

GENERAL NOTES:

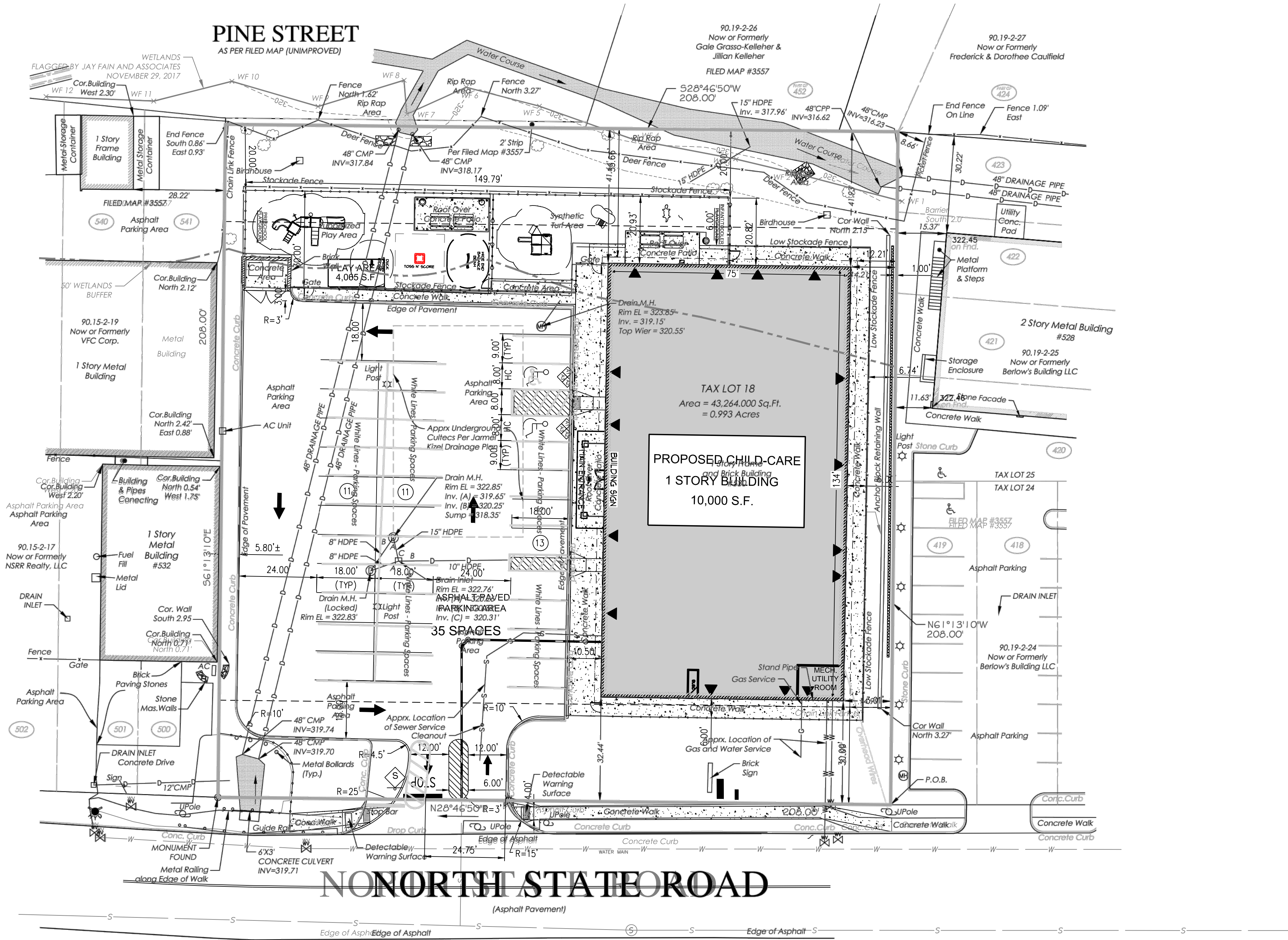
- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR NSRR REALTY, LLC SITUATED IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK" BY TC MERRITTS LAND SURVEYORS, 394 BEDFORD ROAD, PLEASANTVILLE, NY 10570 WITH LATEST REVISION DATE 12/4/2017.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DOOR LOCATIONS.
- ALL CONSTRUCTION IS TO BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND AMENDMENTS).
- THESE PLANS DEPICT THE SITE WORK IMPROVEMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TECHNIQUES, SEQUENCE OF CONSTRUCTION AND JOB SITE SAFETY. AS SUCH, THESE PLANS ARE NOT INTENDED TO REPRESENT SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS, THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO REVEAL EXISTING CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO BIDDING, ORDERING MATERIALS, AND COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIs) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIs SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT NEW YORK ONE CALL NOT LESS THAN 3 BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF ANY EXCAVATION OR DEMOLITION. NEW YORK ONE CALL INFORMATION - PHONE: 811, WEB: WWW.DIGSAFELYNEWYORK.COM
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND JOB SITE SAFETY.
- THE MUNICIPAL ENGINEER MUST BE NOTIFIED ONE WEEK PRIOR TO THE CONSTRUCTION OF ANY CURBING, SIDEWALKS, PAVEMENT GRADING, OR OTHER UTILITIES.
- THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.
- CONTRACTOR IS REQUIRED TO REMOVE ALL UNSUITABLE MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- ALL PROPOSED IMPROVEMENTS TO BE IN ACCORDANCE WITH CURRENT ADA AND NY BARRIER FREE CODE REQUIREMENTS.
- SUBJECT TO ALL APPLICABLE RULES, REGULATIONS, ORDINANCES AND STATUTES OF THE TOWN OF OSSINING, WESTCHESTER COUNTY AND STATE OF NEW YORK AND ANY OTHER JURISDICTION.
- NO DEED RESTRICTIONS OR COVENANTS EXIST ON SITE NOR ARE ANY PROPOSED.
- CONTRACTOR SHALL REPLACE ALL CURBING ALONG THE SITE FRONTAGE THAT HE DAMAGES (AS DIRECTED BY THE TOWNSHIP OR COUNTY, AS APPLICABLE).
- ALL WORK WITHIN THE TOWNSHIP ROAD RIGHT OF WAY SHALL BE ACCORDING TO TOWN OF OSSINING STANDARDS.

LEGEND		
		PROPOSED
PROPERTY LINE	EXISTING	
BUILDING LINE	EXISTING	
BUILDING CANOPY	EXISTING	
CURB LINE	EXISTING	
DEPRESSED CURB	N/A	
CONCRETE WALK	N/A	
SIGN	EXISTING	
FENCE	EXISTING	

SIGN LEGEND AND DETAILS			
SYMBOL	QUAN.	USDOT PHA DESIGNATION	SIGN DETAIL
	1	R1-1	
	2	R7-3	
	2	R7-8b	
	2	R7-8B	
	1	R5-1 (30x30)	

SIGN NOTES:

- ALL SIGNS SHALL CONFORM TO THE MANUAL ON TRAFFIC CONTROL DEVICES.
- SIGNS, SIGN POSTS AND THEIR FOUNDATIONS AND SIGN MOUNTING SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.
- REFER TO MOUNTING DETAILS FOR HEIGHTS. ALL SIGNS SHALL BE MEASURED FROM PAVEMENT OR GROUND TO BOTTOM OF SIGN.



SPECIAL NOTES:

- CONTRACTOR TO LOCATE EXISTING SEWER LATERAL AND CONNECT NEW BUILDING SEWER TO EXISTING LATERAL.
- CONTRACTOR TO VIDEO INSPECT EXISTING SANITARY SEWER LATERAL WITH CCTV PRIOR TO THE START OF ANY WORK. A COPY OF THE VIDEO SHALL BE SENT TO TOWN ENGINEER FOR APPROVAL.
- CONTRACTOR TO VIDEO INSPECT EXISTING 48-INCH DRAINAGE PIPES ACROSS PROPERTY WITH CCTV PRIOR TO THE START OF CONSTRUCTION TO VERIFY CONDITION OF THE PIPES AND AGAIN AFTER CONSTRUCTION IS COMPLETED TO VERIFY NO DAMAGE WAS SUSTAINED BY THE PIPES.



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Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	5.23.18	INITIAL SUBMISSION	GPG
2.	6.28.18	REVISED PLAY AREA 20' BUFFER	GPG
3.	8.20.18	PLANNING BOARD SUBMISSION	GPG
4.	9.20.18	PLANNING BOARD SUBMISSION	GPG
5.	10.26.18	PLANNING BOARD SUBMISSION	GPG
6.	07.24.19	FOR FINAL APPROVAL	GPG
7.	08.24.19	FOR SIGNATURES	GPG
8.	9.13.19	FINAL FOR SIGNATURE	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
1	8.20.18	PER 6/20/18 REVIEW LETTERS	LB
2	9.20.18	PER 9/5/18 PB MEETING	GPG
3	10.26.18	REVISED PLAY AREA & TURNING	GPG
4	7.23.19	PER ENGINEERS COMMENTS	GPG
5	9.13.19	INGRESS/EGRESS WIDTH	GPG

PRINCIPALS MATTHEW B. JARMEL, AIA, MBA AZ: UC 48159 CO: UC ARC-401483 CT: UC AR-0011415 DC: UC ARC101849 DE: UC SS-0007256 FL: UC AR98965 GA: UC W011484 IL: UC 05077 IN: UC 011020069 MA: UC AR-00289 MD: UC 120162189 MI: UC 05077 NJ: UC 3300043100 NY: UC 024673 OH: UC AP-120444 PA: UC RA-0148518 RI: UC ARC-0004785 SC: UC AR-9163 TN: UC 103850 TX: UC 20997 VA: UC 0421014089 WI: UC 2453 WY: UC 21400794700	IRWIN H. KIZEL, AIA, PP AZ: UC 05077 FL: UC 011020069 MA: UC AR-00289 MD: UC 120162189 MI: UC 05077 NJ: UC 3300043100 NY: UC 024673 OH: UC AP-120444 PA: UC RA-0148518 RI: UC ARC-0004785 SC: UC AR-9163 TN: UC 103850 TX: UC 20997 VA: UC 0421014089 WI: UC 2453 WY: UC 21400794700
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Project: **THE LEARNING EXPERIENCE**
530 NORTH STATE ROAD
BRIARCLIFF MANOR, NY
SECTION 90.15, BLOCK 2, LOT 18

Project No: **TLENY-S-17-155**

Scale: **1" = 20'**

Drawn By: **LB**

Approved By: **RAJ**

Drawing Name:

SITE AND UTILITIES PLAN

Drawing Number: **C-300**

Sheet No: **4** of **12**

Initial Date: **APRIL 27, 2018**

RICHARD A. JARMEL
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