

GENERAL NOTES:

- EXISTING CONDITIONS ARE TAKEN FROM A SURVEY PLAN ENTITLED "SURVEY MAP OF LANDS 24-28 WASHINGTON STREET", DATED MAY 6, 2015, AND "SURVEY MAP OF LANDS 38 WASHINGTON STREET" DATED AUGUST 27, 2017, AS PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP. HORIZONTAL AND VERTICAL DATUM IS AS NOTED ON THE PROJECT SURVEY.
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT U.F.P.O. (1-800-962-7962) AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY HAVING JURISDICTION TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO CONTACT THE PROPER AUTHORITIES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). EXCAVATION REQUIRED WITHIN PROXIMITY OF UTILITY LINES SHALL BE DONE BY HAND. ANY DAMAGE AND INCURRED COSTS DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCY BETWEEN THE PLAN AND THE ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT.
- LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK LINE. IF NO LIMIT OF WORK IS SHOWN, THE PROPERTY LINE SHALL BE THE LIMIT OF WORK.
- THE CONTRACTOR SHALL ESTABLISH PERMANENT BENCH MARKS. MAINTAIN ALL ESTABLISHED BOUNDS AND BENCH MARKS AND REPLACE AS DIRECTED ANY WHICH ARE DESTROYED OR DISTURBED.
- CONTRACTOR SHALL EMPLOY SPECIAL CARE IN SCHEDULING CONSTRUCTION SO AS TO MAINTAIN EXISTING VEHICULAR TRAFFIC PATTERNS, AND MINIMIZE DISRUPTION TO SURROUNDING PEDESTRIAN TRAFFIC. CONTRACTOR SHALL EMPLOY SPECIAL CARE TO PROTECT SAFETY OF PEDESTRIANS INSIDE AND OUTSIDE OF THE LIMIT OF WORK LINE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS FROM ALL JURISDICTIONS AFFECTED BY THIS WORK ARE IN PLACE PRIOR TO CONSTRUCTION. FOR PERMITS ALREADY ISSUED, CONTRACTOR SHALL OBTAIN COPIES OF PERMITS AND STRICTLY ADHERE TO PERMIT CONDITIONS. PERMITS THAT ARE OUTSTANDING SHALL BE SECURED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- ALL ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON "AS-BUILT DRAWINGS," AS SPECIFIED.
- STORAGE AREAS FOR THE GENERAL CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AS SHOWN ON THE PLANS OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- SHOULD ANYTHING BE OMITTED FROM THE PLANS WHICH IS NECESSARY FOR A COMPLETE UNDERSTANDING OF THE WORK, OR SHALL ANY ERROR APPEAR IN THE VARIOUS INSTRUMENTS FURNISHED OR IN THE WORK BY OTHER CONTRACTORS AFFECTING THE WORK COVERED HEREBY, THE CONTRACTOR SHALL AND WILL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE, AND IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, HE SHALL AND WILL MAKE GOOD OF ANY DAMAGE OR DEFECT IN HIS WORK CAUSED THEREBY.
- PROVIDE EXPANSION JOINTS AT ALL CURBS, WALLS, STEPS, LIGHT POLE BASES, PULL BOXES, MANHOLES, TRAFFIC CONTROLLER BOXES AND AS SHOWN ON PLAN.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING INFRASTRUCTURE FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS EFFORTS OF DEMOLITION, REMOVALS AND OR RELOCATION WORK WITH ALL TRADES, IF APPLICABLE. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- CONTRACTOR TO COMPLY WITH ALL OSHA AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE. ALL DAILY TRAFFIC IN THE VICINITY OF THE SITE SHALL NOT BE IMPEDED.

SITE PREPARATION:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ARRANGE PRE-CONSTRUCTION MEETING WITH OWNER/OWNER'S REPRESENTATIVE TO REVIEW ALL APPLICABLE PERMIT CONDITIONS, THE CONSTRUCTION PLANS AND GENERAL CONSTRUCTION SCHEDULE.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE GENERAL SURVEY NOTES, UTILITY NOTES AND UTILITY LOCATING SERVICE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL UNDERGROUND UTILITIES WITHIN THE SITE HAVE BEEN IDENTIFIED AND LOCATED.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITIES. REFER TO PROJECT PLANS, NOTES AND DETAILS.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND PAY ALL ASSOCIATED COSTS.

PROTECTION NOTES:

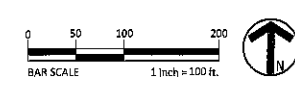
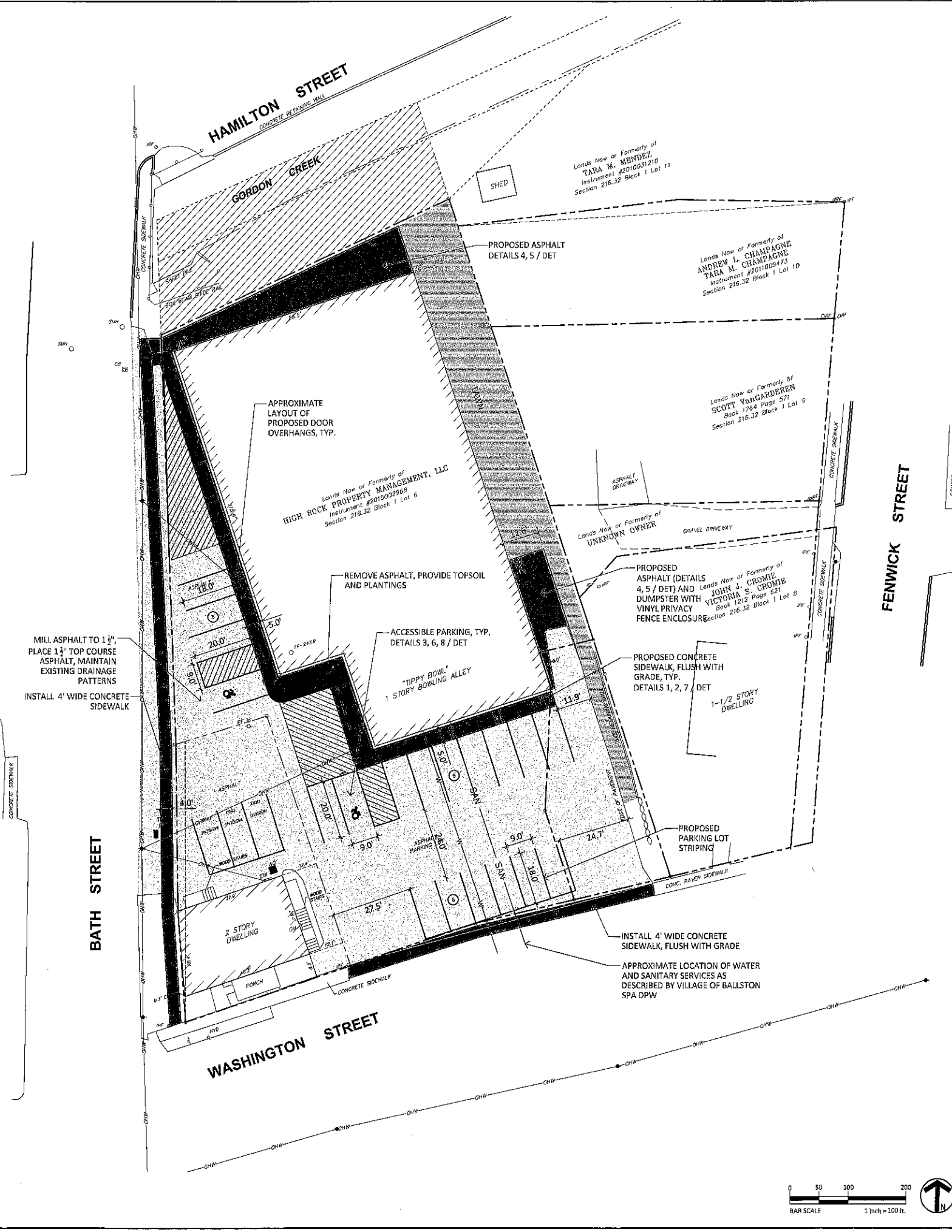
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK DUE TO THEIR CONTRACT OPERATIONS.
- CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN NECESSARY TRAFFIC CONTROL DEVICES, DRUMS, DELINEATORS, SIGNS, FENCES, AND BARRICADES IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL MUTCD WITH NYS SUPPLEMENT TO PROPERLY PROTECT WORK, EQUIPMENT, PERSONS, AND PROPERTY FROM DAMAGE.
- BEFORE ANY CLEARING IS DONE, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE LANDSCAPE ARCHITECT TO IDENTIFY TREES WHICH ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD AND SHALL, AT A MINIMUM, INSTALL TREE PROTECTION FENCE IN ACCORDANCE WITH PROJECT PLANS, DETAILS AND SPECIFICATIONS. VEHICLES SHALL NOT BE PARKED WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED, AND CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED.
- THE CONTRACTOR SHALL REVIEW THE LOCATIONS OF THE TREE PROTECTION FENCING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INITIATION OF SITE WORK OPERATIONS.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH AND SHARP EDGE AND PROTECTED UNTIL ABUTTING MATERIALS ARE INSTALLED.

REMOVALS NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER'S REPRESENTATIVE ON ALL MATERIALS TO BE REMOVED AND RECYCLED/DISPOSED OF OFF SITE. ALL HANDLING OF MATERIALS TO BE REMOVED, RECYCLED, OR DISPOSED OF MUST BE DONE SO IN A SAFE, LEGAL MANNER, IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, FEDERAL AND ANY OTHER APPLICABLE REGULATIONS.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE UNLESS OTHERWISE NOTED.
- EXISTING ITEMS INDICATED TO BE SALVAGED OR STOCKPILED SHALL BE CAREFULLY REMOVED AND STORED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- TREE, SHRUB AND VEGETATION REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEM AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEIOUS DEBRIS PRODUCED THROUGH THE REMOVAL OPERATIONS. FELL TREES IN SUCH A WAY AS TO NOT DAMAGE ADJACENT BUILDINGS OR OTHER TREES TO BE SAVED.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

LAYOUT NOTES:

- ALL LINE AND GRADE INFORMATION SHALL BE LAID OUT BY A NEW YORK STATE REGISTERED SURVEYOR ENGAGED BY THE CONTRACTOR.
- ALL NEW WORK SHALL BE STAKED OUT PRIOR TO CONSTRUCTION. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
- DIMENSIONS TO CURBS ARE FROM FACE OR BOTTOM OF CURB TO FACE OR BOTTOM OF CURB.
- FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND IF NECESSARY APPROPRIATE MUNICIPAL OFFICIALS.
- ALL LAYOUTS FOR WALKS AND PATHS SHALL BE ADEQUATELY STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- ALL PROPOSED WALKS, PAVEMENTS, LIGHTS AND SITE IMPROVEMENTS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- ALL EXISTING UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL & HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



Prepared for:
High Rock Property Management
 2149 Doubleday Avenue
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Project Name:
High Rock Plaza
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For Permitting Purposes Only

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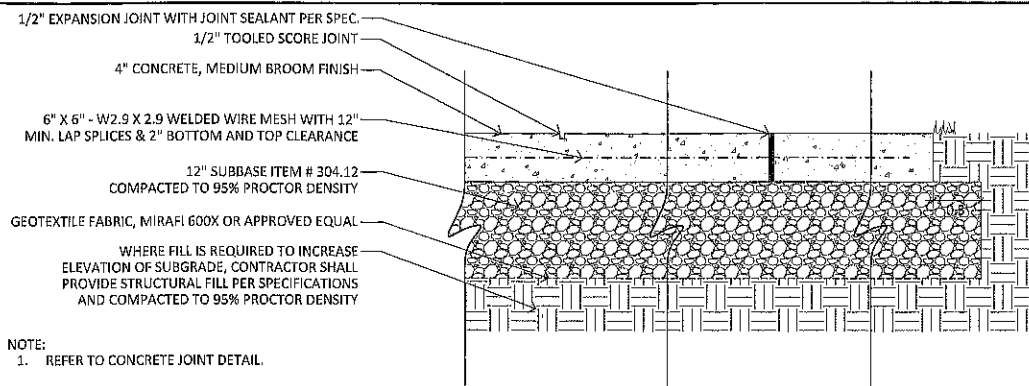
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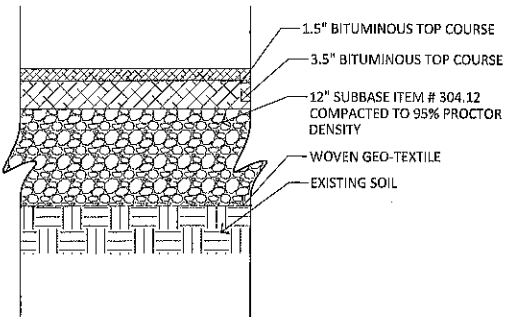
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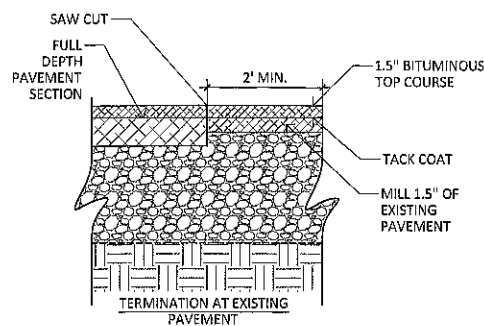
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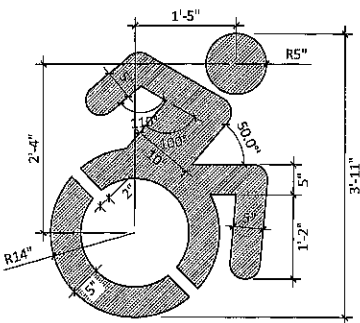
1 CONCRETE SIDEWALK
SCALE: N.T.S.



4 FULL DEPTH PAVEMENT SECTION
SCALE: N.T.S.

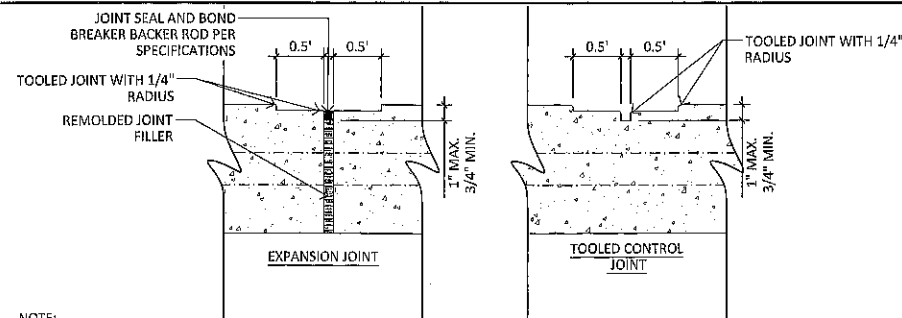


5 NEW ASPHALT TRANSITIONS
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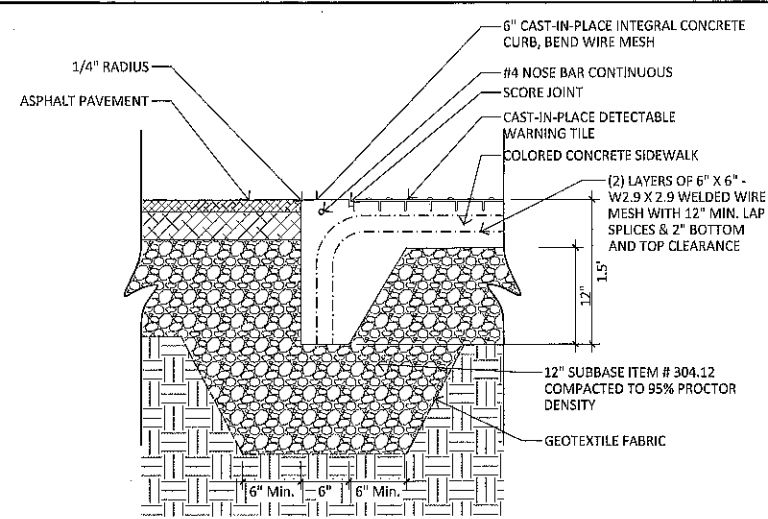
NOTES:
ALL PAINT TO BE COLOR BLUE AND AS SPECIFIED
THE NEW SYMBOL DOES NOT MATCH THE HISTORICAL ADA STANDARDS, BUT SLIGHT VARIATIONS ON THE HISTORICAL SYMBOL ARE PERMISSIBLE UNDER SECTION 103 WHEREAS THE SYMBOL CLEARLY DISPLAYS A WHEELCHAIR AND SIGNIFIES ACCESSIBILITY.

6 UNIVERSAL ACCESSIBLE PARKING SYMBOL
SCALE: N.T.S.



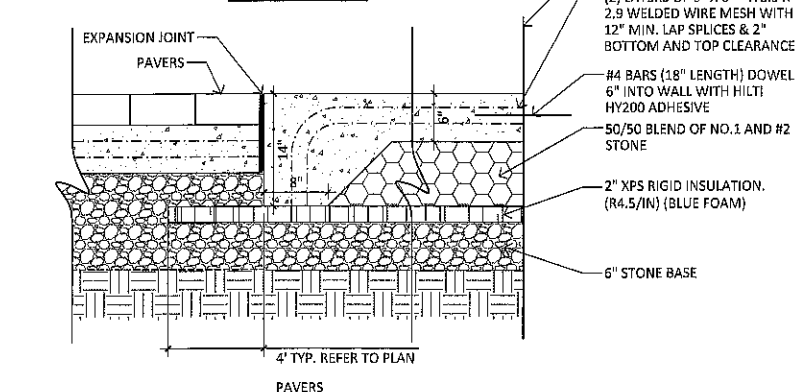
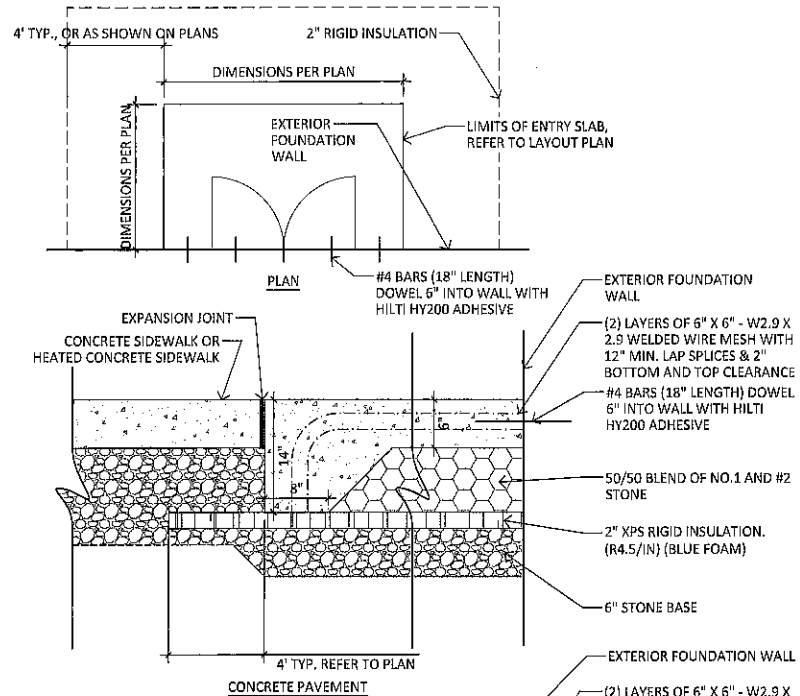
NOTE:
1. EXPANSION JOINTS TO OCCUR 20'-25' O.C. UNLESS OTHERWISE NOTED ON PLANS, & AT ALL CURBS, WALLS, PIERS & WHERE SHOWN ON PLANS OR OTHER DETAILS. TO OCCUR A MAX. OF EVERY 200 SQUARE FEET.
2. TOOLED JOINT 5' O.C. OR AS SHOWN ON PLANS & OTHER DETAILS OR TO MATCH EXISTING SCORE JOINTS. TOOLING SHALL ALSO OCCUR AROUND ENTIRE PERIMETER OF CONC. PAVEMENT.

2 CONCRETE JOINTS
SCALE: N.T.S.



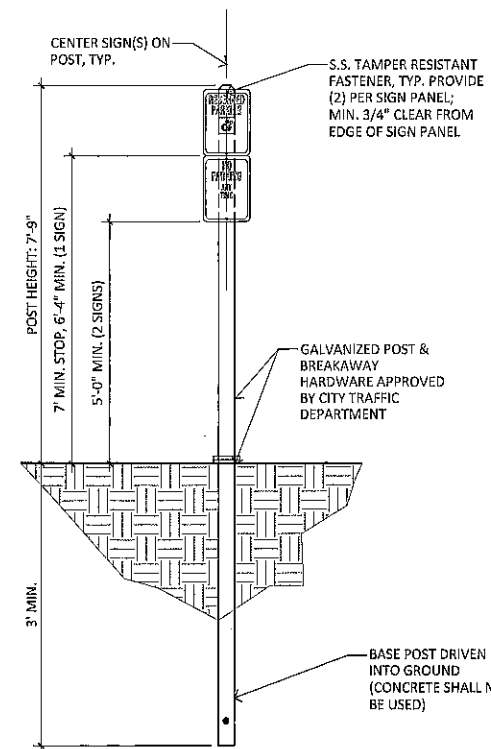
NOTE:
1. TO ALLOW FOR EXPANSION AND CONTRACTION, AFTER TILE IS INSTALLED, USE A 1/4" FINISH EDGE TROWEL AROUND ENTIRE PERIMETER.
2. ON A CONTINUOUS RUN, SPACE EACH UNIT 1/8" APART.
3. WHERE FILL IS REQUIRED TO INCREASE ELEVATION OF SUBGRADE, CONTRACTOR SHALL PROVIDE STRUCTURAL FILL PER SPECIFICATIONS AND COMPACTED TO 95% PROCTOR DENSITY.
4. THE SIZE OF THE WARNING FIELD SHALL BE 2' IN DIRECTION OF TRAVEL AND FULL WIDTH OF RAMP, EXCLUSIVE OF SIDE FLARES.
5. LOCATE DETECTABLE WARNING FIELD AT BACK EDGE OF CURB, IF NO CURB, LOCATED 6" FROM ROADWAY PAVEMENT.
6. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE DIRECTION OF TRAVEL.
7. ASPHALT PAVEMENT SHALL BE NO MORE THAN 1/4" LOWER THAN TOP OF CURB.

3 DETECTABLE WARNING AND INTEGRAL CURB
SCALE: N.T.S.



NOTE:
1. HEATING CABLE CONTROL TO EXTEND INTO STABILIZED ENTRY SLAB WHERE SHOWN ON LAYOUT PLAN.

7 STABILIZED ENTRY SLAB
SCALE: N.T.S.



NOTES:
1. ALL TRAFFIC CONTROL DEVICES ARE GOVERNED BY THE MOST CURRENT VERSION OF THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NYSDOT STANDARD SHEETS AND ARE SUBJECT TO REVIEW BY THE TRAFFIC DEPARTMENT PRIOR TO FINAL PLANNING BOARD APPROVAL. PHYSICAL LIMITATIONS AND/OR VISIBILITY CONSIDERATIONS MAY REQUIRE SPECIAL CONSTRUCTION METHODS AS DETERMINED IN THE FIELD.
2. POST TYPE, SIZE AND NUMBER ARE BASED ON SIGN AREA AND MOUNTING HEIGHT.
3. ALL STOP SIGN AND WARNING SIGN FACING SHALL BE AS MANUFACTURED BY 3M OR APPROVED EQUAL AND SHALL MEET THE LATEST RETROREFLECTIVITY REQUIREMENTS.
4. WHEN APPLICABLE, CENTER SIGN WITH PARKING SPACE.
5. ORIENTATION OF EACH SIGN'S ARROWS WILL VARY PER LOCATION.

SIGN SCHEDULE				
	Text	Letter (Size / Type)	Approx. Size	M.U.T.C.D. #
D	VAN ACCESSIBLE	SEE M.U.T.C.D.	18"X9"	R7-8p
E	NO PARKING LOADING ZONE	SEE M.U.T.C.D.	12"X18"	R7-6

8 SIGNS
SCALE: N.T.S.



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