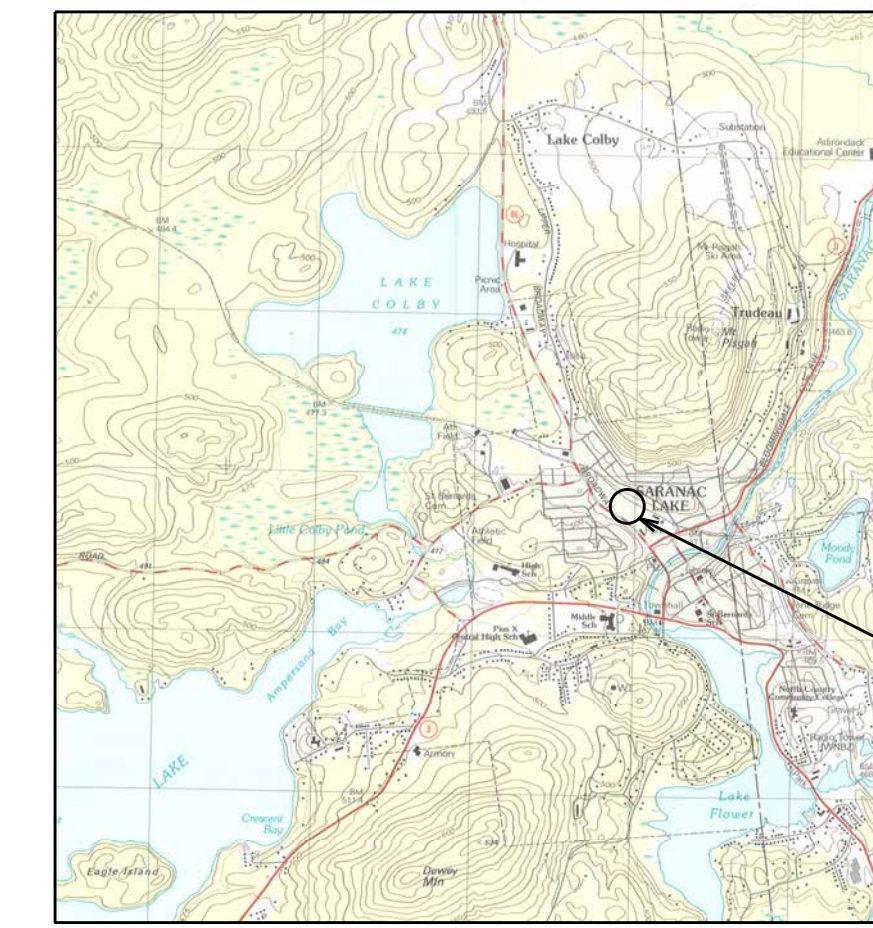


SARANAC LOFTS

120 BROADWAY SARANAC LAKE, NY



PROJECT LOCATION

LOCATION MAP

NTS

LIST OF DRAWINGS

SHEET	TITLE	REVISION	DATE
COV	COVER SHEET	F	07.12.22
SUR	TOPOGRAPHIC SURVEY		11.09.20
C01	DEMO & ESC PLAN	B	08.23.21
C10	SITE PLAN		03.22.22
C11	UTILITY PLAN	M	03.21.22
C12	DRIVE PROFILE & CROSS SECTIONS		03.12.21
C13	LANDSCAPING PLAN, NOTES & DETAILS	E	02.21.22
C20	ESC NOTES		03.12.21
C21	ESC DETAILS		03.12.21
C22	PERMEABLE PAVEMENT DETAILS AND SECTIONS		03.12.21
C23	UTILITY NOTES		03.12.21
C24	WATER DETAILS		03.12.21
C25	WATER DETAILS		03.12.21
C26	SEWER DETAILS		03.12.21
C27	SEWER DETAILS		03.12.21
C28	SEWER DETAILS		03.12.21
C29	STORM DETAILS		03.12.21
C30	SITE DETAILS		03.12.21
C31	SITE DETAILS		07.12.22
C32	SITE DETAILS		07.12.22
C33	PEDESTRIAN CONTROL PLAN AND SIDEWALK CLOSURE	B	03.12.21

GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BY GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS AND CONTROL POINTS THROUGH THE DURATION OF THE PROJECT.
- NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) A MINIMUM OF 72 HOURS PRIOR TO SOIL DISTURBANCE.
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES, SITE FEATURES, AND FACILITIES WHICH ARE NOT INCLUDED AS PART OF THE WORK SCOPE. THE CONTRACTOR SHALL REPAIR, RESTORE AND/OR REPLACE ALL DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL USE CARE TO PROTECT ALL TREES AND VEGETATION TO REMAIN THROUGH THE DURATION OF CONSTRUCTION. INSTALL PROTECTIVE FENCING OR OTHER MEASURES WHEN WORKING IN CLOSE PROXIMITY.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED SURFACES TO ORIGINAL OR BETTER CONDITION, UNLESS DETAILED OTHERWISE ON THE PLANS AND DETAILS.
- THE CONTRACTOR SHALL SECURE THE WORK AREA UNDER CONSTRUCTION AS NEEDED TO PROTECT THE PUBLIC AND WORK COMPLETED. OPEN EXCAVATIONS SHALL BE PROTECTED AT ALL HOURS.
- PRIOR TO ANY SOIL DISTURBANCE ACTIVITY INSTALL ALL REQUIRED EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION FENCE.
- THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING AND CONTROL OF SURFACE/GROUNDWATER ENCOUNTERED THROUGH THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL FOLLOW ALL OSHA SAFETY REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, NOTING ALL DEVIATIONS FROM THE CONTRACT DRAWINGS, AND CRITICAL MEASUREMENTS TO SUBSURFACE UTILITIES.
- NOTIFY ENGINEER (518-891-4975) BEFORE STARTING WORK.

VILLAGE OF SARANAC LAKE - PLANNING INFORMATION

APPLICATION FOR VILLAGE DEVELOPMENT BOARD SITE PLAN APPROVAL
 LOCATION: 120 BROADWAY (CURRENTLY ADIRONDACK TIRE)
 APPLICANT: PARKVIEW DEVELOPMENT
 PROJECT: SARANAC LOFTS
 CONSTRUCTION OF A MULTI-STORY WORKFORCE HOUSING BUILDING (LOFT) AND SHARED OFFICE SPACE WITH 3 APARTMENTS (CARRY).
 SUB-AREA: E-1
 LAND USE TYPE: MULTI-FAMILY HOUSING, SITE PLAN REVIEW REQUIRED
 MIXED USE BUILDING, ADMINISTRATIVE PERMIT REQUIRED

SUB AREA E-1 DIMENSIONAL STANDARDS:

DESCRIPTION	MIN/MAX	PROVIDED
PRINCIPAL BLDG FRONT SETBACK	0'	3.4' CARRY
PRINCIPAL BLDG BACK SETBACK	0'	1.2' LOFT
PRINCIPAL BLDG SIDE SETBACK	0'	0.2' CARRY
ACCESSORY BLDG FRONT SETBACK	NP	NA
ACCESSORY BLDG REAR SETBACK	8'	38' +
ACCESSORY BLDG SIDE SETBACK	8'	16'
MIN LOT SIZE	SPR	35' ±
MAX % LOT COVERAGE	SPR	45%
MAX IMPERVIOUS SURFACE	SPR	55%
BLDG HEIGHT MIN	24' & 2 STORY	3 STORY CARRY
BLDG HEIGHT MAX	SPR	4 STORY LOFT

NOTE: LOFT BUILDING (HOUSING) AND CARRY BUILDING (OFFICE AND APARTMENTS) ARE BOTH CONSIDERED PRINCIPAL USE BUILDINGS. MIN SETBACKS SHOWN ABOVE SHOW WORSE CASE BETWEEN THEM.

PERCENTAGE OF IMPERVIOUS CALCULATION DONE ASSUMING 11,410 SQ FT OF PERMEABLE PAVEMENT.

DEVELOPMENT: LOFT - 63 APARTMENT UNITS
 CARRY - SHARED OFFICE SPACE 1ST FLR, 3 APT UNITS 2ND AND 3RD FLR, 1 APT UNIT IN BASEMENT

PARKING: 27 PARKING SPACES PROVIDED, 7 OF 27 ARE ADA ACCESSIBLE

SURVEY NOTES

1. SITE PLAN BASED ON MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF ADIRONDACK TIRE PROPERTY, BY GEOMATICS LAND SURVEYING, PC, DATED 9 NOV 2020. ADDITIONAL SITE INFORMATION BASED ON FIELD MEASUREMENT AND OBSERVATION BY STAFF OF NORTH WOODS ENGINEERING, PLLC, NOVEMBER 2020.

North Woods
Engineering PLLC

348 Lake Street
Saranac Lake, NY 12983
(518) 891-4975
www.north-woods-engineering.com

New York State Certified
Service-Disabled Veteran-Owned Business



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SARANAC LOFTS
SARANAC LAKE, NY

PROJECT NAME

LOCATION
SARANAC LAKE, NY

DATE	ISSUED FOR	REV
03.12.21	SITE PLAN REVIEW	
03.19.21	APA SUBMISSION	A
06.30.21	OWNER CHANGES	B
07.29.21	OWNER CHANGES	C
08.23.21	OWNER CHANGES	D
03.21.22	OWNER CHANGES	E
07.12.22	OWNER CHANGES	F

DRAWN BY: JA GARSO
 CHECKED BY: TJ NORTHRUP
 PROJECT #: 20-070
 ORIGINAL 24"x36"

TITLE

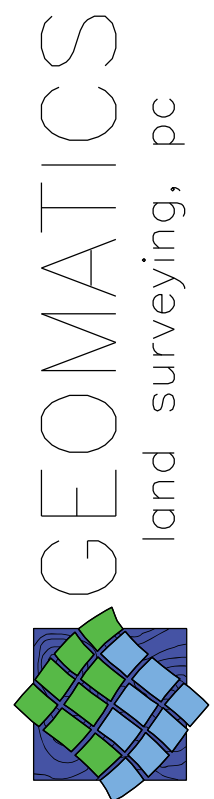
COVER

SHEET

COV

N.Y.S. GRID NORTH, EAST ZONE
(as per Map Reference 2)

THE PEOPLE OF
THE STATE OF NEW YORK
Reputed Owner
L. 527 pg. 308
Tax parcel 446.68-8-1



STACEY L. ALLOTT, L.S.
P.O. BOX 1277 SARANAC LAKE, NY
518-891-6218 Phone
geomatiscsp@gmail.com www.geomatics.pro

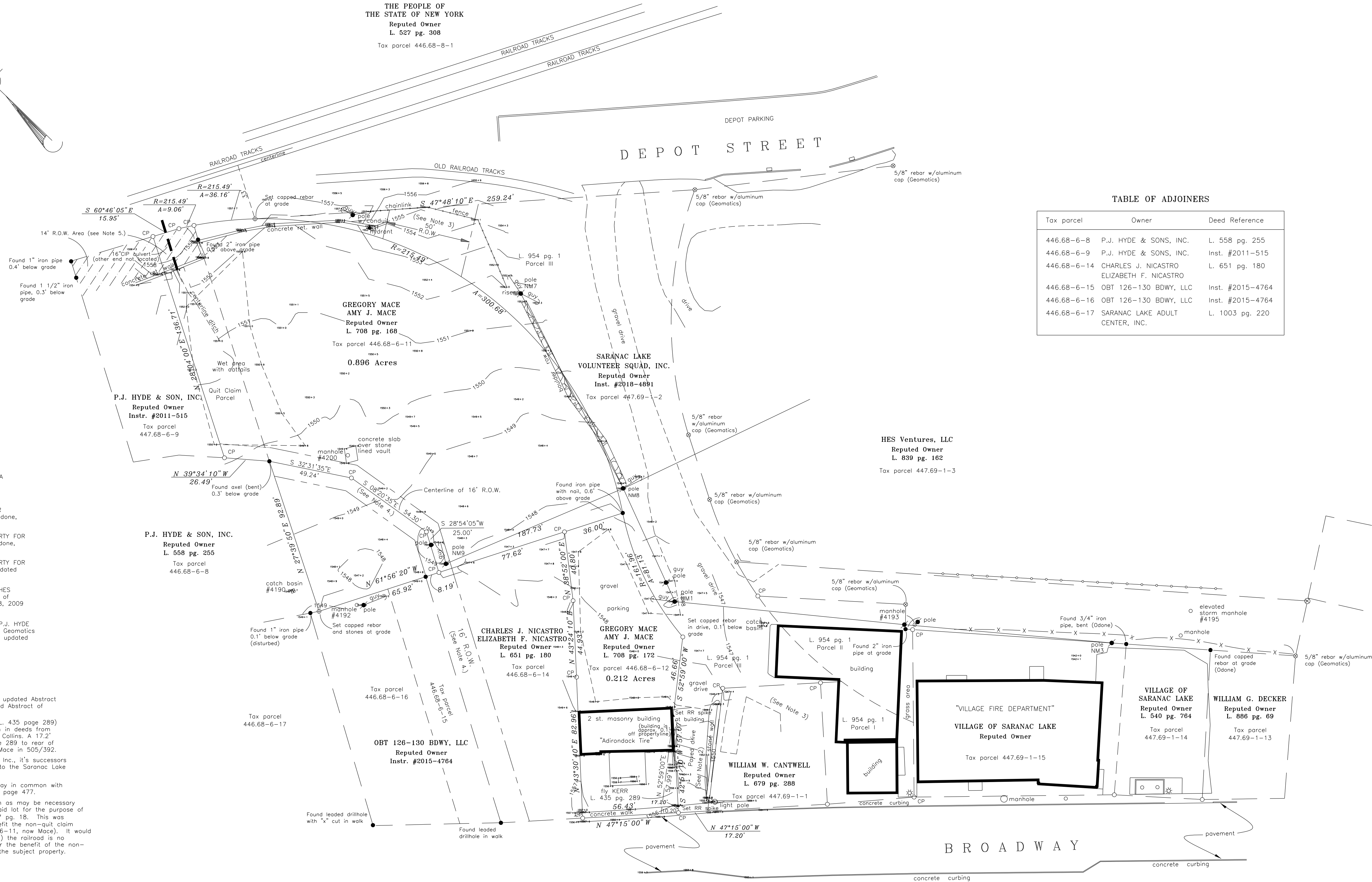
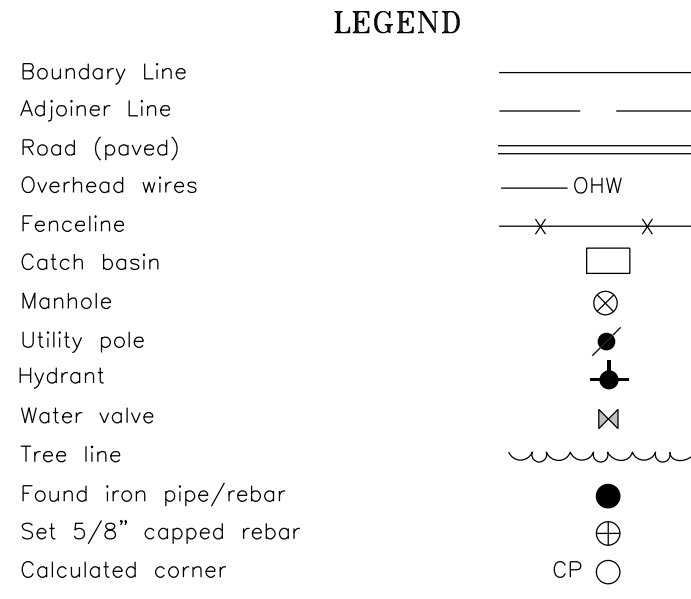


TABLE OF ADJOINERS

Tax parcel	Owner	Deed Reference
446.68-6-8	P.J. HYDE & SONS, INC.	L. 558 pg. 255
446.68-6-9	P.J. HYDE & SONS, INC.	Inst. #2011-515
446.68-6-14	CHARLES J. NICASTRO ELIZABETH F. NICASTRO	L. 651 pg. 180
446.68-6-15	OBT 126-130 BDWY, LLC	Inst. #2015-4764
446.68-6-16	OBT 126-130 BDWY, LLC	Inst. #2015-4764
446.68-6-17	SARANAC LAKE ADULT CENTER, INC.	L. 1003 pg. 220



MAP REFERENCES

- See Map entitled "MAP OF LOTS LAID OUT FOR JULIA A. MILLER" prepared by H.K. Averill, Jr. dated May, 1981 and filed in the Franklin County Clerk's office as Map number 90.
- See Map entitled "PROPERTY SURVEY PREPARED FOR BRANCH & CALLANAN, INC." prepared by Glenn D. Odone, L.S. dated October 13, 1993.
- See Map entitled "MAP SHOWING SURVEY OF PROPERTY FOR FLOYD and PATRICIA MACE" prepared by Glenn D. Odone, L.S. dated June 20, 1974.
- See Map entitled "MAP SHOWING SURVEY OF PROPERTY FOR MICHAEL WALSH" prepared by Glenn D. Odone, L.S. dated October 27, 1977.
- See Map entitled "MAP OF SURVEY PREPARED FOR HES VENTURES, L.L.C." prepared by Stacey L. Allott, L.S. of Geomatics Land Surveying, P.C. dated September 28, 2009 and last revised on October 22, 2017.
- See Map entitled "MAP OF SURVEY PREPARED FOR P.J. HYDE & SONS, INC." prepared by Stacey L. Allott, L.S. of Geomatics Land Surveying, P.C. dated June 27, 2018 and last updated on October 01, 2018.

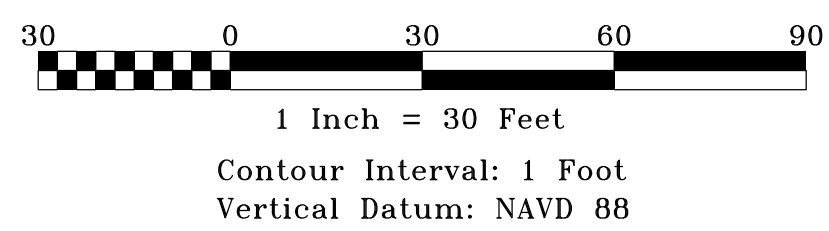
NOTES

- This survey was prepared without the benefit of an updated Abstract of Title and is subject to whatever facts an updated Abstract of Title may show.
- The use of the "27" strip" (less parcel set out in L. 435 page 289) is restricted to roadway purposes only, as set forth in deeds from William & Emma Hennessey to James & Bridget A. Collins. A 17.2' wide R.O.W. was also reserved in Liber 435 at page 289, to rear of Kerr lot (now Mace) along with a right of way to Mace in 505/392.
- 50' Right-of-Way for benefit of P.J. Hyde & Sons, Inc., its successors and/or assigns was reserved from the conveyance to the Saranac Lake Rescue Squad in deed at Instrument #2018-4891.
- Together with and Subject To a 16' wide right of way in common with P.J. Hyde & Son, Inc. as described in Liber 122 at page 477.
- Subject to a right of way 14' in width or so much as may be necessary across the above lot on the northeasterly end of said lot for the purpose of a railroad siding" as described in deed at Liber 137 pg. 18. This was reserved by Joseph J. O'Connell, presumably to benefit the non-quit claim portion of his property (part of Tax Parcel 446.68-6-11, now Mace). It would appear that the 14' right of way is now moot as 1) the railroad is no longer in existence, and 2) the right of way was for the benefit of the non-quit claim parcel that is now within the bounds of the subject property.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications, if any, indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to any additional institutions or subsequent owners.



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR
NORTH WOODS ENGINEERING, PLLC
ADIRONDACK TIRE PROPERTY
SITUATE IN PLINEY MILLER 300 ACRE TRACT, TOWNSHIP 21,
GREAT TRACT ONE, MACOMB'S PURCHASE,
VILLAGE OF SARANAC LAKE, TOWN OF HARRISTOWN,
COUNTY OF FRANKLIN AND STATE OF NEW YORK.

- Revise notes, add 14' ROW 12-17-20 SLA
- Revise notes, show R.O.W. width 11-12-20 SLA

REVISIONS	DATE	BY
COPYRIGHT	2020	
CHECKED BY	SLA	
DRAWN BY	NJH	
DATE SURVEY MAP	10/25/20 11/09/20	
SCALE IN./FT. RATIO	1"=30' 1:360	
TAX MAP NO.	447.68-6-11 447.68-6-12	
MAP NO.	20050	



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SARANAC LOFTS
 SARANAC LAKE, NY

PROJECT NAME

LOCATION
 SARANAC LAKE, NY

DATE	ISSUED FOR	REV
03.12.21	SITE PLAN REVIEW	
03.19.21	APA SUBMISSION	A
06.30.21	OWNER CHANGES	B
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03.21.22	OWNER CHANGES	E

DRAWN BY: JA GARSO
 CHECKED BY: TJ NORTHRUP
 PROJECT #: 20-070
 ORIGINAL 24"x36"

TITLE

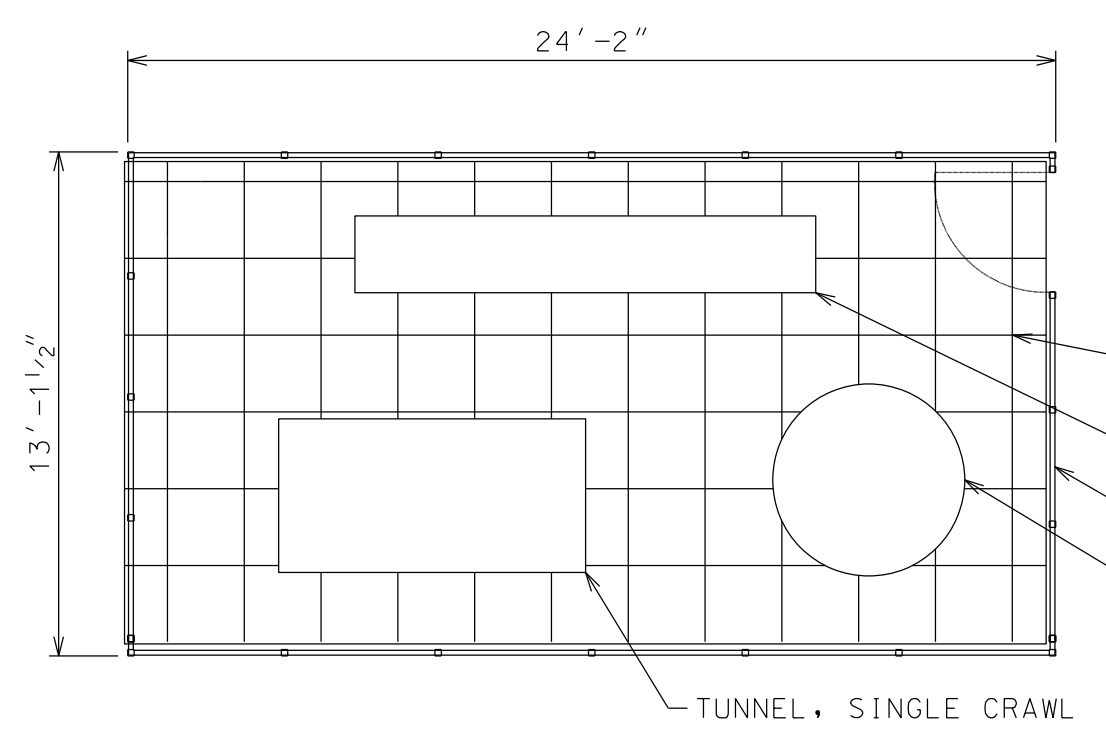
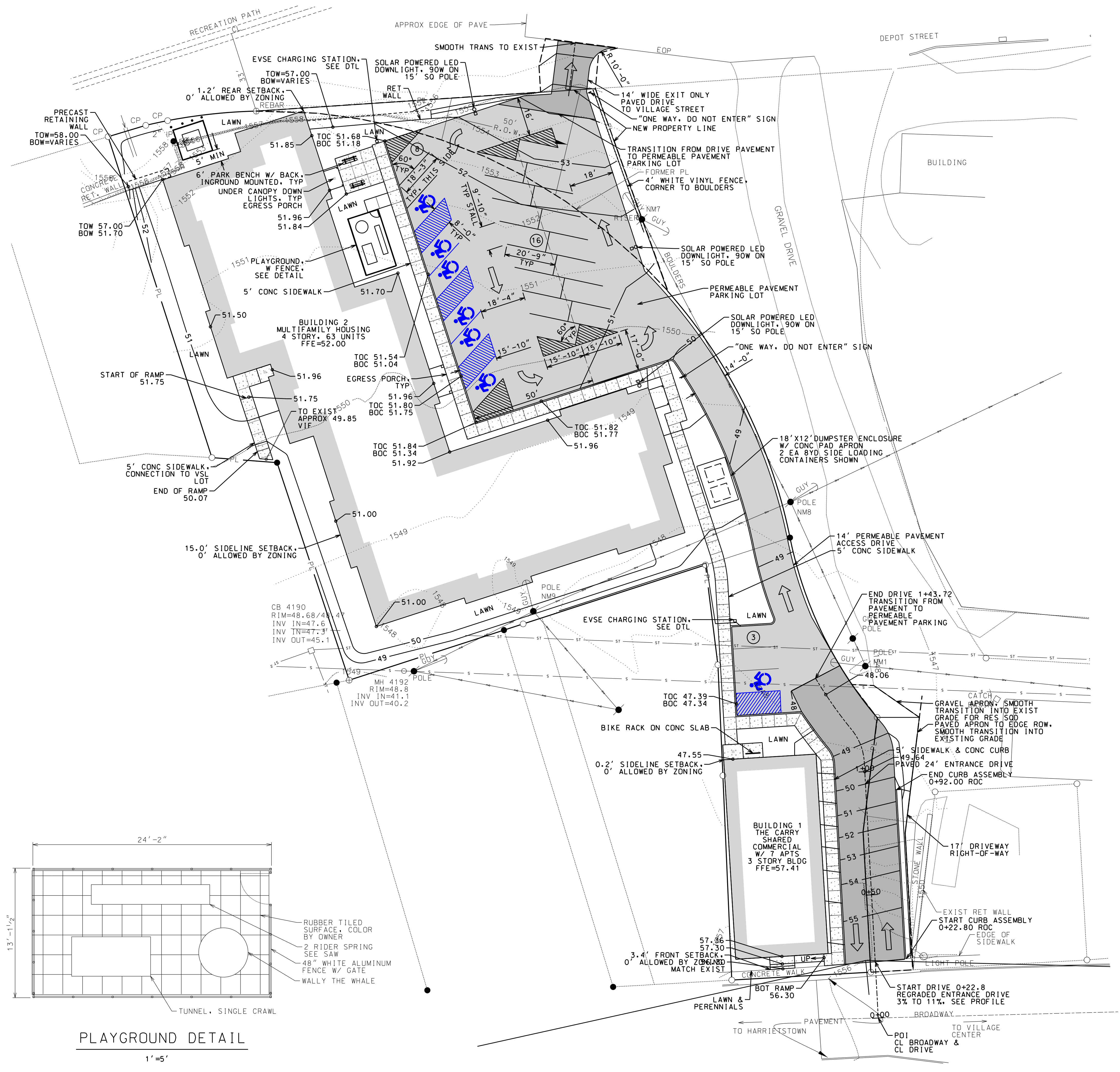
SITE PLAN

SHEET

C10

SITE LEGEND

	PROPOSED	EXISTING
PROPERTY LINE	PL	
CONTOUR	1550	1550
SILT FENCE		
DROP INLET PROTECTION		
PARKING COUNT	3	
ASPHALT PAVEMENT		
CONCRETE SIDEWALK/PAD		

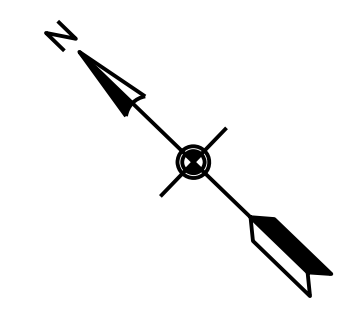


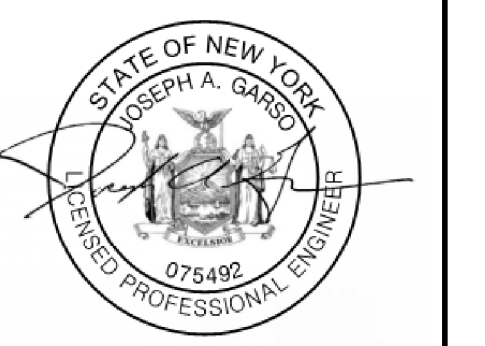
PLAYGROUND DETAIL

1"=5'

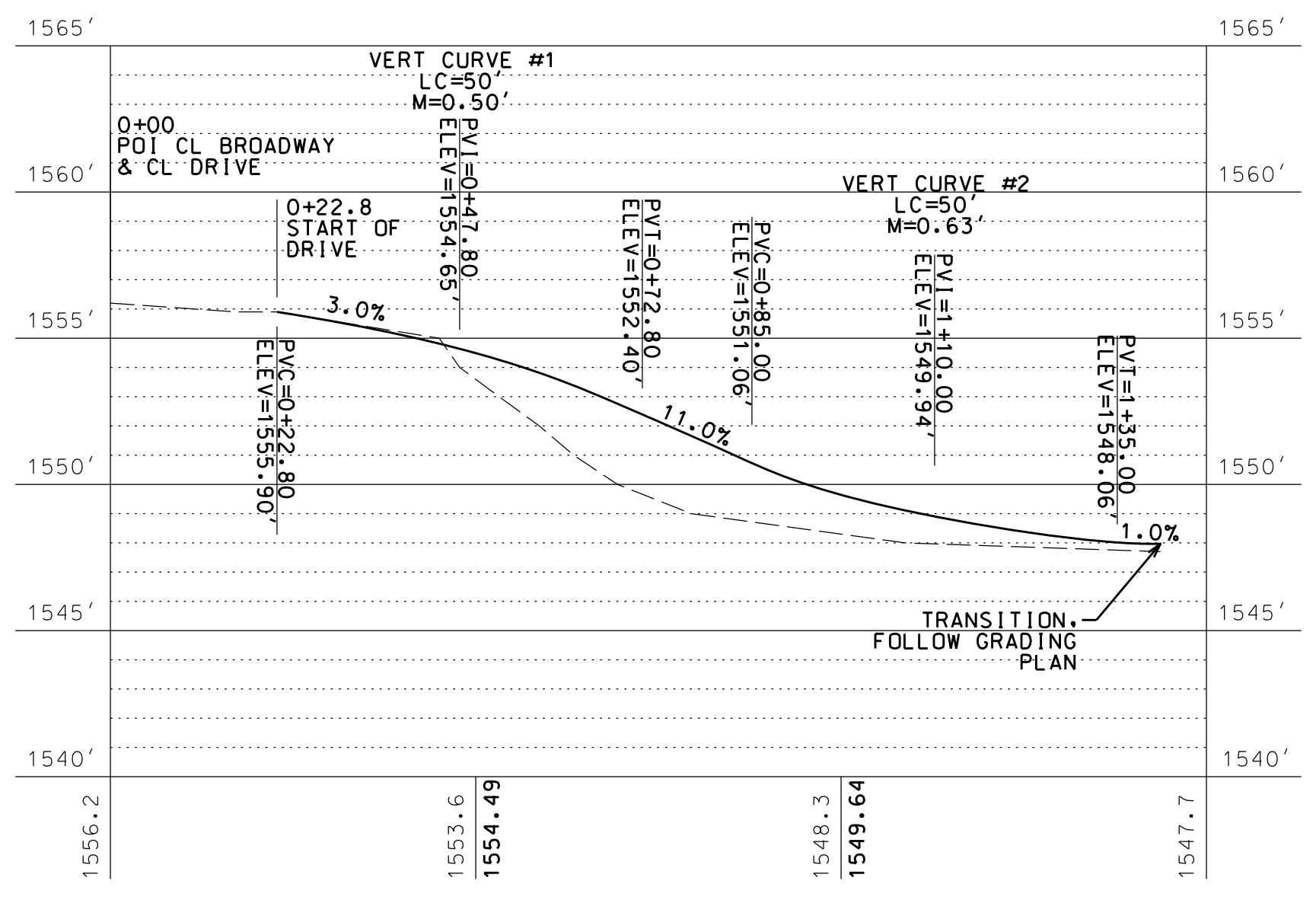
SITE PLAN

1"=20'

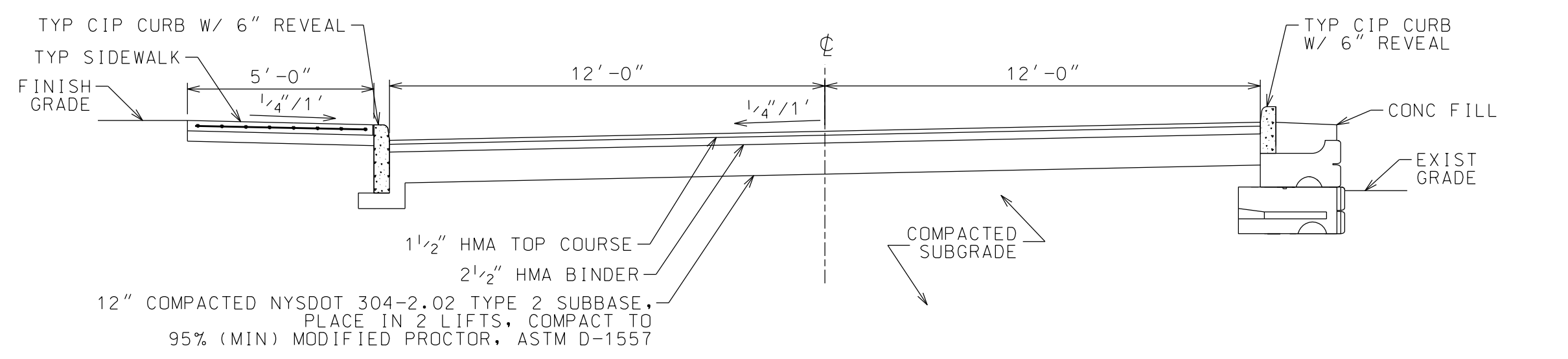
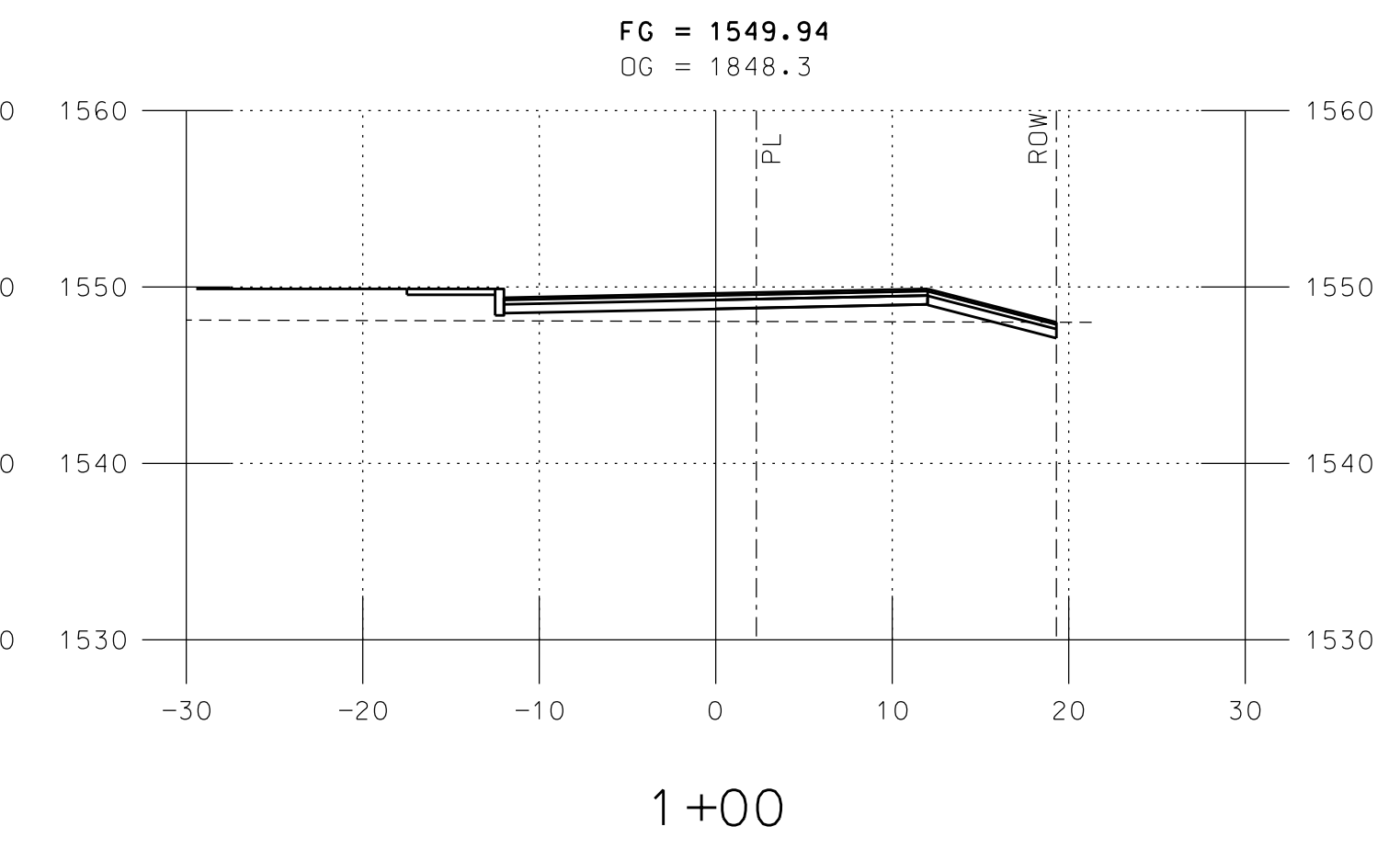
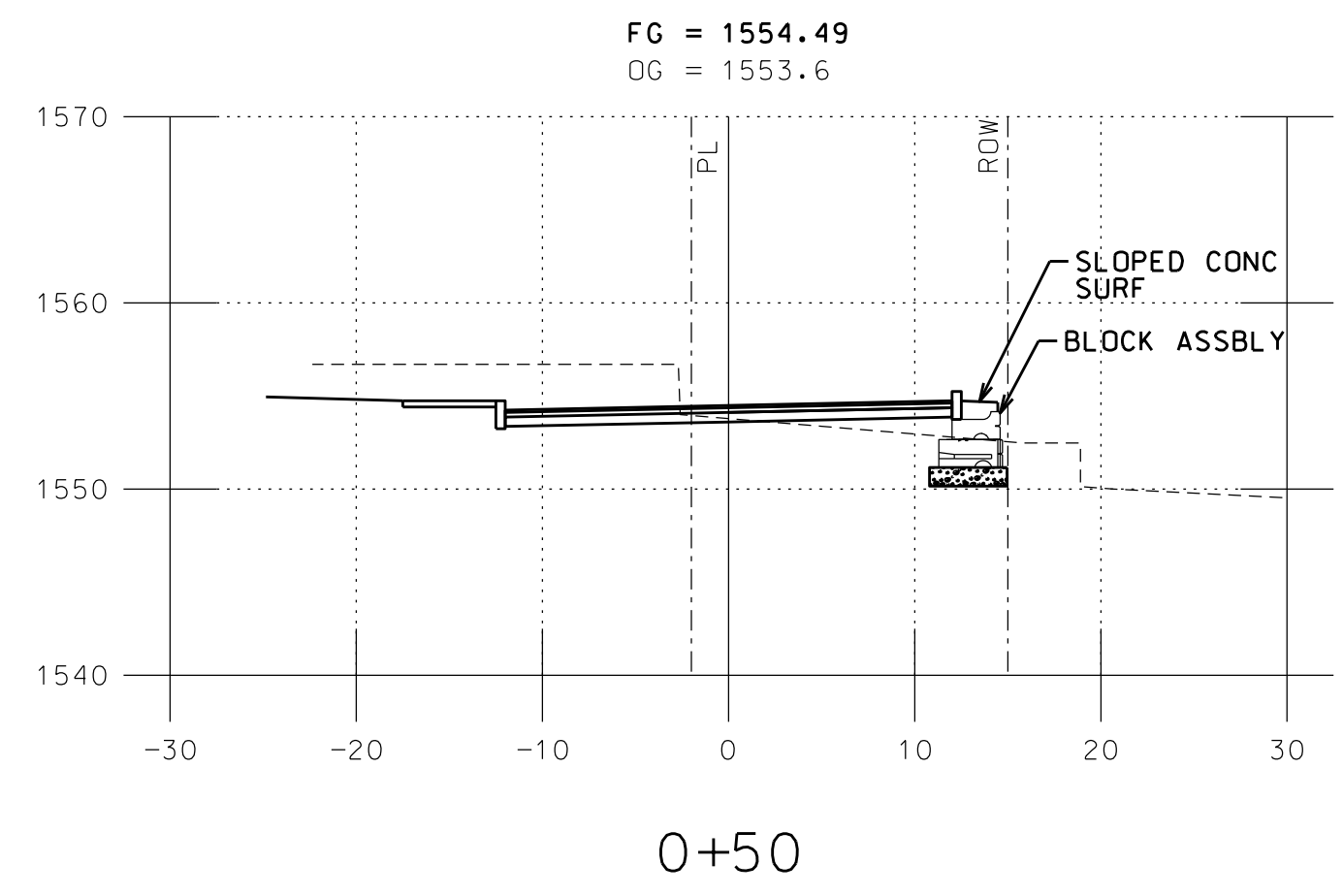




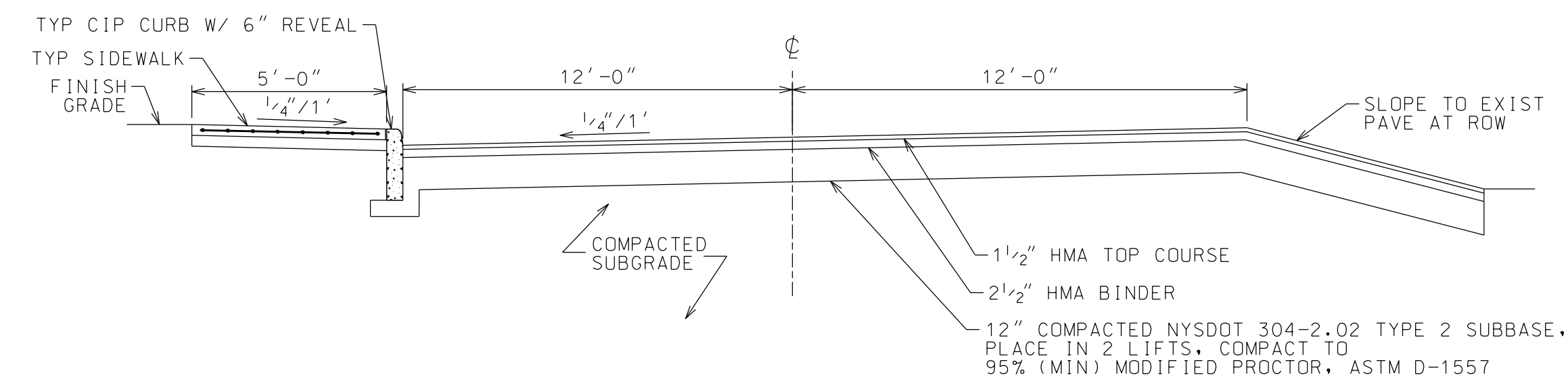
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DRIVEWAY PROFILE
 HORZ: 1" = 20'
 VERT: 1" = 5'



TYP SECTION, STA 0+22.8 TO 0+92.00



TYP SECTION, STA 0+92.00 TO 1+43.7

TYPICAL ROAD SECTIONS
 NTS

SARANAC LOFTS
 SARANAC LAKE, NY

PROJECT NAME

LOCATION
 SARANAC LAKE, NY

DATE	ISSUED FOR	REV
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DRAWN BY: JA GARSO
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 PROJECT #: 20-070
 ORIGINAL 24"x36"

TITLE
 DRIVE PROFILE & CROSS SECTIONS

SHEET



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SARANAC LOFTS
SARANAC LAKE, NY

PROJECT NAME
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DRAWN BY: JA GARSO
 CHECKED BY: TJ NORTHRUP

PROJECT #: 20-070
 ORIGINAL 24"x36"

TITLE
LANDSCAPING PLAN, NOTES & DETAILS

SHEET
C13

LANDSCAPING NOTES

- FOR EXCAVATION IN PREPARATION OF PLANTING, DIG HOLE THREE TIMES WIDER THAN PLANT BALL. SCARIFY SUBSOIL TO A DEPTH OF 3". REMOVE FOREIGN MATERIAL. SATURATE HOLE.
- REFER TO APPROPRIATE SPECIFICATION FOR WARRANTY REQUIREMENTS.
- ALL NON-LANDSCAPED DISTURBED LAWN AREAS ARE TO RECEIVE MIN 4" TOPSOIL, APPROVED SEED MIX, AND MULCH. FLOWER AND PLANTING BEDS SHALL RECEIVE A MINIMUM OF 12" TOPSOIL. GRADE TOPSOIL TO ELIMINATE ROUGH, LOW OR SOFT AREAS, AND PROVIDE POSITIVE DRAINAGE. BLEND SLOPES.
- UNO, VARIETIES TO BE SELECTED BASED UPON PROVIDING EXTENDED BLOOM TIME, VARYING COLORS, AND VARYING HEIGHTS.

MULCH STABILIZATION NOTES

- MULCH STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF FIRST DISTURBANCE AND IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING ACTIVITIES.
- APPLY MULCHING MATERIAL. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY.
- IN MID-SUMMER, LATE FALL, OR WINTER: APPLY 100 LB PER 1000 SF, PLUS TACKIFIER. IN SPRING OR EARLY FALL: APPLY 45 LB PER 1000 SF, PLUS TACKIFIER.
- INSTALL JUTE MATTING WITH OPEN WEAVE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CURLEX I CL BY AEC OR APPROVED EQUAL, UNO.

FINAL SEEDING NOTES

- PREPARE SUBSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOURS. MAKE CHANGES IN GRADE GRADUAL. BLEND SLOPES INTO LEVEL AREAS.
- REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.
- SPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" OVER AREA TO BE SEEDED.
- TYPICAL SEED MIXES FOR LAWN AREAS IS 15-40% KENTUCKY BLUEGRASS, 30-50% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 0-5% WHITE CLOVER. SEED MIXES FOR GENERAL RESTORATION IS 50-70% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 5-10% WHITE CLOVER. APPLY AT A RATE OF 350 LB/AC. PLACE SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE LIGHTLY. ALTERNATE SEED MIXES MAY BE APPROPRIATE FOR SPECIFIC LOCATIONS AND SEASONS. CONFIRM WITH ENGINEER PRIOR TO SEEDING.
- APPLY MULCHING MATERIAL TO SEED AREA. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. REFER TO MULCH STABILIZATION NOTES FOR APPLICATION REQUIREMENTS.
- INSTALL JUTE MATTING WITH OPEN WEAVE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CURLEX I CL BY AEC OR APPROVED EQUAL, UNO.
- REAPPLY SEED UNTIL GRASS IS COMPLETELY ESTABLISHED.
- WHEN HYDROSEEDING SLOPES OVER 3:1, USE HYDROSEEDER TO APPLY SEED, FERTILIZER, WOOD FIBER MULCH (45 LB PER 1000 SF), AND MULCH TACKIFIER.
- FINAL SEEDING OPERATIONS TO COMMENCE WITHIN SEVEN DAYS OF FINAL CONSTRUCTION IN EACH AREA, AND BE COMPLETE WITHIN 14 DAYS.

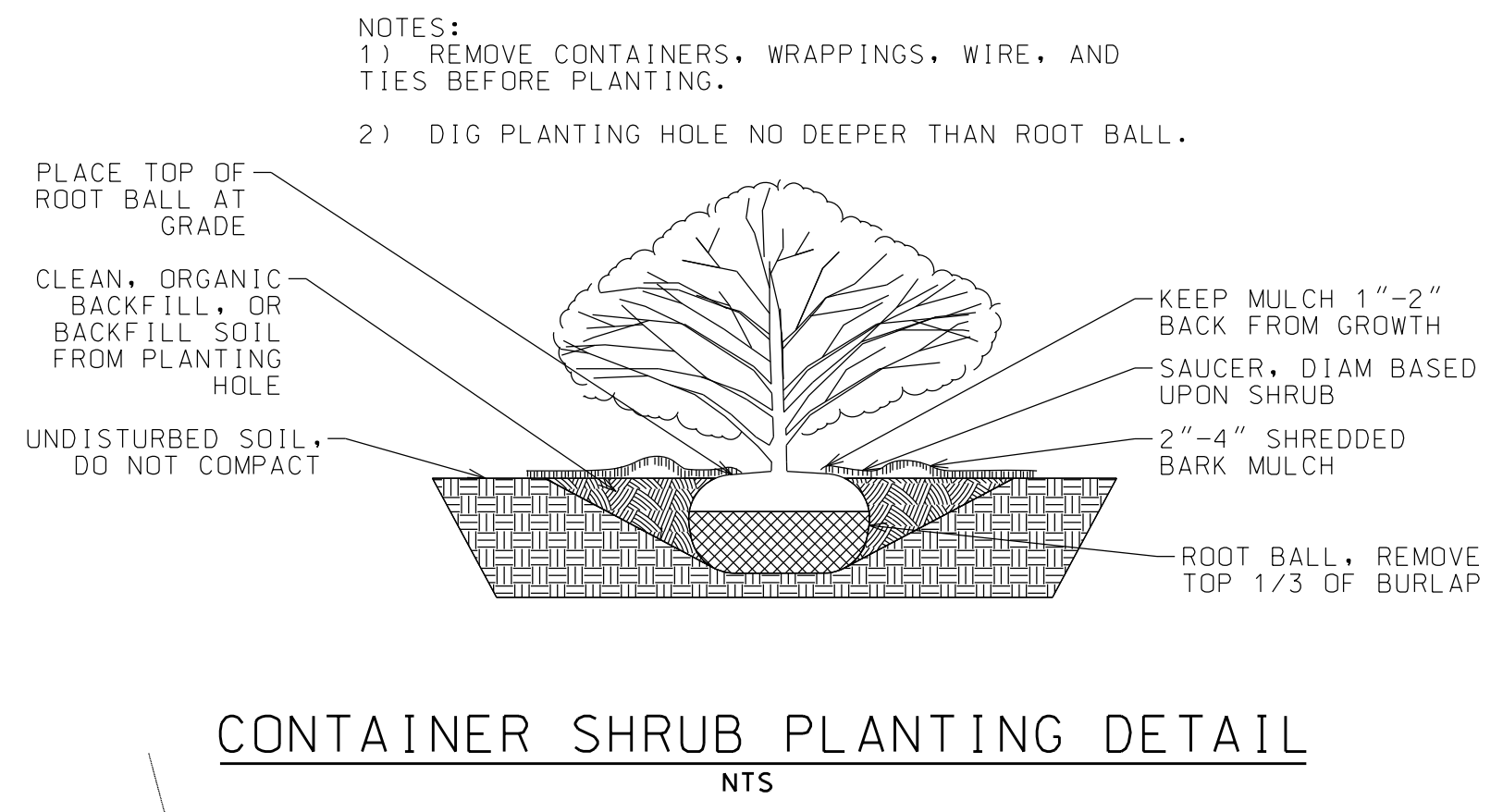
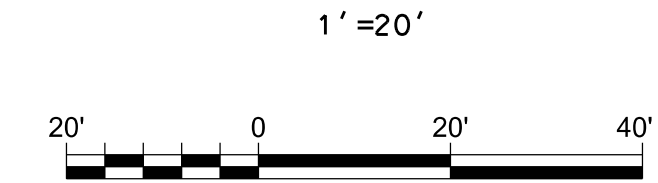
STABILIZATION MAINTENANCE NOTES

- FERTILIZE IN EARLY WINTER WITH NITROGEN AT 40 LB/AC.
- FERTILIZE IN EARLY SPRING WITH 10-10-10 AT 150 LB/AC.
- KEEP MOWED HEIGHT TO 3" - 4".

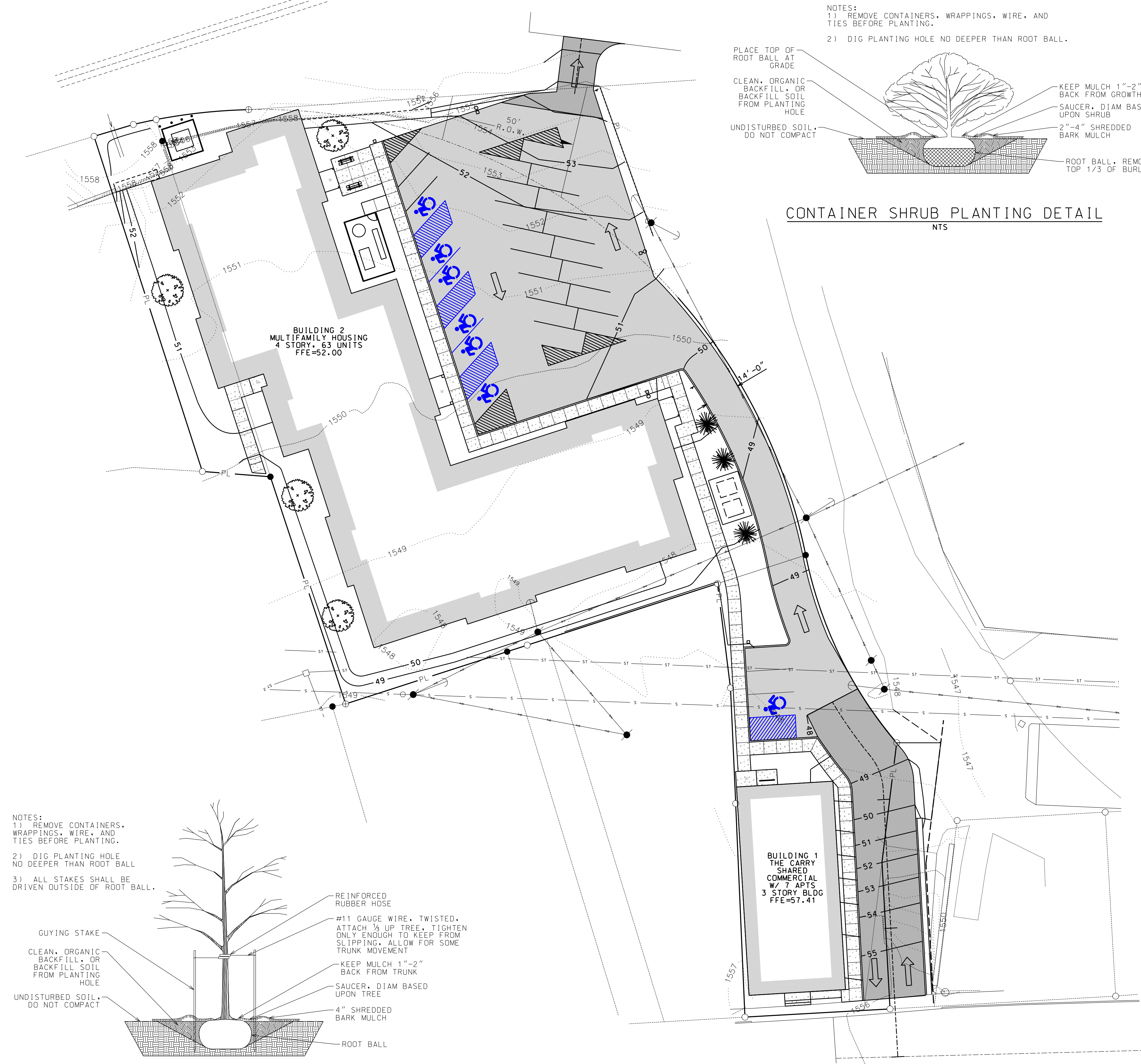
LANDSCAPING SCHEDULE

SYMBOL	QTY	HT	DESCRIPTION
	4	7'	SUGAR MAPLE
	1	6'	BLACK SPRUCE
	36	2'-3'	ARBORVITAE

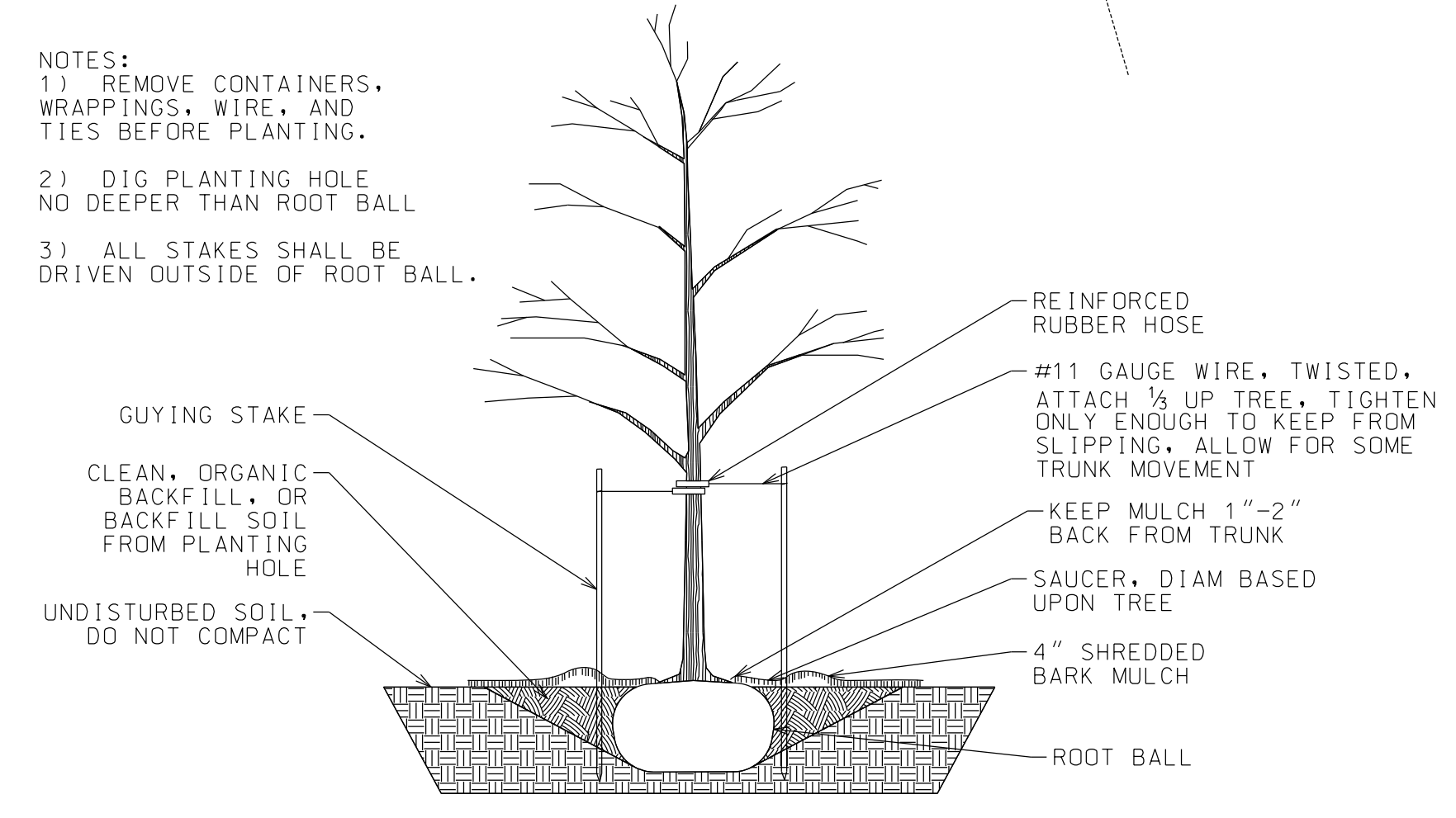
LANDSCAPE PLAN



CONTAINER SHRUB PLANTING DETAIL
NTS



- NOTES:
 1) REMOVE CONTAINERS, WRAPPINGS, WIRE, AND TIES BEFORE PLANTING.
 2) DIG PLANTING HOLE NO DEEPER THAN ROOT BALL
 3) ALL STAKES SHALL BE DRIVEN OUTSIDE OF ROOT BALL.



TREE PLANTING & GUYING DETAIL
NTS

CONSTRUCTION WASTE MANAGEMENT PLAN

STORAGE AND DISPOSAL OF CONSTRUCTION SITE WASTES:

1. DESIGNATE A WASTE COLLECTION AREA ONSITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A WATERBODY.
2. ENSURE THAT CONTAINERS HAVE LIDS SO THEY CAN BE COVERED BEFORE PERIODS OF RAIN, AND KEEP CONTAINERS IN A COVERED AREA WHENEVER POSSIBLE.
3. SCHEDULE WASTE COLLECTION TO PREVENT CONTAINERS FROM OVERFILLING.
4. CLEAN UP SPILLS IMMEDIATELY. FOLLOW PROCEDURES OUTLINED IN THE "CONSTRUCTION SPILL PREVENTION AND CONTROL PLAN". FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON THE PACKAGE. USE AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER TO CONTAIN THE SPILL.
5. COLLECT, REMOVE, AND DISPOSE OF ALL CONSTRUCTION SITE WASTES AT AUTHORIZED DISPOSAL AREAS.
6. WASTEWATER FROM THE WASHOUT OF CONCRETE SHALL BE CONTAINED IN ACCORDANCE WITH STANDARD DETAIL.

DEWATERING

1. DISCHARGE FROM DEWATERING ACTIVITIES SHALL BE MANAGED BY APPROPRIATE CONTROL MEASURES.

DISPOSAL OF HAZARDOUS MATERIALS:

1. CONSULT LOCAL WASTE MANAGEMENT AUTHORITIES ABOUT THE REQUIREMENTS FOR DISPOSING OF HAZARDOUS MATERIALS.
2. TO PREVENT LEAKS, EMPTY AND CLEAN ANY HAZARDOUS WASTE CONTAINERS BEFORE THEY ARE DISPOSED OF.
3. THE ORIGINAL PRODUCT LABEL SHOULD NEVER BE REMOVED FROM THE CONTAINER, AS IT CONTAINS IMPORTANT SAFETY INFORMATION. FOLLOW THE MANUFACTURER'S RECOMMENDED METHOD OF DISPOSAL, WHICH SHOULD BE PRINTED ON THE LABEL.
4. IF EXCESS PRODUCTS NEED TO BE DISPOSED OF, THEY SHOULD NEVER BE MIXED DURING DISPOSAL UNLESS SPECIFICALLY RECOMMENDED BY THE MANUFACTURER.

USE OF PETROLEUM PRODUCTS:

1. STORE PETROLEUM PRODUCTS AND FUEL FOR VEHICLES IN COVERED AREAS WITH DIKES IN PLACE TO CONTAIN ANY SPILLS.
2. IMMEDIATELY CONTAIN AND CLEAN UP ANY SPILLS WITH ABSORBENT MATERIAL.
3. HAVE EQUIPMENT AVAILABLE IN FUEL STORAGE AREAS AND IN VEHICLES TO CONTAIN AND CLEAN UP ANY SPILLS THAT OCCUR.

USE OF PESTICIDES:

1. FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT APPLY TO THE USE, HANDLING, OR DISPOSAL OF PESTICIDES.
2. DO NOT HANDLE THE MATERIALS ANY MORE THAN NECESSARY.
3. STORE PESTICIDES IN A DRY, COVERED AREA.
4. CONSTRUCT CURBS OR DIKES TO CONTAIN PESTICIDES IN CASE OF SPILLAGE.
5. FOLLOW THE RECOMMENDED APPLICATION RATES AND METHODS.
6. HAVE EQUIPMENT AND ABSORBENT MATERIALS AVAILABLE IN AREAS WHERE PESTICIDES ARE STORED AND USED IN ORDER TO CONTAIN AND CLEAN UP ANY SPILLS THAT OCCUR.

USE OF FERTILIZERS:

1. APPLY FERTILIZERS AT THE MINIMUM RATE AND TO THE MINIMUM AREA NEEDED.
2. WORK THE FERTILIZER DEEPLY INTO THE SOIL TO REDUCE EXPOSURE OF NUTRIENTS TO STORMWATER RUNOFF.
3. APPLY FERTILIZER AT LOWER APPLICATION RATES WITH A HIGHER APPLICATION FREQUENCY.
4. ENSURE THAT EROSION AND SEDIMENT CONTROLS ARE IN PLACE TO PREVENT FERTILIZERS AND SEDIMENTS FROM BEING TRANSPORTED OFF-SITE.

USE OF DETERGENTS:

1. THE USE OF DETERGENTS IS NOT ALLOWED ON THE CONSTRUCTION SITE.
2. EQUIPMENT AND VEHICLE WASHING SHALL ONLY OCCUR WITH CLEANWATER. THE DISCHARGE SHALL NOT VIOLATE WATER QUALITY STANDARDS.

CONSTRUCTION SPILL PREVENTION AND CONTROL PLAN

MATERIAL HANDLING PROCEDURES AND STORAGE REQUIREMENTS:

1. RECYCLE, RECLAIM, OR REUSE PROCESS MATERIALS, THEREBY REDUCING THE AMOUNT OF PROCESS MATERIALS THAT ARE BROUGHT ON SITE.
2. INSTALL LEAK DETECTION DEVICES, OVERFLOW CONTROLS, AND DIVERSION BERMS WHEN APPROPRIATE.
3. DISCONNECT ANY DRAINS FROM AREAS THAT LEAD TO THE DRAINAGE OR STORMWATER SYSTEM.
4. PERFORM PREVENTATIVE MAINTENANCE ON TANKS, VALVES, PUMPS, PIPES AND OTHER EQUIPMENT. EQUIPMENT THAT HAS LEAKS SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
5. USE PROPER MATERIAL TRANSFER PROCEDURES OR FILLING PROCEDURES FOR TANKS AND OTHER EQUIPMENT.
6. SUBSTITUTE LESS OR NON-TOXIC MATERIALS FOR TOXIC MATERIALS.

SPILL RESPONSE:

1. PREVENT THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.
2. IN THE EVENT OF A SPILL, FOLLOW CONTAINMENT PROCEDURES OUTLINED IN THE "CONSTRUCTION WASTE MANAGEMENT PLAN."
3. FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON PACKAGE. USE AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER TO CONTAIN THE SPILL.
4. IN THE EVENT OF A SPILL, NOTIFY PROJECT SUPERINTENDENT, ENGINEER, AND LOCAL HIGHWAY DEPARTMENT STAFF. IN THE EVENT OF A HAZARDOUS MATERIAL SPILL ALSO NOTIFY THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE NYS POLICE, AND THE LOCAL FIRE DEPARTMENT.

MULCH STABILIZATION NOTES

1. MULCH STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF FIRST DISTURBANCE AND IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING ACTIVITIES.
2. APPLY MULCHING MATERIAL. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY.
3. IN MID-SUMMER, LATE FALL, OR WINTER: APPLY 100 LB PER 1000 SF, PLUS TACKIFIER. IN SPRING OR EARLY FALL: APPLY 45 LB PER 1000 SF, PLUS TACKIFIER.
4. INSTALL JUTE MATTING WITH OPEN WEAVE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CURLEX 1 CL BY AEC OR APPROVED EQUAL, UNO.

FINAL SEEDING NOTES

1. PREPARE SUBSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOURS. MAKE CHANGES IN GRADE GRADUAL. BLEND SLOPES INTO LEVEL AREAS.
2. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.
3. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" OVER AREA TO BE SEEDED.
4. TYPICAL SEED MIXES FOR LAWN AREAS IS 15-40% KENTUCKY BLUEGRASS, 30-50% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 0-5% WHITE CLOVER. SEED MIXES FOR GENERAL RESTORATION IS 50-70% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 5-10% WHITE CLOVER. APPLY AT A RATE OF 350 LB/AC. PLACE SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE LIGHTLY. ALTERNATE SEED MIXES MAY BE APPROPRIATE FOR SPECIFIC LOCATIONS AND SEASONS. CONFIRM WITH ENGINEER PRIOR TO SEEDING.
5. APPLY MULCHING MATERIAL TO SEED AREA. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. REFER TO MULCH STABILIZATION NOTES FOR APPLICATION REQUIREMENTS.
6. INSTALL JUTE MATTING WITH OPEN WEAVE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CURLEX 1 CL BY AEC OR APPROVED EQUAL, UNO.
7. REAPPLY SEED UNTIL GRASS IS COMPLETELY ESTABLISHED.
8. WHEN HYDROSEEDING SLOPES OVER 3:1, USE HYDROSEEDER TO APPLY SEED, FERTILIZER, WOOD FIBER MULCH (45 LB PER 1000 SF), AND MULCH TACKIFIER.
9. FINAL SEEDING OPERATIONS TO COMMENCE WITHIN SEVEN DAYS OF FINAL CONSTRUCTION IN EACH AREA, AND BE COMPLETE WITHIN 14 DAYS.

STABILIZATION MAINTENANCE NOTES

1. FERTILIZE IN EARLY WINTER WITH NITROGEN AT 40 LB/AC.
2. FERTILIZE IN EARLY SPRING WITH 10-10-10 AT 150 LB/AC.
3. KEEP MOWED HEIGHT TO 3" - 4".

WINTER STABILIZATION NOTES

1. WINTER STABILIZATION SHALL BE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES INVOLVED WITH ONGOING LAND DISTURBANCE AND EXPOSURE BETWEEN NOVEMBER 15TH TO THE FOLLOWING APRIL 1ST.
2. CONTRACTOR SHALL PREPARE A SNOW MANAGEMENT PLAN WITH ADEQUATE STORAGE FOR SNOW AND CONTROL OF MELT WATER, REQUIRING CLEARED SNOW TO BE STORED IN A MANNER NOT AFFECTING ONGOING CONSTRUCTION ACTIVITIES.
3. ENLARGE AND STABILIZE ACCESS POINTS TO PROVIDE FOR SNOW MANAGEMENT AND STOCKPILING. SNOW MANAGEMENT ACTIVITIES MUST NOT DESTROY OR DEGRADE INSTALLED EROSION AND SEDIMENT CONTROL PRACTICES.
4. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED FROM ALL PERIMETER CONTROLS SUCH AS SILT FENCE, MARK SILT FENCE WITH TALL STAKES THAT ARE VISIBLE ABOVE THE SNOW PACK.
5. EDGES OF DISTURBED AREAS THAT DRAIN TO A WATERBODY WITHIN 100 FEET SHALL HAVE 2 ROWS OF SILT FENCE, 5 FEET APART, INSTALLED ON THE CONTOUR.
6. DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS. ALL DEBRIS, ICE DAMS, OR DEBRIS FROM PLOWING OPERATIONS, THAT RESTRICT THE FLOW OF RUNOFF AND MELTWATER, SHALL BE REMOVED.
7. SEDIMENT BARRIERS MUST BE INSTALLED AT ALL APPROPRIATE PERIMETER AND SENSITIVE LOCATIONS. SILT FENCE AND OTHER PRACTICES REQUIRING EARTH DISTURBANCE MUST BE INSTALLED BEFORE THE GROUND FREEZES.
8. SOIL STOCKPILES MUST BE PROTECTED BY THE USE OF ESTABLISHED VEGETATION, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING. A BARRIER MUST BE INSTALLED AT LEAST 15 FEET FROM THE TOE OF THE STOCKPILE TO PREVENT SOIL MIGRATION AND TO CAPTURE LOOSE SOIL.
9. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES SHALL BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN THREE (3) DAYS. ROLLED EROSION CONTROL BLANKETS MUST BE USED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR STEEPER.
10. IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE. OTHER MANUFACTURED MULCHES SHALL BE APPLIED AT DOUBLE THE MANUFACTURER'S RECOMMENDED RATE.
11. TO ENSURE ADEQUATE STABILIZATION OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL SHALL BE STABILIZED AT THE END OF EACH WORK DAY UNLESS:
 - A. WORK WILL RESUME WITHIN 24 HOURS IN THE SAME AREA AND NO PRECIPITATION IS FORECAST OR;
 - B. THE WORK IS IN DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS OPEN UTILITY TRENCHES, FOUNDATION EXCAVATIONS, OR WATER MANAGEMENT AREAS.
12. USE STONE PATHS TO STABILIZE ACCESS PERIMETERS OF BUILDINGS UNDER CONSTRUCTION AND AREAS WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED. STONE PATHS SHALL BE A MINIMUM 10 FEET IN WIDTH BUT WIDER AS NECESSARY TO ACCOMMODATE EQUIPMENT.

TEMPORARY WINTER SHUTDOWN NOTES

1. TEMPORARY WINTER SHUTDOWN IS REQUIRED FOR SITES NOT ACHIEVING FINAL STABILIZATION PRIOR TO THE WINTER SEASON (NOVEMBER 15TH) BUT WILL NOT HAVE EARTH DISTURBING ACTIVITIES ONGOING DURING THE "WINTER SEASON".
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ESC DURING WINTER SHUTDOWN. THE SITE SHALL BE INSPECTED FREQUENTLY TO ENSURE THAT THE EROSION AND SEDIMENT CONTROL PLAN IS PERFORMING ITS WINTER STABILIZATION FUNCTION.
3. ALL BARE EXPOSED SOIL MUST BE STABILIZED BY ESTABLISHED VEGETATION, STRAW OR OTHER ACCEPTABLE MULCH, MATTING, ROCK, OR OTHER APPROVED MATERIAL SUCH AS ROLLED EROSION CONTROL PRODUCTS.
4. SEEDING OF AREAS WITH MULCH COVER IS PREFERRED BUT SEEDING ALONE IS NOT ACCEPTABLE FOR PROPER STABILIZATION.
5. COMPLIANCE INSPECTIONS MUST BE PERFORMED AND REPORTS FILED PROPERLY IN ACCORDANCE WITH THE SWPPP FOR ALL SITES UNDER A WINTER SHUTDOWN.

WINTER EROSION & SEDIMENT CONTROL NOTES

1. ENLARGE AND STABILIZE ACCESS POINTS.
2. 25 FOOT BUFFER FROM PERIMETER CONTROLS.
3. 2 ROWS OF SILT FENCE WHERE DISTURBED AREA IS WITHIN 100 FEET OF WATERBODIES.
4. KEEP DRAINAGE STRUCTURES OPEN AND FREE FROM SNOW.
5. SEDIMENT BARRIERS AROUND STOCKPILES AND SENSITIVE AREAS.
6. PROTECT ALL STOCKPILES AND SLOPES GREATER THAN 3:1 WITH ROLLED EROSION CONTROL BLANKETS.
7. MULCH ALL OTHER EXPOSED SOIL AT 4 TONS/ACRE (STRAW)
8. DO NOT LEAVE AREAS UNPROTECTED MORE THAN 3 DAYS.
9. A SEDIMENT BARRIER MUST BE INSTALLED AT LEAST 15 FEET AWAY FROM STOCKPILES AND SLOPES TO PREVENT SOIL TRANSPORT.

North Woods Engineering P.L.L.C.

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New York State Certified
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WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER AN ITEM IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SARANAC LOFTS
SARANAC LAKE, NY

PROJECT NAME

LOCATION

SARANAC LAKE, NY

DATE	ISSUED FOR	REV
03.12.21	SITE PLAN REVIEW	
03.19.21	APA SUBMISSION	A

DRAWN BY: JA GARSO

CHECKED BY: TJ NORTHRUP

PROJECT #: 20-070

ORIGINAL 24"x36"

TITLE

ESC NOTES

SHEET

C20



WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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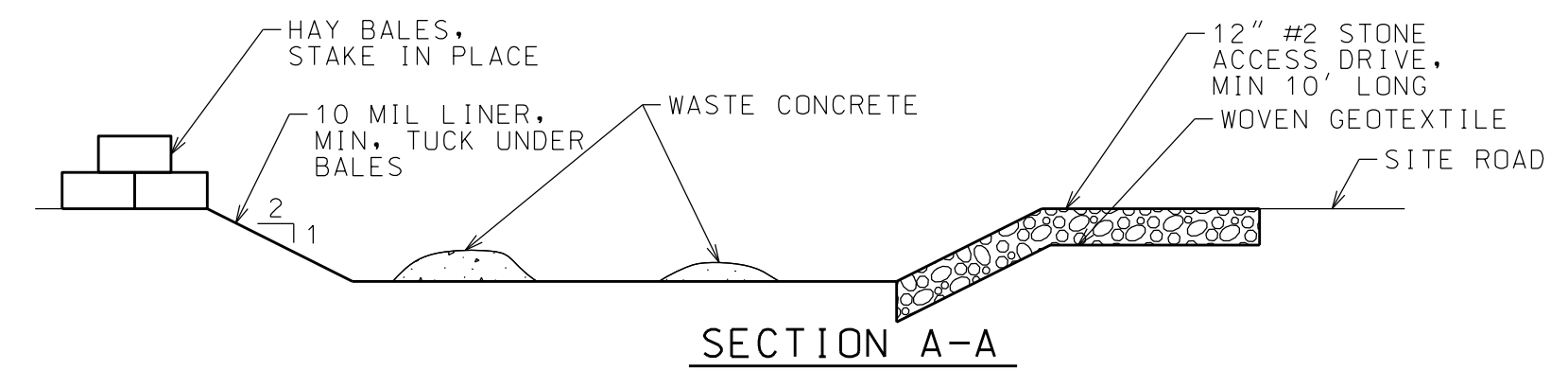
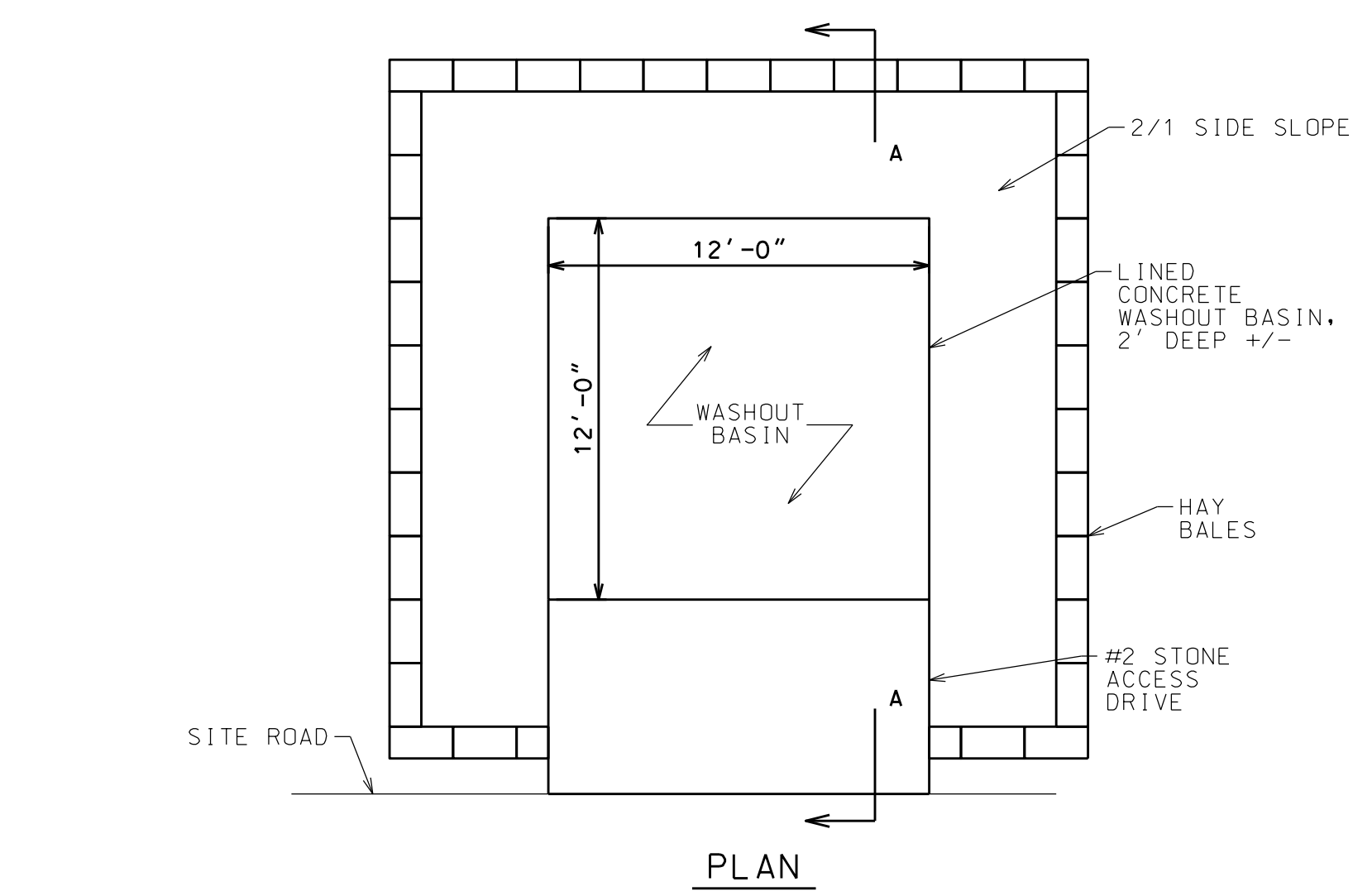
ORIGINAL 24"x36"

TITLE

ESC DETAILS

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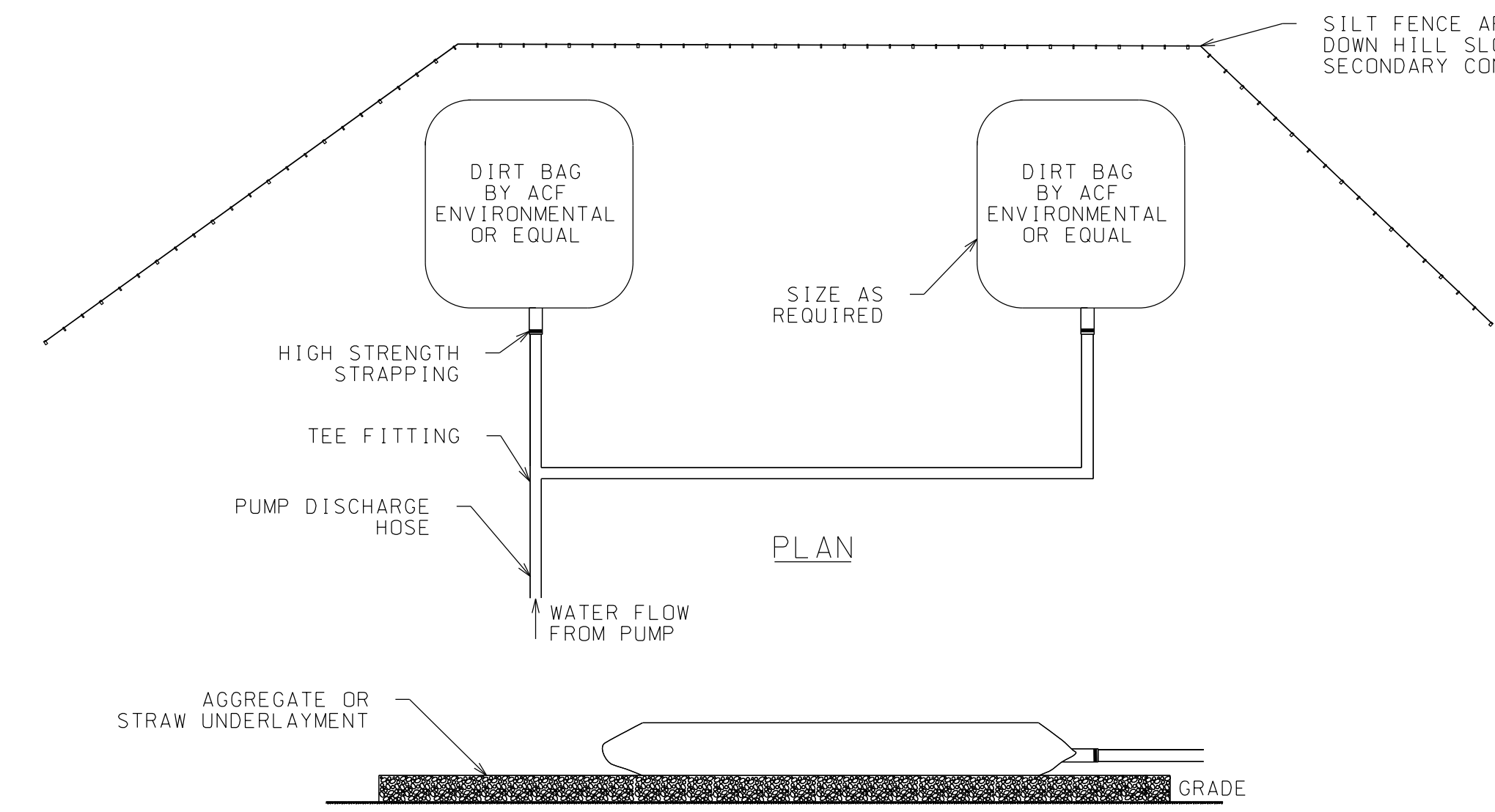
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- NOTES:
1. LOCATE MIN 100' FROM WETLANDS, STREAMS, STORM DRAINS, SWALES, ETC.
 2. GRADE SURROUNDING AREA TO PREVENT SURFACE WATER FROM ENTERING.
 3. DAMAGED OR LEAKING FACILITY SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
 4. EXCESS RAINWATER OVER HARDENED CONCRETE SHALL BE PUMPED TO STABILIZED AREA.
 5. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN BASIN 75% FULL.
 6. DISPOSE OF HARDENED MATERIAL OFF-SITE AT C&D LANDFILL.
 7. REPLACE PLASTIC LINER WITH EACH CLEANING OF BASIN.
 8. UPON COMPLETION OF CONCRETE ACTIVITIES, REMOVE BASIN AND RESTORE AREA.
 9. BASIN SHALL BE LOCATED IN STAGING AND STOCKPILE AREAS, OR AS DIRECTED BY OWNER.

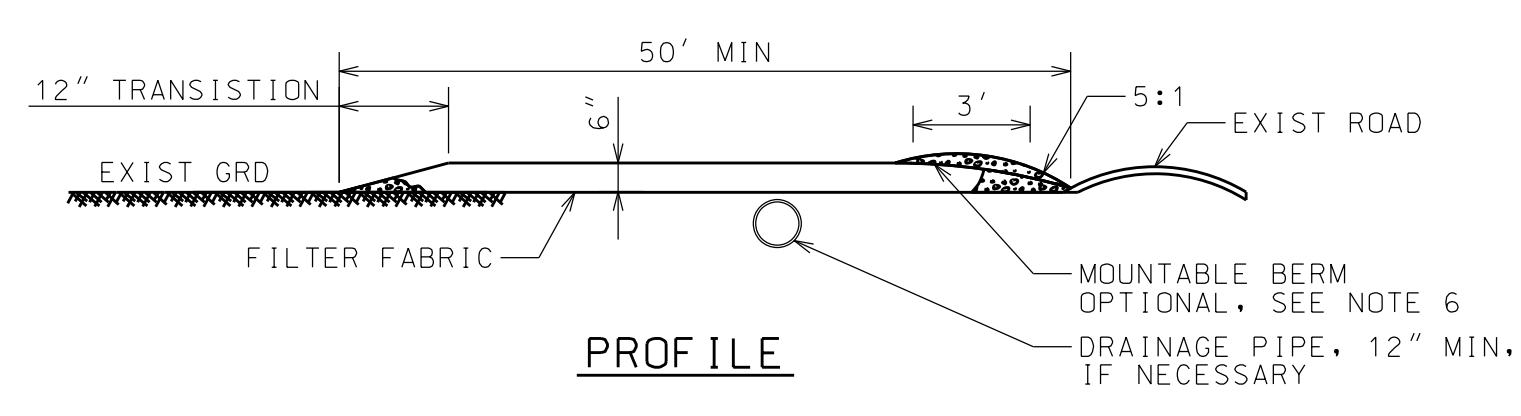
CONCRETE WASHOUT BASIN

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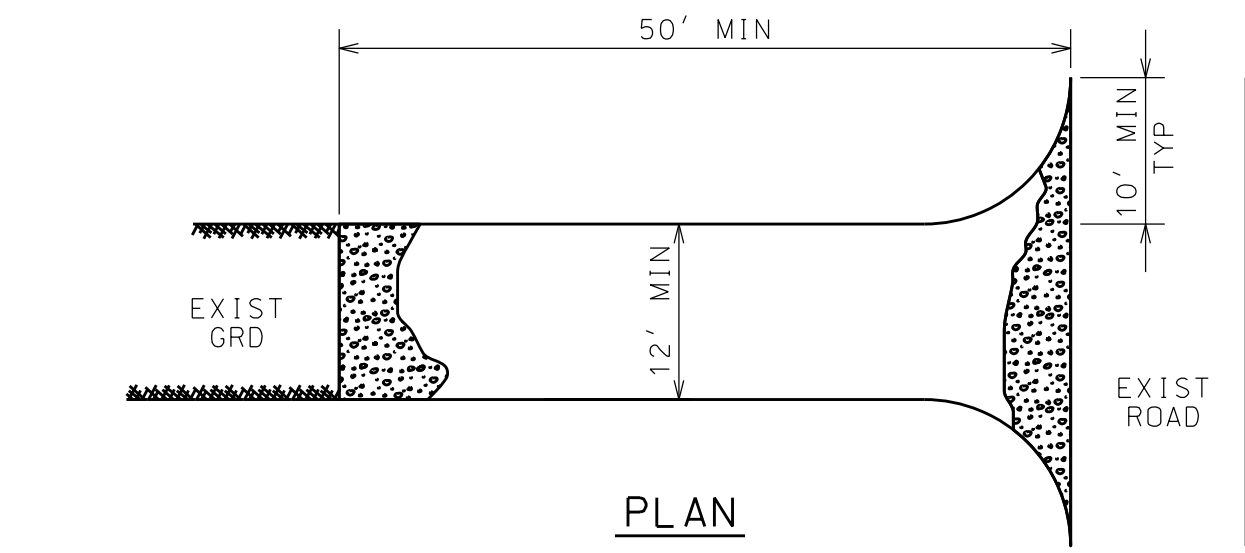


PUMPED SEDIMENT REMOVAL SYSTEM

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PROFILE

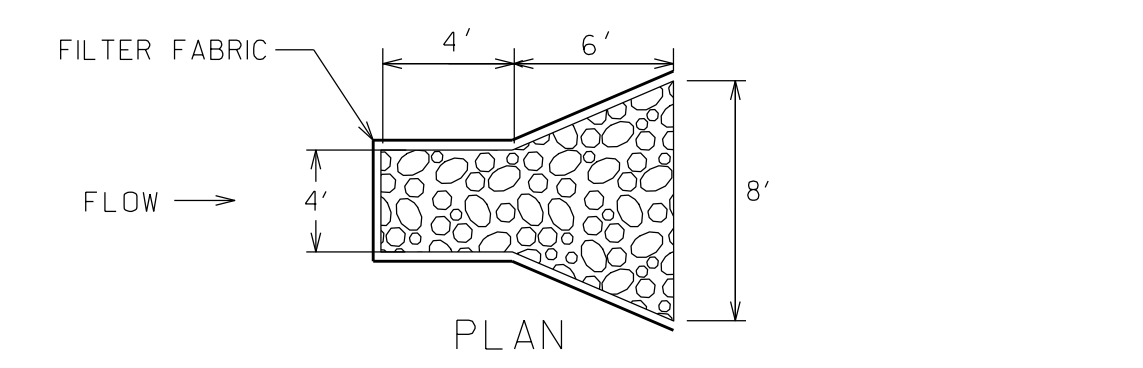


PLAN

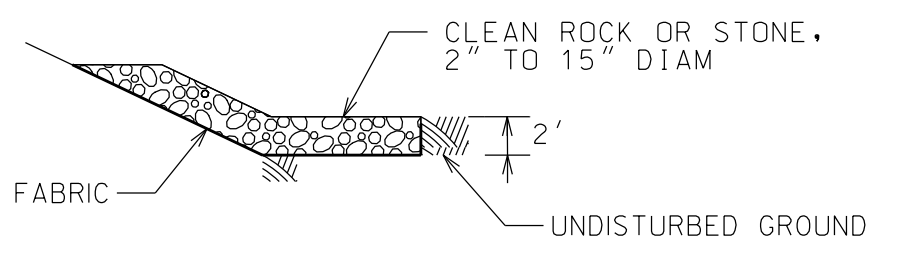
- NOTES:
1. PREPARATION - THE CONTRACTOR SHALL GRADE TO PREPARE AND SMOOTH ORIGINAL GRADE FOR PLACEMENT OF 6" OF #3 CRUSHED STONE OR GRAVEL ENTRANCE MATERIAL UP TO THE EDGE OF PAVEMENT.
 2. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 3. LENGTH - NOT LESS THAN 50 FEET (EXCEPT 30 FEET MINIMUM ON A SINGLE RESIDENCE LOT).
 4. THICKNESS - NOT LESS THAN SIX INCHES.
 5. WIDTH - TWELVE FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR FOOT IF SINGLE ENTRANCE TO SITE, WHERE APPLICABLE.
 6. GEOTEXTILE - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 7. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS (12" MIN). IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 8. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

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PLAN

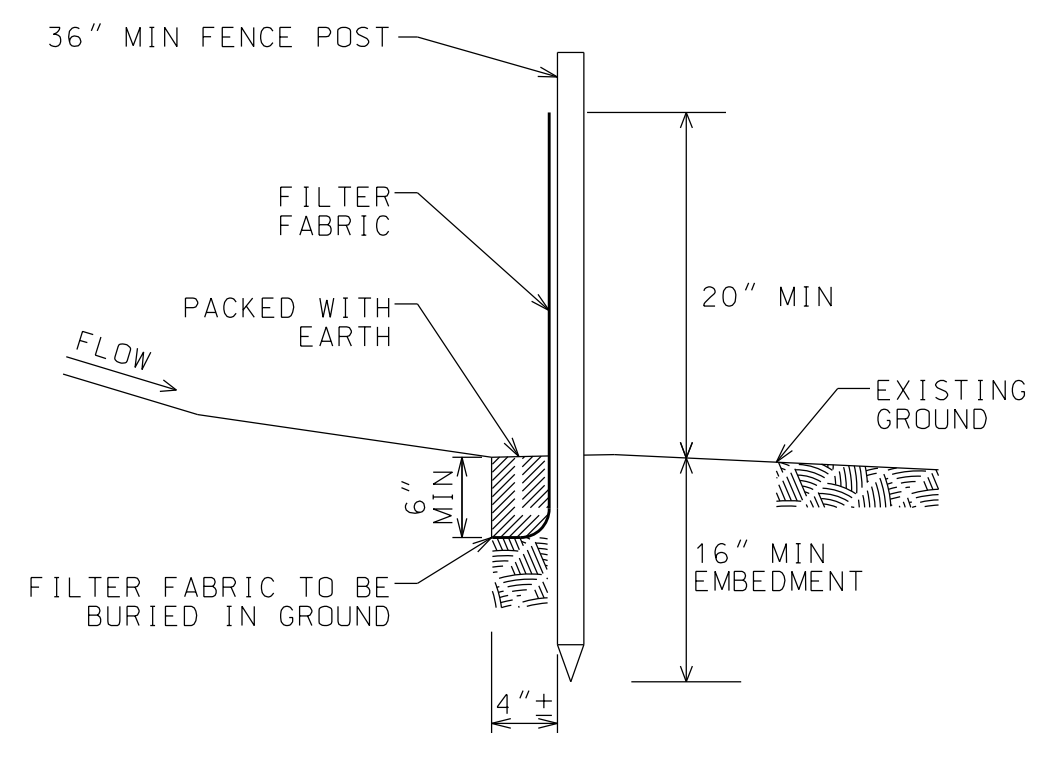


SECTION

- NOTES:
1. INSTALL FILTER FABRIC UNDER ALL STONE FILL, MIN 6" BEYOND ALL SIDES OF STONE.
 2. ROTATE STONE FILL AS REQ'D TO ACHIEVE FLOW INTO STORM DRAIN INLET.

STONE OUTFALL

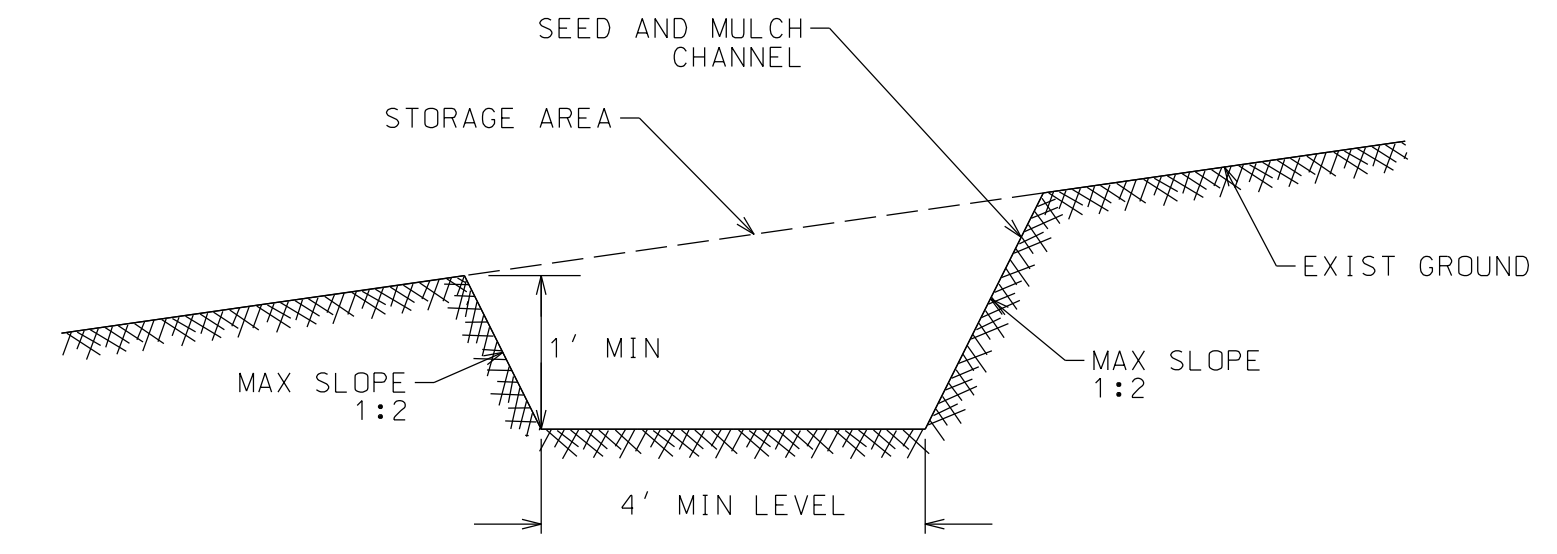
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SILT FENCE DETAIL

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- NOTES:
1. FILTER FABRIC TO BE FASTENED SECURELY TO POSTS.
 2. FLARE ENDS UPSLOPE.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED TO THE NEXT POST AND SECURELY FASTENED TO SUPPORT POSTS, OR OVERLAPPED BY 6" AND FOLDED.
 4. INSPECT AFTER EACH NEW RUNOFF EVENT AND DAILY DURING PROLONGED RAIN FALL. CHECK FOR BREAKS, BULGES, OVERTOPPING, AND UNDERMINING. REPAIR IMMEDIATELY AS NEEDED.
 5. POSTS SHALL BE STEEL EITHER T OR U TYPE OR 2" HARDWOOD, SPACED NOT MORE THAN 6' OC.
 6. WHEN PROPERLY COMPLETED, SILT FENCES ARE AN ACCEPTABLE BEST MANAGEMENT PRACTICE (BMP), PER US EPA PHASE II.

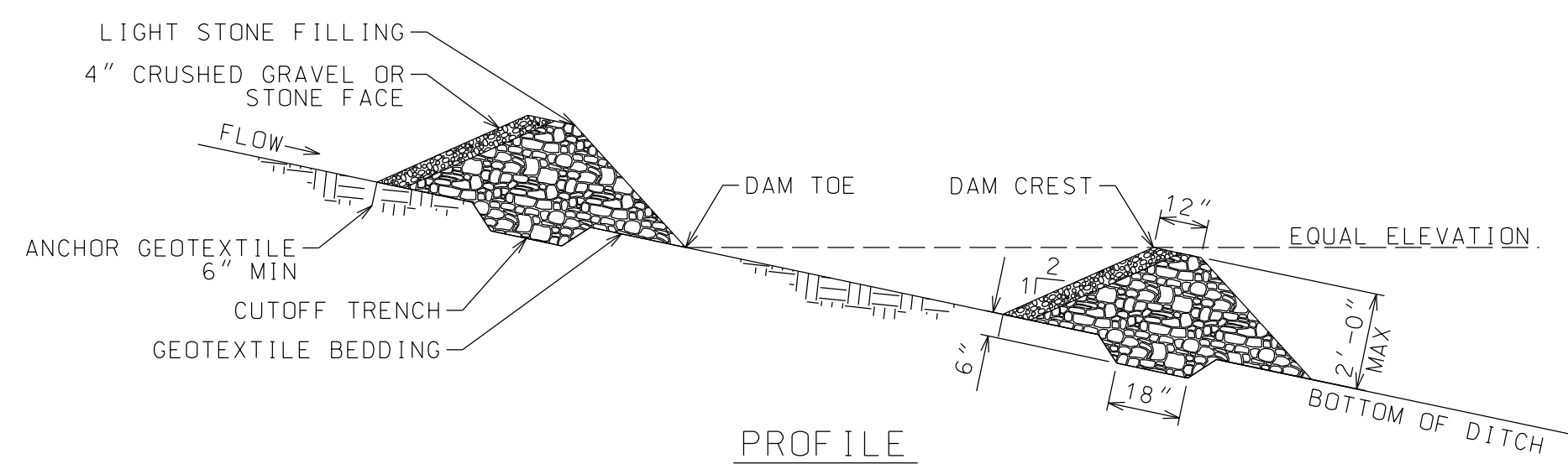


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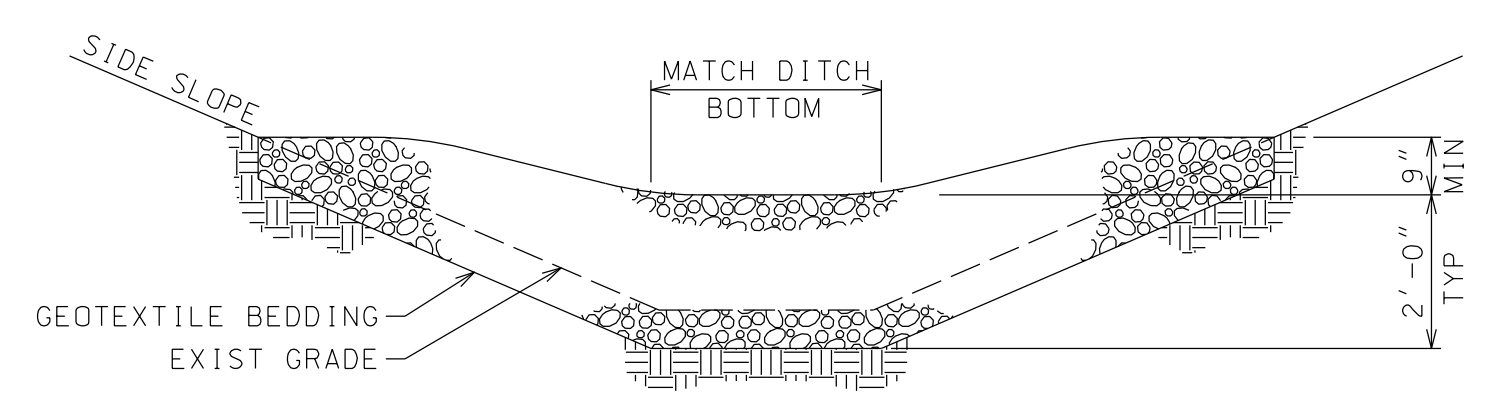
- NOTES:
1. ALL CONSTRUCTION DITCHES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 2. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 3. ALL TREES, BRUSH, STUMPS OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 4. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.

CONSTRUCTION DITCH DETAIL

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SECTION

- NOTES:
1. INSTALL RIPRAP OR FILTER FABRIC PRIOR TO FINAL CHECK DAM IN SERIES.
 2. SPACE CHECK DAMS IN SERIES SUCH THAT TOE OF UPSTREAM DAM IS AT THE SAME ELEVATION AS THE CREST OF THE NEXT DOWNSTREAM DAM.
 3. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
 4. CAREFUL REMOVAL OF ALL ROCK AND STONE IS REQUIRED PRIOR TO SEEDING AND MOWING ANY AREAS.
 5. WHEN PROPERLY COMPLETE, CHECK DAMS ARE AN ACCEPTABLE BEST MANAGEMENT PRACTICE (BMP) PER US EPA PHASE II.

TEMPORARY STONE CHECK DAM

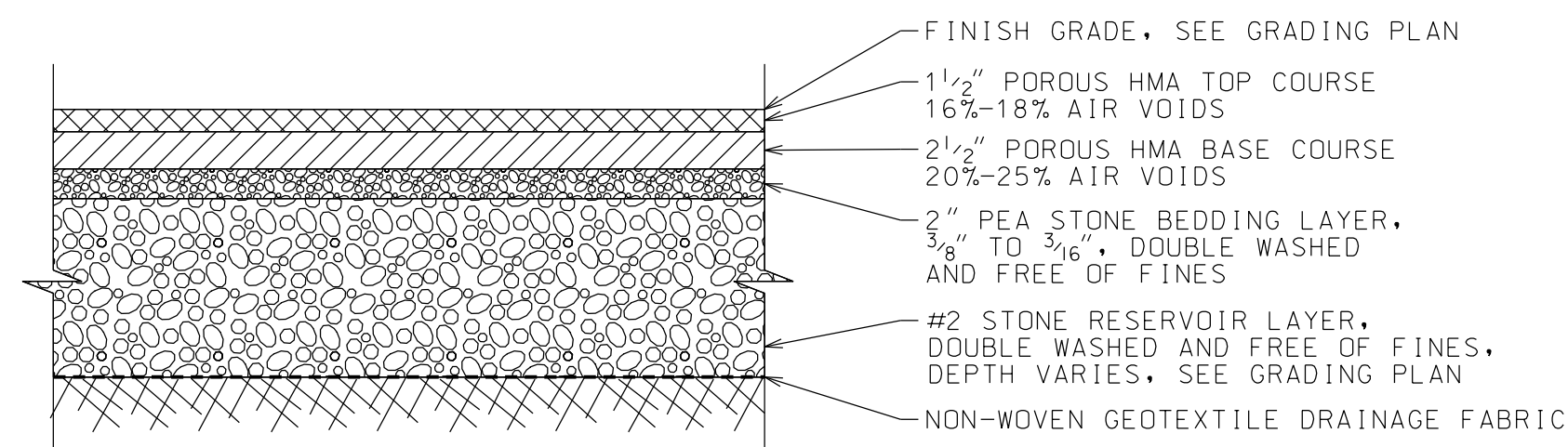
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PERMEABLE PAVEMENT CONSTRUCTION NOTES

- CONSTRUCTION OF PERMEABLE PAVEMENT TO BE COMPLETED AS LATE AS POSSIBLE IN THE CONSTRUCTION SCHEDULE TO LIMIT COMPACTION AND SEDIMENT CONTAMINATION.
- TEMPORARY EROSION AND SEDIMENT CONTROLS ARE NEEDED DURING INSTALLATION TO DIVERT STORMWATER AWAY FROM THE PERMEABLE PAVEMENT AREA UNTIL IT IS CONSTRUCTED AND CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED WITH A DENSITY OF AT LEAST 70% OVER THE ENTIRE PERVIOUS AREA. THE PROPOSED PERMEABLE PAVEMENT AREA MUST BE KEPT FREE FROM SEDIMENT DURING THE ENTIRE CONSTRUCTION PROCESS.
- WHERE POSSIBLE, EXCAVATION SHOULD WORK FROM THE SIDES AND OUTSIDE THE FOOTPRINT OF THE PERMEABLE PAVEMENT AREA TO AVOID SOIL COMPACTION OF SUBGRADE. EXCAVATED MATERIAL IS TO BE PLACED AWAY FROM THE OPEN EXCAVATION TO MAINTAIN STABILITY OF THE SIDEWALLS.
- ALL SEDIMENT DEPOSITS IN THE EXCAVATED AREA SHALL BE CAREFULLY REMOVED PRIOR TO INSTALLING THE SUBBASE, BASE, AND SURFACE MATERIALS.
- NON-WOVEN GEOTEXTILE DRAINAGE FABRIC SHALL BE INSTALLED ON THE ENTIRE SOIL SUBGRADE AND ON THE SIDES OF THE RESERVOIR THAT DO NOT USE CONCRETE CURBS EXTENDING TO THE FULL BASE DEPTH. GEOTEXTILE FABRIC SHALL FOLLOW RECOMMENDATIONS IN AASHTO M-288 FOR CLASS 1 GEOTEXTILE APPLICATIONS.
- SPREAD MAXIMUM 8 INCH LIFTS OF THE RESERVOIR SUBBASE GRAVEL. COMPACT RESERVOIR LAYERS WITH A 10 TON ROLLER WITH TWO PASSES IN STATIC MODE OR UNTIL THERE IS NO VISIBLE MOVEMENT OF THE AGGREGATE. DO NOT CRUSH THE AGGREGATE WITH THE ROLLER. CORNERS AND OTHER AREAS WHERE ROLLERS CANNOT REACH SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR CAPABLE OF AT LEAST 13,500 POUND FORCE AND EQUIPPED WITH A COMPACTION INDICATOR.
- ALL SUBBASE GRAVEL SHALL BE DOUBLE WASHED OFFSITE AND BE FREE OF FINES. FREE OF FINES IS DEFINED AS LESS THAN 1% PASSING THE 200 SIEVE. ANY MATERIAL CONTAMINATED BY SEDIMENTS OR ANY ORGANIC MATTER SHALL BE REMOVED AND REPLACED WITH CLEAN MATERIALS AT NO ADDITIONAL COST TO THE OWNER. ENGINEER SHALL BE PRESENT DURING SAMPLING TO ENSURE REPRESENTATIVE MATERIAL.
- TRANSPORT ASPHALT MIX TO SITE IN A CLEAN TRUCK WITH SMOOTH DUMP BEDS SPRAYED WITH NON-PETROLEUM RELEASE AGENT. THE MIX SHOULD BE COVERED DURING TRANSPORTATION TO CONTROL COOLING.
- POROUS ASPHALT IS TO BE PLACED IN 1"-4" THICK LIFTS FOLLOWING NYS DOT OR FHWA GUIDELINES FOR THE CONSTRUCTION OF OPEN-GRADED ASPHALT MIXES.
- POROUS ASPHALT SHALL BE COMPACTED WITH TWO PASSES OF A 10-TON STATIC ROLLER. POROUS ASPHALT SHOULD BE INSTALLED WITH A MIN AIR TEMPERATURE OF 50°F TO ENSURE SURFACE DOES NOT STIFFEN BEFORE COMPACTION.

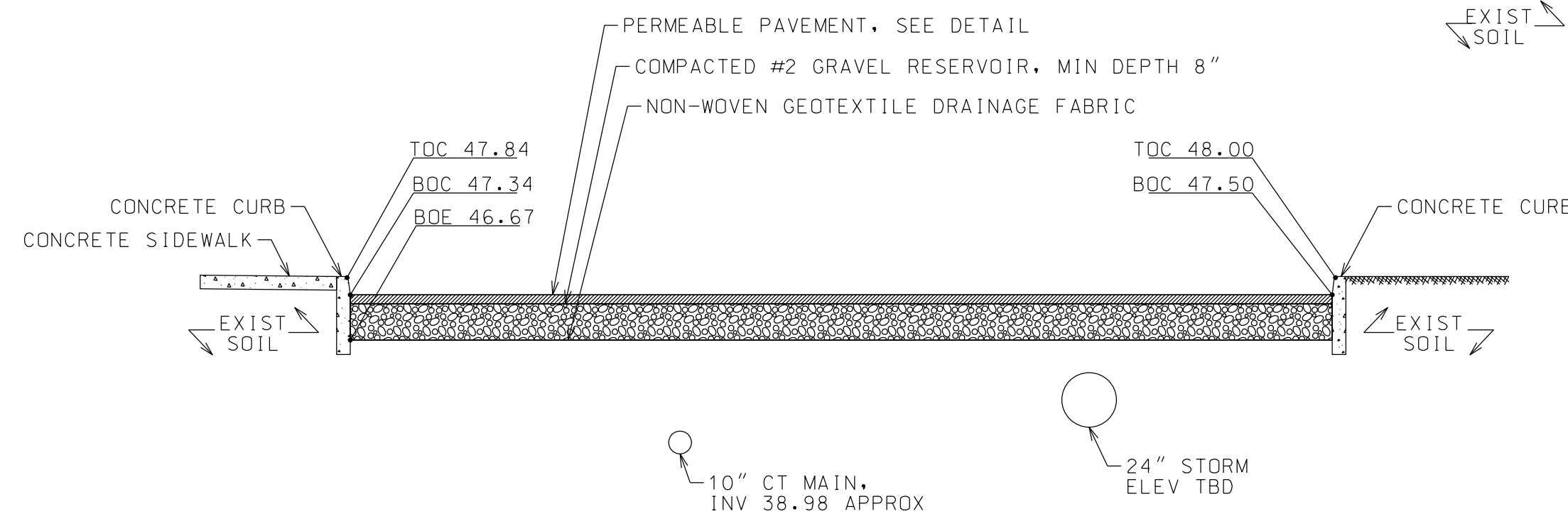
SPOT ELEVATION CALLOUT KEY

- TOC - TOP OF CURB
- BOC - BOTTOM OF CURB
- TOS - TOP OF STEP
- BOE - BOTTOM OF EXCAVATION
- EOP - EDGE OF PAVEMENT
- TOP - TOP OF PIPE
- FG - FINISH GRADE

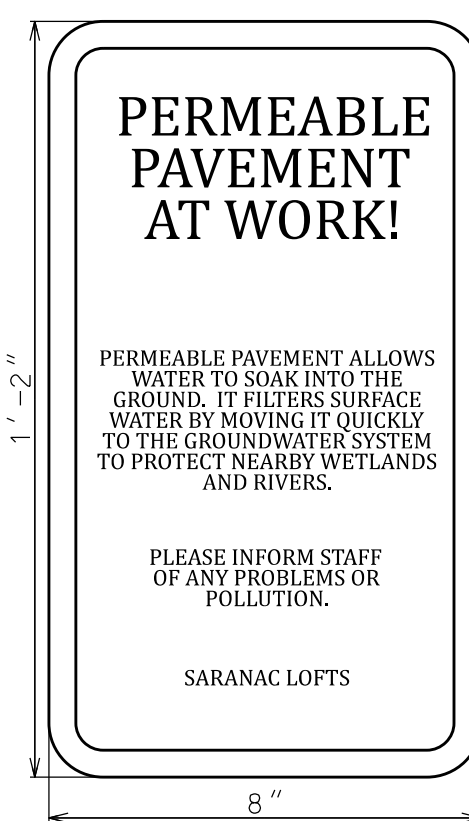


NOTE: POROUS HMA SHALL BE PRE-BLENDED PG76-26 MODIFIED W/ SBS.

PERMEABLE PAVEMENT
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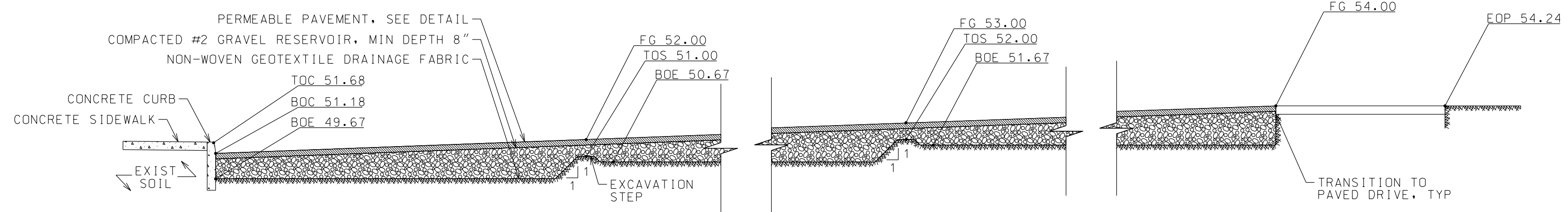


PERMEABLE PAVEMENT "CARRY" PARKING EXCAVATION
NTS

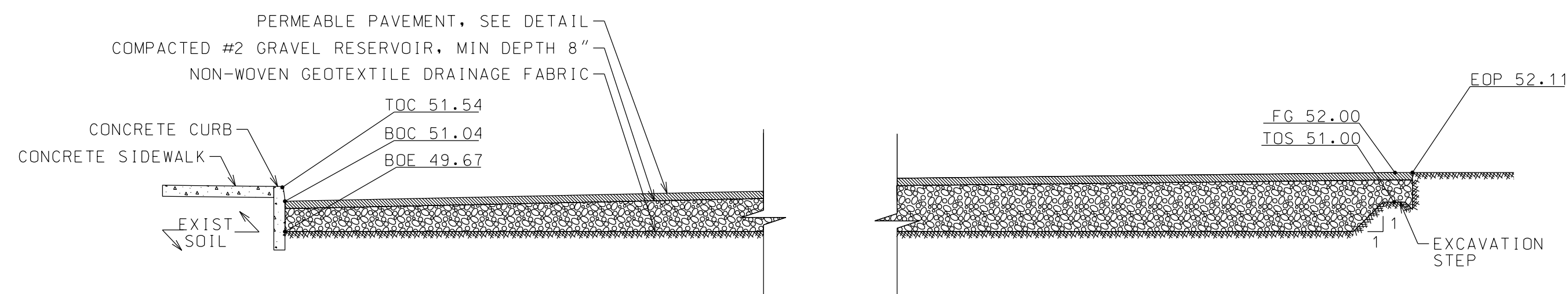


NOTES:
1) MOUNT SIGN PER ADA SIGNAGE DTL, BOTH HEIGHT AND FASTENING.
2) COORDINATE FINAL LOCATION W/ OWNER PRIOR TO SETTING.

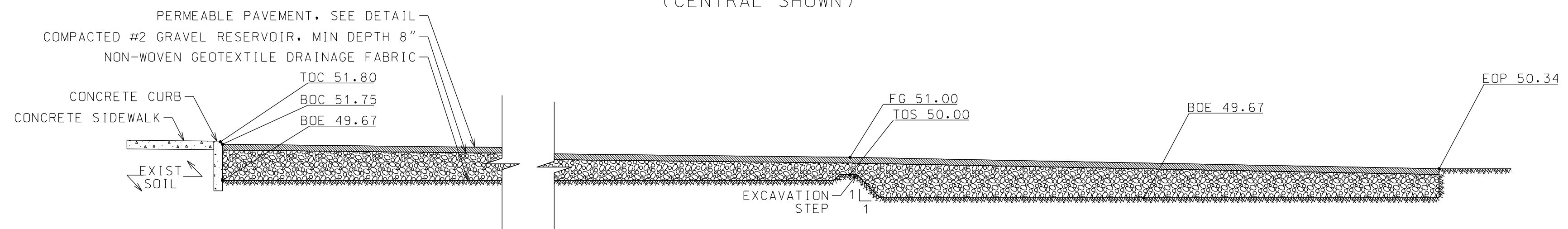
PERMEABLE PAVEMENT SIGN
NTS



EXIT SECTION

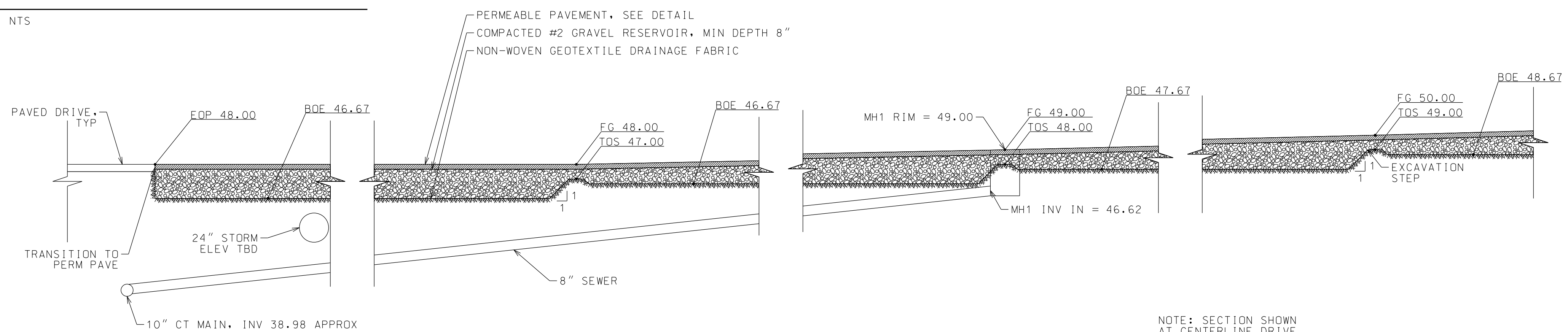


TYPICAL SECTION (CENTRAL SHOWN)



ENTRANCE SECTION

PERMEABLE PAVEMENT "LOFT" PARKING EXCAVATION
NTS



NOTE: SECTION SHOWN AT CENTERLINE DRIVE

PERMEABLE PAVEMENT DRIVE EXCAVATION
NTS



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SARANAC LOFTS
SARANAC LAKE, NY

PROJECT NAME

LOCATION
SARANAC LAKE, NY

DATE	ISSUED FOR	REV
03.12.21	SITE PLAN REVIEW	
03.19.21	APA SUBMISSION	

DRAWN BY: JA GARSO
CHECKED BY: TJ NORTHROP
PROJECT #: 20-070
ORIGINAL 24"x36"

TITLE
PERMEABLE PAVEMENT DETAILS AND SECTIONS

SHEET

GENERAL AND CONSTRUCTION NOTES

- SITE PLAN BASED ON MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF ADIRONDACK TIRE PROPERTY, BY GEOMATICS LAND SURVEYING, PC, DATED 9 NOV 2020. ADDITIONAL SITE INFORMATION BASED ON FIELD MEASUREMENT AND OBSERVATION BY STAFF OF NORTH WOODS ENGINEERING, PLLC, NOVEMBER 2020.
- NOTIFY ENGINEER (518-891-4975) 48 HOURS BEFORE STARTING WORK.
- UNDERGROUND UTILITIES ARE SHOWN BASED ON AVAILABLE INFORMATION, THEIR EXACT LOCATION MAY DIFFER FROM THAT AS SHOWN, AND OTHERS MAY EXIST.
- THE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, THE EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS SHOWN. THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. MINIMUM OF 48 HOURS BEFORE DIGGING, DRILLING OR BLASTING, CALL U.F.P.O. AT 1-800-962-7962 TOLL FREE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS CERTIFICATES, ETC.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE OR RIGHT-OF-WAY MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND UTILITIES.
- ALL TRENCHING EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE PROJECT.
- FLOW SHALL BE MAINTAINED FOR ALL EXISTING UTILITIES, CULVERTS AND DITCHES.
- BEFORE CONSTRUCTING LINES REQUIRING CONNECTION TO EXISTING UTILITIES, VERIFY EXISTING INVERTS AND NOTIFY ENGINEER IF ANY VARIATION FROM PLAN IS REQUIRED.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHEN OPERATING CONSTRUCTION EQUIPMENT OVER NEW UTILITY TRENCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MINIMUM OF TWO FEET OF COVER OR MORE, IF REQUIRED, OVER ANY UTILITY LINE SUBJECT TO CONSTRUCTION TRAFFIC.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES IN ACCORDANCE WITH "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- THE CONTRACTOR SHALL PROVIDE SILT AND EROSION CONTROL AROUND CULVERTS AND DRAINAGE STRUCTURES WHEN CONSTRUCTION ACTIVITIES ARE IN THE VICINITY OF STORM SEWERS OR AS ORDERED BY ENGINEER.
- ALL WORK INVOLVING CONNECTIONS TO THE EXISTING WATER SYSTEM SHALL BE COORDINATED WITH THE ENGINEER AND THE VILLAGE OF SARANAC LAKE. NOTIFY THE ENGINEER AND THE VILLAGE DEPARTMENT OF PUBLIC WORKS IN WRITING 48 HOURS BEFORE EACH AND EVERY CONNECTION TO THE EXISTING SYSTEM. A WRITTEN NOTIFICATION TO HOMEOWNERS OR BUSINESSES SHALL BE PROVIDED BY THE CONTRACTOR AT LEAST TWO DAYS IN ADVANCE.
- CONTRACTOR SHALL ENSURE THAT THE PUBLIC WATER SUPPLY REMAINS UNCONTAMINATED DURING ALL CONSTRUCTION ACTIVITIES
- WATER MAINS SHALL BE AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE PIPES. THIS SHALL BE THE CASE WHERE THE MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL BUILDINGS USING A TEMPORARY WATER LINE. SERVICE SHALL BE PROVIDED FOR BOTH DOMESTIC POTABLE WATER AND FIRE PROTECTION SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE WATERLINES IN A SAFE MANNER TO PREVENT POTENTIAL TRIPPING AND OTHER HAZARDS. CONTRACTOR SHALL PROVIDE TO THE OWNER FOR APPROVAL A PLAN OUTLINING THE LAYOUT AND SEQUENCING OF THE TEMPORARY WATER SYSTEM. DISINFECTION OF THE TEMPORARY LINES IS REQUIRED.
- SERVICE LOCATIONS SHOWN ON THE DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH PROPERTY OWNER AND ENGINEER.
- CONTRACTOR SHALL REPLACE ALL EXISTING WATER SERVICES ON EACH SIDE OF THE NEW WATER MAIN. TO THE EXISTING CURB STOP, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS OR AS DIRECTED BY THE ENGINEER.
- NEW WATER VALVES SHALL BE PLACED APPROXIMATELY AT EXISTING LOCATION, EXCEPT FOR THE VALVES INSIDE THE ROADWAY.
- COORDINATE WITH UTILITY COMPANIES FOR POLE HOLDING AS REQUIRED.
- PLACE 4' (MINIMUM) ASPHALT APRONS AT ALL DRIVEWAYS.
- PROTECT ALL TRAFFIC AND STREETS SIGNS DURING PROJECT. INSTALL TEMPORARY SIGNS WHEN EXISTING SIGNS ARE NOT IN PLACE. TEMPORARY SIGNS SHALL CONFORM TO THE NYSDOT MUTCD.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL COMMERCIAL AND RESIDENTIAL PROPERTIES WHENEVER POSSIBLE OR AS DIRECTED BY ENGINEER.
- MAINTAIN FULL AND COMPLETE ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
- MAINTAIN SUPERVISED ONE-WAY TRAFFIC WHEN TWO-WAY TRAFFIC IS NOT POSSIBLE.
- CONFORM TO ALL NYSDOT REQUIREMENTS FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NYSDOT STANDARD SPECIFICATIONS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES WHEN CONSTRUCTION ACTIVITIES IMPACT ACTIVITIES IN OR DIRECTLY ADJACENT TO THE NYSDOT RIGHT-OF-WAY.
- CONTRACTOR SHALL REVIEW PAVEMENT BASE COURSE ELEVATION BEFORE PLACEMENT OF TOP COURSE. LOCATIONS WHICH ARE NOT ABLE TO RECEIVE AT LEAST ONE INCH OF COMPACTED TOP COURSE TO MEET FINISH GRADE ELEVATION SHALL BE MILLED AT THE CONTRACTOR'S EXPENSE.
- COORDINATE WITH SARANAC LAKE CENTRAL SCHOOL DISTRICT ON WORK DUE TO ON-GOING OPERATIONS AND FACILITY USE AT HIGH SCHOOL.
- CONTRACTOR SHALL MEASURE AND ACCURATELY RECORD ALL FINAL LOCATIONS OF UTILITY COMPONENTS ON AS-BUILT DRAWINGS AND PROVIDE TO THE OWNER AND ENGINEER.
- RESTORE ALL DISTURBED AREAS TO PRE-EXISTING CONDITIONS.

INSTALLATION NOTES

SANITARY SEWER

- BELL ENDS OF PIPES SHALL BE PLACED FACING UPSTREAM.
- ALL PIPE AND FITTINGS SHALL BE CAREFULLY EXAMINED FOR DEFECTS AND SHALL NOT BE INSTALLED IF THEY ARE KNOWN TO BE DEFECTIVE.
- KEEP DIRT AND FILL MATERIAL OUT OF PIPE. USE TEMPORARY CAPS AS NEEDED.
- EACH PIPE SHALL BE LAID SO AS TO FORM A CLOSE JOINT WITH THE NEXT ADJOINING PIPE AND TO BRING THE INVERTS CONTINUOUSLY TO THE REQUIRED GRADE.
- PIPE SHALL BE LAID AT A CONSTANT GRADE FROM MANHOLE TO MANHOLE.
- STRAIGHT ALIGNMENT TO BE CHECKED BY USING LASER OR LAMPING.
- INSTALLED PIPING SHALL BE PLUGGED WATERTIGHT DURING WET CONDITIONS AND AT THE END OF EACH WORK DAY.
- PIPING SHALL NOT BE INSTALLED IN WET CONDITIONS. DEWATER AS NECESSARY TO PROVIDE DRY WORKING CONDITIONS.
- MAINTAIN 10' HORIZONTAL SEPARATION FROM WATERLINES.
- CONDUCT LEAKAGE TESTING. WATER OR LOW PRESSURE AIR ARE ACCEPTABLE. AIR TESTING SHALL BE IN ACCORDANCE WITH ASTM F1417. WATER TEST SHALL BE WITH MIN 2' OF HEAD. PROVIDE TEST RESULTS TO ENGINEER.
- CONDUCT AIR TESTING ON MANHOLES IN ACCORDANCE WITH ASTM C1244. PROVIDE TEST RESULTS TO ENGINEER.
- PROVIDE AS-BUILT INFORMATION IN ACCORDANCE WITH THE GENERAL NOTES.

WATER MAIN

- ALL PIPE SHOULD BE LAID MINIMUM 5'-6" BELOW FINAL GRADE, UND.
- WATER LATERALS TO CONNECT TO EXIST LATERALS AT EXISTING CURB BOXES. IF NO CURB BOX IS PRESENT, INSTALL AT EDGE OF RIGHT-OF-WAY.
- BOARD INSULATION SHALL BE INSTALLED UNDER OPEN ROAD CUTS AND DRIVEWAYS AND WHEN MINIMUM BURY DEPTH OF PIPING CAN NOT BE MAINTAINED, NOTIFY ENGINEER OF CONDITIONS.
- HYDRANTS SHALL BE AT HIGH POINTS OF LINE. VERIFY HYDRANT PLACEMENT AND REPORT ANY CHANGES TO ENGINEER.
- UNLESS OTHERWISE NOTED, DO NOT END SERVICES IN BOTTOM OF ROADSIDE DITCH, BUT TO THE BACK OF ROW.
- CONTRACTOR SHALL STAKE OUT HYDRANT LOCATIONS FOR APPROVAL BY THE MUNICIPALITY PRIOR TO INSTALLATION.
- PIPING SHALL NOT BE INSTALLED IN WET CONDITIONS. DEWATER AS NECESSARY TO PROVIDE DRY WORKING CONDITIONS.
- KEEP DIRT AND FILL MATERIAL OUT OF PIPE. USE TEMPORARY CAPS AS NEEDED.
- INSTALLED PIPING SHALL BE PLUGGED WATERTIGHT DURING WET CONDITIONS AND AT THE END OF EACH WORK DAY.
- CONDUCT TESTING AND DISINFECTION IN ACCORDANCE WITH NOTES.
- PROVIDE AS-BUILT INFORMATION IN ACCORDANCE WITH GENERAL NOTES.

STORM

- BELL ENDS OF PIPES SHALL BE PLACED FACING UPSTREAM.
- ALL PIPE AND FITTINGS SHALL BE CAREFULLY EXAMINED FOR DEFECTS AND SHALL NOT BE INSTALLED IF THEY ARE KNOWN TO BE DEFECTIVE.
- KEEP DIRT AND FILL MATERIAL OUT OF PIPE. USE TEMPORARY CAPS AS NEEDED.
- EACH PIPE SHALL BE LAID SO AS TO FORM A CLOSE JOINT WITH THE NEXT ADJOINING PIPE AND TO BRING THE INVERTS CONTINUOUSLY TO THE REQUIRED GRADE.
- PIPE SHALL BE LAID AT A CONSTANT GRADE FROM STORM STRUCTURE TO STORM STRUCTURE.
- INSTALLED PIPING SHALL BE PLUGGED WATERTIGHT DURING WET CONDITIONS AND AT THE END OF EACH WORK DAY.
- PIPING SHALL NOT BE INSTALLED IN WET CONDITIONS. DEWATER AS NECESSARY TO PROVIDE DRY WORKING CONDITIONS.
- PROVIDE AS-BUILT INFORMATION IN ACCORDANCE WITH THE GENERAL NOTES.

WATER SYSTEM MATERIAL NOTES

- ALL PIPE SHALL BE DUCTILE IRON CLASS 52 CONFORMING TO CURRENT ANSI/AWWA C151/A21.51.
- PUSH-ON JOINT ACCESSORIES SHALL CONFORM TO CURRENT ANSI/AWWA C111/A21.11. PUSH ON PIPE MAY BE DEFLECTED A MAXIMUM OF 5". USE MECHANICAL FITTINGS IF A GREATER DEFLECTION IS REQUIRED.
- PIPING SHALL BE CEMENT MORTAR LINED IN ACCORDANCE WITH CURRENT ANSI A21.4.
- FITTINGS SHALL BE DUCTILE IRON CONFORMING TO CURRENT ANSI/AWWA C110/ A21.10, 350 PSI WORKING PRESSURE.
- MECHANICAL JOINT FITTINGS SHALL HAVE MEGA-LUG GLANDS.
- BOLTS AND NUTS SHALL CONFORM TO CURRENT ANSI/AWWA C111/A21.11.
- GATE VALVES SHALL BE MUELLER AND CONFORM TO CURRENT AWWA C509.
- VALVE BOXES SHALL BE CAST IRON NEW ENGLAND SLIDE TYPE ONLY, 5 1/4 INCH SHAFT, 6 FOOT TRENCH DEPTH.
- CORPORATIONS AND CURB STOPS SHALL BE BY MUELLER AND MANUFACTURED IN ACCORDANCE WITH AWWA C800. CURB BOXES SHALL BE ERIE STYLE SERVICE BOX BY EJ PRESCOTT.
- COPPER TUBING SHALL BE TYPE K, SOFT TEMPER, CONFORMING TO CURRENT ASTM B88.
- DRESSER COUPLINGS SHALL BE RATED FOR AT LEAST 1.5 TIMES THE SYSTEM HYDROSTATIC TEST PRESSURE.
- HYDRANTS SHALL BE MUELLER AND CONFORM TO CURRENT AWWA C502.
- PRIMARY AND SECONDARY THRUST RESTRAINT IS REQUIRED FOR ALL MECHANICAL FITTINGS.
- INSTALL CONDUCTIVITY WEDGES AT ALL JOINTS.
- INSTALLED PIPING SHALL BE PLUGGED WITH A WATERTIGHT PLUG DURING WET CONDITIONS AND AT THE END OF EACH WORK DAY.
- PIPE SHALL NOT BE INSTALLED IN WET CONDITIONS. DEWATER AS NECESSARY TO PROVIDE DRY WORKING CONDITIONS.

PRESSURE TEST NOTES

- NOTIFY ENGINEER (518-891-4975) 24 HRS BEFORE STARTING TESTING.
- ALL WATER REQUIRED FOR TESTING SHALL BE POTABLE.
- PRESSURE TEST SHALL BE IN ACCORDANCE WITH AWWA STANDARD C600.
- CONTRACTOR SHALL DEVELOP AND MAINTAIN FOR TWO HOURS 150% OF THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER. FAILURE TO HOLD WITHIN 5 PSI OF THE DESIGNATED PRESSURE FOR THE TWO HOUR PERIOD CONSTITUTES A FAILURE OF THE SECTION TESTED.
- MAXIMUM LENGTH OF PIPE TO BE TESTED AT ONE TIME SHALL NOT EXCEED 1000' IN LENGTH.
- NO PIPE INSTALLATION SHALL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULAS (WHICHEVER IS LESS):

$$L = \frac{SD(P)^{0.5}}{133200} \quad L = \frac{ND(P)^{0.5}}{7400}$$

S = LENGTH OF PIPE TESTING
 L = ALLOWABLE LEAKAGE IN GAL/HR
 D = NOMINAL DIAMETER OF PIPE (INCHES)
 P = AVERAGE TEST PRESSURE (PSI)
 N = NUMBER OF JOINTS IN THE PIPELINE TESTED

- CORRECT DEFECTIVE WORK AND MATERIALS AND RETEST UNTIL SATISFACTORY TEST RESULTS ARE ACHIEVED.

PIPELINE DISINFECTION NOTES

- THE PIPELINE SHALL BE DISINFECTED AS DIRECTED BY THE ENGINEER. AWWA C651 (LATEST VERSION) SHALL BE USED AS THE BASIS FOR THE DISINFECTION PROCESS.
- ALL DISINFECTION AND TESTING SHALL BE COMPLETED BY AN INDEPENDENT THIRD PARTY UNLESS OTHERWISE APPROVED BY ENGINEER.
- AT A MINIMUM, DISINFECTION SHALL INCLUDE THE FOLLOWING:
 - COMPLETE FLUSHING OF THE PIPELINE TO WASH OUT ALL DIRT, DEBRIS, ETC WHICH MAY HAVE ACCUMULATED IN THE PIPELINE DURING CONSTRUCTION.
 - FOLLOWING FLUSHING (TO CLEAN CLEAR WATER), THE CONTRACTOR WILL ADD CHLORINE TO THE ENTIRE PIPELINE VOLUME OR WATER SUCH THAT THE WATER WILL NOT HAVE LESS THAN 25 MG/L FREE CHLORINE, AND LET THE MIXTURE SET FOR AT LEAST 24 HOURS.
 - AFTER THE 24 HOUR DURATION, THE WATER IN THE PIPELINE SHALL BE TESTED FOR RESIDUAL FREE CHLORINE AND MUST CONTAIN A MINIMUM OF 10 MG/L CHLORINE. IF LESS THAN 10 MG/L IS FOUND, THEN THE DISINFECTION PROCEDURE SHALL BE REPEATED UNTIL AT LEAST 10 MG/L CHLORINE RESIDUAL IS INDICATED BY TEST.
 - UPON SUCCESSFUL COMPLETION OF THE STEPS ABOVE, THE PIPELINE SHALL BE FLUSHED AGAIN UNTIL THE CHLORINE CONCENTRATION IN THE PIPELINE IS NO HIGHER THAN THAT PREVAILING IN THE WATER SUPPLY.
- AFTER FINAL FLUSHING AND BEFORE THE PIPELINE IS PLACED IN SERVICE, BACTERIOLOGICAL SAMPLES SHALL BE COLLECTED ON TWO CONSECUTIVE DAYS, AND SUBMITTED TO AN INDEPENDENT TESTING LABORATORY. SUBMIT TEST RESULTS TO THE VILLAGE OF SARANAC LAKE, NEW YORK STATE DEPARTMENT OF HEALTH, AND THE ENGINEER FOR REVIEW AND APPROVAL.
- IF THE INITIAL DISINFECTION FAILS TO PRODUCE SAMPLES WHICH PASS THE NEW YORK STATE DEPARTMENT OF HEALTH REQUIREMENTS FOR POTABLE DRINKING WATER, THEN THE PROCESS SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.



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SARANAC LOFTS
 SARANAC LAKE, NY

PROJECT NAME

LOCATION

SARANAC LAKE, NY

DATE	ISSUED FOR	REV
03.12.21	SITE PLAN REVIEW	
03.19.21	APA SUBMISSION	

DRAWN BY: JA GARSO
 CHECKED BY: TJ NORTHRUP
 PROJECT #: 20-070
 ORIGINAL 24"x36"

TITLE

UTILITY NOTES

SHEET



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SARANAC LOFTS
SARANAC LAKE, NY

PROJECT NAME

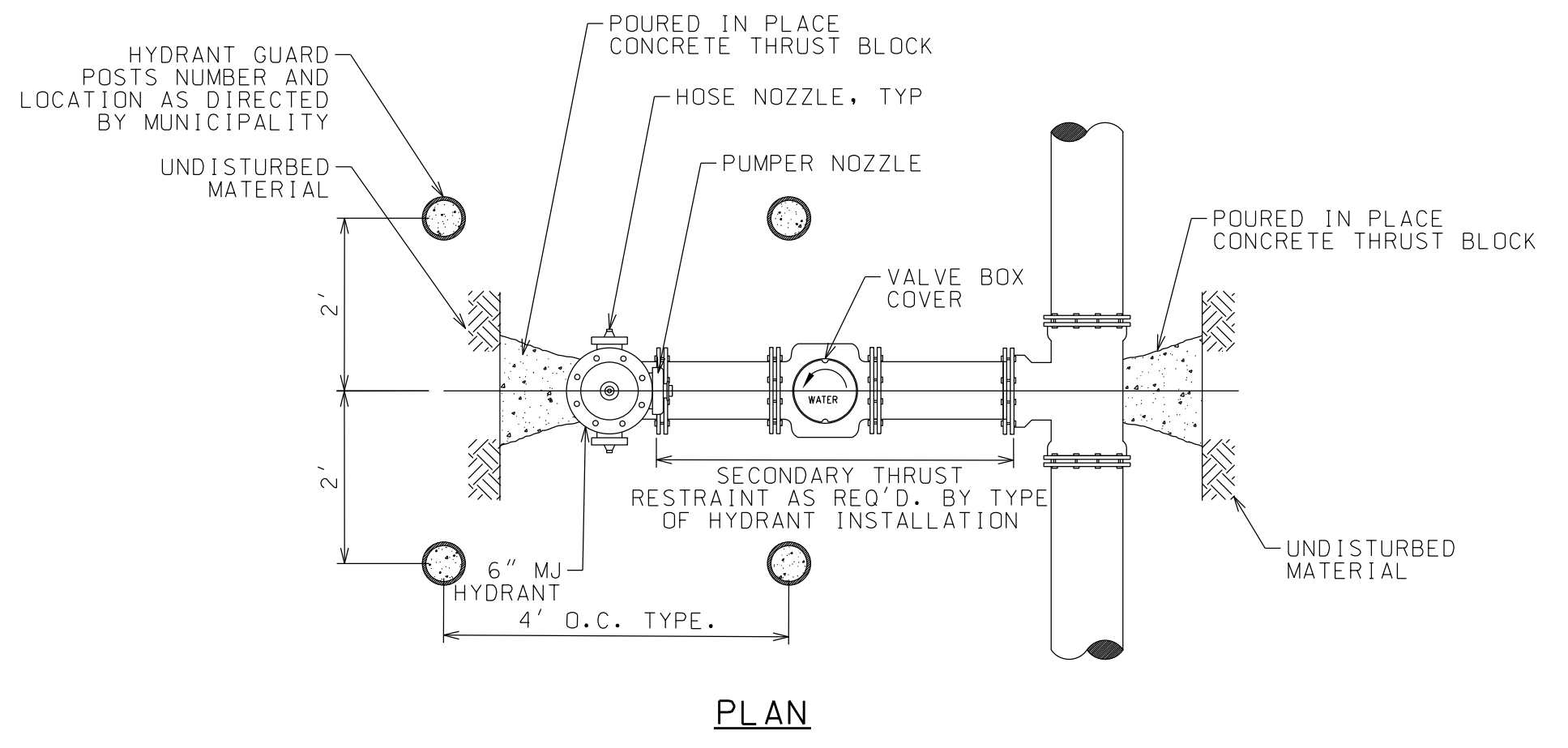
LOCATION
SARANAC LAKE, NY

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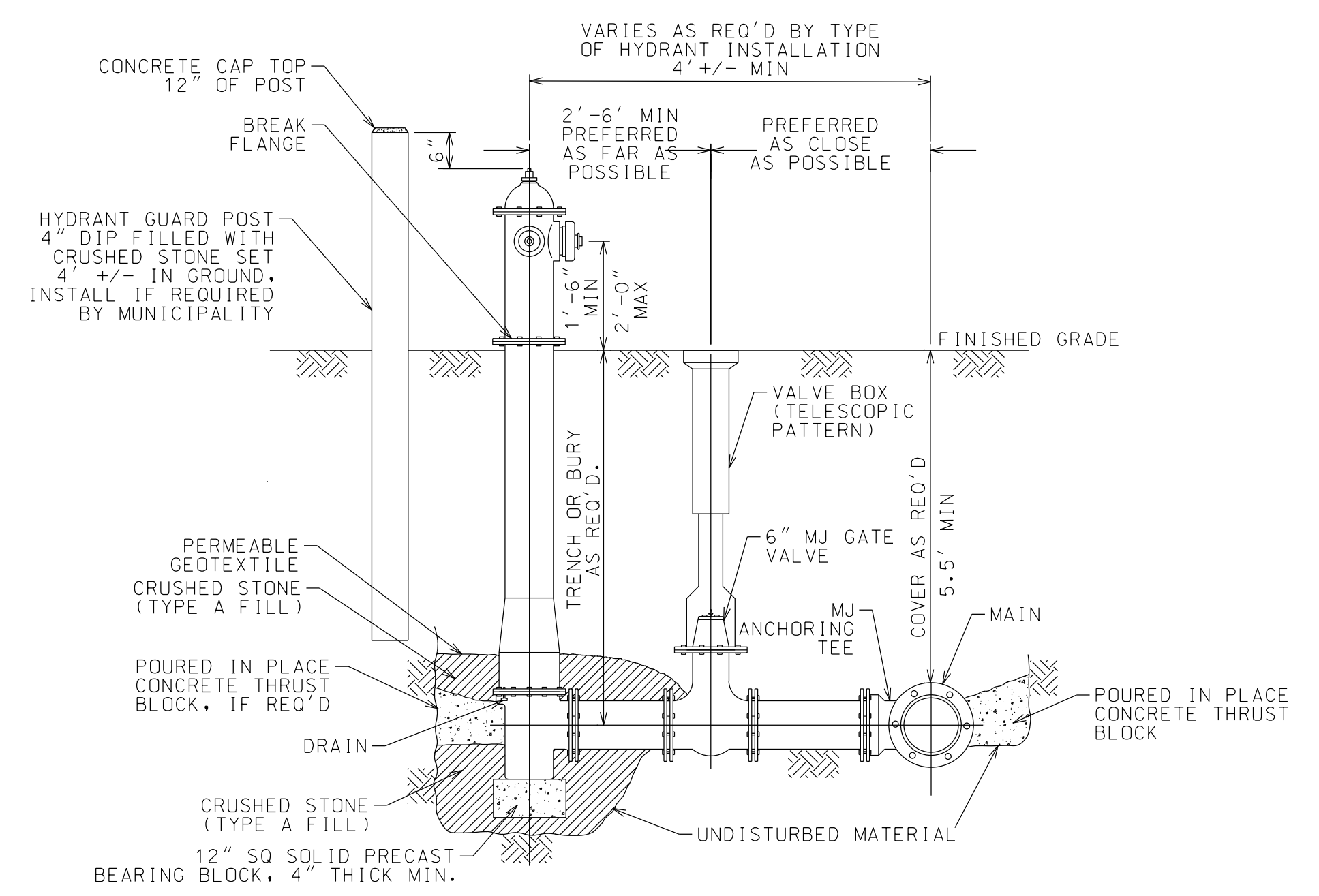
DRAWN BY: JA GARSO
CHECKED BY: TJ NORTHRUP
PROJECT #: 20-070
ORIGINAL 24"x36"

TITLE
WATER DETAILS

SHEET
C24



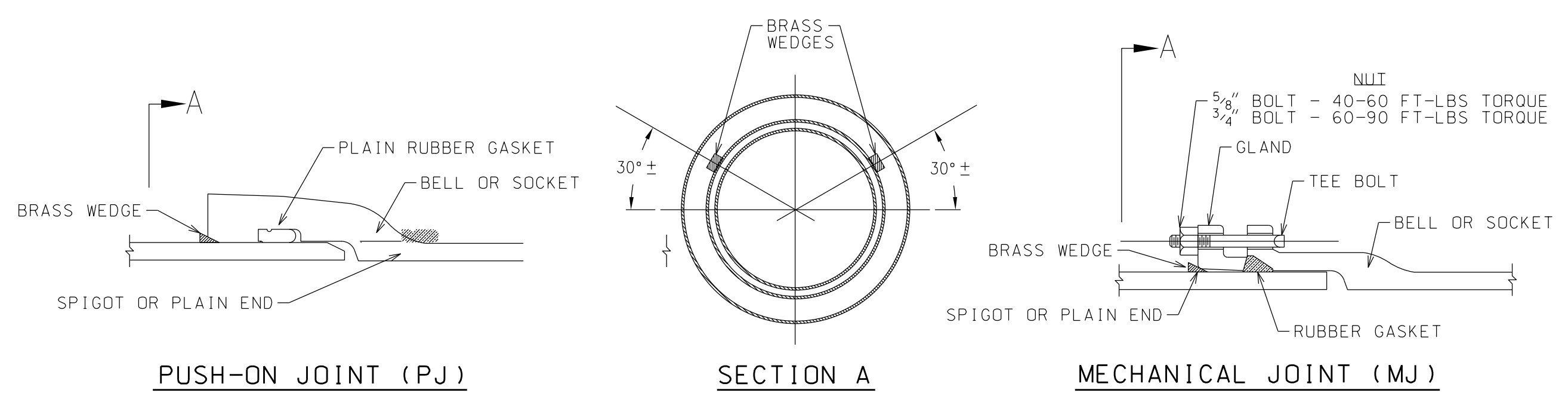
PLAN



ELEVATION

TYPICAL HYDRANT INSTALLATION

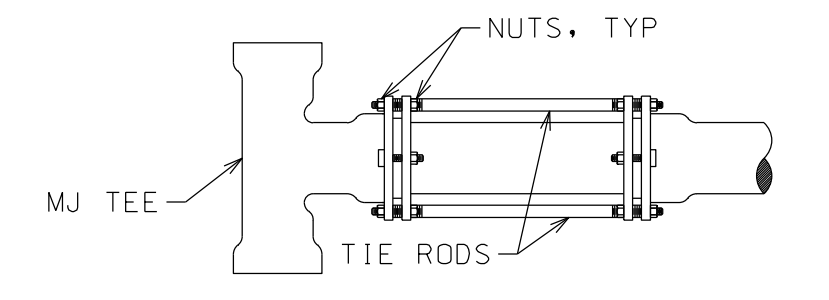
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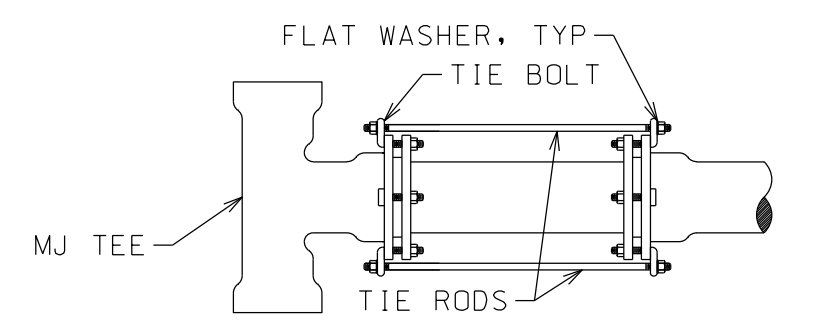
NOTE:
1. BRASS WEDGES NOT NEEDED WHEN RETAINER GLAND USED AT JOINT.

TYPICAL JOINT CONDUCTIVITY DETAIL

NTS



TIE RODS (ALTERNATE STYLE)

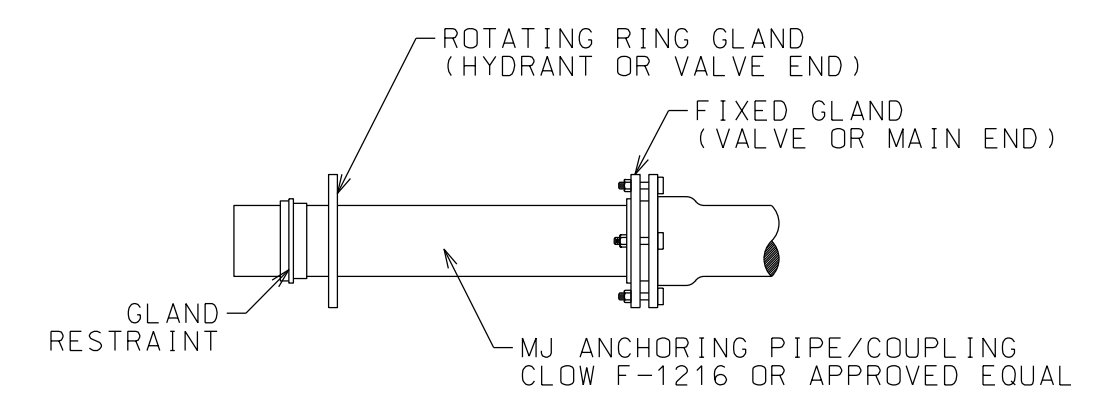


TIE RODS (PREFERRED STYLE)

NUMBER OF TIE RODS REQUIRED

PIPE SIZE (INCHES)	MINIMUM NO. OF 5/8" RODS
2	2
3	2
4	2
6	2
8	2
10	2
12	2

NOTES:
1. APPLIES TO 3/4" RODS AS WELL



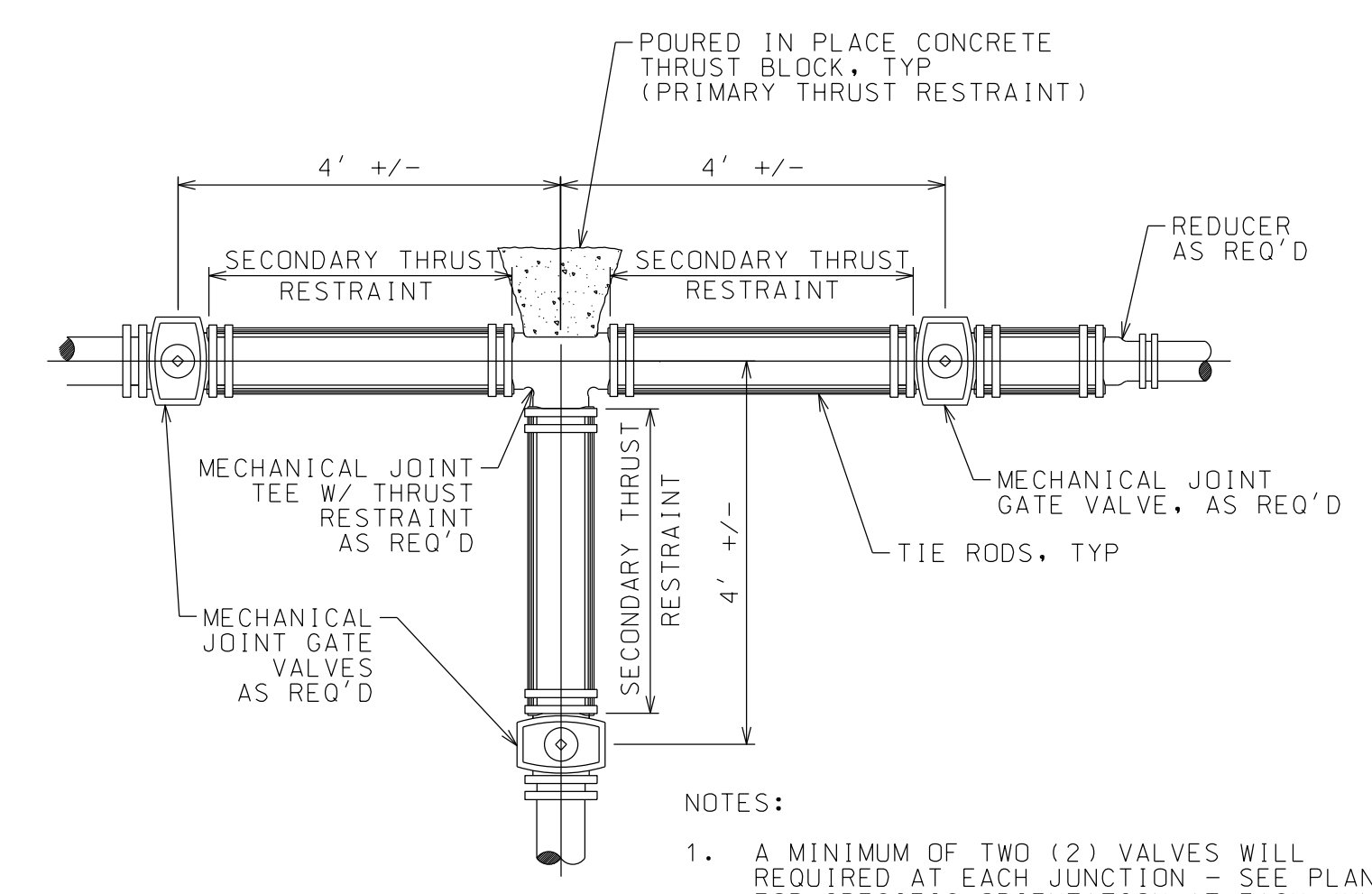
ANCHORING PIPE/COUPLING

(PREFERRED FOR HYDRANT-LEAD-VALVE INSTALLATION)

PROVIDE PRIMARY AND SECONDARY THRUST RESTRAINT ON ALL MJ PLUGS, CAPS, TEES, BENDS, TAPPING SLEEVES AND OTHER FITTINGS.

THRUST RESTRAINT OPTIONS

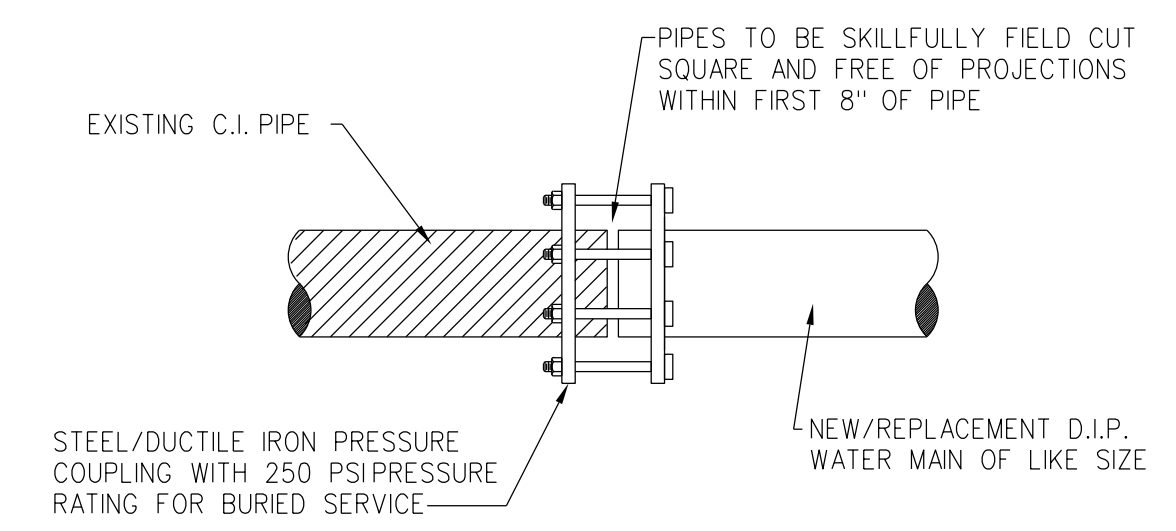
NTS



NOTES:
1. A MINIMUM OF TWO (2) VALVES WILL BE REQUIRED AT EACH JUNCTION - SEE PLANS FOR SPECIFIC ORIENTATION AT EACH JUNCTION.
2. DETAIL TYPICAL FOR ALL TEES, CROSSES AND BENDS.

TYPICAL GATE VALVE JUNCTION LAYOUT

NTS



NOTE:
1. TRANSITION GASKET WILL NOT BE CONSIDERED AN ACCEPTABLE ALTERNATIVE TO PRESSURE COUPLINGS.

CONNECTION TO EXIST WATER SYSTEM

NTS



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SARANAC LOFTS
SARANAC LAKE, NY

PROJECT NAME

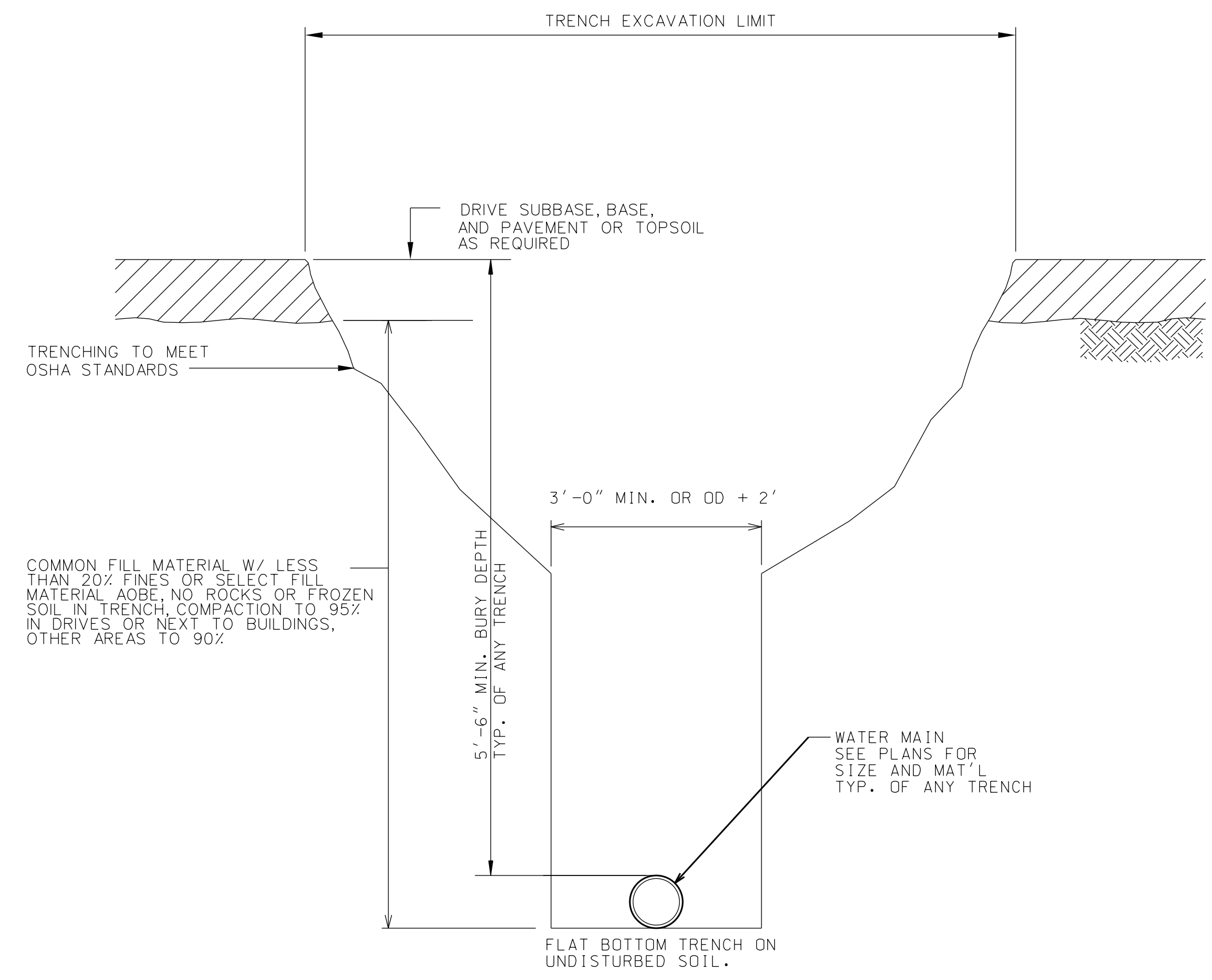
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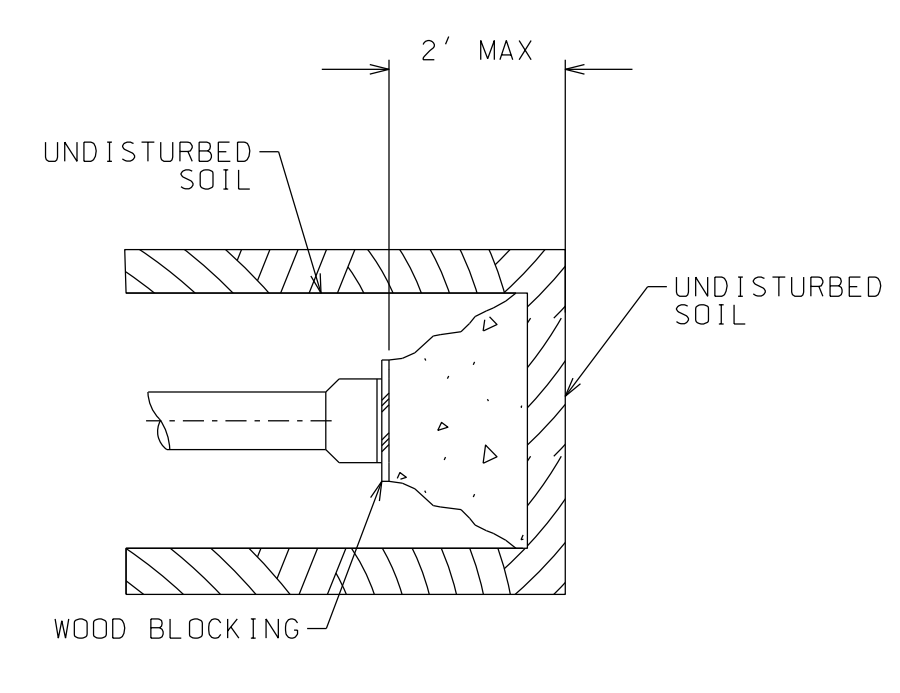
TITLE
WATER DETAILS

SHEET
C25

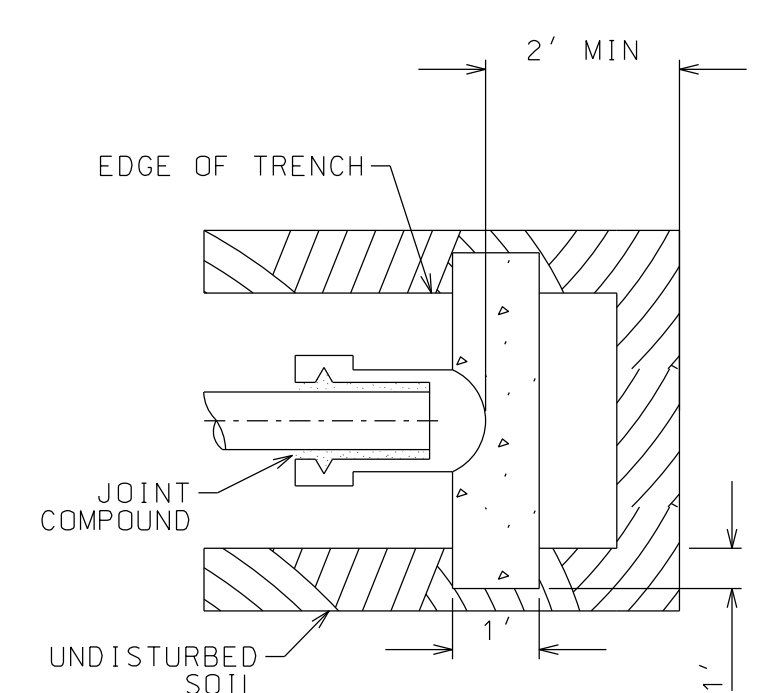


NOTES:
 1) LAYING CONDITIONS AS PER AWWA C600.
 2) TRENCHES DEEPER THAN 4' MUST BE DUG IAW OSHA REGULATIONS.

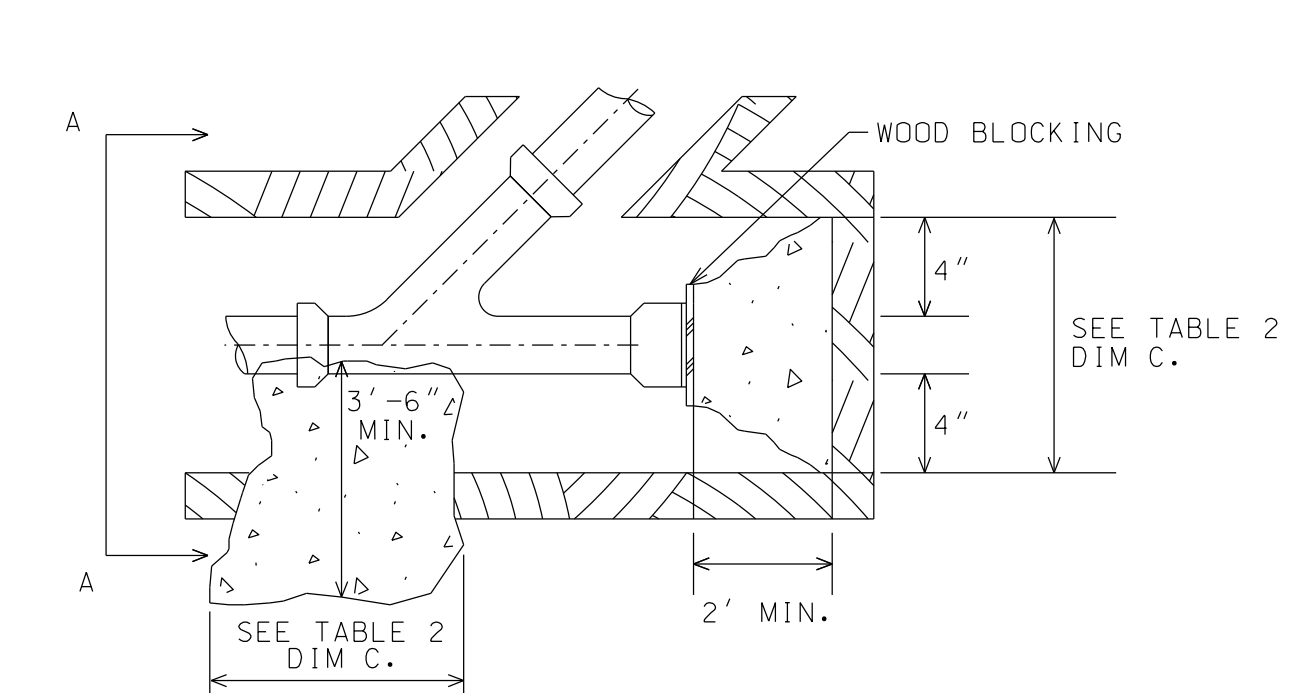
WATER TRENCH SECTION
NTS



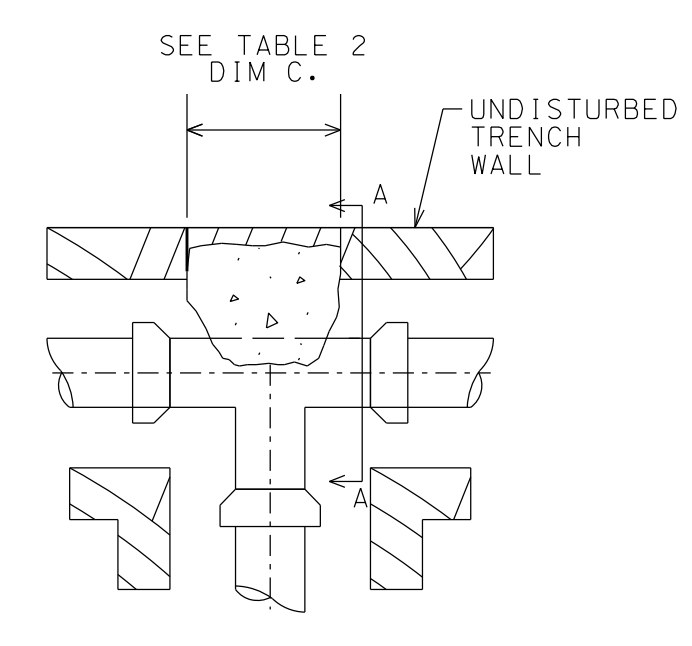
PLAN OF PLUG
NTS



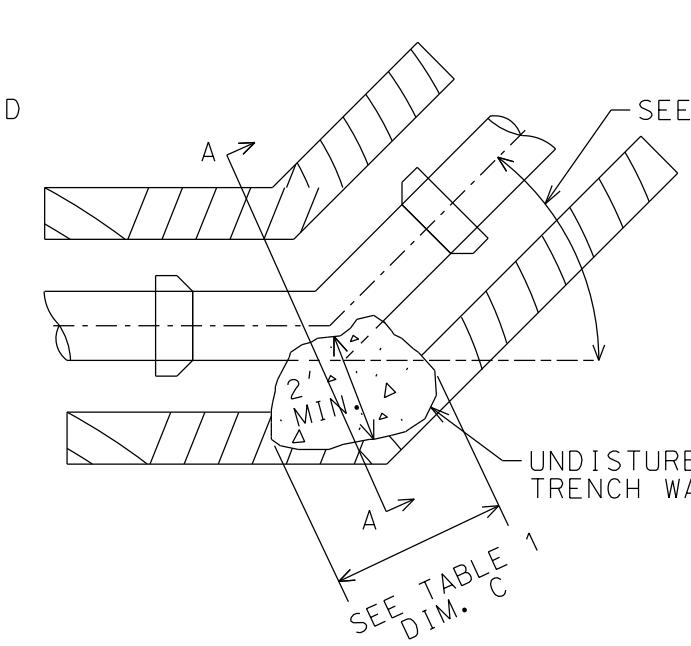
PLAN OF CAP
NTS



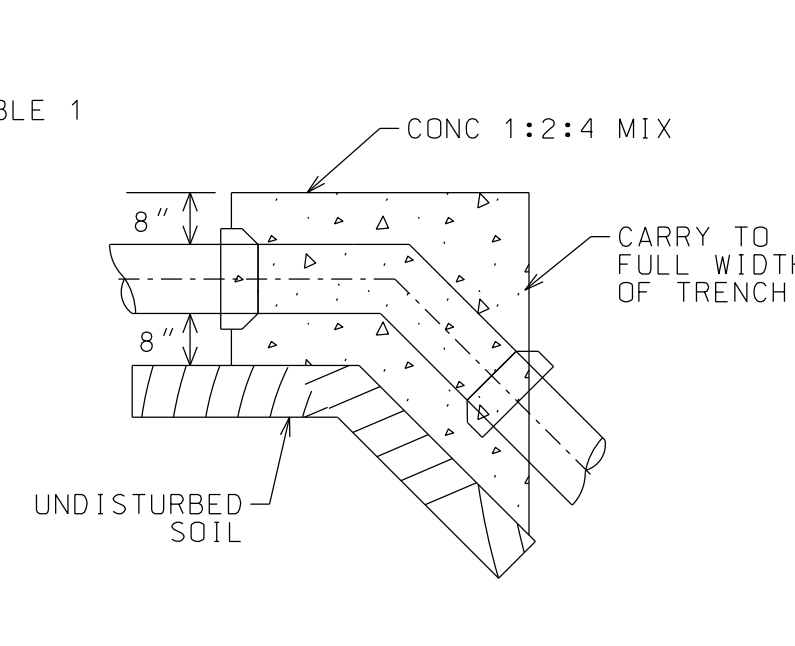
BRANCH WYES AND PLUGS
NTS



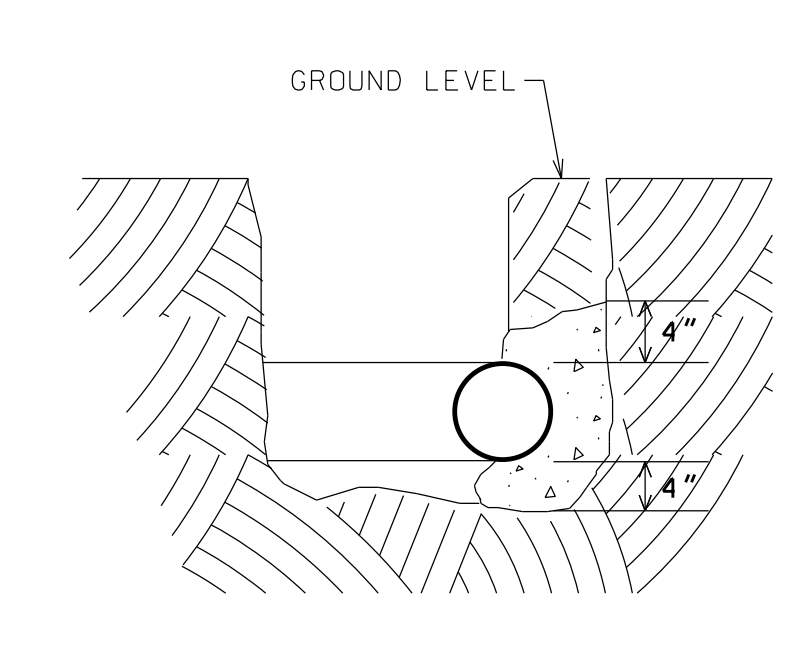
TEES
NTS



BENDS
NTS



SIDE ELEVATION OF VERTICAL BENDS
NTS



SECTION A-A
NTS

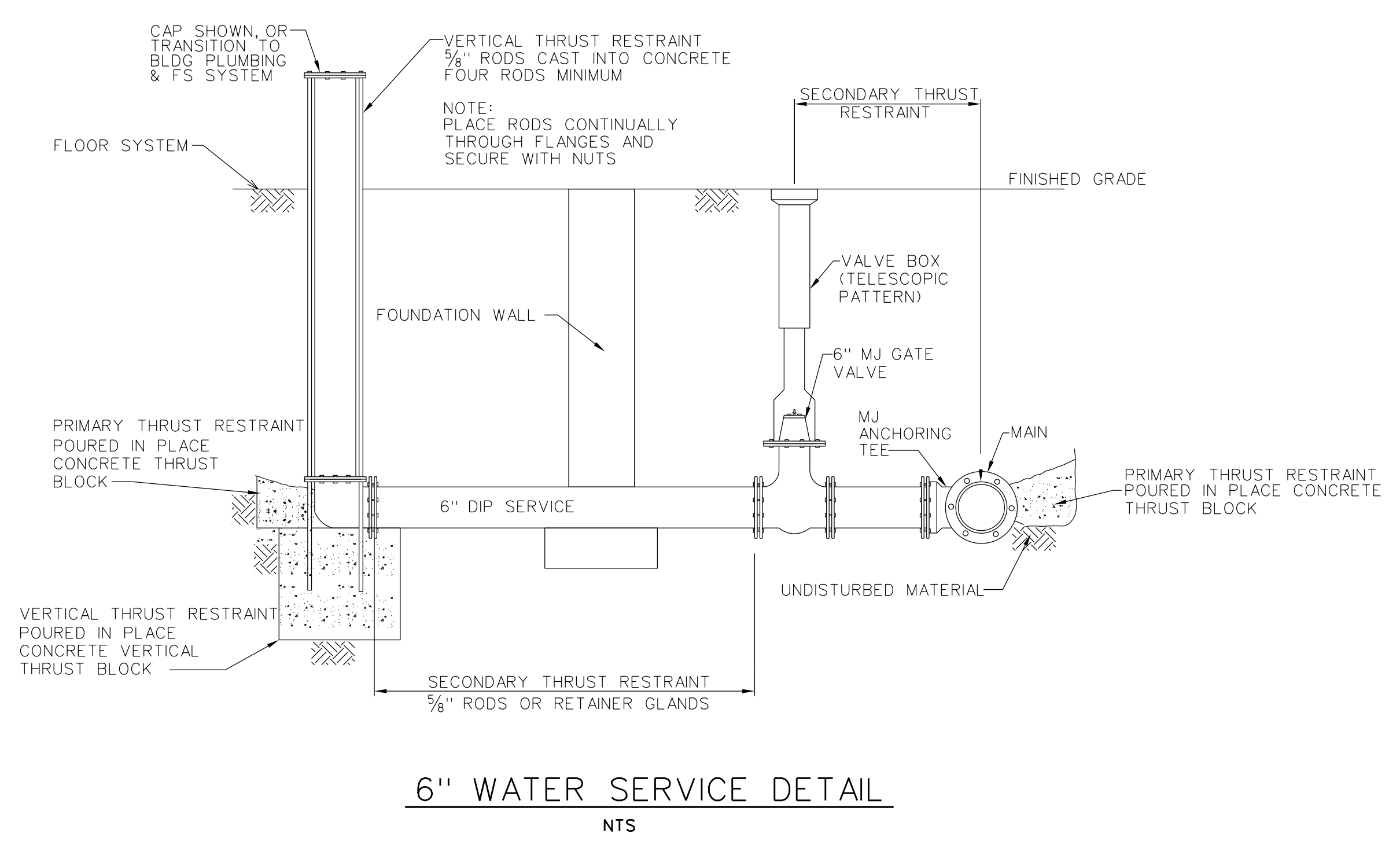
TABLE 1

PIPE DIAM. INCHES	< 22.5 DEG.		22.5 <= 45 DEG.		45 <= 67.5 DEG.		> 67.5 DEG.	
	C FT.-IN.	CONC. C.Y.	C FT.-IN.	CONC. C.Y.	C FT.-IN.	CONC. C.Y.	C FT.-IN.	CONC. C.Y.
6 & SM.	0-4	.03	0-8	.07	1-0	.10	1-3	.14
8	0-6	.07	0-11	.14	1-3	.21	1-10	.28
10	0-8	.11	1-4	.22	1-11	.33	2-9	.44
12	0-11	.16	1-10	.32	2-6	.46	3-7	.64
15	1-3	.23	2-6	.45	3-3	.68	5-0	.90
16	1-4	.25	2-9	.50	3-6	.75	5-5	1.00
18	1-7	.33	3-2	.67	4-5	1.00	6-4	1.33

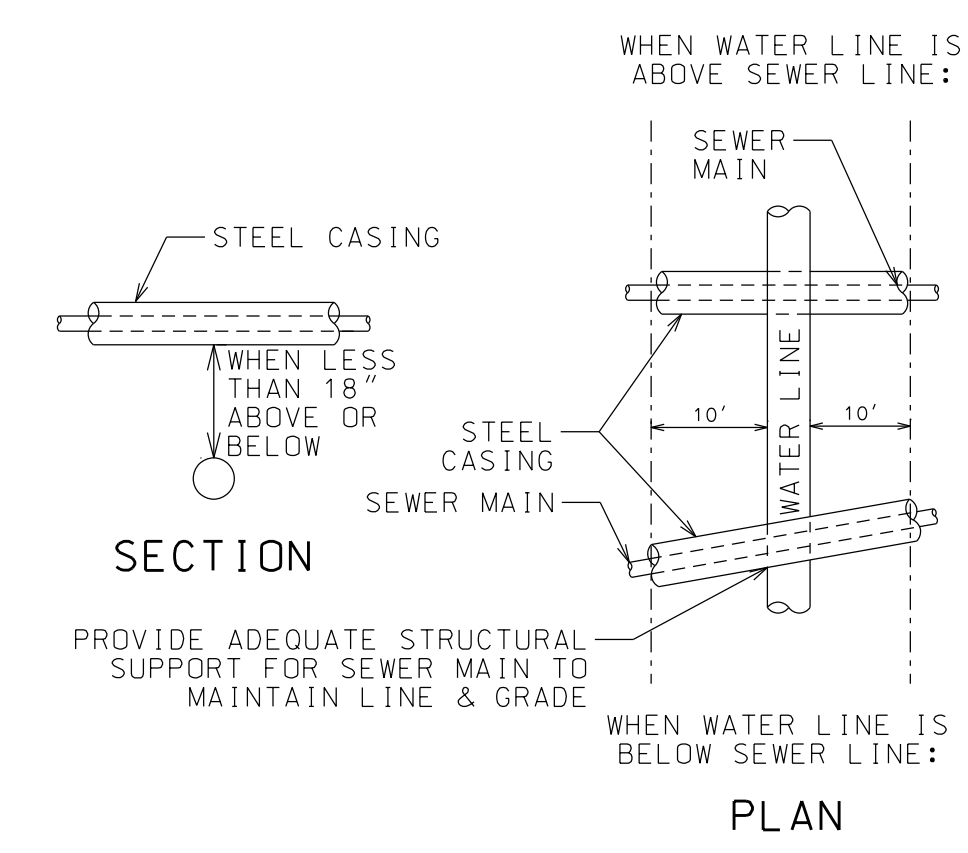
TABLE 2

PIPE DIAM. INCHES	C FT.-IN.	C.Y. OF CONCRETE	
		TEES & PLUGS	WYES
6 & SM.	0-9	.06	.13
8	1-2	.18	.25
10	1-9	.50	.42
12	2-2	.39	.55
14	3-0	.65	.88
16	3-3	.70	.98
18	3-10	.89	1.24

THRUST BLOCKS
NTS



6" WATER SERVICE DETAIL
NTS



WATER & SEWER LINE CROSSING DETAIL
NTS

NOTES:
 1. MIN 18" VERTICAL DISTANCE BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER MAIN, EITHER ABOVE OR BELOW.
 2. SEWER MAIN SHALL BE ENCASED IN A STEEL CASING WHICH EXTENDS MIN 10' ON BOTH SIDES OF CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN.
 3. SEWER MAIN JOINTS SHALL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM WATER MAIN JOINTS. A FULL LENGTH OF PIPE SHALL BE CENTERED ON THE CROSSING LOCATION.
 4. WHERE WATER MAIN CROSSES UNDER SEWER MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER MAIN TO MAINTAIN LINE & GRADE.



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SARANAC LOFTS
SARANAC LAKE, NY

PROJECT NAME

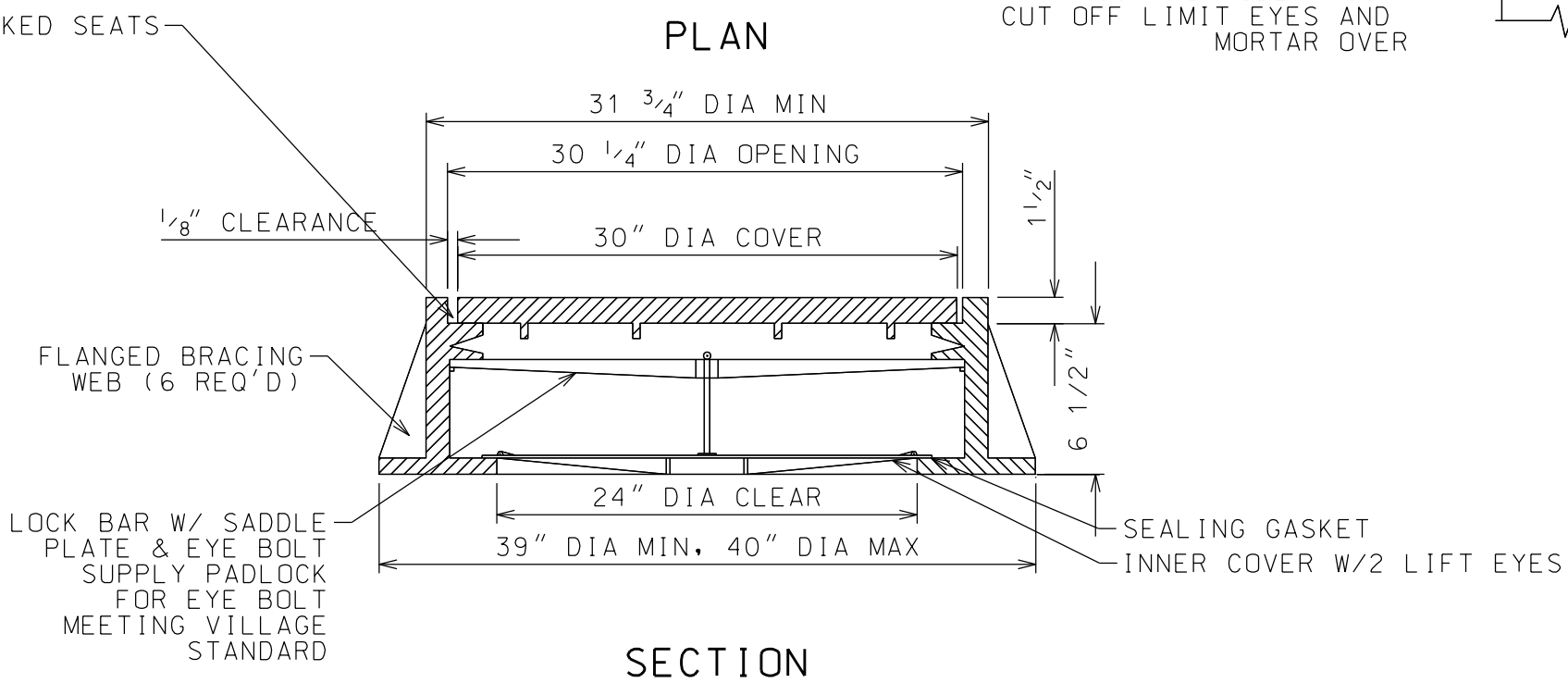
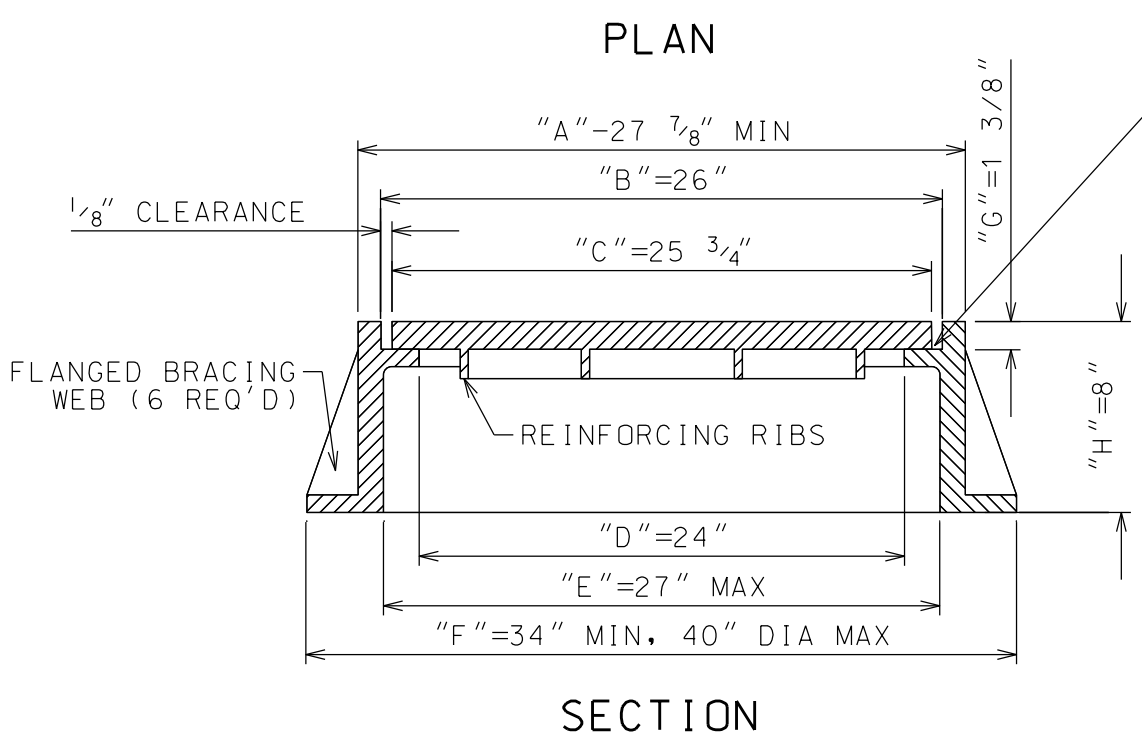
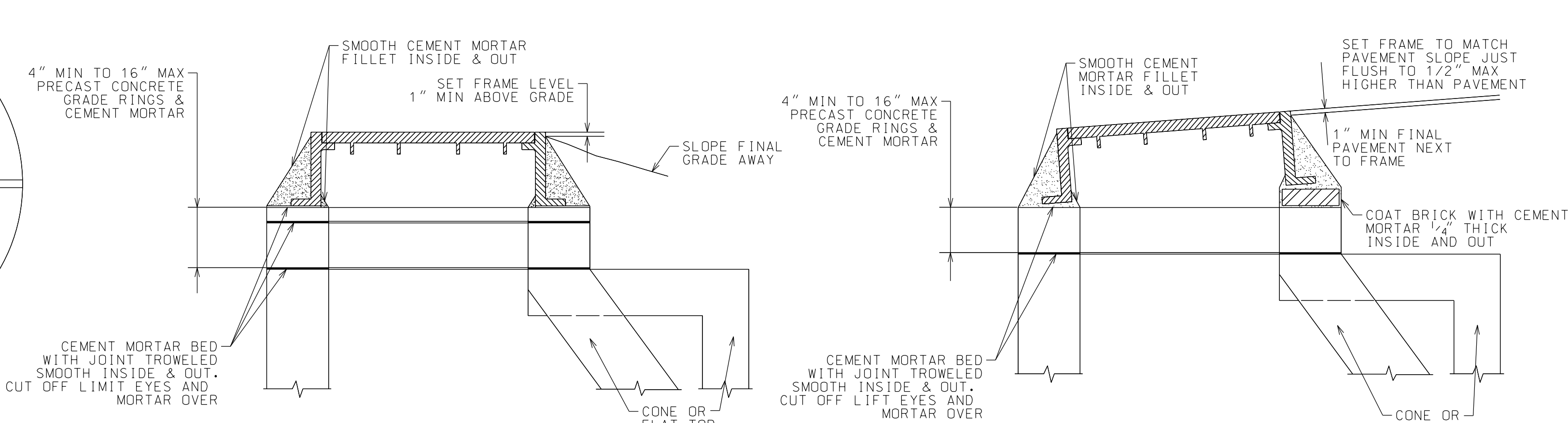
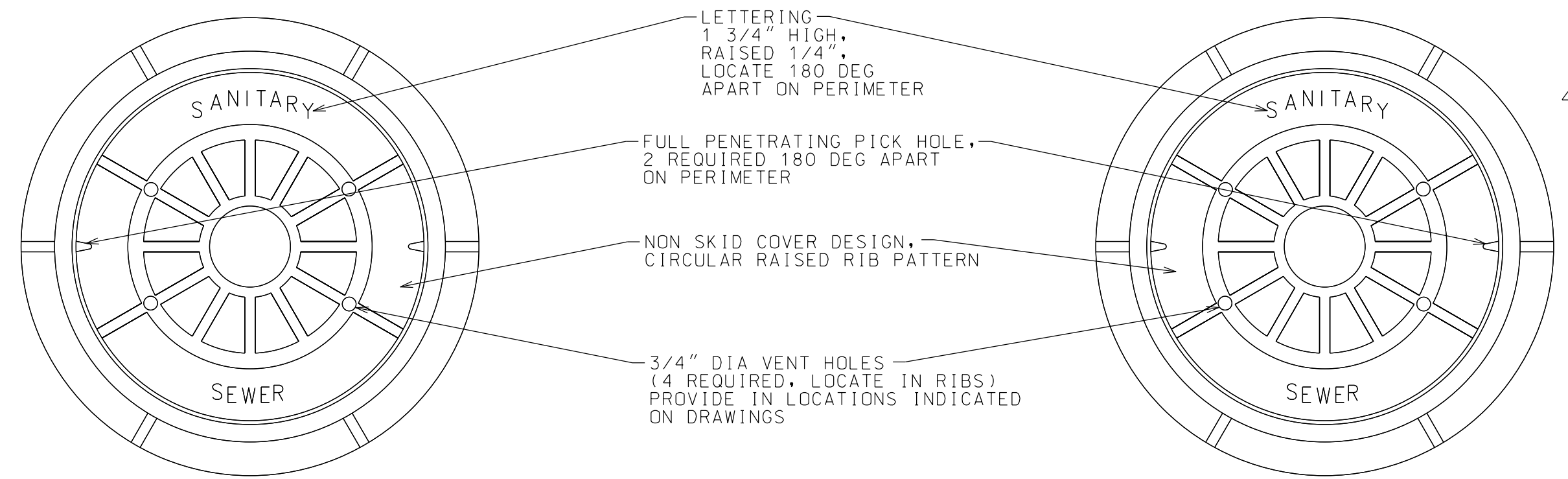
LOCATION

SARANAC LAKE, NY

DATE ISSUED FOR REV

03.12.21 SITE PLAN REVIEW

03.19.21 APA SUBMISSION



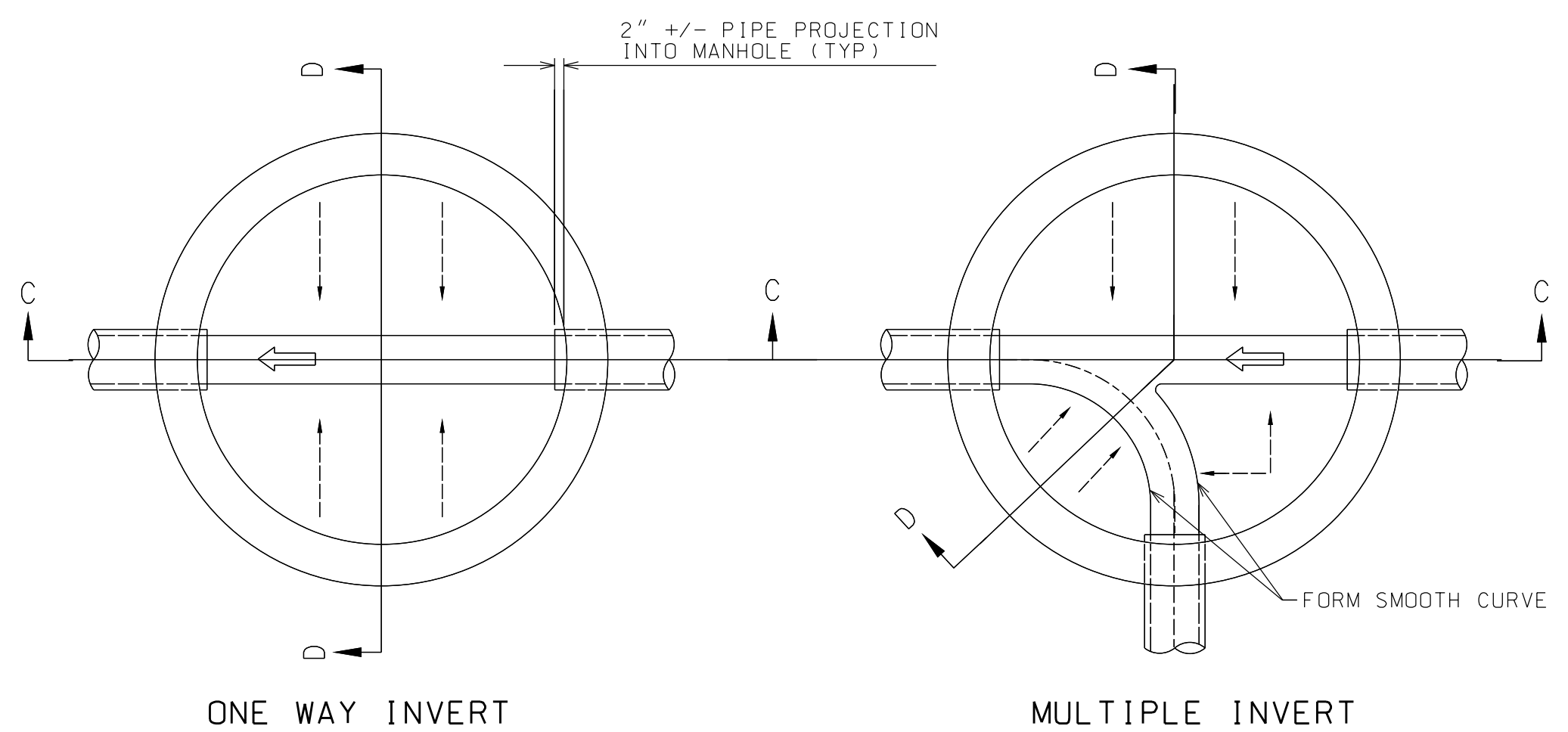
STANDARD CAST IRON MH COVER DETAIL
NTS

WATERTIGHT CAST IRON MH COVER DETAIL
NTS (USE ONLY WHEN SPECIFIED)

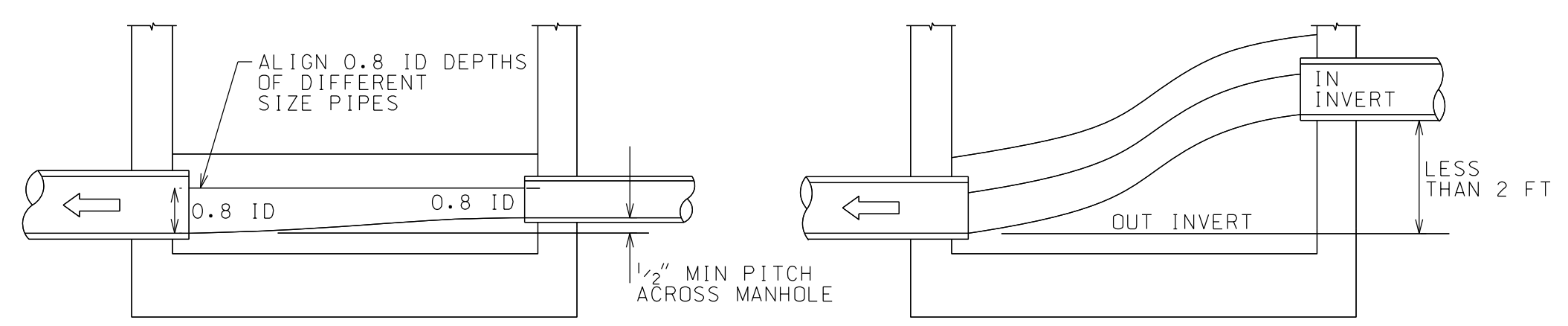
CAST IRON MH COVER INSTALLATION DETAIL
NTS

ACCEPTABLE MANHOLE FRAMES AND COVERS

MANUFACTURER	PATTERN NUMBER	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	COVER	FRAME	APPROX. WT. (LBS)
CAMPBELL FOUNDRY	1009	27 7/8	26	25 3/4	24	27	34 1/2	3 7/8	8	160	220	
SYRACUSE CASTING	SC1009	27 7/8	26	25 3/4	24	27	34 1/2	3 7/8	8	165	240	
RICHARD FOUNDRY	A-2780	28					34			165	215	
WOODWARD FOUNDRY	W-1213											

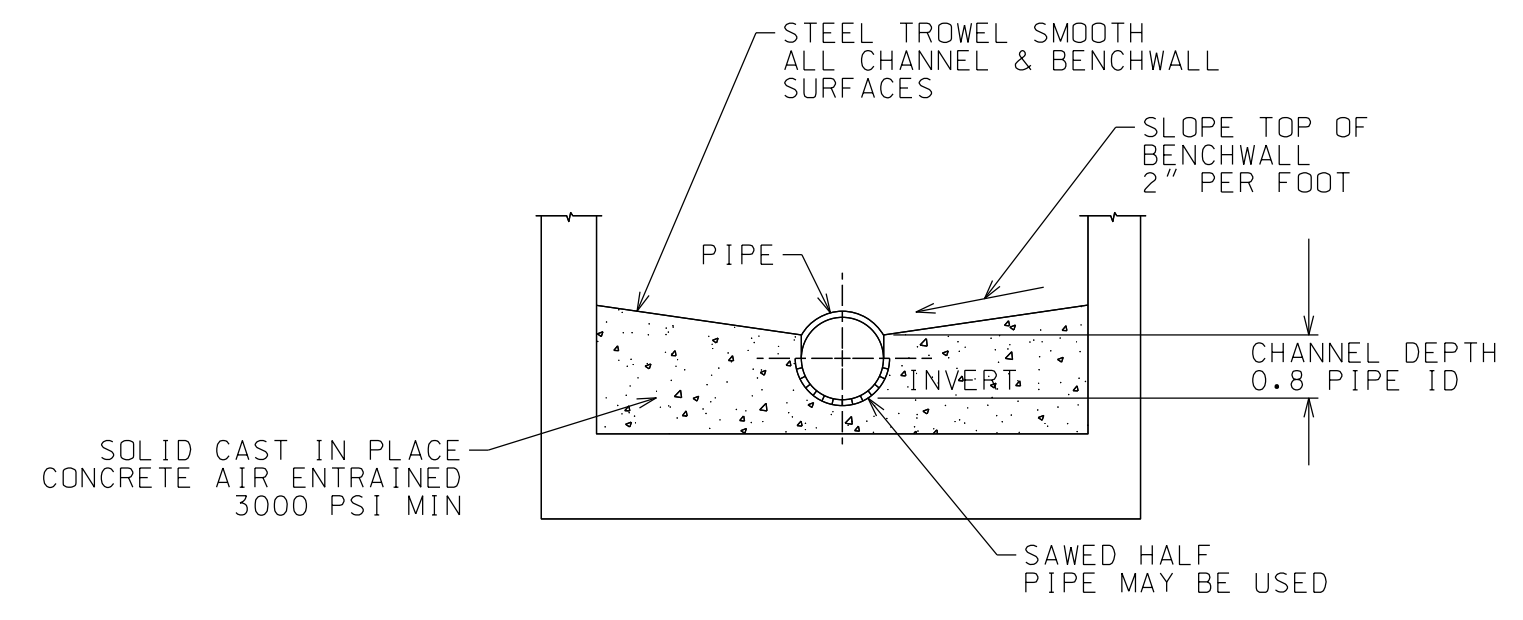


STUB INVERT TO BE CONSTRUCTED BY CONTRACTOR AT TIME OF STUB



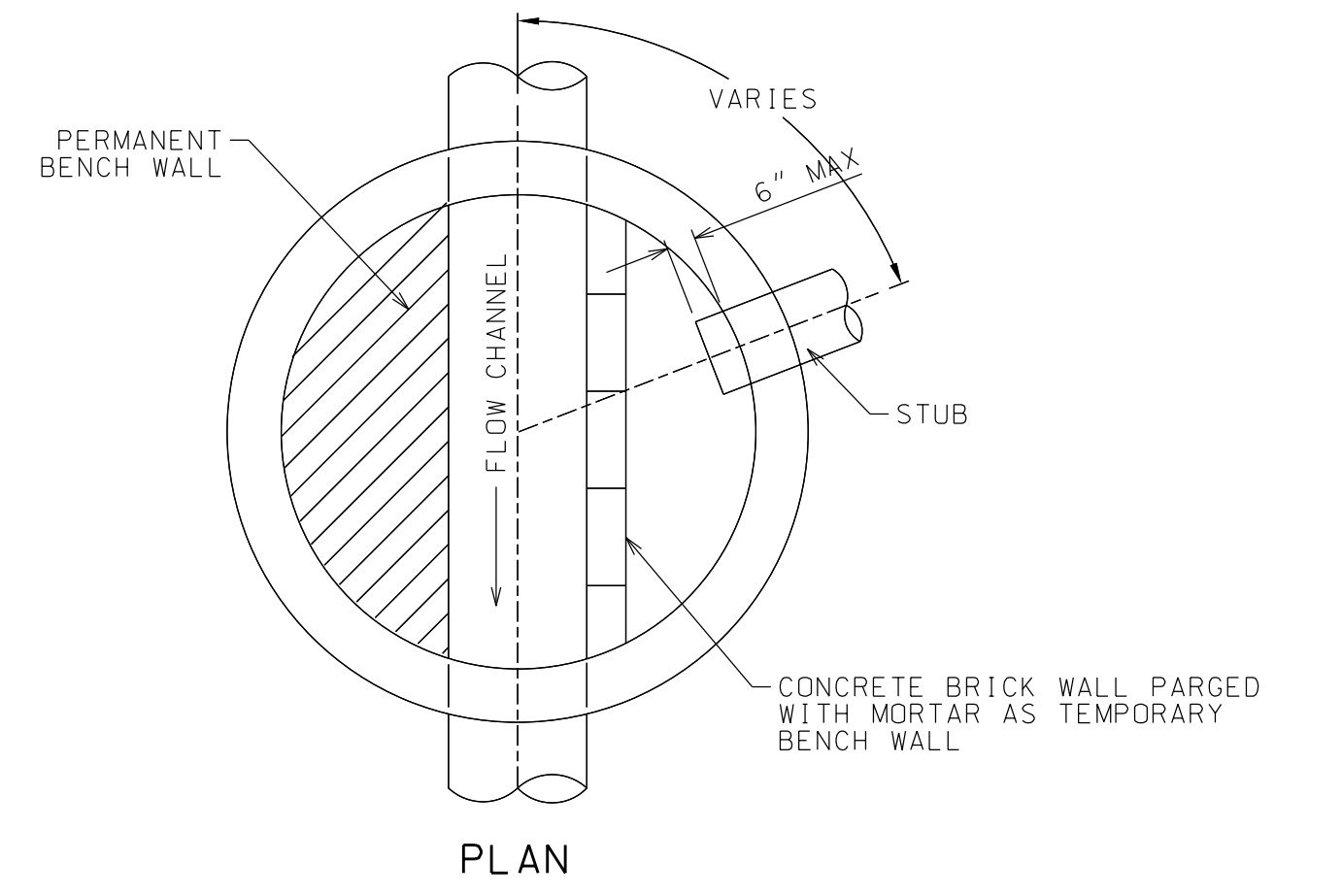
STANDARD INVERT SMOOTH DROP INVERT FILLET

SECTION C-C



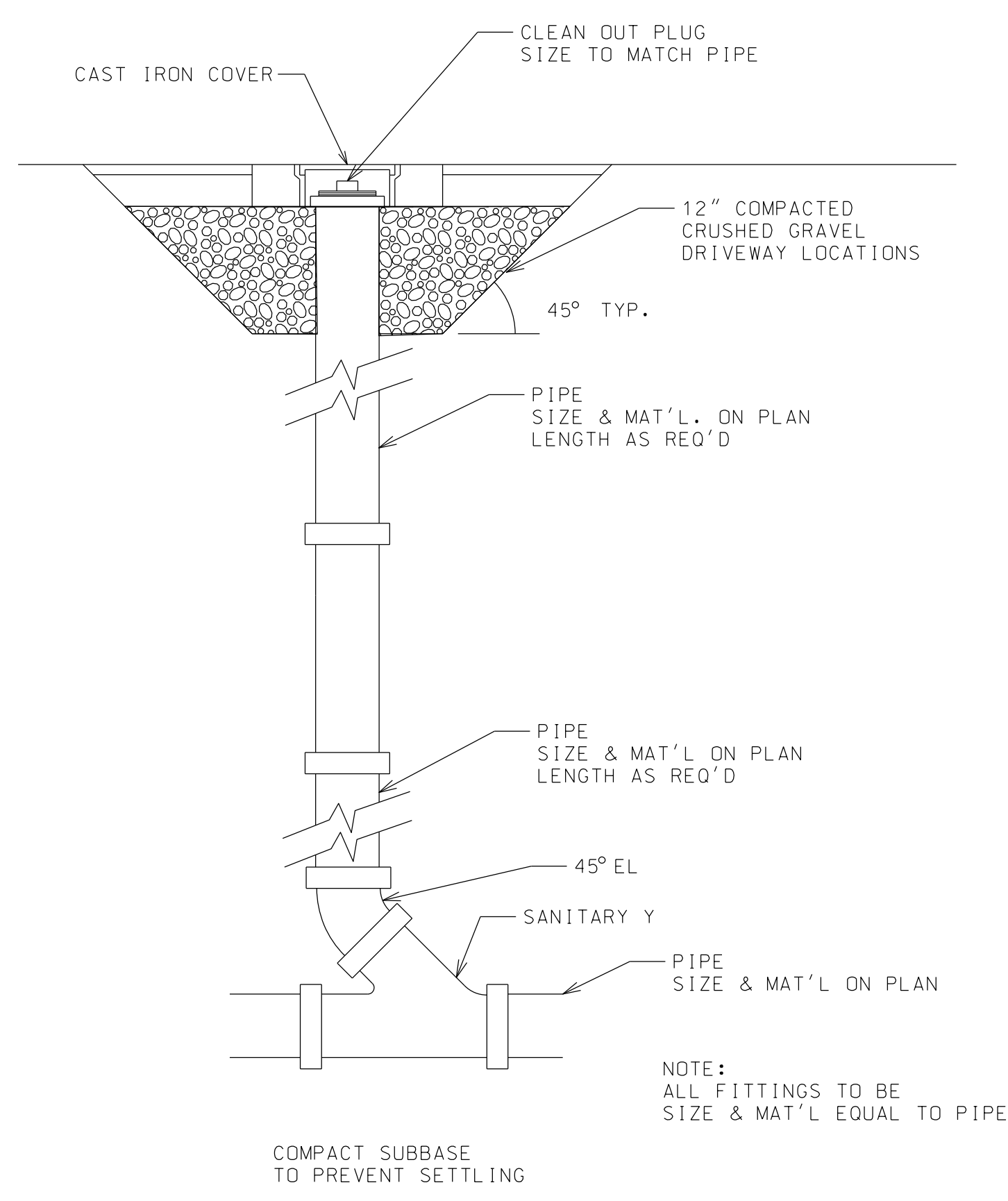
SECTION D-D

INVERT, CHANNEL, & BENCHWALLS
NTS



SECTION

TYPICAL STUB DETAIL
NTS



CLEANOUT DETAIL
NTS

SHEET



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SARANAC LOFTS
SARANAC LAKE, NY

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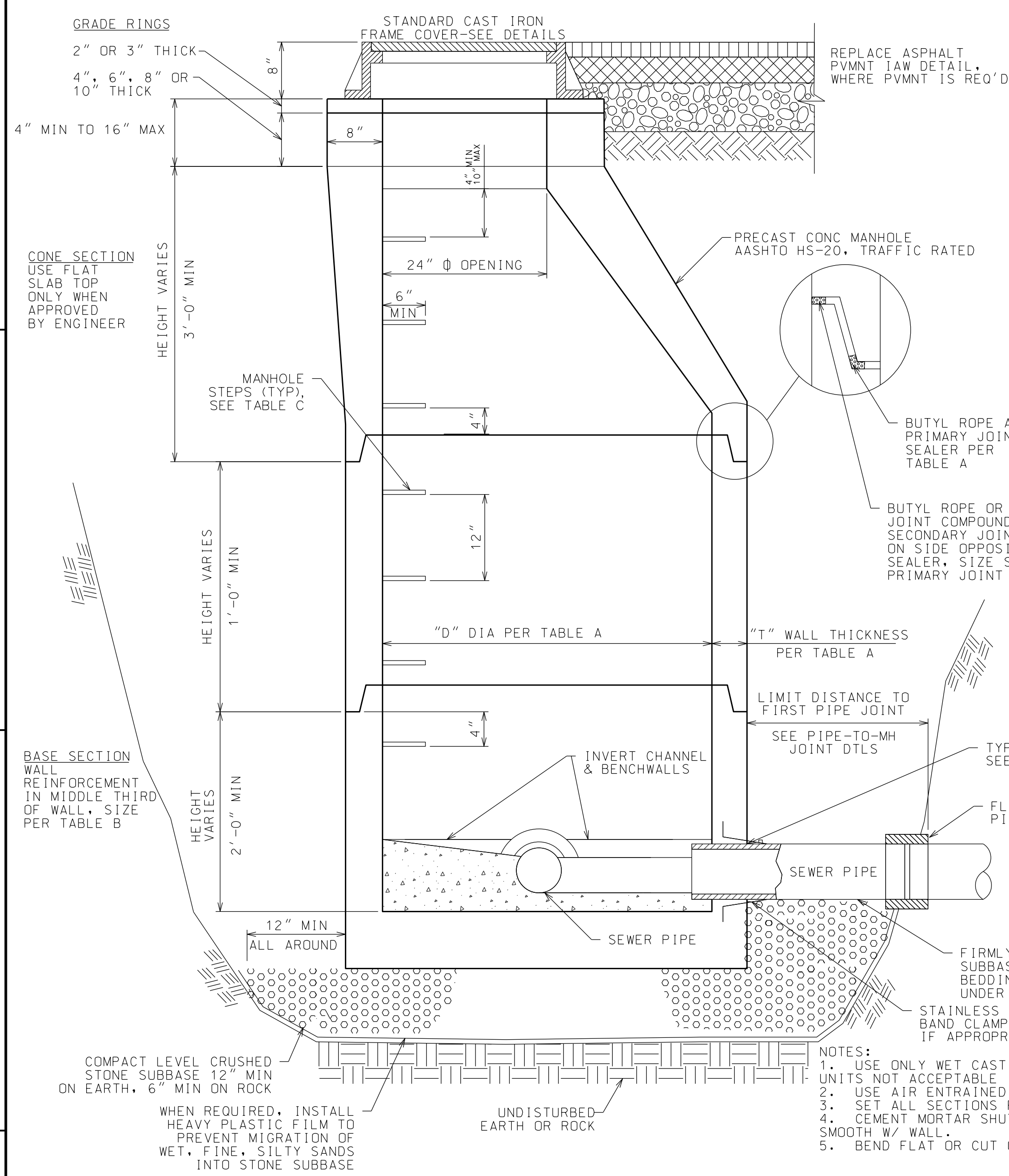
LOCATION
SARANAC LAKE, NY

DATE	ISSUED FOR	REV
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03.19.21	APA SUBMISSION	

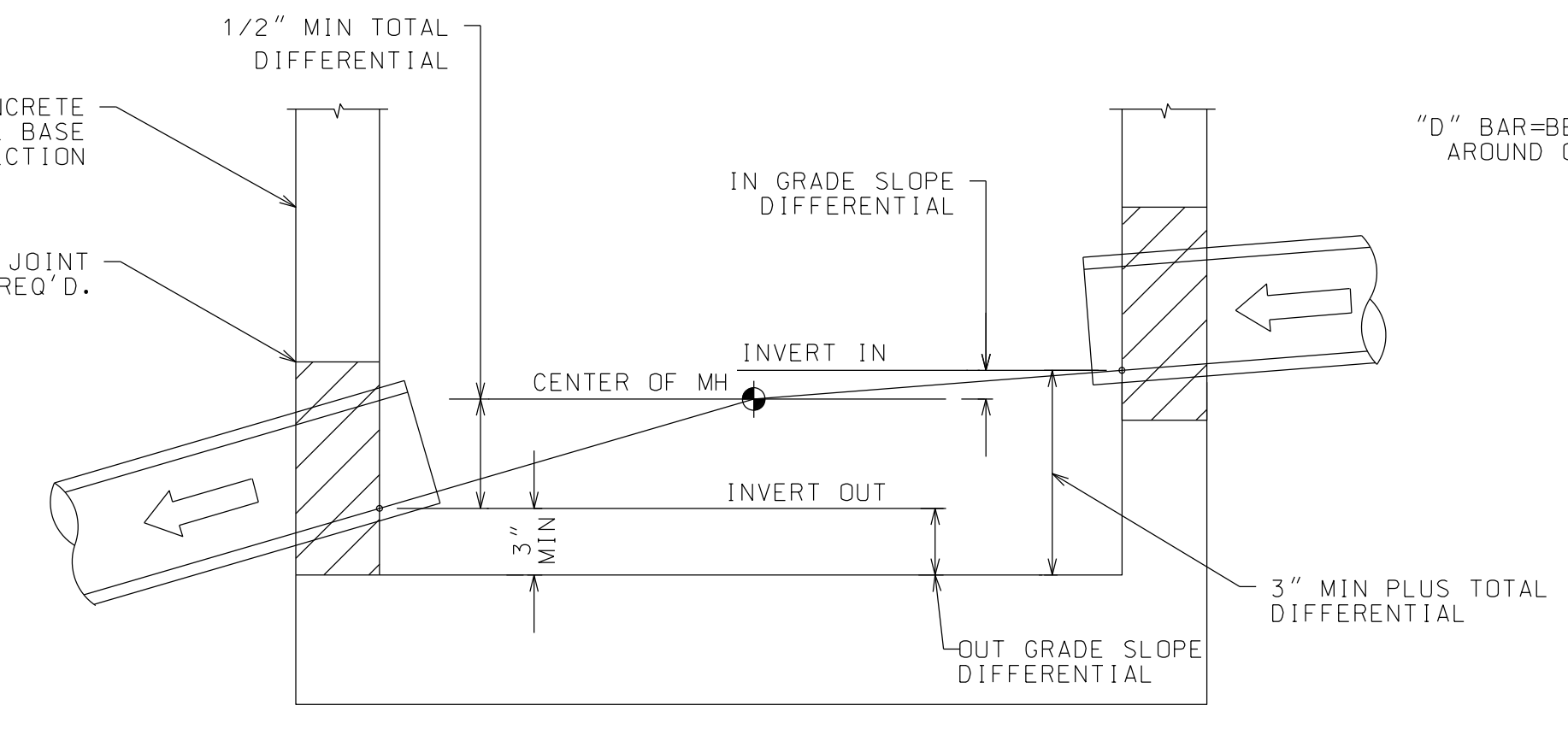
DRAWN BY: JA GARSO
 CHECKED BY: TJ NORTHRUP
 PROJECT #: 20-070
 ORIGINAL 24"x36"

TITLE
SEWER DETAILS

SHEET
C27



PRECAST CONCRETE MANHOLE
NTS



PIPE TO MANHOLE JOINT PLACEMENT DETAIL
NTS

TABLE A

OUTLET SEWER PIPE SIZE	"D" DIA MIN	"T" WALL THICKNESS MIN	BUTYL ROPE JOINT SEALER SIZE
8 IN THRU 24 IN	4 FT	5 IN	1 IN WIDE
30 IN	5 FT	6 IN	1 1/2 IN WIDE

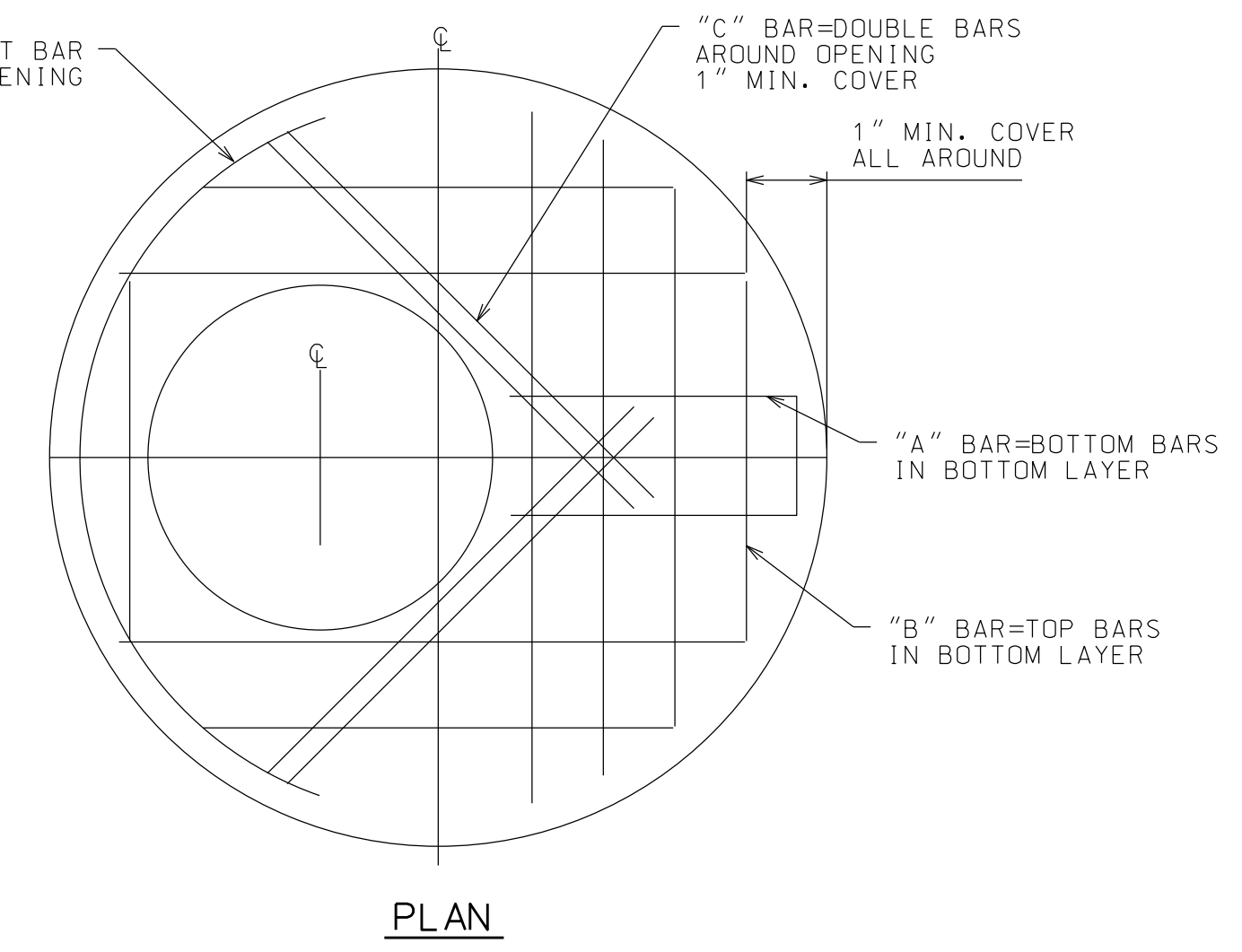
TABLE B

MANHOLE DIAMETER	CIRCUMFERENTIAL STEEL MIN AREA/LIN FT
4 FT	0.12 SQ IN
5 FT	0.15 SQ IN

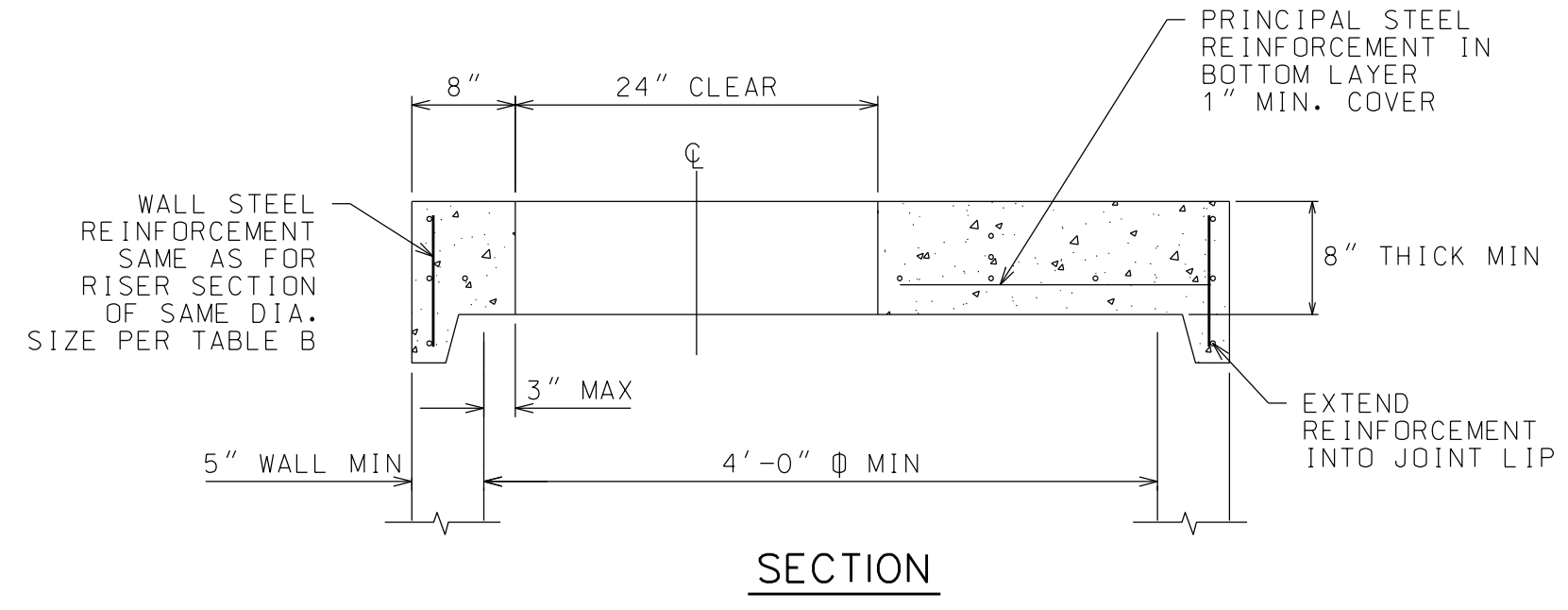
TABLE C

MANUFACTURER	ACCEPTABLE MANHOLE STEPS *	
	GROUTED IN POCKET STEPS ** PATTERN NO.	CAST IN PLACE STEPS ** PATTERN NO.
AMERICAN STEP	ML-13-NCR	
LANE	P-14850	
MA INDUSTRIES	PS2-PF	PS2-PF

* - LOCATE STEPS IN LINE OVER WIDEST PORTION OF BENCHWALL
 ** - EMBEDDED 4" INTO WALL. COAT EMBEDDED PORTION PLUS 1" (5" MIN.) W/ ASPHALT



PLAN



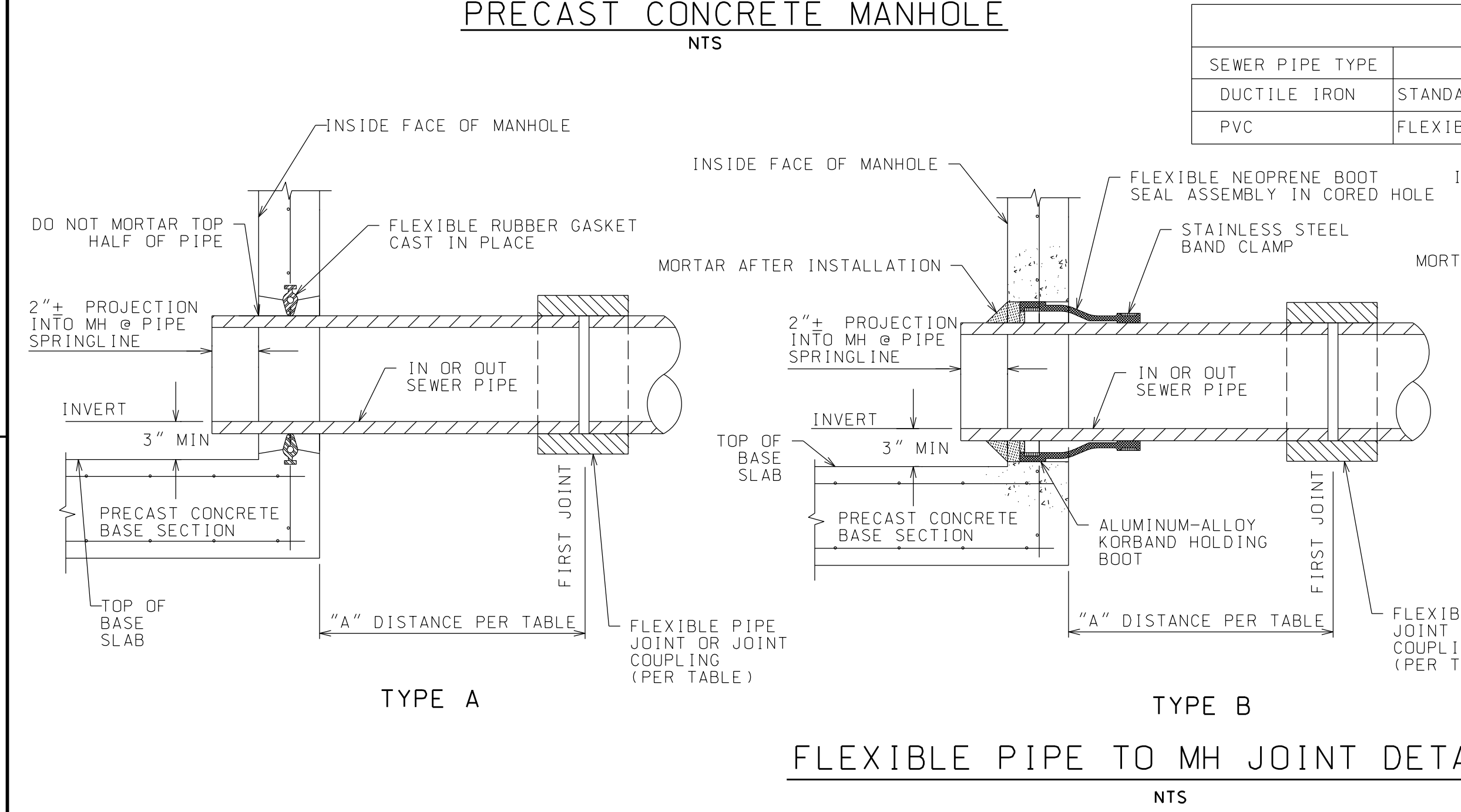
SECTION

PRINCIPAL STEEL REINFORCEMENT

CONDITION	"A" BAR	"B" BAR	"C" BAR	"D" BAR
4 FT DIA MH-GRADE 40 STEEL	#4 @ 9 IN OC	#4 @ 6 IN OC	2- #4 @ 3 FT LG	1- #4 @ 5 FT LG
4 FT DIA MH-GRADE 60 STEEL	#4 @ 13 IN OC	#4 @ 9 IN OC	2- #4 @ 3 FT LG	1- #4 @ 5 FT LG
5 FT DIA MH-GRADE 40 STEEL	#5 @ 6 IN OC	#5 @ 6 IN OC	2- #5 @ 3.5 FT LG	1- #5 @ 5 FT LG
5 FT DIA MH-GRADE 60 STEEL	#5 @ 9 IN OC	#5 @ 9 IN OC	2- #5 @ 3.5 FT LG	1- #5 @ 5 FT LG

- NOTES:
- USE ONLY WHEN CONE SECTION WILL NOT FIT ON SHALLOW MANHOLES.
 - USE AIR ENTRAINED CONCRETE 4000 PSI MIN.
 - FOR OTHER SIZES OF MANHOLE, PROVIDE SUBMITTAL.

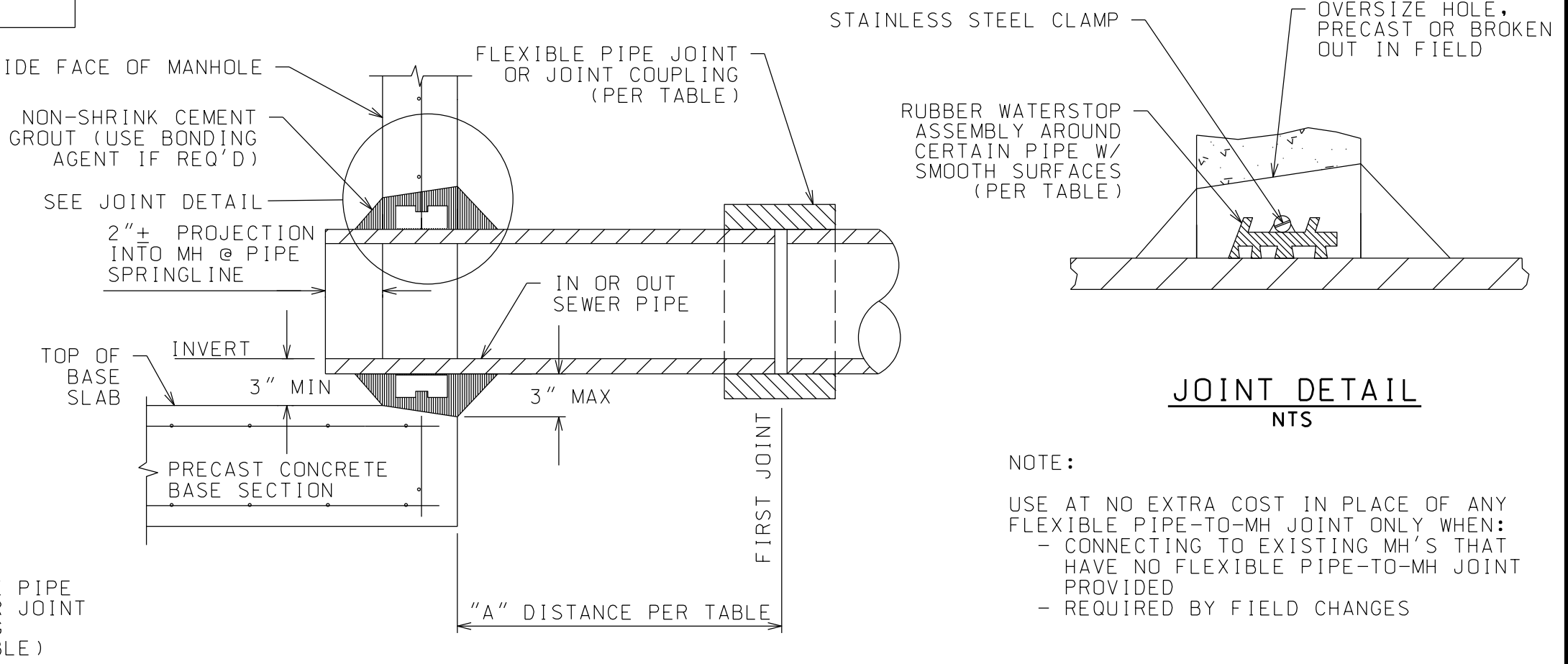
FLAT TOP CONCRETE SLAB
NTS



FLEXIBLE PIPE TO MH JOINT DETAIL
NTS

FLEXIBLE JOINT & WATERSTOP REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FT)	MH WATERSTOP REQ'D
DUCTILE IRON	STANDARD RUBBER GASKET PIPE JOINT ONLY	9 FT MAX	YES
PVC	FLEXIBLE JOINT COUPLING (FERNCO OR EQUAL)	3 FT MAX	YES

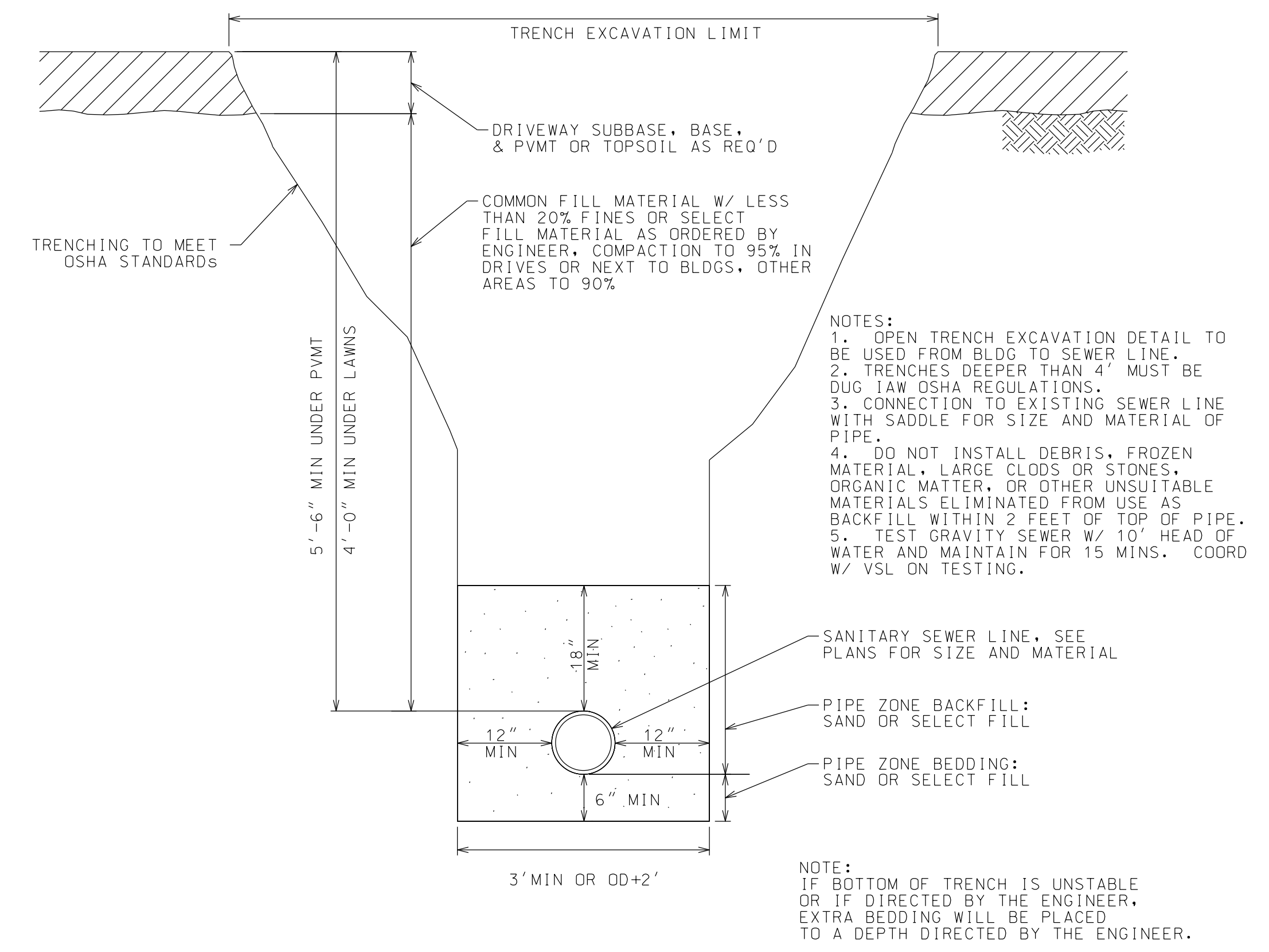


CEMENT GROUTED SEAL PIPE-TO-MH DETAIL
NTS

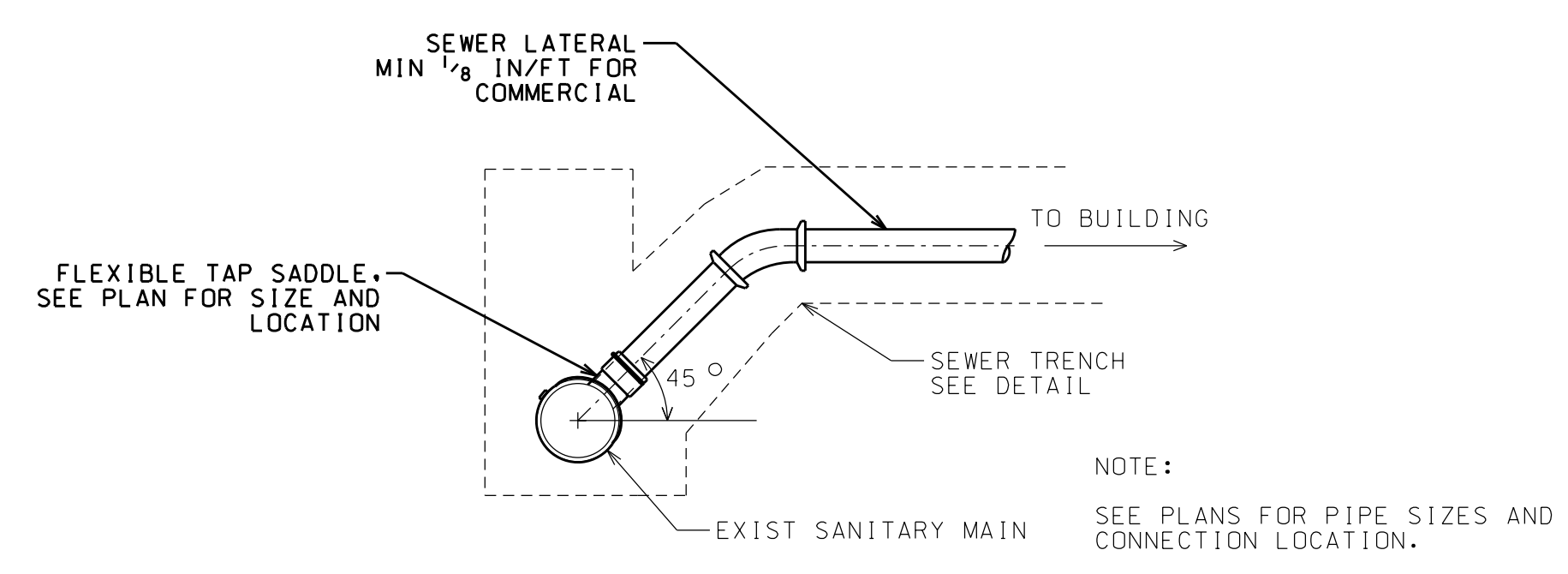
NOTE:
 USE AT NO EXTRA COST IN PLACE OF ANY FLEXIBLE PIPE-TO-MH JOINT ONLY WHEN:
 - CONNECTING TO EXISTING MH'S THAT HAVE NO FLEXIBLE PIPE-TO-MH JOINT PROVIDED
 - REQUIRED BY FIELD CHANGES



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SEWER TRENCH SECTION
NTS



TYPICAL SANITARY LATERAL CONNECTION
NTS

SARANAC LOFTS
SARANAC LAKE, NY

PROJECT NAME

LOCATION
SARANAC LAKE, NY

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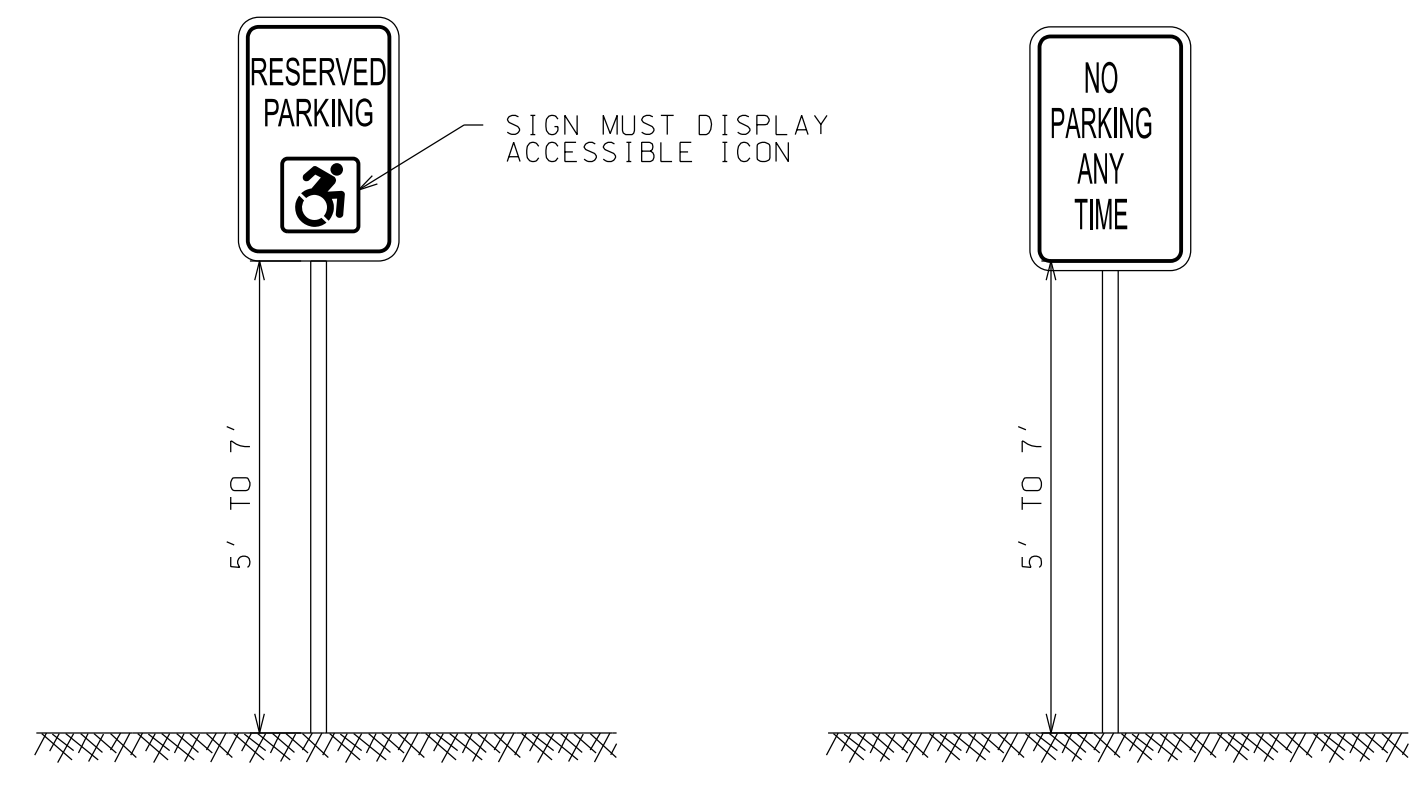
DRAWN BY: JA GARSO
CHECKED BY: TJ NORTHRUP
PROJECT #: 20-070
ORIGINAL 24"x36"

TITLE
SEWER DETAILS

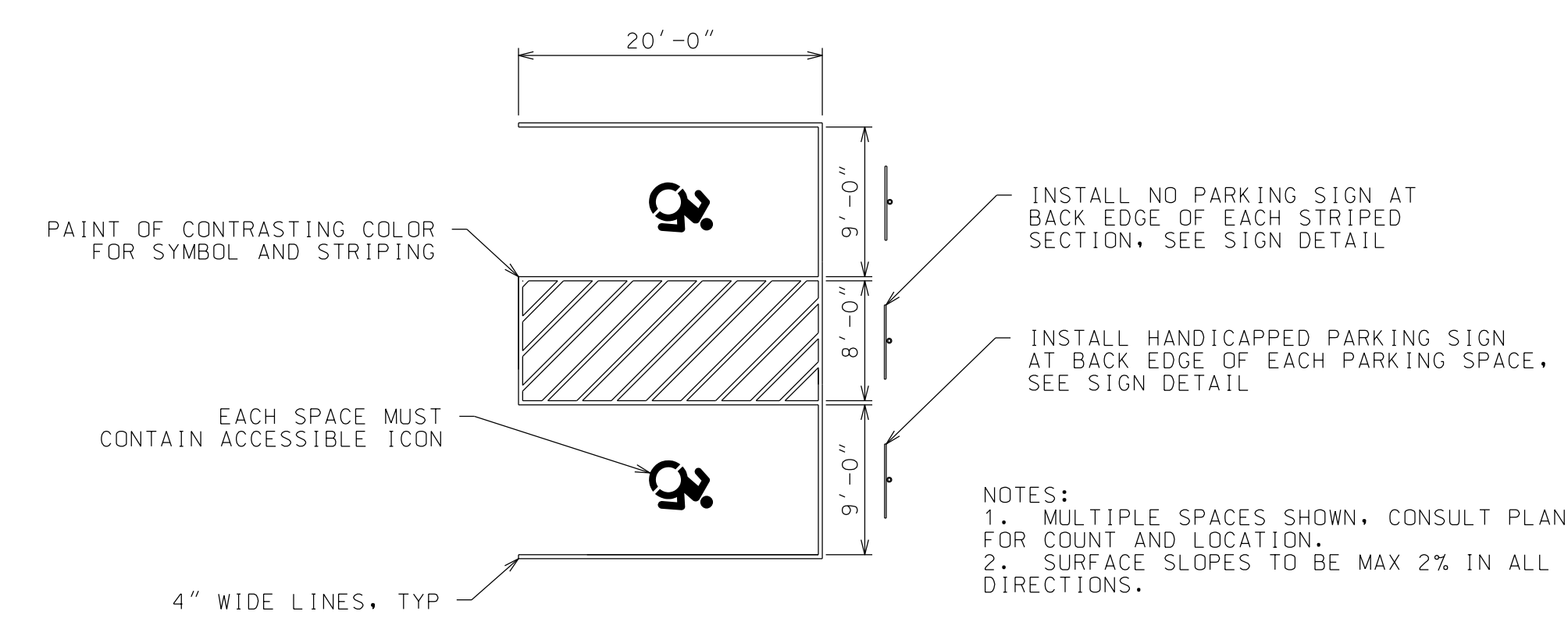
SHEET
C28



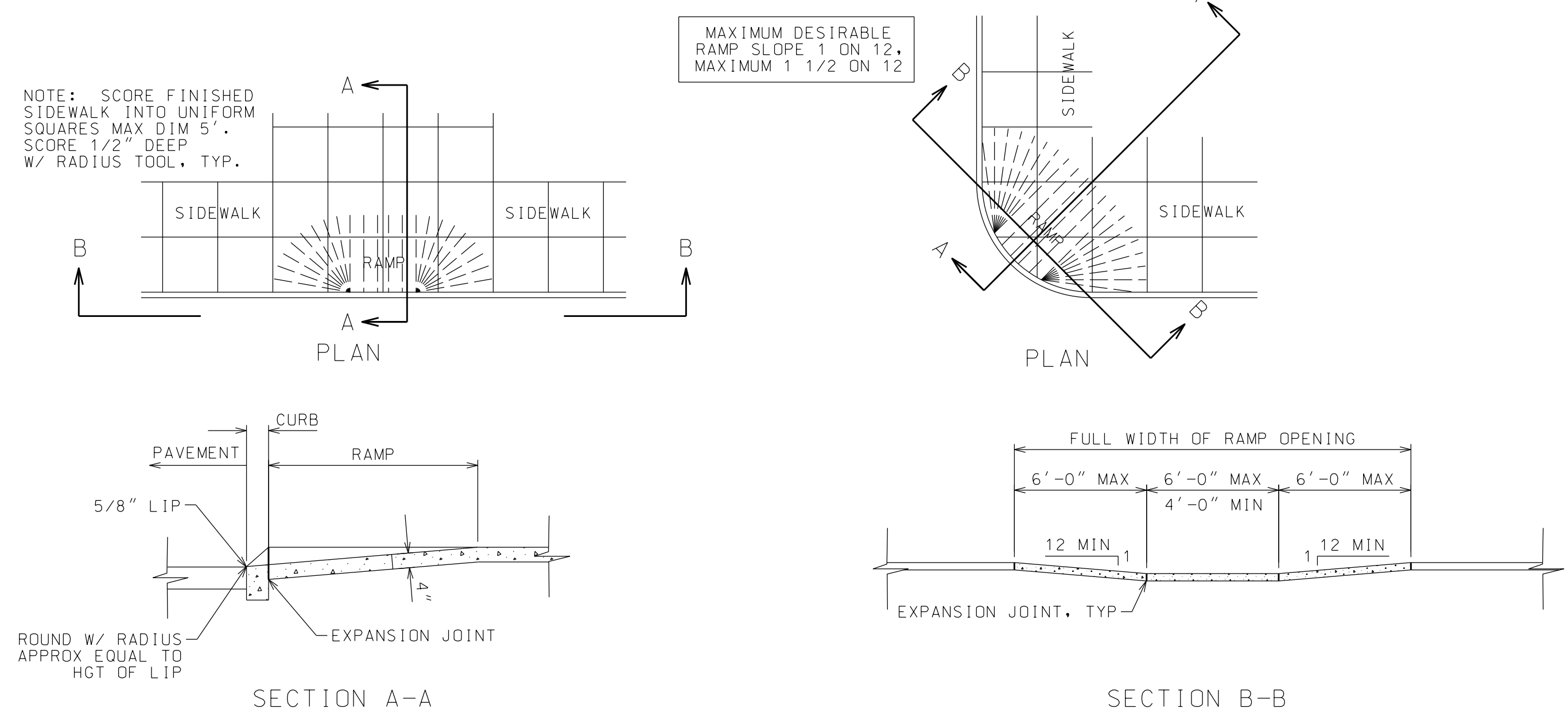
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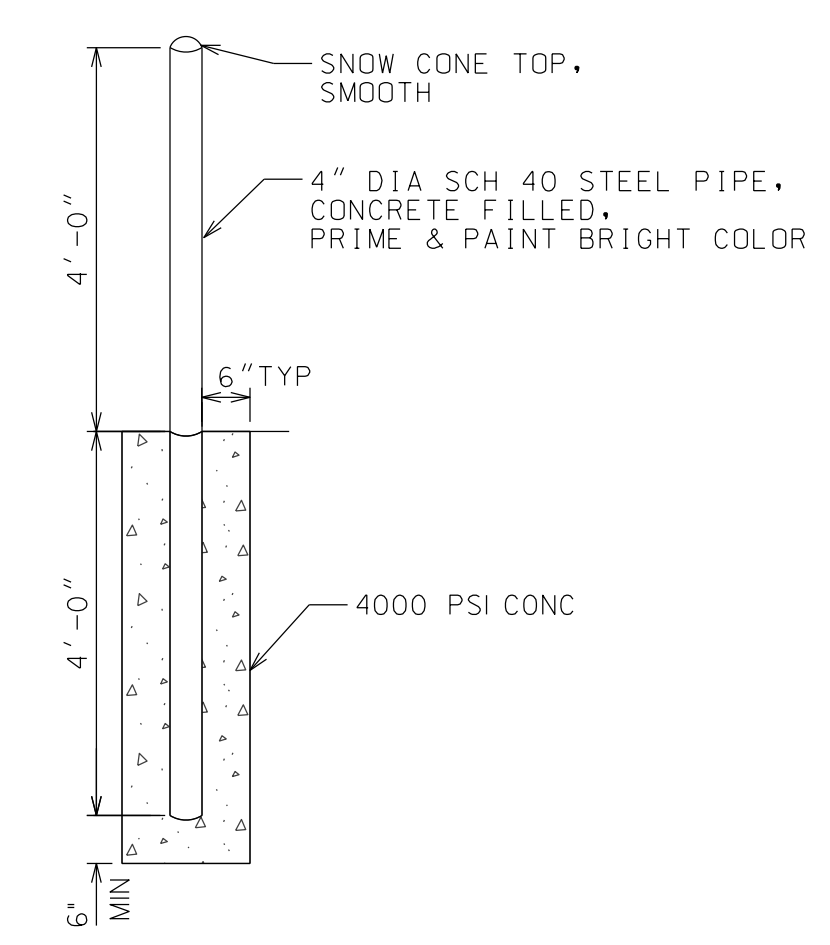
SIGN DETAILS
 NOTE: SIGNS MAY BE MOUNTED ON STRUCTURE IF APPROVED BY THE ENGINEER.



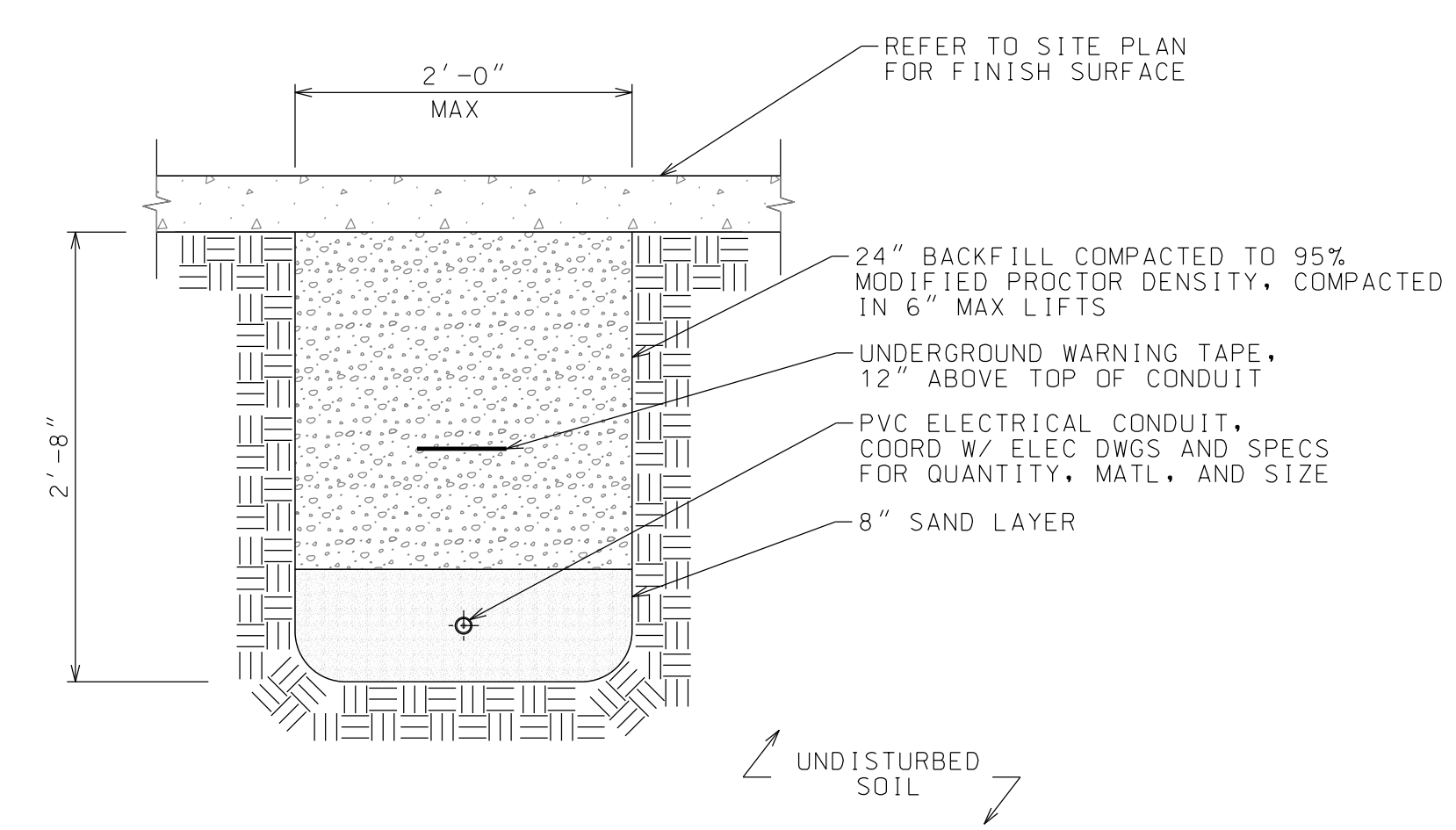
ACCESSIBLE PARKING SPACE DETAILS
 NTS



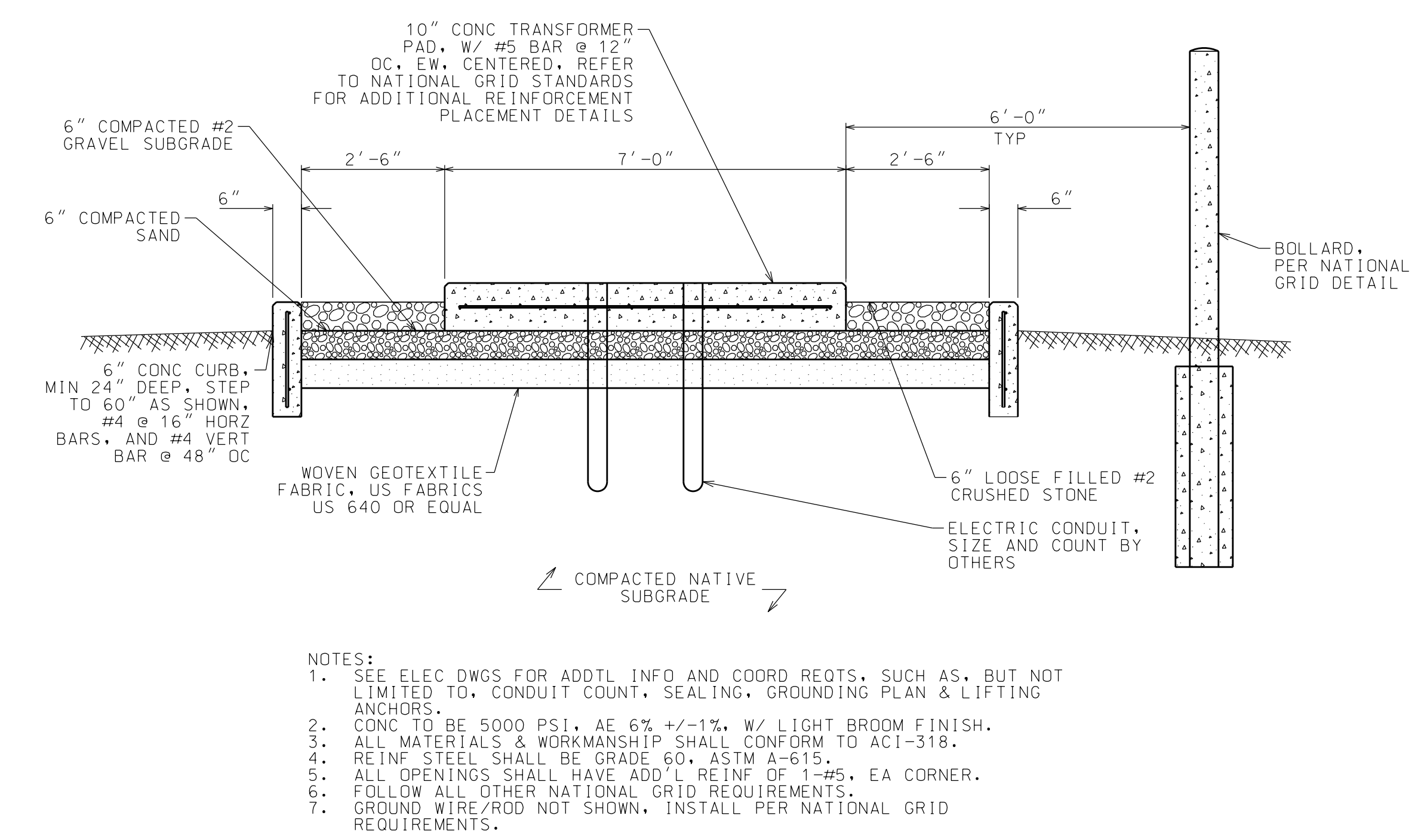
ACCESSIBLE RAMP DETAILS
 NTS



EXTERIOR BOLLARD DETAIL
 NTS



ELECTRICAL CONDUIT DETAIL
 NTS



TRANSFORMER PAD DETAIL
 NTS

SARANAC LOFTS
 SARANAC LAKE, NY

PROJECT NAME

LOCATION
 SARANAC LAKE, NY

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03.19.21	APA SUBMISSION	

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PROJECT #: 20-070

ORIGINAL 24"x36"

TITLE

SITE DETAILS

SHEET



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SARANAC LAKE, NY

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SARANAC LAKE, NY

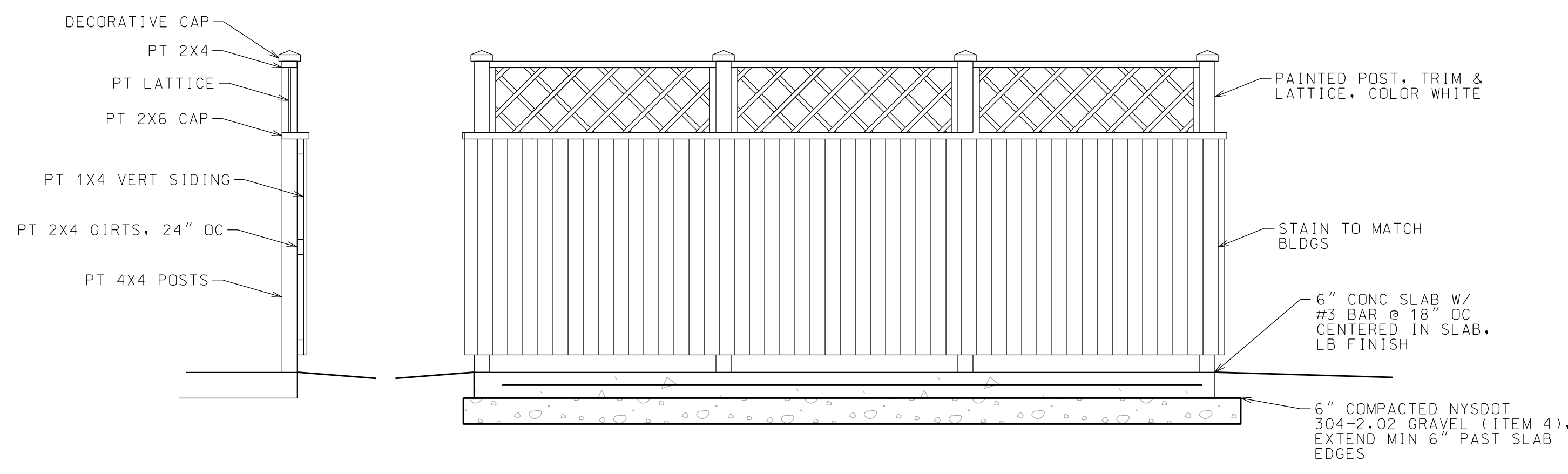
DATE	ISSUED FOR	REV
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03.19.21	APA SUBMISSION	A
07.12.22	UPDATES	B

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CHECKED BY: TJ NORTHROP
PROJECT #: 20-070
ORIGINAL 24"x36"

TITLE

SITE DETAILS

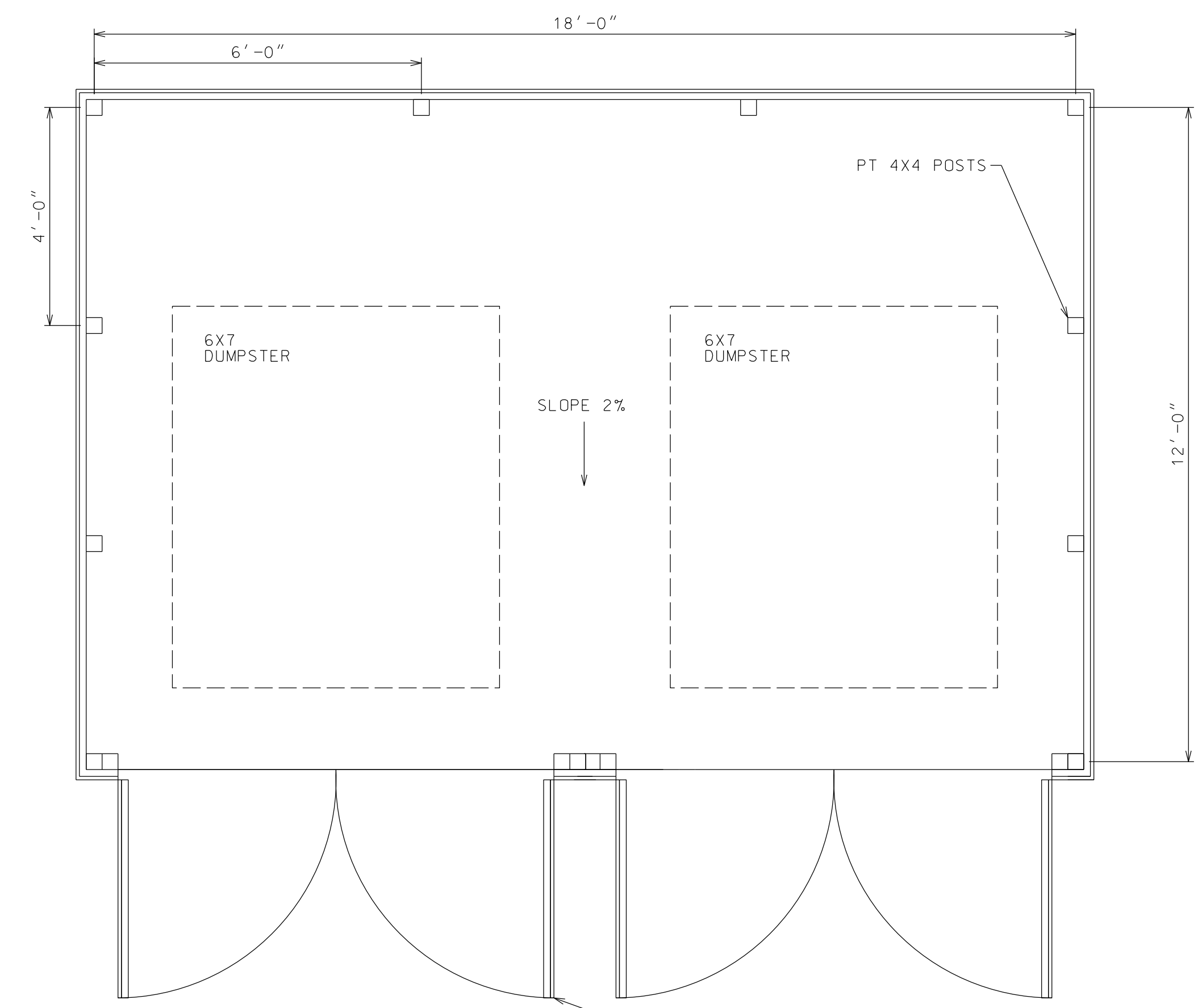
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SECTION

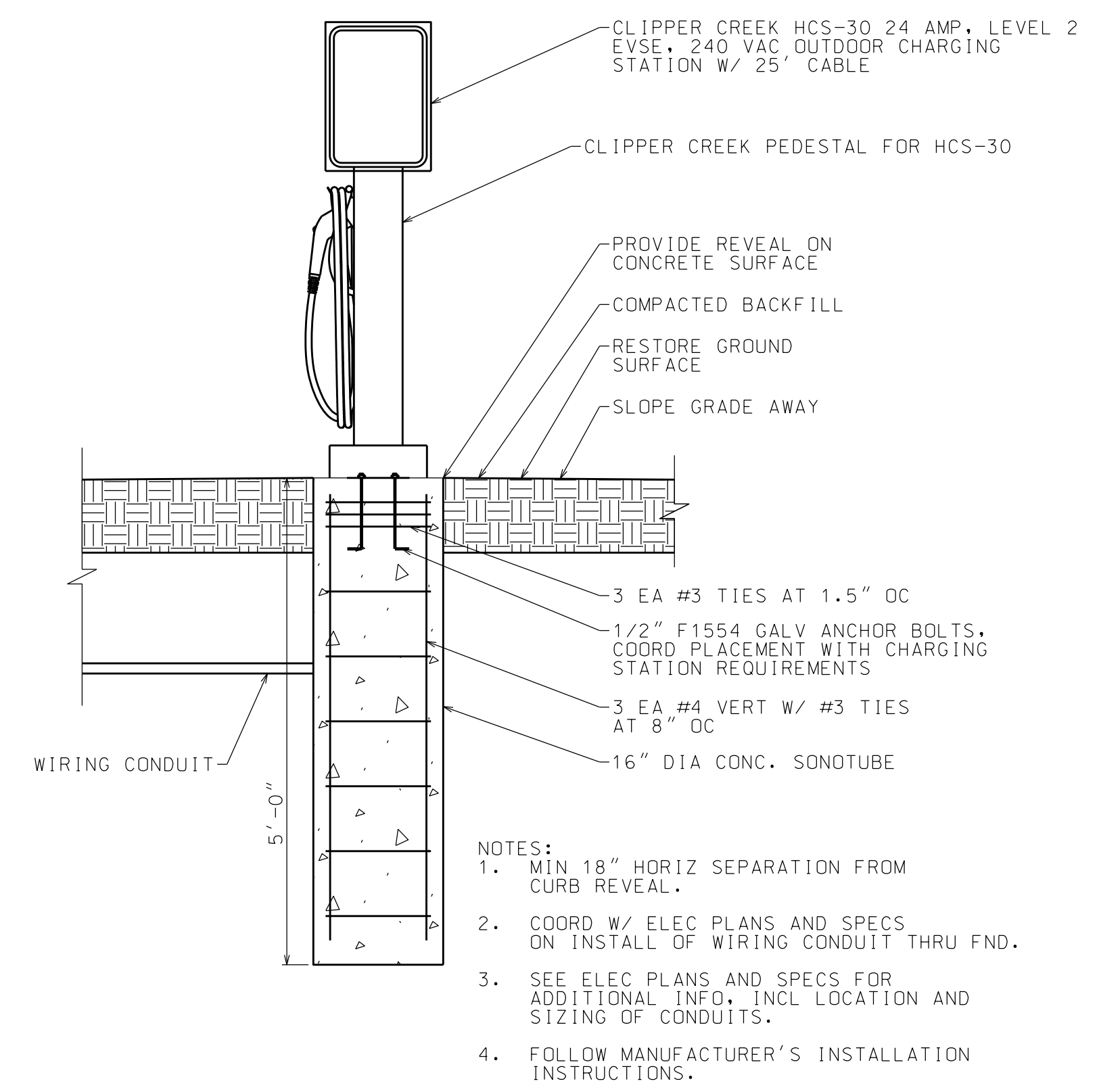
ELEVATION

DUMPSTER ENCLOSURE DETAIL
1/2" = 1'



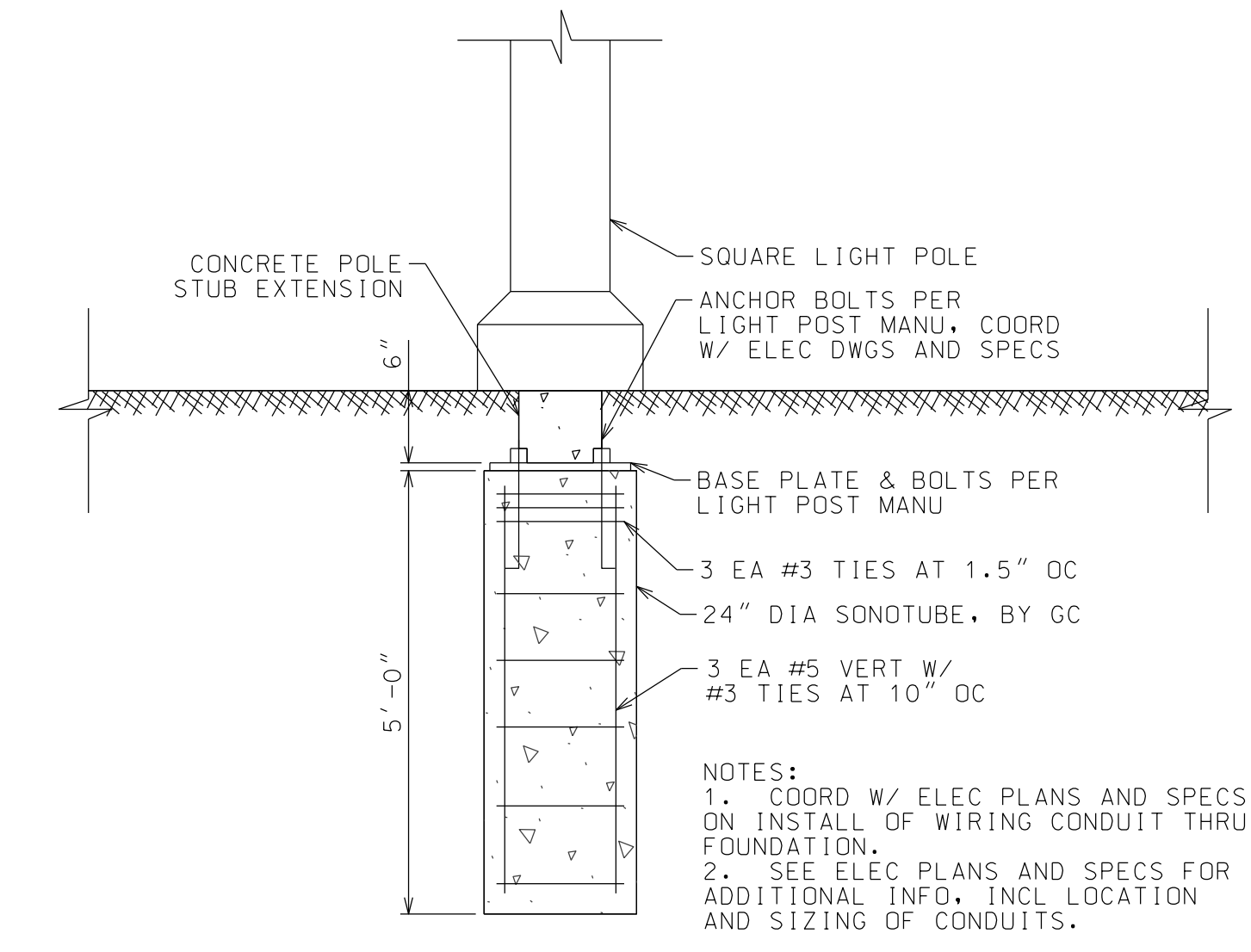
PLAN

DOUBLE 48" WIDE DOORS TO MATCH ENCLOSURE. PROVIDE SUBMITTAL ON CROSS BRACING AND LATCH FOR APPROVAL.



EVSE CHARGING STATION DETAIL
3/4" = 1'-0"

- NOTES:
- MIN 18" HORIZ SEPARATION FROM CURB REVEAL.
 - COORD W/ ELEC PLANS AND SPECS ON INSTALL OF WIRING CONDUIT THRU FND.
 - SEE ELEC PLANS AND SPECS FOR ADDITIONAL INFO, INCL LOCATION AND SIZING OF CONDUITS.
 - FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.



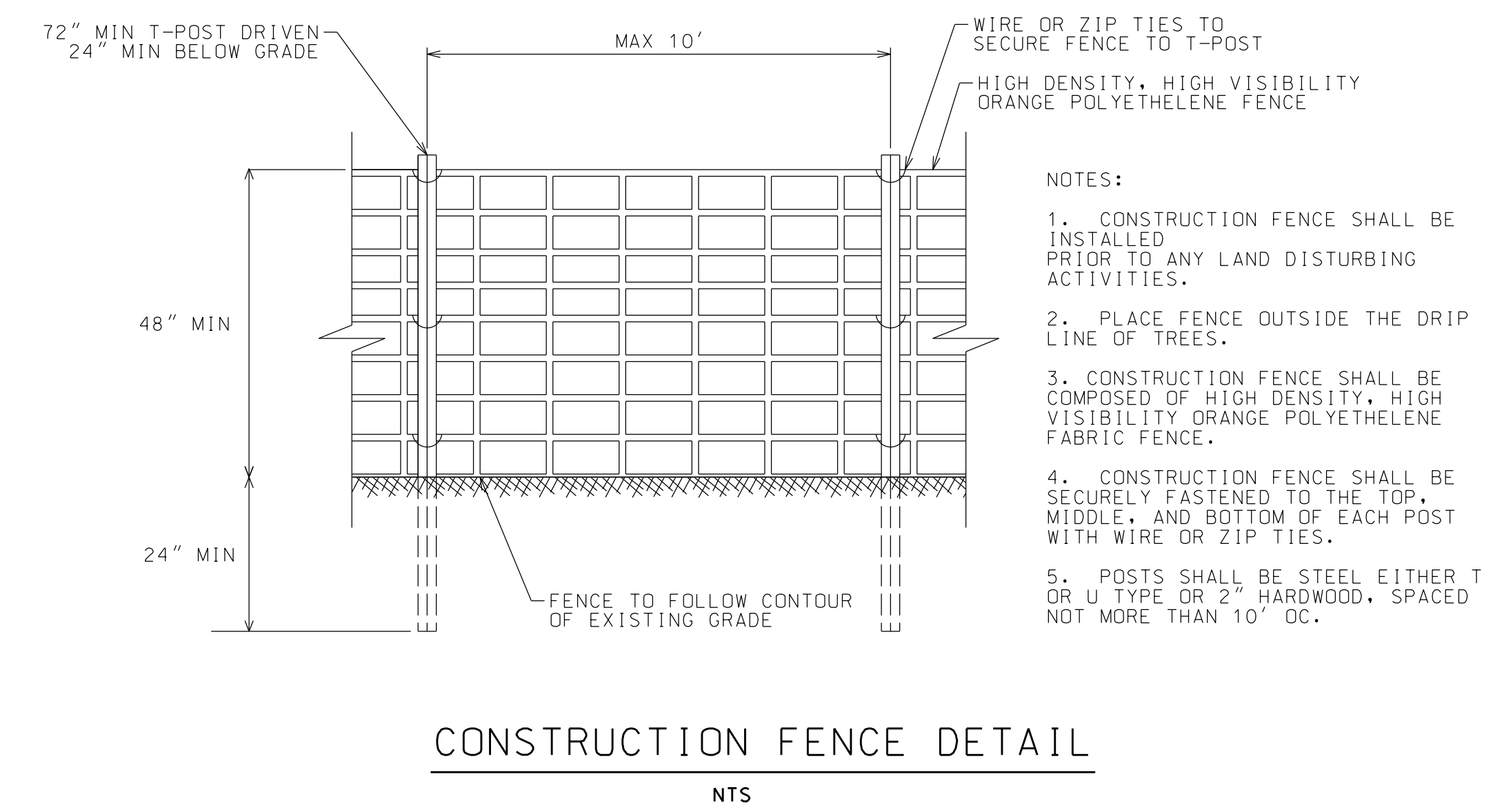
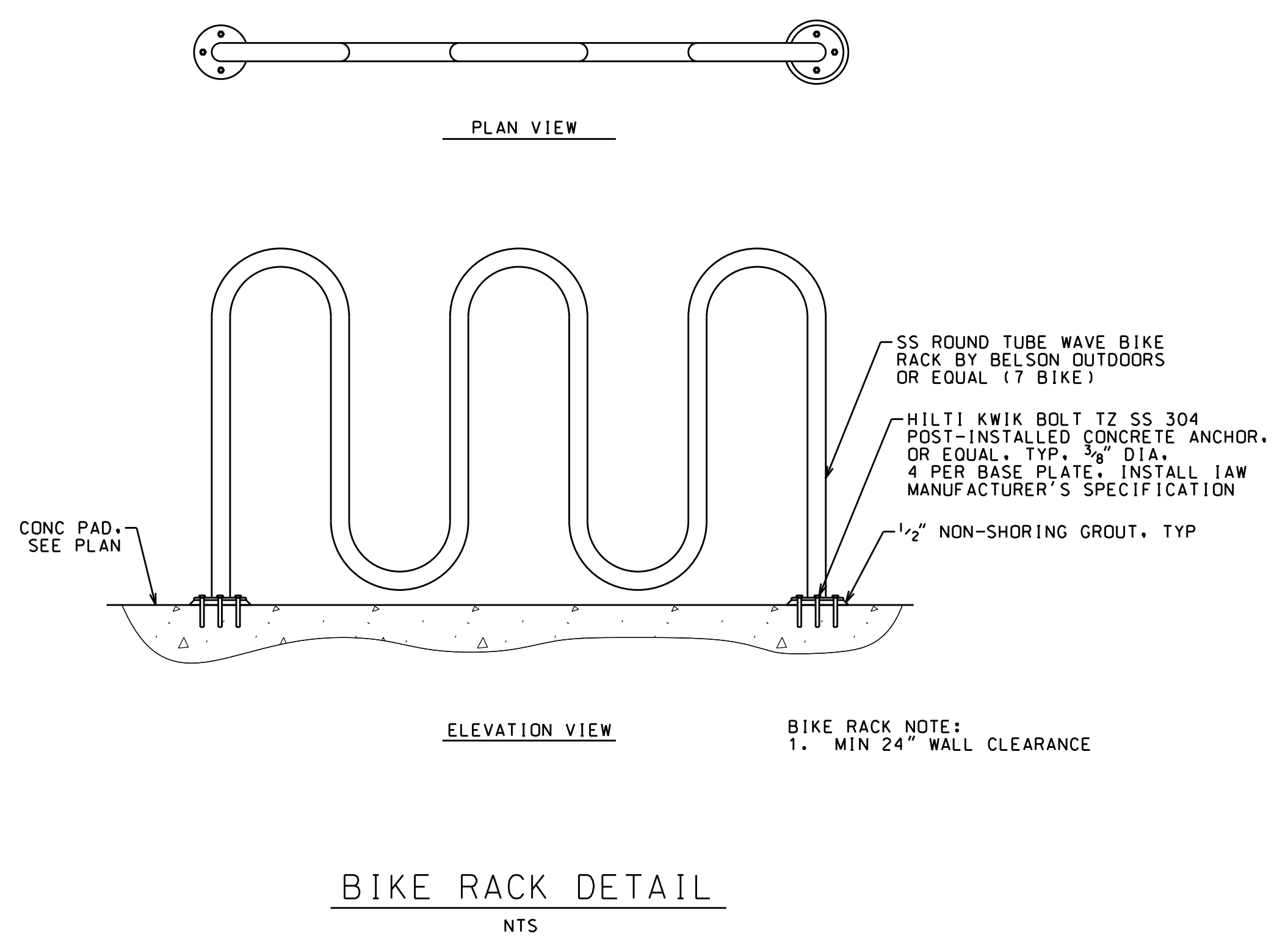
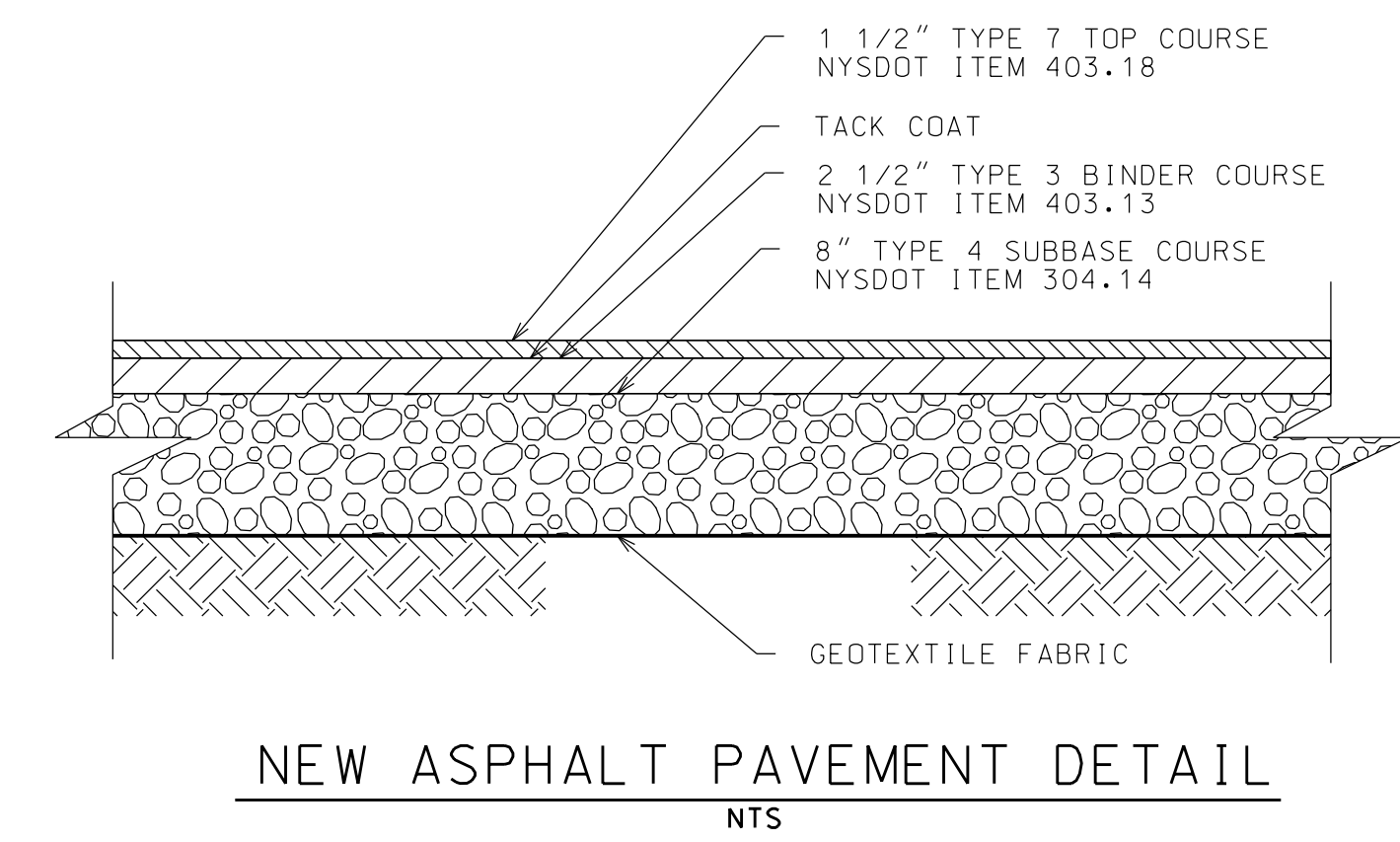
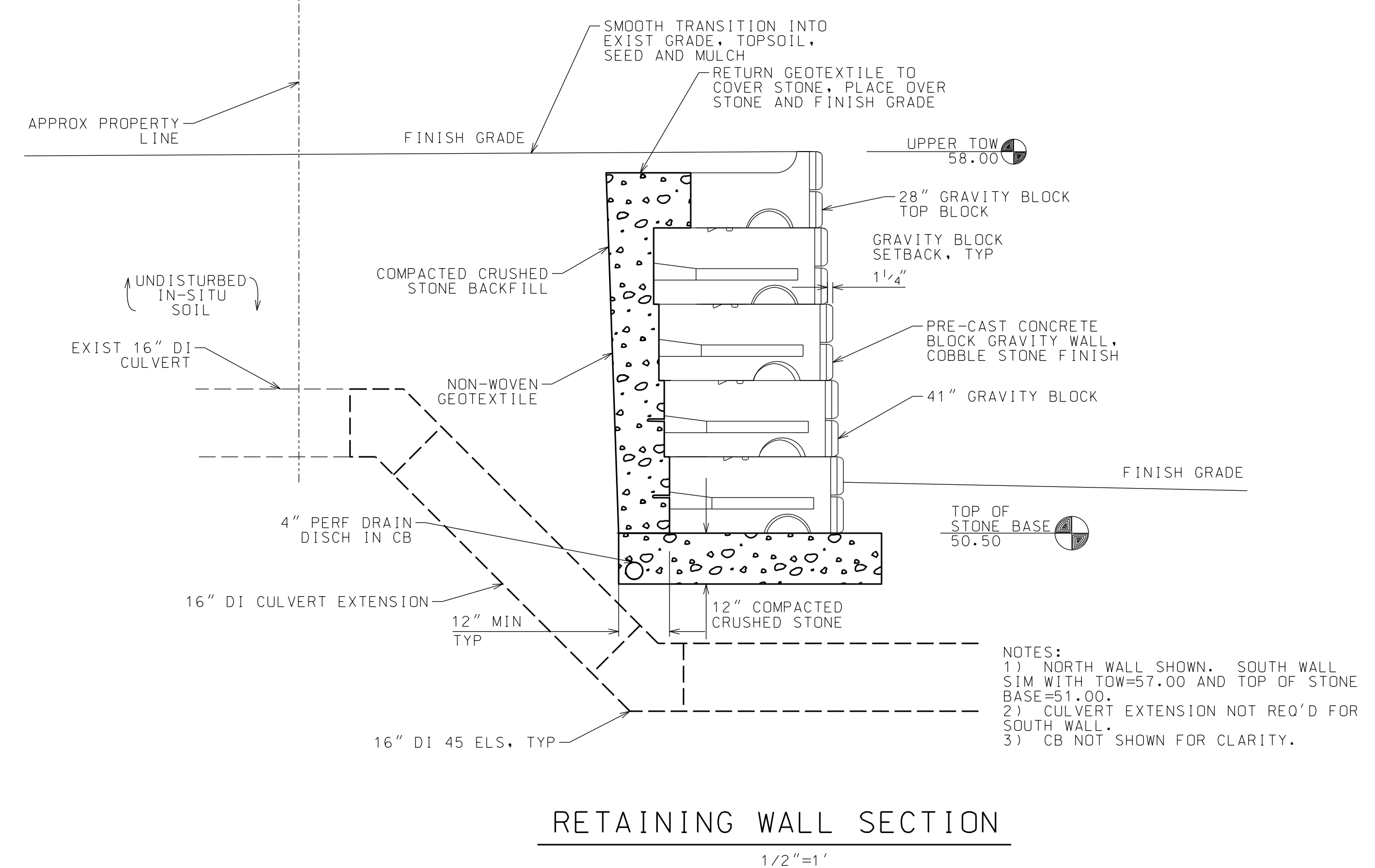
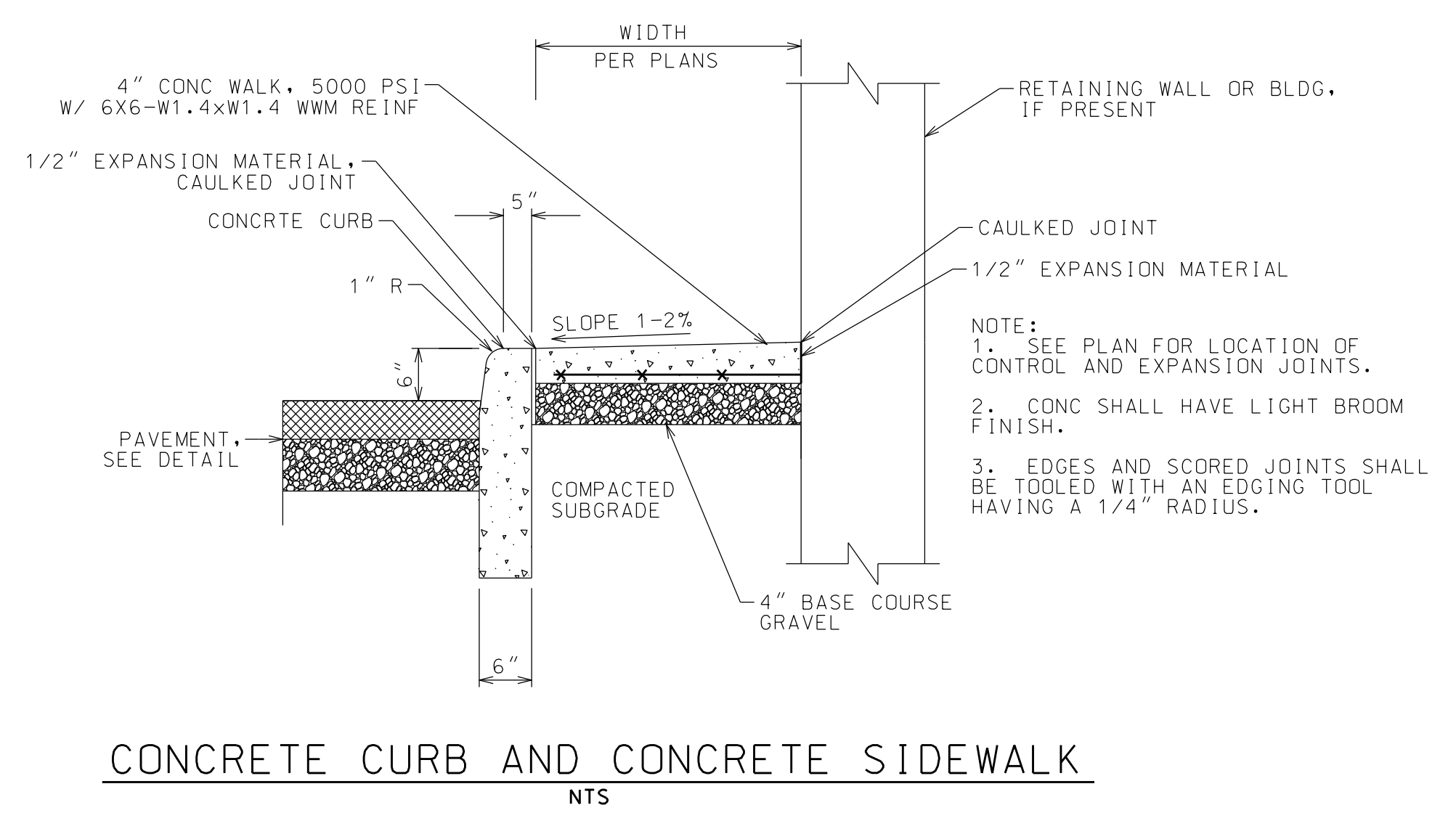
LIGHT POLE FOUNDATION DETAIL
NTS

- NOTES:
- COORD W/ ELEC PLANS AND SPECS ON INSTALL OF WIRING CONDUIT THRU FOUNDATION.
 - SEE ELEC PLANS AND SPECS FOR ADDITIONAL INFO, INCL LOCATION AND SIZING OF CONDUITS.



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SARANAC LOFTS
SARANAC LAKE, NY



PROJECT NAME

LOCATION
SARANAC LAKE, NY

DATE	ISSUED FOR	REV
03.12.21	SITE PLAN REVIEW	
03.19.21	APA SUBMISSION	A
07.12.22	OWNER CHANGES	B

DRAWN BY: JA GARSO
 CHECKED BY: TJ NORTHRUP
 PROJECT #: 20-070
 ORIGINAL 24"x36"

TITLE
SITE DETAILS

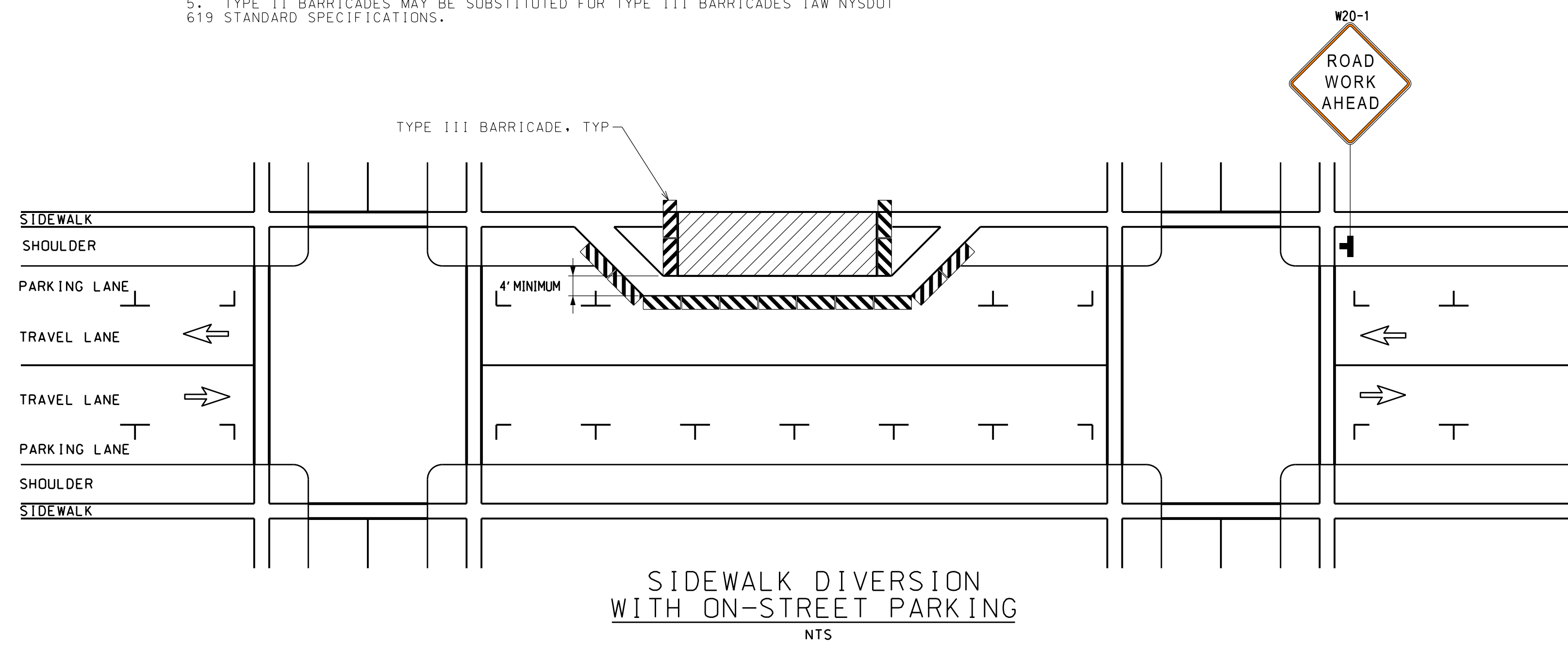
SHEET
C32



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PEDESTRIAN CONTROL NOTES

1. WHEN CROSSWALKS OR OTHER PEDESTRIAN FACILITIES ARE CLOSED OR RELOCATED, TEMPORARY FACILITIES SHALL BE DETECTABLE AND SHALL INCLUDE ACCESSIBILITY FEATURES CONSISTENT WITH THE FEATURES PRESENT IN THE EXISTING FACILITY.
2. ONLY THE WORK ZONE TRAFFIC CONTROL DEVICES RELATED TO PEDESTRIANS ARE SHOWN. OTHER DEVICES, SUCH AS LANE CLOSURE SIGNING OR ROAD NARROWS SIGNS (WS-4), MAY BE USED TO CONTROL VEHICULAR TRAFFIC.
3. FOR NIGHTTIME CLOSURES, FLASHING WARNING LIGHTS SHALL BE USED ON ALL BARRICADES.
4. SIGNS SUCH AS KEEP RIGHT (LEFT) SHALL BE PLACED ALONG A TEMPORARY SIDEWALK, WHERE APPLICABLE AND ACCORDING TO AMERICAN WITH DISABILITIES STANDARDS, TO GUIDE OR DIRECT PEDESTRIANS.
5. TYPE II BARRICADES MAY BE SUBSTITUTED FOR TYPE III BARRICADES IAW NYS DOT 619 STANDARD SPECIFICATIONS.



SARANAC LOFTS
SARANAC LAKE, NY

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DRAWN BY: JA GARSO
CHECKED BY: TJ NORTHRUP
PROJECT #: 20-070
ORIGINAL 24"x36"

TITLE
PEDESTRIAN CONTROL PLAN AND SIDEWALK CLOSURE

SHEET
C33