WINN CONSTRUCTION SERVICES

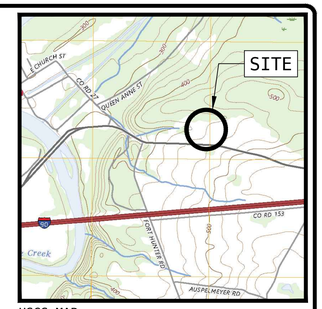
Warehouse Building

00 Route 5S | Town of Florida | Montgomery County | New York State

SITE PLANS

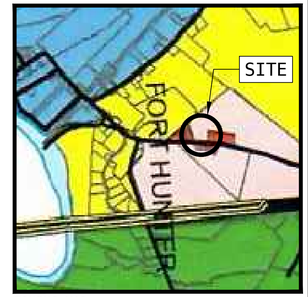
January 2026

~~October 2025~~



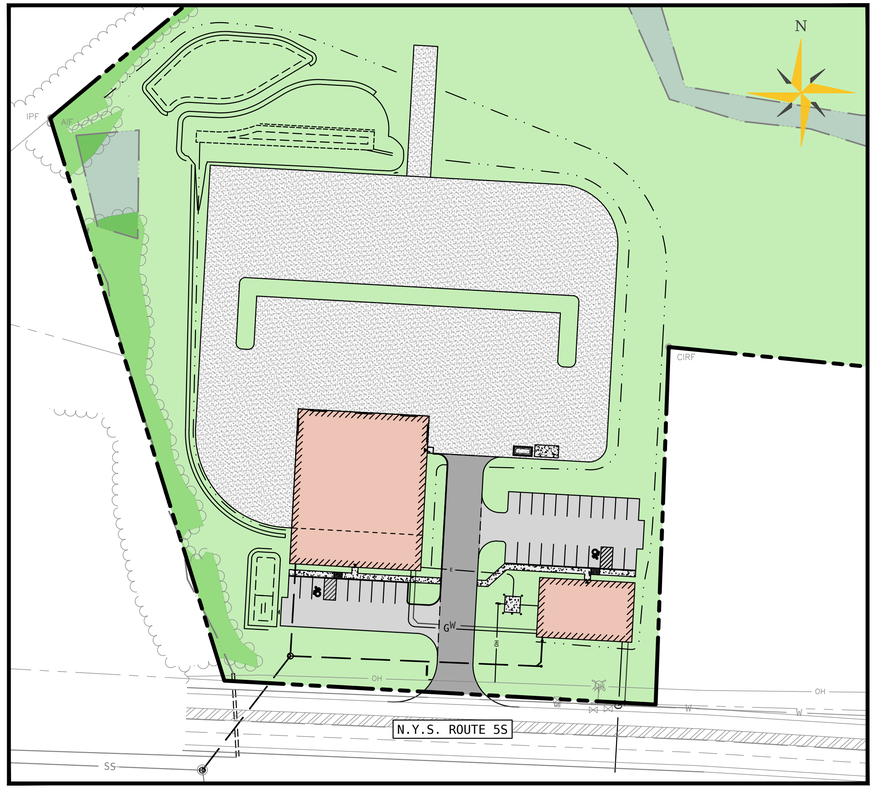
USGS MAP

1" = ±2,000'



ZONING MAP

1" = ±2,000'



PROJECT SITE

SCALE: 1" = 60'

ABBREVIATIONS

℄	CENTERLINE	K.O.	KNOCK-OUT
∅	DIAMETER	L.F.	LINEAR FEET
		LT.	LIGHT
A.C.I.	AMERICAN CONCRETE INSTITUTE		
A.S.T.M.	AMERICAN SOCIETY OF TESTING AND MATERIALS	M.	METER(S)
		MAT.	MATERIAL
A.W.W.A.	AMERICAN WATER WORKS ASSOCIATION	MH.	MANHOLE
		MED.	MEDIUM
A.O.B.E.	AS ORDERED BY ENGINEER	MIN.	MINIMUM
B.C.	BOTTOM OF CURB	NYSDEC.	NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
B.M.	BENCHMARK		
BLDG.	BUILDING	NOM.	NOMINAL
		N.I.C.	NOT IN CONTRACT
C.I.	CAST IRON	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN	NO.	NUMBER
C.M.P.	CORRUGATED METAL PIPE		
C.O.	CLEAN-OUT	PVMT.	PAVEMENT
CONC.	CONCRETE	PED.	PEDESTRIAN
		PERC.	PERCOLATION
DK.	DARK	P.V.C.	POLYVINYL CHLORIDE
D.W.L.	DASHED WHITE LINE	P.S.I.	POUNDS PER SQUARE INCH
D.Y.L.	DOUBLE YELLOW LINE		
DIA.	DIAMETER	QTY.	QUANTITY
DWG.	DRAWING		
		R.C.P.	REINFORCED CONCRETE PIPE
EA.	EACH	R.D.	ROOF DRAIN
E.I.C.	ENGINEER-IN-CHARGE	REF.	REFER TO, REFERENCE
ELEC.	ELECTRICAL		
ELEV.	ELEVATION	SAN.	SANITARY SEWER
EX.	EXISTING	ST.	STORM SEWER
		S.W.L.	SOLID WHITE LINE
F.F.E.	FINISHED FLOOR ELEVATION	S.Y.L.	SOLID YELLOW LINE
FT.	FEET (OR FOOT)	S.D.R.	STANDARD DIMENSION RATIO
		STA.	STATION
GALV.	GALVANIZED	SQ. FT.	SQUARE FEET
G.P.D.	GALLONS PER DAY	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
G.F.F.	GARAGE FINISH FLOOR		
H.C.	HANDICAPPED	T.C.	TOP OF CURB
HDPE.	HIGH DENSITY POLYETHYLENE	T.W.	TOP OF WALL
HOR.	HORIZONTAL	TYP.	TYPICAL
HT.	HEIGHT		
		V.I.F.	VERIFY IN FIELD
INCL.	INCLUDE(D, ING)		
INF.	INFILTRATION	W.W.F.	WELDED WIRE FABRIC
I.D.	INSIDE DIAMETER	WT.	WEIGHT
		W/	WITH
J.B.	JUNCTION BOX	W/O	WITHOUT

LEGEND

Ex. Major/Index Contour	100
Ex. Minor/Interval Contour	99
Pr. Major/Index Contour	100
Pr. Minor/Interval Contour	99
Treeline	
Sanitary Sewer	SS
Storm Sewer	SD
Storm Catch Basin/Manhole	
Water Main	W
Hydrant	
Water Valve	W
Gas	G
Property Line	
Setback	
Ditch/Swale	
Road/Drive Centerline	
Fence, Chainlink	X
Silt Fence	SF
Sign	
Utility Pole	
Lighting	
Test Pit	TP
Inlet Protection	
Rip-Rap	
Landscaping	

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
1	C-000	Cover Page
2	V-101	Demolition and Removals Plan
3	C-101	Site and Utility Plan
4	C-121	Grading and Erosion Control Plan
5	C-161	Planting Plan
6	C-191	Lighting Plan
7	C-501	Details (1)
8	C-502	Details (2)
9	C-503	Details (3)
10	C-504	Details (4)

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES; STANDARD ORDINANCES; RULES AND REGULATIONS.

2. EXISTING UTILITIES AND STRUCTURES SHOWN HEREIN WERE OBTAINED FROM THE AVAILABLE RECORD DRAWINGS. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE; THEIR ACTUAL LOCATION SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK (UPNO) AND ALL MUNICIPAL AGENCIES HAVING JURISDICTION SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATING OR CONSTRUCTION. (1-800-962-7962 OR 811).

3. CONSTRUCTION OF ALL PROPOSED UTILITIES SHALL BEGIN AT THEIR POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS SHALL BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ANY INSTALLATION TO BE ABLE TO PROVIDE OBSERVATION AS REQUIRED. THE CONTRACTOR SHALL KEEP A COMPLETE AND DETAILED RECORD OF ALL UNDERGROUND UTILITIES INSTALLED AND ENCOUNTERED SO THE ENGINEER IS ABLE TO USE THE RECORDS FOR THE PREPARATION OF RECORD DRAWINGS AS REQUIRED BY THE LOCAL MUNICIPALITY.

4. WHEN CROSSING EXISTING UTILITIES WITH PROPOSED UTILITIES, CONTRACTOR SHALL COORDINATE SUCH CROSSINGS WITH THE RESPECTIVE MUNICIPAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE EXISTING UTILITIES.

5. ALL PROPOSED UTILITIES AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITY'S CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.

6. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, AS INTENDED AND INTERPRETED BY THE ENGINEER.

7. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE AND FUNCTIONAL.

8. ALL DISTURBED, NON-SURFACED, AREAS SHALL RECEIVE FERTILIZER, TOPSOIL, SEED, AND STRAW MULCH, EXCEPT AS OTHERWISE NOTED.

9. THE CONTRACTOR SHALL:

   9.1. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
   9.2. EXAMINE THE SITE AND INCLUDE IN THEIR WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THEIR WORK.
   9.3. PROVIDE AND INSTALL ALL MATERIALS, AND PERFORM ALL WORK, IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICES.
   9.4. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.

10. ALL BACKFILL USED IN TRENCHES WITHIN ROADWAY, ACCESS DRIVE, AND PARKING AREAS SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS, UNLESS OTHERWISE NOTED.

11. WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.

12. CONTRACTOR SHALL ADJUST RIM/TOP OF FRAME ELEVATIONS TO PROPOSED FINISHED GRADES FOR ALL UTILITIES LOCATED WITHIN LIMITS OF PROPOSED WORK.

13. NO SUMP PUMP, CELLAR, OR FOOTING DRAINS SHALL BE CONNECTED, TEMPORARILY OR PERMANENTLY, TO ANY SANITARY SEWER.

14. SEWER/WATER CROSSINGS: UNLESS OTHERWISE NOTED ON THE PLANS, SEWERS SHALL BE LAID AT LEAST TEN FEET (10') HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF EIGHTEEN INCHES (18") BETWEEN THE SEWER AND WATER MAIN CROSSINGS.

15. CONTRACTOR SHALL PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO, APPLYING TOPSOIL, SEED, AND STRAW MULCH TO DISTURBED AREA AND INSTALLING SILT FENCING AROUND WORK.

TOWN OF FLORIDA

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STATE OF NEW YORK
AARON JAMES VERA
094301
LICENSED PROFESSIONAL ENGINEER

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APPROVED BY:	AJV
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DATE:	01/30/2026

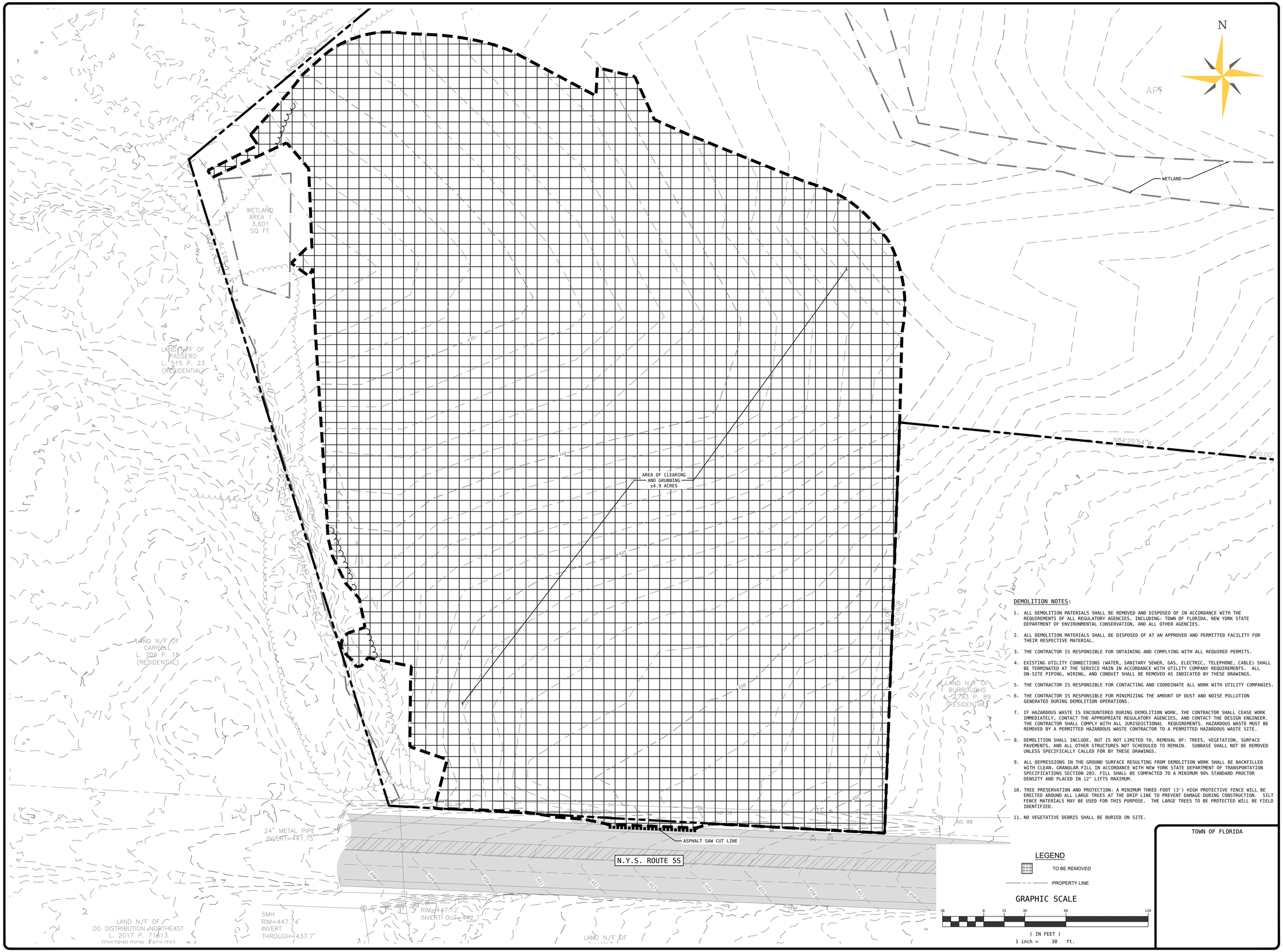
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B	01/30/26	RESPOND TO COMMENTS	AJV
A	10/24/25	INITIAL SUBMISSION TO TOWN	AJV

COVER PAGE

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DEMOLITION NOTES:

1. ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES, INCLUDING: TOWN OF FLORIDA, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND ALL OTHER AGENCIES.
2. ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY FOR THEIR RESPECTIVE MATERIAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL REQUIRED PERMITS.
4. EXISTING UTILITY CONNECTIONS (WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE) SHALL BE TERMINATED AT THE SERVICE MAIN IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. ALL ON-SITE PIPING, WIRING, AND CONDUIT SHALL BE REMOVED AS INDICATED BY THESE DRAWINGS.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATE ALL WORK WITH UTILITY COMPANIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR MINIMIZING THE AMOUNT OF DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION OPERATIONS.
7. IF HAZARDOUS WASTE IS ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY, CONTACT THE APPROPRIATE REGULATORY AGENCIES, AND CONTACT THE DESIGN ENGINEER. THE CONTRACTOR SHALL COMPLY WITH ALL JURISDICTIONAL REQUIREMENTS. HAZARDOUS WASTE MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A PERMITTED HAZARDOUS WASTE SITE.
8. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF: TREES, VEGETATION, SURFACE PAVEMENTS, AND ALL OTHER STRUCTURES NOT SCHEDULED TO REMAIN. SUBBASE SHALL NOT BE REMOVED UNLESS SPECIFICALLY CALLED FOR BY THESE DRAWINGS.
9. ALL DEPRESSIONS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, GRANULAR FILL IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SECTION 203. FILL SHALL BE COMPACTED TO A MINIMUM 90% STANDARD PROCTOR DENSITY AND PLACED IN 12" LIFTS MAXIMUM.
10. TREE PRESERVATION AND PROTECTION: A MINIMUM THREE-FOOT (3') HIGH PROTECTIVE FENCE WILL BE ERECTED AROUND ALL LARGE TREES AT THE DRIP LINE TO PREVENT DAMAGE DURING CONSTRUCTION. SILT FENCE MATERIALS MAY BE USED FOR THIS PURPOSE. THE LARGE TREES TO BE PROTECTED WILL BE FIELD IDENTIFIED.
11. NO VEGETATIVE DEBRIS SHALL BE BURIED ON SITE.

TOWN OF FLORIDA

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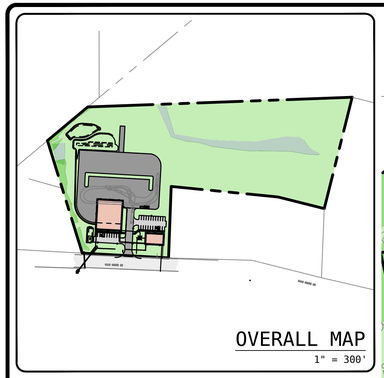
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DATE:	01/30/2026

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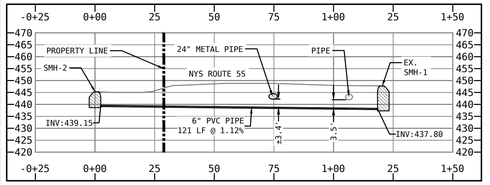
DEMOLITION AND REMOVALS PLAN

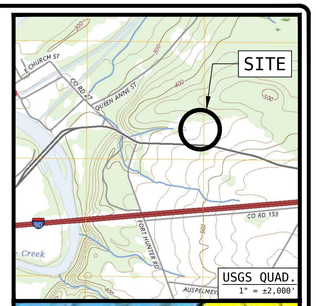
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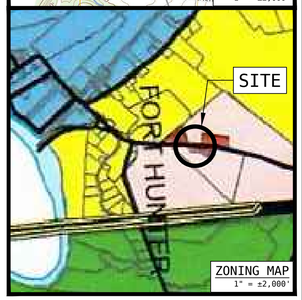


SEWER ROAD CROSSING A-A' PROFILE

-0+25.00 - 1+50.00







SITE STATISTICS

ADDRESS: ROUTE 55
TAX MAP: 54.-2-2.31 (PORTION OF ±32.55 AC. LOT)
AREA: ±555,752 SF. (±12.75 AC.)
ZONE: INDUSTRIAL BUSINESS PARK (IBP)
USE: VACANT LAND

		IBP	SITE
MAX.	BUILDING HEIGHT	N/A FT.	<30 FT.
MIN.	LOT AREA	N/A	±12.75 AC.
MAX.	LOT. COVERAGE	30 %	20.8 %
MIN.	FRONT SETBACK	50 FT.	±51 FT.
MIN.	REAR SETBACK	30 FT.	±386 FT.
MIN.	SIDE SETBACK/TOTAL	20/50 FT.	±21/102.3 FT.

LOT COVERAGE

	EXISTING	PROPOSED	
BUILDINGS:	0 SF.	18,300 SF.	(3.3%)
PAVEMENTS:	0 SF.	97,221 SF.	(17.5%)
GREEN SPACE:	555,752 SF.	440,231 SF.	(79.2%)
	555,752 SF.	555,752 SF.	

PARKING:

REQUIRED: 1.0 SP./1,000 SQ. FT. GFA (11,000 SQ. FT)= 11 SPACES
1.0 SP./400 SQ. FT. GFA (7,300 SQ. FT.) = 19 SPACES
TOTAL REQUIRED 30 SPACES

PROVIDED: 30 SPACES (INCLUDING ADA PARKING)

STANDARD NOTES:

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAWS AND THE TOWN FLOODPLAIN MANAGEMENT LAWS.
2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND STANDARDS.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.

SPECIAL NOTES:

1. ADDITIONAL TOPOGRAPHIC INFORMATION SHOWN WAS COMPILED FROM THE NEW YORK STATE GIS CLEARINGHOUSE.
2. TOPOGRAPHY AND UTILITY INFORMATION SHOWN WAS COMPILED FROM A PREPARED SURVEY BY NMB LAND SURVEYING, PLLC OF WYNANTSKILL, NEW YORK AND A DIGITAL FILE TITLED "250414 FLORIDA BIS PARK SUBDIVISION.DWG" TRANSMITTED VIA EMAIL ON 16 APRIL, 2025.
3. THE OFFSETS OR DIMENSIONS SHOWN ARE FOR CONSTRUCTION REFERENCE ONLY AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. UNDERGROUND UTILITIES SHOWN ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SUBJECT PARCEL.
5. WETLAND SHOWN ARE BASED UPON AN ACTUAL FIELD DELINEATION AND LOCATION BY NICHOLAS AKINS OF NORTH COUNTRY ECOLOGICAL SERVICES ON MARCH 26, 2025.

LEGEND

- SIDEWALK
- EXISTING ASPHALT
- PROPOSED ASPHALT
- LAWN AREA
- GRAVEL SURFACE
- PROPERTY LINE
- SETBACK

TOWN OF FLORIDA

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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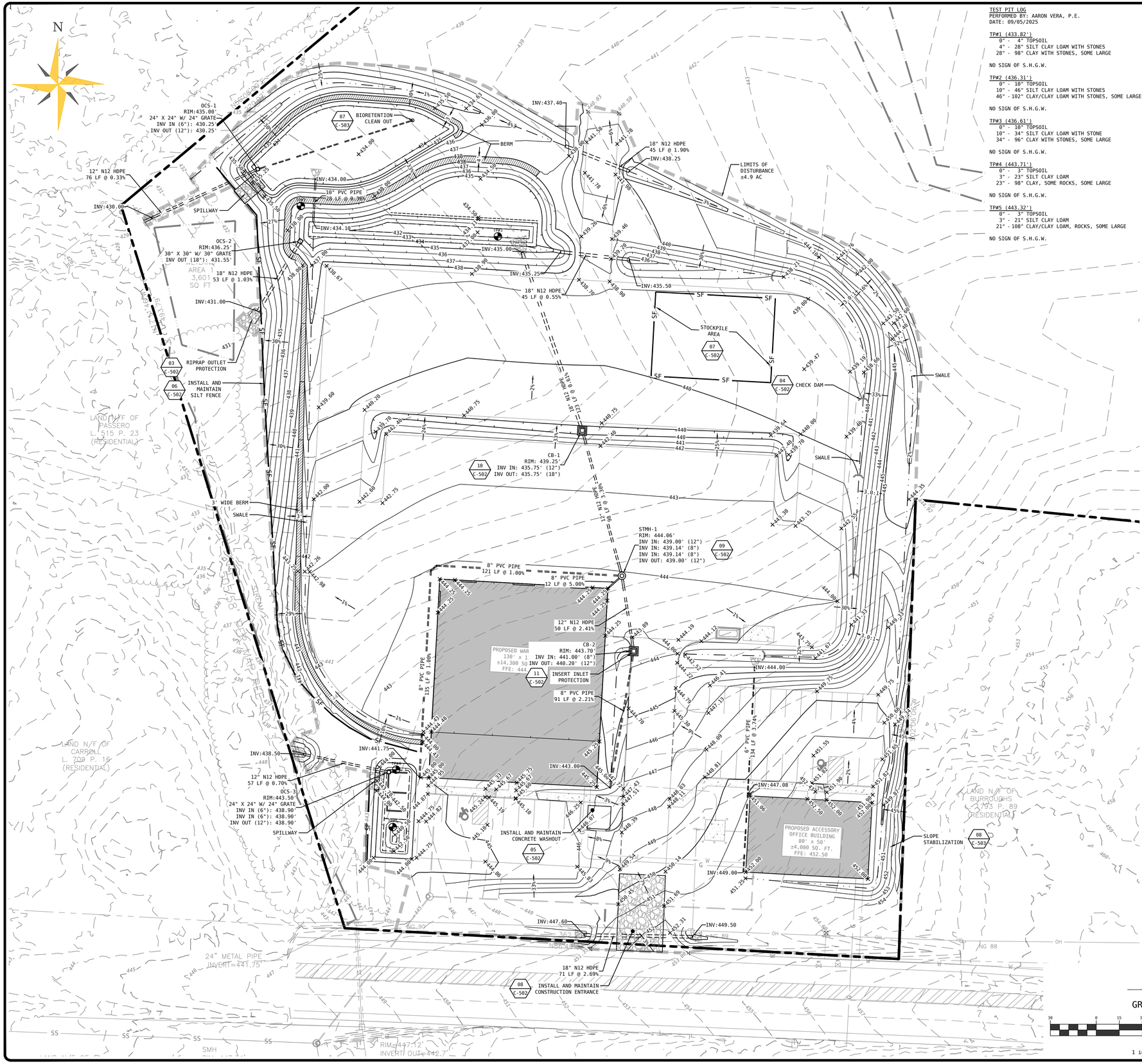
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REV.	DATE	DESCRIPTION	BY
B	01/30/26	RESPOND TO COMMENTS	AJV
A	10/24/25	INITTIAL SUBMISSION TO TOWN	AJV

SITE AND UTILITY PLAN

C-101



TEST PIT LOG
PERFORMED BY: AARON VERA, P.E.
DATE: 09/05/2025

TP#1 (433.82')
0" - 4" TOPSOIL
4" - 28" SILT CLAY LOAM WITH STONES
28" - 98" CLAY WITH STONES, SOME LARGE

NO SIGN OF S.H.G.W.

TP#2 (436.31')
0" - 10" TOPSOIL
10" - 46" SILT CLAY LOAM WITH STONES
46" - 102" CLAY/CLAY LOAM WITH STONES, SOME LARGE

NO SIGN OF S.H.G.W.

TP#3 (436.61')
0" - 10" TOPSOIL
10" - 34" SILT CLAY LOAM WITH STONE
34" - 96" CLAY WITH STONES, SOME LARGE

NO SIGN OF S.H.G.W.

TP#4 (443.71')
0" - 3" TOPSOIL
3" - 23" SILT CLAY LOAM
23" - 98" CLAY, SOME ROCKS, SOME LARGE

NO SIGN OF S.H.G.W.

TP#5 (443.32')
0" - 3" TOPSOIL
3" - 21" SILT CLAY LOAM
21" - 108" CLAY/CLAY LOAM, ROCKS, SOME LARGE

NO SIGN OF S.H.G.W.

GENERAL CONSTRUCTION SEQUENCE
TOTAL DISTURBANCE = ±4.9 ACRES

PRE-CONSTRUCTION

1. OBTAIN PLAN APPROVAL, GRADING PERMIT, ANY EASEMENTS, AND ALL OTHER LEGAL CONTRACTS/PERMITS REQUIRED FOR CONSTRUCTION.

2. FLAG THE WORK LIMITS AND MARK TREES AND AREAS FOR PROTECTION AS REQUIRED.

3. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE TOWN OF FLORIDA BUILDING DEPARTMENT, DESIGN ENGINEER, INSPECTING ENGINEER, AND THE SWPPP MONITORING PROFESSIONAL.

4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT, INLET PROTECTION, AND CONCRETE WASHOUT.

5. STAKE OUT CLEARING LIMITS. AREAS OF DISTURBANCE SHALL NOT EXCEED FIVE (5) ACRES AT ANY TIME. OBTAIN APPROVAL FROM THE TOWN DEPARTMENT TO PROCEED WITH GRADING PERMIT.

CONSTRUCTION

6. COMPLETE REMOVAL OF EXISTING STRUCTURES, CLEARING AND GRUBBING.

8. STRIP AND STOCKPILE TOPSOIL, REMOVE LOOSE SOILS THAT ARE NOT SUITABLE FOR THE PROPOSED IMPROVEMENTS. STOCKPILE WITHIN APPROVED AREA WITH ADEQUATE PROTECTION. PROCEED WITH ROUGH GRADE TO CREATE LEVEL AREA FOR FUTURE VEHICLE PARKING AND BUILDING SLAB.

9. PROCEED WITH ROUGH GRADING AND IMPORTING/EXPORTING OF FILL AS REQUIRED. CONSTRUCT SEDIMENT TRAP AT LOCATION OF FOREBAY AND CREATE SWALES TO DETENTIONS/FOREBAY.

10. PREPARE AND CONSTRUCT THE STRUCTURAL BUILDING FOUNDATION AND PAD

11. TRENCH FOR UTILITIES

12. INSTALL STORMWATER PRACTICES.

13. FINE GRADING SLOPES AND STABILIZE IMMEDIATELY.

14. INSTALL STORM MANHOLES, ROADWAY SUBBASE AND CURBING.

14. INSTALL PAVEMENTS AND CONCRETE SURFACES.

15. INSTALL LANDSCAPING.

POST-CONSTRUCTION

12. ONCE CONSTRUCTION IS COMPLETED, CONTRACTOR TO PERMANENTLY STABILIZE ALL EXPOSED AREA, INCLUDING AREAS THAT HAVE BECOME BARE DUE TO TRAFFIC.

13. ENSURE POSITIVE DRAINAGE FLOW AWAY FROM BUILDINGS AND ADJACENT PROPERTIES SO THAT FLOWS HAVE A POSITIVE DIRECTION TOWARDS STORMWATER COLLECTION DEVICES.

14. REMOVE ANY ACCUMULATED SEDIMENT AND ENSURE ALL STORMWATER MANAGEMENT PRACTICES ARE FUNCTIONING CORRECTLY, AND DISCHARGING CLEAN RUNOFF.

15. PERFORM FINAL CLEANUP OF DEBRIS, AND REPAIR ANY AREAS THAT WERE AFFECTED FROM CONSTRUCTION.

16. REMOVAL OF OVERALL EROSION CONTROL MEASURES MAY ONLY OCCUR WHEN THE PROJECT IS SUFFICIENTLY STABILIZED AND REQUIRES THE APPROVAL OF THE TOWN OF FLORIDA BUILDING DEPARTMENT AND THE SWPPP INSPECTOR. THE TOWNS ENGINEERS OFFICE MAY WISH TO INSPECT STORMWATER BASIN.

EROSION & SEDIMENT CONTROL PLAN NOTES:

1. ALL PROPOSED EROSION CONTROLS SHALL BE INSTALLED PRIOR TO BEGINNING OF CONSTRUCTION. FINAL LOCATION AND CONSTRUCTION SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL.

2. REMOVE EROSION CONTROLS ONLY UNDER THE AUTHORIZATION OF A QUALIFIED PROFESSIONAL.

3. CONTRACTOR MUST PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO, PLACING STRAW BALES AND SILT FENCING AROUND WORK.

4. EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, BASED ON FIELD CONDITIONS, DURING CONSTRUCTION AS DIRECTED BY A QUALIFIED PROFESSIONAL.

5. EROSION AND SEDIMENT CONTROL METHODS SHALL COMPLY WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.

6. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAINFALL EVENT. THE CONTRACTOR SHALL REPAIR THE EROSION AND SEDIMENT CONTROL DEVICES AS NECESSARY AND AS DIRECTED BY A QUALIFIED PROFESSIONAL.

7. ALL TEMPORARY EXPOSED FACES OF EARTH CUTS AND FILLS SHALL BE VEGETATED OR PROTECTED FROM EROSION IMMEDIATELY UPON COMPLETION OF EARTHWORK OR IF WORK IN THESE AREAS IS TO BE SUSPENDED FOR FOURTEEN (14) DAYS. PROVISIONS SHALL BE MADE IN ORDER TO MINIMIZE THE AREA TO BE DISTURBED AND TO PREVENT THE CONCENTRATION OF STORM WATER RUNOFF AND EROSION OF DISTURBED EARTH SLOPES.

8. UPON COMPLETION OF GRADING OPERATIONS THE DISTURBED AREAS SHALL BE STABILIZED BY THE FOLLOWING METHODS, DEPENDING UPON THE CLASSIFICATION OF THE AREA AS EITHER TO RECEIVE PERMANENT OR TEMPORARY SEEDING:

SEED BED PREPARATION
IF AREAS ARE DEEMED AS REQUIRING TOPSOIL THEN APPLY TOPSOIL TO A UNIFORM MINIMUM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, AND STONES, AND CONTAIN NO TOXIC MATERIALS. IF TOPSOIL IS DEEMED UNNECESSARY THEN PREPARE SEED BED BY SCARIFYING COMPACTED AREAS AND REMOVING DEBRIS, ROCKS, AND STUMPS. SEEDBED SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS:

8.1. LIME TO A Ph OF 6.0
8.2. FERTILIZE WITH 600 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS./1000 SQ. FT) THE SOIL AMENDMENTS SHALL BE WORKED INTO THE SEED BED WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

TEMPORARY SEEDINGS
ANNUAL RYEGRASS SEED SHALL BE APPLIED AT A RATE OF 0.9 LBS PER 1000 SQUARE FEET. USE WINTER RYE IF SEEDING DURING OCTOBER/NOVEMBER.

PERMANENT SEEDINGS
SEEDING SHALL CONSIST OF 1 LB PER 1000 SQUARE FEET OF SEED CONTAINING AT LEAST 50% FAST SPROUTING PERENNIAL RYE GRASS AND 10% PINK CLOVER OR ALFALFA. THE SEED MIX SHALL BE SPREAD BY UTILIZING A CYCLONE SEEDER, DRILL, OR CULTIPACK SEEDER. SEED DEPTH SHALL BE FROM 1/4 TO 1/2 INCH DEEP. SEED MAY ALSO BE APPLIED BY APPROPRIATE HYDROSEEDING METHODS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW MULCH APPLIED AT RATE OF 2 TON/ACRE (90 LBS PER 1000 SQUARE FEET) AND ANCHORED WITH "TERRA-TACK" OR EQUIVALENT.

ROCK
WHEN ENCOUNTERED, SHALL BE UNDERCUT A MINIMUM OF 12 INCHES BELOW FINISHED GRADE; BACKFILL OVER THE ROCK SHALL CONSIST OF 8 INCHES OF GRANULAR FILL AND 4 INCHES OF TOPSOIL.

9. IF STABILIZATION BY SEEDING CANNOT OCCUR DURING THE RECOMMENDED SEEDING PERIODS, TOPSOIL, FILL, AND EXCAVATED MATERIALS AREAS SHALL BE TEMPORARILY STABILIZED WITH ANCHORED MULCH UNTIL SUCH TIME AS EFFECTIVE SEEDING CAN OCCUR.

10. STOCKPILE MATERIALS SHALL NOT BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF ANY DITCH, STREAM, OR OTHER SURFACE WATER BODY.

11. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHALL BE SEEDED AND/OR MULCHED IMMEDIATELY.

12. COMPLY WITH THE APPLICABLE STIPULATIONS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT.

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STATE OF NEW YORK
AARON JAMES VERA
094301
LICENSED PROFESSIONAL ENGINEER

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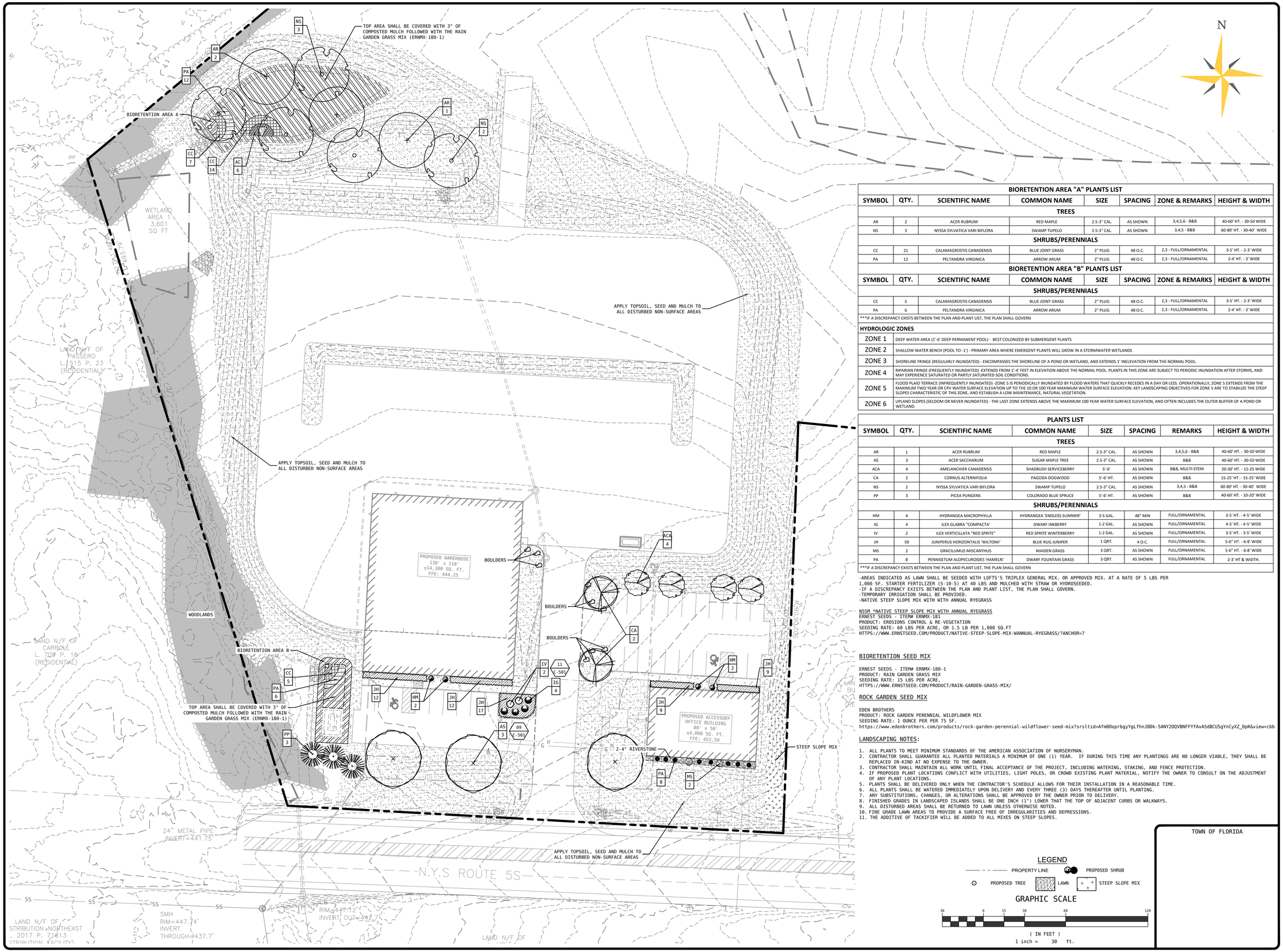
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APPROVED BY:	AJV
SCALE:	1"=30'
DATE:	01/30/2026

REV.	DATE	DESCRIPTION	BY
B	01/30/26	RESPOND TO COMMENTS	AJV
A	10/24/25	INITIAL SUBMISSION TO TOWN	AJV

GRADING AND EROSION CONTROL PLAN

C-121

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BIORETENTION AREA "A" PLANTS LIST							
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	ZONE & REMARKS	HEIGHT & WIDTH
TREES							
AR	2	ACER RUBRUM	RED MAPLE	2.5-3" CAL.	AS SHOWN	3,4,5,6 - B&B	40-60' HT. - 30-50 WIDE
NS	3	NYSSA SYLVATICA VARI BIFLORA	SWAMP TUPELO	2.5-3" CAL.	AS SHOWN	3,4,5 - B&B	60-80' HT. - 30-40' WIDE
SHRUBS/PERENNIALS							
CC	21	CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	2" PLUG	48 O.C.	2,3 - FULL/ORNAMENTAL	3-5' HT. - 2-3' WIDE
PA	12	PELTANDRA VIRGINICA	ARROW ARUM	2" PLUG	48 O.C.	2,3 - FULL/ORNAMENTAL	2-4' HT. - 3' WIDE

BIORETENTION AREA "B" PLANTS LIST							
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	ZONE & REMARKS	HEIGHT & WIDTH
SHRUBS/PERENNIALS							
CC	5	CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	2" PLUG	48 O.C.	2,3 - FULL/ORNAMENTAL	3-5' HT. - 2-3' WIDE
PA	6	PELTANDRA VIRGINICA	ARROW ARUM	2" PLUG	48 O.C.	2,3 - FULL/ORNAMENTAL	2-4' HT. - 3' WIDE

***IF A DISCREPANCY EXISTS BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL GOVERN

HYDROLOGIC ZONES	
ZONE 1	DEEP WATER AREA (1'-6' DEEP PERMANENT POOL) - BEST COLONIZED BY SUBMERGENT PLANTS
ZONE 2	SHALLOW WATER BENCH (POOL TO -1') - PRIMARY AREA WHERE EMERGENT PLANTS WILL GROW IN A STORMWATER WETLANDS
ZONE 3	SHORELINE FRINGE (REGULARLY INUNDATED) - ENCOMPASSES THE SHORELINE OF A POND OR WETLAND, AND EXTENDS 1' INELEVATION FROM THE NORMAL POOL.
ZONE 4	RIPARIAN FRINGE (FREQUENTLY INUNDATED) -EXTENDS FROM 1'-4' FEET IN ELEVATION ABOVE THE NORMAL POOL. PLANTS IN THIS ZONE ARE SUBJECT TO PERIODIC INUNDATION AFTER STORMS, AND MAY EXPERIENCE SATURATED OR PARTLY SATURATED SOIL CONDITIONS.
ZONE 5	FLOOD PLAIO TERRACE (INFREQUENTLY INUNDATED) -ZONE 5 IS PERIODICALLY INUNDATED BY FLOOD WATERS THAT QUICKLY RECEDES IN A DAY OR LESS. OPERATIONALLY, ZONE 5 EXTENDS FROM THE MAXIMUM TWO YEAR OR CPV WATER SURFACE ELEVATION UP TO THE 10 OR 100 YEAR MAXIMUM WATER SURFACE ELEVATION. KEY LANDSCAPING OBJECTIVES FOR ZONE 5 ARE TO STABILIZE THE STEEP SLOPES CHARACTERISTIC OF THIS ZONE, AND ESTABLISH A LOW MAINTENANCE, NATURAL VEGETATION.
ZONE 6	UPLAND SLOPES (SELDOM OR NEVER INUNDATED) - THE LAST ZONE EXTENDS ABOVE THE MAXIMUM 100 YEAR WATER SURFACE ELEVATION, AND OFTEN INCLUDES THE OUTER BUFFER OF A POND OR WETLAND.

PLANTS LIST							
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	HEIGHT & WIDTH
TREES							
AR	1	ACER RUBRUM	RED MAPLE	2.5-3" CAL.	AS SHOWN	3,4,5,6 - B&B	40-60' HT. - 30-50 WIDE
AS	3	ACER SACCHARUM	SUGAR MAPLE TREE	2.5-3" CAL.	AS SHOWN	B&B	40-60' HT. - 30-50 WIDE
ACA	4	AMELANCHIER CANADENSIS	SHADBUSH SERVICEBERRY	5'-6'	AS SHOWN	B&B, MULTI-STEM	20-30' HT. - 15-25 WIDE
CA	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	5'-6' HT.	AS SHOWN	B&B	15-25' HT. - 15-25' WIDE
NS	2	NYSSA SYLVATICA VARI BIFLORA	SWAMP TUPELO	2.5-3" CAL.	AS SHOWN	3,4,5 - B&B	60-80' HT. - 30-40' WIDE
PP	3	PICEA PUNGENS	COLORADO BLUE SPRUCE	5'-6' HT.	AS SHOWN	B&B	40-60' HT. - 10-20' WIDE
SHRUBS/PERENNIALS							
HM	4	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ENDLESS SUMMER'	3-5 GAL.	48" MIN	FULL/ORNAMENTAL	3-5' HT. - 4-5' WIDE
IG	4	ILEX GLABRA "COMPACTA'	DWARF INKBERRY	1-2 GAL.	AS SHOWN	FULL/ORNAMENTAL	4-5' HT. - 4-5' WIDE
IV	2	ILEX VERTICILLATA "RED SPRITE"	RED SPRITE WINTERBERRY	1-2 GAL.	AS SHOWN	FULL/ORNAMENTAL	3-5' HT. - 3-5' WIDE
JH	59	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 QRT.	4 O.C.	FULL/ORNAMENTAL	5-6" HT. - 6-8' WIDE
MS	2	GRACILLIMUS MISCANTHUS	MAIDEN GRASS	3 QRT.	AS SHOWN	FULL/ORNAMENTAL	5-6" HT. - 6-8' WIDE
PA	8	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	3 QRT.	AS SHOWN	FULL/ORNAMENTAL	2-3' HT & WIDTH.

***IF A DISCREPANCY EXISTS BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL GOVERN

-AREAS INDICATED AS LAWN SHALL BE SEEDED WITH LOFTS'S TRIPLEX GENERAL MIX. OR APPROVED MIX. AT A RATE OF 5 LBS PER 1,000 SF. STARTER FERTILIZER (5-10-5) AT 40 LBS AND MULCHED WITH STRAW OR HYDROSEEDED.
-IF A DISCREPANCY EXISTS BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL GOVERN.
-TEMPORARY IRRIGATION SHALL BE PROVIDED.
-NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS

NSSM "NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS
ERNEST SEEDS - ITEM# ERNMX-181
PRODUCT: EROSIONS CONTROL & RE-VEGETATION
SEEDING RATE: 60 LBS PER ACRE, OR 1.5 LB PER 1,000 SQ.FT
HTTPS://WWW.ERNSTSEED.COM/PRODUCT/NATIVE-STEEP-SLOPE-MIX-WANNUAL-RYEGRASS/?ANCHOR=7

BIORETENTION SEED MIX

ERNEST SEEDS - ITEM# ERNMX-180-1
PRODUCT: RAIN GARDEN GRASS MIX
SEEDING RATE: 15 LBS PER ACRE,
HTTPS://WWW.ERNSTSEED.COM/PRODUCT/RAIN-GARDEN-GRASS-MIX/

ROCK GARDEN SEED MIX

EDEN BROTHERS
PRODUCT: ROCK GARDEN PERENNIAL WILDFLOWER MIX
SEEDING RATE: 1 OUNCE PER PER 75 SF.
https://www.edenbrothers.com/products/rock-garden-perennial-wildflower-seed-mix?srsltid=AfmBOoprbgyYgLfhnJ8Dk-5ANY2OQVBNFFYfAvA5dBCU5gYnCyX2_DpK&view=cbb

LANDSCAPING NOTES:

1. ALL PLANTS TO MEET MINIMUM STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMAN.
2. CONTRACTOR SHALL GUARANTEE ALL PLANTED MATERIALS A MINIMUM OF ONE (1) YEAR. IF DURING THIS TIME ANY PLANTINGS ARE NO LONGER VIABLE, THEY SHALL BE REPLACED IN-KIND AT NO EXPENSE TO THE OWNER.
3. CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL FINAL ACCEPTANCE OF THE PROJECT, INCLUDING WATERING, STAKING, AND FENCE PROTECTION.
4. IF PROPOSED PLANT LOCATIONS CONFLICT WITH UTILITIES, LIGHT POLES, OR CROWD EXISTING PLANT MATERIAL, NOTIFY THE OWNER TO CONSULT ON THE ADJUSTMENT OF ANY PLANT LOCATIONS.
5. PLANTS SHALL BE DELIVERED ONLY WHEN THE CONTRACTOR'S SCHEDULE ALLOWS FOR THEIR INSTALLATION IN A REASONABLE TIME.
6. ALL PLANTS SHALL BE WATERED IMMEDIATELY UPON DELIVERY AND EVERY THREE (3) DAYS THEREAFTER UNTIL PLANTING.
7. ANY SUBSTITUTIONS, CHANGES, OR ALTERATIONS SHALL BE APPROVED BY THE OWNER PRIOR TO DELIVERY.
8. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE ONE INCH (1") LOWER THAT THE TOP OF ADJACENT CURBS OR WALKWAYS.
9. ALL DISTURBED AREAS SHALL BE RETURNED TO LAWN UNLESS OTHERWISE NOTED.
10. FINE GRADE LAWN AREAS TO PROVIDE A SURFACE FREE OF IRREGULARITIES AND DEPRESSIONS.
11. THE ADDITIVE OF TACKIFIER WILL BE ADDED TO ALL MIXES ON STEEP SLOPES.

TOWN OF FLORIDA

LEGEND

PROPERTY LINE — PROPOSED SHRUB — PROPOSED TREE — LAWN — STEEP SLOPE MIX

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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winn CONSTRUCTION

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WINN CONSTRUCTION SERVICES
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DRAWN BY:	EAS
CHECKED BY:	BTS
APPROVED BY:	AJV
SCALE:	1"=30'
DATE:	01/30/2026

BY	DESCRIPTION	DATE	REV.
AJV	RESPOND TO COMMENTS	01/30/26	B
AJV	INITIAL SUBMISSION TO TOWN	10/24/25	A

PLANTING PLAN

C-161

5 of 10

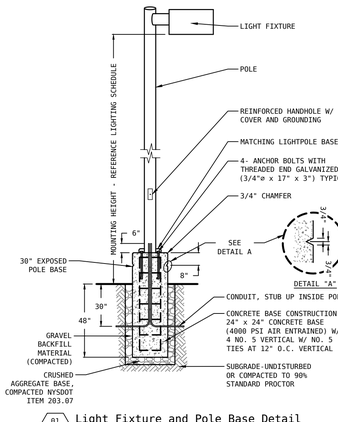
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N

NOTES:

1. CONCRETE SHALL BE RUBBED SMOOTH ON ALL EXPOSED SURFACES OF BASE. APPLY EXTERIOR FINISH SYSTEM "DECO COAT-X" TO EXPOSED PORTIONS OF CONCRETE.
2. CENTERLINE OF POLE 3' OFF EDGE OF PAVEMENT (UNLESS INDICATED OTHERWISE ON PLAN).
3. COORDINATE WITH OWNER FOR POLE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING PROPERLY SIZED POLES FOR THE FIXTURES SPECIFIED.

NOTE:
SEE SHEET C-101 FOR FIXTURES, FIXTURE AND POLE COLOR AND POLE STYLE SHALL BE SPECIFIED BY OWNER. COORDINATE SELECTION WITH ENGINEER PRIOR TO INSTALLATION.



01 / C-191 Light Fixture and Pole Base Detail

N.T.S.

PARKING LOT DESIGN GUIDE	BASIC (FOR TYPICAL CONDITIONS)	BASIC ENHANCED SECURITY (IN CONSIDERATION OF PERSONAL SECURITY OR VANDALISM)	SECURITY (SECURITY LIGHTING FOR PUBLIC SPACES)	HIGH SECURITY (SECURITY LIGHTING FOR PUBLIC SPACES)
	LUX | FC	LUX | FC	LUX | FC	LUX | FC
MINIMUM HORIZONTAL ILLUMINANCE (MEASURED ON SURFACE WITHOUT SHADOWING FROM ANY OBJECT)	2 | 0.2	5 | 0.5	10 | 1.0	30-60 | 3.0-6.0
UNIFORMITY RATIO (MAXIMUM-TO-MINIMUM)	20:1	15:1	15:1	4:1* (*AVG:MIN)
MINIMUM VERTICAL ILLUMINANCE (FOR FACIAL RECOGNITION AT 5' ABOVE THE PARKING SURFACE AT THE POINT OF LOWEST HORIZONTAL ILLUMINANCE)	1.0 | 0.1	2.5 | 0.25	5-8 | 0.5-0.8	12-60 | 1.2-6.0

REFERENCE
RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook. IESNA Handbook Tenth Edition shows for a Medium Activity Lot 2.0 fc Average with a 3:1 avg/min and a 14:1 max/min. Chapter 26, page 26.25.

LIGHTING SCHEDULE						
SYMBOL	QTY.	LABEL	ARRANGEMENT	MOUNTING HEIGHT	TOTAL WATTS	MODEL
	5	DECO T2	SINGLE	25 FT.	80	DECO D824-LED-40-30-T2
	2	WP1	WALL	15 FT.	40	WPMLED10
	11	WP2	WALL	20 FT.	50	WPMLED25

*CONTRACTOR TO PROVIDE FIXTURES AS SPECIFIED OR APPROVED EQUIVALENTS, COORDINATE WITH DESIGN ENGINEER. COLOR SPECIFIED BY OWNER.

LIGHTING NOTES:

1. EXTERIOR LIGHTING INSTALLATIONS SHOULD INCLUDE TIMERS, DIMMERS, SENSORS, OR PHOTOCELL CONTROLLERS THAT TURN THE LIGHTS OFF DURING DAYLIGHT HOURS OR HOURS WHEN LIGHTING IS NOT NEEDED.
2. THIS PLAN IS ILLUSTRATIVE ONLY. CONDUIT LAYOUT, CIRCUITRY, WIRING, AND CONTROLS TO BE DESIGNED BY OTHERS.

LEGEND

PROPERTY LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

TOWN OF FLORIDA

LAND N/F OF
L 1703 P. 89
(RESIDENTIAL)

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B	01/30/26	RESPOND TO COMMENTS	AJV
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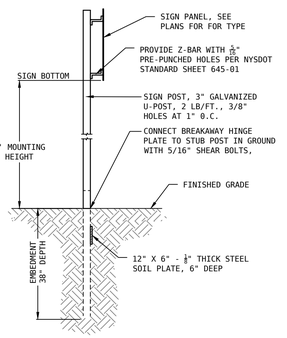
LIGHTING PLAN

C-191

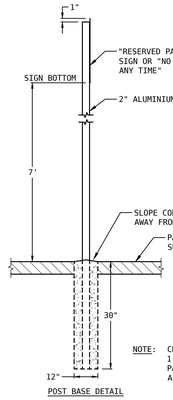
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SIGN SCHEDULE

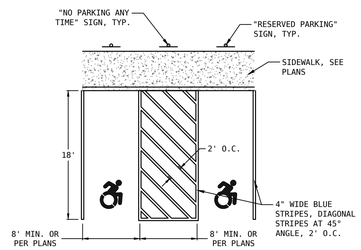
#	SYMBOL	REFERENCE		QUANTITY
1		R7-8 (RESERVED PARKING) & R7-8A (VAN ACCESSIBLE)	12"x18" 12"x6"	2
2		R7-1 (NO PARKING)	12"x18"	2
3		R1-1 (STOP)	30"x30"	1
4		STORMWATER MANAGEMENT SIGNAGE	18"x24"	2
5		WARNING SIGN	18"x12"	2



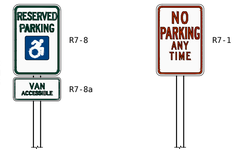
01 C-501 Sign Schedule and Detail N.T.S.



POST BASE DETAIL



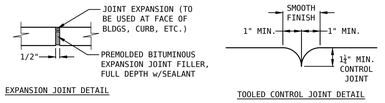
TYPICAL ACCESSIBLE PARKING LAYOUT



TYPICAL FOR PARKING SPACE TYPICAL FOR ACCESS AISLE

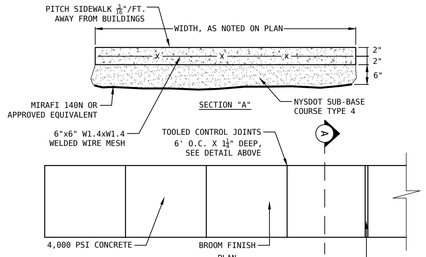
NOTE: CROSS SLOPE NOT TO EXCEED 1.5% IN ALL DIRECTIONS IN PARKING SPACES AND ACCESS AISLES

02 C-501 Accessible Parking N.T.S.



EXPANSION JOINT DETAIL

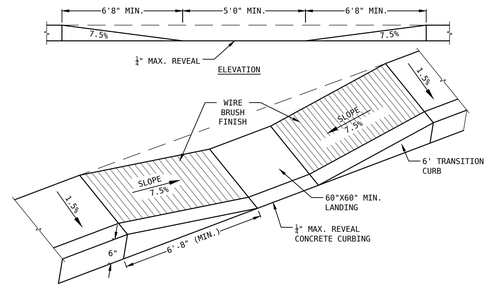
TOOLED CONTROL JOINT DETAIL



NOTES:

1. FINISH CONCRETE EDGES WITH 1/4" RADIUS EDGING TOOL.
2. MAGNESIUM FLOAT FINISH CONCRETE PERPENDICULAR TO DIRECTION OF TRAVEL TO PRODUCE UNIFORM SURFACE.

03 C-501 Concrete Sidewalk N.T.S.



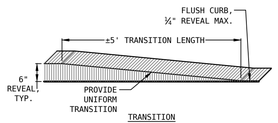
NOTES:

1. ALL RAMPS SHALL CONFORM TO ALL APPLICABLE FEDERAL AND STATE CODES, INCLUDING THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL RAMPS WERE DESIGNED WITH A RUNNING SLOPE OF 7.50% AND A CROSS SLOPE OF 1.50%, AS-BUILT RAMPS SHALL HAVE RUNNING SLOPES LESS THAN 8.33% AND CROSS SLOPES LESS THAN 2.00%
3. FOR ADDITIONAL INFORMATION REFERENCE NYSDOT 608-1 - SIDEWALK AND CURB RAMP DETAILS

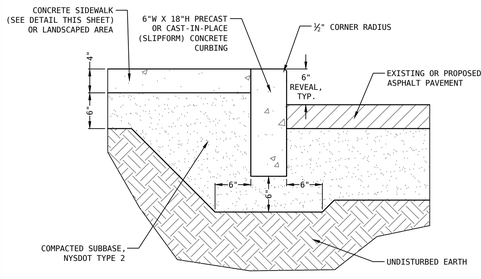
04 C-501 ADA Ramp N.T.S.

NOTES:

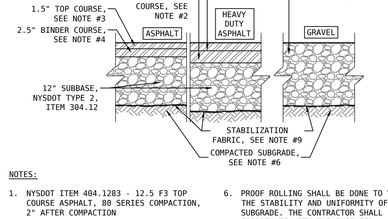
1. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI.
2. REFER TO SITE PLAN FOR TRANSITION LOCATIONS. ALL PROPOSED CURBING SHALL TERMINATE AT A STRUCTURE OR WITH A TRANSITION. UNLESS SPECIFIED NO CURBING SHALL TERMINATE AT ITS FULL HEIGHT.



TRANSITION



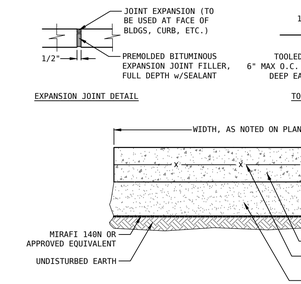
05 C-501 Concrete Curb N.T.S.



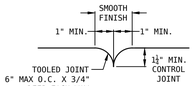
NOTES:

1. NYSDOT ITEM 404.1283 - 12.5 F3 TOP COURSE ASPHALT, 80 SERIES COMPACTION, 2" AFTER COMPACTION
2. NYSDOT ITEM 404.2589 - 25 F9 BINDER COURSE ASPHALT, 80 SERIES COMPACTION, 4" AFTER COMPACTION
3. NYSDOT ITEM 404.1282 - 12.5 F2 TOP COURSE ASPHALT, 80 SERIES COMPACTION, 1.5" AFTER COMPACTION
4. NYSDOT ITEM 404.2589 - 19 F9 BINDER COURSE ASPHALT, 80 SERIES COMPACTION, 2.5" AFTER COMPACTION
5. SUBBASE SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY ASTM D-1557
6. PROOF ROLLING SHALL BE DONE TO VERIFY THE STABILITY AND UNIFORMITY OF SUBGRADE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER
7. SUBBASE COURSE SHALL HAVE NO MORE THAN (7%) SEVEN PERCENT BY WEIGHT FINER THAN NO. 200 SIEVE
8. CONTRACTOR SHALL PLACE SELECT FILL WHERE REQUIRED TO ACHIEVE SUBGRADE ELEVATION. SELECT FILL SHALL BE COMPACTED TO 95% OF THE MAX. DENSITY ASTM D-1557. THE ENGINEER SHALL INSPECT THE SELECT FILL PRIOR TO PLACEMENT
9. STABILIZATION FABRIC SHALL BE MIRAFI 500X OR APPROVED EQUIVALENT

06 C-501 Pavement Section N.T.S.



EXPANSION JOINT DETAIL

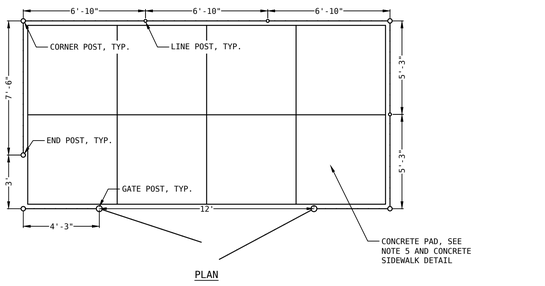


TOOLED CONTROL JOINT DETAIL

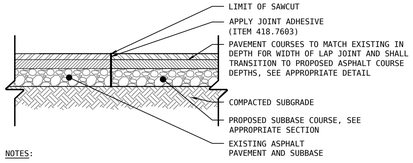
NOTES:

1. FINISH CONCRETE EDGES WITH 1/4" RADIUS EDGING TOOL.
2. MAGNESIUM FLOAT FINISH CONCRETE PERPENDICULAR TO DIRECTION OF TRAVEL TO PRODUCE UNIFORM SURFACE.

07 C-501 Heavy-Duty Concrete Slab N.T.S.



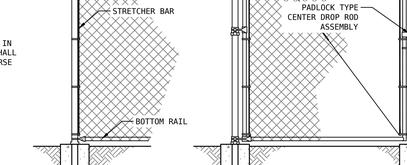
PLAN



NOTES:

1. EXISTING PAVEMENT SHALL BE SAW CUT TO OBTAIN A STRAIGHT AND CLEAN EDGE FOR PAVING. FINAL SAW CUT SHALL BE MADE AFTER BACKFILLING, GRADING, OR COMPACTION; PRIOR TO PAVING.
2. APPLY TACK COAT BETWEEN ASPHALT LAYERS, NYSDOT ITEM 407.0103.

08 C-501 Pavement Joint N.T.S.



POST GATE

NOTES:

1. POSTS AND RAILS SHALL BE SCHEDULE 40 STEEL PIPE CONFORMING TO ASTM F-1083 AND THE FOLLOWING SIZES:

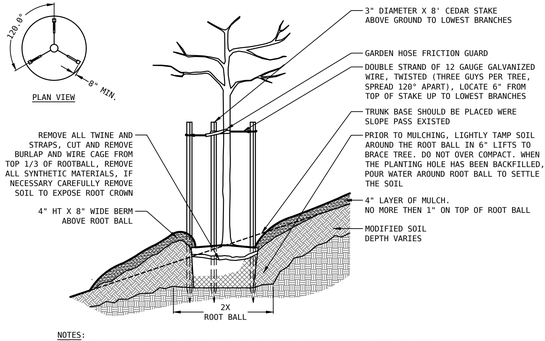
POST/RAIL TYPE	O.D.
GATE	4"
CORNER/END	3"
LINE	2"
TOP/BOTTOM RAIL	1⅝"
GATE FRAME (≤4' LEAF)	1⅝"
GATE FRAME (>4' LEAF)	2"

2. FENCE FABRIC SHALL BE 9 GAUGE WIRE SIZE, 2" MESH, BLACK VINYL CHAIN LINK CONFORMING TO ASTM A-392, KNUCKLED AT THE TOP AND TWISTED AND BARBED AT THE BOTTOM, WITH GREEN VINYL PRIVACY SLATS.
3. FOUNDATIONS SHALL BE CONCRETE WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. FOUNDATIONS SHALL BE THE FOLLOWING SIZES:

TYPE	DIA.	DEPTH
GATE/CORNER	16"	48"
LINE	12"	36"

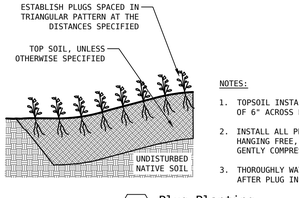
4. FENCE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F-567 AND GATES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F-900.
5. CONCRETE PAD SHALL BE 6" THICK 4,000 PSI CONCRETE WITH 2.6X2.6 WWF ON 12" SUBBASE, NYSDOT TYPE 2.

09 C-501 Dumpster Enclousure N.T.S.



NOTES:
1. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVING SOIL AND MULCH FROM AROUND THE TREE TRUNK, MAKING SURE TO EXPOSE THE ROOT CROWN.
3. HAND PRUNE ROOTS THAT ARE VISIBLY CIRCLING OR STRANGLING THE ROOTBALL
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
6. WATER THOROUGHLY AFTER INSTALLATION.
7. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
8. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

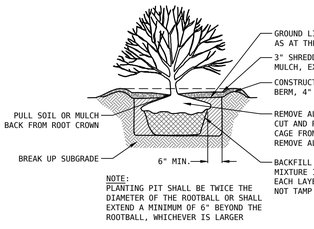
09 C-501 Tree Planting on Slope N.T.S.



NOTES:

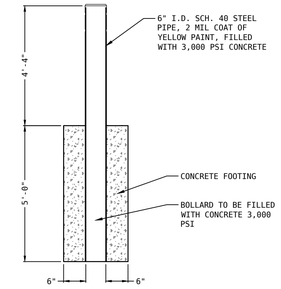
1. TOPSOIL INSTALLED TO A MINIMUM DEPTH OF 6" ACROSS PLANTING AREA.
2. INSTALL ALL PLUGS WITH THE ROOTS HANGING FREE, FILL AROUND ROOTS AND GENTLY COMPRESS THE SOILS BY HAND
3. THOROUGHLY WATER THE SOIL BEFORE AND AFTER PLUG INSTALLATION.

10 C-501 Plug Planting N.T.S.



NOTE:
PLANTING PIT SHALL BE TWICE THE DIAMETER OF THE ROOTBALL OR SHALL EXTEND A MINIMUM OF 6" BEYOND THE ROOTBALL, WHICHEVER IS LARGER

11 C-501 Shrub Planting N.T.S.



12 C-501 Steel and Concrete Bollard N.T.S.

TOWN OF FLORIDA

Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com

Winn Construction Services, Inc.
Waterford, New York 12188
(518) 238.2210
Contact: Dustin Winn, P.E.

WINN CONSTRUCTION SERVICES
WAREHOUSE BUILDING
60 ROUTE 5S | TOWN OF FLORIDA | MONTGOMERY COUNTY | NEW YORK STATE



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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DESIGNED BY:	EAS
DRAWN BY:	EAS
CHECKED BY:	BTS
APPROVED BY:	AJV
SCALE:	AS NOTED
DATE:	01/30/2026

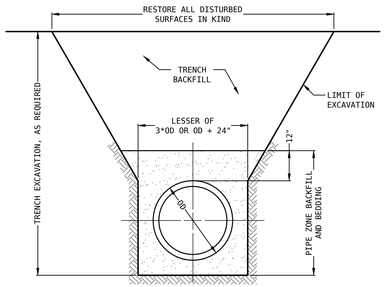
REV.	DATE	DESCRIPTION	BY
B	01/30/26	RESPOND TO COMMENTS	AJV
A	10/24/25	INITIAL SUBMISSION TO TOWN	AJV

DETAILS (1)

C-501

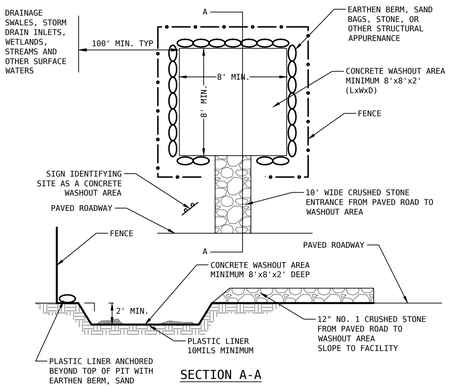
7 of 10

P:\25-001\CAD\SHEETS\25-001 C-500.DWG | 02/11/2026 11:54:27 AM



NOTE:
1. COMPACTED PIPE ZONE BACKFILL AND BEDDING TO BE GRANULAR BEDDING PER SPECIFICATIONS OR A.O.B.E.
2. TRENCH BACKFILL TO BE SELECT FILL IN LAWN OR NON-SURFACED AREAS, NYSDOT TYPE 2 SUBBASE FOR PAVEMENTS AND HARDSCAPE AREAS.
3. ALL EXCAVATION AND TRENCHING SHALL COMPLY WITH OSHA REQUIREMENTS AND ALL STATE AND LOCAL SAFETY REGULATIONS.

01 C-502 **Typical Utility Trench Detail** N.T.S.

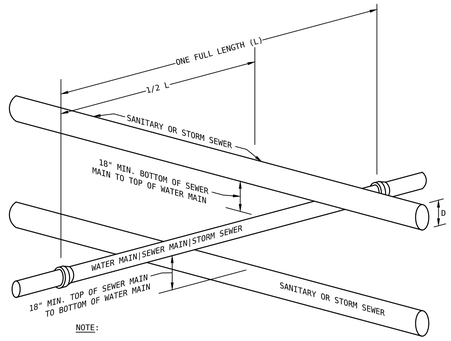


SECTION A-A

MAINTENANCE:

1. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
3. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF TWO (2) FEET OF CLEAN COMPACTED EARTH FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
4. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
5. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

05 C-502 **Concrete Washout** N.T.S.

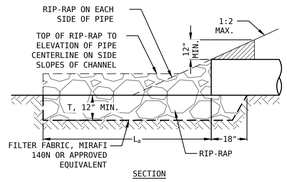


NOTE:

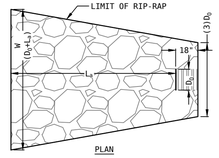
WHEN APPROPRIATE VERTICAL SEPARATION CANNOT BE ACHIEVED THE CONTRACTOR SHALL CONSTRUCT ONE OF THE FOLLOWING OPTIONS:

1. WITHIN TEN FEET (10') OF CROSSING CONSTRUCT SEWER FROM C-900 PVC PRESSURE PIPE. TEST TO 150 PSI TO ASSURE WATER-TIGHTNESS.
2. ENCASE EITHER THE WATER MAIN OR SEWER MAIN IN A WATER-TIGHT CARRIER PIPE. CARRIER PIPE MATERIAL SHALL BE C-900 PVC PRESSURE PIPE OR C-906 HDPE PRESSURE PIPE.

02 C-502 **Sewer-Water Crossing** N.T.S.



SECTION



PLAN

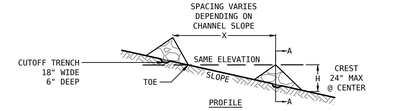
END SECTIONS								
FROM STRUC.	DIA. (IN.)	INV (FT.)	Q_{PEAK} (CFS)	d_{50} (IN.)	L_a (FT.)	W (FT.)	T (IN.)
OCS-1	12	430.00	2.23	6	6 FT	7 FT	14
OCS-2	24	431.00	13.06	6	14 FT	16 FT	14
OCS-3	12	438.50	2.18	6	6 FT	7 FT	14
CB-1	18	435.00	10.28	6	10 FT	11.5 FT	14
STMH-2	12	441.50	0.72	6	6 FT	7 FT	12
DRIVEWAY CULVET	18	449.50	2.9	6	6 FT	7.5 FT	14

RIP-RAP DIMENSIONS			
D_{50} (IN.)	d_{MAX} (IN.)	NYSDOT STONE FILL EQUIVALENT	MIN. BLANKET THICKNESS, T (IN.)
4	6	FINE (620.02)	12
6	9	LIGHT (620.03)	14
9	14	LIGHT (620.03)	20
12	18	MEDIUM (620.04)	27
15	22	MEDIUM (620.04)	32
18	27	HEAVY (620.05)	32
21	32	HEAVY (620.05)	38
24	36	HEAVY (620.05)	43

NOTES:

1. MINIMUM APRON LENGTH (L_a) IS 6 FEET, THE MINIMUM APRON WIDTH (W) IS 7 FEET.
2. APRON WIDTH AT PIPE SHALL BE THREE (3) TIMES THE PIPE DIAMETER.
3. CULVERT INLETS SHALL BE INSTALLED WITH THE MINIMUM DIMENSIONS PROVIDED UNLESS OTHERWISE NOTED.
4. MINIMUM RIP-RAP BLANKET THICKNESS (T) SHALL BE 12" UNLESS OTHERWISE NOTED.

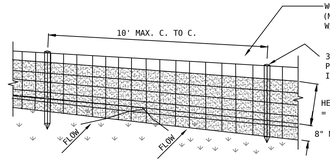
03 C-502 **Riprap Outlet Protection** N.T.S.



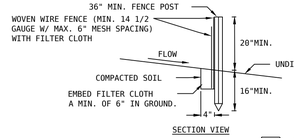
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

04 C-502 **Check Dam** N.T.S.



PERSPECTIVE VIEW

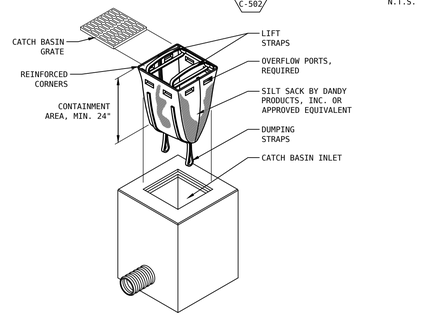


SECTION VIEW

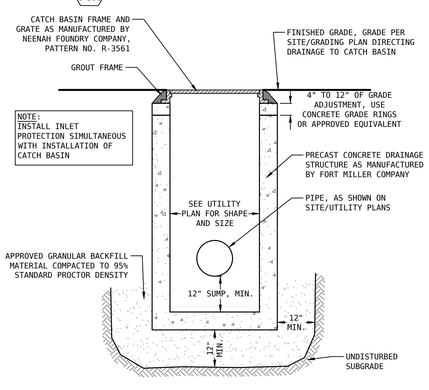
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED 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.

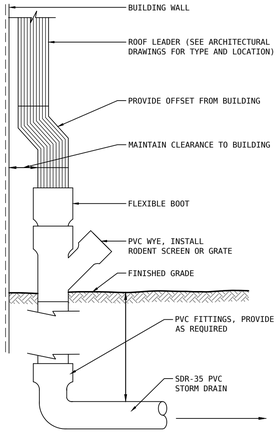
06 C-502 **Silt Fence** N.T.S.



11 C-502 **Insert Inlet Protection** N.T.S.



10 C-502 **Catch Basin** N.T.S.

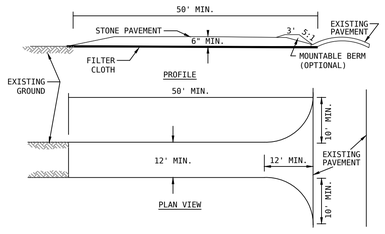


12 C-502 **Downspout Connection** N.T.S.

SOIL RESTORATION REQUIREMENTS		
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENTS	COMMENTS/EXAMPLE
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A & B: APPLY SIX INCHES (6") OF TOPSOIL HSG C & D: AERATE* AND APPLY SIX INCHES (6") OF TOPSOIL	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	HSG A & B: AERATE* AND APPLY SIX INCHES (6") OF TOPSOIL HSG C & D: APPLY FULL SOIL RESTORATION**	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION** (DE-COMPACTION AND COMPOST ENHANCEMENT)	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA
AREAS WHERE RUNOFF REDUCTION OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICE	
REDEVELOPMENT PROJECTS	SOIL RESTORATION** IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	

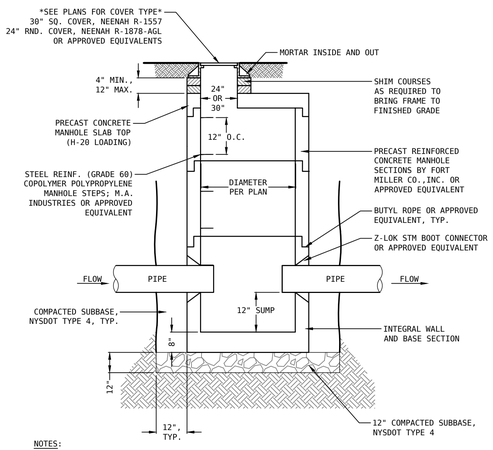
* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATION IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.

** SOIL RESTORATION PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008." https://www.dec.ny.gov/docs/water_pdf/infildecom08.pdf



1. STONE SIZE - USE 1-4 INCH 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 6 INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE 4. INGRESS OR EGRESS OCCURS. 24 FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - 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 BENEATH 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 TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL EVENT.

08 C-502 **Construction Entrance** N.T.S.

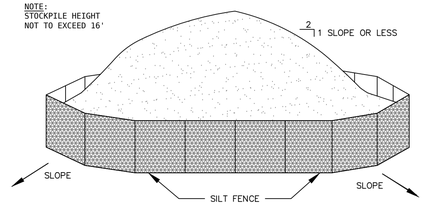


NOTES:

1. APPROVED FLAT TOPS MAY BE UTILIZED FOR SHALLOW STRUCTURES. THE TOP SHALL BE DESIGNED FOR H20 LOADING. THE OPENING SHALL BE PLACED OVER THE STRUCTURE STEPS.
2. EXCAVATION SHALL BE KEPT DRY AND DEWATERED AT ALL TIMES.
3. ENTIRE STRUCTURE SHALL BE BACKFILLED WITH GRAVEL THOROUGHLY COMPACTED IN 12" MAXIMUM LIFTS WHEN INSTALLED IN EXISTING OR PROPOSED TOWN RIGHT-OF-WAY.

09 C-502 **Manhole (Storm)** N.T.S.

NOTE:
STOCKPILE HEIGHT NOT TO EXCEED 16'



1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1: 2
3. SILT FENCE SHALL BE PLACED 10-FEET DOWNSLOPE OF EACH PILE. UPON COMPLETION OF SOIL STOCKPILING, TOPSOIL SHALL BE STABILIZED WITH SEED AND MULCH IF NOT TO BE DISTURBED/UTILIZED WITHIN 14 DAYS.
4. SEE ADDITIONAL DETAILS FOR INSTALLATION OF SILT FENCE.
5. TEMPORARY PERIMETER DIKES MAY BE REQUIRED TO DIRECT CLEAN RUNOFF FROM STOCKPILE AREAS. REFER TO EROSION AND SEDIMENT CONTROL PLAN.

07 C-502 **Soil Stockpile Stabilization** N.T.S.

TOWN OF FLORIDA

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Troy, New York 12181
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WINN CONSTRUCTION

Winn Construction Services, Inc.

Waterford, New York 12188
(518) 238.2210
Contact: Dustin Winn, P.E.

WINN CONSTRUCTION SERVICES
WAREHOUSE BUILDING
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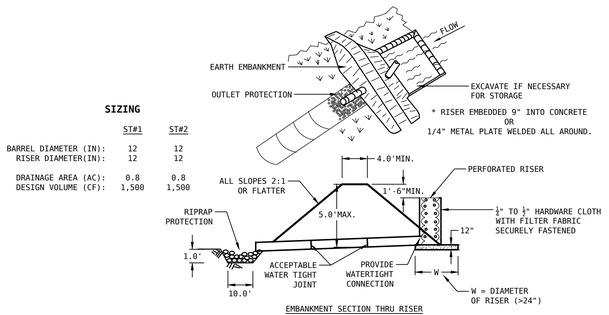
DESIGNED BY:	EAS
DRAWN BY:	EAS
CHECKED BY:	BTS
APPROVED BY:	AJV
SCALE:	AS NOTED
DATE:	01/30/2026

REV.	DATE	DESCRIPTION	BY
B	01/30/26	RESPOND TO COMMENTS	AJV
A	10/24/25	INITIAL SUBMISSION TO TOWN	AJV

DETAILS (2)

C-502

8 of 10

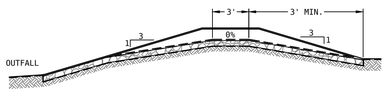


EMBANKMENT SECTION THRU RISER

CONSTRUCTION SPECIFICATIONS:

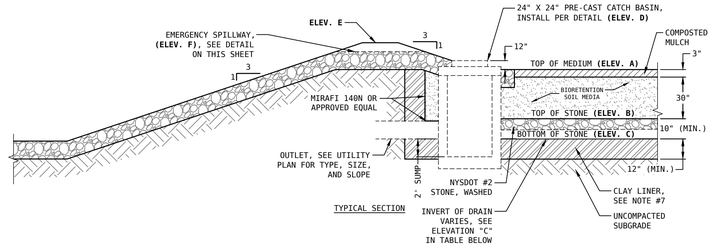
1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. VOLUME OF SEDIMENT STORAGE SHALL BE 1,800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
4. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
5. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
7. THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
8. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER; CUT SLOPES 1:1 OR FLATTER.
9. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
10. THE TOP 2/3 OF THE RISER SHALL BE PERFORATED WITH ONE (1) INCH DIAMETER HOLES OR SLITS SPACED SIX (6) INCHES VERTICALLY AND HORIZONTALLY AND PLACED IN THE CONCAVE PORTION OF PIPE. NO HOLES WILL BE ALLOWED WITHIN SIX (6) INCHES OF THE HORIZONTAL BARREL.
11. THE RISER SHALL BE WRAPPED WITH 1/4 TO 1/2 INCH HARDWARE CLOTH WIRE THEN WRAPPED WITH FILTER CLOTH (HAVING AN EQUIVALENT SIEVE SIZE OF 40-80). THE FILTER CLOTH SHALL EXTEND SIX (6) INCHES ABOVE THE HIGHEST HOLE AND SIX (6) INCHES BELOW THE LOWEST HOLE. WHERE ENDS OF THE FILTER CLOTH COME TOGETHER, THEY SHALL BE OVER-LAPPED, FOLDED AND STAPLED TO PREVENT BYPASS.
12. STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
13. FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN FOUR (4) INCH LAYERS. A MINIMUM OF TWO (2) FEET OF HAND COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
14. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. FOR CONCRETE BASED THE DEPTH SHALL BE TWELVE (12) INCHES WITH THE RISER EMBEDDED NINE (9) INCHES. A 1/4 INCH MINIMUM THICKNESS STEEL PLATE SHALL BE ATTACHED TO THE RISER BY A CONTINUOUS WELD AROUND THE BOTTOM TO FORM A WATERTIGHT CONNECTION AND THEN PLACE TWO (2) FEET OF STONE, GRAVEL, OR TAMPED EARTH ON THE PLATE.

01 C-503 Sediment Trap - Pipe Outlet N.T.S.

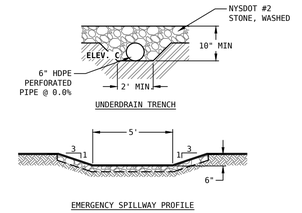


NOTE:
EMERGENCY SPILLWAY RIP-RAP SHALL BE GROUTED IN PLACE.

EMERGENCY SPILLWAY SECTION



TYPICAL SECTION



BIORETENTION SOIL MEDIA:

1. BIORETENTION SOIL MEDIA SHALL CONFORM TO NYSDOT ITEM 208.01030022 AND TESTING FOR PHOSPHORUS CONCENTRATION SHALL CONFORM TO NYSDOT ITEM 208.01040022. SOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

   MIX
   3 PARTS §703-07 CONCRETE SAND
   1 PART §713-01 TOPSOIL, TYPE A (SEE NOTES #2 & 3 BELOW)
   pH - 5.2 TO 7.6
   ORGANIC CONTENT - 3-7%
2. ALL TOPSOIL SHALL BE SAMPLED AND TESTED, REGARDLESS OF THE SOURCE.
3. SAMPLING OF TOPSOIL, AMENDED TOPSOIL, AND THE BIORETENTION SOIL SHALL BE DONE BY THE CONTRACTOR OR SUPPLIER. SAMPLING PROTOCOL SHALL BE IN ACCORDANCE WITH §713-01 TOPSOIL.
4. BIORETENTION SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER OBJECTS LARGER THAN 2" IN DIAMETER. THE SOIL SHALL BE VISIBLY FREE OF NOXIOUS WEEDS.
5. THE CONTRACTOR SHALL SUPPLY THE DESIGN ENGINEER COPIES OF TESTING RESULTS INCLUDING INFILTRATION FOR APPROVAL PRIOR TO IMPORTING MATERIAL.
6. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE AN INFILTRATION TEST ON SITE UPON PLACEMENT OF MATERIAL.

BIORETENTION INSTALLATION NOTES:

1. DRAINAGE SHALL NOT BE DIRECTED TOWARD THE PRACTICE UNTIL ALL CONSTRUCTION HAS CEASED AND A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 80% OVER ALL PERVIOUS AREAS HAS BEEN ESTABLISHED.
2. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE.
3. ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL SET. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.
4. TREES SHALL BE BRACED USING 2"X2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.
5. GRASSES AND LEGUME SEED SHALL BE TILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING NOTES #3 & 4 ABOVE.
6. THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS DEFEATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCHES ARE USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
7. THE BIORETENTION AREA SHALL BE LINED WITH A NATURAL CLAY LINER. IN-SITU AND ON-SITE MATERIALS MAY BE USED FOR THIS PURPOSE. ALL MATERIALS SHALL BE APPROVED BY THE DESIGN ENGINEER DURING CONSTRUCTION.

02 C-503 BIORETENTION AREAS N.T.S.

WATER QUALITY NOTES:

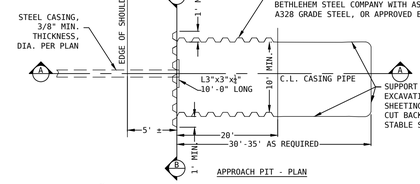
1. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND STORMWATER MANAGEMENT REPORT FOR WATER QUALITY CALCULATIONS.

BIORETENTION AREA #1		BIORETENTION AREA #2	
RR_V REQ'D:	2,309 FT^3 (0.053 ac-ft)	RR_V REQ'D:	131 FT^3 (0.003 ac-ft)
RR_V PROVIDED:	2,309 FT^3 (0.053 ac-ft)	RR_V PROVIDED:	131 FT^3 (0.003 ac-ft)
WQ_V REQ'D:	2,479 FT^3 (0.569 ac-ft)	WQ_V REQ'D:	169 FT^3 (0.004 ac-ft)
WQ_V PROVIDED:	2,479 FT^3 (0.569 ac-ft)	WQ_V PROVIDED:	169 FT^3 (0.004 ac-ft)

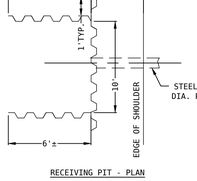
STORM	ELEVATION	VOL. (CF)	STORM	ELEVATION	VOL. (CF)
1-YR	435.08	5,014	1-YR	443.50	763
10-YR	435.19	5,616	10-YR	443.59	865
25-YR	435.21	5,690	25-YR	443.63	903
100-YR	435.24	5,863	100-YR	443.66	942

BIORETENTION DIMENSION TABLE

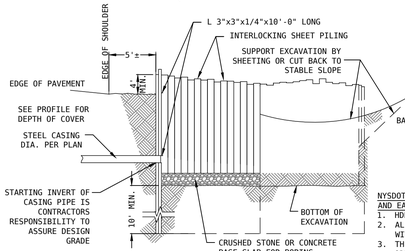
BIO. AREA	ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	ELEV. F	WIDTH (FT.)
1	434.00	431.25	430.25	435.00	435.5	435.25	VARIES, SEE PLAN
2	442.50	439.75	438.90	443.50	444.0	443.70	VARIES, SEE PLAN



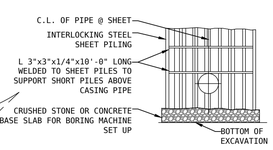
APPROACH PIT - PLAN



RECEIVING PIT - PLAN



APPROACH PIT - SECTION A-A



APPROACH PIT - SECTION B-B

NYSDOT REQUIREMENTS FOR UTILITY INSTALLATIONS WITHIN RIGHT-OF-WAY AND EASEMENTS

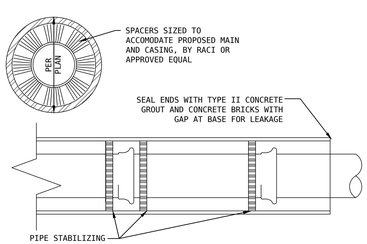
1. HDPE PIPING SHALL BE COLOR CODED FOR THE SPECIFIC UTILITY
2. ALL STRUCTURES, INCLUDING MANHOLES AND CATCH BASINS, SHALL COMPLY WITH NYSDOT SPECIFICATIONS AND BE NYSDOT CERTIFIED
3. THE CONTRACTOR WILL BE REQUIRED TO PERFORM TEST HOLE / PIT IN ORDER TO ESTABLISH SUBSURFACE CONDITIONS AT ALL BORE LOCATIONS
4. TRACER WIRE WILL BE REQUIRED AT ALL HDPE INSTALLATIONS, TRACER WIRE SHALL BE STAINLESS STEEL MATERIAL.
5. IF LANE CLOSURES ARE REQUIRED, THE FOLLOWING LANE CLOSURE INSTRUCTIONS WILL BE APPLICABLE:
   (SEE TOWN HIGHWAY DEPARTMENT FOR PEAK HOUR RESTRICTIONS)

GENERAL NOTES

1. REFER TO APPLICABLE PERMIT FOR MINIMUM REQUIREMENTS GOVERNING HIGHWAY OR RAILROAD UNDERCROSSINGS.
2. SEE MINIMUM STANDARDS AND AGENCY PERMIT FOR LENGTH AND DEPTH REQUIREMENTS.
3. USE CASING SPACERS TO MOVE CARRIER PIPE INTO CASING PIPE. SPACING OF SPACERS WILL BE DICTATED BY THE LENGTH OF CASING PIPE AND NUMBER OF JOINTS OF CARRIER PIPE.
4. USE A MINIMUM OF 2 SPACERS PER JOINT OF PIPE OR 20' OF PIPE.
5. THERE SHALL BE NO WELDING OF CASING UNDER PAVEMENT.
6. IN CASE OF A CONFLICT BETWEEN THIS DETAIL, NYSDOT MINIMUM STANDARDS, COUNTY DPW MINIMUM STANDARDS, AND A PERMIT, THE STRICTEST REQUIREMENT SHALL GOVERN.
7. SEAL CASING ENDS WITH TYPE II CONCRETE GROUT AND CONCRETE BRICKS, SO AS TO PREVENT SOIL INFILTRATION INTO CASING. LEAVE AN OPENING TO ALLOW LEAKAGE TO PASS IN CASE OF A MAIN BREAK.
8. FOR FURTHER REQUIREMENTS AND CLARIFICATIONS, SEE THE MINIMUM STANDARDS OF THE GOVERNING AGENCY
9. EXTEND SHEETING TO 4 FEET BELOW EXISTING GROUND UNLESS BEHIND GUIDERAIL.
10. ALL PITS MUST BE ENCLOSED WITH 4 FEET HIGH SAFETY FENCE AT THE END OF EACH WORKDAY.

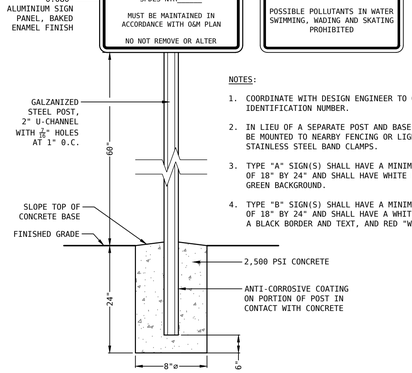
BORING NOTES:

1. PEA STONE SHALL BE BLOWN IN TO THE INTERSTITIAL SPACE BETWEEN THE WATER MAIN AND THE CASING.
2. CASING PIPE SHALL BE INSTALLED BY BORING AND JACKING WITHOUT DISTURBING THE EXISTING SOIL OUTSIDE OF THE CASING PIPE.
3. BRICK AND MORTAR BOTH ENDS OF STEEL CASING, LEAVE 1" WEEP HOLES AT END OF CASING.



CASING PIPE WITH SPACER DETAIL

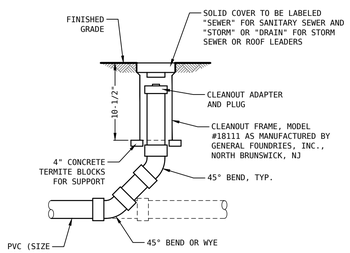
09 C-503 Jack & Bore N.T.S.



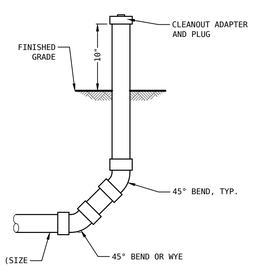
NOTES:

1. COORDINATE WITH DESIGN ENGINEER TO OBTAIN PROJECT IDENTIFICATION NUMBER.
2. IN LIEU OF A SEPARATE POST AND BASE SIGNAGE MAY BE MOUNTED TO NEARBY FENCING OR LIGHT POLES USING STAINLESS STEEL BAND CLAMPS.
3. TYPE "A" SIGN(S) SHALL HAVE A MINIMUM DIMENSIONS OF 18" BY 24" AND SHALL HAVE WHITE LETTERS ON A GREEN BACKGROUND.
4. TYPE "B" SIGN(S) SHALL HAVE A MINIMUM DIMENSIONS OF 18" BY 24" AND SHALL HAVE A WHITE BACKGROUND, A BLACK BORDER AND TEXT, AND RED "WARNING TEXT.

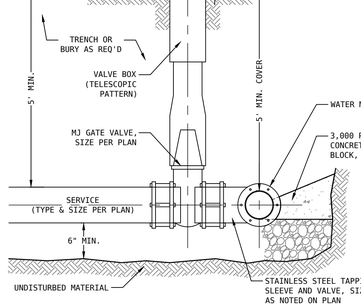
03 C-503 Stormwater Management Signage N.T.S.



06 C-503 Sewer - Cleanout N.T.S.

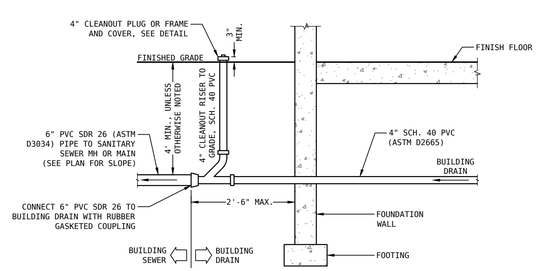


07 C-503 Bioretention - Cleanout N.T.S.

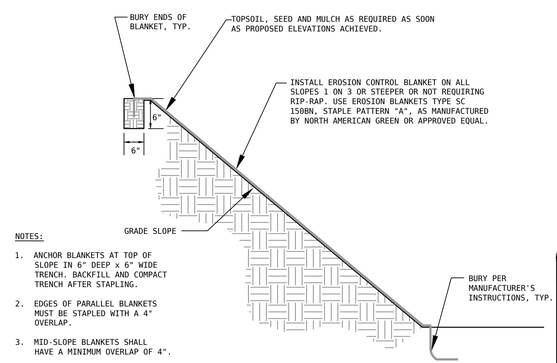


04 C-503 Tapping Water Valve Detail N.T.S.

NOTES:
1. BUILDING DRAIN SHOWN IS SUBJECT TO FINAL APPROVED BUILDING PLANS PER TOWN OF COLONIE.



05 C-503 Sewer - Building Drain N.T.S.



NOTES:

1. ANCHOR BLANKETS AT TOP OF SLOPE IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A 4" OVERLAP.
3. MID-SLOPE BLANKETS SHALL HAVE A MINIMUM OVERLAP OF 4".

08 C-503 Slope Stabilization N.T.S.

TOWN OF FLORIDA

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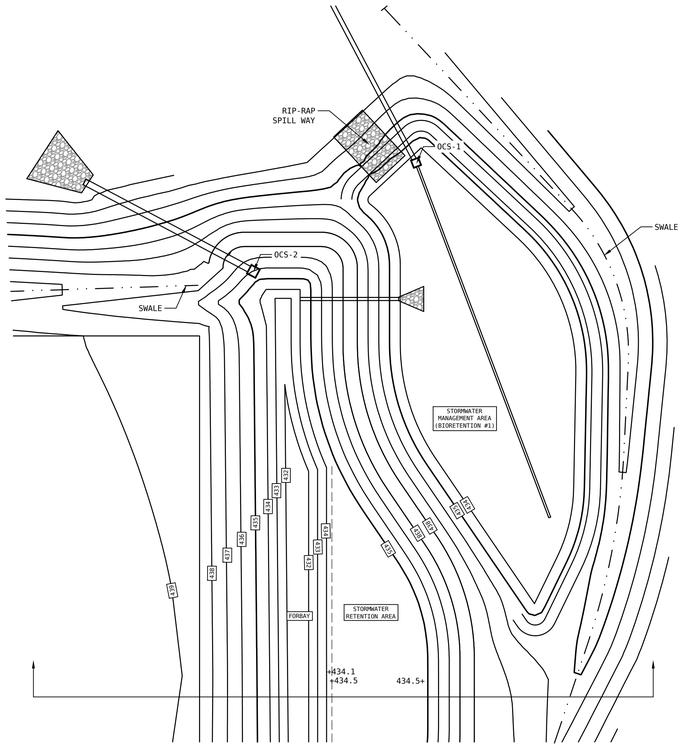
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DATE:	01/30/2026

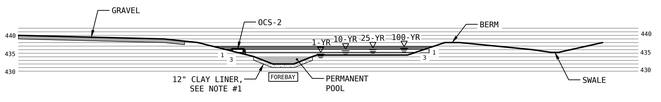
REV.	DATE	DESCRIPTION	BY
A	10/24/25	INITIAL SUBMISSION TO TOWN	AJV
B	01/30/26	RESPOND TO COMMENTS	AJV

DETAILS (3)

C-503

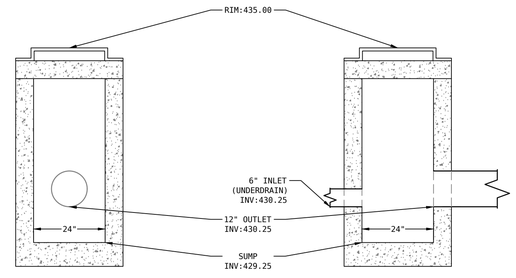
9 of 10



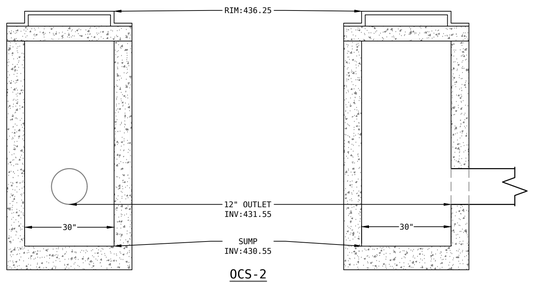


01 C-504 Retention Pond Detail

N.T.S.



OCS-1
(24" X 24")



OCS-2
(30" X 30")

NOTES:

1. REFER TO SHEET C-121 FOR LOCATION AND RIM ELEVATIONS OF ALL GRATE INLETS AND ACCESS COVERS.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF OUTLET CONTROL STRUCTURES PRIOR TO MANUFACTURING.
3. PLACEMENT OF STRUCTURES AT THE ELEVATIONS SPECIFIED IS CRITICAL TO THE SYSTEM'S PROPER OPERATION. IT IS RECOMMENDED THAT ELEVATION BE VERIFIED DURING CONSTRUCTION AND PRIOR TO BACKFILL

02 C-504 Outlet Control Structures

N.T.S.

TOWN OF FLORIDA

Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com

Winn Construction Services, Inc.

Waterford, New York 12188
(518) 238.2210
Contact: Dustin Winn, P.E.

WINN CONSTRUCTION SERVICES
WAREHOUSE BUILDING

00 ROUTE 5S | TOWN OF FLORIDA | MONTGOMERY COUNTY | NEW YORK STATE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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DESIGNED BY:	EAS
DRAWN BY:	EAS
CHECKED BY:	BTS
APPROVED BY:	AJV
SCALE:	AS NOTED
DATE:	01/30/2026

REV.	DATE	DESCRIPTION	BY
B	01/30/26	RESPOND TO COMMENTS	AJV

DETAILS (4)

C-504

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