SITE PLAN SUBMISSION SET

THE VILLAGES IN THE HUDSON VALLEY

NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY,
NEW YORK

TAX MAP ID#'S

95.2-2-3.21
95.2-2-9
95.2-2-10
95.2-2-34.110
95.12-1-1
95.12-1-5
95.12-1-15.1

REVISED: JULY 6, 2021

REVISED: AUGUST 10, 2021

LOCATION MAP

SCALE: 1"=500'

VICINITY MAP

SCALE: 1"=2000'

CIVIL ENGINEER:

LRC GROUP

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.

STATE OF NEW YORK · RODNEY E. MORRISON · 074154 · LICENSED PROFESSIONAL ENGINEER

PROJECT PLANNER

KARC
PLANNING CONSULTANTS, INC.

DBE CERTIFIED
WBE CERTIFIED IN NY AND NJ

PO Box 924
Poughkeepsie, NY 12602
Tel-845-594-1055

ARCHITECT:

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT SURVEYOR:

BROOKS & BROOKS LAND SURVEYORS, PC
111 MAIN STREET
HIGHLAND, NY 12528
845-691-7339

PROJECT WATER / SEWER UTILITIES:

SNYDER CIVIL ENGINEERING, LLC
150 MARLBOROUGH STREET
PORTLAND, CT 06480
860-342-1370

SNYDER CIVIL Engineering, LLC

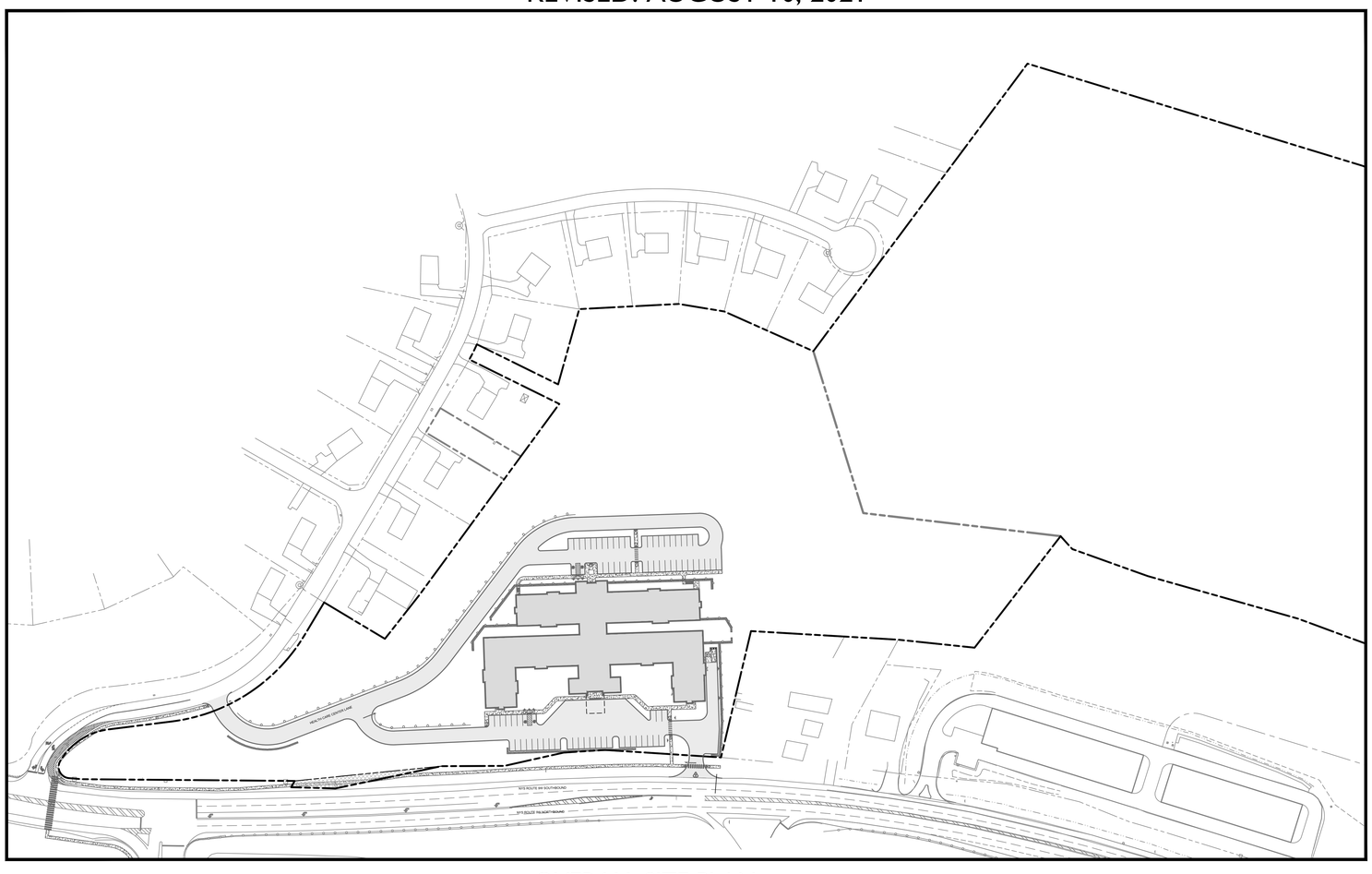
PROJECT TRAFFIC CONSULTANT:

Creighton Manning

CREIGHTON MANNING ENGINEERING, LLP
2 WINNERS CIRCLE - ALBANY - NEW YORK - 12205
P: (518) 446-0396 F: (518) 446-0397 WWW.CMELLP.COM

OWNER / APPLICANT:

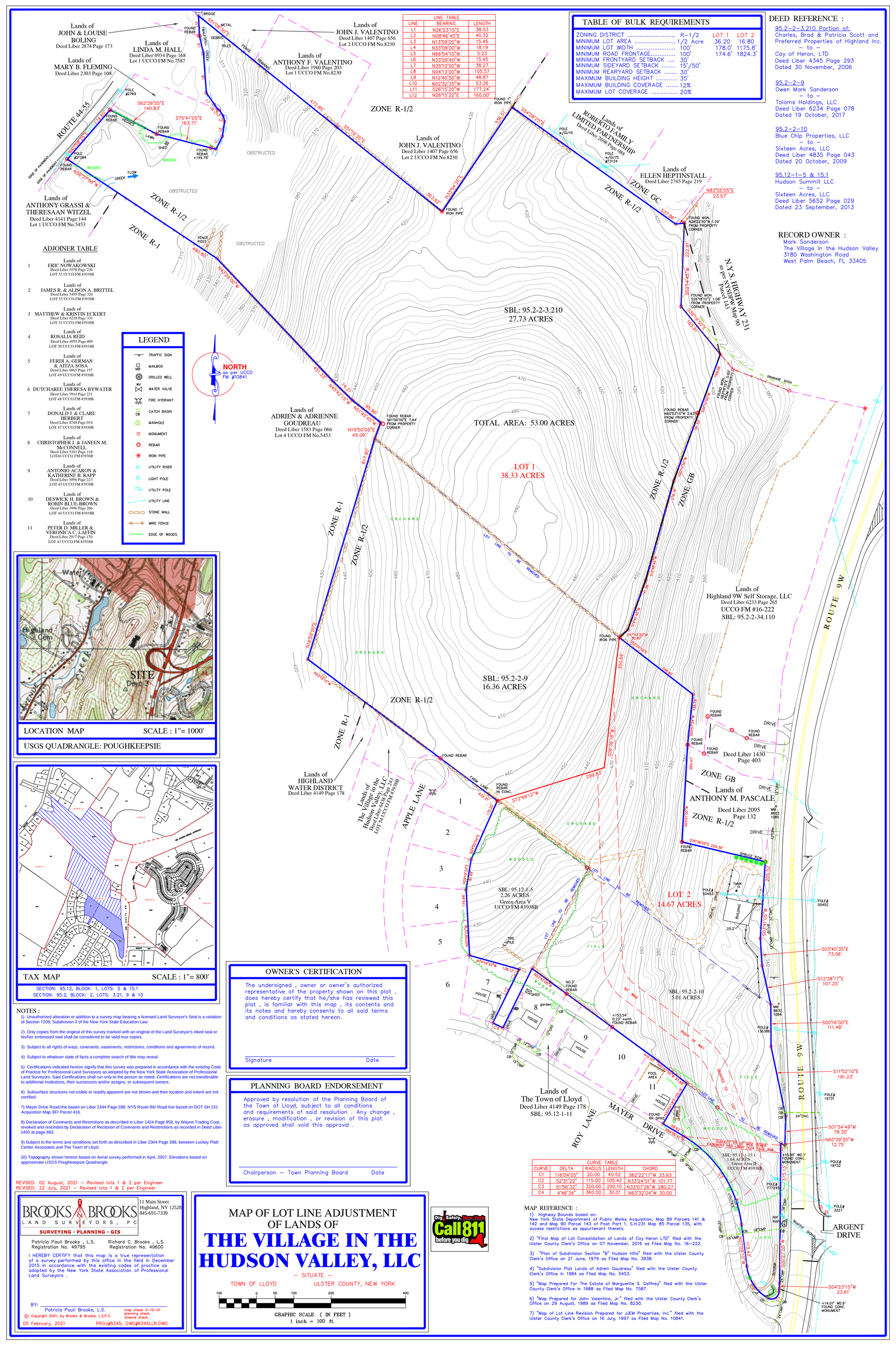
THE VILLAGE IN THE HUDSON VALLEY
3180 WASHINGTON ROAD
WEST PALM BEACH, FL 33405



OVERALL SITE PLAN

SCALE: 1"=100'

INDEX OF DRAWINGS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N26°23'15"E	38.53
L2	N08°46'45"E	40.32
L3	N13°59'05"W	15.45
L4	N33°09'00"W	18.19
L5	N66°54'10"W	5.23
L6	N33°29'40"W	15.45
L7	N35°10'50"W	38.27
L8	N04°13'00"W	105.57
L9	N12°40'50"W	48.87
L10	N02°32'35"W	53.26
L11	S26°15'20"W	177.24
L12	N26°15'22"E	160.00'

TABLE OF BULK REQUIREMENTS			
ZONING DISTRICT	R-1/2	LOT 1	LOT 2
MINIMUM LOT AREA	1/2 Acre	36.20	16.80
MINIMUM LOT WIDTH	100'	178.0'	1175.8'
MINIMUM ROAD FRONTAGE	100'	174.6'	1824.3'
MINIMUM FRONTYARD SETBACK	30'		
MINIMUM SIDEYARD SETBACK	15'/50'		
MINIMUM REARYARD SETBACK	30'		
MAXIMUM BUILDING HEIGHT	35'		
MAXIMUM BUILDING COVERAGE	12%		
MAXIMUM LOT COVERAGE	20%		

DEED REFERENCE :

95.2-2-3.210 Portion of:
Charles, Brad & Patricia Scott and Preferred Properties of Highland Inc.
– to –
Cay of Heron, LTD
Deed Liber 4345 Page 293
Dated 30 November, 2006

95.2-2-9
Owen Mark Sanderson
– to –
Toloms Holdings, LLC
Deed Liber 6234 Page 078
Dated 19 October, 2017

95.2-2-10
Blue Chip Properties, LLC
– to –
Sixteen Acres, LLC
Deed Liber 4835 Page 043
Dated 20 October, 2009

95.12-1-5 & 15.1
Hudson Summit LLC
– to –
Sixteen Acres, LLC
Deed Liber 5652 Page 029
Dated 23 September, 2013

RECORD OWNER :
Mark Sanderson
The Village in the Hudson Valley
3180 Washington Road
West Palm Beach, FL 33405

ADJOINER TABLE

1 Lands of ERIC NOWAKOWSKI Deed Liber 5578 Page 236 LOT 53 UCCO FM #3938B
2 Lands of JAMES R. & ALISON A. BRITTEL Deed Liber 5495 Page 324 LOT 52 UCCO FM #3938B
3 Lands of MATTHEW & KRISTIN ECKERT Deed Liber 6218 Page 331 LOT 51 UCCO FM #3938B
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10 Lands of DESWICK H. BROWN & ROBIN BLUE-BROWN Deed Liber 3996 Page 266 LOT 44 UCCO FM #3938B
11 Lands of PETER D. MILLER & VERONICA C. LAFFIN Deed Liber 2917 Page 170 LOT 43 UCCO FM #3938B

LEGEND

TRAFFIC SIGN
MAILBOX
DRILLED WELL
WATER VALVE
FIRE HYDRANT
CATCH BASIN
MANHOLE
MONUMENT
REBAR
IRON PIPE
UTILITY RISER
LIGHT POLE
UTILITY POLE
UTILITY LINE
STONE WALL
WIRE FENCE
EDGE OF WOODS

NORTH as per UCCO FM #10841

LOCATION MAP SCALE : 1"= 1000'

USGS QUADRANGLE: POUGHKEEPSIE

TAX MAP SCALE : 1"= 800'

SECTION: 95.12, BLOCK: 1, LOTS: 5 & 15.1
SECTION: 95.2, BLOCK: 2, LOTS: 3.21, 9 & 10

NOTES :

1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.

3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.

4) Subject to whatever state of facts a complete search of title may reveal.

5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said Certifications shall run only to the person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

6) Subsurface structures not visible or readily apparent are not shown and their location and extent are not certified.

7) Meyer Drive Road line based on Liber 2344 Page 288. NYS Route 9W Road line based on DOT SH 231 Acquisition Map 387 Parcel 416.

8) Declaration of Covenants and Restrictions as described in Liber 1424 Page 958, by Wayne Trading Corp., revoked and rescinded by Declaration of Recission of Covenants and Restrictions as recorded in Deed Liber 1450 at page 883.

9) Subject to the terms and conditions set forth as described in Liber 2344 Page 288, between Luckey Platt Center Associates and The Town of Lloyd.

10) Topography shown hereon based on Aerial survey performed in April, 2007. Elevations based on approximate USGS Poughkeepsie Quadrangle.

OWNER'S CERTIFICATION

The undersigned , owner or owner's authorized representative of the property shown on this plat , does hereby certify that he/she has reviewed this plat , is familiar with this map , its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Signature Date

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Lloyd, subject to all conditions and requirements of said resolution . Any change , erasure , modification , or revision of this plat as approved shall void this approval .

Chairperson – Town Planning Board Date

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	116°04'05"	20.00	40.52	S62°22'17"W 33.93
C2	52°31'22"	115.00	105.42	N33°24'51"W 101.77
C3	51°56'32"	320.00	290.10	N33°07'26"W 280.27
C4	4°46'34"	360.00	30.01	N63°32'04"W 30.00

MAP REFERENCE :

1) Highway Bounds based on: New York State Department of Public Works Acquisition, Map 89 Parcels 141 & 142 and Map 90 Parcel 143 of Post Part 1, S.H.231 Map 85 Parcel 135, with access restrictions as appurtenant thereto.

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REVISED: 02 August, 2021 – Revised lots 1 & 2 per Engineer
REVISED: 22 July, 2021 – Revised lots 1 & 2 per Engineer

BROOKS & BROOKS LAND SURVEYORS, PC
11 Main Street
Highland, NY 12528
845-691-7339
SURVEYING · PLANNING · GIS

Patricia Pauli Brooks , L.S. Registration No. 49795
Richard C. Brooks , L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field in December 2015 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors .

BY: Patricia Pauli Brooks, L.S.

map check 3-10-21
planning check
closure check

05 February, 2021 PROJ#8345, DWG#8345LLR.DWG

MAP OF LOT LINE ADJUSTMENT OF LANDS OF

THE VILLAGE IN THE HUDSON VALLEY, LLC

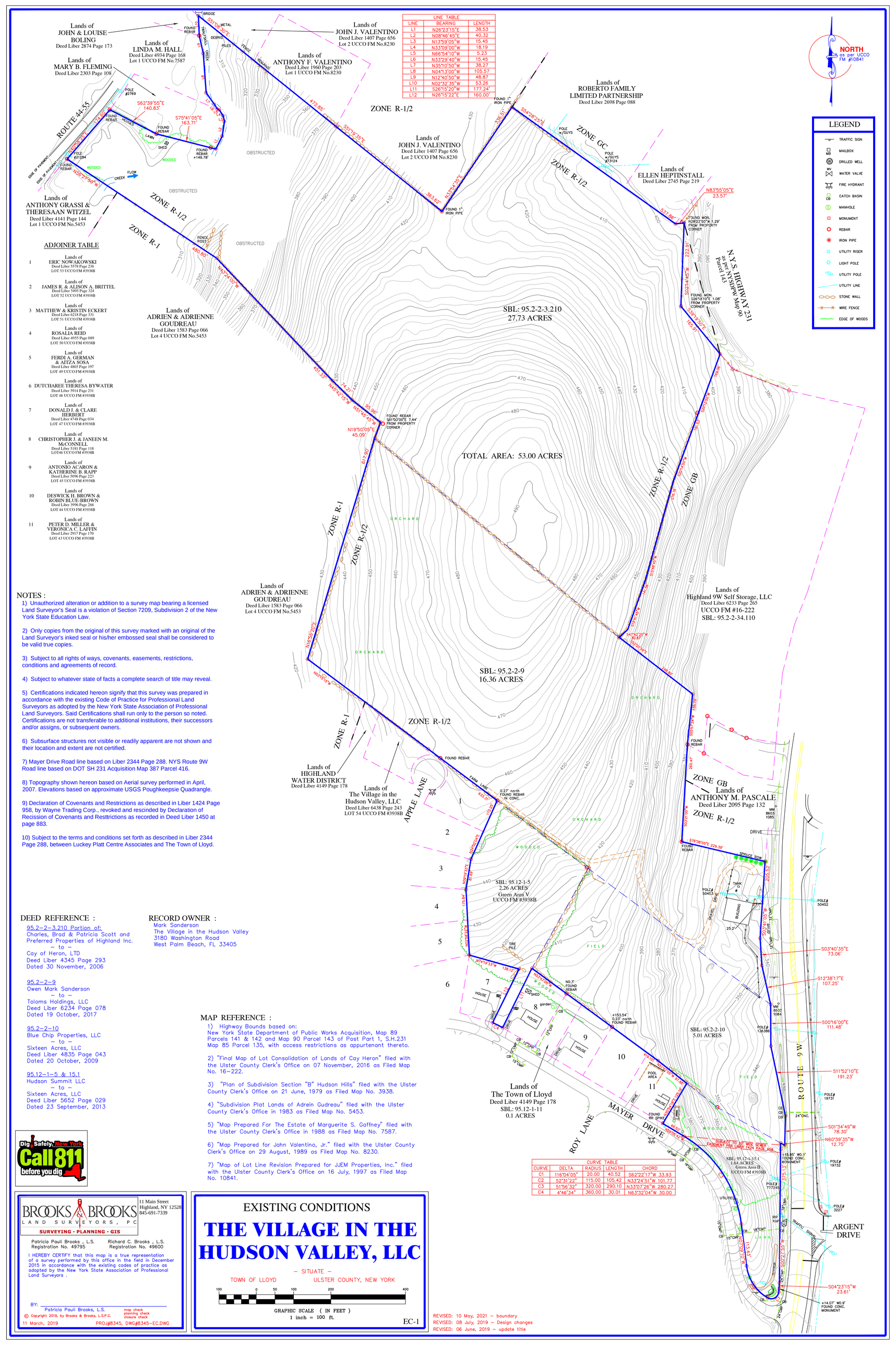
– SITUATE –

TOWN OF LLOYD ULSTER COUNTY, NEW YORK

100 0 50 100 200 400

GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.

Dig Safely. New York Call 811 before you dig



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Mark Sanderson
The Village in the Hudson Valley
3180 Washington Road
West Palm Beach, FL 33405

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BY: Patricia Pauli Brooks, L.S.

map check
planning check
closure check

11 March, 2019 PROJ#6345, DWG#6345-EC.DWG

EXISTING CONDITIONS

THE VILLAGE IN THE HUDSON VALLEY, LLC

– SITUATE –

TOWN OF LLOYD ULSTER COUNTY, NEW YORK

100 0 50 100 200 400

GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.

EC-1

REVISED: 10 May, 2021 – boundary
REVISED: 08 July, 2019 – Design changes
REVISED: 06 June, 2019 – update title

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

LRC GROUP

Land Planning – Civil Engineering
Environmental Services – Land Surveying – Landscape Architecture
www.lrcconsult.com

160 West Street, Suite E ● 85 Civic Center Plaza, Suite 103 ● 1 International Blvd, Suite 400
Cromwell, CT 06416 Poughkeepsie NY 12601 Mahwah, NJ 07495
Tel: 860.635.2877 Tel: 845.243.2880 Tel: 908.603.5730

LRC Engineering & Surveying, DPC, LRC Engineering & Surveying, LLC,
LRC Environmental Services, Inc.

REV	DATE	DESCRIPTIONS
1.	2021-07-06	REVISED PER PB RESUBMISSION
2.	2021-08-10	REVISED PER COMMENTS

LOT CONFIGURATION PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=100'
PROJECT NO.	
21-2747	
SHEET NO.	
LC-1	

X:\JOBS\Jobs 2021\21-2747-Sanderson-The Villages of Hudson Valley\DWG\C212747.01.dwg 8/4/2021 3:42 PM Bshelley

X:\JOBS\Jobs 2021\21-2747-Sanderson-The Villages of Hudson Valley\DWG\DM21274701.dwg 8/4/2021 3:38 PM SCurran

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

[illegible]

Land Planning ~ Civil Engineering
Environmental Services ~ Land Surveying ~ Landscape Architecture
www.lrcconsult.com

LRC GROUP

160 West Street, Suite E, Cromwell, CT 06416, Tel: 860.635.2877 ● 85 Civic Center Plaza, Suite 103, Poughkeepsie NY 12601, Tel: 845.243.2880 ● 1 International Blvd, Suite 400, Mahwah, NJ 07495, Tel: 908.603.5730

LRC Engineering & Surveying, DPC, LRC Engineering & Surveying, LLC, LRC Environmental Services, Inc.

REV	DATE	DESCRIPTIONS
1.	2021-07-06	REVISED PER PB RESUBMISSION
2.	2021-08-10	REVISED PER COMMENTS

DEMOLITION PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
DM-1	

X:\JOBS\Jobs 2021\21-2747-Sanderson-The Villages of Hudson Valley\DWG\OP21274701.dwg 8/5/2021 9:26 AM SCurran

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

[illegible]

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OVERALL SITE PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY

NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=60'
PROJECT NO.	
21-2747	
SHEET NO.	
OP-1	

SUMMARY CHART

ZONING INFORMATION	
PARCEL SIZE / ADDRESS	NYS ROUTE 9W, TOWN OF LLOYD (12.2 ACRES)
TAX MAP IDENTIFICATION	(95.2-2-3.21) (95.2-2-9) (95.2-2-10) (95.2-2-34.110) (95.12-1-5) (95.12-1-1) (95.12-1-15.1)
ZONING DISTRICT	R-1/2 RESIDENTIAL
PROPOSED USE	ADULT LIVING FACILITY

ZONING SUMMARY

ITEM	REQ'D R 1/2 ZONE	PROVIDED
MINIMUM LOT AREA	1/2 ACRE / DU	16.13 ACRES
MINIMUM ROAD FRONTAGE	100'	1794'
MINIMUM LOT WIDTH	100'	510'
MINIMUM FRONT YARD	30'	91'
MINIMUM SIDE YARD (EACH)	15'	50'
MINIMUM SIDE YARD (TOTAL)	50'	50'
MINIMUM REAR YARD	30'	137'
MAXIMUM BUILDING HEIGHT	35'	LESS THAN 35'
MAXIMUM BUILDING COVERAGE	12%	7.68%
MAXIMUM LOT COVERAGE*	20%	18.42%

* INCLUDES BUILDINGS, ASPHALT, SIDEWALKS AND OTHER IMPERVIOUS SURFACES

PARKING SUMMARY CHART

ITEM		REQUIRED	PROVIDED
PARKING REQUIREMENTS:	1 PER BEDS, PLUS ONE PER EMPLOYEE 1.35 /4 BEDS=33.75 OR 34 SPACE 40 EMPLOYEE SPACES 34+40=74	74 SPACES	(74) 10'X20' SPACES PROPOSED
HANDICAP SPACES		3 REQUIRED *	4
MIN. PARKING DIMENSIONS		10'x20'	10'x20'
MIN. AISLE WIDTH (TWO WAY TRAFFIC)		N/A	22' (TWO WAY)

* PER ADA TABLE 208.2

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	3
B	RESERVED PARKING	4
C	NO PARKING ANYTIME	2
D	LOADING ZONE	1
F		2
G	ONE WAY	1
H	ONE WAY	1

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE CURB
- PROPOSED SIGN
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- SETBACK LINE

PROPOSED STEEL BOX BEAM GUIDE RAIL
PROPOSED C.I.P. CONC. CURB
PROPOSED ASPHALT PAVEMENT (ROADWAY SECTION)
PROPOSED ACCESSIBLE PARKING SPACES
PROPOSED CURB RAMP
PROPOSED POROUS PAVEMENT
PROPOSED ASPHALT PAVEMENT (PARKING SECTION)
48" HT. ORNAMENTAL ALUM. FENCE AS GUARDRAIL TYP.
PROPOSED CONC. BLOCK RETAINING WALL
PROPOSED STAIRS
PROPOSED 2-STORY ASSISTED LIVING BUILDING 'B' FOOTPRINT=23,000 S.F. 1ST FE=377 2ND FE=389
PROPOSED CONC. BLOCK RETAINING WALL
HD CONCRETE DUMPSTER PAD
30 YARD TRASH COMPACTOR (8.5' ht.)
6 YARD RECYCLE DUMPSTER
LOADING ZONE
PROPOSED CONC. WALK
PROPOSED LIGHT BOLLARD
ENTRANCE CANOPY
FLUSH CURB W/DETECTABLE WARNINGS
PROPOSED CROSSWALK
PROPOSED C.I.P. CONC. CURB TYP.
PROPOSED ASPHALT PAVEMENT (ROADWAY SECTION)
PROPOSED PAINTED STOP BAR
PROPOSED ASPHALT PAVEMENT (PARKING SECTION)
PROPOSED STEEL BOX BEAM GUIDE RAIL
PROPOSED CURB RAMPS W/DETECTABLE WARNINGS
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PROPOSED POROUS PAVEMENT
PROPOSED C.I.P. CONC. RETAINING WALL
PROPOSED SINGLE POST SIGN (TYP.)
PROPOSED ONE WAY SIGNS
HEALTH CARE CENTER LANE
PROPOSED LAND TO BE DONATED TO NYSDOT AREA=3,100 SF AREA=0.07 AC.
NYS ROUTE 9W SOUTHBOUND
NYS ROUTE 9W NORTHBOUND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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REV	DATE	DESCRIPTIONS
1.	2021-07-06	REVISED PER PB RESUBMISSION
2.	2021-08-10	REVISED PER COMMENTS

SITE PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

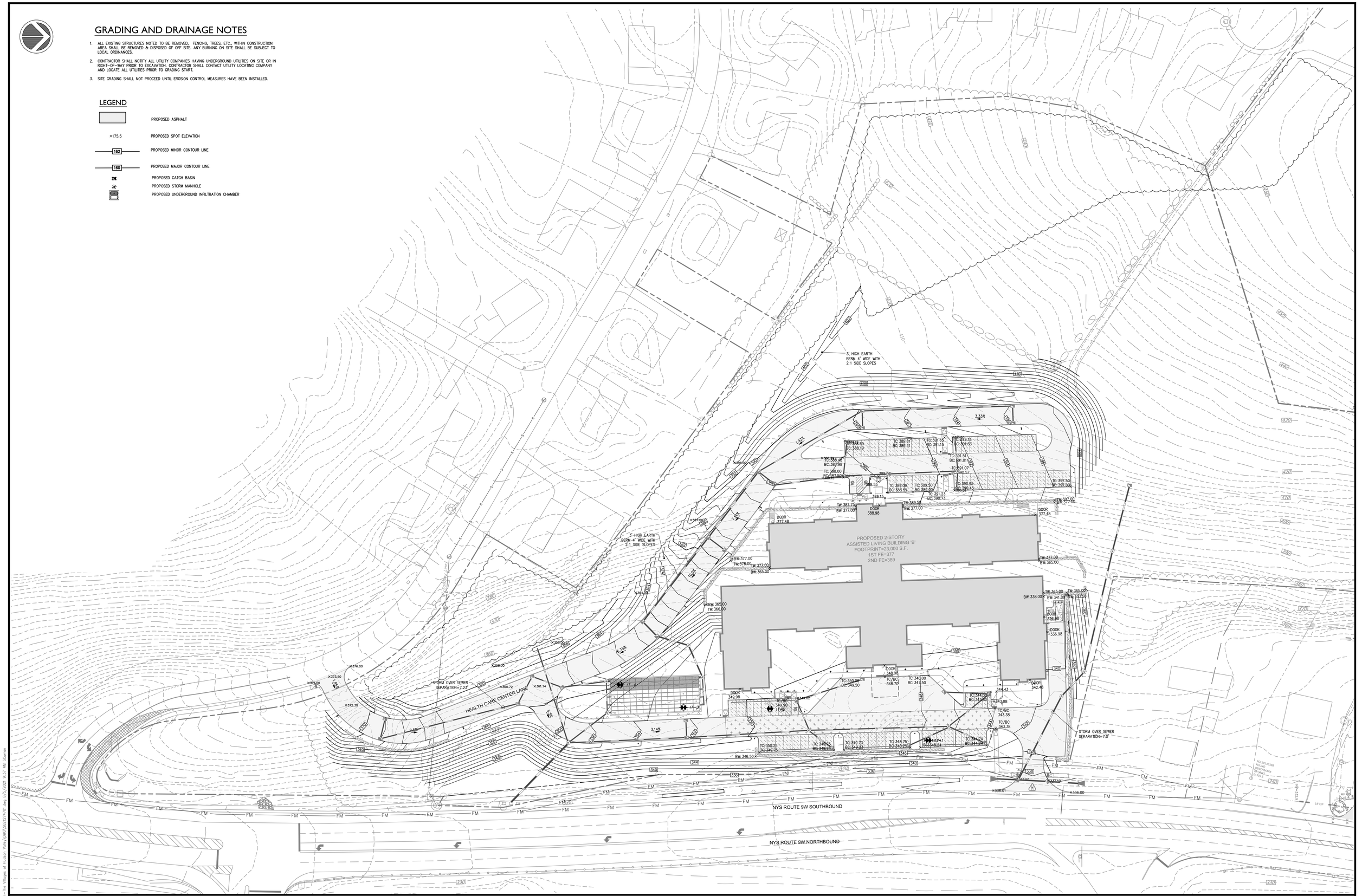
DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
SP-1	

GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

LEGEND

- PROPOSED ASPHALT
- ×175.5 — PROPOSED SPOT ELEVATION
- 162 — PROPOSED MINOR CONTOUR LINE
- 160 — PROPOSED MAJOR CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED UNDERGROUND INFILTRATION CHAMBER



GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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SITE GRADING

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

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LRC	KPC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
SG-1	

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STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB#14	RIM=396.42 INV IN=392.54 (E) INV OUT=392.54 (S)
CB#15	RIM=396.22 INV OUT=392.75 (W)
CB#12	RIM=391.92 INV IN=386.84 (N) INV IN=386.63 (E) INV OUT=386.63 (SE)
CB#13	RIM=389.94 INV OUT=386.84 (W)
CB#10	RIM=388.04 INV IN=384.78 (NW) INV IN=383.18 (NE) INV OUT=382.50 (SE)
CB#11	RIM=388.01 INV OUT=383.44 (SW)
CB#8	RIM=382.01 INV IN=378.94 (NW) INV IN=378.70 (NE) INV OUT=375.00 (SE)
CB#9	RIM=381.66 INV OUT=378.94 (SW)
CB#7	RIM=369.05 INV IN=365.75 (NW) INV OUT=365.50 (NE)
CB#6	RIM=368.43 INV IN=365.00 (SW) INV OUT=355.79 (N)
DMH#4	RIM=356.00 INV IN=352.40 (S) INV OUT=352.40 (NE)
DMH#11	RIM=352.57 INV IN=350.51 (SW)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
DMH#3	RIM=356.89 INV IN=335.41 (N) INV IN=348.85 (NW) INV IN=353.59 (W)
DMH#2	RIM=355.96 INV OUT=351.04 (SE)
CB#17	RIM=352.20 INV OUT=347.94 (E)
CB#16	RIM=352.14 INV IN=336.84 (N) INV IN=347.73 (W) INV OUT=336.84 (S)
DMH#5	RIM=349.54 INV IN=338.32 (N) INV OUT=338.32 (S)
DMH#6	RIM=346.45 INV OUT=340.00 (S)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB#29	RIM=338.88 INV IN=335.82 (N) INV OUT=335.82 (S)
CB#30	RIM=338.70 INV IN=335.64 (N) INV OUT=335.64 (S)
FLARED END #2	RIM=333.08 INV OUT=336.00 (S)
FLARED END #3	RIM=331.91 INV IN=335.52 (N)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB#1	RIM=368.04 INV OUT=364.75 (E)
CB#2	RIM=368.03 INV IN=364.50 (W) INV OUT=364.50 (N)
DMH#1	RIM=363.25 INV IN=351.03 (S)
CB#5	RIM=360.78 INV IN=356.20 (S) INV OUT=356.20 (N)
CB#4	RIM=360.59 INV IN=356.58 (SE) INV OUT=356.58 (N)
CB#3	RIM=360.25 INV IN=356.95 (S) INV OUT=356.95 (NW)

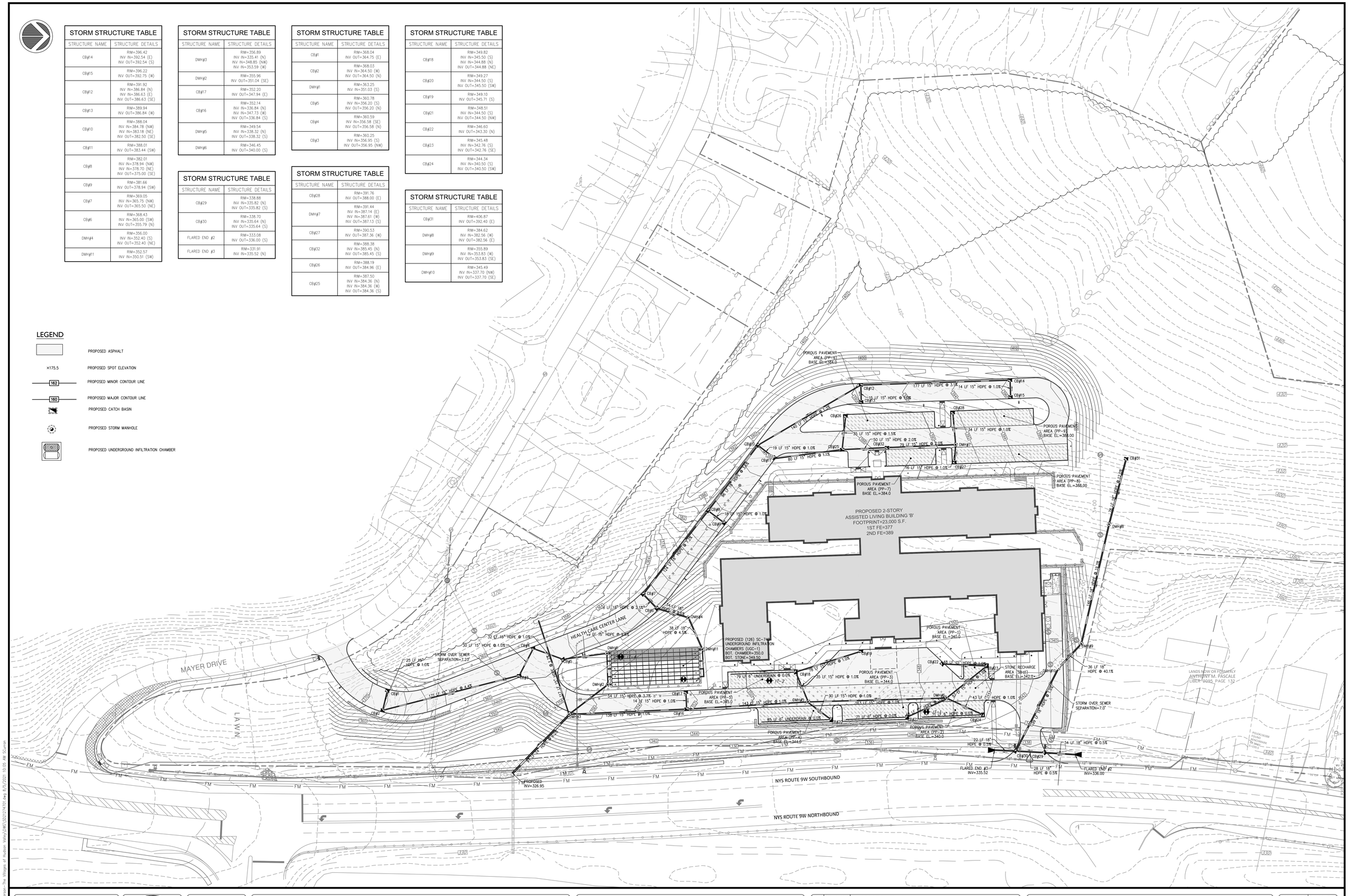
STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB#28	RIM=391.76 INV OUT=388.00 (E)
DMH#7	RIM=391.44 INV IN=387.14 (E) INV IN=387.61 (W) INV OUT=387.13 (S)
CB#27	RIM=390.53 INV OUT=387.36 (W)
CB#32	RIM=388.38 INV IN=385.45 (N) INV OUT=385.45 (S)
CB#26	RIM=388.19 INV OUT=384.96 (E)
CB#25	RIM=387.50 INV IN=384.36 (N) INV IN=384.36 (W) INV OUT=384.36 (S)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB#18	RIM=349.82 INV IN=345.50 (S) INV IN=344.88 (N) INV OUT=344.88 (NE)
CB#20	RIM=349.27 INV IN=344.50 (S) INV OUT=345.50 (SW)
CB#19	RIM=349.10 INV OUT=345.71 (S)
CB#21	RIM=348.51 INV IN=344.50 (S) INV OUT=344.50 (NW)
CB#22	RIM=346.60 INV OUT=343.30 (N)
CB#23	RIM=345.48 INV IN=342.76 (S) INV OUT=342.76 (SE)
CB#24	RIM=344.34 INV IN=340.50 (S) INV OUT=340.50 (SW)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB#31	RIM=406.87 INV OUT=392.40 (E)
DMH#8	RIM=384.62 INV IN=382.56 (W) INV OUT=382.56 (E)
DMH#9	RIM=355.89 INV IN=353.83 (W) INV OUT=353.83 (SE)
DMH#10	RIM=345.49 INV IN=337.70 (NW) INV OUT=337.70 (SE)

LEGEND

- PROPOSED ASPHALT
- ×175.5 PROPOSED SPOT ELEVATION
- 162 PROPOSED MINOR CONTOUR LINE
- 160 PROPOSED MAJOR CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED UNDERGROUND INFILTRATION CHAMBER



GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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REV	DATE	DESCRIPTIONS
1.	2021-07-06	REVISED PER PB RESUBMISSION
2.	2021-08-10	REVISED PER COMMENTS

SITE DRAINAGE

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KPC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
SD-1	

X:\JOBS\Jobs 2021\21-2747-Sanderson-The Villages of Hudson Valley\DWG\SD21274701.dwg, 8/5/2021 10:05 AM, SGurnon

LEGEND

- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACKS)
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE
- PROPOSED CHECK DAM
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED EROSION CONTROL MATTING
- LIMITS OF DISTURBANCE LINE

PROPOSED MATERIALS STOCKPILE AREA WITH SILT FENCE, CAN BE FIELD LOCATED IF NEEDED

PROPOSED ORANGE SAFETY FENCE

PROPOSED INLET PROTECTION (SILT SACK)

PROPOSED CHECK DAM

PROPOSED EROSION CONTROL MATTING

PROPOSED ORANGE SAFETY FENCE

PROPOSED LIMIT OF WORK LINE 8.38 +/- ACRES

PROPOSED 2-STORY ASSISTED LIVING BUILDING 'B' FOOTPRINT=23,660 S.F. 1ST FF=397 2ND FF=389

PROPOSED INLET PROTECTION (SILT SACK)

PROPOSED EROSION CONTROL MATTING

PROPOSED SILT FENCE

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED EROSION CONTROL MATTING

HEALTH CARE CENTER LANE

PROPOSED ORANGE SAFETY FENCE

PROPOSED CONCRETE WASHOUT AREA

PROPOSED ORANGE SAFETY FENCE

PROPOSED ORANGE SAFETY FENCE

LAWN

PROPOSED EROSION CONTROL MATTING

PROPOSED SILT FENCE (DOUBLE ROW)

PROPOSED SILT FENCE (DOUBLE ROW)

PROPOSED SILT FENCE (DOUBLE ROW)

NYS ROUTE 9W SOUTHBOUND

NYS ROUTE 9W NORTHBOUND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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2.	2021-08-10	REVISED PER COMMENTS

EROSION AND SEDIMENTATION CONTROL PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY

NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KPC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
EC-1	

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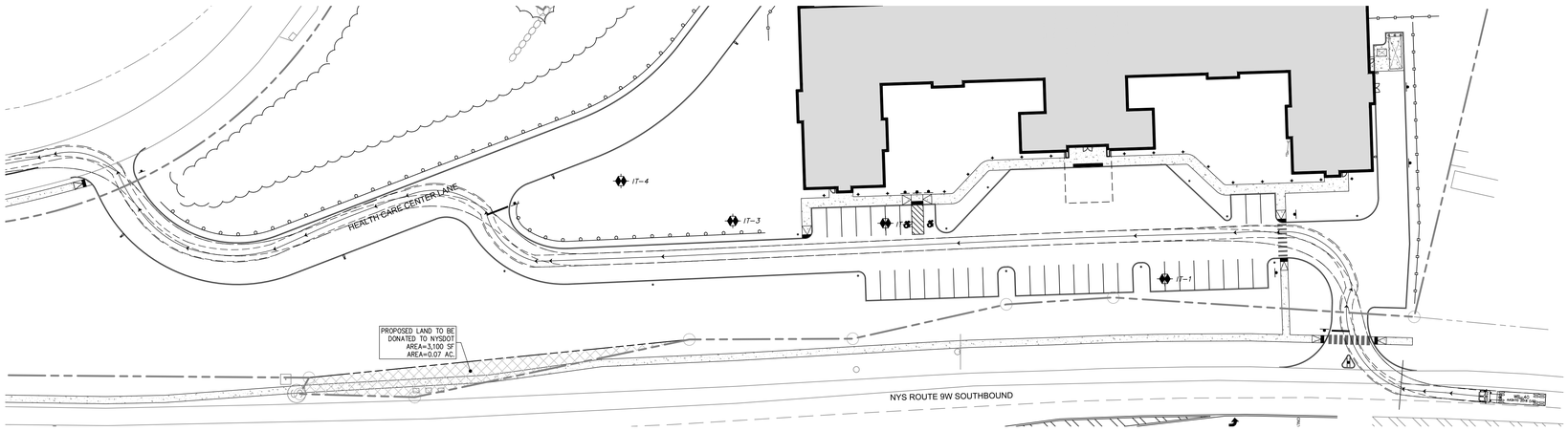
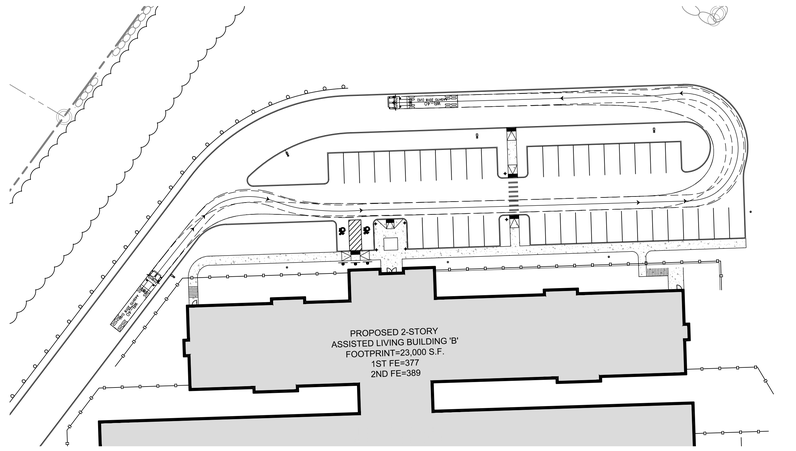


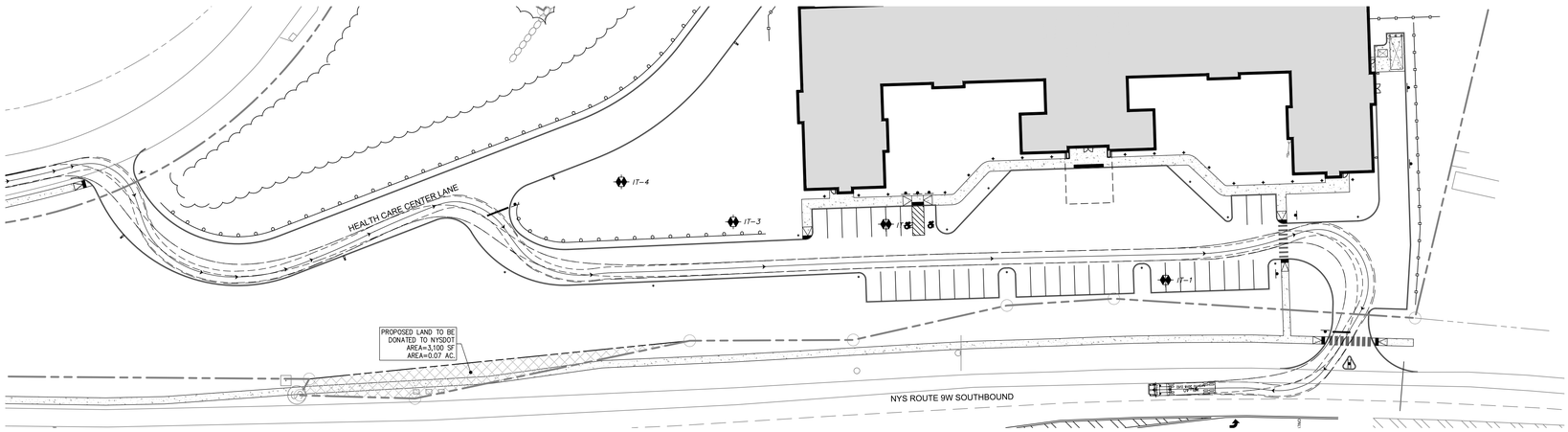
WB-40 (FIRE) SOUTHBOUND - MAIN BUILDING

SCALE: 1"=40'



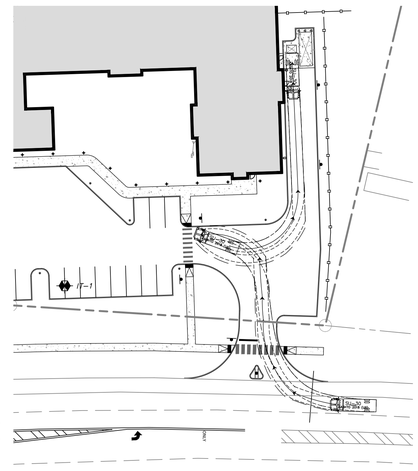
WB-40 (FIRE) IN / OUT - WEST LOT

SCALE: 1"=40'



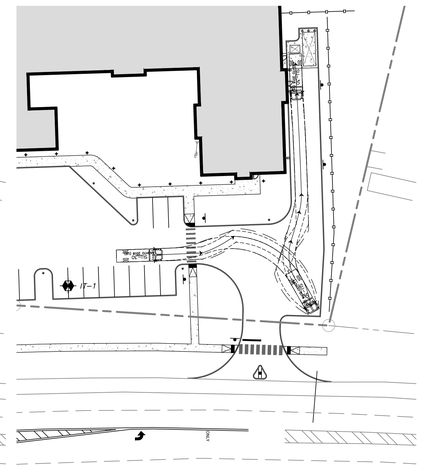
WB-40 (FIRE) NORTHBOUND - MAIN BUILDING

SCALE: 1"=40'



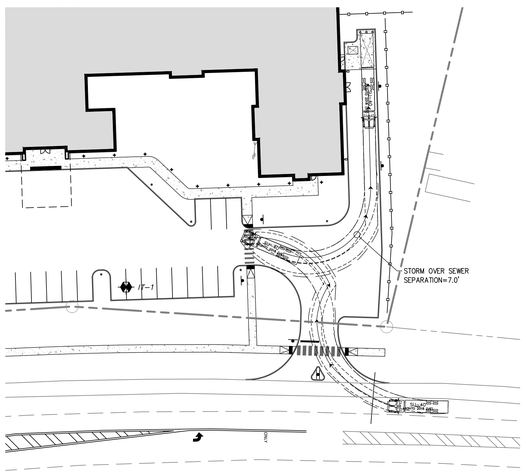
RECYCLING DUMPSTER IN - SOUTHBOUND

SCALE: 1"=40'



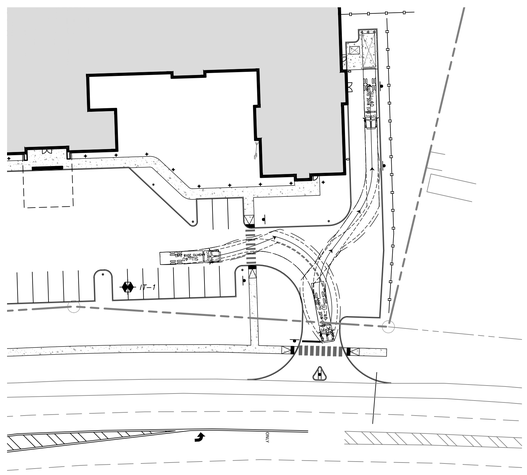
RECYCLING DUMPSTER IN - NORTHBOUND

SCALE: 1"=40'



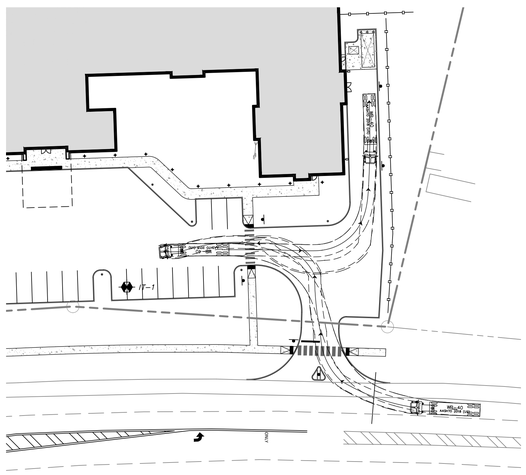
TRASH COMPACTOR IN - SOUTHBOUND

SCALE: 1"=40'



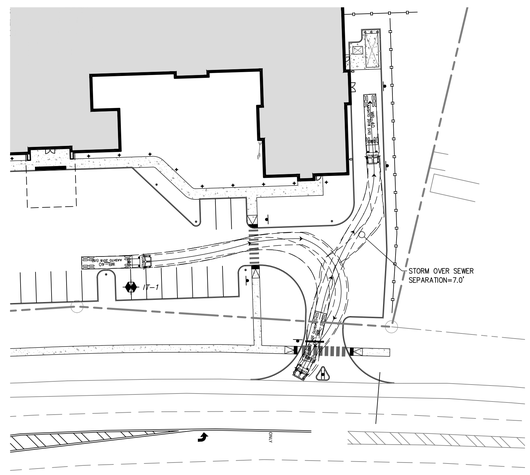
TRASH COMPACTOR IN - NORTHBOUND

SCALE: 1"=40'



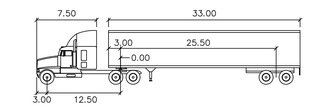
WB-40 DELIVERY TRUCK IN - SOUTHBOUND

SCALE: 1"=40'



WB-40 DELIVERY TRUCK IN - NORTHBOUND

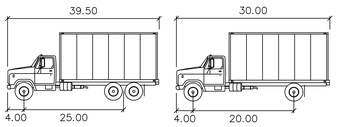
SCALE: 1"=40'



WB-40 (feet)

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.00	Steering Angle	: 20.30
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.00		

WB-40 UTILIZED FOR ALL FIRE TRUCK MOVEMENTS



SU-40 (feet)

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

SU-30 (feet)

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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2.	2021-08-10	REVISED PER COMMENTS

TRUCK TURNING PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY

NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KPC
DATE	SCALE
	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
TT-1	

UTILITY NOTES:

1. ALL VALVES SHALL BE OPEN XXX - OTX.
2. METER AND BACK FLOW PREVENTERS TO BE LOCATED WITHIN THE BUILDING IN THE MECHANICAL ROOM - SEE ARCHITECTURAL PLANS.
3. INSTALLATION SEQUENCE:
   A. INSTALL NEW GRAVITY SANITARY SEWER ALONG ROUTE 9W.
   B. CONNECT EXISTING FORCE MAIN TO NEW SANITARY SEWER SYSTEM.
   C. PERFORM BYPASS PUMPING AND CONNECT EXISTING MAYER DRIVE SEWER TO NEW SANITARY SEWER SYSTEM.
   D. ONCE NEW SANITARY SEWER SYSTEM IS IN SERVICE INSTALL NEW WATER MAIN.

0 40' 80'
GRAPHIC SCALE IN FEET

PREPARED BY:

DONALD R. SNYDER JR, P.E.
PORTLAND, CT 06480

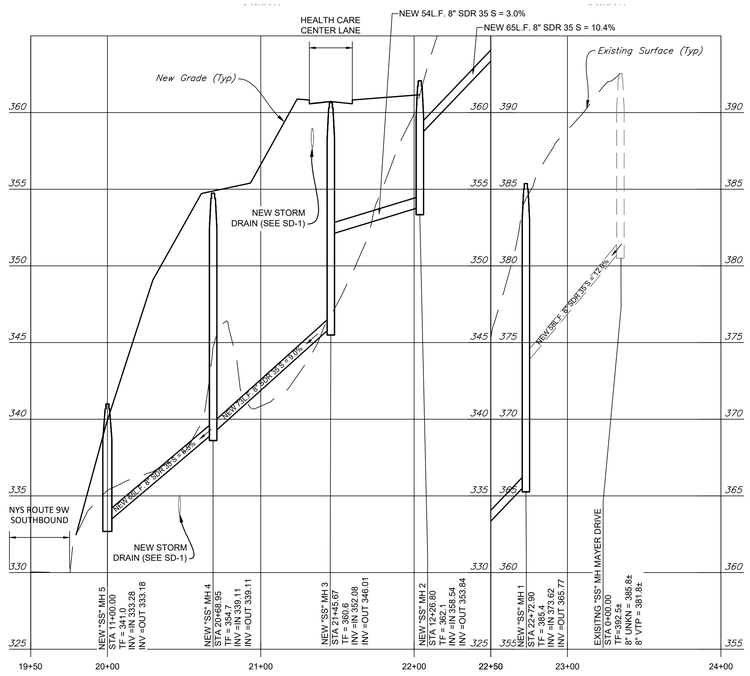
REV	DATE	DESCRIPTIONS
1	2021-08-10	TOWN OF LLOYD SITE PLAN REVIEW COMMENTS

UTILITY PLAN - WATER & SEWER

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY

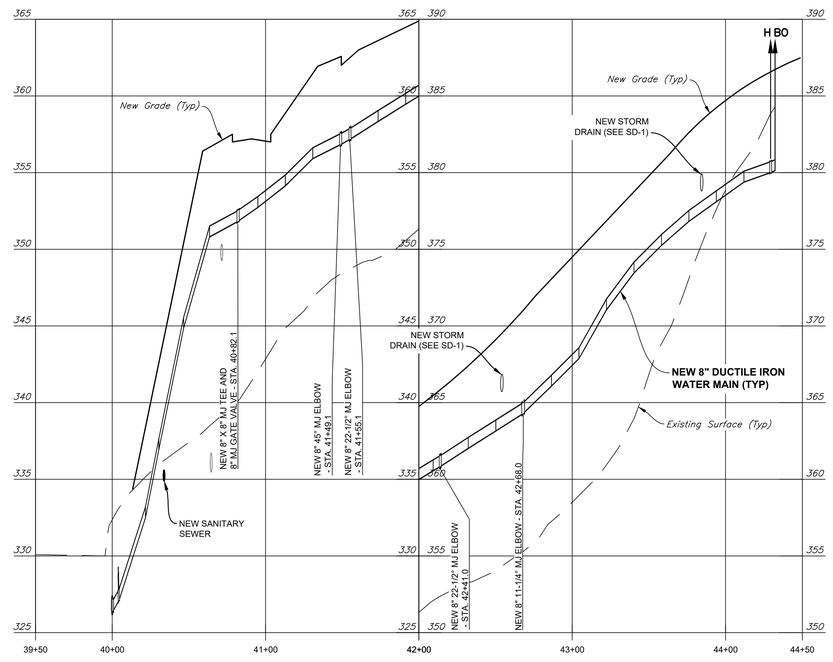
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY NEW YORK

DRAWN BY	CHECKED BY
KPP	JFD/ZAK
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
VHV-001	
SHEET NO.	
UT-1	

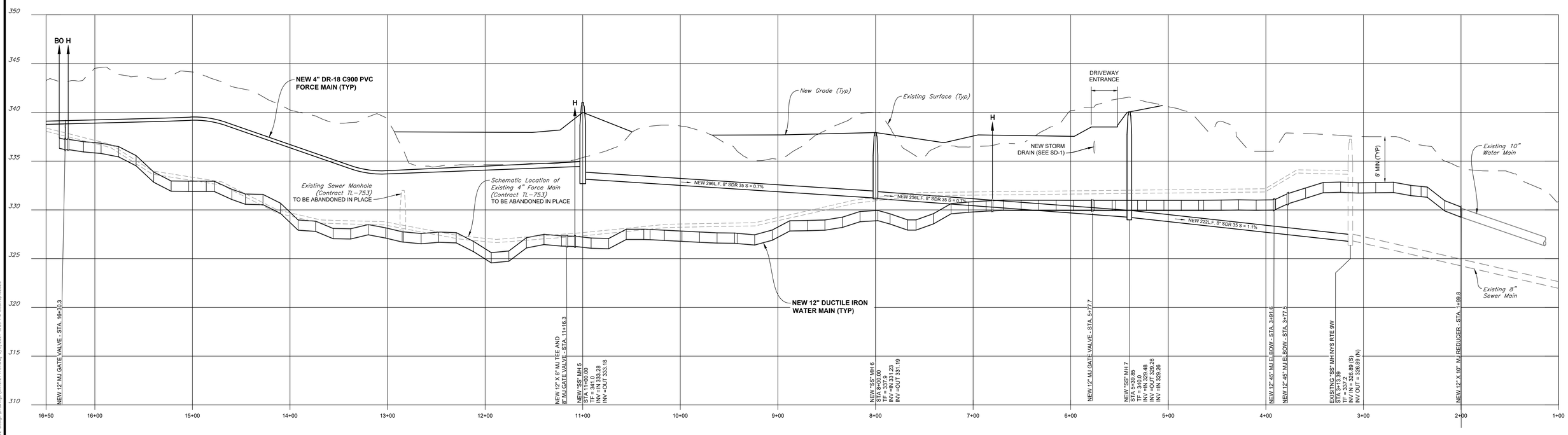


CROSS COUNTRY SOUTH
PROFILE STA. 19+50 TO STA. 24+00
SCALE: HORZ. 1" = 40'
VERT. 1" = 4'

CROSS COUNTRY NORTH
PROFILE STA. 29+50 TO STA. 34+00
SCALE: HORZ. 1" = 40'
VERT. 1" = 4'



WATER MAIN BRANCH
PROFILE STA. 39+50 TO STA. 44+50
SCALE: HORZ. 1" = 40'
VERT. 1" = 4'



ROUTE 9W PROFILE STA. 1+00 TO STA. 16+50
SCALE: HORZ. 1" = 40'
VERT. 1" = 4'

0 40' 80'

PREPARED BY:

DONALD R. SNYDER JR, P.E.
PORTLAND, CT 06480

REV	DATE	DESCRIPTIONS
1	2021-08-10	TOWN OF LLOYD SITE PLAN REVIEW COMMENTS

UTILITY PROFILE - WATER AND SEWER

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY NEW YORK

DRAWN BY	CHECKED BY
KPP	JFD/ZAK
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
VHV-001	
SHEET NO.	
UT-2	

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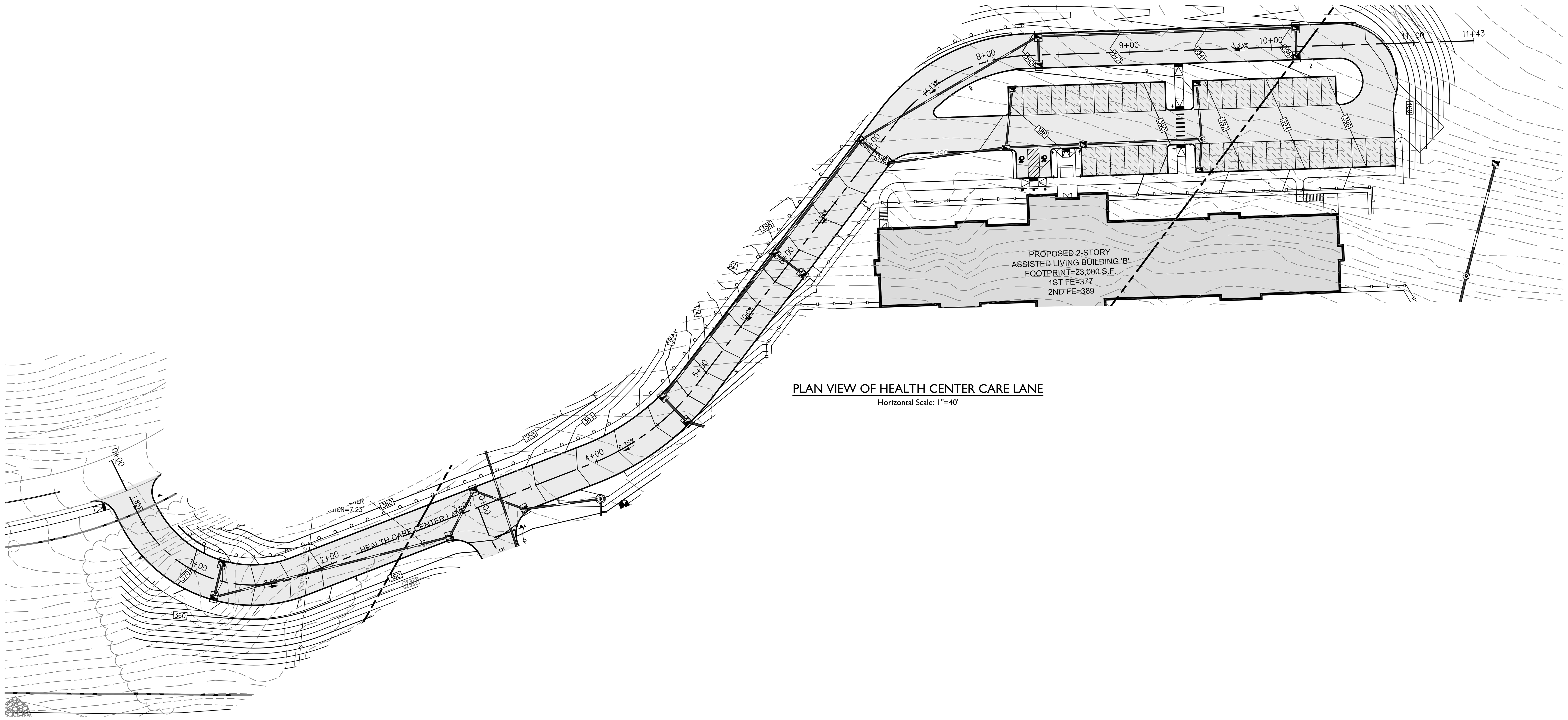
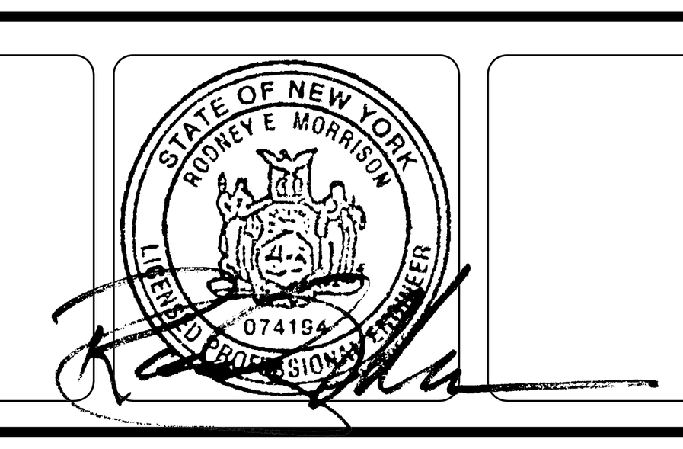


PLAN VIEW OF HEALTH CENTER CARE LANE

Horizontal Scale: 1"=40'

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

X:\JOBS\Jobs 2021\21-2747-Sanderson-The Villages of Hudson Valley\DWG\PP21274701.dwg 8/5/2021 10:42 AM SCurran



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LRC Engineering & Surveying, DPC, LRC Engineering & Surveying, LLC, LRC Environmental Services, Inc.

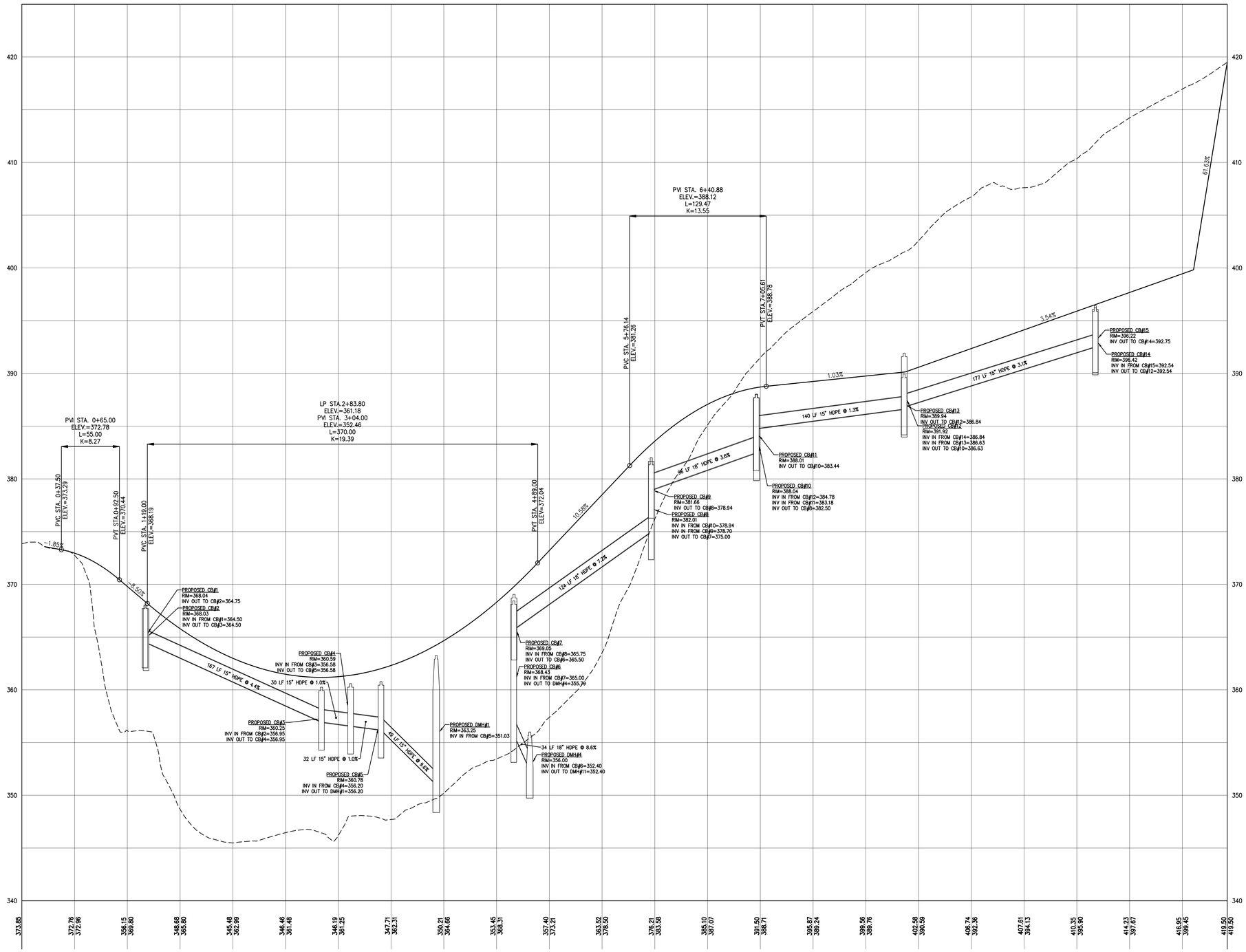
REV	DATE	DESCRIPTIONS
1.	2021-07-06	REVISED PER PB RESUBMISSION
2.	2021-08-10	REVISED PER COMMENTS

PLAN AND PROFILE

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY

NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
PP-1	



PROFILE OF HEALTH CARE CENTER LANE

Horizontal Scale: 1"=40'
Vertical Scale: 1"=10'

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
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LRC GROUP

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LRC	KPC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
PP-2	

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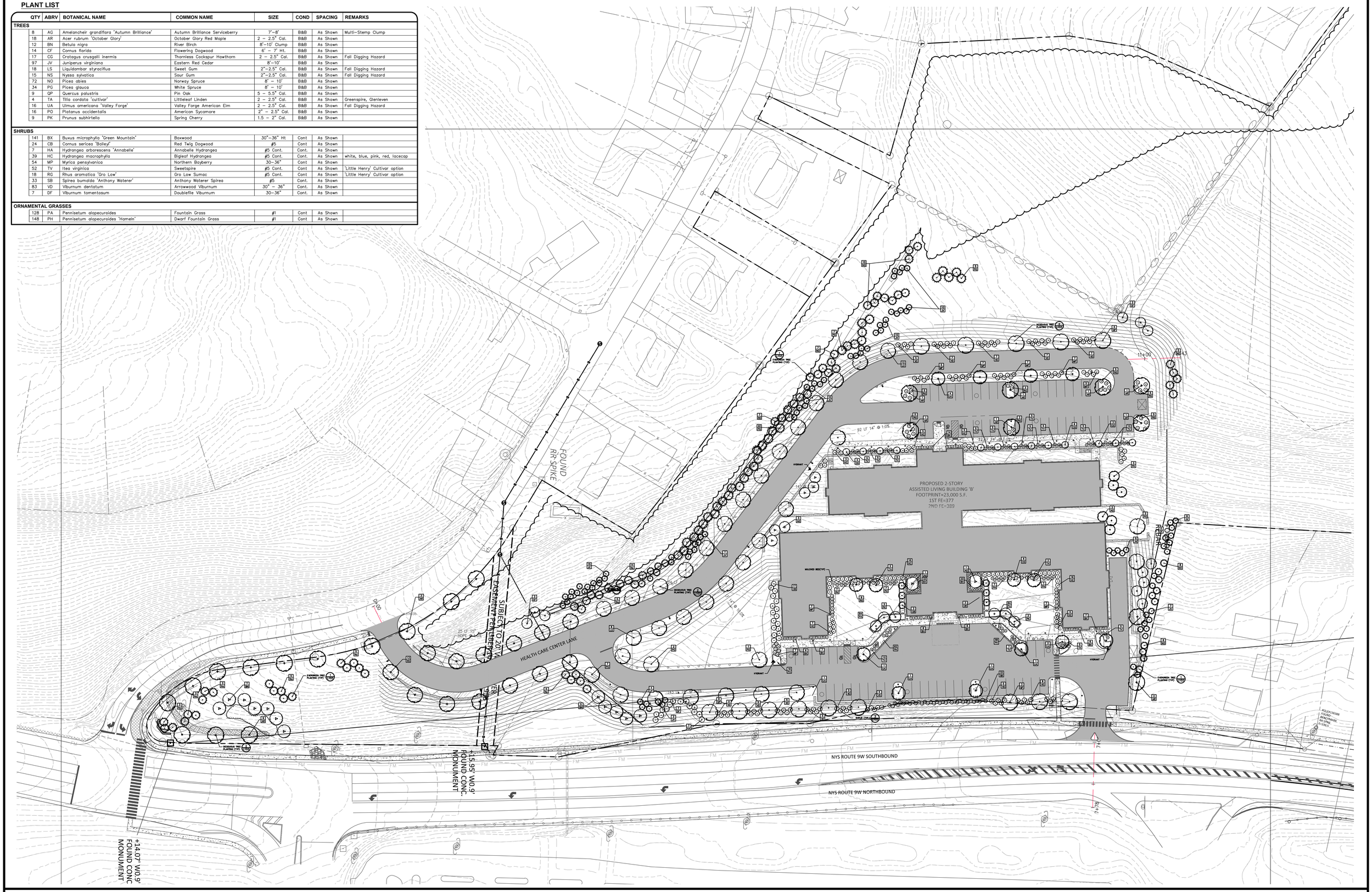
PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
8	AG	Amelancheir grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7'–8'	B&B	As Shown	Multi–Stemp Clump
18	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2 – 2.5" Cal.	B&B	As Shown	
12	BN	Betula nigra	River Birch	8'–10' Clump	B&B	As Shown	
14	CF	Cornus florida	Flowering Dogwood	6' – 7' Ht.	B&B	As Shown	
17	CG	Crataegus crusgalli inermis	Thornless Cockspur Hawthorn	2 – 2.5" Cal.	B&B	As Shown	Fall Digging Hazard
97	JV	Juniperus virginiana	Eastern Red Cedar	8'–10'	B&B	As Shown	
18	LS	Liquidambar styraciflua	Sweet Gum	2"–2.5" Cal.	B&B	As Shown	Fall Digging Hazard
15	NS	Nyssa sylvatica	Sour Gum	2"–2.5" Cal.	B&B	As Shown	Fall Digging Hazard
72	NO	Picea abies	Norway Spruce	8' – 10'	B&B	As Shown	
34	PG	Picea glauca	White Spruce	8' – 10'	B&B	As Shown	
9	QP	Quercus palustris	Pin Oak	5 – 5.5" Cal.	B&B	As Shown	
4	TA	Tilia cordata 'cultivar'	Littleleaf Linden	2 – 2.5" Cal.	B&B	As Shown	Greenspire, Glenleven
16	UA	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2 – 2.5" Cal.	B&B	As Shown	Fall Digging Hazard
16	PO	Platanus occidentalis	American Sycamore	2" – 2.5" Cal.	B&B	As Shown	
9	PK	Prunus subhirtella	Spring Cherry	1.5 – 2" Cal.	B&B	As Shown	
SHRUBS							
141	BX	Buxus microphylla 'Green Mountain'	Boxwood	30"–36" Ht	Cont	As Shown	
24	CB	Cornus sericea 'Bailey'	Red Twig Dogwood	#5	Cont	As Shown	
7	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	Cont.	As Shown	
39	HC	Hydrangea macrophylla	Bigleaf Hydrangea	#5 Cont.	Cont.	As Shown	white, blue, pink, red, lacecap
54	MP	Myrica pensylvanica	Northern Bayberry	30–36"	Cont	As Shown	
52	TV	Itea virginica	Sweetspire	#5 Cont.	Cont	As Shown	'Little Henry' Cultivar option
18	RG	Rhus aromatica 'Gro Low'	Gro Low Sumac	#5 Cont.	Cont	As Shown	'Little Henry' Cultivar option
33	SB	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	#5	Cont.	As Shown	
83	VD	Viburnum dentatum	Arrowwood Viburnum	30" – 36"	Cont.	As Shown	
7	DF	Viburnum tomentosum	Doublefile Viburnum	30–36"	Cont.	As Shown	
ORNAMENTAL GRASSES							
128	PA	Pennisetum alopecuroides	Fountain Grass	#1	Cont	As Shown	
148	PH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1	Cont	As Shown	



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rev.	date	description
5	08/10/2021	REVISED FOR PLANNING BOARD
4	07/06/2021	REVISED FOR PLANNING BOARD
3	05/27/2021	REVISED FOR PLANNING BOARD
2	05/10/2021	REVISED FOR PLANNING BOARD
1	02/08/2021	REVISED FOR PLANNING BOARD

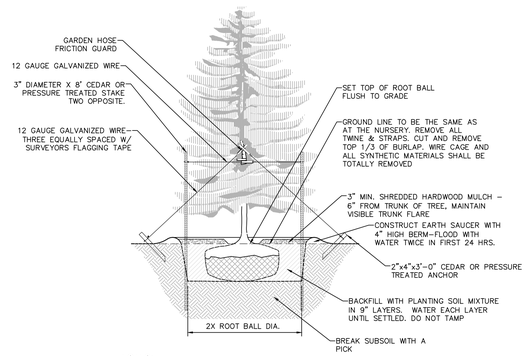
The Village in the Hudson Valley

LANDSCAPE PLAN

LLOYD, NEW YORK

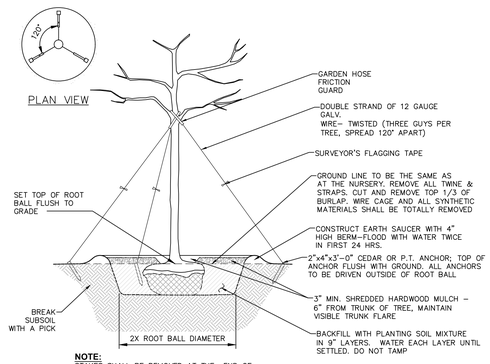
designed	checked
TL	LB
date	scale
09/14/20	1"=40'
project no.	
82040.00	
sheet no.	
L100	

Drawing Name: \\chazencompanies.com\chazen\projects\82000-82099\82040.0 Village in the Hv\DWG\01_L100_82040-00.dwg
Xref's Attached: XBASE_LRC-Survey; XBASE-LRC Base; XBASE-LRC Grad; XBASE-LRC Site Plan; XLAYOUT_82040-00; XBASE-UTILITYSNYDER
Date Printed: Aug 03, 2021, 4:44pm



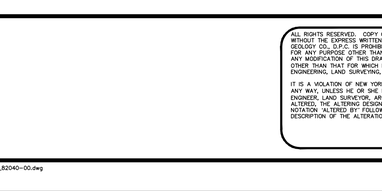
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

© 1 **EVERGREEN PLANTING DETAIL**
SCALE: NOT TO SCALE **LAST REVISED: 10/14/05**



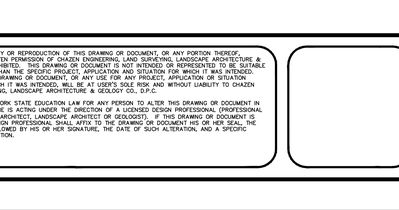
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

© 2 **PLANTING AND GUYING DETAILS-FOR TREES 3" CALIPER AND LARGER, BALLED AND BURLAPPED**
SCALE: NOT TO SCALE **LAST REVISED: 10/14/05**



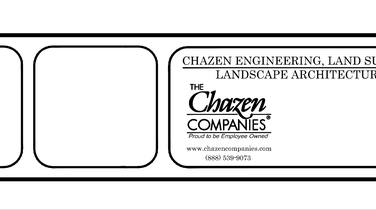
NOTE:
SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

© 3 **SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED**
SCALE: NOT TO SCALE **LAST REVISED: 10/14/05**



NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

© 3 **SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**
SCALE: NOT TO SCALE **LAST REVISED: 10/14/05**



NOTE:
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

© 4 **TEMPORARY TREE PROTECTION DETAIL**
SCALE: NOT TO SCALE **LAST REVISED: 10/14/05**

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
   A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

   B. SEED MIXTURE:
      PROVIDE FRESH, CLEAN, NEW–CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
      i. LAWN SEED MIX

SUN AND PARTIAL SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREEPING RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

**SHADE TOLERANT VARIETY

      ii TEMPORARY COVER SEED MIX

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10–MESH SIEVE AND AT LEAST 50% PASSES A 100–MESH SIEVE.
   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5–10–5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3–1–2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.i) ABOVE.
   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
         30 PARTS TOPSOIL
         10 PARTS PEAT
         1 PART BONE MEAL
      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713–15.
      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
   G. HOSE: NEW, 2–PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
   I. MULCH:
      i. LAWN AREAS
         OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
         GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
9. EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB–GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL FOLLOWING THE SPECIFICATIONS STATED BELOW.
   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
   F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
   G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
   I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

0 1 2 3
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rev.	date	description
3	08/10/2021	REVISED FOR PLANNING BOARD
2	07/08/2021	REVISED FOR PLANNING BOARD
1	02/08/2021	REVISED FOR PLANNING BOARD

The Village in the Hudson Valley

LANDSCAPE DETAILS

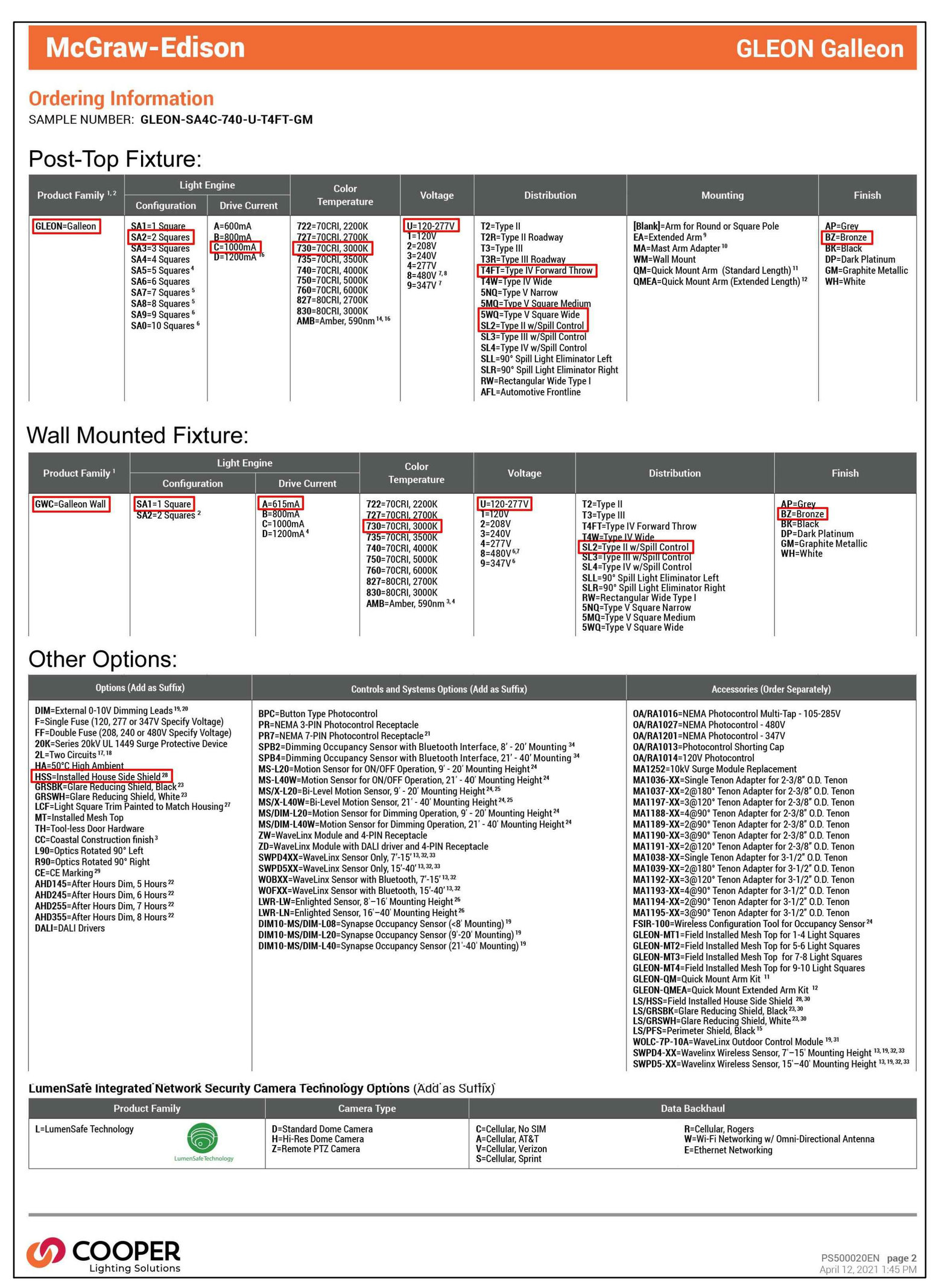
LLOYD, NEW YORK

designed TL | checked LB
date 09/14/20 | scale
project no. 82040.00
sheet no. **L101**

Drawing Name: \\chazencompanies.com\chazen\projects\82000-82099\82040.0 Village in the HV\DWG\01_L103_82040-00.dwg
Xref's Attached:
Date Printed: Aug 03, 2021, 4:38pm

ROADWAY POST-TOP FIXTURE:

WALL MOUNTED FIXTURE:



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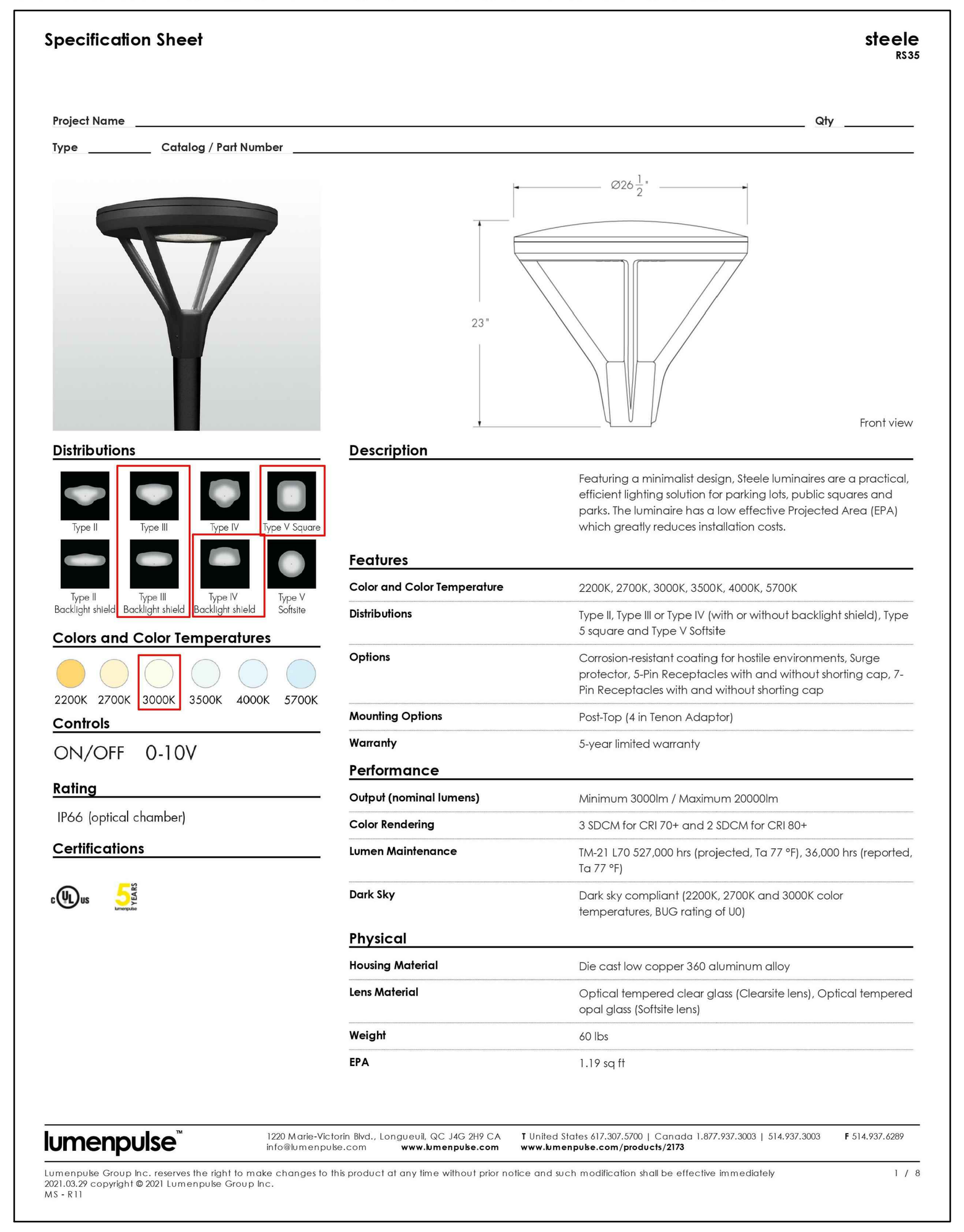

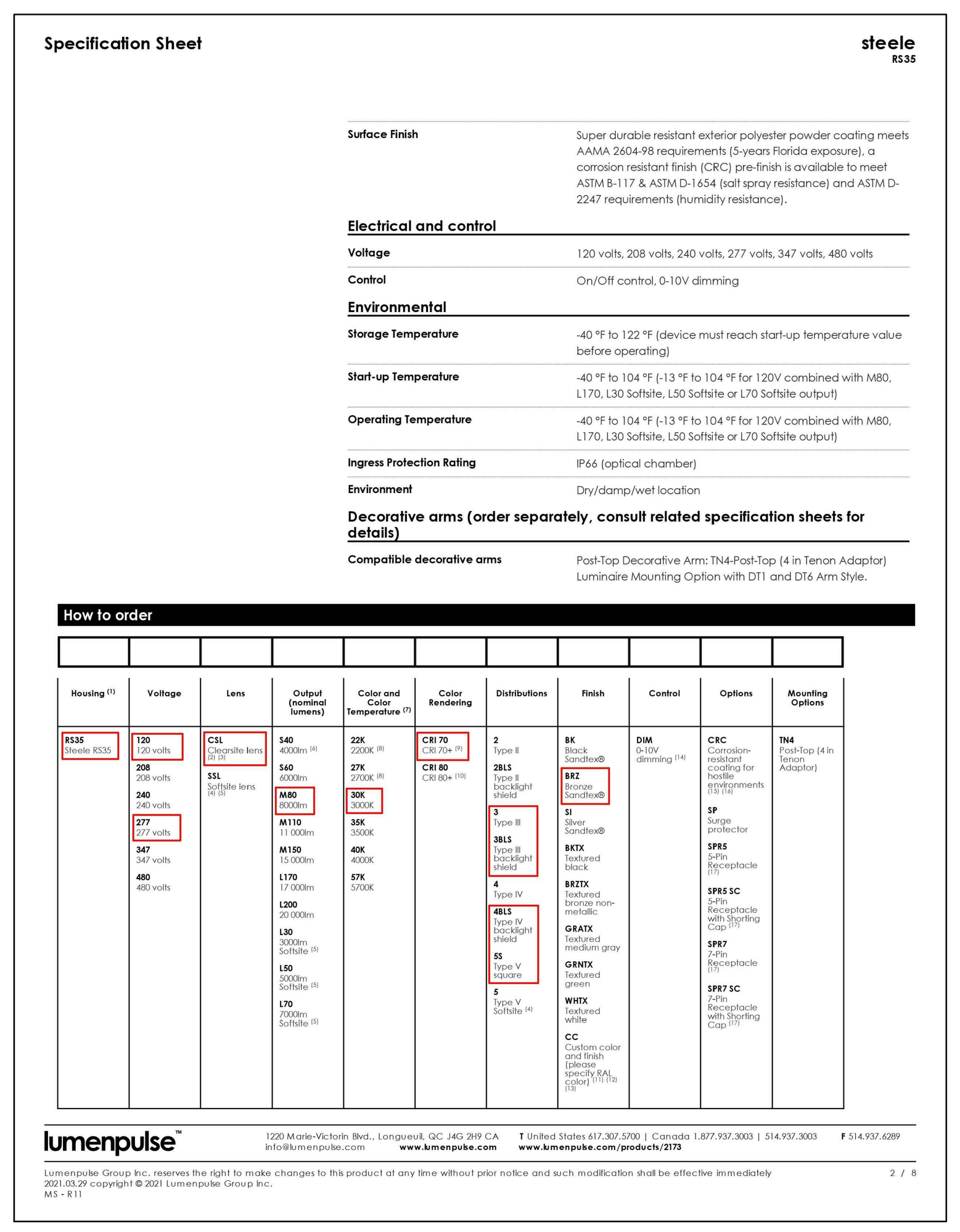

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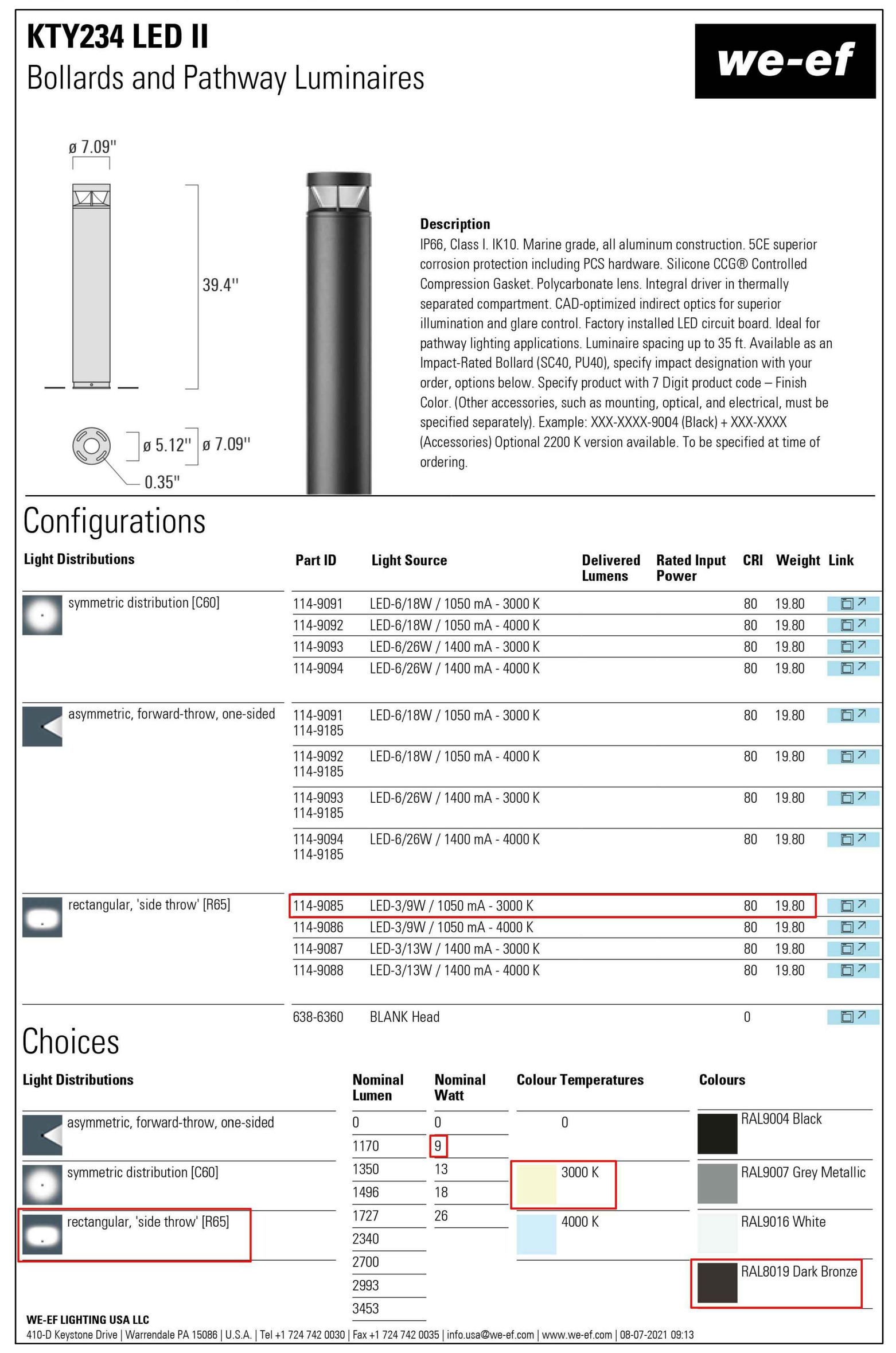
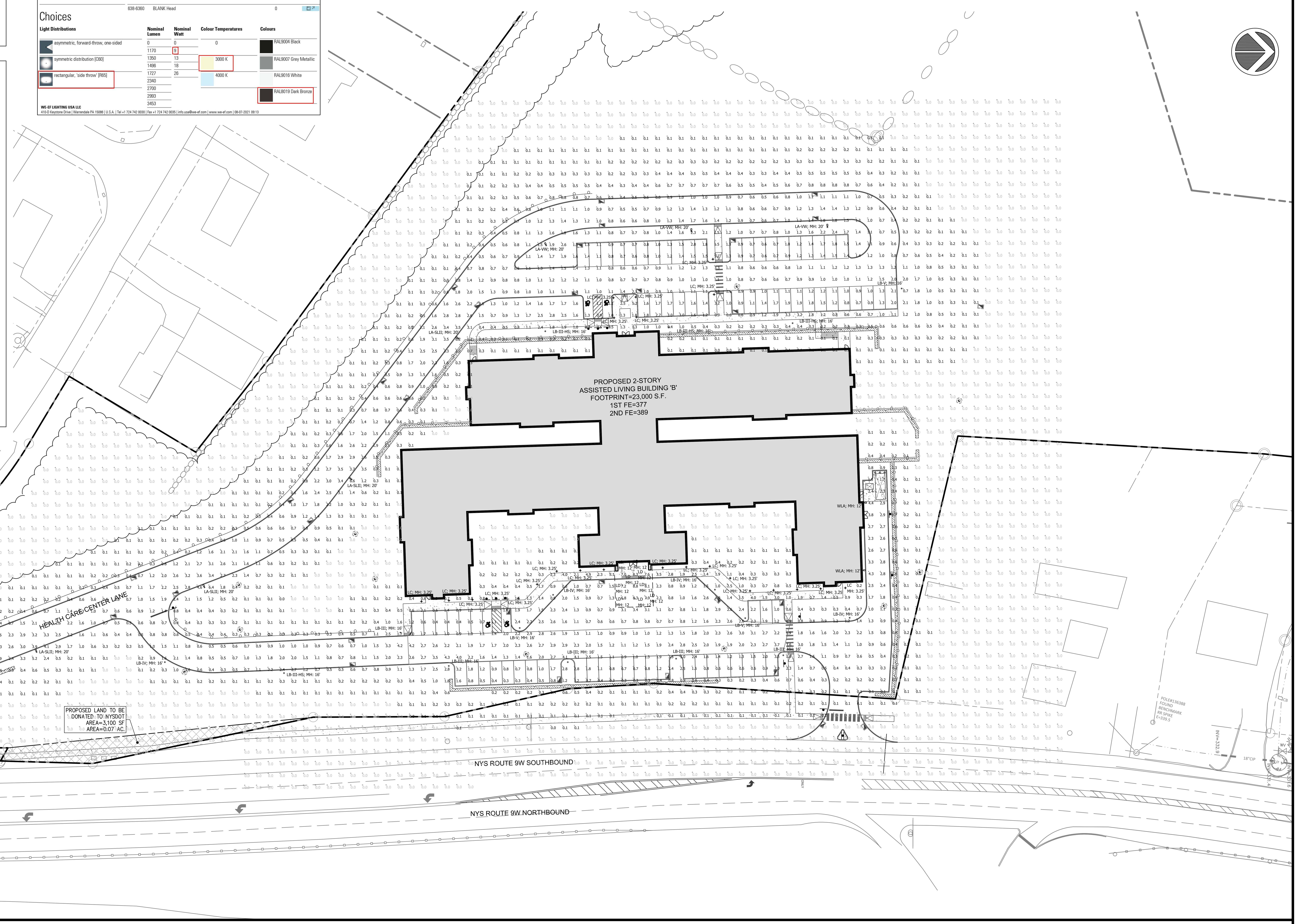


LIGHTING SCHEDULE:

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	BUG Rating	Description
	1	LA-IVFT-HS	SINGLE	9272	108	108	108	0.950	0.950	1.000	0.903	B1-U0-G2	GALN-SA2C-730-U-T4FT-HSS
	4	LA-SLII	SINGLE	12852	108	108	432	0.950	0.950	1.000	0.903	B2-U0-G3	GALN-SA2C-730-U-SL2
	3	LA-VW	SINGLE	13476	108	108	324	0.950	0.950	1.000	0.903	B4-U0-G2	GALN-SA2C-730-U-5WQ
	5	LB-III	SINGLE	6791	64	64	320	0.950	0.950	1.000	0.903	B2-U0-G2	RS35-120_277-CSL-M80-30K-CRI 70-3
	4	LB-III-HS	SINGLE	4265	64	64	256	0.950	0.950	1.000	0.903	B0-U0-G2	RS35-120_277-CSL-M80-30K-CRI 70-3BLS
	4	LB-IV	SINGLE	3394	64	64	256	0.950	0.950	1.000	0.903	B0-U0-G2	RS35-120_277-CSL-M80-30K-CRI 70-4BLS
	3	LB-V	SINGLE	6840	64	64	192	0.950	0.950	1.000	0.903	B3-U0-G2	RS35-120_277-CSL-M80-30K-CRI70-5S
	24	LC	SINGLE	472	12	12	288	1.000	1.000	1.000	1.000	B0-U2-G1	114-9085_us
	9	LD	SINGLE	1279	14	14	126	0.950	0.950	1.000	0.903	B1-U0-G0	HC615D010-HM612830-61WDW
	2	WLA	SINGLE	4874	34	34	68	0.950	0.950	1.000	0.903	B1-U0-G2	GWC-SA1A-730-U-SL2



GRAPHIC SCALE
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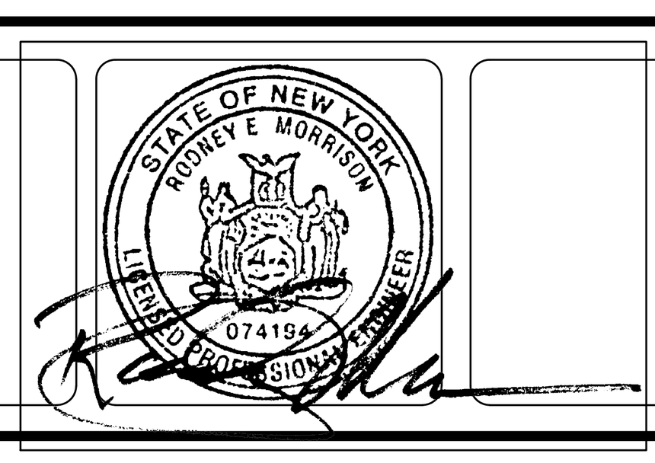
SCALE IN FEET



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REV	DATE	DESCRIPTIONS
1.	2021-07-06	REVISED PER PB RESUBMISSION
2.	2021-08-10	REVISED PER COMMENTS

SITE LIGHTING PHOTOMETRY PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
LP-1	

X:\JOBS\Jobs 2021\21-2747-Sanderson-The Villages of Hudson Valley\DWG\LP21274701.dwg 8/5/2021 3:18 PM Dwall

ALL PHASE AREAS ARE APPROXIMATE

PHASE 1

1. DEMOLITION OF EXISTING STRUCTURES PER DEMOLITION PLAN DM-1.
2. INSTALL CONSTRUCTION ENTRANCES TO ROUTE 9W.
3. REMOVE MATERIAL TO HAUL OFFSITE.
7. STABILIZE AREA PRIOR TO STARTING NEXT PHASE.

ALL PHASE AREAS ARE APPROXIMATE

PHASE 2

1. INSTALL GRAVEL HAUL ROAD
2. CONTINUE WITH SITE GRADING ACTIVITIES
3. SEED AND STABILIZE AND AFTER COMPLETION.

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

STATE OF NEW YORK
ROONEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

[illegible]

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PHASING PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY

NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
PH-1	

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SOIL DATA COMPILED FROM PVE MAP ENTITLED "FIGURE4"
DATED 2021-07-23.

SOIL REMOVAL LEGEND

+	EXCAVATE / DISPOSE OF 1' MATERIAL (64,712 CUBIC FEET)
▦	EXCAVATE / DISPOSE OF 2' MATERIAL (67,448 CUBIC FEET)
⬡	EXCAVATE / DISPOSE OF 3' MATERIAL (36,576 CUBIC FEET)
△	EXCAVATE / DISPOSE OF 4' MATERIAL (36,716 CUBIC FEET)
▩	AREA TO REMAIN UNTOUCHED / UNDISTURBED (NOT PART OF ALF PROJECT)
▧	AREA TO BE CAPPED AND LEFT IN PLACE

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER
[illegible]

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REV	DATE	DESCRIPTIONS
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2.	2021-08-10	REVISED PER COMMENTS

SOIL MITIGATION PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=60'
PROJECT NO.	
21-2747	
SHEET NO.	
SG-1	

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GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF LLOYD REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE TOWN OF LLOYD.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH TOWN OF LLOYD AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH TOWN OF LLOYD SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE TOWN OF LLOYD.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE TOWN AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO TOWN ENGINEER AND APPROPRIATE TOWN DEPARTMENTS.

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
2. HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

1. SILTATION FENCE
   A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
   B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.
   C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
   D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

1. SILTATION FENCE
   ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

   SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
2. STABILIZED CONSTRUCTION ENTRANCE
   STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT AND DEBRIS ARE NOT BEING TRACKED ONTO ANY PUBLIC ROADWAY.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVERED WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1B) WHICH IS AS FOLLOWS:

	Pure Live Seed Values	
SPECIES (% by weight)	lbs/1000SF	lbs/acre
15% fine fescue	2.0 - 2.6	85 - 114
20% perrenial ryegrass	0.6 - 0.8	26 - 35
65% kentucky bluegrass blend	0.4 - 1.6	19 - 26
	3.0 - 4.0	130 - 175

TEMPORARY VEGETATIVE STABILIZATION

1. ESTABLISHMENT OF TEMPORARY STANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED DOWN IMMEDIATELY. THIS WILL TEMPORARILY STABILIZE THE SOIL WITH A VEGETATIVE COVER THAT WILL PREVENT DAMAGE FROM WIND AND WATER EROSION AND SEDIMENTATION.
2. INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED OR COVERED BY MULCH WITHIN 7 DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET.
3. OPERATIONS AND MAINTENANCE: INSPECT SEEDED AREA AT LEAST ONCE A WEEK FOR SEED AND MULCH MOVEMENT AND RILL EROSION. WHERE SEED HAS MOVED OR WHERE SOIL EROSION HAS OCCURRED, DETERMINE CAUSE OF THE FAILURE. BIRD FEEDING MAY BE A PROBLEM IF MULCH WAS APPLIED TOO THINLY TO PROTECT SEED. RE-SEED AND RE-MULCH. IF MOVEMENT WAS A RESULT OF WIND, REPAIR EROSION DAMAGE, REAPPLY SEED, MULCH AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED RUNOFF, INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT, REPAIR EROSION DAMAGE, RE-SEED AND RE-APPLY MULCH WITH ANCHORING OR USE EROSION CONTROL BLANKET.

STANDARD FIRE DEPARTMENT NOTES

1. FIRE HYDRANTS ARE TO BE INSTALLED, FLOW TESTED AND APPROVED BY BOTH TOWN WATER DEPARTMENT AND APPROPRIATE FD PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONTO THE CONSTRUCTION SITE. HYDRANT LOCATIONS TO BE APPROVED BY FD. ALL HYDRANTS TO HAVE SNOW FLAGS AND NFPA COLOR BANDING SHOWING DEMONSTRATED FLOW CAPABILITIES. FLOW DATA FOR NEW AND EXISTING WATER MAINS TO BE PROVIDED TO TOWN FIRE INSPECTOR AND FD.
2. ALL STREET NAMES AND BUILDING NUMBERING AS REQUIRED BY DUTCHESS COUNTY LAW. STREET SIGNS TO BE INSTALLED PRIOR TO ANY BUILDING CONSTRUCTION. APPROVED STREET NAMES TO BE SHOWN ON FINAL (SIGNED) SITE PLAN.
3. THE NAME OF THE FIRE DISTRICT IN WHICH THE PROJECT IS LOCATED SHALL BE PROMINENTLY DISPLAYED ON THE MAP. FOR PROPERTIES BISECTED BY OR ADJACENT TO A FIRE DISTRICT BOUNDARY, THE LOCATION OF THE BOUNDARY SHALL BE DEPICTED ON THE PLAN WITH THE PROPER NAMES OF THE FIRE DISTRICTS SHOWN ALONG THE BOUNDARY LINE.
4. ALL FIRE PROTECTION SYSTEMS AND NOTIFICATION DEVICES TO BE DESIGNED, INSTALLED, TESTED AND MAINTAINED ACCORDING TO NYS CODE AND/OR THE APPROPRIATE NFPA STANDARD.
5. FIRE SPRINKLER AND/OR STANDPIPE SYSTEMS, FDC DESIGN, AND FIRE DETECTION SYSTEM DESIGNS ARE TO BE REVIEWED IN ADVANCE AND SIGNED OFF BY THE APPROPRIATE FD. FDC LOCATIONS TO BE SHOWN ON SITE PLAN AND APPROVED BY FD. FDC SIGNAGE DESIGN, WORDING AND INSTALLATION LOCATION AS APPROVED BY FD.
6. AN EMERGENCY APPARATUS/TRUCK MOVEMENT PLAN SHALL BE DEPICTED ON THE PROPOSED PLAN, USING APPARATUS SPECIFICATIONS PROVIDED BY THE FD.
7. ON ANY BUILDING WITH AN ALARM SYSTEM, OTHER THAN A SINGLE FAMILY RESIDENCE, A KNOX BOX SHALL BE OBTAINED THROUGH THE APPROPRIATE FD AND INSTALLED AT A LOCATION APPROVED BY THE FD. MASTER KEYS, ELEVATOR KEYS, AND/OR MAGNETIC SWIPE CARDS FOR ALL DOORS SHALL BE PROVIDED. TWO OR MORE COMPLETE SETS OF KEYS, OR AS APPROVED BY THE FD, SHALL BE PROVIDED FOR INSTALLATION IN THE BOX. THE KEY BOX SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE ALL OF THE REQUIRED KEYS. KNOX PADLOCKS, OR AN APPROVED ALTERNATIVE SHALL BE PROVIDED FOR FD ACCESS WHEN CONSTRUCTION GATES ARE IN PLACE.
8. ON ANY BUILDING WITH A FIRE ALARM SYSTEM, OTHER THAN A SINGLE FAMILY RESIDENCE, AN EXTERIOR STROBE LIGHT, CONNECTED TO THE FIRE ALARM SYSTEM SHALL BE INSTALLED AT A LOCATION APPROVED BY THE FIRE DEPARTMENT. A MECHANICAL WATER GONG, OR 110V. ELECTRONIC WATER FLOW BELL TO BE INSTALLED ON ALL SPRINKLER SYSTEMS, INDEPENDENT OF THE FIRE ALARM SYSTEM. LOCATION OF BELL TO BE NEAR FDC, OR AS OTHERWISE APPROVED BY FD.
9. ZONE MAPS TO BE INSTALLED ADJACENT TO ALL FIRE ALARM SYSTEM ENUNCIATOR PANELS. PROPOSED DISPLAY MESSAGES FOR ENUNCIATOR PANELS TO BE APPROVED IN ADVANCE BY THE APPROPRIATE FD.
10. ONE OR MORE SETS OF FIRE ALARM SYSTEM DESIGN DRAWINGS TO BE MAINTAINED AND KEPT AT THE ALARM PANEL. DRAWINGS TO SHOW ALL ALARM SYSTEM DEVICES, PLUS ANY ROOFTOP UNITS.
11. A REPRESENTATIVE OF THE FIRE DISTRICT SHALL BE PRESENT AT ANY PRE-CONSTRUCTION MEETINGS, AND THE FIRE DISTRICT SHALL BE PROVIDED NO LESS THAN 48 HOURS NOTICE OF ANY PERIODIC MEETINGS AND INSPECTIONS, INCLUDING ANY TESTING OF FIRE SAFETY DEVICES AND HYDRANTS.
12. ANY SPECIAL REQUIREMENTS AND FIELD CHANGES AGREED TO BY THE FIRE DISTRICT THAT ARE ABOVE THE NYS BUILDING RELATED CODES OR LOCAL TOWN CODE, SHALL APPEAR ON THE FINAL SITE PLAN MAP, AND APPROPRIATELY HIGHLIGHTED.
13. ALL APPARATUS ACCESS ROADS AND/OR FIRE LANES TO BE EITHER BLACKTOP, CONCRETE OR AS APPROVED BY THE APPROPRIATE FD.
14. ALL ELEVATORS TO BE OF SUFFICIENT SIZE AND CAPACITY TO ACCOMMODATE A RECUMBENT PATIENT ON AN AMBULANCE STRETCHER, ATTENDED BY AN EMS CREW.
15. LIGHTWEIGHT TRUSS CONSTRUCTION SIGNAGE, AS DESCRIBED IN NYS CODE, TO BE INSTALLED FOR ALL BUILDING TYPES, EXCEPT FOR SINGLE FAMILY RESIDENCES.

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

AREAS TO BE DECOMPACTED SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. AREA TO BE TILLED BY MECHANICAL MEANS TO A DEPTH OF 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, REMOVE STONE OR ROCK FOUR INCHES OR LARGER, INSTALL 6 INCHES OF TOPSOIL, SEED, AND MULCH.

DECOMPACTION OF SOILS IN RECLAIMED AREAS:

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY CONSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

AREAS RECLAIMED AS TOP SOIL:

A. APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING PLANTING SOIL. PERFORM NO WORK OF PLACING AND SPREADING PLANTING MIX UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

A. EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

F. WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.

G. FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

DEMOLITION NOTES

1. CONTRACTOR SHALL NOTIFY "DIG SAFELY NEW YORK" AT 1-800-962-7962 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UFPO CODE RULE 53, 16 NYCRR PART 753.
2. ANY ITEM THAT MAY CONFLICT WITH SITE DEVELOPMENT AND IS NOT IDENTIFIED ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGN ENGINEER AS SOON AS POSSIBLE.
3. ADDITIONAL UNDERGROUND FACILITIES MAY BE PRESENT WITHIN THE LIMITS OF THE PROPOSED WORK. THE CONTRACTOR SHALL CONTACT ANY AND ALL PERSONNEL RESPONSIBLE FOR DETERMINING THE LOCATIONS.
4. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
5. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
6. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
7. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
8. WHEN DISTURBED, EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND AND IN ACCORDANCE WITH THE REQUIREMENTS OR THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION. ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
9. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED. ABANDONMENT AND DISCONNECTION OF THE EXISTING WATER LINE MUST BE COORDINATED WITH THE TOWN OF LLOYD WATER DEPARTMENT. ABANDONMENT AND DISCONNECTION OF THE EXISTING SEWER LINE MUST BE COORDINATED WITH THE TOWN OF LLOYD SEWER DEPARTMENT.
12. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
13. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
14. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
15. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
16. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
17. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
18. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
19. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
20. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
21. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, OR POLLUTION.
22. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND MEET ALL APPROPRIATE DISPOSAL AND TRUCKING LAWS.
23. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
24. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
25. NO BLASTING IS PROPOSED FOR THE PROJECT.
26. A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
27. IF ANY STORM DRYWELLS OR PREVIOUSLY UNIDENTIFIED UNDERGROUND STRUCTURES ARE IDENTIFIED AND EXHIBIT A SEWAGE/SEPTIC ODOR NOTIFY SITE ENGINEER AND TREAT AS SANITARY WASTE FOR DISPOSAL.
28. EXISTING SANITARY SEWER FOR SOUTH BUILDINGS TAKEN FROM CHAZEN HISTORICAL DATA.
29. THE CONTRACTOR SHALL COORDINATE WITH ARLINGTON FIRE DEPARTMENT FOR ACCESS LOCATIONS TO THE SITE DURING DEMOLITION / CONSTRUCTION.
30. THE ABANDONMENT, REMOVAL & DECOMMISSIONING OF ALL EXISTING SUBSURFACE DISPOSAL SYSTEMS AND SANITARY LINE COMPONENTS MAY BE CONSIDERED HAZARDOUS WASTE AND MUST BE REMOVED IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND NYSDEC AND CERTIFIED BY A NYS PROFESSIONAL ENGINEER.
31. ALL EXISTING MONITORING WELLS ONSITE, ARE TO BE CUT AND CAPPED 4' BELOW GRADE AND FILLED WITH GROUT. WELLS ARE TO BE ABANDONED SHALL BE IN ACCORDANCE WITH DUTCHESS COUNTY DEPARTMENT OF HEALTH REGULATIONS.
32. KNOX BOX LOCKS ARE TO INSTALLED ON EACH OF THE EMERGENCY ACCESS POINTS OF THE TEMPORARY CHAIN LINK FENCE AND DAISY CHAINED TO THE CONTRACTORS PAD LOCK.

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NOTES SHEET

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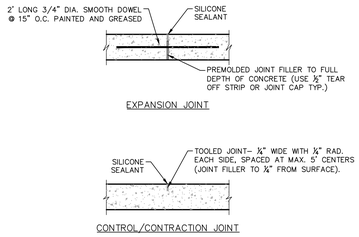
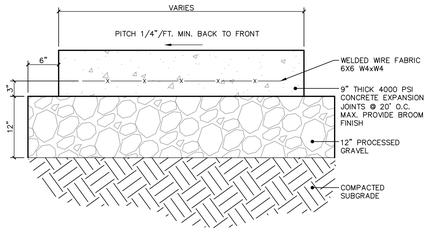
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	1"=40'
PROJECT NO.	
21-2747	
SHEET NO.	
NS-1	

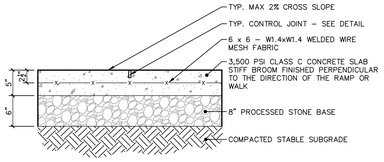


NOTES:
1. CONTROL JOINT TO BE PROVIDED EVERY 5 FEET MAX. WITH AN EXPANSION JOINT EVERY 20 FEET MIN OR JOINTS LOCATED AS SHOWN ON PLAN.
2. PROVIDE EXPANSION JOINT AT TOP AND BOTTOM OF CURB RAMPS AND STAIRS.

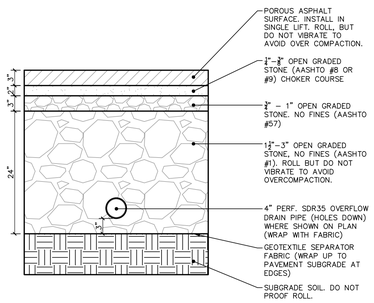
6 CONCRETE SIDEWALK JOINT DETAIL
SCALE: 1" = 1'–0"



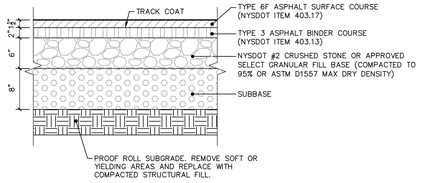
5 CONCRETE DUMPSTER PAD DETAIL
SCALE: 1" = 1'–0"



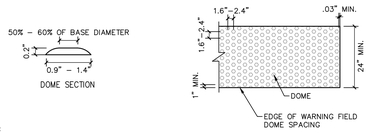
4 CONCRETE SIDEWALK SECTION DETAIL
SCALE: 1" = 1'–0"



3 POROUS PAVEMENT DETAIL
SCALE: 1" = 1'–0"



2 STANDARD PARKING LOT BIT. CONC. PAVING DETAIL
SCALE: 1" = 1'–0"



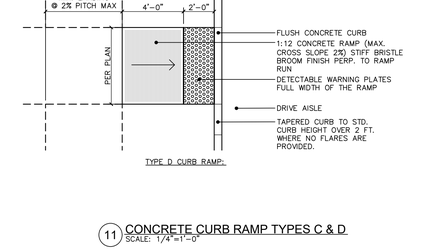
NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER–TO– CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'–0" MINIMUM AND 15'–0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DETECTABLE WARNING TILE SPECS

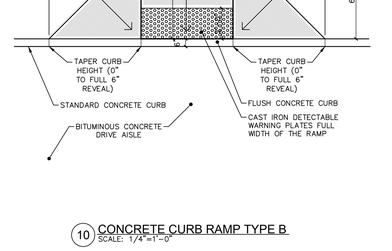
24" WIDE "ARMOR TILE" TACTILE WARNING (2.35" DOME SPACING)CAST INTO CONC. PAD PER MANUFACTURER'S INSTRUCTIONS.

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

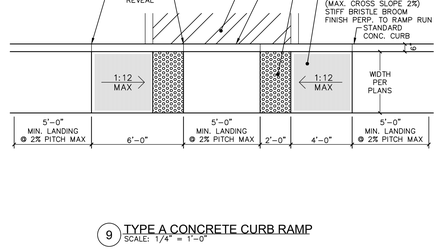
12 DETECTABLE WARNING DETAIL
SCALE: 1/2" = 1'–0"



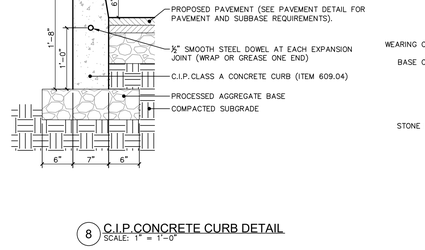
11 CONCRETE CURB RAMP TYPES C & D
SCALE: 1/4"=1'–0"



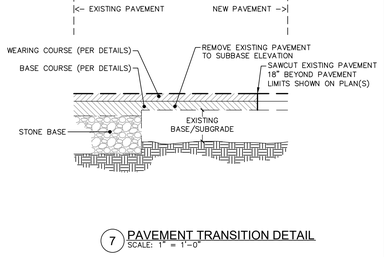
10 CONCRETE CURB RAMP TYPE B
SCALE: 1/4"=1'–0"



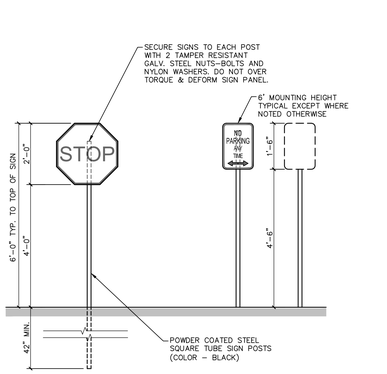
9 TYPE A CONCRETE CURB RAMP
SCALE: 1/4" = 1'–0"



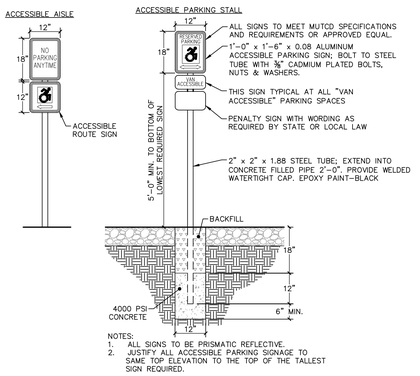
8 C.I.P. CONCRETE CURB DETAIL
SCALE: 1" = 1'–0"



7 PAVEMENT TRANSITION DETAIL
SCALE: 1" = 1'–0"

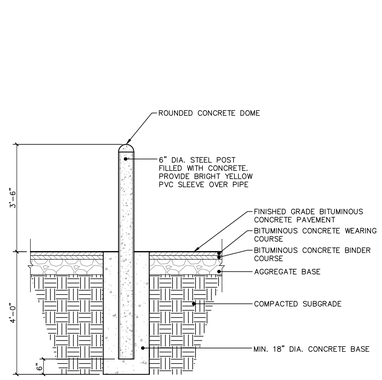


18 TRAFFIC CONTROL SIGNAGE: TYPICAL INSTALLATION
SCALE: 1/2" = 1'–0"

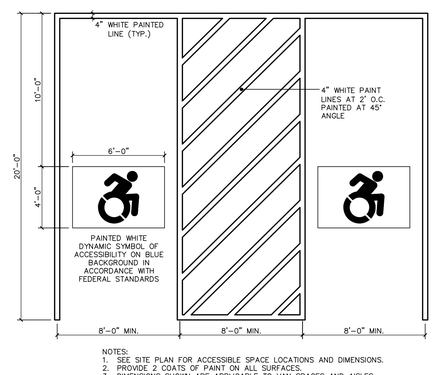


NOTES:
1. ALL SIGNS TO BE PRISMATIC REFLECTIVE.
2. JUSTIFY ALL ACCESSIBLE PARKING SIGNAGE TO SAME TOP ELEVATION TO THE TOP OF THE TALLEST SIGN REQUIRED.

17 ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'–0"

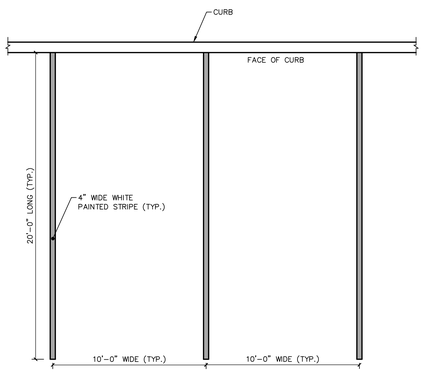


16 BOLLARD POST DETAIL
SCALE: 1/2" = 1'–0"

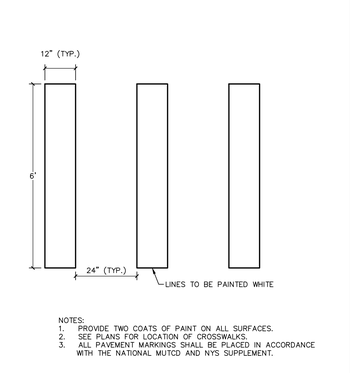


NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
3. DIMENSIONS SHOWN ARE APPLICABLE TO VAN SPACES AND AISLES.
4. THE SLOPE OF THE ACCESSIBLE PARKING SPACE OR ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.

15 TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4"=1'–0"



14 PARKING SPACE STRIPE DETAIL
SCALE: 1/4" = 1'–0"



NOTES:
1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE NATIONAL MUTCD AND NYS SUPPLEMENT.

13 PAINTED CROSSWALK STRIPING DETAIL
SCALE: 1/2" = 1'–0"

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THE VILLAGES IN THE HUDSON VALLEY
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TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
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21-2747	
SHEET NO.	
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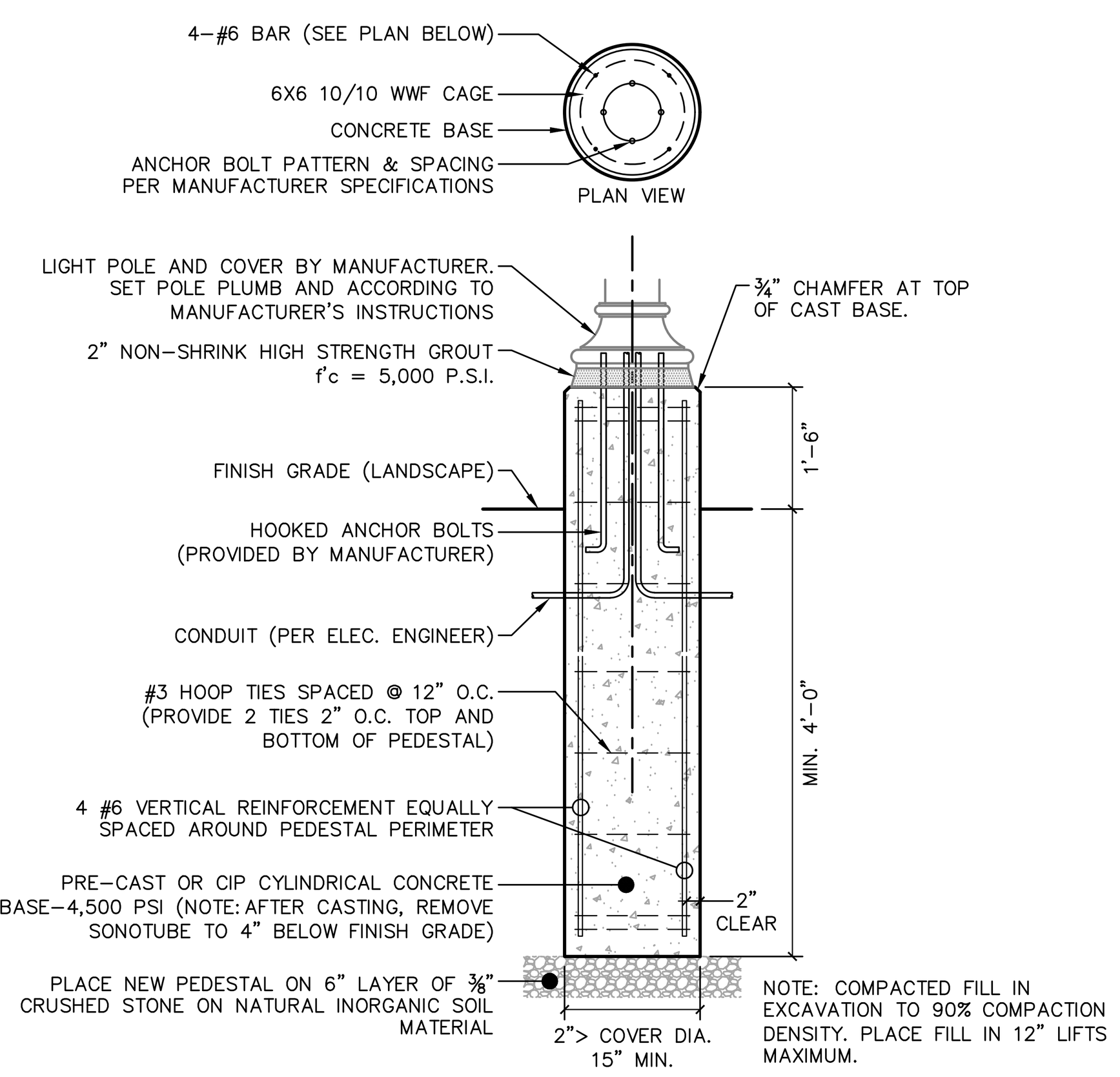
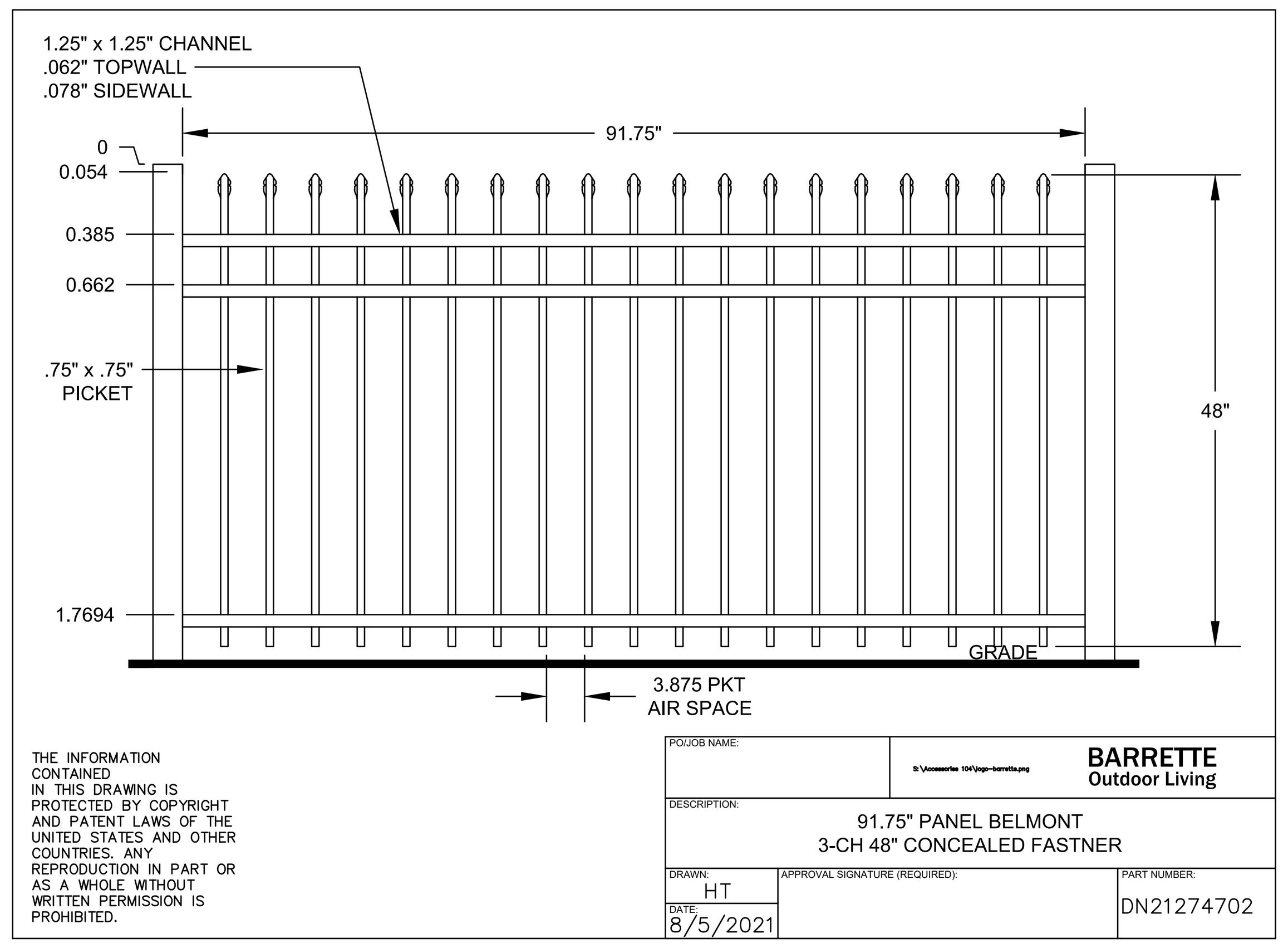
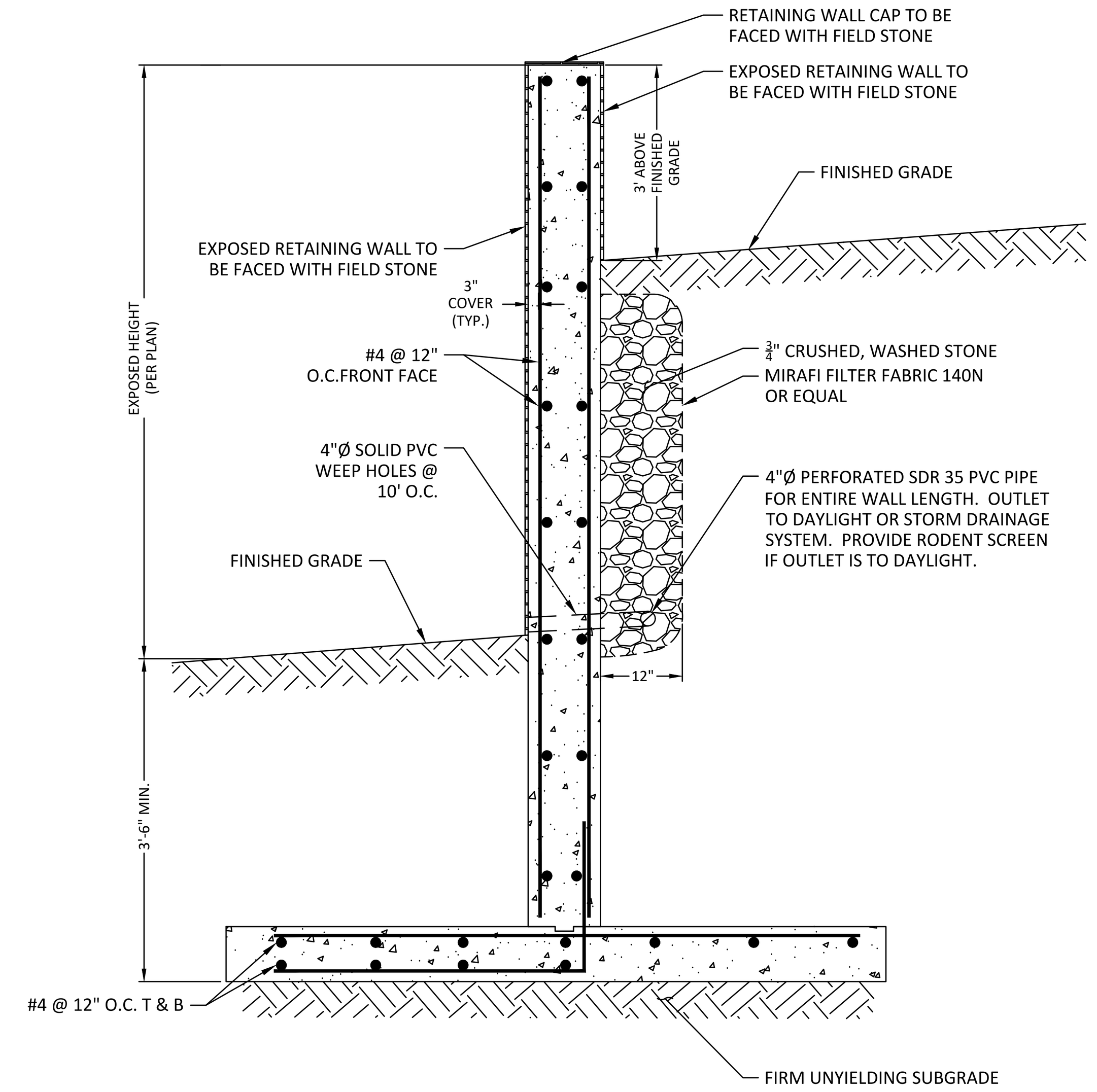


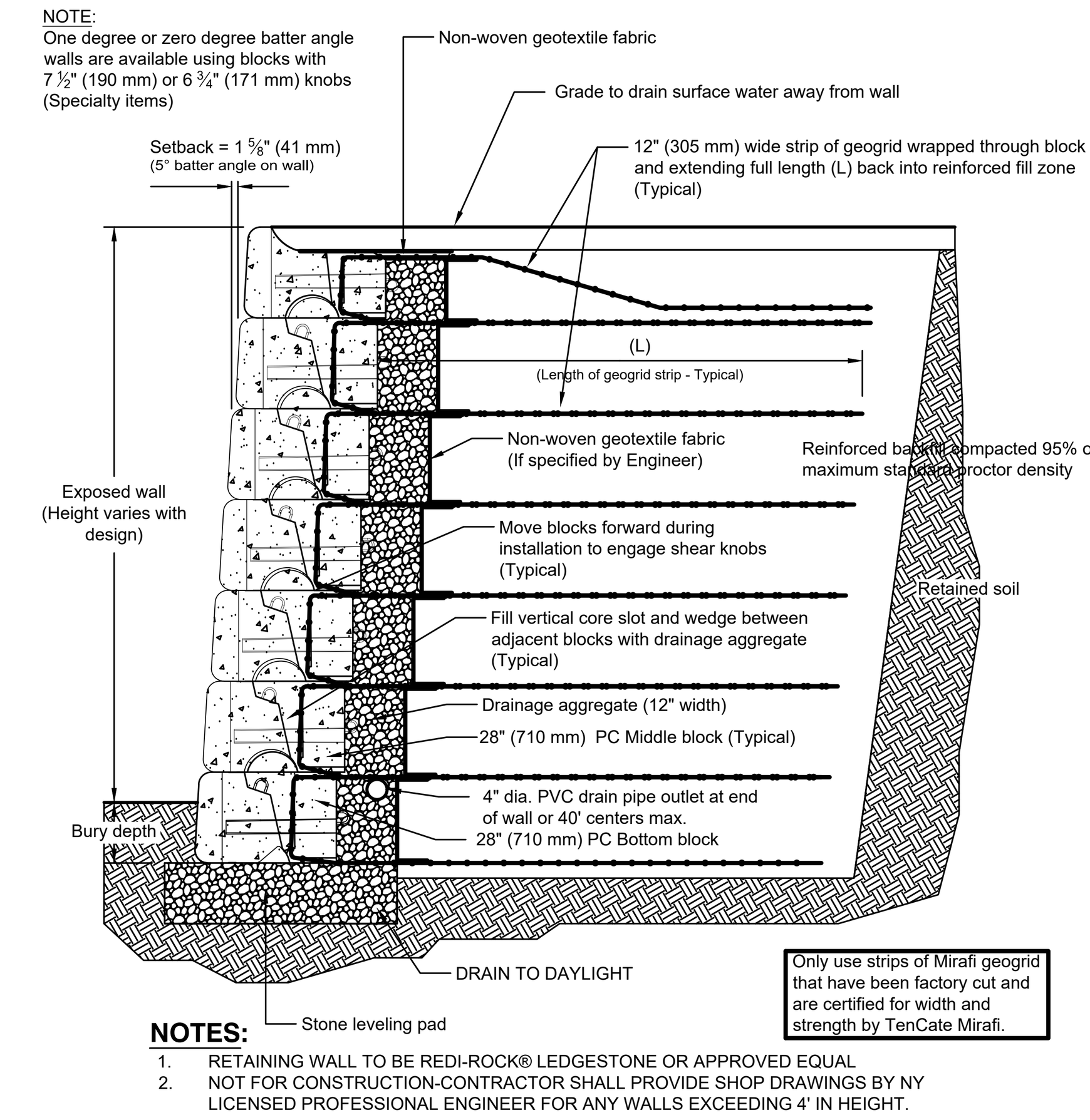
5 CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'–0"



4 ORNAMENTAL FENCE (GUARDRAIL) DETAIL
SCALE: N.T.S.

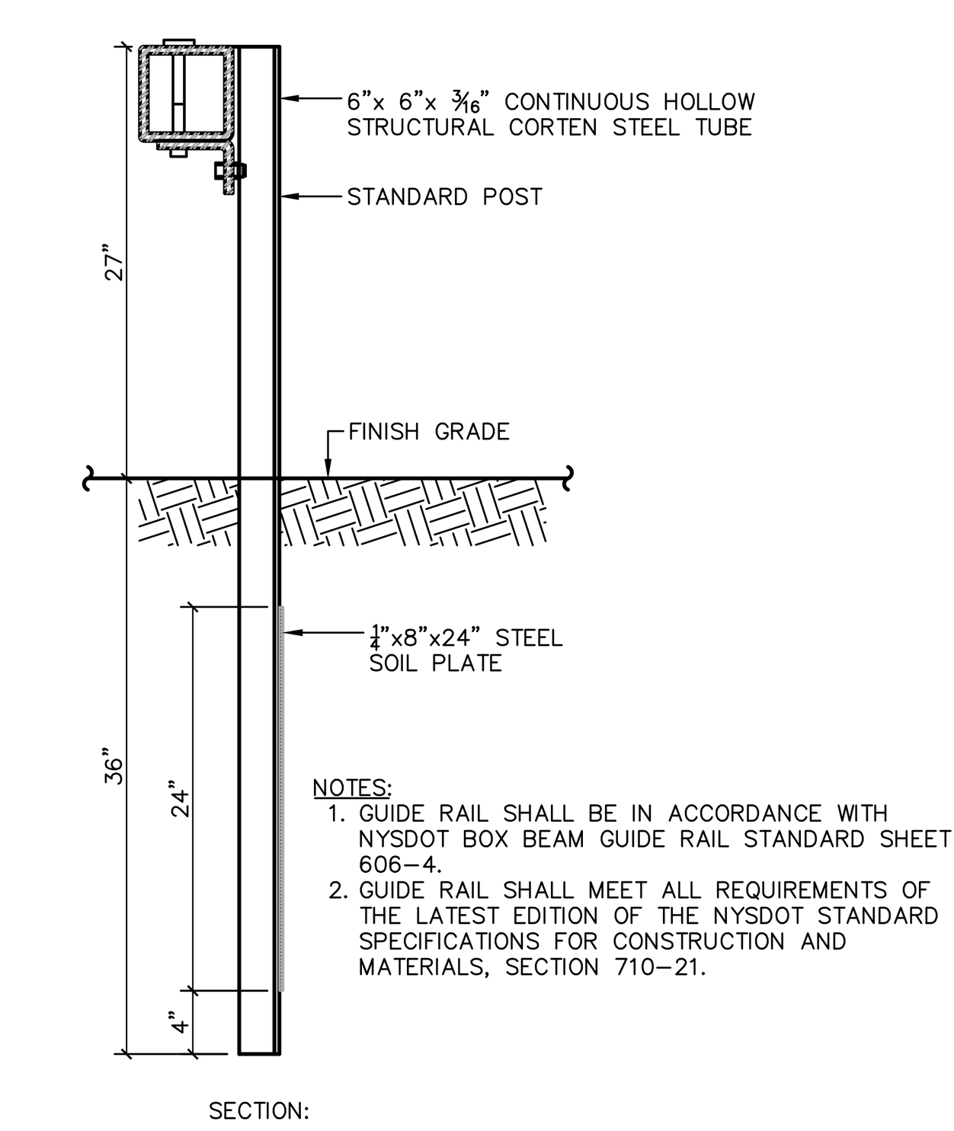


3 CAST-IN-PLACE CONCRETE RETAINING WALL DETAIL
SCALE: N.T.S.



NOTES:
1. RETAINING WALL TO BE REDI-ROCK® LEDGESTONE OR APPROVED EQUAL
2. NOT FOR CONSTRUCTION-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS BY NY LICENSED PROFESSIONAL ENGINEER FOR ANY WALLS EXCEEDING 4' IN HEIGHT.

2 TYPICAL REINFORCED BLOCK WALL SECTION
SCALE: N.T.S.



NOTES:
1. GUIDE RAIL SHALL BE IN ACCORDANCE WITH NYSDOT BOX BEAM GUIDE RAIL STANDARD SHEET 606–4.
2. GUIDE RAIL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SECTION 710–21.

1 CORTEN STEEL BOX BEAM GUIDE RAIL
SCALE: 1" = 1'–0"

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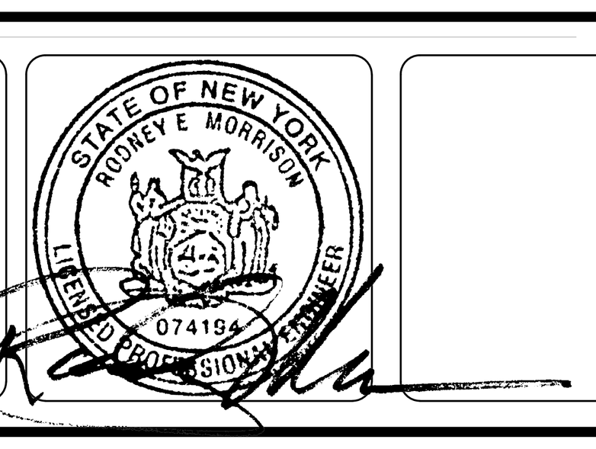

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PROJECT NO.	
21-2747	
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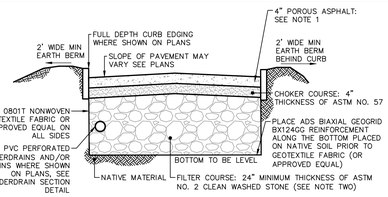
DN-2	



POROUS PAVEMENT CONSTRUCTION GUIDELINES

POROUS PAVEMENT MUST BE INSTALLED IN ACCORDANCE WITH NYSDOT SPECIFICATION ITEM 420.50030004, 420.50090004, AND 420.70090004

1. PAVEMENT SPEC PER NAPA SERIES 131 OR NYSDOT APPROVED EQUAL

AGGREGATE MIX:

3/4" (19 mm)	100%
1/2" (12.5 mm)	85–100%
3/8" (9.5 mm)	55–75%
#4 (4.75 mm)	10–25%
#8 (2.36 mm)	5–10%
#200 (0.075 mm)	2–4%

AIR VOIDS BY ASTM D3203 MIN 16%
ASPHALT CONTENT 5.75% TO 6% BY WEIGHT OF TOTAL MIX
DRAINDOWN OF 0.3 % MAXIMUM IN ACCORDANCE WITH ASTM D6390–05
USE NEAT ASPHALT BINDER MODIFIED WITH ELASTOMETRIC POLYMER TO PRODUCE BINDER MEETING THE REQUIREMENTS OF PG–76–22. THE ELASTIC POLYMER SHALL BE STYREME–BUTADIENE–STYRENE (SBS), OR APPROVED EQUAL, APPLIED AT A RATE OF 3% BY TOTAL WEIGHT OF THE BINDER. THE COMPOSITION MATERIAL SHALL BE THOROUGHLY BLENDED AT THE ASPHALT REFINERY OR TERMINAL PRIOR TO BEING LOADED INTO THE TRANSPORT VEHICLE. THE POLYMER MODIFIED BINDER SHALL BE HEAT AND STORAGE STABLE.

ADD HYDRATED LIME AT A DOSAGE RATE OF 1.0% BY WEIGHT OF THE TOTAL DRY AGGREGATE TO MIXES CONTAINING GRANITE. HYDRATED LIME SHALL MEET THE REQUIREMENTS OF ASTM C 977. THE ADDITIVE MUST BE ABLE TO PREVENT THE SEPARATION OF THE ASPHALT BINDER FROM THE AGGREGATE AND ACHIEVE A REQUIRED TENSILE STRENGTH RATIO (TSR) OF AT LEAST 80% OF THE ASPHALT MIX.

CHOKER COURSE:
(ASTM 57–CLEAN WASHED)

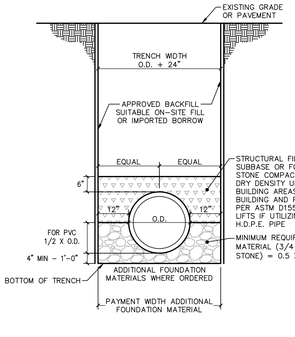
1.5" (37mm)	100%
1" (25 mm)	95–100%
1/2" (12.5 mm)	25–60%
#4 (4.75 mm)	0–10%
#8 (2.36 mm)	0–5%

FILTER COURSE:
(ASTM NO. 2–CLEAN WASHED)

3" (75 mm)	100%
2.5" (63 mm)	90–100%
2" (50 mm)	35–70%
1.5" (37 mm)	0–15%
3/4" (12.5 mm)	0–5%

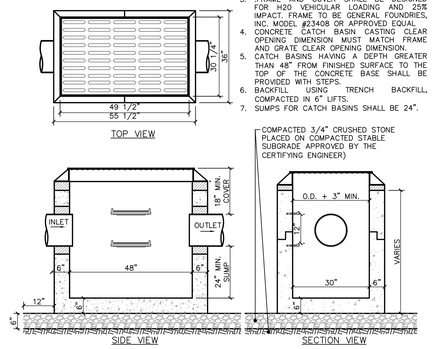
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR EACH STONE COURSE, FILTER FABRIC, GEO GRID, AND THE POROUS PAVEMENT MIX. THE SUBMITTALS MUST BE APPROVED BY THE SITE ENGINEER PRIOR TO THE START OF CONSTRUCTION. ALL STONE TO BE CLEAN WASHED AND TO BE INSPECTED BY THE SITE ENGINEER PRIOR TO PLACEMENT. THE CONTRACTOR SHALL NOTIFY THE SITE ENGINEER AND ADVISE OF SCHEDULING CONSTRUCTION OF THE STONE. THAT IS TO BE PLACED SO THAT AN INSPECTION ON THE STONE GRADATION AND CLEANLINESS CAN BE BE CONFIRMED PRIOR TO ANY FILTER AND CHOCKER STONE INSTALLATION.
2. BASE OF INFILTRATION BED TO BE INSTALLED LEVEL. SURFACE PAVEMENT ELEVATION TO VARY PER GRADING PLAN. ADJUST FILTER COURSE LEVEL TO ACHIEVE CHANGE IN GRADE.
3. THE SUBGRADE CANNOT BE OVERLY COMPACTED WITH THE INCLUSION OF FINE PARTICULATES. FOLLOW THE INSTALLATION GUIDELINES ON THE PLANS AND THOSE OUTLINED IN THE NYSDEC STORMWATER DESIGN MANUAL.
4. WEATHER CONDITIONS AT THE TIME OF INSTALLATION CAN AFFECT THE FINAL PRODUCT. EXTREMELY HIGH OR LOW TEMPERATURES SHOULD BE AVOIDED DURING CONSTRUCTION OF PERVIOUS ASPHALT AND CONCRETE PAVEMENTS. TEMPERATURE AT THE TIME OF POROUS PAVEMENT INSTALLATION MUST BE GREATER THAN 50 DEGREES AND LESS THAN 90 DEGREES.
5. AREAS FOR POROUS PAVEMENT SYSTEMS SHALL BE CLEARLY MARKED BEFORE ANY SITE WORK BEGINS TO AVOID SOIL DISTURBANCE AND COMPACTION DURING CONSTRUCTION.
6. IF AREAS CANNOT BE AVOIDED DURING THE CONSTRUCTION OF THE SURROUNDING AREAS OR THE EXCAVATION FOR THE INSTALLATION OF THE STONE RECHARGE BED THE CONTRACTOR SHOULD DE–COMPACT THE EXISTING SUBBASE PER THE DESIGN ENGINEER'S SPECIFICATIONS.
7. PERVIOUS PAVEMENT AND OTHER INFILTRATION PRACTICES SHOULD BE INSTALLED TOWARD THE END OF THE CONSTRUCTION PERIOD. UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION TO POROUS PAVEMENT SYSTEM. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER ANY CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED INTO THE FACILITY.
8. SUBSURFACE AREA SHOULD BE EXCAVATED TO PROPOSED DEPTH. EXISTING SUBGRADE SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT PRIOR TO PLACEMENT OF GEOTEXTILE AND STONE BED. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.
9. PLACE GEOTEXTILE AND RECHARGE BED AGGREGATE IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION TO PREVENT ACCUMULATION OF DEBRIS OR SEDIMENT. PREVENT RUNOFF AND SEDIMENT FROM ENTERING THE STORAGE BED DURING THE PLACEMENT OF THE GEOTEXTILE AND AGGREGATE BED.
10. PLACE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF 16 INCHES. FABRIC SHALL BE SECURED AT LEAST 4 FEET OUTSIDE OF BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE CAN BE CUT BACK TO THE EDGE OF THE BED.
11. INSTALL DRAINAGE PIPES IF REQUIRED, AS SHOWN ON PLANS.
12. PLACE STONE AGGREGATE FOR STONE RECHARGE BEDS, TAKING CARE NOT TO DAMAGE THE FILTER FABRIC. AGGREGATE SHOULD BE DUMPED AT THE EDGE OF THE BED AND AND PLACED IN LAYERS OF 6 TO 8 INCHES USING CLEAN TRACK EQUIPMENT. COMPACT EACH LIFT WITH A SINGLE PASS OF A LIGHT ROLLER. (DO NOT USE VIBRATION) INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
13. THE POROUS PAVEMENT LAYER IS TO BE INSTALLED AS ONE FOUR INCH LIFT USING TRACK PAVERS. FOLLOW NYSDOT SPECIFICATIONS FOR OPEN–GRADED ASPHALT MIX PLACEMENT. THE ASPHALT MUST BE COMPACTED WITH TWO TO FOUR PASSES OF A TEN TON STATIC ROLLER.
14. THE CONTRACTOR MUST PROVIDE AN INDEPENDENT LABORATORY TO PROVIDE A DENSITY GAUGE OPERATOR. THE DENSITY GAUGE OPERATOR MUST TEST THE IN PLACE DENSITY TO ENSURE A COMPACTED TARGET DENSITY OF 81% OF THE MIXTURE MAXIMUM THEORETICAL DENSITY. PERFORM A MINIMUM OF ONE DENSITY GAUGE READING FOR EVERY 200 FEET. THE ACCEPTABLE IN PLACE DENSITY GAUGE READING AT EACH LOCATION WILL BE BETWEEN 95% AND 105% OF THE TARGET DENSITY.
15. AFTER FINAL ROLLING, TRAFFIC MUST BE RESTRICTED FOR THE FIRST 24 HOURS.
16. THE CONTRACTOR IS TO PERFORM A POROSITY TEST 24 HOURS AFTER PLACEMENT. PERFORM A MINIMUM OF 3 POROSITY TESTS AT LOCATIONS DETERMINED BY THE SITE ENGINEER. PERFORM THE TEST BY APPLYING WATER AT A RATE OF 5 GALLONS PER MINUTE FROM A HOSE FOR A MINIMUM OF 3 MINUTES. ALL WATER SHALL INFILTRATE WITHOUT FORMING PUDDLES OR SURFACE WATER. THE TEST SHALL BE MONITORED BY THE SITE ENGINEER.

INSTALLATION OF POROUS PAVEMENT MUST BE INSTALLED IN ACCORDANCE WITH NYSDOT ITEM 420.50030004 "POROUS ASPHALT PAVEMENT SPECIFICATIONS"

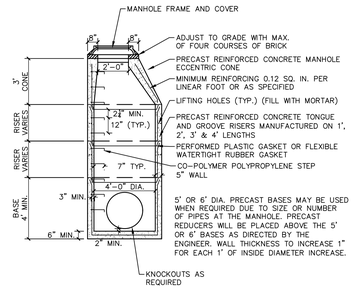


X TYPICAL STORM SEWER TRENCH SECTION
SCALE: 1/2" = 1'–0"

NOTES:
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".

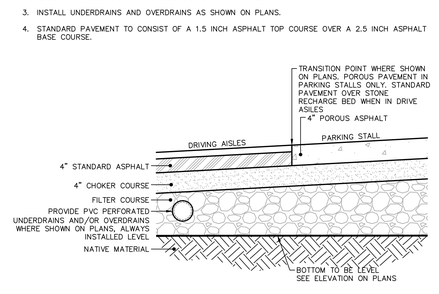


X CURB LESS TYPE CATCH BASIN DETAIL
SCALE: 1/2" = 1'–0"

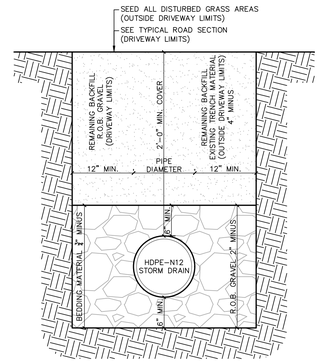


X STORM DRAINAGE MANHOLE DETAIL
SCALE: 1/4" = 1'–0"

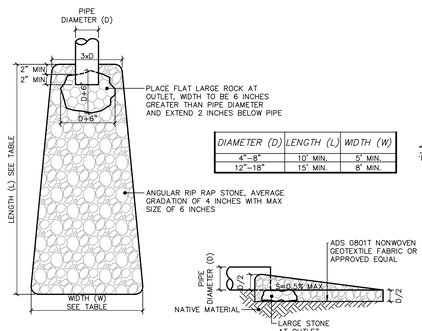
NOTES:
1. PROVIDE STANDARD ASPHALT PAVEMENT OVER STONE RECHARGE BED WHEN LOCATED IN DRIVE AISLES. POROUS ASPHALT PAVEMENT TO BE LOCATED IN PARKING STALL LOCATIONS ONLY.
2. ALL CONSTRUCTION PRACTICES AND REQUIREMENTS TO FALLOW POROUS PAVEMENT DETAIL INCLUDING SUBBASE PREPARATION, FILTER COURSE, AND CHOCKER COURSE REQUIREMENTS.
3. INSTALL UNDERDRAINS AND OVERDRAINS AS SHOWN ON PLANS.
4. STANDARD PAVEMENT TO CONSIST OF A 1.5 INCH ASPHALT TOP COURSE OVER A 2.5 INCH ASPHALT BASE COURSE.



X STANDARD ASPHALT OVER POROUS PAVEMENT DETAIL
SCALE: 1" = 1'–0"

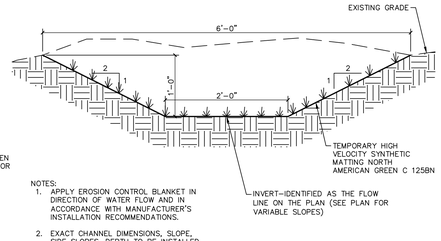


X STORM DRAIN TRENCH DETAIL
SCALE: 1" = 1'–0"



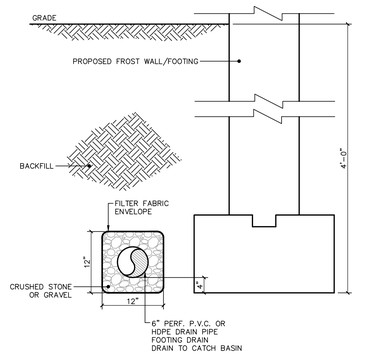
DIAMETER (D)	LENGTH (L)	WIDTH (W)
4"–8"	10' MIN.	5' MIN.
12"–18"	15' MIN.	8' MIN.

X RIP RAP OUTLET DETAIL
SCALE: 1/4"=1'–0"



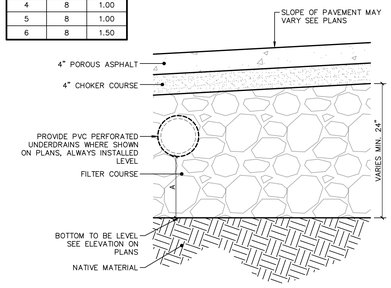
NOTES:
1. APPLY EROSION CONTROL BLANKET IN DIRECTION OF WATER FLOW AND IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
2. EXACT CHANNEL DIMENSIONS, SLOPE, SIDE SLOPES, DEPTH TO BE INSTALLED AS SHOWN ON THE GU DRAWINGS.

X GRASSED LINED SWALE DETAIL
SCALE: 1" = 1'–0"

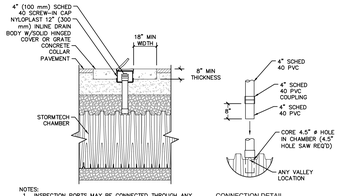


X TYPICAL FOOTING DRAIN SECTION DETAIL
SCALE: 1" = 1'–0"

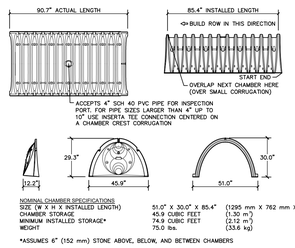
UNDERDRAIN CHART		
PP (#)	SIZE (IN)	A (FT)
1	8	1.00
2	8	1.00
3	8	1.00
4	8	1.00
5	8	1.00
6	8	1.50



X POROUS ASPHALT UNDERDRAIN SECTION DETAIL
SCALE: 1" = 1'–0"



SC–740 TECHNICAL SPECIFICATION
N.T.S.

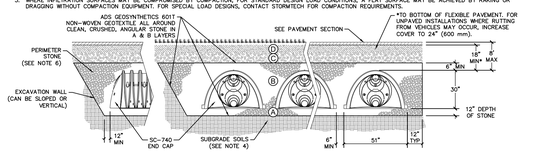


NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE 45.9 CUBIC FEET (1.30 m³)
MINIMUM INSTALLED STORAGE* 74.9 CUBIC FEET (2.12 m³)
WEIGHT 75.0 lbs. (33.6 kg)
*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

ACCEPTABLE FILL MATERIALS: STORMTECH SC–740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS, CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL–GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145': A–1, A–2–4, A–3 OR AASHTO M43': 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS ACHIEVED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43': 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43': 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. * *

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:
1. SC–740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC–740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

X POROUS ASPHALT PAVEMENT DETAIL
SCALE: 1/2" = 1'–0"

X ADS STORMTECH SC–740 CHAMBER & SPECIFICATIONS DETAIL
SCALE: 1/4"=1'–0"

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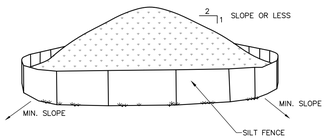
REV	DATE	DESCRIPTIONS
1.	2021-07-06	REVISED PER PB RESUBMISSION
2.	2021-08-10	REVISED PER COMMENTS

STORMWATER DETAILS

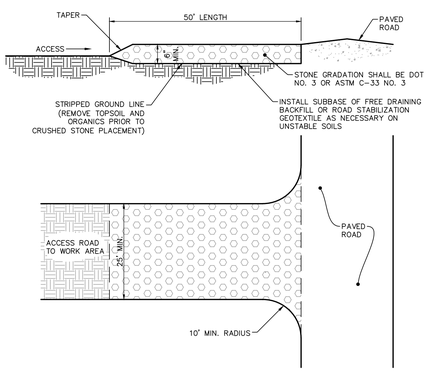
PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	NTS
PROJECT NO.	
21-2747	
SHEET NO.	
DN–3	

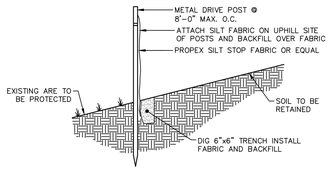


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

X MATERIALS STOCKPILE DETAIL
SCALE: N.T.S.

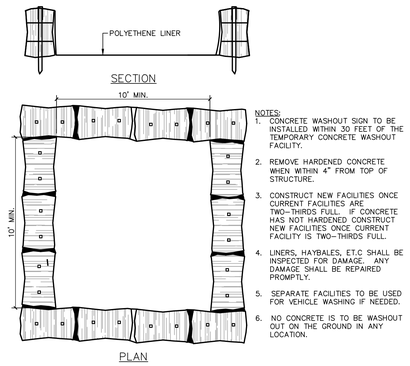


X CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"



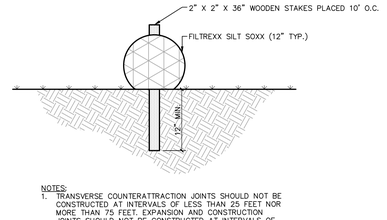
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

X SILT FENCE DETAIL
SCALE: N.T.S.



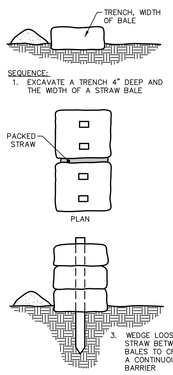
NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

X ABOVE GROUND TEMPORARY CONCRETE WASHOUT DETAIL
SCALE: 1/4"=1'-0"

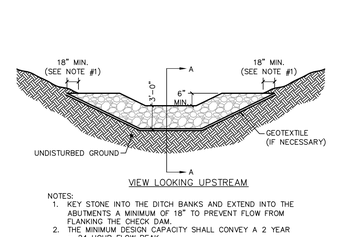


NOTES:
1. TRANSVERSE COUNTERATTRACTION JOINTS SHOULD NOT BE CONSTRUCTED AT INTERVALS OF LESS THAN 25 FEET NOR MORE THAN 75 FEET. EXPANSION AND CONSTRUCTION JOINTS SHOULD NOT BE CONSTRUCTED AT INTERVALS OF MORE THAN 50 FEET.

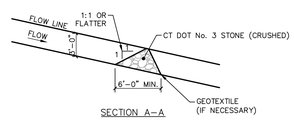
X FILTREXX SILT SOXX DETAIL
SCALE: 1" = 1'-0"



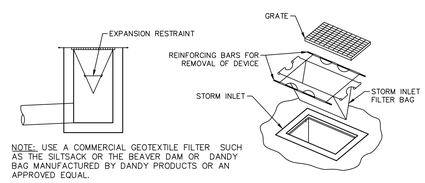
X PLACEMENT AND CONSTRUCTION OF HAYBALE BARRIER
SCALE: 1/2" = 1'-0"



NOTES:
1. KEY STONE INTO THE DITCH BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW FROM FLANKING THE CHECK DAM.
2. THE MINIMUM DESIGN CAPACITY SHALL CONVEY A 2 YEAR - 24 HOUR FLOW PEAK.

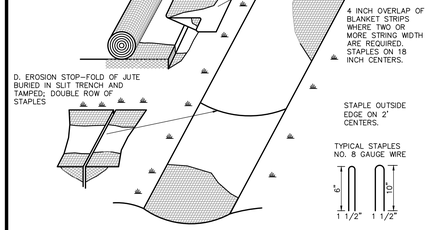


X CHECK DAM SWALE DETAIL
SCALE: 1/8" = 1'-0"



NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

X SILT SACK DETAIL
SCALE: N.T.S.

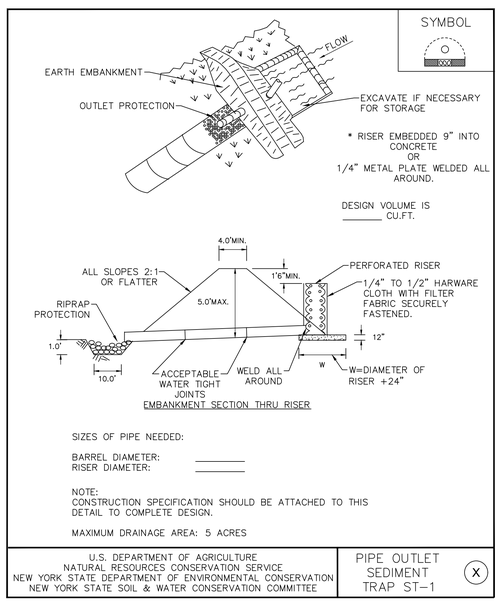


NOTES:

1. BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE 4:1 OR GREATER.
2. 4:1 SLOPES OR STEEPER WHERE INDICATED ON THE CONTRACT DRAWINGS:

EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150 OR SHALL BE A GREEN, WOOD FIBER MAT CONSTRUCTED FROM 100% ASPEN CURLED FIBERS WITH A GREEN PHOTO-DEGRADABLE NETTING APPLIED TO ONE SIDE. EROSION CONTROL BLANKET TO BE AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, ARLINGTON, TX, "QUICK GRASS" OR APPROVED EQUAL.

X EROSION CONTROL BLANKET DETAIL
SCALE: N.T.S.



STATE OF NEW YORK
RODNEY E. MORRIN
LICENSED PROFESSIONAL ENGINEER
071954

Land Planning - Civil Engineering
Environmental Services - Land Surveying - Landscape Architecture
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Tel: 860.635.2877 Tel: 845.243.2880 Tel: 908.603.5730
LRC Engineering & Surveying, DPC, LRC Engineering & Surveying, LLC, LRC Environmental Services, Inc.

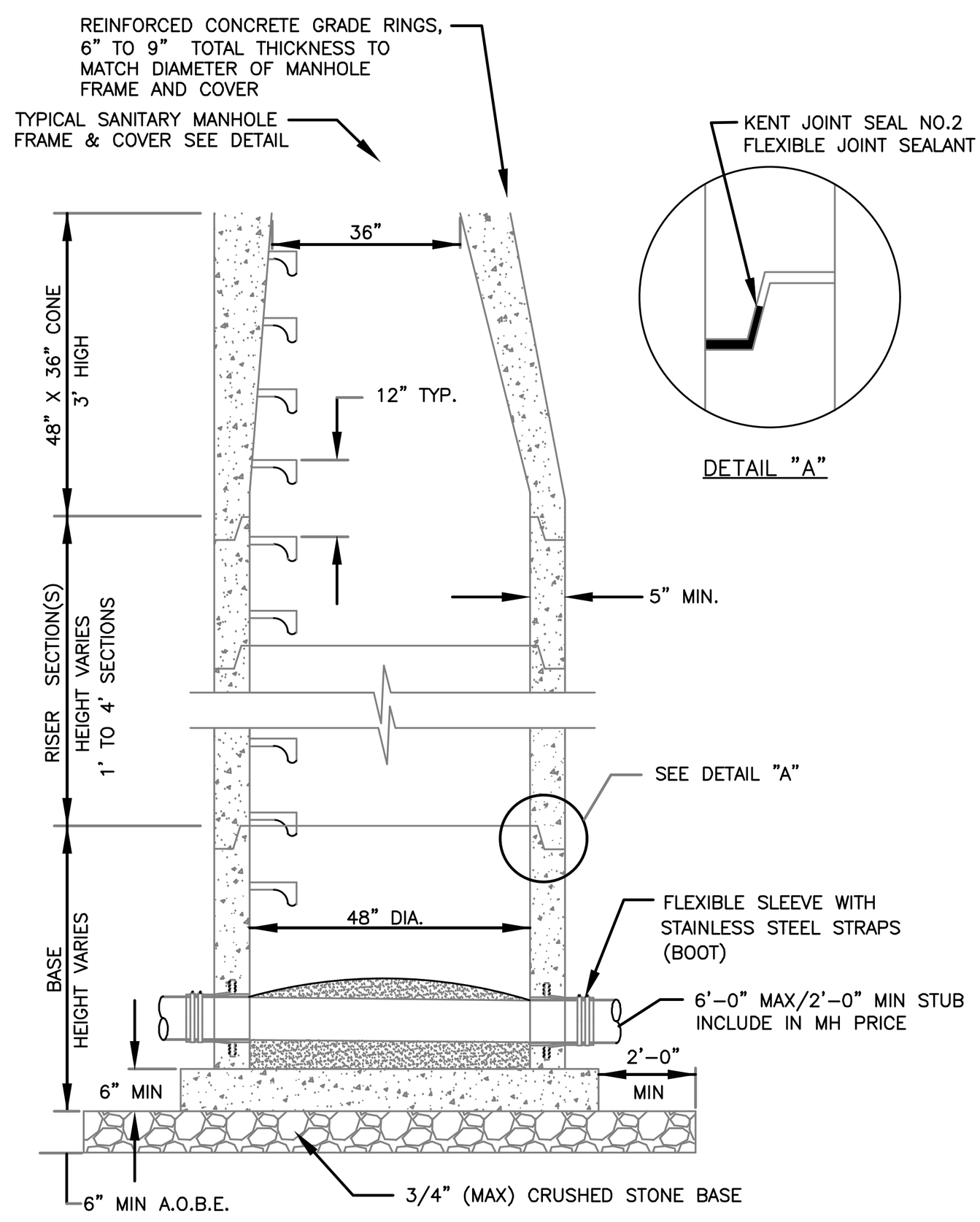
REV	DATE	DESCRIPTIONS
1.	2021-07-06	REVISED PER PB RESUBMISSION
2.	2021-08-10	REVISED PER COMMENTS

SITE DETAILS

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KFC
DATE	SCALE
05/26/21	NTS
PROJECT NO.	
21-2747	
SHEET NO.	
DN-4	

X:\JOBS\Jobs 2021\21-2747--Sanderson--The Villages of Hudson Valley\DWG\DN\21274704.dwg 8/4/2021 4:32 PM SGumm



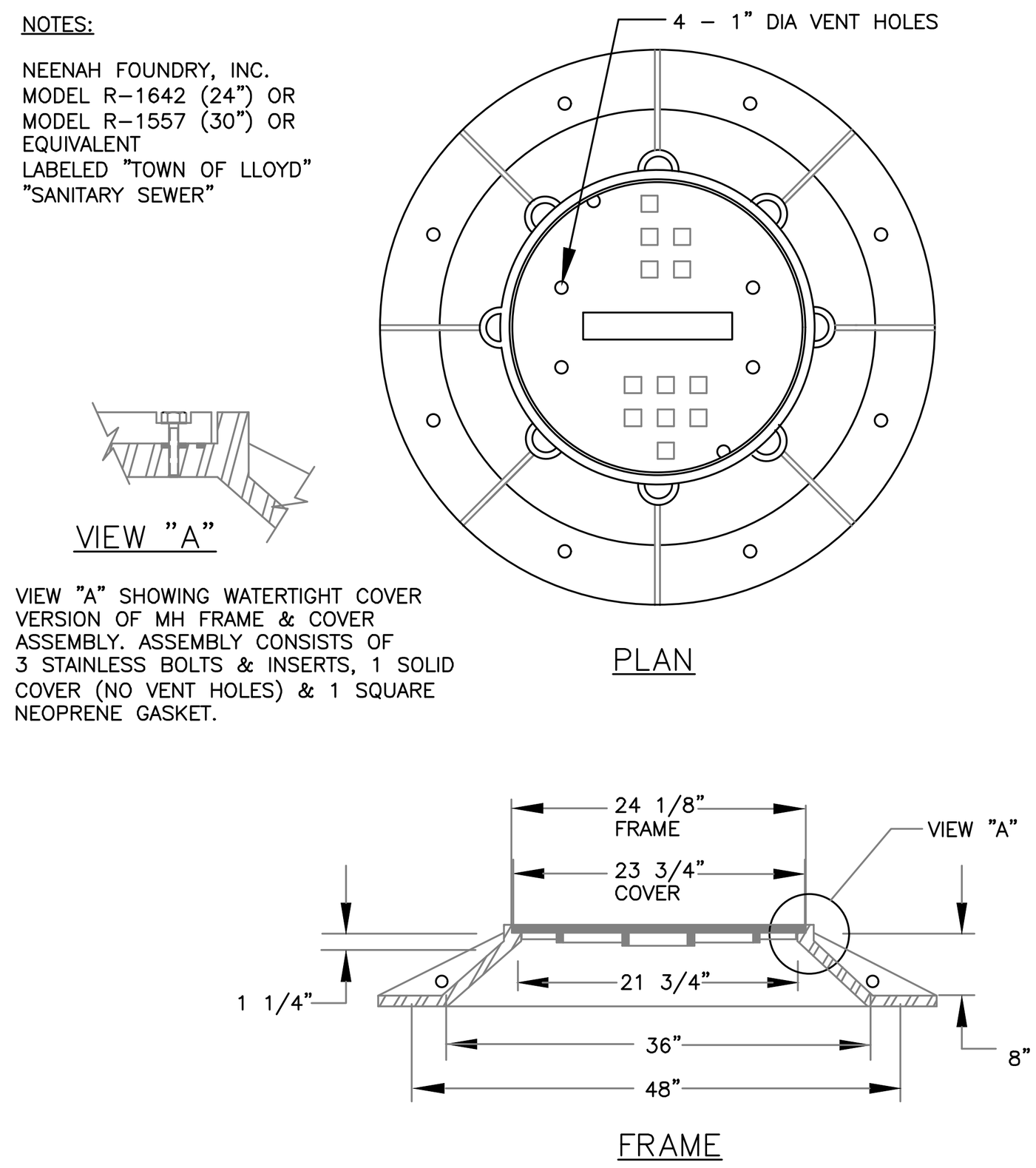
NOTES:

1. MANHOLE TO BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478.
2. TOP STEP TO BE 18" MAX. BELOW TOP OF FRAME.
3. MANHOLE STEPS TO BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC MODEL #PS2-PF-SL OR CAST ALUMINUM ALLOY 6061 DROP FRONT DESIGN.
4. INSERT RUBBER PLUG INTO LIFTING HOLES FROM OUTSIDE & FILL WITH NON-SHRINK MORTAR INSIDE & OUTSIDE.
5. POURED CONC RISER COLLAR TO BE PARGED & RECEIVE TWO COATS BITUMINOUS WATERPROOFING MATERIAL.
6. MANHOLE JOINTS SHALL RECEIVE NON-SHRINK GROUT INTERIOR.
7. MANHOLE STEPS SHALL BE 12" ON CENTER.
8. OUTSIDE OF MANHOLE SHALL RECEIVE TWO COATS BITUMINOUS WATERPROOFING MATERIAL.
9. INVERTS SHALL BE POURED CONCRETE TROUGHS.

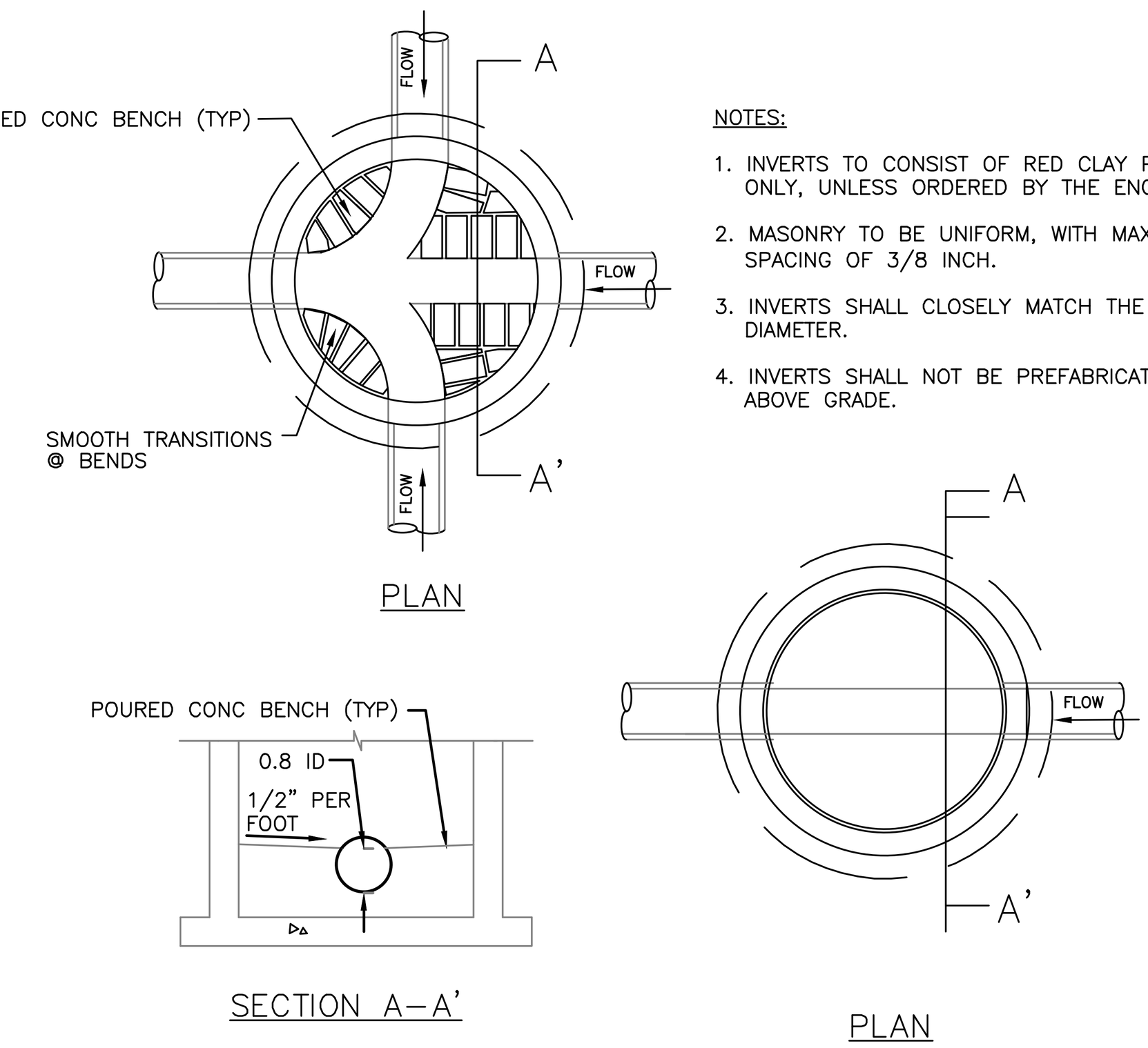
TYPICAL SANITARY MANHOLE DETAIL
NOT TO SCALE

NOTES:

NEENAH FOUNDRY, INC.
MODEL R-1642 (24") OR
MODEL R-1557 (30") OR
EQUIVALENT
LABELED "TOWN OF LLOYD"
"SANITARY SEWER"



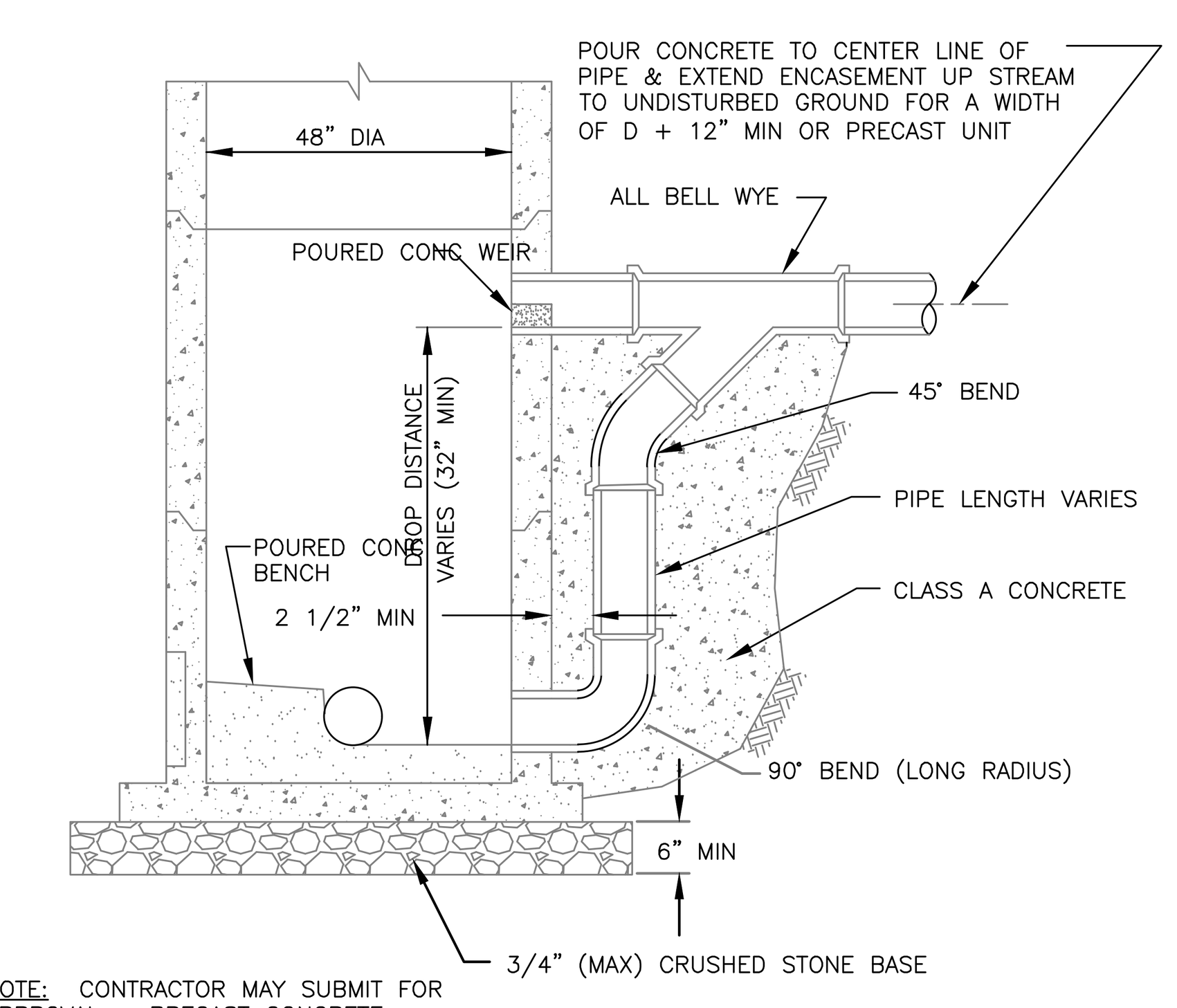
TYPICAL SANITARY MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE



NOTES:

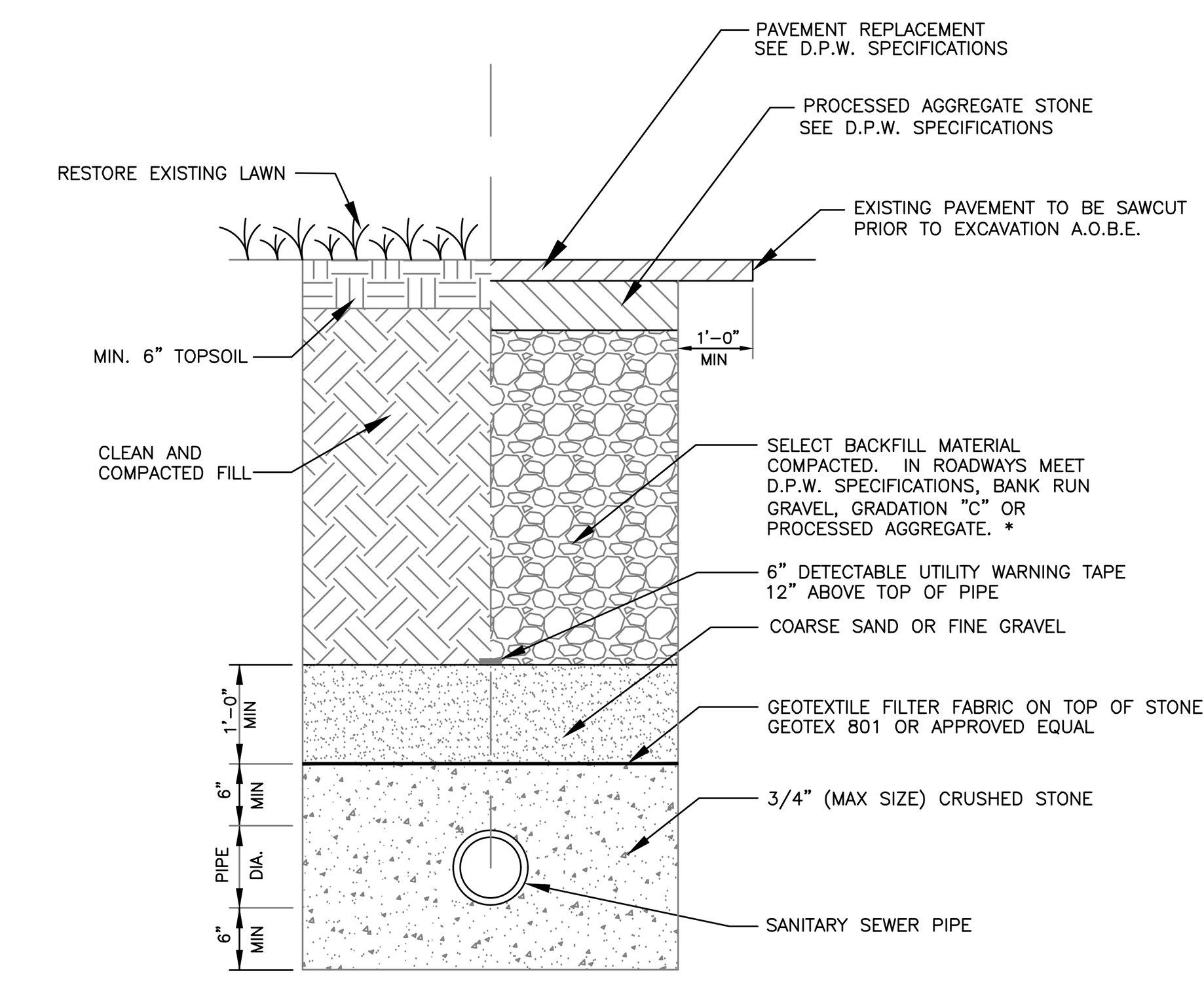
1. INVERTS TO CONSIST OF RED CLAY POURED CONC ONLY, UNLESS ORDERED BY THE ENGINEER.
2. MASONRY TO BE UNIFORM, WITH MAXIMUM SPACING OF 3/8 INCH.
3. INVERTS SHALL CLOSELY MATCH THE PIPE DIAMETER.
4. INVERTS SHALL NOT BE PREFABRICATED ABOVE GRADE.

TYPICAL POURED CONC INVERT DETAIL
NOT TO SCALE



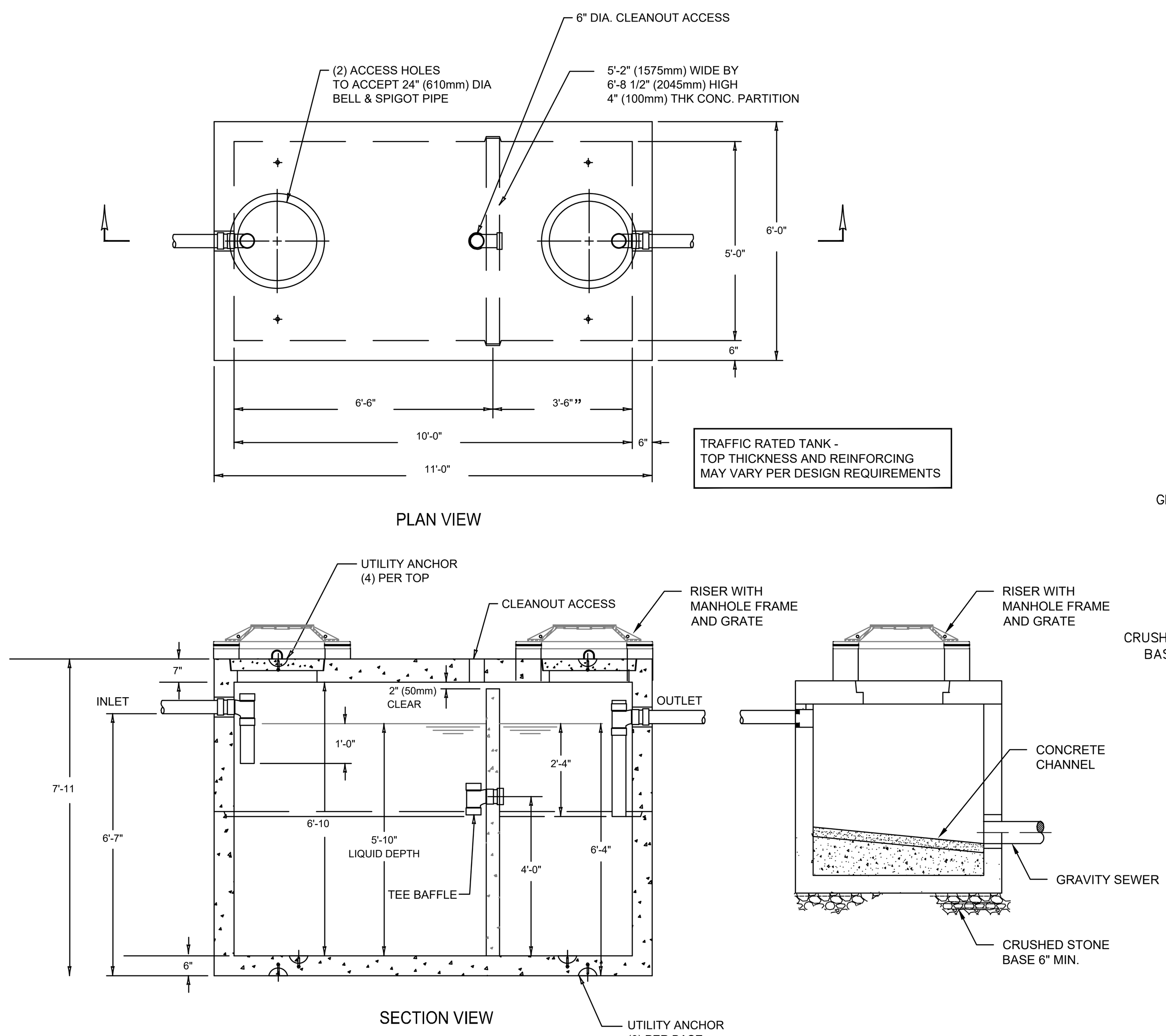
NOTE: CONTRACTOR MAY SUBMIT FOR APPROVAL – PRECAST CONCRETE OUTSIDE DROP STYLE MANHOLES

TYPICAL SANITARY MANHOLE OUTSIDE DROP DETAIL
NOT TO SCALE

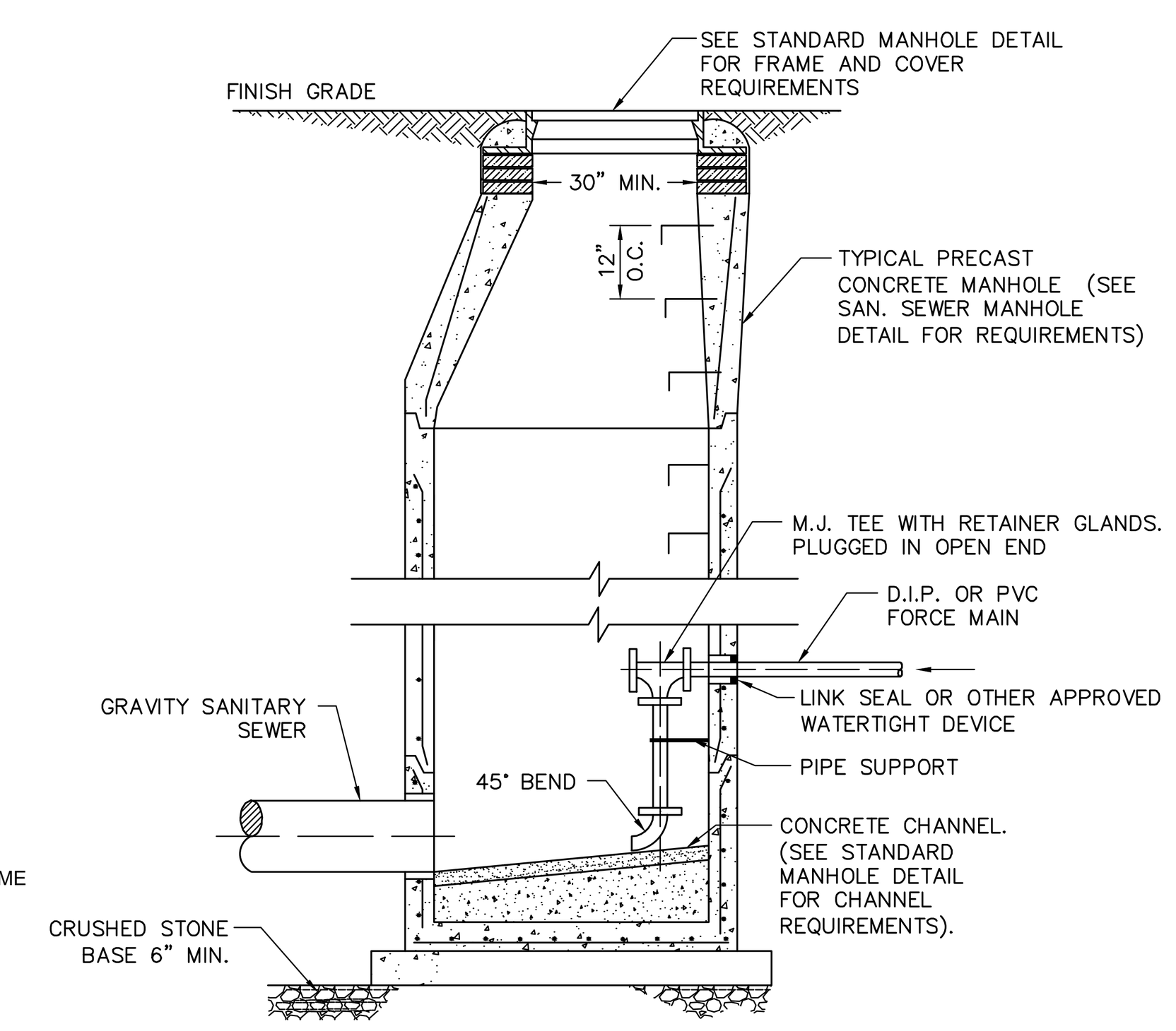


* – IN ALL OTHER AREAS, SUITABLE EXISTING MATERIAL MAY BE USED IF APPROVED BY THE ENGINEER.

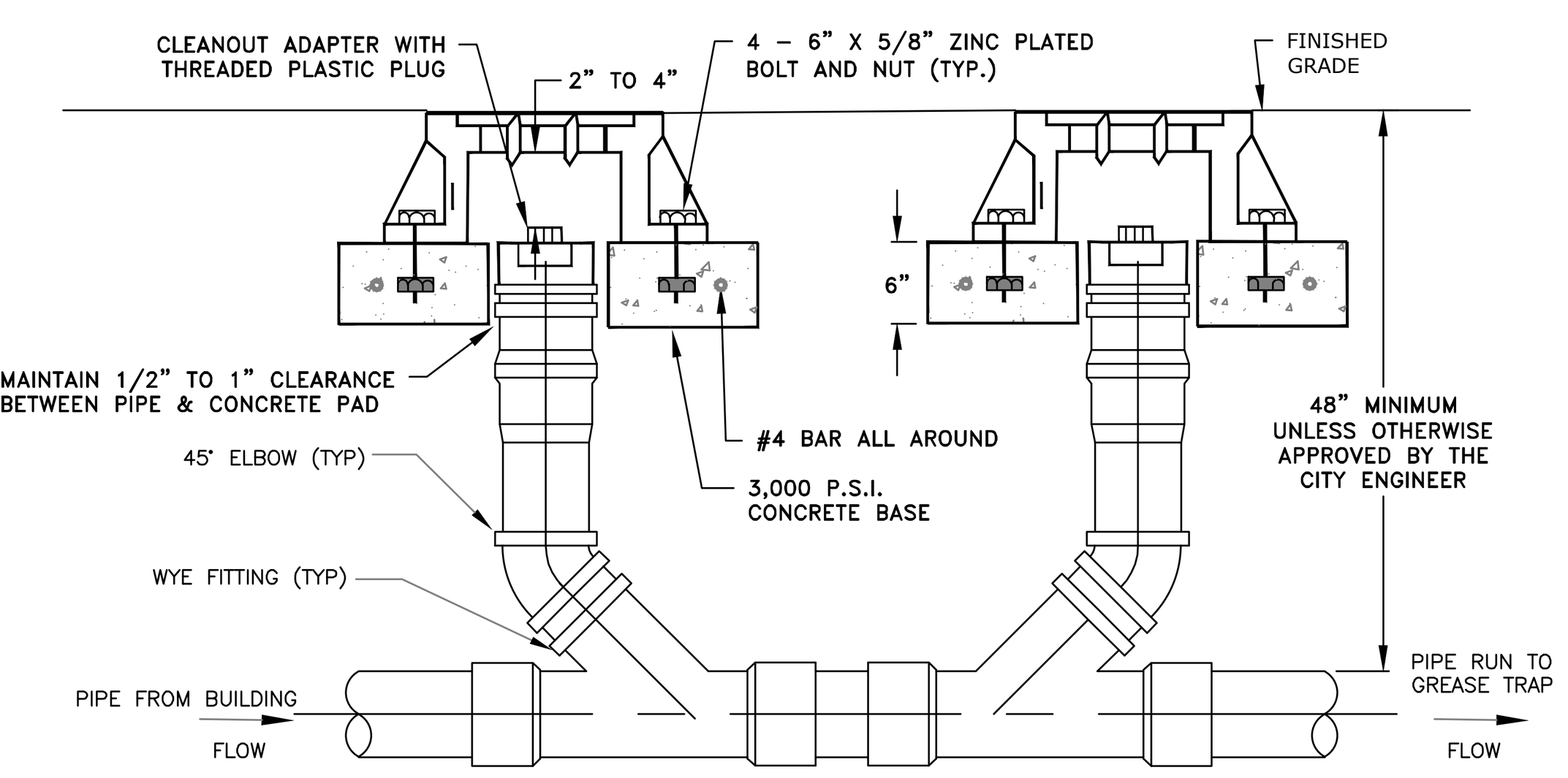
TYPICAL SANITARY SEWER TRENCH CROSS-SECTION DETAIL
NOT TO SCALE



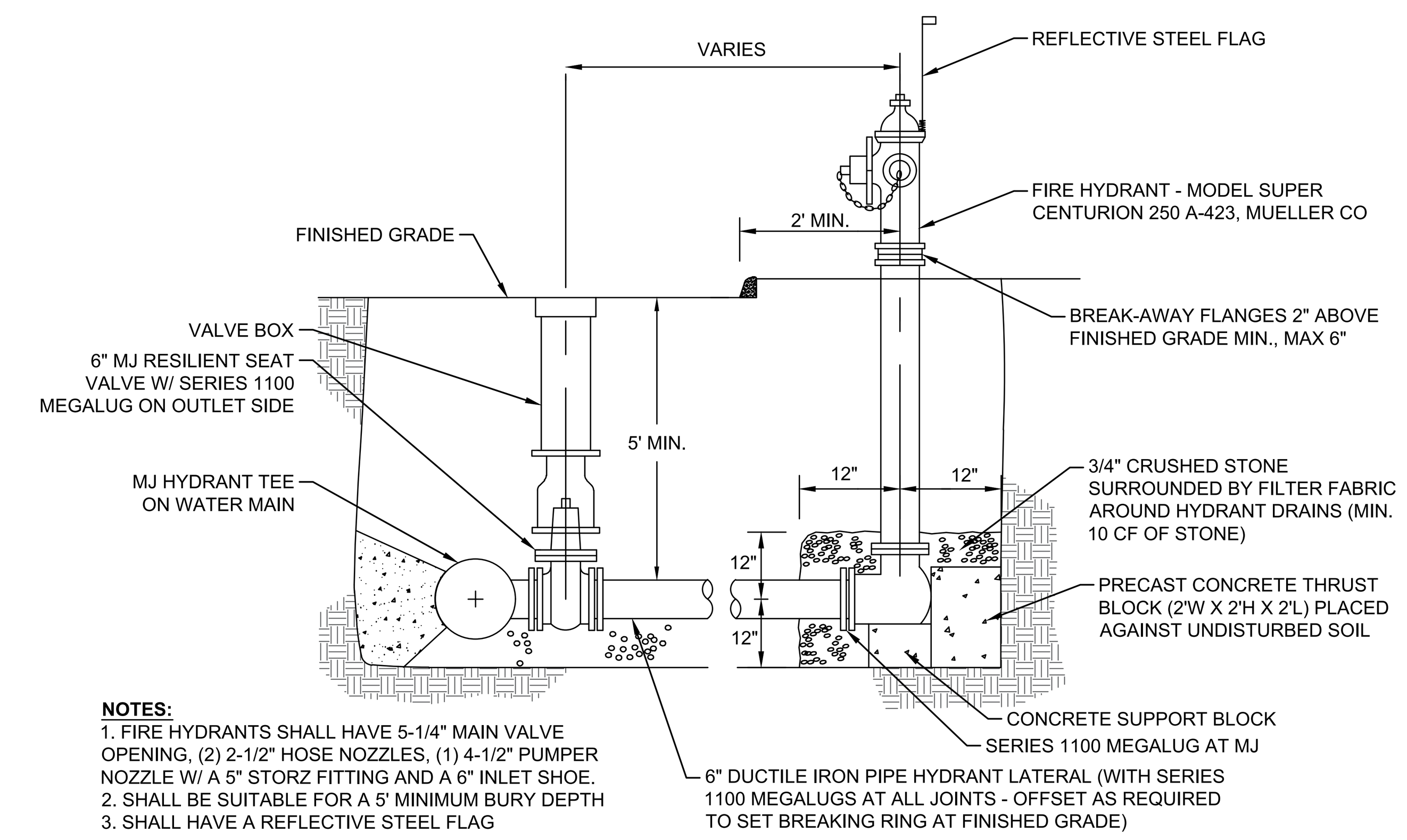
2,000 GALLON GREASE TRAP AND SAMPLING MANHOLE DETAIL
NOT TO SCALE



FORCE MAIN CONNECTION MANHOLE DETAIL
NOT TO SCALE

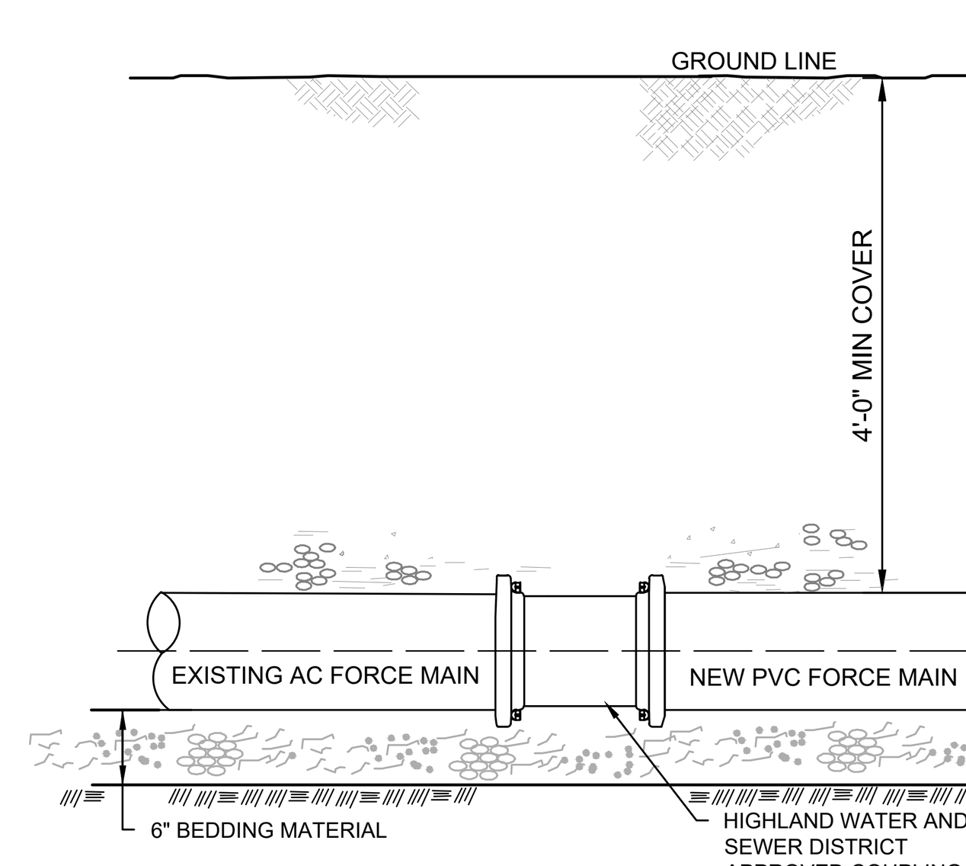


BACK TO BACK DOUBLE CLEANOUT DETAIL
NOT TO SCALE

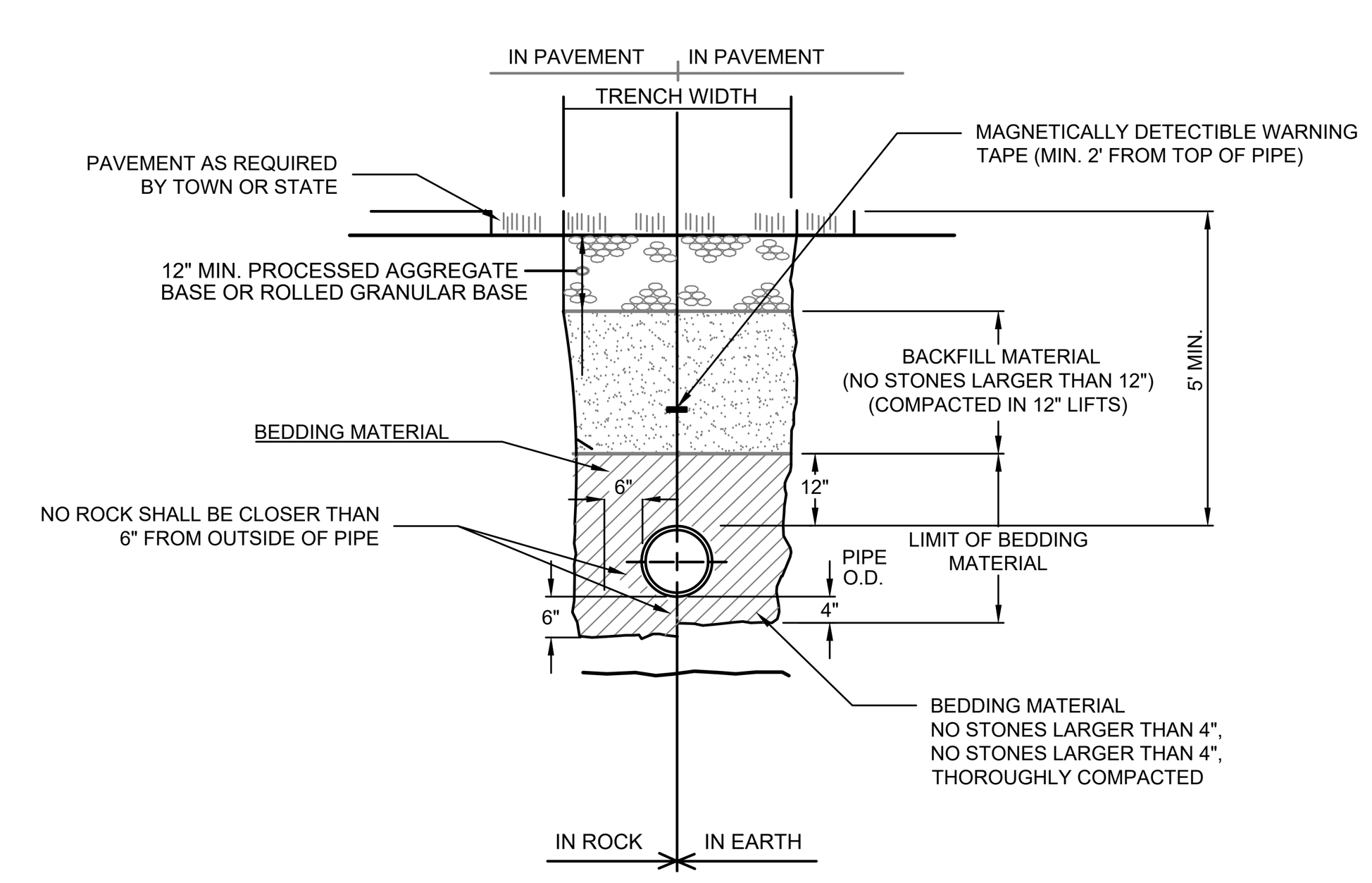


NOTES:
1. FIRE HYDRANTS SHALL HAVE 5-1/4" MAIN VALVE OPENING, (2) 2-1/2" HOSE NOZZLES, (1) 4-1/2" PUMPER NOZZLE W/ A 5" STORZ FITTING AND A 6" INLET SHOE.
2. SHALL BE SUITABLE FOR A 5' MINIMUM BURY DEPTH
3. SHALL HAVE A REFLECTIVE STEEL FLAG

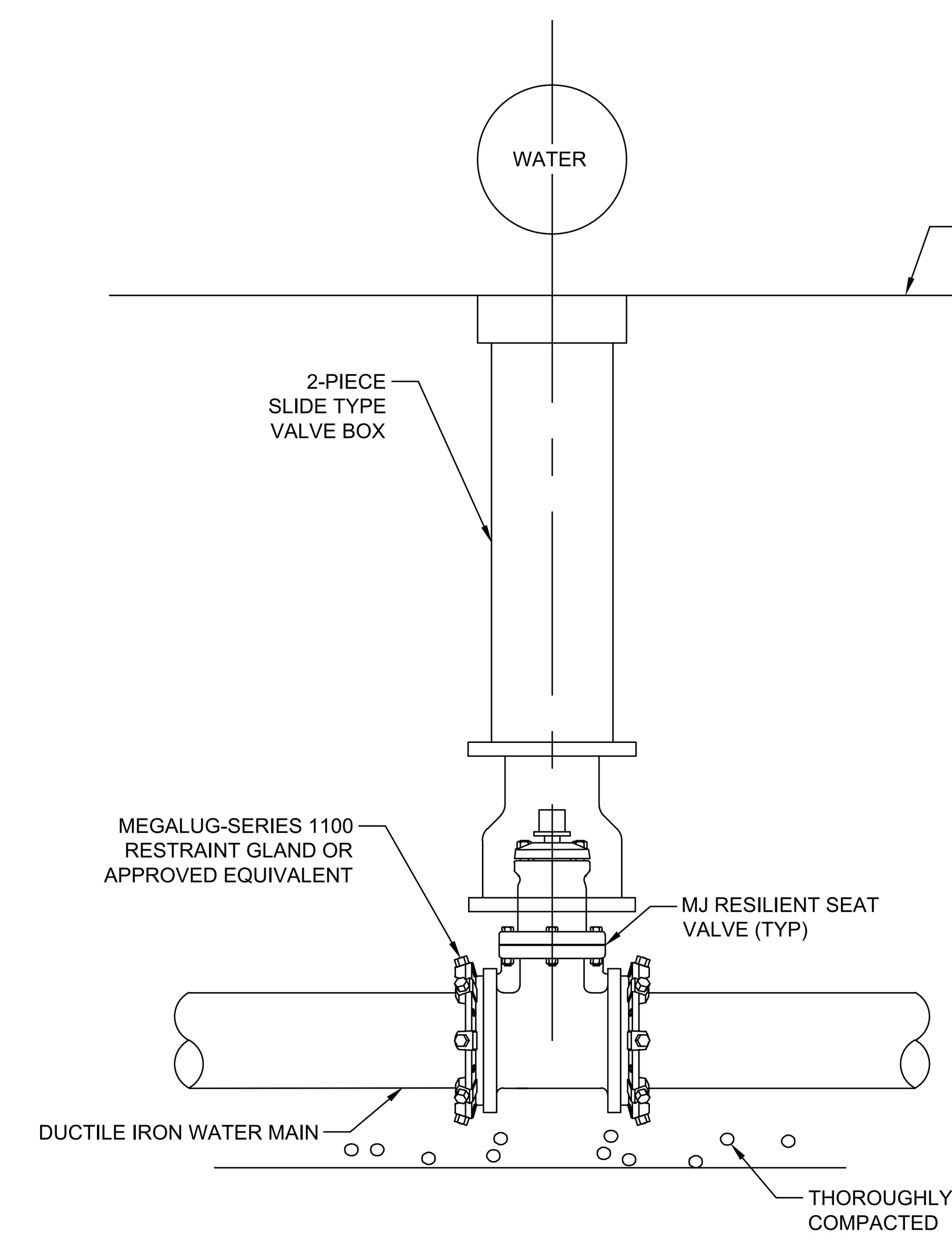
HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



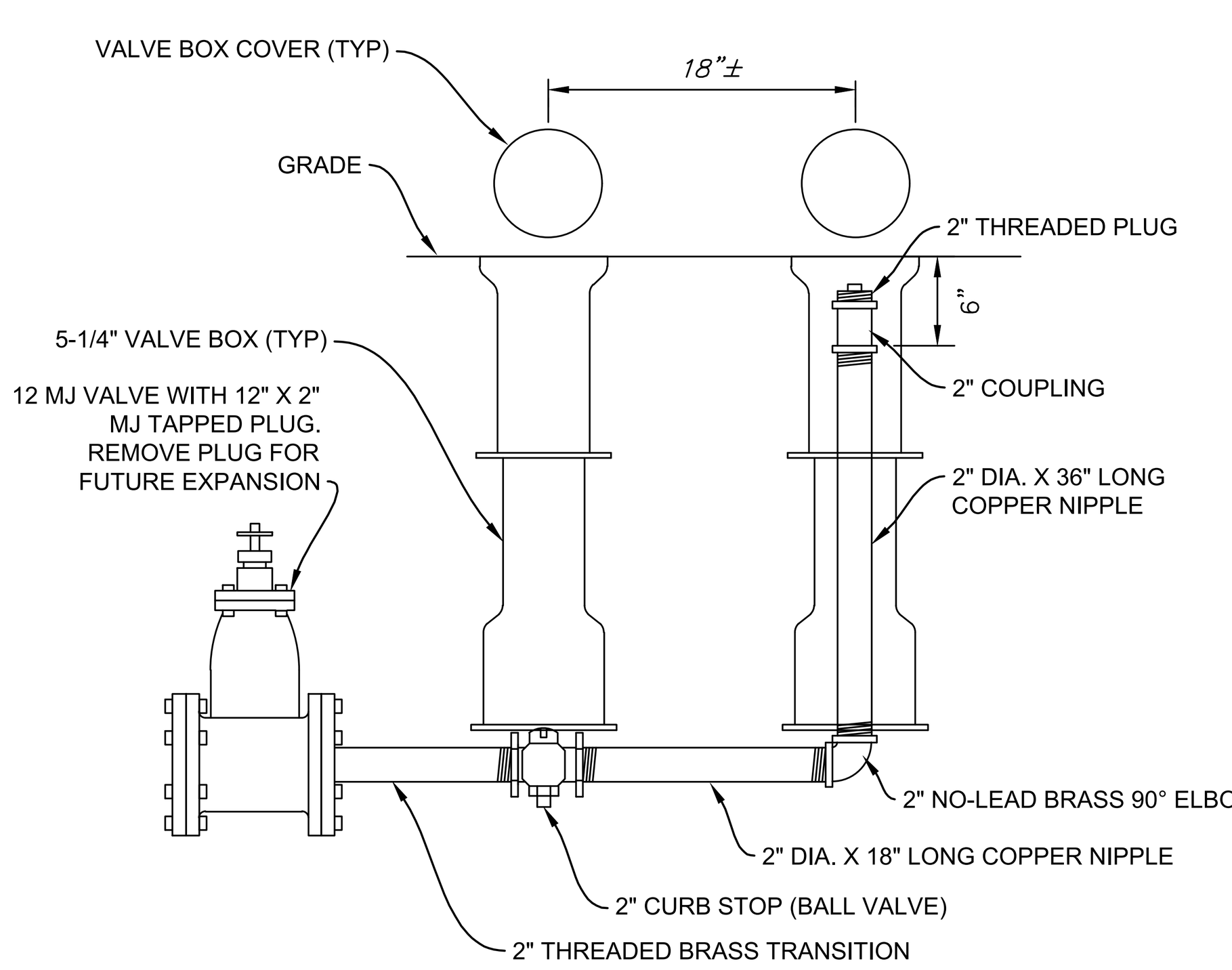
EXISTING FORCE MAIN CONNECTION DETAIL
NOT TO SCALE



TYPICAL WATER MAIN / FORCEMAIN TRENCH DETAIL
NOT TO SCALE



GATE VALVE DETAIL
NOT TO SCALE



2" AIR-VENT / BLOW-OFF ON WATER MAIN DETAIL
NOT TO SCALE

Y:\Misc Clients\Village in the Hudson Valley – Mark Sanderson\02 Design\Drawings\UXR21274701.dwg 8/3/2021 4:49 PM Desktop102820

PREPARED BY:

DONALD R. SNYDER JR, P.E.
PORTLAND, CT 06480

REV	DATE	DESCRIPTIONS
1	2021-08-10	TOWN OF LLOYD SITE PLAN REVIEW COMMENTS

UTILITY DETAILS - WATER & SEWER

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY NEW YORK

DRAWN BY	CHECKED BY
KPP	JFD/ZAK
DATE	SCALE
05/26/21	AS SHOWN
PROJECT NO.	
VHV-001	
SHEET NO.	
DN-5	

SHEET NUMBER 1 of 1

GNP-01

CONCEPTUAL OFFSITE IMPROVEMENTS
TOWN OF LLOYD
ULSTER COUNTY, NEW YORK

THE VILLAGE IN THE HUDSON VALLEY

DATE: JUNE 2021 | CM No.: 117-164 | SCALE: AS NOTED

Creighton Manning
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DESIGNED: K.G. | DRAWN BY: K.H.D. | CHECKED: A.C.

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PREPARED FOR:

THE VILLAGES IN THE HUDSON VALLEY
US ROUTE 9W
TOWN OF LLOYD
ULSTER COUNTY, NEW YORK

NO.	REVISION	DATE	BY