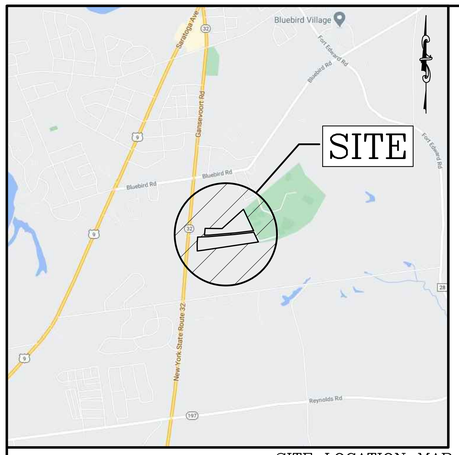


SITE LOCATION MAP
SCALE: 1" = 2000'

PROPOSED RESIDENTIAL COMMUNITY FOR

JACOBIE'S PARKSIDE FARM

APPLICANT/OWNER:

CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	COMMUNITY MASTER PLAN
3	EXISTING CONDITIONS AND REMOVALS PLAN
4	SUBDIVISION PLAN
5	SUBDIVISION PLAN
6	SITE PLAN
7	SITE PLAN
8	GRADING AND DRAINAGE PLAN
9	GRADING AND DRAINAGE PLAN
10	UTILITY PLAN
11	UTILITY PLAN
12	ROAD PROFILES
13	ROAD PROFILES
14	PLANTING PLAN
15	EROSION AND SEDIMENT CONTROL PLAN
16	SIGNAGE PLAN
17	SITE DETAILS
18	SITE DETAILS
19	WATER DETAILS
20	SEWER DETAILS
21	STORM DETAILS

LONG TERM OPERATION AND MAINTENANCE PROCEDURES:

THE CLOSED STORMWATER MANAGEMENT SYSTEM OF JACOBIE'S PARKSIDE FARM WILL BE OWNED BY A HOMEOWNERS ASSOCIATION AND THE TOWN OF MOREAU, THE OPERATION AND MAINTENANCE REQUIREMENTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCATION (INFILTRATION BASINS) AND TOWN (STORM PIPES).

THE ENTIRE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED ON A YEARLY BASIS TO ENSURE THAT THE SYSTEM OPERATES IN THE MANNER ORIGINALLY INTENDED. SPECIFIC COMPONENTS OF THE SYSTEM SHALL REQUIRE ADDITIONAL ATTENTION AS DESCRIBED BELOW.

1. *INFILTRATION BASINS*
   - A. *BASINS SHALL BE INSPECTED ANNUALLY AND FOLLOWING MAJOR STORM EVENTS TO ENSURE THE SYSTEM OPERATES IN THE MANNER ORIGINALLY INTENDED. THE INSPECTION SHOULD INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING COMPONENTS; EMBANKMENT, EMERGENCY SPILLWAY, DRAIN, ACCUMULATION OF SEDIMENT, AND GENERAL EROSION CONTROL MEASURES.*
   - B. *RE-GRADING AND RE-VEGETATION SHALL BE PERFORMED AS NECESSARY AND RIP-RAP SHALL BE REPLACED AS NECESSARY.*
   - A. *EMBANKMENTS SHALL BE MOWED A MINIMUM OF TWICE PER YEAR TO DISCOURAGE WOODY GROWTH AND CONTROL WEEDS.*
   - B. *DEBRIS AND LITTER SHALL BE REMOVED FROM BASINS DURING REGULAR MOWING OPERATIONS OR MORE FREQUENTLY AS NECESSARY.*
   - C. *ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE INFILTRATION AREA WHEN 10 PERCENT OF THE BASIN CAPACITY HAS BEEN LOST DUE TO SEDIMENTATION OR AT A MINIMUM OF EVERY 10 TO 20 YEARS.*
2. *OPEN CHANNELS*
   - A. *OPEN CHANNELS SHALL BE INSPECTED ANNUALLY AND FOLLOWING MAJOR STORM EVENTS TO ENSURE THE SYSTEM OPERATES IN THE MANNER ORIGINALLY INTENDED.*
   - B. *REMOVAL OF SEDIMENT BUILD-UP WITHIN THE BOTTOM OF THE CHANNEL OR FILTER STRIP SHALL BE REQUIRED WHEN 25% OF THE CHANNEL VOLUME HAS BEEN EXCEEDED.*
2. *SOIL RESTORATION*
   - A. *INITIAL INSPECTIONS FOR THE FIRST SIX (6) MONTHS (ONCE AFTER EACH STORM GREATER THAN HALF-INCH)*
   - B. *RESEEDING TO REPAIR BARE OR ERODING AREAS TO ENSURE GRASS STABILIZATION.*
   - C. *WATER ONCE EVERY THREE (3) DAYS FOR FIRST MONTH, THEN PROVIDE A HALF INCH OF WATER PER WEEK DURING FIRST YEAR. IRRIGATION PLAN TO BE ADJUSTED ACCORDING TO RAIN EVENTS.*
   - D. *FERTILIZATION MAY BE NEEDED IN THE FALL AFTER THE FIRST GROWING SEASON TO INCREASE PLANT VIGOR.*
   - E. *PLANT APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN SOIL STRUCTURE.*
   - F. *KEEP DECOMPACTED AREAS FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS.*
   - G. *DETHATCH TURF EVERY FEW YEARS OR AS NECESSARY.*

TOWN OF MOREAU PLANNING BOARD	NEW YORK STATE DEPARTMENT ENVIRONMENTAL CONSERVATION
SARATOGA COUNTY SEWER DISTRICT #1	NEW YORK STATE DEPARTMENT OF HEALTH

NYSDEC CONSTRUCTION CERTIFICATION NOTE:

THE CONSTRUCTION OF THE SANITARY SEWERS DEPICTED ON THESE PLANS SHALL BE UNDER THE SUPERVISION OF A PERSON OR FIRM QUALIFIED TO PRACTICE PROFESSIONAL ENGINEERING IN THE STATE OF NEW YORK UNDER THE EDUCATION LAW OF THE STATE OF NEW YORK. WITHIN THIRTY (30) DAY FOLLOWING THE COMPLETION OF THEE CONSTRUCTION THE ENGINEER SHALL CERTIFY TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND TO THE OWNER THAT THE CONSTRUCTED FACILITIES HAVE BEEN CONSTRUCTED UNDER THE SUPERVISION AND THE WORK HAS BEEN FULLY COMPLETED IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORT AND PLANS. THE PROJECT DEVELOPER MUST RECEIVE WRITTEN ACCEPTANCE OF SUCH CERTIFICATION FROM THE DEPARTMENT PRIOR TO PLACING THE FACILITIES IN SERVICE.

RECORD OF SUBMITTALS	DATE	BY
PRELIMINARY SUBMISSION TO TOWN PLANNING BOARD	3/31/2025	JAC

PLANS PREPARED BY :

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, New York, 12065
(518) 371-7621
edpllp.com

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, New York, 12065
(518) 371-7621
edpllp.com

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS
11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY WITHOUT THE WRITTEN CONSENT OF A DULY LICENSED, CERTIFIABLE PROFESSIONAL (I.E.) ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR LAND SURVEYOR FOR A SURVEY IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TEC RESPONSE TO COMMENTS	05/16/2025	JAC
TEC RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE:
AS NOTED

NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

SHEET:
1 of 21

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\A-Z\SARATOGA\Moreau\Gansevoort Road\530 - Jacobie\001_Master Plans\05-eng\Detailed Plans\SHEETS\00_CS_JACOBIE.dwg Jun 26, 2025 02:29:04PM

SITE STATISTICS

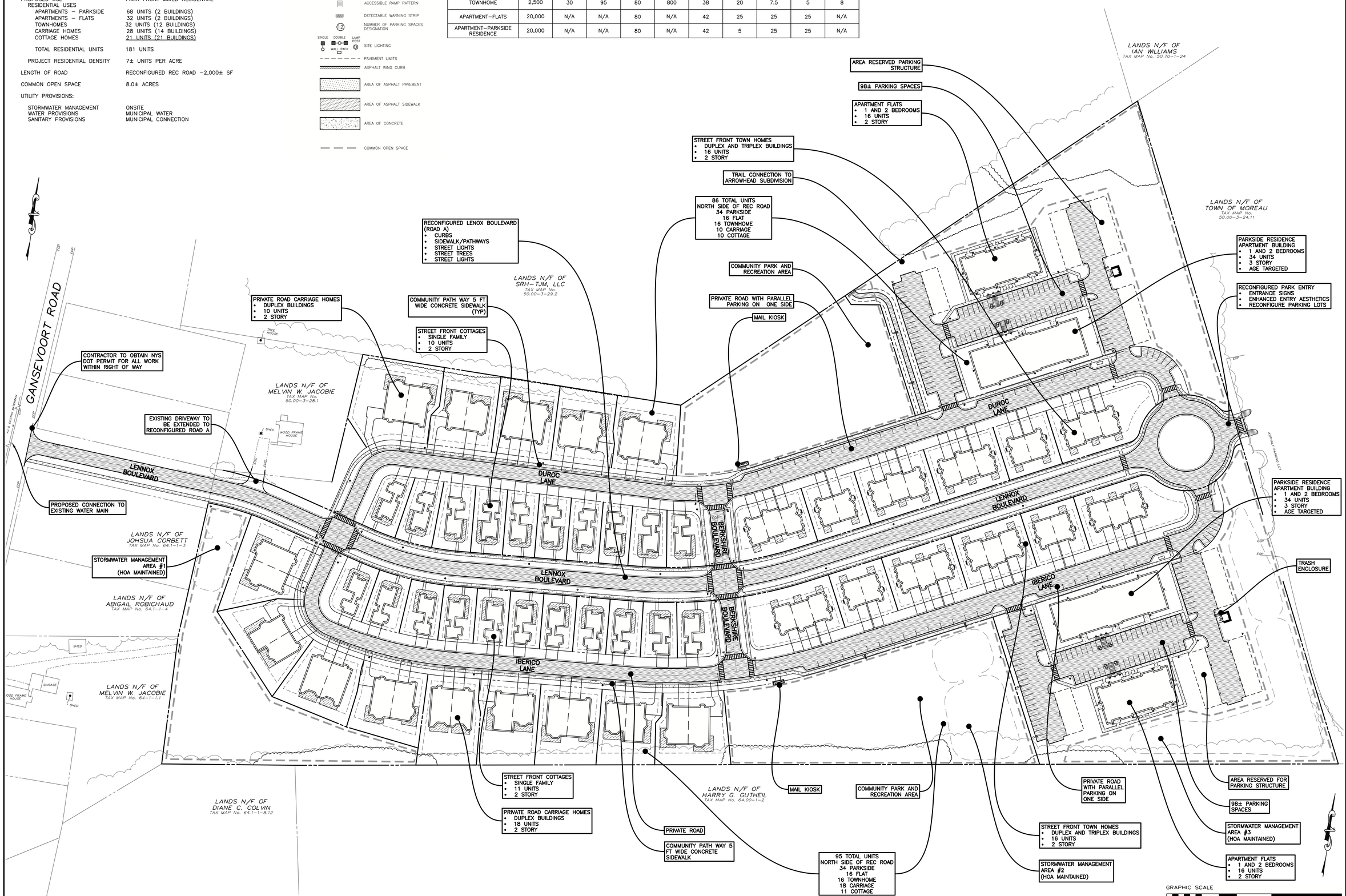
EXISTING ZONING	R–2 RESIDENTIAL
PROPOSED ZONING	PUD PLANNED UNIT DEVELOPMENT DISTRICT
PARCEL AREA OVERALL	27.19± ACRES
LOT ID 50.–3–28.2	12.74± ACRES
LOT ID 64.–1–54	14.45± ACRES
PROPOSED USE	PARK FRONT MIXED RESIDENTIAL
RESIDENTIAL USES	
APARTMENTS – PARKSIDE	68 UNITS (2 BUILDINGS)
APARTMENTS – FLATS	32 UNITS (2 BUILDINGS)
TOWNHOMES	32 UNITS (12 BUILDINGS)
CARRIAGE HOMES	28 UNITS (14 BUILDINGS)
COTTAGE HOMES	21 UNITS (21 BUILDINGS)
TOTAL RESIDENTIAL UNITS	181 UNITS
PROJECT RESIDENTIAL DENSITY	7± UNITS PER ACRE
LENGTH OF ROAD	RECONFIGURED REC ROAD –2,000± SF
COMMON OPEN SPACE	8.0± ACRES
UTILITY PROVISIONS:	
STORMWATER MANAGEMENT	ONSITE
WATER PROVISIONS	MUNICIPAL WATER
SANITARY PROVISIONS	MUNICIPAL CONNECTION

SITE PLAN LEGEND:

- DETAIL NUMBER / SHEET NUMBER — DETAIL KEY
- ACCESSIBLE PARKING SYMBOL
- RP — PARKING OR TRAFFIC SIGN WITH LABEL
- ACCESSIBLE OR PARKING STRIPING
- ACCESSIBLE RAMP PATTERN
- DETECTABLE WARNING STRIP
- 12 — NUMBER OF PARKING SPACES DESIGNATION
- SINGLE, DOUBLE, LAMP POST, WALL PACK — SITE LIGHTING
- PAVEMENT LIMITS
- ASPHALT WING CURB
- AREA OF ASPHALT PAVEMENT
- AREA OF ASPHALT SIDEWALK
- AREA OF CONCRETE
- COMMON OPEN SPACE

ZONING STATISTICS

RESIDENTIAL USE	MIN LOT AREA (FT)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	LOT COVERAGE (%)	MIN FLOOR AREA (SF)	MAX STRUCTURE HEIGHT (FT)	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	PORCH SETBACK (FT)
COTTAGE SINGLE–FAMILY DETACHED	4,500	50	95	80	800	38	20	7.5	5	8
CARRIAGE SINGLE–FAMILY ATTACHED/DUPLEX	4,500	40	95	80	800	38	10	7.5	20	8
TOWNHOME	2,500	30	95	80	800	38	20	7.5	5	8
APARTMENT–FLATS	20,000	N/A	N/A	80	N/A	42	25	25	25	N/A
APARTMENT–PARKSIDE RESIDENCE	20,000	N/A	N/A	80	N/A	42	5	25	25	N/A



ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

PROPOSED RESIDENTIAL COMMUNITY FOR

JACOBIE'S PARKSIDE FARM

CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

TAX MAP IDs: 50.–3–28.2, 64.–1–54
FEBRUARY 11, 2025

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

NO ALTERATION OF THESE DOCUMENTS IN ANY WAY SHALL BE MADE BY ANY PERSON OTHER THAN A DULY LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LAND SURVEYOR, LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECTURE FIRM, OR ANY EMPLOYEE OF SUCH FIRM UNDER THE SUPERVISION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	10/31/2025	JAC
TOE RESPONSE TO COMMENTS	05/16/2025	JAC
TOE RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE: 1" = 60'

NOT FOR CONSTRUCTION

SHEET TITLE: COMMUNITY MASTER PLAN

SHEET: 2 of 21

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\1 A-Z\JACKSATOGA\Moreau\Cameron Road\230 - Jacobie\001_Master Plans\Drawing\Detailed Plans\SHEETS\01_CMSTR_N_JACOBIE.dwg Jun 26, 2025 02:29:19PM

SOIL DATA

THE FOLLOWING TEST PITS WERE OBSERVED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP ON DECEMBER 21, 2021.

TP#1
0"–8" TOPSOIL
8"–35" LIGHT BROWN FINE SAND
35"–96"LIGHT BROWN LOOSE MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#2
0"–8" TOPSOIL
8"–24" LIGHT BROWN FINE SAND
24"–96"LIGHT BROWN LOOSE MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#3
0"–6" TOPSOIL
6"–16" ORANGE BROWN, FINE SAND
16"–96" LIGHT BROWN MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#4
0"–10" TOPSOIL
10"–96" LIGHT BROWN FINE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#5
0"–7" TOPSOIL
7"–30" LIGHT BROWN FINE SAND
30"–96"LIGHT BROWN LOOSE MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#6
0"–9" TOPSOIL
9"–32" LIGHT BROWN FINE SAND
32"–96"LIGHT BROWN LOOSE MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#7(LOW SPOT)
0"–5" TOPSOIL
5"–20" ORANGE BROWN FINE SAND
20"–62" LIGHT BROWN COARSE SAND
62"–92" LIGHT BROWN COARSE SAND
SLIGHT MOTTLING OBSERVED AT 62"

TP#8
0"–9" TOPSOIL
9"–22" ORANGISH BROWN FINE SAND
22"–96"LIGHT BROWN LOOSE MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#9
0"–13" TOPSOIL
13"–32" ORANGSH BROWN FINE SAND
30"–96"LIGHT BROWN LOOSE MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#10
0"–9" TOPSOIL
9"–24" LIGHT BROWN FINE SAND
24"–96" LIGHT BROWN LOOSE COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#11
0"–8" TOPSOIL
8"–27" LIGHT BROWN FINE SAND
27"–96"LIGHT BROWN LOOSE MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#12
0"–10" TOPSOIL
10"–32" LIGHT BROWN FINE SAND
32"–96"LIGHT BROWN LOOSE MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

THE FOLLOWING PERCOLATION TESTS AND INFILTRATION TESTS WERE PERFORMED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP ON DECEMBER 21, 2020. ALL PERCOLATION TESTS PRESOAKED WITH 12" OF WATER AND ALLOWED TO COMPLETELY DRAIN.

PT#1
STABILIZED RATE OF 1 MIN 20 SECONDS PER INCH

PT#2
STABILIZED RATE OF 1 MIN 10 SECONDS PER INCH

PT#3
STABILIZED RATE OF 1 MIN 10 SECONDS PER INCH

PT#4
STABILIZED RATE OF 1 MIN 35 SECONDS PER INCH

PT#5
STABILIZED RATE OF 1 MIN 10 SECONDS PER INCH

PT#6
STABILIZED RATE OF 1 MIN 10 SECONDS PER INCH

IT#1
AT 32" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#2
AT 32" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#3
AT 32" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#4
AT 32" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#5
AT 32" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#6
AT 32" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

THE FOLLOWING TEST PITS AND INFILTRATION TESTS WERE OBSERVED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP ON MAY 14, 2025.

TP#1A
0"–18" TOPSOIL WITH ROOTS
18"–36" LIGHT BROWN LOOSE MEDIUM COARSE SAND
36"–96" GRAY/BROWN LOOSE COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#2A
0"–12" TOPSOIL WITH ROOTS
12"–30" LIGHT BROWN LOOSE MEDIUM COARSE SAND
30"–96" GRAY/BROWN LOOSE COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#3A
0"–6" TOPSOIL WITH ROOTS
6"–108" GRAY/BROWN LOOSE COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#4A
0"–6" TOPSOIL WITH ROOTS
6"–108" GRAY/BROWN LOOSE COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#5A
0"–12" TOPSOIL WITH ROOTS
12"–108" LIGHT GRAY FINE DENSE SAND
GWT OBSERVED AT 90"

TP#6A
0"–12" TOPSOIL WITH ROOTS
12"–108" LIGHT GRAY FINE DENSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#7A
0"–12" TOPSOIL WITH ROOTS
12"–108" LIGHT GRAY FINE DENSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#8A
0"–12" TOPSOIL WITH ROOTS
12"–108" BROWN MEDIUM COARSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#9A
0"–12" TOPSOIL WITH ROOTS
12"–120" BROWN MEDIUM LOOSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#10A
0"–6" TOPSOIL WITH ROOTS
6"–96" LIGHT BROWN FINE LOSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

TP#11A
0"–6" TOPSOIL WITH ROOTS
6"–96" LIGHT BROWN FINE LOSE SAND
NO EVIDENCE OF GROUNDWATER OBSERVED

IT#1A
AT 96" BELOW EXISTING GRADE
STABILIZED AT >100 INCHES PER HOUR

IT#2A
AT 96" BELOW EXISTING GRADE
STABILIZED AT >100 INCHES PER HOUR

IT#3A
AT 96" BELOW EXISTING GRADE
STABILIZED AT 60± INCHES PER HOUR

IT#4A
AT 96" BELOW GRADE
STABILIZED AT 60± INCHES PER HOUR

IT#5A
AT 96" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#6A
AT 48" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#7A
AT 48" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#8A
AT 96" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#9A
AT 108" BELOW GRADE
STABILIZED AT > 100 INCHES PER HOUR

IT#10A
AT 96" BELOW EXISTING GRADE
STABILIZED AT >100 INCHES PER HOUR

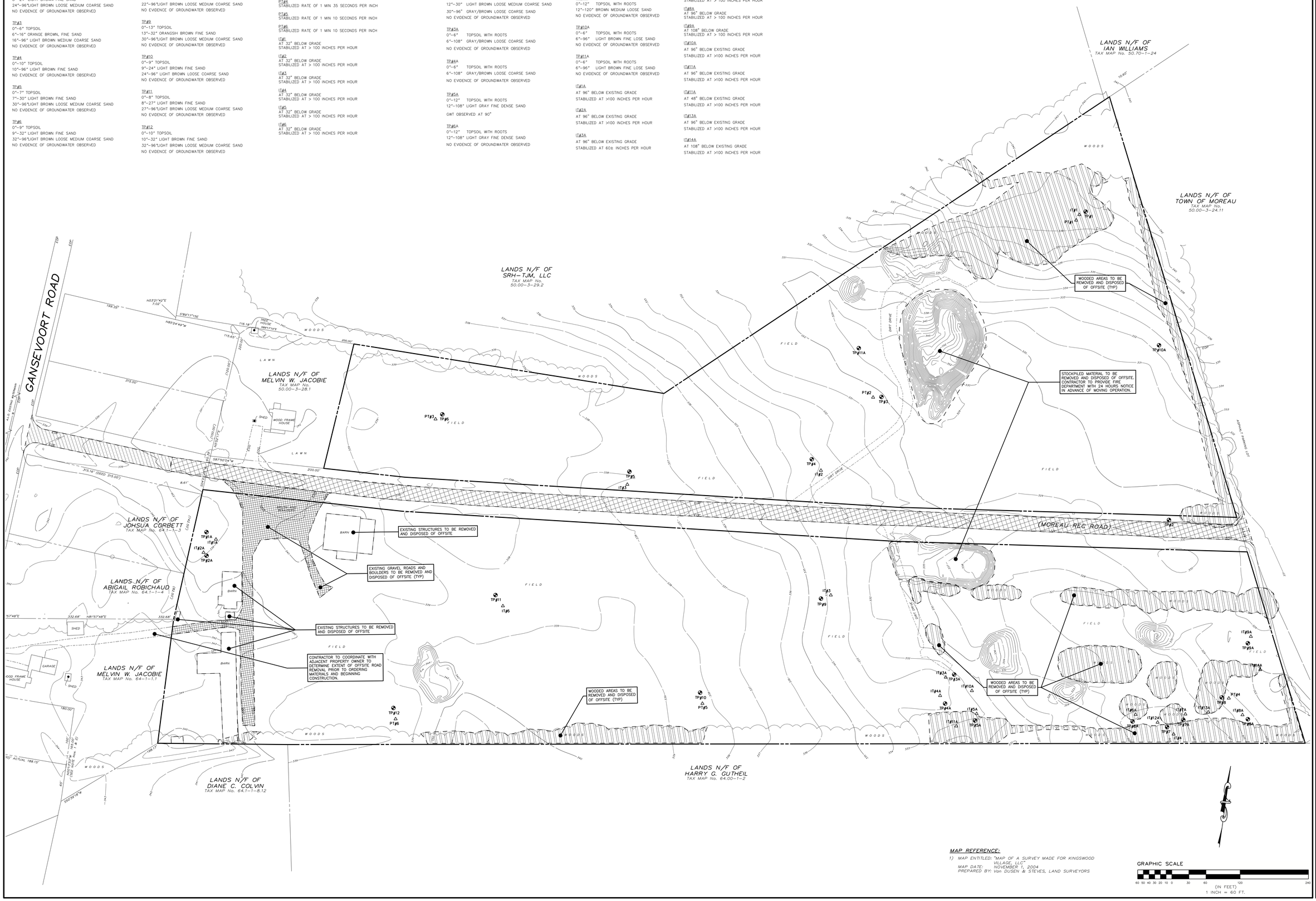
IT#11A
AT 48" BELOW EXISTING GRADE
STABILIZED AT >100 INCHES PER HOUR

IT#13A
AT 96" BELOW EXISTING GRADE
STABILIZED AT >100 INCHES PER HOUR

IT#14A
AT 108" BELOW EXISTING GRADE
STABILIZED AT >100 INCHES PER HOUR

REMOVALS LEGEND:

- DENOTES EXISTING PAVEMENT AREA TO BE REMOVED
- DENOTES EXISTING PAVEMENT AREA TO BE MILLED AND REPAVED
- DENOTES EXISTING VEGETATION TO BE REMOVED
- DENOTES APPROXIMATE LOCATION OF REMOVAL LIMITS



MAP REFERENCE:

1) MAP ENTITLED: "MAP OF A SURVEY MADE FOR KINGSWOOD VILLAGE, LLC"
MAP DATE: NOVEMBER 1, 2004
PREPARED BY: Van DUSEN & STEVES, LAND SURVEYORS

GRAPHIC SCALE
60 50 40 30 20 10 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-7421
edpllp.com

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS
11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY, UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL (I.E.) ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, OR LAND SURVEYOR FOR A LAND SURVEYOR OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TEC RESPONSE TO COMMENTS	05/16/2025	JAC
TEC RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE:
1" = 60'

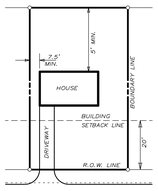
NOT FOR CONSTRUCTION

SHEET TITLE:
EXISTING CONDITIONS AND REMOVALS PLAN

SHEET:
3 of 21

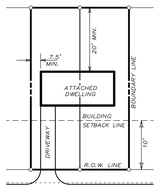
C:\WORKFILES\Environmental Design Partnership\Storefront Site – Documents\01 A-E\SARATOGA\Moreau\Gansevoort Road\530 - Jacobie\01_Master Plans\05-Eng\Detailed Plans\SHEETS\02_EC_JACOBIE.dwg Jun 26, 2025 02:29:24PM

COTTAGE SINGLE–FAMILY DETACHED



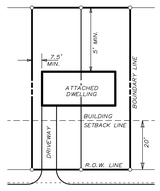
TYPICAL LOT
NOT TO SCALE

CARRIAGE SINGLE–FAMILY ATTACHED/DUPLEX



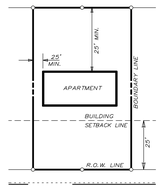
TYPICAL LOT
NOT TO SCALE

TOWNHOME



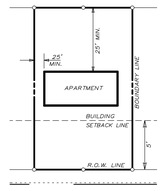
TYPICAL LOT
NOT TO SCALE

APARTMENT–FLATS

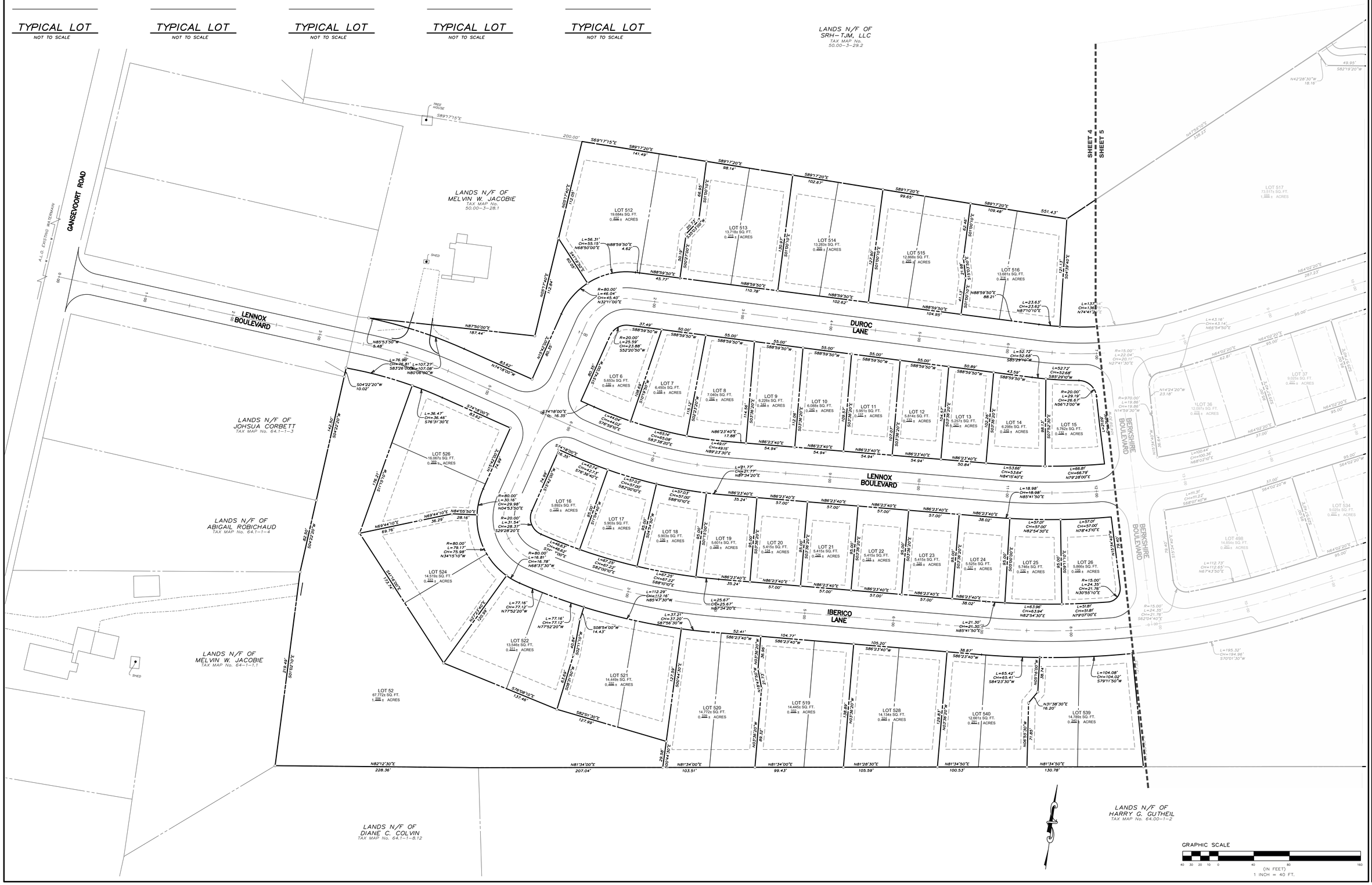


TYPICAL LOT
NOT TO SCALE

APARTMENT–PARKSIDE RESIDENCE



TYPICAL LOT
NOT TO SCALE


LANDS N/F OF SRH– TJM, LLC
TAX MAP No. 50.00–3–29.2
LANDS N/F OF MELVIN W. JACOBIE
TAX MAP No. 50.00–3–28.1
LANDS N/F OF JOHSUA CORBETT
TAX MAP No. 64.1–1–3
LANDS N/F OF ABIGAIL ROBICHAUD
TAX MAP No. 64.1–1–4
LANDS N/F OF MELVIN W. JACOBIE
TAX MAP No. 64–1–1.1
LANDS N/F OF DIANE C. COLVIN
TAX MAP No. 64.1–1–8.12
LANDS N/F OF HARRY G. GUTHEIL
TAX MAP No. 64.00–1–2
SHEET 4
SHEET 5
GANSEVOORT ROAD
LENNOX BOULEVARD
DUROC LANE
IBERICO LANE
BERKSHIRE BOULEVARD
TREE
SHED
A.L.O. EXISTING WETLAND
LOT 512 19,684± SQ. FT. 0.452 ± ACRES
LOT 513 13,718± SQ. FT. 0.315 ± ACRES
LOT 514 13,281± SQ. FT. 0.305 ± ACRES
LOT 515 12,868± SQ. FT. 0.295 ± ACRES
LOT 516 13,681± SQ. FT. 0.314 ± ACRES
LOT 517 73,517± SQ. FT. 1.688 ± ACRES
LOT 6 5,653± SQ. FT. 0.130 ± ACRES
LOT 7 6,450± SQ. FT. 0.148 ± ACRES
LOT 8 7,040± SQ. FT. 0.162 ± ACRES
LOT 9 6,226± SQ. FT. 0.143 ± ACRES
LOT 10 6,088± SQ. FT. 0.140 ± ACRES
LOT 11 5,951± SQ. FT. 0.137 ± ACRES
LOT 12 5,814± SQ. FT. 0.133 ± ACRES
LOT 13 5,257± SQ. FT. 0.121 ± ACRES
LOT 14 6,289± SQ. FT. 0.144 ± ACRES
LOT 15 5,762± SQ. FT. 0.132 ± ACRES
LOT 16 5,892± SQ. FT. 0.135 ± ACRES
LOT 17 5,903± SQ. FT. 0.136 ± ACRES
LOT 18 5,903± SQ. FT. 0.136 ± ACRES
LOT 19 5,601± SQ. FT. 0.129 ± ACRES
LOT 20 5,415± SQ. FT. 0.124 ± ACRES
LOT 21 5,415± SQ. FT. 0.124 ± ACRES
LOT 22 5,415± SQ. FT. 0.124 ± ACRES
LOT 23 5,415± SQ. FT. 0.124 ± ACRES
LOT 24 5,525± SQ. FT. 0.127 ± ACRES
LOT 25 5,746± SQ. FT. 0.132 ± ACRES
LOT 26 5,866± SQ. FT. 0.135 ± ACRES
LOT 524 14,519± SQ. FT. 0.333 ± ACRES
LOT 526 16,067± SQ. FT. 0.369 ± ACRES
LOT 52 67,772± SQ. FT. 1.556 ± ACRES
LOT 522 13,546± SQ. FT. 0.311 ± ACRES
LOT 521 14,449± SQ. FT. 0.332 ± ACRES
LOT 520 14,772± SQ. FT. 0.339 ± ACRES
LOT 519 14,445± SQ. FT. 0.332 ± ACRES
LOT 528 14,134± SQ. FT. 0.324 ± ACRES
LOT 540 12,661± SQ. FT. 0.291 ± ACRES
LOT 539 14,789± SQ. FT. 0.340 ± ACRES
LOT 36 12,087± SQ. FT. 0.278 ± ACRES
LOT 37 9,025± SQ. FT. 0.207 ± ACRES
LOT 534 9,025± SQ. FT. 0.207 ± ACRES
LOT 498 14,854± SQ. FT. 0.341 ± ACRES
S89°17'15"E 200.00'
S89°17'20"E 141.49'
S89°17'20"E 98.14'
S89°17'20"E 102.67'
S89°17'20"E 99.65'
S89°17'20"E 109.48'
531.43'
N65°17'40"E 112.50'
N63°12'40"E 113.84'
N87°50'00"E 187.44'
N14°42'00"E 60.15'
N74°18'00"E 83.62'
S74°18'00"E 83.62'
S04°22'20"W 10.02'
S04°22'20"W 142.50'
S11°15'10"W 176.21'
S11°15'10"W 85.00'
S04°22'20"W 82.50'
S01°02'10"E 219.49'
S78°08'10"E 137.46'
S82°01'30"E 127.99'
S08°54'00"W 14.43'
S01°30'50"W 80.00'
S01°30'50"W 104.62'
S01°30'50"W 114.56'
S01°30'50"W 102.67'
S01°30'50"W 102.26'
S01°30'50"W 94.13'
S07°52'30"E 104.27'
S01°30'50"W 104.27'
S01°30'50"W 102.26'
S01°30'50"W 43.59'
S07°52'30"E 104.27'
S01°30'50"W 104.27'
S01°30'50"W 102.26'
S01°30'50"W 94.13'
S07°52'30"E 104.27'
S01°30'50"W 104.27'
S01°30'50"W 102.26'
S01°30'50"W 43.59

GRAPHIC SCALE

40 30 20 10 0 40 80 160

(IN FEET)
1 INCH = 40 FT.

LANDS N/F OF
SRH–TJM, LLC
TAX MAP No.
50.00–3–29.2

LANDS N/F OF
TOWN OF MOREAU
TAX MAP No.
50.00–3–24.11

SHEET 4
SHEET 5

N47°58'30"E
602.02'

929.85' (DEED 929.89')

N42°28'30"W
18.16'

49.95'
S82°19'20"W

N47°58'10"E
338.23'

S25°41'40"E
1,117.15'

LOT 518
179,728± SQ. FT.
4.126± ACRES

LOT 517
73,517± SQ. FT.
1.688± ACRES

DUROC LANE

N64°02'20"E
378.23'

N64°02'20"E
162.65'

R=20.00'
L=31.42'
CH=28.28'
S70°57'40"E

R=80.00'
L=125.66'
CH=113.14'
S70°57'40"E

R=82.00'
L=56.53'
CH=27.50'
S74°03'00"E

N64°02'20"E
4.47'

R=15.00'
L=16.33'
CH=15.53'
S84°46'50"E

N64°02'20"E
3.68'

R=82.00'
L=53.82'
CH=52.86'
S23°46'30"W

R=15.00'
L=16.33'
CH=15.53'
N32°51'40"E

R=82.00'
L=53.82'
CH=52.86'
N75°41'40"W

R=82.00'
L=58.53'
CH=57.30'
N22°07'50"E

N64°02'20"E
287.23'

N64°02'20"E
95.00'

N64°02'20"E
125.00'

LOT 476
15,856± SQ. FT.
0.364± ACRES

R=25.00'
L=25.77'
CH=24.65'
S34°30'20"W

LOT 40
9,025± SQ. FT.
0.207± ACRES

LOT 39
11,875± SQ. FT.
0.273± ACRES

LOT 38
11,875± SQ. FT.
0.273± ACRES

LOT 37
9,025± SQ. FT.
0.207± ACRES

LOT 36
12,097± SQ. FT.
0.278± ACRES

R=15.00'
L=22.04'
CH=20.11'
N27°41'30"E

N14°24'20"W
23.18'

R=970.00'
L=19.86'
CH=19.86'
N14°59'30"W

BERKSHIRE BOULEVARD

L=43.16'
CH=43.14'
N69°34'50"E

L=52.72'
CH=52.68'
S85°29'40"W

L=52.72'
CH=52.68'
S85°29'40"W

R=20.00'
L=29.19'
CH=26.61'
N56°13'00"W

L=100.44'
CH=100.36'
N68°02'10"E

L=18.98'
CH=18.98'
N85°41'50"E

L=57.09'
CH=57.00'
N82°54'30"E

L=57.09'
CH=57.00'
N78°43'10"E

L=63.96'
CH=63.94'
N82°54'30"E

L=51.81'
CH=51.81'
N79°07'00"E

L=21.30'
CH=21.30'
N85°41'50"E

R=15.00'
L=24.35'
CH=21.76'
N30°55'10"E

R=15.00'
L=24.35'
CH=21.76'
S62°04'40"E

L=111.31'
CH=111.22'
S68°07'40"W

L=112.73'
CH=112.65'
N67°43'50"E

LENNOX BOULEVARD

IBERICO LANE

LOT 498
14,854± SQ. FT.
0.341± ACRES

LOT 534
9,025± SQ. FT.
0.207± ACRES

LOT 536
11,875± SQ. FT.
0.273± ACRES

LOT 537
11,875± SQ. FT.
0.273± ACRES

LOT 538
9,025± SQ. FT.
0.207± ACRES

LOT 497
15,856± SQ. FT.
0.364± ACRES

R=25.00'
L=25.77'
CH=24.65'
N66°25'30"W

R=20.00'
L=31.42'
CH=28.28'
N19°02'20"E

N64°02'20"E
162.65'

N64°02'20"E
155.80'

S64°02'20"W
283.85'

L=195.32'
CH=194.96'
S70°01'30"W

LOT 529
176,645± SQ. FT.
4.056± ACRES

LOT 523
93,182± SQ. FT.
2.139± ACRES

N25°41'40"W
1,117.15'

S25°41'40"E
1,117.15'

S89°17'20"E
102.82'

S89°17'20"E
99.85'

S89°17'20"E
109.48'

551.43'

LOT 514
13,283± SQ. FT.
0.305± ACRES

LOT 515
12,868± SQ. FT.
0.295± ACRES

LOT 516
13,681± SQ. FT.
0.314± ACRES

S01°00'10"E
132.89'

S01°00'10"E
132.89'

S01°00'10"E
132.89'

S01°00'10"E
132.89'

N88°59'50"E
102.82'

N88°59'50"E
104.95'

N88°59'50"E
88.21'

L=23.63'
CH=23.63'
N87°10'10"E

L=52.54'
CH=52.53'
N74°51'40"E

S04°59'40"E
121.13'

S04°59'40"E
121.13'

LOT 10
6,088± SQ. FT.
0.140± ACRES

LOT 11
5,951± SQ. FT.
0.137± ACRES

LOT 12
5,814± SQ. FT.
0.133± ACRES

LOT 13
5,257± SQ. FT.
0.121± ACRES

LOT 14
6,099± SQ. FT.
0.140± ACRES

LOT 15
5,782± SQ. FT.
0.133± ACRES

S88°59'50"W
55.00'

S88°59'50"W
55.00'

S88°59'50"W
55.00'

S88°59'50"W
50.89'

S88°59'50"W
43.59'

S88°59'50"W
43.59'

S01°00'10"E
102.89'

S01°00'10"E
102.89'

S01°00'10"E
102.89'

S01°00'10"E
102.89'

S01°00'10"E
102.89'

S01°00'10"E
98.13'

S07°52'30"E
98.13'

N86°23'40"E
54.94'

N86°23'40"E
54.94'

N86°23'40"E
54.94'

N86°23'40"E
50.84'

L=53.66'
CH=53.64'
N84°15'40"E

L=66.81'
CH=66.73'
N79°28'00"E

LOT 21
5,415± SQ. FT.
0.124± ACRES

LOT 22
5,415± SQ. FT.
0.124± ACRES

LOT 23
5,415± SQ. FT.
0.124± ACRES

LOT 24
5,025± SQ. FT.
0.115± ACRES

LOT 25
5,746± SQ. FT.
0.132± ACRES

LOT 26
5,896± SQ. FT.
0.135± ACRES

S07°52'30"E
95.00'

S07°52'30"E
95.00'

S07°52'30"E
95.00'

S07°52'30"E
95.00'

S05°50'00"E
95.00'

S05°50'00"E
95.00'

S89°17'10"E
93.00'

N86°23'40"E
57.00'

N86°23'40"E
57.00'

N86°23'40"E
57.00'

N86°23'40"E
57.00'

N86°23'40"E
38.02'

N86°23'40"E
57.00'

N86°23'40"E
57.00'

N86°23'40"E
57.00'

N86°23'40"E
38.02'

N86°23'40"E
38.87'

N86°23'40"E
105.20'

S86°23'40"W
38.87'

S86°23'40"W
105.20'

LOT 519
14,446± SQ. FT.
0.332± ACRES

LOT 528
14,134± SQ. FT.
0.324± ACRES

LOT 540
12,981± SQ. FT.
0.298± ACRES

LOT 539
14,789± SQ. FT.
0.340± ACRES

N03°36'20"W
136.89'

N03°36'20"W
128.83'

N03°36'20"W
128.83'

N05°55'50"W
71.85'

N00°16'00"W
58.74'

N31°38'30"E
16.20'

L=65.42'
CH=65.41'
S84°23'30"W

L=104.08'
CH=104.02'
S79°11'50"W

N81°28'30"E
100.59'

N81°34'50"E
100.53'

N81°34'50"E
130.78'

N81°34'50"E
528.85'

N81°34'00"E
511.60'

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

PROPOSED RESIDENTIAL COMMUNITY FOR

JACOBIE'S PARKSIDE FARM

CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12648

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR FOR A LANDSCAPE ARCHITECTS OR SURVEYOR FOR A SURVEY, IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 AND 7209 REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TDE RESPONSE TO COMMENTS	05/16/2025	JAC
TDE RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE:
1" = 40'

NOT FOR CONSTRUCTION

SHEET TITLE:
SUBDIVISION PLAN

SHEET:
5 of 21

C:\WORK\ES\Environmental Design Partnership\SharePoint Site - Documents\01 AJ-CSA\01QGA\Moreau\Cerronecort Road\530 - Jacobs\001_Master Plans\05-dwg\Obstacle Plans\SHEET\1914_2SDV_JACOBS.dwg Jun 26, 2025 02:29:48PM

SITE PLAN LEGEND:

- DETAIL NUMBER / SHEET NUMBER — DETAIL KEY
- ACCESSIBLE PARKING SYMBOL
- RP — PARKING OR TRAFFIC SIGN WITH LABEL
- ACCESSIBLE OR PARKING STRIPING
- ACCESSIBLE RAMP PATTERN
- DETECTABLE WARNING STRIP
- NUMBER OF PARKING SPACES DESIGNATION
- SINGLE / DOUBLE / LAMP POST / WALL PACK — SITE LIGHTING
- PAVEMENT LIMITS
- ASPHALT WING CURB
- AREA OF ASPHALT PAVEMENT
- AREA OF ASPHALT SIDEWALK
- AREA OF CONCRETE
- SNOW STORAGE AREA

GRAPHIC SCALE

40 30 20 10 0 40 80 160

(IN FEET)
1 INCH = 40 FT.

SIGN LEGEND				
SYMBOL	SIGN		MUTCD DESIGNATION	QUANTITY
• STOP	"STOP" SIGN	STOP	R1-1	14

KEY
- PROPOSED SIGN
- PROPOSED MAIL KIOSK

QANSEVOORT ROAD

BLEND NEW PAVEMENT SMOOTHLY AND EVENLY INTO EXISTING ROAD (3/18)

CONTRACTOR TO COORDINATE WITH PRIVATE OWNER TO EXTEND EXISTING DRIVEWAY AND CONNECT TO PROPOSED ROADWAY, BLEND NEW PAVEMENT SMOOTHLY AND EVENLY AND PROVIDE POSITIVE DRAINAGE AWAY FROM DRIVEWAY

TOWN OF MOREAU ROAD (TYP) (1/17)

SECTION OF LENOX BOULEVARD (ROAD A) NOT TO BE RECONFIGURED, BLEND NEW PAVEMENT SMOOTHLY AND EVENLY (STA 0+15 TO STA 2+75±)

2" ASPHALT WING CURB (TYP) (11/17)

STORMWATER MANAGEMENT NOTIFICATION SIGN (TYP) (12/21)

STORMWATER MANAGEMENT AREA #1

CONCRETE SIDEWALK (TYP) (5/17)

"STOP" SIGN (MUTCD R1-1) AND STOP BAR (TYP)

SNOW STORAGE AREA (TYP)

WING CURB RAMP (TYP) (6/18)

PROPOSED EDGE OF TREELINE (TYP)

LANDS N/F OF MELVIN W. JACOBIE
TAX MAP No. 50.00-3-28.1

LANDS N/F OF JOHSUA CORBETT
TAX MAP No. 64.1-1-3

LANDS N/F OF ABIGAIL ROBICHAUD
TAX MAP No. 64.1-1-4

LANDS N/F OF MELVIN W. JACOBIE
TAX MAP No. 64-1-1.1

LANDS N/F OF DIANE C. COLVIN
TAX MAP No. 64.1-1-8.12

LANDS N/F OF HARRY G. GUTHEIL
TAX MAP No. 64.00-1-2

LENNOX BOULEVARD

DUROC LANE

IBERICO LANE

BERKSHIRE BOULEVARD

CARRIAGE HOME (2-UNITS)

COTTAGE (1-UNIT)

TRIPLEX TOWN HOME (3-UNITS)

DUPLEX TOWN HOME (2-UNITS)

TRAIL GATE, MATERIAL AS PER OWNER (TYP)

COMMUNITY PARK AND RECREATION AREA

MAIL KIOSK

SHEET 6
SHEET 7

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, New York 12065
(518) 371-7421
edpllp.com

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12648

NO ALTERATION OF THESE DOCUMENTS IN ANY WAY SHALL BE MADE BY ANY PERSON OTHER THAN A LICENSED COMPETENT PROFESSIONAL, (I.E.) ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, SURVEYOR FOR A SURVEYOR, OR ARCHITECT FOR AN ARCHITECT, IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TOC RESPONSE TO COMMENTS	05/16/2025	JAC
TOC RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET TITLE: SITE PLAN

SHEET: 6 of 21

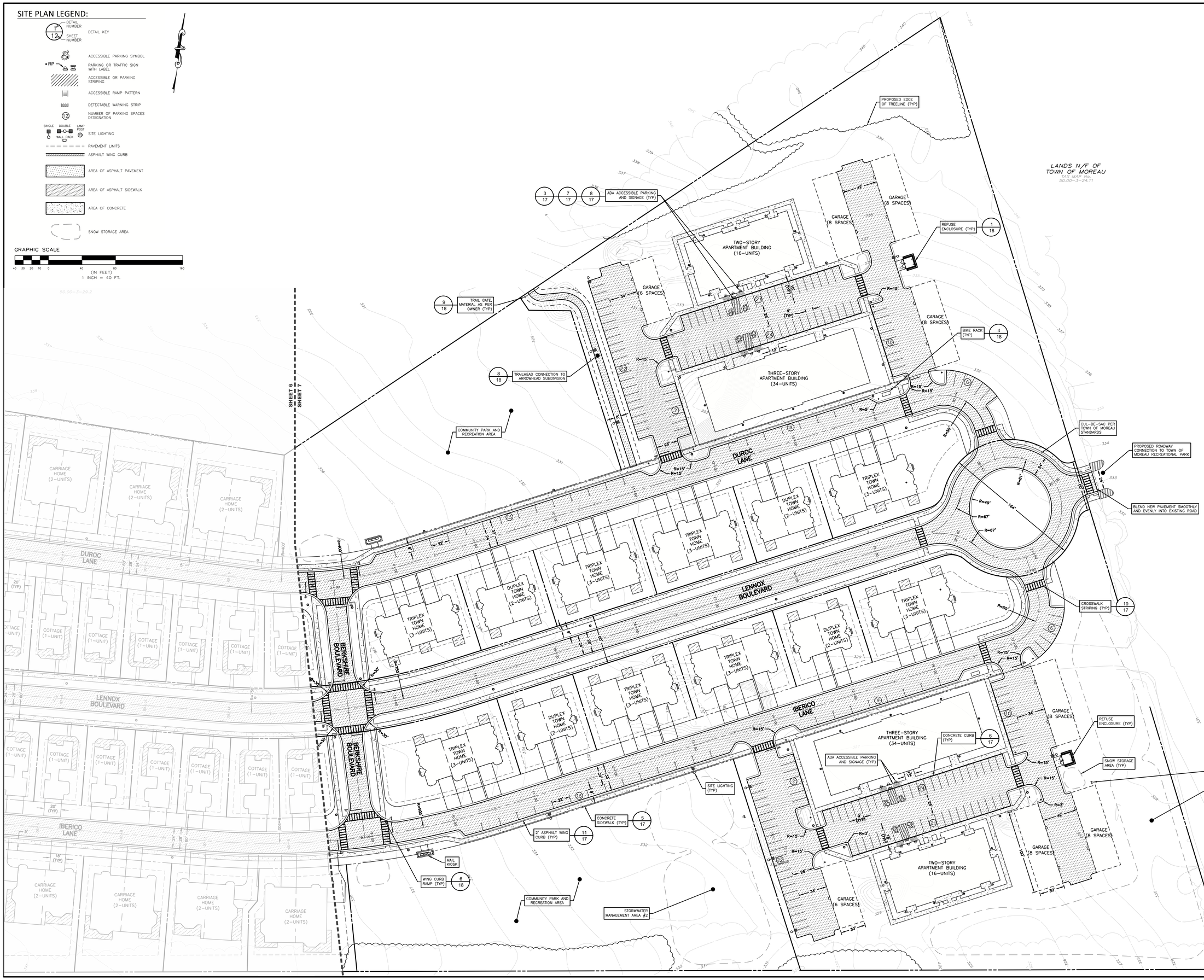
C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\0 A-Z\SARATOGA\Moreau\Cerrone\Road\530 - Jacobie\001 - Master Plan\00-dwg\Detailed Plans\SHEETS\06_SP1A_JACOBIE.dwg Jun 26, 2025 02:30:02PM

SITE PLAN LEGEND:

- DETAIL NUMBER / SHEET NUMBER — DETAIL KEY
- ACCESSIBLE PARKING SYMBOL
- RP — PARKING OR TRAFFIC SIGN WITH LABEL
- ACCESSIBLE OR PARKING STRIPING
- ACCESSIBLE RAMP PATTERN
- DETECTABLE WARNING STRIP
- (12) — NUMBER OF PARKING SPACES DESIGNATION
- SINGLE / DOUBLE / LAMP POST / WALL PACK — SITE LIGHTING
- PAVEMENT LIMITS
- ASPHALT WING CURB
- AREA OF ASPHALT PAVEMENT
- AREA OF ASPHALT SIDEWALK
- AREA OF CONCRETE
- SNOW STORAGE AREA

GRAPHIC SCALE

40 30 20 10 0 40 80 160
(IN FEET)
1 INCH = 40 FT.



ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED LICENSABLE PROFESSIONAL (LEA) ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT (ETM & LANDSCAPE ARCHITECTURE) OR LAND SURVEYOR (LS) IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TEC RESPONSE TO COMMENTS	05/16/2025	JAC
TEC RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET TITLE: SITE PLAN

SHEET: 7 of 21

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\01 A-Z\JAKA\TOCA\Masters\Gansevoort Road\CSD - Jacobie\01_Master Plans\05-Geog\Detailed Plans\SHEETS\05_SPLN_JACOBIE.dwg Jun 26, 2025 02:32:07PM

GRADING PLAN LEGEND:

- DETAIL NUMBER / SHEET NUMBER — DETAIL KEY
- PAVEMENT LIMITS
- PAVED OR GRASSED SWALE
- 255 — CONTOUR LINE
- SQUARE OR ROUND CATCH BASINS
- FLARED END SECTION WITH RIP-RAP OUTLET
- RIP-RAP OVERFLOW
- GRAVEL DIAPHRAGM
- × 335.78 — SPOT ELEVATION
- SANITARY MANHOLE
- FIRE HYDRANT
- PARKING, TRAFFIC OR STORMWATER MANAGEMENT SIGN WITH LABEL

GRAPHIC SCALE

40 30 20 10 0 40 80 160

(IN FEET)
1 INCH = 40 FT.

GENERAL GRADING PLAN NOTES:

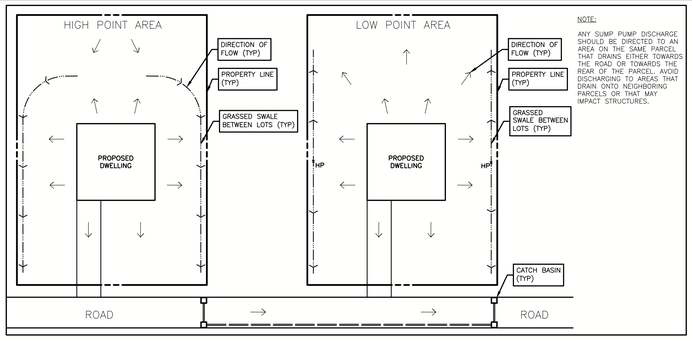
1. GARAGE FLOOR (GF) ELEVATIONS SHOWN ON THIS GRADING PLAN ARE BASED ON SURFACE DRAINAGE CONSIDERATIONS WITH RESPECT TO THE PROPOSED ROADWAY(S) AND SURROUNDING TOPOGRAPHY. GF VALUES HAVE BEEN ASSIGNED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOMES AND MINIMIZE LOT GRADING TO A PRACTICAL EXTENT.
2. THE CLEARING AND GRADING LIMITS DEPICTED ON THESE PLANS ARE BASED ON A REASONABLE TRANSITION BETWEEN THE PROPOSED GF ELEVATIONS AND EXISTING GRADE. FIELD ADJUSTMENT OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF THE BUILDING FOOTPRINTS SHOWN MAY AFFECT THE PROPOSED GRADING. CLEARING OR GRADING BEYOND THE LIMITS MAY NOT BE CONDUCTED WITHOUT PRIOR TOWN APPROVAL.

STORM STRUCTURE NOTE:

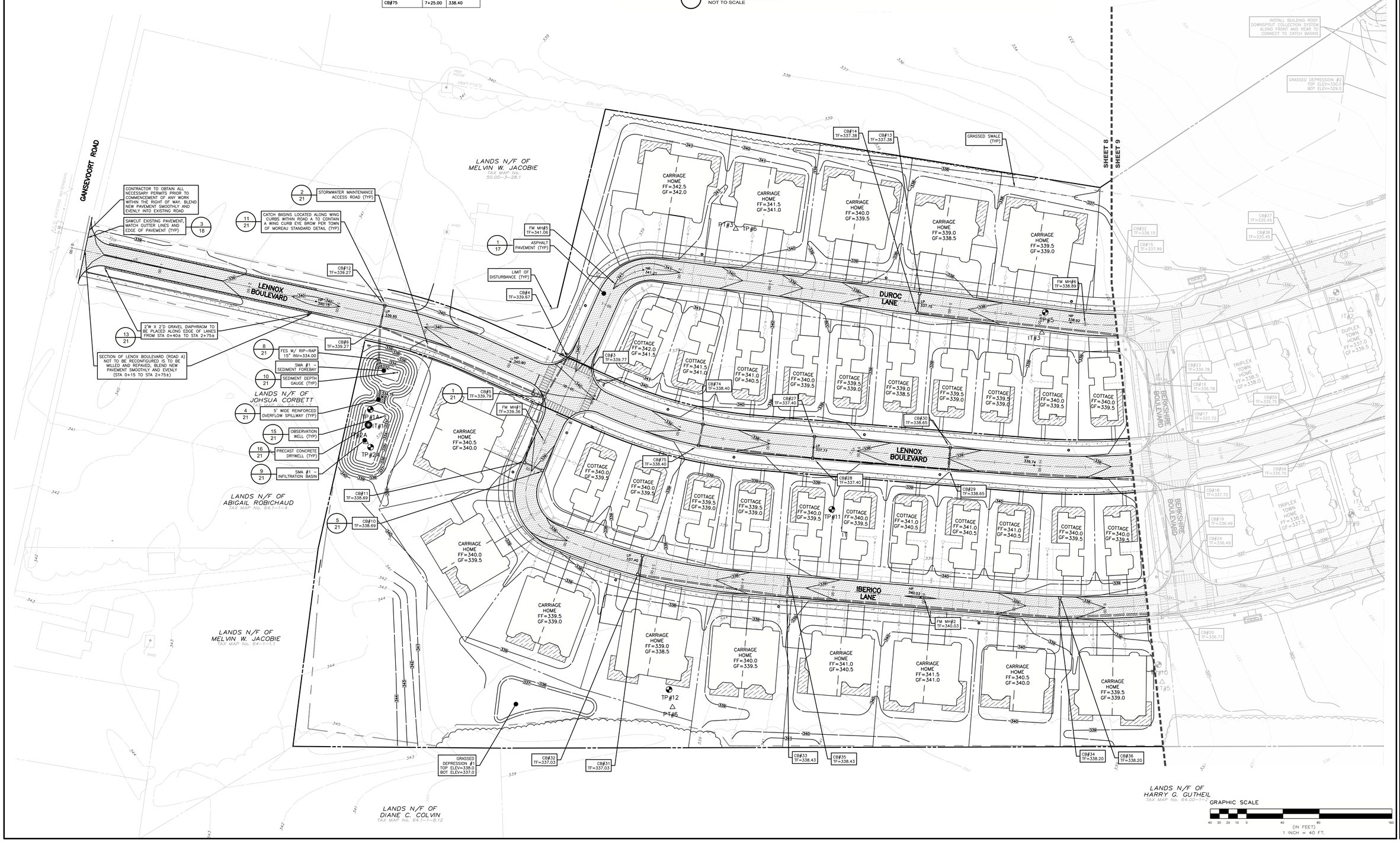
1. ALL STORM STRUCTURES ONLY WITHIN TOWN ROAD (ROAD A) SHALL FOLLOW THE TOWN OF MOREAU WING GUTTER EYE BROW DETAIL AS SHOWN.

STORM STRUCTURE DATA		
STRUCTURE NAME	STATION	RIM ELEVATION
CB#3	5+84.45	339.77
CB#4	5+55.62	339.67
CB#5	5+49.33	339.79
CB#6	3+50.00	339.27
CB#10	0+95.00	338.69
CB#11	0+95.00	338.69
CB#12	3+50.00	339.27
CB#13	4+65.02	337.38
CB#14	4+65.02	337.38
CB#27	8+50.00	337.40
CB#28	8+50.00	337.40
CB#29	10+00.00	338.65
CB#30	10+00.00	338.65
CB#31	2+85.45	337.03
CB#32	2+85.45	337.03
CB#33	4+50.00	338.43
CB#34	4+50.00	338.43
CB#35	7+50.00	338.20
CB#36	7+50.00	338.20
CB#74	7+25.00	338.40
CB#75	7+25.00	338.40

STORMWATER END SECTOIN DATA	
STRUCTURE NAME	FES INV. ELEVATION
FES#1	334.00



TYPICAL LOT GRADING
NOT TO SCALE



GRAPHIC SCALE

40 30 20 10 0 40 80 160

(IN FEET)
1 INCH = 40 FT.

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421 edpllp.com

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12648

USE, ALTERATION OF THESE DOCUMENTS IN ANY WAY, UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT OR SURVEYOR FOR A LANDSCAPE ARCHITECT OR SURVEYOR FOR A SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145 REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TRC RESPONSE TO COMMENTS	05/14/2025	JAC
TRC RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE:
1" = 40'

NOT FOR CONSTRUCTION

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET:
8 of 21

C:\WORK\FILES\Environmental Design Partnership\Shared\Hart Site - Documents\0 A-Z\SARATOGA\Moreau\Glenmorrell Road\535 - Jacobie\001_Master Plans\05-dwg\Detailed Plans\SHEETS\04_GR-N_JACOBIE.dwg - Jun 26, 2025 02:30:30PM

GRADING PLAN LEGEND:

- DETAIL NUMBER / SHEET NUMBER — DETAIL KEY
- PAVEMENT LIMITS
- PAVED OR GRASSED SWALE
- 268 — CONTOUR LINE
- SQUARE OR ROUND CATCH BASINS
- FLARED END SECTION WITH RIP-RAP OUTLET
- RIP-RAP OVERFLOW
- GRAVEL DIAPHRAGM
- × 335.78 — SPOT ELEVATION
- S — SANITARY MANHOLE
- FIRE HYDRANT
- PARKING, TRAFFIC OR STORMWATER MANAGEMENT SIGN WITH LABEL

GRAPHIC SCALE

40 30 20 10 0 40 80 160

(IN FEET)
1 INCH = 40 FT.

STORM STRUCTURE DATA		
STRUCTURE NAME	STATION	RIM ELEVATION
CB#15	6+93.64	337.99
CB#16	2+41.84	336.78
CB#17	12+21.03	337.72
CB#18	12+23.02	337.72
CB#19	0+43.02	336.49
CB#20	8+80.00	336.71
CB#22	6+93.00	338.15
CB#23	2+41.84	336.78
CB#24	0+43.02	336.49
CB#37	9+00.00	335.45
CB#38	9+00.00	335.45
CB#39	11+87.61	332.27
CB#44	15+03.49	329.84
CB#45	15+03.49	329.84
CB#49	11+87.61	332.27
CB#55	14+00.00	335.75
CB#56	14+00.00	335.75
CB#57	16+50.00	332.50
CB#58	17+84.09	331.14
CB#59	16+50.00	332.50
CB#60	17+84.09	331.14
CB#65	11+00.00	334.18
CB#66	11+00.00	334.18

STORM STRUCTURE DATA		
STRUCTURE NAME	STATION	RIM ELEVATION
CB#67	12+40.00	332.57
CB#68	12+40.00	332.57
CB#76	13+64.59	330.36
CB#77	N/A	328.78
CB#79	N/A	328.99
CB#82	N/A	333.02
CB#83	N/A	333.42
CB#87	N/A	333.13
CB#88	N/A	333.08
CB#90	15+69.83	334.04
CB#92	15+69.83	334.29
CB#93	16+98.62	331.33
CB#94	N/A	329.01
CB#95	N/A	329.11
DMH#1	14+90.00	335.04
DMH#2	20+10.00	333.32

STORMWATER END SECTOIN DATA	
STRUCTURE NAME	FES INV ELEVATION
FES#2	327.45
FES#3	323.40
FES#4	326.00
FES#5	324.75
FES#6	323.75

GENERAL GRADING PLAN NOTES:

1. GARAGE FLOOR (GF) ELEVATIONS SHOWN ON THIS GRADING PLAN ARE BASED ON SURFACE DRAINAGE CONSIDERATIONS WITH RESPECT TO THE PROPOSED ROADWAY(S) AND SURROUNDING TOPOGRAPHY. GF VALUES HAVE BEEN ASSIGNED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOMES AND MINIMIZE LOT GRADING TO A PRACTICAL EXTENT.
2. THE CLEARING AND GRADING LIMITS DEPICTED ON THESE PLANS ARE BASED ON A REASONABLE TRANSITION BETWEEN THE PROPOSED GF ELEVATIONS AND EXISTING GRADE. FIELD ADJUSTMENT OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF THE BUILDING FOOTPRINTS SHOWN MAY AFFECT THE PROPOSED GRADING. CLEARING OR GRADING BEYOND THE LIMITS MAY NOT BE CONDUCTED WITHOUT PRIOR TOWN APPROVAL.

STORM STRUCTURE NOTE:

1. ALL STORM STRUCTURES ONLY WITHIN TOWN ROAD (ROAD A) SHALL FOLLOW THE TOWN OF MOREAU WING GUTTER EYE BROW DETAIL AS SHOWN.

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421 edpllp.com

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12648

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TOC RESPONSE TO COMMENTS	05/14/2025	JAC
TOC RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET:

9 of 21

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\2-AZGMA\TOC\AMoreau\Commercial Roads\530 - Jacobie\001_Master Plans\05-dwg\Detailed Plans\SHEETS\05_GP-N_JACOBIE.dwg Jun 26, 2025 02:35:49PM

GRADING PLAN LEGEND:

- DETAIL NUMBER / SHEET NUMBER — DETAIL KEY
- PAVEMENT LIMITS
- PAVED OR GRASSED SWALE
- 265 — CONTOUR LINE
- SQUARE OR ROUND CATCH BASINS
- FLARED END SECTION WITH RIP-RAP OUTLET
- RIP-RAP OVERFLOW
- GRAVEL DIAPHRAGM
- × 335.78 — SPOT ELEVATION
- SANITARY MANHOLE
- FIRE HYDRANT
- PARKING, TRAFFIC OR STORMWATER MANAGEMENT SIGN WITH LABEL

GRAPHIC SCALE

40 30 20 10 0 40 80 160

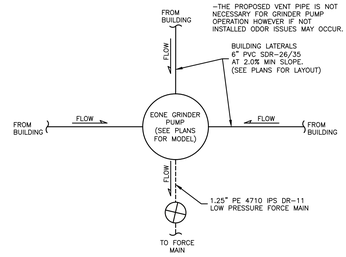
(IN FEET)
1 INCH = 40 FT.

STORM STRUCTURE DATA				
STRUCTURE NAME	STATION	RIM ELEVATION	PIPE INVERT IN	PIPE INVERT OUT
CB#3	5+84.45	339.77		12"–335.95 (TO CB#4)
CB#4	5+55.62	339.67	12"–335.80 (FROM CB#3)	12"–335.80 (TO CB#5)
CB#5	5+49.33	339.79	12"–335.40 (FROM CB#4) 12"–335.40 (FROM CB#11)	12"–335.40 (TO CB#6)
CB#6	3+50.00	339.27	12"–334.50 (FROM CB#5) 12"–335.50 (FROM CB#12)	15"–334.25 (TO FES#1)
CB#10	0+95.00	338.69		12"–335.85 (TO CB#11)
CB#11	0+95.00	338.69	12"–335.70 (FROM CB#10)	12"–335.70 (TO CB#5)
CB#12	3+50.00	339.27		12"–336.45 (TO CB#6)
CB#13	4+65.02	337.38		12"–334.55 (TO CB#14)
CB#14	4+65.02	337.38	12"–334.40 (FROM CB#13)	15"–334.15 (TO CB#15)
CB#27	8+50.00	337.40		12"–334.60 (TO CB#28)
CB#28	8+50.00	337.40	12"–334.45 (FROM CB#27) 12"–334.45 (FROM CB#75)	15"–334.20 (TO CB#29)
CB#29	10+00.00	338.65	15"–333.50 (FROM CB#28) 12"–334.20 (FROM CB#30)	15"–333.50 (TO CB#18)
CB#30	10+00.00	338.65		12"–334.70 (TO CB#29)
CB#31	2+85.45	337.03		12"–334.20 (TO CB#32)
CB#32	2+85.45	337.03	12"–334.05 (FROM CB#31)	15"–333.80 (TO CB#33)
CB#33	4+50.00	338.43	15"–333.00 (FROM CB#32) 12"–334.00 (FROM CB#35)	15"–333.00 (TO CB#34)
CB#34	7+50.00	338.20	15"–331.50 (FROM CB#33) 12"–334.00 (FROM CB#36)	18"–331.25 (TO CB#20)
CB#35	4+50.00	338.43		12"–334.50 (TO CB#33)
CB#36	7+50.00	338.20		12"–334.20 (TO CB#34)
CB#74	7+25.00	338.40		12"–335.60 (TO CB#75)
CB#75	7+25.00	338.40	12"–335.45 (FROM CB#74)	12"–335.45 (TO CB#28)

STORMWATER END SECTOIN DATA	
STRUCTURE NAME	FES INV. ELEVATION
FES#1	334.00

NOTE:
–THIS IS A SCHEMATIC OF THE PLUMBING CONNECTIONS FOR THE GRINDER PUMPS. THE ACTUAL CONFIGURATION OF PIPES MAY VARY, SEE PLAN VIEW FOR LAYOUTS.

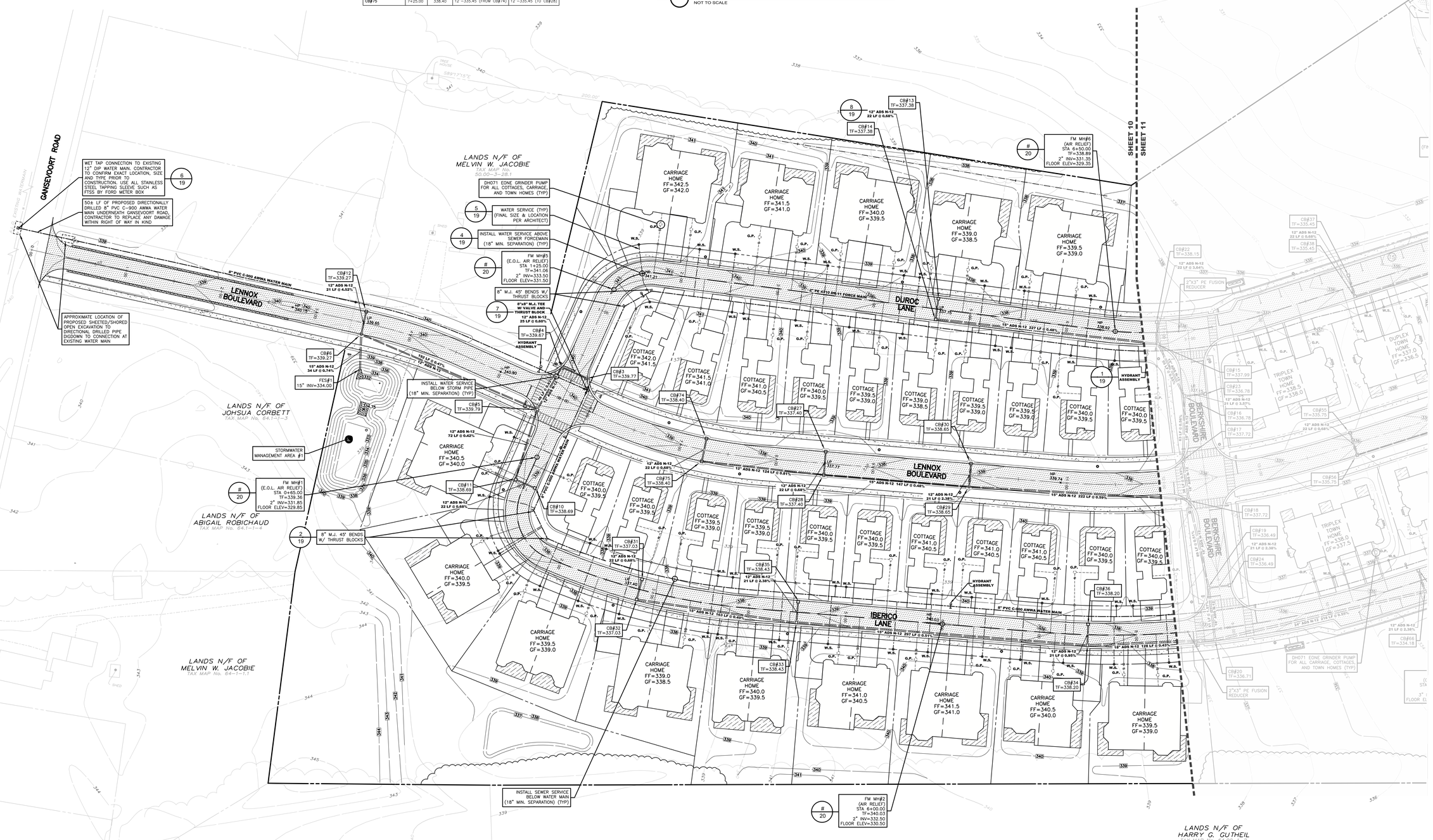
–THE PROPOSED VENT PIPE IS NOT NECESSARY FOR GRINDER PUMP OPERATION HOWEVER IF NOT INSTALLED ODOR ISSUES MAY OCCUR.



DUPLEX GRINDER PUMP SCHEMATIC
NOT TO SCALE

UTILITY NOTES:

1. INDIVIDUAL WATER METERS SHALL BE INSTALLED AT EACH APARTMENT BUILDING. FINAL WATER METER SIZE AND LOCATION TO BE DETERMINED IN COORDINATION WITH TOWN AND ARCHITECT.
2. WATER AND SEWER SERVICES EXACT SIZE AND LOCATIONS TO BE DETERMINED BY ARCHITECT.



ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421
edp@edpllp.com

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12640

NO ALTERATION OF THESE DOCUMENTS IN ANY WAY SHALL BE MADE BY ANY PERSON OTHER THAN A DULY LICENSED, UNDERSIGNED, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECTURE PROJECT OR A LICENSED, UNDERSIGNED, PROFESSIONAL ENGINEER FOR AN ENGINEERING PROJECT OR BY A DULY LICENSED, UNDERSIGNED, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECTURE PROJECT OR BY A DULY LICENSED, UNDERSIGNED, ARCHITECT FOR AN ARCHITECTURE PROJECT OR BY A DULY LICENSED, UNDERSIGNED, LAND SURVEYOR FOR A LAND SURVEY PROJECT OR BY A DULY LICENSED, UNDERSIGNED, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, ARCHITECT OR LAND SURVEYOR FOR A PROJECT OF A COMBINATION OF THE ABOVE, EXCEPT AS AUTHORIZED BY THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND AS CLARIFIED HEREIN.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
SVE RESPONSE TO COMMENTS	05/14/2025	JAC
TSE RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET TITLE: UTILITY PLAN

SHEET: 10 of 21

C:\WORK\FILES\Environmental Design Partnership\SharePoint Site - Documents\0 A-Z\JAKA\TOCA\Moreau\Gansevoort Road\530 - Jacobie001 - Master Plan\00-Dwg\Detailed Plans\SHEETS\01_UP1k_JACOBIE.dwg Jun 26, 2025 02:31:03PM

GRADING PLAN LEGEND:

- DETAIL NUMBER / SHEET NUMBER — DETAIL KEY
- PAVEMENT LIMITS
- PAVED OR GRASSED SWALE
- 268 — CONTOUR LINE
- SQUARE OR ROUND CATCH BASINS
- FLARED END SECTION WITH RIP-RAP OUTLET
- RIP-RAP OVERFLOW
- GRAVEL DIAPHRAGM
- X 335.78 — SPOT ELEVATION
- SANITARY MANHOLE
- FIRE HYDRANT
- PARKING, TRAFFIC OR STORMWATER MANAGEMENT SIGN WITH LABEL

GRAPHIC SCALE

40 30 20 10 0 40 80 160

(IN FEET)
1 INCH = 40 FT.

UTILITY NOTES:

1. INDIVIDUAL WATER METERS SHALL BE INSTALLED AT EACH APARTMENT BUILDING. FINAL WATER METER SIZE AND LOCATION TO BE DETERMINED IN COORDINATION WITH TOWN AND ARCHITECT.
2. WATER AND SEWER SERVICES EXACT SIZE AND LOCATIONS TO BE DETERMINED BY ARCHITECT.

STORM STRUCTURE DATA

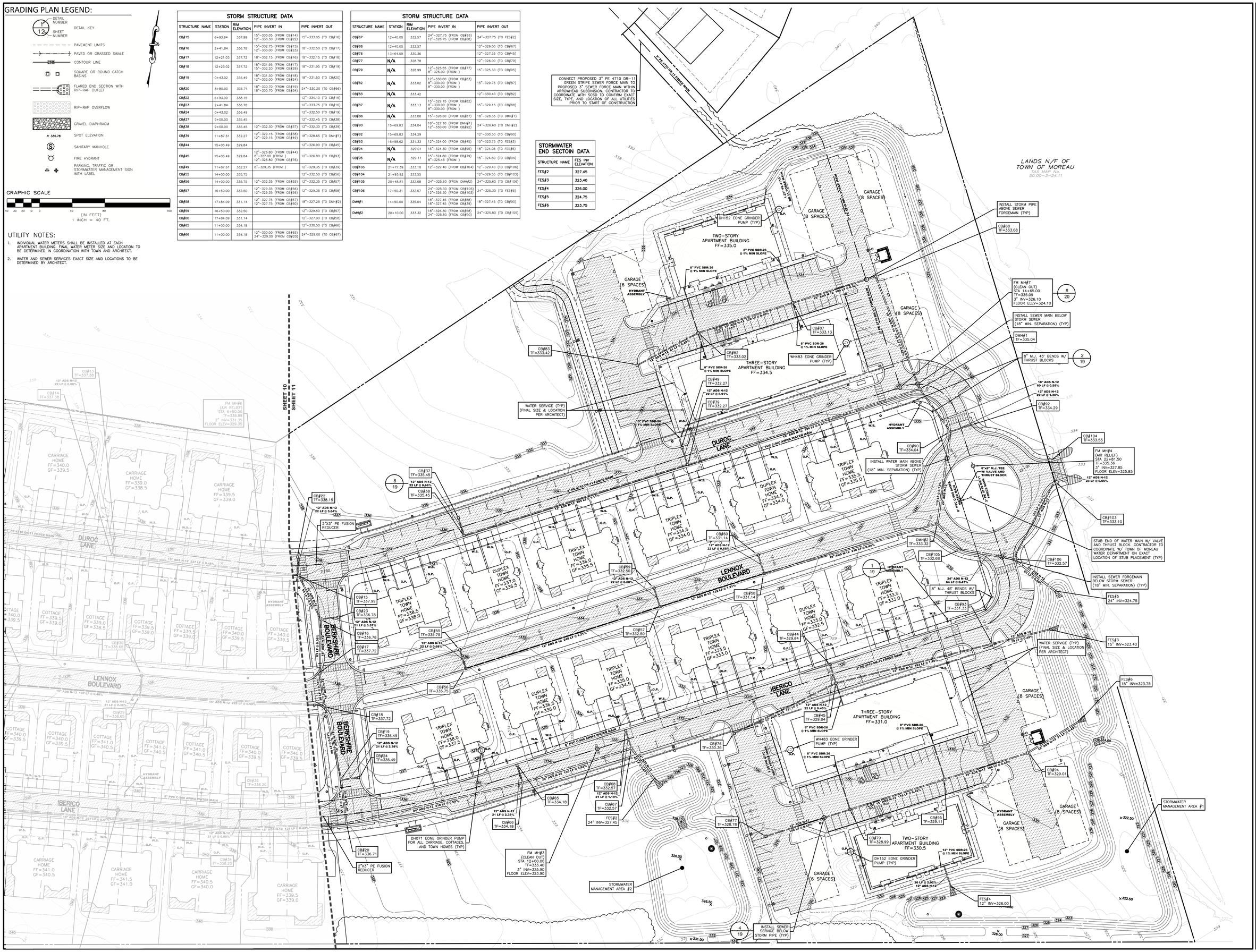
STRUCTURE NAME	STATION	RIM ELEVATION	PIPE INVERT IN	PIPE INVERT OUT
CB#15	6+93.64	337.99	15"–333.05 (FROM CB#14) 12"–333.30 (FROM CB#22)	15"–333.05 (TO CB#16)
CB#16	2+41.84	336.78	15"–332.75 (FROM CB#15) 12"–333.00 (FROM CB#23)	18"–332.50 (TO CB#17)
CB#17	12+21.03	337.72	18"–332.15 (FROM CB#16)	18"–332.15 (TO CB#18)
CB#18	12+23.02	337.72	18"–331.95 (FROM CB#17) 15"–332.20 (FROM CB#29)	18"–331.95 (TO CB#19)
CB#19	0+43.02	336.49	18"–331.50 (FROM CB#18) 12"–332.00 (FROM CB#24)	18"–331.50 (TO CB#20)
CB#20	8+80.00	336.71	18"–330.70 (FROM CB#19) 18"–330.70 (FROM CB#34)	24"–330.20 (TO CB#66)
CB#22	6+93.00	338.15		12"–334.10 (TO CB#15)
CB#23	2+41.84	336.78		12"–333.75 (TO CB#16)
CB#24	0+43.02	336.49		12"–332.50 (TO CB#19)
CB#37	9+00.00	335.45		12"–332.45 (TO CB#38)
CB#38	9+00.00	335.45	12"–332.30 (FROM CB#37)	12"–332.30 (TO CB#39)
CB#39	11+87.61	332.27	12"–329.15 (FROM CB#38) 12"–329.15 (FROM CB#49)	18"–328.65 (TO DMH#1)
CB#44	15+03.49	329.84		12"–326.90 (TO CB#45)
CB#45	15+03.49	329.84	12"–326.80 (FROM CB#44) 8"–327.00 (FROM) 12"–326.80 (FROM CB#76)	12"–326.80 (TO CB#93)
CB#49	11+87.61	332.27	8"–329.35 (FROM)	12"–329.35 (TO CB#39)
CB#55	14+00.00	335.75		12"–332.50 (TO CB#56)
CB#56	14+00.00	335.75	12"–332.35 (FROM CB#55)	12"–332.35 (TO CB#57)
CB#57	16+50.00	332.50	12"–329.35 (FROM CB#56) 12"–329.35 (FROM CB#59)	12"–329.35 (TO CB#58)
CB#58	17+84.09	331.14	12"–327.75 (FROM CB#57) 12"–327.75 (FROM CB#60)	18"–327.25 (TO DMH#2)
CB#59	16+50.00	332.50		12"–329.50 (TO CB#57)
CB#60	17+84.09	331.14		12"–327.90 (TO CB#58)
CB#65	11+00.00	334.18		12"–330.50 (TO CB#66)
CB#66	11+00.00	334.18	12"–330.00 (FROM CB#65) 24"–329.00 (FROM CB#20)	24"–329.00 (TO CB#67)

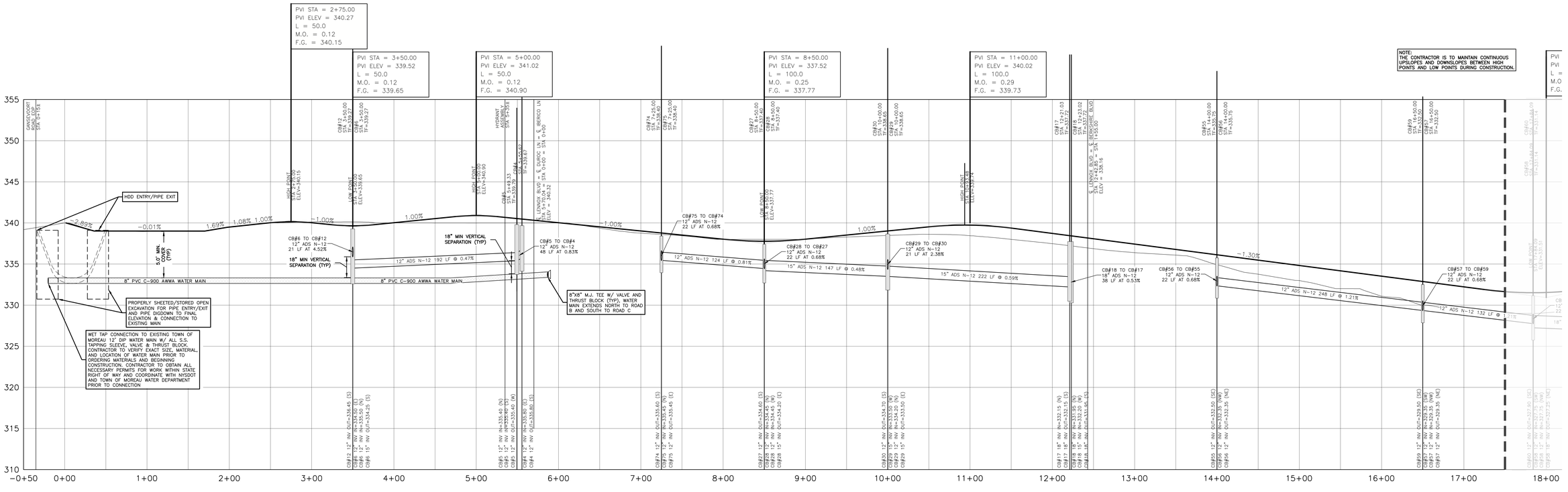
STORM STRUCTURE DATA

STRUCTURE NAME	STATION	RIM ELEVATION	PIPE INVERT IN	PIPE INVERT OUT
CB#67	12+40.00	332.57	24"–327.75 (FROM CB#66) 12"–328.75 (FROM CB#68)	24"–327.75 (TO FES#2)
CB#68	12+40.00	332.57		12"–329.00 (TO CB#67)
CB#76	13+64.59	330.36		12"–327.35 (TO CB#45)
CB#77	N/A	328.78		12"–326.00 (TO CB#79)
CB#79	N/A	328.99	12"–325.55 (FROM CB#77) 8"–326.00 (FROM)	15"–325.30 (TO CB#95)
CB#82	N/A	333.02	12"–330.00 (FROM CB#83) 8"–330.00 (FROM) 8"–330.00 (FROM)	15"–329.75 (TO CB#87)
CB#83	N/A	333.42		12"–330.40 (TO CB#82)
CB#87	N/A	333.13	15"–329.15 (FROM CB#82) 8"–330.00 (FROM) 8"–330.00 (FROM)	15"–329.15 (TO CB#88)
CB#88	N/A	333.08	15"–328.60 (FROM CB#87)	18"–328.35 (TO DMH#1)
CB#90	15+69.83	334.04	18"–327.10 (FROM DMH#1) 12"–330.00 (FROM CB#92)	24"–326.60 (TO DMH#2)
CB#92	15+69.83	334.29		12"–330.30 (TO CB#90)
CB#93	16+98.62	331.33	12"–324.00 (FROM CB#45)	15"–323.75 (TO FES#3)
CB#94	N/A	329.01	15"–324.30 (FROM CB#95)	18"–324.05 (TO FES#6)
CB#95	N/A	329.11	15"–324.80 (FROM CB#79) 8"–325.45 (FROM)	15"–324.80 (TO CB#94)
CB#103	21+77.39	333.10	12"–329.40 (FROM CB#104)	12"–329.40 (TO CB#106)
CB#104	21+93.92	333.55		12"–329.55 (TO CB#103)
CB#105	20+48.81	332.68	24"–325.60 (FROM DMH#2)	24"–325.60 (TO CB#106)
CB#106	17+90.31	332.57	24"–325.30 (FROM CB#105) 12"–326.30 (FROM CB#103)	24"–325.30 (TO FES#5)
DMH#1	14+90.00	335.04	18"–327.45 (FROM CB#88) 18"–327.45 (FROM CB#39)	18"–327.45 (TO CB#90)
DMH#2	20+10.00	333.32	18"–326.30 (FROM CB#58) 24"–325.80 (FROM CB#90)	24"–325.80 (TO CB#105)

STORMWATER END SECTOIN DATA

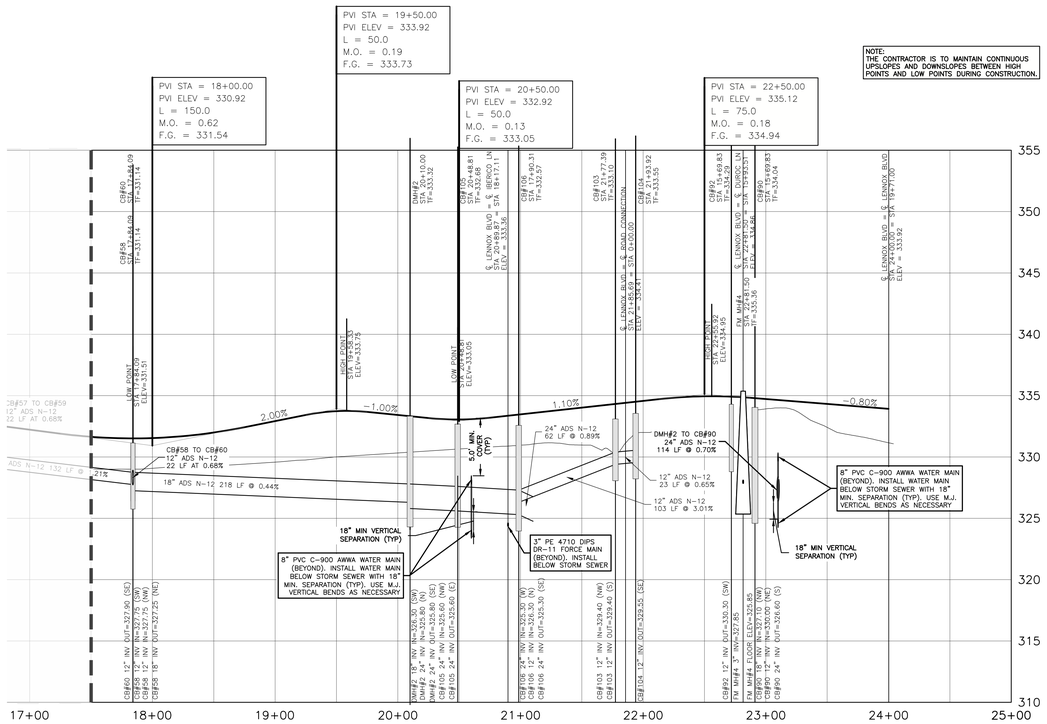
STRUCTURE NAME	FES INV. ELEVATION
FES#2	327.45
FES#3	323.40
FES#4	326.00
FES#5	324.75
FES#6	323.75


CONNECT PROPOSED 3" PE 4710 DR-11 GREEN STRIPE SEWER FORCE MAIN TO PROPOSED 3" SEWER FORCE MAIN WITHIN ARROWHEAD SUBDIVISION. CONTRACTOR TO COORDINATE WITH SCSD TO CONFIRM EXACT SIZE, TYPE, AND LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION
3" PE 4710 DR-11 FORCE MAIN
LANDS N/F OF TOWN OF MOREAU
TAX MAP No. 50.00–3–24.11
TWO–STORY APARTMENT BUILDING FF=335.0
THREE–STORY APARTMENT BUILDING FF=334.5
THREE–STORY APARTMENT BUILDING FF=331.0
TWO–STORY APARTMENT BUILDING FF=330.5
GARAGE (8 SPACES)
GARAGE (6 SPACES)
TRIPLEX TOWN HOME FF=335.5 GF=335.0
DUPLEX TOWN HOME FF=334.5 GF=334.0
TRIPLEX TOWN HOME FF=336.0 GF=335.5
DUPLEX TOWN HOME FF=337.0 GF=336.5
TRIPLEX TOWN HOME FF=338.5 GF=338.0
DUPLEX TOWN HOME FF=336.5 GF=336.0
TRIPLEX TOWN HOME FF=335.0 GF=334.5
TRIPLEX TOWN HOME FF=336.5 GF=336.0
TRIPLEX TOWN HOME FF=335.5 GF=335.0
TRIPLEX TOWN HOME FF=335.0 GF=334.5
TRIPLEX TOWN HOME FF=333.5 GF=333.0
TRIPLEX TOWN HOME FF=333.5 GF=333.0
DUROC LANE
LENNOX BOULEVARD
BERKSHIRE BOULEVARD
IBERICO LANE
SHEET 10
SHEET 11
INSTALL STORM PIPE ABOVE SEWER FORCEMAIN (TYP)
INSTALL SEWER MAIN BELOW STORM SEWER (18" MIN. SEPARATION) (TYP)
INSTALL WATER MAIN ABOVE STORM SEWER (18" MIN. SEPARATION) (TYP)
INSTALL SEWER FORCEMAIN BELOW STORM SEWER (18" MIN. SEPARATION) (TYP)
STUB END OF WATER MAIN W/ VALVE AND THRUST BLOCK. CONTRACTOR TO COORDINATE W/ TOWN OF MOREAU WATER DEPARTMENT ON EXACT LOCATION OF STUB PLACEMENT (TYP)
INSTALL SEWER SERVICE BELOW STORM PIPE (TYP)
WATER SERVICE (TYP) (FINAL SIZE & LOCATION PER ARCHITECT)
STORMWATER MANAGEMENT AREA #1
STORMWATER MANAGEMENT AREA #2
FM MH#7 (CLEAN OUT) STA 14+85.00 TF=335.09 3" INV=326.10 FLOOR ELEV=324.10
FM MH#6 (AIR RELIEF) STA 6+50.00 TF=338.89 2" INV=331.35 FLOOR ELEV=329.35
FM MH#4 (AIR RELIEF) STA 22+81.50 TF=335.36 3" INV=327.85 FLOOR ELEV=325.85
FM MH#3 (CLEAN OUT) STA 12+00.00 TF=333.40 3" INV=325.90 FLOOR ELEV=323.90
DH152 EONE GRINDER PUMP (TYP)
WH483 EONE GRINDER PUMP (TYP)
DH071 EONE GRINDER PUMP FOR ALL CARRIAGE, COTTAGES, AND TOWN HOMES (TYP)
HYDRANT ASSEMBLY
8"x8" M.J. TEE W/ VALVE AND THRUST BLOCK
8" M.J. 45° BENDS W/ THRUST BLOCKS
2"x3" PE FUSION REDUCER
8" PVC C-900 AWWA WATER MAIN
CB#13 TF=337.38
CB#14 TF=337.38
CB#22 TF=338.15
CB#15 TF=337.99
CB#23 TF=336.78
CB#16 TF=336.78
CB#17 TF=337.72
CB#18 TF=337.72
CB#19 TF=336.49
CB#24 TF=336.49
CB#20 TF=336.71
CB#34 TF=338.20
CB#36 TF=338.20
CB#30 TF=338.65
CB#23 TF=336.65
CB#37 TF=335.45
CB#38 TF=335.45
CB#55 TF=335.75
CB#56 TF=335.75
CB#57 TF=332.50
CB#58 TF=331.14
CB#59 TF=332.50
CB#60 TF=331.14
CB#65 TF=334.18
CB#66 TF=334.18
CB#67 TF=332.57
CB#68 TF=332.57
FES#2 24" INV=327.45
CB#76 TF=330.36
CB#77 TF=328.78
CB#79 TF=326.99
CB#82 TF=333.02
CB#83 TF=333.42
CB#87 TF=333.13
CB#88 TF=333.08
CB#90 TF=334.04
CB#92 TF=334.29
CB#93 TF=331.33
CB#94 TF=329.01
CB#95 TF=329.11
CB#103 TF=333.10
CB#104 TF=333.55
CB#105 TF=332.68
CB#106 TF=332.57
DMH#1 TF=335.04
DMH#2 TF=333.32
FES#3 15" INV=323.40
FES#4 12" INV=326.00
FES#5 24" INV=324.75
FES#6 18" INV=323.75
12" ADS N-12 22 LF @ 0.68%
12" ADS N-12 21 LF @ 2.38%
12" ADS N-12 21 LF @ 3.64%
12" ADS N-12 21 LF @ 5.57%
12" ADS N-12 22 LF @ 0.68%
12" ADS N-12 248 LF @ 1.21%
12" ADS N-12 22 LF @ 0.68%
12" ADS N-12 132 LF @ 1.21%
12" ADS N-12 22 LF @ 0.68%
12" ADS N-12 22 LF @ 0.68%
12" ADS N-12 22 LF @ 0.68%
12" ADS N-12 22 LF @ 0.91%
12" ADS N-12 22 LF @ 1.36%
12" ADS N-12 60 LF @ 0.68%
12" ADS N-12 23 LF @ 0.65%
12" ADS N-12 22 LF @ 0.68%
12" ADS N-12 22 LF @ 0.68%
12" ADS N-12 22 LF @ 0.68



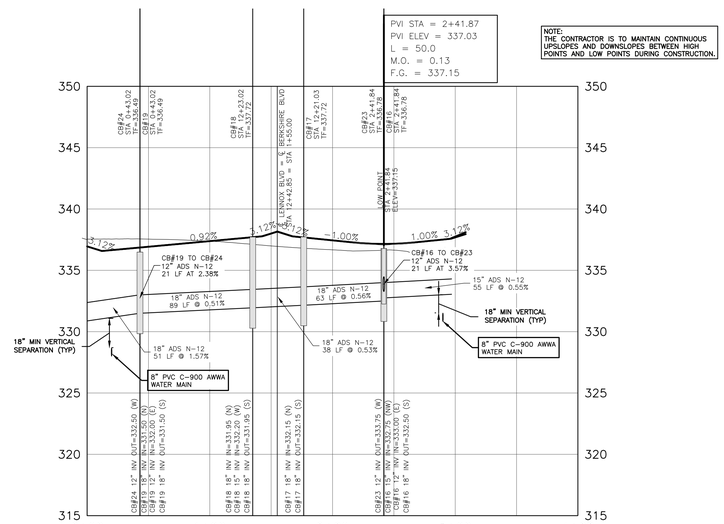
LENNOX BOULEVARD UTILITY PROFILE

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'
(STA −0+50 TO 17+50)



LENNOX BOULEVARD UTILITY PROFILE (CONTINUED)

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'
(STA 17+50 TO END)



BERKSHIRE BOULEVARD UTILITY PROFILE

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'
(STA 0+00 TO END)

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

ANY ALTERATION OF THESE DOCUMENTS IN ANY WAY UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER FOR AN ENGINEERING DOCUMENT OR A LICENSED PROFESSIONAL ARCHITECT OF SURVEYOR FOR A SURVEYOR, IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, SECTION 7209 REGULATIONS AND IS A CLASS "E" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TOE RESPONSE TO COMMENTS	05/16/2025	JAC
TOE RESPONSE TO COMMENTS	08/30/2025	JAC

SCALE:
1" = 50'

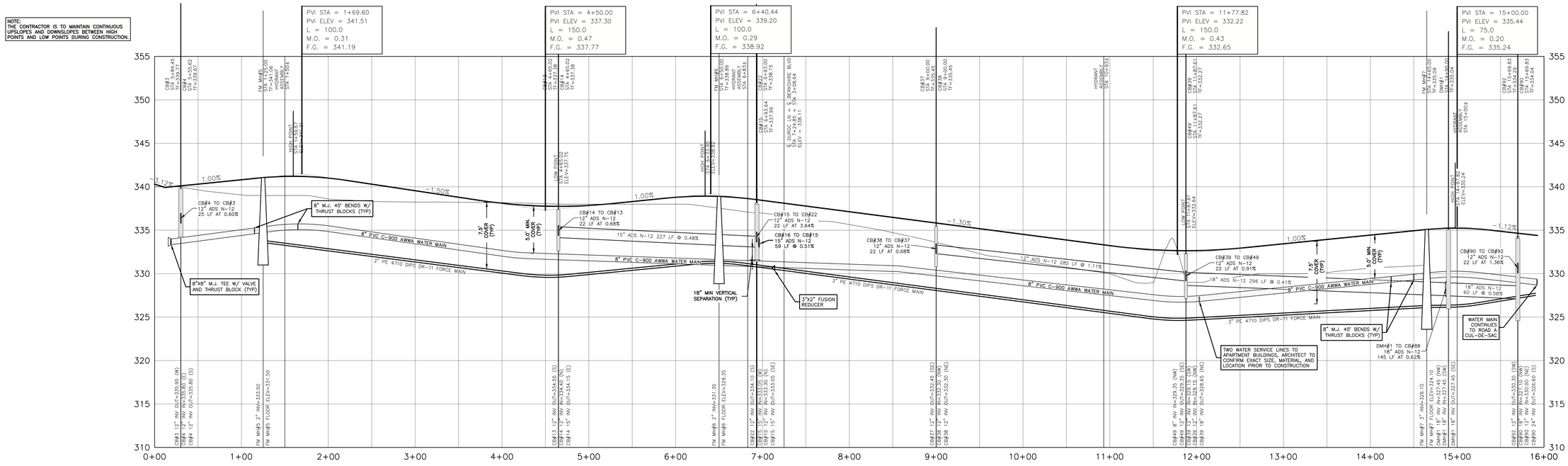
NOT FOR CONSTRUCTION

SHEET TITLE:
ROAD PROFILES

SHEET:
12 of 21

C:\WORK FILES\Environmental Design Partnership\SharePoint Site - Documents\A AJC&RA\TOA\Moreau\Glenmont Road\030 - Jacobie's\01_Master Plans\05-dwg\Detailed Plans\SHEETS\10_PRF_JACOBIE.dwg Jan 28, 2025 03:31:34PM

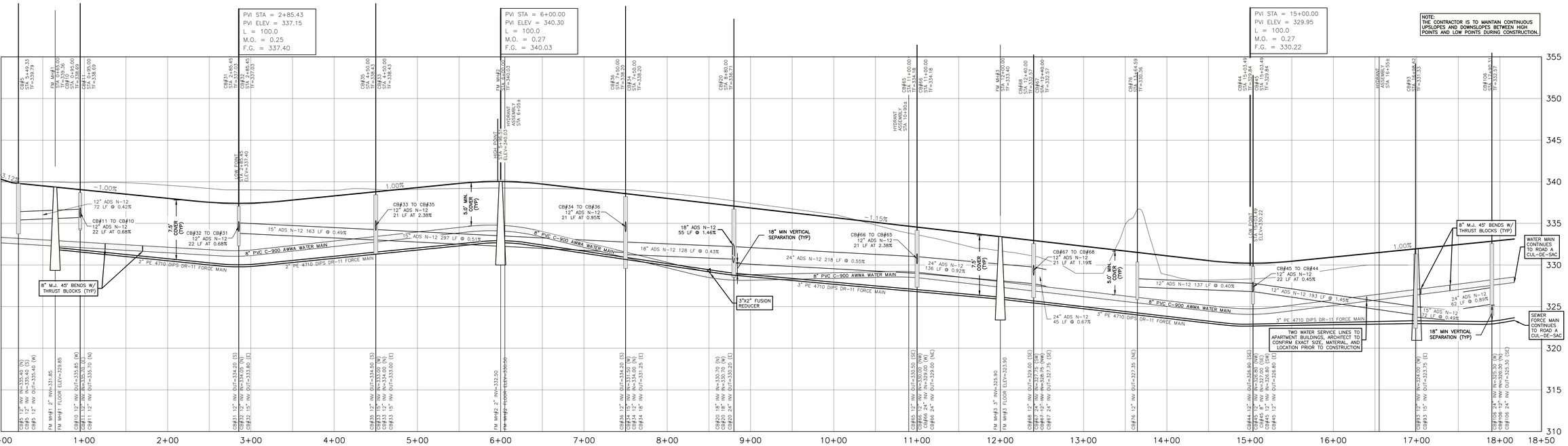
NOTE:
THE CONTRACTOR IS TO MAINTAIN CONTINUOUS UPSLOPES AND DOWNSLOPES BETWEEN HIGH POINTS AND LOW POINTS DURING CONSTRUCTION.



DUROC LANE UTILITY PROFILE

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'

(STA 0+00 TO END)



IBERICO LANE UTILITY PROFILE

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'

(STA 0+00 TO END)

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS
11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

THE SOLUTIONS IN THESE DOCUMENTS IS NOT BEEN UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL. ELEC ENGINEER FOR AN ELECTRICAL SYSTEM, A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT OR SURVEYOR FOR A SURVEYOR, IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, ARTICLE 145 REGULATION AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TOE RESPONSE TO COMMENTS	05/16/2025	JAC
TOE RESPONSE TO COMMENTS	06/30/2025	JAC

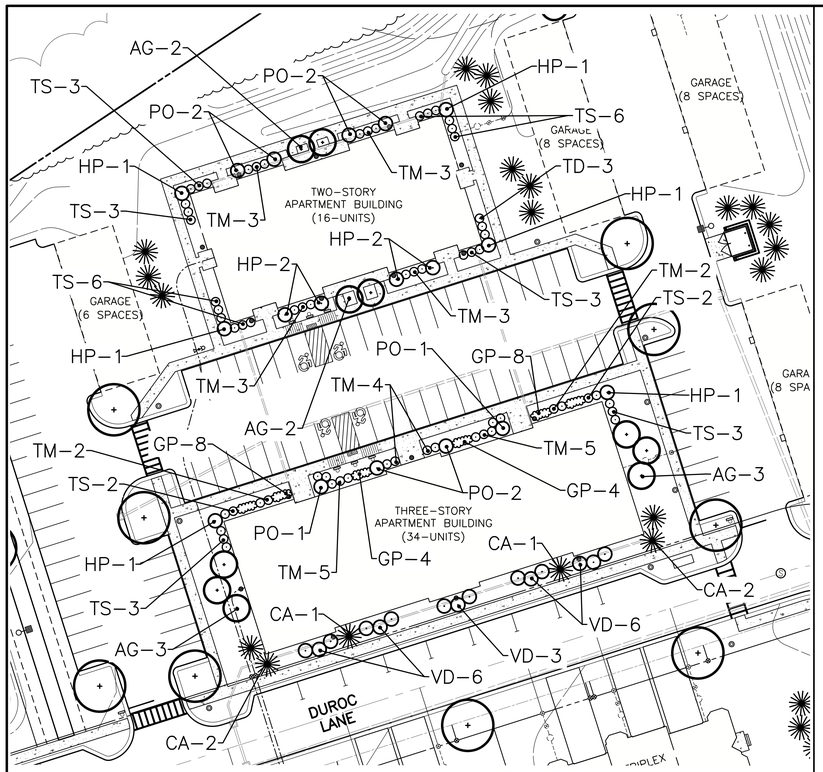
SCALE:
1" = 50'

NOT FOR CONSTRUCTION

SHEET TITLE:
ROAD PROFILES

SHEET:
13 of 21

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\0 A-C\SARATOGA\Moreau\Gansevoort Road\030 - Jacobie\001_Master Plans\05-dwg\Detailed Plans\SHEETS\13_PRF_JACOBIE.dwg Jan 28, 2025 03:31:45PM



TYPICAL APARTMENT FOUNDATION PLANTING INSET

GRAPHIC SCALE
30 25 20 15 10 5 0 15 30 120
(IN FEET)
1 INCH = 30 FT.

PLANTING NOTES:

1. PLANTING CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL AREAS OF SITE WHICH ARE DISTURBED AND NOT LANDSCAPED, PAVED, SHALL BE TOPSOILED, SEEDED, AND MULCHED . (MULCH – STRAW, HYDROSEED MIX, OR BIODEGRADABLE NETTING.) MIXTURES TO BE APPLIED SHALL BE DETERMINED BY OWNER'S REPRESENTATIVES. TOPSOIL TO BE 4" MINIMUM.
3. EXISTING VEGETATION SHALL REMAIN UNDISTURBED WITHIN ALL AREAS OF SITE WHICH DO NOT REQUIRE GRADING.
4. ALL PLANTING BEDS TO RECEIVE 3" MINIMUM BARK MULCH WITH FILTER FABRIC WEED CONTROL OR EQUAL.
5. THIS PLAN IS FOR PLANTING PURPOSES ONLY. REFER TO SITE PLAN FOR DETAILED GRADING AND UTILITY INFORMATION.
6. GUARANTEE:
   A. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL:
1. GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT;
2. REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD, PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION;
3. REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED;
4. GUY AND MAINTAIN AS SPECIFIED HEREIN, AT NO ADDITIONAL COST.
   B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER BEGINNING OF THE "GUARANTEE PERIOD" SHALL NOT EXTEND THE "GUARANTEE PERIOD" OF THESE PARTICULAR PLANTS; THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE "GUARANTEE PERIOD" SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF REPLACEMENT.
7. APPLICABLE STANDARDS: "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND "STANDARDIZED PLANT NAMES" BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, ARE A PART OF THIS SPECIFICATION. ALL PLANTS SHALL BE NURSERY GROWN, NOT GATHERED IN THE FIELD.

PLANTING NOTE:

PLANTS LISTED IN THE PLANTING SCHEDULE CAN BE SUBSTITUTED FOR SIMILAR SPECIES OF THE SAME SIZE WITH THE APPROVAL OF THE OWNER/DEVELOPER AND/OR PROJECT LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION NOTE:

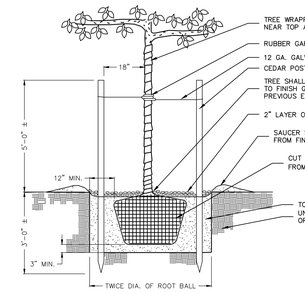
ALL PAVEMENT, AND GRAVEL BASE SHALL BE REMOVED FROM PROPOSED PLANTING BEDS AREAS. COMPACTED SUB BASE MATERIALS SHALL BE DECOMPACTED FOR A DEPTH OF 12". PLANTING BEDS SHALL BE FREE OF ROOTS TILLED TO A DEPTH 12". INCORPORATE 2" OF COMPOST INTO SOIL AND TOP DRESS WITH 3" OF HARDWOOD MULCH.

TOPSOIL NOTE:

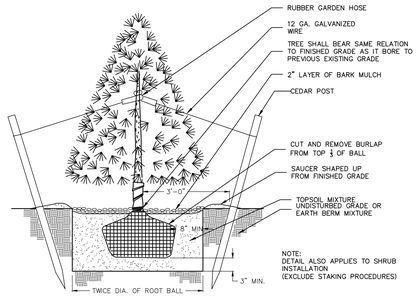
ALL LAWN AREAS OF THE SITE SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL. ALL LANDSCAPE BEDS SHALL RECEIVE A MINIMUM OF 12" OF TOPSOIL. TOP SOIL SHALL HAVE: 2% –20% ORGANIC MATTER PH OF 6–7.6% MAXIMUM PARTICLE SIZE 1.5"

LAWN SEED MIX:

SEED LAWN AREAS WITH GRASS SEED CONTAINING A MINIMUM 20% KENTUCKY BLUE GRASS, 20% FESCUE AND A MAXIMUM OF 20% ANNUAL RYE GRASS. SEED SHALL BE APPLIED AT A RATE OF 7–10 LBS PER 1,000 SF.



1/6 **DECIDUOUS_TREE**
NOT TO SCALE



2/6 **CONIFEROUS_TREE**
NOT TO SCALE

PLANTING SCHEDULE

KEY	COMMON	BOTANICAL	SIZE	NO.	REMARKS
AG	*ROBIN HILL SERVICEBERRY*	*AMELANCHIER GRANDIFLORA*	*2.5"–3.0" CAL.*	*33*	*B&B*
AR	*ARMSTRONG RED MAPLE*	*ACER RUBRUM "ARMSTRONG"*	*2.5"–3.0" CAL.*	*35*	*B&B*
AS	*SUGAR MAPLE*	*ACER SACCHARUM*	*2.5"–3.0" CAL.*	*26*	*B&B*
CA	*WEEPING BLUE ATLAS CEDAR*	*CEDRUS ATLANTICA GLAUCA PENDULA*	*6'–7' HT.*	*36*	*B&B*
CB	*PYRAMIDAL EUROPEAN HORNBEAM*	*CARPINUS BETULUS "FASTIGIATA"*	*2.5"–3.0" CAL.*	*26*	*B&B*
GP	*ORNAMENTAL GRASS OR PERENNIAL*	*VARIOUS SPECIES*	*12"–18" HT.*	*48*	*CG*
HP	*QUICK FIRE HYDRANGEA*	*HYDRANGEA PANICULATA "QUICK FIRE"*	*#7 CONTAINER*	*20*	*CG*
PA	*NORWAY SPRUCE*	*PICEA ABIES*	*5'–6' HT.*	*31*	*B&B*
PB	*BLOODGOOD LONDON PLANE*	*PLATANUS ACERIFOLIA 'BLOODGOOD'*	*2.5"–3.0" CAL.*	*36*	*B&B*
PO	*COMMON NINEBARK*	*PHYSOCARPUS OPULIFOLIUS*	*36"–42" HT.*	*16*	*CG*
PS	*EASTERN WHITE PINE*	*PINUS STROBUS*	*5'–6' HT.*	*26*	*B&B*
TC	*GREENSPIRE LINDEN*	*TILIA CORDATA*	*2.5"–3.0" CAL.*	*28*	*B&B*
TM	*SPREADING YEW*	*TAXUS X MEDIA "DENSIFORMIS"*	*18"–24" HT.*	*52*	*B&B*
TS	*GLOBE ARBORVITAE*	*THUJA OCCIDENTALIS SMARAGD*	*18"–24" HT.*	*68*	*CG*
VD	*ARROWWOOD VIBURNUM*	*VIBURNUM DENTATUM*	*4'–5' HT.*	*30*	*CG*

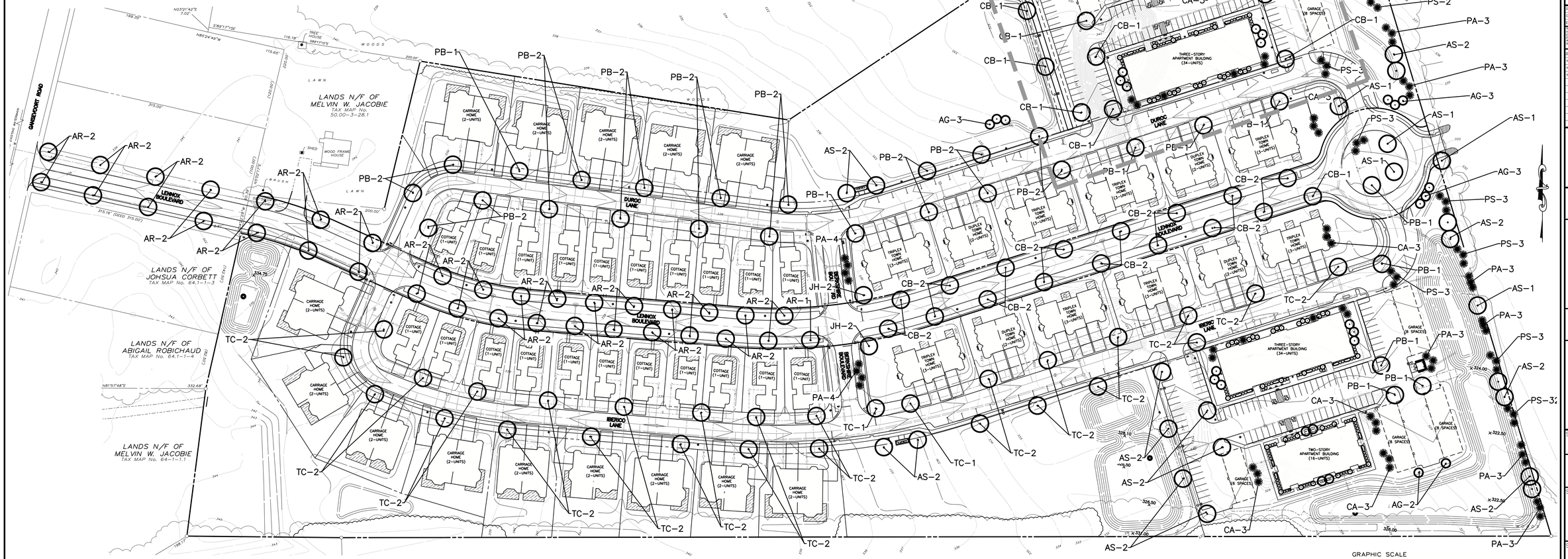
PLANTING NOTE:
PLANTS LISTED IN THE PLANTING SCHEDULE CAN BE SUBSTITUTED FOR SIMILAR SPECIES OF THE SAME SIZE WITH THE APPROVAL OF THE OWNER/DEVELOPER AND/OR PROJECT LANDSCAPE ARCHITECT.

SHOULD A SUBSTITUTION BE OFFERED, THE DESIGN PROFESSIONAL SHALL BE NOTIFIED TO CONFIRM THAT THE SUBSTITUTED SPECIES ARE NOT REGULATED OR PROHIBITED SPECIES AS IDENTIFIED BY THE NYDEC PART 575 INVASIVE SPECIES REGULATIONS.

SOIL RESTORATION:

AS PER CHAPTER 5 OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, SOIL RESTORATION IS REQUIRED ON THIS SITE IN ALL NON–IMPERVIOUS AREAS ONCE FINAL SUBGRADE ELEVATION IS ACHIEVED. IN AREAS OF CUT OR FILL THE SOILS SHALL BE AERATED AND 6 INCHES OF TOPSOIL SHALL BE APPLIED. IN AREAS OF HEAVY CONSTRUCTION TRAFFIC (ESPECIALLY IN AREAS 5 TO 25 FEET FROM BUILDING, BUT NOT WITHIN 5 FEET OF FOUNDATION WALLS) THE FOLLOWING RESTORATION MUST BE APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT–MOUNTED RIPPER, TRACTOR–MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SOIL.
3. ROCK–PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF 4 INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLAN.



GRAPHIC SCALE
60 50 40 30 20 10 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS
11–29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

TAX MAP IDs: 50.–3–28.2, 64.–1–54
FEBRUARY 11, 2025

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL (I.E.) ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, ETC.) IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TRE RESPONSE TO COMMENTS	05/16/2025	JAC
TRE RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE:
1" = 60'

NOT FOR CONSTRUCTION

SHEET TITLE:
PLANTING PLAN

SHEET:
14 of 21

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\A-Z\JACOBIE'S PARKSIDE FARM\Moreau\Clairemont Road\CSD - Jacobie's\01_Master Plans\Civil\dwg\Detailed Plans\SHEET\SITE_PLAT_JACOBIE.dwg Jun 26, 2025 02:32:03PM

EROSION AND SEDIMENT CONTROL LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP
- EROSION CONTROL BLANKET
- FILTER SOX INLET PROTECTION
- TEMPORARY SILT FENCE
- STONE CHECK DAM

SOIL RESTORATION:

AS PER CHAPTER 5 OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, SOIL RESTORATION IS REQUIRED ON THIS SITE IN ALL NON-IMPERVIOUS AREAS ONCE FINAL SUBGRADE ELEVATION IS ACHIEVED. IN AREAS OF CUT OR FILL THE SOILS SHALL BE AERATED 6 AND 8 INCHES OF TOPSOIL SHALL BE APPLIED. IN AREAS OF HEAVY CONSTRUCTION TRAFFIC (ESPECIALLY IN AREAS 5 TO 25 FEET FROM BUILDING, BUT NOT WITHIN 5 FEET OF FOUNDATION WALLS) THE FOLLOWING RESTORATION MUST BE APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER. MIXING, AND CIRCULATING AIR AND COMPOST INTO SOIL.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF 4 INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES
5. VEGETATE AS REQUIRED BY APPROVED PLAN.

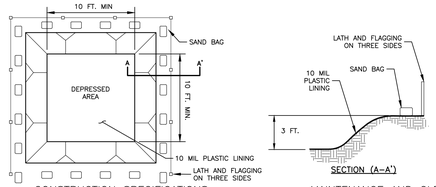
EROSION AND SEDIMENT CONTROL AND STABILIZATION MEASURES, MAINTENANCE AND INSPECTION PRACTICES:

1. THE FOLLOWING IS A LIST OF EROSION AND SEDIMENT CONTROLS TO BE USED ON THIS SITE DURING CONSTRUCTION:

A) STABILIZATION PRACTICES FOR THIS SITE INCLUDE:
- LAND CLEARING ACTIVITIES SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND SHALL PROGRESS AS EARTHWORK IS NEEDED
- FREQUENT WATERING OF EXCAVATION AND FILL AREAS TO MINIMIZE WIND EROSION DURING CONSTRUCTION
- USE OF STABILIZATION FABRIC FOR ALL SLOPES HAVING A SLOPE OF 1V:2H OR GREATER AND FILL SLOPES 1V:3H OR GREATER.
- PERMANENT SEEDING AND PLANTING OF ALL UNPAVED AREAS USING THE HYDROMULCHING GRASS SEEDING TECHNIQUE.

B) STRUCTURAL PRACTICES FOR THIS SITE INCLUDE:
- PERIMETER PROTECTION USING SILT FENCES
- INLET PROTECTION AND OUTLET PROTECTION USING SILT FENCES
- STABILIZED CONSTRUCTION EXIT POINTS

2. THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS AND STABILIZATION MEASURES:
A) ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY.
B) ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF REPAIRS ARE FOUND TO BE NECESSARY, THEY WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
C) BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCES / STRAW BARRIERS WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
D) SILT FENCES WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ETC., TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE SECURELY IN THE GROUND.
E) THE SEDIMENT BASIN, IF PRESENT, WILL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 50 PERCENT OF THE DESIGN CAPACITY.
F) TEMPORARY AND PERMANENT SEEDING AND ALL OTHER STABILIZATION MEASURES WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
G) A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. COPIES OF THE REPORT FORMS TO BE COMPLETED BY THE INSPECTOR ARE INCLUDED IN THIS SWPPP.
H) THE JOB SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR SELECTING AND TRAINING THE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR THESE INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT INSPECTION AND MAINTENANCE REPORTS.
I) PERSONNEL SELECTED FOR THE INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE APPROPRIATE INSTRUCTION FROM THE JOB SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS THAT ARE USED ONSITE IN GOOD WORKING ORDER. THEY WILL ALSO BE TRAINED IN THE COMPLETION OF, INITIATION OF ACTIONS REQUIRED BY, AND THE FILING OF THE INSPECTION FORMS. DOCUMENTATION OF THIS PERSONNEL TRAINING WILL BE KEPT ON SITE WITH THE SWPPP.
J) DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING STORMWATER SYSTEMS.
K) REPORT TO THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION WITHIN 24 HOURS ANY NONCOMPLIANCE WITH THE SWPPP THAT WILL ENDANGER PUBLIC HEALTH OR THE ENVIRONMENT. FOLLOW UP WITH A WRITTEN REPORT WITHIN 5 DAYS OF THE NONCOMPLIANCE EVENT.



CONSTRUCTION SPECIFICATIONS

1. CONCRETE WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF FIFTY FEET (50') FROM SENSITIVE AREAS.
2. THE BASIN DIMENSIONS DEPICTED ABOVE ARE REQUIRED MINIMUMS. CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE ENERATED BY WASHOUT OPERATIONS. (APPROXIMATELY 60 GALLONS OF WASTE AND WATER PER TRUCK).
3. PLASTIC LINING MATERIAL SHALL BE A MINIMUM 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
4. WASHOUT FACILITY MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.

MAINTENANCE AND CLEANING

1. DO NOT DISCHARGE LIQUID OR SLURRY TO WATERWAYS, STORM DRAINS OR DIRECTLY ONTO GROUND.
2. DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL.
3. PLACE A SECURE NON COLLAPSING, NON-WATER COLLECTING COVER OVER THE FACILITY PRIOR TO PREDICTED WET WEATHER TO PREVENT ACCUMULATION AND OVERFLOW.
4. REMOVE AND DISPOSE OF HARDEN CONCRETE AND RETURN THE STRUCTURE TO A FUNCTIONAL STATE.
5. INSPECT THE WASHOUT FACILITY FOR SIGNS OF WEAKENING OR DAMAGE AND REPAIR AS NECESSARY(RELINE THE STRUCTURE WITH NEW POLY SHEETING AFTER EACH CLEANING).

1 / 15 CONCRETE WASHOUT FACILITY
NOT TO SCALE

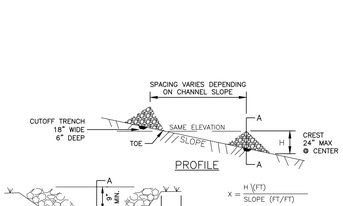
2 / 15 EROSION CONTROL BLANKET
NOT TO SCALE

ADDITIONAL EROSION CONTROL AND GRADING NOTES:

1. **MINIMAL EROSION CONTROL DEVICES ARE ILLUSTRATED ON SITE PLAN IN A SCHEMATIC MANNER BASED ON NY STATE GUIDELINES FOR EROSION AND SEDIMENT CONTROL. IT WILL BE NECESSARY TO ADJUST THE ACTUAL LOCATION AND QUANTITY OF EROSION CONTROL DEVICES DEPENDING ON FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THESE MEASURES AS REQUIRED TO PROTECT THE SITE.**
2. SLOPES SHALL TYPICALLY BE GRADED AT A MAXIMUM OF 3:1 (3 HORIZ. 1 VERT.) WITHIN ALL CUT OR FILL AREAS, UNLESS OTHERWISE DESIGNATED ON PLANS.
3. SEED SHALL BE A COMMERCIALLY AVAILABLE MIXTURE OF PERENNIAL RYE AND UTILITY GRADE FESCUE. PERCENTAGE OF PERENNIAL RYE SHALL NOT EXCEED 50%.
4. SEEDED AREAS SHALL BE FULLY COVERED WITH A LEAN STRAW OR MULCH MATERIAL. IF ORDERED BY THE ENGINEER OR MUNICIPALITY, A BIODEGRADABLE NETTING (E.G., EXCELSIOR BLANKET, COIR GEOTEXTILE) SHALL BE ANCHORED OVER SEEDED AREAS WHICH DEMONSTRATE "RILLING" OR OTHER EROSION PROCESSES.
5. TOPSOIL AND SEED SHALL BE REAPPLIED TO ANY AREAS WHICH FAIL TO ESTABLISH AS A RESULT OF INITIAL APPLICATION.
6. SILT FENCE BARRIERS SHALL BE PLACED WITHIN ALL AREAS OF EXPOSED SLOPES TO CONTROL SOIL EROSION DURING AND AFTER CONSTRUCTION.
7. EROSION CONTROL (ERO-MAT) OR APPROVED EQUAL, SHALL BE INSTALLED ON ALL 2:1 SLOPES AN ORGANIC FIBER PROTECTIVE MAT, HALF INCH LAYER OF CHOPPED STRAW, KNITTED INTO A RUGGED MAT WITH A THIN NETTING OF PHOTODEGRADABLE POLYPROPYLENE. SECURE MAT TO SLOPE WITH 6" STEEL U-SHAPED STABLES, 2 STAPLES PER SQUARE YARD, OR AS PER MANUFACTURER'S INSTRUCTIONS.
8. STREAM REACHES ON-SITE AND DOWNSTREAM OF CONSTRUCTION SHALL NOT HAVE SUBSTANTIAL VISIBLE CONTRAST RELATIVE TO COLOR, TASTE, ODOR, TURBIDITY AND SEDIMENT DEPOSITION FROM THE REACHES UPSTREAM OF THE CONSTRUCTION ACTIVITY.
9. VEHICULAR ACCESS POINTS SHALL BE MONITORED AND INSPECTED AT THE SAME FREQUENCY AS EROSION CONTROL FEATURES TO INSURE THAT DEPOSITS OF SAND, SILT OR OTHER MATERIAL IS NOT BEING DEPOSITED ON PUBLIC ROADWAYS. IN THE EVENT ANY SIGNIFICANT DEPOSITS OCCUR THEY SHALL BE CLEANED UP IMMEDIATELY.
10. KEEP ALL CONSTRUCTION EQUIPMENT, TOPSOIL STOCKPILES AND ANY TEMPORARY/PERMANENT GRAVEL AREAS OFF FUTURE SEPTIC AREAS.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

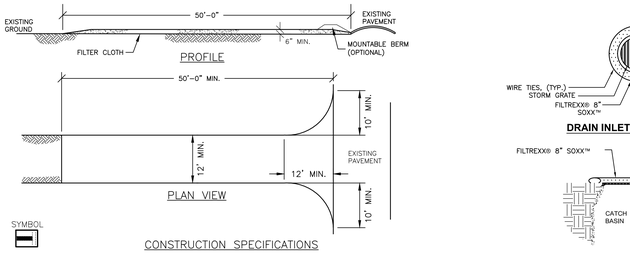
1. CONSTRUCT TEMPORARY CONSTRUCTION EXITS AT LOCATIONS SHOWN.
2. INSTALL PERIMETER SILT FENCES AND TEMPORARY SEDIMENT BASIN IN THE LOCATIONS SHOWN AND OTHER LOCATIONS AS NECESSARY TO STABILIZE THE SITE.
3. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY AS NEEDED WHERE BUILDING IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
4. FREQUENT WATERING OF THE EXCAVATION AND FILL AREAS SHALL BE DONE TO MINIMIZE WIND EROSION.
5. COMMENCE SITE GRADING AND CONSTRUCTION.
6. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
7. INSTALL PROTECTIVE SILT FENCES / BARRIERS AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
8. FINALIZE PAVEMENT SUBGRADE PREPARATION.
9. CONSTRUCT ALL CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION BARRIERS MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIPRAP AT LOCATIONS SHOWN ON THE PLANS.
10. REMOVE DROP INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
12. CARRY OUT FINAL GRADING AND SEEDING AND PLANTING
13. REMOVE SILT FENCING ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.
14. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS (THESE AREAS ARE TO BE PAVED LAST).



CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SINGLE CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOW OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LONER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. MAXIMUM DRAINAGE AREA 2 ACRES.

3 / 15 CHECK DAM
NOT TO SCALE



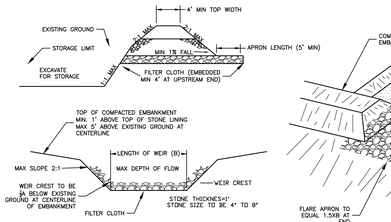
CONSTRUCTION SPECIFICATIONS

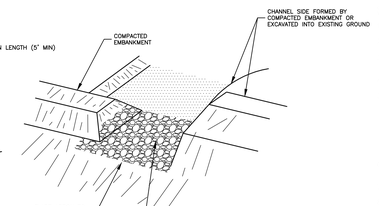
1. STONE SIZE – USE 2" CRUSHED STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS EFFECTIVE BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX(6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER 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.
5. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL 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, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

4 / 15 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

TRAFFIC ACCESS NOTE:

1. CONTRACTOR MUST ALLOW VEHICLE AND PEDESTRIAN ACCESS FROM GANSEVOORT ROAD TO MOREAU RECREATIONAL PARK THROUGHOUT CONSTRUCTION. CONTRACTOR MUST COORDINATE WITH THE TOWN OF MOREAU AND FIRE DEPARTMENT TO DETERMINE AN EFFICIENT ACCESS PLAN AND TO MINIMIZE TRAFFIC DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.





CONSTRUCTION SPECIFICATIONS

1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE 5 FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
3. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER
4. EXCAVATION OF THE TOP OF ANY DIKE DIRECTLY UNDER WATER INTO THEM MUST BE AS DEEP OR EXCEED THE HEIGHT OF THE EMBANKMENT
5. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LOWEST ADJACENT CREST
6. COMMENCE SITE GRADING AND CONSTRUCTION. BE PLACED UNDER THE ENTIRE MID CREST OF THE OUTLET CHANNEL PRIOR TO TO PLACEMENT IN STONE SECTIONS OF FABRIC MUST OVERLAP AT LEAST 1 FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OUTLET CHANNELS.
7. STONE USED IN THE OUTLET CHANNEL SHALL BE A TO 8 INCH RIP-RAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED 1-FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OUTLET CHANNEL.
8. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO ½ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH AN MANNER IT WILL NOT ERODE.
9. THE STRUCTURE SHALL BE REPAIRED AFTER EACH RAIN AND AS NEEDED
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER EROSION AND WATER POLLUTION ARE MINIMIZED
11. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED
12. DRAINAGE FOR THIS AREA IS LIMITED TO 15 ACRES OR LESS

5 / 15 STONE OUTLET SEDIMENT TRAP
NOT TO SCALE

DESIGN CALCULATIONS: (#1, #2, #3, #4, #5, #6)
CONTRIBUTING AREA = 3.4/3.7/2.4/4.1/7.6/11.8 ACRES
MIN SIZE = 3,600 CF/ACRE
MIN SIZE = **12,240 CF/13,320 CF/8,640 CF/14,760 CF/27,360 CF/42,480 CF**

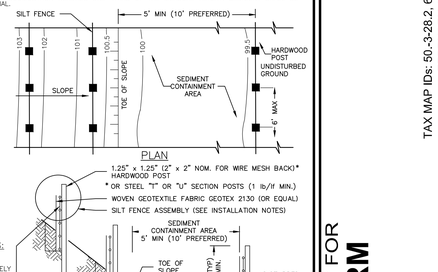
CONTRIBUTING AREA (ACRES)	DEPTH OF CHANNEL (A) (FT)	LENGTH OF WEIR (B) (FT)
1	1.5	4.0
2	1.5	5.0
3	1.5	6.0
4	1.5	10.0
5	1.5	12.0
6	1.5	14.0
7	1.5	16.0
8	2.0	10.0
9	2.0	10.0
10	2.0	12.0

SILT FENCE GENERAL NOTES:

1. SILT FENCE SHALL BE PLACED A MINIMUM OF 5 FT. FROM TOE OF SLOPE, 10 FT. PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1.25"x1.25" (MINIMUM) HARDWOOD, TYPICALLY, FOR WIRE MESH BACK USE 2"x2" NOM. HARDWOOD, OR STEEL "T" OR "U" POSTS (1lb per ft). SILT FENCE SHALL BE WOVEN GEOTEXTILE FABRIC(GEOTEX 2130 OR EQUAL).
3. SILT FENCE ASSEMBLIES MAY HAVE 4 FT. OR 6 FT. POST SPACING, AND MAY OR MAY NOT HAVE MESH REINFORCEMENT. SENSITIVE AREAS TO BE PROTECTED MAY NEED TO BE REINFORCED BY USING HEAVY WIRE FENCING FOR ADDED SUPPORT TO PREVENT COLLAPSE.
4. THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 6" BELOW GROUND. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
5. MAXIMUM ALLOWABLE SLOPE LENGTH CONTRIBUTING RUNOFF TO A SILT FENCE PLACED ON A SLOPE ARE:

SLOPE STEEPNESS	MAXIMUM LENGTH (ft.)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

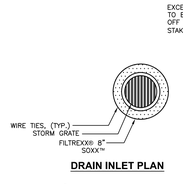
6. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ¼ ACRE PER 100 FEET OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5 FEET BEHIND THE FENCE; AND EROSION WOULD OCCUR IN THE FORM OF SHEET EROSION; AND THERE IS NO CONCENTRATION OF WATER FLOWING TO THE BARRIER.
7. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF .5" OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
8. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-THIRD OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.



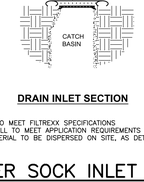
SILT FENCE INSTALLATION NOTES:

1. GEOTEXTILE FABRIC AND WOVEN WIREMESH TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACES EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

8 / 15 SILT FENCE
NOT TO SCALE



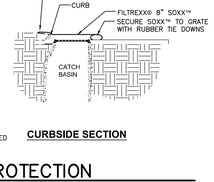
DRAIN INLET PLAN



DRAIN INLET SECTION

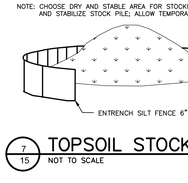
NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS
3. COMPOSED MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



CURBSIDE SECTION

6 / 15 FILTER SOCK INLET PROTECTION
NOT TO SCALE



CURBSIDE PLAN

7 / 15 TOPSOIL STOCKPILE
NOT TO SCALE

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-7421 edpllp.com

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

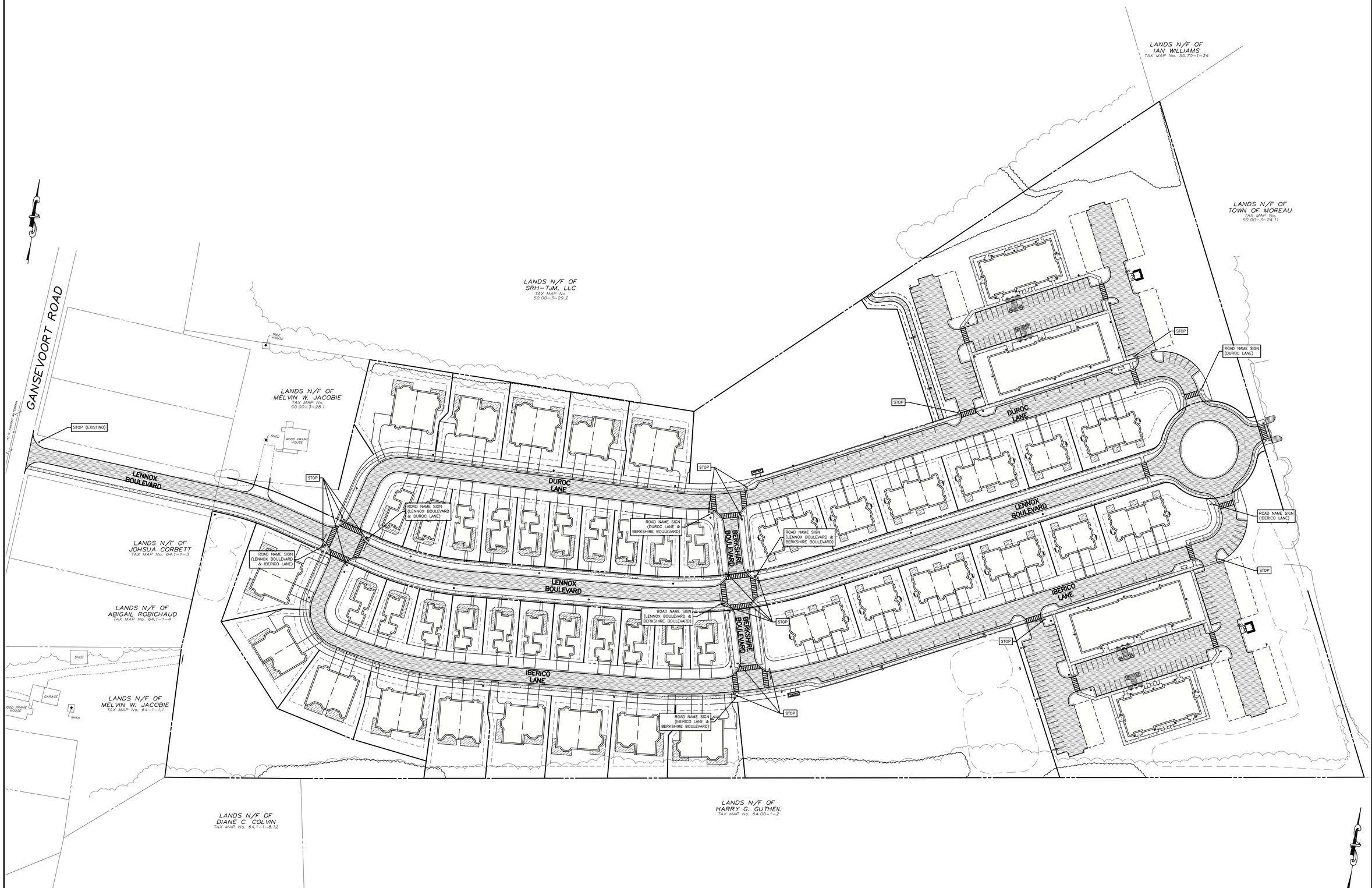
PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS
11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNT

SIGN LEGEND – PHASE 3			
SYMBOL	SIGN	MUTCD DESIGNATION	QUANTITY
• STOP	"STOP" SIGN	R1-1	18
• ROAD	ROAD NAME SIGN	D3-1	14

KEY

PROPOSED SIGN

PROPOSED MAIL KIOSK



GRAPHIC SCALE

60 50 40 30 20 10 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-1421
edpllp.com

PROPOSED RESIDENTIAL COMMUNITY FOR

JACOBIE'S PARKSIDE FARM

CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12648

NO ALTERATION OF THESE DOCUMENTS IN ANY WAY UNLESS DONE UNDER THE DIRECT SUPERVISION OF AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR SURVEYOR FOR A SURVEY. IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THESE DOCUMENTS IN ANY WAY, REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	02/11/2025	JAC
TOS RESPONSE TO COMMENTS	05/16/2025	JAC
TOS RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE:
1" = 60'

NOT FOR CONSTRUCTION

SHEET TITLE:
SIGNAGE PLAN

SHEET:
16 of 21

C:\WORK\EJEB\Environmental Design Partnership\SharePoint Site - Documents\0 AJCSAVATOGA\Moreau\Cerronevort Road\520 - Jacobs\001_Master Plans\05-dwg\Detailed Plans\SHEET1001_JSASPLN_JACOBIE.dwg Jun 26, 2025 02:32:41 PM

GENERAL NOTES:

THE ENVIRONMENTAL DESIGN PARTNERSHIP IS NOT RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS AND FILING OF ALL MAPS.

CONTRACTOR TO ARRANGE A PRECONSTRUCTION CONFERENCE WITH THE ENVIRONMENTAL DESIGN PARTNERSHIP AND MUNICIPALITY PRIOR TO CONSTRUCTION.

FIELD ADJUSTMENTS MUST BE APPROVED BY THE ENVIRONMENTAL DESIGN PARTNERSHIP AND THE MUNICIPALITY'S ENGINEER PRIOR TO CONSTRUCTION.

CONTRACTOR IS TO VERIFY THAT ALL NECESSARY WORK PERMITS AND EASEMENTS ARE IN PLACE PRIOR TO COMMENCEMENT OF WORK.

THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AND TAKE ALL SPECIAL TEMPORARY AND PERMANENT PRECAUTIONS NECESSARY TO ENSURE A STABLE AND SECURE JOB.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY TOWN, COUNTY OR STATE HIGHWAY CUT PERMITS.

THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND EASEMENTS PRIOR TO CONSTRUCTION AND BECOME FAMILIAR WITH THE CONDITIONS OF EACH PERMIT.

THE CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS, AND DRIVEWAYS.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RIGHT-OF-WAY PROPERTY LINES PRIOR TO CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES SUCH AS GAS, POWER, TELEPHONE, CABLE TV, WATER, SEWER, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

AS PER NYS INDUSTRIAL CODE 53: CONTRACTOR TO CALL DIG SAFELY NEW YORK, INC. AT 1-800-962-7962 TO LOCATE BURIED CABLES OR OTHER UNDERGROUND UTILITIES NO LESS THAN TWO OR MORE THAN TEN WORKING DAYS PRIOR TO DIGGING, DRILLING, EXCAVATING, DRIVING POSTS, ETC.

CONTRACTOR MUST VERIFY THE ACCEPTABILITY OF ALL CONSTRUCTION MATERIALS WITH MUNICIPALITY'S ENGINEER PRIOR TO ORDERING.

INSTALLATION AND MATERIAL SPECIFICATIONS FOR STORM SEWER, SANITARY SEWER, WATER SERVICE CONNECTIONS SHALL CONFORM TO THE MUNICIPALITY'S STANDARD DETAILS AND REQUIREMENTS. INSTALLATION PROCEDURES AND MATERIALS MUST BE VERIFIED WITH MUNICIPALITY PRIOR TO CONSTRUCTION.

ANY EXISTING STORM SEWERS AND UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND FOR INFORMATION ONLY. THE CONTRACTOR SHALL HAVE THEIR EXACT LOCATION CHECKED AT THE SITE BEFORE CONSTRUCTION BEGINS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING PIPE INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES WHICH RESULT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, GRADES, PIPE INVERTS AND ELEVATIONS AND REVIEW WITH CONSULTANT BEFORE CONSTRUCTION.

ALL EXCAVATION TO MEET OSHA AND NYS DOT SAFETY REGULATIONS AND STANDARDS.

THE CONTRACTOR SHALL FILL IN, AND RE-EXCAVATE, AS NECESSARY TO RESUME WORK, ANY EXCAVATIONS OR TRENCHES AT LOCATIONS AND AS OFTEN AS MAY BE REQUIRED TO ENSURE PROTECTION OF THE WORK, ANY ADJACENT EXISTING FACILITIES, OR THE PUBLIC.

THE CONTRACTOR SHALL CLEAN UP THE JOB SITE DAILY BEFORE LEAVING THE JOBSITE. ALL RUBBISH MUST BE CLEANED UP AND CONSTRUCTION EQUIPMENT MUST BE PROPERLY TAKEN CARE OF AND STORED AT THE END OF THE DAY.

CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY DURING CONSTRUCTION.

THE CONTRACTOR SHALL FURNISH ALL FLAGMEN AND SIGNS, DELINEATORS, BARRIERS, AND DEVICES NECESSARY FOR TRAFFIC CONTROL DURING ANY EARTH-MOVING OPERATION OR OTHER CONSTRUCTION ACTIVITY WHICH INVOLVES PUBLIC HIGHWAYS.

ALL TRAFFIC SIGNS, CONTROL DEVICES AND INFORMATIONAL ITEMS, IF DISTURBED DURING CONSTRUCTION WITHIN CONTRACT LIMIT LINES, SHALL BE RELOCATED AS PER APPROVAL OF MUNICIPALITY.

RESTORATION OF PAVEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPLACE AND RESTORE PAVEMENT WITH MATERIAL TO A CONDITION EQUAL TO OR BETTER THAN PRECONSTRUCTION CONDITIONS. ALL PAVEMENT AND RIGHT-OF-WAY RESTORATION WORK TO BE DONE TO THE SATISFACTION OF THE STATE, COUNTY OR LOCAL MUNICIPAL HIGHWAY DEPARTMENT.

CONTRACTOR SHALL RESTORE ALL LAWNS, DRIVEWAYS, WALKS, WALLS, CURBS, FENCES, ETC. TO A CONDITIONS AT LEAST AS GOOD AS THEY WERE BEFORE BEING DISTURBED.

BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. SHRUBS AND HEDGES THAT MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED OR REPLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED ITEMS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

POSTS, MAILBOXES, ETC. SHALL BE PROTECTED, OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. DAMAGED ITEMS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

IT MAY BE NECESSARY TO TIE OR HOLD BACK UTILITY POLES DURING CONSTRUCTION. THIS SHOULD BE ACCOMPLISHED IN COOPERATION WITH UTILITY COMPANIES.

NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENTS OR R.O.W. AS SHOWN.

CONTRACTOR TO COMPLY WITH ALL OSHA AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION (PROPER SHORING, ETC.).

SIDE SLOPES GREATER THAN 1:3 WILL REQUIRE GUIDE RAILS (1-FOOT VERTICAL, 3-FOOT HORIZONTAL).

ALL SITE WORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. WHERE ACCESS OR WORK OUTSIDE OF PROPERTY BOUNDARY IS NECESSARY, THE PERMISSION OF ADJOINING PROPERTY OWNER MUST FIRST BE OBTAINED.

SITE SURVEYOR TO VERIFY ELEVATIONS OF EXISTING ROAD CENTERLINE AND SHOULDER PRIOR TO COMMENCING WORK. CONTRACTOR IS TO CONFIRM THIS WITH SITE SURVEYOR.

WHERE APPROPRIATE, SITE LAYOUT AND GRADING WORK SHALL BE COMPLETED BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. LANDSCAPE ARCHITECT SHALL APPROVE ALL LAYOUT WORK PRIOR TO CONSTRUCTION.

CONTRACTOR TO NOTIFY ENGINEER AFTER ROUGH GRADING IS COMPLETED. FINISH GRADES TO BE ADJUSTED IN THE FIELD AFTER INITIAL GRADING IS COMPLETED. ALL CHANGES IN PROPOSED GRADES TO BE APPROVED BY OWNER AND ENGINEER.

ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PAVED SHALL BE TOPSOILED AND SEEDED.

ALL PHYSICAL FEATURES INCLUDING SIDEWALKS, CURBING, DECKS, LAMPS, STAIRS, ETC. WITHIN FIVE FEET OF EXTERIOR BUILDING WALLS AND CANOPY OVERHANGS ARE TO BE CONSTRUCTED PER ARCHITECTURAL PLANS. IT IS NOT THE INTENT OF THESE DOCUMENTS TO ADDRESS SUCH DETAILS, WHICH ARE SHOWN ONLY FOR THE PURPOSE OF CONTINUITY BETWEEN THE SITE PLAN AND THE ARCHITECTURAL PLANS.

PROVISIONS FOR STORMWATER COLLECTION AND DRAINAGE PERTAINING TO THE ROOF AND TO PHYSICAL FEATURES WITHIN FIVE FEET OF THE EXTERIOR BUILDING WALLS AND CANOPY OVERHANGS ARE THE RESPONSIBILITY OF THE ARCHITECT.

ALL VERTICAL GRADE CHANGES GREATER THAN 30 INCHES SHALL BE PROVIDED WITH SAFETY BARRIERS AS PER NYS BUILDING CODE (FENCES, RAILINGS, ETC. PER OWNER).

PRELIMINARY PAVEMENT AND SIDEWALK DESIGN SPECIFICATIONS ASSUME EXISTING SUBGRADE CONSISTS OF CLEAN, GRANULAR MATERIAL (SAND & GRAVEL) AND THAT THERE IS NO WATER TABLE INTERFERENCE. PRIOR TO CONSTRUCTION, THE PROJECT OWNER SHALL HAVE THE EXISTING SUBGRADE CONDITIONS EVALUATED BY A GEOTECHNICAL ENGINEER, WHO SHALL DETERMINE FINAL PAVEMENT AND SIDEWALK DESIGN SPECIFICATIONS. THE OWNER ASSUMES ALL RESPONSIBILITY FOR PAVEMENTS AND SIDEWALKS CONSTRUCTED WITHOUT A FINAL DESIGN, SHOULD HE CHOOSE NOT TO HIRE A GEOTECHNICAL ENGINEER.

ROADWAYS AND UNDERGROUND UTILITY TRENCH AREAS SHALL BE CONTROLLED FILLS PREPARED IN GENERAL ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS 203, EXCAVATION AND EMBANKMENT.

FILL AREAS SHALL BE STRIPPED OF SOD, TOPSOIL AND UNSUITABLE MATERIAL AND BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER IN ACCORDANCE WITH NYSDOT 203-3.03.A.

FILLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYSDOT 230-3.03.B, EMBANKMENTS. COMPACTION AND LIFT THICKNESS SHALL BE IN ACCORDANCE WITH NYSDOT 230-3.03.C. UNDERWATER AREAS SHALL BE FILLED WITH SELECT GRANULAR FILL.

CONTROLLED FILL SHALL BE WITH SELECT GRANULAR MATERIAL WITH GRADATION: 100% PASSING 4" SIEVE, 0-70% PASSING #40 AND 0-12% PASSING #200 AND MEET NYSDOT STD SPEC 733-11. FILLS SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" LOOSE THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO 95% MINIMUM OF THE MAXIMUM ASTM SPECIFICATION D1557 DENSITY (MODIFIED PROCTOR). ALL CONTROLLED FILL SHALL BE FREE OF ORGANIC, CLODS AND/OR FROZEN MATERIALS

EMBANKMENT SUBGRADE AREA (TWO FEET BELOW SUBGRADE ELEVATION) SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYSDOT 230-2.02.B., SELECT BORROW AND SELECT FILL, COMPACTED PER 203-3.03.C.

ALL AREAS OF THE SUBGRADE SURFACE WITHIN THE ROADWAY OR OTHER PAVEMENT AREA LIMITS SHALL BE PROOF-ROLLED, WITH UNSTABLE AREAS CORRECTED TO THE SATISFACTION OF THE ENGINEER, PRIOR TO PLACEMENT OF SUBBASE MATERIALS, BOTH EMBANKMENT AND CUT AREAS, IN ACCORDANCE WITH NYSDOT 203-3.03.D & 203-3.02.C.

FILL SPECIFICATIONS ARE CONSIDERED MINIMAL AND ARE SUBJECT TO CHANGE UPON DISCOVERY OF UNFAVORABLE SITE SOIL CONDITIONS AND/OR BY A GEOTECHNICAL ENGINEER RETAINED BY THE DEVELOPER.

SPECIFICATIONS FOR STREET LIGHTING ARE PER TOWN REQUIREMENTS.

ALL GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC SDR-26 HEAVY WALL SEWER PER ASTM D3034, 115 PSI MINIMUM PIPE STIFFNESS FOR BURIAL DEPTHS UP TO 20 FEET.

PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT THE CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM. ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER. ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

WATER AND SEWER SEPARATION REQUIREMENTS:
MINIMUM 18 INCHES VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND ANY EXISTING OR PROPOSED SANITARY AND STORM SEWER AT ALL CROSSINGS, MEASURED OUTSIDE TO OUTSIDE OF PIPES, WITH JOINTS EQUIDISTANT FROM CROSSING POINT, PER NY STATE HEALTH DEPARTMENT REQUIREMENTS. PARALLEL LINES MUST BE SEPARATED A MIN. OF 10 FEET.

WHERE MINIMUM SEPARATIONS CANNOT BE MET, WITH CASE-BY-CASE-APPROVAL FROM NYS DOH:

- NEW SEWERS SHALL BE CONSTRUCTED OF MIN. PR 150 PSI AWWA WATER GRADE MATERIALS AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
- LESS THAN 10 FT. SEPARATION ONLY IF WATER MAIN IS LAID IN A SEPARATION TRENCH OR ON AN EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE GRAVITY SEWER. WHERE FORCE AND GRAVITY SEWERS PRE-EXIST: THE WATER MAIN SHALL BE INSTALLED WITHIN A PROTECTIVE CASING PIPE, CONSTRUCTED OF MIN. PR 150 PSI AWWA WATER GRADE MATERIALS, AND EXTEND 10 FT. MIN. ON BOTH SIDE OF THE SEWER BEING CROSSED OR, WHERE PARALLEL, TO A POINT WHERE THE LINES ARE SEPARATED BY 10 FT.
- WHERE A WATER MAIN AND/OR WATER WELLS PRE-EXIST AND A FORCE MAIN IS BEING CONSTRUCTED: THE FORCE MAIN SHALL BE INSTALLED WITHIN A PROTECTIVE CASING PIPE, CONSTRUCTED OF MIN. PR 150 PSI AWWA WATER GRADE MATERIALS, AND EXTEND 10 FT. MIN. ON BOTH SIDES OF THE WATER MAIN BEING CROSSED; WHERE PARALLEL, TO A POINT WHERE THE LINES ARE SEPARATED BY 10 FT.; OR TO A POINT WHERE THE ENDS OF THE CASING PIPE ARE 150 FT. MIN. FROM ANY WATER WELL.

CONTRACTOR TO VERIFY THE ELEVATION OF THE EXISTING WATER MAIN, TO AVOID CONFLICTS, PRIOR TO CONSTRUCTING OTHER UTILITIES.

ALL NEW WATER MAIN WORKS ARE TO BE HYDROSTATICALLY TESTED AT 150 PSIG MIN. (AS MEASURED AT THE LOWEST POINT) IN ACCORDANCE WITH AWWA STANDARDS: C600-17 FOR DUCTILE IRON PIPE; MANUAL M23 FOR PVC; AND MANUAL M55 FOR PE. RESULTS TO BE SUBMITTED TO MUNICIPAL ENGINEER. MODIFICATIONS TO EXISTING WORKS SHALL BE VISUALLY TESTED FOR LEAKS UNDER NORMAL WORKING PRESSURE PRIOR TO BACKFILL.

ALL WATER MAIN WORKS SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C651-14 (SEE DISINFECTION PROCEDURE ON WATER DETAIL SHEET). RESULTS TO BE SUBMITTED TO THE MUNICIPAL ENGINEER.

POTABLE WATER MAIN PIPE TO BE:

- BLUE-COLORED PVC DR-18 AWWA C-900

POTABLE WATER SERVICE TUBING TO BE:

- TYPE K COPPER

ALL PLASTIC WATER MAIN AND WATER SERVICE TUBING SHALL BE BURIED WITH TRACER WIRE SECURED TO THE PIPE WITH GORILLA TAPE. BLUE-COLORED #10 BY KRIS-TECH WIRE CO. MAIN BRANCHES AND SERVICE CONNECTIONS SHALL BE MADE WITHOUT CUTTING THE MAIN WIRE, USING 3-WAY DIRECT-BURY LUGS WITH SILICONE GEL ENCAPSULATOR; SPLICES AT ROLL ENDS SHALL BE MECHANICALLY AND ELECTRICALLY FASTENED BY TYING WIRE IN A KNOT AND CONNECTING EXPOSED CONDUCTORS IN SILICONE GEL TWIST ENCAPSULATORS. DIRECT-BURY TRACER WIRE CONNECTORS SUCH AS DRYCONN CONNECTORS BY COPPERHEAD INDUSTRIES, LLC. TRACER WIRE SHALL BE BROUGHT UP 12" MIN. ABOVE GRADE ON THE OUTSIDE OF ALL HYDRANTS, GATE & CURB BOXES.

ALL WATER PIPE SHALL HAVE 6-INCH WIDE, BLUE-COLORED PLASTIC WATER UTILITY I.D. MARKING TAPE BURIED ON TOP OF THE COMPACTED INITIAL PIPE BACKFILL, 12" MIN. ABOVE THE PIPE.

THRUST BLOCKING TO COMPLY WITH THE MUNICIPAL STANDARDS. THRUST BLOCKS TO BE CAST-IN-PLACE CONCRETE MIN. 3,000 PSI (SEE DETAIL).

ALL STORM SEWER PIPE TO BE DUAL WALL HIGH-DENSITY POLYETHYLENE WITH SMOOTH INTERIOR AND ANNULAR CORRUGATED EXTERIOR. PIPE JOINTS ARE TO BE SILT-TIGHT WITH EITHER INTEGRAL BELL & SPIGOT JOINTS WITH RUBBER GASKETS MEETING ASTM F477, SILT-TIGHT PREMIUM BAND COUPLERS WITH RUBBER GASKETS OR STANDARD BAND COUPLERS WRAPPED WITH NON-WOVEN GEOTEXTILE FABRIC 4-FEET WIDE AND OVERLAPPED AT EACH END. WATERTIGHT JOINTS ARE REQUIRED WHERE PE PIPE IS SPECIFIED FOR SMA BASIN INLET PIPE AND FITTINGS.

CATCH BASIN GRATES ARE TO BE BICYCLE SAFE.

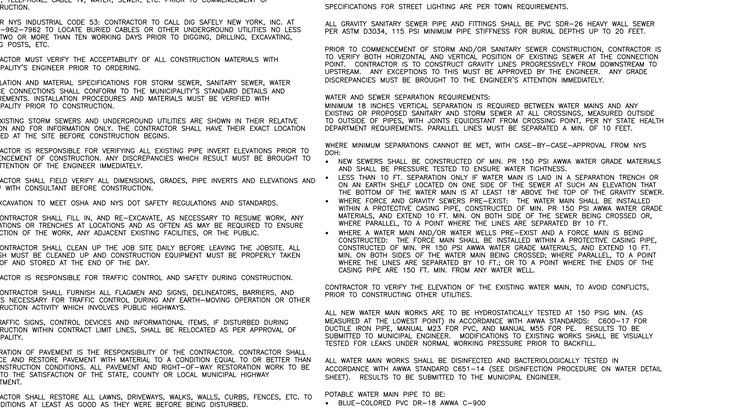
THE INFORMATION REPRESENTED WITHIN THESE DOCUMENTS DOES NOT IMPLY ANY CONTRACT WITH, OR OBLIGATION FOR, PERFORMING ANY OR ALL TOWN, COUNTY, OR STATE REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION OR PURSUANT TO OBTAINING CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SERVICES, IF PERFORMED BY THIS OFFICE, SHALL BE ESTABLISHED BY SEPARATE CONTRACT.

IN THE EVENT THAT THE CONSTRUCTION STAKEOUT AND INSPECTION OF THE WORK IS NOT PERFORMED BY THE ENVIRONMENTAL DESIGN PARTNERSHIP (EDP), EDP WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS, COSTS, EXPENSES OR LIABILITY OF WHATEVER KIND AND NATURE RESULTING FROM FIELD CHANGES AND/OR ERRORS WHICH EDP WOULD OTHERWISE HAVE HAD AN OPPORTUNITY TO CHECK AND CORRECT WERE THEY IN A POSITION TO CONTROL THE PROJECT THROUGH STAKEOUT AND INSPECTION.

CLAIMS MADE AGAINST CONSULTANT FOR SURVEY STAKEOUT ERRORS WILL BE HONORED ONLY IF CONSULTANT IS NOTIFIED FOR VERIFICATION OF THE ERROR IMMEDIATELY UPON DISCOVERY AND BEFORE ANY CONTROL STAKES ARE DISTURBED. IF, AFTER VERIFICATION, IT IS DETERMINED THAT NO STAKEOUT ERROR OCCURRED, THE CLIENT SHALL REIMBURSE THE CONSULTANT FOR ADDITIONAL EXPENSES INCURRED FOR SUCH VERIFICATION.

ALL ERRORS, OMISSIONS AND DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENVIRONMENTAL DESIGN PARTNERSHIP IMMEDIATELY UPON DISCOVERY, OTHERWISE, THE ENVIRONMENTAL DESIGN PARTNERSHIP WILL ACCEPT NO RESPONSIBILITY.

INSPECTION SERVICES BY THE ENVIRONMENTAL DESIGN PARTNERSHIP ARE NOT SUPERVISORY. ACCORDINGLY, THE ENVIRONMENTAL DESIGN PARTNERSHIP CAN NEITHER GUARANTEE THE PERFORMANCE OF THE CONSTRUCTION CONTRACTS BY CONTRACTORS NOR ASSUME RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO FURNISH AND PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



NOTES:

1.) SHOULD AN UNSUITABLE SUBGRADE BE ENCOUNTERED, CONTRACTOR TO NOTIFY TOWN OF MOREAU HIGHWAY SUPERINTENDENT, AND CONSULT A GEOTECHNICAL ENGINEER TO PRODUCE A SUITABLE ROAD BASE.

2.) THICKNESS OF ALL COURSES SHOWN ON THE DRAWINGS ARE COMPACTED THICKNESS

3.) ALL MATERIALS SHALL CONFORM TO NYSDOT, SECTION 400.

4.) CONSTRUCT ASPHALT PAVEMENT IN ACCORDANCE WITH NYSDOT SECTION 401-3

5.) BITUMINOUS TACK COAT SHALL BE APPLIED BETWEEN PAVEMENT COURSES IF MORE THAN 48 HOURS HAS ELAPSED BETWEEN PLACEMENT OF COURSES. TACK COAT WHEN USED SHALL BE APPLIED PER NYSDOT SECTION 407-2 AT APPLICATION RATE OF .05 - .10 GAL./SY.

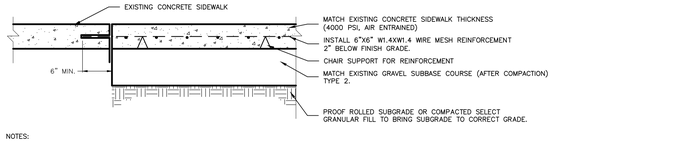
6.) ALL UTILITY CROSSINGS (ELECTRIC, CABLE, GAS, ETC) TO BE INSTALLED IN CONDUIT

SCHEDULE INSPECTION NOTES PER 124.65 IN TOWN CODE BOOK:

CONTRACTOR MUST FOLLOW THE SCHEDULE FOR INSPECTIONS FOR EACH PHASE OF ROAD CONSTRUCTION, NEW ROAD CONSTRUCTION BUILD SPECS TO BE IMPLEMENTED

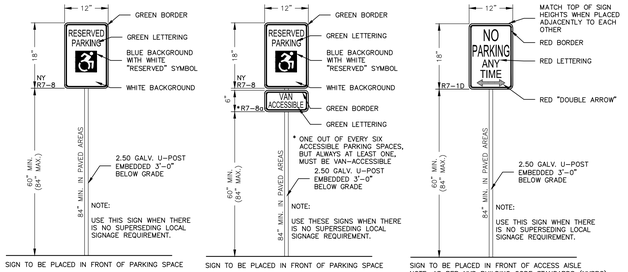
1.) BASE COURSE, 3" AFTER COMPACTION TYPE 3 BINDER
2.) INTERMEDIATE COURSE, 1.5" AFTER COMPACTION TYPE 6 BINDER
3.) TOP COURSE, 1.5" AFTER COMPACTION TYPE 7
4.) INTERMEDIATE COURSE TO BE PUT DOWN WITHIN 3 DAYS OF BASE COURSE WEATHER PERMITTING
5.) TOP COURSE NOT TO BE PUT DOWN WHEN 2/3RDS. OF CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED OR, 2 YEARS AFTER BASE AND INTERMEDIATE COURSES HAVE BEEN PUT DOWN.
6.) ALL ROADS TO MAINTAIN 2% CROSS SLOPE.

1 / 17 MOREAU ROAD CROSS SECTION
NOT TO SCALE

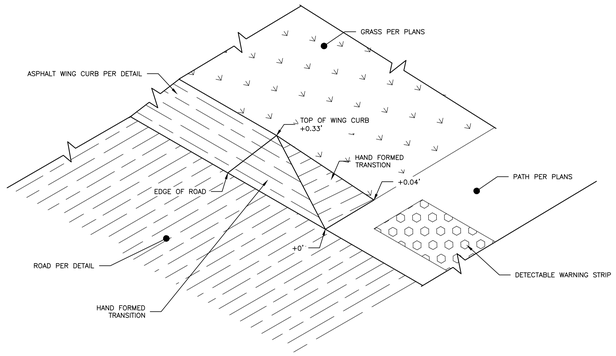


NOTES:

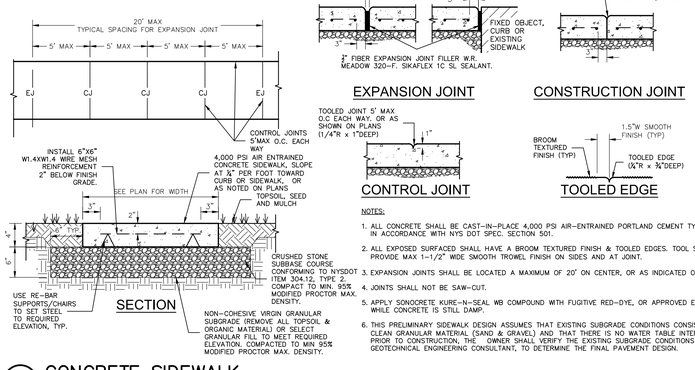
2 / 17 CONCRETE SIDEWALK SECTION
NOT TO SCALE



3 / 17 ADA ACCESSIBLE PARKING SIGNAGE (NYSBC)
NOT TO SCALE



4 / 17 ASPHALT WING CURB TRANSITION
NOT TO SCALE

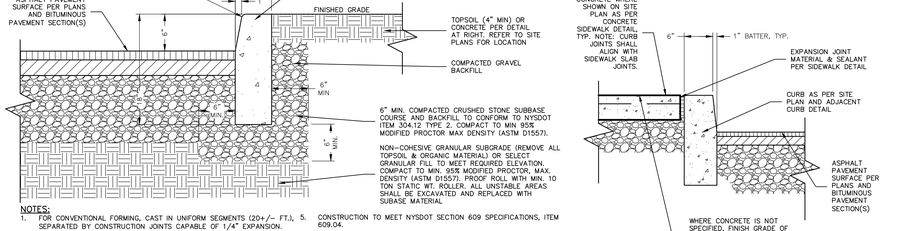


5 / 17 CONCRETE SIDEWALK
NOT TO SCALE

NOTES:

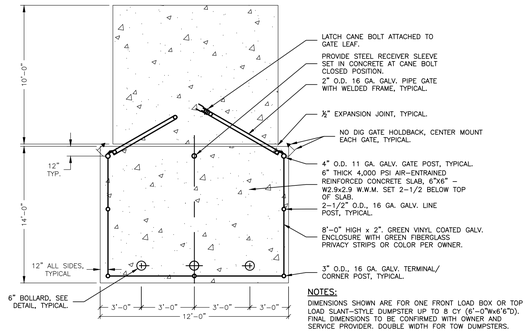
1. ALL CONCRETE SHALL BE CAST-IN-PLACE 4,000 PSI AIR-ENTRAINED PORTLAND CEMENT TYPE A MIX IN ACCORDANCE WITH NYS DOT SPEC. SECTION 501.
2. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH ON SIDES AND AT JOINT.
3. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
4. JOINTS SHALL NOT BE SAW-CUT.
5. APPLY SONOCRETE KURE-N-SEAL WB COMPOUND WITH FUGITIVE RED-DYE, OR APPROVED EQUAL, WHILE CONCRETE IS STILL DAMP.
6. THIS PRELIMINARY SIDEWALK DESIGN ASSUMES THAT EXISTING SUBGRADE CONDITIONS CONSIST OF CLEAN GRANULAR MATERIAL (SAND & GRAVEL) AND THAT THERE IS NO WATER TABLE INTERFERENCE. PRIOR TO CONSTRUCTION, THE OWNER SHALL VERIFY THE EXISTING SUBGRADE CONDITIONS USING A GEOTECHNICAL ENGINEERING CONSULTANT, TO DETERMINE THE FINAL PAVEMENT DESIGN.

6 / 17 CONCRETE CURB
NOT TO SCALE



NOTES:

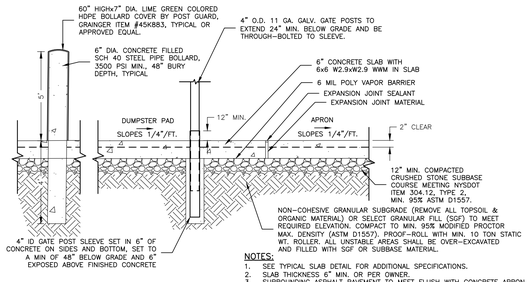
1. FOR CONVENTIONAL FORMING, CAST IN UNIFORM SEGMENTS (20+/- FT.), SEPARATED BY CONSTRUCTION JOINTS CAPABLE OF 1/4" EXPANSION.
2. FOR MACHINE FORMING, FORM OR SAWCUT CONTRACTION JOINTS AT 20FT. MAX. INTERVALS 1/8" TO 1/4" IN WIDTH, 1 1/2" DEEP. SAWCUT WITHIN 8 HRS. OF POUR.
3. CONTRACTOR TO SUBMIT JOINT L



NOTES:

DIMENSIONS SHOWN ARE FOR ONE FRONT LOAD BOX OR TOP LOAD SLANT-STYLE DUMPSTER UP TO 8 CY (6'-0"wx6'6"D). FINAL DIMENSIONS TO BE CONFIRMED WITH OWNER AND SERVICE PROVIDER. DOUBLE WIDTH FOR TOW DUMPSTERS.

PLAN VIEW

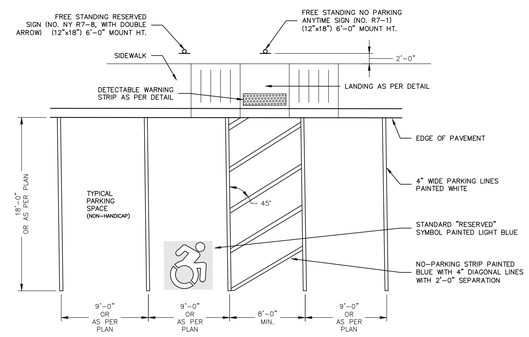


NOTES:

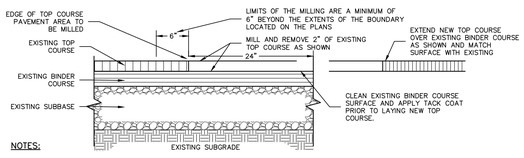
1. SEE TYPICAL SLAB DETAIL FOR ADDITIONAL SPECIFICATIONS.
2. SLAB THICKNESS: 6" MIN. OR PER OWNER.
3. SURROUNDING ASPHALT PAVEMENT TO MEET FLUSH WITH CONCRETE APRON.

SECTION VIEW

1/18 REFUSE ENCLOSURE
NOT TO SCALE



2/18 PARKING STRIPING AND DIMENSIONING
NOT TO SCALE



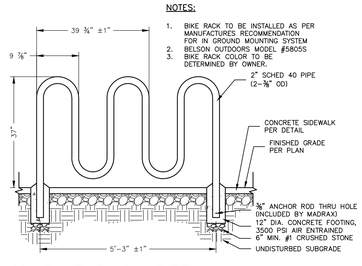
NOTES:

1. CLEAN EXISTING PAVEMENT SURFACE OF LOOSE AND DELETERIOUS MATERIAL IMMEDIATELY BEFORE COLD MILLING.
2. KEEP MILLED PAVEMENT SURFACE FREE OF LOOSE MATERIAL AND DUST.
3. REPAIR OR REPLACE CURBS, MANHOLES AND OTHER CONSTRUCTION DAMAGED DURING MILLING.
4. PATCH SURFACE DEPRESSIONS DEEPER THAN 1 INCH AFTER MILLING, BEFORE TOP COURSE IS LAID.
5. ALL CRACKS LARGER THAN ¼" WIDE TO BE REPAIRED PER CRACK FILL DETAIL
6. DO NOT ALLOW MILLED MATERIALS TO ACCUMULATE ON-SITE
7. ANY JOINTS IN BINDER COURSE SHALL RECEIVE 24" WIDE SELF ADHESIVE GEO-COMPOSITE PAVE PREP (OR APPROVED EQUAL) CENTERED OVER BINDER SEAM

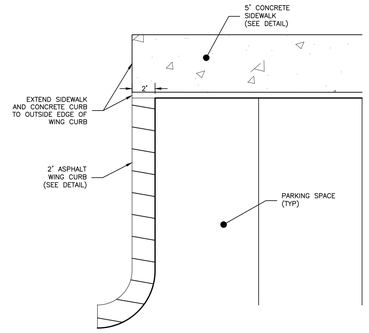
3/18 PAVEMENT MILLING AND RESTORATION
NOT TO SCALE

NOTES:

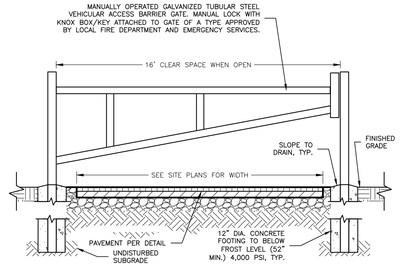
1. BIKE RACK TO BE INSTALLED AS PER MANUFACTURES RECOMMENDATION FOR IN GROUND MOUNTING SYSTEM
2. BELSON OUTDOORS MODEL #5805S
3. BIKE RACK COLOR TO BE DETERMINED BY OWNER.



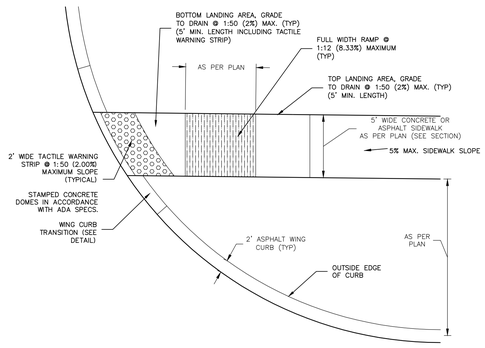
4/18 BIKE RACK DETAIL
NOT TO SCALE



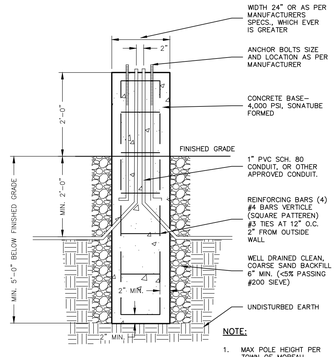
5/18 WING CURB PARKING TRANSITION
NOT TO SCALE



9/18 TRAIL GATE
NOT TO SCALE



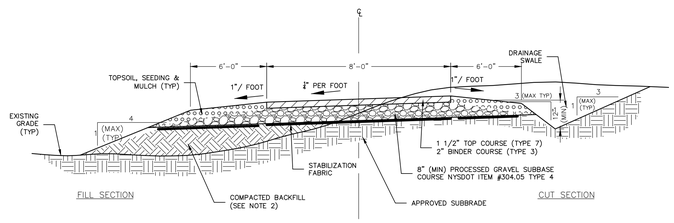
6/18 WING CURB RAMP DETAIL
NOT TO SCALE



NOTE:

1. MAX POLE HEIGHT PER TOWN OF MOREAU

7/18 LIGHT POLE BASE
NOT TO SCALE



NOTES:

1. IF SUBGRADE IS UNSUITABLE FOR GRAVEL BASE INSTALLATION AFTER REMOVAL OF TOPSOIL, THE CONTRACTOR SHALL SUBMIT A PROPOSAL FOR CORRECTIVE MEASURES TO THE ENGINEER (IE. ADDITIONAL GRAVEL, ETC.)
2. FILL SHALL CONSIST OF SUITABLE GRANULAR MATERIAL AS APPROVED BY THE ENGINEER. COMPACTION SHALL BE AT 95% OF MAXIMUM DENSITY.
3. MAXIMUM LONGITUDINAL OF PATHWAY GRADE SHALL BE 5.0%. CONTRACTOR SHALL PROVIDE FILL AS NECESSARY TO MEET THIS REQUIREMENT.

8/18 MULTI-USE TRAIL
NOT TO SCALE

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS

11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF A LICENSED PROFESSIONAL (I.E.) ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT) IS A VIOLATION OF THE LAWS OF THE STATE OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	10/31/2025	JAC
TRE RESPONSE TO COMMENTS	05/16/2025	JAC
TRE RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE:
AS SHOWN

NOT FOR CONSTRUCTION

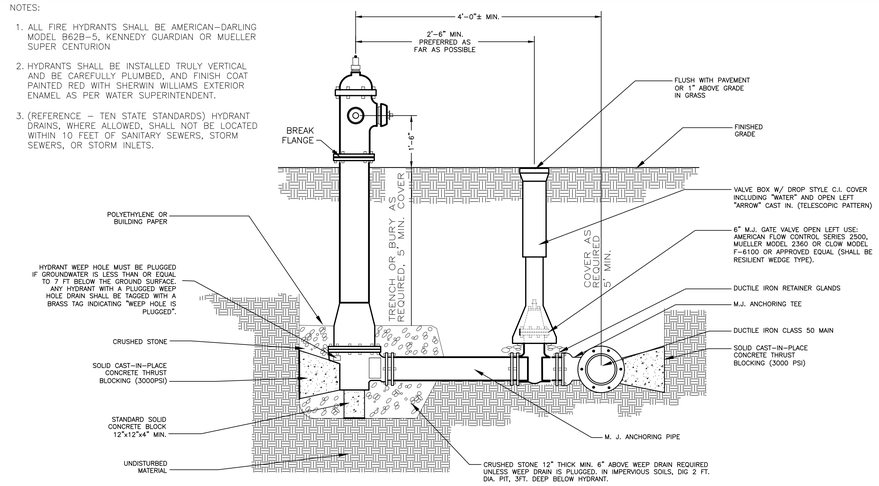
SHEET TITLE:
SITE DETAILS

SHEET:
18 of 21

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\0 A-Z\SARATOGA\Moreau\Cerrone\4 Road\535 - Jacobie\001_Master Plans\05-dwg\Detailed Plans\SHEETS\11_DT_JACOBIE.dwg Jun 26, 2025 02:33:22PM

NOTES:

1. ALL FIRE HYDRANTS SHALL BE AMERICAN–DARLING MODEL B62B–5, KENNEDY GUARDIAN OR MUELLER SUPER CENTURION
2. HYDRANTS SHALL BE INSTALLED TRULY VERTICAL AND BE CAREFULLY PLUMBED, AND FINISH COAT PAINTED RED WITH SHERWIN WILLIAMS EXTERIOR ENAMEL AS PER WATER SUPERINTENDENT.
3. (REFERENCE – TEN STATE STANDARDS) HYDRANT DRAINS, WHERE ALLOWED, SHALL NOT BE LOCATED WITHIN 10 FEET OF SANITARY SEWERS, STORM SEWERS, OR STORM INLETS.



1 19 HYDRANT INSTALLATION (TYP)
NOT TO SCALE

REQUIRED AREAS (SQ. FT.) FOR THRUST BLOCKS*

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22–1/2° BEND	11–1/4° BEND
4	2.0	2.8	1.5	0.8	0.4
6	4.2	5.9	3.2	1.6	0.8
8	7.2	10.1	5.5	2.8	1.4
10	10.9	15.4	8.3	4.2	2.1
12	15.4	21.8	11.8	6.0	3.0
14	20.6	29.1	15.8	8.0	4.0
16	26.8	37.9	20.5	10.4	5.2
18	33.6	47.5	25.7	13.1	6.6
20	41.2	58.2	31.5	16.1	8.1
24	58.8	83.1	45.0	22.9	11.5
30	90.5	128.0	69.2	35.3	17.7
36	129.6	183.3	99.1	50.5	25.4

* = FACTOR SAFETY OF 1.5
SOIL BEARING OF 3,000 PSI
225 DESIGN PRESSURE

THRUST REACTIONS – R(LB) PER 100PSI INTERNAL PRESSURE

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22–1/2° BEND	11–1/4° BEND
4	1,810	2,559	1,385	706	355
6	3,739	5,288	2,862	1,459	733
8	6,433	9,097	4,923	2,510	1,261
10	9,677	13,685	7,406	3,776	1,897
12	13,685	19,353	10,474	5,340	2,683
14	18,385	26,001	14,072	7,174	3,604
16	23,779	33,628	18,199	9,278	4,661
18	29,865	42,235	22,858	11,653	5,855
20	36,644	51,822	28,046	14,298	7,183
24	52,279	73,934	40,013	20,398	10,249
30	80,425	113,738	61,554	31,380	15,766
36	115,209	162,931	88,177	44,952	22,585

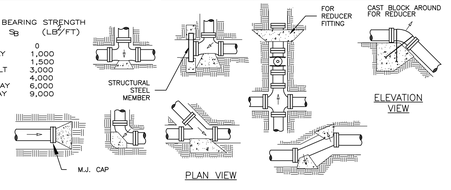
THRUST BLOCK DIMENSIONS ON VERTICAL TRENCH WALL ORIGINAL GROUND (FEET)

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22–1/2° BEND	11–1/4° BEND
4	1.0X2.0	1.0X2.8	0.75X2.0	0.8X1.0	0.4X1.0
6	1.5X2.8	1.5X4.0	1.0X3.2	1.0X1.6	0.8X1.0
8	2.0X3.6	2.0X5.1	1.4X3.9	1.4X2.0	1.0X1.4
10	2.5X4.4	2.5X6.2	1.7X4.9	1.75X2.4	1.25X1.7
12	3.0X5.2	3.0X7.3	2.0X5.8	2.0X3.0	1.5X2.0
14	3.5X5.9	3.5X8.3	2.5X6.3	2.5X3.2	1.75X2.3
16	4.0X6.7	4.0X9.5	2.7X7.6	2.75X3.8	2.0X2.6
18	4.5X7.5	4.5X10.6	3.0X8.6	3.0X4.4	2.2X3.0
20	5.0X8.25	5.0X11.7	3.4X9.3	3.4X4.75	2.5X3.25
24	6.0X9.8	6.0X13.9	4.0X11.25	4.0X5.75	2.8X4.1
30	7.5X12.1	7.5X17.1	5.0X13.8	5.0X7.1	3.0X5.9
36	9.0X14.4	9.0X20.4	6.0X16.5	6.0X8.4	3.3X7.7

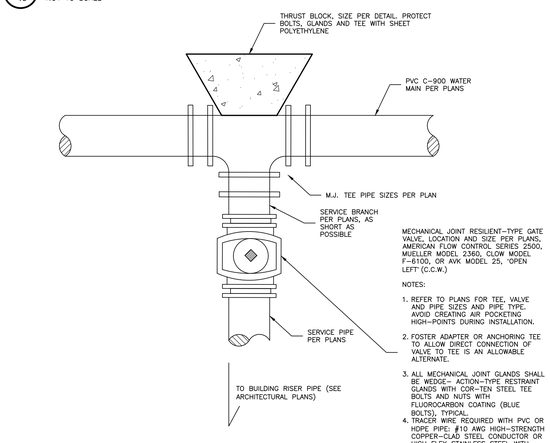
THRUST BLOCK NOTES:

1. VALUES FOR TEE APPLY TO TEES, END PLUGS, CAPS, AND TAPPING SLEEVES.
2. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50% (75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE.
3. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 3000 POUNDS PER SQ. FT. IF OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE WATER SUPERINTENDENT.
4. IN MUCK, PEAT OR RECENTLY PLACED FILL ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS. ALL AS REQUIRED BY THE WATER SUPERINTENDENT.
5. ALL THRUST BLOCKS SHALL BE CAST–IN–PLACE.
6. ALL DUCTILE IRON WATER MAIN SHALL BE ENCASED IN POLYETHYLENE, IF TESTING WARRANTS.

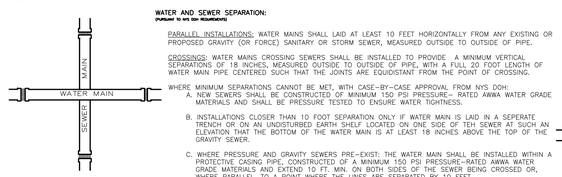
SOIL	BEARING STRENGTH (R_B) (LB/FT)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000



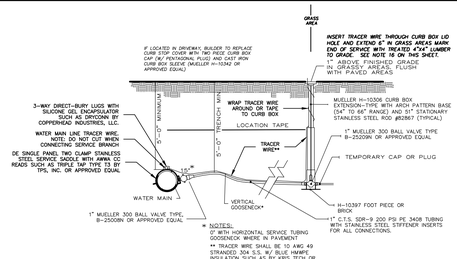
2 19 THRUST BLOCK (TYP)
NOT TO SCALE



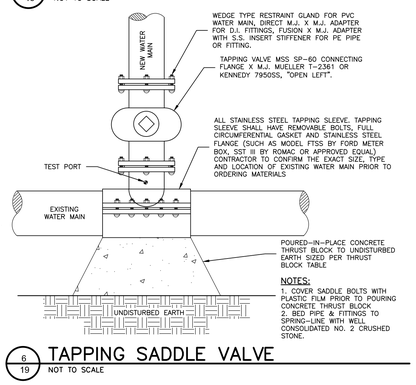
3 19 COMMERCIAL WATER SERVICE (TYP)
NOT TO SCALE



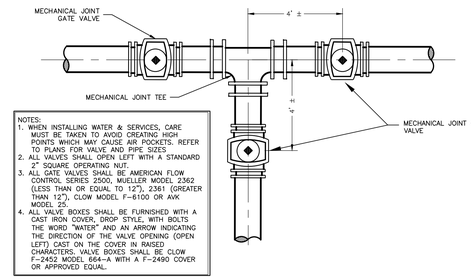
4 19 WATER SEWER SEPARATION (TYP)
NOT TO SCALE



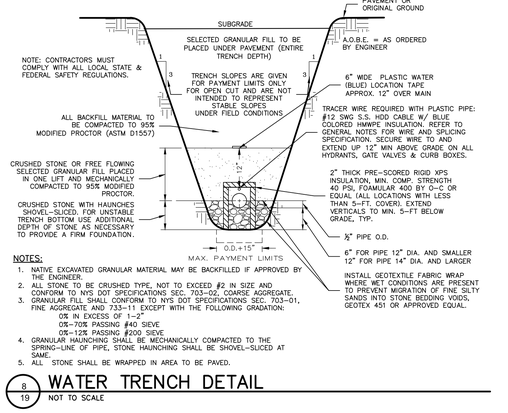
5 19 COMMERCIAL WATER SERVICE (LESS THAN 2 INCHES)
NOT TO SCALE



6 19 TAPPING SADDLE VALVE
NOT TO SCALE



7 19 TYPICAL JUNCTION TEE
NOT TO SCALE



NOTES:
1. NATIVE EXCAVATED GRANULAR MATERIAL MAY BE BACKFILLED IF APPROVED BY THE ENGINEER.
2. ALL STONE TO BE CRUSHED TYPE, NOT TO EXCEED #2 IN SIZE AND CONFORM TO NYS DOT SPECIFICATIONS SEC. 703–02, COARSE AGGREGATE.
3. GRANULAR FILL SHALL CONFORM TO NYS DOT SPECIFICATIONS SEC. 703–01, FINE AGGREGATE AND 733–11 EXCEPT WITH THE FOLLOWING GRADATION:
   0% IN EXCESS OF 1–2"
   0%–70% PASSING #40 SIEVE
   0%–12% PASSING #200 SIEVE
4. GRANULAR HAUNCHING SHALL BE MECHANICALLY COMPACTED TO THE SPRING–LINE OF PIPE, STONE HAUNCHING SHALL BE SHOVEL–SLICED AT SAME.
5. ALL STONE SHALL BE WRAPPED IN AREA TO BE PAVED.

8 19 WATER TRENCH DETAIL
NOT TO SCALE

WATER NOTES:

1) ALL PIPE MATERIALS AND APPURTENANCES ARE SUBJECT TO APPROVAL BY THE MUNICIPAL ENGINEER.
2) THE CONTRACTOR SHALL VERIFY SIZE, TYPE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN AT THE PROPOSED CONNECTION POINT(S) PRIOR TO CONSTRUCTION. CONFLICTS WITH OTHER UTILITIES TO BE CONSTRUCTED ARE TO BE AVOIDED. DISCREPANCIES OR CONFLICTS WITH EXISTING UTILITIES SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY.
3) MINIMUM WATER MAIN DEPTH (TOP OF PIPE TO FINISH GRADE) SHALL BE 5'–0"
4) ALL FILL BELOW WATER MAIN SHALL BE COMPACTED GRANULAR MATERIAL (MIN 95% MODIFIED PROCTOR TYP)
5) ALL TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED TO PREVENT SETTLEMENT. TOP TRENCH WITH 12" MIN. APPROVED GRAVEL IN PAVED AREAS AND ALONG SIDE OF EXISTING ROAD FOR SHOULDER BASE. REPLACE DAMAGED PAVEMENTS WITH LIKE KIND AND LIKE THICKNESS.
6) WATER MAINS SHALL BE PVC DR–18 AWWA C900.
7) WATER SERVICE PIPE SHALL BE PVC DR–18 AWWA C900 AND PE 4710 IPS DR–11.
8) WATER MAINS ARE TO BE INSTALLED IN ACCORDANCE WITH AWWA STANDARDS: C605 & MANUAL M23 FOR PVC PIPE.
9) MOLDED OR FABRICATED PVC FITTINGS SHALL NOT BE USED. ALL FITTINGS SHALL BE EITHER MECHANICAL JOINT DUCTILE IRON, STAINLESS STEEL OR SERVICE BRASS AND INSTALLED IN ACCORDANCE WITH AWWA STANDARD C600–17.
10) ALL WATER PIPE AND APPURTENANCES SHALL BE EITHER NSF OR UL APPROVED FOR USE WITH POTABLE WATER AND SHALL BEAR THEIR RESPECTIVE SEAL.
11) GATE VALVES SHALL CONFORM TO AWWA C500–09. HYDRANTS SHALL CONFORM TO AWWA C502–14.
12) HYDRANTS SHALL BE LOCATED AT STREET INTERSECTIONS AND AT INTERMEDIATE POINTS AS INDICATED ON THE PLANS. CARE SHALL BE USED, WHEN LAYING MAINS, SO AS TO AVOID CREATING HIGH POINTS BETWEEN HYDRANTS.
13) MINIMUM SEPARATIONS BETWEEN WATER MAINS AND SANITARY AND STORM SEWERS ARE REQUIRED PER TEN STATE STANDARDS AT CROSSINGS, 18" MIN; WHERE PARALLEL, 10 FT. MIN. (MEASURED O.D. TO O.D.)

    WHERE MINIMUM SEPARATIONS CANNOT BE MAINTAINED:

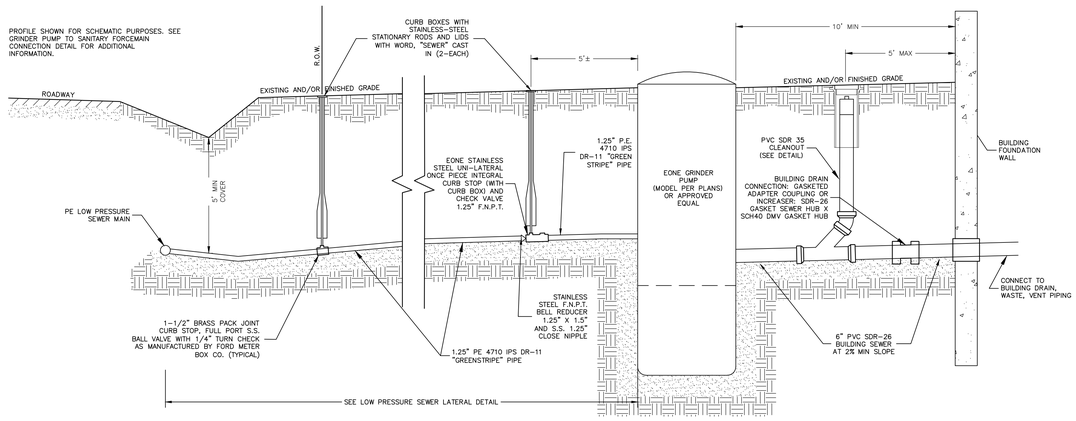
    NEW SEWERS SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO WATER WORKS GRADE 150 PSI (1.0 MPA) PRESSURE RATED PIPE MEETING AWWA STANDARDS OR PIPE APPROVED BY THE REVIEWING AUTHORITY AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.

    WHERE SEWERS PRE–EXIST, THE WATER MAIN SHALL BE ENCASED IN A WATERTIGHT CARRIER PIPE (CONSTRUCTED OF WATER MAIN MATERIALS) AND EXTEND 10 FT. MIN ON BOTH SIDES OF SEWER BEING CROSSED OR TO A POINT WHERE LINES ARE SEPARATED 10 FT.
14) THRUST BLOCKING SHALL BE CAST–IN–PLACE CONCRETE AND SHALL BE SIZED AS PER THRUST BLOCK SCHEDULE. MECHANICAL RESTRAINTS MUST BE APPROVED BY THE WATER SUPERINTENDENT.
15) ALL NEW WATER MAIN WORKS ARE TO BE HYDROSTATICALLY TESTED AT 150 PSIG MIN. (AS MEASURED AT THE LOWEST POINT) IN ACCORDANCE WITH AWWA STANDARDS:C600–17 FOR DUCTILE IRON PIPE, MANUAL M23 FOR PVC, AND MANUAL M55 FOR PE. RESULTS TO BE SUBMITTED TO MUNICIPAL ENGINEER. MODIFICATIONS TO EXISTING WORKS SHALL BE VISUALLY TESTED FOR LEAKS UNDER NORMAL WORKING PRESSURE PRIOR TO BACKFILL.
16) ALL WATER MAIN WORKS SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C651–14 (SEE DISINFECTION PROCEDURE ON THIS SHEET) AND NYS DOH REQUIREMENTS. RESULTS TO BE SUBMITTED TO THE MUNICIPAL ENGINEER.
17) ALL NEW WATER MAINS ARE TO BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARDS: C600–99 SECT. 4 FOR DUCTILE IRON. RESULTS TO BE SUBMITTED TO WATER SUPERINTENDENT. MODIFICATIONS TO EXISTING MAINS SHALL BE DISINFECTED BY SWAB METHOD AND VISUALLY TESTED FOR LEAKS UNDER NORMAL WORKING PRESSURE PRIOR TO BACKFILL.
18) ALL WATER MAINS SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C651–99 (SEE DISINFECTION PROCEDURE THIS SHEET) RESULTS TO BE SUBMITTED TO THE WATER SUPERINTENDENT.
19) CURB BOXES ARE TO BE INSTALLED SO THAT CAPS EXTEND ABOVE FINISHED GRADE 1" AND IDENTIFIED WITH 2x4 LUMBER MARKER IN GRASSY AREAS. IN PAVED AREAS, USE TWO PIECE CURB BOX CAP (W/PENTAGONAL PLUG) AND CAST IRON CURB BOX SLEEVE TO ALLOW ADJUSTMENT OF THE GROUND KEY LID (MUELLER H–10342 OR APPROVED EQUAL).
20) IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE STRICTLY TO ALL RELEVANT NYS OSHA LABOR SAFETY STANDARDS INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO CONSTRUCTION SAFETY AND TRENCH SHORING.
21) ALL PIPES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS.
22) ALL WATER PIPE SHALL HAVE 6–INCH WIDE, BLUE COLORED PLASTIC WATER UTILITY I.D. MARKING TAPE BURIED ON THE TOP OF THE COMPACTED INITIAL PIPE BACKFILL, 12" MIN. ABOVE THE PIPE.
23) ALL PLASTIC WATER MAIN AND WATER SERVICE TUBING SHALL BE BURIED WITH TRACER WIRE SECURED TO THE PIPE WITH GORILLA TAPE. BLUE–COLORED #10 BY KRIS–TECH WIRE CO. MAIN BRANCHES AND SERVICE CONNECTIONS SHALL BE MADE WITHOUT CUTTING THE MAIN WIRE, USING 3–WAY DIRECT–BURY LUGS WITH SILICONE GEL ENCAPSULATOR. SPLICES AT ROLL ENDS SHALL BE MECHANICALLY AND ELECTRICALLY FASTENED BY TYING WIRE IN A KNOT AND CONNECTED EXPOSED CONDUCTORS IN SILICONE GEL TWIST ENCAPSULATORS, DIRECT–BURY TRACER WIRE CONNECTORS SUCH AS DRYCONN CONNECTORS BY COPPERHEAD INDUSTRIES, LLC. TRACER WIRE SHALL BE BROUGHT UP 12" MIN. ABOVE GRADE ON THE OUTSIDE OF ALL HYDRANTS, GATE & CURB BOXES.
24) IT MAY BE NECESSARY TO "TIE BACK" OR HOLD UTILITY POLES DURING CONSTRUCTION. THIS SHOULD BE ACCOMPLISHED IN COOPERATION WITH UTILITY COMPANIES DIRECTLY BY THE CONTRACTOR.
25) THE INFORMATION REPRESENTED WITHIN THESE DOCUMENTS DOES NOT IMPLY ANY CONTRACT OR OBLIGATION FOR PERFORMING ANY OR ALL TOWN, COUNTY OR STATE REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION OR PURSUANT TO OBTAINING CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SERVICES IF PERFORMED BY THIS OFFICE SHALL BE ESTABLISHED BY SEPARATE CONTRACT.
26) ALL GENERAL AND SPECIFIC NOTES AND DETAILS ON OTHER PLAN SHEETS THAT ARE PART OF THESE PLANS SHALL APPLY.
27) ALL LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES SUCH AS GAS, WATER, TELEPHONE, POWER, CABLE TV, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
28) AS PER NYS INDUSTRIAL CODE 53, CONTRACTOR TO CALL 1–800–962–7962 TO LOCATED BURIED OR OTHER UNDERGROUND UTILITIES NO LESS THAN TWO OR MORE THAN TEN WORKING DAYS PRIOR TO DIGGING, DRILLING, EXCAVATING, DRIVING POSTS, ETC.

DISINFECTION: ALL POTABLE WATER PIPE SHALL BE DISINFECTED AND BACTERIOLOGICALLY VERIFIED (TESTED) PRIOR TO USE IN ACCORDANCE WITH AWWA C651–14 AS FOLLOWS:

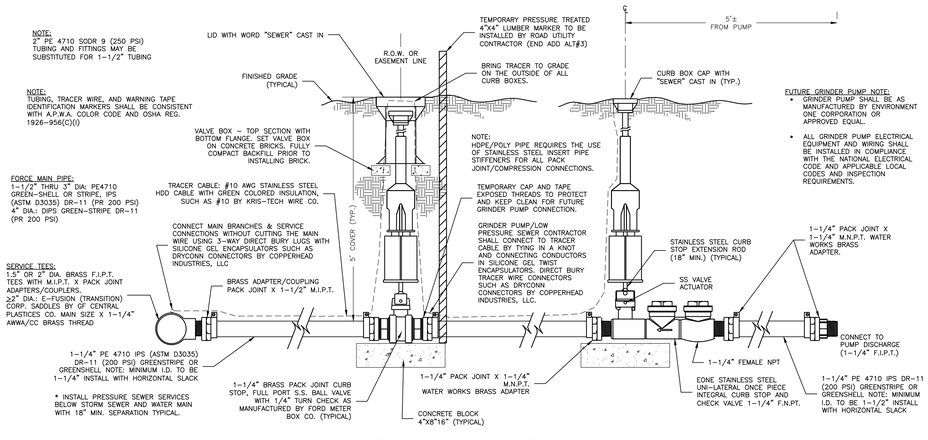
DISINFECTION PROCEDURE:
NEW MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE CURRENT AWWA STANDARD FOR DISINFECTING WATER MAINS, ANSI/AWWA C–651–14, SECTION 4.4, CONTINUOUS FEED THE TABLET METHOD IS NOT PERMITTED BY NYSDOH AND SHALL NOT BE USED. THE SLUG METHOD, SECTION 4.5, MAY BE USED WHEN APPROVED BY THE ENGINEER. SPRAY OR SWAB, PER PARAGRAPH 4.11.3.2, WHEN CUTTING INTO OR REPAIRING EXISTING MAINS. REQUIRED STEPS ARE:

1. WORK CLEAN: PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
2. PREVENT BACKFLOW: PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM ANY BACKFLOW CAUSED BY HYDROSTATIC PRESSURE TESTING AND DISINFECTION PROCEDURES. THE SUPPLY VALVE SHALL BE KEPT CLOSED AT ALL TIMES, EXCEPT DURING FLUSHING AND DISINFECTANT FEED OPERATIONS.
3. PRE–FLUSH:
   A. FILL THE WATER MAIN AND ELIMINATE ALL AIR POCKETS.
   B. FLUSH THE WATER MAIN AT A VELOCITY NOT LESS THAN 3.0 FT/SEC TO REMOVE PARTICULATES.
4. DOSE CHLORINE (CONTINUOUS METHOD):
   A. INSTALL A TEST TAP NOT MORE THAN 10 FT. DOWNSTREAM FROM THE BEGINNING OF THE NEW MAIN.
   B. TO WATER ENTERING THE NEW MAIN, FEED A DOSE OF CHLORINE AT A CONSTANT RATE SUCH THAT THE WATER SHALL HAVE A RESIDUAL NOT LESS THAN 25 MG/L OF FREE CHLORINE. VERIFY CHLORINE CONCENTRATIONS AT ALL HYDRANTS, TAPS, AND SERVICE LATERALS. DOSING SHALL CONTINUE UNTIL HEAVILY CHLORINATED WATER IS CONTINUOUS THROUGHOUT THE NEW MAIN AND ALL VALVES AND HYDRANTS HAVE BEEN OPERATED TO PROVIDE CH



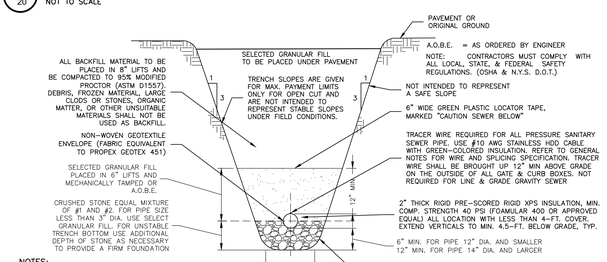
1/20 TYPICAL GRINDER PUMP TO SANITARY FORCE MAIN PROFILE

NOT TO SCALE



2/20 GRINDER PUMP TO SANITARY FORCE MAIN CONNECTION

NOT TO SCALE

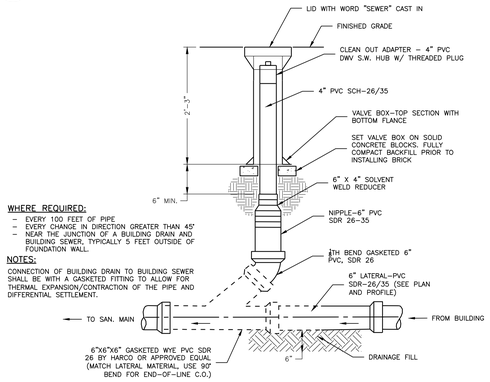


NOTES:

1. NATIVE EXCAVATED GRANULAR MATERIAL MAY BE BACKFILLED IF APPROVED BY THE ENGINEER.
2. ALL STONE SHALL BE CRUSHED-TYPE, NOT EXCEED #2 SIZE AND CONFORM TO NYSDOT SPECIFICATIONS SEC. 703-02, COARSE AGGREGATE.
3. GRANULAR FILL SHALL CONFORM TO NYSDOT SPECIFICATIONS SEC. 703-01, FINE AGGREGATE, AND 733-11, EXCEPT WITH THE FOLLOWING GRADATION:
   100% PASSING 1-1/2" SIEVE
   0%-70% PASSING #40 SIEVE
   0%-12% PASSING #200 SIEVE
4. STONE HAUNCHING SHALL BE SHOVEL-SLICED TO THE SPRING-LINE OF PIPE.
5. ALL STONE SHALL BE WRAPPED IN AREAS TO BE PAVED.

3/20 SANITARY PIPE TRENCH DETAIL

NOT TO SCALE



WHERE REQUIRED:

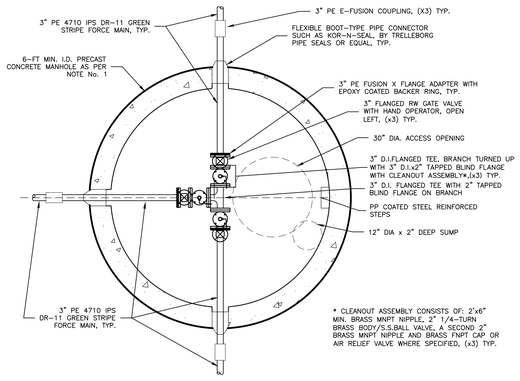
- EVERY 100 FEET OF PIPE
- EVERY CHANGE IN DIRECTION GREATER THAN 45°
- NEAR THE JUNCTION OF A BUILDING DRAIN AND BUILDING SEWER, TYPICALLY 5 FEET OUTSIDE OF FOUNDATION WALL.

NOTES:

CONNECTION OF BUILDING DRAIN TO BUILDING SEWER SHALL BE WITH A GASKETED FITTING TO ALLOW FOR THERMAL EXPANSION/CONTRACTION OF THE PIPE AND DIFFERENTIAL SETTLEMENT.

4/20 SANITARY SEWER CLEANOUT

NOT TO SCALE



PLAN VIEW

NOTES:

1. PRECAST CONCRETE MANHOLE SECTIONS AS MANUFACTURED BY THE FORT MILLER CO., INC, OR APPROVED EQUAL SHALL MEET HS20-44 TRAFFIC LOADING, CONCRETE & REINFORCEMENT, DESIGN AND MANUFACTURE AS PER ASTM C478-19.
2. CONTRACTOR SHALL CONFIRM THAT THERE IS ADEQUATE SPACE WITHIN MH FOR PIPE, FITTINGS AND APPURTENANCES AS SHOWN PRIOR TO ORDERING STRUCTURE.
3. BALL VALVES SHALL HAVE STAINLESS STEEL(S.S.) BALL CHECKS AND HANDLES WITH EITHER BRASS OR S.S. BODIES, TYP.
4. ALL MH INTERIOR FASTENERS SHALL BE 304 STAINLESS STEAL. BOLT NUTS SHALL EITHER BE FLOUROPOLYMER COATED OR SHALL HAVE ANTI-SEIZE THREAD COMPOUND APPLIED TO BOLT & NUT THREADS TO PREVENT GALLING.
5. ALL PE PIPE PACK JOINT CONNECTIONS SHALL HAVE S.S. INSERT STIFFENERS, TYP.
6. SEE PRESSURE SEWER INLINE CLEANOUT AND AIR RELIEF MANHOLE DETAIL FOR ELEVATION VIEW AND REQUIREMENTS SUCH AS: PLASTIC STEPS, PRECAST CONCRETE GRADE EXTENSIONS (HT. AS REQUIRED), FRAME & COVER, GROUT CHIMNEY SEALS, GALV. PIPE STANDS, AND FIELD POURED CONCRETE FLOOR SLOPED TOWARDS SUMP.

5/20 3IN X 3IN FORCE MAIN C.O. – A.R. JUNCTION MANHOLE

NOT TO SCALE

GRINDER PUMP INSTALLATION NOTES:

1. PERMITS ARE REQUIRED FROM BOTH THE SARATOGA COUNTY SEWER DISTRICT NO. 1 (SCSD #1) AND THE TOWN OF MILTON BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE LOCATION AND CONSTRUCTION OF G.P.'S SHALL BE APPROVED BY THE SARATOGA COUNTY SEWER DISTRICT NO.1 (SCSD) PRIOR TO APPLICATION FOR A BUILDING PERMIT. A PLOT PLAN OF THE LOT/ BUILDING SITE SHALL BE SUBMITTED TO THE SCSD FOR REVIEW.

GENERAL GUIDELINES:

- HOUSE/ BUILDING SEWER DRAIN LINE CONNECTION TO THE G.P. SHALL BE BY GRAVITY FLOW ONLY.
- G.P. SHALL BE LOCATED 10 FT. MIN. FROM HOUSE/ BUILDING.
- ALL G.P.'S SHALL HAVE A CURB STOP AND CHECK VALVE WITHIN 5-FEET OF THE UNIT AND A SECOND CURB STOP AT THE PROPERTY LINE.
- ALL G.P.'S SHALL HAVE AN EXTERNAL ALARM LIGHT AND AUDIBLE ALARM.
- THE CONTROL/ ALARM PANEL SHALL BE WITHIN THE LINE-OF-SIGHT OF THE G.P.

3. A BUILDING PERMIT SHALL NOT BE ISSUED BY A TOWN OR VILLAGE PRIOR TO APPROVAL OF THE G.P. LOCATION BY THE SCSD. SCSD SHALL SUBMIT WRITTEN APPROVAL TO THE BUILDING DEPARTMENT AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.
4. THE CONTRACTOR (OR PERMITTEE) SHALL SUBMIT SHOP DRAWINGS, APPROVED BY THE DESIGN ENGINEER, AND/OR MATERIAL CERTIFICATION DOCUMENTATION TO THE SCSD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. GRINDER PUMP (G.P.) FOR EACH LOT/ BUILDING SITE SHALL BE CONSTRUCTED AT THE TIME OF ACTUAL HOME/ BUILDING CONSTRUCTION. A SEPARATE G.P. PERMIT IS REQUIRED FOR EACH LOT/ BUILDING SITE.
6. G.P.'S SHALL BE THE POSITIVE DISPLACEMENT-TYPE AS MANUFACTURED BY ENVIRONMENT ONE CORPORATION (E/ONE). THIS PROJECTS L.P.S. FORCE MAIN PIPE SIZES ARE DESIGNED FOR E/ONE G.P.'S ONLY.
7. SUMP PUMPS SHALL NOT BE CONNECTED TO BUILDING SEWERS UNDER ANY CIRCUMSTANCE.
8. TO PREVENT SEWER BACKUPS IN THE HOME/ BUILDING DURING POWER OUTAGES, EITHER A GENERATOR WITH AUTOMATIC TRANSFER SWITCH OR A SOLENOID SHUTOFF VALVE SHOULD BE INSTALLED ON THE WATER SUPPLY LINE (WITH MANUAL OVER-RIDE).
9. THE PROPOSED SEWER SYSTEM SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.Y.S. D.E.C. AND SCSD. A REPRESENTATIVE FROM THE SCSD SHALL WITNESS THE TEST.
10. ALL G.P. UNITS TO BE FINAL TESTED AFTER ALL SITE IMPROVEMENTS AND LANDSCAPING HAVE BEEN COMPLETED TO VERIFY THAT NO DAMAGE TO THE LOW-PRESSURE SEWER SERVICE AND/OR PRESSURE MAIN OCCURRED DURING CONSTRUCTION. TEST TO INCLUDE THAT PRESSURE IS MAINTAINED BY THE SYSTEM AND MUST BE WITNESSED BY SCSD PERSONNEL. G.P.'S AND SERVICE PIPING TO BE TESTED AT 120 P.S.I.G. FOR 5-MINUTES.
11. THE CONTRACTOR CONNECTING THE G.P. TO A LOW-PRESSURE (L.P.S.) SERVICE LINE (OR MAIN) SHALL CONFIRM THE L.P.S. LINE IS NOT CLOGGED AT THE TIME OF G.P. INSTALLATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING FLOW AT THE PROPERTY LINE SHUTOFF UPON G.P. START-UP AND WHEN THE PUMP IS PLACED IN SERVICE.
13. BOTH G.P. CURB STOPS SHALL REMAIN CLOSED UNTIL THE G.P. IS PLACED IN SERVICE.
14. G.P.'S WILL BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNER/ BUILDING OWNER.
15. IN THE EVENT OF A MALFUNCTION, CALL THE SCSD AT 518-664-7395. SCSD WILL PROVIDE A LIST OF SEVERAL QUALIFIED VENDORS FROM WHICH THE HOME-/ BUILDING OWNER MAY CHOOSE.
16. WHERE APPLICABLE, THE COMPLETED PRESSURE SANITARY SEWER MAIN SYSTEM WITHIN THE ROAD RIGHT-OF-WAY SHALL BE DEDICATED TO THE SCSD FOR OWNERSHIP, OPERATION AND MAINTENANCE.

S.C.S.D. #1 NOTES:

- THE CONTRACTOR SHALL OBTAIN SANITARY SEWER CONSTRUCTION PERMITS FROM BOTH THE WILTON WATER AND SEWER AUTHORITY AND SARATOGA COUNTY SEWER DISTRICT #1 PRIOR TO CONSTRUCTION OF ANY SANITARY SEWERS.
- S.C.S.D. #1 RECOMMENDS THE CONTRACTOR MEET WITH S.C.D.P.W. OFFICIALS, WELL IN ADVANCE OF CONSTRUCTION, TO REVIEW THE PROPOSED WORK IN THE COUNTY'S R.O.W.
- A COPY OF ALL TOWN AND COUNTY HIGHWAY CROSSING AND UTILITY WORK PERMITS ARE REQUIRED BY S.C.S.D. #1, FOR THE ISSUANCE OF SEWER CONSTRUCTION PERMITS.
- S.C.S.D. #1 REQUIRES ALL NECESSARY EASEMENTS TO BE FILED IN THE STANDARD COUNTY FORMAT PRIOR TO THE ISSUANCE OF A SEWER CONSTRUCTION PERMIT.
- A SEPARATE SEWER PERMIT IS REQUIRED FOR "ON-SITE" AND "OFF-SITE SEWER WORK. ON-SITE WORK IS CONSIDERED ALL COLLECTION PIPING TO THE PUMP STATION. OFF-SITE WORK IS CONSIDERED ALL WORK RELATED TO THE PUMP STATION, PUMP STATION SITE & SANITARY FORCE MAIN.
- **THE CONTRACTOR SHALL NOTIFY S.C.S.D. #1 AT LEAST 48 HOURS PRIOR TO THE START OF ANY SEWER RELATED WORK.**
- GRAVITY SEWER MANHOLES SHALL BE VACUUM-TESTED PER ASTM C1244-05, STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY THE NEGATIVE AIR PRESSURE (VACUUM) TEST PRIOR TO BACKFILL.
- PNEUMATIC (AIR) LEAKAGE TESTING SHALL BE PERFORMED ON ALL SANITARY SEWER MAINS AND SERVICES (TO PROPERTY LINE) PRIOR TO FINAL APPROVAL PER UNIBELL HANDBOOK OF PVC PIPE TABLE OF SPECIFICATION TIME REQUIRED FOR A 0.5 PSIG PRESSURE DROP FOR SIZE AND LENGTH OF PIPE INDICATED.
- NEW WORKS SHALL BE CLEANED WITH VACUUM & WATER JET FLUSHING EQUIPMENT PRIOR TO CCTV INSPECTION AND REPEATED AS NECESSARY UNTIL CLEAN. ALL DEBRIS SHALL BE VACUUMED OUT AND DISPOSED OF OFF SITE.
- NEW WORKS SHALL BE INSPECTED FOR DEFECTS BY CLOSED-CIRCUIT TELEVISION (CCTV) EQUIPMENT. REPAIRED WORKS SHALL BE RE-TELEVISED.

ELECTRICAL NOTES FOR SIMPLEX GRINDER PUMP:

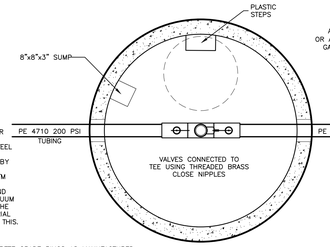
1. CONTRACTOR TO VERIFY LINE VOLTAGE AVAILABLE AT THE SITE PRIOR TO ORDERING EQUIPMENT.
2. ELECTRICAL CONTROL/ ALARM PANEL SHALL BE: SENTRY ALARM PANEL FOR SIMPLEX STATIONS AS SUPPLIED BY E-ONE. BASIC PANEL INCLUDES AN AUDIBLE ALARM WITH EXTERNAL SILENCE BUTTON AND A VISUAL ALARM LIGHT FOR HIGH WATER CONDITIONS IN THE WET WELL. A THERMOSTATTED HEATER SHALL BE PROVIDED TO PREVENT CONDENSATION OF ELECTRICAL COMPONENTS. THE GENERATOR CONNECTION RECEPTACLE OPTION IS RECOMMENDED IF THE HOME WILL NOT HAVE A BACKUP GENERATOR.
3. CONTROL/ ALARM PANEL TO BE LOCATED IN A CONSPICUOUS LOCATION AS APPROVED BY THE OWNER: ON THE EXTERIOR SIDE OF THE BUILDING FACING THE UNIT OR ON AN ANCHORED PRESSURE TREATED 6" x 6" POST NEAR THE GRINDER PUMP. THE CONTROL PANEL SHALL BE LOCATED A MINIMUM OF 5'-FEET FROM GRINDER PUMP VENT HATCH OPENINGS. THE CONTROL PANEL SHALL BE WITHIN THE LINE-OF-SIGHT OF THE GP PER NEC.
4. PUMP STATION AND ALARM PANEL SHALL MEET ALL NEC, STATE AND LOCAL CODES FOR RESIDENTIAL FLOWS, AS DEFINED BY THE NEC.
5. LEVEL CONTROLS SHALL BE INTRINSICALLY SAFE.
6. ALL ELECTRICAL MATERIALS USED SHALL BE U.L. LISTED.
7. THERE SHALL BE NO ELECTRICAL SPLICES, JUNCTION BOXES, OR CONNECTIONS OF ANY KIND IN THE PUMP TANK WITH THE EXCEPTION OF THE E-ONE PUMP QUICK DISCONNECT.
8. ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED, EITHER DIRECT-BURY TYPE OR IN PVC CONDUIT.
9. ALL ELECTRICAL WORK SHALL BE DONE IN FULL COMPLIANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (NEC) AND ALL STATE AND LOCAL CODES.
10. THE NEW YORK BOARD OF FIRE UNDERWRITERS MUST CERTIFY THE ELECTRICAL EQUIPMENT INSTALLED PURSUANT TO THIS PLAN. A COPY OF THAT CERTIFICATE SHALL BE FURNISHED TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO ISSUANCE OF FINAL PAYMENT.

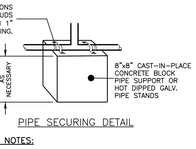
FOR MANHOLES INSTALLED IN PAVEMENT:
RECESS MANHOLE FRAME/COVER 2" BELOW BINDER COARSE PAVEMENT. PRIOR TO INSTALLING TOP COURSE OF PAVEMENT RAISE FRAME AND COVER TO FINAL ELEVATION.

FOR MANHOLES INSTALLED IN GRASSED AREAS: VERIFY FRAME/COVER ELEVATION WITH FINAL GRADE ELEVATIONS TO ENSURE DRAINAGE AWAY FROM STRUCTURE.

NOTES:

1. INTERIOR PIPING TO BE PE 4710 IPS DR-11.
2. COMPRESSION PIPE CONNECTIONS SHALL BE RESTRAINED: PACK-JOINT OR GRIP-RING TYPE.
3. ALL PE FITTING CONNECTIONS SHALL HAVE PROPER SIZED S.S. INSERT STIFFENERS.
4. ALL INTERIOR FASTENERS SHALL BE STAINLESS STEEL OR WATER WORKS BRASS.
5. PRECAST MANHOLE SECTIONS AS MANUFACTURED BY THE FORT MILLER CO., INC. OR APPROVED EQUAL, HS20-44 DESIGN AND MANUFACTURE AS PER ASTM C478-19.
6. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL DETERMINED BOTH VISUALLY AND BY VACUUM TESTING IN ACCORDANCE WITH ASTM C1244-05. THE CONTRACTOR SHALL MAKE ALL NECESSARY MATERIAL REPLACEMENTS AND/OR REPAIRS TO ACCOMPLISH THIS.
7. ALL OFF SITE MANHOLES SHALL BE MARKED WITH RHINO MARKING PROTECTION SYSTEM.





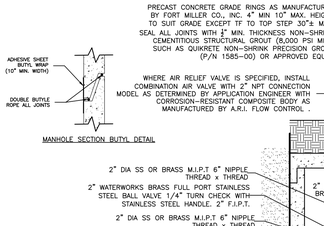
PIPE SECURING DETAIL

STONE NOTES:

1. ALL STONE SUBBASE AND BEDDING LOCATED IN AREAS TO BE PAVED SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC ENVELOPE (SUCH AS GEOTEX 451 BY PROPEX OR APPROVED EQUAL).
2. WHERE A SUBGRADE GROUNDWATER CONDITION EXISTS WITH MIGRATING SANDS AND/OR SILTS, ALL STONE SHALL BE WRAPPED AS PER NOTE 1 ABOVE.

AGGREGATE NOTES:

1. ALL STONE SHALL BE CRUSHED-TYPE AND MEET NYS DOT STD. SPECIFICATIONS 703-02, COARSE AGGREGATE.
2. SELECT GRANULAR FILL SHALL MEET NYS DOT STD. SPECIFICATIONS 703-01, FINE AGGREGATE AND 733-11 EXCEPT WITH THE FOLLOWING GRADATION
   100% PASSING 1-1/2" SIEVE
   0%-70% PASSING #40 SIEVE
   0%-12% PASSING #200 SIEVE



NOTE:
CONTRACTOR TO CONFIRM ADEQUATE SPACE WITHIN MANHOLE STRUCTURE TO COMPLETE ALL FITTINGS AND APPURTENANCES AS SHOWN PRIOR TO ORDERING STRUCTURE.

6/20 1.5IN & 2IN PRESSURE SEWER IN LINE-END OF LINE CLEAN OUT AND AIR RELIEF MANHOLE

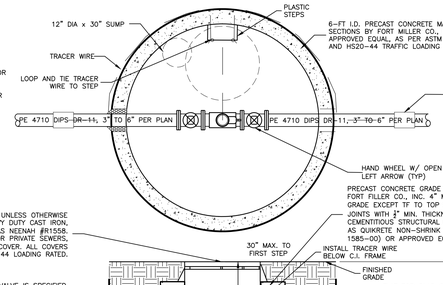
NOT TO SCALE

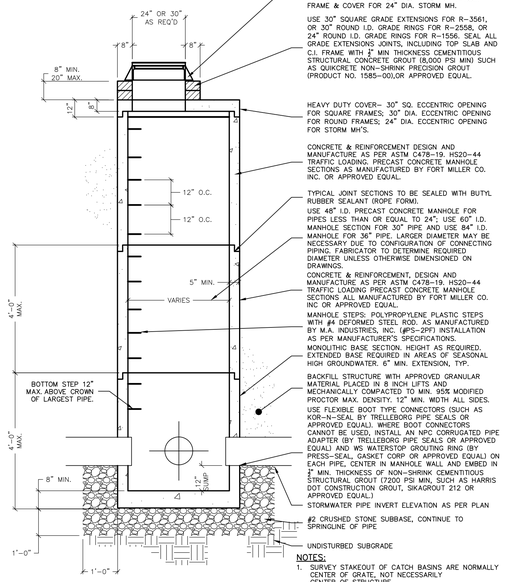
NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THERE IS ADEQUATE SPACE WITHIN MANHOLE FOR PIPE, FITTINGS AND APPURTENANCES AS SHOWN PRIOR TO ORDERING STRUCTURE.
2. ALL MH INTERIOR FASTENERS SHALL BE 304 STAINLESS STEEL (S.S.). BOLT NUTS SHALL EITHER BE FLOUROPOLYMER COATED OR HAVE ANTI-SEIZE THREAD COMPOUND APPLIED TO BOLT & NUT THREADS TO PREVENT GALLING
3. CONTRACTOR TO PROVIDE ONE SPARE ARI AIR RELIEF VALVE FOR EVERY TWO AIR RELIEF VALVES ON THE LOW PRESSURE SYSTEM

FOR MANHOLES INSTALLED IN PAVEMENT:
RECESS MANHOLE FRAME/COVER 2" BELOW BINDER COARSE PAVEMENT. PRIOR TO INSTALLING TOP COURSE OF PAVEMENT RAISE FRAME AND COVER TO FINAL ELEVATION.

FOR MANHOLES INSTALLED IN GRASSED AREAS:
VERIFY FRAME/COVER ELEVATION WITH FINAL GRADE ELEVATIONS TO ENSURE DRAINAGE AWAY FROM STRUCTURE.


12" DIA x 30" SUMP
TRACER WIRE
LOOP AND TIE TRACER WIRE TO STEP
PLASTIC STEPS
6-FT I.D. PRECAST CONCRETE MANHOLE SECTIONS BY FORT MILLER CO., INC. OR APP



STANDARD HEAVY DUTY CAST IRON FRAME & GRATE, BY NEENAH FOUNDARY CO. OR APPROVED EQUAL. GRATES TO BE BICYCLE SAFE. FRAME: R-3561 (FOR PAVED AREAS.) USE PATTERN NO. R-2558 FOR LAWN AREAS OR WHERE ROUND GRATES ARE REQUIRED. USE NO. R-1556 FRAME & COVER FOR 24" DIA. STORM MH.

USE 30" SQUARE GRADE EXTENSIONS FOR R-3561, OR 30" ROUND I.D. GRADE RINGS FOR R-2558, OR 24" ROUND I.D. GRADE RINGS FOR R-1556. SEAL ALL GRADE EXTENSIONS JOINTS, INCLUDING TOP SLAB AND C.I. FRAME WITH ¾" MIN THICKNESS CEMENTITIOUS STRUCTURAL CONCRETE GROUT (8,000 PSI MIN) SUCH AS QUIKCRETE NON-SHRINK PRECISION GROUT (PRODUCT NO. 1585-00),OR APPROVED EQUAL.

HEAVY DUTY COVER- 30" SQ. ECCENTRIC OPENING FOR SQUARE FRAMES; 30" DIA. ECCENTRIC OPENING FOR ROUND FRAMES; 24" DIA. ECCENTRIC OPENING FOR STORM MH'S.

CONCRETE & REINFORCEMENT DESIGN AND MANUFACTURE AS PER ASTM C478-19. HS20-44 TRAFFIC LOADING. PRECAST CONCRETE MANHOLE SECTIONS AS MANUFACTURED BY FORT MILLER CO. INC. OR APPROVED EQUAL.

TYPICAL JOINT SECTIONS TO BE SEALED WITH BUTYL RUBBER SEALANT (ROPE FORM).

USE 48" I.D. PRECAST CONCRETE MANHOLE FOR PIPES LESS THAN OR EQUAL TO 24"; USE 60" I.D. MANHOLE SECTION FOR 30" PIPE AND USE 84" I.D. MANHOLE FOR 36" PIPE. LARGER DIAMETER MAY BE NECESSARY DUE TO CONFIGURATION OF CONNECTING PIPING. FABRICATOR TO DETERMINE REQUIRED DIAMETER UNLESS OTHERWISE DIMENSIONED ON DRAWINGS.

CONCRETE & REINFORCEMENT, DESIGN AND MANUFACTURE AS PER ASTM C478-19, HS20-44 TRAFFIC LOADING PRECAST CONCRETE MANHOLE SECTIONS ALL MANUFACTURED BY FORT MILLER CO. INC OR APPROVED EQUAL.

MANHOLE STEPS: POLYPROPYLENE PLASTIC STEPS WITH #4 DEFORMED STEEL ROD. AS MANUFACTURED BY M.A. INDUSTRIES, INC. (#PS-2PF) INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS.

MONOLITHIC BASE SECTION. HEIGHT AS REQUIRED. EXTENDED BASE REQUIRED IN AREAS OF SEASONAL HIGH GROUNDWATER. 6" MIN. EXTENSION, TYP.

BACKFILL STRUCTURE WITH APPROVED GRANULAR MATERIAL PLACED IN 8 INCH LIFTS AND MECHANICALLY COMPACTED TO MIN. 95% MODIFIED PROCTOR MAX. DENSITY. 12" MIN. WIDTH ALL SIDES.

USE FLEXIBLE BOOT TYPE CONNECTORS (SUCH AS KOR-N-SEAL BY TRELLEBORG PIPE SEALS OR APPROVED EQUAL). WHERE BOOT CONNECTORS CANNOT BE USED, INSTALL AN NPC/ CORRUGATED PIPE ADAPTER (BY TRELLEBORG PIPE SEALS OR APPROVED EQUAL) AND WG WATERSTOP GROUTING RING (BY PRESS-SEAL GASKET CORP. OR APPROVED EQUAL) ON EACH PIPE, CENTER IN MANHOLE WALL AND EMBED IN ¾" MIN. THICKNESS OF NON-SHRINK CEMENTITIOUS STRUCTURAL GROUT (7200 PSI MIN, SUCH AS HARRIS DOT CONSTRUCTION GROUT, SIKAGROUT 212 OR APPROVED EQUAL.)

STORMWATER PIPE INVERT ELEVATION AS PER PLAN

#2 CRUSHED STONE SUBBASE, CONTINUE TO SPRINGLINE OF PIPE

UNDISTURBED SUBGRADE

BOTTOM STEP 12" MAX. ABOVE CROWN OF LARGEST PIPE.

NOTES:
1. SURVEY STAKEOUT OF CATCH BASINS ARE NORMALLY CENTER OF GRATE, NOT NECESSARILY CENTER OF STRUCTURE.
2. CATCH BASINS SECTIONS TO BE CUSTOM-CAST PRECAST CONCRETE, AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL. CONCRETE AND REINFORCEMENT TO BE AS PER ASTM C478.
3. AGGREGATE AND STONE NOTE DIRECTIVES ON THE SHALLOW CB DETAIL APPLY

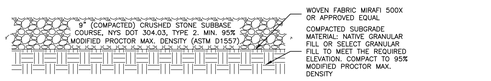
STONE NOTES:
1. ALL STONE SUBBASE AND BEDDING LOCATED IN AREAS TO BE PAVED SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC ENVELOPE (SUCH AS GEOTEX 45- BY PROPEX OR APPROVED EQUAL).
2. WHERE A SUBGRADE GROUNDWATER CONDITION EXISTS WITH MIGRATING SANDS AND/OR SILTS, ALL STONE SHALL BE WRAPPED AS PER NOTE 1 ABOVE.

AGGREGATE NOTES:
1. ALL STONE SHALL BE CRUSHED-TYPE AND MEET NYS DOT STD. SPECIFICATIONS 703-02, COARSE AGGREGATE.
2. SELECT GRANULAR FILL SHALL MEET NYS DOT STD. SPECIFICATIONS 703-01, FINE AGGREGATE AND 733-11 EXCEPT WITH THE FOLLOWING GRADATION

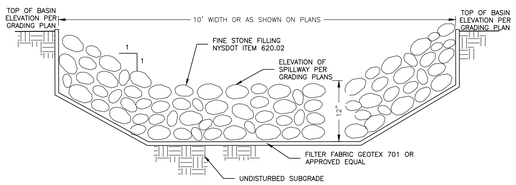
100%	PASSING 1-1/2" SIEVE
0%-70%	PASSING #40 SIEVE
0%-12%	PASSING #200 SIEVE

1/21 DEEP CATCH BASIN OR STORM MH
NOT TO SCALE

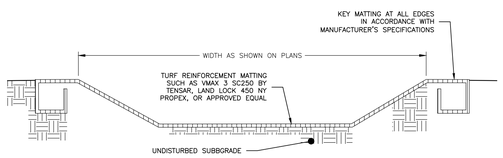
CCESS ROAD CONSTRUCTION NOTES:
1. SUBGRADE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF FABRIC AND CRUSHED STONE SUBBASE AND BE WITNESSED BY ENGINEER. PROOF-ROLLER SHALL HAVE A 10 TON MIN. STATIC WEIGHT. CONTRACTOR TO NOTIFY ENGINEER 24 HOUR MIN. IN ADVANCE
2. IF DURING PROOF-ROLLING UNSTABLE SUBGRADE IS ENCOUNTERED, THE CONTRACTOR SHALL EXCAVATE TO REMOVE UNSTABLE SOILS TO A DEPTH NECESSARY TO PROVIDE A STABLE SUBGRADE SURFACE ONCE BACKFILLED WITH FABRIC AND BASE MATERIAL.
3. BOTH THE SUBGRADE AND FINISHED GRADE SHALL BE GRADED SO AS TO NOT TRAP WATER AND HAVE A 2% MIN. CROSS-SLOPE.
4. MAX ROAD SLOPE IS 15%.



2/21 STORMWATER MAINTENANCE ACCESS ROAD
NOT TO SCALE



3/21 REINFORCED OVERFLOW SPILLWAY
NOT TO SCALE



4/21 EMERGENCY OVERFLOW WEIR
NOT TO SCALE

STONE NOTES:
1. ALL STONE SUBBASE AND BEDDING LOCATED IN AREAS TO BE PAVED SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC ENVELOPE (SUCH AS GEOTEX 451 BY PROPEX OR APPROVED EQUAL).
2. WHERE A SUBGRADE GROUNDWATER CONDITION EXISTS WITH MIGRATING SANDS AND/OR SILTS, ALL STONE SHALL BE WRAPPED AS PER NOTE 1 ABOVE.

CATCH BASIN FRAME & GRATE OR SOLID COVER WHERE SPECIFIED: MODEL R-3561 BY NEENAH FOUNDRY CO. OR CT. NO.'S 5419Z FRAME & 5419M GRATE BY EJ OR APPROVED EQUAL. MIN. 30" SQUARE OPENING GRATES TO BE BICYCLE SAFE.

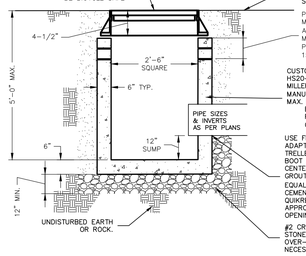
FINISH GRADE PAVE OR TOPSOIL AND SEED AS SHOWN ON PLAN. SURFACE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE TO GRATE AND AS REQUIRED TO PREVENT SOIL EROSION INTO BASIN.

PRE-CAST CONCRETE GRADE ADJUSTMENT EXTENSIONS AS MANUFACTURED BY FORT MILLER CO., INC., TYPICAL. HEIGHT AS REQUIRED, 4" MIN, 10" MAX. SEAL ALL JOINTS WITH ¾" MIN. THICKNESS CEMENTITIOUS STRUCTURAL GROUT (8,000 PSI MIN.) SUCH AS QUIKRETE NON-SHRINK, PRECISION (P/N 1585-00) OR APPROVED EQUAL.

CUSTOM CAST MONOLITHIC REINFORCED CONCRETE CATCH BASIN, HS20-44 TRAFFIC LOADING, TYPICAL, AS MANUFACTURED BY FORT MILLER CO., INC. CONCRETE & REINFORCEMENT, DESIGN AND MANUFACTURE PER ASTM C890/C913. HEIGHT AS REQUIRED, 5'-0" MAX. INSIDE HEIGHT.
EXTENDED MODIFIED MONOLITHIC BASE REQUIRED WHEN USED FOR SMA OUTLET STRUCTURE AND IN AREAS OF HIGH GROUNDWATER. 6" MIN. EXTENSION, TYP.

USE FLEXIBLE BOOT TYPE CONNECTORS WITH CORRUGATED PIPE ADAPTERS (CGA) FOR PE PIPE SUCH AS KOR-N-SEAL BY TRELLEBORG PIPE SEALS OR APPROVED EQUAL. TYP. WHERE BOOT CONNECTORS CANNOT BE USED: INSTALL CGA ON PIPE, CENTERED IN STRUCTURE WALL; CLAMP WG WATERSTOP GROUTING RING (BY PRESS-SEAL GASKET CORP. OR APPROVED EQUAL) ON CGA AND EMBED IN ¾" MIN. THICKNESS NON-SHRINK CEMENTITIOUS STRUCTURAL GROUT (7200 PSI MIN.) SUCH AS, QUIKRETE NON-SHRINK PRECISION GROUT, SIKAGROUT 212, APPROVED EQUAL OR HYDRAULIC CEMENT. FILL ENTIRE WALL OPENING TO FULL WALL THICKNESS.

#2 CRUSHED STONE SUBBASE, 12" MIN. DEPTH, CONTINUE STONE TO SPRINGLINE OF PIPES. FOR UNSTABLE SUBGRADE, OVER-EXCAVATE AND INSTALL ADDITIONAL STONE AS NECESSARY TO STABILIZE.



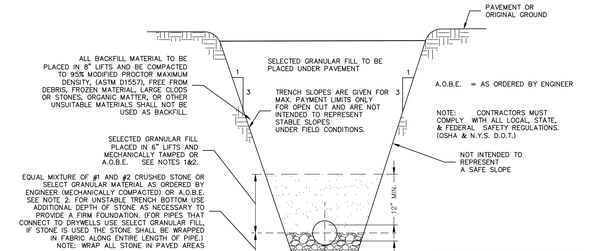
5/21 SHALLOW CATCH BASIN
NOT TO SCALE

AGGREGATE NOTES:
1. ALL STONE SHALL BE CRUSHED--TYPE AND MEET NYS DOT STD. SPECIFICATIONS 703--02, COARSE AGGREGATE.
2. SELECT GRANULAR FILL SHALL MEET NYS DOT STD. SPECIFICATIONS 703--01, FINE AGGREGATE AND 733--11 EXCEPT WITH THE FOLLOWING GRADATION

100%	PASSING 1--1/2" SIEVE
0%--70%	PASSING #40 SIEVE
0%--12%	PASSING #200 SIEVE

NOTE:
THIS SIZE CATCH BASIN IS FOR A MAXIMUM PIPE SIZE OF 18"

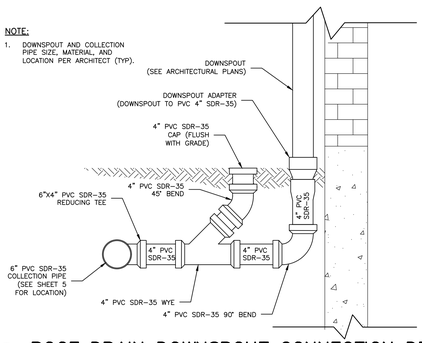
WRAP ALL STONE IN PAVED AREAS, TYP.



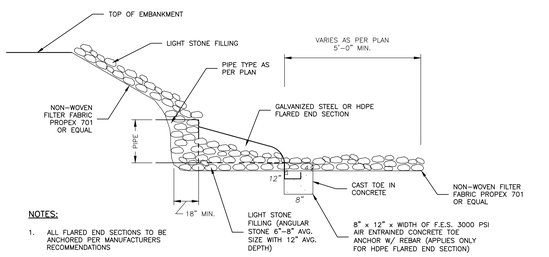
NOTES:
1) NATIVE EXCAVATED GRANULAR MATERIAL MAY BE USED IF APPROVED BY THE ENGINEER.
2) ALL STONE SHALL BE CRUSHED-TYPE AND CONFORM TO NYS DOT SPECIFICATIONS 703--02, COARSE AGGREGATE. CRUSHED STONE NOT TO EXCEED #2 IN SIZE.
3) GRANULAR FILL SHALL CONFORM TO NYSDOT SPECIFICATIONS 703--01, FINE AGGREGATE AND 733--11 EXCEPT WITH THE FOLLOWING GRADATION:
100% IN EXCESS OF 1--1/2"
0%--70% PASSING #40 SIEVE
0%--12% PASSING #200 SIEVE
4) GRANULAR HAUNCHING SHALL BE MECHANICALLY COMPACTED TO SPRING--LINE OF PIPE. STONE HAUNCHING SHALL BE SHOVEL--SLICED AT SAME.

6/21 STORM TRENCH (TYP.)
NOT TO SCALE

NOTE:
1. DOWNSPOUT AND COLLECTION PIPE SIZE, MATERIAL, AND LOCATION PER ARCHITECT (TYP).



7/21 ROOF DRAIN DOWNSPOUT CONNECTION DETAIL (TYP)
NOT TO SCALE

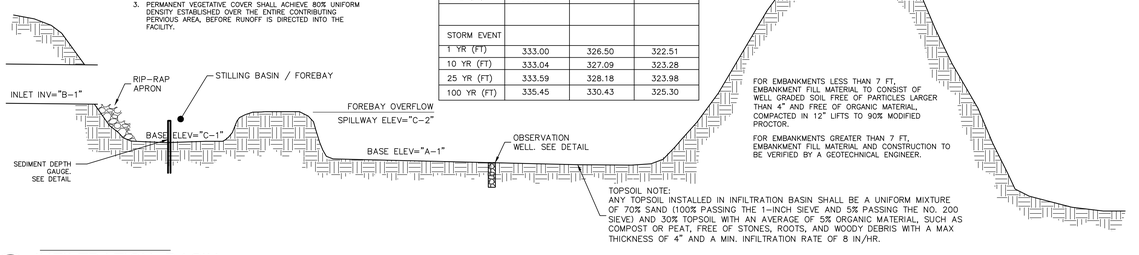


NOTES:
1. ALL FLARED END SECTIONS TO BE ANCHORED PER MANUFACTURERS RECOMMENDATIONS

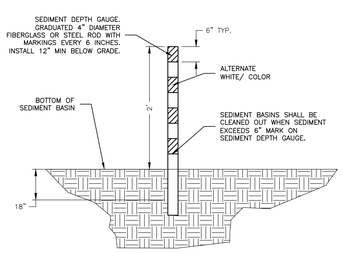
8/21 FLARED END SECTION
NOT TO SCALE

NOTES:
1. ALL INFILTRATION BASIN AREAS TO BE PROTECTED FROM HEAVY CONSTRUCTION EQUIPMENT TRAFFIC AND NOT CONNECTED TO THE STORM SYSTEM UNTIL THE COMPLETION OF CONSTRUCTION AND THE FINAL STABILIZATION OF ALL UPSTREAM AREAS.
2. ANY INFILTRATION BASIN TO BE UTILIZED AS A TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION MUST ONLY PARTIALLY EXCAVATE TO A MINIMUM OF 18" ABOVE THE BOTTOM OF THE INFILTRATION BASIN.
3. PERMANENT VEGETATIVE COVER SHALL ACHIEVE 80% UNIFORM DENSITY ESTABLISHED OVER THE ENTIRE CONTRIBUTING PERVIOUS AREA, BEFORE RUNOFF IS DIRECTED INTO THE FACILITY.

INFILTRATION BASIN ELEVATIONS	SMA #1	SMA #2	SMA #3
A-1 (FT)	333.00	326.50	322.50
A-2 (FT)	N/A	331.00	326.00
			324.75
B-1 (FT)	334.25	327.45	323.40
			323.75
C-1 (FT)	332.00	324.00	320.00
C-2 (FT)	334.75	328.10	324.00
STORM EVENT			
1 YR (FT)	333.00	326.50	322.51
10 YR (FT)	333.04	327.09	323.28
25 YR (FT)	333.59	328.18	323.98
100 YR (FT)	335.45	330.43	325.30

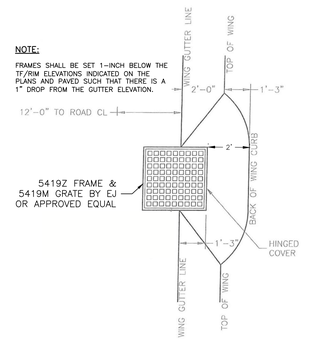


9/21 INFILTRATION BASIN
NOT TO SCALE

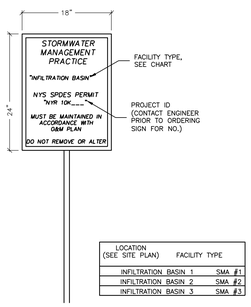


10/21 SEDIMENT DEPTH GAUGE
NOT TO SCALE

NOTE:
FRAMES SHALL BE SET 1-INCH BELOW THE TF/RM ELEVATIONS INDICATED ON THE PLANS AND PAVED SUCH THAT THERE IS A 1" DROP FROM THE GUTTER ELEVATION.

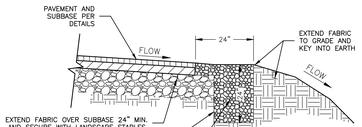


TOWN OF MOREAU WING GUTTER EYE BROW
NOT TO SCALE

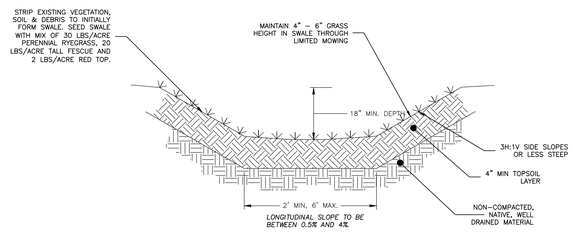


LOCATION (SEE SITE PLAN)	FACILITY TYPE
INFILTRATION BASIN 1	SMA #1
INFILTRATION BASIN 2	SMA #2
INFILTRATION BASIN 3	SMA #3

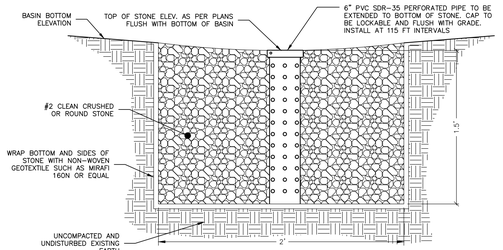
12/21 STORMWATER MANAGEMENT FACILITY NOTIFICATION SIGN
NOT TO SCALE



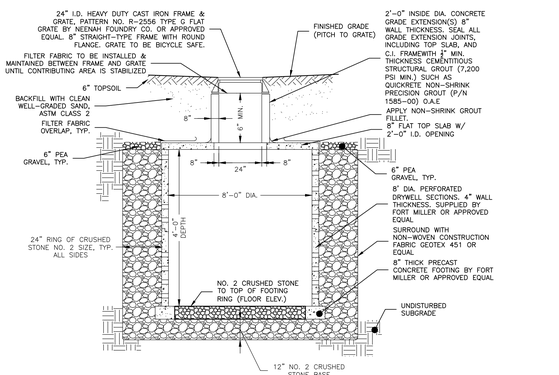
13/21 GRAVEL DIAPHRAGM
NOT TO SCALE



14/21 VEGETATED SWALE
NOT TO SCALE



15/21 OBSERVATION WELL
NOT TO SCALE



16/21 PRECAST CONCRETE DRYWELL
NOT TO SCALE

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421 edp@edpllp.com

PROPOSED RESIDENTIAL COMMUNITY FOR
JACOBIE'S PARKSIDE FARM
CERRONE BUILDERS
11-29 MOREAU REC ROAD
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

TAX MAP IDs: 50.-3-28.2, 64.-1-54
FEBRUARY 11, 2025

DRAWN BY	JAC
CHECKED BY	JCD
EDP PROJECT NUMBER	12646

THE ENCLOSED DRAWINGS AND DOCUMENTS IN ANY FORM UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL (E.G. ENGINEER OR LANDSCAPE ARCHITECT) ARE NOT TO BE USED FOR ANY PURPOSE. IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR SURVEYOR FOR A SURVEYOR, IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR SURVEYOR FOR A SURVEYOR, IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209 REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
TOWN PRELIMINARY SUBMISSION	03/31/2025	JAC
TOE RESPONSE TO COMMENTS	05/16/2025	JAC
TOE RESPONSE TO COMMENTS	06/30/2025	JAC

SCALE: AS SHOWN

NOT FOR CONSTRUCTION

SHEET TITLE: STORM DETAILS

SHEET: 21 of 21

C:\WORKFILES\Environmental Design Partnership\SharePoint Site - Documents\A.A.C.S\ARATOGA\Moreau\Cerronecrt Road\03D - Jacobie\01_Master Plans\05-dwg\Detailed Plans\SHEETS\11_DTL_JACOBIE.dwg Jun 26, 2025 02:40:34PM