

Shangri-La Greenhouses and Farmstand

Town of Moreau
Saratoga County, New York

10-07-2024
Revised: 12-16-2024

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NOT FOR CONSTRUCTION

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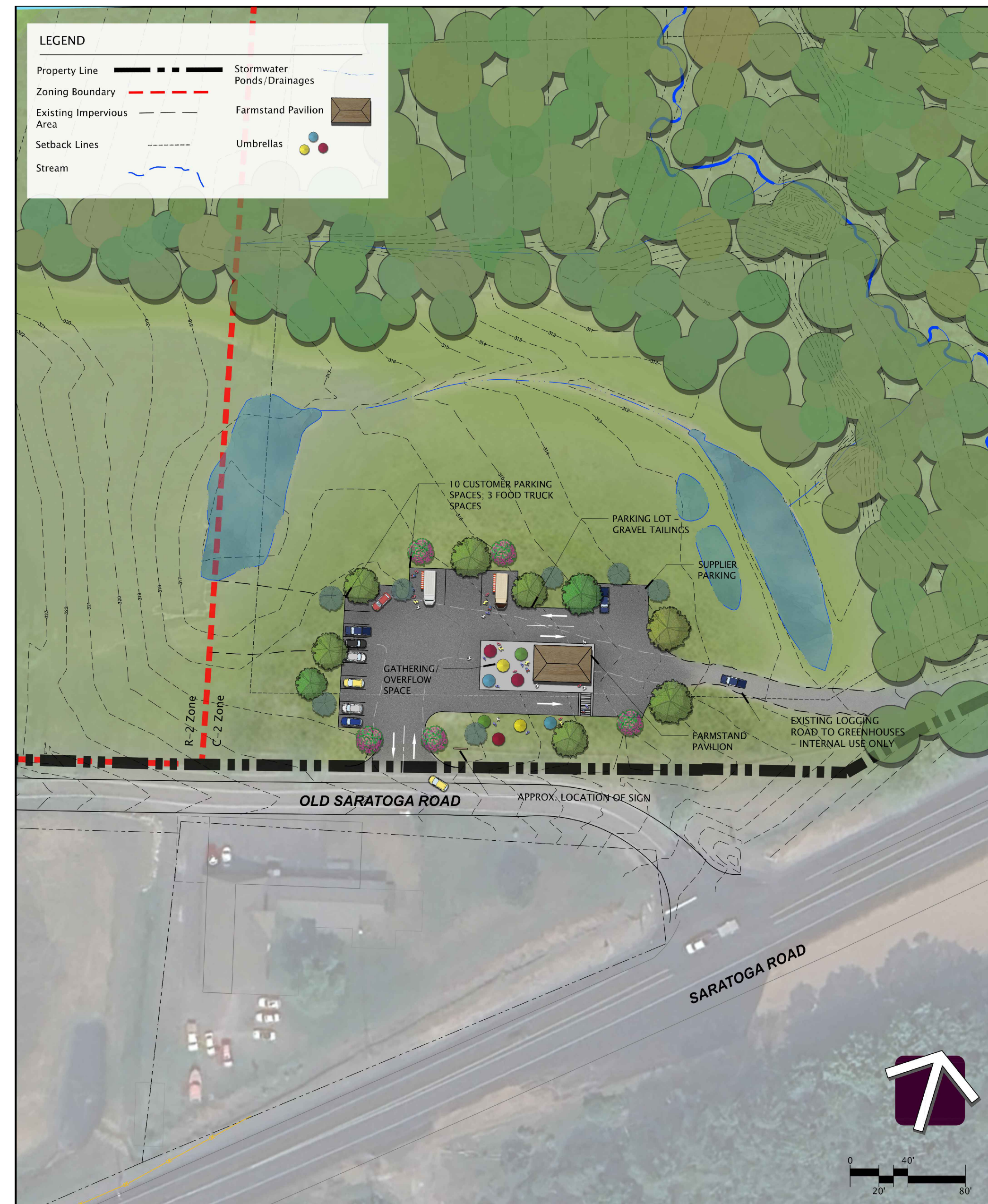
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GENERAL & LAYOUT NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
- THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES TAKING PLACE.
- THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (800-962-7962) FOR A UTILITY STAKE-OUT THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING, OR BLASTING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE CASE OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING, DETAIL, OR SPECIFICATION THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- ALL DIMENSIONS TO FACE OF CURB OR BUILDING ARE AT 90° FROM FACE UNLESS OTHERWISE NOTED.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITH THIS PLAN SET.
- ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF FEDERAL TITLE 29, PART 1929, "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" (OSHA).
- THE CONTRACTOR SHALL CONSULT THE DESIGN LANDSCAPE ARCHITECT BEFORE DEVIATING FROM THESE PLANS.
- IF SUSPICIOUS, CONTAMINATED OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES ALL WORK SHALL STOP AND THE TOWN OF MOREAU AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE OWNER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE MATERIAL AND THE PLANS ARE MODIFIED AS NECESSARY.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN A MINIMUM OF TWO (2) FEET OF COVER OVER ALL EXISTING UTILITIES DURING CONSTRUCTION.
- ALL AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION AND WHICH ARE OUTSIDE OF THE PROJECT LIMITS SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL WORK MUST CONFORM TO ALL FEDERAL, STATE AND MUNICIPAL CODES, SPECIFICATIONS, ORDINANCES, RULES AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC PROTECTION AND MAINTENANCE, INCLUDING ADEQUATE USE OF SIGNS, BARRIERS, AND FLAG PERSONS DURING WORKING AND NON-WORKING HOURS UNTIL CONSTRUCTION IS COMPLETED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITHIN ANY RIGHT-OF-WAY WITH THE APPROPRIATE COUNTY OR STATE AGENCIES.
- CONTRACTOR SHALL REPLACE IN KIND ALL PAVEMENT STRIPING DISTURBED AS A RESULT OF CONSTRUCTION.

UTILITY NOTES

- RIMS, GRATES, INVERTS, CLEARANCES AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ENGINEER'S ATTENTION.
- ALL CONSTRUCTION STAKE OUT SHALL BE COORDINATED WITH CLA SITE.
- THE CONTRACTOR SHALL TAKE CARE TO NOT DAMAGE EXISTING UTILITIES. ANY DAMAGED UTILITIES SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY LOCATIONS, EXISTING SEWERS, WATER, TELEPHONE, GAS, ETC. MUST BE LOCATED PRIOR TO ANY CONSTRUCTION. ELEVATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION.

SOIL EROSION PREVENTION AND SEDIMENT CONTROL

- IF CONSTRUCTION ACTIVITIES ARE DISCONTINUED, TEMPORARY GRADING SHALL BE SEEDED AND MULCHED, A.O.B.E. THE AREAS SHALL BE SEEDED WITH AN APPROPRIATE PERENNIAL GRASS SEED MIX, A.O.B.E., AND SHALL BE MULCHED WITH STRAW WITHIN 14 DAYS OF THE TIME CONSTRUCTION ACTIVITIES WERE TEMPORARILY DISCONTINUED. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.
- WHEN FINAL GRADING IS COMPLETE THE CONTRACTOR SHALL COMPLETE THE WORK OF SEEDING AND PLANTING WITHIN ONE WEEK OR OTHERWISE STABILIZE THE AREA IF THE SEASON IS NOT APPROPRIATE FOR SEED ESTABLISHMENT. IN THE EVENT SEED AND PLANTING ESTABLISHMENT CAN NOT BE COMPLETED THE CONTRACTOR SHALL STABILIZE THE AREA WITHIN ONE WEEK OF COMPLETING THE FINAL GRADING, WITH STRAW MULCH, OR OTHER APPROVED OR SPECIFIED MEANS UNTIL TURF ESTABLISHMENT CAN BE DONE.
- PERIODIC CLEANING OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES MAY BE NECESSARY.
- ALL SOIL AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO STARTING EARTHWORK OPERATIONS AND SHALL REMAIN IN PLACE UNTIL SLOPES ARE STABILIZED WITH SEEDING AND/OR OTHER SLOPE PROTECTION.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED AS NECESSARY AND THEY SHALL REMAIN IN PLACE UNTIL THE NEW SLOPES HAVE BEEN STABILIZED BY EITHER SEEDING OR SLOPE PROTECTION.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED FOR ALL INLETS. CONTROLS SHALL REMAIN IN PLACE UNTIL THE SLOPES DRAINING TO THE INLET HAVE BEEN STABILIZED BY EITHER PAVING, SEEDING, OR SLOPE PROTECTION.
- IN THE EVENT DE-WATERING OPERATIONS BECOME NECESSARY, A DE-WATERING DISCHARGE BASIN WILL BE REQUIRED UNLESS THE PUMP DISCHARGE IS CLEAR AND FREE OF SEDIMENT. LOCATION AND DESIGN TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- RING ANY TEMPORARY STOCKPILES OF ERODIBLE MATERIAL WITH STRAW BALES/SILT FENCE, AS SHOWN, TO CONTAIN ANY EROSION OF THE PILE. PILES LEFT UNDISTURBED FOR 14 DAYS OR MORE SHALL BE STABILIZED WITH A TEMPORARY SEEDING OR OTHER COVER.
- ALL ERODED SOIL SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.
- TEMPORARY EROSION CONTROL SHALL BE PROVIDED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH THE "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL." THE TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT CONTROL MEASURES ARE IN SERVICE. INFILTRATION DEVICES SHALL BE PROTECTED FROM SILTATION DURING THE PERIOD OF CONSTRUCTION AND UNTIL THE SITE IS SUCCESSFULLY REVEGETATED BY USE OF SILT SCREENS, INLET PROTECTION DEVICES, SEDIMENT DETENTION PONDS OR OTHER SUITABLE EROSION CONTROL MEASURES.
- STAGING OF CONSTRUCTION TO FACILITATE EROSION CONTROL SHALL BE REQUIRED. ONLY THOSE AREAS WHERE CONSTRUCTION IS ACTIVELY OCCURRING SHALL REMAIN OPEN AND UNVEGETATED. ALL AREAS THAT ARE NOT

WITHIN AN ACTIVE CONSTRUCTION AREA SHALL BE MULCHED AND STABILIZED OR SHALL BE MULCHED AND REVEGETATED. AN ACTIVE CONSTRUCTION AREA IS DEFINED AS ONE THAT HAS SEEN SUBSTANTIAL CONSTRUCTION WITHIN THE PAST SEVEN CALENDAR DAYS. MULCHING OR REVEGETATION FOR EROSION CONTROL SHALL BE COMPLETED WITHIN 10 DAYS FOLLOWING THE LAST SUBSTANTIAL CONSTRUCTION ACTIVITY.

COMPLIANCE WITH THE FOLLOWING RESTRICTIONS SHALL BE REQUIRED.

- NO VEGETATION SHALL BE FELLED INTO ANY LAKE, POND, RIVER, STREAM OR INTERMITTENT STREAM AND IF INADVERTENTLY FELLED INTO ONE OF THESE WATER BODIES, SHALL BE REMOVED IMMEDIATELY FROM THE WATER BODY. THE REMOVAL OF DEAD OR DYING, DISEASED TREES OR TREES PRESENTING A HEALTH OR SAFETY HAZARD SHALL NOT BE EXEMPT FROM THIS REQUIREMENT.
- WITHIN 500 FEET OF THE MEAN HIGH WATER MARK OF ANY LAKE, POND, RIVER, STREAM, OR WETLAND, NO LAND AREA, INCLUDING AREAS STOCKPILED WITH EARTHEN MATERIALS, WHICH HAS BEEN CLEARED MAY BE MADE OR LEFT DEVOID OF GROWING VEGETATION FOR MORE THAN 24 HOURS WITHOUT A PROTECTIVE COVERING SECURELY PLACED OVER THE ENTIRE AREA AND/OR EROSION CONTROL MEASURES PROPERLY INSTALLED TO PREVENT SEDIMENTS FROM ENTERING THE WATER BODY. ACCEPTABLE PROTECTIVE COVERINGS INCLUDE NATURAL MULCH OF A DEPTH OF TWO INCHES, ROCK RIP-RAP, NONDEGRADABLE MATERIALS SUCH AS PLASTIC OR CANVAS COVERINGS, AND IMPERVIOUS STRUCTURES.
- ANY AREA OF LAND FROM WHICH THE NATURAL VEGETATIVE COVER HAS BEEN EITHER PARTIALLY OR WHOLLY CLEARED OR REMOVED BY DEVELOPMENT ACTIVITIES SHALL BE REVEGETATED WITHIN 10 DAYS FROM THE SUBSTANTIAL COMPLETION OF SUCH CLEARING AND CONSTRUCTION. ACCEPTABLE REVEGETATION SHALL CONSIST OF THE FOLLOWING:
 - RESEEDING WITH AN ANNUAL OR PERENNIAL COVER CROP ACCOMPANIED BY PLACEMENT OF STRAW MULCH OR ITS EQUIVALENT OF SUFFICIENT COVERAGE, BUT NOT LESS THAN 50% OF THE TOTAL DISTURBED AREA, TO CONTROL EROSION UNTIL SUCH TIME AS THE COVER CROP IS ESTABLISHED OVER 90% OF THE SEEDED AREA.
 - REPLANTING WITH NATIVE WOODY AND HERBACEOUS VEGETATION ACCOMPANIED BY PLACEMENT OF STRAW MULCH OR ITS EQUIVALENT OF SUFFICIENT COVERAGE TO CONTROL EROSION UNTIL THE PLANTINGS ARE ESTABLISHED AND ARE CAPABLE OF CONTROLLING EROSION.
 - ANY OTHER RECOGNIZED METHOD WHICH HAS BEEN REVIEWED AND APPROVED BY THE TOWN AS SATISFYING THE INTENT OF THIS REQUIREMENT.
- ANY AREA OF REVEGETATION MUST EXHIBIT SURVIVAL OF A MINIMUM OF 75% OF THE COVER CROP THROUGHOUT THE YEAR IMMEDIATELY FOLLOWING REVEGETATION. REVEGETATION MUST BE REPEATED IN SUCCESSIVE YEARS UNTIL THE MINIMUM SEVENTY-FIVE-PERCENT SURVIVAL FOR ONE YEAR IS ACHIEVED.
- GROUND CLEARING OR GRADING ACTIVITIES WHICH OCCUR DURING THE PERIOD OCTOBER 15 TO APRIL 15, DURING WHICH GERMINATION OF VEGETATION TYPICALLY WILL NOT TAKE PLACE, SHALL BE REQUIRED TO INCORPORATE EXTRA MEASURES DURING REVEGETATION IN ORDER TO REDUCE EROSION AND MAINTAIN WATER QUALITY. THESE EXTRA MEASURES INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF SCREEN MESH, NETTING, EXTRA MULCH, AND SILTATION FENCES.

DEMOLITION NOTES

- CONTRACTOR SHALL VISIT THE SITE TO OBSERVE ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID DOCUMENTS.
- PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL VERIFY AND STAKE THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR SHALL VERIFY THE FOLLOWING: FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, CATALOGUE NUMBERS, AND SIMILAR DATA.
- CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL NECESSARY APPROVALS, PERMITS, INSPECTIONS AND CERTIFICATIONS PRIOR TO AND DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE OF CONSTRUCTION LIMITS, OR ANY ITEMS DISTURBED ON THE SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT. CONTRACTOR SHALL PROVIDE PROPER SIGNS, BARRICADES, FENCES, TO PROTECT THE WORK, PROPERTY, EQUIPMENT AND PERSONS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- PROTECT ALL VEGETATION TO REMAIN DURING ALL PHASES OF CONSTRUCTION. DO NOT DRIVE VEHICLES, STORE EQUIPMENT, SPILL LIQUIDS OR STORE CHEMICALS BELOW THE CANOPIES OF EXISTING VEGETATION TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ALL VEGETATION AND ROOTS OUTSIDE THE CONSTRUCTION LIMIT LINE AND WITHIN TREE PROTECTION AREAS
- CONTRACTOR SHALL STRIP, STORE, AND REUSE ALL TOPSOIL FROM AREAS TO BE PAVED OR REGRADED. PROVIDE SEDIMENT CONTROL FENCE AROUND BASE OF TOPSOIL STOCKPILE.
- IN AREAS WHERE PLANT MATERIAL IS PROPOSED ON AREAS OF EXISTING PAVEMENT, EXCAVATE EXISTING SOIL TO A DEPTH OF 30" AND REPLACE WITH APPROVED TOPSOIL, COORDINATE WITH PLANTING PLAN.
- ALL EXISTING MATERIAL TO BE SALVAGED SHALL BE VERIFIED BY THE OWNER'S REPRESENTATIVE AND REMOVED AND STORED BY CONTRACTOR IN A LOCATION COORDINATED WITH OWNER. CONTRACTOR SHALL COMPENSATE OWNER FOR ANY DAMAGE TO SALVAGED MATERIALS THAT OCCURS DURING REMOVAL, STORAGE OR REINSTALLATION.
- ALL EXISTING UTILITIES TO REMAIN, UNLESS OTHERWISE NOTED.
- AT PRE-CONSTRUCTION MEETING, CONTRACTOR TO COORDINATE WITH OWNER ANY PLANT MATERIAL TO BE SAVED AND/OR REPLANTED.
- COORDINATE WITH OWNER FOR LOCATION OF EXCESS CUT MATERIAL PLACEMENT.

PLANTING/LANDSCAPING NOTES

- ALL PLANTS ARE TO MEET THE MINIMUM STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMAN.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO AVOID DAMAGE TO ANY VEGETATION TO REMAIN.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND FIELD VERIFYING THE LOCATION OF ALL UTILITIES AND AVOIDING ALL UTILITIES TO REMAIN DURING THE CONSTRUCTION PROCESS.
- PLANTS SHALL BE DELIVERED ONLY WHEN THEY CAN BE INSTALLED IN A REASONABLE TIMEFRAME. ALL PLANTS ARE SUBJECT TO INSPECTION AT DELIVERY BY THE LANDSCAPE ARCHITECT.

- ALL PLANTING BEDS AND AREAS OF GROUND COVER SHALL BE STONE MULCHED TO A DEPTH OF 4".

- PLANTS SHALL BE THE SIZE (HEIGHT, DIAMETER, OR CALIPER) AND TYPE NOTED ON THE PLANTING SCHEDULE.

- THE LOCATION OF ALL PLANTING TO BE VERIFIED BY LANDSCAPE ARCHITECT.

- THE CONTRACTOR SHALL GUARANTEE ALL PLANTED MATERIALS' HEALTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, FOR A MINIMUM OF ONE (1) YEAR TIME.

- THE CONTRACTOR SHALL MAINTAIN ALL WORK INCLUDING WATERING AND PROTECTION FROM TRAFFIC UNTIL FINAL ACCEPTANCE OF THE PROJECT.

- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED OUTSIDE CONSTRUCTION LIMITS OR DISTURBED ON SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.

- ALL PLANTS AND SEED MIXTURES SHALL BE NATIVE SPECIES. NO INVASIVE SPECIES SHALL BE PERMITTED.

PLANT BED PREPARATION

- IN AREAS WHERE PLANTING IS PROPOSED, AREA SHALL BE EXCAVATED TO A DEPTH OF 3" AND FILLED WITH SUITABLE BACKFILL/TOPSOIL AS DESCRIBED BELOW.
- PROVIDE TOPSOIL WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL NOT BE DELIVERED TO THE SITE WHILE IN A FROZEN OR MUDDY CONDITION.
- OBTAIN TOPSOIL FROM LOCAL SOURCES. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN DEPTH OF NOT LESS THAN 4"; DO NOT OBTAIN FROM BOGS OR MARSHES.
- TOPSOIL SHALL HAVE AN ACIDITY RANGE OF PH 5.0 TO 7.0, AND SHALL CONTAIN NOT LESS THAN 5% OR MORE THAN 8% ORGANIC MATTER AS DETERMINED BY LOSS ON IGNITION OF MOISTURE-FREE SAMPLES DRIED AT 100 C. SUFFICIENT LIMESTONE SHALL BE ADDED TO TOPSOIL, IF REQUIRED, TO BRING IT TO A RANGE OF PH 5.0 TO PH 7.0.
- TOPSOIL SHALL MEET THE FOLLOWING MECHANICAL ANALYSIS.

SIEVE DESIGNATION	% PASSING
1" SCREEN	100
1/2 SCREEN	97/100
100 MESH SIEVE	60-40
- SOIL AMENDMENTS SHALL INCLUDE PEAT HUMUS: FS Q-P-166 DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS AND WITH PH RANGE SUITABLE FOR INTENDED USE.
- ADDITIONAL AMENDMENTS TO INCLUDE A COMPLETE FERTILIZER OF NEUTRAL CHARACTER, APPROVED FOR USE ON ORGANIC FARMS, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES AND CONTAINING THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:
 - FOR TREES AND SHRUBS, PROVIDE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN, 10% AVAILABLE PHOSPHORIC ACID AND 5% SOLUBLE POTASH.
- ALL PLANTING BED AREAS SHALL BE MULCHED TO A DEPTH OF 4".

SEEDING NOTES:

- DISTURBED AREAS AROUND PROJECT SITE SHALL BE SEEDED WITH THE FOLLOWING MIXTURE AND APPLIED AT A RATE OF NOT LESS THAN 5 LBS/1000 SF. SEE STORMWATER POND DETAILS AND PLANTING PLAN FOR STORMWATER POND AND STEEP SLOPE SEEDING REQUIREMENTS.

COMMON NAME	WEIGHT (%)	MINIMUM PURITY (%)	MINIMUM (%) GERMINATION
KENTUCKY BLUEGRASS	65	98	85
RED FESCUE	25	98	80
PERENNIAL RYEGRASS	10	98	90

WINTER WORK EROSION & SEDIMENT CONTROLS:

WINTER WORK EROSION AND SEDIMENT CONTROLS

IF ONGOING CONSTRUCTION ACTIVITY OCCURS BETWEEN NOVEMBER 15 AND APRIL 1, THE CONTRACTOR SHALL IMPLEMENT TEMPORARY SOIL STABILIZATION MEASURES IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION MEASURES SHALL BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN THREE (3) DAYS. IF STRAW MULCH IS USED ALONE, MULCH SHALL BE APPLIED AT 4 TONS PER ACRE. OTHER MANUFACTURED MULCHES SHALL BE APPLIED AT DOUBLE THE MANUFACTURER'S RECOMMENDED RATE. ROLLED EROSION CONTROL BLANKETS MUST BE USED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR STEEPER. THE CONTRACTOR SHALL ALSO IMPLEMENT THE MEASURES INDICATED IN THE NEW YORK STATE STANDARDS AND SPECIFICATION FOR WINTER STABILIZATION, DESIGN CRITERIA 1 THROUGH 7, 10 AND 11.

EROSION AND SEDIMENT CONTROLS FOR WINTER SHUTDOWN

IF THE SITE WILL NOT HAVE EARTH DISTURBING ACTIVITIES BETWEEN NOVEMBER 15 AND APRIL 1, THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING EROSION CONTROL MEASURES IN ANY AREAS WHERE FINAL/PERMANENT STABILIZATION HAS NOT BEEN COMPLETED:

ALL BARE EXPOSED SOIL RESULTING FROM CONSTRUCTION ACTIVITIES OR A NATURAL EVENT MUST BE STABILIZED BY ESTABLISHED VEGETATION, STRAW OR OTHER ACCEPTABLE MULCH, MATTING, ROCK, OR OTHER APPROVED MATERIAL SUCH AS ROLLED EROSION CONTROL PRODUCTS. IF STRAW BLANKET IS USED IT SHALL MEET THE REQUIREMENTS OF FHWA FP-03 AS A TYPE 2C EROSION CONTROL BLANKET SHALL FOR USE ON SLOPES WITH GRADIENTS NOT EXCEEDING 3:1 (H:V) OR AN EQUIVALENT APPROVED BY THE ENGINEER. WHERE WIND EXPOSURE OR CONCENTRATED RUNOFF MAY OCCUR, MULCH SHALL BE ANCHORED WITH DEGRADABLE STRAW BLANKET MEETING THE REQUIREMENTS OF FHWA FP-03 AS A TYPE 2D EROSION CONTROL BLANKET FOR USE ON SLOPES WITH GRADIENTS NOT EXCEEDING 2:1 (H:V) OR AN EQUIVALENT APPROVED BY THE ENGINEER.

WINTER STABILIZATION INSPECTION/MAINTENANCE

INSPECTIONS SHALL BE CONDUCTED IN ACCORDANCE WITH AND AT THE FREQUENCY SPECIFIED IN THE GENERAL PERMIT FOR CONSTRUCTION, PART IV C.2(C) & (D) TO ENSURE THAT THE EROSION AND SEDIMENT CONTROL PLAN IS PERFORMING ITS WINTER STABILIZATION FUNCTION.



LANDSCAPE ARCHITECTURE ■ ENGINEERING ■ PLANNING, PC

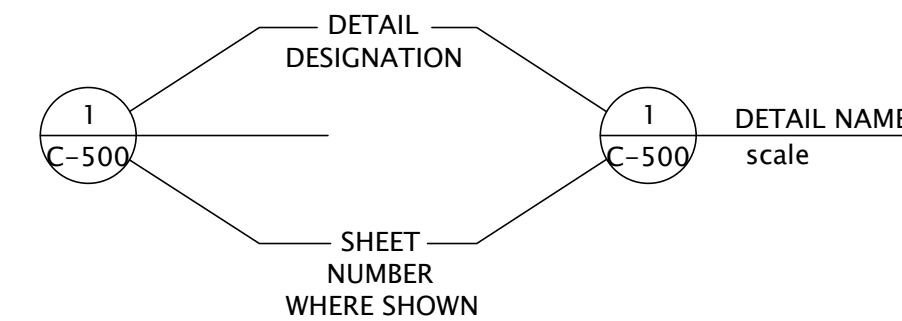
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PRELIMINARY
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DETAIL DESIGNATION

ON DRAWING WITH
DETAIL CALL-OUT:



Shangri-La
Greenhouses and
Farmstand
Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

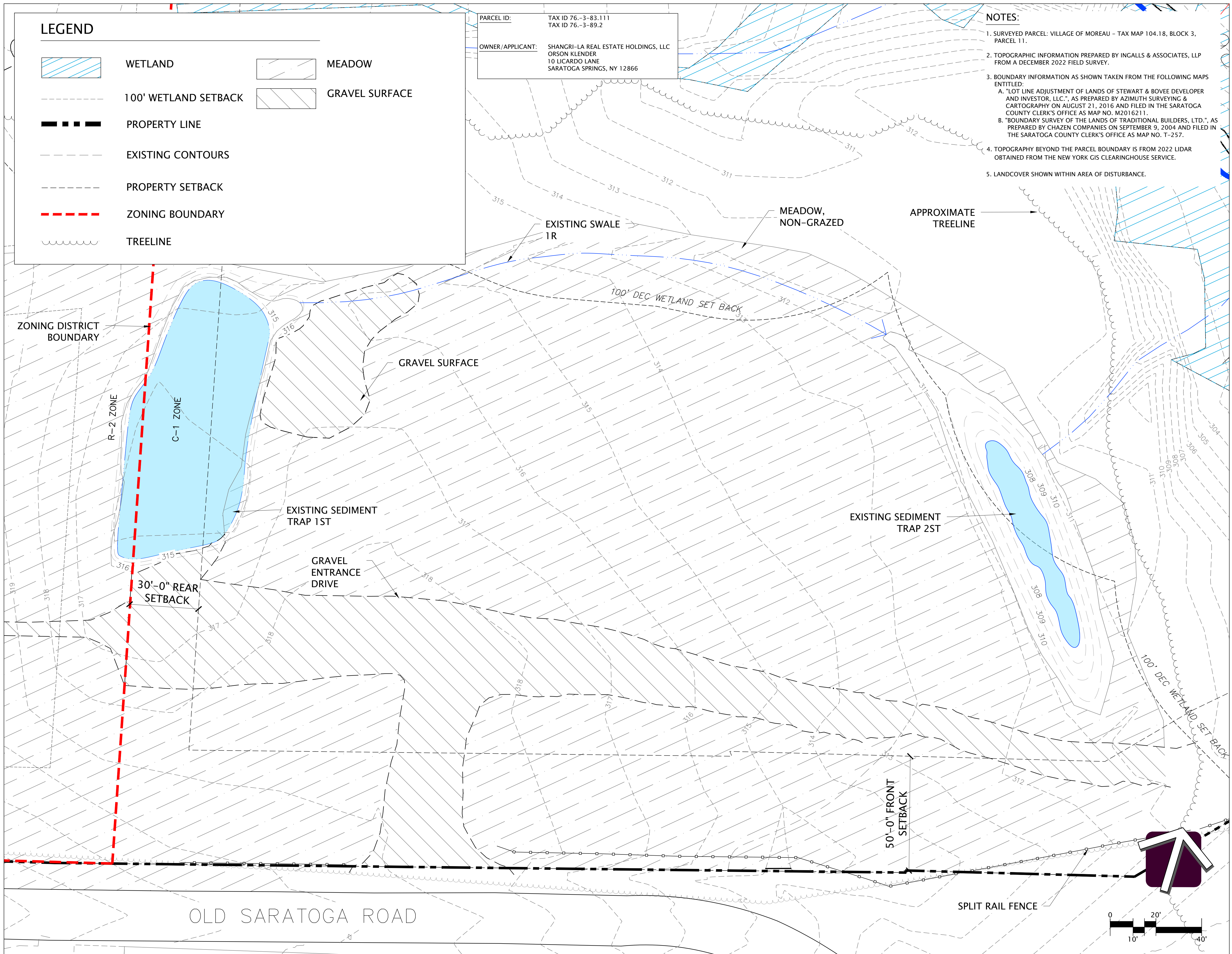
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Notes
C-001

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LANDSCAPE ARCHITECTURE ENGINEERING PLANNING, PC

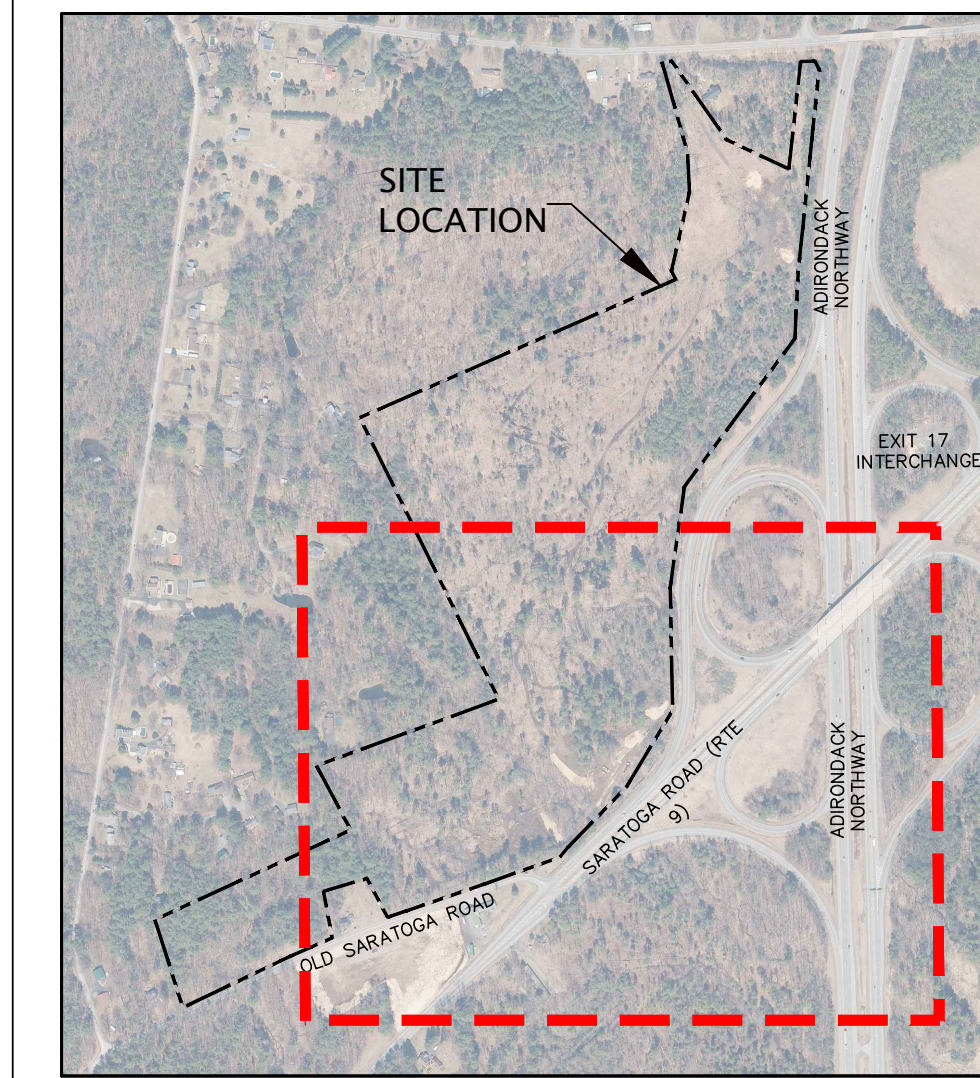
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PRELIMINARY
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SITE LOCATION MAP

SCALE: NOT TO SCALE



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Town of Moreau,
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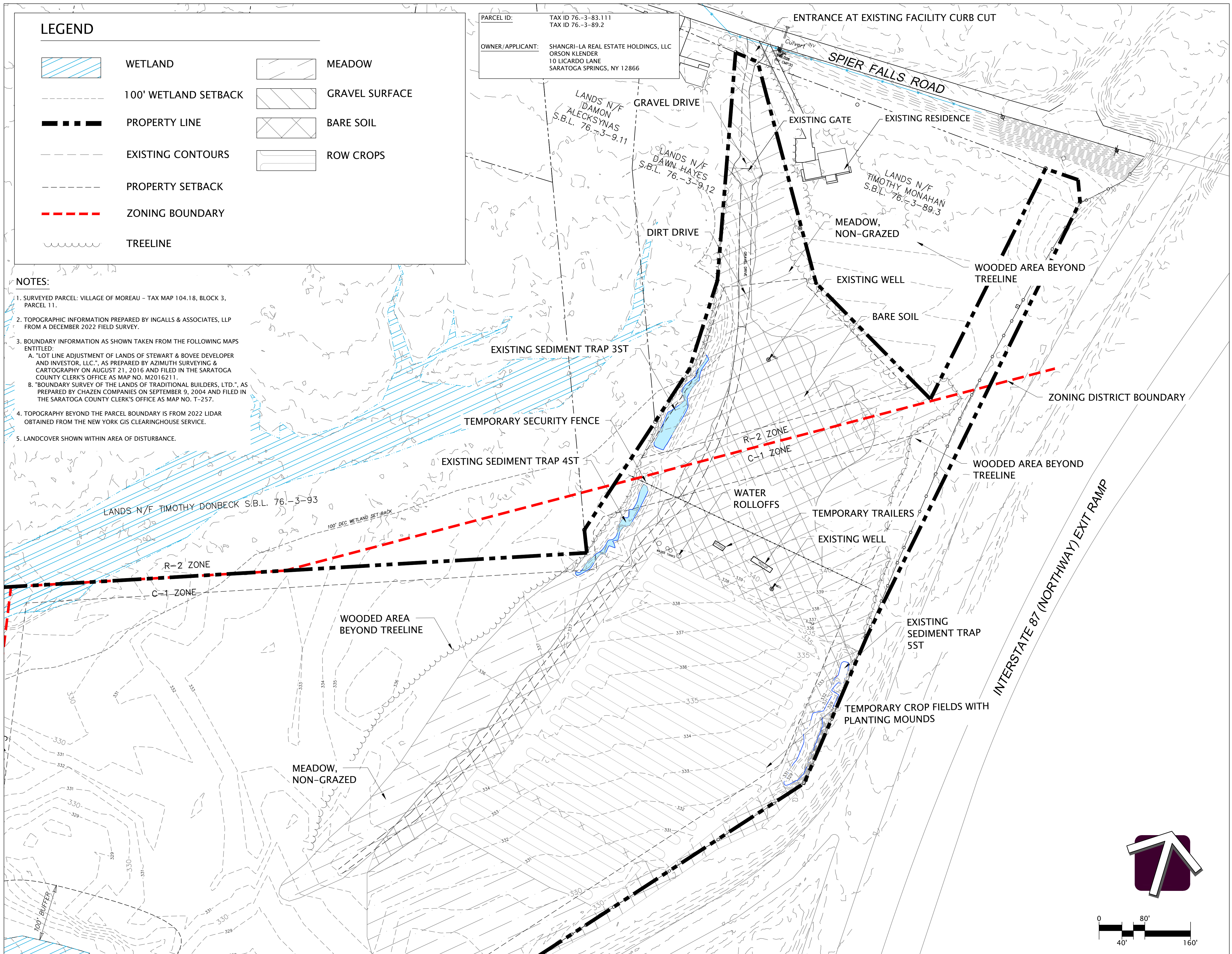
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Project No. 420-1096

Date: 2024-12-16

**Existing Condition Map
Farmstand
C-010**



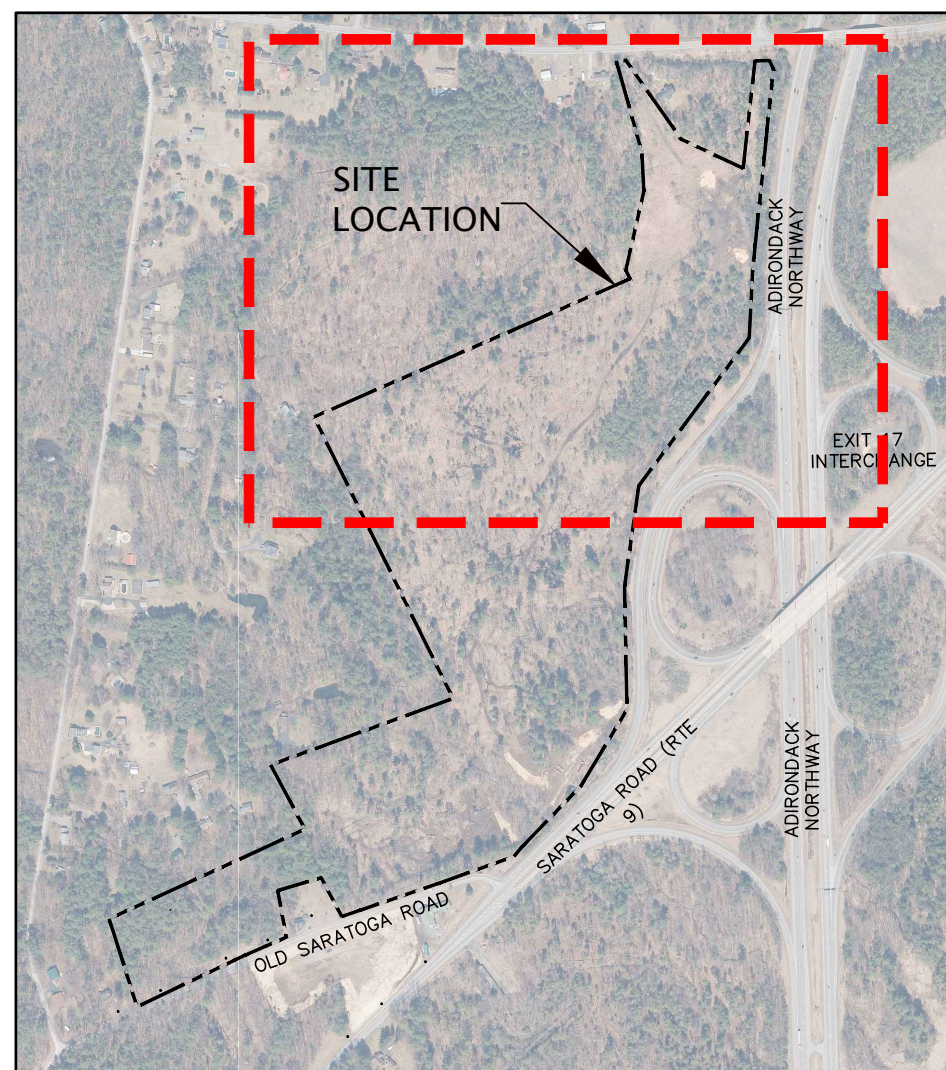
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SITE LOCATION MAP
SCALE: NOT TO SCALE



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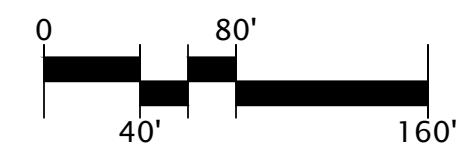
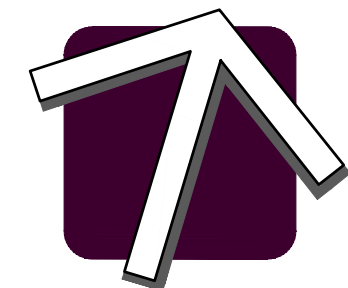
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Date: 2024-12-16

Existing Condition Map Greenhouses C-011



PRELIMINARY
NOT FOR
CONSTRUCTION

ZONING COMPLIANCE:

DISTRICT: GENERAL COMMERCIAL DISTRICT (C-1)

COMPLIANCE ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	1 ACRE	48.95 ACRES
TOTAL IMP. COVERAGE	NA	4.65 ACRES
MIN. LOT WIDTH	200'	VARIES
MIN. LOT DEPTH	175'	525' MIN.
MAX. LOT COVERAGE	40%	9.5%
MIN. FLOOR AREA	NA	47,848 SF
MAX. STRUCTURE HEIGHT	30'	30'

DISTRICT: RESIDENTIAL DISTRICT (R-2)

COMPLIANCE ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	0.75 ACRE	27.42 ACRES
MIO. TOTAL IMP. COVERAGE	N/A	0.35 ACRES
MI PLOT WIDTH	175'	VARIES
MI Q. LOT DEPTH	175'	371' MIN.
MIR. LOT COVERAGE	25%	1.3%
MIN. FLOOR AREA	800 SF	NA
MAX. STRUCTURE HEIGHT	38'	NA

PARKING SUMMARY:

FARMSTAND: 14 STANDARD (INCLUDING ONE (1) ACCESSIBLE)
3 OVERSIZED

GREENHOUSES: 8 STANDARD EMPLOYEE

Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

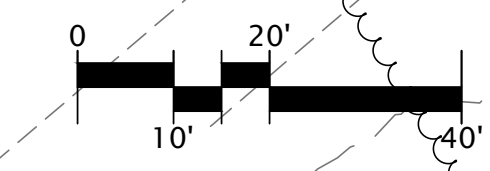
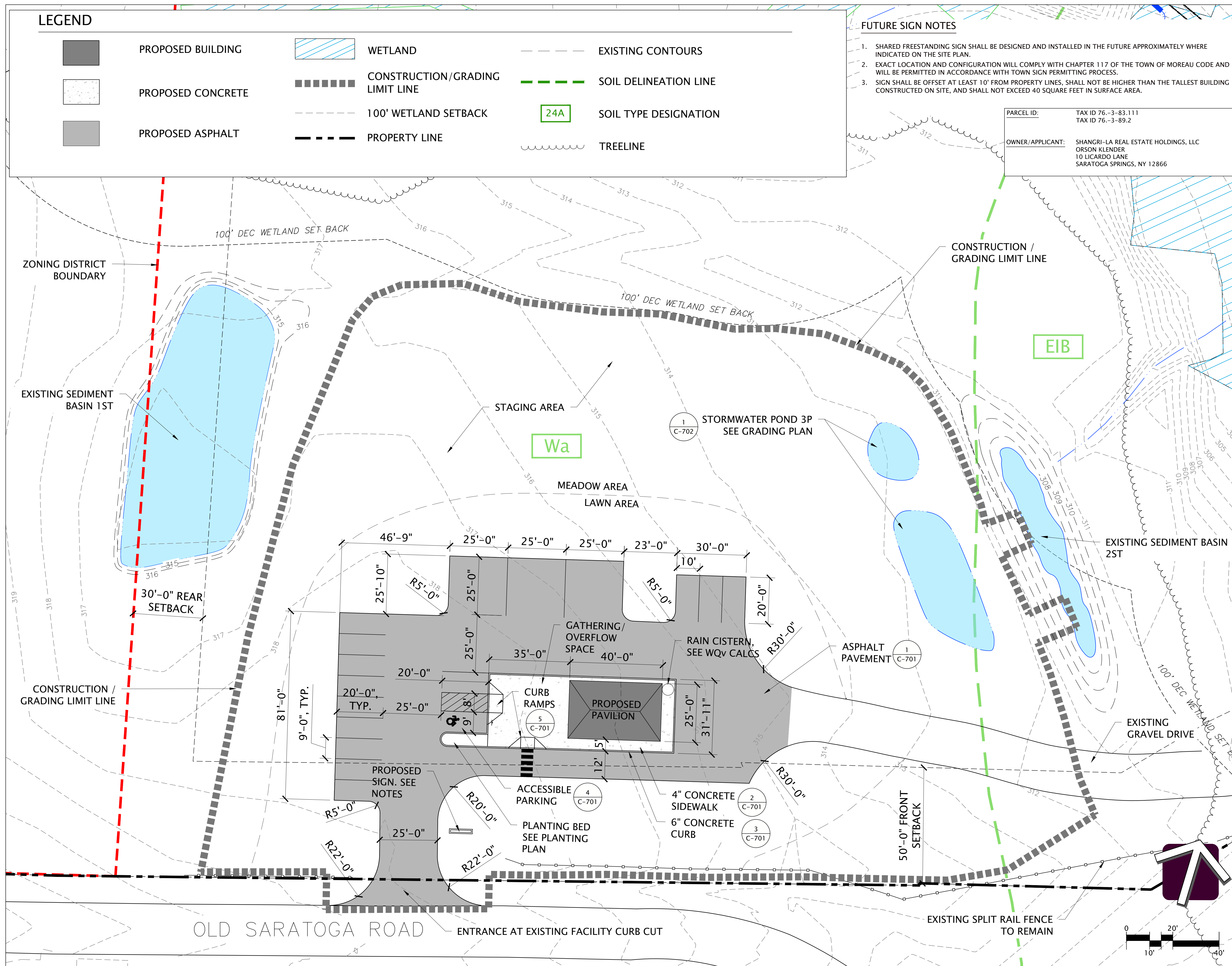
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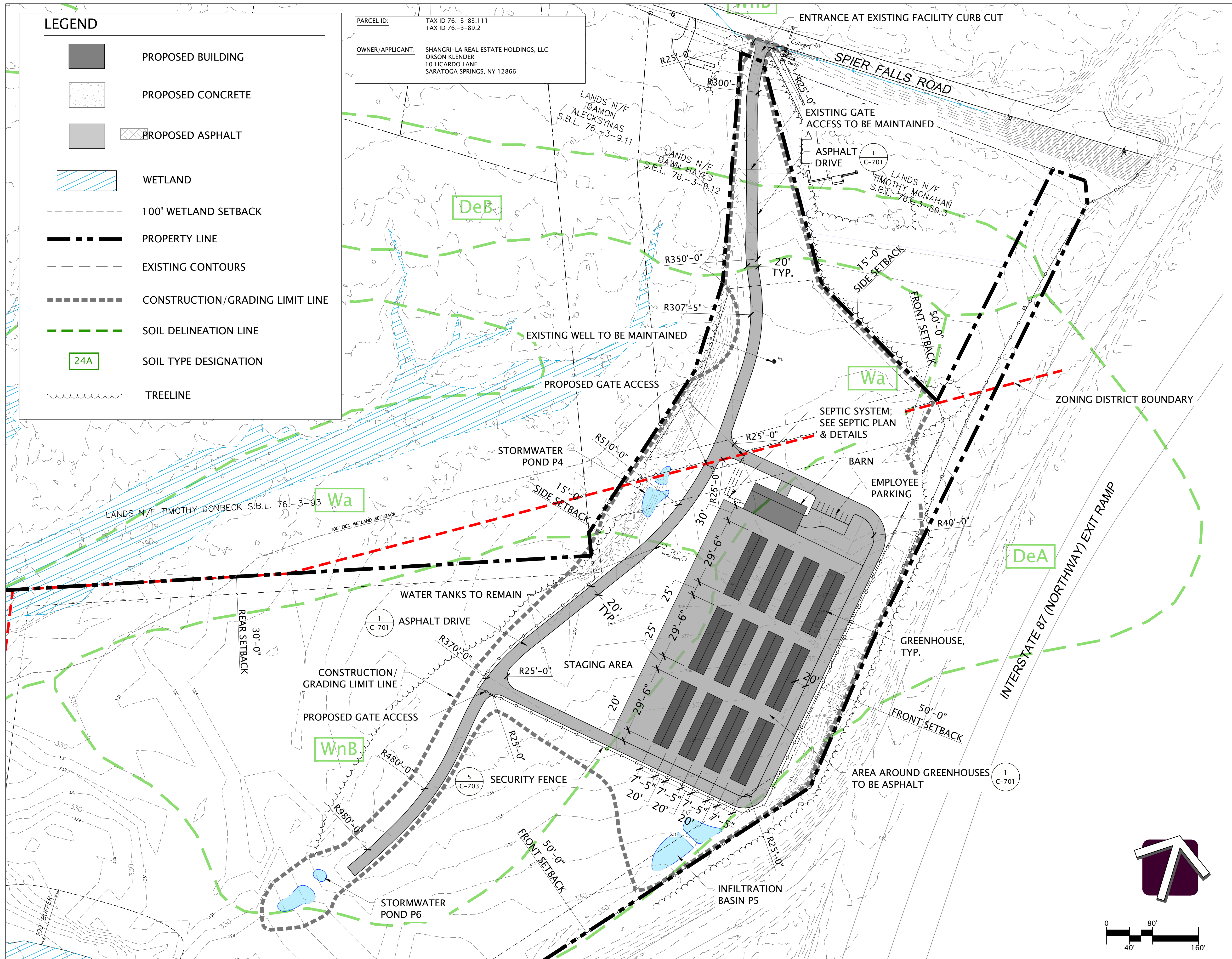
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Project No. 420-1096

Date: 2024-12-16

Layout Plan Farmstand C-100





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ZONING COMPLIANCE:

DISTRICT: GENERAL COMMERCIAL DISTRICT (C-1)

COMPLIANCE ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	1 ACRE	48.95 ACRES
TOTAL IMP. COVERAGE	NA	4.65 ACRES
MIN. LOT WIDTH	200'	VARIES
MIN. LOT DEPTH	175'	525' MIN.
MAX. LOT COVERAGE	40%	9.5%
MIN. FLOOR AREA	NA	47,848 SF
MAX. STRUCTURE HEIGHT	30'	30'

DISTRICT: RESIDENTIAL DISTRICT (R-2)

COMPLIANCE ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	0.75 ACRE	27.42 ACRES
MIN. TOTAL IMP. COVERAGE	N/A	0.35 ACRES
MI/LOT WIDTH	175'	VARIES
MI/LOT DEPTH	175'	371' MIN.
MIN. LOT COVERAGE	25%	1.3%
MIN. FLOOR AREA	800 SF	NA
MAX. STRUCTURE HEIGHT	38'	NA

PARKING SUMMARY:

FARMSTAND: 14 STANDARD (INCLUDING ONE (1) ACCESSIBLE)
3 OVERSIZED

GREENHOUSES: 8 STANDARD EMPLOYEE

Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

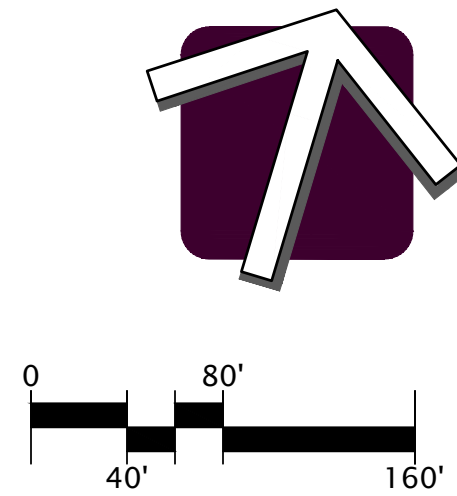
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Layout Plan Greenhouses C-101



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Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

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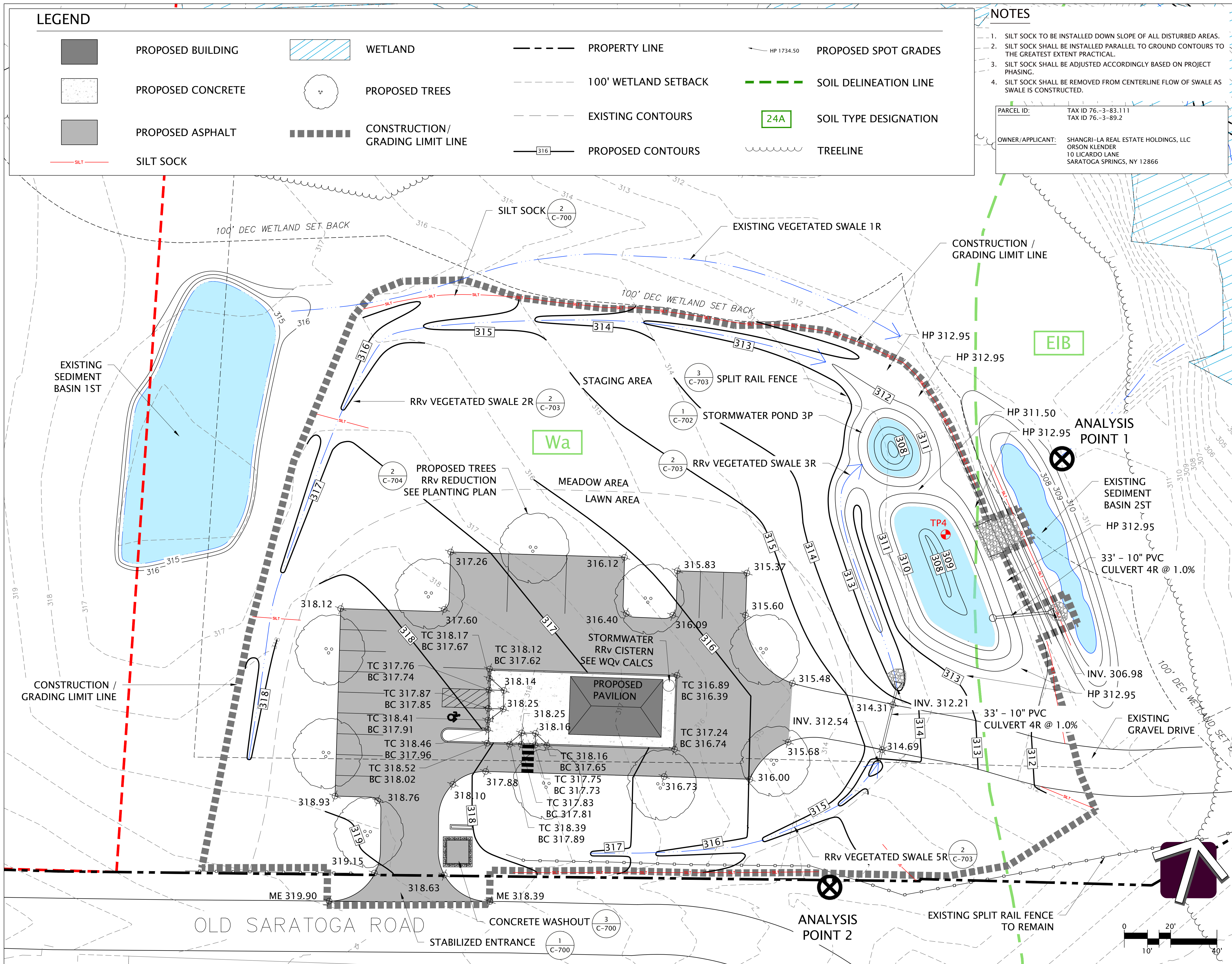
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Project No. 420-1096

Date: 2024-12-16

Grading, Erosion & Sediment Control Plan Farmstand C-200



LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SILT SOCK
- WETLAND
- PROPOSED TREES
- CONSTRUCTION / GRADING LIMIT LINE
- PROPERTY LINE
- 100' WETLAND SETBACK
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT GRADES
- SOIL DELINEATION LINE
- SOIL TYPE DESIGNATION
- TREELINE



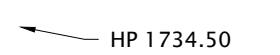
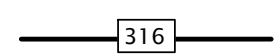
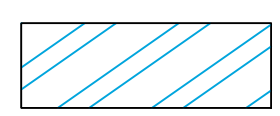
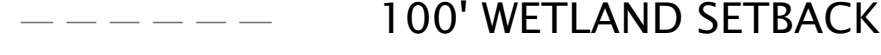

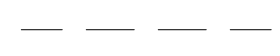



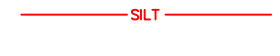

NOTES

1. SILT SOCK TO BE INSTALLED DOWN SLOPE OF ALL DISTURBED AREAS.
2. SILT SOCK SHALL BE INSTALLED PARALLEL TO GROUND CONTOURS TO THE GREATEST EXTENT PRACTICAL.
3. SILT SOCK SHALL BE ADJUSTED ACCORDINGLY BASED ON PROJECT PHASING.
4. SILT SOCK SHALL BE REMOVED FROM CENTERLINE FLOW OF SWALE AS SWALE IS CONSTRUCTED.

PARCEL ID: TAX ID 76--3-83.111
TAX ID 76--3-89.2

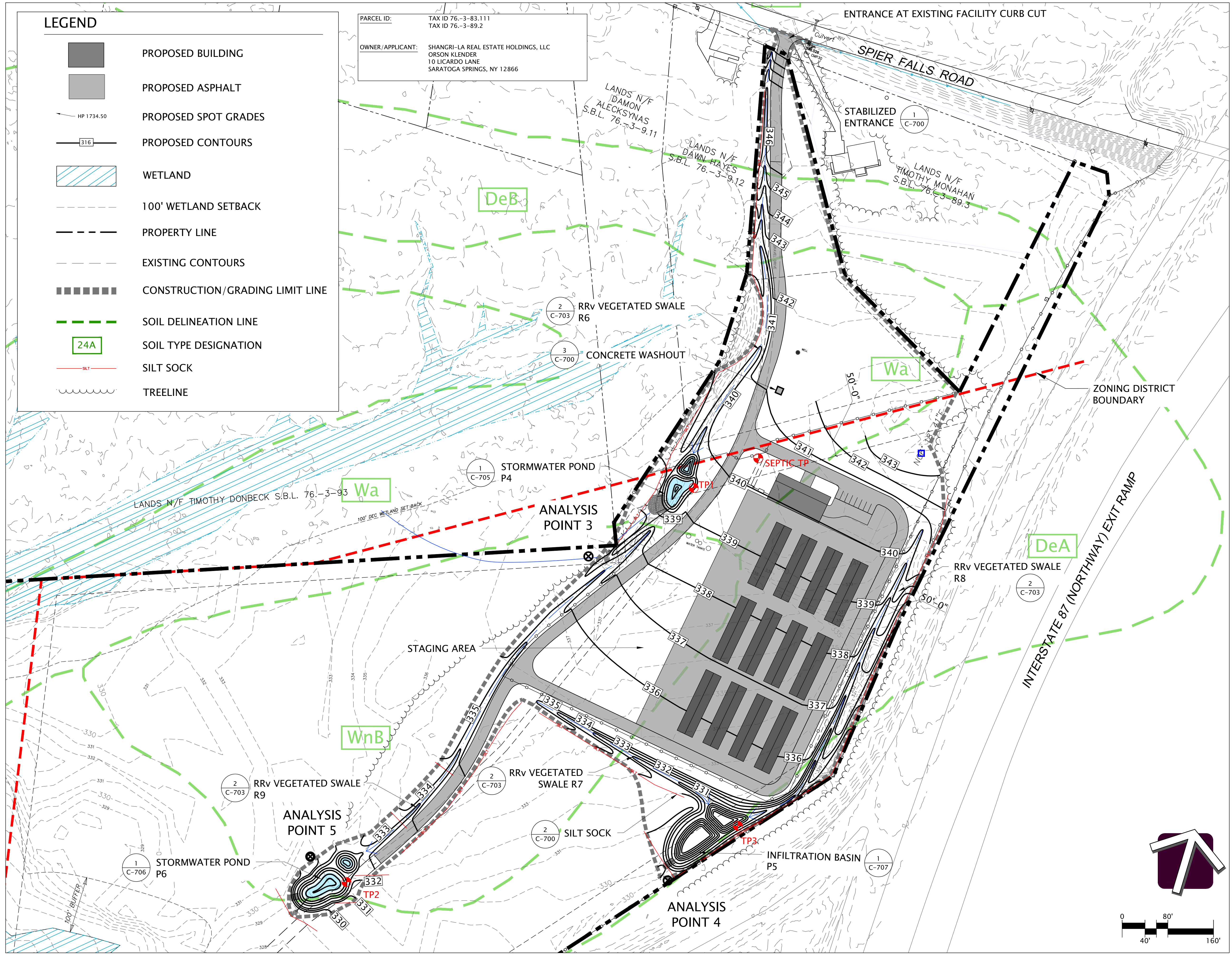
OWNER/APPLICANT: SHANGRI-LA REAL ESTATE HOLDINGS, LLC
ORSON KLENDER
10 LICARDO LANE
SARATOGA SPRINGS, NY 12866

LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT
-  PROPOSED SPOT GRADES
-  PROPOSED CONTOURS
-  WETLAND
-  100' WETLAND SETBACK
-  PROPERTY LINE
-  EXISTING CONTOURS
-  CONSTRUCTION/GRADING LIMIT LINE
-  SOIL DELINEATION LINE
-  SOIL TYPE DESIGNATION
-  SILT SOCK
-  TREELINE

PARCEL ID: TAX ID 76.-3-83.111
TAX ID 76.-3-89.2

OWNER/APPLICANT: SHANGRI-LA REAL ESTATE HOLDINGS, LLC
ORSON KLENDER
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Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

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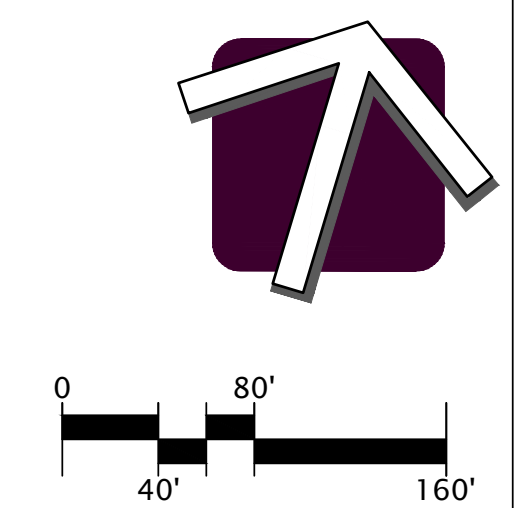
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Project No. 420-1096

Date: 2024-12-16

Grading, Erosion & Sediment Control Plan Greenhouses

C-201



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Shangri-La Greenhouses and Farmstand

Town of Moreau,
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Date: 2024-12-16

Planting Plan Farmstand C-500

PLANTING SCHEDULE

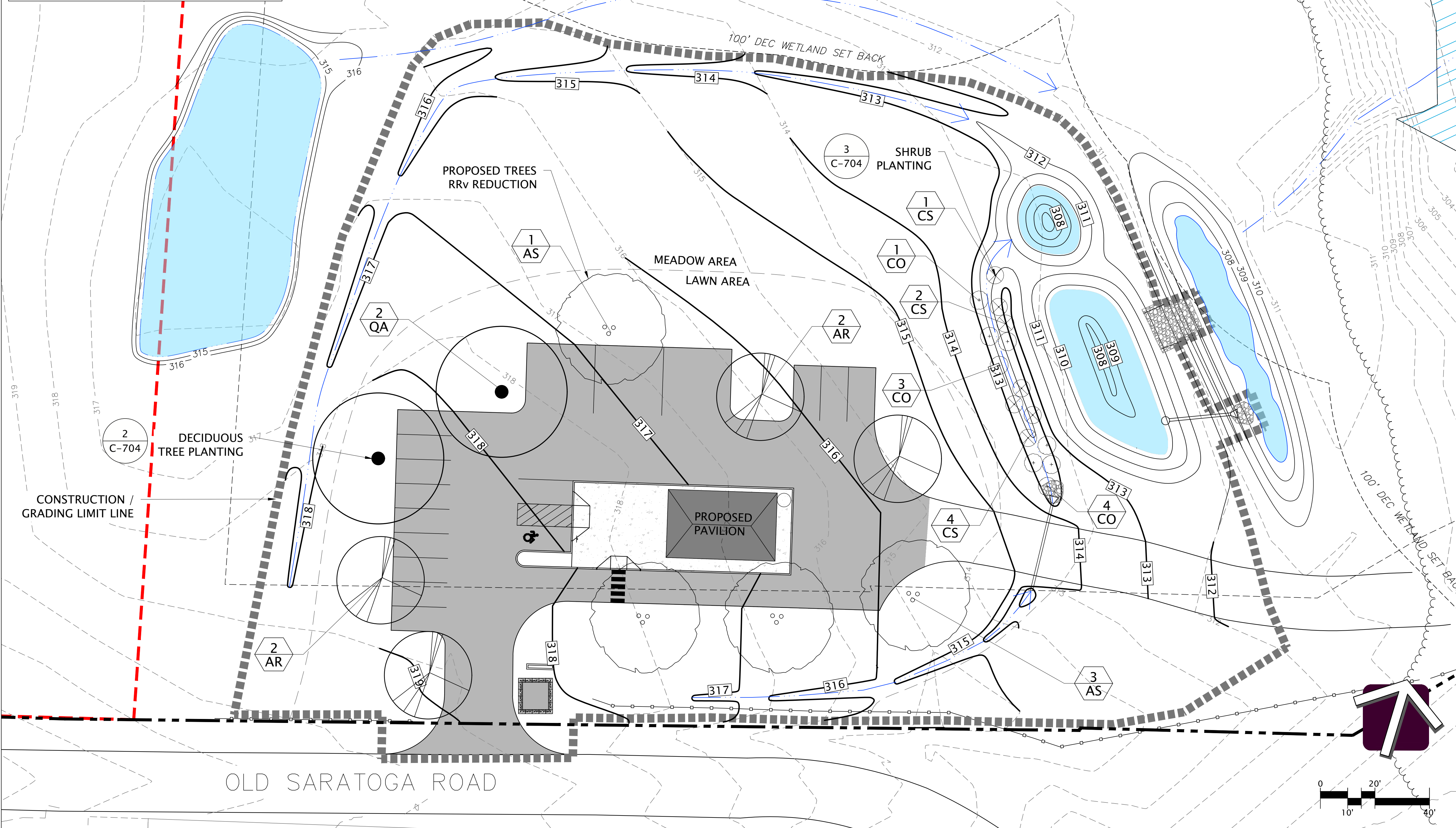
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
4	AR	ACER RUBRUM	RED MAPLE	2.5-3.5" CAL.
4	AS	ACER SACCHARINUM	SILVER MAPLE	2.5-3.5" CAL.
2	QA	QUERCUS ALBA	WHITE OAK	2.5-3.5" CAL.
SHRUBS				
7	CS	CORNUS SERICEA	RED OSIER DOGWOOD	#3
8	CO	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	#3

LEGEND

	PROPOSED BUILDING		PROPOSED PLANTING		EXISTING CONTOURS
	PROPOSED CONCRETE		CONSTRUCTION/ GRADING LIMIT LINE		PROPOSED CONTOURS
	PROPOSED ASPHALT		PROPERTY LINE		TREELINE
	WETLAND		100' WETLAND SETBACK		SILT FENCE

PARCEL ID: TAX ID 76.-3-83.111
TAX ID 76.-3-89.2

OWNER/APPLICANT: SHANGRI-LA REAL ESTATE HOLDINGS, LLC
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Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

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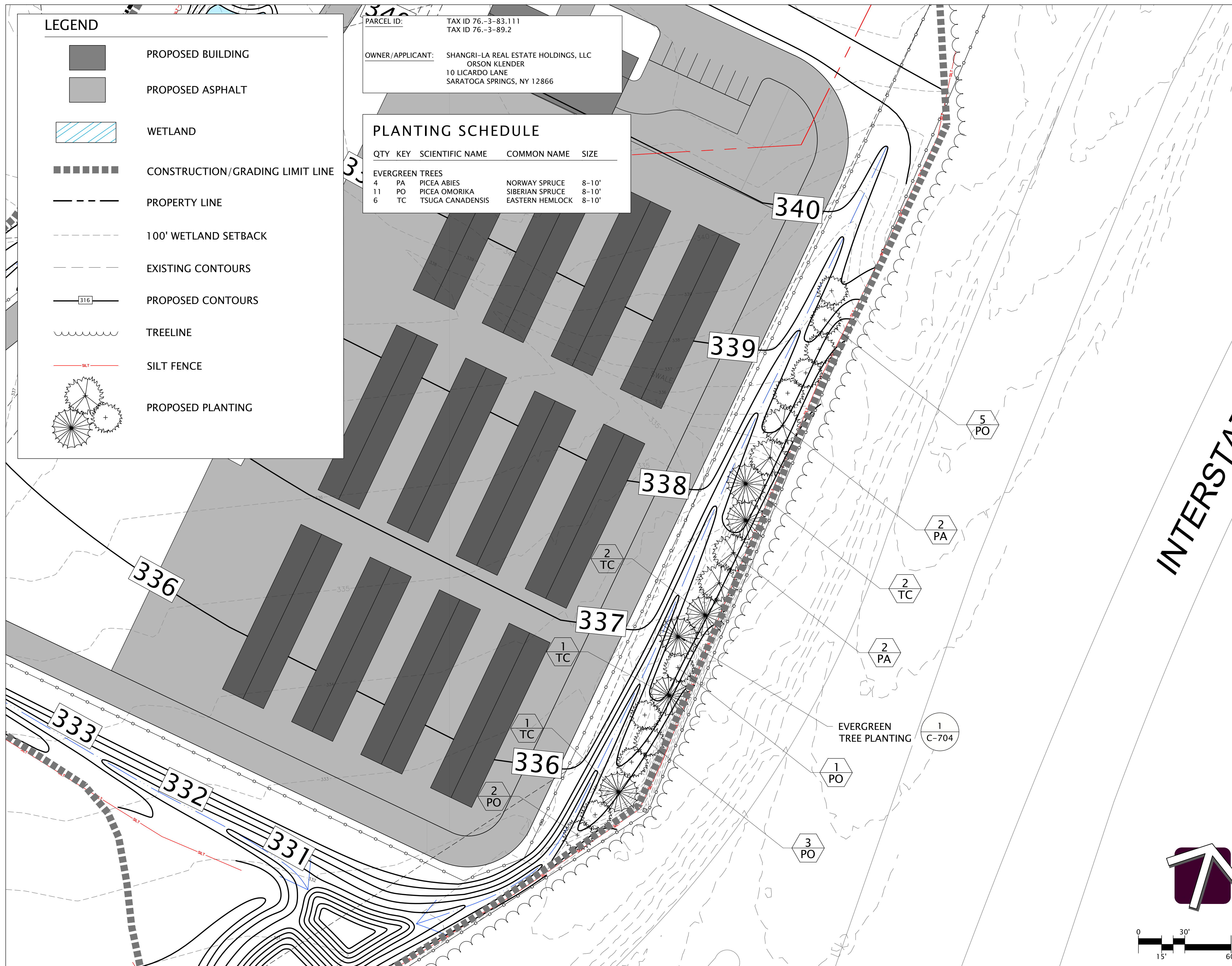
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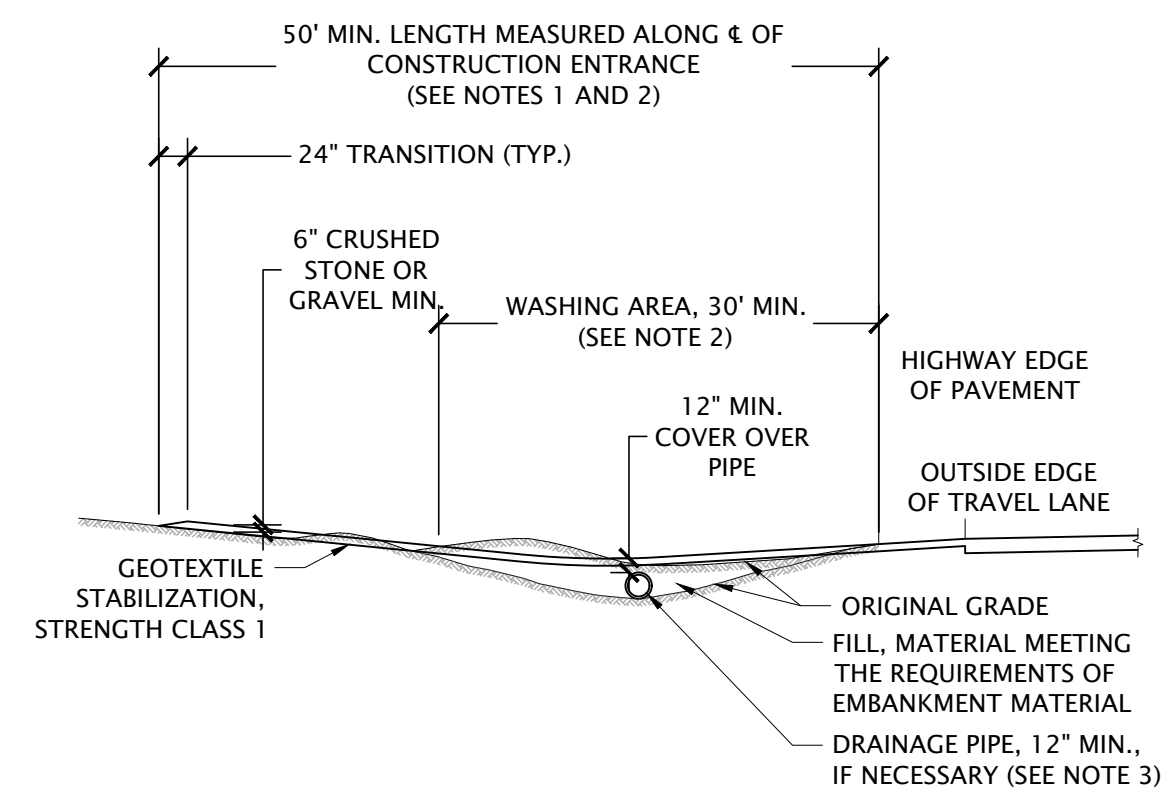
Project No. 420-1096

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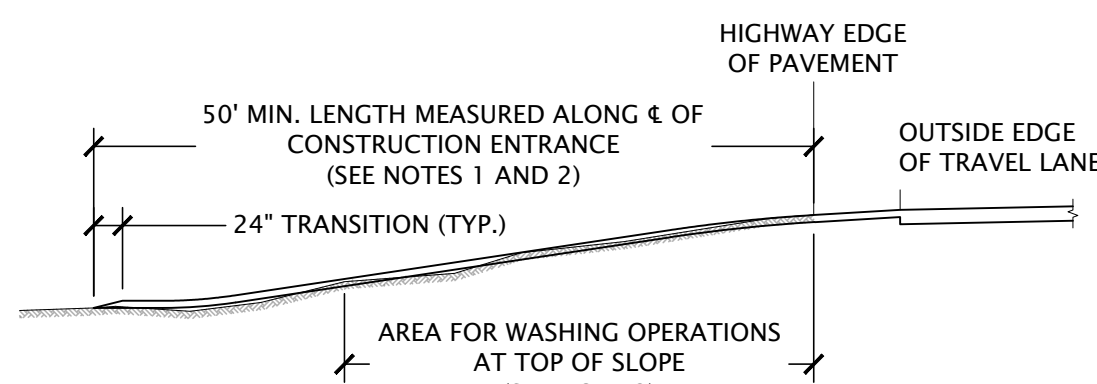
Planting Plan Greenhouses C-501



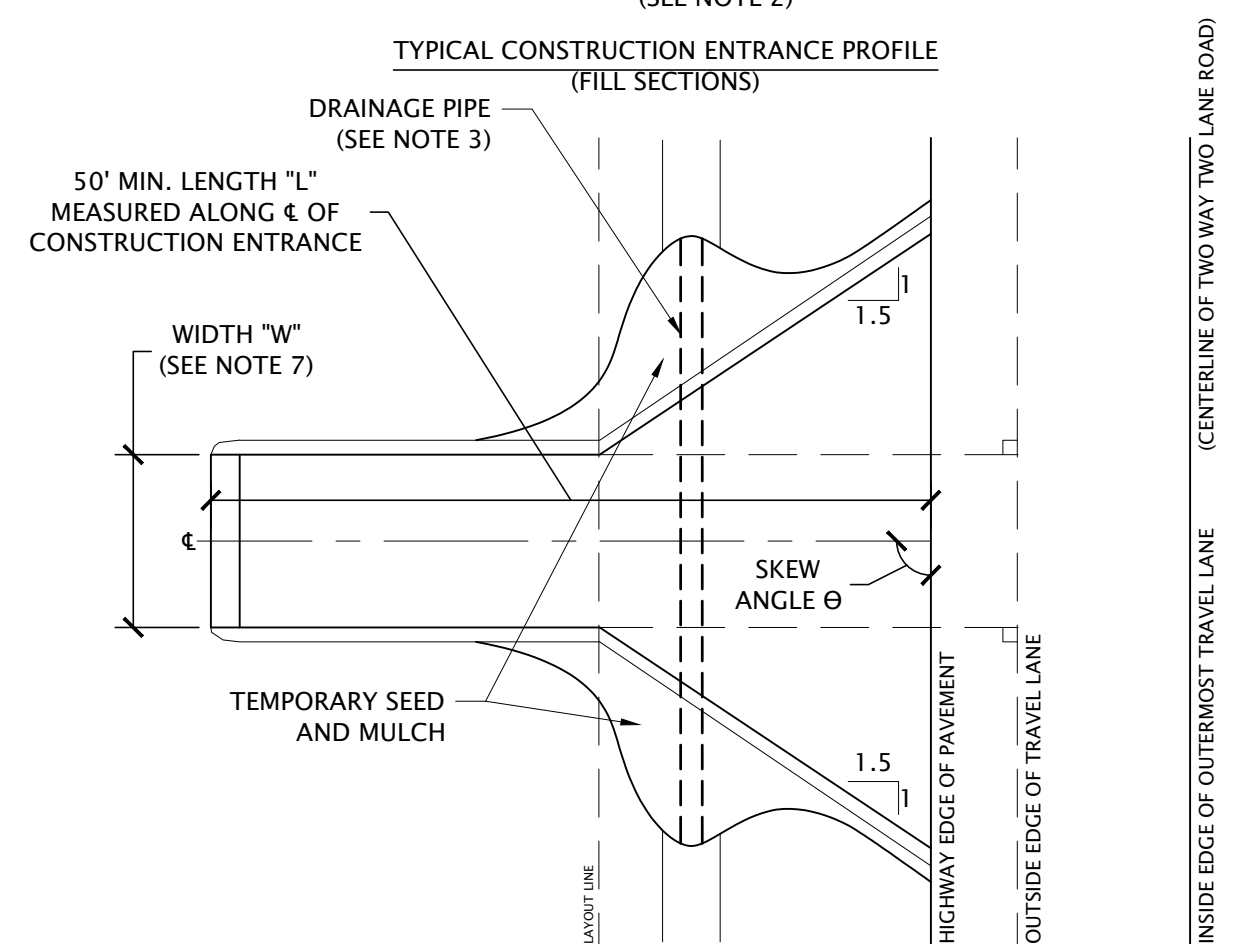
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TYPICAL CONSTRUCTION ENTRANCE PROFILE (CUT AND DITCH SECTIONS)



TYPICAL CONSTRUCTION ENTRANCE PROFILE (FILL SECTIONS)



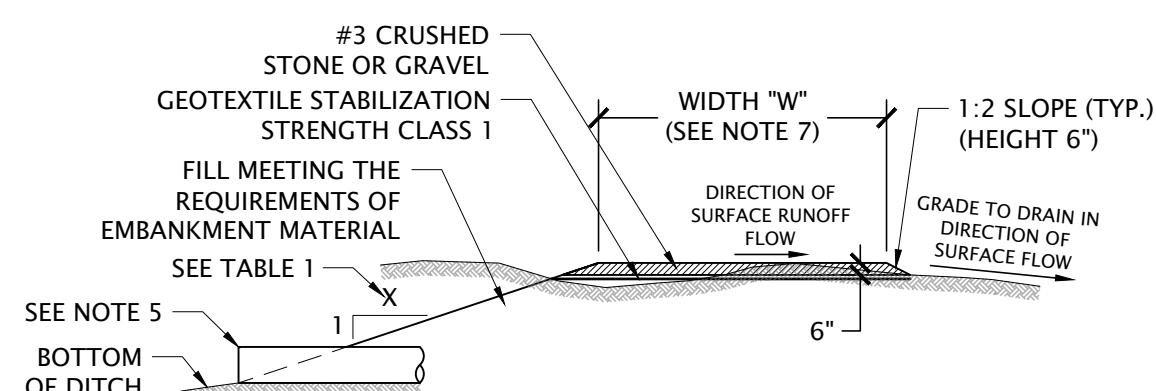
TYPICAL CONSTRUCTION ENTRANCE PLAN (CUT/DITCH AND FILL SECTIONS)

1 STABILIZED CONSTRUCTION ENTRANCE
C-700 SCALE: NOT TO SCALE

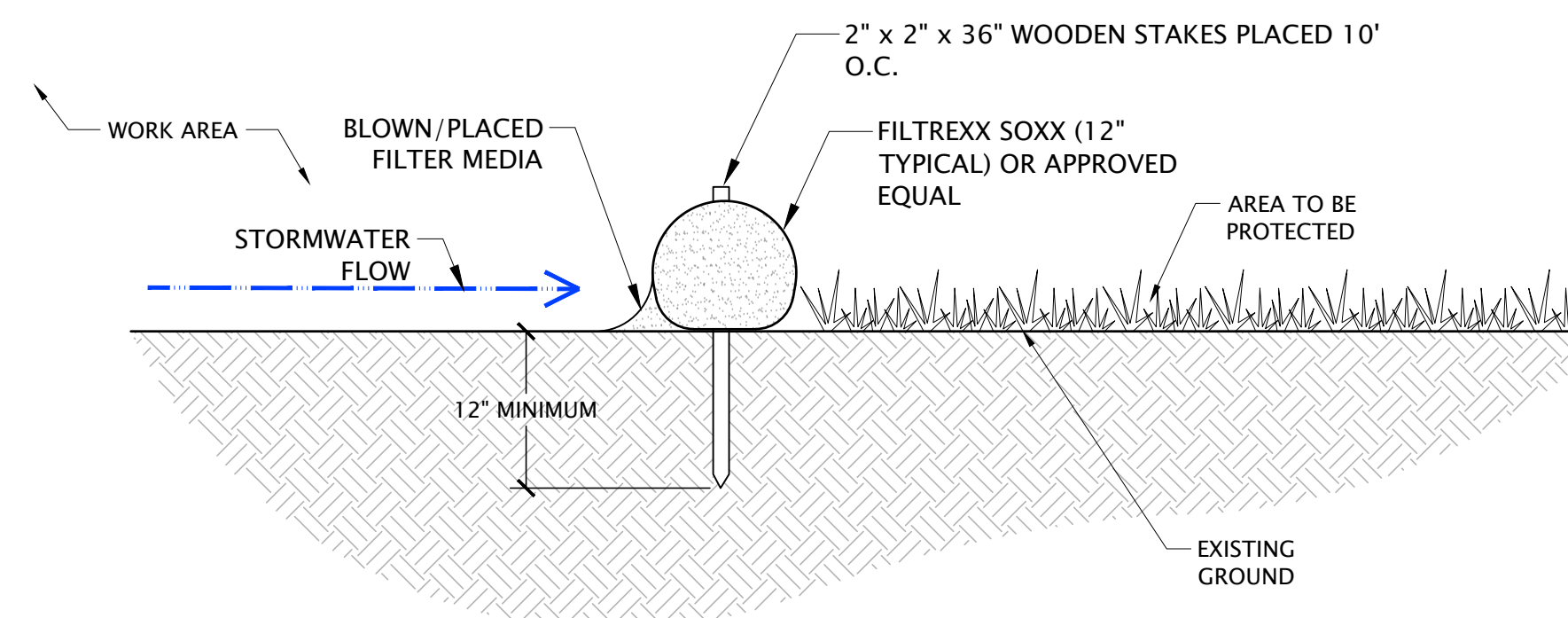
APPLICATION NOTES:

- A. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY OR STREETS.
- NOTES:
 1. MODIFICATIONS MAY BE REQUIRED TO MATCH FIELD CONDITIONS.
 2. A 30' WASH AREA SHALL BE PROVIDED, ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE WASHING AREAS.
 3. PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS (12" MIN.). ALTERNATIVE WAYS OF TRANSPORTING DITCH DRAINAGE ACROSS CONSTRUCTION ENTRANCES MAY BE PROPOSED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.
 4. THE CONTRACTOR SHALL GRADE TO PREPARE AND SMOOTH ORIGINAL GROUND FOR PLACEMENT OF 6" OF #3 CRUSHED STONE OR GRAVEL ENTRANCE MATERIAL UP TO THE EDGE OF PAVEMENT.
 5. DRAINAGE PIPES OVER 20" DIA. THAT ARE NOT BEHIND ROADSIDE BARRIER SHALL INCLUDE SAFETY END SECTIONS OR GRATING TO ENSURE TRAVERSABILITY.
 6. LAYOUT DRIVEWAY OPENING PER TAPER METHOD OF LAYOUT FOR A MINOR COMMERCIAL DRIVEWAY ON STANDARD SHEET TITLED "DRIVEWAY ENTRANCE LAYOUT".
 7. DETERMINE DRIVEWAY WIDTH "W" FROM THE MINOR COMMERCIAL DRIVEWAY CLASSIFICATION OF TABLE 1 ON STANDARD SHEET TITLED "DRIVEWAY DESIGN GUIDELINES".
 8. PERIODIC MAINTENANCE MAY BE REQUIRED AND COST OF THIS MAINTENANCE WILL BE INCLUDED IN THE UNIT PRICE BID.

TABLE 1	
X	HIGHWAY SPEED CONDITION
2	ALL SPEEDS - PROTECTED BY BARRIER
3	< 50 MPH
6	\geq 50 MPH



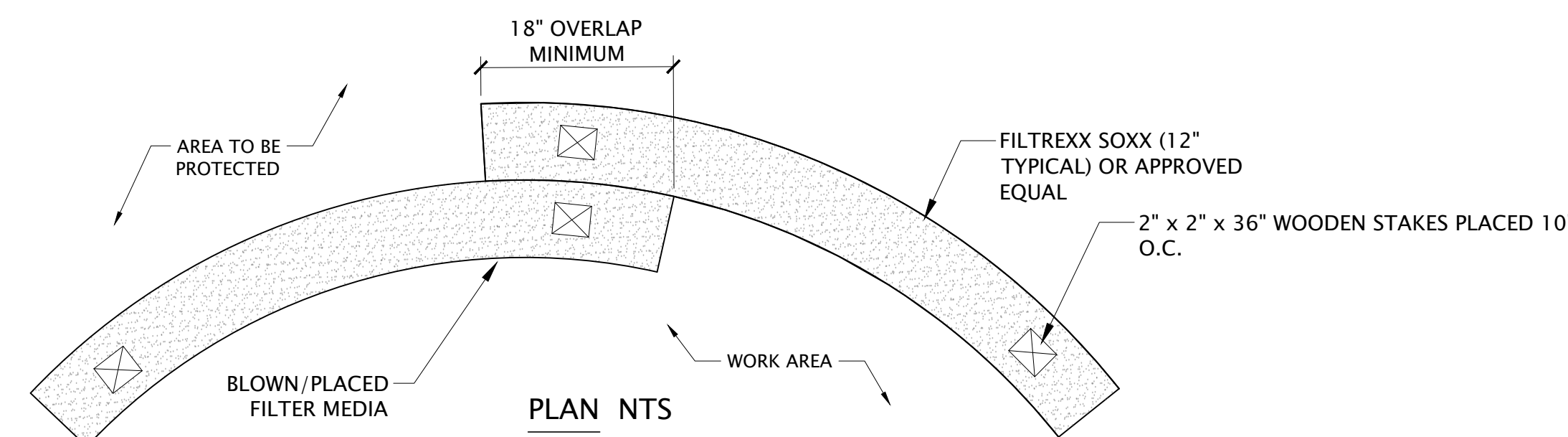
TYPICAL CONSTRUCTION ENTRANCE SECTION



SECTION NTS

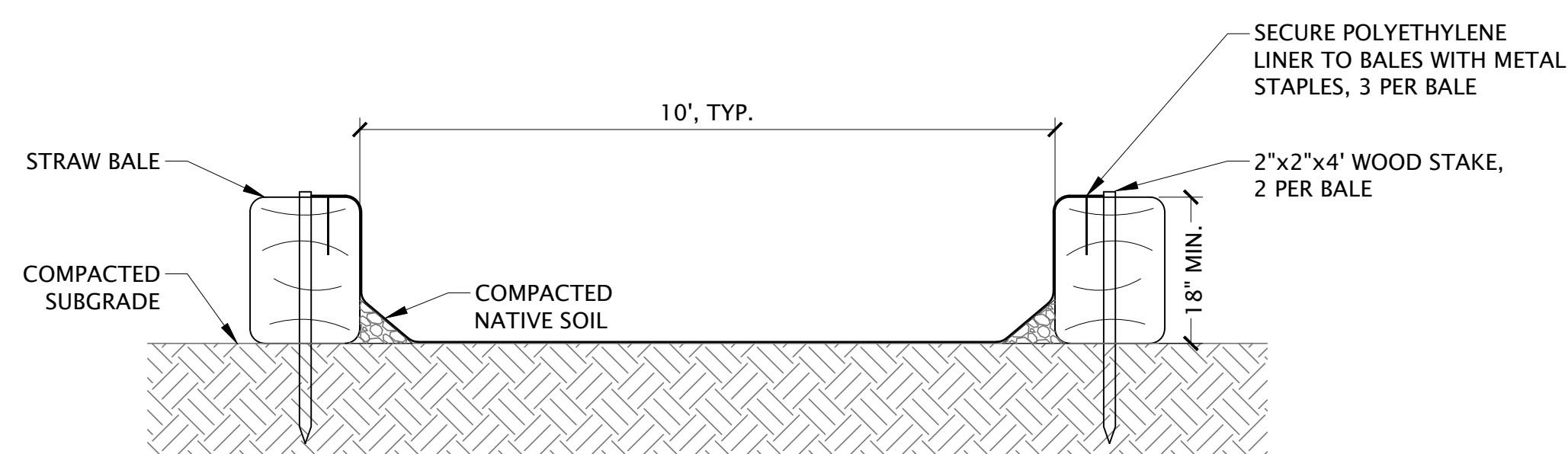
NOTES:

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



PLAN NTS

2 SILT SOCK
C-700 SCALE: NOT TO SCALE

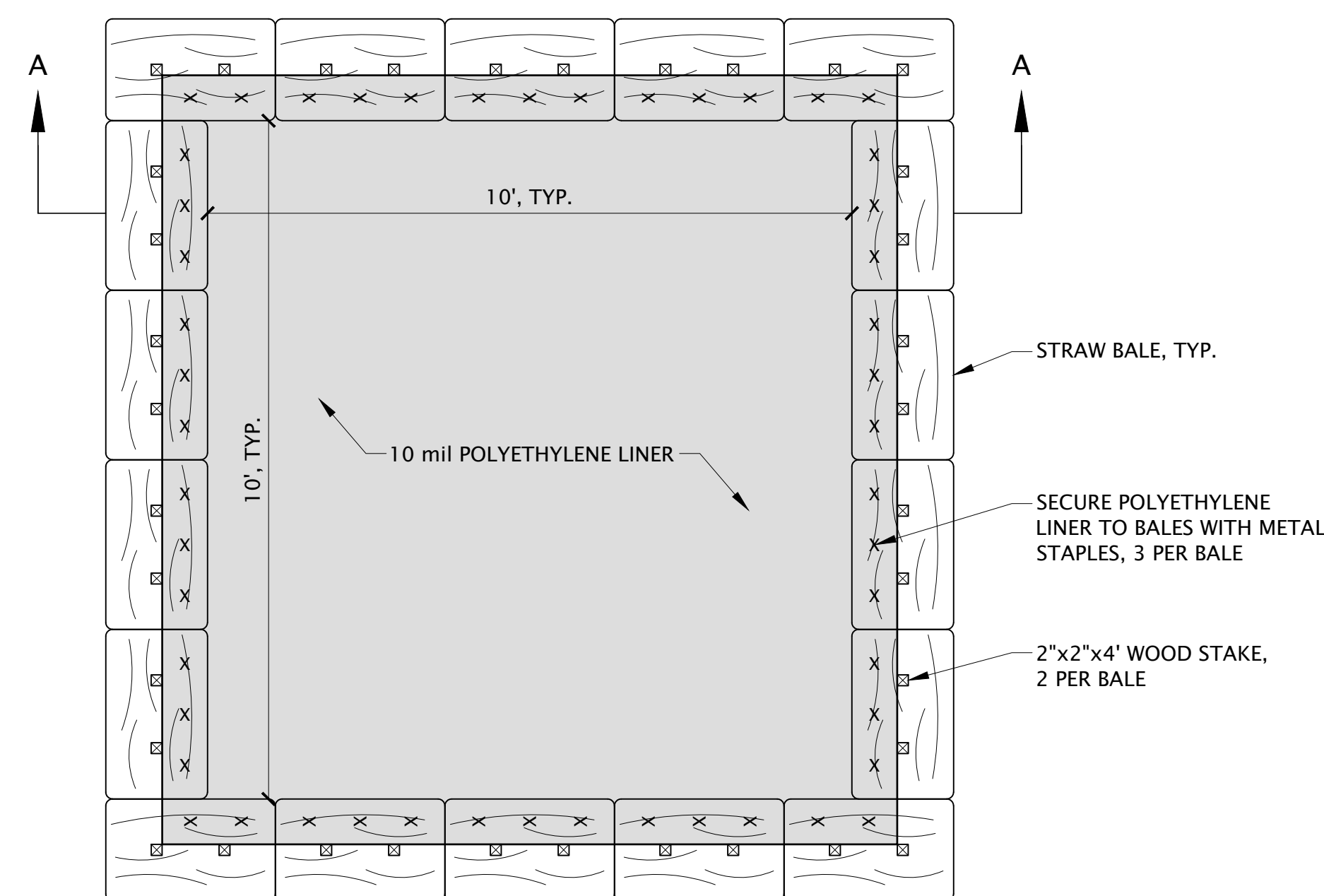


SECTION VIEW

NOTES:

1. LOCATE WASHOUT WHERE INDICATED ON PLANS OR IN OTHERWISE SUITABLE LOCATION AT LEAST 50' FROM INLETS, WATERWAYS, WELLS & LEACHFIELDS.
2. INSTALL TO PREVENT GENERAL SITE RUNOFF FROM ENTERING STORAGE AREA.
3. REPLACE POLYETHYLENE LINER IF DAMAGED OR TORN.
4. LIQUIDS SHALL BE ALLOWED TO EVAPORATE OR SHALL BE PUMPED OUT AND DISPOSED OF BY APPROPRIATE WASTE HAULER. DRY SOLIDS SHALL BE COLLECTED AND DISPOSED OF AT AN APPROPRIATE RECYCLING FACILITY.

3 ABOVE GRADE CONCRETE WASHOUT DETAIL
C-700 SCALE: NOT TO SCALE



PLAN VIEW

Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

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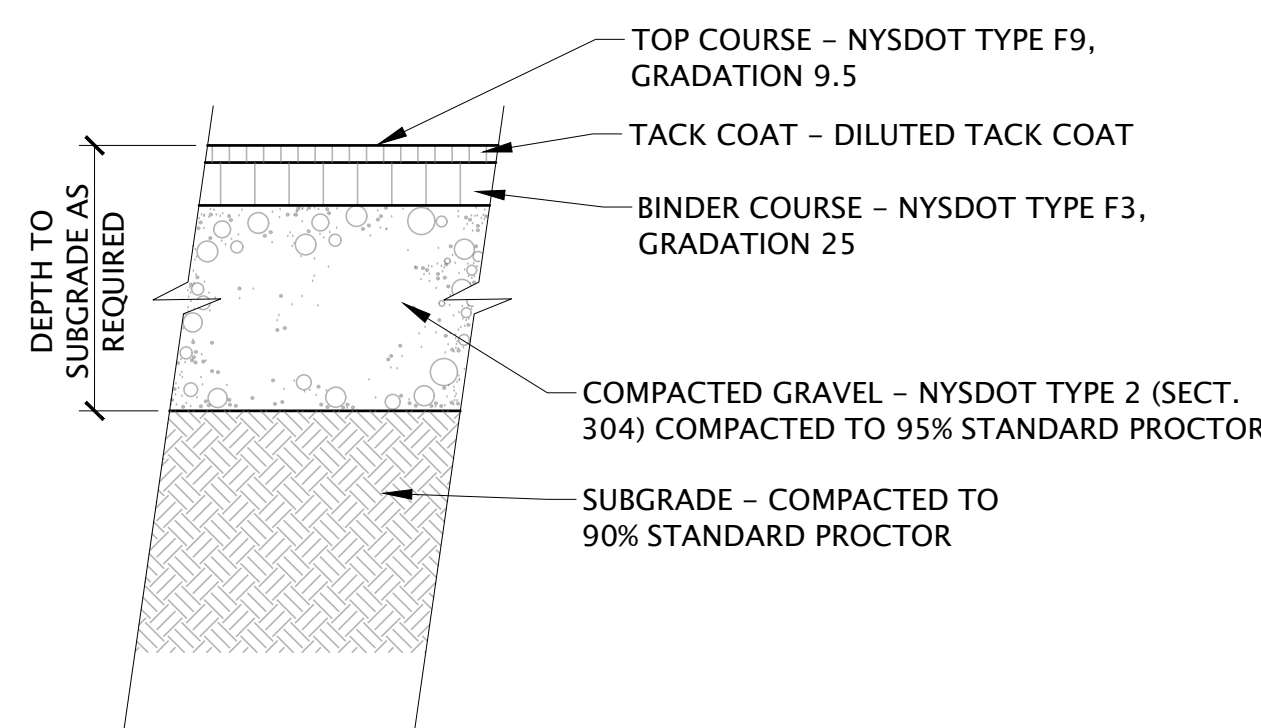
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Details
C-700

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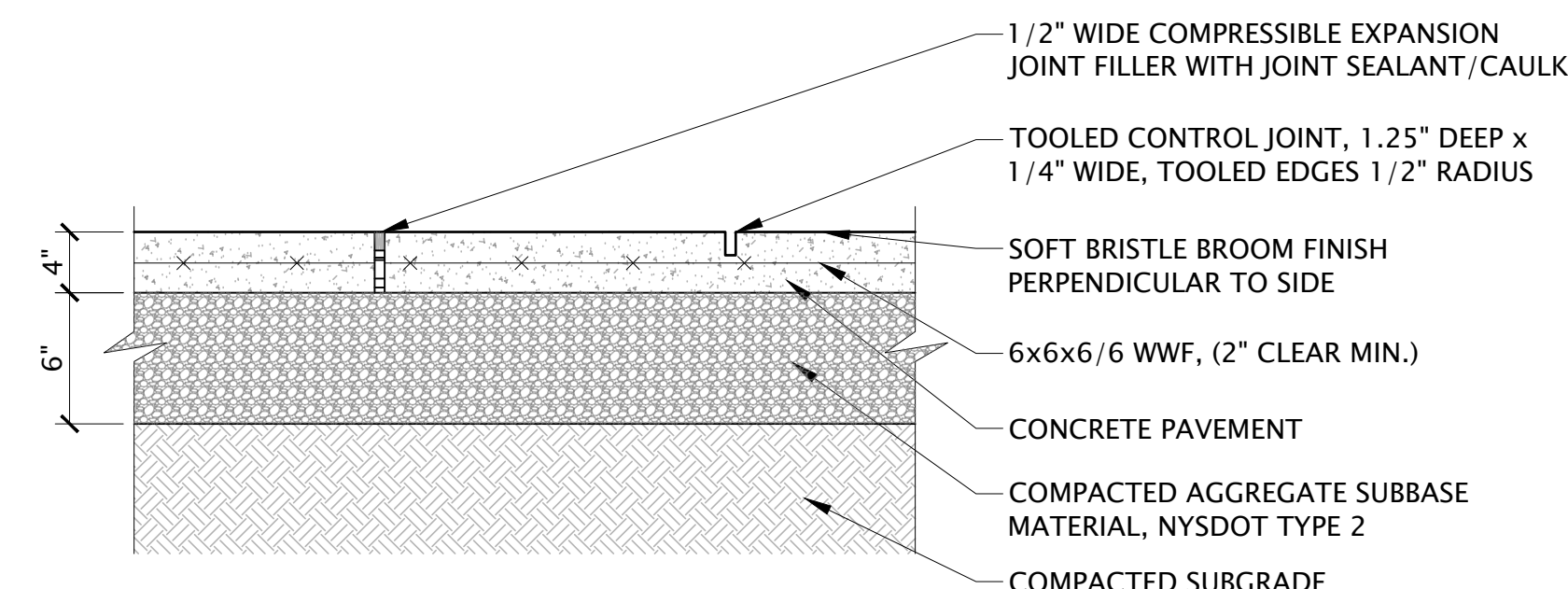
PAVEMENT TYPE	TOP COURSE	BINDER COURSE	GRAVEL COURSE	ESAL LEVEL
PARKING LOT	1 1/2"	2"	8-10"	<0.3 MILLION
STANDARD ROADWAY	1 1/2"	3"	12"	<30 MILLION
HEAVILY TRAVELED/ TRUCK LOADING	2"	*4"	12"	<30 MILLION

* SEE NOTE NO. 2

NOTES:

- PAVEMENT SECTIONS SPECIFIED ARE TYPICAL FOR STREET, DRIVEWAY AND PARKING LOT CONSTRUCTION WHERE TRAFFIC VOLUMES AND LOADINGS ARE NOT EXCESSIVE. BASED ON ANTICIPATED VOLUMES AND LOADS. THE TOWN ENGINEER MAY REQUIRE STRUCTURAL PAVEMENT SECTION TO BE INCREASED TO CARRY DESIGN LOADING.
- BINDER TO BE PLACE IN 2-2" LIFTS W/ TACK COAT BETWEEN.
- THE TOWN MAY REQUIRE COMPACTION TESTING AND/OR CORE SAMPLES TO VERIFY PAVEMENT THICKNESS. ALL TESTING SHALL BE AS ORDERED BY THE TOWN ENGINEER AND SHALL BE PAID FOR BY THE CONTRACTOR.
- NOTIFY THE TOWN ENGINEER 48 HOURS MINIMUM

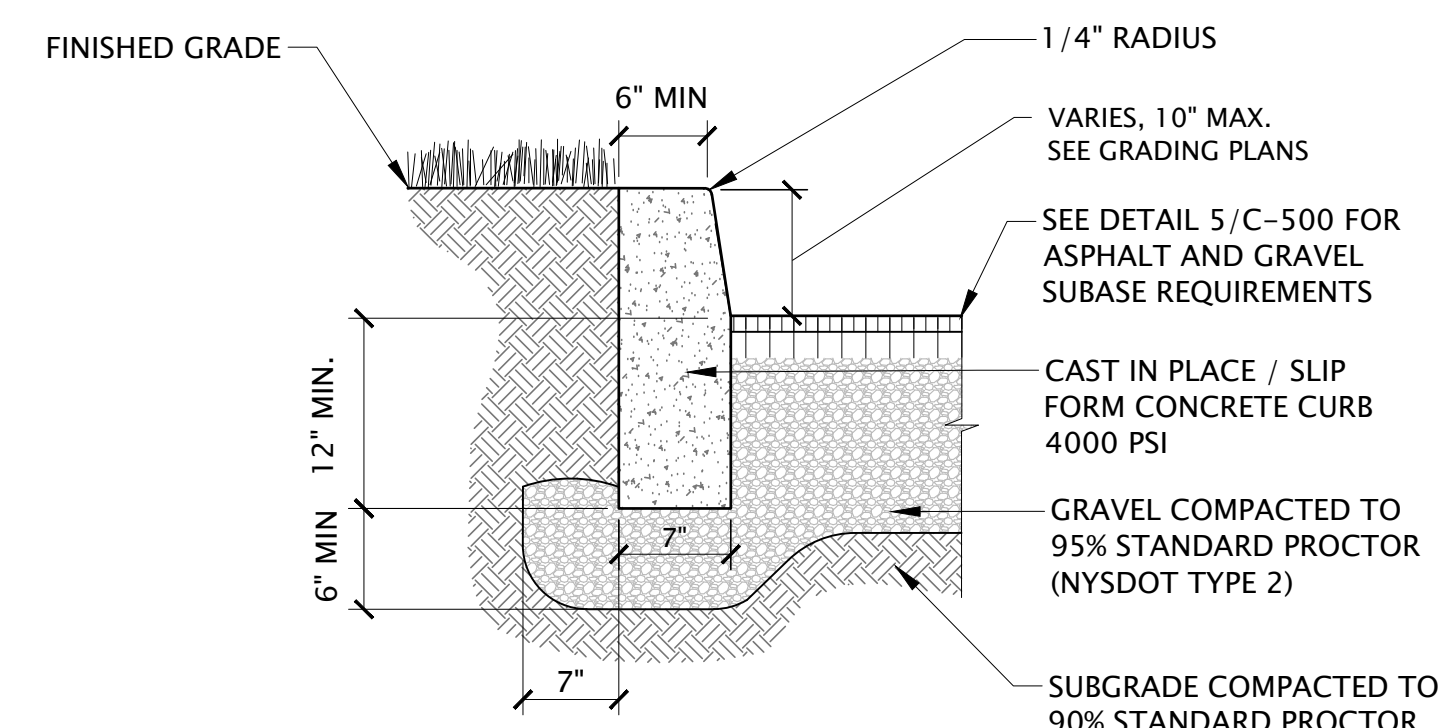
1 ASPHALT PAVEMENT
C-701 SCALE: NOT TO SCALE



NOTES

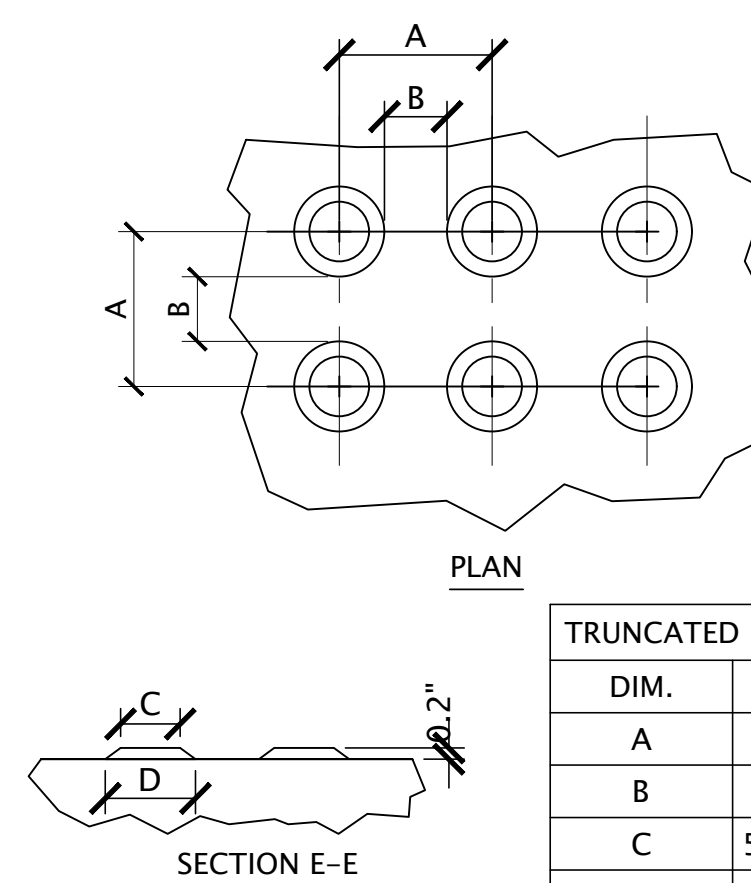
- EXPANSION JOINTS TO OCCUR MAX. 20' O.C. & AT ALL CURBS, WALLS, & WHERE SHOWN ON PLANS AND OTHER DETAILS.
- SCORE JOINTS TO BE 5' O.C. OR AS SHOWN ON PLANS & OTHER DETAILS OR TO MATCH EXISTING CONDITIONS. CONTROL JOINTS SHALL ALSO OCCUR AROUND ENTIRE PERIMETER OF CONCRETE PAVEMENT WHERE NOT DIRECTLY ABUTTING LAWN OR PLANTING BEDS.
- ALL EDGES TO BE FINISHED WITH A 1/4" RADIUS.
- THE CONCRETE USED SHALL BE 4000 PSI PORTLAND CEMENT, AIR-ENTRAINED, CLASS "D" CONCRETE WITH AN AIR CONTENT OF 5%, MIN., TO 7%, MAX., AND A SLUMP OF TWO INCHES, MIN., TO THREE INCHES MAX.

2 4" CONCRETE SIDEWALK
C-701 SCALE: NOT TO SCALE



NOTE: EXPANSION JOINTS SPACED ALONG CURB 10' O.C. MAX.

3 CAST-IN-PLACE/SLIP FORM CONCRETE CURB
C-701 SCALE: NOT TO SCALE

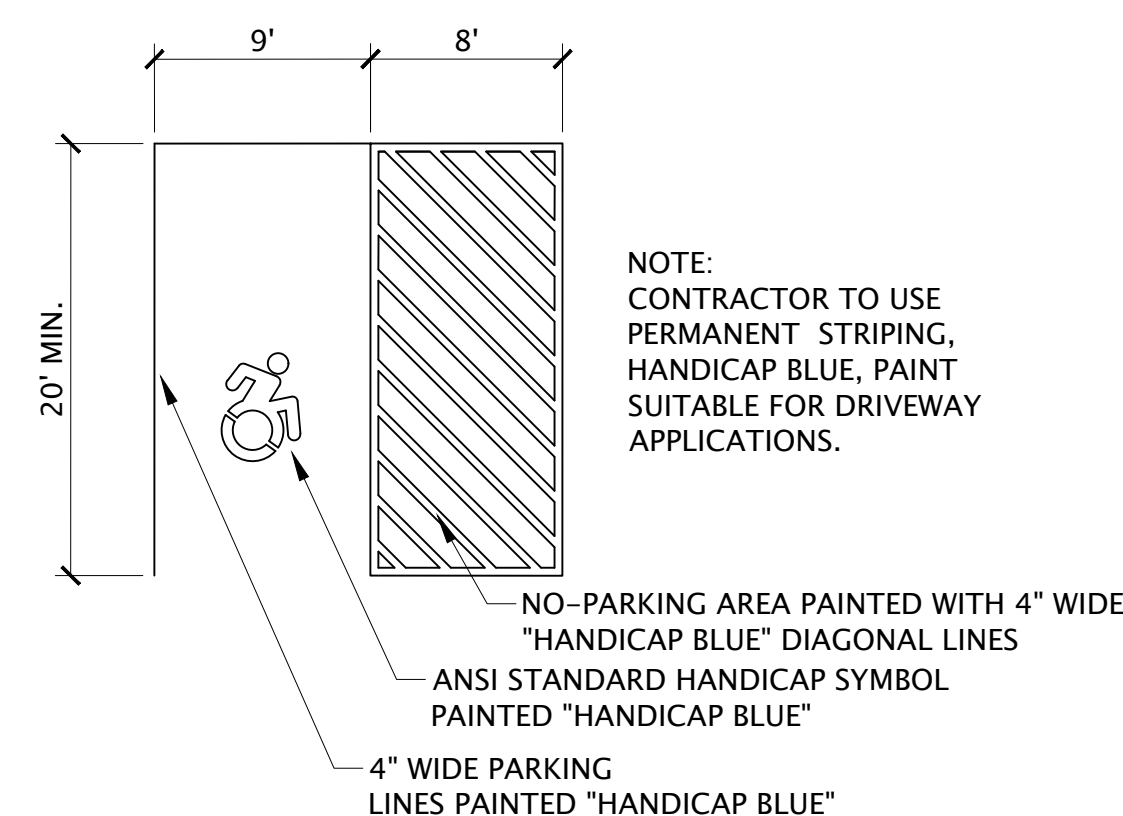
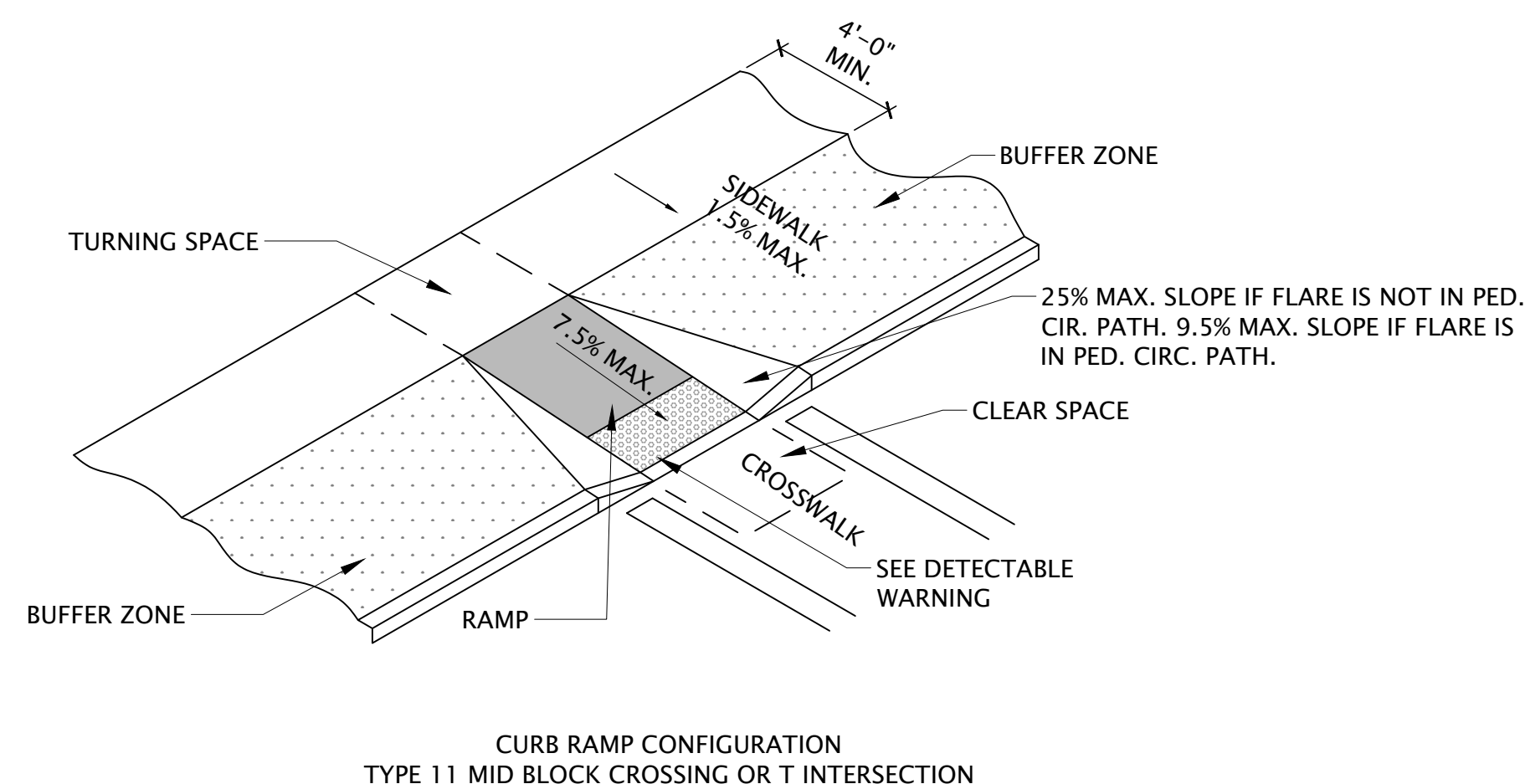


TRUNCATED DOME DIMENSIONS		
DIM.	MIN. (IN)	MAX. (IN)
A	1.6"	2.4"
B	0.65"	1.5"
C	50% - 60% OF DIM.	
D	0.9"	1.4"

DETECTABLE WARNING SURFACE (DWS)
TRUNCATED DOME DETAILS

NOTES

- DETECTABLE WARNING SURFACES (DWS) SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:
 - CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
 - PEDESTRIAN REFUGE ISLANDS WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6'.
 - PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
- DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAYS.
- WITH THE EXCEPTION OF THE "DETECTABLE WARNING SURFACE TRUNCATED DOME DETAILS" DETECTABLE WARNING DOMES ON THIS SHEET ARE NOT DEPICTED TO SCALE.
- DETECTABLE WARNING FIELDS SHALL EXTEND 24" MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUDING ANY FLARED SIDES.
- SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. BORDERS CANNOT BE INCLUDED AS PART OF THE 24" MINIMUM DIMENSION DESCRIBED IN NOTE 4.
 - WHEN PLACED AT THE BACK OF CURB, DETECTABLE WARNING FIELDS SHOULD BE PLACED AS CLOSE TO THE BACK OF CURB AS PRACTICABLE. BOTH FRONT CORNERS OF THE DETECTABLE WARNING FIELD SHALL NOT BE LOCATED MORE THAN 2" FROM THE BACK OF CURB. WHERE THE BACK OF THE CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS. WHERE CURB IS NOT USED, THE EDGE OF PAVEMENT SHALL BE SUBSTITUTED FOR THE BACK OF CURB FOR PLACEMENT OF DETECTABLE WARNINGS.
 - WHEN PLACED ABOVE THE LOWER GRADE BREAK OF A CURB RAMP, DETECTABLE WARNING UNITS SHOULD BE PLACED AS CLOSE TO THE JOINT AS PRACTICABLE. BOTH FRONT CORNERS OF RECTILINEAR DETECTABLE WARNING FIELDS SHALL NOT BE LOCATED MORE THAN 2' FROM THE JOINT.
 - WHEN RADIAL DWS UNITS ARE PLACED AT THE BACK OF CURB, THE FRONT EDGE OF THE DWS FIELD SHOULD BE AS CLOSE AS POSSIBLE TO THE BACK OF CURB, I.E., THE RADIUS OF THE FRONT OF THE DWS FIELD SHOULD MATCH THE RADIUS ALONG THE BACK OF CURB AS CLOSELY AS POSSIBLE. THE OUTSIDE CORNERS OF THE DWS FIELD MUST BE LOCATED NO MORE THAN 2 INCHES FROM THE BACK OF CURB.
- ON SLOPES OF 5% OR GREATER, THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK ON THE RAMP RUN. WHERE DOMES ARE ARRAYED RADIALY, THEY WAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET. DOME ALIGNMENT THAT IS PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK IS NOT REQUIRED ON SLOPES OF LESS THAN 5%.
- THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. DETECTABLE WARNING SURFACES CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



4 ACCESSIBLE PARKING DETAIL
C-701 SCALE: NOT TO SCALE

5 PEDESTRIAN CURB RAMPS
C-701 SCALE: NOT TO SCALE

Date	Revision	Drawn

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Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

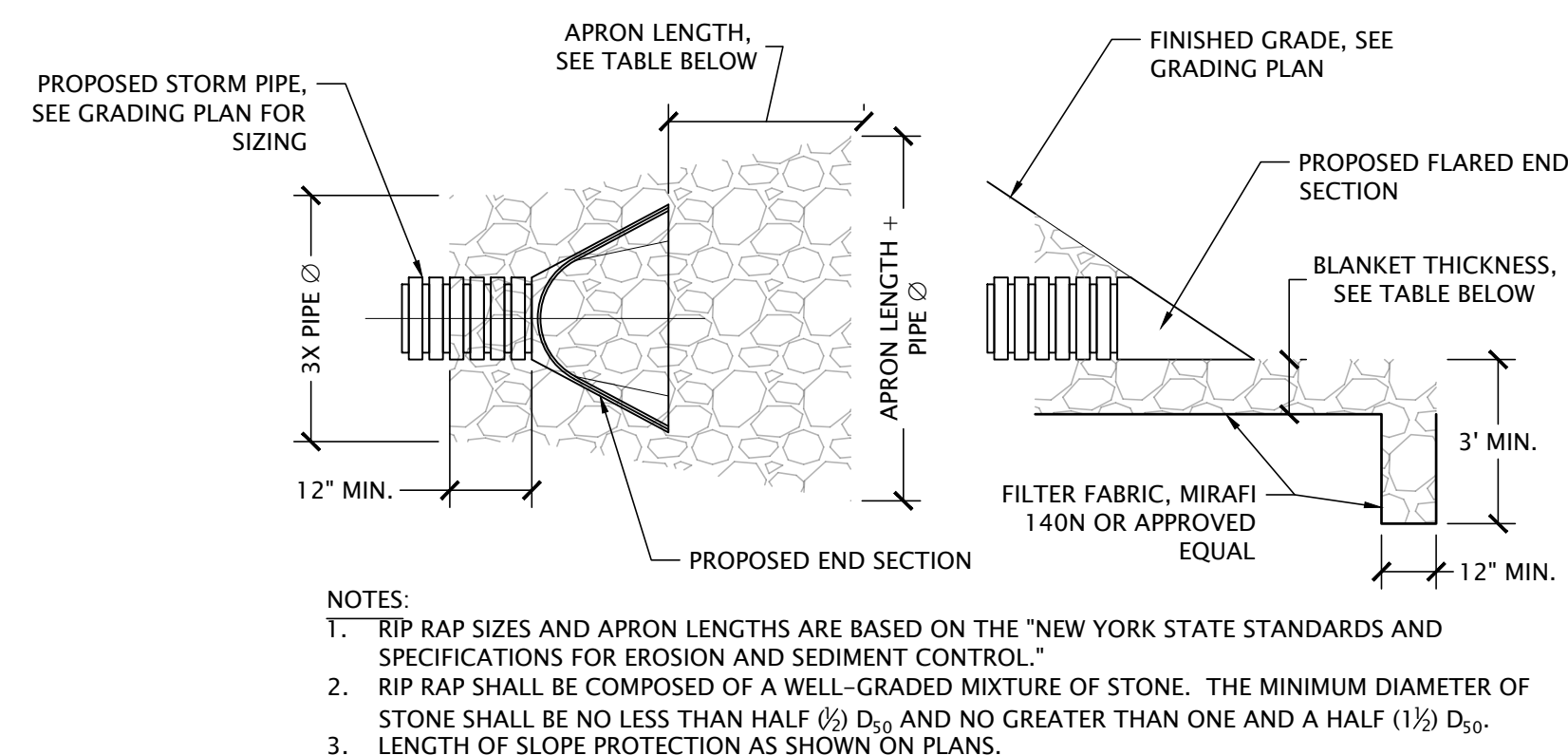
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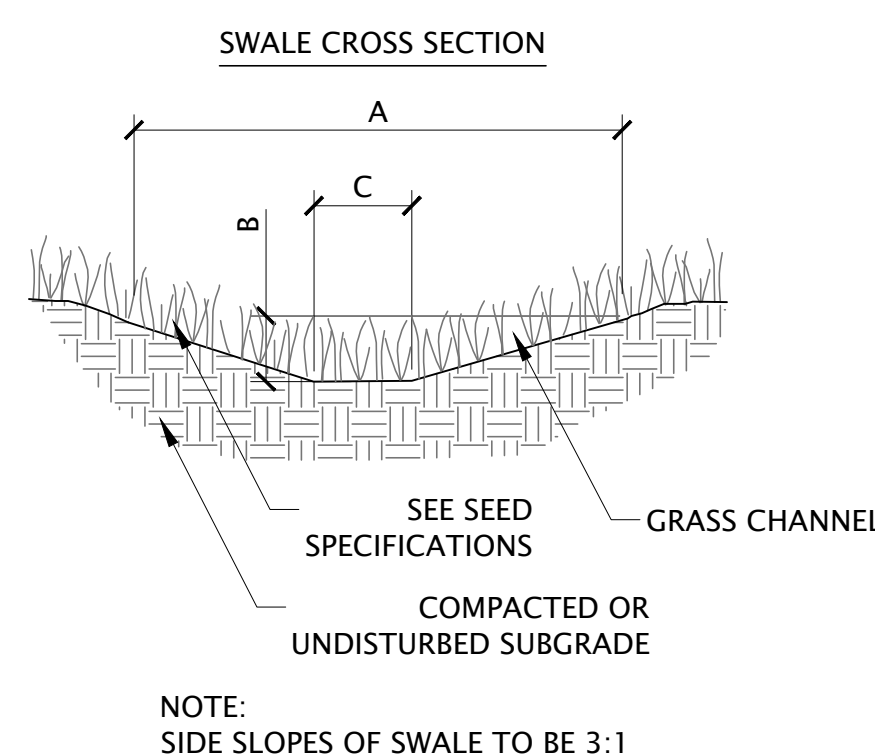
Details
C-703



RIP RAP SIZING								
STRUCTURE	PIPE SIZE	DISCHARGE 100-YR (CFS)	PIPE LENGTH	INVERT OUT	PIPE SLOPE	RIP RAP SIZE (d ₅₀)	BLANKET THICKNESS	APRON LENGTH
CULVERT 4R	10" Ø	1.58	33'	312.21	1.0%	4"	9"	6' MIN.
CULVERT 6R	12" Ø	3.44	22.6'	309.65	0.8%	4"	9"	6' MIN.
CULVERT 10R	10" Ø	1.51	27"	329.00	1.2%	4"	9"	6' MIN.
CULVERT 12R	12" Ø	0.35	137'	337.00	0.0%	4"	9"	6' MIN.

*CULVERTS 4R, 10R AND 12R DO NOT REQUIRE OUTLET PROTECTION, A MINIMUM 6' APRON WILL BE INSTALLED AS A PRECAUTION.

1 FLARED END SECTION/
ROCK OUTLET PROTECTION
C-703 SCALE: NOT TO SCALE



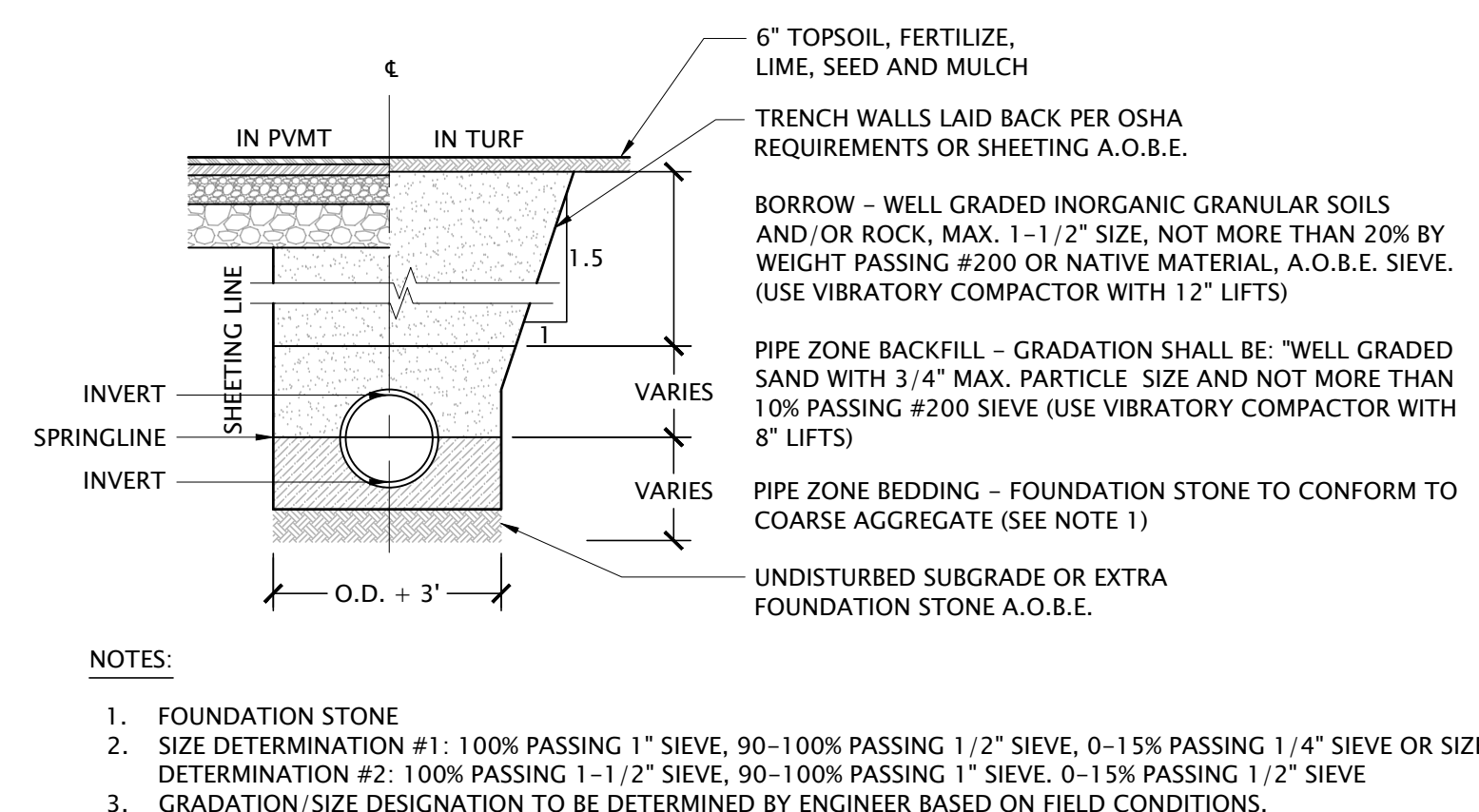
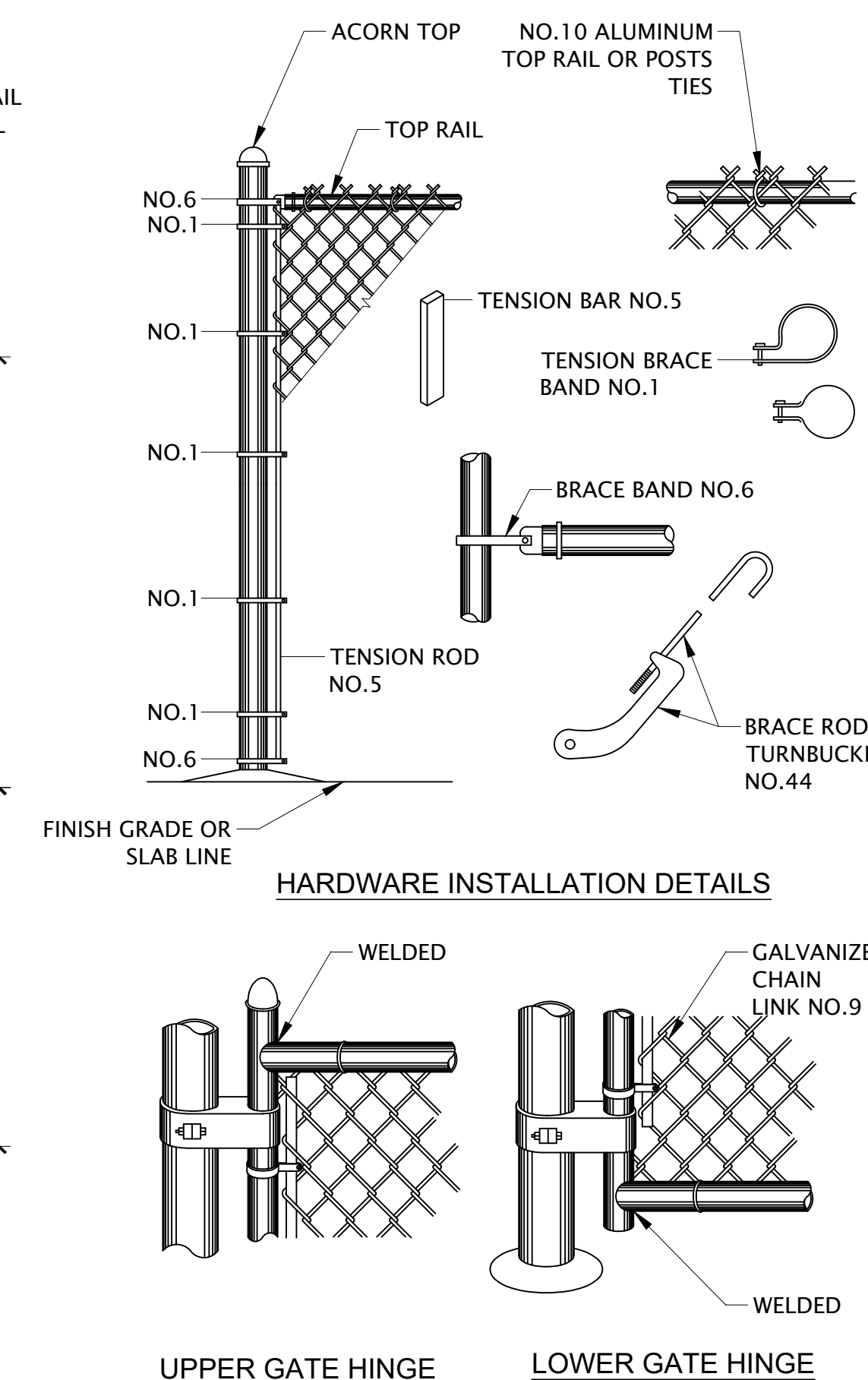
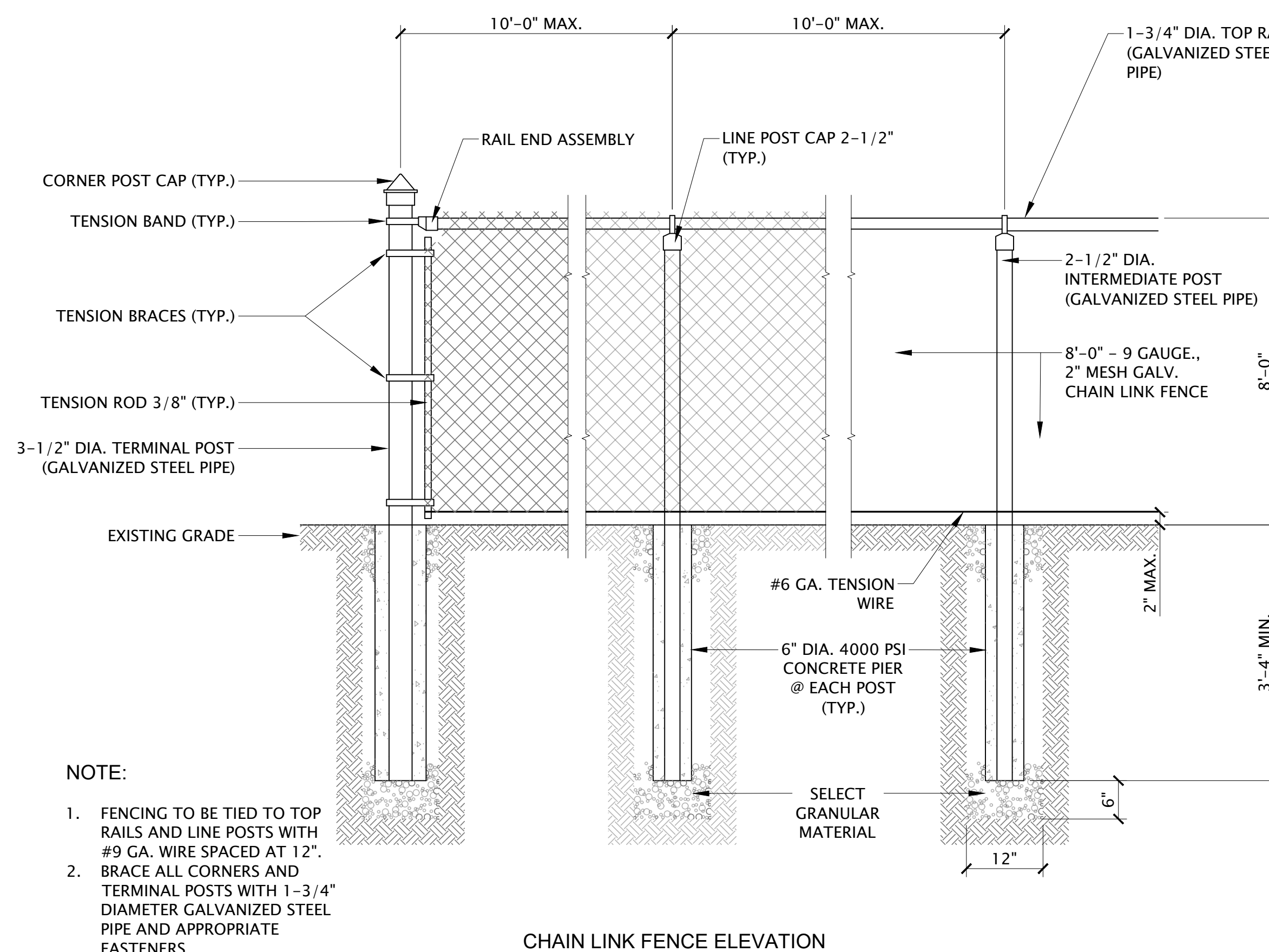
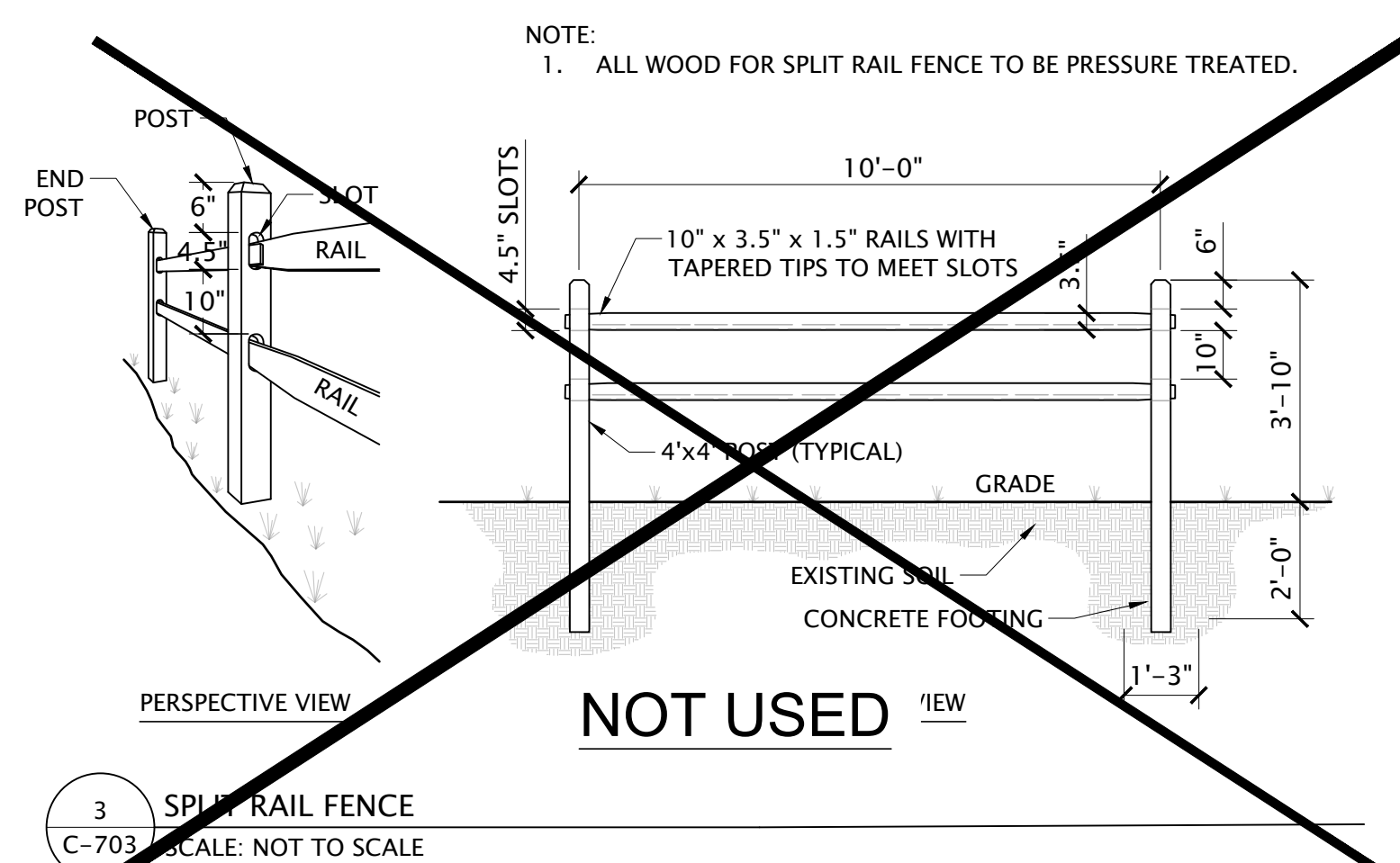
GRASS CHANNEL DIMENSIONAL CHART				
SWALE	OVERALL WIDTH (A)	BOTTOM WIDTH (B)	DEPTH	SIDE SLOPES
2R	8'-3"	2'-0"	1'-1/2"	3:1
3R	9'-2 1/2"	2'-0"	1'-2 1/2"	3:1
5R	6'-6"	2'-0"	9"	3:1
7R	14'-6"	4'-0"	1'-9"	3:1
8R	8'-0"	2'-0"	1'-0"	3:1
9R	9'-6"	2'-0"	1'-3"	3:1
11R	9'-6"	2'-0"	1'-3"	3:1

SEEDING NOTES:
1. VEGETATED SWALES TO BE SEEDDED WITH THE FOLLOWING MIX:

COMMON NAME	RATE PER ACRE (POUNDS)	RATE PER 1,000 SF (POUNDS)
KENTUCKY BLUEGRASS	25	0.60
RED FESCUE	20	0.50
PERENNIAL RYEGRASS	10	0.20

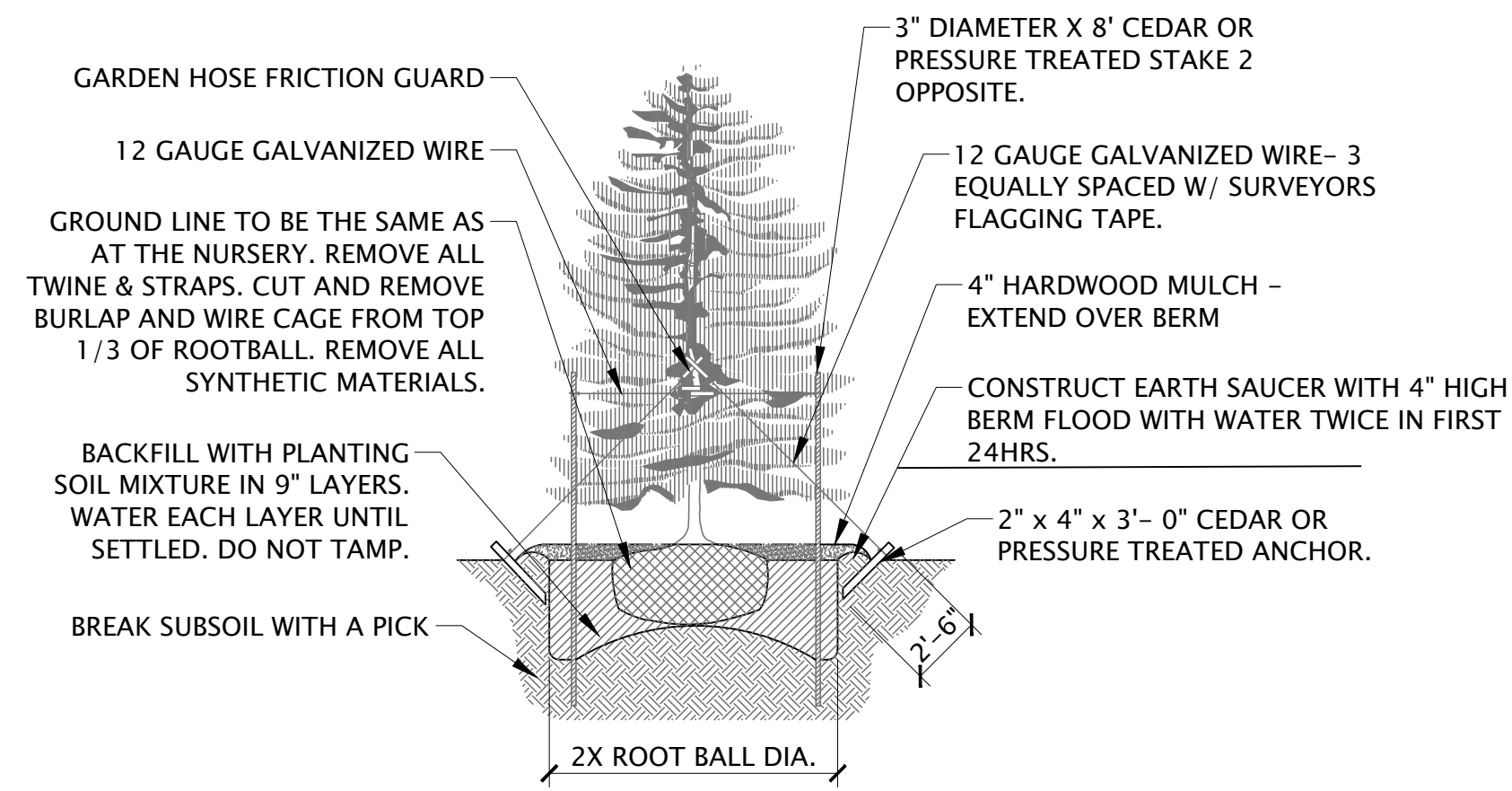
SWALE 3R SHALL BE PLANTED, SEE PLANTING PLAN. SWALE 11R SHALL BE MOWED. REMAINING SWALES SHALL BE ALLOWED TO FILL IN WITH DENSE GRASS AND WEEDS.

2 SURFACE WATER DIVERSION CHANNEL
C-703 SCALE: NOT TO SCALE



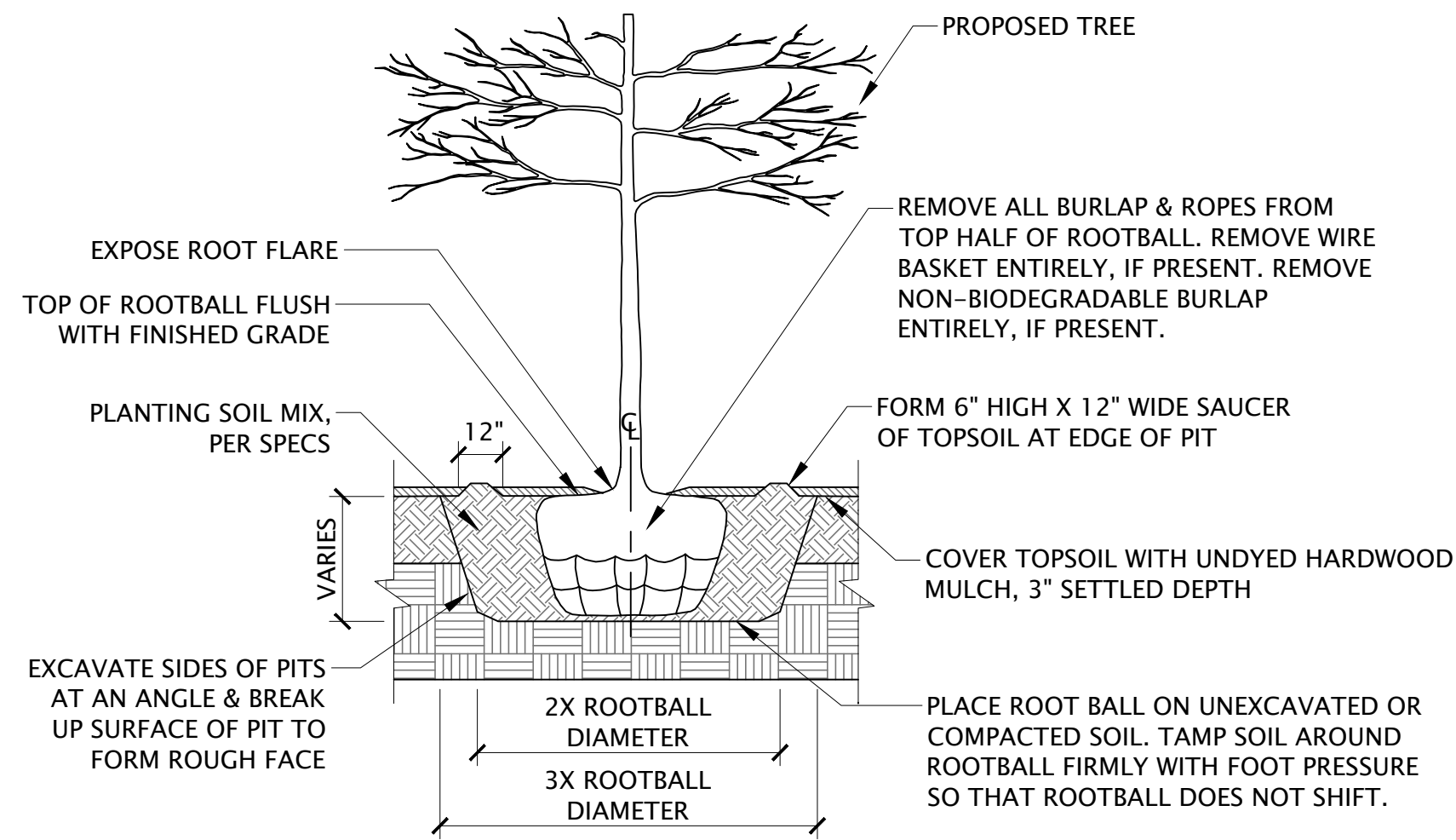
5 5'-0" HIGH CHAIN LINK FENCE DETAIL
C-703 SCALE: NOT TO SCALE

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CONSTRUCTION

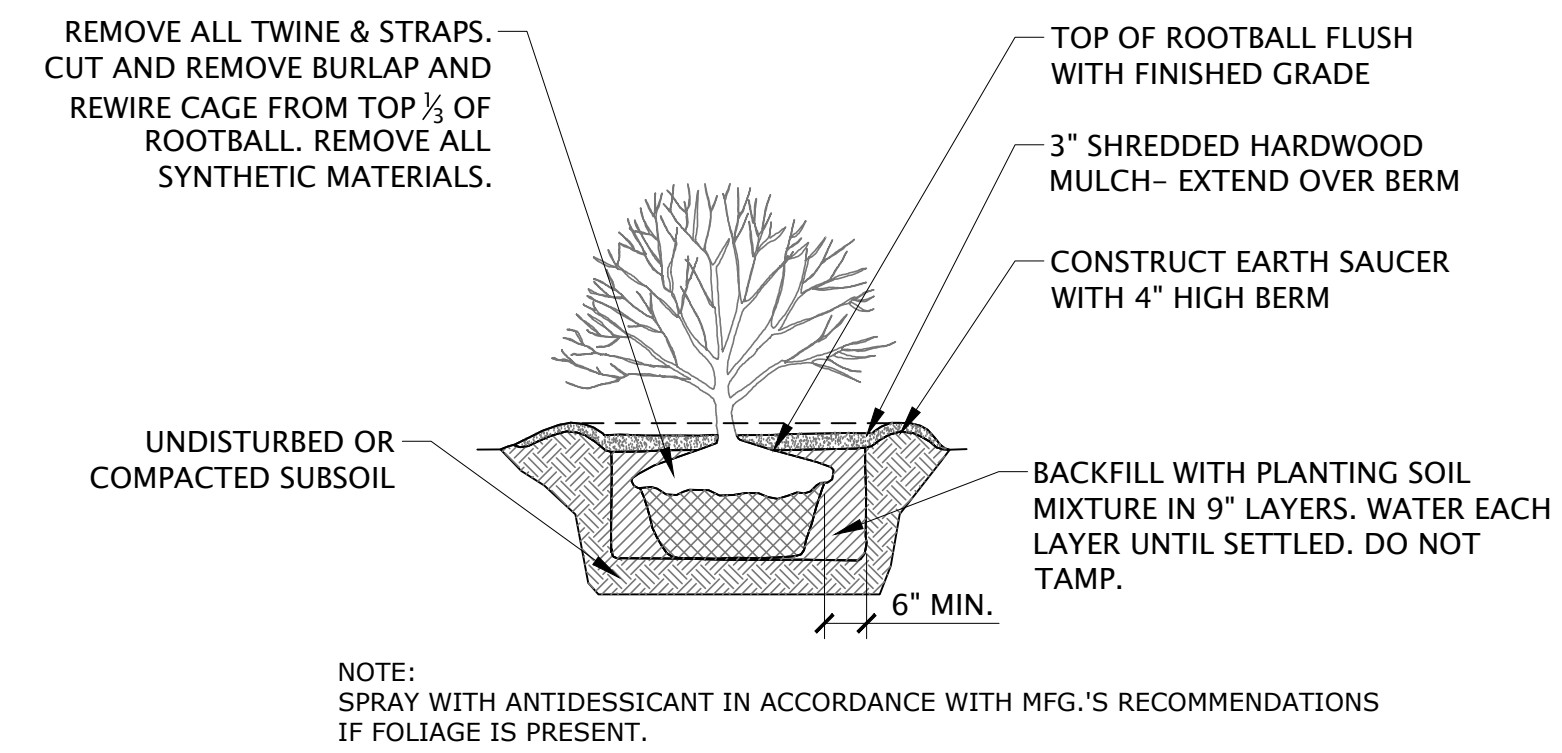


- NOTES:
1. SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
 3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
 4. IF PROVIDED, STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

1 EVERGREEN TREE PLANTING
C-704 SCALE: NOT TO SCALE



2 DECIDUOUS TREE PLANTING
C-704 SCALE: NOT TO SCALE



3 SHRUB PLANTING
C-704 SCALE: NOT TO SCALE

Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

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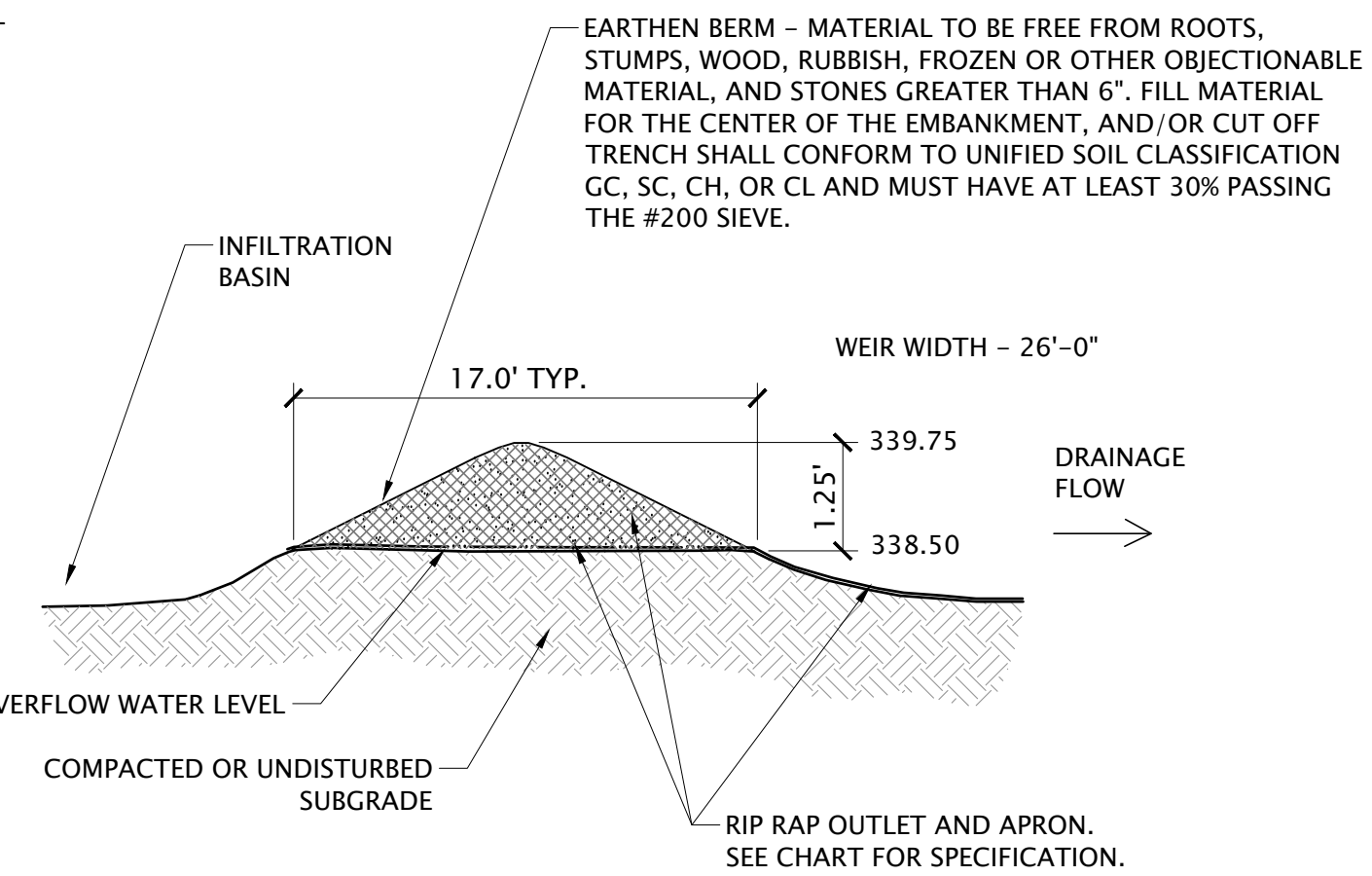
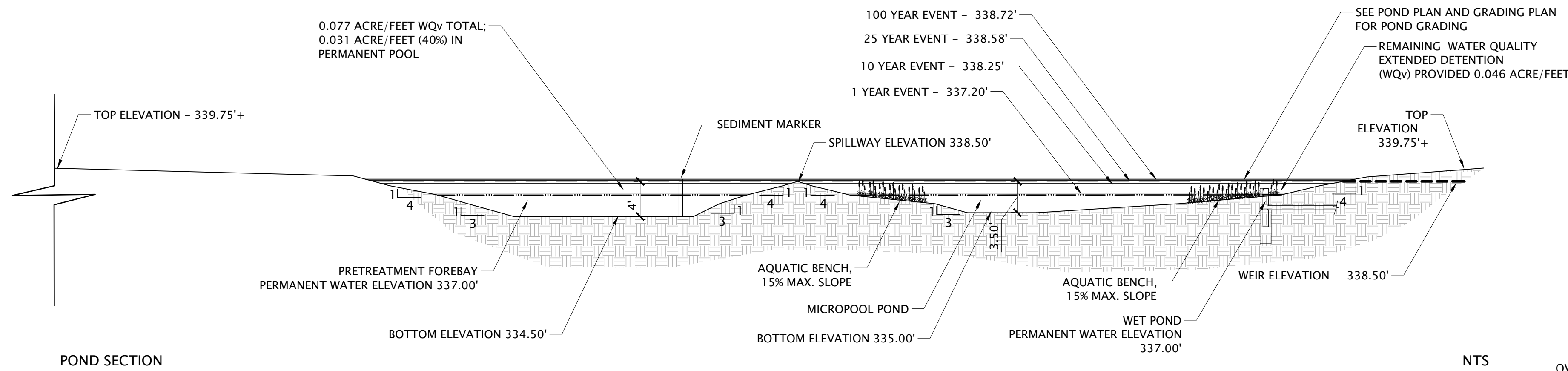
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Details
C-704

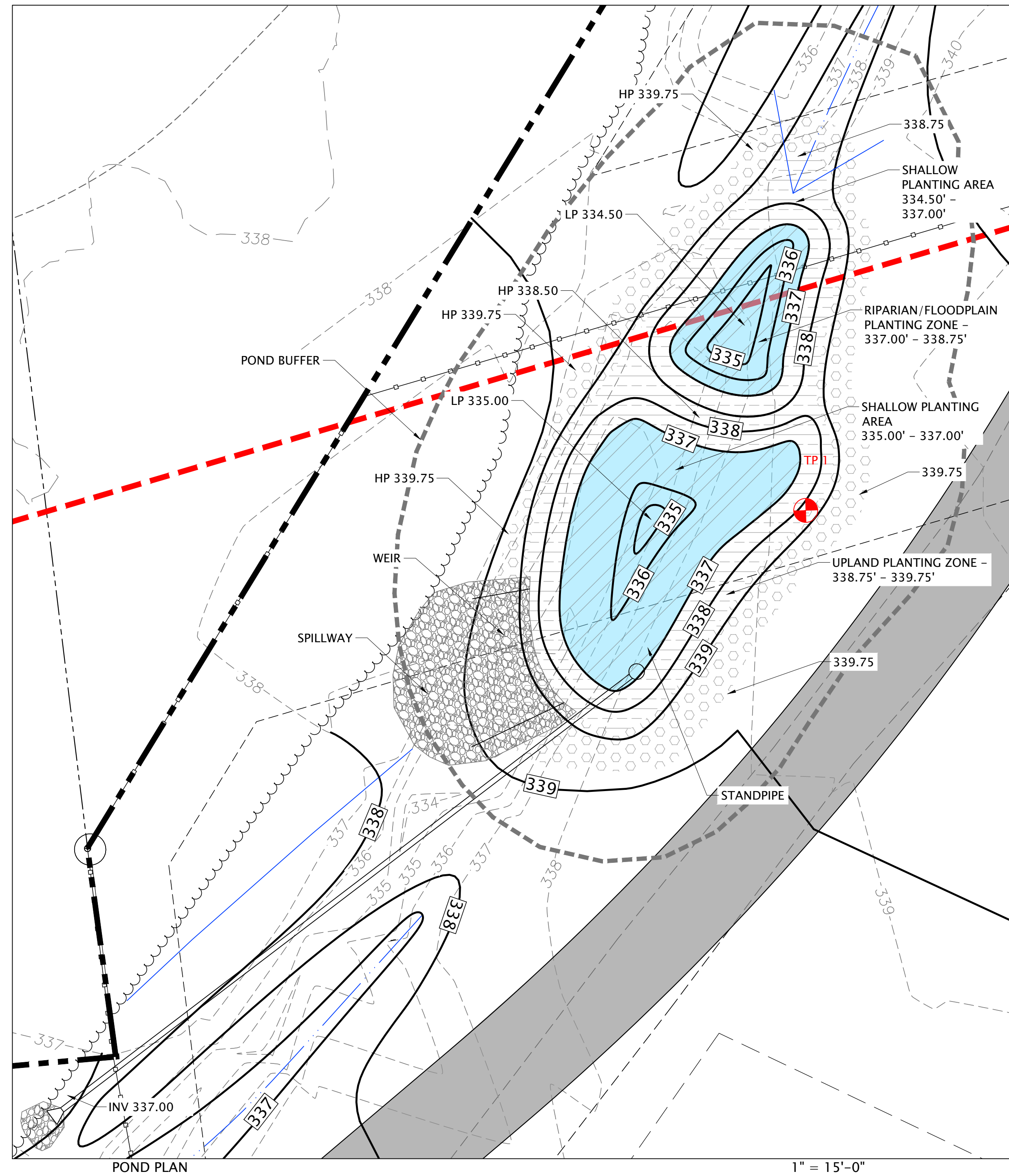
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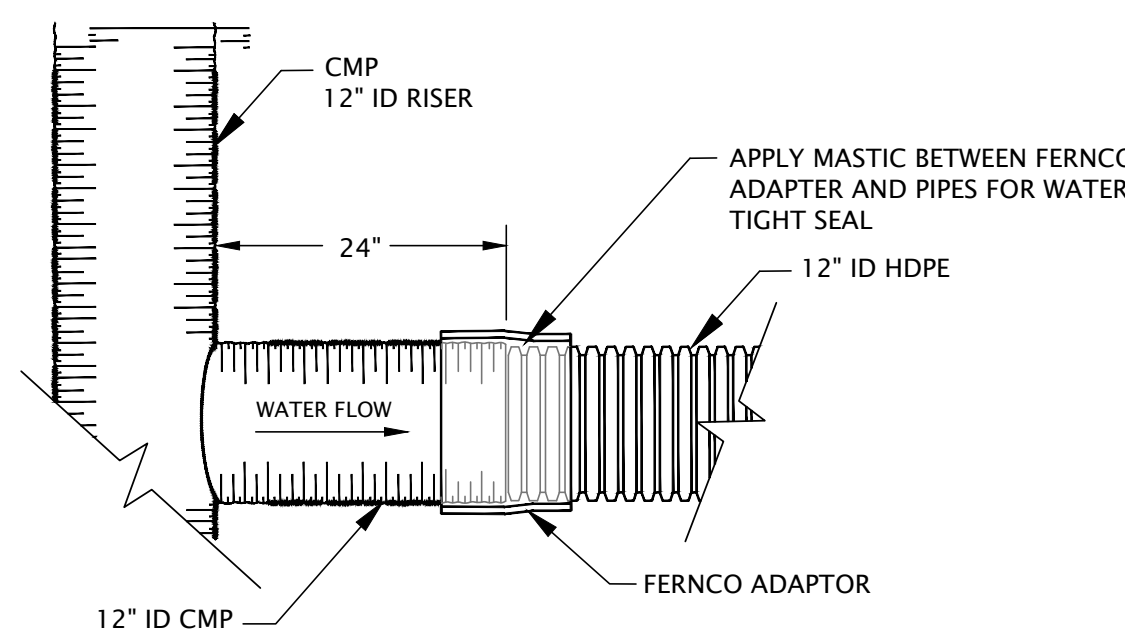
WEIR APRON RIP RAP SIZING						
STRUCTURE	INVERT OUT	RIP RAP SIZE (d ₅₀)	BLANKET THICKNESS	APRON LENGTH	APRON WIDTH	DISCHARGE 100-YR CFS
POND 4P WEIR APRON	311.68	7"	16"	12' MIN.	26' MIN.	7.28

POND WEIR & SPILLWAY

NTS



1" = 15'-0"



CMP STANDPIPE TO HDPE CONNECTION

NTS

POND PLANTING SPECIFICATIONS

THE PONDS SHALL BE SEEDED WITH THE FOLLOWING MIXES:
UPLAND ZONE - WILDFLOWER FARM DEER RESISTANT SEED MIX #50017, OR
APPROVED EQUAL

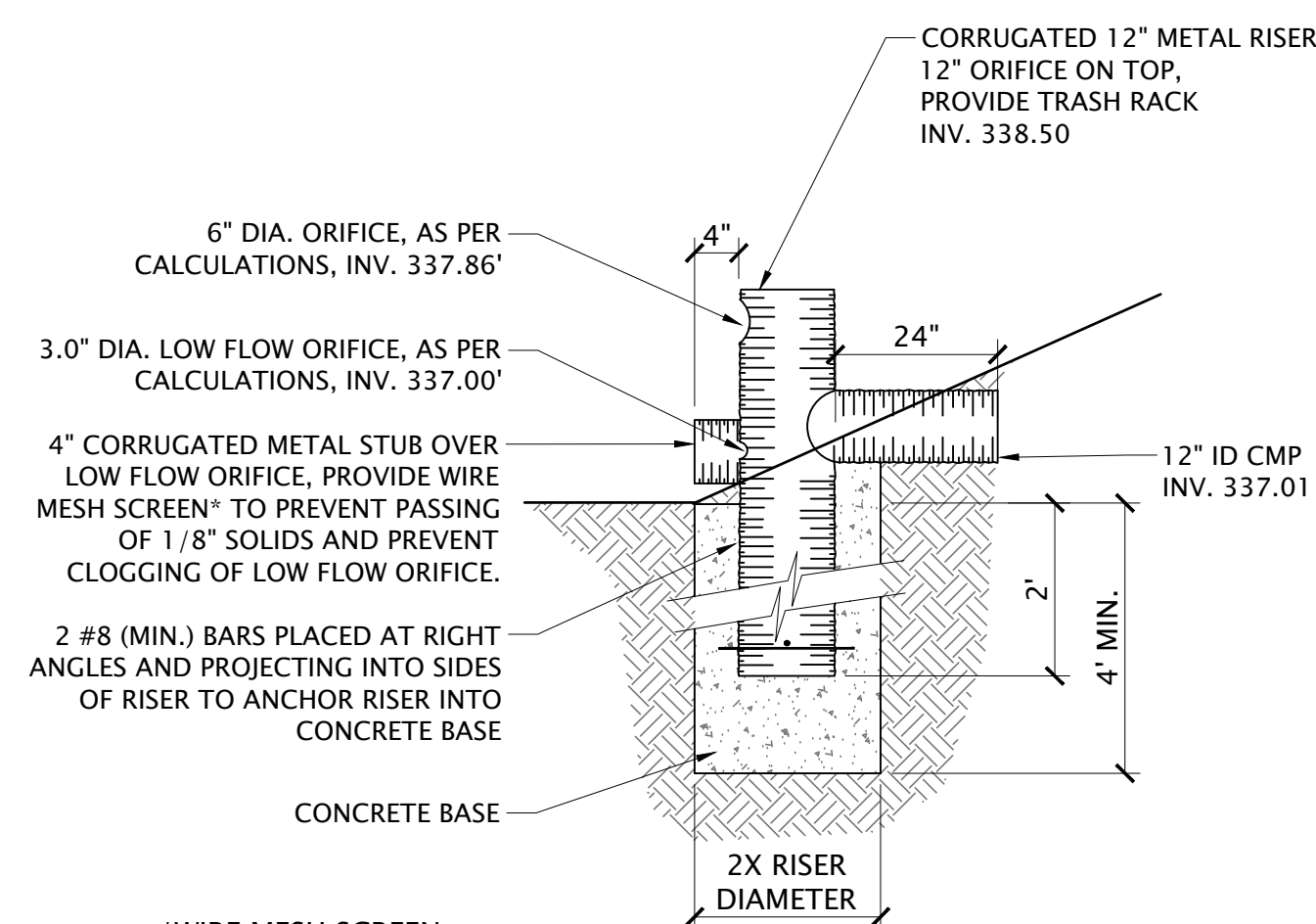
APPLICATION RATE - 1/2 LB./1000 SF
RIPARIAN/FLOODPLAIN ZONE - ERNST CONSERVATION SEED MIX ERNMW - 183,
OR APPROVED EQUAL

APPLICATION RATE - 1/3 TO 1/2 LB./1000 SF
SHALLOW AREAS - SHALLOW AREAS SHALL BE PLANTED WITH A MIX OF PLUGS.
PLUGS SHALL BE SPACED 36" O.C. AND SHALL BE A RANDOM
MIX OF THE FOLLOW VARIETIES:

SCIENTIFIC NAME:	COMMON NAME:
Peltandra virginica	Arrow arum
Sagittaria latifolia	Arrowhead
Scirpus acutus	Hardstem Bulrush
Pontederia cordata	Pickereelweed
Scirpus validus	Soft-stem Bulrush

SUPPLIER INFORMATION:
WILDFLOWER FARM SEED MIX: WILDFLOWER FARM (1-800-GRO-WILD)
ERNST SEED MIX & PLUGS: ERNST CONSERVATION SEEDS (1-800-873-3321)

- SHALLOW PLANTING AREA
- RIPARIAN/FLOODPLAIN PLANTING ZONE
- UPLAND PLANTING ZONE



CMP STANDPIPE DETAIL

NTS

*WIRE MESH SCREEN,
TWP INC. #008X008T02
80W36T OR APPROVED EQUAL

Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

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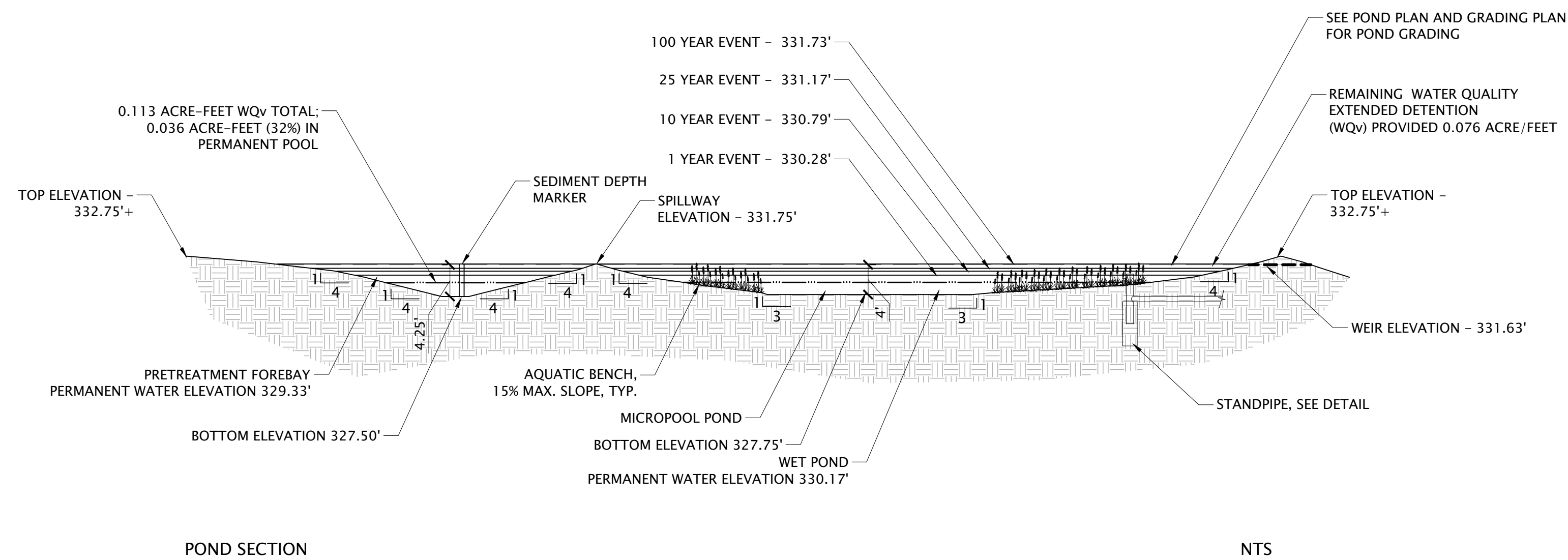
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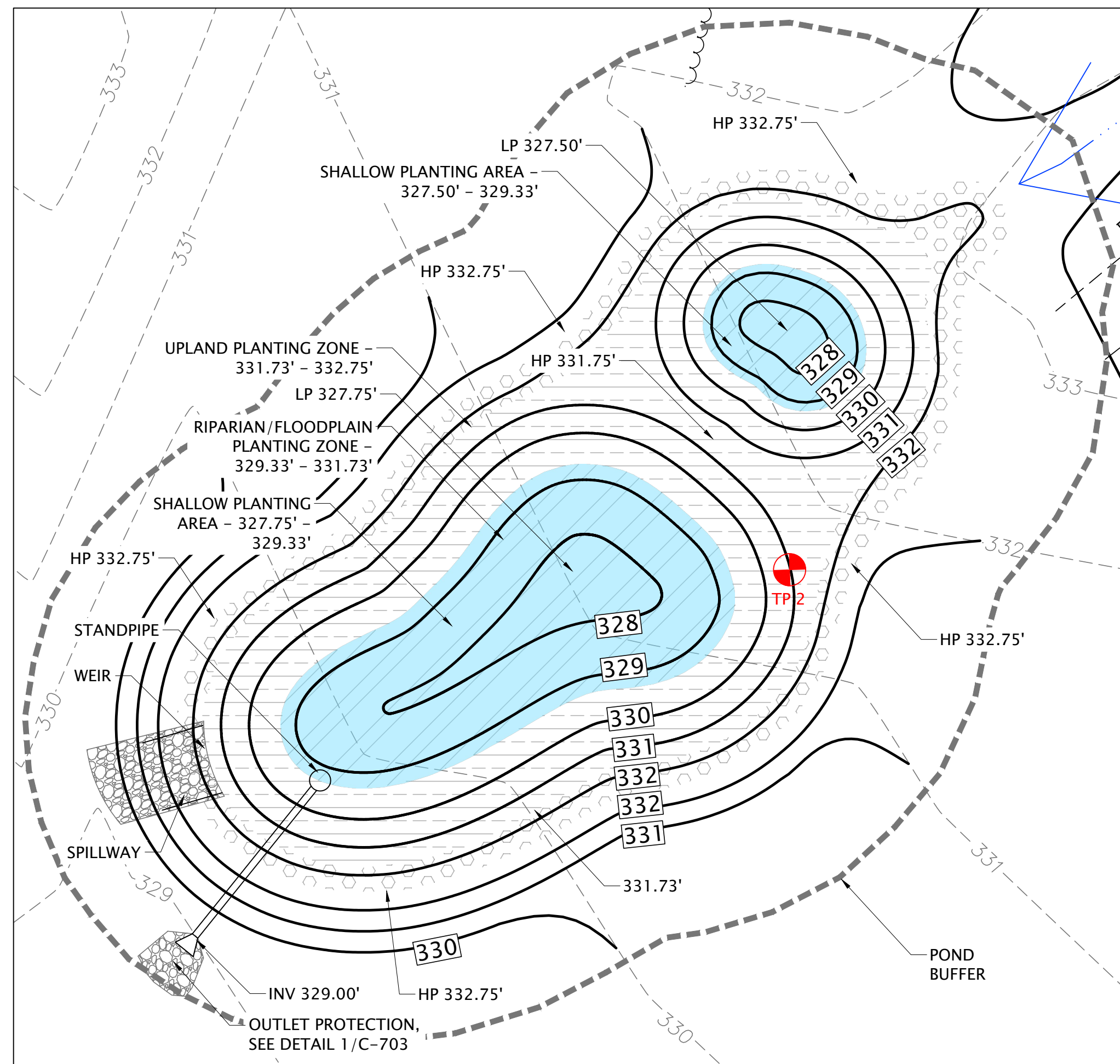
Details
C-705

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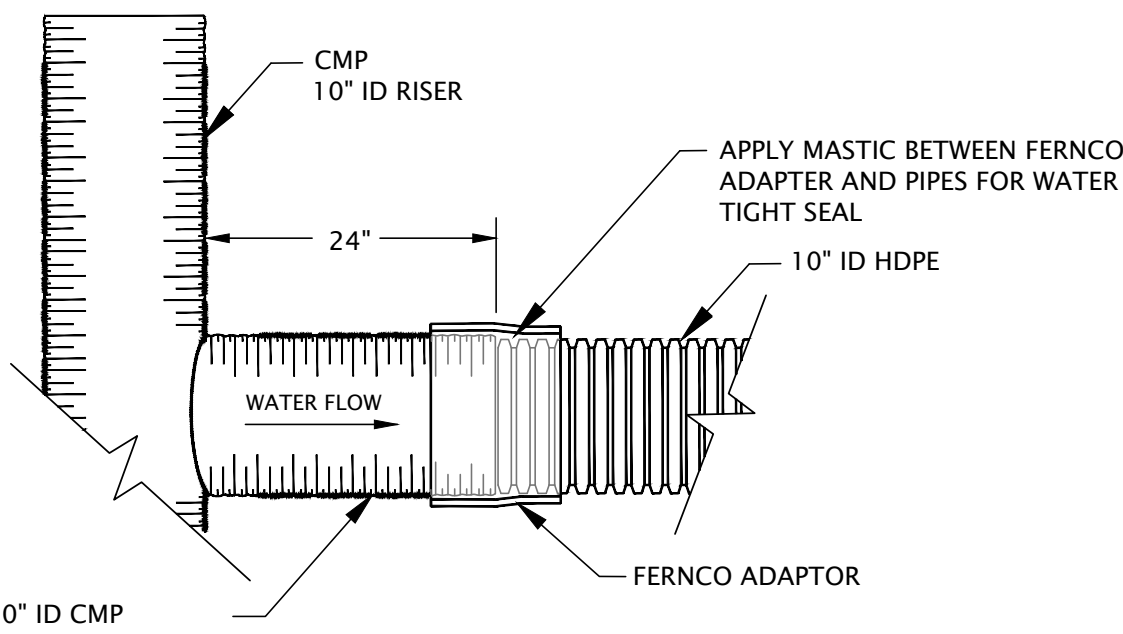


WEIR APRON RIP RAP SIZING						
STRUCTURE	INVERT OUT	RIP RAP SIZE (d ₅₀)	BLANKET THICKNESS	APRON LENGTH	APRON WIDTH	DISCHARGE 100-YR CFS
POND 6P WEIR APRON	331.63	4"	9"	8' MIN.	10' MIN.	0.08

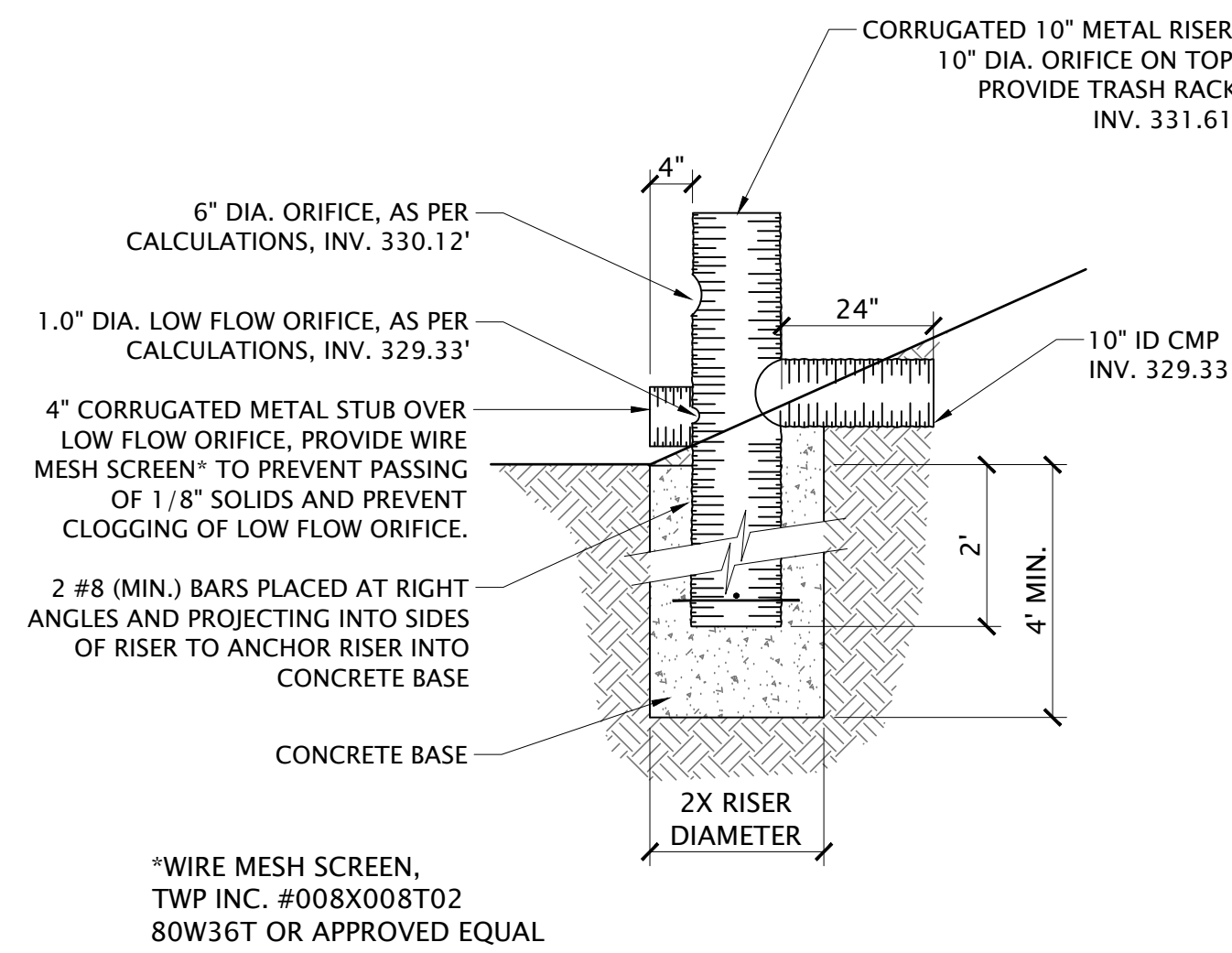
POND WEIR & SPILLWAY NTS



POND PLAN 1" = 15'-0"



CMP STANDPIPE TO HDPE CONNECTION NTS



CMP STANDPIPE DETAIL NTS

POND PLANTING SPECIFICATIONS

THE PONDS SHALL BE SEEDED WITH THE FOLLOWING MIXES:
 UPLAND ZONE - WILDFLOWER FARM DEER RESISTANT SEED MIX #50017, OR APPROVED EQUAL
 APPLICATION RATE - 1/2 LB./1000 SF
 RIPARIAN/FLOODPLAIN ZONE - ERNST CONSERVATION SEED MIX ERNMW - 183, OR APPROVED EQUAL
 APPLICATION RATE - 1/3 TO 1/2 LB./1000 SF
 SHALLOW AREAS - SHALLOW AREAS SHALL BE PLANTED WITH A MIX OF PLUGS. PLUGS SHALL BE SPACED 36" O.C. AND SHALL BE A RANDOM MIX OF THE FOLLOW VARIETIES:

SCIENTIFIC NAME:	COMMON NAME:
<i>Peltandra virginica</i>	Arrow arum
<i>Sagittaria latifolia</i>	Arrowhead
<i>Scirpus acutus</i>	Hardstem Bulrush
<i>Pontederia cordata</i>	Pickrelweed
<i>Scirpus validus</i>	Soft-stem Bulrush

SUPPLIER INFORMATION:
 WILDFLOWER FARM SEED MIX: WILDFLOWER FARM (1-800-GRO-WILD)
 ERNST SEED MIX & PLUGS: ERNST CONSERVATION SEEDS (1-800-873-3321)

- SHALLOW PLANTING AREA
- RIPARIAN/FLOODPLAIN PLANTING ZONE
- UPLAND PLANTING ZONE

Shangri-La Greenhouses and Farmstand

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

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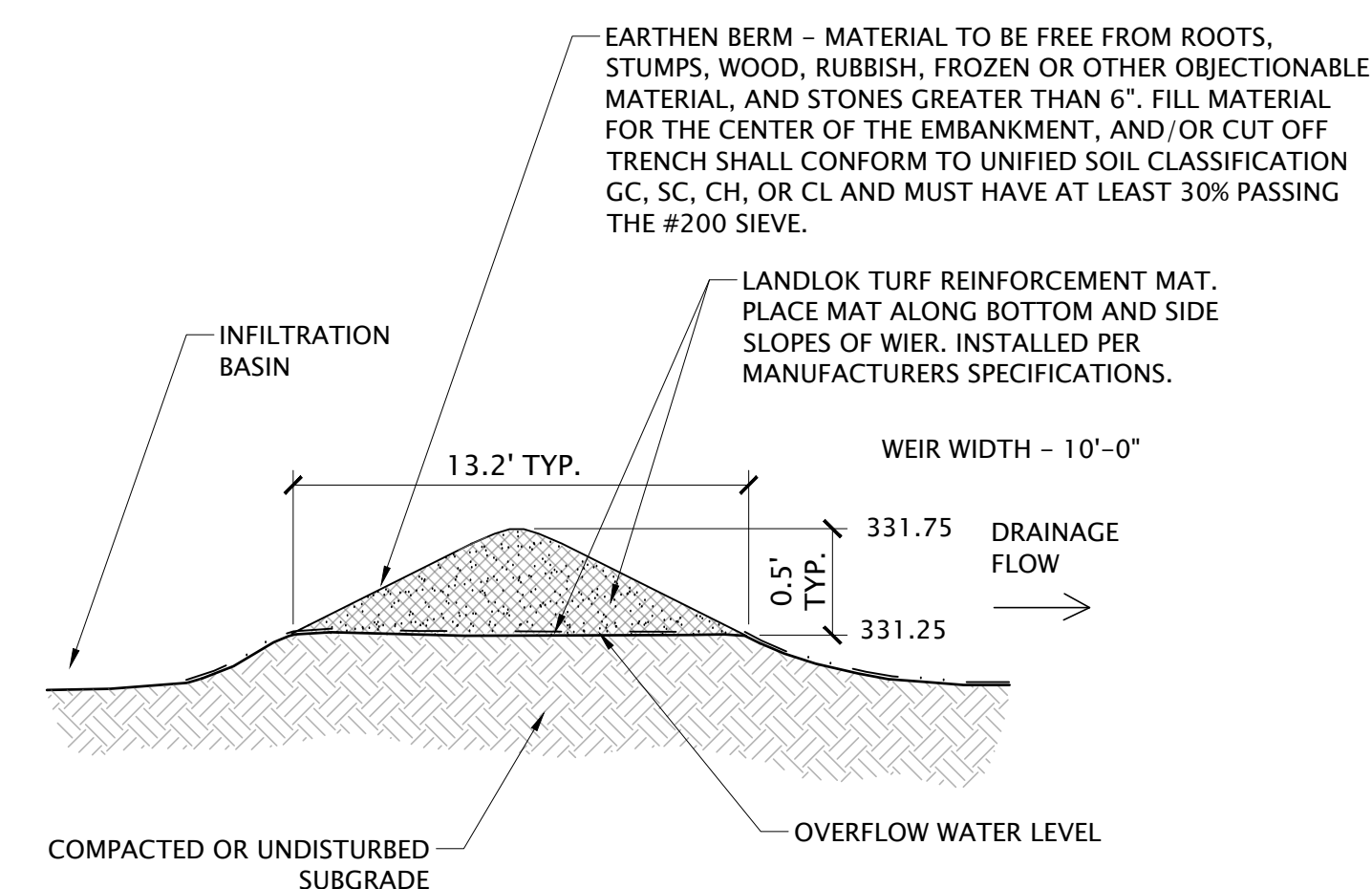
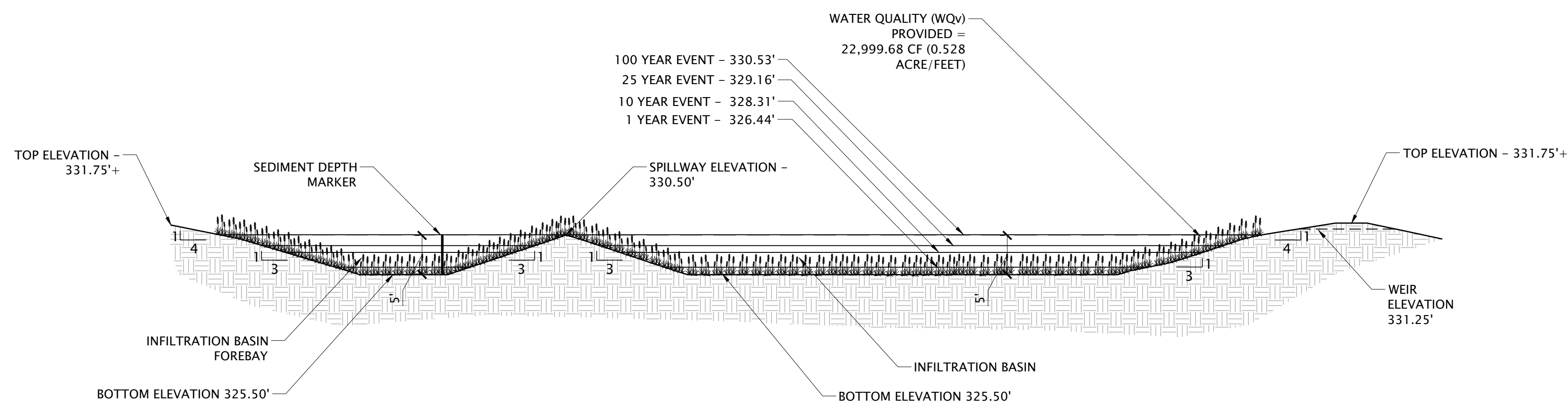
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Details
C-706

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WEIR APRON RIP RAP SIZING						
STRUCTURE	INVERT OUT	RIP RAP SIZE (d ₅₀)	BLANKET THICKNESS	APRON LENGTH	APRON WIDTH	DISCHARGE 100-YR CFS
POND 6P WEIR APRON	331.25	4"	9"	8' MIN.	10' MIN.	0.00

POND WEIR & SPILLWAY

NTS

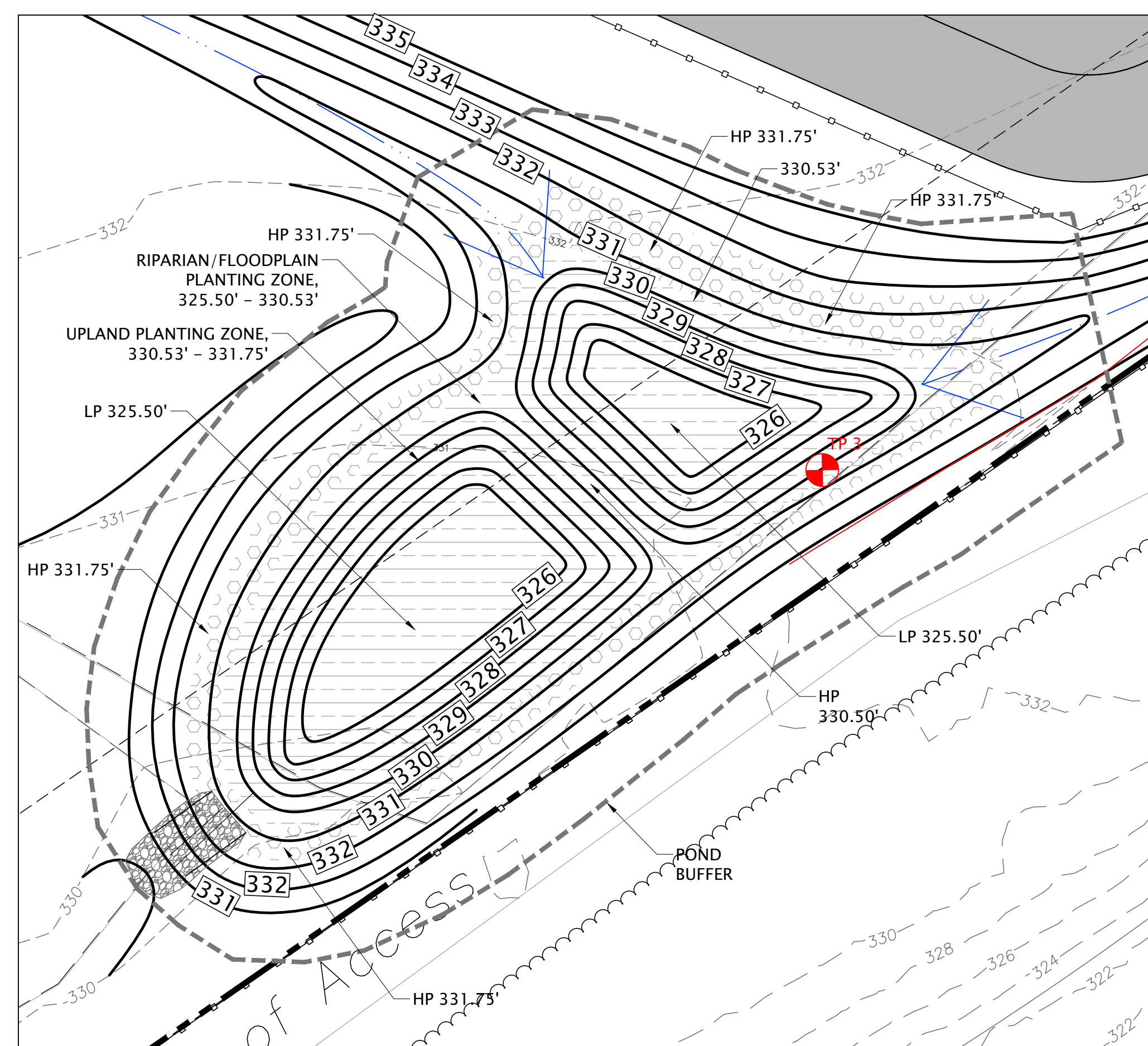
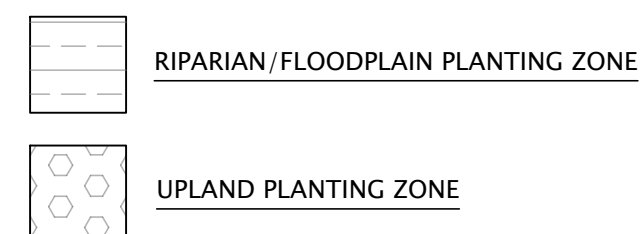
NO GROUNDWATER ENCOUNTERED TO A DEPTH OF 8'±

POND SECTION

NTS

POND PLANTING SPECIFICATIONS

THE PONDS SHALL BE SEEDED WITH THE FOLLOWING MIXES:
UPLAND ZONE - WILDFLOWER FARM DEER RESISTANT SEED MIX #50017, OR APPROVED EQUAL
 APPLICATION RATE - 1/2 LB./1000 SF
RIPARIAN/FLOODPLAIN ZONE - ERNST CONSERVATION SEED MIX ERNMW - 183, OR APPROVED EQUAL
 APPLICATION RATE - 1/3 TO 1/2LB./1000 SF
SUPPLIER INFORMATION:
 WILDFLOWER FARM SEED MIX: WILDFLOWER FARM (1-800-GRO-WILD)
 ERNST SEED MIX & PLUGS: ERNST CONSERVATION SEEDS (1-800-873-3321)



POND PLAN

1" = 20'-0"

1 INFILTRATION BASIN
C-707 SCALE: NOT TO SCALE

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