

# ONE MONUMENT SQUARE

## CITY OF TROY, RENSSELAER COUNTY, NY

DECEMBER 22, 2021

### STREET ADDRESS

1 MONUMENT SQUARE  
TROY, NY 12180

### RECORD OWNER:

CITY OF TROY  
443 RIVER STREET, SUITE 5001  
TROY, NY 12180

### CONTACT:

STEVEN STRICHMAN  
(518) 279-7392  
EMAIL: STEVEN.STRICHMAN@TROY.NY.GOV

### DEVELOPER / APPLICANT:

1 MONUMENT SQ. LLC  
41 SARAZEN STREET  
SARATOGA SPRINGS, NY 12866

### CONTACT:

SUMEET GUPTA  
PHONE: (518) 542-1245  
EMAIL: SGUPTA@HBROWNSTONE.COM

### SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

CHAZEN ENGINEERING, LAND SURVEYING &  
LANDSCAPE ARCHITECTURE CO., D.P.C.  
4 BRITISH AMERICAN BOULEVARD  
LATHAM, NEW YORK 12110  
PHONE: (518) 273-0055

### TAX MAP INFORMATION:

CITY OF TROY  
SECTION 101.53, BLOCK 1, LOT 1  
SECTION 100.60, BLOCK 1 LOT 2

### ZONING:

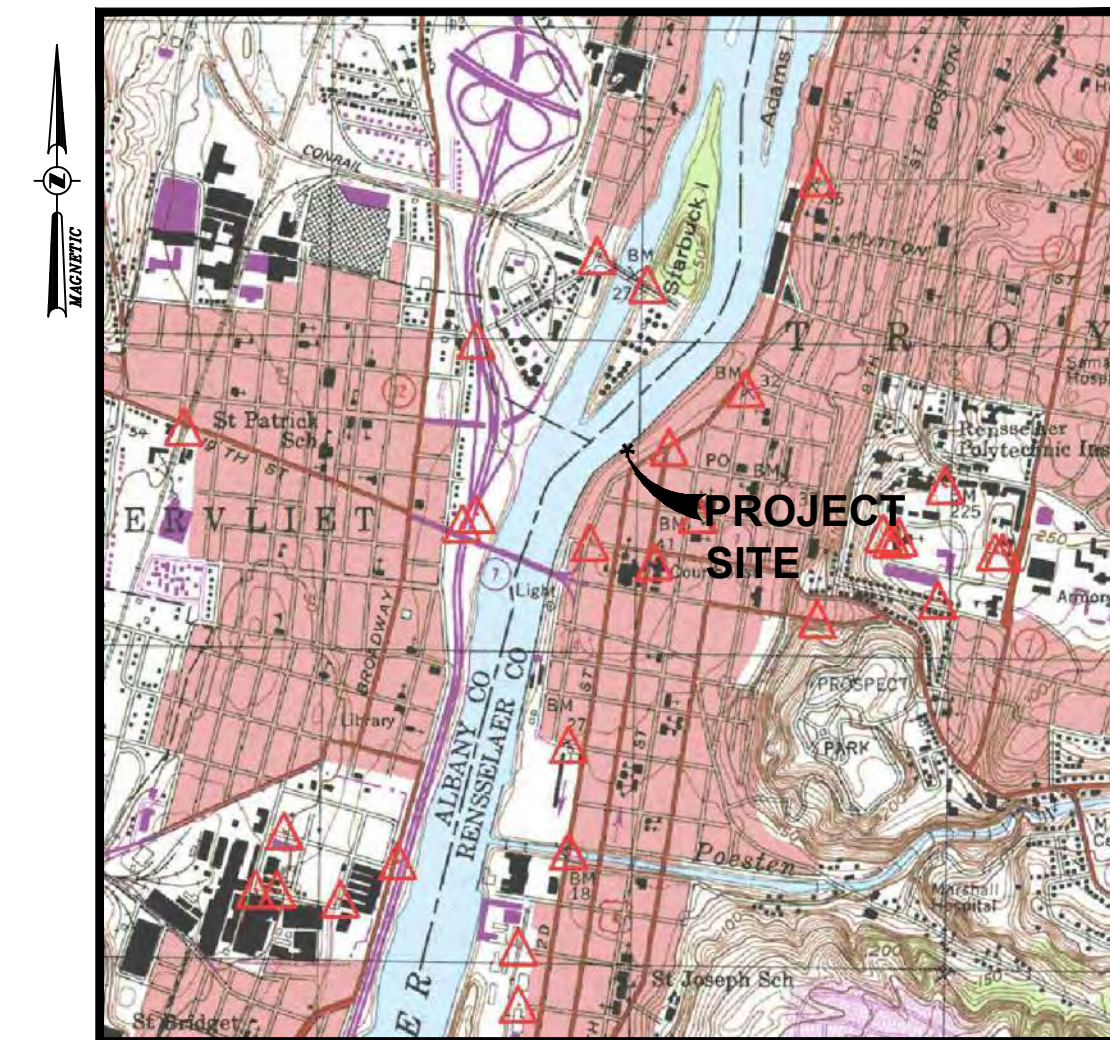
ZONING DISTRICT: B4 - CENTRAL COMMERCIAL  
HISTORIC DISTRICT: RIVER STREET HISTORIC DISTRICT,  
CENTRAL TROY HISTORIC DISTRICT

### AREA:

PARCEL ACREAGE: 1.57 ACRES  
TOTAL PROJECT AREA: 1.95 ACRES

### INDEX OF DRAWINGS

PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
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2	0	G002	12/22/21	NOTES & LEGEND
3	0	C100	12/22/21	MAP OF EXISTING CONDITIONS
4	0	C110	12/22/21	SITE PREPARATION AND REMOVALS PLAN
5	0	C120	12/22/21	SITE PLAN
6	0	C130	12/22/21	GRADING AND DRAINAGE PLAN
7	0	C140	12/22/21	UTILITY PLAN
8	0	C141	12/22/21	PARKING LEVEL SITE, GRADING & UTILITY PLAN
9	0	C150	12/22/21	LANDSCAPE PLAN
10	0	C160	12/22/21	EROSION & SEDIMENT CONTROL PLAN
11	0	C530	12/22/21	SITE DETAILS
12	0	C531	12/22/21	SITE DETAILS
13	0	C532	12/22/21	SITE DETAILS
14	0	C550	12/22/21	EROSION & SEDIMENT CONTROL DETAILS & NOTES
15	0	C560	12/22/21	UTILITY DETAILS & NOTES
16	0	C561	12/22/21	UTILITY DETAILS & NOTES
17	0	C562	12/22/21	UTILITY DETAILS & NOTES
18	0	C580	12/22/21	LANDSCAPING DETAILS & NOTES
19	0	A01	12/22/21	SITE PLAN
20	0	A02	12/22/21	REALISTIC RENDERINGS
21	0	A03	12/22/21	UPPER AND LOWER PARKING PLAN
22	0	A04	12/22/21	FIRST FLOOR PLAN (RIVER STREET)
23	0	A05	12/22/21	SECOND FLOOR PLAN
24	0	A06	12/22/21	EXTERIOR ELEVATIONS
25	0	A07	12/22/21	EXTERIOR ELEVATIONS
26	0	A08	12/22/21	EXTERIOR FINISH MATERIALS



VICINITY MAP  
SCALE: 1"= 2000'



One Monument  
Square

I Monument  
Sq LLC

PROJECT INFORMATION

686 20 00

STAMP

	ISSUED FOR	DATE
	Site Plan Approval	12/22/21
Revision Schedule		
#	Description	Date

One Monument Square

I Monument  
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SCALE AS NOTED  
DRAWN BY TCC

TITLE SHEET

SHEET TITLE

G001  
SHEET NUMBER

CITY OF TROY DENSITY CONTROL SCHEDULE: B4 - CENTRAL COMMERCIAL			
	REQUIRED	EXISTING	PROPOSED
LOT DENSITY (MAXIMUM)	120 UNITS/ACRE	0 UNITS/ACRE	59 UNITS/ACRE
LOT AREA (MINIMUM)	N/A	68,240 SF	68,240 SF
LOT WIDTH (MINIMUM)	N/A	321'	321'
SETBACKS (MINIMUM)			
FRONT	0'	N/A	0'
SIDE	20'	N/A	0'
REAR	0'	N/A	0'
BUILDING HEIGHT (MAXIMUM)	150'	N/A	89.3'
LOT COVERAGE (MAXIMUM)	80%**	0%	50%
OFF-STREET PARKING	TOTAL	0	115
	HANDICAP	0	5
*UNLESS INTERIOR LOADING SPACE PROVIDED			
**UNLESS INTERIOR LOADING SPACE PROVIDED THEN 100%			

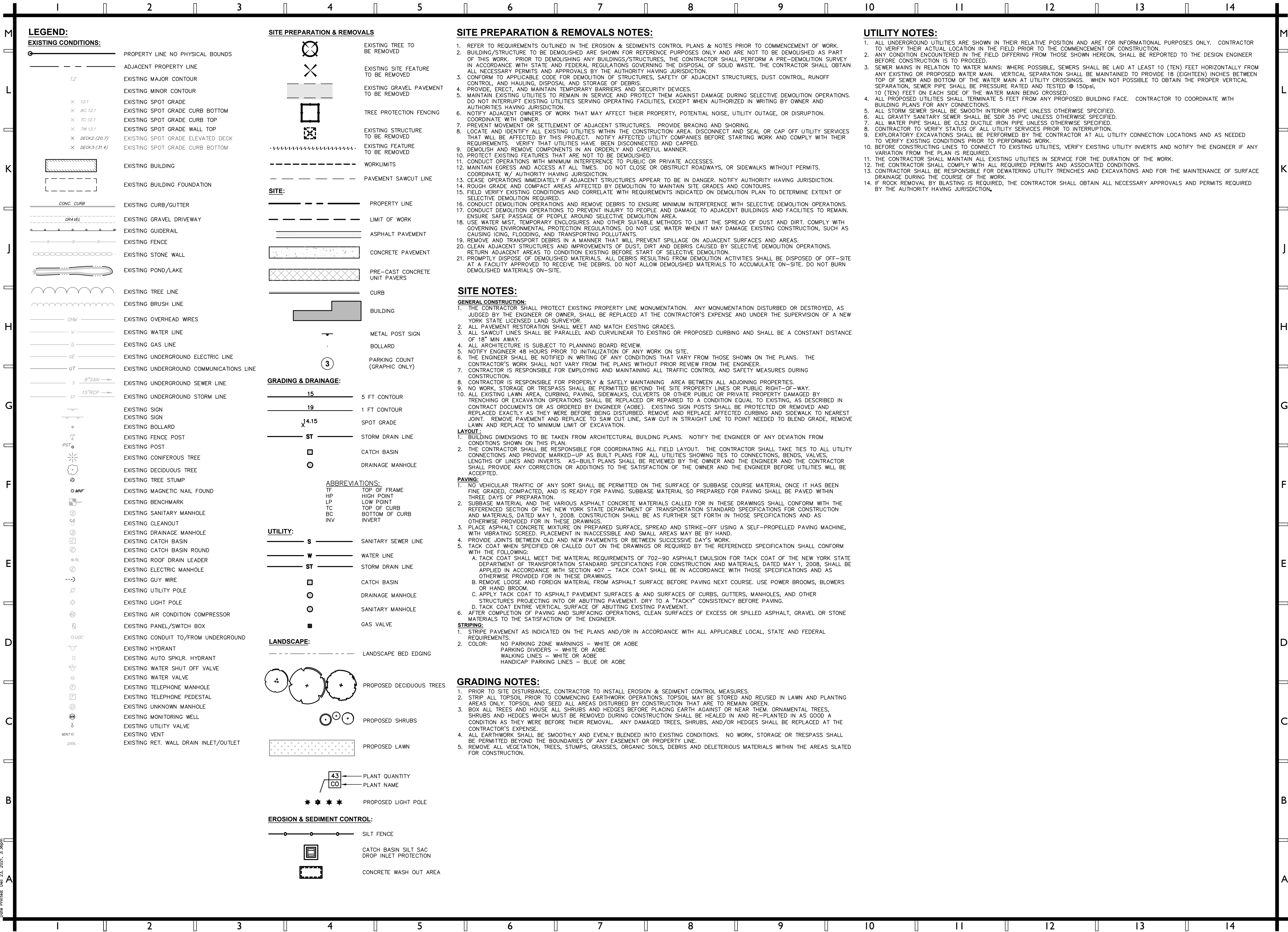


APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY,  
NEW YORK, BY RESOLUTION DATED \_\_\_\_\_, ANY CHANGE, ERASURE, OR OTHER  
AMENDMENT NOT SPECIFICALLY APPROVED VOIDS THIS APPROVAL.

CHAIRMAN  
EXECUTIVE SECRETARY



Drawing Name: 2:\Projects\32079-01\PHASE2\32079-01 One Monument LLC\PHASE2\32079-01 LEADNOTE.dwg  
User's Attended: XTB BROTHERS 32079-01 22434  
Date Printed: Dec 23, 2021, 3:36pm



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One Monument Square

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SCALE NTS

DRAWN BY TCC

NOTES & LEGEND

SHEET TITLE

G002

SHEET NUMBER



## NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY STATEMENTS OF FACTS SUCH DOCUMENT MAY REVEAL.

COPYRIGHT CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., ALL RIGHTS RESERVED.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DIG SAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED JUNE 17, 2014, BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., DATUM NAVD-88, 1 FOOT CONTOUR INTERVAL.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## DEED REFERENCE:

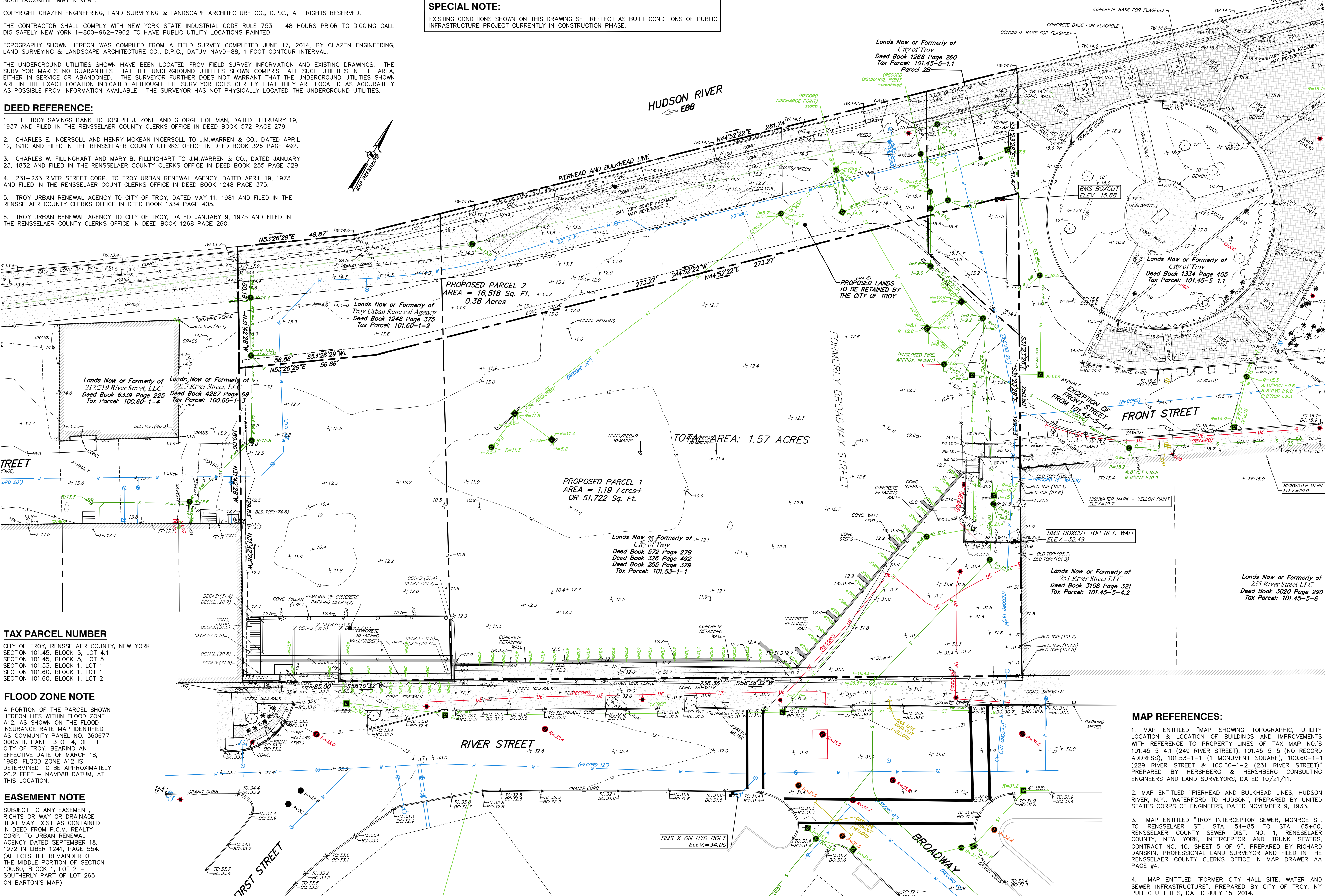
1. THE TROY SAVINGS BANK TO JOSEPH J. ZONE AND GEORGE HOFFMAN, DATED FEBRUARY 19, 1937 AND FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DEED BOOK 572 PAGE 279.
2. CHARLES E. INGERSOLL AND HENRY MCKEAN INGERSOLL TO J.M. WARREN & CO., DATED APRIL 12, 1910 AND FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DEED BOOK 326 PAGE 492.
3. CHARLES W. FILLINGHART AND MARY B. FILLINGHART TO J.M. WARREN & CO., DATED JANUARY 23, 1832 AND FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DEED BOOK 255 PAGE 329.
4. 231-233 RIVER STREET CORP. TO TROY URBAN RENEWAL AGENCY, DATED APRIL 19, 1973 AND FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DEED BOOK 1248 PAGE 375.
5. TROY URBAN RENEWAL AGENCY TO CITY OF TROY, DATED MAY 11, 1981 AND FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DEED BOOK 1334 PAGE 405.
6. TROY URBAN RENEWAL AGENCY TO CITY OF TROY, DATED JANUARY 9, 1975 AND FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DEED BOOK 1268 PAGE 260.

## DATUM NOTE:

VERTICAL DATUM IS BASED UPON NAVD88 (NAVD88 DATUM SHOWN HEREON WAS DERIVED FROM NGS VERTCON CONVERSION AS CALCULATED TO BE 0.761 FEET LOWER THAN NGVD29, AS ESTABLISHED FROM "RM 4", AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 360677 0003 B, PANEL 3 OF 4, OF THE CITY OF TROY, BEARING AN EFFECTIVE DATE OF MARCH 18, 1980.

## SPECIAL NOTE:

EXISTING CONDITIONS SHOWN ON THIS DRAWING SET REFLECT AS BUILT CONDITIONS OF PUBLIC INFRASTRUCTURE PROJECT CURRENTLY IN CONSTRUCTION PHASE.



## TAX PARCEL NUMBER

CITY OF TROY, RENSSELAER COUNTY, NEW YORK  
SECTION 101.45, BLOCK 5, LOT 4.1  
SECTION 101.45, BLOCK 5, LOT 5  
SECTION 101.53, BLOCK 1, LOT 1  
SECTION 101.60, BLOCK 1, LOT 2  
SECTION 101.60, BLOCK 1, LOT 2

## FLOOD ZONE NOTE

A PORTION OF THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE A12, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 360677 0003 B, PANEL 3 OF 4, OF THE CITY OF TROY, BEARING AN EFFECTIVE DATE OF MARCH 18, 1980. FLOOD ZONE A12 IS DETERMINED TO BE APPROXIMATELY 26.2 FEET - NAVD88 DATUM, AT THIS LOCATION.

## EASEMENT NOTE

SUBJECT TO ANY EASEMENT, RIGHTS OR WAY OR DRAINAGE THAT MAY EXIST AS CONTAINED IN DEED FROM P.C.M. REALTY CORP. TO URBAN RENEWAL AGENCY DATED SEPTEMBER 18, 1972 IN LIBER 1241, PAGE 554. (AFFECTS THE REMAINDER OF THE MIDDLE PORTION OF SECTION 100.60, BLOCK 1, LOT 2 - SOUTHERLY PART OF LOT 265 ON BARTON'S MAP)

## MAP REFERENCES:

1. MAP ENTITLED "MAP SHOWING TOPOGRAPHIC, UTILITY LOCATION & LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF TAX MAP NO.'S 101.45-5-4.1 (249 RIVER STREET), 101.45-5-5 (NO RECORD ADDRESS), 101.53-1-1 (1 MONUMENT SQUARE), 100.60-1-1 (229 RIVER STREET & 100.60-1-2 (231 RIVER STREET)" PREPARED BY HERSHBERG & HERSHBERG CONSULTING ENGINEERS AND LAND SURVEYORS, DATED 10/21/11.
2. MAP ENTITLED "PIERHEAD AND BULKHEAD LINES, HUDSON RIVER, N.Y., WATERFORD TO HUDSON", PREPARED BY UNITED STATES CORPS OF ENGINEERS, DATED NOVEMBER 9, 1933.
3. MAP ENTITLED "TROY INTERCEPTOR SEWER, MONROE ST. TO RENSSELAER ST., STA. 54+85 TO STA. 65+60, RENSSELAER COUNTY SEWER DIST. NO. 1, RENSSELAER COUNTY, NEW YORK, INTERCEPTOR AND TRUNK SEWERS, CONTRACT NO. 10, SHEET 5 OF 9", PREPARED BY RICHARD DANKIN, PROFESSIONAL LAND SURVEYOR AND FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN MAP DRAWER AA PAGE #4.
4. MAP ENTITLED "FORMER CITY HALL SITE, WATER AND SEWER INFRASTRUCTURE", PREPARED BY CITY OF TROY, NY PUBLIC UTILITIES, DATED JULY 15, 2014.



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## PROJECT INFORMATION

686 20 00

## STAMP

	ISSUED FOR	DATE
	Site Plan Approval	12/22/2021
Revision Schedule		
#	Description	Date

One Monument Square

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SCALE  
DRAWN BY TCC

MAP OF  
EXISTING  
CONDITIONS

SHEET TITLE

C100  
SHEET NUMBER







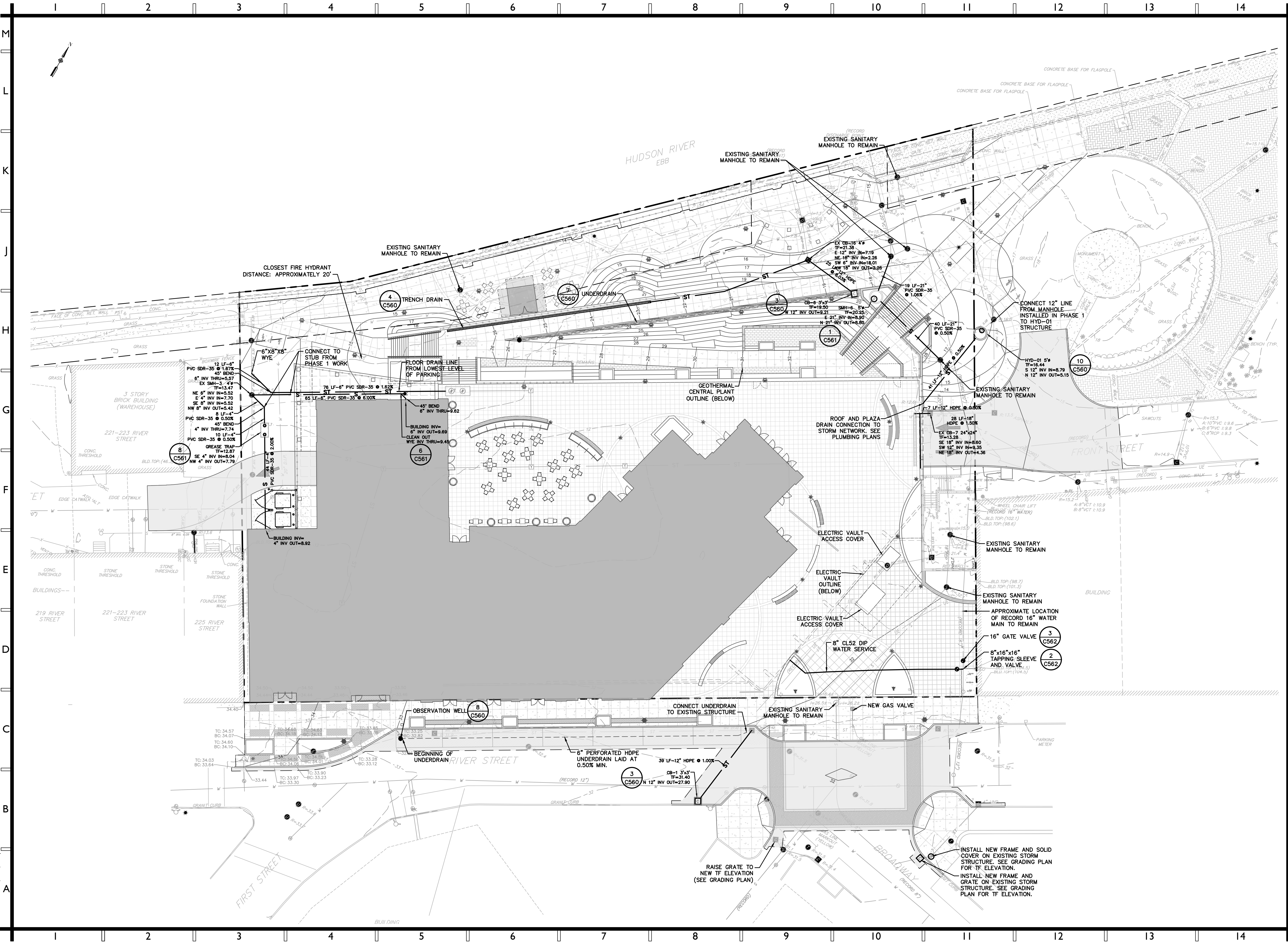








Project Name: 219 River Street, One Monument Square, 32079-01, Phase 1 - Existing, XTB BY OTHERS, 32079-01, 2234  
Xref's Attached: XTB, 32079-01, 2436; BASE-ENG, 32079-01, Phase 2; XAVOUT, 32079-01, Phase 2; BASE-ENG, 32079-01, 2234  
Date Printed: Dec 23, 2021, 3:37pm



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One Monument Square

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SCALE

1"=20'

DRAWN BY

TCC

UTILITY PLAN

SHEET TITLE

**CI40**

SHEET NUMBER







QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS	
<b>DECIDUOUS TREES</b>								
1 C580	7	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2"-2.5" Cal.	B&B	As Shown	
	7	CK	Cornus kousa	Kousa Dogwood	1.5 - 2" Cal.	B&B	As Shown	Tree Form
	6	GT	Gleditsia triacanthos inermis	Thornless Honeylocust	2"-2.5" Cal.	B&B	As Shown	
	7	PA	Prunus 'Accolade'	Accolade Flowering Cherry	1.5 - 2" Cal.	B&B	As Shown	
	10	SR	Syringa reticulata amurensis japonica	Japanese Tree Lilac	1.75"-2" Cal.	B&B	As Shown	Tree Form
<b>SHRUBS</b>								
2 C580	15	Cv	Cornus alba 'Bailhala'	Ivory Halo Dogwood	24"-30"	Cont.	As Shown	
	4	Hm	Hamamelis virginiana	Witchhazel	3' - 4'	Cont.	As Shown	
	6	Jd	Ilex verticillata 'Jim Dandy'	Winterberry (male)	#3	Cont.	As Shown	
	3	Ir	Ilex verticillata 'Red Sprite'	Winterberry (female)	#3	Cont.	As Shown	
	16	Ma	Microbiota decussata 'Condrew'	Drew's Blue Siberian Carpet Cypress	18" - 24" Ht.	Cont.	As Shown	
	10	Vd	Viburnum acerifolium	Mapleleaf Viburnum	24"-30"	Cont.	As Shown	
	18	Vc	Viburnum carlesii	Koreanspice Viburnum	#5	Cont.	As Shown	
<b>ORNAMENTAL GRASSES</b>								
3 C580	66	cc	Calamagrostis acutiflora Karl Foerster	Karl Foerster Feather Reed Grass	#3	Cont.	As Shown	
	66	ms	Miscanthus sinensis 'Grosse Fontaine'	'Grosse Fontaine' Maiden Grass	#3	Cont.	As Shown	
	74	oc	Osmunda cinnamomea	Cinnamon Fern	#2	Cont.	12" O.C.	
	134	pv	Panicum virgatum 'Shenandoah'	Switch Grass	#3	Cont.	As Shown	
	122	ssb	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	#3	Cont.	As Shown	

1. ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT FOR NEW IMPROVEMENTS SHALL BE TOPSOILED, SEEDED WITH LAWN SEED MIX, & MULCHED (TYP)



I Monument  
Sq LLC

## 686 20 00

## One Monument Square

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SCALE	1"=20'
DRAWN BY	TCC

## SHEET TITLE

**CI 50**  
SHEET NUMBER





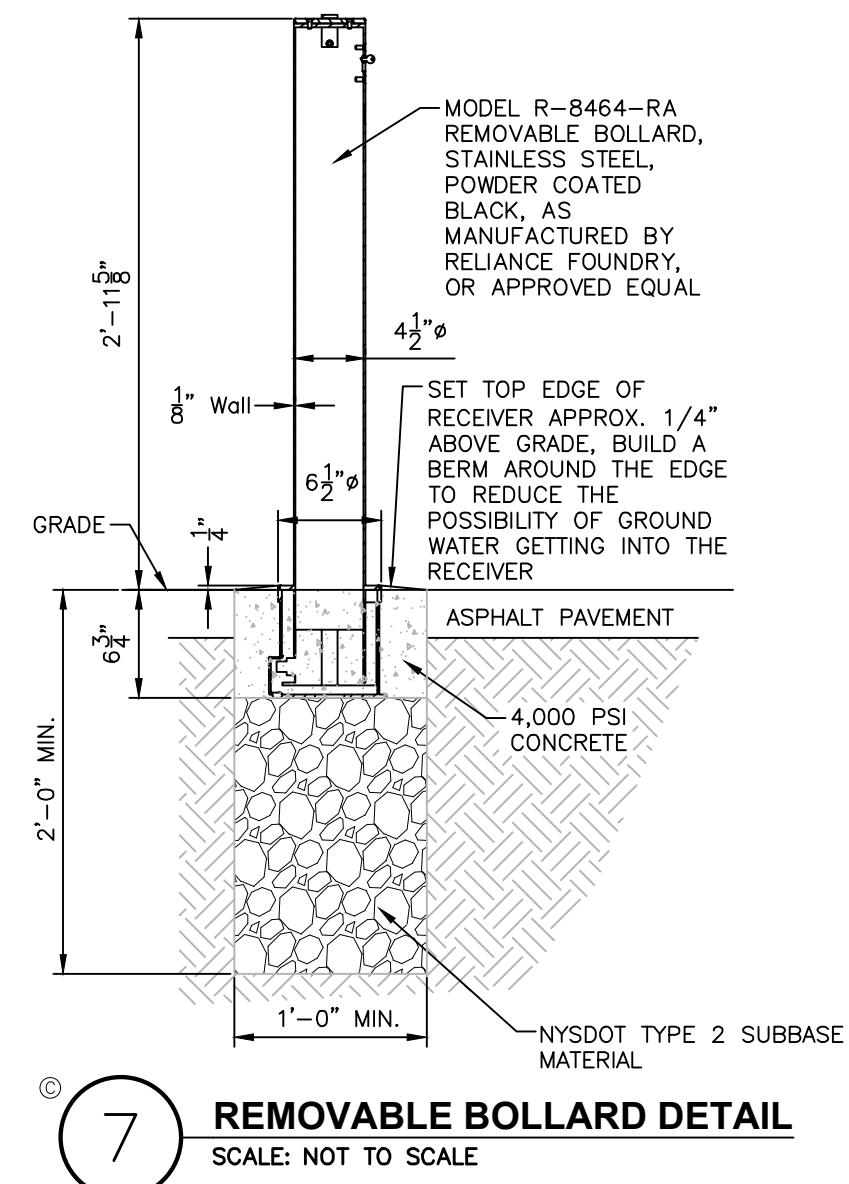






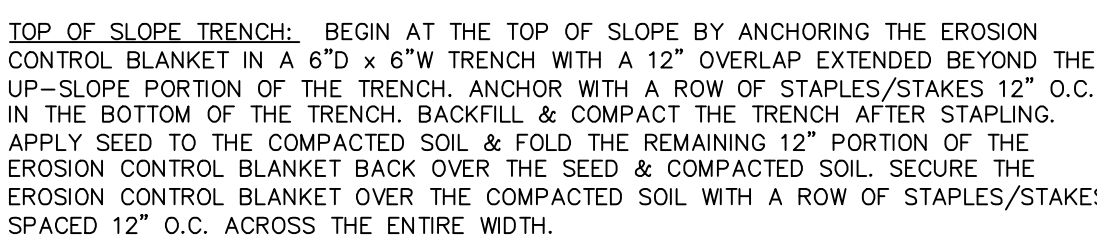
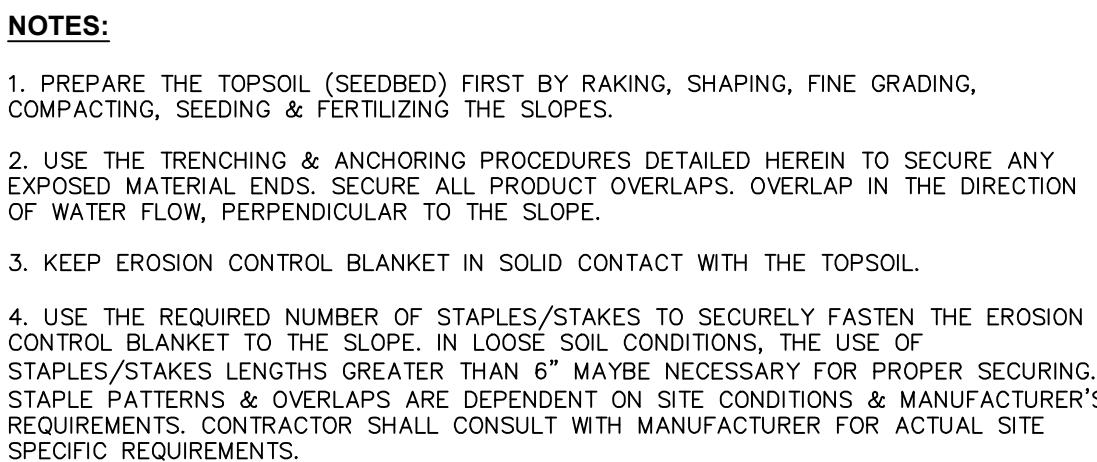
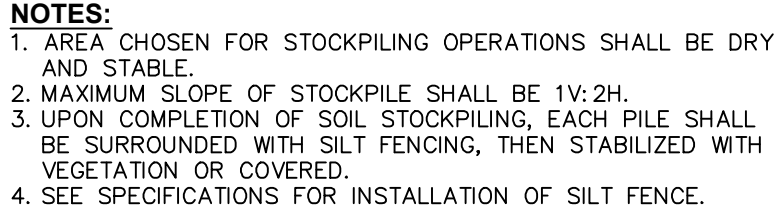
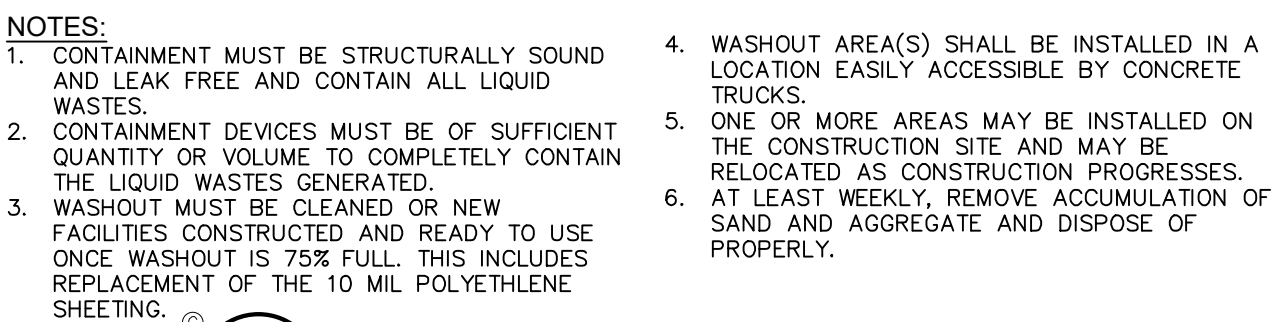
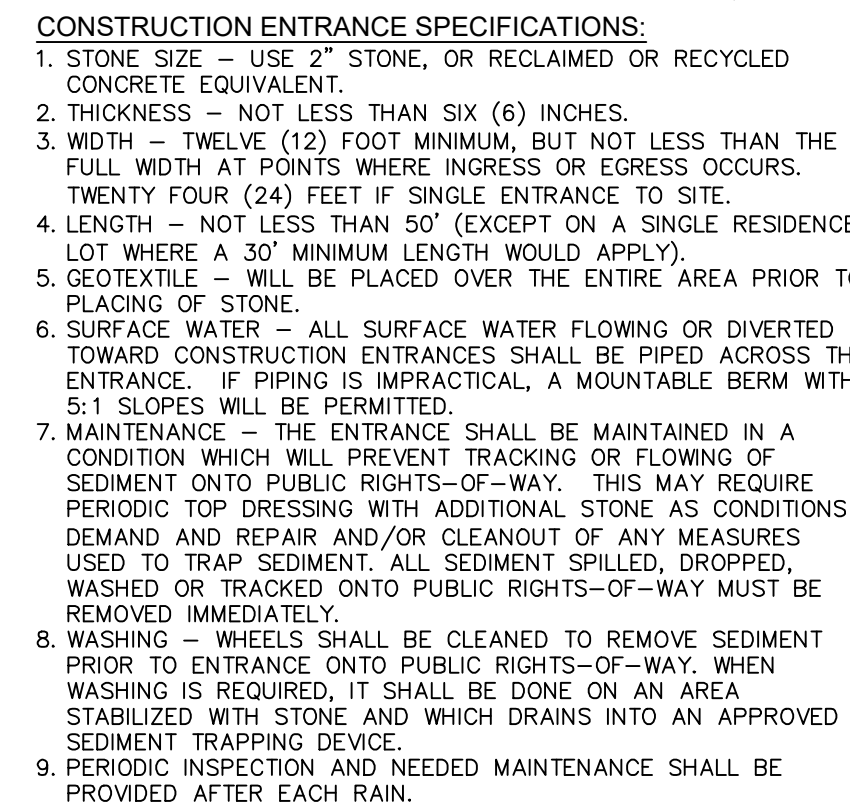






Drawing Name: Z:\Projects\32000-32098\32079-01 One Monument\_HBC\DWG\PHASE2\01\_C530\_32079-01\_SITE\_DETAILS.dwg  
Xrefs Attached: XTB\_32079-01\_24x36; XTB\_BUYOTHERS\_32079-01\_22x34  
Date Printed: Dec 23, 2021, 3:39pm





1. THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "ONE MONUMENT SQUARE" HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.
2. THIS PROJECT HAS NOT RECEIVED WRITTEN APPROVAL FROM NYSDEC ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. THEREFORE, IF THE CONTRACTOR'S CONSTRUCTION SEQUENCE REQUIRES THE DISTURBANCE OF MORE THAN FIVE ACRES AT ANY ONE TIME, WRITTEN APPROVAL MUST BE OBTAINED FROM NYSDEC PRIOR TO EXCEEDING THE 5 ACRE LIMIT.

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN INLET PROTECTION, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
2. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
3. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
4. CONSTRUCT ALL UTILITIES, CURB, AND STORM SEWER STRUCTURES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
5. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
6. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
7. INSTALL SUBBASE MATERIAL AS REQUIRED FOR PAVEMENT.
8. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
9. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES.

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED, FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2005.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THE PORTION OF THE SITE WHERE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

(IF REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.



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## 686 20 00

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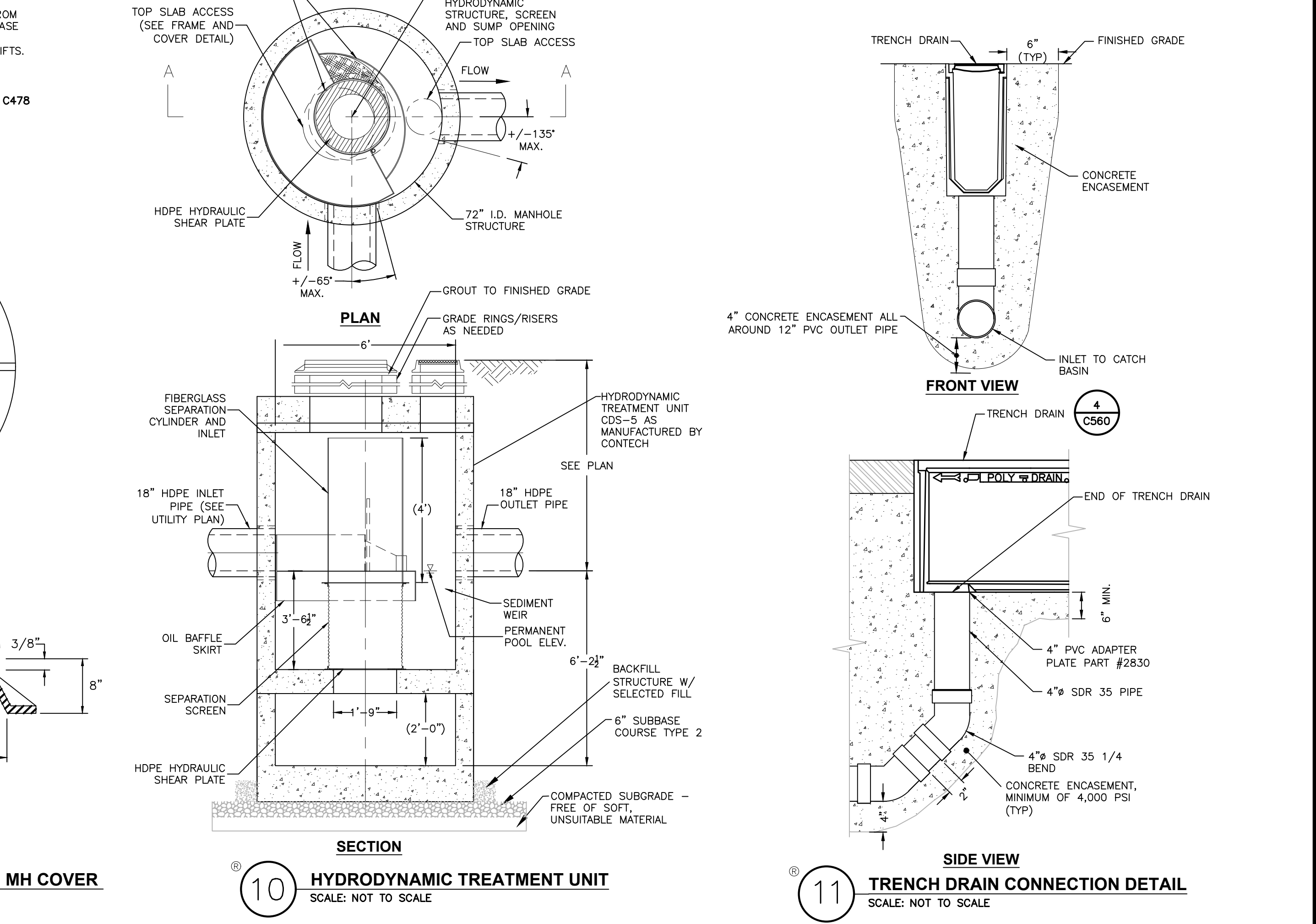
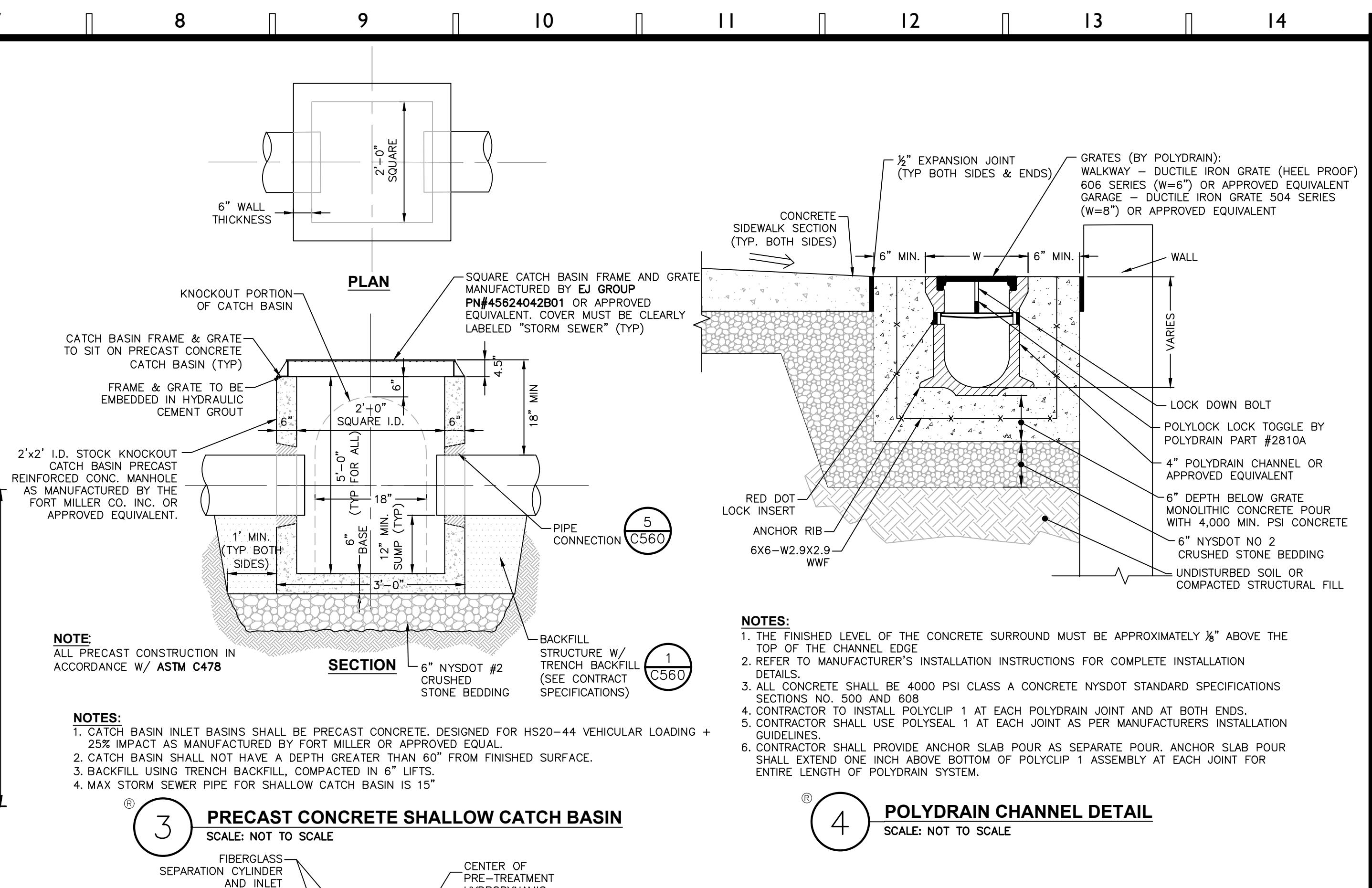
## EROSION & SEDIMENT CONTROL DETAILS & NOTES

SHEET TITLE

# C550

SHEET NUMBER





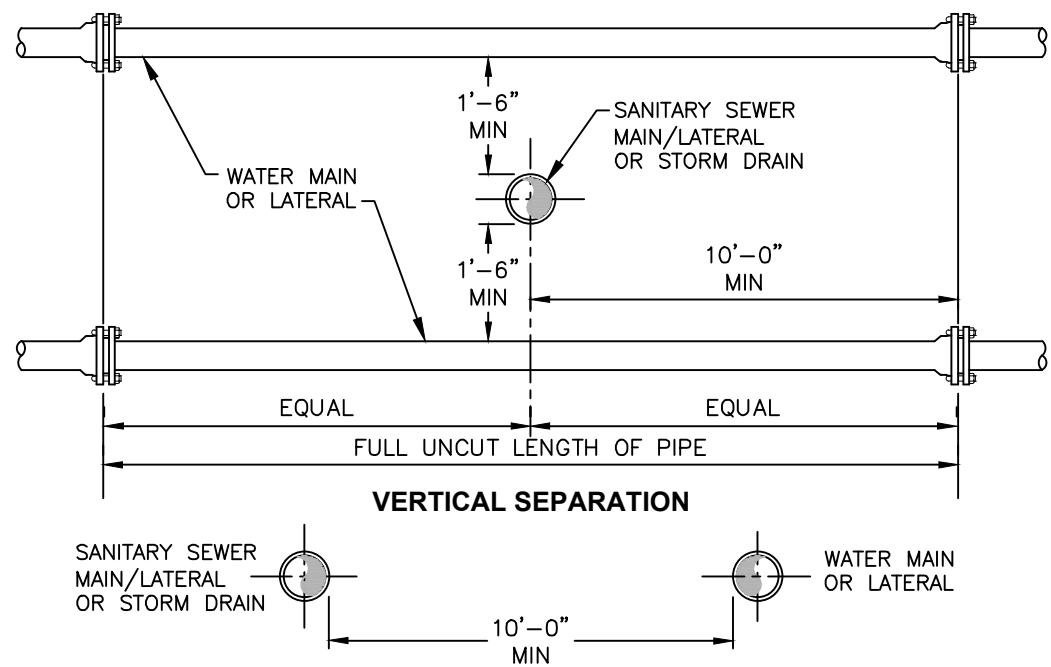
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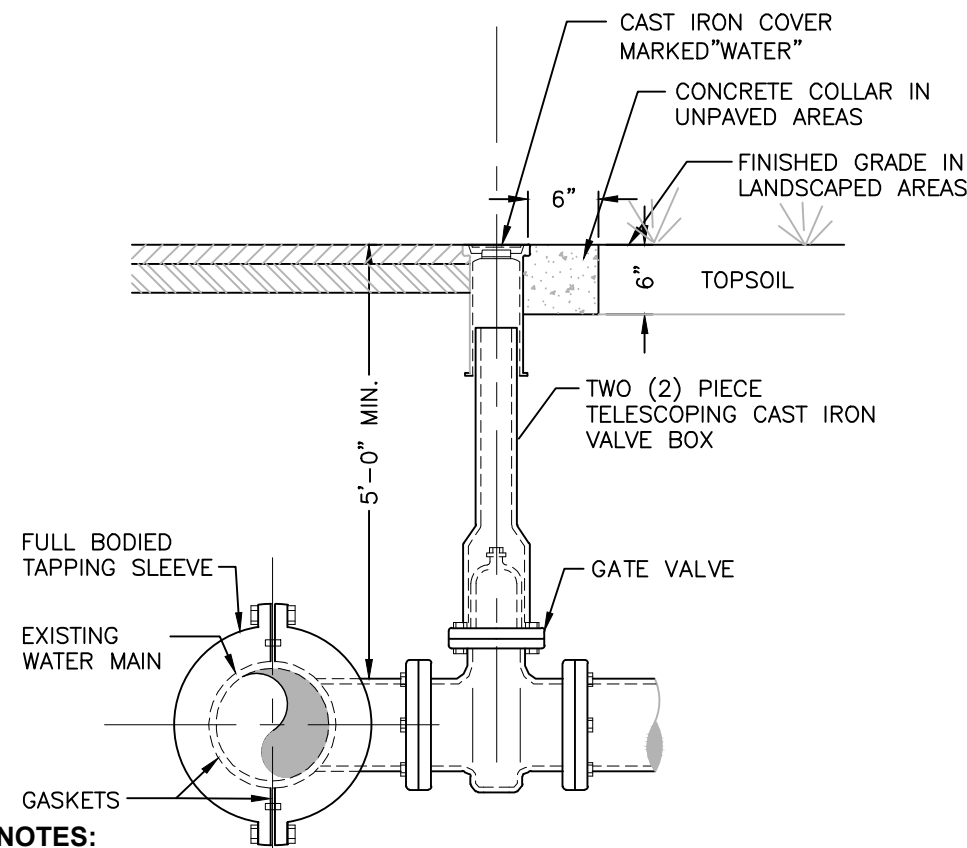


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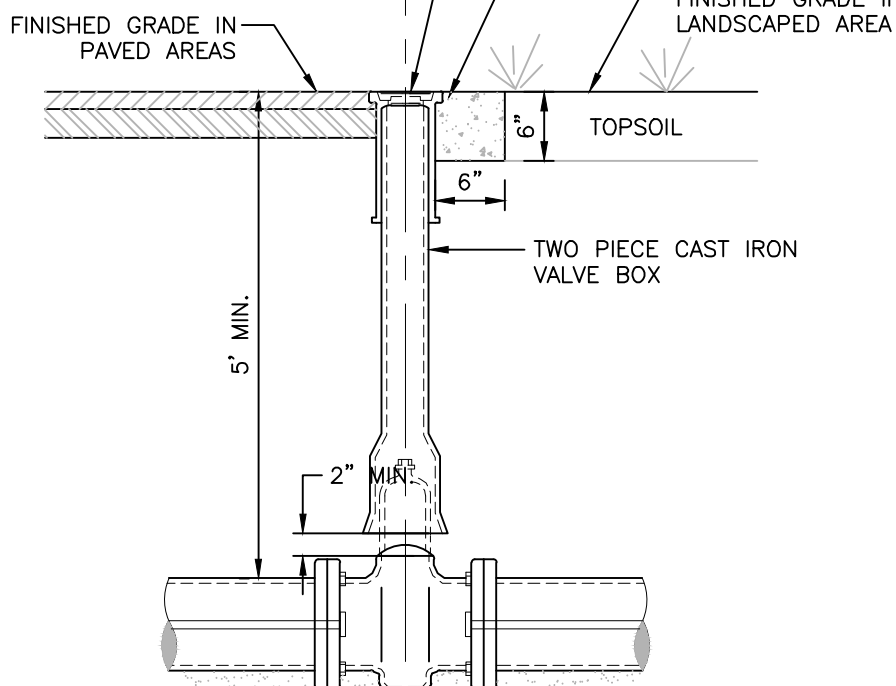
- NOTES:**
- NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
  - WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

**1 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL**  
SCALE: NOT TO SCALE



- NOTES:**
- WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
  - TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
  - MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3'.
  - VALVE OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN (TURNING LEFT).
  - VALVE OPERATING DIRECTION SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
  - THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.
  - TAPPING SLEEVE, VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATROUS) OR APPROVED EQUIVALENT.

**2 TAPPING SLEEVE AND VALVE DETAIL**  
SCALE: NOT TO SCALE



- NOTES:**
- NON-RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN.
  - MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
  - IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. TWO (2) 3/4" GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180" SPACING SHALL BE USED FOR RODDING VALVES.
  - GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATROUS) OR APPROVED EQUIVALENT.

**3 TYPICAL GATE VALVE DETAIL**  
SCALE: NOT TO SCALE

#### TESTING WATER MAINS:

- AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO ABOUT 2000 FT (MAX.) UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
- ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
- HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600 OR LATEST EDITION, AS MODIFIED HEREIN.
- FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
- LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS./SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
- MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE:

AVG. TEST PRESSURE	NOMINAL PIPE DIAMETER-IN.		
PSI	8	10	12
450	1.15	1.43	1.72
400	1.08	1.35	1.62
350	1.01	1.26	1.52
300	0.94	1.17	1.40
275	0.90	1.12	1.34
250	0.85	1.07	1.28
225	0.81	1.01	1.22
200	0.76	0.96	1.15
175	0.72	0.89	1.07
150	0.66	0.83	0.99
125	0.60	0.76	0.91
100	0.54	0.68	0.81
- IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

#### DISINFECTION OF POTABLE WATER SERVICE MAINS:

- DISINFECTION WILL BE ACCOMPLISHED AFTER PIPE HAS PASSED ANY LEAKAGE TESTS.
- THE MUNICIPALITY AND THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF PRESSURE TESTING, LEAKAGE TESTING, AND DISINFECTION.
- DISINFECTION WILL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD C 651-05 OR LATEST EDITION. (EXCLUDING SECTION 4.4.2 COVERING THE TABLE METHOD).
- CHLORINE-WATER SOLUTION IS PREPARED BY ADDING SODIUM HYPOCHLORITE TO WATER IN ACCORDANCE WITH THE FOLLOWING TABLE (VERIFY AGAINST TOWN REQUIREMENTS):

PIPE SIZE	100 PERCENT CHLORINE	1 PERCENT CHLORINE SOLUTIONS
IN.	LB.	GAL.
4	0.013	0.16
6	0.030	0.36
8	0.054	0.65
10	0.085	1.02
12	0.120	1.44
16	0.217	2.60

NOTE: 1% SOLUTIONS REQUIRE 1 POUND OF SODIUM HYPOCHLORITE IN 8 GAL OF WATER PRODUCT DETERIORATION MUST BE CONSIDERED IN COMPUTING THE QUANTITY OF SODIUM HYPOCHLORITE REQUIRED FOR THE DESIRED CONCENTRATION.

- CHLORINE-WATER SOLUTION SHALL BE INTRODUCED INTO THE WATER MAIN WITH A GASOLINE OR ELECTRICALLY POWERED CHEMICAL FEED PUMP DESIGNED FOR FEEDING CHLORINE SOLUTIONS. FEED LINES SHALL BE OF SUCH MATERIAL AND STRENGTH TO PERMIT THEM TO WITHSTAND SAFELY THE MAXIMUM PRESSURE THAT MAY BE CREATED BY PUMP. ALL CONNECTIONS SHALL BE CHECKED FOR TIGHTNESS BEFORE HYPOCHLORITE SOLUTION IS APPLIED TO MAIN.
- THE CONTRACTOR SHALL FURNISH AND INSTALL A CORPORATION STOP JUST DOWNSTREAM FROM THE NEWLY INSTALLED GATE VALVE OR AS OTHERWISE SHOWN ON DRAWINGS OR APPROVED BY THE ENGINEER.
- GENERALLY, THE FOLLOWING PROCEDURE SHALL BE USED TO DISINFECT THE NEW MAIN. THE CONTRACTOR SHALL HOWEVER, REVIEW THEIR PROPOSED PROCEDURES WITH THE ENGINEER AT LEAST 48 HOURS PRIOR TO START OF DISINFECTION. ALL DISINFECTION PROCEDURES MUST BE APPROVED BY THE ENGINEER BEFORE DISINFECTION STARTS.
  - ALL GATE VALVES AND HYDRANTS MUST BE CLOSED. THE NEW MAIN SHOULD ALREADY BE FULL OF WATER FROM THE HYDROSTATIC TESTS; IF NOT, IT SHALL BE FILLED.
  - MIX CHLORINE-WATER SOLUTION IN 55 GALLON DRUMS; CONNECT FEED LINE TO PUMP AND NEW MAIN.
  - OPEN GATE VALVE ON THE HYDRANT LEAD OF END HYDRANT; THEN OPEN HYDRANT FULLY. (NOTE: HYDRANT MUST ALWAYS BE EITHER FULLY OPENED OR FULLY CLOSED. THE HYDRANT FLOW MAY BE CONTROLLED BY THROTTLING THE GATE VALVE ON THE HYDRANT LEAD).
  - START PUMPING CHLORINE-WATER SOLUTION INTO WATER MAIN; THEN OPEN UPSTREAM GATE VALVE SLOWLY UNTIL FLOW FROM HYDRANT IS PROPORTIONATE TO THE AMOUNT OF CHLORINE-WATER SOLUTION BEING PUMPED (30 PARTS WATER TO 1 PART CHLORINE-WATER SOLUTION). IF A WATER METER IS NOT AVAILABLE, DISCHARGE RATE MAY BE DETERMINED BY USING EITHER A PITOT GAUGE IN THE DISCHARGE OR BY MEASURING THE TIME TO FILL A CONTAINER OF KNOWN VOLUME (SUCH AS A 55 GAL. BARREL). THE PUMPING RATE CAN BE DETERMINED BY MEASURING THE DROP IN LIQUID LEVEL IN A GIVEN LENGTH OF TIME. (NOTE: A STANDARD 55 GALLON STEEL BARREL CONTAINS 19.75 GAL/FT OF DEPTH OR 1.64 GAL/IN OF DEPTH).
  - AFTER HYDRANT FLOW AND PUMPING RATE HAVE BEEN ADJUSTED, MAINTAIN A CONSTANT FLOW SO THAT CHLORINE CONCENTRATION IN THE MAIN IS MAINTAINED AT A MINIMUM OF 25 PPM.
  - PERIODICALLY CHECK HYDRANT DISCHARGE FOR CHLORINE CONCENTRATION BY USING A FIELD CHLORINE RESIDUAL TEST KIT. MAINTAIN HYDRANT DISCHARGE AND PUMPING RATE UNTIL THE MINIMUM CHLORINE CONCENTRATION OF 25 PPM HAS BEEN ACHIEVED THROUGHOUT THE ENTIRE MAIN DISINFECTED.
  - AFTER THE REQUIRED CONCENTRATION HAS BEEN ACHIEVED, ALL VALVES AND HYDRANTS ON THE MAIN LINE BETWEEN THE UPSTREAM GATE VALVE AND THE DISCHARGE HYDRANT SHALL BE OPERATED IN ORDER TO DISINFECT THE INTERNAL APPURTENANCES. DO NOT OPERATE ANY GATE VALVE THAT IS LOCATED ON A CONNECTION TO AN EXISTING WATER MAIN THAT IS IN SERVICE.
- AFTER THE WATER SAMPLES HAVE BEEN TAKEN AND THE MINIMUM 25 PPM CHLORINE CONCENTRATION HAS BEEN VERIFIED, THE CONTRACTOR SHALL RETAIN THE CHLORINATED WATER IN THE MAIN BY THE FOLLOWING METHOD:
  - FIRST, CLOSE THE UPSTREAM GATE VALVE.
  - SECOND, CLOSE THE DISCHARGE HYDRANT.
  - THIRD, SHUT OFF THE PUMP.
- CHLORINATED WATER SHALL REMAIN IN THE MAIN FOR A MINIMUM OF 24 HOURS.
- IF THE CHLORINE RESIDUAL IS LESS THAN 10 PPM AT TH END OF THE 24 HOURS, REPEAT SYSTEM TREATMENT.
- ANY SECTION OF PIPE, VALVES OR FITTINGS, INCLUDING TAPPING SLEEVES AND VALVES WHICH ARE INSTALLED OUTSIDE THE LIMITS OF THE SYSTEM SUBJECTED TO THE CHLORINATION PROCEDURES SPECIFIED ABOVE, SHALL BE SPRAYED OR SWABBED WITH A 1% HYPOCHLORITE SOLUTION PRIOR TO INSTALLATION.
- AFTER THE WATER SAMPLES HAVE BEEN TAKEN AND THE MINIMUM 10 PPM CHLORINE RESIDUAL HAS BEEN VERIFIED, CONTRACTOR SHALL THOROUGHLY FLUSH CHLORINATED WATER FROM THE MAIN BY THE FOLLOWING METHOD:
  - FIRST, OPEN THE DISCHARGE HYDRANT.
  - SECOND, OPEN THE UPSTREAM GATE VALVE.
  - THIRD, OPEN ANY HYDRANTS ON THE MAIN LINE TO REMOVE ALL CHLORINATED WATER FROM THE HYDRANT LEADS.
- FLUSH THE MAIN WITH POTABLE WATER IN SUCH A MANNER THAT DOES NOT ADVERSELY AFFECT FISH, PLANT, OR ANIMAL LIFE. PROVIDE FOR PROPER DISPOSAL OF HEAVY CHLORINATED WATER OR NEUTRALIZE IN ACCORDANCE WITH APPENDIX C OF AWWA C651-05.
- THE QUANTITY AND LOCATION OF WATER SAMPLES TO BE TAKEN SHALL BE IN ACCORDANCE WITH AWWAC 015-05.
- WATER SAMPLES SHALL BE TAKEN BY THE CONTRACTOR IN STERILIZED BOTTLES.
- ANALYZE WATER SAMPLES IN ACCORDANCE WITH STANDARD METHODS FOR EXAMINATION OF WATER AND WASTEWATER, 14TH EDITION, PUBLISHED BY AMERICAN WATER WORKS ASSN., 6666 WEST QUINCY AVE., DENVER, CO 80235.
- IF A BACTERIOLOGICAL TEST PROVES THE WATER QUALITY TO BE UNACCEPTABLE; REPEAT SYSTEM TREATMENT.
- IF A BACTERIOLOGICAL TEST PROVES WATER TO BE ACCEPTABLE; REMOVE FEED LINE AND CORPORATION STOP. CORPORATION STOP WILL BE REPLACED WITH A THREADED BRASS PLUG UNLESS OTHERWISE DIRECTED BY ENGINEER.
- SAMPLES MUST BE BACTERIOLOGICALLY SAFE AND THE MUNICIPALITY, ENGINEER & HEALTH DEPARTMENT MUST PROVIDE APPROVAL BEFORE THE WATERMAIN IS PLACED INTO SERVICE.



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Square

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Revision Schedule		
#	Description	Date

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SCALE AS NOTED

DRAWN BY TCC

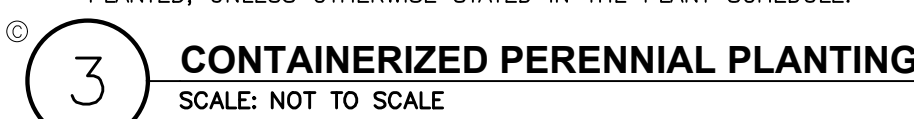
UTILITY DETAILS &  
NOTES

SHEET TITLE

C562

SHEET NUMBER





1. LAWN ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE OR INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.



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### One Monument Square

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SCALE AS NOTED

DRAWN BY TCC

## LANDSCAPING DETAILS & NOTES

SHEET TITLE

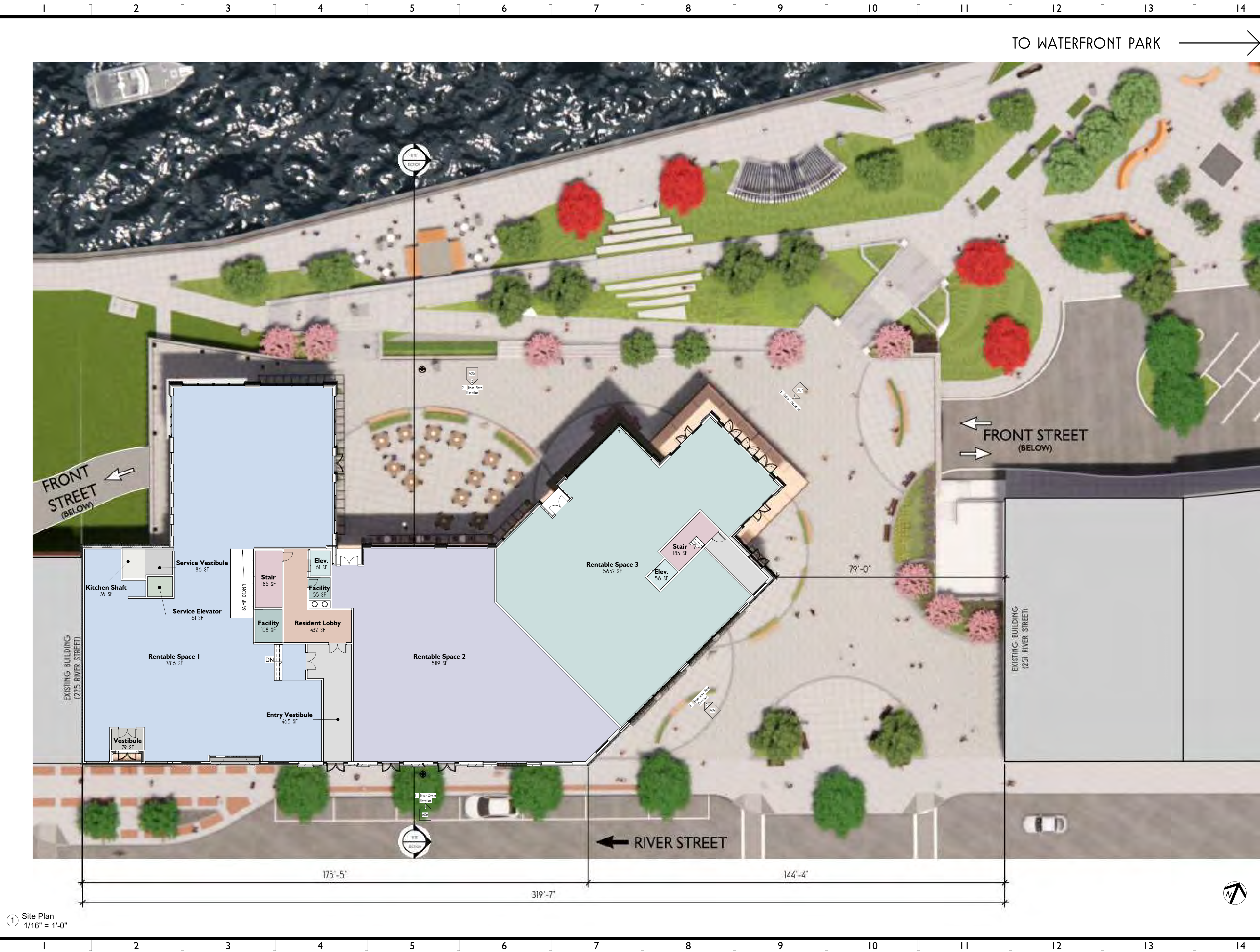
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SHEET NUMBER



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① Site Plan  
1/16" = 1'-0"

TO WATERFRONT PARK →

FRONT STREET  
(BELOW)

← RIVER STREET



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SCALE 1/16" = 1'-0"  
DRAWN BY Author

Site Plan

SHEET TITLE

A01

SHEET NUMBER



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sra

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One Monument  
Square

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One Monument Square

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SCALE

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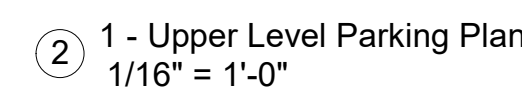
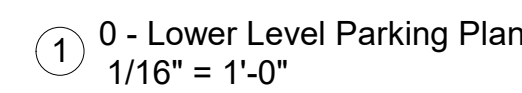
Realistic Renderings

SHEET TITLE

A02

SHEET NUMBER





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One Monument Square  
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SCALE	1/16" = 1'-0"
DRAWN BY	Author

## Upper and Lower Parking Plan

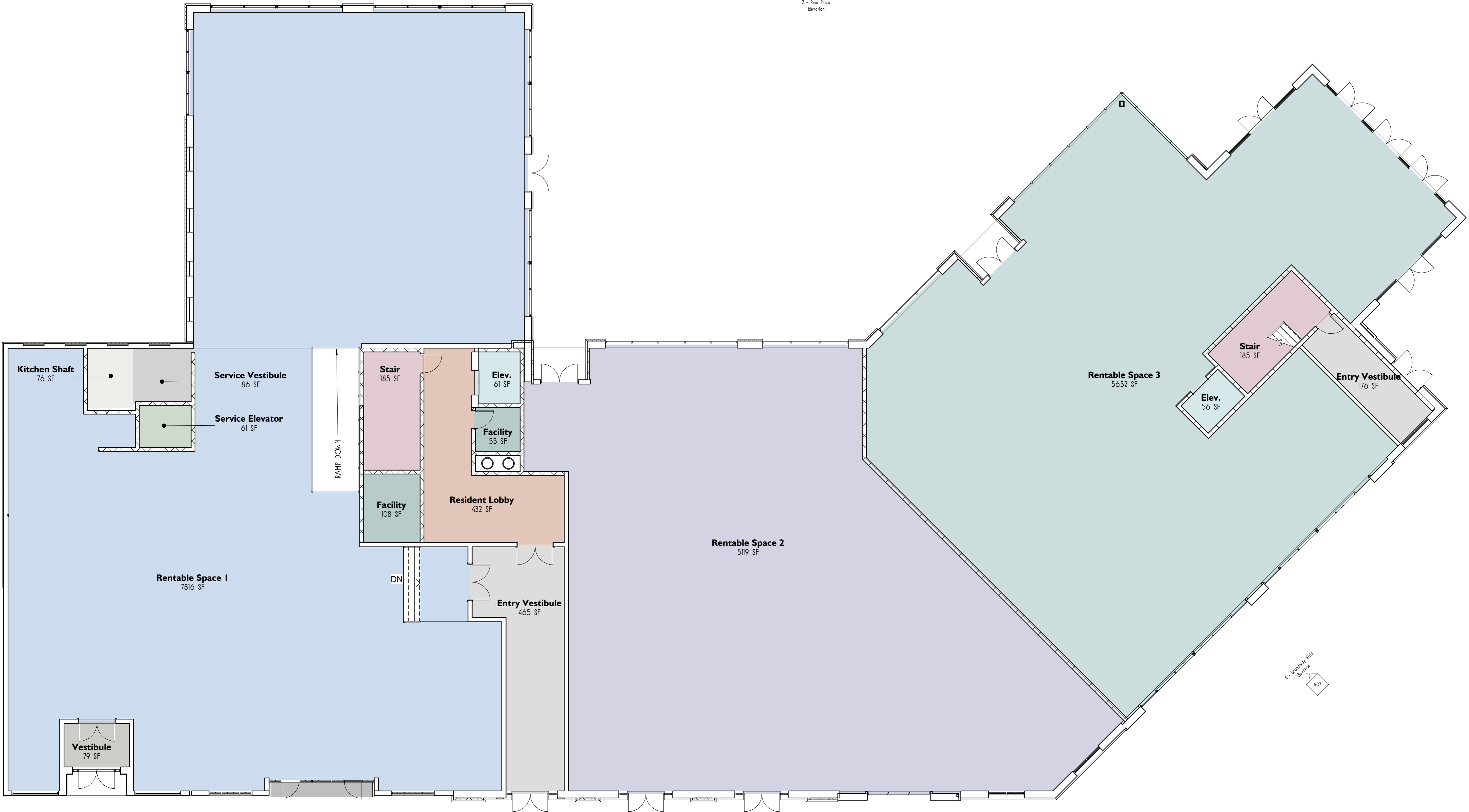
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SHEET NUMBER



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2 - River Plaza  
Elevation

3 - West Driveway

4 - Building Entry  
Elevation

1 - River Street  
Elevation



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SCALE 3/32" = 1'-0"

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First Floor Plan (River Street)

SHEET TITLE

A04

SHEET NUMBER

① First Floor Plan (River Street)  
3/32" = 1'-0"



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① Second Floor  
3/32" = 1'-0"



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SCALE 3/32" = 1'-0"  
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Second Floor Plan

SHEET TITLE  
**A05**  
SHEET NUMBER



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SCALE 3/32" = 1'-0"  
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Exterior Elevations

SHEET TITLE  
A06  
SHEET NUMBER







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Trim



1-TR-1 = Benjamin Moore Caldwell Green



1-TR-2 = Dryvit #456 Oyster Shell



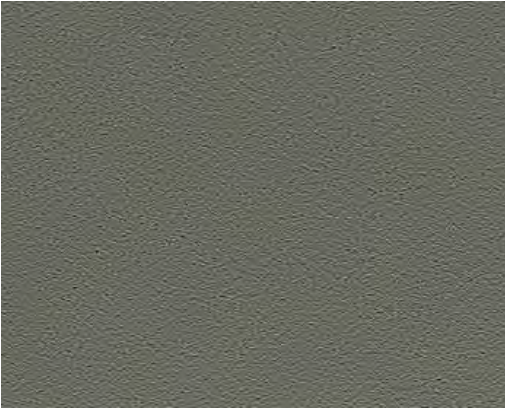
2-TR-1 = Dryvit Buckskin



3-TR-1 = Winter Eve Dryvit #617A



4-TR-1 = Grey Steele #623A



5-TR-1 = Grey Steele #623A



6-TR-1 = Grey Steele #623A



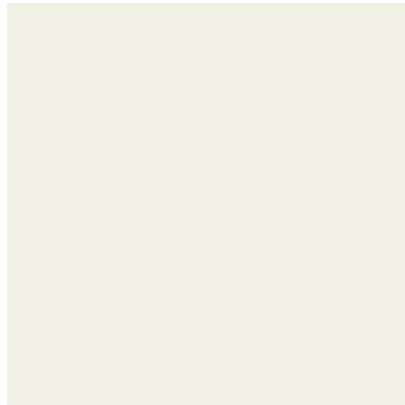
7-TR-1 = Dryvit Porcelain #414C

Exterior Finish Materials

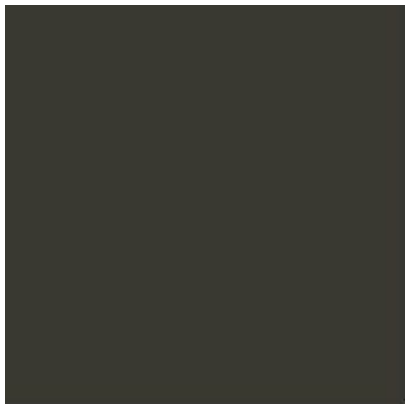
Window Finish



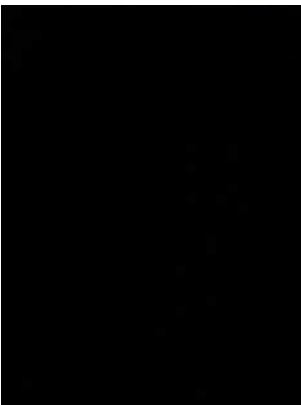
1-WF-1 = Marvin Essential Pebble Grey



2-WF-1 = Marvin Stone White



3-WF-1 = Marvin Bronze Windows



4-WF-1 = Black Finish  
5-WF-2 = Black Finish  
6-WF-1 = Black Finish  
7-WF-1 = Black Finish

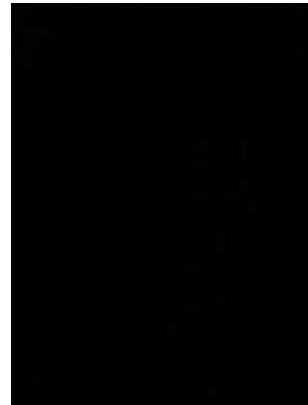


5-WF-1 = Roycroft Bottle Green - SW #2847

Rails

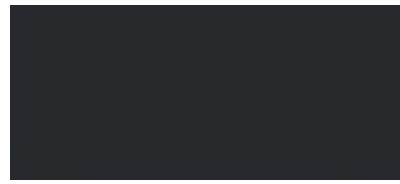


2A-RAIL-1 = Dryvit #414C Porcelain = Field  
Dryvit Buckskin = Accent



4-RAIL-1 = Black Finish  
6-RAIL-1 = Black Finish  
7-RAIL-1 = Black Finish

Panels



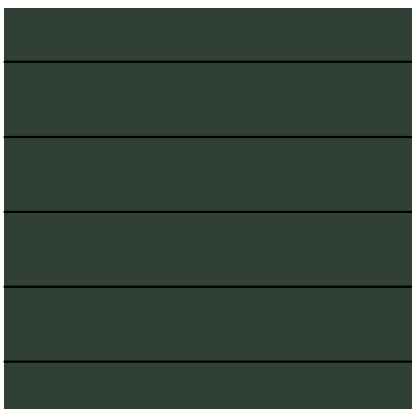
2A-P-1 = Fiber Cement Panel "Dark Charcoal"



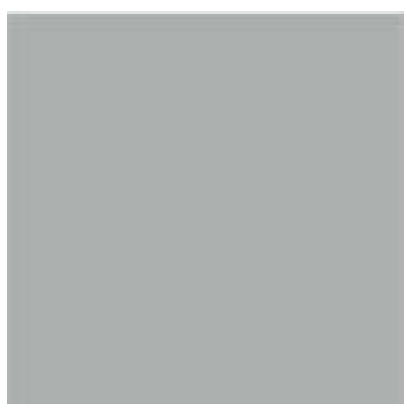
2A-P-2 = Fiber Cement Panel "Light Charcoal"



4-P-1 = Panel Painted to Match Grey Steele



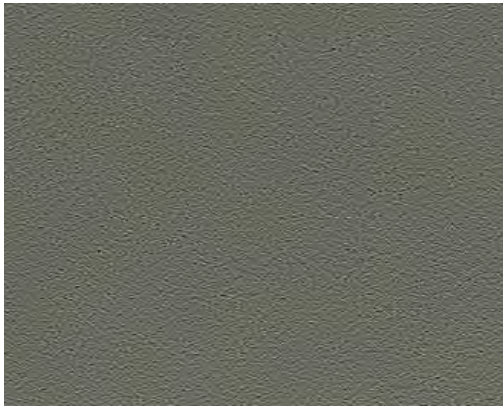
5-P-1 = Hardie Lap Siding Painted Roycroft Bottle Green



5-P-2 = Fiber Cement - Light Gray



6-P-1 = Nichiha Ribbed Indigo



6-P-2 = Fiber Cement - Light Gray



6-P-3 = Hardie Reveal White Fiber Cement Panel



7-P-1 = Fiber Cement - Medium Gray

Brick



1-B-1 = Glen-Gary Barlow Handmade Brick



2-B-1 = Glen-Gary Stratford Brick



3-B-1 = Glen-Gary Aberdeen Brick



4-B-1 = Glen-Gary Albany Brick  
6-B-1 = Glen-Gary Albany Brick  
7-B-1 = Glen-Gary Albany Brick



5-B-1 = Glen-Gary Logan



5-S-1 = Cypress Ridge Catania

Storefront



Herring Bone

1-SF-1 = EFCO Herringbone



Black

4-SF-1 = EFCO Anodized Black

Storefront Trim

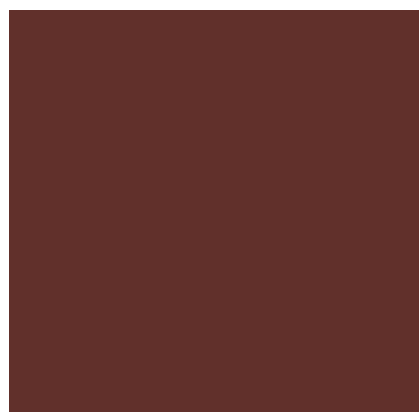


1-SFTR-1 = Dryvit #456 Oyster Shell



2-SFTR-1 = Dryvit #414C Porcelain

Canopies

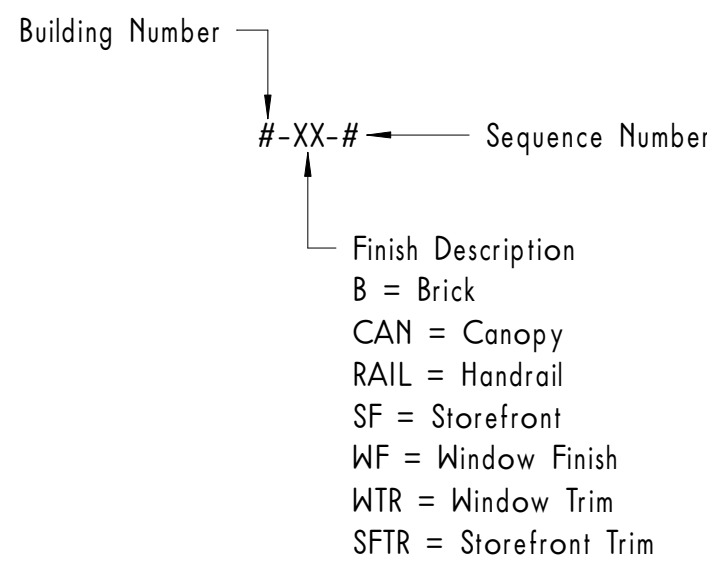


5-CAN-1 = Sherwin Williams Rookwood Red



4-CAN-1 = Black Finish  
6-CAN-1 = Black Finish  
7-CAN-1 = Black Finish

Finish Key



One Monument Square

I Monument Sq LLC

PROJECT INFORMATION

686 20 00

STAMP

ISSUED FOR DATE  
Site Plan Approval 12.22.21

Revision Schedule

#	Description	Date

One Monument Square

I Monument Sq LLC

SCALE

DRAWN BY Author

Exterior Finish Materials

SHEET TITLE

A08

SHEET NUMBER