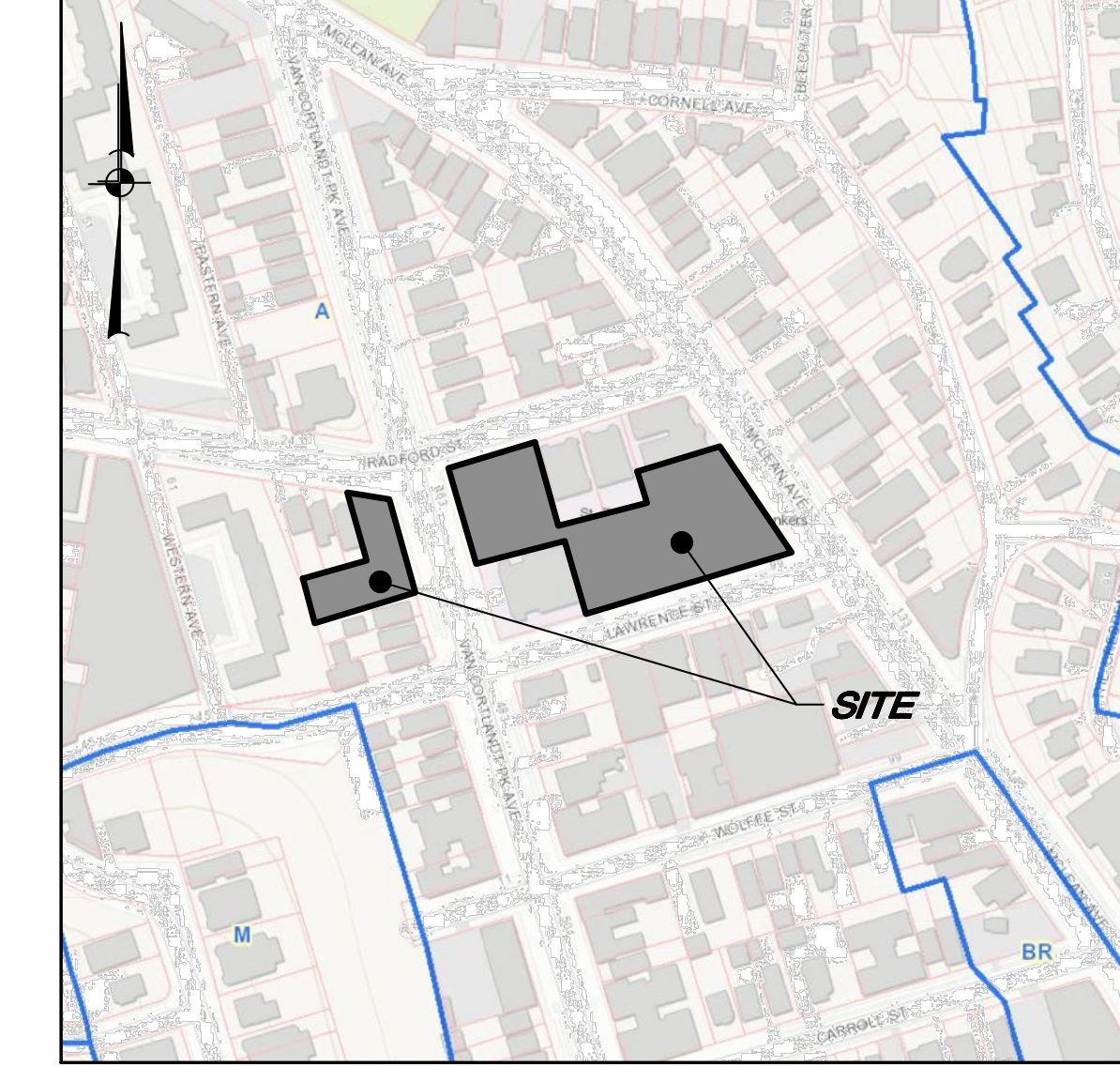


**NEW COMMUNITY SCHOOL 35 AT ST DENIS SITE**  
**YONKERS JOINT SCHOOLS CONSTRUCTION BOARD**  
 121 McLean Avenue  
 Yonkers, NY 10705

**KG+D** listen imagine build  
**KG+D ARCHITECTS, PC**  
 285 MAIN STREET • MOUNT KISCO, NEW YORK 10549  
 P-914 668 5900 KGDARCHITECTS.COM



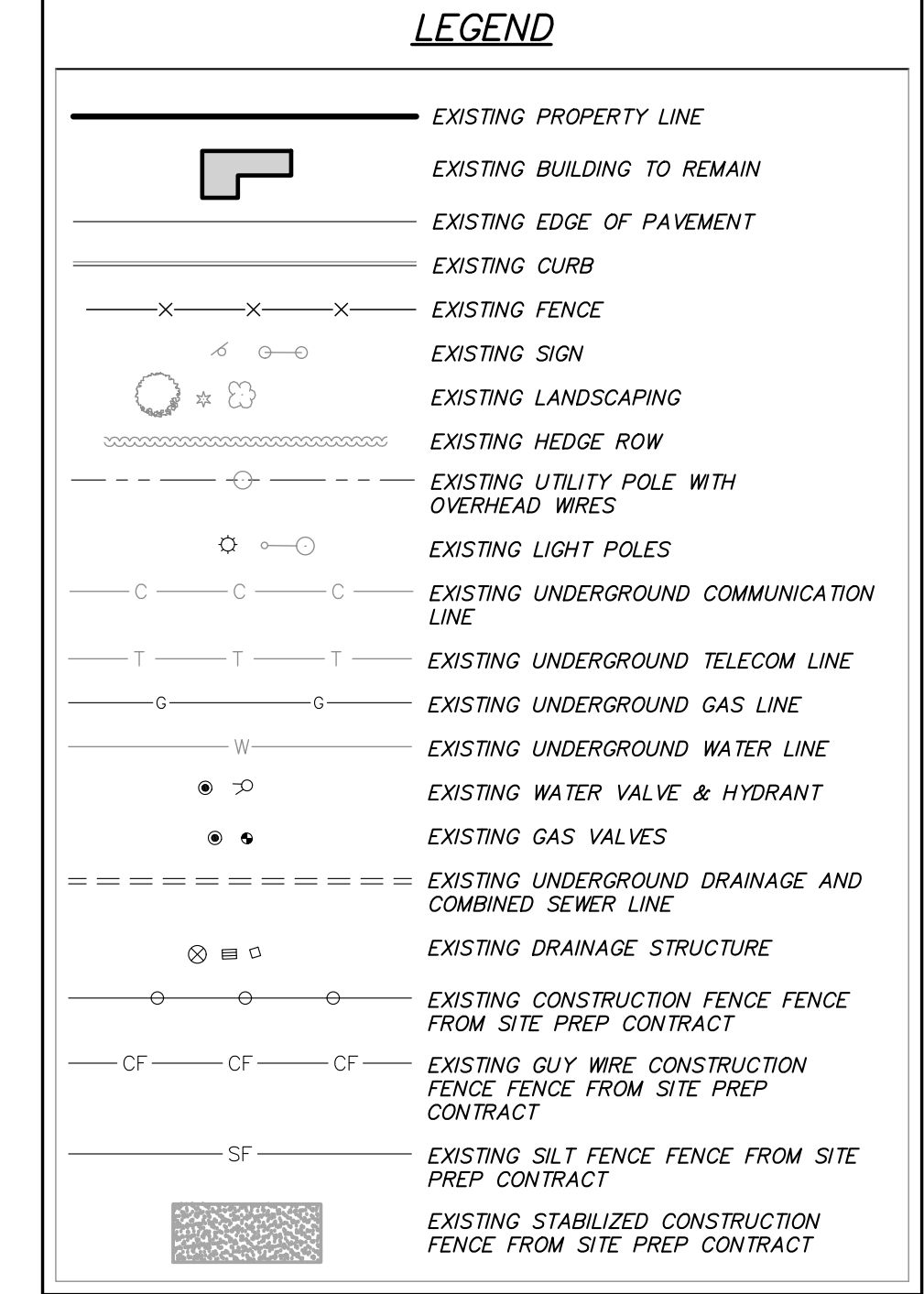
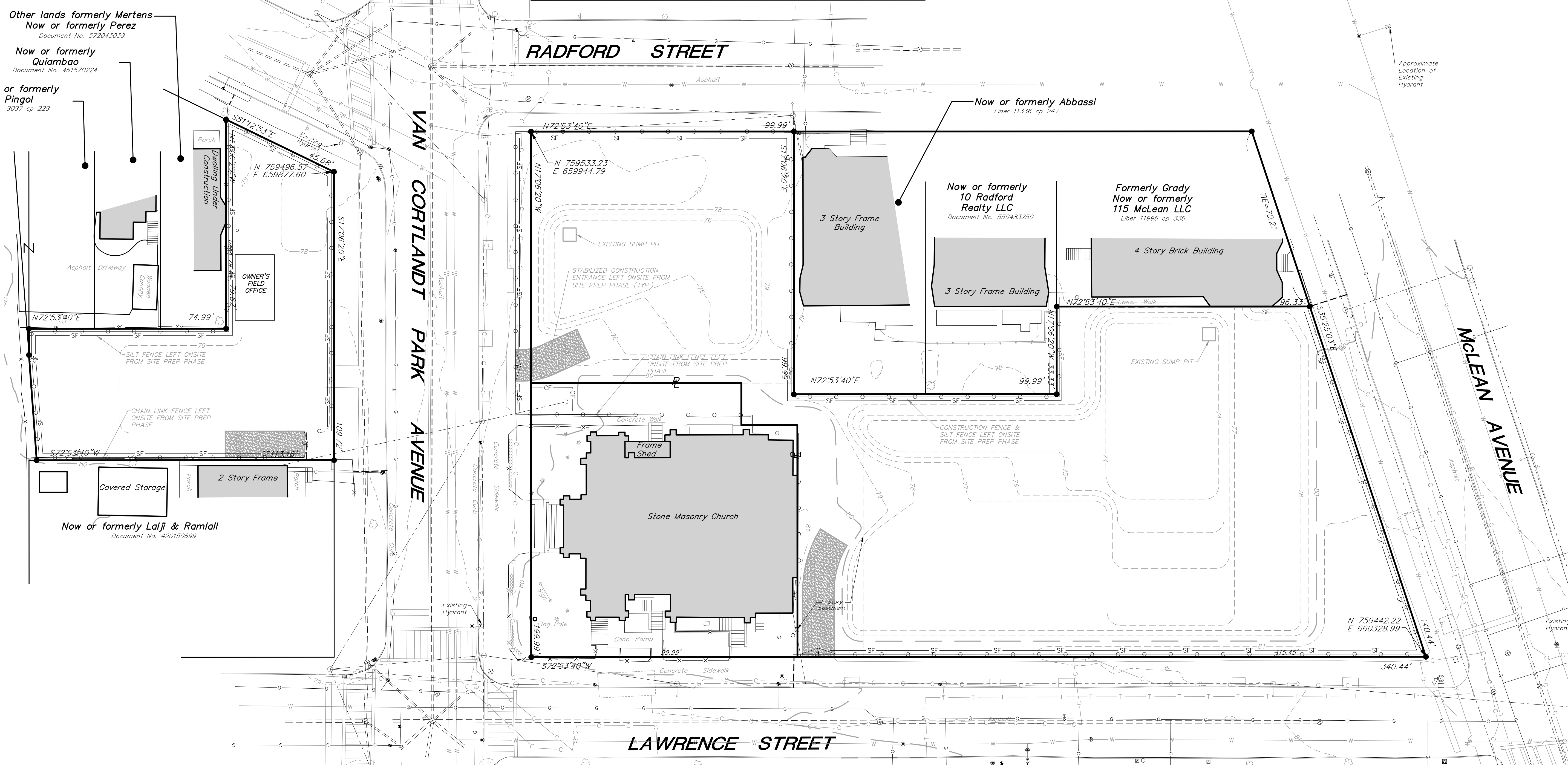
LOCATION MAP SCALE: 1" = 200'±

**OWNER/APPLICANT:**  
 YONKERS JOINT SCHOOLS CONSTRUCTION BOARD  
 1 LARWIN CENTER  
 YONKERS, NY 10701

**SITE DATA:**  
 Zone: A-APARTMENT HOUSES, HIGH DENSITY  
 Total Area: 1.1 AC±  
 Tax Map Nos:  
 1) 1-114-B  
 2) 1-116-4

NYSED PROJECT CONTROL No.  
**66-23-00-01-0-346-001**

CONSTRUCTION DOCUMENTS



**GENERAL NOTES:**

- Boundary and planimetric information shown herein is taken from a survey entitled "Survey of Property Prepared for The City of Yonkers Situate in The City of Yonkers, Westchester County, New York," by Bodey & Watson Surveying & Engineering, P.C., dated August 2, 2019. Topographical information shown herein is taken from the same survey, except for the contours shown within the project sites, which is interim grading associated with the site prep contract. These contours are not "as-built," have not been surveyed and should be verified by the contractor prior to the start of construction.
- All construction access shall be from designated construction entrances on Van Cortlandt Park Avenue and Lawrence Street.
- It shall be the contractor's responsibility to provide sanitary facilities for their personnel (i.e. porta-john and other necessary temporary facilities) throughout the duration of construction. Any construction work requiring church access shall be coordinated through Yonkers Public School (YPS).
- The contractor shall perform all work with care so that any materials which are to remain in place, or which are to remain on the property of YPS, City of Yonkers, Westchester County and surrounding property owners shall not be damaged. If the contractor damages any materials which are to remain on the property of YPS, City of Yonkers, Westchester County and surrounding property owners, the damaged materials shall be repaired or replaced in a manner satisfactory to the respective owner at the expense of the contractor.
- The contractor shall be responsible for guarding and protecting all open excavations in accordance with the latest edition and current OSHA requirements.
- Horizontal and vertical lines and grades for this contract shall be established by the contractor by a land surveyor licensed to practice in New York State.
- The work shown on these site drawings includes, but is not limited to: demolition, installation of erosion control devices, topsoil stripping, removal of concrete, concrete curbs, asphalt pavements, excavation, saw cutting, grading, demolition of existing fence, installation of temporary fences, excavation rock removal, protection of storm drain systems, tree protection measures, topsoil and seeding of select disturbed areas.
- The contractor is advised that additional notes will be found on subsequent drawings and such notes, while pertaining to the specific drawings they are placed in, also supplement the general notes listed herein.
- The contractor shall field verify all dimensions relative to the scope of work.
- Existing pavement that is to remain, and which is removed or damaged during the construction work of this contract is to be saw cut and restored to its original condition, or better.
- It shall be the contractor's responsibility to identify and protect all underground

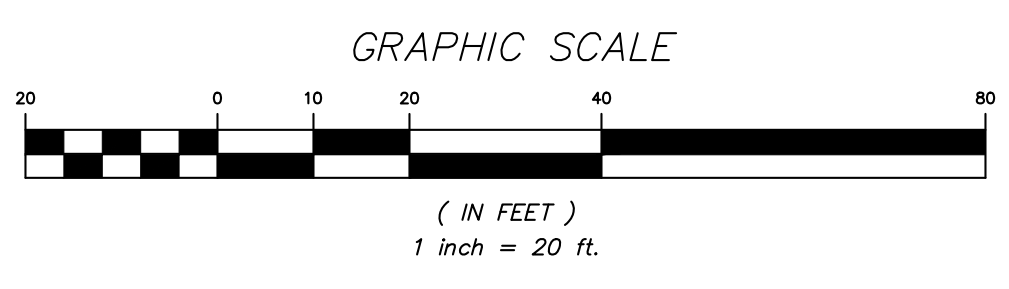
- All personal vehicles, materials, and construction equipment must be kept within limits of disturbance. Use of additional onsite storage areas must be pre-authorized by YPS.
- The contractor will be responsible for the implementation of all maintenance and protection of traffic (M&PT) measures if necessary. M&PT shall include but not be limited to placement of traffic cones and warning signs around work zone.
- Safe and adequate pedestrian vehicular traffic flow shall be maintained at all times to the existing buildings, while the work is in progress. The contractor shall submit a Traffic Maintenance Plan for work areas within Van Cortlandt Avenue, McLean Avenue, Radford Street and Lawrence Street to the City of Yonkers for review and approval. The contractor shall provide a certified street flagger at the entrances on Van Cortlandt Park Avenue and Lawrence Street for the duration of the building contract.
- It shall be the responsibility of the YPS to assess and remediate any root systems encountered during excavation to prevent future damage to existing vegetation. The contractor shall notify the YPS of any root system encountered during construction. Extra care shall be taken to not disturb or damage root systems of trees to be protected.
- The contractor shall be responsible for the implementation of erosion and sediment controls (shown or not) as necessary to prevent erosion and migration of sediment outside of the contract limit line or into the stormwater collection system. Erosion and sediment controls may include but are not limited to silt fence, stabilized construction entrances, berms and inlet protection. All erosion and sediment controls shall be installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control. Additional erosion and sediment controls may be required during construction by the project architect/engineer.
- In areas of pavement repair and replacement contractor to adjust utility structure rims to match future finished grade. All frame and grades should be adjusted as necessary to match the final grade of the asphalt. All pipes need to be reconnected into and out of existing structures.
- Perimeter temporary chain link fence installed during construction shall remain at the end of the completion of this contract.
- The contractor shall notify the Architect 72 hours prior to start of work. All work and materials shall be in accordance with these contract drawings, project specifications, they will conform to the applicable requirements of Westchester County Department of Health, Westchester County Department of Public Works, City of Yonkers Building Department, Department of Public Works and Fire Department, utility companies and any other agency having jurisdiction as well.
- For the Base Bid, there will be no rock processing permitted on the property. All

**WINTER SITE STABILIZATION NOTES:**

- All bare / exposed soils must be stabilized by an established vegetation, straw or mulch, matting, or other approved product such as rolled erosion control product.
  - Sediment barriers must be properly installed at all necessary perimeter and sensitive locations.
  - All slopes and grades must be properly stabilized with approved methods. Rolled erosion control products must be used on all slopes greater than 3:1, or where conditions for erosion dictate such measures.
  - Stockpiled soils must be protected by the use of established vegetation, an anchored-down straw or mulch, rolled erosion control product or other durable covering. A barrier must be installed around the pile to prevent erosion away from that location.
  - All entrance / exit locations to the site must be properly stabilized and must be maintained to accommodate snow management as set forth in the NYS Standard and Specifications for Erosion and Sediment Control.
  - Snow management must not destroy or degrade erosion and sediment control devices.
- GRADING NOTE:**
- Contractor to provide smooth transition for all manholes, catch basins, valve boxes, covers, etc. to final finished grade pavement elevation. Adjusting rims where necessary to match proposed grades.
  - Contractor to dig test pits to verify existing pipe invert elevation at proposed pipe crossings.

**EXCAVATION NOTES:**

- Trench excavation outside of temporary construction fence is to be backfilled on the same day as excavation. Temporary orange construction fence is required around these work areas for on going work.
  - Excavations needing to be open greater than a single day on school property shall have 6" temporary chain link fence installed overnight or when no work is being performed at the location. Temporary orange construction fence shall be in place when work is being performed.
  - All pavement to be saw cut to its full depth by the contractor prior to excavation.
  - The Contractor shall provide sheeting, shoring, a benched excavation, or a sloped excavation for all excavations 5.0 feet or greater in depth.
  - All sheeting and shoring protective systems used for excavation shall be designed and stamped by a NYS Licensed Professional Engineer.
  - All utility trenching in and adjacent to roadways shall be backfilled prior to the end of the work day, unless otherwise authorized by the Engineer, City of Yonkers, and/or Designer. Item 4 shall be temporarily brought to the surface of the utility trench flush with the adjacent pavement and maintained until the final pavement is installed. Road plates, if used, shall be designed to meet H25 loading requirements.
  - Where construction crosses or is adjacent to existing utility lines (fuel, water gas, telephone, electric or communication) the contractor shall carefully hand locate so as to locate, mark and protect the utility lines against disturbance or damage by providing adequate support and protection as approved by the engineer/architect. The contractor shall repair any power or communication interruption immediately, at no additional cost, to the owner.
- \* THIS PLAN INDICATES THE APPROXIMATE CONDITION IN WHICH THE NEW BUILDING CONTRACTOR WILL TAKE OVER THE SITE. THIS IS NOT AN AS-BUILT SURVEY. BUILDING CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION \***



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Professional Seal



No.	Date	Issue
	11/01/2021	ISSUE FOR BID
	08/24/2021	NYS ED ADDENDUM 1
	07/14/2021	CONST. DOCS - FOR NYSED
	12/15/2020	DESIGN DEVELOPMENT
	08/31/2020	SCHEMATIC DESIGN

Sheet Title

**EXISTING CONDITIONS PLAN**

Job No.	2018-1071	Date	8/30/2020
Scale:	1" = 20'	Drawn / Checked	MEU/AT

Sheet No. **C100**