# Site Plans

Issued for

Date Issued

Preliminary Site Plan Review September 3, 2015

Latest Issue July 20, 2016

# Dover Greens -Phase 1

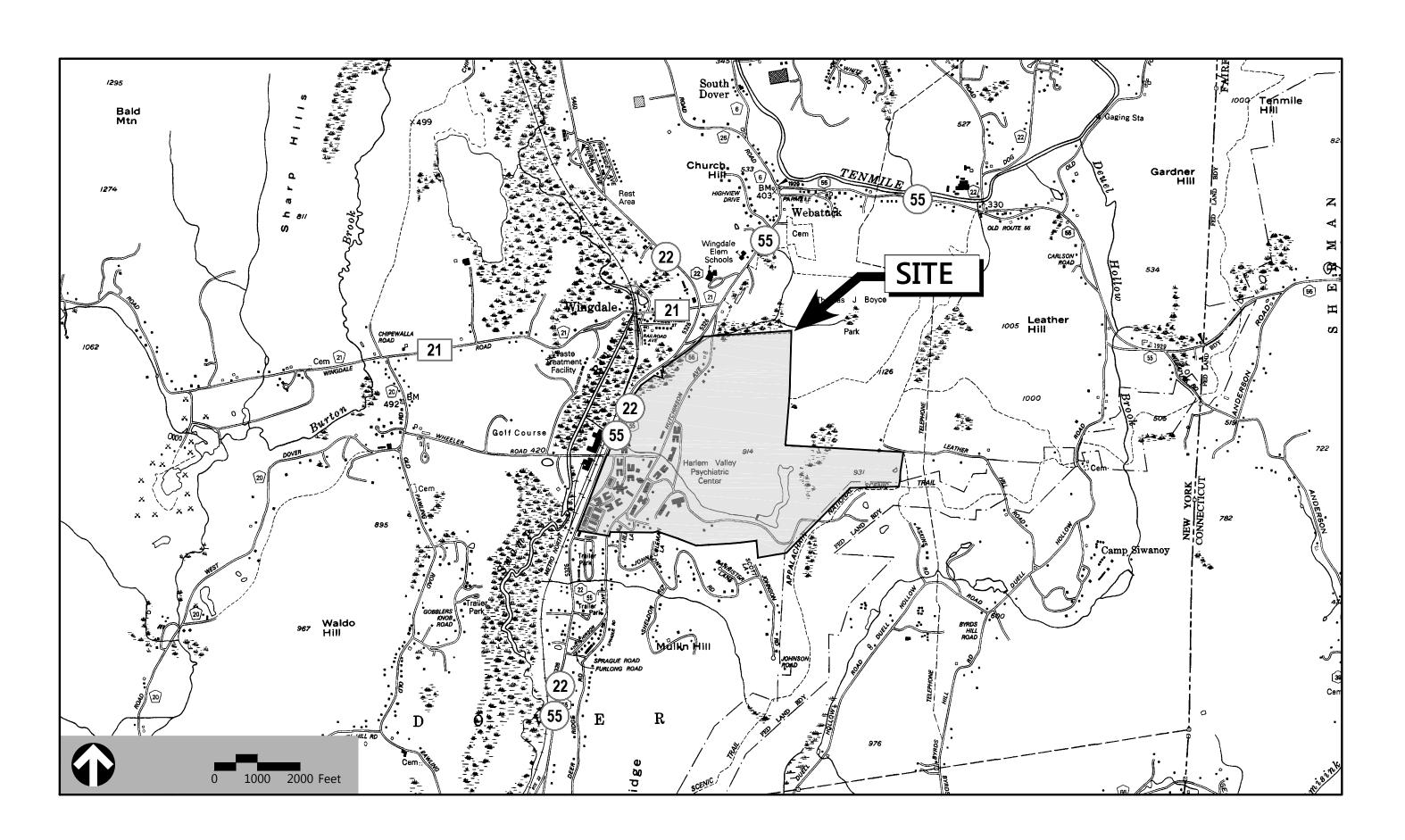
207 Hutchinson Avenue Town of Dover, Dutchess County, New York 12594

# **Owner/Applicant**

Dover Greens LLC 6 Barclay Street New York, NY 10007

## Tax Parcels

7159-00-162702 7159-00-065920



Sheet Inde	ex	
No.	Drawing Title	Latest Issue
C-1	Legend And General Notes	July 20, 2016
C-2	Abutters's List and Map	July 20, 2016
C-3.0 to C-3.7	Layout and Materials Plan	July 20, 2016
C-4.1 to C-4.7	Grading and Drainage Plan	July 20, 2016
C-5.1 to C-5.7	Utility Plan	July 20, 2016
C-6.1 to C-6.7	Soil Erosion and Sediment Control Plan	July 20, 2016
C-7	Soil Erosion and Sediment Control Notes & Details	July 20, 2016
C-8	Site Details 1	July 20, 2016
C-9	Site Details 2	July 20, 2016
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C-11	Site Details 4	July 20, 2016
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C-14.1 to C-14.7	Lighting Plan	July 20, 2016
C-15	Lighting Details	July 20, 2016
C-16	Pedestrian Circulation Plan	July 20, 2016
L-1.1 TO L-1.7	Planting Plan	July 20, 2016
L-2	Planting Notes & Details	July 20, 2016

Phase 1 Zoning Summary Chart							
Zoning District(S):	RU (Rural District), HM (Hamlet Mixed Use District), HR (Hamlet Residential District), & CO (Commercial/Industry/Office)						
Overlay District(S):	· •	ay District), SC (Stream prises Of The PAZ (Prir	•			•	
Zoning Regulation Requirements	Existing	Required	Required (RU)	Required (HM)	Required (HR)	Required (CO)	Provided
MINIMUM LOT SIZE (CONVENTIONAL)	507.98 Acres	_	2.0 Acres	4.0 Acres	4.0 Acres	1.0 Acres	507.98 Acres
MINIMUM LOT SIZE (FLEXIBLE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM DENSITY (FLEXIBLE)	-	-	1 AC/DU	-	-	-	N/A
MINIMUM ROAD FRONTAGE (COUNTY/STATE ROAD)	5,560 Feet	-	300 Feet	100 Feet	100 Feet	200 Feet	5,560 Feet
FRONT YARD BUILDING SETBACK (COUNTY/STATE ROAD)	71.43 Feet	-	N/A	30 Feet	40 Feet	150 Feet	71.43 Feet
SIDE YARD BUILDING SETBACK	40.33 Feet	-	30 Feet	N/A	15 Feet	30 Feet	40.33 Feet
REAR YARD BUILDING SETBACK	1,762.56 Feet	-	50 Feet	N/A	N/A	N/A	1,762.56 Feet
PARKING BUFFER	8.90 Feet	50 Feet	_	-	-	-	8.90 Feet <sup>1</sup>
RESIDENTIAL BUFFER	31.71 Feet	100 <sup>f</sup> eet	_	-	-	-	25.98 Feet <sup>2</sup>
MINIMUM FLOOR AREA (DWELLING UNIT / ACC. APT.)	-	800 Feet / 500 Feet	-	-	-	-	TBD
MAXIMUM BUILDING HEIGHT	TBD	-	35 Feet	45 Feet	40 Feet	35 Feet	TBD
MAXIMUM IMPERMEABLE SURFACE COVERAGE	6.95%	-	10.0 %	50.0 %	30.0 %	40.0 %	7.73%
MAXIMUM FOOTPRINT FOR NONRESIDENTIAL STRUCTURES	N/A	-	6,000 Sq. Feet	10,000 Sq. Feet	1,000 Sq. Feet	200,000 Sq. Feet	4,500 Sq. Feet

2. VARIANCE REQUIRED



	Ph	ase 1 Parking	Summary Cha	rt (By Bu	uilding)		
Building	Use	Size/Occupancy	Utilized Standard	Required	Standard Spaces Provided	ADA Spaces Provided	Total Provideo
BUILDING 118	BETHANY HOUSE	25 PEOPLE	1 SPACE PER TOTAL NUMBER OF FACULTY/STAFF	25	31	1	32
BUILDINGS 46, 91, 92, 93, 94, & 95	SINGLE-FAMILY STAFF HOUSING	1 FAMILY/DWELLING UNIT (±5 PEOPLE) PER HOUSE	2 SPACES PER DWELLING UNIT (TOWN)	12	12	N/A	12
TEMPORARY CLASSROOMS (2)*	CLASSROOM	36 STUDENTS AND 2 FACULTY PER CLASSROOM	0.4 SPACES PER TOTAL NUMBER OF STUDENTS/FACULTY/STAFF (ITE)	61	60	2	62
TEMPORARY OFFICE*	OFFICE	1,440 SF PER OFFICE	3 SPACES/1,000 SF (TOWN)	9	8	1	9
BUILDING 11	DORMITORY	51 PEOPLE	0.4 SPACES PER TOTAL NUMBER OF STUDENTS/FACULTY/STAFF (ITE)	21	38	2	40
BUILDING 12	DORMITORY	54 PEOPLE	0.4 SPACES PER TOTAL NUMBER OF STUDENTS/FACULTY/STAFF (ITE)	22	36	2	38
RECREATION AREA	RECREATION	STUDENTS AND FACULTY		N/A	N/A	N/A	N/A
BUILDING 21	PRIVATE PREKINDERGARTEN-12	4 STAFF MEMBERS	1 SPACE PER TOTAL NUMBER OF FACULTY/STAFF	4	58	3	61
BUILDING 79A	GUARD OFFICE	2 EMPLOYEES	1 SPACE PER TOTAL NUMBER OF EMPLOYEE/FACULTY/STAFF	2	2	N/A	2
BUILDING 79	GUARD SHACK	2 EMPLOYEES	1 SPACE PER TOTAL NUMBER OF EMPLOYEE/FACULTY/STAFF	2	2	N/A	2
BUILDING 43	DINING FACILITY	5 EMPLOYEES	1 SPACE PER TOTAL NUMBER OF EMPLOYEE/FACULTY/STAFF	5	8	1	9
BUILDING 23	UNIVERSITY MAIN ADMINISTRATIVE OFFICE BUILDING	23,853 SF	3 SPACES/1,000 SF (TOWN)	72	121	5	126
BUILDINGS 19, 20, 29, 30, 31, & 32** (DOVER TECH PARK)	BUSINESS INCUBATOR/RESEARCH FACILITY	90 EMPLOYEES AND 60 STUDENTS	1 SPACES PER TOTAL NUMBER OF EMPLOYEES/FACULTY/STAFF & 20% STUDENTS	102	173	13	186
BUILDING 18***	DAY CARE	16,282 SF	1.75 SPACES/1,000 SF***	29	27	2	29
BUILDING 33***	FAMILY CENTER	10,294 SF	1.75 SPACES/1,000 SF***	19	18	2	20
BUILDING 2	DINING FACILITY	20 EMPLOYEES	1 SPACE PER TOTAL NUMBER OF FACULTY/STAFF	20	20	1	21
BUILDING 3**	PARTNER ORGANIZATION OFFICES	15 EMPLOYEES AND 10 STUDENTS	1 SPACES PER TOTAL NUMBER OF EMPLOYEES/FACULTY/STAFF & 20% STUDENTS	17	30	3	33
BUILDING 17**	PARTNER ORGANIZATION OFFICES	15 EMPLOYEES AND 10 STUDENTS	1 SPACES PER TOTAL NUMBER OF EMPLOYEES/FACULTY/STAFF & 20% STUDENTS	17	29	2	31
BUILDING 10	MINISTRY OFFICE	17,378 SF	3 SPACES/1,000 SF (TOWN)	53	51	2	53
BUILDING 14**	PARTNER ORGANIZATION OFFICES	15 EMPLOYEES AND 10 STUDENTS	1 SPACES PER TOTAL NUMBER OF EMPLOYEES/FACULTY/STAFF & 20% STUDENTS	17	33	2	35
BUILDING 35	ASSEMBLY HALL				43	5	48
BUILDING 107	CHAPEL				44	4	48

\* TWO CLASSROOMS AND ONE OFFICE BUILDING ARE BEING PROVIDED WITH TEMPORARY DOUBLE WIDE (24'x60') TRAILERS WITH THE OPTION TO DOUBLE THE AMOUNT, IF DEEMED NECESSARY.
\*\* IT IS ASSUMED THAT 80 PERCENT OF THE STUDENTS WILL BE COMING FROM ON CAMPUS WHILE 20 PERCENT FROM OFF CAMPUS, THUS ONLY 20 PERCENT OF THE REQUIRED PARKING FOR THE STUDENT PORTION IS ANTICIPATED.
\*\*\* AN APPROXIMATE 50 PERCENT REDUCTION IS ASSUMED BETWEEN THOSE ALREADY ON CAMPUS THAT WILL WALK TO DAY CARE AND FAMILY CENTER VERSUS THOSE COMING FROM OFF-CAMPUS WHO WILL BE USING THESE FACILITIES, SO IT IS ASSUMED THAT 50 PERCENT OF THE REQUIRED PARKING WILL BE NEEDED. AS SUCH, A PARKING REQUIREMENT OF 1.75 PARKING SPACES PER 1,000 SQUARE FEET IS BEING APPLIED INSTEAD OF THE ITE STANDARD FOR "DAY CARE" TYPE FACILITIES PARKING REQUIREMENT OF 3.5 PARKING SPACES PER 1,000 SQUARE FEET.

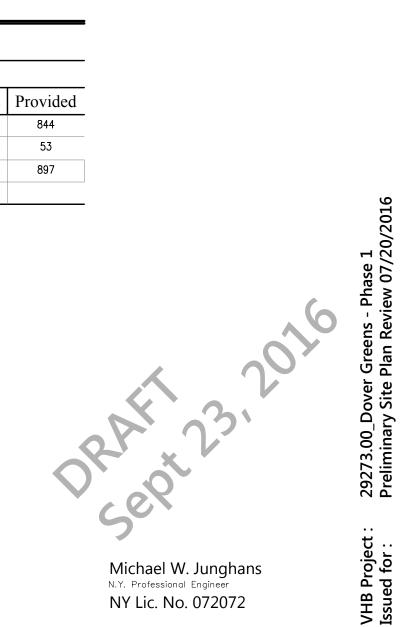
Phase 1 Parking Summary Chart						
	Si	ze		Spaces		
Description	Required	Provided	Existing	Required		
STANDARD SPACES		9 x 18	446	480 ***		
ACCESSIBLE SPACES *	8 x 18	9 x 18		29		
TOTAL SPACES			446	509 ***		
LOADING BAYS**						
LOADING BAYS**       *       FOR 1 TO 25 PARKING SPACES, THERE MUST BE 1 ACCESSIBLE PARKING SPACES PROVIDED.         FOR 26 TO 50 PARKING SPACES, THERE MUST BE 2 ACCESSIBLE PARKING SPACES PROVIDED.       FOR 51 TO 75 PARKING SPACES, THERE MUST BE 3 ACCESSIBLE PARKING SPACES PROVIDED.         FOR 76 TO 100 PARKING SPACES, THERE MUST BE 4 ACCESSIBLE PARKING SPACES PROVIDED.       FOR 101 TO 150 PARKING SPACES, THERE MUST BE 5 ACCESSIBLE PARKING SPACES PROVIDED.         FOR 101 TO 150 PARKING SPACES, THERE MUST BE 5 ACCESSIBLE PARKING SPACES PROVIDED.       FOR 151 TO 200 PARKING SPACES, THERE MUST BE 6 ACCESSIBLE PARKING SPACES PROVIDED.						

\*\* LOADING BAYS: LOADING REQUIREMENTS TO BE DETERMINED. \*\*\* PLEASE SEE PLANNING REPORT FOR PARKING REQUIREMENTS/CALCULATIONS

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Legend					
Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE	$ \begin{array}{c} & & & \\ & & & & \\ & & & \\ & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & $		CONCRETE HEAVY DUTY PAVEMEN
		PROJECT LIMIT LINE	0202027		RIPRAP
		RIGHT-OF-WAY/PROPERTY LINE EASEMENT	12690126		CONSTRUCTION ENTRA
		BUILDING SETBACK		<u> </u>	
		PARKING SETBACK	27.35 TC×	27.35 TC ×	TOP OF CURB ELEVAT
00	10+00	BASELINE	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELE
		CONSTRUCTION LAYOUT	132.75 ×	132.75 ×	SPOT ELEVATION
		ZONING LINE	45.0 TW 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF W
·		TOWN LINE		$\mathbf{\Phi}$	BORING LOCATION
			₩ <sup>₩</sup>		TEST PIT LOCATION
		LIMIT OF DISTURBANCE			MONITORING WELL
· <u> </u>		WETLAND LINE WITH FLAG			UNDERDRAIN
		FLOODPLAIN	12"D	12″D <b>→</b>	DRAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING	6"RD	6″RD►	ROOF DRAIN
——————————————————————————————————————		WETLAND BUFFER ZONE	12"S	<u>12"S</u>	SEWER
NDZ		NO DISTURB ZONE	FM	<u> </u>	FORCE MAIN
200'RA		200' RIVERFRONT AREA	OHW	OHW	OVERHEAD WIRE
			6"W	——6"W——	WATER
 EOP		GRAVEL ROAD	4"FP	4"FP	FIRE PROTECTION
BB	 BB	EDGE OF PAVEMENT		2"DW	DOMESTIC WATER
BC		BITUMINOUS BERM	3"G	G	GAS
CC	BC CC	BITUMINOUS CURB	——————————————————————————————————————	———E———	ELECTRIC
	<u> </u>	CONCRETE CURB	STM	STM	STEAM
CC	ECC	CURB AND GUTTER	Ţ	Ţ	TELEPHONE
<u>cc</u>		EXTRUDED CONCRETE CURB	FA	FA	FIRE ALARM
СС	PCC	MONOLITHIC CONCRETE CURB	CATV	CATV	CABLE TV
SGE	SGE	PRECAST CONC. CURB SLOPED GRAN. EDGING			CATCH BASIN
VGC	VGC				DOUBLE CATCH BASIN
		VERT. GRAN. CURB LIMIT OF CURB TYPE		===	GUTTER INLET
		SAWCUT	$\bigcirc$	٠	DRAIN MANHOLE
	• ·		=TD=		TRENCH DRAIN
   		BUILDING	Ľ	Ľ	PLUG OR CAP
	SEN	BUILDING ENTRANCE	CO	CO ●	CLEANOUT
		LOADING DOCK			FLARED END SECTION
•		BOLLARD			HEADWALL
D	D	DUMPSTER PAD	S	•	SEWER MANHOLE
-0-		SIGN	CS	CS ③	
		DOUBLE SIGN	۱ ۱	WV	CURB STOP & BOX
			TSV	● TSV	WATER VALVE & BOX
<u> </u>	<u> </u>	STEEL GUARDRAIL			TAPPING SLEEVE, VAL
		WOOD GUARDRAIL	HYD ®	HYD ©	SIAMESE CONNECTION
			WM	WM 	FIRE HYDRANT
· · · · · · · · · · · · · · · · · · ·		PATH	PIV (	PIV	WATER METER POST INDICATOR VALV
	~~~~~	TREE LINE	$\odot$	Ŵ	WATER WELL
X	- <del>x x</del>	WIRE FENCE	GG		
0	• •	FENCE	GM	GG O GM	GAS GATE
O ·	<b></b>	STOCKADE FENCE	•		GAS METER
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	STONE WALL RETAINING WALL	(E)	● <sup>EMH</sup>	ELECTRIC MANHOLE
		STREAM / POND / WATER COURSE	EM	EM ⊡	ELECTRIC METER
		DETENTION BASIN	¢	*	LIGHT POLE
a a a a a a a a	• •]• •]• •]• •]• •]• •]• •]	HAY BALES	()	● <sup>TMH</sup>	TELEPHONE MANHOLE
	××	SILT FENCE	T	T	TRANSFORMER PAD
	<	SILT SOCK / STRAW WATTLE			
	-		-0-	•	UTILITY POLE
- 4	4	MINOR CONTOUR	0—	•	GUY POLE
-20	20	MAJOR CONTOUR	,⊥ HH	Д НН	GUY WIRE & ANCHOR
(10)	(10)	PARKING COUNT	PB	PB	HAND HOLE
	C10	COMPACT PARKING STALLS	•		PULL BOX
DYL	DYL	DOUBLE YELLOW LINE	Mato	hline	MATCHLINE
SL	SL	STOP LINE			
		CROSSWALK			
		ACCESSIBLE CURB RAMP			
0	لالے ک چ	ACCESSIBLE PARKING			

ACCESSIBLE PARKING

VAN-ACCESSIBLE PARKING

## ENT

ANCE

ATION LEVATION

WALL ELEVATION

ALVE & BOX

ABANDON ABAN ACR ACCESSIBLE CURB RAMP ADJ ADJUST APPROX APPROXIMATE BITUMINOUS BOTTOM OF SLOPE BWLL BROKEN WHITE LANE LINE CONC CONCRETE DYCL DOUBLE YELLOW CENTER LINE ELEVATION ELEVATION ELEV EXIST EXISTING FDN FOUNDATION FIRST FLOOR ELEVATION FFE GRAN GRANITE GTD GRADE TO DRAIN LANDSCAPE AREA LOD LIMIT OF DISTURBANCE MAX MAXIMUM MINIMUM MIN NOT IN CONTRACT NIC NTS NOT TO SCALE PERF PERFORATED PROP PROPOSED REM REMOVE RETAIN RET R&D REMOVE AND DISPOSE REMOVE AND RESET R&R SWEL SOLID WHITE EDGE LINE SOLID WHITE LANE LINE TOP OF SLOPE TYPICAL TYP

Abbreviations

General

BIT

BS

EL

LA

#### Utility

TS

Utility	
СВ	CATCH BASIN
СМР	CORRUGATED METAL PIPE
СО	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F <b>&amp;</b> G	FRAME AND GRATE
F <b>&amp;</b> C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
НН	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

#### General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- 5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- APPROPRIATE PERMITS.
- CONTROL DEVICES.
- EXPENSE.
- RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES

## Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- SHALL BE SET/RESET AS FOLLOWS:
- A. PAVEMENTS AND CONCRETE SURFACES: FLUSH B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
- FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- OR BY THE UTILITIES COMPANY.
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN: A. WATER PIPES SHALL BE DUCTILE IRON PIPE (D.I.P), CLASS 52 B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
- C. STORM DRAINAGE PIPES SHALL BE HDPE
- D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE
- SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.

BEGINNING WORK.

- COMPANY'S REQUIREMENTS.
- DIAMETER SHALL BE 5 FEET.

#### **Notes:**

CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH

6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY

7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT

8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC

9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S

10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE

13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE

CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A

STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES,

2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.

3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH

4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND

C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.).

6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR

APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO

8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR

9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS

10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM Layout and Materials

Demolition

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- 3. CURBING SHALL BE CAST-IN-PLACE CONCRETE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- 4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS,
- 5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING
- CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.

6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.

- 2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- 3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- 5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

#### **Erosion Control**

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- 4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- 1. BASE PLAN: THE PROPERTY LINES SHOWN HEREON WERE COMPILED FROM VARIOUS SOURCES INCLUDING OLD SURVEYS AND TAX MAPS. THEY ARE NOT CERTIFIED.
- 2. BASE PLAN: THE LOCATION OF SURFACE FEATURES IS BASED ON RECORD DRAWINGS AND A FIELD SURVEY TO LOCATE SURFACE EVIDENCE. THE SURVEY DID NOT INCLUDE SUBSURFACE INVESTIGATIONS OF ANY KIND, EXCEPT TO OPEN ACCESSIBLE MANHOLES TO VERIFY PIPE SIZES, INVERTS, ETC. THIS SURVEY IS SUBJECT TO THE LIMITS INHERENT IN THE METHODS USED TO COMPLETE IT.
- 3. WETLANDS AND WETLAND FLAGS SHOWN ON PLANS ARE BASED UPON THE PREVIOUS SURVEY'S DELINEATION AND SUPPLEMENTED WITH FIELD VISIT PERFORMED BY VHB AND SURVEYED BY BADEY & WATSON IN JULY AND AUGUST OF 2015.
- 4. 100 YEAR FLOODPLAIN INFORMATION SHOWN ON PLANS ARE BASED UPON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANELS 36027C0440E AND 36027C0443E, EFFECTIVE DATE OF 5/2/2012.
- 5. TOPOGRAPHY: THE TOPOGRAPHIC DATA HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHS DATED MARCH 28, 2004. THE PHOTO SCALE WAS 1 INCH TO 350 FEET. THE COMPILATION SCALE WAS 1 INCH TO 40 FEET.
- 6. VERTICAL DATUM: THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- 7. HORIZONTAL DATUM: THE MERIDIAN AND COORDINATE VALUES HEREON REFER TO THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE (NAD-1983).

Document Use

- 3. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 4. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- 5. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX)

**ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX)

SITE CIVIL ENGINEER:



50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

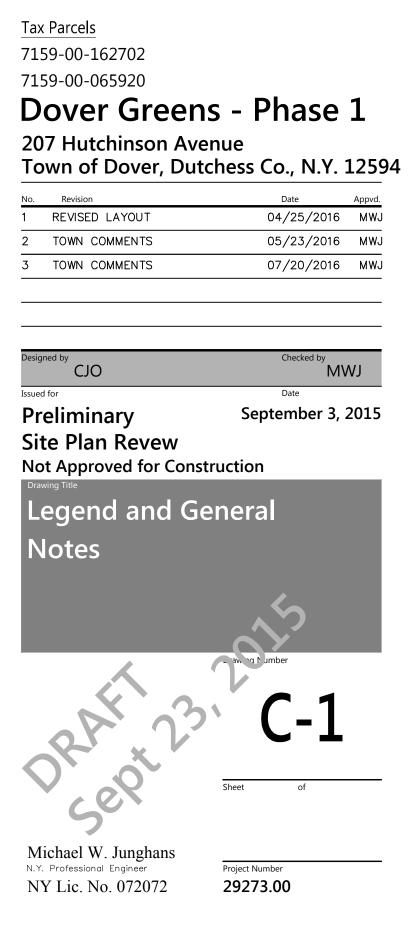
vhb.com

WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555

**UTILITY ENGINEER:** 

ENGINEERING LLP

22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704



### 200 Foot Abutter's List

Tarsem Kaur 1554 Route 22 Wingdale, NY 12594 For Property:13260000705900027695690000

Teresa Olivo 20 Leewood Cir Eastchester, NY 10709 For Property:13260000715900002185040000

Albert Akkerman 23 Bannister Ln Wingdale, NY 12594 For Property:13260000715900000775290000

Glen T. Gabari 22 Bannister Ln Wingdale, NY 12594 For Property:13260000715900001235300000

Eric Loeschner 89 Ferris Pl Ossining, NY 10562 For Property:13260000705900009675400000

John A. Malachi 124 Hutchinson Ave Wingdale, NY 12594 For Property:13260000705900028515670000

Anthony Hough 15 Coleman Ln Wingdale, NY 12594 For Property:13260000705900009345680000

Michael A. Stra 9 Coleman Ln Wingdale, NY 12594 For Property:13260000705900009135590000

Federal National Mortgage Assn 14221 Dallas Pkwy Dallas, TX 75254 For Property:13260000715900002195190000

Saber Ali Abou-Eid PO Box 775 Wingdale, NY 12594 For Property:13260000716000000610800000

http://geoaccess.co.dutchess.ny.us/parcelaccess/addListResults.asp

James E. Yeno PO Box 67 Dover Plains, NY 12522 For Property:13260000716000000700470000

Town of Dover 126 Duncan Hill Rd E Dover Plains, NY 12522 For Property:13260000716000003350930000

James E. Yeno PO Box 67 Dover Plains, NY 12522 For Property:13260000716000000020320000

James P. Brophy 131 Johnson Rd Wingdale, NY 12594 For Property:13260000715900000175520000

Printing tips for labels. Download or Open CSV file. J H Ketcham Hose Co Inc PO Box 169 Dover Plains, NY 12522 For Property:13260000716000001000800000

Anita O. Garrison 37-61 104th St Corona, NY 11368 For Property:13260000715900000485380000

Vincent P. Cacciola 14 Coleman Ln Wingdale, NY 12594 For Property:13260000705900009655540000

Krisvin Property Management 118 Hutchinson Ave Wingdale, NY 12594 For Property:13260000705900028475520000

Carmelo B. Rivera 14 Bannister Ln Wingdale, NY 12594 For Property:13260000715900001355030000

Wingdale Realty LLC 1551 Route 22 Wingdale, NY 12594 For Property:13260000705900027485720000

Philip R. Van Buren 153 93rd St W New York, NY 10025 For Property:13260000715900005696430000

Samuel Scott, Sr 4060 the Alameda Baltimore, MD 21218 For Property:13260000715900001655370000

Dover Greens LLC 6 Barclay St New York, NY 10007 For Property:13260000705900008147680000

1726 Wingdale Plaza LLC 387 Sinpatch Rd Wassaic, NY 12592 For Property:13260000705900009639470000

Edgar Vargas 125 Johnson Rd Wingdale, NY 12594 For Property:13260000705900009975500000

Wingdale Village Park Mfg Hsg PO Box 391 Beacon, NY 12508 For Property:13260000705900027985120000

Robert C. Broidrick 159 Leather Hill Rd Wingdale, NY 12594 For Property:13260000715900005677220000

James J. Rinaldi PO Box 89 Patterson, NY 12563 For Property:13260000705900009309820000

Parcel Information Source: http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess\_map.htm

Patrick O'Mara 73 Fairfield Dr Patterson, NY 12563 For Property:13260000715900000535230000

Page 1 of 2

Ann Maria Butler 53 Celeste Dr Dover Plains, NY 12522 For Property:13260000705900009665660000

Leslie W. Smith PO Box 324 Pawling, NY 12564 For Property:13260000705900027705540000

James P. Brophy 131 Johnson Rd Wingdale, NY 12594 For Property:13260000715900000365460000

Lystra Cooper-Forbes 14 Bannister Ln Wingdale, NY 12594 For Property:13260000715900001005390000

Timothy J. Bassett 10 Hill Ln Wingdale, NY 12594 For Property:13260000705900008765660000

United States Of America Washington, DC 20240 For Property:13260000715900005736940000

Dover Greens LLC 6 Barclay St New York, NY 10007 For Property:13260000715900000659200000

NYS 22 Market St Poughkeepsie, NY 12601 For Property:13260000715900004205800000 Leather Hill Preserve, LLC 254 W Haviland Ln Stamford, CT 06903 For Property: 13260000715900004138650000

> 7/15/2015 Page 2 of 2

James J. Mc Philomy 345 Johnson Rd Wingdale, NY 12594 For Property:13260000715900001764980000

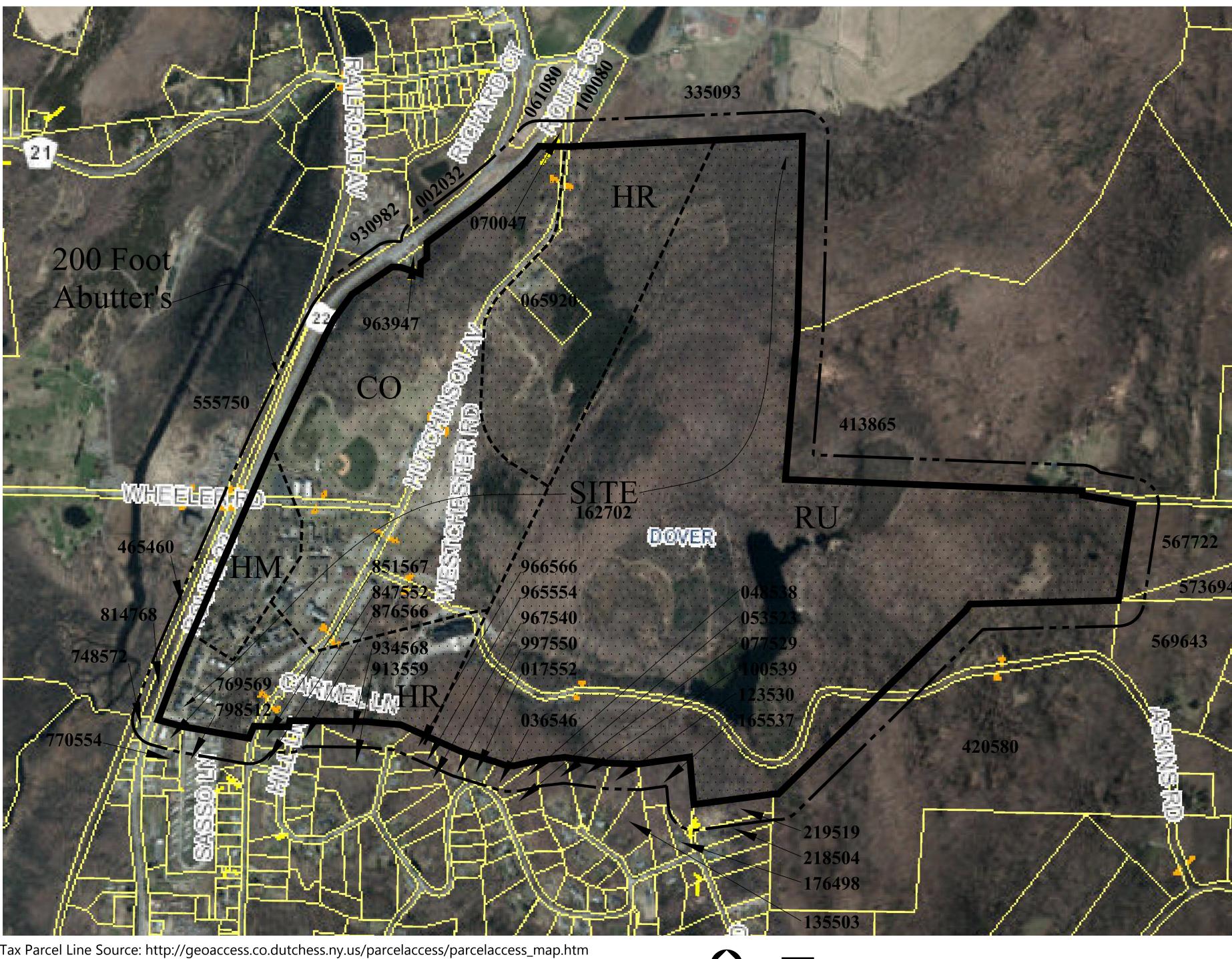
Dover Knolls Dvplmnt Co LLC 377 Oak St Garden City, NY 11530 For Property:13260000705900005557500000

Dover Greens LLC 6 Barclay St New York, NY 10007 For Property:13260000715900001627020000

Metropolitan Transit Authority 63 Wall St New York, NY 10005 For Property:13260000706100004654600000

## **Zoning Legend**

Zone CO: Commercial/Industry/Office Zone HM: Hamlet Mixed-Use District Zone HR: Hamlet Residential District Zone RU: Rural District



Tax Parcel Line Source: http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess\_map.htm Zoning Line Source: Town of Dover, New York GIS Department dated June 6, 2007.

### **Abutter's Map**

0 250 500 1,000Feet **OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX)

**ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX)

SITE CIVIL ENGINEER:



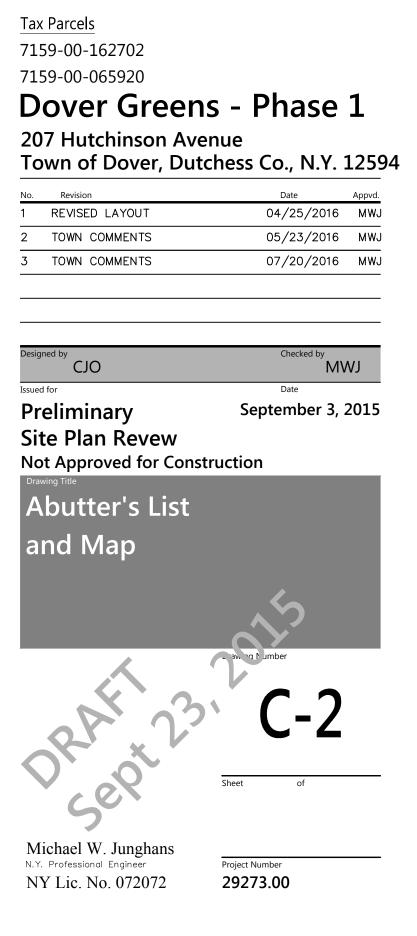
50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555

UTILITY ENGINEER:

FELLENZER ENGINEERING LLP

22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704





SCALE IN FEET Tax Parcels

7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 
 No.
 Revision

 1
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 LAYOUT

 Date
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 04/25/2016
 MWJ
 2 TOWN COMMENTS 05/23/2016 MWJ 3 TOWN COMMENTS 07/20/2016 MWJ

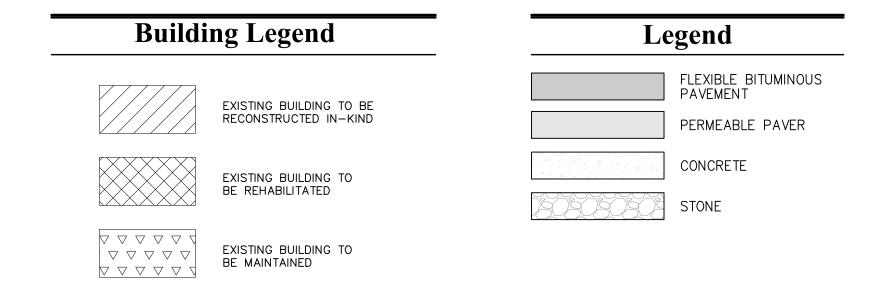
° CJO Date September 3, 2015 Preliminary Site Plan Revew Not Approved for Construction Layout and Materials Plan (Overall)

Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072 Project Number **29273.00** 



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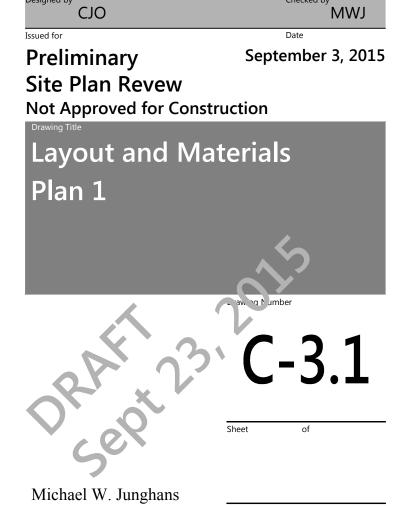
**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) **ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 **UTILITY ENGINEER:** FELLENZER 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** 

SCALE IN FEET <u>Tax Parcels</u> 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 
 Date
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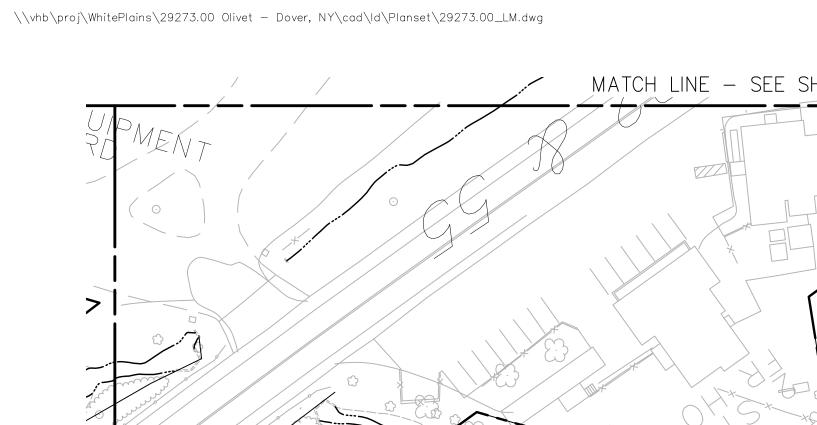
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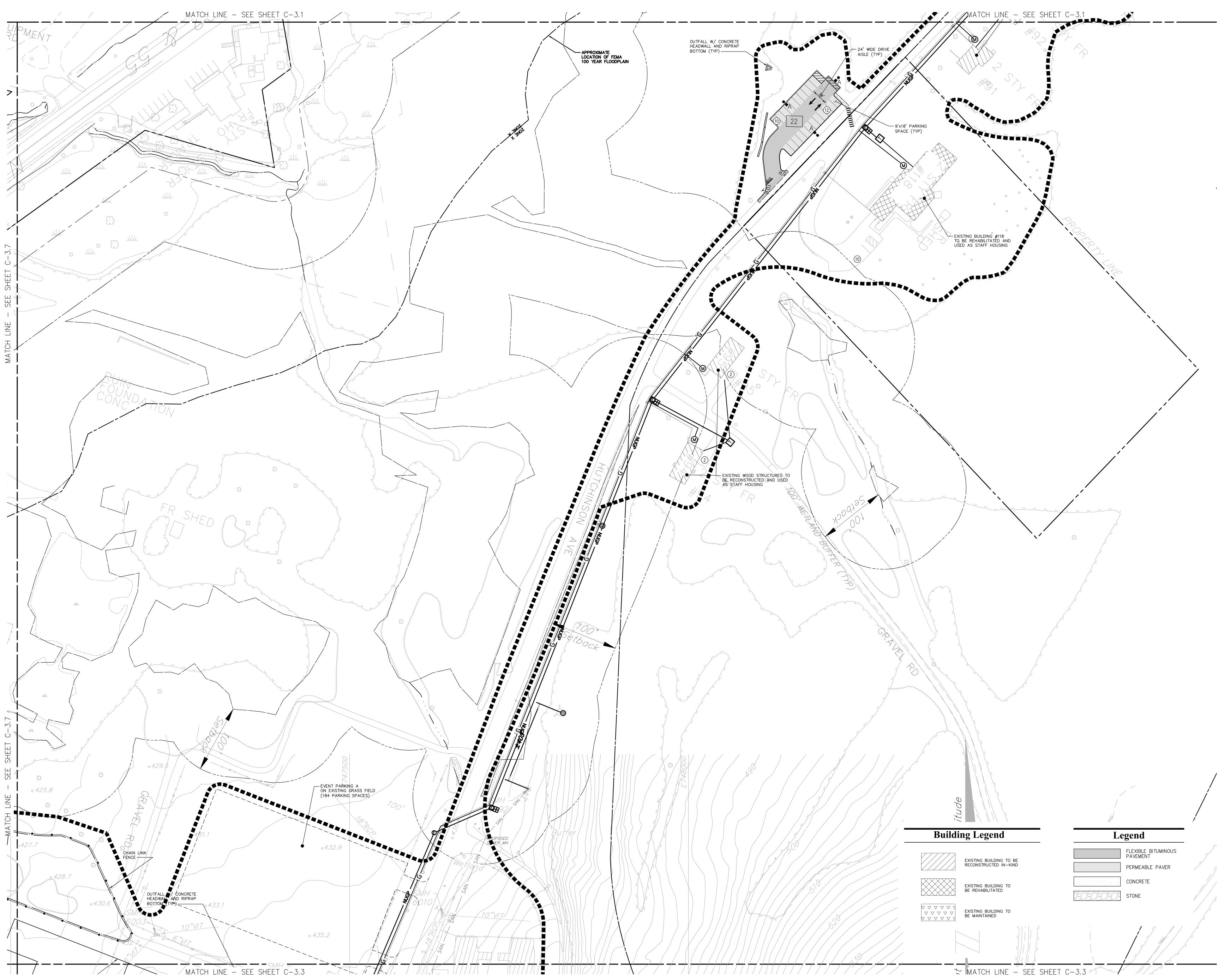
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 05/23/2016 MWJ 2 TOWN COMMENTS 3 TOWN COMMENTS 07/20/2016 MWJ

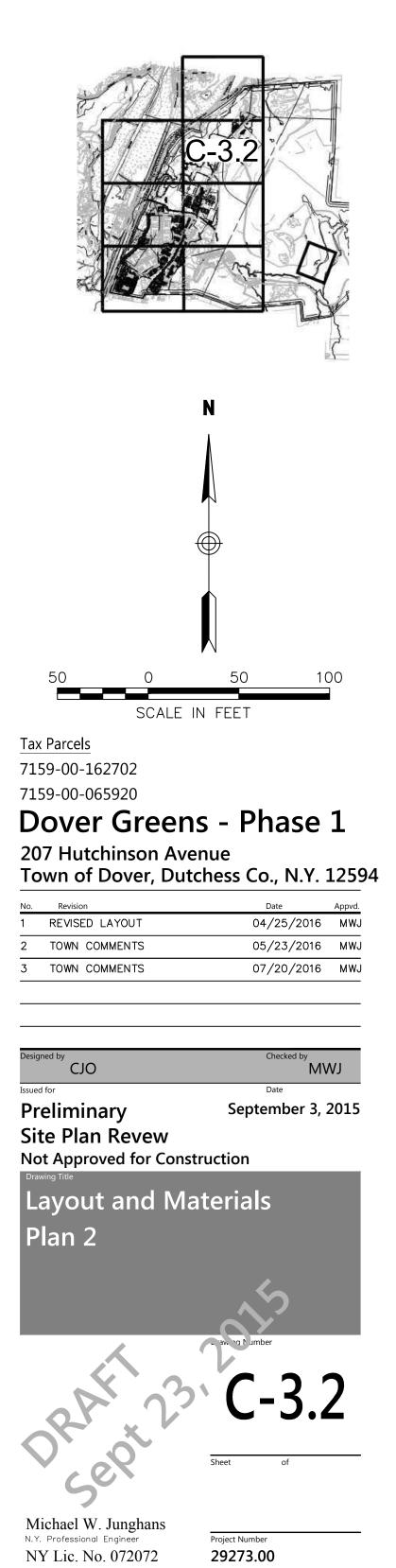


Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072 Project Number **29273.00** 



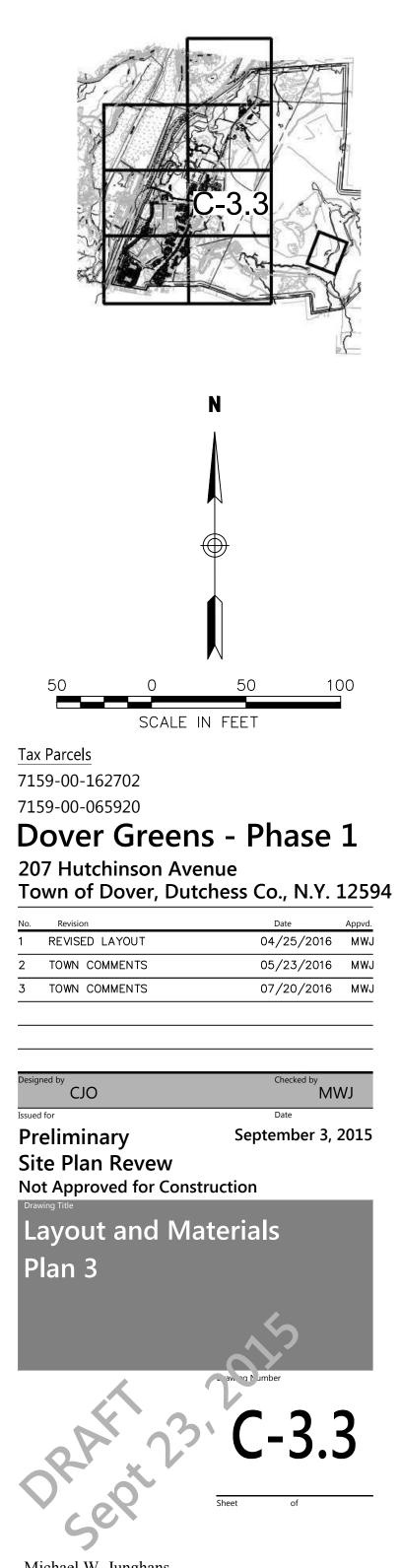


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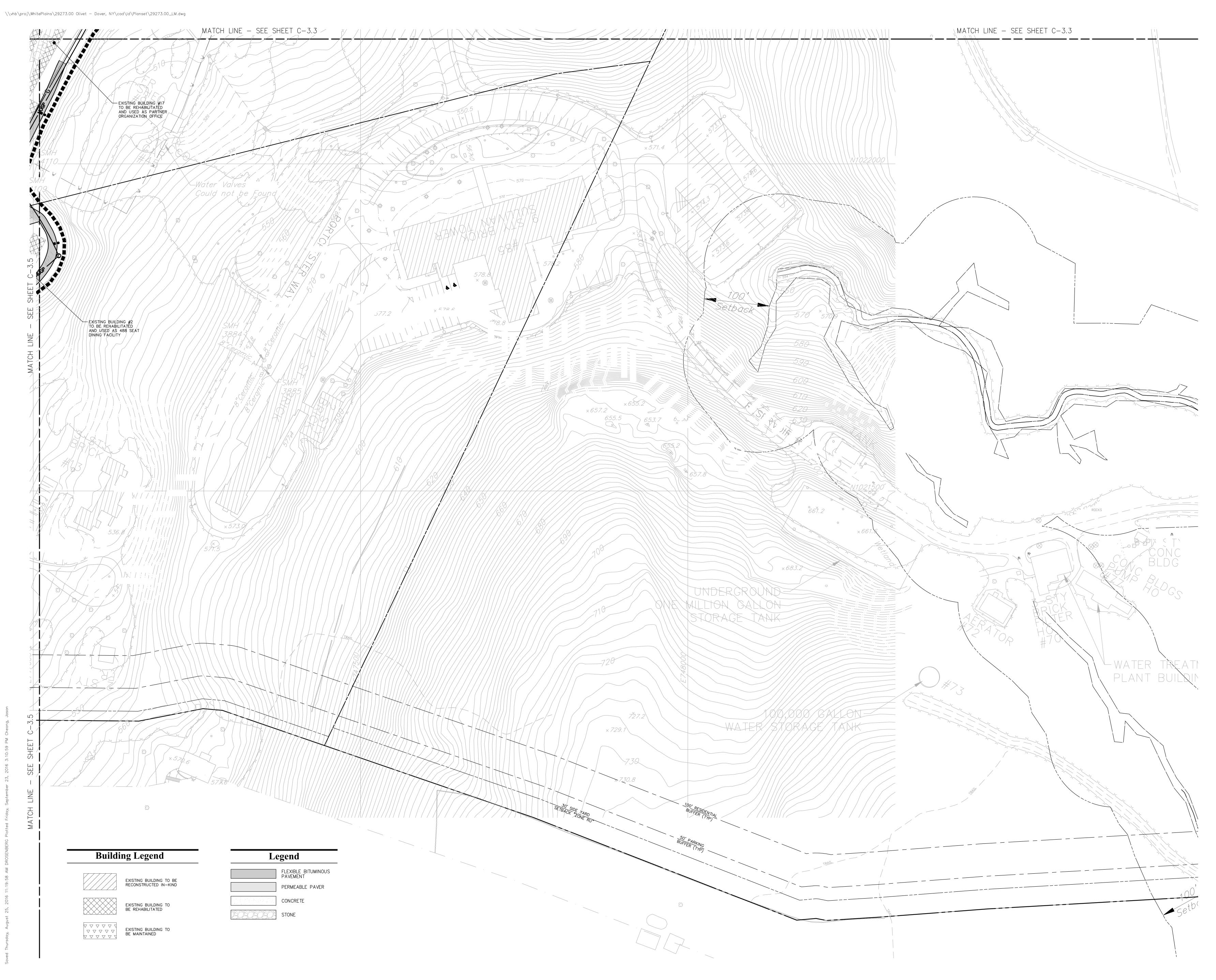


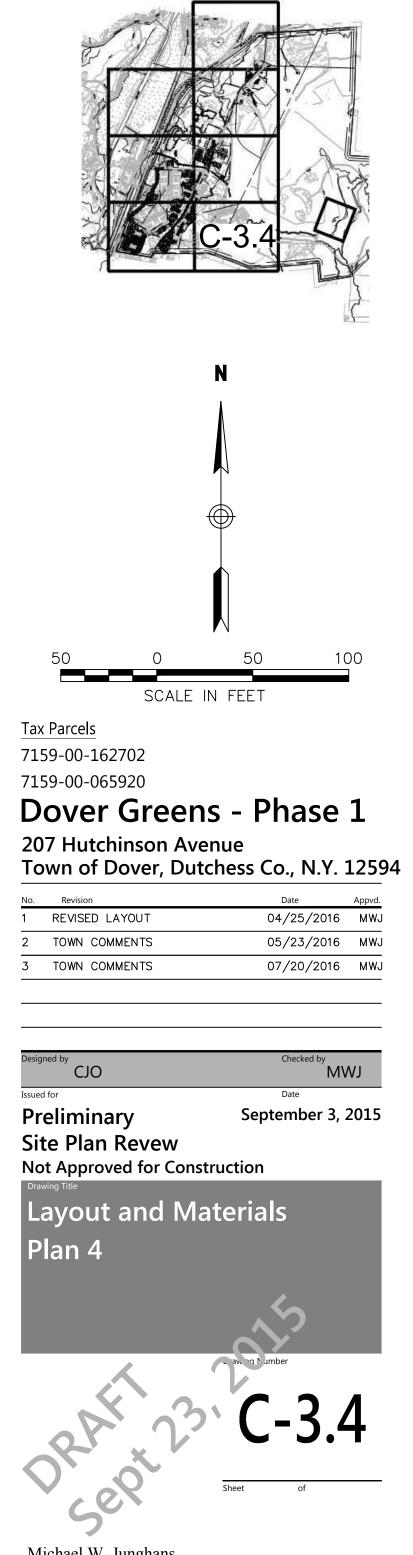


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Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072 Project Number **29273.00** 

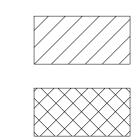




Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072 Project Number **29273.00** 



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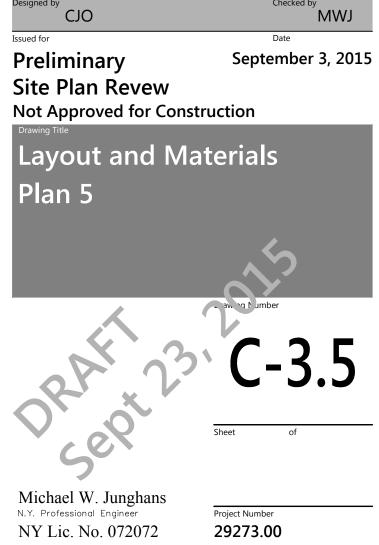
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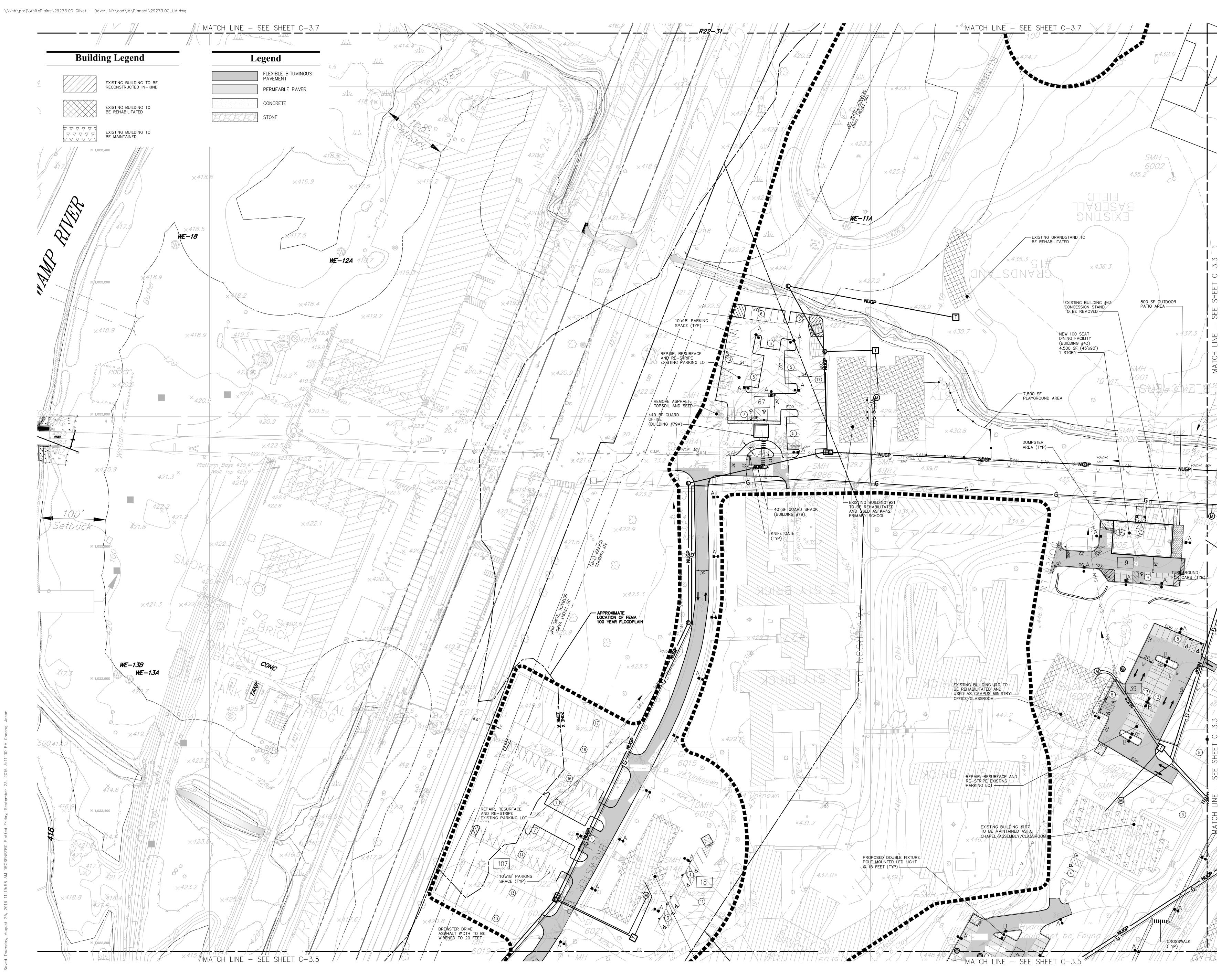
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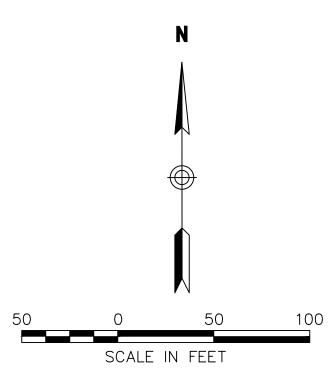
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**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) **ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 UTILITY ENGINEER: **FELLENZER** ENGINEERING LLP 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** SCALE IN FEET Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 Date Appvd Revision 04/25/2016 MWJ REVISED LAYOUT TOWN COMMENTS 05/23/2016 MWJ TOWN COMMENTS 07/20/2016 MWJ CJO Date





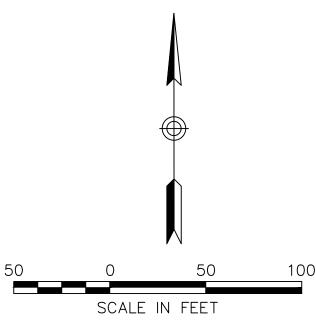


Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 Date Appvd. lo. Revision REVISED LAYOUT 04/25/2016 MWJ TOWN COMMENTS 05/23/2016 MWJ TOWN COMMENTS 07/20/2016 MWJ

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Michael W. Junghans	Project Number

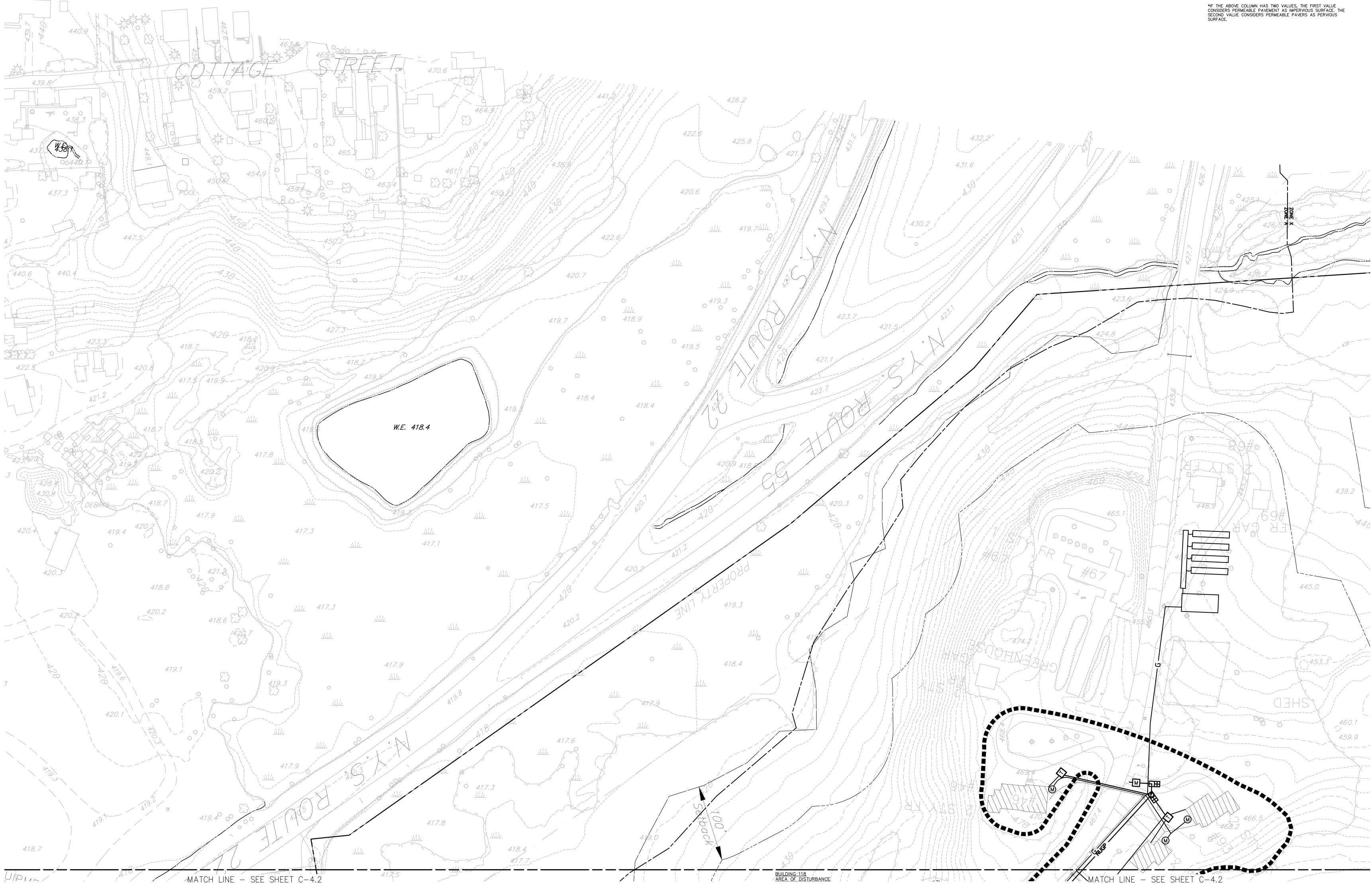
N.Y. Professional Engineer 29273.00 NY Lic. No. 072072





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71	59-00-162702		
71	59-00-065920		
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		-	12594 Appvd.
Tc	own of Dover, Dutches	ss Co., N.Y.	
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N.Y. Professional Engineer NY Lic. No. 072072	Project Number 29273.00
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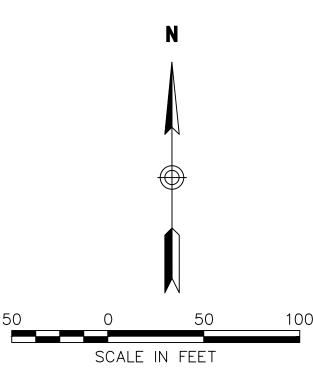
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## Area Of Disturbance

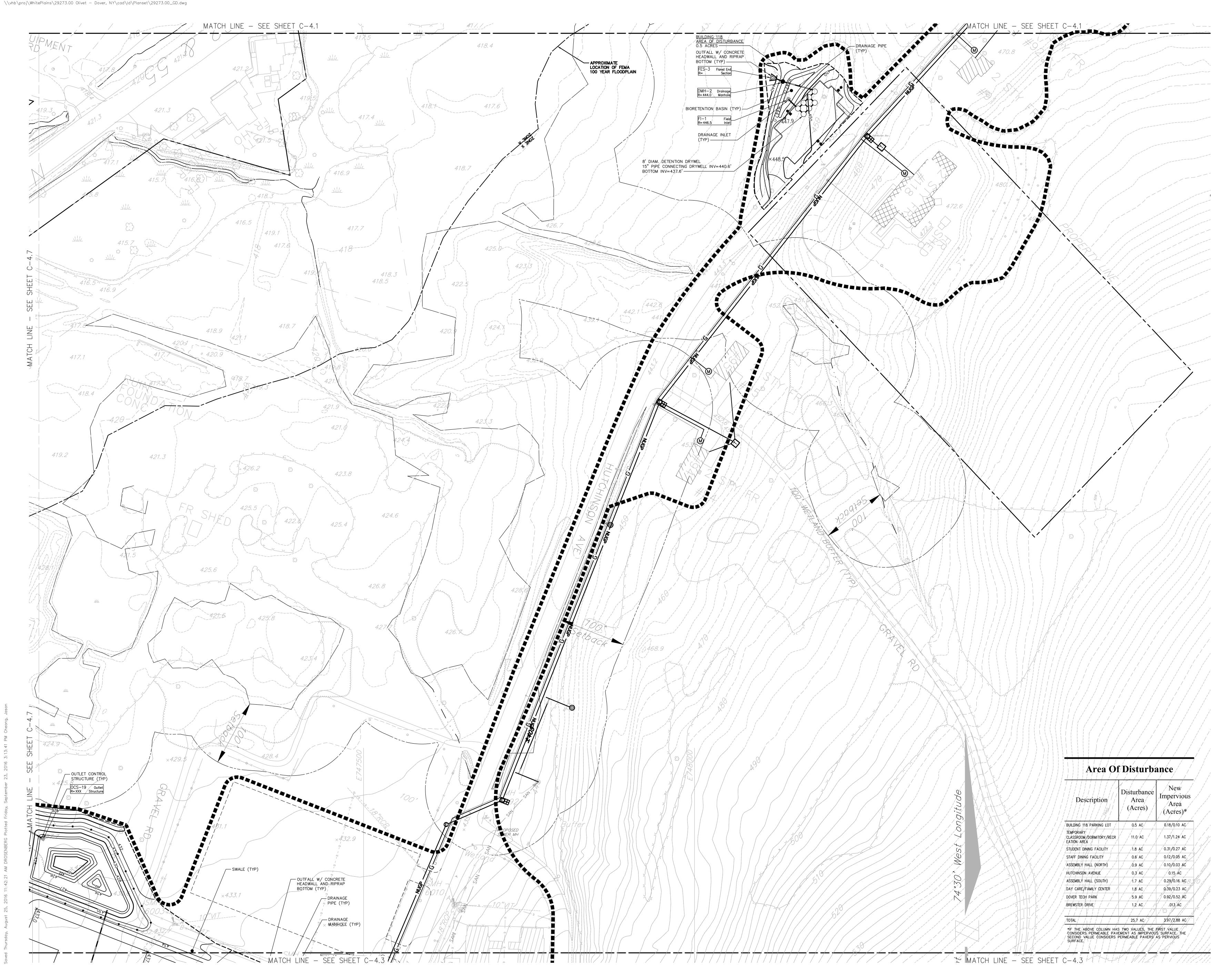
Description	Disturbance Area (Acres)	New Impervious Area (Acres)*	
BUILDING 118 PARKING LOT	0.5 AC	0.18/0.10 AC	
TEMPORARY CLASSROOM/DORMITORY/RECR EATION AREA	11.0 AC	1.37/1.24 AC	
STUDENT DINING FACILITY	1.8 AC	0.31/0.27 AC	
STAFF DINING FACILITY	0.6 AC	0.12/0.05 AC	
ASSEMBLY HALL (NORTH)	0.9 AC	0.10/0.03 AC	
HUTCHINSON AVENUE	0.3 AC	0.15 AC	
ASSEMBLY HALL (SOUTH)	1.7 AC	0.29/0.16 AC	
DAY CARE/FAMILY CENTER	1.8 AC	0.39/0.23 AC	
DOVER TECH PARK	5.9 AC	0.92/0.52 AC	
BREWSTER DRIVE	1.2 AC	.013 AC	
TOTAL	25.7 AC	3.97/2.88 AC	

**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) ARCHITECT: XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 **UTILITY ENGINEER:** FELLENZERIII ENGINEERING LLP 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** 



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	7 Hutchinson Avenue wn of Dover, Dutches	-	12594
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N.Y. Professional Engineer	Project Number
NY Lic. No. 072072	29273.00



SCALE IN FEET Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1

207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 
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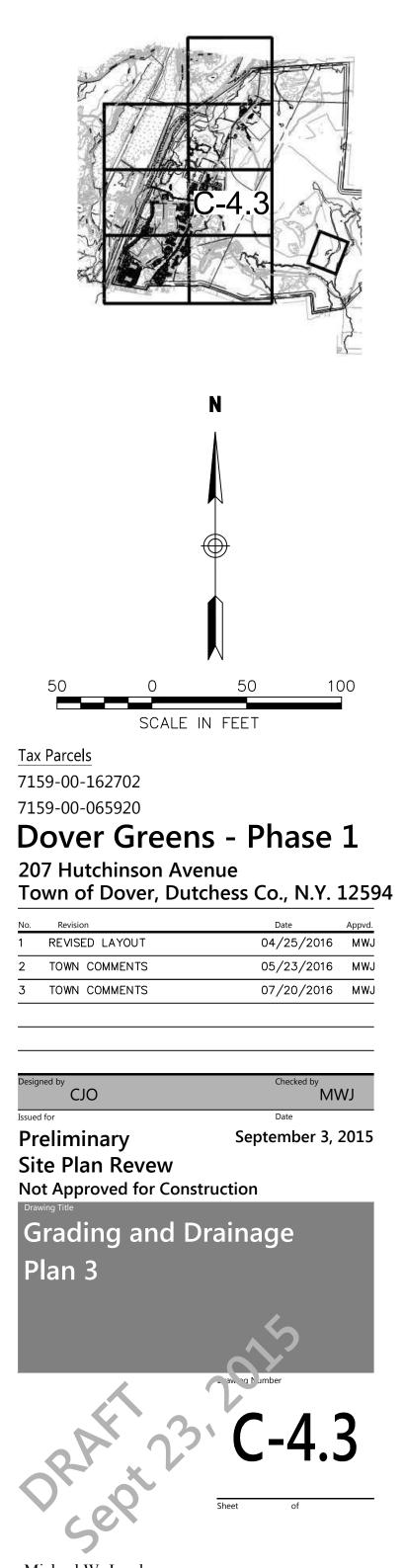
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 1 REVISED LAYOUT 05/23/2016 MWJ 2 TOWN COMMENTS TOWN COMMENTS 07/20/2016 MW

° CJO ິ MWJ Date September 3, 2015 Preliminary Site Plan Revew Not Approved for Construction Grading and Drainage Plan 2

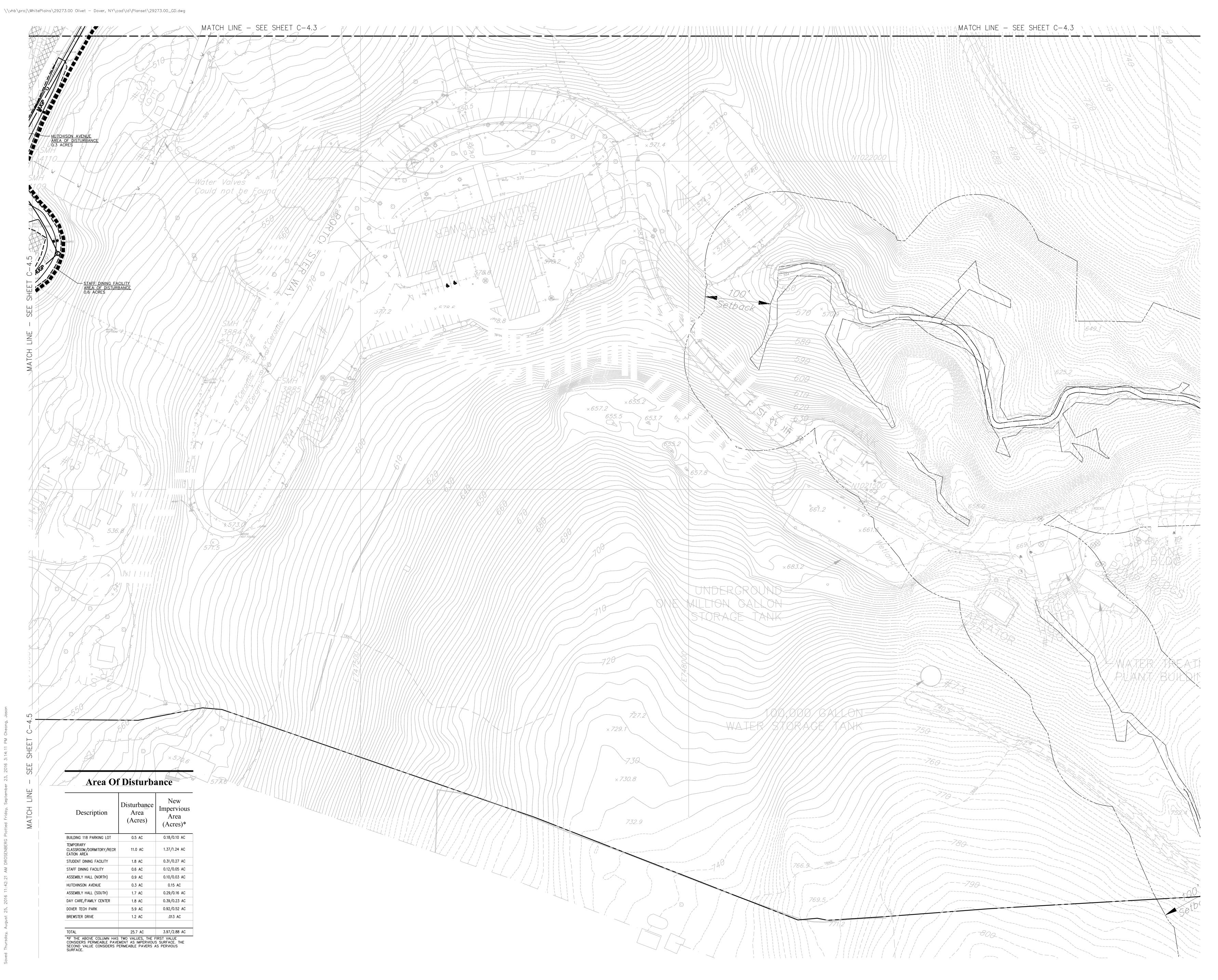
Michael W. Junghans NY Lic. No. 072072

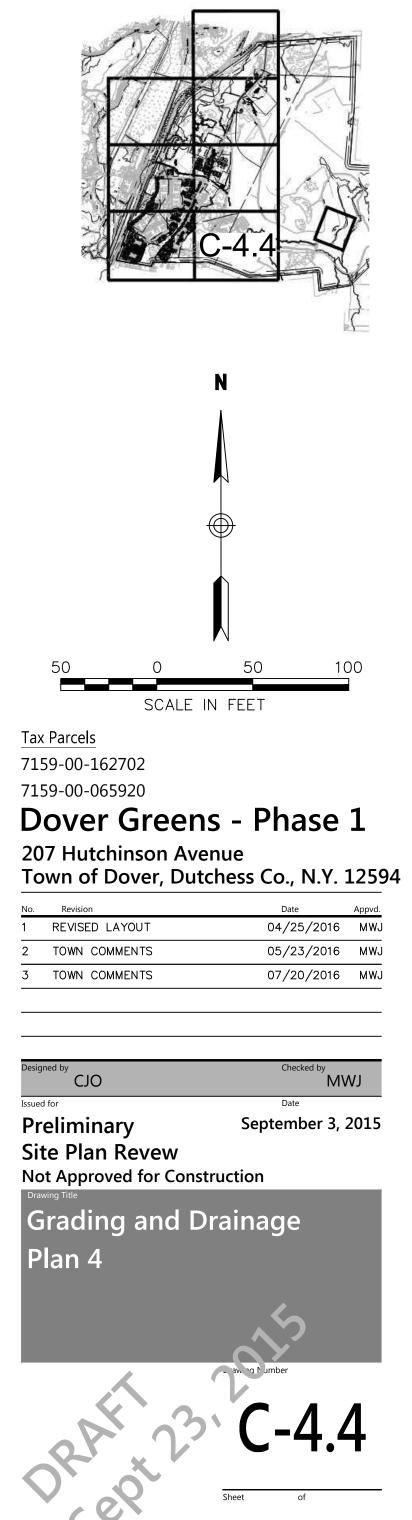


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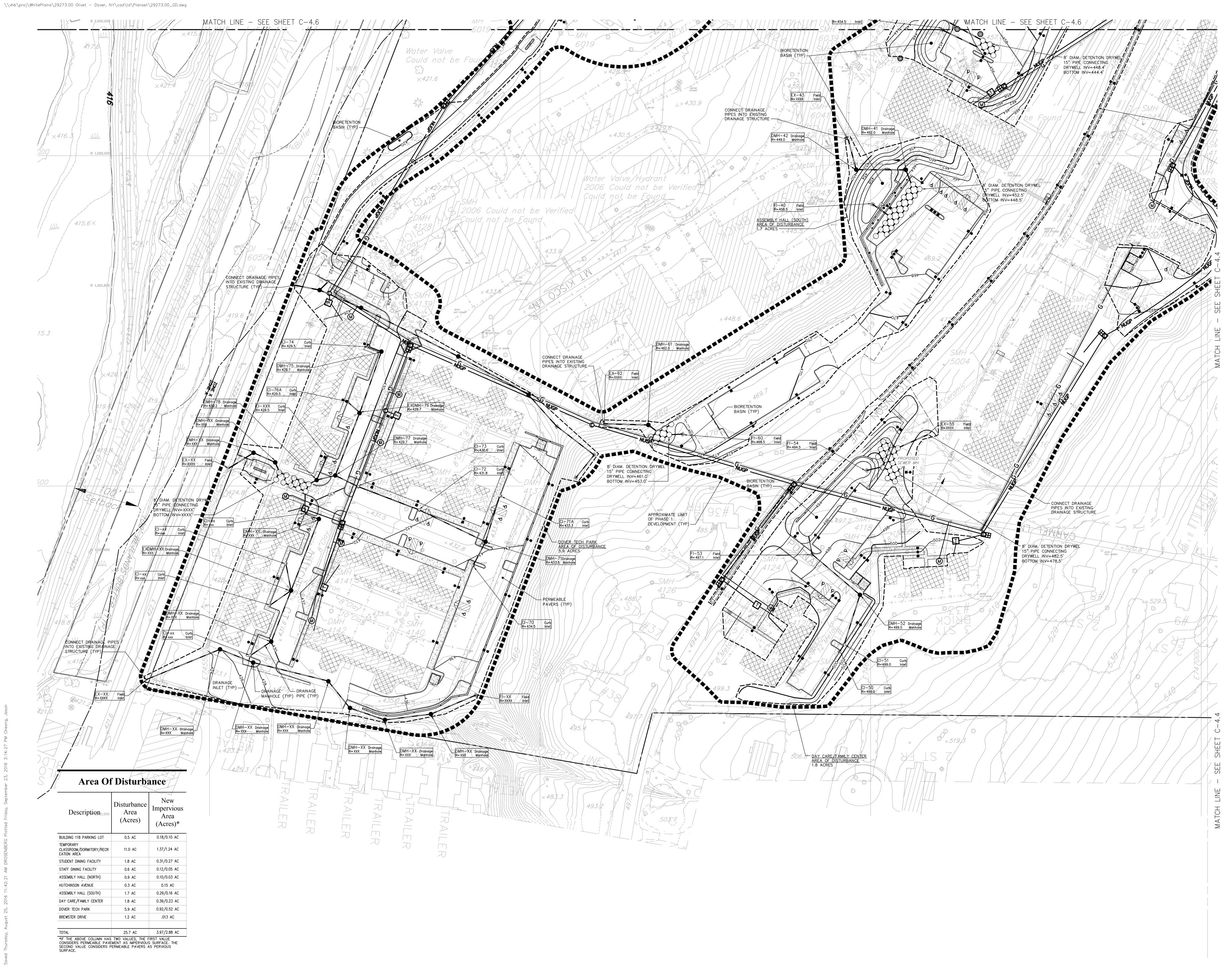


Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072

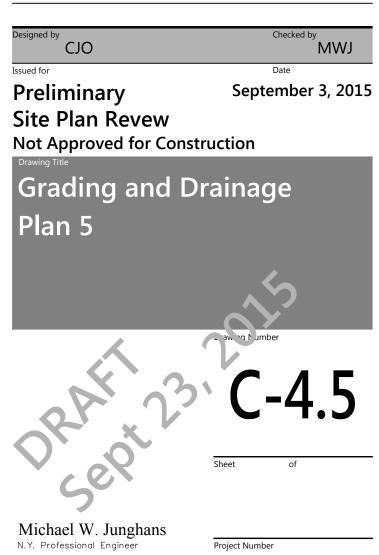




Michael W. Junghans Project Number NY Lic. No. 072072 29273.00

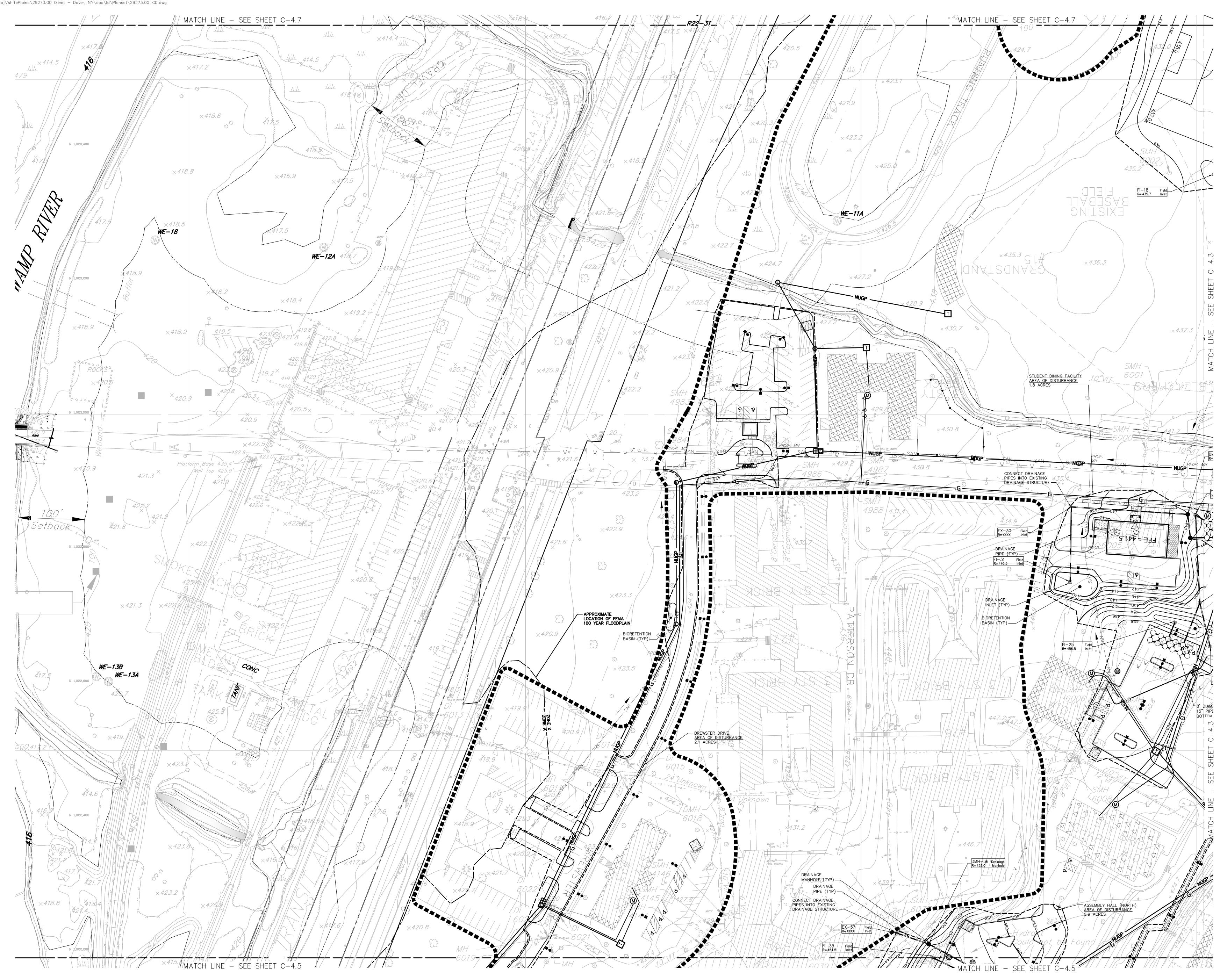


**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) **ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 UTILITY ENGINEER: FELLENZER ENGINEERING LLP 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** SCALE IN FEET Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 Date Revision REVISED LAYOUT 04/25/2016 MWJ TOWN COMMENTS 05/23/2016 MWJ TOWN COMMENTS 07/20/2016 MWJ



NY Lic. No. 072072 29273.00



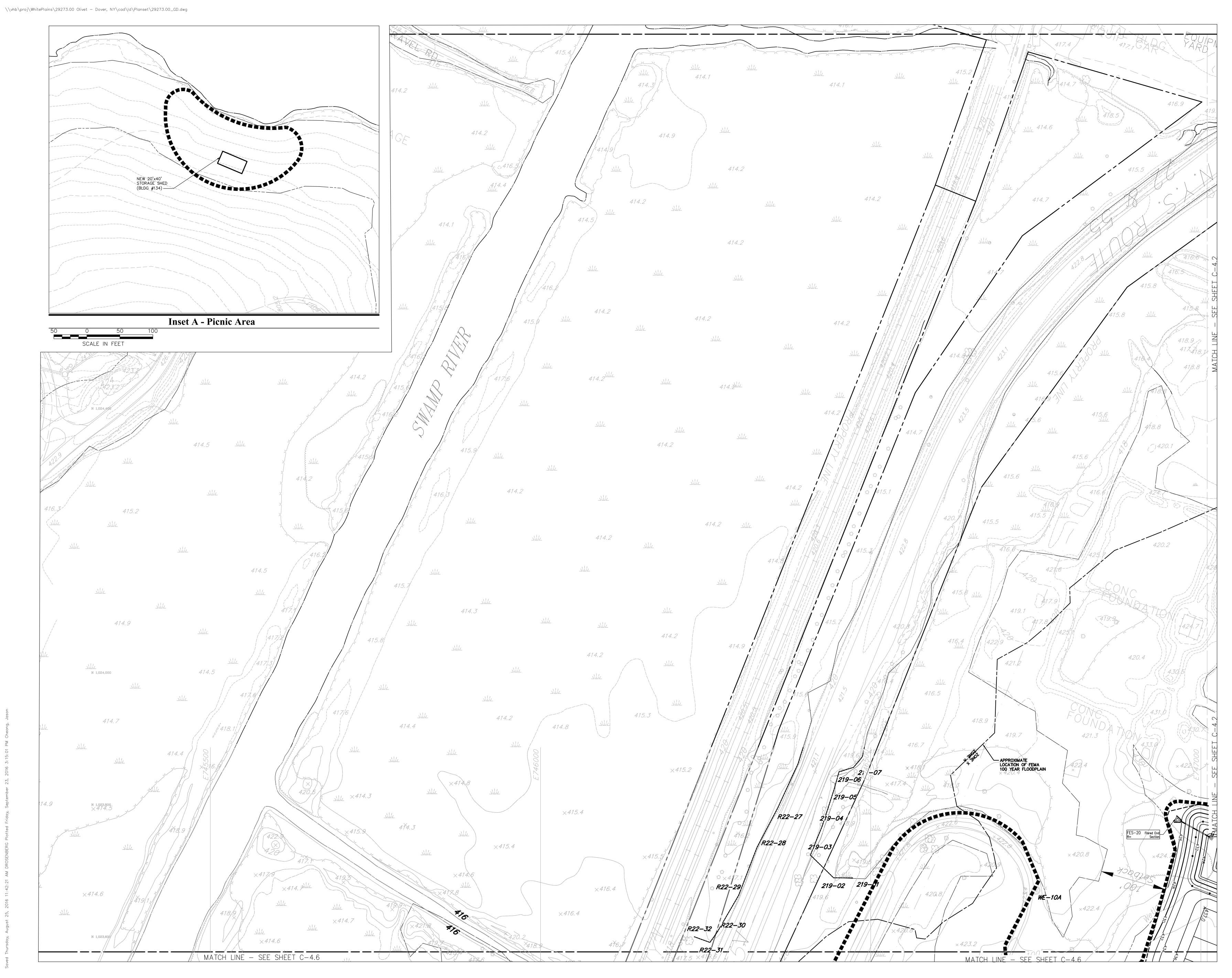


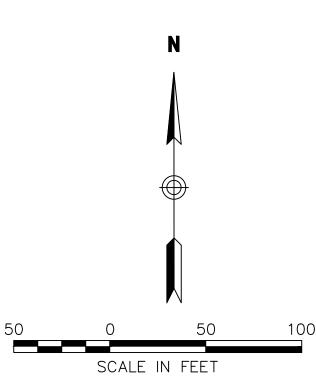
SCALE IN FEET Tax Parcels

7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 Date Appvd Revision 04/25/2016 MWJ REVISED LAYOUT TOWN COMMENTS 05/23/2016 MWJ TOWN COMMENTS 07/20/2016 MW

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Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072 Project Number **29273.00** 



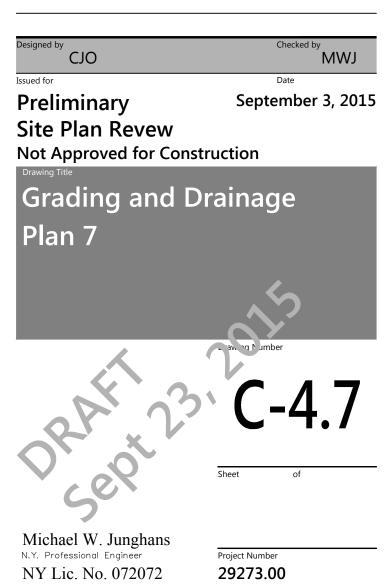


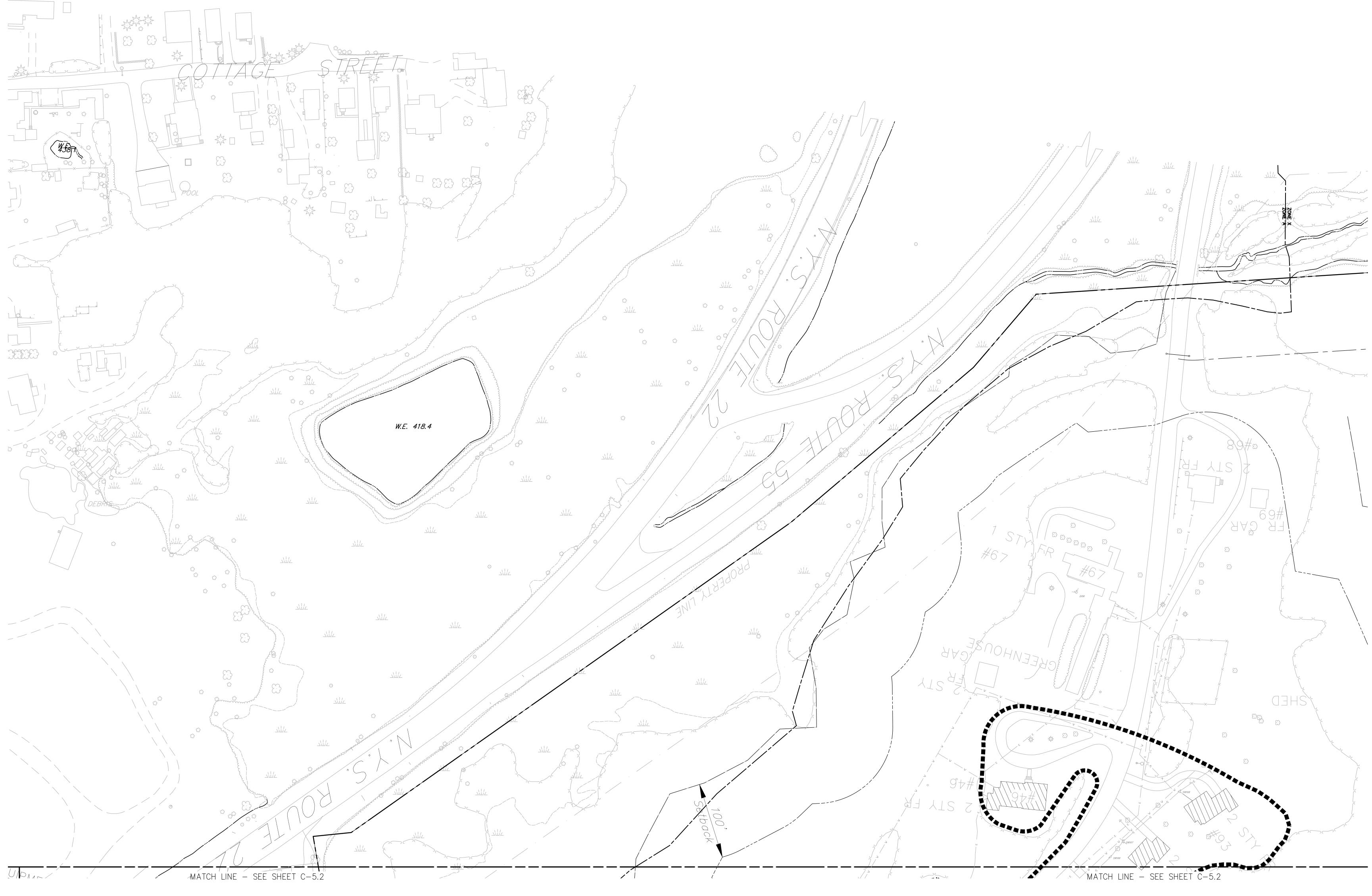
Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 No. Revision

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#### Notes

1. EXISTING SANITARY AND WATER CONNECTIONS FOR BUILDINGS TO REMAIN OR BE REHABILITATED SHALL BE REUSED AND/OR UPGRADED AS DEEMED NECESSARY BY THE BUILDING MEP ENGINEER.

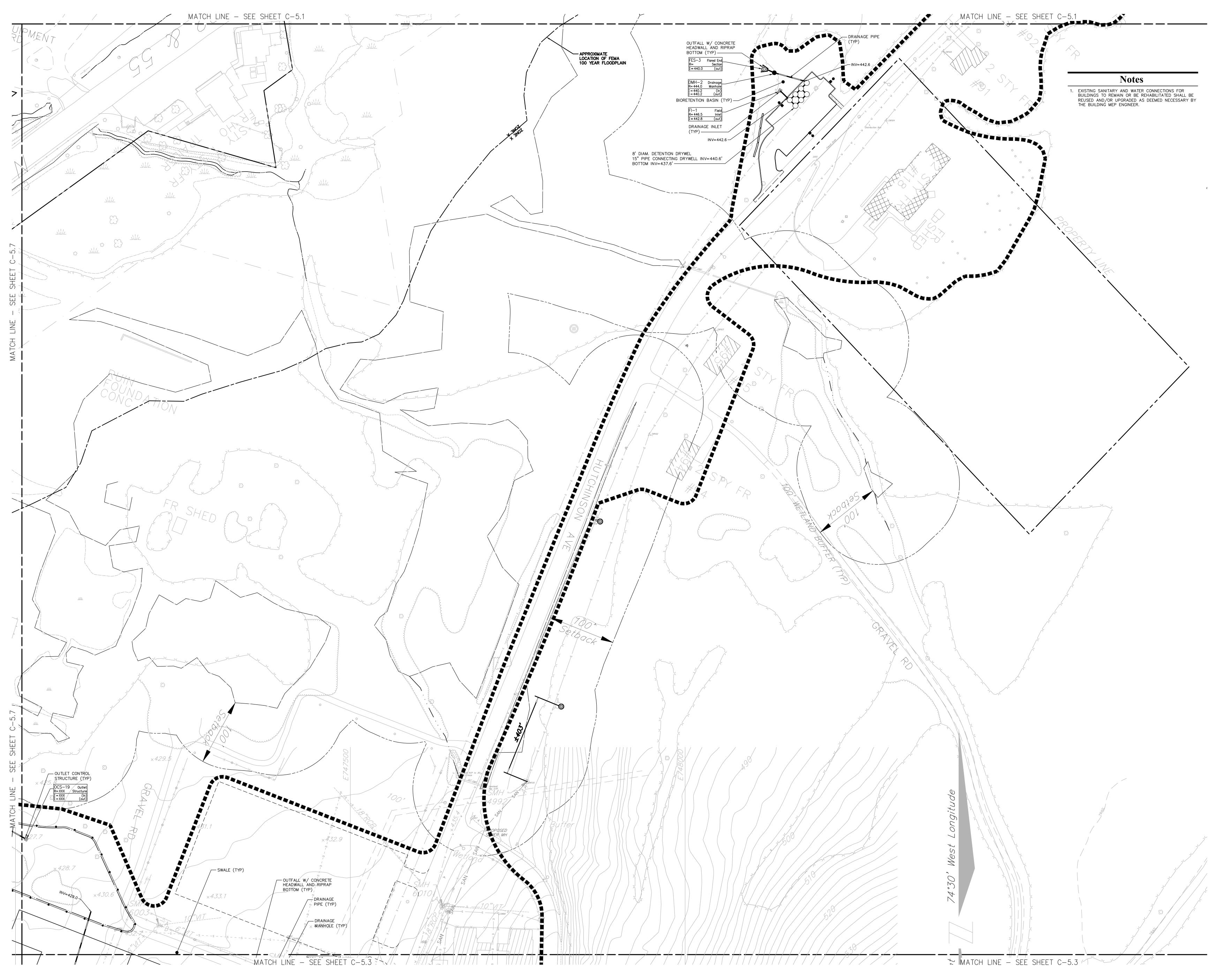
**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) ARCHITECT: XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 UTILITY ENGINEER: FELLENZER 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** 

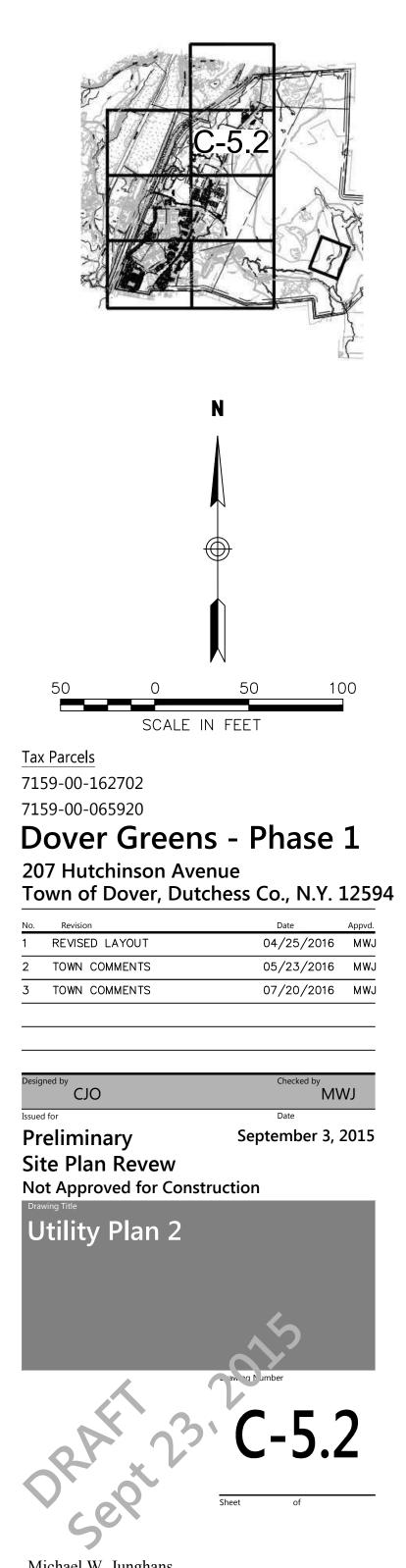
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Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072	Sheet of Project Number 29273.00







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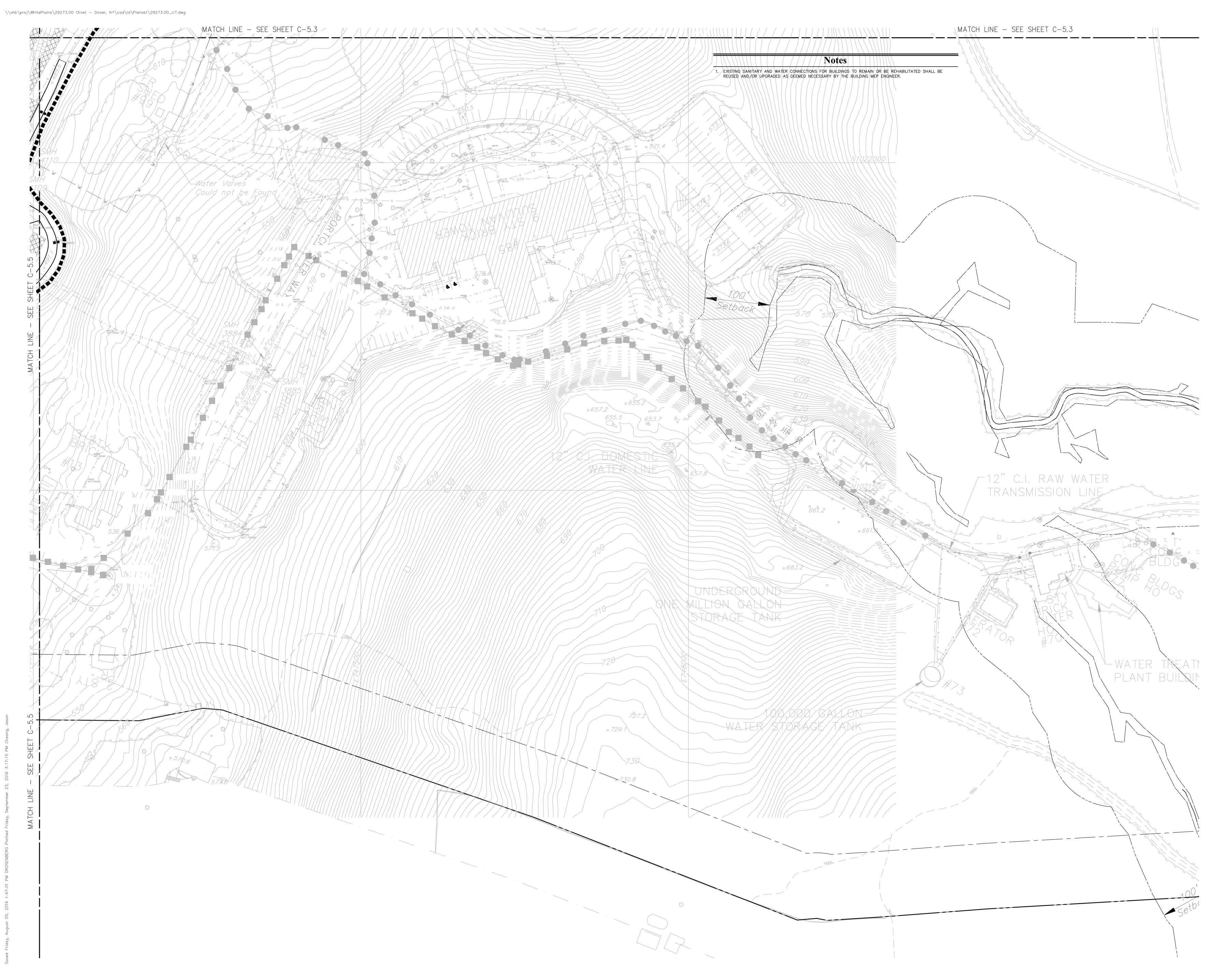


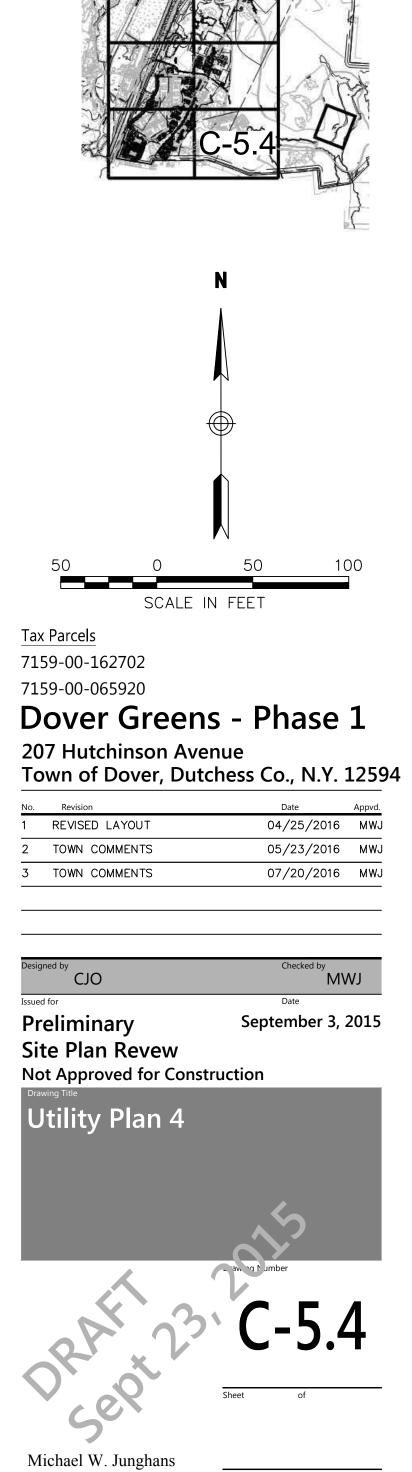
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Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072





Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072 Project Number **29273.00** 



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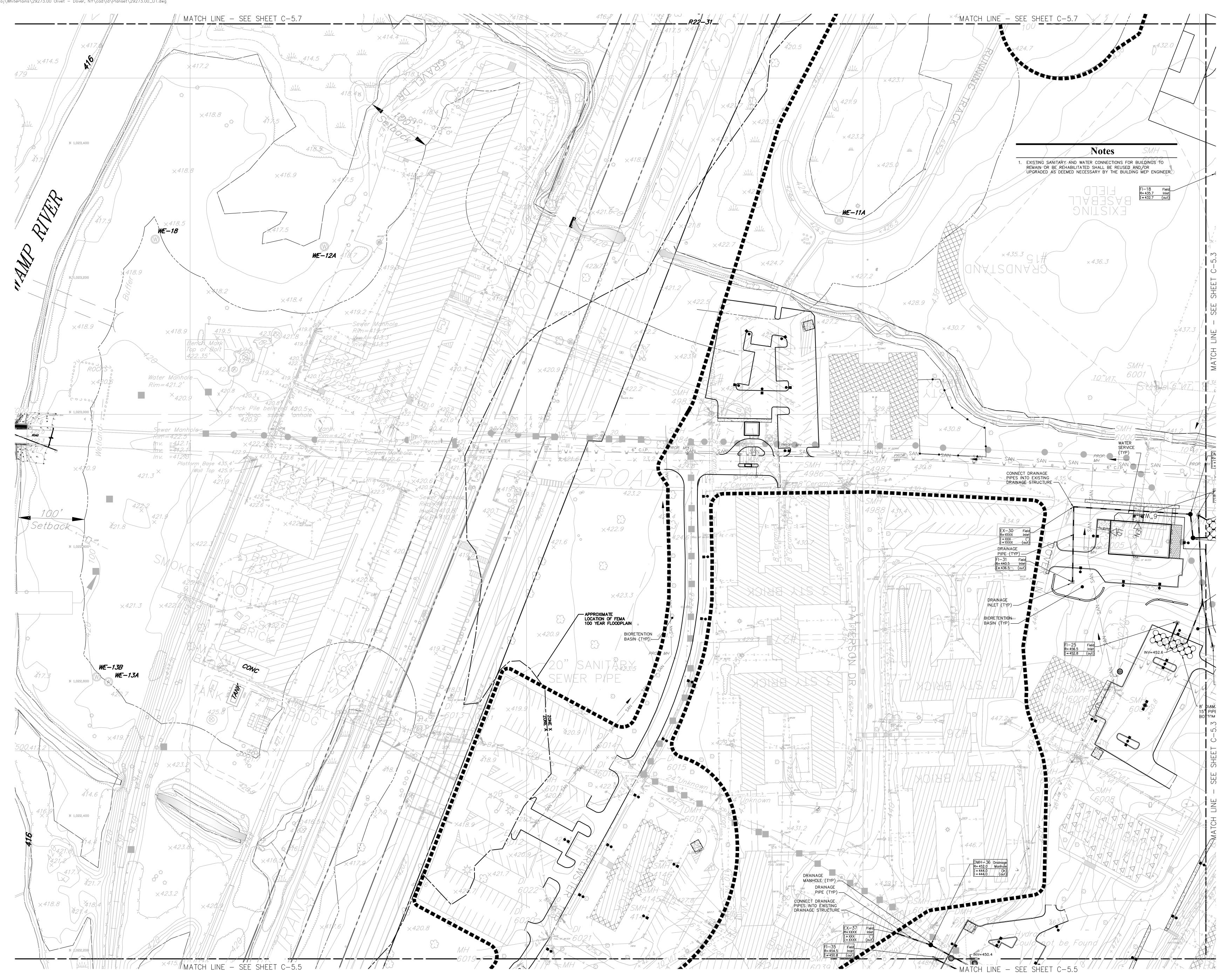
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Michael W. Junghans NY Lic. No. 072072



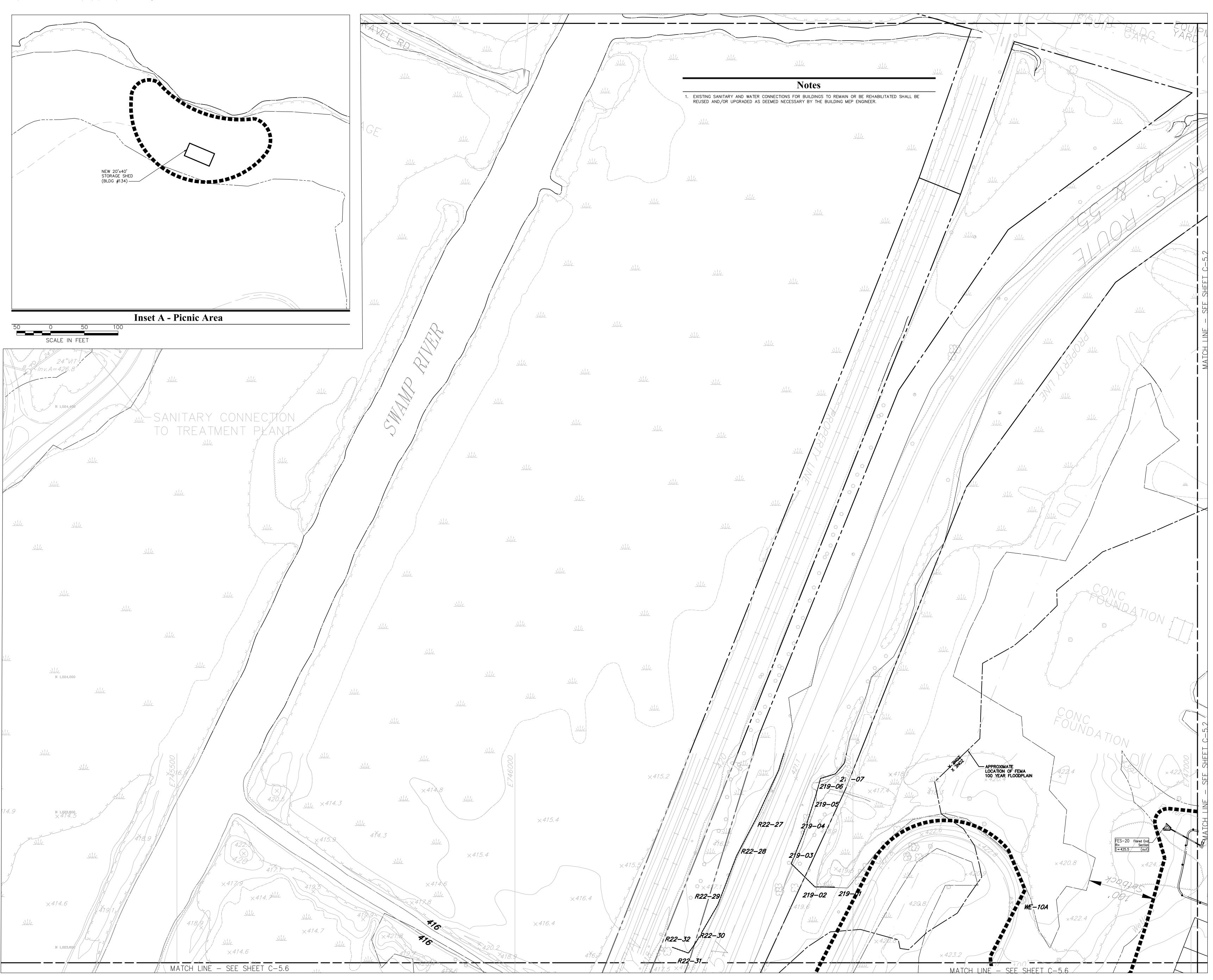


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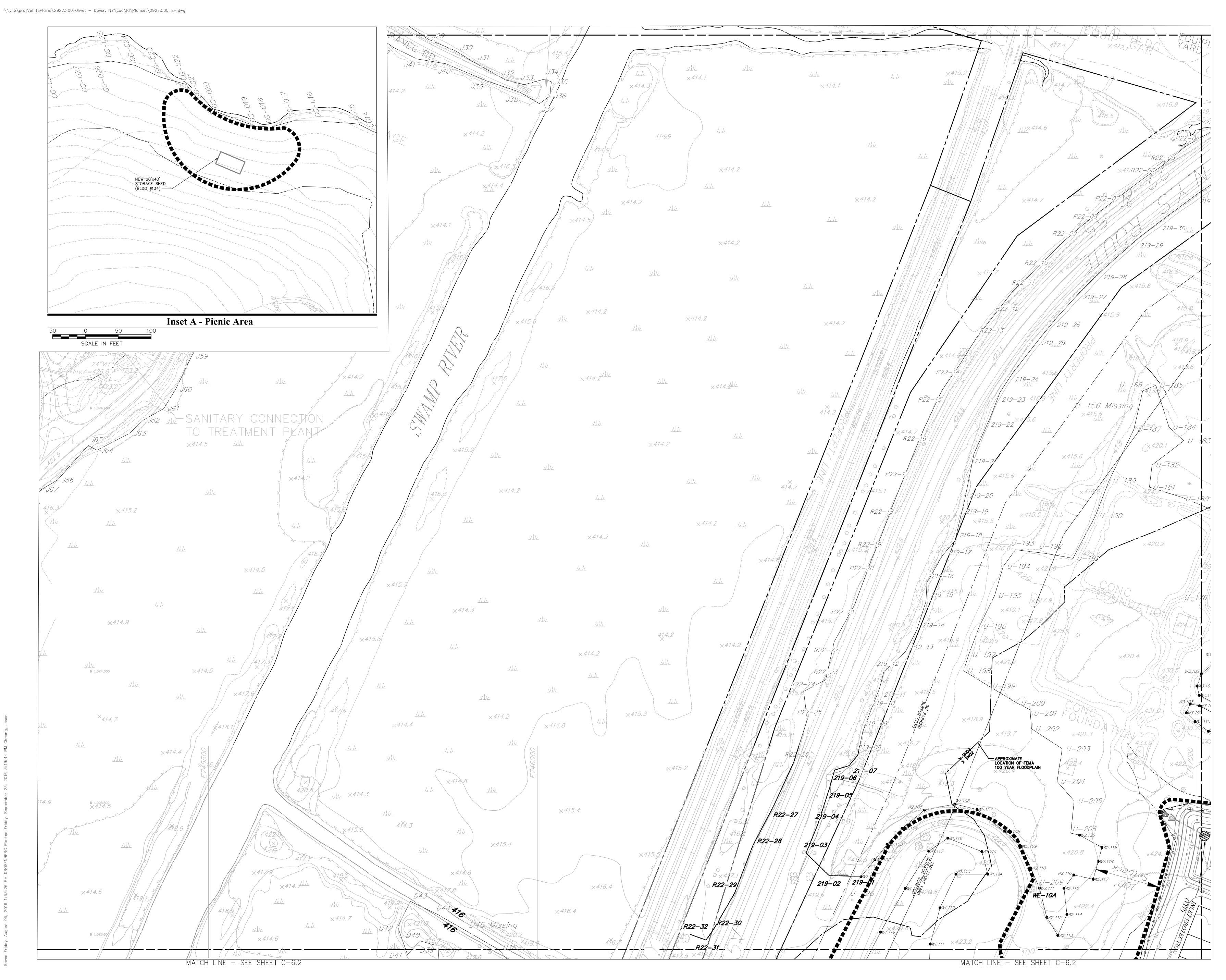
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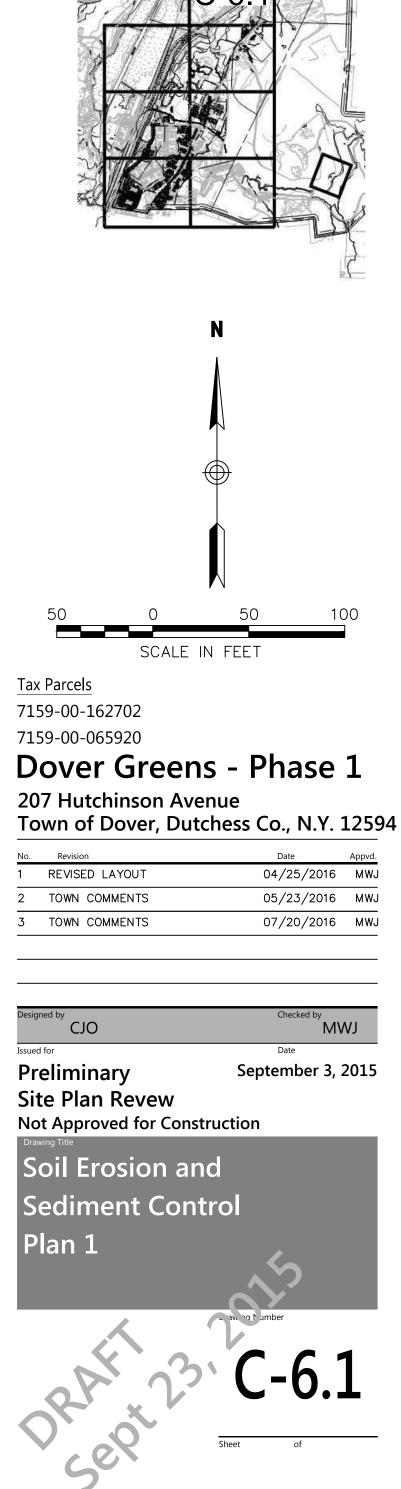
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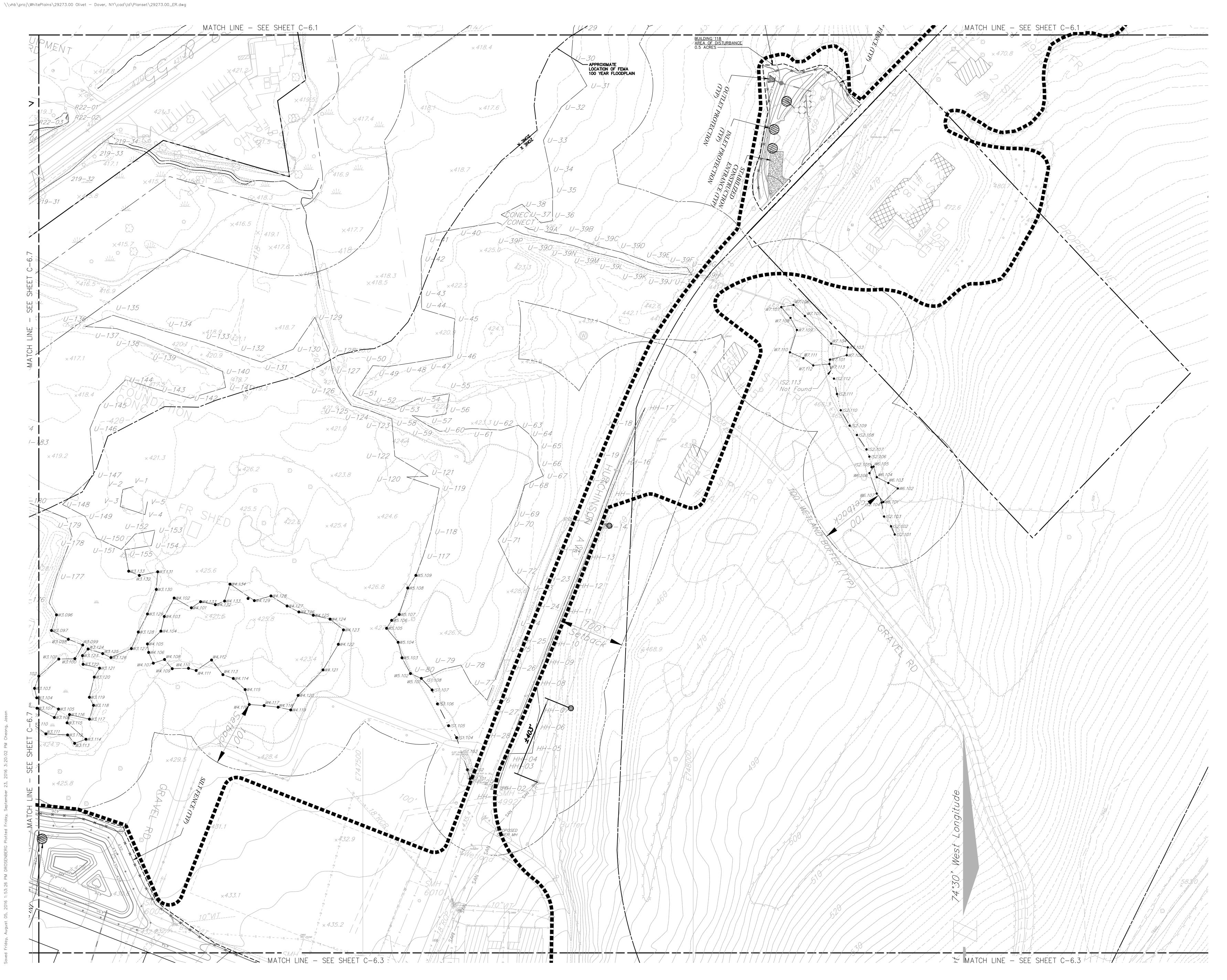
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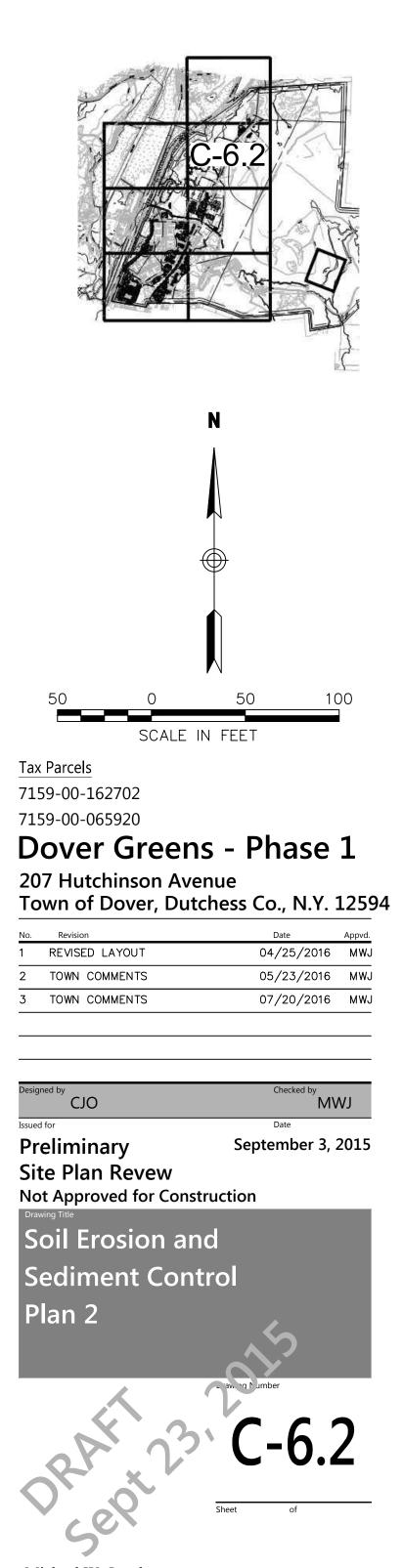


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(845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704

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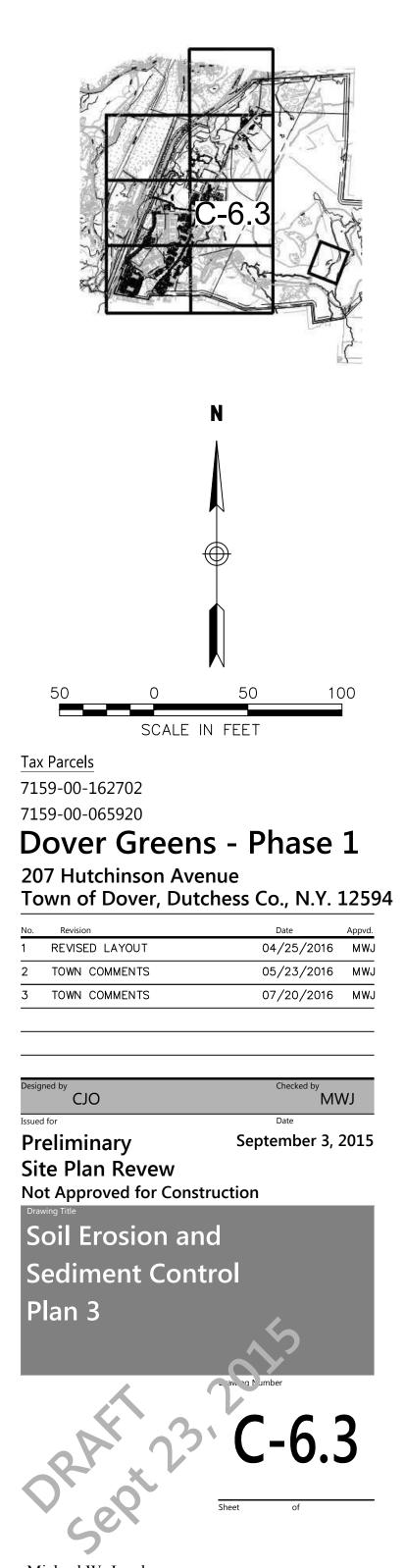


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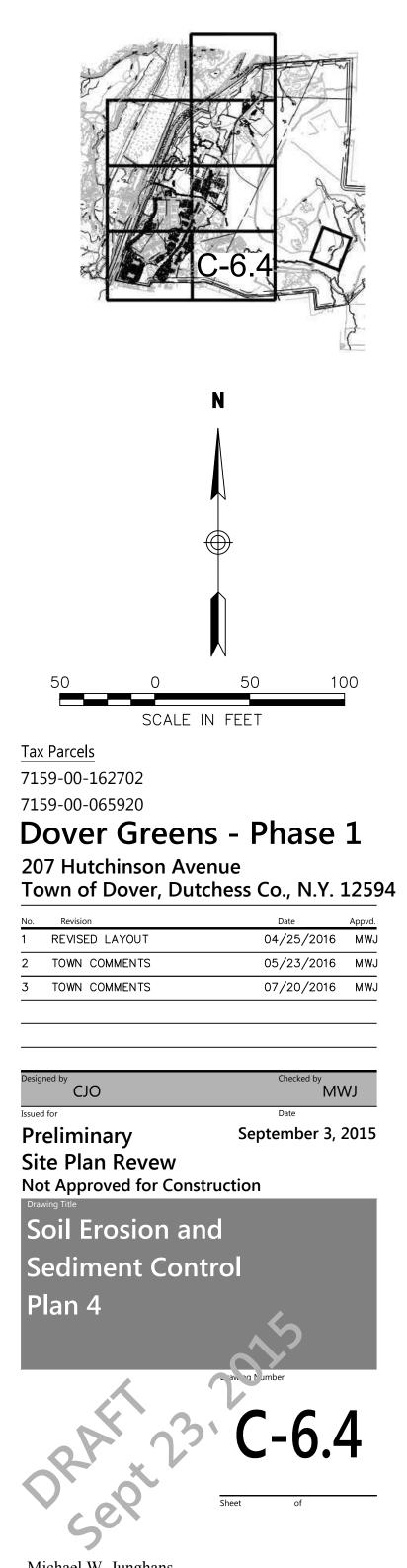
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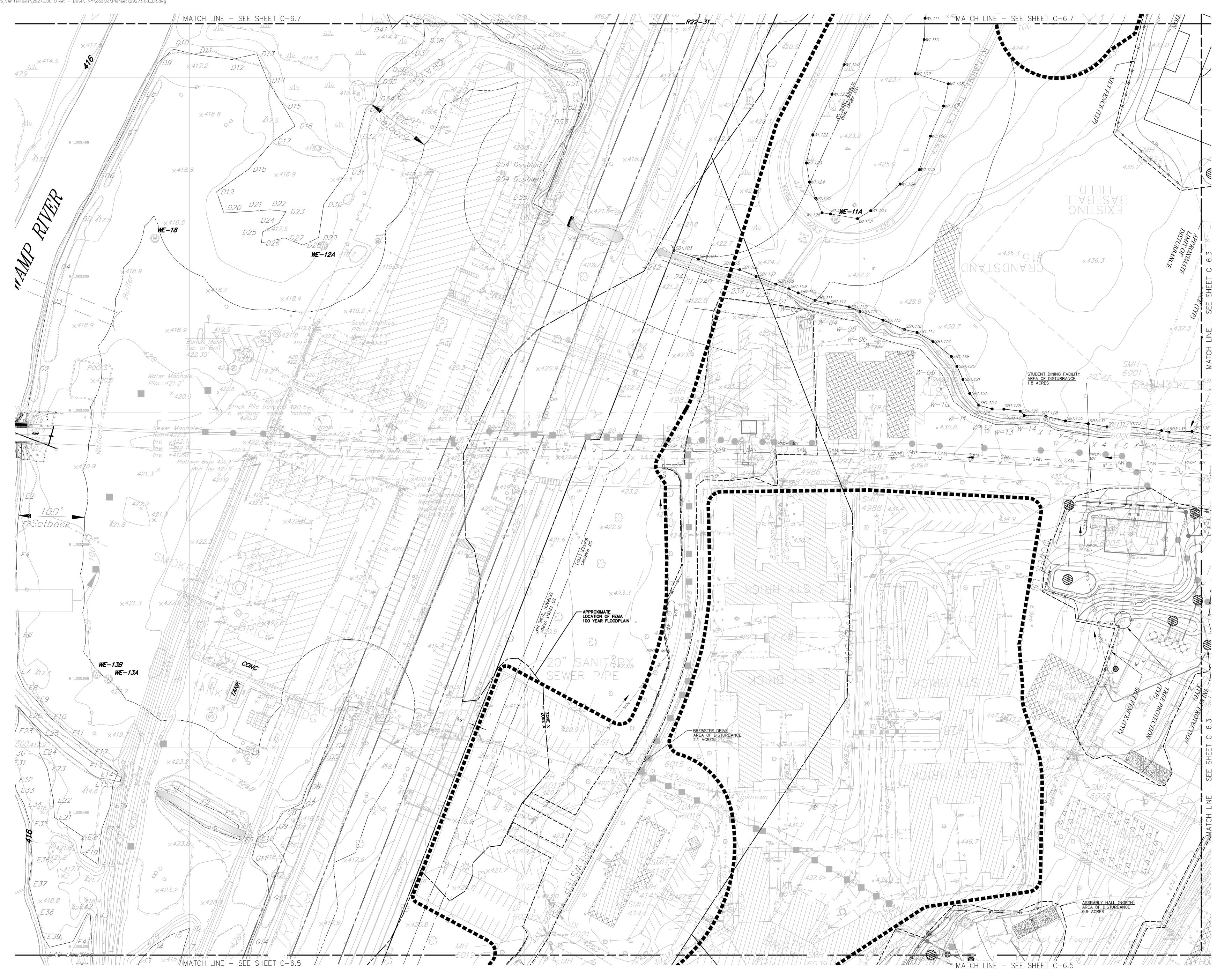
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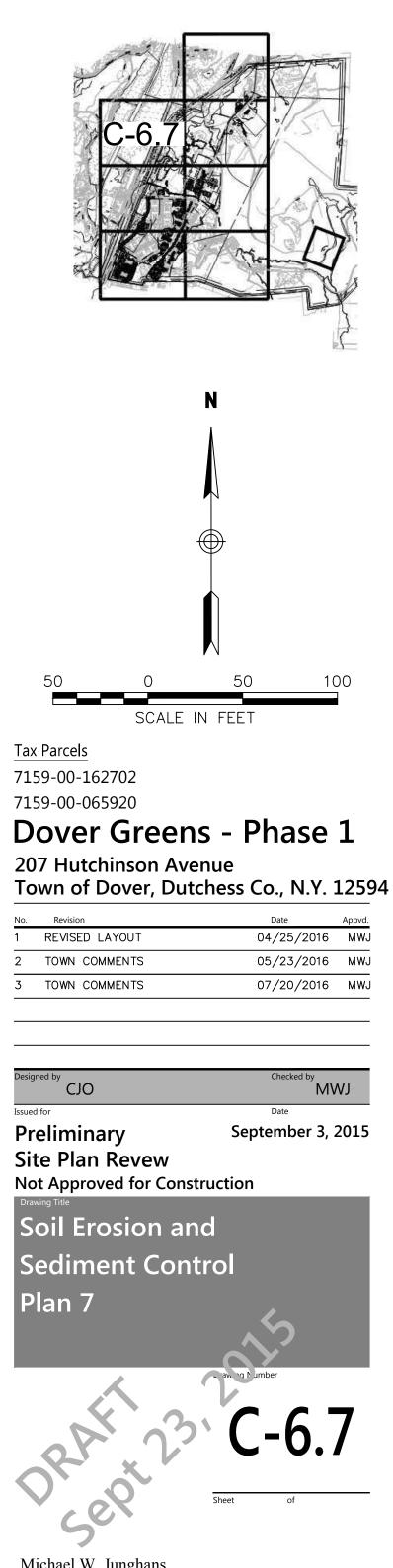


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Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072



**KEY PLAN:** 



Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072

Erosion Control Notes

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- 1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- 2. A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, TOWN/VILLAGE OF HARRISON. AT THE MEETING, THE INDIVIDUAL RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE DESIGNATED. EROSION CONTROL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REGULATIONS SET FORTH BY THE NYSDEC (REFER TO NYSDEC SPDES GENERAL PERMIT GP-0-10-001 PART IV.C.). A LOG OF ALL INSPECTIONS AND A COPY OF THE CURRENT DESIGN PLANS SHALL BE KEPT ON SITE AND BE AVAILABLE FOR VIEWING AT ALL TIMES.
- 3. THE EROSION AND SEDIMENT CONTROLS SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND/OR THE DESIGNATED TOWN/VILLAGE REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS DURING CONSTRUCTION.
- 4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS. THE SITE SHOULD BE KEPT CLEAN OF DEBRIS, LITTER AND BUILDING MATERIALS IN ORDER THAT NONE OF THE ABOVE ENTERS WETLANDS OR WATERCOURSES.
- 5. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- 8. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 9. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NYSDEC, AUG. 2005).
- 10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH "WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES" AS WELL AS THE NYSDEC REQUIREMENTS.
- 11. THE TOWN/VILLAGE OF HARRISON, NYSDEC OR THE SITE ENGINEER MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ONSITE OR OFFSITE EROSION PROBLEMS THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE MEASURES.
- 12. NO DISTURBED AREA SHALL BE LEFT EXPOSED FOR MORE THAN 14 DAYS AFTER WORK STOPPAGE. THESE AREAS MUST IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. THE DISTURBED AREAS WILL BE MULCHED WITH STRAW. OR EQUIVALENT MATERIAL. THE SEEDING WILL BE DONE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. AREAS SUBJECT TO CONSTRUCTION TRAFFIC ARE TREATED USING WATER BARS AND BY DIRECTING THE SURFACE WATER FLOW TO TREATMENT AREAS. THESE AREAS ARE NOT SUBJECT TO THE TEMPORARY SEEDING REQUIREMENT DUE TO THE OTHER EROSION AND SEDIMENT CONTROL TREATMENTS AS DESCRIBED HEREIN.
- 13. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL. WITHIN 10 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH SUITABLE MULCH AS PER THE SPECIFICATIONS.
- 14. CUT OR FILL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- 15. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- 16. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

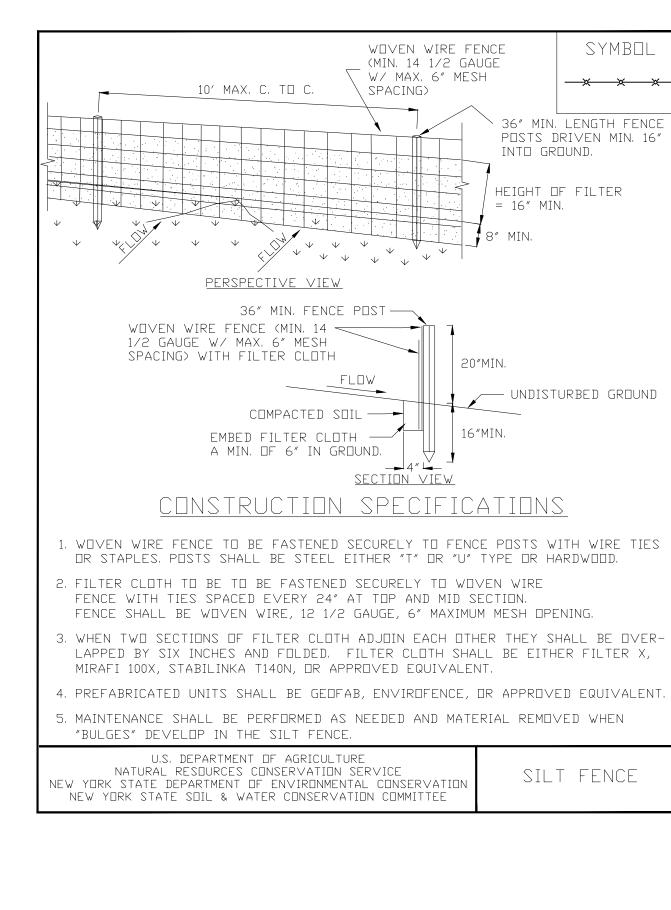
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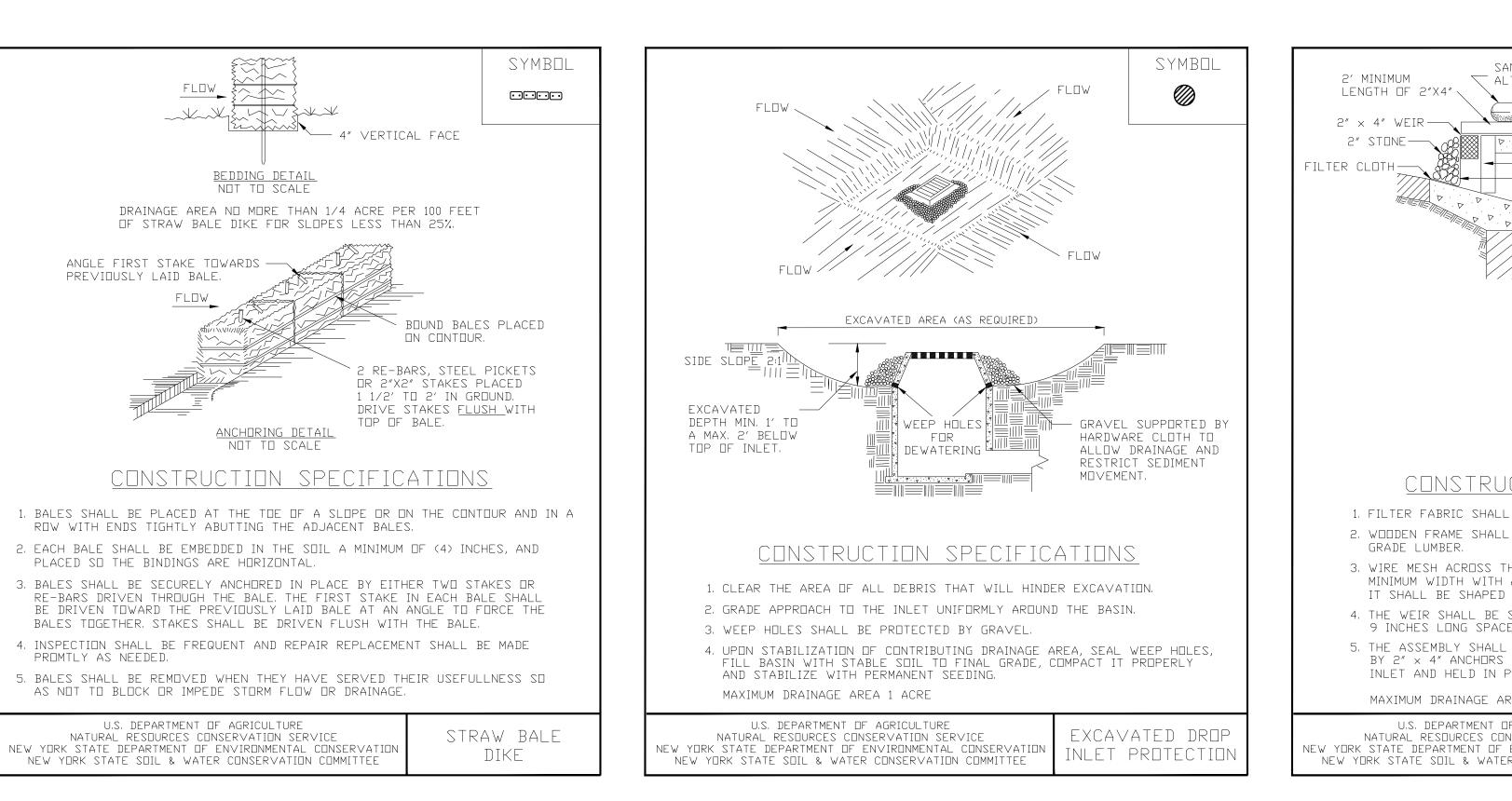
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ON FENCING SHALL BE USED TO PROTECT EXISTING TREES TO REMAIN, WETLANDS AND SITIVE AREAS. REFER TO TREE PROTECTION NOTES ON LANDSCAPE PLAN FOR ADDITIONAL

18. IF FOR ANY REASON THE CONSTRUCTION IS HALTED FOR EXTENDED PERIODS, THE CONTRACTOR SHALL STABILIZE THE SELECT MATERIAL BY HYDRO-SEED OR OTHER MEANS, TO THE SATISFACTION OF THE ENGINEER FOR ALL AREAS DEVOID OF VEGETATION.

19. STORMWATER FROM DISTURBED AREAS MUST BE PASSED THROUGH AN APPROVED CONTROL DEVICE BEFORE BEING DISCHARGED BEYOND DISTURBED AREAS OR DISCHARGED INTO INLETS OR OTHER DRAINAGE SYSTEMS.

20. DUST CONTROL - WATER SHALL BE APPLIED BY SPRINKLER OR WATER TRUCK DURING GRADING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL GRADES ARE STABILIZED.

21. THE TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, AND AFTER EACH RAINFALL IN EXCESS OF 1/2 INCH TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.

22. THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED EROSION CONTROL DEVICES IMMEDIATELY, AND IN NO CASE, MORE THAN TWENTY FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES. 23. THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT INTERIM DRAINAGE CONTROLS AND EROSION CONTROL MEASURES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.

24. THE CONTRACTOR SHALL MAKE AVAILABLE ONSITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM EMERGENCY EROSION CONTROL AND DRAINAGE IMPROVEMENTS WITHIN FOUR (4) HOURS OF ANY IMPENDING EMERGENCY SITUATION.

25. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES.

26. PHASES OF CONSTRUCTION INCLUDING CLEARING AND GRUBBING, PRELIMINARY SITE PREPARATION, UTILITY INSTALLATION, PRELIMINARY GRADING, ETC., REQUIRE TREE PROTECTION MEASURES TO BE IN

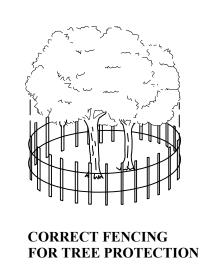
27. NO CONSTRUCTION ACTIVITIES OF ANY KIND SHOULD OCCUR WITHIN THE LIMITS OF THE PROTECTED AREAS INCLUDING, BUT NOT LIMITED TO GRADING, EXCAVATION, STOCKPILING OF MATERIALS, STORAGE OF CONSTRUCTION EQUIPMENT, VEHICLE PARKING, MOVEMENT OF WORKERS OR MACHINERY, OR DUMPING OF CONSTRUCTION DEBRIS.

28. CONTRACTOR SHALL REFER TO THE EROSION DETAILS FOR THE PROTECTION MEASURES PROPOSED. 29. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. 30. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS DESCRIBED IN THE

31. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND

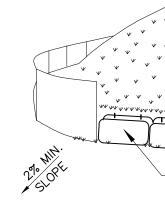
32. THE CONTRACTOR IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF

33. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES. 34. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE SURROUNDING DRAINAGE AREA.

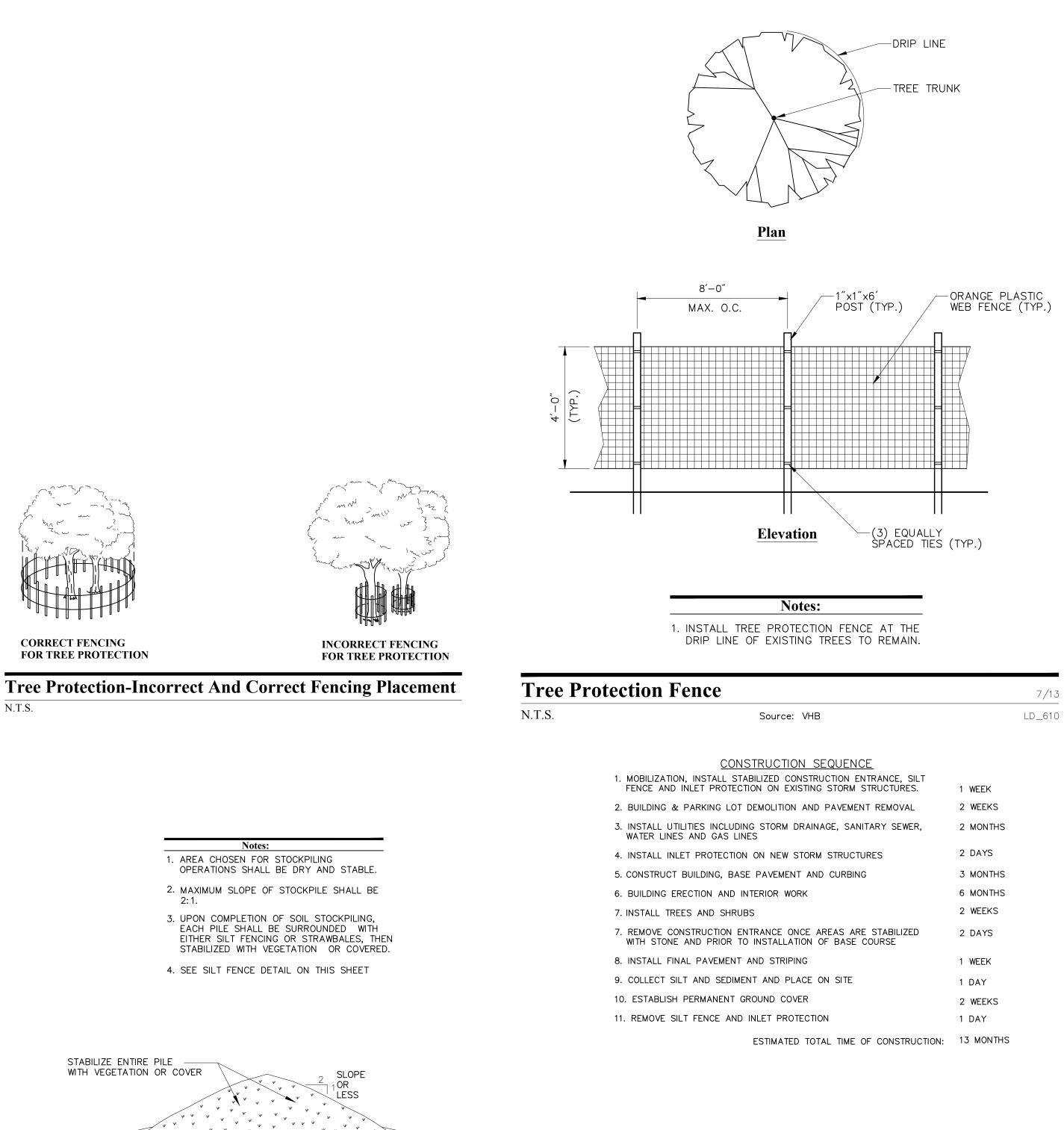


N.T.S.

#### STABILIZE ENTIRE PILE WITH VEGETATION OR COVER



#### Soil Stockpiling N.T.S.



- STRAWBALES OR SILTFENCE

ND BAG OR TERNATE WEIGHT	MBOL SYMBOL SYMBOL SYMBOL SYMBOL SYMBOL SYMBOL SYMBOL SYMBOL SYMBOL
2" × 4" SPACER 	EXISTING FILTER M GROUND FILTER M CLOTH PROFILE (OPTIONAL)
INLET TO PIPE - 6' MAXIMUM SPACING OF 2"X4" SPACERS	EXISTING GROUND 12'MIN. 12'MIN. EXISTING PAVEMENT
STONE CLOTH MESH	X 4"       PLAN_VIEW       10'MIN.         CONSTRUCTION SPECIFICATIONS         1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.         2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).         3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
2" × 4" weir —	<ul> <li>4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.</li> </ul>
IA∨E AN EOS OF 40-85. Be constructed of 2″ × 4″ construction	<ul> <li>5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.</li> <li>6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CON-</li> </ul>
2DAT SHALL BE A CONTINUOUS PIECE 30 INCH LENGTH 4 FEET LONGER THAN THE THROAT. ND SECURELY NAILED TO A 2" × 4" WEIR. CURELY NAILED TO 2" × 4" SPACERS NO MORE THAN 6 FEET APART.	<ul> <li>STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.</li> <li>7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.</li> </ul>
BE PLACED AGAINST THE INLET AND SECURED FEET LONG EXTENDING ACROSS THE TOP OF ACE BY SANDBAGS OR ALTERNATE WEIGHTS. A 1 ACRE	8 WHEN WASHING IS REQUIRED IT SHALL BE DONE ON A AREA STABILIZED WITH
AGRICULTURE ERVATION SERVICE NVIRONMENTAL CONSERVATION CONSERVATION COMMITTEE	

**OWNER: Dover Greens LLC** 6 Barclay Street New York, NY 10007 (XX)

**ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX)

SITE CIVIL ENGINEER:



50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

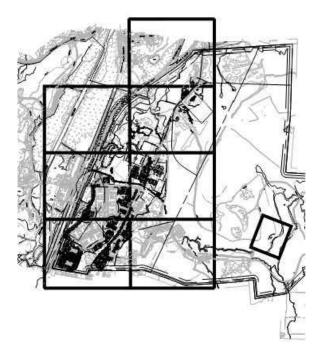
WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555

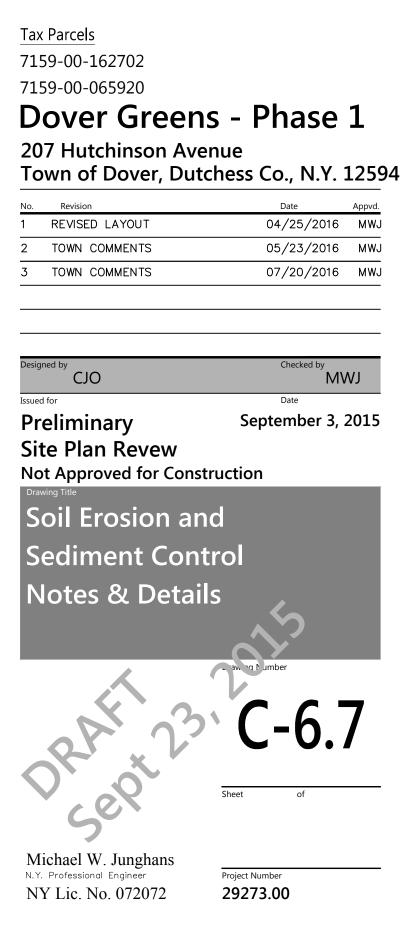
**UTILITY ENGINEER:** 

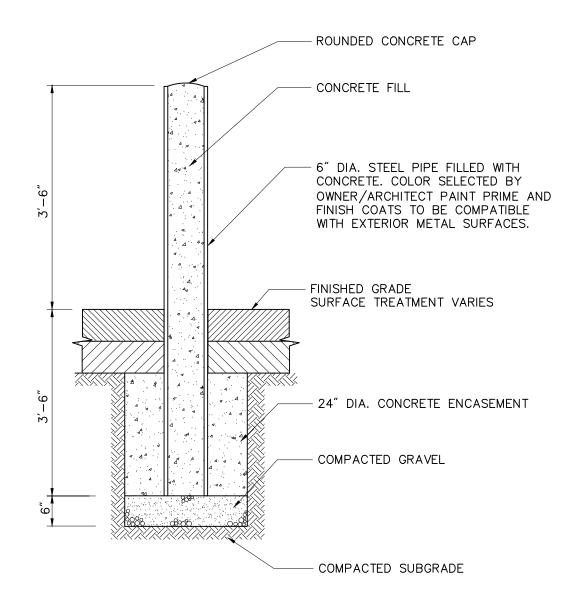
FELLENZER ENGINEERING LLP

22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704

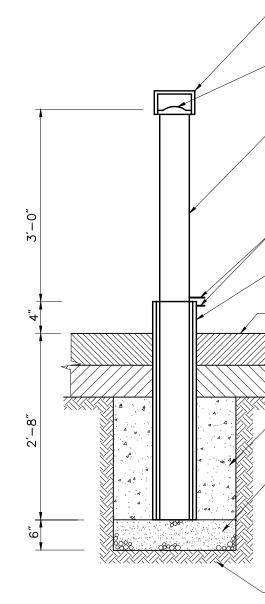
**KEY PLAN:** 



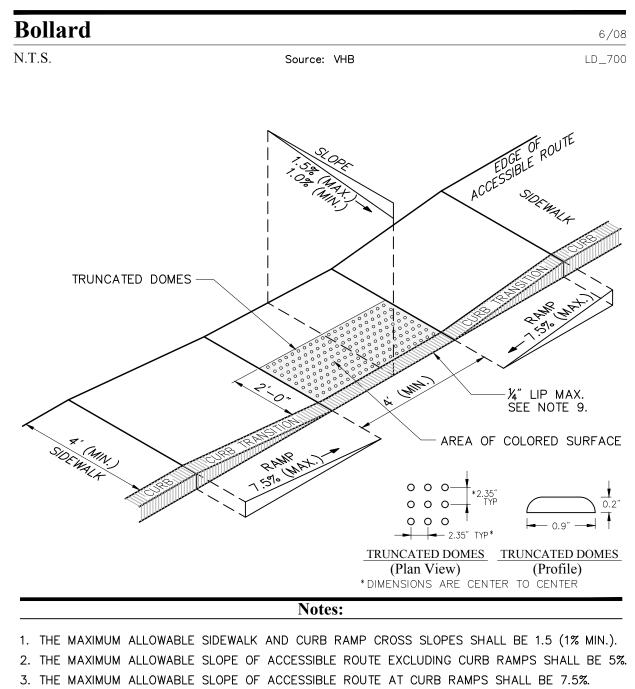


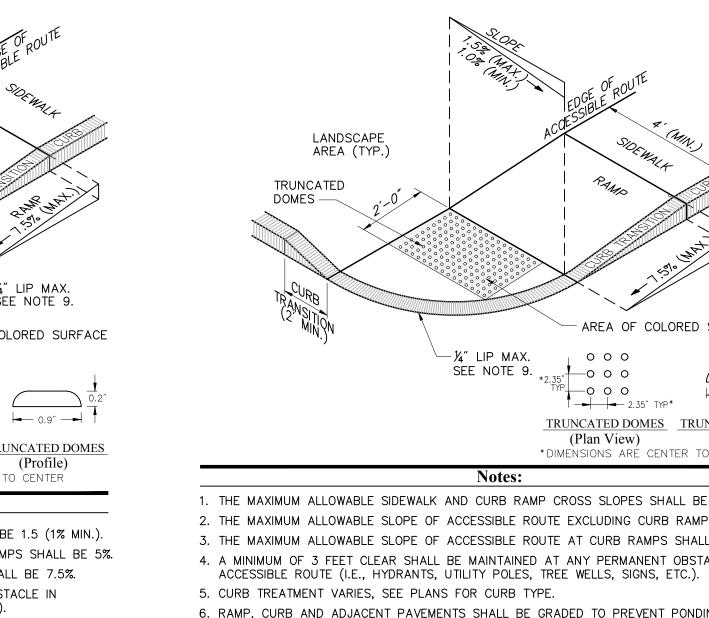


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4" Removable Bollard



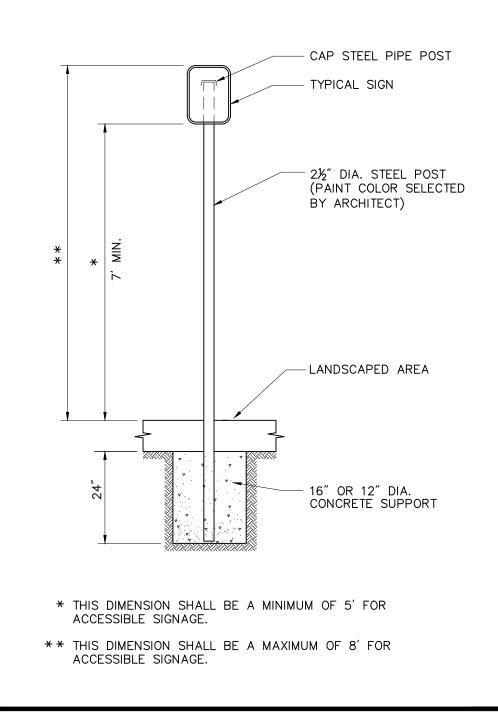


ROADWAY CROSSINGS.

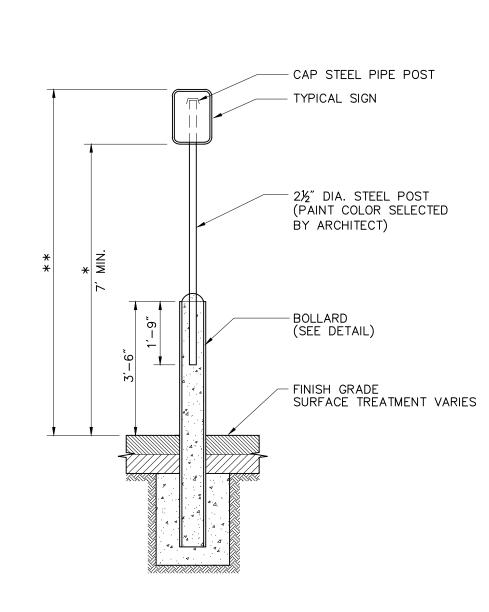
N.T.S.

- 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
- 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
- 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
- 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION. 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5'
- PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
- 9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
- 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

11. DETECTABLE	WARNINGS SHALL BE	INSTALLED PE	ERPENDICULAR	TO ACCESSIBLE	ROUTE.
Accessible Curb Ramp (ACR) Type 'A-D' 3/1					
N.T.S.		Source:	VHB		LD_500



Source: VHB

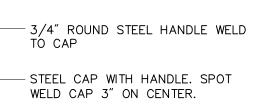


- \* THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
- \*\* THIS DIMENSION SHALL BE A A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Sign	Post -	Type	'A'
N.T.S.			



#### **Bollard Mounted Sign** N.T.S.



- 4" DIA. STEEL PIPE, ASTM GRADE B. COLOR TO BE SELECTED BY OWNER/ARCHITECT PAINT PRIME AND FINISH COATS TO BE COMPATIBLE WITH EXTERIOR METAL SURFACES.

-WELDED EYE BOLTS WITH LOCK —5″ DIA. STEEL PIPE

- FINISHED GRADE SURFACE TREATMENT VARIES

- 24" DIA. CONCRETE ENCASEMENT

- COMPACTED GRAVEL

- COMPACTED SUBGRADE

6/08 Source: VHB LD\_704 AREA OF COLORED SURFACE ー¼" LIP MAX. 000 SEE NOTE 9.  $-\circ \circ \circ$ ╺━── 0.9″ ──► → 2.35″ TYP\* TRUNCATED DOMES TRUNCATED DOMES (Plan View) (Profile)

\* DIMENSIONS ARE CENTER TO CENTER Notes: 1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.). 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%. 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%. 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN

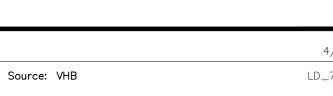
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.

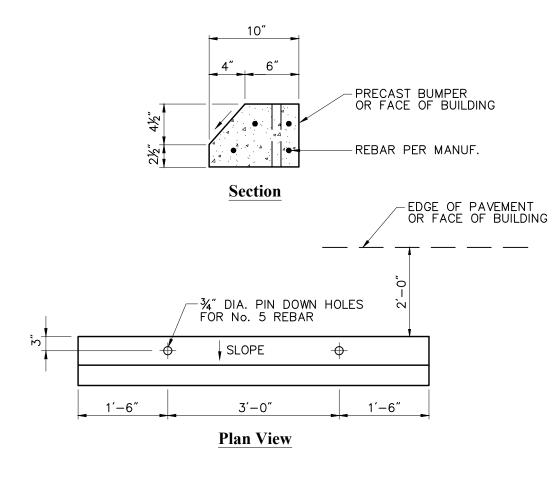
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION. 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.

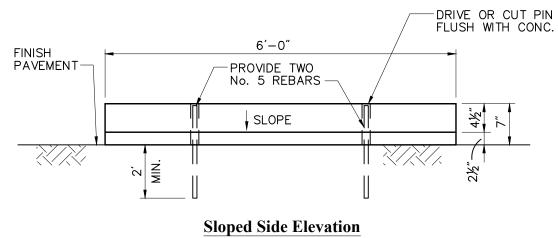
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH. 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

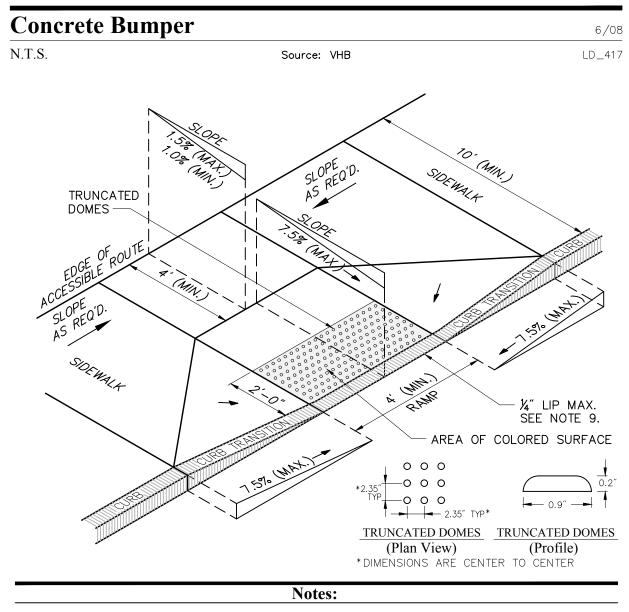
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE. 12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX

Accessible Cur	b Ramp (ACR) - Type 'B-D'	9/13
N.T.S.	Source: VHB	LD_501









- 1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.). 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%. 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
- 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN
- ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
- 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE. 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
- 7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
- 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
- 9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE SET FLUSH.
- 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

The Defective and the period of the period of the period of the product of the product of the product of the period of the perio			
Accessible Curb	Ramp (ACR) Type 'D-D'	11/10	
N.T.S.	Source: VHB	LD_503	

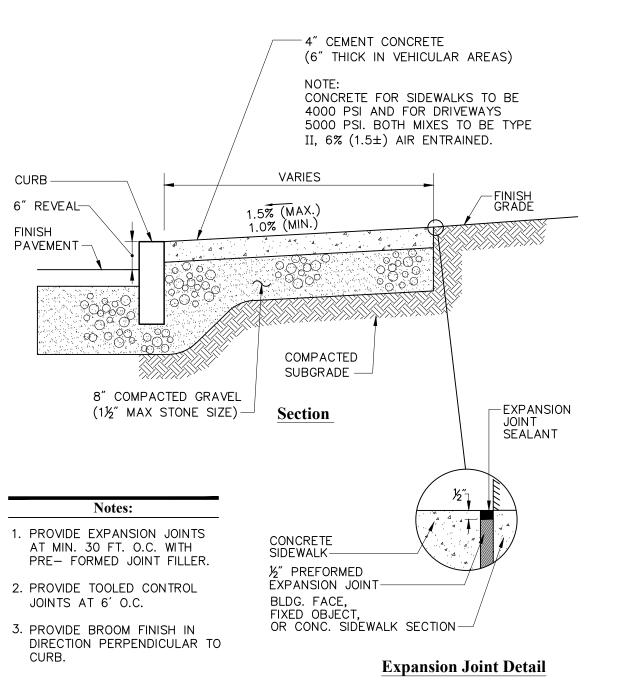
CURB —

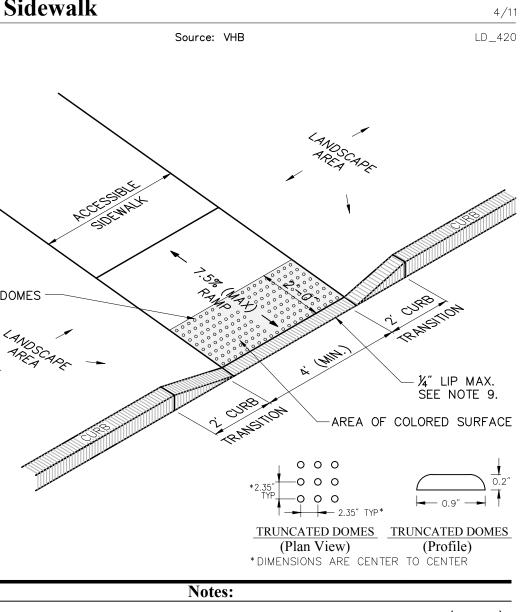
FINISH

1.	THE MAXIMUM
2.	THE MAXIMUM
3.	THE MAXIMUM
4.	A MINIMUM OF ACCESSIBLE RO
5.	CURB TREATME
6.	RAMP, CURB A
7.	TYPICAL SIDEW
8.	WHERE ACCESS PASSING AREA
9.	ELIMINATE CUR ABUTS ROADW
10.	DETECTABLE W
11.	DETECTABLE W
A	ccessible

N.T.S.

4/12 LD\_703





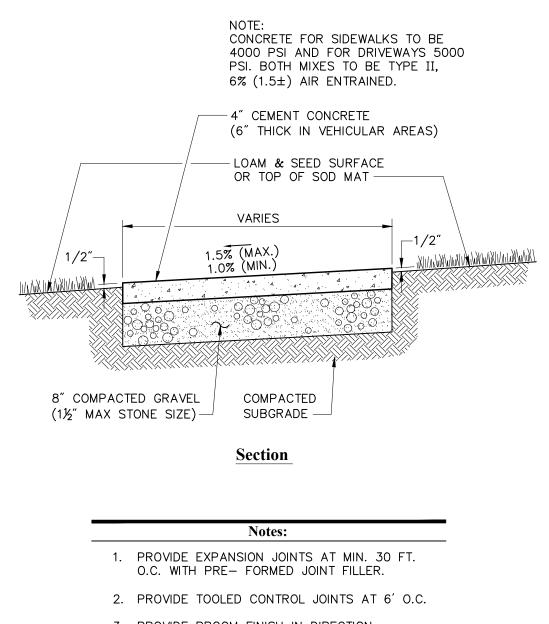
ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.). ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%. ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%. 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.). MENT VARIES, SEE PLANS FOR CURB TYPE.

AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING. WALK SECTION FOR RAMP SECTION CONSTRUCTION.

SSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET. RBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT

ARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. ARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Curb Ramp (ACR) Type	<b>'M-D'</b> 11/10
Source: VHB	LD_512



3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION.

**Concrete Sidewalk in Landscape Area** N.T.S. Source: VHB

11/12 LD\_426

**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX)

**ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX)

SITE CIVIL ENGINEER:



50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

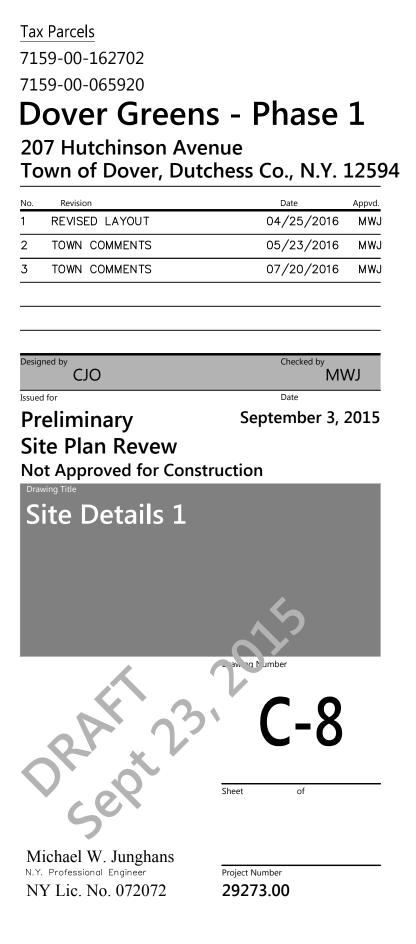
vhb.com

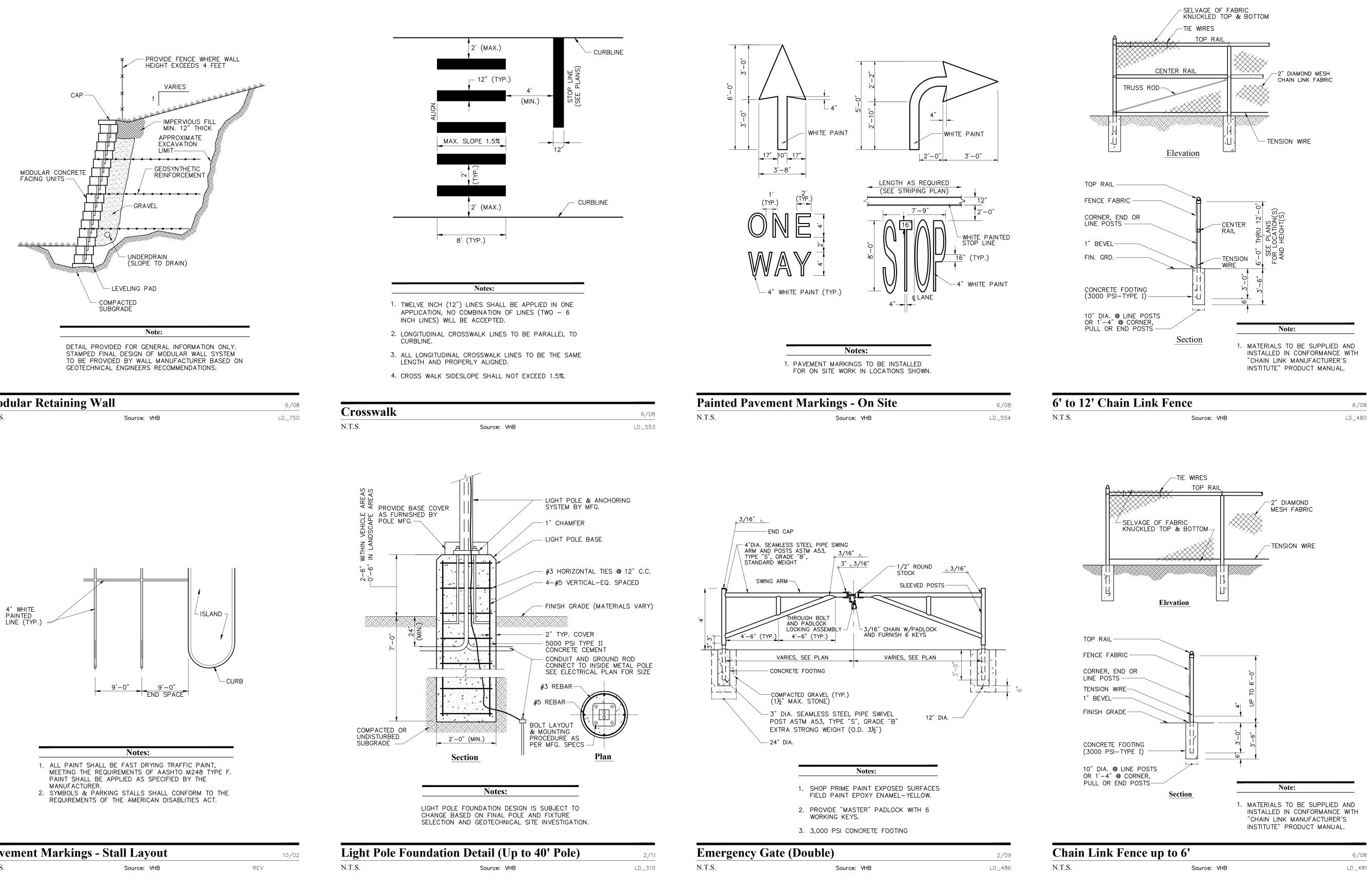
WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555

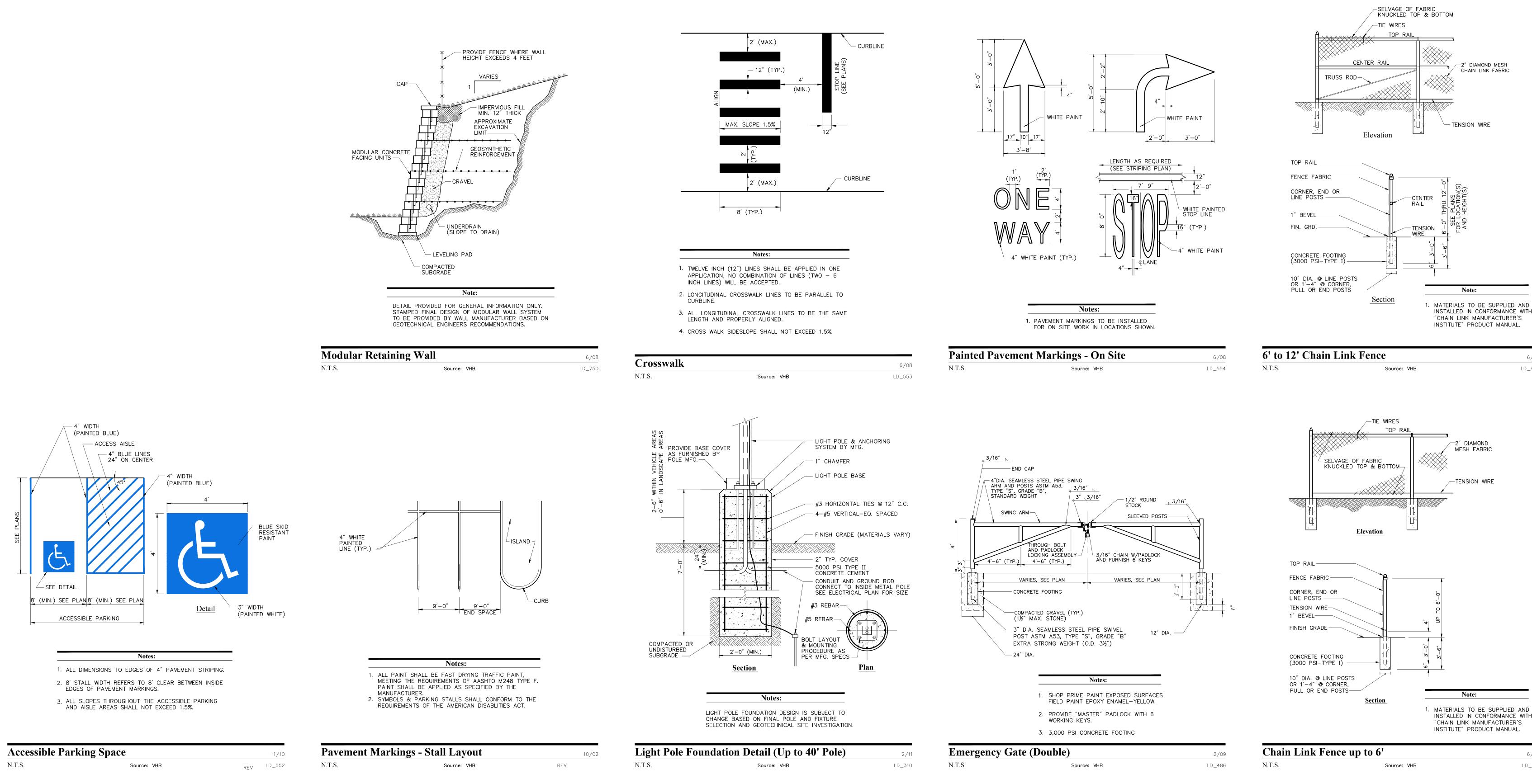
**UTILITY ENGINEER:** 

ELLENZER ENGINEERING LLP

22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704







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**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX)

**ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX)

SITE CIVIL ENGINEER:



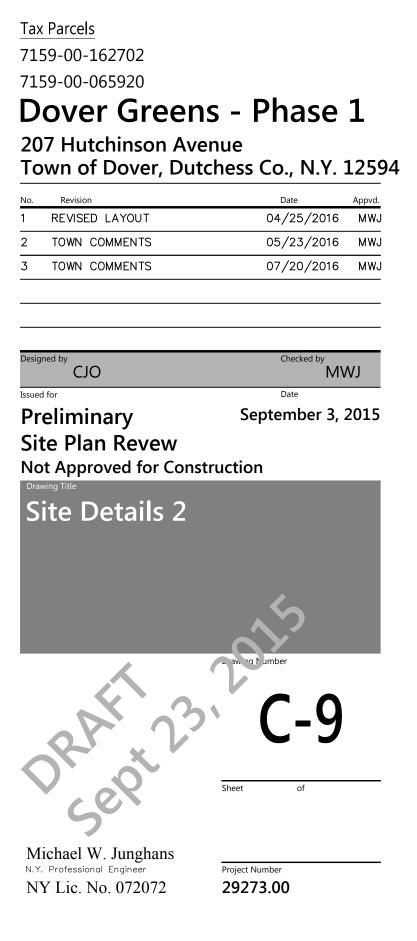
50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

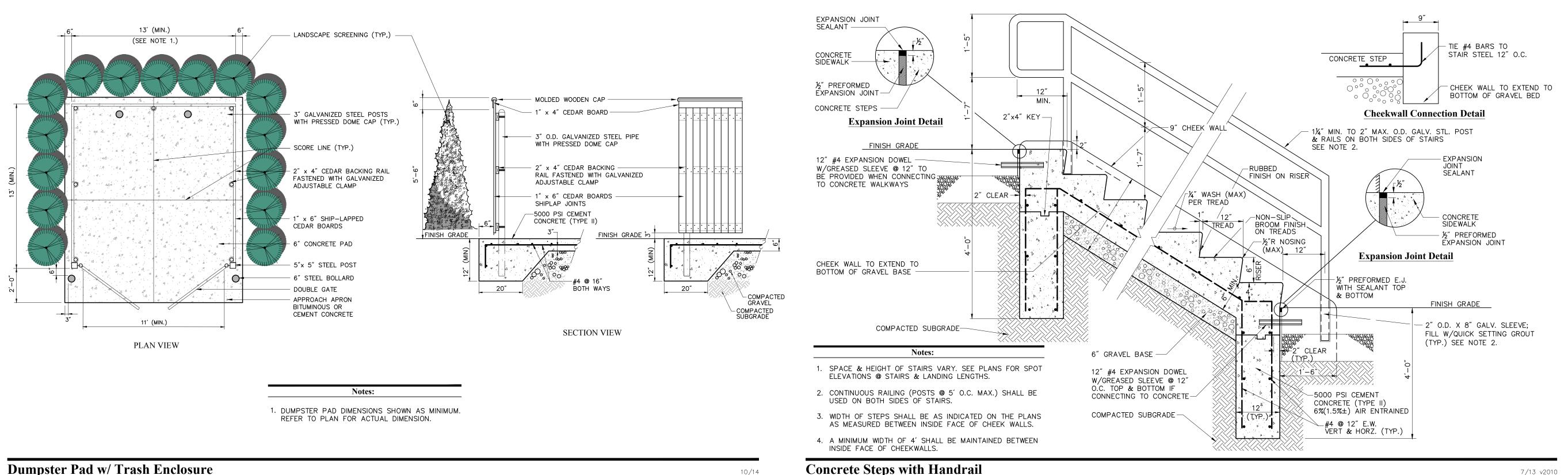
WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555

UTILITY ENGINEER:

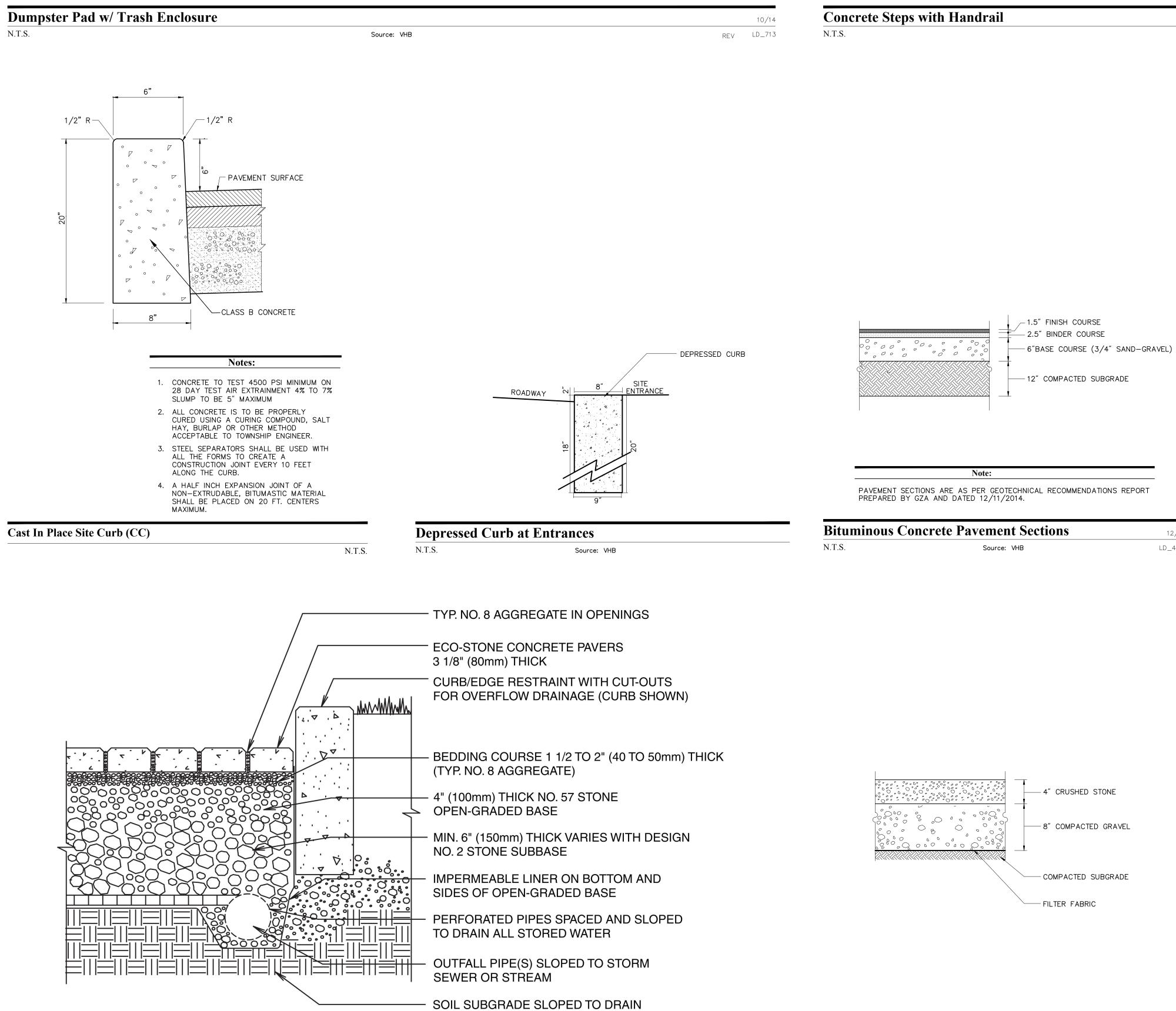
**FELLENZER** ENGINEERING LLP

LD\_480 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704





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**Eco-Stone Permeable Concrete Paver (Pervious Paver)** N.T.S.

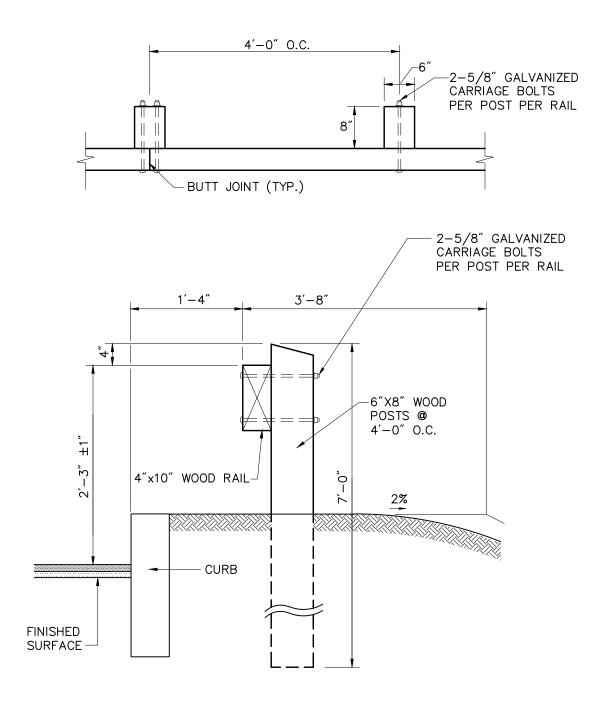
Source: Eco-Stone





Source: VHB

<b>Bituminous Concrete Pavement Sections</b>		12/11
N.T.S.	Source: VHB	LD_430



LD\_765-v2010

Wood Guardrail N.T.S.

Source: VHB

6/08 LD\_450

**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX)

**ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX)

SITE CIVIL ENGINEER:



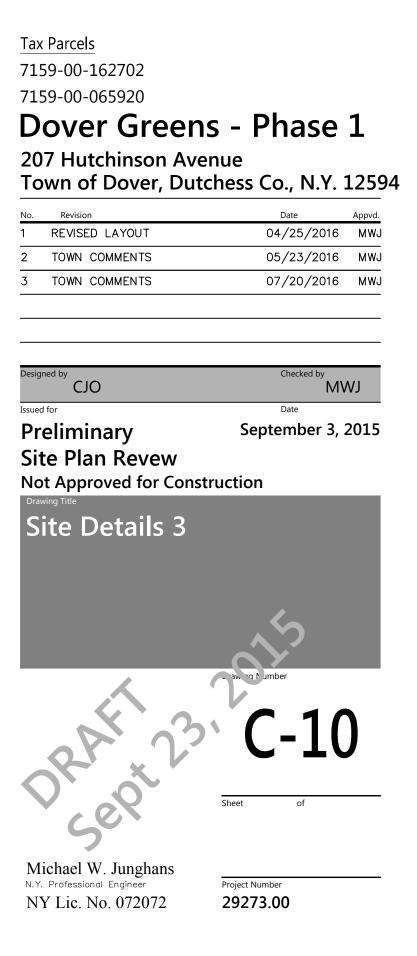
50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

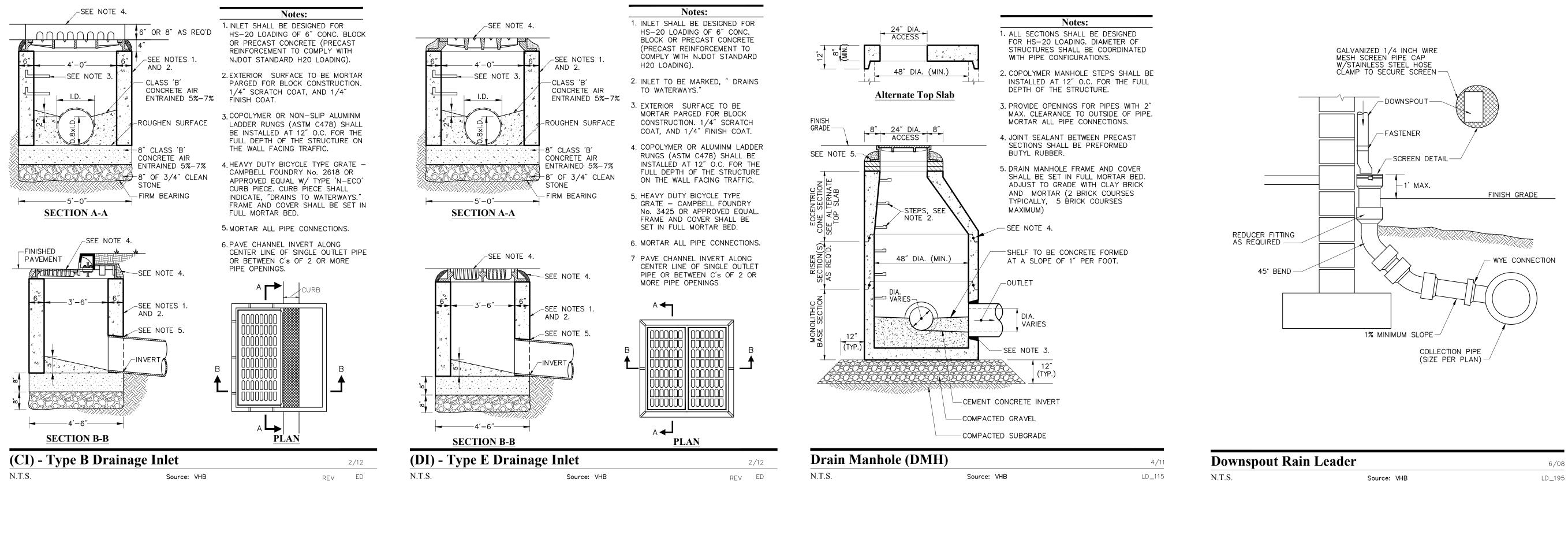
WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555

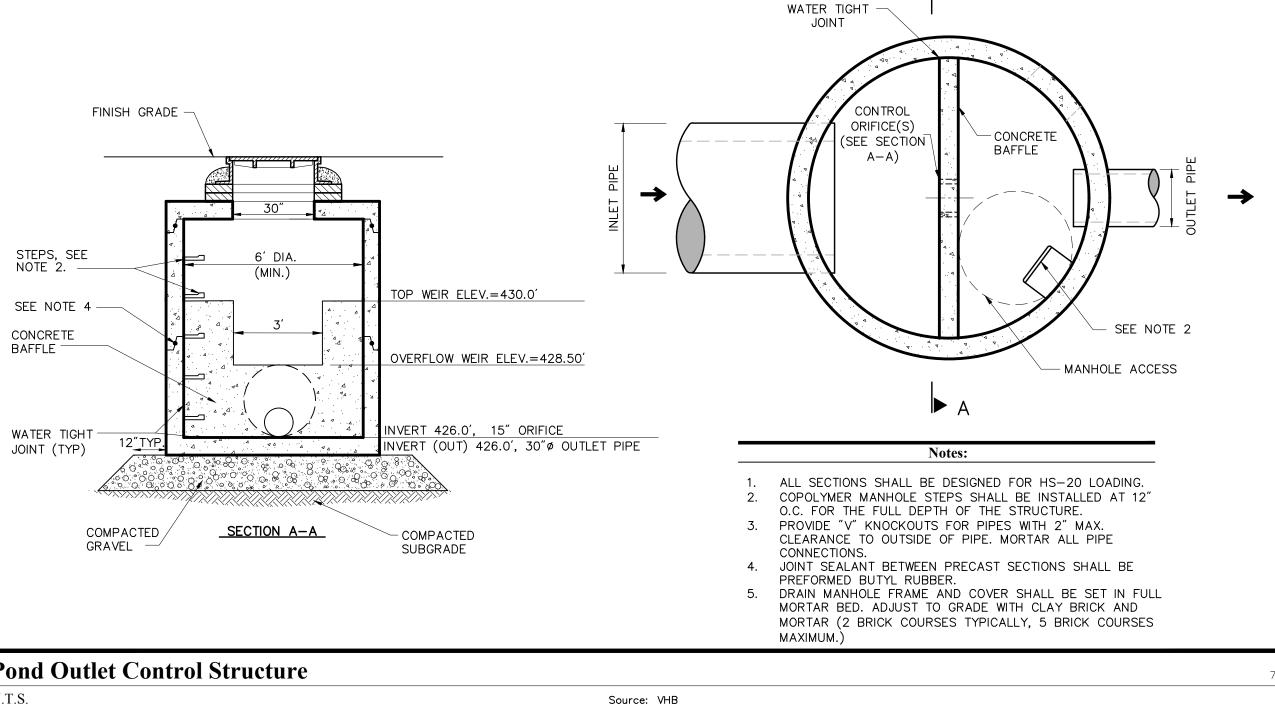
**UTILITY ENGINEER:** 

ELLENZER ENGINEERING LLP

22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704

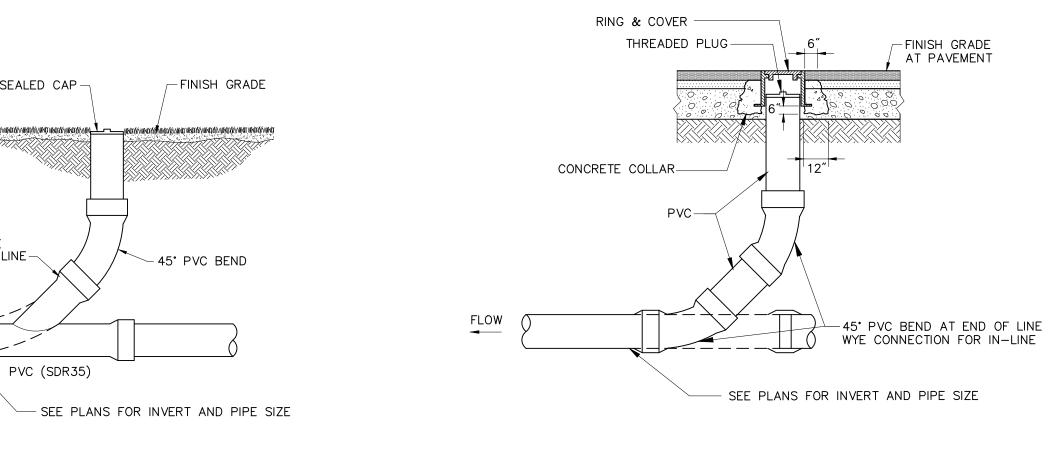






**Pond Outlet Control Structure** N.T.S.

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E Z 45' WYE-IN LINE Z 45' EL-END OF LINE

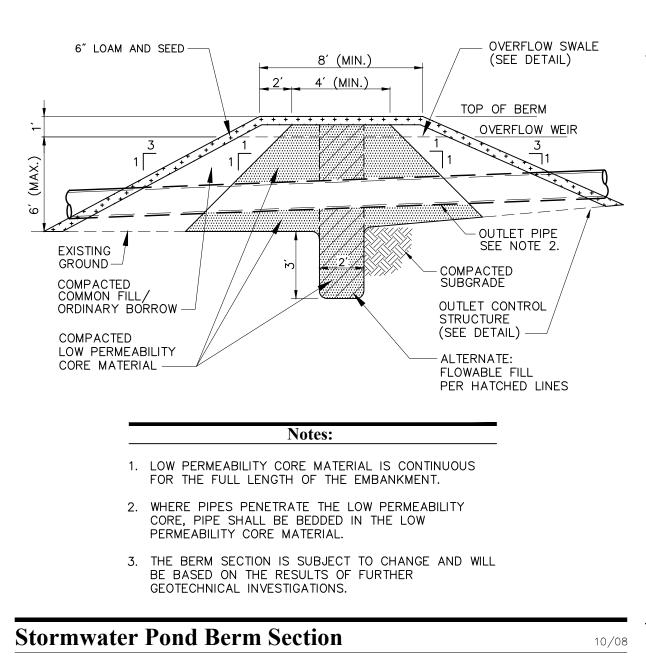
FLOW

THREADED SEALED CAP



**Cleanout - Paved Area** N.T.S.

5/13 Source: VHB LD\_303



Source: VHB

N.T.S.

**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX)

**ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX)

SITE CIVIL ENGINEER:



50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

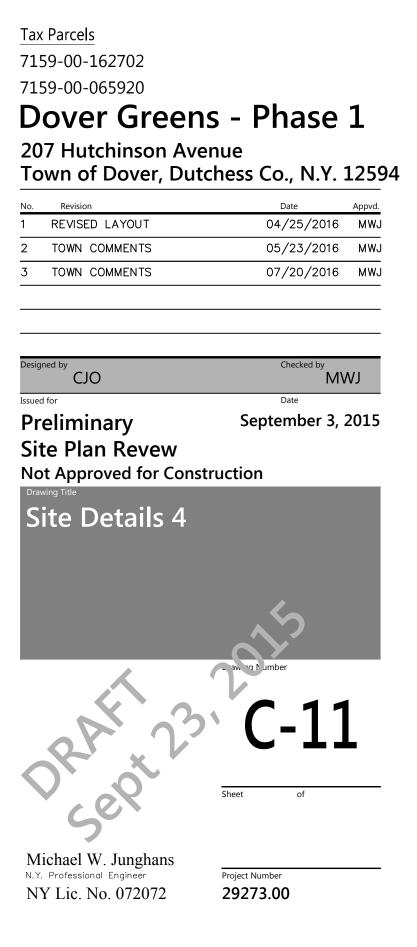
WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555

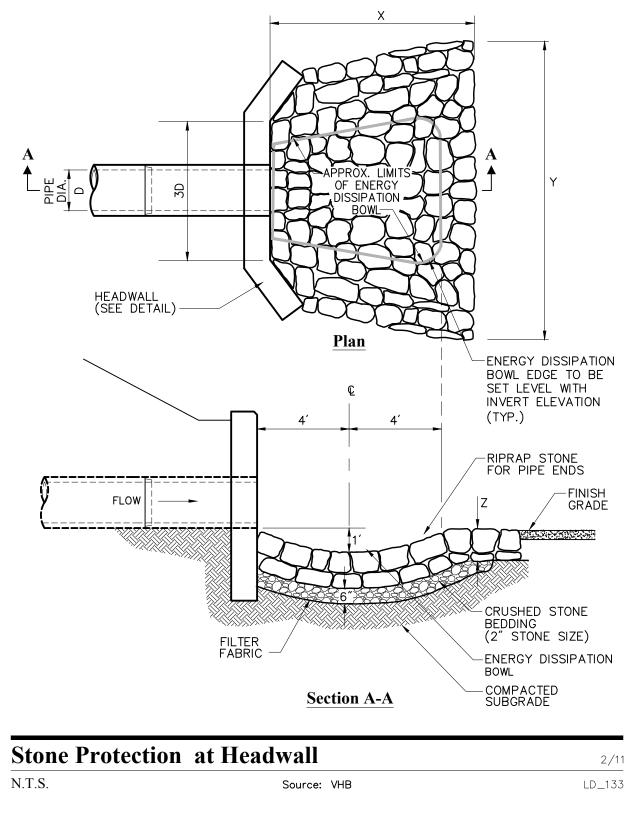
**UTILITY ENGINEER:** 

LD\_160

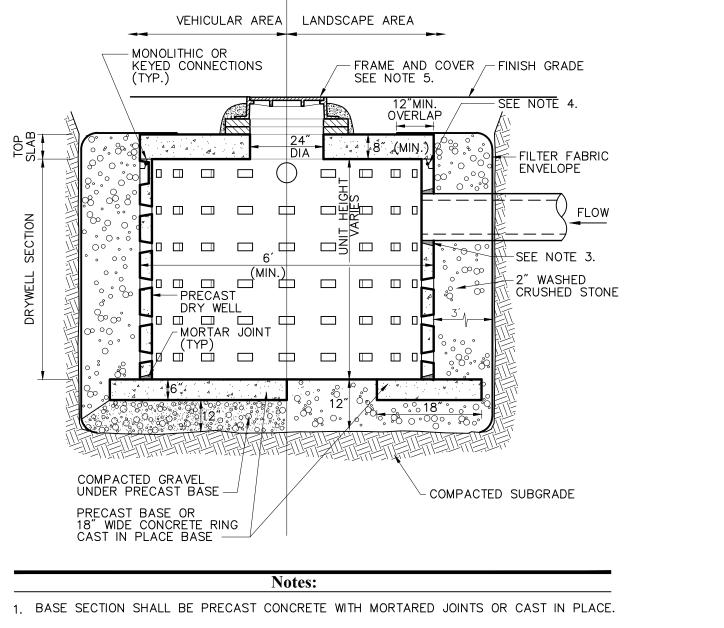
ELLENZER ENGINEERING LLP

22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704





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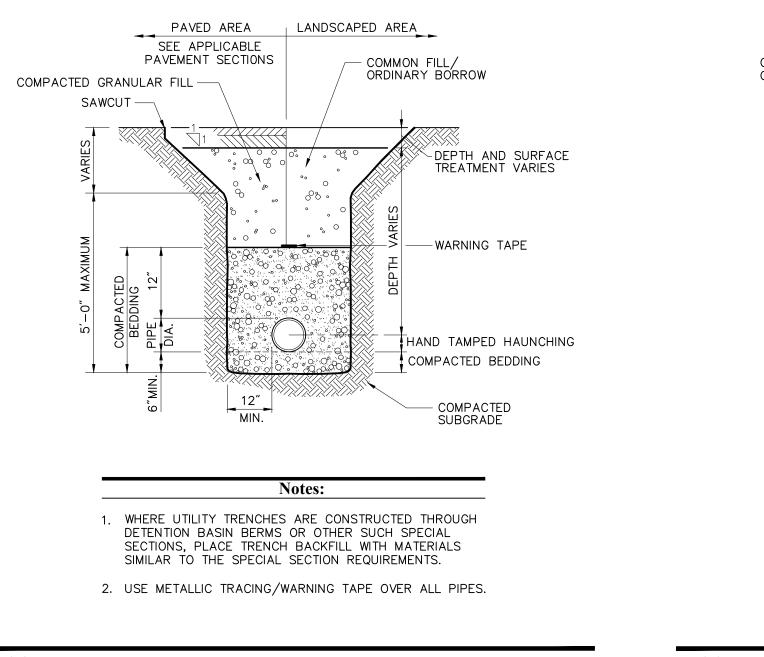
2. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.

3. PROVIDE PRECAST OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.

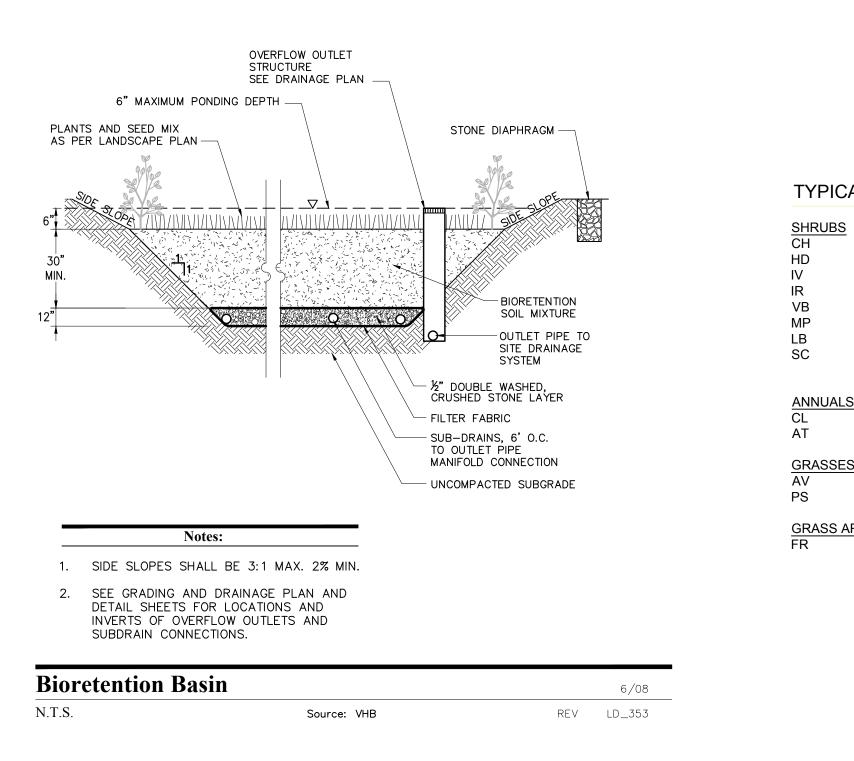
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.

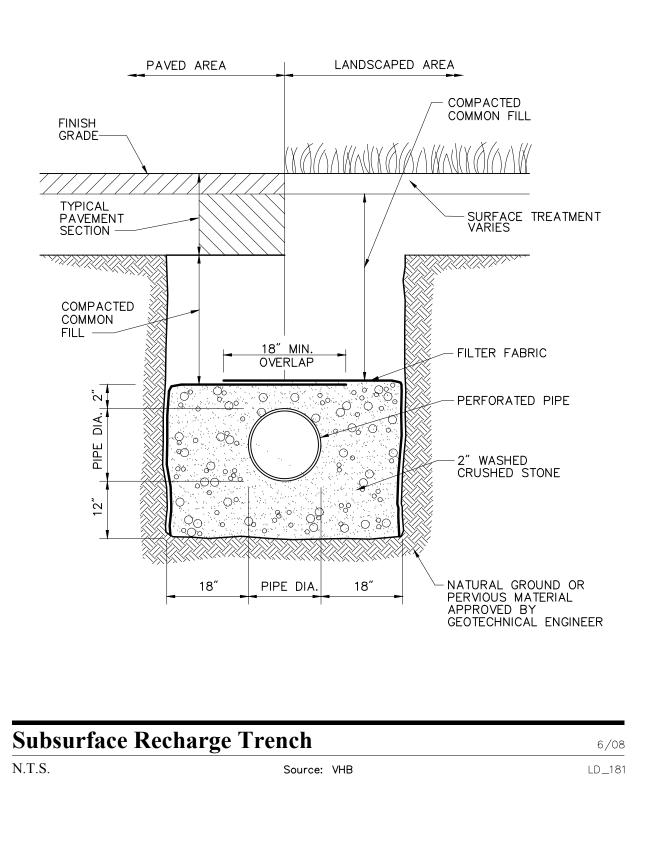
5. FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSE MINIMUM, 5 BRICK COURSE MAXIMUM)

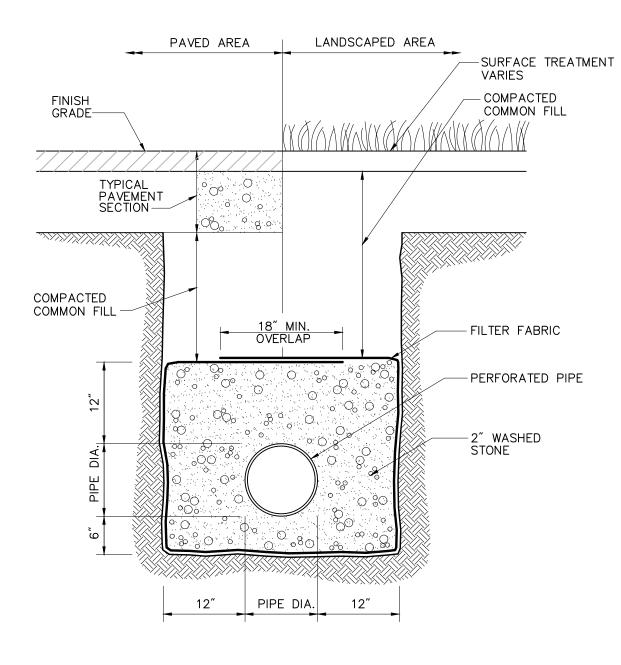
Dry Well / Leaching Chamber 2/09 N.T.S. N.T.S. LD\_180 Source: VHB



**Utility Trench** 8/11 N.T.S. N.T.S. Source: VHB LD\_300





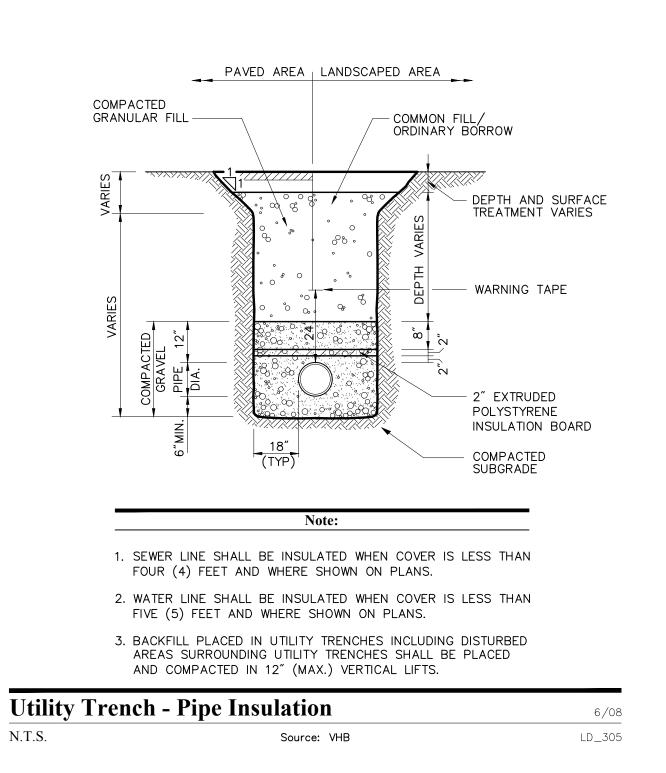


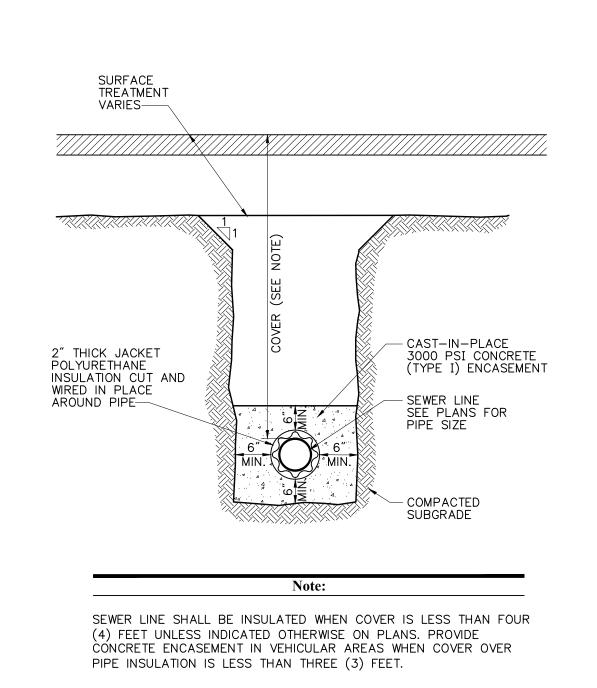
Source: VHB

**Underdrain (UD)** 

N.T.S.

N.T.S.





Source: VHB

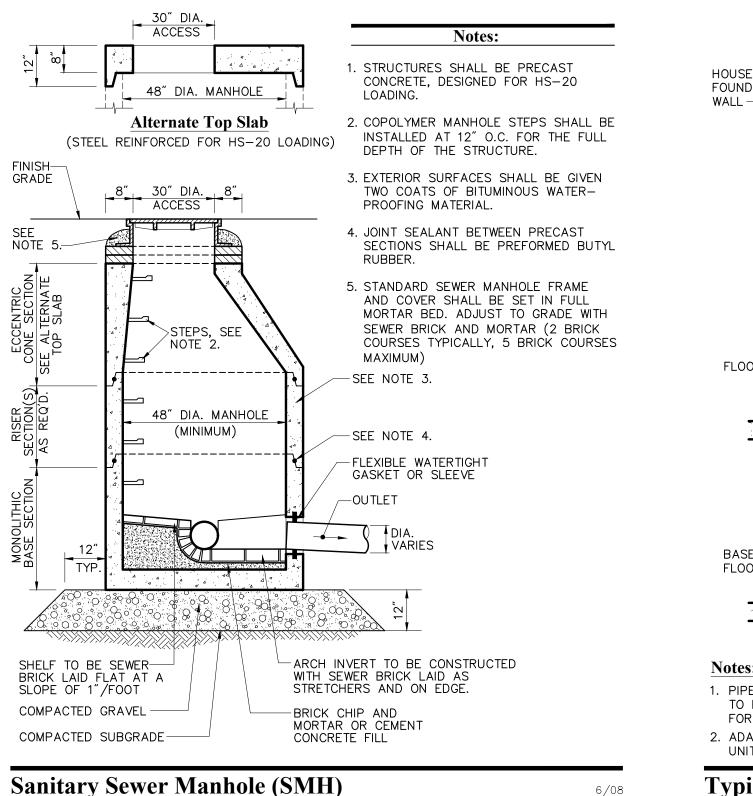
<b>Utility Trend</b>	ch - Pipe Insula	ition

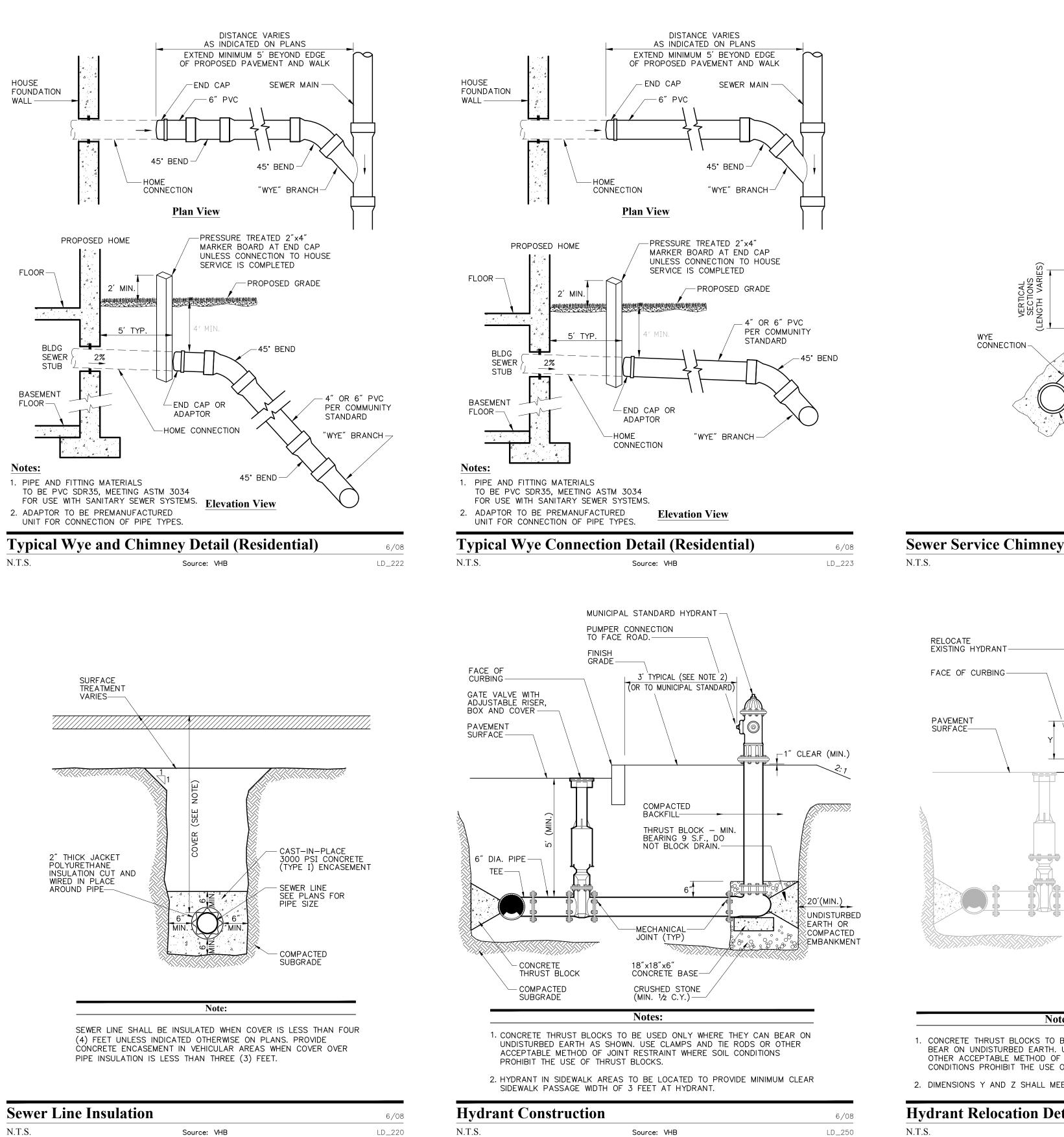
CAL PLANT LIST-	BIORETENTION BASIN				
<u>8</u>	BOTANICAL NAME Clethra alnifolia `Hummingbird` Hypericum densiflorum Ilex verticillata `Jim Dandy` Ilex verticillata `Red Sprite` Viburnum dentatum "Blue Muffin" Myrica pensylvanica Lindera benzoin Sambucus canadensis	COMMON NAME Summersweet Bushy St. John`s Wort Jim Dandy Winterberry Red Sprite Winterberry Blue Muffin Arrowwood Bayberry Common Spice Bush Elderberry	<u>SIZE</u> 2 - 3' HT. 18 - 24" HT. 2 - 3' HT. 2 1/2 - 3' HT.		REMARKS FAC/Zone 3 FAC / Zone 3 FACW / Zone 2,3 FACW / Zone 2,3
LS/PERENNIALS	BOTANICAL NAME Coreopsis verticillata Asclepias tuberosa	COMMON NAME Tickseed Butterfly Weed	<u>SIZE</u> 5" Plug 5" Plug		REMARKS FAC / Zone 3
<u>ES</u>	BOTANICAL NAME Andropogon virginicus Panicum virgatum `Shenendoah`	COMMON NAME Broomsedge Burgundy Switch Grass	<u>SIZE</u> 5" Plug 5" Plug		REMARKS FAC / Zone 3,4,5 FAC / Zone 2,3,4,5,6
AREA	BOTANICAL NAME Festuca rubra	COMMON NAME Red Fescue	<u>SIZE</u> Seed	<u>SPACING</u> 4 lbs/1000 SF	REMARKS FACU / Zone 3,4

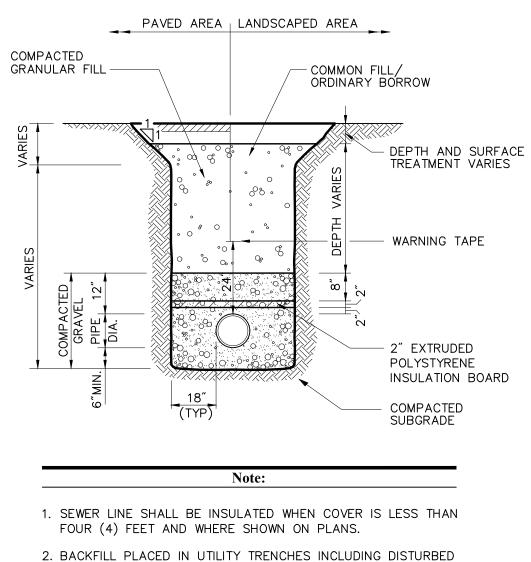


Not Approved for Construction Site Details 5

Michael W. Junghans Project Number NY Lic. No. 072072 29273.00







Source: VHB

LD\_200

2. BACKFILL PLACED IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 12" (MAX.) VERTICAL LIFTS.

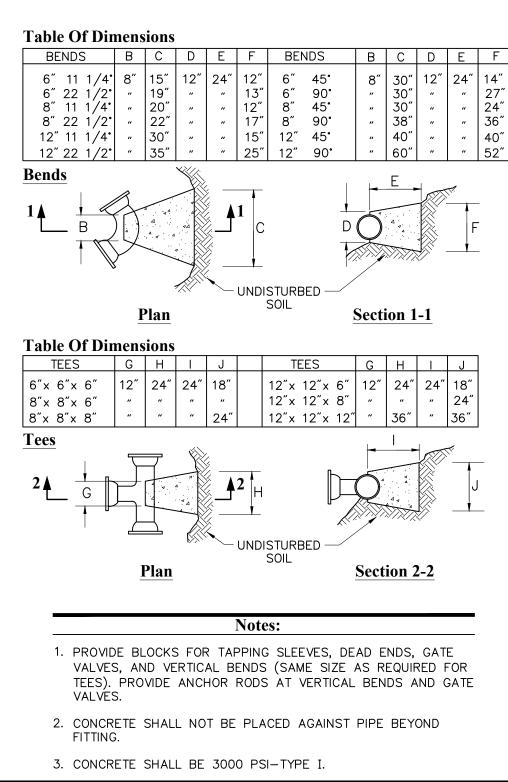
Source: VHB

6/08 N.T.S. LD\_219



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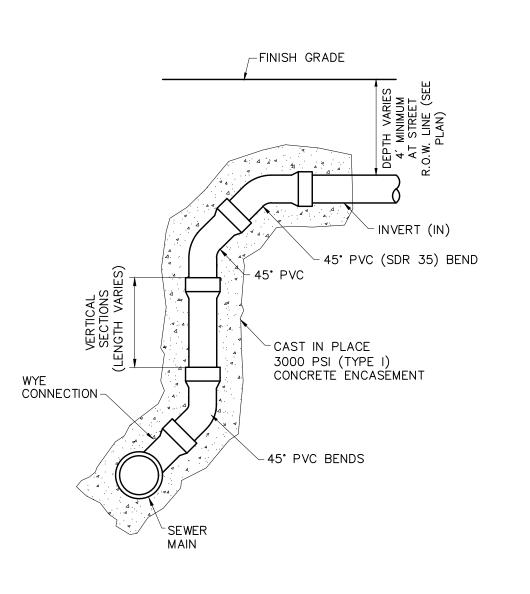
N.T.S.



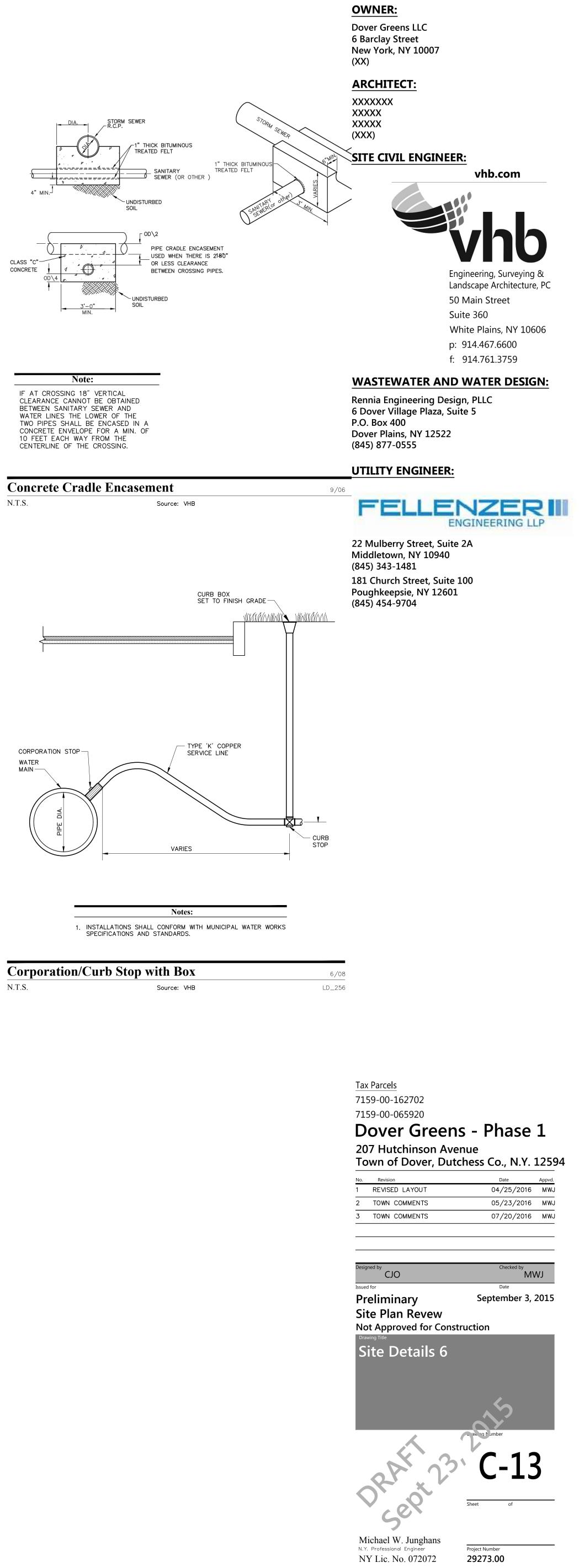
**Concrete Thrust Block** N.T.S. Source: VHB

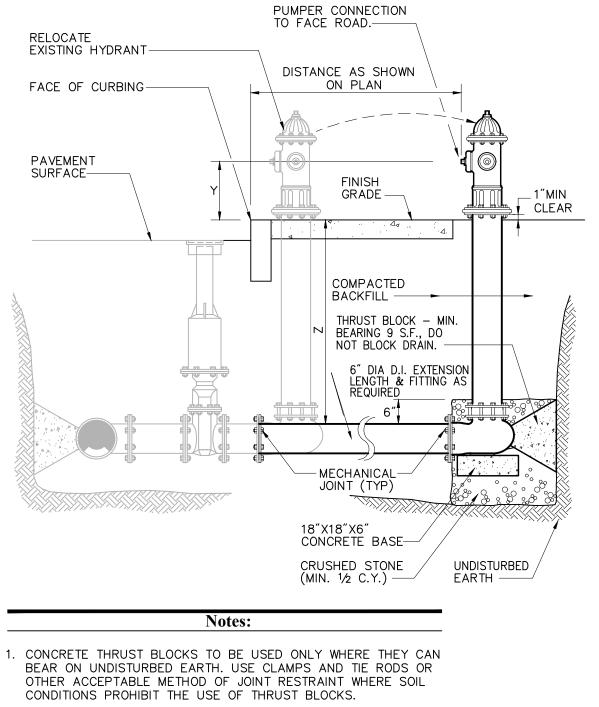
10/10 LD\_260 LD\_220

Source: VHB



Source: VHB







**Hydrant Relocation Detail** 

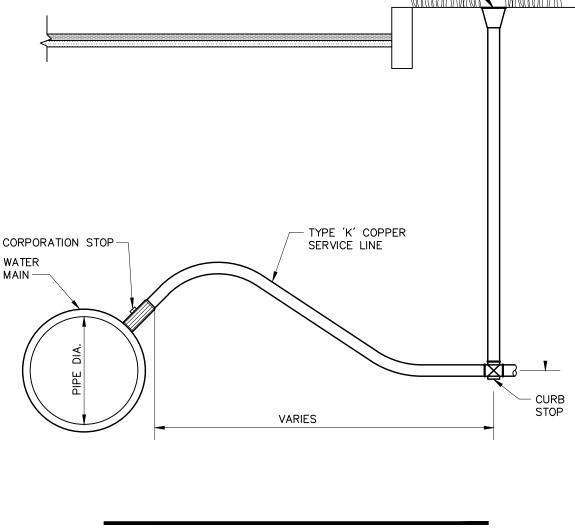
Source: VHB

LD\_251

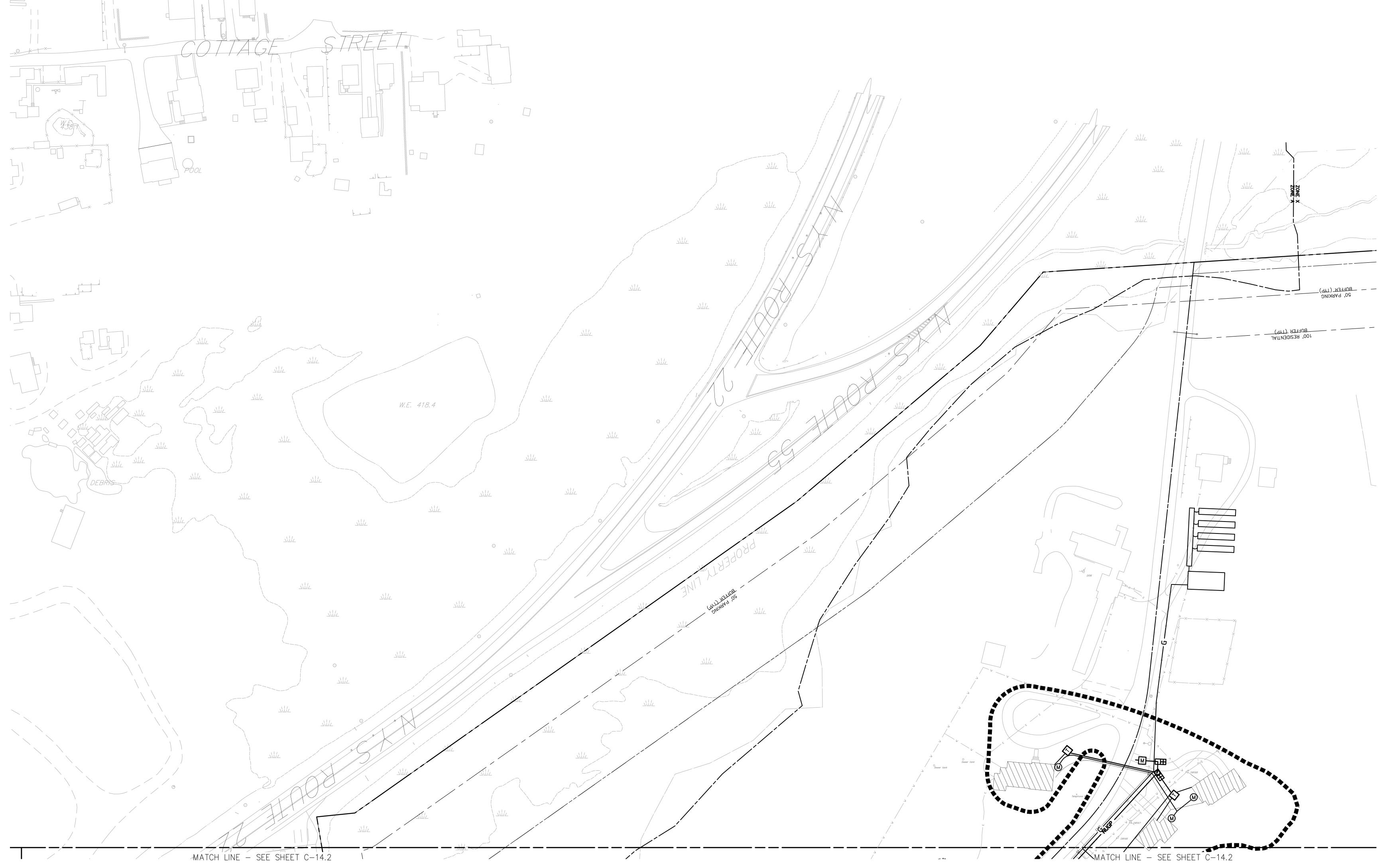
6/08

6/08

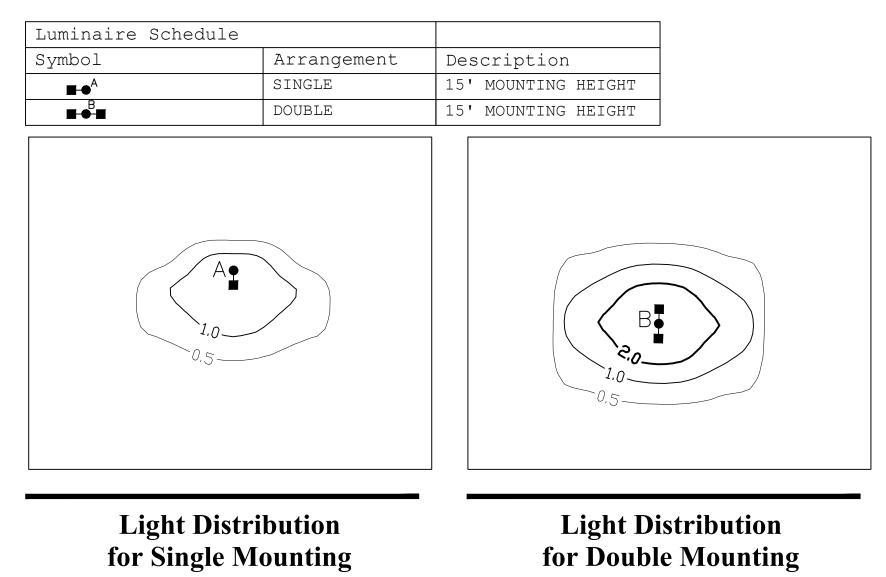
LD\_221







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**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) **ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 UTILITY ENGINEER: FELLENZERIII ENGINEERING LLP 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** SCALE IN FEET Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 
 No.
 Revision

 1
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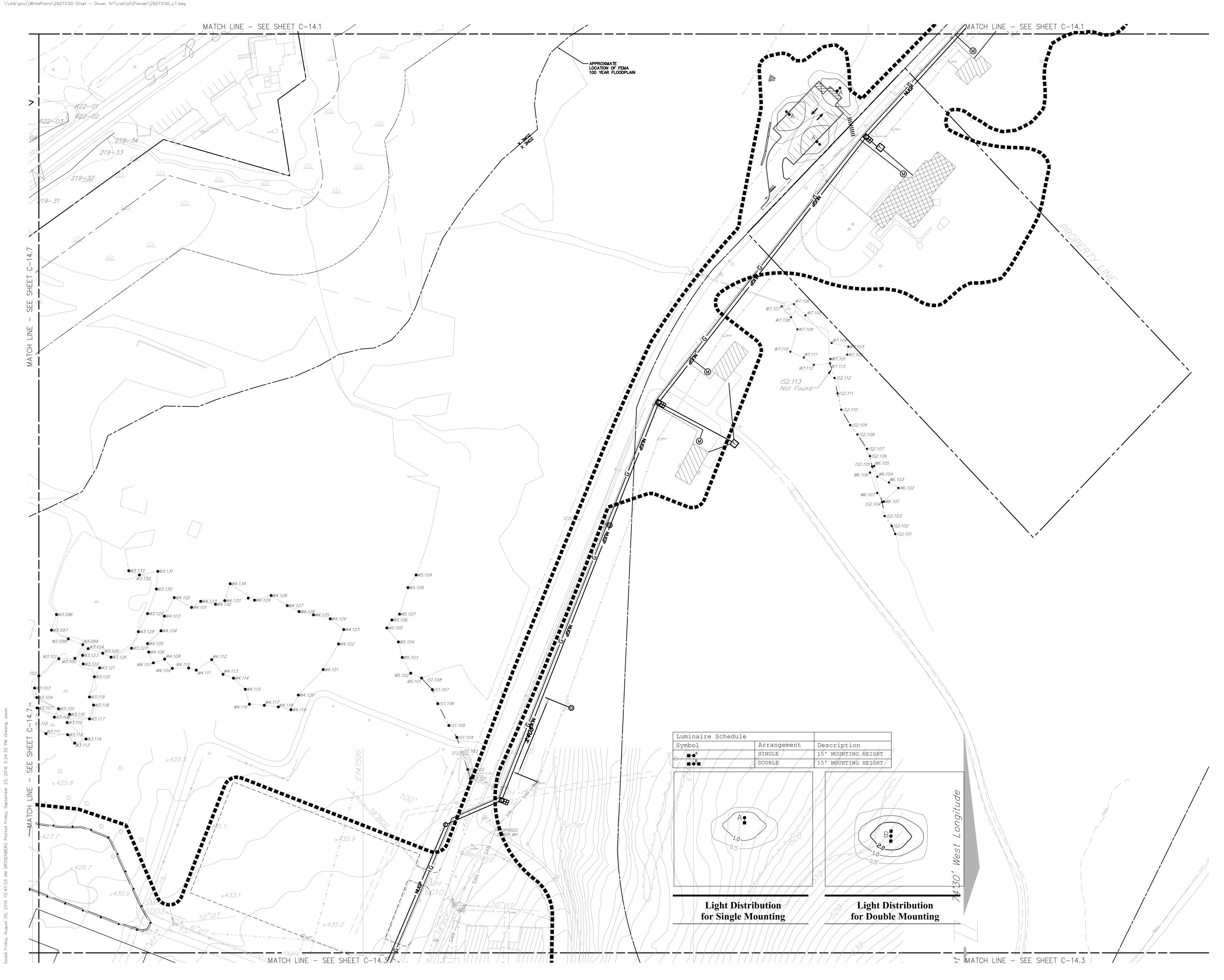
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Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072

Project Number **29273.00** 

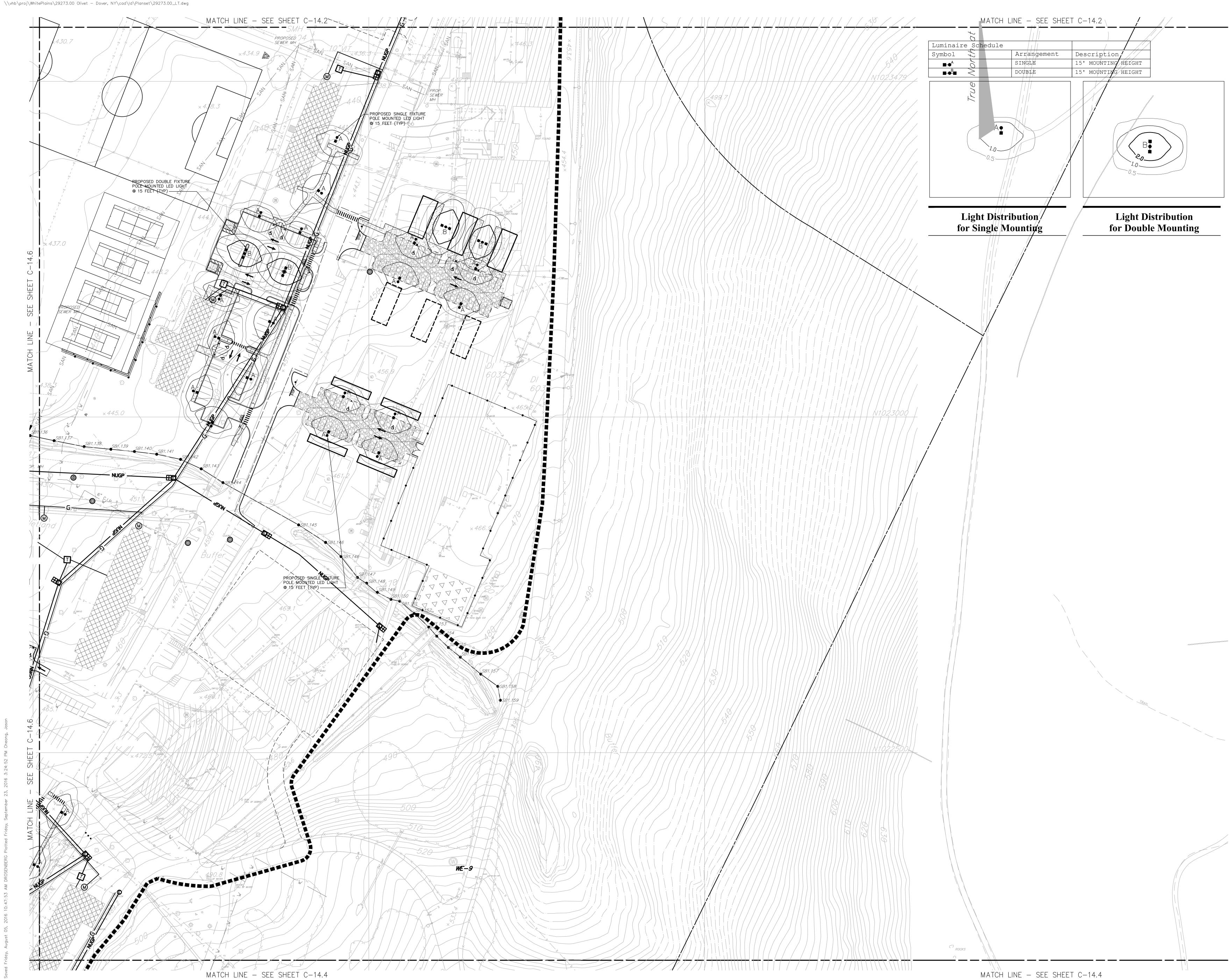
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**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) **ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 UTILITY ENGINEER: FELLENZER 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** SCALE IN FEET

Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 Revision Date 1 REVISED LAYOUT 04/25/2016 MWJ 05/23/2016 MWJ 2 TOWN COMMENTS TOWN COMMENTS 07/20/2016 MWJ





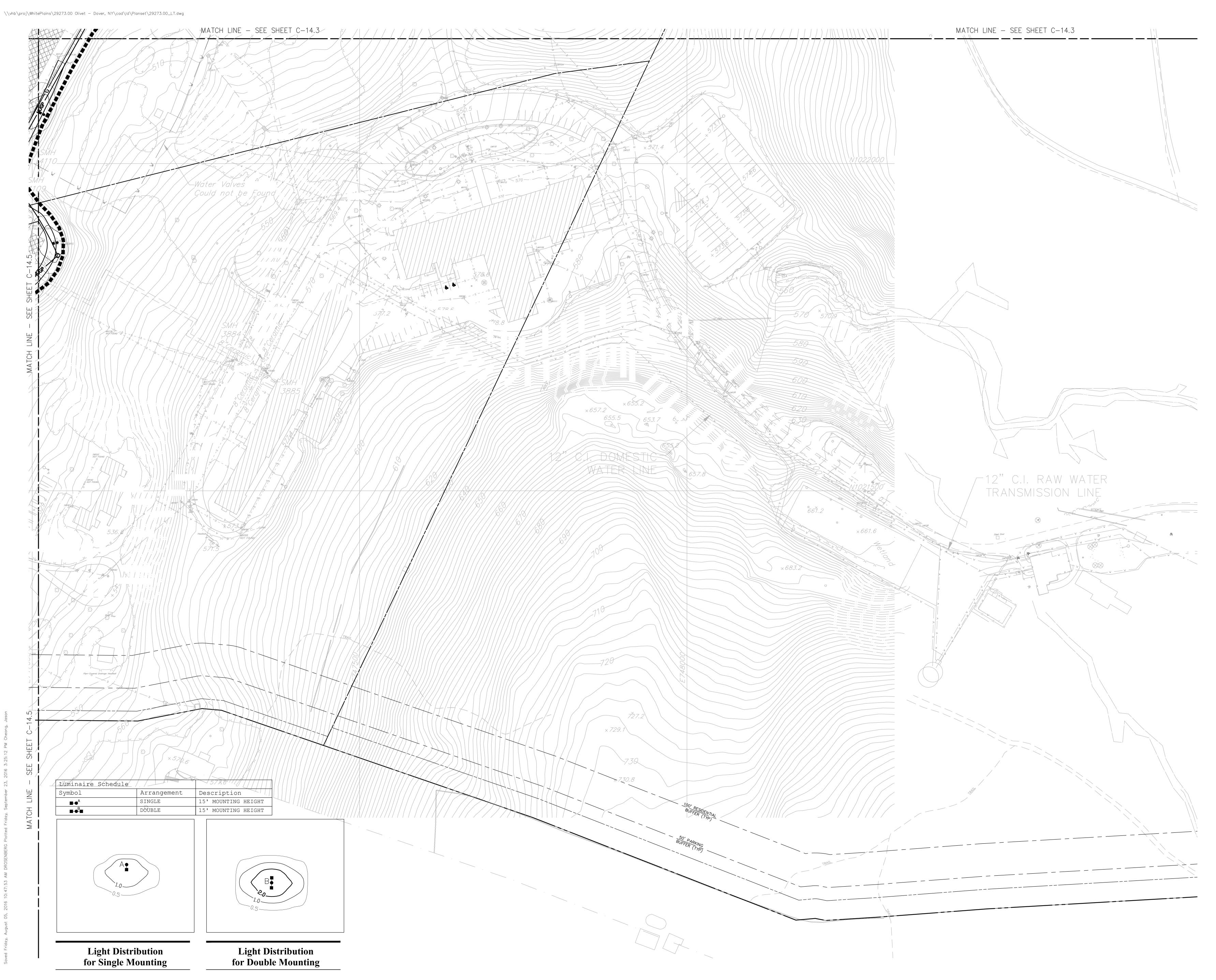
**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) **ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 UTILITY ENGINEER: FELLENZERIII ENGINEERING LLP 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** 

SCALE IN FEET Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 
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 05/23/2016 MWJ 2 TOWN COMMENTS TOWN COMMENTS 07/20/2016 MWJ Ć CJO Date September 3, 2015 Preliminary Site Plan Revew Not Approved for Construction Lighting Plan 3

C-14.3Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072 Project Number **29273.00** 



**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) **ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 UTILITY ENGINEER: FELLENZER 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 **KEY PLAN:** 

SCALE IN FEET Tax Parcels

7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 
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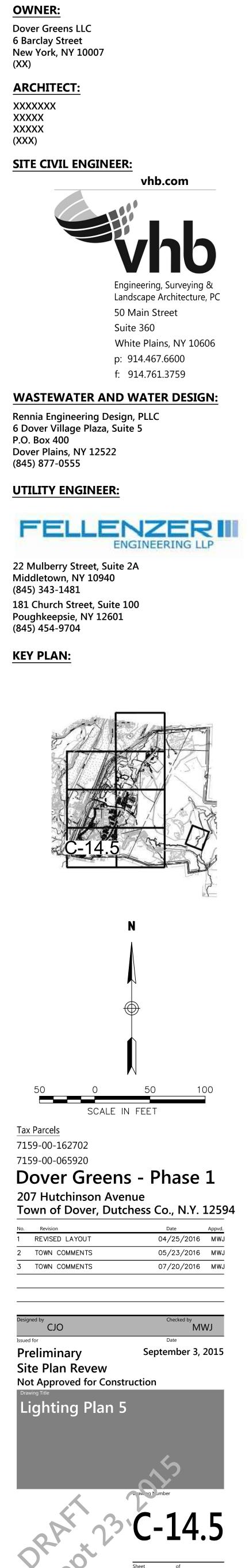
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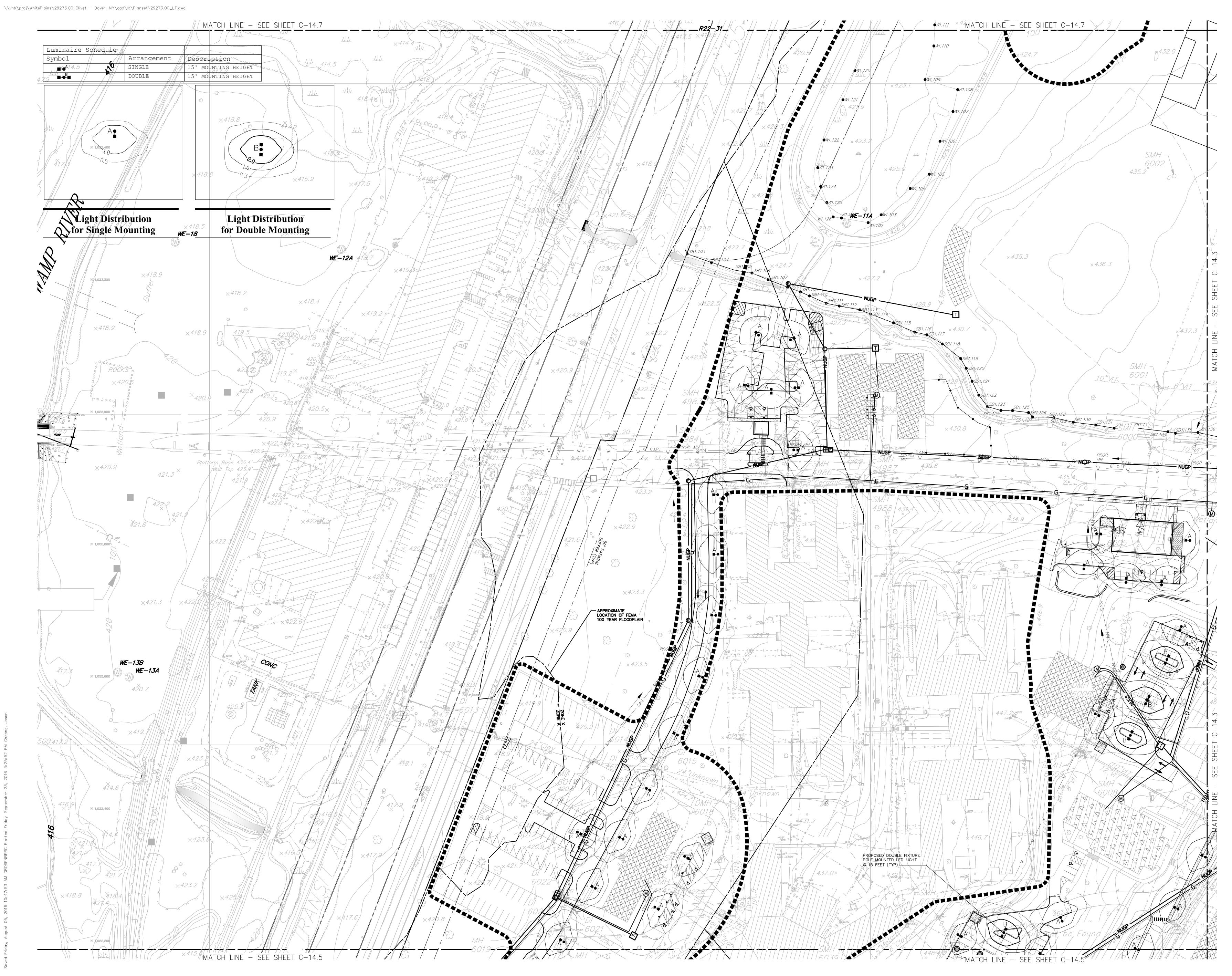
° CJO Date September 3, 2015 Preliminary Site Plan Revew Not Approved for Construction Lighting Plan 4 -14.4 ORA Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072 Project Number **29273.00** 



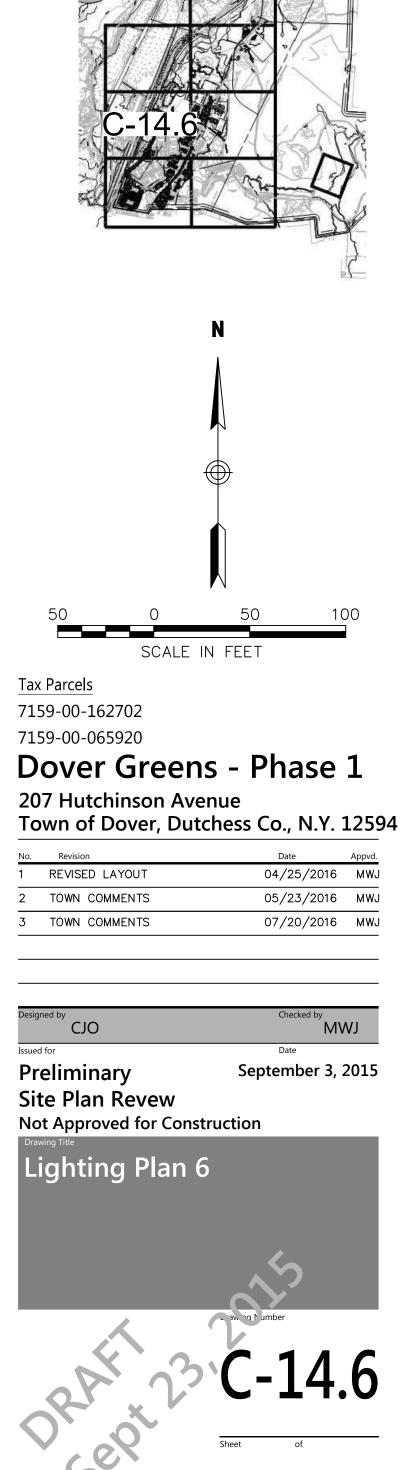


Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072

Project Number **29273.00** 

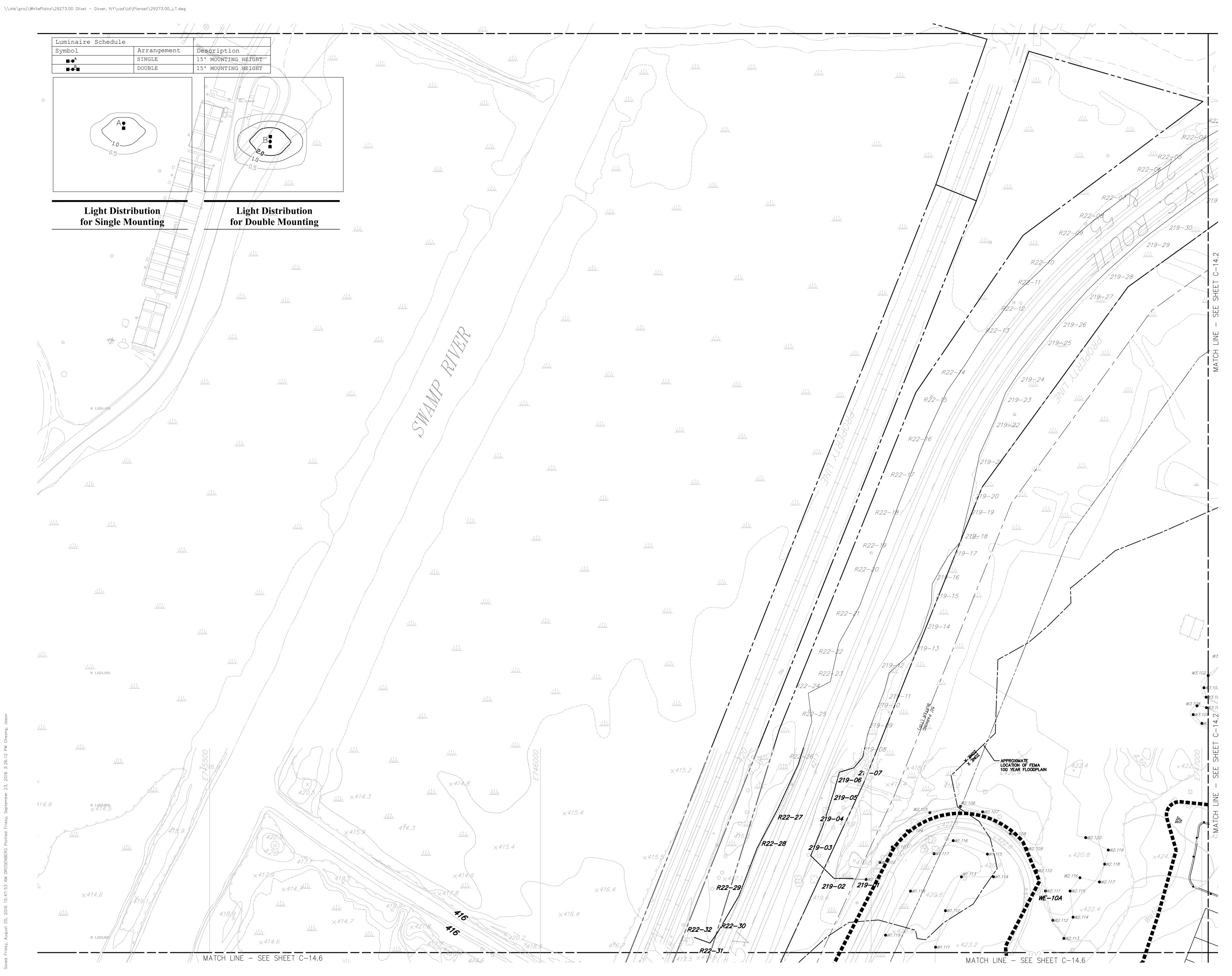


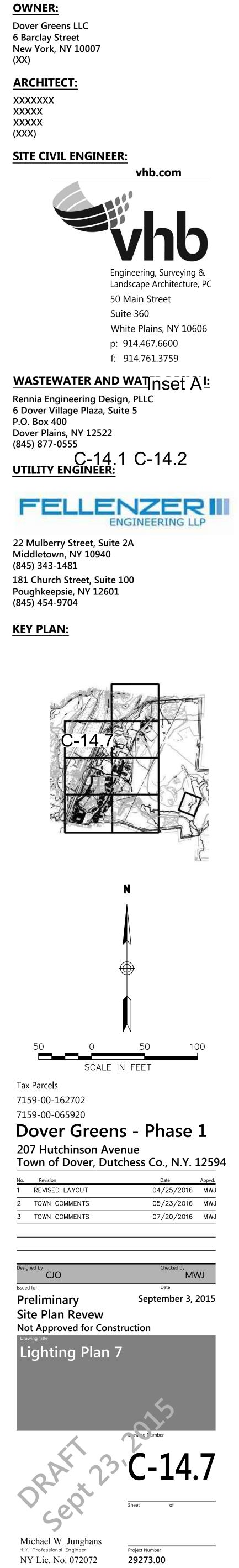
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Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072

Project Number 29273.00





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rdering guide	1	1					Exar	nple: CA17L-I	DIM-1-4-	I-70LA-NW-1	120-BRP-LF	-	Ordering guide	2	-1		1			Example: CA1	7L-DIM-1-4-7(	DLA-NW-120
refix MA17L A17L <sup>1</sup> " Cylindrical Luminaire ED - Constant Wattage IA17L <sup>1</sup> " Semi-Spherical uminaire LED - onstant Wattage A22L <sup>2</sup> " Cylindrical Luminaire ED - Constant Wattage IMA22L <sup>2</sup> " Semi-Spherical uminaire LED - onstant Wattage etrofit Kits for existing orm 10 Round 17" and PhD luminaires are railable. See Legacy ED Retrofit Kits Submitta ata Sheet (G200-21) for etrofit Kit information.		Mounting           1           Single           2           2@180°           2@90           2@90°           3@90°           3@120°           4           4@90°	Optical System <sup>3</sup> 2 Type 2 3 Type 3 4 Type 4 5 Type 5	Wattage 85LA 70W, 350mA 85LA 85W, 350mA 110LA 110W, 350mA 160UA 160W, 530mA	NW Neutra 4000k 70 CRI CW Cool W 5700K 75 CRI WW	W 11: ral White 2 DK, Rl 2 White 3 K, Rl 4 White (1) D White (1)	20 BLF 08 WP 40 Whit 77 BRF 47 Bror 80 NP 101V Alun 20-277V) Alun 20-277V) Alun 101V BR/ 847-480V) BR/ BlA Blac OCT 5pet colo ex: C Opti 5pet colo	BLP k Paint k Paint re Paint re Paint rral ninum Paint rral rral Anodized k Anodized	PTF3	Fusing In-Line/In-Pol Photocontrol a Receptacle (In Photocell Rece Mast Arm Fitte 2-3/8" O.D. ma Pole Top Fitter 2 3/8" - 3" Dia. Pole Top Fitter 3" - 31/2" Dia. Pole Top Fitter 3 1/2" - 4" Dia.	and Includes PCR) eptacle only er - Mounts to a ast arm. r - . Tenon r - Tenon r -	-	Prefix MA17L 17" Cylindrical Luminaire LED - Constant Wattage MA17L <sup>1</sup> 17" Semi-Spherical Luminaire LED - Constant Wattage CA22L <sup>2</sup> 22" Cylindrical Luminaire LED - Constant Wattage MA22L <sup>2</sup> 22" Semi-Spherical Luminaire LED - Constant Wattage Retrofit Kits for existing Form 10 Round 17" and 22" HID luminaires are available. See Legacy LED Retrofit Kits Submit Data Sheet (G200-21) fo Retrofit Kit information.	al <b>DIM</b> 0-10V Dimming	Mounting           2           Inside           2           2           2           2           2           3@90°           3@90°           3@120           3@120°           4           4@90°	Optical System <sup>3</sup> 3 Type 2 3 Type 3 4 Type 4 5 Type 5	Wattage           85LA           70W, 350mA           85LA           85W, 350mA           110LA           110W, 350mA           160LA           160W, 530mA	Color Temp NW Neutral White 5700K, 75 CRI WW Warm White 3000K, 80 CRI	120	Finish BLP Black Paint WP White Paint BRP Bronze Paint NP Natural Aluminum Paint NA Natural Anodized BRA Bronze Anodized BLA Black Anodized OC Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024. Sc Special Color Specify. Mustsup	LF In PC <sup>5,6</sup> P R PCR <sup>5</sup> P MA <sup>7</sup> M 2 PTF2 P 3 PTF3 P 3 PTF4 P 3	using n-Line/In-Pole F Photocontrol and Receptacle (Inclu Photocell Recept. Aast Arm Fitter - -3/8" O.D. mast a Pole Top Fitter - 3/8" - 3" Dia. Ter Pole Top Fitter - " - 3 1/2" Dia. Ter Pole Top Fitter - 1/2" - 4" Dia. Ter
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	A17L & (		MA2	2 <b>2</b> L	Fori	m 1	0 LE	D lur	nin	naires	S		Form_10_CA_MA_LE	417L &		MA	22L	Form	10	_ED lu	umina	aires
CA/MA	<b>17L &amp;</b> n mount			22L		m 1	O LE	D lur	min	naire:	S		CA/MA	tion Form 10 LED rouges. Form 10 LED rouges. F	nd products ound lumina ced Philips C ormance Cla is up to 50 % ce seamless ass 1 anodizi or polyuret	s are cutoff aires provic Gardco LED ass 1 LED sy 5 when con ng , electro nane. Lumi aperture in	luminaires de D thermal ystems npared to ninum and ostatically inaires th integral corporating a	LED Optica LED arrays a distributions are field rota systems. Electrical Luminaires i as part of th accepts 1200 Driver outpu component rated curren or higher. Plu or higher. Pco	al System are set to ac s. Individua atable. Lum nclude a co e optical a / through 2 ut is based wiring with t and is list ug disconn ower factor	chieve IES Type I LED arrays ar inaires feature ssembly. Lumir 77V, or 347V th on the LED wal in the luminair ed by UL for us ects are listed is not less thar	e II, Type III, Ty e replaceable high perform aires include rough 480V, 9 ttage selected e will carry no e at 600 VAC by UL for use n 90%. Lumina	ance Class ance Class an LED driv 50hz to 60h d. Compone o more than at 302°F / 1 at 600 VAC, aires consur
CA/MA ound arm Dimensions at MA	<b>C</b> C C C C C C C C C C C C C	CA/I Single .8 ft <sup>2</sup> .07 m <sup>2</sup> 1.3 ft <sup>2</sup>	EPA Twin Qua 1.6 ft <sup>2</sup> 2.3 f 15 m <sup>2</sup> .21 m 2.7 ft <sup>2</sup> 3.7 ft 25 m <sup>2</sup> .34 n	Avg. Weight Single 2 27 lbs 2 12.25 kg 2 40 lbs	CA Style Size CA17 1 43.1 CA22 2	CA	С В С 8″ 5′ 0.32 ст 12.70 11″ 7′	D 5" cm 12.70 ci	Sin .7 m .07	EPA A EPA Twin ft <sup>2</sup> 1.5 ft <sup>2</sup> 7 m <sup>2</sup> 1.4 m <sup>2</sup> 2 ft <sup>2</sup> 2.3 ft <sup>2</sup>	Av. Quad Sin 2.1 ft <sup>2</sup> 27 .20 m <sup>2</sup> 12.2 3.3 ft <sup>2</sup> 42	vg. ight ingle 7 lbs 25 kg 2 lbs .05 kg	CA/MA Round arm Specifications General Descrip The Philips Gardco featuring LED arra performance exce management tech offer the potential HID systems. Hou finished with eithe applied TGIC polya provide full cutoff Housing Housing is one pie rolled circumferen	tion Form 10 LED rouges. Form 10 LED rouges. F	nd products ound lumina ced Philips C ormance Cla so up to 50 % ce seamless ass 1 anodizi or polyureth seamless alu ver section a against hous to prewired pole withous nels captured rame retains flat glass, ir emory reten	are cutoff aires provid Gardco LED Siss 1 LED sy when con s spun alun ng , electro nane. Lumi ing electro nane. Lumi fixture by co nut requirin e tie rods for s the optica n a sealed n	i luminaires de D thermal ystems npared to ninum and ostatically inaires th integral corporating a deformation. contractor. ig access or proper ally clear, manner using led silicone	LED Optica LED arrays a distributions are field rota systems. Electrical Luminaires i as part of th accepts 1200 Driver outpu component rated curren or higher. Plo or high	al System are set to ad s. Individua atable. Lum nclude a co e optical a / through 2 it is based wiring with t and is list ug disconn ower factor off state. S pusings are l Class I an uminum fir nt, electros e.	chieve IES Type I LED arrays ar inaires feature ssembly. Lumir 77V, or 347V th on the LED wat in the Luminair ed by UL for us ects are listed	e II, Type III, Ty e replaceable high perform ed LED driver naires include trough 480V, 1 trage selected e will carry no e at 600 VAC by UL for use n 90%. Lumina standard. 10K n Aluminum A s to achieve a hits are finishe d TGIC polyes	/pe IV and T . Optical sys ance Class an LED driv 50hz to 60h d. Compone o more than at 302°F / 1 at 600 VAC, aires consur (A per ANSI/ Association b bronze, bla ed with hard ster powder
CA/MA ound arm Dimensions at MA Style e A B 17 17" 11" 43.18 cm 27.94 122 22" 14" 55.88 cm 35.56 echnical Data	A17L & n mount nd EPA C D 5" 5" cm 12.70 cm 12.70 c 7" 5" cm 17.78 cm 12.70 c	CA/I Single A Single M 1.3 ft <sup>2</sup> 1.3 ft <sup>2</sup> 1.2 m <sup>2</sup> LED currer	EPA Twin Qua 1.6 ft <sup>2</sup> 2.3 f 15 m <sup>2</sup> .21 m 2.7 ft <sup>2</sup> 3.7 ft 25 m <sup>2</sup> .34 m	Avg. Weight Single 2 27 lbs 2 12.25 kg 2 40 lbs 18.14 kg	CA Style Size CA17 1 43.1 CA22 2 55.8 Initial Abso	CA	C B C 8" 5' 0.32 cm 12.70 11" 7' 2.94 cm 17.78 ens <sup>2,3</sup> Basis compl indica YPE 5 Notes	D 5" cm 12.70 cr of Lumen Data isonce with IES ted.	Sin .7 m .07 1.2 m .11	EPA A EPA Twin ft <sup>2</sup> 1.5 ft <sup>2</sup> 7 m <sup>2</sup> 1.4 m <sup>2</sup> 2 ft <sup>2</sup> 2.3 ft <sup>2</sup>	Av. Wei Quad Sin 2.1 ft <sup>2</sup> 27 .20 m <sup>2</sup> 12.2 3.3 ft <sup>2</sup> 42 .31 m <sup>2</sup> 19.0	vg. eight ingle 7 lbs .25 kg 2 lbs .05 kg	CA/MA Round arm Specifications General Descrip The Philips Gardco featuring LED arra performance exce management tech offer the potential HID systems. Hou finished with eithe applied TGIC poly provide full cutoff Housing is one pie rolled circumferen returned flange sti Arm Extruded aluminur Assembly is suitab to luminaire. Interr luminaire to pole a Lens One piece, diecast heat and impact re hollow section, hig rubber. Concealed	A17L & n mount tion Form 10 LED rouges Server 10 LED rouges (server) and advant nology. High perf for energy saving sings are one-pie r Architectural Cluster performance. (ce, .100" (.25cm) (.25cm) tial reveal and low ffener to protect of the for mounting to all extruded chart lignment. (ce, .100" (.25cm) (.25cm) tial reveal and low ffener to protect of the for mounting to all extruded chart lignment. (ce) all extruded chart lignment. (ce) all extruded chart in arm is secured the for mounting to the compliance, m stainless steel high minaire. (ce) and the compliance of the compliance of the compliance of the compliance of the stainless steel high compliance of the compl	nd products ound lumina ced Philips C ormance Cla sup to 50 % ce seamless ass 1 anodizi or polyurett seamless alu ver section a against hous to prewired p pole withon nels capture flat glass, in emory reten inge and two e extruded a	are cutoff aires provid Gardco LED Sardco LED So when con s spun alum ng , electro nane. Lumi iminum with aperture in sing edge d fixture by c ut requirin the tie rods for a sealed n tive extrud o (2) fasteno	luminaires de ) thermal ystems npared to ninum and ostatically inaires th integral corporating a leformation. contractor. g access or proper ally clear, manner using led silicone ers secure ntegral	LED Optica LED arrays a distributions are field rota systems. Electrical Luminaires i as part of th accepts 1200 Driver output component rated curren or higher. Plo or higher. Plo or higher. Plo or higher. Plo or higher. Plo or higher. Plo or atted curren or higher. Plo accepts 1200 Driver output component rated curren or higher. Plo or higher. Plo or atted curren or natural al fade resistan polyurethan Labels All luminairee	al System are set to ac 5. Individua atable. Lum nclude a co e optical a 7 through 2 at is based wiring with t and is list ug disconn ower factor off state. S busings are l Class I an uminum fir nt, electros e. es bear UL o arranty d warranty	chieve IES Type I LED arrays ar inaires feature omplete prewir ssembly. Lumir 77V, or 347V th on the LED wal in the luminair ed by UL for us ects are listed I is not less thar urge protector created with a odizing proces sish. Painted ur tatically applie	e II, Type III, Ty e replaceable high perform aires include rough 480V, 1 tage selected e will carry no e at 600 VAC by UL for use n 90%. Lumina standard. 10K n Aluminum A s to achieve a hits are finishe d TGIC polyes	ype IV and T . Optical system ance Class 1 an LED driv 50hz to 60h d. Component o more than at 302°F / 1 at 600 VAC, aires consum (A per ANSI/ Association bronze, bla ed with hard ster powder et Location
CA/MA ound arm Dimensions a MA Style Re A B A17 17" 11" 43.18 cm 27.94 A22 22" 14" 55.88 cm 35.56 Chnical Data Size Orderin	C       D         C       D         5"       5"         c       D         5"       5"         cm       12.70 cm         12.70 cm       12.70 cm         7"       5"         cm       17.78 cm         12.70 cm       12.70 cm         13.70 cm       12.70 cm         14.70 cm       12.70 cm         15.70 cm       12.70 cm	CA/I Single A Single A A 1.3 ft <sup>2</sup> 1.3 ft <sup>2</sup> 1.2 m <sup>2</sup> 1.2 m <sup>2</sup> Currer (mA) 350	EPA Twin Qua 1.6 ft <sup>2</sup> 2.3 f 15 m <sup>2</sup> .21 m 2.7 ft <sup>2</sup> 3.7 ft 25 m <sup>2</sup> .34 n	Avg. Weight Single 2 27 lbs 2 12.25 kg 2 40 lbs 18.14 kg 2 18.14 kg 0 TYPE 2 1 7,240	CA Style Size CA17 1 43.1 CA22 2 55.8 Initial Abso TYPE 3 T <sup>1</sup> 7,467 7	CA A 17" 18 cm 20 22" 88 cm 27 solute Lum rype 4 T 7,303	B       C         8"       5"         0.32 cm       12.70         11"       7"         2.94 cm       17.78         ens <sup>2,3</sup> Basis compl indica         YPE 5       Notes 1. Wata         7,162       Actual Actual shield	D 5" Cm 12.70 cr 5" cm 12.70 cr 5" cm 12.70 cr 12.70 cr 10.70 cr 10	Sin Sin .7 m .07 1.2 m .11 NA LM-75 y by +/- 89 action and verage for verage	EPA Figle Twin A ft <sup>2</sup> 1.5 ft <sup>2</sup> 7 m <sup>2</sup> 1.4 m <sup>2</sup> 2 ft <sup>2</sup> 2.3 ft <sup>2</sup> metric tests pe 7 m <sup>2</sup> .21 m <sup>2</sup> metric tests pe 9, except when % due to LED r d ambient tem r 120V through an additional raires without to tests for lumina	Av Weig Quad Sin 2.1 ft² 27 .20 m² 12.2 3.3 ft² 42 .31 m² 19.0 erformed in re otherwise	vg. vight ingle 7 lbs .25 kg 2 lbs .05 kg	CA/MA Round arm Specifications General Descrip The Philips Gardco featuring LED arra performance exce management tech offer the potential HID systems. Hou finished with eithe applied TGIC poly provide full cutoff Housing is one pie rolled circumferen returned flange sti Arm Extruded aluminur Assembly is suitab to luminaire. Interr luminaire to pole a Lens One piece, diecast heat and impact fe hollow section, hig rubber. Concealed lens assembly to lut Thermal Manage Form 10 LED round thermal radiation for critical to long LED	tion Form 10 LED rouges. Form 10 LED rouges.	CA/ nd products ound lumina ced Philips C ormance Cla is up to 50 % ce seamless ass 1 anodizi or polyureth seamless aluver ver section a against hous to prewired o pole withon nels captured rame retains flat glass, ir emory reten nge and two e extruded a e extruded a	are cutoff aires provid Sardco LED Ss 1 LED sy s when con a spun alun ng , electro hane. Lumi ing edge d fixture by c ut requirin e tie rods for a sealed n tive extrud o (2) fastend aluminum in hermal mar <b>ON DATA</b>	luminaires de ) thermal ystems npared to ninum and ostatically inaires th integral corporating a leformation. contractor. g access or proper ally clear, manner using led silicone ers secure ntegral	LED Optica LED arrays a distributions are field rota systems. Electrical Luminaires i as part of th accepts 1200 Driver output component rated curren or higher. Pli or nated curren or attral al fade resistan polyurethan Labels All luminairee Limited Wa	al System are set to ac 5. Individua atable. Lum nclude a co e optical a 7 through 2 at is based wiring with t and is list ug disconn ower factor off state. S busings are l Class I an uminum fir nt, electros e. es bear UL o arranty d warranty	chieve IES Type I LED arrays ar inaires feature omplete prewir ssembly. Lumir 77V, or 347V th on the LED wat in the luminair ed by UL for us ects are listed I is not less thar urge protector created with a odizing proces nish. Painted ur tatically applie	e II, Type III, Ty e replaceable high perform aires include rough 480V, 1 tage selected e will carry no e at 600 VAC by UL for use n 90%. Lumina standard. 10K n Aluminum A s to achieve a hits are finishe d TGIC polyes	ype IV and T . Optical system ance Class 1 an LED driv 50hz to 60h d. Component o more than at 302°F / 1 at 600 VAC, aires consum (A per ANSI/ Association bronze, bla ed with hard ster powder et Location
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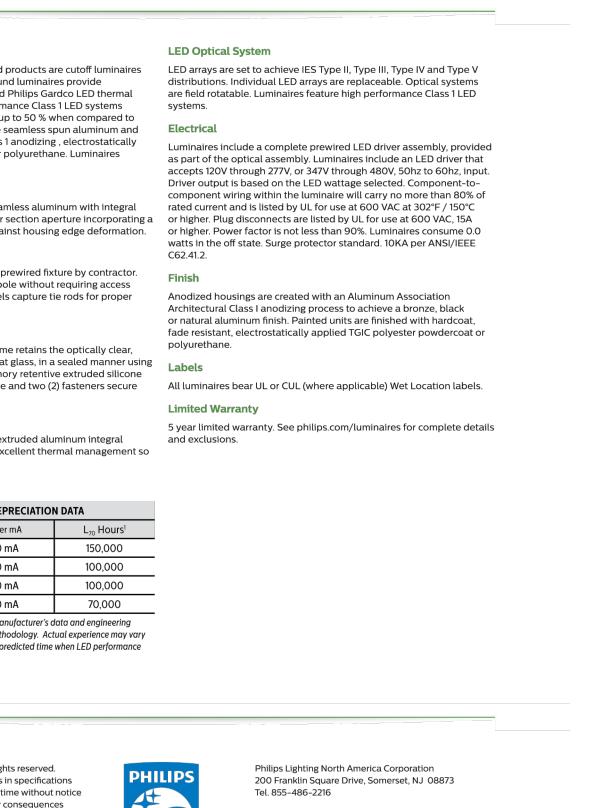
**Light Fixture Detail - Form 10 Round LED (Single and Double)** 

N.T.S.

\\vhb\proj\WhitePlains\29273.00 Olivet - Dover, NY\cad\ld\Planset\29273.00\_LT.dwg

Source: Philips Lighting





ob: 29273.00\_Dover Greens Type: Light Pole Spec Notes: 4" Straight Round Aluminum - Cast Base Page I of 4 The Philips Gardco PRA4 straight aluminum pole consists of a one-piece 4" round extruded aluminum lighting standard mounted to a cast aluminum base. The poles are finished with either Architectural Class I anodizing or electrostatically applied TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap. PRA4 Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory. PREFIX BASE PRA4 СВ Cast Base Hinged Bases are available for this pole size. Please refer to Hinged Base Pole sheet 79415-8 for specifications and dimensions. FINISH **OPTIONS** DR Duplex Receptacle BRP Bronze Paint BLP Black Paint GFCI Ground Fault Receptacle WP White Paint VDA Vibration Dampener NP Natural Aluminum Pain BRA Bronze Anodized BLA Black Anodized Nipples and Couplings Indicate size (1/2", 3/4", 1", 1 1/4", 1 1/2". ) Indicate NA Natural Anodized Optional Color Paint height above base and orientation to hand hole. See oc Pole Orientataion Information on Page 4. Specify Optional Color or NL Nipple - External thread RAL ex: OC-LGP or OC-RAL7024. CL Coupling - Internal thread SC Special Color Paint Specify. Must supply color chip.

1611 Clovis Barker Road, San Marcos, TX 78666 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com © 2010 Koninklijke Philips Electronics N.V. All Rights Reserved. Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79415-37/1210

Page 3 of 4 **SPECIFICATIONS** All aluminum alloys shall comply with metallurgical and mechanical properties **ANCHOR BOLTS:** Anchor bolts are fabricated from a commercial quality set forth in the Aluminum Association Standards. **POLE SHAFT:** The shaft shall be extruded from all new seamless 6063 the opposite end. Anchor bolts are completely hot dipped galvanized. Four alloy aluminum and shall be heat treated to produce a T6 temper. The shaft (4) properly sized bolts, each furnished with two (2) regular hex nuts and two shall be polished with fine grain aluminum oxide cloths, resulting in a high (2) flat washers, are provided per pole, unless otherwise specified. quality circumferential satin brushed finish. After finishing, each pole shall be fully tire-wrapped with neutral PH krinkle/kraft paper for protection in HAND HOLE: All poles shall include a peripherally reinforced flush shipment. shal measure 2 3/8" X 4 1/2". ANCHOR BASE: The anchor base is cast from A356 alloy aluminum. The shaft shall be inserted into the anchor base casting. The anchor base casting **FINISH:** Poles are available with bronze, natural or black Aluminum and shaft shall be joined by a continuous circumferential weld at the inside Association Architectural Class I anodized finish. Electrostatically applied, bottom of the anchor base. The completed assembly shall be heat treated to thermally cured TGIC polyester powdercoat finish or liquid polyurethane is a T6 condition. A full base cover shall be included with each anchor base. also available. **GENERAL POLE INFORMATION DESIGN:** The poles as charted are designed to withstand dead loads and **WARNING:** This design information is intended as a general guideline only. predicted dynamic loads developed by variable wind speeds with an additional The customer is solely responsible for proper selection of pole, luminaire, 30% gust factor under the following conditions: The charted weights include luminaire(s) and/or mounting bracket(s). The wind velocities are based on 10 mph increments from 80 mph through specific needs to ensure proper selection of the pole, luminaire, accessories, 100 mph. Poles to be located in areas of known abnormal conditions may and foundation. Philips Gardco assumes no responsibility for such proper require special consideration. For example: coastal areas, airports and areas analysis or product selections. Failure to insure proper site analysis, pole of special winds. Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special GENERAL INFORMATION: Mounting height is the vertical distance from consideration requiring Philips Gardco's recommendation. Height correction factors and drag coefficients are applied to the entire to each other. For applications of two (2) arms at 90° or other multiple arm structure. An appropriate safety factor is maintained based on the minimum applications, consult the factory. yield strength of the material incorporated in the pole. exclusions.

1611 Clovis Barker Road, San Marcos, TX 78666 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com © 2010 Koninklijke Philips Electronics N.V. All Rights Reserved. Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. 79415-37/1210

## **Light Pole Detail**

N.T.S.

Source: Philips Lighting

Page 2 of 4 POLE DATA

Poles

For Gardco Post Top Mounted Luminaires

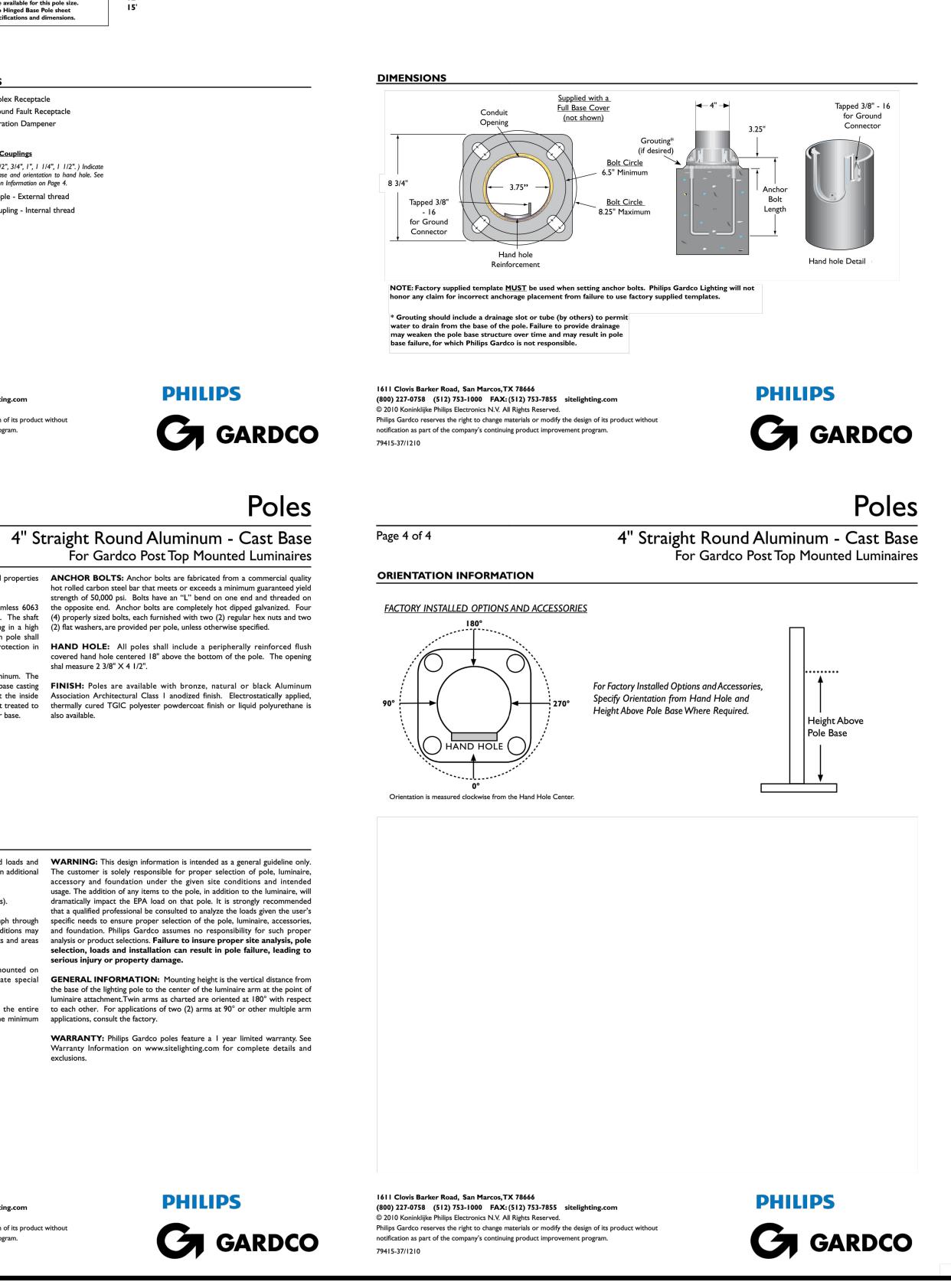
HEIGHT

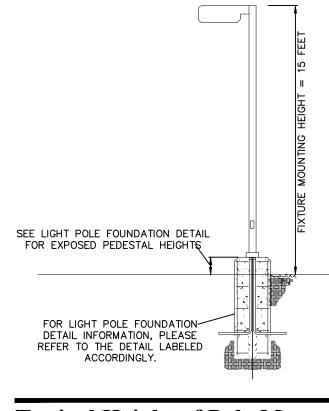
4" Straight Round Aluminum - Cast Base For Gardco Post Top Mounted Luminaires

CATALOG NUMBER	POLE	SIZE	MAXIMUM LUMINAIRE LOADING			ANCHOR BOLT DATA <sup>2</sup>			
PREFIX - BASE - HEIGHT	ACTUAL HEIGHT	WALL THICKNESS (inches.)	100 MPH EPA-FT <sup>2</sup>	90 MPH EPA-FT <sup>2</sup>	80 MPH EPA-FT <sup>2</sup>	BOLT CIRCLE (inches)	BOLT SIZE (inches)	MAX PROJ. (inches)	
PRA4-CB-8	6' 2"	.125	8.0	10.1	13.2	6.5"- 8.25"	3/4 x 17 x 3	3.25"	
PRA4-CB-10	8' 2"	.125	5.5	7.2	9.8	6.5"- 8.25"	3/4 x 17 x 3	3.25"	
PRA4-CB-12	10'	.125	3.8	5.1	7.1	6.5"- 8.25"	3/4 x 17 x 3	3.25"	
PRA4-CB-15	13' 4"	.125	1.2	1.9	3.3	6.5"- 8.25"	3/4 x 17 x 3	3.25"	

I. Warning: Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.

2. Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.





**Typical Height of Pole Mounted Light** 0/2011 N.T.S. Source: VHB

N/A

**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX)

**ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX)

SITE CIVIL ENGINEER:



50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759

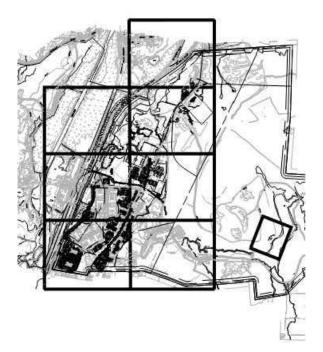
WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555

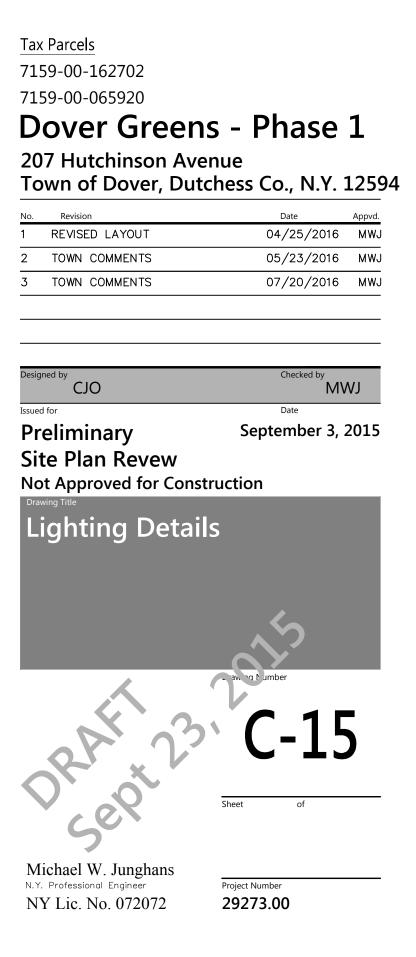
**UTILITY ENGINEER:** 

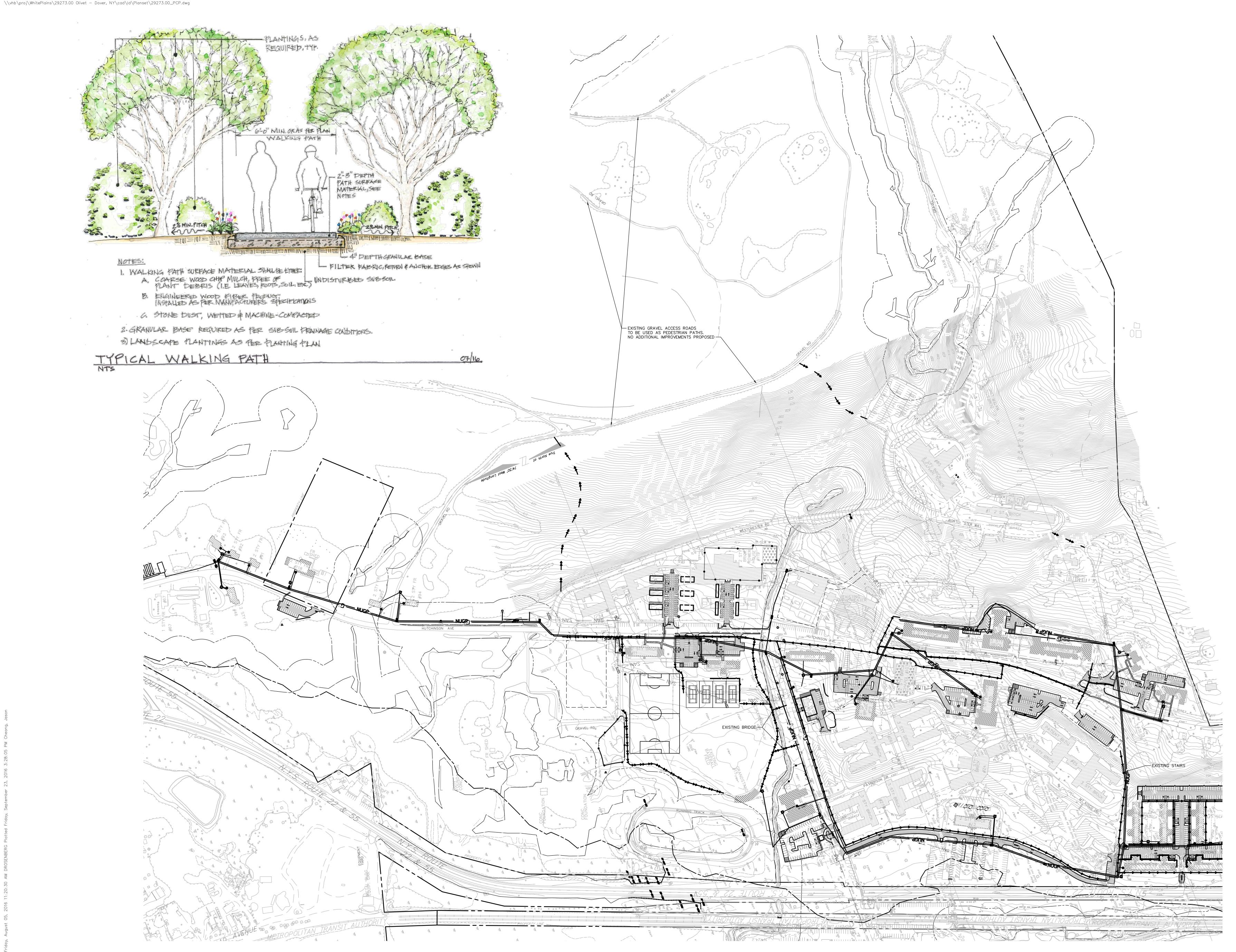
FELLENZER ENGINEERING LLP

22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704

**KEY PLAN:** 







**OWNER:** Dover Greens LLC 6 Barclay Street New York, NY 10007 (XX) **ARCHITECT:** XXXXXXX XXXXX XXXXX (XXX) SITE CIVIL ENGINEER: vhb.com Engineering, Surveying & Landscape Architecture, PC 50 Main Street Suite 360 White Plains, NY 10606 p: 914.467.6600 f: 914.761.3759 WASTEWATER AND WATER DESIGN: Rennia Engineering Design, PLLC 6 Dover Village Plaza, Suite 5 P.O. Box 400 Dover Plains, NY 12522 (845) 877-0555 UTILITY ENGINEER: 22 Mulberry Street, Suite 2A Middletown, NY 10940 (845) 343-1481 181 Church Street, Suite 100 Poughkeepsie, NY 12601 (845) 454-9704 Legend SIDEWALKS – PHASE 1 FUTURE SIDEWALKS TRAILS – PHASE FUTURE TRAILS SCALE IN FEET Tax Parcels 7159-00-162702 7159-00-065920 Dover Greens - Phase 1 207 Hutchinson Avenue Town of Dover, Dutchess Co., N.Y. 12594 
 Date
 Appvd.

 04/25/2016
 MWJ
 o. Revision REVISED LAYOUT 05/23/2016 MWJ TOWN COMMENTS TOWN COMMENTS 07/20/2016 MWJ CJO Date Preliminary September 3, 2015 Site Plan Revew Not Approved for Construction Pedestrian Circulation

Plan

Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072

Project Number **29273.00** 



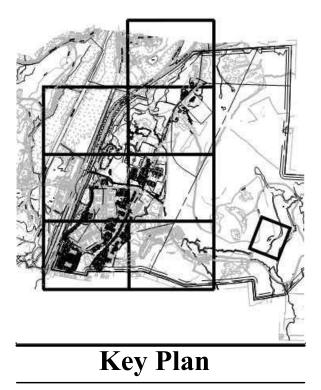
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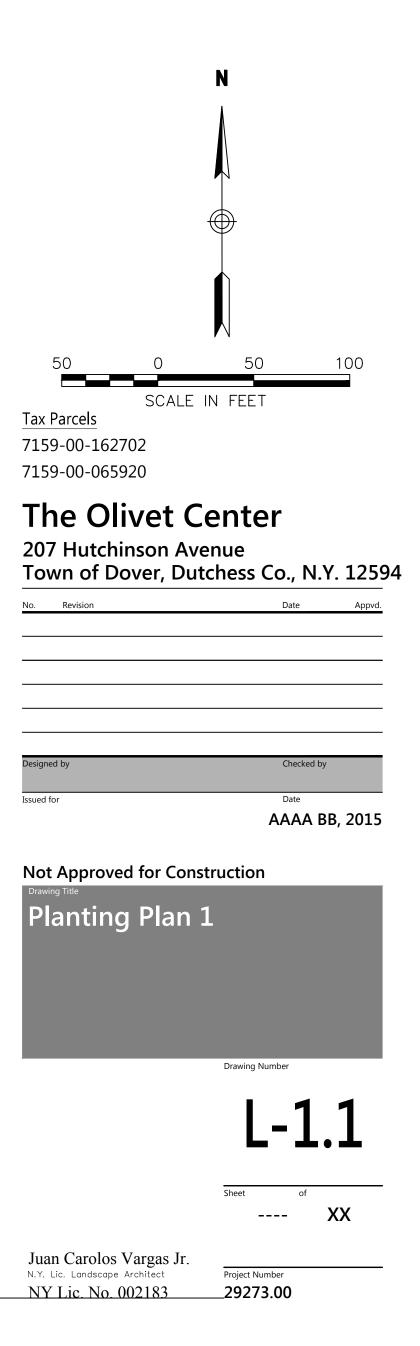
MATCH LINE - SEE SHEET L-1.2 .//

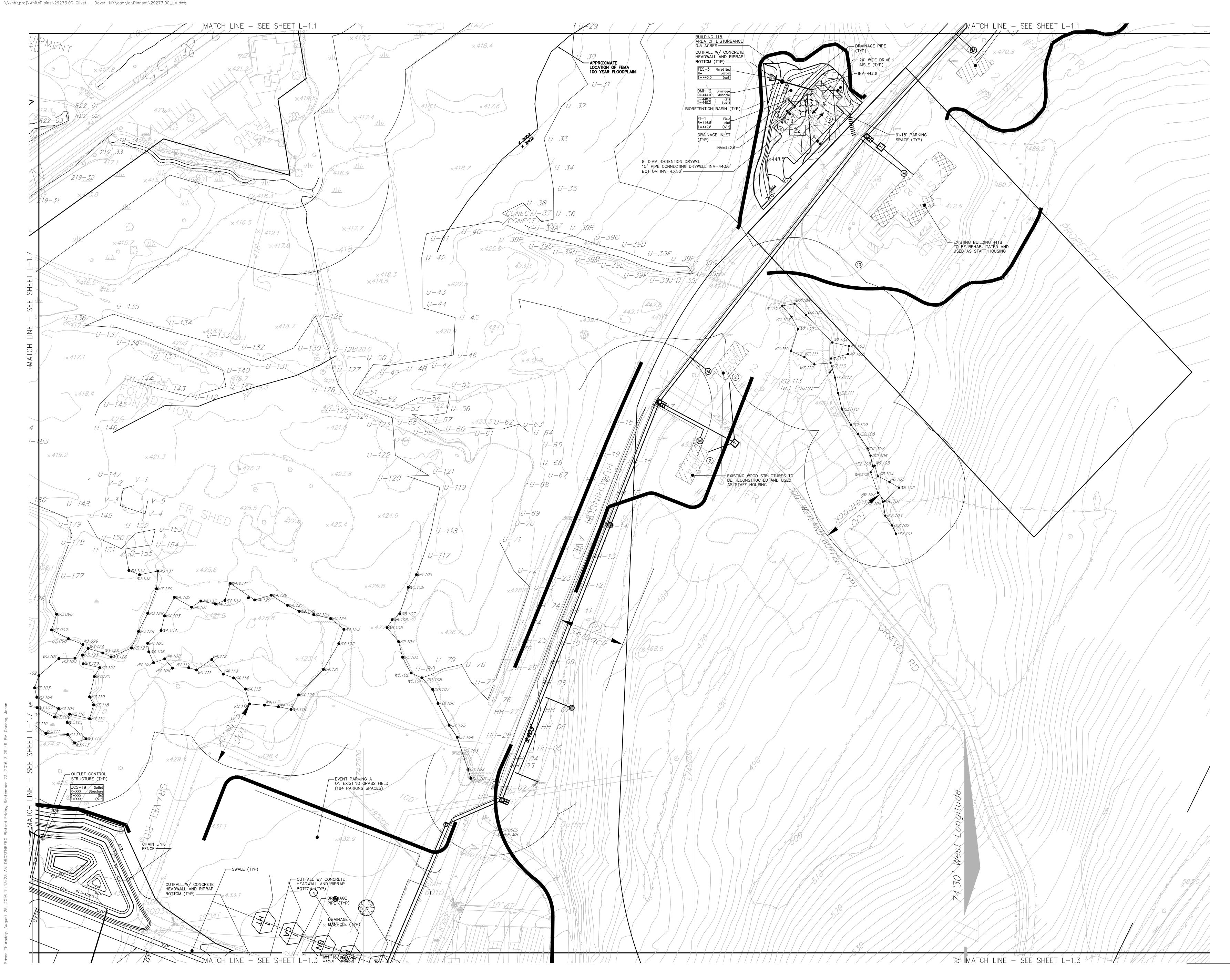
MATCH LINE - SEE SHEET L-1.2 



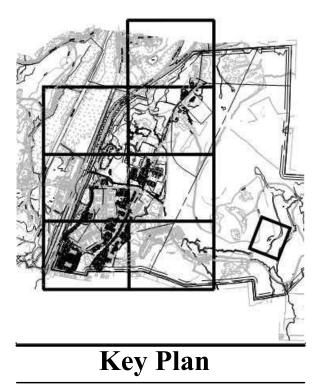
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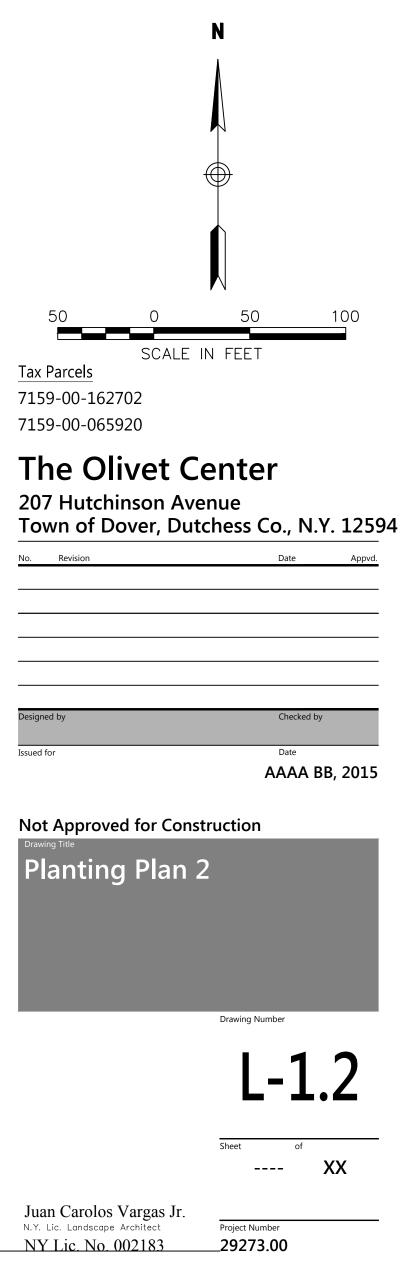


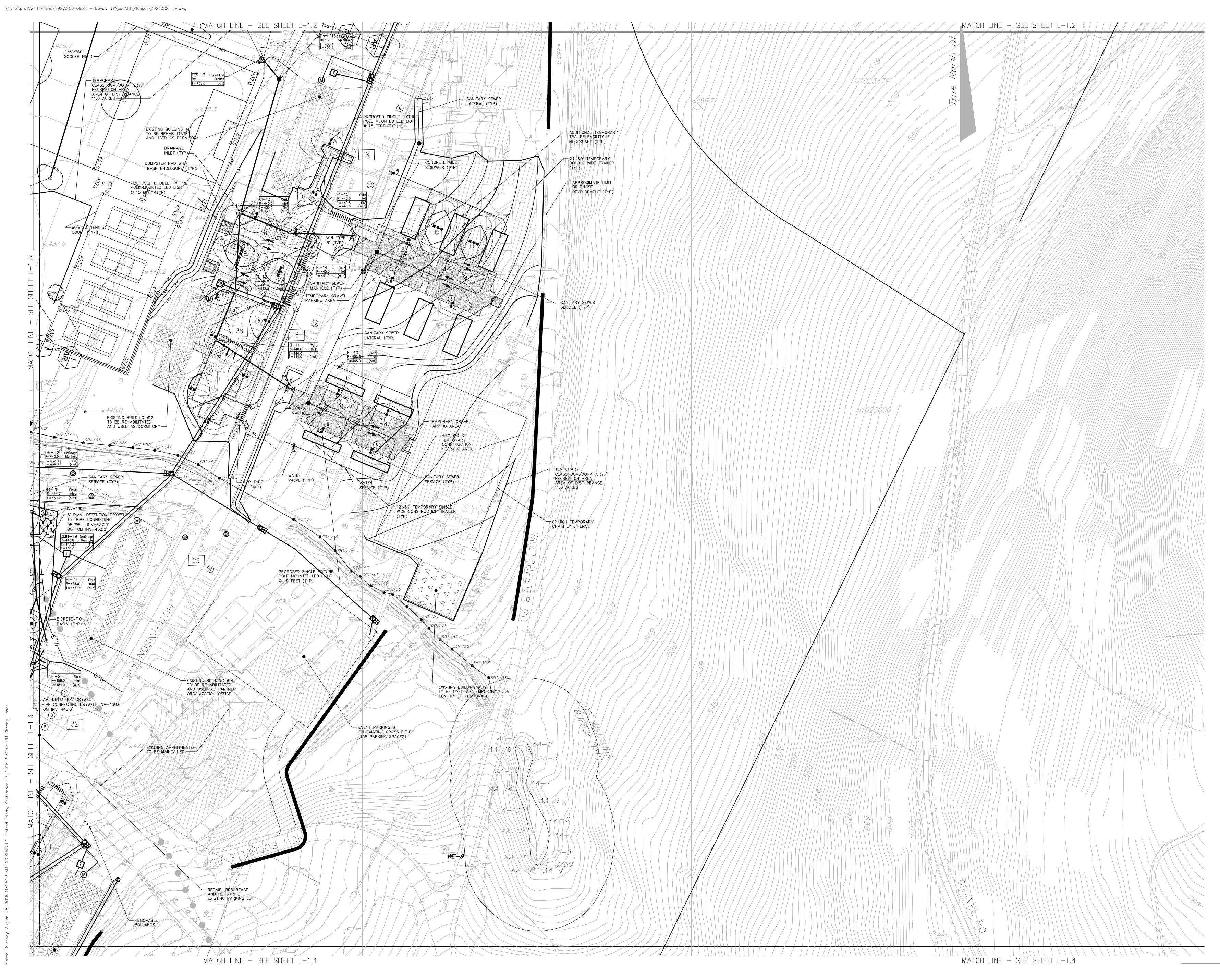




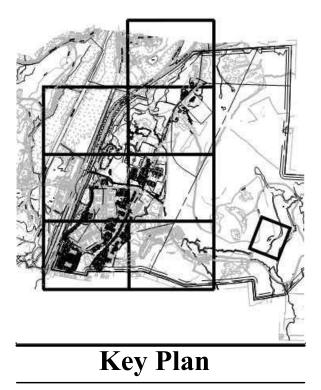


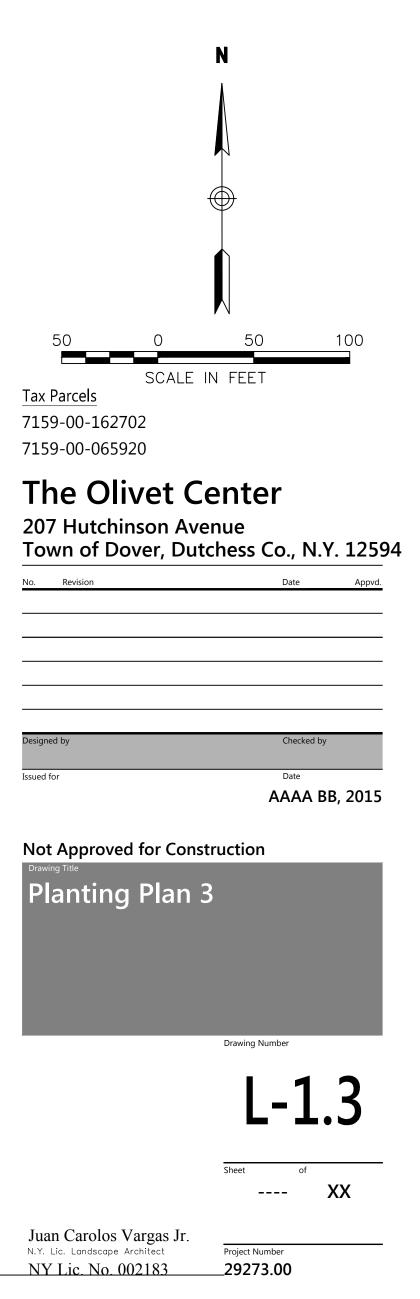






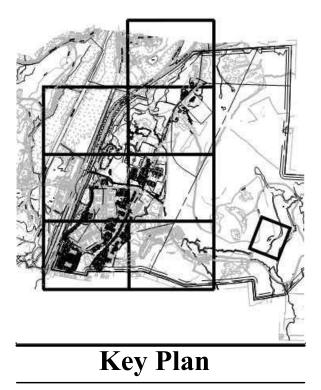


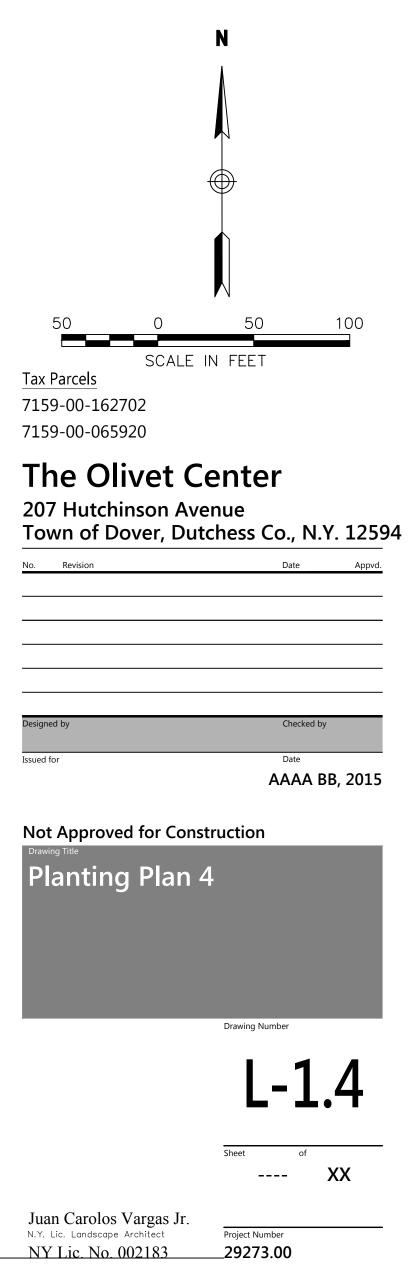


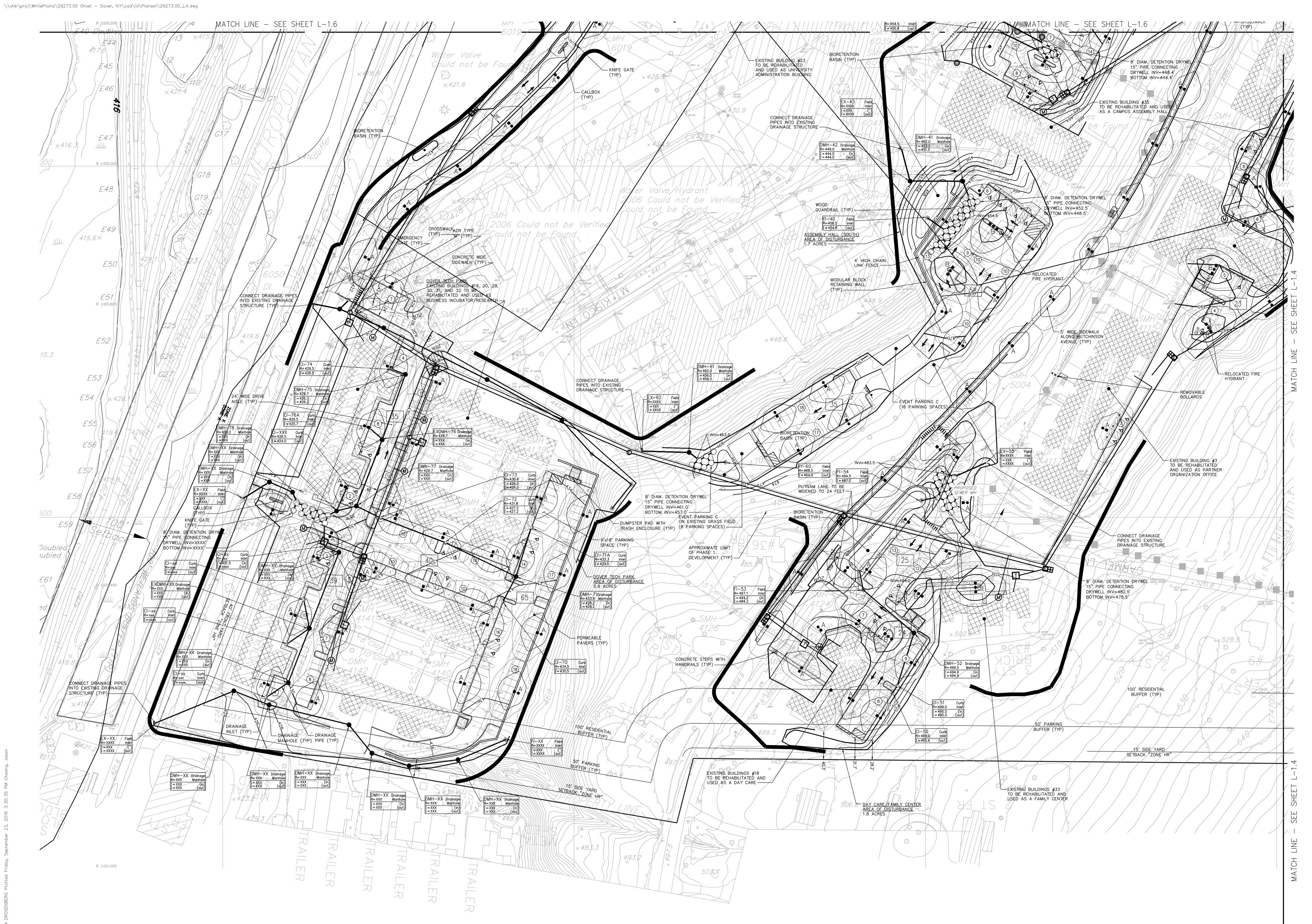








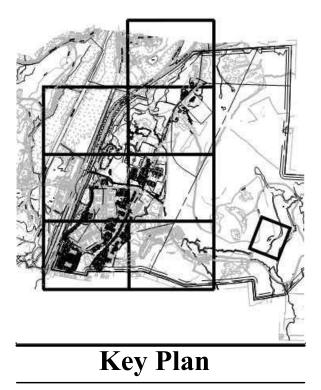


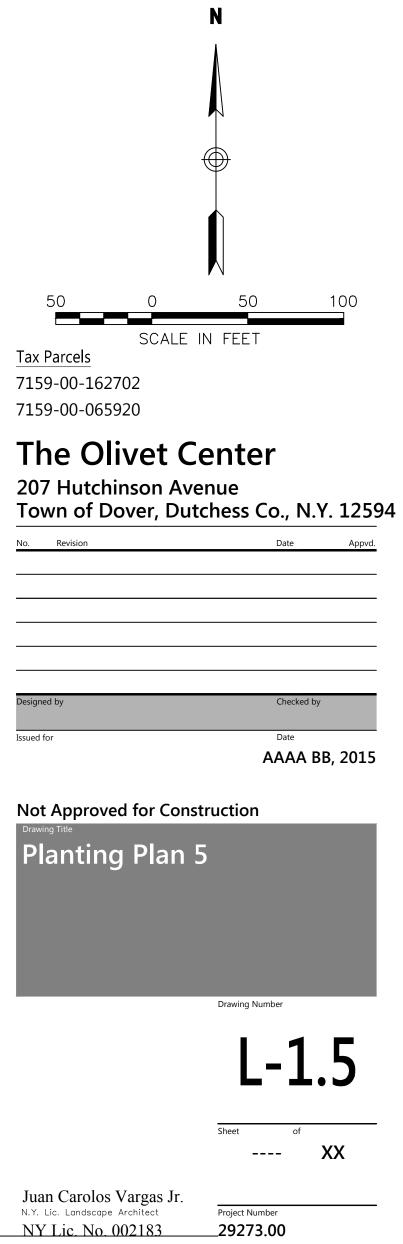


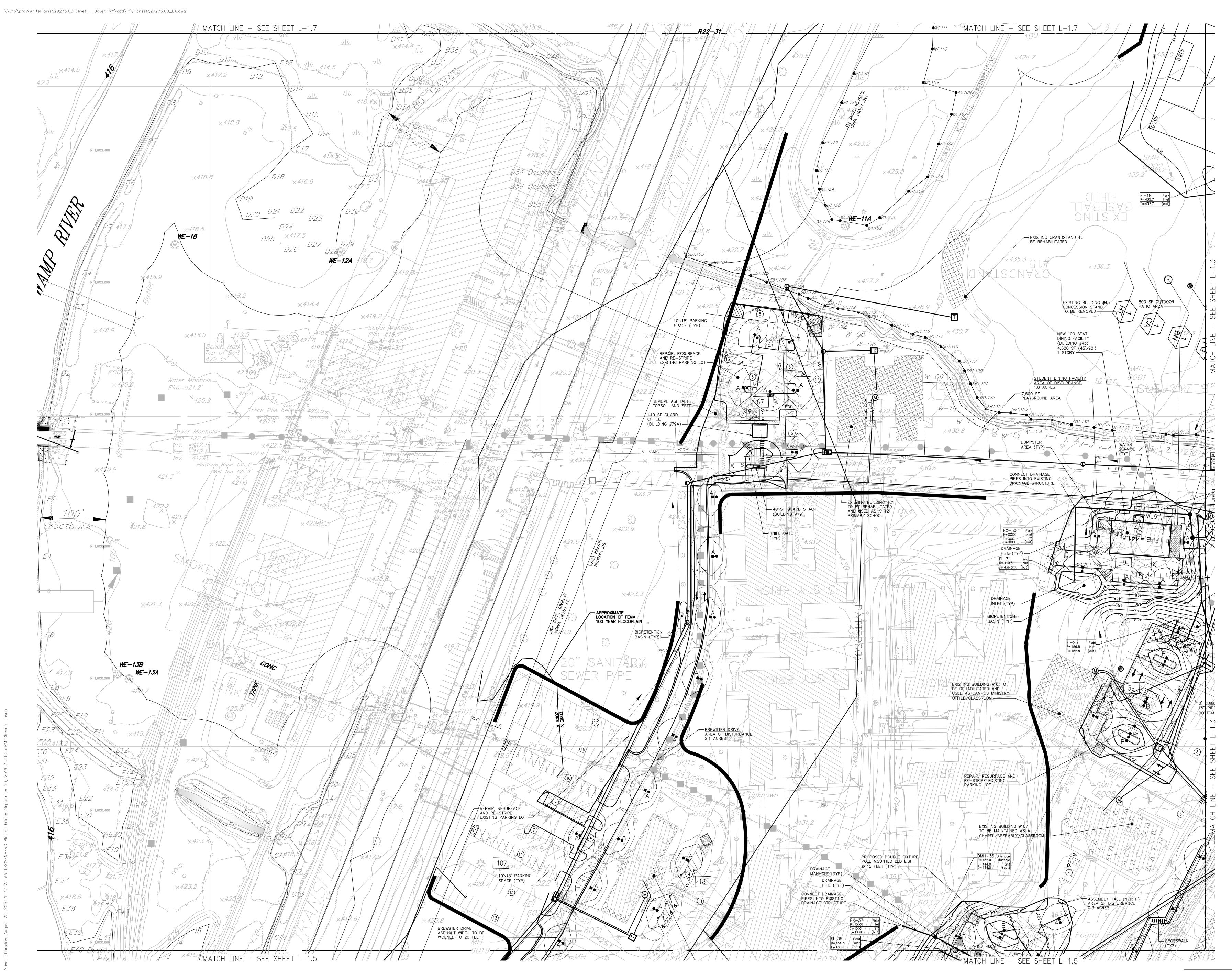
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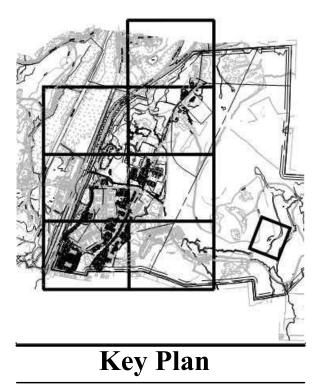
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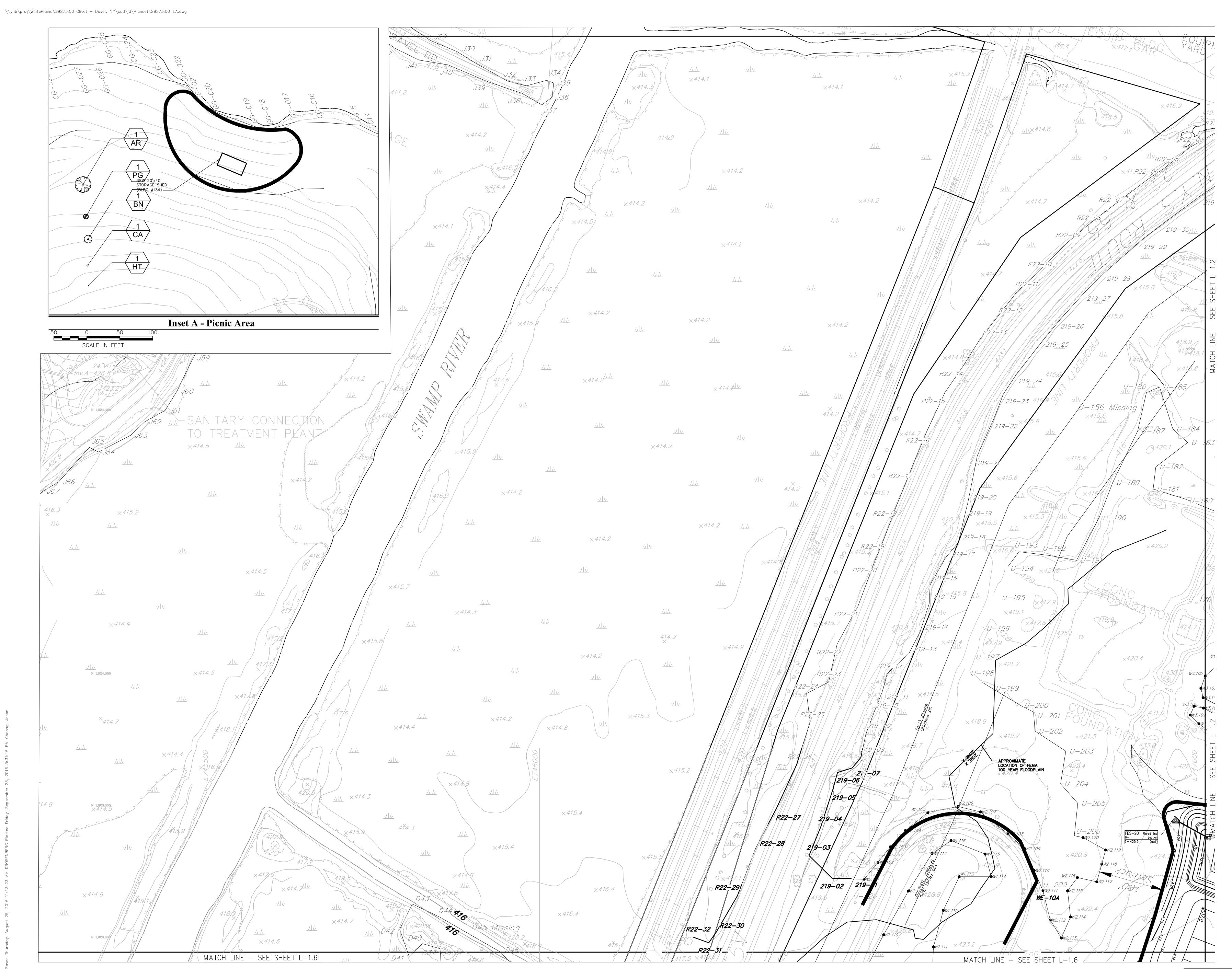




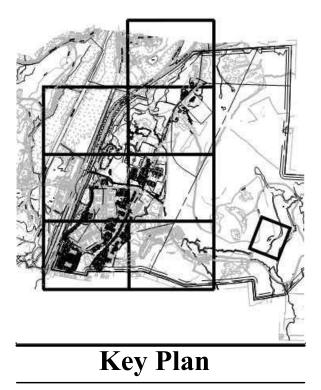










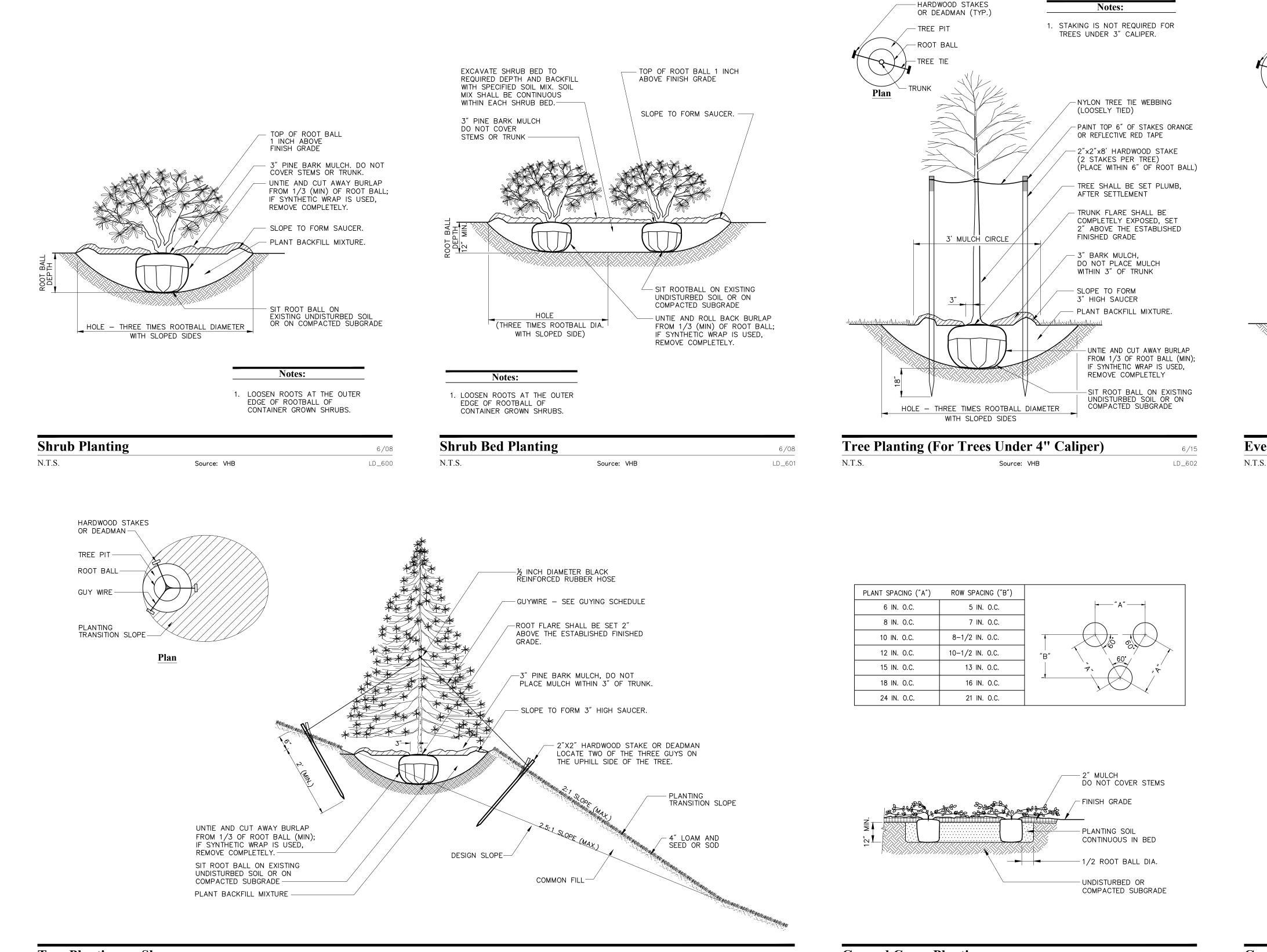




Landscape Notes

- 1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- 3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- 4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- 6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.

- 7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- 8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- 9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE. 10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE
- MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- 11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



### Irrigation Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.

CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.

CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GUAGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.

CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.

(INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.

(OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE 'HOT BOX'.

6. (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR. (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.

7. SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

### Tree Protection

- 1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- 2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- 3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

#### **Plant Maintenance Notes**

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- 2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- 3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- 4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Source: VHB

# Edge of Woods Clearing

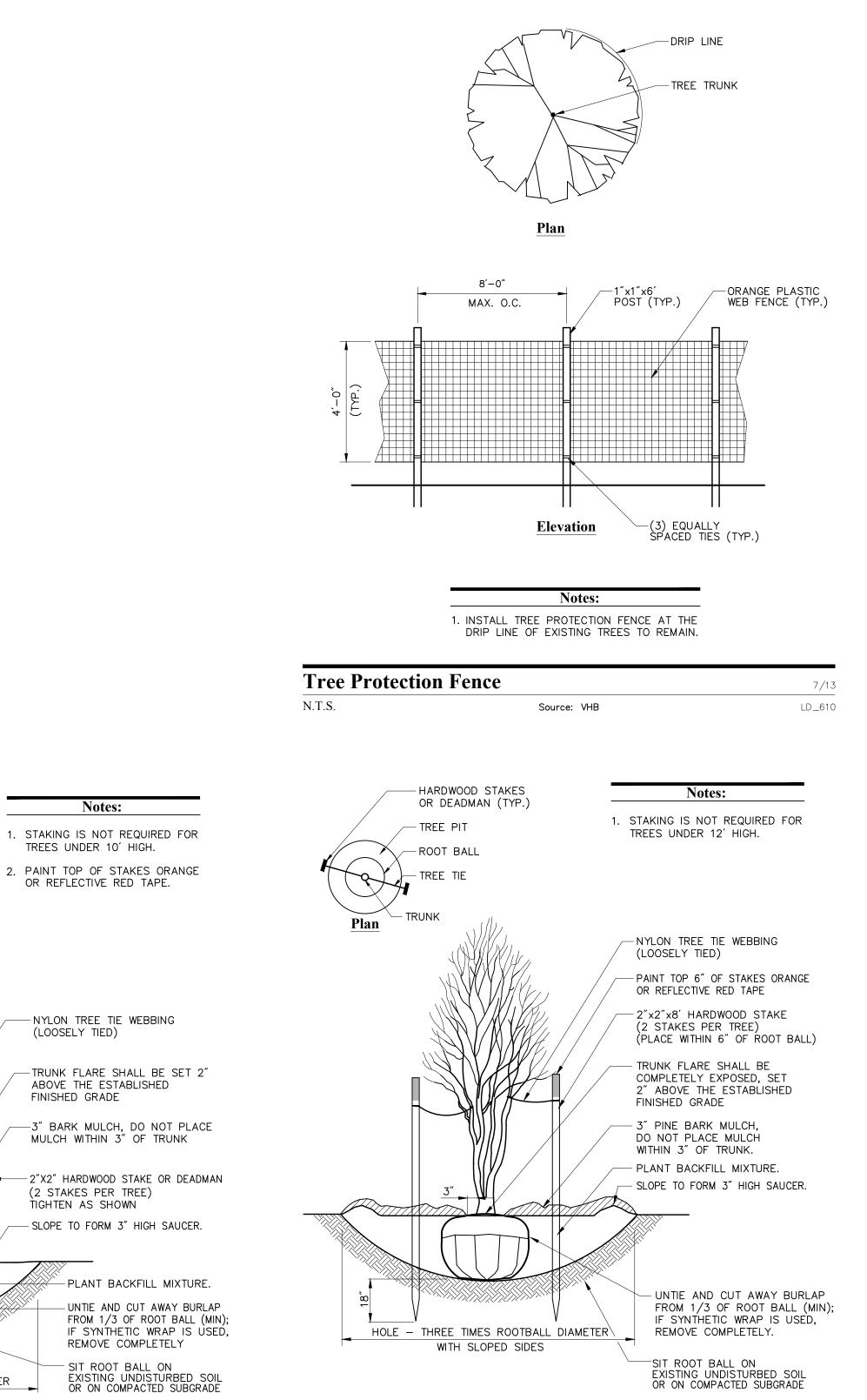
TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.

**Ground Cover Planting** N.T.S.

1/12

LD\_605

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO



**Evergreen Tree Planting** 

HOLE – THREE TIMES ROOTBALL DIAMETER

WITH SLOPED SIDES

-HARDWOOD STAKES

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TREE PIT

-ROOT BALL

TREE TIE

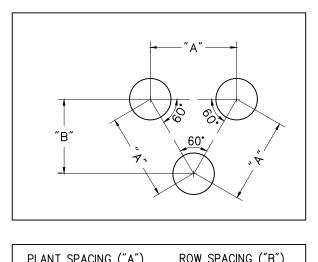
- TRUNK

Plan

OR DEADMAN (TYP.)

6/15 LD\_604





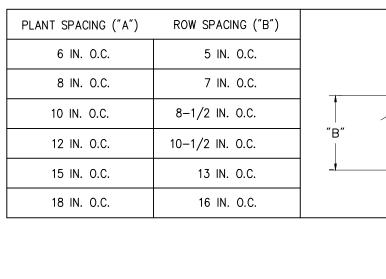
Source: VHB

PLANT SPACING ( A )	ROW SPACING ( B )
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

/er	and	Shrub	Spac	cing	Chart	
			Source:	VHB		

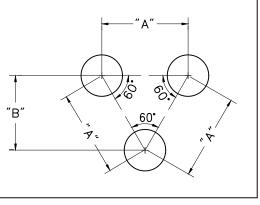
N.T.S.

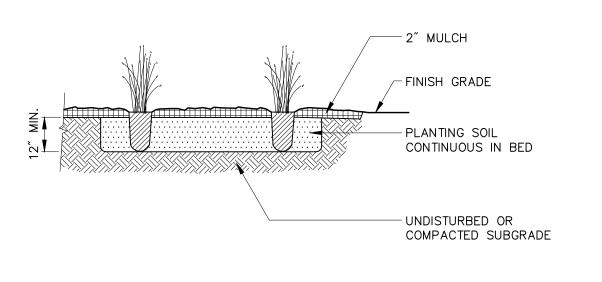
6/08



**Multistem Tree Planting** 

N.T.S.





Source: VHB

NY Lic. No. 002183

Tax Parcels	
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7159-00-065920	
The Olivet Co	ontor
207 Hutchinson Ave Town of Dover, Dute	
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No. Revision	Date Appvd.
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Juan Carolos Vargas Jr. N.Y. Lic. Landscape Architect	Project Number
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