

GENERAL NOTES

THESE GENERAL NOTES PROVIDED HEREIN ARE INTENDED TO SUPPLEMENT THE NOTES AND OR SPECIFICATIONS PROVIDED ELSEWHERE IN THESE CONTRACT DOCUMENTS AND ANY CODES, RULES, REGULATIONS, AND OR LAWS PROMULGATED BY APPLICABLE GOVERNING JURISDICTIONS. CONTRACTORS ARE MADE FULLY AWARE THAT THIS GENERAL NOTES SHEET IS PART OF THE ENTIRE CONTRACT DOCUMENTS AND SHALL NOT BE OMITTED IN ANY PARTIAL TRANSMISSIONS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY PARTIAL TRANSMISSION OR RECEIPT OF THE CONTRACT DOCUMENTS INCLUDES THIS GENERAL NOTES SHEET.

BOHLER ENGINEERING, PC IS NOT RESPONSIBLE OR RETAINED BY ANY PARTY, NOR IS THE ENGINEER OF RECORD RESPONSIBLE FOR JOB SITE SAFETY OR CONSTRUCTION SUPERVISION. CONTRACTOR SHALL PERFORM ALL ITS ACTIVITIES IN A SYSTEMATIC AND SAFE MANNER IN ACCORDANCE WITH OSHA REQUIREMENTS, AND ANY CODES, RULES, REGULATIONS, AND OR LAWS OF THE APPLICABLE GOVERNING JURISDICTIONS TO ENSURE THE PROTECTION AND SAFETY OF THE PUBLIC AND THE JOB SITE.

DO NOT SCALE PLANS. COPYING, PRINTING, SOFTWARE AND OTHER PROCESSES REQUIRED TO PREPARE THE DESIGN PLANS CAN STRETCH OR SHRINK THE ACTUAL PAPER THEREFORE AFFECTING THE LAYOUT, THEREFORE, SCALING OF THE DESIGN PLANS MAY RESULT IN INACCURACIES. CONTACT THE ENGINEER OF RECORD WITH ANY NEED FOR ADDITIONAL DIMENSIONS OR CLARIFICATIONS.

THE ENGINEER OF RECORD SHALL NOT SUPERVISE, DIRECT OR HAVE CONTROL OVER THE CONTRACTOR'S WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES SELECTED NEITHER BY THE CONTRACTOR NOR FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THESE RIGHTS AND RESPONSIBILITIES ARE SOLELY THOSE OF THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR ANY ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, AND ANY ENTITY PERFORMING ANY PORTIONS OF THE WORK, OR ANY AGENTS OR EMPLOYEES OF ANY OF THEM. THE ENGINEER OF RECORD DOES NOT GUARANTEE THE PERFORMANCE OF THE CONTRACTOR AND SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR ANY APPLICABLE LAWS, CODES, RULES OR REGULATIONS.

PRIOR TO STARTING ANY CONSTRUCTION RELATED ACTIVITIES, THE CONTRACTOR SHALL ENSURE THAT ANY AND ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED, AND/OR WILL OBTAIN THOSE THAT ARE TO BE OBTAINED DURING CONSTRUCTION, BY AND OR FROM THE APPROPRIATE GOVERNING JURISDICTIONS' LEGAL REQUIREMENTS. CONTRACTOR WILL ALSO RENEW ANY SUCH PERMITS. THE CONTRACTOR ASSUMES ALL RISK ASSOCIATED WITH THE COMMENCEMENT OF CONSTRUCTION WITHOUT SATISFYING ALL OF THE LEGAL REQUIREMENTS.

CONTRACTOR SHALL BE LIABLE FOR ANY COSTS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF THE VIOLATION OF ANY SUCH LEGAL REQUIREMENTS BY THE CONTRACTOR, ANY SUBCONTRACTORS OR ANYONE FOR WHOM THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR SHALL INDEMNIFY, DEFEND AND SAVE HARMLESS THE OWNER AND BOHLER ENGINEERING, PC FROM AND AGAINST ANY SUCH COSTS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY FEES AND DISBURSEMENTS, ATTRIBUTABLE TO ANY SUCH VIOLATION OR NONCOMPLIANCE BY CONTRACTOR OR ANY SUBCONTRACTOR, AS WELL AS ANY DELAY IN THE COMPLETION OF THE WORK. NO CONSTRUCTION RELATED ACTIVITIES SHOULD COMMENCE UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED THE ENTIRE CONTRACT DOCUMENTS AND THOROUGHLY REVIEWED THE APPROVALS AND PERMITS OBTAINED FROM THE APPROPRIATE GOVERNING JURISDICTIONS. CONTRACTOR SHALL MAINTAIN ALL SUCH PERMITS AND APPROVALS AT THE JOB SITE AT ALL TIMES AND MAKE SAME AVAILABLE UPON REQUEST.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR MUST INSPECT THE SITE, SATISFY ITSELF AS TO THE CONDITION OF THE SITE INCLUDING, BUT NOT LIMITED TO, ALL STRUCTURAL, SURFACE AND SUBSURFACE CONDITIONS, FAMILIARIZE ITSELF WITH THE SITE AND THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATE ITS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR IS AWARE THAT THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE VARIOUS RESOURCES, WHICH MAY BE IN A FORMAT OTHER THAN DRAWING DOCUMENTS. SUCH RESOURCES MAY INCLUDE, BUT ARE NOT LIMITED TO, SOIL MECHANICS STUDIES, ENVIRONMENTALLY RELATED INVESTIGATIONS, STUDIES, MAPPING, RECOMMENDATIONS, LAND SURVEYS, TITLE REPORTS, ARCHITECTURAL DOCUMENTS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING TESTING REPORTS; ET AL. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL SUCH ITEMS PRIOR TO COMMENCEMENT OF CONSTRUCTION RELATED ACTIVITIES. ANY REQUIRED CLARIFICATION BY THE CONTRACTOR SHALL BE IN WRITING TO THE OWNER AND BOHLER ENGINEERING, PC PRIOR TO COMMENCING CONSTRUCTION RELATED ACTIVITIES.

WHEN WORK IS INDICATED ON THE DRAWINGS BUT IS NOT CALLED FOR IN THE OTHER CONTRACT DOCUMENTS OR IS CALLED FOR IN THE POOTHER CONTRACT DOCUMENT BUT IS NOT INDICATED ON THE DRAWINGS, AND THE NATURE OF THE WORK IS SUCH THAT IT SHOULD BE PERFORMED IN THE LOCAL OF THE PROJECT WOULD REQUIRE SUCH WORK TO BE PERFORMED BY THIS CONTRACTOR, THEN SUCH WORK SHALL BE DEEMED A PART OF THE WORK COVERED BY THIS CONTRACT AND SHALL BE PERFORMED BY THIS CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

ALL CONTRACTORS RELATED ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AS WELL AS IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE APPROPRIATE GOVERNING JURISDICTIONS. THE CONTRACTOR SHALL PROMPTLY REPORT TO THE OWNER, AND PC ANY ERROR, OMISSION, INCONSISTENCY, CONFLICT, AMBIGUITY OF SIMILAR DEFECT THAT MAY BE APPARENT FROM CONTRACTORS REVIEW OF THE CONSTRUCTION DOCUMENTS, THE CONTRACT DOCUMENTS, AND/OR EXISTING CONDITIONS AT THE PROJECT SITE. CONTRACTOR SHALL IMMEDIATELY UPON DISCOVERING BRING SUCH ERROR, OMISSION, INCONSISTENCY, CONFLICT, AMBIGUITY OR SIMILAR DEFECT TO THE ATTENDING OF THE OWNER AND, PC RESOLUTION. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT OWNER, IN CONSULTATION WITH, PC AND THE ARCHITECT SHALL BE INTERPRETER OF THE CONTRACT DOCUMENTS AND SHALL RESOLVE ANY SUCH CONFLICTS AND AMBIGUITIES. IN THE EVENT THERE IS ANY SUCH ERROR, OMISSION, INCONSISTENCY, CONFLICT, AMBIGUITY OR SIMILAR DEFECT, WHICH RESOLUTION A CHOICE BETWEEN DIFFERENT MEANS AND METHODS TO PERFORM THE WORK AFTER THE RESOLUTION OF THE CONFLICT OR AMBIGUITY, CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM THE WORK WITHOUT ADDITIONAL COMPENSATION FOR USING THE COSTLIER MEANS AND METHODS IF CONTRACTOR PERFORMS ANY SUCH WORK BEFORE THE OWNER, AND PC HAD HAD A REASONABLE TIME TO RESPOND, THE CONTRACTOR SHALL SOLELY BEAR THE RISK OF PERFORMING SUCH WORK CONTRARY TO THE RESOLUTION THEREOF BY OWNER.

THE CONTRACTOR SHALL BE FAMILIAR WITH AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT AND SCHEDULING OF ANY AND ALL CERTIFICATIONS, TESTING, INSPECTIONS, ETC., INCLUDING THOSE THAT SHALL BE PERFORMED BY THIRD PARTIES, REQUIRED BY THE APPROPRIATE GOVERNING JURISDICTIONS DURING THE COURSE OF CONSTRUCTION OR FOR THE PURPOSES OF PROCURING SIGNOFFS, CERTIFICATE OF COMPLETIONS OR CERTIFICATE OF OCCUPANCY. IF THE CONTRACT DOCUMENTS OR ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK REQUIRE THAT ANY WORK BE INSPECTED OR TESTED, CONTRACTOR SHALL GIVE SUCH GOVERNING ENTITIES TIMELY NOTICE OF READINESS OF THE WORK FOR INSPECTION OR TESTING, COORDINATE AND FIX THE DATE FOR SUCH INSPECTION OR TESTING BY SUCH JURISDICTIONAL ENTITIES AND PROCURE THE NECESSARY MEANS TO HAVE SUCH INSPECTION OF TESTING PERFORMED TO THE SATISFACTION OF THE GOVERNING JURISDICTIONAL ENTITIES.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE CIVIL DESIGN DOCUMENTS AND THE ARCHITECTURAL DOCUMENTS FOR REFERENCE TO EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, ENTRY AND EXIT LOCATIONS, FINISHED FLOOR ELEVATIONS AND EXTERIOR GRADING, ETC. THE UTILITY SERVICE SIZES SHALL BE DETERMINED BY THE ARCHITECT.

ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS. UNSUITABLE MATERIALS, CONSTRUCTION DEBRIS, EXCESS SOIL, ETC., SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL CODES, ORDINANCES, AND LAWS OF THE APPLICABLE GOVERNING JURISDICTIONS. ALL FILL, COMPACTION AND BACKFILL MATERIALS AND PLACEMENT METHODS REQUIRED FOR THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE SOIL MECHANICS STUDIES. THE CONTRACTOR SHALL PLACE ASPHALT WITH SUITABLE GRADES TO PREVENT PONDING.

THE CONTRACTOR SHALL BE RESPONSIBLE TO USE APPROPRIATE DUST CONTROL AND EROSION CONTROL MEASURES IN ACCORDANCE WITH FEDERAL, STATE AND OR LOCAL STANDARDS, RULES, REGULATIONS OF THE APPROPRIATE GOVERNING JURISDICTIONS. AFTER CONSTRUCTION IS COMPLETE, ADJACENT STRUCTURES AND AREAS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE CONSTRUCTION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR PRE-CONSTRUCTION CONDITIONS.

THE CONTRACTOR SHALL SAFEGUARD THE PROJECT SITE IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL CODES AS NECESSARY TO PERFORM THE CONSTRUCTION IN SUCH A MANNER AS TO PREVENT ENTRY BY UNAUTHORIZED PERSONS AT ANY AND ALL TIMES.

THE CONTRACTOR SHALL NOT USE AREAS OUTSIDE THE PROPERTY LINE AND OR WORK LIMITS WITHOUT WRITTEN PERMISSION FROM THE OWNER AND OR THE APPROPRIATE GOVERNING JURISDICTIONS, WHICH MAY BE IN THE FORM OF PERMITS.

DURING ALL CONSTRUCTION RELATED OPERATIONS, THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE OPERATION, IN A MANNER SATISFACTORY TO OWNER, OF ALL ACTIVE SYSTEMS THAT ARE NOT TO BE REMOVED.

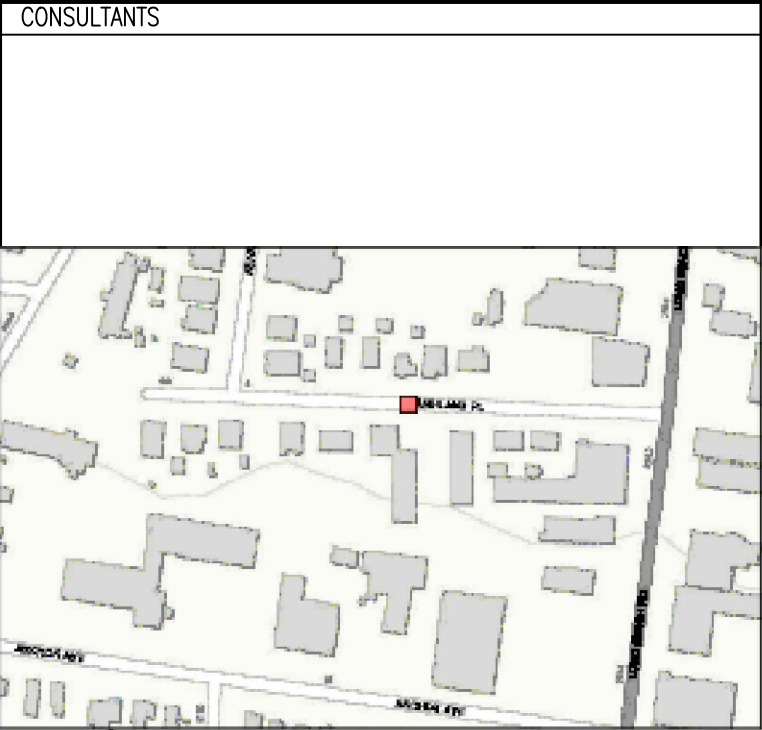
PROPOSED WATER SERVICE MATERIALS, BURIAL DEPTH AND COVER REQUIREMENT SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY COMPANIES REQUIREMENTS. CONTRACTOR SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE LOCAL UTILITY COMPANIES TO PROVIDE THE OWNER WITH A COMPLETE WORKING WATER SERVICE. ALL TOPOGRAPHY SHOWN IN THESE CONSTRUCTION DOCUMENTS DEPICT THE EXISTING CONDITIONS AT THE TIME OF THE CONTRACT DOCUMENTS' PREPARATION. CONTRACTOR SHALL OBSERVE THE CONDITIONS OF THE PROJECT PRIOR TO COMMENCING CONSTRUCTION RELATED ACTIVITIES AND NOTIFY THE OWNER AND THE ENGINEER OF RECORD IN WRITING OF ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS ARE OBSERVED.

CONTRACTOR MUST CARRY STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). CONTRACTOR MUST HAVE THEIR CGL POLICY ENDORSED NAMING BOHLER ENGINEERING, PC AND ITS AFFILIATES AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO ENSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTOR. THE CONTRACT SHALL FURNISH CERTIFICATES TO BOHLER ENGINEERING, PC AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND WITHIN THIRTY (30) DAYS UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. CONTRACTOR MUST HAVE ITS INSURANCES IN FULL FORCE THROUGHOUT THE CONSTRUCTION. IN ADDITION, THE CONTRACTOR WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING, PC AND ITS AFFILIATES FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR.

UNLESS OTHERWISE AGREED TO IN WRITING SIGNED BY AN OFFICER OF FARMINGDALE STATE COLLEGE, UNDER NO CIRCUMSTANCE IS ANY PERSON A THIRD PARTY BENEFICIARY OF THE AGREEMENT BETWEEN ABDUL, RAYON AND THE OWNER.

ADA NOTE

ALL ADA PARKING STALLS, SIDEWALKS, RAMPS AND ALL OTHER ACCESS PROVISIONS TO INTO AND FROM BUILDINGS AND TO AND FROM PARKING AREAS AND PUBLIC WAYS SHALL BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH ADA REQUIREMENTS. THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADA COMPLIANCE WITH ANY PROPOSED SIDEWALK CONSTRUCTION AND OTHER SITE WORK ELEMENTS (WHETHER ON OR OFF SITE). IT IS THE OWNER RESPONSIBILITY TO MAINTAIN CONTINUED ADA COMPLIANCE AT THE PROJECT SITE REGARDING ACCESS, PARKING AND DIMENSIONAL REQUIREMENTS.



RAYON WALCOTT &
ABDUL KHAN

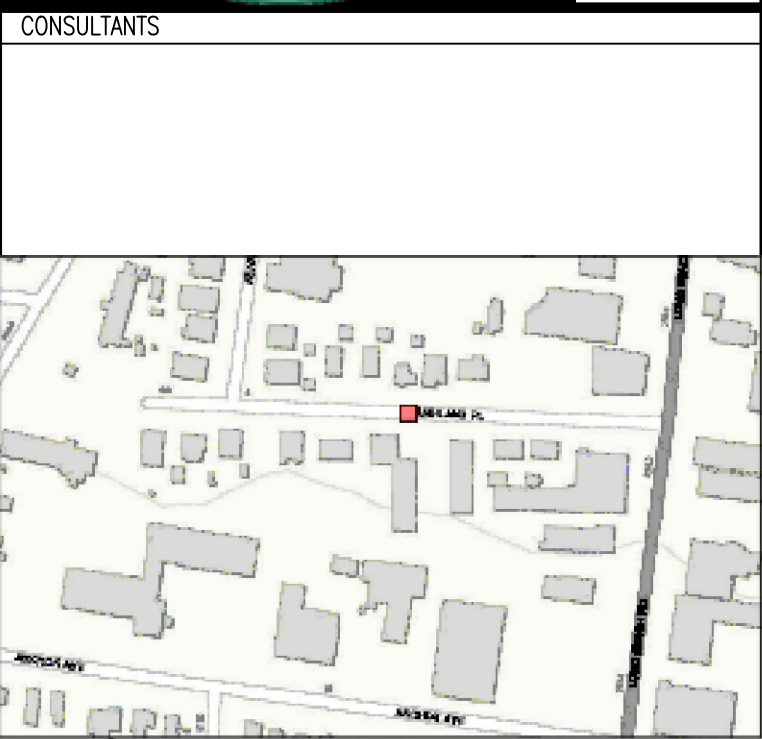
COMMERCIAL
SITE PLAN
PROJECT

ARC 364
SITE DESIGN

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SHEET TITLE

COVER SHEET



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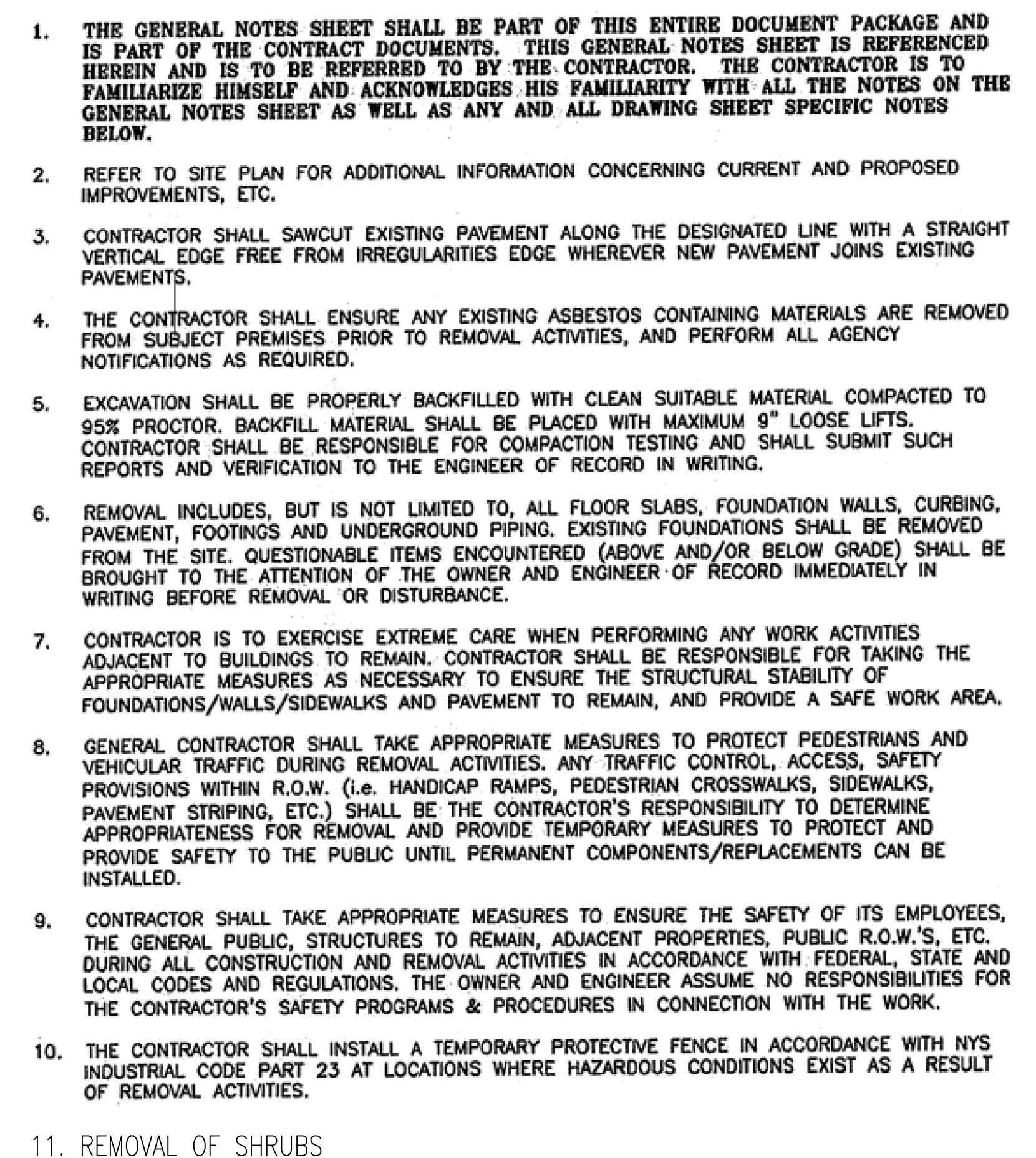
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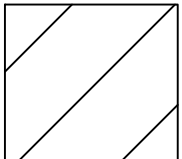
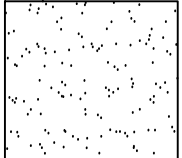



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DEMOLITION PLAN

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SHEET SHEET INDEX OF TOTAL SHEETS

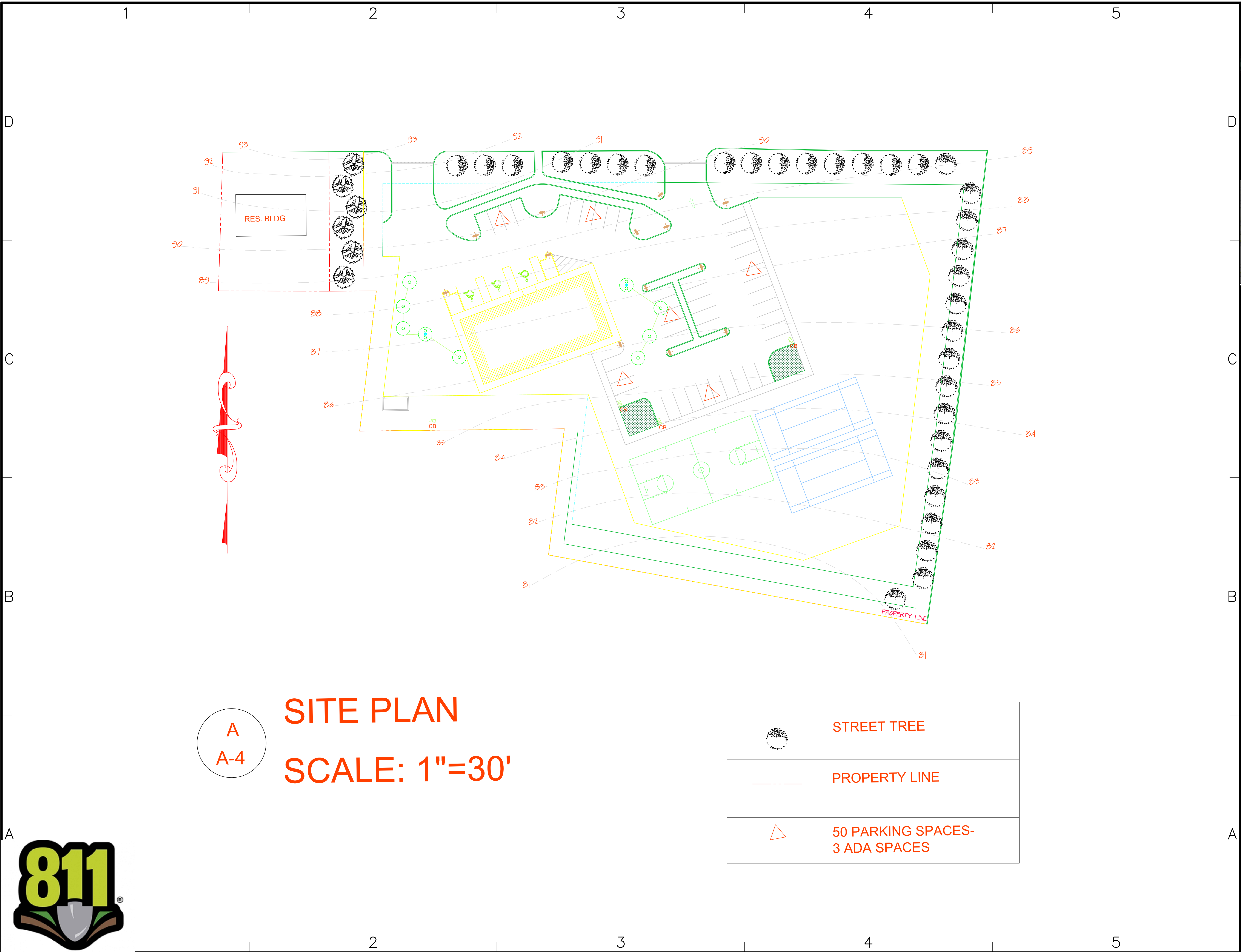


LEGEND	
	ASPHALT PAVEMENT IN R.O.W TO BE REMOVED
	LANDSCAPE AREA IN R.O.W TO BE REMOVED
	PROPERTY LINE
	REMOVE EXST. BUILDING/ STRUCTURE
	REMOVE EXST. TREE/ SHRUBS

DEMOLITION PLAN

SCALE: 1"=30'

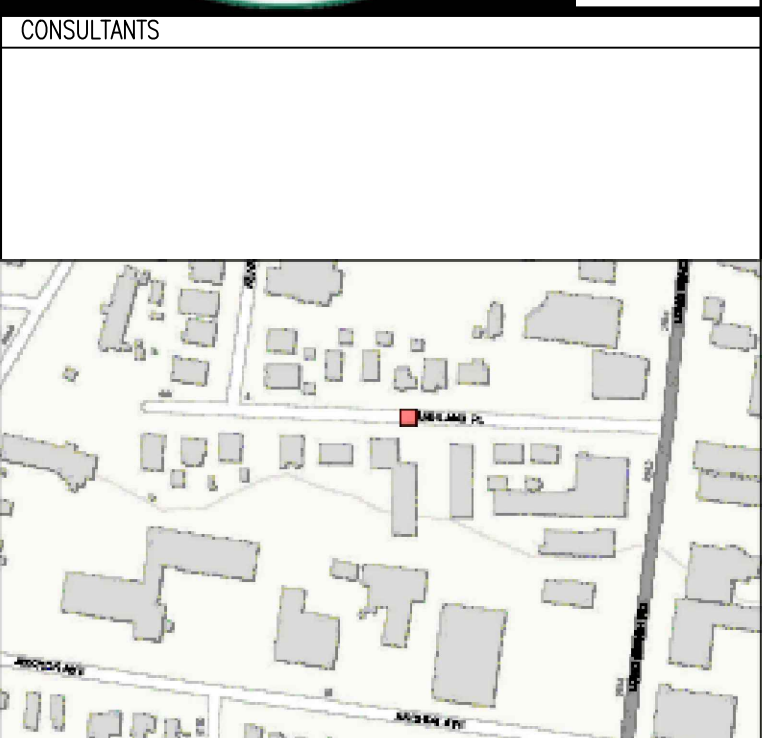




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SITE PLAN
SCALE: 1"=30'

	STREET TREE
	PROPERTY LINE
	50 PARKING SPACES- 3 ADA SPACES



RAYON WALCOTT &
OWNER
ABDUL KHAN

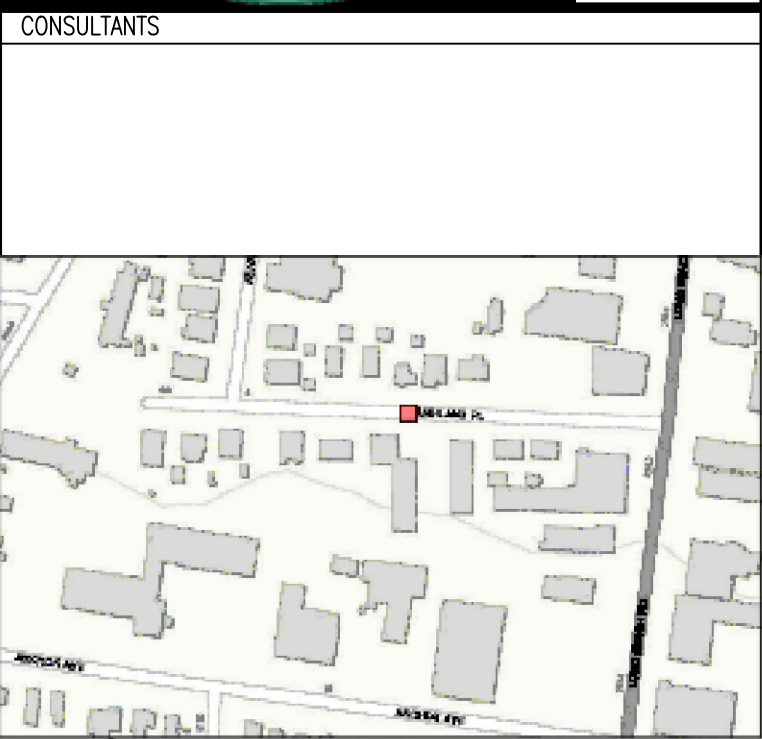
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SHEET TITLE
SITE PLAN



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SHEET TITLE	
<p>GRADING</p> <p>DRAINAGE</p> <p>SANITARY PLAN</p>	

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SHEET SHEET INDEX OF TOTAL SHEETS



1. THE CROSSING OF WATER AND SEWER LINES SHALL BE AS FOLLOWS:
 - A. SEWER LINES SHALL BE LAID BELOW THE WATER LINE AND PROVIDE A SEPARATION OF AT LEAST EIGHTEEN INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE.
 - B. SEWER LINE JOINTS SHALL BE AT LEAST TEN FEET FROM THE POINT OF CROSSING.
2. WHEN LOCAL CONDITIONS PREVENT PLACEMENT OF THE WATER LINE ABOVE THE SEWER LINE, THE FOLLOWING ADDITIONAL CONDITIONS APPLY:
 - A. A VERTICAL SEPARATION OF AT LEAST EIGHTEEN INCHES SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE SEWER LINE AND THE TOP OF THE WATER LINE.
 - B. WATER LINE JOINTS SHALL BE AT LEAST TEN FEET FROM THE POINT OF CROSSING.
 - C. SEWER LINES SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE IN ACCORDANCE WITH TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.
3. WATER SERVICE MUST BE MINIMUM 4.5 FEET BELOW GRADE.
4. SANITARY PIPING TO BE 6" PVC SDR 35 IN ACCORDANCE WITH SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
5. DRAINAGE STRUCTURES ON-SITE TO BE PROPERLY MAINTAINED BY THE OWNER AT ALL TIMES. ENGINEER OF RECORD NOT RESPONSIBLE FOR ANY PROBLEMS ARISING FROM IMPROPER MAINTENANCE OF THE DRAINAGE STRUCTURES.
6. THERE ARE NO NEIGHBORING WATER WELLS WITHIN 150' OF PROPERTY.

SANITARY DESIGN

SANITARY DENSITY COMPUTATIONS

AREA OF SITE: 132115 SF (3.03 ACRES)
ARTICLE 6 ZONE DESIGNATION ZONE 1 (600 GPD/A)
ALLOWABLE SANITARY FLOW FOR SITE = $600 \times 3.03 = 1818$ GPD
ACTUAL SANITARY FLOW FOR SITE = $10,000 \times 0.3$ GPD/SF = 3000 GAL/DAY

SANITARY SYSTEM DESIGN

SEPTIC TANK:

REQUIRED CAPACITY = 2 DAYS FLOW = (3000 GAL/ DAY X 2 DAYS)= 6000 GAL
USE 2 SEPTIC TANKS @ 10' DIA. 6 LIQ. DEPTH
CAPACITY = 900 GAL

LEACHING POOLS"
DESIGN FLOW = 3000 GPD, LEACHING RATE = 1.5
REQ'D SIDE WALL AREA = 3000 GPD/ 1.5 GPD/SF = 2000
REQ'D DEPTH = 2000 SF/31.42 SF/VF = 63.65 VF
USE 7 LEACHING POOLS @ 10'Ø X 5' EFF. DEPTH

NOTE FOR ELECTRIC & GAS SERVICES

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE ROUTING OF THE PROPOSED UNDERGROUND ELECTRIC AND GAS SERVICES FOR THE PROPOSED BUILDING WITH THE GOVERNING UTILITY COMPANIES. CONTRACTOR SHALL ALSO COORDINATE AVAILABILITY OF SERVICES WITHIN THE RIGHT-OF-WAY WITH THE UTILITY COMPANIES.

TRIBUTARY AREA MAP
N.T.S






DRAINAGE COMPUTATIONS

1. RUNOFF COEFFICIENTS
- | | |
|--------|------|
| PAV'T= | 1.00 |
| ROOF= | 1.00 |
| LCSP= | 0.3 |
2. PROVIDE STORAGE FOR 2" RAINFALL FOR SITE AND ROOF
3. 10" DIA. DRYWELL CAPACITY= 68.42

DRAINAGE COMPUTATIONS

SYSTEM BLOCK	THREEWAY AREAS (SF)	STORAGE REQD. (SF)	STORAGE 200% REQD. (SF)	STORAGE PROVIDED REQD. (SF)
A	PAV'T ROOF LCSP 5,934 10,000 10,615	3,250.14	47.50	48
B	PAV'T ROOF LCSP 23,877 0 21,194	5,139.98	75.12	76
C	PAV'T ROOF LCSP 0 0 60,428	3,081.82	45.04	46

LEGEND

	SEPTIC TANK
	LEACHING POOL
	TRENCH DRAIN
	CATCH BASIN
	PROPERTY LINE

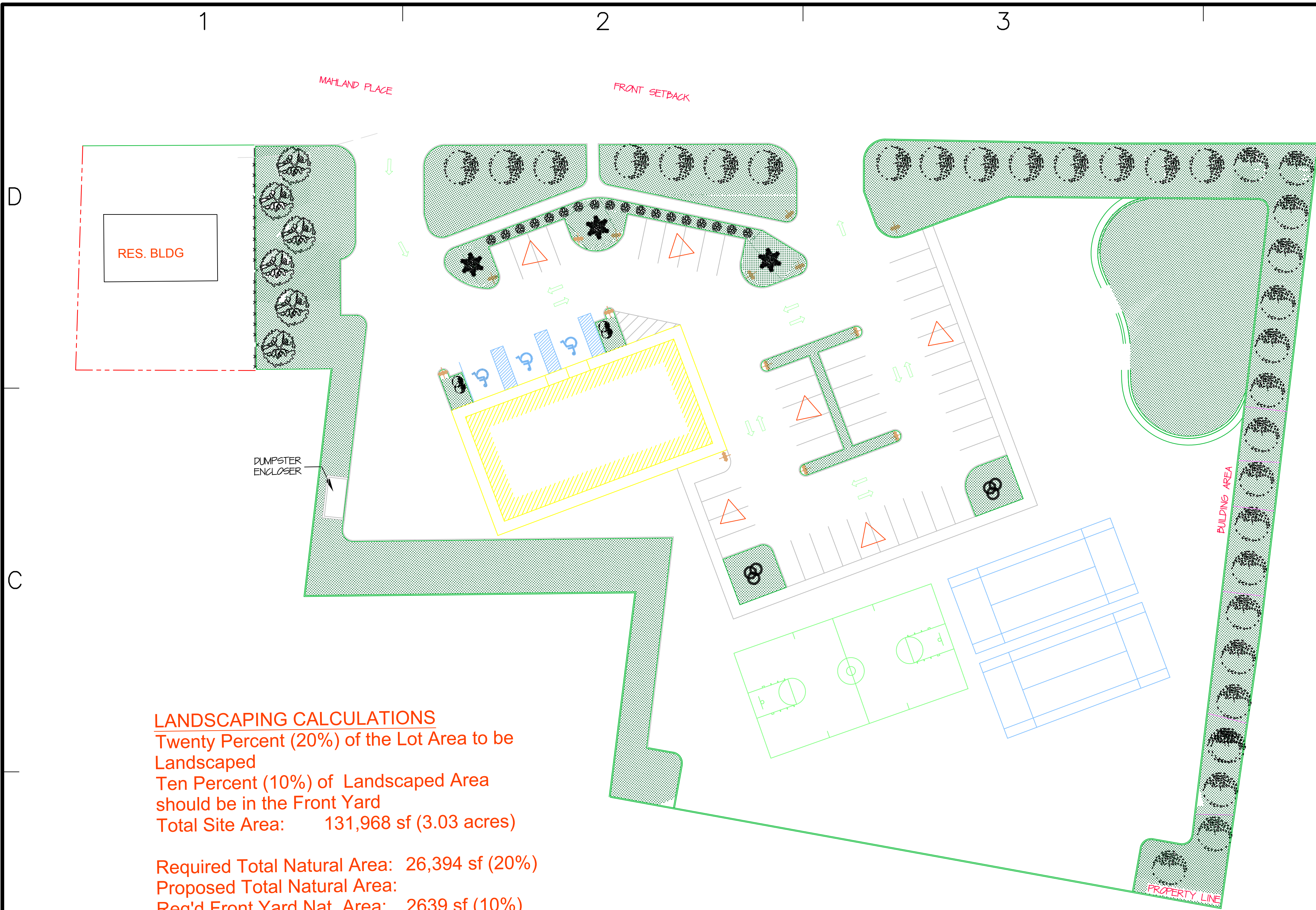


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GRADING PLAN

SCALE: 1"=30'



LANDSCAPING CALCULATIONS
 Twenty Percent (20%) of the Lot Area to be Landscaped
 Ten Percent (10%) of Landscaped Area should be in the Front Yard
 Total Site Area: 131,968 sf (3.03 acres)

Required Total Natural Area: 26,394 sf (20%)
 Proposed Total Natural Area:
 Req'd Front Yard Nat. Area: 2639 sf (10%)

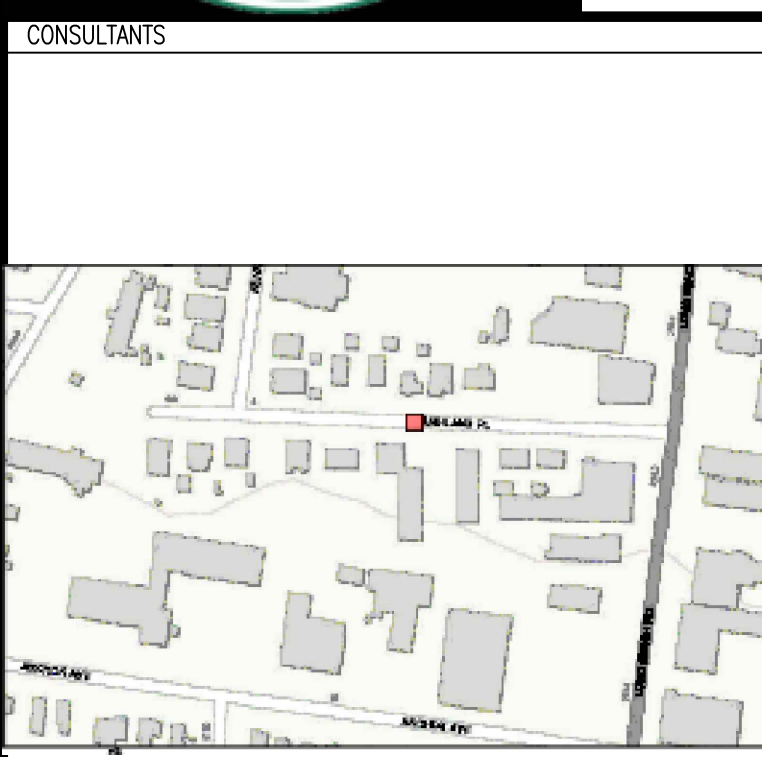
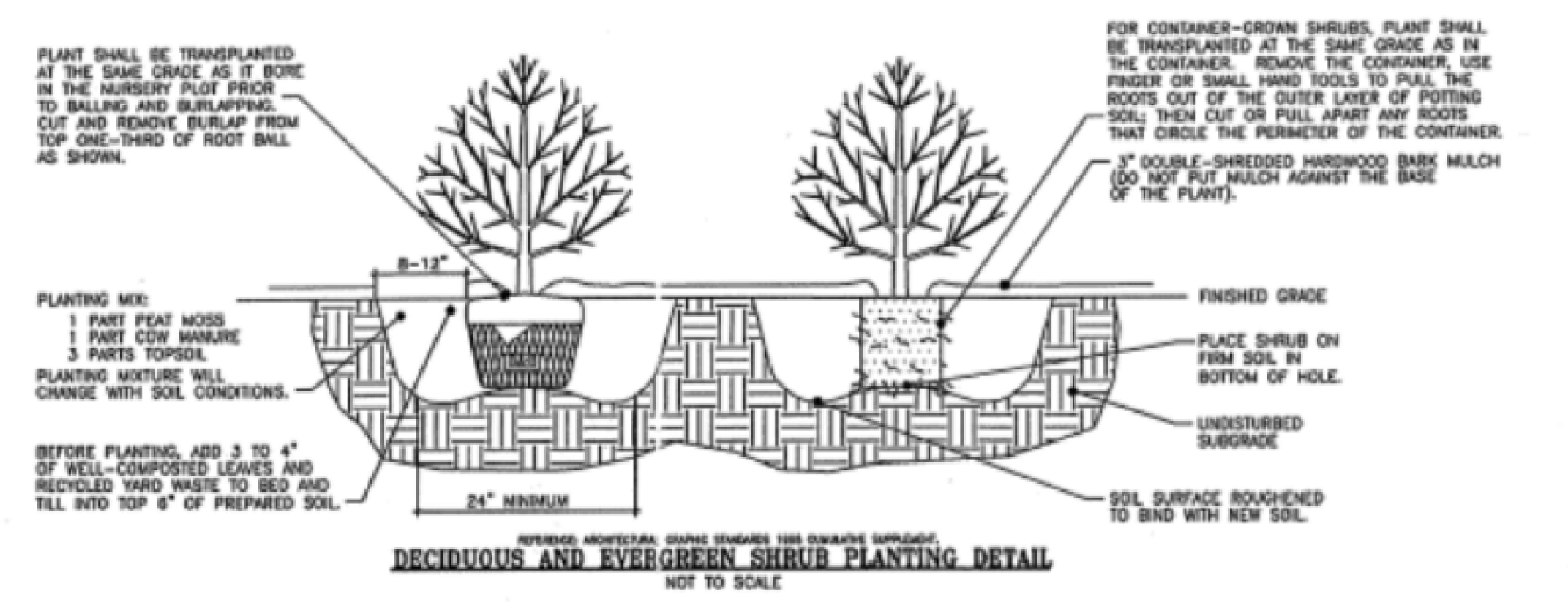
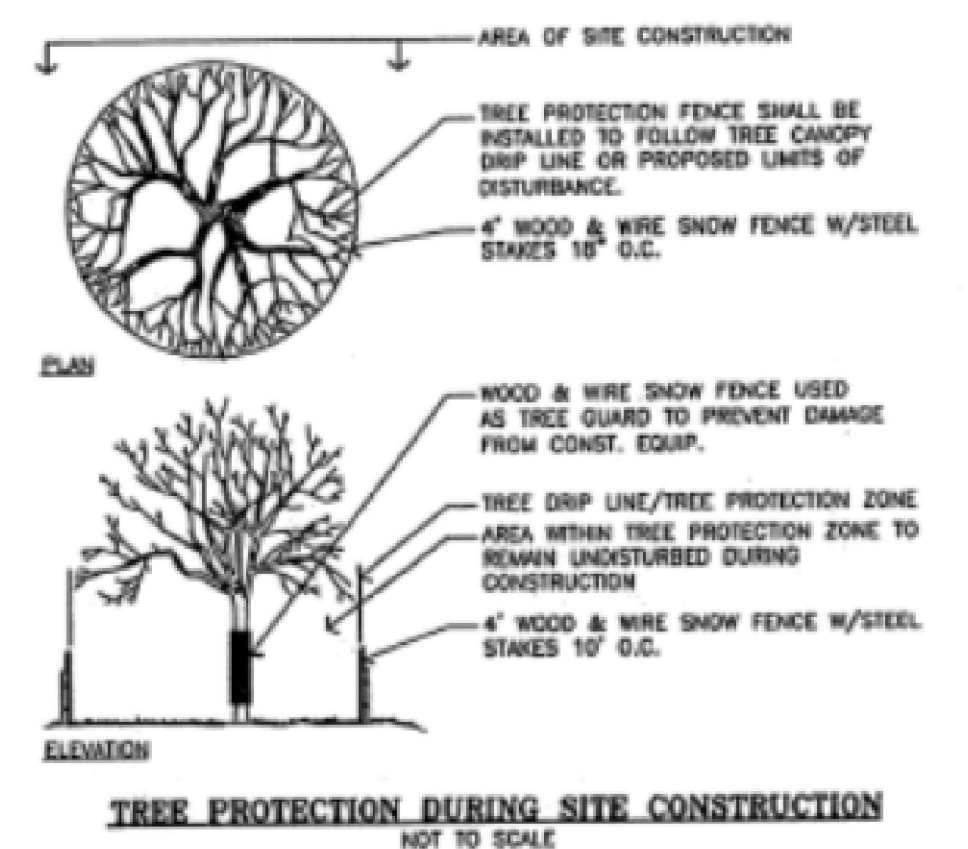
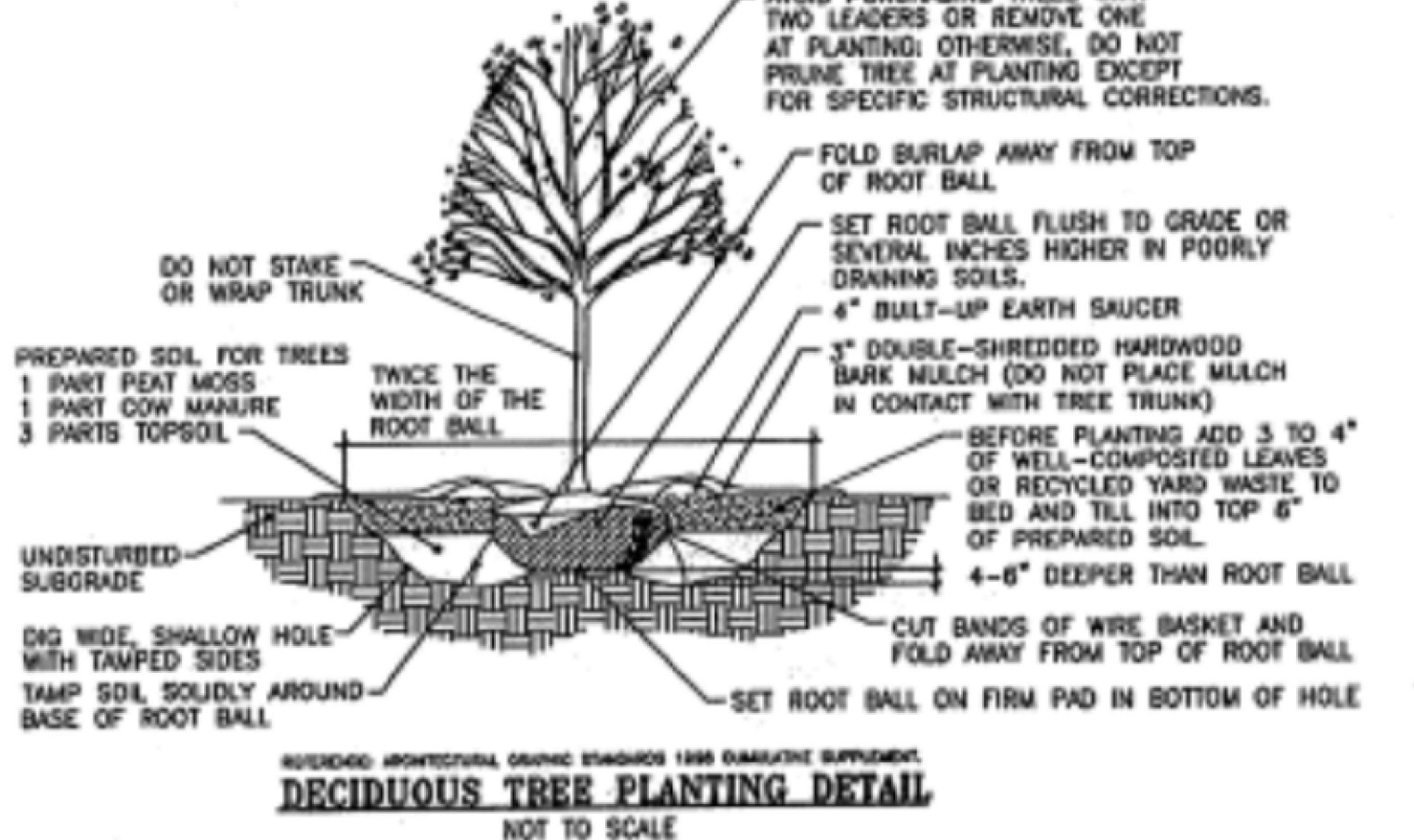
LANDSCAPE PLAN

SCALE: 1"=30'

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- NOTES:**
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
 3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



RAYON WALCOTT &
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COMMERCIAL SITE PLAN PROJECT

ARC 364 SITE DESIGN

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PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INsofar as it is PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.

16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOO SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15 8/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON.

ACER RUBRUM BETULA VARIETIES CARPINUS VARIETIES ORNITHOGALLOS VARIETIES KOELREUTERIA LIQUID AMBER STYRACIFLUA LIRIODENDRON TULIPFERA PLATANUS ACERIFOLIA	POPULUS VARIETIES PRUNUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES SALIX WEEPING VARIETIES TILIA TOMENTOSA ZELKOVA VARIETIES
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ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SOODOING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

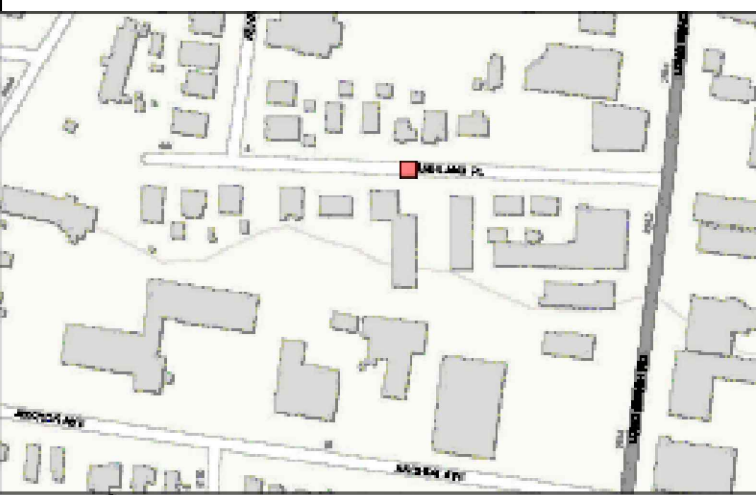
19. ALL DISTURBED AREAS TO BE TREATED WITH 4" TOPSOIL & SOODOED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOO SPECIFICATION ON THIS SHEET.

PLANTING SPECIFICATIONS:

1. SCOPE OF WORK
- A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
- A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
- B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
- C. TOPSOIL - LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- D. MULCH - DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS
- A. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMS".
- B. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE "GRO-POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
- A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY'S WORK.
5. WEEDING
- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
- A. CONTRACTOR TO PROVIDE A FOUR INCH (4") MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A FOUR INCH (4") COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING
- A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
- 20 POUNDS "GRO-POWER"
 - 100 POUNDS AGRICULTURAL GYPSUM
 - 20 POUNDS NITROFORM (COARSE) 38-0-0 BLUE CHIP
- SOIL MODIFICATIONS:
- THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
- MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR OY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
- A. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
13. MAINTENANCE (ALTERNATE BID)
- COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.
- A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
 - 1 PART COW MANURE BY VOLUME
 - 3 PARTS TOPSOIL BY VOLUME
- 21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
- 2 TABLETS PER 1 GAL. PLANT
 - 3 TABLETS PER 5 GAL. PLANT
 - 4 TABLETS PER 15 GAL. PLANT
 - LARGER PLANTS (2") TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
- B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
- C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
- D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
- E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
- F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
- A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS MIXED INTO THE TOP 1" OF PREPARED SOIL. PRIOR TO PLANTING GROUND COVER.
- B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
- C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
- D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
- A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
- B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
- C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
- A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
- A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.



CONSULTANTS



RAYON WALCOTT &
OWNER
ABDUL KHAN

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PROJECT

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