

KINGDOM HALL RENOVATION AND PARKING LOT EXPANSION

PROJECT ADDRESS: 568 NY-22, PAWLING, NY 12564

GENERAL SHEET NOTES

- BOUNDARY, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN ON PLANS WAS TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY BAMBI TERRELL MEUNIER, NYS LIC#050805-1 DATED MARCH 14,2020.
- THE MERIDIAN OF THE SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD 83. ELEVATIONS SHOWN ON THE PLANS REFER TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
- ACCORDING TO FLOOD INSURANCE RATE MAP NOS. 36027C0528E & 36027C0529E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATED 05/02/2012, PORTIONS OF THE SURVEYED PROPERTY LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONE A, WITHOUT BASE FLOOD ELEVATION.

LIST OF REQUESTED SUBMISSION WAVERS

- NONE

LIST OF REQUESTED AREA VARIANCES

- §98, SCHEDULE C – FROM MAXIMUM LOT COVERAGE BY ALL IMPERVIOUS SURFACES. REQUIRED: 15%, EXISTING: 22.6%, PROPOSED 23.9%.
- §98-22E – FROM PROVIDING PARKING SPACES 9' X 19' IN DIMENSION. REQUIRED: 9'X19', EXISTING: 9'X18', PROPOSED: 9'X16'.
- §98-22F – VARIANCE FOR DRIVE AISLE WIDTH; REQUIRED: 24', EXISTING: 22.5', PROPOSED: 22.5'

GENERAL CONSTRUCTION NOTES

- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO COORDINATE ALL WORK WITHIN 5 FEET OF THE BUILDING.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE VILLAGE OF PAWLING AND ALL OTHER GOVERNING AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO PROJECT.
- THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS RELATED TO THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DISPOSING OF ANY SOIL FROM THE SITE TO CONFIRM QUANTITY AND REASON FOR NEEDING TO EXPORT EXCESS SOIL.
- CONTRACTOR SHALL CONFINE ALL WORK TO THE PROJECT BOUNDARY AND AREAS DIRECTLY ADJOINING THE WORK IN THE PUBLIC RIGHT-OF-WAY. EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, FENCES AND OTHER EXISTING IMPROVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE VILLAGE OR GOVERNING AUTHORITIES REQUIREMENTS. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, DURING AND UPON COMPLETION OF THE JOB, SHALL BE AS GOOD AS THE CONDITION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROMPTLY CLEAN MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING STREETS FROM THE PROJECT SITE.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS OR VARIATIONS AND RESOLVE ALL CHANGES WITH THE OWNER PRIOR TO COMMENCING THE WORK.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.

CONSTRUCTION NOTICE NOTES

- CONTRACTOR SHALL NOTIFY THE VILLAGE OF PAWLING AT LEAST 24 HOURS PRIOR TO WORKING IN ANY PUBLIC RIGHT-OF-WAY OR EASEMENTS OR CONNECTING TO STREET, DRAINAGE FACILITIES.
- CONTRACTOR SHALL NOTIFY NEW YORK STATE DEPARTMENT OF TRANSPORTATION AT LEAST ONE WEEK PRIOR TO WORKING IN THEIR RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY NEW YORK STATE ELECTRIC AND GAS CORPORATION AT LEAST 24 HOURS PRIOR TO WORKING IN ANY PUBLIC ELECTRIC FACILITIES. (IF NEEDED)

LIST OF APPROVALS

- AREA VARIANCES, VILLAGE OF PAWLING ZONING BOARD OF APPEALS; OBTAINED XX/XX/XX
- PRELIMINARY AND FINAL SITE PLAN APPROVAL, VILLAGE OF PAWLING PLANNING BOARD; OBTAINED XX/XX/XX.
- PERMIT FOR A SUBSURFACE SEWAGE TREATMENT SYSTEM AND ASSOCIATED VARIANCE, NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION; OBTAINED XX/XX/XX
- PERMIT FOR A WASTEWATER DISPOSAL SYSTEM, DUTCHESS COUNTY DEPARTMENT OF HEALTH; OBTAINED XX/XX/XX
- MAJOR PROJECT FRESHWATER WETLANDS PERMIT, NYSDEC; OBTAINED XX/XX/XX

ZONING STATS & PARKING SUMMARY

PROPOSED SITE & USE SUMMARY			
OWNER:	PAWLING NY CONG. OF JEHOVAH'S WITNESSES		
ADDRESS:	568 NY-22, PAWLING, NY 12564		
EXISTING USE:	PLACE OF WORSHIP		
PROPOSED USE:	PLACE OF WORSHIP		
ALLOWED USE:	SPECIAL PERMIT		
BLOCK:	17		
LOT:	243066		
ZONE:	R-1		
BULK REQUIREMENTS			
LOT AREA & COVERAGE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	40,000	132,074	132,074
MINIMUM FRONTAGE	150'	358'	358'
MINIMUM LOT DEPTH	NONE	370'	370'
MAXIMUM BLDG. HEIGHT	35'	31'	31'
MAX. BLDG. COV. (%)	15(19,811 SF)	3.8(5,078 SF)	3.8(5,078 SF)
TOTAL IMPRV. COV. (%)	15(19,811 SF)	22.6(29,905 SF)*	23.9(31,599 SF)*
STRUCTURAL SETBACKS			
FRONT YARD (NY-22)	50'	134.9'	134.9'
FRONT YARD (GRISTMILL)	50'	140.4'	140.4'
SIDE YARDS	20'	109.6'	109.6'
REAR YARD	60'	166.3'	166.3'
PARKING REQUIREMENTS			
PARKING STALL CALC.	1 PER 5 SEATS	176 SEATS	200 SEATS
# OF STALLS	EXIST 36/PROP 40	57	62
PARKING STALL DIM.	9'X19'	9'X18'*	9'X16'*
DRIVE AISLE WIDTH, 90'	24'	22.5'*	22.5'*
*INDICATES A NONCONFORMANCE			

CONTACT INFORMATION

APPLICANT:
NAME: PAWLING NY CONGREGATION OF JEHOVAH'S WITNESSES
PHONE: (845) 522-2441
ADDRESS: 568 NY-22, PAWLING, NY 12564

CIVIL ENGINEER:
NAME: ERIK BROWN
PHONE: (386) 846-3126
ADDRESS: 110 PINEBROOK ROAD, MILFORD, PA 18337

SURVEYOR:
NAME: BAMBI TERRELL MEUNIER
PHONE: (845) 232-0343
ADDRESS: 399 OLD ROUTE 22, WASSAIC, NY 12592

GEOTECHNICAL ENGINEER:
NAME: TERRACON CONSULTANTS-NY, INC.
PHONE: (518) 266-0310
ADDRESS: 30 CORPORATE CIRCLE, SUITE 201, ALBANY, NY 12203

DRAWING INDEX

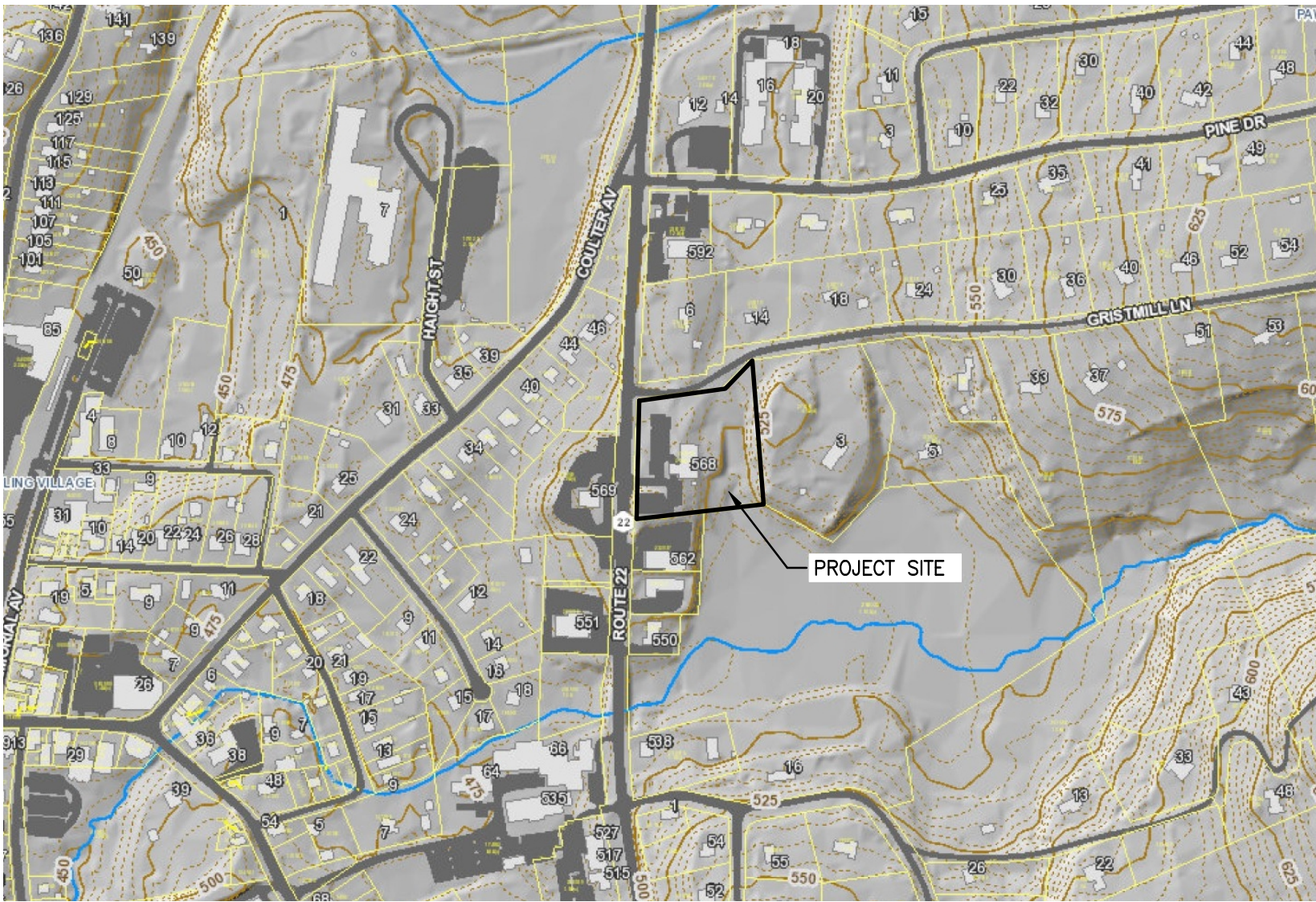
C-001	COVER SHEET
VS101	BOUNDARY AND TOPOGRAPHIC SURVEY
CS101	SITE PLAN
CG101	GRADING AND DRAINAGE PLAN
CU101	UTILITY PLAN
CE101	EROSION CONTROL PLAN
C-501	SITE DETAILS
LP101	LANDSCAPE PLANTING PLAN
ES101	ELECTRICAL SITE PLAN

ABBREVIATIONS

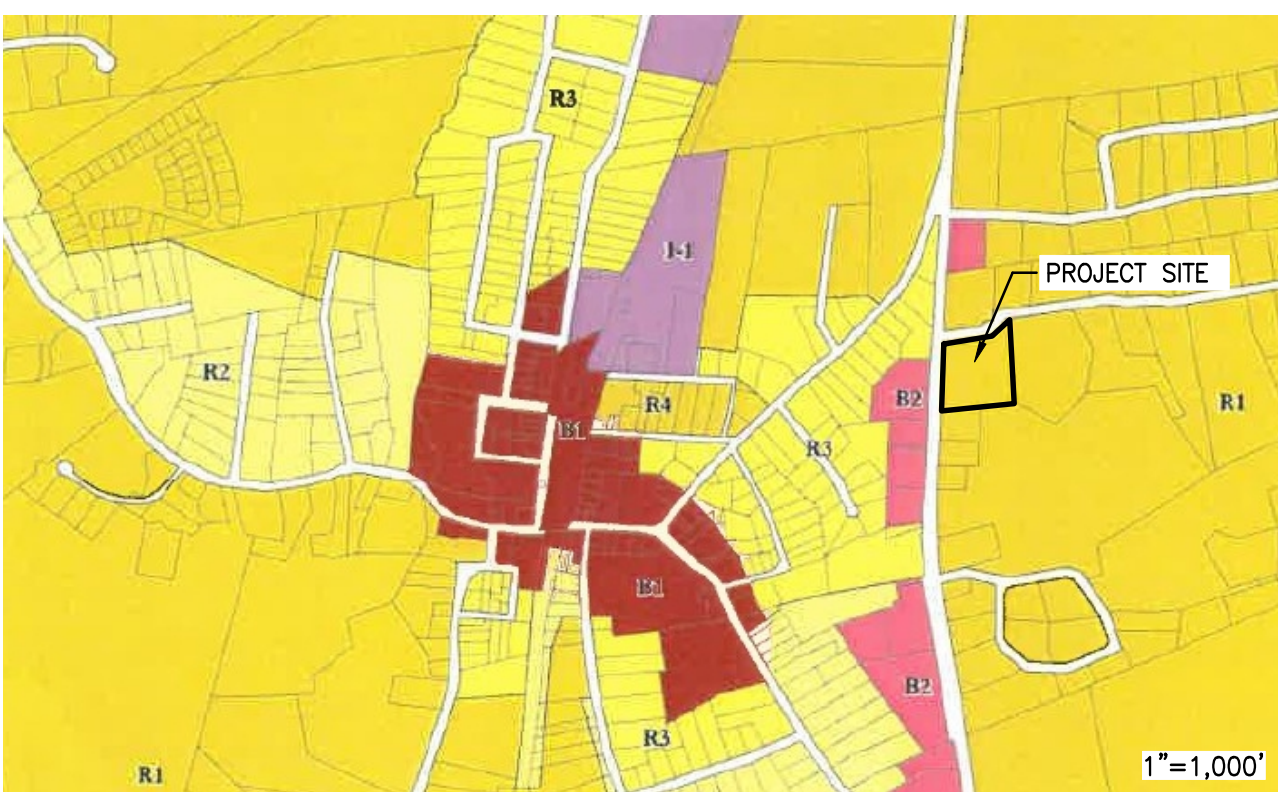
AC	ACRES
AHJ	AUTHORITY HAVING JURISDICTION
APPROX	APPROXIMATE
BC	BOTTOM OF CURB
BLDG	BUILDING
BOT	BOTTOM
BOW	BOTTOM OF WALL
CB	CATCH BASIN
CI	CAST IRON OR CURB INLET
CIP	CAST-IN-PLACE
C/L	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CTR	CENTER
CU YD OR CY	CUBIC YARD
D	DEPTH
DBL	DOUBLE
DEG	DEGREES
DEMO	DEMOLITION
DI	DUCTILE IRON
DIA	DIAMETER
DR	DRAIN
DWG	DRAWING
E	EAST OR ELECTRIC
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
EXIST OR E	EXISTING
FD	FLOOR DRAIN OR FOOTING DRAIN
FDTN	FOUNDATION
FF	FINISHED FLOOR
FP	FIRE PROTECTION
FT	FEET
FTG	FOOTING
GAL	GALLON
GM	GAS METER
GND	GROUND
GV	GAS VALVE
HDPE	HIGH-DENSITY POLYETHYLENE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
L	LENGTH
LF	LINEAR FEET
LPG	LIQUID PROPANE GAS
MAX	MAXIMUM
MEG	MATCH EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MW	MUNICIPAL WATER MAIN
N	NORTH
NPW	NON-POTABLE WATER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OVHD	OVERHEAD
PL	PROPERTY LINE
PSI	POUNDS PER SQUARE INCH
PWR	POWER
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REF	REFERENCE
REINF	REINFORCED OR REINFORCING
S	SOUTH OR SANITARY
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SPEC	SPECIFICATION
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSTS	SUBSURFACE SEWAGE TREATMENT SYSTEM
STD	STANDARD
SWK	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TYP	TYPICAL
UGND	UNDERGROUND
UTIL	UTILITIES
UTL	UTILITY POLE
UP	UP
VOL	VOLUME
W	WEST OR POTABLE WATER OR WIDTH

ESTIMATED PROPOSED QUANTITY SUMMARY TABLE	
DESCRIPTION	
PROPOSED PARKING LOT AREA	1,028 SQ.FT.
PEDESTRIAN PAVEMENT AREA	960 SQ.FT.
CURB LENGTH	217 LF.
LANDSCAPE QUANTITIES	SEE LANDSCAPE PLAN
UTILITY QUANTITIES	SEE UTILITY PLAN
EARTHWORK VOLUMES (IN PLACE VOLUMES)	CUT: 16.7 CY, FILL: 1.9 CY, NET: 14.8 CY CUT
LIGHTING & WIRING QUANTITIES	SEE ELECTRICAL PLAN
DRAINAGE STRUCTURES	SEE GRADING AND DRAINAGE PLAN
TOPSOIL	34.2 CY
UNSUITABLE MATERIAL TO EXPORT	14.8 CY
AGGREGATE BASE	EXISTING: 3.4 CY, PROPOSED: 28.7 CY, NET: 25.3 CY FILL
ASPHALT TO EXPORT	2.3 CY

TAX MAP/LOCATION MAP



ZONING MAP



AREA MAP/AERIAL PHOTO



PLANNING BOARD – VILLAGE OF PAWLING	
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING, NEW YORK ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS TO THIS PLAN AS APPROVED, SHALL VOID THIS APPROVAL.	
Planning Board Chairperson	
Date	
OWNER CONSENT	
THE UNDERSIGNED OWNER OF PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THE MAP, ITS CONTENTS AND ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND CONSENT TO THE FILING OF THIS PLAN.	
Owner Signature	
Date	

CIVIL ENGINEER

ERIK BROWN
110 PINEBROOK RD.
MILFORD PA, 18337
(386) 846-3126



CONSULTANT:

26 JAN 24	REVISED FILING
27 OCT 23	REVISED FILING
10 MAY 22	FILING
9 NOV 21	DD SHARED REVIEW
4 SEPT 21	DD INTERNAL REVIEW

OWNER:
PAWLING NY CONG. OF JEHOVAH'S WITNESSES
568 NY-22
PAWLING, NY 12564

PROJECT TITLE:
KH RENOVATION AND PARKING LOT EXPANSION
568 NY-22
PAWLING, NY 12564

COVER SHEET

PROJECT No. **24254**

SHEET No. **C-001**

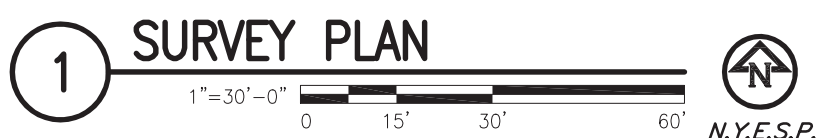
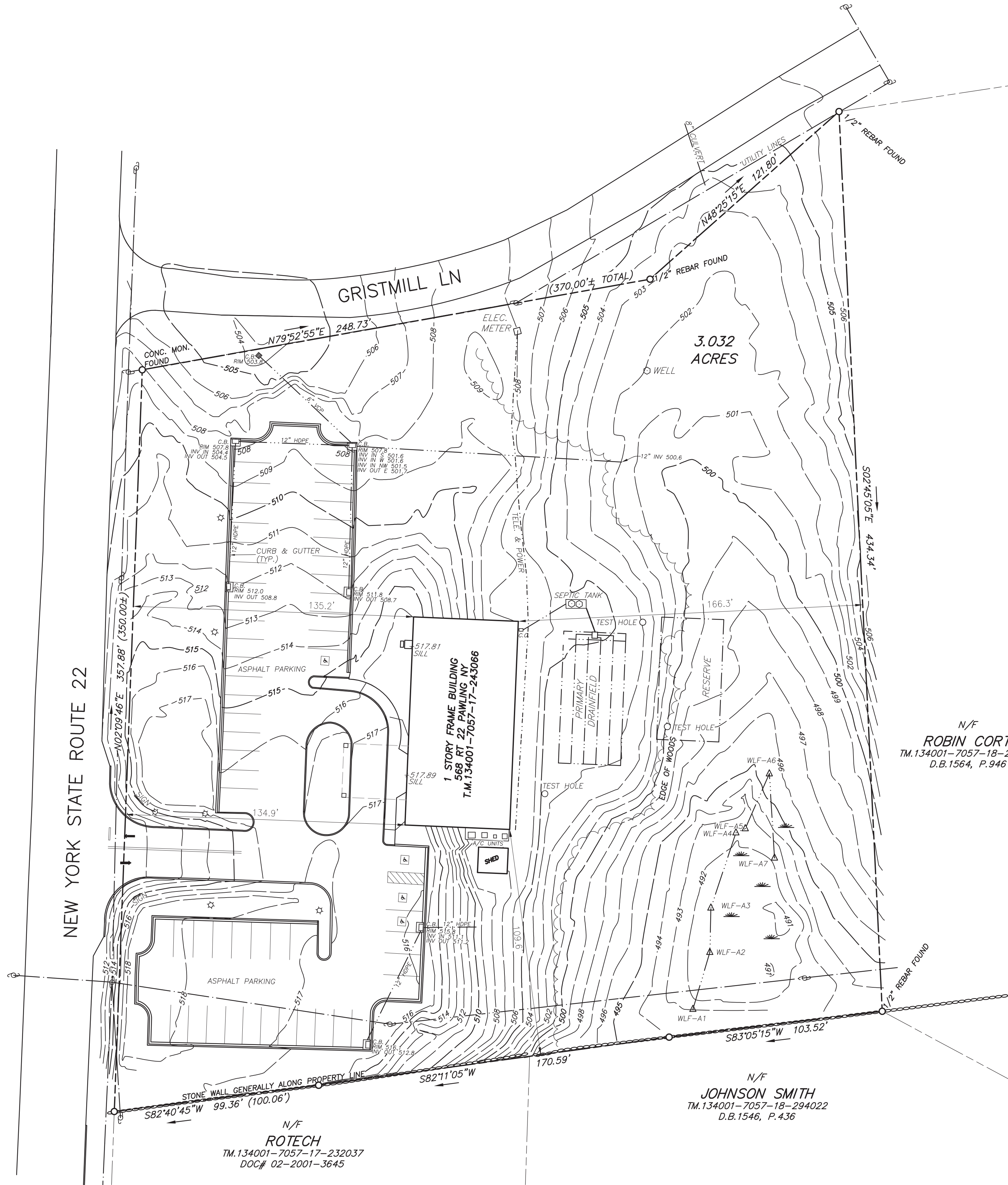
DEUT. 19:14 "Thou shalt not remove
thy neighbor's landmark..."

IMAGE: ###
IMAGE: ###
IMAGE: ###
IMAGE: ###

XREF: ###
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PLOT DATE: 2020-03-14.dwg
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GENERAL NOTES

- 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.
- Property lines shown are based on references below and existing monumentation.
- References:
 - Subject Parcel Deed recorded in Deed Book 1984, Page 717.
 - Adjoining Parcel Deed recorded in Deed Book 1564, Page 946.
 - Adjoining Parcel Deed recorded in Document Number 02-2001-3645
 - Highway No. 5009 Dutchess County Map No. 4 (R-2), entitled "Land to be provided for the Pawling Village State Highway 5009, Dutchess County, to be obtained from Dodds Realty Co., Reputed Owner", dated January 21, 1931.
- Certifications shown hereon are not transferable.
- Datum (Established with GPS)
Horizontal: NAD83, New York East State Plane
Vertical: NAVD88
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- Easements may exist that are not shown.
- This survey was performed without the benefit of a current abstract of title or documents from a title search and is therefore subject to whatever state of facts that may be revealed in such reports.
- Only surveys bearing the maker's embossed/ink seal should be relied upon since other than embossed/ink seal copies may contain unauthorized and undetectable modifications, deletions, additions, and changes. A copy of this document without a proper application of the surveyor's seal should be assumed to be an unauthorized copy.
- Property corner monuments were not placed as part of this survey.

SYMBOLS LEGEND

PROPERTY LINE	---
MINOR CONTOUR	97
MAJOR CONTOUR	100
PAVED ROADS	---
CURB	---
STORM LINE	---
OVERHEAD UTILITY LINES	---
MEASURED DISTANCE	0.00'
DEED DISTANCE	(0.00')
CATCH BASIN	C.B.
CLEANOUT	C.O.
HIGH DENSITY POLYETHYLENE	HDPE
INVERT	INV
SPOT ELEVATION	+33.70
LIGHT POLE	*
UTILITY POLE	⊙
VITREOUS CLAY PIPE	VCP
WET AREA	WLF
WETLAND FLAG	WLF-A?

MAP OF SURVEY
CERTIFIED TO
JW CONGREGATION SUPPORT, INC.
SITUATE IN
THE VILLAGE OF PAWLING, TOWN OF PAWLING
DUTCHESS COUNTY, NEW YORK
T.M. 134001-7057-17-243066
MARCH 14, 2020

I do hereby certify to:
JW CONGREGATION SUPPORT, INC.
that this boundary survey was performed under my supervision and was
made from an actual field survey prepared in accordance with the
existing code of practice established by the New York State Association
of Professional Land Surveyors, and that the field survey for this
property was completed on March 14, 2020.

Bambi Terrell Meunier
Bambi Terrell Meunier, LS Lic.No. 050805-1

BAMBI TERRELL MEUNIER,
PROFESSIONAL LAND
SURVEYOR
NYS LIC# 050805-1
399 OLD ROUTE 22
WASSAIC, NY 12592
845-232-0343



CONSULTANT:

THIS DRAWING PROVIDES
**EXISTING
CONDITIONS**

3	11-7-21	REVISED GRAPHIC SCALE
2	8-1-21	ADDED ADDITIONAL INFO.
1	3-14-20	BND/TOPO SURVEY

MARK: DATE: DESCRIPTION:

OWNER:
PAWLING, NY CONG. OF
JEHOVAH'S WITNESSES
568 ROUTE 22
PAWLING, NY 12564

PROJECT TITLE:

SHEET TITLE:

**BOUNDARY AND
TOPOGRAPHIC SURVEY**

PROJECT No.

SHEET No.

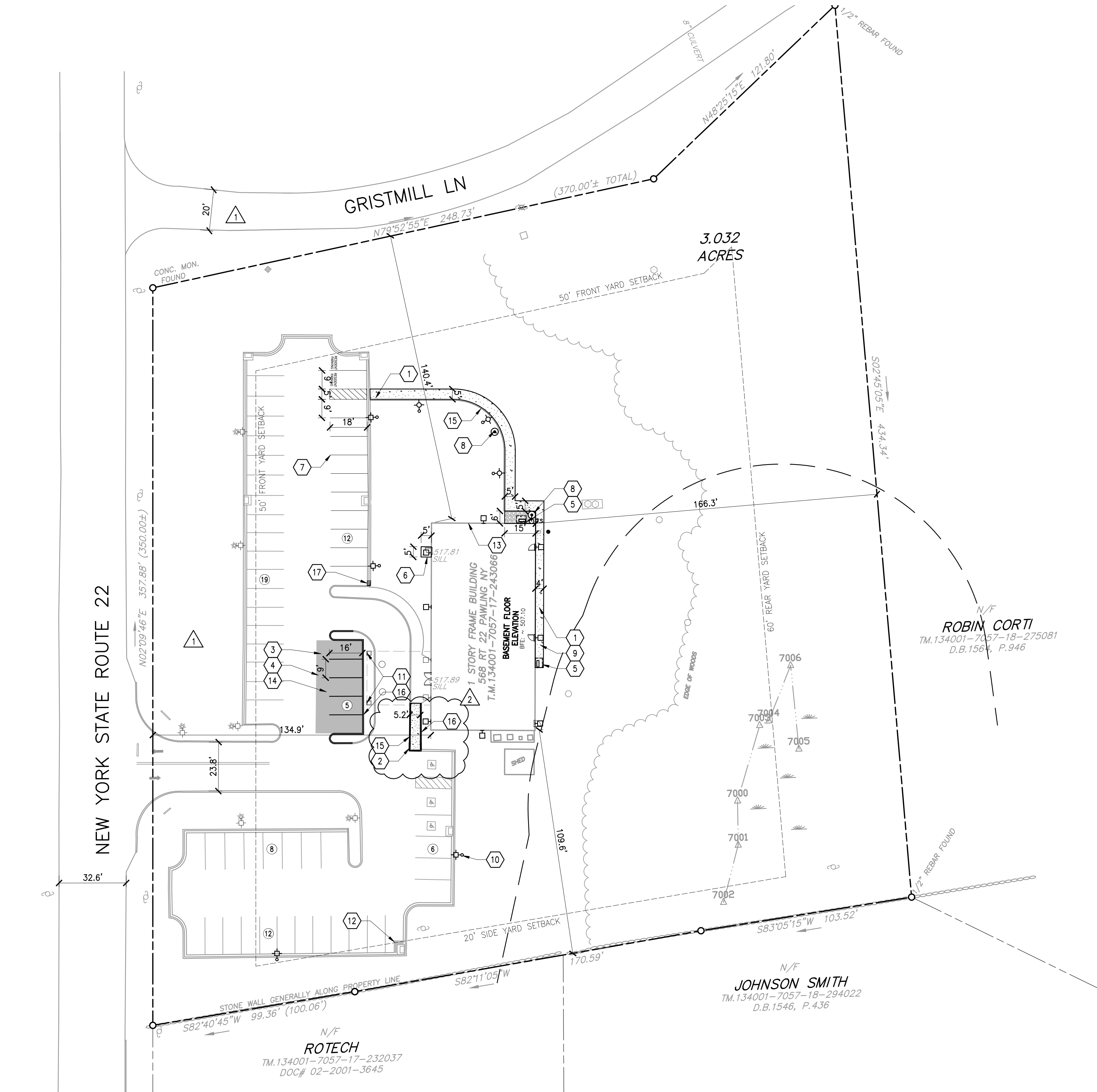
VS101

IMAGE ###
IMAGE ###
IMAGE ###
IMAGE ###
IMAGE ###

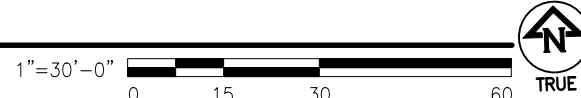
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FILE PATH: C:\Users\Amber.Watchtower\Documents\24254-NY Pawling 568 NY-22 (2)NE-Pawling\DWG\24254-01 Civil\24254-CS101.dwg



1 SITE PLAN



SITE SIGN TABLE				
SIGN NO.	DESC.	M.U.T.C.D NO./SIZE	QTY	COLOR*
2	COMPACT CAR PARKING ONLY	CUSTOM 12" X 18"	2	LEGEND: RED BACKGROUND: WHITE-RETROREFLECTIVE

- GENERAL SHEET NOTES
- REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
 - CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) AND AS REQUIRED BY THE VILLAGE OF PAWLING. DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA PER VILLAGE OF PAWLING AND NYSDOT STANDARDS.
 - REQUIRED SIGNAGE AND STRIPING OF FIRE ZONES OR ACCESS LANES SHALL BE AS REQUIRED BY FIRE OFFICIAL.
 - PAINT ALL PARKING STALLS. ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
 - DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - SOLID WASTE ACCUMULATED DAILY IS MINIMAL AND CAN BE HANDLED WITH RESIDENTIAL CANS PICKED UP BY MUNICIPAL SERVICE.

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PEA GRAVEL

SYMBOLS LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
BUILDING SETBACK LINE	---	---
BUILDING	---	---
EDGE OF PAVEMENT	---	---
CURB	---	---
DEPRESSED CURB	---	---
100' WETLANDS BUFFER	---	---
SIGN	---	---
ACCESSIBLE PARKING	---	---
LIGHT POLE (1-LIGHT)	---	---
BUILDING MOUNTED LIGHT	---	---
UTILITY POLE	---	---
PARKING SPACE COUNT	---	---

- 1 SHEET KEYNOTES
- PROVIDE NEW SIDEWALK FROM PARKING LOT TO LOWER LEVEL. SEE DETAIL 3/C-501.
 - REPLACE SIDEWALK TO ENSURE IT IS FLUSH WITH ADJACENT PAVEMENT. SEE DETAILS 3 & 6/C-501.
 - ADD PARKING IN FRONT OF BUILDING.
 - SAWCUT EXISTING PAVEMENT TO PROVIDE TRANSITION AND REPAIR EXISTING CRACKS TO ASPHALT.
 - PROVIDE NEW HVAC PAD FOR LOWER LEVEL.
 - REPLACE NW EGRESS PAD.
 - RECONFIGURE STRIPING AS SHOWN.
 - PROVIDE YARD DRAIN TO PREVENT PONDING. SEE DETAIL 14/C-501.
 - ADD EGRESS PADS FOR NEW LOWER LEVEL ENTRY DOORS.
 - LIGHT POLE W/CONCRETE BASE (TYP). SEE DETAIL 7/C-501.
 - PROVIDE CUSTOM SIGNAGE ON COLUMNS: *COMPACT CAR PARKING ONLY.
 - SAWCUT REPAIR EXISTING ASPHALT TO REMEDY SETTLEMENT.
 - APPROX. LOCATION OF NEW ELECTRIC METER AND MAIN DISCONNECT. BOTTOM OF EQUIPMENT MUST BE MIN. 1' ABOVE GRADE. COORDINATE WITH LOCATION OF MAIN PANEL ON INTERIOR OF BUILDING.
 - PROPOSED NEW ASPHALT PAVEMENT PARKING AREA. SEE DETAIL 10/C-501.
 - ADD INTEGRATED CURB. SEE DETAIL 6/C-501.
 - ADD 6" VERTICAL CONCRETE CURB. SEE DETAIL 5/C-501.
 - EXTEND MOUNTABLE CURB TO MATCH EXISTING.

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET VS101 WHICH IS A PLAT PREPARED BY BAMBI MEUNIER, P.L.S. #050805-1 DATED MARCH 14, 2020.

CIVIL ENGINEER

ERIK BROWN
110 PINEBROOK RD.
MILFORD PA, 18337
(386) 846-3126

CONSULTANT:

26 JAN 24	REVISED FILING
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10 MAY 22	FILING
9 NOV 21	DD SHARED REVIEW
4 SEPT 21	DD INTERNAL REVIEW
MARK:	DATE:
	DESCRIPTION:

OWNER:

PAWLING NY CONG. OF JEHOVAH'S WITNESSES
568 NY-22
PAWLING, NY 12564

PROJECT TITLE:

KH RENOVATION AND PARKING LOT EXPANSION
568 NY-22
PAWLING, NY 12564

SHEET TITLE:

SITE PLAN

PROJECT No.

24254

SHEET No.

CS101

PAVEMENT SUBGRADE PREPARATION NOTES

1. SEE GEOTECHNICAL REPORT BY OTHERS.

EARTHWORK SPECIFICATIONS

FILL TYPE (1)	USCS CLASSIFICATION	ACCEPTABLE LOCATION FOR PLACEMENT
STRUCTURAL FILL	GW, GW-GM, SW, SW-SM (2)	ALL LOCATIONS AND ELEVATIONS.
COMMON FILL	VARIES (3)	COMMON FILL MAY BE USED FOR GENERAL SITE GRADING. COMMON FILL SHOULD NOT BE USED UNDER SETTLEMENT OR FROST-SENSITIVE STRUCTURES.
CRUSHED STONE	GP	FOR USE ON WET SUBGRADES AND AS DRAINAGE FILL. SHOULD BE UNIFORM 3/4-INCH ANGULAR CRUSHED STONE.
DENSE GRADED CRUSHED STONE	-4	FOR USE ON ROADWAY BASE AND SUBBASE

1. COMPACTED FILL SHOULD CONSIST OF APPROVED MATERIALS THAT ARE FREE OF ORGANIC MATTER AND DEBRIS. FROZEN MATERIALS SHOULD NOT BE USED. FILL SHOULD NOT BE PLACED ON A FROZEN SUBGRADE.
2. IMPORTED STRUCTURAL FILL SHOULD MEET THE FOLLOWING GRADATION:
- | SIEVE SIZE | PERCENT FINER |
|------------|---------------|
| 3-INCHES | 100 |
| 1/2-INCHES | 70-100 |
| NO. 4 | 50-85 |
| NO. 10 | 30-55 |
| NO. 60 | 8-24 |
| NO. 200 | 3-10 |
3. COMMON FILL SHOULD BE FRIABLE, NATURAL SOIL CONTAINING NO GRAVEL GREATER THAN 3/4 LOOSE LIFT THICKNESS AND FREE OF TRASH, SNOW, ICE, ORGANICS, ROOTS, AND TREE STUMPS AND NO MORE THAN 25% PASSING THE NO. 200 SIEVE. COMMON BORROW CAN BE USED AS GENERAL SITE BACKFILL PROVIDED IT CAN BE COMPACTED AND STABILIZED FOR THE INTENDED PURPOSE.

4. DENSE GRADED CRUSHED STONE SHOULD MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT FINER
2-INCHES	100
1 1/2-INCHES	70-100
3/4-INCHES	50-85
NO. 4	30-55
NO. 50	8-24
NO. 200	3-10

GENERAL EARTHWORK NOTES

- FOR ADDITIONAL INFORMATION ABOUT SITE-SPECIFIC SOILS AND ENGINEERING RECOMMENDATIONS, PLEASE REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS-NY, INC. DATED 02/16/2021. IN CASE 1 NOTE ON THESE PLANS CONFLICTS WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, THE MORE STRINGENT OF THE TWO SHALL APPLY.
- PRIOR TO COMMENCEMENT OF GRADING OR FILL PLACEMENT, ANY MISCELLANEOUS TRASH, DEBRIS, OR OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM THE SITE. CLEARING AND GRUBBING OF ALL TREES (INCLUDING REMOVAL OF ANY ASSOCIATED ROOT SYSTEMS) AND VEGETATION DESIGNATED FOR REMOVAL SHOULD BE PERFORMED.
- TOPSOIL SHOULD BE STRIPPED FROM THE PROPOSED PAVEMENT AREAS. BASED ON THE GEOTECHNICAL INVESTIGATION, THE SITE CONTAINS APPROXIMATELY 6 INCHES OF TOPSOIL. AT THIS TIME, WE ANTICIPATE THAT THE TOPSOIL CAN BE USED IN PROPOSED LANDSCAPED AREAS. THE REUSE OF THE ONSITE TOPSOIL SHOULD BE EVALUATED BY A QUALIFIED LANDSCAPE ARCHITECT WITH REGARDS TO NUTRIENT LEVELS, GRAIN SIZE, PH, ETC. TOPSOIL DEEMED UNSUITABLE FOR REUSE SHOULD BE PROPERLY DISPOSED IN AREAS NOT REQUIRING STRUCTURAL FILL. CONFIRM WITH ENGINEER OF RECORD BEFORE EXPORTING MATERIAL OFFSITE (IF REQUIRED).
- ANY ABANDONED UTILITIES THAT ARE ENCOUNTERED BENEATH PROPOSED PAVEMENT SHOULD BE COMPLETELY REMOVED. EXISTING ROCK LEDGE SHOULD BE CUT TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE LEVELS IN PROPOSED PAVEMENT AREAS.
- EXISTING UTILITIES THAT CONFLICT WITH NEW CONSTRUCTION SHOULD BE REMOVED FROM PROPOSED CONSTRUCTION AREA. EXCAVATIONS MADE TO REMOVE FOUNDATION ELEMENTS OR UTILITIES SHOULD BE BACKFILLED WITH APPROVED COMPACTED FILL AS DESCRIBED IN THE ENGINEERED FILL SECTION OF THE GEOTECHNICAL REPORT.
- ANY EXISTING PAVEMENT AND CONCRETE WALKWAYS THAT ARE NOT PART OF THE FINAL DESIGN LAYOUT SHOULD BE DEMOLISHED IN THEIR ENTIRETY.
- ALL CLEARING AND STRIPPING ACTIVITIES SHOULD BE PERFORMED IN STRICT ACCORDANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS. ALL SITE DEMOLITION AND SITE PREPARATION WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS.
- ALL WORK SHOULD BE PERFORMED SO AS TO NOT ADVERSELY IMPACT THE EXISTING AND NEIGHBORING BUILDINGS, OFFSITE STRUCTURES, ROADWAYS, OR UTILITIES.
- CONSULT WITH THE GEOTECHNICAL ENGINEER BEFORE ADJUSTING RECOMMENDATIONS AS MAY BE NEEDED BASED ON ACTUAL CONDITIONS ENCOUNTERED ONSITE THAT MAY DIFFER FROM WHAT WAS ENCOUNTERED DURING THE INVESTIGATION.

GENERAL GRADING NOTES

- REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION
- CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
- YARD AREAS, SIDEWALKS AND PAVEMENT SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS. FINISHED SURFACES SUCH AS ALL PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL CONFORM TO NEW YORK ACCESSIBILITY STANDARDS. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL GRADE THE SITE TO MATCH EXISTING GROUND AT THE LIMITS OF THE PROJECT SITE. ALL DRAINAGE ENTERING THE PROJECT AREA SHALL BE INTERCEPTED IN THE FINAL GRADING. TRANSITIONS TO EXISTING GROUND THAT ARE DIFFERENT FROM THE PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING. LAWN AREAS TO BE MOWED SHOULD NOT EXCEED A SLOPE OF 4:1.
- ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO DRAIN TO ON-SITE STORM SEWERS OR TO THE PUBLIC R.O.W. THE DEVELOPMENT SHALL NOT HAVE ANY ADVERSE IMPACTS TO SURROUNDING PROPERTIES.

STORM DRAINAGE CONSTRUCTION NOTES

- SPECIFICATIONS:
PIPES WITHIN PROPERTY OR OUTSIDE EASEMENTS:
4" AND GREATER SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SOIL-TIGHT JOINTS IN ACCORDANCE WITH ASTM F2648 WITH RUBBER GASKETS MEETING ASTM F477 WITH FITTINGS IN ACCORDANCE WITH ASTM F2306 UNLESS OTHERWISE SPECIFIED. INSTALLATION OF HDPE STORM SEWERS SHALL BE IN ACCORDANCE WITH ASTM D2321. IN ALL CASES, CHANGES IN PIPE SIZE OR TYPE SHALL OCCUR AT AN APPROVED STRUCTURE.
CATCH BASINS:
USE NYLOPLAST DRAIN BASINS
FRAMES AND COVERS:
SHALL BE IN ACCORDANCE WITH AASHTO M105.
- CONTRACTOR SHALL VERIFY ALL FLOWLINE OR INVERT ELEVATIONS 48 HOURS PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. IF A DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- ROOF DRAINAGE TO BE DIRECTED FROM BUILDING TO DISCHARGE POINTS VIA DOWNSPOUTS.

PROOF-ROLLING NOTES

- ALL PAVEMENT SUBGRADE SURFACES EXPOSED AFTER THE STRIPPING OF THE VEGETATION AND THE WEAK SUPERFICIAL SOILS, AS WELL AS ALL AREAS OF THE SITE PLANNED FOR THE PLACEMENT OF GENERAL FILL SOILS, SHOULD BE PROOF-ROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC WEIGHT OF 5 TONS OR A FULLY LOADED TANDEM DUMP TRUCK OR EQUIVALENT. ANY SOFT OR WEAK AREAS IDENTIFIED BY THE QUALIFIED SITE INSPECTOR WORKING IN COORDINATION WITH THE CIVIL ENGINEER DURING PROOF-ROLLING SHOULD BE REMOVED AND REPLACED WITH SELECT FILL SOILS OR GENERAL FILL SOILS, DEPENDING UPON THE AREA, THAT ARE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS PRESENTED IN EARTHWORK SECTION OF THE GEOTECHNICAL REPORT. THE REASONS FOR PROOF-ROLLING OF THE SUBGRADE IS THAT SOME SOILS HAVE BEEN FOUND TO COMPACT TO MINIMUM DENSITY REQUIREMENTS BUT TO STILL EXHIBIT "PUMPING" TENDENCIES. PROOF-ROLLING OF THE SUBGRADE SHOULD IDENTIFY THE SOILS THAT HAVE A TENDENCY TO PUMP SO THAT THEY CAN BE REMOVED AND REPLACED WITH MORE SUITABLE FOUNDATION SOILS APPROVED BY THE GEOTECHNICAL ENGINEER.

STRUCTURAL FILL NOTES

1. SEE GEOTECHNICAL REPORT BY OTHERS

COMPACTION TESTING NOTES

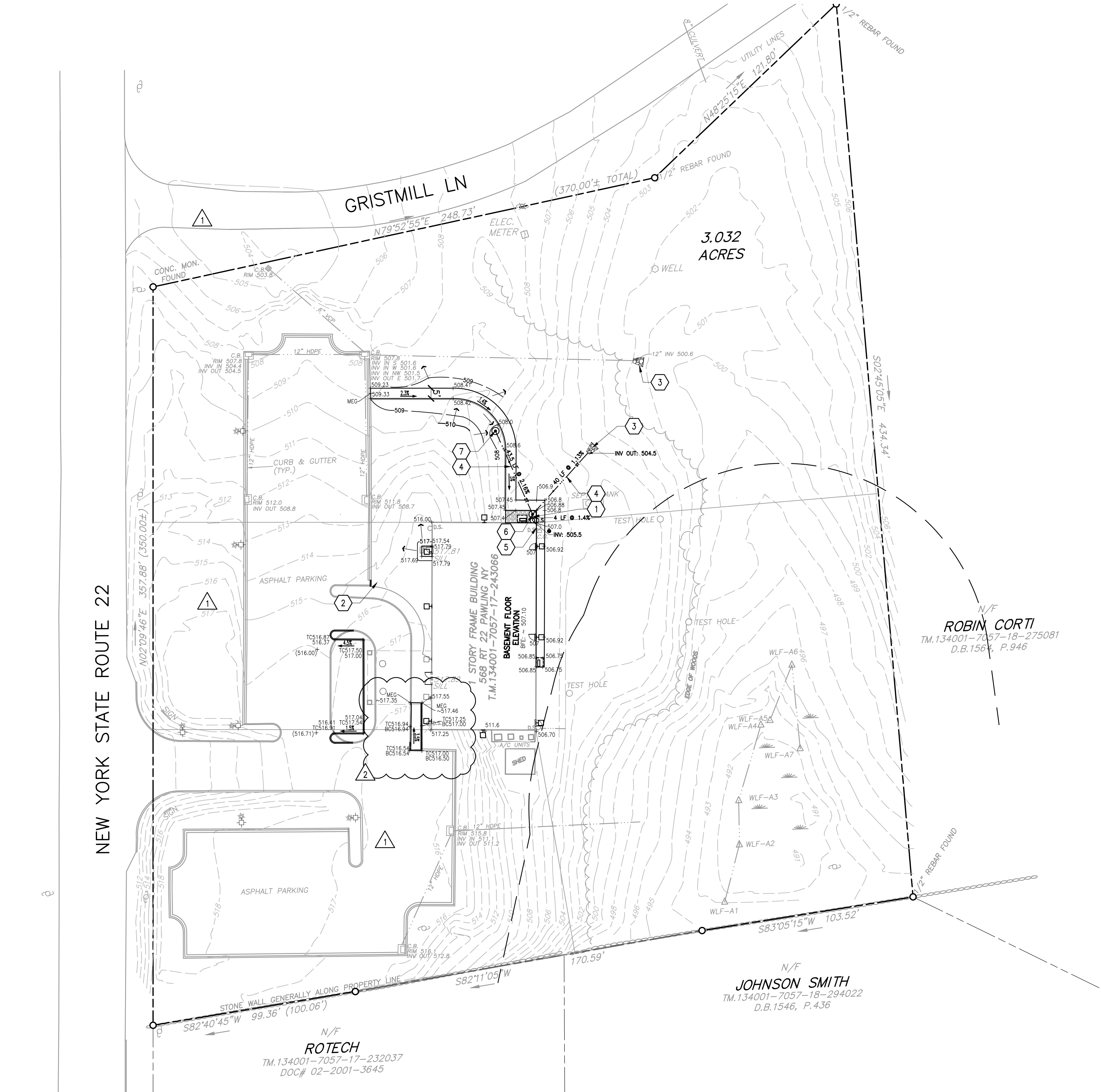
- COMPACTION AND MOISTURE CONTENT OF SUBGRADE AND EACH LIFT OF STRUCTURAL FILL SHALL BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER.
- SUBGRADE COMPACTION TESTS SHOULD BE PERFORMED AT AN AVERAGE RATE OF ONE TEST FOR EVERY 2,000 SF OF BUILDING PAD SUBGRADE AREA OR EVERY 5,000 SF OF PAVEMENT OR GENERAL FILL AREA, WITH A MINIMUM OR THREE TESTS BEING PERFORMED FOR EACH DISTINCT SUBGRADE AREA.

FILL AREA	PERCENT AX DENSITY PER ASTM D1557
FOUNDATION SUPPORT FILL	95%
FOUNDATION BACKFILL	95%
SLAB-ON-GRADE, PAVED AREAS	95%
NON-STRUCTURAL AREAS, GREEN AREAS	90%

SHEET KEYNOTES

- PROPOSED 6" HDPE PIPE TO DOWNSPOUT (1.4% SLOPE). SEE DETAIL 3/C-502
- AREA TO BE REGRADED TO KEEP A 3" FROM FINISH GROUND TO TOP OF SIDEWALK
- PROPOSED RIP-RAP APRON. SEE DETAIL 11/C-501
- PROPOSED 6" HDPE PIPE
- EXISTING DOWNSPOUT TO BE REMOVED
- PROPOSED DRAIN BASIN
RIM ELEV: 506.63
INV ELEV: 504.96
- PROPOSED DRAIN BASIN
RIM ELEV: 507.58
INV: 505.91

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET VS101 WHICH IS A PLAT PREPARED BY BAMBI MEUNIER, P.L.S. #050805-1 DATED MARCH 14, 2020.



1 PLAN - GRADING AND DRAINAGE

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CONSULTANT:

OWNER:

PAWLING NY CONG. OF
JEHOVAH'S WITNESSES
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PAWLING, NY 12564

PROJECT TITLE:

KH RENOVATION AND
PARKING LOT EXPANSION
568 NY-22
PAWLING, NY 12564

SHEET TITLE:

GRADING AND
DRAINAGE PLAN

PROJECT No.

24254

SHEET No.

CG101

IMAGE:
IMAGE:
IMAGE:
IMAGE:
IMAGE:

XREF:
XREF:
XREF:
XREF:
XREF:

XREF:
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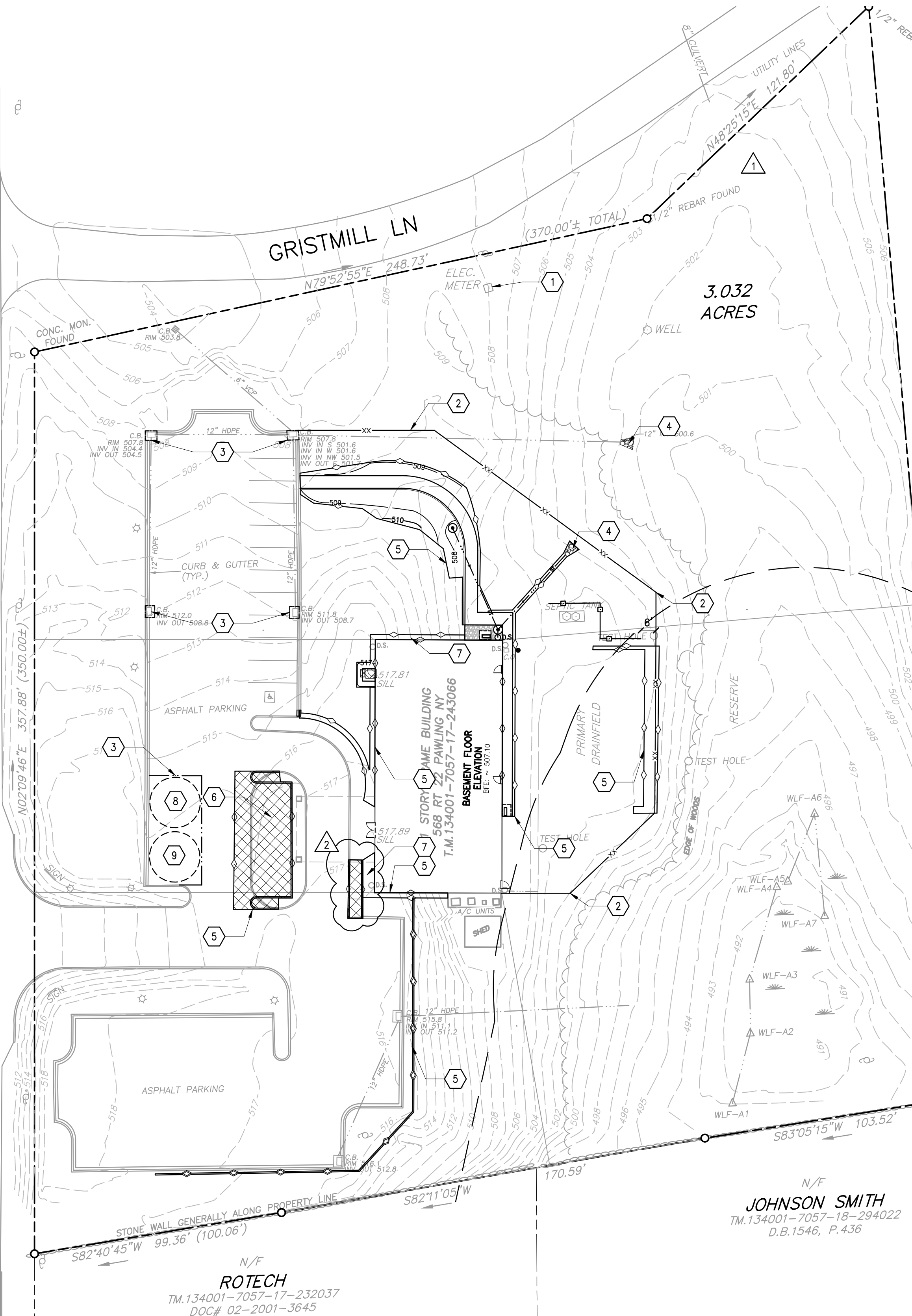
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PLOT DATE: 26 Jan 24
DMSCALE: 240.00
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DESIGNER: Amber
DRAWN: Amber
CHECKED: Amber
APPROVED: Amber

NEW YORK STATE ROUTE 22

PLAN - EROSION CONTROL AND DEMOLITION



SYMBOLS LEGEND

- PROPOSED
- COMPOST FILTER SOCK
- SILT FENCE
- LIMIT OF DISTURBANCE
- CONSTRUCTION FENCING
- 100' WETLANDS BUFFER
- TO BE DEMOLISHED
- RIPRAP/CONSTRUCTION ENTRANCE
- LIMIT OF WETLANDS

SHEET KEYNOTES

- DECOMMISSION EXISTING ELECTRIC METER AND ABANDON EXISTING ELECTRICAL SERVICE. TELECOMMUNICATIONS LINE TO REMAIN.
- REINFORCED SILT FENCE/TURTLE BARRIER. SEE DETAIL 12/C-501
- PROVIDE COMPOST FILTER SOCK PROTECTION
- RIP-RAP APRON TYP. SEE DETAIL 11/C-501
- LIMIT OF DISTURBANCE
- REMOVE EXISTING LANDSCAPING AND SAWCUT EXISTING PAVEMENT.
- REMOVE LANDSCAPING WITHIN 3' OF BUILDING.
- TOPSOIL STOCKPILE AREA. SEE DETAIL 16/C-501
- AGGREGATE/STRUCTURAL FILL STOCKPILE AREA

SOIL EROSION AND BMP INSPECTION NOTES

- INSPECTIONS SHALL BE PERFORMED EITHER ONCE EVERY 7 CALENDAR DAYS OR ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.25 INCHES OR GREATER OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE.
- DURING EACH INSPECTION, CONTRACTOR SHALL INSPECT THE FOLLOWING AREAS OF THE SITE:
 - CLEARED, GRADED, OR EXCAVATED AREAS OF THE SITE
 - STORMWATER CONTROLS (E.G. PERIMETER CONTROLS, SEDIMENT BASINS, INLETS, EXIT POINTS, ETC.) AND PRACTICES (E.G. POLLUTION PREVENTION PRACTICES FOR VEHICLES FUELING/MAINTENANCE AND WASHING; STORAGE, HANDLING AND DISPOSAL, ETC.) AT THE SITE.
 - MATERIAL, WASTE, OR BORROW AREAS AND EQUIPMENT STORAGE MAINTENANCE AREAS
 - AREAS WHERE STORMWATER FLOWS WITHIN THE SITE.
 - STORMWATER DISCHARGE POINTS, AND
 - AREAS WHERE STABILIZATION HAS BEEN IMPLEMENTED.
- DURING EACH SITE INSPECTION, CONTRACTOR SHALL CHECK:
 - WHETHER STORMWATER CONTROLS OR POLLUTION PREVENTION PRACTICES ARE PROPERLY INSTALLED, REQUIRING CORRECTIVE ACTION, OR WHETHER NEW OR MODIFIED CONTROLS ARE REQUIRED;
 - FOR THE PRESENCE OF CONDITIONS THAT COULD LEAD TO SPILLS, LEAKS, OR OTHER POLLUTANT ACCUMULATIONS AND DISCHARGES;
 - WHETHER THERE ARE VISIBLE SIGNS OF EROSION AND SEDIMENT ACCUMULATION AT POINTS OF DISCHARGE AND TO THE CHANNELS AND STREAMBANKS THAT ARE IN THE IMMEDIATE VICINITY OF THE DISCHARGE
 - IF A STORMWATER DISCHARGE IS OCCURRING AT THE TIME OF INSPECTION, WHETHER THERE ARE OBVIOUS VISUAL SIGNS OF POLLUTANT DISCHARGES

TEMPORARY SOIL STABILIZATION NOTES

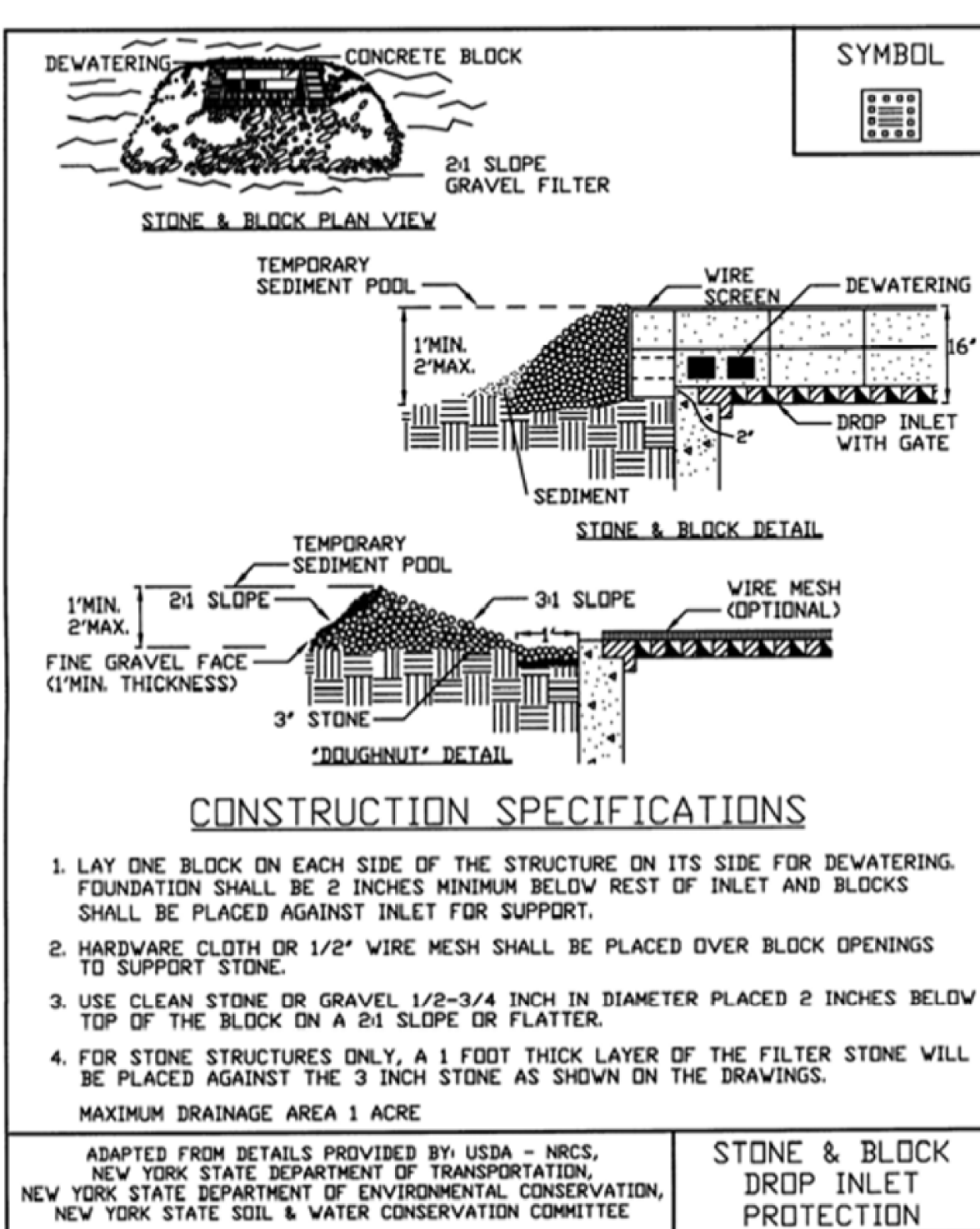
- STABILIZE DISTURBED AREAS BY IMPLEMENTING SOIL COVERING PRACTICES (E.G. MULCHING, MATTING, SODDING).

PERMANENT SOIL STABILIZATION NOTES

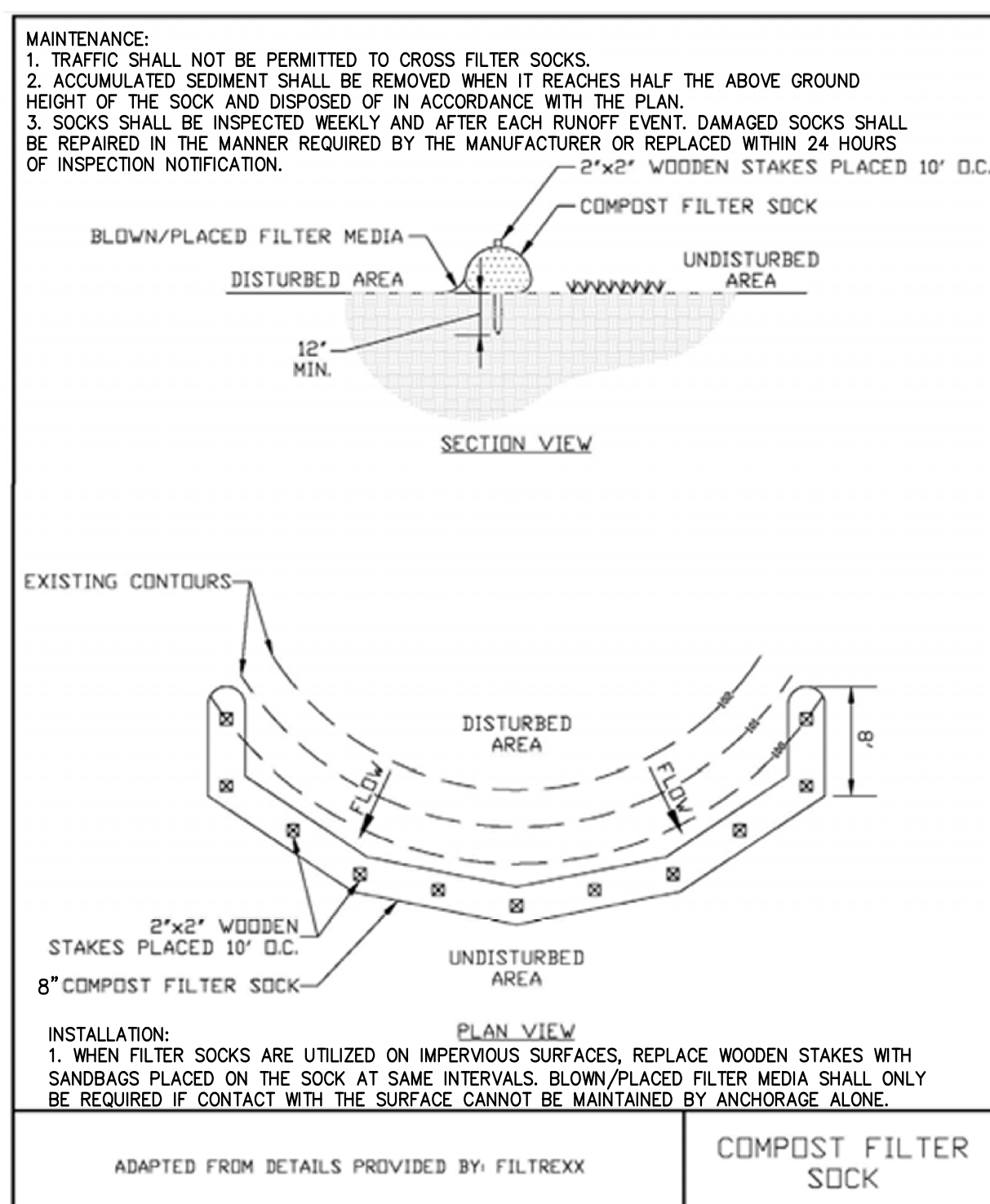
- PERMANENTLY STABILIZE ALL DISTURBED AREAS ONCE CONSTRUCTION IN THAT AREA IS COMPLETE USING THE LAWN SEED MIX ON SHEET LP101 UNLESS OTHERWISE SPECIFIED THEREIN.



SITE SOIL MAP - SmC:
STOCKBRIDGE-FARMINGTON COMPLEX



DETAIL - STONE & BLOCK DROP INLET PROTECTION



DETAIL - COMPOST FILTER SOCK

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PROJECT TITLE:

KH RENOVATION AND
PARKING LOT EXPANSION
568 NY-22
PAWLING, NY 12564

SHEET TITLE:

EROSION CONTROL
& DEMO PLAN

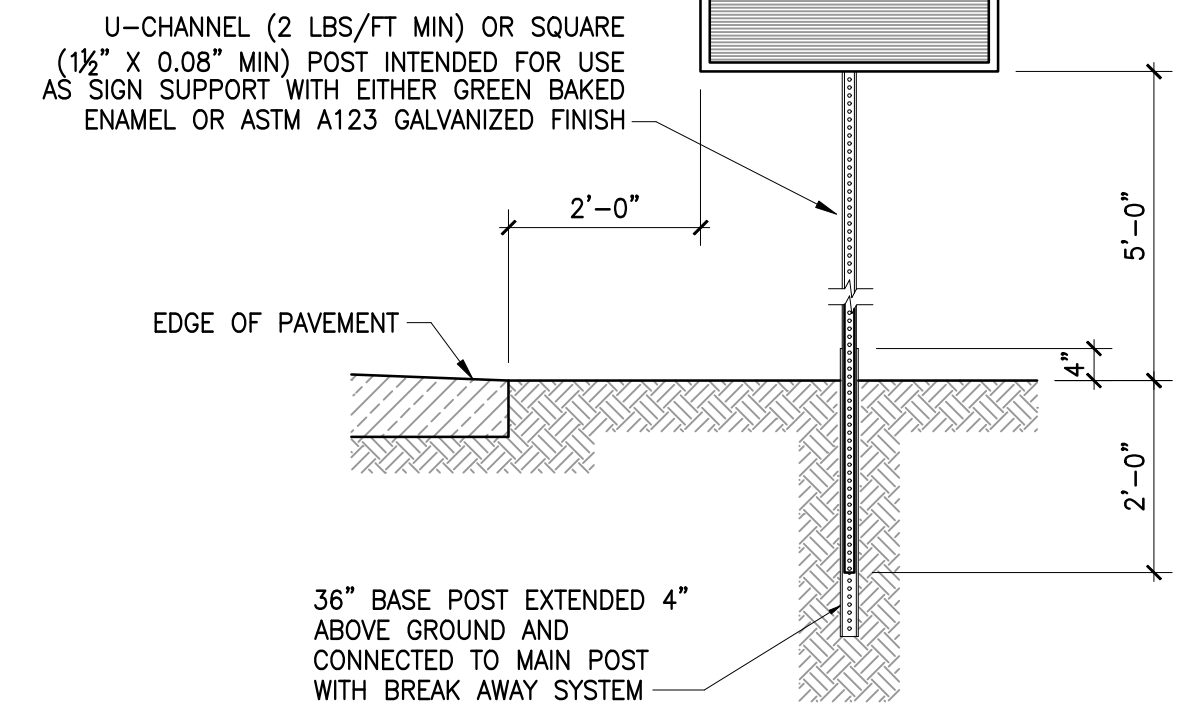
PROJECT No:

24254

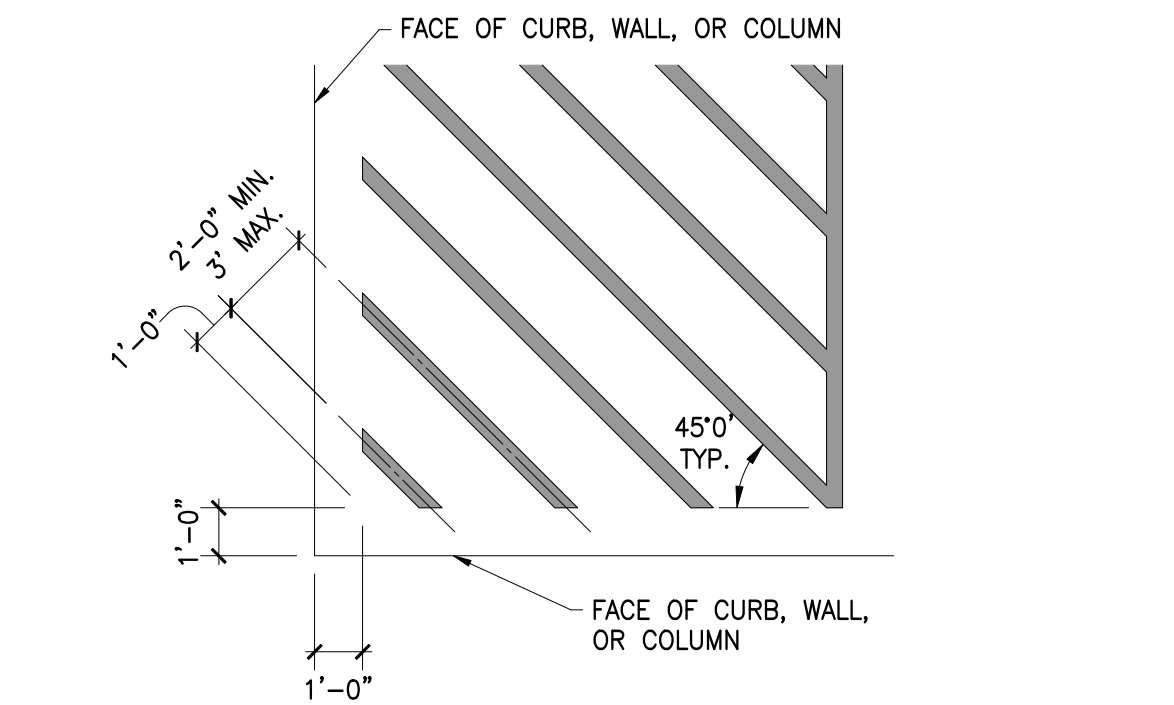
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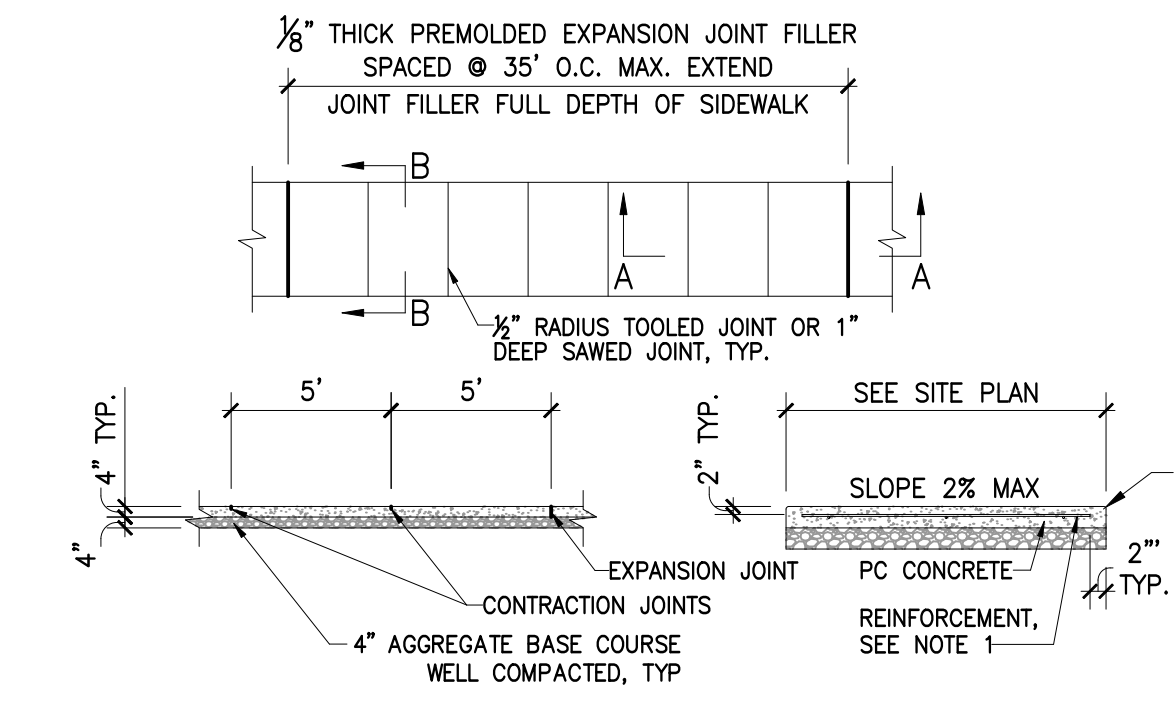
NOTES
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION



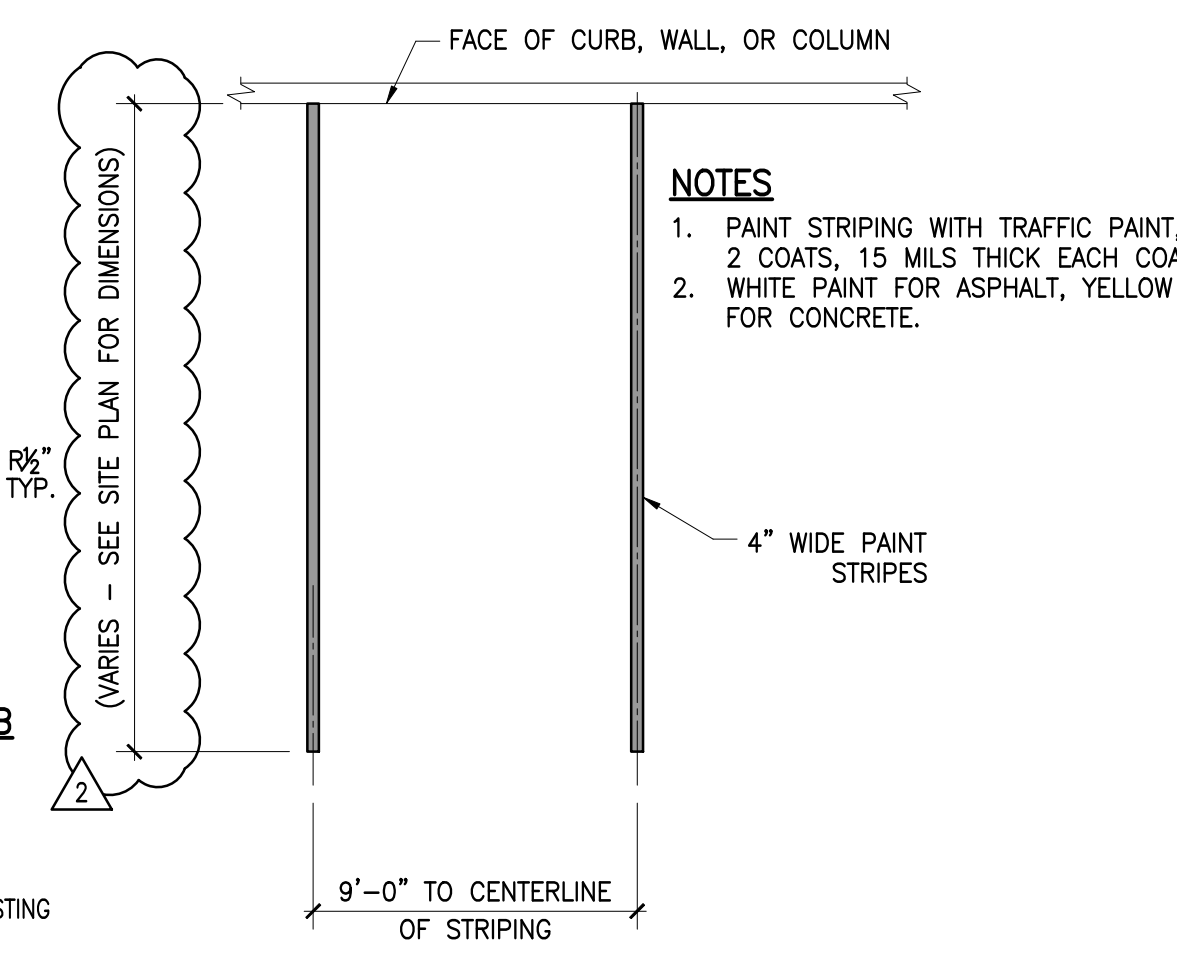
1 DETAIL - SIGNAGE (TYP)



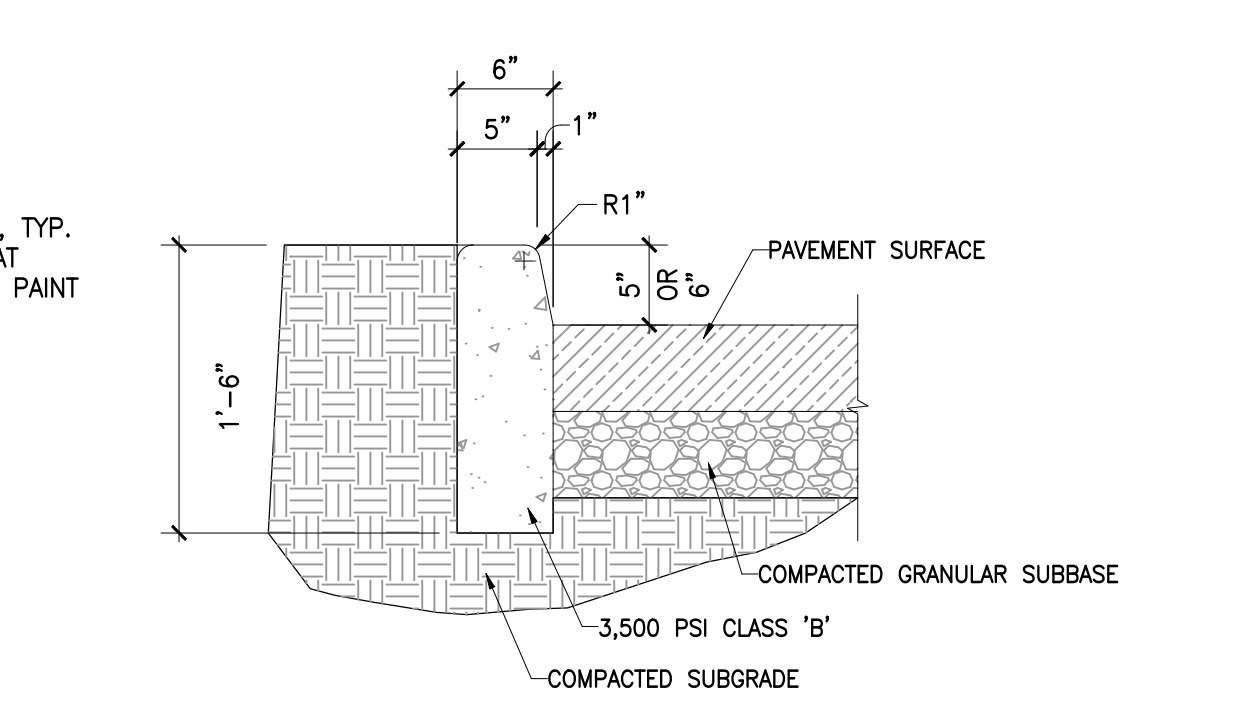
2 DETAIL - DIAGONAL STRIPING (TYP)



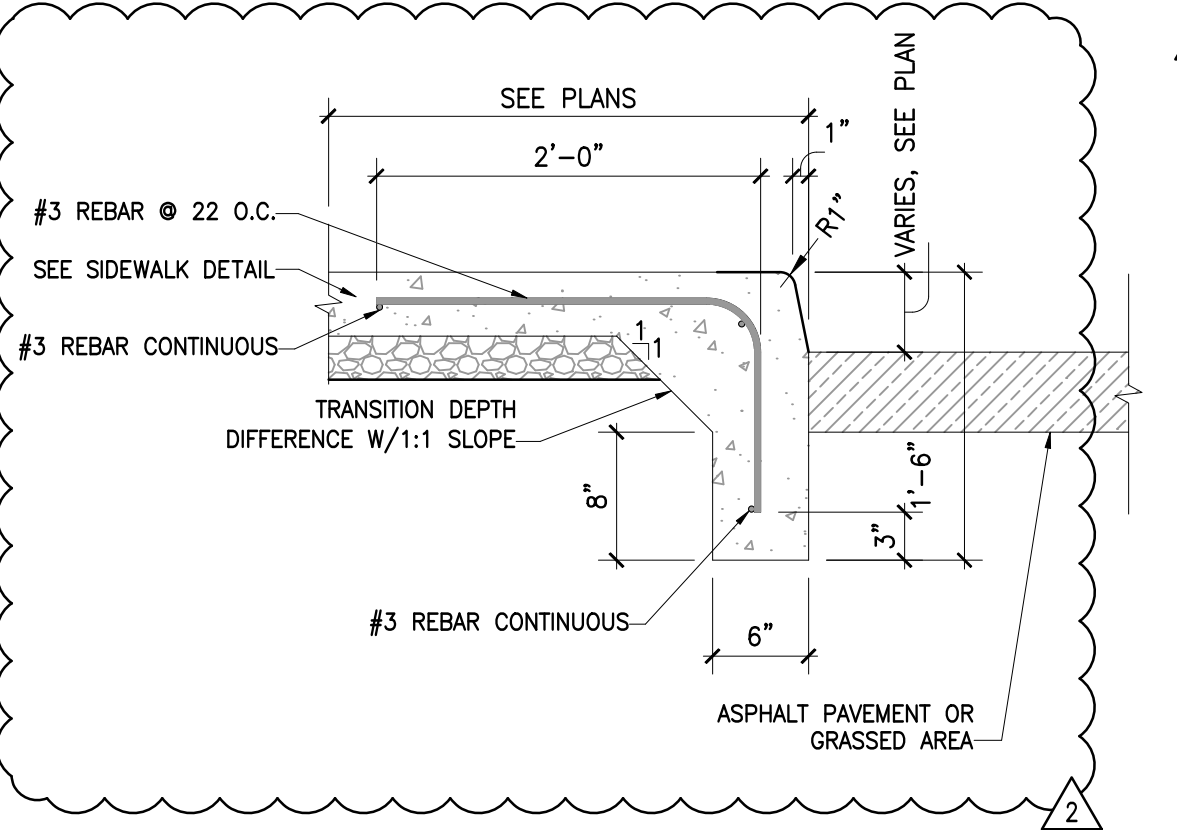
3 ENLARGED SECTION A-A



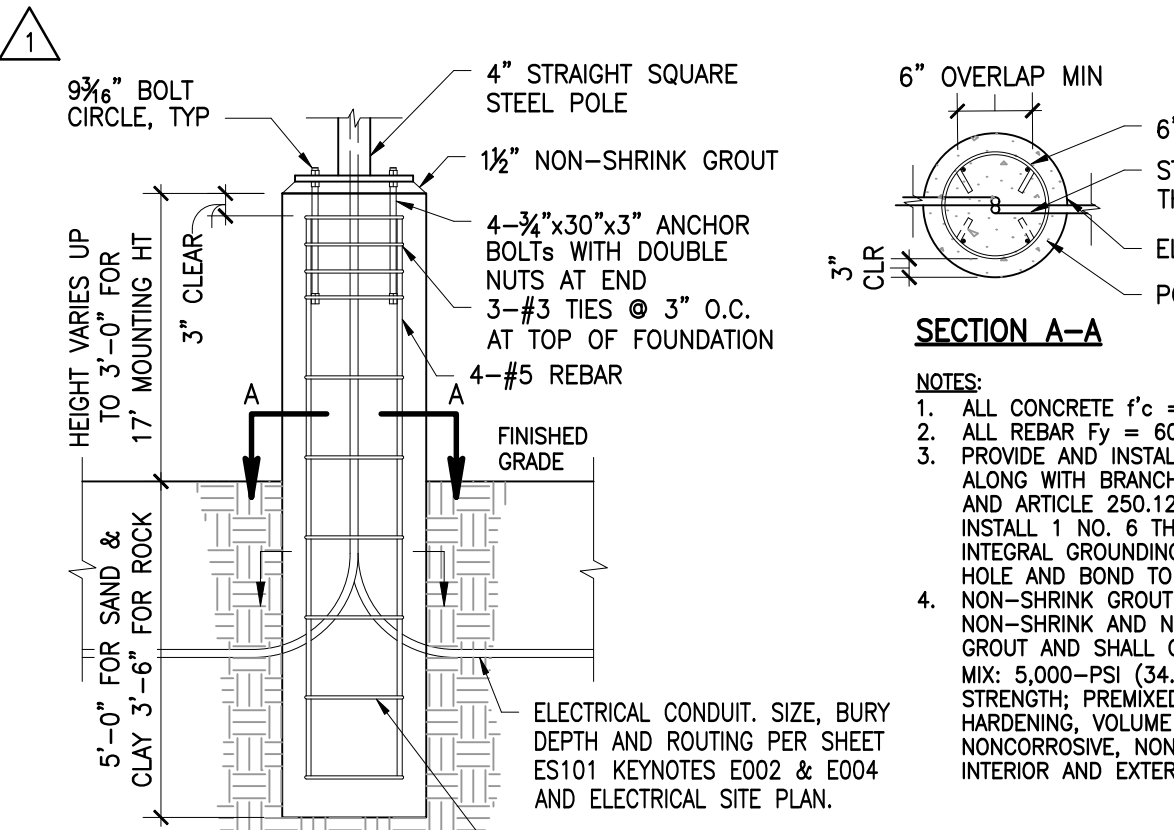
4 DETAIL - PARKING STRIPING



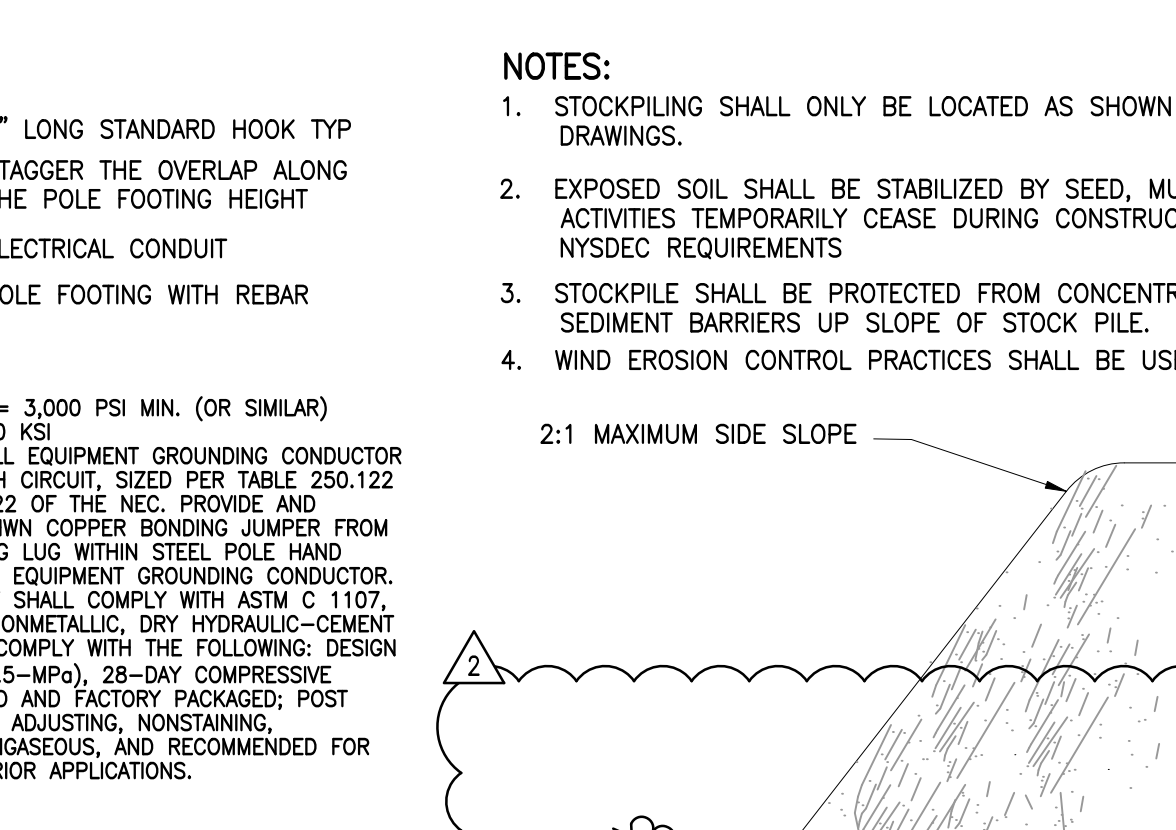
5 DETAIL - VERTICAL CONCRETE CURB



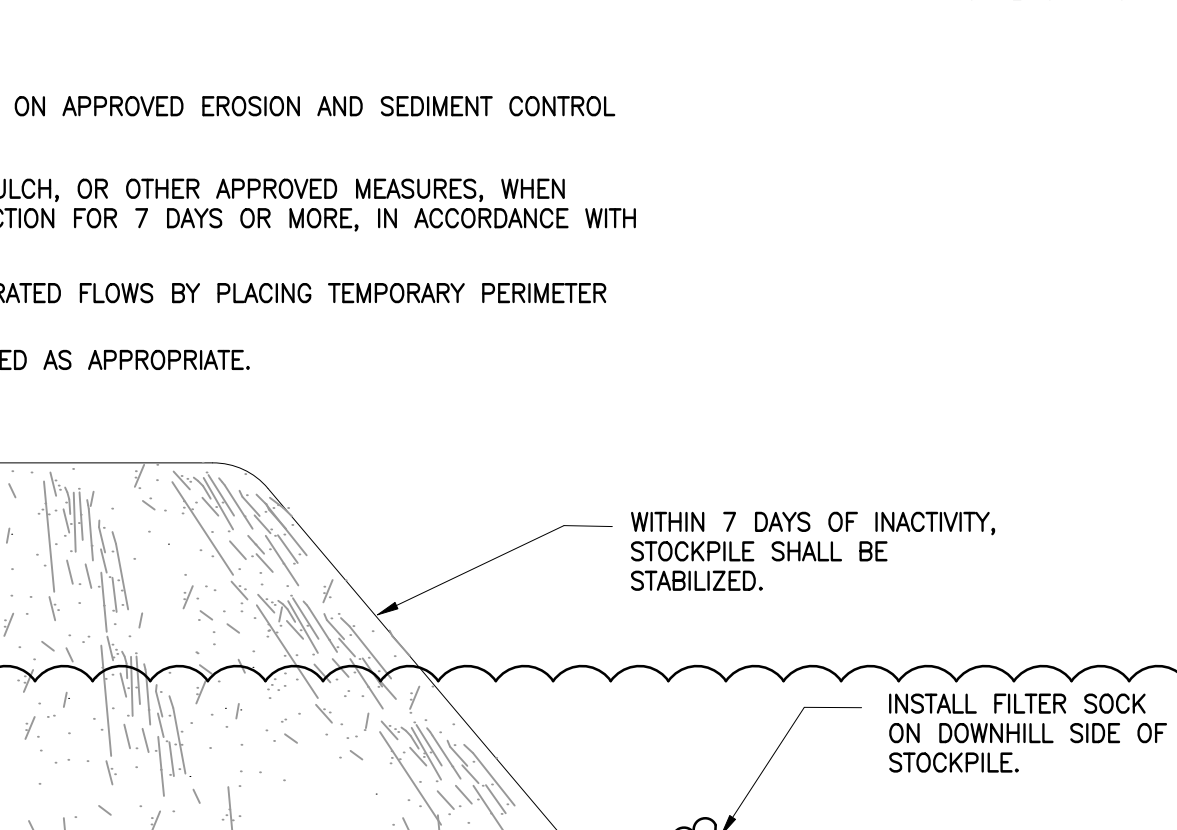
6 DETAIL - SIDEWALK TURNDOWN WITH INTEGRATED CURB



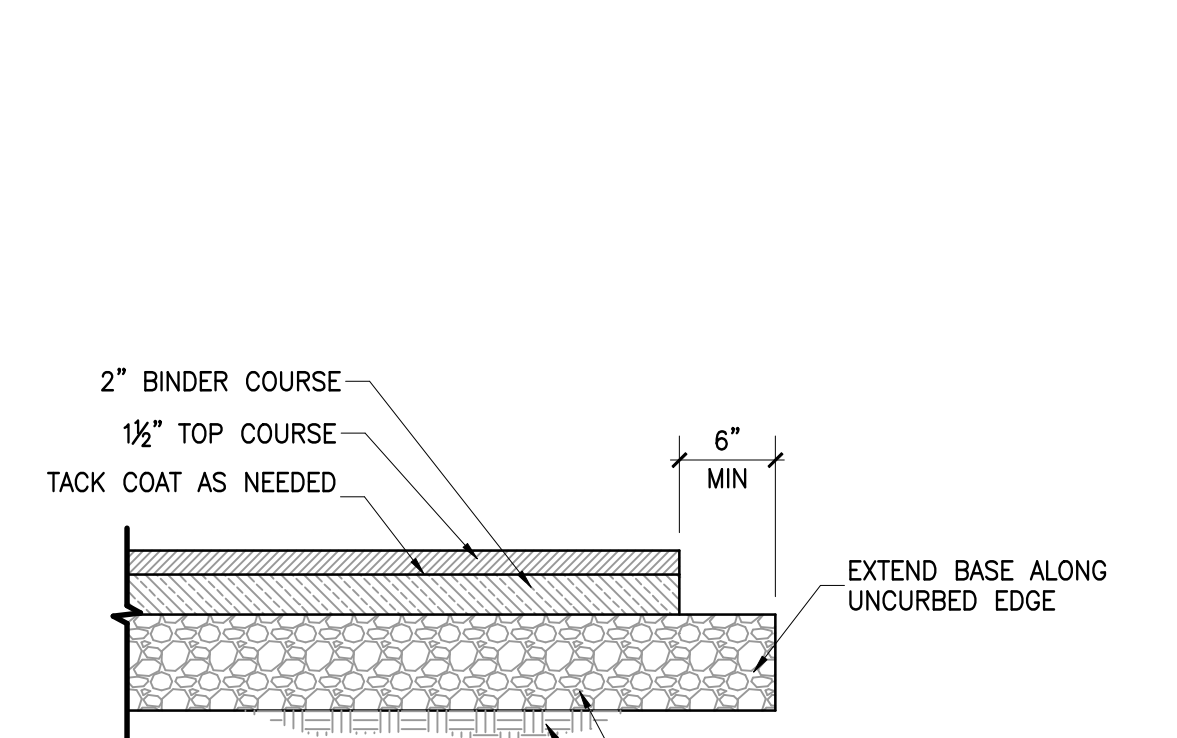
7 DETAIL - LIGHT POLE



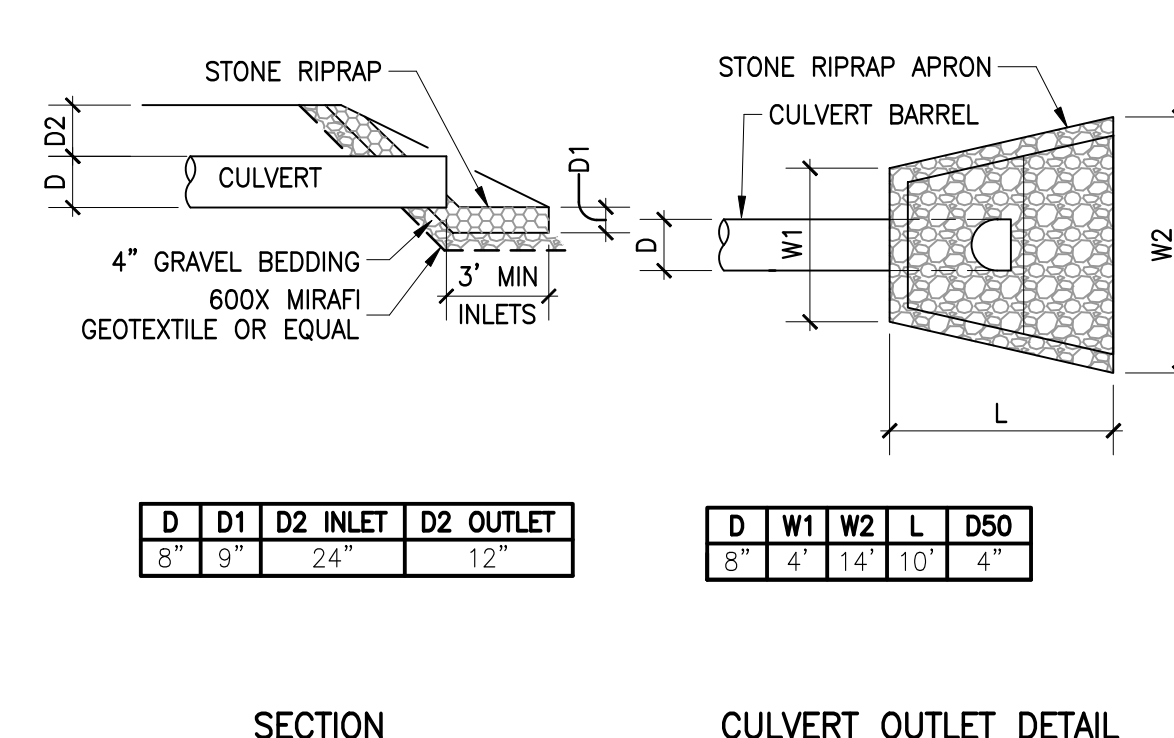
8 DETAIL - SOIL STOCKPILE



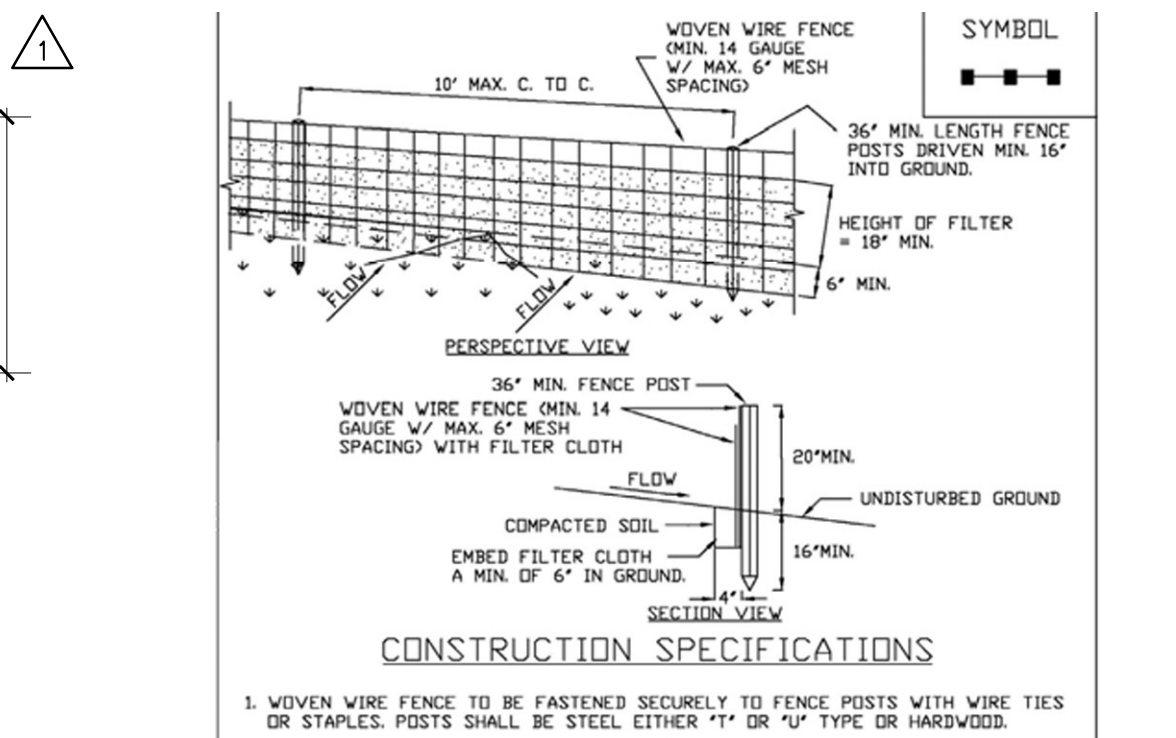
9 DETAIL - DOWNSPOUT GUTTER TO DRAINAGE SYSTEM



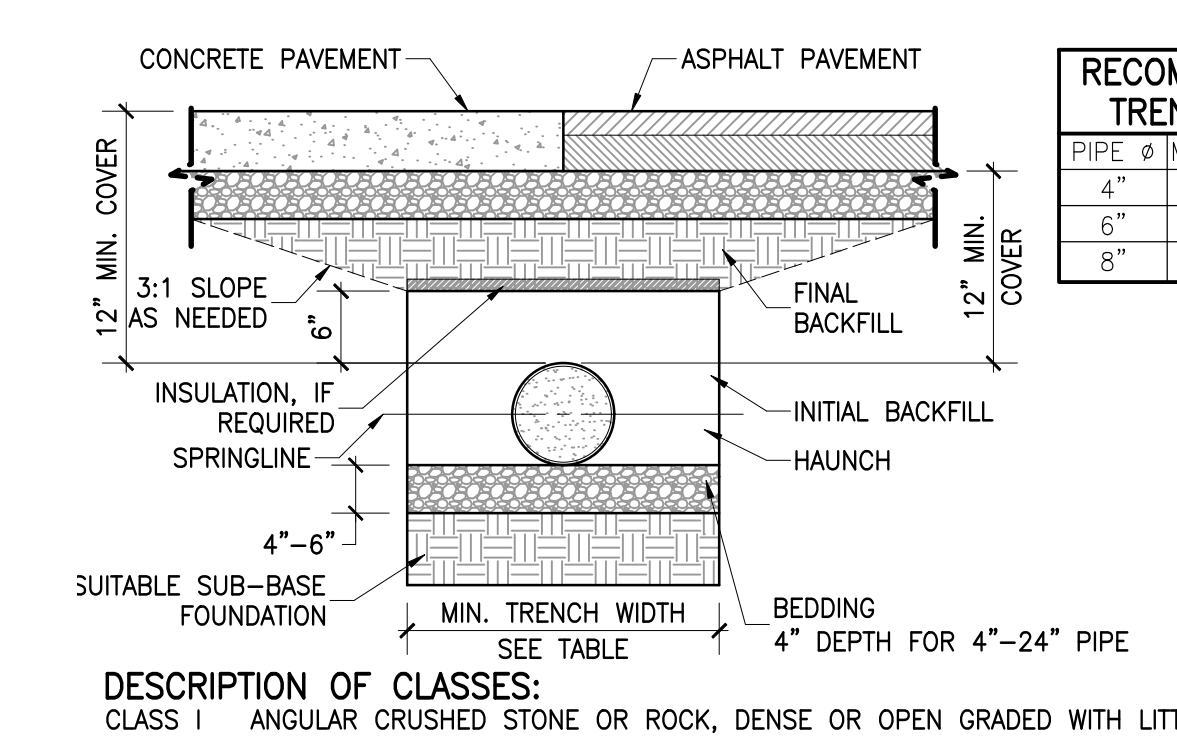
10 DETAIL - ASPHALT PAVEMENT



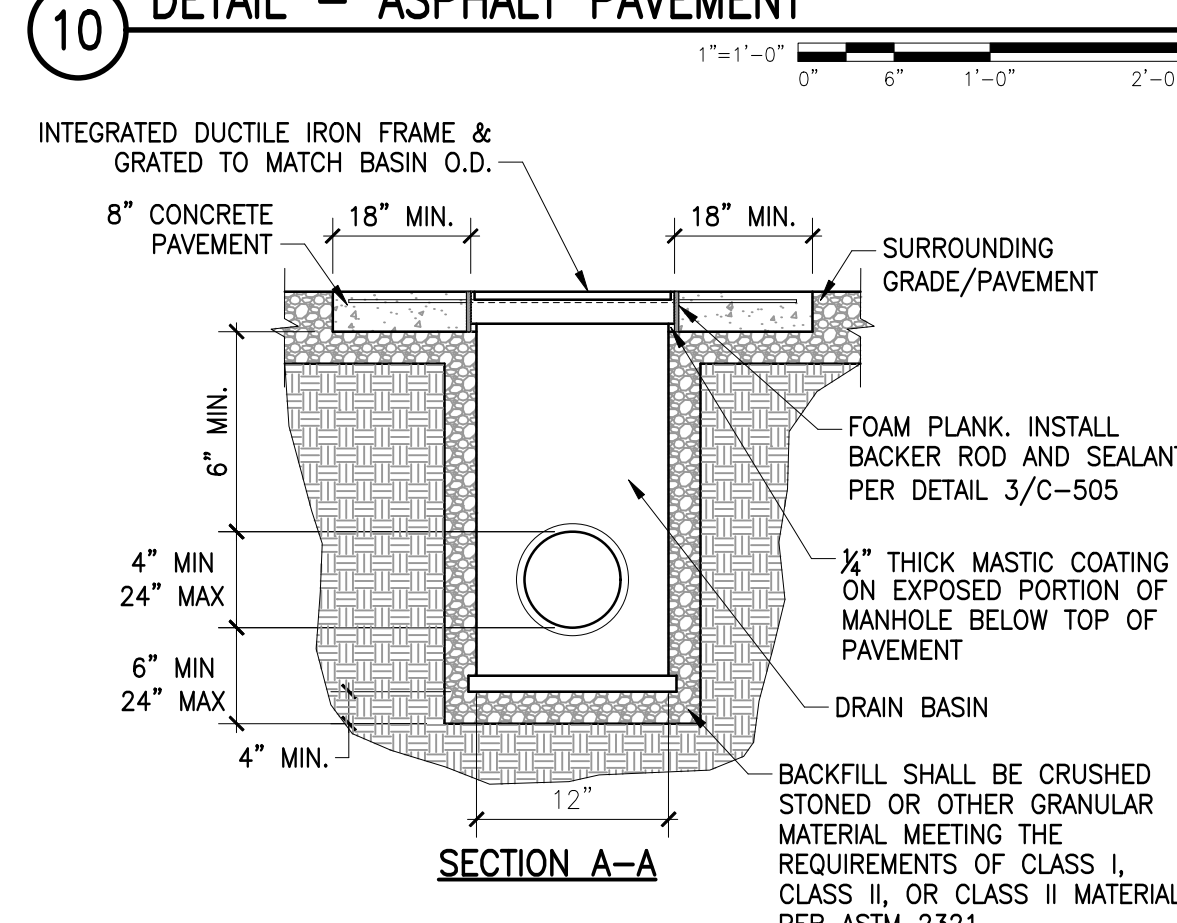
11 DETAIL - RIPRAP APRON



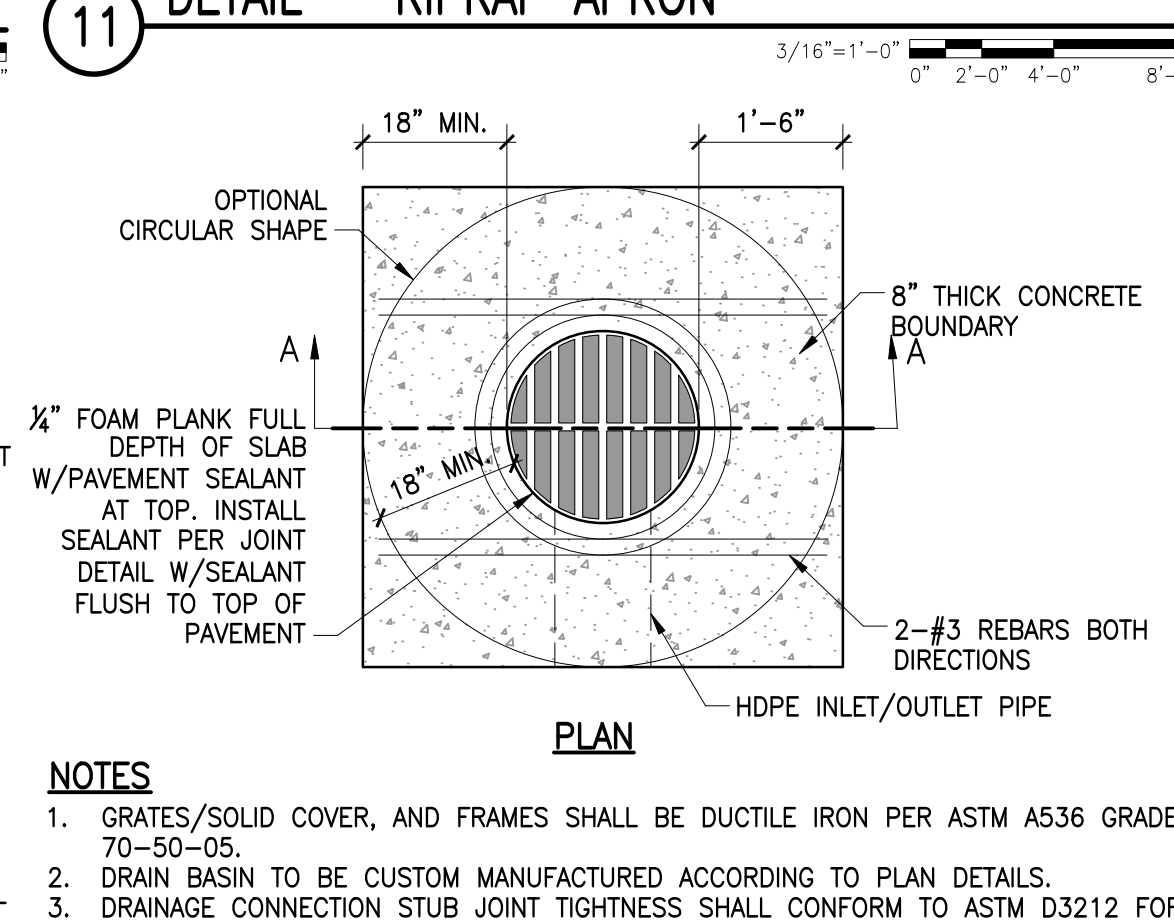
12 DETAIL - REINFORCED SILT FENCE



13 DETAIL - SEWER PIPE TRENCH



14 DETAIL - NYLOPLAST DRAIN BASIN



15 DETAIL - SEWER CLEANOUT (DUAL DIRECTION)

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26 JAN 24 REVISED FILING
27 OCT 23 REVISED FILING
10 MAY 22 FILING
9 NOV 21 DD SHARED REVIEW
4 SEPT 21 DD INTERNAL REVIEW

MARK: DATE: DESCRIPTION:

OWNER:

**PAWLING NY CONG. OF
JEHOVAH'S WITNESSES**
568 NY-22
PAWLING, NY 12564

PROJECT TITLE:

**KH RENOVATION AND
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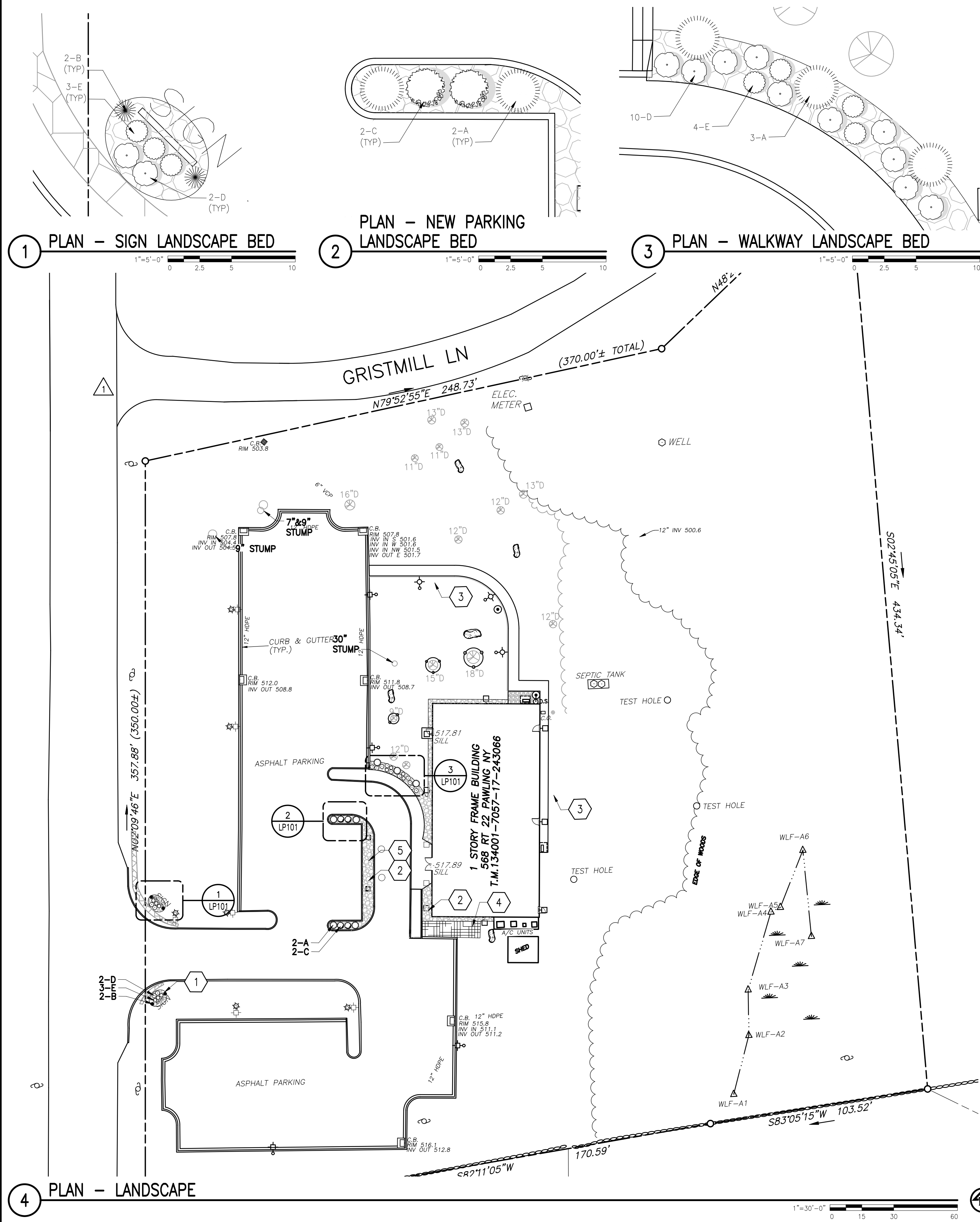
SHEET TITLE:

SITE DETAILS

PROJECT No. **24254**

SHEET No. **C-501**

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	REMARKS
EVERGREEN SHRUB(S)						
A	7	<i>Taxus x media</i> 'SMNTHDB'	STONEHENGE DARK DRUID® YEW	3-4' H/W	2 GAL.	COMPACT FORM; DARK GREEN FOLIAGE; TOLERANT: SALT, DROUGHT
B	4	<i>Juniperus communis</i> 'GOLD CONE'	GOLD CONE JUNIPER	3-5' H, 1-2' W	4 FT H	COLUMNAR FORM; YELLOW-GREEN FOLIAGE; TOLERANT: DROUGHT, SALT
C	4	<i>Juniperus squamata</i> 'BLUE STAR'	BLUE STAR JUNIPER	2-3' H, 3-4' W	2 FT H	MOUNDING FORM; SILVER BLUE FOLIAGE; TOLERANT: DEER, SALT, DROUGHT
DECIDUOUS SHRUB(S)						
D	4	<i>Forsythia viridissima</i> 'MCKOITRINE'	CITRUS SWIZZLE FORSYTHIA	1.5-2' H/W	2 GAL.	COMPACT FORM; VARIEGATED FOLIAGE, YELLOW BLOOMS; TOLERANT: DROUGHT, SALT, DEER
PERENNIAL(S)						
E	10	<i>Hemerocallis hybrid</i> 'HAPPY EVER APPSTER®'	HAPPY EVER APPSTER® REBLOOMING DAYLILY VARIETIES	1-2' H/W	1-2 GAL.	CLUMP FORM; GREEN GRASS FOLIAGE, BLOOM COLOR VARIES; TOLERANT: SALT, DROUGHT



 GROUND COVER LEGEND

- RIVER ROCK/STONE (960 SF)
EXISTING LANDSCAPE WALL
MULCH (207 SF)

⬡ SHEET KEYNOTES

1. NEW LANDSCAPING AROUND EXISTING MONUMENT SIGNS (TYP). SEE PLAN 1/LP101
2. 2.5-3" DEPTH RIVER ROCK OR CLEAN CRUSHED STONE (1-2" DIAMETER; MIXED COLOR COMPLEMENTARY OF BUILDING). LANDSCAPE FABRIC INSTALLED BELOW PEBBLE.
3. LAWN SEED MIX TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
4. 2-3" LAYER OF HARDWOOD MULCH (NATURAL COLORS) TO BE PLACED ON DISTURBED AREAS AROUND INDIVIDUAL TREES AND SHRUBS. PULWOOD CHIPS 1" AWAY FROM THE BASE OF SHRUBS TO AVOID FUNGUS DEVELOPMENT.
5. EXISTING SHRUBS TO BE REMOVED IN PREPARATION FOR ROCK COVER, SEE CE101.

SYMBOLS LEGEND

- BOULDER/EXPOSED ROCK LEDGE
- TREE TO BE PROTECTED IN PLACE

GENERAL LANDSCAPE NOTES

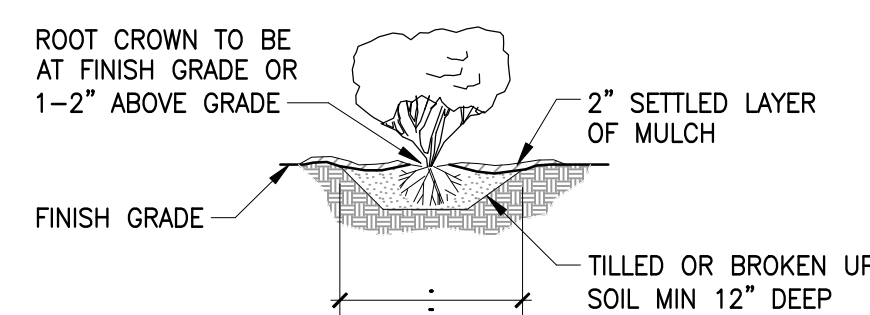
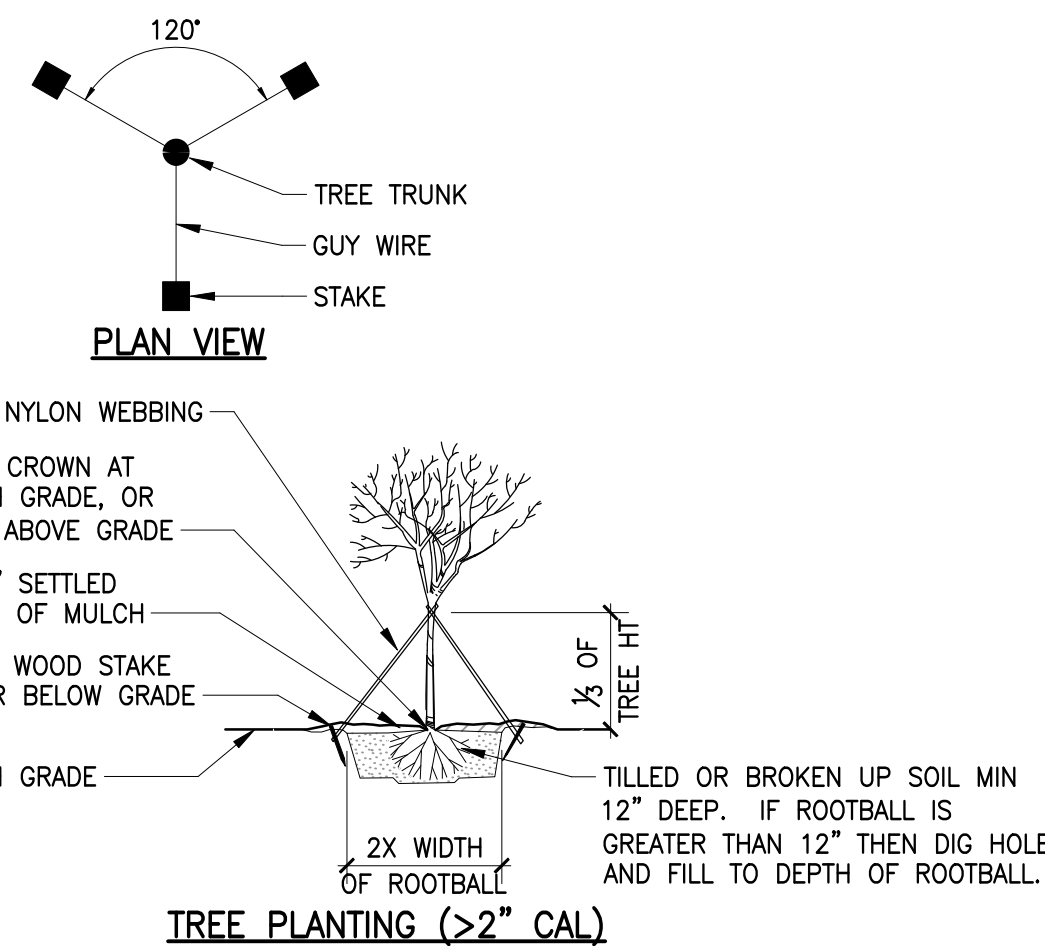
1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. NAMES OF PLANTS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFIRM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
3. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE LIMIT OF DISTURBANCE LINE AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE RELEASE OF DUST.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
5. 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.
6. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. 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, HABIT.
7. ALL LANDSCAPE 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.
8. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY AS REQUIRED TO MAINTAIN SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. CONTRACTOR MAY NEED TO ADJUST QUANTITY AND FREQUENCY OF WATERING TO ENSURE PROPER ESTABLISHMENT.
9. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER.
10. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF SOILS AND MAKE THE NECESSARY ADJUSTMENTS OR AMENDMENTS FOR LONG TERM PLANT HEALTH AND VITALITY.
11. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND THE PLANTING PLAN, THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
12. ALL FENCE OR GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO STARTING ANY LANDSCAPE PLANTING, LAWN, GRASSES OR IRRIGATION WORK.
13. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY PROJECT ENGINEER.
14. EXISTING TREES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION PER TREE PROTECTION NOTES SHOWN BELOW. DAMAGE MAY BE CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, EROSION OF ROOT ZONE, DRIVING OR PARKING WITHIN DRIPLINE OF TREES, OR THE SPILLAGE OF DELETERIOUS CHEMICALS, OILS, DIESEL, ETC. WITHIN THE DRIPLINE OF TREES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL STAKING OF TREES BASED ON SITE CONDITIONS, TO PROVIDE FOR THE STABILITY OF THE TREE AND MATERIALS AND TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC/PROPERTY.
16. ALL AREAS FOR PLANTING/SEEDING THAT HAVE BEEN STRIPPED OF TOPSOIL MUST FIRST RECEIVE 6 INCHES OF TOPSOIL. ALL SUCH AREAS THAT HAVE EXPERIENCED CUT OR FILL MUST FIRST BE AERATED, THEN RECEIVE 6 INCHES OF TOPSOIL.

LAWN SEED MIX NOTES

1. TIMING: LATE SUMMER TO EARLY FALL OR EARLY SPRING
2. SEED SELECTION: TALL FESCUE BLENDS OR SEED MIXES FOR LOW MAINTENANCE ("NO MOW GRASS SEED MIX" OR SIMILAR)
3. SEEDING RATE: 4-6LBS PER 1000 SQ. FT. OR PER MANUFACTURER'S INSTRUCTIONS

TREE PROTECTION NOTES

1. TREE PROTECTION NOTES: 1. LIMIT SOIL PLACEMENT OVER EXISTING TREE AND SHRUB ROOTS TO A MAXIMUM OF 3 INCHES. SOILS WITH LOAMY TEXTURE AND GOOD STRUCTURE SHOULD BE USED.
2. USE RETAINING WALLS AND/OR TERRACES TO PROTECT ROOTS OF TREES AND SHRUBS WHEN GRADABLE ARE LOWERED. LOWERED GRADES SHOULD START TO CLOSE TO THE DRIPLINE OF THE TREE. FOR NARROW-CANOPIED TREES AND SHRUBS, THE STEM DIAMETER IN INCHES IS CONVERTED TO FEET AND DOUBLED, SUCH THAT A 10 INCH TREE SHOULD BE PROTECTED TO 20 FEET.
3. TRENCING ACROSS TREE ROOT SYSTEMS SHOULD BE THE SAME MINIMUM DISTANCE FROM THE TREE AS TUNNELS UNDER ROOT SYSTEMS FOR UNDERGROUND UTILITIES SHOULD START 18 INCHES OR DEEPER BELOW THE NORMAL GROUND SURFACE. TREE ROOTS WHICH MUST BE SEVERED SHOULD BE CUT CLEAN. BACKFILL MATERIAL THAT WILL BE IN CONTACT WITH THE ROOTS SHOULD BE TOPSOIL OR A PREPARED PLANTING SOIL MIXTURE.
4. CONTACT STURDY FENCES, OR BARRIERS, OF WOOD, STEEL, OR OTHER PROTECTIVE MATERIAL AROUND VEGETATION FOR PROTECTION FROM CONSTRUCTION EQUIPMENT. PLACE BARRIERS FAR ENOUGH AWAY FROM TREES, BUT NOT LESS THAN THE SPECIFICATIONS IN NOTE 2, SO THAT TALL EQUIPMENT SUCH AS BACKHOES AND DUMP TRUCKS DO NOT CONTACT TREE BRANCHES.
5. OBSTRUCTIVE AND BROKEN BRANCHES SHOULD BE PRUNED PROPERLY. THE BRANCH COLLAR ON ALL BRANCHES WHETHER LIVING OR DEAD SHOULD NOT BE DAMAGED. THE 3/4 OR 4 CUT METHOD SHOULD BE USED ON ALL BRANCHES LARGER THAN TWO INCHES AT THE CUT. THIS WILL PREVENT SPLITTING FROM PERKIN WILT. DO NOT CUT THE CUT SURFACE NO MORE THAN 30% OF THE TREE SHOULD BE PRUNED WITHOUT PERMISSION FROM ARBORIST.



DETAIL – TREE AND SHRUB PLANTING

EXISTING INFORMATION INCLUDING BOUNDARY LINES, BOUNDARY DATA, IMPROVEMENTS, UTILITIES, EASEMENTS, ETC. WERE DUPLICATED FROM SHEET VS101 WHICH IS A PLAT PREPARED BY BAMBI MEUNIER, P.L.S. #050805-1 DATED MARCH 14, 2020.

