CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
OCTOBER 2, 2024 7:00 PM
COMMON COUNCIL CHAMBERS
AND VIA DIGITAL TOWN HALL

Meeting Called By: Anthony Capozella, Planning Board Commissioner
Clerk: Martina Tu, Clerk

Members: Nicole Hewson, Dan Higbie, Richard McCormack, Gretchen Witt, Anthony Capozella, Andy Britto, Dave Madden

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1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

   3.1. Accept the Minutes of 09/04/2024

4. NEW BUSINESS

   Request of Falun Dafa Gan Jing World Foundation for a six-month extension for the hotel project located at 9-29 Canal Street

   Request of Roy Brachfeld for a special use permit and site plan approval in order to build an addition to an existing office building located at 13 Bedford Avenue

   Request of Fior De La Cruz for a special use permit in order to add a beer and wine license to an existing restaurant located at 215 Wickham Avenue

   Request of Steven Espiritusanto for a special use permit and site plan approval in order to have a barbershop located at 101 Monhagen Avenue

   Request of O'Reilly Auto Enterprises, LLC for a special use permit and site plan approval in order to construct a new O'Reilly Auto Parts store located at 183 Dolson Avenue

5. ADJOURNMENT

CITY OF MIDDLETOWN
PLANNING BOARD
MINUTES

September 4, 2024

A meeting of the Planning Board was held in the Common Council Chambers, City Hall, 16 James Street, Middletown, New York on September 4, 2024 at 7:00 P.M., Mr. Anthony Capozella presiding.

Members Present: Anthony Capozella, Richard McCormack, Andy Britto, Gretchen Witt, Dan Higbie, Dave Madden.

Members Absent: Nicole Hewson.

Other Attendees: Richard J. Croughan, Planning Board Attorney; Sixto Martinez, DPW; Mike Guattery, Fire Inspector.

The Pledge of Allegiance was said.

Motion to approve the August 7, 2024 minutes by Mr. McCormack, seconded by Mr. Madden.

Motion passed. Minutes approved.

Mr. Capozella pointed out that all first-time applicant appearances are considered a preliminary hearing and the Planning Board may or may not chose to act or vote on those applications tonight.

Frantz Bien Aime and Smarva Fleurimond
107 Academy Avenue
Eating and Drinking Establishment.

Mr. Capozella: Give us your name for the record.

Ms. Fleurimond: Smarva Fleurimond.

Mr. Capozella: And what do you plan on doing this evening? What's your plan as far as --

Ms. Fleurimond: Well, I am present in the restaurant.

Mr. Capozella: Okay.

Ms. Fleurimond: The plan for the restaurant.

Mr. Capozella: Okay. That's fine.
Ms. Tu, do we have the mailings?

Ms. Tu: Yes, we do.
Mr. Capozella: Okay. Then I'm going to open the public hearing. Anyone present wishing to speak on this application, please step forward.

The public hearing was opened.

Mr. Capozella: Board members, any questions, comments, or concerns?

Mr. Croughan: Just for clarification purposes, it's just not a restaurant; right? Because aren't you doing retail on a portion of the premises as well?

Ms. Fleurimond: When you say retail --

Mr. Croughan: Shipping.

Mr. Capozella: The Western Union.

Ms. Fleurimond: It's not really shipping. It's just money transfers, so it would be computerized basically, so nothing is being --

Mr. Croughan: Okay, but you're going to be doing that in a portion of the restaurant.

Ms. Fleurimond: Right. Just like an additional service.

Mr. Capozella: Okay. We have that included in the resolution, by the way.

Mr. Croughan: Are the hours going to be the same on both?

Ms. Fleurimond: Absolutely not. No. Because for the money transfers, I believe 8:00 to 5:00.

Mr. Capozella: 8:00 to 4:00 according to your application.

Ms. Fleurimond: Yes. 8:00 to 4:00, and the restaurant is open later than that.

Mr. Capozella: Right. We have your restaurant being open, according to our conversations, Sunday through Thursday, 8:00 a.m. to 11:00 p.m.; Friday and Saturday, 8:00 a.m. to 1:00 p.m. Of course, everything will be --

Mr. Croughan: 8:00 a.m. to 1:00 a.m.

Mr. Capozella: 1:00 a.m. Of course, everything will be subject to SLA guidelines. That's the State Liquor Authority.

Ms. Fleurimond: Correct.

Mr. Capozella: Okay. Board members, any questions? Yes, Ms. Witt.

Ms. Witt: So I just have a question. So are you having sort of a convenience store added on to your restaurant, or is it a restaurant and then you say if you need this service, we'll provide this service for you?

Ms. Fleurimond: We don't have a convenience store.

Ms. Witt: It won't be a convenience store.

Ms. Fleurimond: No.

Ms. Witt: Okay. Okay.

Ms. Fleurimond: It's a restaurant and, you know, the CAM transfer, it's a possibility. If there's any issue with it, we won't keep that.

Ms. Witt: No. I'm just asking what your vision is. That's all.

Ms. Fleurimond: It's being done in a separate room.

Ms. Witt: Okay.

Ms. Fleurimond: Like we have three separate rooms, so we're opening a window that's going to be facing the restaurant, and someone can go, just walk to the window and you'll receive that service if you wish to.

Ms. Witt: Okay. Thank you.

Ms. Fleurimond: You're welcome.

Mr. Croughan: I thought my understanding was somebody was going to walk from the street directly into Western Union, not come through the restaurant into Western Union.

Ms. Fleurimond: We are required to open the window that's going to face the street, but considering that it could be cold outside, I don't think the service could be like outside to the window service. It would have to be in through the restaurant and to the window.

Mr. Capozella: Why do you have to have a window? Why can't the person come in the door that's allotted for your Western Union or your money transfer business and come right inside?

Ms. Fleurimond: We can do that.

Mr. Capozella: Well, we would prefer that. We don't want to intermingle your businesses, restaurant with money transfer, safety issues, just in a restaurant.

Ms. Fleurimond: That's understandable.

Mr. Capozella: That's why we -- I'm not so sure -- are you fully aware of how this was drawn? I mean, there's been conversations; correct, with you and the Building Department?

Ms. Fleurimond: Yes.
Mr. Capozella: All right. So I want to make sure that you have -- you fully understand what the Building Department and the Fire Department is going to expect when they see this drawing; okay?

Ms. Fleurimond: Okay. Unfortunately, I was at work when they came in for the inspection the first time, but I did see some of the recommendations, and we are open to do whatever is needed for us to, you know, have business there.

Mr. Capozella: Okay. Fine. That's good. Also on your revised plan, you gave us a plan in the very beginning which was perfect because it was pre-engineered, it was ready to go. It's been approved in the past, by the way, so it was ready to go.

You've made a few changes, or, you know, it's okay. For your parking alongside the building, you want to add some parking. Fine. Some of the parking that you want to add can't take place; all right? There's two spots in front of your Western Union office that can't take place; okay?

So I don't really want to hold you up this evening, so what's probably going to happen here, and if the Board agrees, we'll make this a subject to a final approved site plan; okay? And the DPW and the Fire Department is going to determine that. I've had discussion at length with the DPW how we expect to see this as a Planning Board; okay?

Ms. Fleurimond: Okay.

Mr. Capozella: Just so you know. I just want to be up front with you. You're going to see a few changes to your layout; okay?

Mr. Croughan: Why don't we let the Board know and the applicant what you're thinking.

Mr. Capozella: I can do that.

Mr. Croughan: Thank you.

Mr. Capozella: I can share them -- I can share with them the plan. How's that?

Ms. Fleurimond: So this is the revised plan that you guys want, or is it the one that we provided? That's the one we provided.

Mr. Croughan: The Chairman's going to come over and explain to the rest of the Board and you as well.

Mr. Capozella: I'm going to lean a little bit so I can speak into the mic.

Ms. Fleurimond: Sure.

Mr. Capozella: We're going to be very close together.

These parking spots right here alongside the building are okay to add, because somebody's cleaned this up very nice and did a nice job.

This one by the proposed plan that was approved a month ago, years ago, whatever it was, is okay to stay also.

These two here are not going to be approved because they are over here.

Ms. Fleurimond: Okay.

Mr. Capozella: Cross this one out. That's by the plan not there. This is ADA or handicapped. 1, 2, 3.

Those are the ones by the plan that you can have. Mark them 1, 2, 3, please, so you don't forget them.

This will be the way in to your facility, only the way in and only the way out into the Western Union. This is your restaurant right here; okay?

Ms. Fleurimond: Okay.

Mr. Capozella: All right. You can build a wall and a door here so that we don't want any of your patrons in the restaurant coming through your kitchen for anything; okay?

Ms. Fleurimond: There is a door.

Mr. Capozella: Well, yes. They drew it in there today.

Ms. Fleurimond: Okay.

Mr. Capozella: This door can stay, but this is going to be for staff only. You have to put a sign on it because we don't want anybody coming through.

Ms. Fleurimond: Right.

Mr. Capozella: Okay? And if there's a problem here, it's a means of egress in case of emergency.

Ms. Fleurimond: Right.

Mr. Capozella: Same way that's why you have all these doors going out.

Ms. Fleurimond: Okay.

Mr. Capozella: This door can stay, we don't care, because this might be your kitchen staff going in and out. Kitchen staff, don't care.

Number of tables will be determined by square footage and occupancy, state law. The Middletown Fire Department and the DPW will tell you how many tables and people you can have.

Ms. Fleurimond: Okay.

Mr. Capozella: The old store was only allowed 15 people, okay, and that was it. That includes your bar and your tables. You can't change that because that's the amount of square footage that you possess. That's how it goes.

Ms. Fleurimond: Fifteen?
Mr. Capozella: Yeah.

Ms. Fleurimond: For a restaurant.

Mr. Capozella: Turn the tables over as many times as possible. You get the approval, you can set this up. I mean, after the approval if you don't think it's going to be a viable thing for you, you know, I'm not here to force you to do anything. We want to make sure you have full knowledge of what you're doing. That's all; okay?

Ms. Fleurimond: Yes.

Mr. Capozella: We don't want you to get into a violation situation because --

Ms. Fleurimond: Right. I absolutely don't want that.

Mr. Capozella: Yeah.

Ms. Fleurimond: We don't want that.

Mr. Capozella: So that's basically what we have done here; okay? And even the plan that you submitted originally has the same notation on it about how many employees, how many people you can have, how many seats you can have, and how many restaurants you can have. The max number is 15. It's on the original plan you sent.

Ms. Fleurimond: So the maximum, that's including staff?

Mr. Capozella: No. Don't go there. You're allowed 15 seats.

Ms. Fleurimond: Seated.

Mr. Capozella: Yeah, yeah, yeah.

Ms. Fleurimond: Okay. Fifteen people that can sit, but if we have customers going in and out, pick up --

Mr. Capozella: Oh, that doesn't count.

Ms. Fleurimond: Okay.

Mr. Capozella: The business before you was a pizza place, had like two tables, because their business was come in, out.

Ms. Fleurimond: In and out. Right.

Mr. Capozella: In, out, in, out. Actually, after that was a smoke shop, but that's a different story altogether.

Ms. Fleurimond: Yes.
Mr. Capozella: Okay. So, yeah, we just want to tell you that's kind of what we're looking at, and we're going to probably ask you to revise this in a clean form. Get rid of this stuff; okay? This is your original submission.

Ms. Fleurimond: Right.

Mr. Capozella: Okay? That's how it was originally approved. Here's a spot right here proposed for your employees. That's the one I'm saving right here.

Ms. Fleurimond: Okay.

Mr. Capozella: And then whoever cleaned this up did a good job. You've got one, two, three additional spots there.

Ms. Fleurimond: Okay.

Mr. Capozella: Okay?

Ms. Fleurimond: Yes.

Mr. Capozella: All right. This is your original submission. In fact, this is probably very small print here, but that's what it tells you, the same exact thing I just told you; okay?

Ms. Fleurimond: And there's no way we can increase the amount of people that we can have sit in?

Mr. Capozella: No.

Ms. Fleurimond: We have a bar that we just built (inaudible).

Mr. Capozella: Well, that includes everybody. Yes, there's another way, but I'm not so sure how we could do it.

Ms. Fleurimond: Okay. And you said that the deciding factor of maximum occupancy is based on square footage, not the parking spot?

Mr. Capozella: No. By square footage of your building.

Ms. Fleurimond: Square footage.

Mr. Capozella: Right.

Mr. Croughan: Just make sure you're speaking into the mics.

Mr. Guattery: So the calculations actually bring it to the square footage of the dining room, and then with the square footage of the dining room, there's calculations with tables, and with the tables it brings it out to a certain number. Then per that number, there has to be a certain amount of parking, available parking spaces for that number.

So in turn, the parking spaces and available spots actually bring the number down to that 15, so really your biggest hold up there is the available parking for the customers, employees, clientele anywhere.

Mr. Capozella: I have a question for you, Mike.

Mr. Guattery: Go ahead.

Mr. Capozella: That being said, they do have some off-street parking.

Ms. Fleurimond: We do.

Mr. Capozella: It's a zone in which we have some discretion. Not a lot, but some. So, yeah, you're kind of restricted.

Ms. Fleurimond: And we have public transportation. We have a city bus that rides right in the front, and we have --

Mr. Capozella: Well, we don't even consider that to be honest with you. It's not in the Code that transportation is taken into consideration.

Mr. Bien Aime: (Inaudible) most of them are going to be using Uber and so I think Uber is only drop off on --

Mr. Capozella: Well, that's fine. That's good for you because your parking spaces will be limited, whether on the street or here, and if they decide to take Ubers or other transportation, that would be to your benefit because they could come to your establishment and not worry about parking.

Ms. Fleurimond: But we also don't want to be in a violation with, you know, maximum occupancy inside the facility.

Mr. Bien Aime: You know, with cars parking outside.

Ms. Fleurimond: Right.

Mr. Bien Aime: So that's another issue.

Ms. Fleurimond: Right. Because our plan is not to disturb the community with traffic problems and things like that. We're not moving in a club, a nightclub. It's just, you know, a spot where someone can grab some Haitian food and enjoy a beer at the bar, but it's not, you know, a party place or a nightclub.

We applied for those hours just to give us stretch like if we're there too late so we're not in trouble with the town, but we're not intending to open until 1:00 a.m. So, you know, it's --

Mr. Croughan: Well, Mark, if they did away with Western Union, does that open up the square footage to allow them more occupants?

Mr. Guattery: The calculations right here is for the sit down clients, restaurant customers. The Western Union would just be an in and out, take out almost like a run. It's calculated differently, and it doesn't affect the actual sit down.

Mr. Capozella: Okay.

Mr. Croughan: But if they added more square footage?

Mr. Guattery: No. That's -- if they were to add more square footage to the restaurant, it wouldn't calculate to the available spots. Like you're only allowed to put so many people in a square footage regardless of how many tables if you will or clientele or whatever. We're still pulling it back because of the available parking.

I apologize. I'm still trying to get this going.

Mr. Capozella: No. So if Western Union became a restaurant --

Mr. Croughan: Or a part of the space.

Mr. Capozella: -- or part of it, it would increase the square footage, but the size of the lot and the square footage, or the parking and the lot, would still restrict the number of occupants that could be in the building.

Mr. Guattery: Correct. It's not going to -- if we added 10 feet or 100 extra square feet from the Western Union, all that would do would bump up the actual availability numbers, and then they would just get brought back down to the original 15 anyway because that's the allowable spaces for parking. The parking is the real main issue here.

If you're looking to sit down, that's how it has to get calculated. If you're looking for a take out business or a quick in and out, which is I believe how the other businesses were, they're not designed to sit down so the spots and everything aren't going to be taken as long, if that makes sense.

Ms. Fleurimond: I understand. I do understand that you're saying, and thank you for explaining it so well, but we do have off-street parking right on -- what's the name of that street? Genung. Yes. We do have off-street parking. There's a couple of handicapped spots I saw like on the street. They're marked, labeled, like where people can park. There's the next street like behind us where we parked when we first saw the place.

Mr. Guattery: And we could look into that. I understand that, but I'd also think that the handicapped spots put in front of those residences were designed for the residences unfortunately.

The other thing, my concern would be I don't believe there's very much parking on either of those streets being it's such a busy intersection. We can go back and absolutely look and come up with an understanding there, but yes, it's on a street, but they're both very limited in parking.

Mr. Bien Aime: Parking on Genung is only going up the hill.

Mr. Capozella: One side.

Ms. Fleurimond: Right. That one side.

Mr. Bien Aime: It's not on the other side.

Ms. Fleurimond: You're right.

Mr. Bien Aime: And I believe there's a couple different two family houses in there, so I believe they're using them also.

Ms. Fleurimond: They're using them. They're using a lot of our parking spots right now. Well, we're not open yet, so that's okay, but they all park there.

Mr. Guattery: And by all means, when business starts, you know, you can contact the local --

Mr. Capozella: Was there a question over here?

Ms. Witt: I just have a question. Could they use the parking that they wanted as for the employee parking as being customer parking that's on their plan?

Mr. Croughan: We don't differentiate between --

Ms. Witt: You can't differentiate between -- it just has to be parking per se?

Mr. Capozella: Parking is parking. Yup. We don't designate. Yup.

Ms. Witt: Okay.

Ms. Fleurimond: I just find it to be very difficult to afford, you know, the rent, the utilities, and everything that comes with running the restaurant on, you know, a budget of 15 people. That's like, you know, let's say 15 $12 per plate -- even if we bump it up to $20 per plate, we're not guaranteed a flow of like, you know, 10 people per hour. It could be, you know, just busy in the afternoon or, you know, early in the day, and then we have down time where you could go a couple hours where you only have one customer. So I just find it very difficult. I'm thinking, you know, it's going to be very hard to be able to run a business there and be successful to be able to pay for everything on 15 people.

Again, I understand what you're saying. It's like 15 people sitting down. We might have people coming in and out. It's just might, we're not guaranteed, so if we could have more people, let's say if we do like a special, like, you know, grio night, let's say, and we could have, you know, maybe 20 people or 25 people sitting down having, you know, a meal, because 15 people, that's just our family. We have eight in the family with just him and I and our four kids and their girlfriends, you know, we're eight, and our mother -- my mother, his mother, that's 10. We basically can't even have a gathering, a family gathering, to invite some friends with 15 people. Fifteen is just --

Mr. Capozella: Okay.

Ms. Fleurimond: -- to me, it's like saying you can't really do business without saying it that way.
Mr. Capozella: We understand that, but unfortunately we have to go by the Code, and it's a New York State square footage is how occupancy is determined.

There's nothing saying that if you want to step back and think about this, we have no issue with that. We can adjourn this, and we can have a meeting with you, discuss your possibilities, but right now that's what you'll be tied to.

I mean, the reason why you're here for a public hearing, if we adjourn it for future consideration, it won't cost you any additional money to come back. But that's the reality that you're faced with.

Ms. Fleurimond: I understand. Thank you for giving me that option, but for us, it's not really realistic because we're already paying rent. We paid for August, we paid for September. We're already paying rent, you know, $2,500. That's what we paid, deposit. That's already $10,000 towards the place and an additional $12,000 that we're investing into everything else, you know, and $22,000 already gone from what we saved to open the business, so now we're looking into getting a loan because we're already in the contract for five years, so we have to do something with the place. I don't think, you know, delaying it further is going to work in our benefit.

Mr. Capozella: Well, in order for us to discuss that further and how we could possibly figure out how you

get more square footage and get more tables, we would have to adjourn tonight and sit down with you and talk about it because right now that's the position we have to take.

Ms. Fleurimond: I understand.

Mr. Capozella: Okay? And the one comment about if you did away with your Western Union and you made it more restaurant space, but that still would need a discussion on what occupancy would be and how it would affect the parking.

Or if we approve you tonight, you go with what we have, and you try to make a go of it.

Yes, Mr. McCormack.

Mr. McCormack: Can you just clarify, is it the square footage that is holding them back for their occupancy, or is it the lack of parking?

Mr. Capozella: It's kind of both. It's a relationship between the two that's --

Mr. McCormack: So knocking down a wall, just hypothetically speaking, taking down the Western Union wall and making it one giant room wouldn't theoretically do that much more for them.

Mr. Capozella: The only thing it would do --

Mr. Guattery: So if you knocked down the wall and made the restaurant bigger, you would allow more clients or more customers of the restaurant, but it's already being scaled back due to the lack of parking.

Mr. McCormack: Oh, okay.

Mr. Guattery: So, unfortunately it's being choked, and then even if we open it up again, it's still just going to bring it back down to what's allowable regardless.

Mr. Higbie: And this is not an area where we could waive parking?

Mr. Capozella: Well, it's not the DMU.

Mr. Higbie: Okay. But there is street parking like they mention and Mill Street behind it.

Mr. Capozella: Correct. Yes. If they want to redo their interior plan for additional square footage, we have the discretion if they need, I don't know, three more parking spots or four more parking spots, we can vote to okay for the additional square footage even though they don't have the parking because there is street parking. But we'd have to have that on a plan. We just can't say do it. It's just, you know, the way the Code works and the way we have to vote on things.

Mr. Croughan: I think we'd also have to look though, as Mike had pointed out, there's some handicapped parking, two-family, that we're accommodating them as well.

Mr. Capozella: Well, keep in mind too, I don't want to step on Mike's toes, but when a handicapped sign is put on a street, okay, whether the intention was for the person that lived in that house, well, if no one is parked in that spot at that time, that ADA sign allows anyone with the proper credentials to park in that area. So if there's ADA spots on the street, they're available to anyone with the proper credentials in their car.

Mr. Croughan: To the public.

Mr. Capozella: To the public, yes. They're not owned by the house or the person who happened to initiate the signage; okay? So that's a possibility. So you'd have to come back, redraw this, talk to our inspectors, and then the Board would have to say to themselves, okay, look, it's only three or four spots. They have on-street parking. Okay.

Yes, Ms. Witt.

Ms. Witt: So hearing your concerns about what your contract is right now with your rental agreement and your mortgage and all that, what would be a good timeline that we could give them as far as coming back and coming up with a second plan. Would it be --

Mr. Capozella: Next month.

Ms. Witt: Okay.

Mr. Capozella: Yeah.

Ms. Witt: So I think that needs to be clarified so they are feeling better about --

Mr. Capozella: Just keep in mind, whatever additional space you have there, you may only gain five people, seven people. I don't know what number you have in your head for your business, but you might not be able to achieve it in this small space. That's a business decision.

Ms. Fleurimond: I had a picture of about 30.

Mr. Capozella: Okay.
Mr. Croughan: You might have to modify --

Mr. Capozella: You might have to modify that number.

Ms. Fleurimond: Yes. Obviously. Yes. Okay.

Mr. Capozella: Do you have a comment, Mike?

Mr. Guattery: So if I could just real quick do the calculations here, it would allow, the restaurant itself would allow the dining area here -- if you do the calculations, it gives you 39 people total; however, and this goes back -- so the restaurant itself there would give you 39 people. If you added the restaurant, it would bring it up obviously. But with the parking, it cranks it all the way down to 15, so it's the parking that's the issue. It's not the -- and it's the parking with the tables where you're designed to actually have clients and customers sit down and stay.

Ms. Fleurimond: Right.

Mr. Guattery: It turns it into a longer more parking required.

Ms. Fleurimond: Yes.

Mr. Guattery: So that's the main -- if they were standing up, if they were coming in and going out, then it would be calculated differently and that number would go up. But to actually have a restaurant, and see, that's the thing. What you're looking to do is have a restaurant, a sit down restaurant. That's where the calculations come in. If you were looking to do a different type of business, like the previous business that was in there I believe was a smoke shop or something else, the occupancy is calculated completely different because they're in and out and they don't stay nearly as long.

Ms. Witt: If they had a counter like a diner would have a counter, is that different? Would that give them more --

Mr. Guattery: It would be calculated, but it would be --

Ms. Witt: About the same.

Mr. Guattery: Yeah.

Ms. Witt: Okay.

Mr. Guattery: We're really talking, when it gets cranked down to like 15 like that, even if you were to add one or two more spots, like you said, you might get five more people. It's not --

Mr. Capozella: So that would be a decision on your part if we're spitballing and say five people more. If you took Western Union, you might get five additional people.

Mr. Guattery: No. I apologize. I don't mean to -- but you can add the square footage, but it's still choking it down because of the parking.
Mr. Capozella: Correct.

Mr. Guattery: So even if you -- and I apologize. I don't mean to --

Mr. Capozella: No. Go ahead.

Mr. Guattery: -- whatever, but even if you added more square footage to the restaurant itself, it wouldn't help with the clients. They're looking to put tables in; correct?

Ms. Fleurimond: Right. Because right not --

Mr. Guattery: Or a counter or something like that.

Mr. Higbie: How many ideally customers -- how many are you looking, like how many are you looking -- like right now if there was a magic wand, how many tables or how many customers do you want to be able to sit?

Ms. Fleurimond: Ideally I would say about 30.

Mr. Higbie: Thirty.

Ms. Fleurimond: Because we have the space. Going back to your suggestion of knocking down a wall, combine the Western Union into the restaurant, we have the square footage inside already. Right now with 15 people, it's going to be a big gigantic empty place with, you know, very few people sitting around because it's -- we have the square footage.

So going back to what you said before I forget, so what if we revise our business plan and change it to like a buffet style type of restaurant like where people can take the food and go. If they choose to sit down, they can. They're not, you know, it's not --

Mr. Bien Aime: A buffet style would also be a sit down; correct?

Ms. Fleurimond: Not necessarily. They can take the food and go. They can choose to sit down. It's up to the customer. We're not going to be sitting people down formally.

Mr. Capozella: Mr. Madden, you had a question?

Mr. Madden: Thank you. Mike, if they had seating for 30 people, that would require how many parking spaces? Do you know that?

Mr. Guattery: I'd have to do the calculation and take out the Code itself. What I did when I did the calculation, it -- there's a chart on the thing.

Mr. Madden: Okay.

Mr. Capozella: Well, based on that, this is what I was trying to talk about before. If Western Union goes away and it becomes part of their restaurant, they gain X number of people. No?

Mr. Higbie: Well, they do, but they don't need to. But they don't need to gain them. They can have 39 people now without Western Union. With Western Union right now --

Mr. Capozella: How can they have 39 people now in that square footage of 500 sq.ft.?

Mr. Guattery: It's 594 square feet total, approximately.

Mr. Capozella: They could put 30 people in that space?

Mr. Higbie: 39.

Mr. Capozella: 39?

Mr. Guattery: If it was in the DMU and it was open, like whatever, but then when you bring in tables --

Mr. Capozella: Well, that's what we're talking about.

Mr. Guattery: When you bring in tables and when you bring in parking, it cranks it down.

Mr. Croughan: As it's currently configured, not talking about parking, how many people could they get?

Mr. Guattery: As it's currently configured right now, we can get 39 people in there.

Mr. Capozella: With tables.

Mr. Guattery: With tables and everything.

Mr. Capozella: I'm not following that at all.

Mr. Guattery: It's the parking. It's the parking that pulls it drastically down.

Ms. Fleurimond: So the parking is the deciding factor? I'm sorry.

Mr. Guattery: Unfortunately, yes.

Mr. Higbie: So, in other words, if you have 30 people, and they currently have one, two, three, four, five, six, seven, eight spots, right, so we would only have to waive parking on, whatever, half a dozen spots.

Mr. Guattery: We don't know that number.

Mr. Higbie: But is that something you could --

Ms. Witt: Is that something we could do?

Mr. Guattery: Yeah. I'm sorry. Say again one more time.

Mr. Higbie: Exactly Mr. Madden's question. How many parking spots would 30 people, restaurant plus staff --

Mr. Guattery: Right. And we'd have to take the calculations there. I don't have that exact number in front of me.

Mr. Higbie: Because I don't imagine that we're going to be waiving that many parking spots.

Mr. Capozella: Well, I guess my point is, depending upon how many people we're talking about, it's like five seats -- I'm sorry -- one parking spot for five people, something like that, five seats, give or take, as far as that's what our Code states; all right? So do we want to allow a dozen cars on Genung Street besides the parking they have? Do you want to allow five cars on Genung Street? You know what I'm saying? I mean, you're getting into a very dangerous situation.

Ms. Witt: But isn't there also just a parking limit that's posted as far as how many hours you can park?

Mr. Capozella: No, it's not. And if it was, we wouldn't be concerned with that because a patron might come in and spend the amount of time that that sign says and move on and the next patron behind them.

Ms. Witt: I guess my question is is that if we offer already on-street parking that's available to anyone in the City, whoever wants to come by --

Mr. Capozella: Correct.

Ms. Witt: -- then they should also be able to benefit from that for their restaurant.

Mr. Capozella: Well, technically we're not supposed to figure that in. Technically.

Ms. Witt: I'm not saying we should. I'm just saying for anyone in the City to be using parking, it should be for anyone to be able to use, so that shouldn't really be part of this whole discussion because anybody can park on the street.

Mr. Capozella: Correct, but this part of the discussion is is there other parking available to them? If you said right now they're allowed 40 people, 50 people in this restaurant, but the parking that they have on their lot is not adequate, they're going to go onto the street. That's our discretion. They're going to go onto the street and park.

Ms. Witt: Right.

Mr. Capozella: How many people do you want parking on that street? If there's only one, two, three -- if there's only six spots here --

Ms. Witt: But that's taking, and forgive me, but that's taking into account of a probability that nobody can figure out because, I mean, then you're talking about the traffic flows of what time of day you're talking about, how many potential cars are going to be traveling down, you know, down the street, so I don't understand how they can -- how you can figure out how many cars potentially would be coming in and going out per day.

Mr. Capozella: We can't. It's just a matter of our discretion how many do you want to allow them to be over in their parking. That's our discretion.

Mr. Croughan: We have to be careful of creating their own hardship as well.

Mr. Capozella: Right. Something else, Mike?

Mr. Guattery: And I apologize to just throw this in here. It's dictated by the New York State Code through the occupancy. It's occupancy, it's going to be a restaurant, which is the occupancy, and then when you bring in the tables, you do the square footage, you calculate the square footage of the sit down restaurant area, and then once they bring in the tables, that's another calculation. And then with those tables, you get the actual occupancy, and the occupancy of those tables crank down from the people to the tables. Now the tables and the people all require parking, and that's how like it's calculated if I could just kind of bring something to that how it's --

Mr. Capozella: I get it.

Mr. Guattery: It's the -- because it's a restaurant, because it's a table, and because it's there, that's all in the New York State Code.

Mr. Capozella: Mr. McCormack, you had a question.

Mr. McCormack: Just in terms of possibly waiving parking or on-street parking, I think we have to be mindful of the people who -- the residents who live there who are not currently -- no one's here at the

public hearing because I think before this exact moment, your business was confined to your property, and by opening it up and possibly waiving parking or allowing on-street parking, I think that you'd have to provide another opportunity for the neighbors to comment on it because what might not have impacted them at all now would have --

Mr. Capozella: My point exactly about how much overflow you want to have discretion on. That's why I say it that way.

Mr. Higbie: It's good to know how many.

Mr. Capozella: Well, the problem is we don't have to know how many. We have to know how many tables are going to be provided and how many parking spots will be required and how many they have.

Mr. Higbie: That what I mean, but we don't know how many are required for 30; right?

Mr. Capozella: No. We do.

Mr. Higbie: No, we don't. Nobody knows what the Code is.

Mr. Madden: But we can figure it out.

Mr. Capozella: We do know. It can be figured out.

Mr. Higbie: Nobody knows at this exact moment.

Mr. Capozella: Well, because we've gotten muddled between tables and occupancy and the whole nine yards, but I'm going to tell you that for every five seats, you need one parking spot. That's the Code.

Mr. Higbie: So then they have ample parking because they have eight spots; right?

Mr. Capozella: Right now they do, yes.

Mr. Higbie: But 8 x 5 would be 40.

Mr. Capozella: No. They really have -- well, yeah. He just added three spots.

Mr. Higbie: So they have enough for 40 --

Mr. Capozella: But the thing that stops it is the square footage with the tables and how many people you can put in with tables.

Mr. Higbie: No. He said you can put 39, and they want 30.

Mr. Capozella: See, that's where it goes bad.

Mr. Guattery: I said that that brings it -- it gets scaled back to the 15 because of the parking.

Mr. Higbie: Yeah, but if it wasn't for the parking, you could put 39 people.

Mr. Capozella: It's a vicious circle.

Mr. Guattery: Yeah.

Mr. Higbie: No, but it doesn't seem like a circle at all because they're less than what -- he's requiring 39 -- he's saying that there can be up to 39 people. They're only wishing for 30. Then you're saying that the Code is one spot for every five people. They have eight spots. 8 x -- that's 40, so it's within Code is my math.

Mr. Croughan: Well, I think that's determined by the Fire Department, Fire Code.

Mr. Higbie: The 30 people.

Mr. Croughan: What their maximum occupancy is allowed, and Mike has said that it's 15, so --

Mr. Higbie: Based on the parking.

Mr. Croughan: Yes.

Mr. Higbie: But now that they added these three spots, parking doesn't seem to be an issue.

Mr. Croughan: Well, I think that was already in the calculation.

Ms. Fleurimond: The Fire Code was 39.

Mr. Higbie: And they have eight spots.

Ms. Fleurimond: 39 maximum occupancy for the Fire Code.

Mr. Guattery: So the 39 is solely for the square footage of the restaurant with tables in a restaurant.

Mr. Higbie: Right.

Mr. Guattery: And then when it gets -- when you figure the parking, it gets scaled back. So if we want to move -- what I'd suggest is we sit down and discuss this further with everything here, and I don't think we're far off, but we can do this.

Mr. Higbie: It sounds like time is of the essence with them.

Mr. Guattery: Right.

Mr. Higbie: I mean, it sounds like another month is going to put them in a hardship.

Ms. Fleurimond: Right. That would really hurt.

Mr. Higbie: And it sounds to me like they're within their -- they're within the guidelines. They want 30. They're looking for an approval for 30. The Fire Code says they can have 39.

Mr. Croughan: But, Dan, the Fire Department's saying no, that they're 15.

Mr. Higbie: Based on parking.

Mr. Croughan: Yeah. That's what we have to go by.

Mr. Capozella: That's what we're stuck at right now.

Mr. Croughan: Now, we can't move away from that without potentially having a meeting coming up with how the drawing should look, and yes, it is another month, but it could be done by next month unless you want what the Fire Department is saying tonight of 15.

Mr. Britto: Excuse me. Is there an avenue, Rich, that they can open at 15 and come back at a later time after a discussion that says we're now going to expand it?

Mr. Croughan: That would be an amended site plan.
Mr. Capozella: Yup. They could come back. You're correct.

Mr. Mr. Britto: But they could be open as soon as possible, starting it, getting their name out there, etc., and then they could come back.

Mr. Capozella: Yup.

Mr. McCormack: That seems like --

Mr. Capozella: It's a viable solution.

Mr. Guattery: And then what the Building Inspector, Sixto, and I had suggested, we did a site plan, or a site visit, this afternoon, and we suggested that they contact a design professional and actually have a drawing made up with parking, and they'll be able to do the calculations as well.

So we can look at that, and if that is already engineered and already set up, then it would be just like this where it's already --

Mr. Croughan: But you could do that for future consideration and be open -- if the Board -- it would obviously have to go to a vote, and then you would come back with an amended site plan, and you could take your time doing that if you'd like to make sure it's exactly as you want.

Ms. Fleurimond: Okay.

Mr. Capozella: You'd just have to go through this process one more time. That's all. But you'd be operating, you'd be in business.

Ms. Fleurimond: Yes. I really was trying to save everyone's time by just trying to see if we could figure this out right now, but we'll take that. We just want to be, you know, going and have the door open and, like you said, get our names out there, hopefully building the customers and things like that while we're working on the revised plan.

Mr. Capozella: Okay.

Ms. Fleurimond: Yes.

Mr. Capozella: I think the Board is okay with that. I think we can move forward with that process.

Mr. Croughan: Yeah. We still have the public hearing open so you have to go back to the public.

Mr. Capozella: Yeah. I'm going to close it and the whole nine yards.
All right. So now that we've had adequate discussion --

Mr. Croughan: Wait. I think the applicant has something --

Mr. Capozella: Oh, I'm sorry.

Ms. Fleurimond: Sorry. I just have one last question. In the process of us revising the plan, what if we want to let's say not do the sitting down restaurant anymore, we want to do the buffet style that would -- are we allowed to like change the plan or we have to go by this?

Mr. Croughan: No. It would be an amended site plan, so you can change it any way you want.

Ms. Fleurimond: Okay.

Mr. Croughan: You can go to full gourmet, or you can go to a take out.

Mr. Capozella: But they have to open as per this drawing -- this plan.

Mr. Croughan: Well, they have six months to open.

Mr. Capozella: Yeah.

Ms. Fleurimond: Yes. Okay.

Mr. Capozella: Well, she wants to go sooner than that.

Mr. Croughan: Yeah. Well, six months for the building permit.

Mr. Martinez: You can see how your clientele goes also, you know.

Ms. Fleurimond: I can see what?

Mr. Martinez: Your can see how your clientele works out, you know?

Ms. Fleurimond: Right. And see what would be best for the community. Okay.

Mr. Capozella: Okay. I'm going to, since no one's here from the public, I'm going to close the --

Mr. Croughan: Well, I think you have to go back to the public first.

Mr. Capozella: Okay. Go back to the public. Anyone wishing to address this application, please step forward. No one's stepping forward.

I need a motion to close the public hearing.

Motion to close the public hearing by Mr. Britto, seconded by Mr. Madden.

Motion passed.

The public hearing was closed.

Resolution for 107 Academy Avenue, eating and drinking establishing with a money transfer business, motion by Mr. Madden, seconded by Mr. Britto.

Roll Call Ayes: David Madden, Richard McCormack, Andy Britto, Gretchen Witt, Dan Higbie, Anthony Capozella.

Motion to adjourn by Mr. Britto, seconded by Mr. Higbie.

Roll Call Ayes: David Madden, Richard McCormack, Andy Britto, Gretchen Witt, Dan Higbie, Anthony Capozella.

Adjourned 7:50 p.m.
Respectfully Submitted,
Diane Genender, Transcriber

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** 8/23/24
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 13 Bedford Avenue, Middletown, NY 10940

   Section 45 Block 1 Lot 16 Current Zoning District C2

   Building Existing _____ New X

2. Owner of Property 13 Bedford Avenue LLC

   Owner's Address 13 Bedford Avenue

   City Middletown State New York Zip 10940

   Phone numbers: **Home:** _____
   Business: 845-342-4400
   Cell: _____

3. Applicant name Roy Brachfeld
   If different from Owner
   Applicants Address 4 Skysail Lane

   City Warwick State New York Zip 10990

   Phone numbers: **Home:** _____
   Business: _____
   Cell: 845-755-5257
   Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section #_____

Classification of Occupancy requested_____

Description of what you are requesting: Addition to Existing Office Building

Uses currently in property: Office/Warehouse

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage_____

Building height_____

Open Space_____

Playlot_____

Livable floor area_____

Number of Bedrooms_____

5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

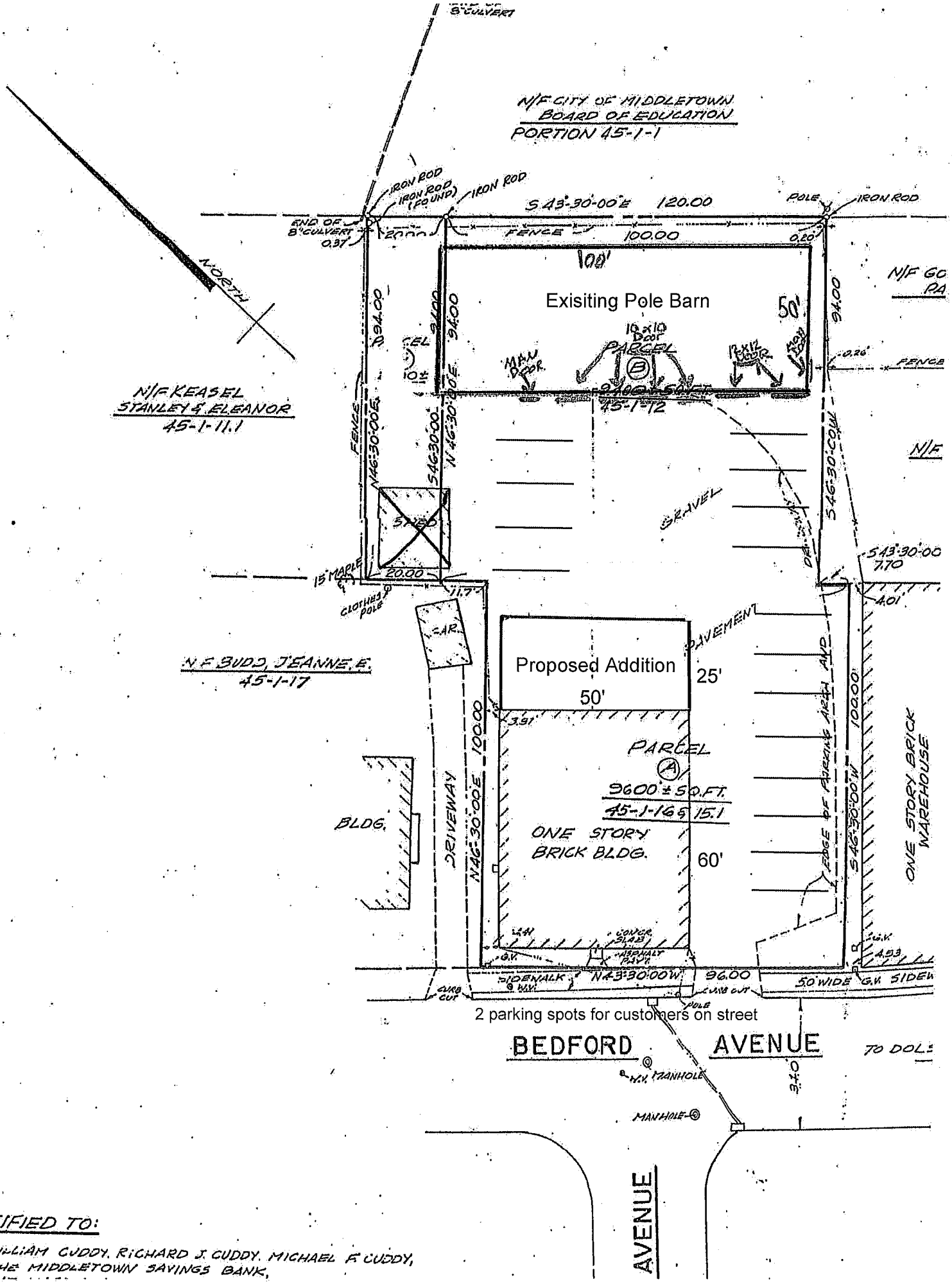
6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: _____

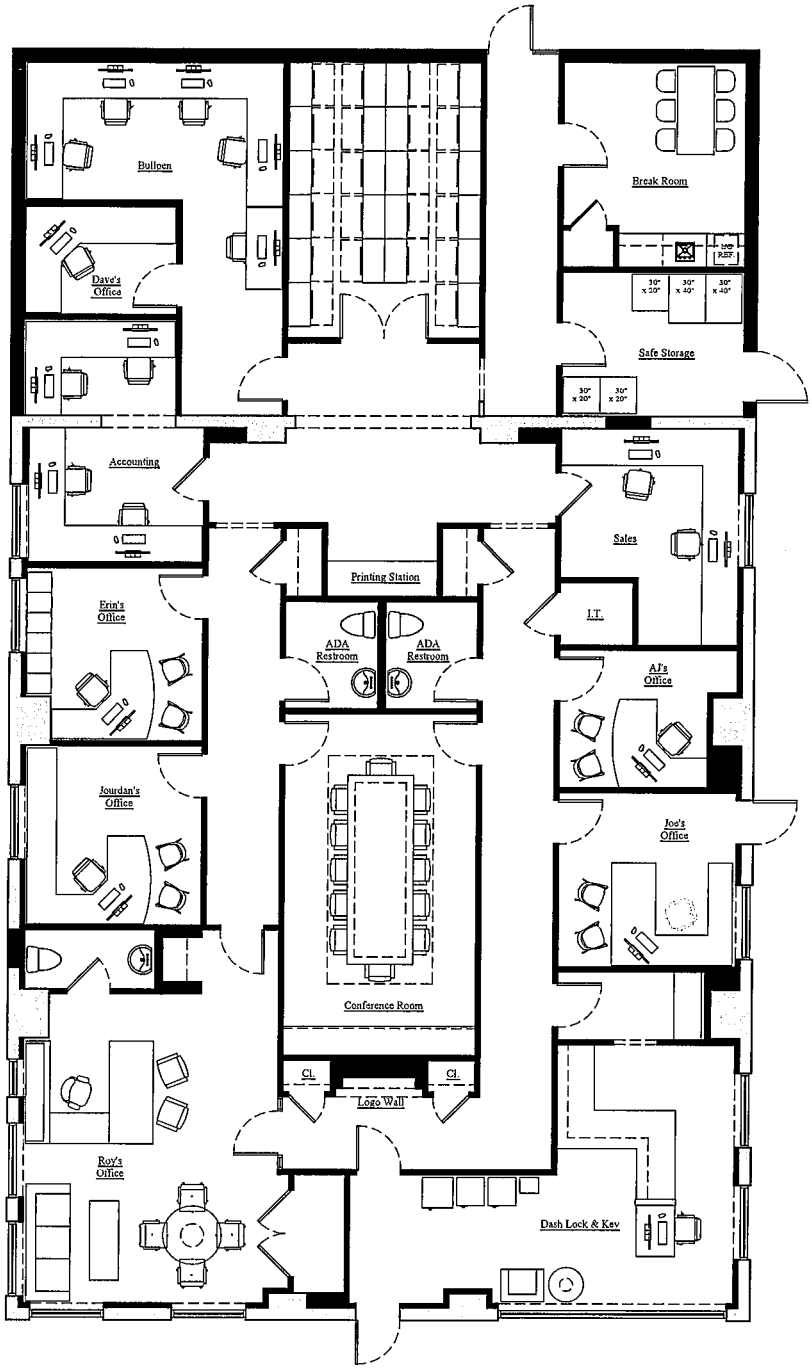
Printed Name and Title: Roy Brachfeld, Member

Date: 8/23/24



CERTIFIED TO:

WILLIAM CUDDY, RICHARD J. CUDDY, MICHAEL F. CUDDY,
THE MIDDLETOWN SAVINGS BANK,



Wall Indication Legend

- EXISTING WALLS TO REMAIN
- NEW WALL CONSTRUCTION

Revised Floor Plan

DEGRAW & DEHAAN ARCHITECTS

N.A.S.

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** 09/09/24
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 215 Wickham Ave

   Section 17 Block 5 Lot 6 Current Zoning District C3

   Building Existing ✓ New _____

2. Owner of Property Fidanza Realty

   Owner's Address 265 Route 211 E STE 111

   City Middletown State NY Zip 10940

   Phone numbers: **Home:**
   Business: (845) 344 - 8000
   Cell:

3. Applicant name Fior De La Cruz
   If different from Owner
   Applicants Address 53 Bedell DR

   City Port Jervis State NY Zip 12771

   Phone numbers: **Home:**
   Business: (845) 381-1253
   Cell: (845) 242-1660
   Fax:

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section #_____

Classification of Occupancy requested_____

Description of what you are requesting: We are Requesting a Beer and wine Liquor License in a Existing Restaurant. open Daily 8:00AM to 10:00pm

Uses currently in property:_____

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage_____

Building height_____

Open Space_____

Playlot_____

Livable floor area_____

Number of Bedrooms_____

5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

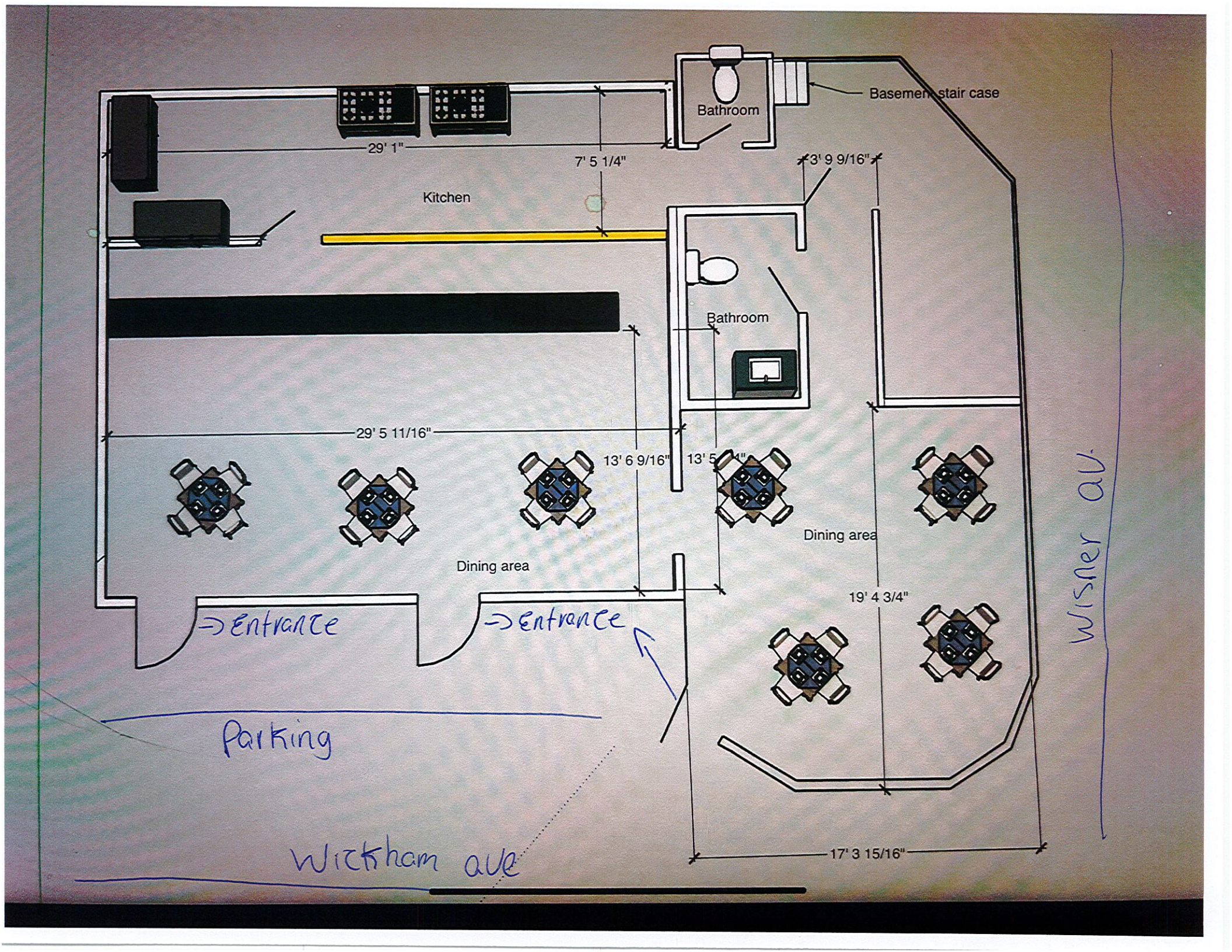
6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: Fior De la Cruz

Printed Name and Title: Fior De La Cruz /President

Date: 9/10/24


Bathroom
Basement stair case
29' 1"
7' 5 1/4"
3' 9 9/16"
Kitchen
Bathroom
29' 5 11/16"
13' 6 9/16"
13' 5
Dining area
Dining area
19' 4 3/4"
17' 3 15/16"
entrance
entrance
Parking
Wickham ave
Wisner av.

DON
Julio
Restaurant INC
845-381-7255
ATM
OPEN
KIA
NEW YORK

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** _____
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 101 Monhagen Ave #3

   Section 29 Block 1 Lot 9 Current Zoning District C2

   Building Existing ✓ New _____

2. Owner of Property Sangim Park (101 Monhagen Ave LLC)

   Owner's Address 16 Wells Ave

   City Middletown State NY Zip 10940

   Phone numbers: **Home:** _____
   Business: _____
   Cell: [redacted] 607-279-4323

3. Applicant name Steven Espiritusanto
   If different from Owner
   Applicants Address 102 Academy Ave

   City Middletown State NY Zip 10940

   Phone numbers: **Home:** _____
   Business: _____
   Cell: 845-820-9848
   Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section #_____

Classification of Occupancy requested_____

Description of what you are requesting: I would like to open a Barber Shop (Tuesday - Saturday 10am-9 pm)

Uses currently in property: None/Vaccant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage_____
Building height_____
Open Space_____
Playlot_____
Livable floor area_____
Number of Bedrooms_____

5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those

that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

N/A

6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

N/A.

7. Sign at the Place Indicated

Signature: Steven Espiritusanto

Printed Name and Title: Steven Espiritusanto

Date: August 16, 2024

1:58 0:14

Steven Espiritusanto (future...

Steven Espiritusanto (future barber shop) is allowed to use the parking area of 101 Monhagen Ave, 183 West Main St., and 185 West Main St. Middletown NY.

Owner of above properties.

Sangjin Park

Hyunji Lee

101 Monhagen Avenue 29-1-9 7-11-12

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** _____
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 183 Dolson Avenue, Middletown, NY 10940

   Section 49 Block 1 Lot 5 Current Zoning District C-3

   Building Existing _____ New X

2. Owner of Property SAPA Holdings, LLC

   Owner's Address 73 Pleasant Street

   City Monticello State NY Zip 12701

   Phone numbers: **Home:** _____
   Business: _____
   Cell: _____

3. Applicant name O'Reilly Auto Enterprises, LLC
   If different from Owner
   Applicants Address 233 South Patterson Avenue

   City Springfield State MO Zip 65802

   Phone numbers: **Home:** _____
   Business: 417-862-2674
   Cell: _____
   Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section #_____

Classification of Occupancy requested Automotive Parts Retail

Description of what you are requesting: O'Reilly Auto Enterprises proposes to construct a new +/- 7,225 SF O'Reilly Auto Parts Store with associated asphalt parking, lighting, utilities, and landscaping features.

Uses currently in property: Vacant lawn area.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	475-21	7,500 SF (0.17 AC)	45,000 SF (1.03 AC)
Front yard	475-21	NOT REQUIRED	+/- 82.3'
Rear yard	475-21	NOT REQUIRED	+/- 32.5'
Side yard	475-21	NOT REQUIRED	+/- 12.3'
Side yard	475-21	NOT REQUIRED	+/- 127.4'
Parking	475-33	24	35

Answer this section only for multiple dwellings

Lot coverage_____

Building height_____

Open Space_____

Playlot_____

Livable floor area_____

Number of Bedrooms_____

5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. **Sign at the Place Indicated**

Signature: _____

Printed Name and Title: Jim Riggs / Sr Director Real Estate Development

Date: January 11, 2024

PROPOSED SITE PLAN DOCUMENTS

FOR

O'Reilly AUTO PARTS

PROPOSED

O'REILLY AUTO PARTS STORE

LOCATION OF SITE

183 DOLSON AVENUE NYS ROUTE 17M,

CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK

MAP 49, BLOCK 01, LOT 05

REFERENCES AND CONTACTS

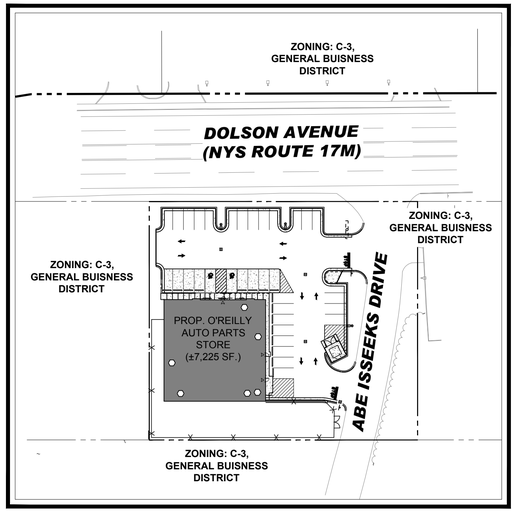
REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
  CONTROL POINT ASSOCIATES, INC.
  26 AVIATION ROAD
  ALBANY, NY 12205
  DATED: 08-31-2023
  ELEVATIONS: NAVD 1988
- GEOTECHNICAL INVESTIGATION REPORT:
  ATLAS ATC ENGINEERING , INC.
  104 E 25TH STREET 8TH FLOOR
  NEW YORK, NY 10010
  DATED: 12-15-2023
- ARCHITECTURAL PLAN:
  TIMOTHY M. GUILLOT
  1736 E SUNSHINE STREET #417
  SPRINGFIELD, MO
  DATED: 12-12-2023
- PHASE 1 ENVIRONMENTAL SITE ASSESMENT REPORT:
  TRC ENVIRONMENTAL CORPORTATION
  1430 BROADWAY
  NEW YORK, NY
  DATED: 09-01-2023
- MEP PLANS:
  RTM ENGINEERING CONSULTANTS
  3333 E BATTLEFIELD ROAD, STE 1000
  SPRINGFIELD, MO
  DATED: 12-12-2023

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

AERIAL MAP

SCALE: 1" = 300'
SOURCE: NYS GIS CLEARINGHOUSE



LOCATION MAP

SCALE: 1" = 60'

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	CT1.0 OF 1
GENERAL NOTES SHEET	CT2.0
SITE DEMOLITION PLAN	D1.1 OF 1
SITE GRADING AND DRAINAGE PLAN	C1.1 OF 9
SITE DEVELOPMENT PLAN	C2.1 OF 9
SITE DEVELOPMENT DETAILS	C2.2 OF 9
SITE DEVELOPMENT DETAILS	C2.3 OF 9
SITE REFUSE DETAILS	C2.4 OF 9
SOIL EROSION CONTROL PLAN	C3.1 OF 9
SOIL EROSION CONTROL NOTES	C3.2 OF 9
SITE UTILITY PLAN	C4.1 OF 9
SITE UTILITY DETAILS	C4.2 OF 9
LANDSCAPE PLAN	L1.0 OF 3
LANDSCAPE DETAILS	L1.1 OF 3
IRRIGATION COVERAGE PLAN	L1.2 OF 3
ALTA SURVEY (BY OTHERS)	SV1 OF 1
SITE PHOTOMETRIC PLAN (BY OTHERS)	SP1 OF 2
SITE LIGHTING DETAILS (BY OTHERS)	SP2 OF 2

PREPARED BY

BOHLER

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER
17 COMPUTER DRIVE WEST, ALBANY, NY 12205
PH: 518.438.9900

PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

NOT FOR CONSTRUCTION

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

COVER SHEET

O'Reilly AUTO PARTS
CORPORATE OFFICES
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SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4764
DATE:	12-22-23
REVISION DATE:	06-18-24

CT1.0

\\bohlerengnetshares\MA-PROJECTS\2023\NYB230197.00\CAD\Drawings\Plan Sets\Civil Site Plans\P-CIVIL-SITE-NYB230197.00-0a.dwg, CT1.0, 19/6/2014, 4:26:00 PM, hwoods, None, Letter (8.50 x 11.00 Inches), 1:1.1857

GENERAL NOTES
(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING NY, PLLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES
(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
   A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
   B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
   C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED
   D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
   E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
   F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
   G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S OR BOHLER RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
   I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER, PROFESSIONAL OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
11. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER.
14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
15. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
18. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES
(Rev. 4/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.80 ACRES.
4. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
6. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
7. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
8. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
9. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
10. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
11. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
12. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
13. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
14. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
15. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
16. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

SITE LAYOUT NOTES
(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

GRADING NOTES
(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE PROFESSIONAL OF RECORD, BOHLER AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
6. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
7. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

ACCESSIBILITY DESIGN GUIDELINES
(Rev. 1/2023)

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
   B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
   C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
   D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
   E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
   F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
   G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

DRAINAGE AND UTILITY NOTES
(Rev. 3/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER.
3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, SIZE, AND MATERIAL OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.
7. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS
8. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
9. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
11. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

OUTSIDE SOURCE NOTES
(Rev. 11/2023)

ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE WHICH IS INDICATED TO HAVE BEEN PREPARED "BY OTHERS" (HEREIN, "BY OTHERS REPORTS, DOCUMENTS AND DETAILS") HAS BEEN OR WILL BE CREATED, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY INVOLVED WITH THIS PROJECT. THE "BOHLER" ENTITY IS NOT IN ANY WAY RESPONSIBLE FOR THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS EVEN IF/WHERE INCLUDED IN THE "BOHLER" ENTITY'S PLANS, REPORTS, ETC. SAME HAS BEEN INCLUDED ON THIS PLAN FOR THE CONVENIENCE, ONLY, OF THE PROJECT OWNER, DEVELOPERS, CONTRACTORS AND CONSULTANTS AND IN ORDER TO COORDINATE THE "BOHLER" ENTITY'S DESIGN WITH THAT OF "OTHERS". THE "BOHLER" ENTITY HAS ASSUMED, FOR PURPOSES OF THIS PLAN, THAT THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS ARE CURRENT AND, IF APPLICABLE, PREPARED IN STRICT ACCORDANCE WITH ALL APPLICABLE COUNTY, STATE, FEDERAL AND OTHER STATUTES, LAWS, RULES, REGULATIONS, ORDINANCES AND THE LIKE. THE "BOHLER" ENTITY SPECIFICALLY DISCLAIMS ANY AND ALL LIABILITY AND RESPONSIBILITY FOR BY OTHERS REPORTS, DOCUMENTS AND DETAILS. THE ENTITY OR PERSON WHO CREATED THE INFORMATION CONTAINED IN THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS (EXCLUDING INFORMATION AND/OR DETAILS SOLELY SUPPLIED BY A JURISDICTION AND/OR GOVERNING BODY) AGREES BY PARTICIPATING IN THIS PROJECT, RECEIVING, REVIEWING, USING AND/OR RELYING UPON THIS DOCUMENT, AND/OR BY AGREEING TO THE PROJECT OWNER/DEVELOPER'S CONTRACT DOCUMENTS, TO DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS THE "BOHLER" ENTITY THAT PREPARED THIS DOCUMENT AND ITS EMPLOYEES FOR ANY AND ALL DAMAGES, INJURIES, COSTS, EXPENSES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, WHICH THE "BOHLER" ENTITY AND/OR ITS EMPLOYEES SUFFER OR INCUR AS A RESULT OF INCLUDING ANY BY OTHERS REPORTS, DOCUMENTS AND DETAILS IN AND ON OR IN THIS PLAN. ANYONE OR ANY ENTITY WHO RECEIVED, RELIES UPON AND/OR USES THIS PLAN, AGREES TO HOLD THE "BOHLER" ENTITY AND ITS EMPLOYEES HARMLESS FROM ANY CLAIMS, DAMAGES, INJURIES, COSTS AND EXPENSES, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR ANY DAMAGES, INJURIES, COSTS, EXPENSES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, WHICH IT OR THEY SUFFER OR INCUR AS A RESULT OF THE ANY BY OTHERS REPORTS, DOCUMENTS AND DETAILS INCORPORATED IN THE PLAN, AND EXPRESSLY CONFIRMS THAT BY RECEIVING, RELYING UPON AND/OR USING SAME, THE "BOHLER" ENTITY SHALL HAVE NO LIABILITY RELATED TO SAME. WITH RESPECT TO ALL BY OTHERS REPORTS, DOCUMENTS AND DETAILS, CONTRACTOR MUST VERIFY ALL INFORMATION CONTAINED IN THE SCOPE OF ALL PARTIES INVOLVED IN PREPARING THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS PRIOR TO COMMENCING ANY CONSTRUCTION AND MUST VERIFY THAT THE INFORMATION IS THE LATEST, THE MOST RECENT AND THE MOST CURRENT REPORT, DOCUMENT AND DETAIL. REFERENCES ON THIS PLAN TO INFORMATION PREPARED OR CONTAINED IN BY OTHERS REPORTS, DOCUMENTS AND DETAILS DEPICTING AN OFF-SITE AREA WHERE NO DETAIL IS INCLUDED IS A REFERENCE TO AN AREA, DETAIL, SPECIFICATION OR DESIGN THAT HAS NOT BEEN DESIGNED OR CONSTRUCTED BY THE "BOHLER" ENTITY AND REGARDING WHICH THE "BOHLER" ENTITY HAS NO CONTROL OVER OR LIABILITY REGARDING, BUT IS ADDED TO THIS PLAN FOR INFORMATIONAL PURPOSES, ONLY.

STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

#	NUMBER
#:#	SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN FEET
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICALS
AC	ACRE / ACRES
AD	AREA DRAIN
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT
AG	ABOVE GROUND
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE
ASSOC	ASSOCIATION
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BIO	BIOGARDEN
BIT	BITUMINOUS
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
BVW	BORDERING VEGETATIVE WETLAND
CB	CATCH BASIN
CF	CUBIC FEET
CI	CURB INLET
CIT	CHANGE IN TYPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONN	CONNECTION
COORD	COORDINATE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DEC	DECORATIVE
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
DET	DETENTION
DIA	DIAMETER
DMH	DRAINAGE MANHOLE
DOM	DOMESTIC
DOT	DEPARTMENT OF TRANSPORTATION
DP	DESIGN POINT
DWL	DASHED WHITE LINE
DYL	DOUBLE YELLOW LINE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELEV	ELEVATION
EP / EOP	EDGE OF PAVEMENT
ES / EOS	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FF	FINISH / FIRST FLOOR
FFE	FINISH / FIRST FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTIC
G	GRADE
GC	GENERAL CONTRACTOR
GEO	GEOTECH/GEOTECHNICAL
GF / GFE	GARAGE FLOOR ELEVATION (AT DOOR)
GFA	GROSS FLOOR AREA
GH	GRADE HIGH (WALL)
GL	GRADE LOW (WALL)
GRT	GRATE
GT	GREASE TRAP
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYL
HOR	HORIZONTAL
HP	HIGH POINT
HW	HEADWALL
ICS	INLENT CONTROL STRUCTURE
INF	INFILTRATION
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMIT OF CLEARING
LOD	LIMIT OF DISTURBANCE
LOS	LINE OF SIGHT
LOW	LIMIT OF WORK
LP	LOW POINT
LS	LANDSCAPE
LSA	LANDSCAPE AREA
MAX	MAXIMUM
ME	MATCH EXISTING
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MH	MANHOLE
MIN	MINUMUM
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NRCS	NATIONAL RESOURCE CONSERVATION SERVICE
Ø	DIAMETER
O&M	OPERATIONS AND MAINTENANCE
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OGS	OIL AND GRIT SEPARATOR
ORD	ORDINANCE
PA / POA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF CURVATURE, CURB RETURN
PERF	PERFORATED
PG	PROPOSED GRADE
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PP	POLYPROPYLENE PIPE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS / RADII
R/W	RIGHT-OF-WAY / RIGHTS-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REGS	REGULATIONS
RELO	TO BE RELOCATED
REQ	REQUIRED
RET	RETENTION
RET WALL	RETAINING WALL
RETO	TO BE RETURNED TO OWNER
RG	RAIN GARDEN
S	SLOPE
SAN	SANITARY SEWER
SESC	SOIL EROSION AND SEDIMENT CONTROL
SHLO	STATE HIGHWAY LAYOUT
SMH	SANITARY MANHOLE
STA	STATION
STM	STORM WATER / STORM SEWER
SWL	SINGLE/SOLID WHITE LINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBP	TO BE PROTECTED
TBR	TO BE REMOVED
TBRR	TO BE REMOVED AND REPLACED IN KIND
TBS	TO BE SALVAGED
TBV	TO BE VACATED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TELE	TELECOMMUNICATIONS / TELEDATA
TPF	TREE PROTECTION FENCE
TR	TO REMAIN
TRANS	TRANSITION
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
USGS	UNITED STATES GEOLOGICAL SURVEY
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE / WIDTH
WL	WATER LINE
WM	WATER METER
WQU	WATER QUALITY UNIT
YD	YARD DRAIN

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

LIMIT OF WORK
LIMIT OF DISTURBANCE — LOD — LOD —

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL / TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
X	PARKING COUNTS	
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00; TC 516.00 BC 515.55; MATCH EX (518.02 ±)
SAN #	SANITARY LABEL	S-100
X #	STORM LABEL	A-100
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	WM
	GAS VALVE	GV
	GAS METER	G
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	C/O
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	E
EP	ELECTRIC PEDESTAL	EP

NOT FOR CONSTRUCTION

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

GENERAL NOTES SHEET

AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4764
DATE:	12-22-23
REVISION DATE:	06-18-24

BOHLER
17 COMPUTER DRIVE WEST, ALBANY, NY 12205
PH: 518.438.9900

PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

CT2.0

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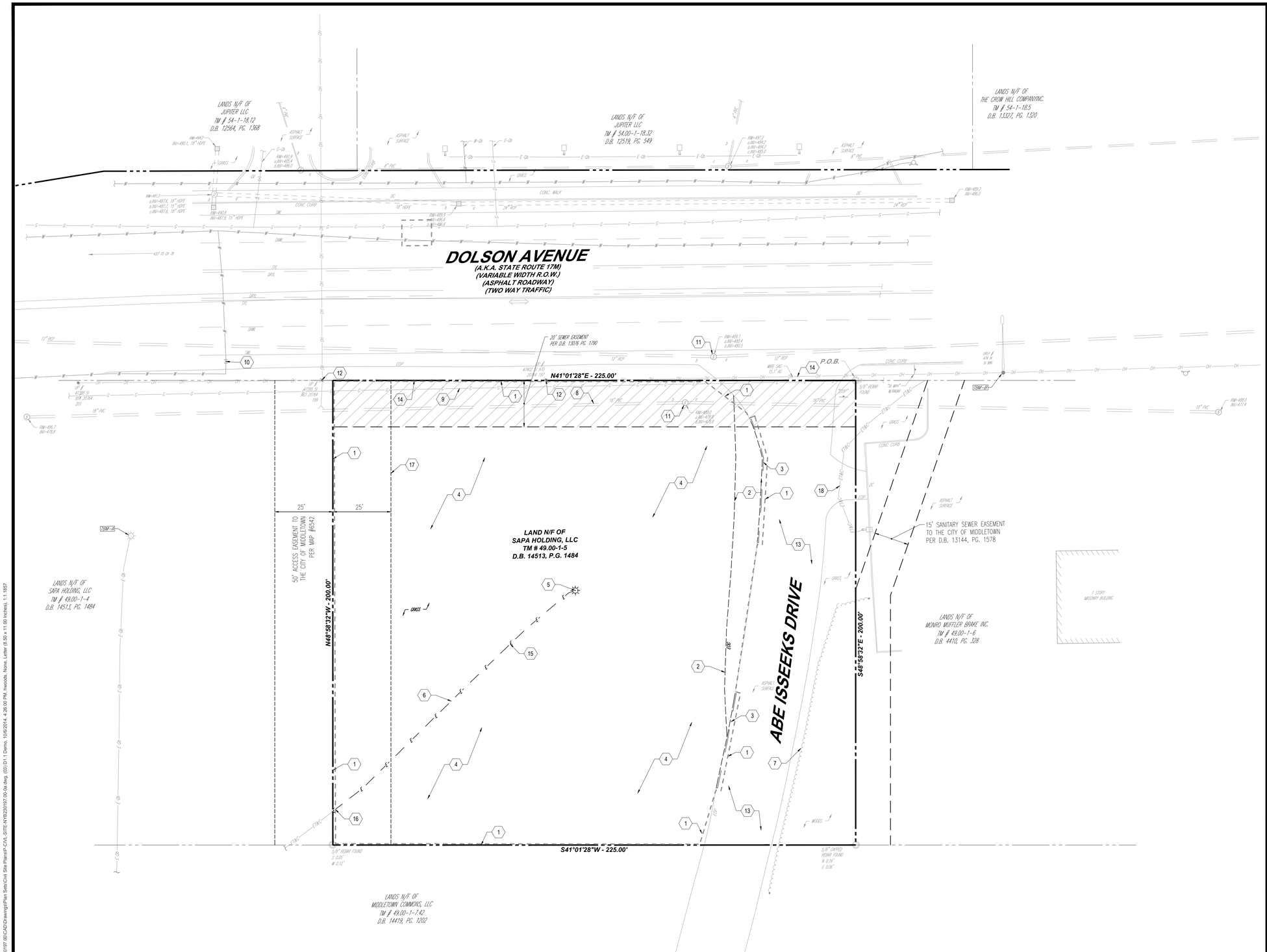

GENERAL NOTES

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. GC TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

C. ALL DEMOLITION MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.

D. REFER TO SITE UTILITY PLAN FOR DEMOLITION OF EXISTING UTILITIES WITHIN AREA.

E. GC TO MAINTAIN ACCESS AND UTILITIES TO NEIGHBORING PARCEL THROUGHOUT CONSTRUCTION

KEY NOTES

1. APPROX. LIMIT OF WORK
2. EXISTING GRAVEL (TO BE REMOVED)
3. PROP. SAWCUT
4. EXIST. GRASS AREA (TO BE REMOVED, TOPSOIL TO BE STOCKPILED)
5. EXIST. LIGHT POLE AND CONCRETE BASE (TO BE REMOVED)
6. EXIST. UNDERGROUND ELECTRIC LINE (TO BE REMOVED)
7. EXIST. TREELINE/TREE(S) (TO REMAIN)
8. EXIST. SANITARY SEWER MAIN WITHIN LIMIT OF DISTURBANCE (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION)
9. EXIST. GAS MAIN WITHIN LIMIT OF DISTURBANCE (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION)
10. EXIST. WATER VALVE (TO REMAIN)
11. EXIST. SANITARY SEWER MANHOLE (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION)
12. EXIST. UTILITY POLE (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION)
13. EXISTING ASPHALT DRIVE (TO REMAIN AND BE PROTECTED AND REMAIN OPEN TO THROUGH TRAFFIC THROUGHOUT CONSTRUCTION.
14. EXIST. OVERHEAD WIRES (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION)
15. G.C. TO ENSURE NO INTERRUPTIONS TO NEIGHBORING LIGHT POLES THROUGHOUT DEMOLITION.
16. LIMIT OF ELECTRICAL LINE (TO BE REMOVED)
17. EXIST. 50' SHARED ACCESS EASEMENT (TO BE REMOVED AND COORDINATED WITH CITY OF MIDDLETOWN.)
18. EXIST ELECTRICAL AND TELECOMMUNICATIONS LINE (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- LIMIT OF WORK
- EXISTING CONDITIONS TO REMAIN.
- EXISTING CONDITIONS TO BE REMOVED.

PLAN REFERENCES

- REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES
- THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY

NOT FOR CONSTRUCTION

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

SITE DEMOLITION PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4764
DATE:	12-22-23
REVISION DATE:	06-18-24

BOHLER
17 COMPUTER DRIVE WEST, ALBANY, NY 12205
PH: 518.438.9900

PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

D1.1

811 Know what's below Call before you dig.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

1 / D1.1 SITE DEMOLITION PLAN
SCALE: 1" = 20'-0"

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

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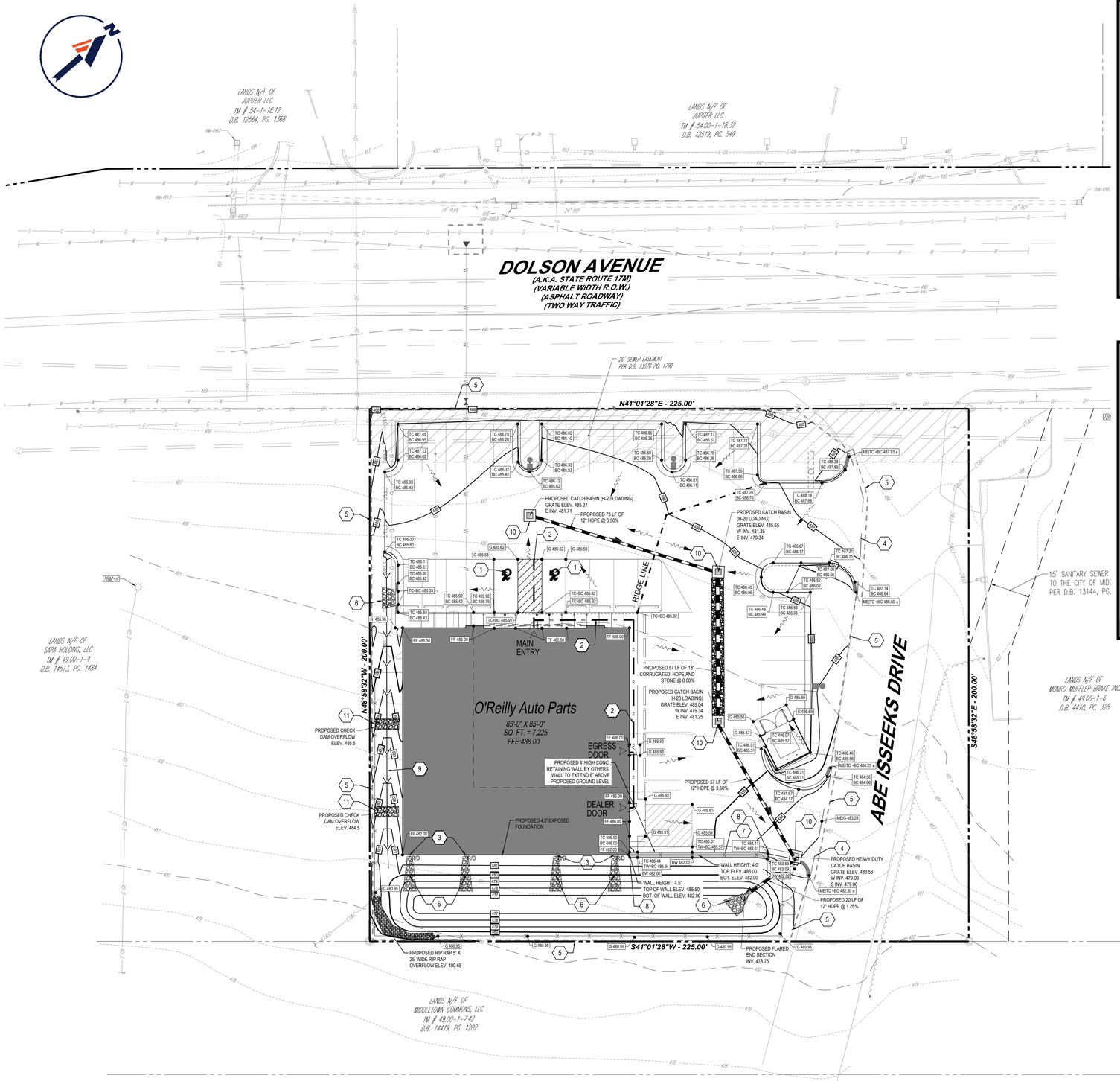
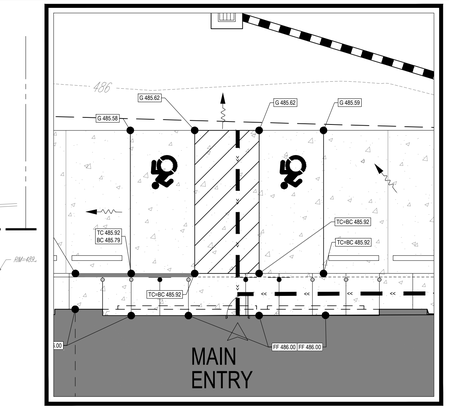
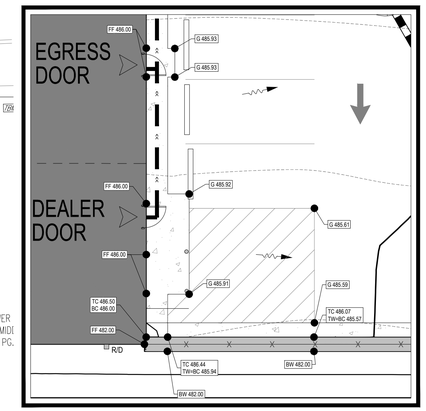




ADA AREA ENLARGEMENT

SCALE 1"=10'



DEALER DOOR AREA ENLARGEMENT

SCALE 1"=10'

GENERAL NOTES

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

C. ACCESSIBLE PARKING AREAS TO SLOPE 1.9% MAXIMUM IN ALL DIRECTIONS. DESIGNATED ACCESSIBLE ROUTE TO SLOPE 4.75% MAXIMUM IN DIRECTION OF TRAVEL WITH 1.5% MAXIMUM CROSS SLOPE.

KEY NOTES

1. ACCESSIBLE PARKING AREA - SEE GENERAL NOTE C
2. ACCESSIBLE ROUTE - SEE GENERAL NOTE C
3. DOWN SPOUTS, REFER TO ARCH. PLANS.
4. APPROX. SAWCUT LINE
5. APPROX. LIMIT OF WORK
6. 3"-4" DIAMETER RIP RAP STONE MIN. 1' DEEP
7. PROP. 51.5 LF OF PRECAST RETAINING WALL (G.C. TO REFERENCE STRUCTURAL PLANS BY OTHERS)
8. PROP. LIMIT OF PRECAST RETAINING WALL BY OTHERS.
9. PROP. DRAINAGE SWALE
10. PROP. 2'X2' CATCHBASIN. REFER TO DETAIL 8/C4.2
11. PROP. PERMANENT STONE CHECK DAM. REFER TO DETAIL 24/C2.3

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

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SPECIAL NOTE

1. PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

2. G.C. TO ENSURE ADA COMPLIANT SIDEWALK / CROSSWALK (2.0% MAX SLOPE IN ALL DIRECTIONS)

3. G.C. TO ENSURE ADA COMPLIANT DOOR/RAMP LANDINGS, INTERSECTIONS AND ACCESSIBLE PARKING AREAS. (2.00% MAX SLOPE IN ALL DIRECTIONS)

PLAN REFERENCES

- THIS PLAN IS NOT FOR CONSTRUCTION
- THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

NOT FOR CONSTRUCTION

TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
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417.862.0558
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e-mail: architect@eterlyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

SITE GRADING AND DRAINAGE PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4764
DATE:	12-22-23
REVISION DATE:	06-13-24

BOHLER
17 COMPUTER DRIVE WEST, ALBANY, NY 12205
PH: 518.438.9900

PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

C1.1

Know what's below
Call before you dig.

CAUTION:
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1 / C1.1 **SITE GRADING & DRAINAGE PLAN**
SCALE: 1" = 20'-0"

20 10 5 0 20
SCALE: 1" = 20'

\\bohlerengi.net\shares\MA-PROJECTS\2023\NYB230197.00\CAD\Drawings\Plan Sets\Civil Site Plans\P-CIVIL-SITE-NYB230197.00-Ga.dwg, C1.1 GRADING, 10/6/2014, 4:26:00 PM, hwoods, None, Letter (8.50 x 11.00 Inches), 1:1.1667

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

SYMBOLS LEGEND

- NEW BUILDING CONSTRUCTION
- AREA OF CONCRETE
- AREA OF MEDIUM DUTY PAVING
- AREA OF HEAVY DUTY PAVING
- NEW AREA SIGN
- NEW LIGHT POLE LOCATION
- NEW FENCE CONSTRUCTION

ZONING TABLE

ZONE: C-3 GENERAL BUISNESS
USE: AUTOMOBILE PARTS RETAIL

APPLICANT/ OWNER INFORMATION

APPLICANT:	O'REILLY AUTO ENTERPRISES, LLC 233 SOUTH PATTERSON AVENUE SPRINGVILLE, MO.65802
PROPERTY OWNER:	SAPA HOLDINGS, LLC 73 PLEASANT STREET MONTICELLO,NY 12701

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	§ 475-21	7,500 SF (0.17 AC)	45,000 SF (1.033 AC)	45,000 SF (1.033 AC)
MIN. LOT WIDTH	§ 475-21	75.0'	225.0'	225'
MAX. PERMITTED HEIGHT	§ 475-21	90'	0	26'
MIN. PARKING	§ 475-33	1 STALL PER 300 SF OF FLOOR AREA ($\frac{7225}{300}$)=24	0	35
			KEY =	VARIANCE REQUIRED

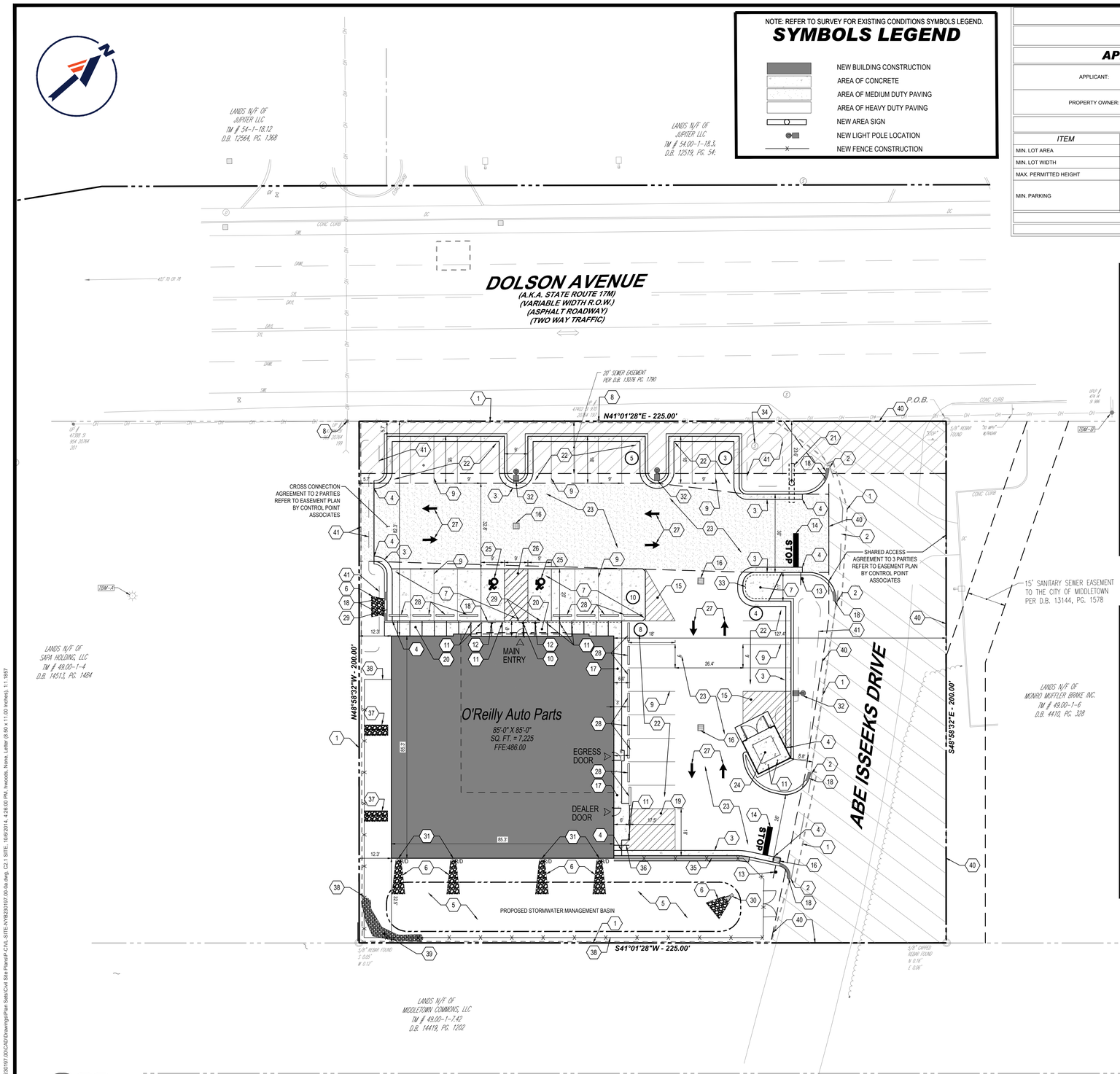
GENERAL NOTES

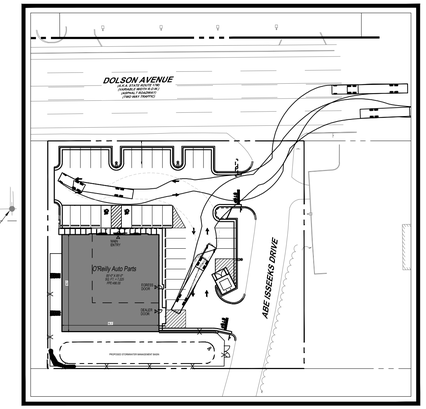
A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.

NOT FOR CONSTRUCTION

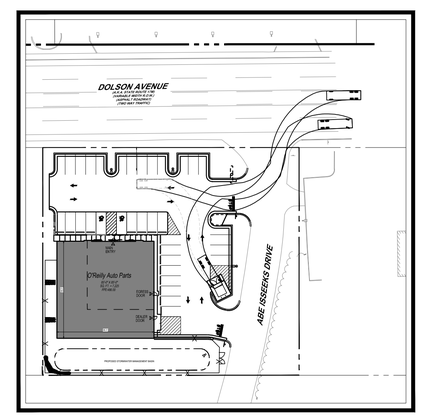
KEY NOTES

1. APPROX. LIMIT OF WORK
2. APPROX. SAWCUT (FULL DEPTH) (REFER TO DETAIL 18/C2.2)
3. CONC. CURB & GUTTER (REFER TO DETAIL 3/C2.2)
4. LIMIT OF PROP. CONC. CURB & GUTTER
5. STORMWATER MANAGEMENT FACILITY (REFER TO SITE GRADING PLAN)
6. PROP. RIP RAP. (REFER TO DETAIL 23/C2.3 AND ARCH. ELEVATIONS)
7. PROP. HEAVY DUTY CONC. PAVING (REFER TO DETAIL 1/C2.2)
8. EXIST. UTILITY POLE TO REMAIN (GC TO PROTECT THROUGHOUT CONSTRUCTION)
9. PARKING STALL STRIPING, REFER TO DETAIL 14/C2.2)
10. BOLLARD MOUNTED NO PARKING SIGN (REFER TO DETAIL 4/C2.2)
11. STEEL BOLLARD (REFER TO DETAIL 5/C2.2)
12. BOLLARD MOUNTED ACCESSIBLE PARKING SIGN (REFER TO DETAIL 4/C2.2)
13. STOP SIGN (REFER TO DETAIL 8/C2.2)
14. STOP BAR (REFER TO DETAIL 7/C2.2)
15. PROP. STRIPED AREA
16. PROP. CATCH BASIN, H20 LOADING (REFER TO DETAIL 8/C4.2)
17. CONCRETE PAVING APRON (REFER TO DETAIL 6/C2.2)
18. PROP. TRANSITION CURB (REFER TO DETAIL 16/C2.2)
19. PROP. STRIPED LOADING AREA
20. PROP. CONC. SIDEWALK. (REFER TO DETAIL 17/C2.2)
21. PROP. FREE STANDING SIGN (REFER TO SIGN PLAN BY OTHERS)
22. ASPHALT (STANDARD DUTY) PAVEMENT. (REFER TO DETAIL 2/C2.2)
23. ASPHALT (HEAVY DUTY) PAVEMENT. (REFER TO DETAIL 2/C2.2)
24. PROP. TRASH ENCLOSURE, (REFER TO DETAILS 1,2,3/C2.4)
25. PROP. ACCESSIBLE PARKING SYMBOL. (REFER TO DETAIL 10/C2.2)
26. PROP. ACCESSIBLE PARKING STRIPING. (REFER TO DETAIL 12/C2.2)
27. PROP STRIPING ARROW. (REFER TO DETAIL 15/C2.2)
28. PROP. WHEEL STOP. (REFER TO DETAIL 9/C2.2)
29. PROP. FLUSH CURB
30. PROP. FLARED END SECTION (REFER TO DETAIL 26/C2.3)
31. GC TO COORDINATE DOWNSPOUT FINAL LOCATIONS WITH ARCH. PLANS.
32. SITE LIGHTING (REFER TO PHOTOMETRIC PLAN.)
33. PROP. TRANSVERSAL CURB AND GUTTER (REFER TO DETAIL 20/C2.2)
34. EXIST SANITARY MANHOLE (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION)
35. PROP. 55 LF CONCRETE RETAINING WALL 4.2' MAX HEIGHT (G.C. TO REFER TO STRUCTURAL PLANS BY OTHERS)
36. PROP. GUARD RAIL (REFER TO DETAIL 21/C2.3)
37. PROP. PERMANENT STONE CHECK DAM. (REFER TO DTAIL 25/C2.3)
38. PROP. 4' HIGH CHAINLINK FENCE WITH GATE. (REFER TO DETAIL 24/ C2.3)
39. PROP. STONE OUTLET CONTROL
40. APPROX. LOCATION OF RELOCATED 50' WIDE SHARED ACCESS EASEMENT TO THE CITY OF MIDDLETOWN.
41. PROP. AREA OF SNOW STORAGE





TRUCK TURN EXHIBIT
(WB-50) O'REILLY STANDARD DELIVERY VEHICLE



GARBAGE TRUCK TURN EXHIBIT
STANDARD FRONT LOAD GARBAGE TRUCK

SPECIAL NOTE

PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

PLAN REFERENCES

- REFER TO GENERAL NOTES SHEET FOR GENERAL NOTES
- THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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ARCHITECT
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Fax: 417.862.3265
e-mail: architect@estertyschneider.com

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C2.1

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PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

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SCALE: 1" = 20'

811 Know what's below Call before you dig.

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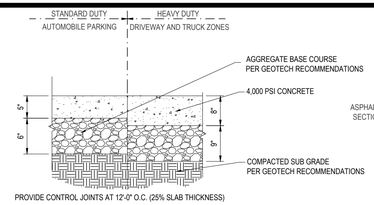
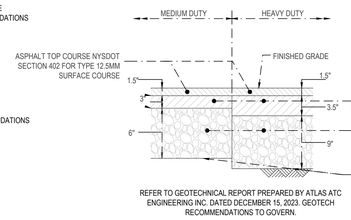
1 / C2.1 SITE DEVELOPMENT PLAN
SCALE: 1" = 20'-0"

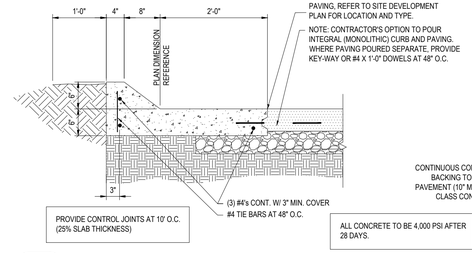
\\bohlerengnetshare\MA-PROJECTS\2023\NYB230197.00\CADD\drawings\Plan Sets\Civil Site Plans\P-CIVIL-SITE-NYB230197.00-0a.dwg, C2.1 SITE, 10/6/2014, 4:26:00 PM, hwoods, None, Letter (8.50 x 11.00 Inches), 1:1.1667



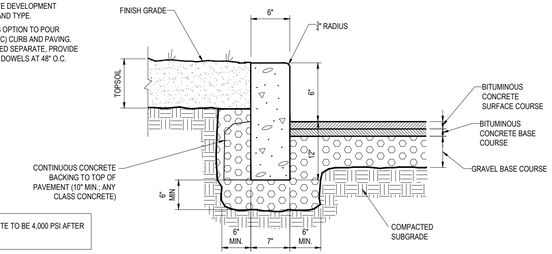
1 CONCRETE PAVING DETAIL
C2.2 SCALE: N.T.S.



2 ASPHALT PAVEMENT DETAIL
C2.2 SCALE: N.T.S.

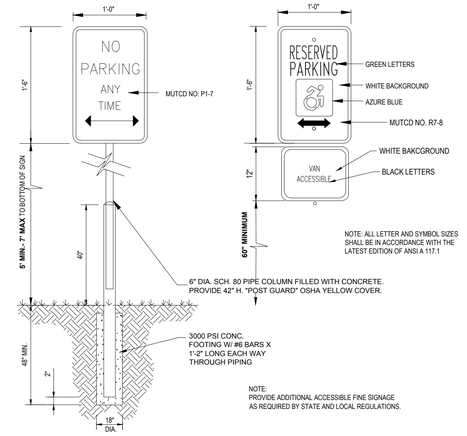


3 CONCRETE CURB & GUTTER SECTION
C2.2 SCALE: N.T.S.

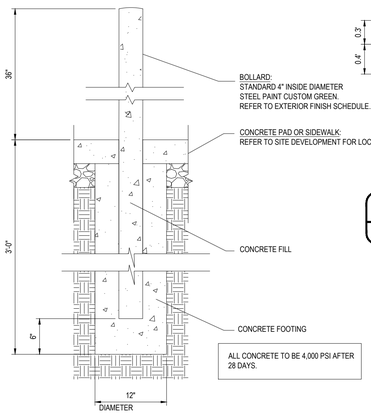


NOTE:
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE, EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

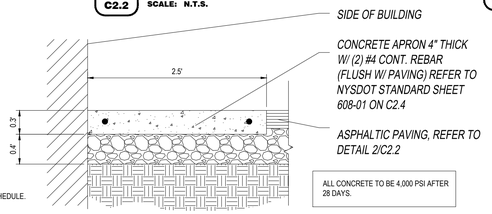
3A CONCRETE CURB
C2.2 SCALE: N.T.S.



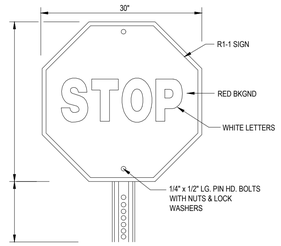
4 ACCESSIBLE PARKING SIGN
C2.2 SCALE: N.T.S.



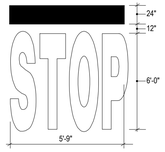
5 STEEL BOLLARD SECTION
C2.2 SCALE: N.T.S.



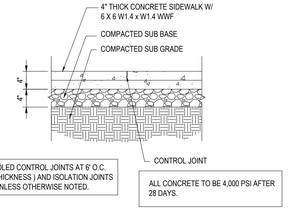
6 CONCRETE PAVING APRON SECTION
C2.2 SCALE: N.T.S.



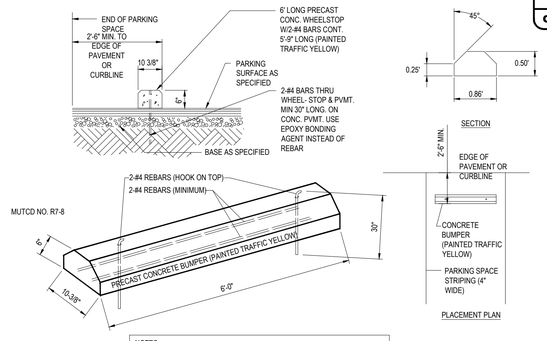
8 STOP SIGN DETAIL
C2.2 SCALE: N.T.S.



7 STOP BAR DETAIL
C2.2 SCALE: N.T.S.

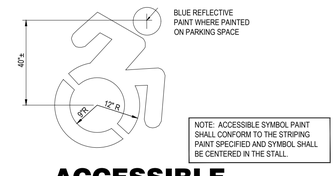


13 CONC. SIDEWALK SECTION
C2.2 SCALE: N.T.S.



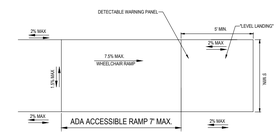
NOTES:
1.) REFER TO PLAN SET FOR LOCATIONS OF PROPOSED WHEELSTOPS.
2.) CONCRETE WHEELSTOPS SHALL BE PAINTED TRAFFIC YELLOW SO AS TO CONTRAST WITH PAVEMENT SURFACE. WHEELSTOPS MUST BE PERPETUALLY MAINTAINED AND REPAINTED BY PROPERTY OWNER OR PARTY RESPONSIBLE FOR SITE MAINTENANCE.

9 CONC. WHEEL STOP DETAIL
C2.2 SCALE: N.T.S.

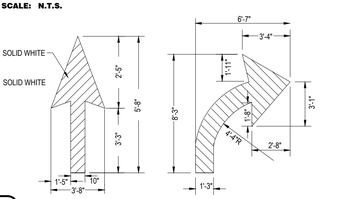


NOTE: ACCESSIBLE SYMBOL PAINT SHALL CONFORM TO THE STRIPING PAINT SPECIFIED AND SYMBOL SHALL BE CENTERED IN THE STALL.

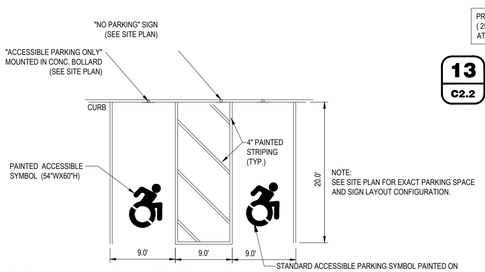
10 ACCESSIBLE PARKING SYMBOL
C2.2 SCALE: N.T.S.



19 ADA ACCESSIBLE CONC. RAMP
C2.2 SCALE: N.T.S.

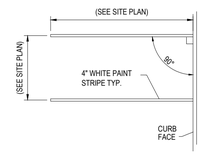


11 RIP RAP OUTLET
C2.2 SCALE: N.T.S.

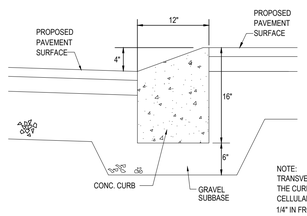


NOTES:
1. PARKING SPACES AND PARKING AISLE SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR 2%) IN ANY DIRECTION.
2. CURB RAMP SLOPE SHALL NOT EXCEED 1:12 (8.3% FOR MAXIMUM OF 6 FEET.)
3. LANDINGS SHALL BE PROVIDED AT EACH END OF THE RAMPS AND SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR 2%) CROSS SLOPE.
4. A MINIMUM ACCESSIBLE ACCESS ROUTE WIDTH OF 36 INCHES SHALL BE PROVIDED AND MAINTAINED. A WHEEL STOP SHALL BE PROVIDED WHERE NECESSARY TO PREVENT VEHICLE OVERHANG FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36 INCHES.
5. PAINTED ACCESSIBLE SYMBOL AND ACCESSIBLE PARKING STRIPING SHALL BE A CONTRASTING COLOR TO THE NON-ACCESSIBLE PARKING SPACES AND SHALL EITHER BE YELLOW, WHITE OR BLUE.

12 TYP. ADA ACCESSIBLE PARKING SPACE
C2.2 SCALE: N.T.S.



14 PARKING STALL DETAIL
C2.2 SCALE: N.T.S.

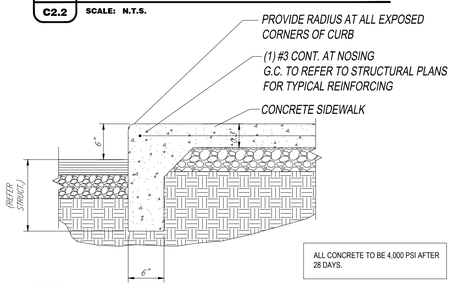


ALL CONCRETE TO BE 4,000 PSI AFTER 28 DAYS.

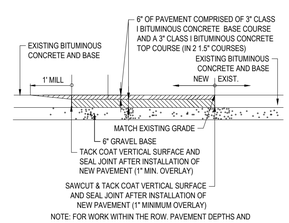
NOTE:
TRANSVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

20 NYSDOT TRAVERSABLE CURB DETAIL
C2.2 SCALE: N.T.S.

16 TRANSITION CURB DETAIL
C2.2 SCALE: N.T.S.



17 CONC. SIDEWALK CURB SECTION
C2.2 SCALE: N.T.S.



NOTE: FOR WORK WITHIN THE ROW, PAVEMENT DEPTHS AND SPECIFICATIONS TO CONFORM TO DOT REQUIREMENTS

18 ROADWAY PATCHING
C2.2 SCALE: N.T.S.

NOT FOR CONSTRUCTION

TIMOTHY M. GUILLOT
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Fax: 417.862.3265
e-mail: architect@estertyschneider.com

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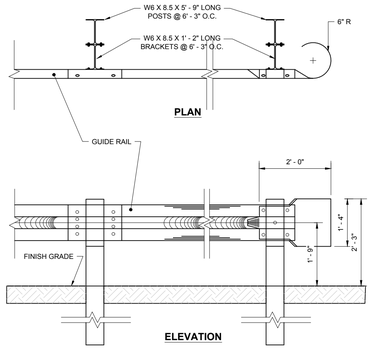
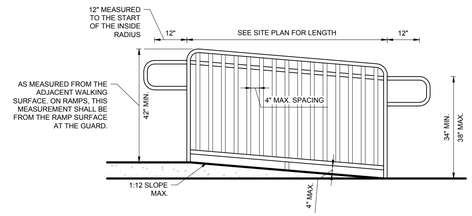
C2.2

\\bohlerengnj.net\shares\MA-PROJECTS\2023\NYB230197.00\CADD\Drawings\Plan Sets\Civil Site Plans\P-CIVIL-SITE-NYB230197.00-0a.dwg, C2.2 SITE DETAIL, 10/6/2014, 4:26:00 PM, hwoods, None, Letter (8.50 x 11.00 Inches), 1:1.1857

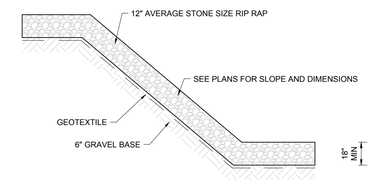


21 METAL GAURD RAIL DETAIL
C2.2 SCALE: N.T.S.

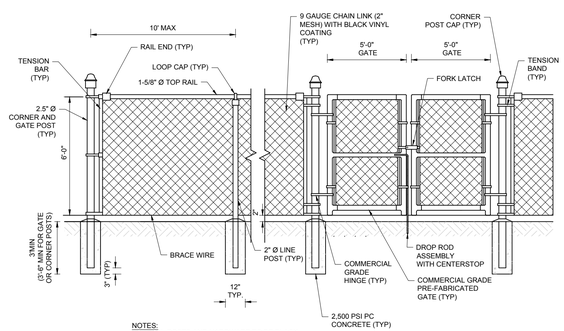


NOTES:
1. REFER TO "ACCESSIBILITY NOTES" PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
2. THE CONFIGURATION OF THE RAMP, LANDING, RAILING, GUARDS, AND OTHER ASSOCIATED ELEMENTS SHOWN IN THE DETAILS ARE MEANT TO DEPICT THE VARIOUS REQUIREMENTS. REFER TO THE PLANS HEREIN FOR SPECIFIC CONFIGURATIONS.
3. FALL PROTECTION IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING AISLES, STAIRS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH GOVERNING REQUIREMENTS.
4. GUARDS ARE REQUIRED AND SHALL NOT ALLOW THE PASSABLE OF A SPHERE 4" IN DIAMETER.
5. THIS DETAIL IS NOT APPLICABLE FOR APPLICATIONS INVOLVING STAIRS OR ACCESSIBLE RAMPS. IN THOSE INSTANCES, REFER TO THE APPROPRIATE DETAILS.
6. REFER TO THE HANDRAIL DETAIL FOR RAILING SPECIFICATIONS.
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

22 HAND RAIL FALL PROTECTION DETAIL
C2.2 SCALE: N.T.S.

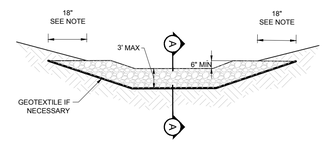


23 RIP RAP APPRON DETAIL
C2.2 SCALE: N.T.S.

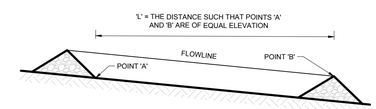


NOTES:
1. ALL POSTS AND HARDWARE TO BE BLACK.

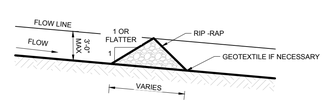
24 CHAINLINK FENCE WITH GATE DETAIL
C2.2 SCALE: N.T.S.



VIEW LOOKING UPSTREAM

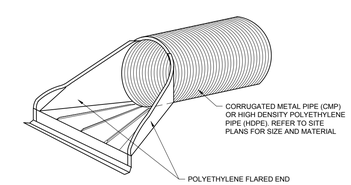


SPACING BETWEEN CHECK DAMS



SECTION A - A

25 STONE CHECK DAM
C2.2 SCALE: N.T.S.



NOTES:
1. 12" MINIMUM COVER OVER THE TOP OF THE PIPE. COMPACTED TO A DENSITY OF 90% AS PER AASHTO T-99.

26 FLARED END SECTION DETAIL
C2.2 SCALE: N.T.S.

NOT FOR CONSTRUCTION

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NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

SITE DEVELOPMENT DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
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COMM #	4764
DATE:	12-22-23
REVISION DATE:	06-18-24

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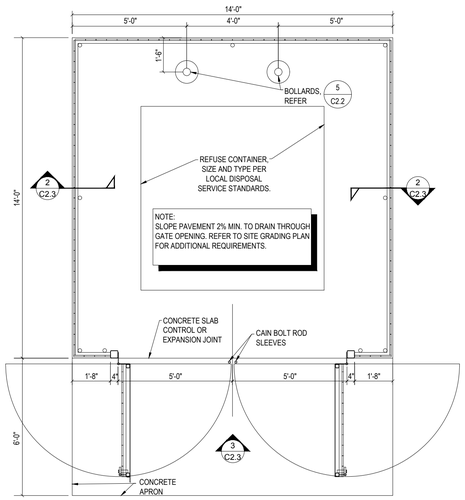
PH: 518.438.9900

PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

C2.3

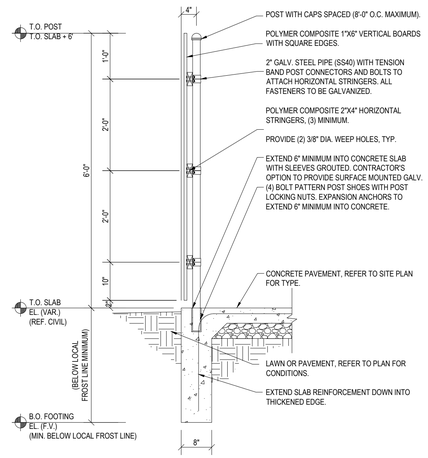
\\bohlereng.net\shares\MA-PROJECTS\2023\NYB230197.00\CAD\Drawings\Plan Sets\Civil Site Plans\P-CIVIL-SITE-NYB230197.00-0a.dwg, C2.3 SITE DETAIL (2), 10/9/2014, 4:26:00 PM, hwoods, None, Letter (8.50 x 11.00 Inches), 1:1.1857



NOTE:
REFER TO SITE DEVELOPMENT PLAN FOR REFUSE ENCLOSURE LOCATION AND ORIENTATION.

1 C2.3 POLYMER COMPOSITE MATERIAL SCREEN FENCE REFUSE ENCLOSURE PLAN

SCALE: NTS



2 C2.3 SCREEN FENCE SECTION

SCALE: NTS

GENERAL NOTES

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

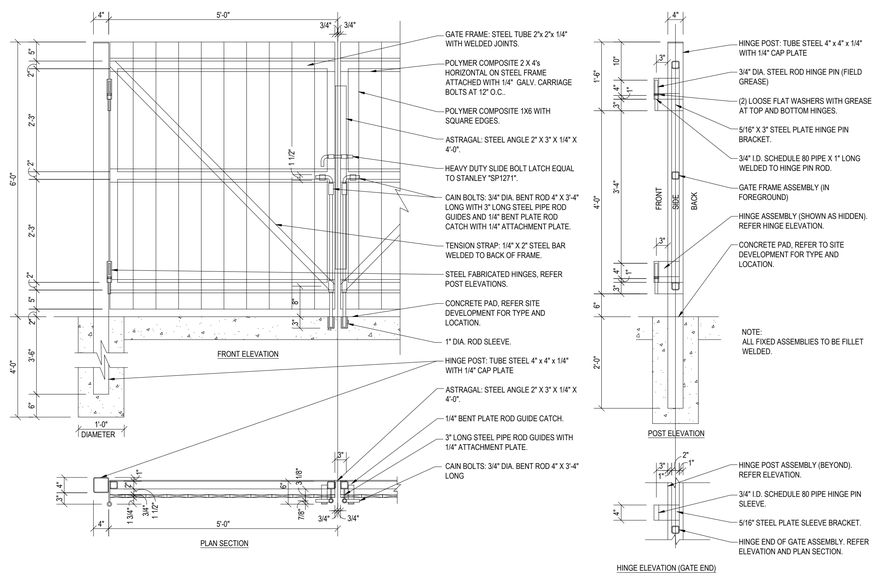
DIMENSIONS ARE TO ROUGH FACE OF CONCRETE, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE INDICATED.

REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES, COLORS, AND FINISHES. UNLESS OTHERWISE INDICATED PROVIDE FINISHES AS FOLLOWS:

1. ALL NON-GALVANIZED METAL PARTS TO BE PRIMED AND PAINTED (2) COATS SHERWIN WILLIAMS SW6468 "HUNT CLUB".

2. POLYMER COMPOSITE MATERIAL COLOR TO BE EQUAL TO LOUISIANA-PACIFIC - LP ELEMENTS ATLAS COLLECTION -76 SERIES "PORTLAND STORM" OR MIDWEST MANUFATURING - ULTRADECK "NEW"



3 C2.3 SCREEN FENCE GATE DETAILS

SCALE: NTS

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MIDDLETOWN, NY

SITE REFUSE DETAILS

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C2.4

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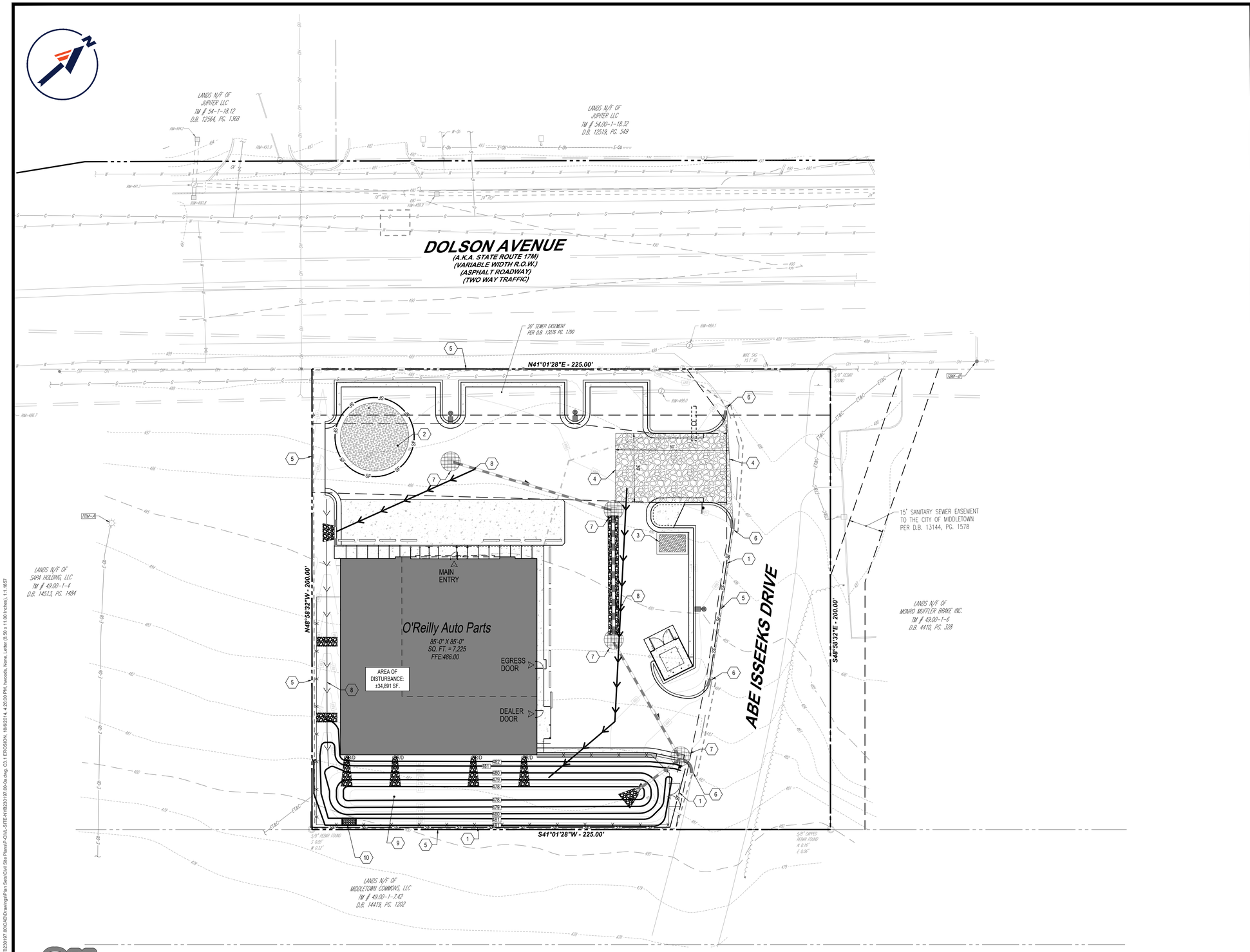

EROSION CONTROL & MAINTENANCE PLAN NOTES

A. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.

B. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 80%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.

C. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.

D. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE TOWN CODE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.

E. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.

F. REFER TO SITE DETAILS FOR SILT FENCE CONSTRUCTION.

G. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MATS C35 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

KEY NOTES

1. PROP. SILT FENCE (REFER TO DETAIL 1/C3.2)
2. PROP. TEMPORARY SOIL STOCKPILE AREA (REFER TO DETAIL 4/C3.2)
3. PROP. CONCRETE WASHOUT AREA, (REFER TO DETAIL 5/C3.2)
4. PROP. STABILIZED CONSTRUCTION ENTRANCE (REFER TO DETAIL 2/C3.2)
5. APPROX. LIMIT OF WORK. GC TO INSTALL ORANGE CONSTRUCTION FENCE TO DELINEATE THE LIMITS OF DISTURBANCE AS NEEDED TO PROTECT NEIGHBORING PROPERTIES.
6. APPROX. SAWCUT
7. PROP. INLET PROTECTION (REFER TO DETAIL 7/C3.2)
8. DIVERSION SWALE, (REFER TO DETAIL 3/C3.2)
9. PROP. SEDIMENTATION BASIN BOTTOM ELEV. 478.00
10. PROP. SEDIMENTATION BASIN RP RAP OVERFFLOW ELEV. 485.5'

CONSTRUCTION EGRESS NOTES

1. CONSTRUCTION EGRESS SHALL BE 25' MINIMUM WIDTH AND 50' MIN. LENGTH AND 6" MIN THICKNESS OF STONE (1.5"-3.5") COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. REFER TO CITY OR STATE FOR ANY ADDITIONAL REQUIREMENTS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER TOWN OR STATE REQUIREMENTS.

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

NOT FOR CONSTRUCTION

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NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

SOIL EROSION CONTROL PLAN

O'Reilly AUTO PARTS
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COMM #	4764
DATE:	12-22-23
REVISION DATE:	06-18-24

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

811 Know what's below Call before you dig.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

1 / C3.1 **SOIL EROSION CONTROL PLAN**
SCALE: 1" = 20'-0"

20 10 5 0 20
SCALE: 1" = 20'

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PROJECT No.:	NYB230197	SCALE:	AS NOTED
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C3.1

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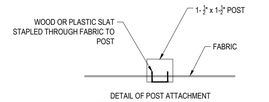
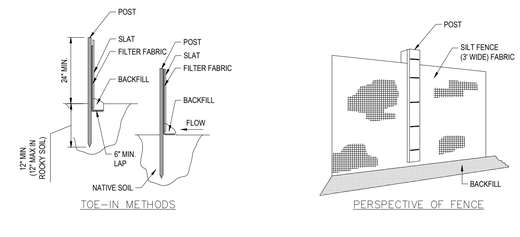
INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMP- ING FILL AT THE BASE.



DETAIL OF POST ATTACHMENT
(PRE-ASSEMBLED PRIOR TO INSTALLATION)



TOE–IN METHODS

PERSPECTIVE OF FENCE

1 TYP. SILTATION FENCE DETAIL
C3.2 SCALE: NTS

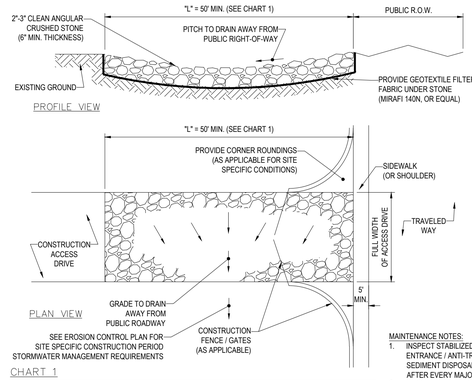


CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

MAINTENANCE NOTES:
1. INSPECT STABILIZED CONSTRUCTION ENTRANCE / ANTI-TRACKING PAD AND SEDIMENT DISPOSAL AREA WEEKLY OR AFTER EVERY MAJOR RAIN STORM EVENT.
2. WASH WATER (IF USED) SHALL BE DIRECTED TOWARD A SEDIMENT TRAP, SUFFICIENTLY SIZED FOR SPECIFIC SITE CONDITIONS.
3. EXCESSIVELY MUD-CLOGGED STONE SHALL BE REMOVED AND REPLACED, AS NEEDED.

2 STABILIZED CONSTRUCTION ENTRANCE
C3.2 SCALE: NTS

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
8. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
9. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
10. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
11. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
12. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
13. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
14. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:

10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.

10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER1,000 SF).

10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.

10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

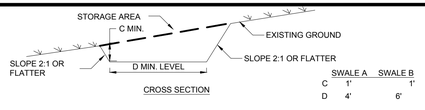
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED W/strawBALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED,

MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB
PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

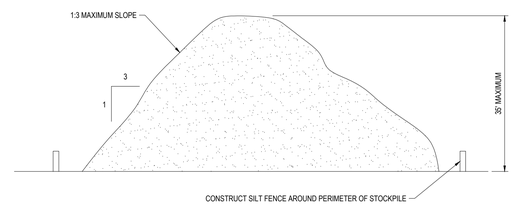


1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL 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.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	A(5 AC. OR LESS)	B(5 AC -10AC)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED AND COVER USING RECP
3	5.1-8.0%	SEED AND COVER WITH RECP GEOTEXTILE	LINED WITH 4-8" RIP-RAP OR
4	8.1-20.%	LINED WITH 4-8" RIP-RAP OR GEOTEXTILE	ENGINEERED DESIGN

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

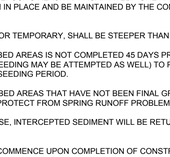
3 TEMPORARY SWALE
C3.2 SCALE: NTS



4 TEMPORARY STOCKPILE DETAIL
C3.2 SCALE: NTS

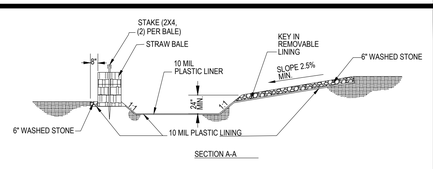
STAGE OF CONSTRUCTION NOTES

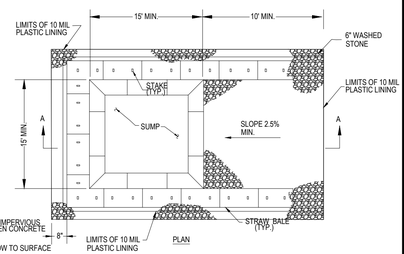
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
1. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
2. INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE) (AS SHOWN)
3. INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
4. DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN) (IF APPLICABLE)
5. DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
6. CLEARING AND GRUBBING
7. INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
8. EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
9. CONSTRUCTION OF UTILITIES
10. STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
11. INSTALLATION OF INLET PROTECTION OF ONSITE UTILITIES (AS SHOWN)
12. CONSTRUCTION OF BUILDINGS
13. CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
14. SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
15. FINAL GRADING OF ALL SLOPED AREAS
16. PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
17. REMOVAL OF THE TEMPORARY SEDIMENT BASINS. GC TO CLEAN OUT ALL SEDIMENT AND DEBRIS IN TEMPORARY SEDIMENT BASINS PRIOR TO REGRADING AND CONVERTING AREAS INTO PRE TREATMENT AREA FOR INFILTRATION BASIN.
18. PAVE PARKING LOT
19. LANDSCAPING PER LANDSCAPING PLAN
20. REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 80% STABILIZATION OR GREATER.



NOTES:
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM
2. CONTRACTOR TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING

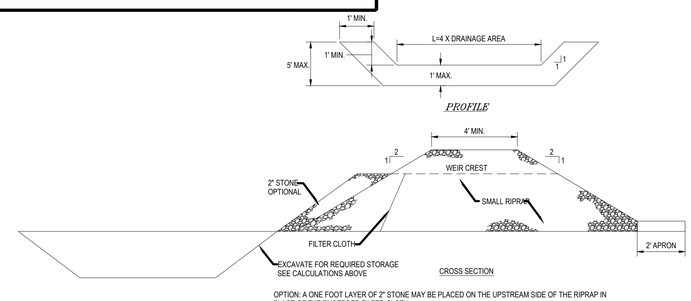
7 INLET FILTER DETAIL
C3.2 SCALE: NTS





NOTES:
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12.*
4. FACILITY SHALL NOT BE FILLED BEYOND 90% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.
7. DEBRIS FROM THE VEHICLE WASH AREA SHALL NOT BE DUMPED ON THE SUBJECT SITE. ALL DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

5 CONCRETE WASHOUT DETAIL
C3.2 SCALE: NTS



OPTION: A ONE FOOT LAYER OF 2" STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP IN PLACE OF THE EMBEDDED FILTER CLOTH.

NOTES:
1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO IT'S ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH TO THE TRAP.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IN MINIMIZED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

6 STONE OUTLET SEDIMENT TRAP DETAIL
C3.2 SCALE: NTS

NOT FOR CONSTRUCTION

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NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

SOIL EROSION CONTROL NOTES

O'Reilly AUTO PARTS
CORPORATE OFFICES
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COMM #	4764
DATE:	12-22-23
REVISION DATE:	06-18-24

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PH: 518.438.9900

PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

C3.2

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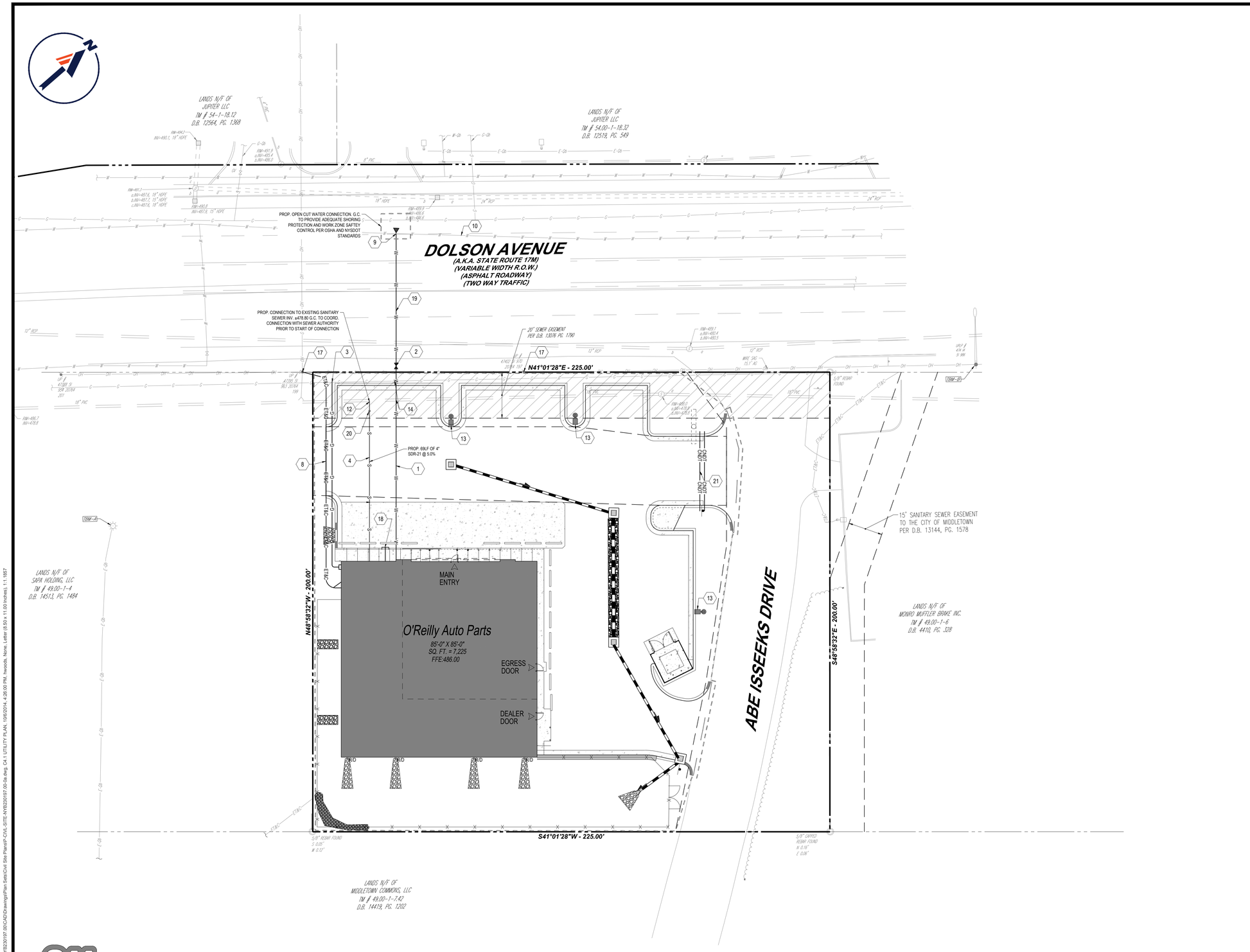

KEY NOTES

1. PROP. ±165 LF 1-INCH "TYPE "K" COPPER POTABLE WATER SERVICE. G.C. TO COORDINATE FINAL PENETRATION LOCATIONS WITH MEP PLANS PRIOR TO CONSTRUCTION. G.C. TO COORDINATE WATER CONNECTION WITH WATER PURVEYOR PRIOR TO CONSTRUCTION.
2. PROP. WATER SHUT OFF VALVE. (REFER TO DETAIL 1/C4.2)
3. PROP. GAS SERVICE LINE AND VALVE CONNECTION PER GAS COMPANY REQUIRMENTS. G.C. TO COORDINATE WITH GAS COMPANY PRIOR TO CONSTRUCTION
4. ± 69 LF OF 4" SDR-21 PVC @5.0% AND 5' MIN DEPTH. REFER TO MEP PLANS FOR FINAL BUILDING PENETRATION LOCATION. G.C. TO COORDINATE CONNECTION TO THE SEWER MAIN WITH SEWER DEPARTMENT AND NYSDOT .
5. PROP. ELECTRIC SERVICE CONNECTION TO THE BUILDING. REFER TO MEP PLANS FOR EXACT LOCATIONS AND SPECIFICATIONS
6. PROP. TELEPHONE/COMMUNICATION SERVICE CONNECTION TO THE BUILDING. REFER TO MEP PLANS FOR EXACT LOCATIONS AND SPECIFICATIONS
7. PROPOSED BACKFLOW PREVENTION AND RPZ LOCATED WITH IN BUILDING (REFER TO MEP PLANS BY OTHERS).
8. PROP. TELEPHONE AND 3 PHASE ELECTRIC SERVICE. G.C. TO COORDINATE UTILITY SPECIFICATIONS AND INSTALLATION WITH UTILITY PROVIDERS.
9. PROP. CONNECTION TO EXIST. WATER MAIN. (G.C. TO COORD. CONNECTION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION)
10. EXISTING WATER MAIN (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION)
11. PROP. DOWNSPOUT. G.C. TO REFER TO ARCH. PLANS.
12. CONNECTION TO EXISTING SEWER MAIN. GC. TO COORDINATE CONNECTION TO MAIN WITH COUNTY AND REPORT CONNECTION LOCATION, SIZE, PIPE MATERIAL, AND DEPTH TO THE ENGINEER PRIOR TO CONSTRUCTION.
13. PROP. LIGHT POLE. G.C. TO COORDINATE FINAL LOCATIONS WITH ARCH. AND PHOTOMETRIC PLANS
14. PROPOSED UTILITY CROSSING. MINIMUM 18" VERTICAL SEPARATION. GC TO COORDINATE UTILITY CROSSINGS WITH THE UTILITY PROVIDER.
15. PROP. GAS SERVICE CONNECTION AT BUILDING (G.C. TO REFER TO MEP PLANS FOR FINAL CONNECTION LOCATION)
16. PROP. SEWER CONNECTION AT BUILDING. REFER TO MEP PLANS.
17. EXIST. UTILITY POLE (TO REMAIN AND BE PROTECTED)
18. PROP. 1" IRRIGATION LINE (REFER TO MEP PLANS)
19. PROP. DIRECTIONAL BORE FOR 1" WATER SERVICE UNDER NYS ROUTE 17M. G.C. TO COORD. BORE WITH NYSDOT AND CITY WATER DEPARTMENT.
20. PROP. SANITARY 4" CLEAN OUT
21. PROP. CONDUIT FOR IRRIGATION

GC TO OBTAIN ALL REQUIRED APPROVALS AND PERMITS PRIOR TO CONSTRUCITON START OR SITE DISTURBANCE. THESE INCLUDE BUT NOT LIMITED TO:
-LOCAL DEMOLITION & BUILDING PERMIT
-NYSDOT HIGHWAY WORK PERMIT
-UTILITY PERMIT

SPECIAL NOTE

PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

PLAN REFERENCES

- REFER TO GENERAL NOTES SHEET FOR GENERAL NOTES
- THIS PLAN TO BE UTILIZED FOR UTILITY LAYOUT PURPOSES ONLY

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

NOT FOR CONSTRUCTION

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MIDDLETOWN, NY

SITE UTILITY PLAN

O'Reilly AUTO PARTS
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COMM #	4764
DATE:	12-22-23
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C4.1

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PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

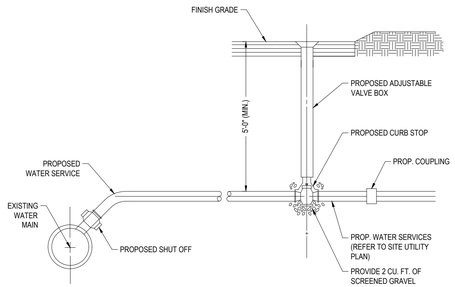
811 Know what's below Call before you dig.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

1 / C4.1 **SITE UTILITY PLAN**
SCALE: 1" = 20'-0"

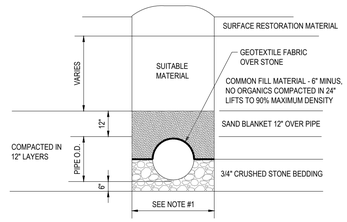
20 10 5 0 20
SCALE: 1" = 20'

\\bohlerengnefs\share\MA-PROJECTS\2023\NYB230197.00\CAD\Drawings\Plan Sets\Civil Site Plans\P-CIVL-SITE-NYB230197.00-0a.dwg, C4.1 UTILITY PLAN, 10/6/2014, 4:26:00 PM, hvoodis, None, Letter (8.50 x 11.00 Inches), 1:1, 1657



1 WATER SERVICE CONNECTION DETAIL

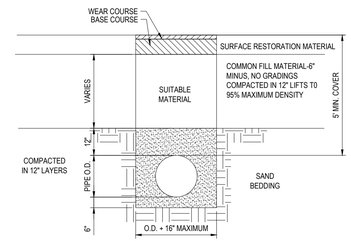
C4.2 SCALE: N.T.S.



NOTE:
1. W - MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLACE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES MINIMAL DIAMETER OR LESS "W" SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES MINIMAL DIAMETER "W" SHALL BE 24 INCHES PLUS PIPE O.D. "W" SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

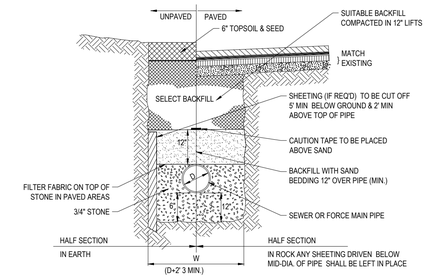
2 TYPICAL SEWER TRENCH SECTION

C4.2 SCALE: N.T.S.



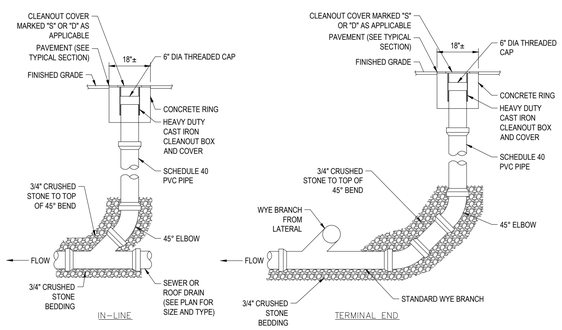
3 TYP. WATER LINE TRENCH SECTION

C4.2 SCALE: N.T.S.



4 TYP. UTILITY TRENCH

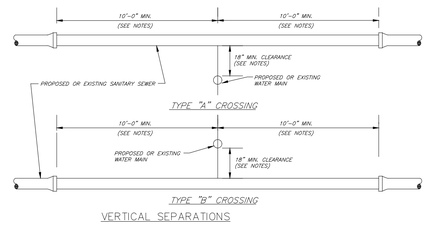
C4.2 SCALE: N.T.S.

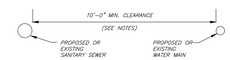


NOTES:
1. CLEANOUTS TO BE INSTALLED WHERE INDICATED ON THE PLANS.
2. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER/DRAIN LINE UP TO 8".
3. BACKFILL TO TOP OF 45° WITH 3/4" CRUSHED STONE.

5 CLEANOUT DETAIL

C4.2 SCALE: N.T.S.





HORIZONTAL SEPARATIONS

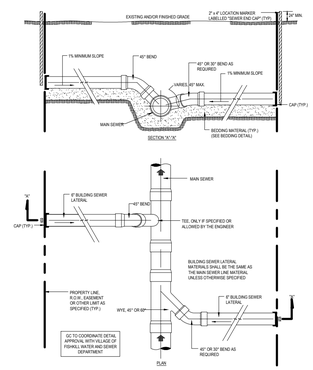
NOTES:

WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED.

1. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE, AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE HEALTH DEPARTMENT FOR USE IN WATER MAIN CONSTRUCTION.

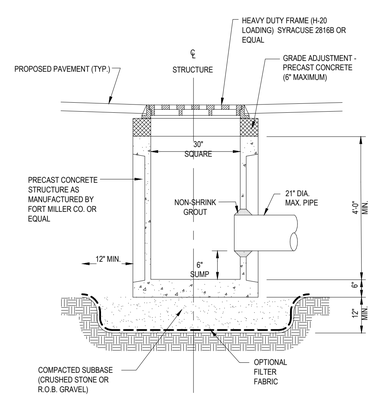
6 UTILITY CROSSING DETAIL

C4.2 SCALE: N.T.S.



7 SANITARY SEWER CONNECTION DETAIL

C4.2 SCALE: N.T.S.



8 CATCH BASIN/ MANHOLE DETAIL

C4.2 SCALE: N.T.S.

NOT FOR CONSTRUCTION

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY
UTILITY DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
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COMM #	4764
DATE:	12-22-23
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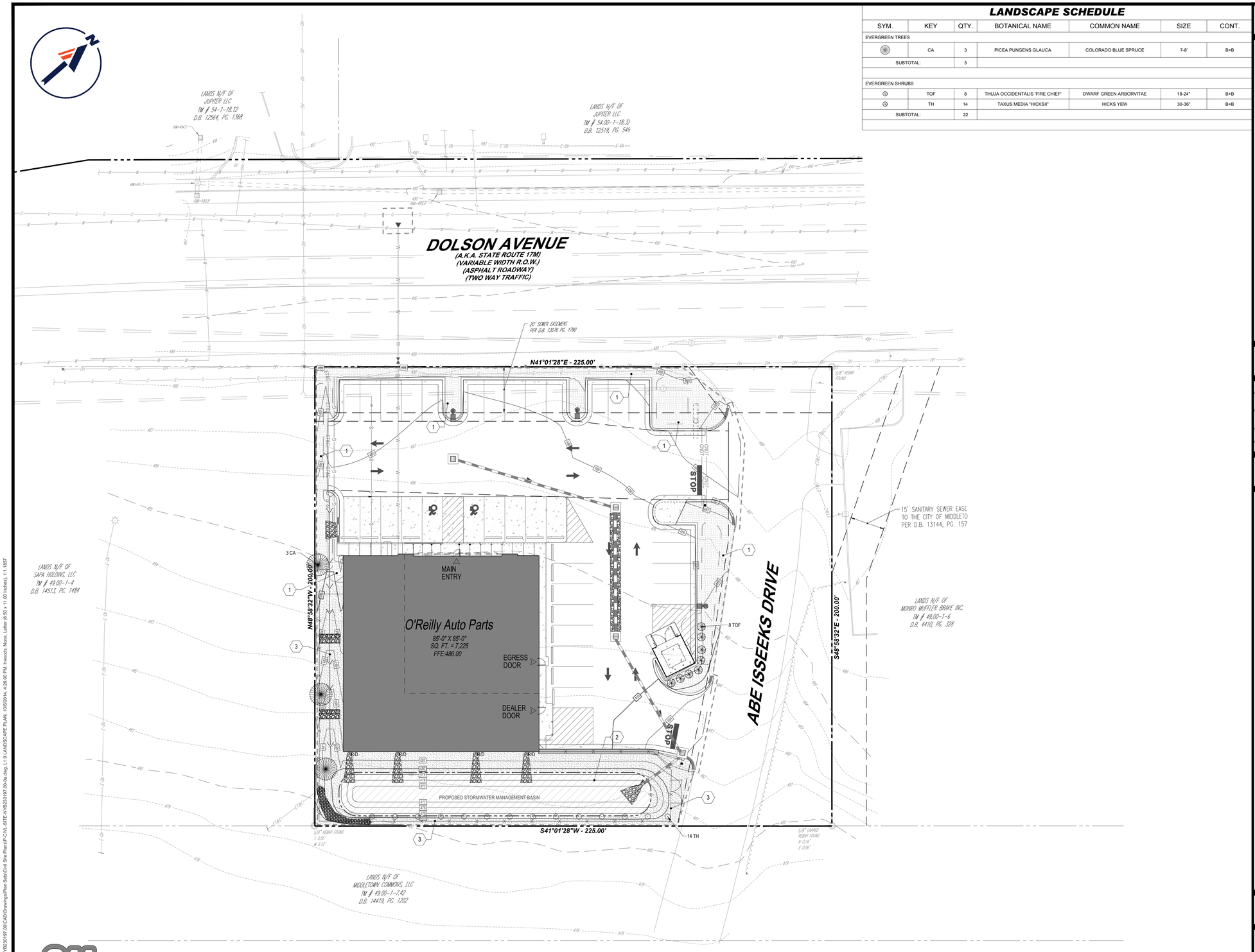
PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

C4.2

\\bohlereng.net\shares\MA-PROJECTS\2023\NYB230197.00\CAD\Drawings\Plan Sets\Civil Site Plans\P-CIVIL-SITE-NYB230197.00-0a.dwg, C4.2 UTILITY DETAILS, 10/6/2014, 4:26:00 PM, hwoods, None, Letter (8.50 x 11.00 Inches), 1:1.1857



LANDSCAPE SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
EVERGREEN TREES						
	CA	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	7-8'	B+B
SUBTOTAL:		3				
EVERGREEN SHRUBS						
	TOF	8	THUJA OCCIDENTALIS 'FIRE CHIEF'	DWARF GREEN ARBORVITAE	18-24"	B+B
	TH	14	TAXUS MEDIA "HICKSII"	HICKS YEW	30-36"	B+B
SUBTOTAL:		22				

GENERAL NOTES

A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

C REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

D ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.

E NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.

F PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.

G QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.

H PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.

I WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

J RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.

K PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

KEY NOTES

1. AREA OF SOD
2. AREA OF NEW ENGLAND WET MIX WITHIN STORMWATER BASIN
3. AREA OF PROPOSED HYDROSEED.
4. AREA OF PROPOSED LANDSCAPE GRAVEL

SYMBOLS LEGEND

NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

LANDSCAPING LEGEND

- PROPOSED HYDROSEED
- PROPOSED NEW ENGLAND WET SEED MIX
- PROPOSED SOD LAWN AREA
- PROPOSED LANDSCAPE GRAVEL AREA

AREA OF NEW TREE.
REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE

PLAN REFERENCES

- REFER TO LANDSCAPE DETAILS
- THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

NOT FOR CONSTRUCTION

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LANDSCAPE PLAN

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L1.0

811 Know what's below Call before you dig.

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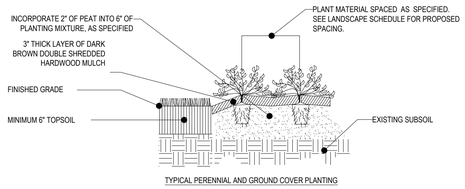
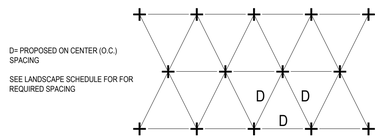
1 / L1.0 LANDSCAPE PLAN

SCALE: 1" = 20'

\\bohlerengnet\shares\MA-PROJECTS\2023\NYB230197.00\CAD\Drawings\Plan Sets\Civil Site Plans\P-CIVIL-SITE-NYB230197.00-0a.dwg, L1.0 LANDSCAPE PLAN, 10/6/2014, 4:26:00 PM, hwoods, None, Letter (8.50 x 11.00 Inches), 1:1.1857



TYPICAL PERENNIAL AND GROUND COVER PLANTING

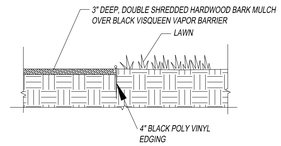


TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

1 / L1.1

PERENNIAL/GROUND COVER PLANTING DETAIL

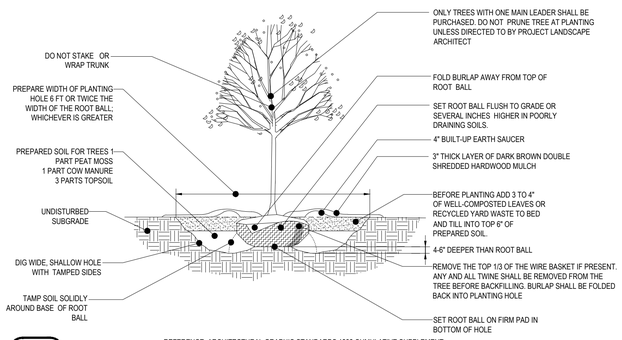
NOT TO SCALE



2 / L1.1

MULCH DETAIL

NOT TO SCALE

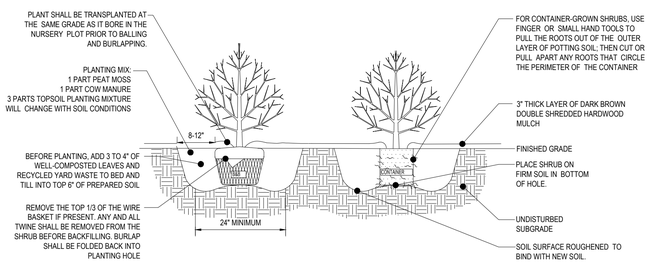


REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

3 / L1.1

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

4 / L1.1

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

WETMIX SEED SPECIFICATIONS

WETMIX SEED MIX SHALL BE "NEW ENGLAND WETMIX" AS PREPARED BY NEW ENGLAND WETLAND PLANTS INC.
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000; EMAIL: INFOR@NEWP.COM; WEBSITE: WWW.NEWP.COM

APPLICATION RATE: 1 LB/2500 SF (18 LBS/ACRE)
FOLLOW MANUFACTURER'S RECOMMENDATION FOR SOIL PREPARATION, INSTALLATION AND MAINTENANCE

SPECIES COMPOSITION: FOX SEDGE, (CAREX VULPINOIDEA), LURID SEDGE, (CAREX LURIDA), BLUNT BROOM SEDGE, (CAREX SCOPARIA), SENSITIVE FERN, (ONOCLEA SENSIBILIS), BLUE VERVAIN, (VERBENA HASTATA), HOP SEDGE, (CAREX LUPULINA), GREEN BULRUSH, (SCIRPUS ATROVIRENS), NODDING BUR MARIGOLD, (BIDENS CERNUA), BRISTLY SEDGE, (CAREX COMOSA), FRINGED SEDGE, (CAREX CRINITA), AMERICAN MANNAGRASS, (GLYCERIA GRANDIS), WOOL GRASS, (SCIRPUS CYPERINUS), SOFT RUSH, (JUNCUS EFFUSUS), SPOTTED JOE PYE WEED, (EUPATORIUM MACULATUM), BONESET, (EUPATORIUM PERFOLIATUM), MUD PLANTAIN, (ALISMA SUBCORDATUM), NEW ENGLAND ASTER, (ASTER NOVAE-ANGLIAE), RATTLESNAKE GRASS, (GLYCERIA CANADENSIS), PURPLESTEM ASTER (ASTER PUNICEUS); SOFT STEM BULRUSH, (SCIRPUS VALIDUS), BLUEFLAG (IRIS VERSICOLOR), SWAMP MILKWEED, (ASCLEPIAS INCARNATA), MONKEY FLOWER, (MIMULUS RINGENS). THE FUNCTIONALITY OF EACH MIX WILL REMAIN UNCHANGED, ALTHOUGH MIX COMPOSITION MAY VARY DURING THE YEAR

STANDARD FOR PERMANENT STABILIZATION WITH SOD

METHODS AND MATERIALS
1. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
2. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
3. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)
4. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
5. FOR DRAUGHT SITES, A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
6. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

I. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS.

II. SOIL PREPARATION
A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ. FT
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	4	180
SANDY LOAM, LOAM, SILT LOAM	3	135
LOAMY SAND, SAND	2	90

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCOING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

III. SOD PLACEMENT
A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS, AND CONTINUE IRRIGATION THROUGHOUT ENTIRE SEASON.

IV. TOP-DRESSING IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.
A. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 OR EQUIVALENT AT 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET BETWEEN MARCH 15 AND APRIL 1.
B. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN SEPTEMBER 1 AND OCTOBER 15.

NOT FOR CONSTRUCTION

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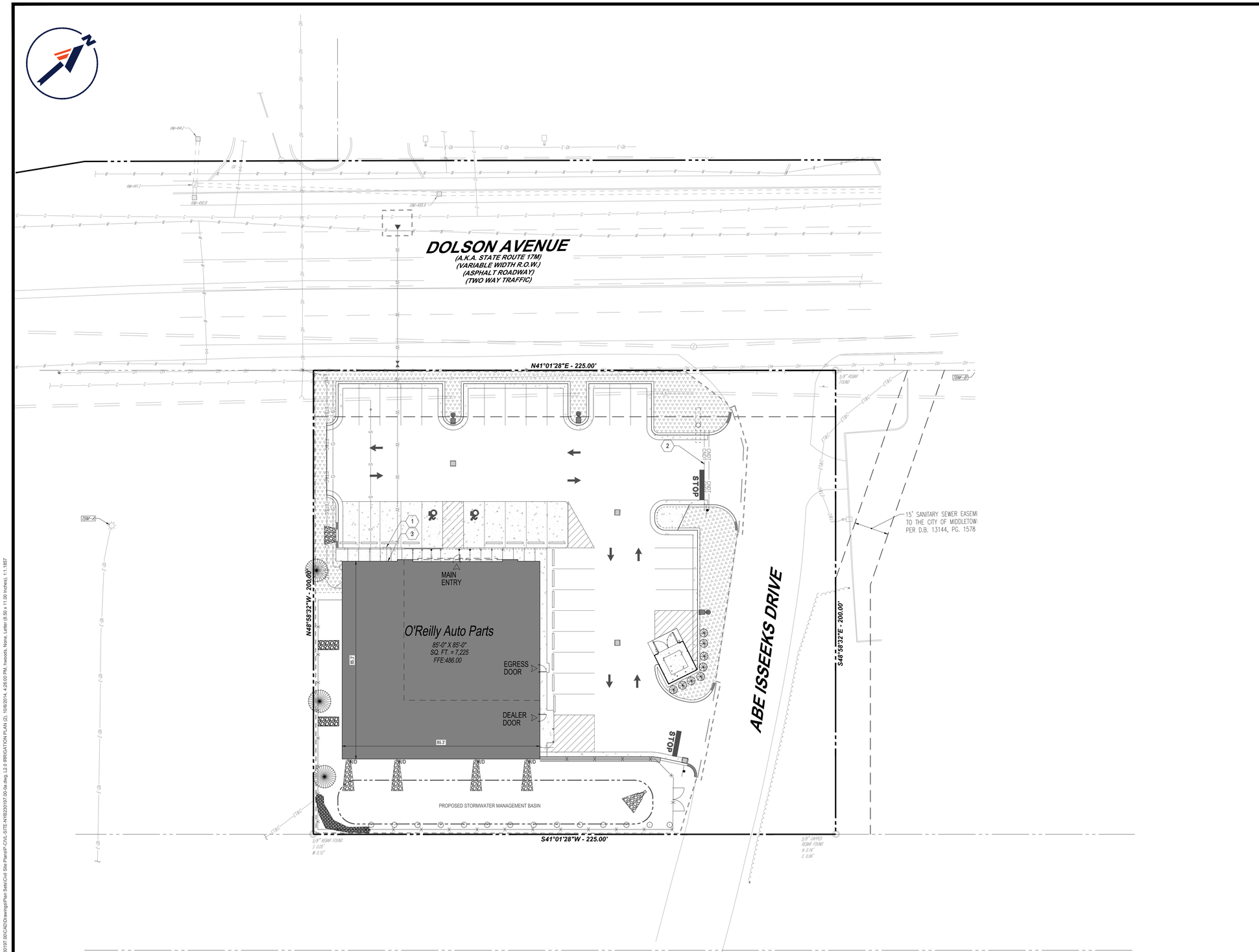
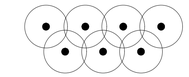


COVERAGE REQUIREMENTS

IRRIGATION HEAD SHALL BE PLACED TO PROVIDE 100% OVERLAP HEAD-TO-HEAD COVERAGE.



KEY NOTES

1. APPROXIMATE LOCATION OF LAWN IRRIGATION METER WITH BACK FLOW PREVENTION PER VILLAGE REQUIREMENTS. REFER TO SITE UTILITIES PLAN - SEE MEP PLANS FOR LOCATION
2. 4" DIAMETER SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT FOR ROUTING OF IRRIGATION SYSTEM. PROVIDE END CAPS AND PULL WIRE.
3. LOCATION OF IRRIGATION CONTROLLER IN BUILDING

SYMBOLS LEGEND

NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

NEW AREA OF IRRIGATION SYSTEM COVERAGE

PLAN REFERENCES

- THIS PLAN TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY

NOTE: SEE MEP PLANS FOR LOCATIONS OF IRRIGATION METER, IRRIGATION CONTROLLER AND FREEZE AND RAIN SENSOR.

NOT FOR CONSTRUCTION

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IRRIGATION COVERAGE PLAN

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1 / L1.2 IRRIGATION COVERAGE PLAN
SCALE: 1" = 20'-0"

20 10 5 0 20
SCALE: 1" = 20'

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PH: 518.438.9900

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L1.2

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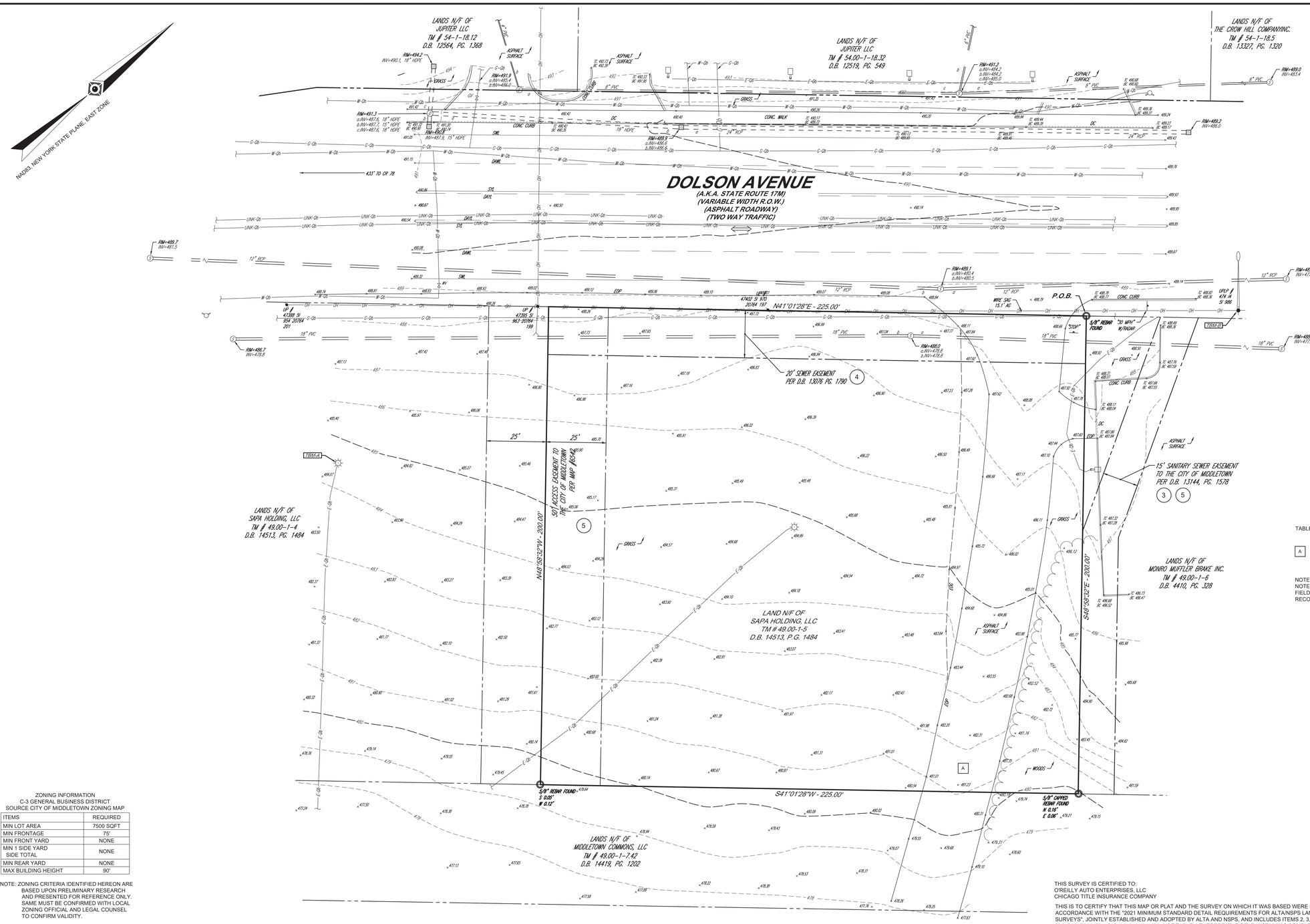

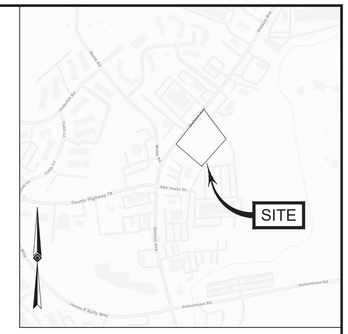

VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

TABLE OF SIGNIFICANT OBSERVATIONS

A	ASPHALT ROAD EXTENDING ONTO SURVEYED PROPERTY FROM PROPERTY ADJACENT TO THE EAST. NO EASEMENT OF RECORD FOUND.

NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

ZONING INFORMATION
C-3 GENERAL BUSINESS DISTRICT
SOURCE CITY OF MIDDLETOWN ZONING MAP

ITEMS	REQUIRED
MIN LOT AREA	7500 SQFT
MIN FRONTAGE	75'
MIN FRONT YARD	NONE
MIN 1 SIDE YARD SIDE TOTAL	NONE
MIN REAR YARD	NONE
MAX BUILDING HEIGHT	90'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

LEGEND

124 / 125	EXISTING CONTOUR		HYDRANT	DWHL	DASHED WHITE LINE
× 123.5	EXISTING SPOT ELEVATION		WATER VALVE	DC	DEPRESSED CURB
OH	OVERHEAD WIRES		GAS VALVE	EOC	EDGE OF CONC.
E-Cb	APPROX. LOC. UNDERGROUND ELECTRIC LINE		DRAINAGE/STORM MANHOLE	EOG	EDGE OF GRAVEL
G-Cb	APPROX. LOC. UNDERGROUND NATURAL GAS LINE		SANITARY/SEWER MANHOLE	EOP	EDGE OF PAVEMENT
UNK-Cb	APPROX. LOC. UNDERGROUND UNKNOWN UTILITY LINE		CATCH BASINS	DAYE	DASHED YELLOW LINE
W-Cb	APPROX. LOC. UNDERGROUND WATER LINE		GUY WIRE	SYL	SOLID YELLOW LINE
	APPROX. LOC. UNDERGROUND SANITARY LINE	UP	UTILITY POLE	SWL	SOLID WHITE LINE
	APPROX. LOC. UNDERGROUND DRAINAGE LINE	UPLPSP	UTILITY POLE / LIGHT POLE		EVIDENCE FOUND
	DEPRESSED CURB		SIGN		UNKNOWN TERMINUS
	AREA LIGHT				

CONTROL POINT ASSOCIATES INC PC ALL RIGHTS RESERVED
THE OPINIONS, CHARTS, MAPS, DIAGRAMS, CALCULATIONS AND CONCLUSIONS CONTAINED IN THIS REPORT, PLAN, PROJECT OR OTHER INSTRUMENT OF PROFESSIONAL SERVICE ARE THE ORIGINAL WORK PRODUCT OF CONTROL POINT ASSOCIATES INC. IS PROHIBITED FOR ANY PURPOSE OR REPRODUCED, ILLEGALLY REPRODUCED, PUBLISHED OR PUBLICLY DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES INC. IS PROHIBITED.

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THIS SURVEY IS CERTIFIED TO:
O'REILLY AUTO ENTERPRISES, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)1, 7(c), 8, 9, 11(a), 11(b), 13, 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2023.

SEE SHEET 2 OF 2 FOR NOTES AND REFERENCES

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.

ONLY COPIES FROM THE ORIGIN[illegible]RKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR [illegible]NDERED TO BE VALID TRUE COPIES.

STATE OF NEW YORK · JODY JAMES LOUNSBURY · 050715 · LICENSED LAND SURVEYOR

OCTOBER 03, 2023
DATE

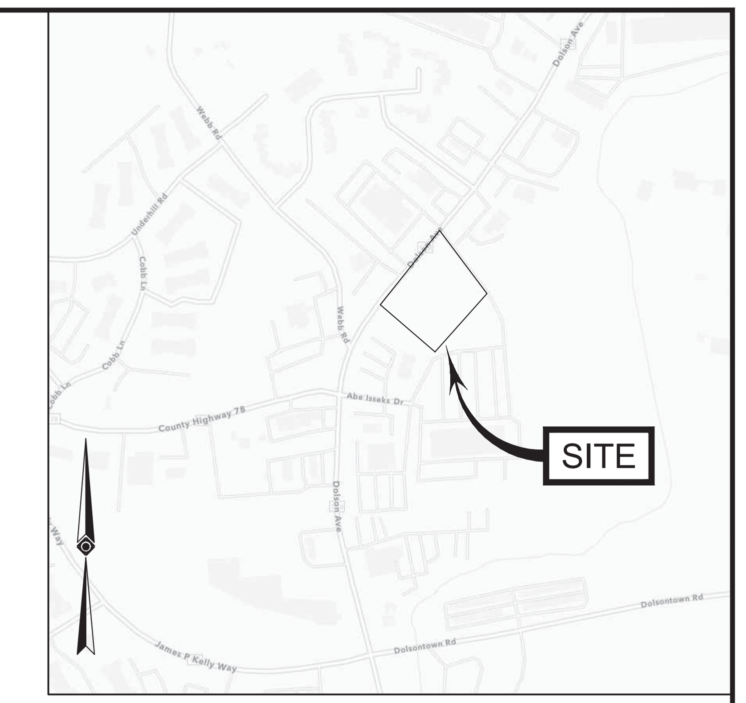
JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

FIELD DATE	08-21-2023
FIELD BOOK NO.	23-3
FIELD BOOK PG.	70
FIELD CREW	JL / JC
DRAWN:	HSB
REVIEWED:	DJD

ALTA/NSPS LAND TITLE SURVEY
183 DOLSON AVENUE
TM # 49.00 -1- 5
CITY OF MIDDLETOWN
ORANGE COUNTY, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
26 AVIATION ROAD
ALBANY, NY 12205
518.217.5010 - 908.668.9595 FAX
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.877.2090
MANHATTAN, NY 646.780.0411
MONTVALE, NJ 201.391.9211
SOUTHBOROUGH, MA 508.968.3000
ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.295.4101
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
DJD	JJL	08-31-2023	1" = 20'	09-220099	1 OF 2



VICINITY MAP
©2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

SCHEDULE A DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF ORCHARD PARK, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 405, TOWNSHIP 10, RANGE 7 OF THE BUFFALO CREEK RESERVATION, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF LOT NO. 405, WHICH IS IN THE CENTER LINE OF ANGLE ROAD 1242.12 FEET NORTHWEST FROM THE SOUTHEAST COMER OF LOT NO. 405, WHICH POINT OF BEGINNING IS LOCATED IN SOUTHWESTERN BOULEVARD.; THENCE WESTERLY IN SOUTHWESTERN BOULEVARD, 434.94 FEET ON THE NORTH LINE OF LANDS FORMERLY OWNED BY JULIUS BUCHHOLZ AND LILLIAN BUCHHOLZ BY DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 1063 OF DEEDS AT PAGE 496 TO A POINT;

THENCE SOUTHERLY ON THE WEST LINE OF DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 1063 OF DEEDS AT PAGE 496, 303.64 FEET TO A POINT;

THENCE EASTERLY IN AN EXTERIOR ANGLE OF 94°34'46", 274.27 FEET TO A POINT;

THENCE EASTERLY ON AN EXTERIOR ANGLE OF 174°57'23", 444.74 FEET TO A POINT IN THE EAST LINE OF LOT NO. 405;

THENCE NORTHWESTERLY ON THE EAST LINE OF LOT NO. 405, 451.68 FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING THAT PORTION OF PREMISES DESCRIBED IN THE NOTICE OF APPROPRIATION RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 7180 OF DEEDS AT PAGE 349 AND AS DEED TO ERIE COUNTY AT LIBER 2115 OF DEEDS AT PAGE 550.

LESS AND EXCEPT:
ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF ORCHARD PARK, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 405, TOWNSHIP 10, RANGE 7 OF THE BUFFALO CREEK RESERVATION, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF LOT NO. 405, WHICH IS THE CENTER LINE OF ANGLE ROAD, 1242.12 FEET NORTHWEST FROM THE SOUTHEAST CORNER OF LOT NO. 405, SAID POINT OF BEGINNING BEING LOCATED IN SOUTHWESTERN BOULEVARD;

THENCE WESTERLY IN SOUTHWESTERN BOULEVARD, 435.74 FEET ON THE NORTH LINE OF LANDS FORMERLY OWNED BY JULIUS BUCHHOLZ AND LILLIAN BUCHHOLZ BY DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 1063 OF DEEDS AT PAGE 496;

THENCE SOUTHERLY ON THE WEST LINE OF SAID DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 1063 OF DEEDS AT PAGE 496, 74.02 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SOUTHWESTERN BOULEVARD AS ESTABLISHED BY ACQUISITION BY N.Y.S. DEPARTMENT OF PUBLIC WORKS AS FILED IN LIBER 2115 OF DEEDS AT PAGE 550 SAID POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE CONTINUING SOUTHERLY ON THE WEST LINE OF SAID DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 1063 OF DEEDS AT PAGE 496, A DISTANCE OF 303.64 FEET TO A POINT;

THENCE EASTERLY AT AN INTERIOR ANGLE OF 85°25'14", A DISTANCE OF 206.00 FEET TO A POINT;

THENCE NORTHERLY AT AN INTERIOR ANGLE OF 94°34'46", A DISTANCE OF 298.95 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SOUTHWESTERN BOULEVARD AS ESTABLISHED BY ACQUISITION BY N.Y.S. DEPARTMENT OF PUBLIC WORKS AS FILED IN LIBER 2115 OF DEEDS AT PAGE 550;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHWESTERN BOULEVARD AS ESTABLISHED BY ACQUISITION BY N.Y.S: DEPARTMENT OF PUBLIC WORKS AS FILED IN LIBER 2115 OF DEEDS AT PAGE 550, AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF1859.80 FEET, AN ARC DISTANCE OF 205.78 FEET TO THE TRUE POINT AND PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION:

SAPA HOLDING, LLC
CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF MIDDLETOWN, COUNTY OF ORANGE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY HIGHWAY BOUNDARY OF DOLSON AVENUE (N.Y.S. ROUTE 17M) AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF MONRO MUFFLER BRAKE, INC., AS DESCRIBED IN BOOK 4410 OF DEEDS AT PAGE 328, ON THE EAST, AND LANDS N/F OF SAPA HOLDING, LLC, AS DESCRIBED IN BOOK 14513 OF DEEDS AT PAGE 1484, ON THE WEST, THENCE SOUTH 48° 58' 32" EAST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 200.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF MIDDLETOWN COMMONS, LLC, AS DESCRIBED IN BOOK 14419 OF DEEDS AT PAGE 1202, ON THE SOUTH, AND SAID LANDS OF SAPA HOLDING, LLC, ON THE NORTH, THENCE SOUTH 41° 01' 28" WEST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 225.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN OTHER LANDS N/F OF SAPA HOLDING, LLC, AS DESCRIBED IN BOOK 14513 OF DEEDS AT PAGE 1484, ON THE WEST, AND SAID LANDS OF SAPA HOLDING, LLC, ON THE EAST, THENCE NORTH 48° 58' 32" WEST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 200.00 FEET TO A POINT ON THE EASTERLY HIGHWAY BOUNDARY OF DOLSON AVENUE, THENCE NORTH 41° 01' 28" EAST, ALONG SAID HIGHWAY BOUNDARY A DISTANCE OF 225.00 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 45,000 SQ. FT. OR 1.033 ACRES, MORE OR LESS

THIS DESCRIPTION IS BASED UPON A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY 183 DOLSON AVENUE, TM #49.00-1-5, CITY OF MIDDLETOWN, ORANGE COUNTY, STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC. PC, DATED AUGUST 30, 2023.

NOTES:

1. PROPERTY KNOWN AS LOT 5, BLOCK 1, SECTION 49.00, CITY OF MIDDLETOWN, ORANGE COUNTY, STATE OF NEW YORK.
2. AREA =45,000 SQUARE FEET OR 1.033 ACRES.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CT23-00387-O, WITH A COMMITMENT DATE OF AUGUST 02, 2023-. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:

   (2) EASEMENT TO ORANGE AND ROCKLAND UTILITIES, INC. DATED 12/16/1968, RECORDED 01/07/1969 IN LIBER 1811 CP 524. IT IS NOT ON THE SURVEYED PROPERTY.

   (3) UTILITY EASEMENT FOR SANITARY SEWER PURPOSES FROM WEISZ REAL PROPERTIES, LLC TO THE CITY OF MIDDLETOWN DATED 10/15/2010, RECORDED 10/28/2010 IN LIBER 13076 PAGE 1789, AS RE-RECORDED 03/08/2011 IN LIBER 13144 PAGE 1578. ITS LOCATION IS SHOWN.

   (4) UTILITY EASEMENT FOR SANITARY SEWER PURPOSES FROM WEISZ REAL PROPERTIES, LLC TO THE CITY OF MIDDLETOWN DATED 10/15/2010, RECORDED 10/28/2010 IN LIBER 13076 PAGE 1797, AS RE-RECORDED 03/08/2011 IN LIBER 13144 PAGE 1588. ITS LOCATION IS SHOWN.

   (5) NOTES AND EASEMENTS SHOWN ON FILED MAP NOS. 6171, 6390 AND 6542. ITS LOCATION IS SHOWN.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.) PER MAP REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
   TEMPORARY BENCH MARKS SET:

   TBM-A: BOX-CUT SET IN THE SOUTH SIDE OF A LIGHTPOLE BASE, ELEVATION= 487.71'
   TBM-B: SPIKE SET IN THE SOUTH SIDE OF UPLP # 474 I4, ELEVATION= 489.98'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. NO DESIGNATED PARKING SPACES WERE FOUND AT THE TIME OF THE SURVEY.
11. THIS PROPERTY HAS DIRECT ACCESS TO DOLSON AVENUE.
12. THERE IS AN OPEN PROPOSAL FOR UTILITY WORK ALONG DOLSON AVENUE, THE EXACT LOCATION AND UTILITY HAS NOT BEEN DISCLOSED. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. ENTITIES CONTACTED: JOSHUA BUSH, NYSDOT REGION 8, (845) 431-5800.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF MIDDLETOWN, ORANGE COUNTY, STATE OF NEW YORK, SECTION 49.00.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ORANGE COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 266 OF 630", MAP NUMBER 36071C0266E, EFFECTIVE DATE: AUGUST 3, 2009.
3. THE MAP ENTITLED "SUBDIVISION PLANS OF LOTS 4-7, LANDS OF MIDDLETOWN BOARD OF EDUCATION" AS PREPARED BY CHUMARD & McEVILLY CONSULTING ENGINEERS. FILE NO.8257, DATED NOVEMBER 10, 1982. FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 6542.
4. THE MAP ENTITLED "SUBDIVISION PLAN, LANDS OF MIDDLETOWN BOARD OF EDUCATION" AS PREPARED BY CHUMARD & McEVILLY CONSULTING ENGINEERS. FILE NO.8257, LAST REVISED, MARCH 4, 1983. FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 6171.
5. THE MAP ENTITLED "SUBDIVISION PLAN, LANDS OF MIDDLETOWN BOARD OF EDUCATION" AS PREPARED BY VICTOR B. BUCKSTAD. DATED SEPTEMBER 15, 1978. FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 4671.

PROPERTY OWNER MAILING ADDRESSES

TAX MAP 49 BLOCK 1 LOT 6	MONRO MUFFLER BRAKE INC.	6920 POINTE INVERNESS WAY STE ORT WAYNE, IN 46804
TAX MAP 49 BLOCK 1 LOT 4	SAPA HOLDING, LLC	590 RTE 211 EAST MIDDLETOWN, NY 10941
TAX MAP 49 BLOCK 1 LOT 7.42	MIDDLETOWN COMMONS, LLC	265 RTE 211 EAST, SUITE 111 MIDDLETOWN, NY 10940
TAX MAP 54 BLOCK 1 LOT 18.32	JUPITER LLC	12 MARLOW CT RIVERSIDE, CT 06878
TAX MAP 54 BLOCK 1 LOT 18.12	JUPITER LLC	12 MARLOW CT RIVERSIDE, CT 06878
TAX MAP 54 BLOCK 1 LOT 18.5	THE CROW HILL COMPANY INC	133 CROW HILL RD HIGHLAND, NY 12528

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK DIG SAFELY (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 08183-000-785-00

UTILITY COMPANY	PHONE NUMBER
CHARTER COM NORTHEAST EASTERN NY	800-262-8600
CITY OF MIDDLETOWN DPW	845-346-4110
NYS DOT POUGHKEEPSIE REGION 8	845-431-5770
ORANGE & ROCKLAND UTILITIES INC. | ORANGE	845-577-2374

CALL811.COM
1-800-962-7962
STOP - CALL BEFORE YOU DIG!

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS SURVEY IS CERTIFIED TO:
O'REILLY AUTO ENTERPRISES, LLC
CHICAGO TITLE INSURANCE COMPANY

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STATE OF NEW YORK
JODY JAMES LOUNSBURY
050715
LICENSED LAND SURVEYOR

OCTOBER 03, 2023
DATE

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

FIELD DATE	08-21-2023
FIELD BOOK NO.	23-3
FIELD BOOK PG.	70
FIELD CREW	JL / JC
DRAWN:	HSB
REVIEWED:	DJD

ALTA/NSPS LAND TITLE SURVEY
183 DOLSON AVENUE
TM # 49.00 -1- 5
CITY OF MIDDLETOWN
ORANGE COUNTY, STATE OF NEW YORK

CONTROL POINT
ASSOCIATES INC PC
26 AVIATION ROAD
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HUDSON VALLEY, NY 845.691.7339

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
JJL	08-31-2023	1" = 20'	09-220099	2 OF 2

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Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Proposed O'Reilly Auto Parts. Middletown, NY (MD1)

Project Location (describe, and attach a location map):
183 Dolson Avenue, Middletown, NY, 10940

Brief Description of Proposed Action:
The applicant is proposing to develop a vacant site with a new ±7,000 SF. retail auto parts store with new, parking, pavement, stormwater, landscaping and other site appurtenances. Refer to project narrative for additional detail.

Name of Applicant or Sponsor:	Telephone: 417-862-2674
O'Reilly Auto Enterprises, LLC	E-Mail: esa@esterlyschneider.com

Address:
233 South Patterson Avenue

City/PO:	State:	Zip Code:
Springfield	MO	65802

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? ±1.03 acres
   b. Total acreage to be physically disturbed? ±0.80 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1.03 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: Onsite stormwater will be redeveloped while maintaining existing tributary paths. Post development flows will be equal or less then pre-development flow rates.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Please see attached map. subject site is not subject of remediation.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: O'Reilly Auto Enterprises, LLC Date: 1-17-24

Signature: Title: Sr. Dir. Real Estate Development

PRINT FORM

EAF Mapper Summary Report

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DECinfo Locator

Base Map: Satellite with Labels

Help

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DEC Information Layers

Environmental Quality | Outdoor Activity

Permits and Registrations

Environmental Cleanup

Check / Uncheck all

Layer Information

Environmental Easements

Remediation Sites

Remediation Parcels

Active Sites

No-Action Sites

Closed Sites

Sediment Caps

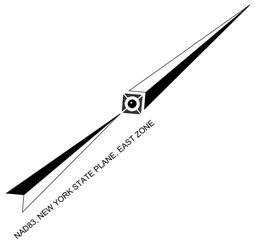
Environmental Monitoring

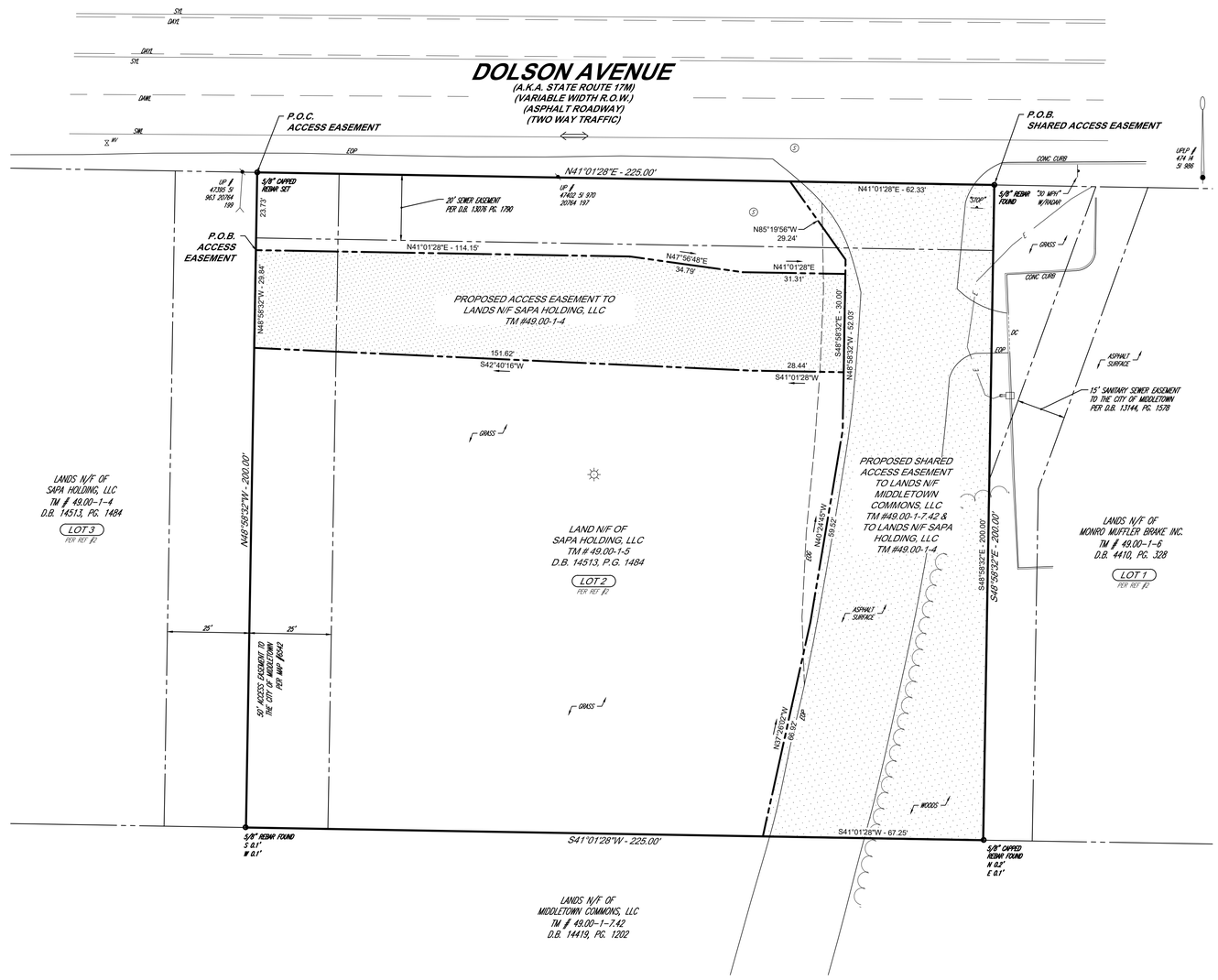
Public Involvement

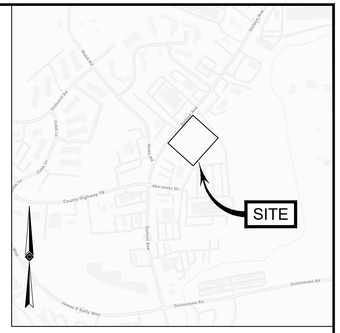
Environmentally Sensitive Areas

Legal Information

Reference Layers







VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

SURVEYOR'S DESCRIPTION:

PROPOSED ACCESS EASEMENT

TO LANDS N/F SAPA HOLDING, LLC, TM #49.00-1-4
CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF MIDDLETOWN, COUNTY OF ORANGE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY HIGHWAY BOUNDARY OF DOLSON AVENUE (N.Y.S. ROUTE 17M) AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LOTS 2 AND 3, AS SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN LOT 4-7, LANDS OF MIDDLETOWN BOARD OF EDUCATION". FILED IN THE ORANGE COUNTY CLERK'S AS MAP NO. 6542, LANDS NOW OR N/F OF SAPA HOLDING, LLC AS DESCRIBED IN BOOK 14513 OF DEEDS AT PAGE 1484, ON THE NORTHWEST AND SOUTHEAST; THENCE SOUTH 48° 58' 32" EAST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE 23.73 FEET TO THE POINT OF BEGINNING. THENCE RUNNING THROUGH SAID LANDS N/F OF SAPA HOLDING, LLC, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 41° 01' 28" EAST, A DISTANCE OF 114.15 FEET TO A POINT, THENCE
2. NORTH 47° 56' 48" EAST, A DISTANCE OF 34.79 FEET TO A POINT, THENCE
3. NORTH 41° 01' 28" EAST, A DISTANCE OF 31.31 FEET TO A POINT, THENCE
4. SOUTH 48° 58' 32" EAST, A DISTANCE OF 30.00 FEET TO A POINT, THENCE
5. SOUTH 41° 01' 28" WEST, A DISTANCE OF 28.44 FEET TO A POINT, THENCE
6. SOUTH 42° 40' 16" WEST, A DISTANCE OF 151.62 FEET TO A POINT ON THE FIRST MENTIONED PROPERTY DIVISION LINE;

THENCE, NORTH 48° 58' 32" WEST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 29.84 FEET TO THE POINT OF BEGINNING.

PROPOSED SHARED ACCESS EASEMENT

TO LANDS N/F MIDDLETOWN COMMONS, LLC TM #49.00-1-7.42 &
TO LANDS N/F SAPA HOLDING, LLC, TM #49.00-1-5
CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF MIDDLETOWN, COUNTY OF ORANGE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY HIGHWAY BOUNDARY OF DOLSON AVENUE (N.Y.S. ROUTE 17M) AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF MONRO MUFFLER BRAKE, INC., AS DESCRIBED IN BOOK 4410 OF DEEDS AT PAGE 328, ON THE EAST, AND LANDS N/F OF SAPA HOLDING, LLC, AS DESCRIBED IN BOOK 14513 OF DEEDS AT PAGE 1484, ON THE WEST.

THENCE, SOUTH 48° 58' 32" EAST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 200.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF MIDDLETOWN COMMONS, LLC, AS DESCRIBED IN BOOK 14419 OF DEEDS AT PAGE 1202, ON THE SOUTH, AND SAID LANDS OF SAPA HOLDING, LLC, ON THE NORTH;

THENCE, SOUTH 41° 01' 28" WEST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 67.25 FEET TO A POINT; THENCE, RUNNING THROUGH SAID LANDS N/F OF SAPA HOLDING, LLC, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 37° 26' 02" WEST, A DISTANCE OF 66.92 FEET TO A POINT, THENCE
2. NORTH 40° 24' 45" WEST, A DISTANCE OF 59.52 FEET TO A POINT, THENCE
3. NORTH 48° 58' 32" WEST, A DISTANCE OF 52.03 FEET TO A POINT, THENCE
4. NORTH 85° 19' 56" WEST, A DISTANCE OF 29.24 FEET TO A POINT ON SAID SOUTHEASTERLY HIGHWAY BOUNDARY OF DOLSON AVENUE;

THENCE, NORTH 41° 01' 28" EAST, ALONG SAID HIGHWAY BOUNDARY, A DISTANCE OF 62.33 FEET TO THE POINT OF BEGINNING.

NOTES:

1. PROPERTY KNOWN AS LOT 5, BLOCK 1, SECTION 49.00, TOWN OF MIDDLETOWN, ORANGE COUNTY, STATE OF NEW YORK.
2. SHARED ACCESS EASEMENT AREA = 10,485 SQUARE FEET OR 0.241 ACRES.
   ACCESS EASEMENT AREA = 5,821 SQUARE FEET OR 0.129 ACRES.
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC PC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON (SEE REF. #5).

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF MIDDLETOWN, ORANGE COUNTY, STATE OF NEW YORK, SECTION 49.00.
2. MAP ENTITLED "SUBDIVISION PLANS OF LOTS 4-7, LANDS OF MIDDLETOWN BOARD OF EDUCATION" AS PREPARED BY CHUMARD & McEVILLY CONSULTING ENGINEERS. FILE NO.8257, DATED NOVEMBER 10, 1982. FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 6542.
3. MAP ENTITLED "SUBDIVISION PLAN, LANDS OF MIDDLETOWN BOARD OF EDUCATION" AS PREPARED BY CHUMARD & McEVILLY CONSULTING ENGINEERS. FILE NO.8257, LAST REVISED, MARCH 4, 1983. FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 6171.
4. MAP ENTITLED "SUBDIVISION PLAN, LANDS OF MIDDLETOWN BOARD OF EDUCATION" AS PREPARED BY VICTOR B. BUCKSTAD. DATED SEPTEMBER 15, 1978. FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 4671.
5. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 183 DOLSON AVENUE, TM #49.00-1-5, CITY OF MIDDLETOWN, ORANGE COUNTY, STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC PC, FILE NO. 09-220099, DATED AUGUST 31, 2023, LAST REVISED JANUARY 08, 2024

LEGEND

- PROPOSED ACCESS EASEMENT LINE
- DEPRESSED CURB
- AREA LIGHT
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE/STORM MANHOLE
- SANITARY/SEWER MANHOLE
- CATCH BASINS
- GUY WIRE
- UTILITY POLE
- UTILITY POLE / LIGHT POLE
- SIGN
- DASHED WHITE LINE
- DEPRESSED CURB
- EDGE OF CONC.
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- DASHED YELLOW LINE
- SOLID YELLOW LINE
- SOLID WHITE LINE
- EVIDENCE FOUND

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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MAY 29, 2024
DATE

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

FIELD DATE	08-21-2023
FIELD BOOK NO.	23-3
FIELD BOOK PG.	70
FIELD CREW	JL / JC
DRAWN:	MLM

EASEMENT PLAN
183 DOLSON AVENUE
TM # 49.00 -1- 5
CITY OF MIDDLETOWN
ORANGE COUNTY, STATE OF NEW YORK

CONTROL POINT
ASSOCIATES INC PC
26 AVIATION ROAD
ALBANY, NY 12205
518.217.5010 - 908.668.9595 FAX
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MANAHAWKIN, NJ 609.597.1666
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.2563
ROCHESTER, NH 603.335.1963
GERMANTOWN, MD 301.293.1916
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7358

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
DJD	JJL	05-29-2024	1" = 20'	09-220099	EP1

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Tel: 508.217.5010
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May 28, 2024
09-220099

ACCESS EASEMENT
TO LANDS N/F SAPA HOLDING, LLC, TM #49.00-1-4
CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF MIDDLETOWN, COUNTY OF ORANGE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY HIGHWAY BOUNDARY OF DOLSON AVENUE (N.Y.S. ROUTE 17M) AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LOTS 2 AND 3, AS SHOWN ON A PLAN ENTITLED “SUBDIVISION PLAN LOT 4-7, LANDS OF MIDDLETOWN BOARD OF EDUCATION”, FILED IN THE ORANGE COUNTY CLERK’S AS MAP NO. 6542, LANDS NOW OR N/F OF SAPA HOLDING, LLC AS DESCRIBED IN BOOK 14513 OF DEEDS AT PAGE 1484, ON THE NORTHWEST AND SOUTHEAST; THENCE SOUTH 48° 58’ 32” EAST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE 23.73 FEET TO THE POINT OF BEGINNING. THENCE RUNNING THROUGH SAID LANDS N/F OF SAPA HOLDING, LLC, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

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THENCE, NORTH 48° 58’ 32” WEST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 29.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,621 SQ. FT. OR 0.129 ACRES, MORE OR LESS

THIS DESCRIPTION IS BASED UPON A SURVEY ENTITLED "EASEMENT PLAN, 183 DOLSON AVENUE, TM #49.00-1-5, CITY OF MIDDLETOWN, ORANGE COUNTY, STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC. PC, FILE NO. 09-220099.

Stormwater Management Report

O'Reilly Auto Parts

Proposed O'Reilly Auto Parts Store

TM# 49.00-1-5
183 Dolson Avenue
City of Middletown
Orange County, NY

June 18, 2023

Prepared by:

17 Computer Drive West Albany, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900

www.bohlereng.com

No. NYB230197

TABLE OF CONTENTS

SECTION

I Introduction……Page 2

II Existing Stormwater Conditions……....Page 2

A: Existing storm-water conditions summary
B: Existing Watershed Plan

III Proposed Stormwater Conditions……..Page 3

A: Proposed Stormwater Conditions Summary
B: Proposed Watershed Plan
C: Conclusion
D: Pre and Post Development Flow Rate Comparison Table
E: RRv Calculations
F. Pre and Post Development Watershed Calculations
G. Hydrographs for the 1, 10 and 100 year storm events
H. Geotechnical Report

IV Operation & Maintenance……...Page 3
A. Erosion & Sediment Control Check List

I. Introduction

O'Reilly Auto Enterprises, LLC is proposing to construct a new 7,225 +/- square foot automotive retail building along with associated parking, and utilities on a ±1.03-Acre parcel, Tax Map ID (#49.00-1-5) located at 183 Dolson Avenue (NYS 17M) in the City of Middletown, Orange County, New York.

Proposed features include landscaping, lighting, paved parking and access drives, trash enclosure, utilities and storm water management practices as shown on the Site Plan drawings prepared by Bohler Engineering and Landscape Architecture NY, PLLC.

The proposed development intends to disturb +/- 0.80 acres (34,891 SF). This report will briefly discuss the proposed site development and provide a detailed analysis of the existing and proposed site conditions and the proposed stormwater management system. Hydraulic calculations included in this report were generated for the 1, 10 and 100 year storm events utilizing the SCS TR-20 and HydroCad Stormwater modeling software.

II. Existing Stormwater Conditions Summary:

The applicant, O'Reilly Auto Enterprises, LLC proposes to construct a new 7,225 SF O'Reilly Auto Parts retail store on the existing 1.03-acre parcel of land located at 183 Dolson Avenue. The ±1.03-acre parcel currently consists of vacant grass, scrub brush and a portion of the privately owned private drive named Abe Isseeks Drive. The topography of the site is sloped towards the rear of the lot with the majority of the stormwater flowing towards the south to the neighboring properties. The land uses in the immediate vicinity of the site consist of commercial developments and undeveloped nonagricultural grass areas. Soils within the vicinity of the property are mapped as ErB – Erie gravelly silt loam. With a hydrologic soil group of D. A geotechnical report prepared by Atlas ATC Engineering Inc. dated December 18, 2023 confirms that the soils within the limits of disturbance are moderately drained with no evidence of ground water, mineral deposits, or bedrock. The geotechnical report and NRS Soil report can be found in the appendix of this report.

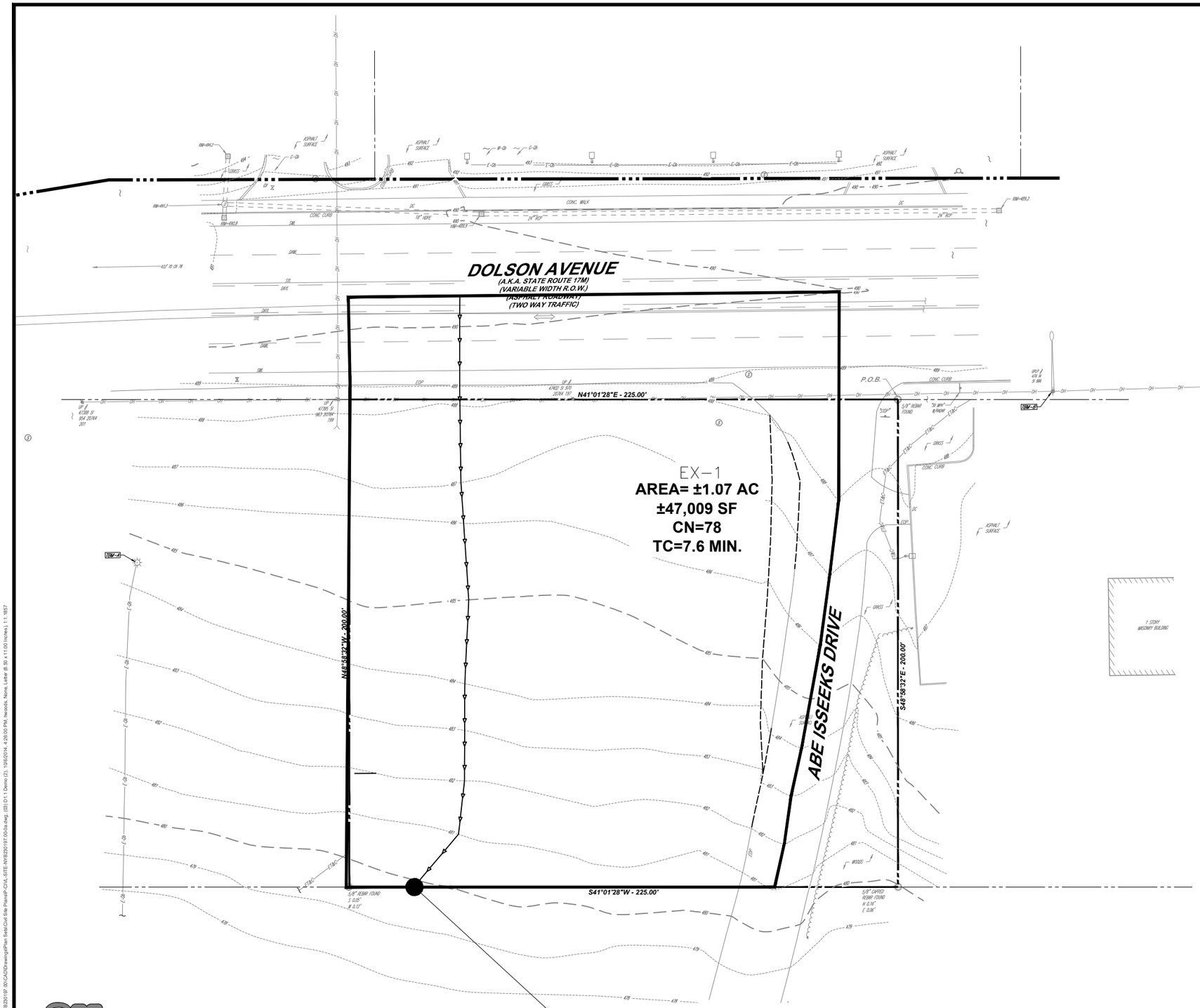
The existing watershed area is designated as Watershed Area Ex-1 Watershed Area Ex-1 is comprised of approximately ±1.07-acres. Existing ground cover consists of impervious area from a portion of Dolson Avenue and Abe Isseeks Drive, the remaining areas within the watershed are vacant grass areas. Stormwater from Watershed Ex-1 travels via overland and shallow concentrated flow towards the southwestern property boundary of the site, where it infiltrates into the soil, in larger storm events stormwater travels along Abe Isseeks Drive to the south and enters the overall private stormwater system for the development to the south, as such, the southern property line has been designated as Design Point 1 (DP-1).

The existing watershed areas and topography are illustrated on the Existing Conditions Watershed Map included on the next page of this report.

WATERSHED AREA (EX-1) --------- ±47,009 SQ. FT.

IMPERVIOUS ---------- ±11,971 SQ. FT.

GREEN ---------- ±35,038 SQ.FT.



CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

811 Know what's below Call before you dig.

1 **EXISTING DRAINAGE MAP**
SCALE: N.T.S.

BOHLER
17 COMPUTER DRIVE WEST, ALBANY, NY 12205
PH: 518.438.9900

PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

NOT FOR CONSTRUCTION

TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

EXISTING DRAINAGE MAP

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4764
DATE:	12-22-23
REVISION DATE:	

EX-1

\\bohlerengineering.net\shares\data\PROJECTS\2023\NYB230197 (00)\CAD\Civil\Design\Plan Sets\Civil Site Plans\SP-CIVIL-SITE-NYB230197-00Site.dwg, (03) D1 1 Demo (2), 10/6/2014 4:29:00 PM, hscotts, None, Letter (8.50 x 11.00 Inches) 1:1, 1637

III. Proposed Stormwater Conditions Summary:

The proposed development is designed to mimic the existing drainage patterns and reduce the discharge flow rate from the pre-developed to post-developed condition.

The proposed project site was analyzed as one watershed area as described as Watershed P1, similar to existing conditions. Watershed P1 is broken into three sub catchments, designated as Areas P1-A, P1-B and P1-C. The sub catchments have unique flow paths and therefore have been analyzed individually.

Sub-catchment Area P1-A is approximately 0.28 +/- acres comprised of a portion of Dolson Avenue and other impervious material such as drives, walks, and parking areas. Sub-catchment Area P1-A also contains existing and proposed grassed lands. Stormwater from this area travels via overland flow to a curb break that release stormwater to a swale with check dams that flow to the stormwater infiltration basin along the southwestern property line. A stone weir near the southwestern property line has been provided to direct the discharge similar to existing conditions at a reduced rate to the Design Point DP-1.

Sub-catchment Area P1-B is approximately 0.28 +/- acres comprised of the entirety of the proposed 7,225 SF building and the stormwater management basin mentioned above. Stormwater from this area travels via overland and shallow concentrated flow towards the southwestern property line to a stormwater infiltration basin. The building stormwater is collected in the infiltration basin to promote groundwater recharge.

Sub-catchment Area P1-C is approximately 0.51 +/- acres comprised of the new and existing impervious materials from Dolson Avenue and Abe Isseeks Drive as well as most of the new parking and access drive areas. Sub-Catchment P1-C also includes areas of maintained lawn and landscaping. Stormwater from this area travels via overland and shallow concentrated flow towards catch basins within the parking areas where it enters an oversized flat portion of pipe to reduce peak flows and attenuate smaller storm events. In larger storm events, the catchbasin system releases stormwater to the infiltration basin to the south.

The Infiltration basin has been designed per the NYSDEC Stormwater Management Design Manual. The infiltration basin has been designed to attenuate the 1, and 10 peak storm events. A minor discharge of the 100 year peak flood does overflow at a 84.8% reduced rate.

IV. Operation and Maintenance Schedule

Maintenance of the proposed erosion and sediment control practices are detailed on the Erosion and Sediment Control Plan. Included in this report are Construction Inspection and Operations and Maintenance Checklists. The operator is ultimately responsible for inspection and maintenance during construction. Stabilization must be achieved prior to removal of temporary erosion and sediment control The Property Owner or any subsequent owner shall follow the guidelines set forth in this report and will be responsible for operations and maintenance over the lifetime of the facility. Special care shall be taken during construction to prevent over compacting of infiltration basin. G.C. to minimize heavy equipment traffic within basins and provide soil decompaction and restoration per NYSDEC guidelines.

Conclusion:

The proposed development has been designed to attenuate stormwater from design 1-, and 10-year storm events and releasing the 100 year storm at a 95% reduction to existing conditions. The facility is designed to provide stormwater detention storage, infiltration, and discharge control in the event of larger storm events at a rate less than existing conditions. The project site proposes to disturb 0.80 +/- acres of existing impervious and undisturbed areas and therefore a Stormwater Pollution Prevention Plan, SWPPP is not required.

The stormwater management system is designed to meet the objectives set forth in the NYSDEC Stormwater Management Design Manual for stormwater quantity improvements to the existing conditions as follows:

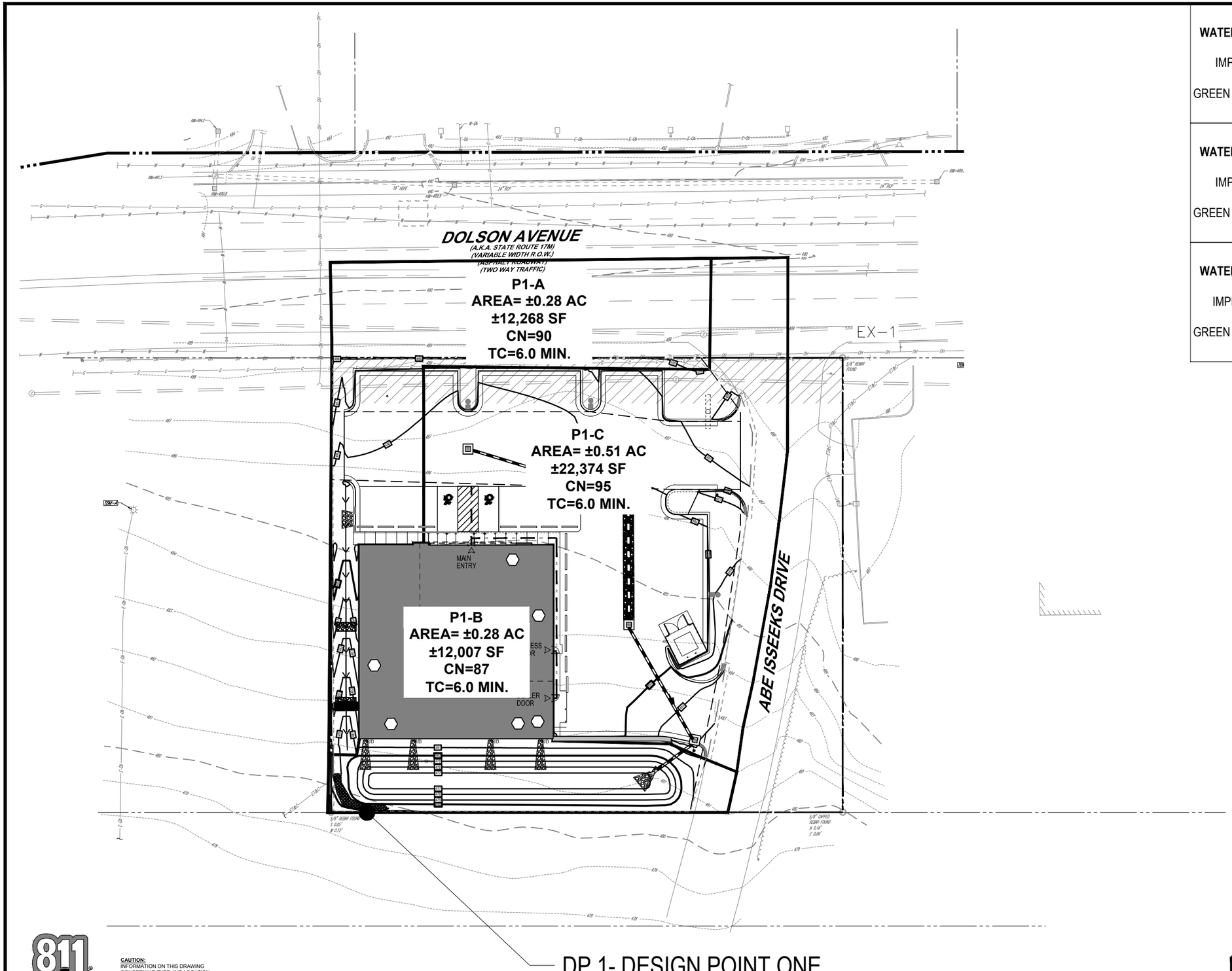
- Channel Protection Volume (Cpv) is not required per NYSDEC requirements for developments less than 1 acre of disturbance. The proposed infiltration basin and grass swale serve to mitigate storm events below existing conditions.

- Overbank Flood (Qp) protection was designed to control the peak discharge from the 10-year storm to the 10-year predevelopment rates. These calculations can be found in the 10-year storm analysis for each watershed and the total site volume comparison included in the report.

- Extreme Storm (Qf) protection was designed to control the peak discharge from the 100-year storm to rates less than the 100-year predevelopment rates by detaining the post development runoff. These calculations can be found in the 100-year storm analysis for each watershed and the total site volume comparison included in the report.

The proposed stormwater management system as designed will serve to mitigate the effects of the development of the parcel, such that the proposed use will not adversely affect any downstream or adjacent properties by incorporating

a conservative infiltration rate of 0.75 inch per hour. On Site Infiltration testing is scheduled to validate this assumption.



WATERSHED AREA (P1-A) --------- ±12,268 SQ. FT.

IMPERVIOUS ---------- ±8,673 SQ. FT.

GREEN ---------- ±3,595 SQ.FT.

WATERSHED AREA (P1-B) --------- ±12,007 SQ. FT.

IMPERVIOUS ---------- ±7,320 SQ. FT.

GREEN ---------- ±4,687 SQ.FT.

WATERSHED AREA (P1-C) --------- ±22,734 SQ. FT.

IMPERVIOUS ---------- ±20,563 SQ. FT.

GREEN ---------- ±2,171 SQ.FT.

NOT FOR CONSTRUCTION

TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@estesbuilder.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

PROPOSED DRAINAGE MAP

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4764
DATE:	12-22-23
REVISION DATE:	

2

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2 **PROPOSED DRAINAGE MAP**
SCALE: N.T.S.

BOHLER
17 COMPUTER DRIVE WEST, ALBANY, NY 12205
PH: 518.438.9900

PROJECT No.:	NYB230197	SCALE:	AS NOTED
DRAWN BY / CHECKED BY:	HTW/TCF	CAD I.D.:	NB230197-SPPD-0a

2

Watershed P1 – Pre-Development and Post-Development Stormwater Discharge Comparison Table (AMC Value 2.0)

Storm Event	Pre-Development Peak Discharge (CFS)	Post-Development Peak Discharge (CFS)	% Reduction Pre to Post
1-Year	1.02	0.00	100%
10-Year	2.79	0.00	100%
100-Year	5.94	0.90	84.8%

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	
Location	
Latitude	41.427 degrees North
Longitude	74.427 degrees West
Elevation	140 feet
Date/Time	Mon Dec 18 2023 15:15:16 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day
1yr	0.33	0.50	0.62	0.81	1.02	1.26	**1yr**	0.88	1.18	1.45	1.77	2.16	2.63	3.07	**1yr**	2.33	2.96
2yr	0.40	0.61	0.75	0.99	1.23	1.53	**2yr**	1.07	1.43	1.75	2.14	2.61	3.17	3.63	**2yr**	2.80	3.49
5yr	0.46	0.71	0.89	1.19	1.53	1.92	**5yr**	1.32	1.77	2.20	2.70	3.28	3.95	4.57	**5yr**	3.50	4.39
10yr	0.51	0.81	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.21	3.89	4.68	5.44	**10yr**	4.14	5.24
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.29	4.04	4.89	5.85	6.87	**25yr**	5.18	6.61
50yr	0.68	1.09	1.39	1.95	2.62	3.38	**50yr**	2.26	3.01	3.91	4.81	5.81	6.93	8.20	**50yr**	6.13	7.88
100yr	0.77	1.24	1.60	2.27	3.09	4.01	**100yr**	2.67	3.54	4.65	5.72	6.90	8.21	9.78	**100yr**	7.27	9.41
200yr	0.87	1.42	1.84	2.64	3.65	4.76	**200yr**	3.15	4.16	5.54	6.81	8.21	9.74	11.69	**200yr**	8.62	11.24
500yr	1.04	1.71	2.24	3.25	4.55	5.97	**500yr**	3.93	5.16	6.96	8.57	10.31	12.21	14.79	**500yr**	10.81	14.22

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day
1yr	0.29	0.44	0.54	0.72	0.89	1.11	**1yr**	0.77	1.09	1.26	1.61	1.98	2.41	2.60	**1yr**	2.13	2.50
2yr	0.37	0.58	0.71	0.96	1.19	1.43	**2yr**	1.02	1.40	1.62	2.06	2.55	3.09	3.52	**2yr**	2.73	3.39
5yr	0.42	0.65	0.81	1.11	1.41	1.65	**5yr**	1.22	1.62	1.88	2.41	3.00	3.69	4.26	**5yr**	3.26	4.10
10yr	0.46	0.71	0.88	1.23	1.59	1.86	**10yr**	1.38	1.82	2.10	2.65	3.37	4.22	4.92	**10yr**	3.74	4.73
25yr	0.53	0.80	0.99	1.42	1.87	2.13	**25yr**	1.61	2.08	2.47	3.18	3.89	5.05	5.96	**25yr**	4.47	5.73
50yr	0.58	0.88	1.09	1.57	2.12	2.40	**50yr**	1.83	2.34	2.77	3.60	4.36	5.80	6.90	**50yr**	5.13	6.64
100yr	0.64	0.97	1.21	1.75	2.40	2.68	**100yr**	2.07	2.62	3.11	4.09	4.89	6.68	8.02	**100yr**	5.92	7.71
200yr	0.71	1.07	1.36	1.96	2.74	3.00	**200yr**	2.36	2.94	3.50	4.65	5.50	7.72	9.32	**200yr**	6.83	8.97
500yr	0.82	1.23	1.58	2.29	3.26	3.49	**500yr**	2.82	3.42	4.10	5.54	6.46	9.36	11.40	**500yr**	8.28	10.97

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day
1yr	0.36	0.55	0.68	0.91	1.12	1.35	**1yr**	0.97	1.32	1.52	1.95	2.40	2.82	3.31	**1yr**	2.50	3.18
2yr	0.41	0.63	0.78	1.05	1.30	1.54	**2yr**	1.12	1.51	1.76	2.23	2.78	3.29	3.75	**2yr**	2.91	3.61
5yr	0.50	0.77	0.95	1.31	1.66	1.97	**5yr**	1.43	1.93	2.25	2.88	3.58	4.27	4.88	**5yr**	3.78	4.69
10yr	0.59	0.91	1.13	1.58	2.04	2.44	**10yr**	1.76	2.39	2.74	3.54	4.38	5.23	5.98	**10yr**	4.62	5.75
25yr	0.75	1.14	1.41	2.02	2.65	3.25	**25yr**	2.29	3.18	3.64	4.64	5.72	6.80	7.82	**25yr**	6.02	7.52
50yr	0.89	1.35	1.68	2.42	3.26	3.72	**50yr**	2.81	3.64	4.46	5.67	7.00	8.29	9.57	**50yr**	7.34	9.20
100yr	1.06	1.60	2.01	2.90	3.98	4.53	**100yr**	3.44	4.43	5.48	6.94	8.56	10.11	11.72	**100yr**	8.95	11.27
200yr	1.27	1.91	2.42	3.50	4.88	5.52	**200yr**	4.21	5.39	6.73	8.51	10.49	12.33	14.37	**200yr**	10.91	13.82
500yr	1.61	2.40	3.09	4.48	6.38	7.15	**500yr**	5.50	6.99	8.85	11.12	13.71	16.02	18.77	**500yr**	14.18	18.05

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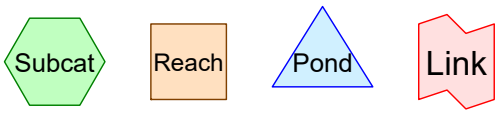


Routing Diagram for ORAP Middletown Prop
Prepared by Bohler Engineering, Printed 6/18/2024
HydroCAD® 10.00-21 s/n 08311 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment 18S: EX-1

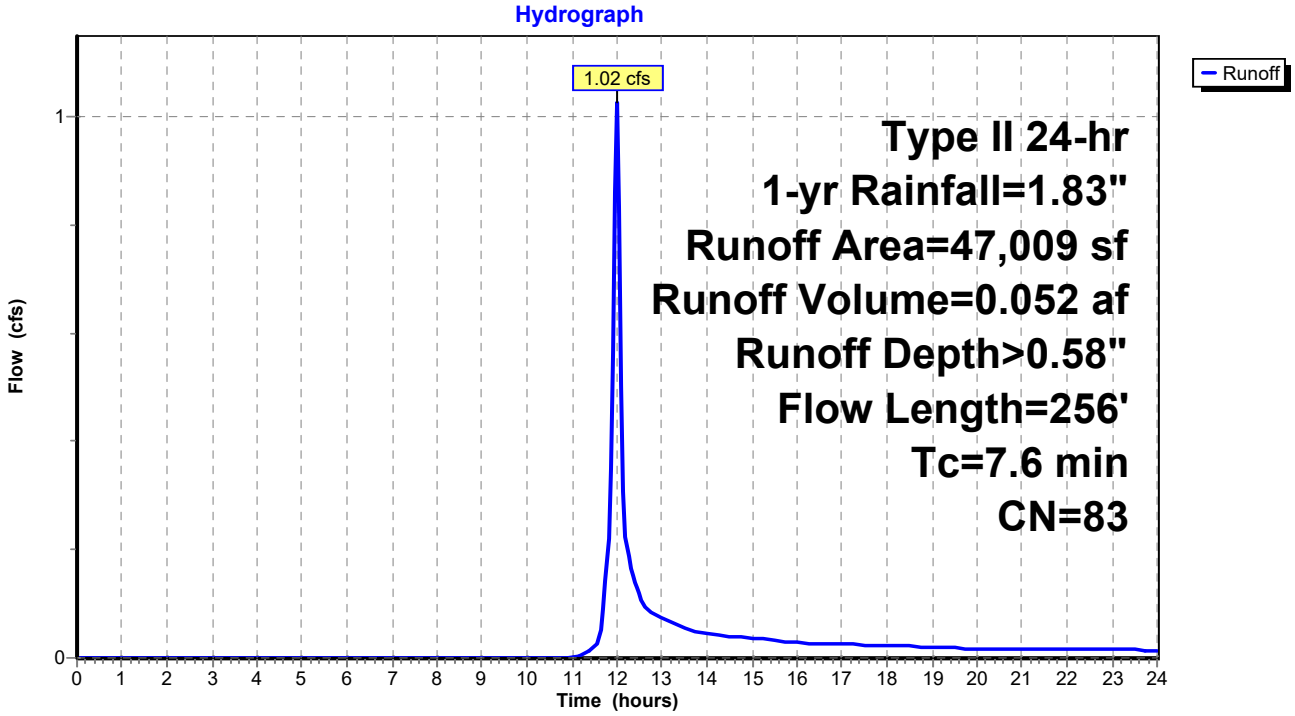
Runoff = 1.02 cfs @ 12.00 hrs, Volume= 0.052 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=1.83"

Area (sf)	CN	Description
35,038	78	Meadow, non-grazed, HSG D
11,971	98	Paved parking, HSG D
47,009	83	Weighted Average
35,038		74.53% Pervious Area
11,971		25.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.2000	0.24		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 1.00"
0.6	156	0.4000	4.43		**Shallow Concentrated Flow, Shallow** Short Grass Pasture Kv= 7.0 fps
7.6	256	Total			

Subcatchment 18S: EX-1

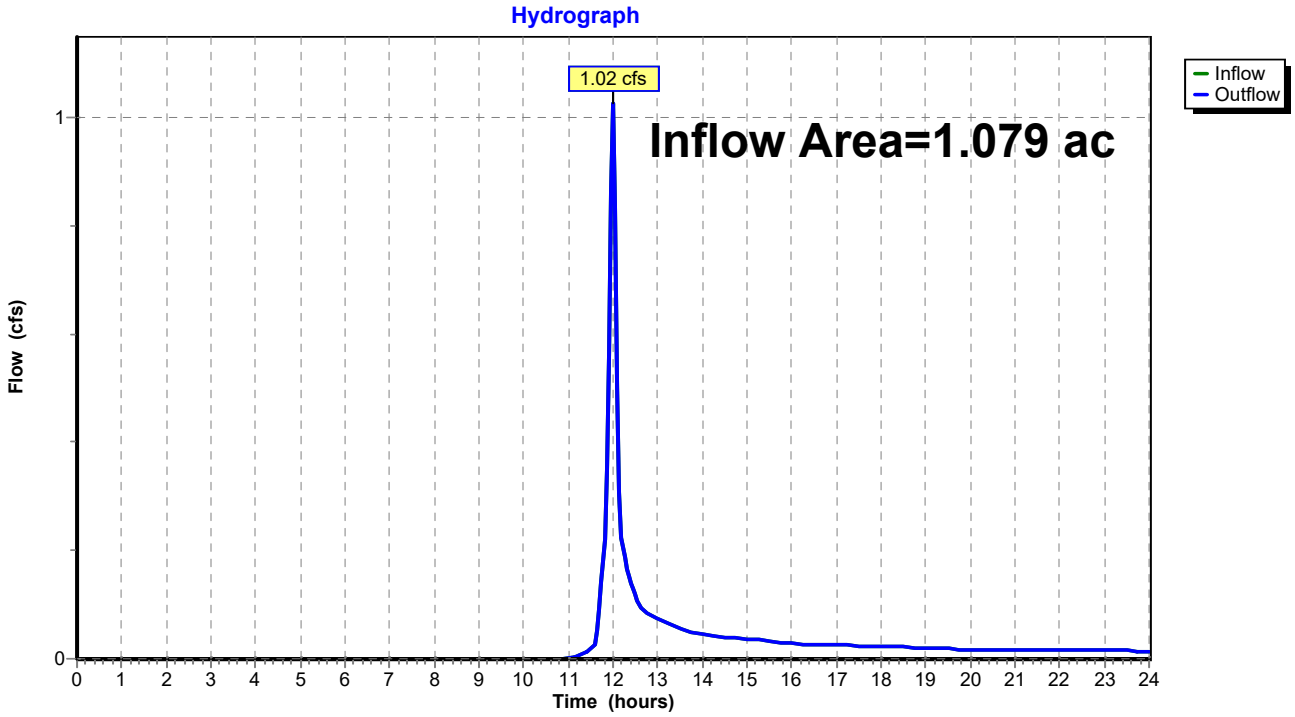


Summary for Reach 19R: DP-1

Inflow Area = 1.079 ac, 25.47% Impervious, Inflow Depth > 0.58" for 1-yr event
Inflow = 1.02 cfs @ 12.00 hrs, Volume= 0.052 af
Outflow = 1.02 cfs @ 12.00 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 19R: DP-1



Summary for Subcatchment 18S: EX-1

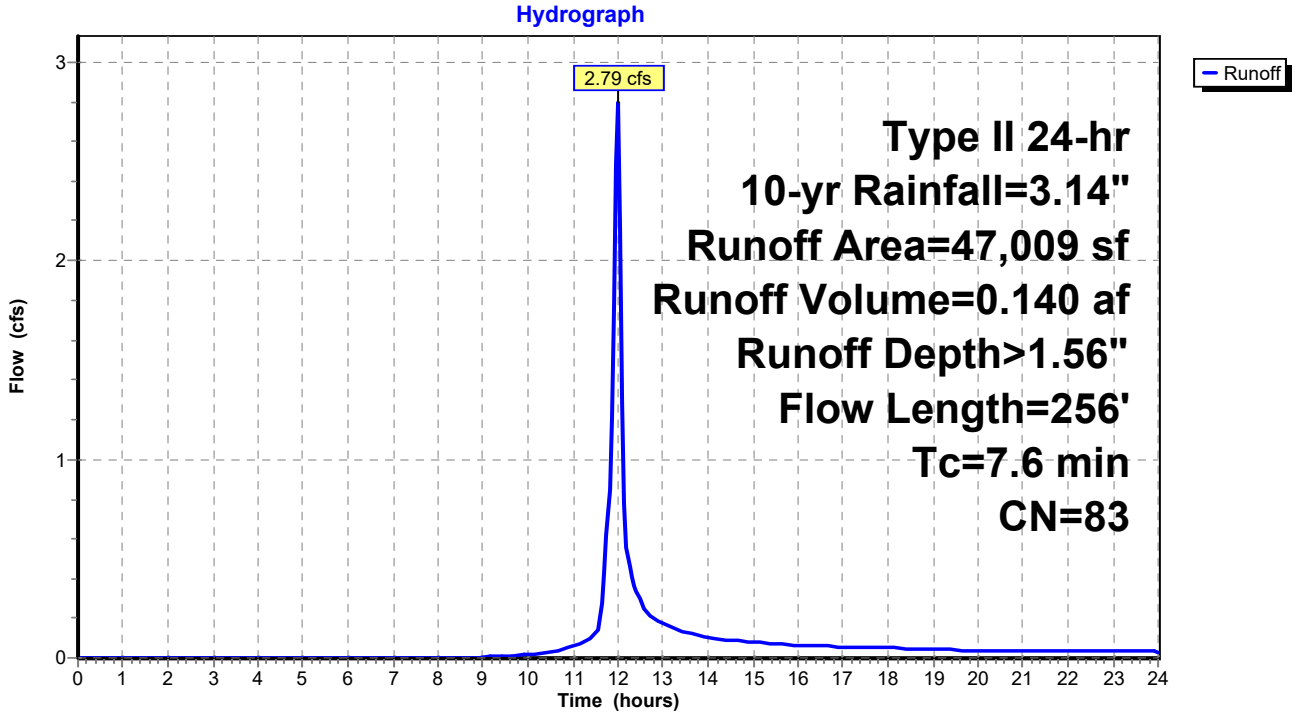
Runoff = 2.79 cfs @ 11.99 hrs, Volume= 0.140 af, Depth> 1.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.14"

Area (sf)	CN	Description
35,038	78	Meadow, non-grazed, HSG D
11,971	98	Paved parking, HSG D
47,009	83	Weighted Average
35,038		74.53% Pervious Area
11,971		25.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.2000	0.24		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 1.00"
0.6	156	0.4000	4.43		**Shallow Concentrated Flow, Shallow** Short Grass Pasture Kv= 7.0 fps
7.6	256	Total			

Subcatchment 18S: EX-1

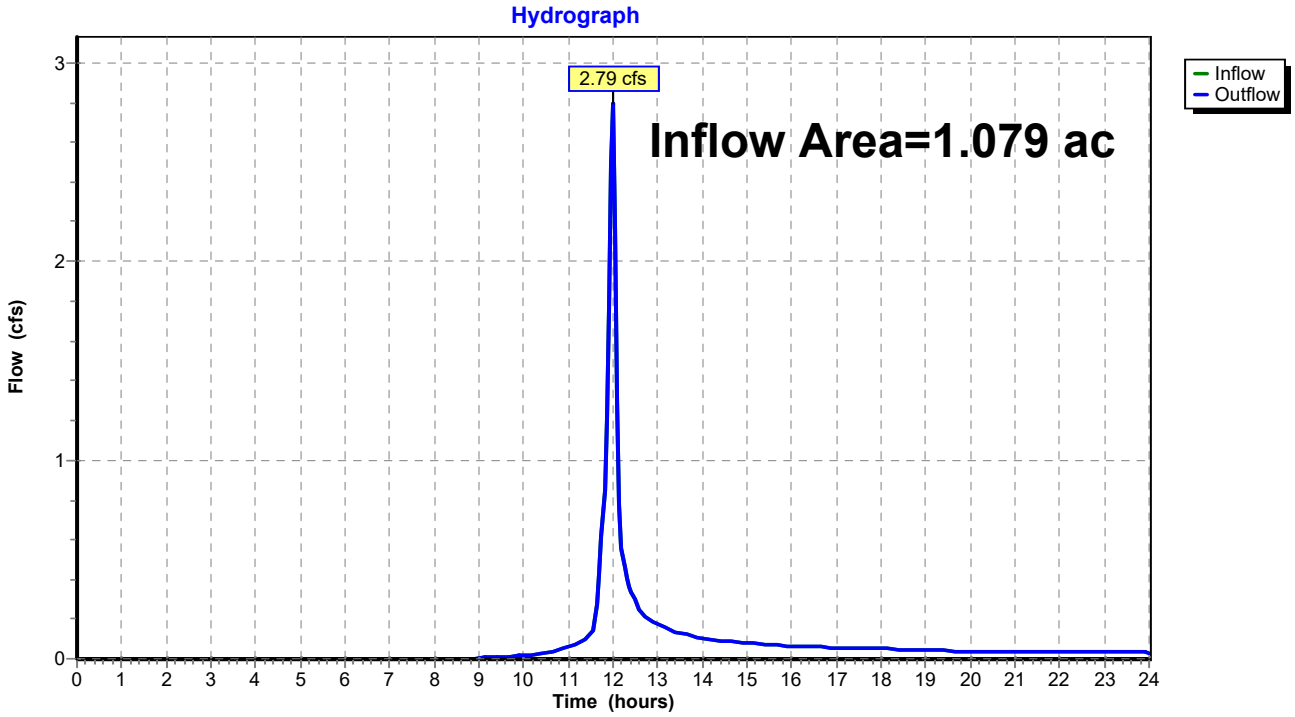


Summary for Reach 19R: DP-1

Inflow Area = 1.079 ac, 25.47% Impervious, Inflow Depth > 1.56" for 10-yr event
Inflow = 2.79 cfs @ 11.99 hrs, Volume= 0.140 af
Outflow = 2.79 cfs @ 11.99 hrs, Volume= 0.140 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 19R: DP-1



Summary for Subcatchment 18S: EX-1

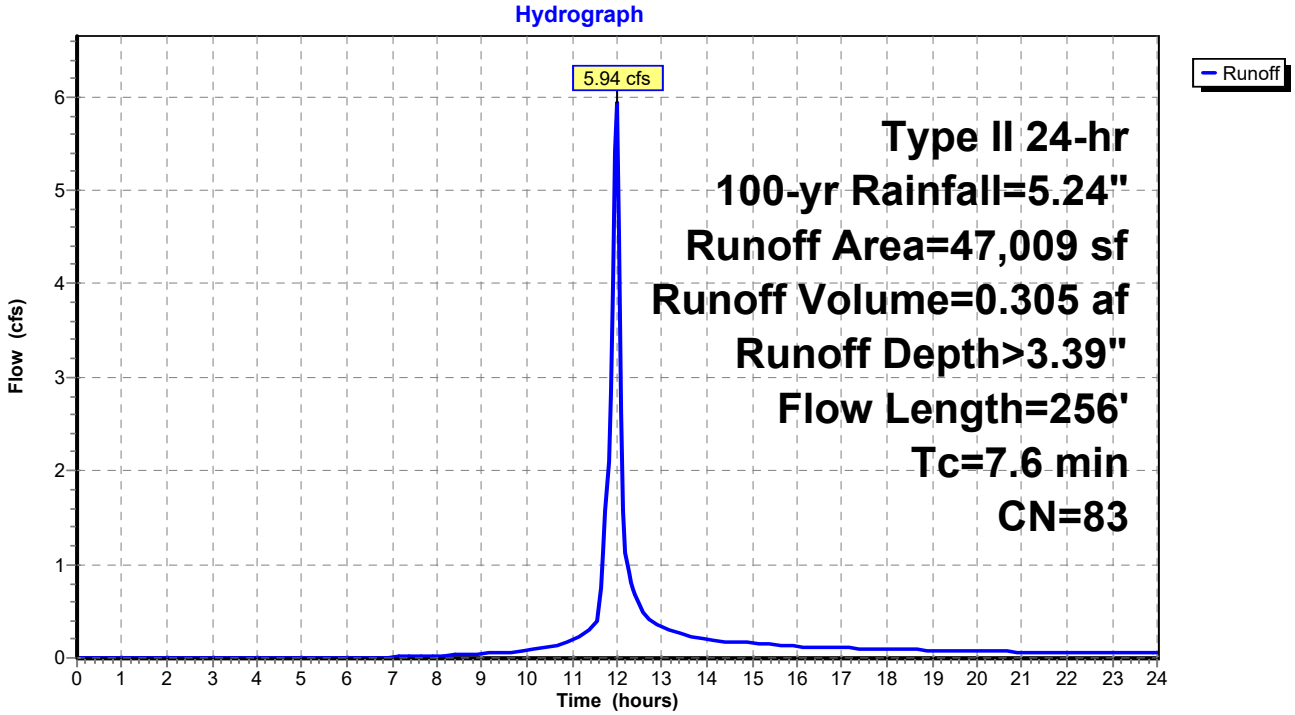
Runoff = 5.94 cfs @ 11.99 hrs, Volume= 0.305 af, Depth> 3.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=5.24"

Area (sf)	CN	Description
35,038	78	Meadow, non-grazed, HSG D
11,971	98	Paved parking, HSG D
47,009	83	Weighted Average
35,038		74.53% Pervious Area
11,971		25.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.2000	0.24		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 1.00"
0.6	156	0.4000	4.43		**Shallow Concentrated Flow, Shallow** Short Grass Pasture Kv= 7.0 fps
7.6	256	Total			

Subcatchment 18S: EX-1

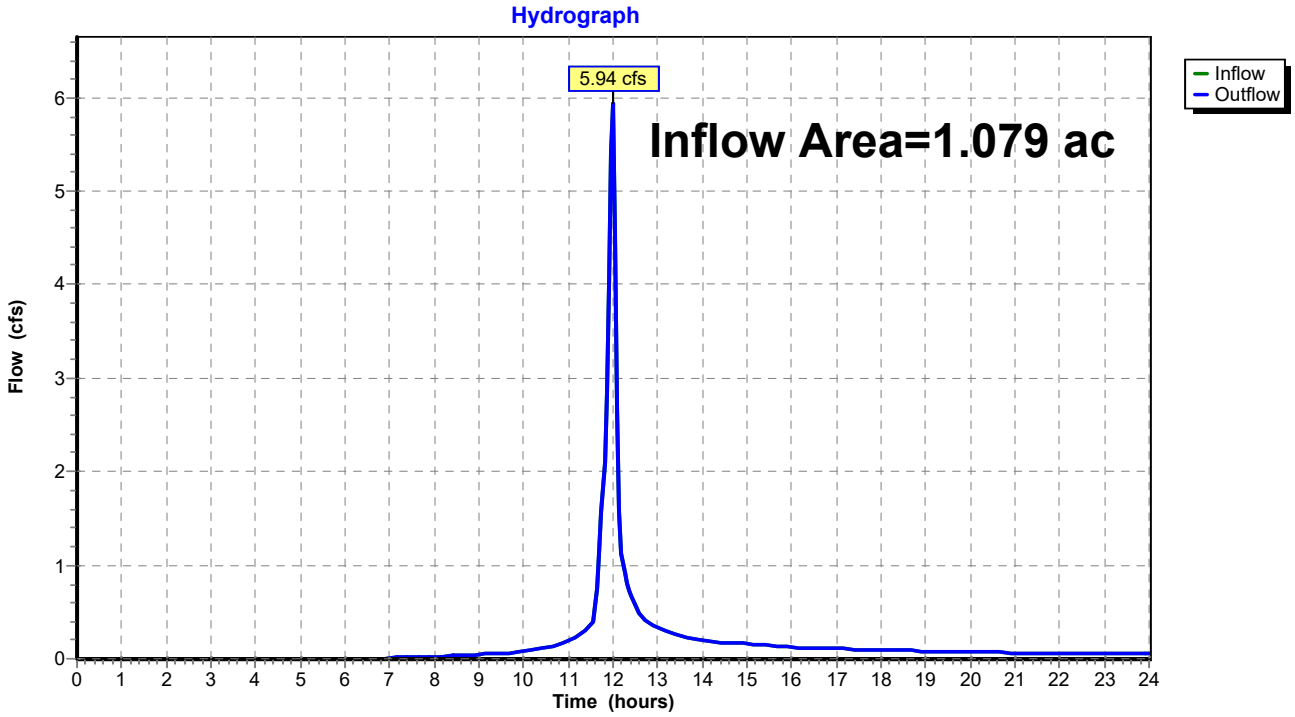


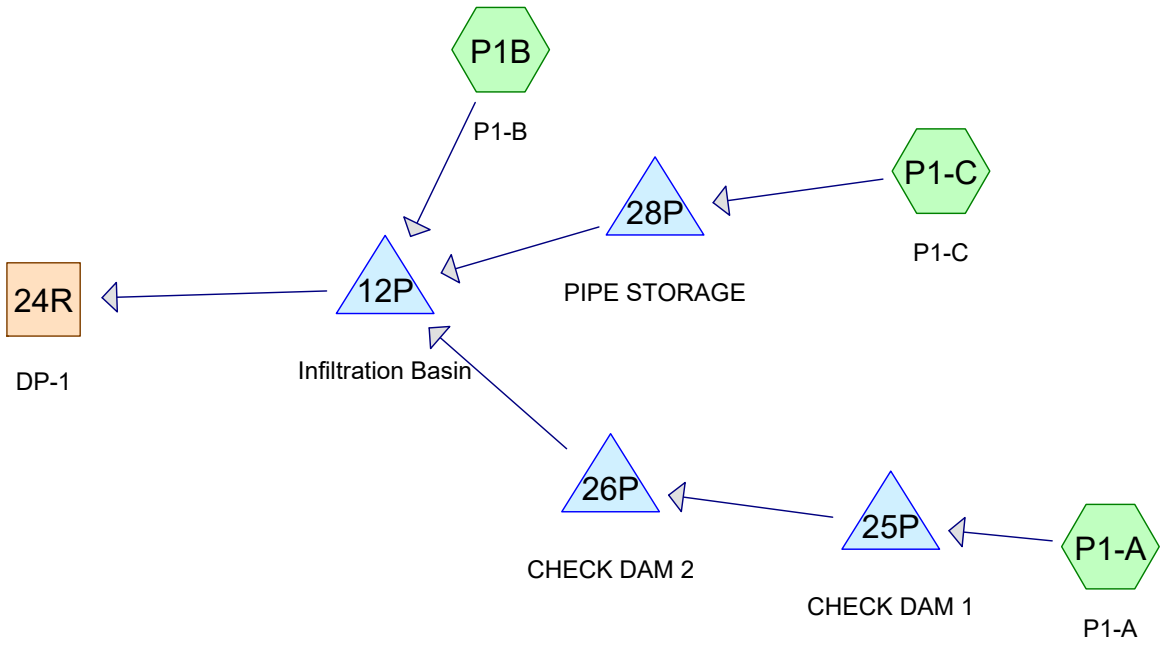
Summary for Reach 19R: DP-1

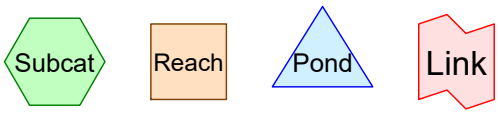
Inflow Area = 1.079 ac, 25.47% Impervious, Inflow Depth > 3.39" for 100-yr event
Inflow = 5.94 cfs @ 11.99 hrs, Volume= 0.305 af
Outflow = 5.94 cfs @ 11.99 hrs, Volume= 0.305 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 19R: DP-1







Routing Diagram for ORAP Middletown Prop
Prepared by Bohler Engineering, Printed 6/18/2024
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Summary for Subcatchment P1-A: P1-A

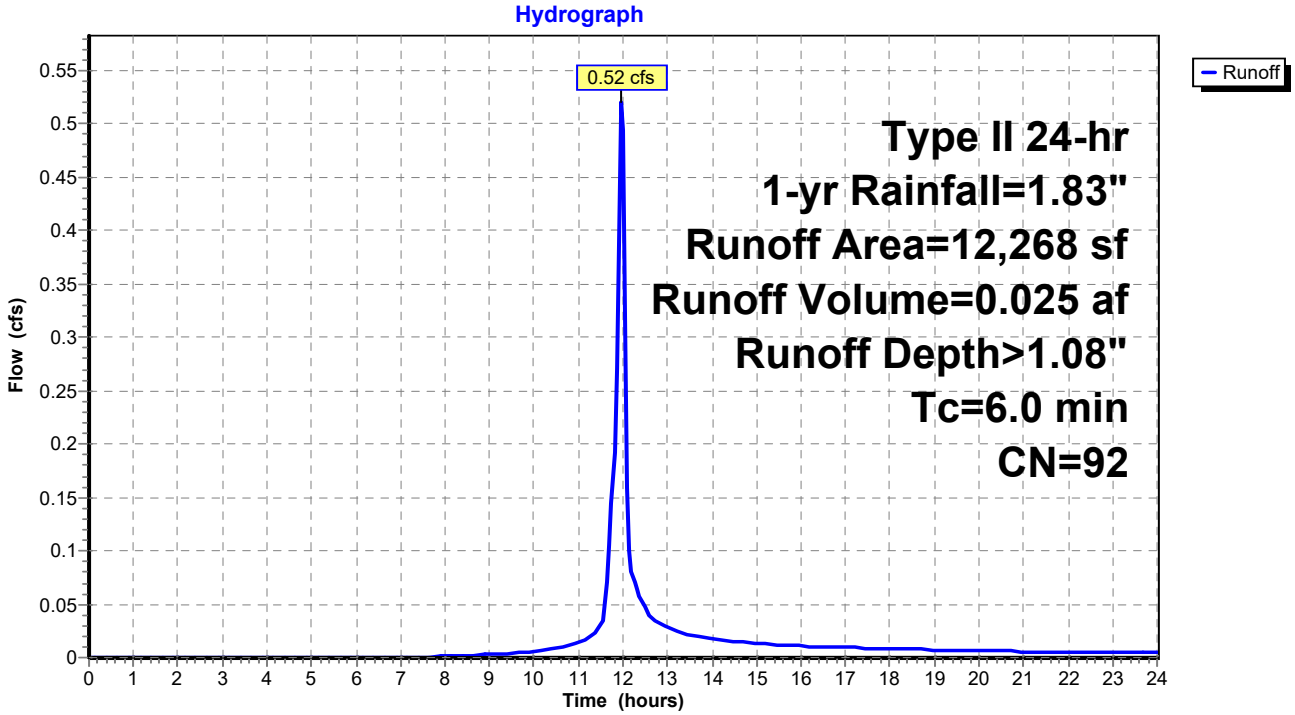
Runoff = 0.52 cfs @ 11.97 hrs, Volume= 0.025 af, Depth> 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=1.83"

Area (sf)	CN	Description
3,595	78	Meadow, non-grazed, HSG D
8,673	98	Paved parking, HSG D
12,268	92	Weighted Average
3,595		29.30% Pervious Area
8,673		70.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1-A: P1-A



Summary for Subcatchment P1-C: P1-C

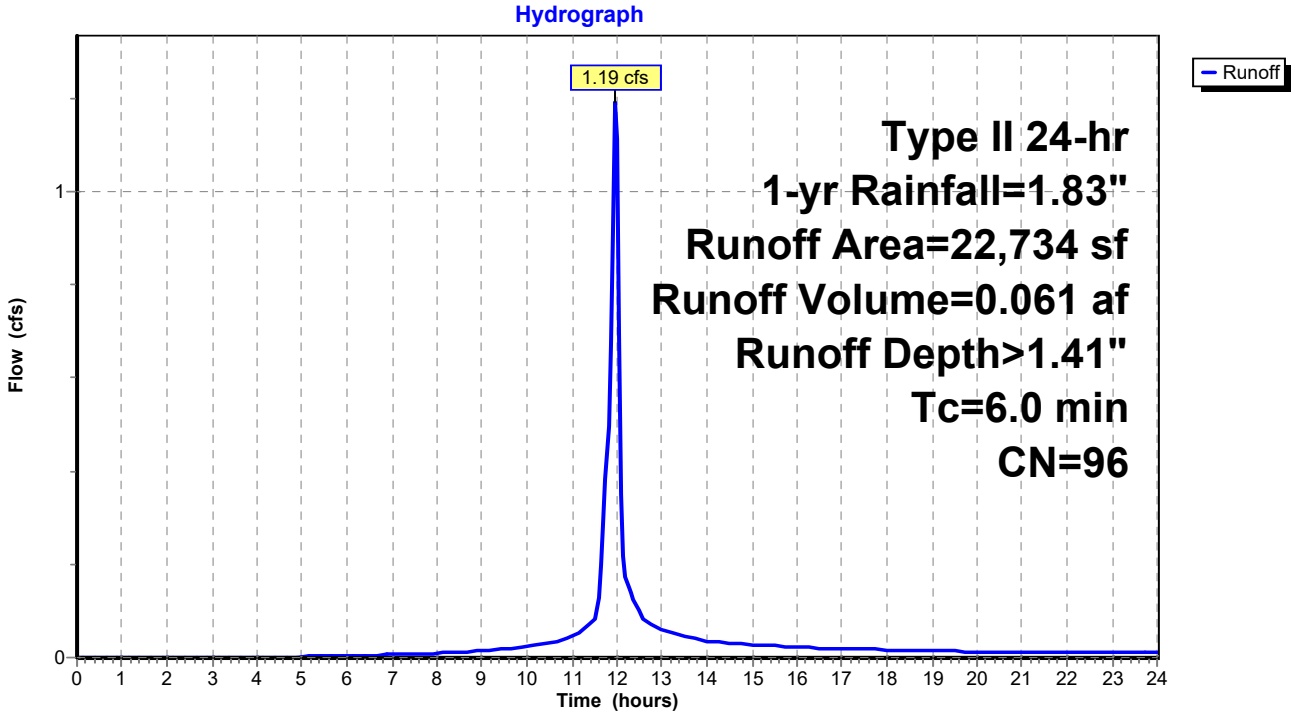
Runoff = 1.19 cfs @ 11.96 hrs, Volume= 0.061 af, Depth> 1.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=1.83"

Area (sf)	CN	Description
2,171	78	Meadow, non-grazed, HSG D
20,563	98	Paved parking, HSG D
22,734	96	Weighted Average
2,171		9.55% Pervious Area
20,563		90.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1-C: P1-C



Summary for Subcatchment P1B: P1-B

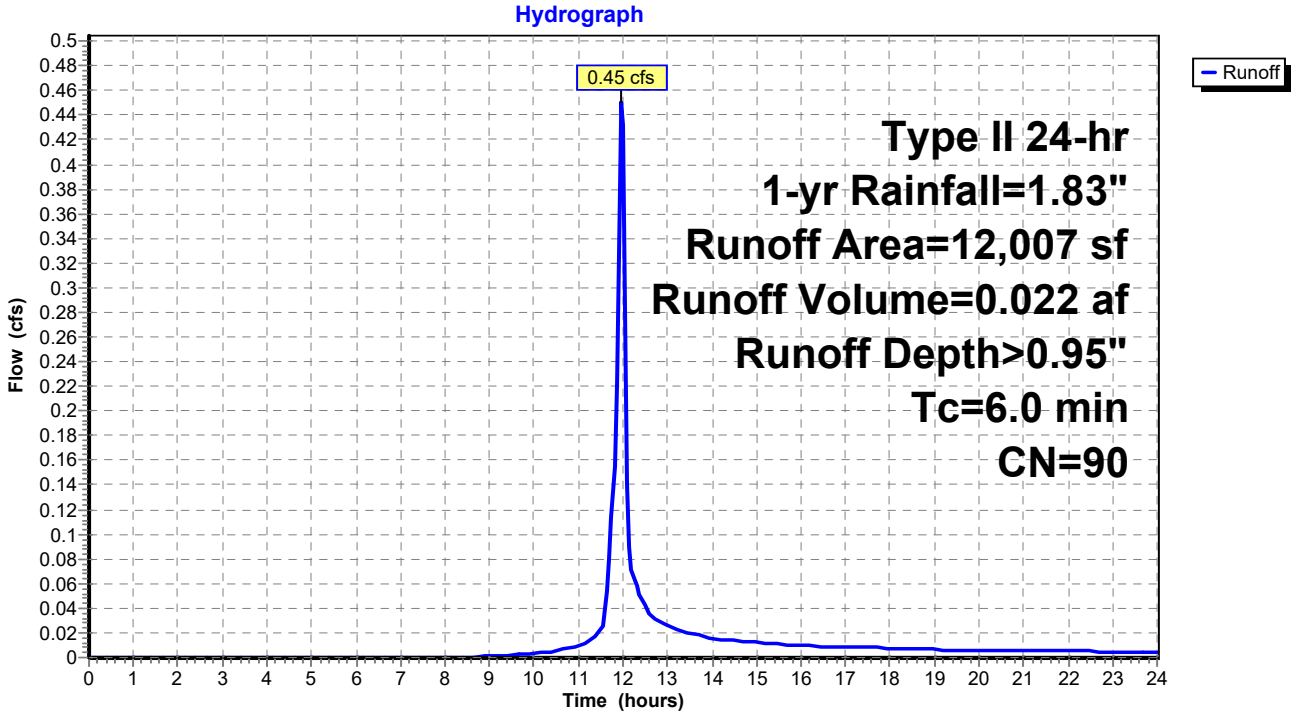
Runoff = 0.45 cfs @ 11.97 hrs, Volume= 0.022 af, Depth> 0.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=1.83"

Area (sf)	CN	Description
4,687	78	Meadow, non-grazed, HSG D
7,320	98	Paved parking, HSG D
12,007	90	Weighted Average
4,687		39.04% Pervious Area
7,320		60.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1B: P1-B

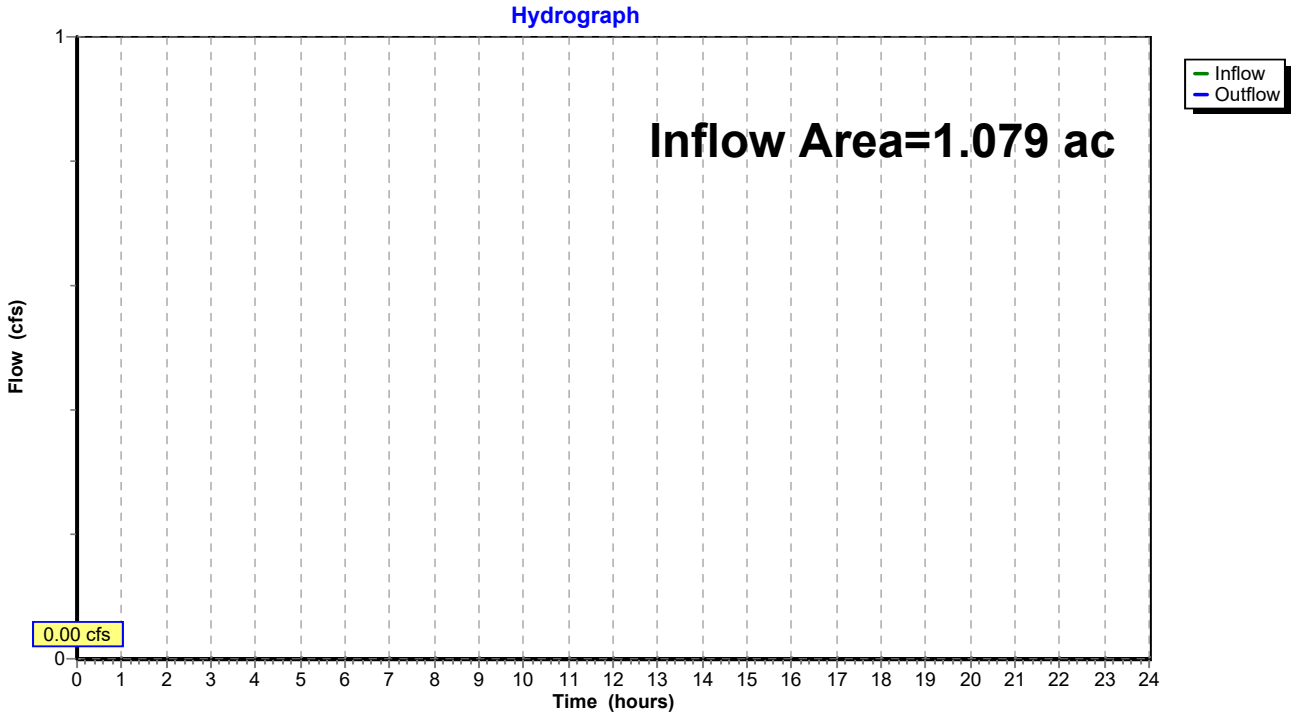


Summary for Reach 24R: DP-1

Inflow Area = 1.079 ac, 77.76% Impervious, Inflow Depth = 0.00" for 1-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 24R: DP-1



Summary for Pond 12P: Infiltration Basin

Inflow Area = 1.079 ac, 77.76% Impervious, Inflow Depth > 0.81" for 1-yr event
Inflow = 1.61 cfs @ 11.97 hrs, Volume= 0.073 af
Outflow = 0.04 cfs @ 14.96 hrs, Volume= 0.038 af, Atten= 98%, Lag= 179.1 min
Discarded = 0.04 cfs @ 14.96 hrs, Volume= 0.038 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 478.40' @ 14.96 hrs Surf.Area= 1,990 sf Storage= 2,139 cf

Plug-Flow detention time= 346.2 min calculated for 0.038 af (52% of inflow)
Center-of-Mass det. time= 255.8 min (1,055.8 - 800.0)

Volume	Invert	Avail.Storage	Storage Description
#1	477.00'	10,347 cf	**pl (Irregular)** Listed below

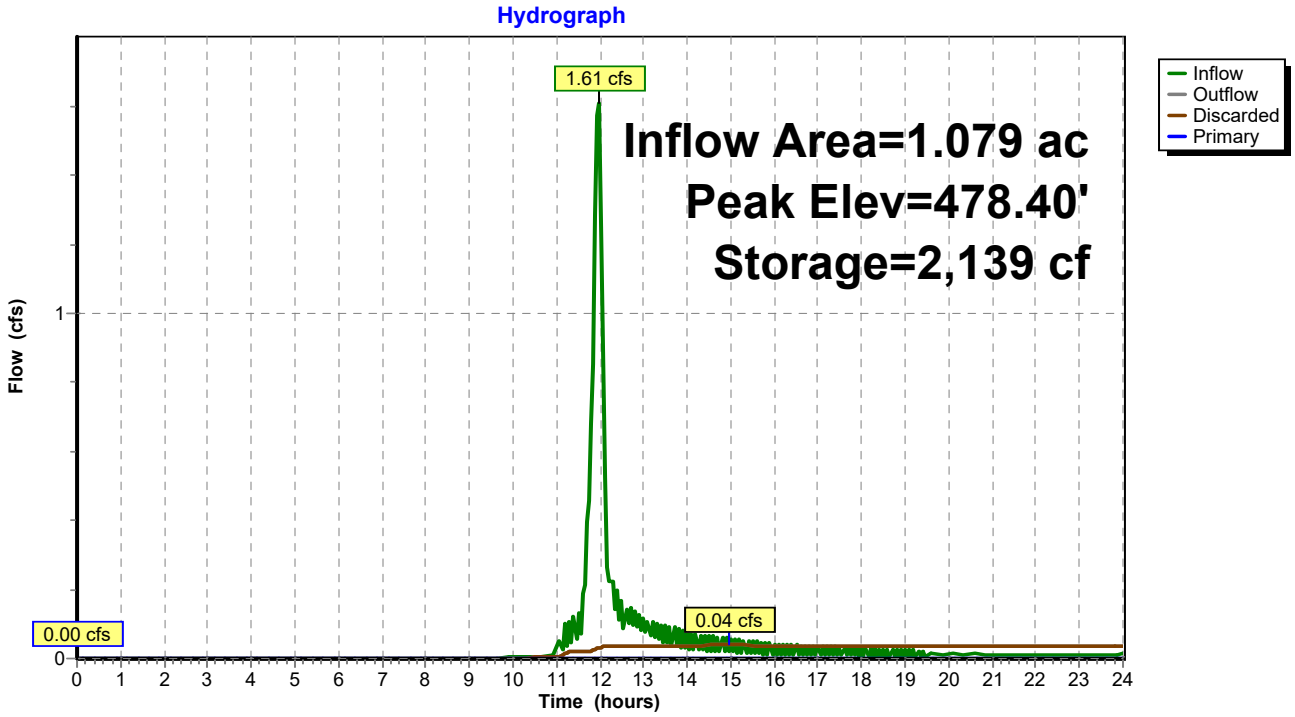
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
477.00	1,000	257.0	0	0	1,000
478.00	1,642	276.0	1,308	1,308	1,849
479.00	2,503	294.0	2,057	3,365	2,714
480.00	3,505	321.0	2,990	6,355	4,070
481.00	4,500	340.0	3,992	10,347	5,123

Device	Routing	Invert	Outlet Devices
#1	Discarded	477.00'	**0.750 in/hr Exfiltration over Wetted area**
#2	Primary	480.65'	**20.0' long x 7.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.40 2.52 2.70 2.68 2.68 2.67 2.66 2.65 2.65 2.65 2.66 2.65 2.66 2.68 2.70 2.73 2.78

Discarded OutFlow Max=0.04 cfs @ 14.96 hrs HW=478.40' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=477.00' (Free Discharge)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 12P: Infiltration Basin



Summary for Pond 25P: CHECK DAM 1

Inflow Area = 0.282 ac, 70.70% Impervious, Inflow Depth > 1.08" for 1-yr event
Inflow = 0.52 cfs @ 11.97 hrs, Volume= 0.025 af
Outflow = 0.62 cfs @ 11.99 hrs, Volume= 0.019 af, Atten= 0%, Lag= 1.4 min
Discarded = 0.01 cfs @ 11.95 hrs, Volume= 0.006 af
Primary = 0.61 cfs @ 11.99 hrs, Volume= 0.013 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 485.62' @ 11.99 hrs Surf.Area= 309 sf Storage= 296 cf

Plug-Flow detention time= 140.2 min calculated for 0.019 af (73% of inflow)
Center-of-Mass det. time= 44.8 min (860.6 - 815.8)

Volume	Invert	Avail.Storage	Storage Description
#1	484.00'	296 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

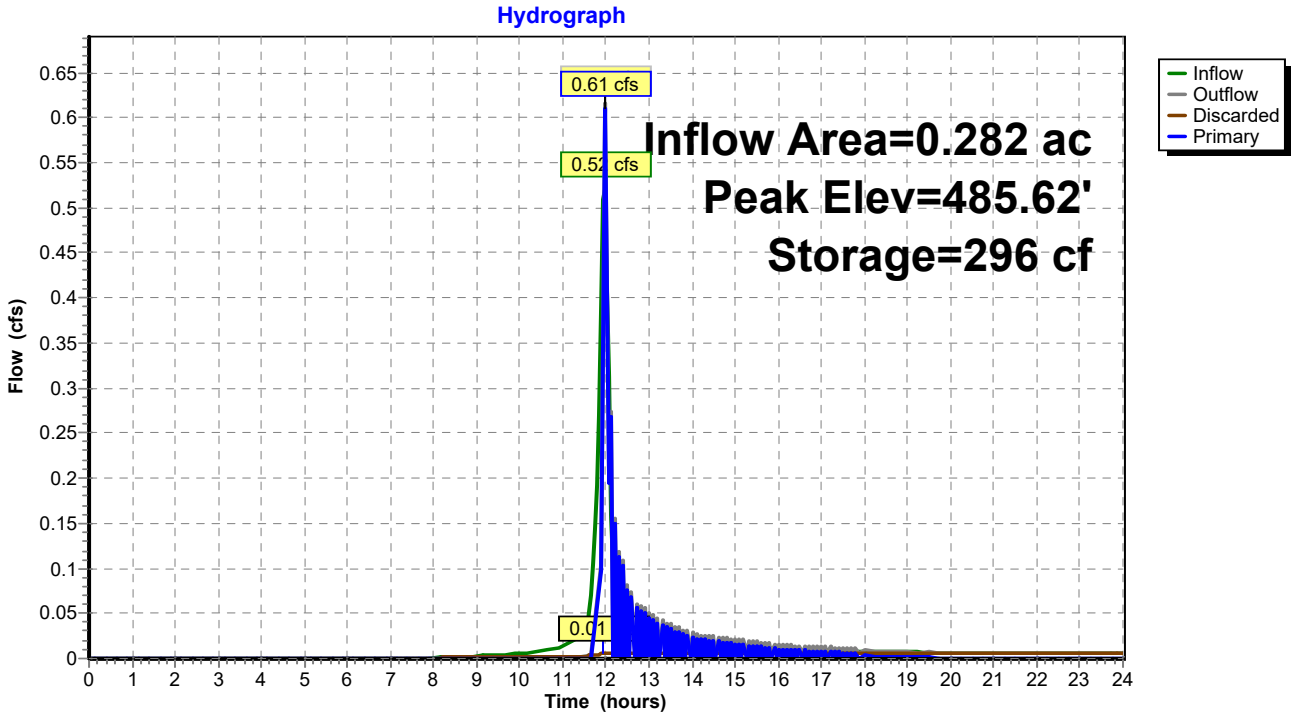
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
484.00	100	0	0
485.00	225	163	163
485.50	309	134	296

Device	Routing	Invert	Outlet Devices
#1	Primary	485.50'	**6.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	484.00'	**0.750 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 11.95 hrs HW=485.59' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.57 cfs @ 11.99 hrs HW=485.62' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 0.57 cfs @ 0.81 fps)

Pond 25P: CHECK DAM 1



Summary for Pond 26P: CHECK DAM 2

Inflow Area = 0.282 ac, 70.70% Impervious, Inflow Depth = 0.54" for 1-yr event
Inflow = 0.61 cfs @ 11.99 hrs, Volume= 0.013 af
Outflow = 0.04 cfs @ 12.75 hrs, Volume= 0.007 af, Atten= 93%, Lag= 45.4 min
Discarded = 0.01 cfs @ 12.65 hrs, Volume= 0.005 af
Primary = 0.04 cfs @ 12.75 hrs, Volume= 0.002 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 483.52' @ 12.75 hrs Surf.Area= 305 sf Storage= 339 cf

Plug-Flow detention time= 273.2 min calculated for 0.007 af (57% of inflow)
Center-of-Mass det. time= 214.4 min (996.2 - 781.8)

Volume	Invert	Avail.Storage	Storage Description
#1	482.00'	339 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

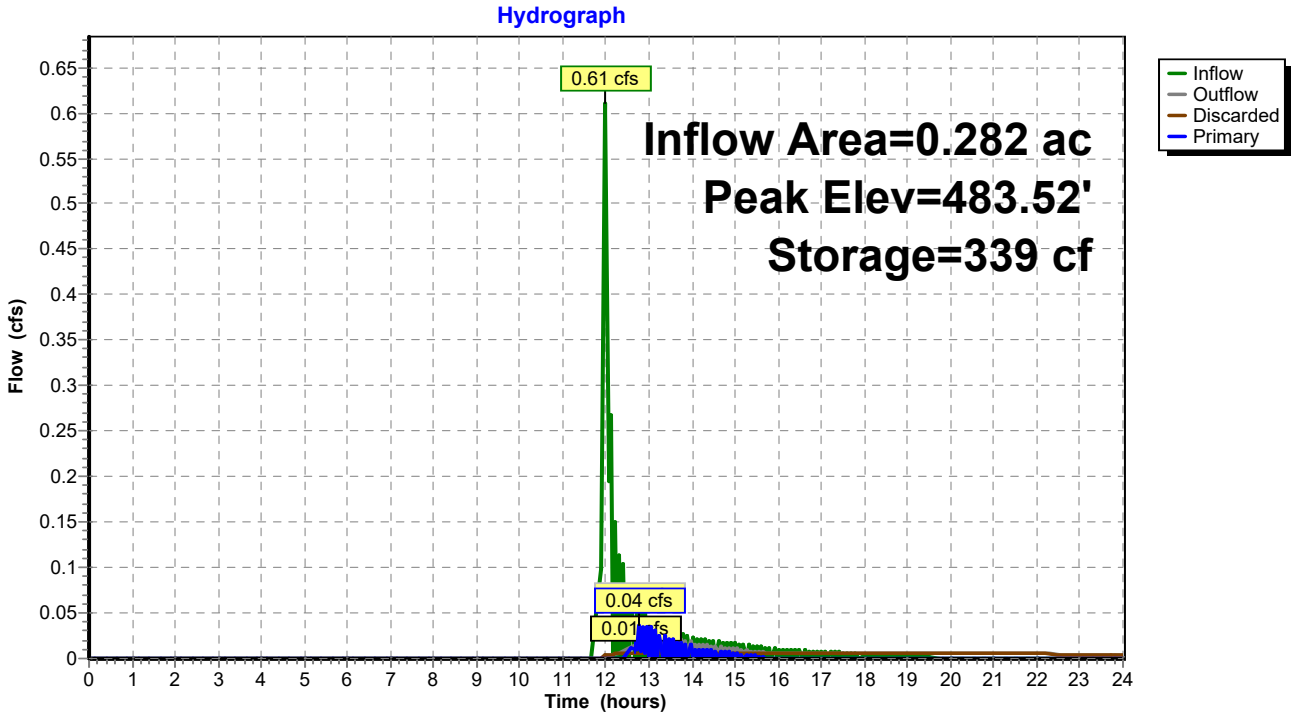
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
482.00	150	0	0
483.00	250	200	200
483.50	305	139	339

Device	Routing	Invert	Outlet Devices
#1	Primary	483.50'	**6.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	482.00'	**0.750 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 12.65 hrs HW=483.52' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.04 cfs @ 12.75 hrs HW=483.52' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 0.04 cfs @ 0.32 fps)

Pond 26P: CHECK DAM 2



Summary for Pond 28P: PIPE STORAGE

Inflow Area = 0.522 ac, 90.45% Impervious, Inflow Depth > 1.41" for 1-yr event
Inflow = 1.19 cfs @ 11.96 hrs, Volume= 0.061 af
Outflow = 1.21 cfs @ 11.98 hrs, Volume= 0.057 af, Atten= 0%, Lag= 0.7 min
Discarded = 0.01 cfs @ 11.98 hrs, Volume= 0.008 af
Primary = 1.20 cfs @ 11.98 hrs, Volume= 0.049 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 481.98' @ 11.98 hrs Surf.Area= 225 sf Storage= 191 cf

Plug-Flow detention time= 54.2 min calculated for 0.057 af (93% of inflow)
Center-of-Mass det. time= 15.6 min (803.3 - 787.7)

Volume	Invert	Avail.Storage	Storage Description
#1	479.34'	101 cf	**18.0" Round Round 18"** L= 57.0'
#2	479.34'	90 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		191 cf	Total Available Storage

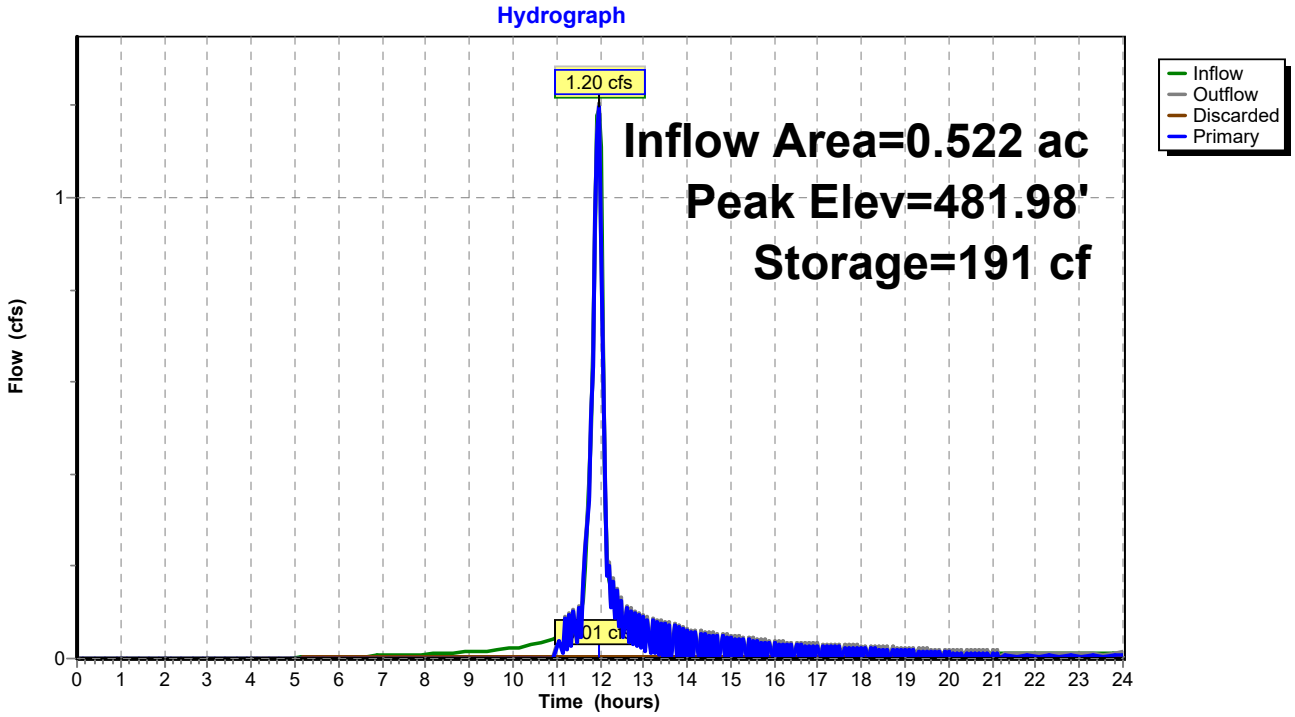
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
479.34	225	0.0	0	0
480.34	225	40.0	90	90

Device	Routing	Invert	Outlet Devices
#1	Primary	481.25'	**12.0" Round Culvert** L= 2.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 481.25' / 481.20' S= 0.0250 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Discarded	479.34'	**0.750 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 410.00'

Discarded OutFlow Max=0.01 cfs @ 11.98 hrs HW=481.95' (Free Discharge)
└**2=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=1.14 cfs @ 11.98 hrs HW=481.95' (Free Discharge)
└**1=Culvert** (Barrel Controls 1.14 cfs @ 2.72 fps)

Pond 28P: PIPE STORAGE



Summary for Subcatchment P1-A: P1-A

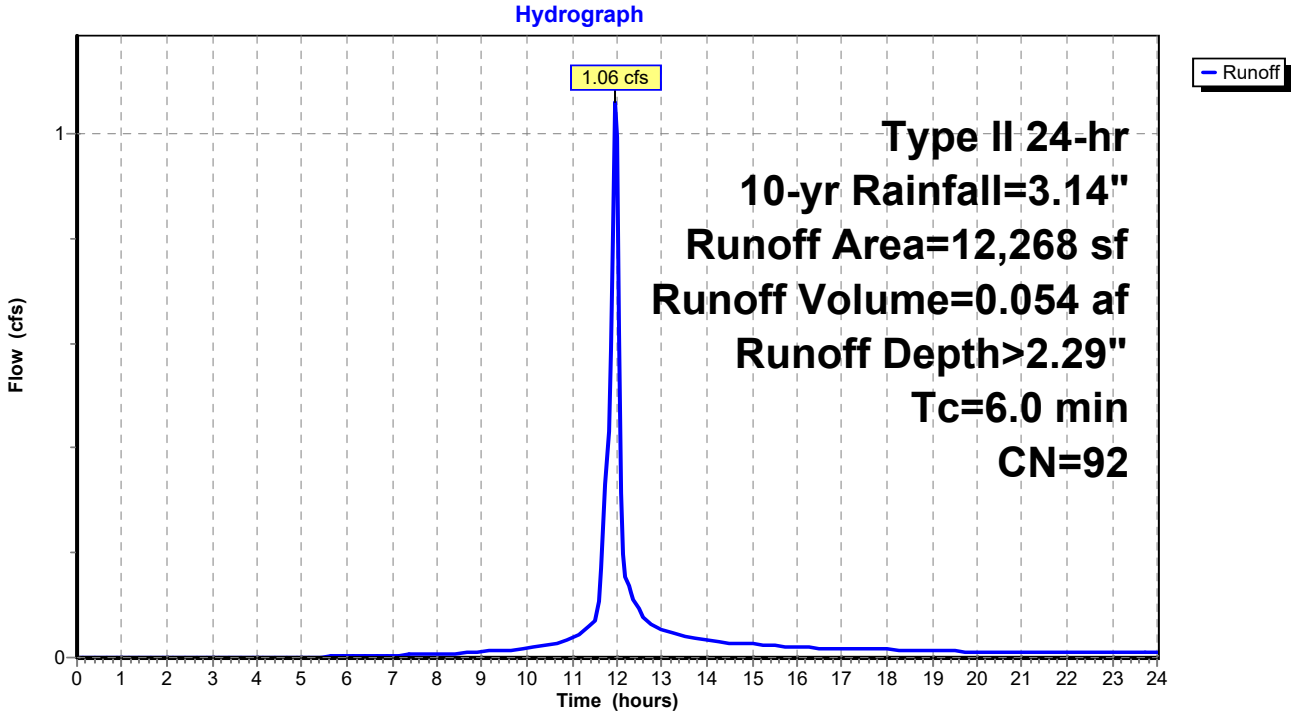
Runoff = 1.06 cfs @ 11.97 hrs, Volume= 0.054 af, Depth> 2.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.14"

Area (sf)	CN	Description
3,595	78	Meadow, non-grazed, HSG D
8,673	98	Paved parking, HSG D
12,268	92	Weighted Average
3,595		29.30% Pervious Area
8,673		70.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1-A: P1-A



Summary for Subcatchment P1-C: P1-C

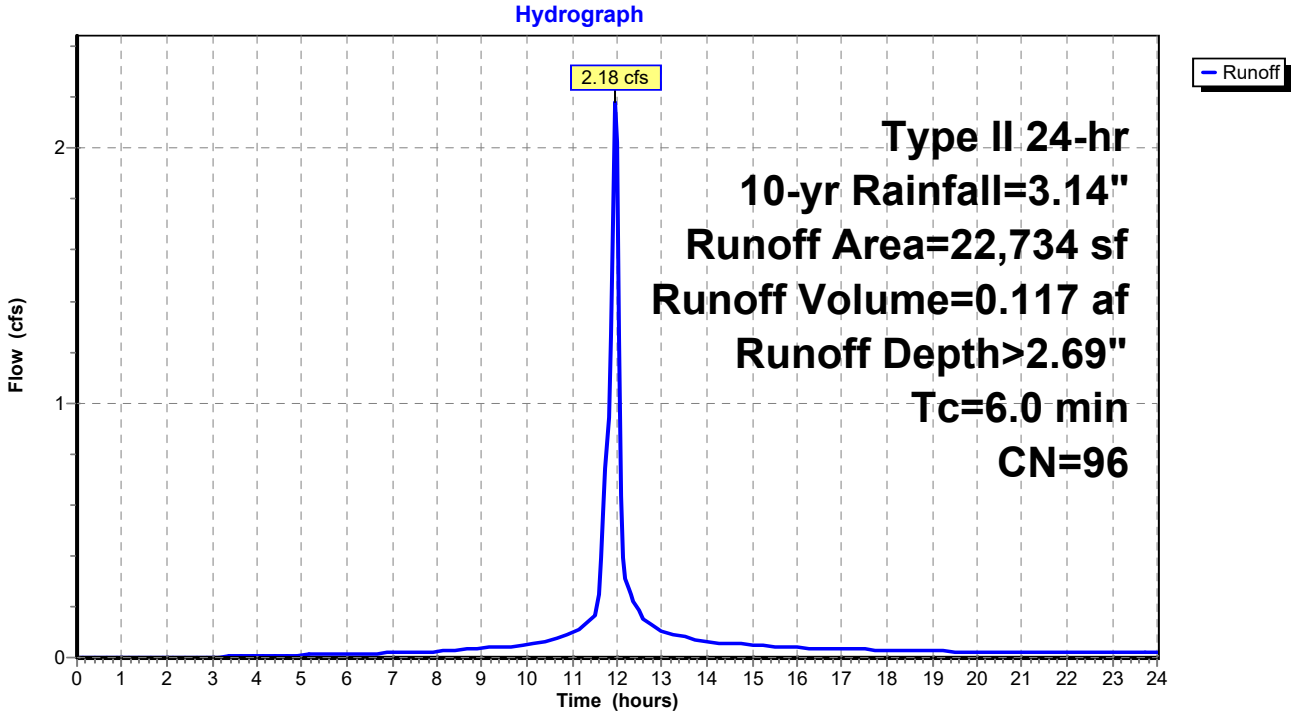
Runoff = 2.18 cfs @ 11.96 hrs, Volume= 0.117 af, Depth> 2.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.14"

Area (sf)	CN	Description
2,171	78	Meadow, non-grazed, HSG D
20,563	98	Paved parking, HSG D
22,734	96	Weighted Average
2,171		9.55% Pervious Area
20,563		90.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1-C: P1-C



Summary for Subcatchment P1B: P1-B

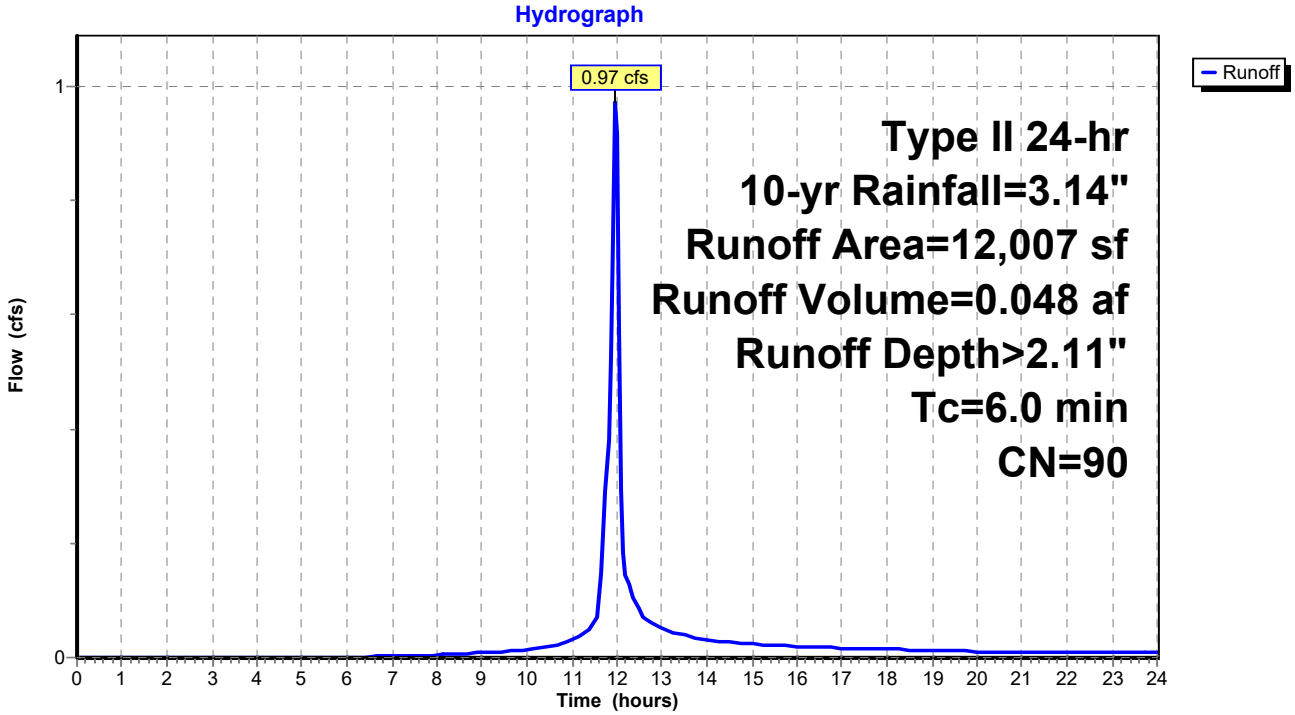
Runoff = 0.97 cfs @ 11.97 hrs, Volume= 0.048 af, Depth> 2.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=3.14"

Area (sf)	CN	Description
4,687	78	Meadow, non-grazed, HSG D
7,320	98	Paved parking, HSG D
12,007	90	Weighted Average
4,687		39.04% Pervious Area
7,320		60.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1B: P1-B

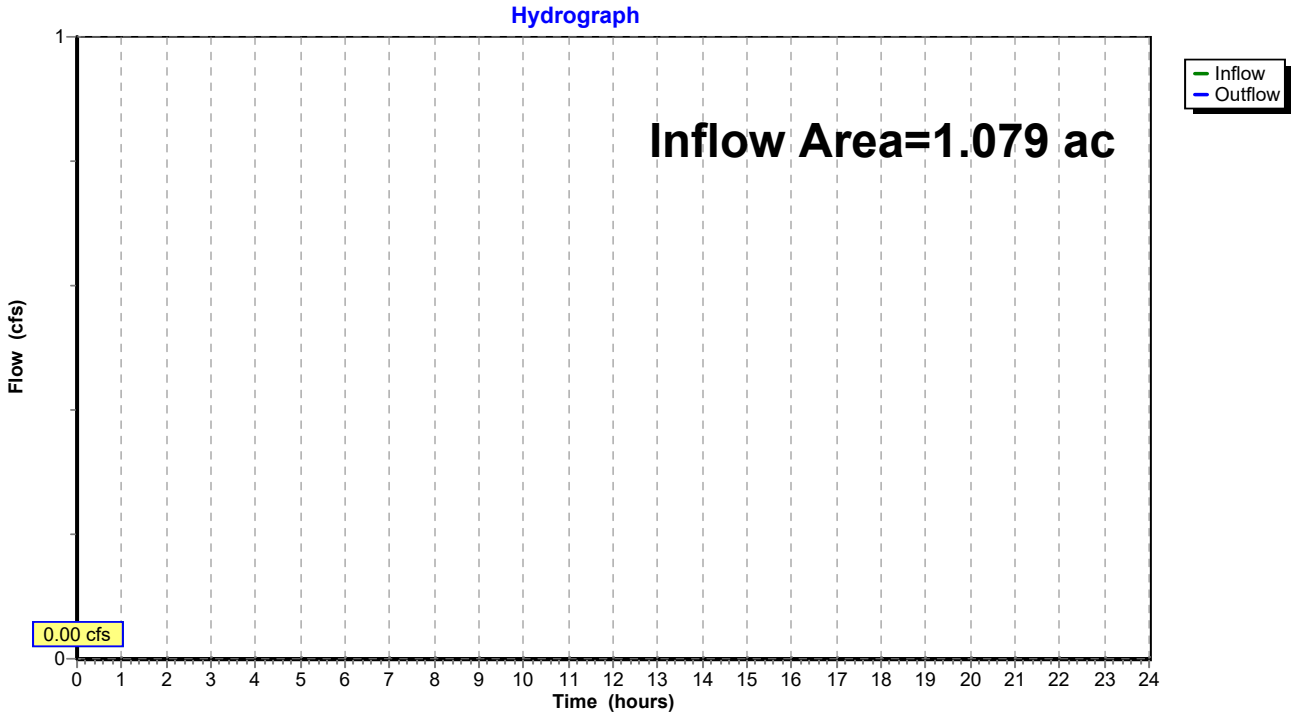


Summary for Reach 24R: DP-1

Inflow Area = 1.079 ac, 77.76% Impervious, Inflow Depth = 0.00" for 10-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 24R: DP-1



Summary for Pond 12P: Infiltration Basin

Inflow Area = 1.079 ac, 77.76% Impervious, Inflow Depth > 1.99" for 10-yr event
Inflow = 4.60 cfs @ 11.96 hrs, Volume= 0.179 af
Outflow = 0.07 cfs @ 15.81 hrs, Volume= 0.068 af, Atten= 99%, Lag= 231.0 min
Discarded = 0.07 cfs @ 15.81 hrs, Volume= 0.068 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 479.77' @ 15.81 hrs Surf.Area= 3,271 sf Storage= 5,658 cf

Plug-Flow detention time= 351.7 min calculated for 0.068 af (38% of inflow)
Center-of-Mass det. time= 253.4 min (1,037.9 - 784.5)

Volume	Invert	Avail.Storage	Storage Description
#1	477.00'	10,347 cf	**pl (Irregular)** Listed below

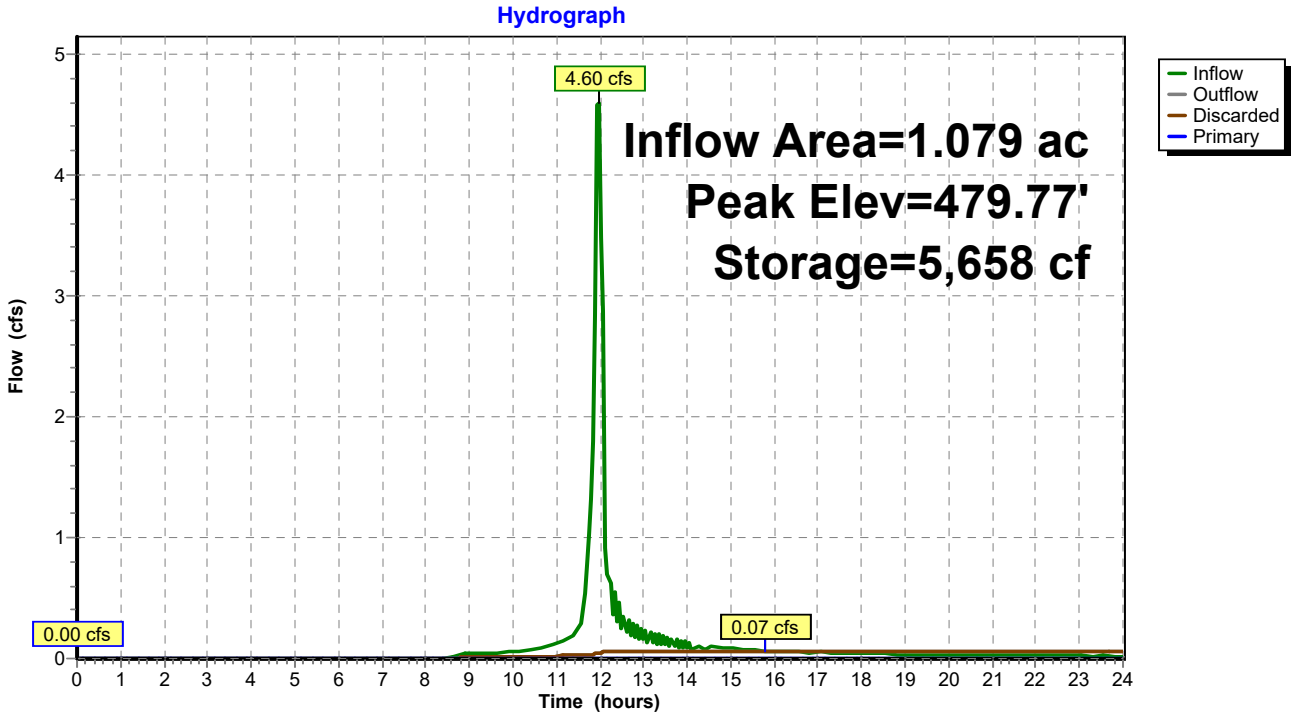
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
477.00	1,000	257.0	0	0	1,000
478.00	1,642	276.0	1,308	1,308	1,849
479.00	2,503	294.0	2,057	3,365	2,714
480.00	3,505	321.0	2,990	6,355	4,070
481.00	4,500	340.0	3,992	10,347	5,123

Device	Routing	Invert	Outlet Devices
#1	Discarded	477.00'	**0.750 in/hr Exfiltration over Wetted area**
#2	Primary	480.65'	**20.0' long x 7.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.40 2.52 2.70 2.68 2.68 2.67 2.66 2.65 2.65 2.65 2.66 2.65 2.66 2.68 2.70 2.73 2.78

Discarded OutFlow Max=0.07 cfs @ 15.81 hrs HW=479.77' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=477.00' (Free Discharge)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 12P: Infiltration Basin



Summary for Pond 25P: CHECK DAM 1

Inflow Area =	0.282 ac, 70.70% Impervious, Inflow Depth > 2.29" for 10-yr event				
Inflow =	1.06 cfs @	11.97 hrs,	Volume=	0.054 af	
Outflow =	1.13 cfs @	11.99 hrs,	Volume=	0.047 af,	Atten= 0%, Lag= 1.2 min
Discarded =	0.01 cfs @	11.65 hrs,	Volume=	0.007 af	
Primary =	1.12 cfs @	11.99 hrs,	Volume=	0.040 af	

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 485.68' @ 11.98 hrs Surf.Area= 309 sf Storage= 296 cf

Plug-Flow detention time= 85.0 min calculated for 0.047 af (87% of inflow)
Center-of-Mass det. time= 24.8 min (819.5 - 794.7)

Volume	Invert	Avail.Storage	Storage Description
#1	484.00'	296 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

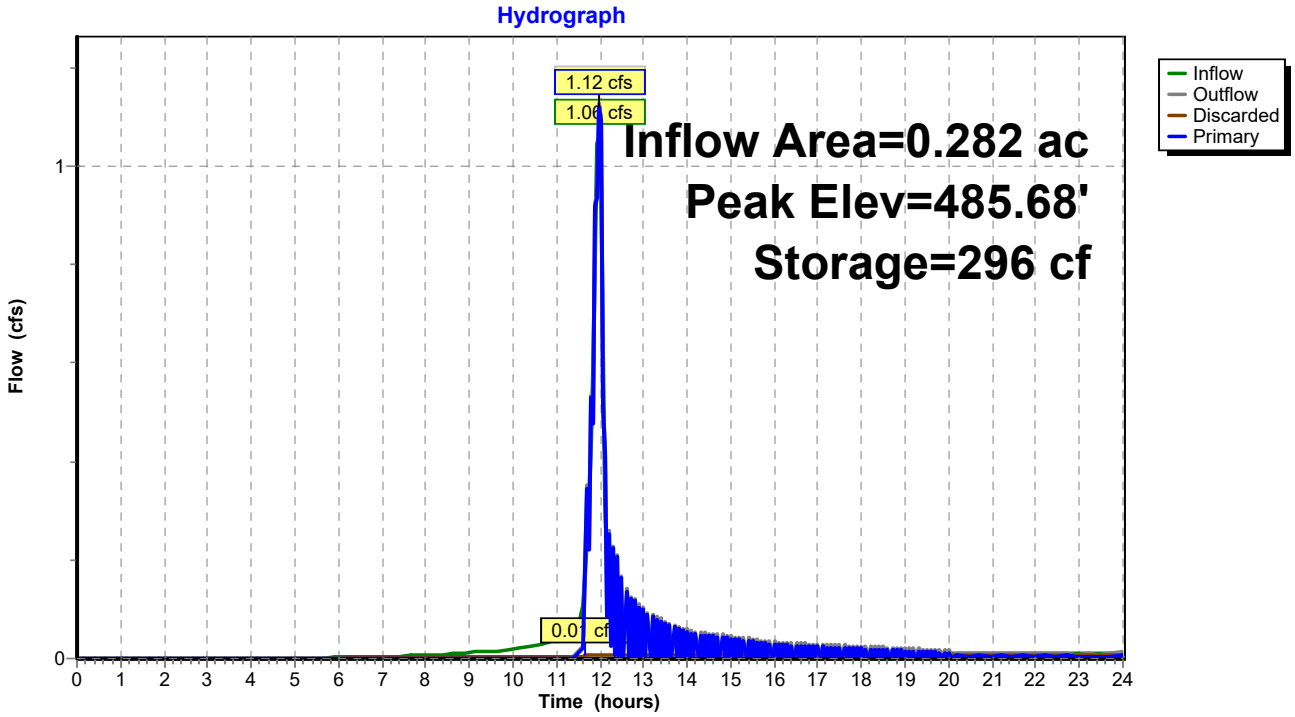
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
484.00	100	0	0
485.00	225	163	163
485.50	309	134	296

Device	Routing	Invert	Outlet Devices
#1	Primary	485.50'	**6.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	484.00'	**0.750 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 11.65 hrs HW=485.53' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.05 cfs @ 11.99 hrs HW=485.68' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 1.05 cfs @ 1.00 fps)

Pond 25P: CHECK DAM 1



Summary for Pond 26P: CHECK DAM 2

Inflow Area = 0.282 ac, 70.70% Impervious, Inflow Depth > 1.71" for 10-yr event
Inflow = 1.12 cfs @ 11.99 hrs, Volume= 0.040 af
Outflow = 1.47 cfs @ 11.95 hrs, Volume= 0.033 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.01 cfs @ 11.90 hrs, Volume= 0.005 af
Primary = 1.46 cfs @ 11.95 hrs, Volume= 0.027 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 483.72' @ 11.95 hrs Surf.Area= 305 sf Storage= 339 cf

Plug-Flow detention time= 84.5 min calculated for 0.032 af (81% of inflow)
Center-of-Mass det. time= 23.6 min (818.1 - 794.5)

Volume	Invert	Avail.Storage	Storage Description
#1	482.00'	339 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

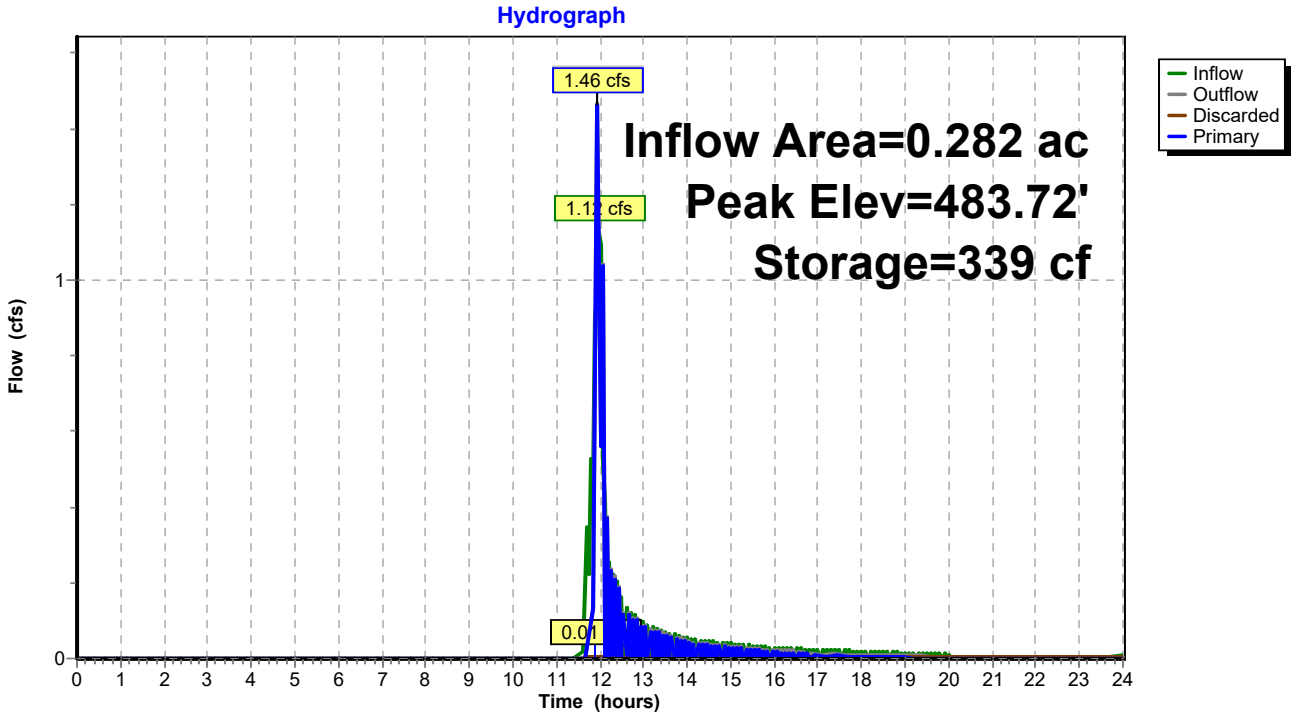
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
482.00	150	0	0
483.00	250	200	200
483.50	305	139	339

Device	Routing	Invert	Outlet Devices
#1	Primary	483.50'	**6.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	482.00'	**0.750 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 11.90 hrs HW=483.59' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.41 cfs @ 11.95 hrs HW=483.71' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 1.41 cfs @ 1.10 fps)

Pond 26P: CHECK DAM 2



Summary for Pond 28P: PIPE STORAGE

Inflow Area = 0.522 ac, 90.45% Impervious, Inflow Depth > 2.69" for 10-yr event
Inflow = 2.18 cfs @ 11.96 hrs, Volume= 0.117 af
Outflow = 2.18 cfs @ 11.96 hrs, Volume= 0.113 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.01 cfs @ 11.96 hrs, Volume= 0.009 af
Primary = 2.18 cfs @ 11.96 hrs, Volume= 0.103 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 482.32' @ 11.96 hrs Surf.Area= 225 sf Storage= 191 cf

Plug-Flow detention time= 36.4 min calculated for 0.113 af (96% of inflow)
Center-of-Mass det. time= 13.5 min (784.0 - 770.5)

Volume	Invert	Avail.Storage	Storage Description
#1	479.34'	101 cf	**18.0" Round Round 18"** L= 57.0'
#2	479.34'	90 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		191 cf	Total Available Storage

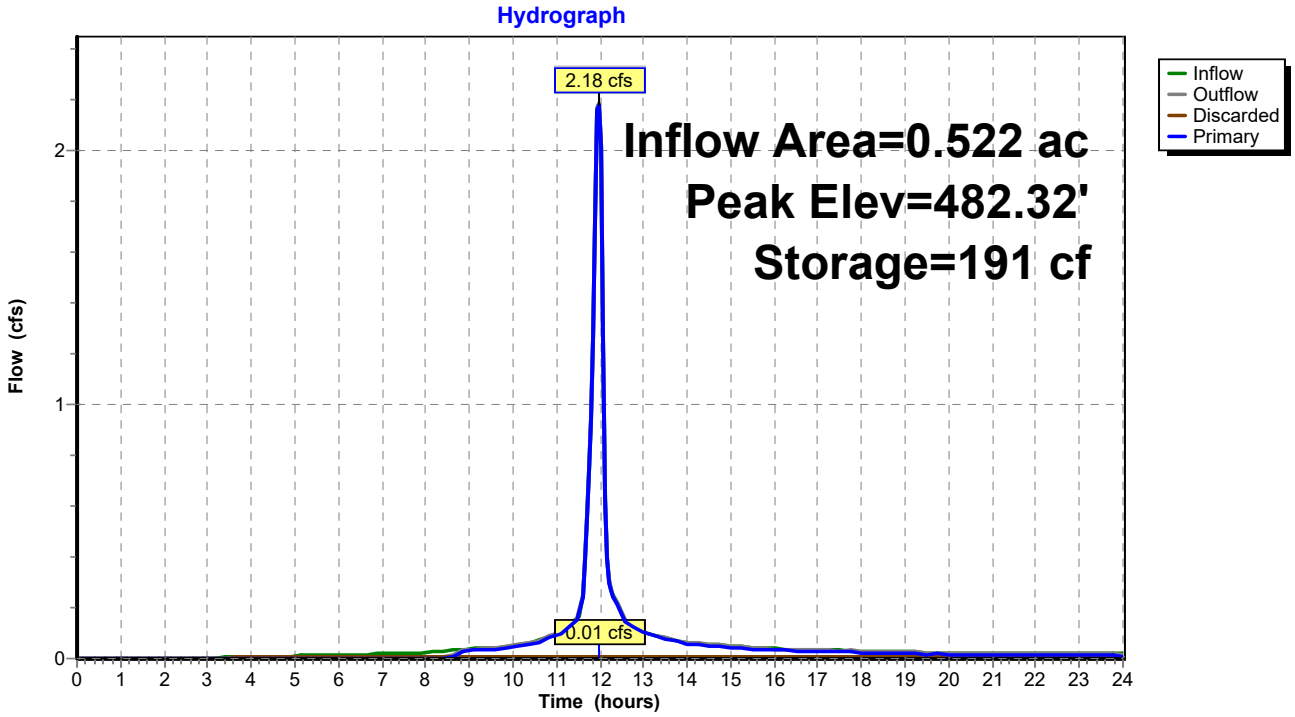
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
479.34	225	0.0	0	0
480.34	225	40.0	90	90

Device	Routing	Invert	Outlet Devices
#1	Primary	481.25'	**12.0" Round Culvert** L= 2.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 481.25' / 481.20' S= 0.0250 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Discarded	479.34'	**0.750 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 410.00'

Discarded OutFlow Max=0.01 cfs @ 11.96 hrs HW=482.30' (Free Discharge)
└**2=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=2.12 cfs @ 11.96 hrs HW=482.30' (Free Discharge)
└**1=Culvert** (Barrel Controls 2.12 cfs @ 3.21 fps)

Pond 28P: PIPE STORAGE



Summary for Subcatchment P1-A: P1-A

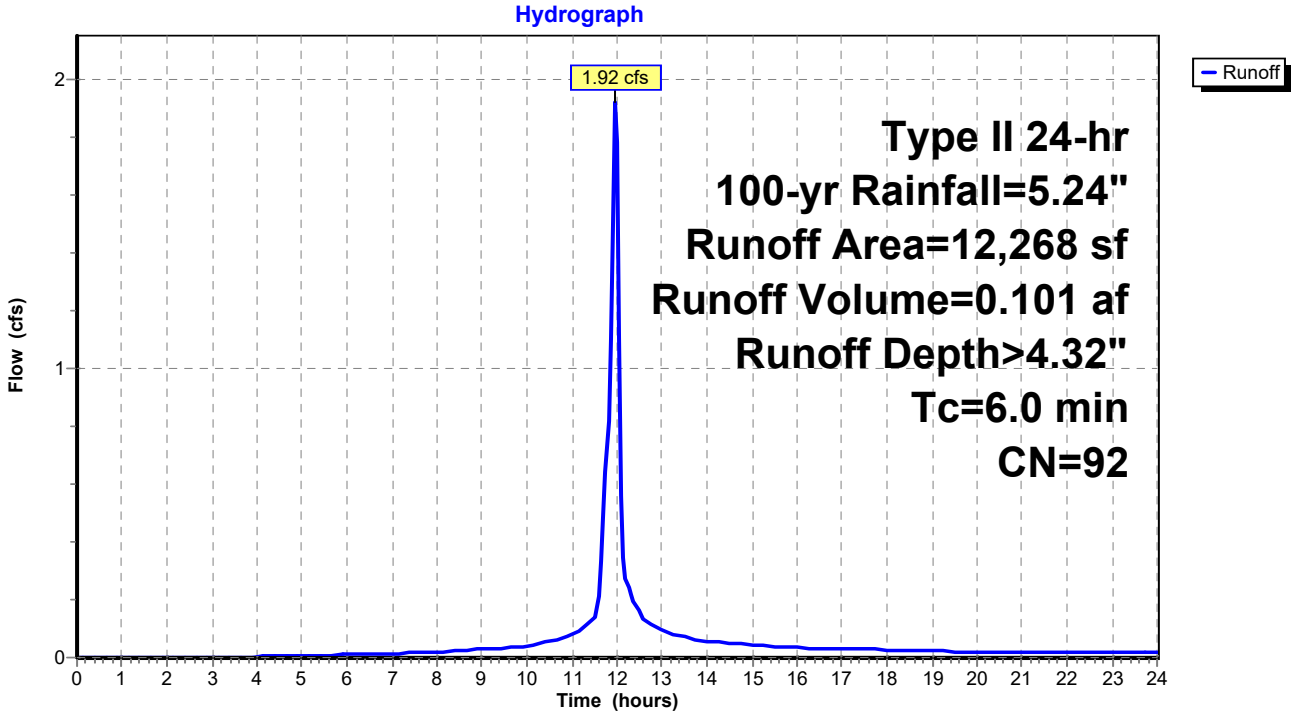
Runoff = 1.92 cfs @ 11.96 hrs, Volume= 0.101 af, Depth> 4.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=5.24"

Area (sf)	CN	Description
3,595	78	Meadow, non-grazed, HSG D
8,673	98	Paved parking, HSG D
12,268	92	Weighted Average
3,595		29.30% Pervious Area
8,673		70.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1-A: P1-A



Summary for Subcatchment P1-C: P1-C

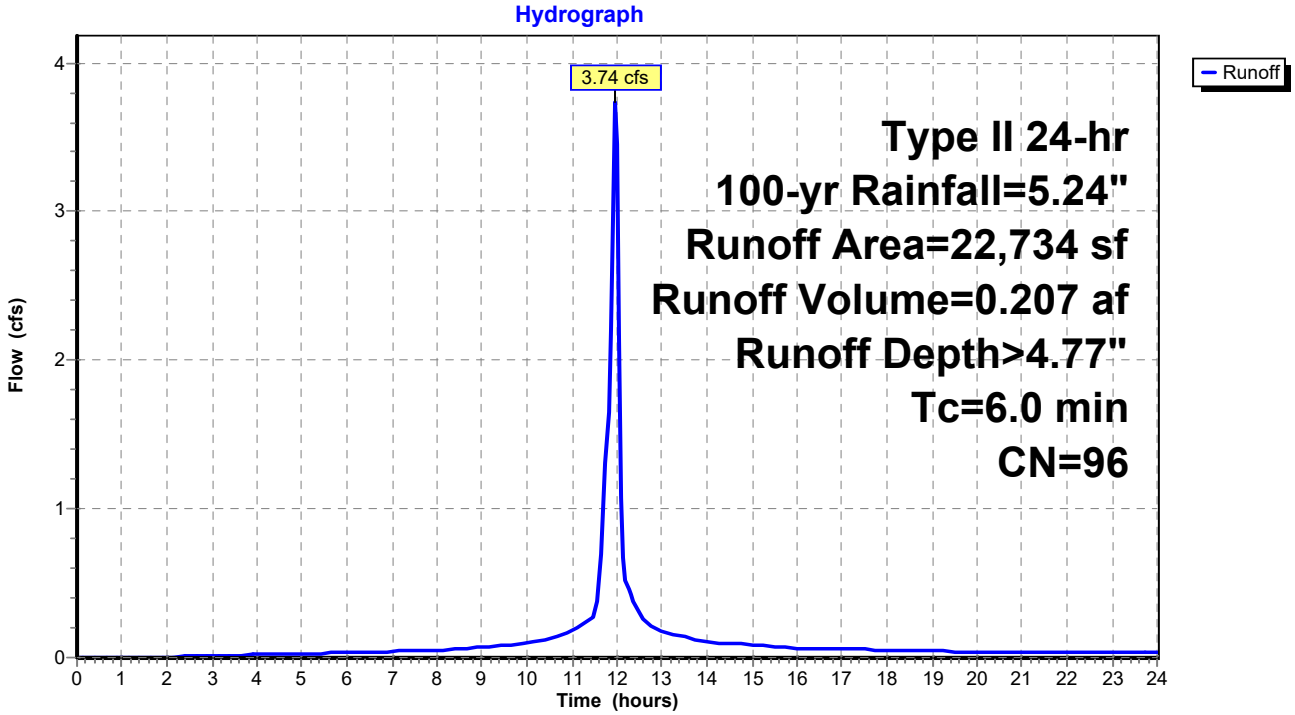
Runoff = 3.74 cfs @ 11.96 hrs, Volume= 0.207 af, Depth> 4.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=5.24"

Area (sf)	CN	Description
2,171	78	Meadow, non-grazed, HSG D
20,563	98	Paved parking, HSG D
22,734	96	Weighted Average
2,171		9.55% Pervious Area
20,563		90.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1-C: P1-C



Summary for Subcatchment P1B: P1-B

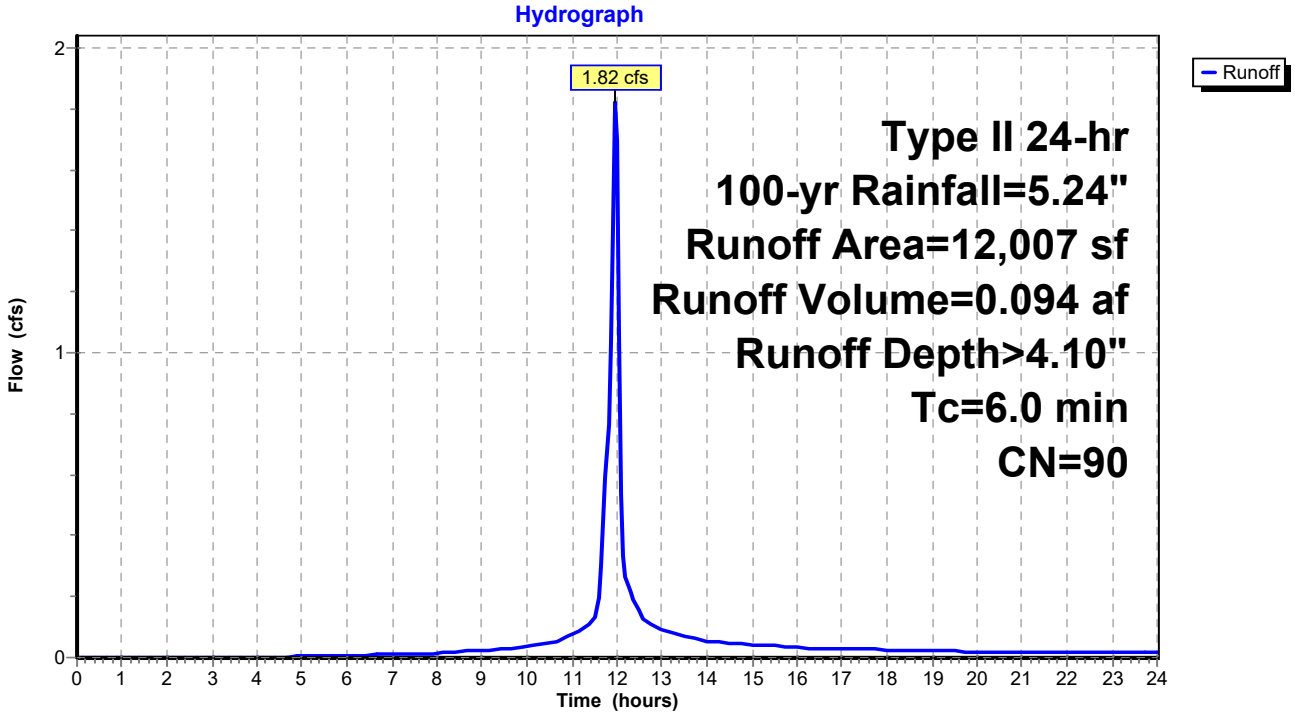
Runoff = 1.82 cfs @ 11.96 hrs, Volume= 0.094 af, Depth> 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=5.24"

Area (sf)	CN	Description
4,687	78	Meadow, non-grazed, HSG D
7,320	98	Paved parking, HSG D
12,007	90	Weighted Average
4,687		39.04% Pervious Area
7,320		60.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1B: P1-B

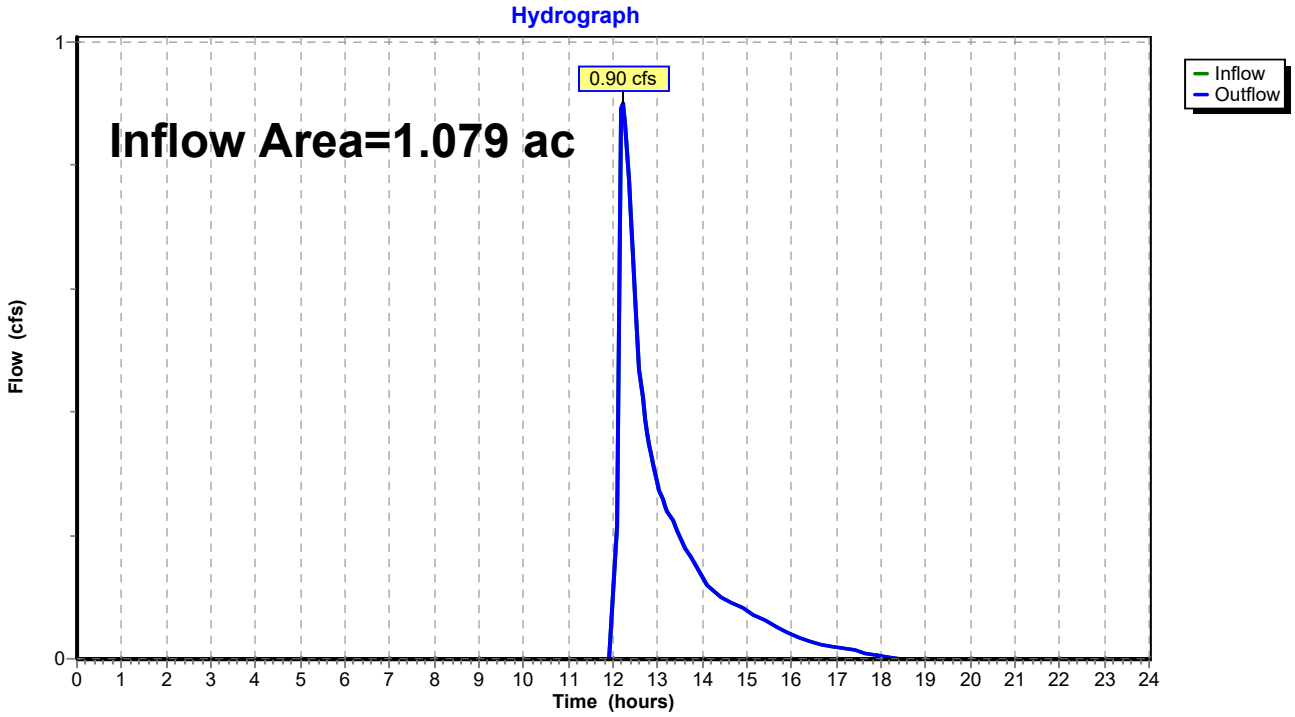


Summary for Reach 24R: DP-1

Inflow Area = 1.079 ac, 77.76% Impervious, Inflow Depth = 0.80" for 100-yr event
Inflow = 0.90 cfs @ 12.23 hrs, Volume= 0.072 af
Outflow = 0.90 cfs @ 12.23 hrs, Volume= 0.072 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach 24R: DP-1



Summary for Pond 12P: Infiltration Basin

Inflow Area = 1.079 ac, 77.76% Impervious, Inflow Depth > 4.01" for 100-yr event
Inflow = 7.55 cfs @ 11.96 hrs, Volume= 0.360 af
Outflow = 0.98 cfs @ 12.23 hrs, Volume= 0.167 af, Atten= 87%, Lag= 16.0 min
Discarded = 0.08 cfs @ 12.23 hrs, Volume= 0.094 af
Primary = 0.90 cfs @ 12.23 hrs, Volume= 0.072 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 480.72' @ 12.23 hrs Surf.Area= 4,222 sf Storage= 9,232 cf

Plug-Flow detention time= 246.8 min calculated for 0.167 af (46% of inflow)
Center-of-Mass det. time= 143.9 min (918.4 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	477.00'	10,347 cf	**pl (Irregular)** Listed below

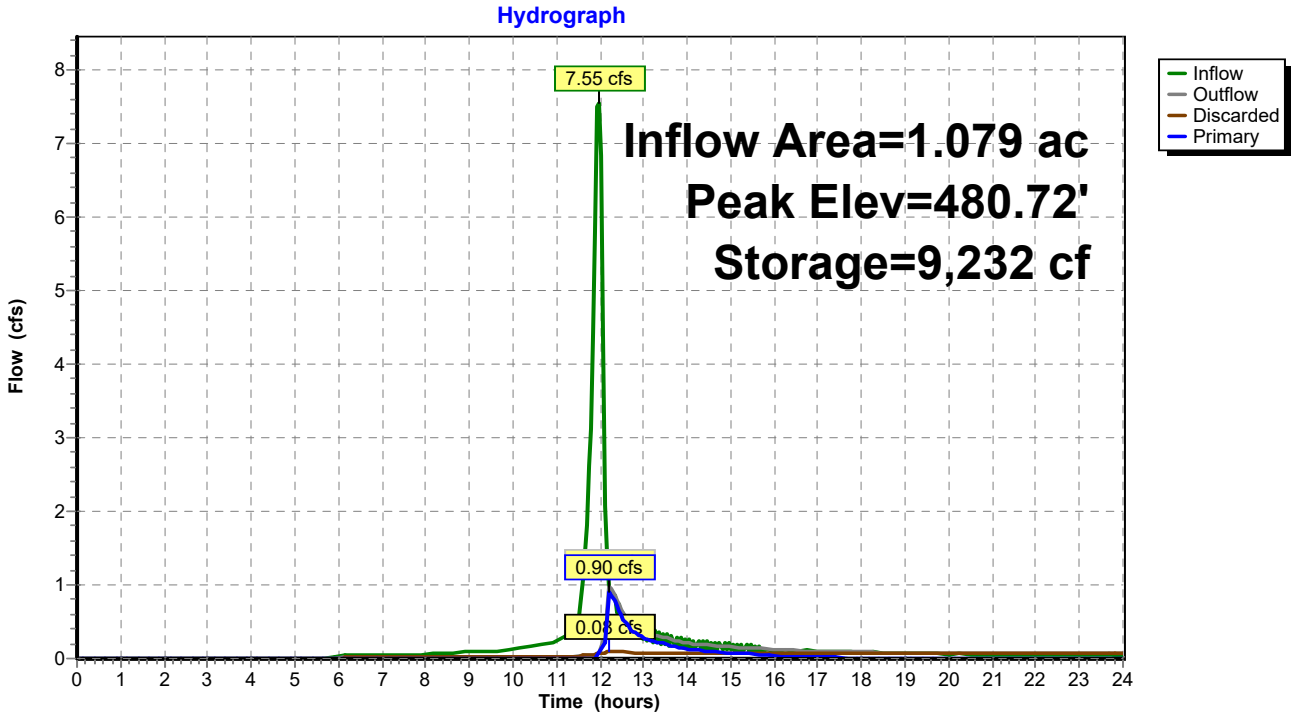
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
477.00	1,000	257.0	0	0	1,000
478.00	1,642	276.0	1,308	1,308	1,849
479.00	2,503	294.0	2,057	3,365	2,714
480.00	3,505	321.0	2,990	6,355	4,070
481.00	4,500	340.0	3,992	10,347	5,123

Device	Routing	Invert	Outlet Devices
#1	Discarded	477.00'	**0.750 in/hr Exfiltration over Wetted area**
#2	Primary	480.65'	**20.0' long x 7.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.40 2.52 2.70 2.68 2.68 2.67 2.66 2.65 2.65 2.65 2.66 2.65 2.66 2.68 2.70 2.73 2.78

Discarded OutFlow Max=0.08 cfs @ 12.23 hrs HW=480.72' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.89 cfs @ 12.23 hrs HW=480.72' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Weir Controls 0.89 cfs @ 0.64 fps)

Pond 12P: Infiltration Basin



Summary for Pond 25P: CHECK DAM 1

Inflow Area = 0.282 ac, 70.70% Impervious, Inflow Depth > 4.32" for 100-yr event
Inflow = 1.92 cfs @ 11.96 hrs, Volume= 0.101 af
Outflow = 1.90 cfs @ 11.97 hrs, Volume= 0.095 af, Atten= 1%, Lag= 0.3 min
Discarded = 0.01 cfs @ 10.05 hrs, Volume= 0.008 af
Primary = 1.89 cfs @ 11.97 hrs, Volume= 0.087 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 485.76' @ 11.97 hrs Surf.Area= 309 sf Storage= 296 cf

Plug-Flow detention time= 58.2 min calculated for 0.095 af (93% of inflow)
Center-of-Mass det. time= 20.9 min (798.2 - 777.3)

Volume	Invert	Avail.Storage	Storage Description
#1	484.00'	296 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

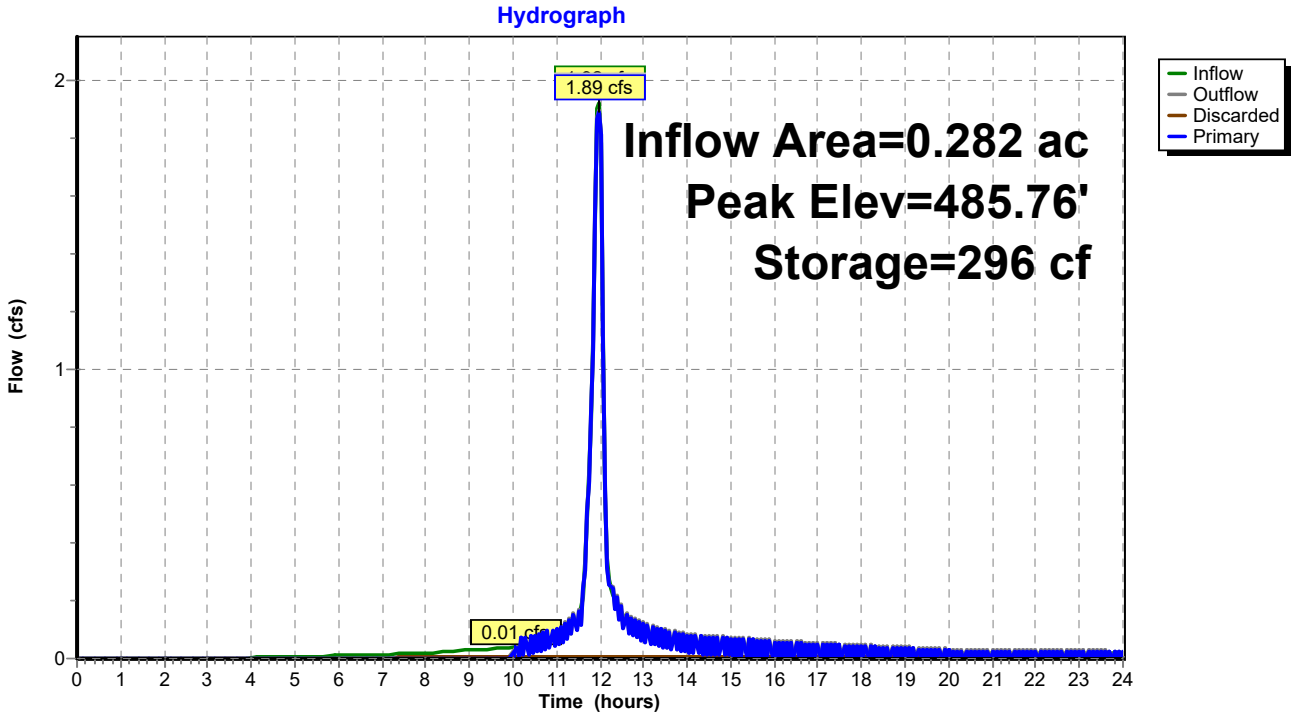
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
484.00	100	0	0
485.00	225	163	163
485.50	309	134	296

Device	Routing	Invert	Outlet Devices
#1	Primary	485.50'	**6.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	484.00'	**0.750 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 10.05 hrs HW=485.50' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.85 cfs @ 11.97 hrs HW=485.75' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 1.85 cfs @ 1.22 fps)

Pond 25P: CHECK DAM 1



Summary for Pond 26P: CHECK DAM 2

Inflow Area = 0.282 ac, 70.70% Impervious, Inflow Depth > 3.70" for 100-yr event
Inflow = 1.89 cfs @ 11.97 hrs, Volume= 0.087 af
Outflow = 1.99 cfs @ 11.96 hrs, Volume= 0.079 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.01 cfs @ 11.50 hrs, Volume= 0.006 af
Primary = 1.98 cfs @ 11.96 hrs, Volume= 0.073 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 483.76' @ 11.96 hrs Surf.Area= 305 sf Storage= 339 cf

Plug-Flow detention time= 55.0 min calculated for 0.079 af (91% of inflow)
Center-of-Mass det. time= 12.8 min (801.6 - 788.8)

Volume	Invert	Avail.Storage	Storage Description
#1	482.00'	339 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

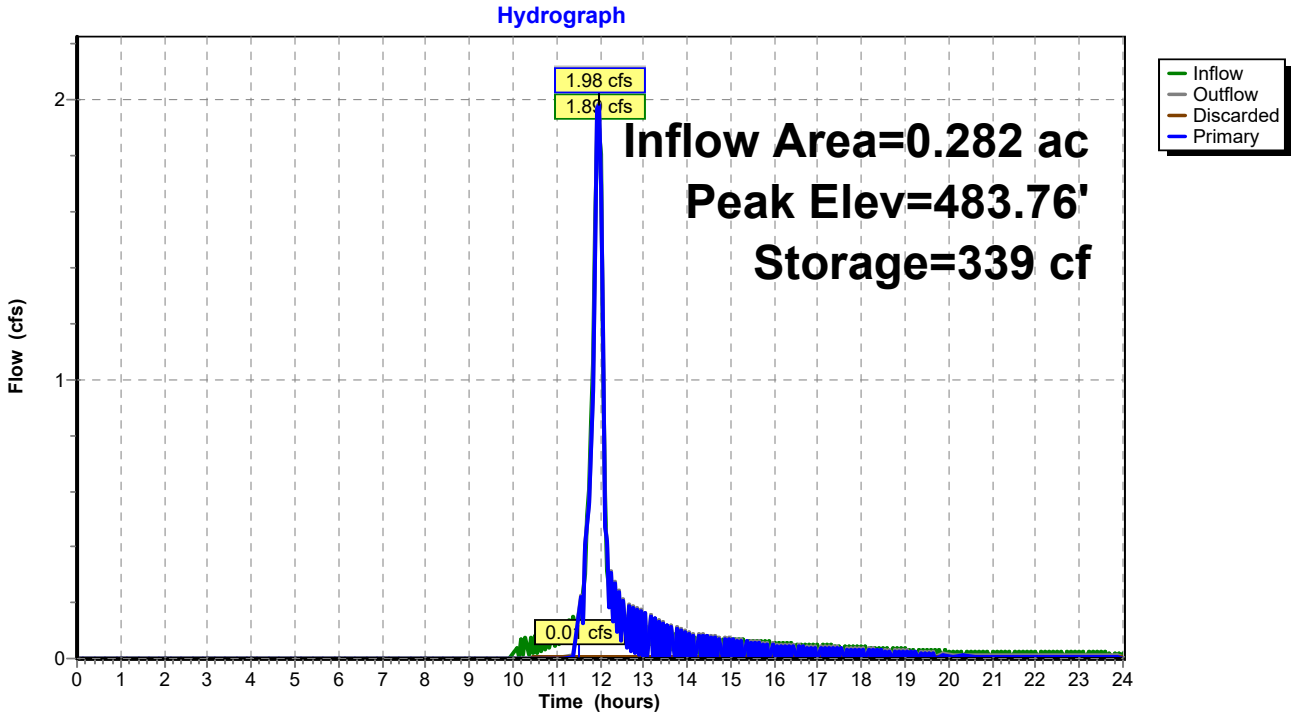
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
482.00	150	0	0
483.00	250	200	200
483.50	305	139	339

Device	Routing	Invert	Outlet Devices
#1	Primary	483.50'	**6.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Discarded	482.00'	**0.750 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 11.50 hrs HW=483.52' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.93 cfs @ 11.96 hrs HW=483.76' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 1.93 cfs @ 1.24 fps)

Pond 26P: CHECK DAM 2



Summary for Pond 28P: PIPE STORAGE

Inflow Area = 0.522 ac, 90.45% Impervious, Inflow Depth > 4.77" for 100-yr event
Inflow = 3.74 cfs @ 11.96 hrs, Volume= 0.207 af
Outflow = 3.75 cfs @ 11.96 hrs, Volume= 0.203 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.01 cfs @ 11.96 hrs, Volume= 0.010 af
Primary = 3.74 cfs @ 11.96 hrs, Volume= 0.193 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 483.32' @ 11.96 hrs Surf.Area= 225 sf Storage= 191 cf

Plug-Flow detention time= 24.0 min calculated for 0.203 af (98% of inflow)
Center-of-Mass det. time= 10.3 min (767.2 - 756.9)

Volume	Invert	Avail.Storage	Storage Description
#1	479.34'	101 cf	**18.0" Round Round 18"** L= 57.0'
#2	479.34'	90 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
		191 cf	Total Available Storage

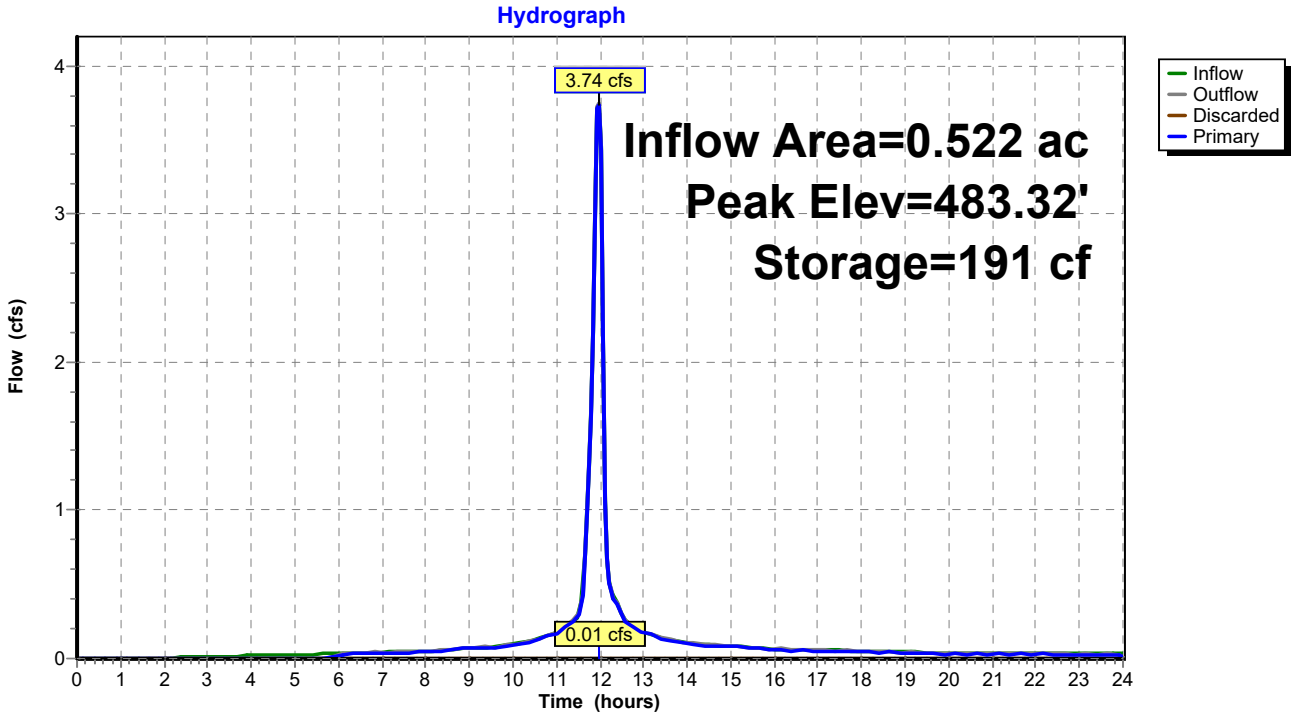
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
479.34	225	0.0	0	0
480.34	225	40.0	90	90

Device	Routing	Invert	Outlet Devices
#1	Primary	481.25'	**12.0" Round Culvert** L= 2.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 481.25' / 481.20' S= 0.0250 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Discarded	479.34'	**0.750 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 410.00'

Discarded OutFlow Max=0.01 cfs @ 11.96 hrs HW=483.25' (Free Discharge)
└**2=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=3.65 cfs @ 11.96 hrs HW=483.25' (Free Discharge)
└**1=Culvert** (Inlet Controls 3.65 cfs @ 4.65 fps)

Pond 28P: PIPE STORAGE



NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Pond and Wetland Stormwater Management Practices Level 1 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

PW Drainage Area

Look for areas that are uphill from the pond.

Problem (Check if Present)	**Follow-Up Actions**
☐ Bare soil, erosion of the ground (rills washing out the dirt)	☐ Seed and straw areas of bare soil to establish vegetation. ☐ Fill in eroded areas with soil, compact, seed and mulch with straw to establish vegetation. ☐ Other:

☐ Bare soil, erosion of the ground (rills washing out the dirt)	☐ Kick-Out to Level 2 Inspection: If a rill or small channel is forming, try to redirect water flowing to this area by creating a small berm or adding topsoil to areas that are heavily compacted. ☐ If large areas of soil have been eroded or larger channels are forming, this may require rerouting of flow paths or use of an erosion-control seed mat or blanket to reestablish acceptable ground cover or anchor sod where it is practical.
☐ Piles of grass clippings, mulch, dirt, salt, or other materials	☐ Remove or cover piles of grass clippings, mulch, dirt, etc. ☐ Remove excessive vegetation or woody debris that can block drainage systems. ☐ Other:
☐ Open containers of oil, grease, paint, or other substances exposed to rain in the drainage area	☐ Cover or properly dispose of materials; consult your local solid waste authority for guidance on materials that may be toxic or hazardous. ☐ Other:

Pond Inlets

Look for all areas where water flows into the pond during storms. Note that there may be multiple points of inflow and types of structures (e.g., pipes, open ditches, etc.).

Problem (Check if Present)	Follow-Up Actions
☐ Inlets are buried, covered or filled with silt, debris, or trash, or blocked by excessive vegetation.	☐ If the problem can be remedied with hand tools and done in a safe manner, remove vegetation, trash, woody debris, etc. from blocking inlet structures. ☐ Other:
	☐ Kick-Out to Level 2 or 3 Inspection: If the amount of material is too large to handle OR there are ANY safety concerns about working in standing water, soft sediment, etc., the work will likely have to be performed by a qualified contractor.

Pond Inlets

Look for all areas where water flows into the pond during storms. Note that there may be multiple points of inflow and types of structures (e.g., pipes, open ditches, etc.).

Problem (Check if Present)		Follow-Up Actions
	☐ Inlets are buried, covered or filled with silt, debris, or trash, or blocked by excessive vegetation.	☐ Kick-Out to Level 2 or 3 Inspection: If the amount of material is too large to handle OR there are ANY safety concerns about working in standing water, soft sediment, etc., the work will likely have to be performed by a qualified contractor.
	☐ Inlets are broken, and, with pieces of pipe or concrete falling into the pond, there is erosion around the inlet, there is open space under the pipe, or there is erosion where the inlet meets the pond	☐ Kick-Out to Level 2 Inspection: These types of structural or erosion problems are more serious and will require a qualified contractor to repair.

PW Pond Area and Embankments

Examine both interior and exterior pond banks as well as the pond body. Observe from the inlet pipes to the outfall structure and emergency overflow.

Problem (Check if Present)		Follow-Up Actions
	☐ The pretreatment area(s) or forebay(s) are filled with sediment, trash, vegetation, or other debris.	☐ If the problem can be remedied with hand tools and done in a safe manner, use a flat shovel or other equipment to remove small amounts of sediment. ☐ Remove trash and excessive vegetation from forebays if this can be done in a safe manner. ☐ Other:

PW Pond Area and Embankments

Examine both interior and exterior pond banks as well as the pond body. Observe from the inlet pipes to the outfall structure and emergency overflow.

Problem (Check if Present)		Follow-Up Actions
	☐ The pretreatment area(s) or forebay(s) are filled with sediment, trash, vegetation, or other debris.	☐ Kick-Out to Level 2 Inspection: Large amounts of sediment or debris will have to be removed by a qualified contractor. ANY condition that poses a safety concern for working in standing water or soft sediments should be referred to a Level 2 Inspection or qualified contractor.
	☐ The pond area itself has accumulated sediment, trash, debris, or excessive vegetation that is choking the flow of the water, OR the pond area is covered with algae or aquatic plants.	☐ Level 1 includes handling only small amounts of material that can be removed by hand, or with rakes or other hand tools. Do not attempt any repair that poses a safety issue. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Most cases will call for a Level 2 Inspection and/or a qualified contractor. ☐ You are not sure what type and amount of vegetation is supposed to be in the pond. ☐ The algae or aquatic plants should be identified so that proper control techniques can be applied.
	☐ The side slopes of the pond are unstable, eroding, and have areas of bare dirt.	☐ If there are only minor areas, try filling in small rills or gullies with topsoil, compacting, and seeding and mulching all bare dirt areas with an appropriate seed. Alternatively, try using herbaceous plugs to get vegetation established in tricky areas, such as steep slopes. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Erosion and many bare dirt areas on steep side slopes will require a Level 2 Inspection and repair by a qualified contractor.

PW Pond Area and Embankments

Examine both interior and exterior pond banks as well as the pond body. Observe from the inlet pipes to the outfall structure and emergency overflow.

Problem (Check if Present)		Follow-Up Actions
	☐ The riser structure is clogged with trash, debris, sediment, vegetation, etc., OR is open, unlocked, or has a steep drop and poses a safety concern. The pond level may have dropped below its "normal" level.	☐ If you can safely access the riser on foot or with a small boat, clear minor amounts of debris and remove it from the pond area for safe disposal. ☐ Other: ☐ Kick-Out to Level 2 Inspection: The riser cannot be accessed safely, the amount of debris is substantial, or the riser seems to be completely clogged and the water level has risen too high. ☐ There are safety issues with the riser and concern about access to pipes, drops, or any other life safety concern. ☐ The riser is leaning, broken, settling or slumping, corroded, eroded or any other structural problem.
	☐ The dam/embankment is slumping, sinking, settling, eroding, or has medium or large trees growing on it.	☐ If there are small isolated areas, try to fix them by adding clean material (clay and topsoil) and seeding and mulching. ☐ Periodically mow embankments to enable inspection of the banks and to minimize establishment of woody vegetation. ☐ Remove any woody vegetation that has already established on embankments. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Most of these situations will require a Level 2 Inspection or evaluation and repair by a qualified contractor. Seepage through the dam or problems with the pipe through the dam can be a serious issue that should be addressed to avoid possible dam failure.

PW Pond Area and Embankments

Examine both interior and exterior pond banks as well as the pond body. Observe from the inlet pipes to the outfall structure and emergency overflow.

Problem (Check if Present)		Follow-Up Actions
	☐ The emergency spillway or outfall (if it exists) has ☐ Erosion, settlement, or loss of material. Rock-lined spillways have excessive debris or vegetation.	☐ Clear light debris and vegetation. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Displacement of rock lining, excessive vegetation and erosion/settlement may warrant review and decision by Level 2 Inspector to check against original plan. ☐ Any uncertainty about the integrity of the emergency spillway should be referred to a Level 2 Inspector. ☐ Erosion or settlement such that design has been compromised should be reviewed by an engineer.

PW Pond Outlet

Examine the outlet of the pipe on the downstream side of the dam/embankment where it empties into a stream, channel, or drainage system.

Problem (Check if Present)	Follow-Up Actions
 ☐ The pond outlet is clogged with sediment, trash, debris, vegetation, or is eroding, caving in, slumping, or falling apart.	☐ If there is a minor blockage, remove the debris or vegetation to allow free flow of water. ☐ Remove any accumulated trash at the outlet. ☐ Outlet: ☐ Kick-Out to Level 2 Inspection: ☐ If the area at the outlet cannot be easily accessed or if the blockage is substantial, a Level 2 Inspection is warranted. ☐ Erosion at and downstream of the outfall should be evaluated by a qualified professional. ☐ Any structural problems, such as broken pipes, structures falling into the stream, or holes or tunnels around the outfall pipe, should be evaluated by a Level 2 Inspector and will require repair by a qualified contractor. ☐ The pool of water at the outlet pipe is discolored, has an odor, or has excessive algae or vegetative growth.

Additional Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

> "I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

United States Department of Agriculture

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Orange County, New York

October 12, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface..... 2
How Soil Surveys Are Made.....5
Soil Map..... 8
Soil Map.....9
Legend.....10
Map Unit Legend..... 11
Map Unit Descriptions.....11
Orange County, New York.....13
ErB—Erie gravelly silt loam, 3 to 8 percent slopes..... 13
References.....15

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,230 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, New York
Survey Area Data: Version 24, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ErB	Erie gravelly silt loam, 3 to 8 percent slopes	3.0	100.0%
Totals for Area of Interest		**3.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Orange County, New York

ErB—Erie gravelly silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9vv9
Elevation: 100 to 1,390 feet
Mean annual precipitation: 42 to 52 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Erie and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Erie

Setting

Landform: Till plains, hills, drumlinoid ridges
Landform position (two-dimensional): Footslope, summit
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loamy till derived from siltstone, sandstone, shale, and limestone

Typical profile

H1 - 0 to 9 inches: gravelly silt loam
H2 - 9 to 18 inches: channery silt loam
H3 - 18 to 54 inches: channery silt loam
H4 - 54 to 70 inches: channery silt loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 10 to 21 inches to fragipan
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: F144AY037MA - Moist Dense Till Uplands
Hydric soil rating: No

Minor Components

Mardin

Percent of map unit: 5 percent

Hydric soil rating: No

Alden

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Bath

Percent of map unit: 5 percent
Hydric soil rating: No

Wurtsboro

Percent of map unit: 5 percent
Hydric soil rating: No

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GEOTECHNICAL ENGINEERING INVESTIGATION

PROPOSED O'REILLY AUTO PARTS STORE
(MD1)
183 DOLSON AVENUE
MIDDLETOWN, NY

ATLAS PROJECT NO. NPOR230112

DECEMBER 18, 2023

PREPARED FOR:

O'REILLY AUTO PARTS
233 SOUTH PATTERSON AVENUE
SPRINGFIELD, MO 65802

ATTENTION: MR. JOSE ZAMORA
REAL ESTATE DESIGN

December 15, 2023

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Ms. Athenia Agee
Corporate Assistant III – Real Estate Design
O'Reilly Auto Parts
233 South Patterson Avenue
Springfield, MO 65802

Re: Geotechnical Engineering Investigation
Proposed O'Reilly Auto Parts Store (PBU)
183 Dolson Ave, Middletown, NY
Atlas Project No. NPOR230112

Dear Ms. Agee:

Submitted herewith is the report of the geotechnical engineering investigation performed by Atlas ATC Engineering, Inc. (Atlas) for the referenced project. This study was authorized in accordance with O'Reilly Auto Parts Work Order Authorization No. MD1 dated October 13, 2023.

This report contains the results of the field and laboratory testing program, an engineering interpretation of this data with respect to the available project characteristics, and recommendations to aid design and construction of the foundations and other earth-connected phases of this project. We wish to remind you that we will store the samples for 30 days, after which time they will be discarded unless you request otherwise.

We appreciate the opportunity to be of service to you on this project. If we can be of any further assistance, or if you have any questions regarding this report, please do not hesitate to contact either of the undersigned.

Sincerely,

STATE OF NEW YORK
GIORGI KHARDZEISHVILI
086214
LICENSED PROFESSIONAL ENGINEER

Giorgi Khardzeishvili, P.E.
Vice President

Christopher O'Malley, P.E.
Vice President

Table of Contents

1 PURPOSE AND SCOPE 1

2 PROJECT CHARACTERISTICS 1

3 GENERAL SUBSURFACE CONDITIONS 2

3.1 Subsurface Soil Conditions 2

3.2 Ground Water 2

4 DESIGN RECOMMENDATIONS 3

4.1 Seismic Parameters 3

4.2 Spread Footings 3

4.3 Floor Slabs 5

4.4 Pavement 5

4.4.1 Asphalt Pavement 6

4.4.2 Concrete Pavement 6

4.5 Site Grading and Drainage 7

5 GENERAL CONSTRUCTION PROCEDURES AND RECOMMENDATIONS 8

5.1 Site Preparation 8

5.2 Fill Compaction 9

5.3 Foundation Excavations 9

5.4 Construction Dewatering 10

6 FIELD INVESTIGATION 10

7 LABORATORY INVESTIGATION 11

8 LIMITATIONS OF STUDY 11

1 PURPOSE AND SCOPE

The purpose of this study was to determine the general subsurface conditions at the project site by drilling six soil test borings and to evaluate this data with respect to foundation concept and design for the proposed O'Reilly Auto Parts store. Also included is an evaluation of the site with respect to potential construction problems and recommendations dealing with earthwork and quality control during construction.

2 PROJECT CHARACTERISTICS

O'Reilly Auto Parts is planning for the construction of a new store on an approximately 1.3-acre lot site located at 183 Dolson Avenue within the Middletown, Orange County, New York. The general location of the project site is shown on the Site Location Map (Figure 1 in the Appendix). The proposed project site is currently a vacant, grass-covered lot that is relatively flat, and generally slopes from west to east. No site survey information was available.

The proposed O'Reilly Auto Parts building will be a one-story, masonry structure that will have a slab-on-grade floor with no basement or pits. The proposed building will have approximate plan dimensions of about 86.3 ft by 86.3 ft (plan area of about 7,453 sq.ft). It is estimated that no more than about 1 ft to 3 ft of grade-raise fill and/or cut will be required to establish the finish floor elevation in the building footprint area. Additionally, parking lots and driveways will be located on the north, north-west, and north-east sides of the proposed building. The proposed locations of the building and other site improvements are shown on the Boring Location Plan (Figure 2 in the Appendix).

It is our understanding that the maximum column, wall and floor loads for the proposed structure will not exceed about 30 kips/column, 1 kip/lin.ft and 125 lbs/sq.ft, respectively. No unusual loading conditions or settlement restrictions have been specified.

3 GENERAL SUBSURFACE CONDITIONS

The general subsurface conditions were investigated by drilling eight test borings to depths of 15 ft t at the approximate locations shown on the Boring Location Plan (Figure 2 in the Appendix). The subsurface conditions disclosed by the field investigation are summarized in the following paragraphs. Detailed descriptions of the subsurface conditions encountered in each test boring are presented on the "Test Boring Logs" in the Appendix. The letters in parentheses following the soil descriptions are the soil classifications in general accordance with the Unified Soil Classification System (ASTM D2488). It should be noted that the stratification lines shown on the test boring logs represent approximate transitions between material types. In-situ stratum changes could occur gradually or at slightly different depths.

3.1 Subsurface Soil Conditions

The test borings revealed topsoil with thicknesses ranging from about 6 inches to 12 inches at the existing ground surface.

Underlying the topsoil described above, the all test borings encountered intermixed layers of typically medium dense to very dense sand, silty sand, clayey silt, and sandy silt with varying proportions of gravel. Thickness of these layers varied between 14 ft and 15 ft.

The qualitative consistencies or strengths of the soils, as described above, were estimated based on the results of the standard penetration test (ASTM D1586) and based on the definitions described on the Field Classification System for Soil Exploration contained in the Appendix of this report.

3.2 Ground Water

Ground water observations were made during the drilling operations by noting the depth of free water (if any) on the drilling tools and in the open boreholes immediately following withdrawal of the drilling augers. Groundwater was not encountered in any borings.

It must be noted that short-term ground water level observations made in silty soils are not necessarily a reliable indication of the actual ground water level, nor do they represent future ground water trends. Shallow ground water in cohesive soils is typically contained (or "perched") within discontinuous sand seams or layers within the cohesive soils. Therefore, the amount of ground water that is encountered in a test boring is often dependent upon the depth, thickness, lateral extent, and saturation of granular zones that are intersected by the test boring or excavation. It is anticipated that ground water may be encountered at varying depths and locations across the site, and fluctuations in the level of the ground water should be expected due to variations in rainfall and other factors not evident at the time of the field investigation. It is also possible that "perched" ground water may be encountered at various depths and locations across the site, and although the amount of such water is usually not significant, it is important to recognize that such ground water may be encountered at various depths and locations.

4 DESIGN RECOMMENDATIONS

The following design recommendations have been developed on the basis of the previously described project characteristics (Section 2) and subsurface conditions (Section 3). If there are any changes in the project criteria, including the location or size of the proposed building, loading conditions, proposed grading, etc., a review should be made by this office.

The design recommendations presented herein are based on the assumption that all earth-related elements of the project will be carefully and continuously observed, tested, and evaluated by a geotechnical engineer, or qualified geotechnical technician working under the direction of a geotechnical engineer, to confirm that the earth-related elements of the project are compatible and consistent with the conditions upon which the design recommendations are based. The careful and thorough field testing and observation of the soil-related aspects of the project are critical and essential components of the design recommendations.

4.1 Seismic Parameters

Based on geologic mapping, the results of the test borings and our experience, it is our opinion that the subsurface conditions at this site meet the criteria for Site Class D, Risk Category III, based on Chapter 20 of ASCE 7-16, "Minimum Design Loads and Associated Criteria for Buildings and Other Structures". The recommended seismic design parameters are summarized in the following table:

Table No. 1 – Recommended Seismic Design Parameters

Seismic Design Parameter	Recommended Class/Value
Seismic Site Class*	D
Site Modified Peak Ground Acceleration, PGA_M	0.186 g
Design Spectral Response Acceleration at Short Periods, S_{DS}**	0.224g
Design Spectral Response Acceleration at 1-Second Period, S_{D1}**	0.087g

*Based upon Chapter 20 of ASCE 7-16 "Minimum Design Loads and Associated Criteria for Buildings and Other Structures"
**Based upon Chapter 11 of ASCE 7-16 "Minimum Design Loads and Associated Criteria for Buildings and Other Structures"

There is virtually no probability of "liquefaction" (a phenomenon whereby ground shaking causes a severe loss of soil strength in granular soil) or cyclic softening (significant weakening of cohesive soils) of the natural soil at the project site under any reasonably anticipated earthquake event.

4.2 Spread Footings

The results of the subsurface investigation and laboratory testing program indicate that the proposed O'Reilly Auto Parts store building can be supported on conventional shallow spread footings, provided that any pockets of softer, very moist natural soils, uncontrolled fill soils, and soils containing organics are completely removed from beneath the proposed spread footings. Spread footings that bear on firm natural soil, or on well-compacted engineered fill that is placed over firm natural soil after first removing any unsuitable materials, can be designed for a net allowable soil bearing pressure of 4,000 lbs/sq.ft

for both column (square type) and wall (strip type) footings. The net allowable soil bearing pressure can be increased by a factor of 1.33 for transient loading conditions, such as wind gusts and earthquake loads.

It is important that the soil at the base of each spread footing excavation be carefully observed and evaluated, as described in Section 5.3, so that any unsuitable materials, such as softer, very moist natural soils, existing fill soils, soils containing organics, etc., can be identified and removed and to verify that the footings will bear on suitable natural soils. The careful and thorough field testing and observation of the soils at the bases of the spread footing excavations are critical and essential components of the foundation design. Where/if pockets of unsuitable materials are encountered below the base of a spread footing, it will be necessary to remove the unsuitable materials at the footing locations (see Section 5.3 for undercutting details) in order for the spread footings to bear on suitable soils. The need for removal and replacement of unsuitable soils should be determined based on careful field observations at the time of construction.

In using net pressure, the weight of the footing and backfill over the footing, including the weight of the floor slab, need not be considered; hence, only loads applied at or above the finished floor need to be used for dimensioning the footings. Wall footings should be at least 18 in. wide, and column footings should be at least 3 ft wide for bearing capacity considerations.

All exterior footings and footings in unheated areas should be located at a depth of at least 4 ft below the final exterior grade for frost protection. Interior footings in heated areas can be located at nominal depths below the finished floor, provided the topsoil and other undesirable materials are removed at the footing locations.

Provided the footings are designed as prescribed herein and the foundation soils are observed and evaluated as outlined in Section 5.3, it is estimated that the total and differential foundation settlements should not exceed about 1 in. and ¾ in., respectively. Careful field control will contribute substantially to minimizing the settlements.

Uplift forces on the spread footings can be resisted by the weight of the footings and the soil backfill material that is placed over the footings. It is recommended that the soil backfill weight considered to resist uplift loads be limited to that immediately above and within the perimeter of the footings, unless a much higher factor of safety is used. A total soil unit weight of 110 lbs/cu.ft can be used for the backfill material placed above the footings, provided it is compacted as recommended in Section 5.2. It is also recommended that a factor of safety of at least 1.3 be used for calculating uplift resistance from the footings, provided only the weight of the footing and the soil immediately above it are used to resist uplift forces.

Lateral loads imparted upon shallow spread footings can be resisted by the passive lateral earth pressure against the sides of the footings and by friction between the foundation soil and the bases of the footings. If passive lateral earth pressure is to be used to resist lateral loads imparted on the spread footings, it is essential that the soil that is relied upon to provide the passive lateral earth pressure resistance cannot be excavated or otherwise disturbed at any time in the future. If it is possible that disturbance or an excavation could be made in any portion of the passive zone (including not only soils immediately beside the spread footings but also the soils that exist above the top of the footing elevation

since the passive resistance is dependent upon the weight of the overburden soils), then passive lateral earth pressure resistance should not be considered for resistance of lateral loads. Based upon the soils encountered at this site, an allowable passive lateral earth pressure (allowable "equivalent fluid pressure") of 110 lbs/sq.ft per foot of depth below the ground surface can be used for that portion of the footing that is below a depth of 3.0 ft below the final exterior grade, or 2.5 ft below the interior floor slab (no portion of the footing above these depths should be used for lateral resistance). Since significant displacement is required to mobilize passive resistance, a factor of safety of 2.5 has been used to determine the allowable equivalent fluid pressure for the passive lateral earth pressure condition in order to minimize the potential for excessive displacement. An allowable coefficient of friction between the base of the footing and the underlying soil of 0.2 (based on a factor of safety of 1.5) can be used in conjunction with the minimum downward load on the base of the footing.

4.3 Floor Slabs

Floor slabs can be supported on firm existing soils or on new compacted structural fill. The slab subgrade should be prepared and inspected as described in Section 5.1 of this report.

It is recommended that the floor slab be supported on a 6-inch-thick (minimum) layer of relatively clean granular material, such as sand and gravel or crushed stone. This is to help distribute concentrated loads and equalize moisture conditions beneath the slab. Provided that a minimum of 6 in. of granular material is placed below the slab, a modulus of subgrade reaction (k_{30}) of 125 lbs/cu.in. can be used for design of the floor slabs.

4.4 Pavement

Details regarding site grading in pavement areas are not available at this time; however, depending upon grading requirements and seasonal conditions, it is likely that the pavement subgrade in most areas of the site will be wet, soft, or yielding at the time of construction. If at the time of construction the pavement subgrade is found to be excessively wet, soft, or yielding, it is recommended that the pavement subgrade soils be stabilized by discing, aerating, and recompacting. However, if it is not possible to improve the pavement subgrade soils in this manner (which is most often the case) because of weather conditions, scheduling, or other conditions, it is recommended that the subgrade soils be improved or modified using either chemical stabilization (i.e., lime or cement stabilization), mechanical stabilization (i.e., a geogrid with additional crushed stone placed over the subgrade), or removal of the unsuitable soils and replacement with crushed stone. The best method for stabilizing the pavement subgrade should be determined in the field at the time of construction based upon the actual field conditions in conjunction with the specific soil type encountered at the locations requiring stabilization, the size of the areas requiring stabilization, and the construction schedule. Any softer, looser, or otherwise unsuitable materials (such as existing, uncontrolled fill, organics, etc.) that are identified beneath the pavement subgrade level should be removed and replaced with well-compacted engineered fill material.

The pavement subgrade surface should be uniformly sloped to facilitate drainage through the granular base and to avoid ponding of water beneath the pavement. The storm water catch basins in pavement areas should be designed to allow water to drain from the aggregate base into the catch basins. At a minimum, subsurface trench drains should be included that extend out at least 20 ft from the catchbasins in at least four directions.

Based on the results of classification tests and our experience with similar soils, a resilient modulus value of 4,500 lbs/sq.in. has been estimated for use in pavement design for the pavement subgrade soils encountered at this site. The subgrade soils should be prepared and inspected as described in Sections 5.1 and 5.2 of this report.

The following report sections outline recommendations for asphalt and concrete pavements for automobile parking areas and truck zones. It is important to note that the recommendations for the automobile parking areas are based on the assumption that these areas will not be subject to any heavy truck traffic. Therefore, in areas where truck traffic cannot be controlled (i.e., driveways), it is suggested that the thicker pavement section be utilized.

4.4.1 Asphalt Pavement

Based on a resilient modulus value of 4,500 lbs/sq.in., a design period of 15 years, and the conditions encountered at the site, the following asphalt pavement sections are recommended:

Automobile Parking Areas	3 in. of asphaltic concrete over 6 in. of granular base
Driveway Areas and Truck Zones	5 in. of asphaltic concrete over 9 in. of granular base

The aggregate base materials should be well-graded granular materials conforming to New York State Department of Transportation (NYSDOT) Standard Specifications. The asphaltic concrete pavement should be constructed in accordance with the NYSDOT Standard Specifications.

4.4.2 Concrete Pavement

Concrete pavement thicknesses were determined from methods developed by the Portland Cement Association (PCA), the American Association of State Highway and Transportation Officials (AASHTO), and the American Concrete Institute (ACI). These methods assume that the subgrade is firm, well-compacted, and non-pumping and that all joints are properly designed, located, and sealed to minimize moisture seepage into the subgrade. It is also important to ensure that proper concrete curing practices will be employed and that traffic will not be allowed on concrete that has had insufficient time to cure.

For design calculation purposes, the compressive strength of the concrete was assumed to be 4,000 lbs/sq.in. (or have a modulus of rupture of about 600 lbs/sq.in.). The modulus of subgrade reaction of the soil (k) was estimated to be 110 lbs/cu.in.

Based on the above information, the following concrete pavement sections are recommended:

Automobile Parking Areas	5 in. of concrete over 6 in. of aggregate base placed over a well-compacted, non-pumping subgrade
Driveway Areas and Truck Zones	8 in. of concrete over 6 in. of aggregate base placed over a well-compacted, non-pumping subgrade

The performance of the concrete paving section is highly dependent on controlling the pumping of the subgrade soils. It is important that surface drainage be controlled to prevent water from ponding in pavement areas.

4.5 Site Grading and Drainage

Proper surface drainage should be provided at the site to minimize any increase in moisture content of the foundation soils. The exterior grade should be sloped away from the structure to prevent ponding of water, and downspouts and roof drains should be piped to locations well away from the structure.

The soils encountered in the test borings at this site consist of low permeability silty and clayey soils that are not conducive to disposal of storm water by infiltration methods.

It is extremely important to understand that subsurface soil and ground water conditions can change through time, such as a rise in the ground water level and a decrease in the permeability of the subsurface soils due to intrusion of fines transported by the storm water into the soils. Therefore, it is essential that the storm water infiltration system include measures for cleaning and maintaining the performance of the infiltration elements. Furthermore, appropriate storage capacity and/or an alternate surface discharge outfall should be included for the cases in variability of infiltration rates (in some cases the soil conditions are erratic and inconsistent) and for a case where the system performance will be diminished or impaired (e.g., sedimentation loading over time, vegetation growth, etc.); and in particular for a case when the ground water level is higher and the infiltration characteristics are much less reliable.

5 GENERAL CONSTRUCTION PROCEDURES AND RECOMMENDATIONS

Since this investigation identified actual subsurface conditions only at the test boring locations, it was necessary for our geotechnical engineers to extrapolate these conditions in order to characterize the entire project site. Even under the best of circumstances, the conditions encountered during construction can be expected to vary somewhat from the test boring results and may, in the extreme case, differ to the extent that modifications to the foundation recommendations become necessary. Therefore, we recommend that Atlas be retained as geotechnical consultant through the earth-related phases of this project to correlate actual soil conditions with test boring data, identify variations, conduct additional tests that may be needed, and recommend solutions to earth-related problems that may develop.

5.1 Site Preparation

All areas that will support footings, floor slabs, and pavements should be properly prepared. After rough grade has been established in cut areas and prior to placement of fill in all fill areas, the exposed subgrade soils should be carefully observed by the geotechnical engineer, or a qualified soils technician working under the direction of the professional geotechnical engineer, by probing and testing as needed. Any frozen, wet, or soft soil and other undesirable materials should be completely removed. The exposed subgrade should furthermore be evaluated by proofrolling with suitable equipment to check for pockets of softer material hidden beneath a thin crust of better soil. Any unsuitable materials thus exposed should be removed and replaced with well-compacted, engineered fill as outlined in Section 5.2. Based on our experience, it appears likely that modification or stabilization of subgrade soils will be required in most areas at this site. It is suggested that the project include contingency plans for stabilization or modification (such as removal of unsuitable soils and replacement with compacted fill, chemical stabilization, mechanical stabilization, etc.) to be used as deemed appropriate by the geotechnical engineer at the time of construction.

Our experience with soils of the type underlying most of this site indicates that the near-surface subgrade soils at this site may tend to yield and become unstable under construction traffic, particularly if the earthwork portion of the construction will be done during a period of heavy precipitation. The extent to which yielding subgrade may be a problem is difficult to predict beforehand since it is dependent upon several factors, some of which are controllable and some of which are not, including seasonal conditions, precipitation, cut depths, sequencing and scheduling of the earthwork, surface and subsurface drainage measures, the weight and traffic patterns of construction equipment, etc. Depending on these factors, it may be possible to stabilize some yielding subgrade soils by discing, aerating, and then recompacting the soils; however, this is often unsuccessful, particularly in the late fall, winter, and spring construction seasons since the weather conditions may not permit drying to occur.

Care should be exercised during the grading operations at the site. Due to the nature of the near-surface soils, the traffic of construction equipment may create pumping and general deterioration of the shallower soils, especially if excess surface water is present. The grading, therefore, should be done during a dry season, if at all possible.

5.2 Fill Compaction

All engineered fill beneath footings, floor slabs, and pavements should be compacted to a dry density of at least 98% of the standard Proctor maximum dry density (ASTM D698) or 95% of the modified Proctor maximum dry density (ASTM D1557). The compaction should be accomplished by placing the fill in about 8-inch (or less) loose lifts and mechanically compacting each lift to at least the specified minimum dry density. The moisture content of the fill materials should be within a range of approximately +/- 1.5% of the optimum moisture content. Field density tests should be performed on each lift as necessary to verify that adequate moisture conditioning and compaction is being achieved.

All soils encountered in the test borings made at this site are considered suitable as general fill material with the exception of topsoil and soils containing organics. The need for some aeration or chemical modification of any high-plasticity clayey and silty soils should be expected before they can be placed and compacted to the specified density.

Any off-site fill materials required for general site filling purposes should consist of natural soil, sand and gravel, or crushed stone/rock with the following characteristics:

- Organic content less than 5 percent by dry weight of soil;
- Liquid Limit less than 50 and Plasticity Index less than 25 and greater than 7;
- Free of large rock fragments (no particles larger than 3 inches in diameter), debris, rubble, wood, or any other deleterious materials;
- Amount retained on the ¾ inch sieve less than 30 percent;
- Maximum dry density (ASTM D698 or ASTM D1557) of at least 105 lbs/cu.ft;
- The soils should well-graded and meet the requirements of the Unified Soil Classification System (USCS) ASTM D2487 for SM, SP, SW, SP-SM, SC-SM, SP-SC, SW-SM, SW-SC;
- The use of an essentially one-size material (such as "pea gravel") should not be permitted.

It is also recommended that only dense, well-graded granular material, such as pit-run sand and gravel or NYS DOT Standard Specifications Section 203 approved materials (class A soils), should be used to fill undercut excavations beneath footings and other excavations of limited lateral dimensions where proper compaction of cohesive materials is difficult, and compaction can only be accomplished with small vibratory equipment.

5.3 Foundation Excavations

The soil at the base of each spread footing excavation should be carefully observed and evaluated by a geotechnical engineer, or a qualified geotechnical technician working under the direction of the geotechnical engineer. All softer, looser, wet, or otherwise undesirable material, such as existing soil containing organics, etc. must be removed within the zone of influence of the foundations for the proposed O'Reilly Auto Parts store so that the foundations will bear on satisfactory material. Any softer, looser, or otherwise undesirable materials that are encountered should be removed and replaced with engineered fill. At the time of such observation, it will be necessary to make hand auger borings or use a hand penetration device in the base of the foundation excavation to evaluate the soils below the base. The necessary depth of penetration will be established by the geotechnical engineer or technician.

Where undercutting is required to remove unsuitable materials, the proposed footing elevation may be re-established by backfilling after all undesirable materials have been removed. The undercut excavation beneath each footing should extend to suitable bearing soils, and the dimensions of the excavation base should be determined by imaginary planes extending outward and downward on a 2 (vertical) to 1 (horizontal) slope from the base perimeter of the footing (see Figure 3 in the Appendix). The entire excavation should then be refilled with engineered fill. The engineered fill should be limited to crushed stone and should be compacted to the minimum dry density recommended in Section 5.2. In cases where lean concrete will be used to fill an undercut excavation (rather than enlarging the base of the undercut excavation, as recommended above, and placing compacted granular fill materials in 8-inch-thick lifts), the dimensions of the base of the undercut excavation can be made the same as the dimensions of the footings. Special care should be exercised to remove any sloughed, softer, or looser materials near the base of the excavation slopes. In addition, special care should be taken to "tie-in" the compacted fill with the excavation slopes with benches as necessary. This is to ensure that no pockets of softer or looser materials will be left in place along the excavation slopes below the foundation-bearing level.

Soils exposed in the bases of all satisfactory foundation excavations should be protected against any detrimental change in condition, such as from disturbance, rain, and freezing. Due to the silty nature of the soils at this site, otherwise stable soils can easily be disturbed and deteriorate due to construction activities and excess moisture, and, thus, exposure should be limited. Surface run-off water should be drained away from the excavation and not allowed to pond. If possible, all footing concrete should be placed the same day the excavation is made. If this is not practical, the footing excavations should be adequately protected, such as by construction of a “mud mat” at the base of the excavations.

5.4 Construction Dewatering

Depending on the seasonal conditions and the specific locations and depths of the excavations, some seepage of ground water into excavations may be experienced. It is anticipated that, in most cases, such seepage into excavations can be handled by conventional dewatering methods, such as by pumping from sumps.

6 FIELD INVESTIGATION

Six (6) test borings (B-X) were drilled at the approximate locations shown on the Boring Plan (Figure 2 in the Appendix). The test borings were extended to depths of 15 ft below the existing grade. Split-spoon samples were obtained by the Standard Penetration Test procedures (ASTM D1586) continuously within top 10 feet and 5.0 ft intervals thereafter.

Logs of all test borings, which show visual descriptions of all soil strata encountered using the Unified Soil Classification System (ASTM D2488), have been included in numerical order in the Appendix. Ground water observations, sampling information, and other pertinent field data and observations are also included. In addition, a "Field Classification System for Soil Exploration" document defining the terms and symbols used on the logs and explaining the Standard Penetration Test procedure is provided immediately following the Test Boring Logs.

7 LABORATORY INVESTIGATION

Disturbed bulk soil samples obtained during the site exploration were tested in our laboratory to determine their physical and mechanical properties and refine their field classifications. The following tests were conducted on the sampled soils: Classification (ASTM D2488), Moisture content (ASTM D2216), Grain size distribution (ASTM D422). The results of these tests are included on the Test Boring Logs and test report sheets in the Appendix.

8 LIMITATIONS OF STUDY

An inherent limitation of any geotechnical engineering study is that conclusions must be drawn on the basis of data collected at a limited number of discrete locations. The recommendations provided in this report were developed from the information obtained from the test borings that depict subsurface conditions only at these specific locations and at the particular time designated on the logs. Soil and ground water conditions at other locations may differ from conditions occurring at these boring locations. The nature and extent of variations between the borings may not become evident until the course of construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report after performing on-site observations during the excavation period and noting the characteristics of any variation.

Any comments or recommendations made herein regarding construction related issues are solely for the purpose of planning the design of the proposed facilities. The scope of this investigation is not sufficient to identify all potential construction-related issues, variations, anomalies, etc. or all factors that may affect construction means, methods, and costs.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the field of geotechnical engineering at the time when the services were performed and at the location where the services were performed. This warranty is in lieu of all other warranties either express or implied. This company is not responsible for the independent conclusions, opinions, or recommendations made by others based on the field exploration and laboratory test data presented in this report.

The scope of our services does not include any environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, ground water, or surface water within or beyond the site studied.

Atlas assumes no responsibility for any construction procedures, temporary excavations (including utility trenches), temporary dewatering, or site safety during or after construction. The Contractor shall be solely responsible for all construction procedures, construction means and methods, construction sequencing, and safety measures during construction, as well as the protection of all existing facilities. All applicable federal, state, and local laws and regulations regarding construction safety must be followed, including current Occupational Safety and Health Administration (OSHA) Regulations, including OSHA 29 CFR Part 1926 "Safety and Health Regulations for Construction", Subpart P "Excavations", and/or successor regulations. The Contractor shall be solely responsible for designing

and constructing stable, temporary excavations and should brace, shore, slope, or bench the sides of the excavations as necessary to maintain stability of the excavation sides and bottom and to protect the integrity of all existing facilities (i.e., utilities, pavement, etc.).

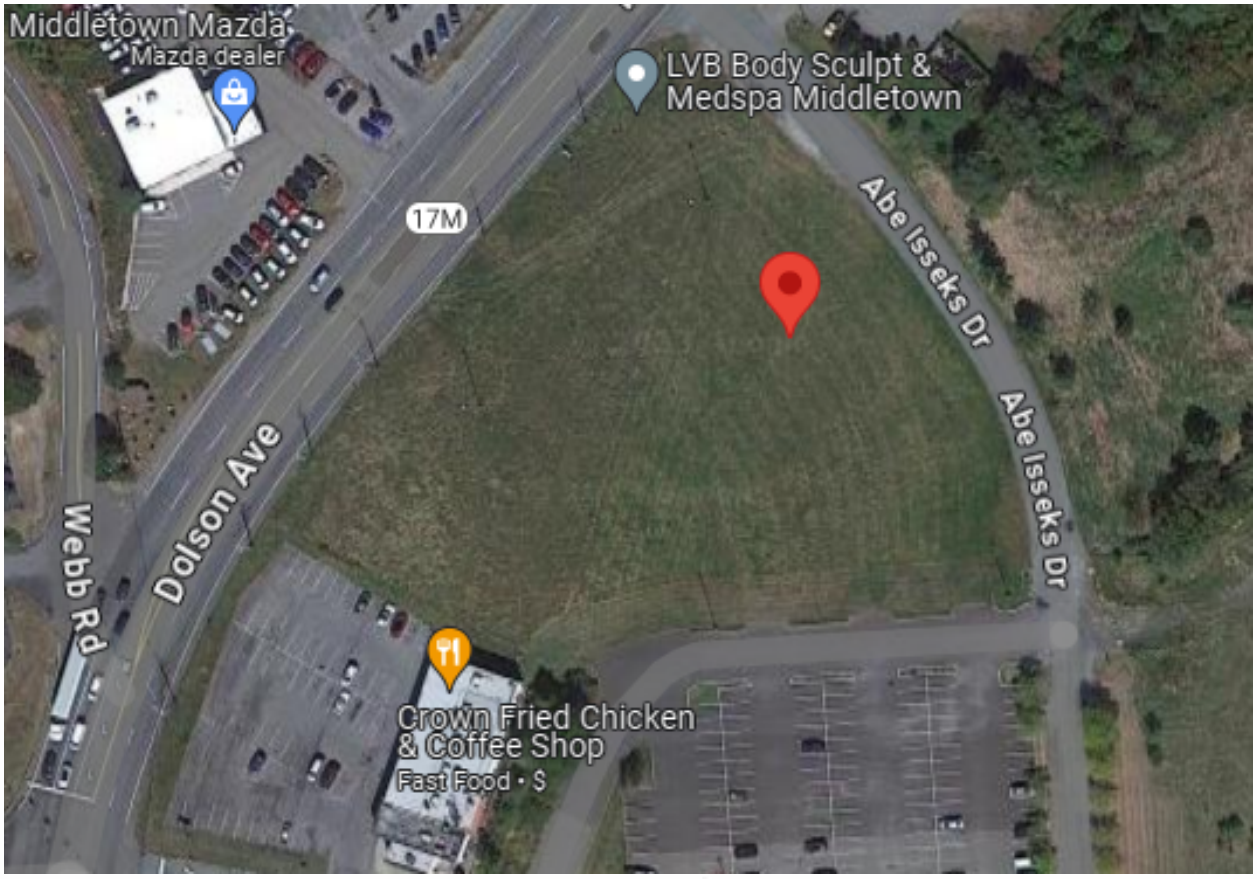
Appendix

Figure 1: Site Location Map
Figure 2: Boring Location Plan

Test Boring Logs
“Field Classification System for Soil Exploration”
Soil Particle Size Distribution Reports
“Important Information About This Geotechnical Engineering Report”

Figure 1

VICINITY MAP



ATLAS
— ATLAS ATC ENGINEERING, INC —

104 East 25th Street, 8th Floor
New York, NY 11101
Phone (212) 353-8280

183 DOLSON AVENUE
MIDDLETOWN, NEW YORK

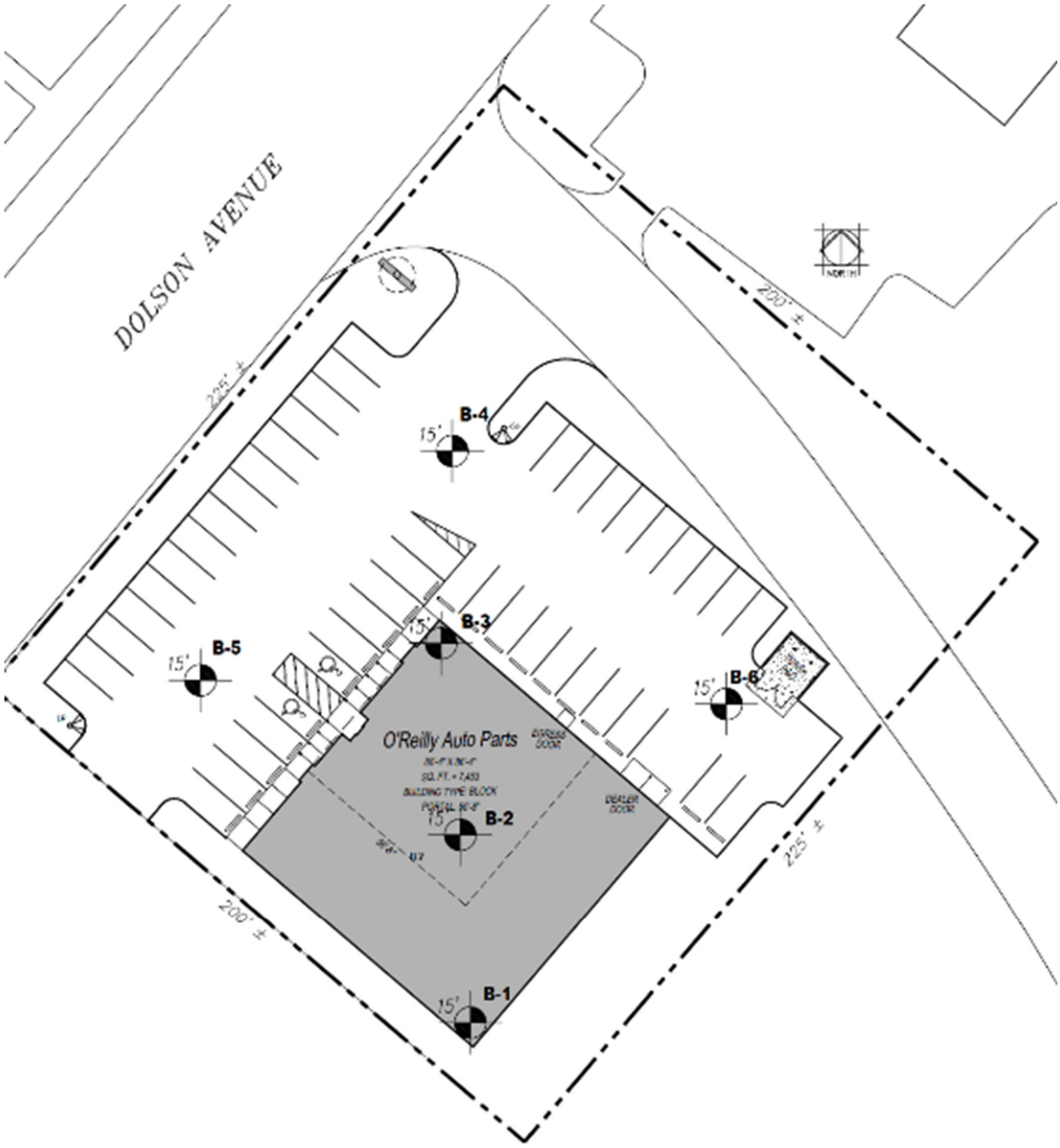
SITE LOCATION MAP

Middletown, NEW YORK

December 2023

Figure 2

BORING PLAN



LEGEND

Denotes Approx. Soil Boring Locations

ATLAS

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New York, NY 11101
Phone: (212) 353-8280

Project Title

O'REILLY AUTO PARTS

183 DOLSON AVENUE, MIDDLETOWN, NEW YORK

BORING LOCATION PLAN

APPENDIX A

FIELD EXPLORATION

RECORD OF SUBSURFACE EXPLORATION

Atlantic Engineering Laboratories, LLC
21 Randolph Avenue
Avenel, NJ 07001
Phone: (732) 815-0400
Fax: (732) 815-0422

PROJECT NAME: 183 Dolson Ave - Middletown	TOTAL BORING DEPTH: 15'	BOREHOLE #: B-1	SHEET: 1 of 1
PROJECT NUMBER: 23-10-0873	PROJECT MANAGER: CTO	WATER DEPTHS / ELEVATIONS N/A	
STREET ADDRESS: 183 Dolson Avenue, Middletown, NY	DRILLING METHOD: Auger	WHILE DRILLING: N/A	
COUNTY: Orange County	DRILLED BY: Soil Testing	AT COMPLETION: N/A	
TOWNSHIP: Middletown	LOGGED BY: C. Patel	24 HOURS: N/A	
SURFACE ELEVATION:	RIG (EQUIPMENT): D120	START DATE: 11/17/23	FINISH DATE: 11/17/23

SUBSURFACE PROFILE				SAMPLE							
DEPTH	SYMBOL	SOIL DESCRIPTION	ELEVATION	SAMPLE #	TYPE	SAMPLE DEPTH FROM	SAMPLE DEPTH TO	"N" VALUE	% RECOVERY	REMARKS
		12" Top Soil								
		Fill Light Grayish Brown silty SAND, trace Roots (Moist) Medium Dense		1	SS	0	2	18	50	Groundwater Not Encountered
		Fill Light Grayish Brown fine to coarse SAND, little Silt, little fine to coarse Gravel (Moist) Dense		2	SS	2	4	34	33	
5		Grayish Brown fine to coarse SAND, little Silt, some fine to coarse Gravel (Moist) Very Dense	-5	3	SS	4	6	40	25	
		Grayish Brown clayey SILT (Moist) Stiff		4	SS	6	8	35	85	
		Grayish Brown silty SAND (Moist) Stiff		5	SS	8	10	20	53	
10			-10							
		Grayish Brown silty SAND, little fine to coarse Gravel (Moist) Stiff		6	SS	13	15	27	50	
15		Boring terminated @ 15'	-15							
20			-20							

RECORD OF SUBSURFACE EXPLORATION

Atlantic Engineering Laboratories, LLC
21 Randolph Avenue
Avenel, NJ 07001
Phone: (732) 815-0400
Fax: (732) 815-0422

PROJECT NAME: 183 Dolson Ave - Middletown	TOTAL BORING DEPTH: 15'	BOREHOLE #: B-2	SHEET: 1 of 1
PROJECT NUMBER: 23-10-0873	PROJECT MANAGER: CTO	WATER DEPTHS / ELEVATIONS N/A	
STREET ADDRESS: 183 Dolson Avenue, Middletown, NY	DRILLING METHOD: Auger	WHILE DRILLING: N/A	
COUNTY: Orange County	DRILLED BY: Soil Testing	AT COMPLETION: N/A	
TOWNSHIP: Middletown	LOGGED BY: C. Patel	24 HOURS: N/A	
SURFACE ELEVATION:	RIG (EQUIPMENT): D120	START DATE: 11/17/23	FINISH DATE: 11/17/23

SUBSURFACE PROFILE				SAMPLE							
DEPTH	SYMBOL	SOIL DESCRIPTION	ELEVATION	SAMPLE #	TYPE	SAMPLE DEPTH FROM	SAMPLE DEPTH TO	"N" VALUE	% RECOVERY	REMARKS
		11" Top Soil								
		Grayish Brown fine to coarse SAND, some Silt, little fine to coarse Gravel (Moist) Medium Dense		1	SS	0	2	24	75	Groundwater Not Encountered
		Yellowish Brown fine to coarse SAND, little Silt, little fine to medium Gravel (Moist) Very Dense		2	SS	2	4	45	53	
5		Grayish Brown clayey SILT, little fine SAND, trace fine to coarse Gravel (Moist) dense	-5	3	SS	4	6	35	75	
		Brown clayey SILT, trace fine to coarse Gravel (Moist) Very Dense		4	SS	6	8	37	43	
		Brown fine to coarse SAND, little SIlt, trace fine to coarse Gravel (Moist) Medium Dense		5	SS	8	10	15	57	
10			-10							
		Grayish Brown sandy SILT, little fine to coarse Gravel (Moist) Medium Dense		6	SS	13	15	21	75	
15		Boring terminated @ 15'	-15							
20			-20							

RECORD OF SUBSURFACE EXPLORATION

Atlantic Engineering Laboratories, LLC
21 Randolph Avenue
Avenel, NJ 07001
Phone: (732) 815-0400
Fax: (732) 815-0422

PROJECT NAME: 183 Dolson Ave - Middletown	TOTAL BORING DEPTH: 15'	BOREHOLE #: B-3	SHEET: 1 of 1
PROJECT NUMBER: 23-10-0873	PROJECT MANAGER: CTO	WATER DEPTHS / ELEVATIONS N/A	
STREET ADDRESS: 183 Dolson Avenue, Middletown, NY	DRILLING METHOD: Auger	WHILE DRILLING: N/A	
COUNTY: Orange County	DRILLED BY: Soil Testing	AT COMPLETION: N/A	
TOWNSHIP: Middletown	LOGGED BY: C. Patel	24 HOURS: N/A	
SURFACE ELEVATION:	RIG (EQUIPMENT): CME550X	START DATE: 12/1/23	FINISH DATE: 12/1/23

SUBSURFACE PROFILE				SAMPLE							
DEPTH	SYMBOL	SOIL DESCRIPTION	ELEVATION	SAMPLE #	TYPE	SAMPLE DEPTH FROM	SAMPLE DEPTH TO	"N" VALUE	% RECOVERY	REMARKS
		8" Top Soil								
		Grayish Brown sandy SILT (Moist) Slightly Compact		1	SS	0	2	14	50	Groundwater Not Encountered
		Brown fine to coarse SAND, little Silt, trace fine to medium Gravel (Moist) Very Dense		2	SS	2	4	70	16	
5			-5	3	SS	4	6	36	75	
		Grayish Brown fine to coarse SAND, little Silt, trace fine to medium Gravel (Moist) Dense		4	SS	6	8	32	80	
		Brown silty SAND, trace fine to coarse Gravel (Moist) Medium Dense		5	SS	8	10	17	33	
10			-10							
		Grayish Brown clayey SILT (Moist) Medium Still		6	SS	13	15	15	85	
15		Boring terminated @ 15'	-15							
20			-20							

RECORD OF SUBSURFACE EXPLORATION

Atlantic Engineering Laboratories, LLC
21 Randolph Avenue
Avenel, NJ 07001
Phone: (732) 815-0400
Fax: (732) 815-0422

PROJECT NAME: 183 Dolson Ave - Middletown	TOTAL BORING DEPTH: 15'	BOREHOLE #: B-4	SHEET: 1 of 1
PROJECT NUMBER: 23-10-0873	PROJECT MANAGER: CTO	WATER DEPTHS / ELEVATIONS N/A	
STREET ADDRESS: 183 Dolson Avenue, Middletown, NY	DRILLING METHOD: Auger	WHILE DRILLING: N/A	
COUNTY: Orange County	DRILLED BY: Soil Testing	AT COMPLETION: N/A	
TOWNSHIP: Middletown	LOGGED BY: C. Patel	24 HOURS: N/A	
SURFACE ELEVATION:	RIG (EQUIPMENT): CME550X	START DATE: 12/1/23	FINISH DATE: 12/1/23

SUBSURFACE PROFILE				SAMPLE							
DEPTH	SYMBOL	SOIL DESCRIPTION	ELEVATION	SAMPLE #	TYPE	SAMPLE DEPTH FROM	SAMPLE DEPTH TO	"N" VALUE	% RECOVERY	REMARKS
		6" Top Soil								
		Brown silty SAND, trace fine to coarse Gravel (Moist) Medium Dense		1	SS	0	2	18	53	Groundwater Not Encountered
		Brown fine to coarse SAND, little Silt, little fine to coarse Gravel (Moist) Very Dense		2	SS	2	4	45	57	
5		Brown fine to coarse SAND, trace Silt, some fine to coarse Gravel (Dry) Very Dense	-5	3	SS	4	6	43	33	
				4	SS	6	8	45	85	
		Light Grayish Brown silty SAND (Moist) Medium Dense		5	SS	8	10	22	75	
10			-10							
		Grayish Brown sandy SILT, trace fine to medium Gravel (Moist) Slightly Compact		6	SS	13	15	14	71	
15		Boring terminated @ 15'	-15							
20			-20							

RECORD OF SUBSURFACE EXPLORATION

Atlantic Engineering Laboratories, LLC
21 Randolph Avenue
Avenel, NJ 07001
Phone: (732) 815-0400
Fax: (732) 815-0422

PROJECT NAME: 183 Dolson Ave - Middletown	TOTAL BORING DEPTH: 15'	BOREHOLE #: B-5	SHEET: 1 of 1
PROJECT NUMBER: 23-10-0873	PROJECT MANAGER: CTO	WATER DEPTHS / ELEVATIONS N/A	
STREET ADDRESS: 183 Dolson Avenue, Middletown, NY	DRILLING METHOD: Auger	WHILE DRILLING: N/A	
COUNTY: Orange County	DRILLED BY: Soil Testing	AT COMPLETION: N/A	
TOWNSHIP: Middletown	LOGGED BY: C. Patel	24 HOURS: N/A	
SURFACE ELEVATION:	RIG (EQUIPMENT): CME550X	START DATE: 12/1/23	FINISH DATE: 12/1/23

SUBSURFACE PROFILE				SAMPLE							
DEPTH	SYMBOL	SOIL DESCRIPTION	ELEVATION	SAMPLE #	TYPE	SAMPLE DEPTH FROM	SAMPLE DEPTH TO	"N" VALUE	% RECOVERY	REMARKS
		7" Top Soil								
		Yellowish Brown fine to coarse SAND, trace Silt, some fine to coarse Gravel (Moist) Medium Dense		1	SS	0	2	22	25	Groundwater Not Encountered
				2	SS	2	4	32	75	
		Brown fine to ocarse SAND, little Silt, little fine to coarse Gravel (Moist) Dense								
5			-5	3	SS	4	6	27	85	
				4	SS	6	8	30	57	
		Grayish Brown sandy SILT, trace fine to medium Gravel (Moist) Medium Dense		5	SS	8	10	20	73	
10			-10							
		Brown fine to coarse SAND, some Silt (Moist) Medium Dense		6	SS	13	15	18	93	
15		Boring terminated @ 15'	-15							
20			-20							

RECORD OF SUBSURFACE EXPLORATION

Atlantic Engineering Laboratories, LLC
21 Randolph Avenue
Avenel, NJ 07001
Phone: (732) 815-0400
Fax: (732) 815-0422

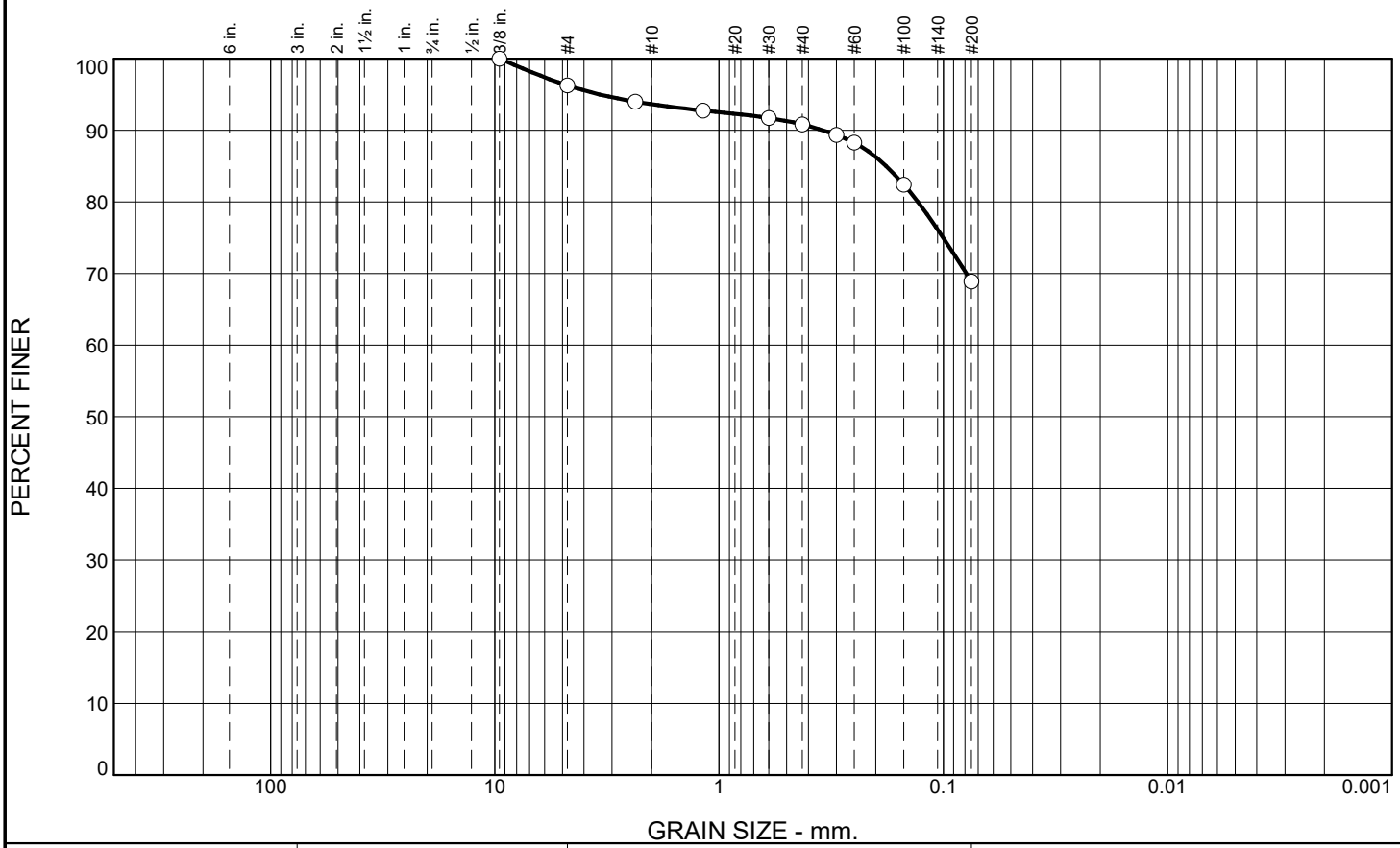
PROJECT NAME: 183 Dolson Ave - Middletown	TOTAL BORING DEPTH: 15'	BOREHOLE #: B-6	SHEET: 1 of 1
PROJECT NUMBER: 23-10-0873	PROJECT MANAGER: CTO	WATER DEPTHS / ELEVATIONS N/A	
STREET ADDRESS: 183 Dolson Avenue, Middletown, NY	DRILLING METHOD: Auger	WHILE DRILLING: N/A	
COUNTY: Orange County	DRILLED BY: Soil Testing	AT COMPLETION: N/A	
TOWNSHIP: Middletown	LOGGED BY: C. Patel	24 HOURS: N/A	
SURFACE ELEVATION:	RIG (EQUIPMENT): CME550X	START DATE: 12/1/23	FINISH DATE: 12/1/23

SUBSURFACE PROFILE				SAMPLE							
DEPTH	SYMBOL	SOIL DESCRIPTION	ELEVATION	SAMPLE #	TYPE	SAMPLE DEPTH FROM	SAMPLE DEPTH TO	"N" VALUE	% RECOVERY	REMARKS
		9" Top Soil								
		Grayish Brown fine to coarse SAND, some Silt, trace fine to coarse Gravel (Moist) Medium Dense		1	SS	0	2	18	33	Groundwater Not Encountered
				2	SS	2	4	30	80	
		Brown fine to coarse SAND, little Silt, trace fine to coarse Gravel (Moist) Medium Dense								
5			-5	3	SS	4	6	23	75	
				4	SS	6	8	25	73	
		Grayish Brown silty SAND, trace fine to medium Gravel (Moist) Medium Dense		5	SS	8	10	16	75	
10			-10							
		Brown fine to coarse SAND, some Silt, trace fine to medium Gravel (Moist) Medium Dense		6	SS	13	15	19	97	
15		Boring terminated @ 15'	-15							
20			-20							

APPENDIX B

LABORATORY TESTING

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	3.7	2.7	2.8	21.9	68.9	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/8"	100.0		
#4	96.3		
#8	94.0		
#16	92.8		
#30	91.7		
#40	90.8		
#50	89.3		
#60	88.3		
#100	82.4		
#200	68.9		

* (no specification provided)

Material Description

Grayish Brown sandy SILT

Atterberg Limits

PL= NP LL= NV PI=

Coefficients

D_{90}= 0.3458 D_{85}= 0.1798 D_{60}=
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= ML AASHTO= A-4(0)

Remarks

Source of Sample: B-1: 6'-8'
Sample Number: 12353

Date: 12-16-2023

Atlantic Engineering Laboratories

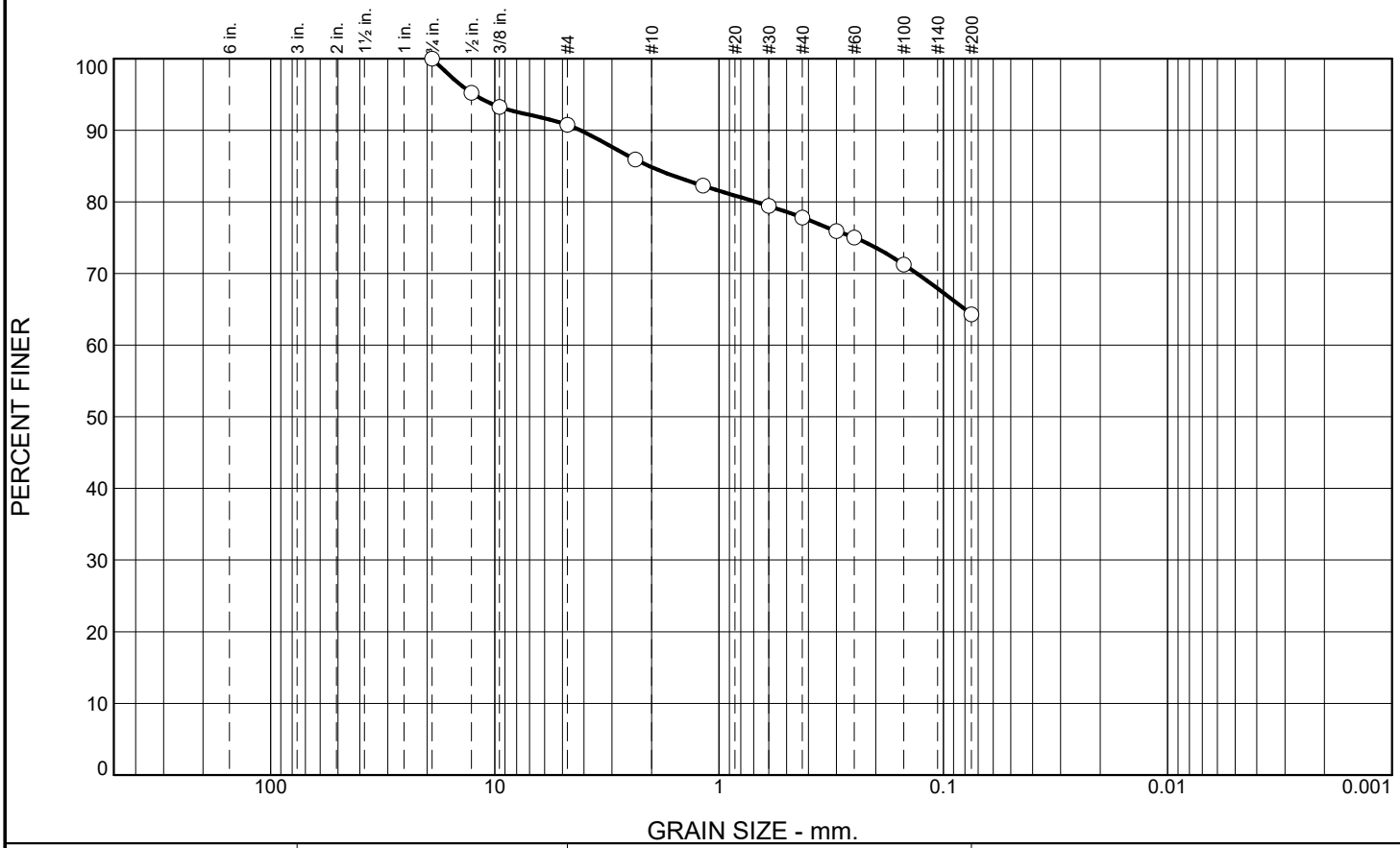
Avenel, NJ

Client: O'REILLY AUTO PARTS
Project: 183 Dolson Ave - Middletown

Project No: 23-10-0873 **Figure**

Tested By: L.Perez **Checked By:** CTO

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	9.2	6.0	7.0	13.5	64.3	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4"	100.0		
1/2"	95.2		
3/8"	93.3		
#4	90.8		
#8	85.9		
#16	82.3		
#30	79.4		
#40	77.8		
#50	75.9		
#60	75.0		
#100	71.3		
#200	64.3		

* (no specification provided)

Material Description

Brown sandy SILT

Atterberg Limits

PL= NP LL= NV PI=

Coefficients

D_{90}= 4.1581 D_{85}= 2.0517 D_{60}=
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= ML AASHTO= A-4(0)

Remarks

Source of Sample: B-2: 6'-8'
Sample Number: 12354

Date: 12-16-2023

Atlantic Engineering Laboratories

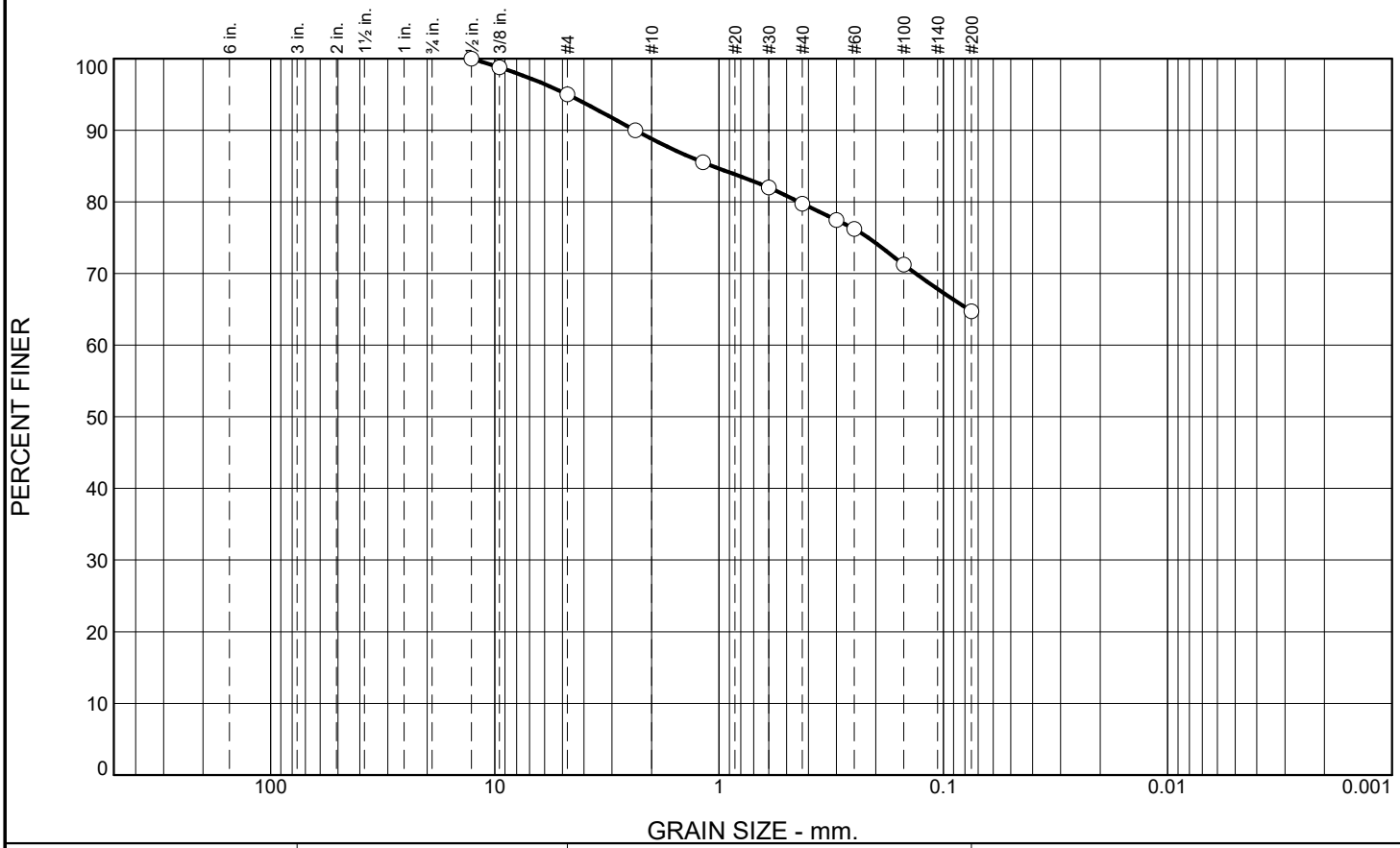
Avenel, NJ

Client: O'REILLY AUTO PARTS
Project: 183 Dolson Ave - Middletown

Project No: 23-10-0873 **Figure**

Tested By: L.Perez **Checked By:** CTO

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	5.0	6.2	9.0	15.1	64.7	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1/2"	100.0		
3/8"	98.8		
#4	95.0		
#8	90.0		
#16	85.5		
#30	82.0		
#40	79.8		
#50	77.5		
#60	76.2		
#100	71.2		
#200	64.7		

* (no specification provided)

Material Description

Grayish Brown sandy SILT

Atterberg Limits

PL= NP LL= NV PI=

Coefficients

D_{90}= 2.3667 D_{85}= 1.0715 D_{60}=
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= ML AASHTO= A-4(0)

Remarks

Source of Sample: B-3: 0'-2'
Sample Number: 12355

Date: 12-16-2023

Atlantic Engineering Laboratories

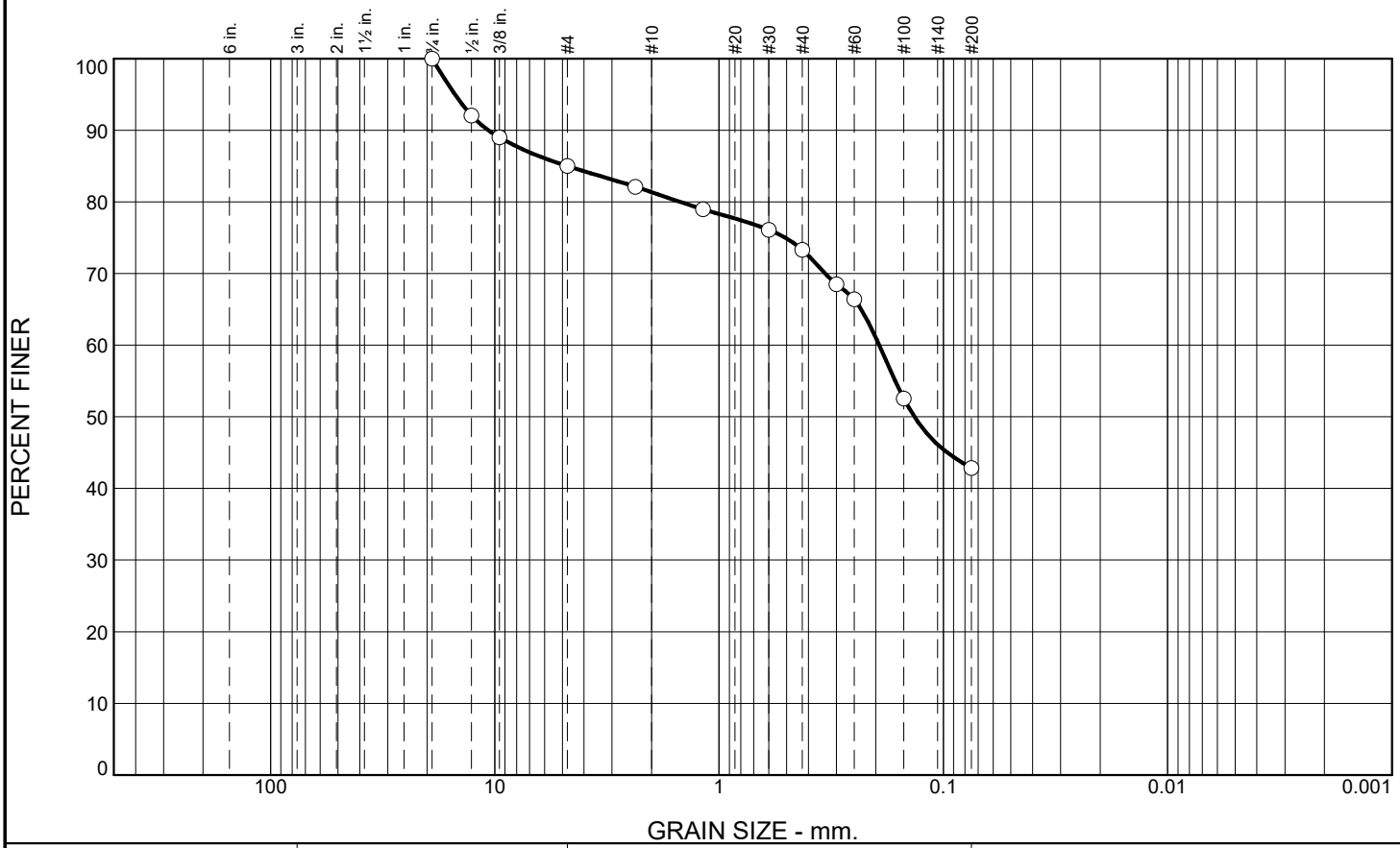
Avenel, NJ

Client: O'REILLY AUTO PARTS
Project: 183 Dolson Ave - Middletown

Project No: 23-10-0873 **Figure**

Tested By: L.Perez **Checked By:** CTO

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	15.0	3.6	8.1	30.5	42.8	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4"	100.0		
1/2"	92.1		
3/8"	89.0		
#4	85.0		
#8	82.1		
#16	79.0		
#30	76.1		
#40	73.3		
#50	68.5		
#60	66.4		
#100	52.5		
#200	42.8		

* (no specification provided)

Material Description

Grayish brown silty SAND with Gravel

Atterberg Limits

PL= NP LL= NV PI=

Coefficients

D_{90}= 10.6764 D_{85}= 4.7596 D_{60}= 0.1929
D_{50}= 0.1346 D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= SM AASHTO= A-4(0)

Remarks

Source of Sample: B-4: 8'-10'
Sample Number: 12356

Date: 12-16-2023

Atlantic Engineering Laboratories

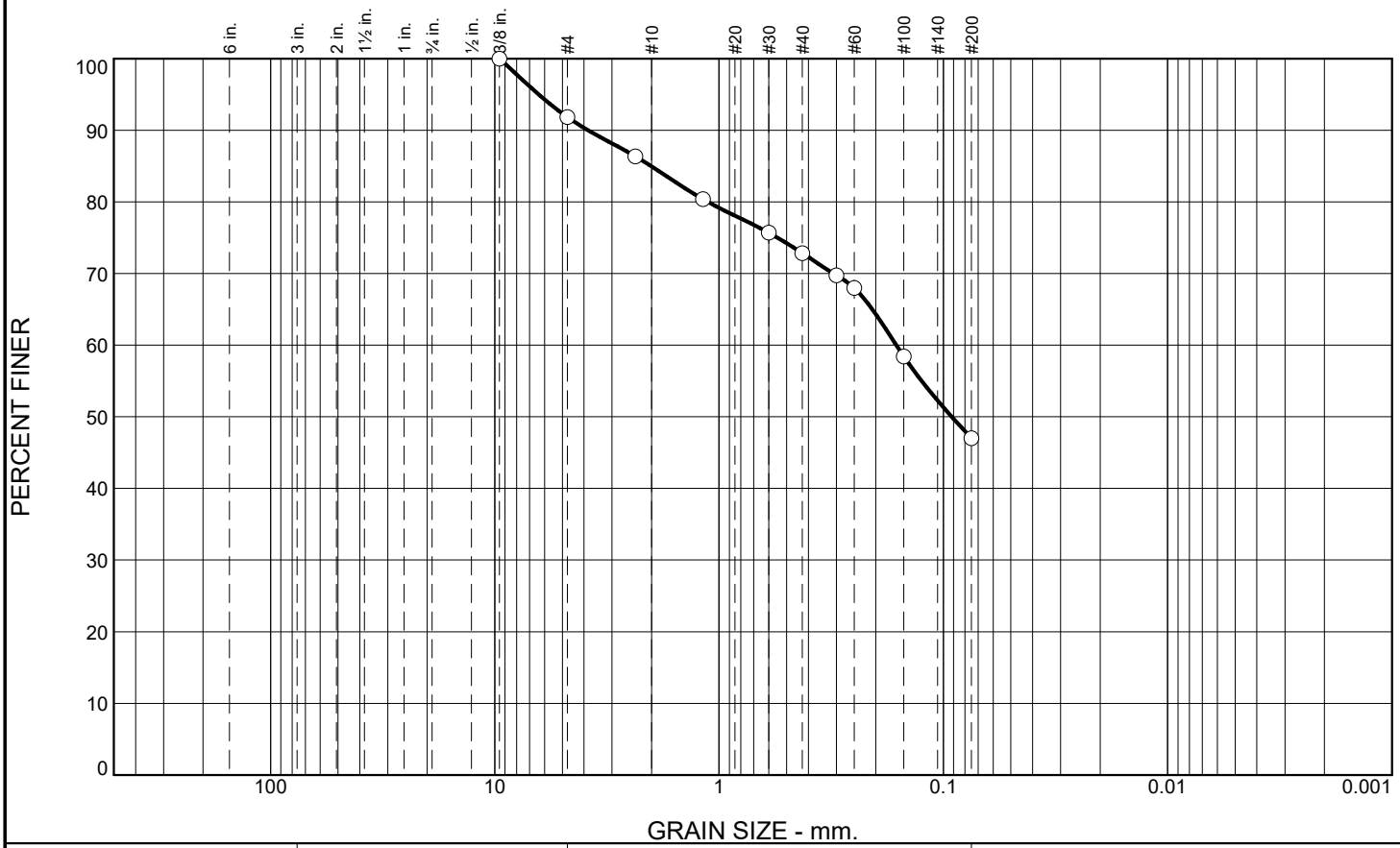
Avenel, NJ

Client: O'REILLY AUTO PARTS
Project: 183 Dolson Ave - Middletown

Project No: 23-10-0873 **Figure**

Tested By: L.Perez **Checked By:** CTO

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	8.2	6.9	12.1	25.8	47.0	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/8"	100.0		
#4	91.8		
#8	86.3		
#16	80.4		
#30	75.7		
#40	72.8		
#50	69.7		
#60	68.0		
#100	58.4		
#200	47.0		

* (no specification provided)

Material Description

Grayish Brown silty SAND

Atterberg Limits

PL= NP LL= NV PI=

Coefficients

D_{90}= 3.8314 D_{85}= 2.0134 D_{60}= 0.1620
D_{50}= 0.0918 D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= SM AASHTO= A-4(0)

Remarks

Source of Sample: B-5: 6'-8'
Sample Number: 12357

Date: 12-16-2023

Atlantic Engineering Laboratories

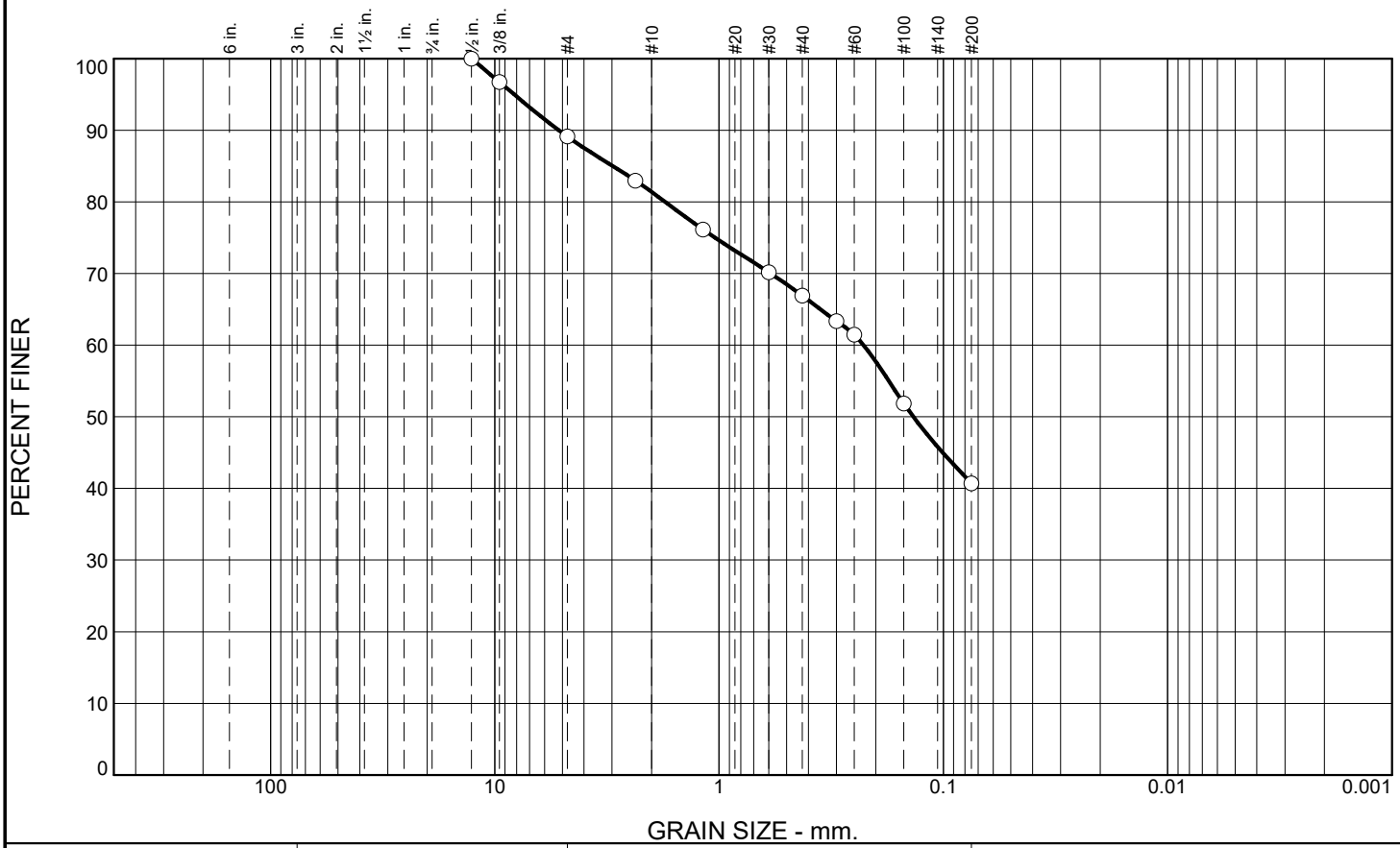
Avenel, NJ

Client: O'REILLY AUTO PARTS
Project: 183 Dolson Ave - Middletown

Project No: 23-10-0873 **Figure**

Tested By: L.Perez **Checked By:** CTO

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	10.9	7.7	14.5	26.2	40.7	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1/2"	100.0		
3/8"	96.7		
#4	89.1		
#8	83.0		
#16	76.1		
#30	70.2		
#40	66.9		
#50	63.4		
#60	61.5		
#100	51.9		
#200	40.7		

* (no specification provided)

Material Description

Grayish Brown silty SAND

Atterberg Limits

PL= NP LL= NV PI=

Coefficients

D_{90}= 5.1984 D_{85}= 2.9725 D_{60}= 0.2266
D_{50}= 0.1360 D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= SM AASHTO= A-4(0)

Remarks

Source of Sample: B-6: 4'-6'
Sample Number: 12358

Date: 12-16-2023

Atlantic Engineering Laboratories

Avenel, NJ

Client: O'REILLY AUTO PARTS
Project: 183 Dolson Ave - Middletown

Project No: 23-10-0873 **Figure**

Tested By: L.Perez **Checked By:** CTO

LABORATORY TESTING

Laboratory tests were performed in general accordance with the accepted practice of the American Society for Testing and Materials (ASTM), and other suggested methods. A brief description of the tests performed is as follows:

- **CLASSIFICATION** – Field classifications are prepared in the field and are verified in the laboratory by a visual examination per (ASTM D2487). Further classification is provided with the aid of supplemental laboratory testing of selected samples obtained in the field. Samples are classified, as coarse or fine grained, well or poorly graded, high or low plasticity, per the Unified Classification System.

- **GRAIN SIZE DISTRIBUTION** – The grain size distribution is determined for representative samples of the native soils in accordance with ASTM D422. Samples are washed through a #200 sieve (opening size of .7mm) and then mechanically vibrated through a series of sieves of various size openings. The results are presented on the gradation test results sheets, within this section of the report.

- **ATTERBERG LIMITS** – The plastic and liquid limits and the plasticity index are determined in accordance with ASTM D4318. This test is performed on the portions of the sample passing the #40 sieve, and assists in classifying the fine-grained soils into low or high plasticity fines.

End of Report

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PLUMBING FIXTURE SCHEDULE / SPEC. 22 00 00 & 22 40 00 / ALL FIXTURES & FITTINGS MUST BE "LEAD FREE"

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	ACCESSORIES	PIPING REQUIREMENTS			REMARKS	APPROVED MANUFACTURER'S	CODE APPROVALS
					WASTE	VENT	SUPPLY			
H.W.C.	HANDICAP ACCESSIBLE WATER CLOSET (TANK TYPE)	AMERICAN STANDARD	CADET RIGHT HEIGHT BOWL RIM @ 16-1/2" H PRESSURE-ASSISTED TOILET 2467.016	CHURCH 9500CT WHITE OPEN FRONT SEAT COMPLETE W/BOLT CAPS	4"	2"	1/2"	LOW-CONSUMPTION 1.6 GPF MAX. MEETS ADA GUIDELINES	ZURN	ANSI A117.1, ADA COMPLIANT
LAV.	HANDICAP ACCESSIBLE LAVATORY (WALL MOUNTED)	AMERICAN STANDARD	LUCERNE 0355.012 4" CENTERS	ZURN #Z8737 FLAT GRID SINK STRAINER DELTA #501LF-HGMHDF CLASSIC CENTERSET FAUCET. J.R. SMITH #0700-M31 FLOOR MOUNTED LAVATORY SUPPORTS	2"	2"	3/4"	SEE NOTE 2. 0.5 GPM MAX.	ZURN	ANS A117.1 ASME A1112.18.1, ASME A112.18.2, ADA COMPLIANT
M.V.	THERMOSTATIC MIXING VALVE	WATTS	#LFMMV-M1-US-1/2"	THERMOSTATIC MIXING VALVE	–	–	1/2"	SEE DETAIL 3/P2 & NOTE #4 110°F MAXIMUM WATER TEMP.	WILKINS, POWERS	ASSE 1070, IAPMO, ADA COMPLIANT, CUPC, NSF/ANSI 61
H.D.F.	BARRIER-FREE TWO STATION HI-LO DRINKING FOUNTAIN	ELKAY	EZSTL8LC	ACCESSORY APRON #LKAPREZL	2"	2"	1/2"	REFER TO ARCHITECTURAL SHEETS FOR MOUNTING HEIGHTS	HALSEY TAYLOR	ADA COMPLIANT
F.D.	FLOOR DRAIN	ZURN	ZN415-B-P	1/2" TRAP PRIMER CONNECTION	2"	2"	–	COMBINATION WASTE VENT	WADE & JAY R. SMITH	ASSE 1019-B
C.O.	CLEANOUT (INTERIOR)	JAY R. SMITH	4100	W/CARPET CLAMPING RING WHERE REQUIRED	SEE PLAN	–	–	SAME SIZE AS LINE	WADE & ZURN	–
C.O.1	CLEANOUT (EXTERIOR)	JAY R. SMITH	4250	–	SEE PLAN	–	–	SAME SIZE AS LINE SEE DETAILS 2/P2 & 8/P2	WADE & ZURN	–
W.H.A.	WATER HAMMER ARRESTER	SIOUX CHIEF	652-A	–	–	–	–	–	WILLIAMS	–
H.B.	HOSE BIBB	WOODFORD	MODEL 65	W/WALL CLAMP	–	–	3/4"	W/VACUUM BREAKER. OPERATING ROD ASSEMBLY MUST BE ORDERED PER WALL WIDTH	–	–
M.B.	MOP BASIN	FIAT	FIAT MSB-2424	FIAT #832-AA HOSE & BRACKET, FIAT #889-CC-24" MOP HANGER, ZURN #Z842M4-WHK-5H SERVICE FAUCET	3"	2"	3/4"	W/VACUUM BREAKER ON FAUCET. ALSO ADD HOSE CONNECTION VACUUM BREAKER (WATTS #8) ON FAUCET'S SPOUT	STERN-WILLIAMS	–
E.W.	EYE WASH	SPEAKMAN	SEF-9200	SPEAKMAN THERMOSTATIC MIXING VALVE (SEF-TW), SEF-9200-ILR	–	–	3/4"	SET MIXING VALVE TO DELIVER 80°F NOTE: TEPID WATER RANGE IS 60°F-100°F	BRADLEY, HAWS	ASME A112.18.1-2000, CSA B125-98, ANSI Z358-1, ASSE 1011
SRBP	SPILL-RESISTANT BACKFLOW PREVENTER	WATTS	LF008PCQT-1/2"	HEALTH HAZARD, ANTI-SIPHON, SPILL-RESISTANT BACKFLOW PREVENTER	–	–	1/2"	MAY BE INSTALLED VERTICALLY	–	ASSE 1056
URN.	URINAL (WALL MOUNTED)	ZURN	Z5755-U OMNI-FLO	SLOAN ROYAL #186-1 FLUSH VALVE, ZURN #Z1222 FLOOR MOUNTED URINAL SUPPORT	2"	2"	3/4"	1.0 GPF. BACK OF URINAL TO BE MOUNTED FLUSH WITH THE FACE OF FINISHED WALL. SEE DETAIL 8/P2	AMERICAN STANDARD	ASME A1212.19.2, ANSI A117.1, ADA COMPLIANT
EWK	HOT WATER RECIRCULATION KIT	BELL & GOSSETT	6050B4000	–	–	–	3/4"	KIT INCLUDES PUMP (120v) 20 WATTS AND PAIRED VALVE (BATTERY)	–	NSF/ANSI 372

2. SINKS & LAVATORIES FOR HANDICAPPED ACCESS SHALL BE INSTALLED W/OFFSET TAILPIECES. ALL SINK & LAVATORY DRAIN & WATER LINES SHALL BE INSULATED W/PROTECTIVE DEVICES

3. FOR HANDICAPPED-ACCESSIBLE WATER CLOSET, FURNISH & INSTALL W/THE FLUSH HANDLE ON THE WIDE SIDE OF THE RESTROOM.
4. ALL LAVATORIES SHALL BE INSTALLED WITH A THERMOSTATIC MIXING VALVE.

OWNER SUPPLIED, CONTRACTOR INSTALLED

W.H.	WATER HEATER (ELECTRIC)	A.O. SMITH	EJCS-20	(19 GALLONS) 120V, 1Ø, 1.65 KW ELEMENT WITH T & P RELIEF VALVE	–	–	3/4"	PIPE DRAIN LINE FROM P & T RELIEF VALVE DOWN IN SHELF PAN SEE DETAIL 5/P2 & 6/P2	NO SUBSTITUTIONS	CSA, ASME RATED, NAECA
SHELF	WATER HEATER SHELF	HOLDRITE	#40-SWHP-WM	SUPPORTS WATER HEATERS UP TO 20 GALLON OR 300 LBS	–	–	–	PIPE DRAIN LINE FROM SHELF PAN SEE DETAIL 5/P2 & 6/P2	NO SUBSTITUTIONS	–
T.E.A.	THERMAL EXPANSION ABSORBER	AMTROL	ST-12	–	–	–	–	–	NO SUBSTITUTIONS	–

NOTE: WATER HEATER, SHELF AND T.E.A. SHALL BE DIRECT ORDERED AND OR RELEASED FROM THE LISTED ELECTRICAL EQUIPMENT DISTRIBUTOR:

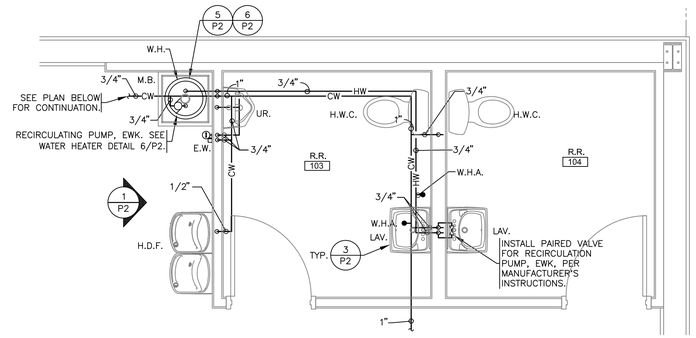
SOURCEONE SOLUTIONS
4341 GREEN ASH DRIVE
EARTH CITY, MO 63045

SOURCEONE SOLUTIONS O'REILLY TEAM
EMAIL: ncoreilly@sourceonesolutions.com
PHONE: 314-499-6400

KEYNOTES

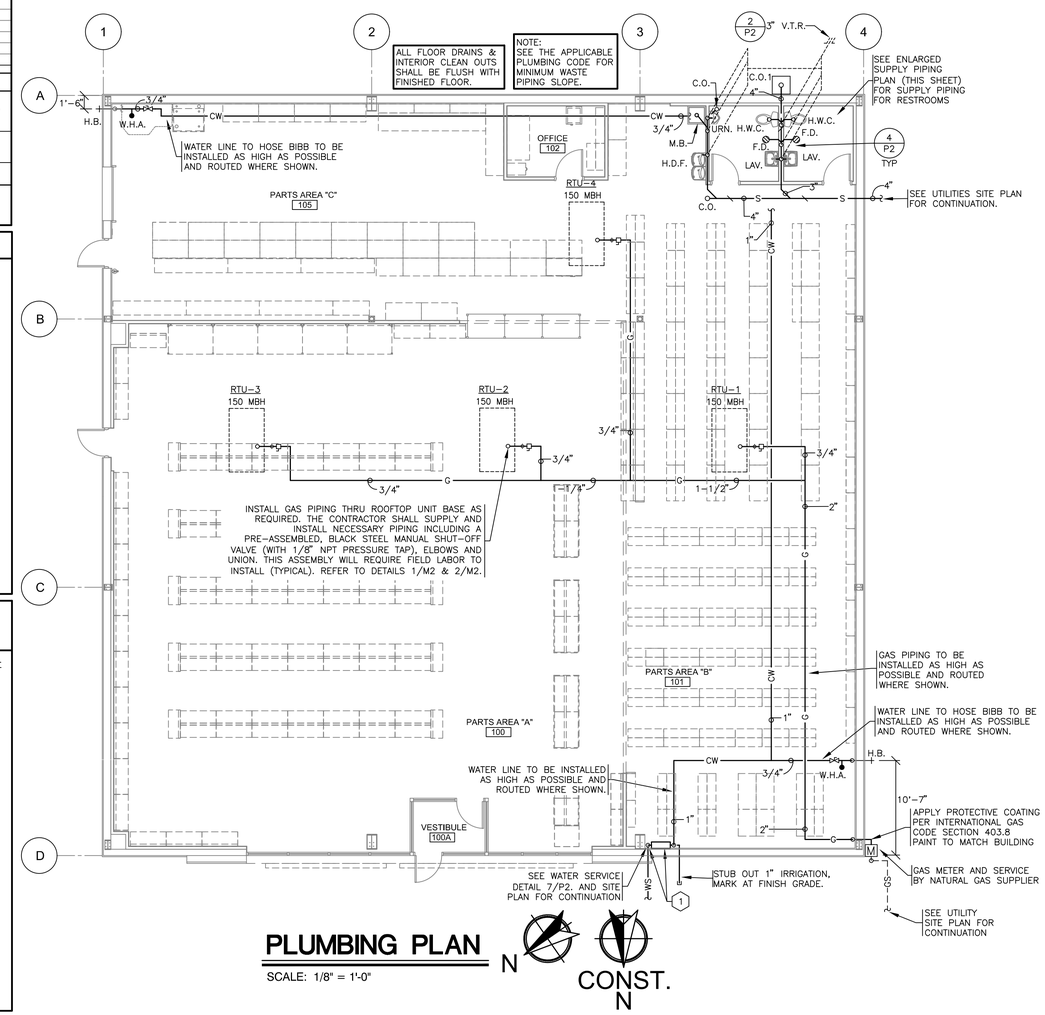
1. ROUTE 1" C.W. PIPING TO SHUT-OFF VALVE(S), BACKFLOW PREVENTERS AND METERS, EXPOSED ON INSIDE OF WALL. SECURELY FASTEN VALVE(S) AND EXPOSED PIPING TO WALL AS REQUIRED. SEE DETAIL 7/P2.

Jon E. Eckhardt P.E.
License No. PE067575
3333 E. Battlefield, Suite 1000
Springfield, Missouri 65804
(Phone: 417-881-0020)



ENLARGED SUPPLY PIPING PLAN

SCALE: 3/8" = 1'-0"



PLUMBING PLAN

SCALE: 1/8" = 1'-0"

PIPING LEGEND

- WS — WATER SERVICE (BELOW GRADE)
- HW — HOT WATER
- CW — COLD WATER
- S — WASTE
- S — WASTE (BELOW GRADE)
- V — VENT
- G — GAS
- GS — GAS SERVICE (BELOW GRADE)
- WATER HAMMER ARRESTER, SEE SCHEDULE
- FLOOR DRAIN, SEE SCHEDULE
- CLEANOUT (INTERIOR), SEE SCHEDULE
- CLEANOUT (EXTERIOR), SEE SCHEDULE
- BALL VALVE

GAS LOAD

(PIPE SIZING BASED ON INTERNATIONAL FUEL GAS CODE, TABLE 402.4(2))

ITEM	MBH/INPUT
ROOFTOP UNIT (RTU-1)	150
ROOFTOP UNIT (RTU-2)	150
ROOFTOP UNIT (RTU-3)	150
ROOFTOP UNIT (RTU-4)	150
TOTAL CONNECTED LOAD	600

GAS PIPING SIZED USING LONGEST MAXIMUM RUN OF EQUIVALENT LENGTH OF PIPING = 150'-0"
INLET PRESSURE = 7" W.C. WITH MAXIMUM PRESSURE DROP = 0.5" W.C. AND 0.6 SPECIFIC GRAVITY

PLUMBING NOTES

1. DRAWING IS DIAGRAMMATIC & IS NOT TO BE SCALED. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.
2. ALL PLUMBING WORK IS TO BE DONE IN ACCORDANCE WITH THE APPLICABLE CODE(S) NOTED ON THE CODE SUMMARY SHEET.
3. VALVES ON WATER LINES SHALL BE BRONZE BALL VALVES. DO NOT SUBSTITUTE GATE OR GLOBE VALVES. VALVES SHALL BE THE SAME SIZE AS THEIR INLET PIPING. (SPEC 20 05 00)
4. ALL PLUMBING FIXTURES ARE TO BE FURNISHED COMPLETE WITH NECESSARY STOPS, TRAPS, TAILPIECES, TRIM, ETC. (SPEC 22 40 00)
5. THE CONTRACTOR SHALL COOPERATE WITH ALL OTHER CONTRACTORS & SUBCONTRACTORS IN LAYING HIS OUT & INSTALLING HIS WORK. COOPERATION DOES NOT MEAN "I WAS HERE FIRST."
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE & FUNCTIONAL SYSTEM IN ACCORDANCE WITH THE INTENT OF THE PLANS, WHETHER OR NOT EVERY ELEMENT THEREOF IS SPECIFICALLY CALLED OUT.
7. DO NOT INSTALL CAPPED AIR CHAMBERS AT FIXTURES. INSTALL WATER HAMMER ARRESTERS AS CALLED FOR ON PLAN. ARRESTERS ARE TO BE RATED FOR INSTALLATION IN CONCEALED LOCATIONS. (SPEC 22 00 00)
8. ALL HOT & COLD WATER SUPPLY PIPING CONNECTION TO FIXTURES ARE TO BE 1/2" UNLESS NOTED OTHERWISE.
9. PLUMBING PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS. PROVIDE REQUIRED CLEARANCES PER "N.E.C." COORDINATE ELECTRICAL PANEL LOCATIONS WITH THE ELECTRICAL CONTRACTOR.
10. INSTALL PIPE INSULATION ON ALL DOMESTIC WATER LINES ABOVE FINISH FLOOR. (SPEC 22 07 19)
11. CONTRACTOR SHALL COORDINATE WITH ALL STATE & LOCAL BUILDING REGULATION AGENCIES & UTILITY COMPANY(S) IN THE PROCUREMENT OF & PAYMENT OF ALL PERMITS, LICENSES, FEES & CHARGES REQUIRED FOR THE PERFORMANCE OF THE WORK.
12. PROVIDE CHROME ESCUTCHEON COVER PLATES AT ALL PIPE PENETRATIONS OF FINISHED WALL SURFACES.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ROUTE ALL WATER PIPING AROUND SPACES WITH TEMPERATURES BELOW FREEZING (i.e. ATTICS, CHASES, EXTERIOR WALLS, ETC.). IF FREEZING OF ANY WATER PIPING OCCURS IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THE PIPING THRU A NON-FREEZING SPACE TO THE FIXTURE/APPLIANCE ORIGINALLY SERVED BY THE FROZEN PIPING.
14. ALL CAULKING ON BUILDING PENETRATIONS SHALL BE A 1-COMPONENT NON-SAG URETHANE SEALANT. ANY CONTRACTOR WHO USED SILICONE OR ANY OTHER CAULKING WILL BE REQUIRED TO REMOVE & REPLACE WITH A SPECIFIED SEALANT. (SPEC 07 92 00)
15. PLUMBING SUB-CONTRACTOR SHALL INFORM THE ELECTRICAL SUB-CONTRACTOR OF THE VOLTAGE & POWER REQUIREMENTS OF ALL PLUMBING EQUIPMENT TO BE INSTALLED.
16. ALL GAS PIPING INSTALLATIONS SHALL COMPLY WITH "NFPA-54" NATURAL GAS OR "NFPA-58" LP GAS (latest edition).
17. ALL WATER HEATERS & HOT WATER STORAGE TANKS SHALL HAVE A DRAIN VALVE INSTALLED AT THE BOTTOM OF THE TANK AS REQUIRED BY CODE.

PLUMBING PIPE MATERIALS (SEE SPEC SECTION 22 00 00 FOR ADDITIONAL INFORMATION)

A. The following applications are for inside, below & above the building slab and ending at a point 5'-0" outside the perimeter building walls.

1. Domestic Water Distribution Piping Below Ground: All interior domestic water piping shall be type "K" hard drawn copper tubing (SIL-FOS 2, FOS-FLO 7 or other silver brazing material). This is required for the water service line from the shut-off valve in the building to a point 5 feet outside the building.
2. Domestic Water Distribution Piping Above Ground: Hard copper tube, Type L
3. Soil, Waste, and Vent Piping Below Ground: Schedule 40 poly vinyl chloride (PVC) plastic DWV pipe;
4. Soil, Waste, and Vent Piping Above Ground: Hubless cast-iron soil pipe or Poly vinyl chloride (PVC) plastic DWV pipe
5. Note: PVC piping is not permitted in air-handling ceiling spaces, use only cast-iron or ductile iron pipe in these locations.

B. The following applications are for only from 5'-0" outside the building to the utility point of connection (POC).

Underground domestic water service piping from a point 5 feet outside the building to the POC.
(See Site Utilities Plan for which piping material (Copper or PVC) is required):
1. 3-4" - 1-1/4", Schedule 40 PVC pipe with solvent-welded joints.
2. 1-1/2" - 3", SDR-21, PVC pipe (ASTM D2241) Class 200, Bell and Spigot with rubber gasketed joints.
3. 3/4" - 3", Type "K" hard drawn copper tubing (SIL-FOS 2, FOS-FLO 7 or other silver brazing material).
4. 4" and larger, SDR-18 PVC pipe (AWWA C-900) Class 150 Bell and Spigot with rubber gasketed joints.

Underground sanitary sewer service piping from a point 5 feet outside the building to the POC.
1. Polyvinyl chloride (PVC) sewer pipe shall conform to ASTM D3034 (SDR-35).
2. Cast iron or ductile iron pipe shall conform to USASI #A-21 class 50.

C. GAS pipe material:
Low-Pressure Gas Systems, above Ground within or outside Building:
Use the following:
1. 2" and Smaller: Steel pipe, malleable-iron, threaded fittings, and threaded joints.
2. 2-1/2" and Larger: Steel pipe, butt-welding fittings, and welded joints.

STATE OF NEW YORK * JON E. ECKHARDT 087575 * LICENSED PROFESSIONAL ENGINEER
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
DOLSON AVENUE
MIDDLETOWN, NY

PLUMBING PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4764
DATE:	12-22-23
REVISION DATE:	

P1

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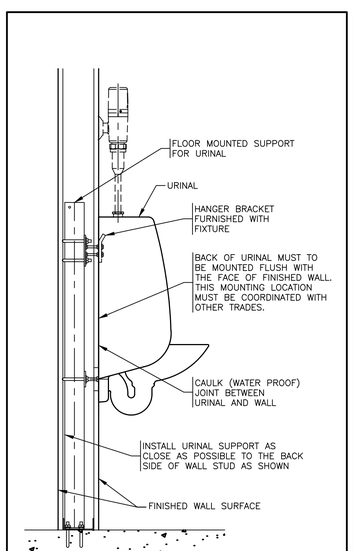
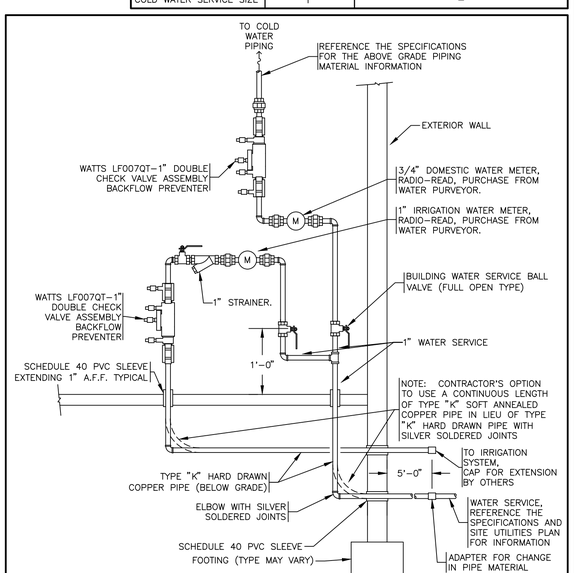
PLUMBING CALCULATIONS

FIXTURE	QUANTITY	TOTAL-SFU	TOTAL	TOTAL-HW	TOTAL	DFU	TOTAL
W.C. (TANK)	2	5	10	0	0	4	8
URN. (URINAL)	1	5	5	0	0	4	4
LAV. (LAVATORY)	2	2	4	1.5	3.00	2	4
M.B. (MOP BASIN)	1	3	3	1.5	1.50	2	2
H.D.F. (FOUNTAIN)	1	0.25	0.25	0	0	0.5	0.50
H.B. (HOSE BIBB)	2	3	6	0	0	0	0
		TOTAL	28.25	TOTAL	4.50	TOTAL	18.50
TOTAL CW GPM	20		AVERAGE DAILY FLOW = 125 gal/DAY				
COLD WATER SERVICE SIZE	1"		–				



URINAL WALL MOUNT DETAIL 8/P2
N.T.S.



WATER SERVICE DETAIL 7/P2
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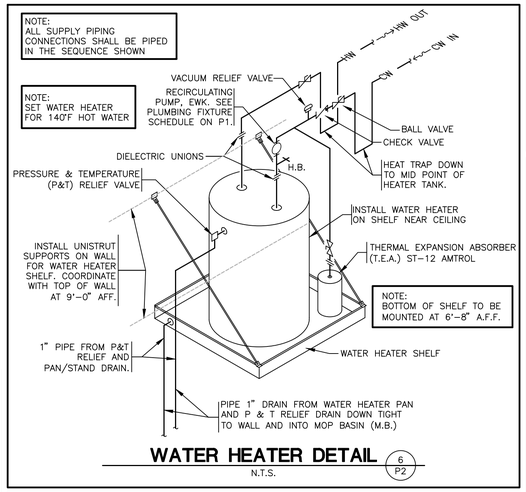

WATER HEATER DETAIL 6/P2
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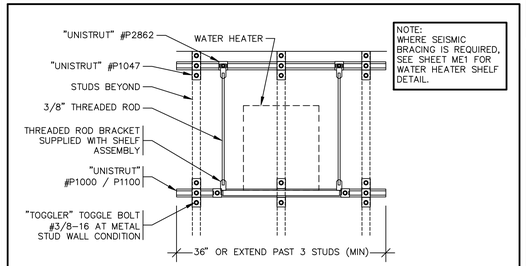
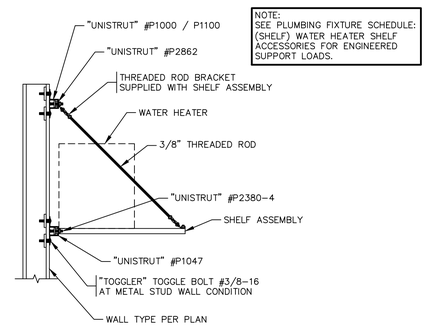


FRONT VIEW



SIDE VIEW

WATER HEATER SHELF DETAIL 5/P2
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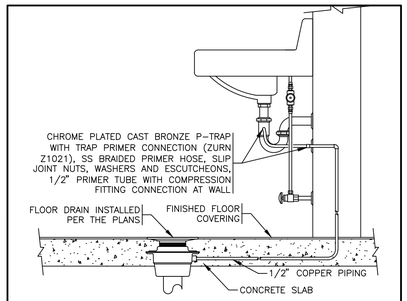

FLOOR DRAIN TRAP PRIMER DETAIL 4/P2
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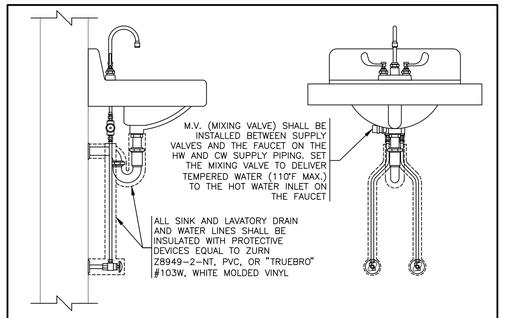

LAVATORY INSTALLATION DETAIL 3/P2
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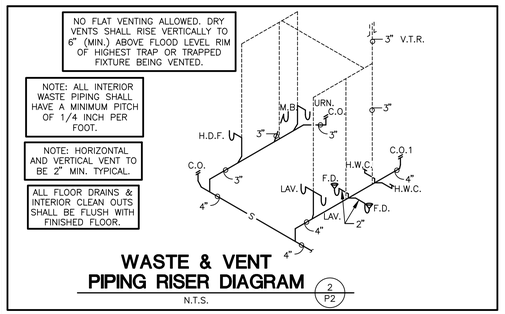
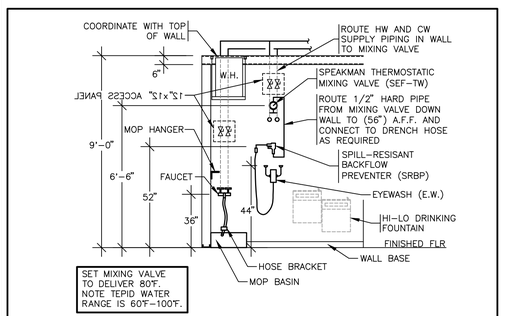


WASTE & VENT PIPING RISER DIAGRAM 2/P2
N.T.S.



MOP BASIN/EYEWASH ELEVATION 1/P2
N.T.S.

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P2

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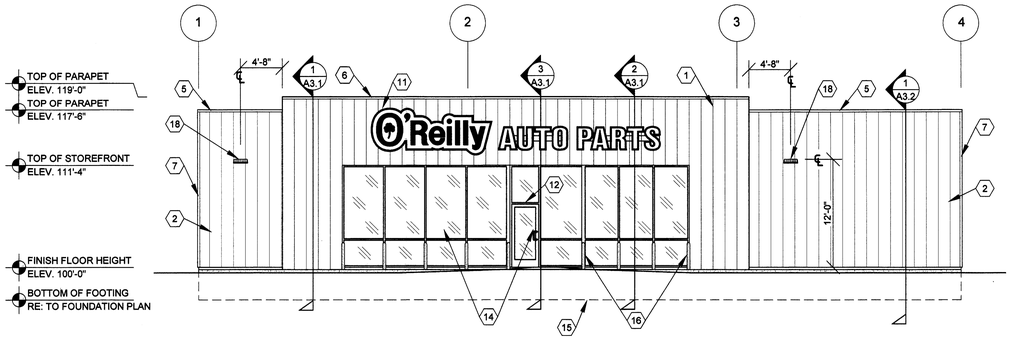
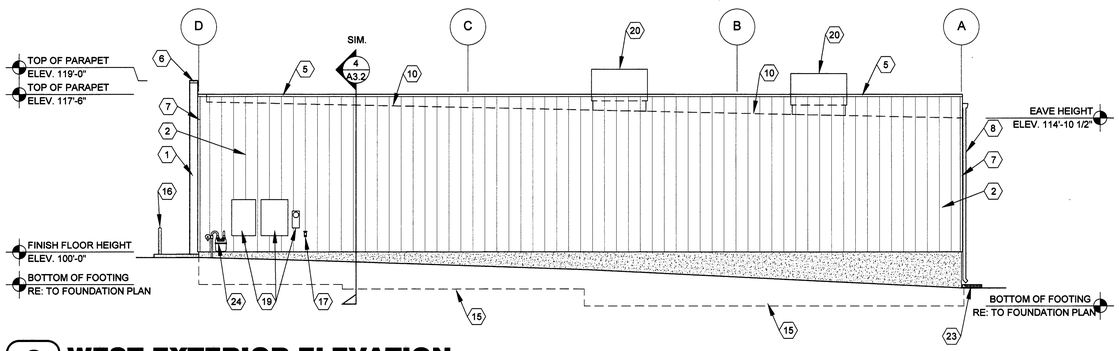


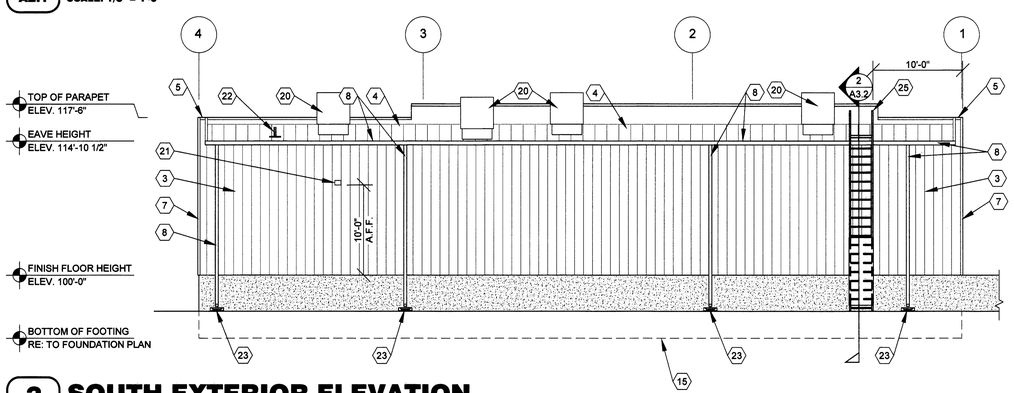
1 NORTH EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



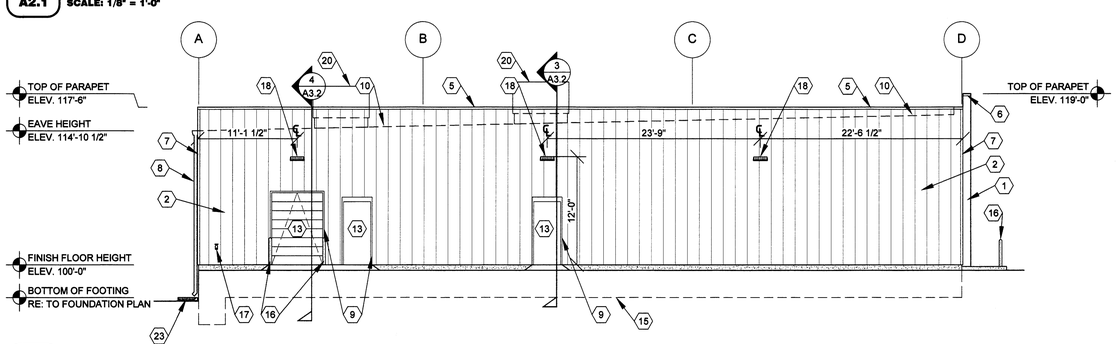
2 WEST EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

PRE-ENGINEERED METAL BUILDING WALL PANEL SYSTEMS

KEY NOTE NO. 1:
TYPE: EXTERIOR WALL PANEL (TYPE 1)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
SERIES: STRUKTUROC STK1000 BY CHIEF W/ SPACER
FINISH: PREFINISHED
COLOR: EQUAL TO SHERWIN WILLIAMS "POSITIVE RED" SW6871 GLOSS

KEY NOTE NO. 2:
TYPE: EXTERIOR WALL PANEL (TYPE 2)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
SERIES: STRUKTUROC STK1000 BY CHIEF W/ SPACER
FINISH: PREFINISHED
COLOR: EQUAL TO CHIEF "PARCHMENT"

KEY NOTE NO. 3:
TYPE: EXTERIOR WALL PANEL (TYPE 3)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
SERIES: AP PANEL BY CHIEF W/ SPACER
FINISH: PREFINISHED
COLOR: EQUAL TO CHIEF "PARCHMENT"

FLASHING AND SHEET METAL

KEY NOTE NO. 4:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 5:
TYPE: CAP FLASHING AT WALL PANELS (TYPE 2 AND TYPE 3)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO CHIEF "PARCHMENT"

KEY NOTE NO. 6:
TYPE: CAP FLASHING AT WALL PANELS (TYPE 1)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

KEY NOTE NO. 7:
TYPE: WALL PANEL TRIM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO CHIEF "PARCHMENT"

KEY NOTE NO. 8:
TYPE: GUTTER AND DOWNSPOUTS
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO CHIEF "PARCHMENT"

KEY NOTE NO. 9:
TYPE: DOOR TRIM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO CHIEF "PARCHMENT"

DOORS AND WINDOWS

KEY NOTE NO. 13:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT PANEL COLOR)
(SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: SECTIONAL OVERHEAD DOOR (DOOR NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT PANEL COLOR)
(SEMI-GLOSS)

KEY NOTE NO. 14:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
FINISH: PREFINISHED
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 16:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

ROOF ACCESS LADDER:

KEY NOTE NO. 26
TYPE: PRE-FABRICATED ROOF ACCESS LADDER
MFG.: LOCAL SUPPLIER
FINISH: FACTORY PRIME, FIELD PAINT
COLOR: (MATCH ADJACENT PANEL COLOR)

GENERAL NOTES

(A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

(B) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

(C) REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.

(D) REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.

(E) REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.

(F) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

(1) PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 1).

(2) PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 2).

(3) PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 3).

(4) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.

(5) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING WITH 3" VERTICAL FACE. (AT TYPE 2 AND TYPE 3 WALL PANELS).

(6) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING WITH 3" VERTICAL FACE (AT TYPE 1 WALL PANELS).

(7) PRE-ENGINEERED METAL BUILDING SHEET METAL WALL PANEL TRIM.

(8) PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM.

(9) PRE-ENGINEERED METAL BUILDING SHEET METAL DOOR TRIM.

(10) LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM

(11) SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.

(12) BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.

(13) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.

(14) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.

(15) APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.

(16) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.

(17) HOSE BIB, REFER TO PLUMBING DRAWINGS.

(18) LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

(19) ELECTRIC METER AND BOX. REFER TO ELECTRICAL PLANS.

(20) MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.

(21) MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.

(22) PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.

(23) CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.

(24) GAS METER. REFER TO PLUMBING PLANS.

(25) ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.

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A2.1