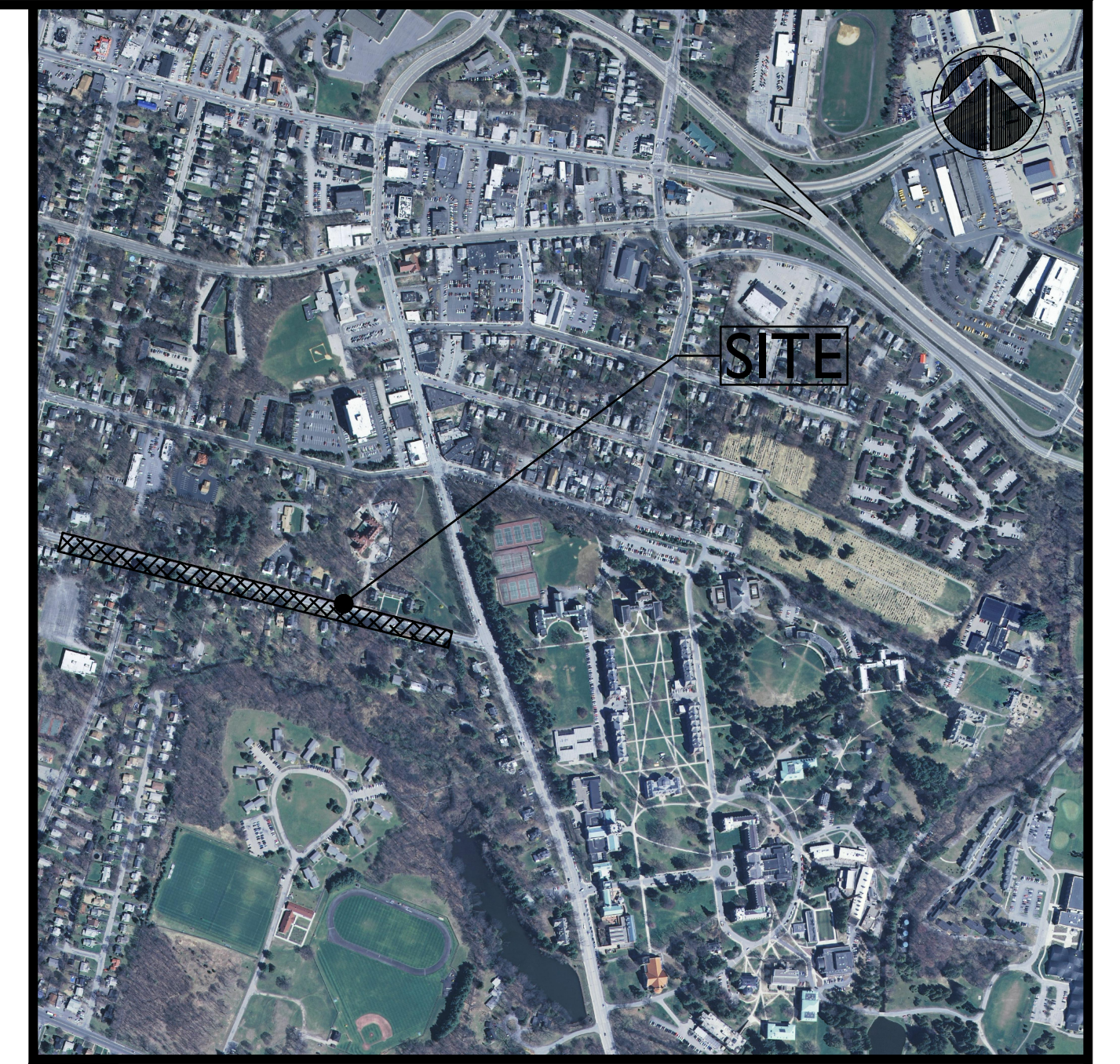


LOCATION MAP
SCALE: 1"=1,000'



VICINITY MAP
SCALE: 1"=500'

CONSTRUCTION BID DOCUMENTS

FOR

COLLEGE AVENUE IMPROVEMENTS

VASSAR INN & INSTITUTE
RAYMOND AVE & COLLEGE AVENUE
TOWN OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK
TAX MAP ID# 6161-12-795630



PROJECT SITE PLANNER / CIVIL ENGINEER / SURVEYOR:

- LAND PLANNING
 - CIVIL ENGINEERING
 - ENVIRONMENTAL SERVICES
 - LAND SURVEYING
 - LANDSCAPE ARCHITECTURE
- 85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880
- 160 VVest Street, Suite E
Cromwell, CT 06416
Tel:860.635.2877
- 1 International Blvd, Suite 400
Plainville, NJ 07049
Tel:908.603.5730
www.lrcconsult.com

John Wagenblatt

John Wagenblatt P.L.S. #050547



Rodney Morrison P.E. #074194

PROJECT ARCHITECT:

FREDRICK FISHER PARTNERS
150 WEST 28TH STREET #1802
NEW YORK, NY 10001
1-310-820-6680

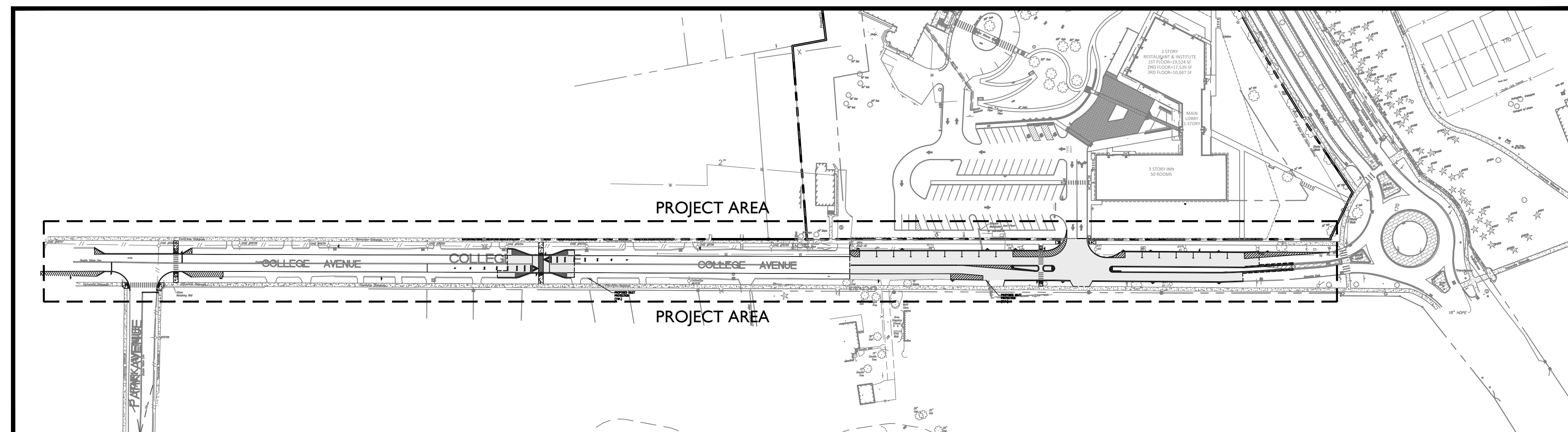
**Frederick
Fisher and
Partners**

OWNER / APPLICANT:

VASSAR COLLEGE
124 RAYMOND AVE.
POUGHKEEPSIE, NEW YORK 12601
ATTN:MIKE QUATTROCIOCHI



ISSUED FOR BID: JULY 9, 2021



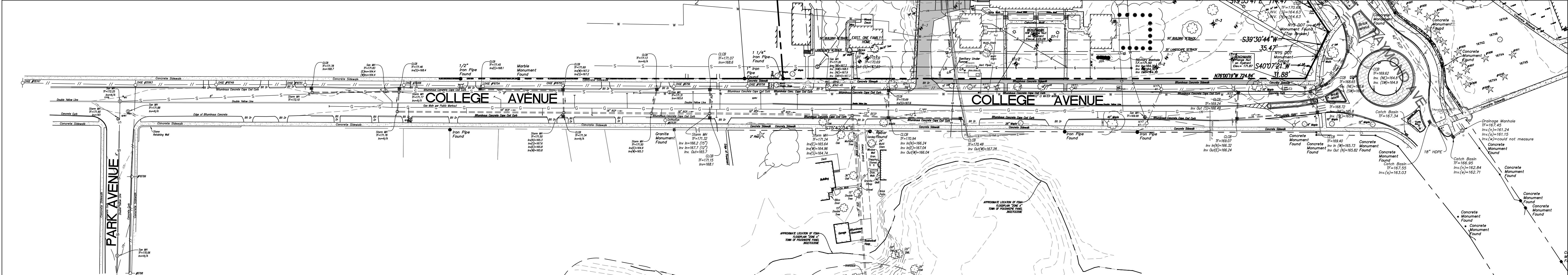
OVERALL PLAN

1"=100'

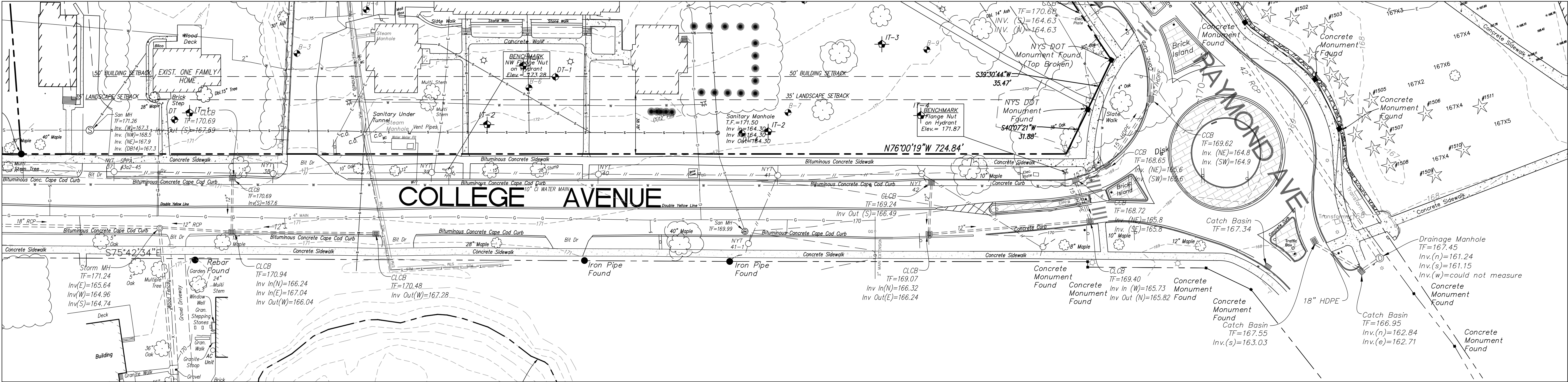
INDEX OF DRAWINGS

CV-I	COVER SHEET
EX-I	EXISTING CONDITIONS
SP-I	SITE LAYOUT
SG-I	SITE GRADING/EROSION AND SEDIMENTATION CONTROL PLAN
LL-I	LANDSCAPE PLAN
LP-I	LIGHTING PLAN
DN-I	SITE DETAILS

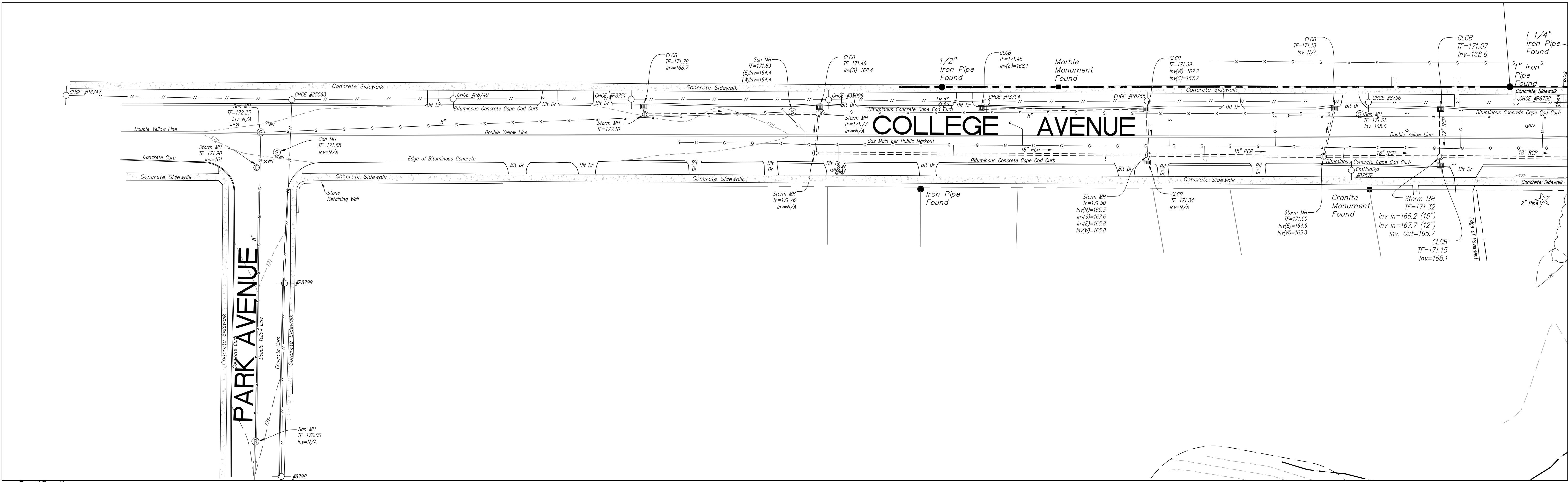
Frederick Fisher & Partners reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced in any form or manner whatsoever without first obtaining the express written permission and consent of Frederick Fisher & Partners, Architects. nor are they to be assigned to any third party without obtaining said written permission and consent.



EXISTING CONDITIONS - COLLEGE AVENUE - OVERVIEW
1" = 60'



EXISTING CONDITIONS - COLLEGE AVENUE - EAST
1" = 30'



EXISTING CONDITIONS - COLLEGE AVENUE - WEST
1" = 30'

- ### NOTES
- #### Map Notes
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
 2. Only copies from the original of this survey marked with original of the land surveyor's seal shall be considered to be a true copy.
 3. The above certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
 4. Bearings and north arrow are based on an assumed coordinate system referenced to the Vassar College base mapping.
 5. Elevations are based on an assumed datum referenced to the Vassar College base mapping.
 6. The original field survey, covering the east portion of College Avenue, was completed on October 30, 2016. Additional field survey, covering the west portion of College Avenue, was completed on February 23, 2021. The additional survey was performed during a period of heavy snow cover.
 7. Reference is made to the following maps:
 - A. "Plan of Lots Fulton Court Realty Co. Town of Poughkeepsie, NY", scale 1"=30', dated January 20, 1917, prepared by John Ogden filed in the Dutchess County Clerk's Office as map No. 10298.
 - B. "Sheet No. 12 Fishkill Plains Poughkeepsie Pt. 2, Dutchess Co. P.E.T. NOS. 1022 & 1463, 3915 P.T. No. 1-17", dated Aug. 2, 1919.
 - C. "New York State Department of Transportation Acquisition Map No.175; Parcel Nos. 194 to 204", dated December 14, 2005.
 8. Property is located in Zone "A" (area outside of established flood zones) as depicted on Flood Insurance Rate Map (FIRM) Panel 0359E, Dutchess County, New York, Town of Poughkeepsie, community number 361142, map number 3602703359E, effective date May 2, 2012.
 9. The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document D/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":
 - Sanitary Sewer: QLC
 - Storm Sewer: QLC
 - Water: QLC and QLD
 - Natural Gas: QLC and QLD
 - Electric: QLC and QLD
 - Communications: QLC and QLD

The subsurface utilities were compiled from parcel evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted in accordance with the standard of care, from information available.

The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.

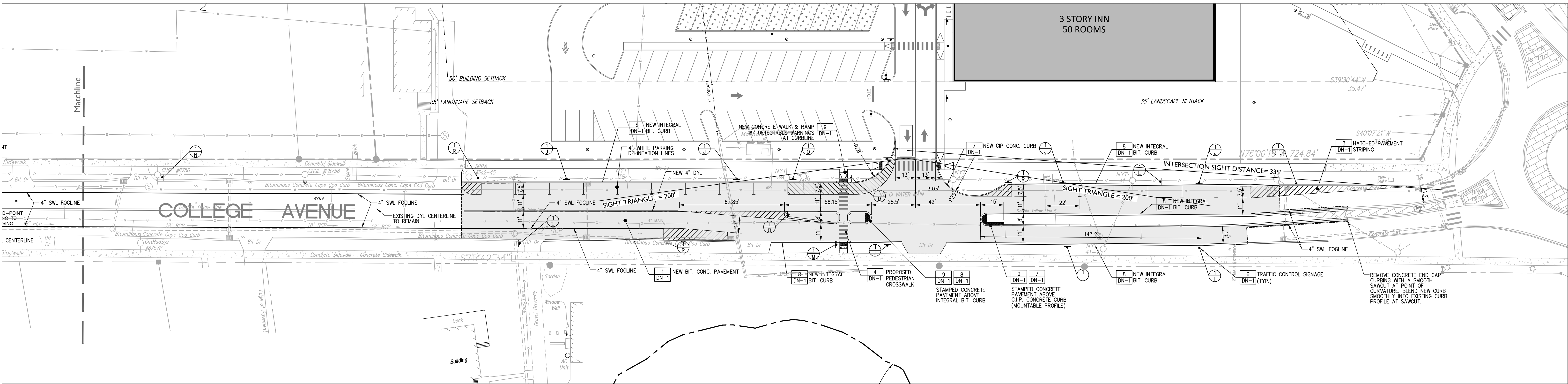
- ### Legend
- | | |
|--|---------------------------|
| | Concrete Surface |
| | Blumious Concrete Surface |
| | Brick Surface |
| | Existing Spot Grade |
| | 23400 |
| | Guy Wire |
| | Deciduous Tree |
| | Coniferous Tree |
| | Shrub |
| | Fence Post |
| | Lamp Post |
| | Span Pole |
| | Light Pole |
| | Sign |
| | Ballard |
| | Hydrant |
| | Mailbox |
| | Curbside Catch Basin |
| | Catch Basin |
| | Handicap Parking |
| | Property Line |
| | Easement Line |
| | Index Contour |
| | Intermediate Contour |
| | Tree |
| | Hedge/Shrub Line |
| | Stone Wall |
| | Retaining Wall |
| | Wire Fence |
| | Chain Link Fence |
| | Guide Rail |
| | Stream/Edge of Water |
| | Limit of Wetlands |
| | Sanitary Sewer |
| | Water Main |
| | Gas Main |
| | Electric Line |
| | Telephone Line |
| | CATV |
| | Overhead Wire |
| | Cable Television Wire |
| | Concrete Monument Found |
| | Iron Pipe / Rebar Found |
| | Angle Point |
| | Drill Hole |
| | Utility Pole |
| | Water Gate |
| | Gas Gate |
| | Drainage Manhole |
| | Sanitary Manhole |
| | Electric Manhole |
| | Telephone Manhole |

Certification
I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

Frederick Fisher & Partners reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced in any form or manner whatsoever without first obtaining the express written permission and consent of Frederick Fisher & Partners, Architects. nor are they to be assigned to any third party without obtaining said written permission and consent.



STREET PLAN OVERVIEW
1" = 60'



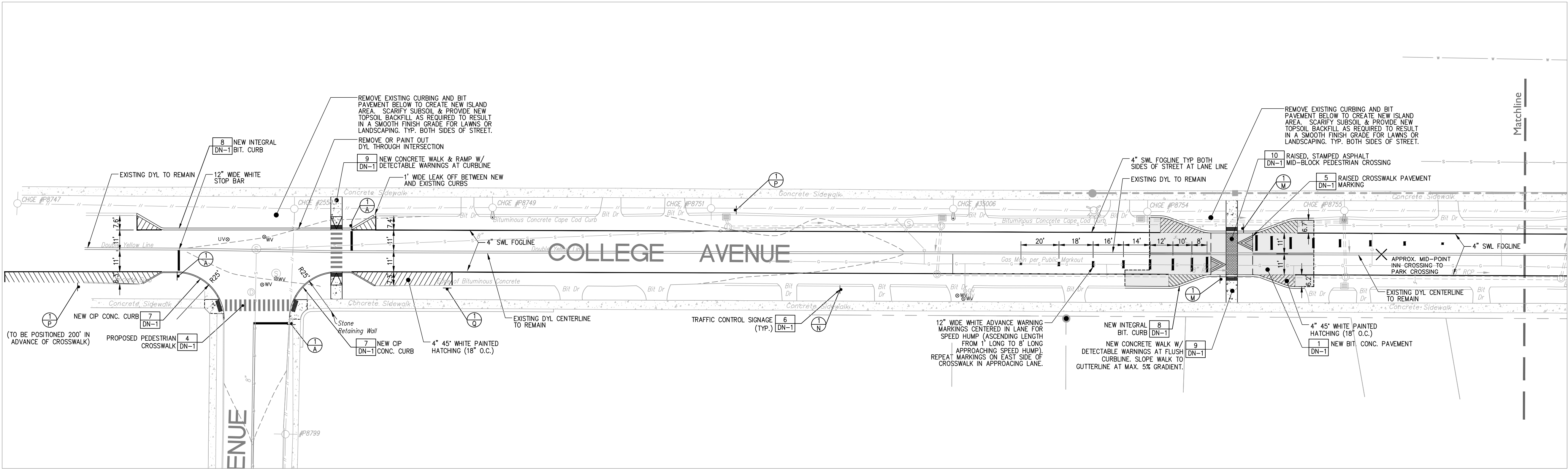
STREET IMPROVEMENTS - EAST
1" = 30'

SIGN LEGEND		
NO.	LEGEND	QTY.
A		3
B		0
C		0
D		0
F		0
G		0
H-A		0
I		4
J		4
K		0
L		2
M		4
N		2

LEGEND		
	PROPOSED ASPHALT	
	PROPOSED STAMPED ASPHALT	
	PROPOSED CONCRETE CURB	
	PROPOSED SIGN	
	PROPOSED CATCH BASIN	
	PROPOSED YARD DRAIN	
	SETBACK LINE	
	PROPOSED BOLLARD	

	KEEP RIGHT	1
	MUTCO NO. 45-1	2
	NO PARKING	2
	NO PARKING	3

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCO STANDARDS
PER SECTION 2B.10 OF THE MUTCO, THE PROPOSED "STOP" SIGNS PLACED BACK TO BACK WITH DO NOT ENTER SIGNS SHOULD BE INCREASED IN SIZE TO ALLOW THE DO NOT ENTER SIGNS TO STAY WITHIN THE EDGES OF THE "STOP" SIGN



STREET IMPROVEMENTS - WEST
1" = 30'

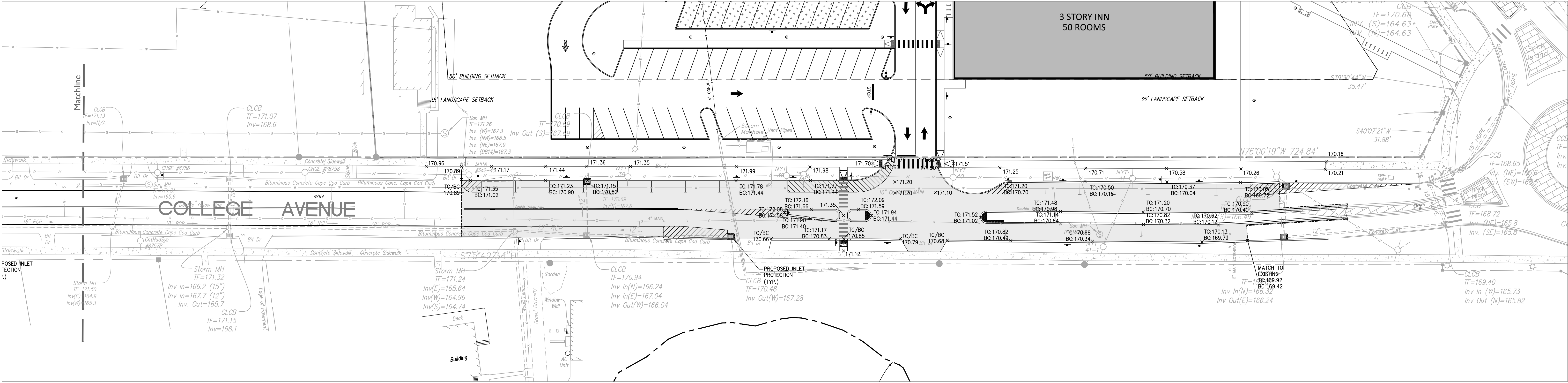
NOTES GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF Poughkeepsie REQUIREMENTS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
- REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE TOWN OF Poughkeepsie.
- TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH TOWN OF Poughkeepsie AND NYSDOT SPECIFICATIONS.
- PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH TOWN OF Poughkeepsie SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE TOWN OF Poughkeepsie.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE TOWN AND GOVERNING AUTHORITIES IS GRANTED.
- THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORDED MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND BACKFILLING OPERATIONS.
- PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7862 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING UTILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
- IF ANY UNCHARTERED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
- STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
- CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS, ONCE APPROVED, COPIES WILL BE SUPPLIED TO TOWN ENGINEER AND APPROPRIATE TOWN DEPARTMENTS.
- REFUSE CONTAINERS AND STORAGE BINS WILL BE WITHIN THE PROPOSED BUILDING LOCATED NEAR THE LOADING AREA.
- ALL SIDEWALK, CURBING AND PAVEMENT WORK PERFORMED ALONG COLLEGE AVENUE WITHIN THE TOWN ROW TO BE PERFORMED TO TOWN OF Poughkeepsie HIGHWAY DEPARTMENT STANDARDS.
- NYSDOT HIGHWAY PERMIT WILL BE REQUIRED AS PART OF FINAL CONSTRUCTION DOCUMENTS. APPROVED COPY OF NYSDOT HIGHWAY WORK PERMIT WILL BE PROVIDED TO BOTH TOWN PLANNING AND ENGINEERING DEPARTMENTS.
- CDOT PERMITS WILL BE REQUIRED AND WILL BE COMPLETED PRIOR TO PLANNING BOARD APPROVAL. DUTCHESS COUNTY DEPARTMENT OF HEALTH APPROVAL WILL BE SHOWN ON ON SITE PLAN PRIOR TO CHAIRMAN'S SIGNATURE.
- PER TOWN OF Poughkeepsie CODE CHAPTER 139-4(1), "NOISE", THE APPLICANT WILL ONLY PERFORM CONSTRUCTION ACTIVITIES BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH FRIDAY AND 10:00AM AND 6:00PM ON SATURDAYS. NO WORK WILL BE PERFORMED ON SITE ON SUNDAY OR LEGAL HOLIDAYS.
- REFUSE CONTAINERS FOR THE PROJECT WILL BE STORED WITHIN THE BUILDING AND BROUGHT OUT TO A GARBAGE TRUCK ON A SCHEDULED BASIS.
- TREE CLEARING TO OCCUR ONLY BETWEEN OCTOBER 1 AND MARCH 31ST.
- FUTURE PRESTANDING AND BUILDING MOUNTED SIGNAGE SHALL BE SUBJECT TO PLANNING BOARD REVIEW.
- VASSAR COLLEGE HAS PREPARED A PARKING MANAGEMENT PLAN DATED APRIL 21, 2020 THAT WILL FOLLOW ALONG WITH THIS PROJECT AS A METHODOLOGY FOR ONSITE MANAGEMENT OF THE PARKING ASSOCIATED WITH THE INN AND INSTITUTE.

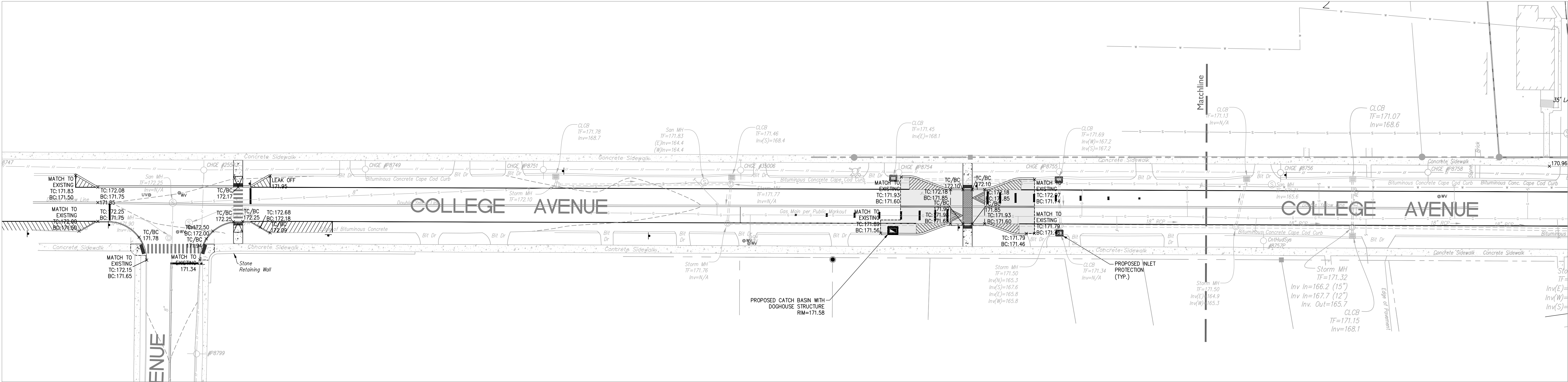
Frederick Fisher & Partners reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced in any form or manner whatsoever without first obtaining the express written permission and consent of Frederick Fisher & Partners, Architects. nor are they to be assigned to any third party without obtaining said written permission and consent.



STREET GRADING - OVERVIEW
1" = 60'



STREET GRADING - EAST
1" = 30'



STREET GRADING - WEST
1" = 30'

NOTES

GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.

2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

4. CONTRACTOR TO CONFIRM ALL TIE IN GRADES PRIOR TO INSTALLATION OF SUBBASE, ALONG WITH SECTIONS WHERE CONSTRUCTION MEETS PREVIOUS PHASE OF CONSTRUCTION.

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.

2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.

3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.

4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.

6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

7. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

1. INLET PROTECTION

ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.

CONSTRUCTION DOCUMENTS
COLLEGE AVENUE IMPROVEMENTS
VASSAR COLLEGE INN & INSTITUTE
18003.00
COLLEGE AVENUE POUGHKEEPSSE, NY

CONTRACTOR

CONSULTANT

LRC GROUP

• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
85 Civic Center Plaza, Suite 603
Poughkeepsie NY 12601
Tel:845.243.2800

1 International Blvd, Suite 400
Carmel, NY 12016
Tel:860.635.2377
www.lrcconline.com

LRC Engineering and Surveying, DPC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

ISSUE DATES
07/09/2021 ISSUED FOR BID

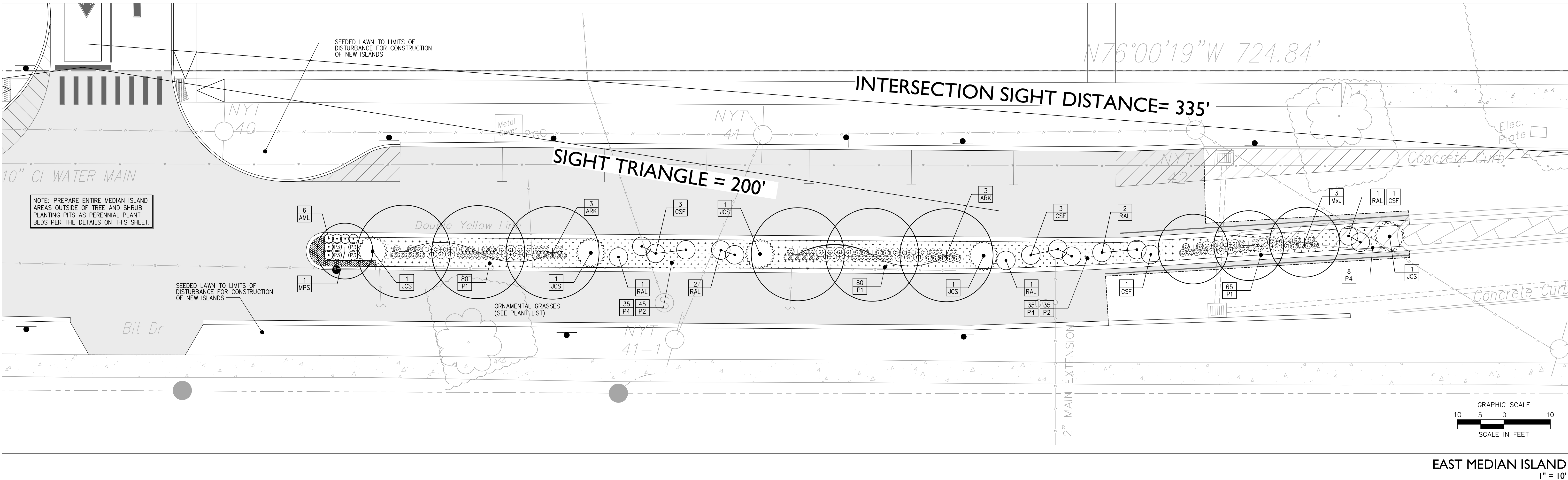
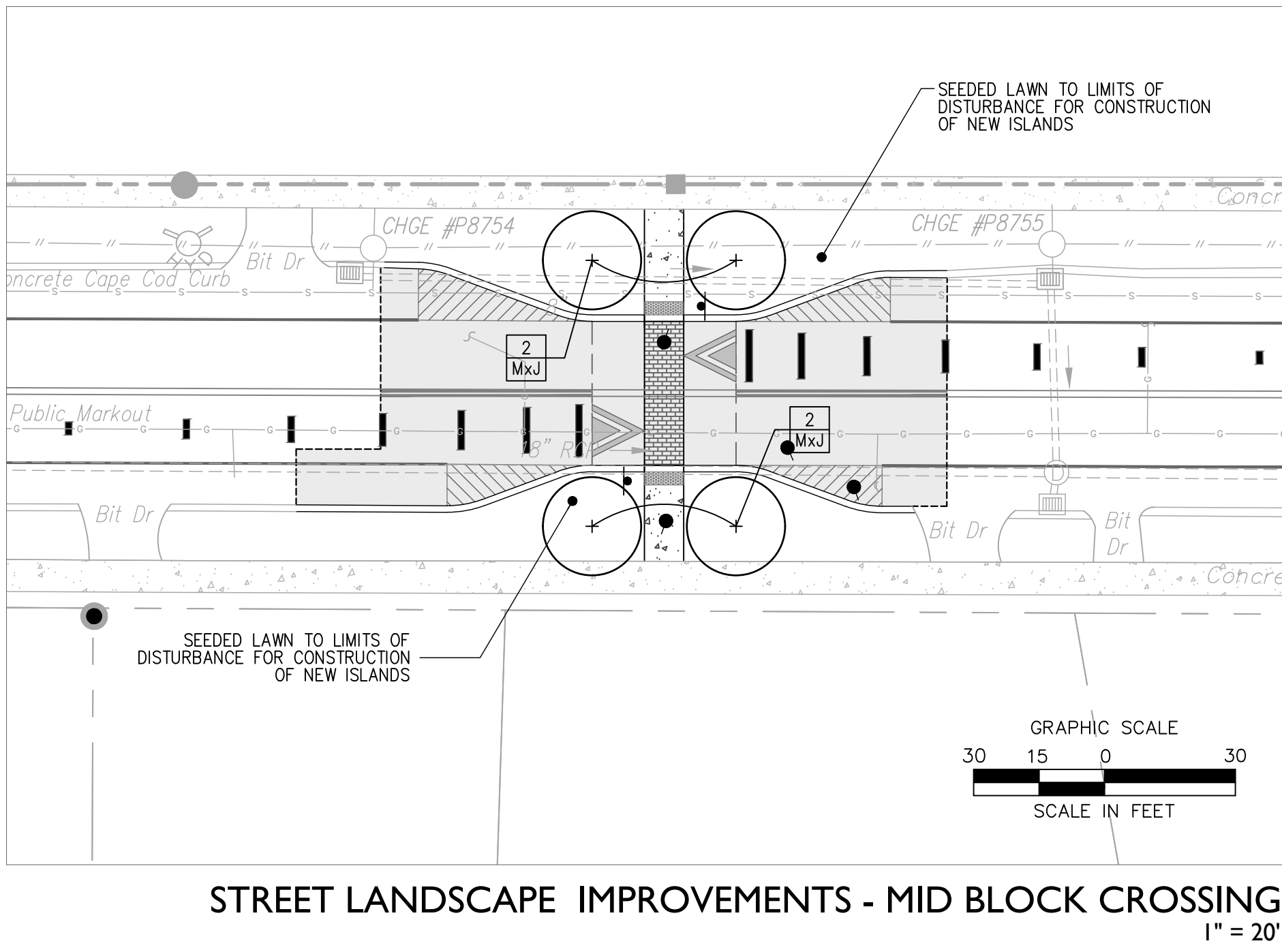
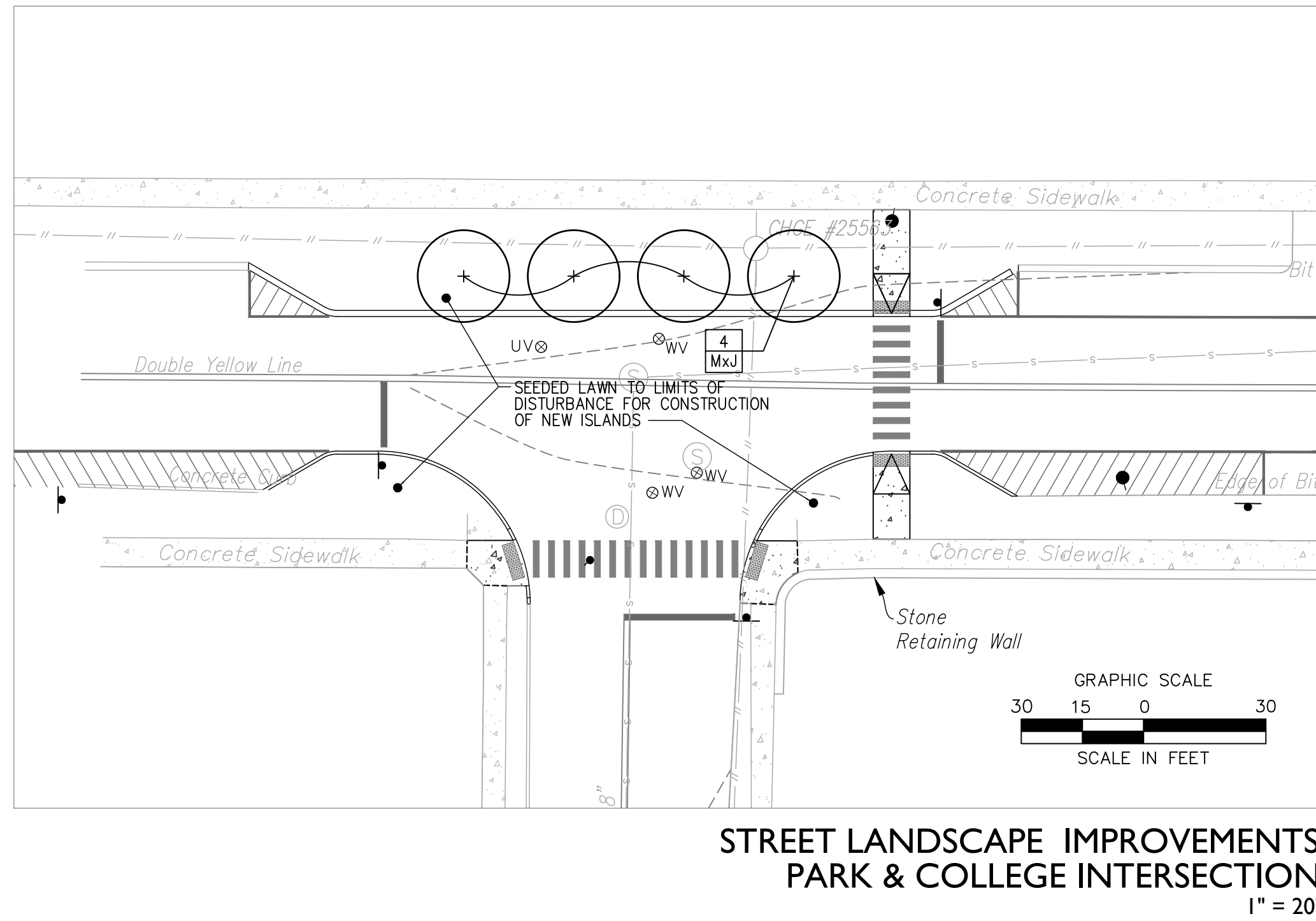
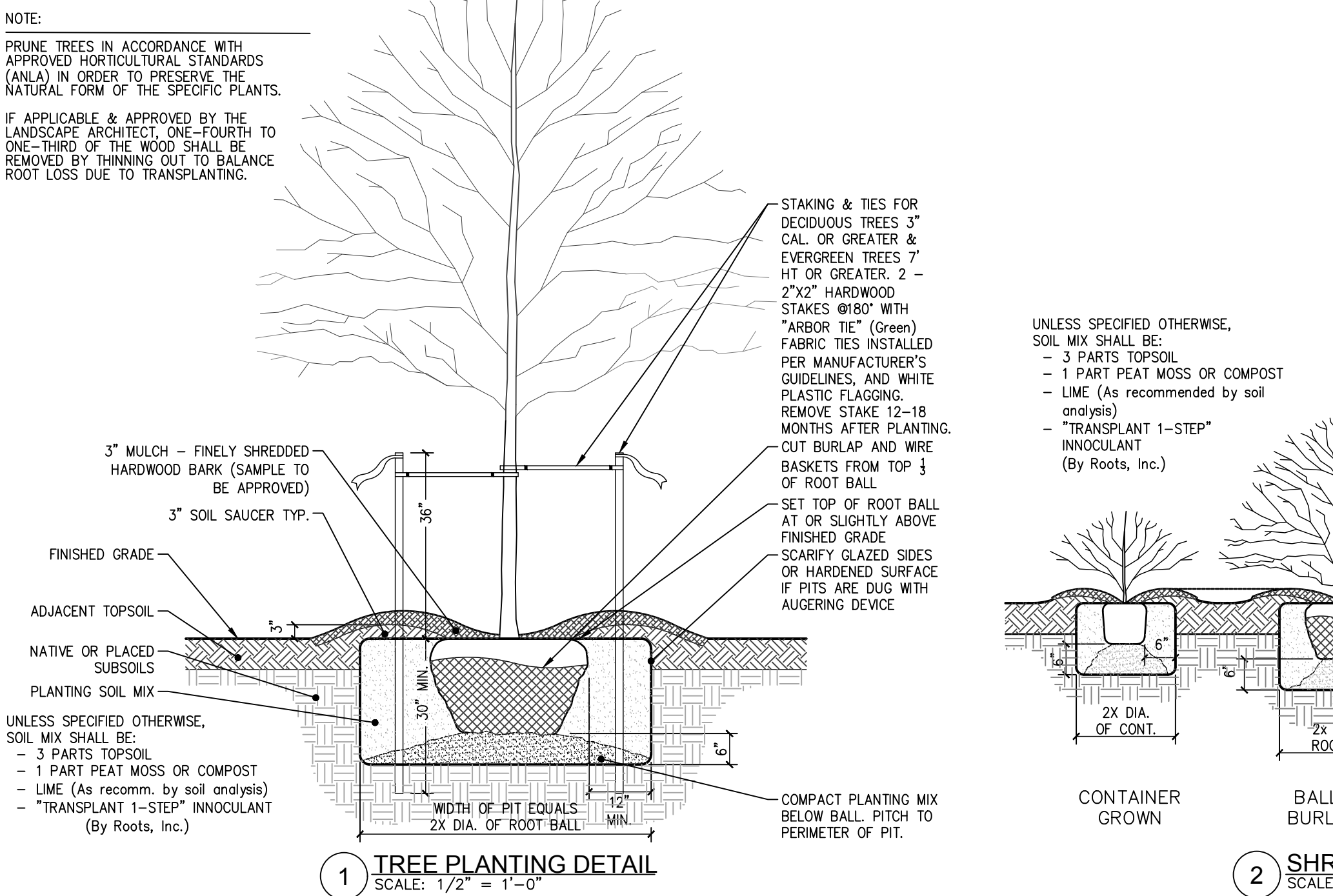
Frederick Fisher and Partners
12268 Santa Monica Blvd, Los Angeles, CA 90025
350 West 89th St, Suite 3B02, New York, NY 10024
(310) 803-4880 | info@frederickfisher.com

SITE GRADING/
EROSION AND
SEDIMENTATION
CONTROL:
COLLEGE
AVENUE
SCALE AS NOTED

SG-I

SHEET 4 OF 7

Frederick Fisher & Partners reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced in any form or manner whatsoever without first obtaining the express written permission and consent of Frederick Fisher & Partners, Architects. nor are they to be assigned to any third party without obtaining said written permission and consent.



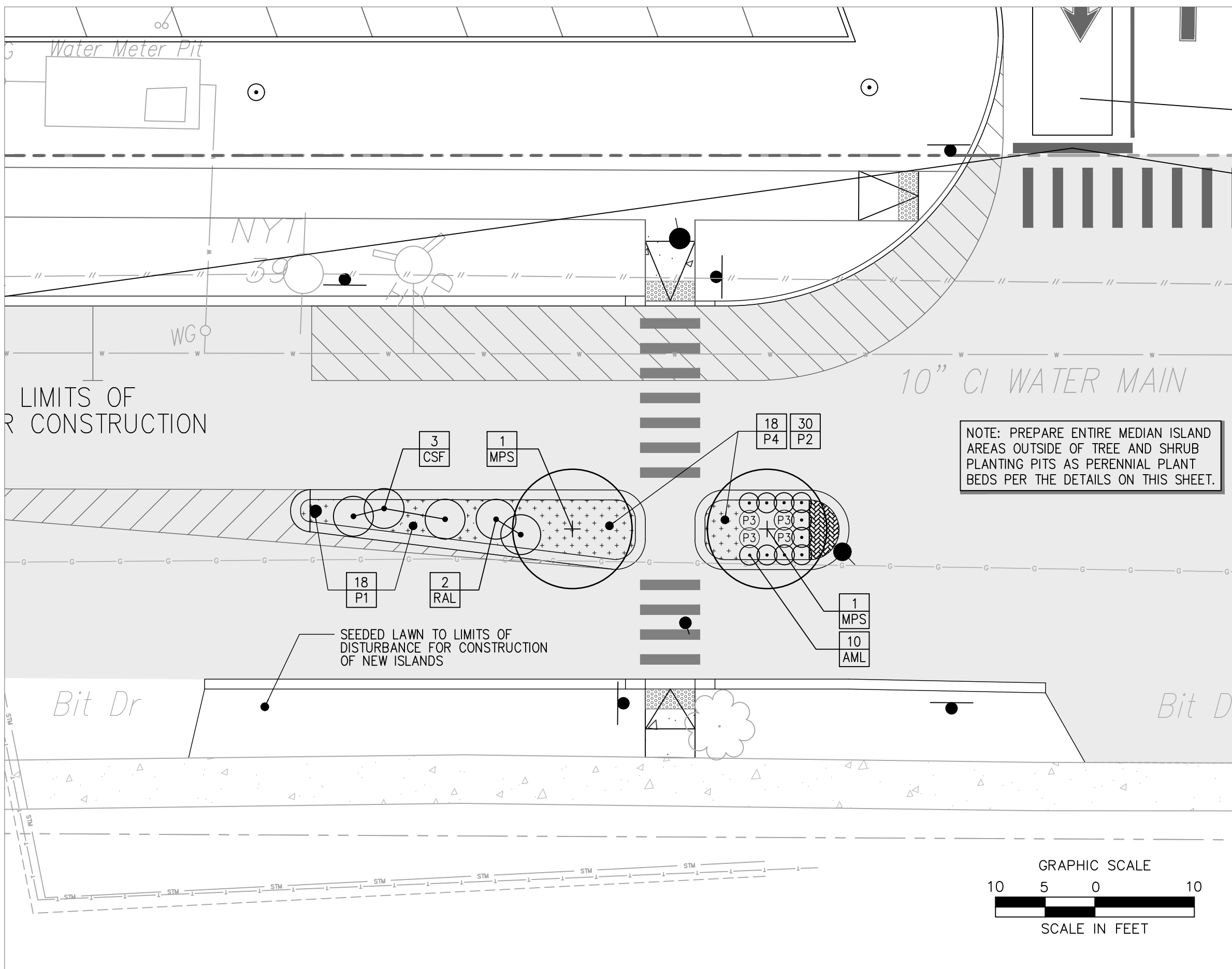
PLANT LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS	MAINTENANCE NOTES:
ARK	6	ACER RUBRUM 'KARPOK'	KARPOK RED MAPLE	B&B	3-3.5' col.	20x40' ht.	Narrow Pyramidal crown	Prune to curbline below 12' ht.
MPS	3	MALUS 'PINK SPIRES'	PINK SPIRES CRABAPPLE	B&B	2.5-3' col.	12x15-20'	Pink Bloom & Maroon Fruit	Prune to curbline below 12' ht.
MAJ	11	MALUS x 'JEFILITE'	STARLITE CRABAPPLE	B&B	2.5-3' col.	15-20x20'	White bloom; Sm. Red Fruit	Prune to curbline below 12' ht.
AML	16	ARONIA MELANOCARPA 'CONNAMIHS'	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12-24" ht.	18" o.c.; Red-Or Fall	
CSF	11	CORNUS SERICEA 'BALADELINE'	FIRE DANCE REDTONGUE DOGWOOD	CONT.	#7	3-4' ht.	White bloom & fruit; Red fall	
JCS	5	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	CONT.	#7	4-6' ht.		
RAL	8	RHUS AROMATICA 'LACETIE'	LACY FRAGRANT SUMAC	CONT.	#7	6x3-4' ht.	Red Fall; White Bloom	
G1	70	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	CONT.	#1	3' ht.	2' o.c.; Green to Red Blades	Cut back early spring
G2	70	PENNISETUM ALOPECUROIDES 'HAEMEL'	HAEMEL DWARF FOUNTAIN GRASS	CONT.	#1	24" ht.	18" o.c.; Copper tassels	Cut back early spring
P1	243	ASTER N.A. 'PROF. ANTON KIPPENBERG'	PROF. ANTON KIPPENBERG ASTER	CONT.	#SP5	15-20" ht.	18" o.c.; Lav Blue, Sum-Fall	
P2	110	HEMEROCALLIS 'RUFFLED APRICOT'	RUFFLED APRICOT DAYLILY	CONT.	#SP5	28" ht.	18" o.c.; Deep Apricot	Cut back fall
P3	8	NIPODANTHEMUM HYPOCISTRUM	MONTAUK DASY	CONT.	#2	30-36" ht.	30" o.c.; White, Summer	
P4	96	RUEBEXIA FULGIDA var. 'FULGIDA'	CONFLOWER (Black Eyed Susan)	POT	#SP5	24-30" ht.	15" o.c.; Gold, July-Oct.	

SECTION THROUGH PERENNIAL BED

- PERENNIAL NOTES:
1. BULB/ROOT PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.
- UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEEF FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MLORGANITE" AT 5 LBS. PER 100 SF.

ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL



NOTES

LANDSCAPE NOTES

- THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN FOR ALL OTHER INFORMATION.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE RESPONSIBILITIES INCLUDING: CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL TREE AND SHRUB RINGS OR BEDS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL, SEE SHEET DR-1 FOR PLANTING DETAILS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. COMPACTED SUBGRADE AND ROCK SHALL BE REMOVED TO FULL DEPTH PLANTING PITS OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL PLANTING SOIL MIX AS DESCRIBED IN THESE NOTES.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
 - 1 PART COMPOST
 - 1 PART PEAT MOSS
 - 3 PARTS TOPSOIL
 - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
 - MYCORRHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
- LAWN SEEDING MIXTURE:
 - 10% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)
 - 10% PERENNIAL RYEGRASS (LOLIUM PERENNE)
 - 30% CREEPING RED FESCUE (FESTUCA RUBRA)
 - 20% CHEWINGS FESCUE (FESTUCA RUBRA 'JAMANEOWN II')
 - 15% HARD FESCUE (FESTUCA OVINA 'RELIANT II')SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).
- SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- NO-MOW / LOW-MOW SEEDING MIXTURE SHALL BE A BLEND OF 3 TO 5 CREEPING RED FESCUES.
- SEEDING RATES: 4-5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).
- SEEDING DATES: SEPTEMBER 1 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. ALL AREAS CALLED OUT AS NO-MOW OR LOW MAINTENANCE SEEDING MIXTURE ON THE LANDSCAPE PLAN SHALL BE SEED AS INDICATED.
- ALL SLOPES GREATER THAN 3:1 REQUIRING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEED WITH THE LAWN SEEDING MIXTURE.

CONTRACTOR

CONSULTANT

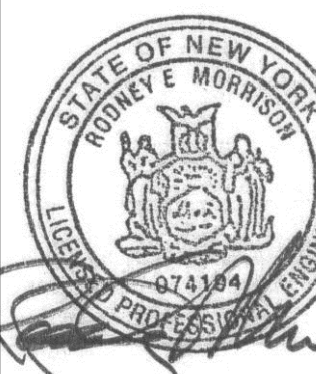


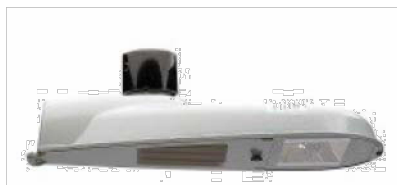
• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
85 Civic Center Plaza, Suite 603
Poughkeepsie, NY 12601
Tel: 845.243.2800
1 International Blvd., Suite 400
Mahwah, NJ 07495
Tel: 800.603.2738
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2977
www.lrcconline.com

LRC Engineering and Surveying, LLC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

ISSUE DATES

07/09/2021 ISSUED FOR BID

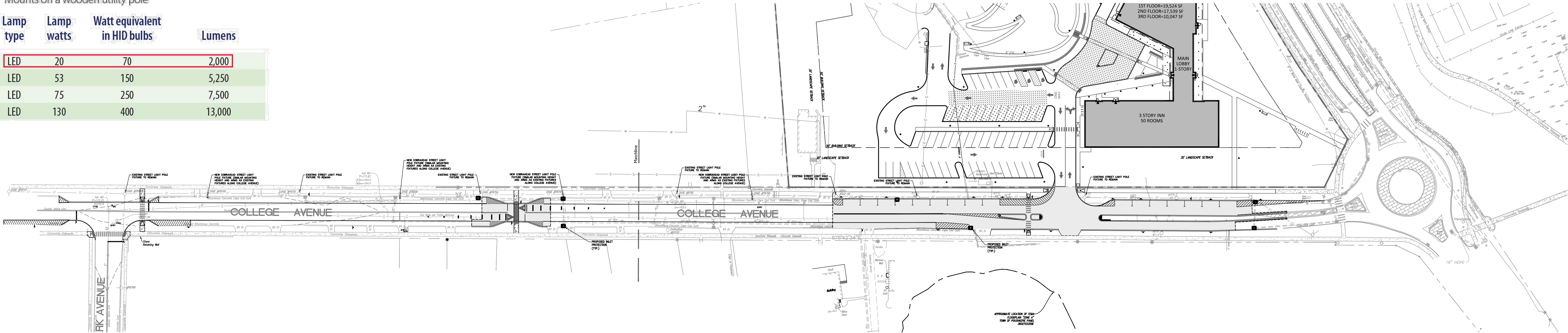




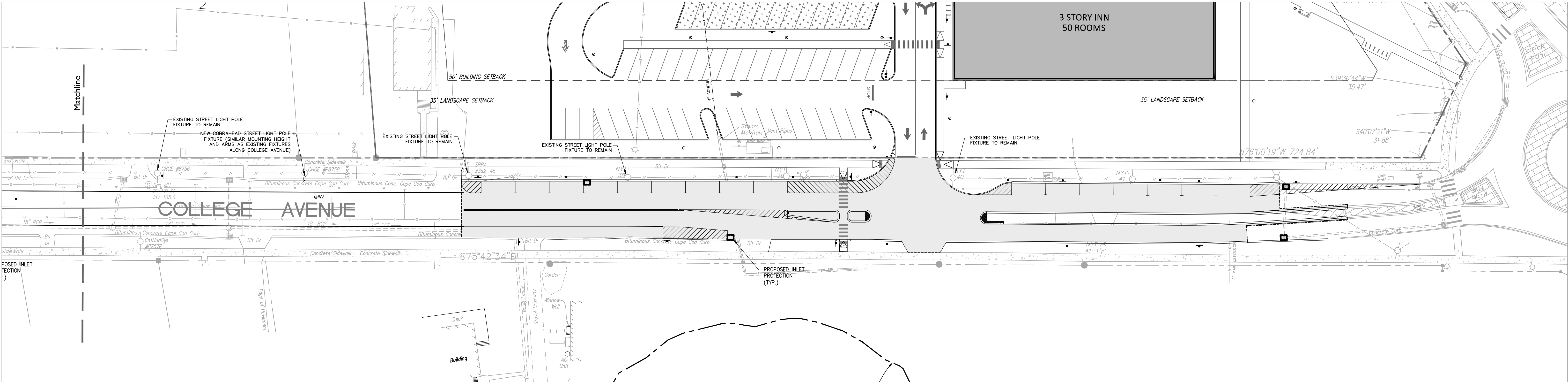
COBRAHEAD

- Good for roadways and general illumination
- Mounts on a wooden utility pole

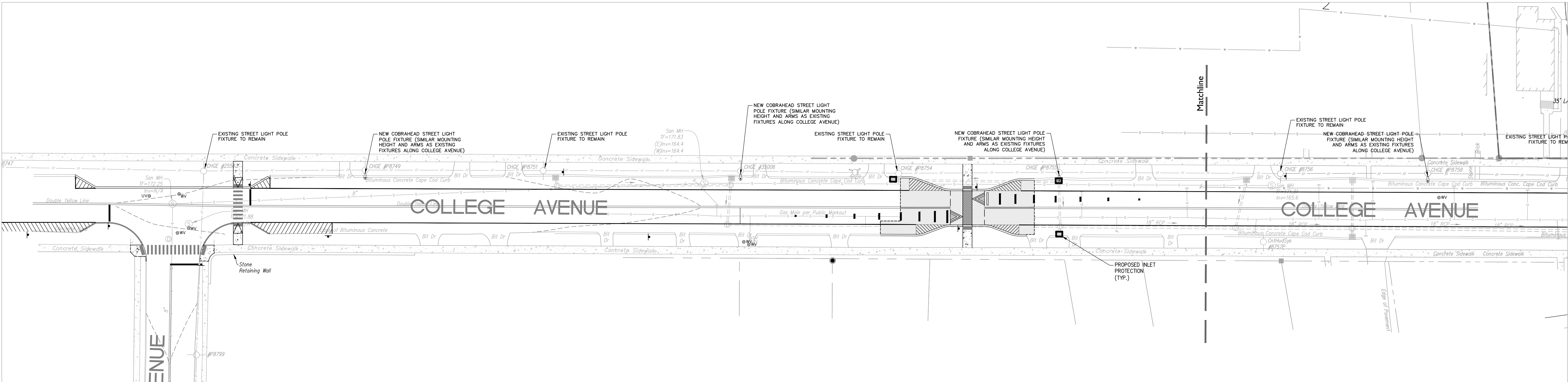
Lamp type	Lamp watts	Watt equivalent in HID bulbs	Lumens
LED	20	70	2,000
LED	53	150	5,250
LED	75	250	7,500
LED	130	400	13,000



STREET PLAN OVERVIEW
1" = 60'



STREET LIGHTING IMPROVEMENTS - EAST
1" = 30'



STREET LIGHTING IMPROVEMENTS - WEST
1" = 30'

NOTES

CONSTRUCTION DOCUMENTS
COLLEGE AVENUE IMPROVEMENTS
VASSAR COLLEGE INN & INSTITUTE
18003.00
COLLEGE AVENUE POUGHKEEPSIE, NY

CONTRACTOR

CONSULTANT



- Land Planning
 - Civil Engineering
 - Environmental Services
 - Land Surveying
 - Landscape Architecture
- 85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Tel: 845.243.2800
- 1 International Blvd., Suite 400
Mahwah, NJ 07495
Tel: 800.603.5730
- 160 West Street, Suite E
Charmont, CT 06046
Tel: 860.635.2577
- www.lrcgroup.com

ISSUE DATES

07/09/2021 ISSUED FOR BID

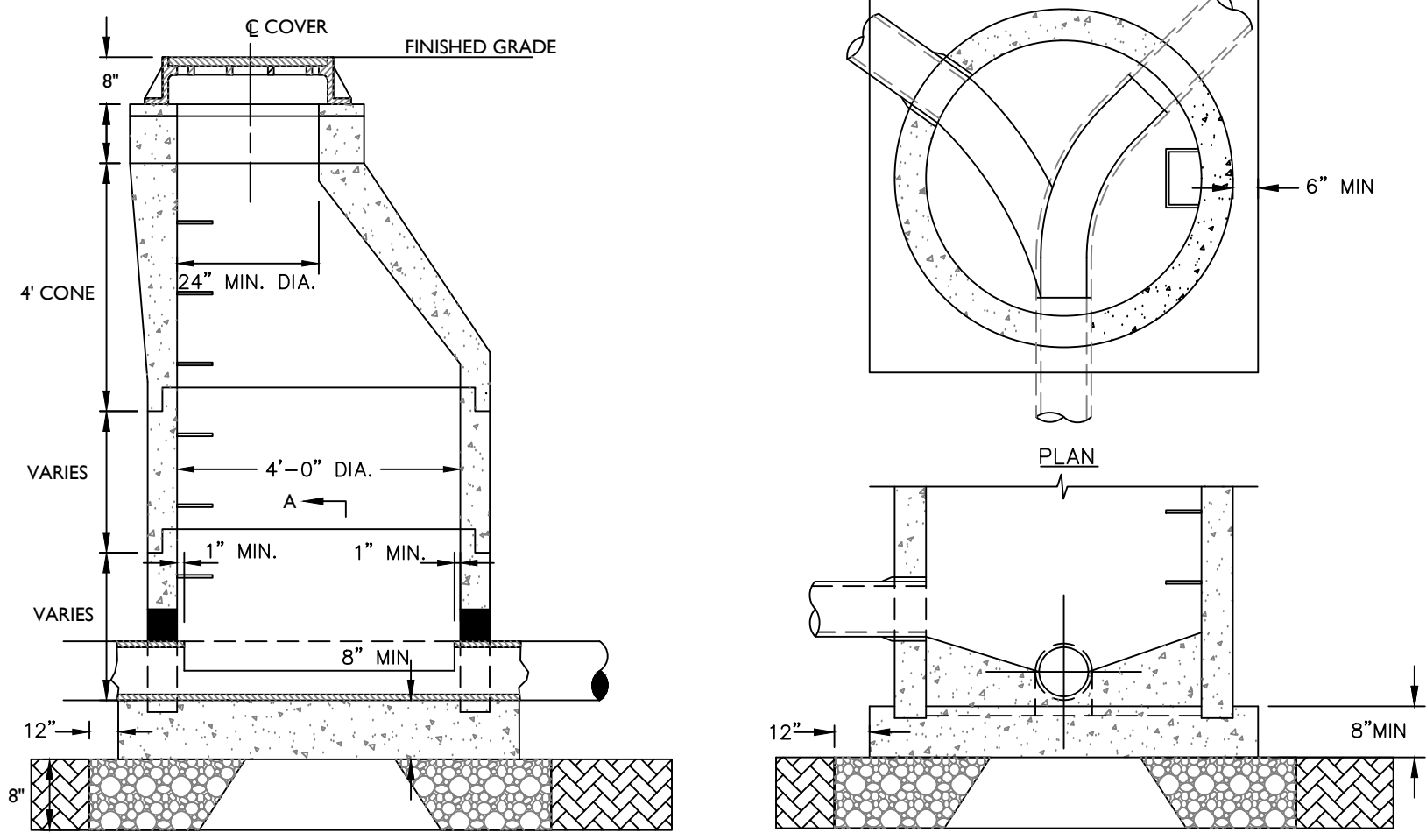
Frederick Fisher and Partners
1208 Santa Monica Blvd, Los Angeles, CA 90025
150 West 28th St, Suite 1802, New York, NY 10001



LIGHTING PLAN:
COLLEGE AVENUE
SCALE: AS NOTED

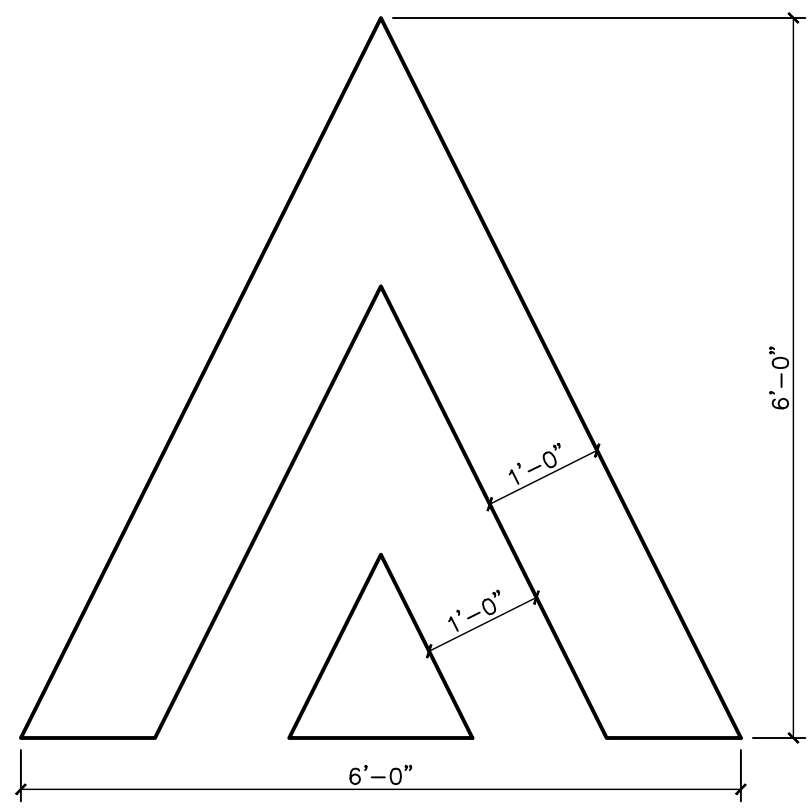
LP-I

Frederick Fisher & Partners reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced in any form or manner whatsoever without first obtaining the express written permission and consent of Frederick Fisher & Partners, Architects. nor are they to be assigned to any third party without obtaining said written permission and consent.

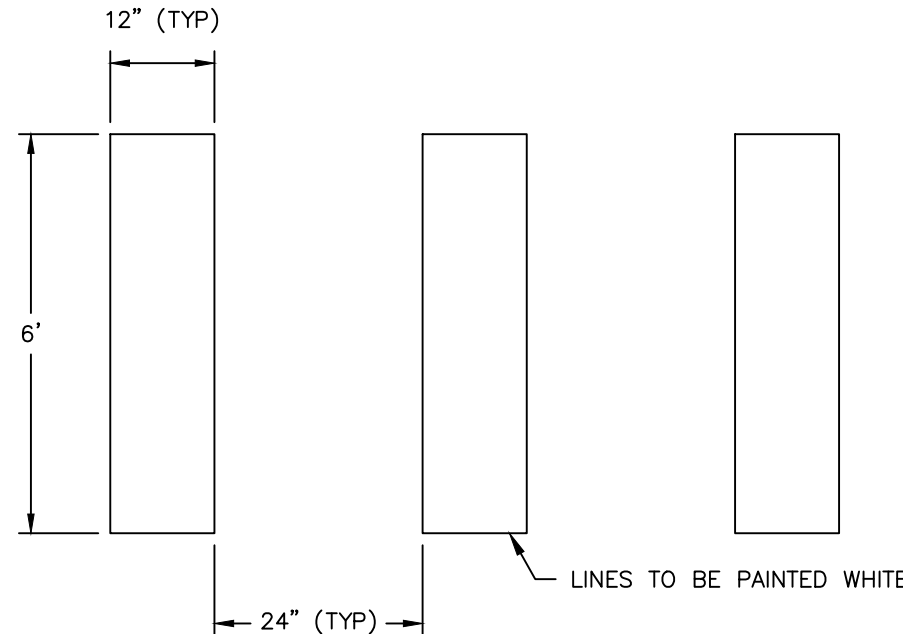


TYPICAL MANHOLE (DOG HOUSE)
NOT TO SCALE

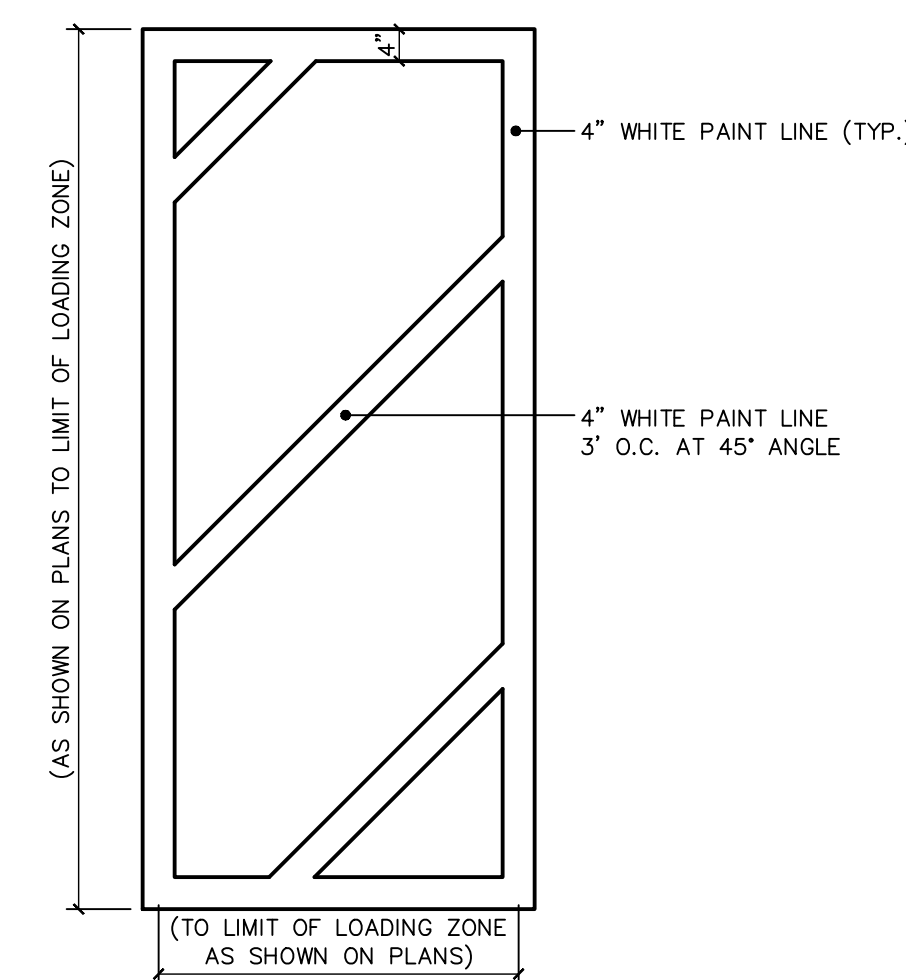
- NOTES:
1. INVERT SHALL BE FILLETED.
 2. REINFORCEMENT FOR MANHOLE AND SLAB TOP SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
 3. CONCRETE TO TEST 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.
 4. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
 5. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.



5 RAISED CROSSWALK PAVEMENT MARKING DETAIL
SCALE: 1/2" = 1'-0"

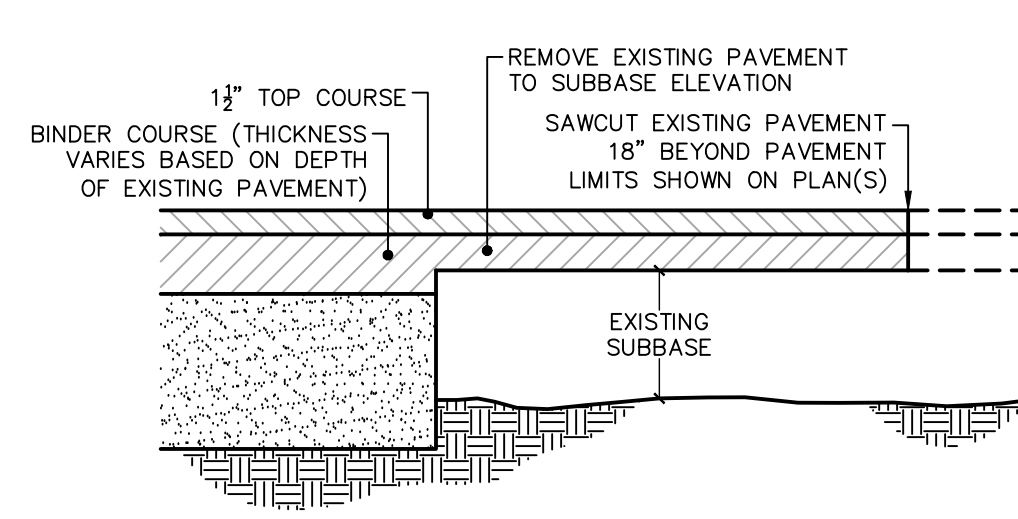


4 PAINTED CROSSWALK STRIPING
SCALE: N.T.S.

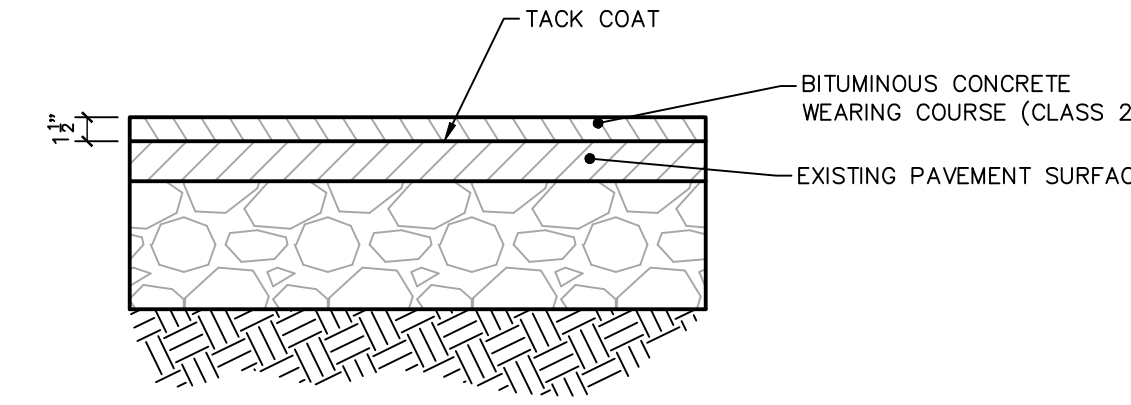


- NOTE:
1. PROVIDE TWO (2) COATS OF PAINT ON ALL SURFACES.

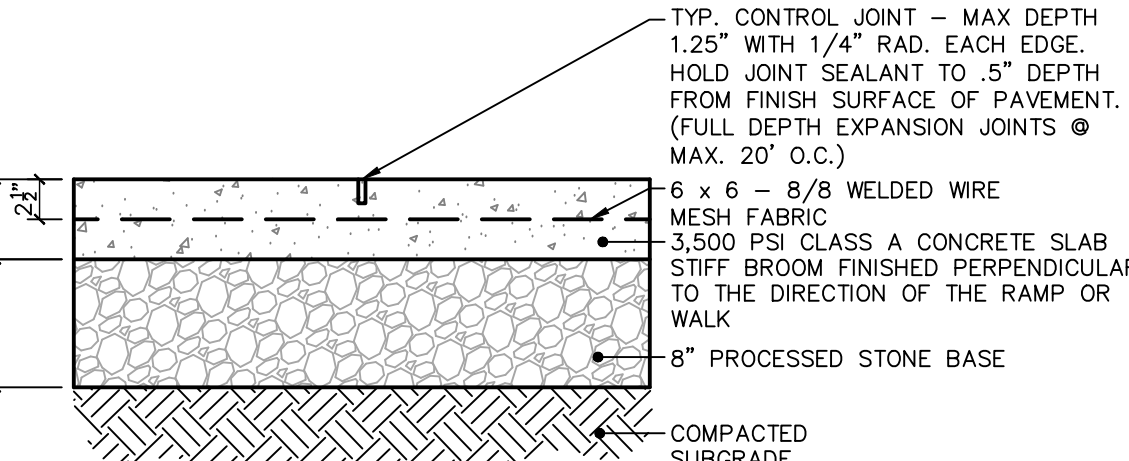
3 HATCHED PAVEMENT STRIPING DETAIL
SCALE: 1/2" = 1'-0"



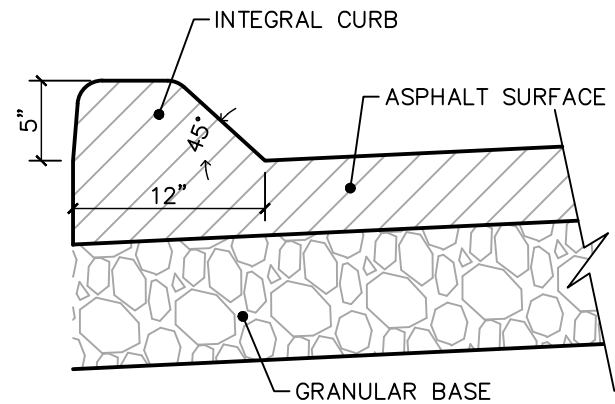
2 PAVEMENT TRANSITION DETAIL
SCALE: 1" = 1'-0"



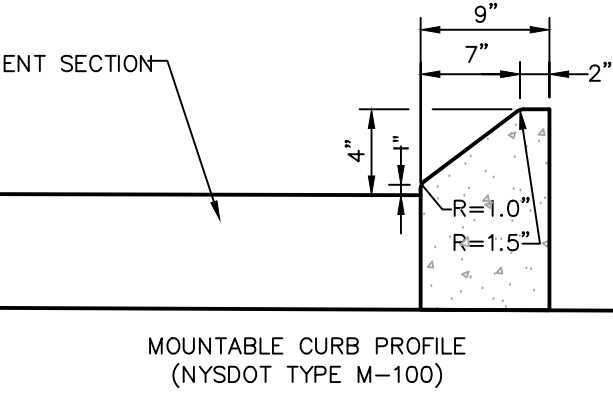
1 DUTY BITUMINOUS CONCRETE PAVEMENT DETAIL
SCALE: 1" = 1'-0"



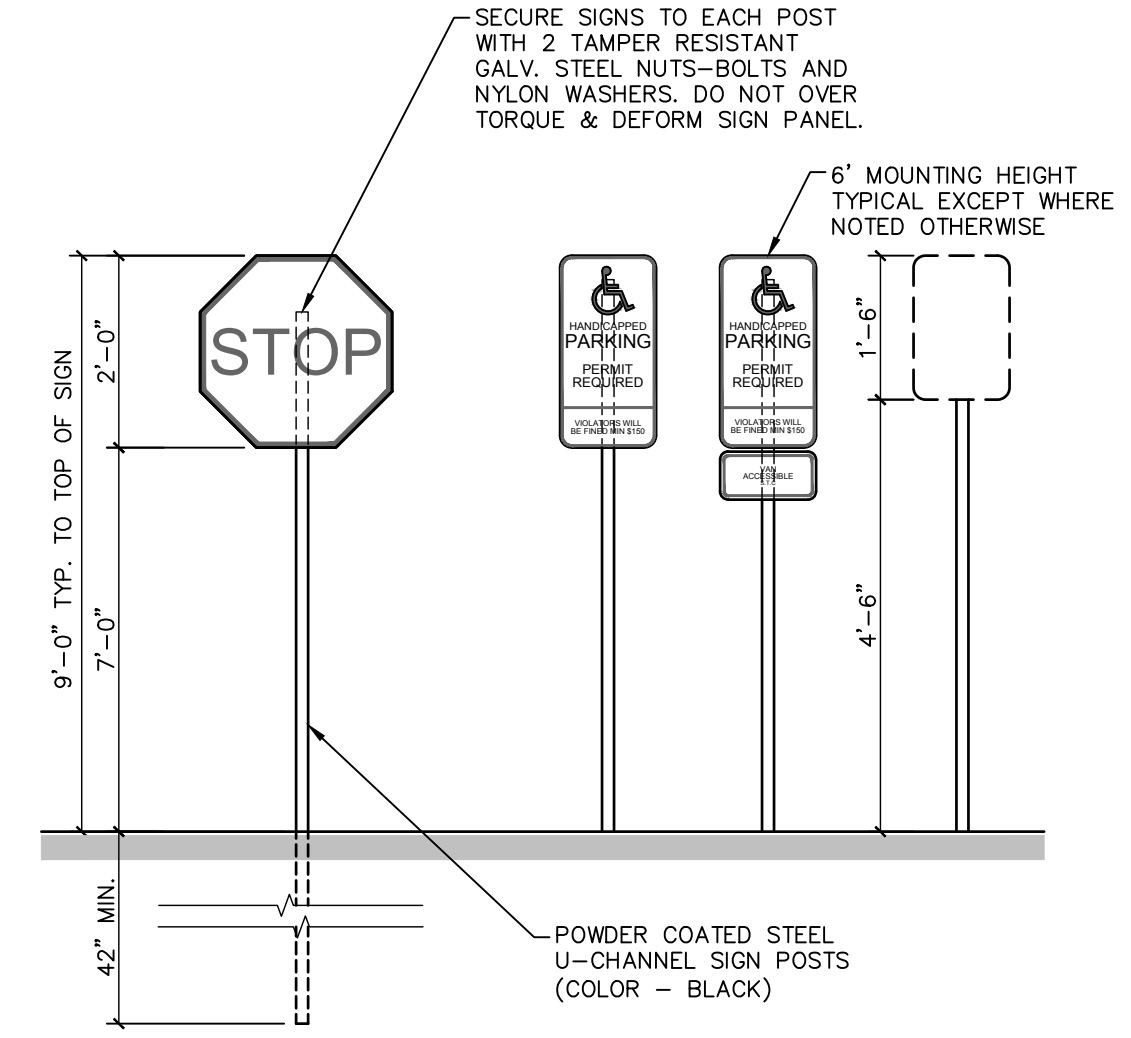
9 CONCRETE SIDEWALK SECTION DETAIL
SCALE: 1" = 1'-0"



8 BITUMINOUS INTEGRAL CURB DETAIL
SCALE: 1" = 1'-0"



7 CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"

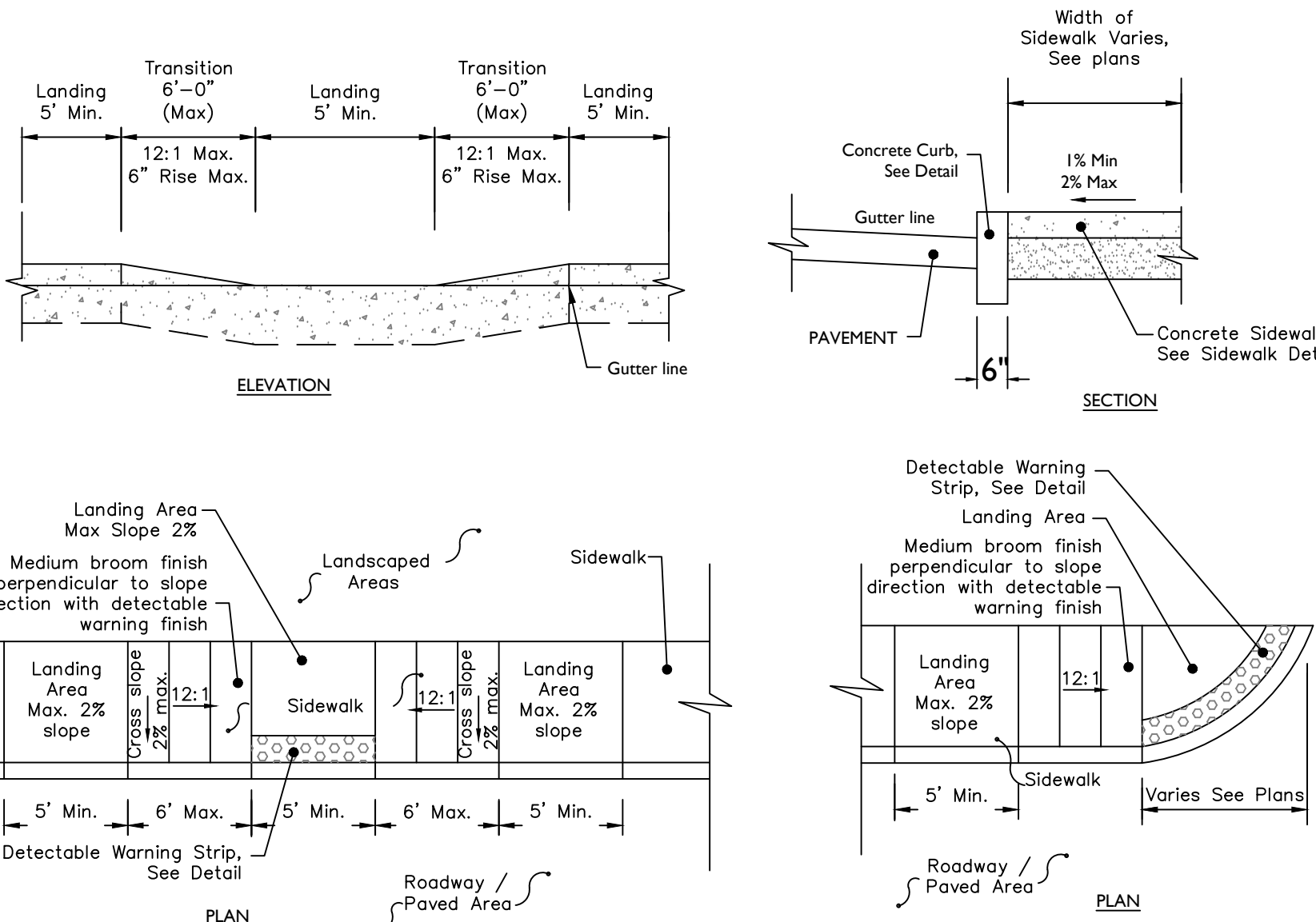


6 TRAFFIC CONTROL SIGNAGE: TYPICAL INSTALLATION
SCALE: 1/2" = 1'-0"

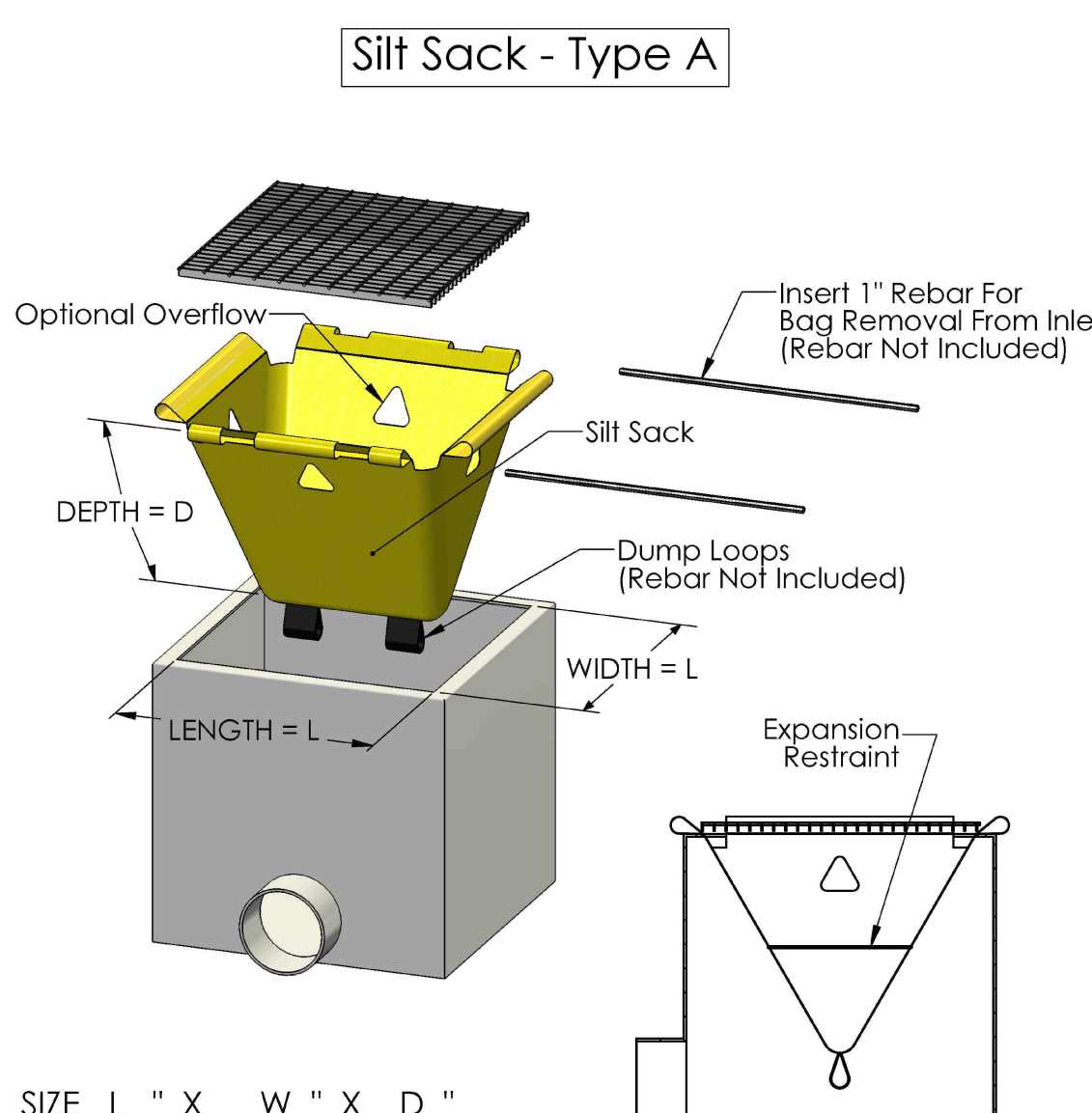
NOTES:

1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR (MAROON).
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5' TO 9' FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DETECTABLE WARNING STRIP
NOT TO SCALE



HANDICAP RAMP
NOT TO SCALE



SILT SACK DETAIL (CURBLESS CB)
NOT TO SCALE



NOTES

CONSULTANT



- Land Planning
 - Civil Engineering
 - Environmental Services
 - Land Surveying
 - Landscape Architecture
- 85 Oak Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.343.2800
- 1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 800.603.5730
- 160 West Street, Suite E
Cheshire, CT 06016
Tel: 860.635.2577
- www.lrcemail.com
- LRC Engineering and Surveying, DPC
LRC Engineering and Surveying, L.L.C.
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

ISSUE DATES

07/09/2021 ISSUED FOR BID

