LEGEND

20	EXISTING CONTOUR
20	PROPOSED CONTOUR
× 20.1	EXISTING SPOT ELEVATION
× 20.10	PROPOSED SPOT ELEVATION
	EXISTING UTILITY LINES
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING STORM/SANITARY MANHOLE
	PROPOSED STORM/SANITARY MANHOLE
SS	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED CURB INLET
	PROPOSED AREA INLET
	PROPOSED TRENCH DRAIN
	PROPOSED RETAINING WALL
DW	PROPOSED DOMESTIC WATER LINE
FW	PROPOSED FIRE WATER LINE
G	PROPOSED GAS LINE
TEC	PROPOSED TELEPHONE, ELECTRIC & CABLE LINES
WV	WATER VALVE
	THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED CONCRETE HEADWALL
FM	PROPOSED FORCE MAIN
	PROPOSED FIRE HYDRANT
	NEW CURB
DC	DEPRESSED CURB
	CONCRETE SIDEWALK
HC	HANDICAPPED CURB RAMP
10	PARKING SPACE COUNT
	HANDICAPPED PARKING SPACE
x x	CHAIN LINK FENCE
	TIMBER GUIDE RAIL
	SEDIMENT FENCE
	CATCH BASIN SEDIMENT FILTER
	TREE PROTECTION
	PROPOSED SIGN
	DRIVEWAY
	WETLANDS
	ROCK OUTCROP

FF	FINISHED FLOOR
VIF	VERIFY IN FIELD
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
TYP	TYPICAL
R=	RADIUS
INT	INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
GR	GRATE
INV	INVERT
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
LF	LINEAR FOOT
HC	HANDICAPPED RAMP

NOTES ON USE OF PLANS

1. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE," THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR THE IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.
2. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, L.L.C. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
4. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.
5. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY OTHER PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI, AND SARTOR, L.L.C. IS PROHIBITED.
6. INFORMATION FOR DESIGN LAYOUT IS CONTAINED SOLELY IN THE WRITTEN DIMENSIONS, BEARINGS, AND ANGLES CONTAINED ON THE DRAWINGS.
7. THIS DIMENSIONAL INFORMATION IS NOT WARRANTED NOR SHOULD IT BE CONSIDERED AS COMPLETE FOR EVERY ASPECT OF THE LAYOUT. STANDARD PRACTICE REQUIRES THAT THE LAYOUT PERSON CHECK THE DIMENSIONAL DATA CONSISTENCY AND TO MAKE SURVEY CALCULATIONS WHICH ARE CUSTOMARY FOR CONSTRUCTION LAYOUT. IN THE EVENT A QUESTION OR INCONSISTENCY IS DISCOVERED, THE USER SHOULD IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
8. THE GRAPHICAL INFORMATION CONTAINED IN ELECTRONIC FILES IS INTENDED AS DRAWING DATA ONLY, IT IS NOT INTENDED TO SERVE AS SURVEY LAYOUT DATA.
9. ALL SITEWORK UTILITIES TO BE INSTALLED BY SITE CONTRACTOR TO A POINT (5) FIVE FEET FROM THE STRUCTURE IN ACCORDANCE WITH INDUSTRY STANDARDS UNLESS SPECIFICALLY SHOWN OTHERWISE. SITE CONTRACTOR TO COORDINATE WITH BUILDING TRADES CONTRACTOR TO ENSURE COORDINATION OF UTILITY CONNECTION LOCATIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD.
10. ALL DIMENSIONAL INFORMATION SHOWN HEREON INDICATING BUILDINGS IS PRELIMINARY.

GENERAL NOTES

1.BOUNDARY, TOPOGRAPHIC AND WETLAND INFORMATION TAKEN FROM A PLAN ENTITLED "WETLAND DELINEATION" PREPARED BY ATZL, NASHER & ZIGLER P.C. DATED MAY 23, 2006. BOUNDARY WAS MODIFIED BY ATZL, NASHER & ZIGLER P.C. DATED MAY 7, 2019. WETLAND AND WATERBODY INFORMATION SHOWN HEREON WAS DELINEATED BY PS&S WETLAND SCIENCTISTS DURING DECEMBER 2016, ADDITIONAL FLAGS DURING JUNE 2019.

2. THE OFFICE OF THE TOWN ENGINEER SHALL BE NOTIFIED IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS UNDER ITS JURISDICTION.

3. AS INDICATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SUFFICIENT CONSTRUCTION WARNING SIGNS ARE TO BE PROVIDED AND MAINTAINED BY CONTRACTORS PERFORMING CONSTRUCTION WORK. SAID SIGNS ARE TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND APPROVED BY THE APPROPRIATE TOWNSHIP INSPECTION PERSONNEL.

4. THE CONTRACTOR SHALL PROVIDE SUCH TEMPORARY DRAINAGE, SOIL EROSION, AND DUST CONTROL MEASURES AS MAY BE DIRECTED BY THE TOWN ENGINEER OR OTHER AGENCIES OR DEPARTMENTS TO SATISFY ENVIRONMENTAL CONCERNS.

5. IT IS NOT THE INTENT OF THESE PLANS TO PROVIDE REINFORCING STEEL AND CONCRETE DESIGNS FOR ANY PRE-CAST OR POURED-IN-PLACE CONCRETE STRUCTURES, OTHER THAN THE REINFORCING STEEL AND CONCRETE DESIGNS SPECIFICALLY NOTED ON THESE PLANS. ANY REINFORCING STEEL AND CONCRETE DESIGN MUST BE SUPPLIED BY THE PRE-CAST MANUFACTURER OR A REPUTABLE LICENSED STRUCTURAL ENGINEER REPRESENTING THE CONTRACTOR.

6. LOCATION OF EXISTING INLETS, CATCH BASINS AND MANHOLES MUST BE FIELD VERIFIED BEFORE WORK MAY COMMENCE. ANY CONFLICTING INFORMATION FROM THAT SHOWN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

7. ALL SIGNAGE, STRIPING, PARKING AND TRAFFIC CIRCULATION SHALL MEET THE REQUIREMENTS OF THE NYSDOT, SULLIVAN COUNTY AND TOWN OF THOMPSON.

8 ALL SOIL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION. ALL WETLANDS TO REMAIN MUST BE PROTECTED AS REQUIRED BY N.Y.S.D.E.C., A.C.O.E. AND LOCAL REQUIREMENTS.

9. NO SITE DISTURBANCE TO COMMENCE PRIOR TO 60 DAYS AFTER NYSDEC RECEIPT OF COMPLETED APPLICATION FOR NOTICE OF INTENT.

10. WETLAND FEATURES 5, 8, 12, 13, 14, AND THE CLASS B STREAM ARE REGULATED BY THE NYSDEC.

11. A 100 FOOT ADJACENT AREA ENCIRCLES WETLANDS 5, 8, 12, 13, AND 14, TO DELINEATE THE NYSDEC REGULATED AREAS.

12. USACE REGULATED FEATURES INCLUDE THE WETLANDS, WATER COURSE, AND POND IDENTIFIED AS WETLAND AREAS 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, AND 14, AN INTERMITTENT STREAM CHANNEL, AND THE BURIED CULVERTS CONNECTING THE FEATURES.

UTILITY INSTALLATION NOTES

1. ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATION OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE UTILITY LOCATIONS AND OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES WHICH MAY AFFECT PROJECT DESIGN AND/OR SCOPE.

2. EXISTING STREET SURFACES AND OTHER SURFACES DISTURBED BY THE CONSTRUCTION OF FACILITIES FOR THIS PROJECT SHALL BE RESTORED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN ENGINEER, SULLIVAN COUNTY AND NYSDOT.

3. APPROPRIATE EASEMENTS SHALL BE GRANTED TO APPLICABLE UTILITY COMPANIES.

4. ALL EXISTING UTILITY MANHOLE RIMS, VALVE BOXES, ETC. OTHER THAN STORM AND SANITARY, TO BE RESET BY THE APPLICABLE UTILITY COMPANY OR AUTHORITY.

5. ALL STORM DRAIN PIPING SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS NOTED OTHERWISE

6. DOMESTIC WELLS SHALL BE INSTALLED FOR THE PROPOSED FACILITIES IN ACCORDANCE WITH APPLICABLE REGULATIONS. PERMITS SHALL BE SUBMITTED TO THE TOWN AND GOVERNING BODIES AS REQUIRED

It is a violation of NYS Education Law, Article 145 Section 7209.2, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall stamp the plan with his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

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CONSULTANTS
PS&S
integrating design & engineering
67A MOUNTAIN BOULEVARD EXTENSION
P.O.BOX 4039
WARREN, NEW JERSEY 07059
PHONE:(732) 560-9700
FAX: (732) 560-9768

LISA A. DIGEROLAMO, P.E.
PROFESSIONAL ENGINEER
NEW YORK LIC. NO. 086749
DRAFT
SIGNATURE DATE

REVISIONS/ISSUES

REV	DATE	DESCRIPTION

PROJECT TITLE
PRELIMINARY & FINAL SITE PLAN
Gan-Eden Estates
TOWN OF THOMPSON SULLIVAN COUNTY NEW YORK

TAX LOT
SECTION 2,
BLOCK 1/ LOT 6.3

SHEET TITLE
LEGEND AND GENERAL NOTES

INITIAL DATE: OCT. 15, 2019	JOB NO.: 01895.0053
SCALE: AS SHOWN	B/O
DRAWN: C.Y. / F.M.	SHEET NO.
CHKD.: L.A.D.	C-02
	02 OF 103

FILE NAME: P:\01895\DWG\Design\Phase\01895\DWG-GENERAL NOTES.dwg | LAST EDIT: 10/16/2019 - 08:37:30 AM | LOGIN: mcarey