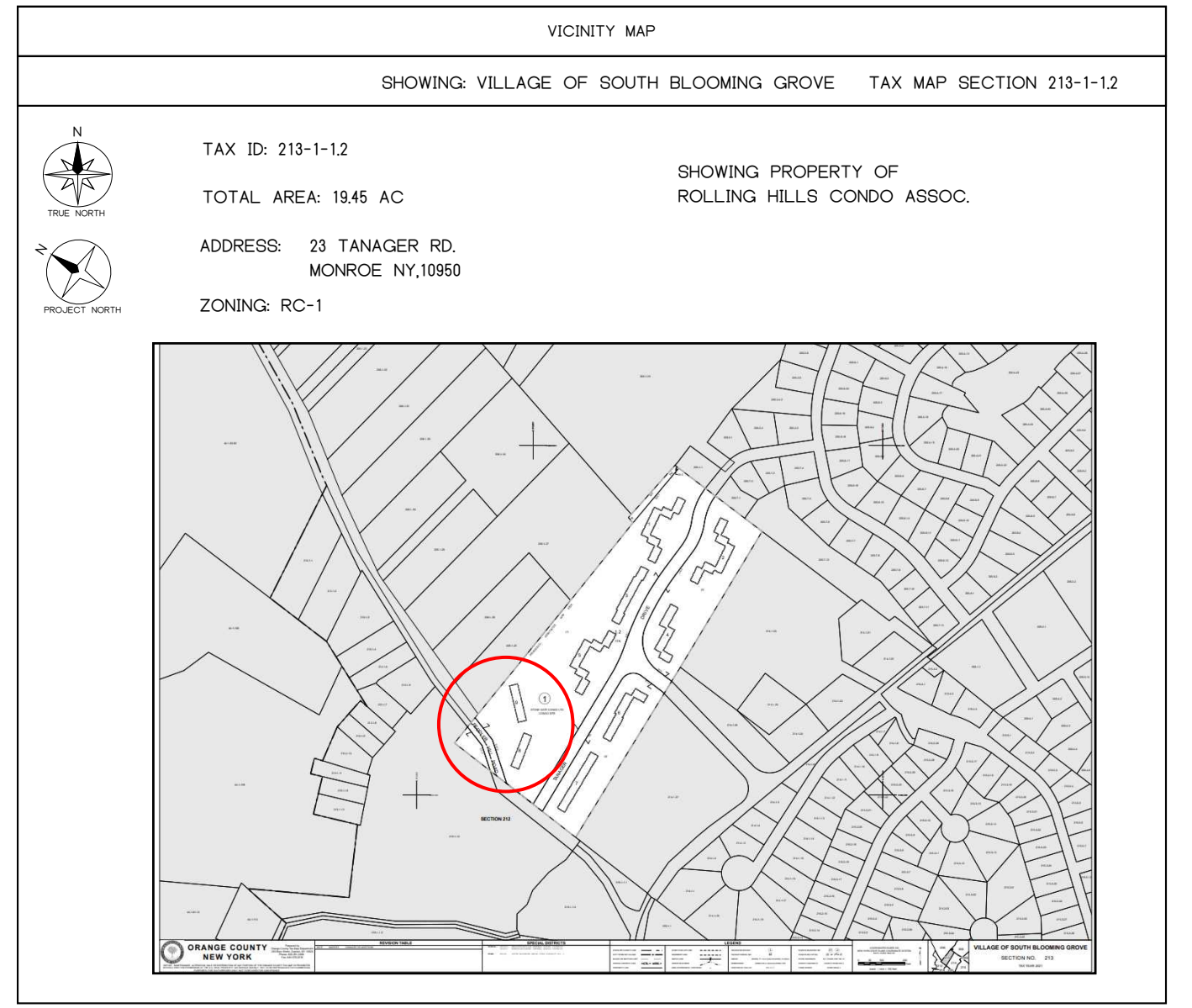


PARKING LOT ALTERATIONS & RETAINING WALLS FOR ROLLING HILLS CONDOMINIUMS PEDDLER HILL ROAD, MONROE NY,



GENERAL NOTES

- UNLESS OTHERWISE AGREED UPON, ALL BUILDING AND CONSTRUCTION PERMITS, AND REQUIRED MUNICIPAL INSPECTIONS SHALL BE OBTAINED, COORDINATED AND PAID FOR BY THE PROPERTY OWNER, OR THE GENERAL/PRIME CONTRACTOR OF RECORD WHO WILL BE PERFORMING THE SPECIFIC AND APPROVED TRADE. THESE INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO FOUNDATION, FLOORING, FRAMING, INSULATION, PLUMBING, ELECTRICAL, ROOFING, SEPTIC TANK OR LEACHFIELD INSPECTIONS AS REQUIRED FOR THE PROPER PLANNED EXECUTION OF THE APPROVED WORK.
- ALL MATERIALS, ASSEMBLIES, SYSTEMS, METHODS OF CONSTRUCTION AND EQUIPMENT ARE TO CONFORM WITH THE MOST CURRENT REQUIREMENTS OF THE NEW YORK STATE RESIDENTIAL BUILDING CODE, IBC '17 NY'S 2018 UNIFORM & ENERGY CODE, NFPA 72, ALL OTHER APPLICABLE CODES, TOWN AND COUNTY LAWS, REGULATIONS, ORDINANCES AND PERFORM TO GENERALLY ACCEPTED STANDARDS. IN THE PRESENCE OF A DISCREPANCY BETWEEN THESE DRAWING/SPECIFICATION NOTES AND THE APPLICABLE CODE, THE CODE REQUIREMENTS SHALL GOVERN.
- ALL CONTRACTORS SHALL PERFORM WORK TO THE INTENT OF THE DESIGN PORTRAYED IN THE DRAWINGS PROVIDED IN THIS SHEET SET AND WILL PROVIDE COMPLETE AND FINISHED WORK THAT IS REASONABLY TESTED, AND INCLUDES ALL NECESSARY ITEMS REQUIRED REGARDLESS OF WHETHER SPECIFICALLY CALLED FOR IN THE DRAWINGS OR NOT. THESE PLANS ARE INTENDED TO PROVIDE A VISUAL REPRESENTATION AND A MANUAL SET OF GENERAL INSTRUCTIONS OF THE WORK TO BE PERFORMED AND ARE FULLY INTENDED TO SUPPLEMENT THE BUILDING CODES APPLICABLE TO THIS PROJECT. IT IS EXPECTED THAT THE GENERAL/PRIME CONTRACTOR PERFORMING THE WORK HAS A FULL WORKING KNOWLEDGE OF THE BUILDING CODES OF NEW YORK STATE AND ALL CODES APPLICABLE TO THIS PROJECT.
- ALL CONTRACTORS SHALL FULLY FAMILIARIZE THEMSELVES WITH THE SITE AND THE SET OF DRAWINGS BEFORE SUBMITTING BIDS.
- THE GENERAL OR PRIME CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND IS REQUIRED TO NOTIFY THE ENGINEER IMMEDIATELY IF A DISCREPANCY OR CLARIFICATION IS FOUND OR NEEDED AND WILL REQUEST INFORMATION AS TO HOW TO RESPOND PRIOR TO EXECUTING ITEMS WITH AN IDENTIFIED ISSUE.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO THE FRAMING ON THE FLOOR OR ELEVATION CALLED OUT ON THAT SPECIFIC DETAIL.
- ALL WORK SHALL BE PERFORMED BY PERSONS SKILLED IN THEIR RESPECTIVE TRADES. IN THE CASE OF THE PROPERTY OWNER PERFORMING WORK ON THEIR OWN PREMISES, ALL WORK WILL BE HELD TO THE QUALITY MEASURES OUTLINED BY RESPECTIVE BUILDING CODES. IT IS RECOMMENDED THAT THE PROPERTY OWNER ONLY COMPLETE WORK THAT HE OR SHE IS FULLY COMPETENT TO COMPLETE.
- THE CONTRACTOR SHALL LEAVE THE WORK SITE CLEAN AND SECURED AT THE END OF EACH WORKING DAY. THE WORK SITE SHALL NOT BE LEFT UNATTENDED AT ANY TIME BY THE CONTRACTOR UNLESS THE WORK AREA IS PROPERLY SECURED BY THE CONTRACTOR. THE CONTRACTOR IS ADVISED THAT THEY ARE SOLELY RESPONSIBLE FOR THE SAFETY OF THE WORK SITE AND SHALL TAKE ALL ACTIONS TO ELIMINATE ANY SAFETY HAZARDS THAT SHALL EXIST AND POSE A THREAT OF HARM TO STUDENTS, EMPLOYEES OF WESTCHESTER COUNTY, EMPLOYEES OF THE CONTRACTOR OR OTHER(S). IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO TAKE IMMEDIATE ACTION TO ALLEVIATE ANY SAFETY HAZARD THAT MAY EXIST WITHOUT DIRECTION FROM WESTCHESTER COUNTY.
- CONTRACTOR SHALL SAW CUT WITH PROPER BLADE ANY ROADS, CURBS AND SIDEWALKS ENCOUNTERED IN THE COURSE OF THIS WORK.
- ALL HOLES SHALL BE CORE-DRILLED WITH DIAMOND CORE BITS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY AND ALL DEBRIS FROM THE SITE DAILY AND DISPOSE OF SAME OFF SITE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN THE WORK SITE IN A NEAT AND CLEAN CONDITION. THE WORK SITE SHALL BE CLEANED DAILY OF CONSTRUCTION DEBRIS.
- SUB-GRADE FILL TO BE COMPACTED TO 95% STANDARD PROCTOR RELATIVE DENSITY AND PAVEMENT AREAS SHALL HAVE SUB-GRADE COMPACTED TO 95% MODIFIED RELATIVE DENSITY PER AASHTO REQUIREMENTS.
- ALL ESTABLISHED EGRESS ROUTES SHALL REMAIN CLEAR AT ALL TIMES.
- ALL WORK SHALL BE CONDUCTED WITHIN THE APPROVED FENCING PLAN AREA.
- ALL CONSTRUCTION VEHICLES WILL HAVE A FUNCTIONING BACKUP ALARM.
- CONTRACTOR TO VERIFY LOCATION AND LSE FOR ALL BUILDINGS PRIOR TO START OF CONSTRUCTION. LSE NOT LISTED ARE ASSUMED TO BE APPROXIMATELY 4' BELOW GRADE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL AND STATE PERMITS PRIOR TO COMMENCEMENT OF WORK.
- UNLESS OTHERWISE NOTED OR AGREED UPON, THE ENGINEER HAS NOT BEEN RETAINED FOR FIELD SUPERVISION DURING CONSTRUCTION. THE CONTRACTOR OR OWNER SHALL FILE FOR BUILDING PERMIT AND SECURE A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR IS TO PROTECT THE PUBLIC AND PREMISES DURING THE PERIOD OF CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, LIGHTING, ETC.

SITE - CIVIL GENERAL NOTES

- CONTRACTOR, AT THEIR OWN EXPENSE, SHALL ABIDE BY THE LATEST EDITIONS OF ALL OSHA REGULATIONS AND REQUIREMENTS.
- THERE SHALL BE NO CLAIMS AGAINST WESTCHESTER COUNTY FOR WORK STOPPAGES DUE TO ACTS OF GOD, WEATHER CONDITIONS, STOP WORK ORDERS (VERBAL AND/OR WRITTEN), UNDERSTANDING OF WORK, ESTIMATED QUANTITIES, MATERIALS, SUPPLIES, TOOLS, CORRECTION OF SAFETY PROBLEMS, OR ANY OTHER REASON.
- ALL QUANTITIES SHOWN ON THE DRAWING ARE ESTIMATED QUANTITIES ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND ASCERTAIN IN THE FIELD, ALL EXISTING UTILITIES, EXISTING CONDITIONS, FIELD MEASUREMENTS, DIMENSIONS, AND QUANTITIES RELATED TO THE PROJECT.
- ALL WORK SHALL BE PERFORMED BY THOSE WHO ARE SKILLED IN THEIR TRADE TO PRODUCE FIRST CLASS JOB. THE CONTRACTOR IS ADVISED THAT WORK DEEMED UNSUITABLE, IMPROPER, OR SECOND CLASS IN NATURE BY THE INSPECTING AUTHORITY OR MUNICIPALITY SHALL BE DEEMED NON-ACCEPTABLE AND THE CONTRACTOR SHALL REMOVE, REPLACE, RE-DO, TO THE SATISFACTION OF THE INSPECTING AUTHORITY AT NO ADDITIONAL COST TO THE OWNER.
- ROADWAYS, BUILDING EMERGENCY ACCESS AREAS, AND BUILDING ENTRY AND EXITS AREAS ARE TO BE KEPT CLEAR AT ALL TIMES.
- CONTRACTOR SHALL USE DIG SAFELY NY, "CALL 811".
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND ASCERTAIN THE LOCATION, DEPTH, DIRECTION, AND SIZE OF ANY AND ALL UTILITIES EXISTING IN THE GENERAL VICINITY OF THE WORK AREA.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY UTILITY DISRUPTED, BROKEN OTHERWISE RENDERED NON-FUNCTIONAL DUE TO THE WORK PERFORMED AT NO ADDITIONAL CO TO ORANGE COUNTY DURING THIS COURSE OF WORK.
- THE CONTRACTOR SHALL IDENTIFY ANY NON-FUNCTIONING UTILITY/SYSTEM PRIOR TO THE STA OF WORK TO ORANGE COUNTY. IDENTIFICATION OF SUCH AFTER THE START OF WORK SHALL BE DEEMED AS DISTURBED/DAMAGED BY THE CONTRACTOR AND SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SUPPORT ANY UTILITY ENCOUNTERED IN THE COURSE OF THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL ADD BARRIERS, SECURE ALL EXTERIOR WORK AND STAGING AREAS WITH ACCEPTABLE FENCING.
- THE CONTRACTOR SHALL NOT LEAVE THE WORK AREA UNATTENDED FOR ANY REASON, UNLESS SAFETY PARTITIONS, SAFETY FENCING AND COVERING FOR ALL OPEN TRENCHES ARE INSTALLED AND SECURED.
- THE CONTRACTOR SHALL LEAVE THE WORK SITE CLEAN AND SECURED AT THE END OF EACH WORKING DAY. THE WORK SITE SHALL NOT BE LEFT UNATTENDED AT ANY TIME BY THE CONTRACTOR UNLESS THE WORK AREA IS PROPERLY SECURED BY THE CONTRACTOR.
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- CONTRACTOR TO VERIFY LOCATION AND LSE FOR ALL BUILDINGS PRIOR TO START OF CONSTRUCTION. LSE NOT LISTED ARE ASSUMED TO BE APPROXIMATELY 4' BELOW GRADE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL AND STATE PERMITS PRIOR TO COMMENCEMENT OF WORK.

EROSION & SEDIMENT CONTROL NOTES

- THE CONTRACTOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES, ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- THE EBS CONTROL PLAN MAPPING MUST DISPLAY A NY ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER. (THIS IS A NUMBERED SYMBOL, NOT A NOTE).
- EROSION AND SEDIMENT BMPs (BEST MANAGEMENT PRACTICES) MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIOD MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL, TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODE. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

BMPs - AFTER DISTURBANCE

- WITHIN FOURTEEN (14) DAYS OF ACHIEVING FINAL SITE STABILIZATION, TEMPORARY EROSION AND SEDIMENT BMPs CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- SPREADING:
 - SPREAD MATERIAL IN A MANNER THAT REQUIRES THE LEAST HANDLING.
 - WHERE THICKNESS OF FINISHED PAVING WILL BE 75MM (3") OR LESS, SPREAD IN ONE LAYER.
- ROLLING:
 - AFTER THE MATERIAL HAS BEEN SPREAD TO THE PROPER DEPTH, ROLL UNTIL THE SURFACE IS HARD, SMOOTH, UNWEILDING, AND TRUE TO THE THICKNESS AND ELEVATION SHOWN ON THE DRAWINGS.
 - ROLL IN AT LEAST TWO DIRECTIONS UNTIL NO ROLLER MARKS ARE VISIBLE.
 - FINISHED PAVING SMOOTHNESS TOLERANCE:
 - NO DEPRESSIONS WHICH WILL RETAIN STANDING WATER
 - NO DEVIATION GREATER THAN 3MM IN 13M (1/8" IN SIX FEET).
- PREPARE THE SURFACES, MIX THE SEAL COAT MATERIAL, AND APPLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AS APPROVED BY THE ARCHITECT OR ENGINEER.
- ACHIEVE A FINISHED SURFACE SEAL WHICH, WHEN DRY AND THOROUGHLY SET, IS SMOOTH, TOLERANT, OF UNIFORM BLACK COLOR, AND FREE FROM COARSE TEXTURED AREAS, LAP MARKS, RIDGES, AND OTHER SURFACE IRREGULARITIES.
- WHEN SEALING NEW ASPHALT PAVING WAIT AN ENTIRE YEAR TO ALLOW FOR THE EXPANSION AND CONTRACTION OF A YEARS CYCLE OF BOTH WARM AND COOL TEMPERATURES. THIS ALLOWS FOR THE ASPHALT OILS TO PROPERLY CURE AND BEGIN OXIDATION BEFORE APPLYING A SEAL COAT. WHEN SEAL COATING IN LESS THAN A YEAR APPLY TWO COATS, SPRAY APPLIED. THIS APPLICATION METHOD IS PREFERRED FOR LESS THAN A YEAR APPLICATION WHEN THERE IS STILL PLENTY OF ASPHALT CEMENT PRESENT FOR THE SEAL COAT TO BOND TO.
- WHEN SEAL COATING EXISTING PAVING THAT HAS NEW ASPHALT PATCHES, APPLY TWO COATS SPRAYED TO THE EXISTING ASPHALT AND A SINGLE LIGHTER COAT ON NEW PATCH WORK, JUST ENOUGH TO MAKE THE COLOR OF THE NEW PATCHES MATCH THE REST OF THE RESEAL COAT PAVING.
- WHEN RESEALING EXISTING PAVING 5, 10, 15 YEARS AND OLDER THAT IS OXIDIZED AND IS VERY LIGHT IN COLOR, SOAK/EGREE, APPLY THE FIRST COAT OF SEAL COAT AND SPRAY ON A SECOND COAT. TWO COATS ARE PREFERRED IN OLDER PAVING WHEN THE ASPHALT CEMENT HAS OXIDIZED LEAVING THE SEAL COAT WITH NOTHING TO BOND TO OTHER THAN THE AGGREGATE THAT IN MANY CASES HAS POLISHED OVER TIME LEAVING LESS THAN A DESIRABLE SURFACE TO BOND TO.
- PROTECT THE ASPHALT CONCRETE PAVED AREAS FROM TRAFFIC UNTIL THE SEALER IS SET AND CURED AND DOES NOT PICK UP UNDER FOOT OR WHEELED TRAFFIC.
- REMOVE ALL DEBRIS, RUBBISH, AND EXCESS MATERIAL FROM THE WORK AREA.

SITE - CIVIL GENERAL NOTES

- THE ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOEY MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE, AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE STATE HIGHWAY SPECIFICATION FOR THE TYPE OF MATERIAL SPECIFIED.
- PROVIDE HOT PLANT-MIXED ASPHALTIC CONCRETE PAVING MATERIALS.
 - TEMPERATURE LEAVING THE PLANT: 143 DEGREES C (290 DEGREES F) MINIMUM, 150 DEGREES C (302 DEGREES F) MAXIMUM.
 - TEMPERATURE AT TIME OF PLACING: 138 DEGREES C (280 DEGREES F) MINIMUM.
- SHAPE TO LINE AND GRADE AND COMPACT WITH SELF-PROPELLED ROLLERS.
- ALL DEPRESSIONS THAT DEVELOP UNDER ROLLING SHALL BE FILLED WITH ACCEPTABLE MATERIAL AND THE AREA RE-ROLLED.
- SOFT AREAS SHALL BE REMOVED AND FILLED WITH ACCEPTABLE MATERIALS AND THE AREA RE-ROLLED.
- SHOULD THE SUBGRADE BECOME RUTTED OR DISPLACED PRIOR TO THE PLACING OF THE SUBBASE, IT SHALL BE REWORKED TO BRING TO LINE AND GRADE.
- PROOF-ROLL THE SUBGRADE WITH MAXIMUM 45 TONNE (50 TON) GROSS WEIGHT DUMP TRUCK AS DIRECTED BY VA RESIDENT ENGINEER OR VA CONTRACTING OFFICER. IF PUMPING, PUSHING, OR OTHER MOVEMENT IS OBSERVED, REWORK THE AREA TO PROVIDE A STABLE AND COMPACTED SUBGRADE.
- SUBBASE (WHEN REQUIRED):
 - SPREAD AND COMPACT TO THE THICKNESS SHOWN ON THE DRAWINGS.
 - ROLLING SHALL BEGIN AT THE SIDES AND CONTINUE TOWARD THE CENTER AND SHALL CONTINUE UNTIL THERE IS NO MOVEMENT AHEAD OF THE ROLLER.
 - AFTER COMPLETION OF THE SUBBASE ROLLING THERE SHALL BE NO HAULING OVER THE SUBBASE OTHER THAN THE DELIVERY OF MATERIAL FOR THE TOP COURSE.
- BASE:
 - SPREAD AND COMPACT TO THE THICKNESS SHOWN ON THE DRAWINGS.
 - ROLLING SHALL BEGIN AT THE SIDES AND CONTINUE TOWARD THE CENTER AND SHALL CONTINUE UNTIL THERE IS NO MOVEMENT AHEAD OF THE ROLLER.
 - AFTER COMPLETION OF THE BASE ROLLING THERE SHALL BE NO HAULING OVER THE BASE OTHER THAN THE DELIVERY OF MATERIAL FOR THE TOP COURSE.
- THICKNESS TOLERANCE: PROVIDE THE COMPACTED THICKNESSES SHOWN ON THE DRAWINGS WITH A TOLERANCE OF MINUS 0.3MM (0.01") TO PLUS 12.7MM (0.5").
- SMOOTHNESS TOLERANCE: PROVIDE THE LINES AND GRADES SHOWN ON THE DRAWINGS WITHIN A TOLERANCE OF 8MM IN 3M (3/16 INCH IN TEN FEET).
- MOISTURE CONTENT: USE ONLY THE AMOUNT OF MOISTURE NEEDED TO ACHIEVE THE SPECIFIED COMPACTION.
- REMOVE ALL LOOSE MATERIALS FROM THE COMPACTED BASE.
- APPLY THE SPECIFIED PRIME COAT, AND TACK COAT WHERE REQUIRED, AND ALLOW TO DRY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AS APPROVED BY THE ARCHITECT OR ENGINEER.
 - RECEIPT OF ASPHALTIC CONCRETE MATERIALS DO NOT ACCEPT MATERIAL UNLESS IT COVERED WITH A TARPULIN UNTIL UNLOADED, AND UNLESS THE MATERIAL HAS A TEMPERATURE OF NOT LESS THAN 130 DEGREES C (280 DEGREES F).
 - DO NOT COMBINE PLACEMENT OF ASPHALTIC CONCRETE MATERIALS WHEN THE ATMOSPHERIC TEMPERATURE IS BELOW 10 DEGREES C (50 DEGREES F), NOT DURING RAIN, OR OTHER UNSUITABLE CONDITIONS.
- SPREADING:
 - SPREAD MATERIAL IN A MANNER THAT REQUIRES THE LEAST HANDLING.
 - WHERE THICKNESS OF FINISHED PAVING WILL BE 75MM (3") OR LESS, SPREAD IN ONE LAYER.
- ROLLING:
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COMMON ABBREVIATIONS REFERENCED	
AW: IN ACCORDANCE WITH IBO IN THE VICINITY OF	CY: CYBIC YARD
P1: PRESSURE TREATED	OC: ON CENTER
P.C: PUMP CHAMBER	W/O: WITH OUT
SF: SQUARE FOOT	
CS: CURB FOOT	
CL: CENTER LINE	
SO: SCHEDULE	
TA: TRIBUTARY AREA	
EDR: ENGINEER OF RECORD	

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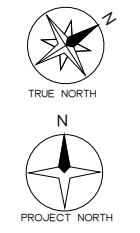
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	DATE: 8 AUG 22 COMPANY: CAESAR ENGINEERING D.P.C. CONTACT: 845.391.0148 contact@caesarengineering.com PROFESSIONAL BOARD FOR PLANNING BOARD	DATE: 01 AUG 22 CLIENT NUMBER: 845.325.5602 DESIGNED BY: NJM Caesar, P.E. CLIENT: ROLLING HILLS CONDO ASSOCIATION (HOA) DRAWN BY: NMC PROJECT NUMBER: P097	PROJECT ADDRESS: 23 Tanager Rd., Monroe NY, 10960 PROJECT: PARKING LOT & RETAINING WALLS
		SHEET IDENTIFICATION A GENERAL NOTES SHEET OF TOTAL SHEETS	

A1 EXISTING CONDITIONS



PRE-DEVELOPMENT:
EXISTING IMPERVIOUS SURFACES WITHIN SITE CATCHMENTS:

1. PEDDLER HILL ROAD: 6467 SF
2. EXISTING PARKING LOT: 21777 SF (INCL GRAVEL TURNAROUND)
3. EXISTING SIDEWALKS: 1746 SF
4. EXISTING BUILDINGS: 11,889 SF

APPROXIMATE TOTAL IMPERVIOUS ON PROPERTY: 41,879 SF

DEMOLITION & CONSTRUCTION NOTES:

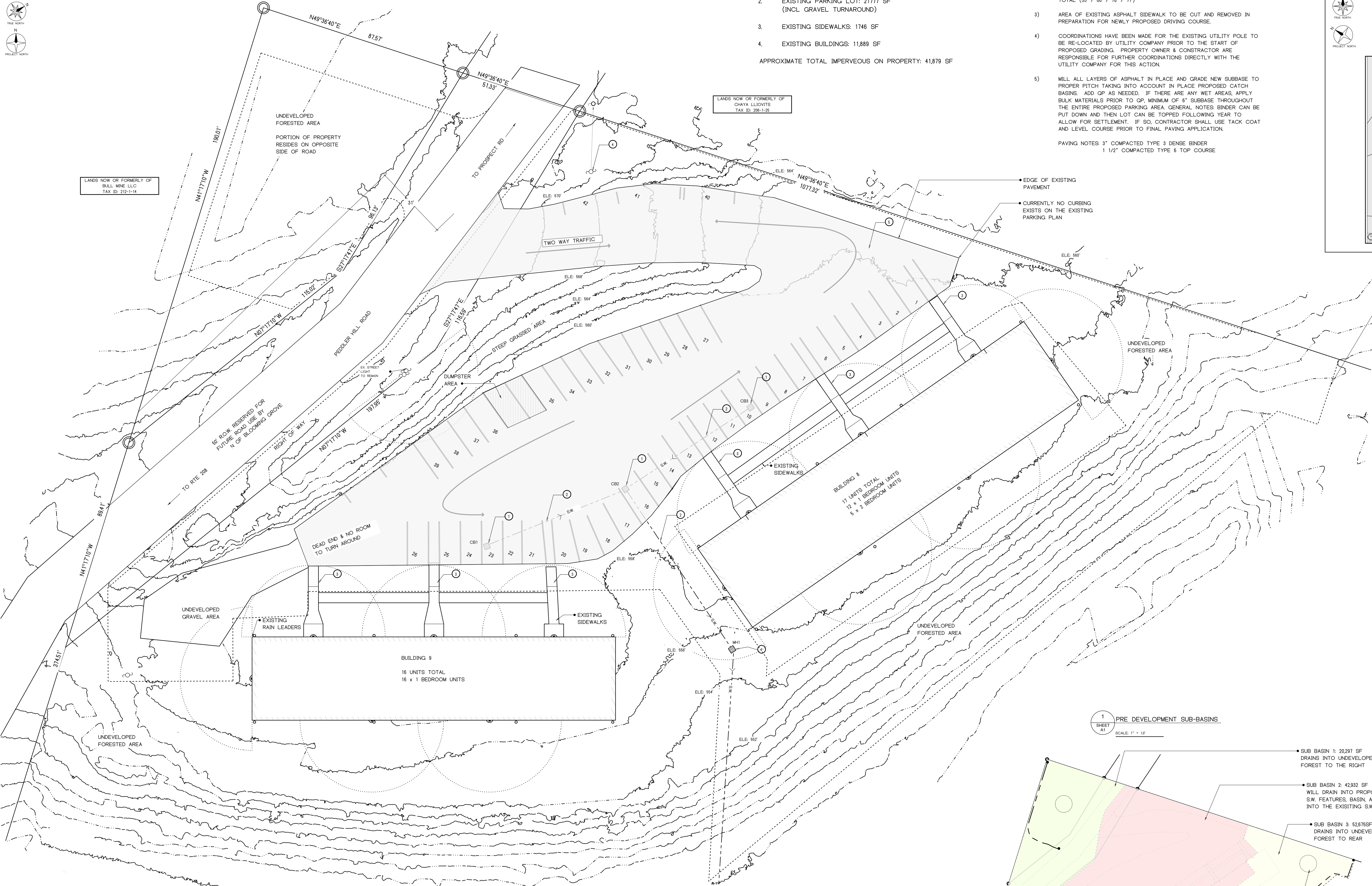
- 1) EXISTING DAMAGED CATCH BASINS TO BE REMOVED - A TOTAL OF FOUR (4)
- 2) EXISTING STORMWATER CONVEYANCE TO BE REMOVED - APPROX 274LF TOTAL (65' / 60' / 78' / 77')
- 3) AREA OF EXISTING ASPHALT SIDEWALK TO BE CUT AND REMOVED IN PREPARATION FOR NEWLY PROPOSED DRIVING COURSE.
- 4) COORDINATIONS HAVE BEEN MADE FOR THE EXISTING UTILITY POLE TO BE RE-LOCATED BY UTILITY COMPANY PRIOR TO THE START OF PROPOSED GRADING. PROPERTY OWNER & CONTRACTOR ARE RESPONSIBLE FOR FURTHER COORDINATIONS DIRECTLY WITH THE UTILITY COMPANY FOR THIS ACTION.
- 5) MILL ALL LAYERS OF ASPHALT IN PLACE AND GRADE NEW SUBBASE TO PROPER PITCH TAKING INTO ACCOUNT IN PLACE PROPOSED CATCH BASINS. ADD GP AS NEEDED. IF THERE ARE ANY WET AREAS, APPLY BULK MATERIALS PRIOR TO GP, MINIMUM OF 6" SUBBASE THROUGHOUT THE ENTIRE PROPOSED PARKING AREA. GENERAL NOTES: BINDER CAN BE PUT DOWN AND THEN LOT CAN BE TOPPED FOLLOWING YEAR TO ALLOW FOR SETTLEMENT. IF SO, CONTRACTOR SHALL USE TACK COAT AND LEVEL COURSE PRIOR TO FINAL PAVING APPLICATION.

PAVING NOTES: 3" COMPACTED TYPE 3 DENSE BINDER
1 1/2" COMPACTED TYPE 6 TOP COURSE

VICINITY MAP
SHOWING VILLAGE OF SOUTH BLOOMING GROVE TAX MAP SECTION 213-1-12

TAX ID: 213-1-12
TOTAL AREA: 1945 AC
ADDRESS: 23 Tanager Rd. Monroce NY, 10960
ZONING: RC-1

SHOWING PROPERTY OF ROLLING HILLS CONDO ASSOC.



PROPOSED LIMIT OF DISTURBANCE
APPROX. 65,706 SF

CURRENT SITE ISSUES:

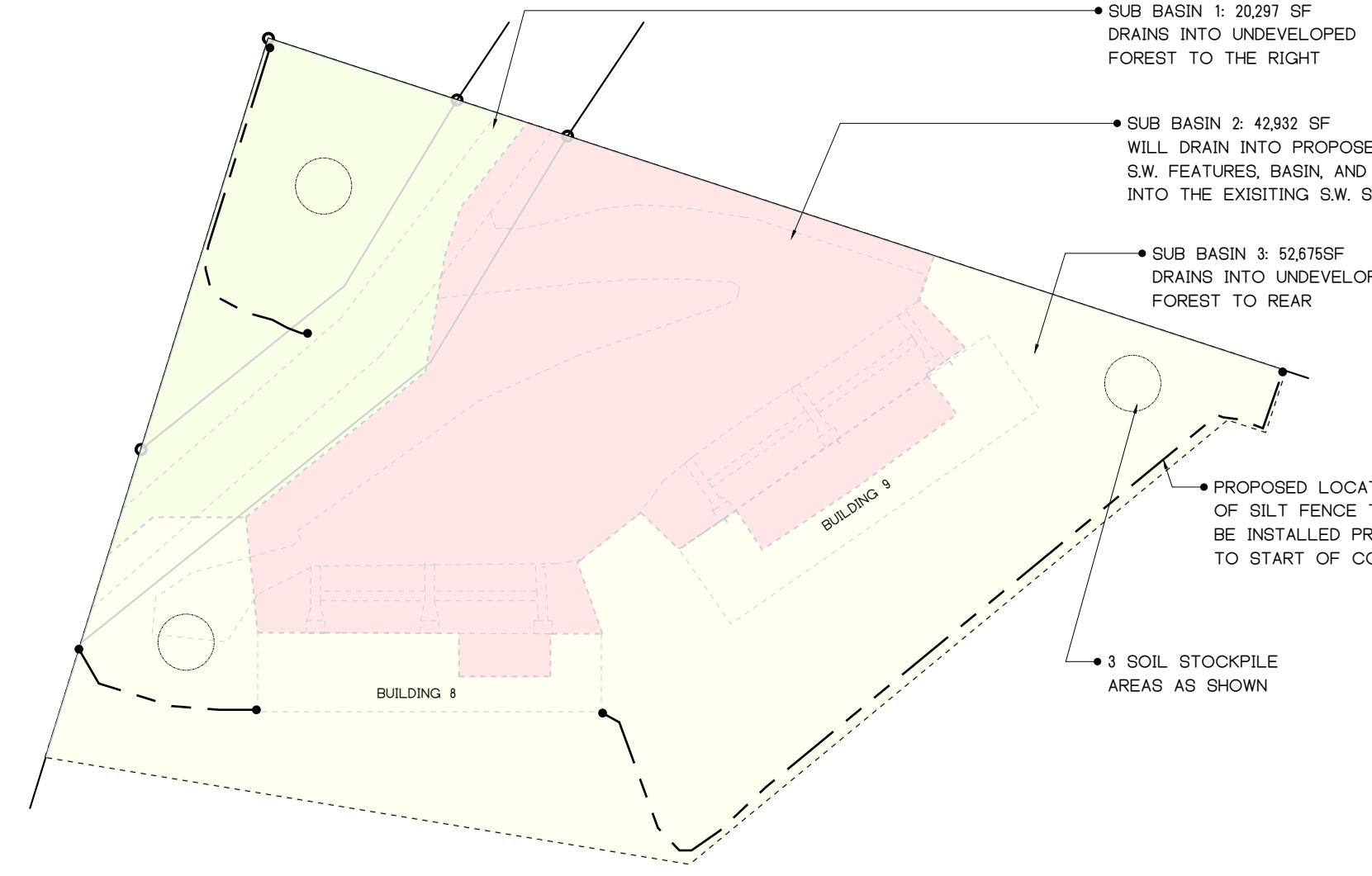
1. CURRENT PARKING IS INSUFFICIENT AS REQUIRED BY MUNICIPAL CODE SECTION 235-23 WHICH STATES MIN. NUMBER OF OFF-STREET PARKING SPACES FOR RESIDENTIAL MULTIFAMILY BUILDINGS. THIS SECTION STATES FOR RESIDENTIAL MULTIFAMILY THERE SHALL BE 1 SPACE PER UNIT AND 1/2 SPACE PER BEDROOM IN EACH DWELLING UNIT.
2. THE CURRENT PARKING LOT CIRCULATION PLAN IS INEFFICIENT FOR BOTH RESIDENTIAL AND EMERGENCY VEHICLE ACCESS. THERE IS A VERY RESTRICTED TWO WAY ENTERANCE ROUTE WITH NO TURN AROUND, THAT IS INCONVENIENT AND TEDIOUS FOR A MUNICIPAL FIRETRUCK TO ENTER AND EXIT.
3. EXISTING STORMWATER DRAINAGE FEATURES ARE DAMAGED BEYOND REPAIR AND NEED TO BE REPLACED. THIS INCLUDES AGED CATCH BASINS THAT ARE DAMAGED AND ROTTED OUT CMC CULVERTS. THE PROPOSED PLAN WILL ADDRESS EXISTING STORMWATER ISSUES AND PROPOSE ADDITIONAL FEATURES TO BETTER CONTROL WATER ON THE SITE.
4. INSUFFICIENT SPACE AND ACCESSIBILITY ON SITE FOR FLOWING AND SNOW MANAGEMENT. CURRENT SNOW MANAGEMENT PLAN IN COMBINATION WITH INSUFFICIENT DRAINAGE SIGNIFICANTLY INCREASES THE HEALTH SAFETY RISK OF OCCUPANTS. CURRENT SNOW MELT POOLS IN PARKING SPACES INCREASING LIKLIHOOD OF SLIPS, TRIPS, AND FALLS OF RESIDENTS.

BUILDING 8: 28 SPOTS REQUIRED
- 17 UNITS = 17 SPOTS
- ((12 x 1 BEDROOM UNITS)*5 + [5 x 2 BEDROOM UNITS]*5)=11 SPOTS

BUILDING 9: 24 SPOTS REQUIRED
- 16 UNITS = 16 SPOTS
- ((16 x 1 BEDROOM UNITS)*5)=8 SPOTS

52 SPACES REQUIRED VS. 42 SPACES PROVIDED

1 PRE DEVELOPMENT SUB-BASINS
SCALE: 1" = 10'



SCALE: 1" = 20'

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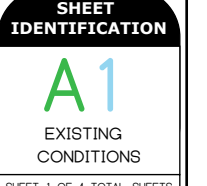
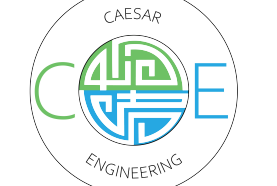
NOTES: SURVEY BOUNDARY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. TOPOGRAPHIC DATA WAS PROVIDED AT 2' INTERVALS FROM NYSGIS AND WAS NOT INCLUDED IN THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN.
SURVEY PERFORMED ON DATE: 26 APRIL 2016
SURVEY PERFORMED BY: YANOSH L.S. 49561

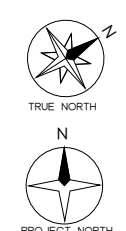
LEGEND

	STORMWATER
	TRAFFIC FLOW
	TOPO (2')
	LIGHTING
	UTILITY POLE
	PROPOSED TREE

	COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 01 AUG 22	CLIENT NUMBER: 845.325.5602
	CONTACT: 845.391.0148 contact@caesarengineering.com	DESIGNED BY: NMJ Caesar, P.E.	CLIENT: ROLLING HILLS CONDO ASSOCIATION (HOA)
	ADDRESS ADDRESS: 367 WINDSOR HWY #411 LIC. NO. 101354 FOR PLANNING BOARD	PROJECT ADDRESS: 23 Tanager Rd. MONROE NY, 10956	PROJECT NUMBER: P097
			PROJECT: PARKING LOT & RETAINING WALLS

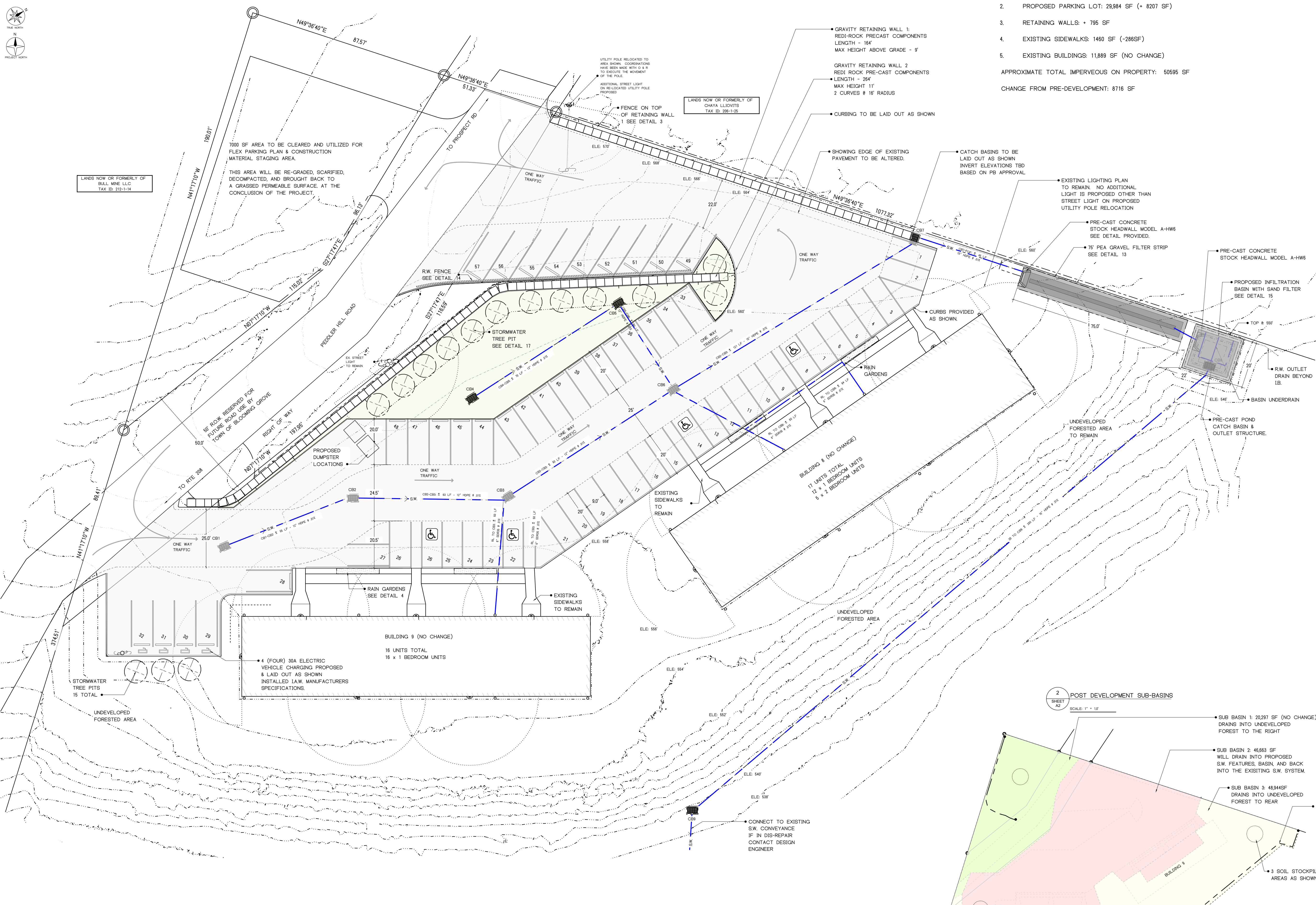
TOTAL MICRO-WATER SHED AREA: 118,884 SF (28AC)
LIMIT OF DISTURBANCE AREA: 65,706 SF (150 AC)





NOTES: SURVEY BOUNDARY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. TOPOGRAPHIC DATA WAS PROVIDED AT 2' INTERVALS FROM NYSGIS AND WAS NOT INCLUDED IN THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN. SURVEY PERFORMED ON DATE: 26 APRIL 2016 SURVEY PERFORMED BY: YANOSH L.S. 49661

LEGEND	
	STORMWATER
	TRAFFIC FLOW
	TOPO (2')
	LIGHTING
	UTILITY POLE
	PROPOSED TREE



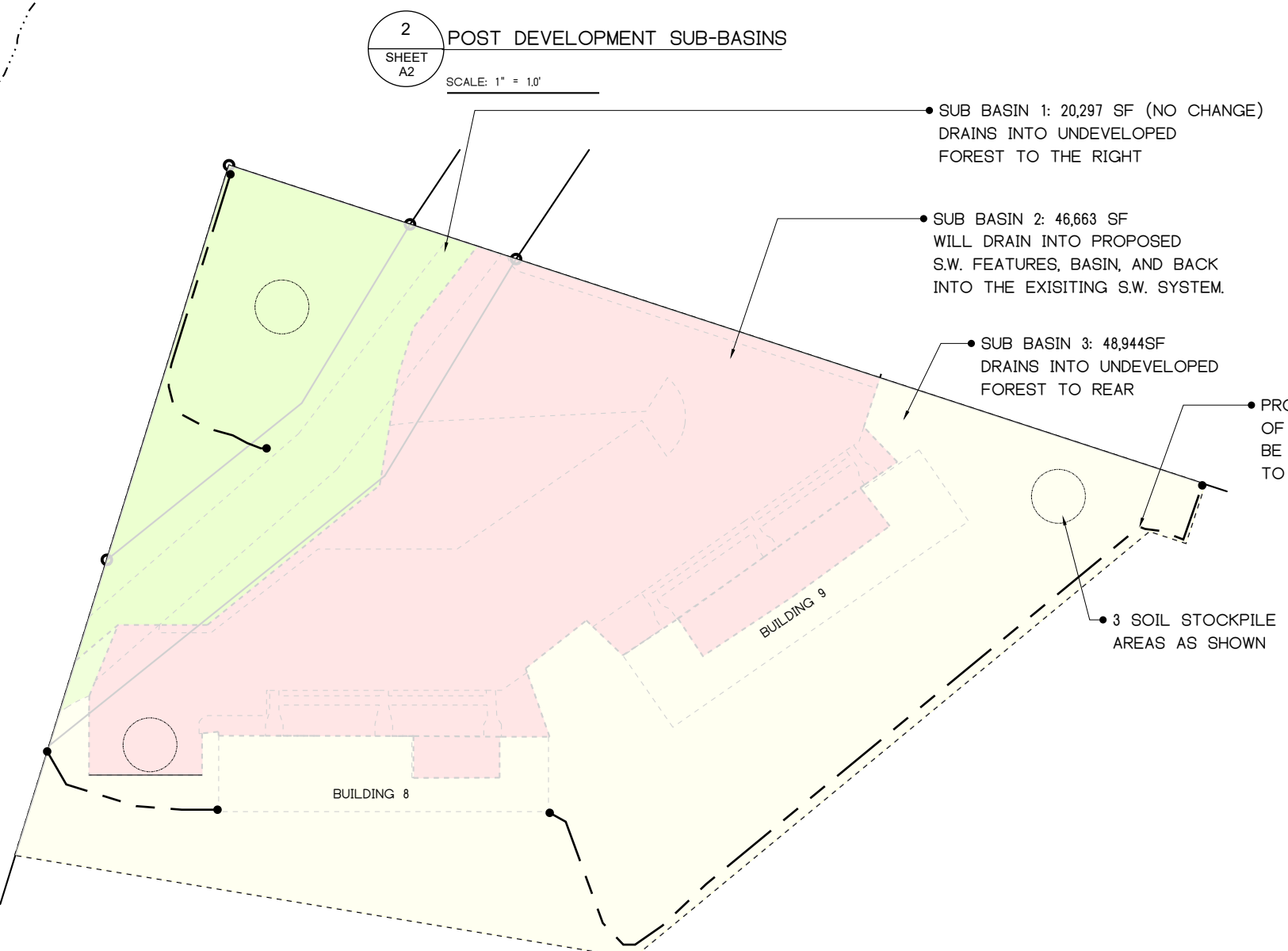
POST DEVELOPMENT:
 PROPOSED IMPERVIOUS SURFACES WITHIN SITE CATCHMENTS:

1. PEDDLER HILL ROAD: 6467 SF (NO CHANGE)
2. PROPOSED PARKING LOT: 29,984 SF (+ 8207 SF)
3. RETAINING WALLS: + 795 SF
4. EXISTING SIDEWALKS: 1460 SF (-2865SF)
5. EXISTING BUILDINGS: 11,889 SF (NO CHANGE)

APPROXIMATE TOTAL IMPERVIOUS ON PROPERTY: 50595 SF
 CHANGE FROM PRE-DEVELOPMENT: 8716 SF

PROPOSED SITE FEATURES:

- THE EXISTING SITE WILL BE ALTERED TO REFLECT THE PROPOSED SITE PLAN AS SHOWN. THIS WILL INCLUDE THE FOLLOWING FEATURES:
- STORMWATER MANAGEMENT: VIEW SWPPP FOR DETAILS REGARDING SITE PLAN DEVELOPMENT & EROSION CONTROL:
- 9 CATCH BASINS ARE PROPOSED AS SHOWN. THIS WILL INCLUDE THE CONNECTION OF 3 EXISTING RAIN LEADERS TO THE PROPOSED STORMWATER CATCHMENT SYSTEM AS SHOWN ON THE PLAN. THIS WILL PROVIDE ADDITIONAL RUNOFF CAPTURE FOR A PORTION OF THE ROOF SECTION THAT IS CURRENTLY CONTRIBUTING TO THE DRAINAGE ISSUES. TOP AND INVERT ELEVATIONS OF ALL STORMWATER FEATURES WILL BE PROVIDED FOR THE CONSTRUCTION SET OF DRAWINGS AFTER PLANNING BOARD APPROVAL.
- A 75' PEA GRAVEL FILTER WILL BE INSTALLED AS SHOWN TO PROVIDE 25% WQV TREATMENT. SEE DETAIL 13
- A INFILTRATION BASIN WITH SAND FILTER WILL BE INSTALLED AS SHOWN TO PROVIDE REMAINING WQV TREATMENT AND STORAGE REQUIREMENTS TO MEET PRE TO POST DEVELOPMENT FLOW RATES. SEE DETAIL 15
- PAVEMENT & PARKING LOT: THE PROPOSED PAVEMENT PLAN WILL BE IMPLEMENTED TO PROVIDE AN ADDITIONAL 15 PARKING SPOTS.
- 57 PARKING SPOTS ARE PROPOSED AS SHOWN VS. 52 SPACES REQUIRED. THE PARKING SPOTS SHOWN ARE 9' X 20' SECTIONS. SEE DETAIL 7
- THE PROPOSED PARKING IMPERVIOUS SURFACES EQUATES TO APPROX. 29984SF RESULTING IN A CHANGE OF APPROX 8207SF.
- THE EXISTING SIDEWALKS WILL BE SLIGHTLY ADJUSTED TO ACCOMMODATE FOR THE PROPOSED PAVEMENT PLAN.
- RETAINING WALLS: TWO RETAINING WALLS ARE PROPOSED AS SHOWN WITH ADDITIONAL DETAILS ON SHEET A3. A FENCE @ 36" HEIGHT MINIMUM WILL BE INSTALLED AT THE TOP OF EACH RETAINING WALL AS PER THE PLAN PROVIDED.
- RETAINING WALL 1: 164' IN LENGTH @ APPROX. 9' IN MAX HEIGHT CONSTRUCTED OUT OF REDIROCK PRE-CAST AND TEXTURED BLOCKS. THIS WALL WILL HAVE BOTH BOTTOM AND TOP STEPPED AND WILL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- RETAINING WALL 2: 264' IN LENGTH @ APPROX 10.5 - 11' IN HEIGHT CONSTRUCTED OUT OF REDIROCK PRE-CAST AND TEXTURED BLOCKS. THIS WALL WILL HAVE A DOUBLE COURSE OF CONTINUOUSLY LEVEL BOTTOM 60" BLOCKS WITH A STEPPED TOP. THIS WILL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- EROSION & SEDIMENT CONTROL: WILL BE PERFORMED IN ACCORDANCE WITH THE NOTES IN THIS PLAN AND THE APPROVED SWPPP.

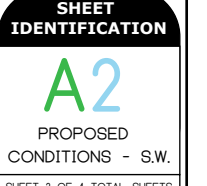
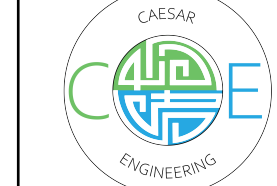


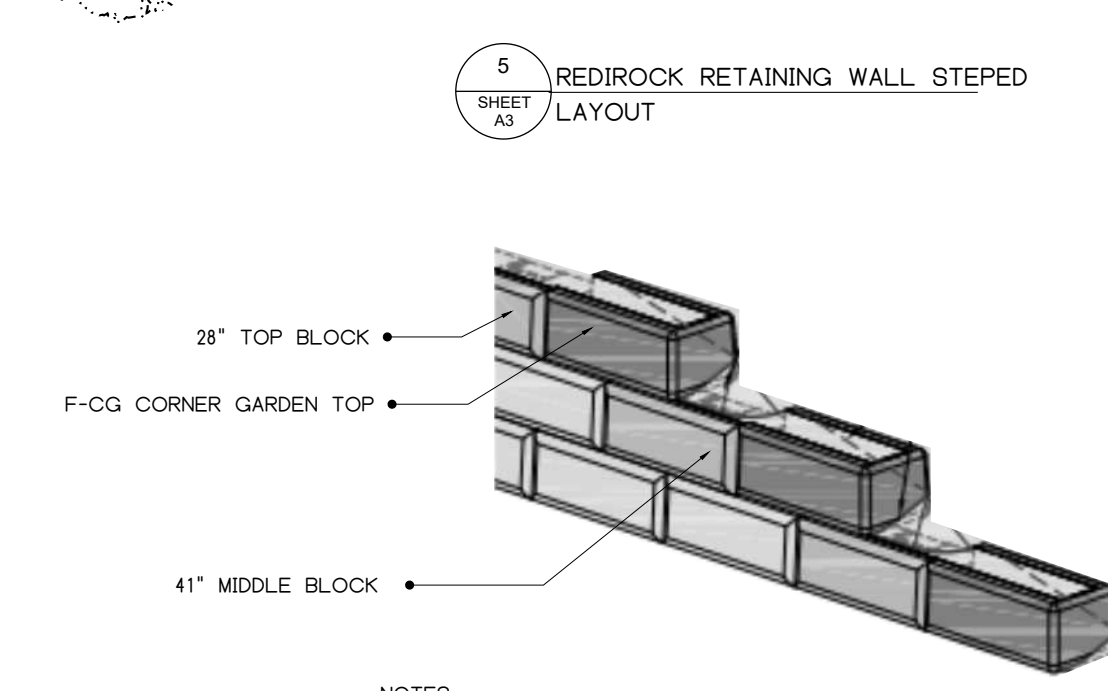
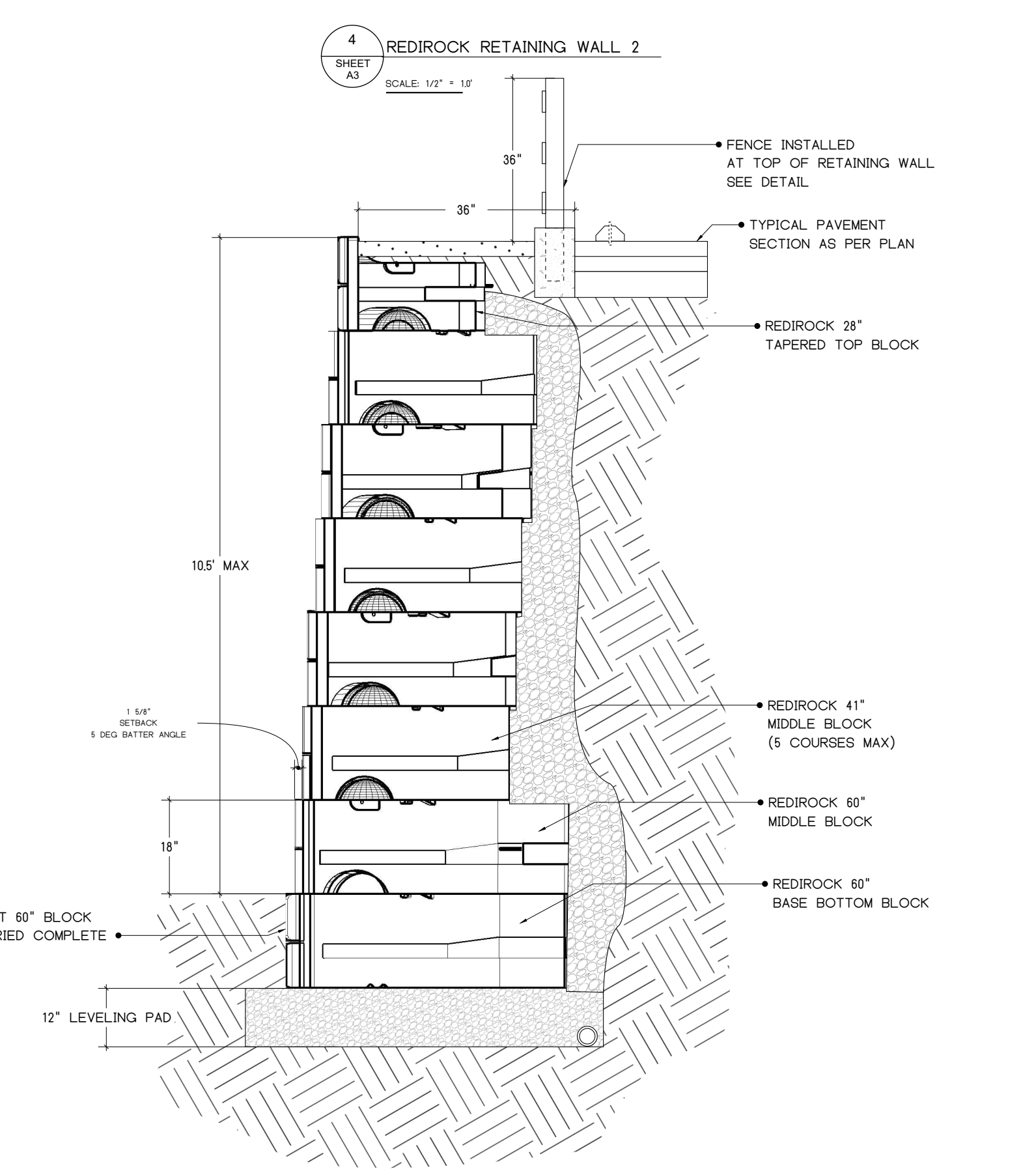
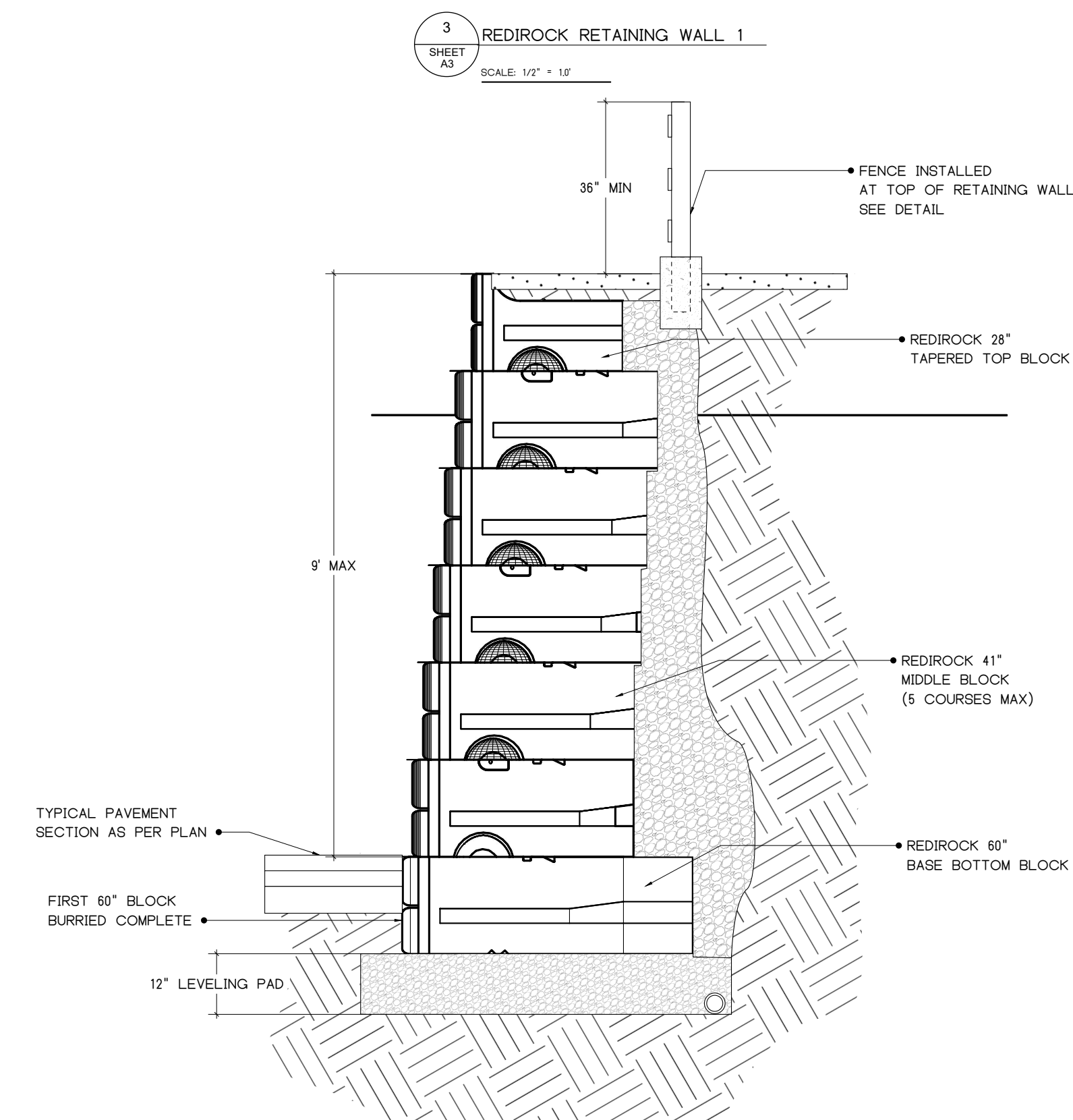
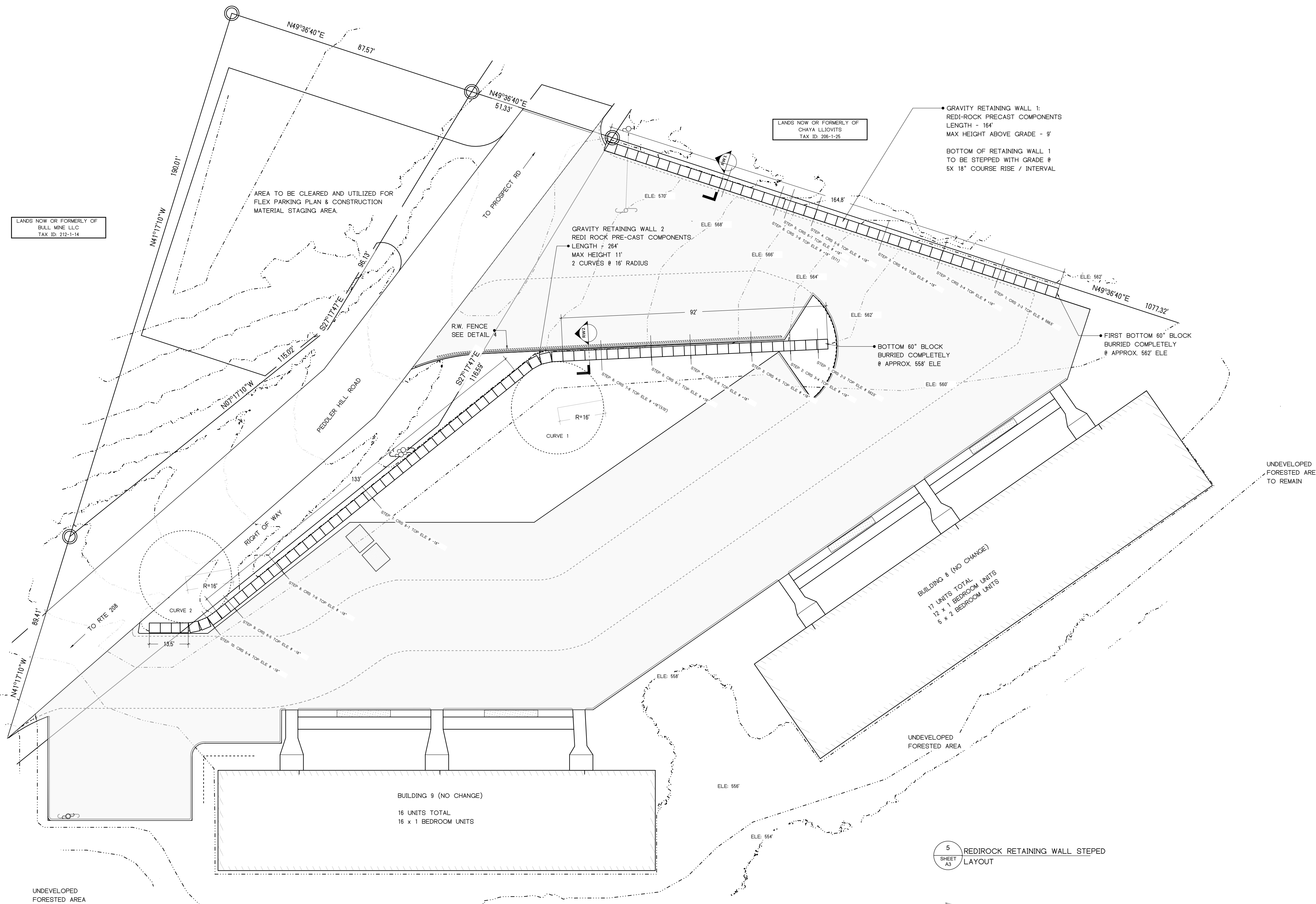
SCALE: 1" = 20'

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	COMPANY: CAESAR ENGINEERING D.P.C. CONTACT: 845.391.0148 contact@caesarengineering.com	DATE: 01 AUG 22 DESIGNED BY: NMC DRAWN BY: NMC	CLIENT NUMBER: 845.325.5602 CLIENT: ROLLING HILLS CONDO ASSOCIATION (HOA) PROJECT NUMBER: P097 PROJECT: PARKING LOT & RETAINING WALLS
	ADDRESS: 367 WINDSOR HWY #411 LIC. NO. 101904 FOR PLANNING BOARD	PROJECT ADDRESS: 23 TANGER RD. MONROE NY, 10956	SHEET IDENTIFICATION A2 PROPOSED CONDITIONS - S.W. SHEET 2 OF 4 TOTAL SHEETS

TOTAL MICRO-WATER SHED AREA: 118,884 SF (28AC)
 LIMIT OF DISTURBANCE AREA: 46,769SF (1.06 AC)





NOTES

- TOP OF WALL SHALL BE STEPPED WITH UTILIZATION OF A 41" MIDDLE BLOCK BELOW AND A 28" TOP BLOCK AT A STANDARD RUNNING BOND PATTERN.
- STEP SHALL BE FINISHED ON THE REMAINING EDGE WITH A 18" X 46 1/8" CORNER GARDEN TOP BLOCK AS SHOWN ABOVE. IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, THE REAR FACE OF THE TOP BLOCK CAN BE CUT AND REMOVED TO ALLOW FOR A TWO FACED HOLLOW BLOCK THAT IS FINISHED WITH THE PROPOSED GRADE.

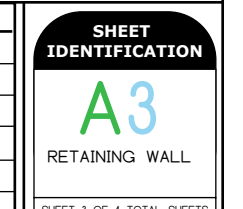
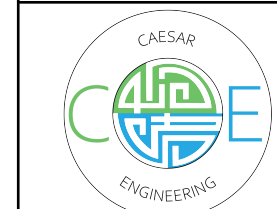
LEGEND

	STORMWATER
	TRAFFIC FLOW
	TOPO (2')
	LIGHTING
	UTILITY POLE
	PROPOSED TREE

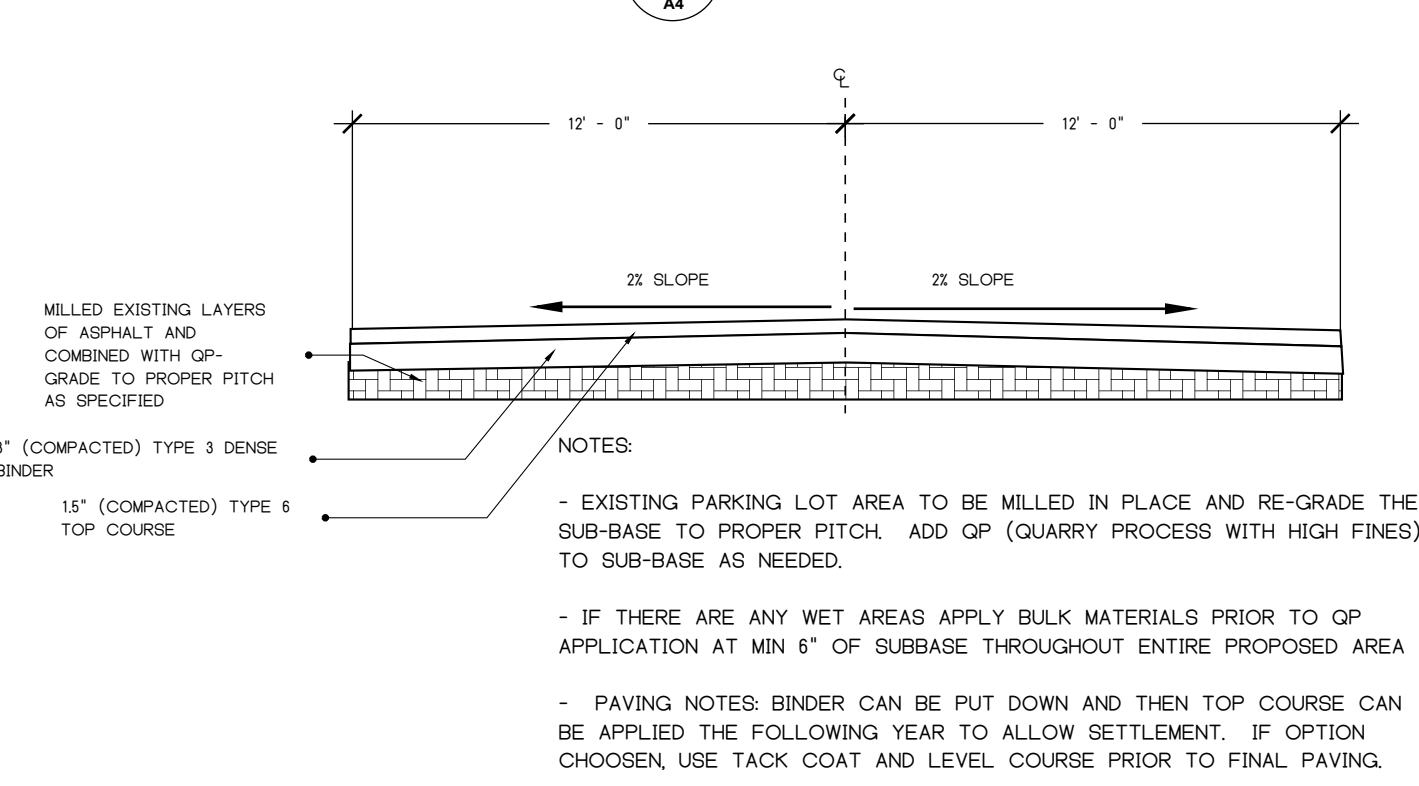
SCALE: 1" = 20'

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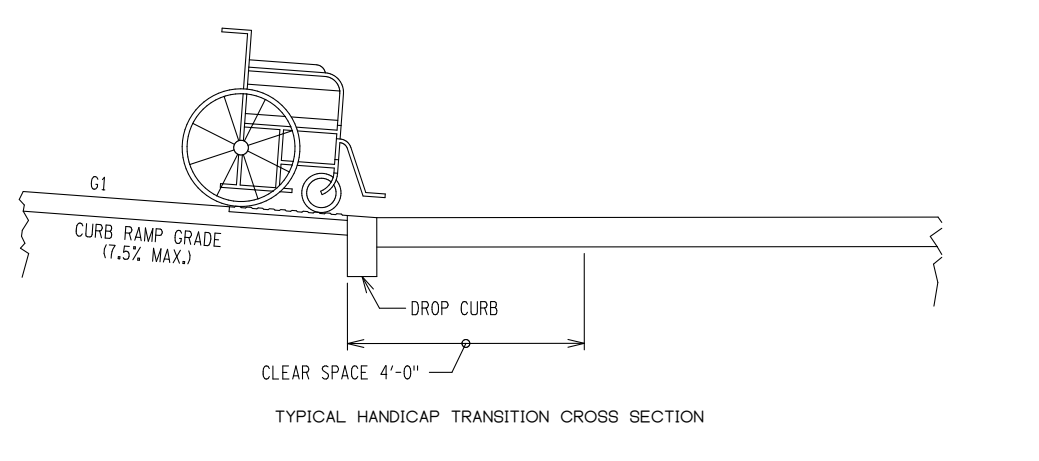
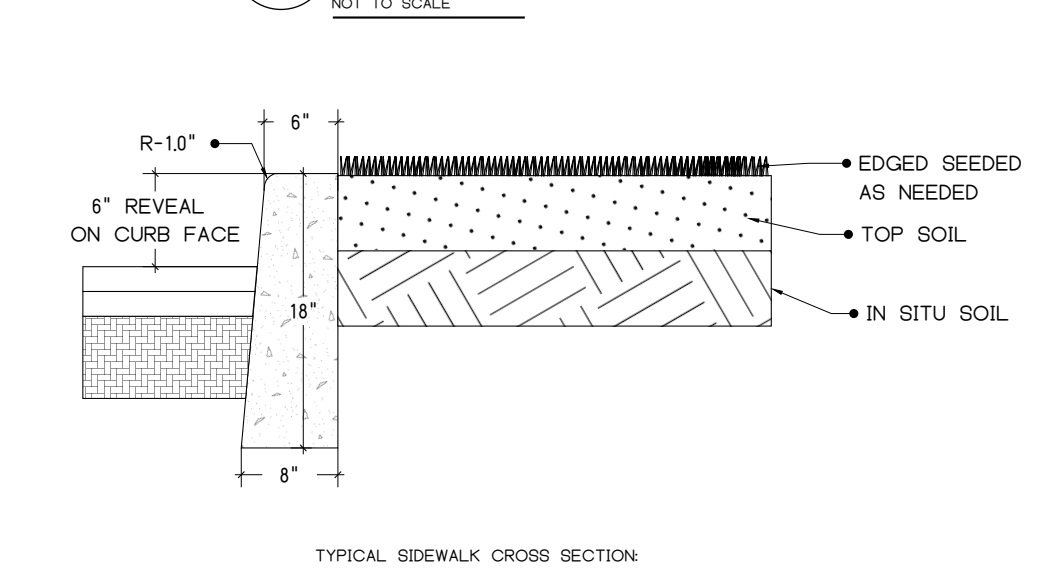
	COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 01 AUG 22	CLIENT NUMBER: 845.325.5602
	CONTACT: 845.391.0148 contact@caesarengineering.com	DESIGNED BY: NM.J. Caesar, P.E.	CLIENT: ROLLING HILLS CONDO ASSOCIATION (HOA)
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553 FOR PLANNING BOARD	PROJECT ADDRESS: 23 TANAGER RD. MONROE NY, 10956	PROJECT: PARKING LOT & RETAINING WALLS	SHEET IDENTIFICATION: A3 RETAINING WALL



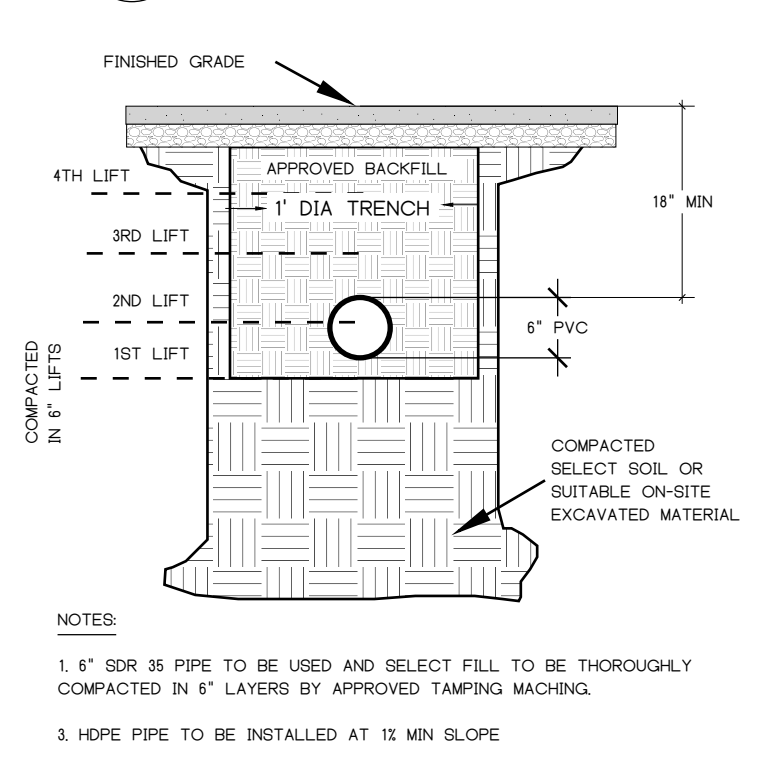
6 ROADWAY SECTION
SHEET A4



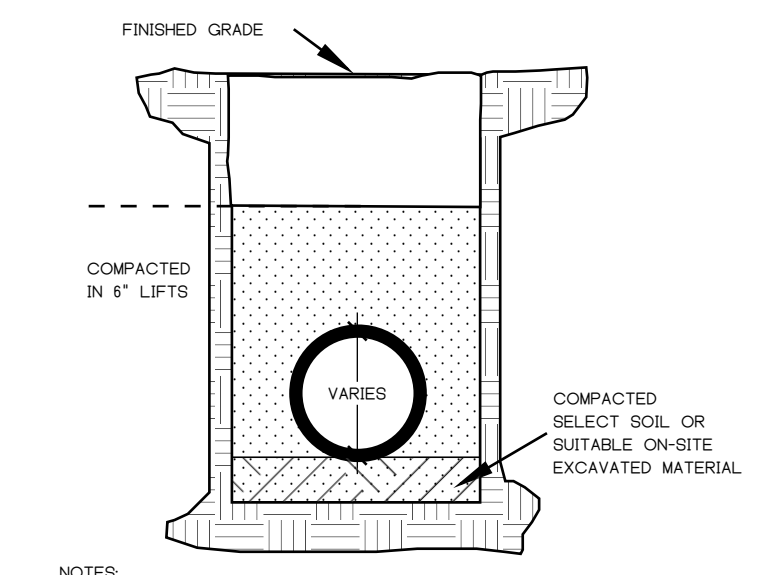
8 TYPICAL DOT CURB DETAIL
SHEET A4



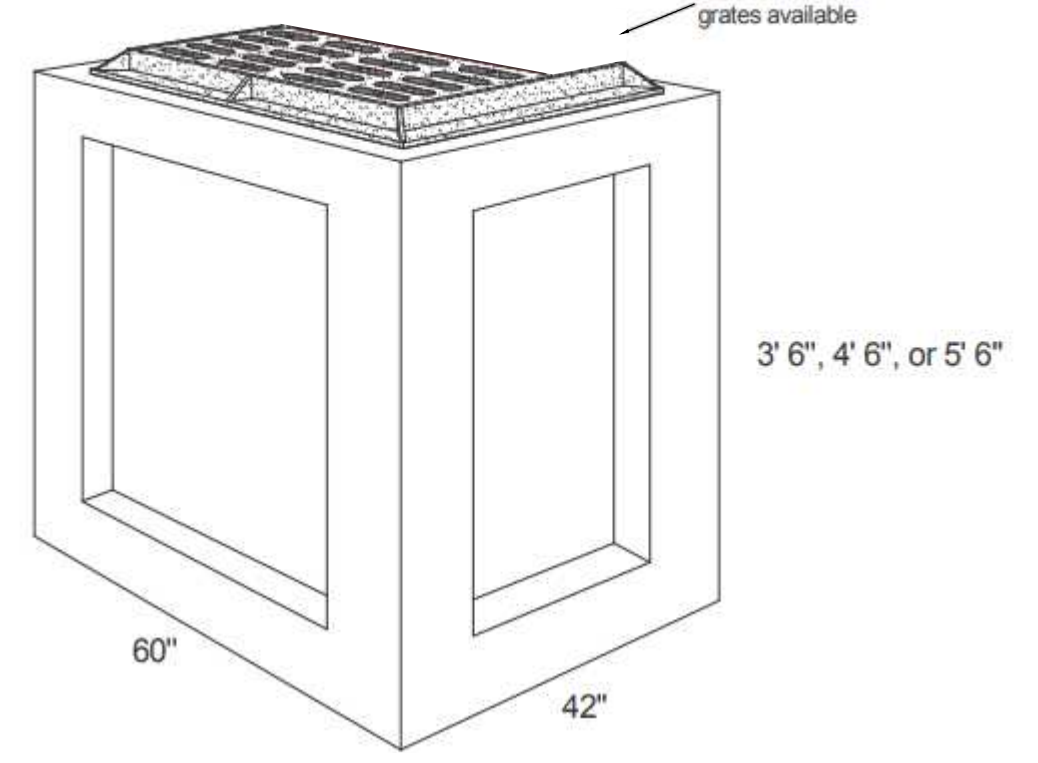
10 BEDDING FOR UNDERGROUND RAIN LEADER
SHEET A4



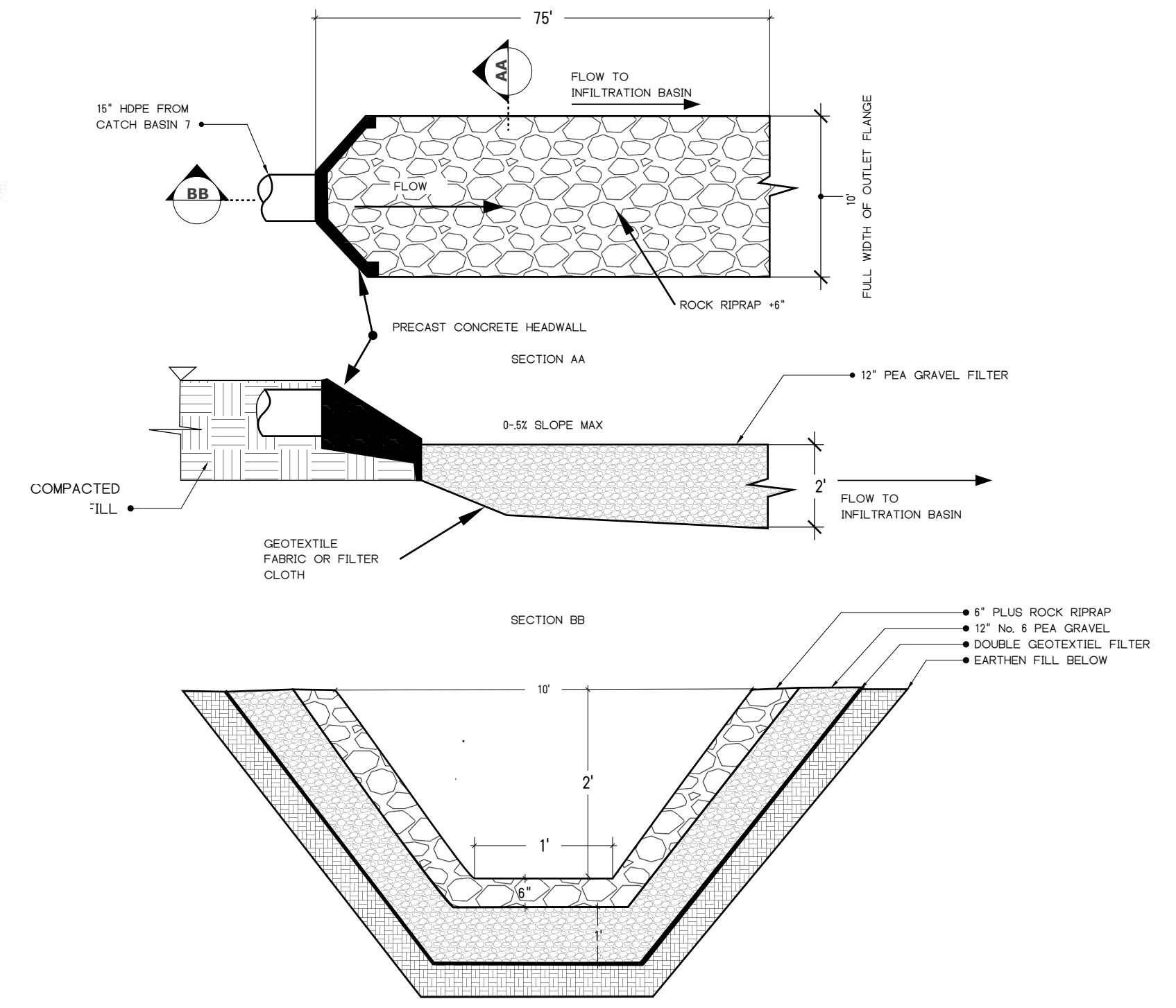
11 DETAIL: BEDDING FOR HDPE STORMWATER PIPE IN DRY BACKFILL
SHEET A4



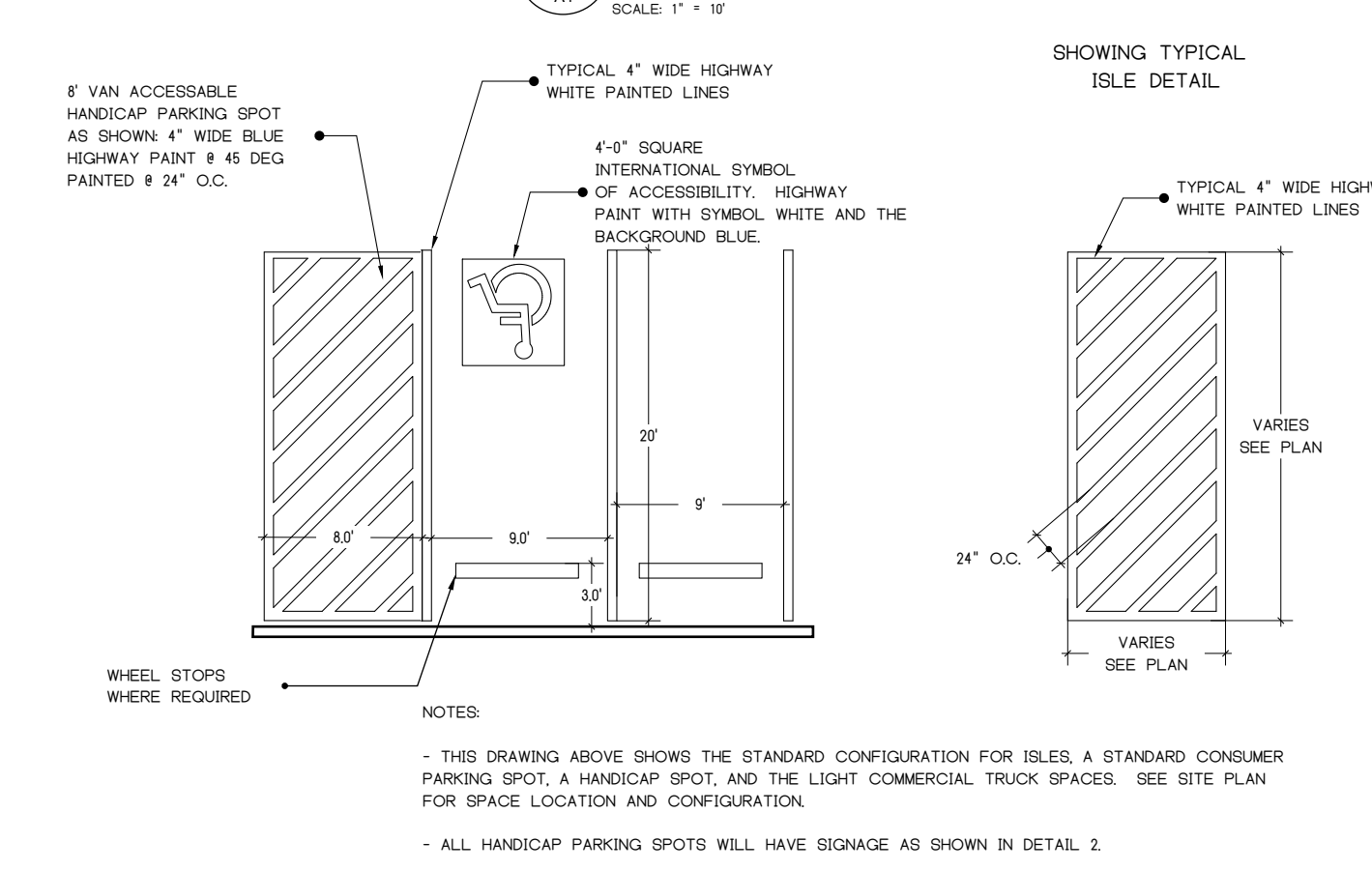
12 TYPICAL PRE-CAST CATCH BASIN
SHEET A4



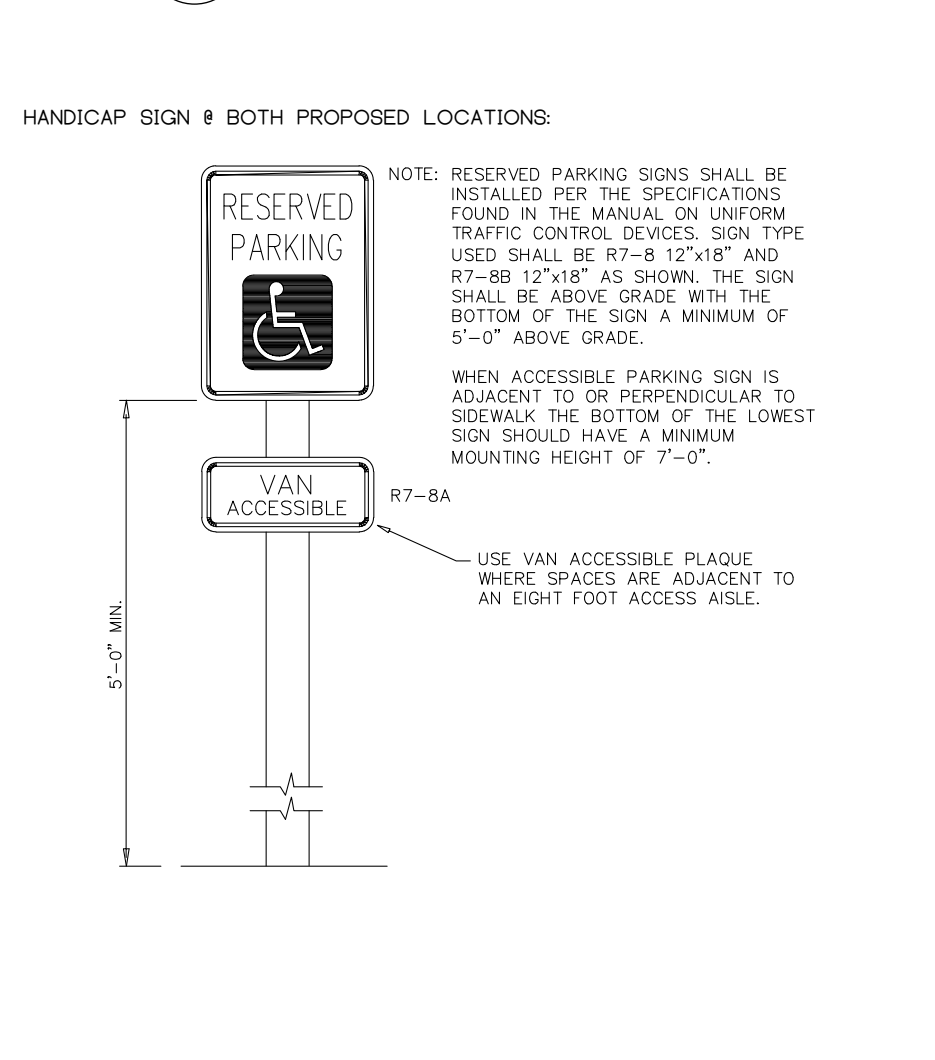
13 TRAPEZOIDAL PEA GRAVEL FILTER CHANNEL (NOT TO SCALE)
SHEET A4



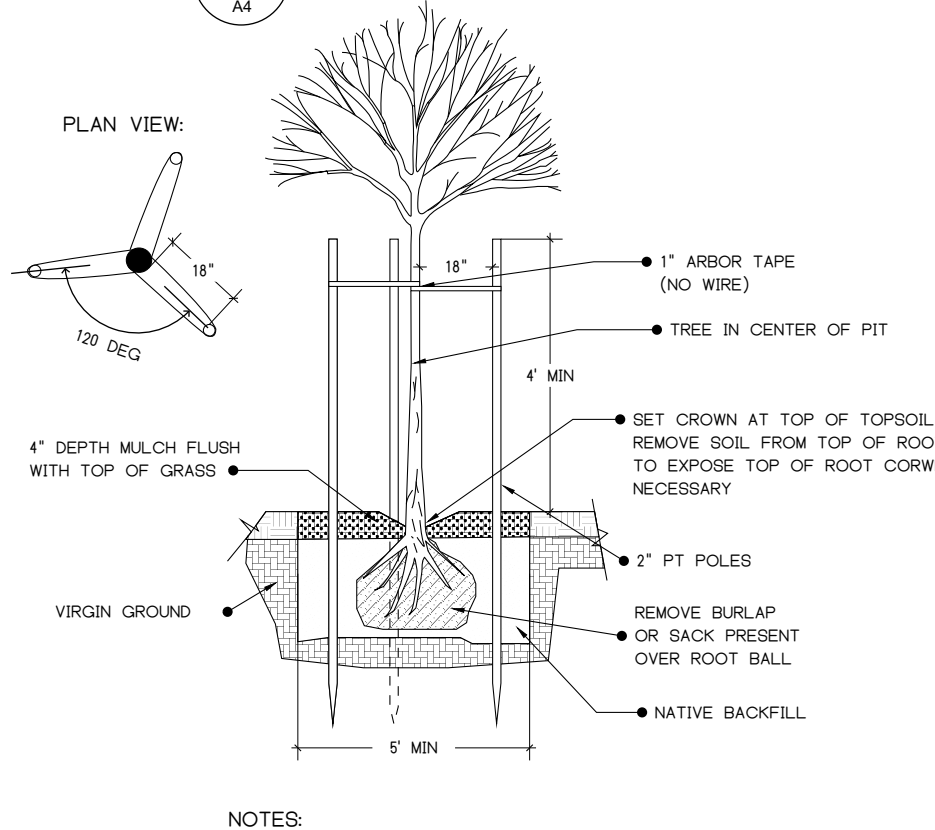
7 TYPICAL PARKING SPACES & STRIPING DETAIL
SHEET A4



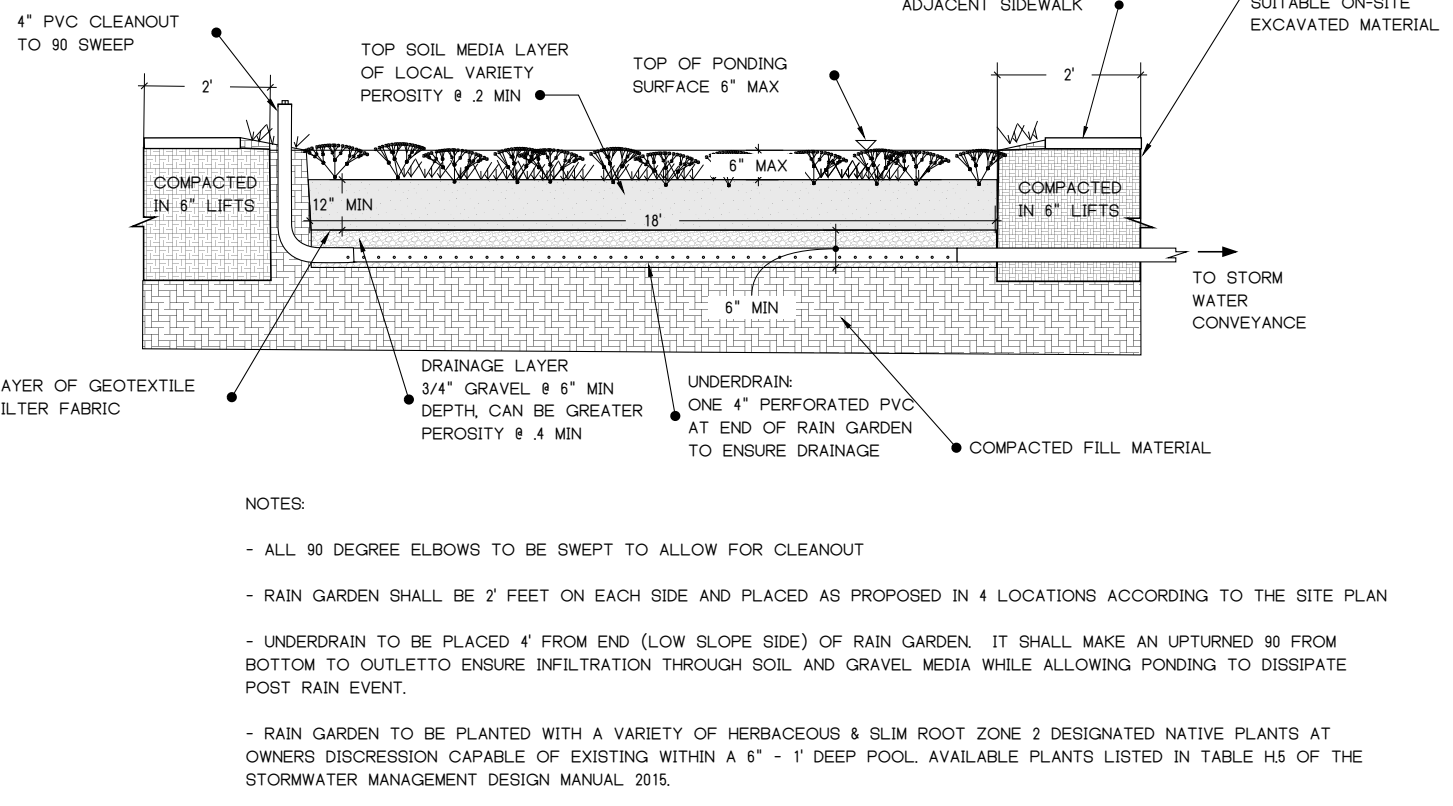
9 PROPOSED SIGNAGE DETAIL
SHEET A4



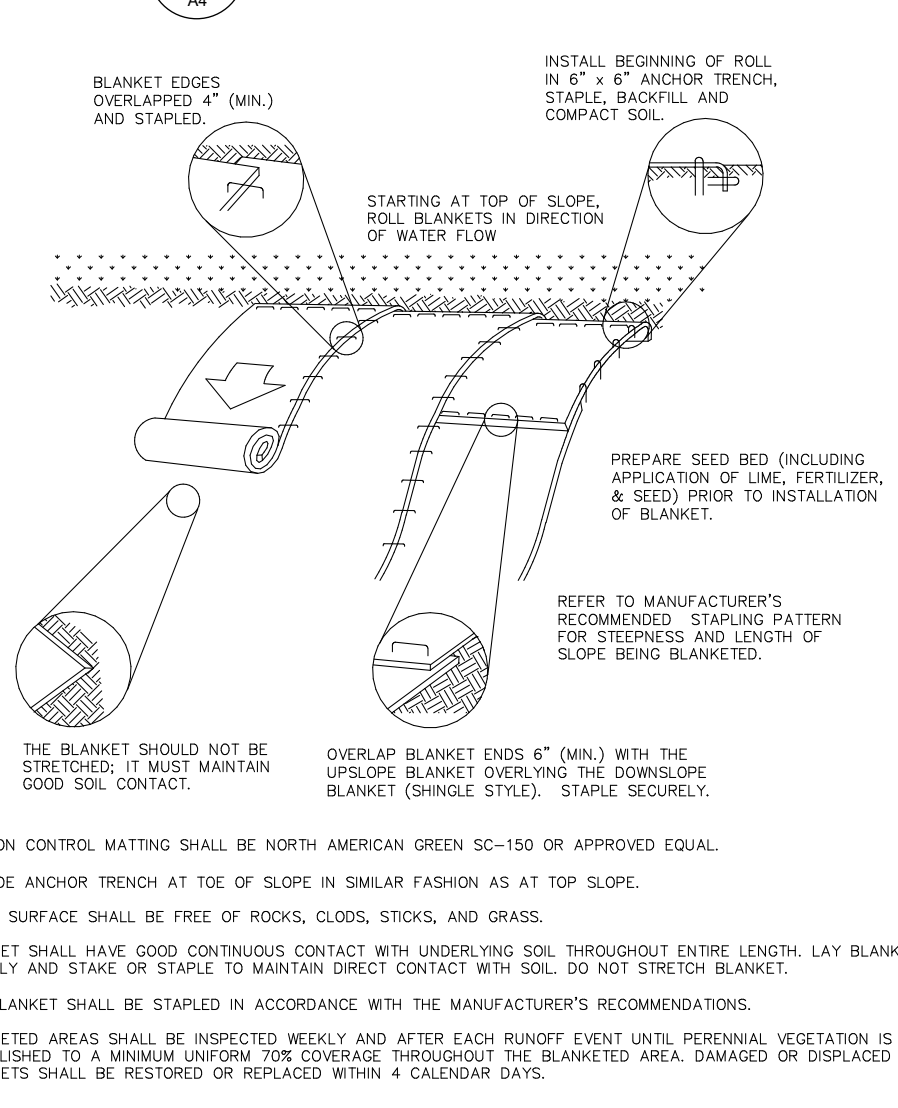
17 TREE PIT PLANTING DETAIL
SHEET A4



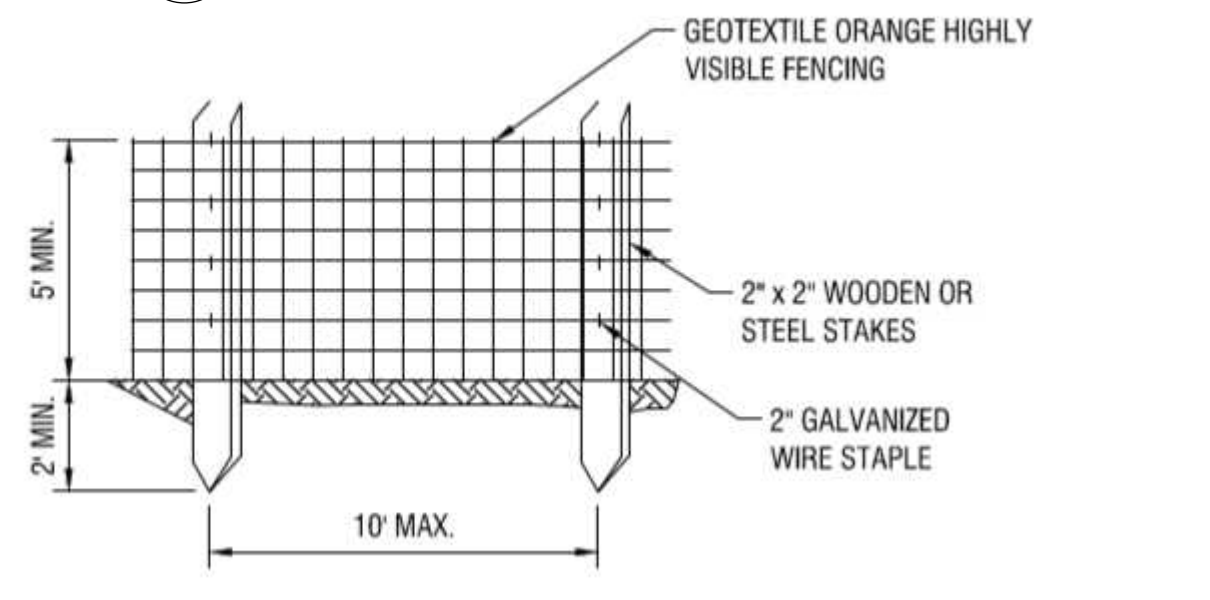
14 RAIN GARDEN DETAIL
SHEET A4



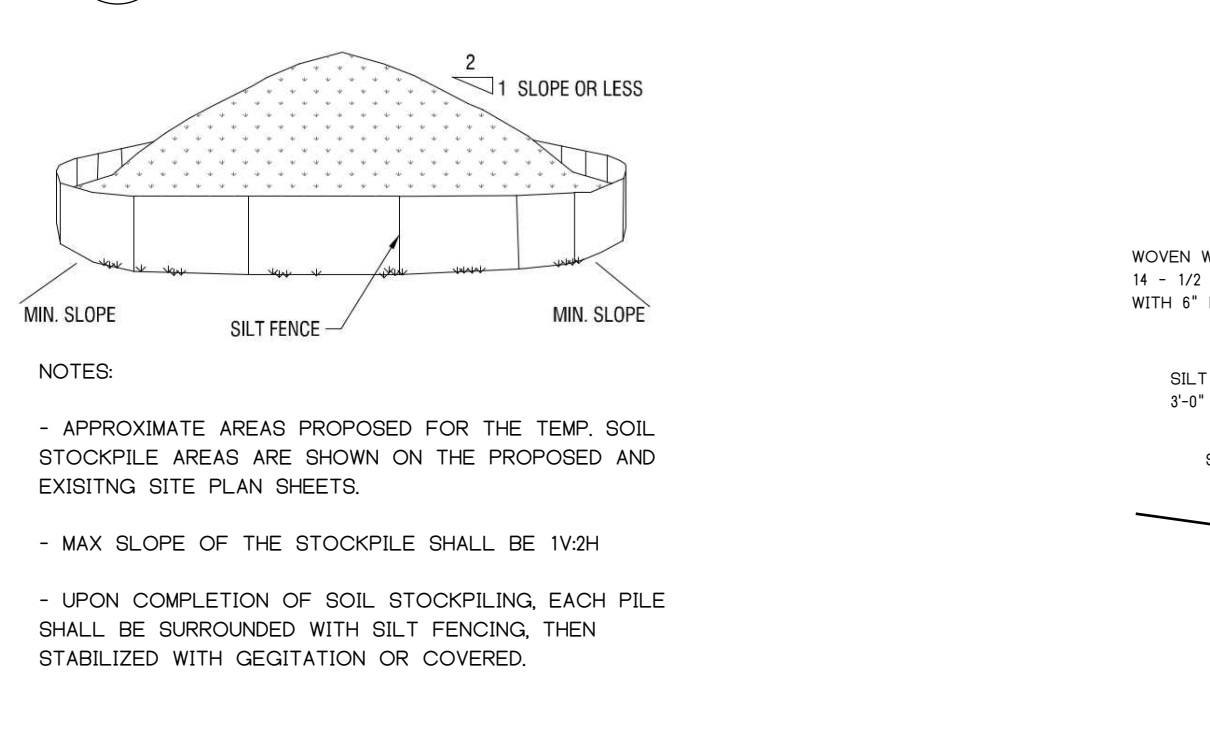
20 EROSION CONTROL MATTING
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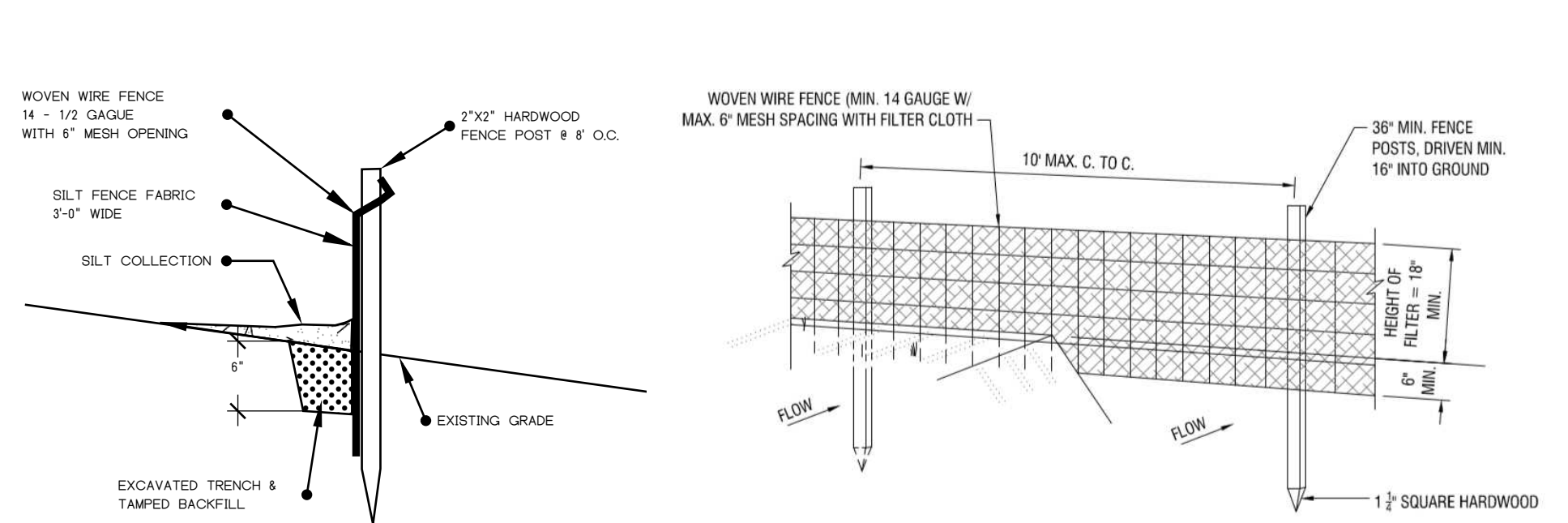
16 ORANGE CONSTRUCTION SAFETY FENCE
SHEET A4



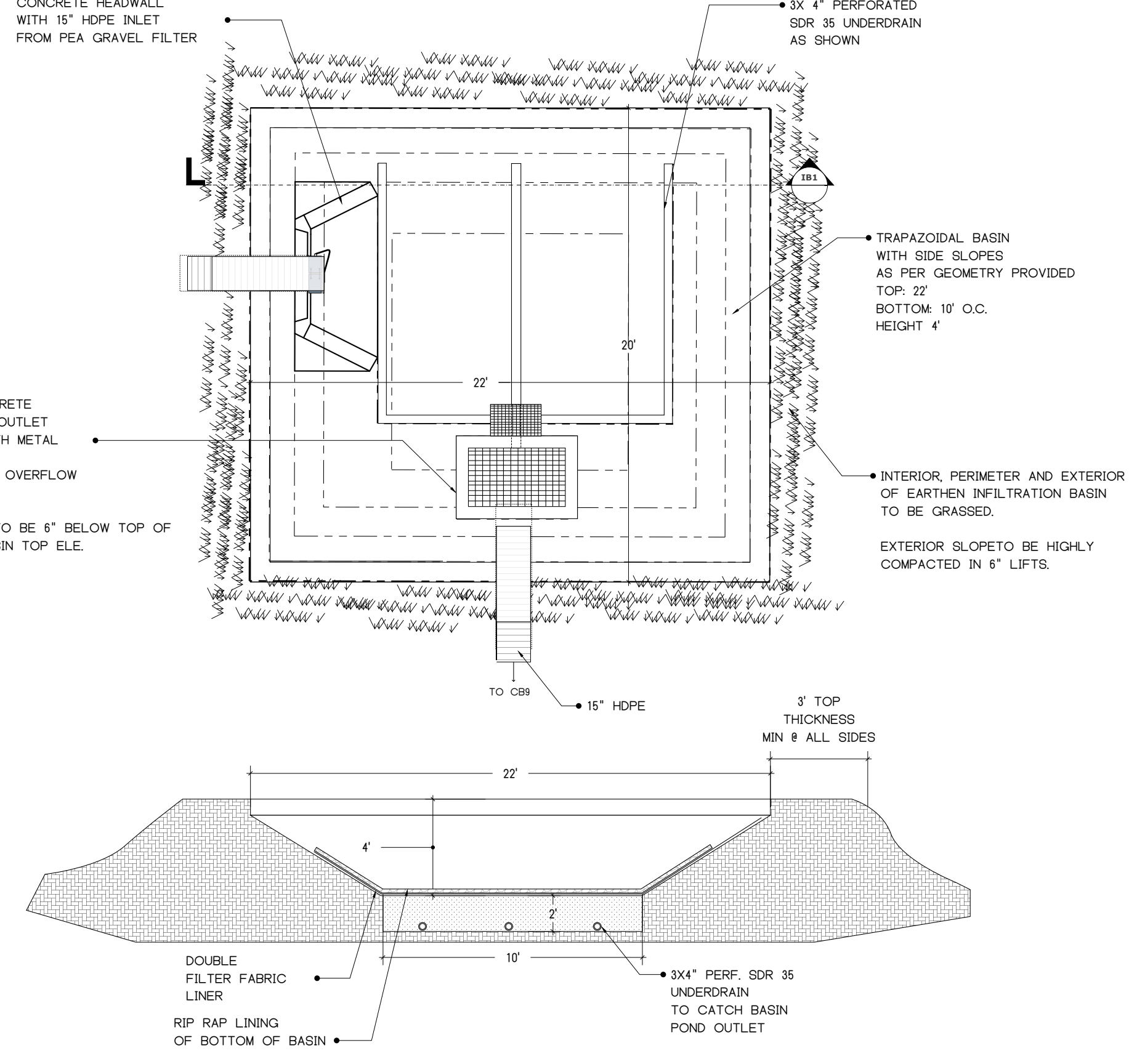
16 TEMP SOIL STOCKPILE AREA DETAIL
SHEET A4



19 SILT FENCE
SHEET A4



15 INFILTRATION BASIN W/ SAND FILTER DETAIL
SHEET A4



DATE: 8 AUG 22	COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 01 AUG 22	CLIENT NUMBER: 845-325-5602
DESIGNED BY: NMC	CONTACT: 845.391.0148 contact@caesarengineering.com	DESIGNED BY: WMJ Caesar, P.E.	CLIENT: ROLLING HILLS CONDO ASSOCIATION (HOA)
PROJECT NUMBER: P097	PROJECT ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553	PROJECT ADDRESS: 23 TANAGER RD. MONROE NY, 10956	PROJECT: PARKING LOT & RETAINING WALLS
DATE	REVISION DESCRIPTION	REV #	

