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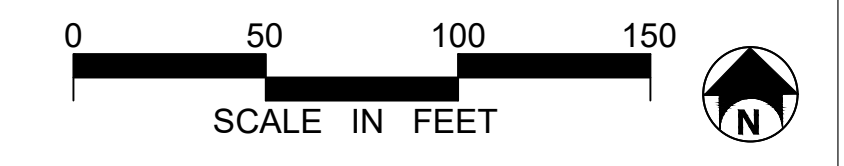


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**(PRELIMINARY DRAWING SET)**  
**AVERILL ROAD HOUSING**  
 AVERILL ROAD  
 COOPERSTOWN, NEW YORK



1 ADDRESS SIGNAGE  
 L.O.O.



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

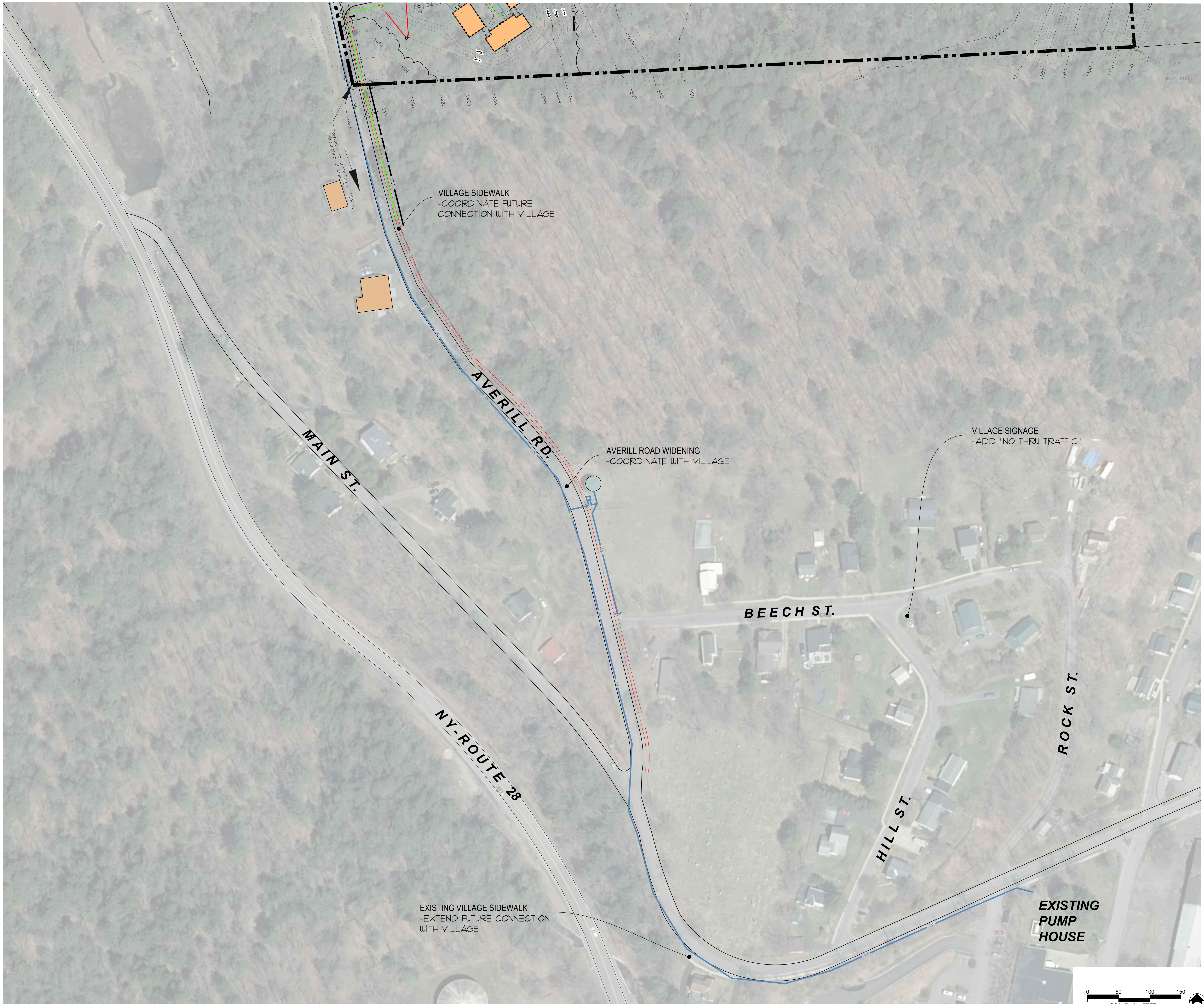
NO.	REVISIONS DESCRIPTION	DATE
1	P/B SUBMISSION	12/06/22

**OVERALL SITE PLAN - NORTH**

Project Status	PROGRESS
Date	01/03/2023
Project Number	42074
Drawn By	ALS
Checked By	SLF

**L.O.O.**

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 AVERILL ROAD  
 COOPERSTOWN, NEW YORK

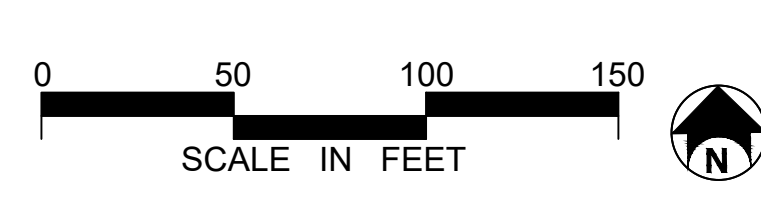
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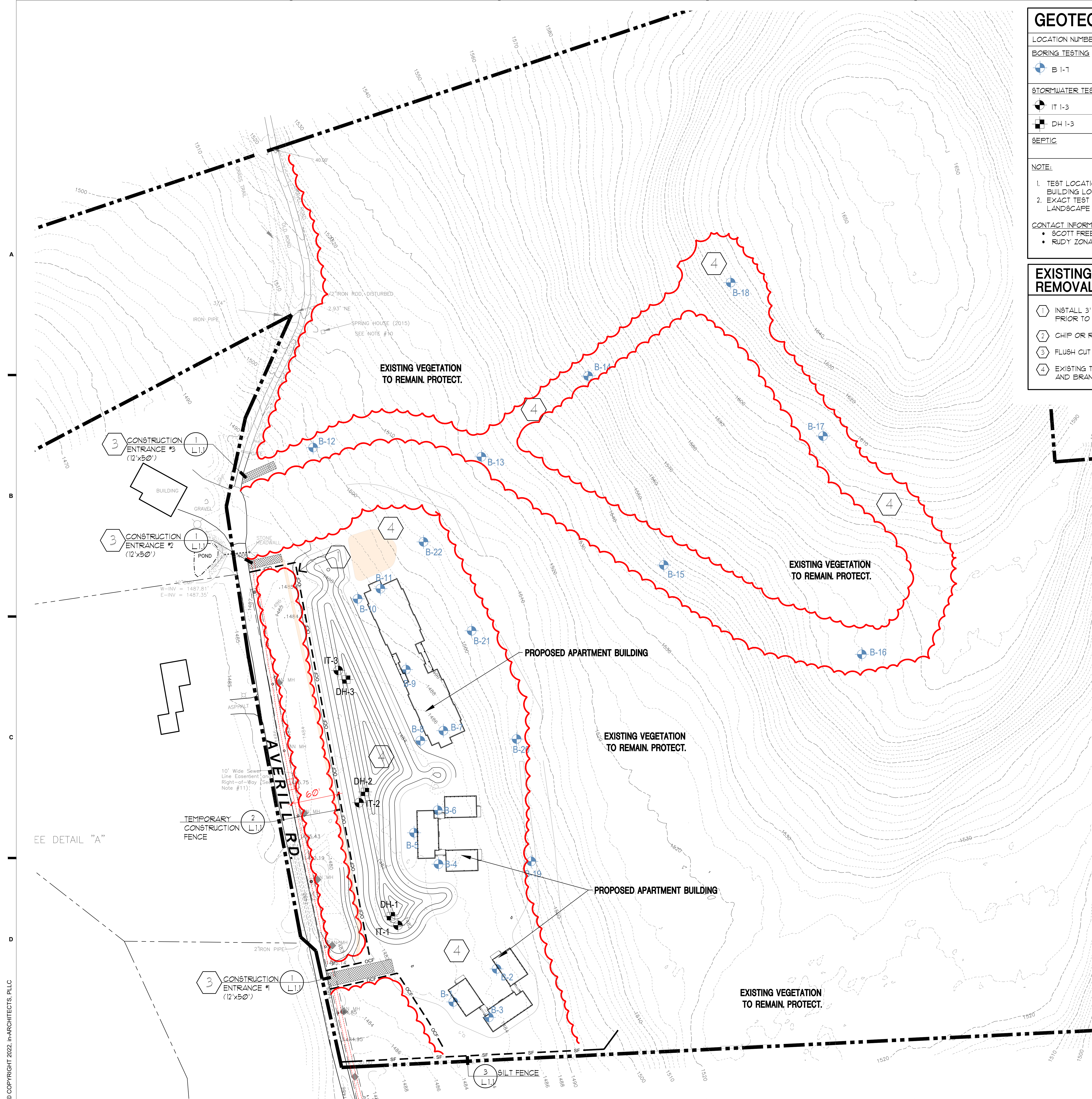
NO.	DESCRIPTION	DATE
1	PB SUBMISSION	12/06/22

**OVERALL SITE PLAN - SOUTH**

Project Status	PROGRESS
Date	01/03/2023
Project Number	42074
Drawn By	ALS
Checked By	SLF

**L0.1**





### GEOTECHNICAL TESTING

LOCATION NUMBER	PARAMETERS
<b>BORING TESTING</b>	15' DEEP TEST BORING (GROUNDWATER, BEDROCK (HARD SHALE))
<b>STORMWATER TESTING</b>	INFILTRATION TESTING - 30" DEPTH
<b>SEPTIC</b>	DEEPTHOLE TESTING - 6' DEPTH

**NOTE:**

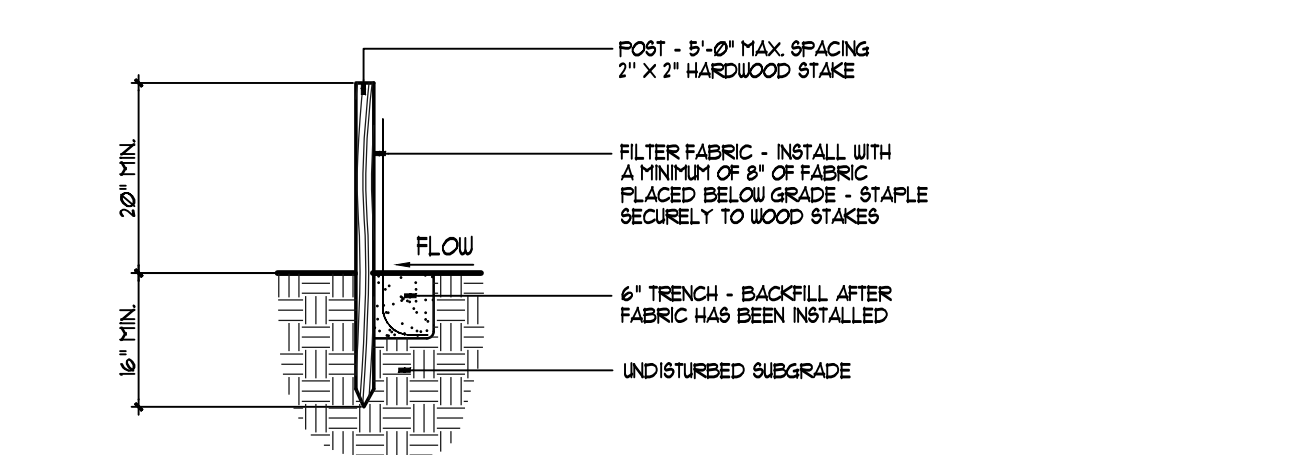
- TEST LOCATIONS SUBJECT TO CHANGE BASED ON SITE PLAN SELECTED / BUILDING LOCATION.
- EXACT TEST LOCATIONS TO BE DETERMINED IN FIELD ON TESTING DAY WITH LANDSCAPE ARCHITECT OR CIVIL ENGINEER.

**CONTACT INFORMATION**

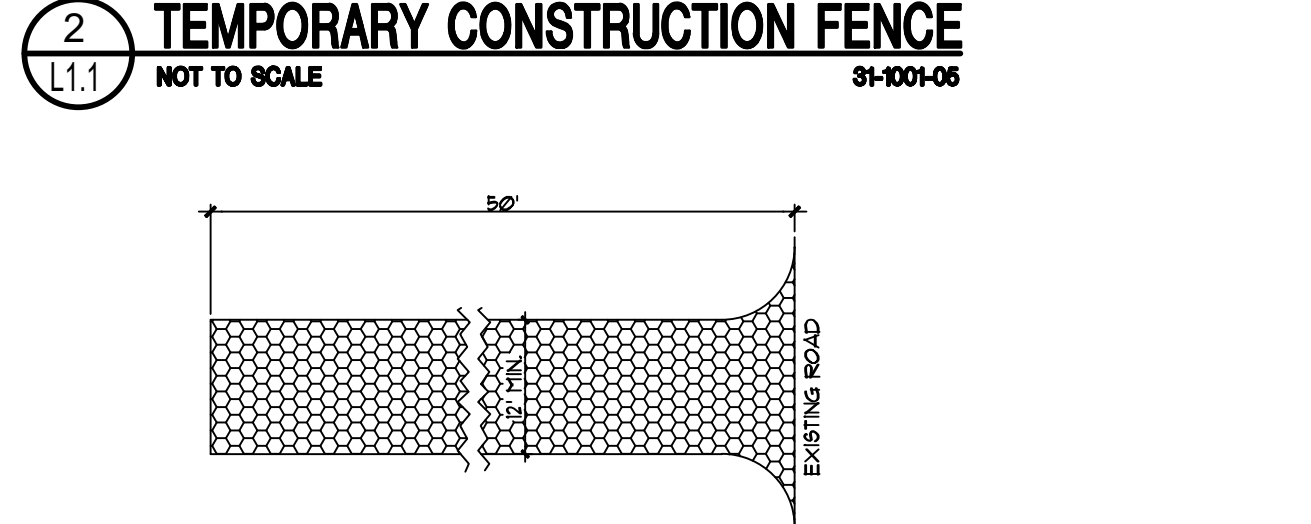
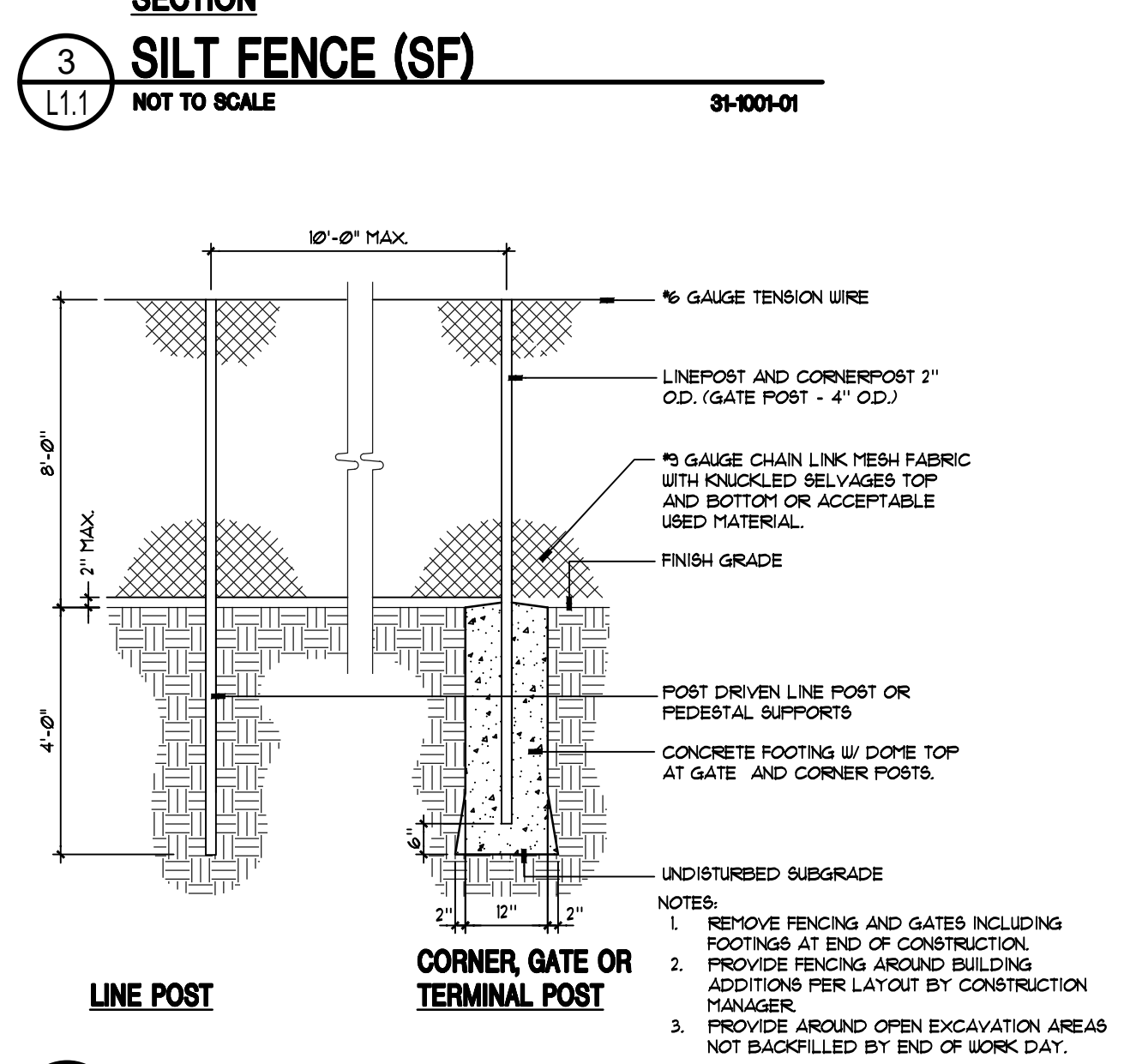
- SCOTT FREEMAN - LANDSCAPE ARCHITECT - CELL 315-440-4099
- RUDY ZONA - CIVIL ENGINEER - CELL 315-559-1199

### EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

- INSTALL 3' HT ORANGE CONSTRUCTION FENCE 60' FROM EDGE OF ROAD PRIOR TO TESTING.
- CHIP OR REMOVE ALL CUT OR FALLEN TREES
- FLUSH CUT ALL VEGETATION WITHIN 6" OF EXISTING GRADE.
- EXISTING TREES TO REMAIN. CHIP/REMOVE ALL EXISTING FALLEN TREES AND BRANCHES.



- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 12\"/>



- NOTES:**
- WIDTH-THE-VE (2) FOOT PINNACLE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IDENTIFY MARK (1) FOOT PINNACLE ENTRANCE TO SITE.
  - FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER SHALL BE DIRECTED AWAY FROM THE CONSTRUCTION ENTRANCE.
  - MAINTENANCE OF THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WORKING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINAGE INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND REPAIRS SHALL BE PROVIDED AFTER EACH RAIN.
  - REFER TO SUPPLY SECTION FOR MFG STANDARDS AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE.



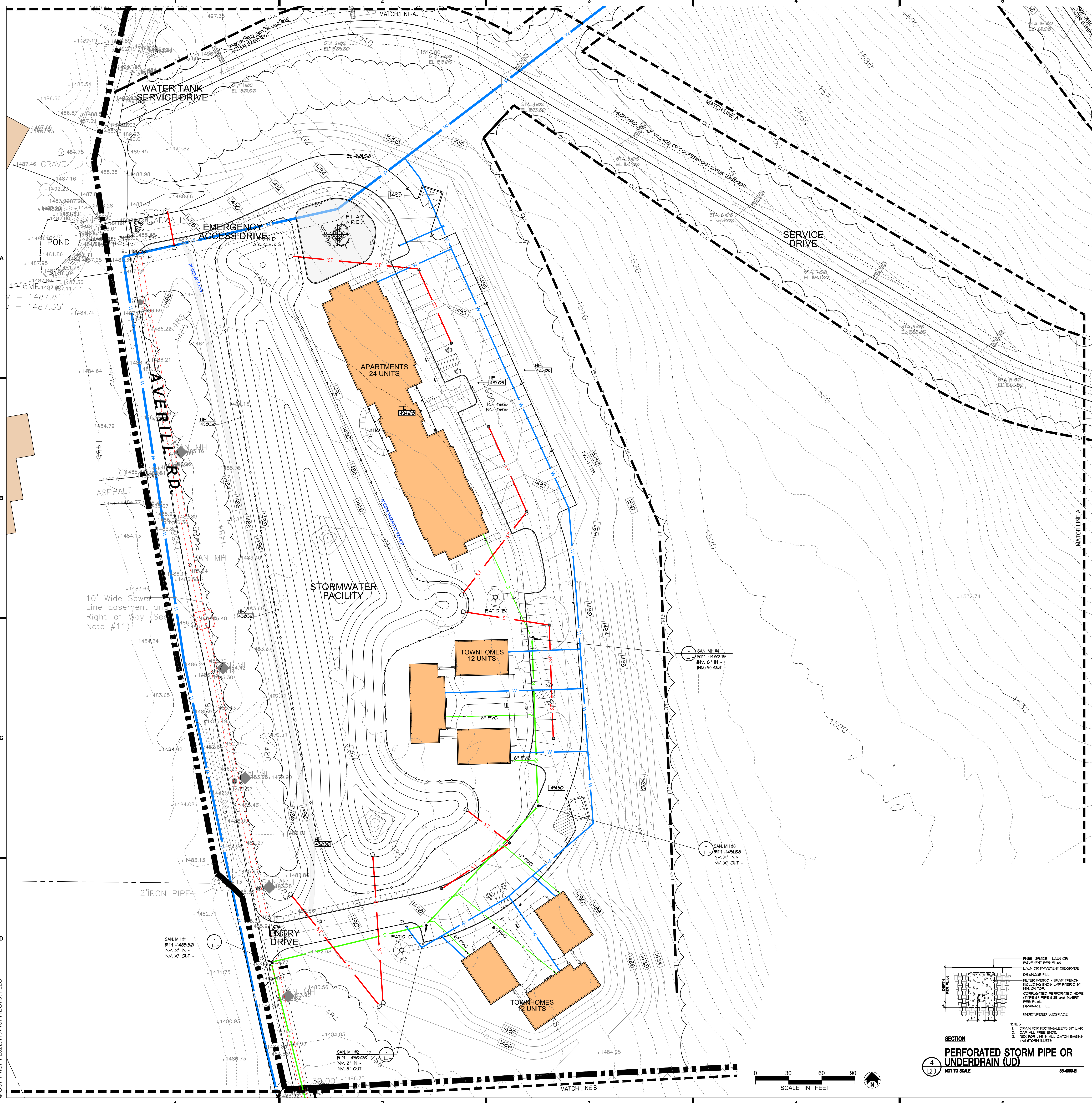
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**SITE PREPARATION PLAN FOR GEOTECHNICAL TESTING**

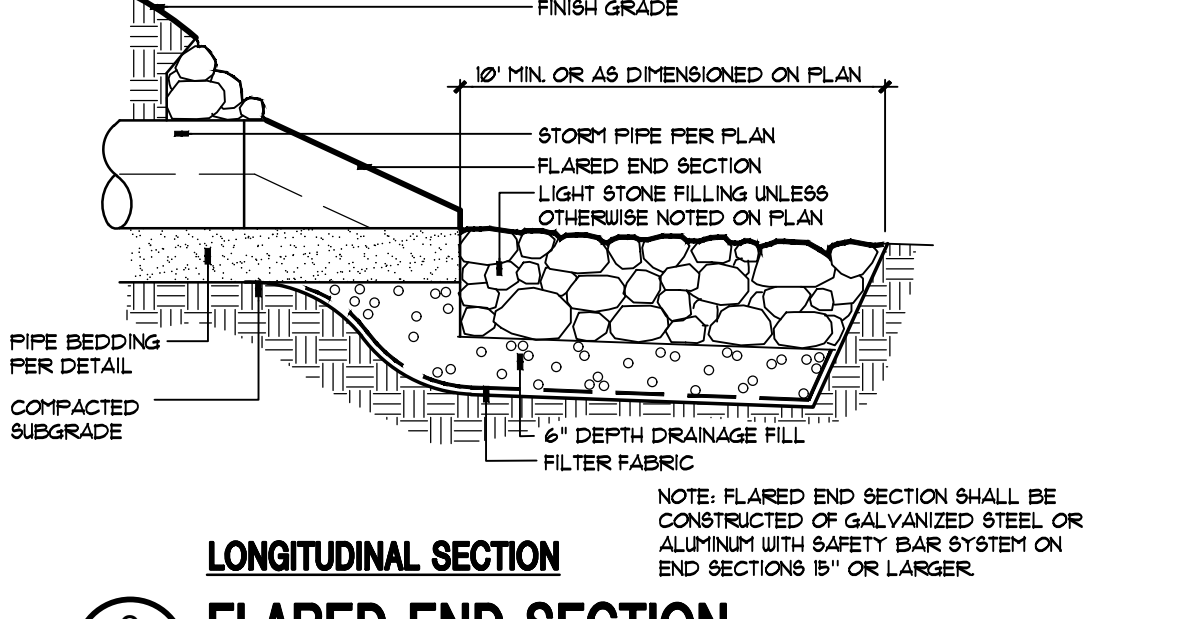
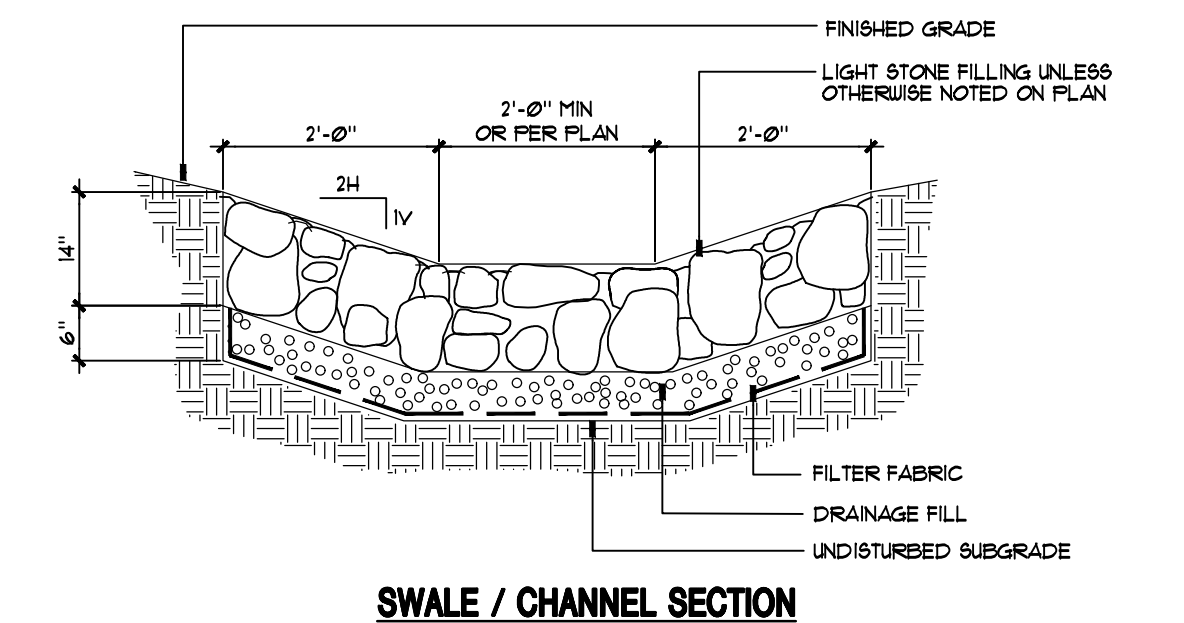
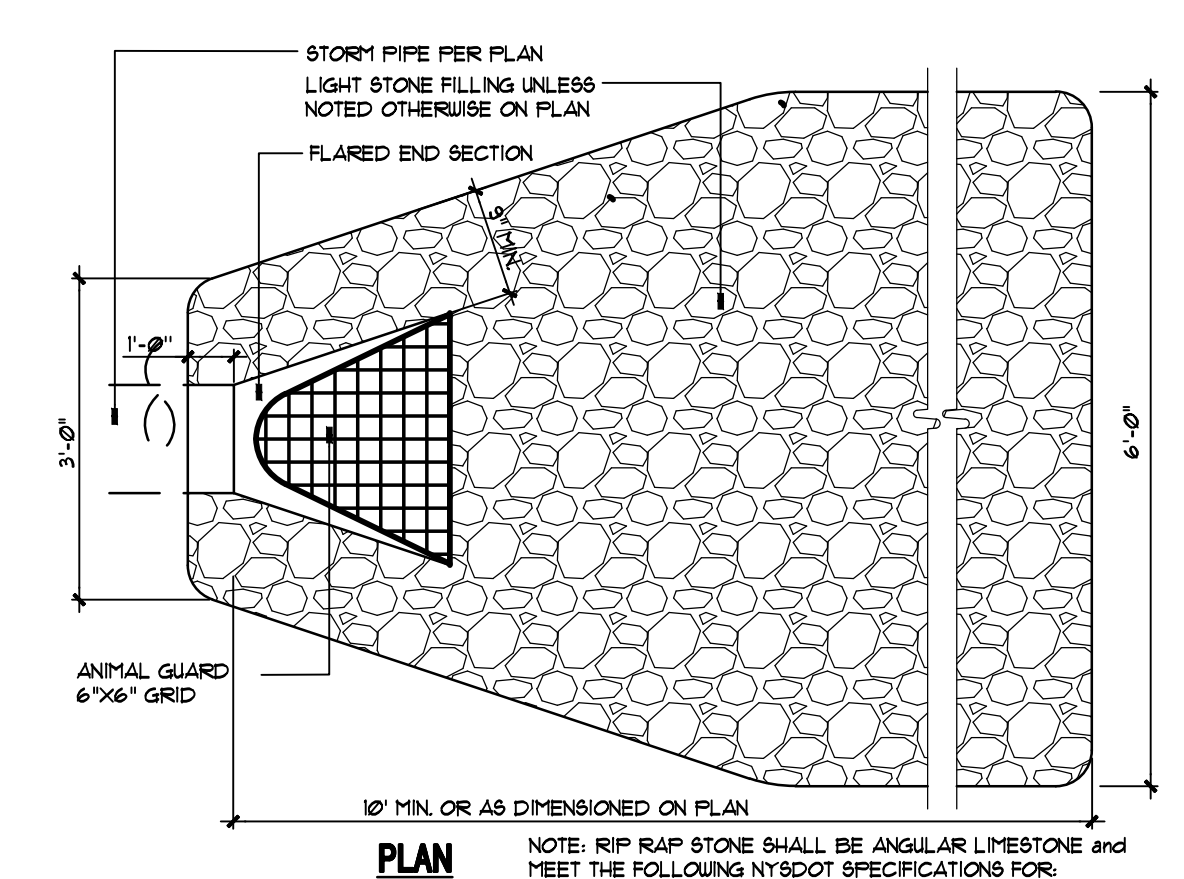
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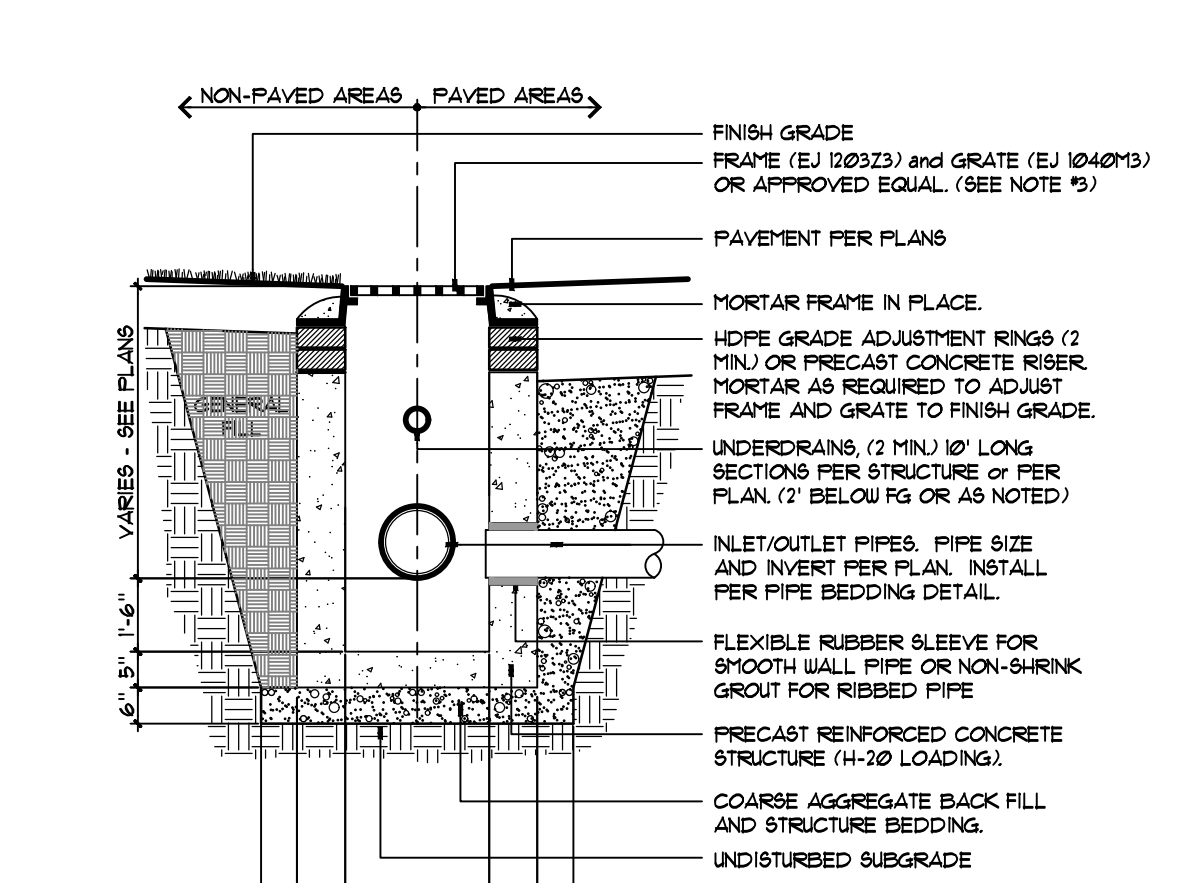
- ### GRADING, DRAINAGE and UTILITIES NOTES
- MEET EXISTING LINE AND GRADE.
  - CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH VILLAGE FOR ALL WORK WITHIN THE AVERILL ROAD ROW.
  - COSE OPENING INTO EXISTING SANITARY STRUCTURE WITH WATER TIGHT CONNECTION. REFER TO DETAIL.
  - PROPOSED GAS LINES NOT SHOWN. FUTURE OPTIONS CURRENTLY UNDER REVIEW.
  - PROPOSED ELECTRIC SERVICE NOT SHOWN. FUTURE ELECTRIC LAYOUT TO BE COORDINATED WITH NYSEG. OPTIONS CURRENTLY UNDER REVIEW.
  - SURVEYOR TO PROVIDE EASEMENTS FOR FINAL APPROVAL.
  - BUILDER TO PROVIDE GRAVITY SANITARY SYSTEM OR APPROVED EQUAL PER DETAIL.
  - GRAVITY SANITARY LATERAL. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
  - SANITARY WATER LINE CROSSING. REFER TO DETAIL 101.5-000 FOR REQUIRED SEPARATION DISTANCES OR INSTALLATION METHODS.
  - VILLAGE OF COOPERSTOWN DPW TO REVIEW AND APPROVE ALL WATER FACILITIES INCLUDING FIRE HYDRANTS, VALVES, LINES AND SIZES. WATER LINE SHOWN FOR COORDINATION PURPOSES ONLY. PROVIDE AS-BUILT DRAWINGS TO VILLAGE UPON COMPLETION.
  - INSTALL FIRE HYDRANT AND VALVE PER DETAIL.
  - INSTALL WATER VALVE PER SPECIFICATIONS AND STANDARDS. REFER TO DRAWING L6-30.



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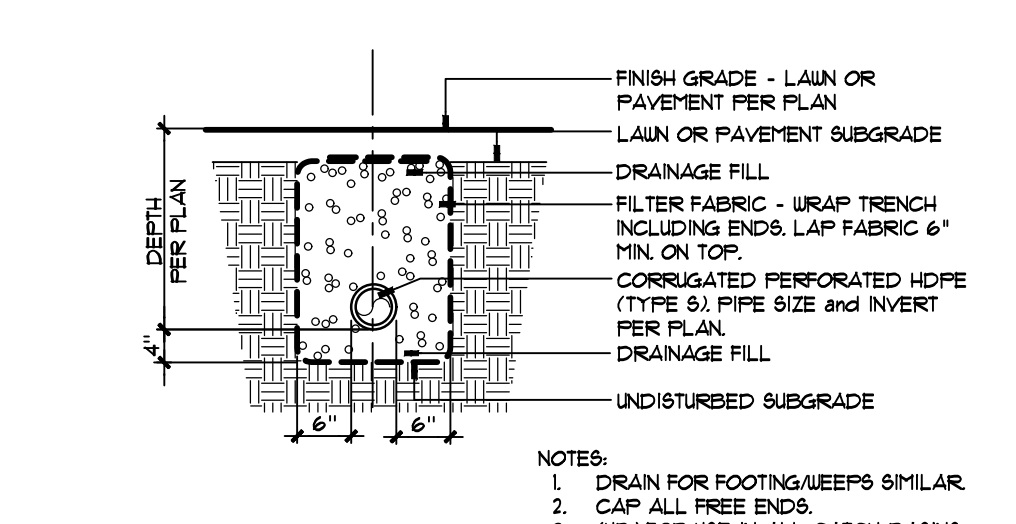


**3 FLARED END SECTION**  
 12.0 NOT TO SCALE 33-400-01

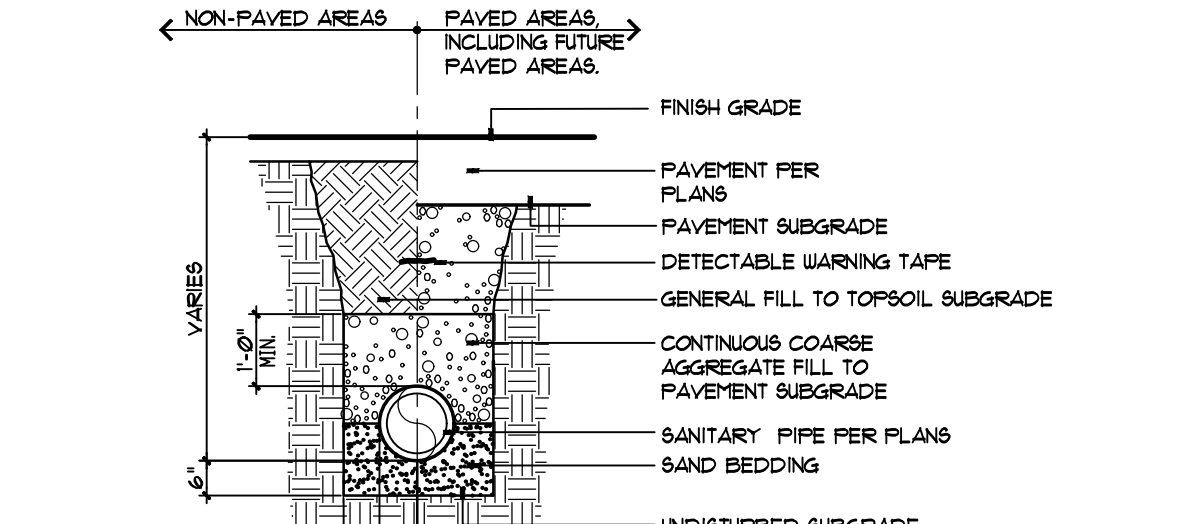


**2 STORM INLET (SI)**  
 12.0 NOT TO SCALE 33-400-01A

**NOTES**  
 LINGS FOR GRAVITY SYSTEMS SHALL CONSIST OF CLEAN, SOUND, COURED STONE AND SHALL BE DETERMINED BY THE MAGNETIC FALGATE SOUNDNESS TEST. THE MAXIMUM PERCENT LOSS AT FOUR CYCLES, BY WEIGHT, SHALL BE 20%.



**4 PERFORATED STORM PIPE OR UNDERDRAIN (UD)**  
 12.0 NOT TO SCALE 33-400-01



**1 SANITARY SEWER PIPE BEDDING**  
 12.0 NOT TO SCALE 12680-12A

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**AVERILL ROAD HOUSING**  
 AVERILL ROAD  
 COOPERSTOWN, NEW YORK

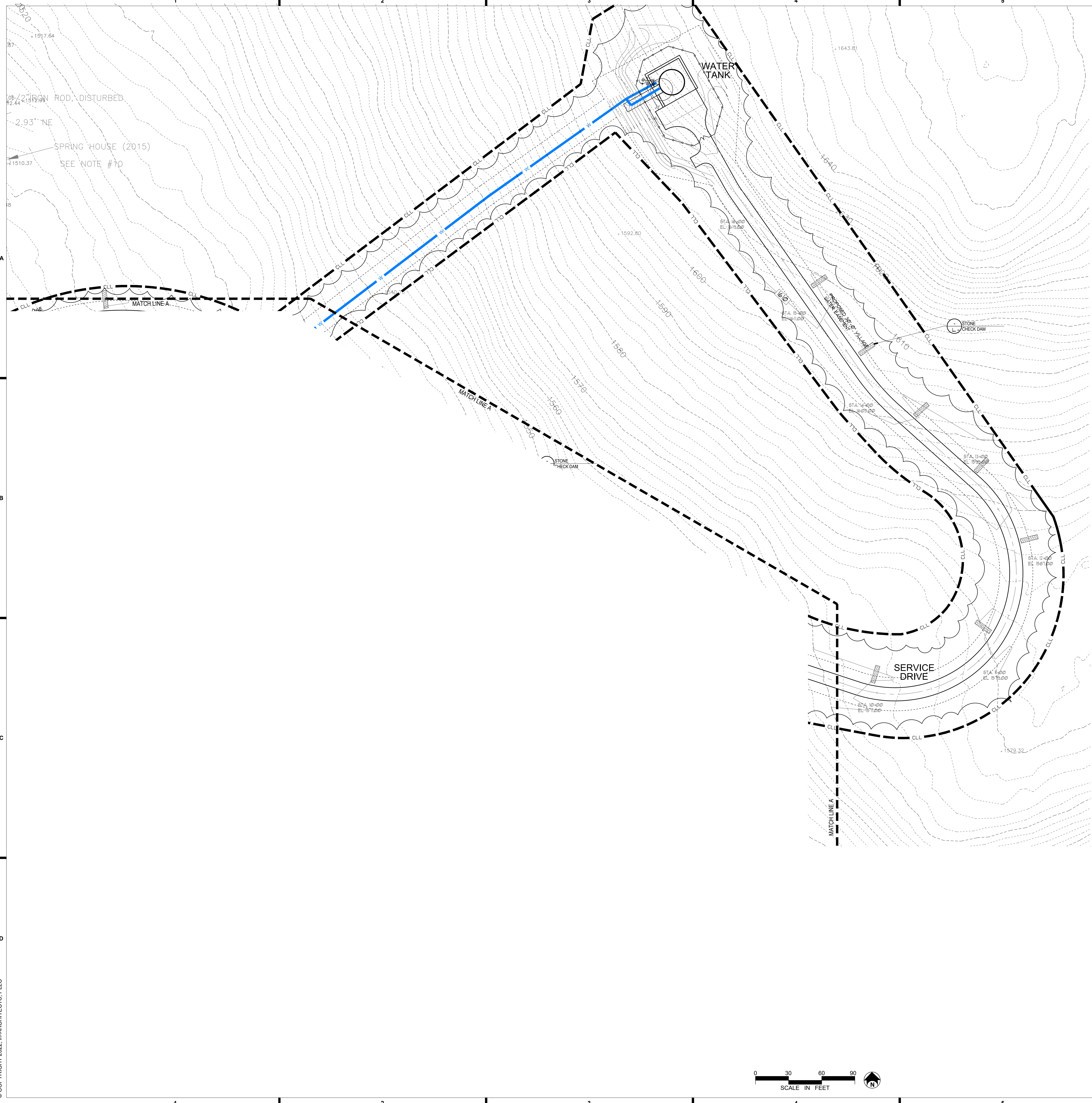
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**GRADING, DRAINAGE, and UTILITIES PLAN**

Project Status: PROGRESS  
 Date: 01/03/2023  
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 Drawn By: ALS  
 Checked By: SLF

**L2.0**



- GRADING, DRAINAGE and UTILITIES NOTES**
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  - 4 PROPOSED GAS LINES NOT SHOWN. FUTURE OPTIONS CURRENTLY UNDER REVIEW.
  - 5 PROPOSED ELECTRIC SERVICE NOT SHOWN. FUTURE ELECTRIC LAYOUT TO BE COORDINATED WITH NYSEG. OPTIONS CURRENTLY UNDER REVIEW.
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  - 11 INSTALL FIRE HYDRANT AND VALVE PER DETAIL.
  - 12 INSTALL WATER VALVE PER SPECIFICATIONS AND STANDARDS. REFER TO DRAWING L6-30.

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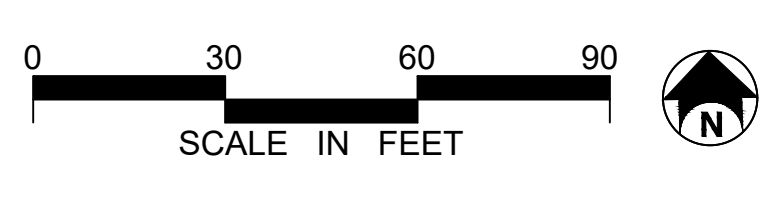
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**GRADING, DRAINAGE, and UTILITIES PLAN NORTH**

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Date	01/03/2023
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Checked By	SLF

**L2.1**





### ZONING DATA

COOPERSTOWN ZONING: R-1 (RESIDENTIAL DISTRICT)

	REQUIRED	PROPOSED
LOT WIDTH, MIN.	100 FT	
LOT AREA, MIN.	1 Ac	
LOT COVERAGE	10 %	25%
BUILDING HEIGHT	30 FT	
FRONT YARD SETBACK	50 FT	50 FT
SIDE YARD SETBACK	20% OF WIDTH OR 35 FT	35 FT
REAR YARD SETBACK	20% OF DEPTH OR 35 FT	35 FT

**PARKING REQUIREMENTS:**  
 PARKING STALL DIMENSIONS: 9.5 FT x 20 FT  
 DRIVING AISLE: 24 FT  
 ONE (1) SPACE PER UNIT WITH ONE BEDROOM OR FEWER  
 TWO (2) SPACES PER UNIT WITH TWO BEDROOMS OR MORE.

### SIGN SCHEDULE

KEY	SIGN PLATE	SIGN SIZE	NY&DOT MUTCD NO. / COMMENTS
1	RESERVED PARKING w/ HANDICAP SYMBOL	12' x 18' 7"-0" HT.	SIGN NO. P4-6 COLORS:
2	NO PARKING ANY TIME	07' x 18' 7"-0" HT.	SIGN NO. P1-5C MOD COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
3	STOP SIGN	24' x 24' 7"-0" HT.	SIGN NO. R1-1C COLORS: RED BACKGROUND, WHITE TEXT AND BORDER

**NOTES:**  
 1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.  
 2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT NY&DOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

### LAYOUT NOTES

- INSTALL ASPHALT PAVEMENT PER DETAIL.
- INSTALL CONCRETE CURB PER DETAIL.
- INSTALL CURB END PER DETAIL.
- LIGHT POLE AND FIXTURE PER IMAGE 4L3.0. PHOTOMETRIC LIGHTING PLAN TO BE PROVIDED AT DECEMBER 20TH MEETING.
- PAINT 1'-0" WIDE WHITE STOP BAR AND PAINTED WHITE 3' HEIGHT 'STOP' TEXT.
- INSTALL CONCRETE SIDEWALK PER DETAIL.
- INSTALL WASTE/RECYCLING ENCLOSURE PER DETAIL 3/L3.0.
- INSTALL ACCESSIBLE PARKING SPACES PER DETAIL 2/L3.0.
- NOTE OMITTED.
- NOTE OMITTED.
- BENCHES, PICNIC TABLES, BICYCLE RACKS TO BE PROVIDED BY OWNER.
- INSTALL PADLOCKED SWING GATE WITH LOCK BOX FOR FIRE DEPARTMENT.
- INSTALL MAILBOX UNIT PER IMAGE.
- INSTALL STONE SERVICE ROAD PER DETAIL.
- INSTALL HEAVY-DUTY CONCRETE PAVEMENT PER DETAIL.

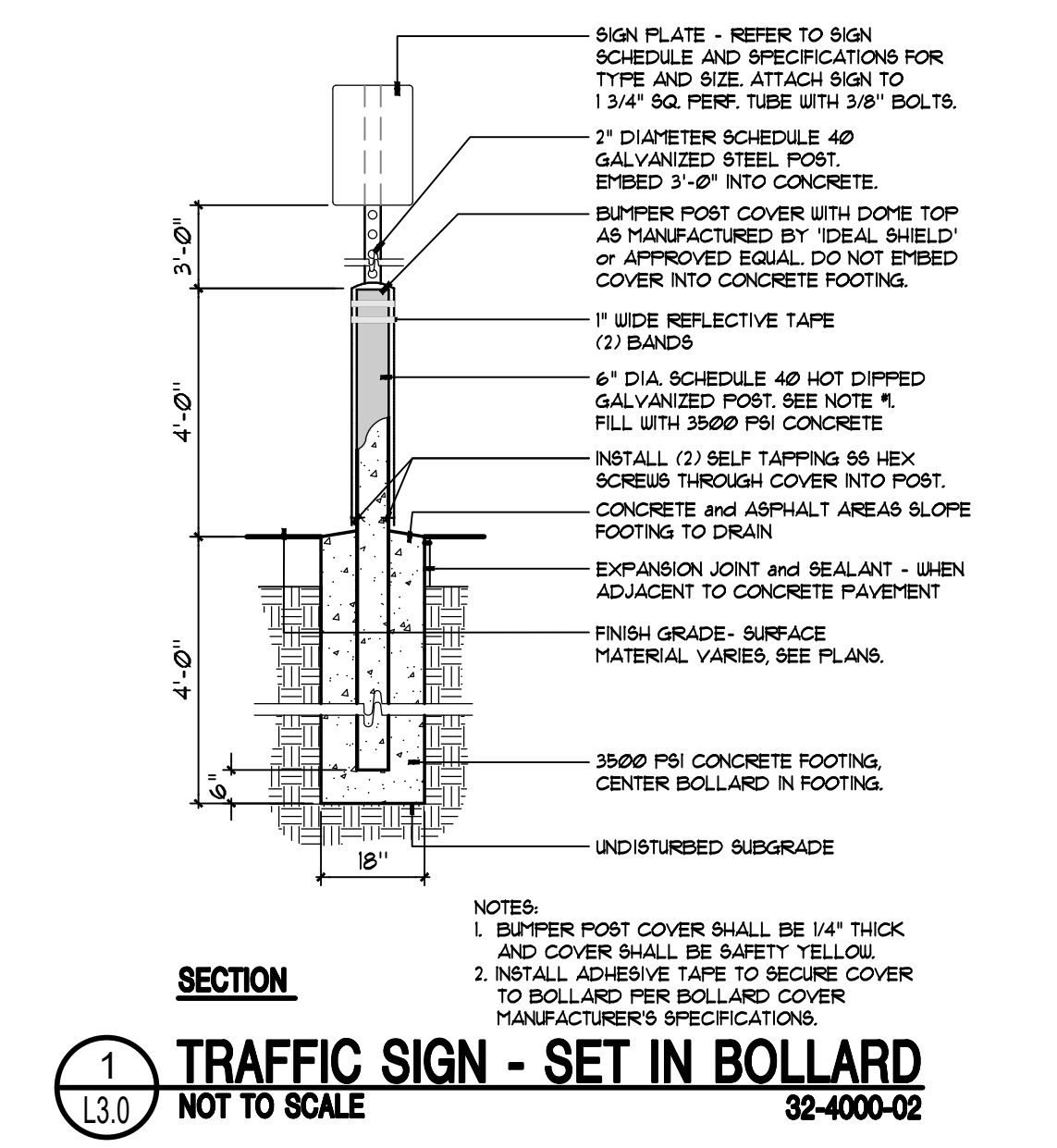
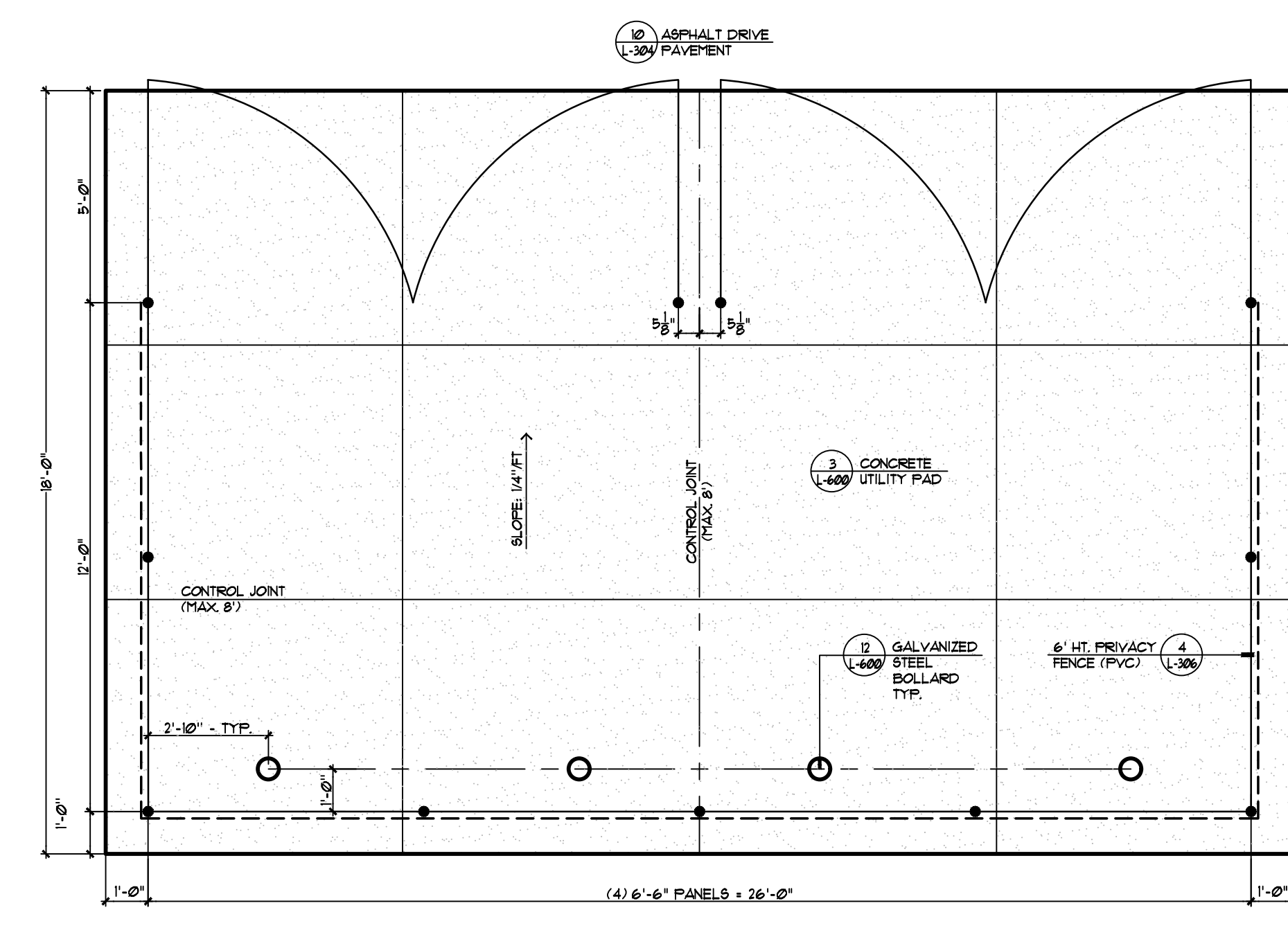
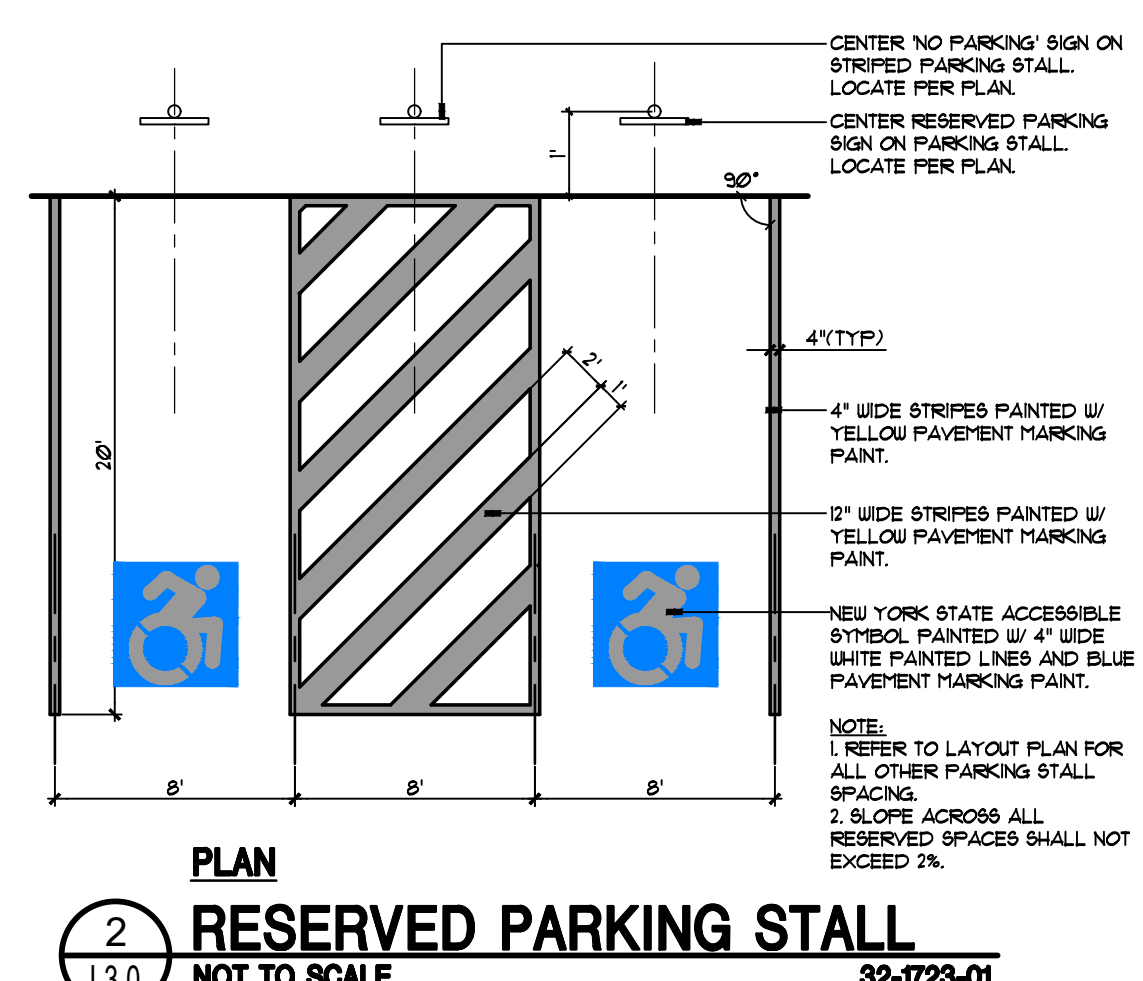


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 COOPERSTOWN, NEW YORK



**4 LIGHT FIXTURE**  
 L3.0 NOT TO SCALE



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**LAYOUT PLAN**

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**L3.0**



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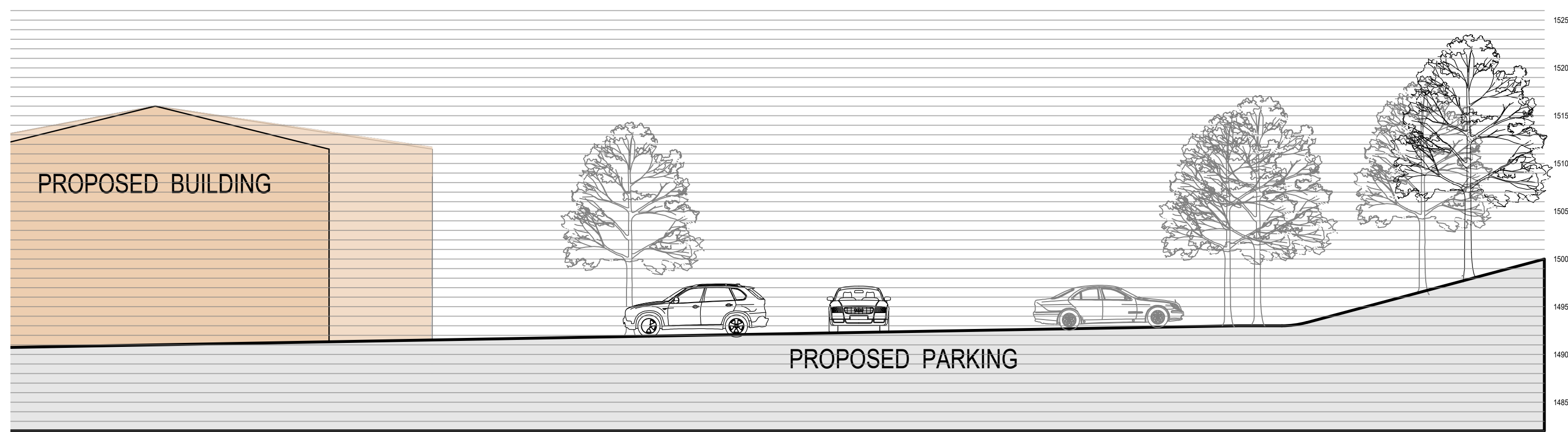
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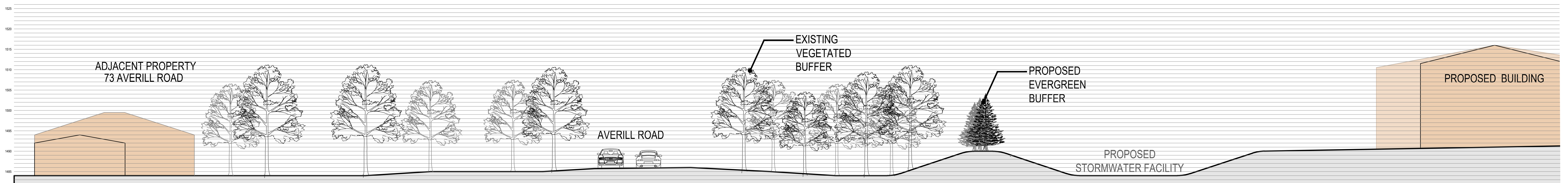
**SECTION**

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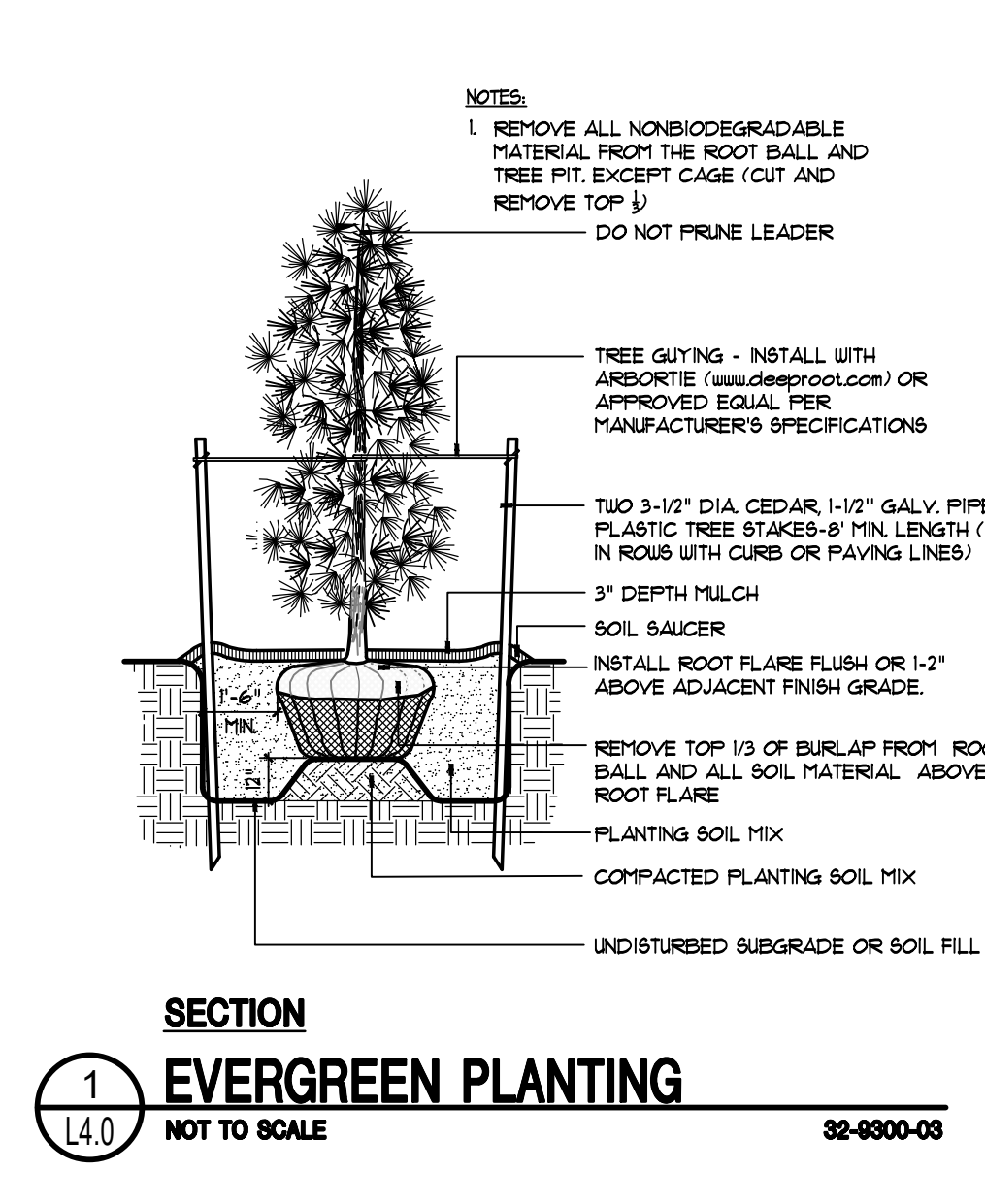
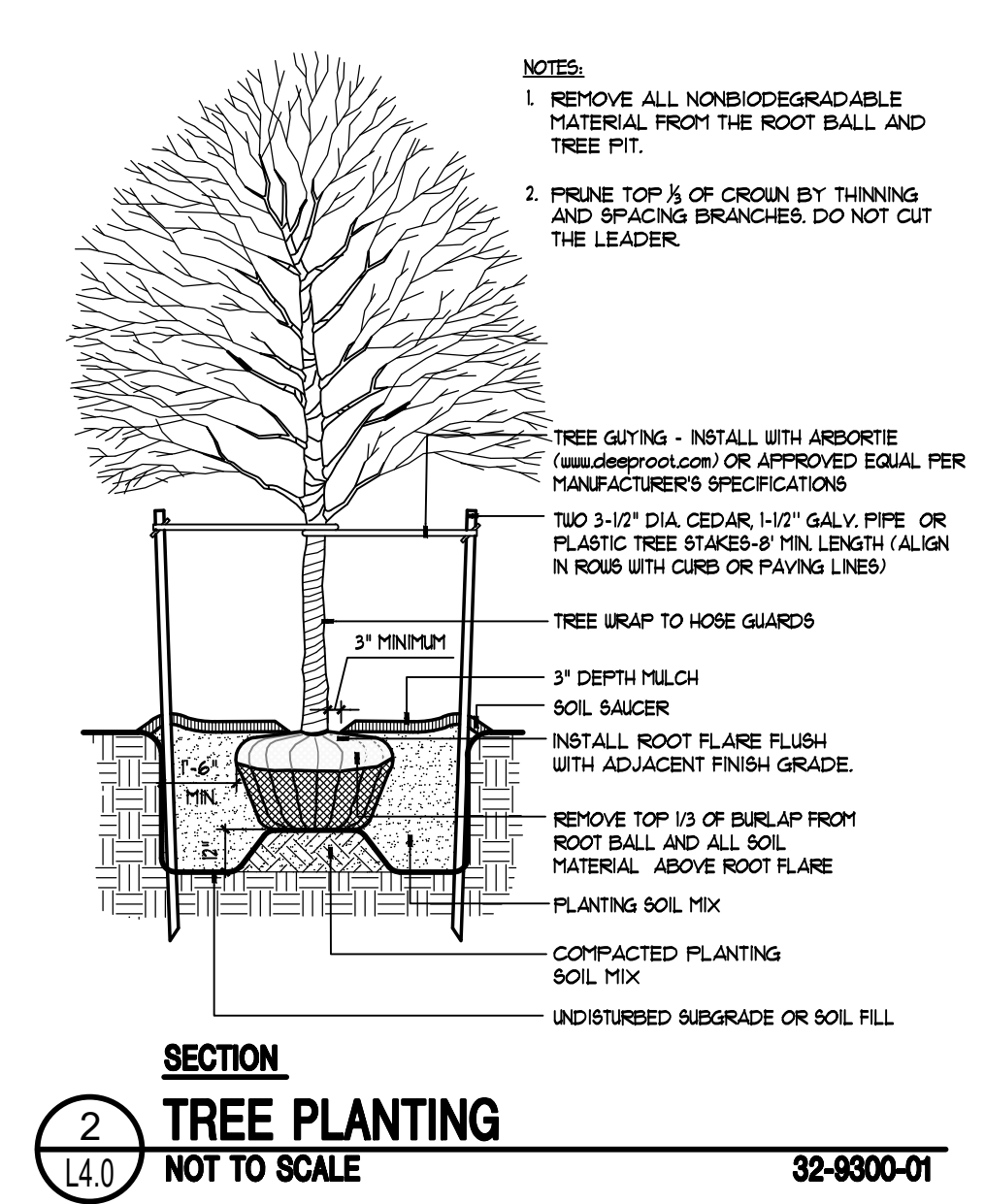
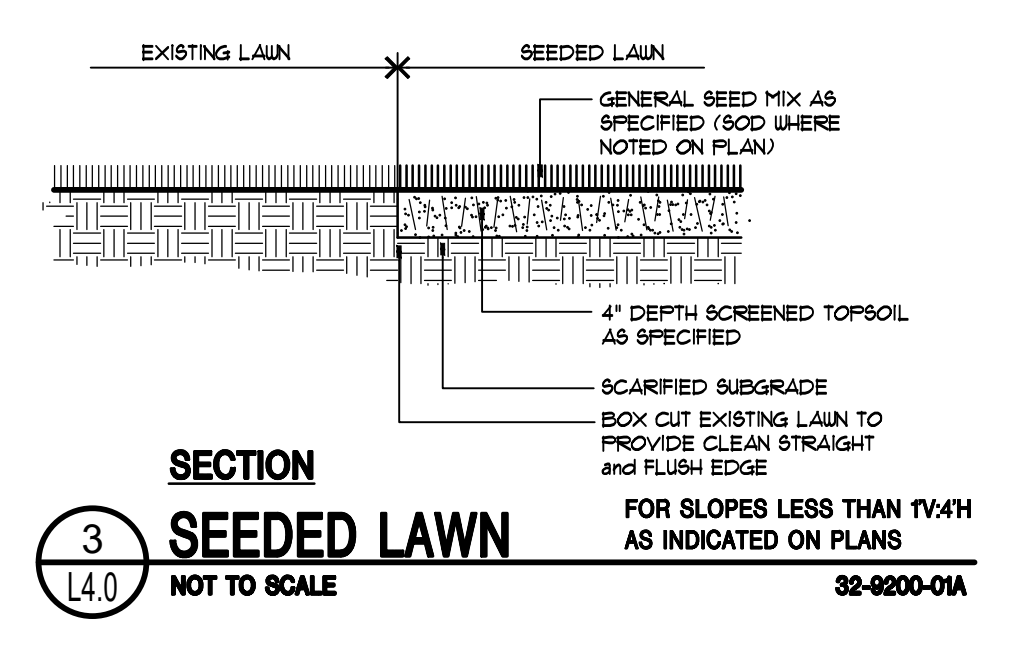
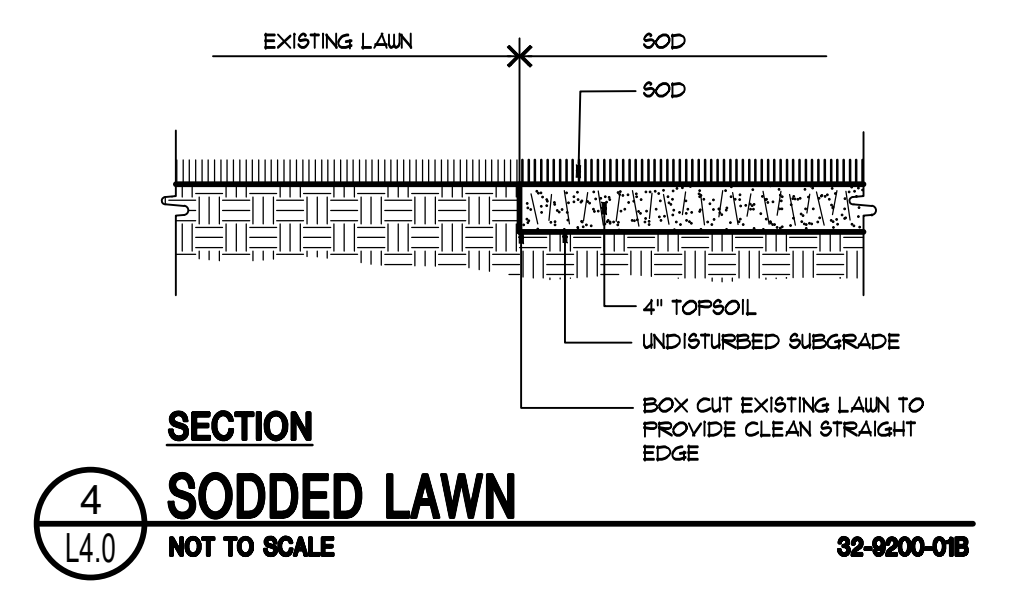
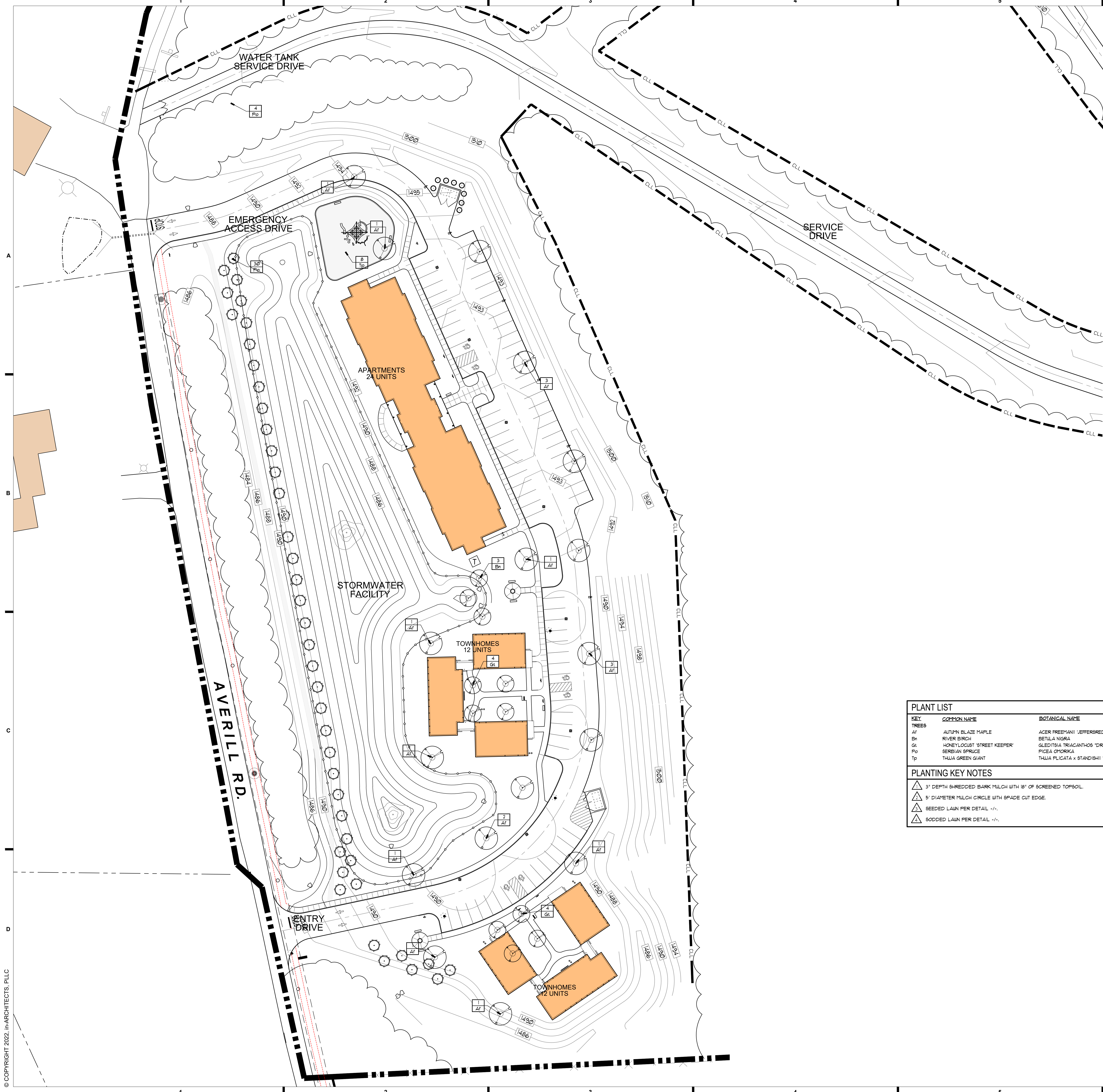
**L3.1**



**2 SECTION CONTINUED**  
SCALE 1" = 10'-0"



**1 SECTION - VIEW FROM ADJACENT PROPERTY TO EAST**  
SCALE 1" = 10'-0"



PLANT LIST						
KEY	COMMON NAME	BOTANICAL NAME	COUNT	CALIPER	HEIGHT	CONDITION
<b>TREES</b>						
At	AUTUMN BLAZE MAPLE	ACER FREEMANI 'JEFFERSRED'	-	2 1/2" CAL.	-	B&B (CLUMP)
Bt	RIVER BIRCH	BETULA NIGRA	-	2"-3" CAL.	6'-8'	B&B (CLUMP)
Gt	HONEYLOCUST 'STREET KEEPER'	GLEDTISIA TRIACANTHOS 'DRAVES'	-	2" CAL.	-	-
Pt	SERBIAN SPRUCE	FICEA OXYCARPA	-	-	6'-8'	-
Tp	TALIA GREEN GIANT	TALIA PULCATA x STANDISHII 'GREEN GIANT'	-	-	48"-60"	SINGLE LEADER

**PLANTING KEY NOTES**

- 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
- 5' DIAMETER MULCH CIRCLE WITH SPADE CUT EDGE.
- SEEDED LAWN PER DETAIL -/-.
- SODDED LAWN PER DETAIL -/-.



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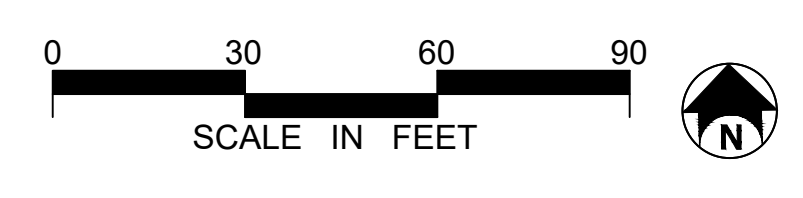
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