

IDA YARBROUGH HOMES REDEVELOPMENT- phase 2

SHARS #

252 NORTH PEARL STREET, ALBANY, NEW YORK, 12210

NORTH VIEW OF IDA YARBROUGH PHASE TWO MIDRISE

PROJECT PARTICIPANTS

OWNER

PEARL OVERLOOK CORPORATION
Steve Longo, President
200 South Pearl St, Albany, NY 12202

ARCHITECT

DAVE SADOWSKY, ARCHITECT P.C.
Contact: Susan V Lomonaco, RA, LEED AP
97 Maxon Rd, Petersburg, NY 12138
susanv@sadowskyarchitect.com (518) 458-2830

MEP ENGINEER

HESNOR ENGINEERING ASSOCIATES
Contact: T.J. Hesnor, PE
22 Computer Drive West, Albany, NY 12205
tj@hesnor.com (518) 489-2030

STRUCTURAL ENGINEER

Spring Line Design Architecture + Engineering, LLP
Contact: Jeffrey Bak, PE
13 Troy Rd #2h, East Greenbush, NY 12041
jb@springlinedesign.com (518) 481-4155

CIVIL ENGINEER / LANDSCAPE ARCHITECT

The Chazen Companies
Contact: Kelsey Carr, LEED AP, BD+C, CPM&M
541 River Street, Troy, NY 12180
kelsey@chazenccompanies.com (518) 824-1924

INDEX OF SHEETS

IDA YARBROUGH HOMES DRAWINGS

SP201A	SITE DEMOLITION PLAN
SP201B	SITE DEMOLITION PLAN
SP202	OVERALL SITE PLAN & PHASING PLAN
SP202A	SITE LAYOUT PLAN
SP202B	SITE LAYOUT PLAN
SP203A	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
SP203B	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
SP204A	UTILITY PLAN
SP204B	UTILITY PLAN
SP205A	LIGHTING AND LANDSCAPE PLAN
SP205B	LIGHTING AND LANDSCAPE PLAN
SD1A	SITE DETAILS
SD1B	SITE DETAILS
SD2	SANITARY SEWER DETAILS
SD3	WATER SYSTEM DETAILS
SD4A	STORM SEWER DETAILS
SD4B	STORM SEWER DETAILS
SD5	EROSION & SEDIMENT CONTROL DETAILS
SD6	LANDSCAPE DETAILS
SD7	CONCRETE STAIR PLAN & DETAILS

IYM-A1.0	MIDRISE - GROUND FLOOR PLAN
IYM-A1.1	MIDRISE - FIRST FLOOR PLAN
IYM-A1.2	MIDRISE - SECOND FLOOR PLAN
IYM-A1.3	MIDRISE - THIRD FLOOR PLAN
IYM-A1.4	MIDRISE - FOURTH FLOOR PLAN
IYM-A1.5	MIDRISE - FIFTH FLOOR PLAN
IYM-A1.6	MIDRISE - SIXTH FLOOR PLAN
IYM-A2.1	MIDRISE - EAST ELEVATION
IYM-A2.2	MIDRISE - WEST ELEVATION
IYM-A2.3	MIDRISE - NORTH/SOUTH ELEVATION
IYM-A9.1	MIDRISE - WALL SECTION

IY2-A1	IY BUILDING 2 FLOOR PLANS
IY2-A2	IY BUILDING 2 ELEVATIONS



ACCESSIBILITY REQUIREMENTS

	BUILDING NUMBER	UNIT TYPE	FULLY ACCESSIBLE MOVE-IN READY	TYPE A	TYPE B	HEARING/VISUALLY IMPAIRED	VISITABLE (ALL FIRST FL UNITS)	TOTAL UNITS PER BDRM TYPE
IDA YARBROUGH HOMES	I-MIDRISE	I-BEDROOM	2 (Unit 003 & 104)	1 (Unit 601)	16	1 (Unit 109)	19	19
		2-BEDROOM	4 (Units 201, 301, 401, & 504)	1 (Unit 307)	38	1 (Unit 604)	43	43
	SUBTOTAL		6 of 62	2 of 62	54 of 62	2 of 62	62 of 62	62
			10%	3%	87%	3%	100%	
BUILDING 2	2-BEDROOM	2 (Unit A & J)	0	3 (Unit C, E & G)	0	5	5	5
		3-BEDROOM	0	0	0	1 (Unit F)	0	1
	5-BEDROOM	0	0	0	0	0	0	0
		0	0	0	0	0	0	0
TOTAL	TOTAL		2 of 10	0 of 10	3 of 10	1 of 10	5 of 10	10
			20%	0%	30%	10%	50%	
	SUBTOTAL		0	0	0	1 (Unit B)	2	2
			0 of 2	0 of 2	0 of 2	1 of 2	2 of 2	2
BUILDING 1	4-BEDROOM	0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	SUBTOTAL		0 of 2	0 of 2	0 of 2	0 of 2	2 of 2	2
			0%	0%	0%	50%	100%	
BUILDING 2	4-BEDROOM	0	0	0	0	0	2	2
		0	0	0	0	0	2	2
	SUBTOTAL		0 of 2	0 of 2	0 of 2	0 of 2	2 of 2	2
			0%	0%	0%	0%	100%	
TOTAL	TOTAL		8 of 76	2 of 76	51 of 76	4 of 76	71 of 76	76
			10.5%	2.6%	75%	5.3%	93.4%	

UNIT COUNTS

	SITE NUMBER	STREET ADDRESS	BUILDING NUMBER	UNIT TYPE					SUBTOTAL OF UNITS
				1-BDRM	2-BDRM	3-BDRM	4-BDRM	5-BDRM	
LARK DRIVE / LARK DRIVES	1	252 NORTH PEARL STREET	1-MIDRISE	19	43	0	0	0	62
			2	0	5	4	0	1	10
	TOTAL			19	48	4	0	1	72
	2	531 LARK DRIVE	1	0	0	0	2	0	2
2			0	0	0	2	0	2	
SUBTOTAL			0	0	0	4	0	4	
TOTAL				19	48	4	4	1	76



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
"socially conscious design" (518)658-2830
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDEVELOPMENT-Phase 2
P.O.C. - 252 North Pearl St, Albany, NY 12210

COVERSHEET
CITY OF ALBANY, PLANNING REVIEW

PROGRESS
PRINTS -
NOT FOR
CONSTRUCTION

DATE: 8/30/2017
DRAWN BY: DLS
JOB #: 17-03
SCALE: NA
DRAWING #:

COVER

*dimensions take precedence over scale
*contractor to field verify all conditions and dimensions and is responsible for same
*contractor shall assume the presence of lead, due to age of building, and shall comply with all applicable regulations and owner's hazmat specialized consultant

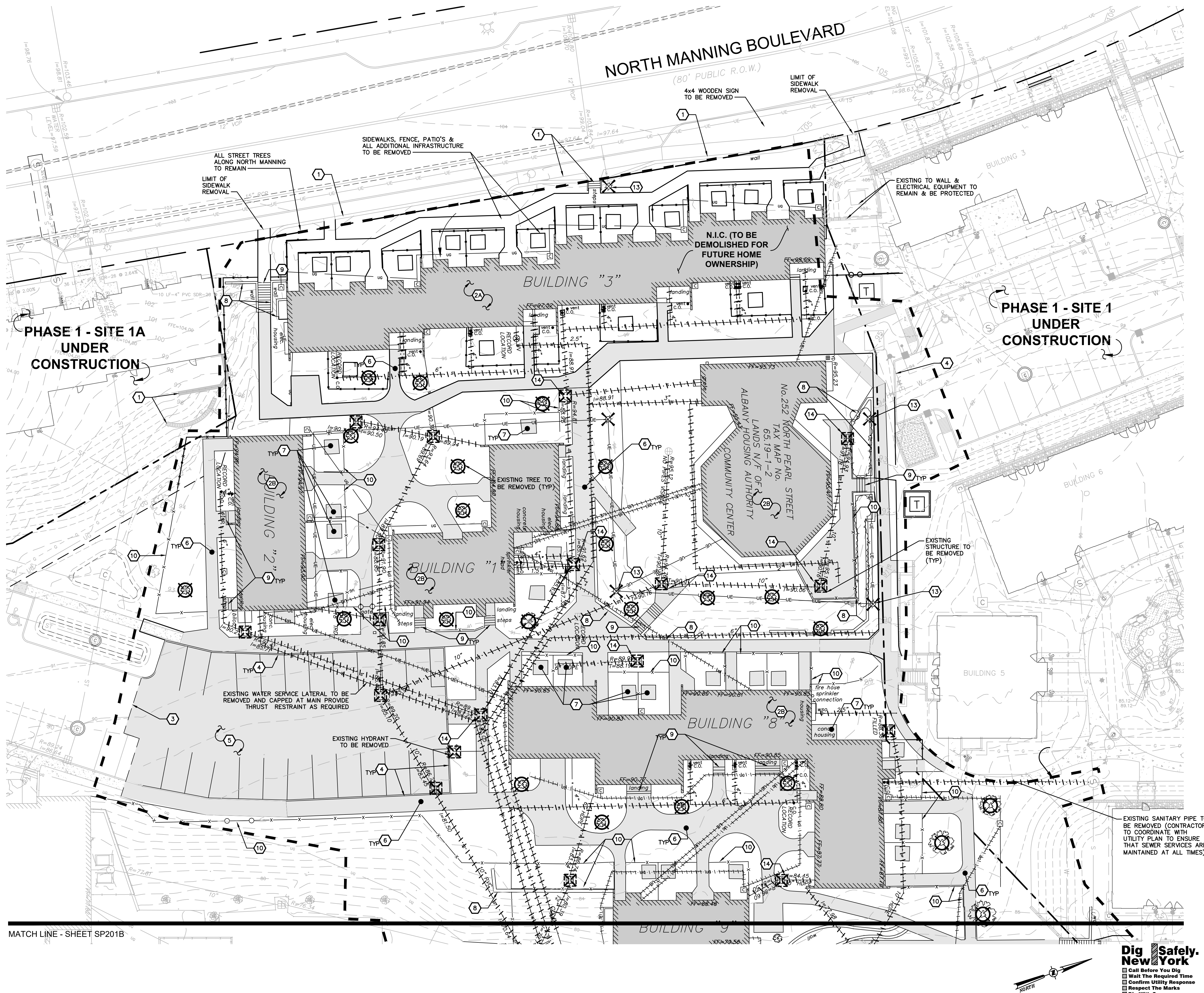
- LEGEND:**
- LIMIT OF PHASE TWO CONSTRUCTION
 - - - - - EXISTING WATER, STORM SEWER, OR SANITARY SEWER MAIN TO BE REMOVED
 - - - - - EXISTING UNDERGROUND ELECTRIC OR TELECOMMUNICATIONS CABLE TO BE REMOVED
 - EXISTING CURB TO BE REMOVED
 - EXISTING PAVEMENT/CONCRETE SURFACE TO BE REMOVED
 - EXISTING BUILDING TO BE REMOVED
 - EXISTING RETAINING WALL TO BE REMOVED
 - EXISTING TREE TO BE REMOVED
 - EXISTING SITE FEATURE TO BE REMOVED
 - EXISTING UTILITY STRUCTURE TO BE REMOVED

DEMOLITION NOTES:

- REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
- BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
- CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
- PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
- NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
- PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
- DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
- PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
- CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
- MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
- ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
- FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
- USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
- REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
- PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

KEY NOTES:

- EXISTING RETAINING WALL TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING BUILDING ASSOCIATED HARDSCAPE & UTILITIES TO BE DEMOLISHED UNDER SEPARATE CONTRACT.
- EXISTING BUILDING TO BE DEMOLISHED.
- SAWCUT CLEAN EDGE IN ASPHALT PAVEMENT, CUT 18" MINIMUM FROM CURB FACE (EXISTING & PROPOSED).
- EXISTING ASPHALT TO BE REMOVED (NOTE: WHERE REMOVAL IS LOCATED WITHIN AREA OF PROPOSED LAWN OR LANDSCAPE BED, SUBBASE MATERIAL MUST BE REMOVED TO DEPTH OF NEW CONSTRUCTION. WHERE REMOVAL IS LOCATED WITHIN AREA OF NEW HARDSCAPE, CONTRACTOR HAS OPTION OF TESTING EXISTING SUBBASE DEPTH AND COMPACTION [AT THEIR OWN EXPENSE] AND, IF IT MEETS THE SPECIFICATIONS AND ELEVATIONS FOR NEW SURFACE TO BE INSTALLED ABOVE, THE EXISTING SUBBASE CAN REMAIN).
- EXISTING SIDEWALK TO BE REMOVED. AT LIMIT OF SIDEWALK REMOVAL, REMOVE TO NEAREST JOINT.
- EXISTING CONCRETE PAD TO BE REMOVED.
- EXISTING RETAINING WALL TO BE REMOVED.
- EXISTING CONCRETE STEPS AND LANDING TO BE REMOVED
- EXISTING FENCE, FENCE POSTS, & GATES TO BE REMOVED IN ENTIRETY.
- EXISTING GUIDERAIL TO BE REMOVED.
- EXISTING SIGN & POST TO BE REMOVED.
- EXISTING LIGHT POLE & BASE TO BE REMOVED. EXISTING CONDUIT & WIRING SERVING SAID POLES SHALL BE FULLY REMOVED TO EXTENTS PRACTICAL & PROPERLY TERMINATED. SITE ELECTRICAL TO BE DEENERGIZED BY ELECTRICAL CONTRACTOR PRIOR TO DEMO OF ELECTRICAL UTILITIES.
- EXISTING CATCH BASIN/MANHOLE TO BE REMOVED.
- EXISTING STRUCTURE TO REMAIN. CONTRACTOR TO ADJUST STRUCTURE & TF/RIM ELEVATION AS REQUIRED TO MATCH FINISHED GRADE (SEE SITE GRADING & UTILITY PLANS FOR NEW ELEVATIONS).



ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION OR SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION 'ALTERED BY' FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

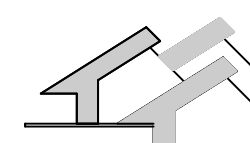
CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518) 658-2830 fax: (518) 658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

DESIGN DEVELOPMENT

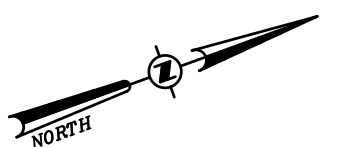
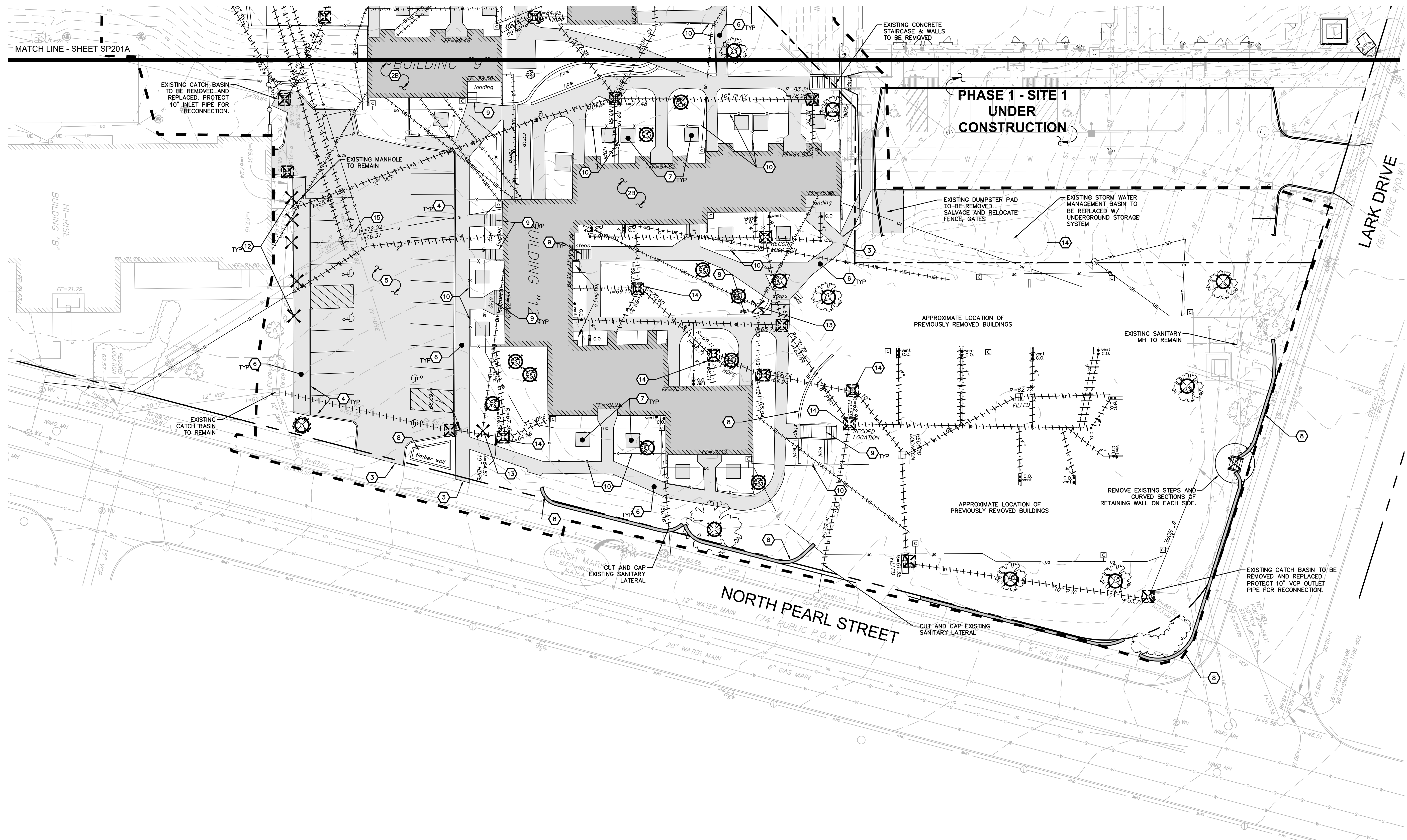
SITE
DEMOLITION
PLAN

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: 1"=20'

SP201A

Dig Safely. New York
☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect The Marks
☐ Dig With Care
800-962-7962
www.digsafelynewyork.com

- 1 EXISTING RETAINING WALL TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 2A EXISTING BUILDING ASSOCIATED HARDSCAPE & UTILITIES TO BE DEMOLISHED UNDER SEPARATE CONTRACT.
- 2B EXISTING BUILDING TO BE DEMOLISHED.
- 3 SAWCUT CLEAN EDGE IN ASPHALT PAVEMENT, CUT 18" MINIMUM FROM CURB FACE (EXISTING & PROPOSED).
- 4 EXISTING CURB TO BE REMOVED. AT LIMIT OF CURB REMOVAL, REMOVE TO NEAREST JOINT. SALVAGE AND REUSE ALL GRANITE CURB.
- 5 EXISTING ASPHALT TO BE REMOVED (NOTE: WHERE REMOVAL IS LOCATED WITHIN AREA OF PROPOSED LAWN OR LANDSCAPE BED, SUBBASE MATERIAL MUST BE REMOVED TO DEPTH OF NEW CONSTRUCTION. WHERE REMOVAL IS LOCATED WITHIN AREA OF NEW HARDSCAPE, CONTRACTOR HAS OPTION OF TESTING EXISTING SUBBASE DEPTH AND COMPACTION [AT THEIR OWN EXPENSE] AND, IF IT MEETS THE SPECIFICATIONS AND ELEVATIONS FOR NEW SURFACE TO BE INSTALLED ABOVE, THE EXISTING SUBBASE CAN REMAIN).
- 6 EXISTING SIDEWALK TO BE REMOVED. AT LIMIT OF SIDEWALK REMOVAL, REMOVE TO NEAREST JOINT.
- 7 EXISTING CONCRETE PAD TO BE REMOVED.
- 8 EXISTING RETAINING WALL TO BE REMOVED.
- 9 EXISTING CONCRETE STEPS AND LANDING TO BE REMOVED
- 10 EXISTING FENCE, FENCE POSTS, & GATES TO BE REMOVED IN ENTIRETY.
- 11 EXISTING GUIDERAIL TO BE REMOVED.
- 12 EXISTING SIGN & POST TO BE REMOVED.
- 13 EXISTING LIGHT POLE & BASE TO BE REMOVED. EXISTING CONDUIT & WIRING SERVING SAID POLES SHALL BE FULLY REMOVED TO EXTENTS PRACTICAL & PROPERLY TERMINATED. SITE ELECTRICAL TO BE DENERGIZED BY ELECTRICAL CONTRACTOR PRIOR TO DEMO OF ELECTRICAL UTILITIES.
- 14 EXISTING CATCH BASIN/MANHOLE TO BE REMOVED.
- 15 EXISTING STRUCTURE TO REMAIN. CONTRACTOR TO ADJUST STRUCTURE & TF/RIM ELEVATION AS REQUIRED TO MATCH FINISHED GRADE (SEE SITE GRADING & UTILITY PLANS FOR NEW ELEVATIONS).



Dig Safely.
New York

- [Call Before You Dig
 [Wait The Required Time
 [Confirm Utility Response
 [Respect The Marks
 [Dig With Care
800-962-7962
www.digsafelynewyork.com

CONSTRUCTION

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: 1"=20'

SP201B



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED AND THE SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

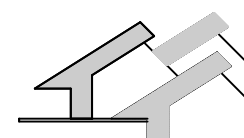
CHAZEN ENGINEERING, LAND SURVEYING
LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

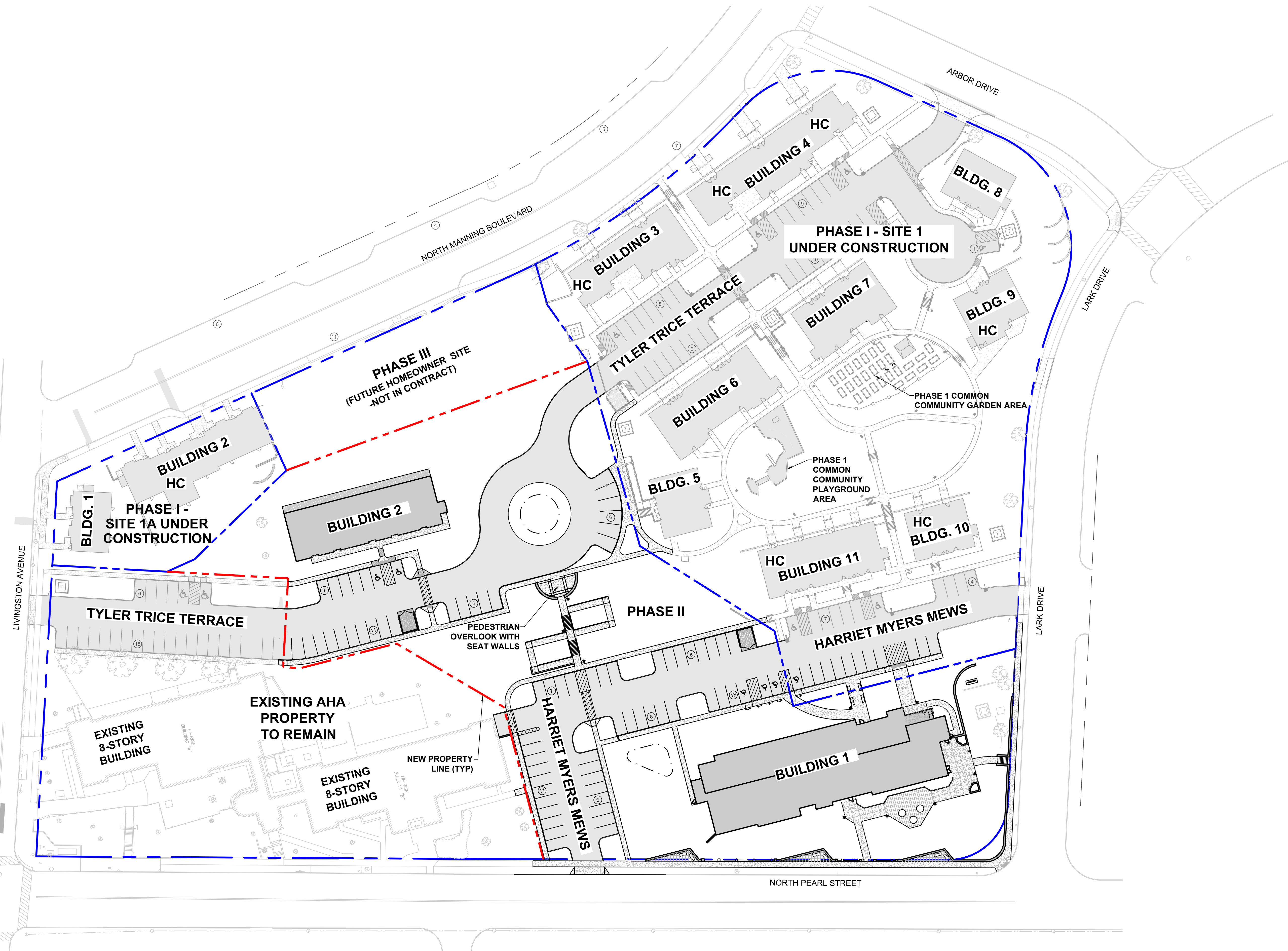
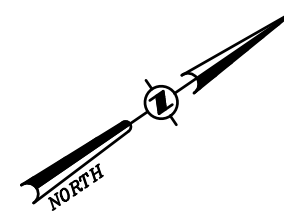
97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

DESIGN DEVELOPMENT

SITE
DEMOLITION
PLAN



NOTE: "HC" DENOTES HANDICAP ACCESSIBLE UNIT.

Dig Safely.
New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THE DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL. THE NOTATION ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

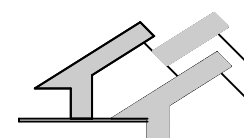
CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518) 658-2830 fax: (518) 658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

DESIGN DEVELOPMENT

OVERALL
SITE PLAN &
PHASING
PLAN

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: 1"=40'

SP202

SITE LEGEND:

- PROPOSED PROPERTY LINE
--- SETBACK LINE --- PROPOSED SETBACK LINE
[] PROPOSED BUILDING
[] PROPOSED PAVEMENT
[] PROPOSED SIDEWALK
[] PROPOSED CURB
- - - PROPOSED WORK LIMITS
[] PROPOSED CONCRETE SURFACE
[] PROPOSED PAVEMENT & STRIPING
[] PROPOSED SIGN
• PROPOSED BOLLARD
[25] PROPOSED PARKING COUNT

GENERAL CONSTRUCTION:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE. REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

BULK TABLE:

MIXED-USE COMMERCIAL ZONING DISTRICT: MU-CU

ZONING REQUIREMENTS:

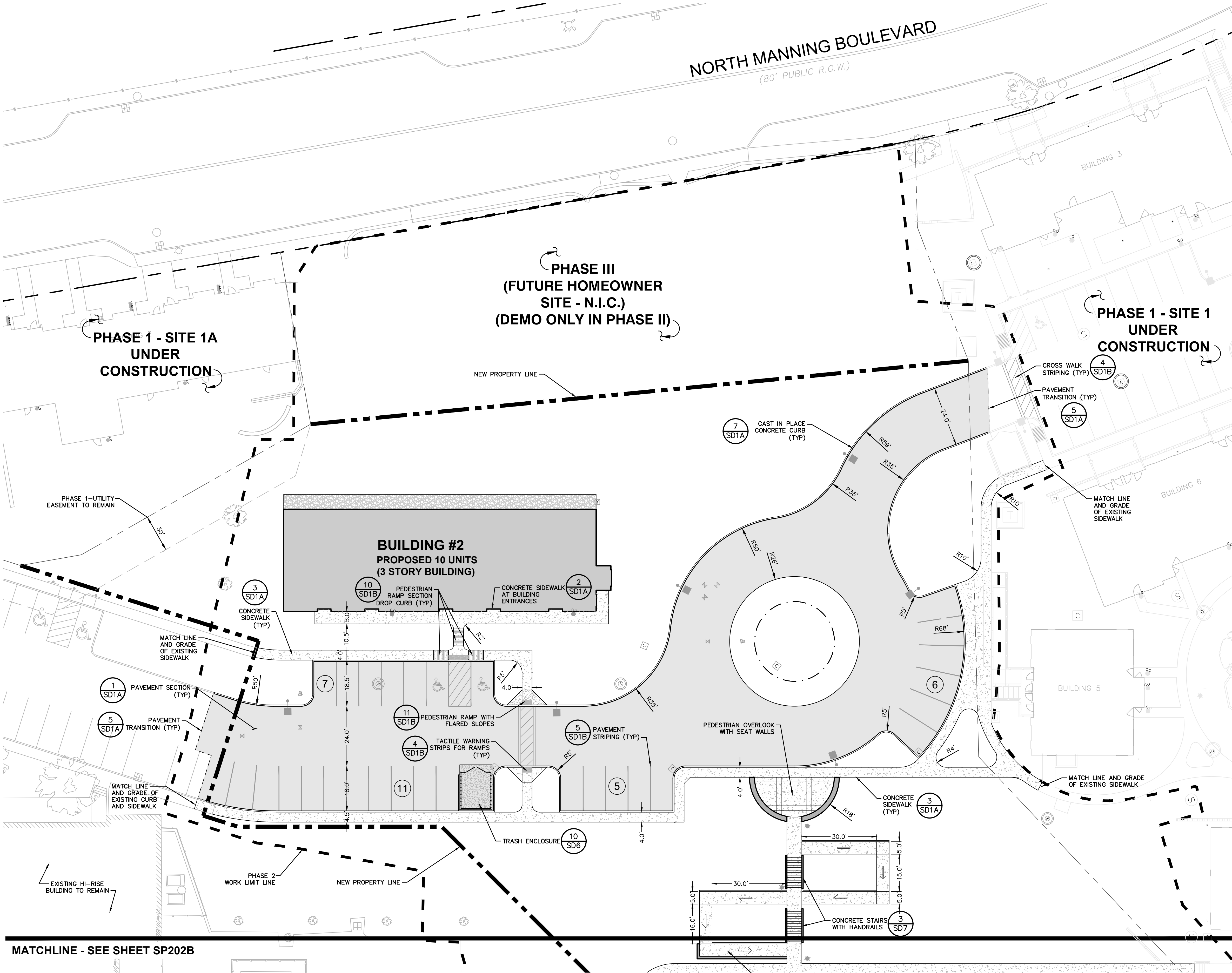
	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	20 FT	> 20 FT
MINIMUM YARDS		
FRONT (MAX)	10 FT	> 10 FT
SIDES	0 FT	> 0 FT
REAR	0 FT, 15 FT WHEN ADJ. TO R-ZONING DISTRICT	> 0 FT
MAXIMUM LOT COVERAGE	90%	< 90%
MAXIMUM HEIGHT, PRINCIPLE BUILDING	5 STORIES, 3 STORIES WHEN WITHIN 100 FT OF R-1L OR R-1M PROPERTY LINE	7 STORIES
MAXIMUM HEIGHT, ACCESSORY BUILDING	1.5 STORIES	N/A
MAXIMUM NUMBER OF DWELLING UNITS	PER BUILDING CODE	72 UNITS
PARKING SPACES	1 SPACE PER UNIT	87 SPACES (72 REQUIRED)

LAYOUT:

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.
- PAVING:**
1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
 2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCORED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
 4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS WORK.
 5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
 - A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
 - C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
 - D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
 6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

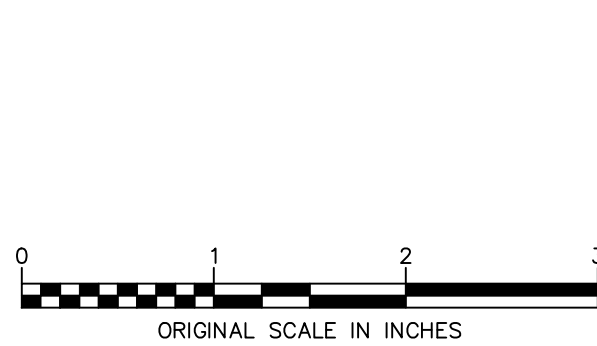
STRIPING:

1. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR:
 - DRIVE LANE DIVIDERS - WHITE OR AOBE
 - NO PARKING ZONE WARNINGS - WHITE OR AOBE
 - PARKING DIVIDERS - WHITE OR AOBE
 - WALKING LINES - WHITE OR AOBE
 - HANDICAP PARKING LINES & SYMBOL - BLUE



Dig Safely. New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION

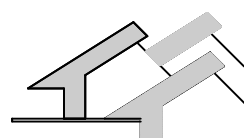


ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE ALTERATION, ALTERED BY, FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:
Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980
Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055
North Country Office:
375 Bay Road
Queensbury, New York 12250
Phone: (518) 812-0513



dave sadowsky, architect, p.c.
97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO
DESIGN DEVELOPMENT

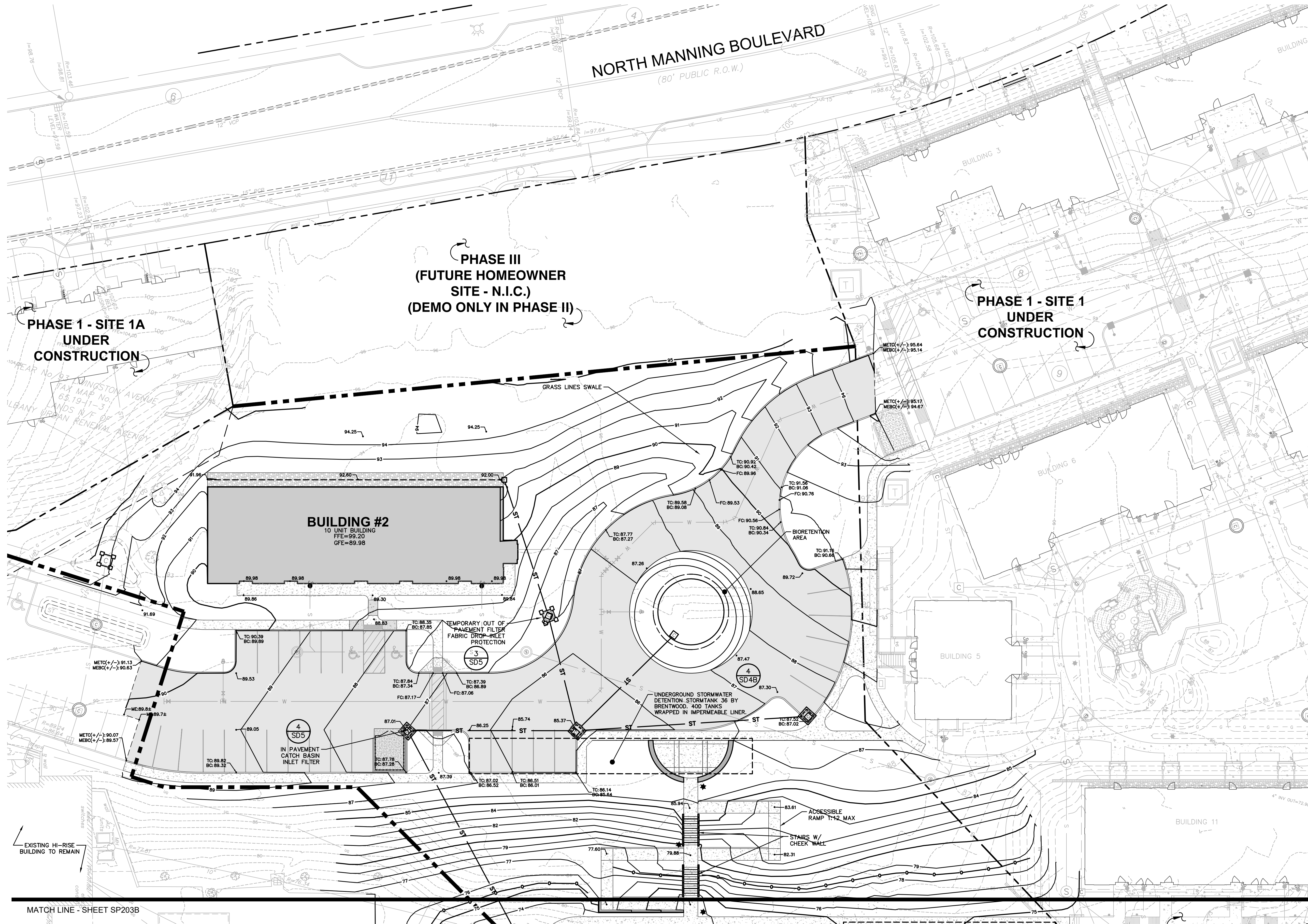
SITE
LAYOUT
PLAN

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: 1"=20'

SP202A

LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- 90 PROPOSED 5 FT CONTOUR
- 89 PROPOSED 1 FT CONTOUR
- PROPOSED SILT FENCE
- ST STORM DRAIN LINE
- FFE FINISHED FLOOR ELEVATION
- GFE GROUND FLOOR ELEVATION
- XXX.XX SPOT GRADES
- CATCH BASIN
- DRAINAGE MANHOLE
- OUT OF PAVEMENT FILTER
FABRIC DROP INLET PROTECTION
- IN PAVEMENT CATCH BASIN INLET FILTER



Dig Safely.
New York
☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect The Marks
☐ Dig With Care
800-962-7962
www.digsafelynewyork.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY OTHER PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL. THE NOTATION ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

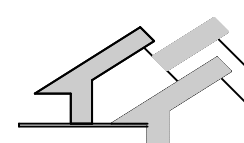
**CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.**

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

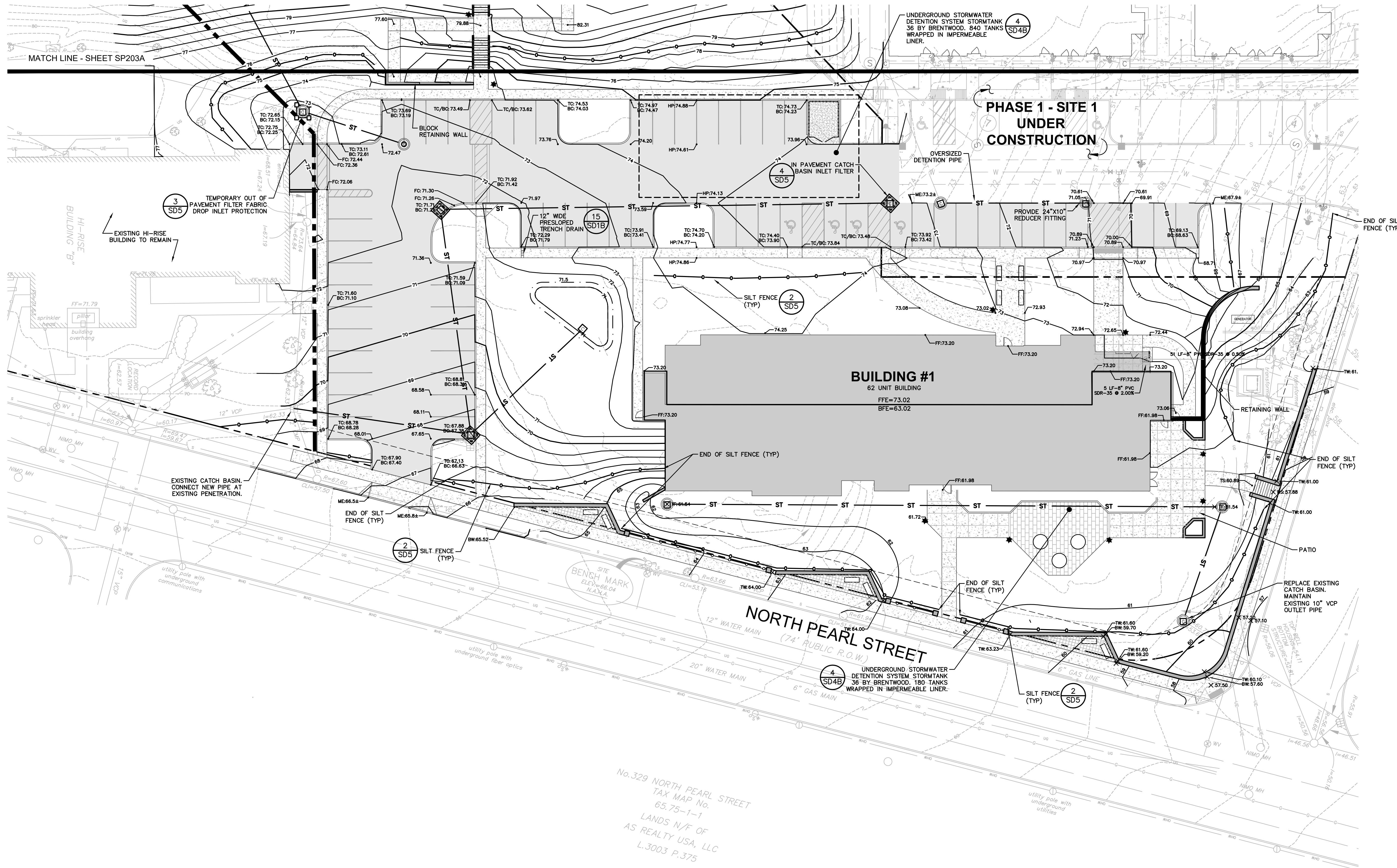
PHASE TWO

DESIGN DEVELOPMENT

**GRADING
& EROSION
CONTROL
PLAN**

DATE: 8/31/2017
DRAWN BY:TCC
JOB #: 31341.10
SCALE:1"=20'

SP203A



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL. THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

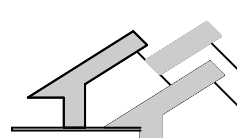
CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

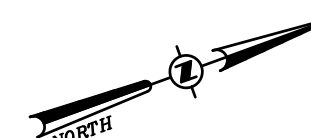
PHASE TWO

DESIGN DEVELOPMENT

GRADING,
DRAINAGE, &
EROSION
CONTROL
PLAN

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: 1"=20'

SP203B



Dig Safely.
New York

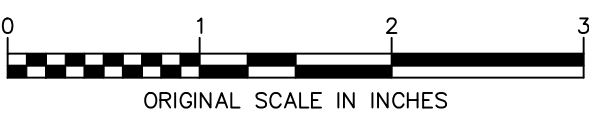
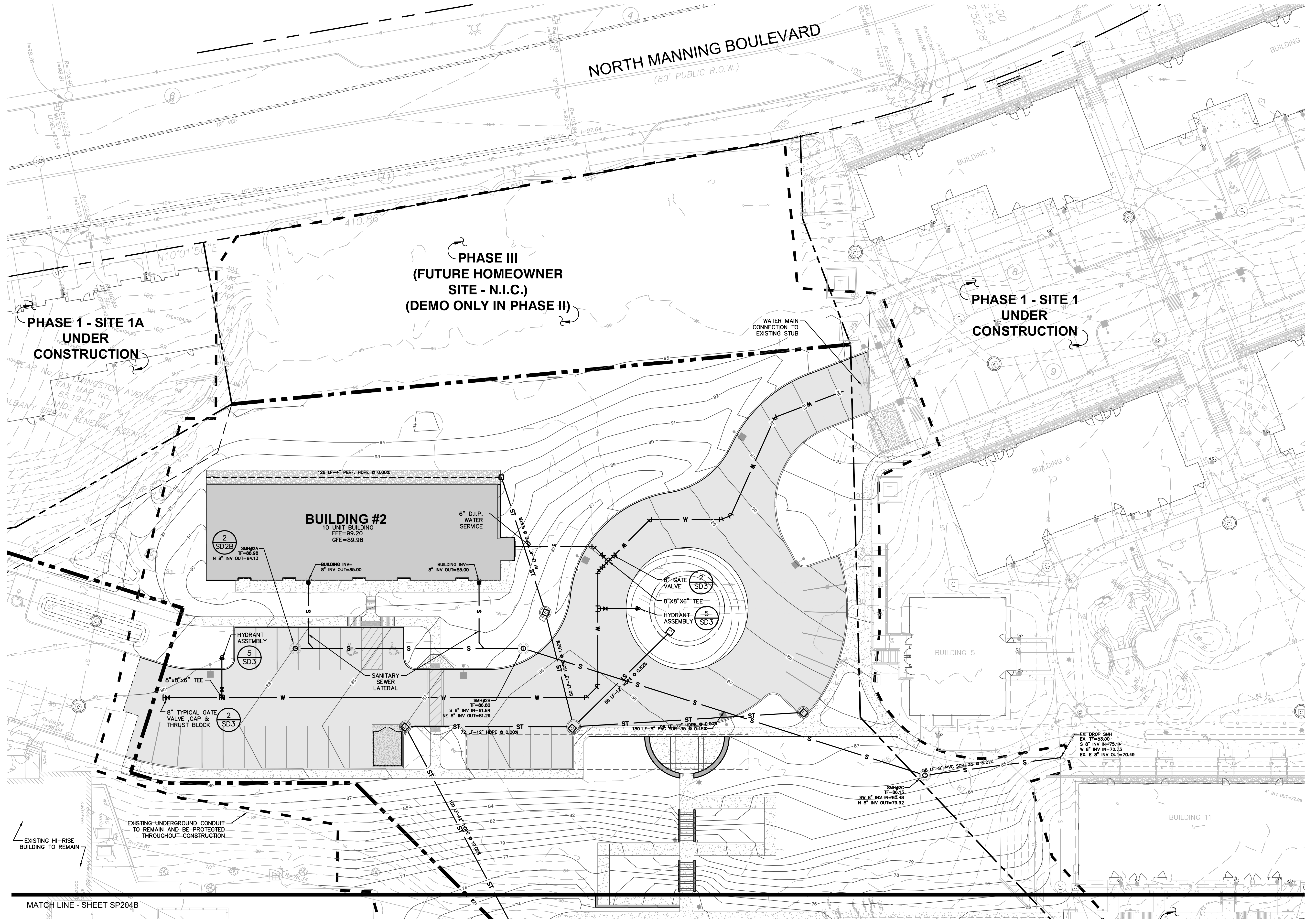
- ☐ Call Before You Dig
- ☐ Wait The Required Time
- ☐ Confirm Utility Response
- ☐ Respect The Marks
- ☐ Dig With Care

800-962-7962
www.digsafelynewyork.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION

LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- 90
PROPOSED 5 FT CONTOUR
- 89
PROPOSED 1 FT CONTOUR
- FFE
FINISHED FLOOR ELEVATION
- BFE
BASEMENT FINISHED FLOOR ELEVATION
- GFE
GARDEN LEVEL FINISHED FLOOR ELEVATION
- S
SANITARY SEWER LINE
- W
WATER LINE
- ST
STORM DRAIN LINE
- CATCH BASIN
- DRAINAGE MANHOLE
- HYDRANT
- WATER VALVE
- SANITARY MANHOLE



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL. THE NOTATION ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

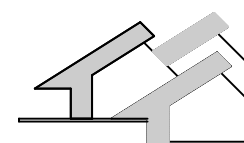
CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

DESIGN DEVELOPMENT

UTILITY
PLAN

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: 1"=20'

SP204A

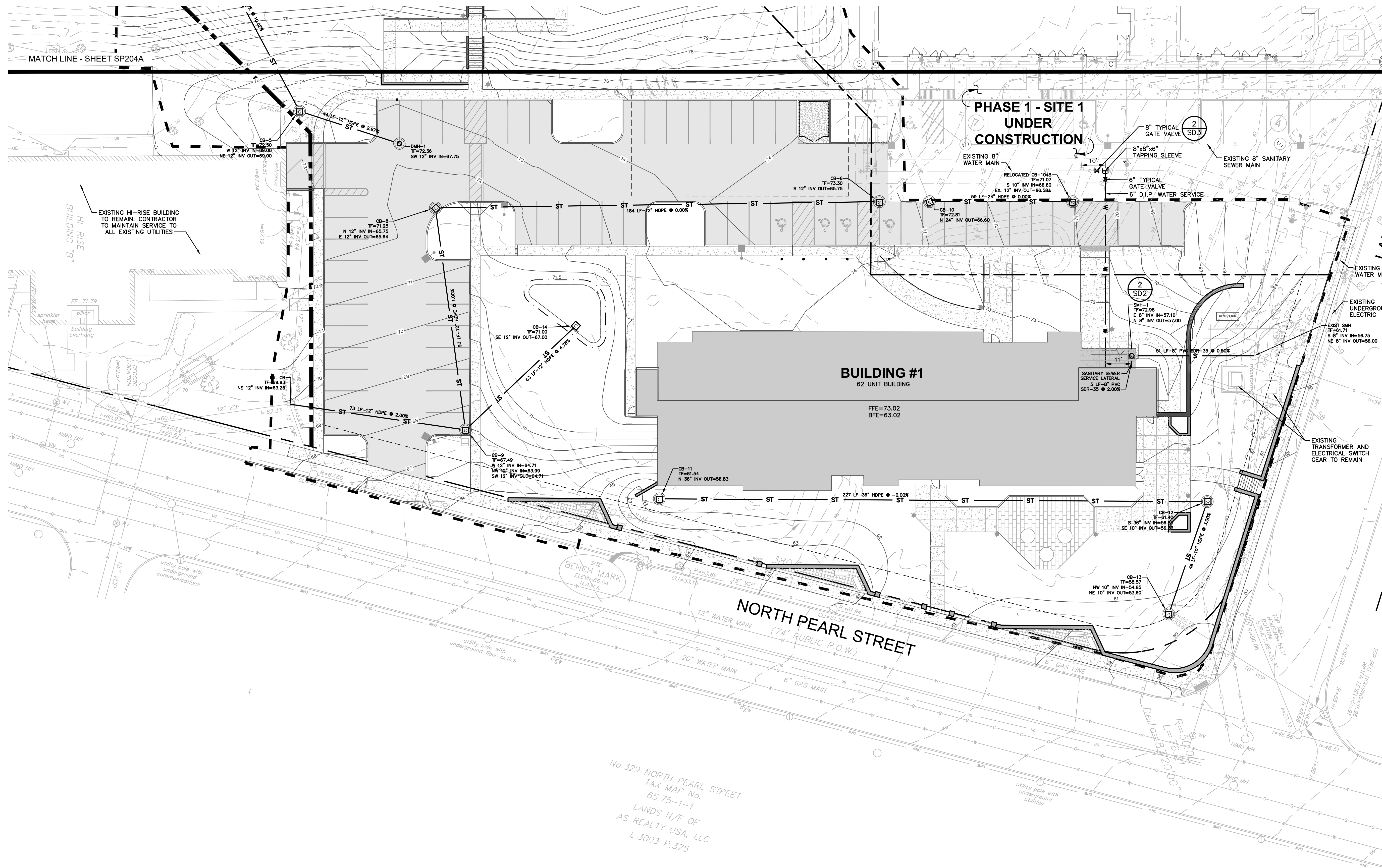
Dig Safely.
New York

- ☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect The Marks
☐ Dig With Care

800-962-7962

www.digsafelynewyork.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION



0 1 2 3

ORIGINAL SCALE IN INCHES

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL. THE NOTATION ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

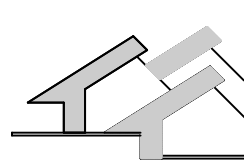
CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513

 **dave sadowsky, architect, p.c.**

97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

DESIGN DEVELOPMENT

UTILITY PLAN

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: 1"=20'

SP204B



Dig Safely New York

☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect The Marks
☐ Dig With Care

800-962-7962
www.digsafelynewyork.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION

SITE LEGEND:

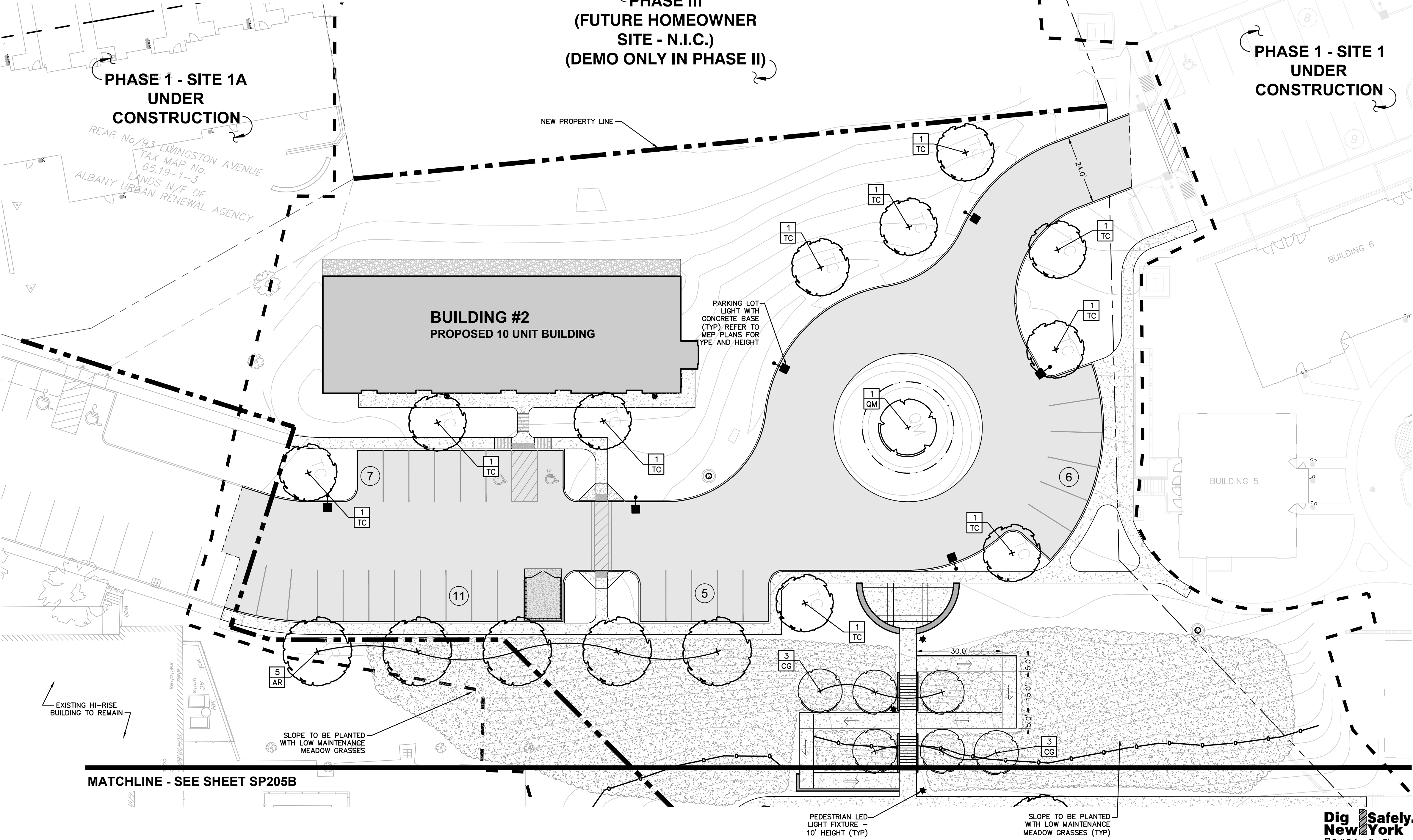
- PROPOSED PROPERTY LINE
- SETBACK LINE --- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED WORK LIMITS
- PROPOSED CONCRETE SURFACE
- PROPOSED ROAD LINING & STRIPING
- PROPOSED SIGN
- PROPOSED BOLLARD
- PROPOSED PARKING COUNT

LANDSCAPING & LIGHTING LEGEND:

- LANDSCAPE BED EDGING
- PROPOSED DECIDUOUS TREES
- PROPOSED MEADOW GRASS
- PLANT QUANTITY
- PLANT NAME
- PROPOSED POST AND LUMINAIRE

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
10	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2 - 2.5" Cal.	B&B	As Shown	
3	AG	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7'-8"	B&B	As Shown	Multi-Stem Clump
2	BN	Betula nigra	River Birch	8'-10" Clump	B&B	As Shown	
5	CO	Celtis occidentalis	Hackberry	2"-2.5" Cal.	B&B	As Shown	
8	CG	Crotagus crugallii inermis	Thornless Cockspur Hawthorn	2 - 2.5" Cal.	B&B	As Shown	Fall Digging Hazard
1	QM	Quercus macrocarpa	Burr Oak	2"-2.5" Cal.	B&B	As Shown	Fall Digging Hazard
2	SR	Syringa reticulata	Japanese Lilac	7'-8" Hgt.	B&B	As Shown	Multi-stem Clump
17	TC	Tilia cordata 'Greenspire'	Greenspire Linden	2 - 2.5" Cal.	B&B	As Shown	
2	ZS	Zelkova serrata 'Village Green'	Village Green Zelkova	2 - 2.5" Cal.	B&B	As Shown	Fall Digging Hazard
SHRUBS							
29	Bx	Buxus microphylla 'Franklin's Gem'	Boxwood	36"-60"	Cont.	As Shown	
5	Ca	Cornus alba 'Siberica'	Red Twig Dogwood	#3 Cont.		As Shown	
13	Cp	Comptonia peregrina	Sweet Fern	#3 Cont.		As Shown	
8	Jc	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"-30"	Cont.	As Shown	
1	Lb	Lindera benzoin	Spicebush	36"		As Shown	
6	Ra	Rhus aromatica	Gro-Low Sumac	18" Spd.	#3 cont.	As Shown	
7	Sp	Spirea x bumalda 'Gold Flame'	Gold Flame Spirea	18-24" Ht.	B&B	As Shown	
7	Sw	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2 - 3' Ht.	B&B	As Shown	
2	Va	Viburnum acerifolium	Mapleleaf Viburnum	24"-30"	Cont.	As Shown	
2	Vm	Viburnum latana 'Mohican'	Mohican Viburnum	30-36"	Cont.	As Shown	
GROUNDCOVERS/PERENNIALS							
ho	af	Hemerocallis	Daylily	#1	Cont.	18" O.C.	White Variety



Dig Safely. New York

Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care

800-962-7962
www.digsafelynewyork.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

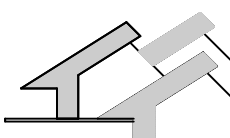
CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

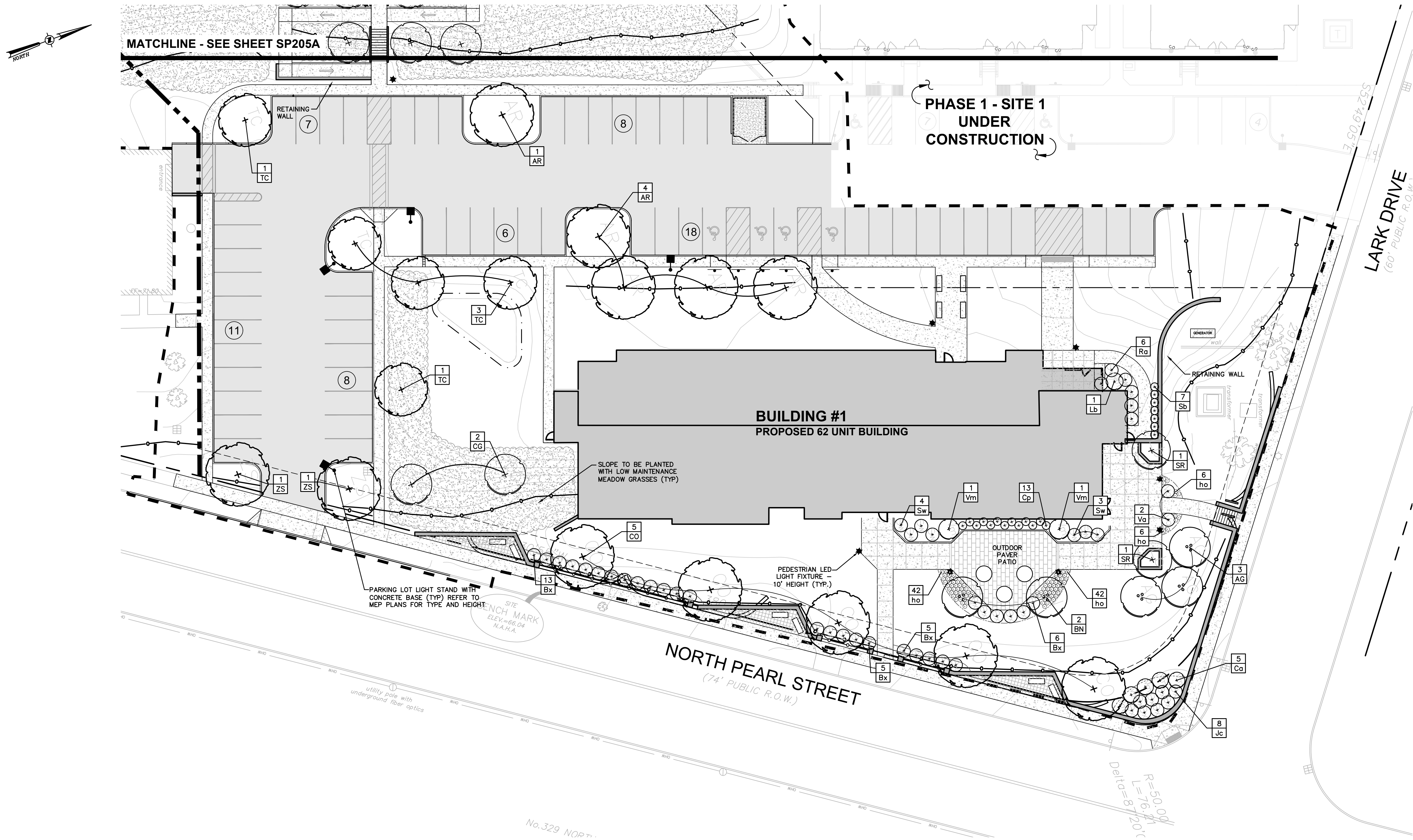
DESIGN DEVELOPMENT

LIGHTING &
LANDSCAPE
PLAN

DATE: 8/31/2017
DRAWN BY:TCC
JOB #: 31341.10
SCALE:1"=20'

SP205A

NOTES:
1. SEE SHEET SP205A FOR NOTES & LEGEND INFORMATION



Dig Safely.
New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL. THE NOTATION ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

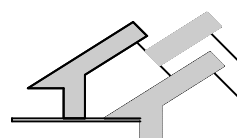
**CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.**

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518) 658-2830 fax: (518) 658-2836
dave@sadowskyarchitect.com

**IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210**

PHASE TWO

DESIGN DEVELOPMENT

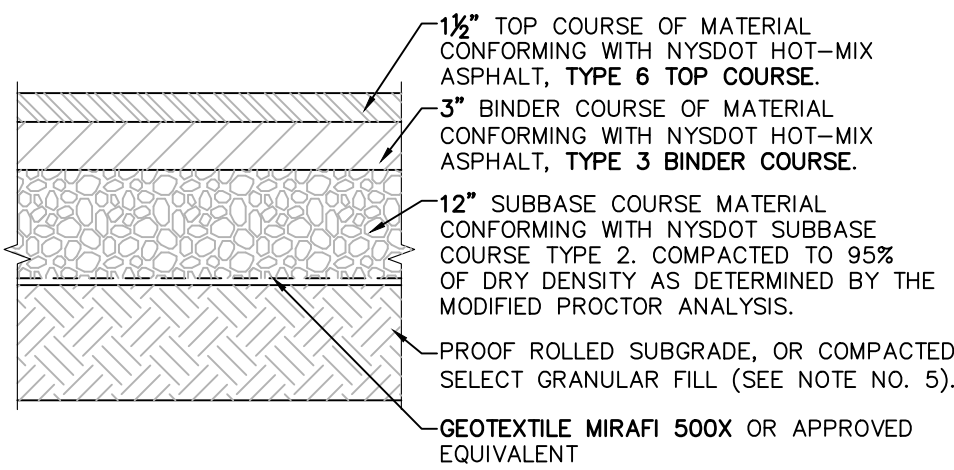
**LIGHTING &
LANDSCAPE
PLAN**

**DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: 1"=20'**

SP205B

NOTES:

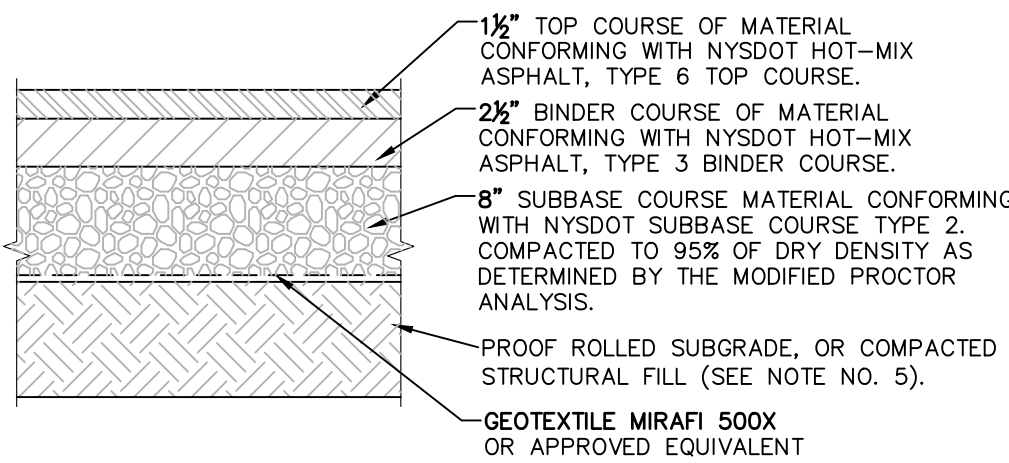
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 403-HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. STRUCTURAL FILL SHALL BE PROVIDED AS IDENTIFIED IN GEOTECHNICAL REPORT PREPARED BY DENTE 08/04/17.
6. PAVEMENT SECTION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY DENTE DATED 08/04/17.



PAVEMENT LOCATION SECTION NOTE:

1. DETAIL AS SHOWN IS FOR ALL VEHICLE LOCATIONS EXCEPT FOR PARKING SPACES. IN PARKING SPACE LOCATIONS, BINDER COURSE SHALL BE REDUCED TO 2.5" AND SUBBASE SHALL BE REDUCED TO 8". ALL OTHER ASPECTS OF THE PAVEMENT SECTION REMAIN THE SAME ALONG WITH ALL SPECIFICATIONS AND NOTES.

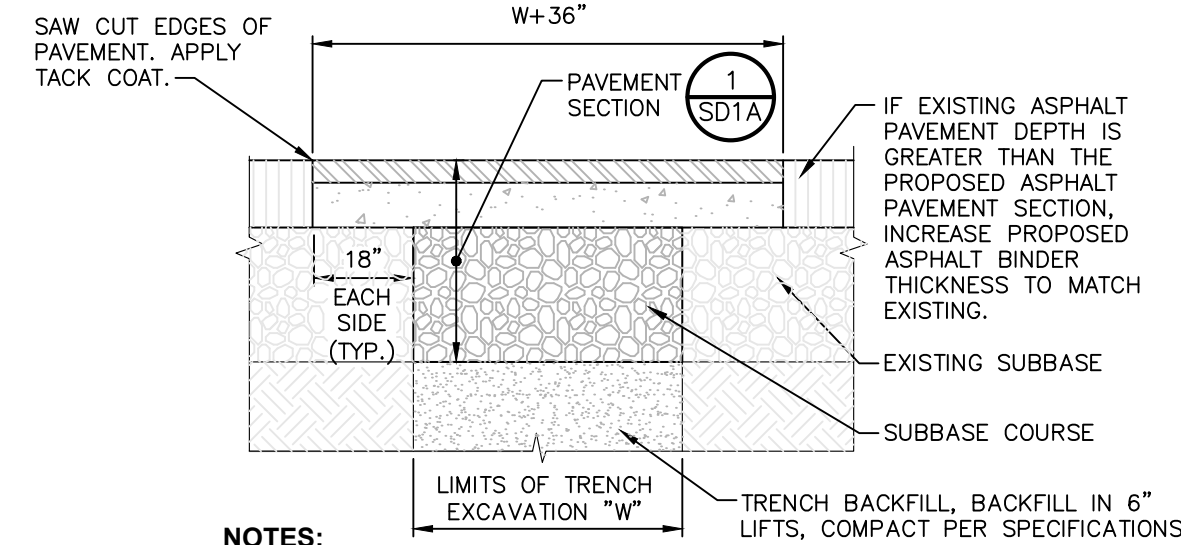
1 PAVEMENT SECTION HEAVY DUTY DETAIL
SCALE: NOT TO SCALE



NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 403-HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. STRUCTURAL FILL SHALL BE PROVIDED AS IDENTIFIED IN GEOTECHNICAL REPORT PREPARED BY DENTE 08/04/17.
6. PAVEMENT SECTION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY DENTE DATED 08/04/17.

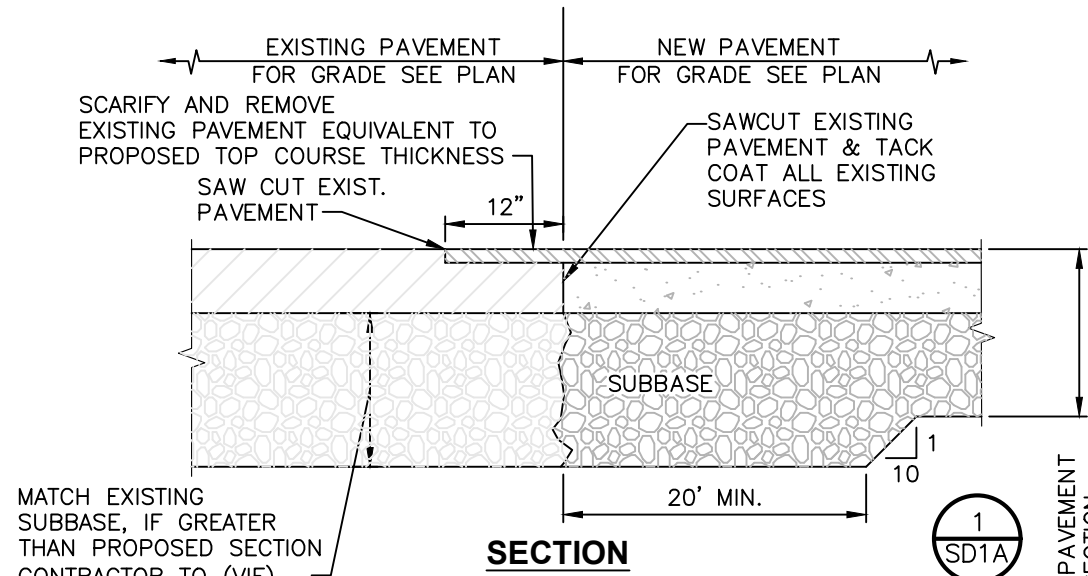
2 PAVEMENT SECTION STANDARD DUTY DETAIL
SCALE: NOT TO SCALE



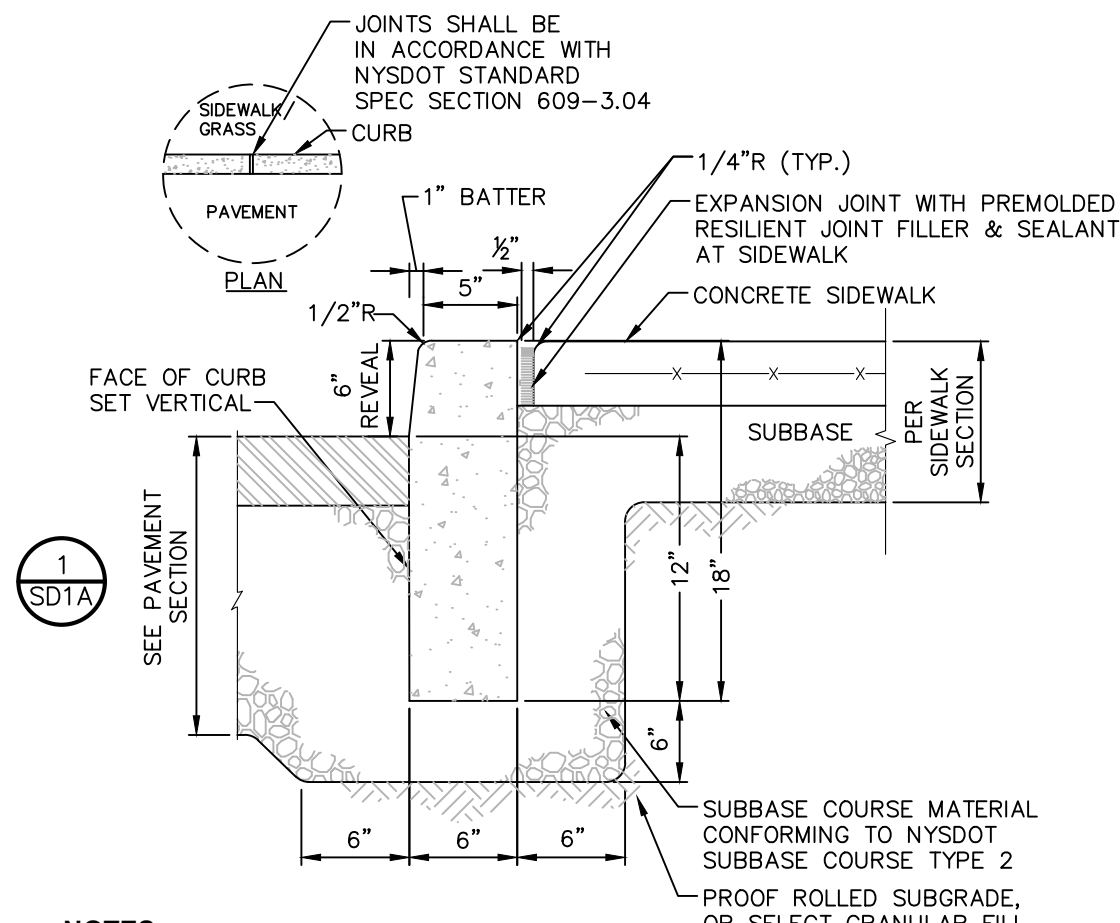
NOTES:

1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

4 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT
SCALE: NOT TO SCALE



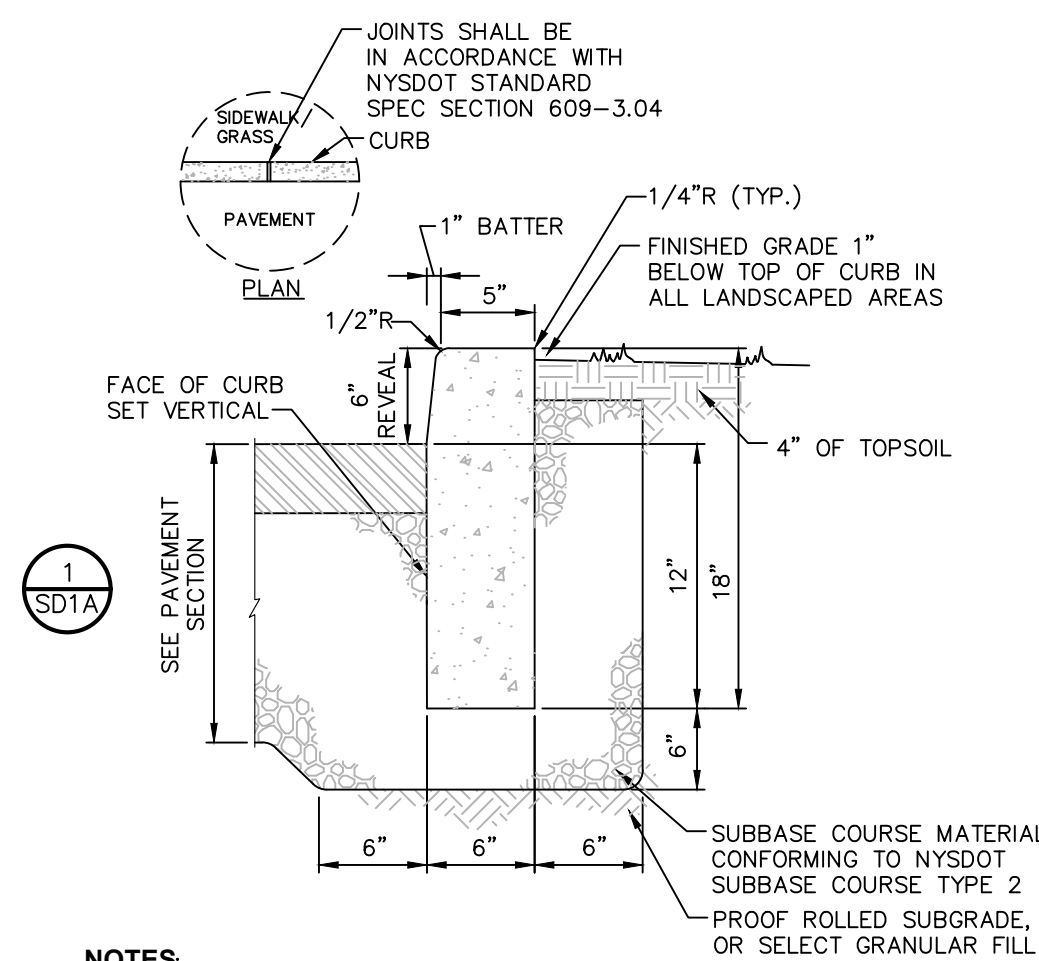
5 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE



NOTES:

1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

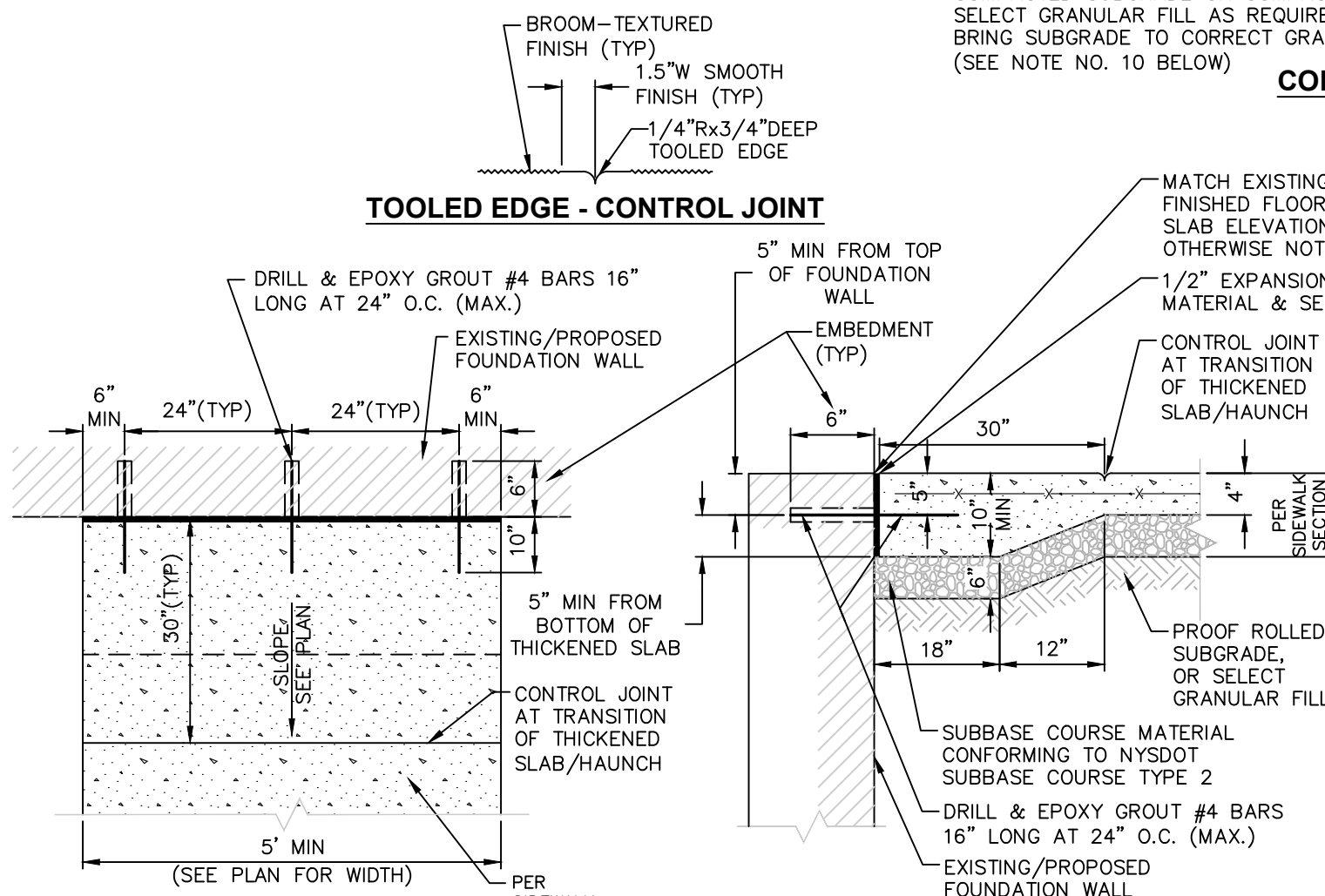
6 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE



NOTES:

1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

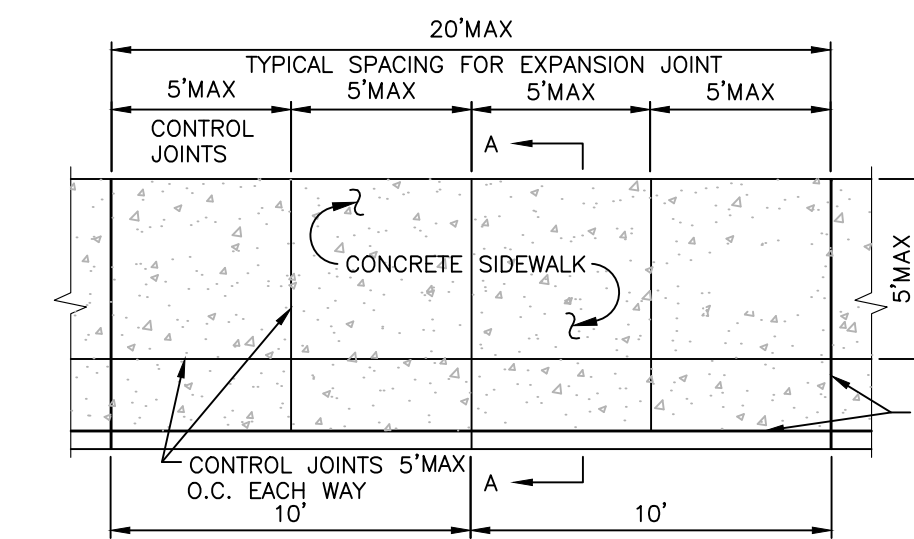
7 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



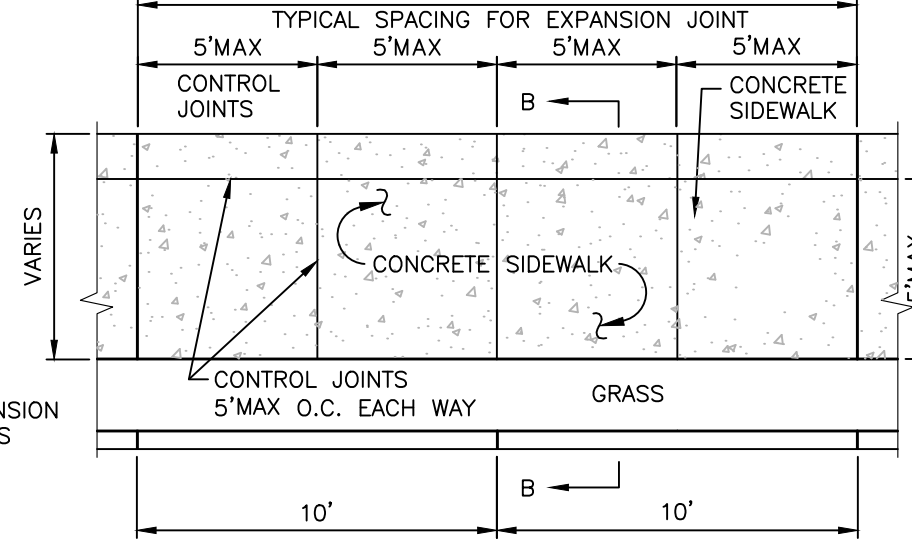
NOTE:

1. THICKENED (HAUNCH) & ADDITIONALLY REINFORCED CONCRETE SIDEWALK ENDS ARE REQUIRED AT ALL EXISTING/PROPOSED BUILDING ENTRANCES.
2. SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL DETAILS & NOTES.

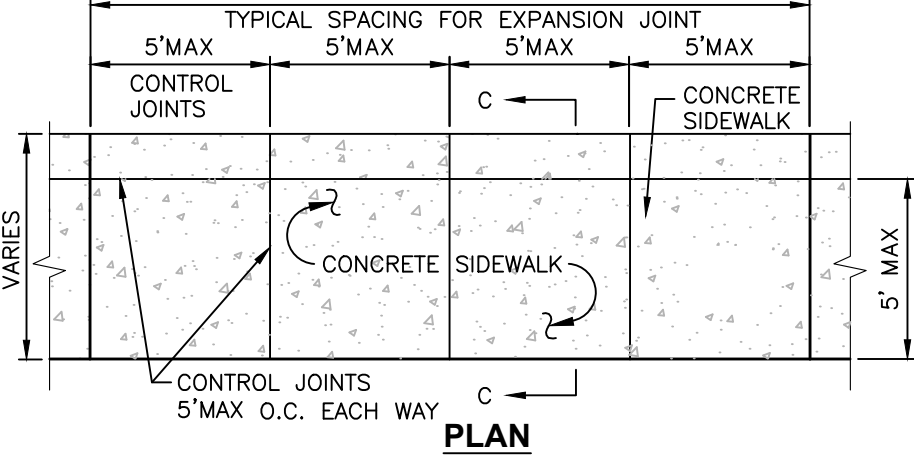
8 CONCRETE SIDEWALK AT BUILDING ENTRANCES
SCALE: NOT TO SCALE



SECTION A-A



SECTION B-B



SECTION C-C

NOTES:

1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION, AND ALL ADDENDA THERE TO.
2. ALL CONCRETE SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, 4,500 CONCRETE WITH AN AIR CONTENT OF 5% MIN., TO 7% MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL SIDEWALKS SHALL BE FINISHED WITH A MAGNESIUM FLOAT FINISH, UNLESS DIRECTED OTHERWISE BY THE CITY OF ALBANY.
5. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS, AND PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEbond" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS. UNLESS OTHERWISE NOTED, ALL ITEMS ASSOCIATED WITH SIDEWALK INSTALLATION SHALL BE PAID FOR UNDER ITEM 608.0101.
12. SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
13. SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1/4" PER FT. UNLESS OTHERWISE NOTED ON PLAN.
14. SIDEWALKS IN DRIVEWAYS OR TRAFFIC AREAS SHALL HAVE A THICKNESS OF 6 INCHES. SIDEWALKS IN ALL OTHER AREAS SHALL BE 4 INCHES THICK.

3 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

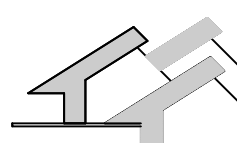
CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.
97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

DESIGN DEVELOPMENT

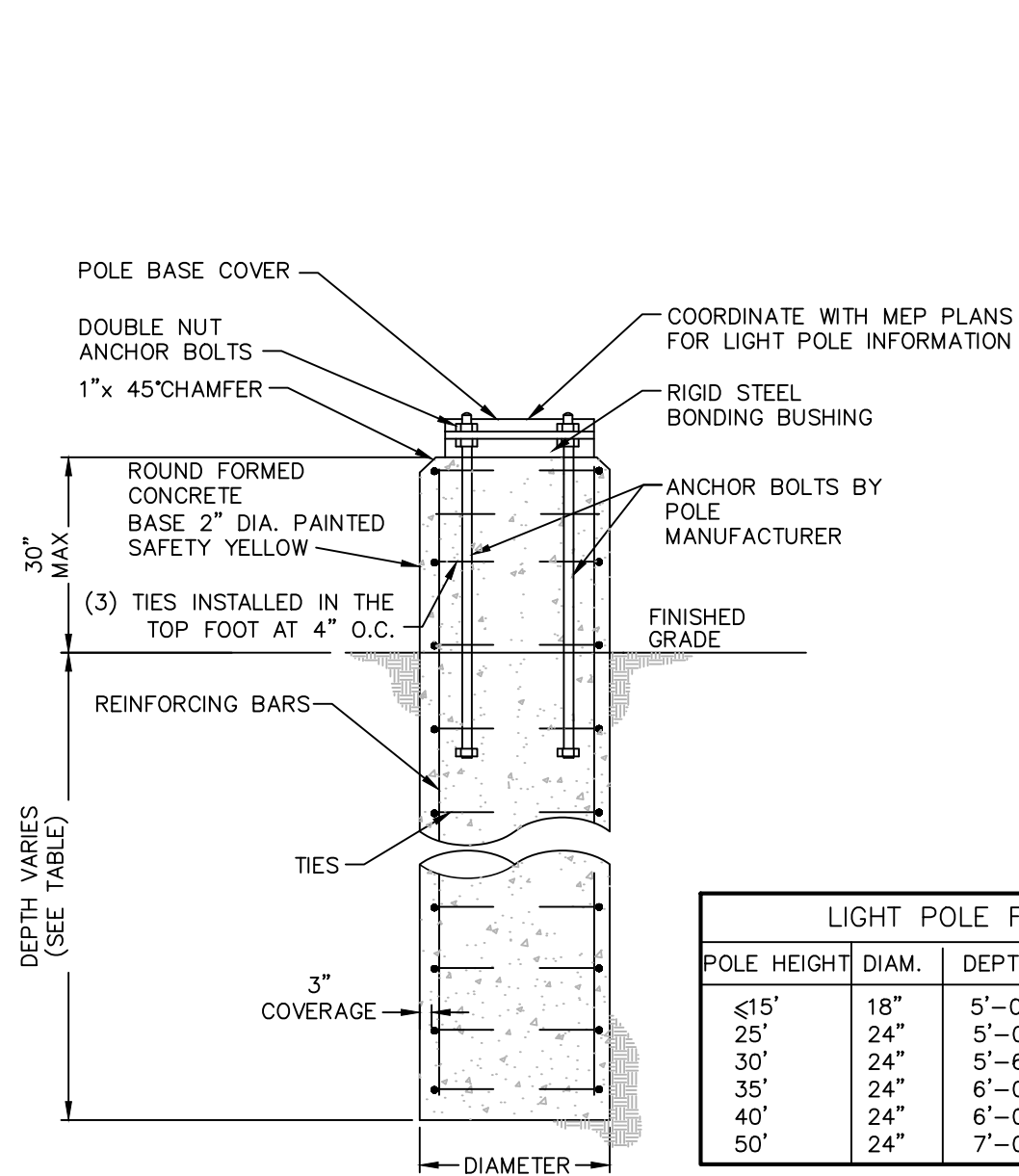
SITE
DETAILS

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.10
SCALE: AS NOTED

SDIA

Dig Safely.
New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

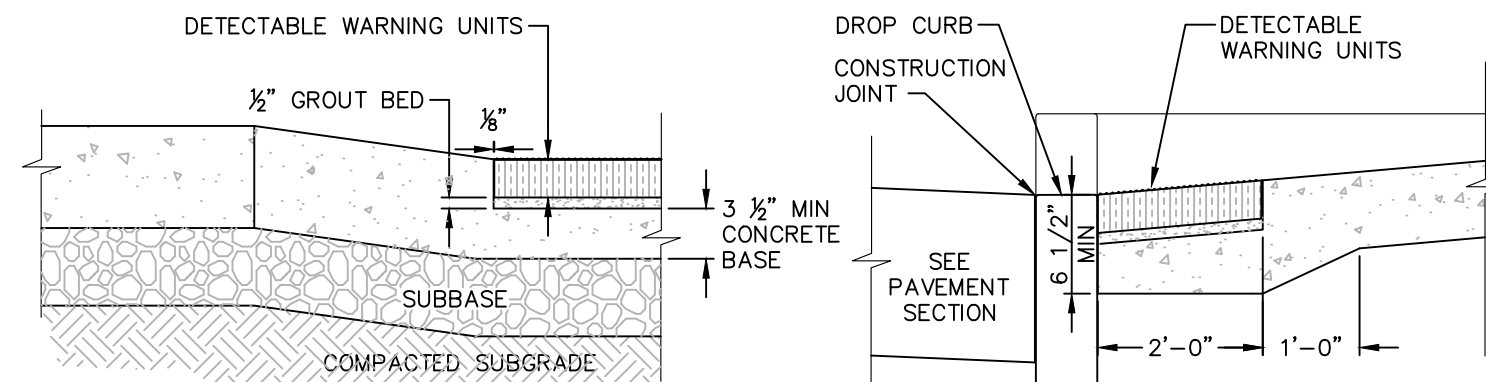
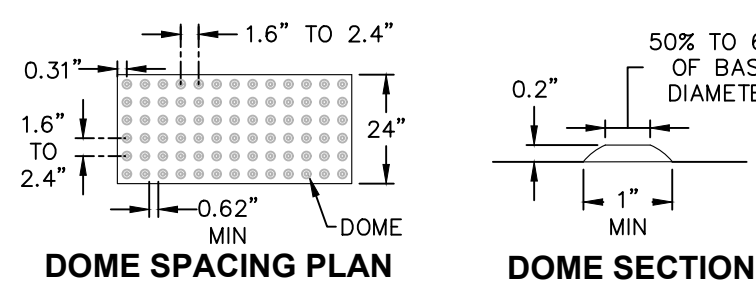
ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION



LIGHT POLE FOUNDATIONS				
POLE HEIGHT	DIAM.	DEPTH	REIN. BARS	TIES
≤15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#6	#3@12"
50'	24"	7'-0"	(6)#8	#3@12"

- NOTES:**
- CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
 - ALL CONCRETE SHALL BE 4,500 PSI @ 28 DAYS.
 - ALL REINFORCING STEEL SHALL BE GRADE 60.
 - DESIGNED FOR 90 MPH WIND WITH FIXTURE AREA OF 13 SF.
 - FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
 - FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

1 LOT LIGHTING CONCRETE BASE
SCALE: NOT TO SCALE

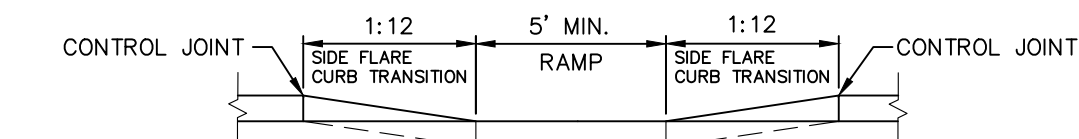


SECTION A-A THRU RAMP

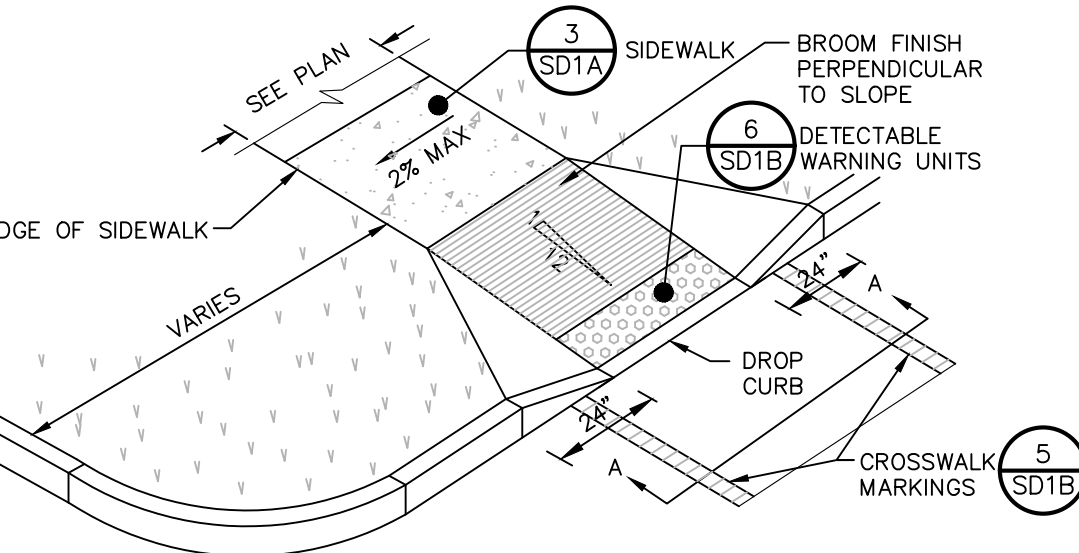
SECTION B-B THRU RAMP

- NOTES:**
- DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT INCLUDING THAT IT SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - CAST IN PLACE DETECTABLE WARNING SURFACE TILE BY ARMOR TILE, DARK GREY, (DC) FED 36118 OR APPROVED EQUAL.
 - UNITS SHALL BE 24" x 60" UNLESS APPROVED OTHERWISE.

6 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE

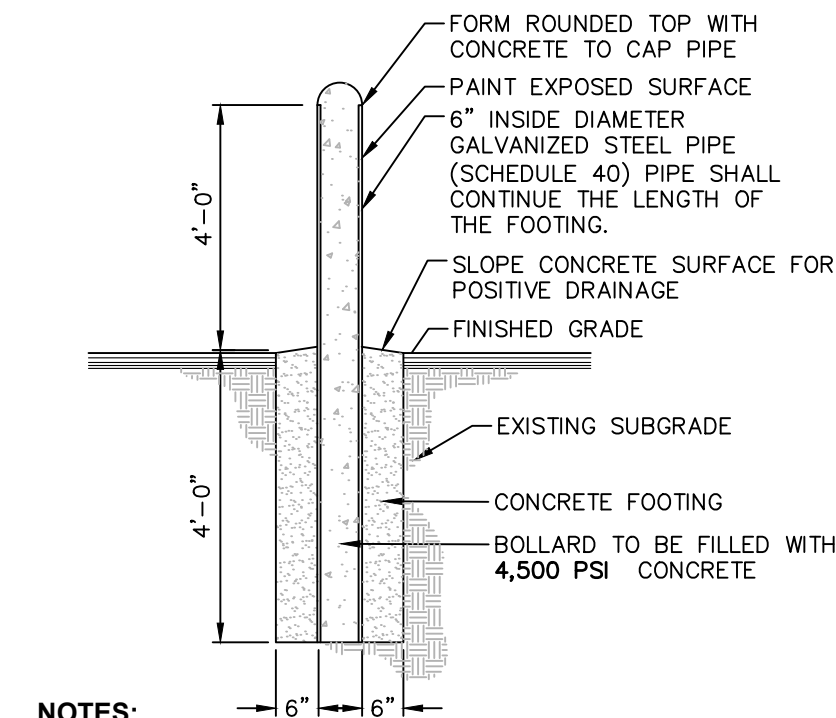


SECTION A-A



- NOTES:**
- ALL WORK SHALL CONFORM WITH THE NYSOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, MAY 1, 2008, AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 - SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 - DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

10 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE

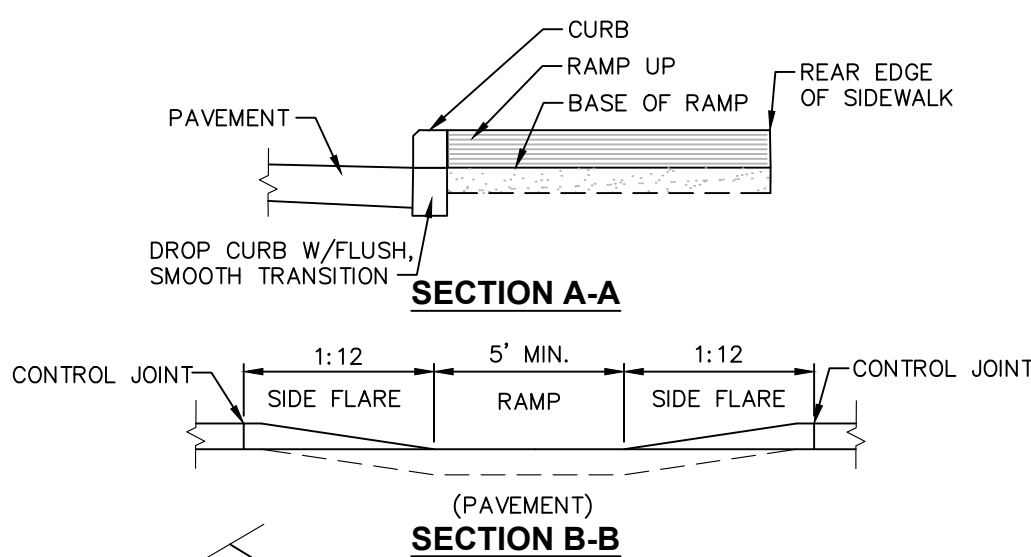


- NOTES:**
- BOLLARD FINISH: PREPARE GALVANIZED COATING TO RECEIVE PAINTED FINISH. APPLY (1) COAT OF RUST INHIBITOR PRIMER. APPLY (2) COATS OF GLOSS ENAMEL (COLOR TO BE SELECTED BY THE OWNER.)
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI @ 28 DAYS.
 - ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" (WITH A TOLERANCE OF 1").
 - ALL CONCRETE SHALL HAVE A 5% ENTRAINED AIR (WITH A TOLERANCE OF 1%) CONFORMING WITH ASTM C260.

2 STEEL & CONCRETE BOLLARD DETAIL
SCALE: NOT TO SCALE

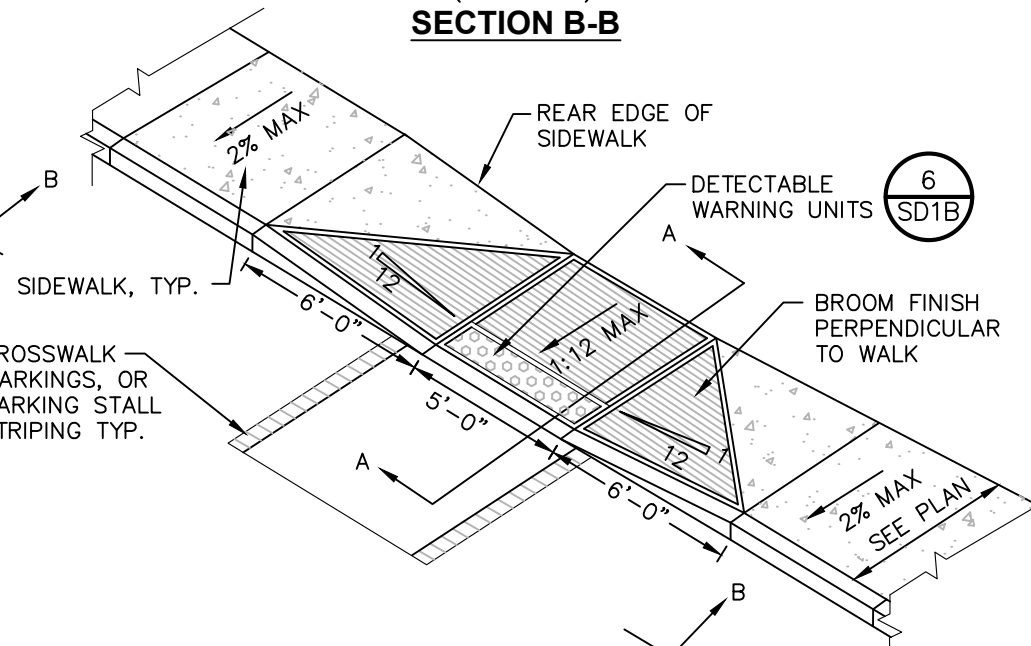
MUTCD SIGN SCHEDULE							
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN. SIZE	COLORS	LEGEND	MOUNTING	
1	STOP	R1-1	24"x24"	RED	WHITE	8	SD1B
2	WALK	W11-2	24"x24"	YELLOW/ FYG	BLACK	9	SD1B
3	WALK	W16-7P	24"x12"	YELLOW/ FYG	BLACK	9	SD1B
4	WALK	R7-8	12"x18"	WHITE/ BLUE	GREEN/ WHITE	9	SD1B
5	VAN ACCESSIBLE	R7-8p	12"x6"	WHITE	BLUE	9	SD1B
6	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	9	SD1B

7 MUTCD SIGN SCHEDULE
SCALE: NOT TO SCALE



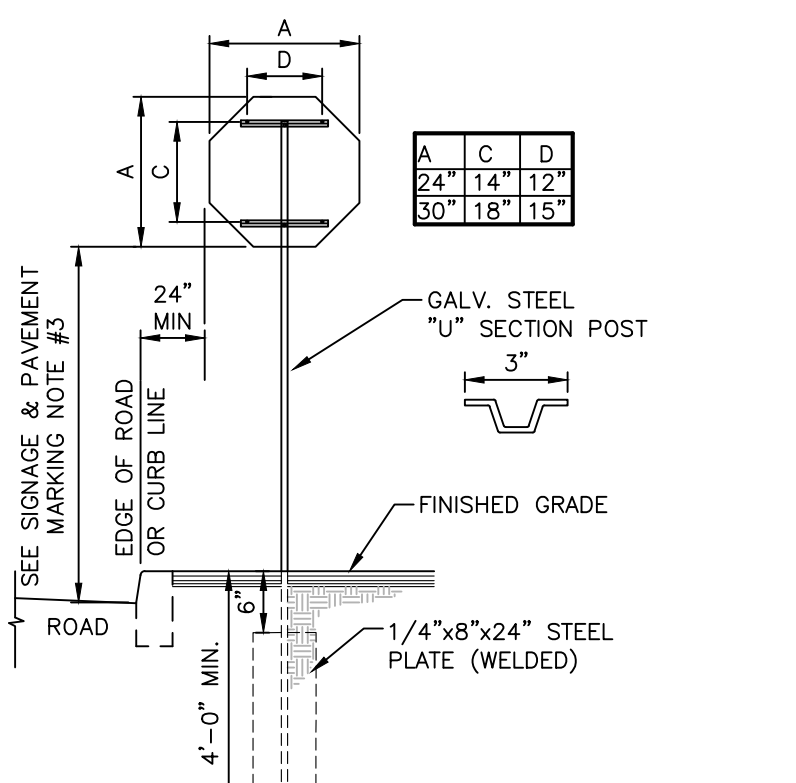
SECTION A-A

SECTION B-B

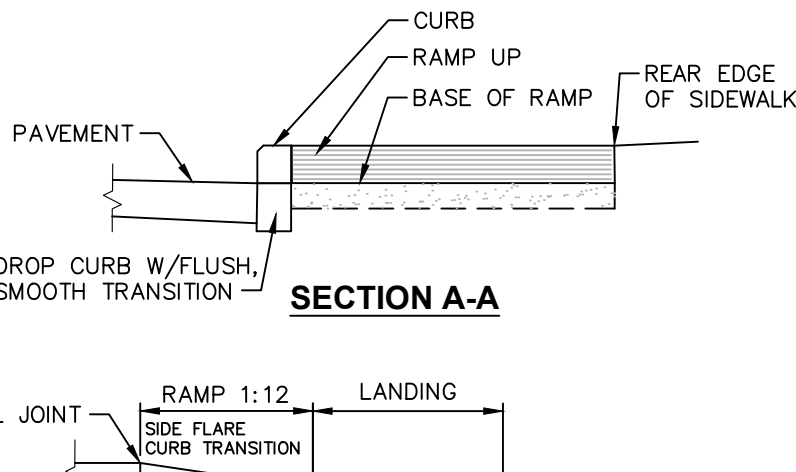


- NOTES:**
- ALL WORK SHALL CONFORM WITH THE NYSOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, MAY 1, 2008, AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 - SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 - DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

11 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE

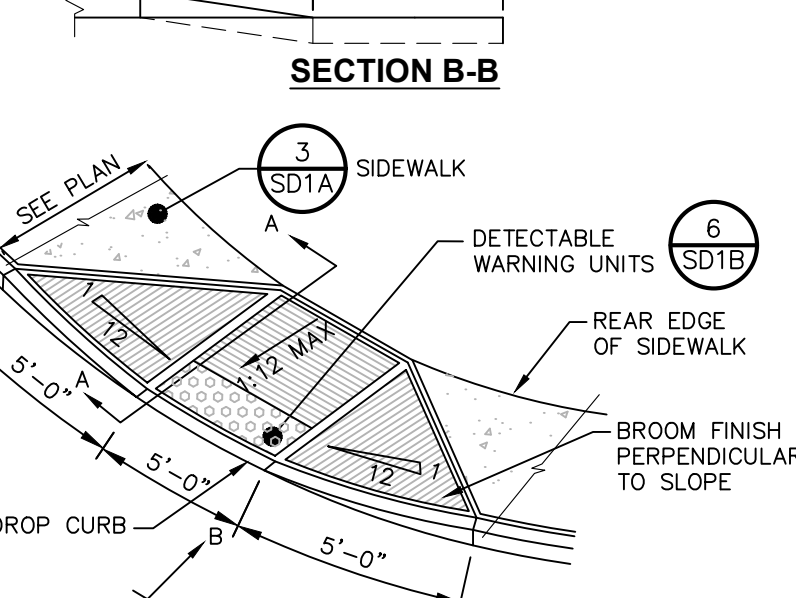


8 SINGLE POST STOP SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



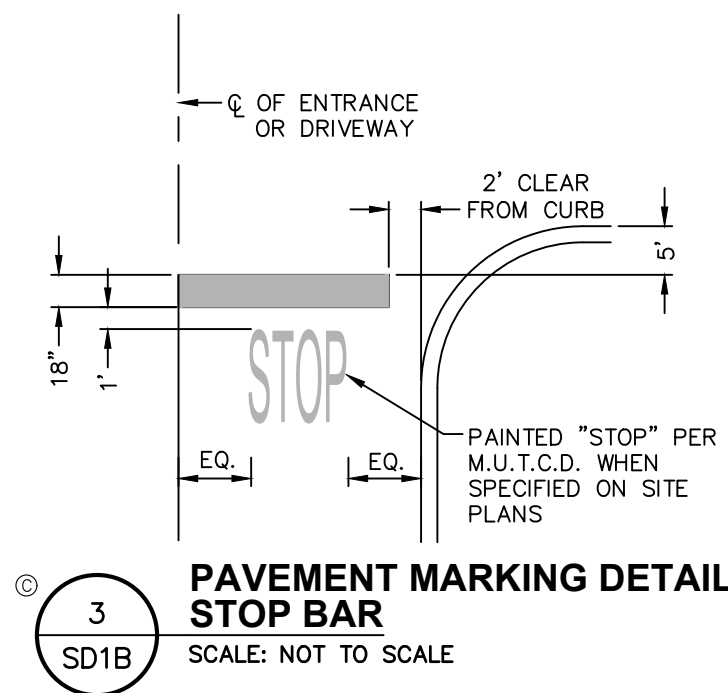
SECTION A-A

SECTION B-B

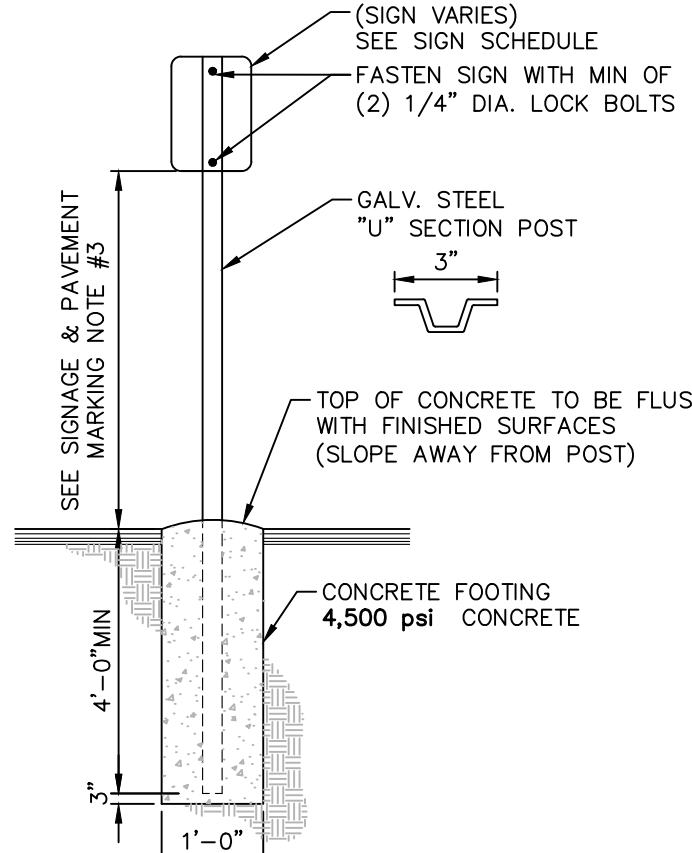


- NOTES:**
- ALL WORK SHALL CONFORM WITH THE NYSOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, MAY 1, 2008, AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 - SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 - DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

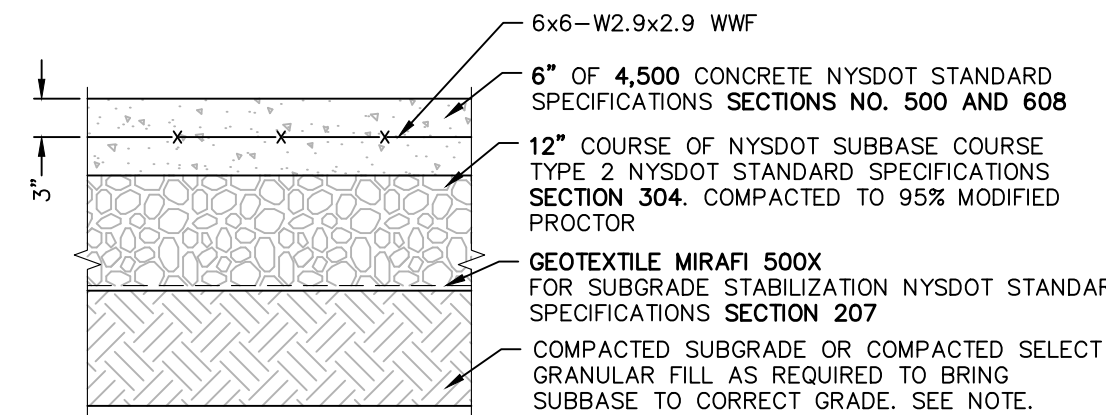
12 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



3 PAVEMENT MARKING DETAIL STOP BAR
SCALE: NOT TO SCALE

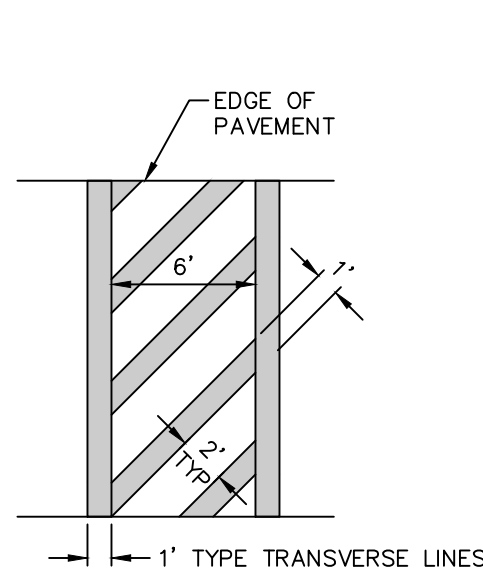


9 SINGLE POST IN CONCRETE SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



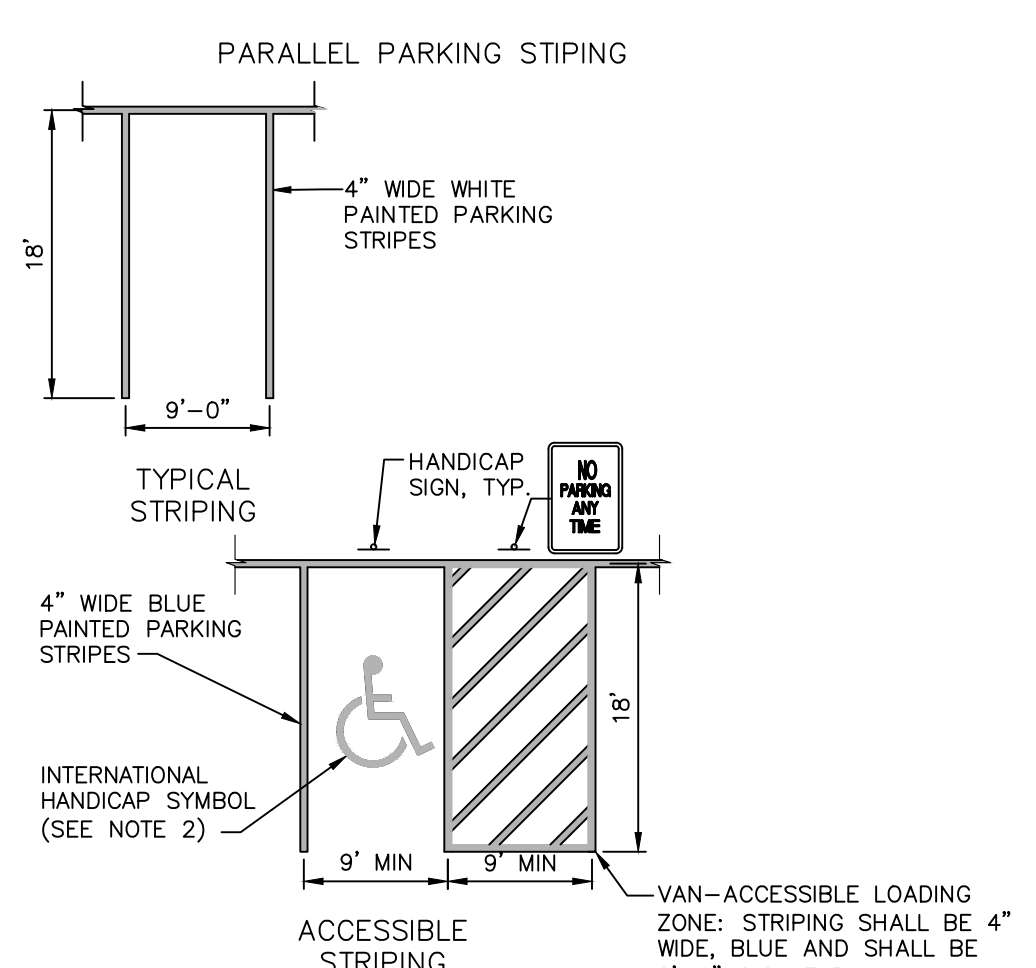
- NOTES:**
- WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203- EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.

13 CONCRETE DRIVEWAY APRON DETAIL
SCALE: NOT TO SCALE



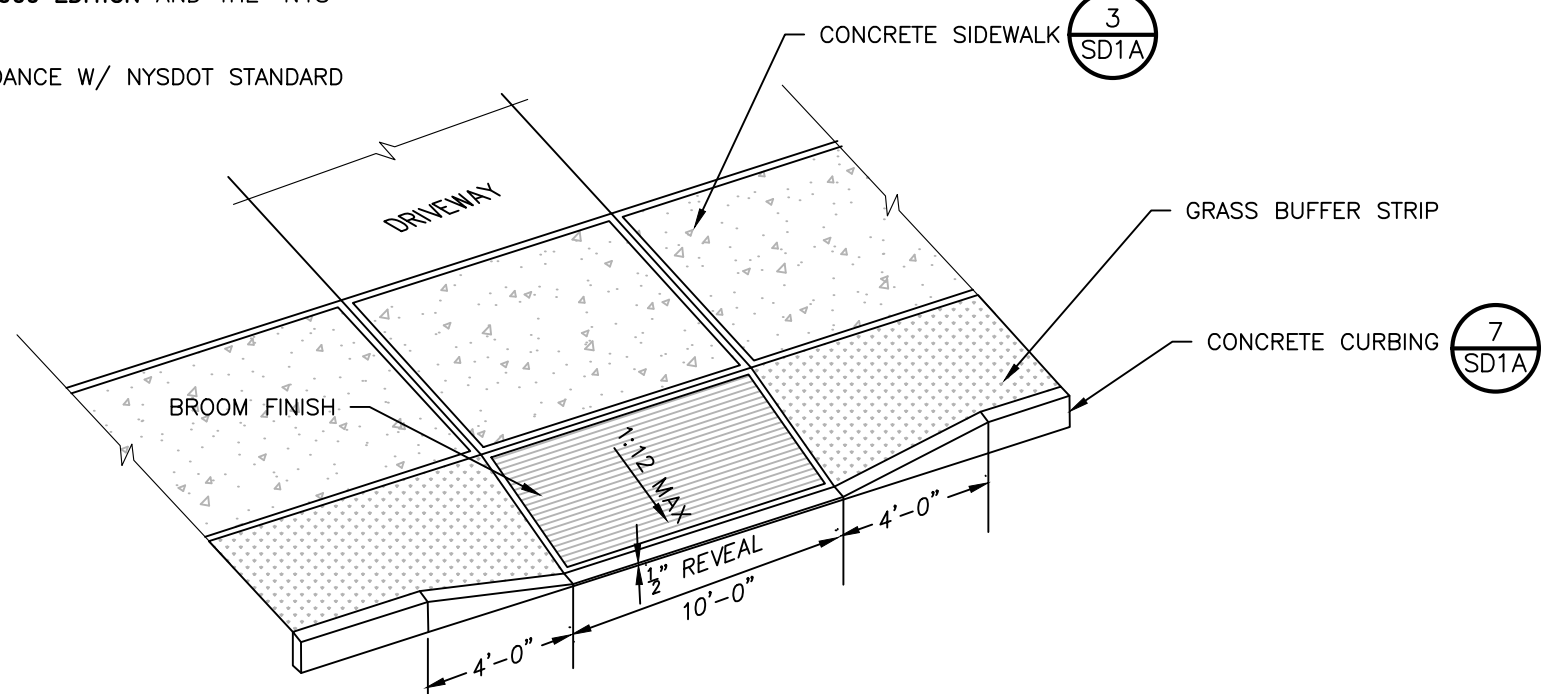
4 PAVEMENT MARKING DETAIL CROSS WALK STRIPING
SCALE: NOT TO SCALE

- NOTES:**
- ALL CROSS WALK STRIPING SHALL BE WHITE



- NOTES:**
- ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
 - PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE W/ ADA STANDARDS
 - SLOPE OF PAVEMENT SURFACE IN HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

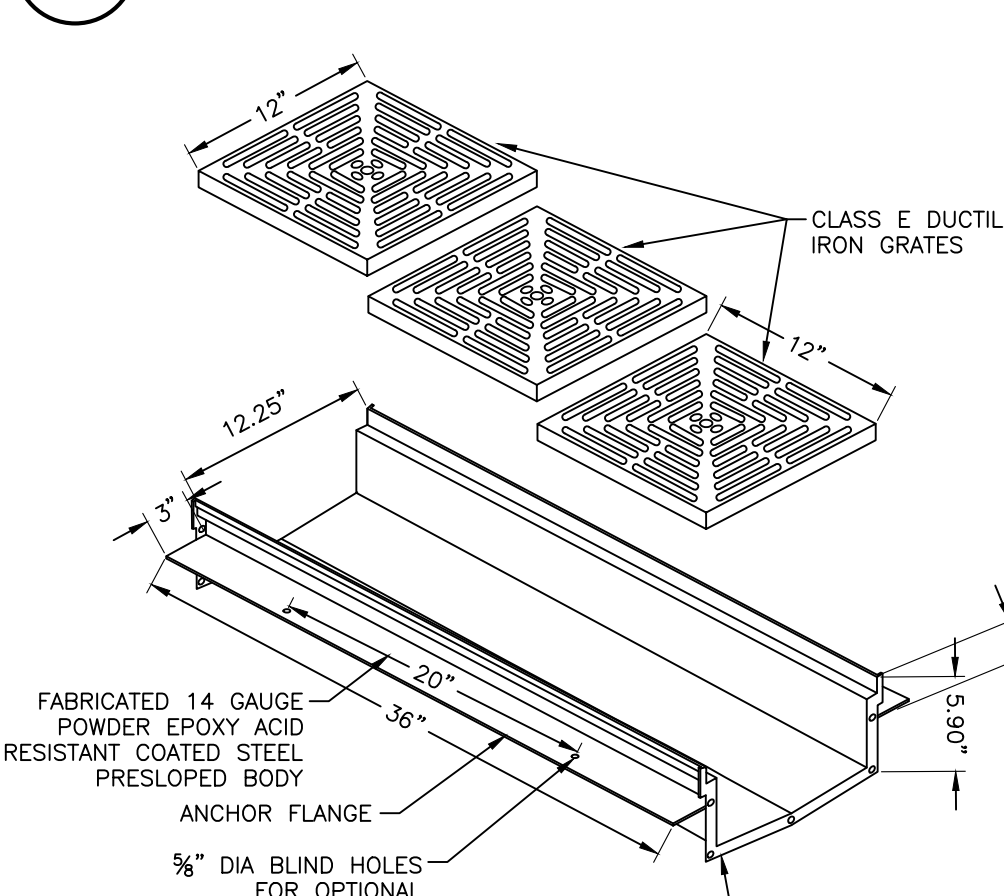
5 PAVEMENT MARKING DETAIL PARKING STRIPING
SCALE: NOT TO SCALE



ELEVATION

- NOTES:**
- ALL WORK SHALL CONFORM WITH THE NYSOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, MAY 1, 2008, AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 - SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 - INSTALL TOPSOIL TO A 6" MINIMUM DEPTH IN BUFFER STRIP.
 - SEED AND MULCH BUFFER STRIP.

14 DRIVEWAY RAMP WITH DROP CURB
SCALE: NOT TO SCALE



- NOTES:**
- FREE AREA OF 51 SQ IN PER 12"x12" GRATE
 - TRENCH DRAIN PRESLOPED 1/8" PER FOOT
 - BODY HAS FLANGED ENDS TO CONNECT TO EACH OTHER WITH A NEOPRENE RUBBER GASKET IN BETWEEN
 - END AND BOTTOM OUTLETS ARE AVAILABLE IN 2", 3", 4" AND 6"
 - NO HUB OUTLET CONNECTIONS ARE FABRICATED AS PART OF THE TRENCH DRAIN SYSTEM.

15 12" WIDE PRESLOPED TRENCH DRAIN
SCALE: NOT TO SCALE

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION

ORIGINAL SCALE IN INCHES

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
347 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12250
Phone: (518) 812-0513

dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

DESIGN DEVELOPMENT

SITE DETAILS

SDIB

DATE: 8/31/2017
DRAWN BY:TCC
JOB #: 31341.10
SCALE: AS NOTED

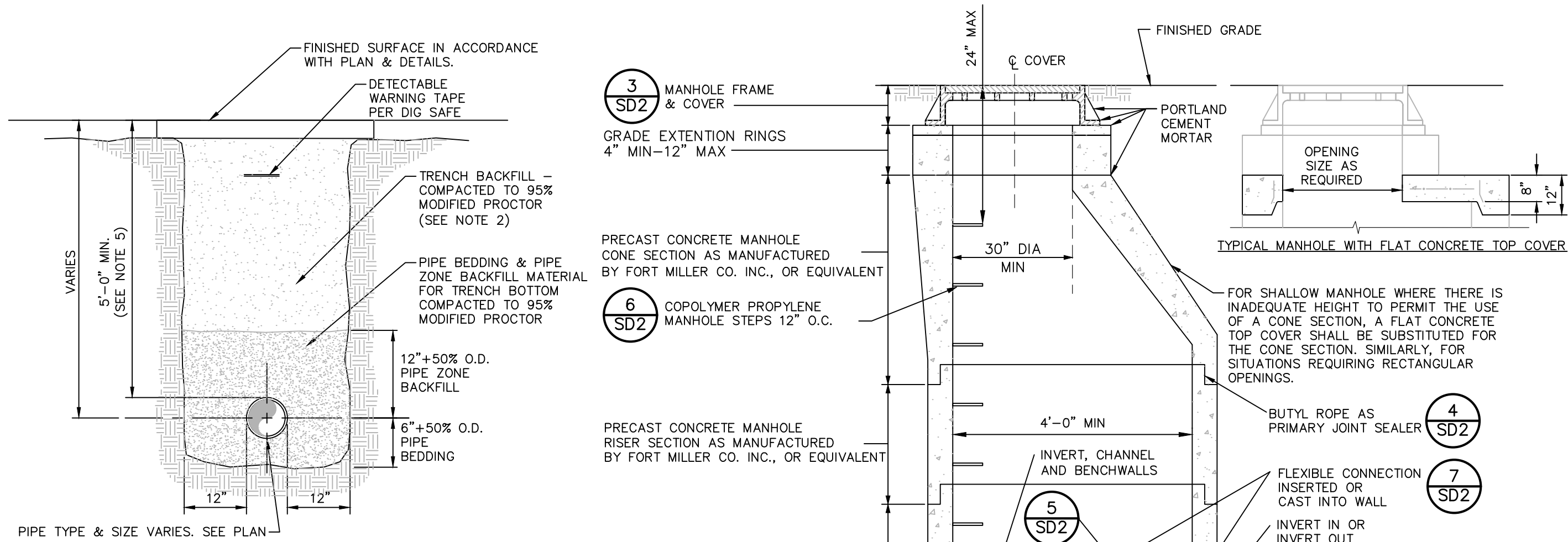
Dig Safely. New York

Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care

800-962-7962
www.digsafelynewyork.com

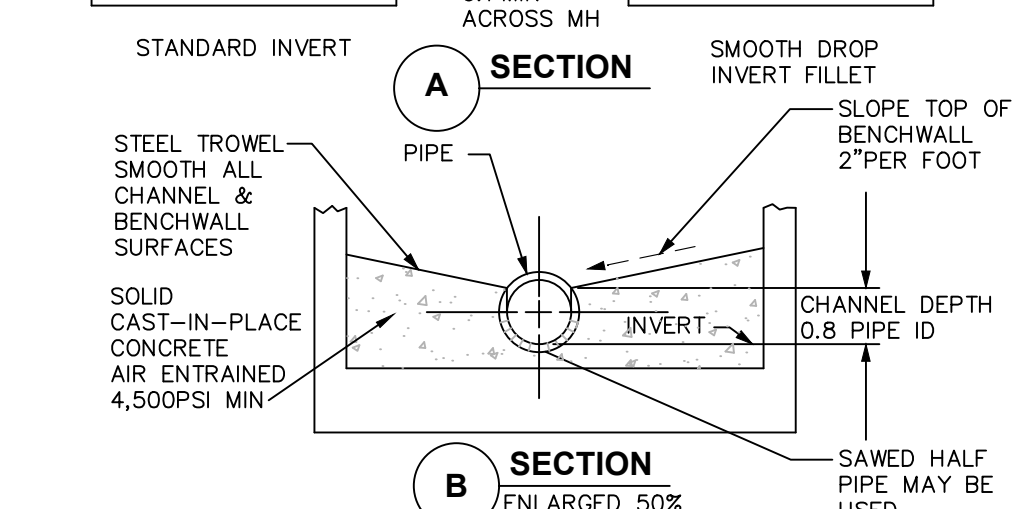
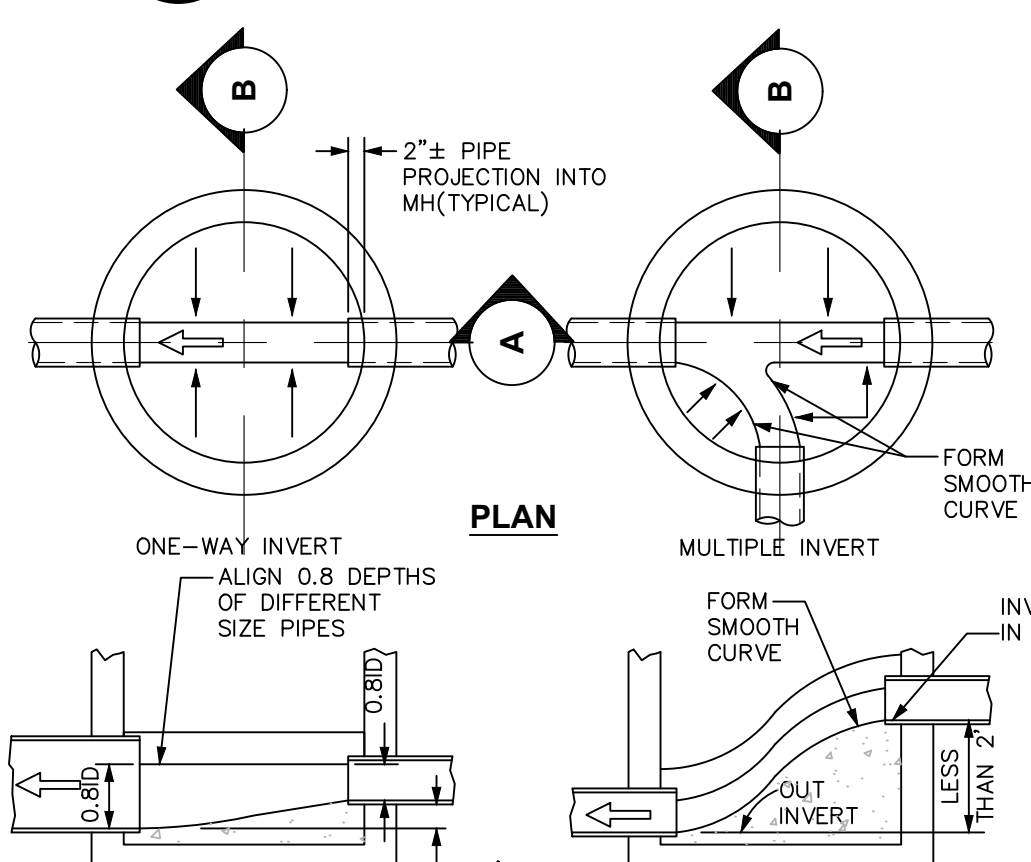
TESTING GRAVITY SEWER SYSTEM:

1. CONTRACTOR SHALL INSPECT AND TEST THE INSTALLATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION WHEN WORK IS READY FOR TESTING. AFTER ALL TESTS HAVE BEEN PERFORMED, EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO ACCEPTANCE.
2. THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT AND INFILTRATION AND EXFILTRATION OF ALL SANITARY SEWERS AND RELATED UTILITY STRUCTURES. INFILTRATION OR EXFILTRATION OF THE SANITARY SEWER SYSTEM SHALL NOT EXCEED 0.80 GAL/INCH OF INTERNAL PIPE DIAMETER PER 1000' OF PIPELINE PER HOUR WITH A MINIMUM HYDROSTATIC HEAD AT THE TOP OF THE PIPE OF 2 FT. OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. WHEN INFILTRATION OR EXFILTRATION OCCURS IN EXCESS OF ALLOWABLE AMOUNT, DEFECTS SHALL BE LOCATED AND REPAIRED.
3. INFILTRATION LEAKAGE TESTS SHALL BE RUN ON EACH SINGLE MANHOLE-TO-MANHOLE SECTION, OR REACH, INDEPENDENTLY OF ALL OTHER MANHOLE-TO-MANHOLE SECTIONS. A PIPELINE SECTION UNDER TEST SHALL INCLUDE ALL PIPE AND FITTINGS BETWEEN THE TWO MANHOLES PLUS THE UPSTREAM MANHOLE.
4. EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. THE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION.
5. INFILTRATION TESTS SHALL BE MADE BY INSTALLING A FLOW MEASURING DEVICE IN THE DOWNSTREAM MANHOLE OF SECTION BEING TESTED. TEST DURATION SHALL BE 24 HRS. OR FOR SHORTER PERIOD, PROVIDED A STEADY STATE FLOW CONDITION HAS BEEN ACHIEVED IN THE TEST PERIOD, AND RESULTS PROJECTED TO A 24 HR PERIOD.
6. EXFILTRATION TESTS SHALL BE RUN ON EACH SINGLE MANHOLE-TO-MANHOLE SECTION, OR REACH, INDEPENDENTLY OF ALL OTHER MANHOLE-TO-MANHOLE SECTIONS. A PIPELINE SECTION UNDER TEST SHALL INCLUDE ALL PIPE AND FITTINGS BETWEEN THE TWO MAN-HOLES PLUS THE UPSTREAM MANHOLE.
7. EXFILTRATION TESTS SHALL BE MADE BY MEASURING THE DROP IN WATER ELEVATION IN THE UPSTREAM MANHOLE 24 HRS AFTER INITIAL WATER LEVEL IS RECORDED. INITIAL WATER LEVEL IN UPSTREAM MANHOLE SHALL BE 2 FEET HIGHER THAN EITHER THE TOP OF PIPE OR GROUNDWATER ELEVATION AT THE DOWNSTREAM MANHOLE. ANY MANHOLE-TO-MANHOLE SECTION UNDERGOING AN EXFILTRATION TEST MUST HAVE THE NEXT ADJACENT SECTIONS, BOTH UPSTREAM AND DOWNSTREAM, DRY AND NOT UNDER TEST. THIS PROCEDURE MINIMIZES HYDROSTATIC PRESSURE PLACED ON STOPPERS, PLUGS, AND END CAPS.
8. LOW PRESSURE AIR TESTING MAY BE ALLOWED IN LIEU OF EXFILTRATION TESTS ONLY. WHEN SO ALLOWED, TEST SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER. ACCORDING TO ASTM F1417, LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
9. AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
10. WHERE AIR-TESTING IS TO BE USED FOR LINE ACCEPTANCE, CORROBORATIVE HYDROSTATIC TESTING SHALL BE PERFORMED ON SEWER INSTALLATION OF THE SAME PIPE SIZE, MATERIAL, AND CONDITIONS OF INSTALLATION. SEWER SECTIONS WHICH INDICATE RATES OF AIR LOSS PER LINE OF SURFACE AREA WHICH MOST NEARLY APPROXIMATE RATE FOR PIPELINE ACCEPTANCE SHOULD BE SELECTED FOR CORROBORATIVE TESTS. AT LEAST 3 SECTIONS ARE TO BE SO TESTED. THE PURPOSE OF THESE CORROBORATIVE TESTS IS TO PERMIT A REASONABLE ASSUMPTION THAT, IF THESE 3 TEST SECTIONS MEET THE HYDROSTATIC TEST, THE BALANCE OF PROJECT ALSO MEETS OR EXCEEDS THESE REQUIREMENTS. IF AIR TEST IS NOT SUPPORTED BY ACCEPTABLE CORROBORATIVE HYDROSTATIC TESTS, COMPLETE HYDRO-STATIC TESTING OF SEWER LINES SHALL BE REQUIRED.
11. WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING OF ANY PIPE SHALL BE DONE SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
12. SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CHECKED EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
13. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
14. IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
15. WHERE SEWERS ARE CONSTRUCTED OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS THAN 18 INCH VERTICAL SEPARATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. HYDROSTATIC ACCEPTANCE TESTS SHALL BE CONDUCTED AS SPECIFIED FOR TESTING WATER MAINS, EXCEPT THAT TESTING MAY BE PERFORMED WITH THE PIPE SECTION PARTIALLY BACK-FILLED.
16. IF THE ALLOWABLE RATE OF INFILTRATION, EXFILTRATION, OR AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS, SHALL BE BORNE BY CONTRACTOR. THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.

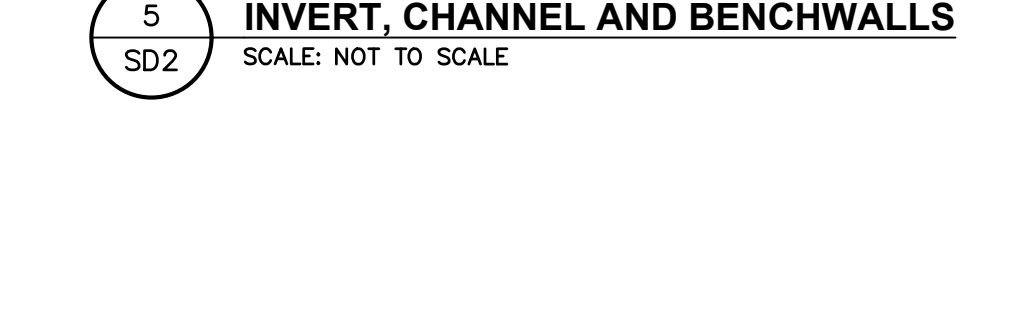


- NOTES:**
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
SIEVE DESIGNATION % PASSING
3/4" 100%
NO. 40 0-70%
NO. 200 0-10%
 2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
SIEVE DESIGNATION % PASSING
4" 100%
NO. 40 0-70%
NO. 200 0-10%
 3. IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.
 4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS. 5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER MAINS ONLY.

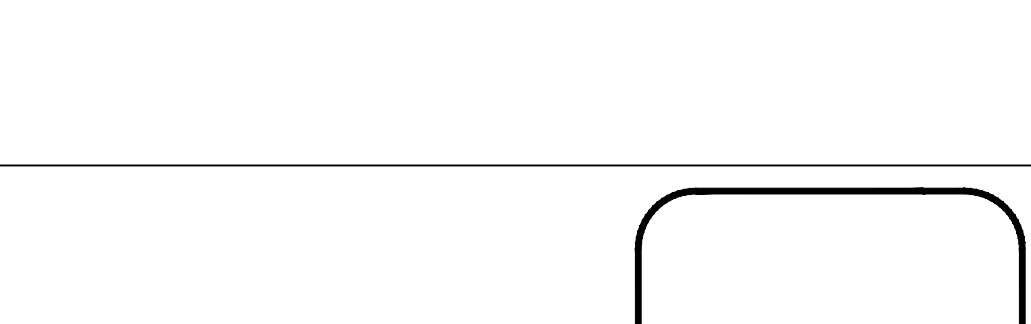
1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



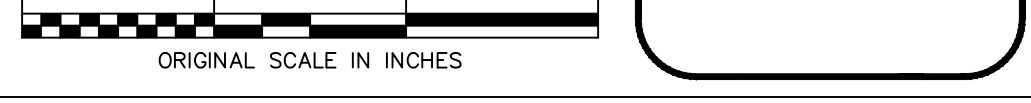
3 MANHOLE WITH FLAT CONCRETE TOP COVER
SCALE: NOT TO SCALE



4 MANHOLE WITH FLAT CONCRETE TOP COVER
SCALE: NOT TO SCALE



5 INVERT, CHANNEL AND BENCHWALLS
SCALE: NOT TO SCALE



6 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

7 PRECAST CONCRETE MANHOLE
SCALE: NOT TO SCALE

8 STANDARD SEWER SERVICE CONNECTION PLAN
SCALE: NOT TO SCALE

9 PRECAST CONCRETE DROP MANHOLE-GRAVITY
SCALE: NOT TO SCALE

10 CLEAN OUT - TRAFFIC AREAS
SCALE: NOT TO SCALE

11 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

12 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

13 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

14 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

15 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

16 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

17 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

18 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

19 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

20 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

21 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

22 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

23 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

24 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

25 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

26 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

27 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

28 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

29 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

30 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

31 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

32 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

33 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

34 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

35 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

36 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

37 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

38 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

39 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

40 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

41 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

42 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

43 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

44 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

45 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

46 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

47 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

48 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

49 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

50 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

51 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

52 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

53 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

54 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

55 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

56 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

57 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

58 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

59 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

60 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

61 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

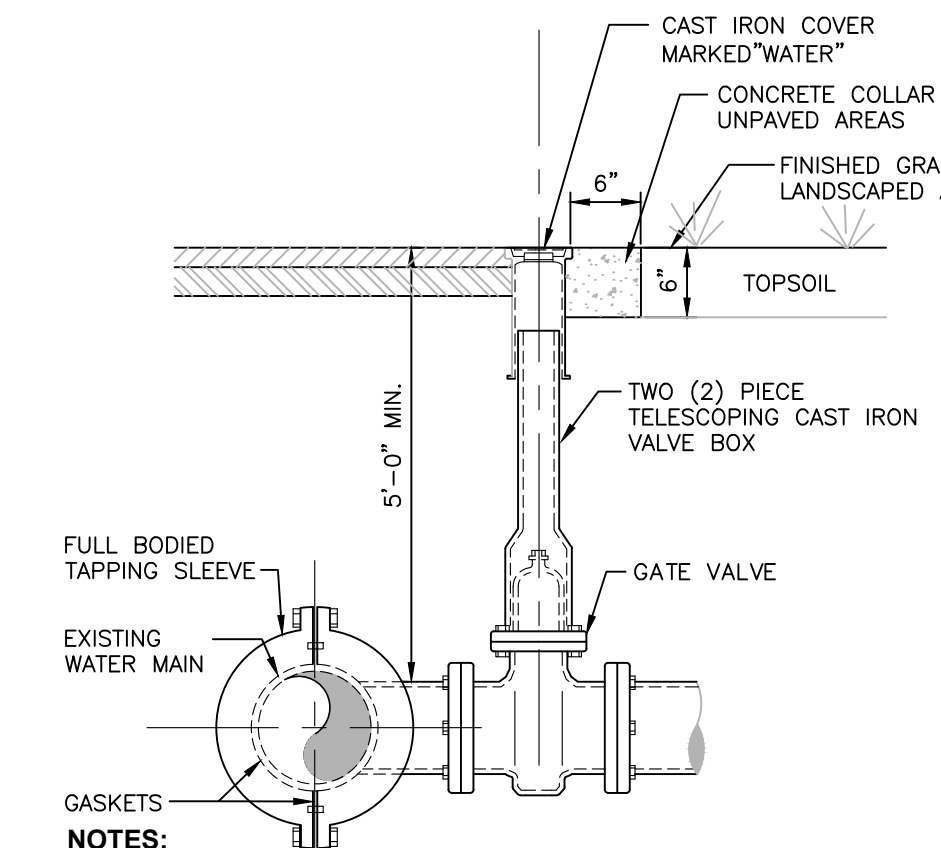
62 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

63 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

64 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

65 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

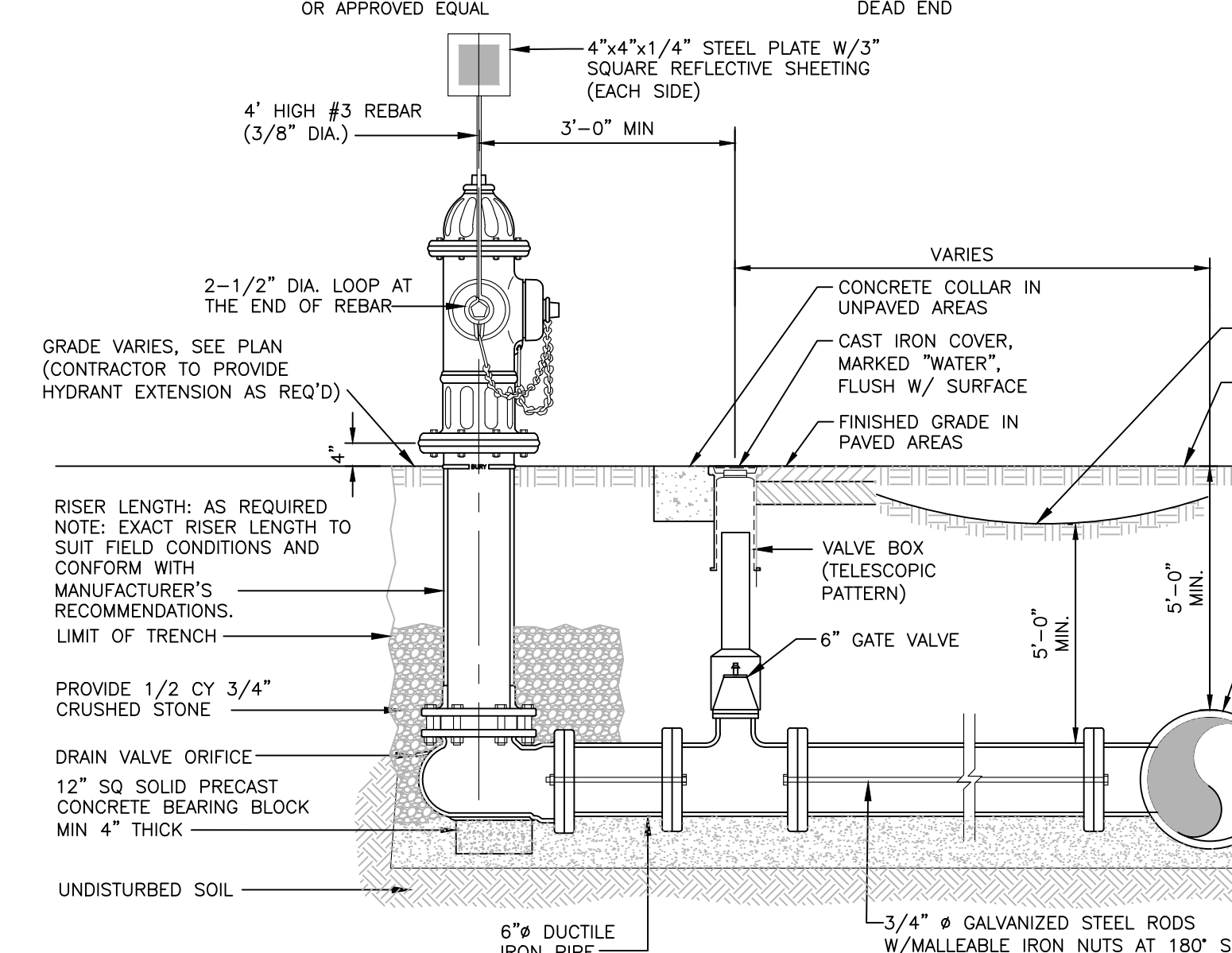
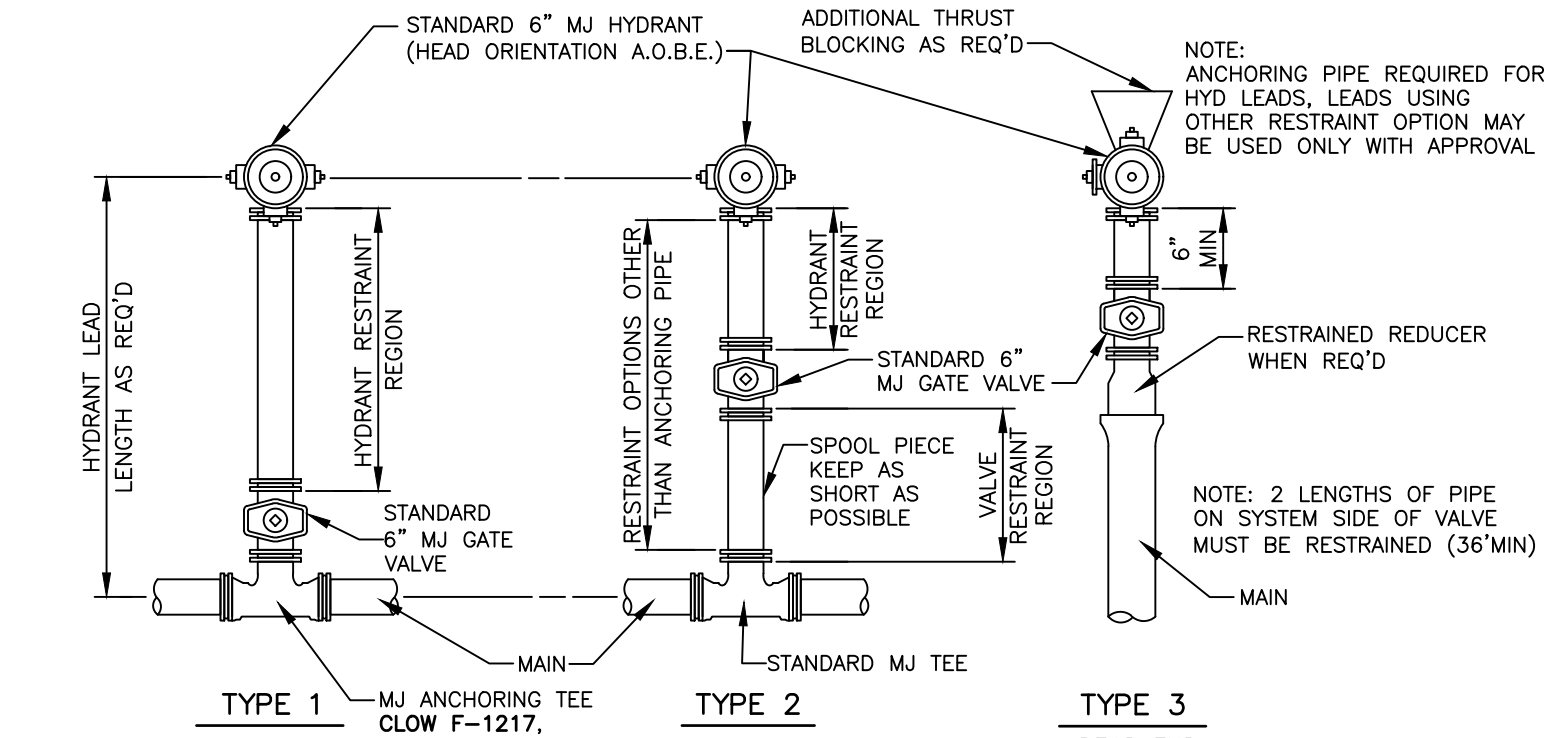
66 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE



- NOTES:**
1. WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
 2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
 3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
 4. VALVE OPERATING DIRECTION SHALL BE CLOCKWISE TO OPEN (TURNING RIGHT).
 5. TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
 6. THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.
 7. TAPPING SLEEVE, VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (FORD FAST OR WATROUS) OR APPROVED EQUIVALENT.

1 TAPPING SLEEVE AND VALVE DETAIL

SCALE: NOT TO SCALE



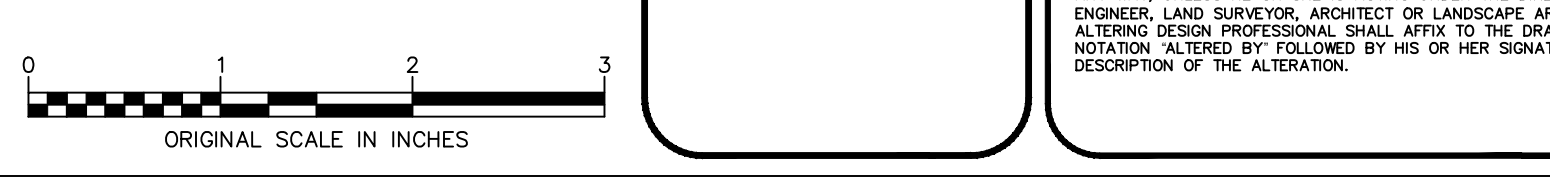
5 HYDRANT ASSEMBLY DETAIL

SCALE: NOT TO SCALE



6 COPPER WATER SERVICE

SCALE: NOT TO SCALE



3 GRAVITY THRUST BLOCK DETAILS

SCALE: NOT TO SCALE

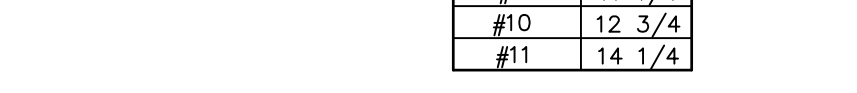
TYPE A BLOCKING									
FOR 11 1/4" - 22 1/2" VERT BENDS									
PIPE SIZE (INCHES)	VERTICAL BEND DEGREES	NO. OF CLUT OF CONC. BLOCKING	NO. OF SHAKLE RODS(2)	DEFIN. CO. RODS (FEET)					
4"	11 1/4"	8	2.0	3/4"	1.6				
6"	22 1/2"	16	2.5	3/4"	1.6				
8"	11 1/4"	16	2.5	3/4"	1.6				
10"	22 1/2"	32	3.2	3/4"	1.6				
12"	11 1/4"	28	3.0	3/4"	1.6				
14"	22 1/2"	56	3.8	3/4"	1.6				
16"	11 1/4"	42	3.5	3/4"	1.6				
18"	22 1/2"	84	4.4	3/4"	1.6				
20"	11 1/4"	60	3.9	3/4"	1.6				
22"	22 1/2"	118	4.9	7/8"	2.2				

* FOR 60KSI THREADED REBAR

TYPE B BLOCKING									
FOR 45° VERTICAL BENDS									
PIPE SIZE (INCHES)	VERTICAL BEND DEGREES	NO. OF CLUT OF CONC. BLOCKING	NO. OF SHAKLE RODS(2)	DEFIN. CO. RODS (FEET)					
4"	45°	29	3.1	3/4"	1.6				
6"	45°	59	3.9	3/4"	1.6				
8"	45°	102	4.7	3/4"	1.6				
10"	45°	154	5.4	3/4"	1.6				
12"	45°	218	6.0	3/4"	1.6				

2 TYPICAL RESILIENT SEAT WEDGE VALVE DETAIL

SCALE: NOT TO SCALE



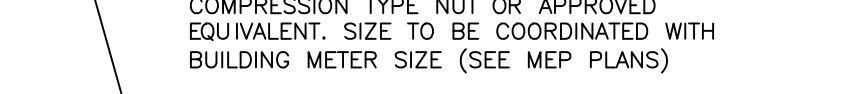
3 GRAVITY THRUST BLOCK DETAILS

SCALE: NOT TO SCALE



4 CONCRETE THRUST BLOCK DETAILS

SCALE: NOT TO SCALE



5 HYDRANT ASSEMBLY DETAIL

SCALE: NOT TO SCALE



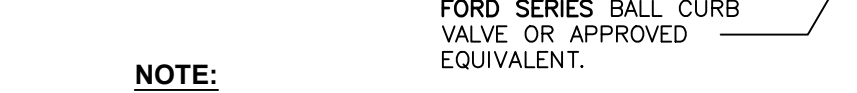
6 COPPER WATER SERVICE

SCALE: NOT TO SCALE



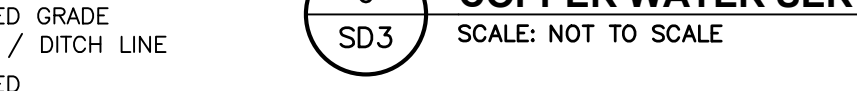
7 WATERLINE OFFSET DETAIL

SCALE: NOT TO SCALE



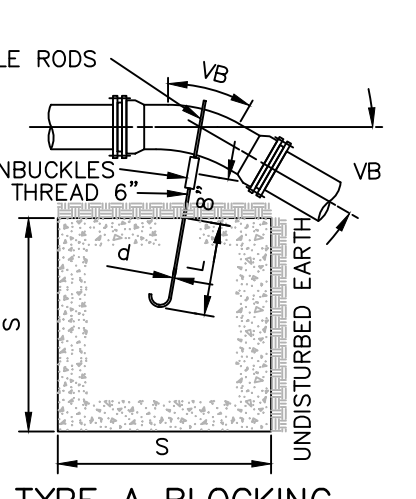
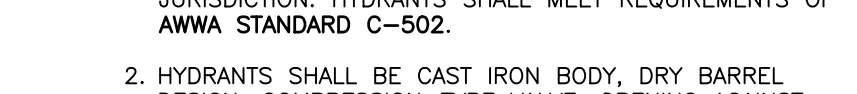
8 JOINT RESTRAINT SCHEDULE AND NOTES

SCALE: NOT TO SCALE



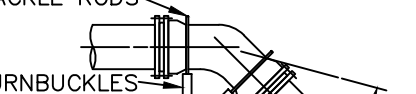
9 THRUST RESTRAINT OPTIONS

SCALE: NOT TO SCALE



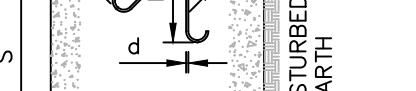
TYPE A BLOCKING

FOR 11 1/4" - 22 1/2" VERTICAL BENDS



TYPE B BLOCKING

FOR 45° VERTICAL BENDS



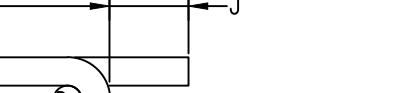
TYPE K-COPPER WATER SERVICE

(FROM MAIN) SEE MEP PLANS FOR SERVICE SIZE



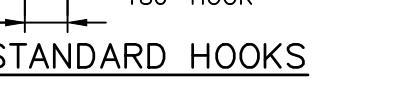
CONCRETE THRUST BLOCK DETAILS

SCALE: NOT TO SCALE



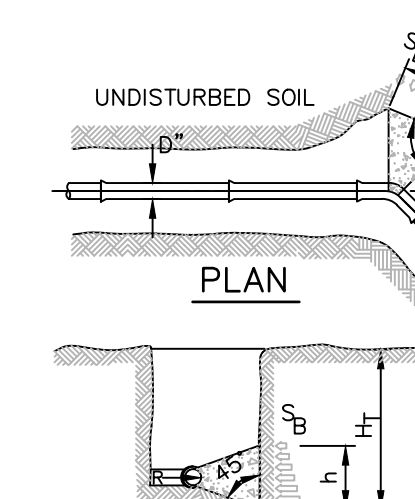
JOINT RESTRAINT SCHEDULE AND NOTES

SCALE: NOT TO SCALE



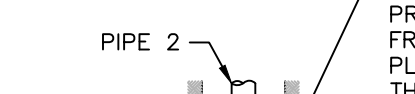
THRUST RESTRAINT OPTIONS

SCALE: NOT TO SCALE



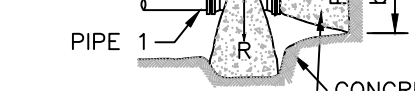
TYPE A BLOCKING

FOR 11 1/4" - 22 1/2" VERTICAL BENDS



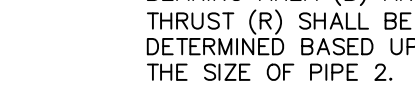
TYPE B BLOCKING

FOR 45° VERTICAL BENDS



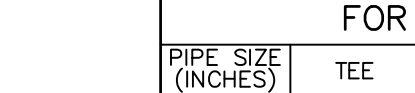
TYPE K-COPPER WATER SERVICE

(FROM MAIN) SEE MEP PLANS FOR SERVICE SIZE



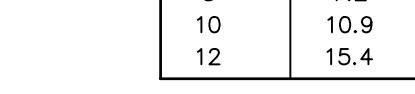
CONCRETE THRUST BLOCK DETAILS

SCALE: NOT TO SCALE



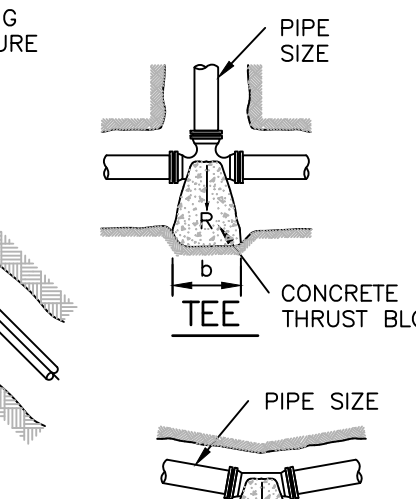
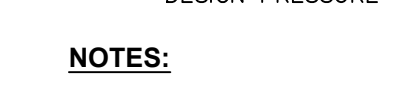
JOINT RESTRAINT SCHEDULE AND NOTES

SCALE: NOT TO SCALE



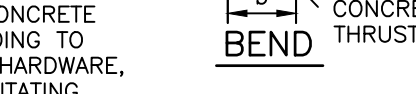
THRUST RESTRAINT OPTIONS

SCALE: NOT TO SCALE



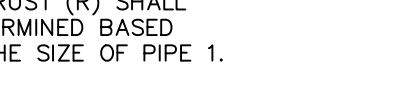
TYPE A BLOCKING

FOR 11 1/4" - 22 1/2" VERTICAL BENDS



TYPE B BLOCKING

FOR 45° VERTICAL BENDS



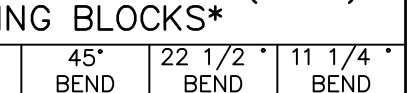
TYPE K-COPPER WATER SERVICE

(FROM MAIN) SEE MEP PLANS FOR SERVICE SIZE



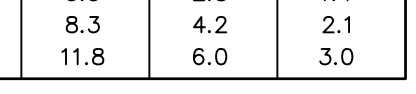
CONCRETE THRUST BLOCK DETAILS

SCALE: NOT TO SCALE



JOINT RESTRAINT SCHEDULE AND NOTES

SCALE: NOT TO SCALE



THRUST RESTRAINT OPTIONS

SCALE: NOT TO SCALE



USE CONCRETE THRUST BLOCKS

OR RESTRAINED JOINT PIPE AND FITTINGS FOR PROPER

RESTRAINT OF WATER MAIN PIPE.

2. ALL WATER LINES SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE ENGINEER.

3. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE CROSSINGS WITH THE SANITARY LINE OCCUR, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. (SEE WATERLINE OFFSET DETAIL FOR FURTHER INFORMATION).

4. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C 600 (LATEST REVISION), AT A PRESSURE OF 150 PSI, OR 1.5 TIMES (AS REFERENCED ABOVE) THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 4.2 OF SAID AWWA SPECIFICATION.

5. APPROVED AND TESTED WATER MAIN SHALL BE DISPECTED PER AWWA SECTION C 651 (AS REFERENCED ABOVE), AS DIRECTED BY ENGINEER.

6. THE WATER MAIN IS TO BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH OR LOW POINTS.

TESTING WATER MAINS:

1. AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED TO THE ELEVATION OF THE GAUGE.

2. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.

3. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.

4. HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600 OR LATEST EDITION, AS MODIFIED HEREIN.

5. FORD FAST WATER MAIN SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED, AND CORRECTED TO THE ELEVATION OF THE GAUGE.

6. LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS/SQ INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.

7. MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE: ALLOWABLE LEAKAGE PER 1000 FT (305M) OF PIPELINE (GPH)

AVG. TEST PRESSURE

NOMINAL PIPE DIAMETER-IN.

PSI

4

6

8

10

12

14

16

450

400

350

300

275

250

225

200

175

150

125

100

8

6

4

3

2

1

0.5

0.25

0.125

0.0625

0.03125

0.015625

0.0078125

0.00390625

0.001953125

0.0009765625

0.00048828125

0.000244140625

0.0001220703125

0.00006103515625

0.000030517578125

0.0000152587890625

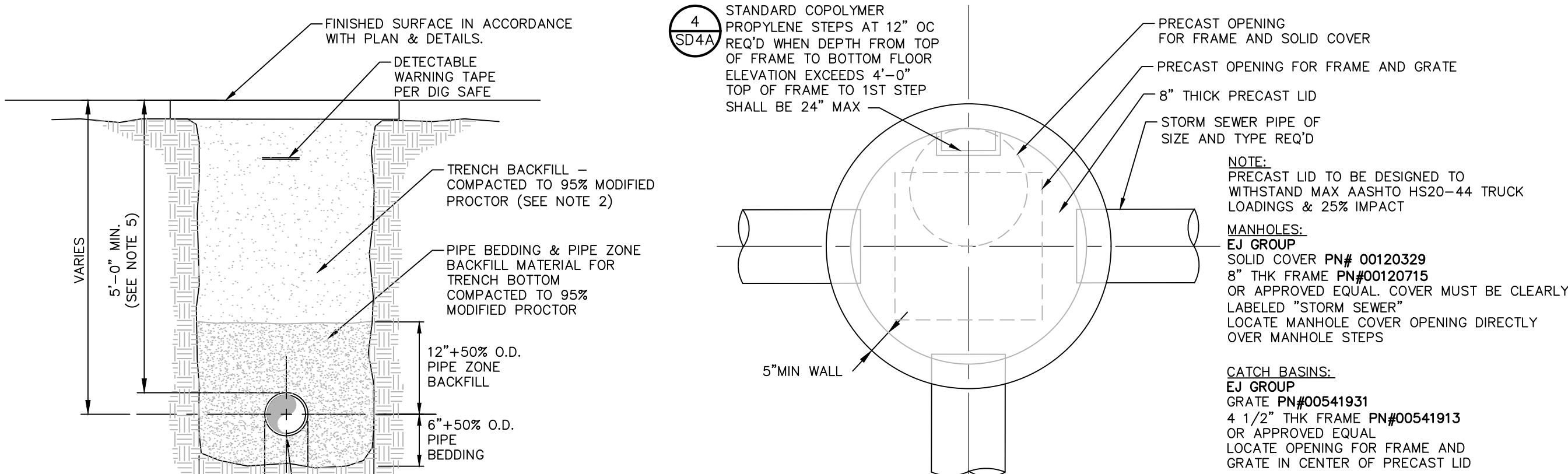
0.00000762939453125

0.000003814697265625

0.0000019073486328125

0.00000095367431640625

0.000000476837158



PIPE TYPE & SIZE VARIES. SEE PLAN

- NOTES:**
- PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

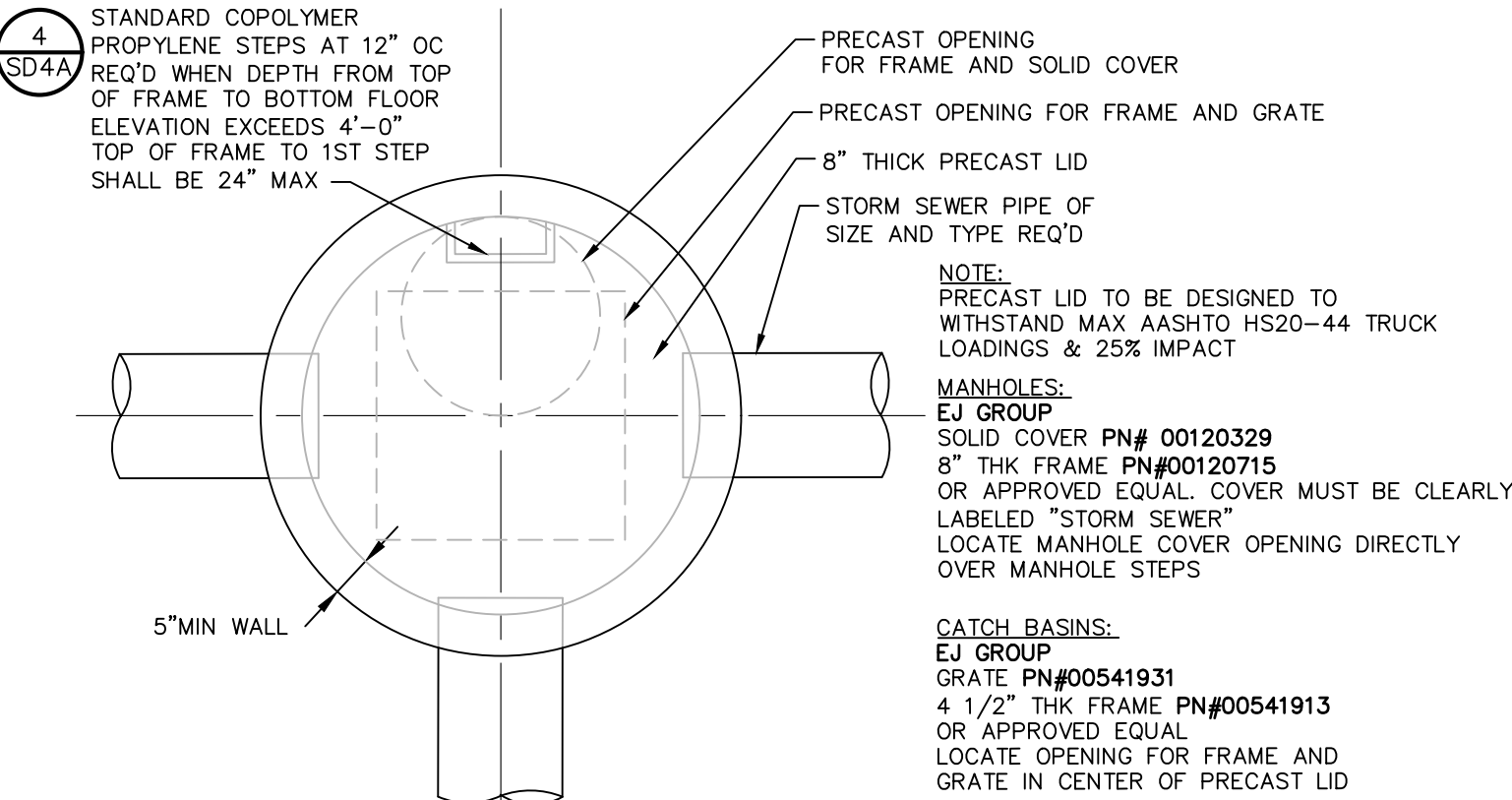
- TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

- INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
- TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
- 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



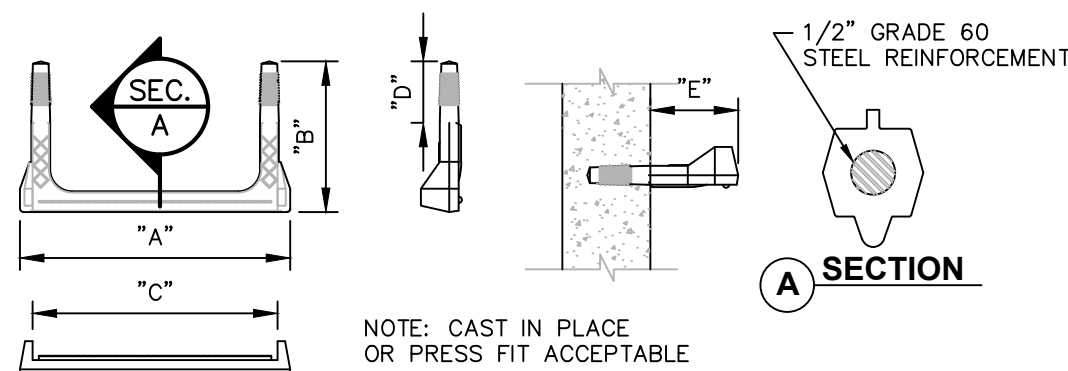
5 YARD IN-LINE DRAIN
SCALE: NOT TO SCALE

3 PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE

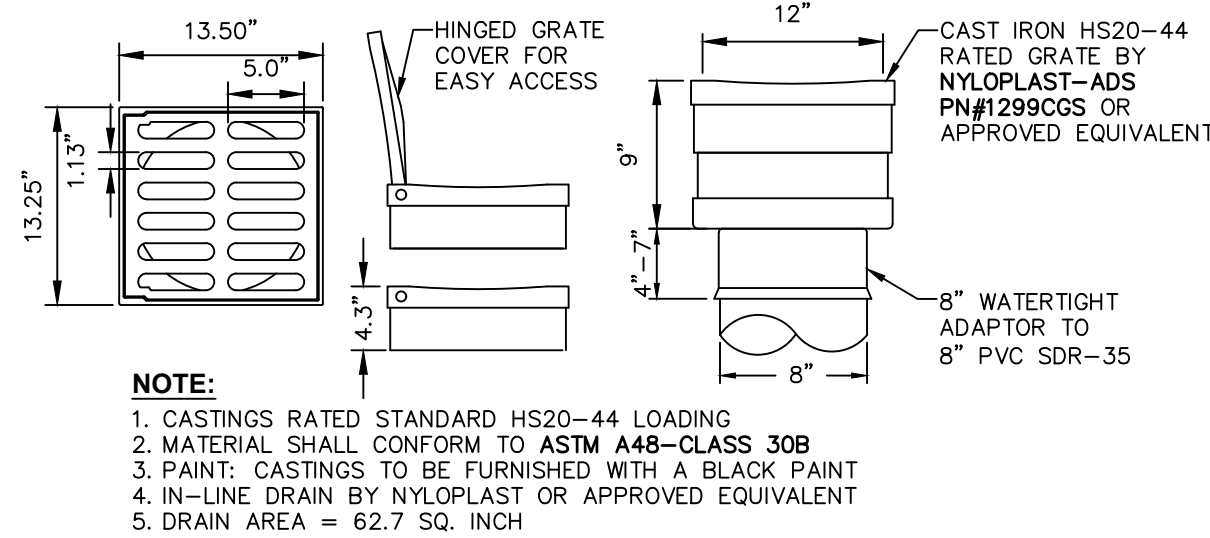
ACCEPTABLE MANHOLE STEPS

MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBEDMENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

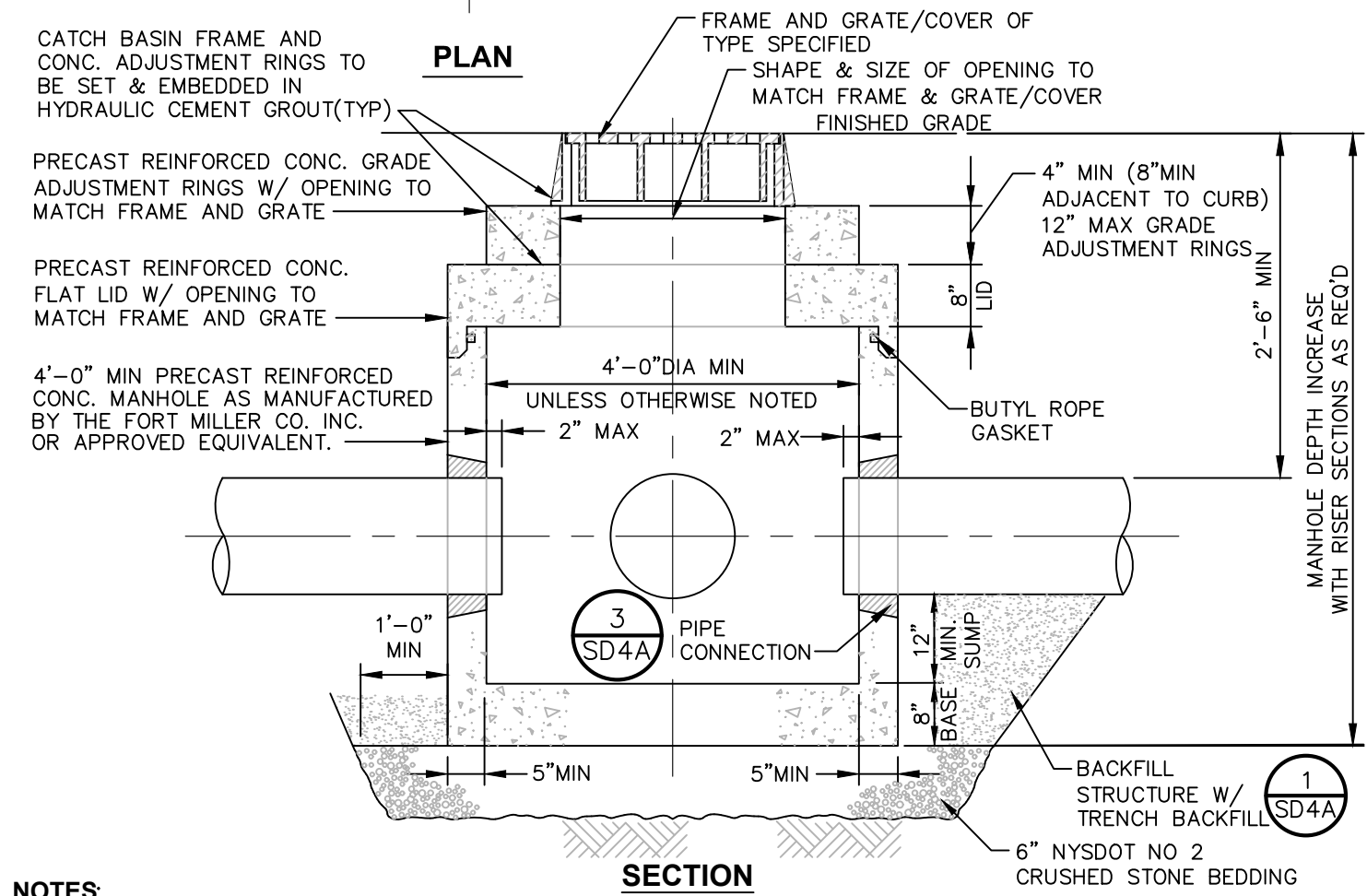
* OR EQUIVALENT
MH STEP DESIGN AND INSTALLTION SHALL COMPLY WITH ALL OSHA REGULATIONS



4 COPOLYMER POLYPROPELENE MH STEP
SCALE: NOT TO SCALE

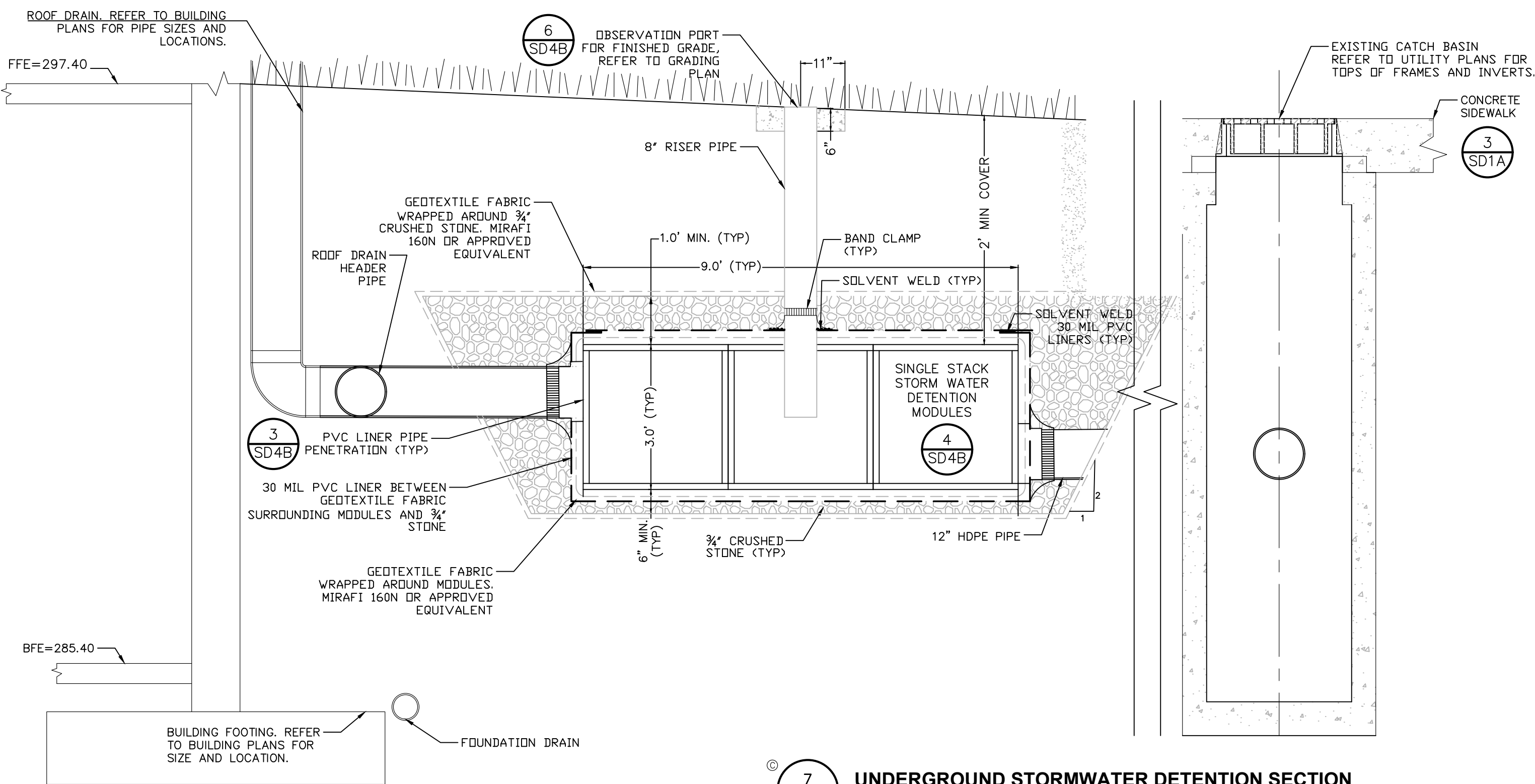


6 12" IN-LINE DRAIN & GRATE
SCALE: NOT TO SCALE

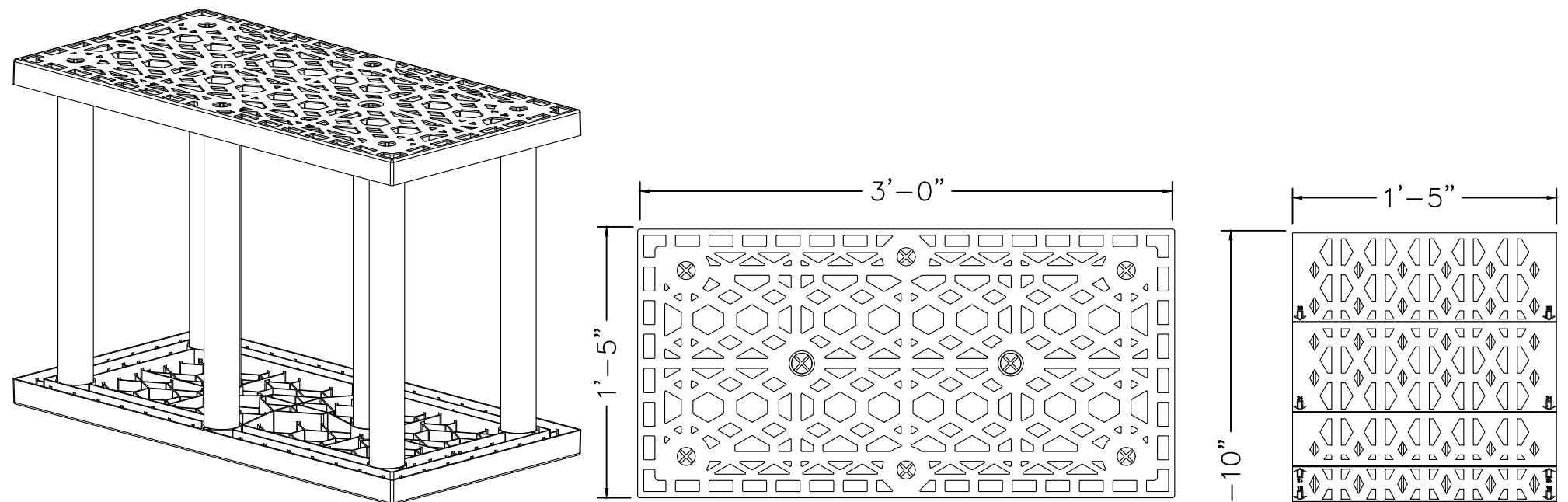


- NOTES:**
- CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
 - FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
 - CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
 - ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ ASTM C478.
 - CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
 - BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
 - SUMPS FOR CATCH BASINS SHALL BE 12" DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
 - ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.

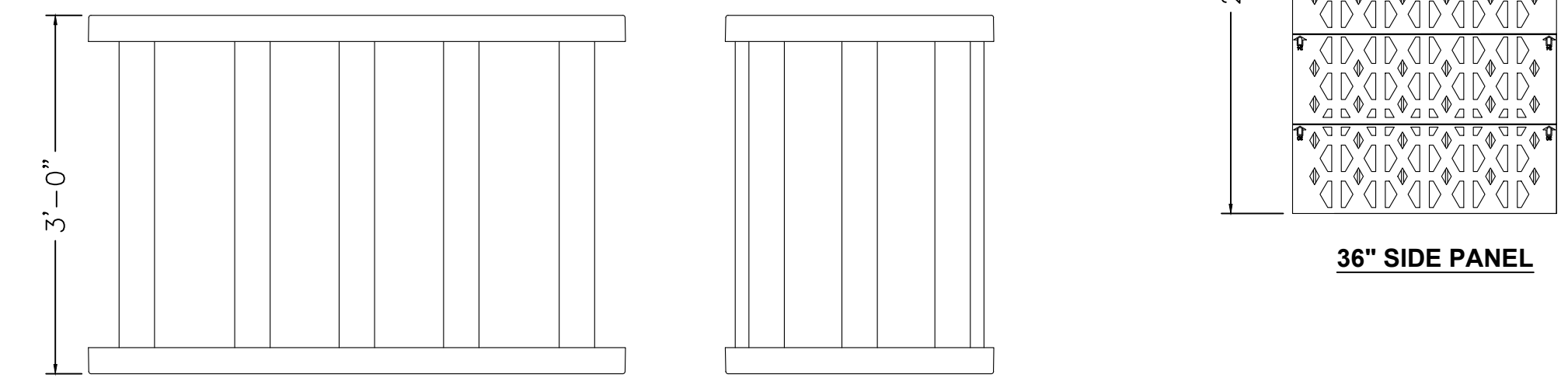
2 PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL
SCALE: NOT TO SCALE



7 UNDERGROUND STORMWATER DETENTION SECTION
SCALE: 1"=2'



SECTION - 36" STORMWATER DETENTION MODULES



SECTION - OBSERVATION PORT

SECTION - INLET/OUTLET PIPE PENETRATION THRU LINER

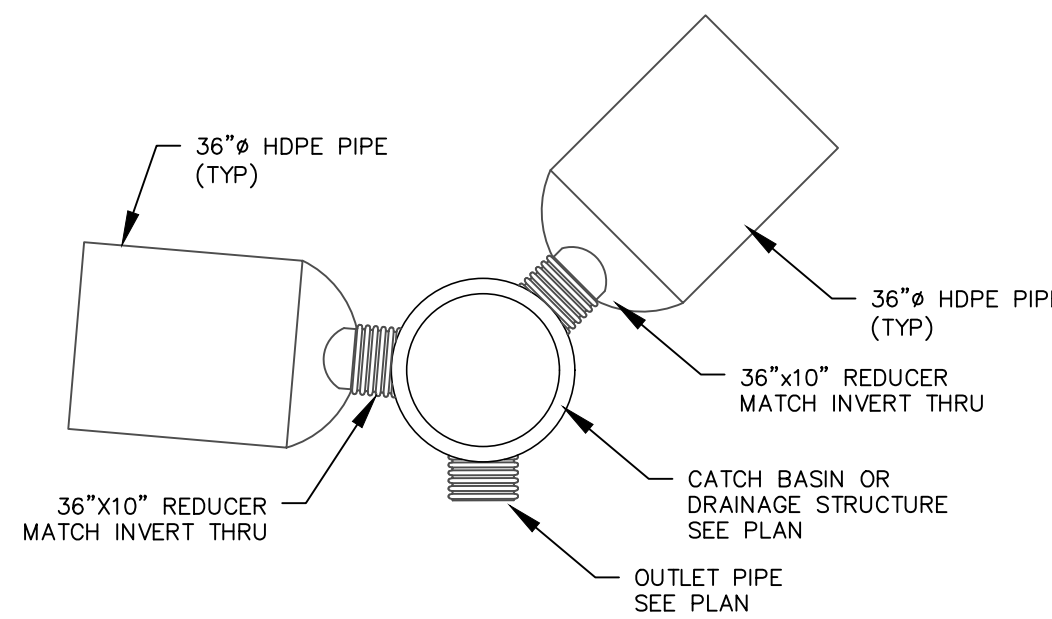
8 SINGLE STACK STORMWATER DETENTION MODULES
SCALE: 1"=2'

- NOTES:**
- REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER ASSEMBLY AND INSTALLATION PRACTICES.
 - SIDE PANELS REQUIRED AROUND THE PERIMETER OF THE INSTALLATION ONLY, UNLESS OTHERWISE NOTED.
 - SIDE PANELS ARE TO BE CUT FROM A 36" PANEL AT THE PRE-SCRIBED LOCATIONS.
 - STACKING PINS REQUIRED BETWEEN MODULE LAYERS, FOR ALL STACKED SYSTEMS (SEE DETAIL).

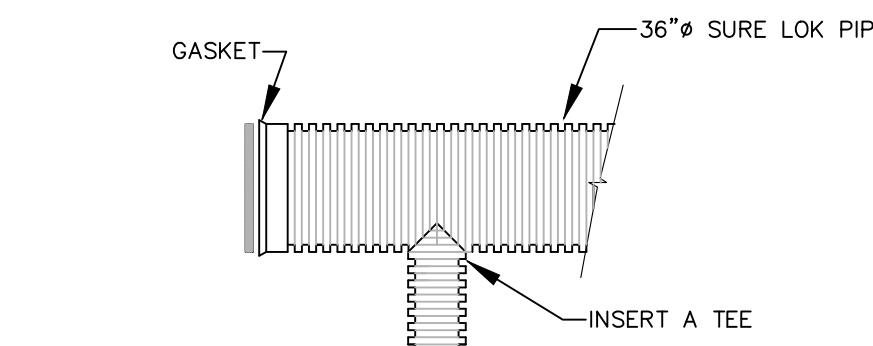
STORMTANK MODULE				
NAME	HEIGHT	CAPACITY (CF)	VOID RATIO	NOMINAL WEIGHT (LBS)
ST-36	36"	13.10	97.00%	33.10

DOUBLE STACK CONFIGURATIONS:

SYSTEM HEIGHT	ST-18	ST-24	ST-30	ST-33	ST-36	CAPACITY (CF)
72"	-	-	-	-	2	



9 SUBSURFACE DETENTION REDUCER
SCALE: NOT TO SCALE



10 SUBSURFACE DETENTION DETAIL
SCALE: NOT TO SCALE

Dig Safely. New York
☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect The Marks
☐ Dig With Care
800-962-7962
www.digsafelynewyork.com

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

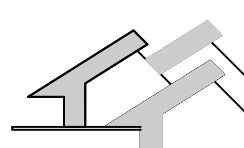
CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office:
21 State Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
347 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

91 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

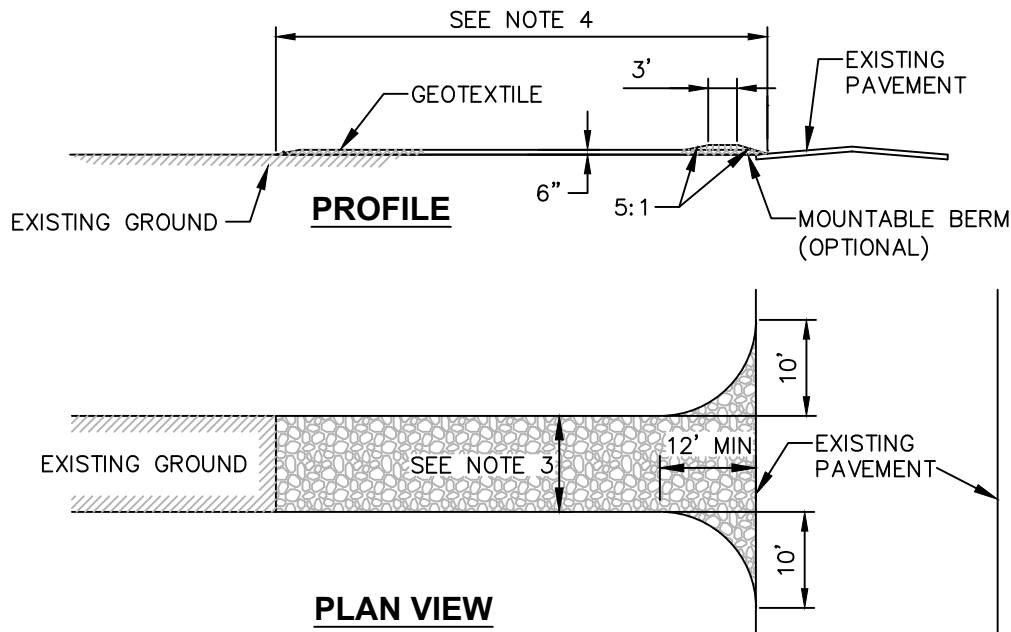
DESIGN DEVELOPMENT

**STORM
SEWER
DETAILS**

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 31341.0
SCALE: AS NOTED

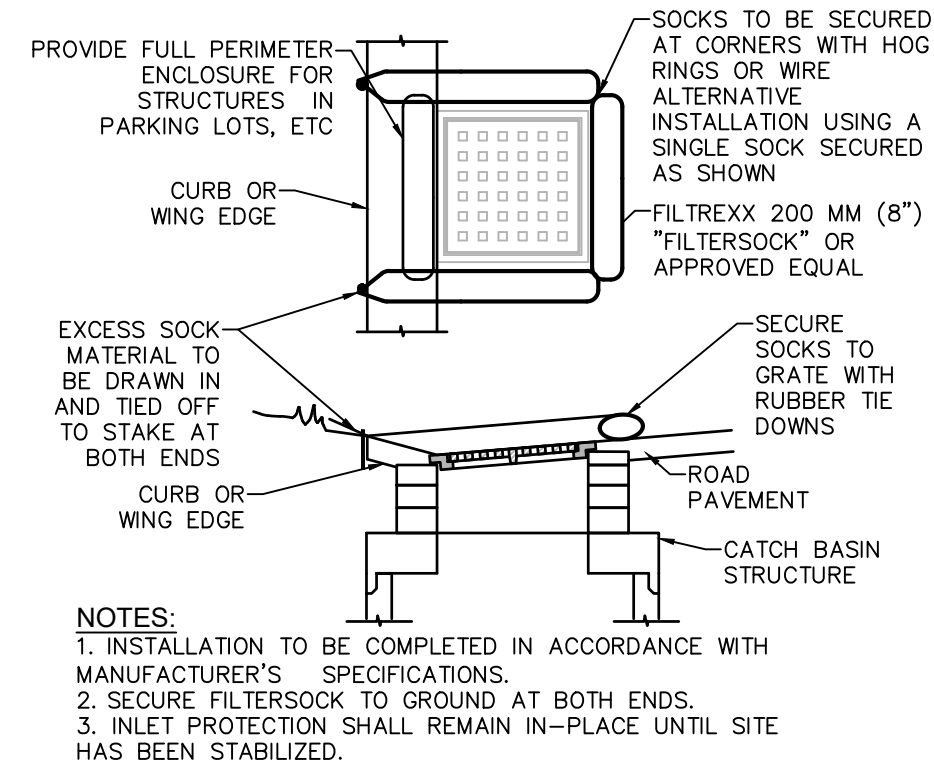
SD4A

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION

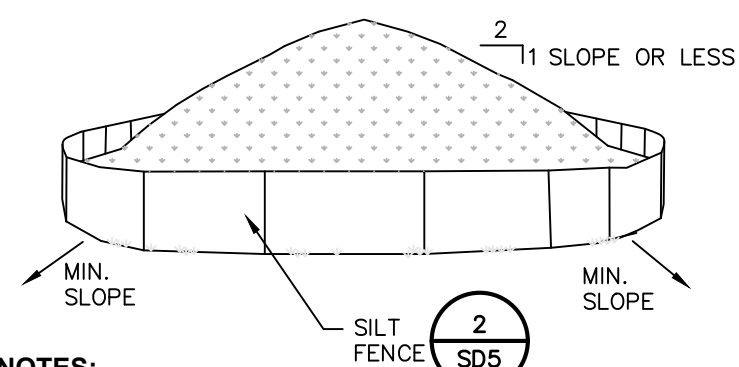


- CONSTRUCTION ENTRANCE SPECIFICATIONS:**
- STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - THICKNESS – NOT LESS THAN SIX (6) INCHES.
 - WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
 - LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
 - GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1
SD5
STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE

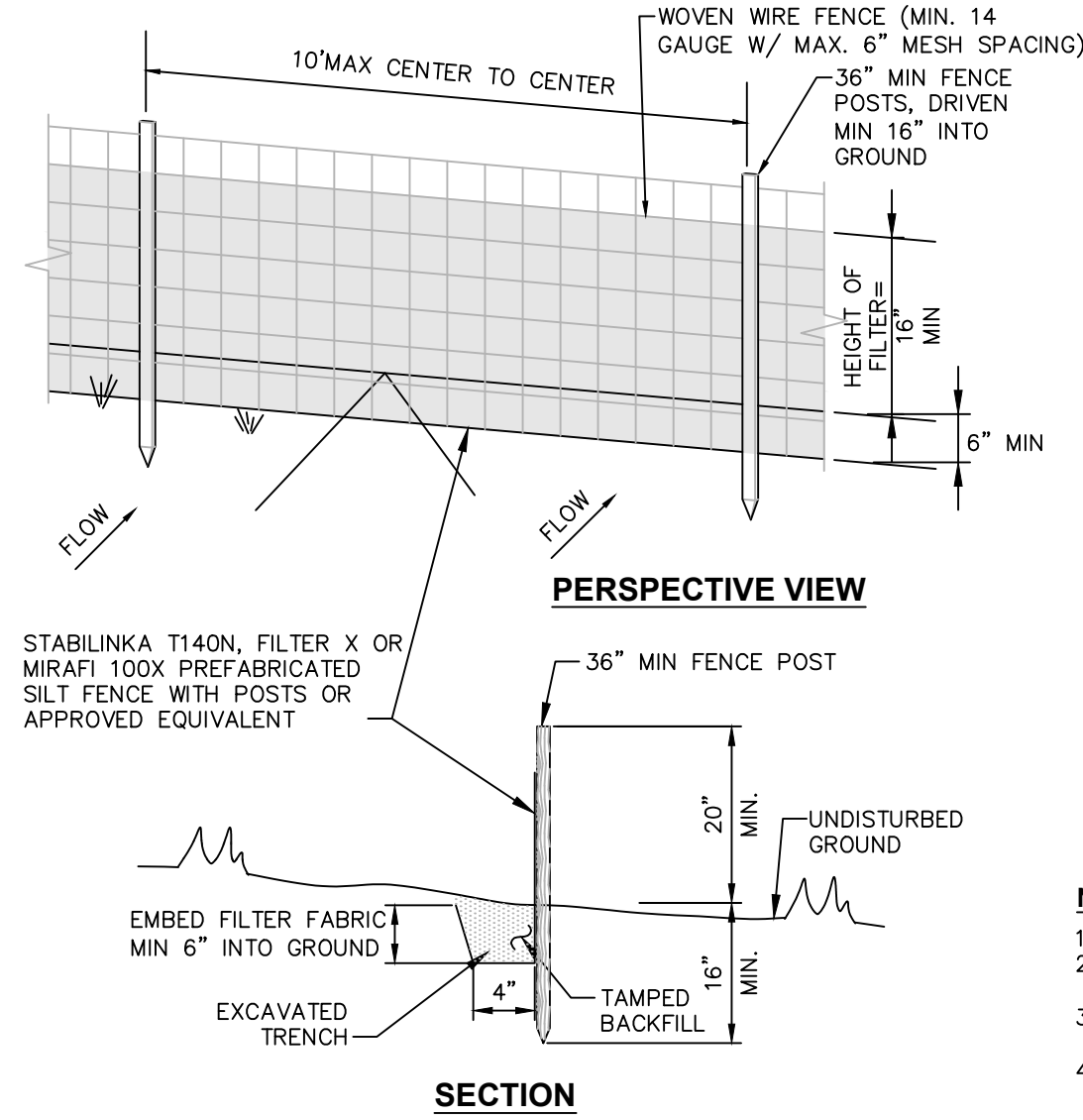


4
SD5
CATCH BASIN GRATE INLET FILTER DETAIL
SCALE: NOT TO SCALE



- NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

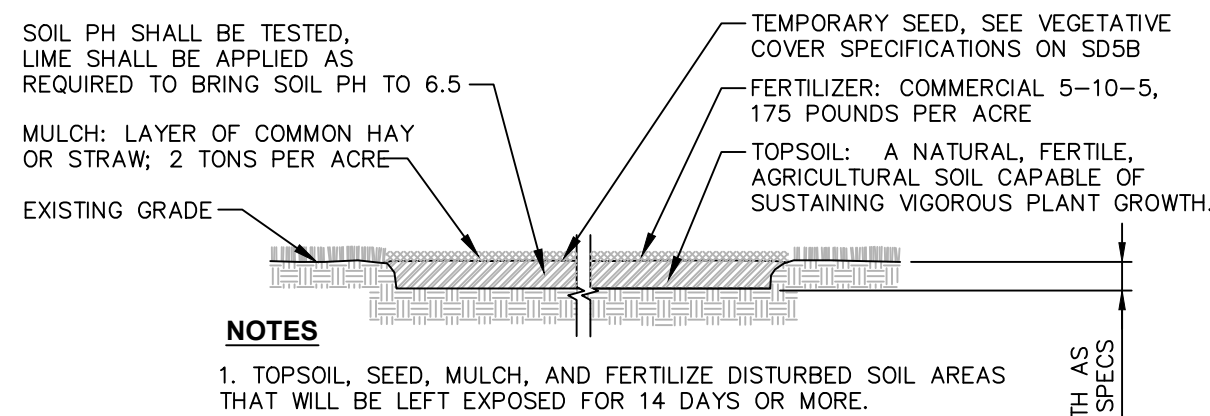
6
SD5
TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE



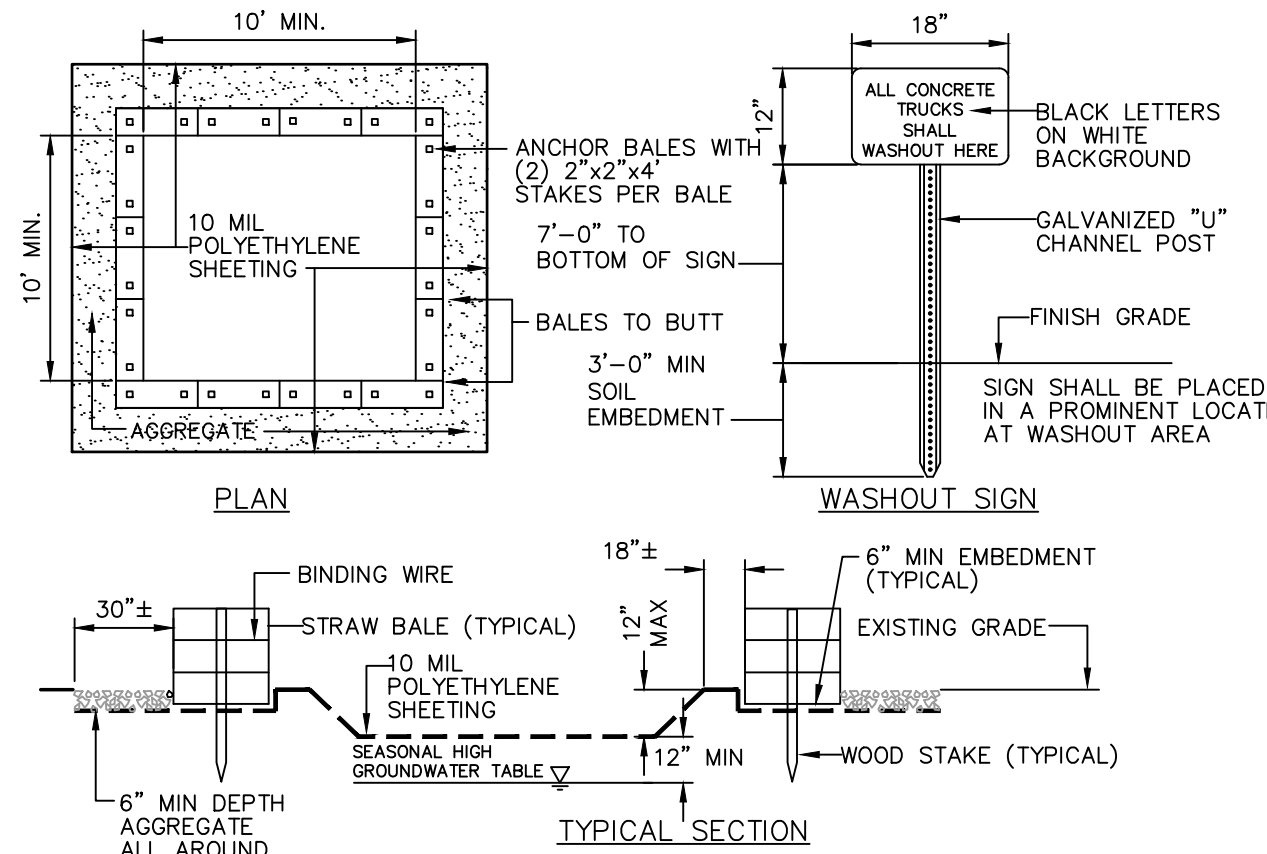
- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "H" OR "U" TYPE OR HARDWOOD.
 - FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
 - SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
 - SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
 - MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

2
SD5
SILT FENCE INSTALLATION DETAIL
SCALE: NOT TO SCALE



5
SD5
TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL
SCALE: NOT TO SCALE



- NOTES:**
- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
 - CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
 - WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHYLENE SHEETING.
 - WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
 - ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
 - AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

7
SD5
CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
- EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
- APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

CONSTRUCTION SEQUENCING NOTES:

- PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITH THEIR TRIBUTARY AREAS.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
- THE STORMWATER DETENTION BASIN SHALL BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL THE OUTLET CONTROL STRUCTURES AND THE EARTHEN BERM. THE BASIN SHALL BE GRADED TO THE TOP OF THE AQUATIC BENCH AS INDICATED IN THE TYPICAL STORMWATER MANAGEMENT BASIN SECTION PRESENTED IN THE PROJECT DRAWINGS.
- PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT, INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
- THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.) TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
- TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
- THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
- INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPS.
- CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
- FINALIZE PAVEMENT SUB-GRADE PREPARATION.
- REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
- PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
- UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY. CONTRACTOR SHALL FINISH GRADE THE FORBAY(S), AQUATIC BENCHES, AND WET POOL(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES:

GENERAL MEASURES:

- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:

INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:

INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:

INSPECT CHECK DAMS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. IF SIGNIFICANT EROSION HAS OCCURRED BETWEEN STRUCTURES A LINDER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF ENGINEER.

EROSION CONTROL BLANKET:

INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT, WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

EARTH DIKE:

INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

TEMPORARY LAKE:

INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

STORM DRAIN INLET PROTECTION:

INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS:

(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:

PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

TOPSOIL SPECIFICATIONS:

- EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES. SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:

- COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
- SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
- REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS:

- NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
 - ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

APPLICATION AND GRADING:

- TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
- TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:

TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):

- SITE PREPARATION (SAME AS PERMANENT VEGETATIVE COVER)
- SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)

AMOUNT BY:	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

- SEEDING (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

- SITE PREPARATION
 - BRING AREA TO BE SEED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
 - PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
 - REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
 - LIME TO PH OF 6.5.
 - FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
 - INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
 - SMOOTH AND FIRM THE SEEDBED.
- SEED MIXTURE FOR USE ON LAWN AREAS: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

SUN AND PARTIAL SHADE:	AMOUNT BY:	WEIGHT SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
	50%	KENTUCKY BLUE GRASS*	95%	80%
	20%	PERENNIAL RYE	98%	90%
	30%	CREeping RED FESCUE	97%	85%
	100%	*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.		

SHADE:	AMOUNT BY:	WEIGHT SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
	25%	KENTUCKY BLUE GRASS**	95%	80%
	20%	PERENNIAL RYE	98%	90%
	35%	CREeping RED FESCUE	97%	85%
	20%	CHEWINGS RED FESCUE	97%	85%
	100%	**SHADE TOLERANT VARIETY		

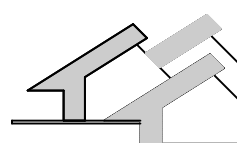
- SEEDING
 - APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
 - ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
 - ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
 - IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



O
dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518)458-2830 fax: (518)458-2836
dave@sadowskyarchitect.com

ISSUED FOR PLANNING BOARD DEVELOPMENT PLAN REVIEW - NOT FOR CONSTRUCTION

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

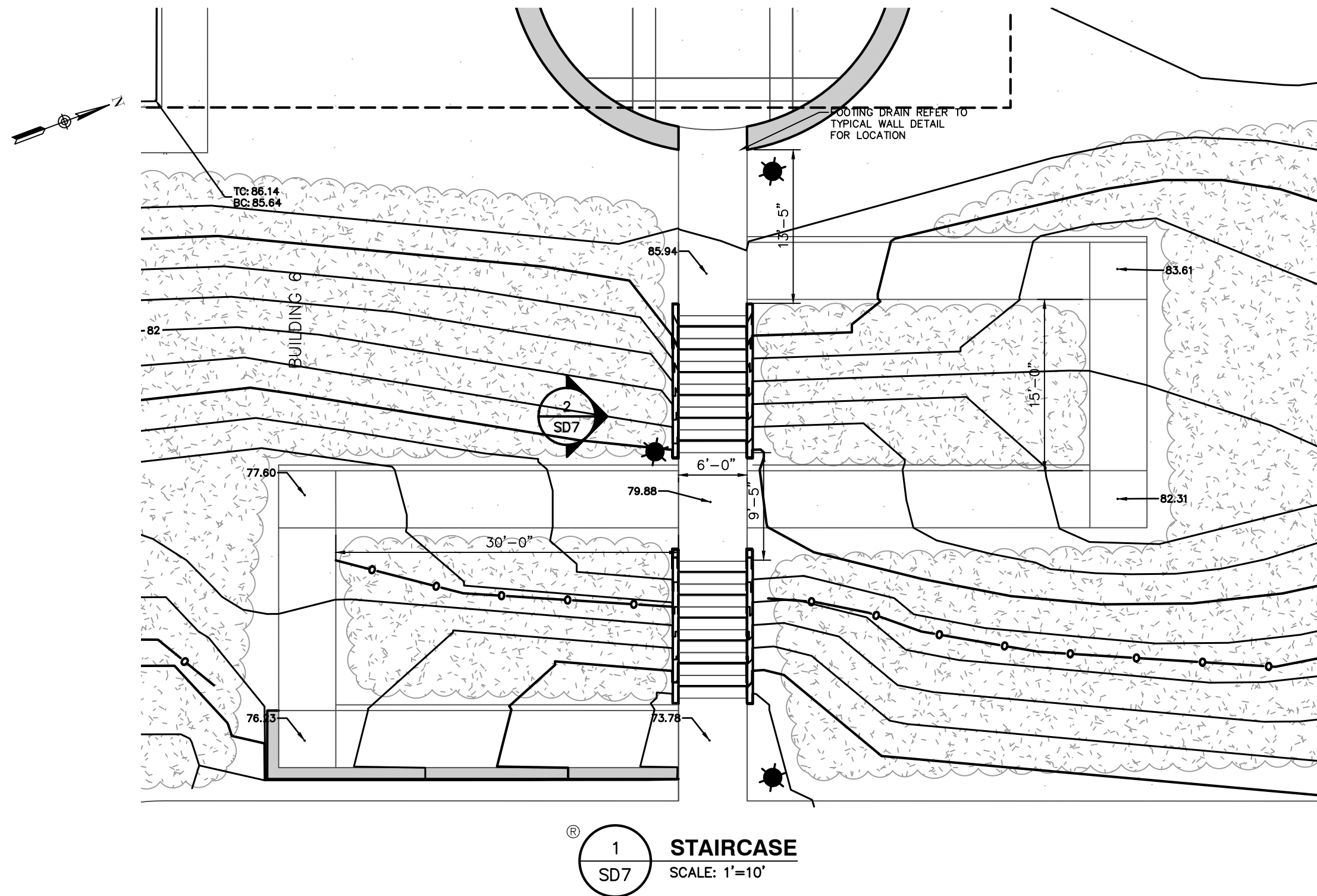
PHASE TWO

DESIGN DEVELOPMENT

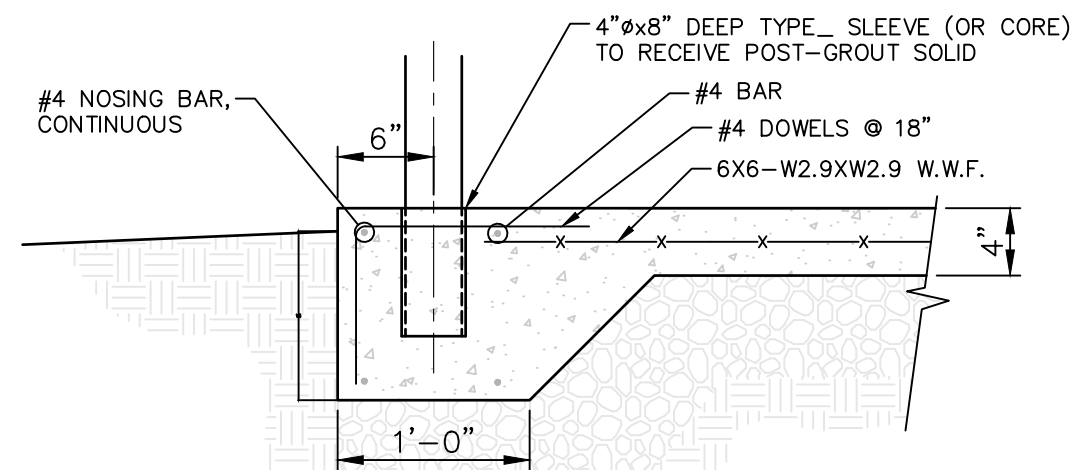
EROSION &
SEDIMENT
CONTROL
DETAILS

DATE: 8/31/2017
DRAWN BY: TCC
JOB #: 3134110
SCALE: AS NOTED

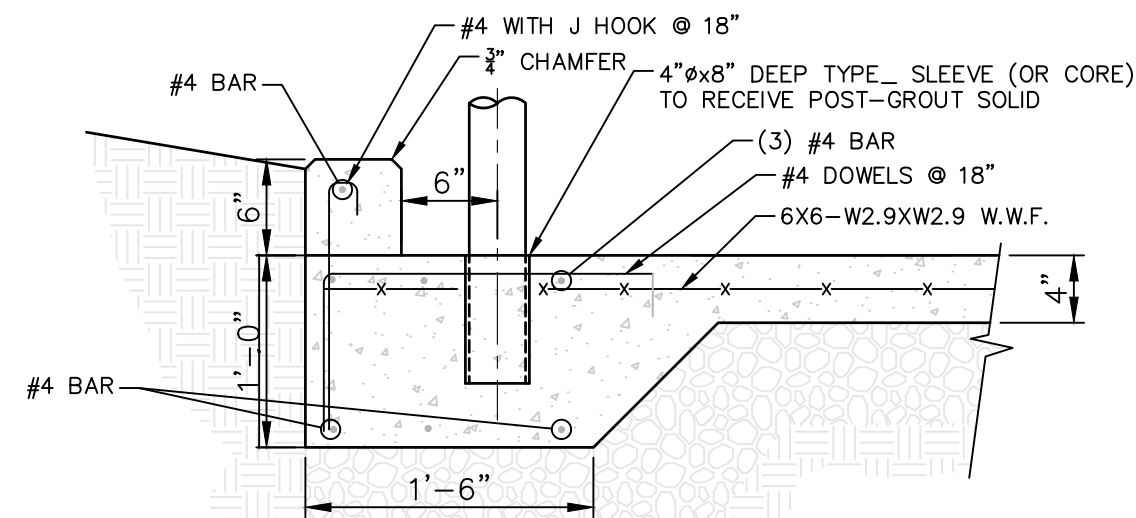
SD5



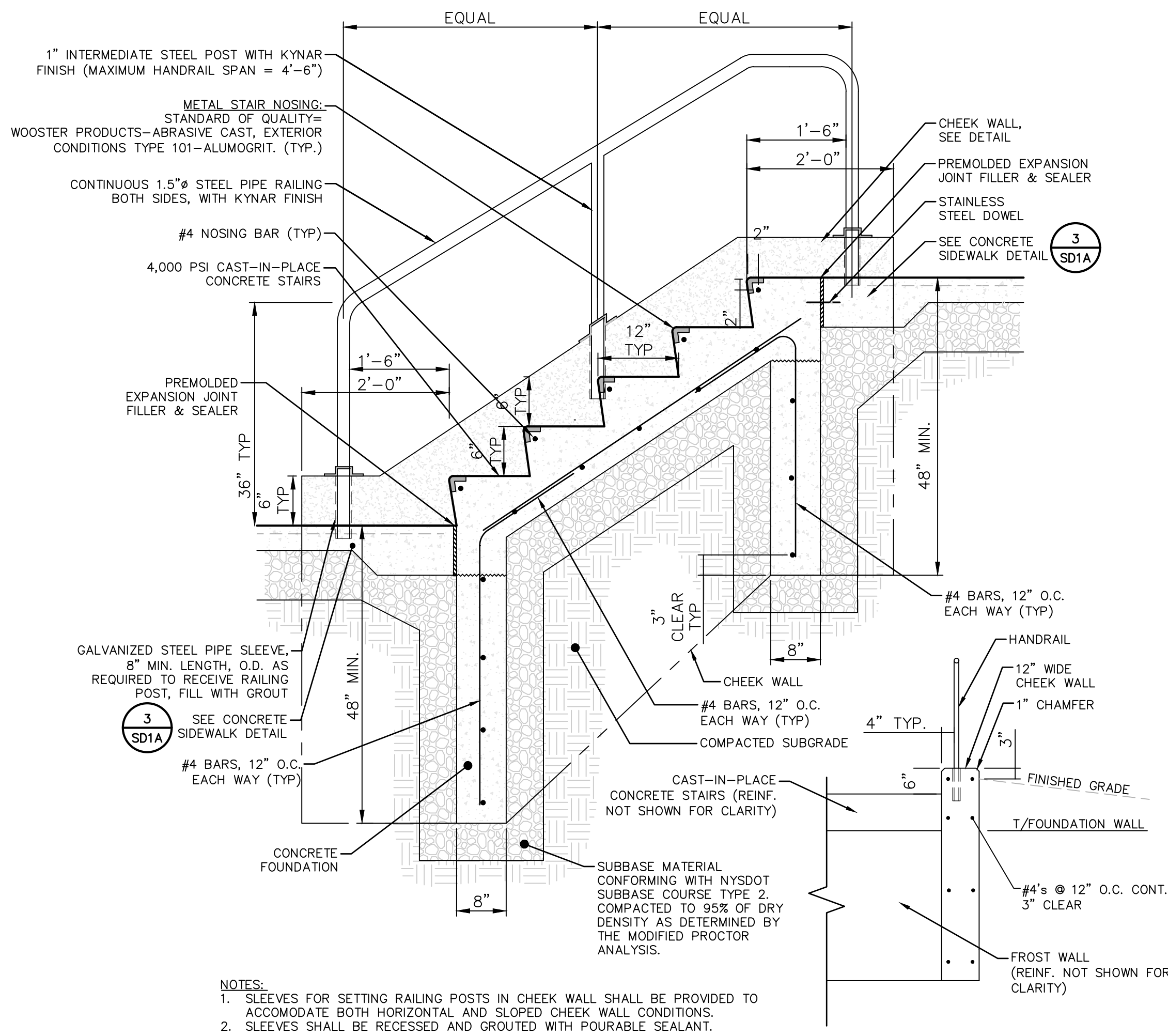
1 STAIRCASE
SCALE: 1"=10'



3 SIDEWALK HAUNCH FOR HANDRAIL POST
SCALE: NTS



4 SIDEWALK HAUNCH WITH CURB
SCALE: NTS



2 TYPICAL CONCRETE STAIRS WITH CHEEK WALL & RAILING
SCALE: NTS



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED TO BE REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF A LICENSED DESIGN PROFESSIONAL ALTERS, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

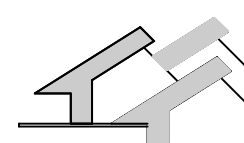
**CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.**

Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513



dave sadowsky, architect, p.c.

97 maxon road, petersburgh new york 12138
ph: (518)658-2830 fax: (518)658-2836
dave@sadowskyarchitect.com

IDA YARBROUGH HOMES REDVELOPMENT
POC - 252 North Pearl St, Albany NY 12210

PHASE TWO

DESIGN DEVELOPMENT

CONCRETE
STAIR PLAN
& DETAILS

DATE: 8/31/2017
DRAWN BY:TCC
JOB #: 31341.10
SCALE: AS NOTED

SD1

**Dig Safely.
New York**

☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect The Marks
☐ Dig With Care

800-962-7962
www.digsafelynewyork.com