RMS
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ROBERT M. SUTHERLAND P.C.

June 15, 2015

Kevin R. Farrington, P.E.
City of Plattsburgh Planning Board
City of Plattsburgh
41 City Hall Place
Plattsburgh, New York 12901

RE: TALL PINES LLC
PROPOSED MULTI FAMILY DEVELOPMENT

Dear Members of the Planning Board:

Attached is the complete set of site plans, architectural drawings, Site Plan Application and full length Environmental Assessment Form for Tall Pines Estates. We have made revisions to the site plan in response to comments made in the memo dated June 8, 2015.

We thank you for your time in the review of this matter and if you have any further questions, please feel free to contact our office.

Respectfully submitted,

Aaron J. Ovios, P.E.
Project Sponsor

11 MACDONOUGH STREET, PLATTSBURGH, NY 12901 518.561.6145(PH) 518.561.2496 (FX)
RMSPC.COM AJ.OVIOS@RMSPC.COM

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

	PLANNED UNIT DEVELOPMENT	**PRELIMINARY SUBMITTAL:**	Date: 6/15/2015
	SITE PLAN REVIEW	**FINAL SUBMITTAL:**	Date:

NAME OF PROPOSED DEVELOPMENT: Tall Pines Estates, LLC.

Applicant:

Name Tall Pines Estates, LLC.
Address 1105 Kensington Park Dr.
City Altamonte Springs
State FL Zip32714
Telephone#: (407)478-4500
Fax #: (407)478-4501

Plans prepared by:

Name RMS, PC
Address 11 MacDonough St.
City Plattsburgh
State NY Zip: 12901
Telephone (518) 561-6145
Fax #: (518) 561-2496

Owner (if different) ((if more than one owner, provide info. for each)

Name
Address
City
State Zip
Telephone

Purchase Option:

Location of site: Nevada Oval East

Property description/class: Residential / Commercial

Parcel ID No.: 221.20-4-6 **Lot Size:** 8.33 Acres

Current Zoning District: RC-2

Variance #: (if any) Approved: Yes No

City, State and Federal permits needed: City of Plattsburgh Site Plan approval and City of Plattsburgh Zoning Board of Appeals.

Proposed uses(s) of site: Multi Family

Total site area (square feet or acres): 8.33 Acres

Anticipated construction time: May 2015 - September 2018 (days, months, years)

Will development be Phased: Yes (2 Phases)

Current land use of site(agriculture,commercial, undeveloped,):
Undeveloped

Current conditions of site(buildings, brush, etc.):
Open Fields and wooded

Character of surrounding lands(suburban,agriculture,wetlands,etc.):

Commercial and Residential (single family, multi-family), Assisted Living

Estimated cost of proposed improvement: $300,000+/- for site work

Anticipated increase in number of residents, shoppers, employees:
56 Residential Units (28) 3 bedroom and (28) 2 bedroom units

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- for residential buildings include number of dwellings units by size(efficiency, one-bedroom, two-bedroom,three or more bedrooms) and number of parking spaces to be provided.
- for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.
- other proposal structures

See Attached Cover Letter

INSTRUCTIONS FOR SUBMITTAL:

1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, survey, detailed site plan, typical floor plans, SEQR, and building elevations (indicating finished materials) as required by the Zoning Ordinance Section 270-35. After review and acceptance of the above submittal by the Building Inspector and Engineering and Planning Dept., the approved application will be returned and the applicant is to submit **15 sets** of the approved application, SEQR, and drawings to:

Engineering and Planning Dept.
41 City Hall Place
Plattsburgh, N.Y. 12901

(518) 563-7730

NOTE: A site plan review request can not be placed on the Planning Board agenda until the Engineering and Planning Dept. certifies the submittal is complete and contains all information as required.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Tall Pines Estates, LLC.		
Project Location (describe, and attach a general location map): Nevada Oval East		
Brief Description of Proposed Action (include purpose or need): Two phased development consisting of eight (8) separate buildings with a total of 56 units as well as eight (8) detached garages.		
Name of Applicant/Sponsor: Tall Pines Estates, LLC.	Telephone: (407)478-4500 E-Mail: www.rbkennedy.com	
Address: 1105 Kensington Park Drive		
City/PO: Altamonte Springs	State: Florida	Zip Code: 32714
Project Contact (if not same as sponsor; give name and title/role): Brian McBride	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Site Plan	
c. City Council, Town or Village Zoning Board of Appeals ☑Yes☐No	Special Use Permit	
d. Other local agencies ☐Yes☑No		
e. County agencies ☐Yes☑No		
f. Regional agencies ☐Yes☑No		
g. State agencies ☐Yes☑No		
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
RC- 2

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Plattsburgh

b. What police or other public protection forces serve the project site?
Plattsburgh City Police

c. Which fire protection and emergency medical services serve the project site?
Plattsburgh Fire Department and Ambulance.

d. What parks serve the project site?
City of Plattsburgh

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Removal of an existing abandoned home.

b. a. Total acreage of the site of the proposed action? 8.33 acres
b. Total acreage to be physically disturbed? 6.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12.74 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2 +/-
- Anticipated commencement date of phase 1 (including demolition) 4 month 2015 year
- Anticipated completion date of final phase 11 month 2018 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
See project Narrative.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	32			
At completion of all phases	56			

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 24 height; 50 width; and 55 length

iii. Approximate extent of building space to be heated or cooled: 2750 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 9,900 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: CIty of Plattsburgh
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 9,900 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Plattsburgh - Water pollution control plant
- Name of district: City of Plattsburgh
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.9 acres (impervious surface)

_____ Square feet or 8.33 acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Preliminary plans are for an on-site storm water retention pond.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 3:30pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Durning construction from the hours of 7;00am to 4:00pm.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Refer to site plan

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Majority of the area is Commercial with some residential.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.87	1.9	1.03
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	7.46	6.43	-1.03
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Pine Harbour Inc.

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 40 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Covert loamy sand	10 %
Grattan loamy sand	90 %
	%

d. What is the average depth to the water table on the project site? Average: 8 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: ____ % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: ____ % of site
☐ 15% or greater: ____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☑ Archaeological Site ☐ Historic Building or District

ii. Name: Plattsburgh Bay

iii. Brief description of attributes on which listing is based:
War of 1812 naval victory

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Cumberland Bay State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park

iii. Distance between project and resource: 3.4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Tall Pines Estates, LLC. Date 06/15/2015

Signature _____ Title 6/15/15

PRINT FORM

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
5. Copyright 2014, Robert M. Sutherland, P.C. All rights reserved.
6. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
7. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
8. Subject to any and all right of ways and easements of record, if any.
9. North arrow and bearings based on Reference map 1.
10. Horizontal datum based on Grid North: NAD27, NY East.
11. Vertical datum is NGVD1929, based upon URS Consultants Control Monument PAF-1.
12. Building offsets, as shown on this map, are not to be used for construction purposes.

Reference Deeds:

1. Plattsburgh Airbase Redevelopment Corp to Community Providers Inc., by deed dated January 13, 2006 and recorded at Instrument #2006-190897 on January 13, 2006 in the Clinton County Clerk's Office.

2. Lake Forest Senior Living Community, Inc. to Community Providers Inc. by deed dated January 13, 2006 and recorded at Instrument #2006-190896 on January 13, 2006 in the Clinton County Clerk's Office.

Reference Maps:

1. "PARC Subdivision Phases III, IV, & V" prepared by A.E.S Northeast dated October 16, 2002 and filed in the Clinton County Clerk's Office as PL-B-352 and PL-B-353.

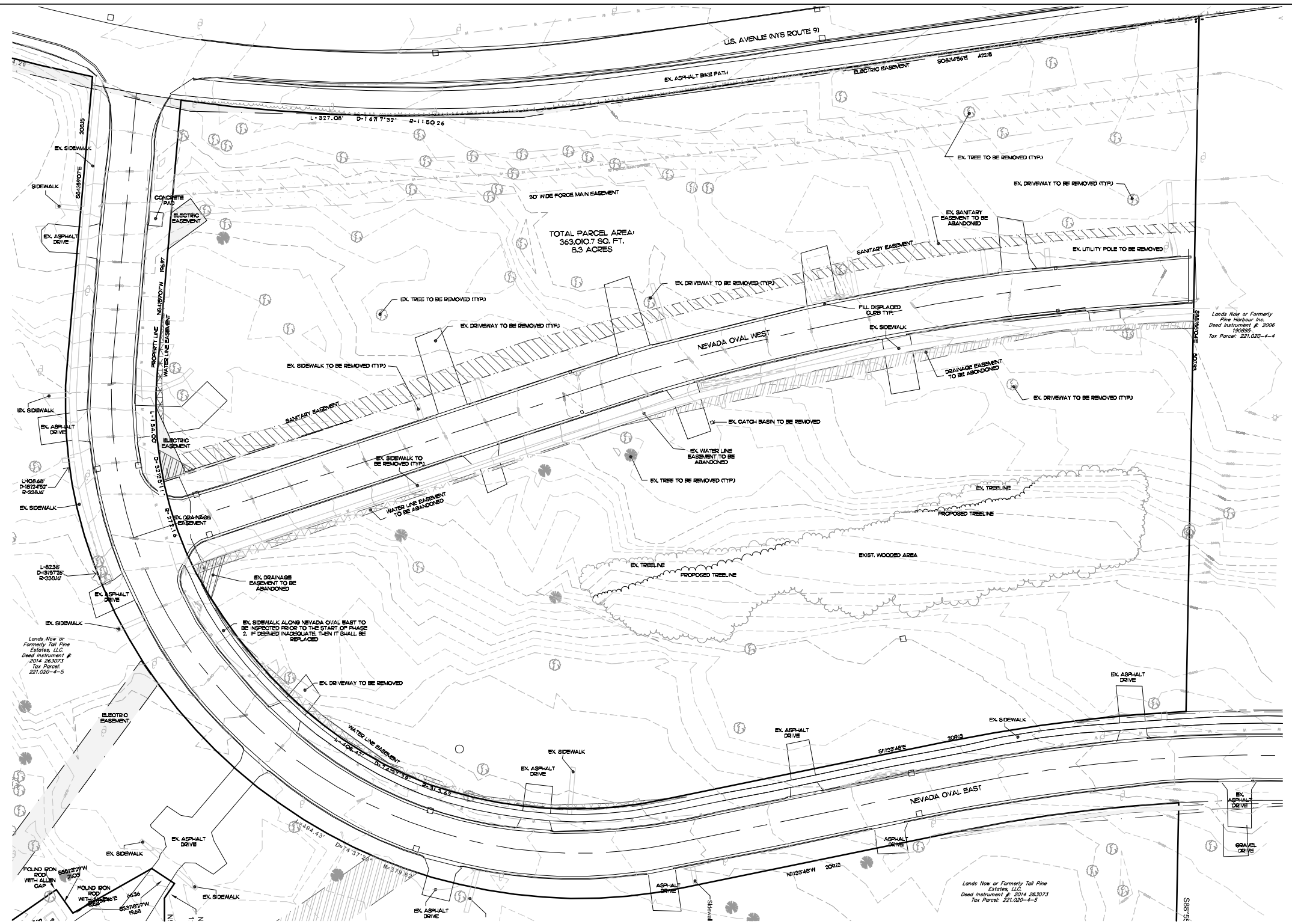
2. "Map Showing (Amended) Plattsburgh Terminals Metropolitan Oil Site, Subdivision 2002 and Plattsburgh Terminals Griffith Oil Lease Subdivision 2003" prepared by Robert M. Sutherland, L.S. dated December 23, 2002 and filed in the Clinton County Clerk's Office as PL-D-543.

3. "Lake Forest / Pine Harbor Subdivision 2004, Lots A, B, C, D, and E" prepared by A.E.S Northeast dated July 16, 2004 and filed in the Clinton County Clerk's Office as PL-C-241.

4. "Strategic Air Command Comprehensive Plan, Storm Drainage System" prepared by Robert G. Muir & Associates Architects & Planners dated June 1, 1979. A copy of this map is filed with Robert M. Sutherland, P.C.

5. "Strategic Air Command Comprehensive Plan, Sanitary Sewer System" prepared by Robert G. Muir & Associates Architects & Planners dated June 1, 1979. A copy of this map is filed with Robert M. Sutherland, P.C.

6. "Strategic Air Command Comprehensive Plan, Water Supply System" prepared by Robert G. Muir & Associates Architects & Planners dated June 1, 1979. A copy of this map is filed with Robert M. Sutherland, P.C.



Zoning Information:

LOCATION: 5101 U.S. Avenue City of Plattsburgh, Clinton County, New York		
ZONE: RC-2 RECREATION & RELATED USES		
USE: Commercial		
ITEM	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	15,000 sq. ft.	363,010 sq. ft.
MINIMUM LOT WIDTH	403.5'	749.23'
MINIMUM LOT DEPTH	403.5'	750.00'
MINIMUM FRONT SETBACK	40'	40'
MINIMUM SIDE SETBACK	24' / 48' TOTAL	N/A
MINIMUM REAR SETBACK	24'	44.88'
MAXIMUM BUILDING HEIGHT	49' / 3.5 Stories	Less than 49' / 2 Story
MAXIMUM BUILDING COVERAGE	25%	14.89%
MINIMUM OPEN SPACE	50%	64.1%
AREA PER DWELLING UNIT	750 SF.	800 SF.
MINIMUM PARKING	101	101
MINIMUM SEPERATION OF BUILDING	45'	60'

CHAPTER 270 OF THE CITY CODE CITY OF PLATTSBURGH ZONING LAW

270-25 MULTI-FAMILY DWELLINGS - 7 84-UNIT APARTMENT BUILDINGS:
MINIMUM PARKING = (2 SPACES X 10 UNITS) + (1.75 SPACES X 46 UNITS)
= 100.5 = 101 SPACES

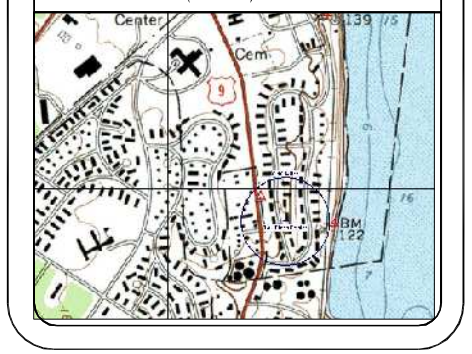
270-20 PLANNED UNIT DEVELOPMENTS:
MINIMUM DISTANCE BETWEEN BUILDINGS = $\frac{LA + LB + 2(HA+HB)}{6}$
= $\frac{92' + 83' + 2(25+25)}{6}$
= 45.83 = 46'

0 1/2 1 2 3 4 INCHES
0 20 40 80 120 160 FEET

Scale: 1 Inch = 40 Feet

Grid North: NAD27

General Location Map
(Not to Scale)



Legend:

- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Sewer Manhole
- Drainage Manhole
- Monitoring well
- Water valve
- Utility pole
- Water Shutoff
- Catch Basin
- Guy Anchor
- Ex. Coniferous Tree
- Ex. Deciduous Tree
- Property line
- OH — Overhead utility line
- Proposed Treeline
- Proposed Treeline
- SA — Existing Sewerline
- ST — Existing Stormline
- 118 — Exuising Contour

No.	Revision/Issue	Date

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Project Name & Address

Map of Survey
prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C100 Existing Site Plan
Date 4/03/15	
Scale 1" =40'	
Drawn DJG	Checked AJO

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Scale: 1 Inch = 40 Feet

Grid North: NAD27

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- Ex. Coniferous Tree
- Ex. Deciduous Tree
- Property line
- 40' PL Offset
- Future Building
- OH — Overhead utility line
- Proposed Treeline
- Existing Treeline
- SA — Existing Sewerline
- ST — Existing Stormline
- 118 — Exuisting Contour

No.	Revision/Issue	Date
2	New Building Layout	04/13/15
1	Parking/Sidewalk Layout	10/17/14

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CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C200 Overall Site Plan
Date 04/03/15	
Scale 1" =40'	
Drawn DJG	Checked AJO

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Scale: 1 Inch = 20 Feet

Grid North: NAD27

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No.	Revision/Issue	Date
2	New Building Layout	4/3/15
1	Parking/Sidewalk Layout	10/17/14

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CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C201 Site Plan South
Date 4/03/15	
Scale 1" =20'	
Drawn DJG	Checked AJO

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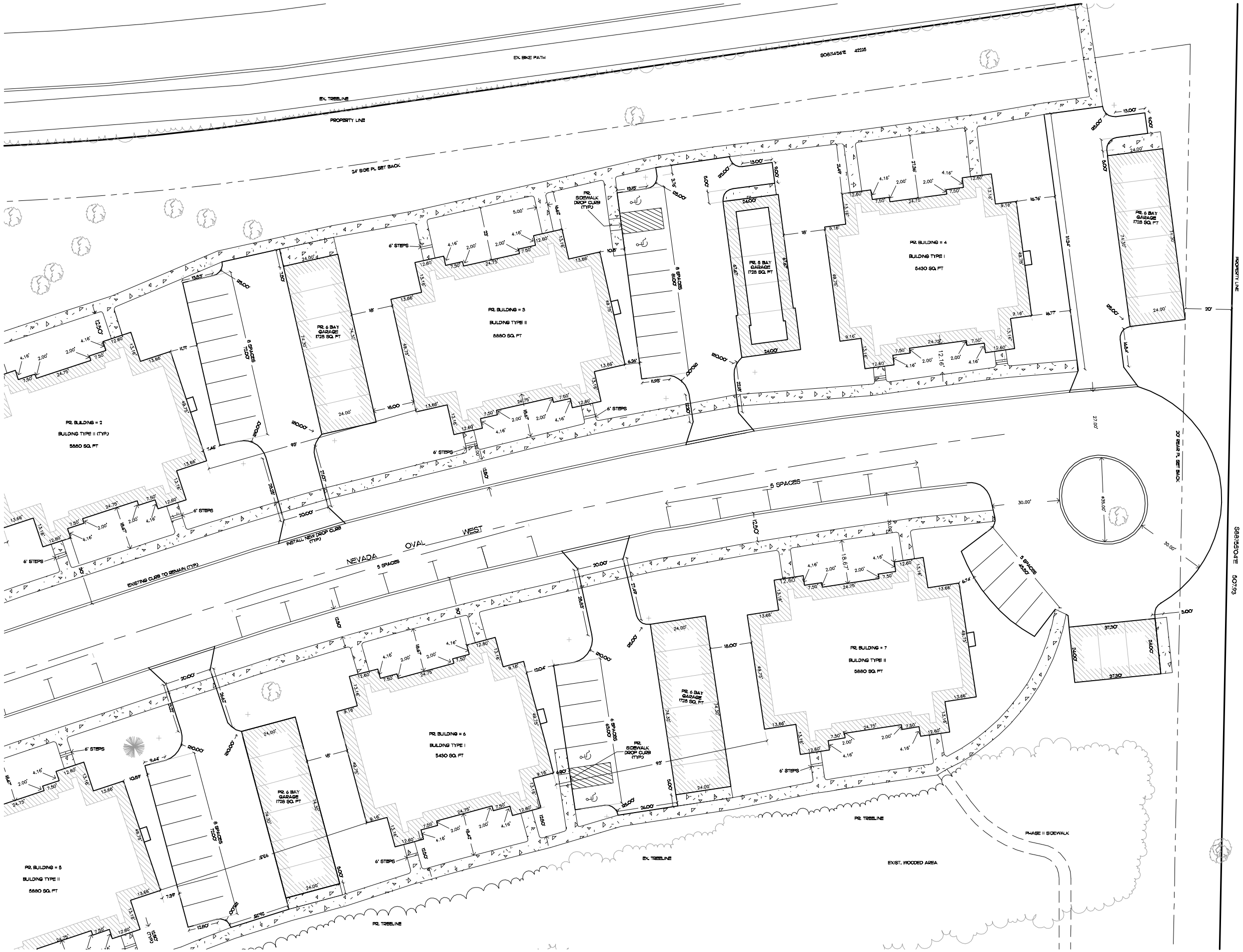

0 1/2 1 2 3 4 INCHES
0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

Grid North: NAD27

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No.	Revision/Issue	Date
2	New Building Layout	4/3/15
1	Parking/Sidewalk Layout	10/17/14

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Nevada Oval East

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CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C202
Date 4/03/15	Site Plan North
Scale 1" =20'	
Drawn DJG	Checked AJO

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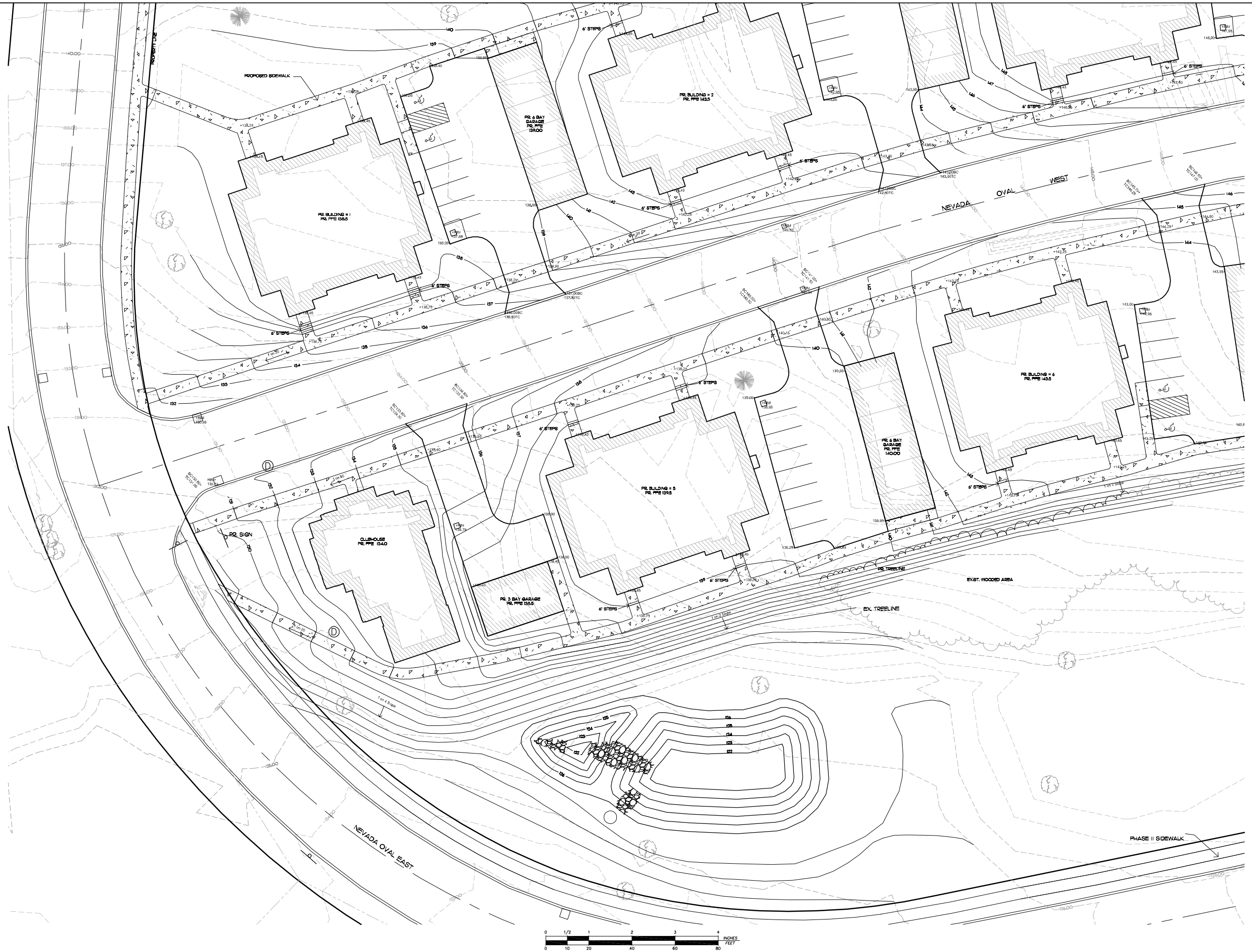

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- Existing contours

No.	Revision/Issue	Date
2	New Building Layout	4/3/15
1	PR. Grading	12/11/14

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Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet: C300
Date 4/03/15	Grading Plan South
Scale 1" =20'	
Drawn DJG	Checked AJO

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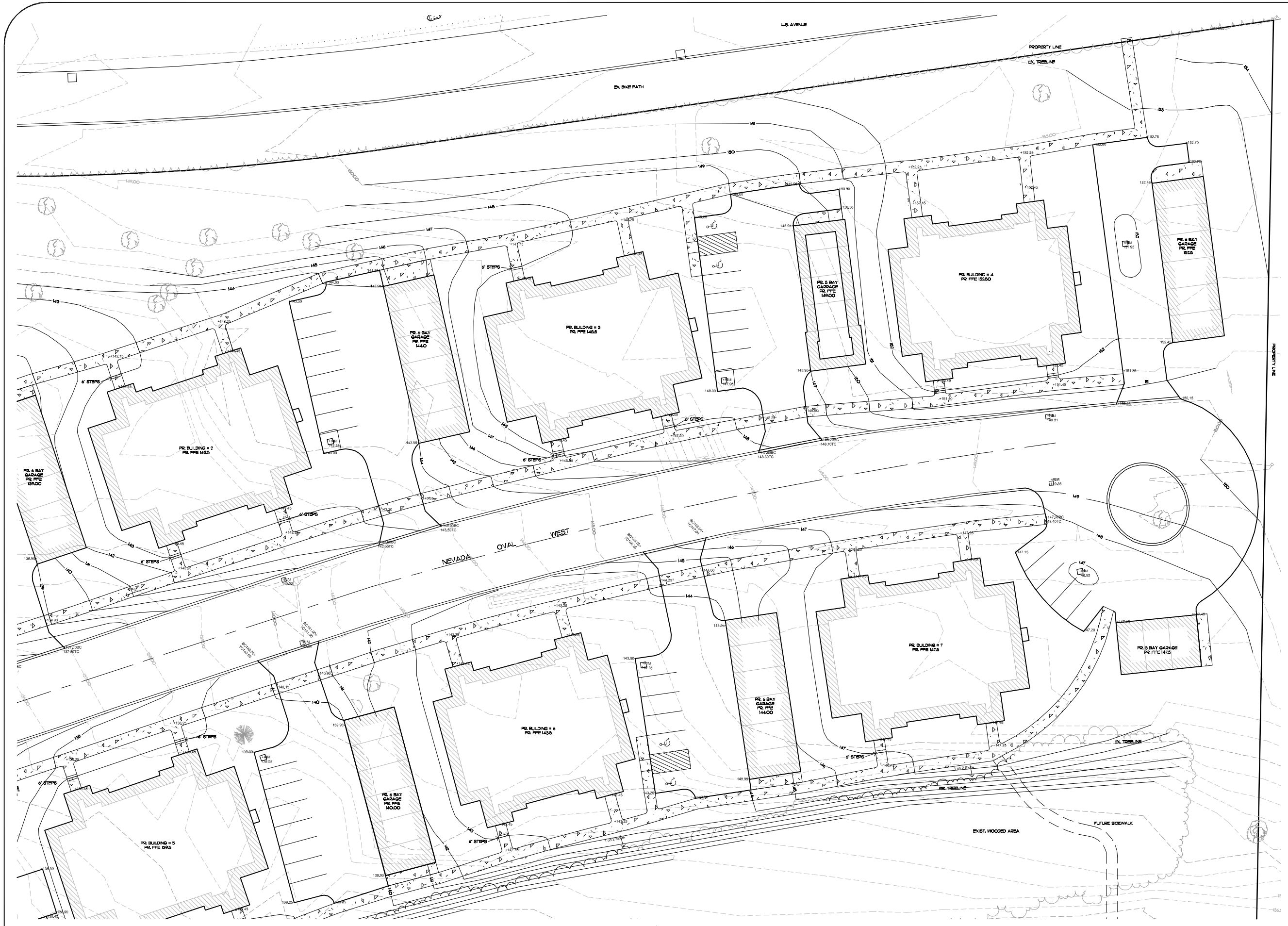

Grid North: NAD27

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No.	Revision/Issue	Date
2	New Building Layout	4/3/15
1	PR. Grading	12/11/14

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Project Name & Address

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Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C301
Date 4/03/15	
Scale 1" =20'	Grading Plan North
Drawn DJG	Checked AJO

0 1/2 1 2 3 4 INCHES
0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

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Grid North: NAD87

NEVADA OVAL WEST

Lands Now or Formerly Tall Pine Estates, LLC. Deed Instrument #: 2014 263073 Tax Parcel: 221.020-4-5

Scale: 1 Inch = 20 Feet

Legend:

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No.	Revision/Issue	Date
1	New Building Layout	4/3/15

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Project Name & Address

Map of Survey prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C400
Date 4/03/15	
Scale 1" =20'	Utilities Plan South
Drawn DJG	Checked AJO

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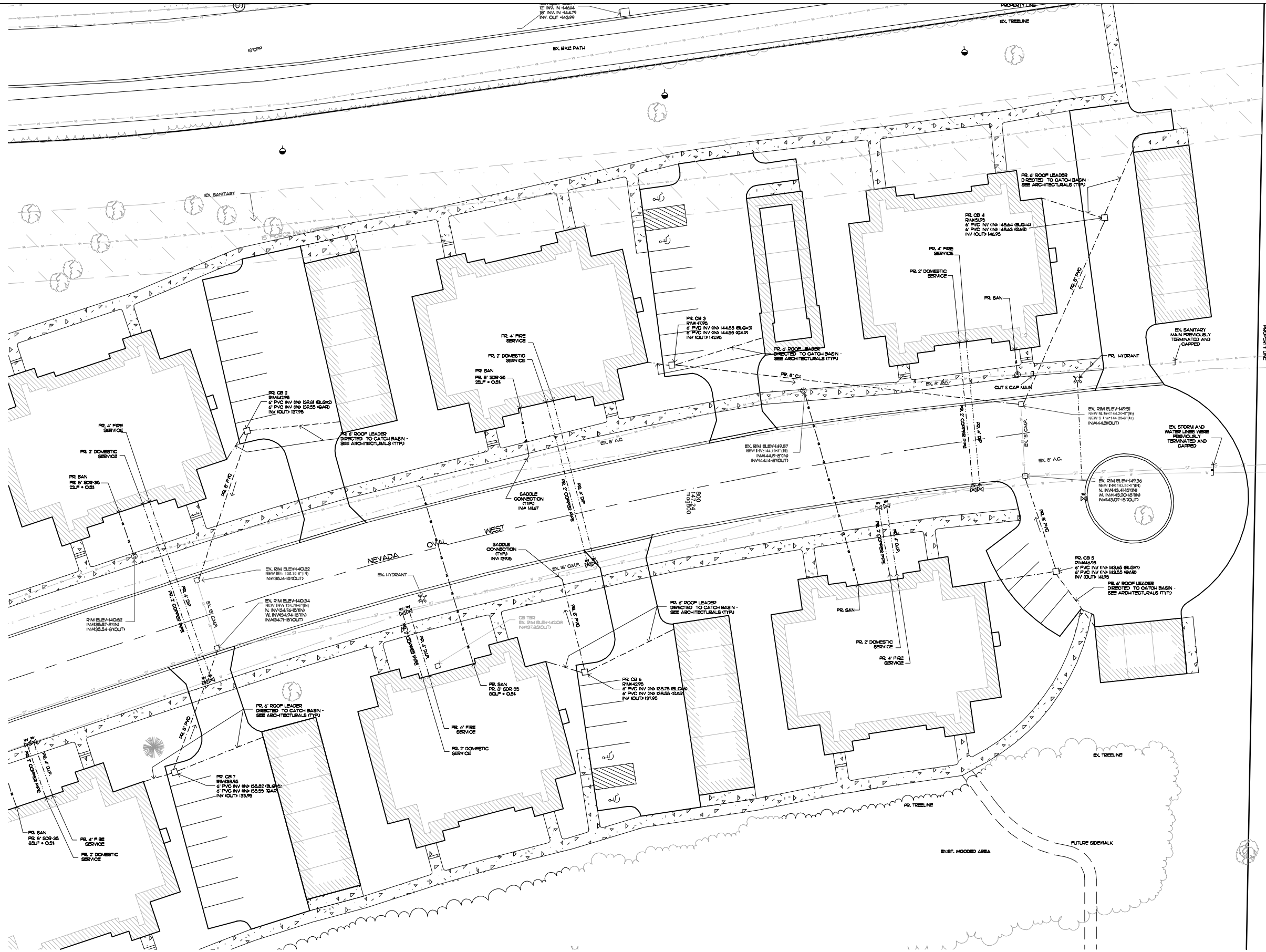

Grid North: NAD27

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No.	Revision/Issue	Date
1	New Building Layout	4/3/15

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Project Name & Address

Map of Survey prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH

CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet: C401
Date 4/03/15	
Scale 1" =20'	Utilities Plan North
Drawn DJG	Checked AJO

0 1/2 1 2 3 4 INCHES

0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

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SOIL EROSION SEDIMENT CONTROL STANDARD SYMBOLS

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PS — PERMANANET SEEDING
- M — MULCHING
- FILTER FABRIC DROP INLET PROTECTION
- RIP RAP OUTLET PROTECTION
- FR — FIBER ROLL
- GL — GRASS LINED WATERWAY

Legend:

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0 1/2 1 2 3 4 INCHES
0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

No.	Revision/Issue	Date
1	New Building Layout	4/3/15

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Project Name & Address

Map of Survey prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet: C500 Erosion Control South
Date 4/03/15	
Scale 1" =20'	
Drawn DJG	Checked AJO

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EX. BIKE PATH

Grid North: NAD27

PR. BUILDING # 3

PR. BUILDING # 4

PR. BUILDING # 6

PR. BUILDING # 7

6' STEPS

NEVADA OVAL WEST

PROPERTY LINE

Lands Now or Formerly
Pine Harbour Inc.
Deed Instrument #: 2006
190895
Tax Parcel: 221.020-4-4

EX. TREELINE

PR. TREELINE

EXIST. WOODED AREA

FUTURE SIDEWALK

Legend:

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0 1/2 1 2 3 4 INCHES
0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

No.	Revision/Issue	Date
1	New Building Layout	4/3/15

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11 MACDONOUGH STREET, PLATTSBURGH, NY 12901
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Project Name & Address

Map of Survey
prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C501
Date 4/03/15	Erosion Control North
Scale 1" =20'	
Drawn DJG	Checked AJO

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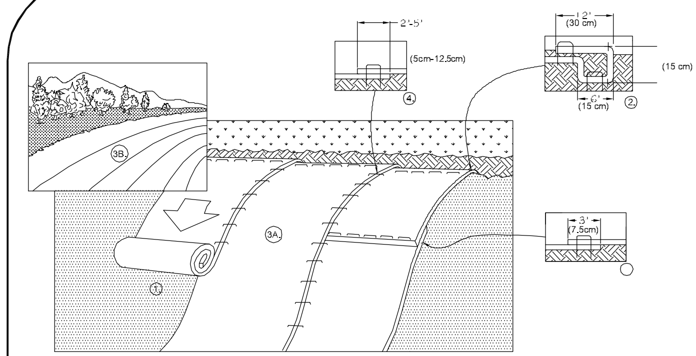
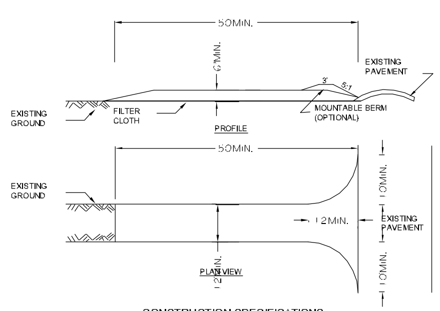


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET

SCALE: NTS



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CON- STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

DUST CONTROL

MATERIALS

A. USE OF ONE OF THE FOLLOWING OR COMBINATION OF MATERIALS FOR DUST CONTROL TO BE APPROVED BY ENGINEER:

- VEGETATIVE METHODS
1. SEED - SEE SPECIFICATIONS ON SHEET 1.0
2. MULCHING - SEE SPECIFICATIONS ON SHEET 1.0

- SPRAY ADHESIVES
1. PRODUCTS THAT ARE GENERALLY COMPoSED OF POLYMERS IN A LIQUID OR SOILD FORM THAT ARE MIXED WITH WATER AND SPRAYED ON THE SOIL SURFACE. MIXING RATIOS AND APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- SPRINKLING
1. SITE MAY BE SPRAYED WITH WATER UNTIL THE SURFACE IS WET.

- BARRIERS
1. WOVEN GEOTEXTILES CAN BE PLACED ON DRIVING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION

INSTALLATION DETAILS

A. SOIL AREAS
1. LOCATIONS REQUIRING DUST CONTROL WILL BE CLEARLY MARKED AND PLACED UNDER CONTROL WITHIN 24 HOURS
2. ONLY APPROVED MATERIALS AS SPECIFIED WILL BE USED TO CONTROL DUST FROM SOIL AREAS. THEY WILL BE DURABLE AND CAPABLE OF MAINTAINING ITS POSITION ONCE PLACED.
3. SPRAYS SHALL BE MIXED AND APPLIED AT THE DESIGN RATE OVER THE ENTIRE SURFACE.
4. AREAS NOT COMPLETED IN AN APPLICATION SHALL BE OVERLAPPED WITH PREVIOUSLY CONTROLLED AREA BY 10 FEET TO ASSURE COVERAGE.

B. ROAD AREAS
1. CONTROL WILL BE ACCOMPLISHED IN A MANNER THAT PREVENTS SOIL MATERIAL FROM BEING WASHED INTO THE STORM DRAINAGE SYSTEM, INCLUDING MANHOLES, SEWERS OR OPEN DITCHES.
2. SPRINKLING WILL BE DONE ON A CYCLE AND AT A RATE THAT KEEPS THE SURFACE WET AND PREVENTS SEDIMENT TRANSPORT.
3. SPRAYS, OTHER THAN WATER, WILL BE MIXED AND APPLIED AT THE DESIGN RATE OVER THE DESIGN SURFACE.
4. EXCESS MATERIAL BUILT UP DURING OPERATIONS WILL BE REMOVED BY LABOR OR MECHANICAL BRUSHES.

C. MAINTENANCE
1. MATERIALS USED FOR DUST CONTROL WILL BE STORED AT THE SITE IN A MANNER THAT PREVENTS DETERIORATION AND PROTECTS THE ENVIRONMENT.
2. OPERATIONS SHALL BE MONITORED TO EVALUATE THE SPRAYING OR SPRINKLING CYCLES AND ADJUSTMENTS MADE IF NECESSARY.
3. HIGHLY URBANIZED AREAS WILL REQUIRE FREQUENT REMOVAL OF ANY SOIL BUILD UP ON ROADS.
4. MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

STORMWATER MANAGEMENT PLAN (APPENDIX E OF THE NYSDEC "STORMWATER MANAGEMENT DESIGN MANUAL")

1. SEE SHEETS C100 THRU C501 FOR DETAILED INFORMATION INCLUDING EXISTING AND PROPOSED TOPOGRAPHY PERENNIAL AND INTERMITTENT STREAMS, BOUNDARIES OF EXISTING PREDOMINANT VEGETATION AND PROPOSED LIMITS OF CLEARING, LOCATION AND BOUNDARIES OF RESOURCE PROTECTION AREAS, LOCATION OF EXISTING AND PROPOSED ROADS, BUILDINGS AND OTHER STRUCTURES, LOCATION OF EXISTING AND PROPOSED UTILITIES.
2. NO FLOODPLAINS/FLOODWAY EXIST IN PROJECT AREA.
3. SEE THIS SHEET FOR GENERAL REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL GUIDELINES.

GENERAL CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AND STRAW BALE DIKES AND.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. PRIOR TO ANY DEVELOPMENT, INSTALL THE NEW STORMLINE FROM THE PR. CONTROL DEVICE ON NEVADA OVAL WEST TO THE FOREBAY OF THE PR. POND FOR USE AS A TEMPORARY SEDIMENTATION POND DURING CONSTRUCTION. DISCONECT EXISTING STORMLINE FROM THE CITY STORM SEWER SYTEM IN NEVADA OVAL.
4. CLEAR AND GRUB AREA OF WORK AS NEEDED.
5. ALL BRUSH AND STUMPS SHALL BE DISPOSED OF OFFSITE.
6. STABILIZE DISTURBED AREAS UPON COMPLETION OF CLEARING AND GRUBBING OPERATIONS PRIOR TO BEGINNING NEXT PHASE.
7. REMOVE EROSION CONTROL DEVICES AOBE.

STORMWATER INSPECTION

CONTRACTOR WILL BE RESPONSIBLE FOR HIRING A QUALIFIED INSPECTOR TO PERFORM WEEKLY INSPECTIONS AND INSPECTIONS AFTER AFTER EACH RANIFALL AS REQUIRED UNDER NYSDEC GENERAL PERMIT GP-0-10-001 FOR EROSION CONTROL MAINTENANCE AND COMPLIANCE.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME SHALL BE KEPT TO AN ABSOLUTE MINIMUM. STABILIZATION OF CLEARED AND GRADED AREAS SHALL BE COMPLETED AS SOON AS WORK IS COMPLETED

CONTRACTORS SHALL REVIEW AND BECOME THOROUGHLY FAMILIAR WITH THE CONTENTS OF THE SWPPP AND THE 'NEW YORK GUIDELINES FOR URBAN EROSION CAND SEDIMENT CONTROL', COPIES OF THE SWPPP AND THE PLANS SHALL BE KEPT ON SITE THROUGHOUT CONSTRUCTION AND THE CONTRACTOR(S)SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL EROSION CONTROL PROCEDURES IN THE REFERENCE DOCUMENTS.

INSTALL CONSTRUCTION FENCING OR SILT FENCING AT LOCATIONS INDICATED ON THE DRAWINGS AND AS PER DETAILS.

CONSTRUCT CONSTRUCTION ENTRANCES IN THE LOCATION(S) SHOWN ON THE DRAWINGS AS NEEDED.

INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE PLANS AND IN THE SWPPP DURING THE CONSTRUCTION ACTIVITIES. ADDITIONAL MEASURES MAY BE INSTALLED AS NECESSARY TO REMAIN IN COMPLIANCE WITH THE 'NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL'.

SEED AND MULCH DISTURBED AREAS IMMEDIATELY FOLLOWING FINAL CONSTRUCTION ACTIVITY IN THAT AREA. ANY WORK AREA IN SLOPES 10% OR GREATER SHALL BE STABILIZED NO LATER THAN THE END OF EACH DAY. TOPSOIL STOCKPILES THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS SHALL BE SEEDED, MULCHED AND SHALL HAVE A SILT FENCE INSTALLED ALONG THE PERIMETER TOE OF SLOPE.

AFTER UPHILL AREAS ARE PERMANENTLY STABILIZED, REMOVE ACCUMULATED SILT IN EROSION CONTROL STRUCTURES. COMPLETE STABILIZATION OF ALL REMAINING AREAS AND REMOVE TEMPORARY EROSION CONTROLS.

CONSTRUCTION EROSION AND SEDIMENT CONTROLS

IMMEDIATE STABILIZATION:
FOR AREAS NEAR WETLANDS, MULCH WORK AREA WITH WOOD CHIPS, HAY OR STRAW IMMEDIATELY AFTER ROUGH GRADING. ANY WORK ON SLOPES 10% OR GREATER SHALL BE STABILIZED NO LATER THAN THE END OF EACH DAY. SEE CONSTRUCTION SEQUENCE.

TEMPORARY STABILIZATION:
TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH IMMEDIATELY AFTER THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. PRIOR TO SEEDING, THE SOIL SHALL BE PREPARED WITH FERTILIZER. THE TEMPORARY SEED SHALL BE RYE APPLIED AT THE RATE OF 2.5 TO 3 POUNDS PER 1000 SQUARE FEET. MULCH AND WATER SHALL BE APPLIED AS NEEDED TO PROMOTE GROWTH. SLOPES OVER 10% SHALL BE STABILIZED WITH JUTE MESH, UNTIL SUCH TIME AS VEGETATION HAS BEEN ESTABLISHED. AREAS TO BE PAVED SHALL BE TEMPORARILY STABILIZED WITH GEOTEXTILES AND STONE SUB-BSE MATERIAL, UNTIL PAVEMENT IS INSTALLED.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. PRIOR TO PERMANENT SEEDING, APPLY FERTILIZED AND LIME TO THE SOIL. PERMANENT SEED SHALL BE INSTALLED, MULCHED, WATERED AND MAINTAINED TO ENSURE VIGOROUS GROWTH.

SILT FENCING:
SILT FENCING SHALL BE INSTALLED AT THE LOCATIONS SHOWN AND AS DETAILED ON THE PLANS. SILT FENCING SHALL BE MAINTAINED IN WORKING ORDER: FABRIC SHALL BE TAUGHT BETWEEN STAKES AND FABRIC SHALL BE REATTACHED TO STAKES IF WIND DAMAGE OCCURS.

CONSTRUCTION FENCING:
CONSTRUCTION FENCING SHALL BE INSTALLED AS SHOWN PER SHEET C400.

OFFSITE TRACKING OF VEHICLES:
CLEAN AND SWEEP STREET AS NECCESSARY TO CONTROL DUST AND SEDIMENT RUNOFF INTO STORM SYSTEM.

OTHER TEMPORARY CONTROLS:
AS CONDITIONS WARRANT, OTHER TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE UTILIZED SO THAT ALL REQUIREMENTS OF THE 'NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL' MANUAL ARE MET.

MAINTENANCE AND INSPECTION OF CONTROLS (CONSTRUCTION PHASE)

STABILIZED CONSTRUCTION ENTRANCE:
WEEKLY INSPECTIONS AND AFTER EACH RAINFALL EVENT. ADDITIONAL STONE AND MAINTENANCE AS REQUIRED. ALL SEDIMENT TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED AT THE END OF EACH DAY.

SILT FENCE:
WEEKLY INSPECTIONS AND AFTER EACH RAINFALL EVENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WITH 'BULGES' DEVELOP IN FABRIC. FABRIC SHALL BE REFASTENED TO POSTS AS NEEDED.

STORMWATER TREATMENT FACILITY:
WEEKLY INSPECTIONS AND AFTER EACH RAINFALL EVENT. REMOVE ALL SEDIMENT AT LEAST ONCE PER WEEK OR WHEN SEDIMENT ACCUMULATES TO WITHIN 6 INCHES OF THE INLET / OUTLET STRUCTURES. EXAMINE THE OUTLET DITCH AND THE PIPE OUTFALL AREA, AND CLEAN OR FLUSH AS NEEDED.

DROP INLETS:
INSPECT WEEKLY AND AFTER RAINFALL EVENTS. REMOVE ALL SEDIMENT AT LEAST ONCE PER WEEK OR WHEN SEDIMENT ACCUMULATES TO A DEPTH OF 1 FOOT OR TO THE OUTLET PIPE INVERT.

A GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL TO PROTECT SURROUNDING WATER BODIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION CONTROL AND MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES TO ENSURE PROPER UNCTIONING OF SAID FACILITIES (DURING CONSTRUCTION).
3. AFTER THE PROJECT HAS BEEN COMPLETED, THE PROJECT SHALL HAVE THE RESPONSIBILTY FOR ENSURING THAT ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR REPLACED BY PERMANENT CONTROLS.
4. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FIVE (5) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
5. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE SEED BED PRIOR TO PERMANENT SEEDING. SEE SECTION D.

B EROSION & SEDIMENT POLLUTION CONTROL (E & SPC) GUIDELINES

1. EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES AND PRACTICES, UTILIZED IN THE CONSTRUCTION OF THE PROJECT, SHALL BE CONSISTENT WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AUGUST 2005.
2. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED, AS FEASIBLE PRIOR TO AND DURING CONSTRUCTION
3. CUT AND FILL SLOPES SHALL BE BROUGHT TO FINAL PROPOSED GRADES AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCES, AND SEEDED AND MULCHED IMMEDIATELY.
4. EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES (STRAW BALES, FILTER FABRIC FENCING, STABILIZED CONSTRUCTION ENTRANCES, SILTATION BASINS, AND OTHER ACCEPTABLE FACILITIES) SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL COMPLETE SITE STABILIZATION.
5. HEAVY CONSTRUCTION EQUIPMENT SHALL BE KEPT AS CLOSE TO THE AREA AS PRACTICAL TO MINIMIZE DISTURBANCE OF SOIL ALREADY STABILIZED OR UNDISTURBED.
6. TOPSOIL AND OTHER SOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN A SUITABLE LOCATION CLEAR FROM ANY STORMWATER DRAINAGE COURSES. STOCKPILES WHICH ARE INACTIVE FOR MORE THAN FIVE (5) DAYS SHALL BE SEEDED.
7. VEGETATIVE STABILIZATION SHALL BE PERIODICALLY INSPECTED FOR SUFFICIENT GROWTH AND PROGRESS. AREAS NOT RESPONDING SHALL BE PROMPTLY RESEEDED AND REMULCHED AS SOON AS POSSIBLE. AREAS SHOWING SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEEDED, AND REMULCHED AS SOON AS POSSIBLE. SOD OR EROSION CONTROL FABRIC SHALL BE UTILIZED WHERE ADEQUATE STABILIZATION IS NOT OCCURRING.
8. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BEFORE BEGINNING EARTH MOVING ACTIVITIES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
9. A STABILIZED CONSTRUCTION ENTRANCE PAD OF 1-½" TO 2" CLEAN STONE WILL BE PLACED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER SITE DISTURBANCE. (DIMENSIONS: LENGTH-NOT LESS THAN 50 FT., EXCEPT ON SINGLE RESIDENCE LOT WHERE 30 FT. MINIMUM WOULD APPLY: WIDTH-10 FT. MIN., BUT NOT LESS THAN FULL WIDTH OF ENTRANCE OR EXIT DRIVES: DEPTH-NOT LESS THAN 8 IN.) FILTER CLOTH IS REQUIRED PRIOR TO STONE PLACEMENT.
10. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 5 (5) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2.5 - 3.0 TONS PER ACRE.
11. PERMANENT VEGETATION TO BE SEEDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
12. THE APPLICATION OF TOPSOIL, LIMING, FERTILIZING, SEEDING, AND MULCHING FOR DISTURBED AREAS SHALL BE CONSISTENT WITH THE STANDARD GENERAL PRACTICES FOR CONSTRUCTION.
13. IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OF ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E., STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2.5 - 3.0 TONS PER ACRE.
14. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E., SLOPES GREATER THAN 3:1).
15. AT THE TIME WHEN SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS TO BE ESTABLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
16. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
17. IT SHALL BE THE CONSTRACTORS RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL AREAS HAVE BEEN PERMANENTLY STABILIZED.

C. MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES

PROPER MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FACILITIES ARE NECESSARY TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES.

1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ENTRANCE OF EACH CONSTRUCTION INGRESS ONTO PUBLIC THOROUGHFARES AND STABILIZED ROADWAYS. SEE DETAIL IN 'BLUE BOOK' FOR STANDARD DETAIL CONSTRUCTION INFORMATION.
2. DISTURBED GROUND SURFACES SHALL BE SPRINKLED WITH WATER, AS NEEDED, TO LIMIT THE FORMATION AND MIGRATION OF AIRBORNE DUST.
3. OPERATIONAL MEASURES SHALL BEE EMPLOYED DURING CONSTRUCTION TO PREVENT THE SPILLS OF FUELS AND LUBRICANTS. IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO OFF SITE AREAS INCLUDING ADJACENT STORM SEWER
4. ANY TEMPORARY EROSION CONTROL FACILITY SHALL REMAIN FUNCTIONAL UNTIL VEGETATIVE COVER IS SUFFICIENTLY ESTABLISHED WITHIN THE RESPECTIVE TRIBUTARY DRAINAGE AREA.
5. ANY DEBRIS ACCUMULATED IN EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE REMOVED AND PROPERLY DISPOSED. THESE FACILITIES SHALL BE CHECKED DAILY AND AFTER RAINFALL EVENTS, AND REALIGNED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE FOLLOWING DEPTHS;
STRAW BALE BARRIERS - 6 INCHES
SILT FENCING - 6 INCHES
SILTATION BASIN - 9 INCHES
6. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE CLAIMED AND REDRESSED WHEN VOIDS BECOME CLOGGED WITH MUD AND SEDIMENT.

NOTE: DISTURBED AREAS SHALL BE CONSIDERED AS PERMANENTLY STABILIZED WHEN A MINIMUM COVER OF 80% HAS BEEN ESTABLISHED.

SUGGESTED SEQUENCE OF CONSTRUCTION

THE FOLLOWING SUGGESTIONS ARE PRESENTED AS POSSIBLE STEPS REGARDING THE CONSTRUCTION/INSTALLATION OF VARIOUS PROJECT COMPONENTS THAT COULD ASSIST IN THE CONTROL OF EROSION AND SEDIMENTATION.

A. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS NOTED.
B. INSTALLATION OF DRAINAGE DIVERSION DITCHES (IF REQUIRED).
C. INSTALLATION OF STRAW BALE BARRIERS AND/OR SILT BARRIER FENCING.
D. CLEARING AND GRUBBING ON CONSTRUCTION AREAS.
E. REMOVING AND STOCKPILING OF TOPSOIL.
F. EXCAVATION AND REMOVAL OF EXCESS CUT TO SPOILS AREA.
G. INSTALL TOPSOIL, SEEDING, AND MULCHING OF DISTURBED AREAS.
H. ESTABLISHMENT OF PERMANENT STABILIZATION AT ALL DISTURBED AREAS.
I. REMOVAL OF STRAW BALE BARRIERS AND SILT FENCING.
J. REMOVAL OF STABILIZED CONSTRUCTION ENTRANCE.

D. MULCHING AND SEEDING REQUIREMENTS

TEMPORARY SEED REQUIREMENTS

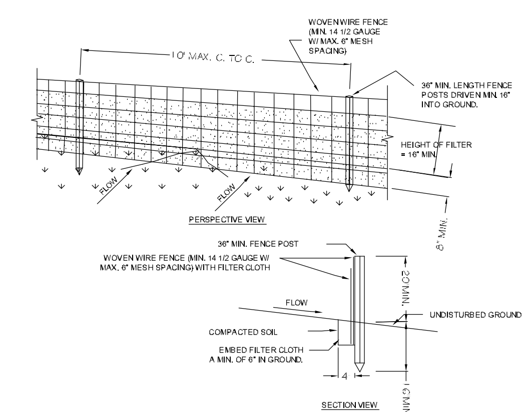
1. SEED PREPARATION:
a. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT (50%) CALCIUM PLUS MAGNESIUM OXIDES) AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 14 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT.
b. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
c. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACT, THE AREA MUST BE RETILLED AS ABOVE.

2. SEEDING:
a. APPLY LAWN MIX AT A RATE (SEE SPECIFICATIONS)
b. APPLY SEED WITH MECHANICAL SEEDER, OPTIMUM SEEDING DEPTH IS ONE INCH (EXCEPT SANDY SOILS, 2 INCHES).
c. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPAKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.

3. MULCHING:
a. MULCH MATERIAL SHALL BE UNROTTED SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 2-½ TO 3 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH SHOULD NOT BE GROUND OR CHOPPED INTO SHORT PIECES.
b. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75 PERCENT TO 95 PERCENT OF THE SOIL SURFACE WILL BE COVERED.
c. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER.
d. MULCHING NETTINGS - STAPLE, JUTE OR COTTON NETTINGS TO THE SOIL SURFACE, USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

STORMWATER FACILITY MAINTENANCE

1. SILT/SEDIMENT SHALL BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS ONE INCH. WHEN THE FILTERING CAPACITY OF THE FILTER DIMINISHES SUBSTANTIALLY (I.E., WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 48 HOURS), THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REMOVED AND SHALL BE REPLACED WITH FRESH MATERIAL. THE REMOVED
2. SEDIMENTS SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
3. THE LAWN AREAS OF THE FOREBAY AND INFILTRATION BASIN SHALL BE MAINTAINED TO A HEIGHT OF 3 INCHES.
4. THE STORMWATER FACILITIES SHALL BE INSPECTED MONTHLY AND AFTER STORMEVENTS FOR TRASH AND DEBRIS ACCUMULATION. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE FACILITIES.
5. ANY EROSION OF THE BANKS OF THE FOREBAY AND INFILTRATION BASIN SHALL BE REPAIRED AND STABILIZEDAS SOON AS POSSIBLE.
6. THE OUTLET CONTROL STRUCTURE SHALL BE INSPECTED ANNUALLY FOR DEBRIS/SEDIMENT AND CLEANED ACCORDINGLY.

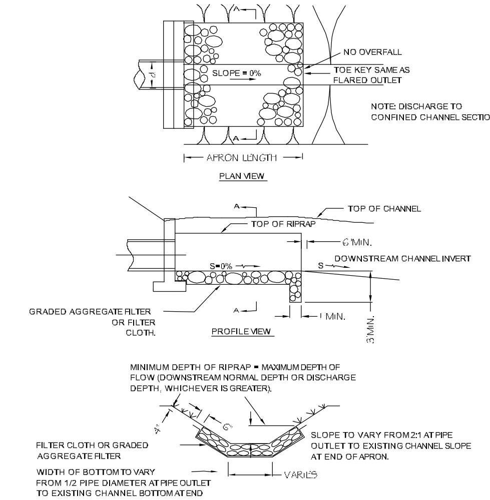


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

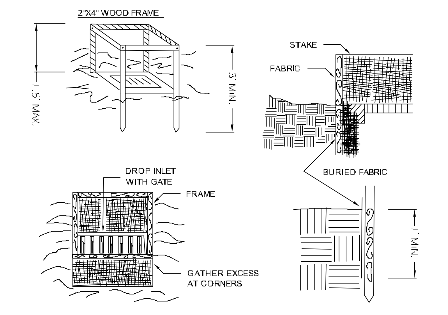
SILT FENCE

SCALE: NTS



RIPRAP OUTLET PROTECTION

SCALE: NTS



1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION

SCALE: NTS

No.	Revision/Issue	Date

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Project Name & Address

Map of Survey
prepared for

Tall Pine
Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet
Date 4/03/15	C502
Scale NTS	Erosion Details
Drawn DJG	Checked AJO

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Landscaping Notes:

QUALITY ASSURANCE

A. Nomenclature: Plant names shall conform to the latest edition of "standardized plant names" as adopted by eh American joint committee on horticultural nomenclature.

B. Size and Grading: Plant sizes and grading shall conform to the latest edition of "American Standard for Nursery Stock" as sponsored by the American Association of Nurserymen, Inc. (AAN).

C. Nursery Source: Obtain freshly dug, healthy, vigorous, plants nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All plants shall have been transplanted or root pruned at least once in the past 3 years. Balled and burlapped plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.

D. Substitutions: Do not make substitutions of trees and/or shrub materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized approval is granted by landscape architect/owner/APA, adjustments of contract amount (if any) will be made by change order.

INSTALLATION:

A. Landscape work shall be undertaken as soon as site areas are available.

B. Topsoil shall be spread no less than 6" over soil areas and a minimum of 9" thick over Gravel. Soil amendments shall be thoroughly mixed into the top 4" of topsoil.

C. Perform fine grading to finished elevation only immediately prior to planting. Planting areas shall be graded to a smooth even surface, free of depressions on ridges with a uniform loose, fine texture.

D. The soil shall be tested for pH and lime added if necessary to amount recommended for each plant species. Before amendments are made. Slow release nitrogen 18-22-6 starter fertilizer shall be applied at 5 lbs. per 1,000 SF. Unless otherwise specified by manufacturer.

E. Lawns:
1. Primary Seed Mix: Seed at the rate of 5 to 8 LBS per 1,000 SF.
2. Temporary Cover Seed Mix: Seed at the rate of 3 to 4 LBS per 1,000 SF.
3. Temporary cover seed mix to be applied only for winter or summer soil stabilization outside allowed seeding periods uniform blanket of straw not less than 1-1/2" loose, to be applied once planting in completed.

F. All seeded areas shall be protected from erosions by a applying layer of hay mulching.

G. All seeded slopes shall be protected from erosion with jute mesh or approved equal.

H. All newly planted areas shall be kept moist by watering until grasses and ground covers are well established. The landscape contractor must water trees when necessary for 60 days after completion.

I. Lawns are to be warrantied until they have become established, until final acceptance, and not less than 60 days after completion of all work. Trees, shrubs, ground covers, and perennials shall be warrantied against defects including poor growth and death, except when resulting from owner neglect, incidents that are beyond the control of the landscape installer/supplier and damage or abuse by others, for at least one full year after project completion. Owner will be responsible for the care of landscaped areas after one year warranty expires. Owner shall replace damaged or dead plants.

PRODUCTS

A. Imported Topsoil: Provide topsoil conforming to the following:
1. Original loam topsoil, well drained homogenous texture and of uniform grade, without the admixture of subsoil material and free of dense material, hardpan, clay, stones, sod or other objectionable foreign material.
2. Containing not less than 5% nor more than 20% organic matter in that portion of a sample passing a ¼" sieve sample dried at 105° C.
3. Containing a pH value within the range of 6.5 to 7.5 on that portion of the sample which passes a ¼" sieve.
4. Containing the following washed gradations:

Sieve Designation	% Passing
1"	100
1/4"	97 - 100
No. 200	20 - 65 (of the ¼" sieve)

B. Seed Mixture:
Provide fresh, clean, new-crop seed mixed in the proportions specified for species and variety, and confirming to federal and state standards. Provide the following mixtures:

Primary Seed Mix:
Amount BY:

Weight	Species or Variety	Purity	Minimum % Germination
55%	Kentucky Blue Grass Blend	95%	80%
25%	Red Fescue	97%	85%
20%	Perennial Rye	98%	90%
100%			

Temporary Cover Seed Mix:
Amount BY:

Weight	Species or Variety	Purity	Minimum % Germination
90%	Annual Rye Grass	98%	90%
10%	Organic Matter	98%	90%
100%			

NOTE: REFERENCE ANSI Z60.1-2004 AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION

Key	Q	Botanical Name	Common Name	Planted Size
SHADE TREES				
AR	12	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal. B&B
AG	6	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Amelanchier (Clumped)	7' ht.
QP	4	Quercus palustris	Pin Oak	2" cal. B&B
EVERGREEN TREES				
PS	48	Pinus strobus	Eastern White Pine	5' ht.
SHRUBS				
IV	93	Ilex x verticillata	Winterberry Holly	18-24" ht.
B	44	Buxus microphylla koreana 'Wintergreen'	Wintergreen Boxwood	18-24" ht.
JC	35	Juniperus chinensis 'Pfitzeriana Aurea'	Gold Tip Juniper	2 gal.
JP	44	Juniperus procumbens 'Nana'	Procumbens Juniper	2 gal.
TD	33	Taxus x media 'Densiformis'	Dense Spreading Yew	18-24" ht.
CS	8	Red-Osier Dogwood	Cornus Stolonifera	2 gal.
LS	4	Orbit Blue Lobelia	Lobelia Siphatica	2 gal.
PERENNIALS/ GROUNDCOVERS				
H	208	Hemerocallis x 'Stella d' Oro'	Stella D' Oro Daylily	2 gal.
S	21	Sorghastrum nutans 'Sioux Blue'	Sioux Blue Indian Grass	2 gal.
L	120	Liriope muscari 'Big Blue'	Big Blue Liriope	2 gal.
P	64	Pervoskia atriplicifolia	Russian Sage	2 gal.
OC	15	Cinnamon Fern	Osmunda Cinnamomea	2 gal.
PV	20	Swith Grass	Fancium Virgatum	2 gal.

Grid North: NAD27

0 1/2 1 2 3 4 INCHES
0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

Legend:

- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Sewer Manhole
- Drainage Manhole
- Monitoring well
- Water valve
- Utility pole
- Water Shutoff
- Catch Basin
- Guy Anchor
- Coniferous Tree
- Deciduous Tree
- Property line
- Adjoiner property line
- Fence
- Overhead utility line
- Proposed Treeline
- Existing Treeline
- Existing contours

No.	Revision/Issue	Date
1	New Building Layout	4/3/15

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Project Name & Address

Map of Survey prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project: # 14190	Sheet: C600
Date 4/03/15	Landscape South
Scale 1" =20'	
Drawn DJG	Checked AJO

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Grid North: NAD87

Legend:

- Found property evidence (as described)
- Computed corner
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- Utility pole
- Water Shutoff
- Catch Basin
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- Coniferous Tree
- Deciduous Tree
- Property line
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- Fence
- Overhead utility line
- Edge of woods
- Existing Treeline
- Existing contours

No.	Revision/Issue	Date
1	New Building Layout	4/3/15

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Project Name & Address

Map of Survey prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet: C601
Date 4/031/15	
Scale 1" =20'	Landscape North
Drawn DJG	Checked AJO

0 1/2 1 2 3 4 INCHES
0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

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LIGHTING CUT SHEETS

Site Lighting:

1. All exterior lighting in connection with all building, signs, or other uses shall be directed away from adjoining streets and properties and shall not cause any objectionable glare observable from such streets or properties. All lighting shall be designed to minimize glare in the area being lighted and shall be shielded so as to prevent glare on adjacent property.

2. In no event shall any site lighting device in connection with this project be so placed or directed so as to present the beams and elimination there from to be directed or beamed skyward, upon a private or public street, highway, sidewalk or adjacent premises or property so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

3. A site lighting plan shall be provided for Planning Board review and approval. This plan shall be submitted with sufficient time for Planning Board review, approval and for the applicant to have the lighting materials installed prior to any request for a Certificate of Occupancy.

0 1/2 1 2 3 4 INCHES
0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	8	KSF2 250M RISC (PROBE)	SPECIFICATION AREA LUMINAIRE, 250W METAL HALIDE, RISC SHARP CUTOFF REFLECTOR, FULL CUTOFF MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	KSF2_250M_R4SC_(PROBE).ies	20000	1.00	297
MOUNTING HEIGHT = 14' (2' Base & 12' Pole)								
	37	T30 175M GR5 ACT	4-SIDED LANTERN WITH CLEAR PANELS AND TYPE V REFRACTOR.	ONE 175-WATT CLEAR BT-28 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	T30_175M_GR5_ACT.ies	14400	1.00	175
MOUNTING HEIGHT = 10'								
	22	ODML10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 6.55" HIGH. ELECTRONIC BALLAST	ONE 18-WATT T4 SPIRAL COMPACT FLUORESCENT, VERTICAL BASE UP POSITION.	OALD_100MV_120_P_LP.ies	1220	1.00	19
MOUNTING HEIGHT = 10'								

Legend:

- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Sewer Manhole
- Drainage Manhole
- Monitoring well
- Water valve
- Utility pole
- Water Shutoff
- Catch Basin
- Guy Anchor
- Coniferous Tree
- Deciduous Tree
- Property line
- Adjoiner property line
- X — X — Fence
- OH — Overhead utility line
- Edge of woods
- 418 — Existing contours

No.	Revision/Issue	Date
1	New Building Layout	4/3/15

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Project Name & Address

Map of Survey prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C700 Lighting South
Date 4/03/15	
Scale 1" =20'	
Drawn DJG	Checked AJO

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Site Lighting:

1. All exterior lighting in connection with all building, signs, or other uses shall be directed away from adjoining streets and properties and shall not cause any objectionable glare observable from such streets or properties. All lighting shall be designed to minimize glare in the area being lighted and shall be shielded so as to prevent glare on adjacent property.

2. In no event shall any site lighting device in connection with this project be so placed or directed so as to present the beams and elimination there from to be directed or beamed skyward, upon a private or public street, highway, sidewalk or adjacent premises or property so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

3. A site lighting plan shall be provided for Planning Board review and approval. This plan shall be submitted with sufficient time for Planning Board review, approval and for the applicant to have the lighting materials installed prior to any request for a Certificate of Occupancy.

Grid North: NAD27

Legend:

- Found property evidence (as described)
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- Sewer Manhole
- Drainage Manhole
- Monitoring well
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- Existing contours

0 1/2 1 2 3 4 INCHES
0 10 20 40 60 80 FEET

Scale: 1 Inch = 20 Feet

No.	Revision/Issue	Date
1	New Building Layout	4/3/15

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Project Name & Address

Map of Survey
prepared for

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Nevada Oval East

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CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet: C701
Date 4/03/15	Lighting Plan
Scale 1" =20'	
Drawn DJG	Checked AJO

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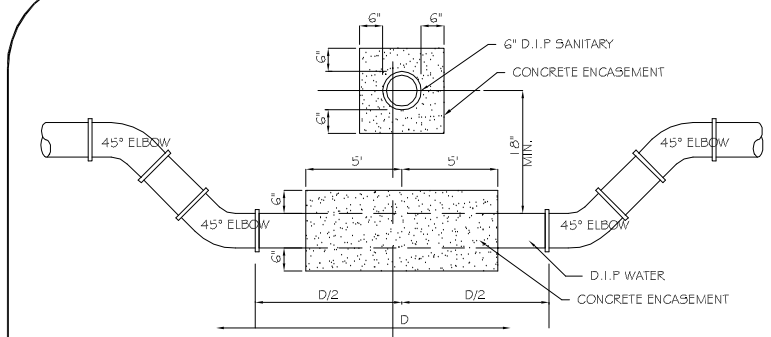
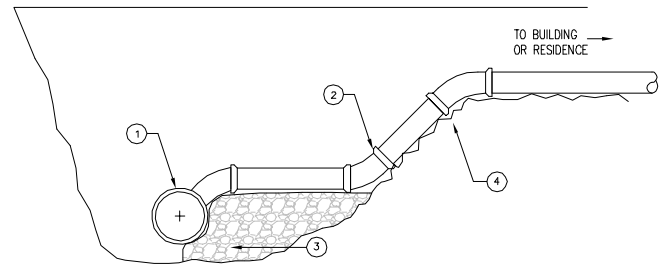


WATER MAINS OR LATERALS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF THE SEWER. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.

TYPICAL WATER & SEWER INTERSECTION

NTS

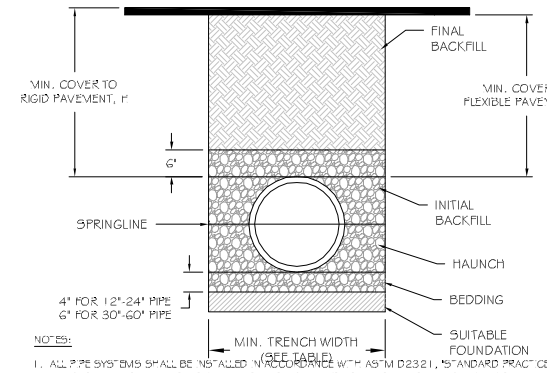


1. EXISTING 8Ø SANITARY MAIN
2. SEE UTILITY PLAN C400 FOR PIPE SIZES
3. SOUND BEDDING SUPPORT UNDER ENTIRE LENGTH OF LATERAL
4. UNDISTURBED TRENCH WALL, SLOPE AT 1 ON 1 OR FLATTER

NOTE:
LATERAL CONNECTIONS SHALL COMPLY WITH CITY OF PLATTSBURGH SDR-35 PVC NON PRESSURE SANITARY SEWER PIPE CONSTRUCTION SPECIFICATIONS

TYPICAL SANITARY LATERAL CONNECTION

NTS

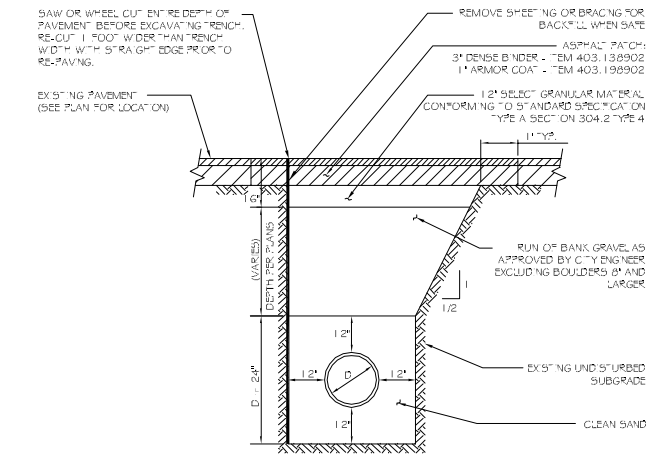


NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATESTEDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12 (UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

TYPICAL STORM TRENCH DETAIL

NTS

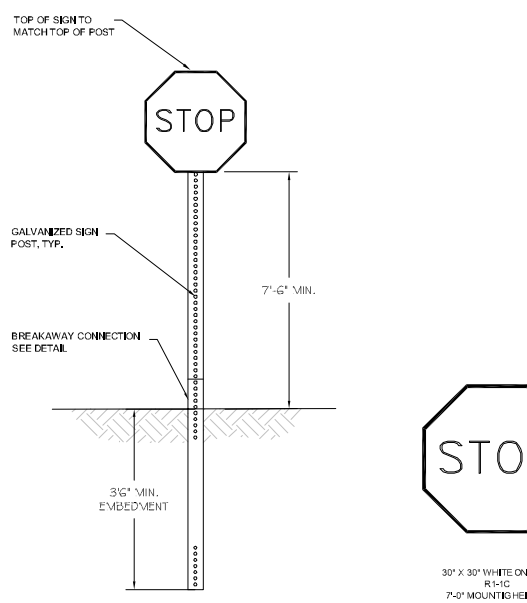


NOTES:

1. TRENCH SHALL BE EITHER ADEQUATELY BRACED AND SHORED OR CUT SLOPES SHALL BE PROVIDED.
2. ALL BACKFILL TO BE COMPACTED IN 12" LIFTS PER STANDARD SPECIFICATION SECTION 203-3.12.
3. SPECIFICATION REFERENCES ARE TO NYSDOT STANDARD SPECIFICATIONS.

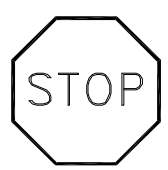
TYPICAL TRENCH DETAIL: PAVEMENT AREA

NTS



TYPICAL SIGN POST DETAIL

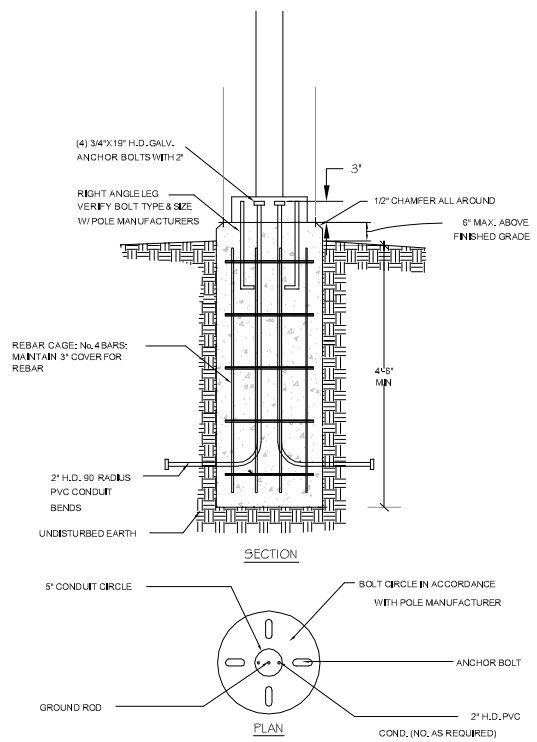
NTS



30" X 30" WHITE ON RED
R1-1C
7'-0" MOUNTING HEIGHT
SIGN SHALL BE REFLECTORIZED

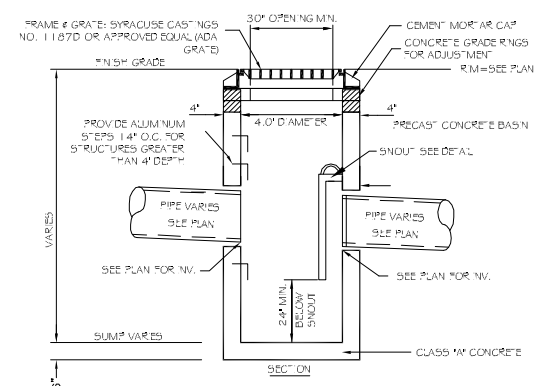
TYPICAL STOP SIGN

NTS



TYPICAL LIGHTPOLE BASE DETAIL FIXTURE 'B'

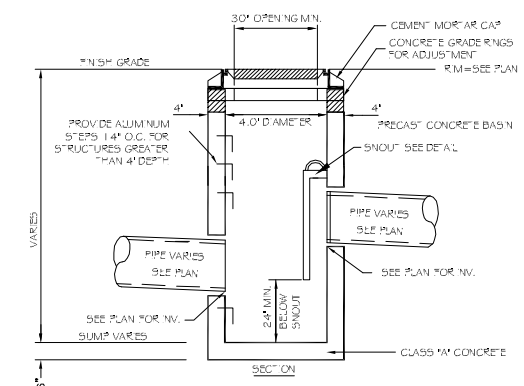
NTS



1. THICKNESS OF WALLS TO BE INCREASED TO 12" BELOW 12" DEPTH.
2. STEPS NOT REQUIRED FOR INSTALLS THAN 4' DEEP.
3. SUMP VARIES SO THAT MIN TOTAL STRUCTURE HEIGHT IS GREATER THAN 5.5' (12' MIN.)
4. FOR PIPES GREATER THAN 24" IN DIA. INCREASE BASIN TO ACCOMMODATE DIMENSIONS
4. NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS PRIOR TO ORDERING STRUCTURE

TYPICAL CATCH BASIN DETAIL

NTS



1. THICKNESS OF WALLS TO BE INCREASED TO 12" BELOW 12" DEPTH.
2. STEPS NOT REQUIRED FOR INSTALLS THAN 4' DEEP.
3. SUMP VARIES SO THAT MIN TOTAL STRUCTURE HEIGHT IS GREATER THAN 5.5' (12' MIN.)
4. FOR PIPES GREATER THAN 24" IN DIA. INCREASE BASIN TO ACCOMMODATE DIMENSIONS
4. NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS PRIOR TO ORDERING STRUCTURE

TYPICAL CONTROL DEVICE DETAIL

NTS

No.	Revision/Issue	Date

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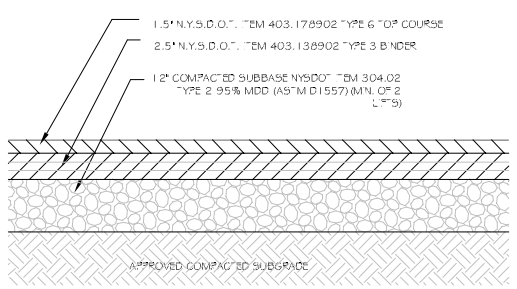
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C800 Details
Date 4/03/15	
Scale NTS	
Drawn DJG	Checked AJO



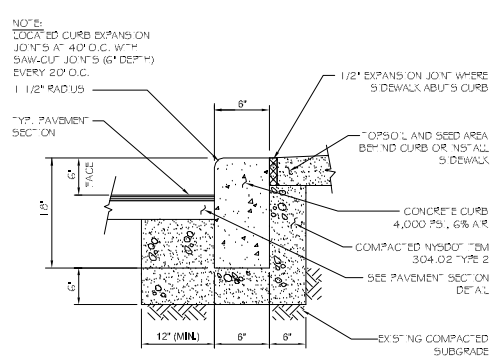
NOTE:
IT IS ALSO REQUIRED TO MEET SUBGRADE ELEVATION THEN MATERIAL MUST MEET N.Y.S.D.O.T. ITEM 203.20 SELECT GRANULAR FILL COMPACTED TO MEET 100% MDD (ASTM D1557) MAXIMUM LIFT OF 8"

GENERAL NOTES

1. PAVING BASE MATERIAL AND COMPACTION REQUIREMENTS ARE EQUAL TO STATE HIGHWAY SPECIFICATIONS.

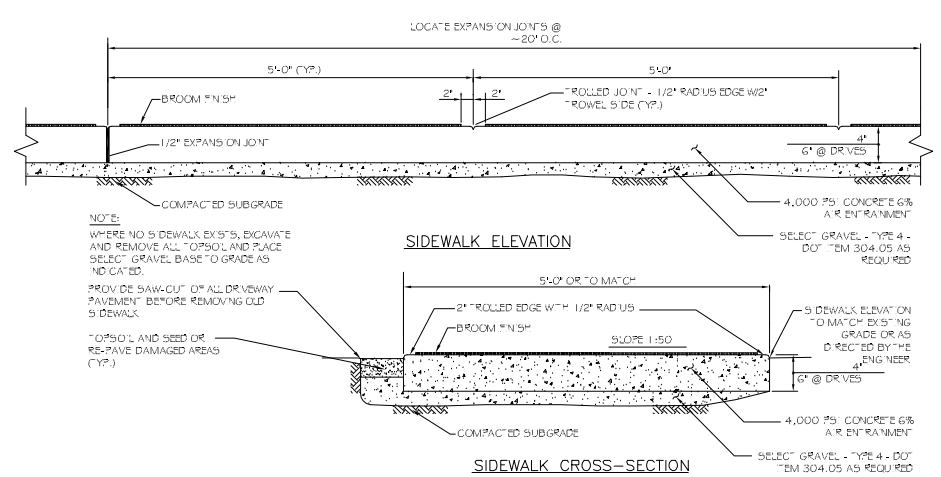
TYPICAL PAVEMENT SECTION

NTS



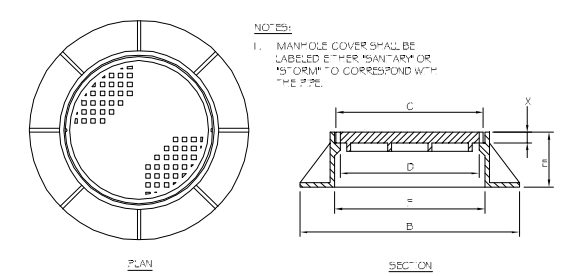
TYPICAL CURB DETAIL

NTS



TYPICAL SIDEWALK DETAIL

NTS



NOTES:

1. MANHOLE COVER SHALL BE LABELED EITHER "SANITARY" OR "STORM" TO CORRESPOND WITH THE PIPE.

TABLE

PATTERN NO.		B	C	D	E	A	X
101GA		40 3/4"	32"	30"	6 1/2"	33"	1 1/2"

TYPICAL MANHOLE FRAME AND COVER DETAIL

NTS

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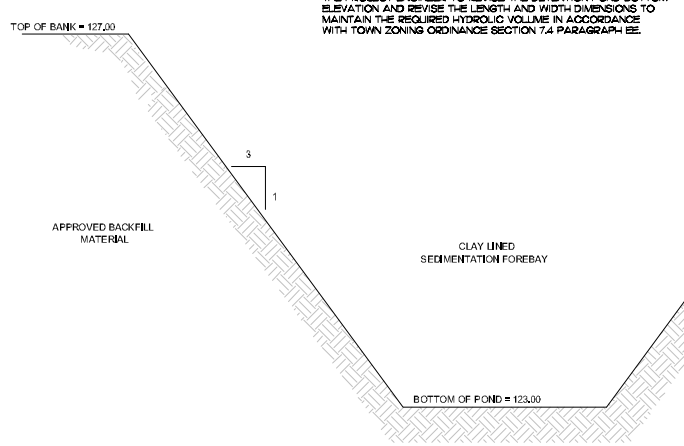
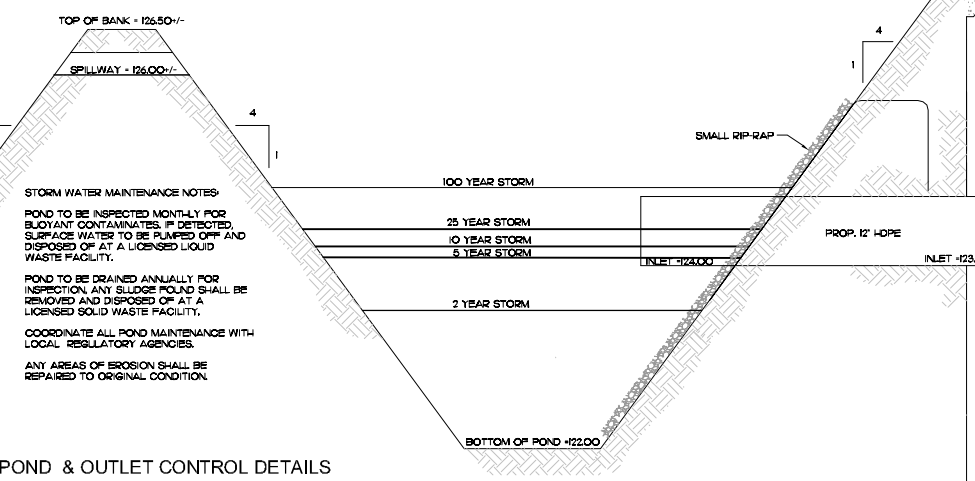
POND CONSTRUCTION NOTE:

SHOULD BOTTOM OF POND BE DETERMINED TO BE WITHIN THE GROUNDWATER TABLE THE CONTRACTOR SHALL CONSULT WITH THE PROJECT ENGINEER TO REVISE THE DETENTION POND BOTTOM ELEVATION AND REVISE THE LENGTH AND WIDTH DIMENSIONS TO MAINTAIN THE REQUIRED HYDROLIC VOLUME IN ACCORDANCE WITH TOWN ZONING ORDINANCE SECTION 7.4 PARAGRAPH B2.





STORM WATER MAINTENANCE NOTES:

POND TO BE INSPECTED MONTH-LY FOR BUOYANT CONTAMINATES. IF DETECTED, SURFACE WATER TO BE PUMPED OFF AND DISPOSED OF AT A LICENSED LIQUID WASTE FACILITY.

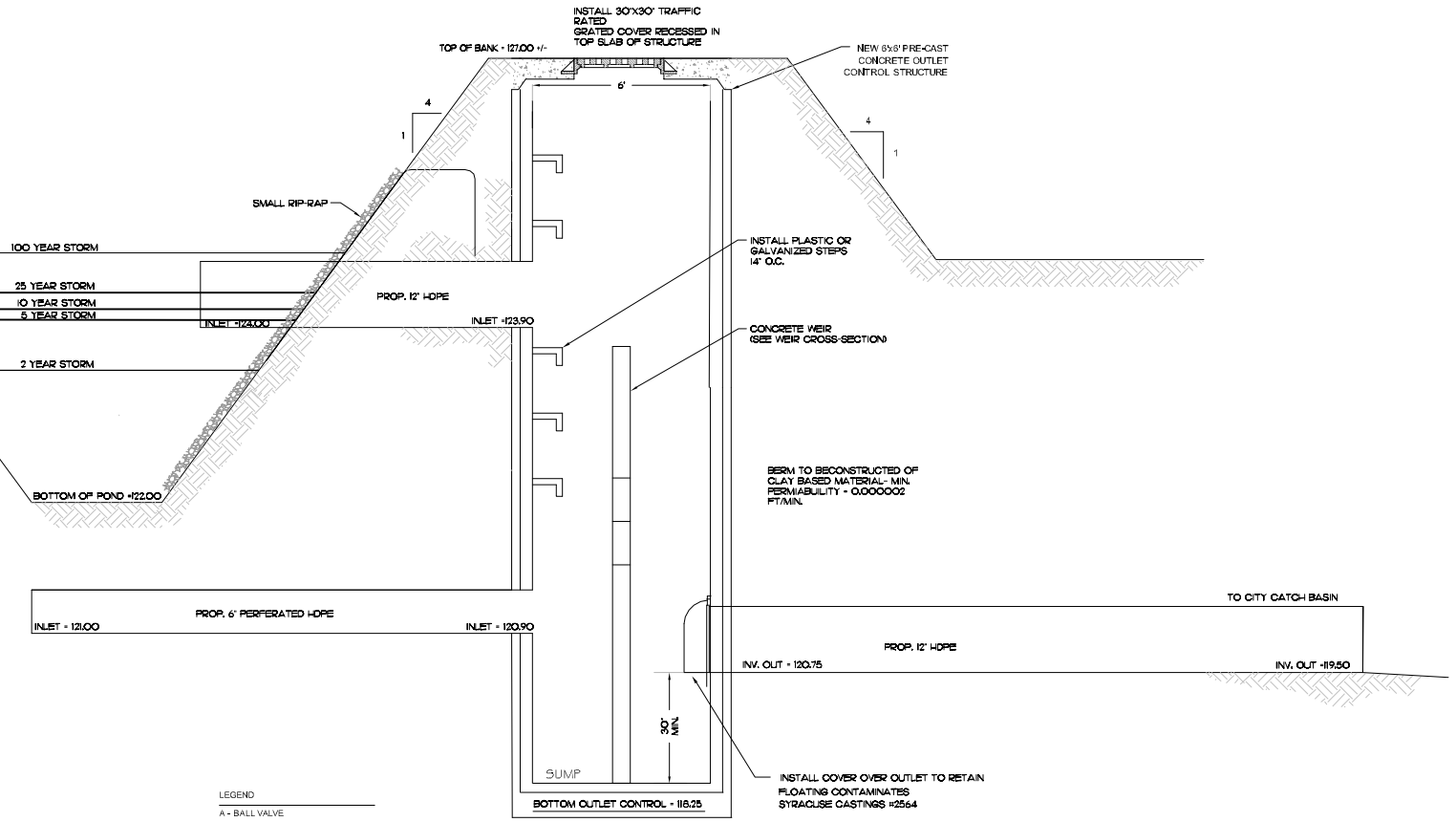
POND TO BE DRAINED ANNUALLY FOR INSPECTION. ANY SLUDGE FOUND SHALL BE REMOVED AND DISPOSED OF AT A LICENSED SOLID WASTE FACILITY.

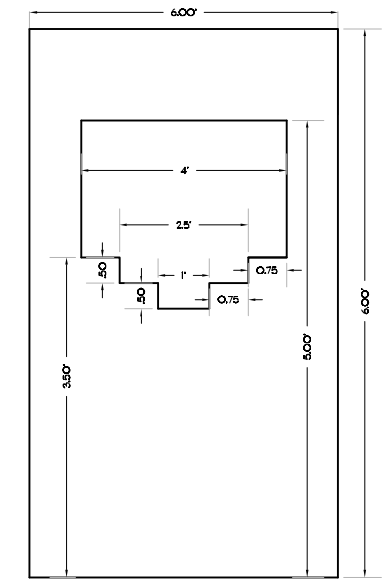
COORDINATE ALL POND MAINTENANCE WITH LOCAL REGULATORY AGENCIES.

ANY AREAS OF EROSION SHALL BE REPAIRED TO ORIGINAL CONDITION.

POND & OUTLET CONTROL DETAILS

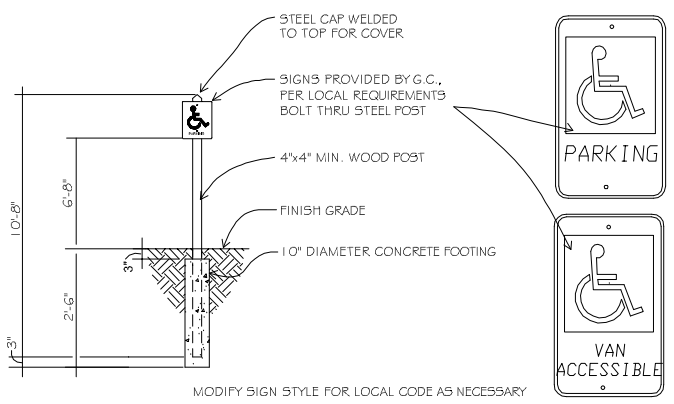
NTS





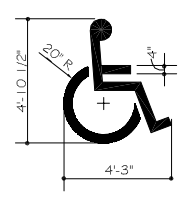
WEIR CROSS-SECTION

NTS



HANDICAP SIGN

NTS



ACCESSIBILITY SYMBOL PAINTED ON PAVEMENT

HANDICAP SYMBOL DETAIL

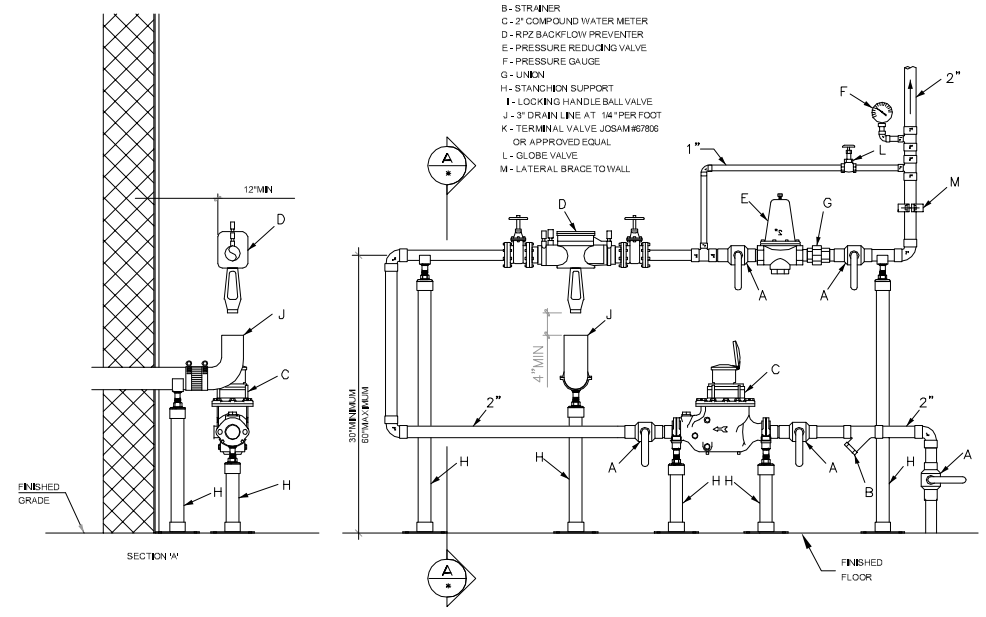
NTS

NEW YORK STATE REQUIRED "ACCESSIBLE" ICON

NTS

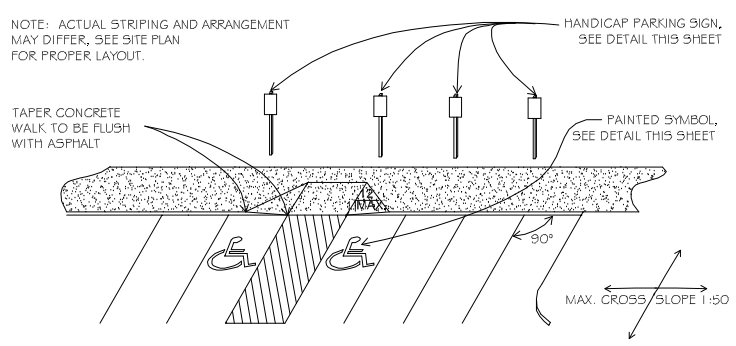
LEGEND

A - BALL VALVE
B - STRAINER
C - 2" COMPOUND WATER METER
D - RPZ BACKFLOW PREVENTER
E - PRESSURE REDUCING VALVE
F - PRESSURE GAUGE
G - UNION
H - STANCHION SUPPORT
I - LOCKING HANDLE BALL VALVE
J - 3" DRAIN LINE AT 1/4" PER FOOT
K - TERMINAL VALVE JOSAM #67806 OR APPROVED EQUAL
L - GLOBE VALVE
M - LATERAL BRACE TO WALL



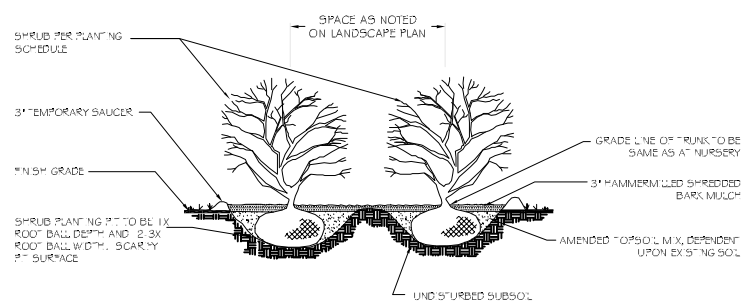
WATER METER / BACKFLOW PREVENTER DETAIL

NTS



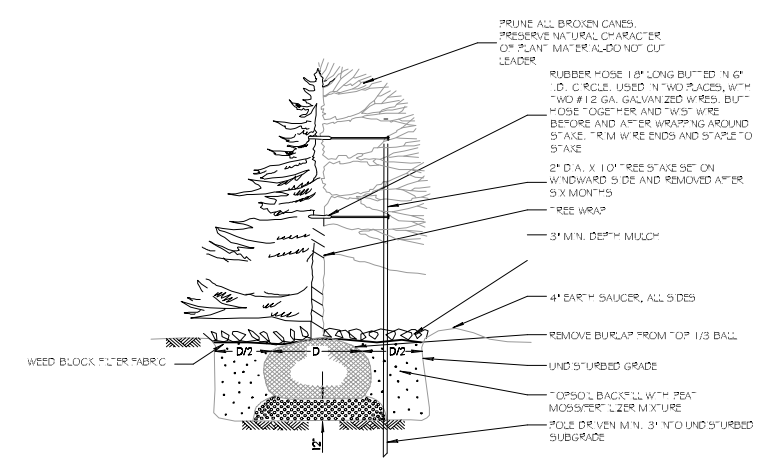
HANDICAP RAMP DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



TREE PLANTING DETAIL

NTS

No.	Revision/Issue	Date

RMS

ROBERT M. SUTHERLAND P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING

11 MACDONOUGH STREET, PLATTSBURGH, NY 12901
518.561.0143(PH) 518.561.2490 (FX)
RMSPC.COM

Project Name & Address

Map of Survey prepared for

Tall Pine Estates, LLC

Nevada Oval East

CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project # 14190	Sheet C801 Details
Date 4/03/15	
Scale NTS	
Drawn DJG	Checked AJO

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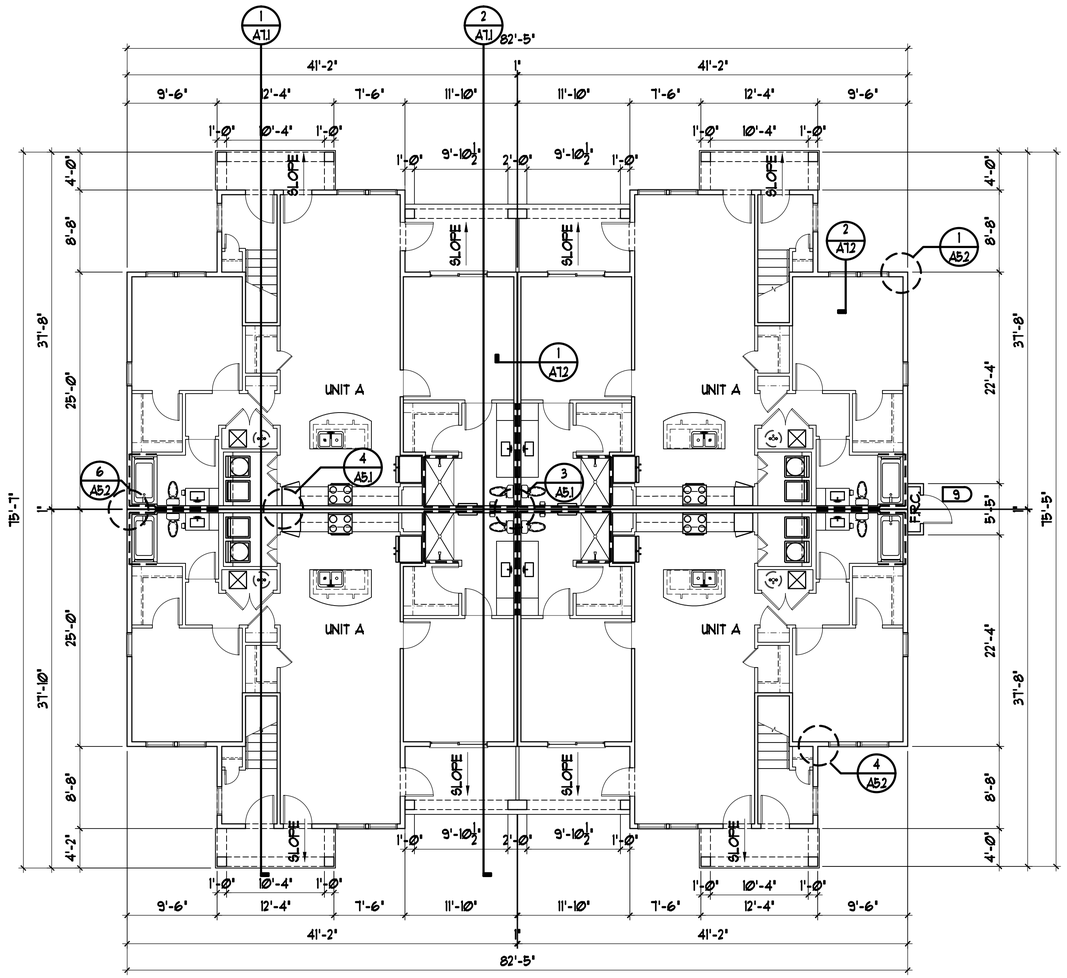

1 BUILDING TYPE "I" - 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING TYPE I	
NUMBER OF FLOORS	2
# DWELLING UNITS	4
TOTAL NUMBER OF DWELLING UNITS	8
UNIT BREAKDOWN	
UNIT 'A'	4
UNIT 'B'	4
GROSS AREA	
LIVING AREA	9,519 SQ. FT
NON A/C AREA	840 SQ. FT
TOTAL BUILDING	10,359 SQ. FT

GENERAL NOTES - BUILDINGS

1. CONFIRM ALL FINISH GRADE, FINISH FLOOR PORCH, STEP AND SIDEWALK REQUIREMENTS WITH APPROVED SITE ENGINEERING.
2. PROVIDE CONTINUOUS VENTED CEMENTITIOUS BOARD SOFFIT AT ALL OVERHANGS.
3. VERIFY SIZE AND SPACING OF INTERIOR AND EXTERIOR LOAD BEARING PARTITIONS WITH STRUCTURAL DRAWINGS.
4. REFER TO SITE WORK DRAWINGS FOR SIDEWALK LOCATIONS.
5. VERIFY LOCATION OF FIRE RISER AND FACP CLOSETS WITH FIRE PROTECTION, PLUMBING AND FIRE ALARM DRAWINGS.
6. PROVIDE INSPECTOR TEST VALVE ACCESS PANEL AS REQUIRED FOR SPRINKLER SYSTEM.
7. NOT USED
8. PROVIDE 22"X36" ONE HOUR ATTIC ACCESS AT TOP FLOOR ONLY.
9. NOT USED
10. ALL INTERIOR AND EXTERIOR WALL INSULATION TO BE FACED.
11. PROVIDE 2x6 FURRED OUT WALL ON GROUND FLOOR AT METER PANEL LOCATIONS FOR INSTALLATION OF CONDUIT. COORDINATE LOCATION OF METER PANELS WITH SITE ELECTRICAL.
12. INTERIOR AND EXTERIOR LOAD BEARING PARTITIONS AND STRUCTURAL MEMBERS THAT SUPPORT ONE OR MORE FLOORS AND ROOF, OR SUPPORT A RATED ASSEMBLY, SHALL BE FIRE BLOCKED AT OPENINGS AND HAVE A FIRE RESISTANCE RATING NOT LESS THAN THE ASSEMBLY BEING SUPPORTED, AND NOT LESS THAN ONE HOUR.
13. CONDENSING UNIT, TYP. COORDINATE LOCATION WITH MECHANICAL DRAWINGS. MAINTAIN 3'-0" CLEAR AT DISCONNECTS PER NEC. COORDINATE CLEARANCE REQUIREMENTS AT GAS METERS WITH PLUMBING DRAWINGS AND UTILITY PROVIDERS REQUIREMENTS.
14. LEAVE A 22"X36" OPENING IN MAIN ROOF SHEATHING FOR VENTILATION IN OVERBUILD AREAS.
15. NOT USED
16. NOT USED
17. PAINT ALL ROOF VENT AND STACK PENETRATIONS TO MATCH ROOF SHINGLES.
18. NO STORAGE IN ATTIC AREAS PERMITTED.
19. ALL ROOF COVERINGS TO MEET REQUIREMENTS FOR ASPHALT SHINGLES.
20. PROVIDE 5" DEEP, K-STYLE GUTTERS W/3"X4" DOWNSPOUTS, TYPICAL AT AREAS DEPICTED ON ROOF PLANS AND BUILDING ELEVATIONS. CONTRACTOR TO PROVIDE SHOP DRAWINGS, SHOWING DOWNSPOUT SPACING PER CODE FOR ARCHITECT'S AND OWNER'S APPROVAL. COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS FOR LOCATIONS THAT DOWNSPOUTS TIE INTO UNDERGROUND STORM COLLECTION SYSTEM. ALL OTHER DOWNSPOUTS SHALL BE PROVIDED WITH A SPLASH BLOCK AT BASE.
21. NOT USED
22. 100% OF ALL GROUND FLOOR UNITS TO BE H.C. ADAPTABLE, AND ALL OPENINGS IN THESE UNITS SHALL BE 32" CLEAR PER THE REQUIREMENTS OF THE FAIR HOUSING ACT. BUILDINGS WITH ELEVATORS TO BE 100% H.C. ADAPTABLE.
23. CONTRACTOR SHALL ENSURE THAT ALL PENETRATIONS TO THE ROOF DECK, INCLUDING VENTS , AND STACK PENETRATIONS MAINTAIN A MINIMUM DISTANCE OF 1'-6" FROM ALL VALLEYS, HIP, AND RIDGE LOCATIONS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
24. KEEP OFF RIDGE MINIMUM 1'-6" AWAY FROM HIPS AND VALLEYS. INCLUDING ALL MEP ROOF PENETRATIONS.

X-NOTE A2

REVISIONS

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WILLIAM P. PLATTS AR13262

BUILDING TYPE "I" - 1ST FLOOR PLAN

TALL PINE ESTATES

PLATTSBURGH NEW YORK

DRAWN CAD
CHECKED WPP
DATE 01-21-15
SCALE AS NOTED
JOB NO. 14-018
SHEET A2.1a

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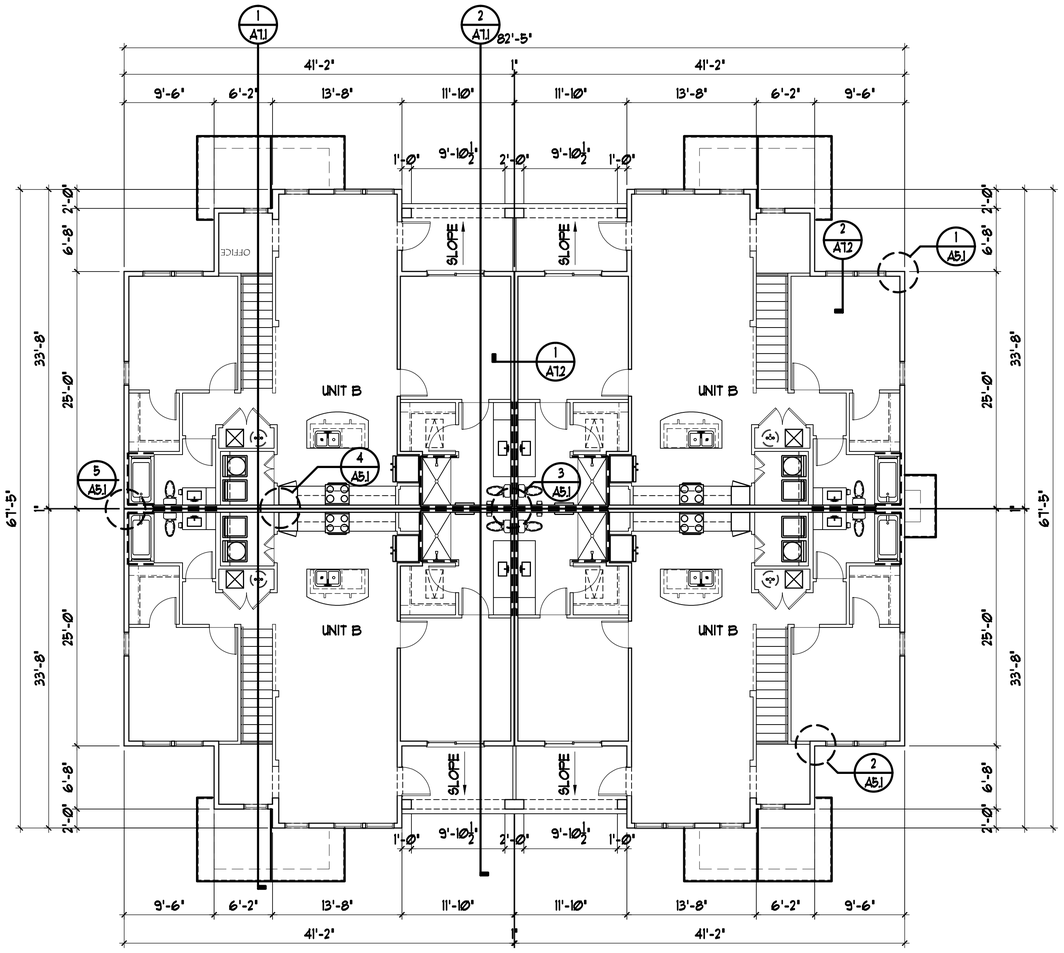

1 BUILDING TYPE "I" - 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING TYPE I	
NUMBER OF FLOORS	2
* DWELLING UNITS	4
TOTAL NUMBER OF DWELLING UNITS	8
UNIT BREAKDOWN	
UNIT 'A'	4
UNIT 'B'	4
GROSS AREA	
LIVING AREA	9,519 SQ. FT
NON A/C AREA	840 SQ. FT
TOTAL BUILDING	10,359 SQ. FT

SELECTIVE CONDOC NOTES

REVISIONS

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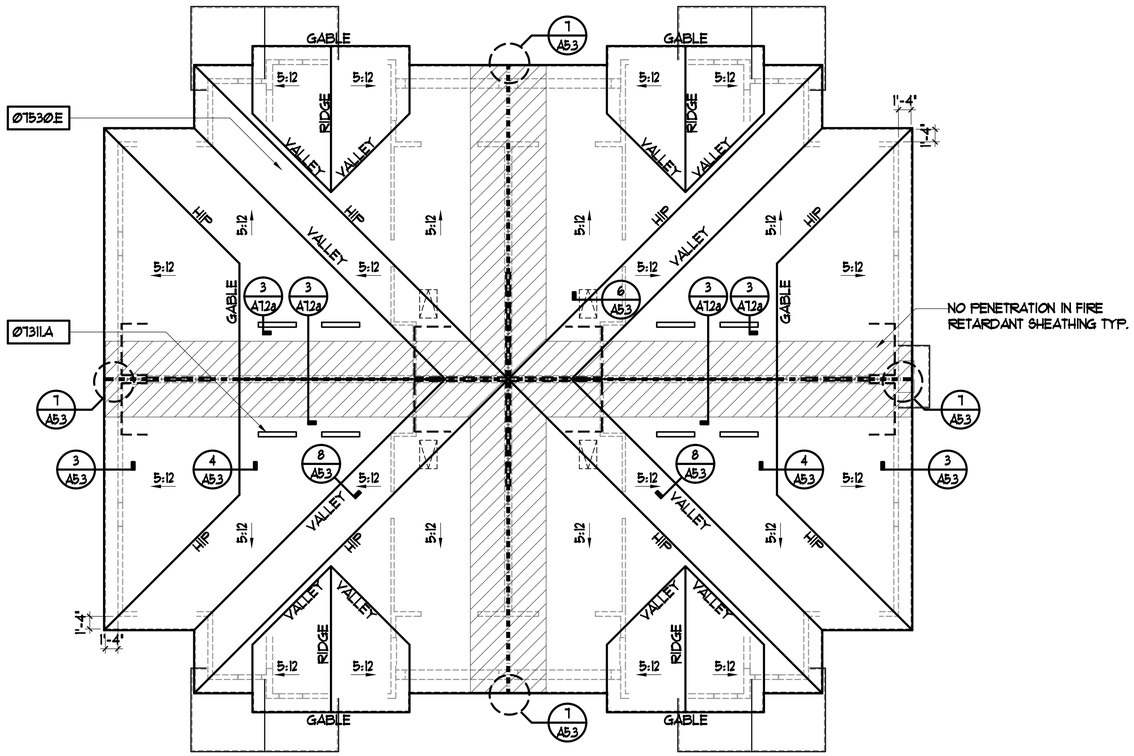

1 BUILDING TYPE "I" - ROOF PLAN

SCALE: 1/8" = 1'-0"

LEGEND	
- - - - - - - -	INDICATES DRAFTSTOP
(hatched)	FIRE RATED PLYWOOD SHEATHING.

SELECTIVE CONDOC NOTES

07	DIVISION #7 - THERMAL AND MOISTURE PROTECTION
07311.A	GALVANIZED 24 GA WATERPROOF OFF RIDGE VENT W/INSECT SCREEN PAINT TO MATCH ROOF
07530.E	240 LBS CLASS A MILDEW RESISTANT ARCHITECTURAL SHINGLE ROOFING W/SELF SEALING TABS W/30 YEAR WARRANTY
07630.A	ALUM. GUTTERS AND DOWNSPOUTS
08	DIVISION #8 - DOOR AND WINDOWS
08300.A	22"X36" ATTIC ACCESS

BUILDING TYPE I

NUMBER OF FLOORS	2
# DWELLING UNITS	4
TOTAL NUMBER OF DWELLING UNITS	8
UNIT BREAKDOWN	
UNIT 'A'	4
UNIT 'B'	4
GROSS AREA	
LIVING AREA	9,519 SQ. FT
NON A/C AREA	840 SQ. FT
TOTAL BUILDING	10,359 SQ. FT

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BUILDING TYPE "I" - ROOF PLAN

TALL PINE ESTATES

PLATTSBURGH NEW YORK

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SHEET	A2.1c

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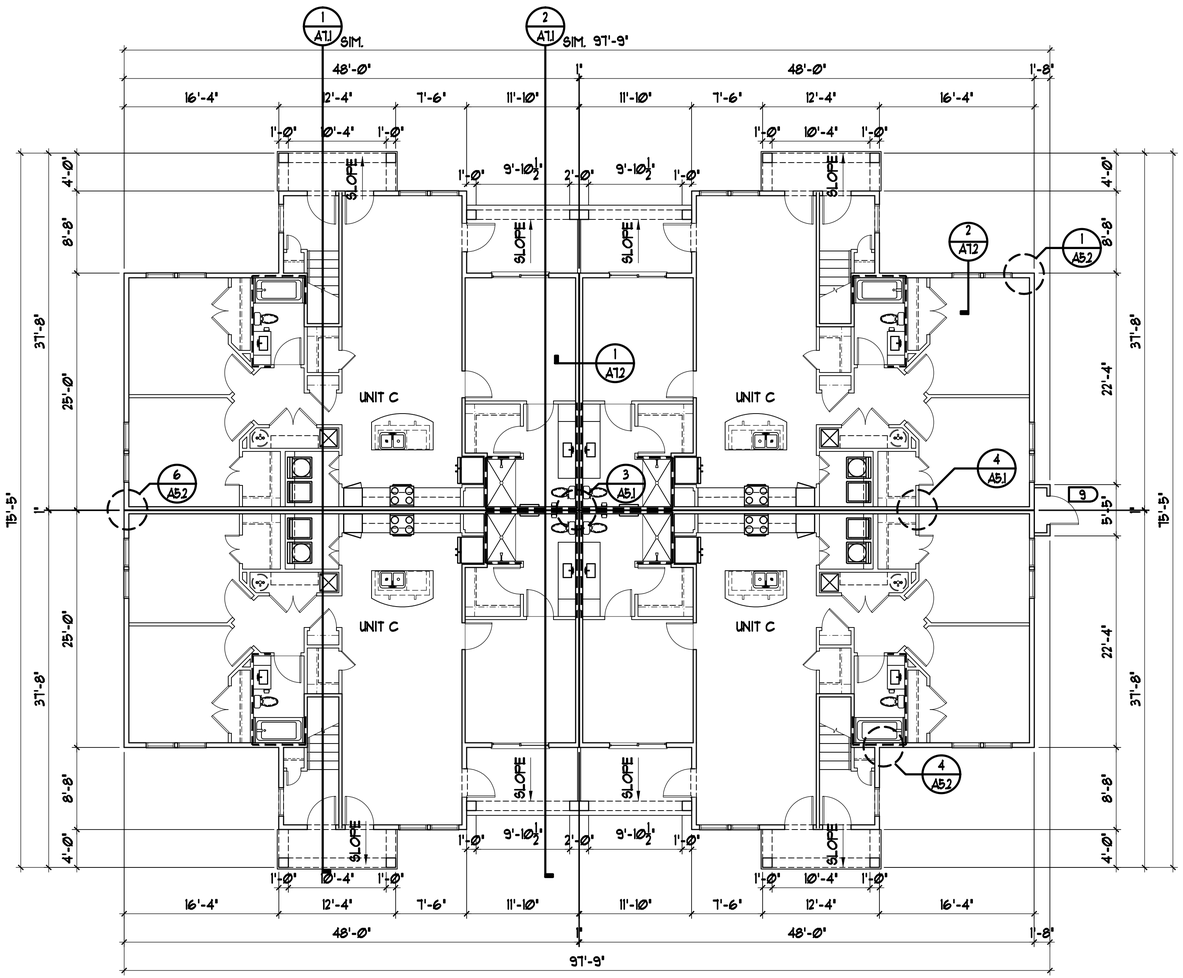

1 BUILDING TYPE "II" - 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING TYPE II	
NUMBER OF FLOORS	2
# DWELLING UNITS	4
TOTAL NUMBER OF DWELLING UNITS	8
UNIT BREAKDOWN	
UNIT C'	4
UNIT 'D'	4
GROSS AREA	
LIVING AREA	10,886 SQ. FT
NON A/C AREA	840 SQ. FT
TOTAL BUILDING	11,726 SQ. FT

REVISIONS

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BUILDING TYPE "II" - 1ST FLOOR PLAN

TALL PINE ESTATES

PLATTSBURGH NEW YORK

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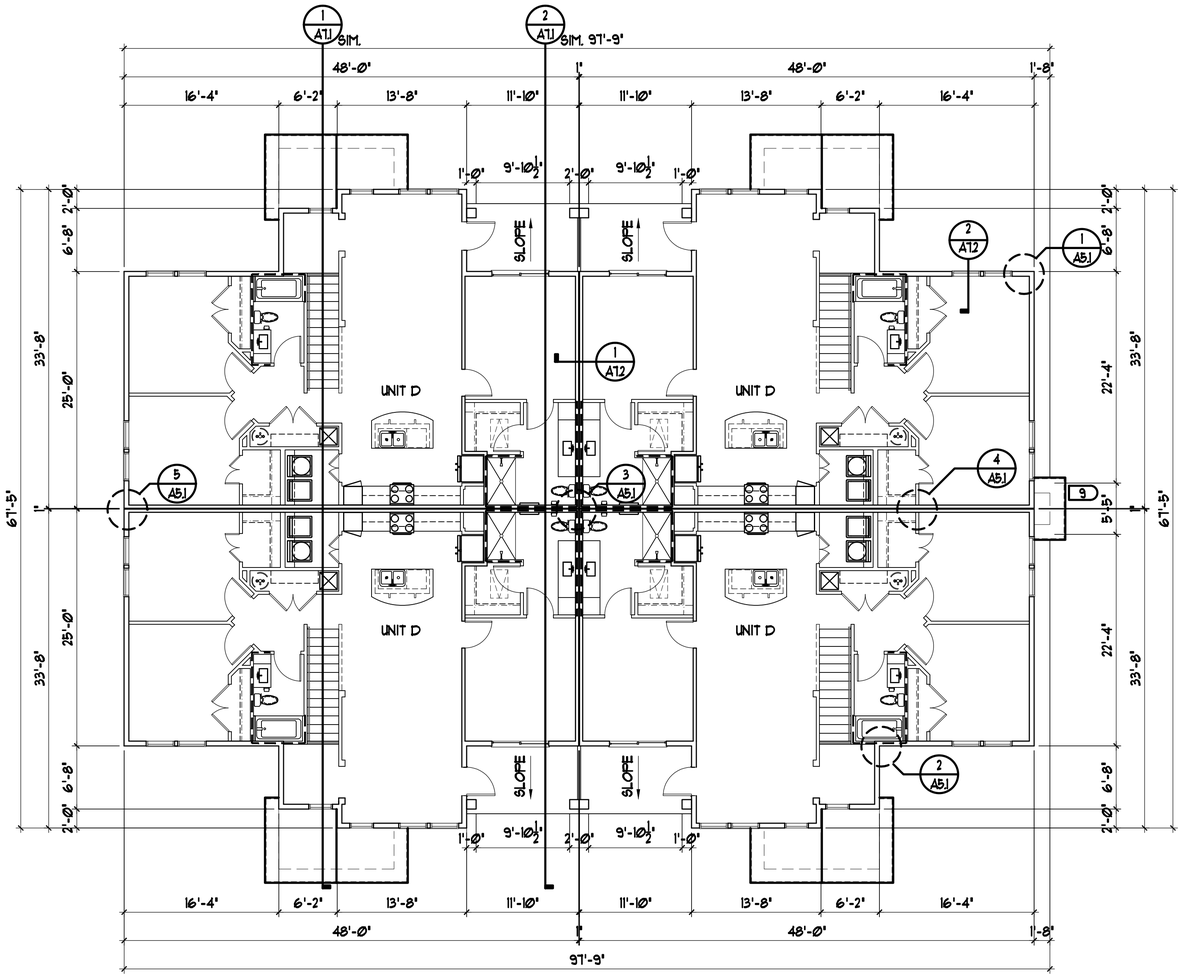

1 BUILDING TYPE "II" - 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING TYPE II	
NUMBER OF FLOORS	2
* DWELLING UNITS	4
TOTAL NUMBER OF DWELLING UNITS	8
UNIT BREAKDOWN	
UNIT C'	4
UNIT 'D'	4
GROSS AREA	
LIVING AREA	10,886 SQ. FT
NON A/C AREA	840 SQ. FT
TOTAL BUILDING	11,726 SQ. FT

SELECTIVE CONDOC NOTES

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BUILDING TYPE "II" - 2ND FLOOR PLAN

TALL PINE ESTATES

PLATTSBURGH NEW YORK

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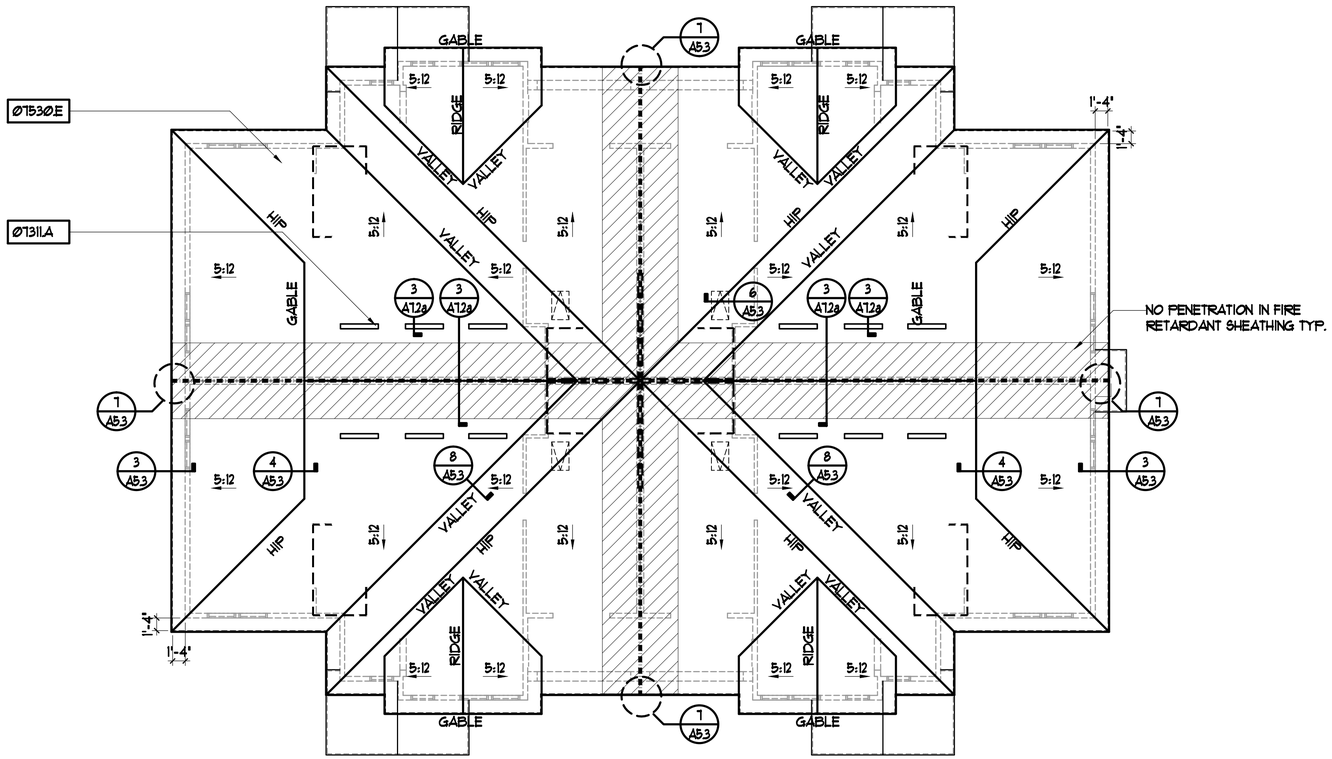

1 BUILDING TYPE "II" - ROOF PLAN
SCALE: 1/8" = 1'-0"

LEGEND	
- - - - - - - -	INDICATES DRAFTSTOP
(hatched)	FIRE RATED PLYWOOD SHEATHING.

SELECTIVE CONDOC NOTES

07	DIVISION #7 - THERMAL AND MOISTURE PROTECTION
07311.A	GALVANIZED 24 GA WATERPROOF OFF RIDGE VENT W/INSECT SCREEN PAINT TO MATCH ROOF
07530.E	240 LBS CLASS A MILDEW RESISTANT ARCHITECTURAL SHINGLE ROOFING W/SELF SEALING TABS W/30 YEAR WARRANTY
07630.A	ALUM. GUTTERS AND DOWNSPOUTS
08	DIVISION #8 - DOOR AND WINDOWS
08300.A	22"X36" ATTIC ACCESS

BUILDING TYPE II

NUMBER OF FLOORS	2
# DWELLING UNITS	4
TOTAL NUMBER OF DWELLING UNITS	8
UNIT BREAKDOWN	
UNIT 'C'	4
UNIT 'D'	4
GROSS AREA	
LIVING AREA	10,886 SQ. FT
NON A/C AREA	840 SQ. FT
TOTAL BUILDING	11,726 SQ. FT

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WILLIAM P. PLATTS AR13262

BUILDING TYPE "II" - ROOF PLAN

TALL PINE ESTATES
PLATTSBURGH NEW YORK

DRAWN	CAD
CHECKED	WPP
DATE	01-21-15
SCALE	AS NOTED
JOB NO.	14-018
SHEET	A2.2c

1 BLDG TYPE I - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 BLDG TYPE I - REAR ELEVATION
SCALE: 1/8" = 1'-0"

3 BLDG TYPE I - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

4 BLDG TYPE I - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

SELECTIVE CONDOC NOTES

06	DIVISION #6 - WOOD AND PLASTICS
06100.D	2X8 WOOD FASCIA
05	DIVISION #5 - METALS
05103.A	SIMULATED STONE VENEER INSTALL ACCORDING TO MANUFACTURER SPECIFICATIONS
07	DIVISION #7 - THERMAL AND MOISTURE PROTECTION
07530.E	240 LBS CLASS A MILDEW RESISTANT ARCHITECTURAL SHINGLE ROOFING W/SELF SEALING TABS W/30 YEAR WARRANTY
07600.A	5/16" THICK FIBER CEMENT SIDING
07600.H	FIBER CEMENT BOARD
07600.1	FIBER CEMENT TRIM

GENERAL NOTES - ELEVATIONS

1. PAINT INTERIOR & EXTERIOR METAL FINISHES UNLESS PROVIDED WITH FACTORY FINISH.
2. PAINT ALL ROOF VENT AND STACK PENETRATIONS TO MATCH ROOF.
3. PROVIDE CONT. VENTED CEMENTITIOUS SOFFIT AT ALL OVERHANGS.
4. PROVIDE SHOP DRAWINGS FOR ALUMINUM GUTTER AND DOWNSPOUT SPACING PER CODE REQUIREMENTS. PROVIDE SPLASH BLOCK AT BASE.
5. ALL DOORS AND WINDOWS TO MEET DESIGN PRESSURES SHOWN ON STRUCTURAL DRAWINGS.
6. APPROVED NUMBER OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDING SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL STRUCTURES, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDING STRUCTURES.
7. COORDINATE LOCATION OF ELECTRICAL METERS WITH SITE ELECTRICAL. ALL BOARDS AND METERS TO BE PAINTED TO MATCH WALLS.
8. HARDI PANEL TO BE INSTALLED IN A MANNER, THAT NO SEAMS ARE EXPOSED.
9. PROVIDE 1x4" CEMENTITIOUS CORNER TRIM AT CORNERS OF ALL COLUMNS CLAD WITH CEMENTITIOUS PANELS.
10. RAILINGS TO BE ENGINEERED TO ATTACH TO WALLS OR AT VERTICAL FACES.

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BLDG TYPE I - EXTERIOR ELEVATIONS

TALL PINE ESTATES
PLATTSBURGH NEW YORK

DRAWN	CAD
CHECKED	WPP
DATE	01-21-15
SCALE	AS NOTED
JOB NO.	14-018
SHEET	A6.1

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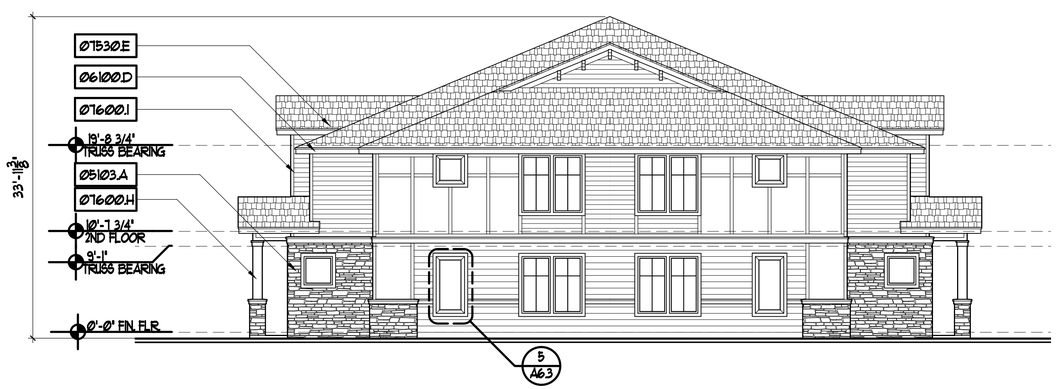
1 BLDG TYPE II- FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 BLDG TYPE II- REAR ELEVATION
SCALE: 1/8" = 1'-0"

3 BLDG TYPE II- RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG TYPE II- LEFT ELEVATION
SCALE: 1/8" = 1'-0"

SELECTIVE CONDOC NOTES

06	DIVISION #6 - WOOD AND PLASTICS
06100.D	2X8 WOOD FASCIA
05	DIVISION #5 - METALS
05103.A	SIMULATED STONE VENEER INSTALL ACCORDING TO MANUFACTURER SPECIFICATIONS
07	DIVISION #7 - THERMAL AND MOISTURE PROTECTION
07530.E	240 LBS CLASS A MILDEW RESISTANT ARCHITECTURAL SHINGLE ROOFING W/SELF SEALING TABS W/30 YEAR WARRANTY
07600.A	5/16" THICK FIBER CEMENT SIDING
07600.H	FIBER CEMENT BOARD
07600.1	FIBER CEMENT TRIM

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BLDG TYPE II- EXTERIOR ELEVATIONS

TALL PINE ESTATES
PLATTSBURGH NEW YORK

DRAWN	CAD
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SHEET	A6.2

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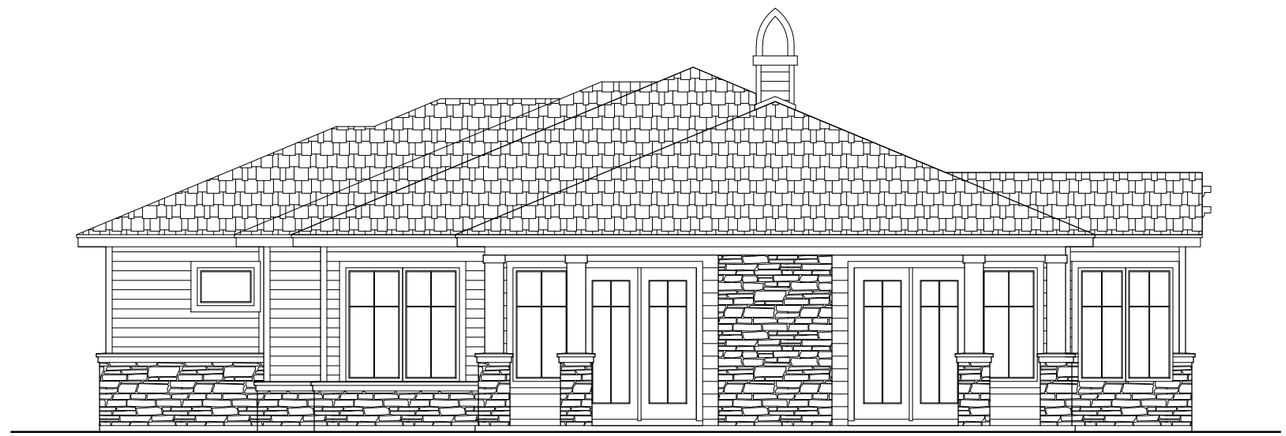

1 PROPOSED TALL PINES CLUBHOUSE REAR ELEVATION

SCALE: 1/8" = 1'-0"

X-BLDG-CLUBHOUSE 12-11-2014.dwg

2 PROPOSED TALL PINES CLUBHOUSE LEFT ELEVATION

SCALE: 1/8" = 1'-0"

X-BLDG-CLUBHOUSE 12-11-2014.dwg

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PROPOSED CLUBHOUSE REAR + LEFT ELEVS

TALL PINES ESTATES

PLATTSBURGH NEW YORK

DRAWN WTB
CHECKED WPP
DATE 03-03-2015
SCALE AS NOTED
JOB NO. 14-018
SHEET A6.2

1 PROPOSED TALL PINES CLUBHOUSE FRONT ELEVATION

SCALE: 3/16" = 1'-0"

X-BLDG-CLUBHOUSE 12-11-2014.dwg

2 PROPOSED TALL PINES CLUBHOUSE RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

X-BLDG-CLUBHOUSE 12-11-2014.dwg

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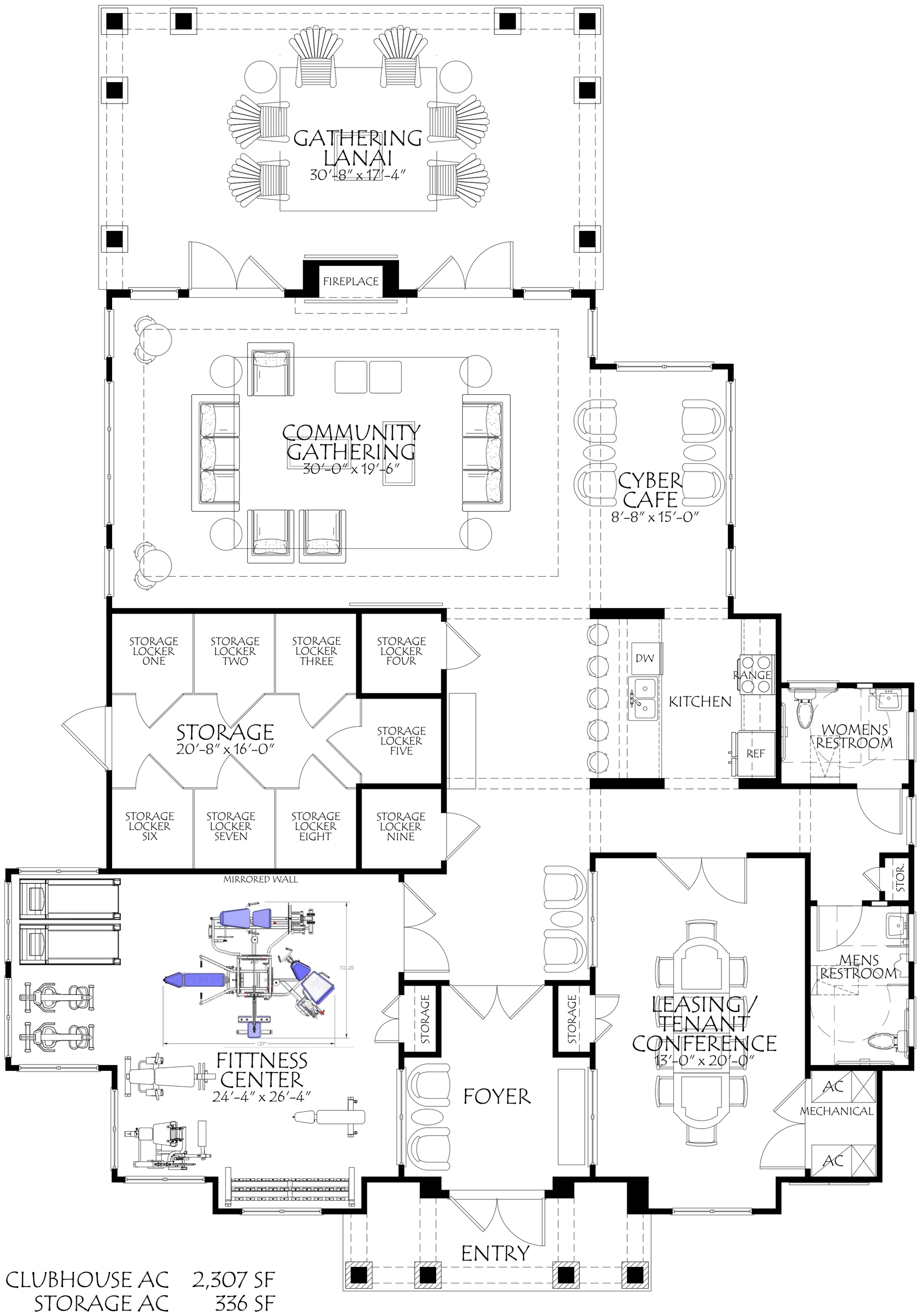
PROPOSED CLUBHOUSE FRONT + RIGHT ELEVS

TALL PINES ESTATES

PLATTSBURGH NEW YORK

DRAWN	WTB
CHECKED	WPP
DATE	03-03-2015
SCALE	AS NOTED
JOB NO.	14-018
SHEET	A6.1



CLUBHOUSE AC 2,307 SF
STORAGE AC 336 SF
TOTAL AC 2,643 SF

1 PROPOSED TALL PINES CLUBHOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"

X-BLDG-CLUBHOUSE 12-11-2014.dwg

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A2.1

SHEET
JOB NO. 14-018
SCALE AS NOTED
DATE 01-19-2015
CHECKED WPP
DRAWN WTB

PROPOSED CLUBHOUSE FLOOR PLAN

TALL PINE ESTATES

PLATTSGURGH NEW YORK

WILLIAM P. PLATTS AR13262

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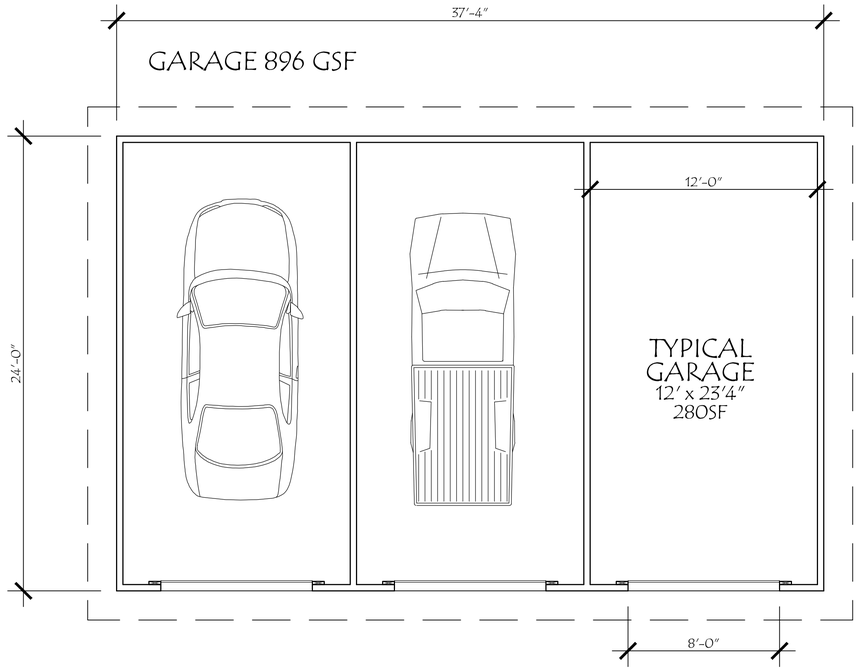
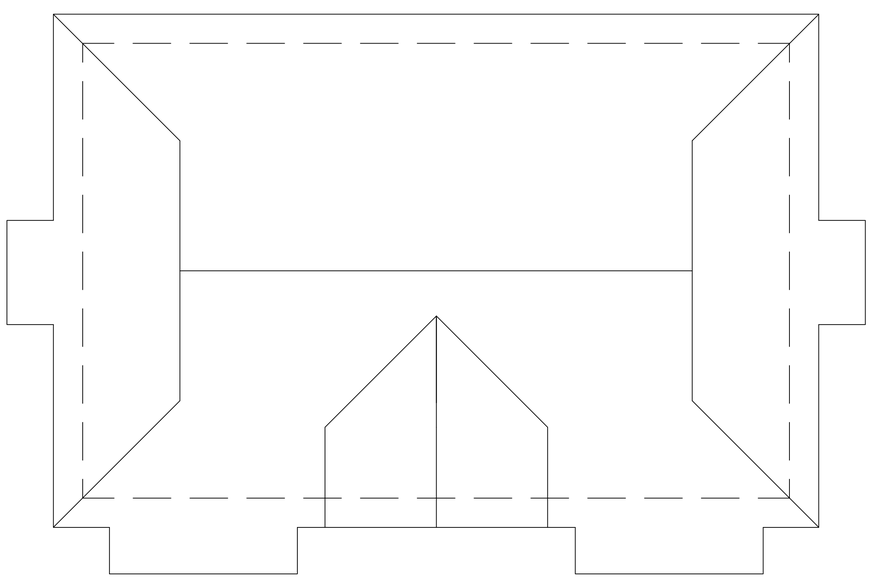
REVISIONS



1 FLOOR PLAN - THREE UNIT GARAGE
SCALE: 1/4" = 1'-0"



2 ROOF PLAN - THREE UNIT GARAGE
SCALE: 1/4" = 1'-0"

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THREE UNIT GARAGE FLOOR/ ROOF PLAN

TALL PINE ESTATES
3,5,6 UNIT GARAGES

PLATTS COUNTY NEW YORK

DRAWN DWS
CHECKED WPP
DATE 6-08-15
SCALE AS NOTED
JOB NO. 14-018
SHEET A2.1

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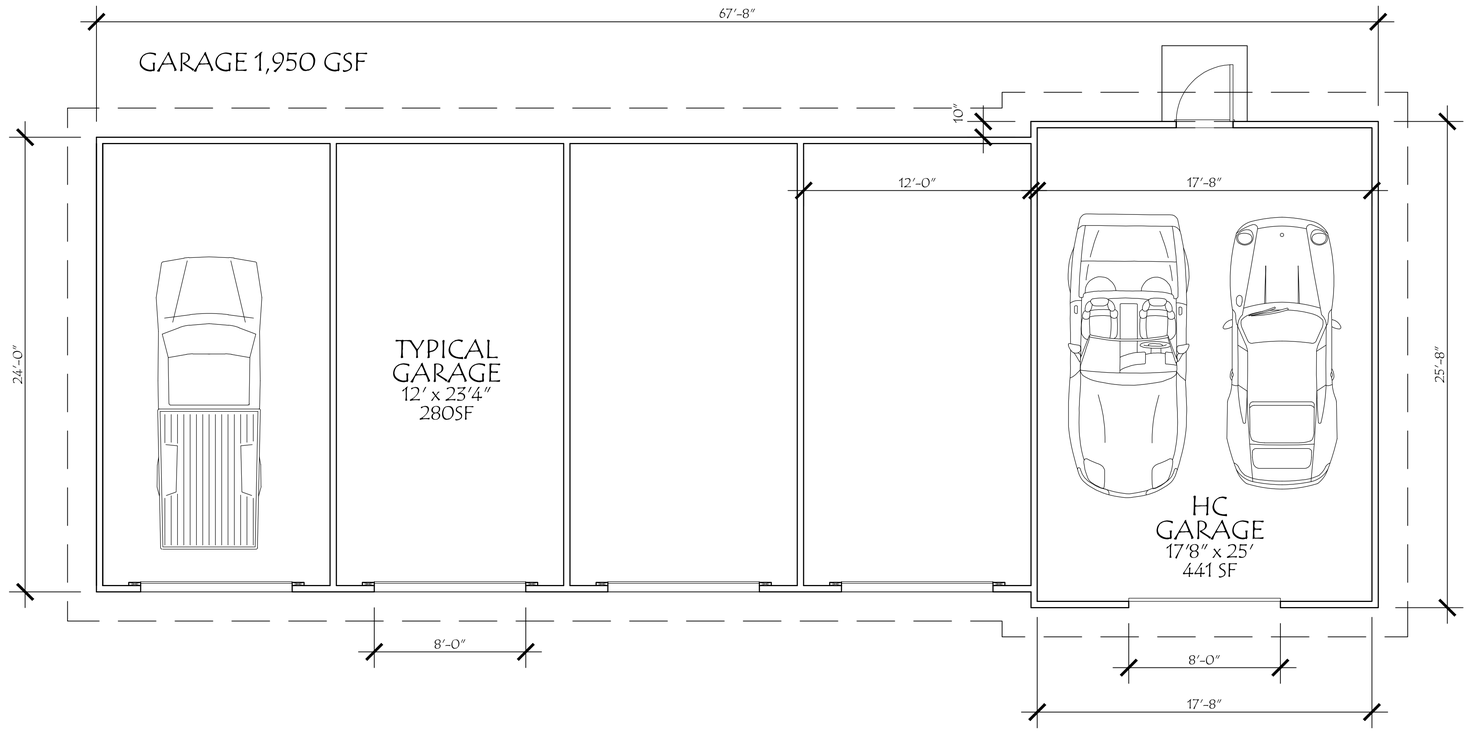
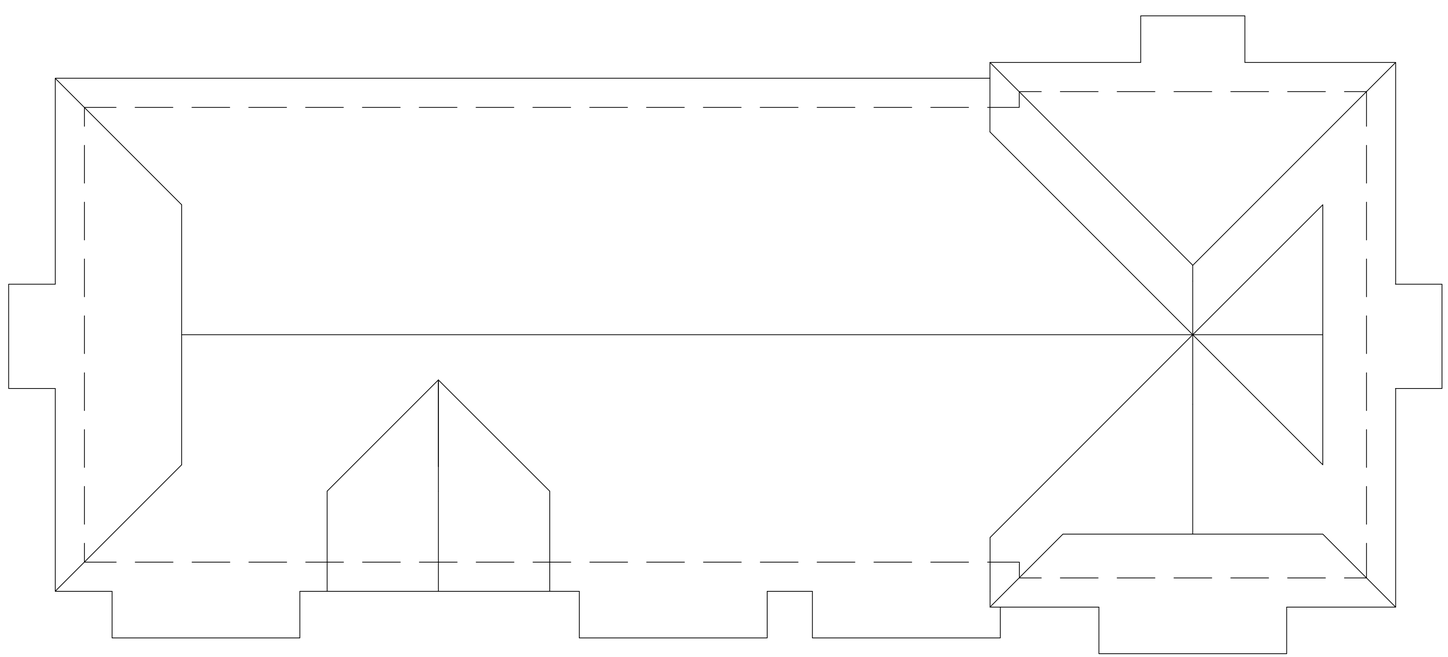


1 FLOOR PLAN - FIVE UNIT GARAGE
SCALE: 1/4" = 1'-0"

X-BUILDING TYPE 1 ELEV - A 7-22-13 TB.dwg



2 ROOF PLAN - FIVE UNIT GARAGE
SCALE: 1/4" = 1'-0"

X-BUILDING TYPE 1 ELEV - A 7-22-13 TB.dwg

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FIVE UNIT GARAGE FLOOR/ ROOF PLAN

TALL PINE ESTATES
3,5,6 UNIT GARAGES

PLATTS COUNTY NEW YORK

DRAWN DWS
CHECKED WPP
DATE 6-08-15
SCALE AS NOTED
JOB NO. 14-018
SHEET A2.2

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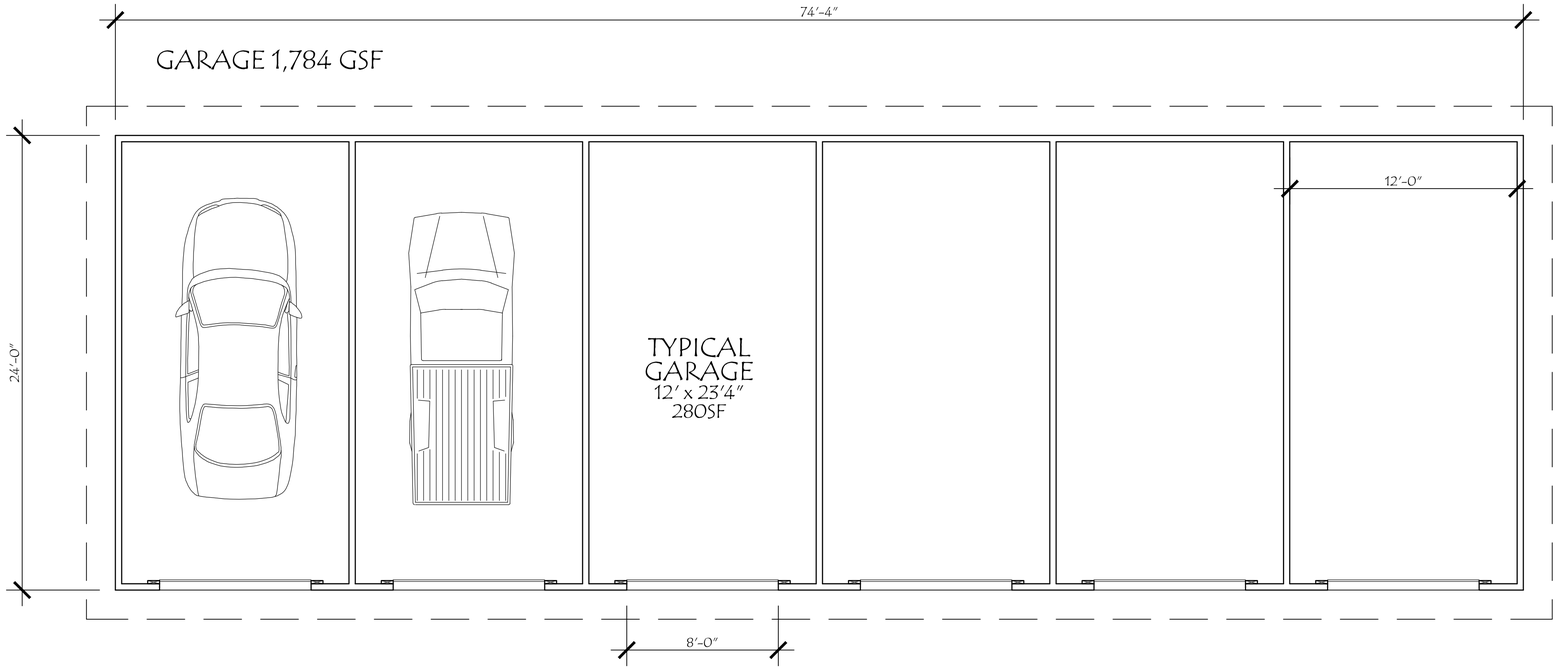
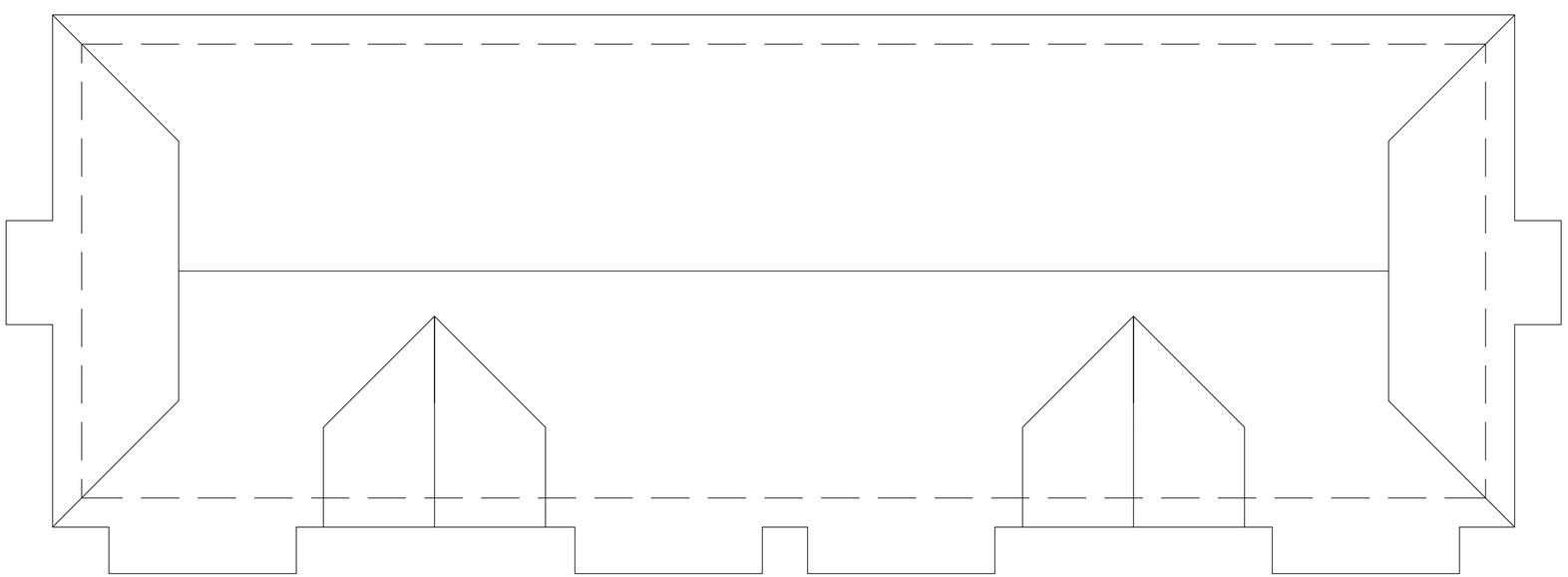


1 FLOOR PLAN - SIX UNIT GARAGE
SCALE: 1/4" = 1'-0"

X-BUILDING TYPE 1 ELEV - A 7-22-13 TB.dwg



2 ROOF PLAN - SIX UNIT GARAGE
SCALE: 1/4" = 1'-0"

X-BUILDING TYPE 1 ELEV - A 7-22-13 TB.dwg

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SIX UNIT GARAGE FLOOR/ ROOF PLAN

TALL PINE ESTATES
3,5,6 UNIT GARAGES
PLATTS COUNTY NEW YORK

DRAWN DWS
CHECKED WPP
DATE 6-08-15
SCALE AS NOTED
JOB NO. 14-018
SHEET A2.3

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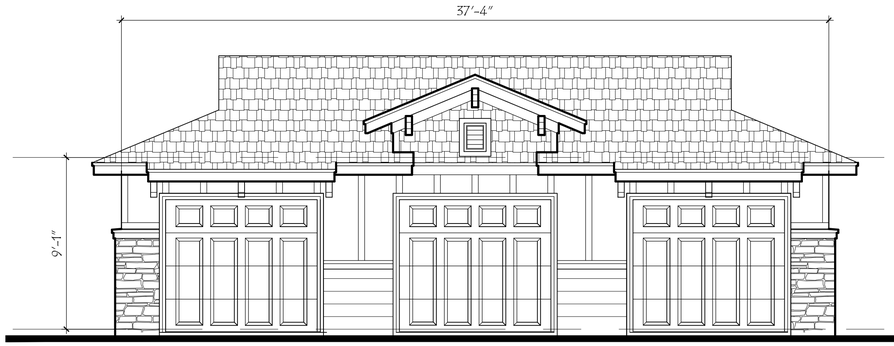
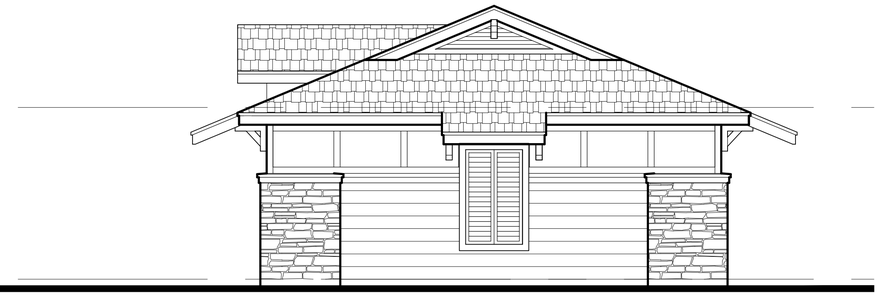
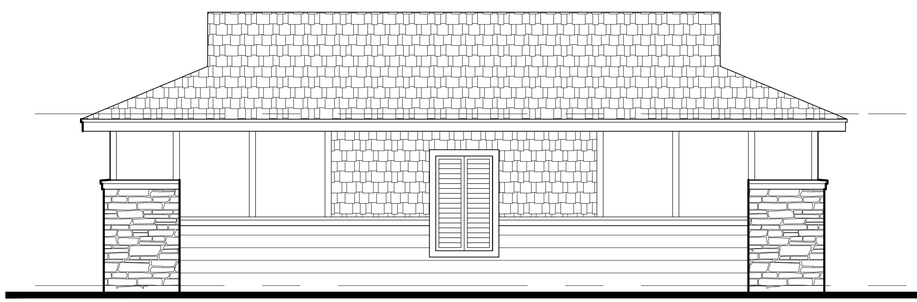


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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THREE UNIT GARAGE ELEVATIONS

TALL PINE ESTATES
3,5,6 UNIT GARAGES

PLATTS COUNTY NEW YORK

DRAWN	DWS
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