

SITE PREPARATION & DEMOLITION NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND SUBSURFACE CONDITIONS PRIOR TO THE START OF WORK. COORDINATE ALL UTILITY REQUIREMENTS AND WORK WITH THE APPROPRIATE UTILITY PROVIDER. NOTIFY OWNER'S REPRESENTATIVE OF ANY AND ALL DISCREPANCIES.
- ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED. MATERIALS THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR IN A TIMELY FASHION SO AS NOT TO DISRUPT PROGRESS AND TO ENSURE SAFE SITE CONDITIONS.
- CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY ITEMS KNOWN TO CONTAIN HAZARDOUS MATERIALS OR SUBSTANCES. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF HAZARDOUS MATERIALS OR SUBSTANCES DISCOVERED DURING THE COMPLETION OF SPECIFIED WORK.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN THE LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE LIMIT OF WORK.
- CONTRACTOR SHALL IMPLEMENT AND BE RESPONSIBLE FOR ALL NECESSARY MEASURES AND PROCEDURES TO MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN, PEDESTRIANS, LOCAL TRAFFIC AND ROADWAYS, ADJACENT PROPERTIES, ETC. FOR DURATION OF PROJECT AND UNTIL PROJECT COMPLETION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND/OR RESTORATION REQUIRED AS A RESULT OF DEFICIENT PROTECTION MEASURES.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND PAY ALL ASSOCIATED COSTS.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT MUD FROM BEING TRACKED ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED DAILY BY THE CONTRACTOR ONLY.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT TO BE REMOVED.

EROSION & SEDIMENT CONTROL NOTES:

- ALL EXPOSED SOIL DISTURBANCE SHALL BE IN ACCORDANCE WITH THE NYS DEC REQUIREMENTS. ANY EXPOSED SOIL SHALL BE PROPERLY STABILIZED WITH EITHER PERMANENT SEED AND MULCH IF SOIL DISTURBANCE IS COMPLETED OR TEMPORARILY SEEDED AND MULCHED IF IT WILL BE MORE THAN 14 DAYS BEFORE ADDITIONAL SOIL DISTURBANCE WILL OCCUR. EXPOSED SOIL SHALL RECEIVE TEMPORARY OR PERMANENT SEED AND MULCH WITHIN 14 DAYS OF DISTURBANCE.
- THE CONTRACTOR SHALL LIMIT THE AREA OF CLEARING AND GRUBBING, EXCAVATION, BORROW, AND EMBANKMENT OPERATIONS IN PROGRESS, COMMENSURATE WITH THEIR CAPABILITY AND PROGRESS IN KEEPING THE FINISH GRADING AND MULCHING, SEEDING AND OTHER TEMPORARY AND/OR PERMANENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS.
- THE CONTRACTOR SHALL DESIGNATE TO THE OWNER'S REPRESENTATIVE A QUALIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WITH ADEQUATE TRAINING, EXPERIENCE, AND AUTHORITY TO IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AS PER THE NYS DEC REQUIREMENTS.
- CONSTRUCTION IS TO PROCEED IN ACCORDANCE WITH THE CONSTRUCTION PHASING SCHEDULE SUPPLIED BY THE CONTRACTOR OR SHOWN ON THE PLANS. GRASSES SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS POSSIBLE. FOR TIME FRAMES OUTSIDE THE GROWING SEASON, OTHER METHODS OF SOIL STABILIZATION (SUCH AS THE USE OF JUTE MESH OR EXCELSIOR MATTING) WILL BE USED UNTIL SUCH A TIME AS GRASS CAN BE ESTABLISHED.
- ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY SITE DISTURBANCE. THIS INCLUDES GRADING OPERATIONS, UTILITY OR STRUCTURE INSTALLATION.
- SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYS DEC REQUIREMENTS.
- APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA SERVED IS STABILIZED.
- THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT THROUGHOUT THE DURATION OF THE PROJECT IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL WATER COURSES FROM WATERBORNE SEDIMENT OR POLLUTANTS ORIGINATING FROM ANY WORK DONE ON, OR IN SUPPORT OF THIS PROJECT.
- ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT CONTAMINATION OF WATER BODIES BY SILT, SEDIMENT, FUELS, SOLVENTS, LUBRICANTS, EPOXY COATINGS, CONCRETE LEACHATE, OR ANY OTHER POLLUTANT ASSOCIATED WITH CONSTRUCTION AND CONSTRUCTION PROCEDURES.

LAYOUT NOTES:

- VERIFY LOCATION OF ROADS AFFECTING SCOPE OF WORK.
- VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS. NOTIFY ENGINEER OF ANY CONFLICTS WITH ENGINEER SCOPE.
- TAKE ALL DIMENSIONS FROM FACE OF BUILDING TO CENTERLINE OF DRIVE OR TREES UNLESS OTHERWISE NOTED.
- ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
- REFERENCE TO NORTH REFERS TO PLAN NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
- THE WORK INDICATED ON THESE DRAWING SHALL BE LAID OUT IN THE FIELD BY LAND SURVEYOR LICENSED IN NEW YORK STATE.

PLANTING NOTES:

- ALL PLANT BEDS TO BE MULCHED WITH 3" RIVER ROCK, UNLESS OTHERWISE NOTED ON THE PLANS.
- PRIOR TO PLANTING, CONTRACTOR SHALL LOCATE, VERIFY, AND REPORT ANY CONFLICTS WITH EXISTING UTILITY LINES TO THE LANDSCAPE ARCHITECT.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMAL GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL BE OF SPECIMEN QUALITY UNLESS APPROVED OTHERWISE BY LANDSCAPE ARCHITECT.
- WRITTEN APPROVAL IS REQUIRED FROM LANDSCAPE ARCHITECT OF ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL. CHANGED PLANTS SHALL BE EQUIVALENT FORM, HEIGHT, FLOWER, COLOR, LEAF, SIZE, BRANCHING, CULTURE AND FRUIT.
- PRIOR TO COMMENCEMENT OF PLANTING, STAKE LOCATION OF ALL PLANTINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- SCHEDULE DELIVERY OF PLANTS ONLY IN REASONABLE TIME AS TO WHEN THEY CAN BE INSTALLED. PLANTS TO BE INSPECTED BY LANDSCAPE ARCHITECT AT DELIVERY.
- MAINTENANCE TO BEGIN IMMEDIATELY FOLLOWING INSTALLATION OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE.
- TREES SHALL NOT BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BE PLANTED 3" HIGHER THAN PREVIOUS GRADE. SHRUBS AND GROUND COVER SHALL BE PLANTED AS THE SAME RELATIONSHIP TO GRADE AS PREVIOUS GRADE.
- PLANT MATERIAL QUANTITIES TO BE PROVIDED BY CONTRACTOR AS SHOWN ON DRAWINGS.
- UNLESS NOTED ON PLANT LIST, PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN.

EARTHWORK NOTES:

- BEFORE ANY LAND CLEARING IS COMMENCED, THE CONTRACTOR SHALL ARRANGE A MEETING ON SITE WITH THE OWNER'S REPRESENTATIVE TO IDENTIFY WHICH TREES ARE TO BE PROTECTED OR REMOVED. NO CLEARING SHALL OCCUR WITHOUT A CLEAR UNDERSTANDING OF THE EXISTING CONDITIONS TO BE PRESERVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD. THE PLACEMENT OF PROTECTION DEVICES ADDITIONAL TO THOSE NOTED SHALL, HOWEVER, BE AT THE CONTRACTORS DISCRETION. VEHICLES SHALL NOT BE PARKED WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE KEPT. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE KEPT.
- ALL TEMPORARY EROSION AND SEDIMENT (E&S) CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE. E&S CONTROL DEVICES SHALL BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED TO ENSURE SATISFACTORY PERFORMANCE. ANY DAMAGE OCCURRING DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. ASSOCIATED FINES RESULTING FROM SUCH DAMAGE SHALL ALSO BE PAID BY THE CONTRACTOR.
- ALL PROPOSED GRADES SET IN THE FIELD TO BE COMPLETED BY A NEW YORK STATE LICENSED SURVEYOR.
- ALL AREAS REQUIRING FILL SHALL BE BROUGHT TO REQUIRED GRADE IN A MAXIMUM OF 12" COMPACTED LIFTS.
- ALL SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH SLOPE STABILIZATION MATS. LOCATIONS AND METHODS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH (3/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY BEFORE CONTINUING WORK.
- EXCAVATION REQUIRED WITHIN 3 FEET OF EXISTING UTILITY LINE SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING GRADE, PROVIDING VERTICAL CURVES OR ROUNDINGS AT THE TOP AND BOTTOM OF ALL SLOPES.
- DURING GRADING OPERATIONS, DRAINAGE OF THE SITE AND ADJACENT AREAS SHALL BE MAINTAINED CONTINUOUSLY TO PREVENT EROSION OR OTHER DAMAGE. WHEN IT IS NECESSARY TO INTERRUPT DRAINAGE OR OTHER EXISTING UTILITIES, CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES UNTIL PERMANENT WORK IS COMPLETED AT NO COST TO THE OWNER.
- GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURE TO PREVENT PONDING. FINISHED SURFACES SHALL BE FREE FROM ANY ABRUPT OR IRREGULAR CHANGES.
- EXCAVATION REQUIRED WITHIN DRIP LINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND SO THAT NO DAMAGE OCCURS TO EXISTING ROOT SYSTEM. PLANT MATERIALS DAMAGED BY CONTRACTOR SHALL BE REPLACED IN KIND AT NO ADDITIONAL EXPENSE TO THE OWNER.
- EXCAVATION SHALL BE TO ELEVATIONS INDICATED WITH A TOLERANCE OF ± 1".
- SUBBASE COURSE MATERIAL SHALL CONFORM TO NYS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SECTION 304, TYPE 2 AND SHALL CONFORM TO MIN 95% MODIFIED PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE COMPACTED ON SITE SOIL MATERIAL.
- EMBANKMENT FILL SHALL CONFORM WITH ALL REQUIREMENTS OF NYSDOT SPEC. SECTION 203. MAXIMUM ALLOWABLE LOOSE LIFTS FOR EMBANKMENTS SHALL BE 12 INCH AND SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS ESTABLISHED THROUGH THE STANDARD PROCTOR COMPACTION TEST PER ASTM D698.
- MATERIAL STOCKPILES, IF REQUIRED, SHALL BE LOCATED WHOLLY WITHIN THE WORK AREA. ADDITIONAL SILT FENCES SHALL BE PROVIDED AT THE BASE OF ALL STOCKPILES AS DIRECTED IN THE FIELD BY THE ENGINEER.
- ALL TRENCHES AND OTHER EXCAVATION SIDE SLOPES INDICATED ON THE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE NOT INTENDED TO INDICATE A STABLE EXCAVATION SLOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY AND STABILITY OF ALL EXCAVATION SLOPES, SHEETING, SHORING, TRENCH BOXES, AND ANY OTHER MEANS REQUIRED FOR A SAFE WORK ENVIRONMENT AND FOR PROTECTION OF ADJACENT ROADWAYS AND OTHER STRUCTURES. ALL EXCAVATION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING REGULATORY AGENCIES:
 - SUBPART 23-4, 'EXCAVATION OPERATIONS', OF NEW YORK DEPARTMENT OF LABOR INDUSTRIAL CODE RULE 23.
 - SUBPART P, 'EXCAVATIONS' OF THE UNITED STATES DEPARTMENT OF LABOR OSHA REGULATIONS FOR CONSTRUCTION.
 - ALL OTHER MUNICIPAL, COUNTY, STATE OR FEDERAL AGENCIES, REGULATIONS OR LAWS PERTAINING TO EXCAVATION SAFETY AS MAY APPLY AT THE WORK SITE.
 - THE MORE STRINGENT PROVISION IN EACH OF THE ABOVE CODES SHALL APPLY. THESE PROVISIONS SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND SHALL BE INCREASED IF NECESSARY TO PROVIDE SAFE WORKING CONDITIONS.
- CRUSHED STONE, WHERE CALLED FOR ON THE DRAWINGS, SHALL CONFORM TO NYS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SECTION 703-02, SIZE DESIGNATION 2.
- ALL SILT FENCES SHALL BE INSTALLED PRIOR TO DISTURBANCE OF EXISTING SITE FINISHES AND SHALL REMAIN IN PLACE UNTIL A STABLE GROWTH OF TURF IS ESTABLISHED.
- ALL DISTURBED AREAS NOT COVERED WITH SITE IMPROVEMENTS OR LANDSCAPING SHALL BE COVERED WITH 3" OF TOPSOIL AND SEEDED TO ESTABLISH A DENSE GROWTH OF TURF.

SOIL RESTORATION REQUIREMENTS:

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT		COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED		PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED		CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A&B	HSG C&D	
	APPLY 6 INCHES OF TOPSOIL	AERATE* AND APPLY 6 INCHES OF TOPSOIL	
AREAS OF CUT OR FILL	HSG A&B	HSG C&D	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES.
	AERATE* AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION**	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)		
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.		KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.		
* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.			
** PER " DEEP RIPPING AND DE-COMPACTION, DEC 2008" .			

WASTEWATER TREATMENT SYSTEM NOTES:

- THE ON-SITE SUBSURFACE WASTEWATER TREATMENT SYSTEM SHALL BE A CONVENTIONAL ABSORPTION TRENCH TREATMENT SYSTEM.THE BASIS OF DESIGN FOR THE SYSTEM IS AS FOLLOWS:

NUMBER OF EMPLOYEES	10
DESIGN WASTEWATER FLOW RATE	150 GPD = 15 GPD/EMPLOYEE * 10 *USE 220 GPD MIN.
DESIGN PERCOLATION RATE	1-5 MIN./IN.
DESIGN APPLICATION RATE	1.2 GPD/SQFT
SEPTIC TANK MIN. CAPACITY	1,000 GAL
SEPTIC TANK CAPACITY PROVIDED	1,000 GAL
TOTAL TRENCH LENGTH REQ'D	63 LF = 150 GPD / 1.2 GPD/SQFT /2FT
TOTAL TRENCH LENGTH PROVIDED	(2) TRENCHES 40 LF EA. = 80 LF
PLUMBING FIXTURES	MAX 1.6 GAL./FLUSH WATER CLOSETS
- ALL WASTEWATER TREATMENT SYSTEM COMPONENTS SHALL BE IN STRICT CONFORMANCE WITH THE SYSTEM DESIGN INFORMATION INDICATED ON THESE DRAWINGS, AND WITH ALL N.Y.S. DEPT. OF HEALTH AND TOWN OF MOREAU REQUIREMENTS.
- THE DISCHARGE OF WASTE FROM GARBAGE GRINDERS, SUMP PUMPS, ROOF DRAINS, WATER TREATMENT SYSTEM BACKWASH, AND NON-CONSERVING WATER FIXTURES IS PROHIBITED. ADDITIONALLY, LAWN IRRIGATION SYSTEMS SHALL NOT BE INSTALLED ABOVE THE WASTEWATER ABSORPTION FIELD.
- THE SEPTIC TANK SHALL BE A PRECAST CONCRETE NON-TRAFFIC TYPE UNIT WITH SANITARY TEES OR BAFFLES AT INLETS AND OUTLETS. MINIMUM TANK CAPACITY SHALL BE AS SHOWN. FOR TWO-PIECE TANKS, PROVIDE SEALANT PER MANUFACTURER'S INSTRUCTIONS BETWEEN THE TANK SECTIONS. THOROUGHLY CLEAN JOINT IMMEDIATELY PRIOR TO INSTALLING SEALANT. IF AIR TEMPERATURE IS BELOW 65°F., WARM SEALANT TO A PLIABLE CONDITION. SET TANKS LEVEL ON NO. 2 CRUSHED STONE AS INDICATED. THE EXTERIOR SURFACES OF THE SEPTIC TANK SHALL BE THOROUGHLY COATED WITH THE MANUFACTURER'S STANDARD WATERPROOFING COATING.
- BUILDING AND GRAVITY SEWER PIPING AND ALL PIPE AT THE DISPOSAL FIELD SHALL BE SOLVENT WELDED SCH. 40 PVC PIPE. INSTALL SEWER PIPING AT A UNIFORM SLOPE BETWEEN DESIGNATED LOCATIONS WITH NO SAGS OR HUMPS. THE MINIMUM SLOPE FOR ALL SEWER PIPING SHALL BE 1/4"/F.T. (.2%) UNLESS OTHERWISE INDICATED.
- NO HEAVY EQUIPMENT OR VEHICULAR TRAFFIC SHALL BE ALLOWED WITHIN THE LIMITS OF THE ABSORPTION FIELD AREA BOTH DURING OR AFTER CONSTRUCTION.
- AFTER EXCAVATING THE TRENCHES TO THE DEPTHS REQUIRED, THE TRENCH BOTTOMS AND SIDES SHALL BE CLEANED AND RAKED TO ACHIEVE AN EVEN SECTION AND TO LOOSEN SMEARED AREAS.
- PLACEMENT OF STONE AGGREGATE AND DISTRIBUTION LATERALS SHALL BE AS SHOWN AND CARE SHALL BE TAKEN TO AVOID INCLUSION OF FINE GRAINED SOIL AND WASTE MATERIAL IN THE STONE AND PIPING.
- TOPSOIL AND SEED THE TREATMENT SYSTEM AREA AND ALL OTHER DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION. INSTALLATION OF DEEP ROOTING PLANTS AND TREES IS PROHIBITED ABOVE AND PROXIMATE TO THE ABSORPTION FIELD AREA.
- SUBMITTALS: THE CONTRACTOR SHALL SUBMIT THE FOLLOWING ITEMS FOR REVIEW BY THE ENGINEER. SUBMITTALS SHALL BE TRANSMITTED ELECTRONICALLY. NO FABRICATION OF THESE ITEMS SHALL BE PERMITTED UNTIL THE SUBMITTALS HAVE BEEN REVIEWED AND ACCEPTED:
 - SEPTIC TANK
- NOTIFY THE ENGINEER FOR INSPECTION AT THE FOLLOWING PHASES OF CONSTRUCTION:
 - UPON INSTALLATION OF ABSORPTION FIELD WHILE DISTRIBUTION LATERALS ARE EXPOSED (PRIOR TO BACKFILLING THE SYSTEM).
- UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL PREPARE A MAP OF AS-BUILT CONDITIONS INDICATING A MINIMUM OF TWO TIE DIMENSIONS FROM ADJACENT CORNER OF THE RESIDENCE TO THE SEPTIC TANK INLET AND OUTLET COVERS AND EACH CORNER OF THE LEACH FIELD.



74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030

MAP INFORMATION:
BASE MAP INFORMATION OBTAINED FROM MAP SURVEY FOR GARDEN WORLD ASSOCIATES BY VAN DUSEN & STEVES, LAND SURVEYORS, AUGUST 8, 2024.

DIG SAFE NOTE:
THIS PLAN SET WAS DRAFTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 811 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT SPECIFIED TO BE REMOVED IN THIS PLAN SET.

REVISIONS	
DATE	DESCRIPTION

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DRAWINGS NOT FOR CONSTRUCTION

PREPARED FOR
GARDEN WORLD ASSOCIATES, LLC
PROJECT
OFFICE AND PRODUCT DISPLAY SITE PLAN
MOREAU, NY

DRAWING TITLE
MASTER NOTES

PROJECT NO.	24074
DATE:	DRAWING NO.
07/28/2026	C-0.10
DWG 2 OF 11	

TEST PIT LOG:

TEST PIT (TP-1)	0"-18" 18"-60" GROUNDWATER @ 24"	TOPSOIL & ORGANICS MEDIUM BROWN SILTY LOAM
TEST PIT (TP-2)	0"-6" 6"-72" NO BEDROCK OR GROUNDWATER	TOPSOIL & ORGANICS LIGHT BROWN POORLY GRADED SAND
TEST PIT (TP-3)	0"-18" 18"-60" GROUNDWATER @ 24"	TOPSOIL & ORGANICS MEDIUM BROWN SILTY LOAM
TEST PIT (TP-4)	0"-6" 6"-34" 34"-76" 76"-84" GROUNDWATER @ 84"	TOPSOIL & ORGANICS YELLOW BROWN SANDY LOAM TAN POORLY GRADED SAND MED. BROWN SILTY LOAM
PERC TEST (PT-1)	STABILIZED AT A RATE OF 1:46 MIN./IN. TEST PERFORMED AT 24 IN. BELOW EXISTING GRADE	
PERC TEST (PT-2)	STABILIZED AT A RATE OF 1:29 MIN./IN. TEST PERFORMED AT 24 IN. BELOW EXISTING GRADE	
INFILTRATION (IF-1)	STABILIZED AT A RATE OF 2:39 MIN./IN. TEST PERFORMED AT 24 IN. BELOW EXISTING GRADE	

TEST PITS NO. 1 - 4 WERE WITNESSED AND EVALUATED BY MATHEW HUNTINGTON, PE ON JUNE 26, 2026.

PERCOLATION TESTS NO. 1 & 2 AND INFILTRATION TEST 1 WERE PERFORMED BY MATHEW HUNTINGTON, PE ON JUNE 26, 2026.

Legend

IPF = Iron Pipe Found
IRF = Iron Rod Found
CIRF = Capped Iron Rod Found
U.P. = Utility Pole
= Overhead Utility Wire
= Barbed Wire Fence
= Wetlands Flagged By Others

Map References

Boundary Survey
of the lands of
Traditional Builders, Ltd.
Dated: September 09, 2004
By: Chazen Engineering &
Land Surveying Co., P.C.

Lot Line Adjustment Map
Between Lands Now or Formerly of
Johnson-Field Fernwood Hatchery, Inc. and
Cranesville Aggregate Companies, Inc.
Dated: August 25, 2022
By: C.T. Male Associates

Deed References

Michael A. Reilly and
Mary Helene Reilly
To
Johnson-Field Fernwood Hatchery, Inc.
Dated: August 06, 1973
Recorded on: August 08, 1973
Book:928 Page:650

June M. Freeman
To
Thomas Field and
Kathleen Field
Dated: November 26, 2003
Recorded on: December 12, 2003
Book:1666 Page:549

Paul E. Larose,
as Executor of the Last Will and
Testament of Emile P. Larose
To
Jason D. Washburn
Dated: December 27, 2019
Recorded on: February 25, 2020
Instrument No. 2020005401

Cannone Ventures, Inc.
To
Garden World Associates, LLC
Dated: January 30, 2024
Recorded on: January 31, 2024
Instrument No. 2024002719

Lands Now or Formerly of
Thomas C. & Kathleen A. Field
Book:1666 Page:549

Lands Now or Formerly of
Jason D. Washburn
Instrument No. 2020-5401

Lands Now or Formerly of
Fernwood Johnson-Field
Book:928 Page:650

Lands Now or Formerly of
Cranesville Aggregate Company Inc.
Instrument No. 2022-1173

DEC Wetlands as Scaled and Traced
from Saratoga County GIS

NWI Wetlands Scaled and Traced from
Saratoga County GIS

NWI Wetlands Scaled and Traced
from Saratoga County GIS

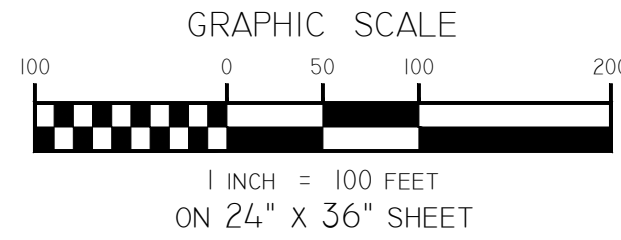
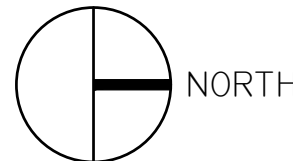
Arc Length 965.47'
Radius 532.00'
Chord Bearing S 68°14'0
Chord Length 838.33'

I-87 - Adirondack Northway

74 Warren Street, Suite 1
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LEGEND

	PROPERTY LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING TREE LINE
	MAPPED GIS WETLANDS
	APPROXIMATE LOCATION OF PERC TESTS
	APPROXIMATE LOCATION OF TEST PITS



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DRAWINGS
NOT FOR
CONSTRUCTION

PREPARED FOR
GARDEN WORLD
ASSOCIATES, LLC
PROJECT
OFFICE AND PRODUCT
DISPLAY SITE PLAN
MOREAU, NY

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NO.	24074
DATE:	DRAWING NO.
07/28/2026	C-0.20
DWG 3 OF 11	

74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030

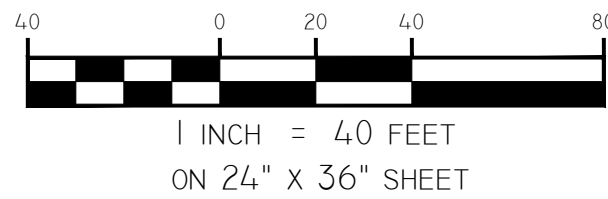
LEGEND

- — — — — PROPERTY LINE
- - - - - LIMITS OF DISTURBANCE
— SF — SF — SILT FENCE
[Pattern] STABILIZED CONSTRUCTION ENTRANCE
— 600 — — — — — EXISTING MAJOR CONTOURS
— — — — — EXISTING MINOR CONTOURS
[Pattern] EXISTING SITE ELEMENT TO BE DEMOLISHED/ REMOVED

NORTH



GRAPHIC SCALE



MAP INFORMATION:
BASE MAP INFORMATION OBTAINED FROM MAP SURVEY FOR GARDEN WORLD ASSOCIATES, BY VAN DUSEN & STEVES, LAND SURVEYORS, AUGUST 8, 2024.

DIG SAFE NOTE:
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REVISIONS

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CONSTRUCTION

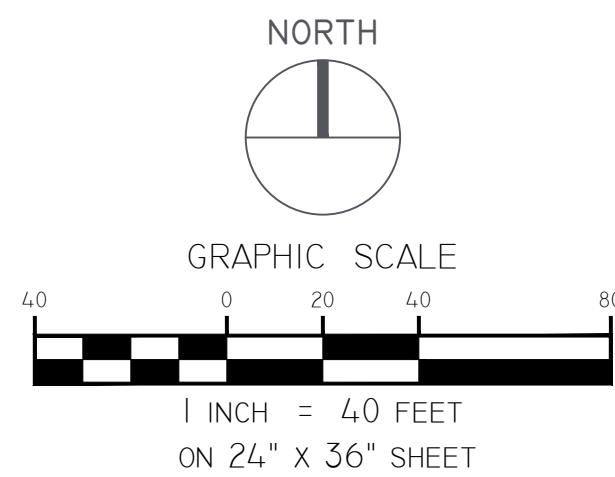
PREPARED FOR
GARDEN WORLD
ASSOCIATES, LLC

PROJECT
OFFICE AND PRODUCT
DISPLAY SITE PLAN
MOREAU, NY
DRAWING TITLE
DEMOLITION, EROSION
AND SEDIMENT CONTROL
PLAN

PROJECT NO. 24074
DATE: 07/28/2026
DWG4 OF 11
DRAWING NO. C-0.30



- LEGEND
- PROPERTY LINE
 - PROPERTY LINE SETBACK
 - PROPOSED ASPHALT SURFACE
 - PROPOSED CRUSHED STONE
 - PROPOSED CONCRETE WALK
 - PROPOSED BUILDING
 - PROPOSED ROOF OVERHANG
 - PROPOSED CONCRETE CONTROL JOINT
 - PROPOSED CONCRETE EXPANSION JOINT



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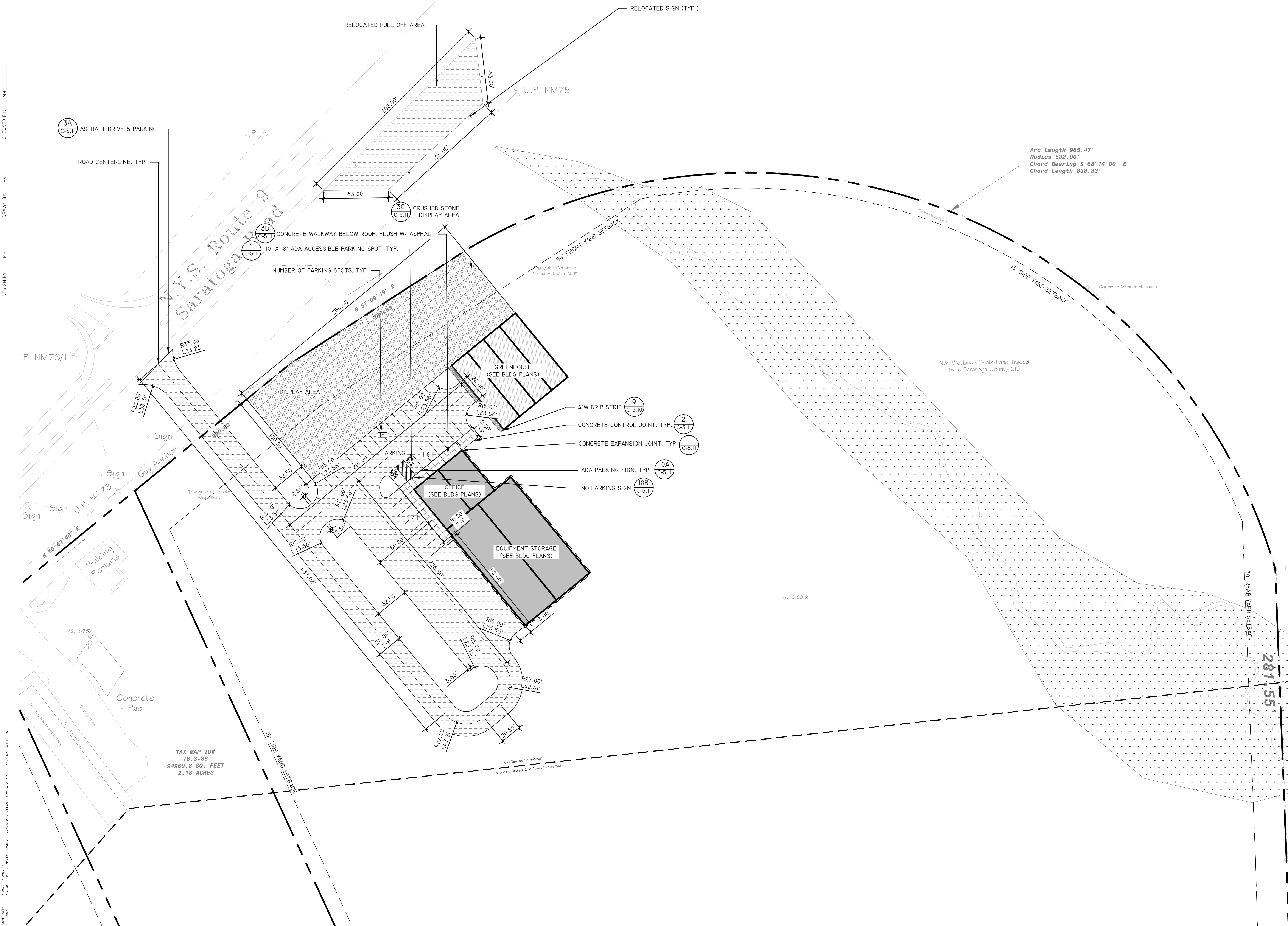
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GARDEN WORLD
ASSOCIATES, LLC

PROJECT
OFFICE AND PRODUCT
DISPLAY SITE PLAN
MOREAU, NY

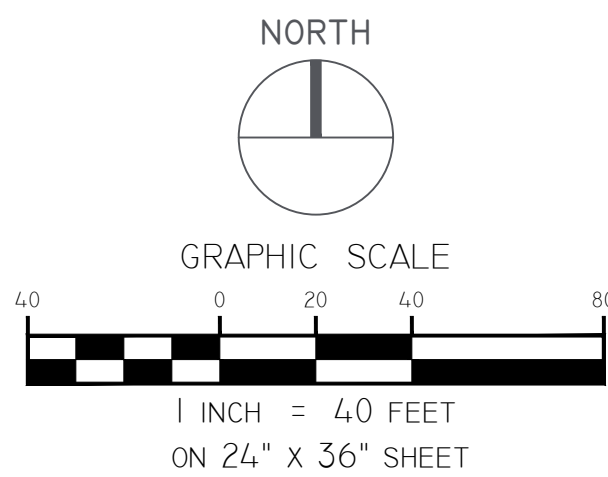
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LAYOUT PLAN

PROJECT NO.	24074
DATE:	DRAWING NO.
07/28/2026	C-1.10
DWG5 OF 11	

DESIGN BY: MH
DRAWN BY: JHS
CHECKED BY: MH



LEGEND	
	PROPERTY LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED SWALE



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GARDEN WORLD
ASSOCIATES, LLC

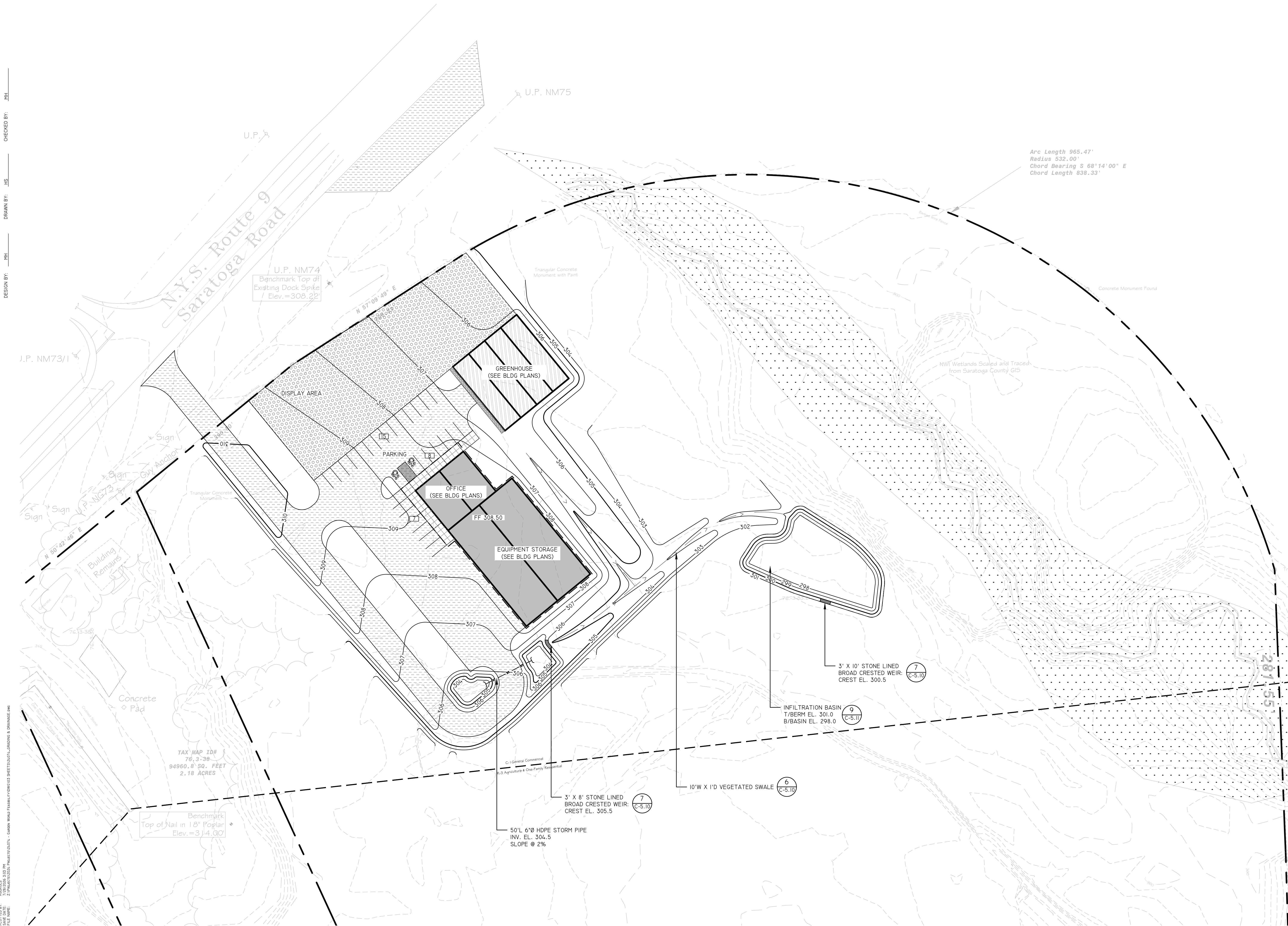
PROJECT
OFFICE AND PRODUCT
DISPLAY SITE PLAN
MOREAU, NY

DRAWING TITLE
GRADING & DRAINAGE
PLAN

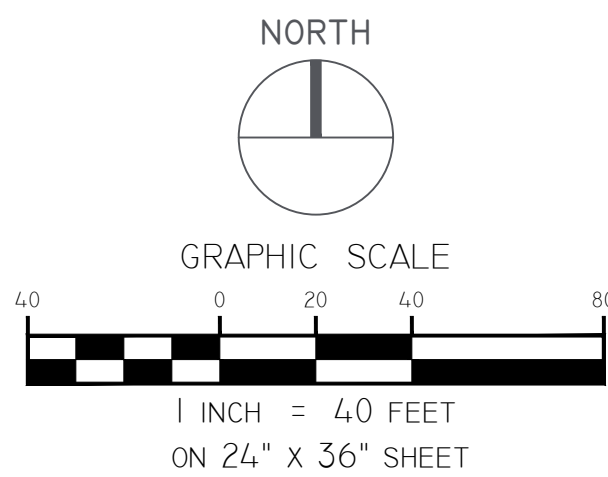
PROJECT NO.	24074
DATE:	DRAWING NO.
07/28/2026	C-2.10
DWG 6 OF 11	

DESIGN BY: MH
DRAWN BY: JHS
CHECKED BY: MH

PLOTTED BY: HSM/KLS
PLOT DATE: 7/28/2026 3:03 PM
FILE NAME: C:\PROJECTS\2024\PROJECTS\24074 - Garden World Facility\DWG\03 SHEETS\DWG\GRADING & DRAINAGE.DWG



LEGEND
PROPERTY LINE
SEWER LINE
WELL
INFILTRATION BASIN



MAP INFORMATION:
BASE MAP INFORMATION OBTAINED FROM MAP SURVEY FOR
GARDEN WORLD ASSOCIATES BY VAN DUSEN & STEVES,
LAND SURVEYORS, AUGUST 8, 2024.

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GARDEN WORLD
ASSOCIATES, LLC

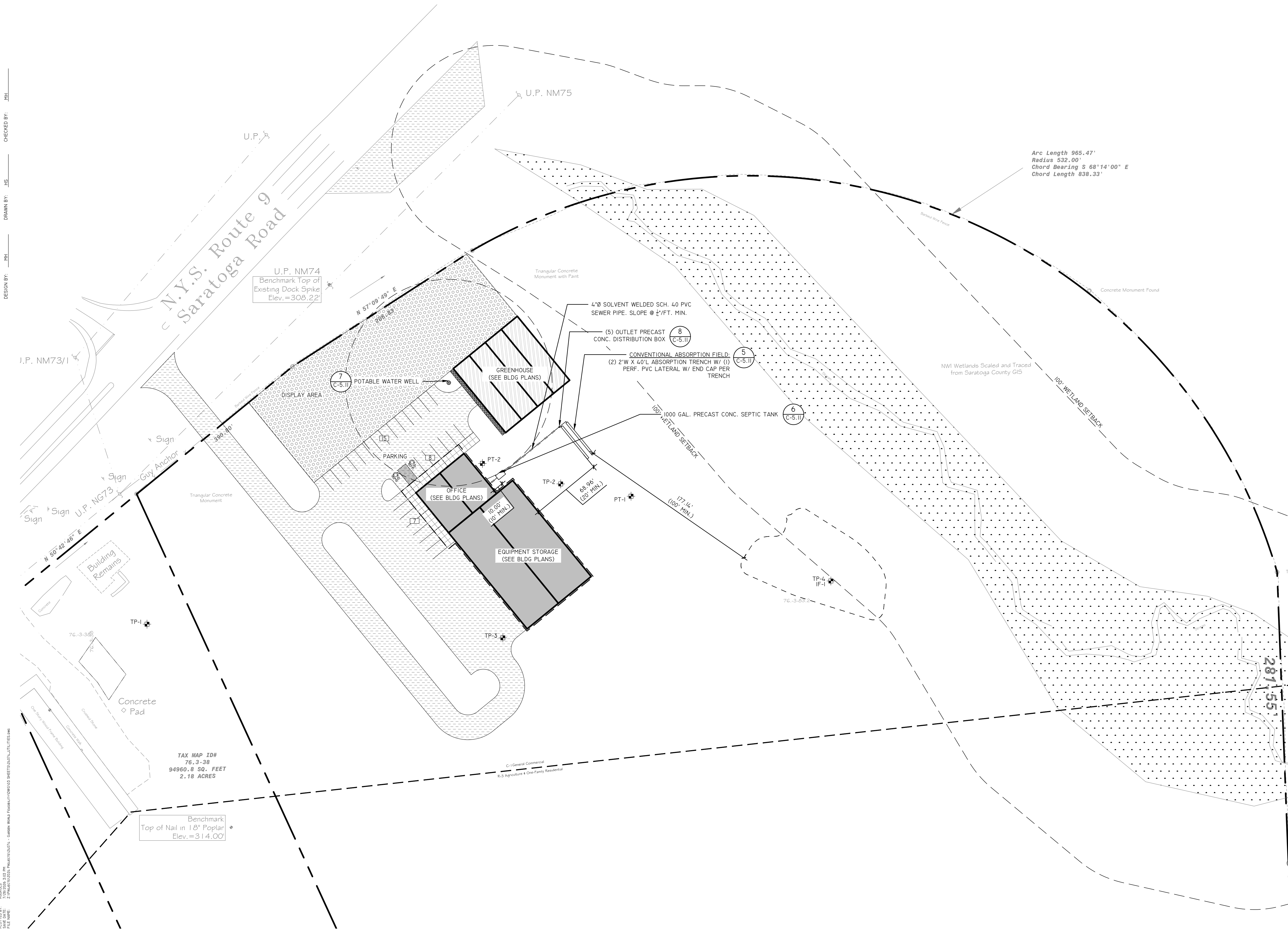
PROJECT
OFFICE AND PRODUCT
DISPLAY SITE PLAN
MOREAU, NY

DRAWING TITLE
UTILITIES PLAN

PROJECT NO. 24074
DATE: 07/28/2026
DWG 7 OF 11
DRAWING NO. C-3.10

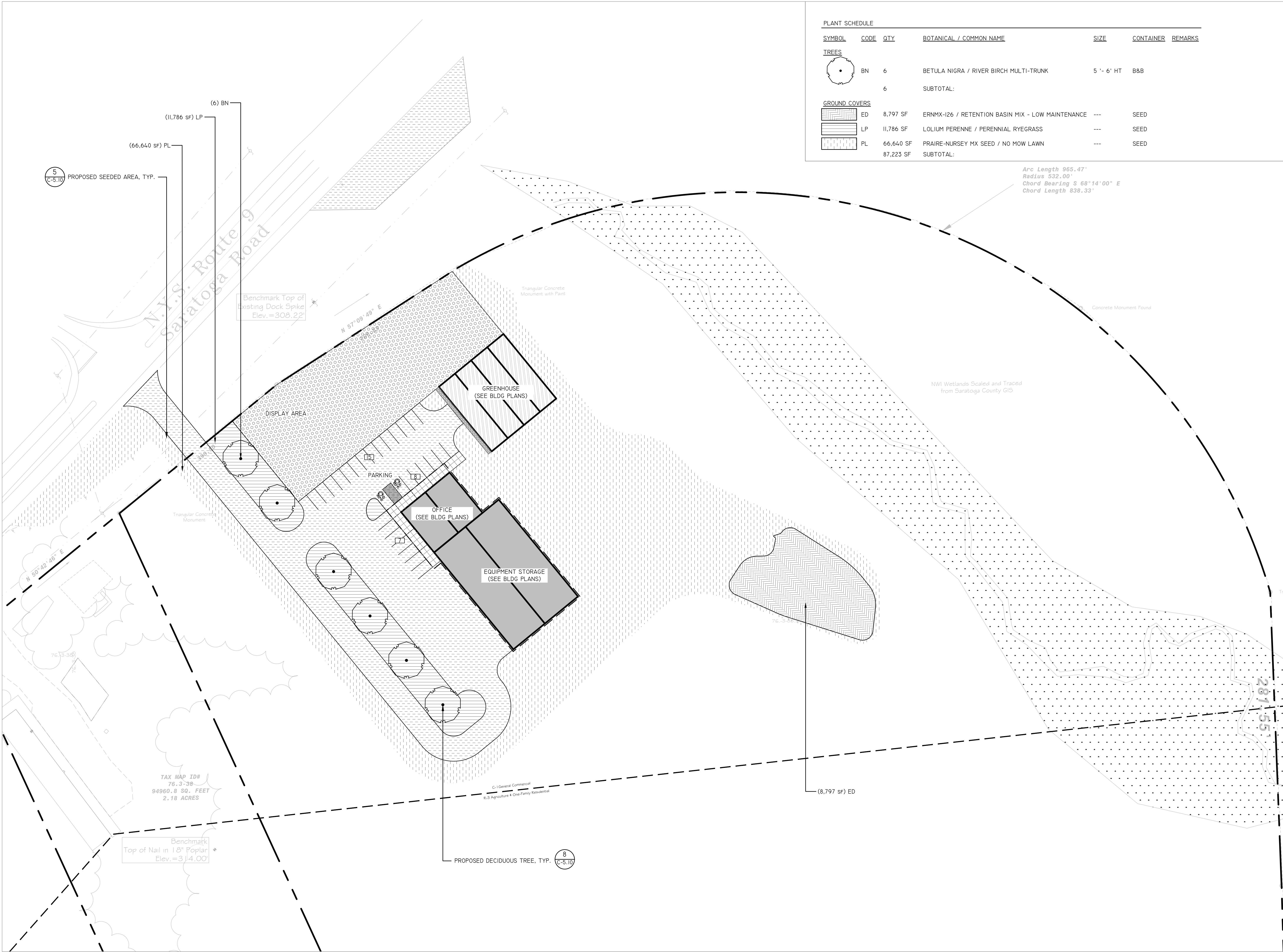
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CHECKED BY: JHS
DRAWN BY: MH

PLOTTED BY: HSM/KLS
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DRAWN BY: JHS
CHECKED BY: MH

PLOTTED BY: HSM/KLS
SAVE DATE: 7/28/2026 3:00 PM
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PLANT SCHEDULE

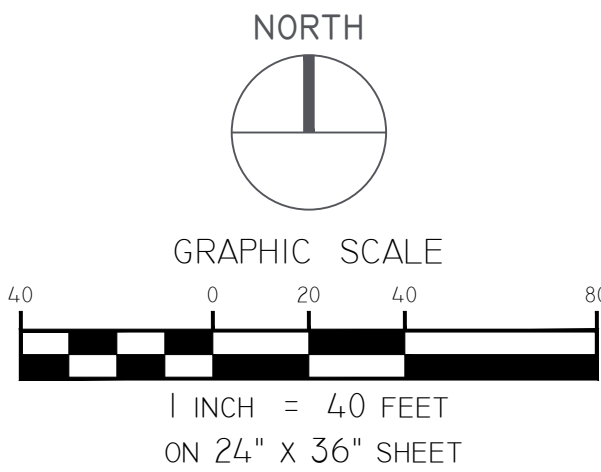
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
	BN	6	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	5' - 6' HT	B&B	
		6	SUBTOTAL:			
GROUND COVERS						
	ED	8,797 SF	ERNMX-126 / RETENTION BASIN MIX - LOW MAINTENANCE	---	SEED	
	LP	11,786 SF	LOLIUM PERENNE / PERENNIAL RYEGRASS	---	SEED	
	PL	66,640 SF	PRAIRE-NURSEY MX SEED / NO MOW LAWN	---	SEED	
		87,223 SF	SUBTOTAL:			

Arc Length 965.47'
Radius 532.00'
Chord Bearing S 68°14'00" E
Chord Length 838.33'

74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030

LEGEND

--- PROPERTY LINE



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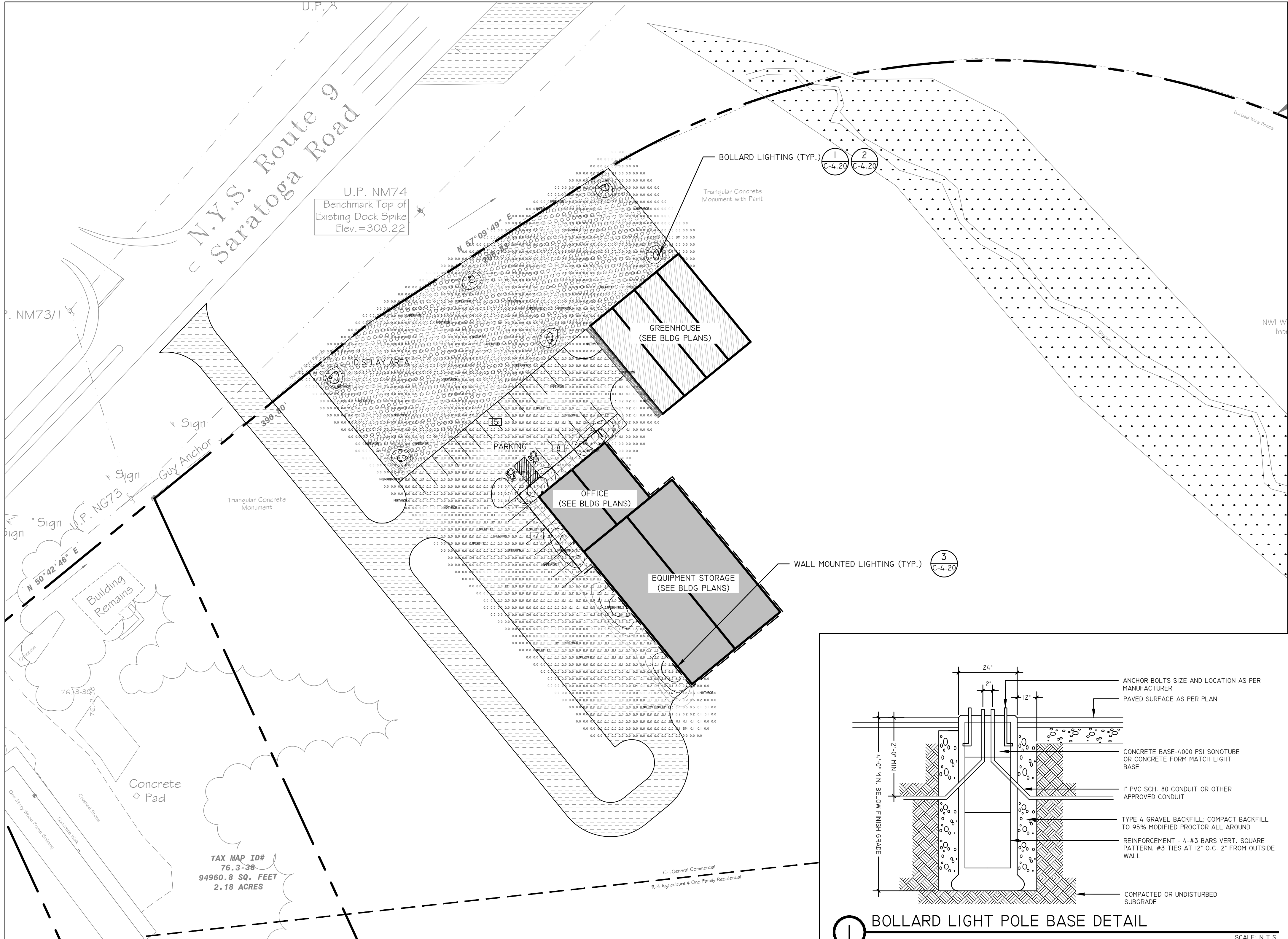
PREPARED FOR
GARDEN WORLD
ASSOCIATES, LLC
PROJECT
OFFICE AND PRODUCT
DISPLAY SITE PLAN
MOREAU, NY

DRAWING TITLE
PLANTING PLAN

PROJECT NO. 24074
DATE: 07/28/2026
DRAWING NO. C-4.10
DWG 8 OF 11

LUMINAIRE SCHEDULE					
CALLOUT	SYMBOL	DESCRIPTION	MODEL	VOLTS	DME
1		BVA11B	LUMINIS, BVA11B L110 40K LD4	120V IP 2W	6
2		EPIC MODERN SHORT HOUSING DISCRETE LED ARRAYS 40W 70CRI 2200K FIXTURE W/ TYPE III DISTRIBUTION OPTIC AND HOUSE SIDE SHIELD	COOPER LIGHTING SOLUTIONS - INVUE, EMM2-HSN-SAIA-722-U-T3-HSS	DME	5

GENERAL PHOTOMETRIC SCHEDULE	
DME	.34
MAXIMUM FOOT-CANDLES	10.3
MINIMUM FOOT-CANDLES	.0
MINIMUM TO MAXIMUM FC RATIO	.00
MAXIMUM TO MINIMUM FC RATIO	10.27 / .00
AVERAGE TO MINIMUM FC RATIO	DME



1 BOLLARD LIGHT POLE BASE DETAIL

SCALE: N.T.S.

LUMINIS

PROJECT NAME: BVA11B/BVA12B BELLEVUE BOLLARD

QUANTITY: TYPE:

ORDERING CODE:

Front cover constructed of corrosion resistant aluminum. 4.5" (114mm) x 6" (152mm) Extruded aluminum optical chamber. Available in configurations of 9 LEDs or 18 LEDs. Clear tempered glass. 4.5" (114mm) x 6" (152mm) 6063-T6 aluminum pole, 0.125" wall thickness. All stainless steel hardware.

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.luminis.com/technical/warranty>

MOUNTING: Bellevue is designed for ease of access and installation. The head is secured on a mounting bracket that is accessible from the inside. The base plate is secured with a set of (4) 3/8"-16 x 10" lg. galvanized hook anchor bolts.

MEASUREMENTS: Maximum weight: 25 lbs (11.3 kg)

LED LIGHT ENGINE: Type I, II, IV light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K / 80 CRI, 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

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: UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Rated IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 environment and application.

LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 663-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5
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Page 1 of 6

2 BOLLARD LIGHTING CUT SHEET

Project: Catalog # Type

Prepared by: Notes Date

Invue Epic

Decorative Pendant Luminaire

Product Certifications & Features

Interactive Menu

- Ordering Information page 2
- Accessory & Mounting Details page 3
- Installation Overview page 9
- Energy and Performance Data page 10
- Optical Distributions page 12

Product Specifications

OPTICAL

- Choice of eight patented, high-efficiency AccuLED Optic™ technology options and five wairstem optics
- Optics are IP68 enclosure rated
- 9 Correlated Color Temperature (CCT) options:
 - 70 CRI: 2200K, 2700K, 3000K, 4000K, 5000K
 - 80 CRI: 3000K, 4000K
- Fixture EPA: 0.70 (ball), 0.50 (short)

Optional field-installable shields for superior spill light control (discrete LEDs only):

- Single-piece snap-on square shields
- Multiple-piece configurable vertical perimeter shielding

Optional field-installable shields for superior spill light control (discrete LEDs only):

- Single-piece snap-on square shields
- Multiple-piece configurable vertical perimeter shielding

ELECTRICAL

- 120-277V, 347-480V, 347V, and 480V; 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series and parallel versions
- Standard 3-position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

PHYSICAL CHARACTERISTICS

- Cast aluminum top housing attaches to cast aluminum mounting arm with four fasteners
- One-piece silicone gasket between casting and power wires seals out moisture and contaminants
- Continuous silicone gaskets are used to seal the lens and mechanical structures
- Tall fixture configurations feature a field-serviceable center section which can lift to allow easy access to surge module, PCR, and FADC
- Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form
- Optional tenon-mount bishop arm for post top retrofits

COMPLIANCE

- DA-Certified 3000K and warmer only
- UL Wet Location rated
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- Products that meet BAA through Exemption (BAAE). This exemption allows any product to satisfy BAA requirements regardless of domestic content manufacturing for projects funded by FHWA through Oct 1st 2025
- Products that meet BAA through BAA Exemption (BAAEF): FHWA and FTA agencies are utilizing

CONTROLS

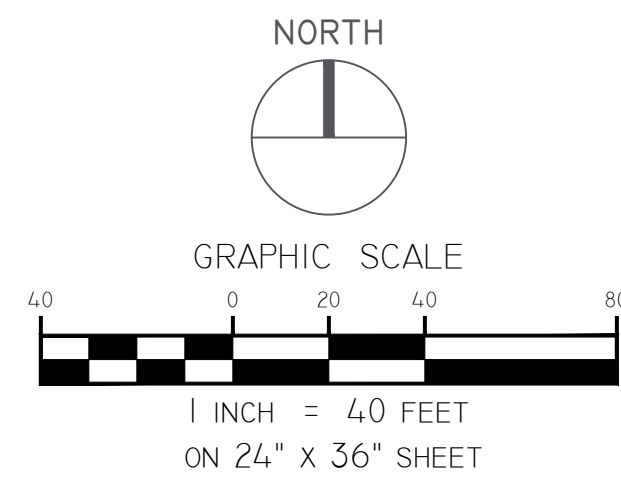
- Optional ANSI C136 10 7-pin receptacle for photoelectric or Networked Lighting Control (NLC) modules
- Optional Field Adjustable Dimming Control Module (FADC)
- Enables manual adjustment of power consumption and lumen output. Factory preset to highest output level for option selected
- Allows a single fixture SKU to cover multiple field applications with manual adjustment at installation
- Optional 4-pin Zhaga Book 18 receptacle for integration of ambient sensors with DALI- and DALI-enabled drivers

WARRANTY

- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Dimensional Details

3 WALL MOUNTED LIGHTING CUT SHEET



MAP INFORMATION:
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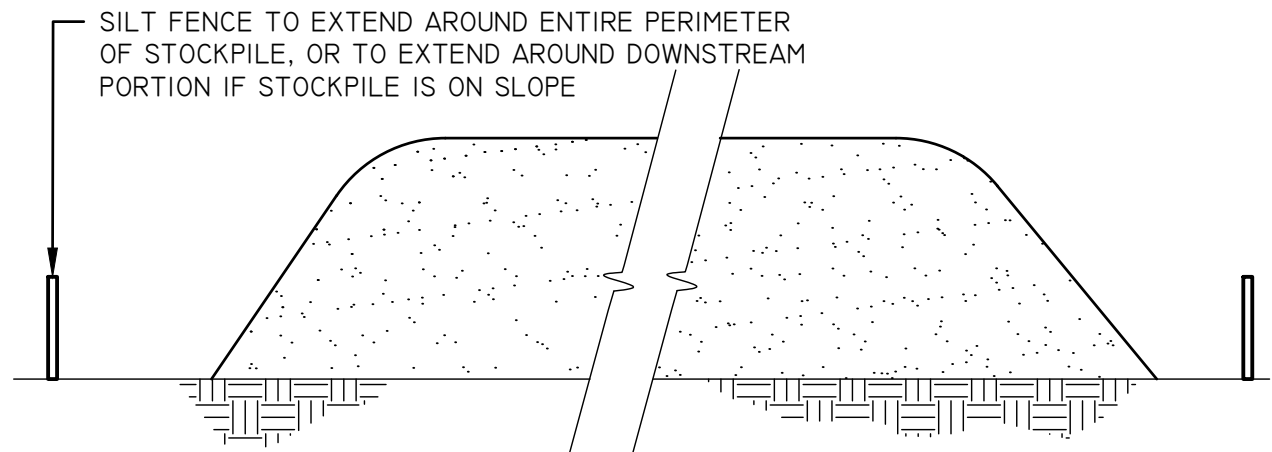
DRAWINGS NOT FOR CONSTRUCTION

PREPARED FOR
GARDEN WORLD ASSOCIATES, LLC

PROJECT
OFFICE AND PRODUCT DISPLAY SITE PLAN
MOREAU, NY

DRAWING TITLE
LIGHTING PLAN

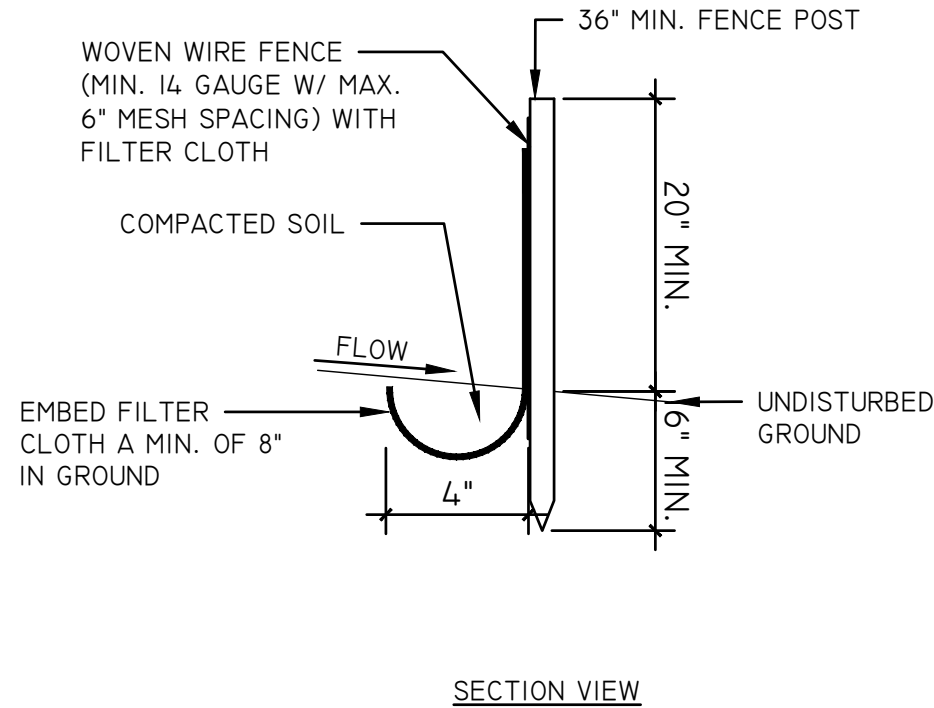
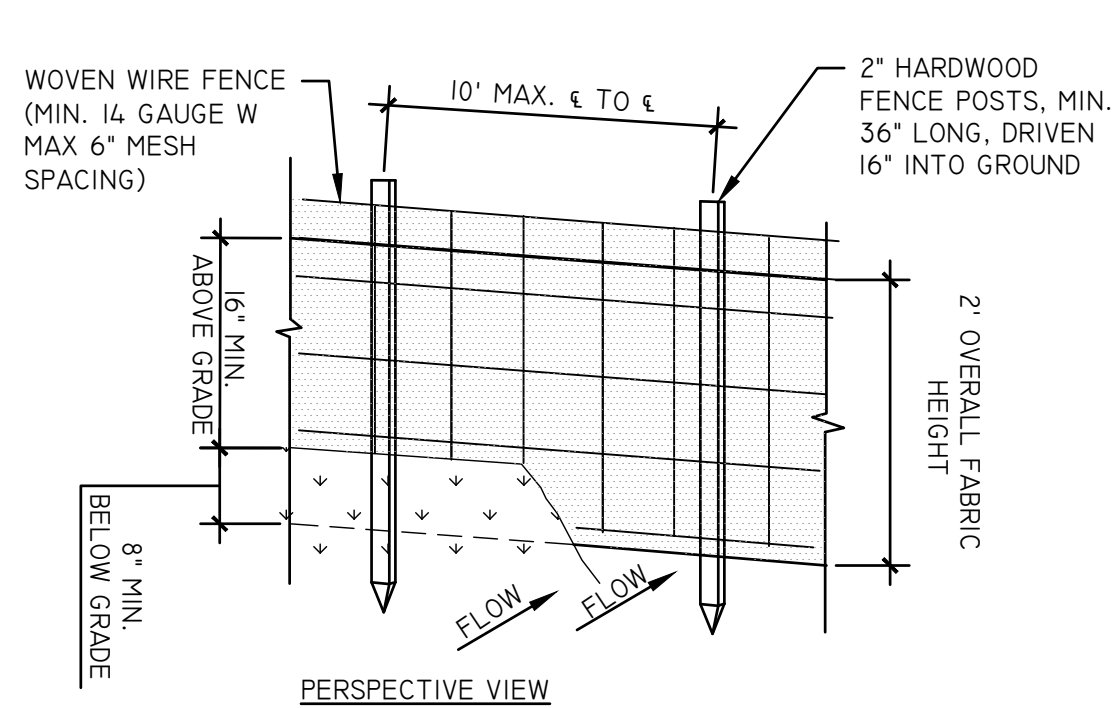
PROJECT NO.	24074
DATE:	DRAWING NO.
07/28/2026	C-4.20
DWG 9 OF 11	



- NOTES:
- REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
 - IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
 - INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK OR AFTER SUBSTANTIAL RAINFALL. REPAIR OR REPLACE DEFICIENCIES IMMEDIATELY.
 - SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY TOWN OR ENGINEER.

1 STOCKPILE DETAIL

SCALE: N.T.S.

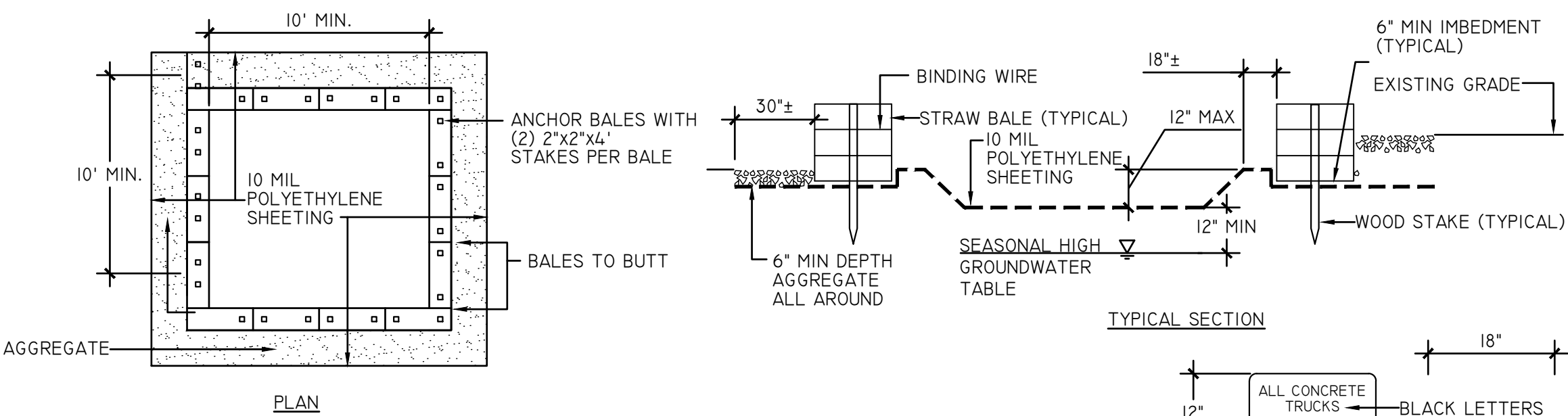


- NOTES:
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 34" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FIXTER X, MARAFI 100X, STABILINKA T140N OR APPROVE EQUIVALENT IF USING THE WOVEN WIRE FENCE. IF THE WOVEN WIRE FENCE IS NOT USED, FILTER FABRIC MUST BE NYS DOT APPROVED MATERIAL LIST FOR SILT FENCE, UNSUPPORTED 1.2M POST SPACING

SILT FENCE SLOPE LENGTH/FENCE LENGTH (FT.)			
SLOPE	STANDARD FENCE	REINFORCED FENCE	SUPER
<2%	300 / 1500	NA	NA
2%-10%	125 / 1000	250 / 2000	300 / 2500
10-20%	100 / 750	150 / 1000	200 / 1000
20%-33%	60 / 500	80 / 750	100 / 1000

2 SILT FENCE DETAIL

SCALE: N.T.S.



CAPACITY:
THE WASHOUT FACILITY SHALL BE SIZED TO CONTAIN SOLIDS, WASH WATER, AND RAINFALL SIZED TO ALLOW FOR EVAPORATION OF WASH WATER AND RAINFALL. WASH WATER SHALL BE ESTIMATED AT 7 GALLONS PER CHUTE AND 50 GALLONS PER HOPPER OF CONCRETE PUMP TRUCK AND/OR DISCHARGING DRUM. THE MINIMUM SIZE SHALL BE 8 FEET BY 8 FEET AT THE BOTTOM AND 2 FEET DEEP. IF EXCAVATED, THE SIDE SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

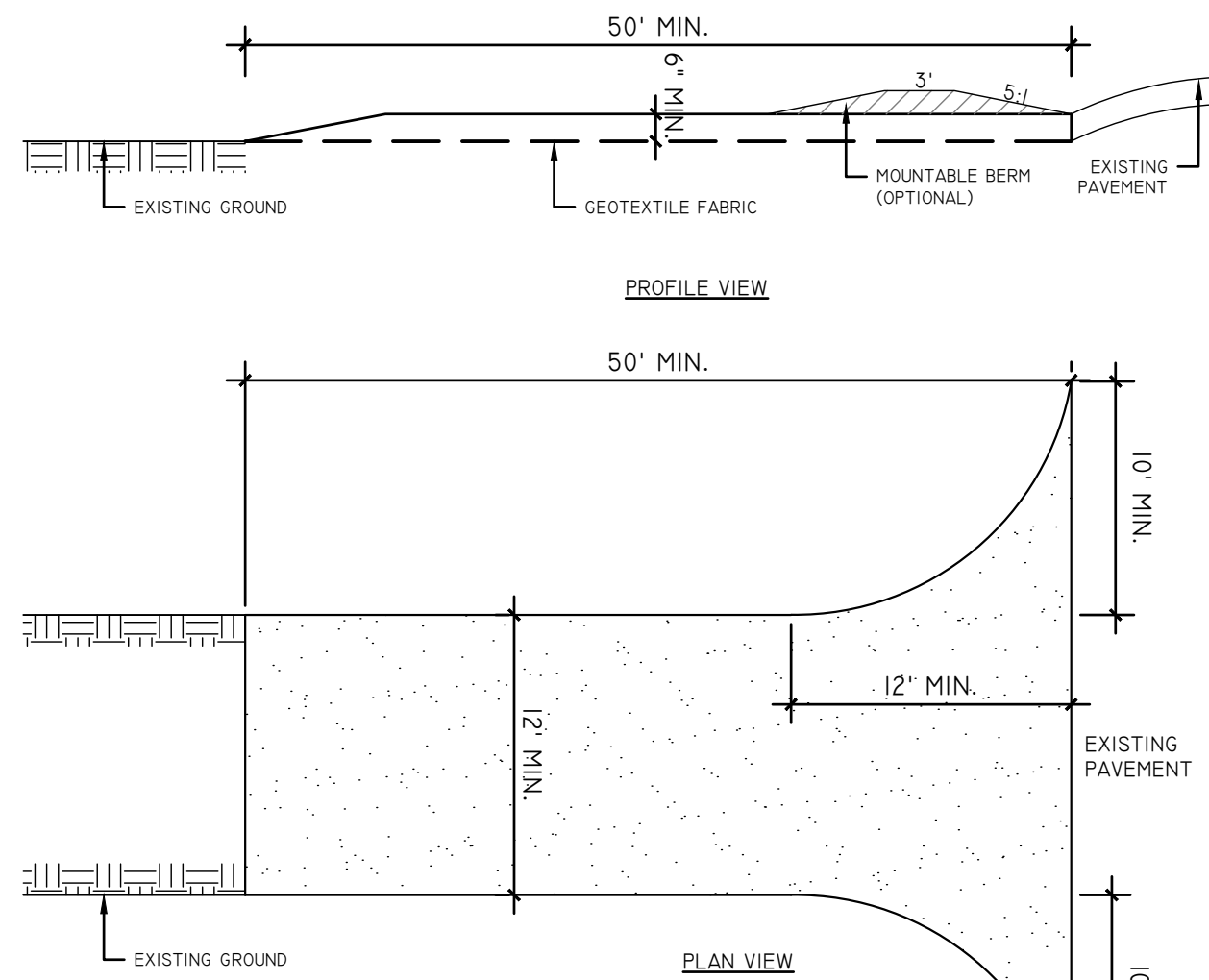
LOCATION:
LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD. PROVIDE APPROPRIATE ACCESS WITH GRAVEL ACCESS ROAD SLOPED DOWN TO THE STRUCTURE. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.

LINER:
ALL WASHOUT FACILITIES SHALL BE LINED TO PREVENT LEACHING OF LIQUIDS IN THE GROUND. THE LINER SHALL BE PLASTIC SHEETING WITH A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEAR, AND ANCHORED BEYOND THE TOP OF THE PIT WITH AN APPURTENANCE EXCEPT AT THE ACCESS POINT. IF PRE-FABRICATED WASHOUTS ARE USED THEY MUST ENSURE THE CAPTURE AND CONTAINMENT OF THE CONCRETE WASH AND BE SIZED BASED ON THE EXPECTED FREQUENCY OF CONCRETE POURS. THEY SHALL BE SITED AS NOTED IN THE LOCATION CRITERIA.

- MAINTENANCE:**
- ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHALL BE PUMPED TO A STABILIZED AREA SUCH AS GRASS FILTER STRIP.
 - ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
 - DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECT'S SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
 - THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 - INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

3 CONCRETE WASHOUT AREA DETAIL

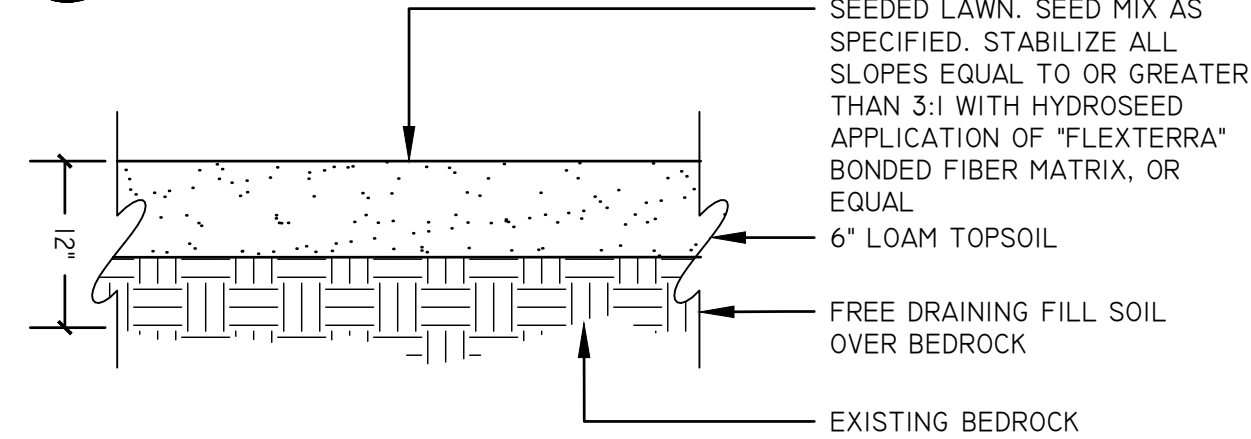
SCALE: N.T.S.



- NOTE:
- STONE SIZE - USE 1" - 4" TYPE 3 STONE.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6".
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH WHERE INGRESS AND EGRESS OCCUR. 24 FEET IF SINGLE ENTRANCE TO THE SITE.
 - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
 - 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 A 5:1 SLOPE WILL BE PERMITTED.
 - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

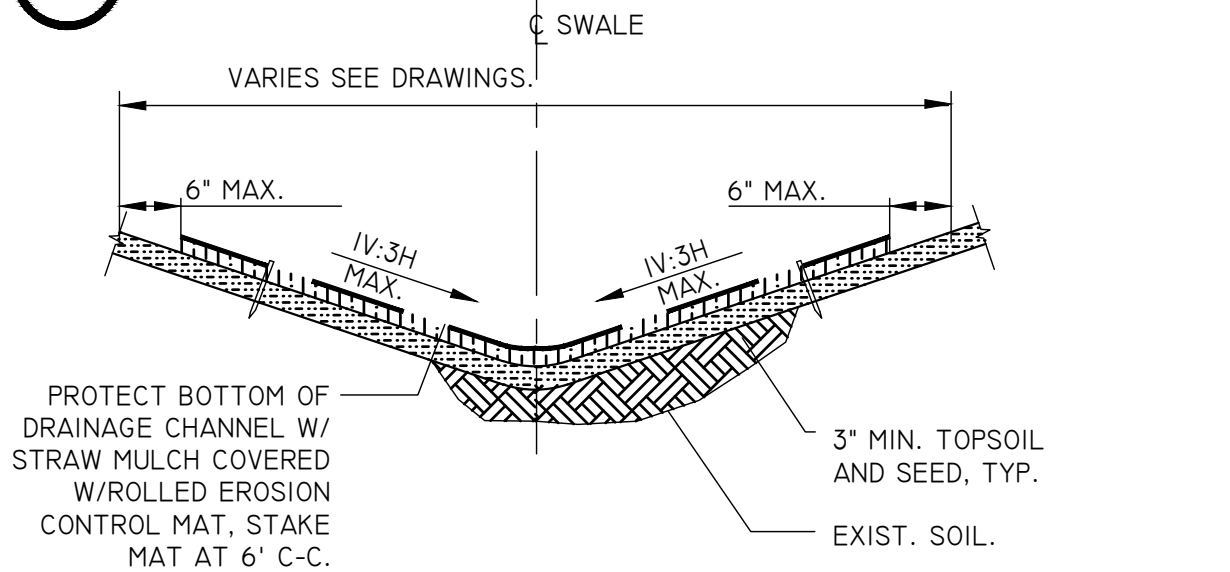
4 STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: N.T.S.



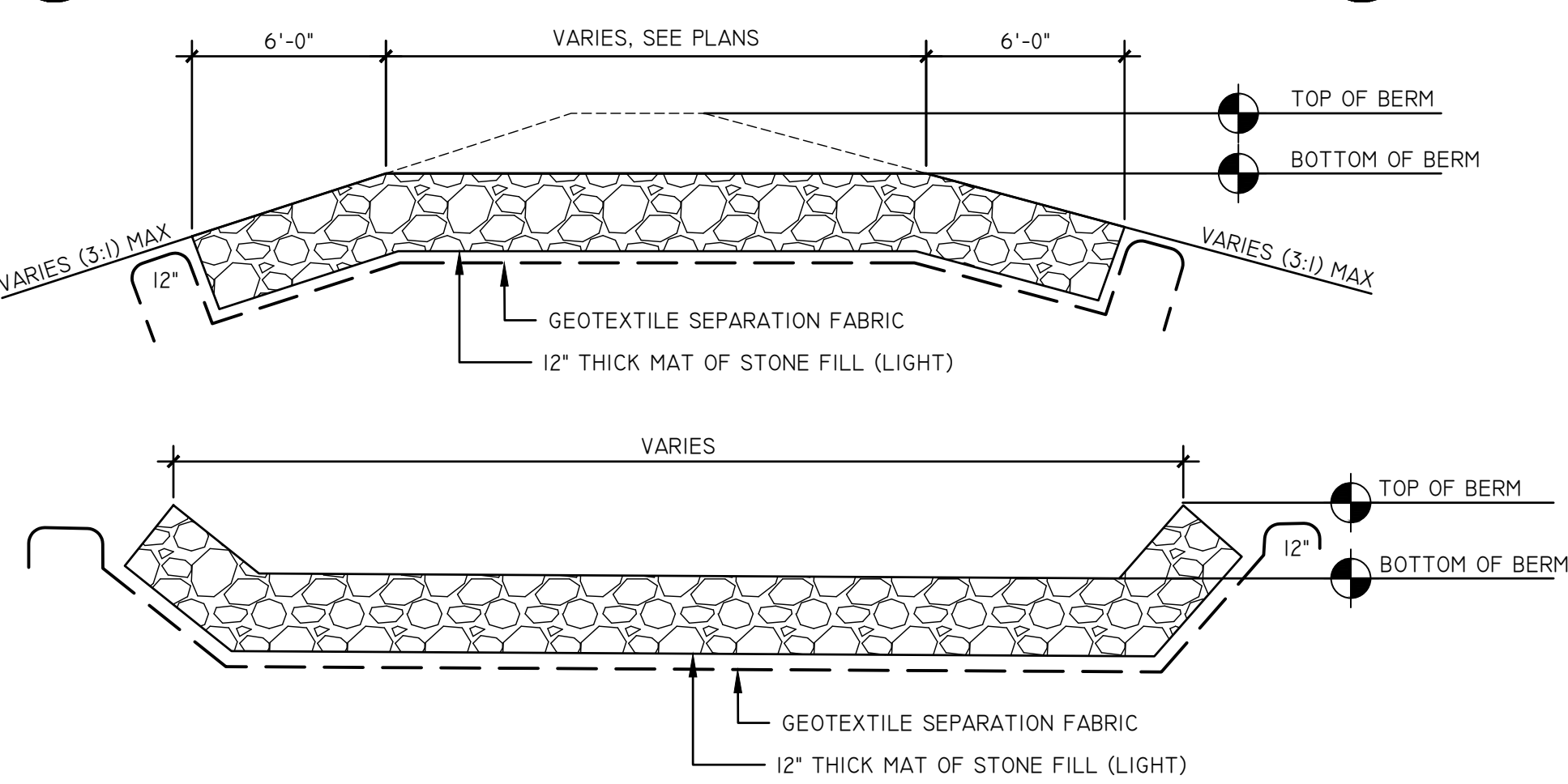
5 SEEDED AREA DETAIL

SCALE: N.T.S.



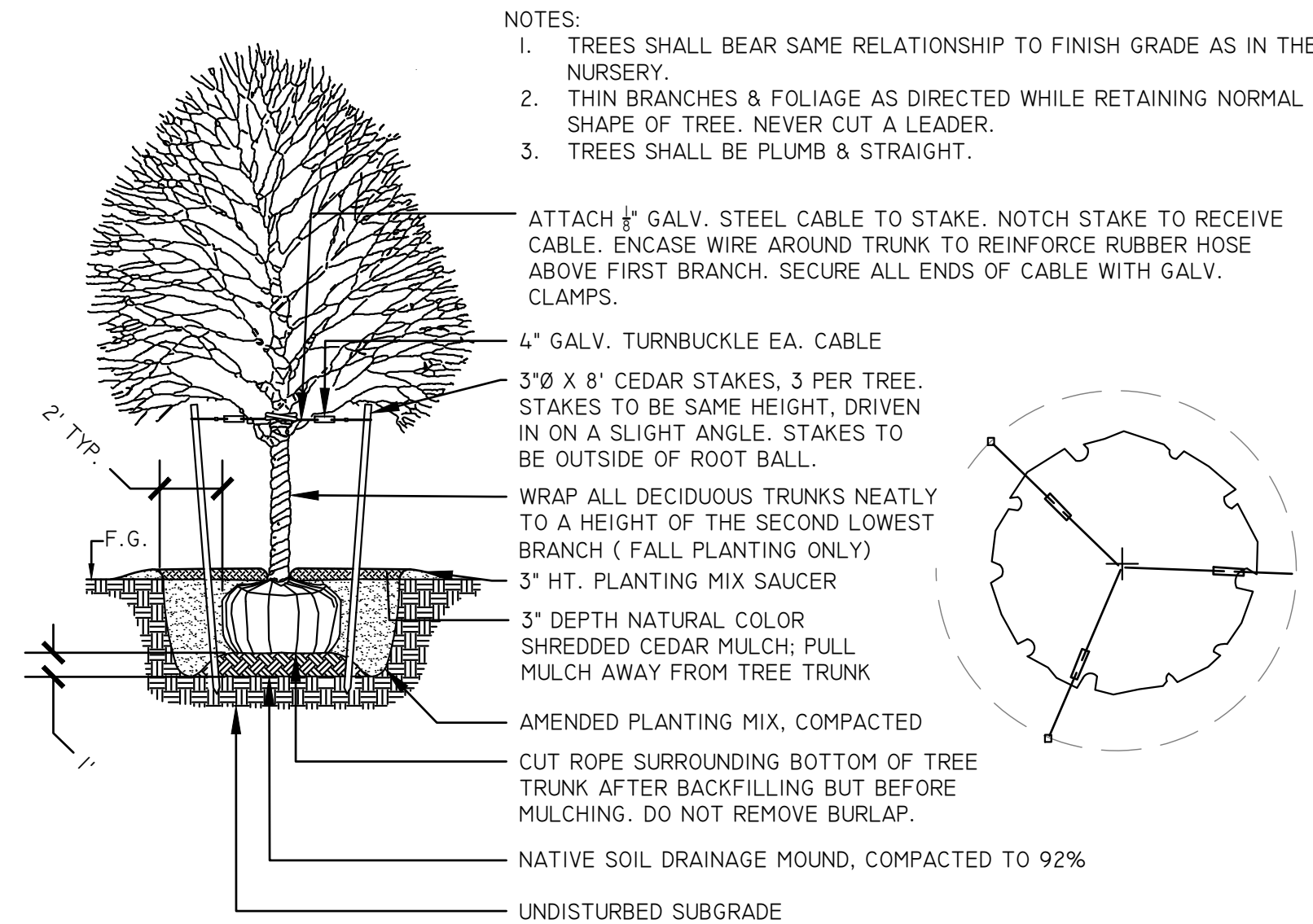
6 VEGETATED SWALE DETAIL

SCALE: N.T.S.



7 STONE WEIR OVERFLOW DETAIL

SCALE: N.T.S.



8 DECIDUOUS TREE PLANTING DETAIL

SCALE: N.T.S.

74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030

MAP INFORMATION:
BASE MAP INFORMATION OBTAINED FROM MAP SURVEY FOR GARDEN WORLD ASSOCIATES BY VAN DUSEN & STEVES, LAND SURVEYORS, AUGUST 8, 2024.

DIG SAFE NOTE:
THIS PLAN SET WAS DRAFTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 811 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT SPECIFIED TO BE REMOVED IN THIS PLAN SET.

REVISIONS	
DATE	DESCRIPTION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

**DRAWINGS
NOT FOR
CONSTRUCTION**

PREPARED FOR
GARDEN WORLD
ASSOCIATES, LLC

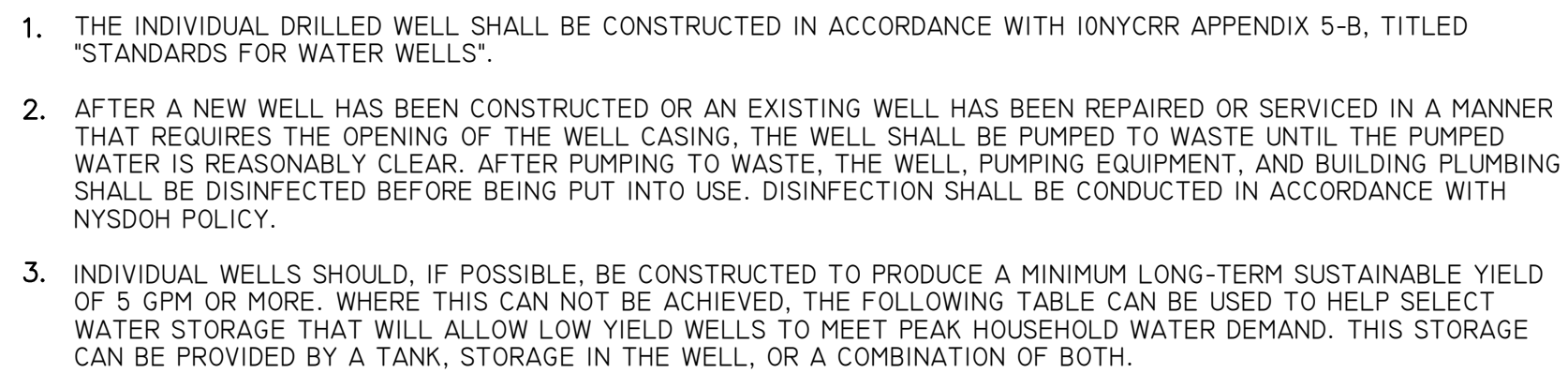
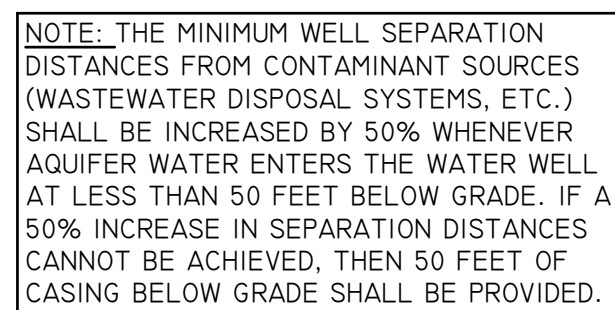
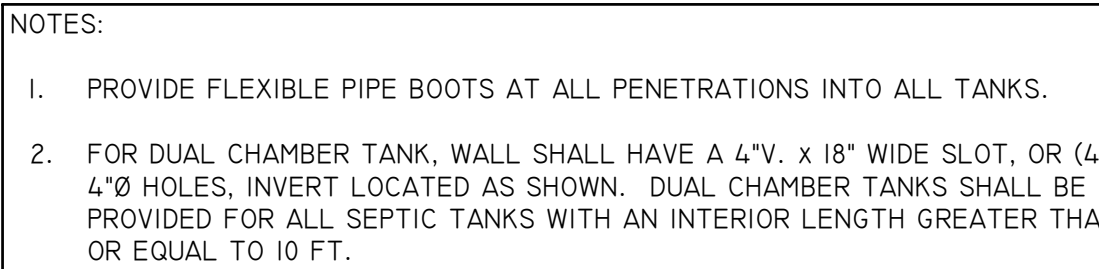
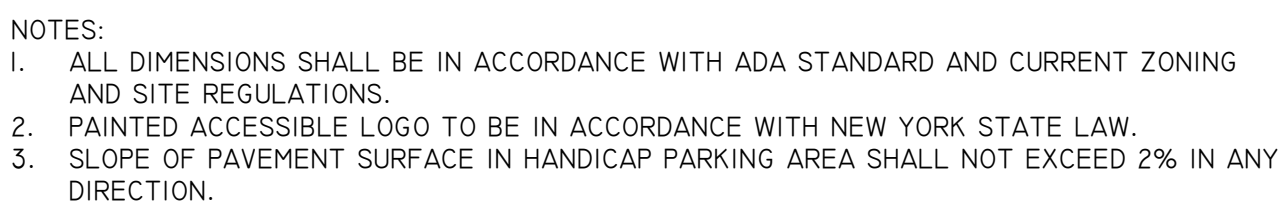
PROJECT
OFFICE AND PRODUCT
DISPLAY SITE PLAN
MOREAU, NY

DRAWING TITLE
CONSTRUCTION DETAILS

PROJECT NO. 24074
DATE: 07/28/2026
DWG100F II
DRAWING NO. C-5.10



NOTE: FOR ALL REFERENCES TO NYS DOT, SEE THE NYS DOT 2008 STANDARD SPECIFICATIONS



RECOMMENDED MINIMUM STORAGE (GALLONS)				
WELL YIELD (GPM)	NUMBER OF BEDROOMS			
	2	3	4	5
> 5	NONE REQUIRED			
3 TO 5	100	150	200	250
1 TO 3	150	200	250	300
0.5 TO 1	200	250		
< 0.5	NOT RECOMMENDED FOR USE			

4. WATER QUALITY SAMPLING SHALL BE DETERMINED FOR INDIVIDUAL DRILLED WELLS. WATER QUALITY SHOULD COMPLY WITH IONYCRR PART 5, TITLED DRINKING WATER STANDARDS. THE MINIMUM WATER QUALITY PARAMETERS TO BE TESTED SHALL INCLUDE COLIFORM BACTERIA, LEAD, NITRATE, NITRITE, IRON, MANGANESE, IRON PLUS MANGANESE, SODIUM, PH, HARDNESS, ALKALINITY AND TURBIDITY. ADDITIONAL SAMPLING MAY BE NECESSARY BASED ON PROXIMITY OF THE WELL TO POTENTIAL SOURCES OF CONTAMINATION. WATER QUALITY SAMPLES THAT DO NOT MEET POTABILITY STANDARDS WILL REQUIRE TREATMENT TO MEET THE DRINKING WATER STANDARDS.
5. WHEN WELL WATER TREATMENT IS NECESSARY TO MEET THE DRINKING WATER STANDARDS, ONLY WHOLE HOUSE TREATMENT IS RECOMMENDED, EXCEPT FOR SOFTENING. WHEN WATER SOFTENING TREATMENT IS PROVIDED, ONLY THE TREATMENT OWNING PARTY SHALL BE RESPONSIBLE FOR THE SOFTENING TREATMENT. WATER SHOULD BE TREATED TO PRODUCE A BLENDED WATER HARDNESS OF 50 - 80 MG/L. TREATMENT MAY BE INSTALLED FOR IRON REMOVAL, MANGANESE REMOVAL, CORROSION CONTROL, SOFTENING, TASTE/ODOR CONTROL, FLUORIDE REDUCTION, DEGASIFICATION AND ORGANIC CHEMICAL REMOVAL.
6. AQUIFERS EXHIBITING BIOLOGICAL CONTAMINATION OR TURBIDITY, EXCEEDING THE DRINKING WATER STANDARD OF 5 NTU ARE NOT APPROPRIATE FOR INDIVIDUAL WATER SUPPLY DEVELOPMENT. OXIDIZED IRON OR MANGANESE TURBIDITY SHOULD NOT BE INCLUDED WHEN DETERMINING TURBIDITY VALUES SINCE BOTH MAY BE REMOVED BY TREATMENT. TREATMENT FOR TURBIDITY REMOVAL MAY BE ACCOMPLISHED VIA AN INLINE CARTRIDGE FILTRATION SYSTEM CAPABLE OF FILTERING PARTICLES GREATER THAN 5 MICRONS (I.E., 5 MICRON ULTIMATE FILTRATION CAPACITY).
7. DRINKING WATER TREATMENT UNITS SHALL CONFORM WITH ALL APPLICABLE NSF STANDARDS. NSF CERTIFIED PRODUCTS ARE LISTED IN A SEARCHABLE DATABASE ON THE INTERNET AT [HTTP://WWW.NSF.ORG](http://www.nsf.org)

ALL WELLS ARE TO BE CONSTRUCTED AND TESTED IN ADCCORDANCE WITH NYS SANITARY CODE PART 5, SUBPART 5-I, APPENDIX 5-B.

