

HOUSING VIBRONS CONSULTANTS, LLC
101 WEST STREET
SYRACUSE, NY 13210

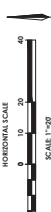
Passero Associates
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ONEONTA, NY 13828
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Project Manager: Joseph Passero, P.E.
Design Lead: David L. Cook, P.E.
Designed By: Matt Nelson, E.I.T.



NO.	DATE	REVISIONS
1	12/11/14	ISSUED FOR CITY COMMENTS
2	01/20/15	ISSUED FOR CITY COMMENTS
3	02/03/15	ISSUED FOR CITY COMMENTS

90% CONSTRUCTION DOCUMENTS
DEMOLITION PLAN
ONEONTA HEIGHTS
34 & 36 WEST STREET
23 & 25 COLUMBIA STREET
ONEONTA, NY 13828
CONTRACTING COUNTY, NEW YORK
PROJECT NO. **20141930.0001**

Drawing No. **C 102**
Sheet No. **2**
Date: **1"=20'**
DATE: **7/31/2015**



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1-800-962-7962
www.digsafely.com

GENERAL NOTES:

1. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE 2014 NYSDOT STANDARD SPECIFICATIONS. ALL UTILITIES SHALL BE DEEPER THAN THE INDICATED DIMENSIONS.
2. CONTRACTOR TO KEEP ROAD CLEAR & CLEAN DURING DEMOLITION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE NON-CONCRETE MATERIALS FROM THE PROJECT SITE.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES AND CONDUITS ON EXISTING CONSTRUCTION.
5. ALL UTILITIES SHALL BE PROTECTED AND WHERE NECESSARY, BE SHIELDED AND COVERED. ALL UTILITIES SHALL BE PROTECTED AND COVERED WITH A MINIMUM OF 18" OF GRANULAR FILLER. EXISTING UTILITIES SHALL BE PROTECTED AND COVERED WITH 6" OF GRANULAR FILLER AND 2" OF ASPHALT. ALL UTILITIES TO BE RELOCATED BY BLOCK AND BEADED BY CONCRETE.
6. ANY AMENDMENT OF EXISTING ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE COORDINATED WITH A REPRESENTATIVE FROM THE UNIT COMPANY.
7. ALL REBAR AREAS SHALL BE COMPACTED TO 15% ORIGINAL DENSITY PER STANDARD PROCTOR TEST.

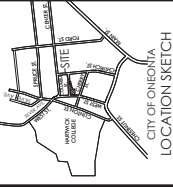
EXISTING FEATURES

- EBF (NON-POCKET, CARPETED) LAWN (NYSDOT 680606F)
- EVIDENCE FOUND, LABELLED
- DIRECTION CHANGE
- WIRE FENCE
- CHAIN LINK FENCE
- BOARD FENCE
- BOUNDARY LINE
- COUNTY TAX PARCEL LINE
- UTILITY POLE
- UTILITY POLE PROTECTIVE FENCE
- WATER MAIN
- SANITARY SEWER
- STOCK WATER MAIN
- WASTEWATER SEWER MAIN HOLE
- WATER VALVE
- GAS VALVE
- CATCH BASIN/POCKET
- MAJOR CONDUIT

DEMOLITION LEGEND

- ▒ PART OF PARAPET REMOVE (CONCRETE ASPHALT, SIDEWALK, ETC.)
- CURB REMOVAL
- ✕ TREE REMOVAL





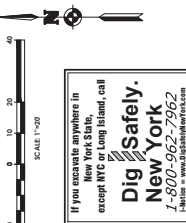
HOUSING VIBRONS CONSULTANTS, LLC
103 WEST STREET
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Designer: David L. Cole, P.E.
Checked By: Janet Nielsen, E.I.T.



REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITS
2	ISSUE FOR PERMITS
3	ISSUE FOR PERMITS

90% CONSTRUCTION DOCUMENTS
UTILITY PLAN
ONEONTA HEIGHTS
34 & 35 WEST STREET
23 & 25 COLUMBIA STREET
ONEONTA, NY 13828
PROJECT NO.: 20141930.0001
SHEET NO.: C 103
DATE: 7/31/2015



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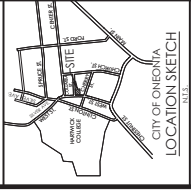
- ### GENERAL NOTES:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE STANDARDS OF THE NEW YORK STATE AND OTSEGO COUNTY DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE OTSEGO COUNTY DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
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- ### UTILITY NOTES:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY CONNECTIONS WITH MECHANICAL/STRUCTURAL DRAWINGS FOR LOCATION, PENETRATION AND DEEP PROOF PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE SAME.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE OTSEGO COUNTY DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
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- ### SANITARY NOTES:
- ALL SANITARY PIPES SHALL BE MADE OF 4" MINIMUM SIZE AND SHALL BE INSTALLED AT A MINIMUM DEPTH OF 24" BELOW FINISHED GRADE.
 - IF AN AMMETER IS TO BE INSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY ELECTRICAL SERVICE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY ELECTRICAL SERVICE.
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SEWER USE LAW:
SEWER USE LAW REGULATIONS SHALL BE CONSIDERED TO BE THE BASIS FOR THE DESIGN OF THIS SANITARY CONNECTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE OTSEGO COUNTY DEPARTMENT OF ENVIRONMENTAL CONSERVATION.





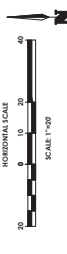
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Design Engineer: Robert J. Passero, P.E.
Checked By: Robert J. Passero, P.E.



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
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4	REVISED PER CITY COMMENTS

90% CONSTRUCTION DOCUMENTS
GRADING PLAN
ONEONTA HEIGHTS
34 & 38 WEST STREET
23 & 25 COLUMBIA STREET
ONEONTA, NY 13828
COUNTY OF ONEONTA COUNTY, NEW YORK
PROJECT No. 20141930.00001
Drawing No. C 104
Sheet No. 4
Date: 11/20/2015
7/31/2015



- LEGEND:**
- PROPOSED EROSION CONTROL MEASURES INCLUDING Silt Fence
 - EXISTING CENTER LINE ROAD
 - EXISTING BUILDING
 - EXISTING FENCE
 - PROPOSED BUILDING
 - PROPOSED CONC RETE
 - PROPOSED SIGN
 - PROPOSED LIGHT
 - PROPOSED MAJOR CONDUIT
 - PROPOSED MINOR CONDUIT
 - PROPOSED MINOR CONDUIT SET FINISH
 - EXISTING ELECTRIC RIN & POLE
 - EXISTING TELEPHONE RIN & POLE
 - EXISTING GAS MAIN
 - EXISTING WATER MAIN
 - PROPOSED STORM DRAIN
 - PROPOSED FIBER OPTIC
 - EXISTING TELEPHONE LINE

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

- INSTALL EROSION CONTROL MEASURES INCLUDING Silt Fence
- GRADING AND EROSION CONTROL MEASURES
- STAKE OUT AND LOCATE CONDUIT LINES
- STAKE OUT AND LOCATE CONDUIT LINES
- INSTALL CONDUIT LINES WITHIN 10' OF PROPOSED AREAS IN WHICH CONSTRUCTION AND GRADING WILL TAKE PLACE
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EROSION CONTROL NOTE:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) EROSION CONTROL MANUAL (2008) AND THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) EROSION CONTROL MANUAL (2008) AND THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) EROSION CONTROL MANUAL (2008).
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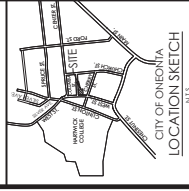
SEEDING NOTE:

- ALL SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) EROSION CONTROL MANUAL (2008) AND THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) EROSION CONTROL MANUAL (2008) AND THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) EROSION CONTROL MANUAL (2008).
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CONSTRUCTION SEQUENCE FOR STEEP SLOPE STABILIZATION USING SLOPE PROTECTION FOR SLOPES OF 1:3 OR GREATER:

- STAKE OUT AND LOCATE CONDUIT LINES
- INSTALL CONDUIT LINES WITHIN 10' OF PROPOSED AREAS IN WHICH CONSTRUCTION AND GRADING WILL TAKE PLACE
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CLIENT
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Designed By: Robert Passero, P.E.
Checked By: Mark Nelson, E.I.T.



REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/21	ISSUED PER CITY COMMENTS
2	11/24/21	ISSUED PER CITY COMMENTS
3	11/24/21	ISSUED PER CITY COMMENTS

90% CONSTRUCTION DOCUMENTS
LANDSCAPING
ONEONTA HEIGHTS

34 & 39 WEST STREET
23 & 25 COLUMBIA STREET
ONEONTA, NY 13829

TOWN OF ONEONTA, ORLEANS COUNTY, STATE OF NY

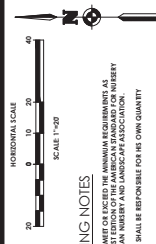
PROJECT NO.
20141930.0001

SHOWING NO.
C 105

SHEET NO.
5

DATE
11/23/20

DWG.
7/31/2015

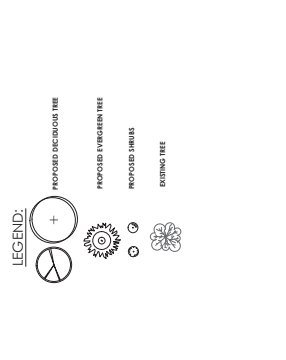


LANDSCAPING NOTES

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS LISTED IN THE STATE MANUAL OF LANDSCAPE PLANTING AND MAINTENANCE PRACTICES BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
- CONTRACTOR SHALL STRIKE PLANTINGS FOR OWNER'S APPROVAL. ALL PLANTS SHALL BE DELIVERED TO THE JOB SITE AND SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS ON THE SITE. PLANTS SHALL BE PROTECTED BY A COMPLETE BARRIER TO EXCESSIVE TRAFFIC AND BY A COMPLETE BARRIER TO EXCESSIVE TRAFFIC.
- CONTRACTOR SHALL PLACE PLANTS IN AN AREA OF UNDEVELOPED GROUND. LOCATIONS OF TREES IN NEW AREAS SHALL BE DETERMINED BY THE CONTRACTOR. LOCATIONS OF TREES IN EXISTING AREAS SHALL BE DETERMINED BY THE CONTRACTOR. LOCATIONS OF TREES IN EXISTING AREAS SHALL BE DETERMINED BY THE CONTRACTOR.
- SHOULD LOCATIONS OF TREES IN EXISTING AREAS BE DETERMINED BY THE CONTRACTOR, THEY SHALL BE PLACED AT A MINIMUM OF 10' FROM ALL UTILITIES. RELOCATE AND TRIM TO MATCH. LOCATIONS OF TREES IN EXISTING AREAS SHALL BE DETERMINED BY THE CONTRACTOR.
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- PLANTING MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS.
- PINE GRADE HAND BARE SOIL IN AREAS TO RECEIVE NEW BARE SOIL SHALL BE RESEED AT THE RATE OF 100 LBS PER 1000 SQ. YD. WITHIN 30 DAYS OF COMPLETION. ALL AREAS TO RECEIVE NEW BARE SOIL SHALL BE RESEED AT THE RATE OF 100 LBS PER 1000 SQ. YD. WITHIN 30 DAYS OF COMPLETION.
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PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	COMMENTS
DT	2	ACTINIDAE	ACTINIDAE	2'-2" CAL. B.S.	40'-55'	30'-45' SP.
CC	2	COMMON NAME	COMMON NAME	2'-2" CAL. B.S.	20'-30'	24'-30' SP.
W	4	JAPANESE SPYRREA	SPYRREA JAPONICA	2'-2" CAL. B.S.	20'-30'	19'-22' SP.
Y	3	AMERICAN ARBORYVITAE	THUJA OCCIDENTALIS 'NOMINATIF'	4" B.S.	10'-12'	2'-8' SP.
FP	3	COLOSSAL FENCE	FICUS PLUMBER 'AN ALBERT'	6" B.S.	10'-12'	2'-8' SP.
SA	7	PIFFER DWARF BURNING BUSH	BOENNINGIA JAMAICA 'PIFFER'	NO. 1 CORN.	5'	5'-4" SP.
SI	7	JAPANESE SPIRAEA	SPYRREA JAPONICA 'UTILE PRINCIS'	NO. 1 CORN.	12'-12'	12'-12' SP.
W	7	WIGWAG	WIGWAG 'NORWICH'	NO. 1 CORN.	12'-12'	12'-12' SP.
TA	22	TAXUS	TAXUS SPURGEA 'DENSICOMA'	2 1/2" x 3/4"	34"	3-4" SP.



- LIGHT SCHEDULE**
- UTTIKHA LIGHTING SWR LUB 1 BOX W/OUT BUILDINGS MOUNTED LIGHT
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