HAZARDOUS BUILDING MATERIALS SURVEY

1. Prior to commencing any construction or demolition work, the contractor shall contact the engineering firm to obtain a hazardous building materials survey, including asbestos, lead, and other hazardous materials. The survey shall be conducted in accordance with the firm's procedures and any applicable regulations.

2. Copy of this report will be available at the site office. The contractor shall place a copy of this report in the hands of employees and all subcontractors engaged in these activities. The contractor shall provide for the distribution of this report to all personnel.

3. The contractor shall procure and install a new bench at all manholes and structures to remain. Abandoned pipes shall be cut and removed in accordance with the governing authority's specifications.

4. The contractor shall fill all abandoned utility pipes and structures with control density fill. All costs shall be included in the base bid.

5. The contractor shall be responsible for the demolition, removal, and disposal of all utilities, including gas, electric, telephone, cable, water, fiber, etc. throughout all phases of construction. Costs for such temporary services shall be included in the base bid.

6. The contractor shall coordinate with the electrical, telephone, cable, water, fiber, etc. through all phases of construction. Coordination shall be made in accordance with the governing authority's requirements.

7. The contractor shall verify overhead utility elevations to avoid conflicts. The contractor shall maintain all utility services to any existing building/facility to remain at all times.

8. Upon completion of structure demolition, the contractor shall be responsible for certifying to the governing authority that all hazardous building materials have been identified and properly disposed of or corrected.

9. The contractor shall fill all abandoned utility pipes and structures with control density fill. All costs shall be included in the base bid.

10. The contractor shall be responsible for all temporary services, including but not limited to gas, electric, telephone, cable, water, fiber, etc. throughout all phases of construction. Coordination shall be made in accordance with the governing authority's requirements.

11. The contractor shall coordinate with the electrical, telephone, cable, water, fiber, etc. through all phases of construction. Coordination shall be made in accordance with the governing authority's requirements.

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13. The contractor shall verify overhead utility elevations to avoid conflicts. The contractor shall maintain all utility services to any existing building/facility to remain at all times.

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15. Upon completion of structure demolition, the contractor shall be responsible for certifying to the governing authority that all hazardous building materials have been identified and properly disposed of or corrected.

16. The contractor shall fill all abandoned utility pipes and structures with control density fill. All costs shall be included in the base bid.

17. The contractor shall be responsible for all temporary services, including but not limited to gas, electric, telephone, cable, water, fiber, etc. throughout all phases of construction. Coordination shall be made in accordance with the governing authority's requirements.

18. The contractor shall coordinate with the electrical, telephone, cable, water, fiber, etc. through all phases of construction. Coordination shall be made in accordance with the governing authority's requirements.
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE: Use 2" stone, or reclaimed or recycled concrete equivalent. Use stone and which drains into an approved sediment trapping device.

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.

5. FILTER CLOTH: Will be placed over the entire area prior to placing.

6. SURFACE WATER: All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes 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, all sediment must be removed immediately.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A STABILIZED CONSTRUCTION ENTRANCE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

10. EMERGENCY SPILLWAY OUTLET

SITE DEVELOPMENT PLANS

FOR MODERN LIVING RENTALS

802, 804, 810 & 812 DRYDEN ROAD

TOWN OF DRYDEN                                COUNTY OF TOMPKINS                   STATE OF NEW YORK

CONSTRUCTION ENTRANCE

EMERGENCY SPILLWAY OUTLET

STABILIZED CONSTRUCTION ENTRANCE

PIPE OUTLET PROTECTION

CONCRETE WASHOUT AREA

SILT FENCE

DROP INLET PROTECTION

BIORETENTION AREA

STONE OUTLET PROTECTION

PERFORATED DRAIN

EXISTING

EXISTING

EXISTING

MOUNTABLE BERM

(OPTIONAL)

10'MIN.

10'MIN.

12'MIN.

50'MIN.

6"MIN.
CONSTRUCTION SPECIFICATIONS

1. ALL PERIMETER DIKES/ SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN EMBANKMENT OR TO AN EXISTING SCARP OR TO THE END OF THE AREA UNDER EMBANKMENT.

2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER OBSTRUCTIONS. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. THE EMBANKMENT SHALL BE STABILIZED AND EXISTING VEGETATION AND ROOT MAT REMOVED. THE POOL AREA SHALL BE CLEARED.

3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED AREA UNDER EMBANKMENT.

4. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE GRADE, AND CROSS SECTION SHOWN. MINIMUM 2' MINIMUM AND 1' MAXIMUM DEPTH.

5. STABILIZATION OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE DONE AS NEEDED.

6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.

8. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT DISTURBANCE OF EXISTING VEGETATION IS MINIMIZED.

9. MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. THE EMBANKMENT SHALL BE STABILIZED AND EXISTING VEGETATION AND ROOT MAT REMOVED. THE POOL AREA SHALL BE CLEARED.

10. ALL PERIMETER DIKES/ SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN EMBANKMENT OR TO AN EXISTING SCARP OR TO THE END OF THE AREA UNDER EMBANKMENT.

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12. MAX. DRAINAGE AREA LIMIT: 2 ACRES

13. EXISTING GROUND MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. THE EMBANKMENT SHALL BE STABILIZED AND EXISTING VEGETATION AND ROOT MAT REMOVED. THE POOL AREA SHALL BE CLEARED.

14. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER OBJECTIONS. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. THE EMBANKMENT SHALL BE STABILIZED AND EXISTING VEGETATION AND ROOT MAT REMOVED. THE POOL AREA SHALL BE CLEARED.

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ASPHALT PAVEMENT SECTION

EDGE OF PAVEMENT

BIKE RACK

LIGHT BASE

ASPHALT DIKE

CONCRETE CURB

CURB TRANSITION

ASPHALT DIKE TRANSITION

CONCRETE SIDEWALK

ASPHALT DIKE TRANSITION

RAISED CONCRETE SIDEWALK WITH INTEGRAL CURBING

ACCESS RAMP

SITE DEVELOPMENT PLANS
FOR MODERN LIVING RENTALS
802, 804, 810 & 812 DRYDEN ROAD
TOWN OF DRYDEN                                COUNTY OF TOMPKINS                   STATE OF NEW YORK

SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST
2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300

STRIPING - PARKING LOT SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495

STRIPING - PARKING LOT SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE STRIPED AREAS
SINGLE YELLOW SOLID LINE (SYSL) @45° @2' O.C.

STRIPING INFORMATION

HANDICAP STRIPING - PARKING LOT SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE STRIPED AREAS
SINGLE YELLOW SOLID LINE (SYSL) @45° @2' O.C.
SITE DEVELOPMENT PLANS
FOR MODERN LIVING RENTALS
802, 804, 810 & 812 DRYDEN ROAD
TOWN OF DRYDEN                                COUNTY OF TOMPKINS                   STATE OF NEW YORK

CONTROL STRUCTURE #1

4" DIA. LOW FLOW ORIFICE
INV.=962.50

OUTLET PIPE
INV.=962.50

LOW FLOW ORIFICE
(SEE SECTION VIEW)

INTERMEDIATE FLOW ORIFICE
(SEE SECTION VIEW)

GRATE ELEVATION=965.40

PROVIDE SMOOTH MORTAR FINISH

3.0'x0.5' (WxH) ORIFACE
INV.=964.40

3.5'x1.0' (WxH) STORM RAX
BY PLASTIC SOLUTIONS OR APPROVED EQUAL

TRASH RACK
(SEE SECTION VIEW)

9" DIA. STORM RAX
BY PLASTIC SOLUTIONS OR APPROVED EQUAL

TRASH RACK
(SEE SECTION VIEW)

STONE INLET PROTECTION: PROVIDE A 5'x5' WIDE APRON OF NYSDOT LIGHT STONE FILL PLACED UPON GEOTEXTILE FABRIC.

CONTROL STRUCTURE #2

OUTLET PIPE
INV.=963.00

LOW FLOW ORIFICE
(SEE SECTION VIEW)

INTERMEDIATE FLOW ORIFICE
(SEE SECTION VIEW)

GRATE ELEVATION=965.40

PROVIDE SMOOTH MORTAR FINISH

2.0'x0.5' (WxH) ORIFACE
INV.=964.40

3.0'x1.0' (WxH) STORM RAX
BY PLASTIC SOLUTIONS OR APPROVED EQUAL

TRASH RACK
(SEE SECTION VIEW)

TRASH RACK
(SEE SECTION VIEW)

STONE INLET PROTECTION: PROVIDE A 5'x5' WIDE APRON OF NYSDOT LIGHT STONE FILL PLACED UPON GEOTEXTILE FABRIC.