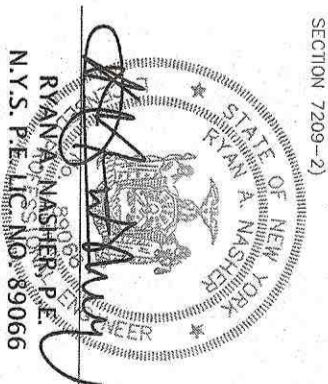


DRAWING LIST

DRAWING No.	TITLE
DRAWING 1	EXISTING CONDITION
DRAWING 2	SITE DEVELOPMENT PLAN
DRAWING 3	EROSION AND SEDIMENT CONTROL PLAN
DRAWING 4	PROPOSED RETAINING WALL PLAN
DRAWING 5	RETAINING WALL NOTES

LEGEND

---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	EXISTING FIRE HYDRANT
---	EXISTING GAS LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING STORM MANHOLE
---	EXISTING SEWER MANHOLE
---	EXISTING SPOT ELEVATION
---	EXISTING STONE WALL
---	EXISTING SIGN
---	EXISTING LIGHT POLE
---	EXISTING UTILITY POLE
---	TOP OF CURB
---	TYP. OF WALL
---	SECTION OF WALL
---	EXISTING TREES



THE EDUCATION LAW OF THE STATE OF NEW YORK, SECTION 2209(2)(b), PROVIDES THAT ANY ARCHITECT, ENGINEER OR PROFESSIONAL DESIGNER WHO PREPARES OR SUPERVISES THE PREPARATION OF ANY DRAWING OR SPECIFICATION FOR THE CONSTRUCTION OF ANY STRUCTURE OR WORK OF ART, OR ANY OTHER WORK, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

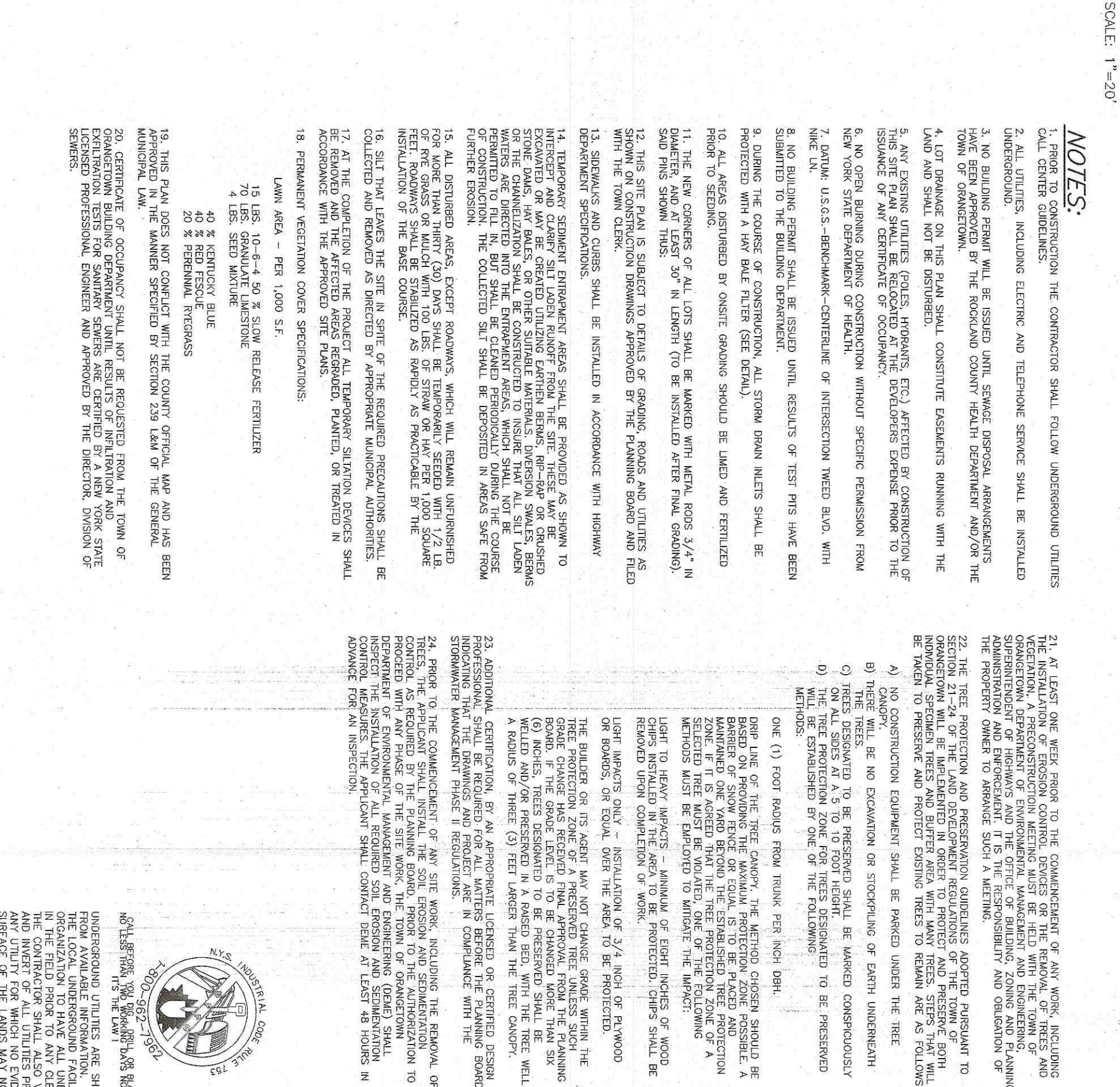
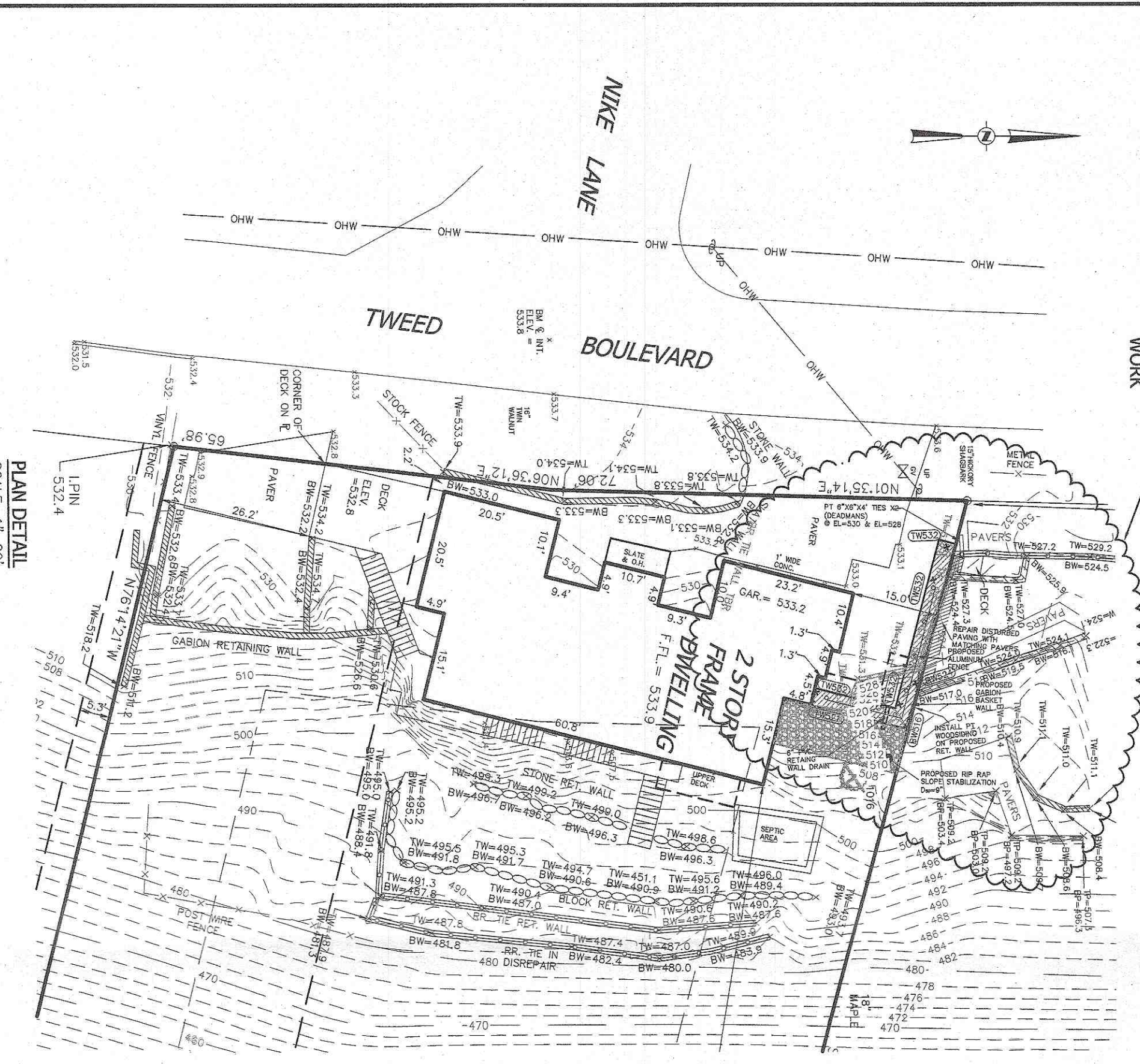
AN&Z
ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-ARCHITECTS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-5543
 E-mail: info@anzny.com
 Web: www.anzny.com

PROJECT:
119 TWEED BLVD., LLC
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE:
EXISTING CONDITION PLAN

REVISION	DATE	DESCRIPTION
1	6-21-20	PER FB VTA 6-1-20

DRAWN BY: MW	CHECKED BY: JBA
DATE: JANUARY 22, 2020	SCALE: 1" = 20 FT.
PROJECT NO: 4692	DRAWING NO: 1



- NOTES:**
1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FOLLOW UNDERGROUND UTILITIES AND CONDUITS.
 2. ALL CONDUITS INCLUDING TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 3. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWER DEPT. APPROVALS HAVE BEEN OBTAINED FROM THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
 4. LOT BOUNDARY ON THIS PLAN SHALL CONSTITUTE EXISTING BOUNDARY WITH THE EXCEPTED AREAS.
 5. ANY EXISTING UTILITIES (GAS, WATER, ETC.) AFFECTED BY CONSTRUCTION OF THIS PROJECT SHALL BE PROTECTED AND REPAIRED BY THE CONTRACTOR AT HIS OWN RISK AND WITHOUT DELAY.
 6. NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM THE TOWN OF ORANGETOWN.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ORANGETOWN ZONING REGULATIONS AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
 8. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TESTS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
 9. THE CONSTRUCTION OF CONCRETE AND STORM DRAIN METERS SHALL BE IN ACCORDANCE WITH THE TOWN OF ORANGETOWN ZONING REGULATIONS AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
 10. ALL METERS INSTALLED BY OTHER OWNERS SHOULD BE LINED AND FERTILIZED PRIOR TO SETTING.
 11. THE NEW CONCRETE OF ALL LOTS SHALL BE LINED WITH METAL ROSS 3/4" IN DIAMETER WITH 1/2" IN LENGTH TO BE INSTALLED PER TOWN CODES.
 12. THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS APPROVED BY THE TOWN OF ORANGETOWN AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 13. SEWERAGE AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF ORANGETOWN ZONING REGULATIONS AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
 14. TEMPORARY SEWERAGE TRENCHES SHALL BE PROVIDED TO SERVE TO THE CONSTRUCTION OF THE PERMANENT SEWERAGE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND CONDUITS AND FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND CONDUITS AND FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
 15. ALL EXISTING TREES, EXCEPT DEAD TREES, WHICH WILL REMAIN UNHARMED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND FOR THE REPAIR AND REPLACEMENT OF ANY TREES DAMAGED DURING CONSTRUCTION.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND FOR THE REPAIR AND REPLACEMENT OF ANY TREES DAMAGED DURING CONSTRUCTION.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND FOR THE REPAIR AND REPLACEMENT OF ANY TREES DAMAGED DURING CONSTRUCTION.
 18. PERMANENT VEGETATION COVER SPECIFICATIONS:
 - 18.1. LAWN AREA - PER 1,000 S.F.
 - 18.2. 15 LB. 0-10-10 N-P-K SLOW RELEASE FERTILIZER
 - 18.3. 4 LB. SEED MIXTURE
 - 18.4. 20 LB. BIRDMAN FERTILIZER
 - 18.5. 40 LB. BIRDMAN FERTILIZER
 19. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 539 OF THE GENERAL VEHICLES AND TRAFFIC LAW.
 20. CONTRACTOR OF CONSTRUCTION SHALL NOT BE RESPONSIBLE FOR THE TOWN OF ORANGETOWN ZONING REGULATIONS AND THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND CONDUITS AND FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.

OWNER OR REPRESENTATIVE APPROVAL FOR FILING

DATE: _____

OWNER OR REPRESENTATIVE: _____

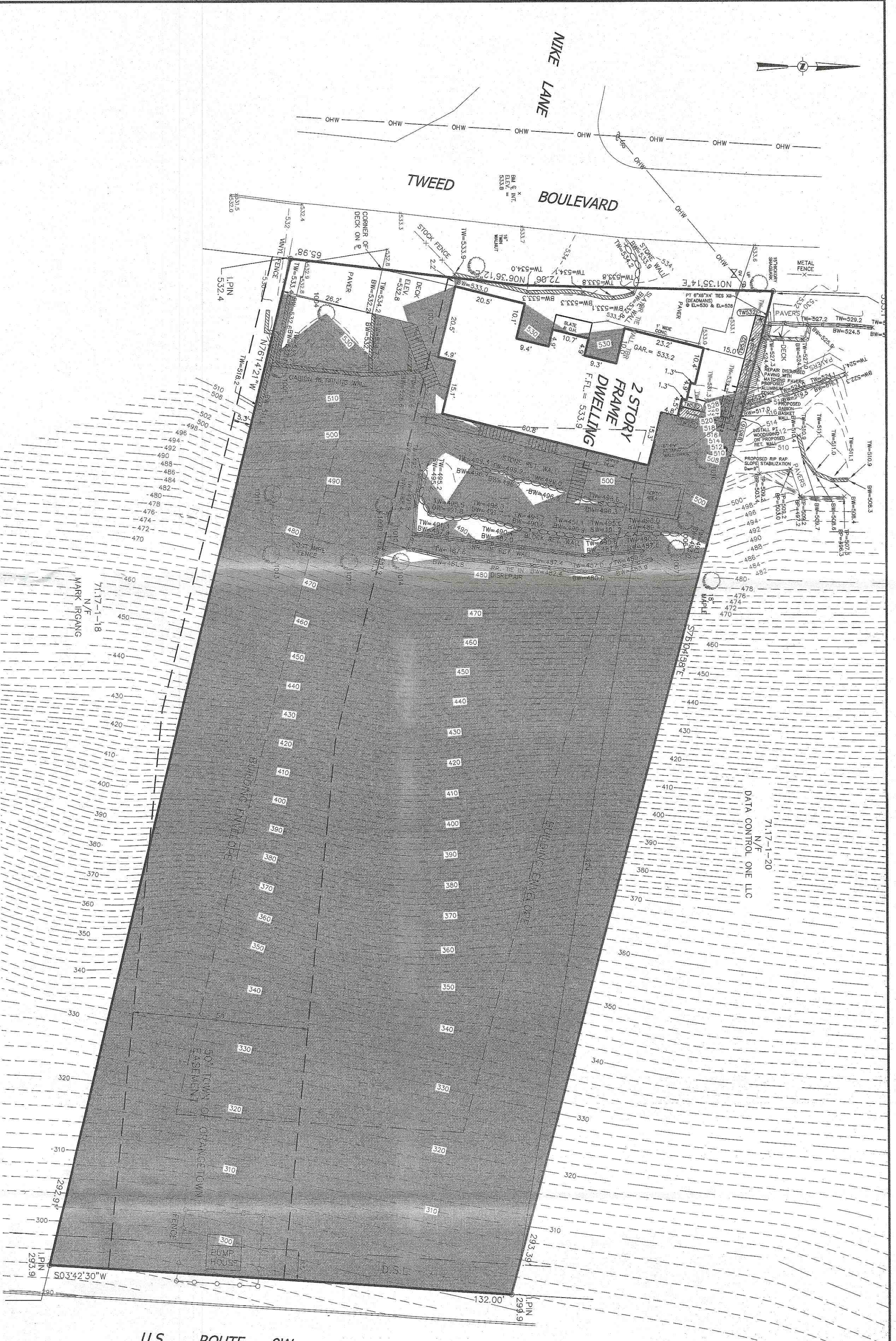
ATYLL NASHBER & ZIGLER P.C.
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 E-mail: info@atyzll.com
 Web: www.atyzll.com

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

SITE DEVELOPMENT PLAN

PROJECT: 119 TWEED BLVD., LLC

DRAWN BY: JFA
 DATE: JANUARY 22, 2020
 SCALE: 1" = 20 FT.
 PROJECT NO.: 4692
 DRAWING NO.: 2



TREE LIST:

NUMBER	DATE	SPECIES
1001	1/4	WALNUT
1002	1/4	WALNUT
1003	1/4	WALNUT
1004	1/4	WALNUT
1005	1/4	WALNUT
1006	1/4	WALNUT
1007	1/4	WALNUT
1008	1/4	WALNUT
1009	1/4	WALNUT
1010	1/4	WALNUT
1011	1/4	WALNUT
1012	1/4	WALNUT
1013	1/4	WALNUT
1014	1/4	WALNUT
1015	1/4	WALNUT
1016	1/4	WALNUT
1017	1/4	WALNUT
1018	1/4	WALNUT
1019	1/4	WALNUT
1020	1/4	WALNUT
1021	1/4	WALNUT
1022	1/4	WALNUT
1023	1/4	WALNUT
1024	1/4	WALNUT
1025	1/4	WALNUT
1026	1/4	WALNUT
1027	1/4	WALNUT
1028	1/4	WALNUT
1029	1/4	WALNUT
1030	1/4	WALNUT
1031	1/4	WALNUT
1032	1/4	WALNUT
1033	1/4	WALNUT
1034	1/4	WALNUT
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1041	1/4	WALNUT
1042	1/4	WALNUT
1043	1/4	WALNUT
1044	1/4	WALNUT
1045	1/4	WALNUT
1046	1/4	WALNUT
1047	1/4	WALNUT
1048	1/4	WALNUT
1049	1/4	WALNUT
1050	1/4	WALNUT

LEGEND:

- EXISTING 2' CONDUIT
- EXISTING 4" CONDUIT
- EXISTING 6" CONDUIT
- EXISTING 8" CONDUIT
- EXISTING 12" CONDUIT
- EXISTING 18" CONDUIT
- EXISTING 24" CONDUIT
- EXISTING 30" CONDUIT
- EXISTING 36" CONDUIT
- EXISTING 42" CONDUIT
- EXISTING 48" CONDUIT
- EXISTING 54" CONDUIT
- EXISTING 60" CONDUIT
- EXISTING 66" CONDUIT
- EXISTING 72" CONDUIT
- EXISTING 78" CONDUIT
- EXISTING 84" CONDUIT
- EXISTING 90" CONDUIT
- EXISTING 96" CONDUIT
- EXISTING 102" CONDUIT
- EXISTING 108" CONDUIT
- EXISTING 114" CONDUIT
- EXISTING 120" CONDUIT
- EXISTING 126" CONDUIT
- EXISTING 132" CONDUIT
- EXISTING 138" CONDUIT
- EXISTING 144" CONDUIT
- EXISTING 150" CONDUIT
- EXISTING 156" CONDUIT
- EXISTING 162" CONDUIT
- EXISTING 168" CONDUIT
- EXISTING 174" CONDUIT
- EXISTING 180" CONDUIT
- EXISTING 186" CONDUIT
- EXISTING 192" CONDUIT
- EXISTING 198" CONDUIT
- EXISTING 204" CONDUIT
- EXISTING 210" CONDUIT
- EXISTING 216" CONDUIT
- EXISTING 222" CONDUIT
- EXISTING 228" CONDUIT
- EXISTING 234" CONDUIT
- EXISTING 240" CONDUIT
- EXISTING 246" CONDUIT
- EXISTING 252" CONDUIT
- EXISTING 258" CONDUIT
- EXISTING 264" CONDUIT
- EXISTING 270" CONDUIT
- EXISTING 276" CONDUIT
- EXISTING 282" CONDUIT
- EXISTING 288" CONDUIT
- EXISTING 294" CONDUIT
- EXISTING 300" CONDUIT

BULK REQUIREMENTS:

ZONE R-22 USE GROUP T-1	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.20	21,532 SQ. FT. (NET)	21,532 SQ. FT. (NET)
MINIMUM LOT AREA	22,500 SQ. FT.	134 FT.	134 FT.
MINIMUM LOT WIDTH	125 FT.	138 FT.	138 FT.
MINIMUM STREET FRONTAGE	75 FT.	0 FT. *	0 FT. *
MINIMUM FRONT YARD	40 FT.	25 FT.	19 FT. *
MINIMUM SIDE YARD	60 FT.	41.2 FT. *	41.2 FT. *
MINIMUM REAR YARD	45 FT.	232 FT.	232 FT.
MAXIMUM BUILDING HEIGHT	9 IN./FT. FROM DESIGNATED STREET LINE	18 FT. *	18 FT. *

* EXISTING NON-COMPLYING
 ** VARIANCE REQUIRED FROM ZONING BOARD OF APPEALS

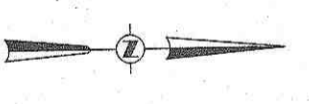
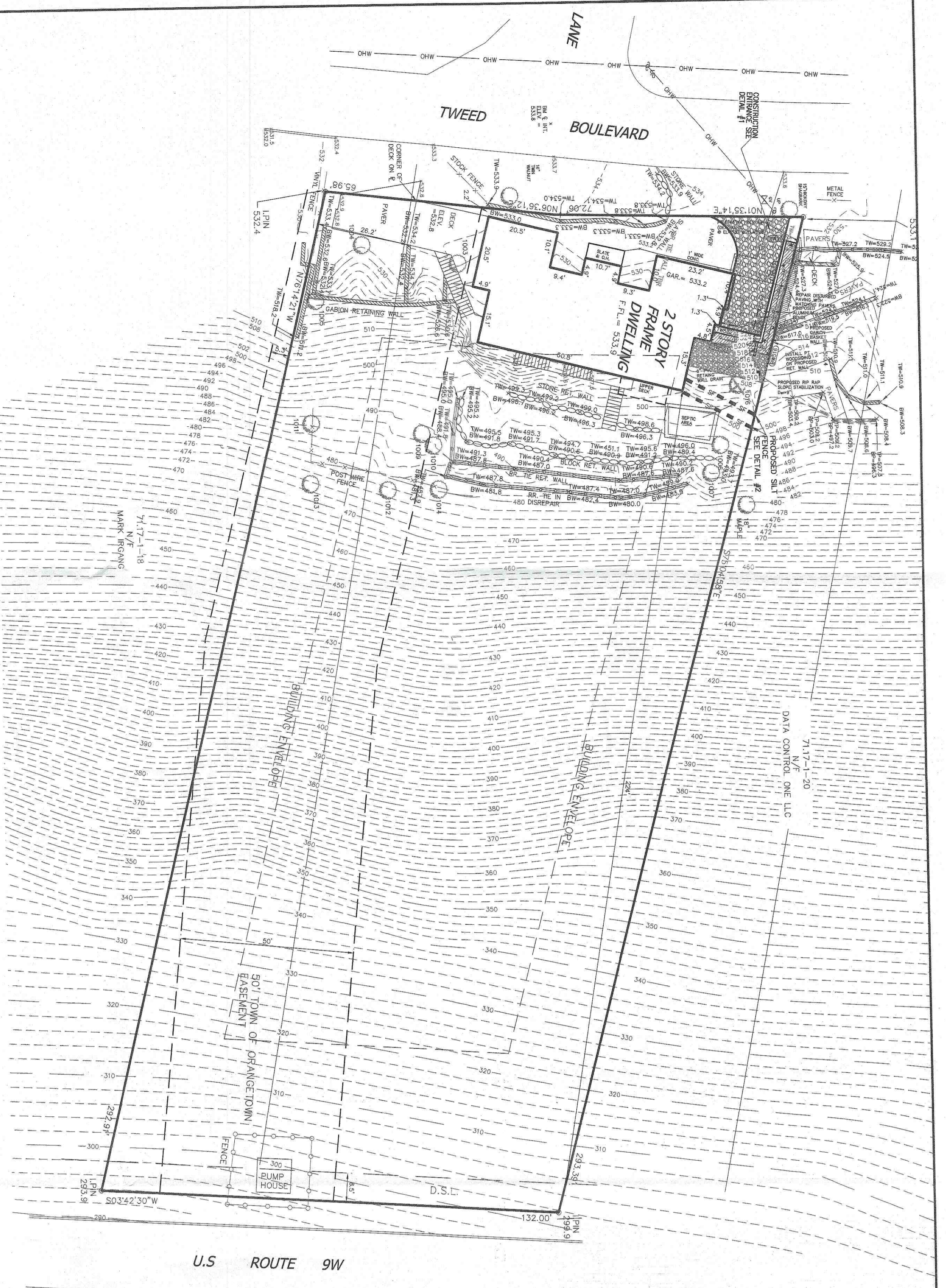
OWNER & APPLICANT:
 ATYLL NASHBER & ZIGLER P.C.
 159 WHITE PLAINS ROAD
 TARRYTOWN, NY 10591

TAX MAP REFERENCE:
 TOWN OF ORANGETOWN
 SECTION 71.11, BLOCK 1, LOT 19

LOT AREA:
 28,692 SQ. FT.

SUBDIVISION REFERENCE:
 SUBDIVISION ENTITLED "SCOTCH HILL ACRES" FILED IN ROCKLAND COUNTY RECORDS IN 1983, BOOK 55, MAP NO. 5253.

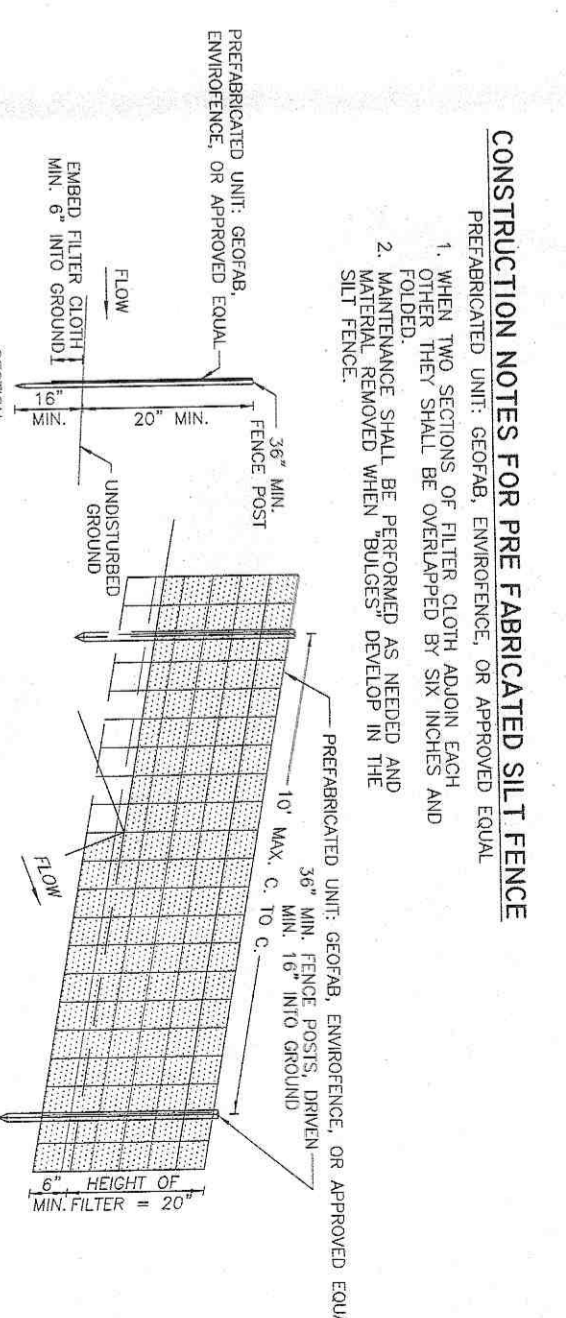
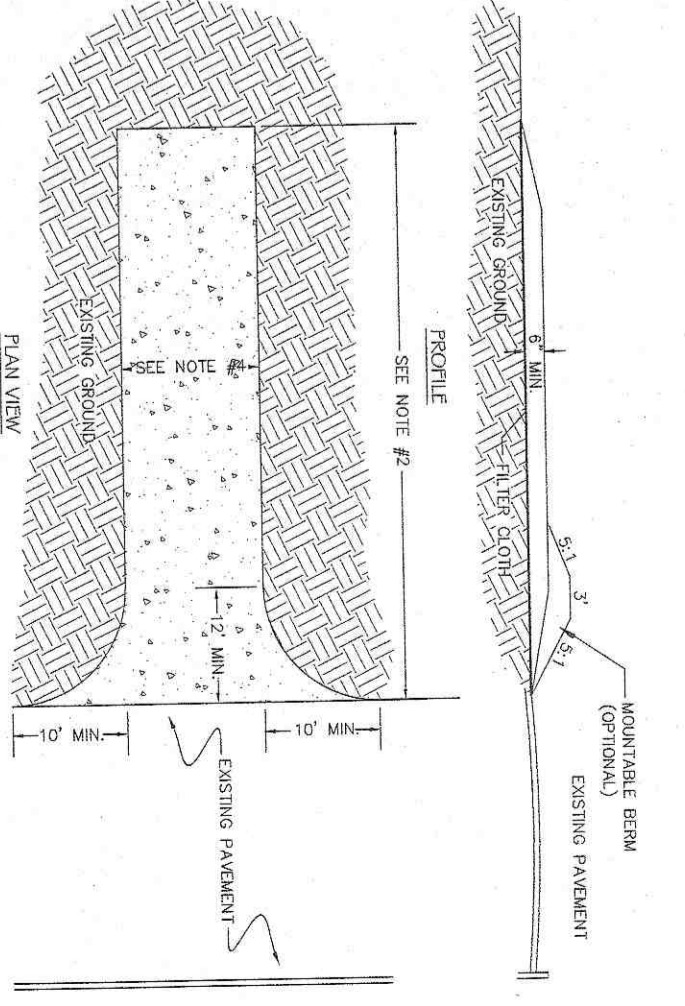
SITE ADDRESS:
 119 TWEED BOULEVARD
 NEW CITY, NY 10956



LEGEND

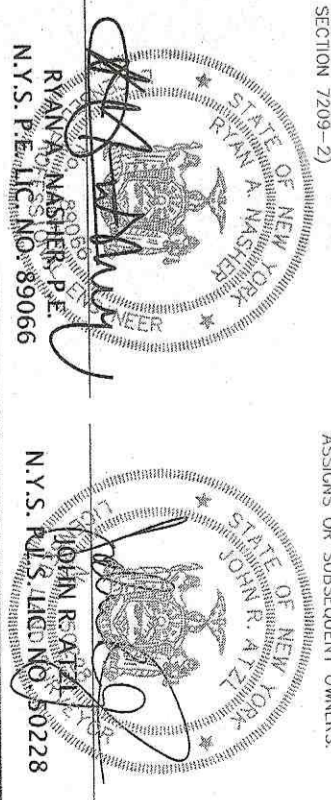
---	EXISTING 2' CONTOUR
---	EXISTING 1' CONTOUR
---	EXISTING WATERLINE
---	EXISTING HIGHWAY
---	EXISTING GAS LINE
---	EXISTING OTHER UTILITY
---	EXISTING STORM DRAIN LINE
---	EXISTING STREET LIGHT
---	EXISTING STONE WALL
---	EXISTING SLOPE
---	EXISTING SIGN
---	EXISTING LIGHT POLE
---	EXISTING UTILITY POLE
---	TOP OF CURB
---	TOP OF WALL
---	TOP OF WALK
---	EXISTING TREE

- SPECIFICATIONS FOR CONSTRUCTION ENTRANCE**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHICH MAY BE SHORTER THAN 50 FT.)
 - WIDTH - NOT LESS THAN 6 IN.
 - THICKNESS - 12 FT. MINIMUM, 18 FT. IF SLOPE EXHIBITS 2:1 OR STEEPER. 24 FT. IF SLOPE EXHIBITS 1:1 OR STEEPER.
 - FLATNESS - ALL SURFACE WATER DRAINAGE TO BE PROVIDED TO THE PLACEMENT OF STONE.
 - INSTALLATION - ALL SURFACE WATER DRAINAGE TO BE PROVIDED TO THE PLACEMENT OF STONE.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION FREE FROM ALL OBSTRUCTIONS, DEBRIS, WEEDS, OR TRASH. PERIODIC INSPECTION AND REPAIRS SHALL BE PROVIDED TO MAINTAIN THE ENTRANCE IN A CONDITION FREE FROM ALL OBSTRUCTIONS, DEBRIS, WEEDS, OR TRASH.



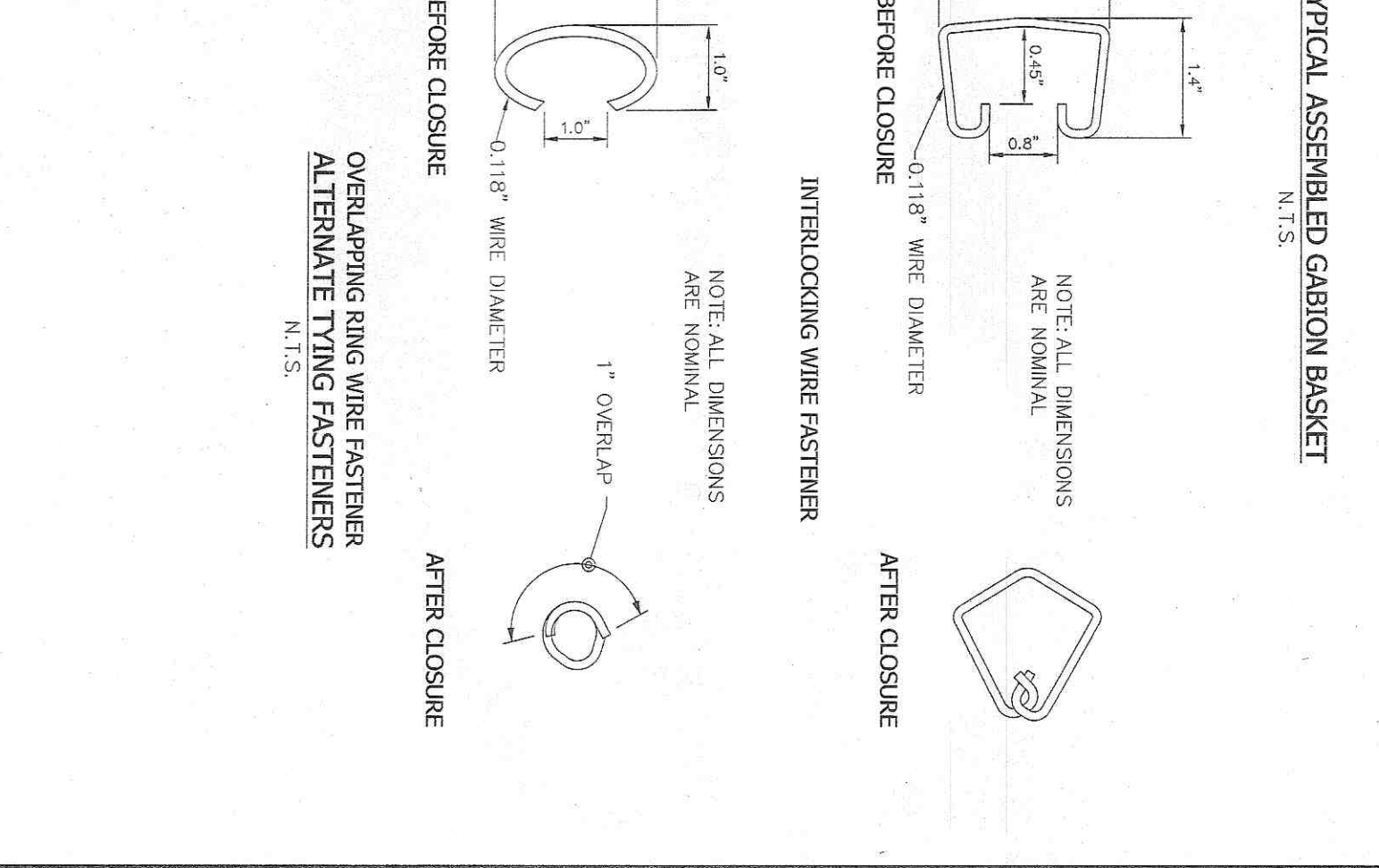
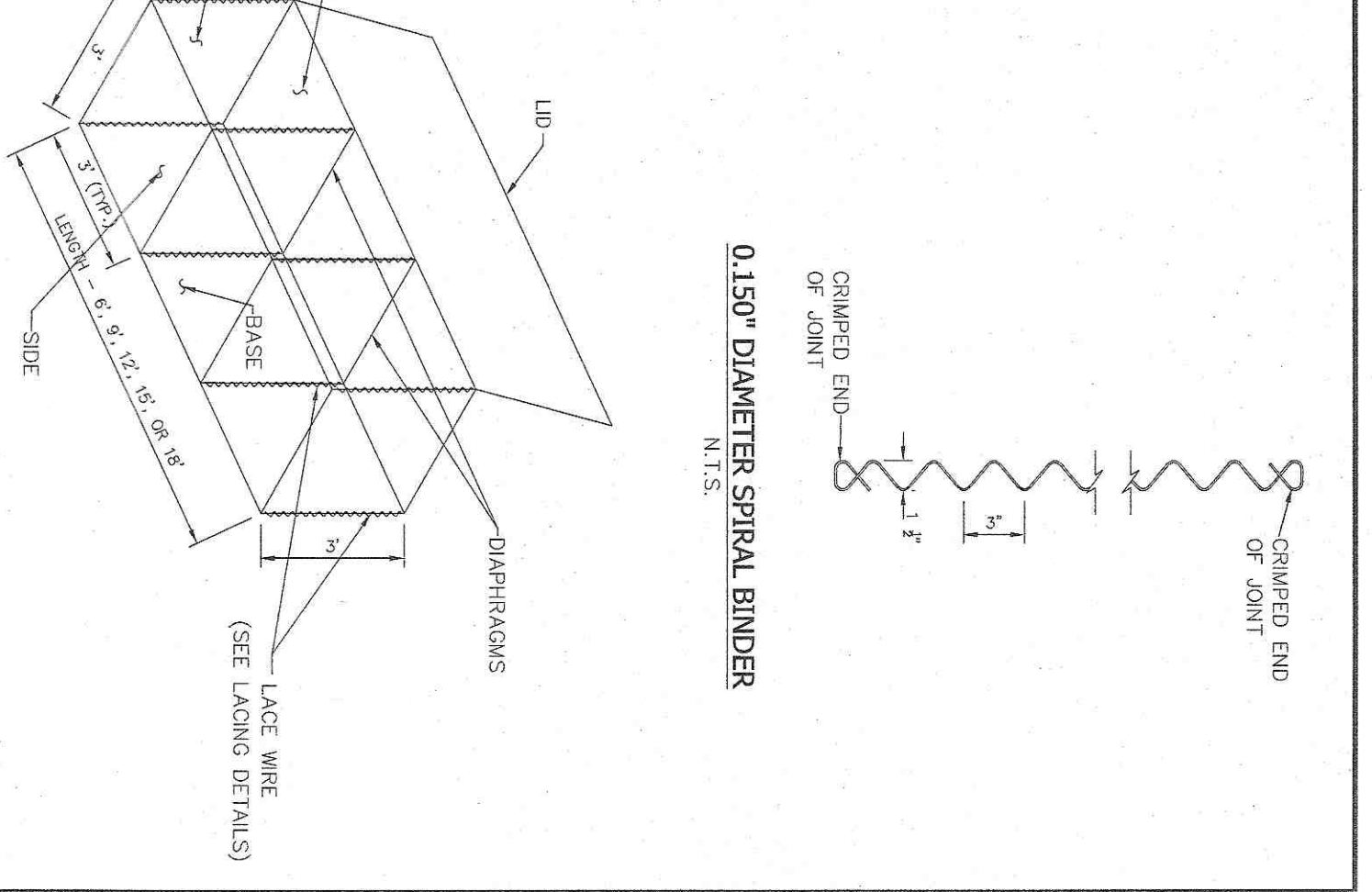
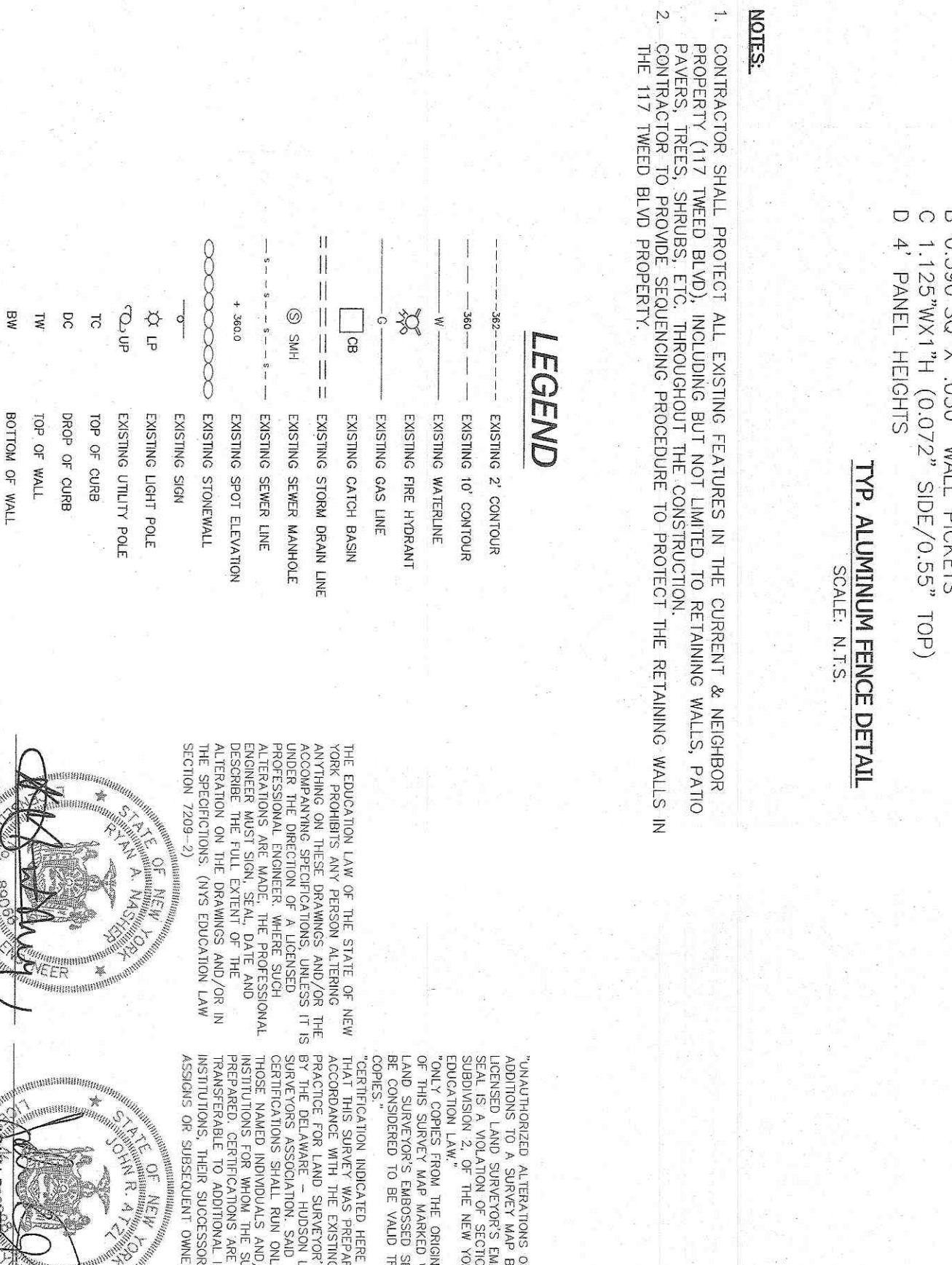
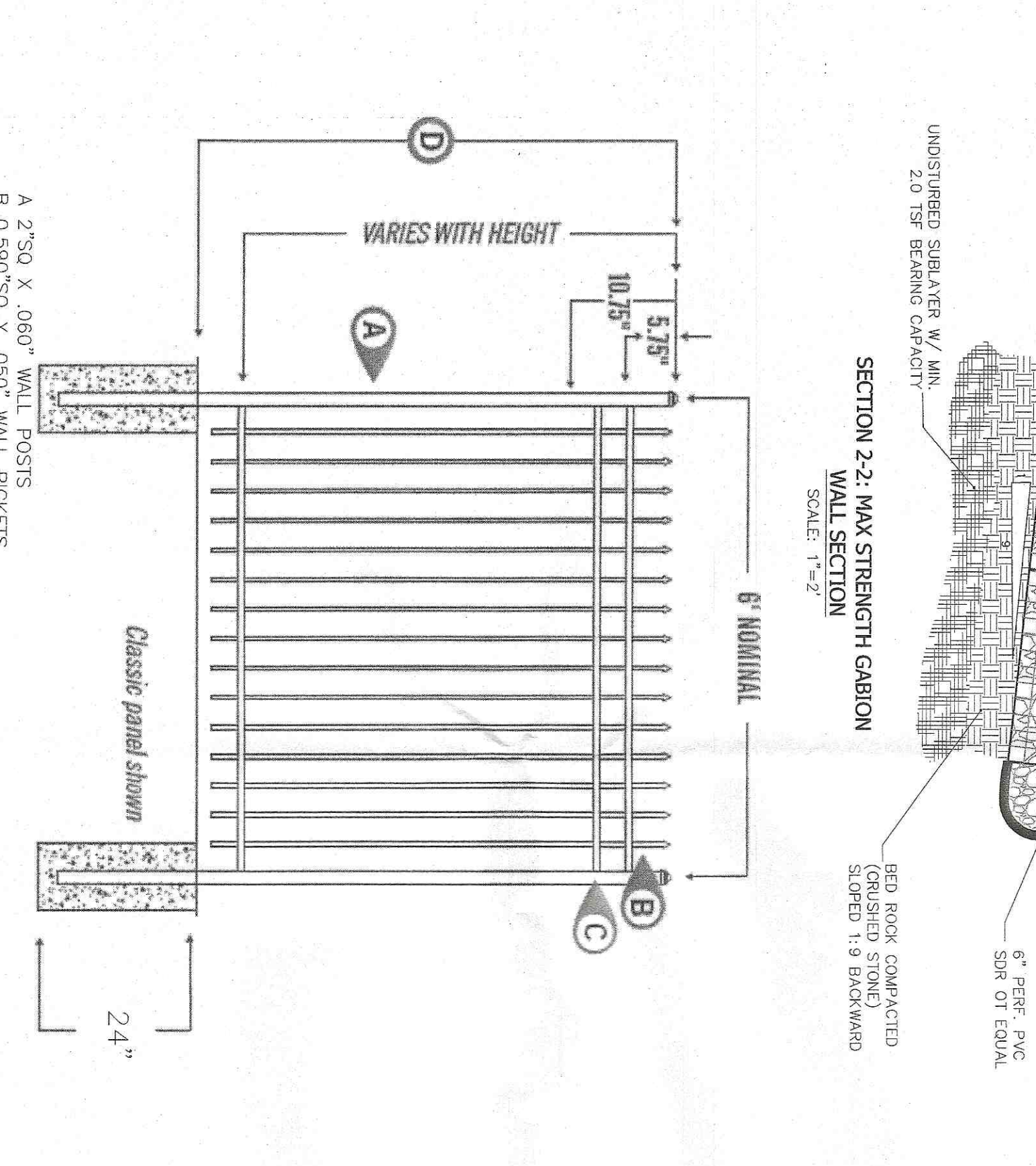
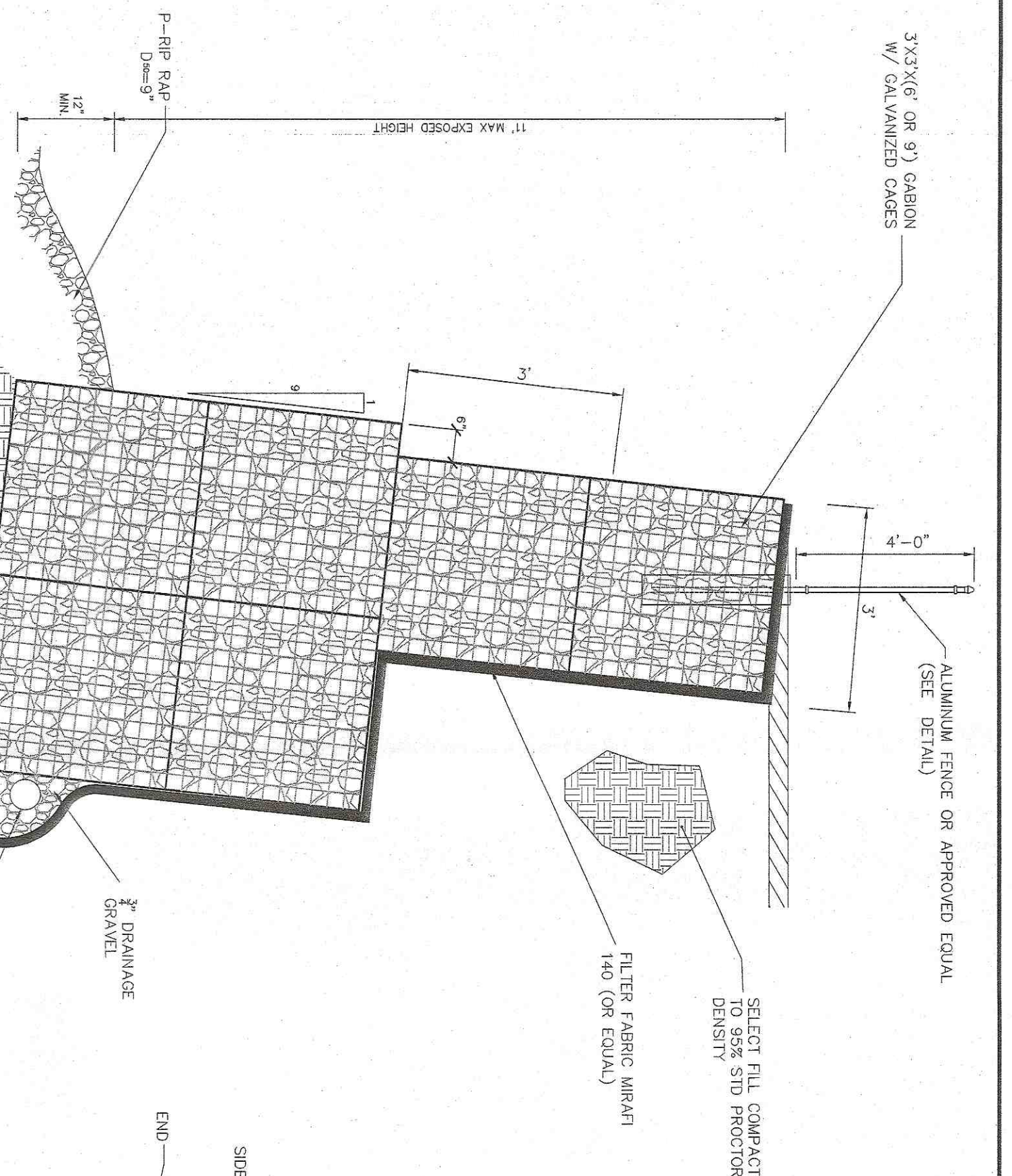
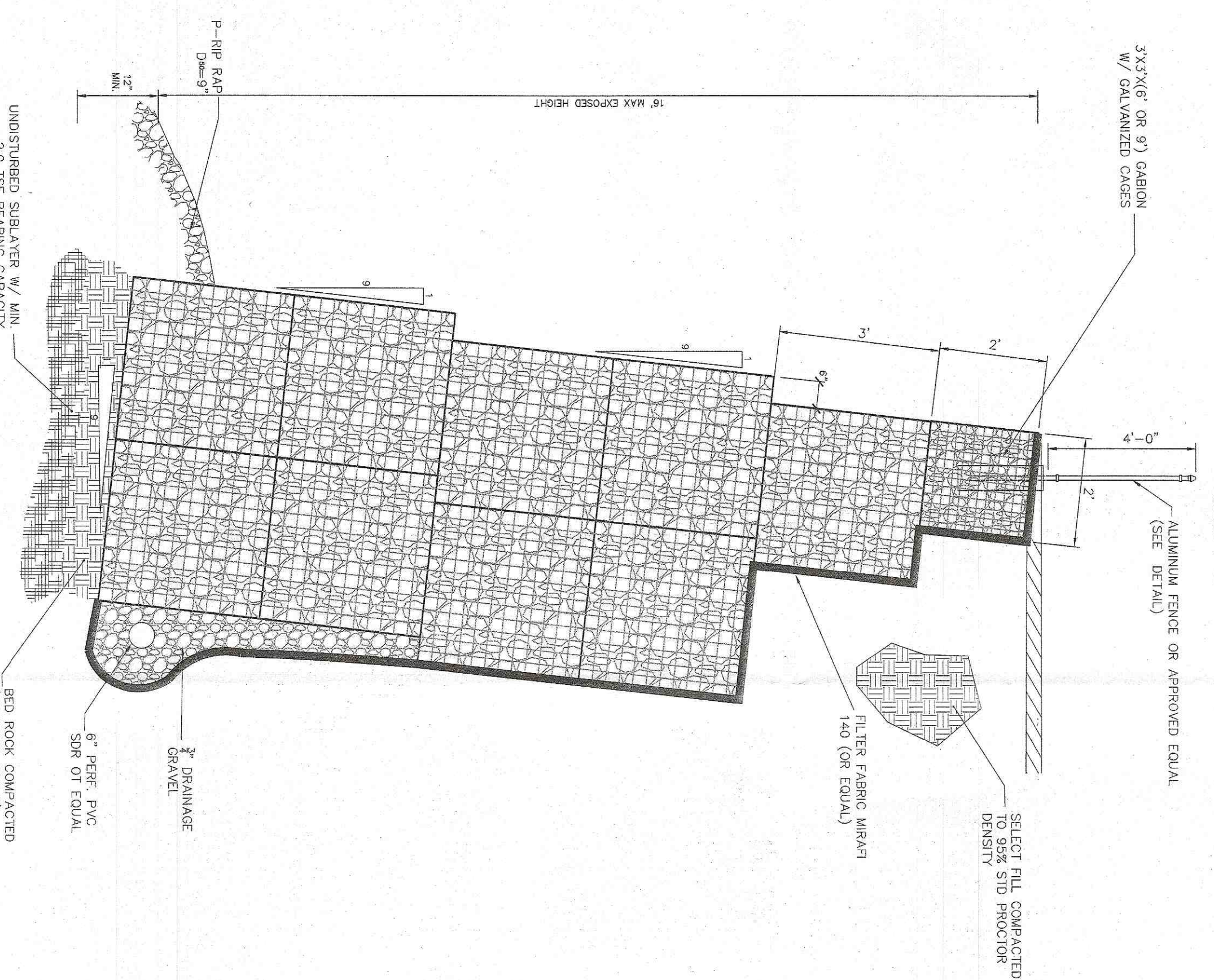
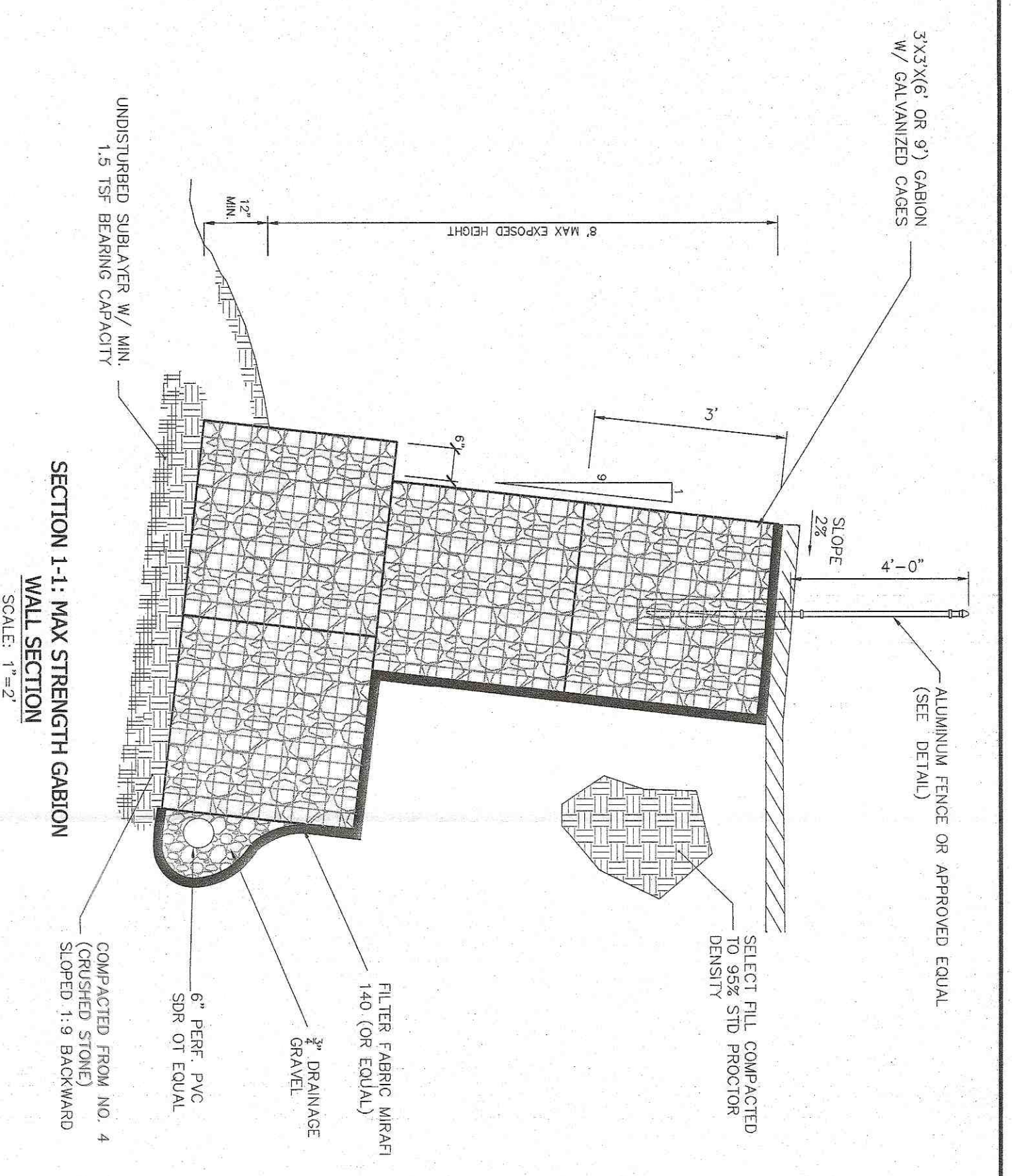
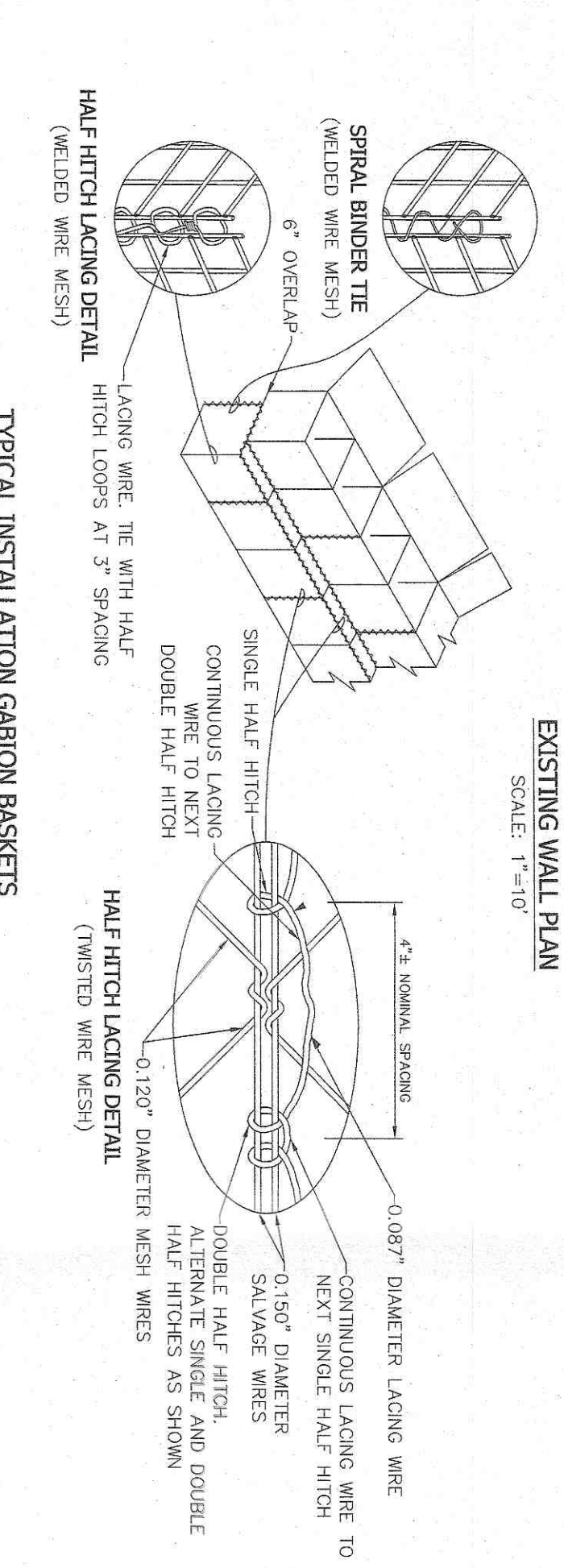
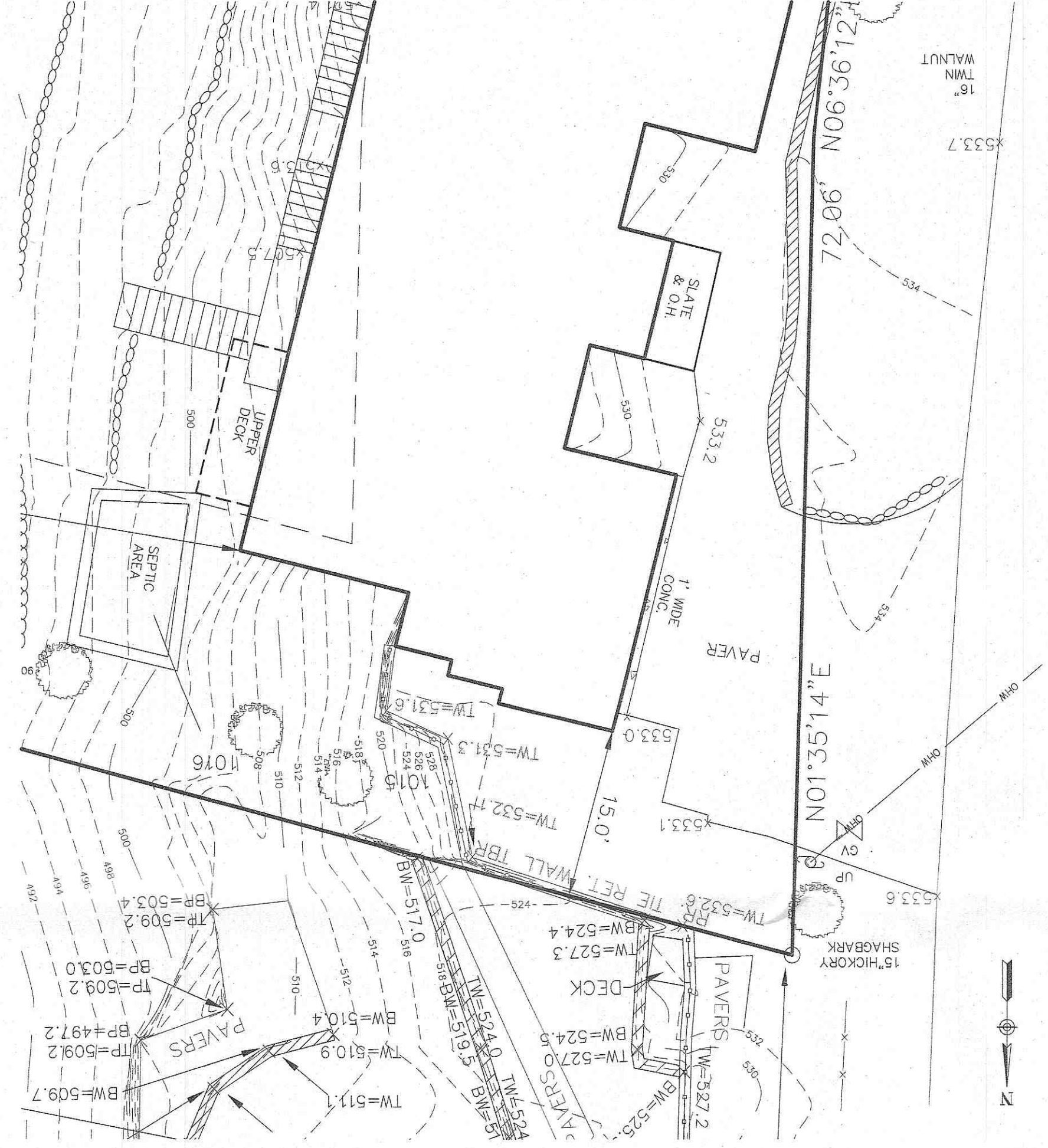
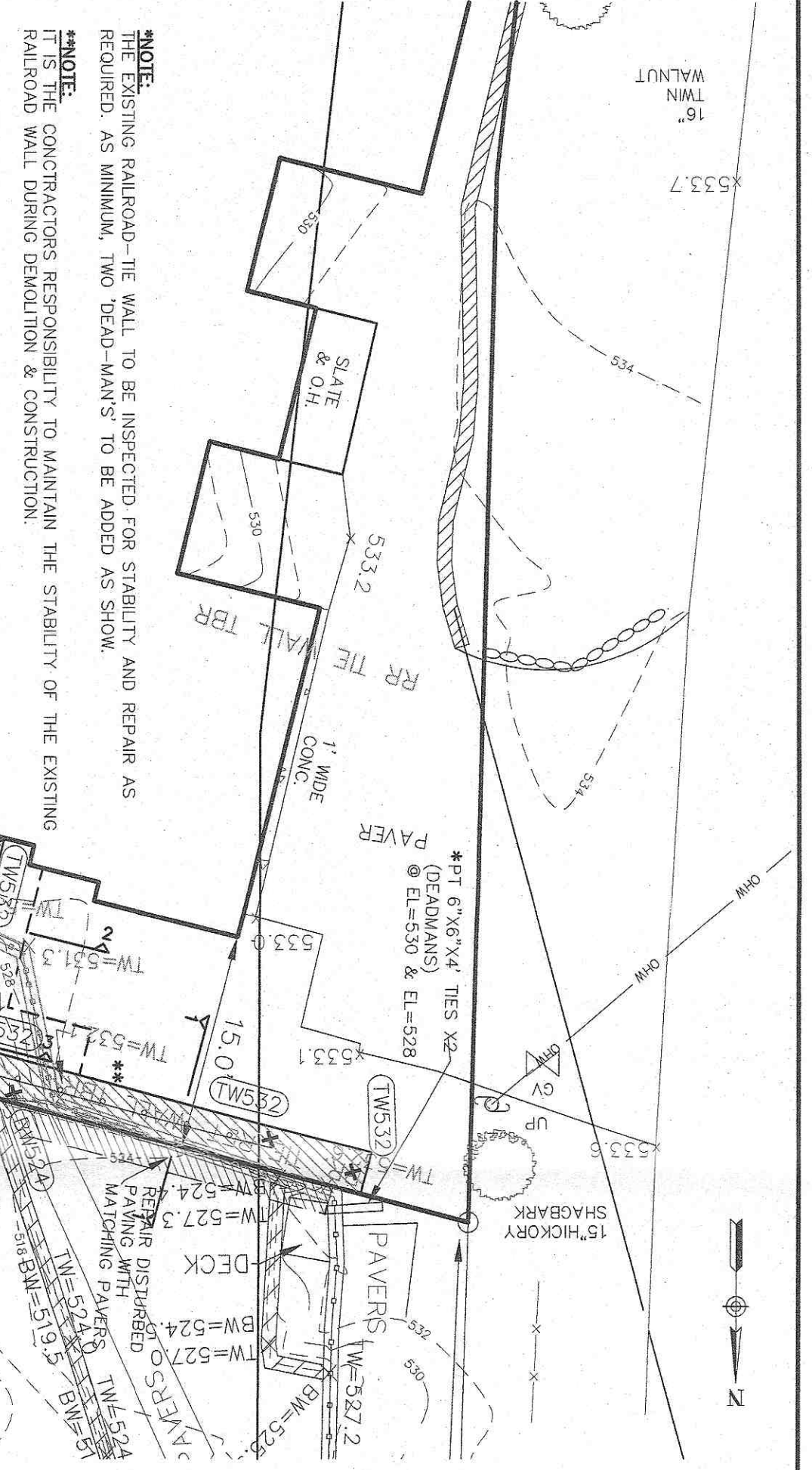
- CONSTRUCTION NOTES FOR PRE-FABRICATED SILT FENCE**
- WHEN TWO SECTIONS OF FILTER CLOTH ARE JOINED, EACH SECTION SHALL BE OVERLAPPED AS SHOWN AND FASTENED TOGETHER WITH "BUNDLES" DEVELOPED IN THE SILT FENCE.
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 - WHEN TWO SECTIONS OF FILTER CLOTH ARE JOINED, EACH SECTION SHALL BE OVERLAPPED AS SHOWN AND FASTENED TOGETHER WITH "BUNDLES" DEVELOPED IN THE SILT FENCE.

- SEDIMENT & EROSION CONTROL NOTES:**
- FENCING SHALL BE INSTALLED ALONG DOWN-SLOPE SIDE OF ADJACENT PROPERTY OWNERS AND ALONG ALL DISTURBED AREAS.
 - TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BE BEGUN WITHIN 30 DAYS. SEEDING SHALL BE COMPLETED IMMEDIATELY.
 - STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES MUST BE PERIODICALLY INSPECTED AND FOR MAINTENANCE AND REPAIR WHENEVER NECESSARY.
 - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF THE PROJECT.
 - ALL EXPOSED SURFACES SHALL BE SWEPT "TERRACE CLEAN" AT THE END OF EACH DAY OF CONSTRUCTION.
 - CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION AREA.



ATZLER, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 222 North Main Street
 New City, New York 10956
 Tel: (845) 634-4894
 Fax: (845) 634-5843
 E-mail: info@atzler.com
 Web: www.atzler.com

PROJECT: **119 TWEED BLVD., LLC**
 TITLE: **EROSION & SEDIMENT CONTROL PLAN**
 DRAWN BY: **MM** CHECKED BY: **JBA**
 DATE: **JANUARY 23, 2020** SCALE: **1" = 20 FT.**
 PROJECT NO: **4692** DRAWING NO: **3**



PROJECT:
119 TWEED BLVD., LLC

TITLE:
RETAINING WALL PLAN & DETAILS

CLIENT:
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

ENGINEERS:
ATZL, NASHBBA & ZIGLER P.C.
222 North Main Street
New City, New York 10856
Tel: (845) 634-4694
Fax: (845) 634-6543
E-mail: info@atzy.com
Web: www.atzy.com

REVISION	DATE	DESCRIPTION
1	0-21-20	PER FB MFG C-1-20

DRAWN BY: LK
DATE: JANUARY 22, 2020
PROJECT NO: 4692

CHECKED BY: YR
SCALE: AS SHOWN
DRAWING NO: 4

GENERAL CONSTRUCTION CONDITIONS

- 1. THE TERM OF OWNER AS USED IN THESE SPECIFICATIONS AND NOTES SHALL INCLUDE THE OWNER OF THE PROPERTY...
2. THE OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY PERMITS CONNECTION PERMITS, FEES, INSPECTIONS AND RECORD KEEPING...
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND MAINTAIN THE PROPERTY AND PROJECT LIMITS THROUGHOUT THE PROJECT...
4. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE CONTRACT DOCUMENTS...
5. NO CHANGES TO THE DESIGN OR MATERIALS SPECIFIED MAY BE MADE WITHOUT WRITTEN AUTHORIZATION...
6. PROGRESS CONTROL IS NECESSARY WHEN SEWAGE, DUST, EMISSION, OR CONTAMINATED RUN-OFF MAY OCCUR...
7. THE CONTRACTOR SHALL BE FAMILIAR WITH THE PROJECT SITE AND ALL ADJACENT FEDERAL, TRAFFIC AND BUSINESS USES...
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS AND DELAYS ASSOCIATED WITH WEATHER, GROUNDWATER, AND OTHER OCCURRENCES...
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAVE AND PROTECT HIS WORK THROUGHOUT THE CONTRACT...
10. WHEN WORK IS DONE WITHIN A ROAD, UTILITY OR PRIVATE EASEMENT...
11. ALL EXISTING UTILITIES ARE SHOWN PER SURFACE SURVEY...
12. CONTRACTOR SHALL FURNISH AND APPLY WATER AND/OR CALCIUM CHLORIDE AS NECESSARY TO CORRECT DUSTY CONDITIONS...

EARTHWORK

- 1. PRIOR TO STARTING ANY CUTS OR FILLS THE CONTRACTOR SHALL STAKE AND STOCKPILE ALL TOPSOIL...
2. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE CONTRACT DOCUMENTS...
3. COMPACTON REQUIREMENTS SHALL BE THOSE OUTLINED IN THE PLAN...
4. UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THE DRAWINGS...
5. BACKFILLS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCH...
6. IF IMPORTED MATERIAL IS REQUIRED...
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EARHWORK OPERATIONS FROM WEATHER AND GROUND WATER INCLUDING KEEPING POSITIVE DRAINAGE DIVERS DRAINAGE, DRAINWAYS AND SCALING DISBURBED AREAS WITH A STEEL DRAIN ROLLER PRIOR TO INCIDENT WEATHER...
8. ALL FINAL SUBGRADE UNDER PROPOSED PAVEMENT, BUILDING OR OTHER STRUCTURES SHALL BE PROOF ROLLED AS DESCRIBED ABOVE FOR DEFINING OF SAFE AREAS...
9. ALL EXCAVATIONS SHALL MAINTAIN SAFE SIDE SLOPES...
10. THROUGH EXCAVATIONS SHALL BE MADE UNIFORM AS SHOWN ON PLAN...
11. IF ROCK IS ENCOUNTERED THAT WAS NOT INDICATED ON THE PLANS OR SOILS REPORT...
12. WHERE ROCK IS ADJACENT TO A STRUCTURE OR UTILITY...
13. NO EXPLOSIVES WILL BE ALLOWED...
14. UNLESS OTHERWISE NOTED ON THE PLANS...
15. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT STRUCTURE FOR EXCAVATION AS REQUIRED...
16. CONTRACTOR SHALL PROTECT ALL UNDERGROUND PIPES AND FACILITIES...

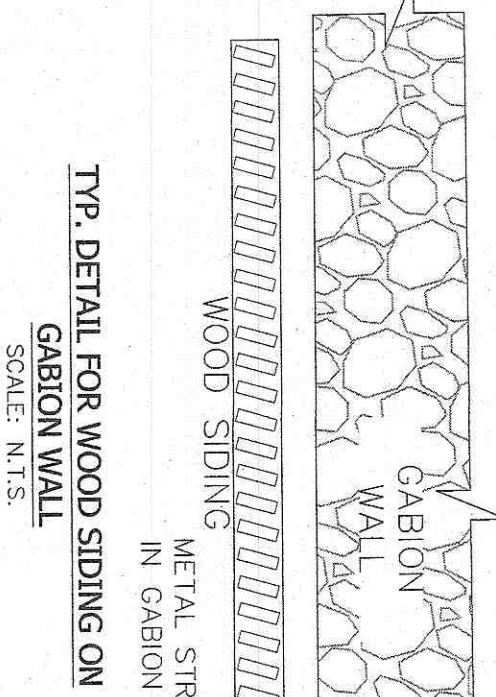
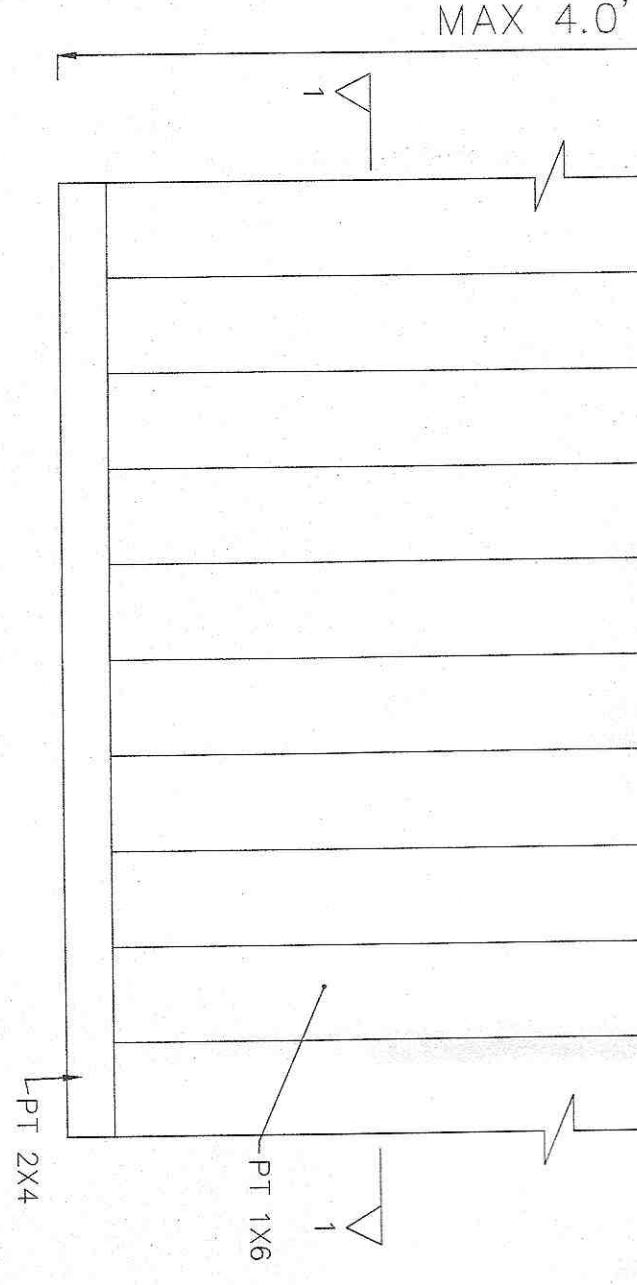
GABION WALL NOTES:

- 1. THE SCOPE OF WORK SHALL CONSIST OF FURNISHING, ASSEMBLING AND INSTALLING ROCK FILLED WIRE MESH GABION BASKETS...
2. NOMINAL WIRE SIZES AND DIMENSIONS FOUND IN TABLE 1...
3. WIRE FOR FABRICATION AND ASSEMBLY SHALL BE HOT-DIP GALVANIZED...
4. ALTERNATE FASTENERS FOR USE WITH WIRE MESH GABIONS...
5. STANCHION FASTENERS AND ALTERNATE FASTENERS MUST PROVIDE A MINIMUM STRENGTH OF 1,400 LBS...
6. ROCK SHALL CONFORM TO THE QUALITY REQUIREMENTS AS FOLLOWS...
7. THE FOUNDATION ON WHICH THE GABIONS ARE TO BE PLACED SHALL BE CUT OR FILLED AND GRADED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS...
8. SURFACE IRREGULARITIES, LOOSE MATERIAL, VEGETATION, AND ALL FOREIGN MATTER SHALL BE REMOVED FROM FOUNDATION SURFACE AREA...
9. REQUIREMENTS...
10. FOUNDATION PREPARATION IS COMPLETED, AND THE SUBGRADE SURFACES HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER'S REPRESENTATIVE...
11. COMPACTON BEDDING OR FILTER MATERIAL WILL BE REQUIRED PER PLANS AND SPECIFICATIONS...
12. THE SURFACE OF THE FINISHED MATERIAL SHALL BE TO GRADE AND FREE OF MOUNDS, PIPS OR WINDOWS...
13. THE ASSEMBLY AND PLACEMENT OF GABIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING PROCEDURES...
14. FILLING OPERATION: AFTER ADJACENT EMPTY WIRE GABION UNITS ARE SET IN LINE AND GRADE AND COMMON SIDES PROPERLY CONNECTED...
14.1. THE GABIONS SHALL BE CAREFULLY FILLED WITH ROCKS...
14.2. UNRESTRAINED GABION CELL GREATER THAN 18 INCHES IN HEIGHT...
14.3. IN WELDED MESH GABIONS THESE CROSSERS OR STRENGTHENERS WILL BE PLACED ACROSS THE CORNERS OF THE GABIONS...
14.4. THE GABIONS SHALL BE CAREFULLY FILLED WITH ROCKS...
14.5. THE LAST LAYER OF ROCK SHALL BE UNIFORMLY LEVELED TO THE TOP EDGES OF GABIONS...
14.6. THE GABION LID SHALL THEN BE SECURED TO THE SIDES, ENDS, AND DAPRHSANS WITH SPIRAL BINDERS...
14.7. ANY DAMAGE TO THE WIRE OR COATINGS DURING ASSEMBLY...
14.8. THE FOLLOWING SOIL PARAMETERS HAVE BEEN USED FOR THE PREPARATION OF THE FINAL DESIGN...

Table 1: Minimum Requirements. Columns: Basket Height (inches), Reducement Rock Size (inches), Minimum Rock Dimension (inches), Maximum Rock Dimension (inches). Rows: 12, 18, 36.

GENERAL RETAINING WALL NOTES

- 1. WALL CONSTRUCTION SHALL BE SUPERVISED BY A QUALIFIED ENGINEER OR TECHNICIAN TO VERIFY FIELD AND SITE SOIL CONDITIONS...
2. THE FOUNDATION SOILS AT THE BASE OF THE WALL(S) SHALL BE INSPECTED BY THE ENGINEER...
3. ALL WALL EXCAVATIONS AND RETAINED SOILS SHALL BE INSPECTED FOR GROUNDWATER CONDITIONS...
4. ALL SOIL BACKFILL SHALL BE TESTED BY THE ENGINEER FOR MOISTURE DENSITY, AND COMPACTION PROFILES...
5. ALL WALL ELEVATIONS, GRADES, AND BACKSLOPE CONDITIONS SHALL BE VERIFIED BY THE ENGINEER...
6. DURING WALL CONSTRUCTION, PERIODIC INSPECTION SHALL BE CONDUCTED FROM START TO COMPLETION...
7. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT STRUCTURE FOR EXCAVATION AS REQUIRED...
8. TOP OF RETAINING WALL SHALL MATCH PROPOSED GRADE...
9. CONTRACTOR TO CONTACT ALL INVOLVED AGENCIES PRIOR TO EXCAVATION...
10. FROM THE APPROPRIATE GOVERNING AUTHORITY...
11. MINIMUM INSPECTIONS ARE AS FOLLOWS...
12. NO HEIGHT INSPECTION...
13. FINAL INSPECTION...
14. INSPECTION AND CERTIFICATION NOTES...
15. ANY PROPOSED RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DESIGN BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK...
16. TOP OF RETAINING WALL SHALL MATCH PROPOSED GRADE...
17. CONTRACTOR TO CONTACT ALL INVOLVED AGENCIES PRIOR TO EXCAVATION...
18. FROM THE APPROPRIATE GOVERNING AUTHORITY...
19. MINIMUM INSPECTIONS ARE AS FOLLOWS...
20. NO HEIGHT INSPECTION...
21. FINAL INSPECTION...



Minimum Factors of Safety table, Design Parameters, and Project Information. Includes tables for Overtopping and Bearing Capacity, Design Parameters (Soil Unit Weight, Moisture Content, etc.), and Project details for Retaining Wall Notes & Details at 119 Tweed Blvd, LLC.

