



UTILITY NOTES

1. ALL EXISTING UTILITY LATERALS NOT IN SERVICE TO BE CAPPED AND SEALED IN ACCORDANCE WITH THE APPLICABLE UTILITY REQUIREMENTS.
2. EXISTING WATER SERVICE CONNECTIONS TO BE CUT AT THE CORPORATION STOP ON THE MAIN AND SEALED IN ACCORDANCE WITH THE CITY PLUMBING INSPECTOR'S REQUIREMENTS.

Mid-Broadway Redevelopment

Block: 3 Lot: 21-38

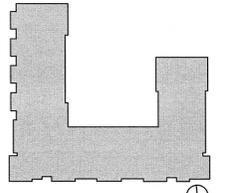
Application #:

MILL STREET PARTNERS

42 West 39th Street 15th Floor,
New York, NY 10018
Tel (212) 253 7820 Fax (212) 253 1276



SUSTAINABILITY TARGET:
LEED FOR HOMES



Key Plan

Issued:

NUMBER	DATE	DESCRIPTION
1	04/29/16	SUBMISSION

Revisions:

Architect:

MAGNUSON
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor,
New York, NY 10003
Tel (212) 253 7820 Fax (212) 253 1276
Civil Engineer:

Tectonic
Corporate Office
PO Box 37, Pleasant Hill Rd 70 Mountville, NY 10953
Tel (845) 534 5959
Structural Engineer:

Mulhern & Kulp
20 S. Maple Street, Suite 150
Ambler, PA 19002
Tel (215) 646 8001 Fax (215) 646 8310
MEP Engineer:

Johnson & Urban, LLC
53 Main Street
Holmdel, NJ 07733
Tel (732) 772 1500 Fax (732) 772 1515
Energy Consultant:

Steven Winters Associates
307 Seventh Avenue, Suite 1701,
New York, NY 10001
Tel (212) 254 5800
Landscape Architect:

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Tel (860) 779 7612

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

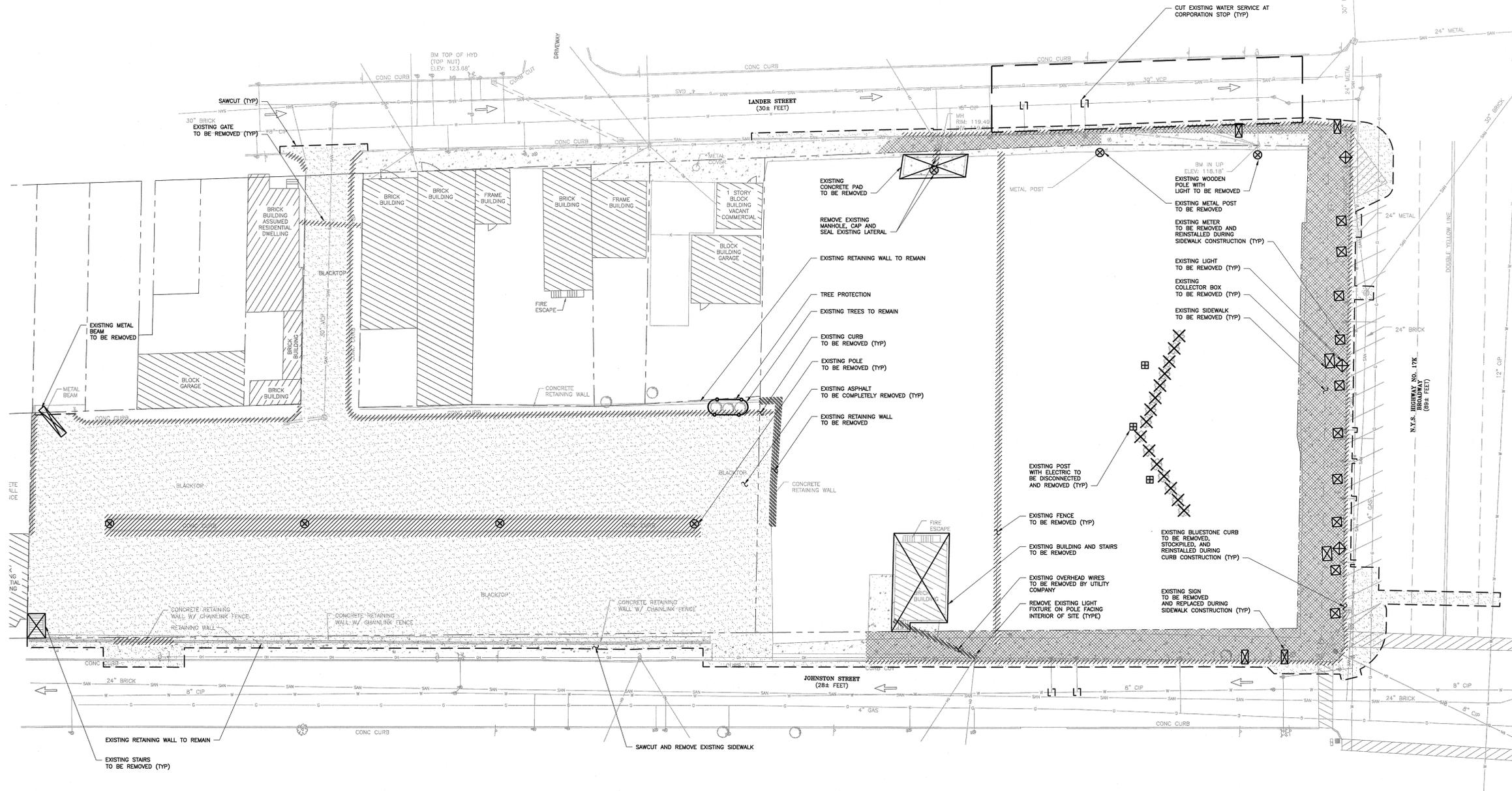
Seal:



Drawing Title:

DEMOLITION PLAN

Project Number: 12008
Date: 04/15/16 Drawing #: C-101
Scale: 1" = 20'
Drawn by: DWN
Checked by: WIM



UNLESS OTHERWISE NOTED, ALL INDICATED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR

TECTONIC WORK ORDER NO.: 6660.01

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Mid-Broadway Redevelopment

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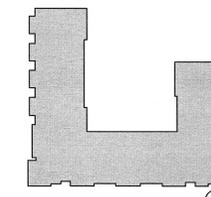
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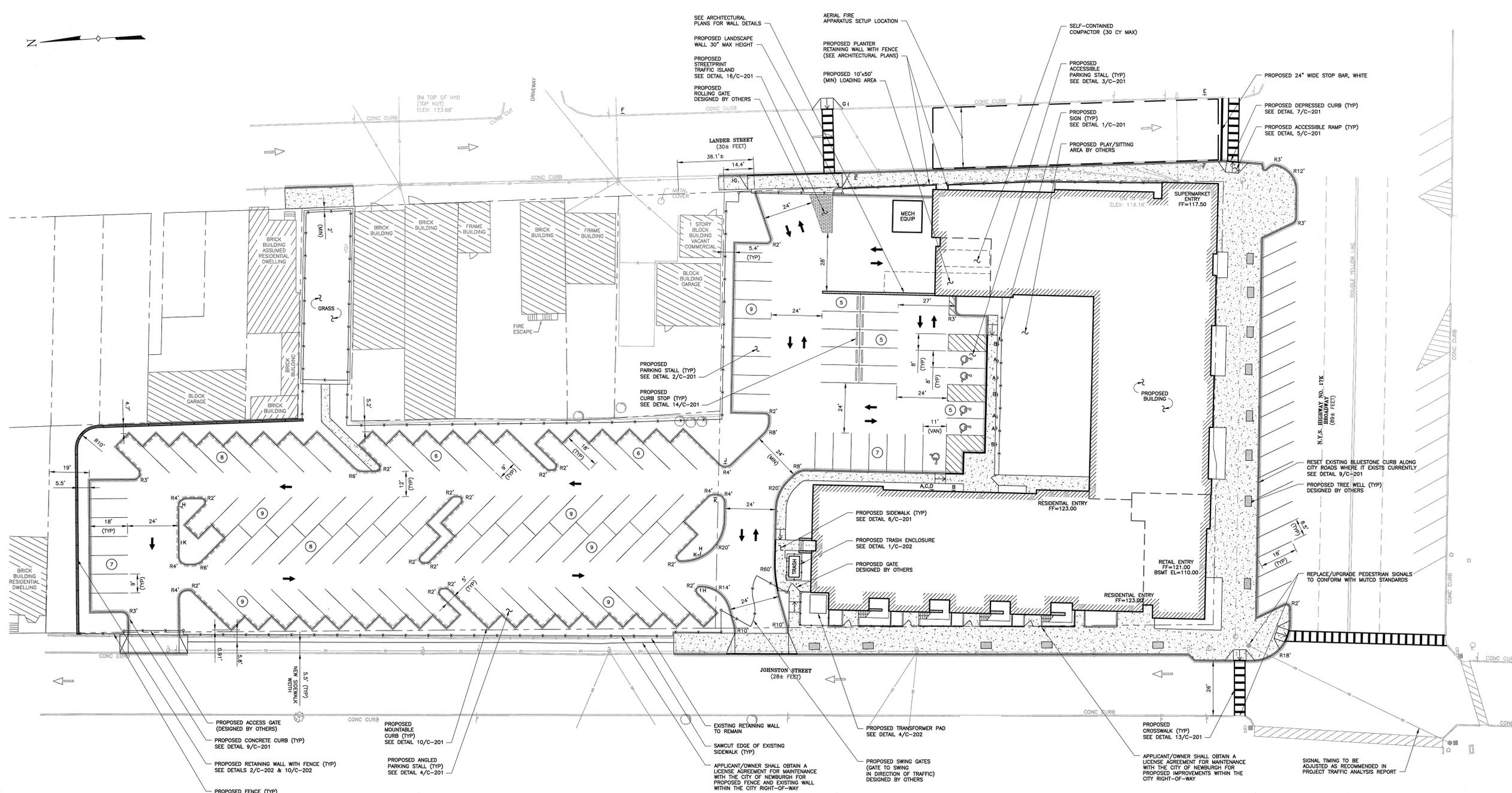
Structural Engineer:

MEP Engineer:

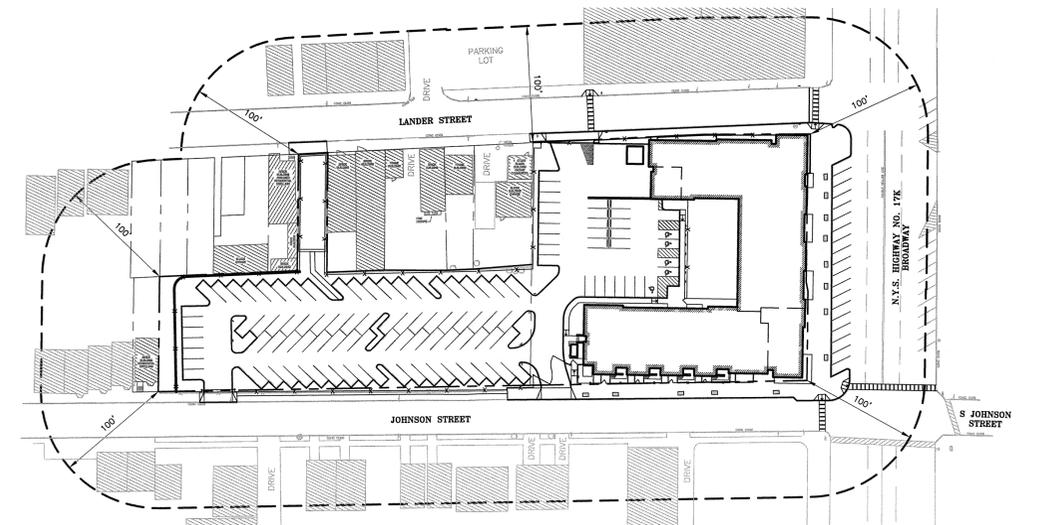
Energy Consultant:

Landscaping Architect:

Professional Engineer:



1 SITE PLAN
SCALE: 1" = 20'



2 DRIVEWAY/CURB CUT EXHIBIT
SCALE: 1" = 60'

GATE/FENCE NOTES

- FENCE TO BE 6' HIGH MAX.
- FENCING MATERIAL TO BE APPROVED BY NEWBURGH ARCHITECTURAL REVIEW COMMISSION.
- ROLLING GATE TO BE OPEN DURING BUSINESS HOURS OF THE SUPERMARKET AND REMAIN CLOSED THE REMAINDER OF THE TIME.
- SWING GATES WILL BE ELECTRONICALLY ACTIVATED BY RESIDENT VEHICLES AS THEY APPROACH GATES.
- ALL GATES WILL BE ALARM ACTIVATED TO REMAIN OPEN FOR EMERGENCY RESPONDERS.
- FOR FENCE ALONG JOHNSTON STREET, EXISTING FENCE POSTS TO BE CUT FLUSH WITH TOP OF RETAINING WALL AND REMOVED. PROPOSED FENCE AND POSTS TO UTILIZE EMBEDDED EXISTING POSTS AS SLEEVE. (SEE ARCHITECTURAL DRAWINGS FOR DETAILS)

SNOW REMOVAL NOTE

ALL SNOW TO BE REMOVED FROM SITE AT THE CONCLUSION OF THE SNOWFALL/WINTER WEATHER EVENT.

SUPPLEMENTAL PARKING REQUIREMENTS*

PARKING AREA	REQUIRED	PROVIDED
AREA OF PAVEMENT / PROVIDED PARKING SPACES (37,404 SF / 111 SPACES)	300	337 SF
ACCESSIBLE PARKING		
FEDERAL ADA STANDARDS	5 SPACES FOR 101-150 SPACES	5 SPACES FOR 111 SPACES
NEW YORK STATE BUILDING CODE	5 SPACES FOR 101-150 SPACES	5 SPACES FOR 111 SPACES
HUD REQUIREMENTS	1 SPACE PER ACCESSIBLE RESIDENTIAL UNIT (5% OF TOTAL UNITS)	5 SPACES FOR 5 UNITS

* SEE A-02 AND A-02A FOR PARKING CALCULATIONS

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Drawing Title:
SITE PLAN

Project Number: 12008
 Date: 04/15/16
 Scale: AS NOTED
 Drawn by: DWN
 Checked by: WM

C-102

TEST PIT NOTE

- TEST PIT CONDUCTED ON 11/11/2013, WITNESSED BY SESI.
- TP-3 SOIL LOG:
 0' - 6'-1/2" SAND, COARSE TO FINE GRAVEL, CONSTRUCTION DEBRIS, FILL
 6'-1/2" - 9' SAND, COARSE TO FINE, SOME COARSE TO FINE GRAVEL,
 NO GROUNDWATER, NO ROCK/LEDGE ENCOUNTERED

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- SUBMIT FOR REVIEW AND APPROVAL A MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT WILL BE CONDUCTED WITHIN CITY STREETS DURING THE BUILDING PERMIT APPLICATION PROCESS.

Mid-Broadway Redevelopment

Block: 3 Lot: 21-38

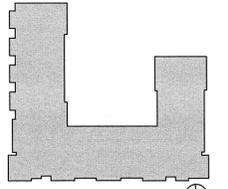
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Tectonic
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Johnson & Urban, LLC
53 Main Street
Hoboken, NJ 07733
Tel (202) 772 1500 Fax (732) 772 1515
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Pouder Design Group PC
228 Merryl Road
New Milford, CT 06476
Tel (860) 779 7612
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Seal:



Drawing Title:

GRADING, DRAINAGE & UTILITY PLAN

Project Number: 12008

Date: 04/15/16 Drawing #:

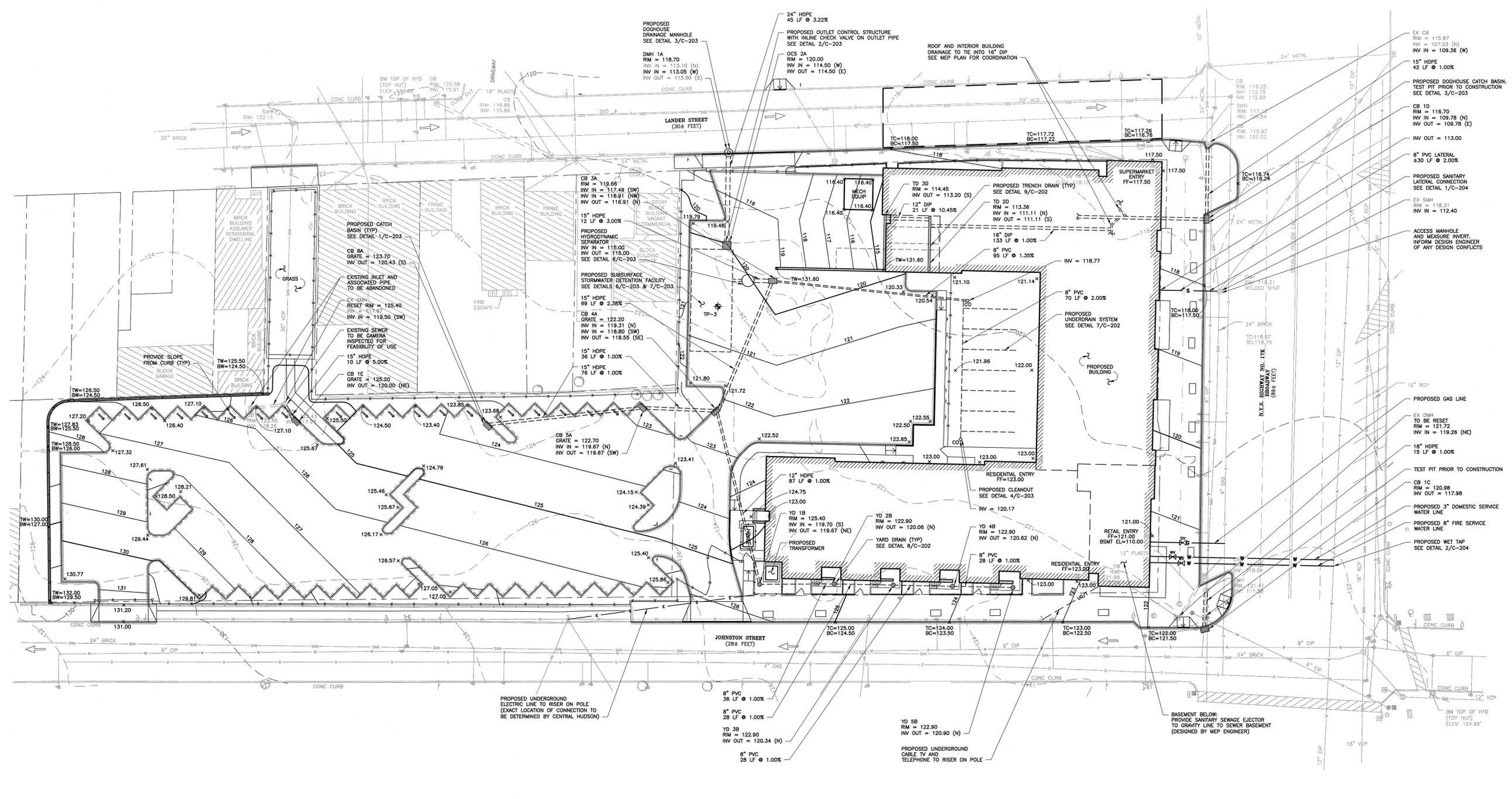
Scale: 1" = 20'

Drawn by: DNW

Checked by: WM

C-103

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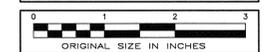
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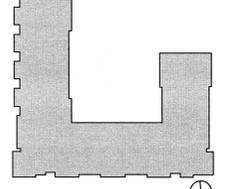
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MAG
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 Civil Engineer:

Tectonic
 Corporate Office
 P.O. Box 37, Pleasant Hill Rd 70 Mountville, NY 10953
 Tel (845) 534 5959
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 20 S. Maple Street, Suite 150
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 Tel (215) 646 8001 Fax (215) 646 8310
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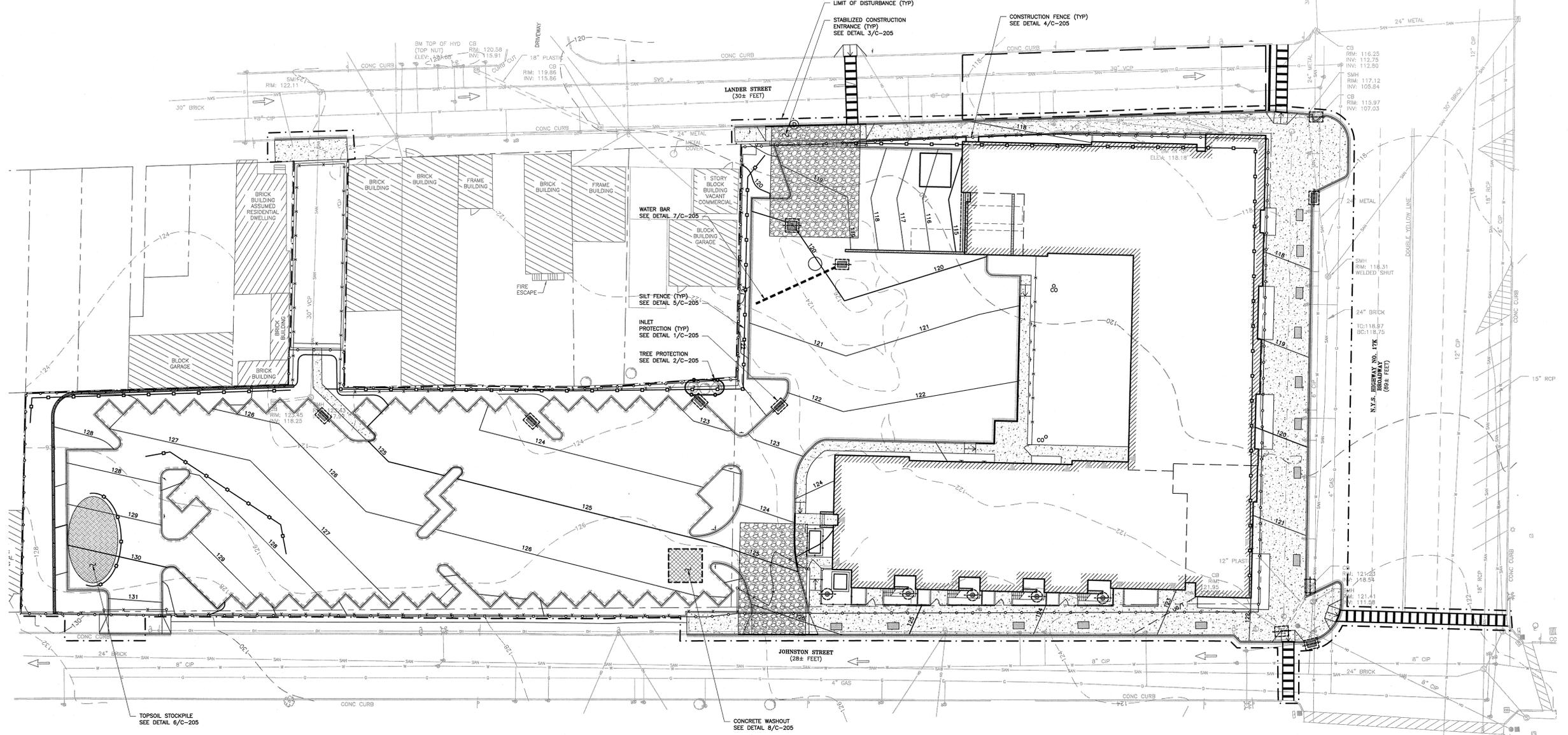


Drawing Title:
EROSION CONTROL PLAN

Project Number: 12008
 Date: 04/15/16 Drawing #: **C-104**
 Scale: 1" = 20'
 Drawn by: DNV
 Checked by: WM

LEGEND

	SILT FENCE LINE
	LIMIT OF DISTURBANCE LINE
	CONSTRUCTION FENCE
	WATER BAR LINE
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	SOIL STOCK PILE
	CONCRETE WASHOUT



EROSION AND SEDIMENT CONTROL NOTES

- SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION.
- ACTIVE DISTURBANCE SHALL BE LIMITED TO A 5 AC MAXIMUM AT ANY TIME WITHOUT TEMPORARY STABILIZATION.
- TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES AND/OR STRAW BALE DIKES, DRAINAGE STRUCTURES, SEDIMENTATION BASINS, DIVERSION SWALES/DIKES, AND RIP-RAP PROTECTION SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION:
 - AN ADEQUATE SEEDED SHALL BE PREPARED BY SCARIFYING SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES WITHIN THE DISTURBED AREA TO A DEPTH OF 4".
 - LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 5.5.
 - FERTILIZER (10-20-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 15 LBS. PER 1000 SQFT.
 - DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 14 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. RYEGRASS (ANNUAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "ARODSTOCK" WINTER RYE CEREAL RYE) PER ACRE.
- AREAS USED FOR CONSTRUCTION ACCESS AND STORAGE/STOCKPILING OF CONSTRUCTION MATERIALS SHALL BE DECOMPACTED USING THE PROCEDURES OUTLINED IN THE NYSDEC PUBLICATION "DEEP RIPRIPING AND DECOMPACTION", APRIL 2008 OR AS CURRENTLY AMENDED THIS DOCUMENT IS INCLUDED WITHIN THE PROJECT SWPPP.
 - PERMANENT SEEDED SHALL BE APPLIED ON 4" MIN TOPSOIL AND IN ACCORDANCE WITH LANDSCAPE PLAN.
 - ALL SEEDING SHALL BE PERFORMED USING HYDROSEEDING. HYDROSEEDING SLURRY SHALL BE COMPRISED OF A HOMOGENEOUS MIX OF SEED AND FERTILIZER IN WATER. VARIOUS SPECIFIED SEED MIXES SHALL BE INDEPENDENTLY MIXED AND APPLIED.
 - ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEDER, HYDROMULCHING SLURRY SHALL BE COMPRISED OF A HOMOGENEOUS MIX OF NON-ASPHALTIC TACKIFIER AND FIBER MULCH IN WATER.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND FOLLOWING EVERY SITE RAINFALL EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION. THE CONTRACTOR SHALL REPLACE ANY PRACTICE THAT IS NO LONGER PERFORMING AS DESIGNED OR INTENDED. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
 - ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
 - SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
 - MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
 - OPTIMUM SEEDING PERIODS ARE 3/15-5/15 AND 8/15-10/15.

EROSION AND SEDIMENT CONTROL SCHEDULE

- CONSTRUCTION SCHEDULE
- ALL APPROVALS AND PERMITS SHALL BE SECURED.
 - A PRE-CONSTRUCTION MEETING WITH OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL REPRESENTATIVE AND CONTRACTOR PRESENT WILL BE HELD.
 - CERTIFICATIONS OBTAINED FROM CONTRACTORS, SUBCONTRACTORS AND ANY OTHERS PERFORMING SITE DISTURBANCES INCLUDING UNDERGROUND UTILITY PROTECTION, CONSTRUCTION FENCE AND OTHER TEMPORARY EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION INCLUDING CLEARING, GRUBBING, AND DEMOLITION OF THE SITE IN ACCORDANCE WITH THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL AUGUST 2005.
 - INSTALL PROVISIONS FOR PROTECTION OF EXISTING FACILITIES WHERE INDICATED ON THE PLANS AND DETAILS
 - ACTIVE DISTURBANCE SHALL BE LIMITED TO A 2 AC MAXIMUM AT ANY TIME WITHOUT TEMPORARY STABILIZATION. ALL NON-ACTIVE DISTURBED AREAS SHALL RECEIVE TEMPORARY OR PERMANENT STABILIZATION. NON-ACTIVE DISTURBED AREAS SHALL NOT REMAIN FALLOW FOR LONGER THAN 14 DAYS WITHOUT BEING STABILIZED.
 - ANY BORROW OR WASTE PITS LOCATED ON OR OFF-SITE MUST IMMEDIATELY RECEIVE TEMPORARY STABILIZATION, SHALL NOT BE LEFT UNSTABILIZED, AND BE MAINTAINED PER THE REQUIREMENT OF THE GENERAL CONSTRUCTION PERMIT AND THE SWPPP FOR THIS PROJECT.
 - DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED ALONG WITH ENERGY DISSIPATORS. SWALES SHALL BE IMMEDIATELY STABILIZED.
 - ROADWAYS SHALL BE GRADED AND IMMEDIATELY STABILIZED WITH PROPOSED STONE SURFACE.
 - UPON UTILITY COMPLETION, FINAL GRADING WILL BEGIN.
 - DECOMPACT ACCESS AND STORAGE/STOCKPILE AREAS.
 - ALL LANDSCAPED/GRASSED AREAS WILL BE SEEDED AND MULCHED IN A TWO STEP HYDRAULIC PROCESS TO PROMOTE GROWTH AS SOON AS POSSIBLE.
 - ALL SLOPES GREATER THAN 3:1 OR WHERE RILLS FORM SHALL BE STABILIZED WITH ROLLED EROSION CONTROL PRODUCTS. INSTALL PER MANUFACTURER'S INSTRUCTION.
 - TO FACILITATE FINAL STABILIZATION, INTERMEDIATE SILT FENCES/DIKES/DIVERSIONS MAY BE REMOVED UPON INITIAL CATCH OF UPSLOPE FINAL SEEDING/MULCHING. PERIMETER AND BASE OF SLOPE SILT FENCES/DIKES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED TO PROTECT OFFSITE DISCHARGE POTENTIAL.
 - UPON STABILIZATION, ALL TEMPORARY MEASURES WILL BE REMOVED.
 - ALL SWALES AND DRAINAGE LINES ARE TO BE FLUSHED CLEAN OF ALL SILT AND SEDIMENT AFTER ALL CONSTRUCTION DISTURBANCE HAS BEEN STABILIZED. REMOVE ALL SILT FROM PERMANENT STORM WATER CONTROL STRUCTURES.
 - REMOVE ALL SILT AND SEDIMENT FROM SITE.
 - ALL DEBRIS, SILT, AND OTHER OBSTRUCTIONS ARE TO BE REMOVED FROM THE END OF THE DRAINAGE STRUCTURES AFTER ALL ON SITE WORK IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.

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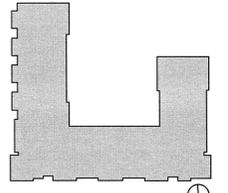
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Seal:

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Drawing Title:

DETAILS

Project Number: 12008

Date: 04/15/16 Drawing #: **C-203**

Scale: AS NOTED

Drawn by: DWN

Checked by: WM

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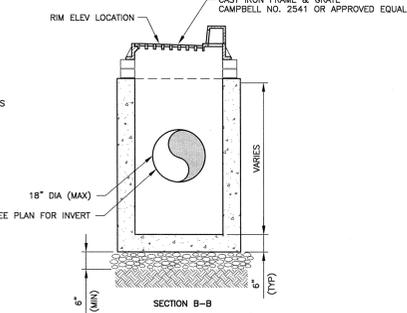
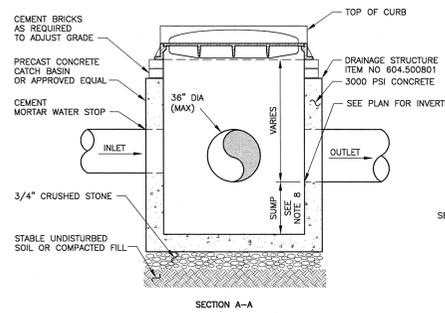
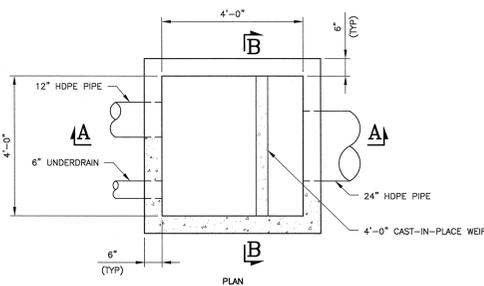
Seal of the State of New York Professional Engineer

Seal of the State of New York Professional Engineer

Seal of the State of New York Professional Engineer

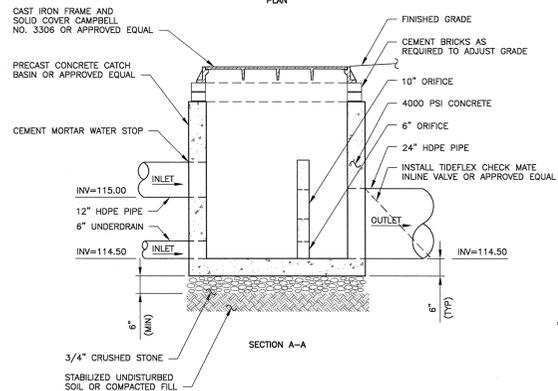
NOTES:

- BACKFILL AROUND CATCH BASIN TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D1557) IN MAX 9" LIFTS.
- PRECAST STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEPS SHALL BE PROVIDED FOR ALL BASINS GREATER THAN FOUR FEET IN DEPTH.
- CATCH BASIN SHALL BE CAPABLE TO WITHSTAND HS-25 LOADING.
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
- CONTRACTOR TO ORDER SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN.
- PRECAST CONCRETE COMPONENTS BY WOODARD'S OR EQUAL.
- 12" UNLESS ROCK IS ENCOUNTERED PRIOR TO ACHIEVING THE FULL 12" DEEP SUMP. FOR THAT CASE, CARRY THE SUMP TO THE ROCK DEPTH, BUT IN NO CASE LESS THAN 6".
- GRATE FRAME SHALL BE STENCILED, "DUMP NO WASTE, DRAINS TO RIVER".
- ITEM NUMBERS REFER TO MYSOT SPECIFICATIONS.



1 CATCH BASIN WITH CURB BOX

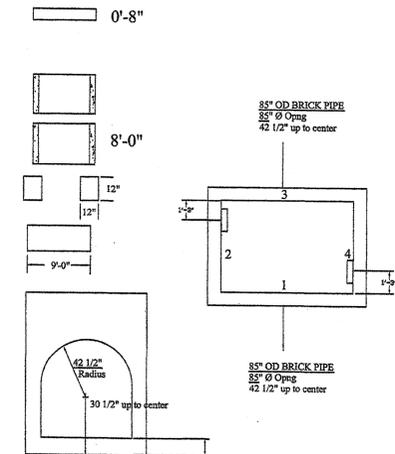
SCALE: 1/2" = 1'-0"



2 OUTLET CONTROL STRUCTURE

SCALE: NTS

- NOTES:
- BACKFILL AROUND STRUCTURE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D1557) IN MAX 8" LIFTS.
 - PRECAST STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEPS SHALL BE PROVIDED.
 - STRUCTURE SHALL BE CAPABLE TO WITHSTAND HS-25 LOADING.
 - CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 - REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
 - CONTRACTOR TO ORDER SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN.
 - PRECAST CONCRETE COMPONENTS BY FORT MILLER OR EQUAL.
 - SEE TABLE FOR ELEVATIONS, DIMENSIONS OR SIZES AS APPROPRIATE.



NOTE:
EXACT DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.

3 TYPICAL PRECASE DOGHOUSE STRUCTURE

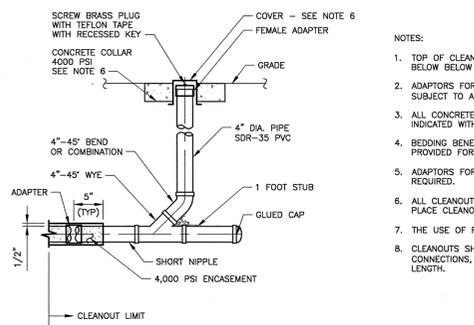
SCALE: NTS

TABLE: CDS UNIT DETAIL INFORMATION

MODEL	RIM	INV IN/OUT	INV SUMP	A	B	C	D	E
CDS UNIT MODEL # CDS 2015-4	120.0	115.0	109.0	4 FT	5 FT	2 FT	6 FT	2 FT

CONSTRUCTION NOTES:

- APPLY BUTYL MASTIC AND/OR GROUT TO SEAL JOINTS OF MANHOLE STRUCTURE. APPLY LOAD TO MASTIC SEAL IN JOINTS OF MH SECTIONS TO COMPRESS SEALANT IF NECESSARY. UNIT MUST BE WATER TIGHT, HOLDING WATER UP TO FLOWLINE INVERT (MINIMUM).
- IF SEPARATION SLAB IS NON-INTEGRAL TO THE SEPARATION SECTION OF THE UNIT, SET AND VERIFY TOP ELEVATION BEFORE PLACING MORE PRECAST COMPONENTS OR BACKFILLING. ENSURE 35" FROM TOP OF SEPARATION SLAB TO PIPE INVERT.
- GROUT PIPE CONNECTIONS TO SEAL JOINT.
- SET BOTTOM OF OIL BAFFLE 21" ABOVE SEPARATION SLAB FLOOR; DRILL AND INSERT A MINIMUM OF TEN (10) 3/8" x 3 3/4" SS EXPANSION BOLTS @ 12" O.C. EQUALLY SPACED TO SECURE FIBERGLASS OIL BAFFLE FLANGE TO RISER WALL--(HARDWARE SUPPLIED BY CDS TECHNOLOGIES).
- FASTEN FIBERGLASS CYLINDER/INLET TO SCREEN ASSEMBLY USING FOUR (4) SETS OF 1/2" x 1 1/2" SS HEX HEAD BOLTS W/ NUTS AND WASHERS; IN THE LEFT-HANDED CONFIGURATION THE "RED" COLORED FLANGE SHOULD FACE UP; IN THE RIGHT-HANDED CONFIGURATION, THE "GREEN" COLORED FLANGE SHOULD FACE UP--(HARDWARE SUPPLIED BY CDS TECHNOLOGIES).
- CENTER SCREEN ASSEMBLY OVER SUMP OPENING AND POSITION FIBERGLASS INLET AGAINST RISER WALL WITH INLET PIPE REASONABLY CENTERED WITHIN THE CDS INLET ORIFICE; FASTEN SCREEN TO SEPARATION SLAB USING FOUR (4) 3/8" x 3 3/4" SS EXPANSION BOLTS--(HARDWARE SUPPLIED BY CDS TECHNOLOGIES); IF STAINLESS STEEL SEPARATION PLATE (SEE INSET) IS PROVIDED, PLACE PLATE WITHIN THE SCREEN CYLINDER AND OVER THE 21" SUMP ACCESS HOLE (NO FASTENING REQUIRED).
- VERIFY THAT SCREEN ASSEMBLY IS CENTERED OVER SUMP ACCESS HOLE AND ADJUST IF NECESSARY; DRILL AND INSERT A MINIMUM OF SIX (6) 3/8" x 3 3/4" SS EXPANSION BOLTS EQUALLY SPACED TO SECURE FIBERGLASS INLET FLANGE TO RISER WALL--(HARDWARE SUPPLIED BY CDS TECHNOLOGIES).
- BLOCK AND/OR GROUT TO MATCH FINISHED GRADE ELEVATION AS NEEDED.

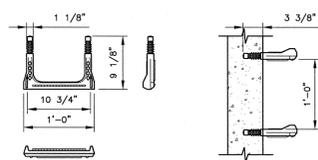


4 CLEANOUT ASSEMBLIES

SCALE: NTS

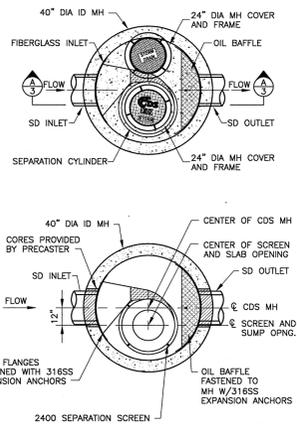
NOTES:

- TOP OF CLEANOUT STACK/PLUG/CAP ASSEMBLY SHALL BE RECESSED 1/8" BELOW FINISHED GRADE.
- ADAPTORS FOR TRANSITION BETWEEN DIFFERENT PIPE MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
- ALL CONCRETE SHALL HAVE THE MINIMUM ULTIMATE COMPRESSION STRENGTH AS INDICATED WITHIN 28 DAYS.
- BEDDING BENEATH BASE OF DEEP CONNECTION SHALL BE EQUAL TO THAT PROVIDED FOR REMAINDER OF SEWER MAIN.
- ADAPTORS FOR DISSIMILAR MATERIALS AND/OR SIZES SHALL BE PROVIDED AS REQUIRED.
- ALL CLEANOUTS SHALL BE PROVIDED WITH A 18 1/2"x18"x13" DEEP CAST IN PLACE CLEANOUT COLLAR WITH CAMPBELL CASTING 4130 CLEANOUT BOX.
- THE USE OF FLEXIBLE ADAPTORS (FERNCO) IS ABSOLUTELY PROHIBITED.
- CLEANOUTS SHALL BE ADAPTED AT ALL BENDS, ENDS, BUILDING LINE CONNECTIONS, AND AT 100' INTERVALS ON LINEAR RUNS EXCEEDING 200' IN LENGTH.



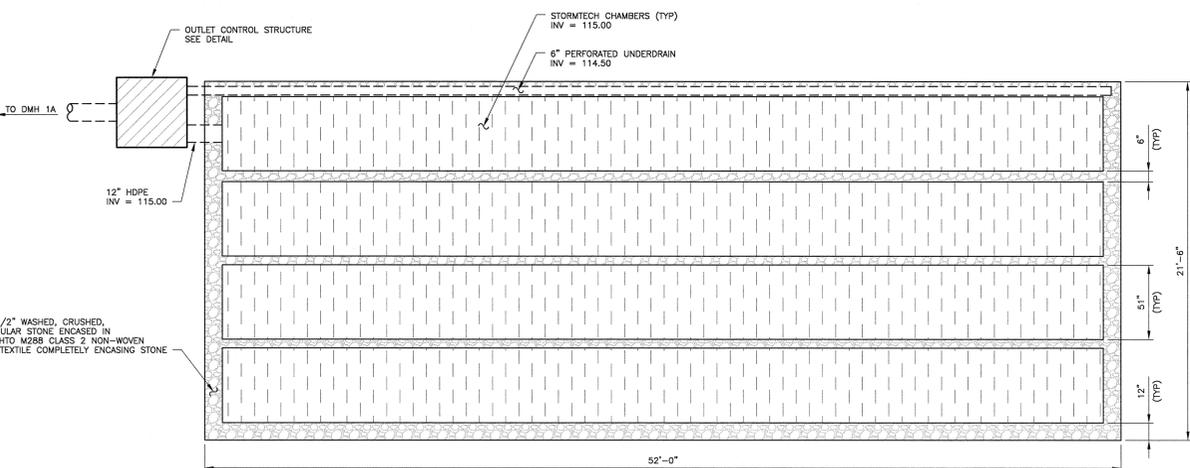
NOTES:

- MANHOLE STEPS MUST BE TIGHT AND FIRMLY EMBEDDED. THEY MUST ALSO MEET THE ASTM TEST FOR WITHSTANDING PULLING OUT.
- MUST CONFORM TO ASTM C478, STEEL REINFORCING BAR MINIMUM 1/2" GRADE 60, MEETING REQUIREMENTS OF ASTM 1615 ENCAPSULATED WITH INJECTION MOLDED COPOLYMER POLYPROPYLENE WITH SERRATED SURFACES.



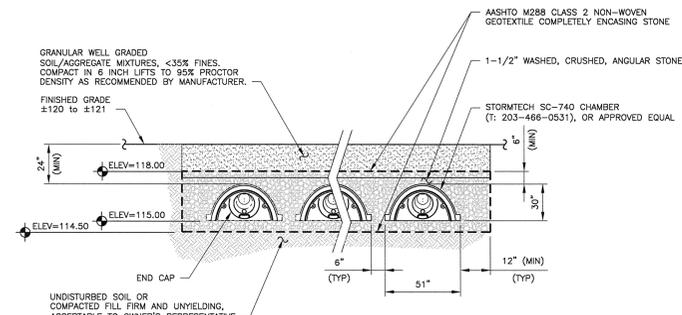
6 HYDRODYNAMIC SEPARATOR

SCALE: NTS



7 UNDERGROUND DETENTION PLAN LAYOUT

SCALE: NTS



8 UNDERGROUND DETENTION CROSS SECTION

SCALE: NTS

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Fax: (845) 534-5989
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Project Number: 12008
Date: 04/15/16 Drawing #: **C-203**
Scale: AS NOTED
Drawn by: DWN
Checked by: WM

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Mid-Broadway Redevelopment

Block: 3 Lot: 21-38

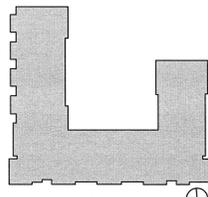
Application #:

MILL STREET PARTNERS

42 West 39th Street 15th Floor,
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Tel (212) 253 7820 Fax (212) 253 1276



SUSTAINABILITY TARGET: LEED FOR HOMES



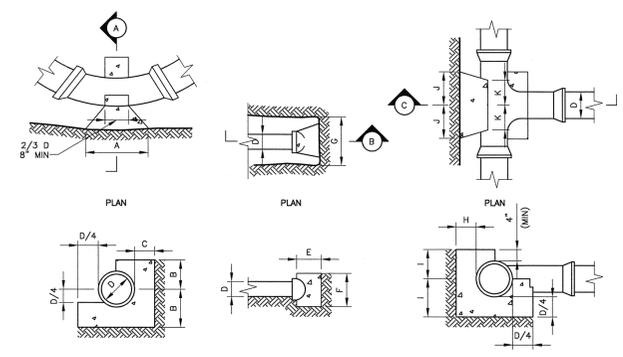
Key Plan

Issued:

NUMBER	DATE	DESCRIPTION
1	04/29/16	SUBMISSION

Revisions:

Architect:



HORIZONTAL BEND			
BEND	A	6" 8" 10"	12"
BEND	B	7" 8" 9" 10"	12"
BEND	C	7" 7" 8" 8"	10"
BEND	A	9" 12" 16" 21"	12"
BEND	B	7" 8" 9" 10"	10"
BEND	C	8" 9" 10" 11"	10"
BEND	A	15" 15" 25" 30"	12"
BEND	B	7" 8" 9" 10"	10"
BEND	C	8" 9" 10" 11"	10"
BEND	A	24" 30" 36" 42"	12"
BEND	B	6" 9" 12" 15"	10"
BEND	C	22" 21" 20" 19"	10"

CAP			
BEND	D	6" 8" 8"	8"
BEND	E	6" 8"	8"
BEND	F	12" 15"	12"
BEND	G	17" 23"	17"

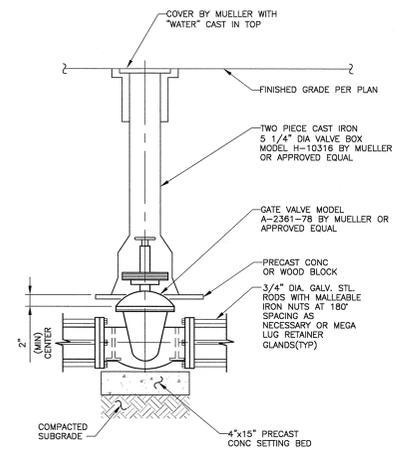
TEE			
BEND	D	4" 6" 8" 10"	10"
BEND	H	8" 10" 12" 15"	12"
BEND	I	8" 10" 12" 15"	12"
BEND	J	7" 9" 12" 14"	12"
BEND	K	6" 8" 8" 8"	8"

NOTES:

- ALL CONCRETE TO BE 3000 PSI.
- ALL THRUST BLOCKS TO BE CARRIED TO UNDISTURBED EARTH.
- THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM.
- MINIMUM DIAMETER FOR PIPES LESS THAN 4" DIAMETER.

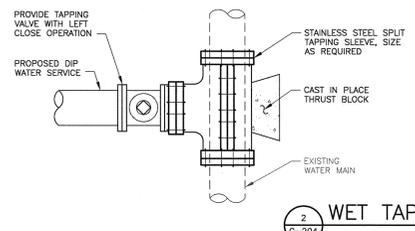
THRUST BLOCK

SCALE: NTS



VALVE AND VALVE BOX

SCALE: 1" = 1'-0"



WET TAP

SCALE: 1" = 1'-0"

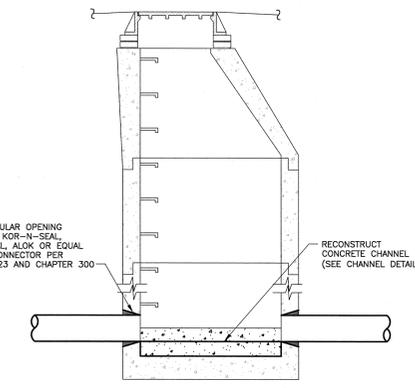
- NOTES:
- WET TAP DRILLING TO BE PERFORMED BY THE CONTRACTOR. THE LOCAL WATER UTILITY SHALL HAVE A REPRESENTATIVE ON-SITE.
 - CONTRACTOR TO CONTACT THE LOCAL WATER UTILITY FOR INSTALLATION REQUIREMENTS.
 - EXPOSE MAIN TO DETERMINE SIZE OF MAIN PRIOR TO ORDERING TAPPING SLEEVE.
 - RESTRAIN ALL PROPOSED JOINTS IN ACCORDANCE WITH PIPE RESTRAINT DETAIL.
 - ALL COORDINATION, EXCAVATION, BACKFILL, RESTORATION, SHORING/BRACING AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.

NOTES:

- LOCATE SERVICE TO BE ABANDONED.
- DETERMINE THE EXCAVATION AREA IN THE STREET OVER THE SERVICE CORPORATION.
- NOTIFY WATER DEPARTMENT PRIOR TO EXCAVATION.
- PERFORM EXCAVATION.
- EXISTING CORPORATION STOP SHALL BE COMPLETELY CLOSED BEFORE THE WATER SERVICE LINE IS DISCONNECTED AT THE EXISTING CORPORATION STOP.
- AFTER REMOVAL OF THE SERVICE LINE FROM THE CORPORATION STOP, A BRONZE CAP OR PLUG SHALL BE INSTALLED ON THE OUTLET SIDE OF THE CORPORATION STOP.
- IF THE WATER SERVICE LINE CANNOT BE REMOVED WITHOUT DAMAGING THE EXISTING CORPORATION STOP AND/OR CREATING A LEAK, THE WATER SERVICE LINE SHALL BE SAWS OFF AT THE EXISTING CORPORATION STOP.
- NUT ON THE BOTTOM OF THE EXISTING CORPORATION STOP, IF PRESENT SHALL BE COMPLETELY TIGHTENED.
- IF THE EXISTING CORPORATION STOP LEAKS WHEN FULLY CLOSED OR AFTER BEING TIGHTENED, THE EXISTING CORPORATION STOP SHALL BE COMPLETELY PLUGGED AS APPROVED BY THE WATER DEPARTMENT REPRESENTATIVE.
- BACKFILL IN ACCORDANCE WITH TRENCH BACKFILL DETAIL 7/C-204.
- RESTORE PAVEMENT IN ACCORDANCE WITH PAVEMENT SECTION DETAIL 9/C-201.

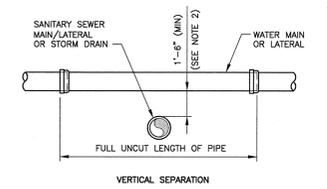
EXISTING WATER SERVICE DISCONNECTION

SCALE: NTS

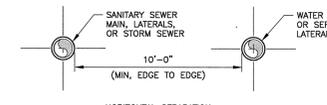


CONNECTION TO SEWER MANHOLE

SCALE: 1/2" = 1'-0"



VERTICAL SEPARATION

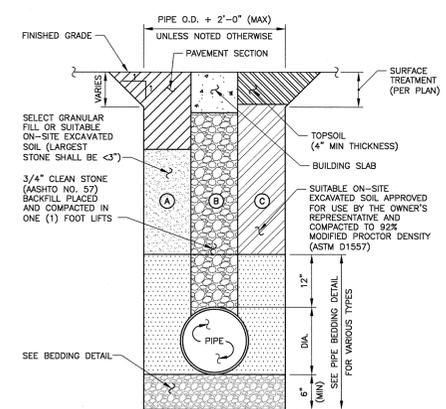


HORIZONTAL SEPARATION

- NOTES:
- NO DEVIATION (EXCEPT AS SPECIFICALLY INDICATED ON THE PLANS) IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT APPROVAL OF THE JURISDICTIONAL AUTHORITY.
 - WHERE WATER AND SANITARY OR STORM SEWER MAINS ARE LESS THAN 10' APART HORIZONTAL OR PROVIDE LESS THAN 18" SEPARATION BETWEEN PIPES, CONCRETE ENCASE WATER MAIN PER ENCASEMENT DETAIL.

WATER/SEWER SEPARATION REQUIREMENTS

SCALE: NTS



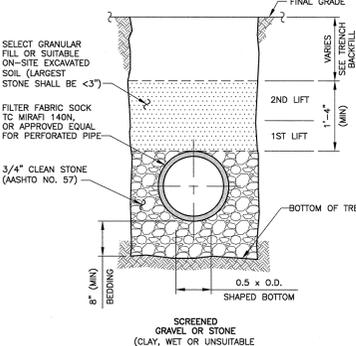
TRENCH BACKFILL

SCALE: NTS

- CONSTRUCTION CASES:
- TRENCH UNDER ROADWAY (EXTEND 5' OUTSIDE CURB/EDGE OF PAVEMENT)
 - TRENCH UNDER BUILDING SLAB/FOOTING (EXTEND 5' OUTSIDE BUILDING LINE)
 - TRENCH UNDER OFF-ROAD AREAS

NOTES:

- ALL COSTS ASSOCIATED WITH THE PROVISION TRENCH BACKFILL IN ACCORDANCE WITH THIS DETAIL SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- ALL EXCAVATION AND TRENCHING MEET OSHA REQUIREMENTS.
- BACKFILL WITH EXCAVATED TRENCH MATERIAL FREE OF DELETERIOUS MATERIAL AND STONES OVER 6" DIAMETER (UNLESS OTHERWISE NOTED). BACKFILL TO BE PLACED IN 6" (MAX) LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D1557) (UNLESS OTHERWISE NOTED).



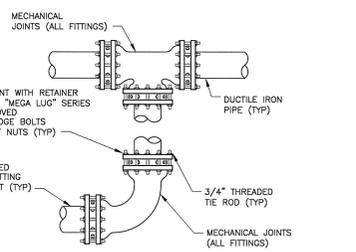
STANDARD BEDDING FOR PVC/HDPE PIPE

SCALE: NTS

PIPE SIZE	TABLE A - REQUIRED RESTRAINED LENGTH FOR DUCTILE IRON PIPE											
	45 DEGREE				22.5 DEGREE				11.25 DEGREE			
	H BEND		V BEND (UP)		H BEND		V BEND (DN)		H BEND		V BEND (DN)	
TYPE OF TEE	13'	13'	13'	13'	6'	3'	28'	6'	3'	28'	18'	34'
CL. >75% PASSING NO. 200	12'	12'	12'	12'	6'	3'	28'	6'	3'	28'	18'	34'
ML. >50-75% PASSING NO. 200	12'	12'	12'	12'	6'	3'	28'	6'	3'	28'	18'	34'
ML. >50-75% PASSING NO. 200	11'	11'	11'	11'	6'	3'	28'	6'	3'	28'	18'	34'
GC, SC	10'	10'	10'	10'	6'	3'	28'	6'	3'	28'	18'	34'
GM, SM	10'	10'	10'	10'	6'	3'	28'	6'	3'	28'	18'	34'
SW, SP, GP	7'	7'	7'	7'	6'	3'	28'	6'	3'	28'	18'	34'

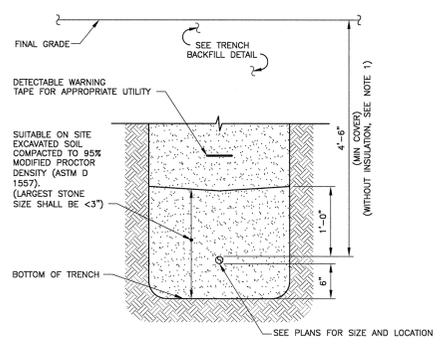
NOTES:

- THRUST BLOCKING IS NOT PERMITTED.
- PIPE RESTRAINING TO BE USED FOR VERTICAL DEFLECTIONS ALSO.
- SEE TABLE A FOR REQUIRED RESTRAINED LENGTH FOR DUCTILE IRON PIPE.
- PIPE BEDDING SHALL BE IN ACCORDANCE WITH WATER TRENCH DETAIL.
- THE CONTRACTOR SHALL PERFORM SOIL TEST TO DETERMINE SOIL TYPE(S) INDICATED ON TABLE A.



PIPE RESTRAINT

SCALE: 1" = 1'-0"



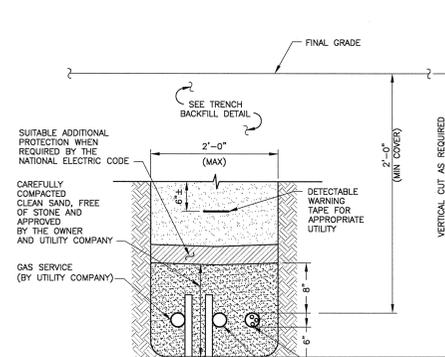
SEWER PIPE BEDDING

SCALE: 1" = 1'-0"

- NOTES:
- WHEN SITE CONDITIONS DICTATE COVER REQUIREMENTS LESS THAN THOSE DIMENSIONED, 4 FT WIDE POLYSTYRENE FOAM INSULATION SHALL BE PROVIDED APPROXIMATELY 1 FT BELOW THE GROUND SURFACE ALONG THE CENTERLINE OF THE PIPE AS FOLLOWS:
- | COVER PROVIDED | SURFACE CONDITIONS | INSULATION THICKNESS |
|----------------|--------------------|----------------------|
| <4'-6", >3'-0" | PAVEMENT | 2" |
| <4'-6", >2'-0" | TURF | 2" |
| <2'-0", >1'-6" | TURF | 4" |
- IN CASE OF ROCK EXCAVATION OR ROCKY TERRAIN, A SAND BALLAST OF FOUR (4) INCHES SHALL BE PLACED BELOW THE SERVICE LINE AND COVERED WITH NO LESS THAN TWELVE (12) INCHES OF CLEAN SAND. NO TRENCH SHALL BE BACKFILLED ON ANY SERVICE LINE UNTIL THE SAME HAS BEEN INSPECTED BY THE DISTRICT OR ITS REPRESENTATIVE AND TESTED FOR LEAKS, AND NO WATER SERVICE WILL BE FURNISHED UNTIL THE DISTRICT OR ITS REPRESENTATIVE HAS MADE SUCH INSPECTION.

WATER PIPE BEDDING

SCALE: 1" = 1'-0"



UTILITY BEDDING

SCALE: NTS

- NOTES:
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LOCAL UTILITY COMPANIES.

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Project Number: 12008
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 Drawn by: DMW
 Checked by: WNV
C-204

Mid-Broadway Redevelopment

Block: 3 Lot: 21-38

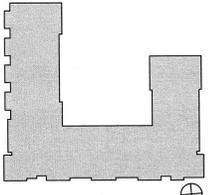
Application #:

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SUSTAINABILITY TARGET:
LEED FOR HOMES



Key Plan

Issue:

NUMBER	DATE	DESCRIPTION
1	04/29/16	SUBMISSION

Revisions:

Architect:

Structural Engineer:

Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor,
New York, NY 10003
Tel (212) 253 7820 Fax (212) 253 1276

Civil Engineer:

Tectonic
Corporate Office
PO Box 37, Pleasant Hill Rd 70 Mountville, NY 10953
Tel (845) 534 5959

Structural Engineer:

Mulhern & Kulp
20 S. Maple Street, Suite 150
Ambler, PA 19002
Tel (215) 646 8001 Fax (215) 646 8310

MEP Engineer:

Johnson & Urban, LLC
53 Main Street
Holmdel, NJ 07733
Tel (732) 772 1500 Fax (732) 772 1515

Energy Consultant:

Steven Winters Associates
307 Seventh Avenue, Suite 1701,
New York, NY 10001
Tel (212) 254 9909

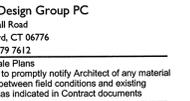
Landscape Architect:

Powder Design Group PC
228 Merryl Road
New Milford, CT 06776
Tel (860) 779 7612

Do Not Scale Plans

Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

Seal:



Drawing Title:

DETAILS

Project Number:

12008

Date:

04/15/16

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DNW

Checked by:

WM

Project Number:

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Date:

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Scale:

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Drawn by:

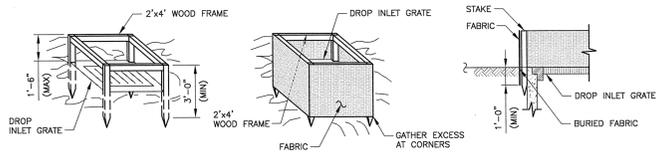
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WM

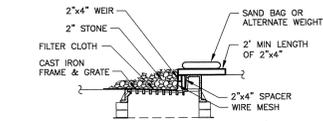
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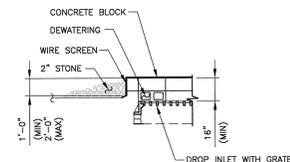
NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
7. DRAINAGE AREA LIMITED TO 1 ACRE.



NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WIRE MESH SHALL BE BETWEEN THE GRATE AND FILTER FABRIC.
3. WOODEN FRAME SHALL BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
4. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30" MIN WIDTH WITH A LENGTH OF 4' LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2"x4" WEIR.
5. THE WEIR SHALL BE SECURELY NAILED TO 2"x4" SPACERS 9" LONG SPACED NO MORE THAN 6' APART.
6. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2"x4" ANCHORS 2' LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.
7. DRAINAGE AREA LIMITED TO 1 ACRE.

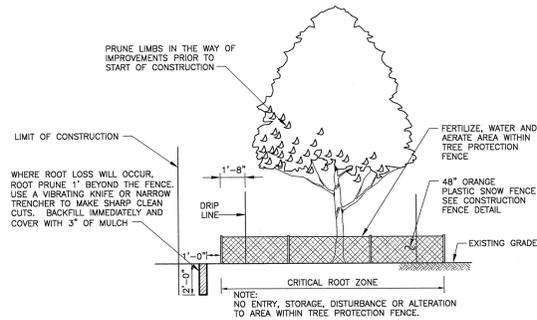


NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DENATURING. FOUNDATION SHALL BE 2" MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2" - 3/4" DIA PLACED 2 INCHES BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1" THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3" STONE AS SHOWN ON THE DRAWINGS.
5. DRAINAGE AREA LIMITED TO 1 ACRE.

1 INLET PROTECTION

C-205 SCALE: 1/4" = 1'-0"



NOTE: NO ENTRY, STORAGE, DISTURBANCE OR ALTERATION TO AREA WITHIN TREE PROTECTION FENCE.

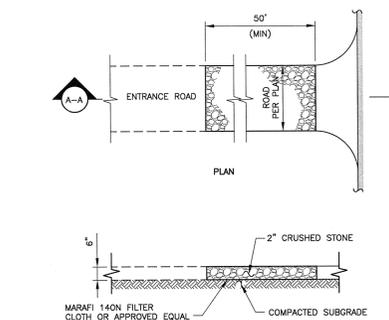
TREE PROTECTION NOTES:

THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE MUNICIPALITY WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:

- A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
- B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
- C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
- D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF F. SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT: LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREAS TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
- E. SEPARATE PAYMENT WILL NOT BE MADE FOR THIS WORK

2 TREE PROTECTION AND PRUNING

C-205 SCALE: NTS

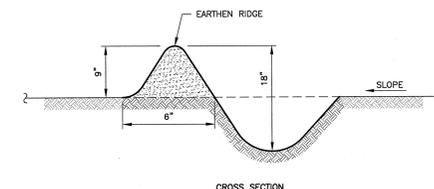


NOTES:

1. STONE SIZE - USE 2 1/4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 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 SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED.

3 STABILIZED CONSTRUCTION ENTRANCE

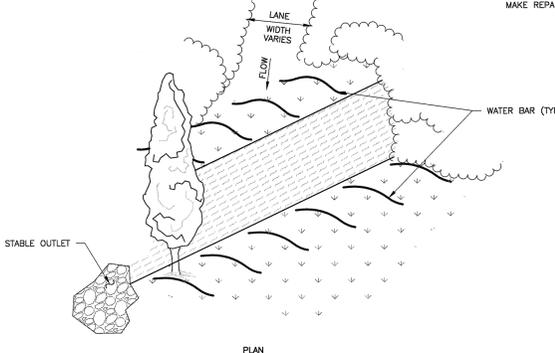
C-205 SCALE: 3/8" = 1'-0"



CROSS SECTION

CONSTRUCTION SPECIFICATIONS:

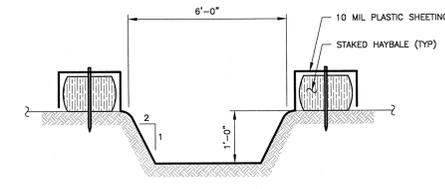
1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOIL FROM THE BASE FROM THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.



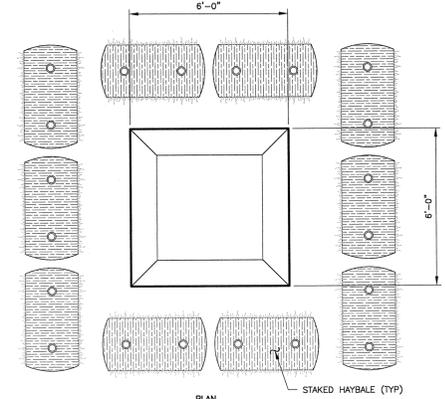
PLAN

7 WATER BARS

C-205 SCALE: NTS



SECTION



PLAN

8 TEMPORARY CONCRETE WASH

C-205 SCALE: NTS

UNLESS OTHERWISE NOTED, ALL INDICATED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR

TECTONIC WORK ORDER NO.: 6660.01

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TECTONIC
TECTONIC Engineering & Surveying Consultants P.C.
P.O. Box 37, 70 Pleasant Hill Road
Mountville, NY 10953
Phone: (845) 534-5999
Fax: (845) 254-5999
www.tectonicengineering.com

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Date: 04/15/16
Drawing #: C-205
Scale: AS NOTED
Drawn by: DNW
Checked by: WM