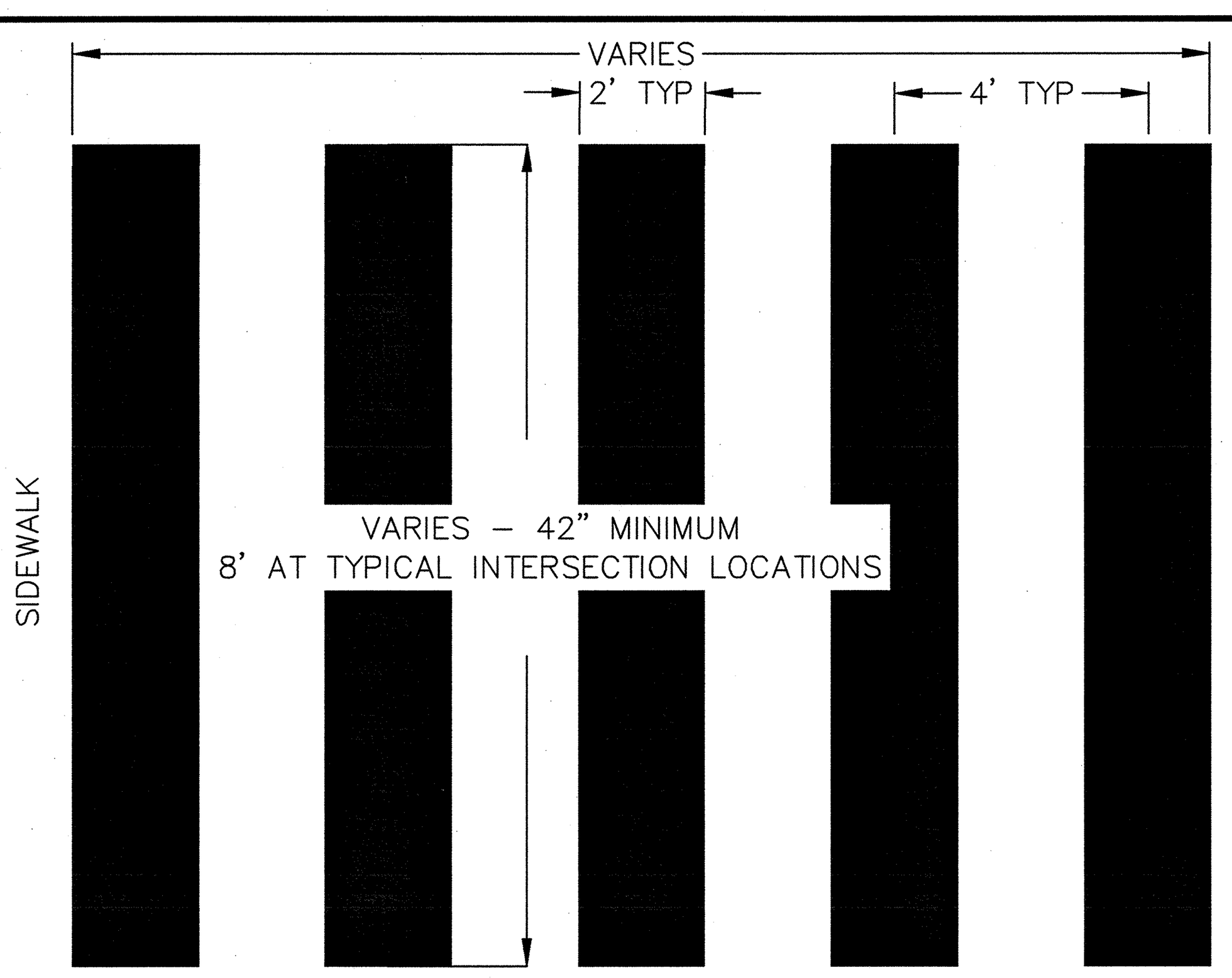
ADA CURB RAMPS



NOTES:
1. WOOD RAIL TO BE LONGLEAF YELLOW PINE OR DOUGLAS FIR-STRUCTURAL GRADE OR BETTER.
2. POSTS TO BE LONGLEAF YELLOW PINE OR DOUGLAS FIR-STRUCTURAL GRADE OR BETTER.
3. ALL TIMBER SHALL BE PRESSURE TREATED.
4. FACE OF RAIL SHALL BE PLACED ONE FOOT FROM THE FACE OF CURB, UNLESS OTHERWISE NOTED.
5. POST SPACING SHALL NOT EXCEED 8' ON CENTER.
6. CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW PRIOR TO INSTALLATION.

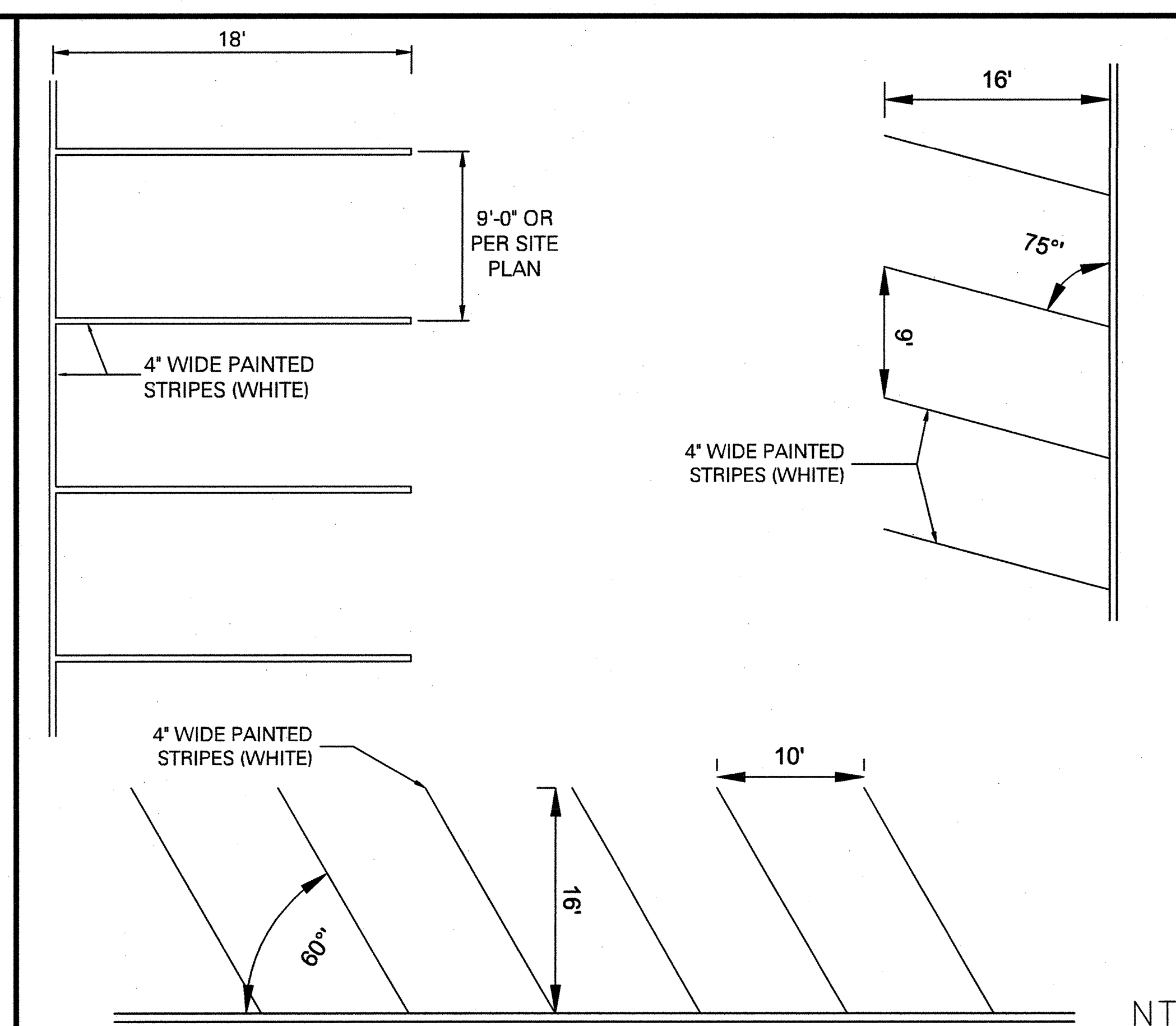
NTS

TIMBER GUIDERAIL WITH TIMBER POSTS



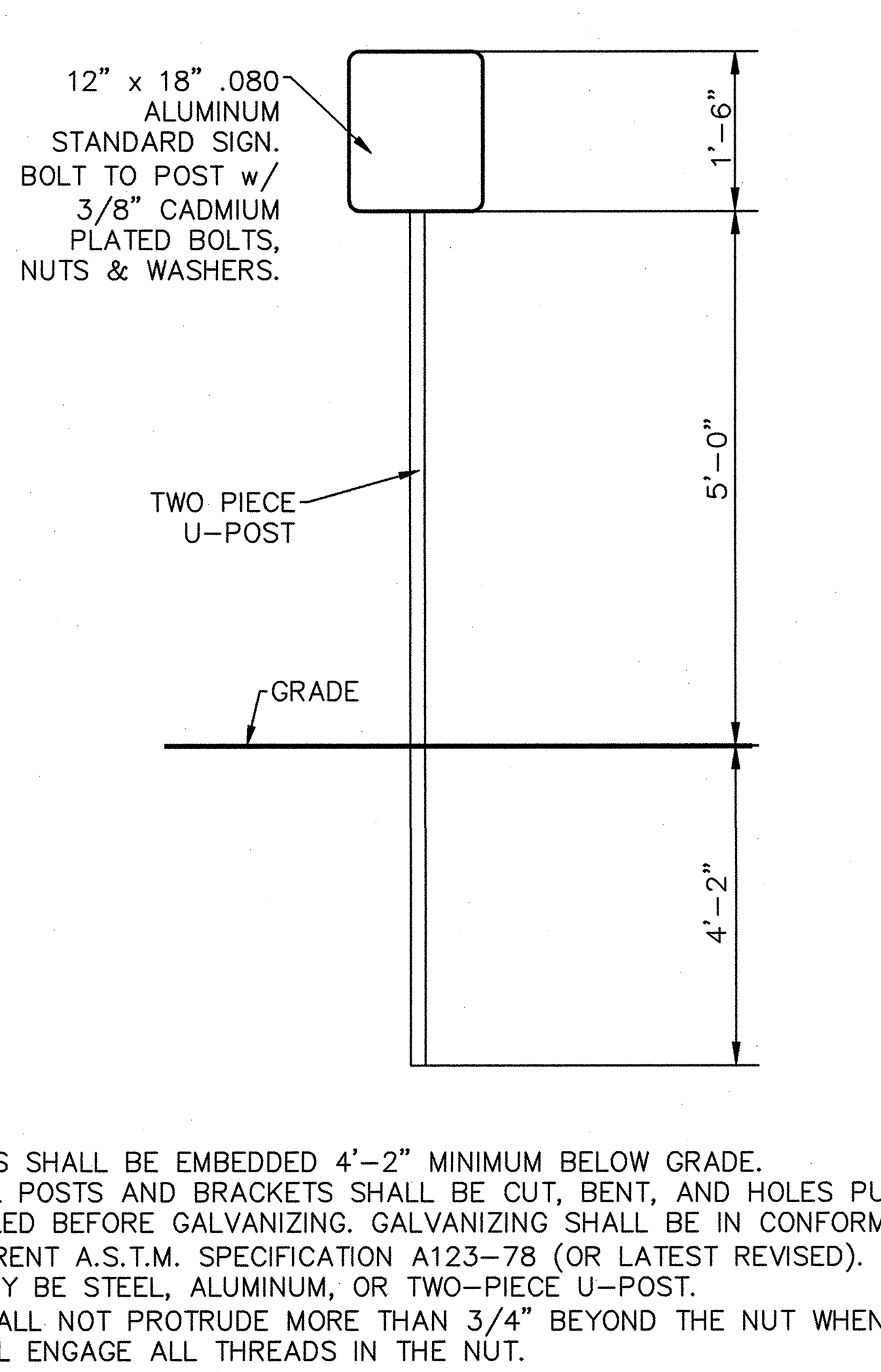
GENERAL NOTES
1. LADDER BARS SHALL BE 4'-0" CENTER TO CENTER, BEGINNING AT THE MARKED CENTERLINE OF THE ROADWAY.
2. STRIPING TO BE SOLID WHITE PAINT AS SPECIFIED ON PROJECT PLANS.

TYPICAL CROSSWALK STRIPING



NTS

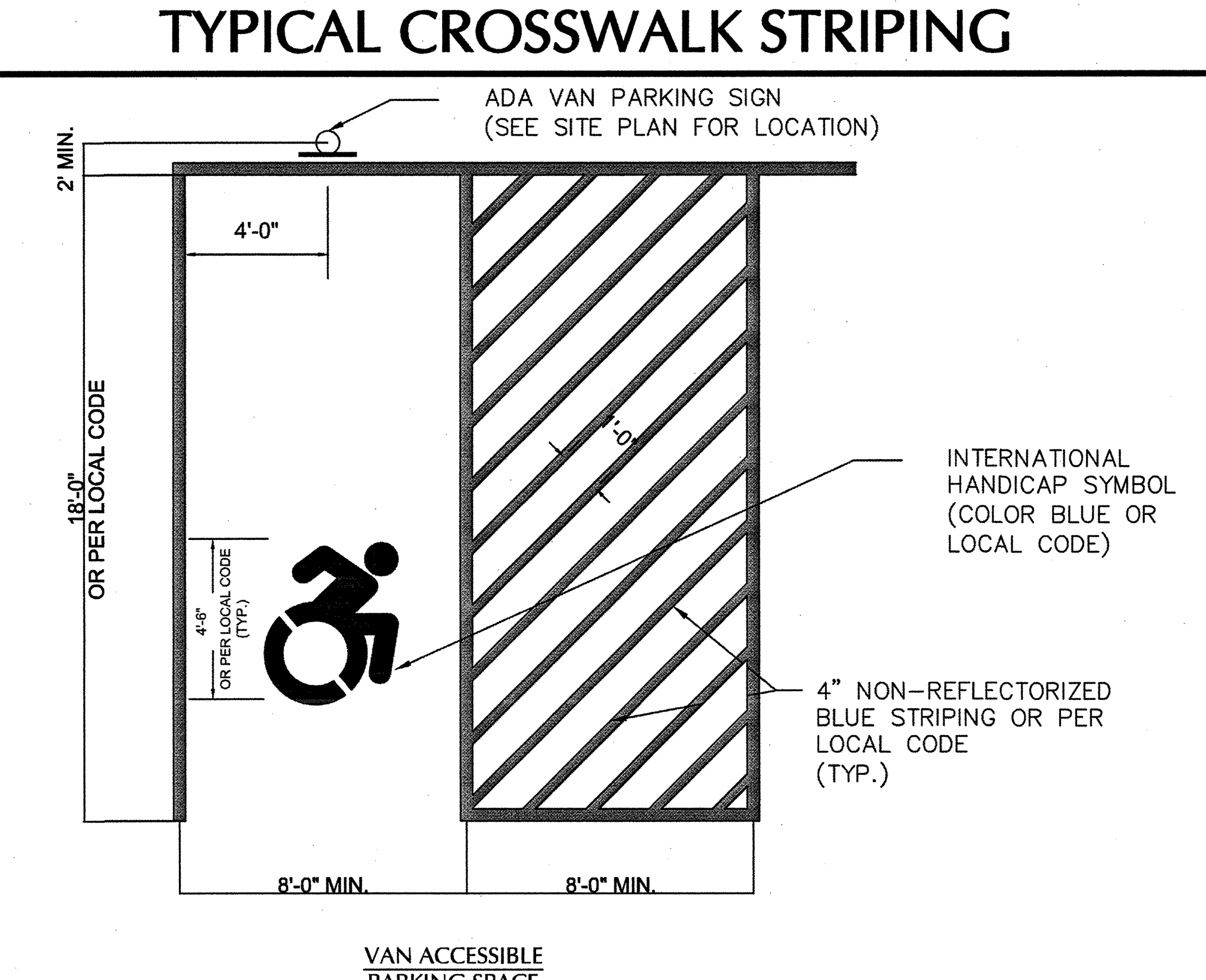
PARKING STRIPING



NOTES:
1. ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM BELOW GRADE.
2. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
3. POSTS MAY BE STEEL, ALUMINUM, OR TWO-PIECE U-POST.
4. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.

NTS

SIGN POST



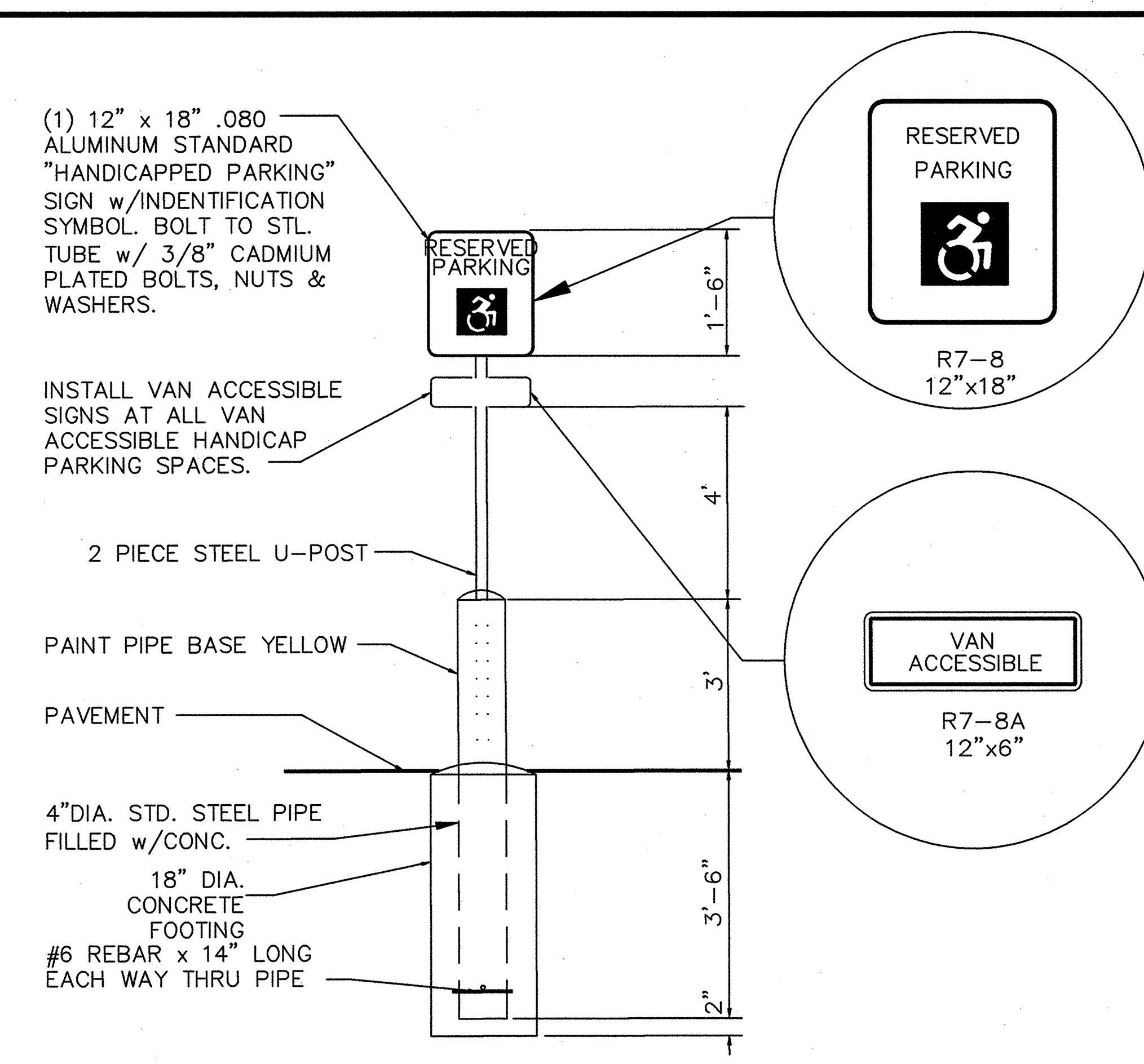
VAN ACCESSIBLE PARKING SPACE

GENERAL NOTES:

1. ALL WALKWAYS, RAMPS, ADA PARKING SIGNAGE, ETC. SHALL MEET APPROVED ADA STANDARDS.
2. 2.0% MAX. SLOPE IN ALL DIRECTIONS IN AREAS OF ADA PARKING SPACES.
3. STRIPING TO BE SOLID BLUE (OR AS REQUIRED BY LOCAL GOVERNMENT) NON-REFLECTIVE TRAFFIC PAINT. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASE SYNTHETIC RESIN, FED. SPEC. TTP-115 TYPE 1 (OR APPROVED EQUAL). IF SEAL COAT IS USED, IT SHALL BE COMPATIBLE WITH STRIPING COMPOUND.

NTS

ADA PARKING STALL



NOTE:
CONTRACTOR TO CONFIRM ALL ADA WORK IS PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS PER APPLICABLE NYS AND FEDERAL CODES.

NTS

BOLLARD SIGN POST/ ADA PARKING SIGN

LANGAN

PROJECT NO. 100754201

Date	Description	No.

REVISIONS

SIGNATURE [illegible] DATE SIGNED

STATE OF NEW YORK · MICHAEL JOSEPH FOWLER · No. 102374 · LICENSED PROFESSIONAL ENGINEER

MICHAEL J. FOWLER
PROFESSIONAL ENGINEER NY Lic. No. 102374

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Project

NYACK HOSPITAL PARKING STRUCTURE

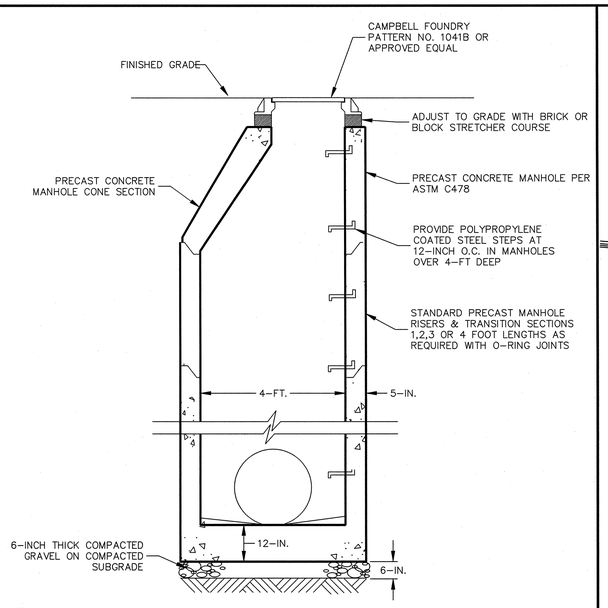
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title

DETAILS I

Project No. 100754201
Date 03/17/2020
Drawn By VP
Checked By LM
Drawing No. CS501

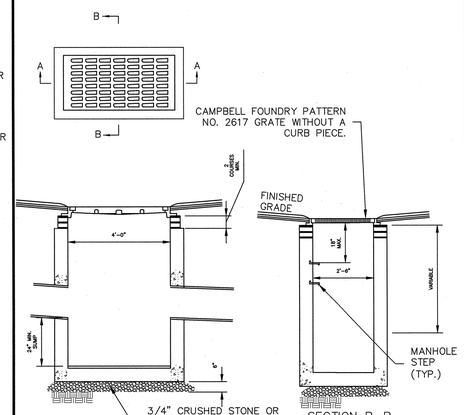
Filename: \\langan.com\data\PAR\data2\100754201\project data\CAD\01\sheetfiles\Parking Garage\100754201-CS501-0101.dwg Date: 3/17/2020 Time: 20:22 User: vipatel Style Table: Langan.stb Layout: CS501



NOTES:

1. SOIL CONDITIONS BELOW MANHOLE FOOTING DEEMED UNSUITABLE BY FIELD ENGINEER SHALL BE EXCAVATED TO SUITABLE MATERIAL OR A MAXIMUM OF TWO ADDITIONAL FEET AND FILLED WITH 3/4" STONE.
2. INTERIOR STRUCTURE DIMENSIONS SHOWN ARE MINIMUM VALUES. PROVIDE DIMENSIONS AS NEEDED TO ACCOMMODATE 6-INCH CLEARANCE FROM SIDE WALLS OF BASIN TO OUTSIDE OF PIPE PENETRATION.
3. SEE C-210 SERIES DRAWINGS FOR STORM PIPE SIZES, STRUCTURE ORIENTATION; RIM AND INVERT ELEVATIONS.

STORM MANHOLE

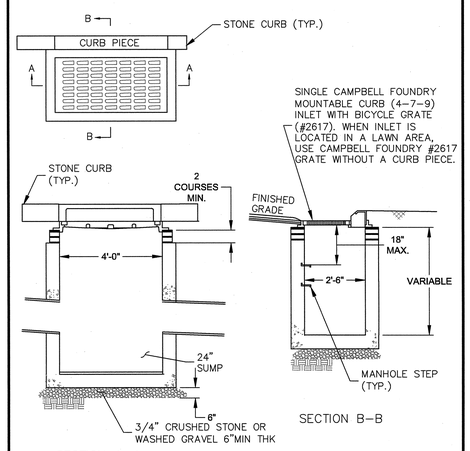


NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEERS REVIEW PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913 LATEST REVISION.
3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, PROVIDE CONCRETE SLAB AS NOTED.
5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 LOADING AS REQUIRED.
6. DETAIL INDICATES MINIMUM STRUCTURE DIMENSIONS. LARGER DIMENSIONS MAY BE REQUIRED FOR LARGER PIPES.

NTS

DRAIN INLET

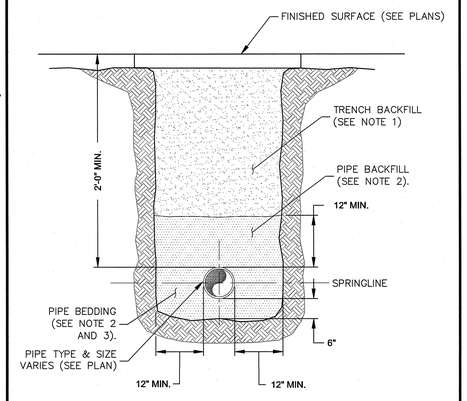


NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913 LATEST REVISION.
3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, PROVIDE CONCRETE SLAB AS NOTED.
5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 LOADING AS REQUIRED.
6. DETAIL INDICATES MINIMUM STRUCTURE DIMENSIONS. LARGER DIMENSIONS MAY BE REQUIRED FOR LARGER PIPES.

NTS

CATCH BASIN

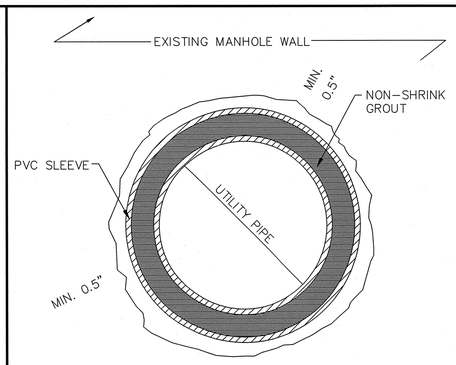


NOTES:

1. PREDOMINATELY GRANULAR FILL MATERIAL. MAX. PARTICLE SIZE 4". COMPACT IN MAX. 8" LOOSE LIFTS TO 95% MODIFIED PROCTOR DENSITY USING ONSITE MATERIALS.
2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE ¾". COMPACT IN MAX. 6" LOOSE LIFTS.
3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL. COMPACT TO THE SPRINGLINE IN MAX. 6" LOOSE LIFTS.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

NTS

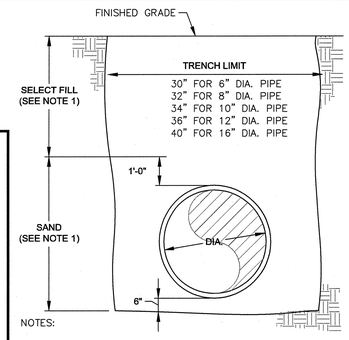
DRAINAGE PIPE TRENCH



1. CORE-DRILL OPENING IN EXISTING MANHOLE/CATCH BASIN WALL TO ACCOMODATE PVC SLEEVE WITH MIN. 0.5" CLEARANCE ALL AROUND.
2. SET SLEEVE IN POSITION USING NON-SHRINK GROUT TO ASTM 1107 (SIKA GROUT 212, MANUFACTURED BY SIKA, OR APPROVED EQUIVALENT).
3. AFTER GROUT HAS SET, SET UTILITY IN POSITION.
4. SEAL USING POLYURETHANE SEALANT (SIKA FLEX-2C-NF/SL SEALANT, OR APPROVED EQUIVALENT), APPLIED FROM EITHER END TO FILL SLEEVE.
5. CONTROL WATER LEVELS FROM INITIAL CORE-DRILLING TO END OF RECOMMENDED SET TIME OR POLYURETHANE SEALANT.

NTS

UTILITY PIPE CONNECTION INTO EXISTING STRUCTURE

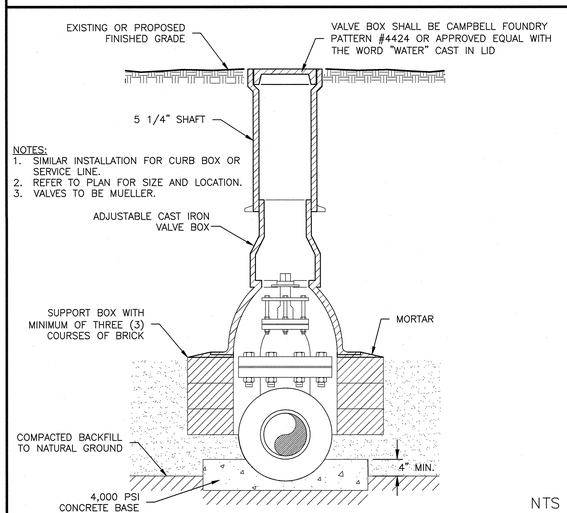


NOTES:

1. SELECT FILL
   SHALL BE MATERIAL FREE FROM CINDERS, ASHES, REFUSE, VEGETABLE OR ORGANIC MATTER, BOULDERS, ROCKS AND STONES, ASPHALT, OR ANY OTHER MATERIAL DEEMED UNSUITABLE BY THE ENGINEER. STONES NOT GREATER THAN 8 INCHES IN THEIR GREATEST DIMENSION MAY BE USED, UNLESS OTHERWISE SPECIFIED, BUT MAY NOT COMPRISE MORE THAN 1% BY VOLUME OF THE BACKFILL MATERIAL.
2. SAND BACKFILL TO 1 FOOT ABOVE TOP OF PIPE. IN A WET OR ROCK TRENCH, GRAVEL MAY BE SPECIFIED BY THE ENGINEER IN LIEU OF SAND.

NTS

TRENCH DETAIL FOR WATER MAIN

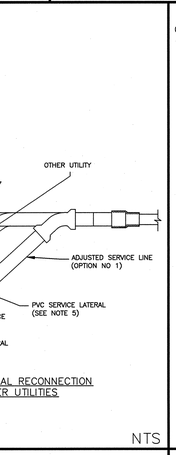


NOTES:

1. REPLACE EXISTING SERVICE LATERAL TO EXTENT REQUIRED.
2. EXCAVATE AND REMOVE EXISTING LATERAL AS REQUIRED TO ALLOW RECONSTRUCTION.
3. FOR SEWER AND DRAIN SERVICE CONNECTIONS TO MAINLINE 18" IN DIAMETER OR GREATER AN INSERTA TEE OR EQUAL MAY BE USED.
4. FOR SERVICE CONNECTIONS > 12' DEEP FROM INVERT OF MAINLINE PIPE TO FINISHED GRADE, SEE CHIMNEY DETAIL.
5. SEWER AND DRAIN LATERALS SHALL BE SIZED TO FIT ANTICIPATED FLOWS BUT SHALL NOT BE LESS THAN 6" FOR SEWER SERVICES AND 8" FOR DRAIN SERVICES

NTS

ROOF LEADER CONNECTION



SAND BEDDING MATERIAL (GAS, ELECTRIC, AND TELEPHONE):
PROCESSED SAND FREE FROM DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL, AND COMPLYING WITH THE FOLLOWING GRADATION REQUIREMENTS UNLESS OTHERWISE SPECIFIED BY LOCAL UTILITY COMPANY:

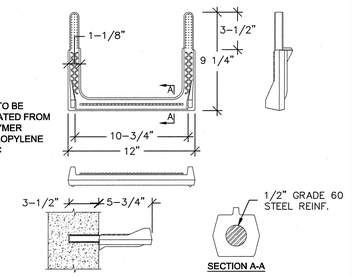
U.S. SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
3/8 Inch	100
No. 4	94-100
No. 16	45-85
No. 50	3-29
No. 100	0-10

NOTES:

1. ALL TRENCH EXCAVATIONS ARE TO BE DONE IN COMPLIANCE WITH OSHA REGULATIONS.
2. MINIMUM TRENCH WIDTH TO BE AT LEAST 6 INCHES FROM EDGE OF PIPE OUTER EDGE OF MULTIPLE PIPES IN TRENCH OR DUCT BANK TO EDGE OF TRENCH WALL.
3. IF SOFT SOIL IS ENCOUNTERED AT BEDDING SUBGRADE, THE SOFT SOIL IS TO BE REMOVED (TO A MAXIMUM DEPTH OF 2 FT) AND REPLACED WITH ¾" CLEAN CRUSHED STONE.
4. MATERIAL EXCAVATED FROM THE TRENCH MAY BE USED FOR BACKFILL PROVIDED IT IS PREDOMINATELY SAND AND IS AT WATER CONTENT THAT THE MATERIAL CAN BE READILY COMPACTED TO DENSITY REQUIRED.
5. WITHIN PUBLIC RIGHT OF WAY BENEATH PAVEMENT, THE BACKFILL MATERIAL SHALL BE CLEAN CRUSHED STONE EQUIVALENT TO AASHTO NO. 67 OR ¾" STONE, UNLESS AUTHORITY HAVING JURISDICTION REQUIRES OTHERWISE.
6. BACKFILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS COMPACTED UTILIZING A WALK BEHIND VIBRATING ROLLER TO A MINIMUM DENSITY EQUAL TO 95% MODIFIED PROCTOR DENSITY IN PAVED AREAS AND 92% IN UNPAVED AREAS.
7. IN AREAS WHERE THERE IS NOT SUFFICIENT WIDTH FOR A DOUBLE DRUM WALK BEHIND COMPACTOR THE LIFT THICKNESS SHALL BE ADJUSTED AS NECESSARY TO ACHIEVE COMPACTION WITH APPROPRIATE EQUIPMENT.
8. THE MINIMUM DEPTH OF COVER SHALL BE THAT REQUIRED BY UTILITY PROVIDER.

NTS

TRENCH DETAIL FOR ELECTRIC, CABLE, AND TELEPHONE



NOTE:
STEPS TO BE FABRICATED FROM COPOLYMER POLYPROPYLENE PLASTIC

NTS

POLYPROPYLENE MANHOLE STEP

NOTES:

1. SIMILAR INSTALLATION FOR CURB BOX OR SERVICE LINE.
2. REFER TO PLAN FOR SIZE AND LOCATION.
3. VALVES TO BE MUELLER.

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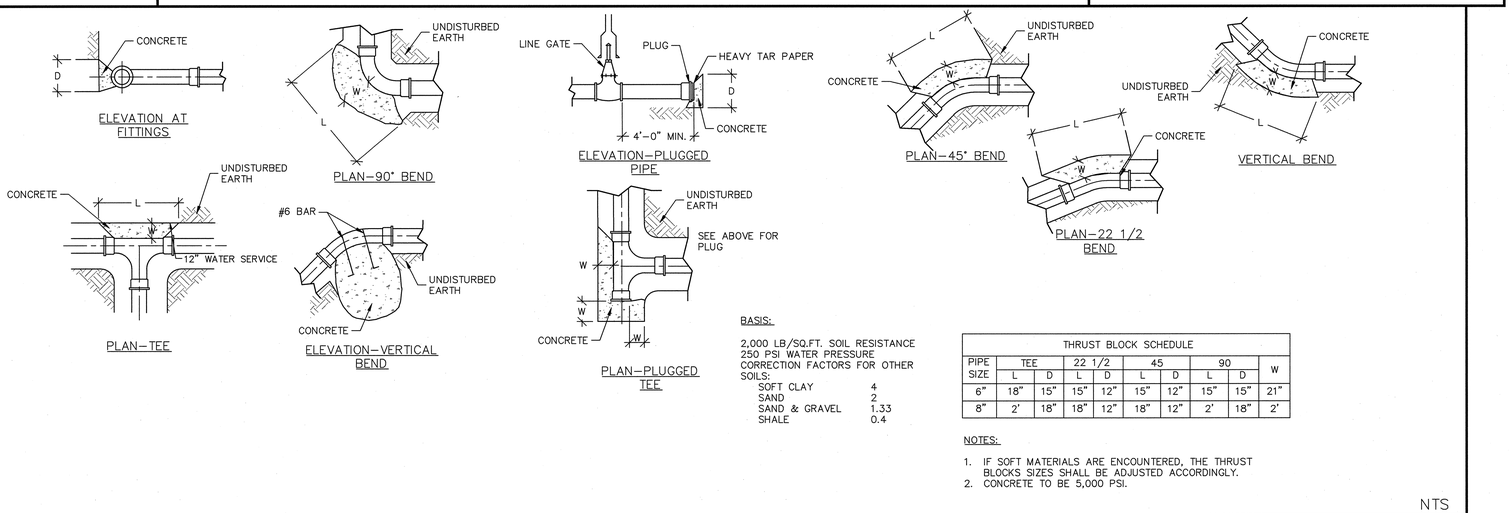
VALVE BOX



BASIS:

2,000 LB/SQ.FT. SOIL RESISTANCE
250 PSI WATER PRESSURE
CORRECTION FACTORS FOR OTHER SOILS:

SOFT CLAY	4
SAND	2
SAND & GRAVEL	1.33
SHALE	0.4

THRUST BLOCK SCHEDULE

PIPE SIZE	TEE		22 1/2		45		90		W
	L	D	L	D	L	D	L	D	
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'

NOTES:

1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 5,000 PSI.

NTS

THRUST BLOCKS

Date	Description	No.
REVISIONS		

STATE OF NEW YORK — MICHAEL JOSEPH FOWLER — 102374 — LICENSED PROFESSIONAL ENGINEER

SIGNATURE — MICHAEL J. FOWLER, P.E. LICENSED PROFESSIONAL ENGINEER NY LIC. NO. 102374

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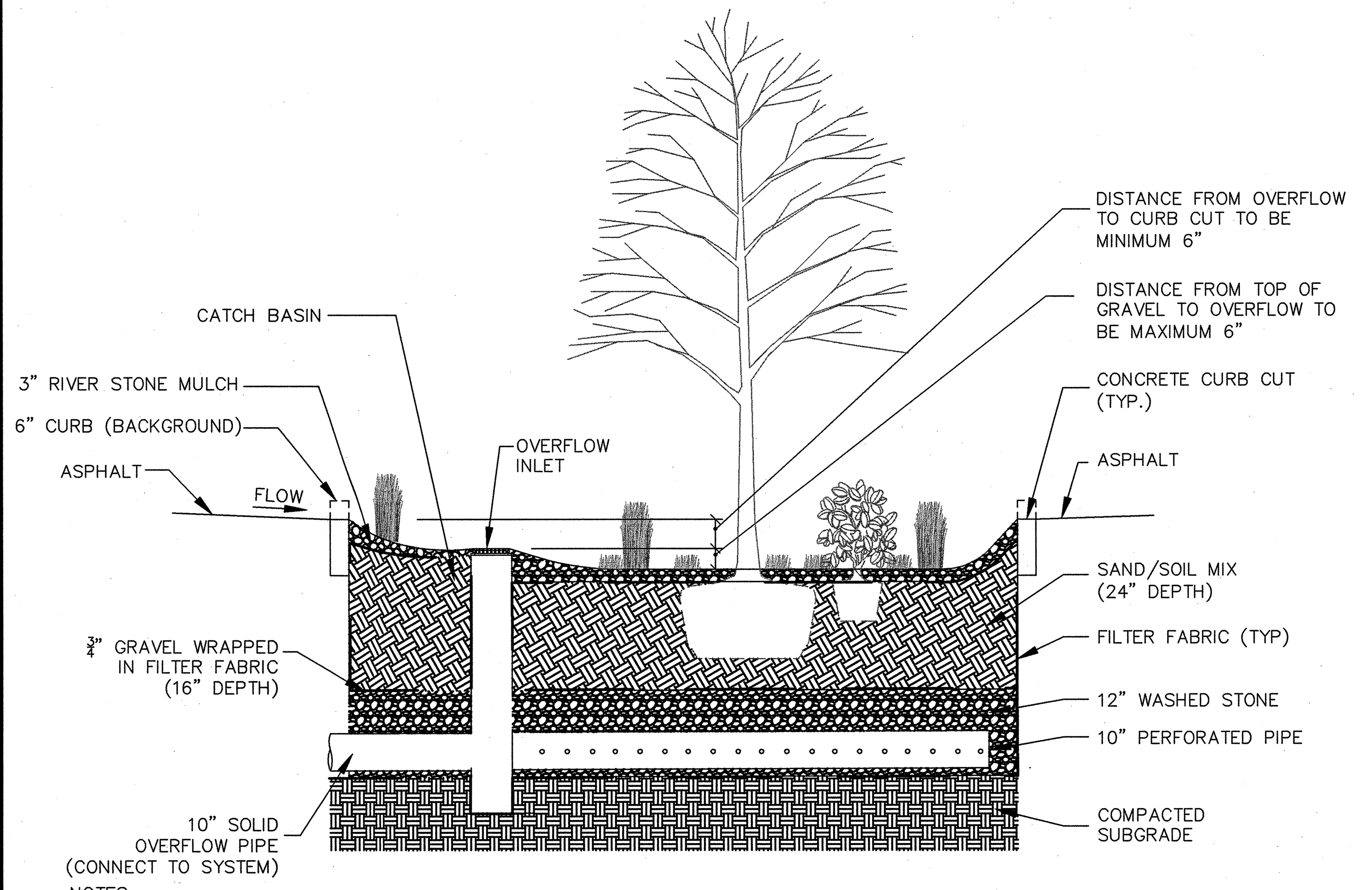
Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title
DETAILS II

Project No.	Drawing No.
100754201	CS502
Date: 03/17/2020	
Drawn By: VP	
Checked By: LM	

LANGAN
PROJECT NO. 100754201

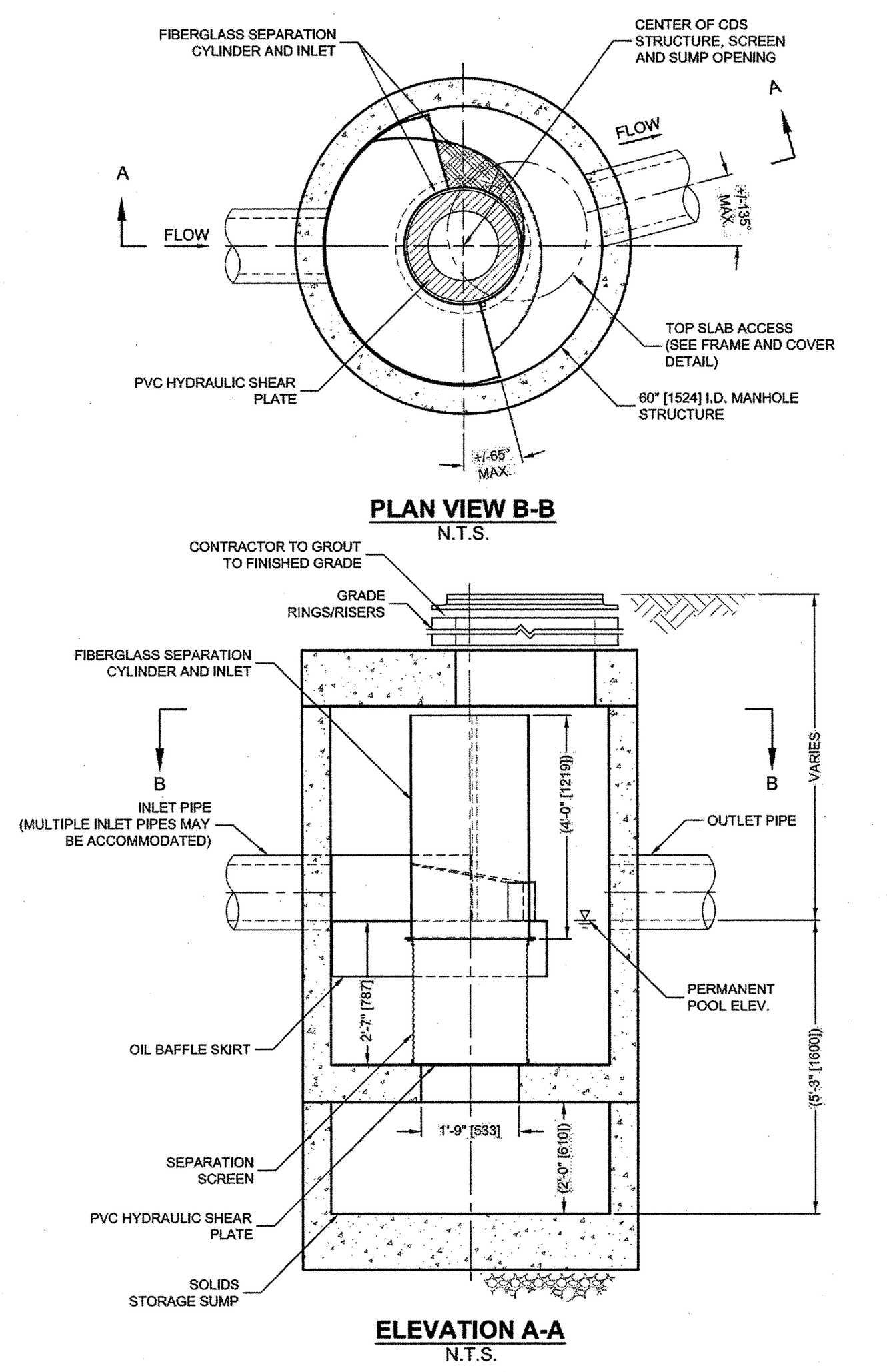
Filename: \\langan.com\data\PAR\data2\100754201\project data\CADD\1\sheetfiles\Parking Garage\100754201-CS501-0101.dwg Date: 3/17/2020 Time: 20:22 User: vpatel Style Table: Langan.stb Layout: CS502

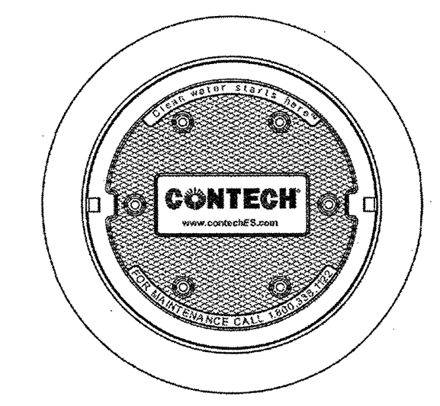


NOTES:
1. REFER TO GRADING AND DRAINAGE PLANS FOR EXACT LOCATION OF CATCH BASINS AND MANHOLES.
2. INVERTS PROVIDED ON GRADING AND DRAINAGE PLANS.
3. SAND/ SOIL MIX SHALL BE A 80/20 MIX.

NTS

TYPICAL RAIN GARDEN DETAIL





FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

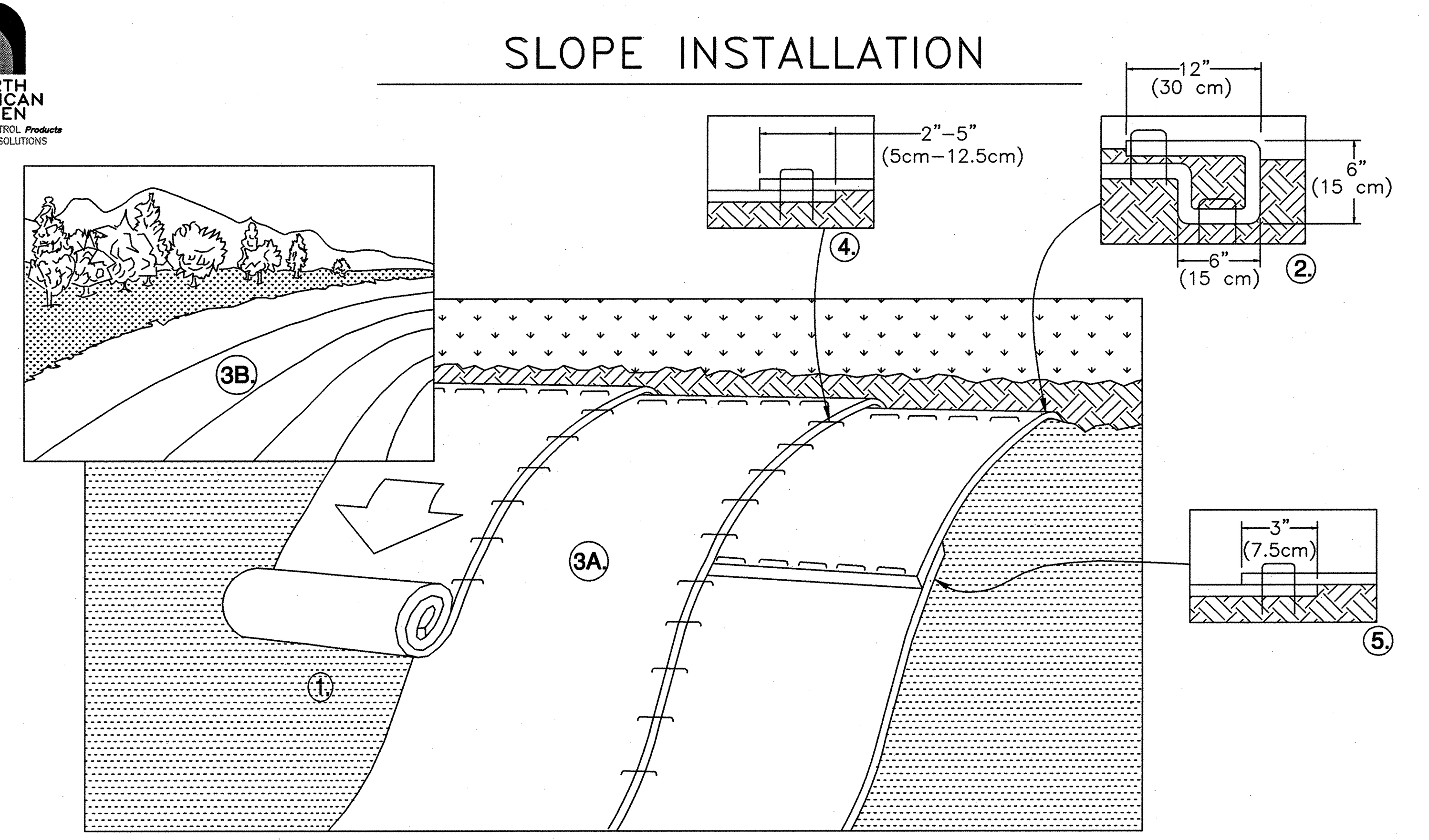
NTS

TYPICAL CONTECH WATER QUALITY UNIT (CDS-5)

BIONET SC150BN DOUBLE NET STRAW BLANKET – BIODEGRADABLE

SLOPE INSTALLATION

NORTH AMERICAN GREEN
EROSION CONTROL Products Guaranteed SOLUTIONS



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL 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/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NOTE:
CONTRACTOR TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 3:1 OR STEEPER.

NTS

EROSION CONTROL BLANKET FOR RAIN GARDEN SEEDING

PROJECT NO. 100754201

Date	Description	No.

REVISIONS

[illegible]
SIGNATURE DATE SIGNED
STATE OF NEW YORK
MICHAEL JOSEPH FOWLER
No. 102374
LICENSED PROFESSIONAL ENGINEER
MICHAEL J. FOWLER
PROFESSIONAL ENGINEER NY Lic. No. 102374

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Project
NYACK HOSPITAL PARKING STRUCTURE
BLOCK No. 1, LOT No.74
VILLAGE OF NYACK
ROCKLAND COUNTY NEW YORK

Drawing Title
DETAILS III

Project No.	100754201
Date	03/17/2020
Drawn By	VP
Checked By	LM
Drawing No.	CS503

Filename: \\langan.com\data\PAR\data2\100754201\project data\CAD\01\sheetfiles\Parking Garage\100754201-CS501-0101.dwg Date: 3/17/2020 Time: 20:22 User: vipatel Style Table: Langan.stb Layout: CS503