

Project Drawings For

The Broadway Group West Seneca Site

West Seneca (T.), Erie (Co.) New York



Rev.	Date	Revision Description
1.	01/08/21	Revised per Planning Board Comments

It is a Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor is Altered. The Altering Engineer Or Land Surveyor shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.

**The Broadway Group
West Seneca Site**
West Seneca (T.), Erie (Co.) New York

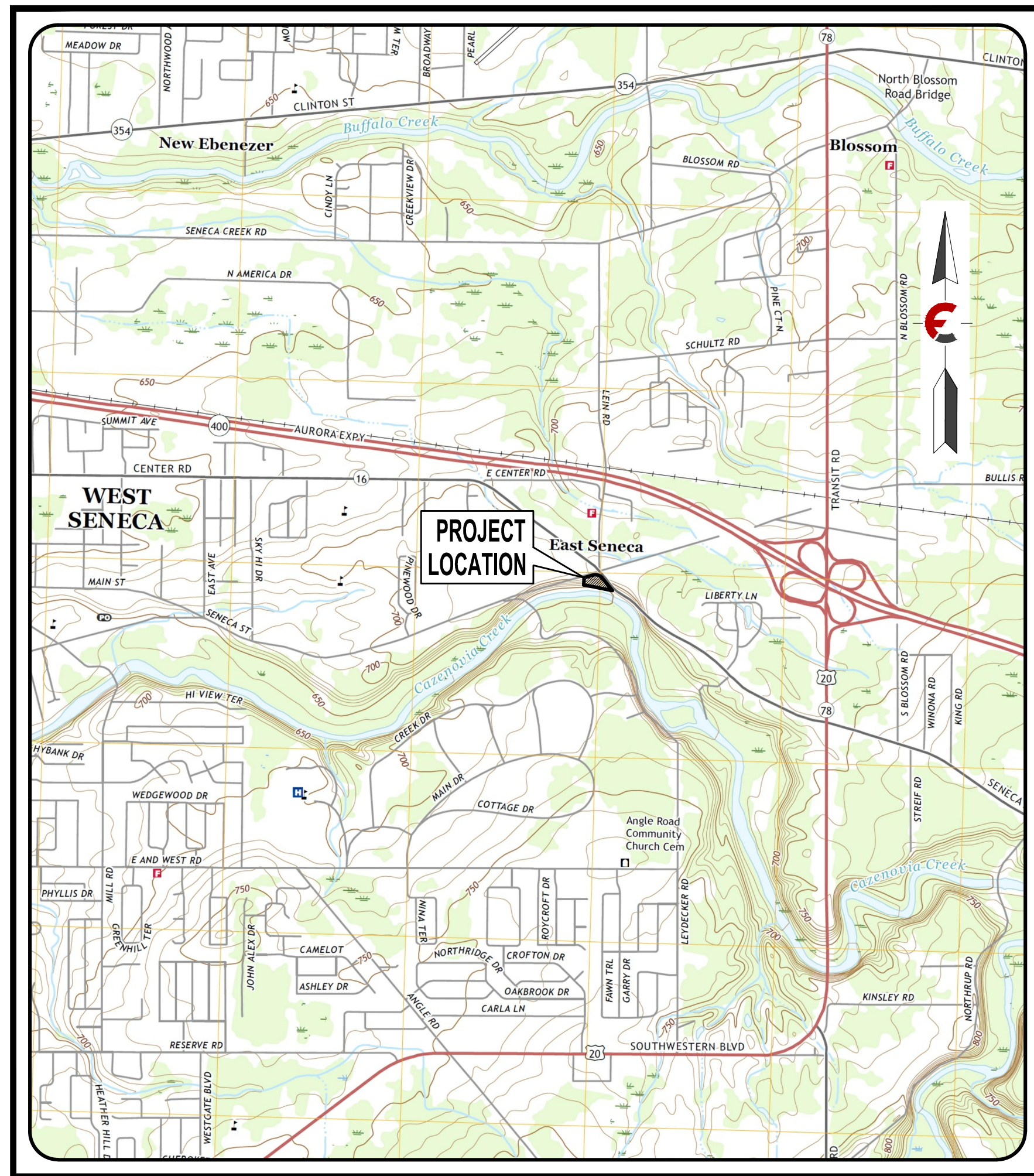


Scale:	As Noted
	11x17 Prints are 1/2 Size
Date:	October 2020
Design By:	BMG
Drawn By:	BMG, CEL
Checked By:	KMS
Project No.:	2017.023.028
Drawing Name:	17023.028-a.dwg

October 2020
Last Revised: January 8, 2021

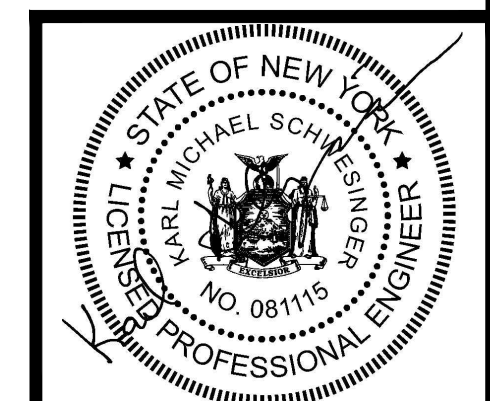
PREPARED FOR:
The Broadway Group, LLC
216 West Side Square
Huntsville, AL 35801

PREPARED LOCATION:
The Broadway Group
West Seneca Site
5203 Seneca Street
West Seneca, NY 14224
Tax Map Parcel: 135.20-1-3



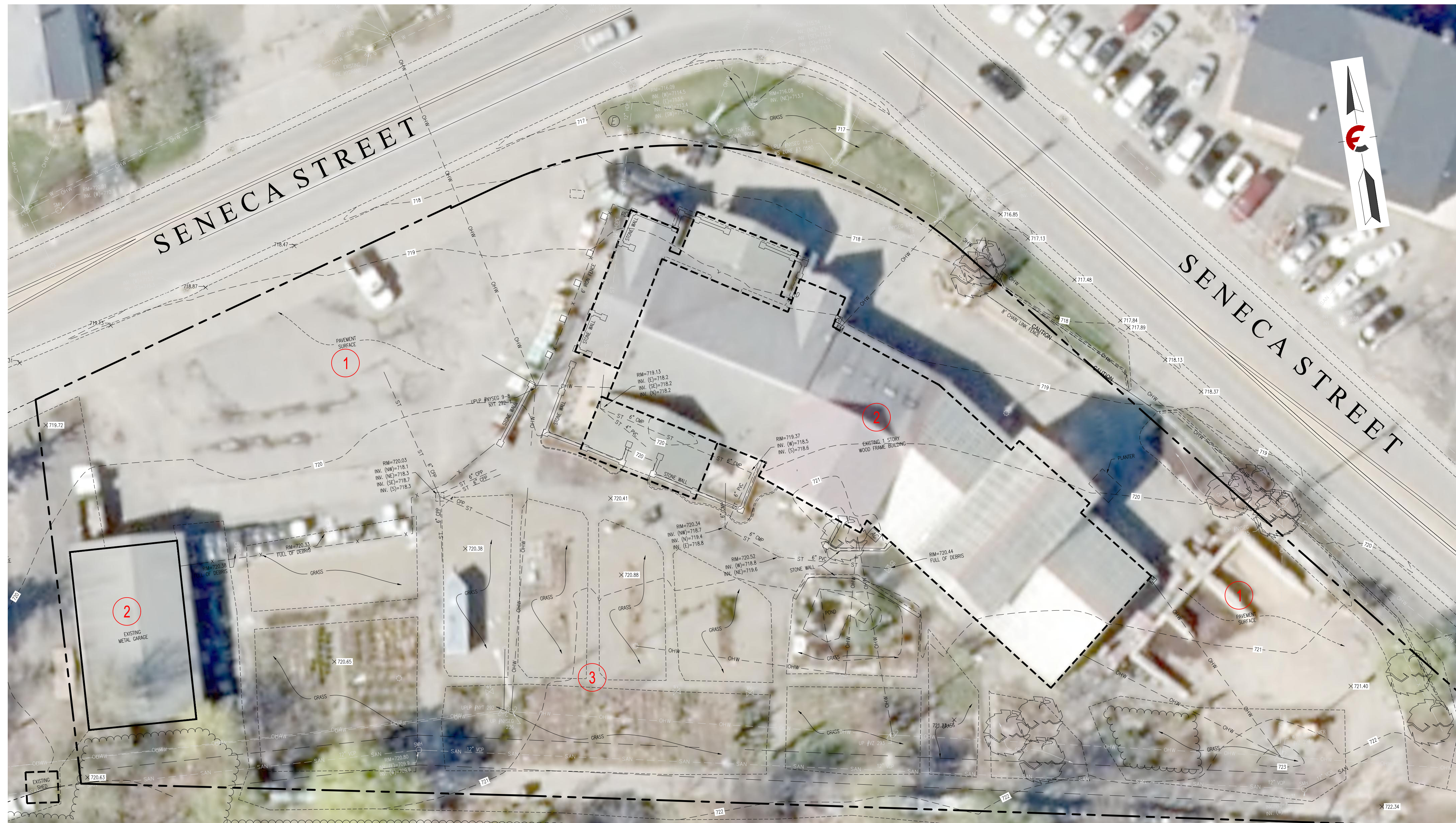
LOCATION MAP

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C4	UTILITY PLAN
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C10	E & S DETAILS
C11	TRUCK ACCESS



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TITLE
CO

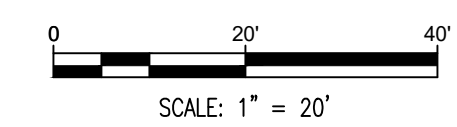


LEGEND

---	PROPERTY LINE
- - -	EXISTING EASEMENT
- - - - -	EXISTING EDGE OF ROADWAY
=====	EXISTING CURB LINE
- - - - - SAN	EXISTING SANITARY SEWER
- - - - - G	EXISTING GAS MAIN
- - - - - UG/E/T/C	EXISTING UTILITY LINE
- - - - - X	EXISTING FENCE LINE
- - - - - W	EXISTING WATER LINE
- - - - - 932	EXISTING CONTOUR LINE
- - - - - 100	PROPOSED LIMIT OF DISTURBANCE
- - - - - 99	PROPOSED CONTOUR LINE
- - - - - ST	PROPOSED EASEMENT
- - - - - ST	PROPOSED STORM SEWER
- - - - -	PROPOSED EDGE OF ROADWAY
- - - - -	PROPOSED CURB LINE
- - - - - SAN	PROPOSED SANITARY SEWER
- - - - - G	PROPOSED GAS LINE
- - - - - UG/E/T/C	PROPOSED UTILITY LINE
- - - - - W	PROPOSED WATER LINE
- - - - - SF	PROPOSED SILT FENCE
- - - - - CS	PROPOSED COMPOST SOCK
○	EXISTING SANITARY MANHOLE
○	EXISTING FIRE HYDRANT ASSEMBLY
○	EXISTING CLEANOUT
99.50 x	EXISTING SPOT ELEVATION
○	PROPOSED SANITARY MANHOLE
○	PROPOSED WATER VALVE
○	PROPOSED THRUST BLOCK
○	PROPOSED FIRE HYDRANT ASSEMBLY
○	PROPOSED CLEANOUT
+	PROPOSED LIGHTING FIXTURE
x	PROPOSED SPOT ELEVATION
○	PROPOSED DRYWELL
○	PROPOSED CATCH BASIN
○	PROPOSED INLET PROTECTION
x	PROPOSED TOP/BOTTOM CURB

Note:
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IT'S THE LAW!
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Dig Safely New York
(non-members must be contacted separately)



GENERAL DEMOLITION NOTES:

1. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PLAN SET AND PROJECT SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
3. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DEMOLITION NOTES (C):

1. EXISTING PAVEMENT PARKING AREAS AND SIDEWALKS TO BE REMOVED.
2. EXISTING BUILDING AND ACCESSORIES TO BE REMOVED.
3. EXISTING GRAVEL AND STONE AREAS TO BE REMOVED.



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The Broadway Group
West Seneca Site
West Seneca (T.J. Erie (Co.) New York



Scale:	1" = 20'
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Drawn By:	BMG, CEL
Checked By:	KMS
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Drawing Name:	17023.028-a.dwg



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EXISTING CONDITIONS
C1

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01/08/21	1. Revised per Planning Board Comments

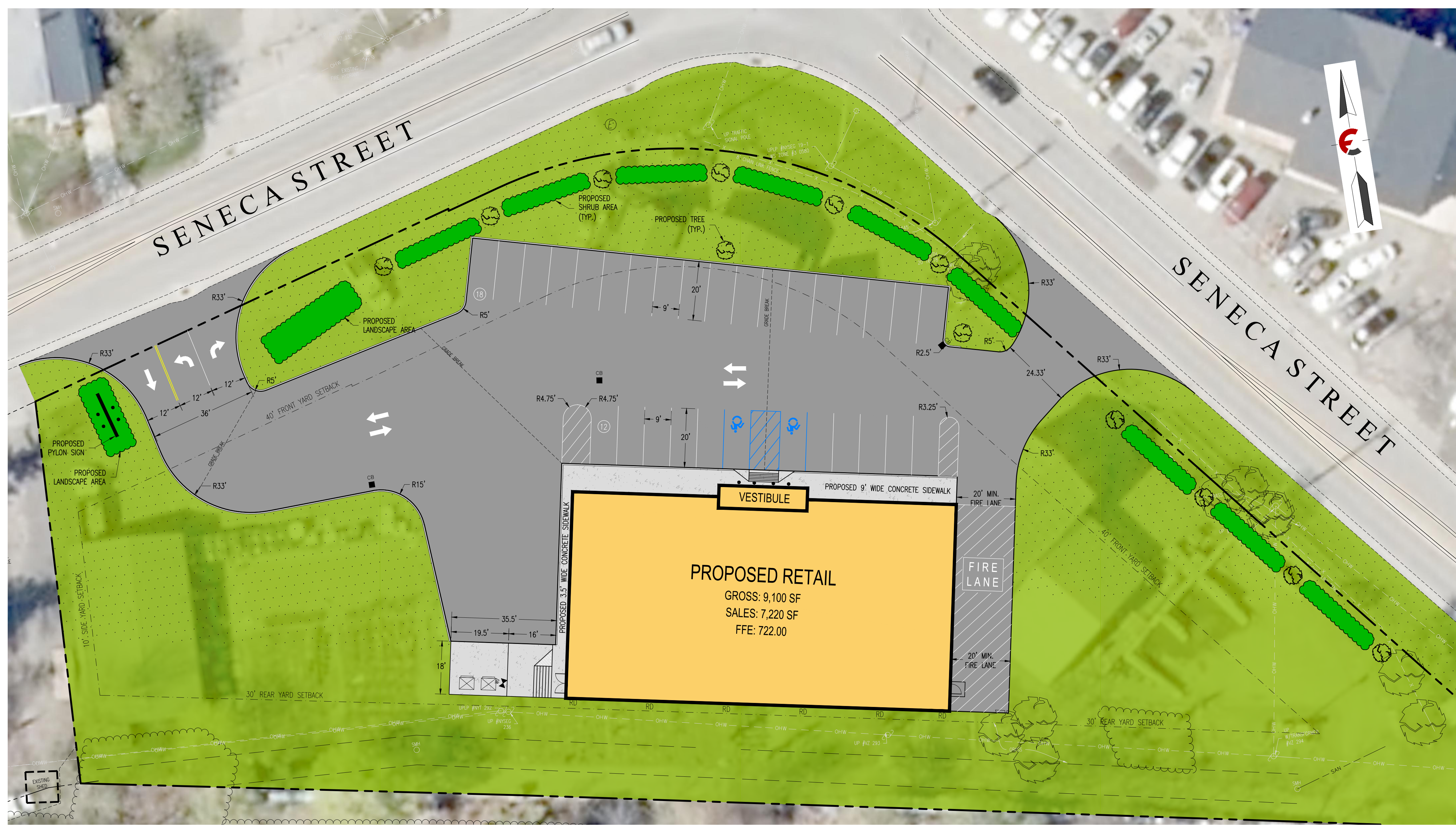
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 West Seneca (T.J. Erie (Co.) New York

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SITE PLAN
C2



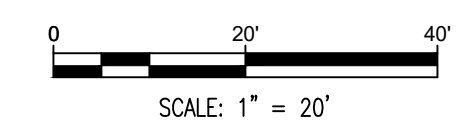
LEGEND

---	PROPERTY LINE		
---	EXISTING EASEMENT		
---	EXISTING EDGE OF ROADWAY		
---	EXISTING CURB LINE		
---	EXISTING SANITARY SEWER		
---	EXISTING GAS MAIN		
---	EXISTING UTILITY LINE	U=UNDERGROUND	
---	EXISTING FENCE LINE	T=TELEPHONE	
---	EXISTING WATER LINE	E=ELECTRIC	
---	EXISTING CONTOUR LINE	C=CABLE	
---	PROPOSED LIMIT OF DISTURBANCE		
---	PROPOSED CONTOUR LINE		
---	PROPOSED EASEMENT		
---	PROPOSED STORM SEWER		
---	PROPOSED EDGE OF ROADWAY		
---	PROPOSED CURB LINE		
---	PROPOSED SANITARY SEWER		
---	PROPOSED GAS LINE		
---	PROPOSED UTILITY LINE		
---	PROPOSED WATER LINE		
---	PROPOSED SILT FENCE		
---	PROPOSED COMPOST SOCK		
---	EXISTING SANITARY MANHOLE		
---	EXISTING FIRE HYDRANT ASSEMBLY		
---	EXISTING CLEANOUT		
---	EXISTING SPOT ELEVATION		
---	PROPOSED SANITARY MANHOLE		
---	PROPOSED WATER VALVE		
---	PROPOSED THRUST BLOCK		
---	PROPOSED FIRE HYDRANT ASSEMBLY		
---	PROPOSED CLEANOUT		
---	PROPOSED LIGHTING FIXTURE		
---	PROPOSED SPOT ELEVATION		
---	PROPOSED DRYWELL		
---	PROPOSED CATCH BASIN		
---	PROPOSED INLET PROTECTION		
---	PROPOSED TOP/BOTTOM CURB		

Note:
 Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

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ESTIMATED SITE QUANTITIES

DESCRIPTION	QUANTITY	UNIT
CONCRETE SIDEWALK	1,479	SF
STANDARD DUTY ASPHALT PAVING	5,768	SF
HEAVY DUTY ASPHALT PAVING	16,788	SF
HEAVY DUTY CONCRETE PAVING	621	SF

ESTIMATED R.O.W. QUANTITIES

DESCRIPTION	QUANTITY	UNIT
STANDARD DUTY ASPHALT PAVING	-	SF
HEAVY DUTY ASPHALT PAVING	1594	SF

PARKING RATIO

	BUILDING SQ. FT.	REQUIRED	PROVIDED
TOTAL	9,100	31	30
REQUIRED PARKING RATIO	1 PER 300 SQ. FT. OF TOTAL AREA		

STRIPING LEGEND

YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TMS495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

- #### GENERAL UTILITY NOTES:
- ALL WATER LINES SHALL BE TYPE K COPPER WITH 5' MIN. COVER.
 - ALL BUILDING SANITARY SEWER LINES SHALL BE SDR-26 PVC WITH 5' MIN. COVER. ALL MAIN SANITARY SEWER LINES SHALL BE C-900 PVC WITH 5' MIN. COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN, OR ANY OF THE DRY UTILITIES. THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM FAGAN ENGINEERS & LAND SURVEYORS, P.C. AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. FAGAN ENGINEERS & LAND SURVEYORS, P.C. AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE PIPE BEDDING AND SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER TYPICAL PIPE TRENCH DETAIL ON SHEET C7.
 - FOR LIGHTING REQUIREMENTS SEE ES1.

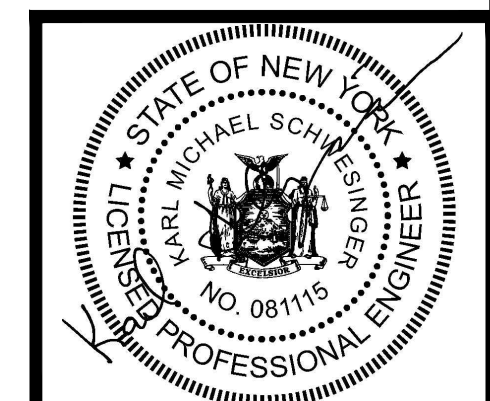
- #### GENERAL SITE NOTES:
- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 3' OR 10'. AS SHOWN TYPICAL ON THIS PLAN UNLESS OTHERWISE NOTED.
 - PAVEMENT SHALL BE INSTALLED OVER THE ENTIRE CUSTOMER PARKING LOT AREA AND OVER ALL TRUCK AND DELIVERY APPROACH DRIVES IN ACCORDANCE WITH THE PAVEMENT DETAILS ON SHEET C6. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL ON SHEET C6.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER TYPICAL SIGN INSTALLATION ON SHEET C8.
 - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER ACCESSIBLE PARKING SIGN DETAIL ON SHEET C6.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH LOCAL JURISDICTION IF A PHYSICAL MAILBOX IS REQUIRED. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION, PLACEMENT, AND INSTALLATION.
 - DRIVEWAY CONSTRUCTION WITHIN ROAD RIGHT-OF-WAY SHALL ME JURISDICTIONAL REQUIREMENTS.
 - WATER WELL DESIGN FROM LICENSED INSTALLED SHALL BE PROVIDED FOR OWNERS REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - ALL WORK ZONE TRAFFIC CONTROLS SHALL CONFORM TO THE 2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CURRENT NEW YORK STATE SUPPLEMENT, NYSOT STANDARD SPECIFICATIONS, NYSOT STANDARD SHEETS, AND NYSOT WORK ZONE TRAFFIC CONTROL MANUAL DATED JANUARY 2012.
 - PROPOSED STOP BAR PAVEMENT MARKINGS AND STOP SIGN SHALL NOT BE INSTALLED WITHIN NYSOT RIGHT-OF-WAY.

ZONING INFORMATION

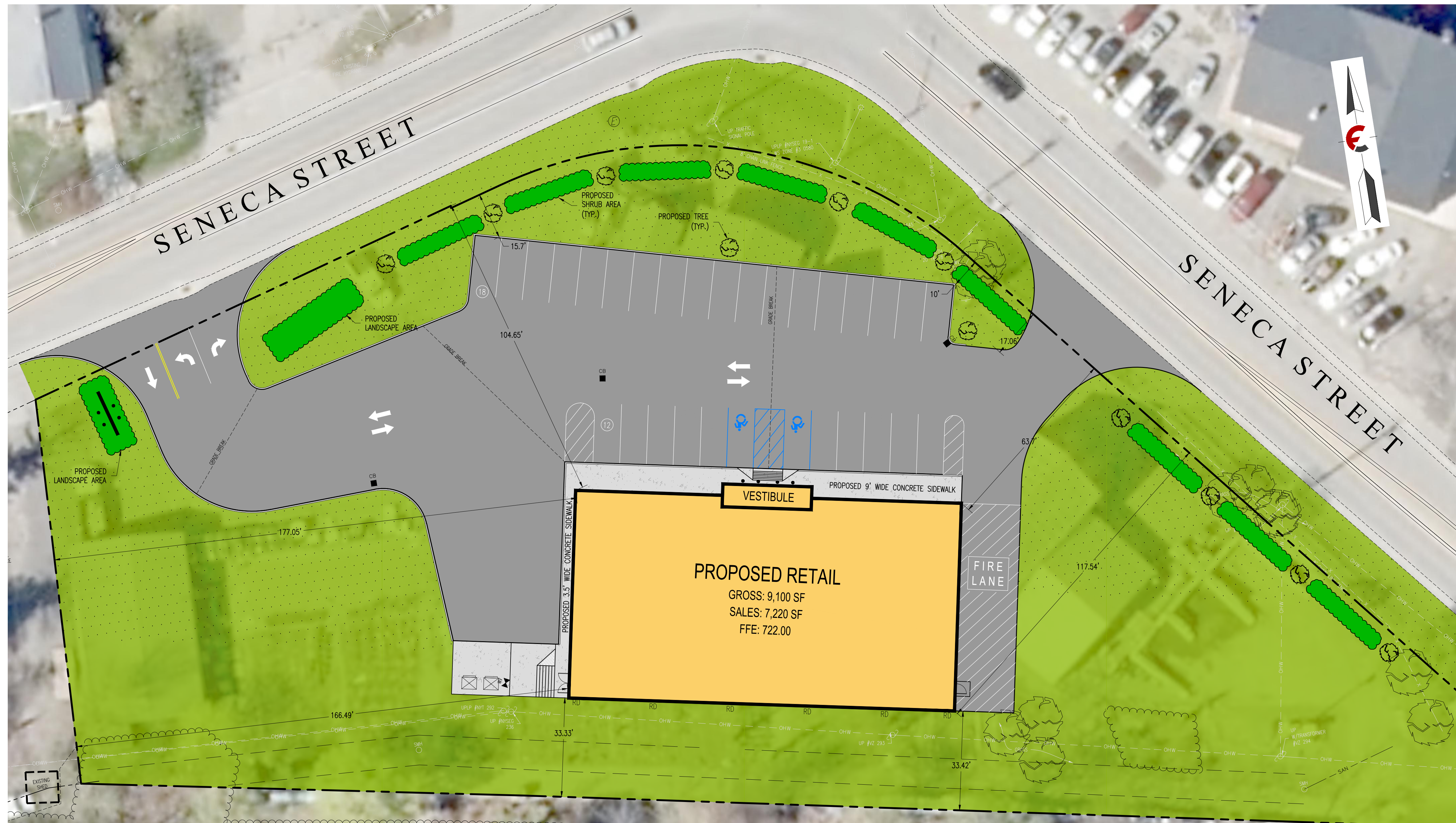
ZONING DISTRICT - C-2 COMMERCIAL DISTRICT
 TAX MAP # 135.20-1-3

	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT YARD	40'	66'
REAR YARD	30'	30'
SIDE YARD	10'	156'
MAX. BUILDING HEIGHT	40'	18'
OFF STREET PARKING	55	30*

*OWNER IS SEEKING AREA VARIANCE FOR REQUIRED PARKING STALLS



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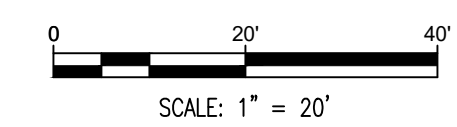
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- - -	EXISTING EASEMENT
- - - - -	EXISTING EDGE OF ROADWAY
- - - - -	EXISTING CURB LINE
- - - - -	EXISTING SANITARY SEWER
- - - - -	EXISTING GAS MAIN
- - - - -	EXISTING UTILITY LINE
- - - - -	EXISTING FENCE LINE
- - - - -	EXISTING WATER LINE
- - - - -	EXISTING CONTOUR LINE
- - - - -	PROPOSED LIMIT OF DISTURBANCE
- - - - -	PROPOSED CONTOUR LINE
- - - - -	PROPOSED EASEMENT
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- - - - -	PROPOSED WATER LINE
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- - - - -	PROPOSED COMPOST SOCK
○	EXISTING SANITARY MANHOLE
○	EXISTING FIRE HYDRANT ASSEMBLY
○	EXISTING CLEANOUT
99.50 x	EXISTING SPOT ELEVATION
○	PROPOSED SANITARY MANHOLE
○	PROPOSED WATER VALVE
○	PROPOSED THRUST BLOCK
○	PROPOSED FIRE HYDRANT ASSEMBLY
○	PROPOSED CLEANOUT
+	PROPOSED LIGHTING FIXTURE
x	PROPOSED SPOT ELEVATION
○	PROPOSED DRYWELL
○	PROPOSED CATCH BASIN
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x	PROPOSED TOP/BOTTOM CURB

Note:
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

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ZONING INFORMATION
ZONING DISTRICT - C-2 COMMERCIAL DISTRICT
TAX MAP # 135.20-1-3

	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT YARD	40'	63'
REAR YARD	30'	33'
SIDE YARD	10'	166'
MAX. BUILDING HEIGHT	40'	18'
OFF STREET PARKING	55	30*

*OWNER IS SEEKING AREA VARIANCE FOR REQUIRED PARKING STALLS



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BUILDING SETBACK PLAN
C2A

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GRADING PLAN
C3

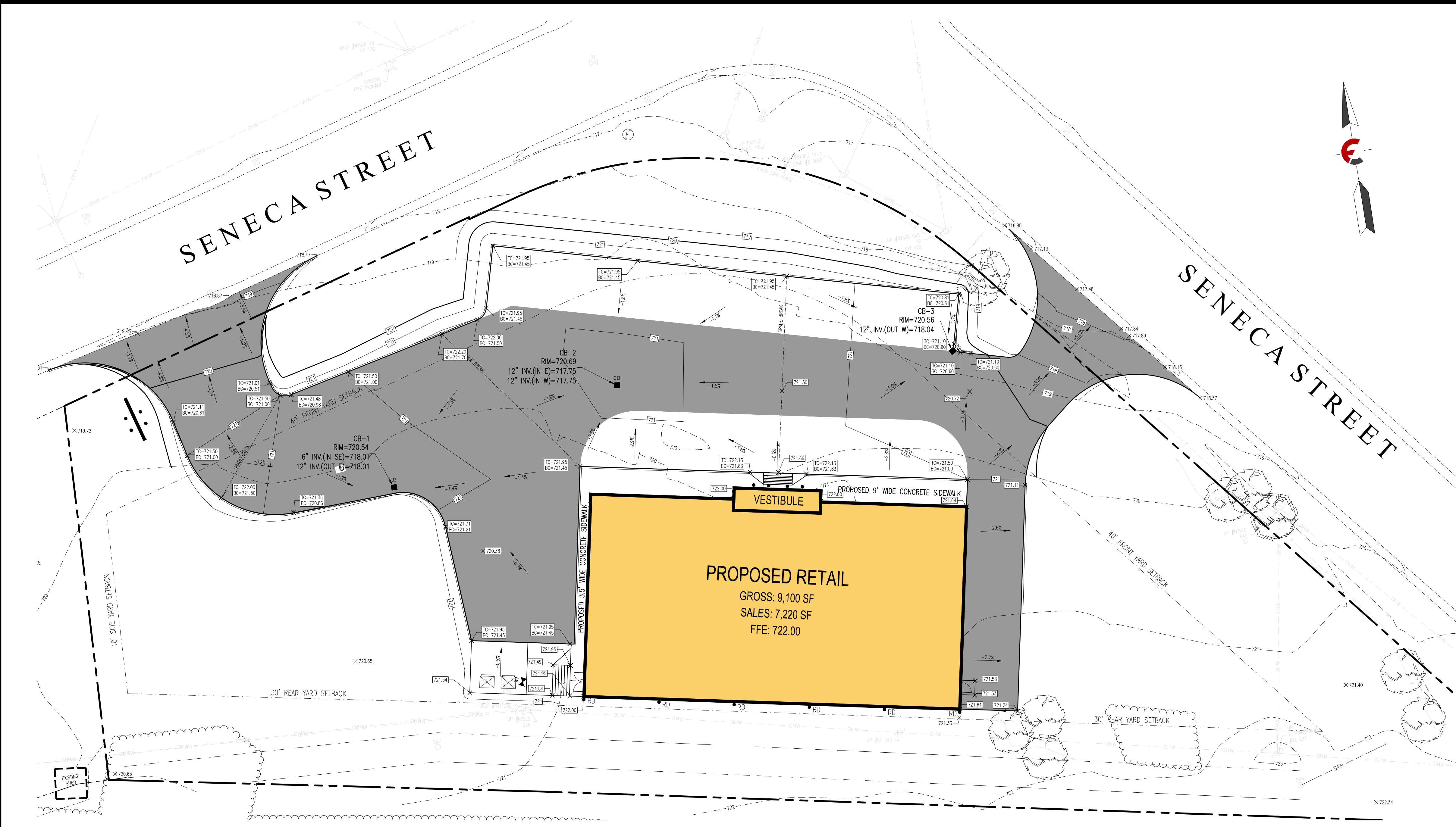
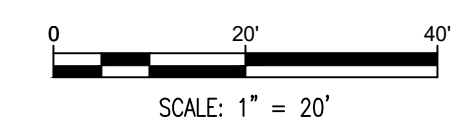
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- - - - -	EXISTING GAS MAIN		
- - - - -	EXISTING UTILITY LINE	UG=UNDERGROUND	
- - - - -	EXISTING UTILITY LINE	UG/E/T/C	
- - - - -	EXISTING FENCE LINE	T=TELEPHONE	
- - - - -	EXISTING WATER LINE	E=ELECTRIC	
- - - - -	EXISTING CONTOUR LINE	C=CABLE	
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ESTIMATED GRADING QUANTITIES		
DESCRIPTION		UNIT
FILL	1546.10	CY
CUT	13.18	CY
NET (FILL)	1532.92	CY

■ - HEAVY DUTY PAVEMENT
 (SEE DETAIL SHEET C6)

- GENERAL GRADING NOTES:**
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - UNLESS OTHERWISE SHOWN, CALLED OUT, OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER TYPICAL PIPE TRENCH DETAIL ON SHEET C7. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.



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Rev.	Date	Revision Description
1.	01/08/21	Revised per Planning Board Comments

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The Broadway Group
West Seneca Site
 West Seneca (T.J. Erie (Co.) New York

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Scale: 1" = 20'
 11x17 Prints are 1/2 Size
 Date: October 2020
 Design By: BMG
 Drawn By: BMG, CEL
 Checked By: KMS
 Project No.: 2017.023.028
 Drawing Name: 17023.028-a.dwg

UTILITY PLAN
C4

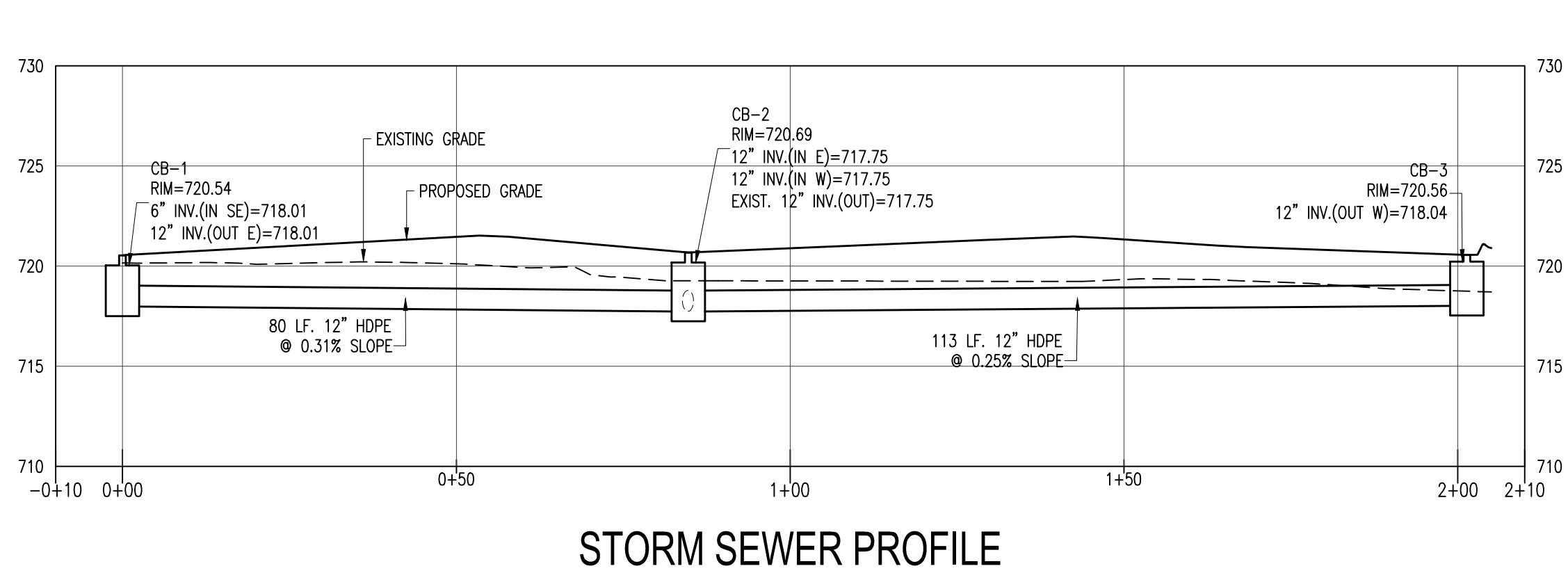
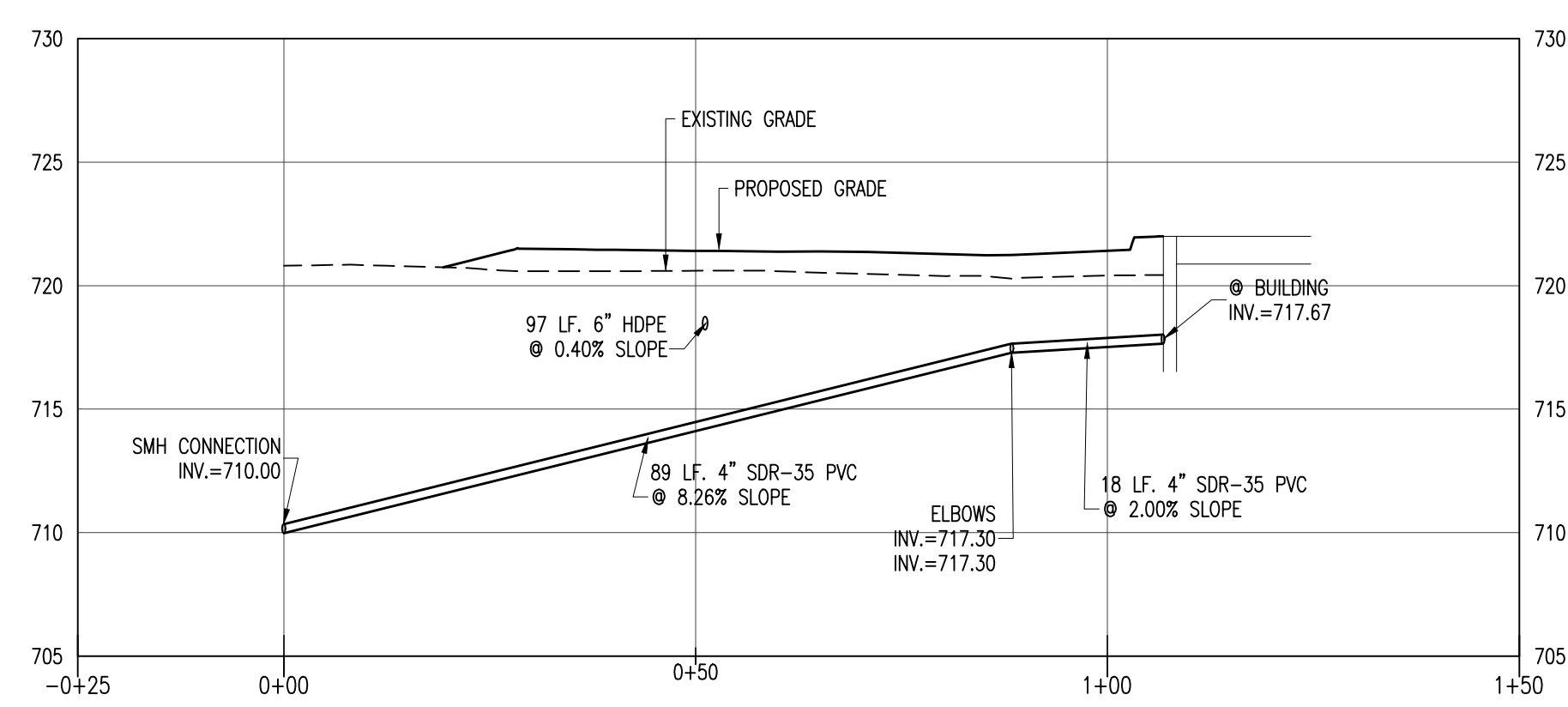
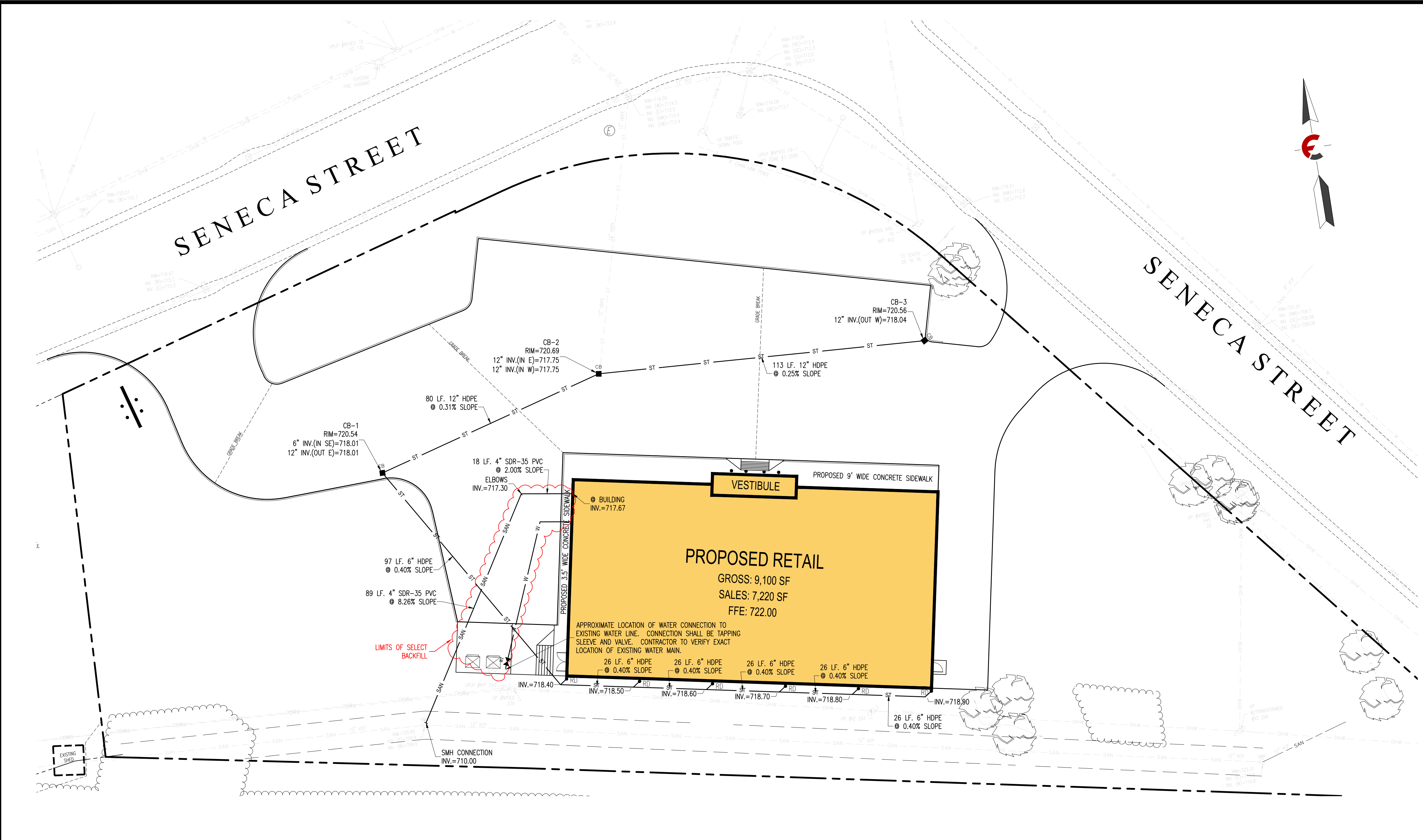
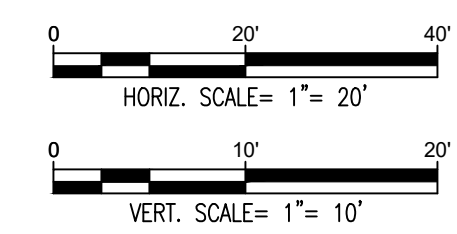
LEGEND

---	PROPERTY LINE		
- - - -	EXISTING EASEMENT		
- - - - -	EXISTING EDGE OF ROADWAY		
=====	EXISTING CURB LINE		
- - - - - SAN	EXISTING SANITARY SEWER		
- - - - - G	EXISTING GAS MAIN		
- - - - - UG/E/T/C	EXISTING UTILITY LINE	UG=UNDERGROUND	OR=OVERHEAD
- - - - - X	EXISTING FENCE LINE	T=TELEPHONE	E=ELECTRIC
- - - - - W	EXISTING WATER LINE	C=CABLE	
- - - - - 932	EXISTING CONTOUR LINE		
- - - - - LOD	PROPOSED LIMIT OF DISTURBANCE		
- - - - - BR	PROPOSED CONTOUR LINE		
- - - - - ST	PROPOSED EASEMENT		
- - - - - ST	PROPOSED STORM SEWER		
- - - - -	PROPOSED EDGE OF ROADWAY		
- - - - -	PROPOSED CURB LINE		
- - - - - SAN	PROPOSED SANITARY SEWER		
- - - - - G	PROPOSED GAS LINE		
- - - - - UG/E/T/C	PROPOSED UTILITY LINE		
- - - - - W	PROPOSED WATER LINE		
- - - - - SF	PROPOSED SILT FENCE		
- - - - - CS	PROPOSED COMPOST SOCK		
SMH	EXISTING SANITARY MANHOLE		
CH	EXISTING FIRE HYDRANT ASSEMBLY		
CE	EXISTING CLEANOUT		
99.50 x	EXISTING SPOT ELEVATION		
SMH	PROPOSED SANITARY MANHOLE		
WV	PROPOSED WATER VALVE		
TB	PROPOSED THRUST BLOCK		
CH	PROPOSED FIRE HYDRANT ASSEMBLY		
CE	PROPOSED CLEANOUT		
LF	PROPOSED LIGHTING FIXTURE		
X 99.42	PROPOSED SPOT ELEVATION		
DRW	PROPOSED DRYWELL		
CB	PROPOSED CATCH BASIN		
IP	PROPOSED INLET PROTECTION		
X 10=100.50	PROPOSED TOP/BOTTOM CURB		

Note:
 Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.

IT'S THE LAW!
 Call three days before you dig!
1-800-962-7962
 Dig Safely New York
 (non-members must be contacted separately)



NOTES:

- A MINIMUM OF 10 FEET OF HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
- THE ERIE COUNTY WATER AUTHORITY IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION TO THE NEW WATER SERVICE.
- SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH THE PAVEMENT AREA.



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Date: October 2020

Design By: BMG

Drawn By: BMG, CEL

Checked By: KMS

Project No.: 2017.023.028

Drawing Name: 17023.028-a.dwg

LANDSCAPING PLAN

C5

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- SAN --- EXISTING SANITARY SEWER
- G --- EXISTING GAS MAIN
- UG/E/T/C --- EXISTING UTILITY LINE
- X --- EXISTING FENCE LINE
- W --- EXISTING WATER LINE
- 932 --- EXISTING CONTOUR LINE
- 100 --- PROPOSED LIMIT OF DISTURBANCE
- 99 --- PROPOSED CONTOUR LINE
- SE --- PROPOSED EASEMENT
- ST --- PROPOSED STORM SEWER
- --- PROPOSED EDGE OF ROADWAY
- --- PROPOSED CURB LINE
- SAN --- PROPOSED SANITARY SEWER
- G --- PROPOSED GAS LINE
- UG/E/T/C --- PROPOSED UTILITY LINE
- W --- PROPOSED WATER LINE
- SF --- PROPOSED SILT FENCE
- CS --- PROPOSED COMPOST SOCK
- SH --- EXISTING SANITARY MANHOLE
- FH --- EXISTING FIRE HYDRANT ASSEMBLY
- CO --- EXISTING CLEANOUT
- 99.50 x --- EXISTING SPOT ELEVATION
- SH --- PROPOSED SANITARY MANHOLE
- W --- PROPOSED WATER VALVE
- TB --- PROPOSED THRUST BLOCK
- FH --- PROPOSED FIRE HYDRANT ASSEMBLY
- CO --- PROPOSED CLEANOUT
- L --- PROPOSED LIGHTING FIXTURE
- X 99.42 --- PROPOSED SPOT ELEVATION
- DW --- PROPOSED DRYWELL
- CB --- PROPOSED CATCH BASIN
- IP --- PROPOSED INLET PROTECTION
- X 10=100.00
16=100.00 --- PROPOSED TOP/BOTTOM CURB

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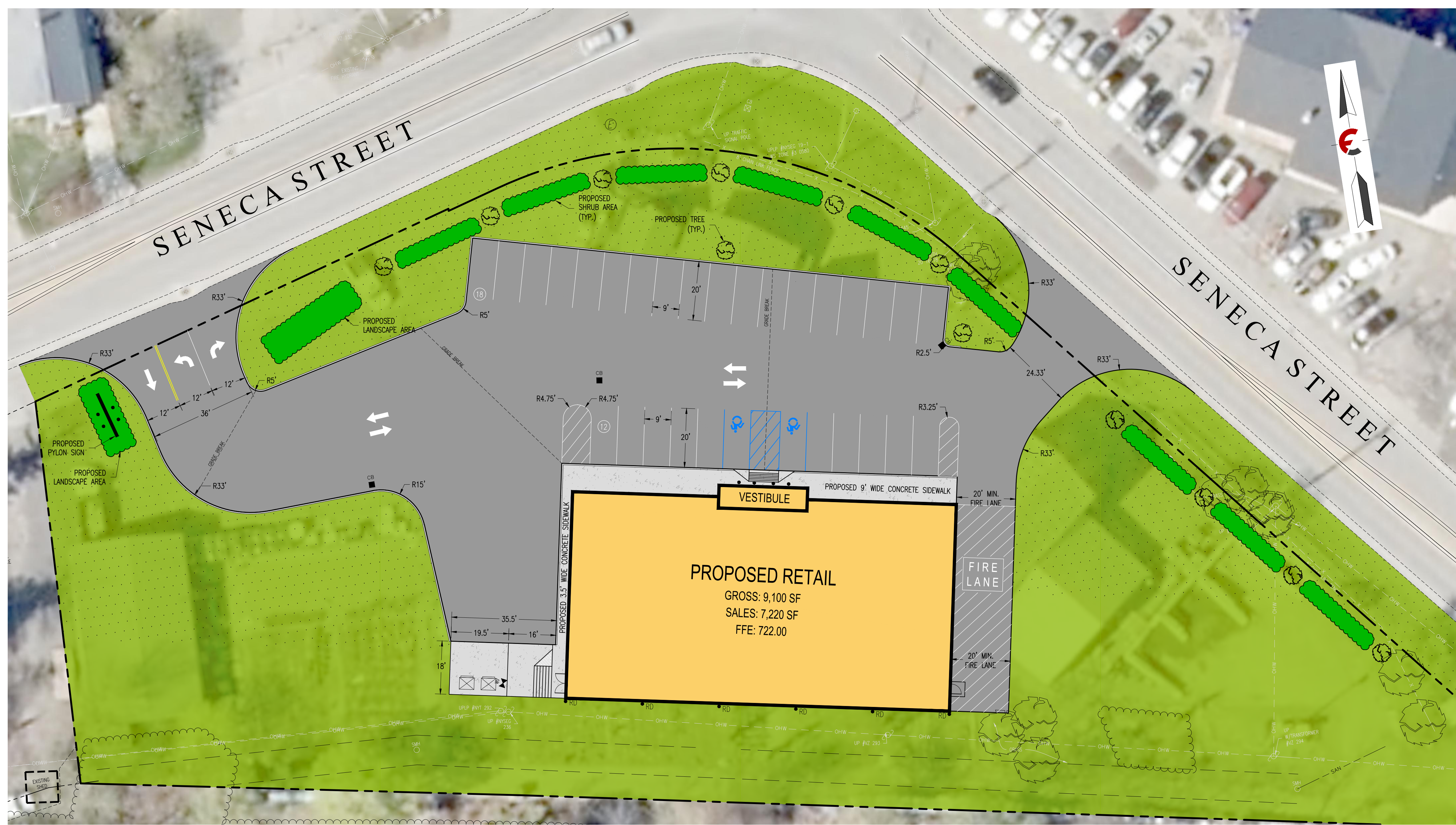
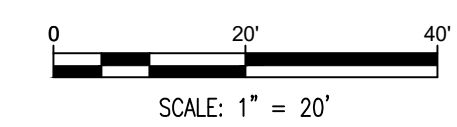
IT'S THE LAW!

Call three days before you dig!

1-800-962-7962

Dig Safely New York

(non-members must be contacted separately)



- #### GENERAL GRADING NOTES:
- TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED, AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
 - TILL SOIL TO A DEPTH OF 4" MINIMUM.
 - REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
 - GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
 - ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- #### GENERAL LAWN SEEDING AND SODDING NOTES:
- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
 - AREAS TO RECEIVE SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
 - SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/4 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AID IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
 - STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

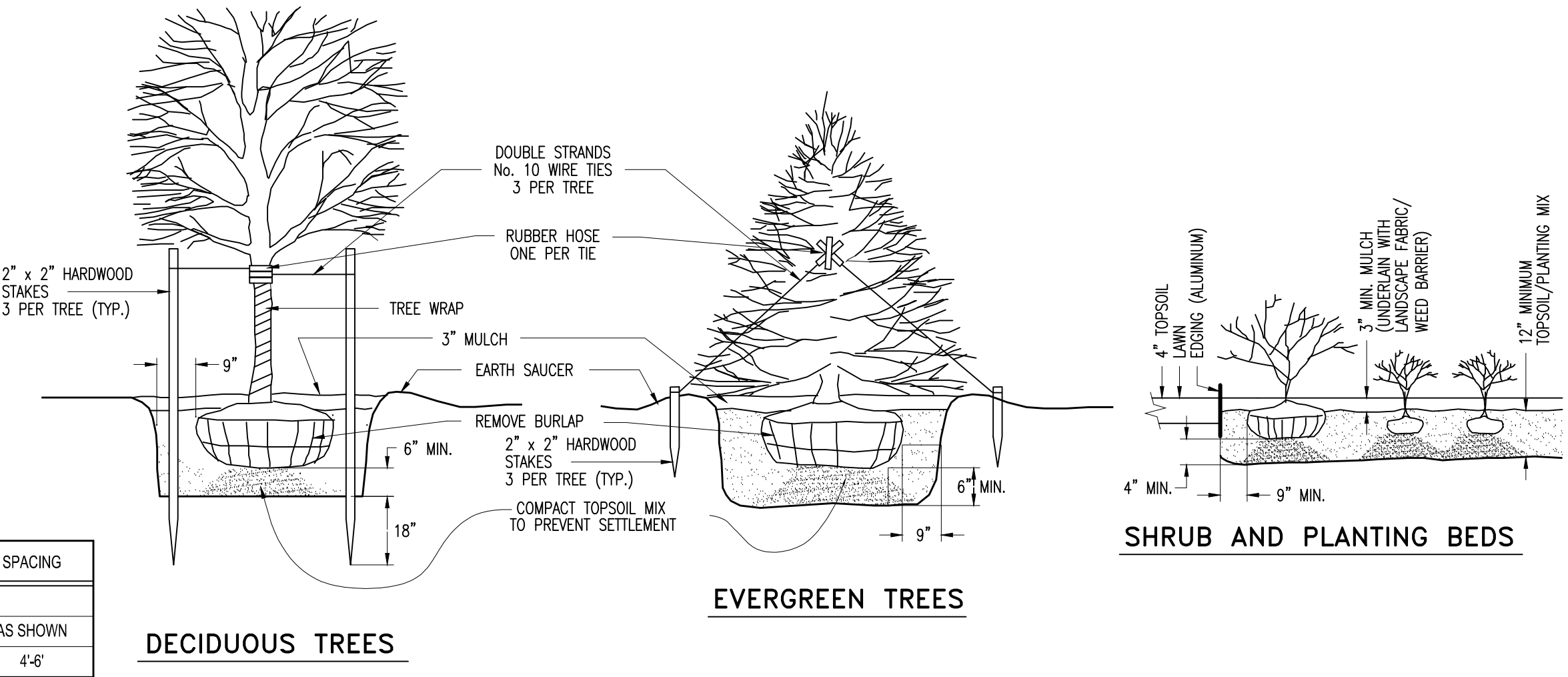
- #### GENERAL LANDSCAPE NOTES:
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
 - ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
 - ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL HAVE 4" TOPSOIL AND BE RESTORED WITH SEED OR SOD AS CALLED OUT ON THE PLAN.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER MANUFACTURER'S SPECIFIED APPLICATION RATES.
 - SEE GRADING PLAN FOR APPLICATION OF TOPSOIL AND MAINTENANCE OF SODDED/SEEDING AREAS.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH WITH EDGING AS REQUIRED, AND SHALL ALSO HAVE A WATER PERMEABLE WEED MAT INSTALLED.
 - ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
 - ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
 - ALL DISTURBED GRADES GREATER THAN 8:1 SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 3:1 TO 4:1 GRADES.
 - PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS/TRASH AND MEET ALL REQUIREMENTS OUTLINED IN THIS PLAN.

- #### GENERAL IRRIGATION NOTES:
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREET ARE TO BE FULLY IRRIGATED.
 - IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES, AND CONTROLLERS.
 - GENERAL CONTRACTOR TO DESIGN AND INSTALL IRRIGATION SYSTEM CAPABLE OF PROVIDING ADEQUATE COVERAGE TO ALL SODDED AND LANDSCAPE AREAS. SUBMIT PLAN TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. IRRIGATION SYSTEM MUST HAVE A SEPARATE METER, AN APPROVED BACKFLOW DEVICE INSTALLED, AND RAIN SENSOR TO STOP IRRIGATION DURING RAIN EVENTS.
 - LOCATE HEADS A MINIMUM 2" FROM EDGE OF PAVEMENT/CURB.
 - INSTALL 3" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.
 - LOCATE RAINBIRD CONTROL PANEL IN RECEIVING AREA NEXT TO ELECTRICAL PANEL.

LANDSCAPING CHART

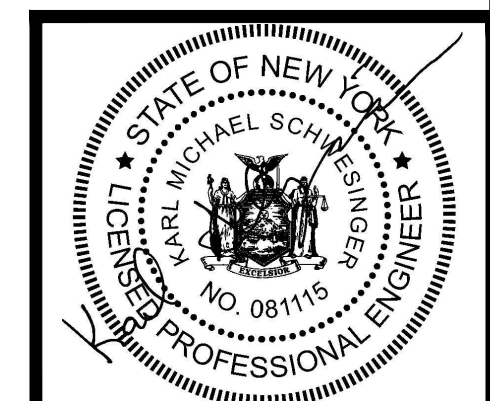
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
RM	-14	ACER RUBRUM	RED MAPLE	10' HIGH	AS SHOWN
HOL	-96	LLEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	4'-5' HIGH	4'-6'

- #### Landscaping Notes:
- Topsoil and seed all disturbed lawn areas.
 - Provide approved double ground hardwood mulch (dark brown) for planting mulch in parking area islands.

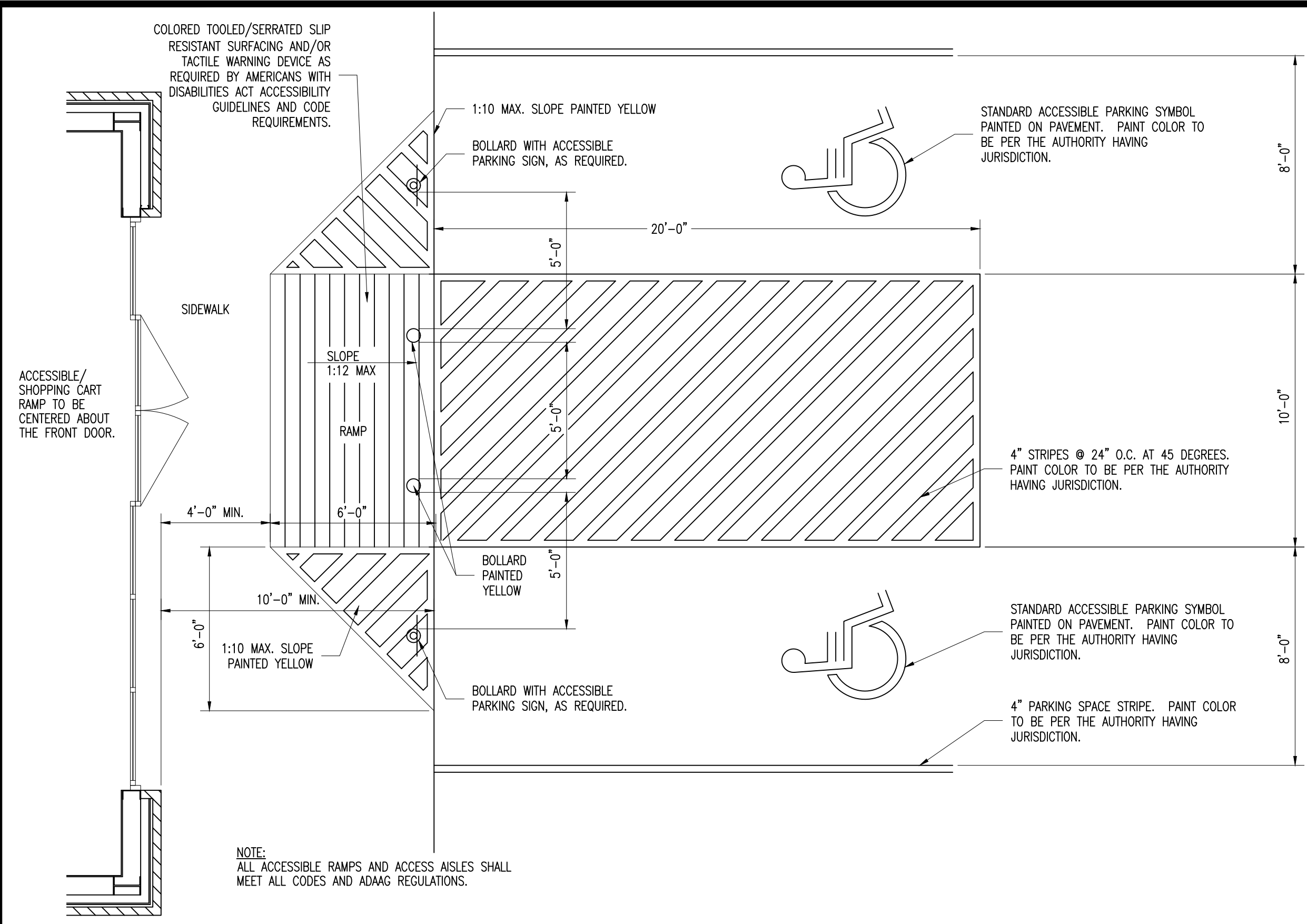


TREE AND SHRUB PLANTING DETAIL

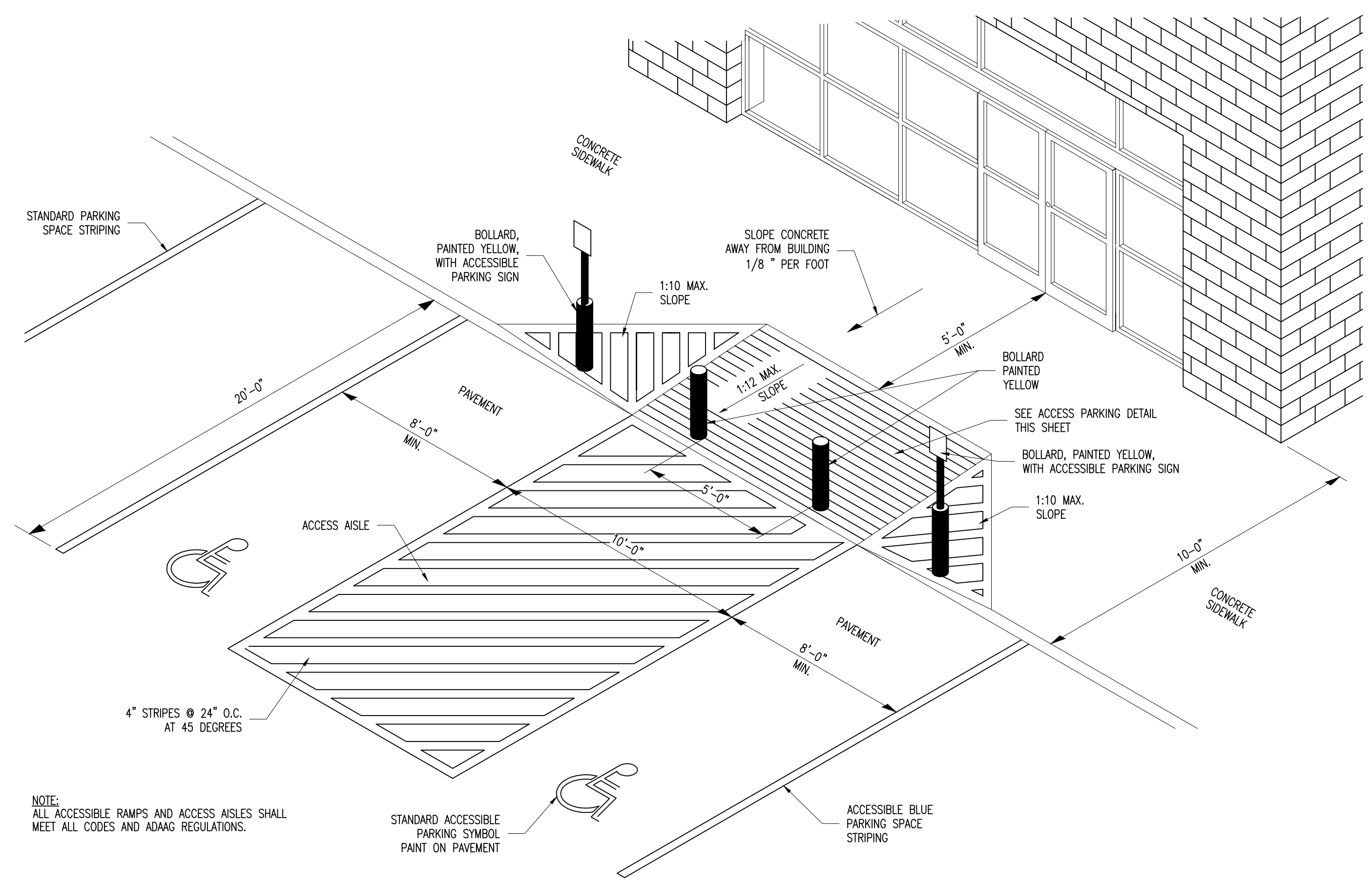
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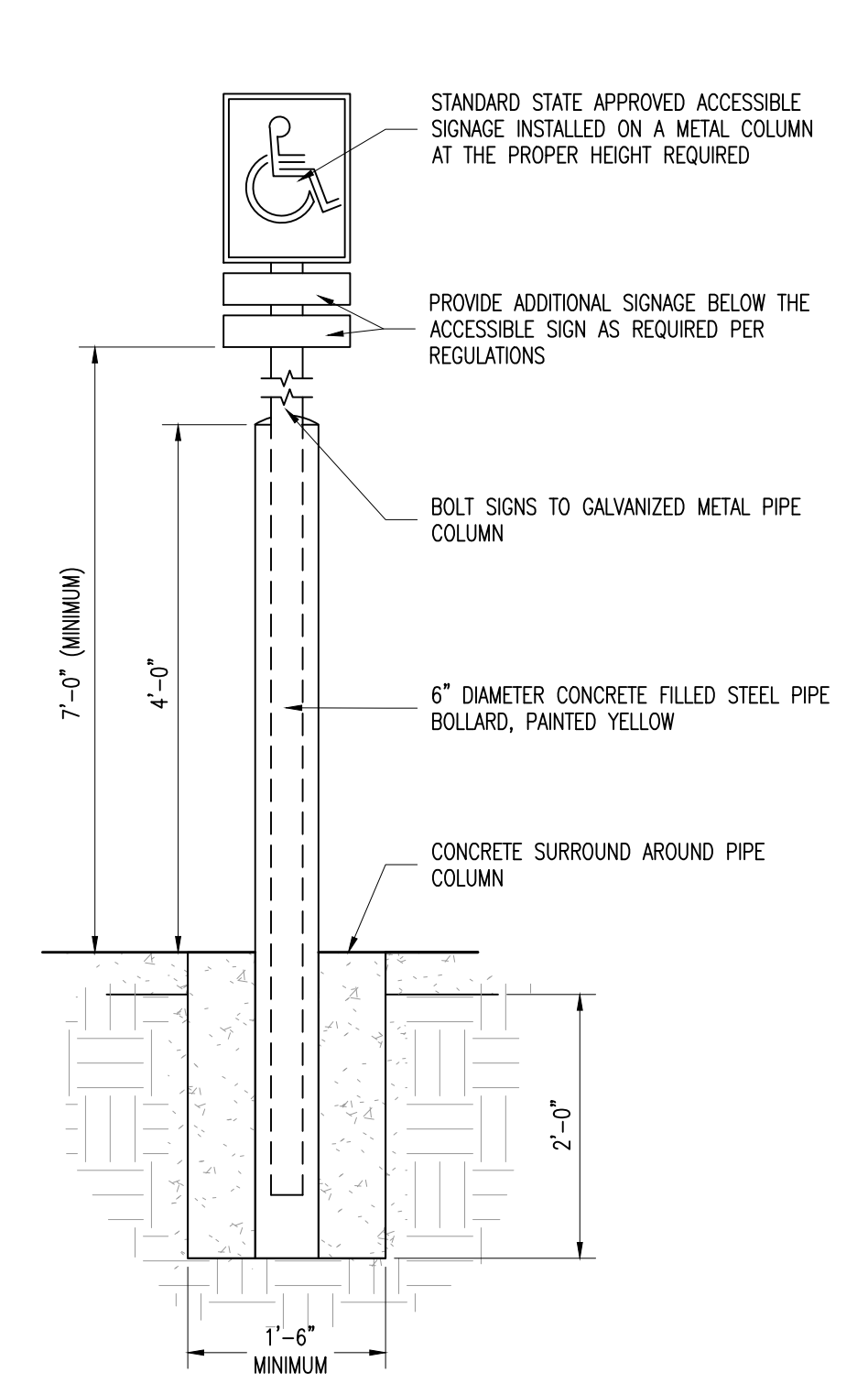
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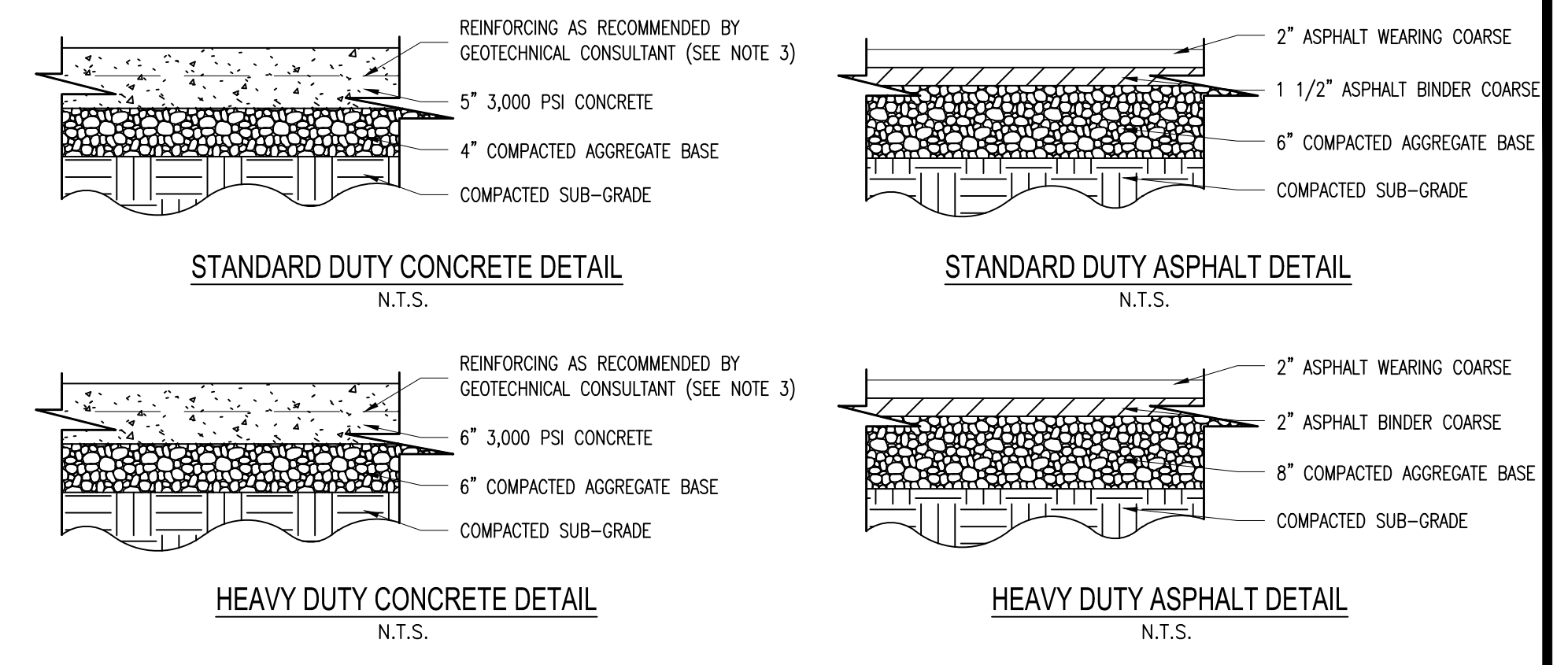
ACCESSIBLE PARKING DETAIL
N.T.S.



ACCESSIBLE PARKING, ACCESS RAMP, AND ACCESS AISLE DETAILS
N.T.S.

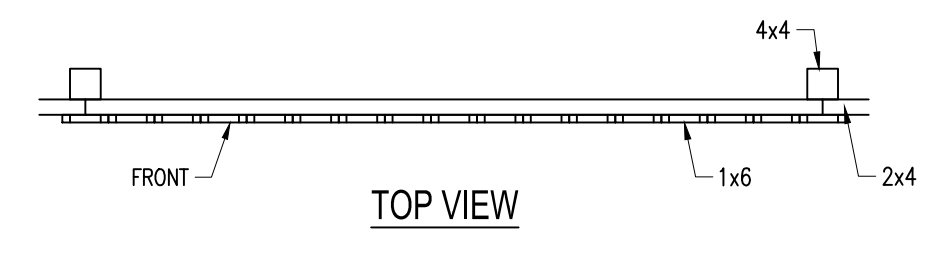


ACCESSIBLE PARKING SIGN DETAIL
N.T.S.

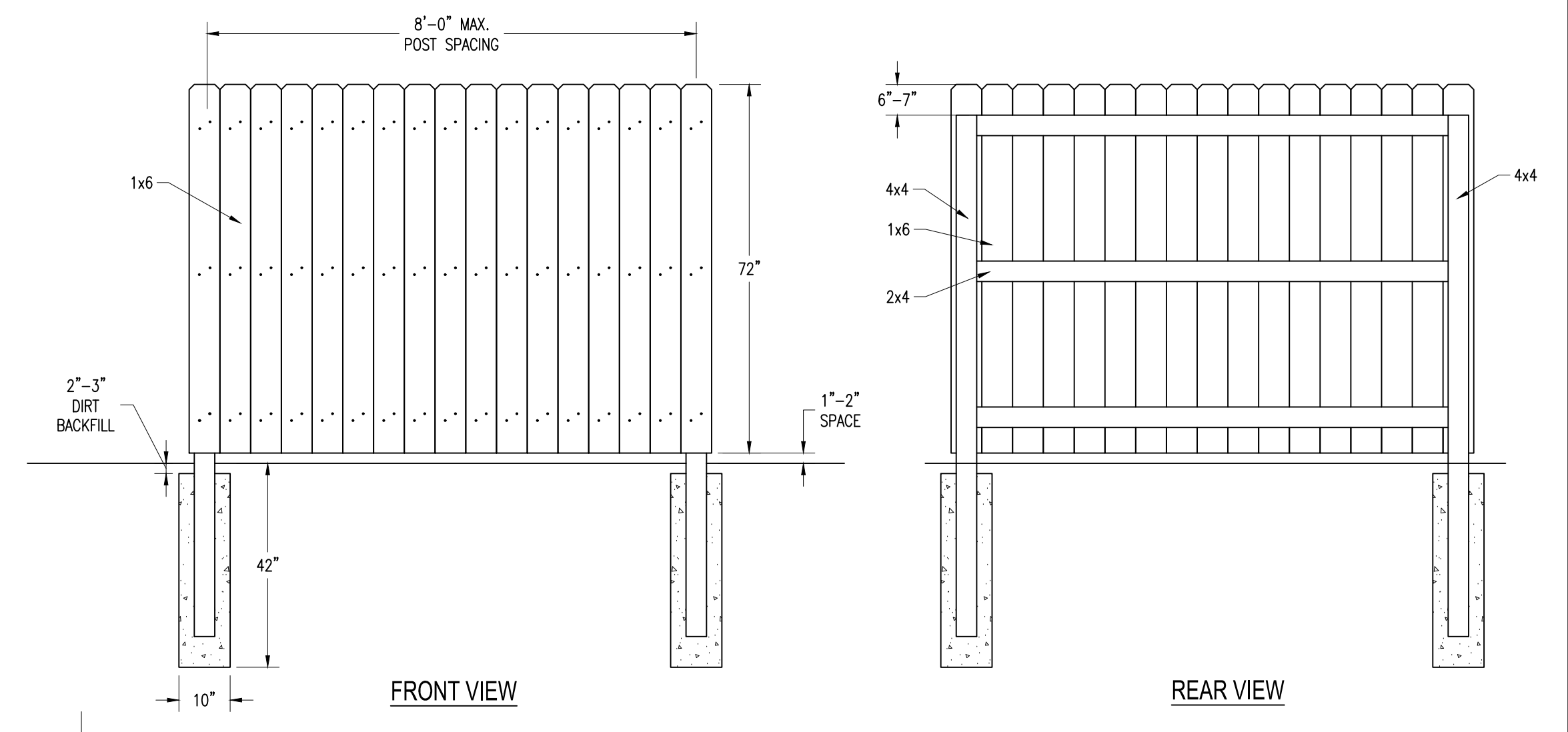


PAVEMENT DETAILS
N.T.S.

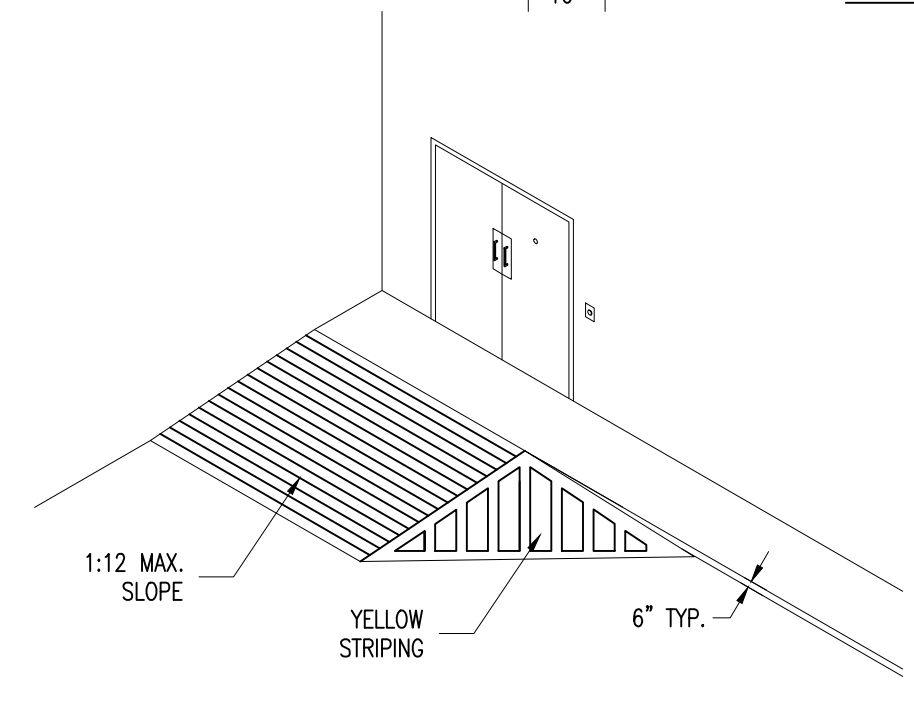
- NOTES:
1. DETAILS ARE DOLLAR GENERAL STANDARD REQUIREMENTS AND MAY INCREASE OR DECREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
 2. THE SUB-GRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUB-GRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
 3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
 4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.



- NOTES:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
 2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.



PRIVACY FENCE DETAIL
N.T.S.



RECEIVING DOOR DETAIL
N.T.S.



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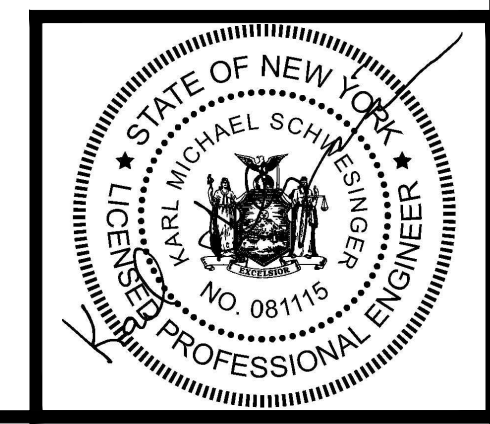
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West Seneca (T.I.) Erie (Co.) New York

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& LAND SURVEYORS PC

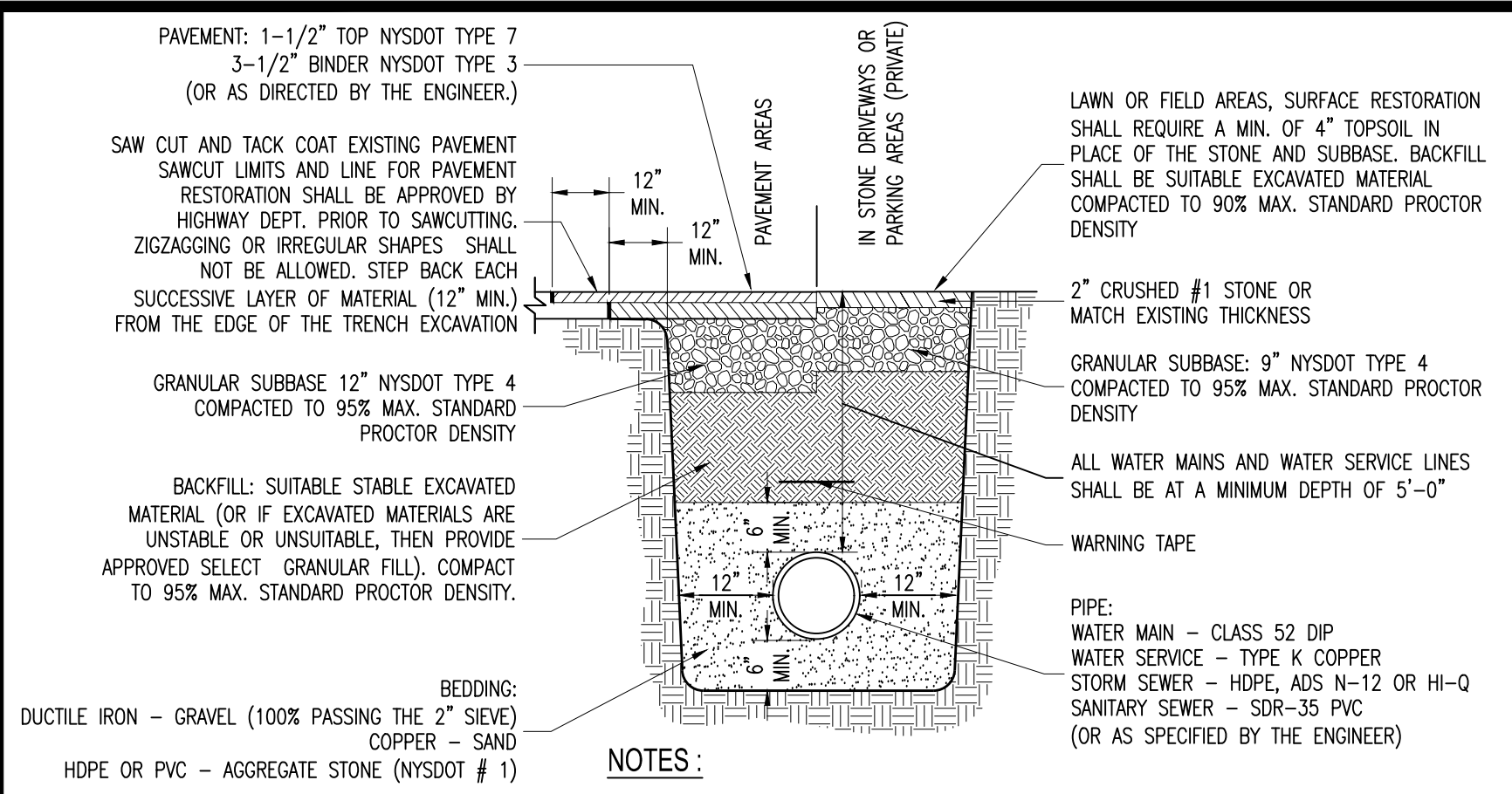
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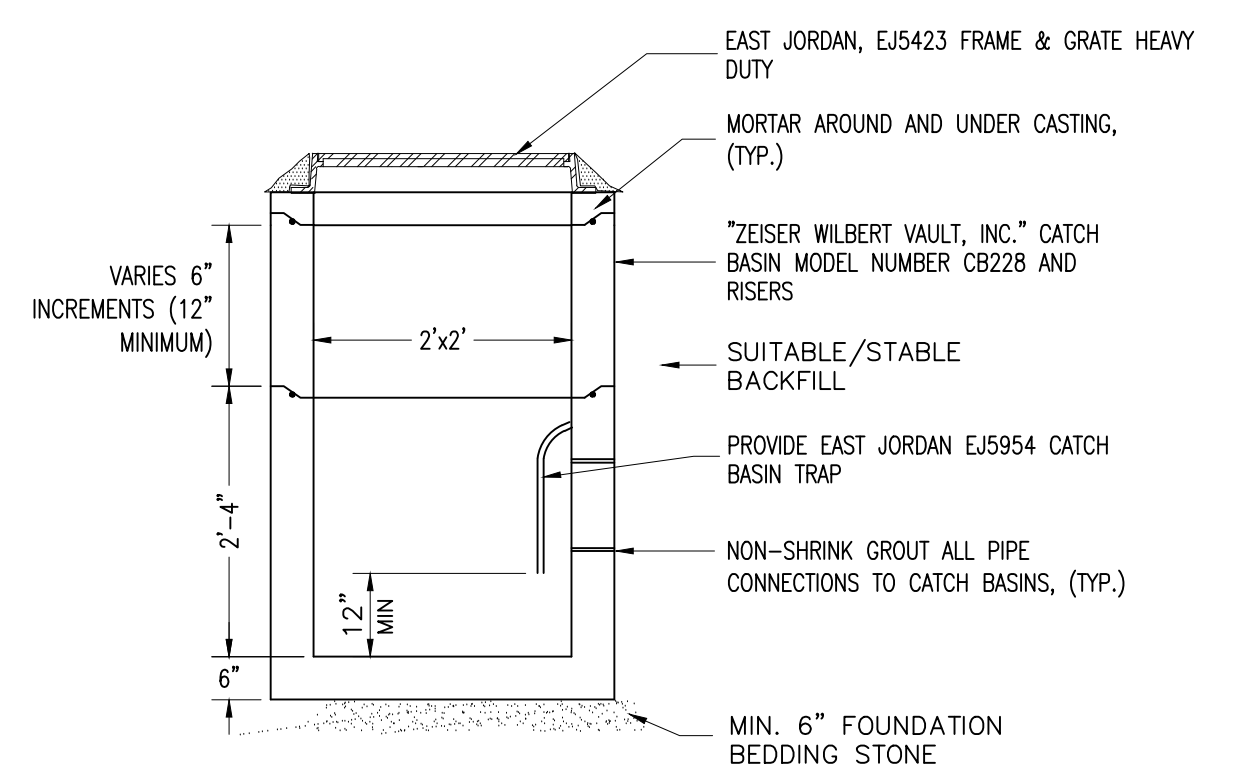


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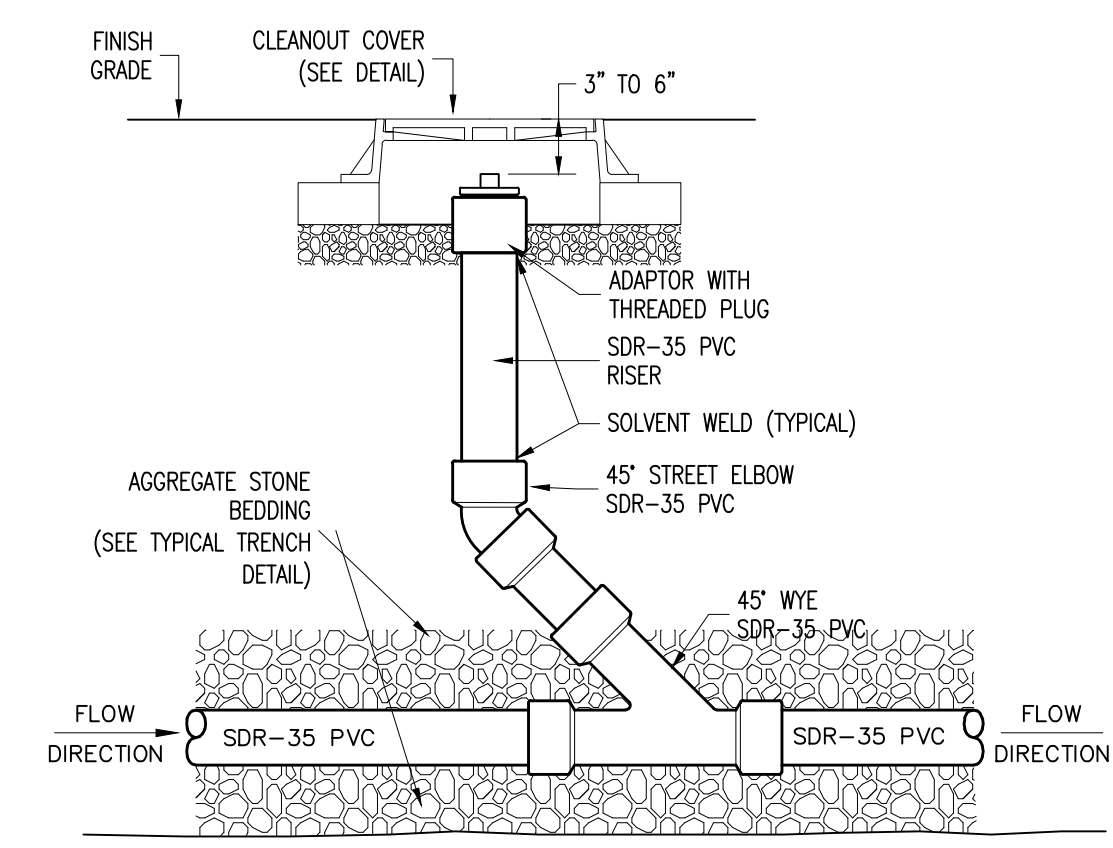
CIVIL DETAILS
C6



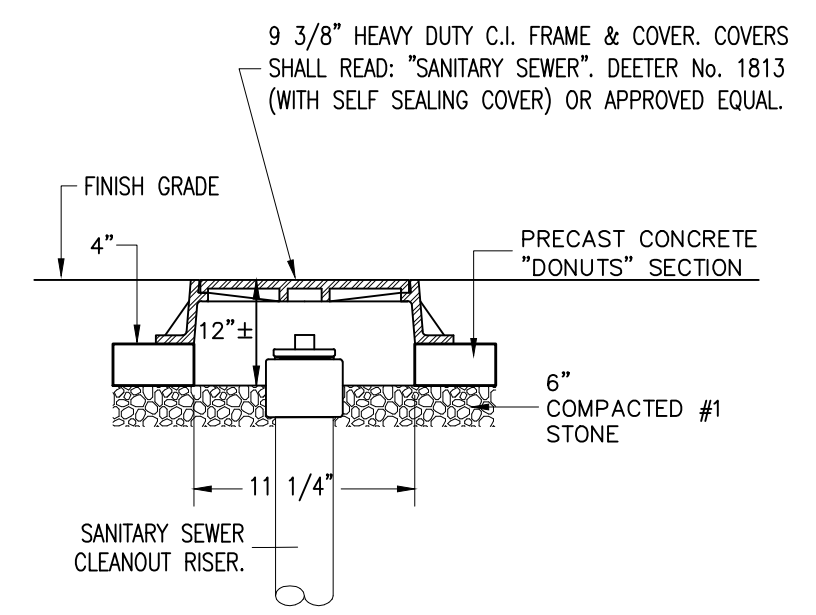
TYPICAL PIPE TRENCH DETAIL
N.T.S.



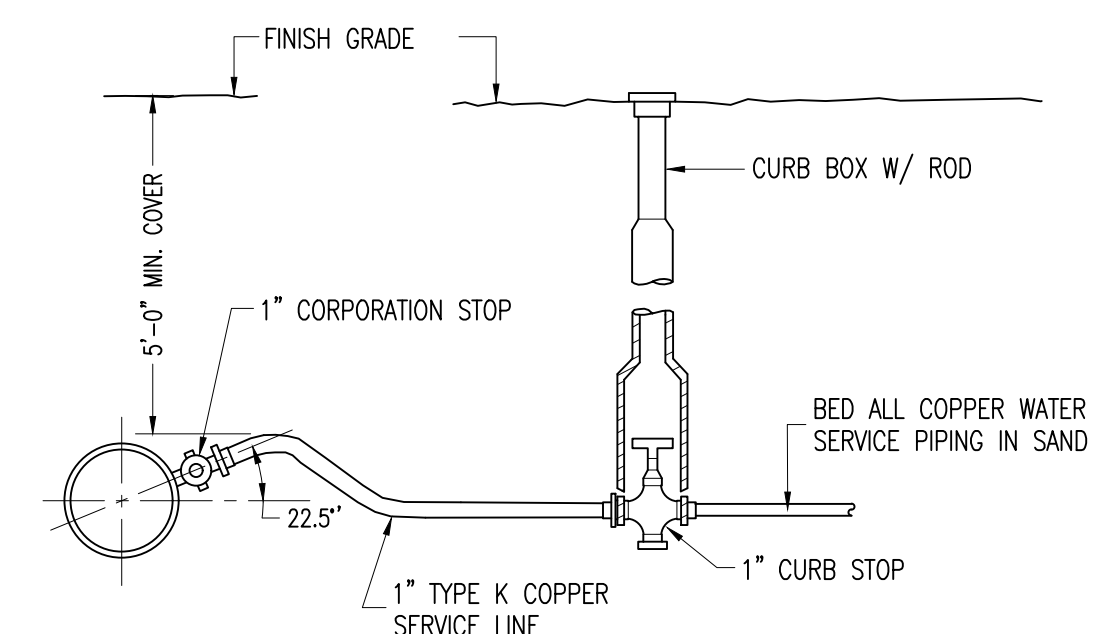
2'x2' CATCH BASIN DETAIL
N.T.S.



IN-LINE CLEANOUT DETAIL
N.T.S.



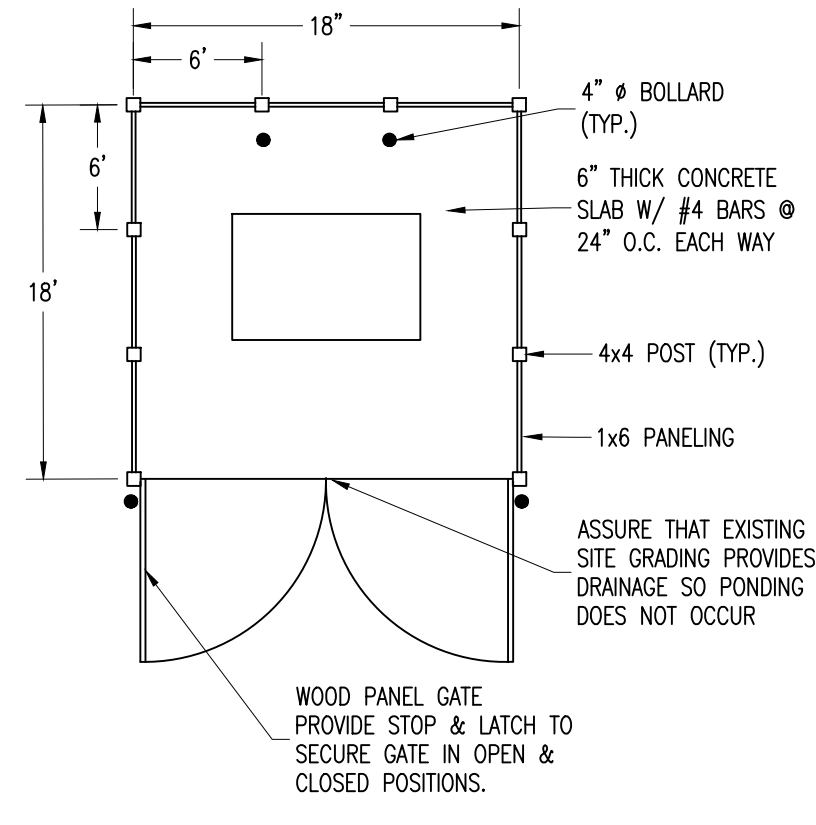
CLEANOUT COVER DETAIL
N.T.S.



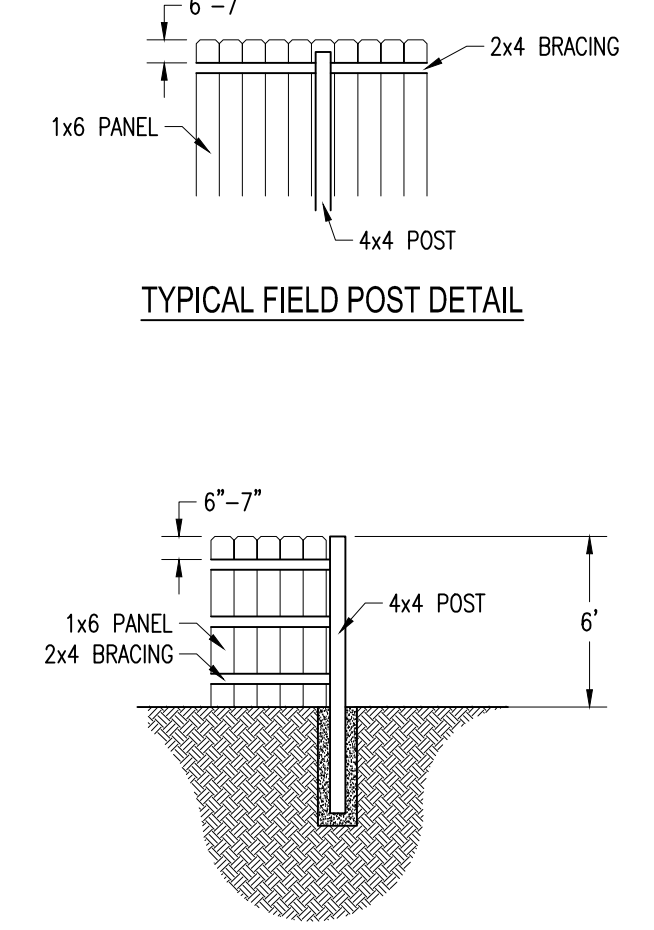
NOTE:
Contractor shall provide corporation stop, curb stop and box with style/manufacturer as directed by the Water Department.

WATER SERVICE DETAIL
N.T.S.

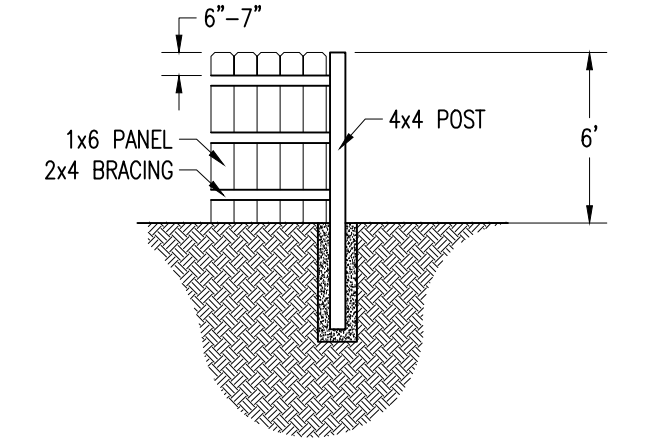
CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN.
II WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. ---OR--- WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING.
III SEWER LINE ABOVE WATER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN. B) SLEEVE SEWER LINE WITH "STEEL CASING FOR 10 FT." EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH SECTION DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 FT. EACH SIDE OF CROSSING.
NOTES WL WATER LINE SL SEWER LINE D OUTSIDE DIAMETER OF PIPE IN NO CASE SHALL PIPES BE CLOSER THAN 12 INCHES APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPE.		 CAREFULLY TAMPED BACKFILL CRADLE OF CONCRETE OR CRUSHER-RUN STONE 1/4 D 1/4 D, 4 INCH MINIMUM



WOOD PANEL ENCLOSURE DETAIL



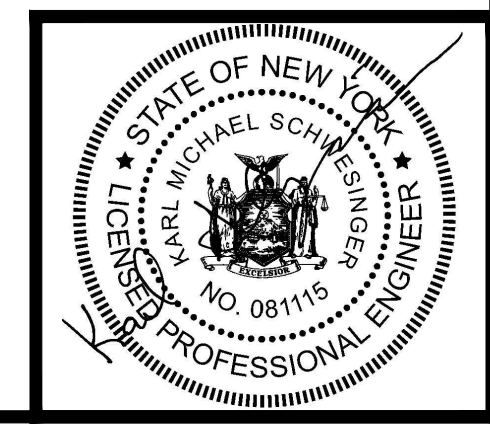
TYPICAL FIELD POST DETAIL



TYPICAL CORNER POST DETAIL

- NOTES**
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 - NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.
 - COLOR TO BE DETERMINED BY OWNER.

WOOD PANEL DUMPSTER ENCLOSURE DETAIL
N.T.S.



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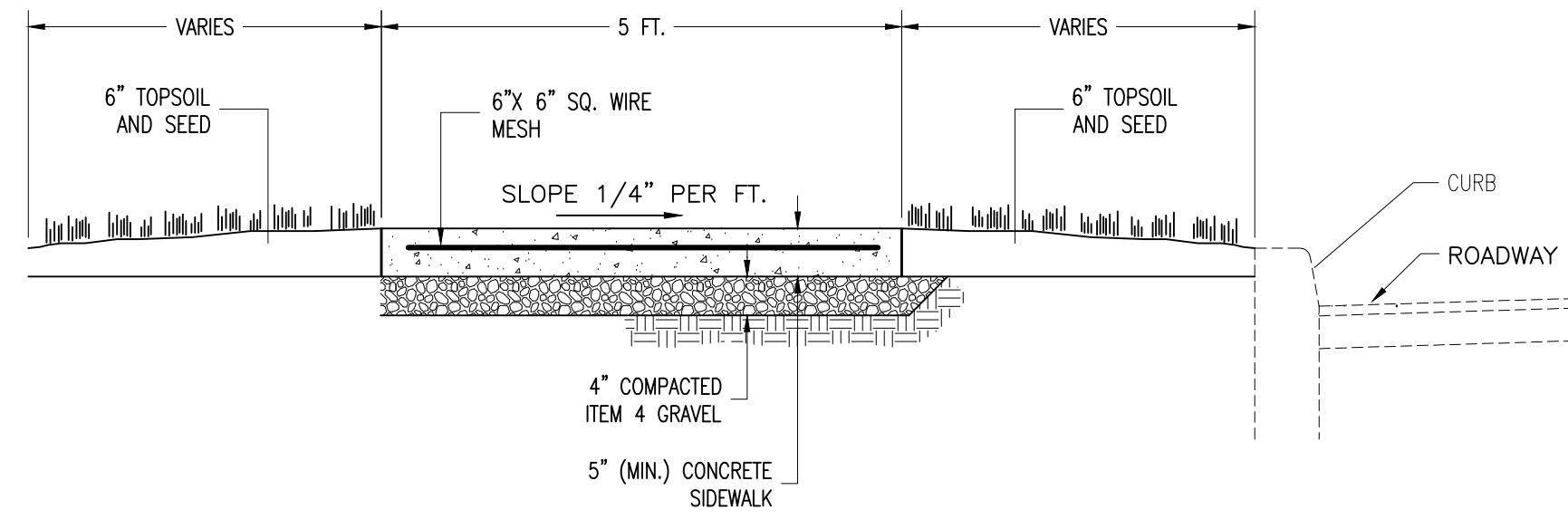
The Broadway Group
West Seneca Site
West Seneca (T.I.) Erie (Co.) New York

FAGAN ENGINEERS
LAND SURVEYORS PC
113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
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www.FaganEngineers.com

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Date:	11x17 Prints are 1/2 Size
Design By:	October 2020
Drawn By:	BMG
Checked By:	BMG, CEL
Project No.:	KMS
Drawing Name:	2017.023.028
	17023.028-a.dwg

CIVIL DETAILS

C7

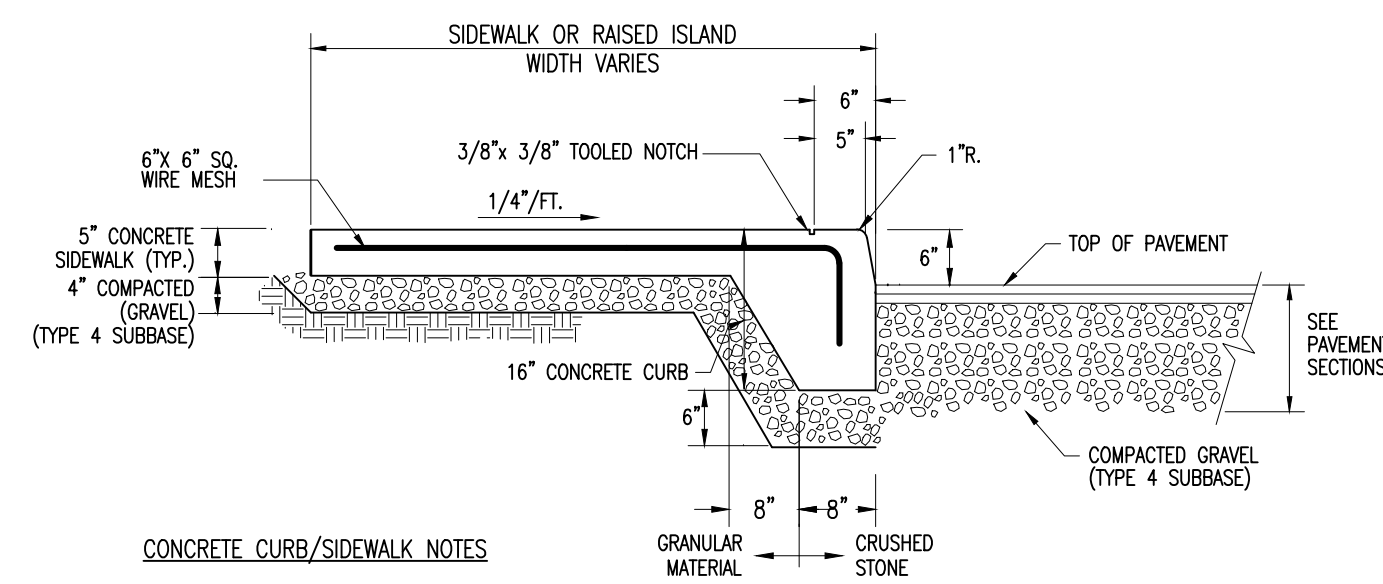


CONCRETE SIDEWALK SECTION

N.T.S.

CONCRETE SIDEWALK NOTES

- The Local Code Enforcement Officer shall be notified prior to repair of existing sidewalk or construction of new sidewalk within a public right-of-way.
- Appropriate barricades shall be required for the entire construction period.
- Provide 3500 psi (28 day compressive strength) concrete, utilizing Type II Portland cement and 6" x 6" sq. wire mesh reinforcement.
- Provide 5/8" wide asphalt impregnated fiber board expansion joints in sidewalk construction as follows:
 - Adjacent to all concrete curbing and gutters.
 - Adjacent to all building foundations or walls.
 - Abutting yard walks, driveways or existing sidewalks.
 - Approximately every 20 ft. in long sidewalk runs.
- Sidewalk shall have a light broom finish across the walk. Edges and joints shall be rounded by an edging tool.
- Side walk shall be coated with a curing compound after finishes are complete.



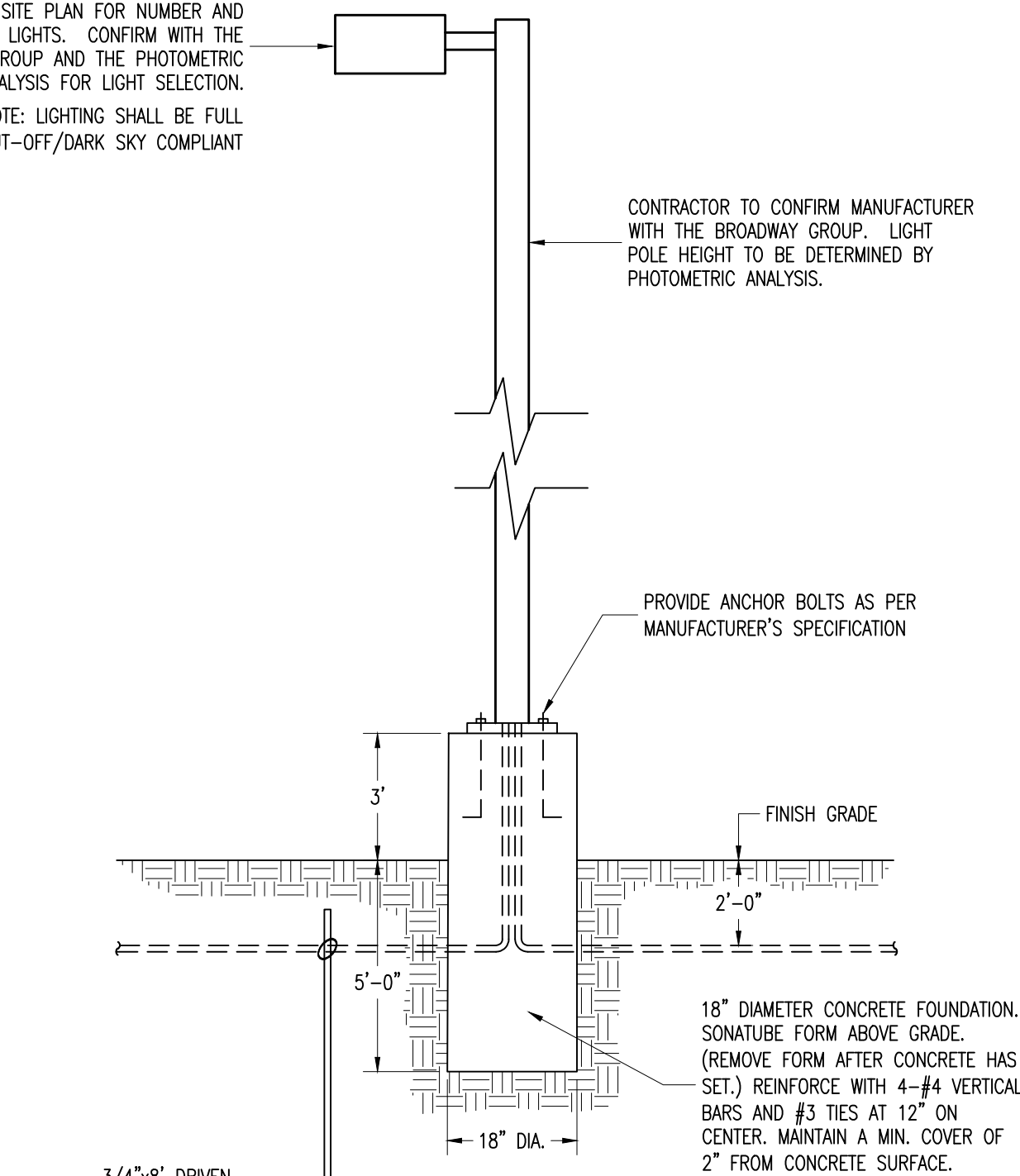
CONCRETE CURB/SIDEWALK NOTES

- PROVIDE 3500 PSI (28 DAY COMPRESSIVE STRENGTH) CONCRETE, UTILIZING TYPE II PORTLAND CEMENT.
- PROVIDE 5/8" WIDE ASPHALT IMPREGNATED FIBER BOARD CONTROL JOINTS IN SIDEWALK CONSTRUCTION AS FOLLOWS :
 - ADJACENT TO ALL CONCRETE CURBING
 - ADJACENT TO ALL BUILDING FOUNDATIONS/ WALLS
 - APPROXIMATELY EVERY 24 FT. IN LONG SIDEWALK RUNS.
- SIDEWALK SHALL HAVE A LIGHT BROOM FINISH ACROSS THE WALK.
- EDGES AND JOINTS SHALL BE ROUNDED BY AND EDGING TOOL ACCEPTABLE TO OWNER.
- CONTRACTION JOINTS SHALL BE TOOLED TO FORM SQUARE BLOCKS.
- RAMP SLOPE SHALL BE NO GREATER THAN 1:12 .
- CONCRETE CURB / SIDEWALK SHALL BE COATED WITH A CURING COMPOUND AFTER FINISHES ARE COMPLETE.

INTEGRAL CONCRETE SIDEWALK / CURB

N.T.S.

REFER TO SITE PLAN FOR NUMBER AND CONFIGURATION OF LIGHTS. CONFIRM WITH THE BROADWAY GROUP AND THE PHOTOMETRIC ANALYSIS FOR LIGHT SELECTION. PLEASE NOTE: LIGHTING SHALL BE FULL CUT-OFF/DARK SKY COMPLIANT



PARKING AREA LIGHTING DETAIL

N.T.S.



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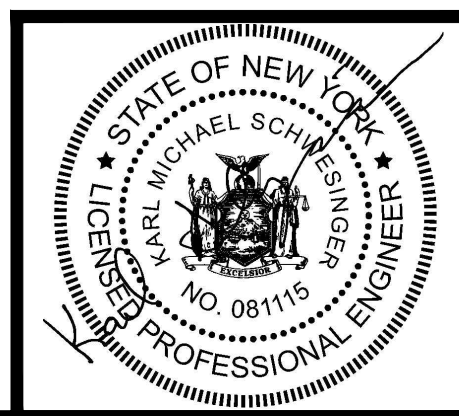
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CIVIL DETAILS

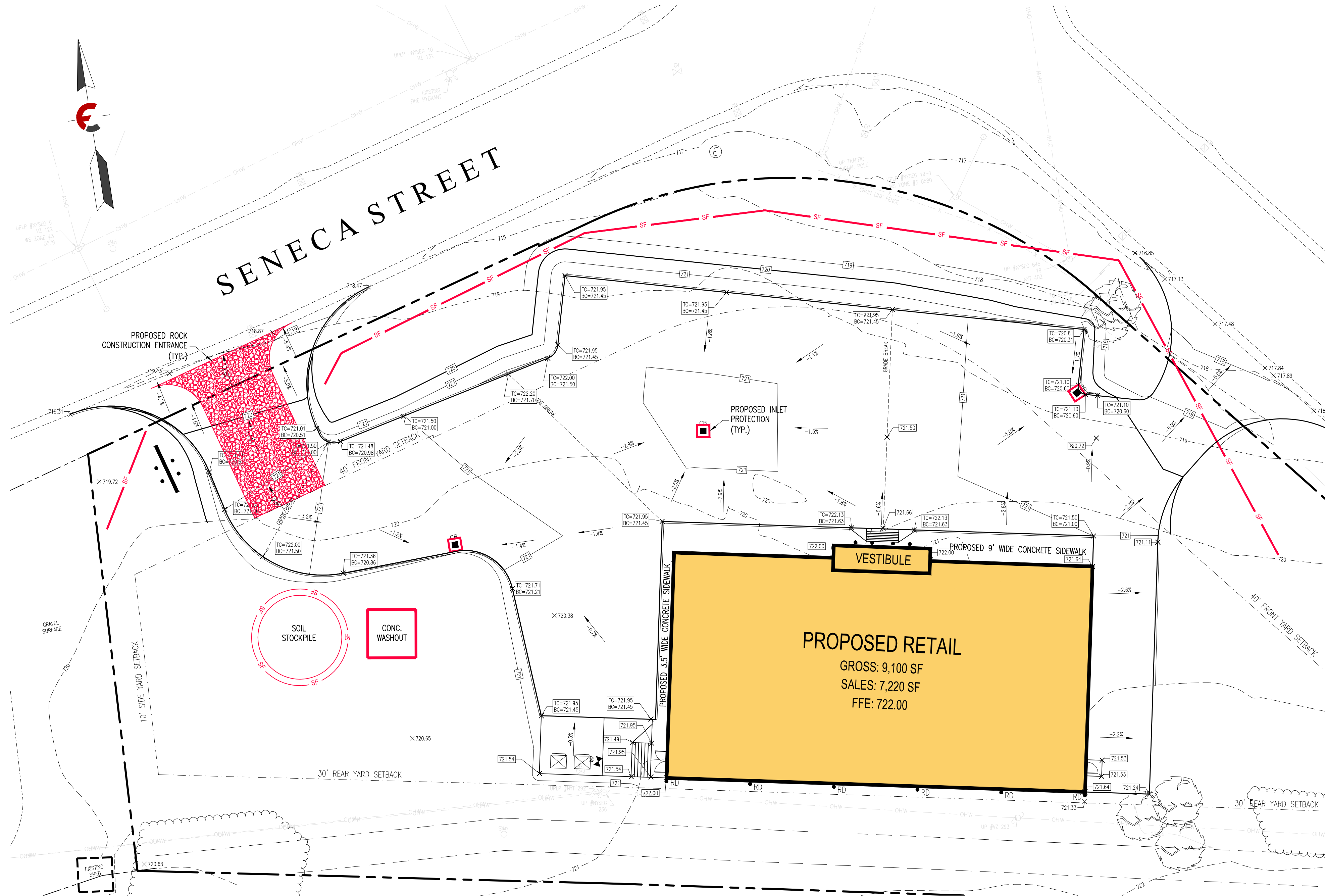
C8

E&S PLAN NOTES:

- ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMPS.
- EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.
- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SITE CONTRACTOR TO BECOME CO-PERMITTEE PRIOR TO EARTHWORK ACTIVITIES COMMENCING. SITE CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS OF THE E&S PERMITS.

CONSTRUCTION SEQUENCE

- ALL PAGE NUMBERS (P. 5**) REFER TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (P. 5A.75). WIDTH: TWELVE (12) FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IF ONLY ONE ENTRANCE IS USED THE MINIMUM WIDTH SHALL BE TWENTY-FOUR (24) FEET.
- STANDARD SILT FENCE (P. 5A.19) SHALL THEN BE PLACED AROUND ALL DISTURBED AREAS.
- CLEAR AND GRUB THE SITE. STRIP TOPSOIL AND STOCKPILE ON-SITE WITH PERIMETER SILT FENCE AND VEGETATIVE COVER. PERFORM GRADING IN ACCORDANCE WITH MANUAL (P. 5B.49)
- CONSTRUCT BUILDING FOUNDATION AND ENCLOSE BUILDING.
- CONSTRUCT PROPOSED STORM SEWER.
- INLET PROTECTION (P. 5A.27) SHALL BE PLACED AROUND ALL STORM DRAIN INLETS. UTILIZE TYPE II IN AREAS OF EXCAVATION AND TYPE III IN PAVEMENT AREAS. CONVERT ALL FABRIC DROP INLET PROTECTION TO TYPE III IN-PAVEMENT PROTECTION UPON PAVING WITHIN PROJECT AREA.
- FINALIZE CONSTRUCTION OF MAIN PROJECT ELEMENTS INCLUDING INFRASTRUCTURE AND NEW PAVEMENT.
- PERFORM SOIL RESTORATION TO DISTURBED AREAS OF THE SITE THAT WILL NOT BE PAVED. SOIL RESTORATION INCLUDES DEEP RIPPING THE SUBSOIL TO A MINIMUM DEPTH OF 12-INCHES, MIXING 3-INCHES OF COMPOST INTO THE SUBSOIL AND SPREADING 6-INCH OF TOPSOIL TO THE SITE.
- SEED, MULCH AND SOD THE PROJECT SITE.
- REMOVE ALL TEMPORARY EROSION CONTROL METHODS WHEN CONTRIBUTING DRAINAGE AREAS HAVE REACHED FINAL STABILIZATION.



LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- - - EXISTING EDGE OF ROADWAY
- - - EXISTING CURB LINE
- - - SAN EXISTING SANITARY SEWER
- - - G EXISTING GAS MAIN
- - - UG/E/T/C EXISTING UTILITY LINE
- - - X EXISTING FENCE LINE
- - - W EXISTING WATER LINE
- - - 932 EXISTING CONTOUR LINE
- - - 100 PROPOSED LIMIT OF DISTURBANCE
- - - 99 PROPOSED CONTOUR LINE
- - - PROPOSED EASEMENT
- - - ST PROPOSED STORM SEWER
- - - PROPOSED EDGE OF ROADWAY
- - - PROPOSED CURB LINE
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- - - W PROPOSED WATER LINE
- - - SF PROPOSED SILT FENCE
- - - CS PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- 99.50 x EXISTING SPOT ELEVATION
- EXISTING SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB

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E & S PLAN
C9

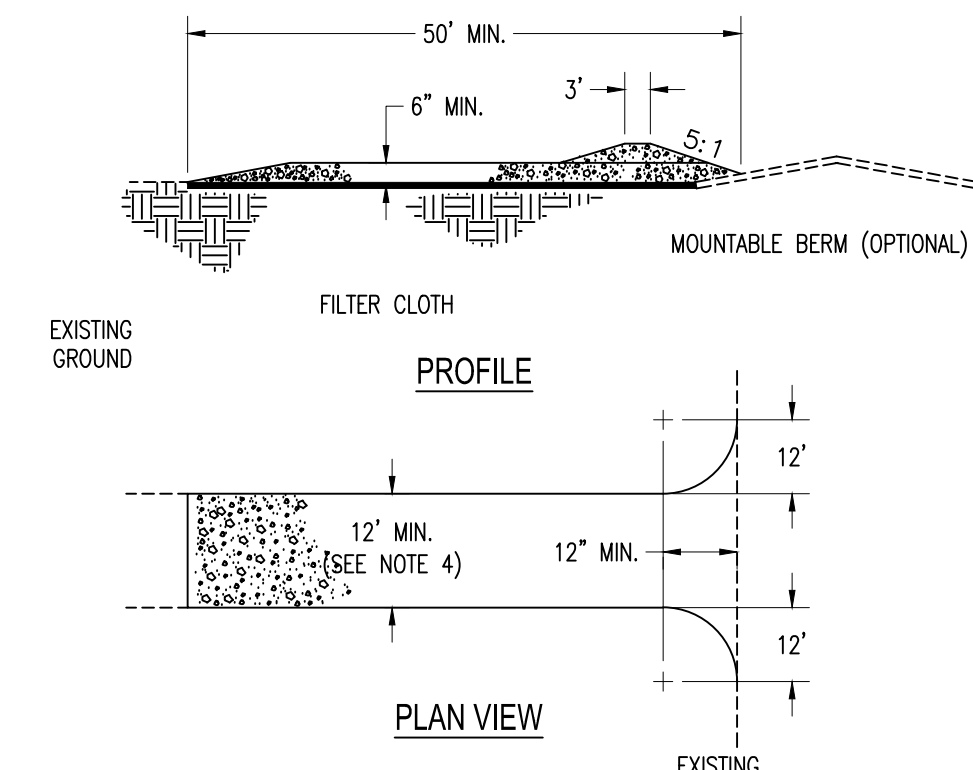
STANDARD AND SPECIFICATIONS FOR LAWN AREA IMPROVEMENT

Establishing Grasses (Turf grasses)

- Time of planting:
 - Fall planting is preferred. Seed after August 15. In the spring plant until May 15.
 - If seeding is done between May 15 and August 15, irrigation may be necessary to insure a successful seeding.
- Site Preparation:
 - Install needed water and erosion control measures and bring area to be seeded to desired grades. A minimum of 4 in topsoil is required.
 - Prepare seedbed by loosening soil to a depth of 1 to 6 inches.
 - Remove all stones over 1 inch in diameter, sticks and foreign matter from the surface.
 - Lime to pH if 6.0 - 7.0.
 - Fertilize as per soil test or apply 800 to 900 pounds of 5-10-10 or equivalent per acre (20 lbs./1,000 sf.).
 - Incorporate lime and fertilizer in top 2 - 4 inches of topsoil.
 - Smooth and firm the seedbed.
- Planting:
 - Use a cultipacker type seeder if possible.
 - If seed is to be drilled, cultipack or roll before and after seeding. Drill the seed to a depth of 1/8 to 1/4 inch. If seed is to be broadcast, cultipack or roll after seeding on loose soil.
 - If hydroseeded, lime and fertilizer may be applied through the seeder.
- Mulching:
 - Site preparation:
 - Prior to mulching, install the necessary temporary or permanent erosion control (structural) practices and drainage systems within or adjacent to area to be mulched.
 - Slope, grade and smooth the site if conventional equipment is to be used in applying and anchoring the mulch.
 - Remove all undesirable stone and other debris depending on anticipated land use.
 - Compacted or crusted soil surface should be loosened to at least 2 inches by disking or other suitable methods.
 - Mulching Materials:
 - The best combination is straw (small grain) mulch applied at 2 ton/acre (90 lbs./1,000 sf.) and anchored with wood fiber mulch (hydromulch) at 500 - 700 lbs./acre (11 - 17 lbs./1,000 sf.). The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

SITE/USE	SPECIES % BY WEIGHT	Lbs./1,000 sf.	Lbs./Acre
Sunny Sites (well moderately well and somewhat poorly drained soils)	65% Kentucky Bluegrass Blend	2.0 - 2.6	85 - 114
	20% Perennial Ryegrass	0.6 - 0.8	26 - 35
	15% Fine Fescue	0.4 - 0.6	19 - 26
Sunny Droughty Sites - General recreation areas and lawns, low maintenance (somewhat excessively to excessively drained soils)	65% Fine Fescue	2.6 - 3.3	114 - 143
	15% Perennial Ryegrass	0.6 - 0.7	26 - 33
	20% Kentucky Bluegrass Blend	0.8 - 1.0	35 - 44
		3.0 - 4.0	130 - 175
		4.0 - 5.0	174 - 220

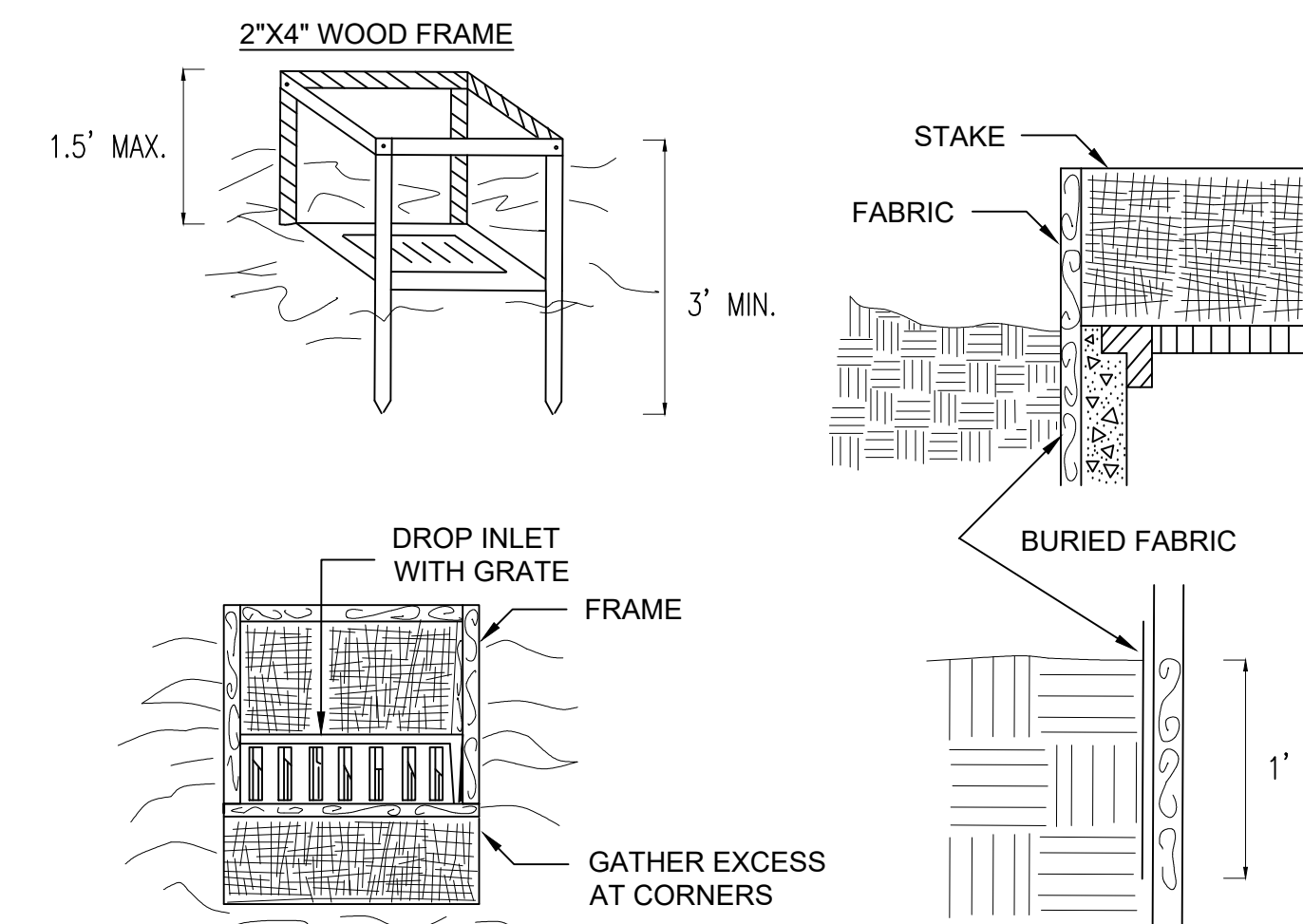
- First Year
 - Fertilize 3 to 4 weeks after germination by applying 1 lb. nitrogen/1,000 sf. using a complete fertilizer with a 2-1-1 or 4-1-3 ratio or as recommended by soil test results.
 - Restrict use. New seedlings should be protected from use for 1 full year to allow development of a dense sod with good root structure.
- Maintaining Grasses
 - Maintain a pH of 6.0 to 7.0.
 - Fertilize in late May to early June as follows with 10-10-10 analysis fertilizer at the rate of 10 lbs./1,000 sf. and repeat in late August if sod density is not adequate. Top dress weak sod annually in the spring but at least once every 2 to 3 years.
 - Aerate compacted or heavily used areas, like athletic fields, annually as soon as soil moisture conditions permit. Aerate area 6 to 8 times using a spoon or hollow tine type aeration. Do not use solid spike equipment.
 - Reseed bare and thin areas annually with original species.



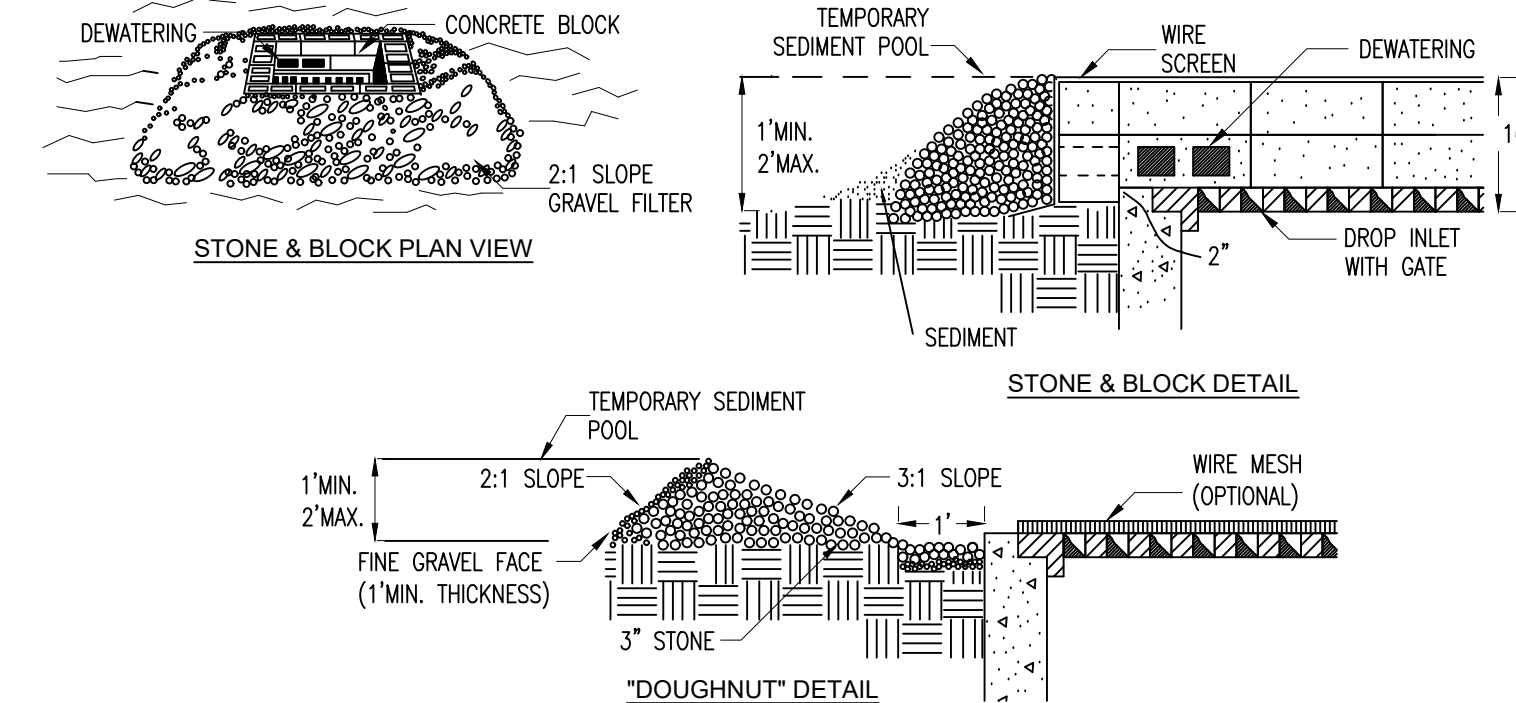
STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

- Stone size: - Use 2" stone, or reclaimed or recycled concrete equivalent.
- Length: - As required, but no less than 50 feet.
- Thickness: - Not less than (6) inches.
- Width: - Twelve (12) ft. Minimum, but not less than the full width at points where ingress or egress occurs. If only one entrance is used the minimum width shall be twenty-four (24) feet.
- Filter cloth: - 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 is 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 by Contractor.
- Washing: - Wheels shall be cleaned to remove sediment prior to entrance onto a 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.

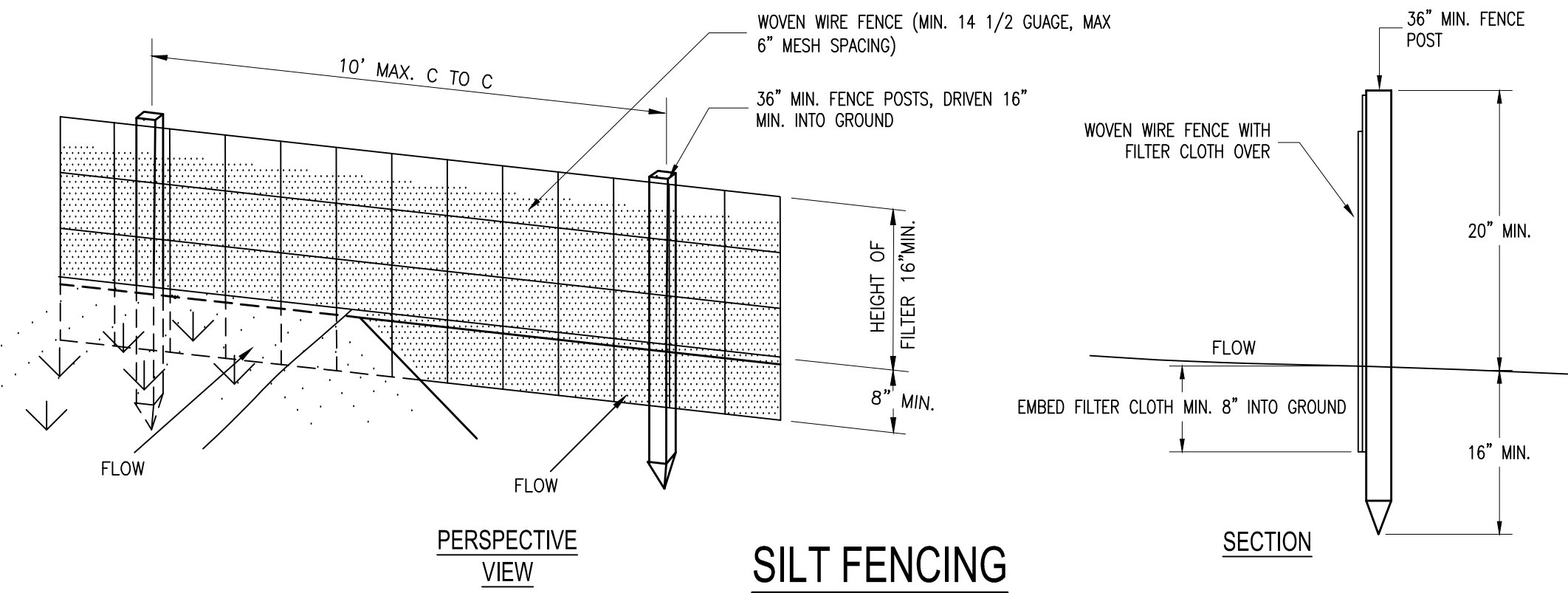


FILTER FABRIC STORM DRAIN PROTECTION



IN-PAVEMENT INLET PROTECTION

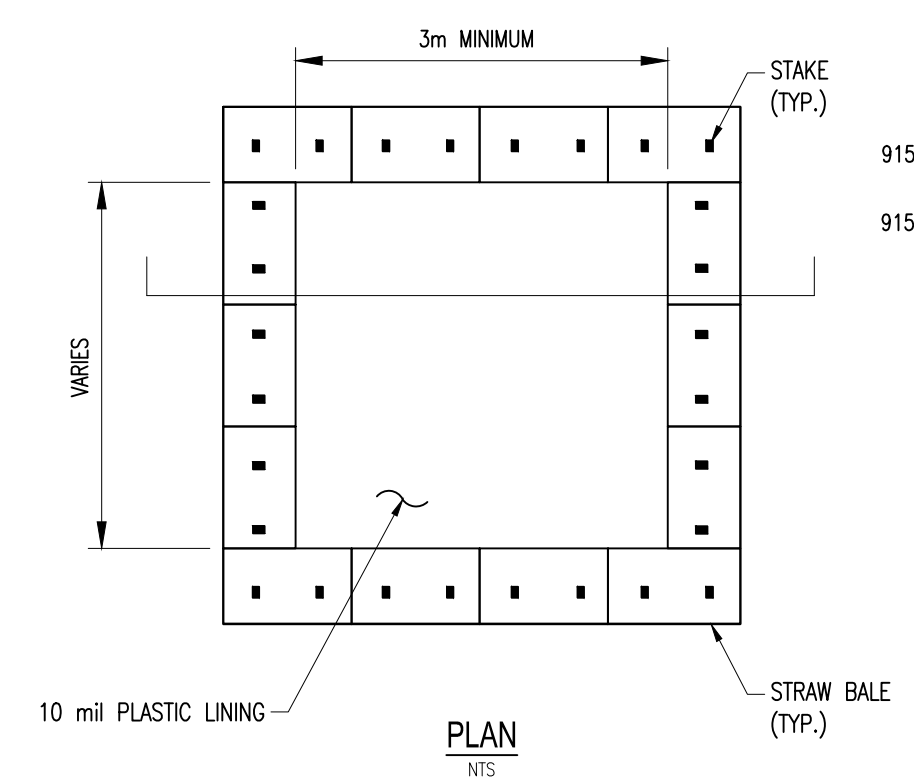
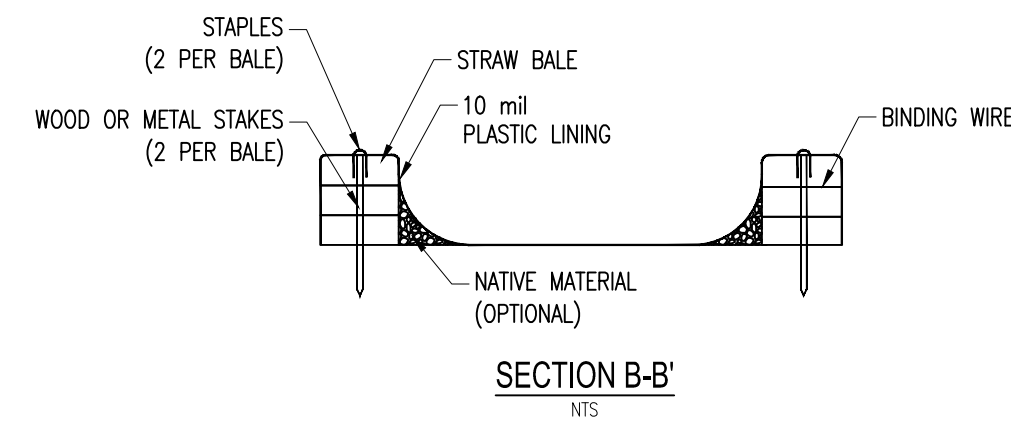
- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.



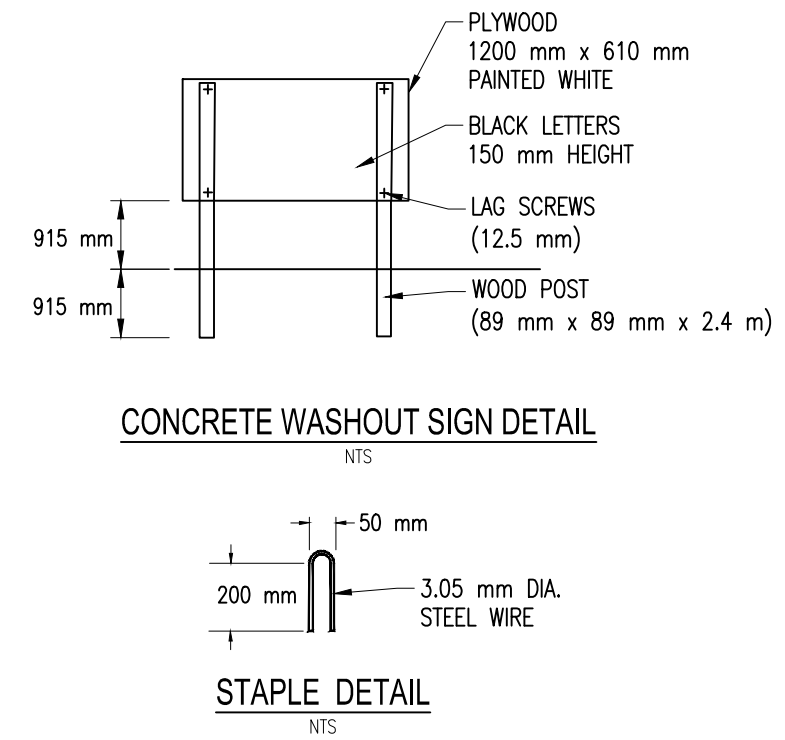
SILT FENCING

CONSTRUCTION SPECIFICATIONS FOR FABRICATED SILT FENCE

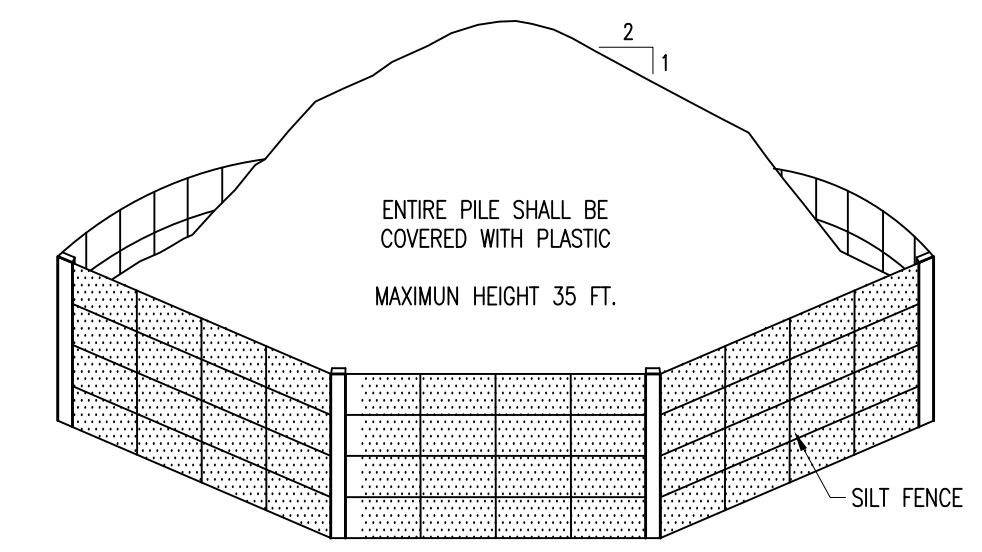
- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 - Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
 - When two sections of filter cloth adjoin each other they shall be over-lapped by 6" and folded.
 - Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.
- Posts: Steel either "t" or "u" type or 2" hardwood.
- Fence: Woven wire, 14 1/2 ga. 6" max. mesh opening filter.
- Cloth: Filter x, mirafi 100x, stab-linka t140n or approved equal, prefabricated unit, geotab, envirofence, or approved equal.



CONCRETE WASHOUT DETAIL



CONCRETE WASHOUT SIGN DETAIL



SOIL STOCKPILING NOTES:

- AREA FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SIDESLOPES SHALL BE 2:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING AND THEN STABILIZED WITH SEED OR SECURED IMPERVIOUS COVER.
- SEE SILT FENCE INSTALLATION DETAIL.
- PLASTIC SHEETING SHALL BE PLACED BELOW ALL STOCKPILE AREAS.

SOIL STOCKPILE DETAIL

NOT TO SCALE



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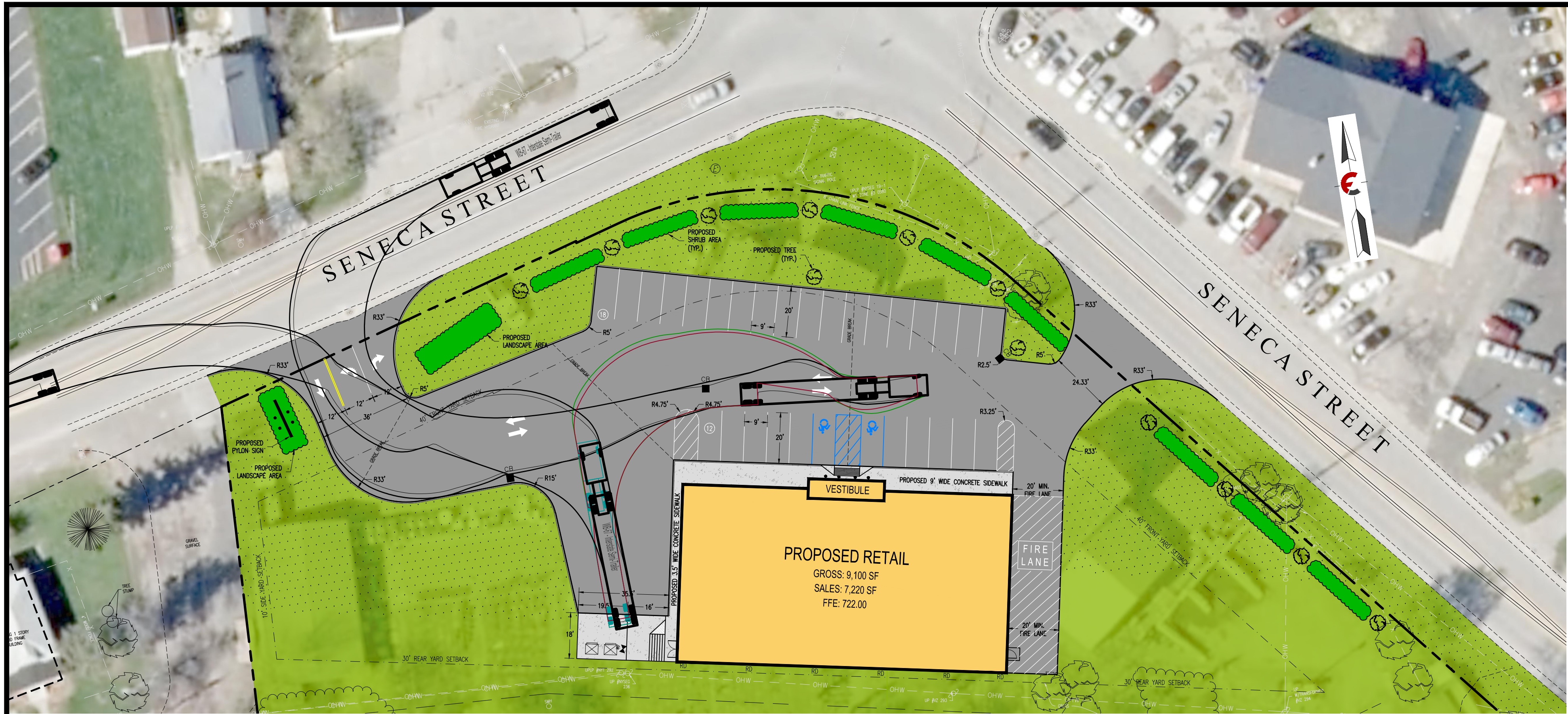
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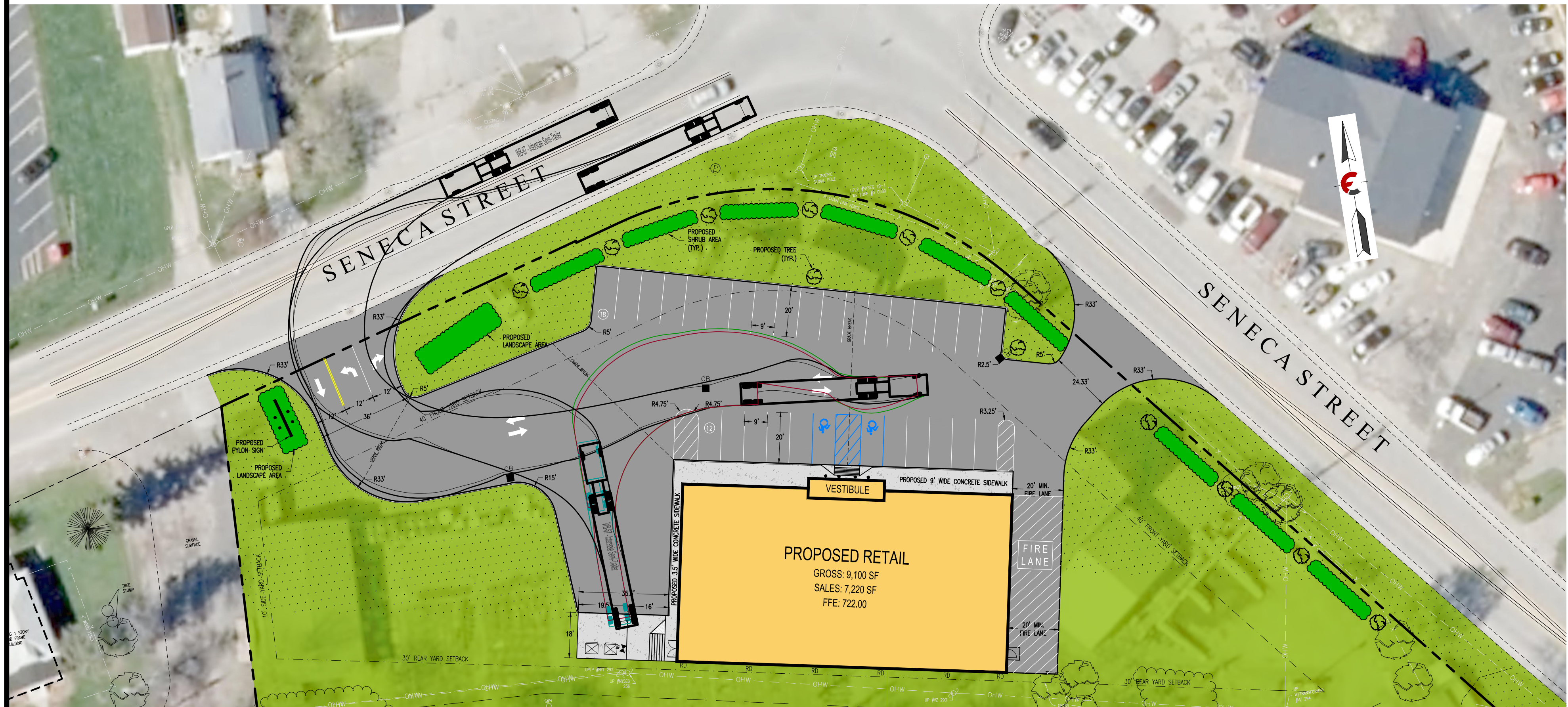
E & S DETAILS

C10



TRUCK TRAVELING SOUTH

SCALE: 1"=30'



TRUCK TRAVELING NORTH

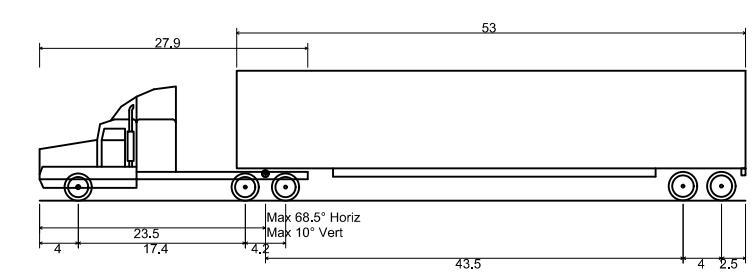
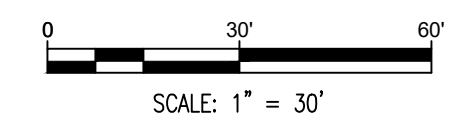
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- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- SAN --- EXISTING SANITARY SEWER
- G --- EXISTING GAS MAIN
- UG/E/T/C --- EXISTING UTILITY LINE
- X --- EXISTING FENCE LINE
- W --- EXISTING WATER LINE
- 932 --- EXISTING CONTOUR LINE
- 100 --- PROPOSED LIMIT OF DISTURBANCE
- 99 --- PROPOSED CONTOUR LINE
- ST --- PROPOSED EASEMENT
- ST --- PROPOSED STORM SEWER
- --- PROPOSED EDGE OF ROADWAY
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- W --- PROPOSED WATER LINE
- SF --- PROPOSED SILT FENCE
- CS --- PROPOSED COMPOST SOCK
- SAH --- EXISTING SANITARY MANHOLE
- --- EXISTING FIRE HYDRANT ASSEMBLY
- --- EXISTING CLEANOUT
- 99.50 x --- EXISTING SPOT ELEVATION
- SAH --- PROPOSED SANITARY MANHOLE
- --- PROPOSED WATER VALVE
- TB --- PROPOSED THRUST BLOCK
- --- PROPOSED FIRE HYDRANT ASSEMBLY
- --- PROPOSED CLEANOUT
- --- PROPOSED LIGHTING FIXTURE
- X 99.42 --- PROPOSED SPOT ELEVATION
- --- PROPOSED DRYWELL
- --- PROPOSED CATCH BASIN
- --- PROPOSED INLET PROTECTION
- X 10=100.00
B=100.00 --- PROPOSED TOP/BOTTOM CURB

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WB-67 - Interstate Semi-Trailer
Overall Length 73.50ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.350ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

TRUCK PROFILE

SCALE: 1"=20'



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TRUCK ACCESS

C11