FINAL LAND DEVELOPMENT SITE PLANS

FOR

GROUP ONE AUTOMOTIVE - BILL KOLB SUBARU

252 ROUTE 303, TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK 10962

PROPERTY:
252 ROUTE 303
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NY 10962

PARCEL ID: 74.11-1-21
AREA: 0.485 +/- ACRES
PARCEL ID: 74.11-1-22
AREA: 1.299 +/- ACRES
ZONING USE: LI - ROUTE 303 OVERLAY (LIGHT INDUSTRIAL)

APPLICANT:
GROUP 1 AUTOMOTIVE INC
800 GESSNER ROAD

PHONE: (281) 658-6486

HOUSTON, TX 77024

INDEPENDENCE ENGINEERING L 1777 SENTRY PARKWAY WEST BUILDING 12, SUITE 103 BLUE BELL, PA 19422 PHONE: (215) 798-4450

ARCHITECT:

CLEAR ARCHITECTURAL DESIGN 10605 CONCORD STREET, SUITE 440 KENSINGTON, MD 20895 PHONE: (240) 396-2453

STRUCTURAL ENGINEER: NANNIS & ASSOCIATES, INC.

218 SOUTH HILL STREET BUFORD, GA 30518 PHONE: (770) 614-6114

PHONE: (845) 294-3700

SURVEYOR:
LANC & TULLY ENGINEERING AND SURVEYING P.C.
P.O. BOX 687 ROUTE 207
GOSHEN, NY 10924

DEVELOPMENT DESCRIPTION:

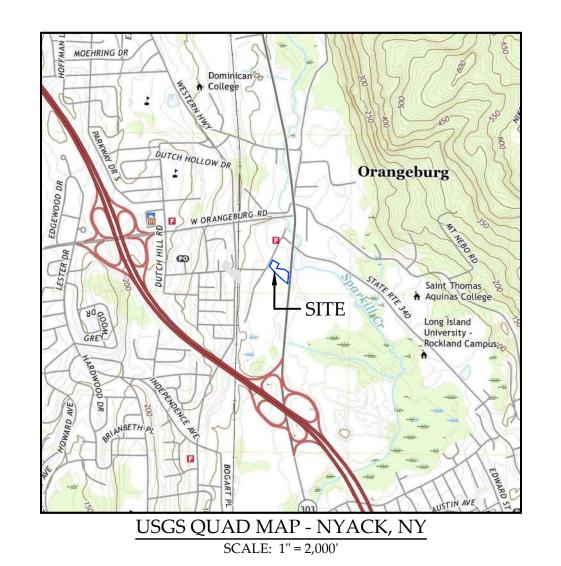
THIS DEVELOPMENT PROPOSES THE BUILDING RENOVATION OF AN EXISTING DEALERSHIP. THE SURROUNDING CURBING AND WALK PATH WILL BE REMOVED AND CONSTRUCTED PER THESE PLANS. THE AUTOMOBILE PARKING AREA IS TO BE RESTRIPED TO ALLOW FOR STORAGE OF NEW VEHICLES TO BE SOLD. NO STORMWATER MANAGEMENT IS PROPOSED WITH THIS DEVELOPMENT.

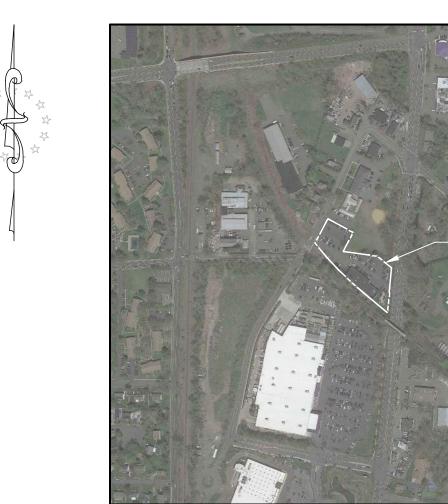
TABLE OF LOT REQUIREMENTS FOR THE TOWN OF ORANGEBURG:

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1	BULK & AREA CRITERIA	REQUIRED	EXISTING	PROPOSED
	MINIMUM FLOOR AREA RATIO	0.50	0.13	0.14
0701	MINIMUM TOTAL LOT AREA (SQUARE FEET)	2 ACRES	1.784 (EC)	1.784 (EC)
	MINIMUM WIDTH (FEET)	150	236	236
	MINIMUM FRONTAGE (FEET)	150	380	380
	MAXIMUM BUILDING HEIGHT (FEET)	25	18	18
	MAXIMUM LOT SURFACE COVERAGE (%)	80	90 +/- (EC)	90 +/- (EC)
	FRONT YARD SETBACK (FEET)	50	62	62
	SIDE YARD SETBACK (FEET)	50	1.50 (EC)	1.50 (EC)
	SIDE YARD SETBACK (BOTH) (FEET)	100	72 (EC)	72 (EC)
100	REAR YARD SETBACK (FEET)	25	NA	NA
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§ 6.3 - PARKING:

PARKING REQUIREMENTS FOR AUTOMOTIVE = ONE (1) SPACE PER 600 SQUARE FEET OF		
	REQUIRED	PROPOSED
10,521 SQUARE FOOT FACILITY	18 SPACES	18 SPACES





AERIAL MAP

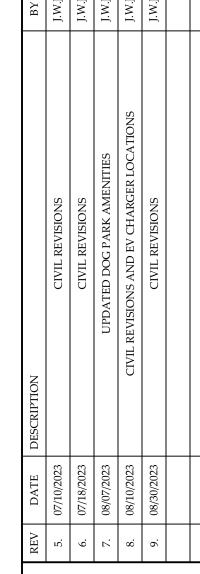
SCALE: 1" = 500'

SHEET INDEX

SHEET NO.	REFERENCE	SHEET TITLE
1	C000	COVER SHEET
2	C200	NOTE SHEET
3	C300	DEMOLITION PLAN
4	C400	SITE PLAN
5	C500	GRADING PLAN
6	C600	UTILITY PLAN
7	C800	DETAIL SHEET
8	C810	DETAIL SHEET

GENERAL LOT AND BUILDING INFORMATION:

	LOT 74.11-1-21	LOT 74.11-1-22
EXISTING BUILDING SQUARE FOOT	0	10,365
RENOVATED BUILDING SQUARE FOOT	0	10,521
OCCUPANCY CLASSIFICATION	N/A	B (SECTION 304)
USE	N/A	AUTOMOBILE SHOWROOM AND OFFICES
ZONE DISTRICT	LI - LIGHT INDUSTRIAL - ROUTE 303 OVERLAY	LI - LIGHT INDUSTRIAL - ROUTE 303 OVERLAY
ADDITIONAL INFORMATION LOCATED WITHII ARCHITECTURAL PLANS PREP.		



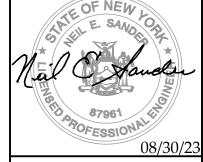


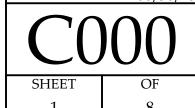
FOR MOTIVE - BILL KOLB SUBAF TOWN OF ORANGETOWN

GROUP ONE AUTOMOT



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SITE PLAN NOTES:

PROPERTY:
 252 ROUTE 303
 TOWN OF ORANGETOWN

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GROUP 1 AUTOMOTIVE INC 800 GESSNER ROAD HOUSTON, TX 77024 PHONE: (281) 658-6486

3. ENGINEER:

INDEPENDENCE ENGINEERING LLC 1777 SENTRY PARKWAY WEST BUILDING 12, SUITE 103 BLUE BELL, PA 19422 PHONE: (215) 798-4450

4. ARCHITECT:

CLEAR ARCHITECTURAL DESIGN 10605 CONCORD STREET, SUITE 440 KENSINGTON, MD 20895 PHONE: (240) 396-2453

5. STRUCTURAL ENGINEER:
NANNIS & ASSOCIATES, INC
218 SOUTH HILL STREET
BUFORD, GA 30518
PHONE: (770) 614-6114

6. SURVEYOR:

LANC & TULLY ENGINEERING AND SURVEYING P.C. P.O. BOX 687 ROUTE 207 GOSHEN, NY 10924 PHONE: (845) 294-3700

STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.

- 7. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
- 8. BASE MAP AND BOUNDARY INFORMATION SHOWN HERON TAKEN FROM A PLAN ENTITLED "SURVEY" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING P.C., OF GOSHEN, NY, DATED 08/09/2022, SIGNED 08/11/2022.
- 9. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
- 10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 11. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
- 12. SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- 13. ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT
- 15. CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGL POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- 16. NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING, AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
- 17. INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT, DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS, COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
- 18. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- 19. DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- 20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
- 21. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
- 22. BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
- 23. LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
- 25. THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES SHALL NOT BE LARGER THAN 6 INCHES IN ANY DIMENSION. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 26. ALL DEBRIS, RUBBISH, SALVAGE, HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED AT THE EARLIEST POSSIBLE TIME. REMOVED MATERIALS MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE LOCAL FIRE DEPARTMENT AND OTHER JURISDICTIONAL AGENCIES.

GENERAL DEMOLITION NOTES:

- 1. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. BASE MAP AND BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "SURVEY PREPARED FOR GSK LLC" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C., P.O. BOX 687 ROUTE 207, GOSHEN, NEW YORK, DATED 08/11/2022.
- CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 FOR UTILITY MARK OUT PRIOR TO ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. ALL DEMOLITION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- 5. DEMOLITION SHALL PROCEED FROM THE TOP OF THE STRUCTURE TO THE GROUND.6. ALL DEMOLITION WORK SHALL BE COMPLETED ON A GIVEN FLOOR OF A BUILDING BEFORE ANY STRUCTURAL
- ELEMENTS OF THE LOWER FLOORS ARE DISTURBED.

 7. CONCRETE AND MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS.
- 8. STRUCTURAL MEMBERS SHALL BE REMOVED AND LOWERED TO THE GROUND USING HOISTS, DERRICKS, AND/OR OTHER INDUSTRY-ACCEPTED METHODS.
- 9. CONCRETE SLABS-ON-GRADE SHALL BE BROKEN UP UNLESS OTHERWISE DIRECTED.
- 10. DEMOLITION EQUIPMENT SHALL BE LOCATED SPARSELY THROUGHOUT THE STRUCTURE AND MATERIALS REMOVED IN A MANNER TO AVOID THE IMPOSITION OF EXCESSIVE LOADS ON REMAINING STRUCTURAL ELEMENTS.
- 11. INTERIOR AND EXTERIOR SHORING, BRACING, AND/OR SUPPORTS SHALL BE PROVIDED TO PREVENT MOVEMENT SETTLEMENT AND COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES

OF NO LESS THAN TWELVE (12) INCHES BELOW THE GRADE OF PROPOSED PAVEMENT. BASEMENT FLOOR

- MOVEMENT, SETTLEMENT, AND COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES.

 12. ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE FOOTPRINT OF THE FUTURE STRUCTURE SHALL BE DEMOLISHED. ALL OTHER FOUNDATION SYSTEMS SHALL BE DEMOLISHED TO A DEPTH
- SLABS SHALL BE BROKEN. ALL OPEN UTILITY LINES SHALL BE SEALED WITH CONCRETE.

 13. COVERED PASSAGEWAYS SHALL BE ERECTED ADJACENT TO AREAS OF DEMOLITION TO PROVIDE SAFE PASSAGE TO PEDESTRIANS. ALL DEMOLITION OPERATIONS SHALL BE PERFORMED TO PREVENT DAMAGE TO STRUCTURES AND ADJACENT BUILDINGS, AND INJURY TO PERSONS.
- 14. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND AUTHORITIES HAVING JURISDICTION.
- 15. DEMOLITION SHALL BE PERFORMED TO MINIMIZE INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER WAYS. ROADS, STREETS, WALKS, AND OTHER WAYS SHALL NOT BE CLOSED WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND AUTHORITIES HAVING JURISDICTION. ALTERNATE TRAVEL ROUTES SHALL BE PROVIDED AROUND CLOSED OR OBSTRUCTED WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- 16. WATERING, TEMPORARY ENCLOSURES, AND/OR OTHER APPROPRIATE METHODS SHALL BE EMPLOYED AS NECESSARY TO MINIMIZE THE AMOUNT OF DUST LEAVING THE DEMOLITION SITE. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. ALL ADJACENT AREAS SHALL BE RETURNED TO THE CONDITIONS IN EXISTENCE AT THE COMMENCEMENT OF WORK.
- 17. DEMOLITION SHALL BE PERFORMED TO PREVENT UNAUTHORIZED ENTRY OF ANY PERSONS TO THE SITE AT ANY
- 18. BELOW GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES AND FOUNDATIONS SHALL BE FILLED WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES LARGER THAN SIX (6) INCHES IN DIMENSION SHALL NOT BE USED. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. AREAS TO BE FILLED SHALL BE FREE STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILLING. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING SIX (6) INCHES IN LOOSE DEPTH, AND EACH COMPACTED TO 95% OPTIMUM DRY DENSITY. THE SURFACE SHALL BE GRADED TO MEET ADJACENT CONTOURS AND TO PROVIDE ADEQUATE SURFACE DRAINAGE AWAY FROM FILL AREA.
- 19. ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, AND HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED FROM THE SITE AT THE EARLIEST POSSIBLE TIME. MATERIALS TO BE REMOVED MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND PROCEDURES ENFORCED BY THE FIRE DEPARTMENT AND OTHER AUTHORITIES HAVING JURISDICTION.
- 20. ALL UTILITIES SERVICING STRUCTURES TO BE DEMOLISHED SHALL BE DISCONNECTED, SHUT OFF, AND SEALED IN CONCRETE PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL UTILITY, DRAINAGE, AND SANITARY LINES SHALL BE MARKED FOR POSITION PRIOR TO DISCONNECTION, AND ALL ACTIVE LINES SHALL BE PROTECTED CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS. ALL UTILITY SERVICES TO BE INTERRUPTED SHALL BE CLEARLY MARKED PRIOR TO DEMOLITION, AND ALL LOCAL UTILITY AGENCIES SHALL BE NOTIFIED TO ENSURE THE CONTINUATION OF SERVICE.
- ALL EXISTING UTILITIES SHALL BE REMOVED, AS NECESSARY, IN ACCORDANCE WITH LOCAL UTILITY AGENCY REQUIREMENTS.
- 22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.23. TEMPORARY SEEDING TO BE IN ACCORDANCE WITH LOCAL AND STATE EROSION AND SEDIMENT CONTROL STANDARDS

EXISTING UTILITY NOTES

- 1. CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE.
- 2. IF REUSE OF EXISTING WATER SERVICE IS INFEASIBLE, THEN IT SHALL BE REMOVED AND CAPPED AT THE PUBLIC MAIN, IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ORANGETOWN NY DEPARTMENT OF PUBLIC WORKS. TERMINATION MUST BE APPROVED BY THE TOWN OF ORANGETOWN NY DEPARTMENT OF PUBLIC WORKS PRIOR TO COMPLETION.
- NEW WATER SERVICE LOCATIONS SHALL BE COORDINATED WITH THE TOWN OF ORANGETOWN NY DEPARTMENT OF PUBLIC WORKS.
 CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING
- WATER SERVICES AND/OR INSTALLATION OF NEW WATER SERVICES.
- 5. CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE.
- 6. IF REUSE OF EXISTING GAS SERVICE IS INFEASIBLE, THEN IT SHALL BE REMOVED AND CAPPED AT THE MAIN, IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GAS COMPANY. TERMINATION MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION.
- 7. NEW GAS SERVICE LOCATIONS SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY.
- 8. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING GAS SERVICES AND/OR INSTALLATION OF NEW GAS SERVICES.
- 9. CONTRACTOR TO LOCATE AND UTILIZE EXISTING SANITARY SEWER SERVICE CONNECTION IF FEASIBLE AND ADEQUATELY SIZED.
 10. IF REUSE OF EXISTING SANITARY SEWER SERVICE IS INFEASIBLE, THEN IT SHALL BE REMOVED AND CAPPED AT
- 10. IF REUSE OF EXISTING SANITARY SEWER SERVICE IS INFEASIBLE, THEN IT SHALL BE REMOVED AND CAPPED AT THE PUBLIC MAIN, IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ORANGETOWN NY DEPARTMENT OF PUBLIC WORKS. TERMINATION MUST BE APPROVED BY THE TOWN OF ORANGETOWN NY DEPARTMENT OF PUBLIC WORKS PRIOR TO COMPLETION.
- 11. NEW SANITARY SEWER SERVICE LOCATIONS SHALL BE COORDINATED WITH THE TOWN OF ORANGETOWN NY DEPARTMENT OF PUBLIC WORKS.
- 12. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SANITARY SEWER SERVICES AND/OR INSTALLATION OF NEW SANITARY SEWER SERVICES.

UTILITY NOTES:

APPROPRIATE PROVIDER.

- 1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES, INCLUDING BUT NOT LIMITED TO SANITARY, WATER, ELECTRIC, STORM, GAS, AND TELECOMMUNICATIONS, ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY AGENCIES AND AUTHORITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- 2. CONSTRUCTION OF SANITARY AND STORM FACILITIES SHALL BEGIN AT THE LOWEST ELEVATION (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED CROSSINGS WITH EXISTING UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE TO NOTIFY DIG SAFE 811 AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL UTILITY AGENCIES AND AUTHORITIES TO MARK OUT FACILITIES PRIOR TO EXCAVATION.
- 4. EXACT LOCATIONS AND SERVICE SIZES OF BUILDING UTILITY CONNECTIONS ARE SHOWN ON THE ARCHITECTURAL PLANS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- 5. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE SPECIFIED.
- 6. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF ORANGETOWN NY DEPARTMENT OF PUBLIC WORKS.
- 7. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL WATER UTILITY. ENGINEER IS NOT RESPONSIBLE FOR THE COSTS ASSOCIATED WITH FEES AND APPURTENANCES REQUIRED BY THE LOCAL WATER LITTLITY.
- 8. SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST TEN (10) FEET HORIZONTALLY. WHERE SUCH SEPARATION IS NOT POSSIBLE, SEWER AND WATER MAINS SHALL BE IN SEPARATE TRENCHES, WITH THE SEWER MAIN AT LEAST EIGHTEEN (18) INCHES BELOW THE WATER MAIN.
- 9. ALL SEWER PIPE INSTALLED WITH LESS THAN THREE (3) FEET OF COVER, GREATER THAN TWENTY (20) FEET OF COVER, OR WITHIN EIGHTEEN (18) INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, UNLESS OTHERWISE SPECIFIED.
 10. WHERE SANITARY SEWER LATERAL CONNECTIONS ARE GREATER THAN TEN (10) FEET DEEP AT THE POINT OF
- CONNECTION TO THE MAIN, A CONCRETE DROP MANHOLE SHALL BE USED.

 11. GAS, ELECTRIC, AND TELECOMMUNICATIONS LINES LOCATED HEREON ARE APPROXIMATE. ACTUAL LOCATION AND LAYOUT FOR GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE AT THE DIRECTION OF THE
- 12. MEANS, METHODS, AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE OWNER'S SPECIFICATIONS. IF SAID SPECIFICATIONS DO NOT EXIST, ALL MEANS, METHODS, AND MATERIALS SHALL BE PROVIDED CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
- 13. ALL EXISTING AND NEW STORM SEWER STRUCTURES ARE TO BE CLEANED AND MAINTAINED ON A REGULAR BASIS, AT A MINIMUM ONCE EVERY 6 MONTHS, AT THE END OF SPRING AND THE END OF FALL, TO REMOVE ANY LEAVES AND DEBRIS AND TO PROMOTE POSITIVE DRAINAGE WITHIN THE STORM SEWER SYSTEM.

GRADING NOTES:

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING, OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT (IF ONE HAS BEEN PREPARED). ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT THE TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED IN THE STATE IN WHICH THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, CURBS, AND MINIMUM 0.7% SLOPE ON ALL CONCRETE AND ASPHALT SURFACES TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OF PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH KNOWN DESIGN TOLERANCE DISCREPANCIES SHALL BE AT THE CONTRACTOR'S RISK.
- 3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY, AS DETERMINED BY MODIFIED
- 4. IN CASE OF DISCREPANCIES BETWEEN THE PLANS, THE SITE PLAN SHALL SUPERSEDE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS-SLOPE OF 2.0% ON ALL SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTES, AND ACCESSIBLE STRIPING AREAS.
- 6. OWNER SHALL RETAIN A QUALIFIED GEOTECHNICAL ENGINEER TO TEST PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF BASIN BOTTOM MATERIALS, INCLUDING INFILTRATION AND RETENTION BASINS. CONTRACTOR SHALL REMOVE UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK MATERIAL AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND PLACED FILL SHALL HAVE A PERMEABILITY GREATER THAN OR EQUAL TO DESIGN CRITERIA.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM MEANS, METHODS, AND MATERIALS, AND TO SCHEDULE REQUIRED INSPECTIONS.
- 8. CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- 9. PERMANENT SEEDING TO BE IN ACCORDANCE WITH LOCAL AND STATE EROSION AND SEDIMENT CONTROL STANDARDS.

	REV		DATE DESCRIPTION	g B
	5.	07/10/2023	CIVIL REVISIONS	۸·[
	.9	07/18/2023	CIVIL REVISIONS	۸·[
	7.	08/07/2023	UPDATED DOG PARK AMENITIES	۸·[
	8.	08/10/2023	CIVIL REVISIONS AND EV CHARGER LOCATIONS	J.V
	9.	08/30/2023	CIVIL REVISIONS	۸·[
S				

ENGINEERING LLC
1777 SENTRY PARKWAY WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
(215) 798-4450
INDEPENDENCE@INDEPENDENCE.ENGINEERING
NEW JERSEY * PENNSYLVANIA * MASSACHUSET

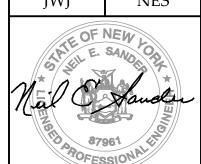
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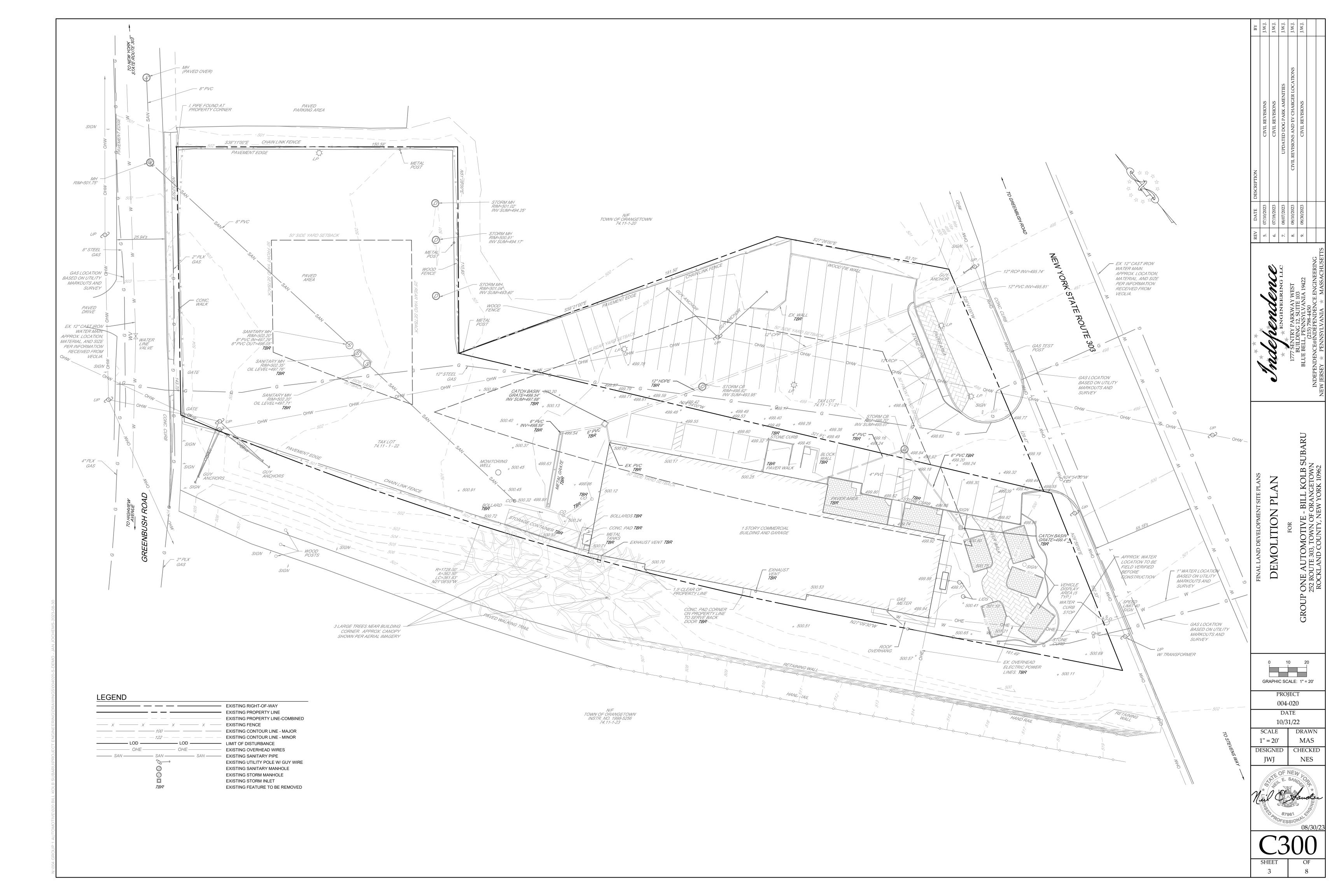
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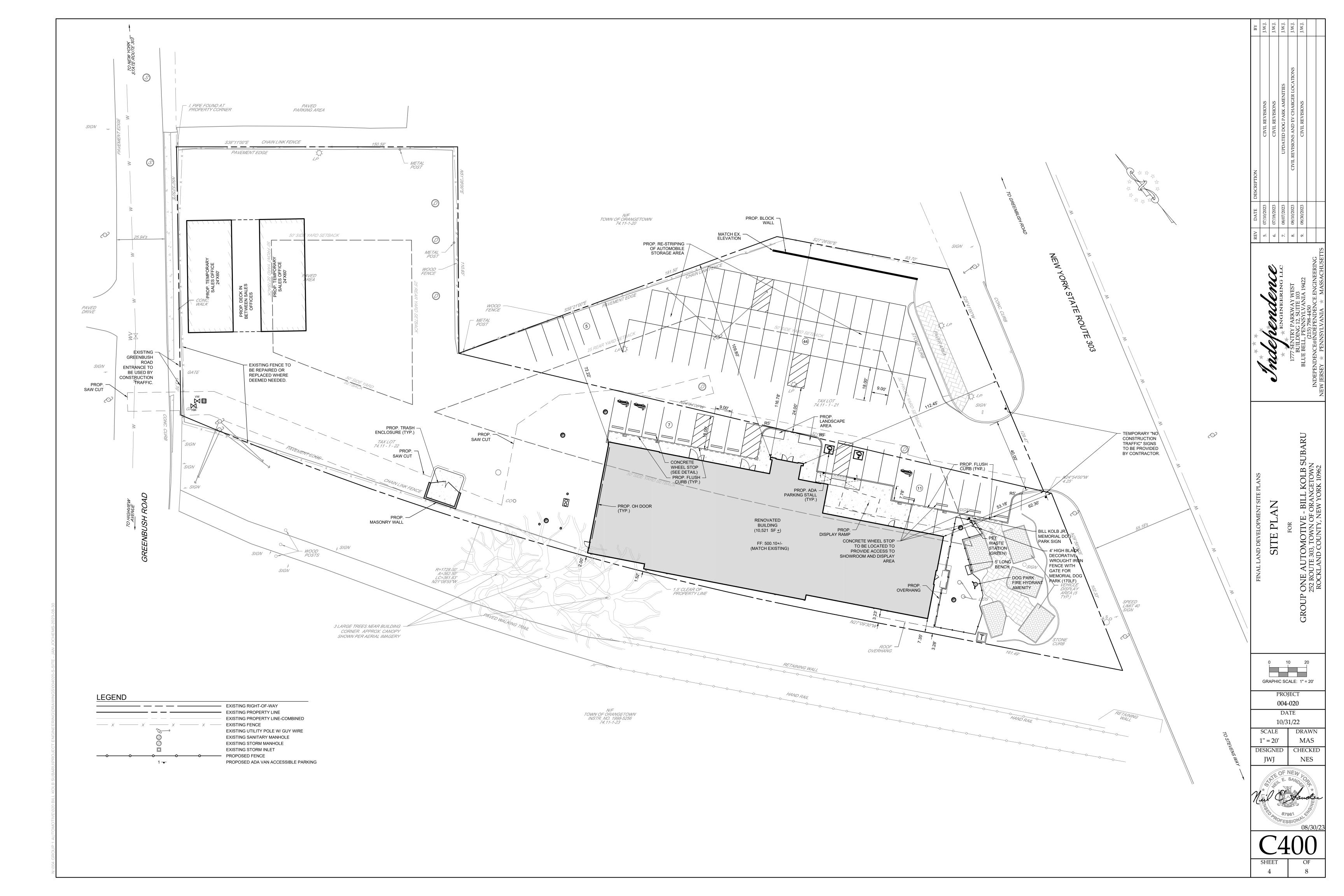
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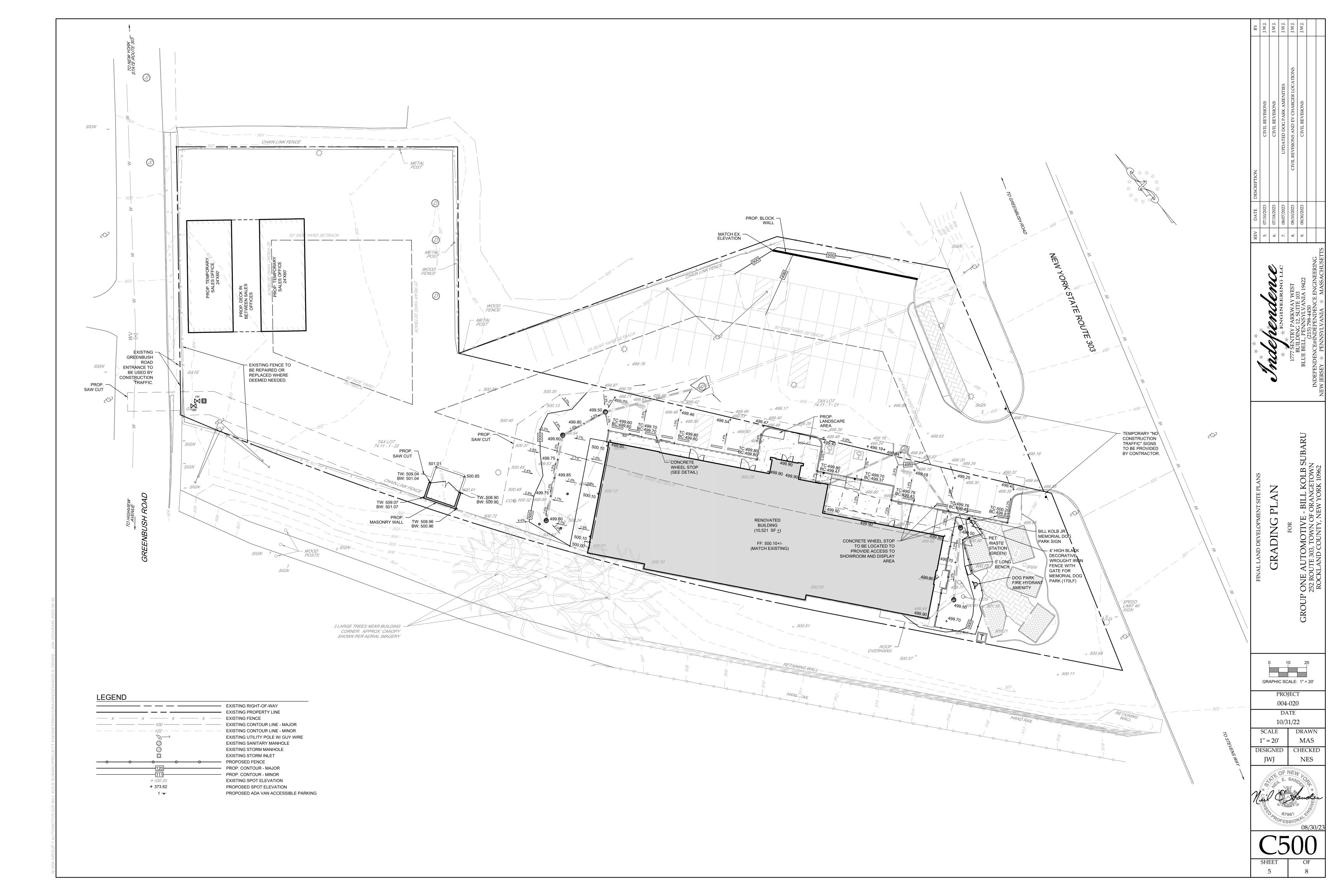
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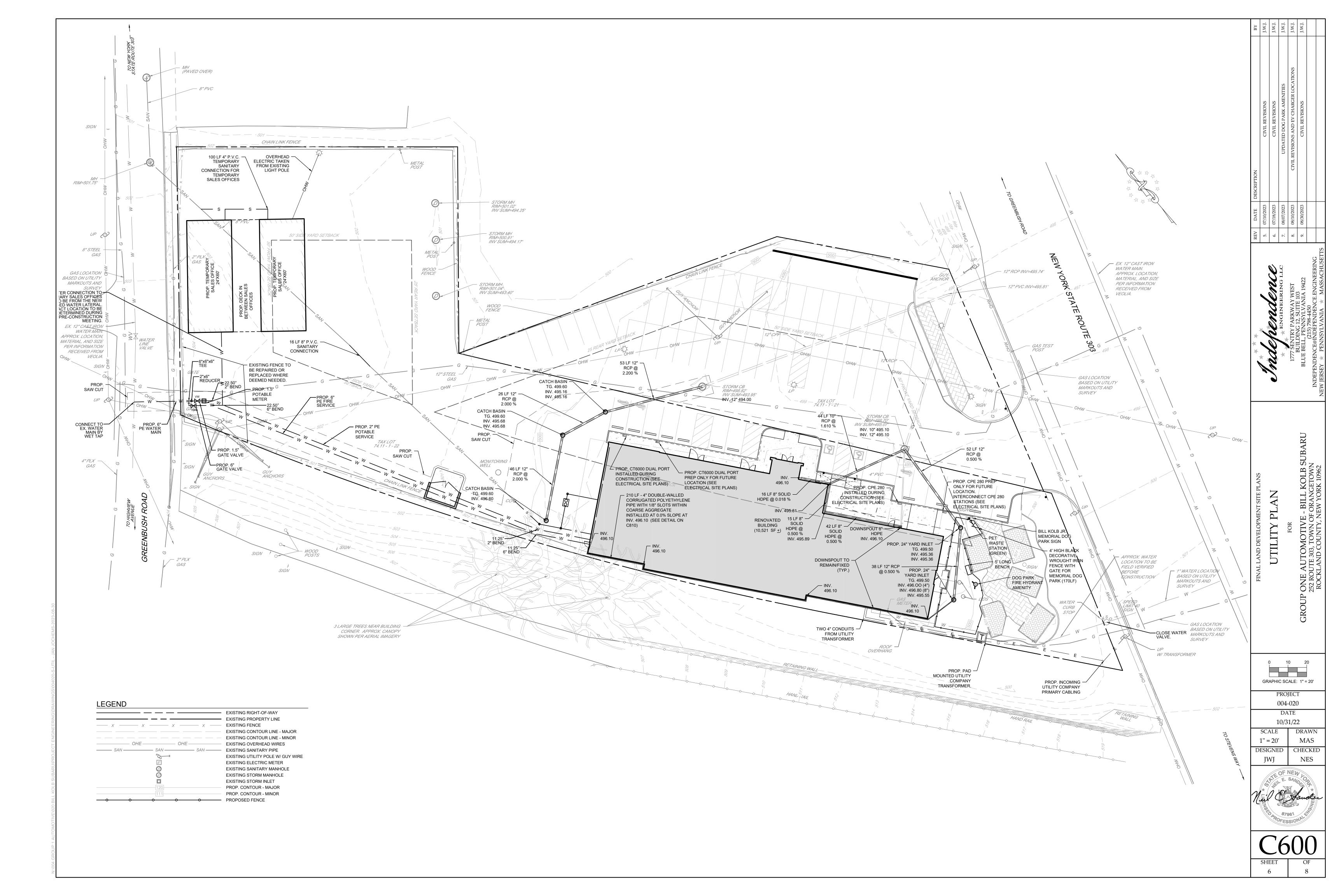


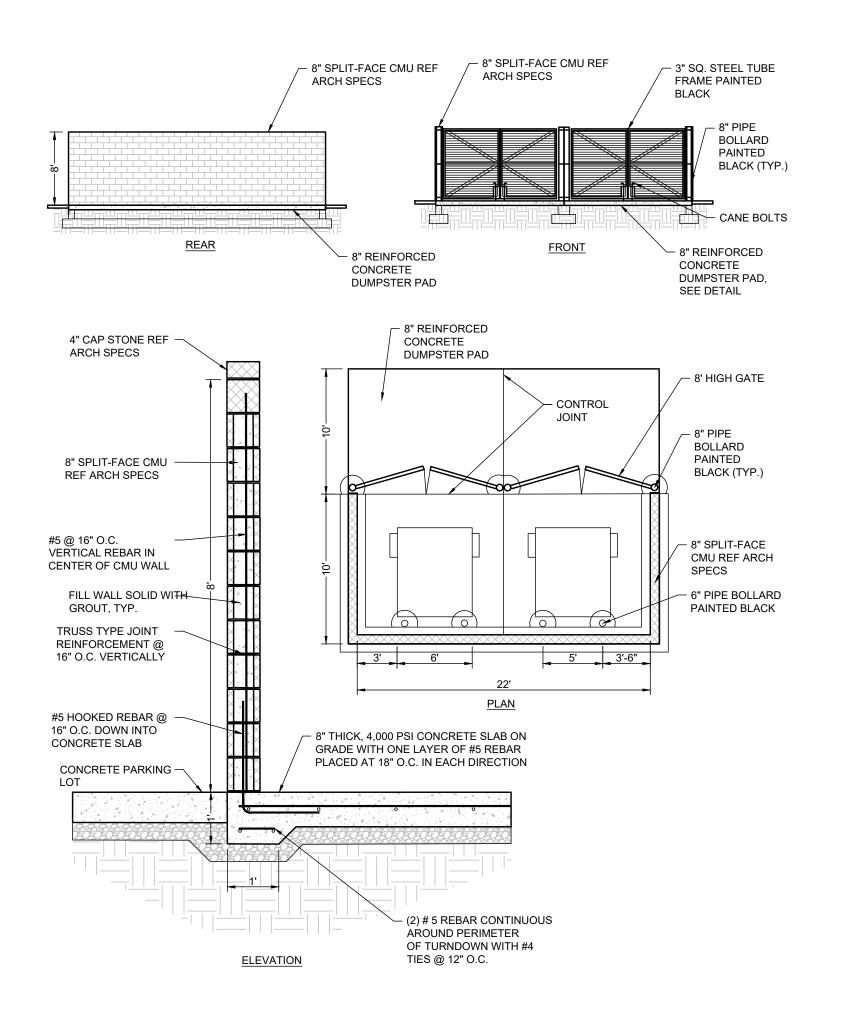
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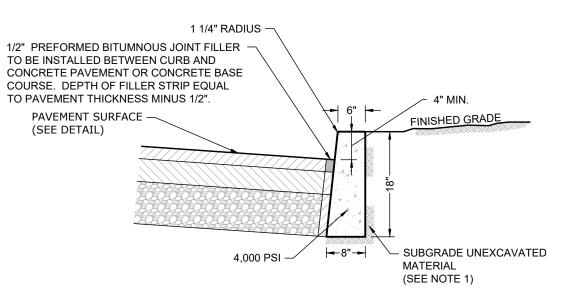








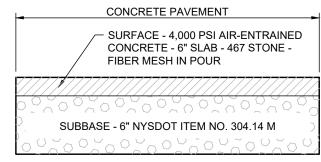




- 1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVEREXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE.ALL SUBGRADES SHALL BE APPROVED BY THE MUNICIPAL ENGINEER PRIOR TO POURING.
- 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" FROM THE FRONT FACE AND
- DUMMY (FORMED) JOINTS SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 TRANSITION JOINTS BETWEEN NEW CONCRETE CURB AND EXISTING CONCRETE CURB SHALL BE SEALED

WITH HOT RUBBERIZED ASPHALT SEALANT TO PREVENT POTENTIAL WATER PENETRATION.

4" REVEAL CURB DETAIL

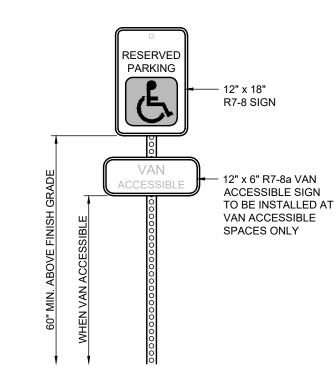


- 1. OWNER MAY SUBSTITUTE CONCRETE PAVEMENT SECTION FOR TYPICAL ROAD PAVEMENT SECTION DETAIL AT THEIR DISCRETION.
- 3. POCKET DIAMOND DOWEL TO BE INSTALLED EVERY 2' ALONG EXPANSION JOINTS.
- 4. THE DESIGN IS CONTINGENT UPON THE PROPER

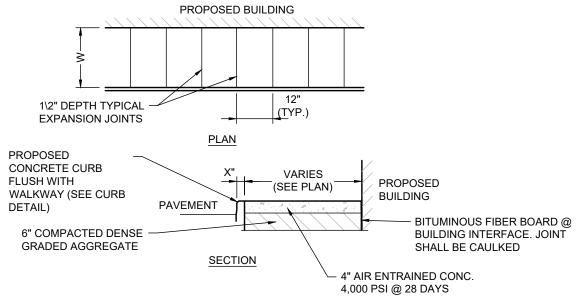
2. EXPANSION JOINTS TO BE PROVIDED EVERY 20'.

CONSTRUCTION, INSPECTION, AND MAINTENANCE.

RIGID PAVEMENT DETAIL

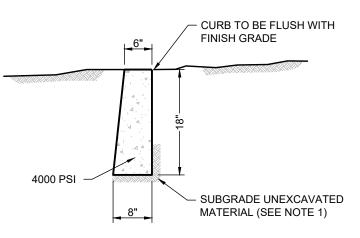


ACCESSIBLE PARKING SIGN W/ VAN ACCESSIBLE SIGN DETAIL N.T.S



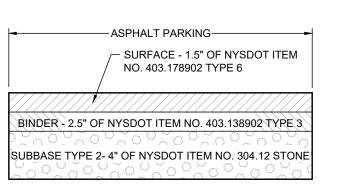
- 1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING. 2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS.
- 3. REFER TO SEE PLAN FOR SIDEWALK WIDTH (W) 4. PROVIDE A BROOM FINISH FOR A SLIP-RESISTANT WEARING SURFACE

IN ACCORDANCE WITH A.D.A. REGULATIONS.



- 1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVEREXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE MUNICIPAL
- 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" FROM THE FRONT FACE OF CURB.
- DUMMY (FORMED) JOINTS SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS. 4. TRANSITION JOINTS BETWEEN NEW CONCRETE CURB AND EXISTING CURB SHALL BE SEALED WITH HOT RUBBERIZED ASPHALT SEALANT TO PREVENT POTENTIAL WATER PENETRATION.

FLUSH CURB DETAIL



1. THE DESIGN IS CONTINGENT UPON THE PROPER CONSTRUCTION, INSPECTION, AND MAINTENANCE.

FLEXIBLE PAVEMENT DETAIL

1. PAVEMENT STRIPING FOR ALL ACCESSIBLE PARKING SPACES SHALL BE PAINTED AZURE BLUE. 2. WHERE AN ACCESSIBLE PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED. 3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ACCESSIBILITY STANDARDS. ACCESSIBLE PARKING STALL STRIPING DETAIL

4" AZURE BLUE STRIPING

CURBLINE OR STRIPING -

CONCRETE WHEEL STOP -

PAINTED ACCESSIBLE PARKING SYMBOL (SEE DETAIL)

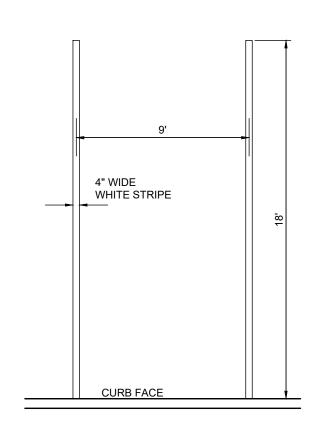
(WHERE REQUIRED)

ACCESSIBLE PARKING SIGN

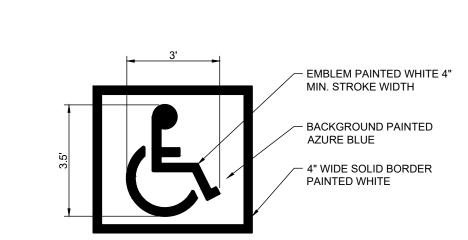
W/VAN ACCESSIBLE (VAN SIGN

FOR SPACES W/ 8' STALL & 8'

ACCESS AISLE ONLY)



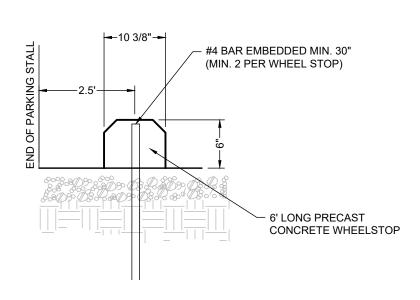
PARKING STALL DETAIL



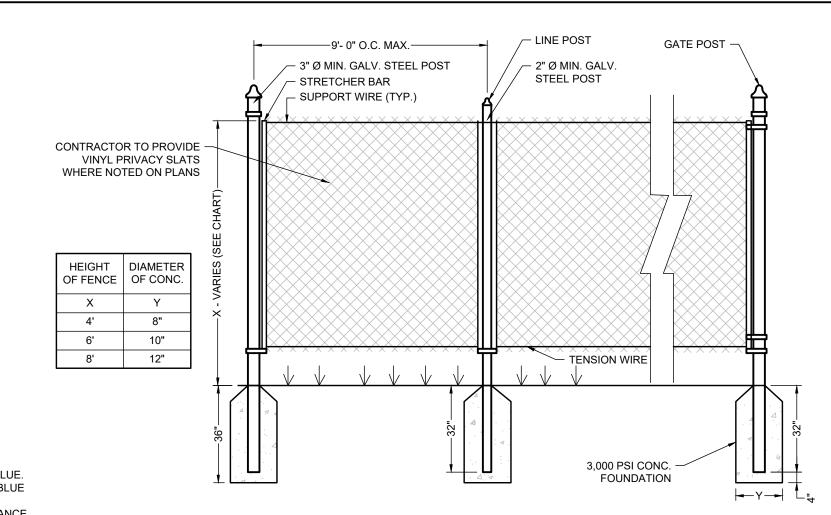
NOTES:

ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ACCESSIBLITY STANDARDS.

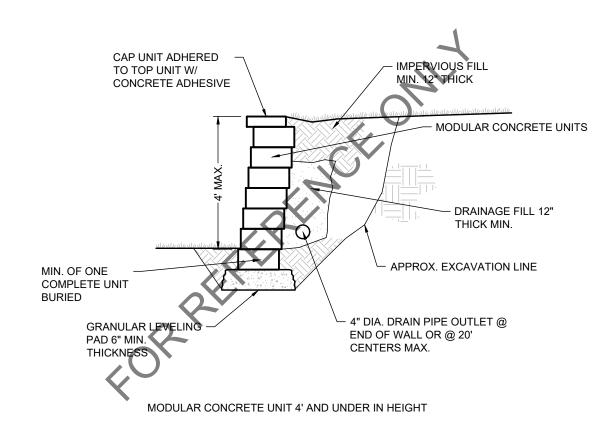
PAINTED ACCESSIBLE PARKING SYMBOL DETAIL



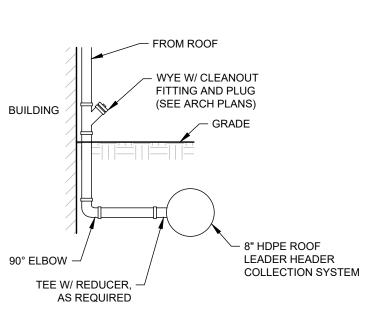
ON CONCRETE PAVEMENT, USE EPOXY BINDING AGENT ON #4 BARS



CHAIN LINK FENCE DETAIL



TYPICAL RETAINING WALL UNDER 4' DETAIL



ROOF LEADER TO UNDERGROUND CONNECTION

GENERAL DETAIL NOTE:

- 1. ALL DETAILS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY.
- DETAILS TO BE "OR EQUIVALENT".
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCAL REQUIRED DETAILS TO COMPLETE THE DESIGN.
- 4. IN CASE OF DISCREPANCIES BETWEEN THE PLAN DETAILS AND LOCAL REQUIRED DETAILS, THE LOCAL REQUIRED DETAILS SHALL SUPERSEDE.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICT IF NEEDED. 5. REFER TO PREVIOUS SHEETS FOR ADDITIONAL NOTES.
- ANY DETAILS NEEDED FOR BIDDING AND/OR CONSTRUCTION OF THIS JOB, SHOWN OR NOT SHOWN ON THESE PLANS, ARE TO BE IN ACCORDANCE WITH LOCAL MUNICIPAL, COUNTY, STATE, AND FEDERAL REGULATIONS AND STANDARDS. IF ANY DETAIL SHOWN ON THESE PLANS DOES NOT MEET THESE STANDARDS, IT IS THE CONTRACTORS' RESPONSIBILITY TO BID AND/OR CONSTRUCT THE APPROPRIATE STANDARD DETAILS.

BILL ORANG W YOF

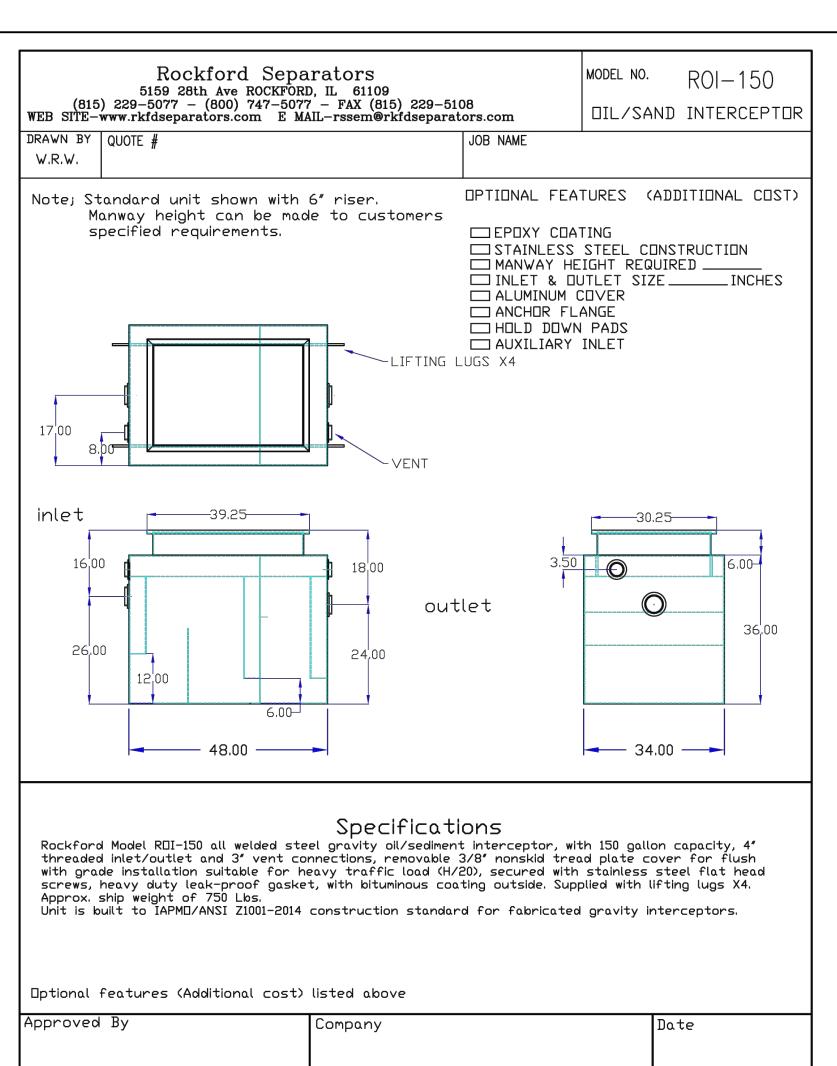
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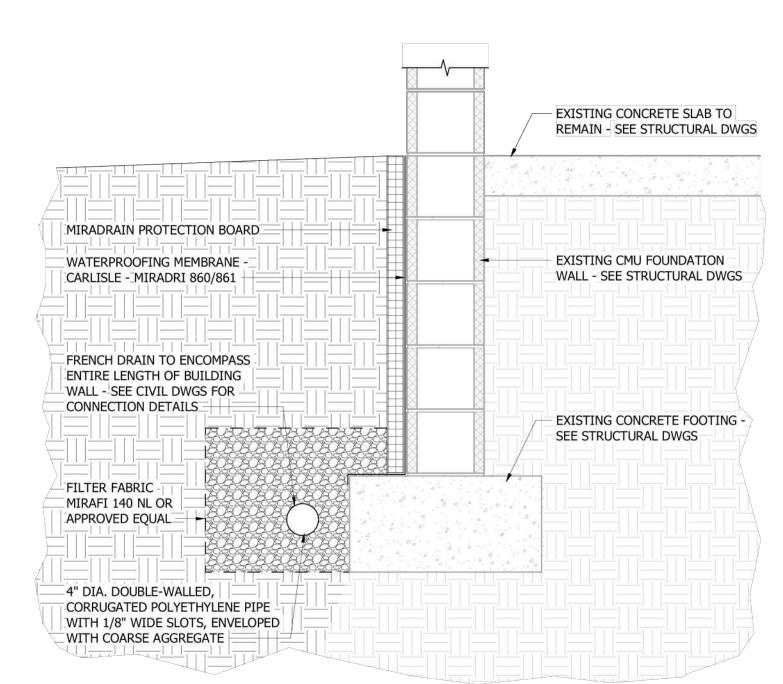
DATE 10/31/22 SCALE DRAWN DESIGNED | CHECKED



SHEET

CONCRETE WHEELSTOP DETAIL



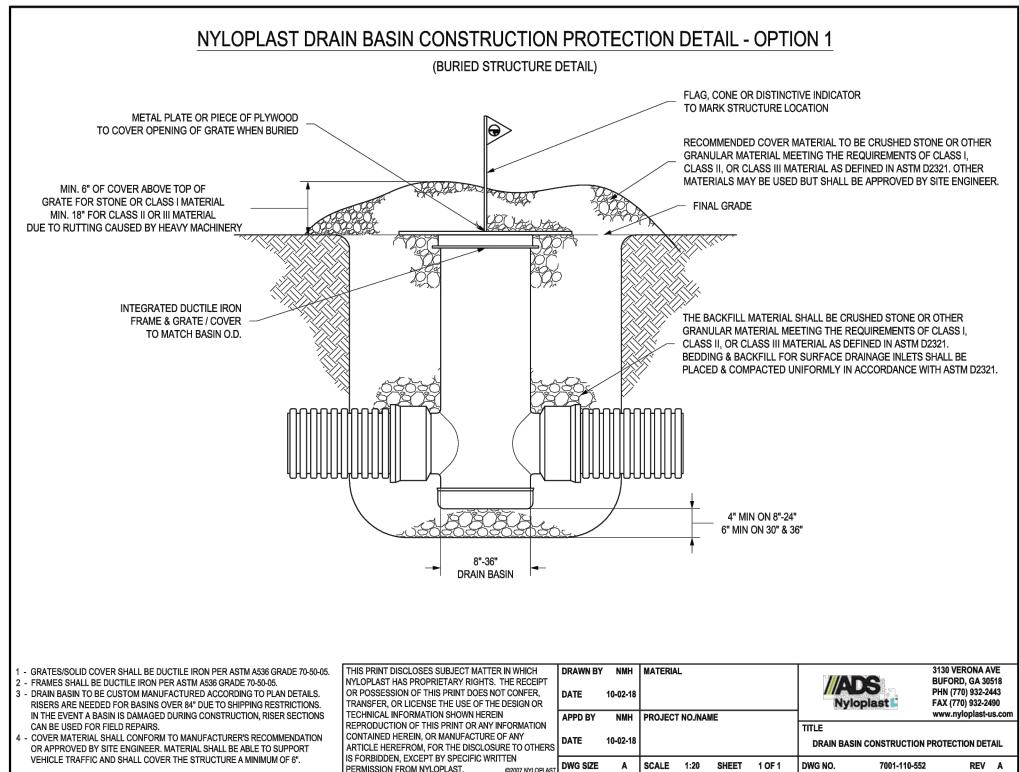


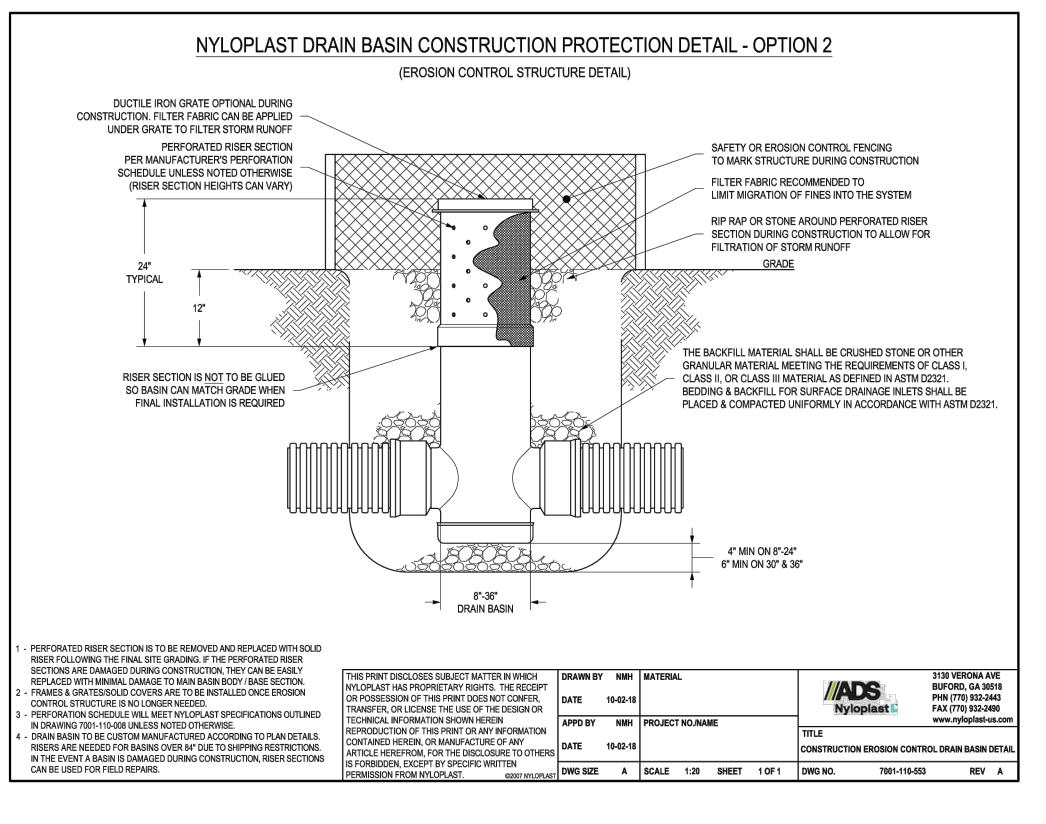
SECTION DETAIL - FOUNDATION A-5.1 SCALE: 1" = 1'-0"

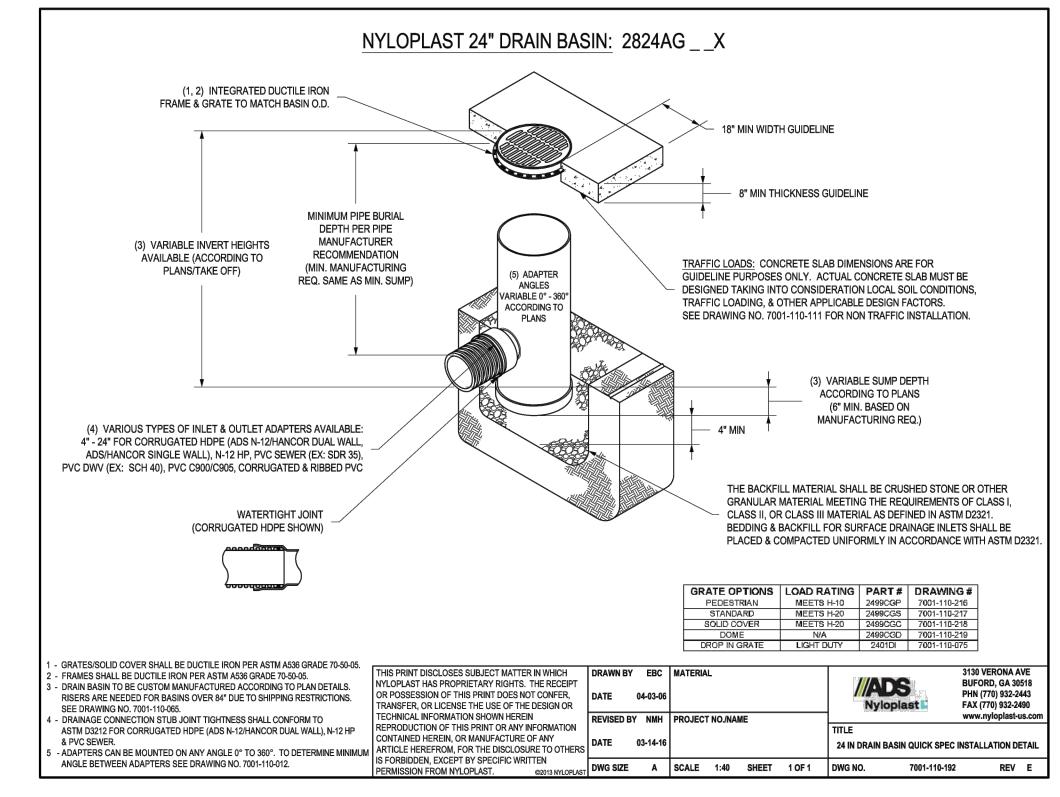
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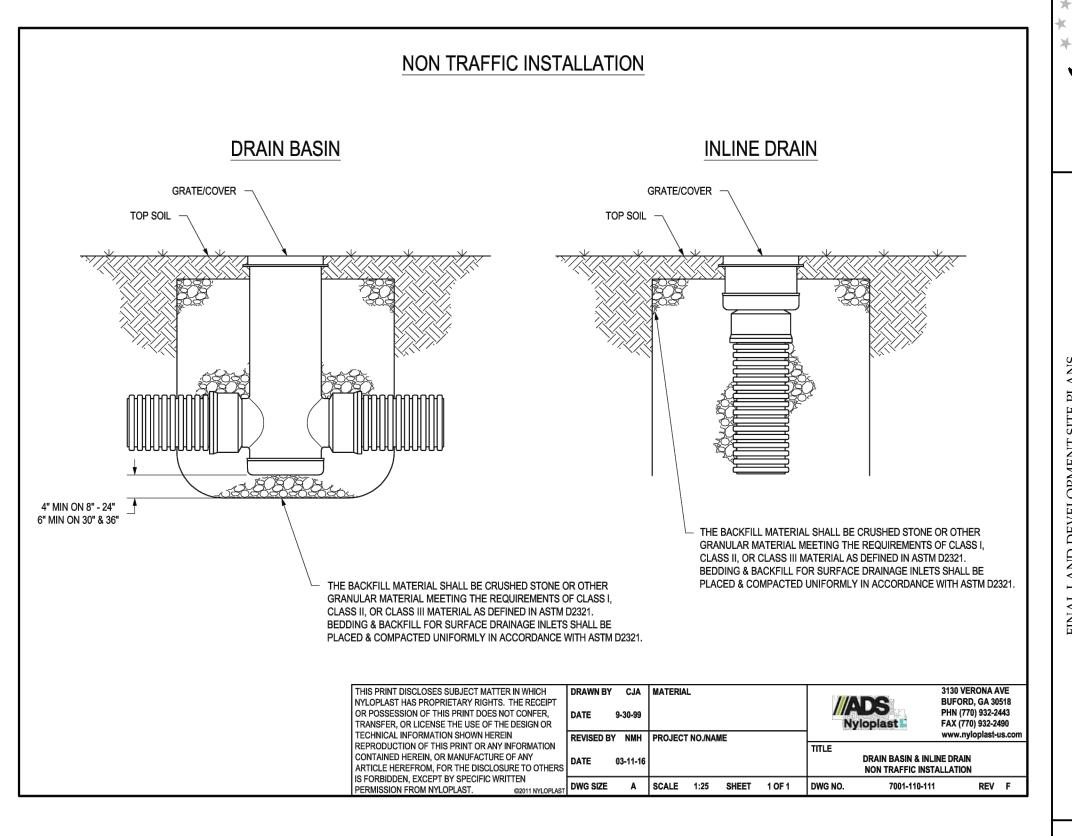
PLAN, SHEET C600.

- 1. THIS DETAIL TAKEN FROM ARCHITECTURAL SHEET A-5.1 DESIGN BY CLDEAR ARCHITECTURE DESIGN, DATED 10/28/2022.
- 2. SLOTTED AND SOLID PIPES ARE TO BE INSTALLED AS SHOWN ON THE UTILITY
- THE FOUNDATION DRAIN IS TO BE INSTALLED AT ELEVATION 496.10 OR THE ELEVATION AT THE MIDDLE OF THE EXISTING CONCRETE FOOTING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AT TIME OF INSTALLATION.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN INFORMATION AND FIELD INFORMATION, THE CONTRACTOR SHALL NOTIFY ENGINEER IF DEEMED NECESSARY.













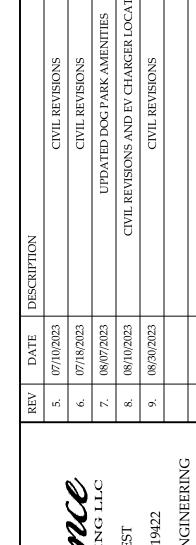


5' BENCH

DOG PARK AMENITIES - OR APPROVED EQUAL

GENERAL DETAIL NOTE:

- 1. ALL DETAILS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY.
- DETAILS TO BE "OR EQUIVALENT".
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- 4. IN CASE OF DISCREPANCIES BETWEEN THE PLAN DETAILS AND LOCAL REQUIRED DETAILS, THE LOCAL REQUIRED DETAILS SHALL SUPERSEDE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICT IF NEEDED.
- REFER TO PREVIOUS SHEETS FOR ADDITIONAL NOTES.
- ANY DETAILS NEEDED FOR BIDDING AND/OR CONSTRUCTION OF THIS JOB, SHOWN OR NOT SHOWN ON THESE PLANS, ARE TO BE IN ACCORDANCE WITH LOCAL MUNICIPAL, COUNTY, STATE, AND FEDERAL REGULATIONS AND STANDARDS. IF ANY DETAIL SHOWN ON THESE PLANS DOES NOT MEET THESE STANDARDS, IT IS THE CONTRACTORS' RESPONSIBILITY TO BID AND/OR CONSTRUCT THE APPROPRIATE STANDARD DETAILS.



PROJECT 004-020 DATE 10/31/22 SCALE DRAWN NTS DESIGNED | CHECKED



SHEET