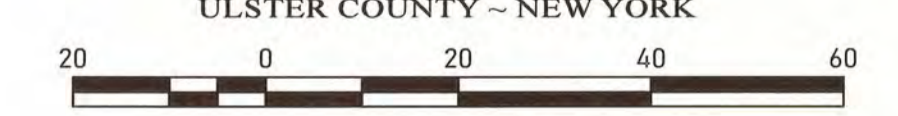




TC = TOP OF CURB
BC = BOTTOM OF CURB

MAP REVISION DATES		
DATE	REVISION	BY
28 JUNE 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
19 JULY 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD

**EXISTING CONDITIONS
FOR
PROPOSED DUNKIN'**
FOR LANDS TO BE ACQUIRED BY
**SOUTHERN REALTY AND
DEVELOPMENT, LLC**
TOWN OF HURLEY
ULSTER COUNTY - NEW YORK



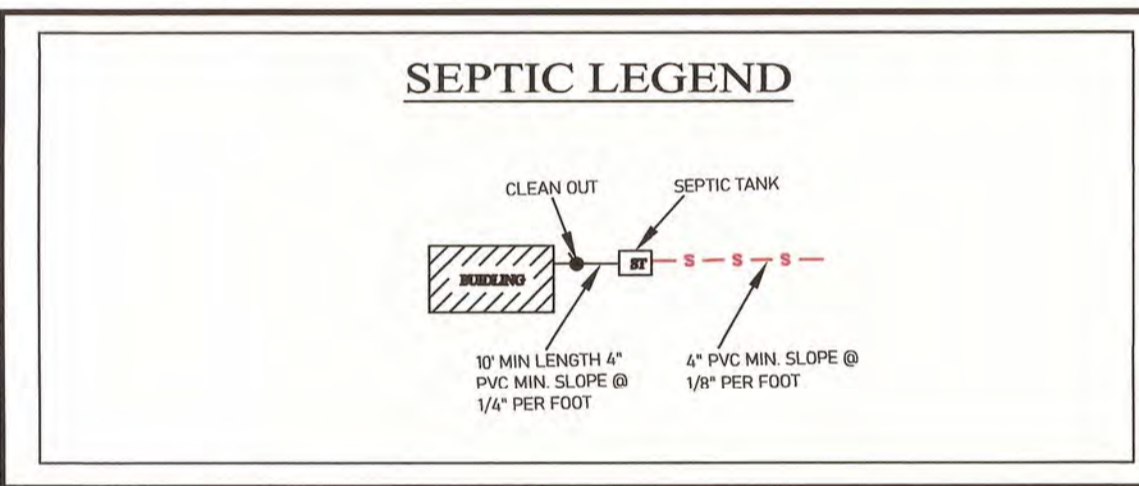
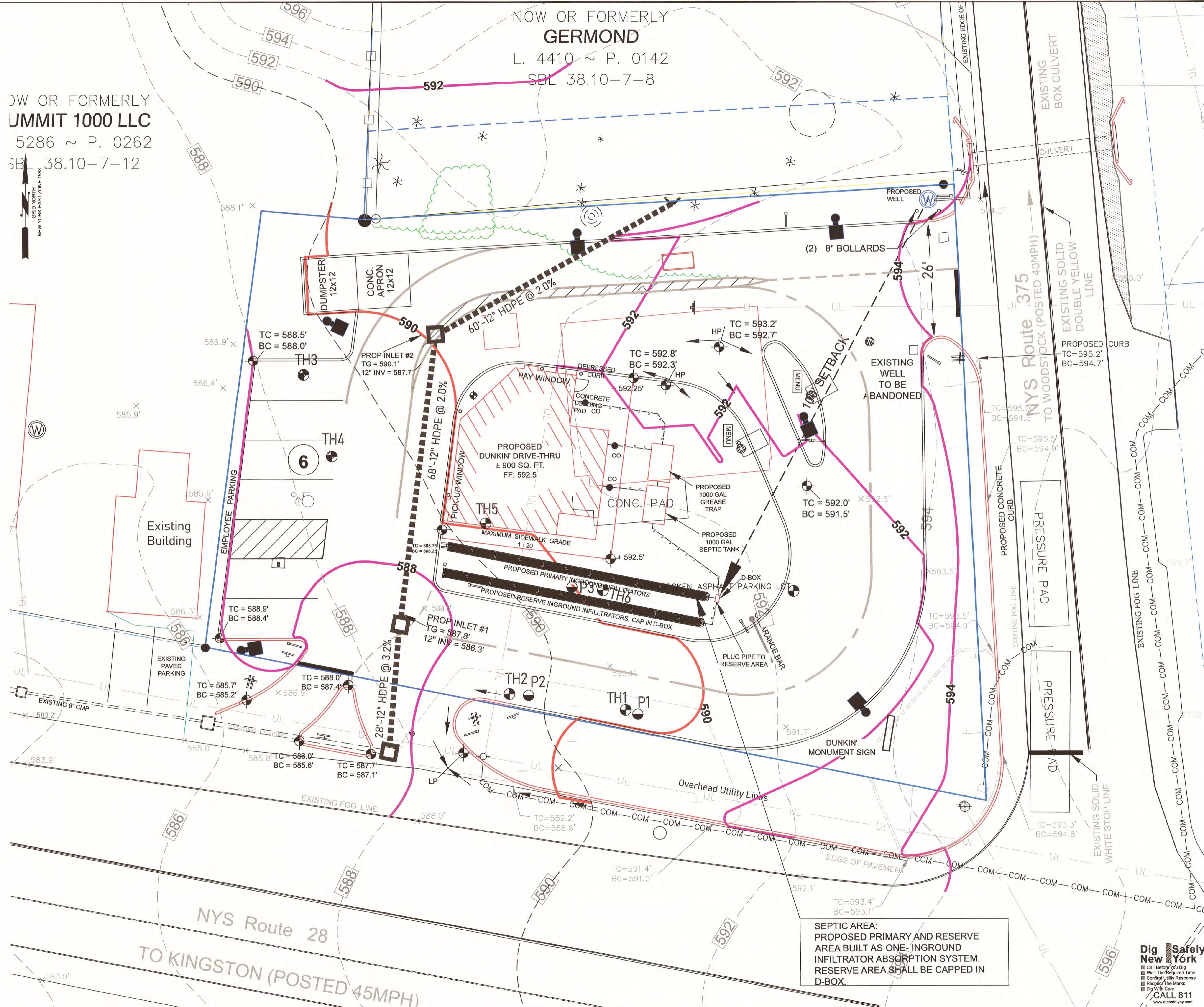
Scale: 1" = 20'
MAY 21, 2021

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W. R. Eggers
WILLIAM R. EGGERS, L.S.
NEW YORK, N.Y. NO. 49785

DW OR FORMERLY
UMMIT 1000 LLC
5286 ~ P. 0262
SBL 38.10-7-12

NOW OR FORMERLY
GERMOND
L. 4410 ~ P. 0142
SBL 38.10-7-8



SEPTIC NOTES:
KEY TRENCHES MAX 12" INTO EXISTING SOIL.
PROVIDE 2 ROWS @ 45 L.F. IN 2' WIDE LEACHING TRENCHES.
4 FT OF CONTINUOUS FILL AROUND ALL HEADERS.
END PIPES AND INFILTRATORS. SET BOTTOM OF TRENCHES LEVEL.
RESERVE PIPE IN D-BOX TO BE CAPPED.

MAP REVISION DATES

DATE	REVISION	BY
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12 AUGUST 21	REVISIONS FOR NYDOT & UCHID	DD
14 SEPT 21	REVISED ROUTE 375 CURB CUT	TPFK

GRADING and UTILITY PLAN
FOR
PROPOSED DUNKIN'
FOR LANDS TO BE ACQUIRED BY
SOUTHERN REALTY AND DEVELOPMENT, LLC
TOWN OF HURLEY
ULSTER COUNTY - NEW YORK

Scale: 1" = 10'
MAY 21, 2021

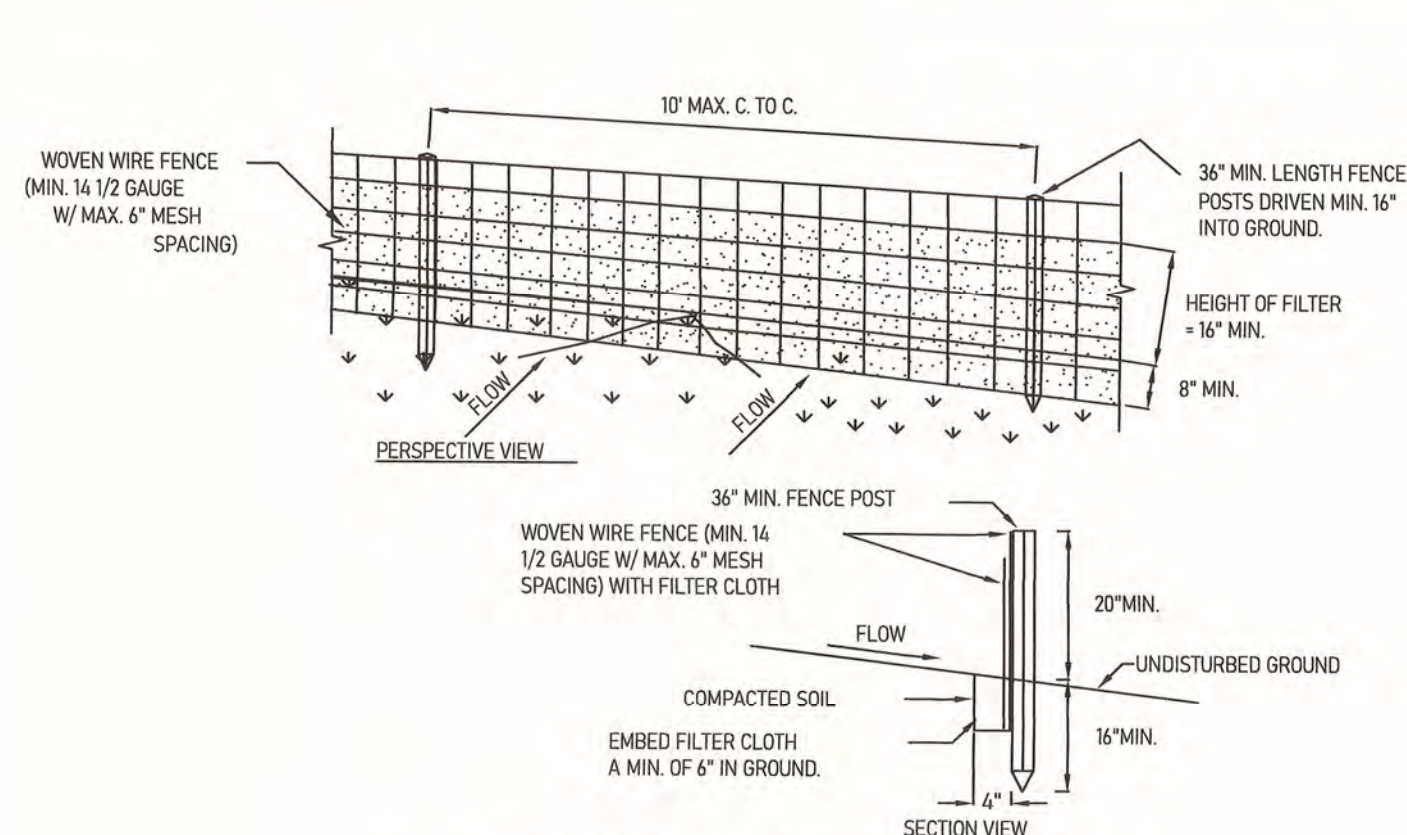
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Barry Medenbach
BARRY MEDENBACH, P.E.
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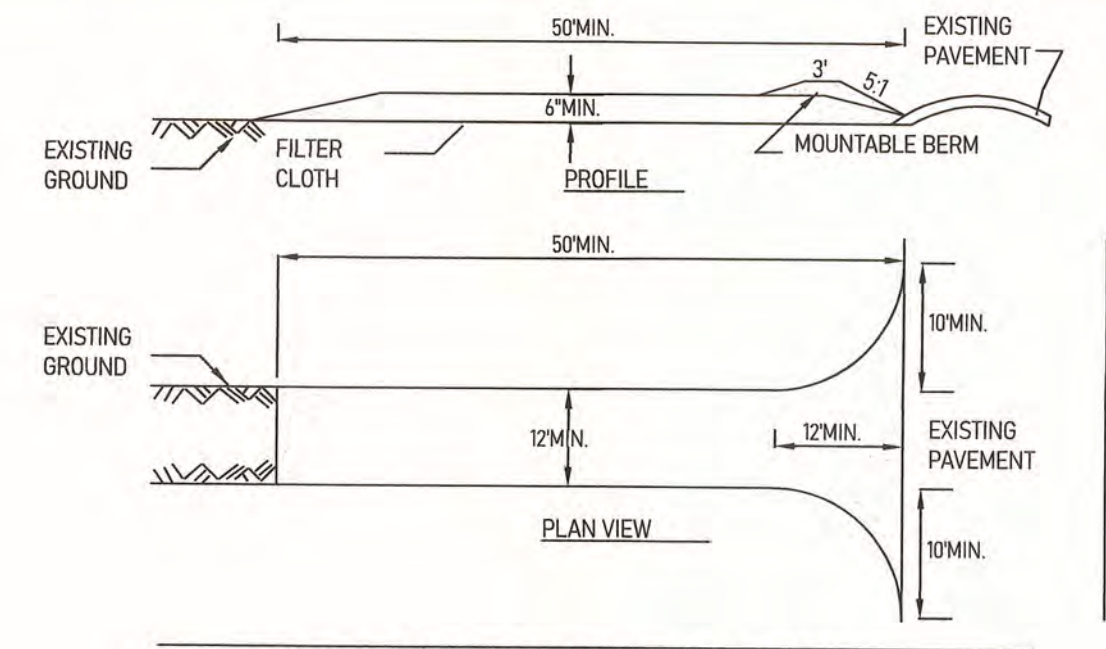
SEPTIC AREA:
PROPOSED PRIMARY AND RESERVE AREA BUILT AS ONE- INGROUND INFILTRATOR ABSORPTION SYSTEM. RESERVE AREA SHALL BE CAPPED IN D-BOX.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1 1/2" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 1/2" GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

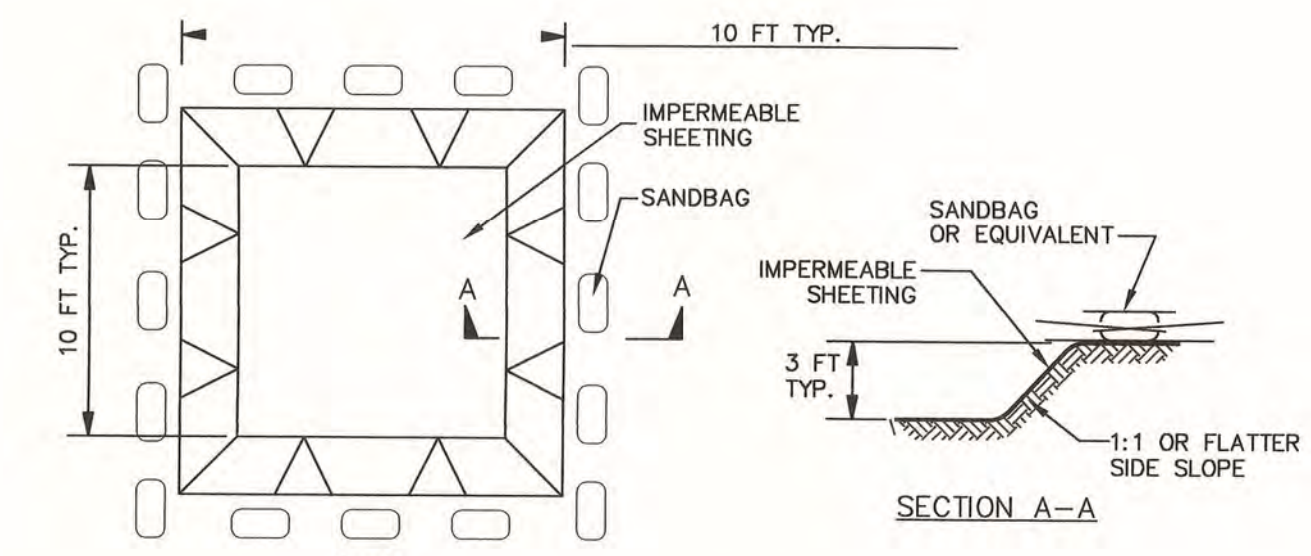
1 SILT FENCE TYPICAL DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
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. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



EXCAVATED WASHOUT STRUCTURE

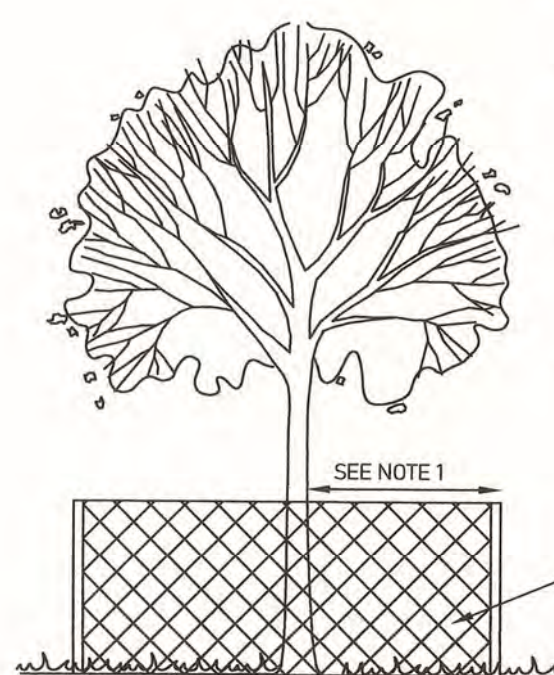
CONSTRUCTION SPECIFICATIONS

1. DESIGNATED TEMPORARY, BELOW GROUND CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AS SHOWN ABOVE. WASHOUTS WILL BE CENTRALLY LOCATED AT THE DISCRETION OF THE INDIVIDUALS WHO MANAGE DAY TO DAY CONSTRUCTION ACTIVITIES. WASHOUTS SHALL HAVE A MINIMUM LENGTH AND WIDTH OF 10 FEET BUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID CONCRETE WASTES GENERATED FROM WASHOUT OPERATIONS. THE WASHOUT AREAS WILL BE LINED WITH PLASTIC SHEETING AT LEAST 1 MILS THICK AND FREE OF ANY HOLES OR TEARS. SIGNS WILL BE POSTED MARKING THE LOCATION OF THE WASHOUT AREAS.
2. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE LOCATED A MINIMUM OF (50 FEET) FROM DRAIN INLETS.
3. KEEP THE WASHOUT AREAS WILL BE INSPECTED DAILY TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA, NO LEAKS OR TEARS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF THE HOLDING CAPACITY. ONCE THE AREAS HOLDING CAPACITY HAS BEEN REACHED THE CONCRETE WASTES WILL BE ALLOWED TO HARDEN, THE CONCRETE WILL BE BROKEN UP, REMOVED, AND DISPOSED IN ACCORDANCE WITH LOCAL REGULATIONS. THE PLASTIC SHEET WILL BE REPLACED IF TEARS OCCUR DURING REMOVAL OF CONCRETE WASTES FROM THE WASHOUT AREA.

3 CONCRETE WASHOUT DETAIL
NOT TO SCALE

NOTES:

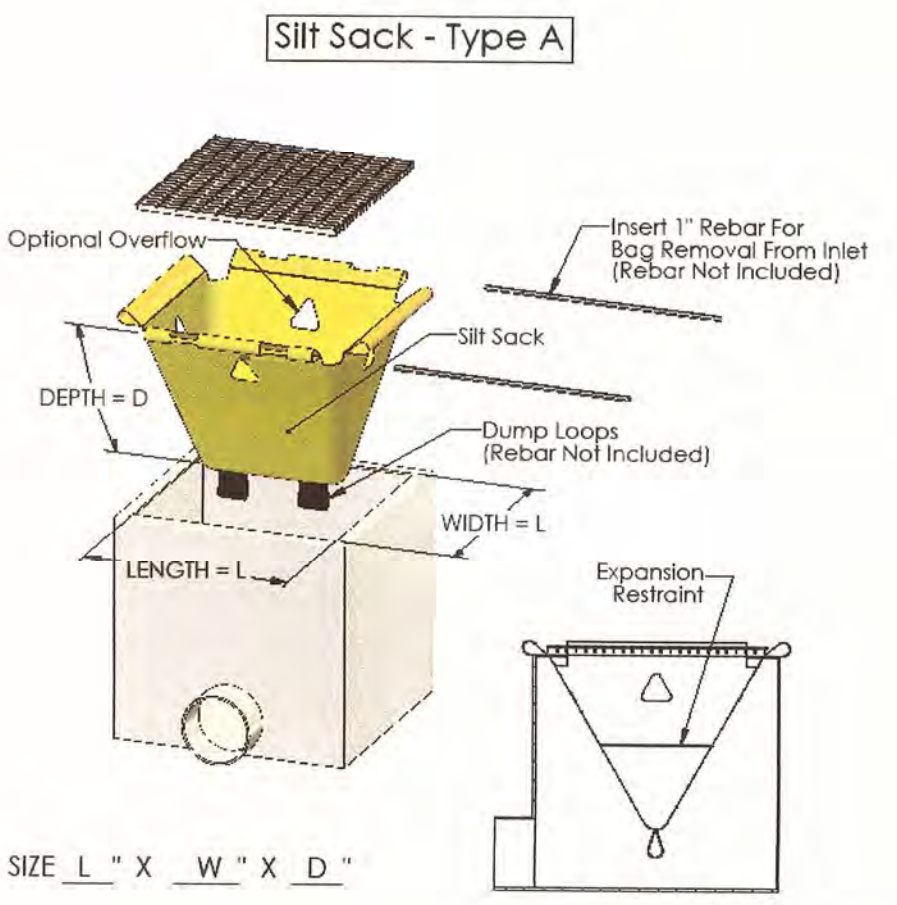
1. FENCE SHALL EXTEND OUT RADIIALLY FROM TRUNK TWO FEET FOR EVERY INCH IN DIAMETER TO THE GREATEST EXTENT PRACTICAL.
2. TRENCHING AROUND TREES SHALL BE KEPT OUTSIDE PROTECTIVE FENCING TO PROTECT ROOT SYSTEMS. TREE ROOTS WHICH MUST BE SEVERED SHALL BE CUT CLEAN AND ANY BACKFILL IN CONTACT WITH THE SEVERED ROOTS SHALL BE A TOPSOIL OR APPROVED PLANTING SOIL MIX.
3. ANY GRADING WHICH MUST TAKE PLACE WITHIN FENCE INTERIOR SHALL BE PERFORMED BY HAND OR WITH LIGHT WEIGHT EQUIPMENT TO THE GREATEST EXTENT PRACTICAL.
4. AVOID SPILLS OF OIL/GAS OR ANY OTHER CONTAMINATES AROUND AREAS TO BE PROTECTED.



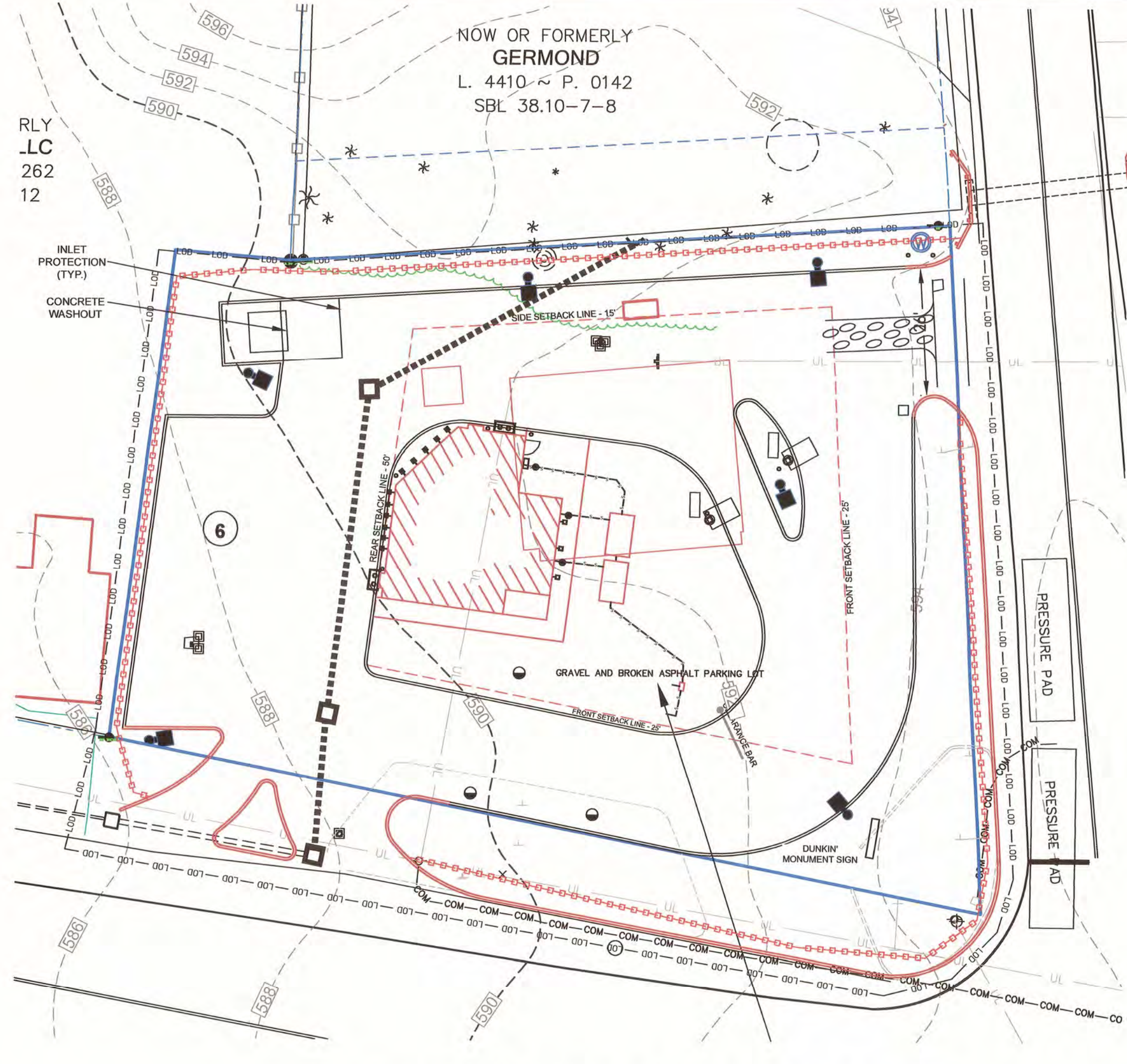
5 VEGETATION PROTECTION DETAIL
NOT TO SCALE

LEGEND

- TOPSOIL STOCKPILE W/SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- INLET SEDIMENT TRAP
- AREA TO BE USED FOR SEDIMENTARY EROSION CONTROL UNTIL CONTRIBUTING AREAS ARE STABILIZED
- VEGETATION PROTECTION
- SLOPE STABILIZATION



6 INLET SEDIMENT TRAP DETAIL
NOT TO SCALE



1 SOIL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 20'
TOTAL AREA OF DISTURBANCE: 0.64 ACRES

Soil Erosion and Sediment Control Guidelines:

1. Install Stabilized Construction Entrance:

To prevent vehicles and equipment from tracking sediment and mud off-site, apply gravel or crushed rock to the driveway area and restrict traffic to this one route. This practice will help keep soil from sticking to tires and stop soil from washing off into the street. Carry out periodic inspections and maintenance including washing, topdressing with additional stone, reworking, and compaction. Plan for periodic street cleaning to remove any sediment that may have been tracked off-site. Remove sediment by shoveling or sweeping and transport to a suitable disposal area where it can be stabilized.

2. Stabilization of Denuded Areas:

Stabilization measures must be initiated as soon as practicable, but in no case more than 14 days after the construction activity has ceased. In frozen ground conditions, stabilization measures must be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures need not be initiated on that portion of the site.

Stabilize denuded areas by implementing soil covering practices (e.g. mulching, matting, sodding). Exposed soils are the most prone to erosion from rainfall and runoff. Vegetation helps protect the soil from these forces and provides natural erosion control. Plan construction to limit the amount of exposed area, and avoid grading activities during the rainy season (November through March) as much as possible. Clearing limits should be clearly marked and kept as small as possible. Once construction is completed, the site must be permanently stabilized with topsoiling, seeding and plantings, or sodding if needed.

3. Protection of Adjacent Properties:

Keep sediment on-site by using structural and source control practices (e.g. vegetative buffer strips, silt fence, soil berms or dikes, etc). See soil erosion and sediment control plans SESC-1 for practice locations. Whenever possible, preserve a buffer of existing vegetation around the site boundary. This will help to decrease runoff velocities and trap sediment suspended in the runoff.

When excavating basement soils, move the soil to a location that is, or will be, vegetated, such as in the backyard or side yard area. This will increase the distance eroded soil must travel, through vegetation, to reach the storm sewer system. Piles should be situated so that sediment does not run into the street or adjoining yards. Soil piles should be temporarily seeded and circled with silt fence until the soil is either replaced or removed. Backfill basement walls as soon as possible and rough grade the lot. This will eliminate the large soil mounds, which are highly erodible, and prepare the lot for temporary cover. After backfilling, grade or remove excess soil from the site quickly, to eliminate any sediment loss from surplus fill.

4. Concentrated Flow:

For constructed drainage ways, or other areas of concentrated flow, install check dams according to the specifications to reduce erosion in the channel. As with other erosion controls, check dams must be inspected regularly. Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam. Replace stones as needed to maintain the design cross section of the structures. Sediment removal is crucial to the effectiveness of the dam-if not maintained, high flows could cause erosion around the sides of the structures, adding significant sediment loads downstream.

5. Maintenance:

Maintain erosion and sediment control practices through regular inspection. Regular maintenance is extremely important for the proper operation of structural practices. After initial groundbreaking, the builder shall conduct site inspections at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

LIMIT OF DISTURBANCE (LOD) = 0.64 ACRES

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DATE	REVISION	BY
28 JUNE 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
19 JULY 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD
14 SEPT 21	REVISED ROUTE 375 CURB CUT	TPFK

SOIL EROSION and SEDIMENT CONTROL DETAILS
FOR
PROPOSED DUNKIN'
FOR LANDS TO BE ACQUIRED BY
SOUTHERN REALTY AND DEVELOPMENT, LLC
TOWN OF HURLEY
ULSTER COUNTY NEW YORK

Scale: 1" = 20'
MAY 21, 2021

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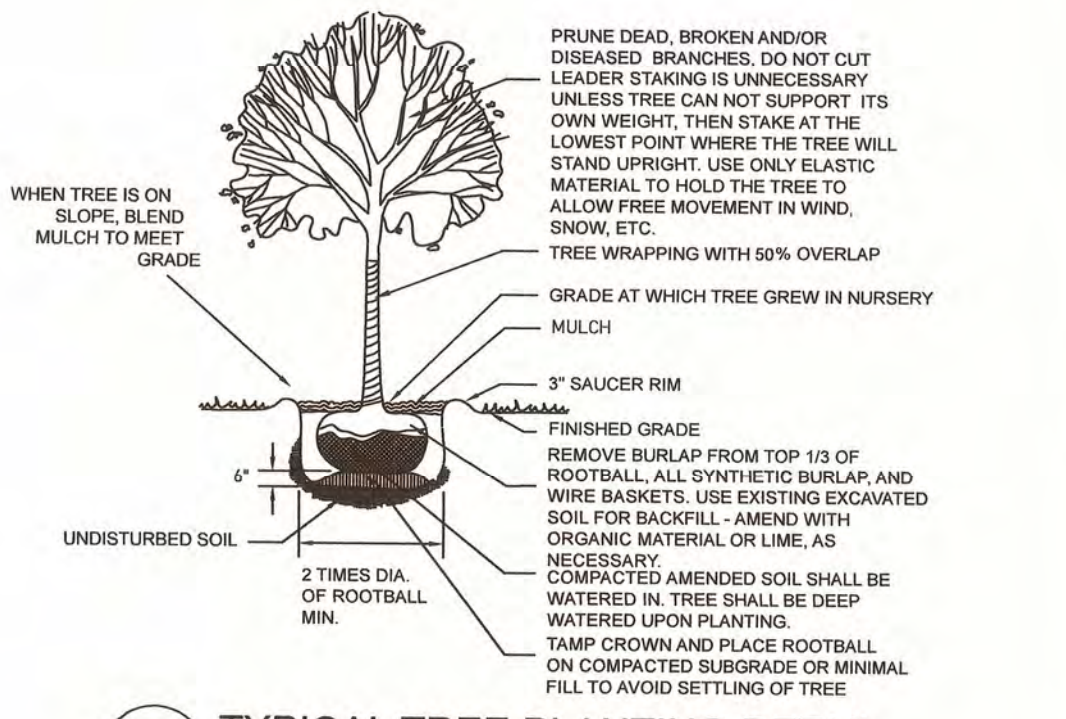
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PLANTING SCHEDULE				
SYMBOL	SPECIES	COMMON NAME	QUANTITY	SIZE UPON PLANTING
	Ilex opaca	AMERICAN HOLLY	10 FEMALE 2 MALE	3 Gal. Cont.
	acer rubrum	RED (SUNSET) MAPLE	3	2.5'-3" Caliper
		BOXWOOD	13	1 Gal. Cont.
		DWARF HYDRANGEA	4	1 Gal. Cont.
		BUNNY GRASS	10	1 Gal. Cont.
		DWARF BLACKEYE	6	1 Gal. Cont.
		SALVIA MIDNIGHT w/ BLACK MULCH	6	1 Gal. Cont.
		DWARF CORN FLOWER	13	1 Gal. Cont.
		DAY LILY	4	1 Gal. Cont.

SEEDING MIX FOR SITE LAWNS					
APPLICATION	SPECIES	% PURE LIVE SEED	APPLICATION RATE	FERTILIZER	SEEDING DATE
TEMPORARY	ANNUAL RYE	88.2%	10 LBS./1000 S.Y.	5-5-5 AT 207 LBS./1000 S.Y.	3/15 TO 10/15 AND
PERMANENT	PERENNIAL RYE	88.2%	4 LBS./1000 S.Y.	SEE NOTE 1 BELOW	3/15 TO 6/1
	KENTUCKY BLUE GRASS MIX	78.4%	6 LBS./1000 S.Y.		
	CREeping RED FESCUE	83.3%	11 LBS./1000 S.Y.		
PERMANENT	TALL FESCUE (HAR)	83.5%	7.5 LBS./1000 S.Y.	SEE NOTE 1 BELOW	4/1 TO 6/15 9/1 TO 9/15
	KENTUCKY 31 BIRDSFOOT TREFLEG MIX REDTOP	77.8%	2.0 LBS./1000 S.Y.		
			1.0 LBS./1000 S.Y.		

1. FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH A SOIL TEST. IN THE ABSENCE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AS FOLLOWS:
 A. 10-20-20 ANALYSIS COMMERCIAL FERTILIZER AT 140 LBS./1000 S.Y. 38-0-0 UREA FORM FERTILIZER AT 50 LBS./1000 S.Y.
 B. 30-0-0 TO 38-0-0 SULFUR COATED UREA FERTILIZER AT 50-50 LBS./1000 S.Y.
 C. 31-0-0 800 FERTILIZER AT 91 LBS./1000 S.Y.
 2. ALL SEEDING AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 6000 LBS./AC.
 3. ALL AREAS RECEIVING SEEDING SHALL HAVE A MINIMUM OF 6" OF ORGANIC TOPSOIL. (1200 LBS./1000 S.Y.) MULCH TO BE ANCHORED WITH WOOD CELLS OR FIBER AT 750 LBS./AC. OR EQUAL. * BLEND GRASS MIX A COMBINATION OF CERTIFIED VARIETIES EACH AT 25% OR LESS OF MIX. ** MINIMUM 20% HARSEED AND 60% NORMAL SPROUTS.



1 TYPICAL TREE PLANTING DETAIL NOT TO SCALE

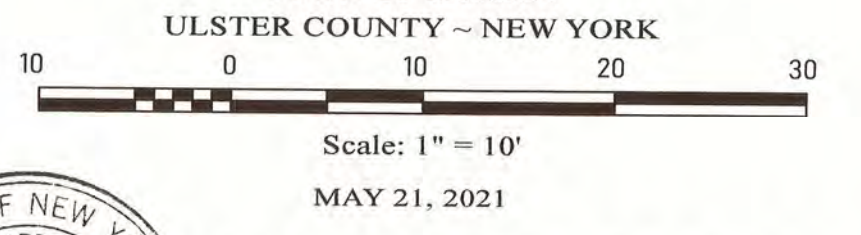
- NOTES:
 1. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL LIGHTS ATTACHED TO THE BUILDING.
 2. ALL OUTSIDE LIGHTING IS TO BE FULLY SHIELDED DOWNLIGHTING.
 3. SEE LIGHTING DETAILS ON DETAIL SHEETS.

LIGHTING LEGEND				
FIXTURE	Wattage (TYPE)	DENOTED BY	HEIGHT PLACEMENT	QTY.
A	45W (LED)		20'	7
B	±10W (LED)		10'	1
C	±10W (LED)		±10'	7
D	±10W (LED)		±15'	2
E	±10 W (LED) RECESSED LIGHTS		±10'	±4

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12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD
17 SEPT 21	REVISED LANDSCAPING & PLANTING SCHEDULE	TPFK

LIGHTING and LANDSCAPING PLAN FOR PROPOSED DUNKIN' FOR LANDS TO BE ACQUIRED BY SOUTHERN REALTY AND DEVELOPMENT, LLC

TOWN OF HURLEY
ULSTER COUNTY ~ NEW YORK



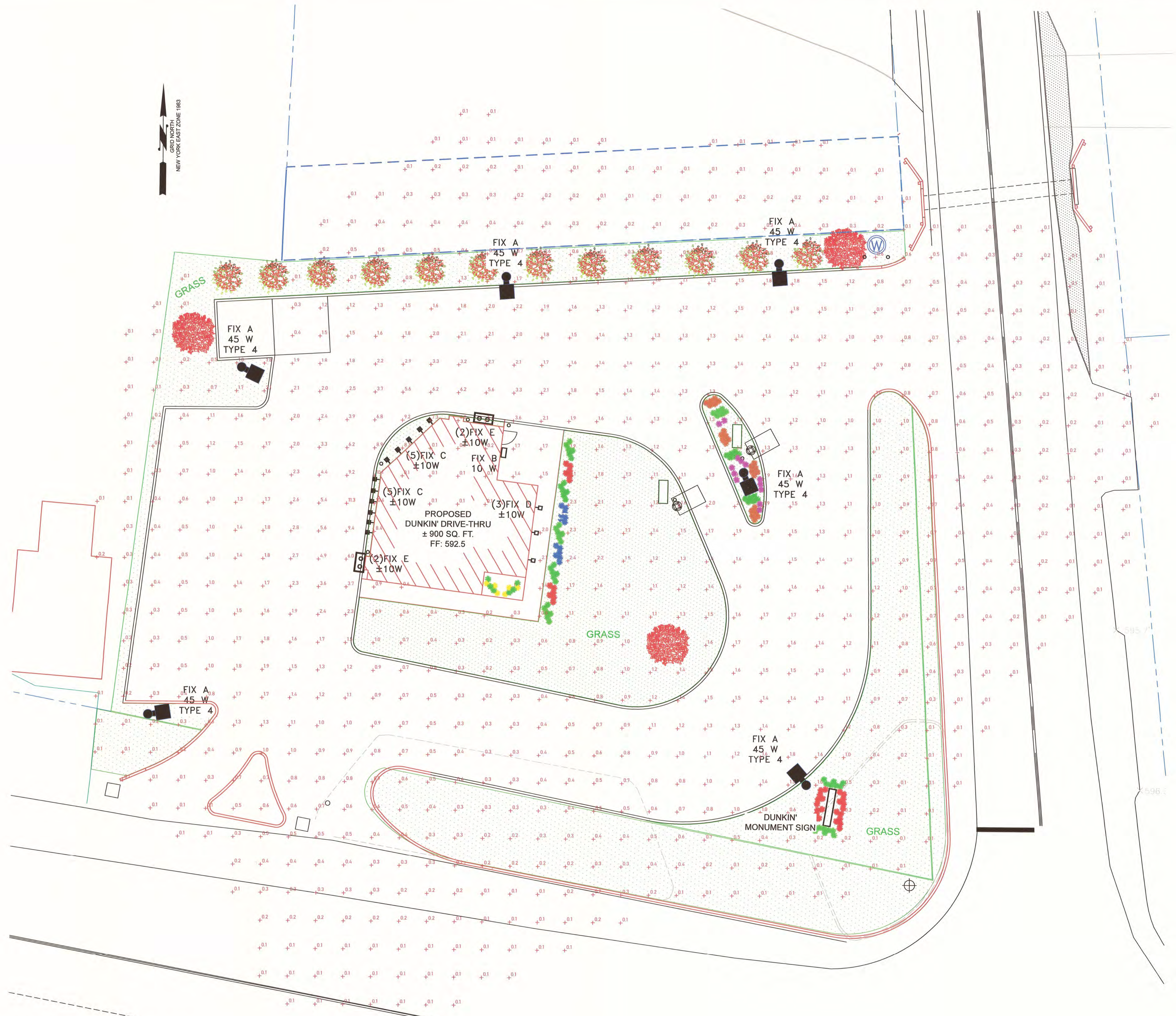
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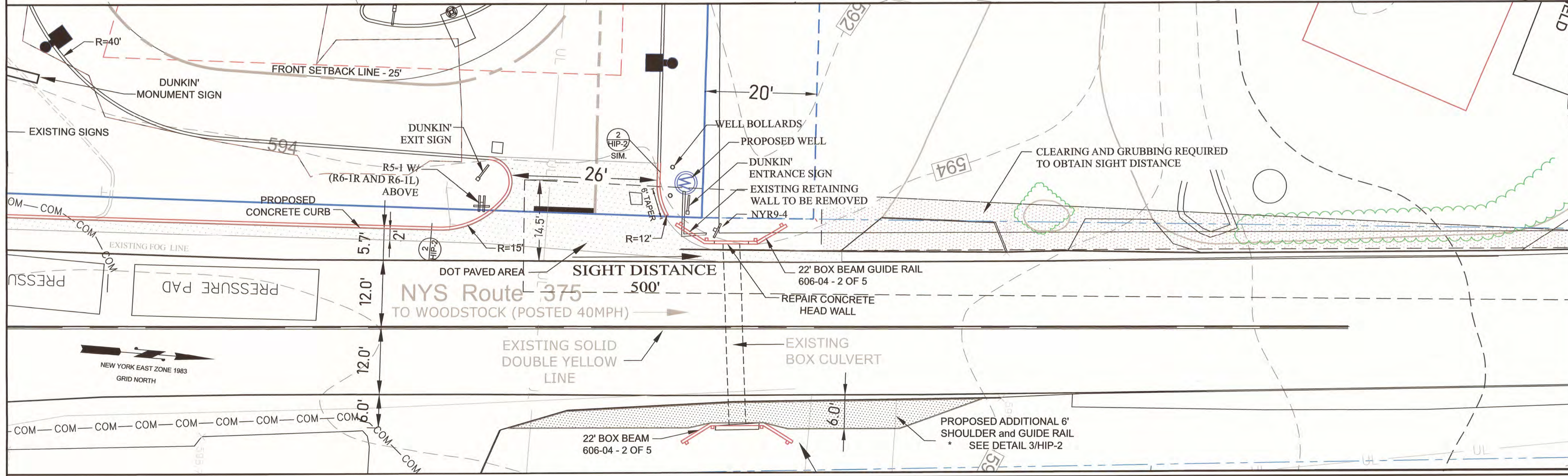
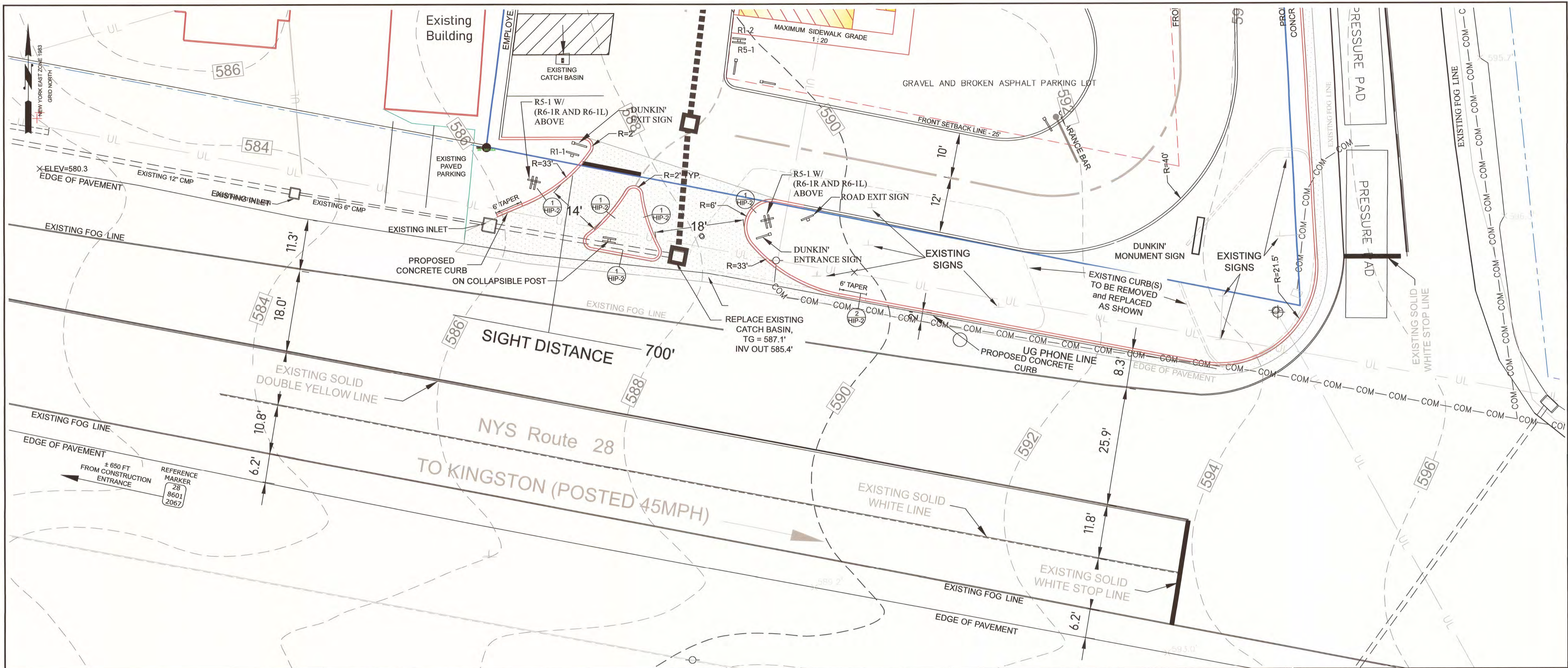
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Any unauthorized alteration or addition to this plan is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.





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12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD
14 SEPT 21	REVISED ROUTE 375 CURB CUT	TPFK
10 NOV 21	ADDED PROPOSED 6' SHOULDER ADDITION	TPFK
3 DEC 21	REVISED PLANS PER NYSDOT COMMENTS	TPFK
17 DEC 21	REVISED PLANS PER NYSDOT COMMENTS	TPFK

NYSDOT HWY IMPROVEMENT PLAN
 FOR
PROPOSED DUNKIN'
 FOR LANDS TO BE ACQUIRED BY
SOUTHERN REALTY AND DEVELOPMENT, LLC
 TOWN OF HURLEY
 ULSTER COUNTY NEW YORK

Scale: 1" = 10'
 JUNE 3, 2021

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GENERAL NOTES

1. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
2. THE CONTRACTOR MUST SUBMIT TO THE ENGINEER, IN WRITING, PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THAT ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORKING DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.

ACTIVITY AREA

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500' LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS, THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
2. ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.
3. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. ALL WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI-LANE DIVIDED HIGHWAYS, MULTI-LANE RAMPS, AND ONE-WAY STREETS. IN CASES WHERE LANE RESTRICTIONS REDUCE THE TRAVEL LANE TO ONE LANE, SIGNS SHALL BE POSTED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
5. SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET. LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
6. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
7. NYR9-12 MAY BE USED IN PLACE OF NYR9-11.

CHANNELIZING DEVICES

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.

PUBLIC ACCESS

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY FOR MULTIPLE ACCESS PROPERTIES. AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES

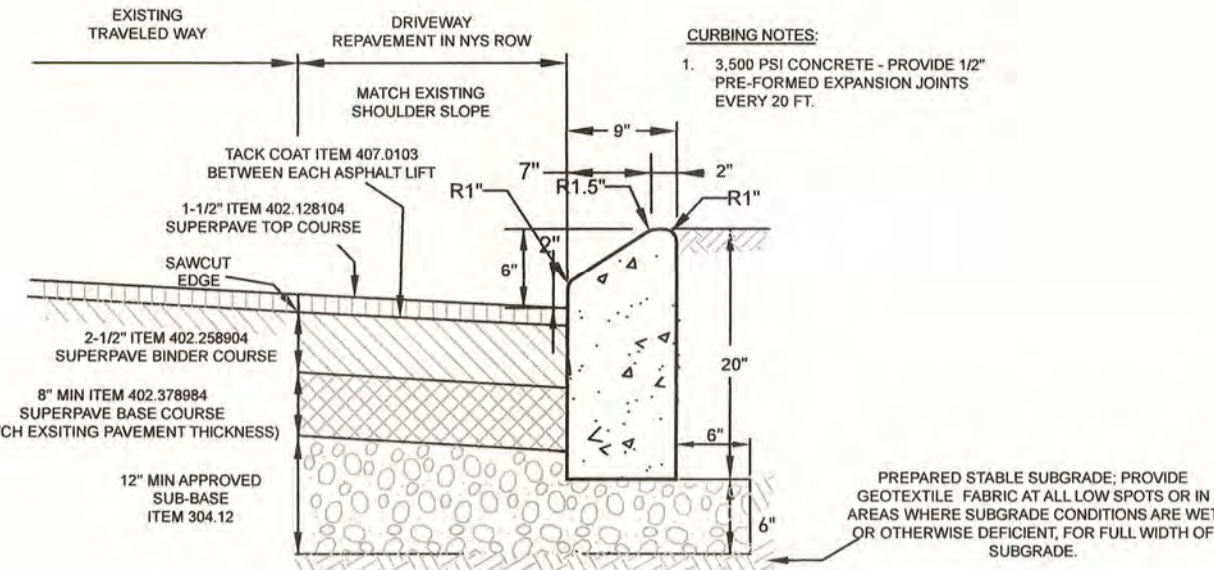
1. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.

LANE WIDTHS

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE AS FOLLOWS: FREEWAYS AND/OR EXPRESSWAYS IS 11'. THE MINIMUM LANE WIDTH FOR ALL OTHER TYPES OF ROADWAYS IS 10'.
2. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.

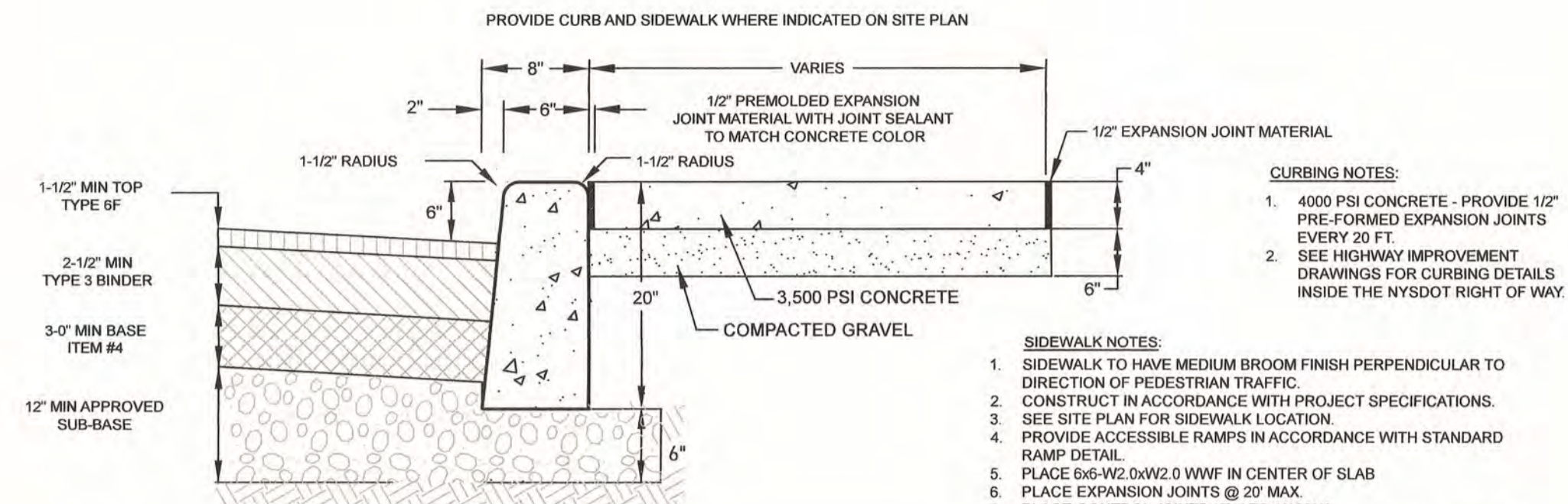
BARRIER/SHADOW VEHICLES

1. BARRIER AND SHADOW VEHICLES SHALL BE REQUIRED AS PER STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
2. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER OR SHADOW VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCE).
3. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE, TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.



1 MOUNTABLE CONCRETE CURB and NYSDOT PAVEMENT DETAIL

TYPE AB (MOUNTABLE) NOT TO SCALE ALL HIGHWAY CURBING



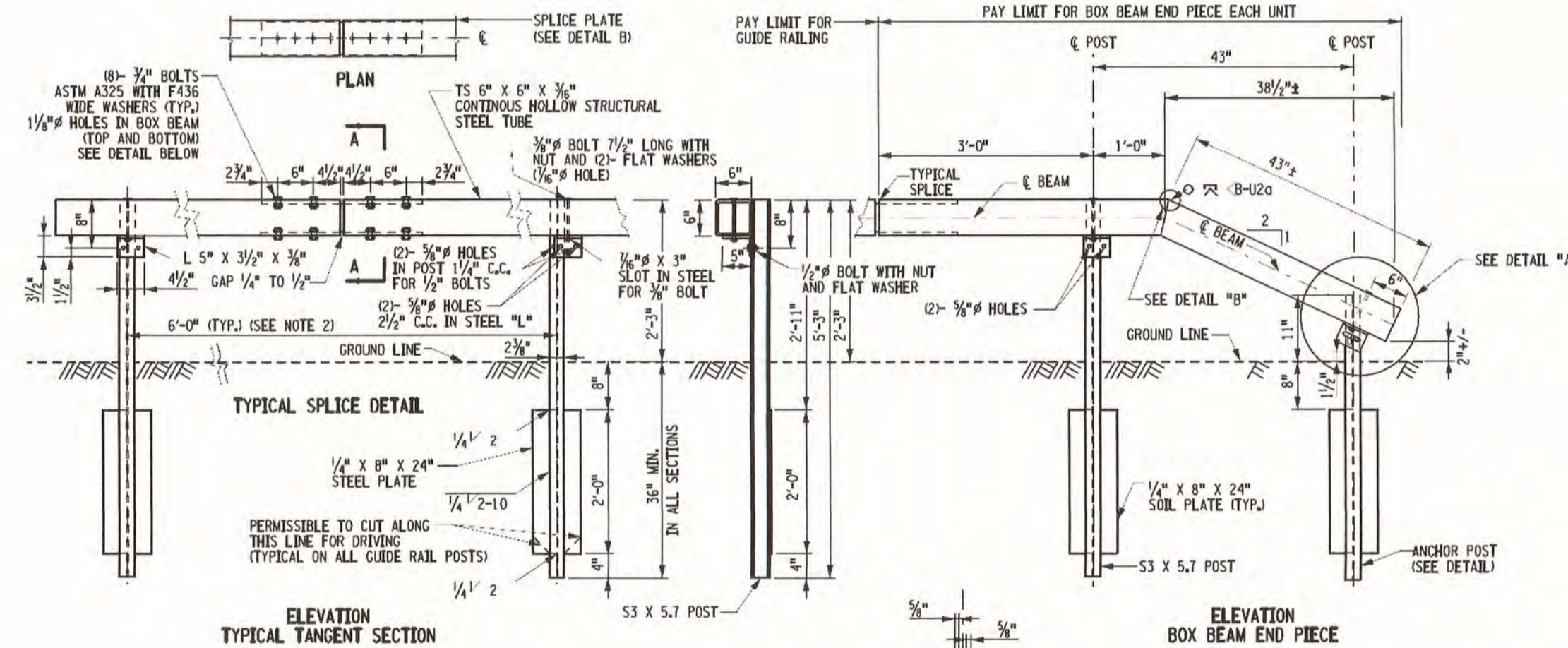
2 SITE PAVEMENT & CONCRETE CURB DETAIL

NOT TO SCALE

2 SITE PAVEMENT & CURB without CONCRETE SIDEWALK

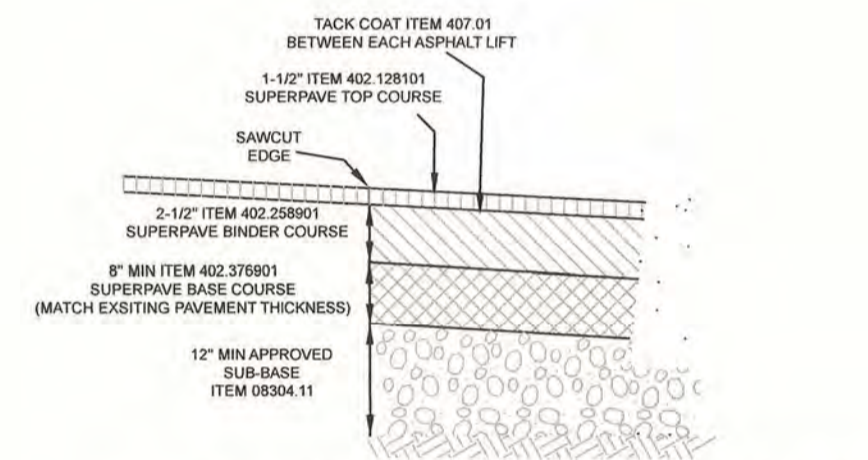
NOT TO SCALE

SIM.



3 NYSDOT BOX BEAM GUIDE RAIL DETAIL

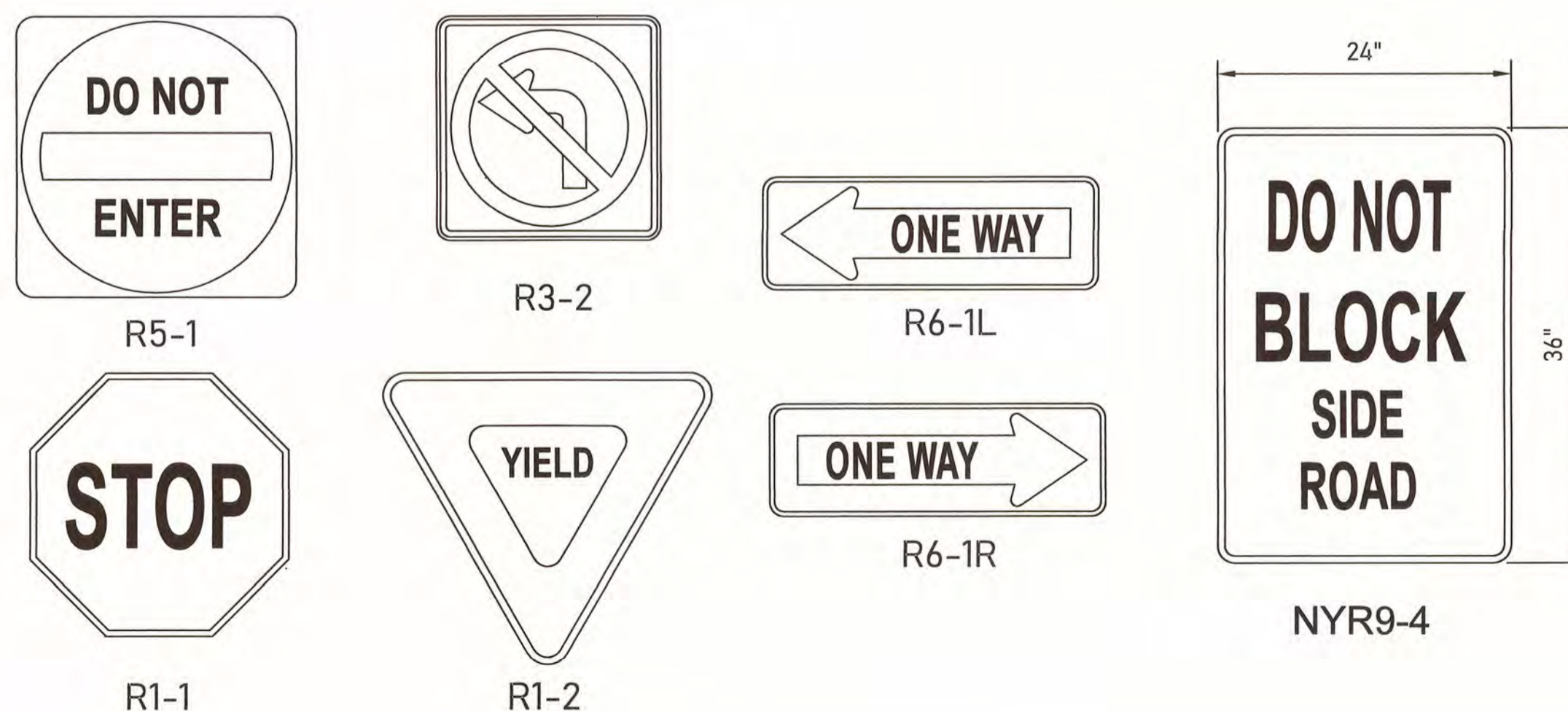
NOT TO SCALE



3 ROUTE 375 NB SHOULDER RECONSTRUCTION DETAIL

NOT TO SCALE

ALSO SEE;
US CUSTOMARY STANDARD SHEET
'WORK ZONE TRAFFIC CONTROL'
LEGENDS and NOTES
SHEET 619-11



4 NYSDOT SIGN LEGEND

NOT TO SCALE

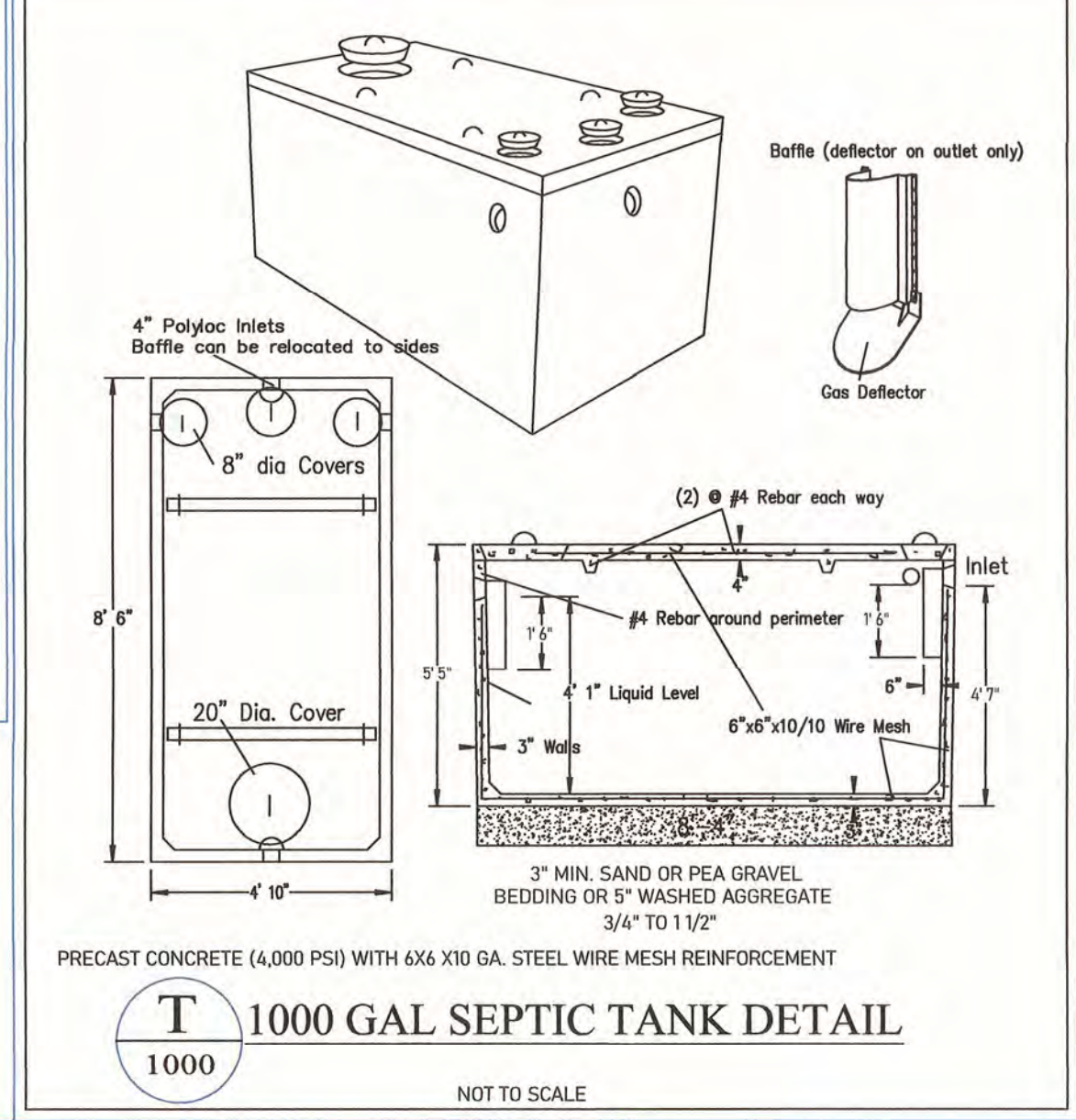
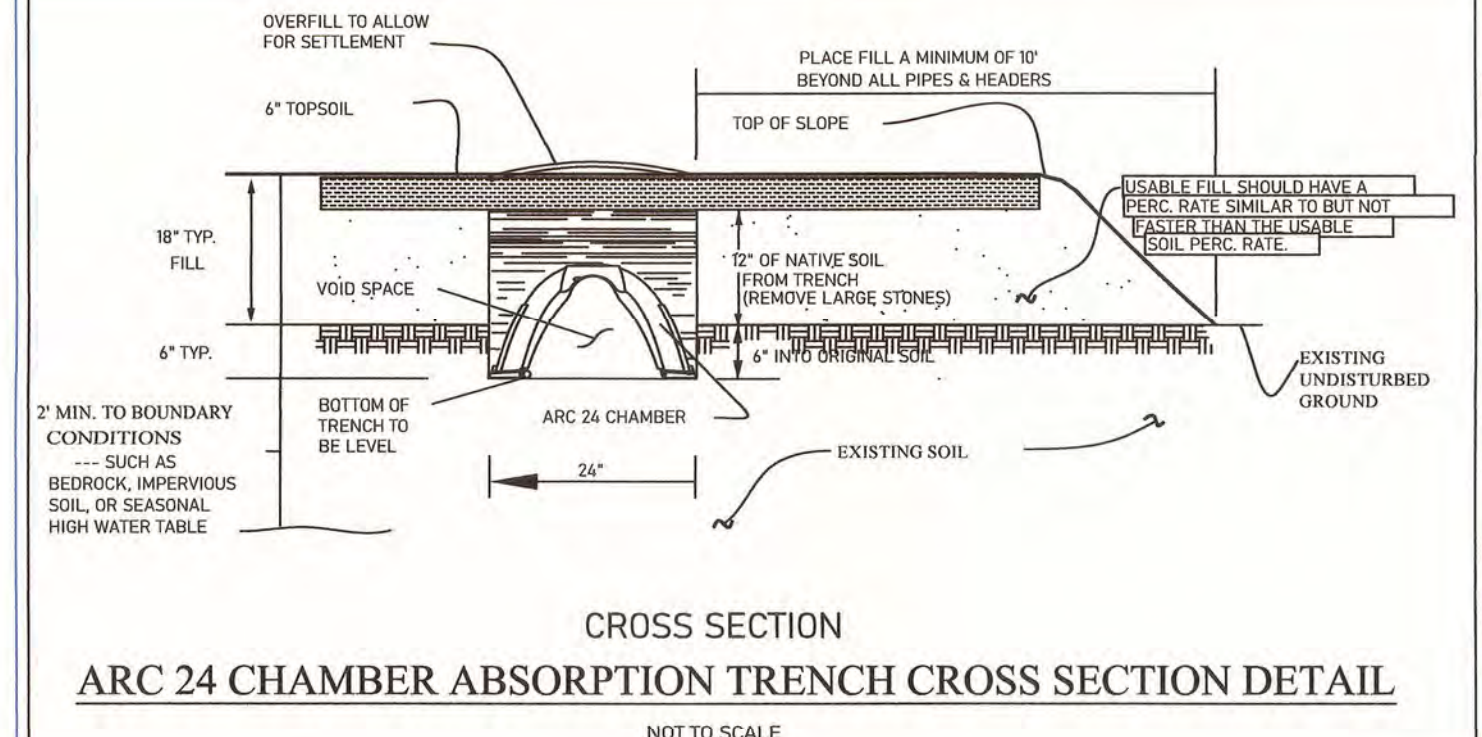
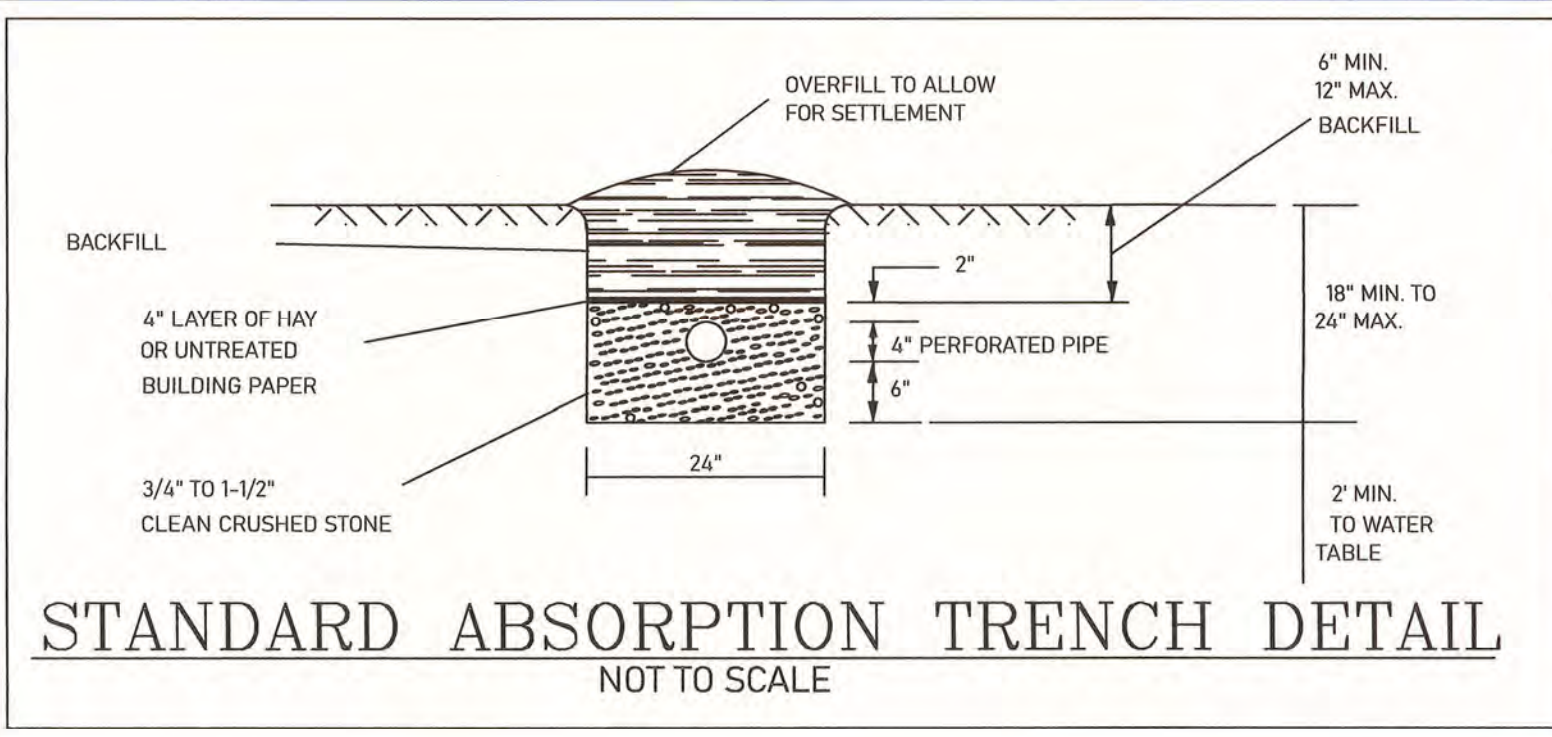
MAP REVISION DATES		
DATE	REVISION	BY
28 JUNE 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
19 JULY 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD
3 DEC 21	REVISIONS FOR NYDOT & UCHD	TPFK
17 DEC 21	REVISED PLANS PER NYSDOT COMMENTS	TPFK

NYSDOT HWY
IMPROVEMENT PLAN
NOTES and DETAILS
FOR
PROPOSED DUNKIN'
FOR LANDS TO BE ACQUIRED BY
SOUTHERN REALTY AND
DEVELOPMENT, LLC
TOWN OF HURLEY
ULSTER COUNTY NEW YORK



JUNE 3, 2021
MEDENBACH & EGGERS
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STONE RIDGE, NEW YORK (845) 687-0047
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Barry Medenbach
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142



GENERAL INGROUND CONSTRUCTION NOTES

1. ALL DRAINAGE RUNOFF FROM ROOF DRAINS, DRIVEWAYS, AND OVERLAND AREAS SHALL BE DIRECTED AWAY FROM THE DISPOSAL AREA.
2. SEPTIC TANKS SHALL BE PRECAST CONCRETE.
3. NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO DISCHARGE INTO THE SEWAGE DISPOSAL SYSTEM.
4. NO DRIVEWAY, ROADWAY, OR PARKING AREA SHALL BE CONSTRUCTED OVER ANY PORTION OF THE SANITARY DISPOSAL SYSTEM.
5. NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100 FT. FROM ANY SPRING, RESERVOIR, BROOK, MARSH, OR OTHER BODY OF WATER.
6. NO BASEMENT FIXTURES ARE ALLOWED WITHOUT SPECIAL SEWER DESIGN.
7. ALL TREES MUST BE CUT IN THE TILE FIELD IF ANY.
8. ALL SOLID SEWER LINES SHALL BE SDR 35 OR EQUAL UNLESS OTHERWISE NOTED.
9. ALL CONCRETE CHAMBERS TO BE LEVELED ON BED OF PEA GRAVEL OR SAND

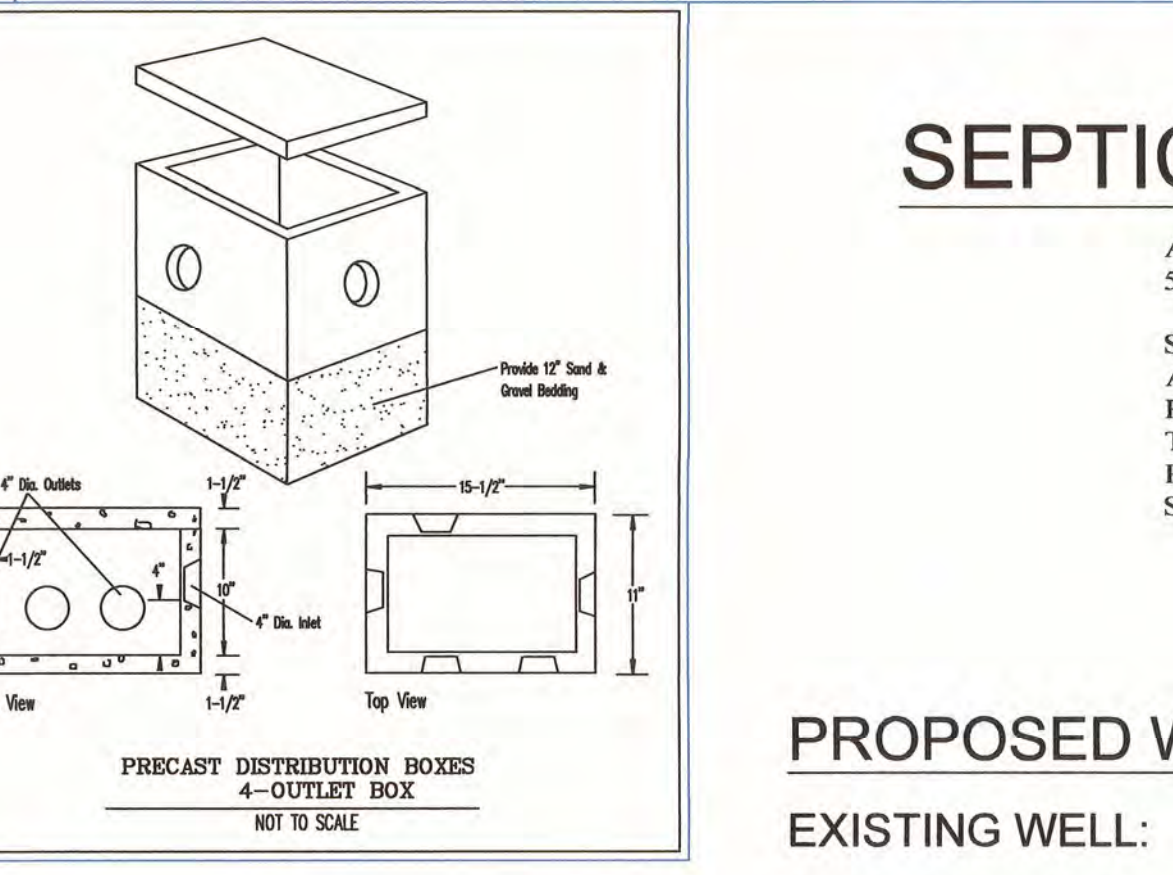
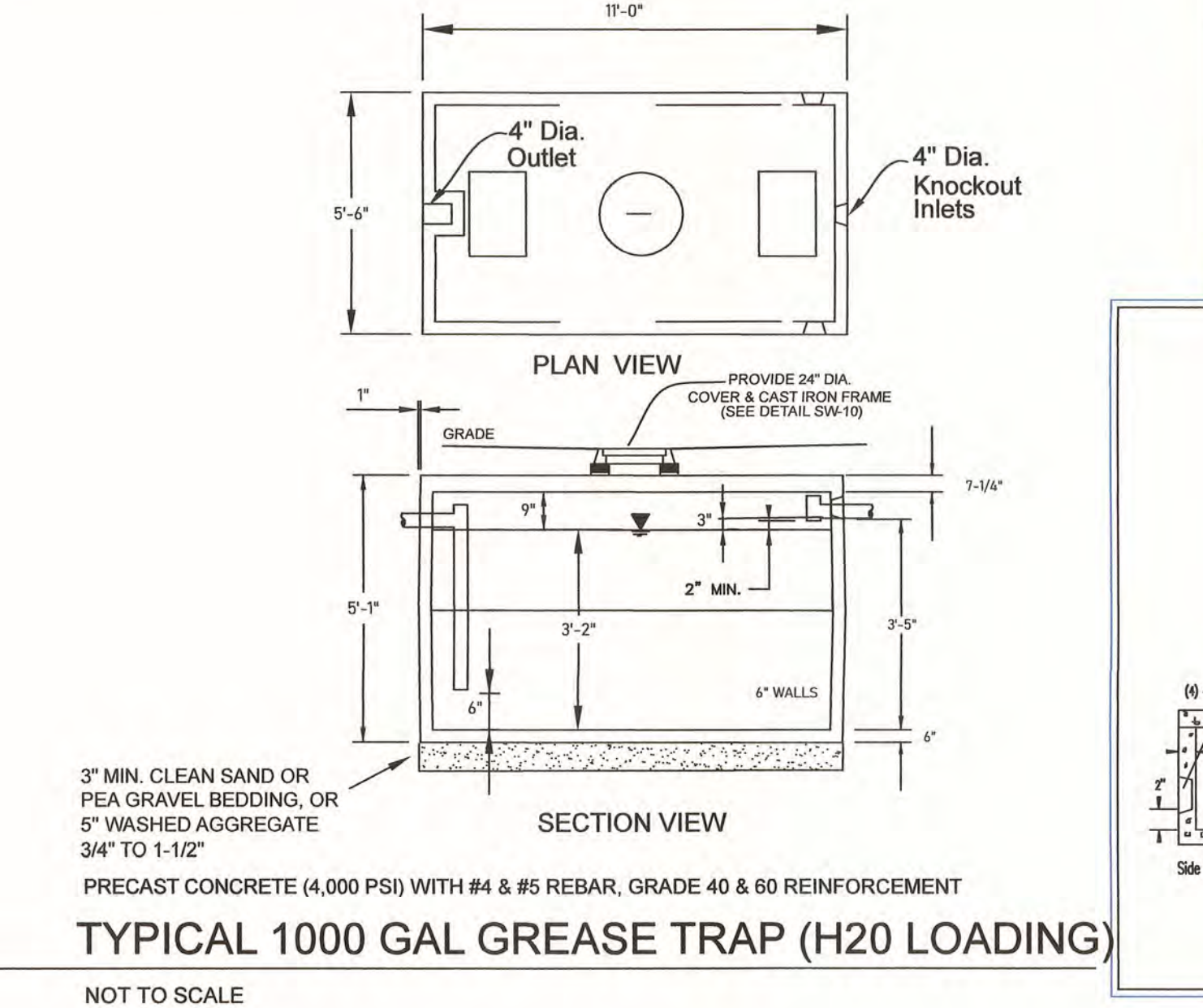
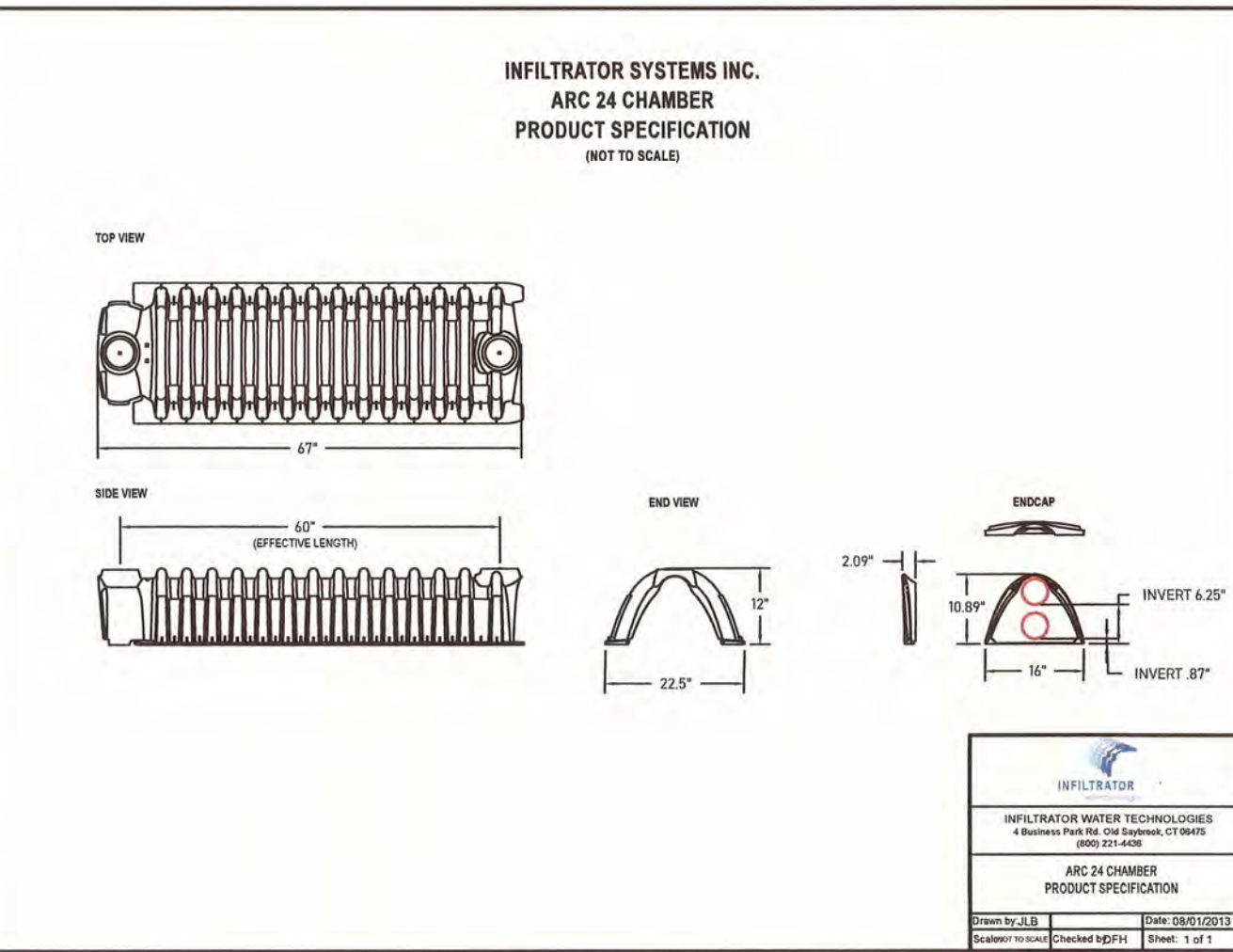
TEST HOLE DATA

WITNESSED BY MATT BEESMER 11/2020

TEST HOLE	DEPTH	DESCRIPTION
1	0 TO 8"	Top Soil
	8" TO 32"	Sand/Silt
	32" TO 40"	Silt/Clay
	40" TO 48"	Mottled Clay
2	0 TO 10"	Top Soil
	10" TO 32"	Silt Loam
	32" TO 40"	Silt/Clay
	40" TO 48"	Mottled Clay
3	0 TO 4"	Top Soil
	4" TO 32"	Silt loam
	32" TO 48"	Silt Gravel
	32" TO 48"	Silt Gravel
	AT 48" CLAY AND WATER	
4	0 TO 5"	Top Soil
	5" TO 24"	Silt Loam
	24" TO 48"	Stone Silt loam
	AT 48" WATER, AND MOTTLING	
5	0 TO 48"	GRAVEL
	AT 48" WATER	

WITNESSED BY JAMES RODDEN 8/10/2021

6	0 TO 6"	ITEM #4
	6 TO 66"	Sand and Gravel
	NO WATER, ROCK OR MOTTLING	



SEPTIC DESIGN SPECIFICATIONS

AVERAGE DAILY FLOW:
5 Employees @ 15 G.P.D. + 45 G.P.D. = 120 G.P.D.

STABILIZED PERCOLATION RATE = 7 MIN./INCH
APPLICATION RATE = 1.0 G.P.D./SQ.FT.
REQUIRED ABSORPTION AREA = 120 SQ.FT.
TOTAL AREA REQUIRED USING INFILTRATORS = 120 SQ.FT
PROVIDE 1 ROW PIPES @ 60 L.F. = 60 L.F. IN 2' WIDE TRENCH = 120 SQ.FT

PERC HOLE DATA

PERCOLATION TEST
P1 = 7 MIN./INCH
P2 = 10 MIN./INCH
P3 = 6 MIN./INCH

SYSTEM NOTES:

1. A SINGLE CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT AS SHOWN OR RECOMMENDED BY MANUFACTURER. SEE ACCOMPANYING ENGINEER'S REPORT MANUFACTURES SPECIFICATIONS.
2. UPON COMPLETION, SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARDS.
3. CONTRACTOR TO COORDINATE WITH MANUFACTURER REPRESENTATIVE ON STARTUP AND PUMPING SYSTEM AND PROVIDE A SINGLE BINDER WITH ALL EQUIPMENT SPECIFICATIONS, MANUALS, WARRANTIES, AND CERTIFICATIONS OF COMPLIANCE WITH UCHD INCLUDING INITIAL WATER TESTS.
4. PRIOR TO COMPLETION OF WATER SYSTEM, CONTRACTOR SHALL PROVIDE INSTRUCTION AND OPERATING TRAINING OF ALL EQUIPMENT TO OWNERS AND OPERATORS.
5. ALL HOSE BIBS SHALL BE EQUIPPED WITH VACUUM BREAKERS.
6. ALL EQUIPMENT, PIPING, FITTINGS, TANKS, VALVES IN CONTACT WITH WATER ARE TO BE N.S.F. APPROVED FOR POTABLE WATER SYSTEMS.
7. MAINTAIN 18" SEPERATION OF WATER SAMPLING TAPS FROM GROUND.

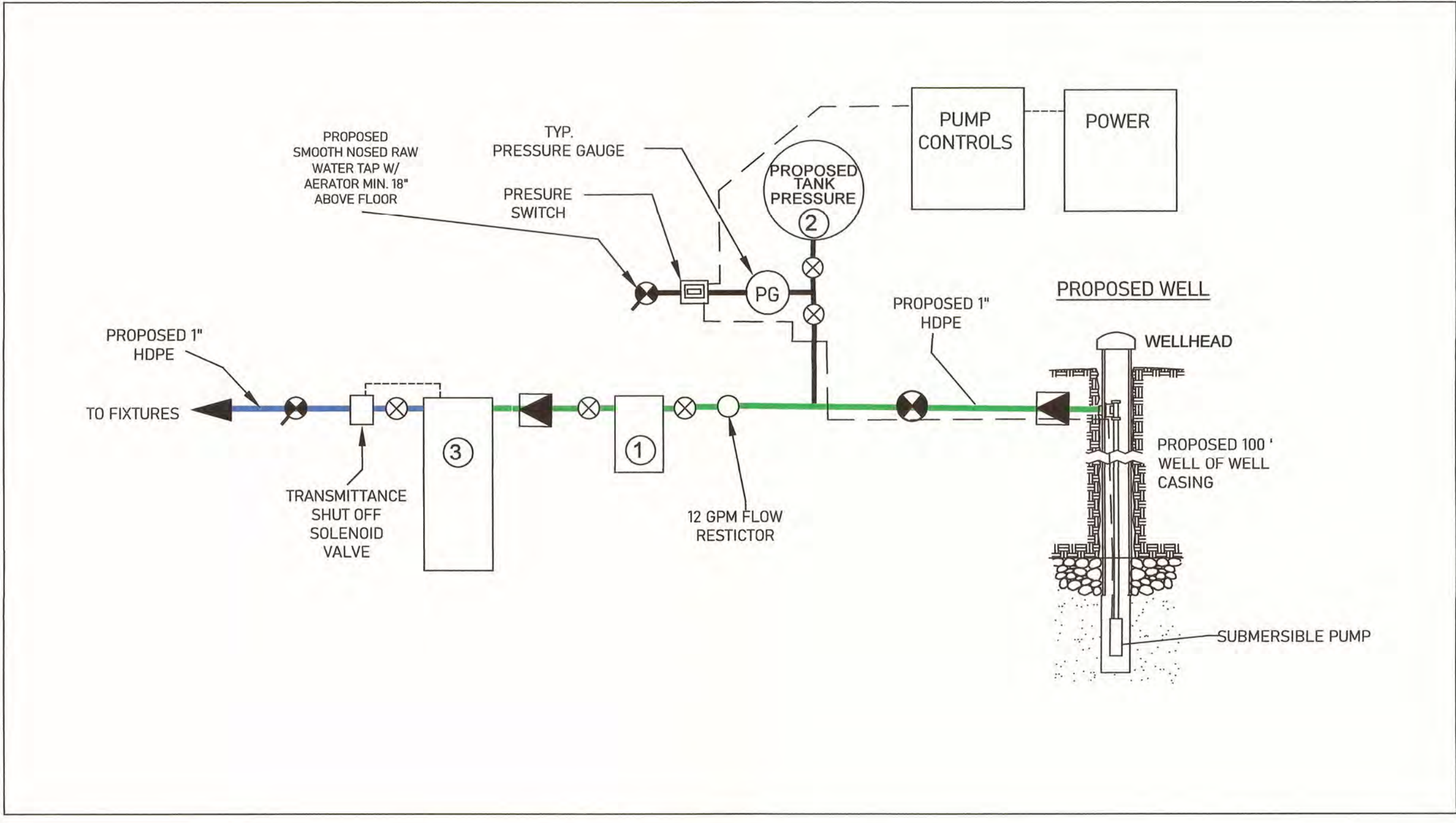
PRESSURE/LEAKAGE TESTING & DISINFECTION FOR NEW WATER LINE OR COMPONENTS:

PRESSURE/LEAKAGE TEST PROCEDURE:
Water line is to be pressure and leakage tested in accordance with Great Lakes Upper Mississippi River Board of State and Provincial Public Health and Environmental Manager's Recommended Standards For Water Works, Section 8.7.5, 2003 (AWWA c-600).
• Test Pressure: 125 psi (shall not vary by more than 5 psi)
• Test Duration: 2 hours
Apply the test pressure after all of the air has been expelled. Maintain pressure within 5 psi by adding water. Volume of added water equals the leakage. Allowable leakage over 2 hour period is approximately 0.5 gallons.

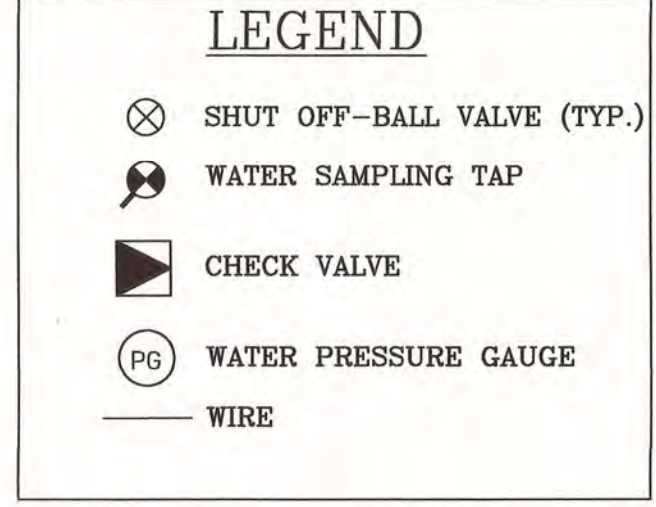
SYSTEM DISINFECTION PROCEDURE:

New water line or components are to be disinfected in accordance with Great Lakes Upper Mississippi River Board of State and Provincial Public Health and Environmental Manager's Recommended Standards For Water Works, Section 8.7.6, 2003 (AWWA c-600).
• Water from an approved source of supply shall be made to flow at a constant rate into the newly laid water main.
• Water entering the new main shall receive a dose of chlorine fed at a constant rate such that the water will not have less than 25 mg/L free chlorine. Measure chlorine concentration at regular intervals. Chlorine application shall not cease until the entire main is filled with heavily chlorinated water.
• The chlorinated water shall be retained for a minimum of 24 hours, during which time all valves in the treated section shall be operated to ensure disinfection of the appurtenances. The treated water in all portions of the main at the end of the 24 hour period shall have a residual of not less than 10 mg/L free chlorine.

AFTER SANITATION METHODS HAVE BEEN COMPLETED 2 BACTERIOLOGICAL TEST WILL BE COMPLETED 24 HOURS APART FROM EACH OTHER.



- PROPOSED KEY COMPONENT LIST :**
NOTE: ALL EQUIPMENT SHALL BE THE PROPOSED COMPONENT OR EQUAL APPROVED BY ENGINEER
- 1 PROPOSED: Aqua flow - Item # 26259, model # H-PR-20BV-1 WITH 5 UM FILTER
 - 2 PROPOSED : PRESSURE TANK - PUMP PRO 40.3 GAL. MODEL # WM -12
 - 3 PROPOSED: UV -FILTER- VIQUA (PRO 10) FLOW MAX:10 GPM W/ SOLENOID SHUT OFF VALVE (# 650627)



PROPOSED WATER SUPPLY WELL

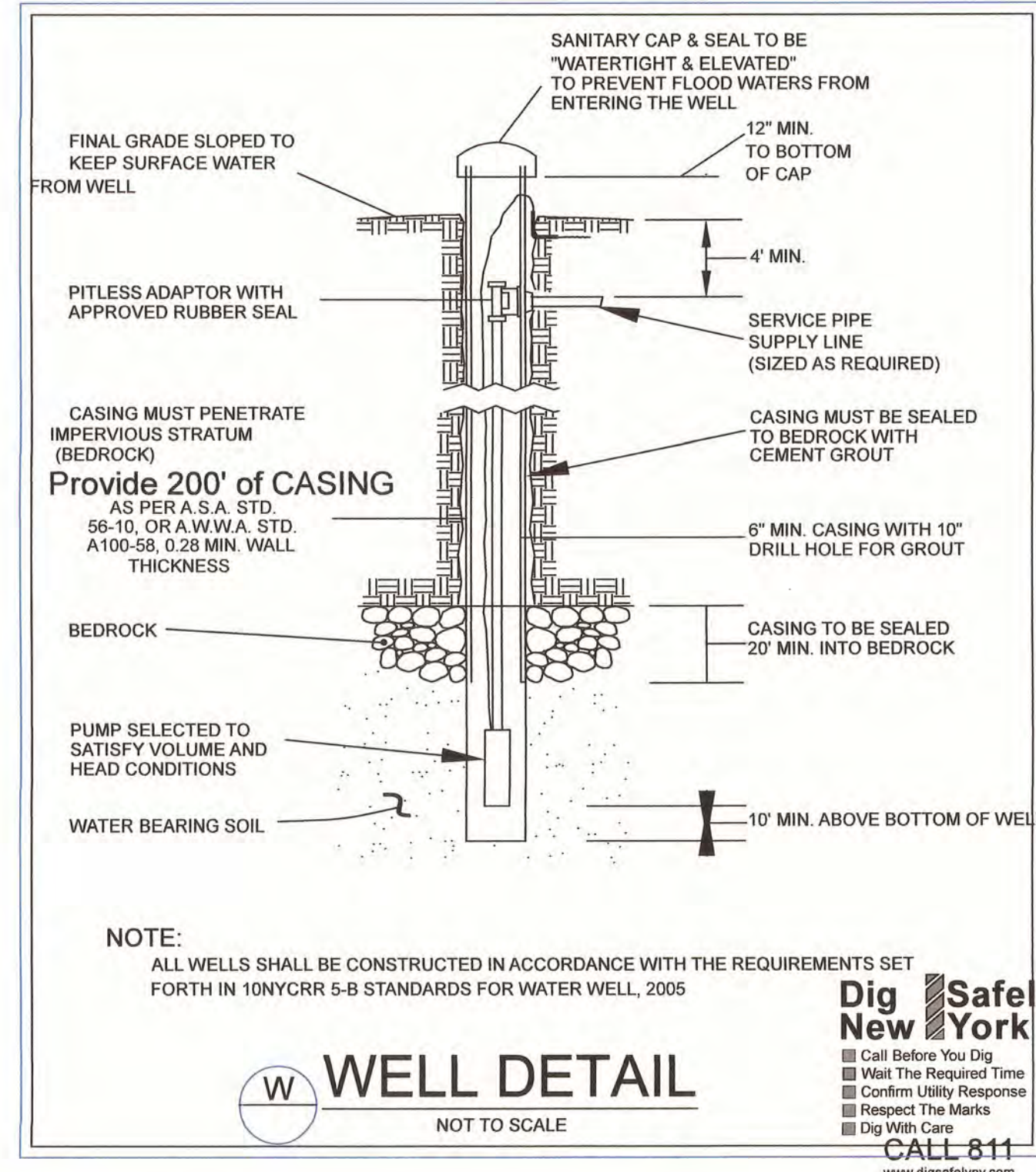
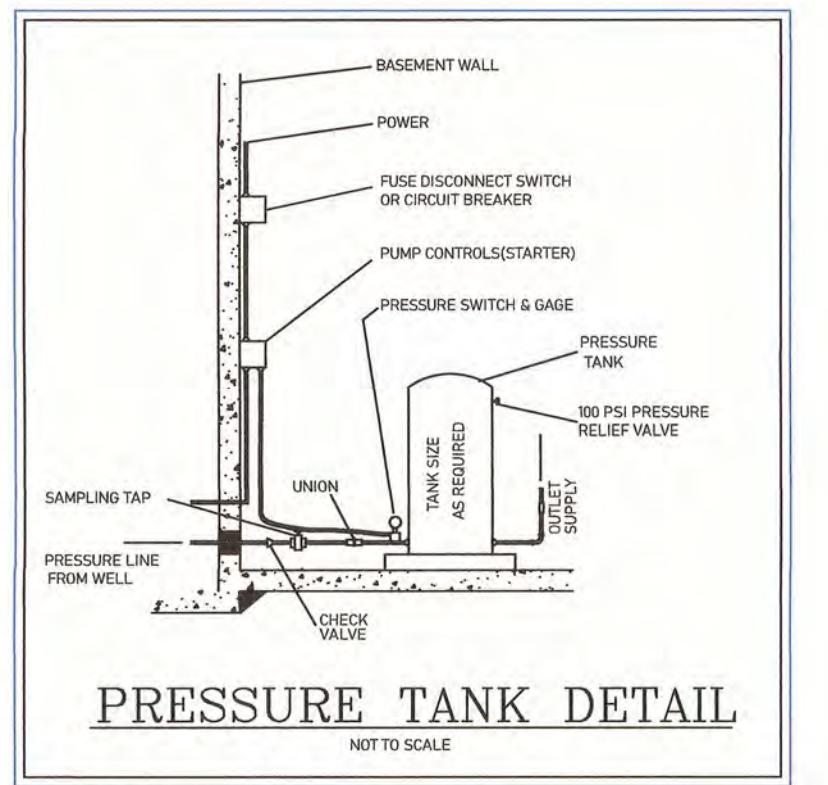
EXISTING WELL:

TO BE DECOMMISSIONED IN ACCORDANCE WITH NYDOH REGULATIONS BY LIC. WELL DRILLER. IF POSSIBLE THE WELL CASING SHOULD BE PULLED OUT OF THE GROUND OR OVERDRILLED, AND THE LENGTH OF THE DRILL HOLE SEALED WITH GROUT. WHEN FULL CASING REMOVAL IS IMPRACTICAL, THE ENTIRE LENGTH OF THE DRILLHOLE INCLUDING CASING INTERIOR SHOULD BE GROUTED, AND THE CASING CUT OFF AT LEAST FOUR FEET BELOW GROUND. WELL CASINGS THAT PENETRATE MULTIPLE AQUIFERS SHOULD BE PERFORATED PRIOR TO PRESSURE GROUTING THE INTERIOR. AFTER BACK FILLING, THE AREA SHOULD BE GRADED SO THAT SURFACE WATER FLOWS AWAY FROM THE ABANDONED WELL LOCATION.

PROPOSED WELL:

PROPOSED WELL SHOWN SHALL BE INSTALLED BY LIC. WELL DRILLER IN ACCORDANCE WITH NYDOH STANDARDS WITH 200LF OF CASING. SEE DETAIL. TESTING OF THE WELL ONCE INSTALLED AND FLUSHED SHALL INCLUDE A NYDOH FULL PART 5 ANALYSIS AND TREATMENT PROPOSAL AS NECESSARY, AND SHALL INCLUDE A 4-LOG TREATMENT:

ADDITIONAL MONITORING FOR HYDROCARBONS MUST BE CONDUCTED QUARTERLY FOR FIRST YEAR OF OPERATION AND THEN ANNUALLY THERE AFTER UNTIL NO LONGER REQUIRED BY UCHD



MAP REVISION DATES

DATE	REVISION	BY
14 JUNE 21	ADDED GREASE TRAP	TPFK
28 JUNE 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
19 JULY 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD
30 SEPTEMBER 21	REVISIONS FOR NYDOT & UCHD	SL
01 NOV 21	REVISIONS FOR NYDOT & UCHD-LV MODEL	KJP

SEPTIC and WATER DETAILS
FOR
PROPOSED DUNKIN'
FOR LANDS TO BE ACQUIRED BY
SOUTHERN REALTY AND DEVELOPMENT, LLC
TOWN OF HURLEY
ULSTER COUNTY ~ NEW YORK

SCALE AS SHOWN
MAY 21, 2021

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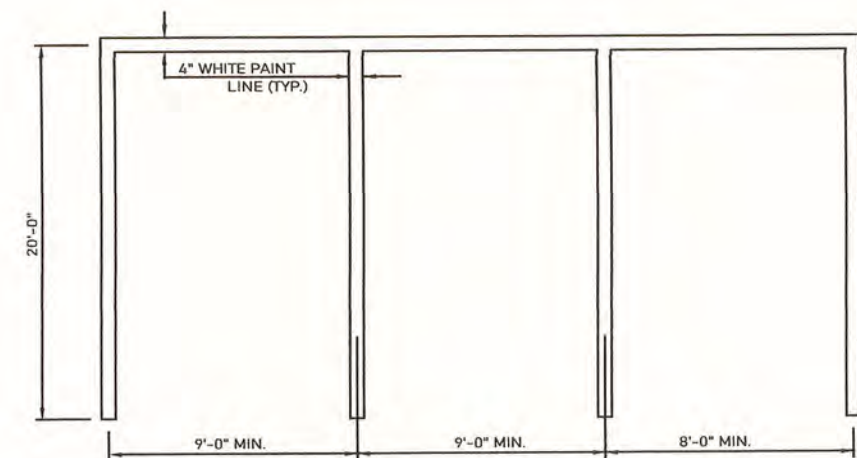
SCALE AS SHOWN
MAY 21, 2021

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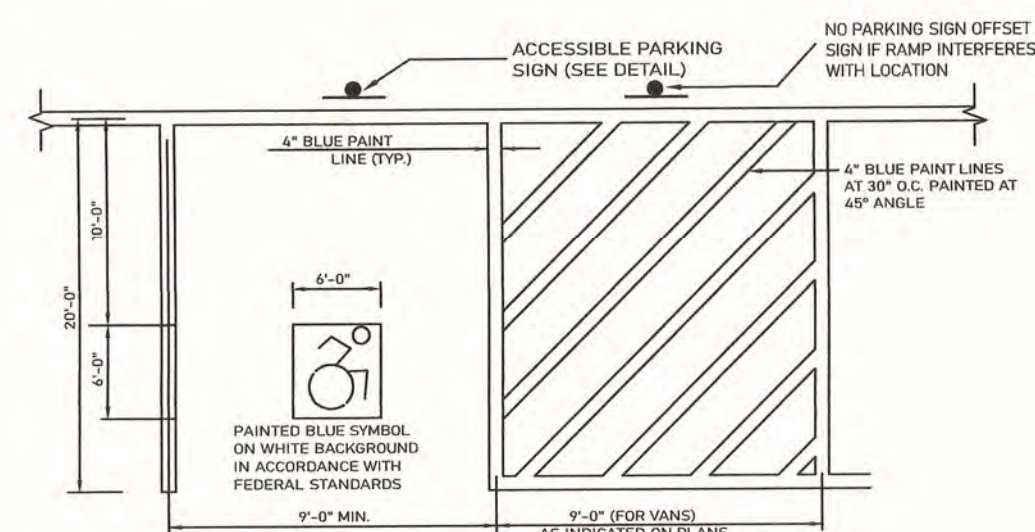
SCALE AS SHOWN
MAY 21, 2021

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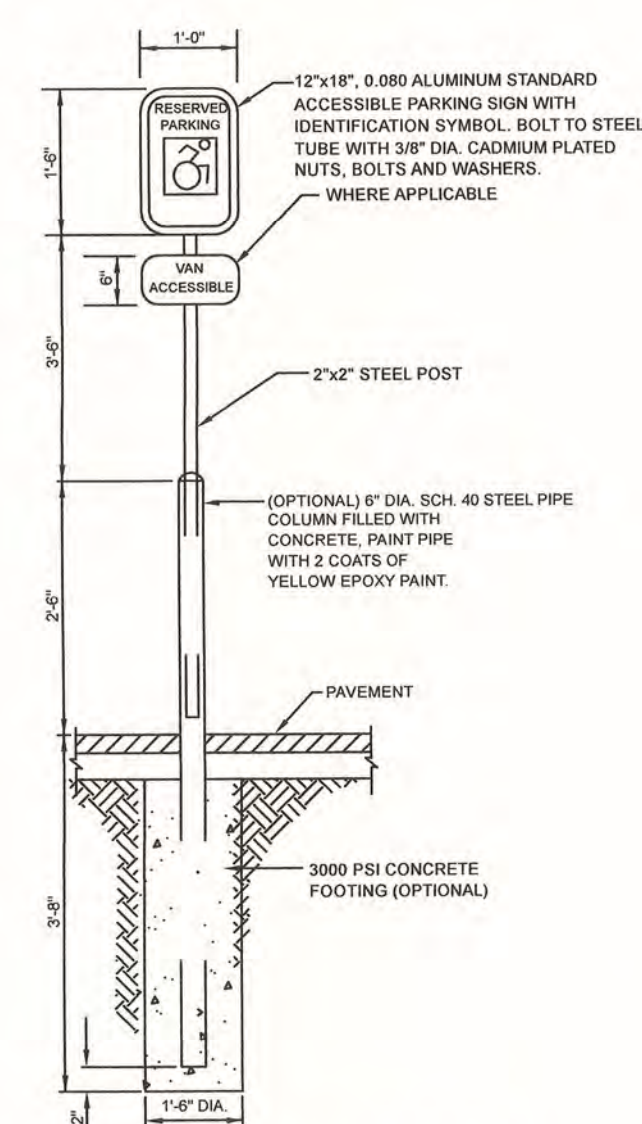




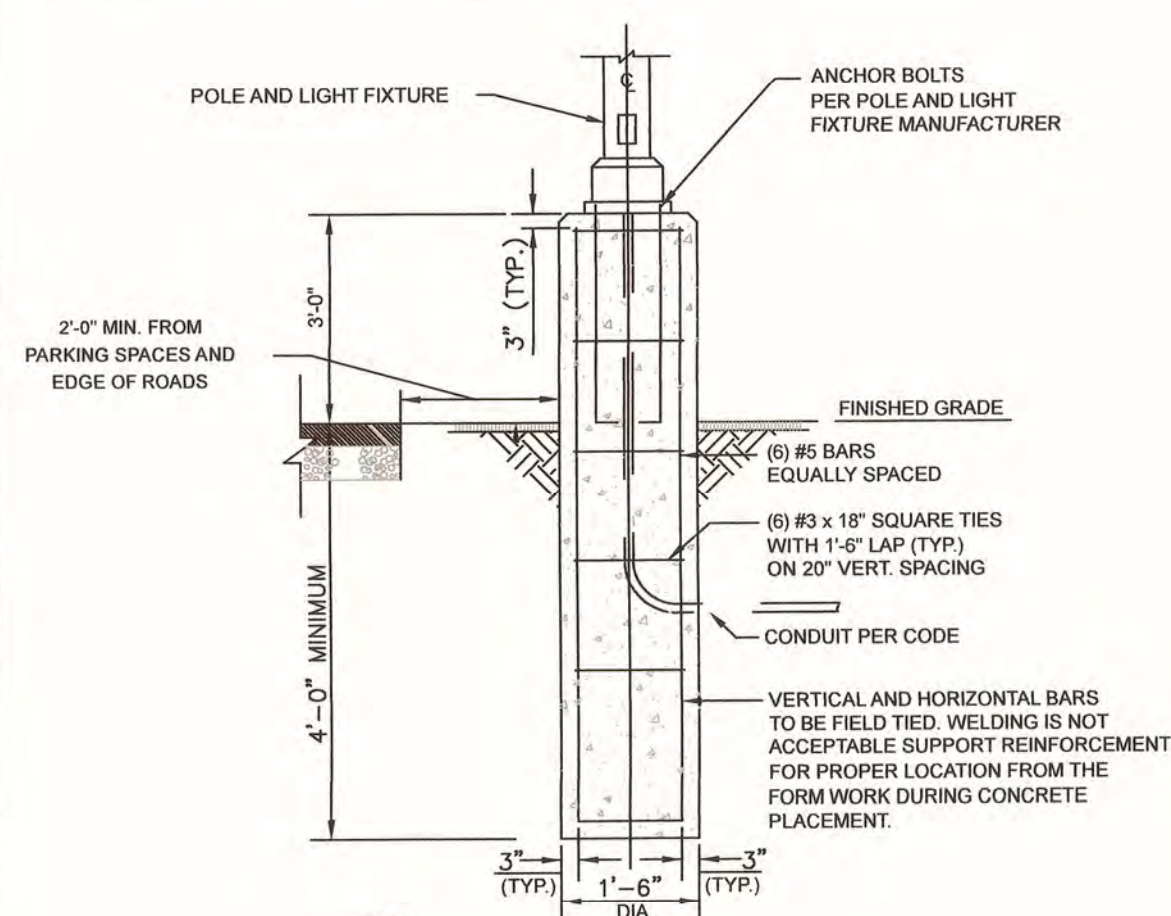
1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



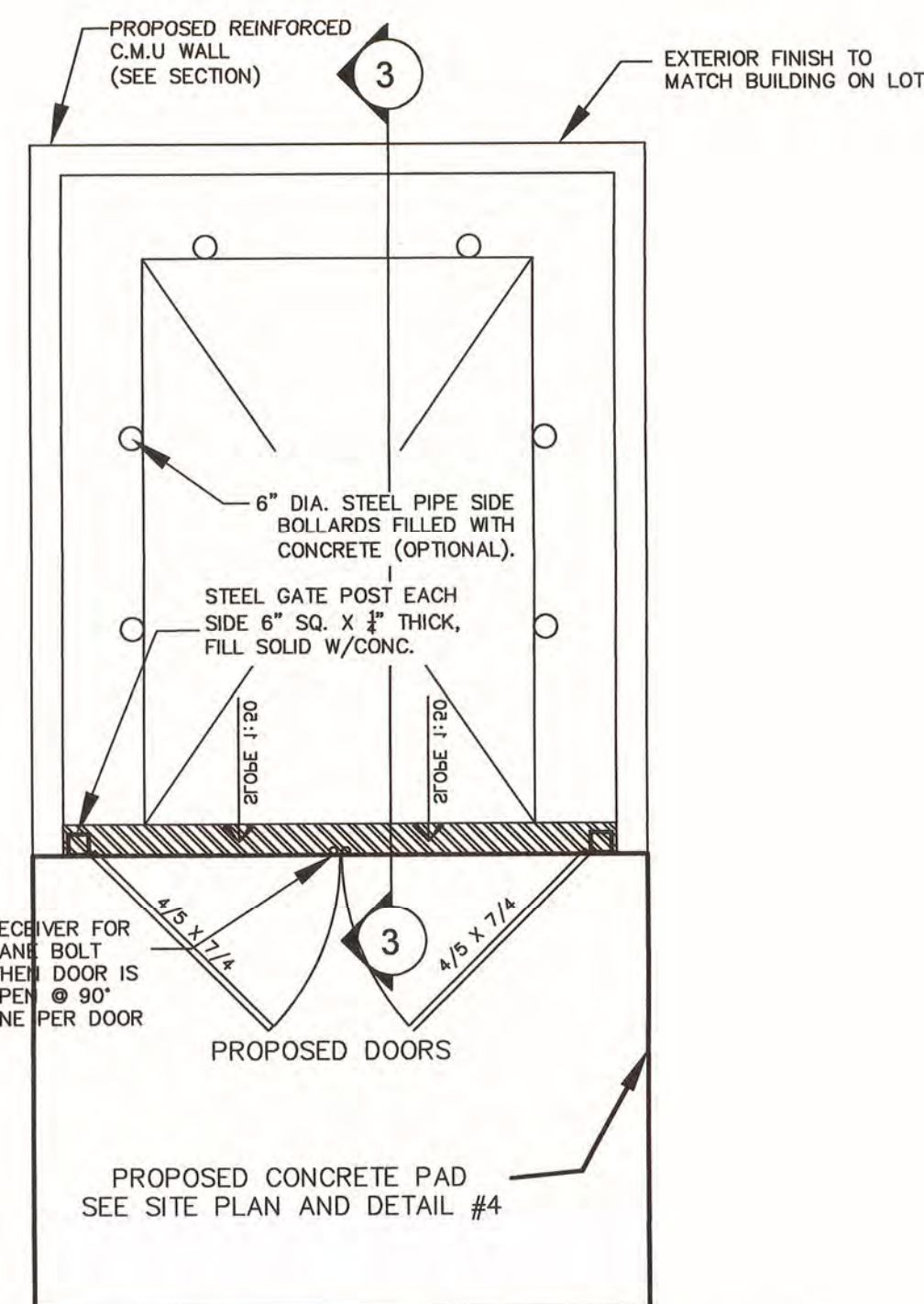
2 ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



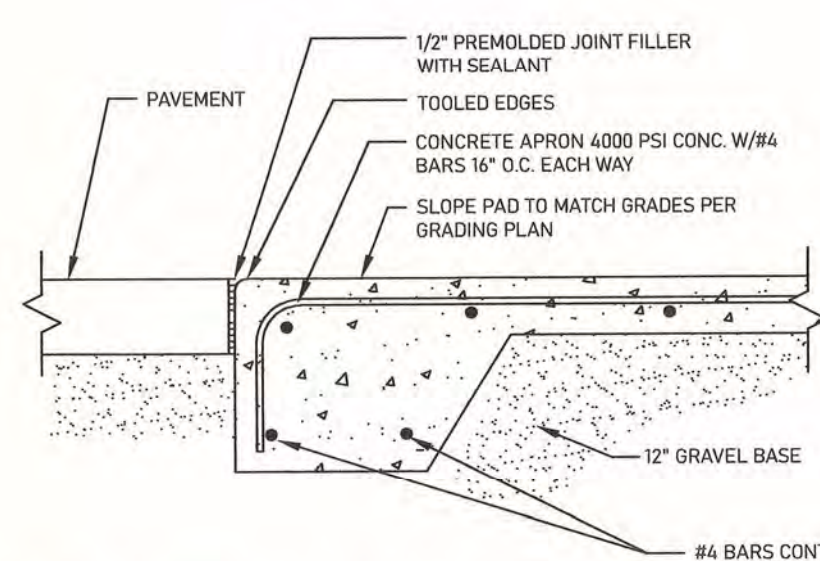
3 TYPICAL ACCESSIBLE PARKING SIGN
NOT TO SCALE



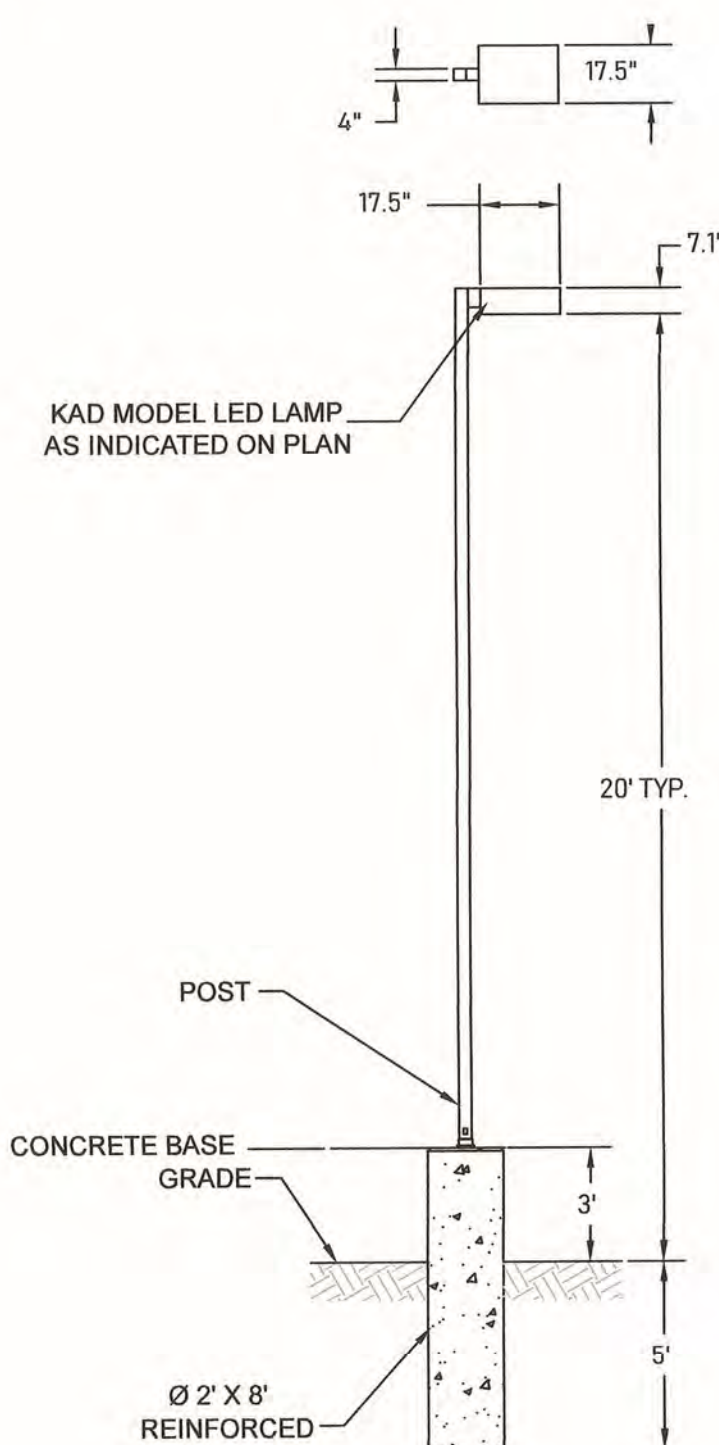
8 TYPICAL LIGHT BASE



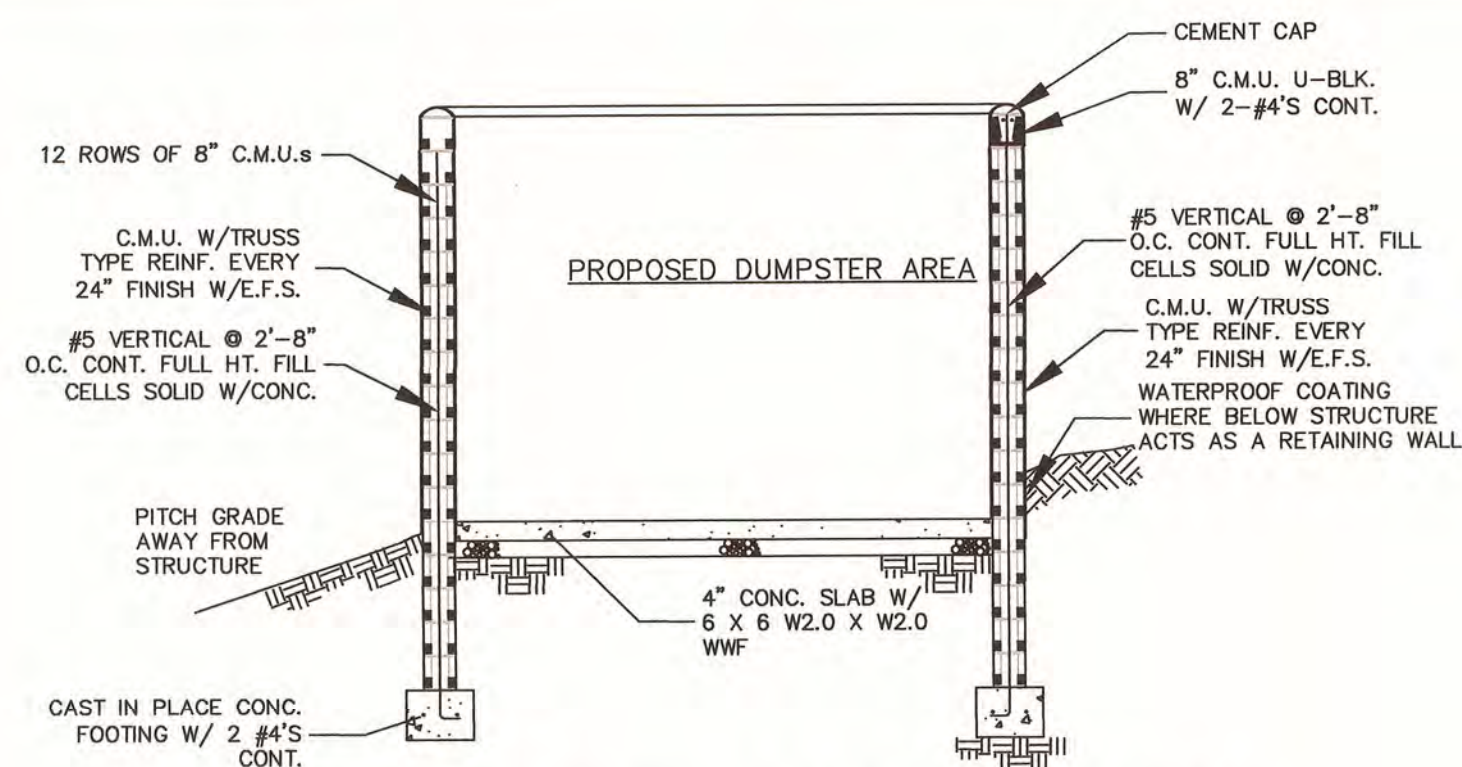
4 DUMPSTER RECEPTACLE SCREEN PLAN
SCALE: NOT TO SCALE



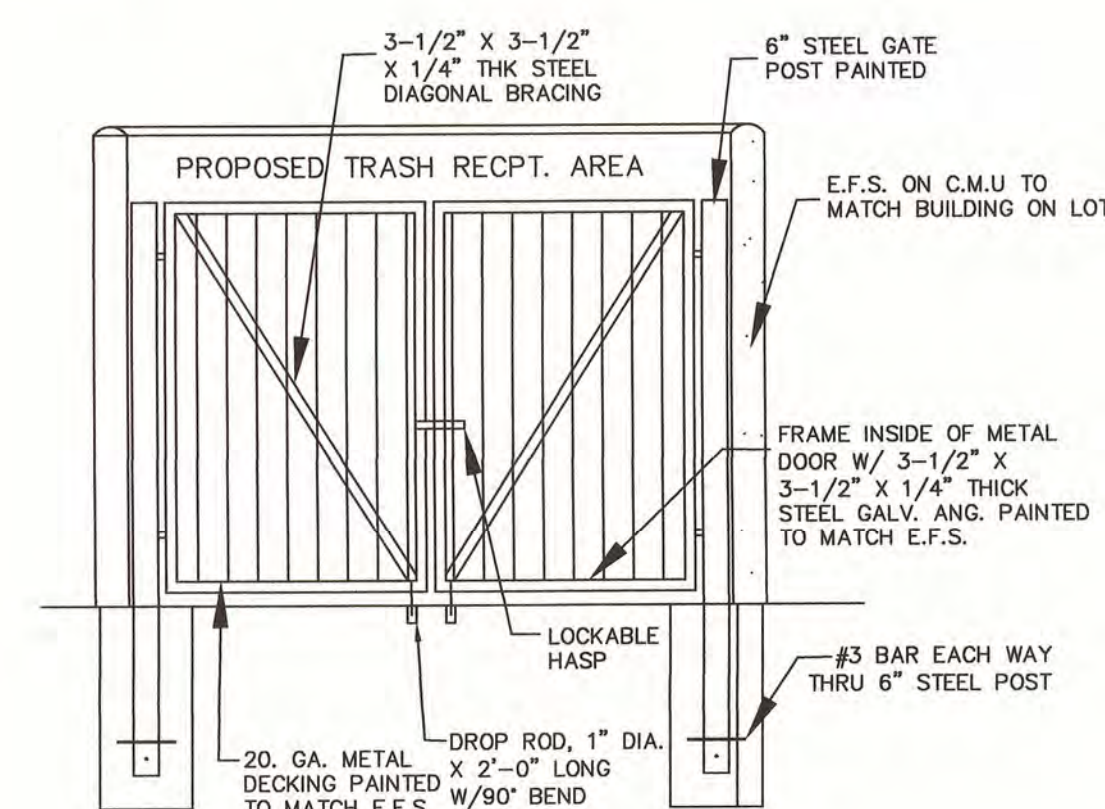
7 DUMPSTER CONCRETE PAD DETAIL
NOT TO SCALE



9 POLE MOUNTED LIGHT DETAIL (FIXTURE A)
103 WATT KAD LED MODEL#: KAD LED 60C 530 40K R4 MVOLT HS (TYPE 4 OPTICS) OR EQUAL



5 DUMPSTER RECEPTACLE SCREEN SECTION
SCALE: NOT TO SCALE



6 DUMPSTER RECEPTACLE SCREEN ELEVATION
SCALE: NOT TO SCALE

KAD LED Area Luminaire

Specifications:
 #PL: L28
 Length: 17.50"
 Width: 17.50"
 Height: 7.18"
 Weight: 36.9lb
 Input: 100W

Ordering Information: **EXAMPLE: KAD LED 40C 1000 40K R4 MVOLT SP04 D08XD**

10 POLE MOUNTED LIGHT DETAIL (FIXTURE A)
45 WATT KAD LED 20C 700 40K R4 MVOLT HS (TYPE 4 OPTICS) OR EQUAL

WDGE1 LED Architectural Wall Sconce

Specifications:
 Depth (D1): 5.5"
 Depth (D2): 1.5"
 Height: 9"
 Width: 9"
 Weight: 9.5lb
 Surface output: 70lm

11 WALL MOUNTED LIGHT DETAIL (FIXTURE B)
10 WATT MOUNTED LIGHT OR EQUAL

MAP REVISION DATES		
DATE	REVISION	BY
28 JUNE 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
19 JULY 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD

SITE PLAN DETAILS FOR PROPOSED DUNKIN'
 FOR LANDS TO BE ACQUIRED BY SOUTHERN REALTY AND DEVELOPMENT, LLC
 TOWN OF HURLEY, ULSTER COUNTY - NEW YORK

Scale: 1" = 20'
MAY 21, 2021

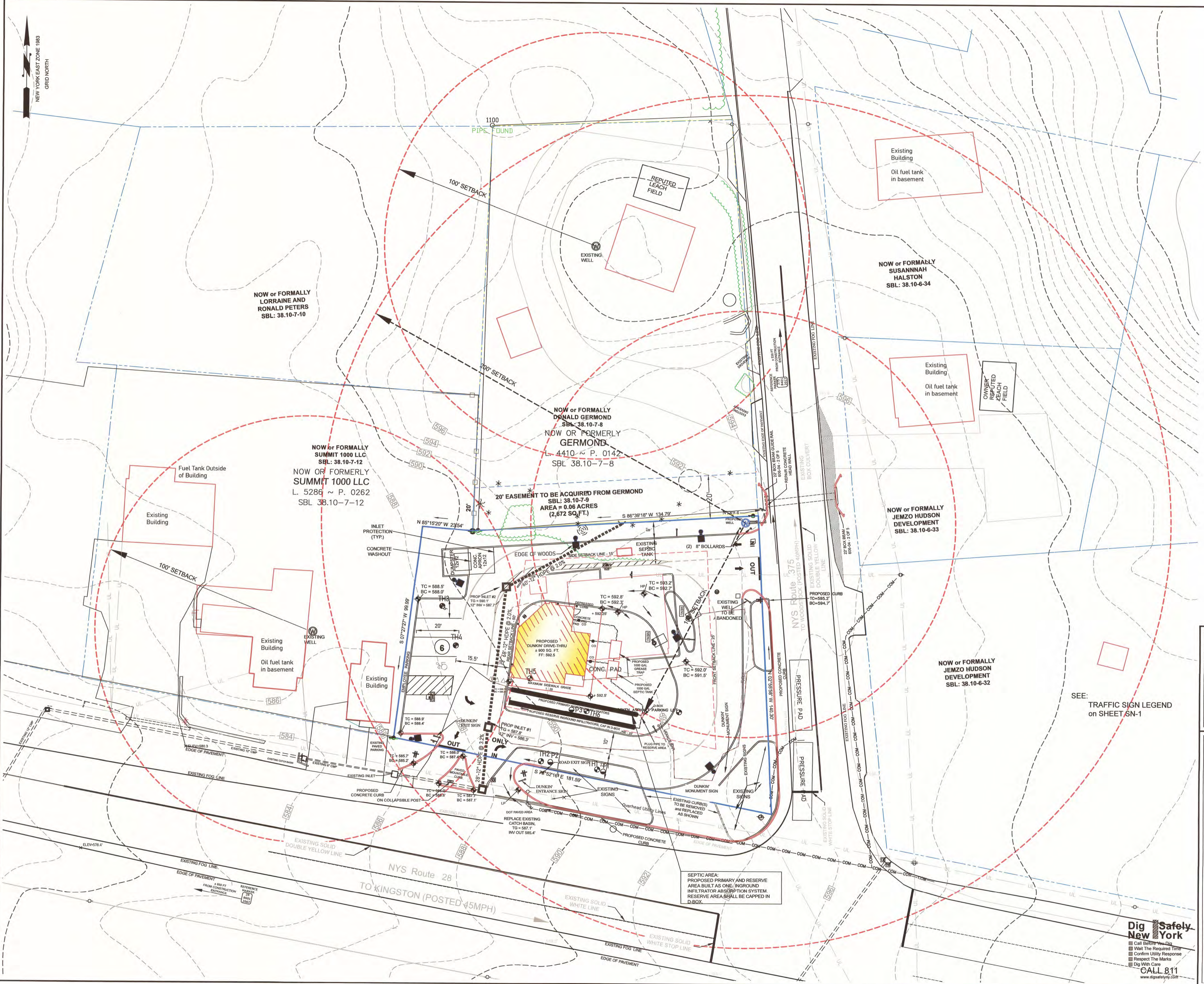
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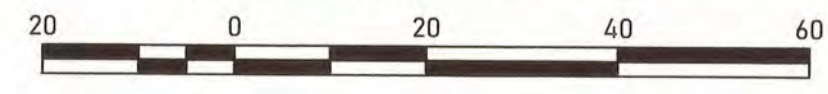
D-2
 9 OF 11
 E20 056

NEW YORK EAST ZONE 1983
GRID NORTH



MAP REVISION DATES		
DATE	REVISION	BY
28 JUNE 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
19 JULY 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD
14 SEPT 21	REVISED ROUTE 375 CURB CUT	TPFK

SITE PLAN SHOWING ADJACENT WATER & SEPTIC USES FOR PROPOSED DUNKIN' FOR LANDS TO BE ACQUIRED BY SOUTHERN REALTY AND DEVELOPMENT, LLC
TOWN OF HURLEY
ULSTER COUNTY NEW YORK



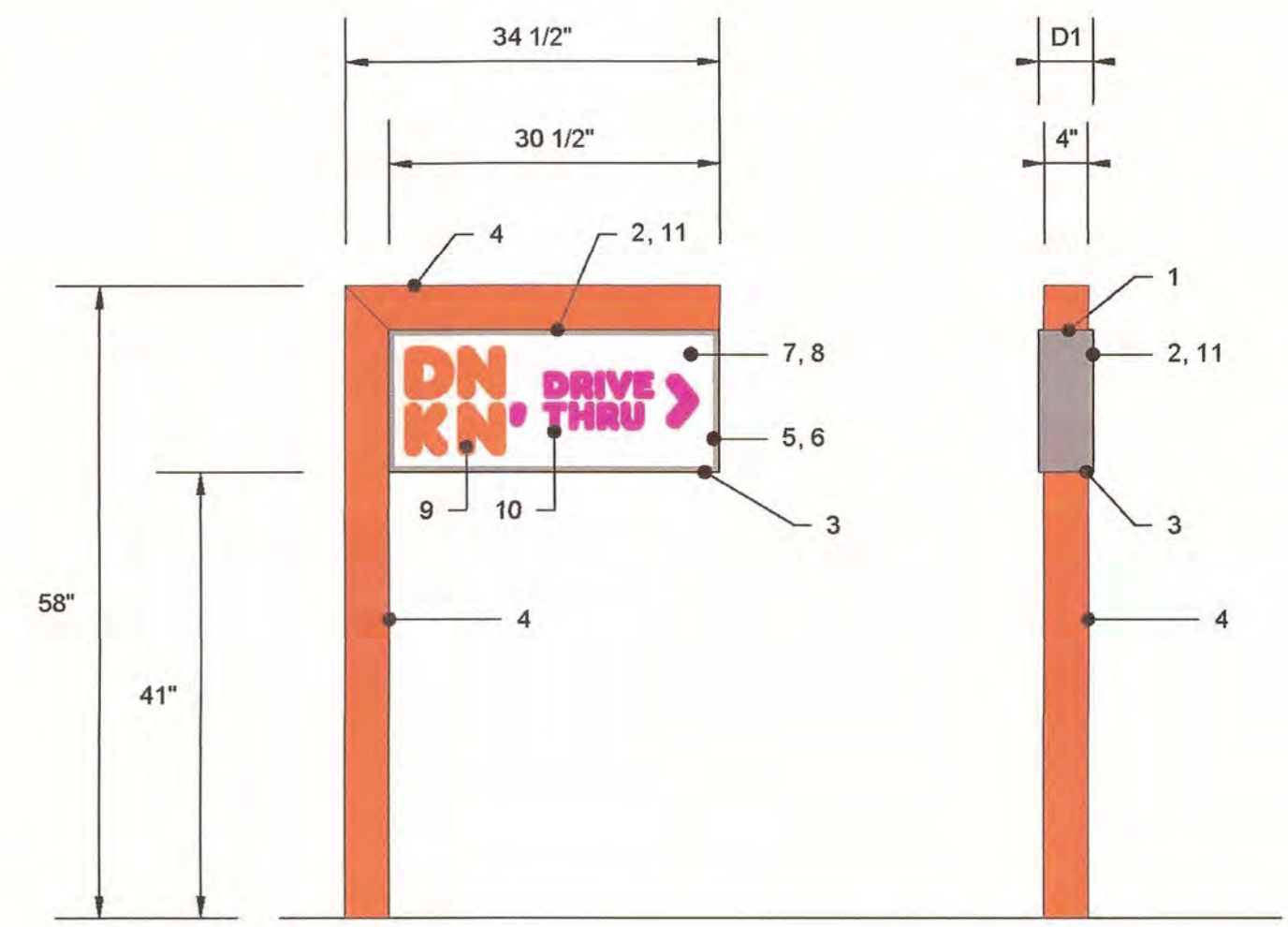
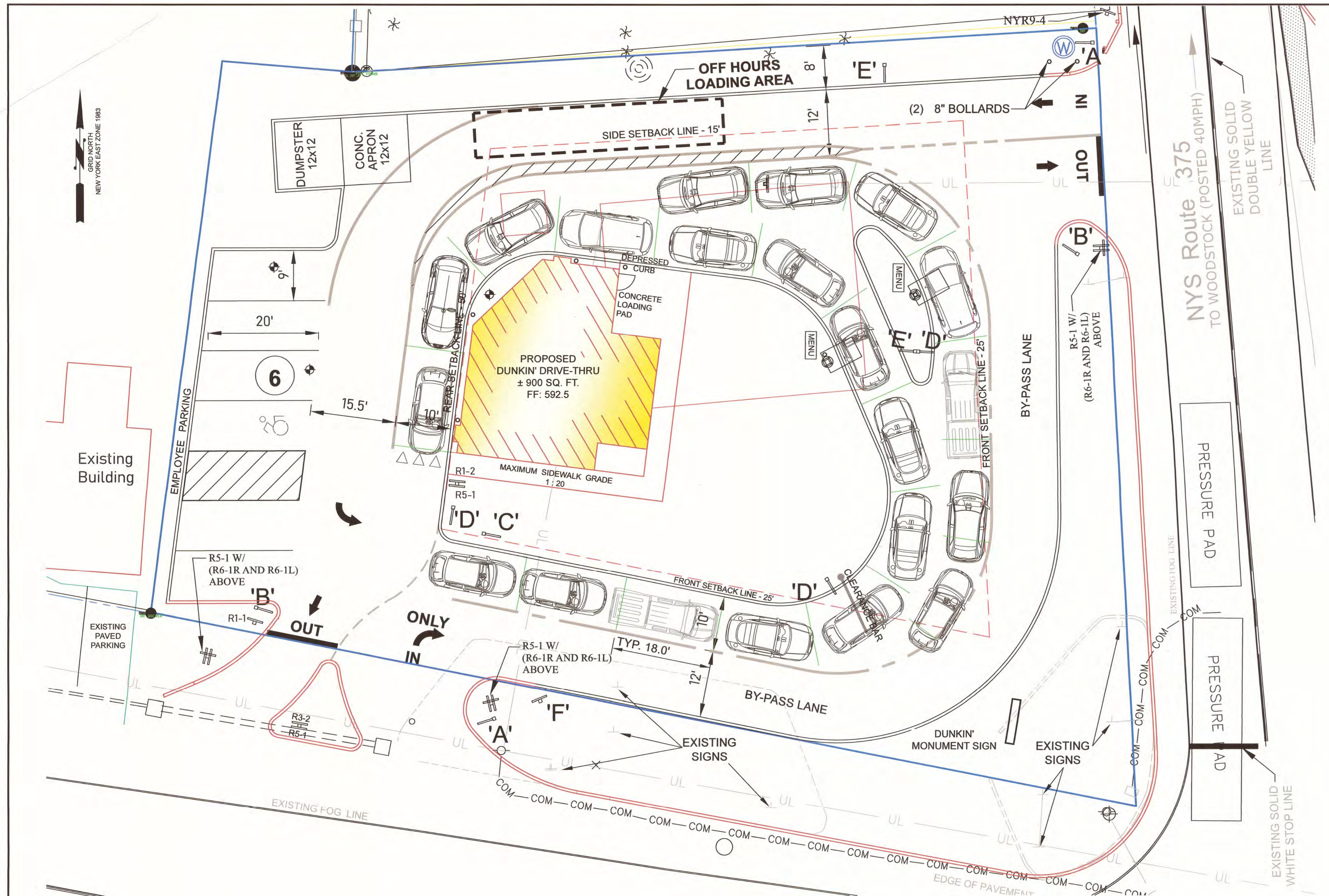
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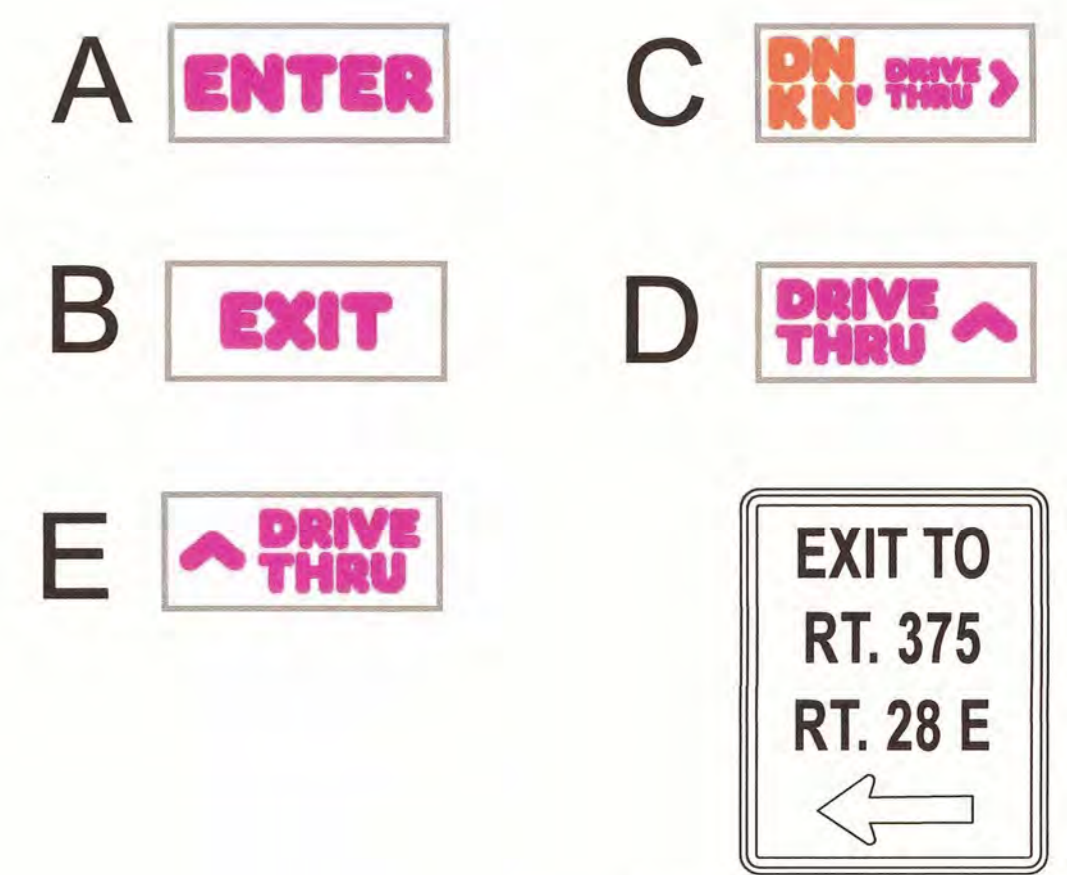
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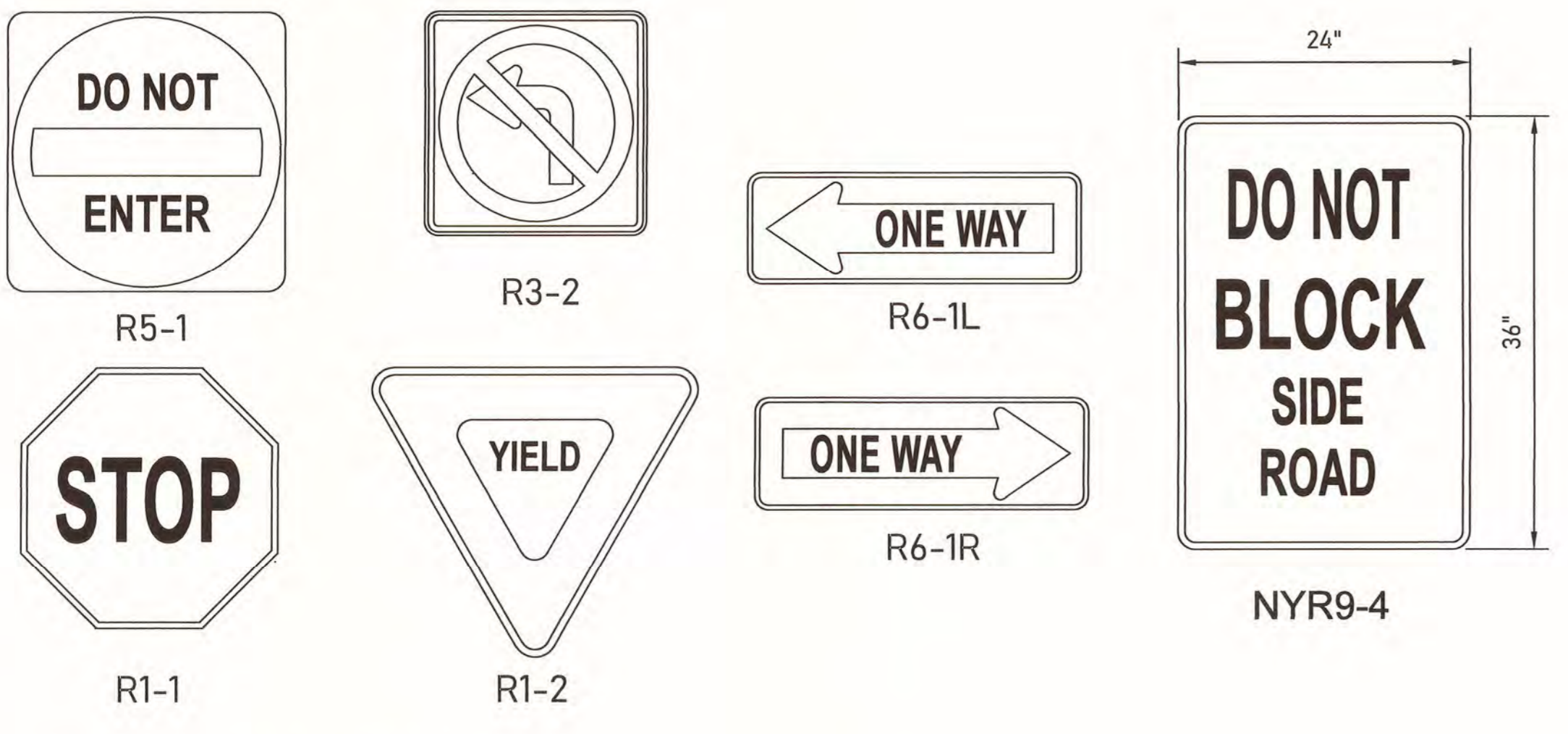


LED ILLUMINATED DIRECTIONAL SIGN (SIDE A) SCALE: N.T.S.
 LED ILLUMINATED DIRECTIONAL SIGN (SIDE C) SCALE: N.T.S.

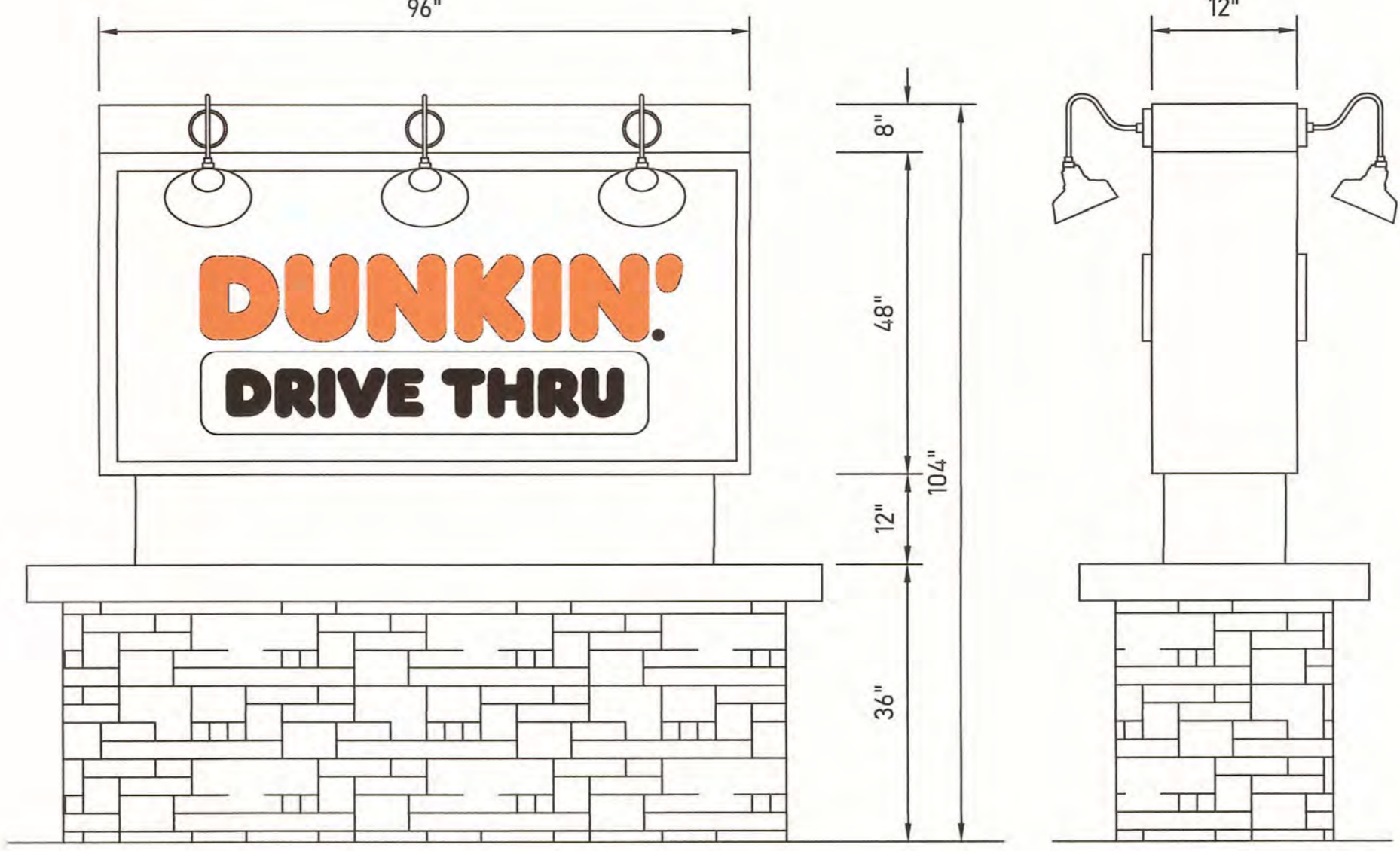


1 DUNKIN' SIGN LEGEND NOT TO SCALE

MAP REVISION DATES		
DATE	REVISION	BY
28 JUNE 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
19 JULY 21	REVISED PER PLANNING BOARD COMMENTS	TPFK
12 AUGUST 21	REVISIONS FOR NYDOT & UCHD	DD
17 SEPT 21	REVISED PYLON SIGN TO MONUMENT SIGN	TPFK
04 NOV 21	REVISED MONUMENT SIGN	TPFK
03 DEC 21	REVISED PLAN PER NYSDOT COMMENTS	TPFK
08 DEC 21	REVISED PER PLANNING BOARD COMMENTS	TPFK



2 NYSDOT SIGN LEGEND NOT TO SCALE



NOTE:
OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL SIGN MAINTENANCE WITHIN NYSDOT RIGHT-OF-WAY.

SIGN NOTES:

- * 1x - Double Sided - 96"W x 48"H White Face Panel (96"W x 56"H including 8"H Upper Area for Lighting) with Logo CNC Routed from 1/2" Deep PVC and painted Orange (PMS 165C) and Pink (219C) "®" to be painted on panel in Orange (PMS 165C)
- 6x - (3 for each side) - 12" Diameter, White Gooseneck Lights
- 88"W x 12"H Aluminum Laminate Skirt
- Stonebase / Masonry work to be handled by client (36"H)
- Overall Height is 104"h (Stone Base, Skirt, Face Panel, and Topper)

3 DUNKIN' MONUMENT SIGN NOT TO SCALE

SIGN PLAN / CAR STACK v6
 FOR
PROPOSED DUNKIN'
 FOR LANDS TO BE ACQUIRED BY
SOUTHERN REALTY AND DEVELOPMENT, LLC
 TOWN OF HURLEY
 ULSTER COUNTY NEW YORK

Scale: 1" = 10'
 JULY 12, 2021

MEDENBACH & EGGERS
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 BARRY MEDENBACH, P.E.
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