

IONA COLLEGE ATHLETIC FIELD RENOVATIONS

200 WHITE PLAINS ROAD

Tuckahoe, NY 10708

ARCHITECT/ LANDSCAPE ARCHITECT

Peter Gisolfi Associates, LLP
566 Warburton Avenue
Hastings-on-Hudson, New York 10706
PH: (914) 478 3677

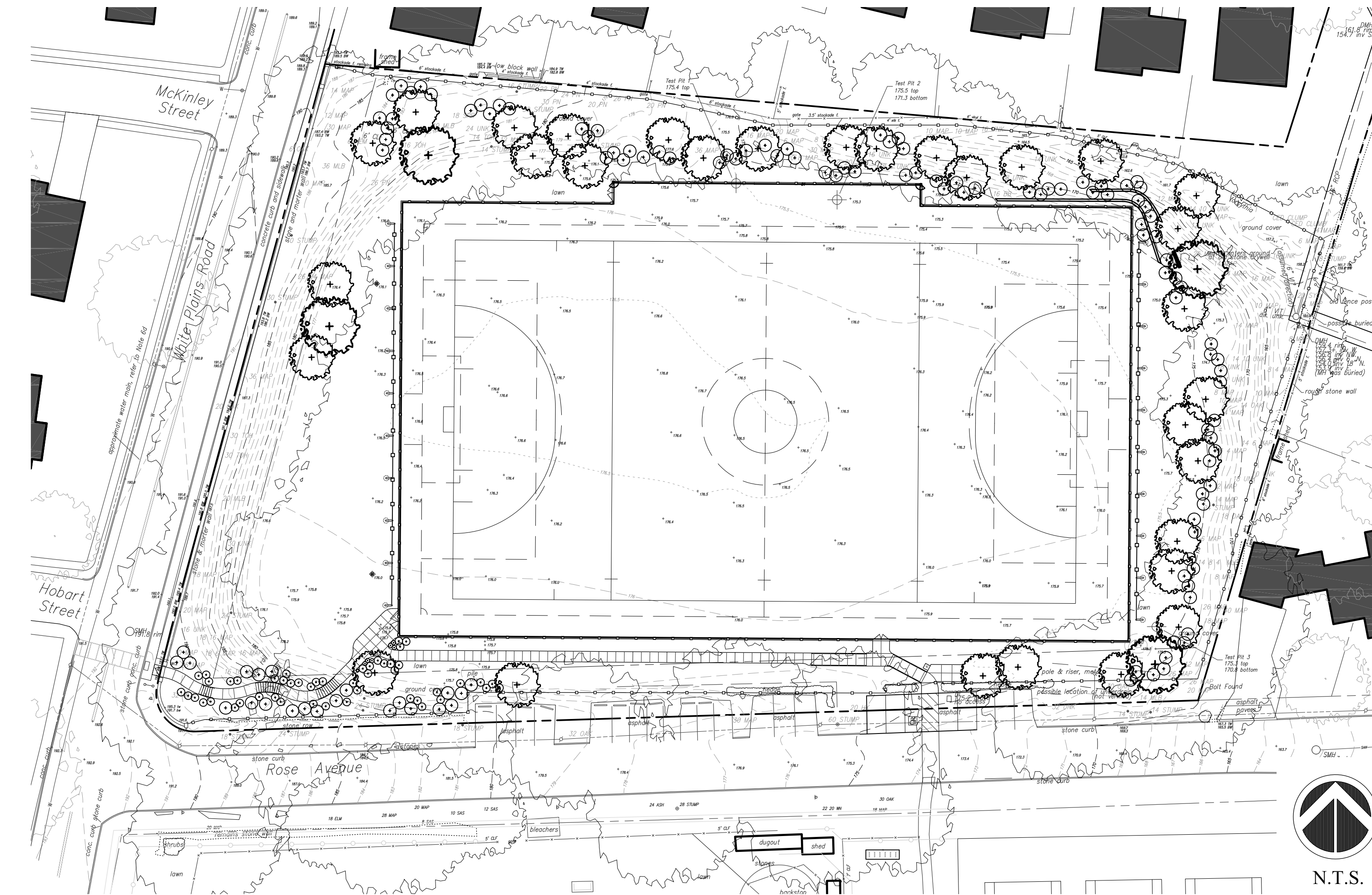
CIVIL ENGINEER

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707 Westchester Ave, Suite 304
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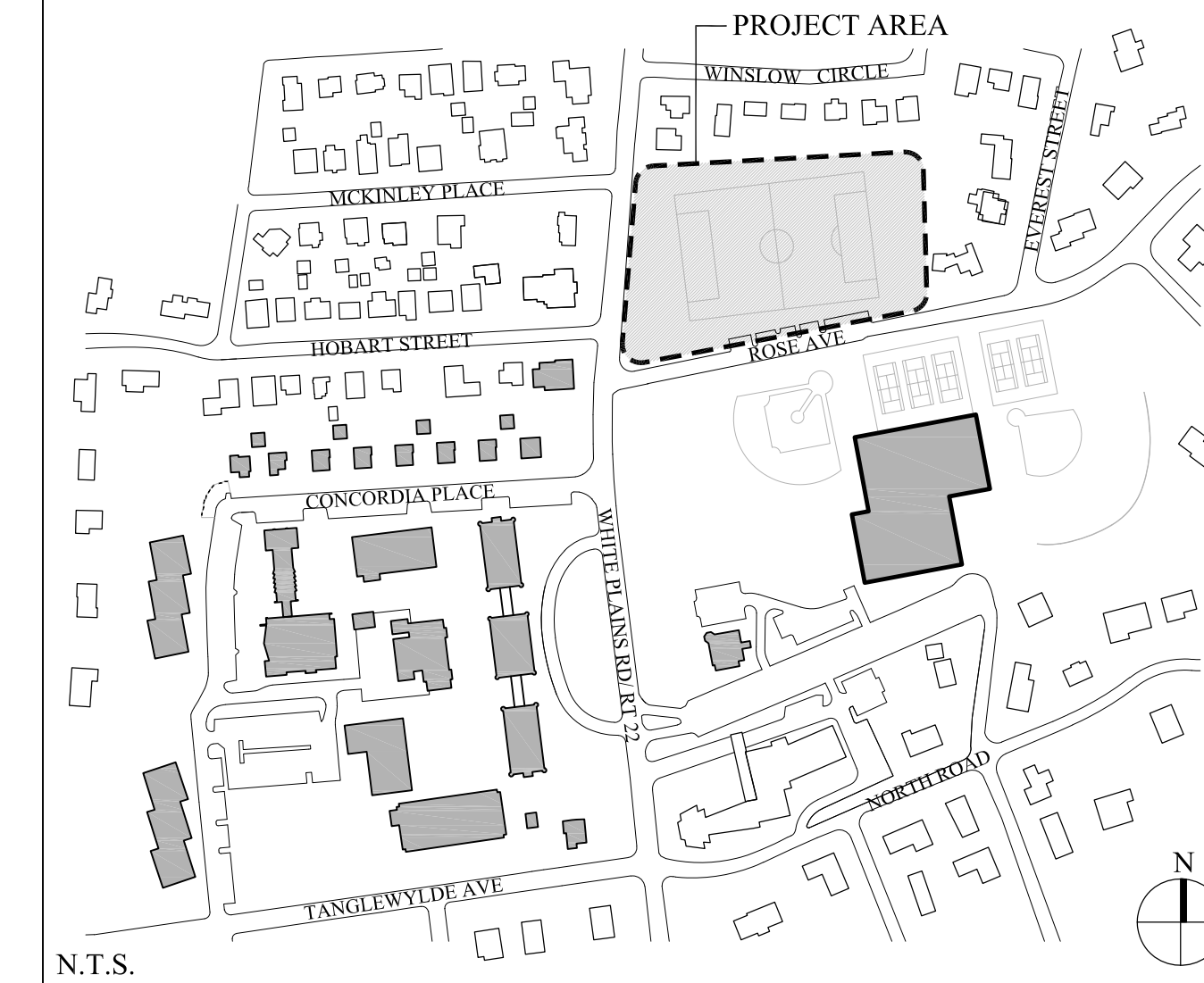
LIST OF DRAWINGS

A-T	Title Sheet
EXISTING SURVEY	
	Topographic Survey
CIVIL	
CS-101	Site Plan
CG-101	Grading & Drainage Plan
CE-101	Erosion & Sediment Control Plan
CL-501	Staging & Logistics Plan
CS-501	Details
CS-501	Details
LANDSCAPE	
L-100	Removals Plan
L-200	Materials Plan
L-300	Grading Plan
L-400	Planting Plan
L-500	Site Details
L-501	Site Details
L-502	Site Details
L-503	Site Details

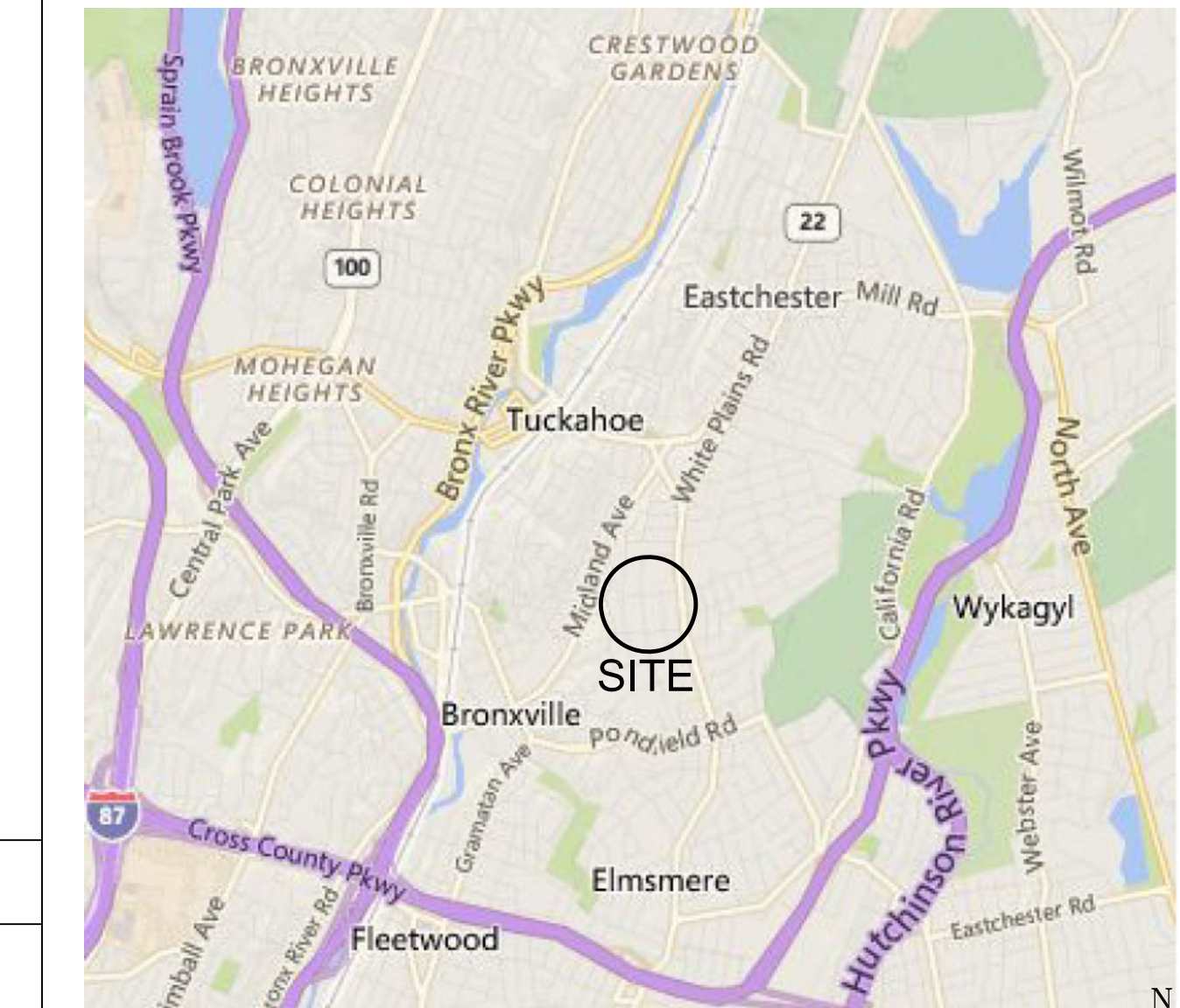
SITE PLAN



KEY PLAN



PROJECT LOCATION PLAN

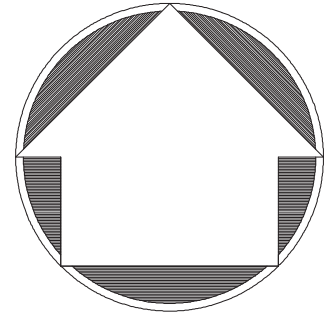


GENERAL NOTES

- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CONSTRUCTION CODE AND THE BRONXVILLE BUILDING DEPARTMENT, AND ANY OTHER APPLICABLE CODES HAVING JURISDICTION.
- ALL CONTRACTORS AND SUBCONTRACTORS MUST CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- MANDATORY INSPECTIONS: TRADE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS FOR ANY MANDATORY INSPECTIONS WHICH ARE REQUIRED BY AND WHICH ARE MADE BY THE BRONXVILLE BUILDING DEPARTMENT. MANDATORY INSPECTIONS SHALL COMPLY WITH THE BRONXVILLE BUILDING DEPARTMENT REGULATIONS. OTHER INSPECTIONS WILL BE ARRANGED FOR BY THE OWNER'S REPRESENTATIVE AND PAID FOR BY THE OWNER EXCEPT AS NOTED OTHERWISE IN THE DOCUMENTS.
- ALL CONTRACTORS SHALL MAINTAIN SAFE EGRESS AT ALL TIMES TO ALL BUILDING EXITS. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES. IF IT IS NECESSARY TO PROVIDE TEMPORARY PATHS OF EGRESS, ALL DETAILS OF SAME SHALL BE APPROVED BY LOCAL FIRE DEPARTMENT AS WELL AS OWNER.
- DAMAGE TO SCHOOL PROPERTY SHALL BE CORRECTED BY THE CONTRACTOR SO INVOLVED AT NO COST TO THE OWNER. IF CONTRACTOR DOES NOT CORRECT DAMAGES WITHIN ONE WEEK, THE OWNER SHALL HAVE THE RIGHT TO BACK CHARGE CONTRACTOR FOR ALL REPAIRS NECESSARY.
- ALL CONTRACTORS SHALL COMPLY WITH OSHA RULES AND REGULATIONS.
- SEE THE TECHNICAL SPECIFICATIONS FOR SHOP DRAWINGS, MOCK-UPS, FINISH SAMPLES AND OTHER SUBMISSION REQUIREMENTS. EACH CONTRACTOR SHALL MAINTAIN ONE SET OF ALL SUBMISSIONS (SHOP DRAWINGS, SAMPLES, PRODUCT LITERATURE ETC.) ON THE JOB SITE AND AVAILABLE FOR REFERENCE. MOCK-UPS AND ACCEPTED SAMPLES SHALL BE AVAILABLE FOR REFERENCE. CONTRACTORS SHALL PROVIDE AS MANY MOCK-UPS OR SAMPLES AS NECESSARY IN ORDER TO OBTAIN OWNER'S/ARCHITECT'S APPROVAL.
- WHERE DESIGNATED ON DRAWING "TO MATCH EXISTING", THE CONTRACTOR SHALL VISIT THE SITE, OBTAIN A SAMPLE OR PROFILE OF THE EXISTING ELEMENT, AND DUPLICATE. ALL CUSTOM FABRICATIONS SHALL BE SUBMITTED FOR REVIEW BY ARCHITECT.
- ALL SYMBOLS AND FINISH SCHEDULE DESIGNATIONS OF MATERIALS INDICATE NEW MATERIAL UNLESS OTHERWISE NOTED.
- ALL NEW INSTALLED EQUIPMENT SHALL BE UL LABELED. ALL LIGHTING FIXTURES SHALL BE REVIEWED AND APPROVED BY ARCHITECT AND CONSULTING ENGINEER AND SHALL HAVE UL LABEL.
- TRADE CONTRACTORS (PLUMBING, MECHANICAL AND ELECTRICAL) SHALL PROVIDE ACCESS DOORS RELATED TO THEIR WORK WITH APPROPRIATE RATING. THE DOORS SHALL BE INSTALLED BY THE CARPENTRY CONTRACTOR.
- EACH TRADE IS RESPONSIBLE FOR FIRESTOPPING, CAULKING & SEALANTS FOR THEIR PENETRATIONS. PROVIDE FIRESTOPPING AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION.
- ALL ELECTRICAL, DATA, PLUMBING, MECHANICAL SYSTEMS THAT ARE TO BE INSTALLED OR RELOCATED ARE TO BE CONCEALED WITHIN NEW CONSTRUCTION. IT IS THE RESPONSIBILITY OF EACH TRADE CONTRACTOR TO COORDINATE WITH THE OTHER TRADES & ROUTE THESE SYSTEMS SUCH THAT THEY WILL NOT BE EXPOSED IN THE FINISHED SPACES. ANY ISSUES OR PROBLEMS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE WORK IS TO CONTINUE.
- NO SUBSTITUTIONS SHALL BE MADE FOR ANY ITEMS SPECIFIED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT OR OWNER.
- ALL CONTRACTORS SHALL BE LICENSED TO WORK IN THE COUNTY OF WESTCHESTER, NEW YORK AND MUST SUBMIT DOCUMENTATION AS REQUIRED BY THE VILLAGE OF BRONXVILLE BUILDING DEPARTMENT.
- ALL CONTRACTORS SHOULD BE AWARE OF THE VILLAGE OF BRONXVILLE NOISE ORDINANCE WHICH PROHIBITS NOISE FROM 6:00 PM TO 8:00 AM ON WEEKDAYS AND AT ALL TIMES ON WEEKENDS AND LEGAL HOLIDAYS. THIS ORDINANCE IS STRICTLY ENFORCED BY THE VILLAGE OF BRONXVILLE POLICE DEPARTMENT.

3.	03/10/22	FINAL SUBMISSION TO PLANNING BOARD
2.	12/27/21	PLANNING BOARD SUBMISSION
1.	12/20/2021	BUILDING DEPARTMENT SUBMISSION

Stamp		Drawing Title		Drawing No.		
		TITLE SHEET		L-T		
		Scale	Job No.	Date		
		Not To Scale	2108	11/5/2021		
		566 Warburton Avenue Hastings on Hudson, NY 10706 914 478 3677		Architects Landscape Architects Interior		
PETER GISOLFI ASSOCIATES						



Survey Notes:

- This Topographic Survey is based upon the information from the map entitled: "Partial Topographic Survey prepared for Concordia College of the Rose Avenue Soccer Field, etc." last revised December 21, 2011, supplemented with additional field measurements completed on December 4, 2017 to add features and expand the area mapped.
- The property lines depicted hereon, based upon record maps and tax map information, were rectified with monuments and evidence of possession found. Said property lines are approximate and are subject to the facts that a search of title and boundary survey may reveal. This map is not to be used for title purposes.
- Elevations are referenced to an assumed datum of 192.43 feet on the stone floor at the main (east) entrance of Braun - Miller Hall, as per the map prepared by Marano and Johnson, P.C. entitled: "Topographical Survey prepared for Concordia College," dated April 29, 1972. Contour interval is one (1) foot, except that half foot (0.5') contours are provided for additional reference within the playing field.
- Features obscured by parked cars, dense vegetation or fallen leaves are not shown. Features beyond the contoured area are provided for reference but are not complete.
- The test pits depicted hereon were located in 2011.
- Utilities:
 - The location of the underground electric line is depicted per markings placed by RSR Utility Markout Services, Inc. in 2011.
 - The possible location of the storm drain pipes within the field are depicted per surface evidence but the locations could not be verified.
 - The field is apparently irrigated by an underground system. However, other than visible irrigation control boxes, the system and related water line is not depicted hereon.
 - This map depicts the assumed, approximate, possible location of the water main within White Plains Road. Suez Water was contacted, but refused to provide information concerning the water main location.
 - The location of storm drains, sanitary sewers, gas lines or other buried utilities within White Plains Road are not depicted hereon.
- The location or absence of additional subsurface improvements, encroachments, or utilities are not depicted hereon. Invert elevations and pipe sizes have been measured where accessible. Underground utilities may be encountered in locations other than as depicted hereon. Verify the actual location of all utilities with the appropriate agencies prior to design, excavation or construction.
- This map depicts individual trees with a diameter of 6 inches and larger, as well as additional trees deemed significant. Diameters are estimated 4.5 feet up the trunk. Symbols depict the location of trees and shrubs and are not to scale.
- Valid copies of this map are marked with the land surveyor's embossed seal and original signature. Copies lacking the land surveyor's embossed seal and original signature are considered fraudulent and may contain erroneous information.
- Unauthorized alteration or addition to a map bearing the seal of a Licensed Land Surveyor is a violation of Section 7209 of the New York State Education Law, except as per Section 7209, Sub-division 2.

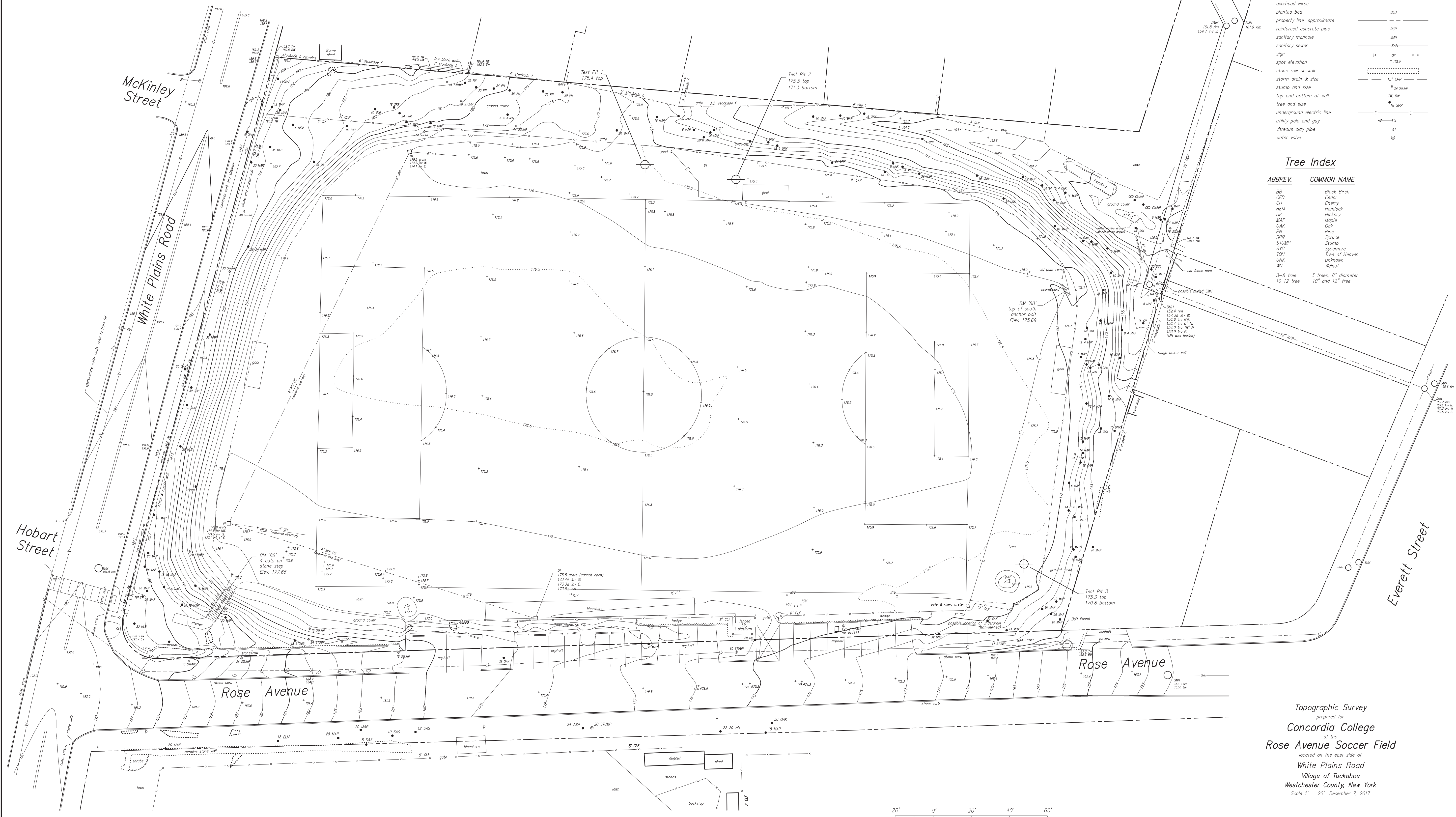
LEGEND

- building
- cleanout
- chain link fence
- concrete
- contour
- contour, 0.5' supplemental
- corrugated metal pipe
- corrugated plastic pipe
- curb
- direction unknown
- drain inlet
- drain manhole
- drain inlet
- DMH
- easement
- edge of lawn
- exposed rock
- fence
- gas valve
- hydrant
- irrigation control valve
- lamp
- overhead wires
- planted bed
- property line, approximate
- reinforced concrete pipe
- sanitary manhole
- sanitary sewer
- sign
- spot elevation
- stone row or wall
- storm drain & size
- stump and size
- top and bottom of wall
- tree and size
- underground electric line
- utility pole and guy
- vitreous clay pipe
- water valve

Tree Index

ABBREV.	COMMON NAME
BB	Black Birch
CB	Cedar
CH	Cherry
HM	Hemlock
HW	Hickory
MA	Maple
OK	Oak
PN	Pine
SP	Spruce
ST	Stump
SY	Sycamore
TH	Tree of Heaven
UN	Unknown
WN	Walnut

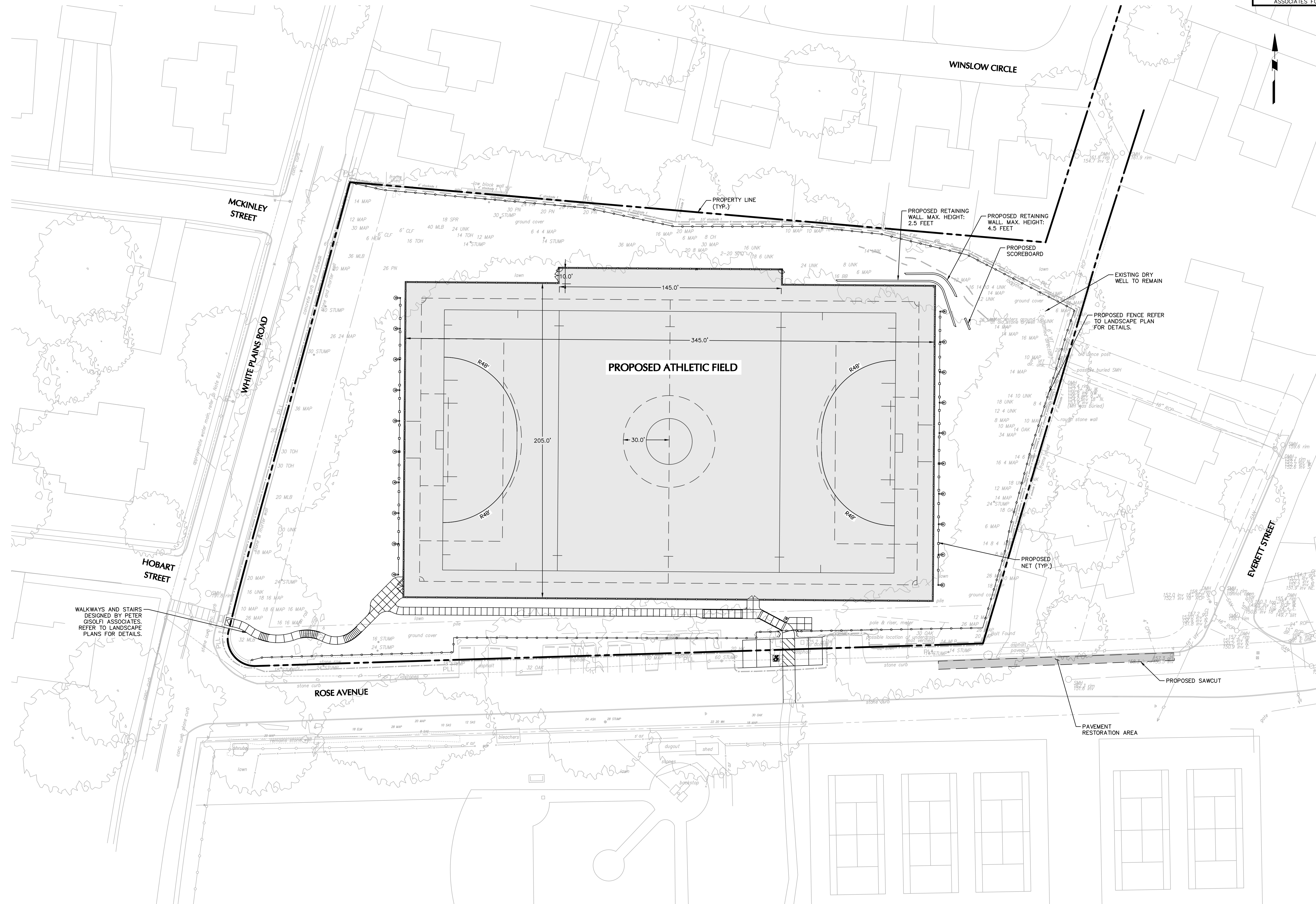
3-8 tree 3 trees, 6" diameter
10-12 tree 10" and 12" tree



Topographic Survey
 prepared for
Concordia College
 of the
Rose Avenue Soccer Field
 located on the east side of
White Plains Road
 Village of Tuckahoe
 Westchester County, New York
 Scale 1" = 20' December 7, 2017

GENERAL NOTES

- EXISTING BACKGROUND INFORMATION IS BASED ON "TOPOGRAPHIC SURVEY" PREPARED BY KENNETH B. SALZMANN, LAND SURVEYOR, LAST REVISED MAY 9, 2018.
- PROPOSED LAYOUT AND SITE FEATURES SHOWN HEREON WERE PROVIDED BY PETER GISOLFI ASSOCIATES, LLP. REFER TO DESIGN DRAWINGS BY PETER GISOLFI ASSOCIATES FOR ADDITIONAL INFORMATION.



Date	Description	No.
03/04/22	REVISED PER TOWN COMMENTS	2
01/21/22	UPDATED PER SWPPP	1

Revisions

03/04/2022 DATE SIGNED
 W. CHARLES UTSCHIG JR., P.E.
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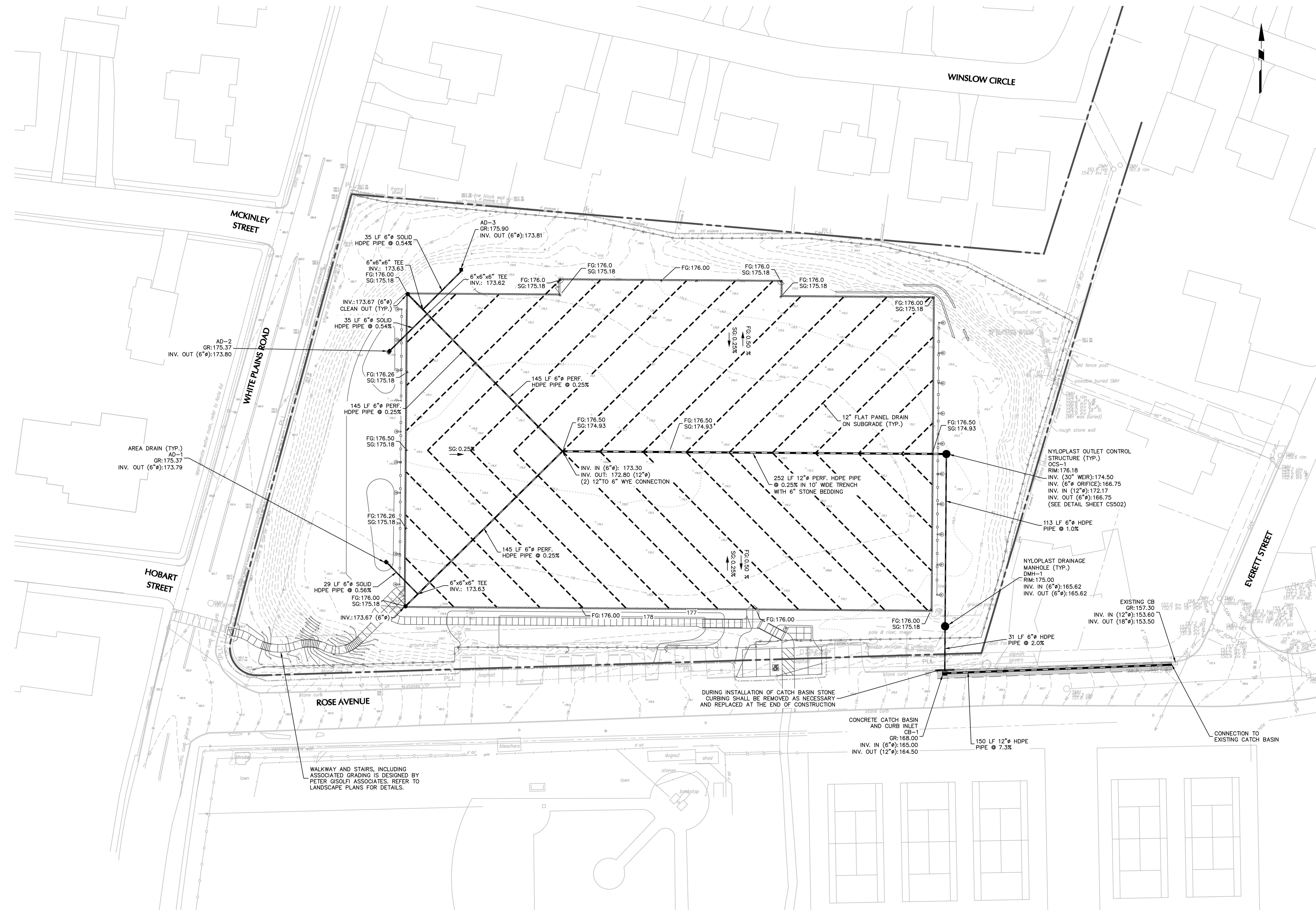
Project
LACROSSE FIELD AT CONCORDIA - IONA
 VILLAGE OF TUCKAHOE
 WESTCHESTER COUNTY NEW YORK
 Drawing Title
SITE PLAN

Project No. 190074101	Drawing No. CS101
Date 12/17/2021	Sheet 1 of 6
Drawn By JT	
Checked By CU	



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Project
LACROSSE FIELD AT CONCORDIA - IONA
 VILLAGE OF TUCKAHOE
 WESTCHESTER COUNTY NEW YORK
 Drawing Title
GRADING & DRAINAGE PLAN

Project No. 190074101	Drawing No. CG101
Date 12/17/2021	Sheet 2 of 6
Drawn By JT	
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CONSTRUCTION NOTES

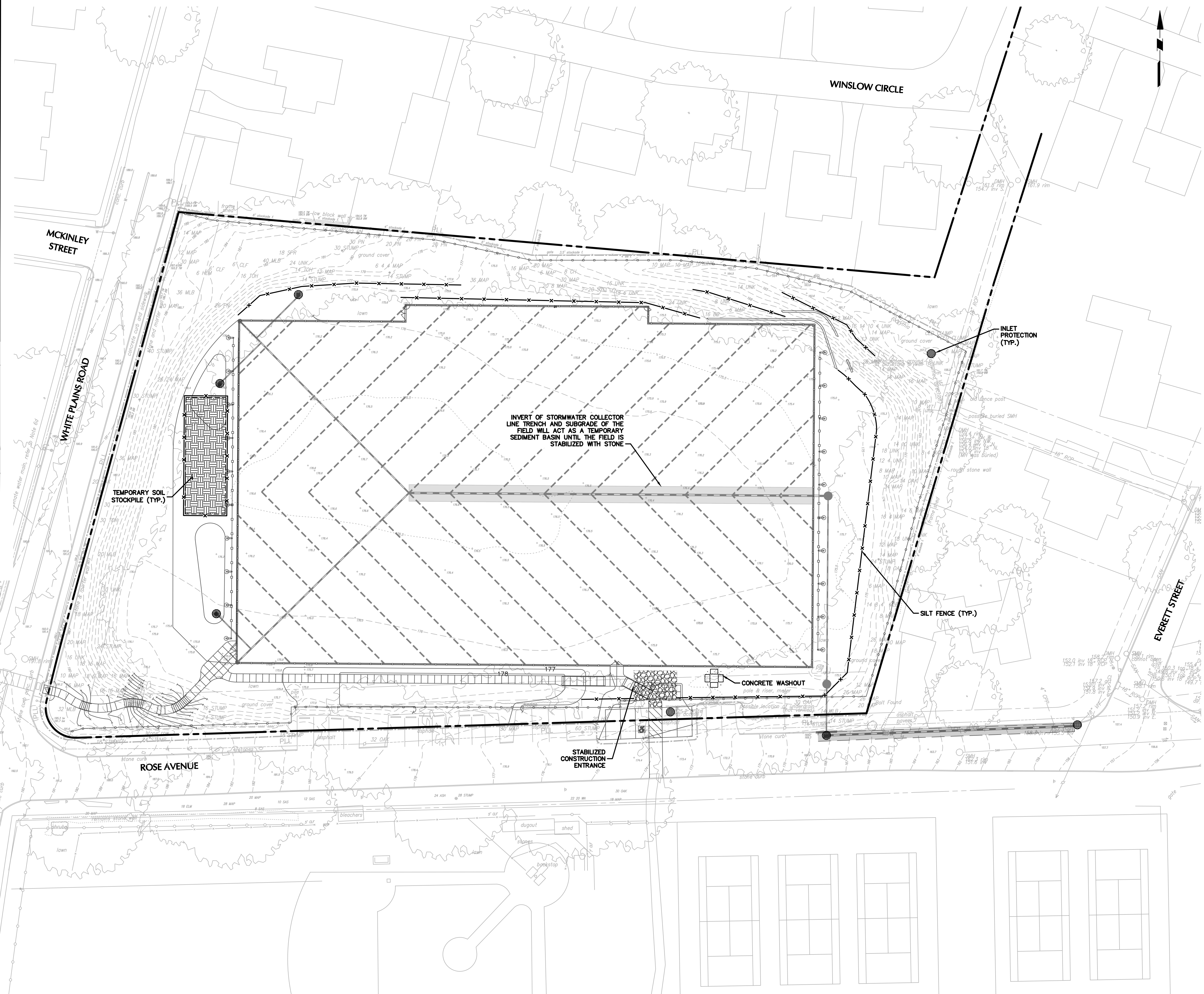
- CONTACT DIG SAFETY NEW YORK (CALL 811) AT LEAST FIVE (5) DAYS IN ADVANCED OF STARTING WORK FOR THE LOCATION AND IDENTIFICATION OF ANY EXISTING UNDERGROUND UTILITIES.
- ESTABLISH REQUIRED LINES, LEVEL AND DATUM. MAINTAIN BENCHMARKS THROUGHOUT THE PROJECT.
- INSTALL AND MAINTAIN REQUIRED EROSION AND SEDIMENT CONTROL MATERIALS IN ACCORDANCE WITH NYSDEC REGULATIONS AND BEST MANAGEMENT PRACTICES.
- REMOVED EXISTING BLEACHERS AND STAIRS. REMOVED EXISTING STORM INLET STRUCTURES AND FILL STORM LINES WITH FLOWABLE FILL.
- CONSTRUCT AND MAINTAIN A TEMPORARY CONSTRUCTION ENTRANCE/ACCESS POINT FOR THE CONSTRUCTION SITE.
- CONSTRUCT RETAINING WALL. DURATION - 2 WEEKS.
- INSTALL 6" PREF. HDPE PIPE IN STONE TRENCH TO THE NORTH WEST CORNER OF THE FIELD.
- EXCAVATION OPERATIONS WILL BE PERFORMED IN PROPER SEQUENCE.
- STRIP TOPSOIL AND PERFORM EARTHWORK CUTS/FILLS TO ACHIEVE NEW SUBGRADE. THE NEW SUBGRADE WILL SERVE AS A TEMPORARY SEDIMENT TRAP. PLACE TOPSOIL AT TOE OF SLOPE BY WHITE PLAINS ROAD TO PROVIDE POSITIVE DRAINAGE TO FIELD EDGE, STABILIZE WITH SOD. RESERVE SOME TOPSOIL IN STOCKPILES NOTED ON PLANS FOR FINAL STABILIZATION. TEMPORARY STABILIZE IMMEDIATELY. DURATION - 2 WEEKS
- INSTALL STORMWATER COLLECTOR LINES, UNDERDRAINS, OUTLET STRUCTURE AND LEVEL SPREADER UTILIZATION HIGH DENSITY POLYETHYLENE (HDPE) PIPE. SEE TRENCH EXCAVATION NOTES. DURATION - 2 WEEKS
- INSTALL PERIMETER CONCRETE CURBING AND INSTALL TOPSOIL AT PERIMETER OF CONCRETE CURB AND PERMANENTLY STABILIZE. CONCURRENTLY WITH #11 DURATION - 1 WEEK
- RESTORE ALL COMPACTED SOILS IN ACCORDANCE WITH SECTION 5.1.6 OF NYS STORMWATER DESIGN MANUAL. (SEE SWPPP SECTION 12) DURATION - 1 WEEK
- INSTALL GEOTEXTILE FABRICS AND POROUS DRAINAGE STONE. DURATION - 1 WEEK
- PRECISION FINE GRADE STONE. DURATION - 3 DAYS
- INSTALL PAD AND SYNTHETIC TURF SYSTEM. DURATION - 3 WEEKS
- CLEAN UP, PERMANENTLY STABILIZE AND RESTORE REMAINING AND ALL AREAS DISTURBED BY OPERATIONS.
- REMOVE SILT FENCE AFTER 80% COVER HAS BEEN REACHED; INSTALL PERMANENT VEGETATION ON ANY REMAINING DISTURBED AREAS.

EROSION & SEDIMENTATION NOTES

- INSTALL INLET PROTECTION AND SILT FENCE AS SHOWN ON PLANS PRIOR TO AND EARTH DISTURBANCE.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND STAGING AREA AS SHOWN ON PLANS.
- MULCH AND SEED WITH PERMANENT STABILIZATION SPECIFICATIONS, WHEN AREAS AS NOTED ON PLANS ARE NO LONGER TO BE DISTURBED.
- REMOVE ALL TEMPORARY E&S CONTROLS WHEN PERMANENT VEGETATION IS ESTABLISHED.

TRENCH EXCAVATION NOTES

- LIMIT LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME TO THE AMOUNT OF PIPE THAT CAN BE INSTALLED AND BACKFILLED IN ONE WORKING DAY.
- NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN INSTALLATION CEASES AT THE END OF WORK DAY.
- EXCAVATED MATERIAL SHOULD BE INCORPORATED AS FILL, OR REMOVED FROM SITE TO AN APPROVED DISPOSAL LOCATION.
- BACKFILL AND STABILIZE TRENCHES AT THE END OF EACH WORK DAY. STABILIZE WITH SUB BASE MATERIAL.
- TOPSOIL, SOIL SUPPLEMENTS, SEED AND MULCH SHOULD BE APPLIED WITHIN FOUR WORKING DAYS AFTER THE PIPELINE / UTILITY LINE IS INSTALLED.



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Project
LACROSSE FIELD AT CONCORDIA - IONA
 VILLAGE OF TUCKAHOE
 WESTCHESTER COUNTY NEW YORK
 Drawing Title
EROSION & SEDIMENT CONTROL PLAN

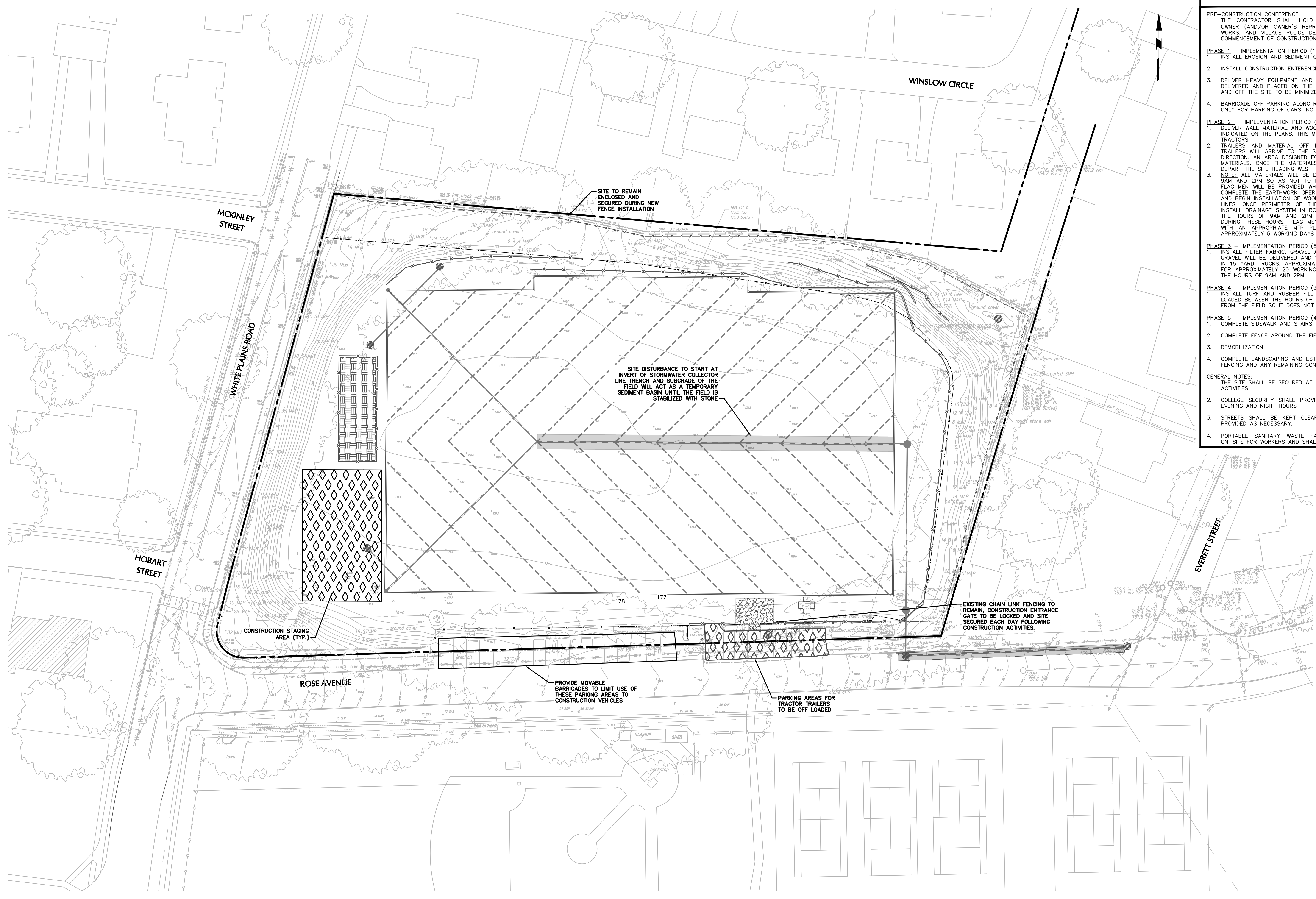
Project No. 190074101	Drawing No. CE101
Date 12/17/2021	Sheet 3 of 6
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CONSTRUCTION SEQUENCE

- PRE-CONSTRUCTION CONFERENCE:**
 1. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER (AND/OR OWNER'S REPRESENTATIVES), VILLAGE DEPARTMENT OF PUBLIC WORKS, AND VILLAGE POLICE DEPARTMENT AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PHASE 1 - IMPLEMENTATION PERIOD (1 WEEK):**
 1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AROUND THE SITE.
 2. INSTALL CONSTRUCTION ENTRANCE AS SHOWN IN THE DRAWINGS.
 3. DELIVER HEAVY EQUIPMENT AND MOVE INTO THE SITE. ONCE THIS EQUIPMENT IS DELIVERED AND PLACED ON THE SITE, TRANSPORTATION OF HEAVY MACHINERY ON AND OFF THE SITE TO BE MINIMIZED AS MUCH AS POSSIBLE.
 4. BARRICADE OFF PARKING ALONG ROSE AVE. THIS PARKING WILL BE RESTRICTED AND ONLY FOR PARKING OF CARS. NO PUBLIC PARKING DURING CONSTRUCTION PERIOD.
- PHASE 2 - IMPLEMENTATION PERIOD (5 WEEK):**
 1. DELIVER WALL MATERIAL AND WOOD FENCE MATERIAL AND STORE IN STAGNG AREA INDICATED ON THE PLANS. THIS MATERIAL WILL BE DELIVERED ON APPROXIMATELY 3 TRACTORS.
 2. TRAILERS AND MATERIAL OFF LOADED AND STORED ON SITE. THE TRACTOR TRAILERS WILL ARRIVE TO THE SITE FROM THE EAST, HEADING IN THE WESTERLY DIRECTION. AN AREA DESIGNED FOR TRAILERS WILL BE UTILIZED TO OFF LOAD THE MATERIALS. ONCE THE MATERIALS ARE OFFLOADED, THE TRACTOR TRAILERS WILL DEPART THE SITE HEADING WEST TOWARDS WHITE PLAINS ROAD.
 3. NOTE: ALL MATERIALS WILL BE DELIVERED TO THE SITE BETWEEN THE HOURS OF 9AM AND 2PM SO AS NOT TO INTERFERE WITH THE SCHOOL BUS TRAFFIC. TWO FLAG MEN WILL BE PROVIDED WHENEVER MATERIALS ARE DELIVERED TO THE SITE. COMPLETE THE EARTHWORK OPERATIONS, INSTALL THE REQUIRED RETAINING WALLS AND BEGIN INSTALLATION OF WOOD FENCE ALONG THE NORTH AND EAST PROPERTY LINES. ONCE PERIMETER OF THE SITE IS FINE GRADED, INITIATE LANDSCAPING INSTALL DRAINAGE SYSTEM IN ROSE AVE. THIS WORK WILL BE PROVIDED BETWEEN THE HOURS OF 9AM AND 2PM AND WILL REQUIRE A TEMPORARY LANE CLOSE DURING THESE HOURS. FLAG MEN WILL BE PROVIDED TO DIRECT TRAFFIC ALONG WITH AN APPROPRIATE MTP PLAN. IT IS ANTICIPATED THIS TASK WILL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
- PHASE 3 - IMPLEMENTATION PERIOD (5 WEEK):**
 1. INSTALL FILTER FABRIC, GRAVEL AND UNDER DRAIN PIPES. ALL MATERIALS EXCEPT GRAVEL WILL BE DELIVERED AND STORED ON THE SITE. GRAVEL WILL BE DELIVERED IN 15 YARD TRUCKS. APPROXIMATELY 15 LOADS OF STONE DELIVERED EACH DAY FOR APPROXIMATELY 20 WORKING DAYS. ALL STONE WILL BE DELIVERED BETWEEN THE HOURS OF 9AM AND 2PM.
- PHASE 4 - IMPLEMENTATION PERIOD (3 WEEK):**
 1. INSTALL TURF AND RUBBER FILL. THESE MATERIALS WILL BE DELIVERED AND OFF LOADED BETWEEN THE HOURS OF 9AM AND 2PM. THE TRAILERS WILL BE OFFLOADED FROM THE FIELD SO IT DOES NOT IMPEDE THE TRAFFIC FLOW ALONG ROSE AVE.
- PHASE 5 - IMPLEMENTATION PERIOD (4 WEEK):**
 1. COMPLETE SIDEWALK AND STAIRS
 2. COMPLETE FENCE AROUND THE FIELD
 3. DEMOBILIZATION
 4. COMPLETE LANDSCAPING AND ESTABLISH VEGETATIVE GROUND COVER. REMOVE SILT FENCING AND ANY REMAINING CONSTRUCTION FENCING.
- GENERAL NOTES:**
 1. THE SITE SHALL BE SECURED AT THE END OF EACH DAY FOLLOWING CONSTRUCTION ACTIVITIES.
 2. COLLEGE SECURITY SHALL PROVIDE PERIODIC INSPECTIONS OF THE SITE DURING EVENING AND NIGHT HOURS
 3. STREETS SHALL BE KEPT CLEAR AT ALL TIMES. STREET SWEEPING SHALL BE PROVIDED AS NECESSARY.
 4. PORTABLE SANITARY WASTE FACILITIES (PORTA-JOHN'S) SHALL BE PROVIDED ON-SITE FOR WORKERS AND SHALL BE PROPERLY MAINTAINED.



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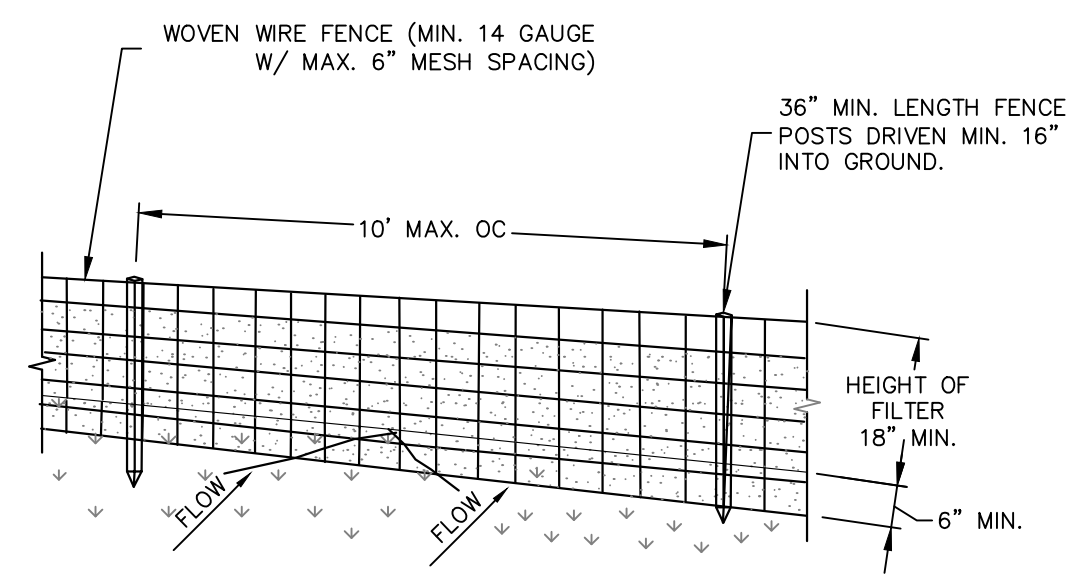
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Project
LACROSSE FIELD AT CONCORDIA - IONA
 VILLAGE OF TUCKAHOE
 WESTCHESTER COUNTY NEW YORK
 Drawing Title
STAGING & LOGISTICS PLAN

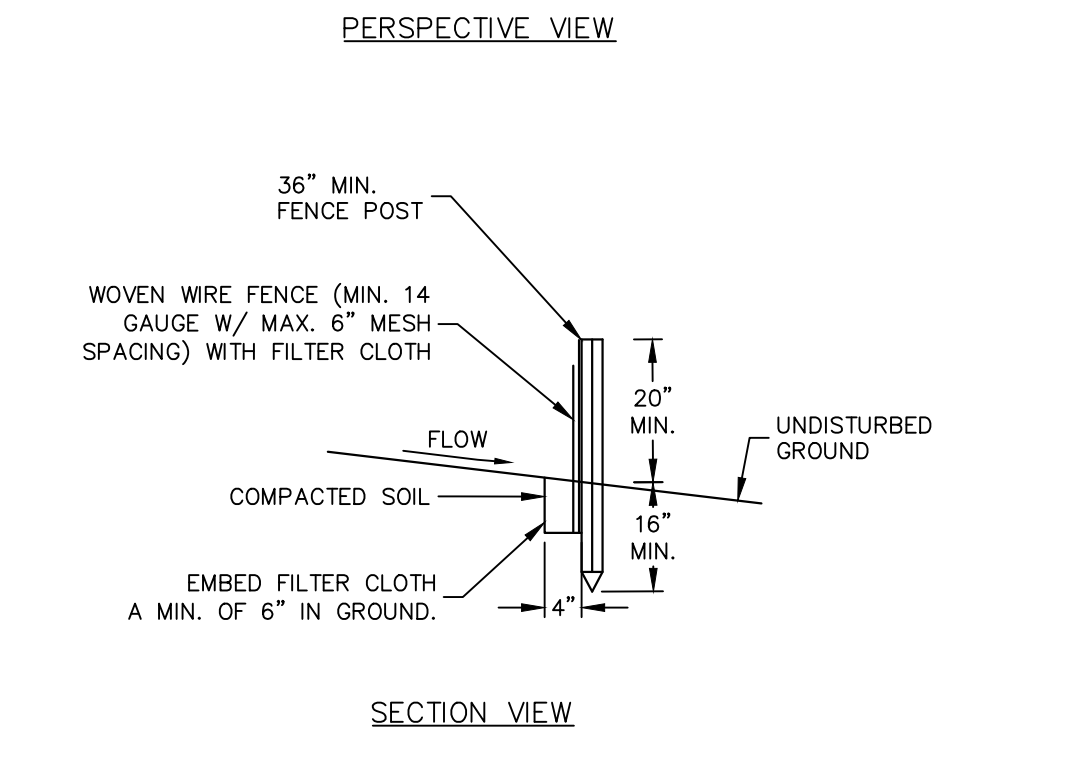
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Sheet 4 of 6	



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- CONSTRUCTION SPECIFICATIONS**
- 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.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
 - 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, MIRAFIT 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT THAT MEETS THE MINIMUM REQUIREMENTS SHOWN.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

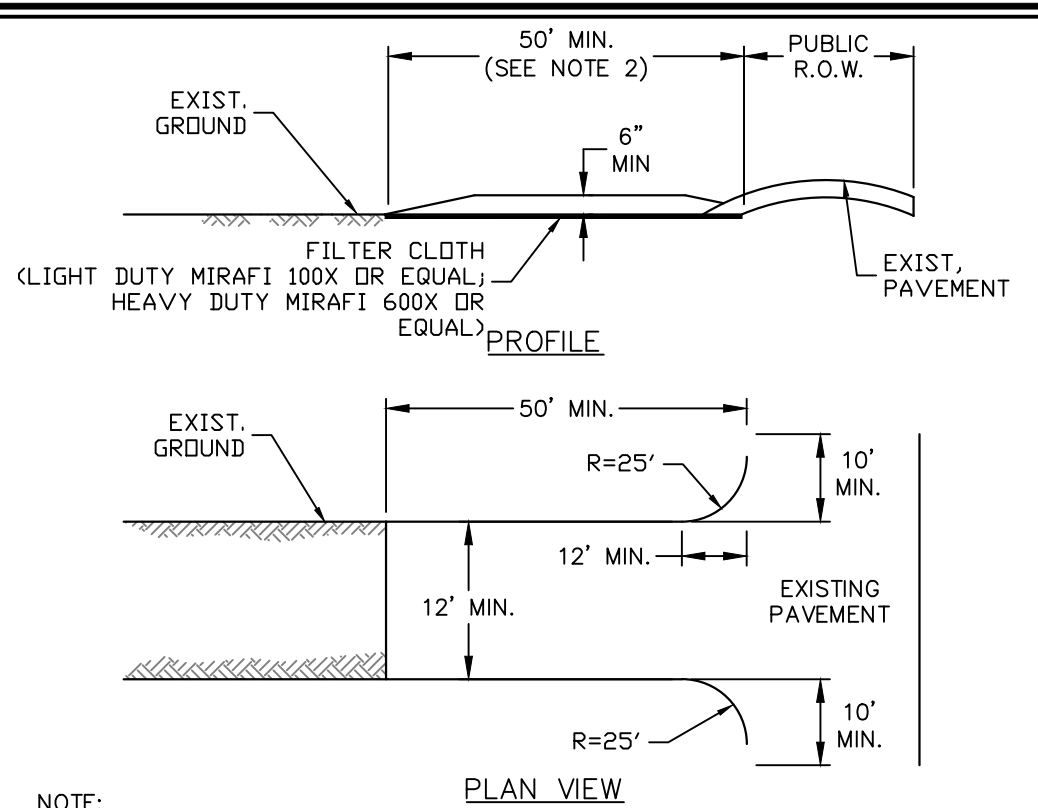


- DETAIL NOTES**
- INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
 - ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
 - THE TYPE OF SILT FENCE SPECIFIED FOR EACH LOCATION ON THE PLAN SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE TABLE BELOW. IF A TYPE SILT FENCE IS NOT SPECIFIED ON THE PLANS, THE CRITERIA FOR STANDARD SILT FENCE CAN BE APPLIED.
 - SILT FENCE SHALL BE REMOVED AS SOON AS THE DISTURBED AREA HAS ACHIEVED FINAL STABILIZATION.

		SLOPE LENGTH/FENCE LENGTH (FT.)		
SLOPE	STEEPNESS	STANDARD	REINFORCED	SUPER
<2%	<50:1	300/1500	N/A	N/A
2-10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10-20%	10:1 TO 5:1	100/750	150/1000	200/1000
20-33%	5:1 TO 3:1	60/500	80/750	100/1000
33-50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250

SILT FENCE

SCALE: NTS

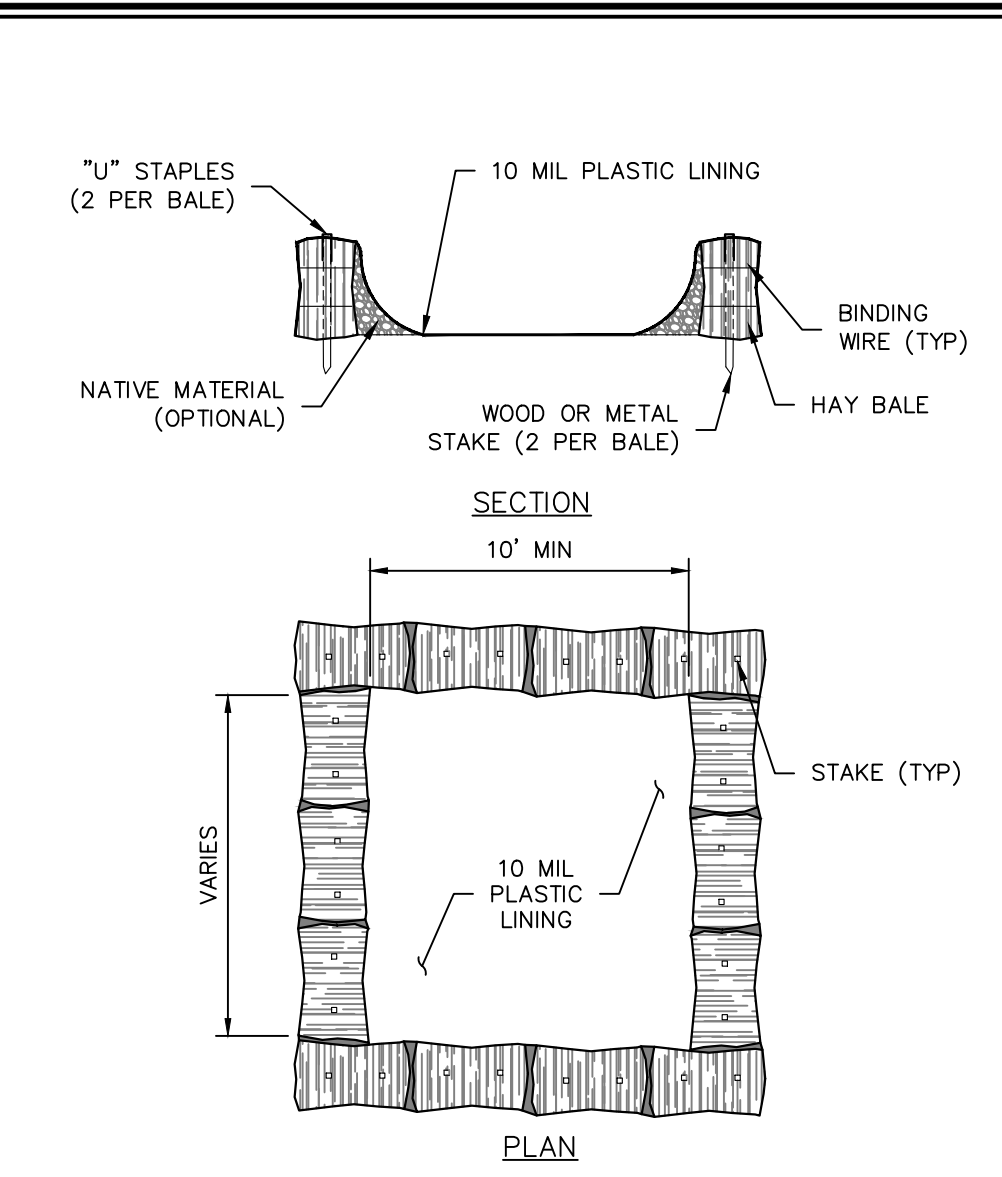


NOTE: PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50-FEET (EXCEPT ON SINGLE FAMILY LOT, 30-FEET MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SIGHT.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTR. ENTRANCE

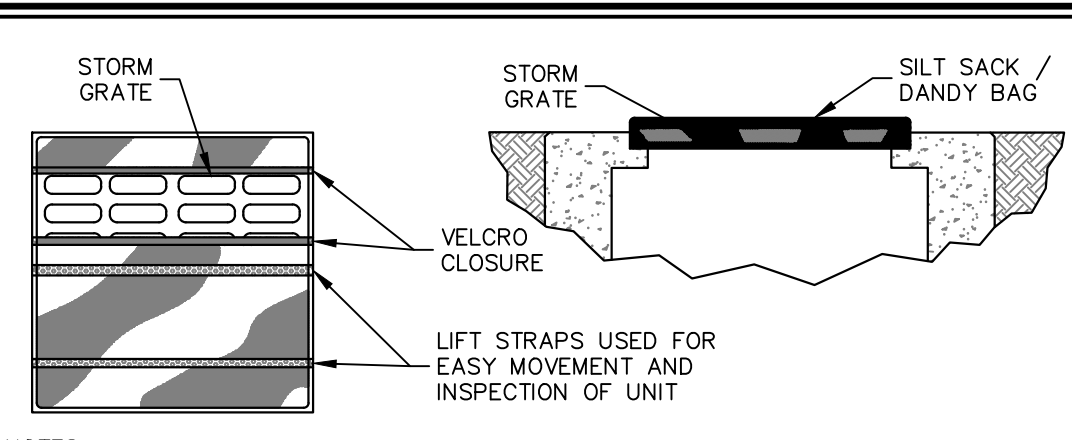
SCALE: NTS



- NOTES:**
- CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 - REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
 - CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
 - LINERS, HAY BALES, ETC. SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY

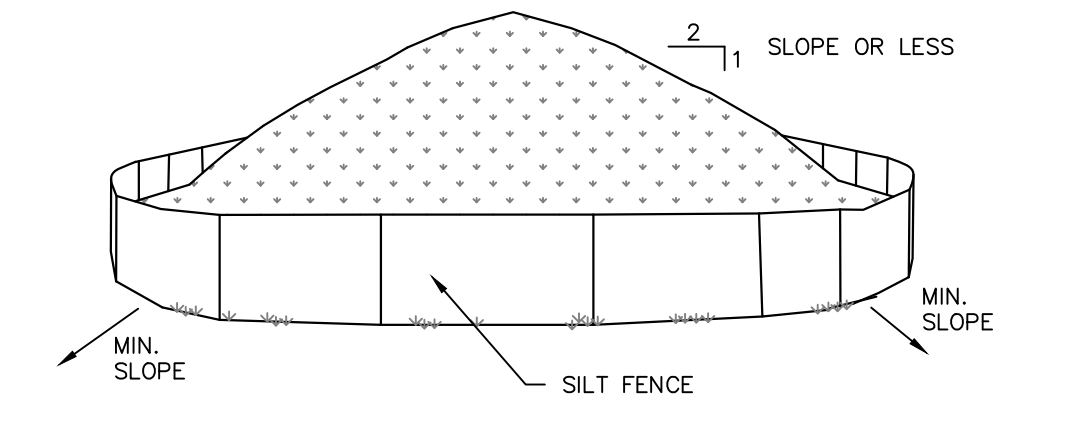
SCALE: NTS



- NOTES:**
- INLET SEDIMENT CONTROL DEVICE SHALL BE SILT SACK BY ACF ENVIRONMENTAL PRODUCTS, DANDY BAG BY DANDY PRODUCTS, OR APPROVED EQUAL.
 - INLET SEDIMENT CONTROL DEVICE SHALL BE MAINTAINED AS PER THE STANDARDS AND SPECIFICATIONS OF THE NYSDEC STANDARDS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK).
 - ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETELY STABILIZED (GREATER THAN 75% VEGETATIVE COVER), THE INLET SEDIMENT CONTROL DEVICE SHALL BE CLEANED OUT AND REMOVED FROM THE STRUCTURE.

INLET PROTECTION - SILT SACK

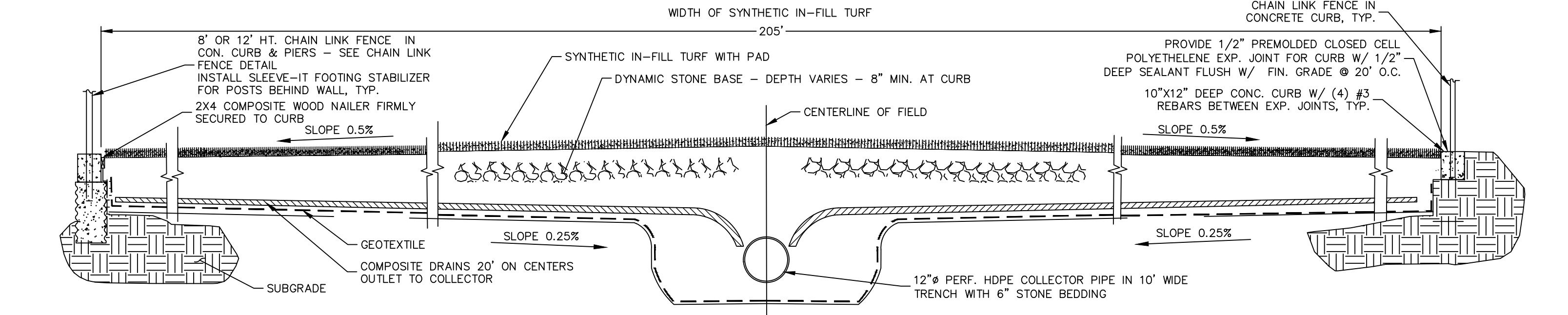
SCALE: NTS



- NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
 - HAY BALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

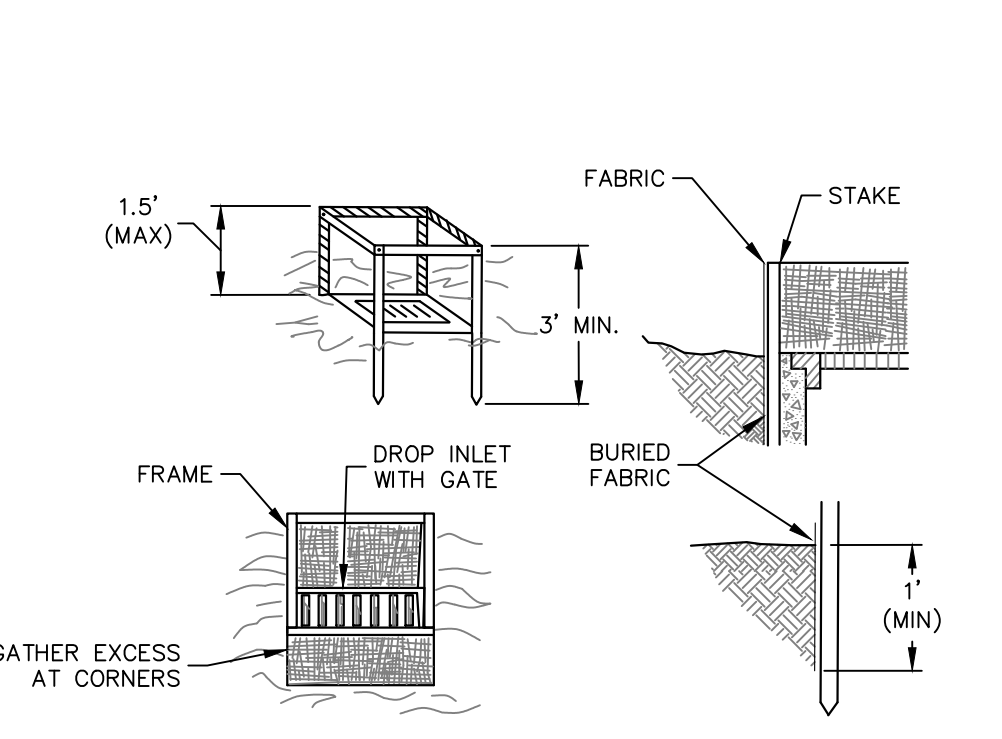
TEMPORARY STOCKPILE

SCALE: NTS



TRANSVERSE SECTION THROUGH FIELD

SCALE: NTS

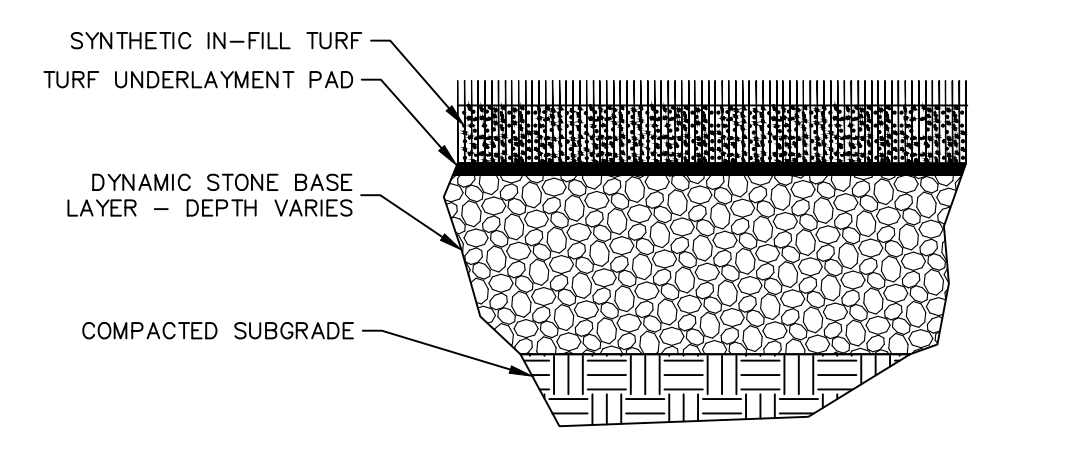


FIELD INLET CONSTRUCTION SPECIFICATIONS:

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE.

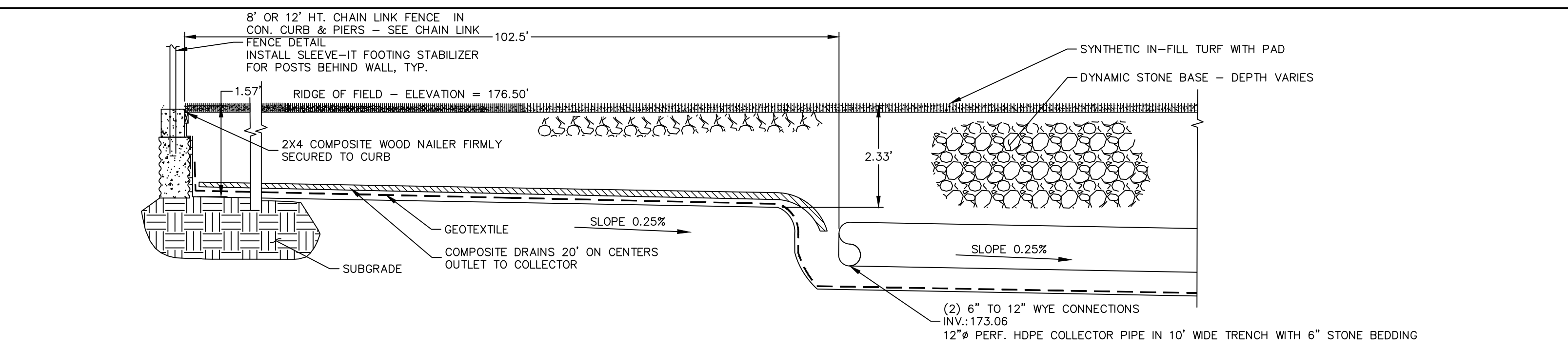
FILTER FABRIC INLET DROP PROTECTION

SCALE: NTS



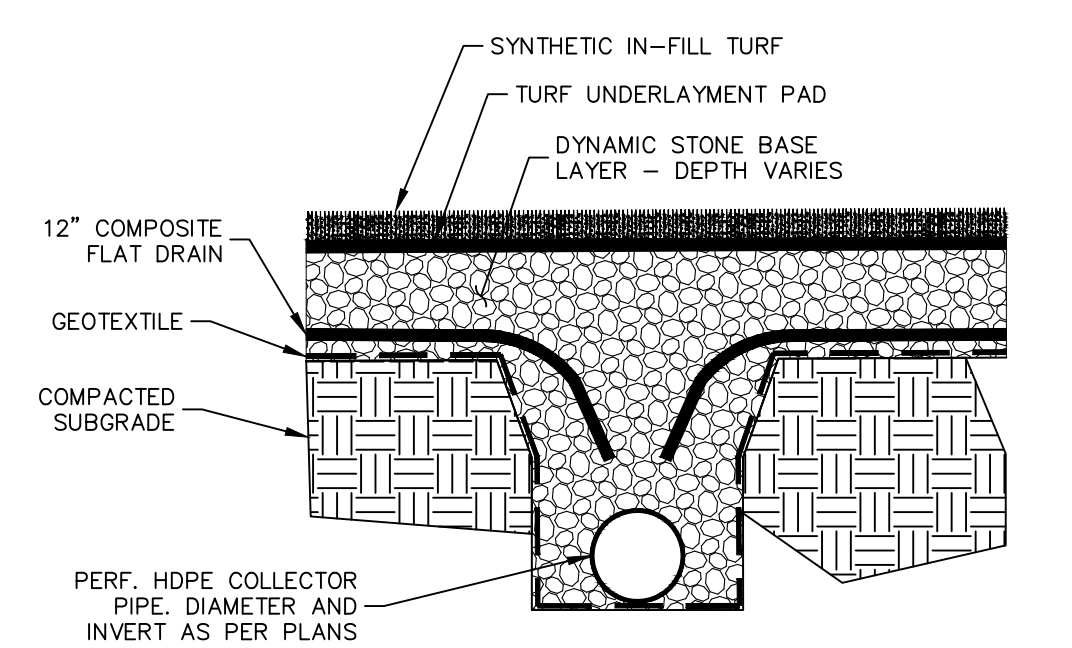
SYNTHETIC TURF FIELD SECTION

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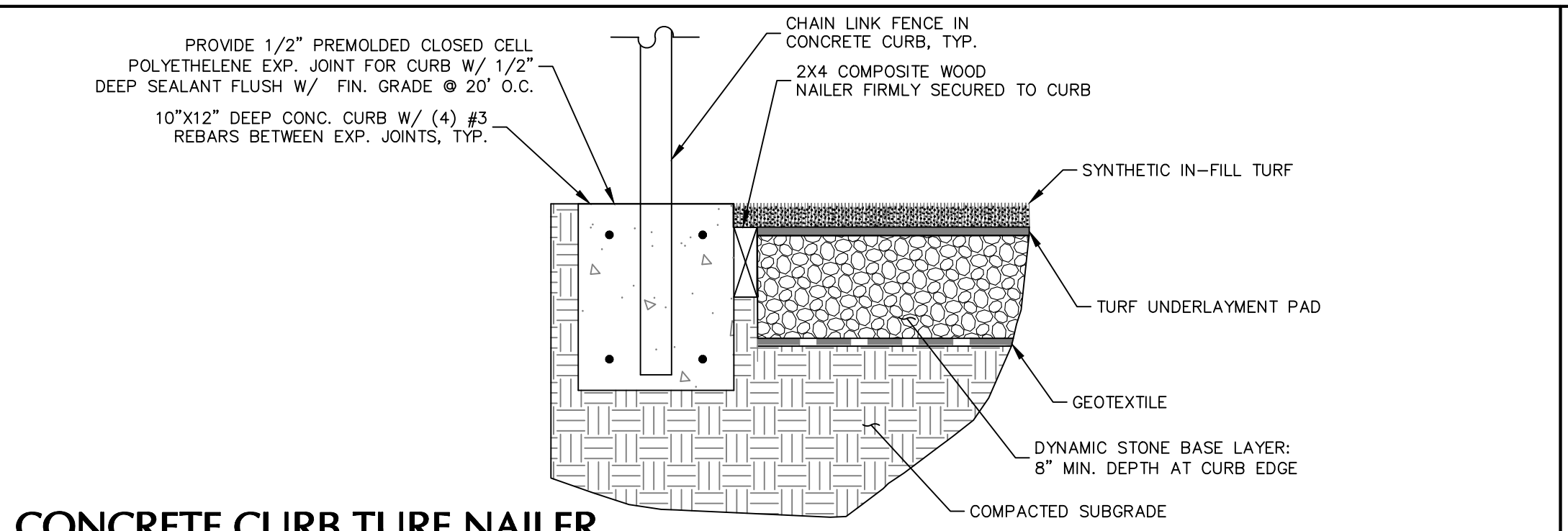
TRANSVERSE SECTION THROUGH FIELD AT THE WHITE PLAINS SIDE OF FIELD

SCALE: NTS



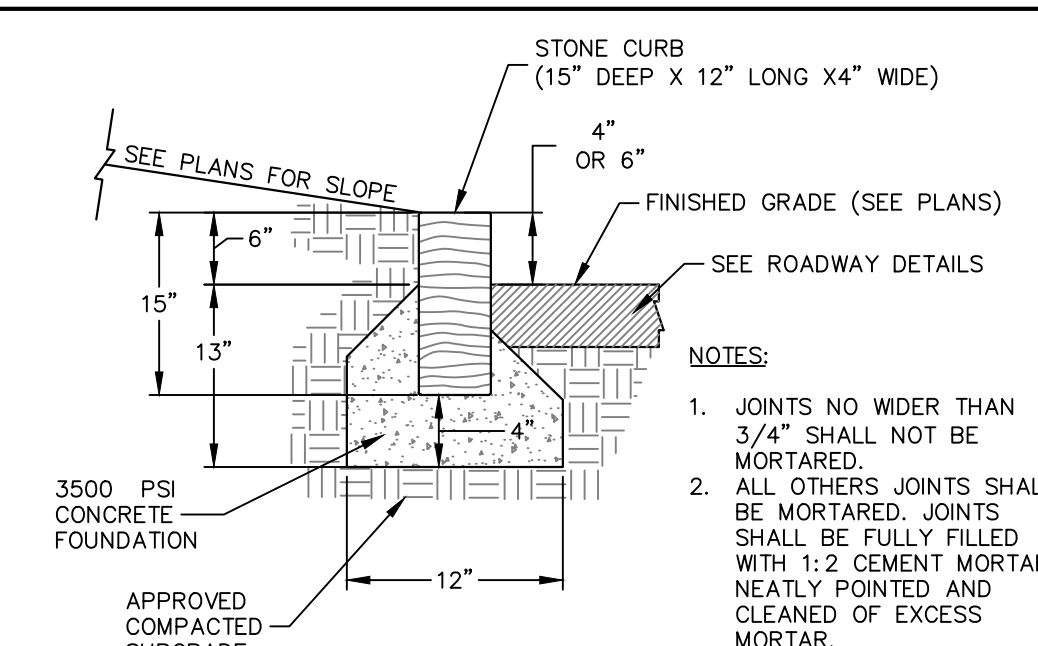
COLLECTOR LINE SECTION

SCALE: NTS



CONCRETE CURB TURF NAILER

SCALE: NTS



STONE CURB

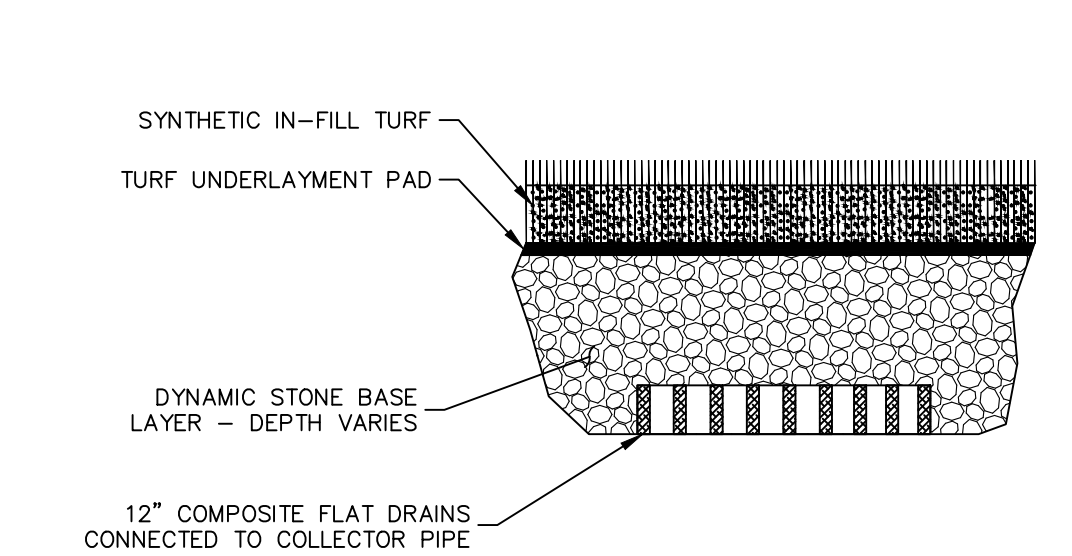
SCALE: NTS

ATHLETIC FIELD STONE SPECIFICATIONS

% PASSING	
SIEVES	BASESTONE
1" OR 25 MM	100
3/4" OR 19 MM	80-100
1/2" OR 12.5 MM	60-80
3/8" OR 9.5 MM	30-50
US #4 OR 4.75 MM	20-40
US #8 OR 2.36 MM	10-30
US #16 OR 1.18 MM	7-25
US #40 OR 425 MM	5-17
US #200 OR 75 MM	0-2

ATHLETIC FIELD STONE SPECIFICATIONS

SCALE: NTS



FLAT PIPE DRAIN

SCALE: NTS

Date	Description	No.
01/21/22	UPDATED PER SWPPP	1

Revisions

03/04/2022 DATE SIGNED
W. CHARLES UTSCHIG JR., P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

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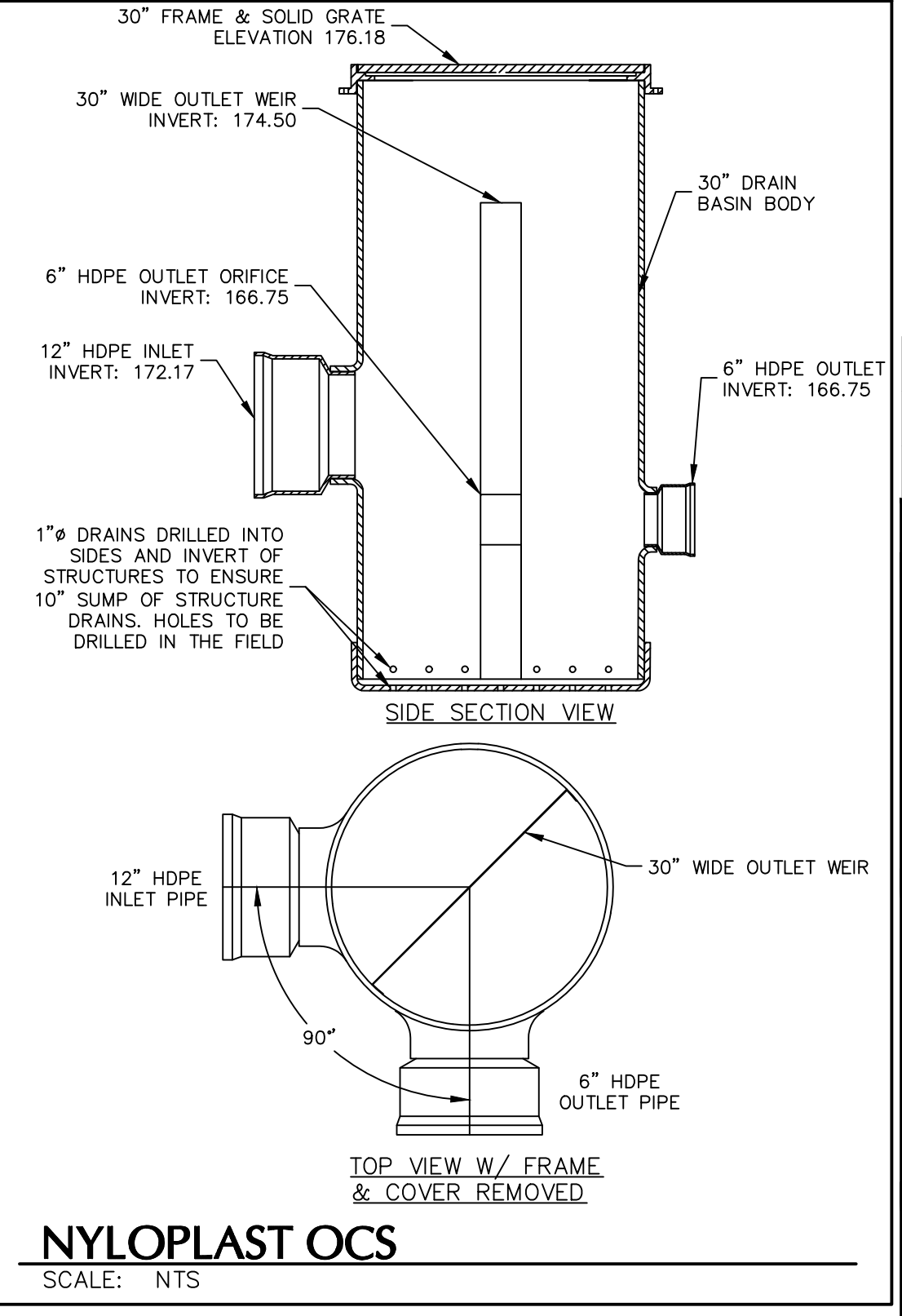
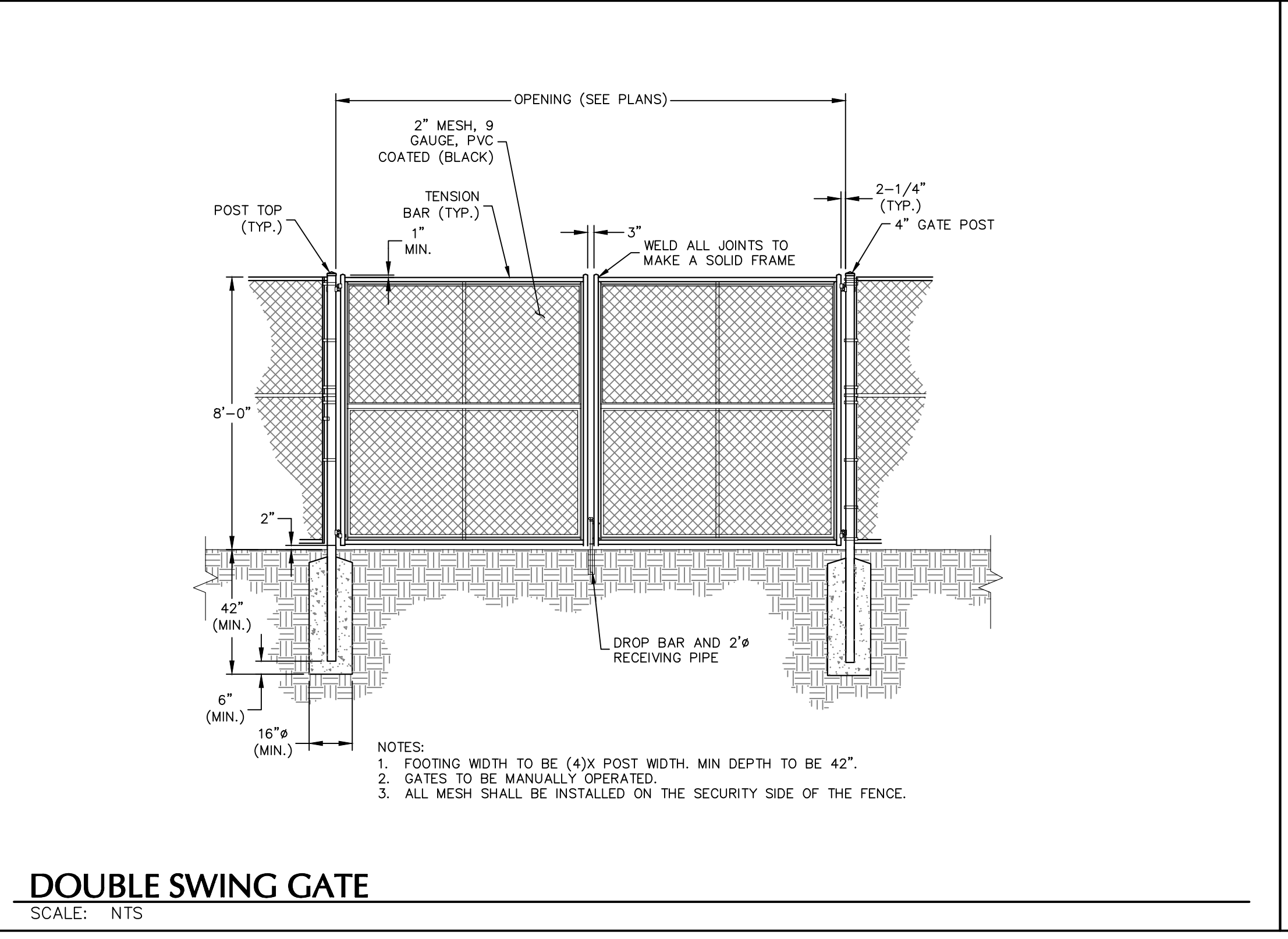
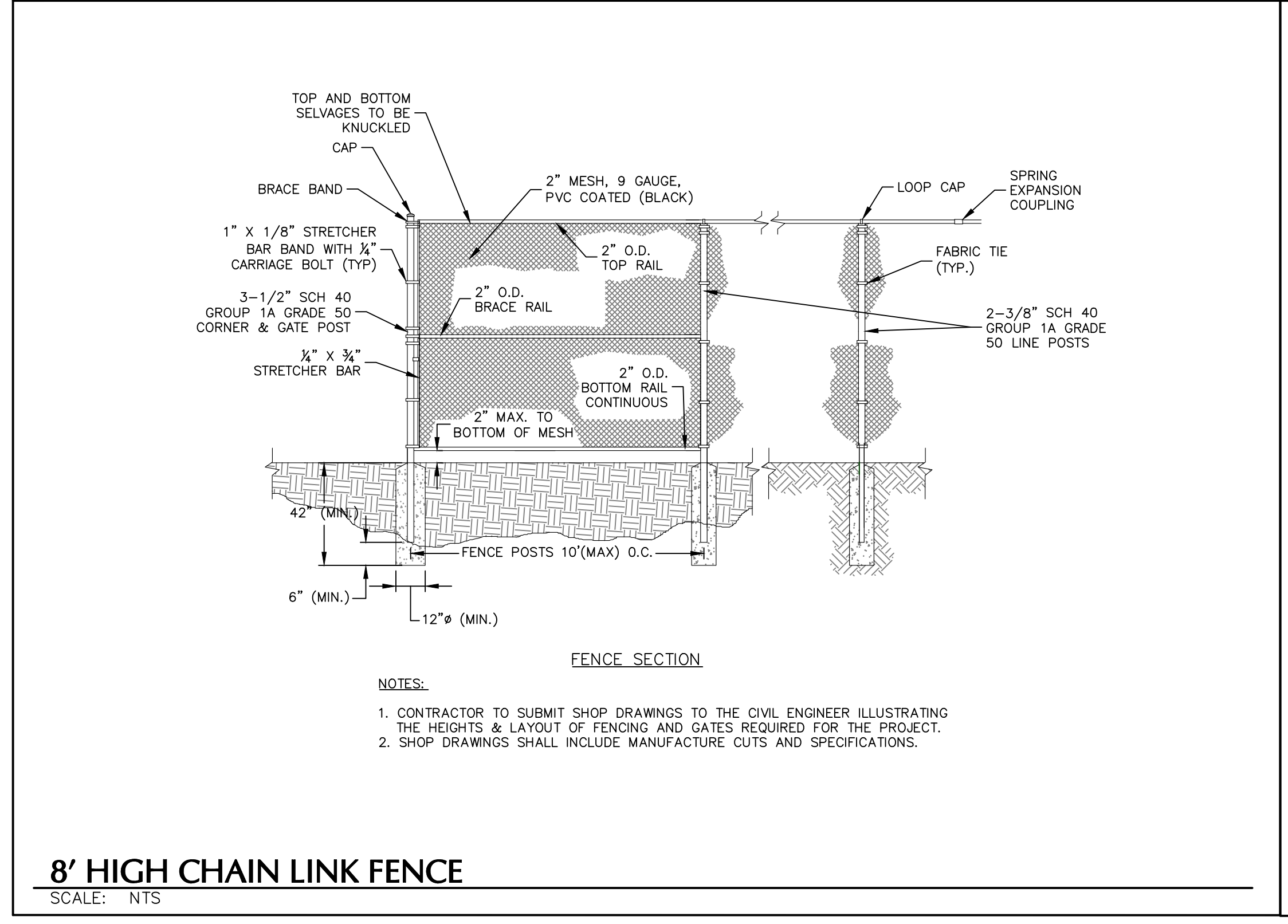
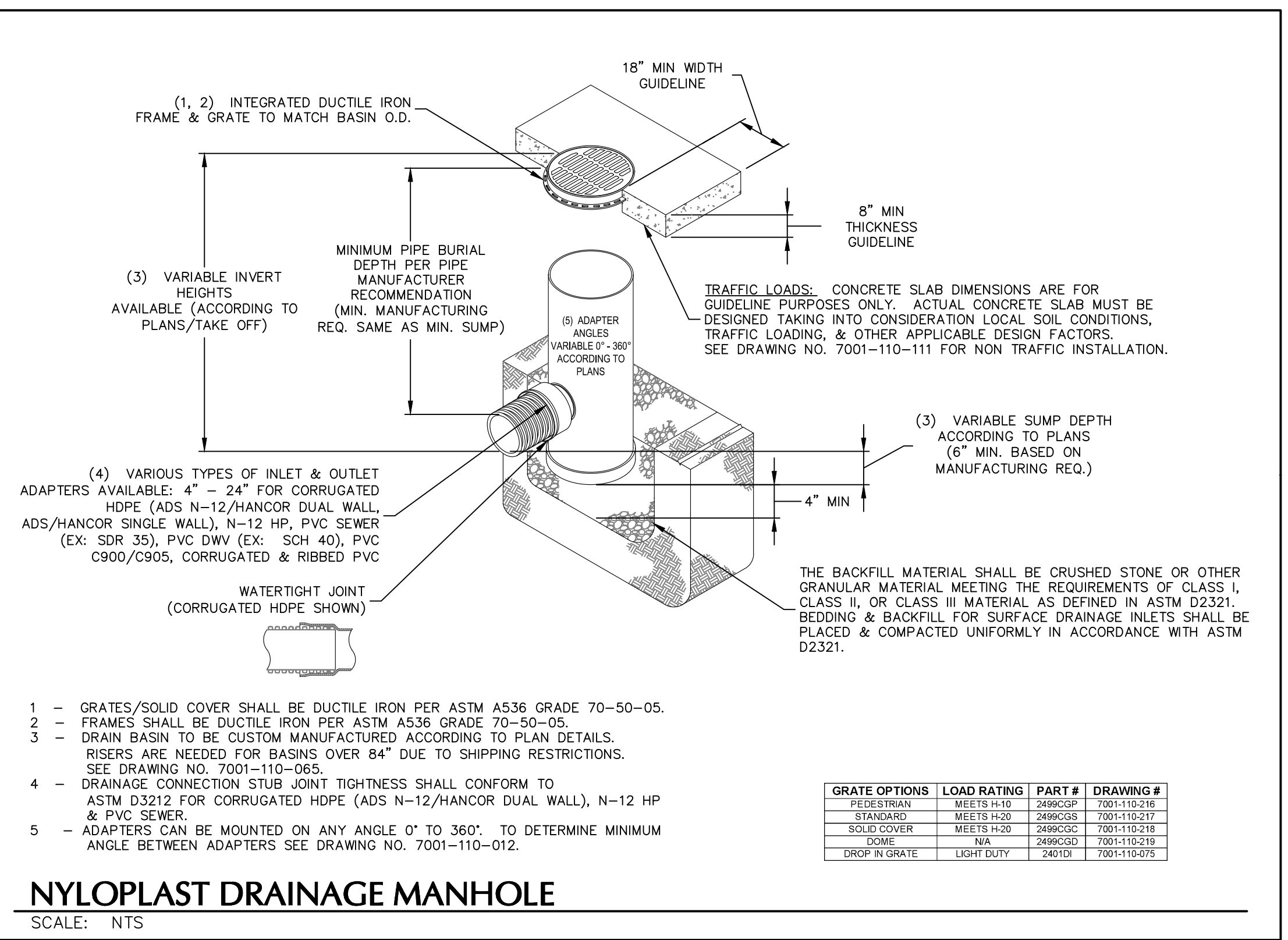
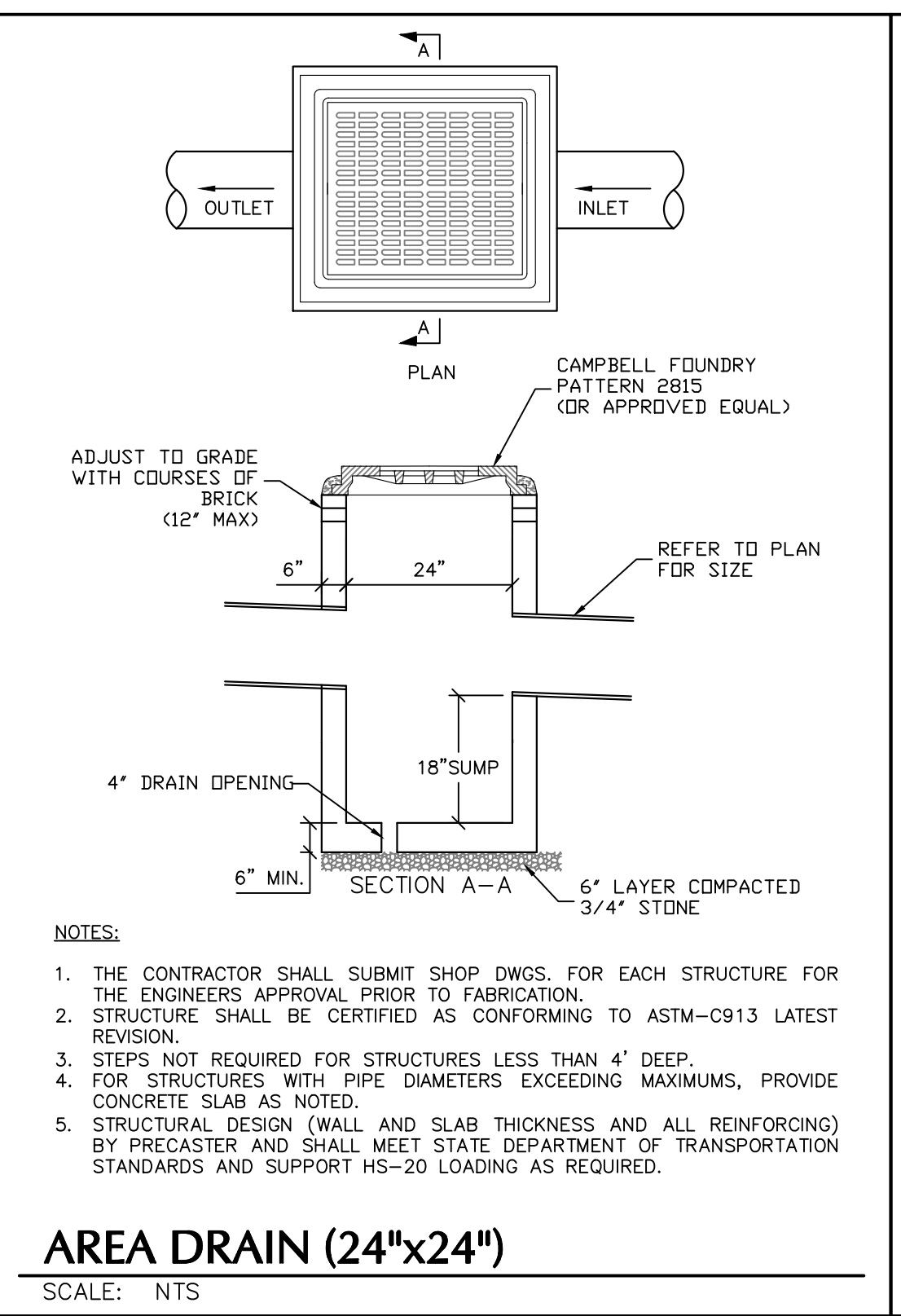
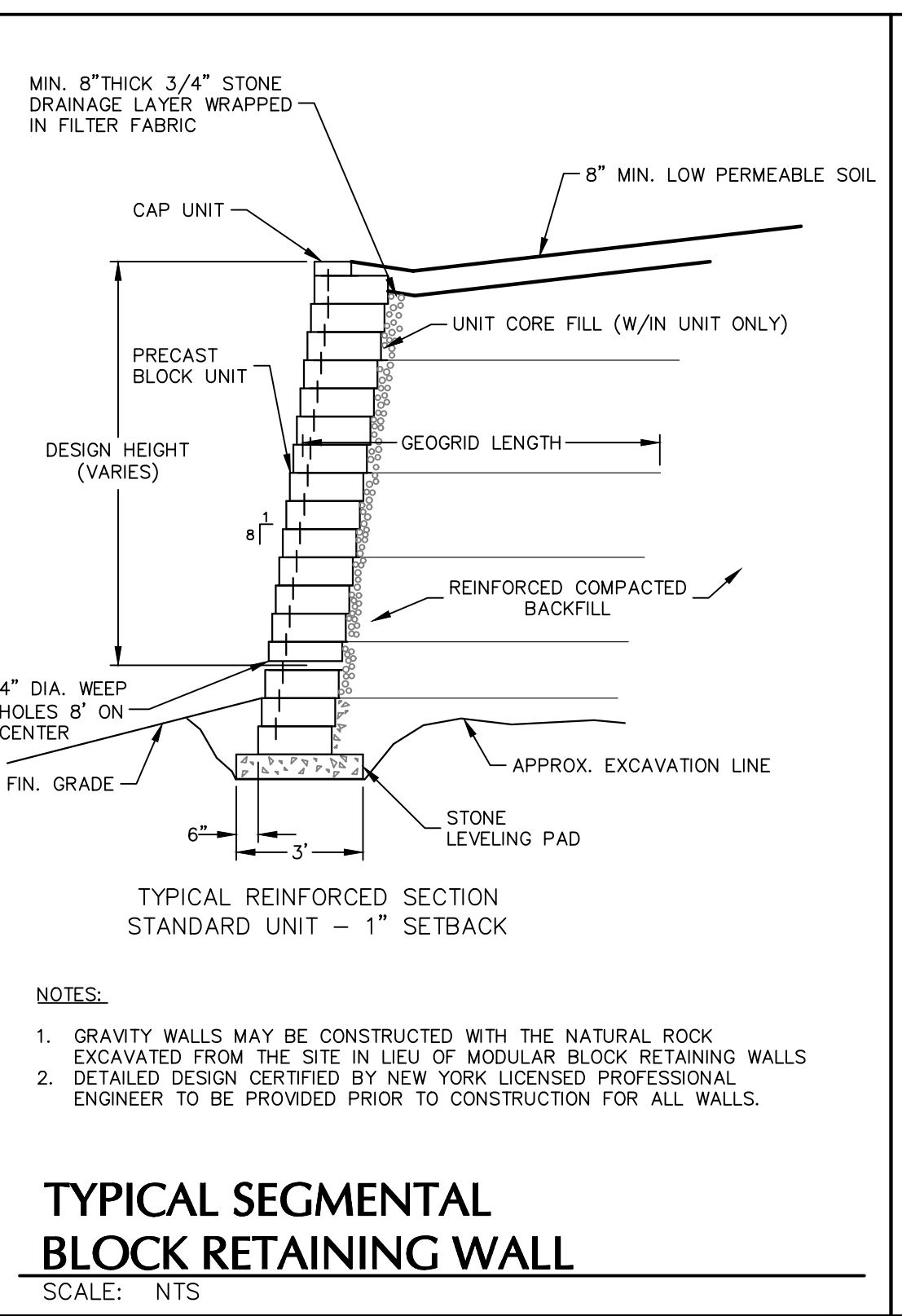
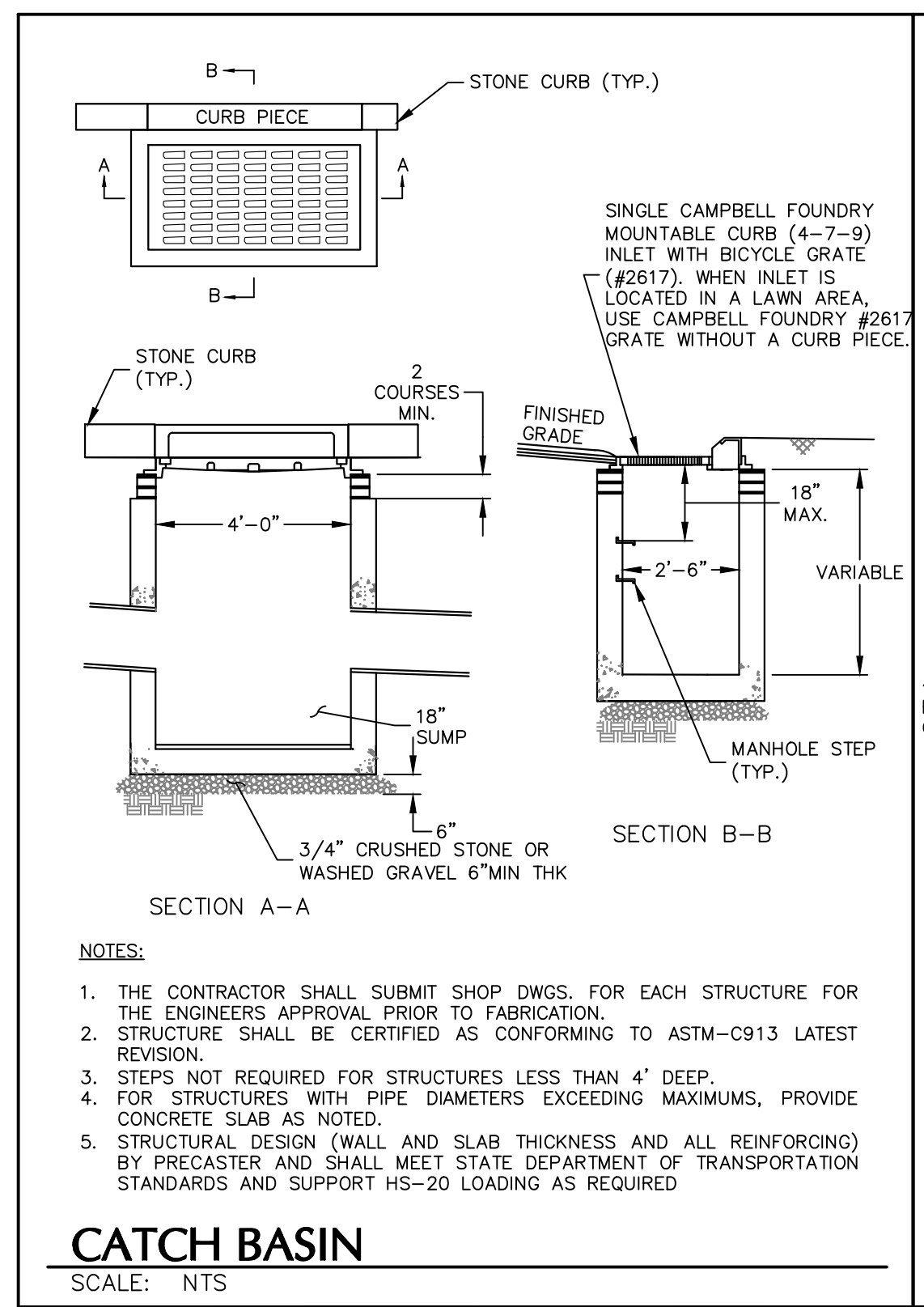
Project
LACROSSE FIELD AT CONCORDIA - IONA
VILLAGE OF TUCKAHOE
WESTCHESTER COUNTY NEW YORK
Drawing Title

DETAILS (1 OF 2)

Project No.	190074101	Drawing No.	CS501
Date	12/17/2021		
Drawn By	JT		
Checked By	CU		

Sheet 5 of 6

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



Date	Description	No.
03/04/22	REVISED PER TOWN COMMENTS	2
01/21/22	UPDATED PER SWPPP	1

Revisions

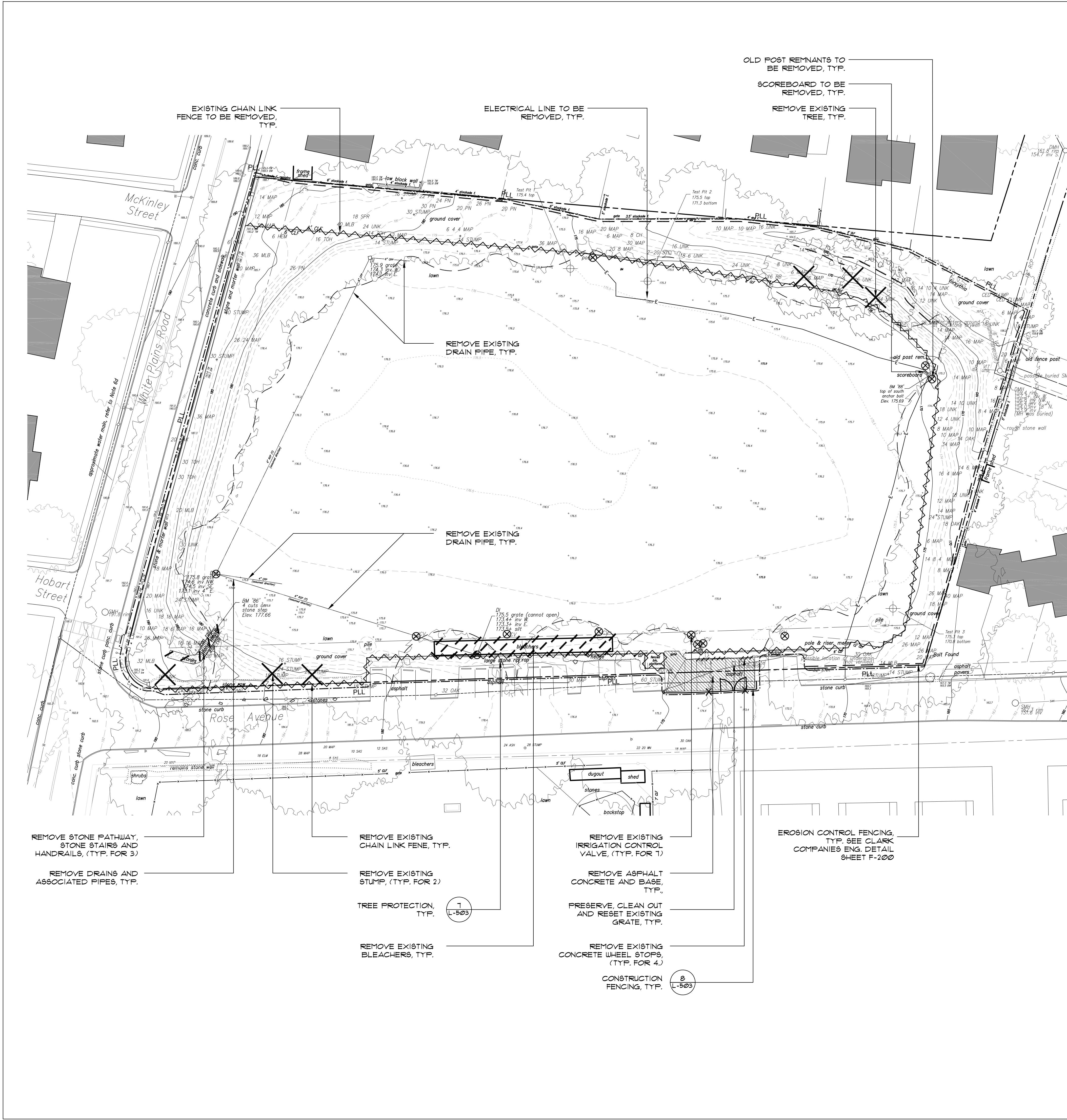
SIGNATURE: W. CHARLES UTSCHIG, JR., P.E.
DATE SIGNED: 03/04/2022
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project
LACROSSE FIELD AT CONCORDIA - IONA
VILLAGE OF TUCKAHOE
WESTCHESTER COUNTY NEW YORK
Drawing Title
DETAILS (2 OF 2)

Project No. 190074101	Drawing No. CS502
Date 12/17/2021	6 of 6
Drawn By JT	
Checked By CU	

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



DEMOLITION AND REMOVAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO CONTINUING WORK.
2. ALL REMOVALS SHALL BE AS SHOWN ON THE CONTRACT DRAWINGS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING REMOVAL OPERATIONS TO PROTECT EXISTING MATERIALS TO REMAIN EITHER BELOW GRADE OR ABOVE GRADE. ANY DAMAGE TO EXISTING MATERIALS RESULTING FROM CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. PRIOR TO DEMOLITION, ALL MATERIALS TO BE REMOVED AND SALVAGED BY THE CONTRACTOR SHALL BE NEATLY STORED IN A SECURED AREA APPROVED BY THE OWNER'S REPRESENTATIVE.
5. VERIFY THE INTENDED DISPOSITION OF ALL ITEMS TO BE REMOVED AND SALVAGED, BUT NOT TO BE USED IN THE NEW IMPROVEMENTS WITH THE OWNER'S REPRESENTATIVE.
6. IF THERE IS ANY CONFUSION AS TO WHAT IS TO REMAIN AND WHAT IS TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO CONTINUING WITH WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, BRACING AND DEWATERING REQUIRED OR AS DIRECTED TO PROTECT THE SAFETY OF ADJACENT STRUCTURES AND UTILITIES.
8. WHERE NEW CONSTRUCTION ABUTS EXISTING PAVEMENTS, THE EXISTING MATERIAL SHALL BE CLEANLY SAUCUT TO PROVIDE A CLEAN NEAT MATCH WITH NO TRIP HAZARDS.
9. THERE SHALL BE NO STOCKPILING, STAGING OR MACHINERY AND VEHICULAR TRAFFIC ON AREAS OUTSIDE THE CONTRACT LIMIT LINE. ANY DAMAGE TO EXISTING LAWN, TREES, SHRUBS AND ANY OTHER MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

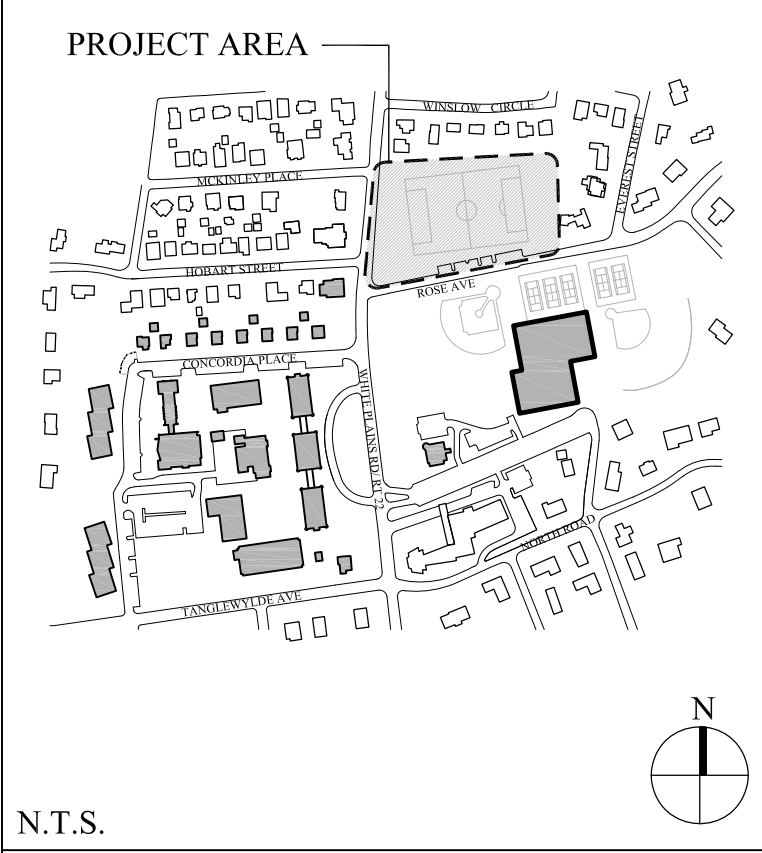
NOTE: CONSTRUCTION FENCE LAYOUT SHOWN IS FOR REFERENCE ONLY. EXACT LOCATION OF FENCE TO BE DETERMINED BASED ON SCHOOL NEEDS & CONSTRUCTION SEQUENCE

NOTE: CONTRACTOR TO EMPLOY THE SERVICES OF A UTILITY MARK-OUT CO TO IDENTIFY ALL UNDERGROUND UTILITIES IN THE WORK AREA AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICT WITH FUTURE CONSTRUCTION

NOTE: CONTRACTOR RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FENCE, CONSTRUCTION FENCE AND CONSTRUCTION ENTRANCE THROUGHOUT THE PROJECT.

LEGEND

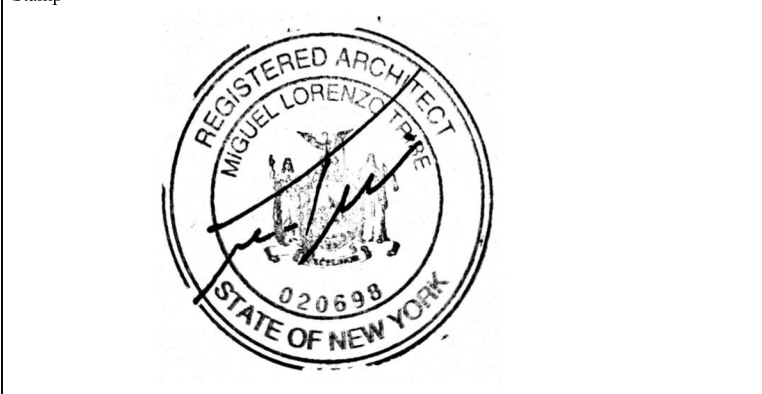
- PROPERTY LINE
- X X CONSTRUCTION FENCING
- - - - - PLL PROJECT LIMIT LINE
- - - - - EROSION CONTROL FENCE
- - - - - CLEAN SAW-CUT PAVEMENT
- ~~~~~ REMOVE EXISTING CHAIN LINK FENCE
- ////// STEPS, LANDING OR SET OF BLEACHERS TO BE REMOVED
- TREE PROTECTION
- ⊗ TREE REMOVAL
- ⊗ STRUCTURE TO BE REMOVED
- ▨ REMOVE CONCRETE AND BASE
- ▩ REMOVE GRAVEL AREA AND BASE
- ▧ REMOVE ASPHALT CONCRETE AND BASE



N.T.S.

2.	12/27/21	PLANNING BOARD SUBMISSION
1.	12/20/2021	BUILDING DEPARTMENT SUBMISSION
No.	Date	Revision

CIVIL ENGINEER
Langan
707 Westchester Ave, Suite 304
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(914) 323-2400



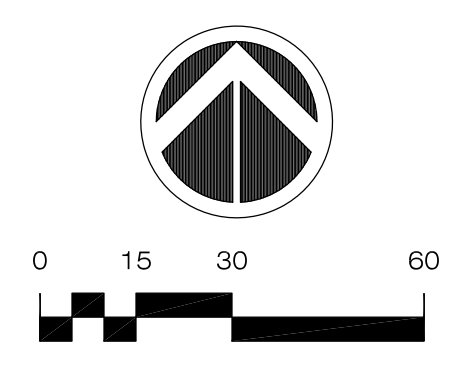
Project Title
IONA COLLEGE ATHLETIC FIELD RENOVATIONS
200 WHITE PLAINS ROAD
TUCKAHOE, N.Y. 10708

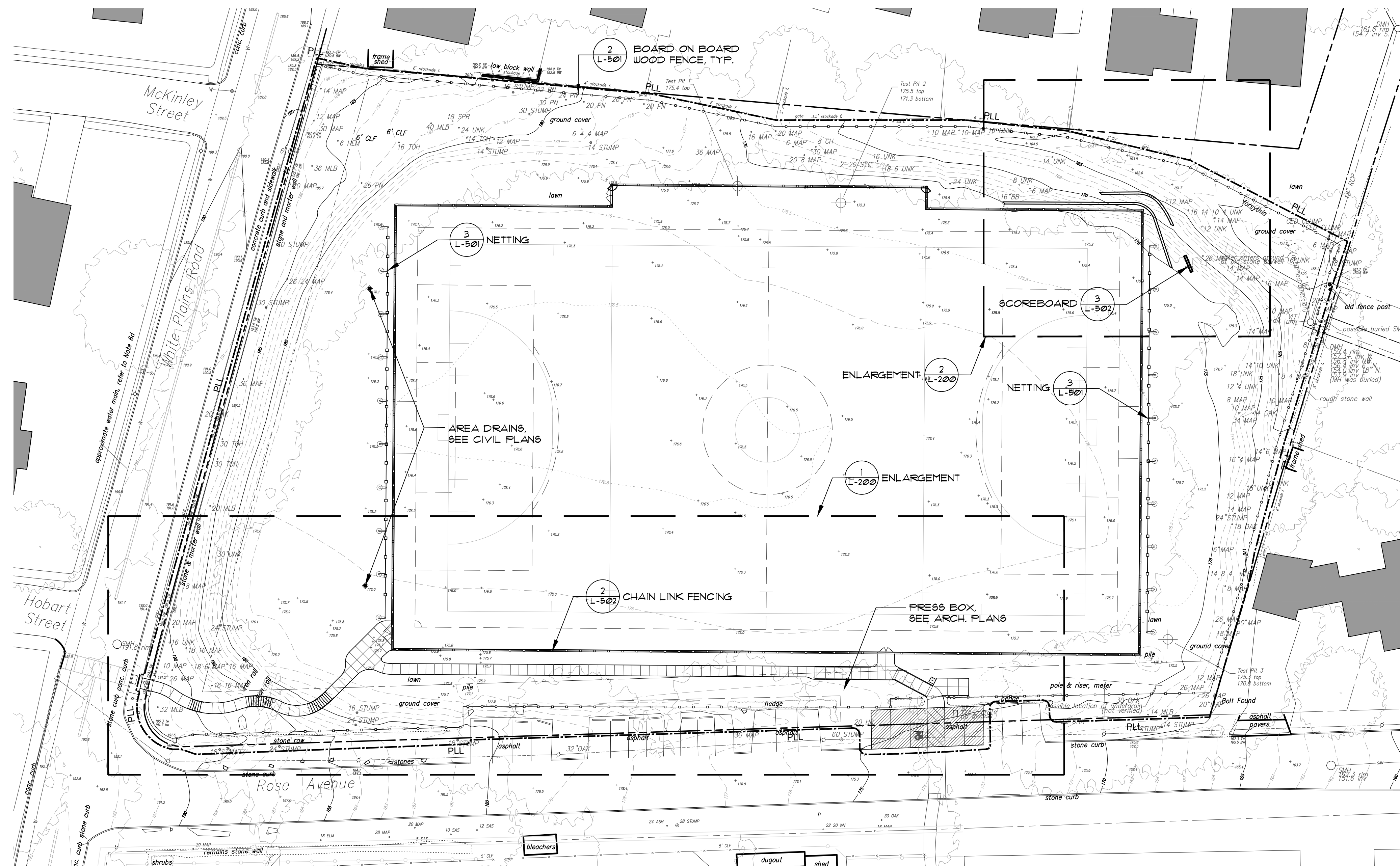
Drawing Title
REMOVALS PLAN

Scale	Job No.	Date	Drawing No.
1" = 30'	2108	11/15/2021	L-100
Drawn	Checked	Approved	
SB	CT	MT	

566 Warburton Avenue
Huntington, NY 10706
914 478 3677
Architects
Landscape Architects
Interior

PETER GISOLFI ASSOCIATES



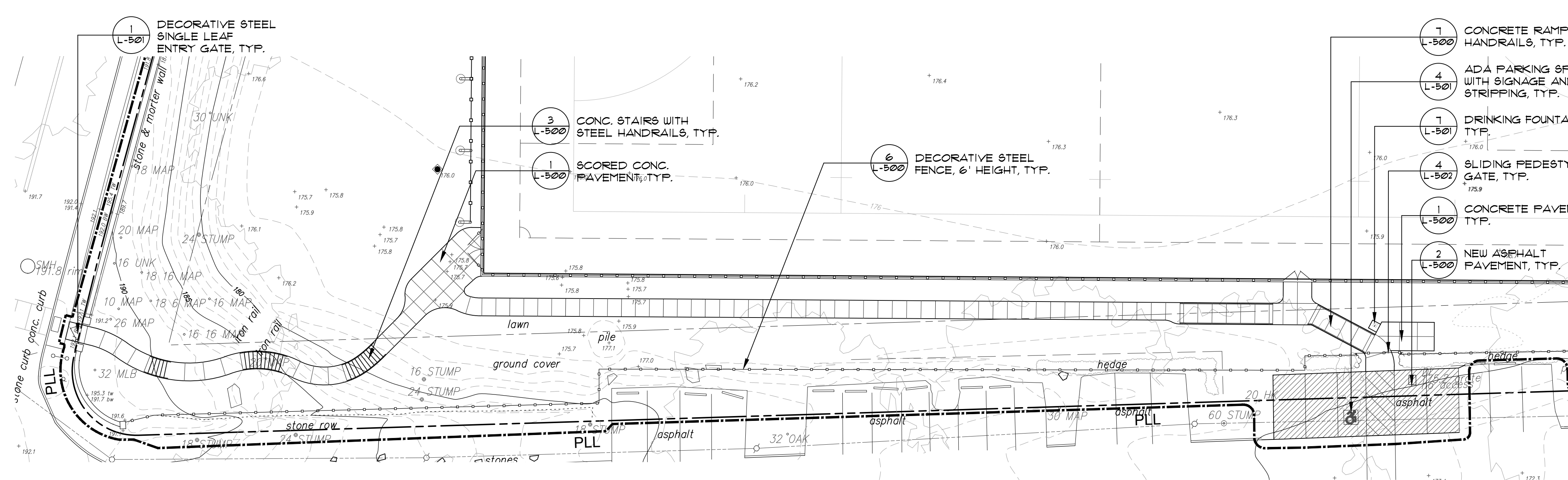
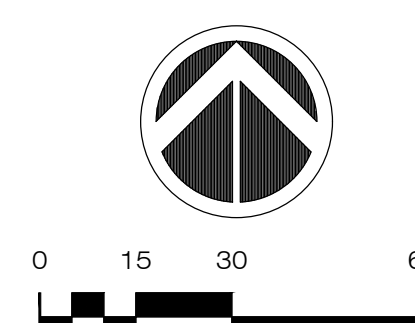


GENERAL NOTES

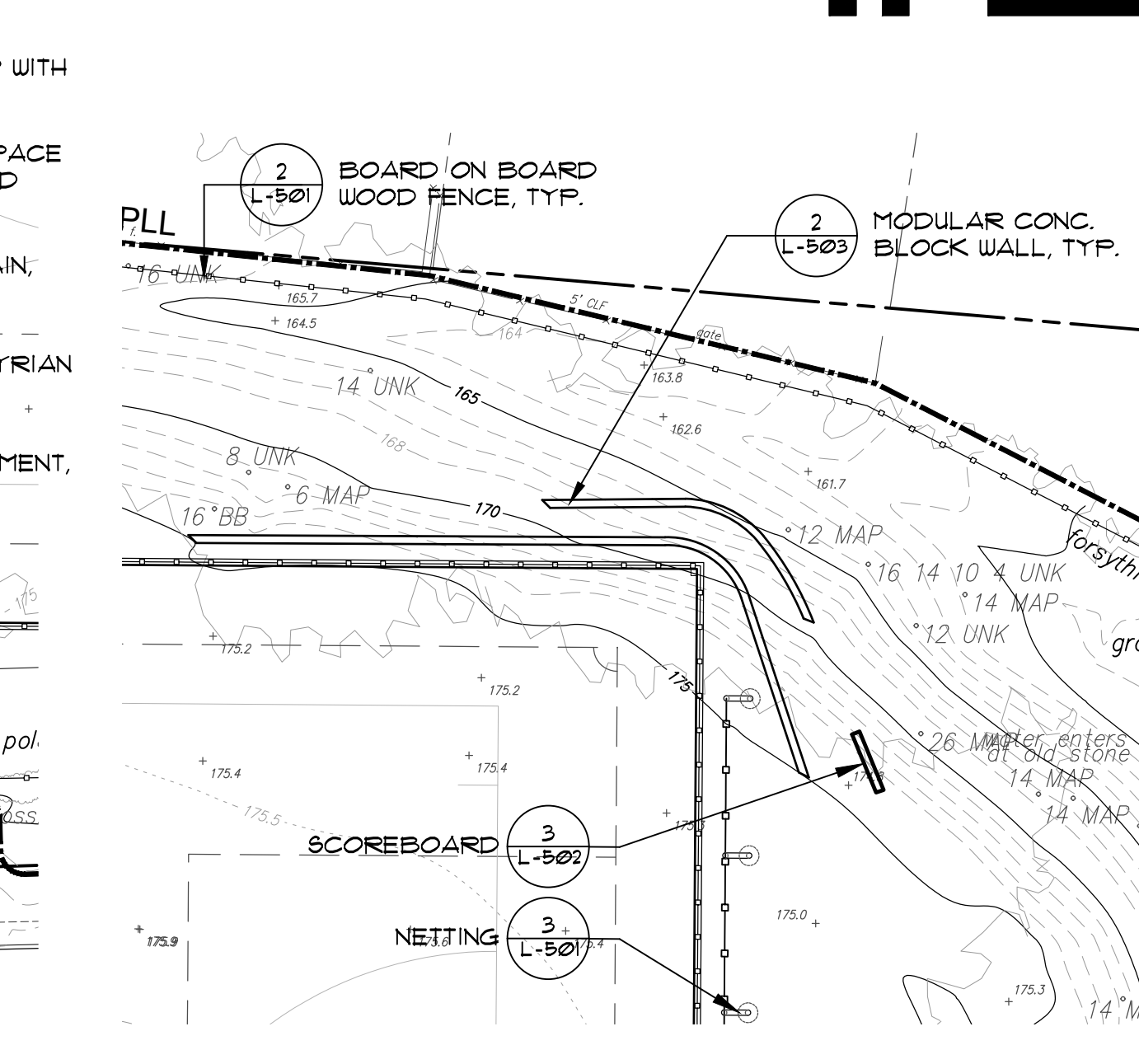
1. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND FAMILIARIZE THEMSELVES WITH THE SITE PRIOR TO COMMENCEMENT OF WORK. ACTUAL FIELD CONDITIONS MAY VARY FROM LAYOUT, DIMENSIONS AND EXISTING GRADES AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH EXISTING FIELD CONDITIONS. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES PRIOR TO CONTINUING WORK.
2. THE CONTRACTOR SHALL SECURE THE WORK AREA WITH SPECIFIED BARRIERS AND FENCING AND MAINTAIN A SAFE AND SECURE CONSTRUCTION SITE.
3. PEDESTRIAN AND VEHICULAR TRAFFIC ON ADJACENT ROADS AND SIDEWALKS SHALL BE MAINTAINED DURING CONSTRUCTION.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE OR INTERRUPTION TO EXISTING UTILITY SERVICE. ANY DAMAGE OR INTERRUPTION TO EXISTING UTILITY SERVICE SHALL BE RESTORED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION (I.E. DEPARTMENT OF TRANSPORTATION, FIRE DEPARTMENT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, TELEPHONE, SEWER, GAS, ETC.) OBTAIN PERMITS AND PAY ANY FEES ASSOCIATED WITH WORK OF THIS PROJECT. SEE BIDDING GUIDE SCOPE OF WORK. WORK NOT INCLUDED FOR EXCLUSIONS.
6. IT IS ANTICIPATED THAT VARIOUS TYPES OF WORK FOR THIS CONTRACT WILL BE PERFORMED SIMULTANEOUSLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK BETWEEN SUBCONTRACTORS AND UTILITY COMPANIES TO ENSURE COMPLETION OF HIS WORK IN A TIMELY AND WORKMAN LIKE MANNER.
7. THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE TO ENSURE MATERIALS TO REMAIN SHALL NOT BE DAMAGED. ANY DAMAGE TO MATERIAL TO REMAIN SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND PAID FOR BY THE CONTRACTOR.
8. REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED AS REMOVALS OFF-SITE IN A LEGAL MANNER. ALL EXISTING INLETS, BASINS AND CONNECTIONS WITHIN THE PROJECT LIMIT SHALL BE CLEANED AND CLEARED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL RESTORE ALL MATERIALS TO REMAIN SHALL NOT BE DAMAGED. ANY DAMAGE TO MATERIAL, CONSTRUCTION TRAILERS ETC TO SERVICEABLE AND SAFE CONDITIONS AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

LEGEND

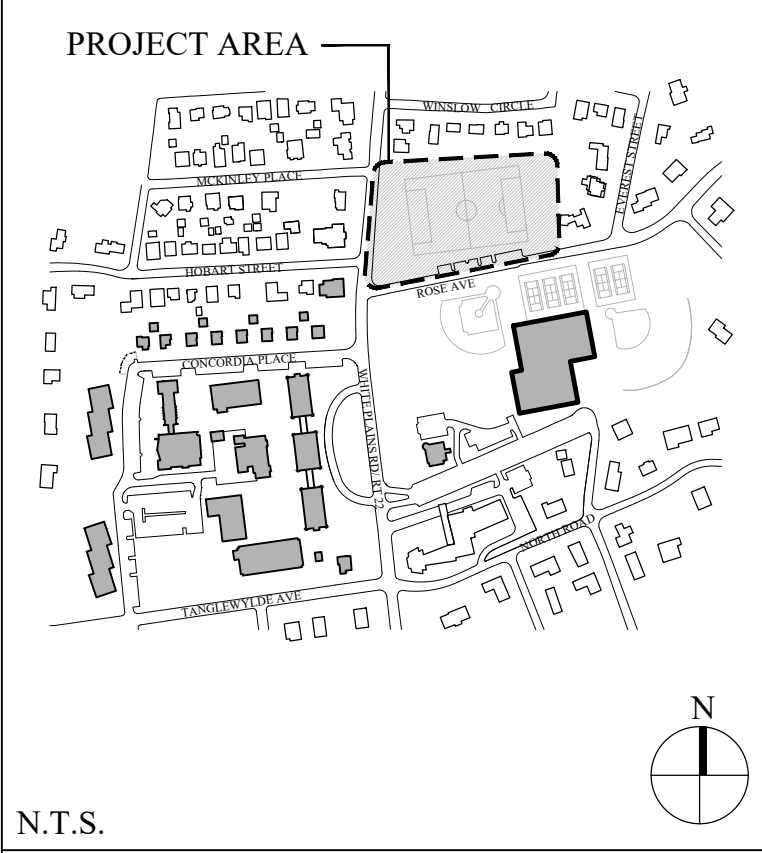
- PROPERTY LINE
- - - - - PROJECT LIMIT LINE
- ===== CONCRETE CURB
- ===== CONCRETE BLOCK RETAINING WALL
- ○ ○ ○ ○ DECORATIVE FENCING
- ○ ○ ○ ○ BOARD ON BOARD WOOD FENCING
- ○ ○ ○ ○ NETTING
- ▭ CONG. PAVEMENT
- ▨ FULL DEPTH ASPHALT PAVEMENT



1 ENLARGEMENT: STRUCTURE AND BLEACHERS
SCALE: 1" = 20'-0"



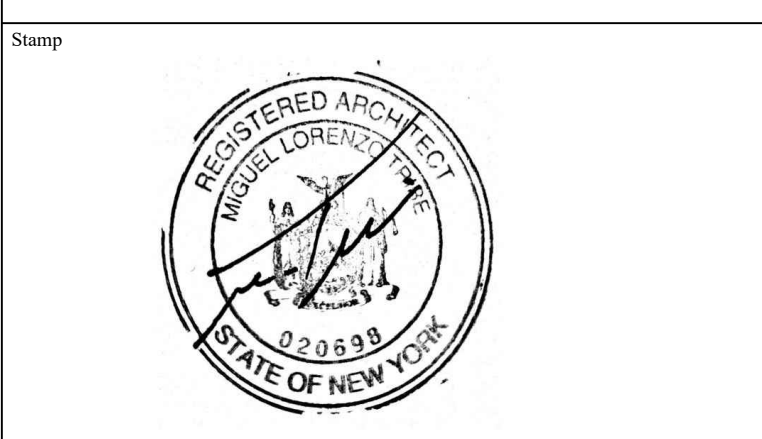
2 ENLARGEMENT: RETAINING WALLS
SCALE: 1" = 20'-0"



N.T.S.

No.	Date	Revision
2.	12/27/21	PLANNING BOARD SUBMISSION
1.	12/20/2021	BUILDING DEPARTMENT SUBMISSION

CIVIL ENGINEER
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White Plains, NY 10604
(914) 323-7400



Project Title
IONA COLLEGE ATHLETIC FIELD RENOVATIONS
200 WHITE PLAINS ROAD
TUCKAHOE, N.Y. 10708

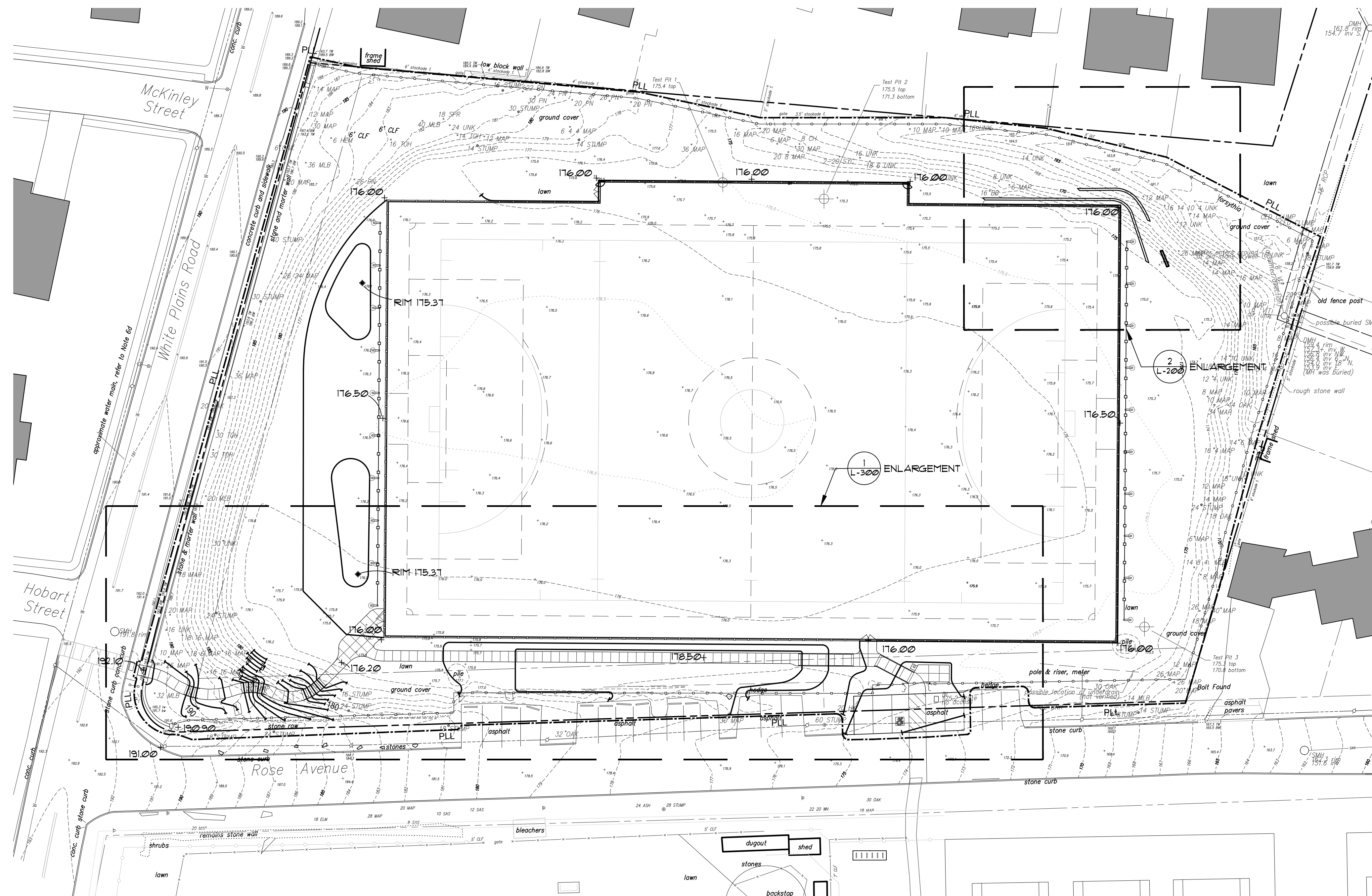
MATERIALS PLAN

Scale	Job No.	Date	Drawing No.
1" = 30'	2108	11/15/2021	L-200
Drawn	Checked	Approved	
SB	CT	MT	

566 Warburton Avenue
Huntington Station, NY 11750
914 478 3677

Architects
Landscape Architects
Interior

PETER GISOLFI ASSOCIATES

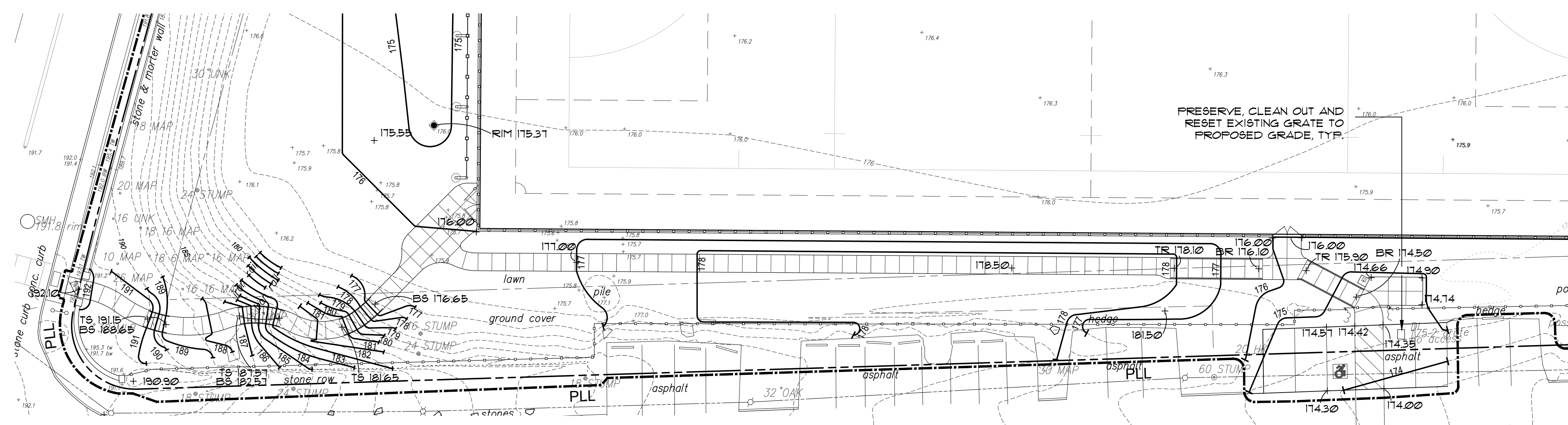
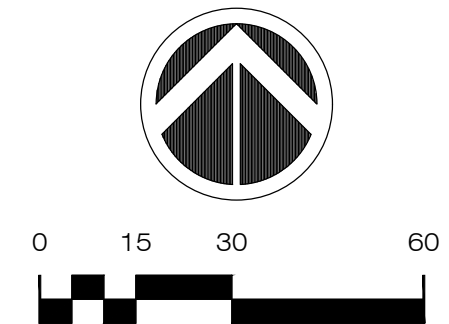


GRADING NOTES

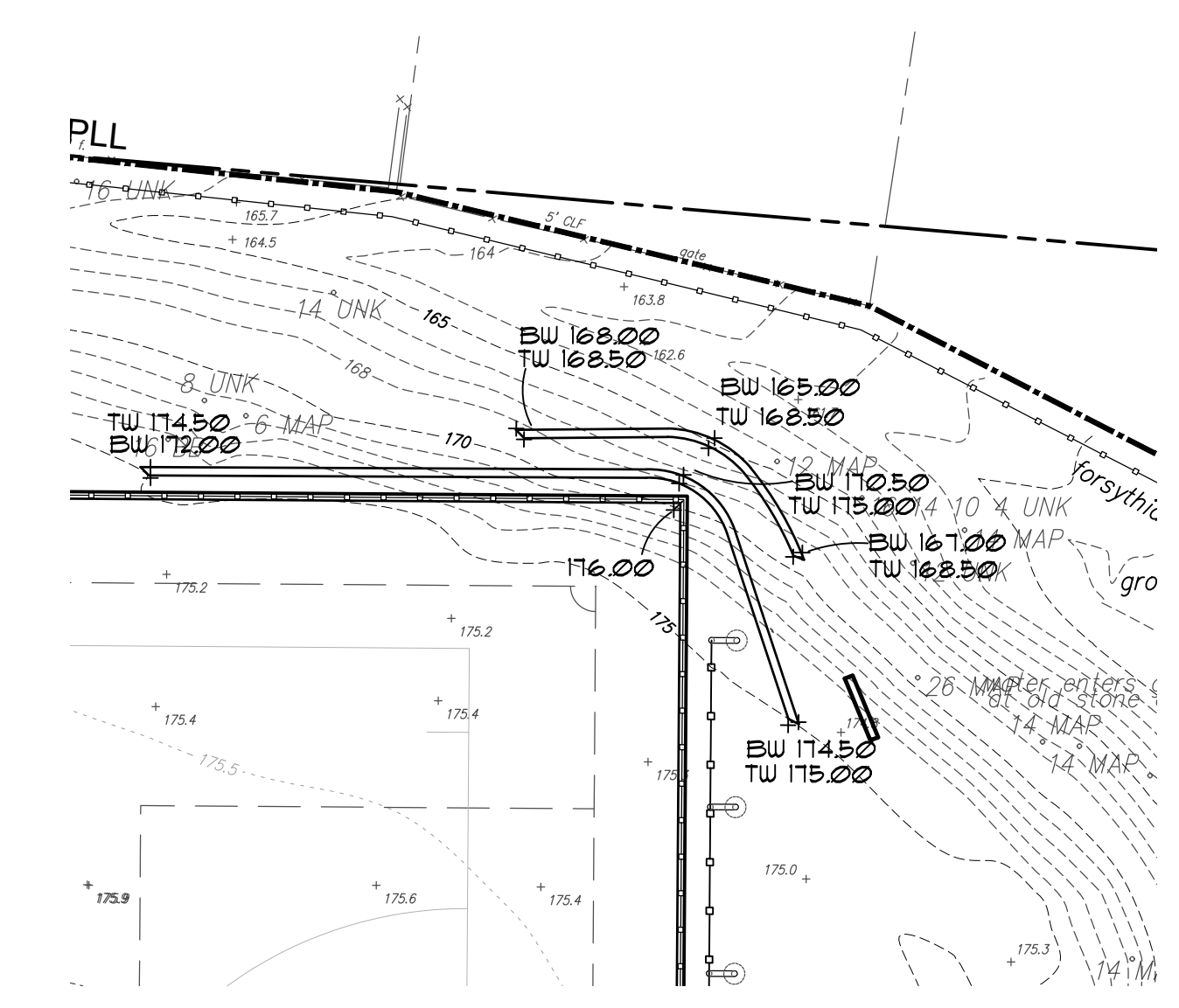
1. REFER TO THE TOPOGRAPHIC SURVEY FOR EXISTING UTILITIES AND ELEVATIONS.
 2. PREPARE SUB-GRADE ELEVATIONS TO SUFFICIENT DEPTH TO INSURE NEW IMPROVEMENTS MEET EXISTING MATERIALS SMOOTHLY, EVENLY AND TO GRADE.
 3. IN ALL CASES, PAVEMENTS SHALL BE PITCHED TO AWAY FROM BUILDING AND IN A MANNER THAT PREVENTS FONDING AND PUDDLING. CONTRACTOR SHALL PERFORM A DRAINAGE TEST OF ALL PAVEMENTS TO INSURE POSITIVE DRAINAGE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AS REQUIRED TO MAINTAIN ALL TRENCHES AND EXCAVATIONS FREE FROM WATER DURING THE CONSTRUCTION OPERATIONS.
 5. LOCATE NEW DRAINAGE STRUCTURES AT TRUE LOW POINT OF THEIR RESPECTIVE AREAS AS DETERMINED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE.
 6. ALL NEW PAVEMENTS SHALL MEET EXISTING FLUSH.
1. ALL PEDESTRIAN PATHS LONGITUDINAL PITCH IS NOT TO EXCEED 5% UNLESS OTHERWISE INDICATED AND CROSS PITCH NOT EXCEED 2% UNLESS OTHERWISE INDICATED
2. IMPORTED FILL MATERIAL SHALL BE CERTIFIED IN WRITING BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AS NON-CONTAMINATED CLEAN FILL SUITABLE FOR THE INTENDED USE

LEGEND

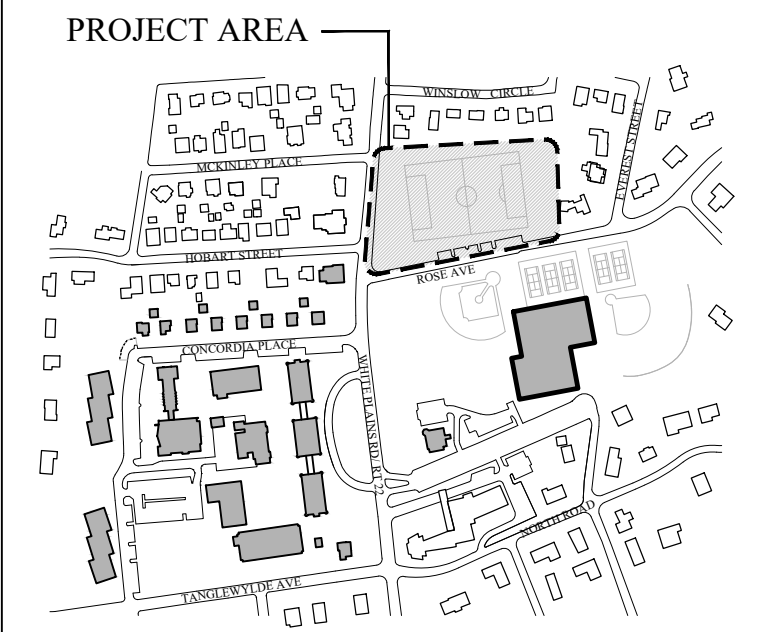
- — — — — PROPERTY LINE
- - - - - PLL PROJECT LIMIT LINE
- - - - - EXIST. CONTOUR
- — — — — PROPOSED CONTOUR
- +04.13 SPOT ELEVATION
- +TW TOP OF WALL
- +BW BOTTOM OF WALL
- +TS TOP OF STAIR
- +BS BOTTOM OF STAIR
- +TR TOP OF RAMP
- +BR BOTTOM OF RAMP
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM DRAINAGE MANHOLE



1 ENLARGEMENT: STRUCTURE AND BLEACHERS
SCALE: 1" = 20'-0"



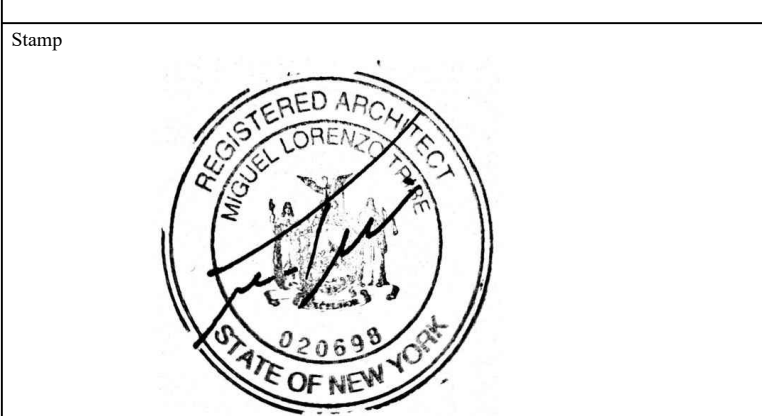
2 ENLARGEMENT: RETAINING WALLS
SCALE: 1" = 20'-0"



N.T.S.

2.	12/27/21	PLANNING BOARD SUBMISSION
1.	12/20/2021	BUILDING DEPARTMENT SUBMISSION
No.	Date	Revision

CIVIL ENGINEER
Langan
707 Westchester Ave. Suite 304
White Plains, NY 10604
(914) 323-7400



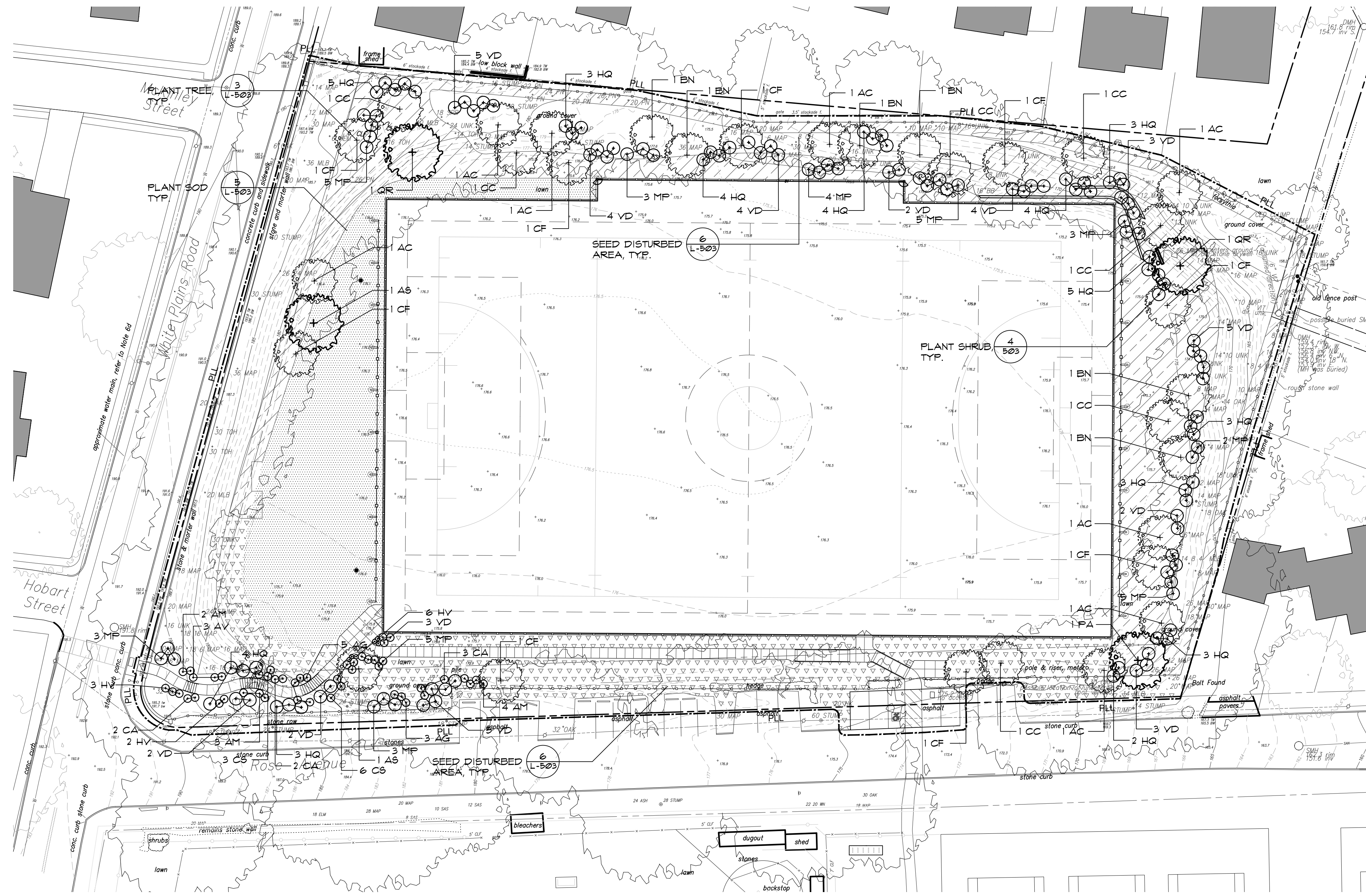
Project Title
IONA COLLEGE ATHLETIC FIELD RENOVATIONS
200 WHITE PLAINS ROAD
TUCKAHOE, N.Y. 10708

GRADING PLAN

Scale	Job No.	Date	Drawing No.
1" = 30'	2108	11/15/2021	L-300
Drawn	Checked	Approved	
SB	CT	MT	

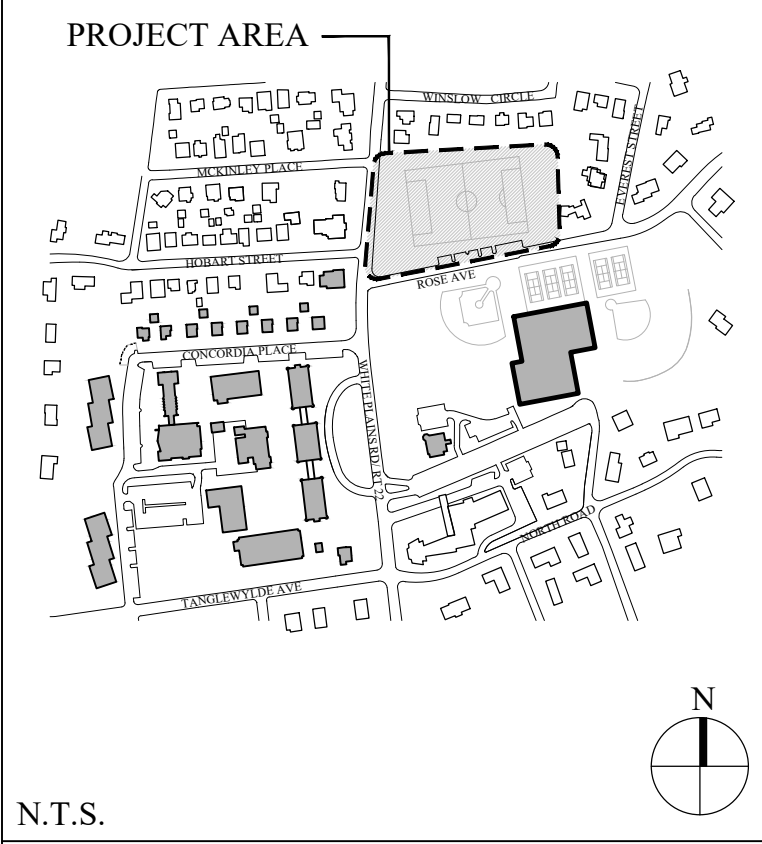
566 Warburton Avenue
Huntington, New York 10706
914 478 3677

PETER GISOLFI ASSOCIATES



PLANTING NOTES

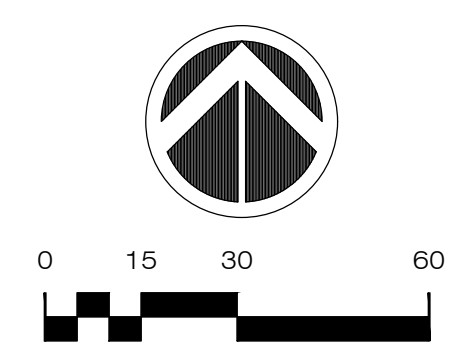
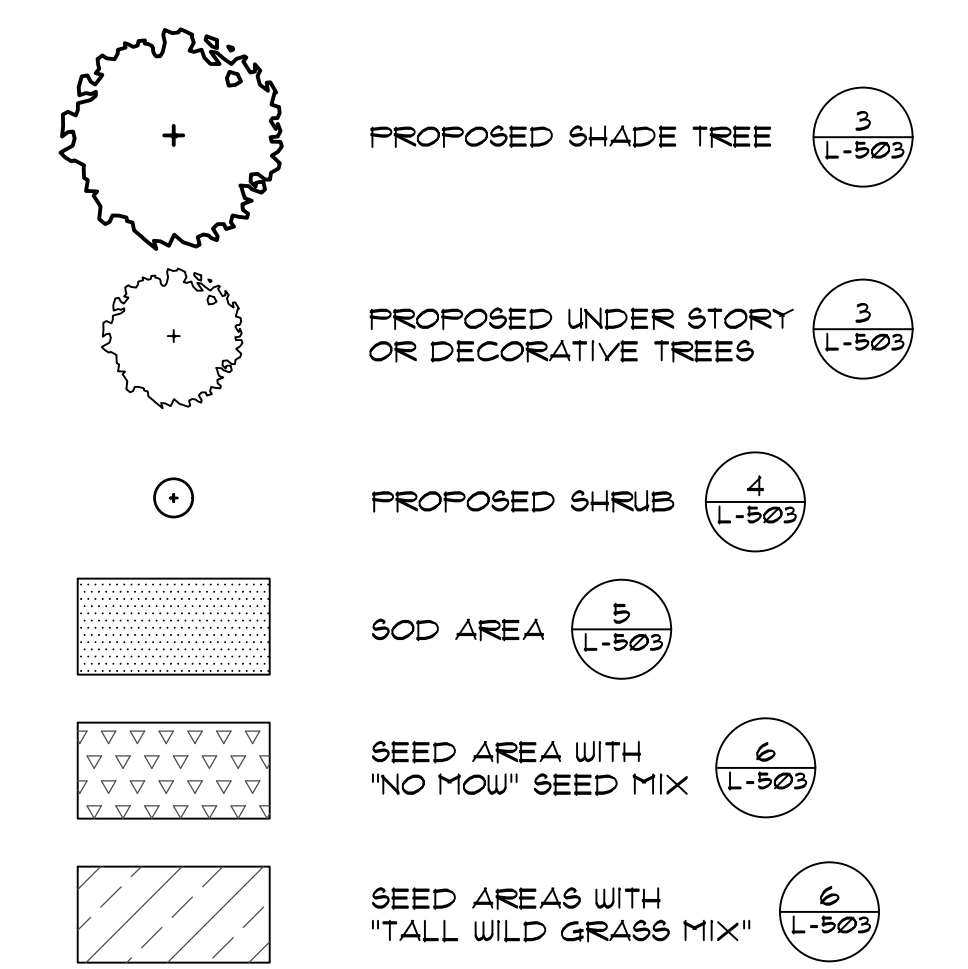
1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST AND MID-ATLANTIC REGIONS.
3. ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLAN(S), THE PLAN(S) SHALL TAKE PRECEDENCE.
5. THE LANDSCAPE ARCHITECT MAY REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
6. NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
7. ALL TREES SHALL BE PLANTED SO THAT THE ROOT FLARE IS 1" - 2" ABOVE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER BALL AS REQUIRED TO EXPOSE THE ROOT FLARE ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
8. ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
9. PLANTED AREAS SHALL BE WATERED BY THE CONTRACTOR WHEN RAINFALL IS LESS THAN 1" PER WEEK AND PERIODS OF EXCESSIVE HEAT. SHRUBS SHALL RECEIVE 3-5 GALLONS PER PLANT AND TREES 7-10 GALLONS PER INCH OF CALIPER PER WEEK OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
10. TREES SHALL BE GUYED OR STAKED AS INDICATED ON THE DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL GUYING/STAKING FOR A PERIOD OF A YEAR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL GUYING/STAKING AFTER THIS PERIOD UPON DIRECTION OF THE OWNER'S REPRESENTATIVE.
11. ALL LAWN AREAS SHALL BE SODDED. SEE SPECIFICATIONS FOR TURF TYPE.
12. ALL PLANTING BEDS TO BE MULCHED WITH 2 INCHES OF CEDAR BARK MULCH.



N.T.S.

PLANT LIST				
QTY.	KEY	BOTANICAL NAME	COMMON NAME	COMMENTS
1	PA	PLATANUS ACERIFOLIA	'BLOODGOOD' PLANE TREE	4" CAL. FULL SYMM. HEAD WITH SINGLE LEADER
2	QR	QUERCUS RUBRA	RED OAK	3" - 3 1/2" CAL. FULL SYMM. HEAD WITH SINGLE LEADER
2	AS	ACER SACCHARUM	SUGAR MAPLE	3" - 3 1/2" CAL. MULTI-STEM, THREE STEMS MIN.
7	CC	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. MULTI-STEM, THREE STEMS MIN.
6	BN	BETULA NIGRA	RIVER BIRCH	12'-14' HT. MULTI-STEM, THREE STEMS MIN.
4	CF	CORNUS FLORIDA	CHEROKEE PRINCESS DOGWOOD	10'-12' HT. FULL SYMM. HEAD WITH SINGLE LEADER
8	AC	AMELANCIER CANADENSIS	SHADBLow SERVICEBERRY	10'-12' HT. MULTI-STEM, THREE STEMS MIN.
SHRUBS				
44	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3' HT. FULL, CLEAN FOLIAGE, FULL ROOT BASE
38	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	3' HT. FULL SYMM. HEAD WITH SINGLE LEADER
47	HQ	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	3' HT. FULL, CLEAN FOLIAGE, FULL ROOT BASE
7	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	5 GAL. FULL SYMM. HEAD WITH SINGLE LEADER
8	AB	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL. FULL SYMM. HEAD WITH SINGLE LEADER
4	AM	ARONIA MELANOCARPIA	CHOKEBERRY	5 GAL. FULL SYMM. HEAD WITH SINGLE LEADER
4	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL. FULL SYMM. HEAD WITH SINGLE LEADER
11	HV	HAMAMELIS VIRGINIANA	AMERICAN WITCHHAZEL	5 GAL. FULL SYMM. HEAD WITH SINGLE LEADER
3	AV	AZALEA VAR.	FLOWERING AZALEA	5 GAL. FULL SYMM. HEAD WITH SINGLE LEADER
GRASSES AND GROUND COVER				
		1,190 SY SOD		
		1,205 SY NO MOW SEED MIX		
		2,291 SY TALL WILD GRASSES SEED MIX		

LEGEND



No.	Date	Revision
2.	12/27/21	PLANNING BOARD SUBMISSION
1.	12/20/2021	BUILDING DEPARTMENT SUBMISSION

CIVIL ENGINEER
Langan
707 Westchester Ave. Suite 304
White Plains, NY 10604
(914) 323-7400



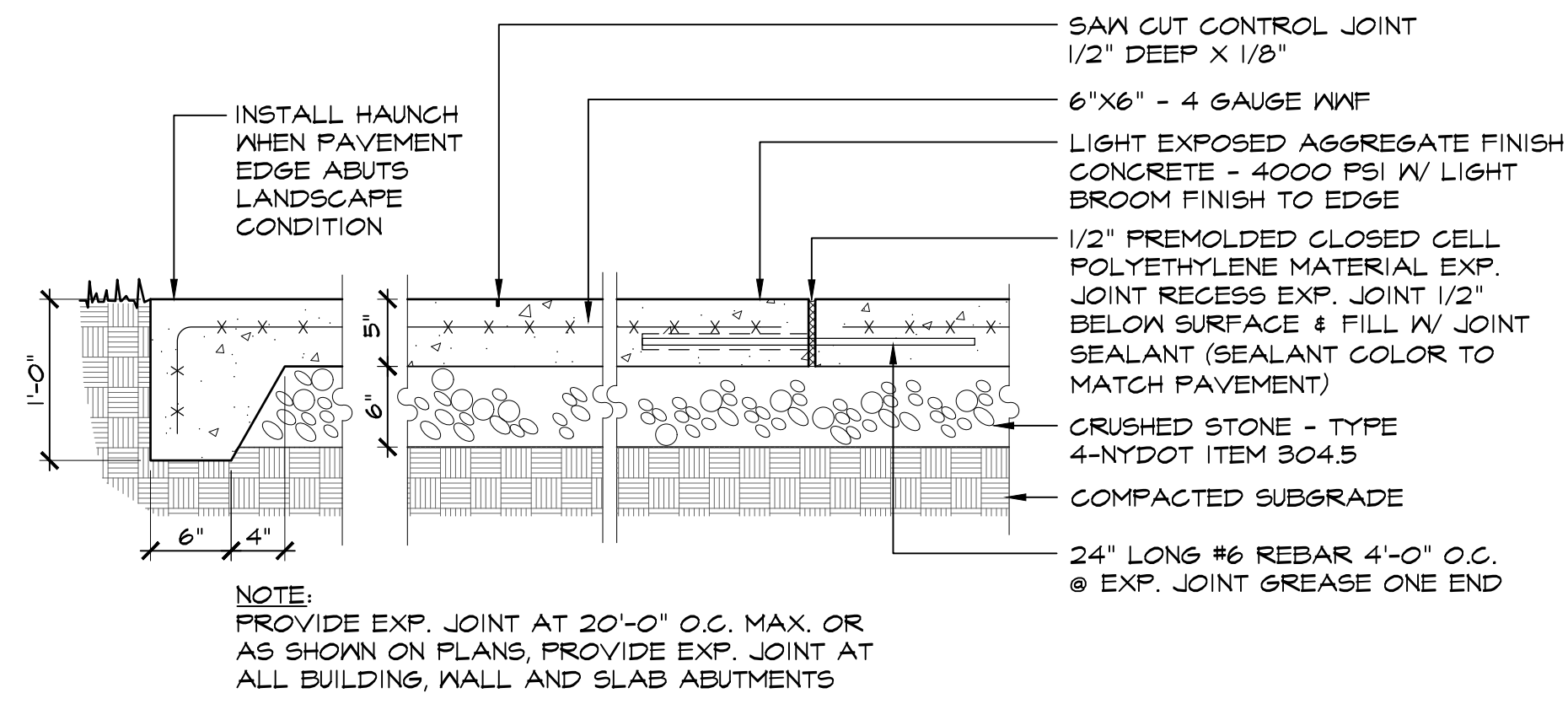
Project Title
IONA COLLEGE ATHLETIC FIELD RENOVATIONS
200 WHITE PLAINS ROAD
TUCKAHOE, N.Y. 10708

Drawing Title
PLANTING PLAN

Scale	Job No.	Date	Drawing No.
1" = 30'	2108	11/15/2021	L-400
Drawn	Checked	Approved	
SB	CT	MT	

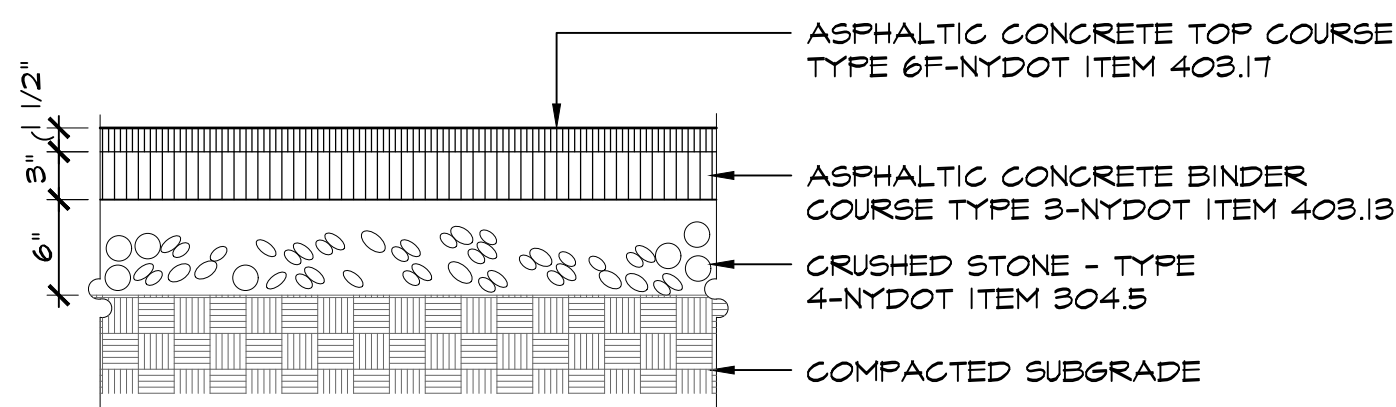
566 Warburton Avenue
Huntington, Hudson, NY 10706
914 478 3677

Architects
Landscape Architects
Interior



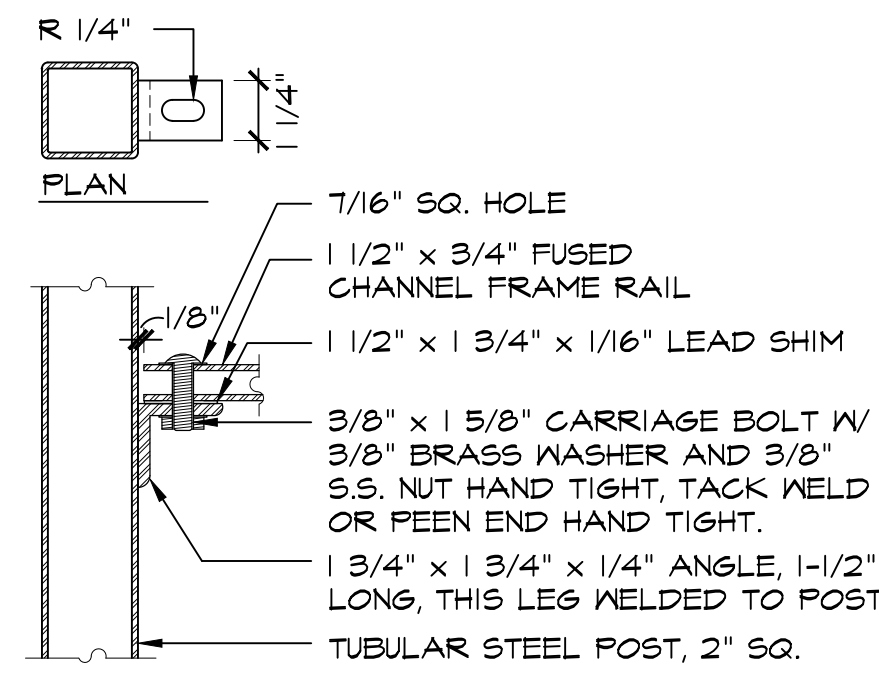
1 CONCRETE PAVEMENT

SCALE: 1" = 1'-0"



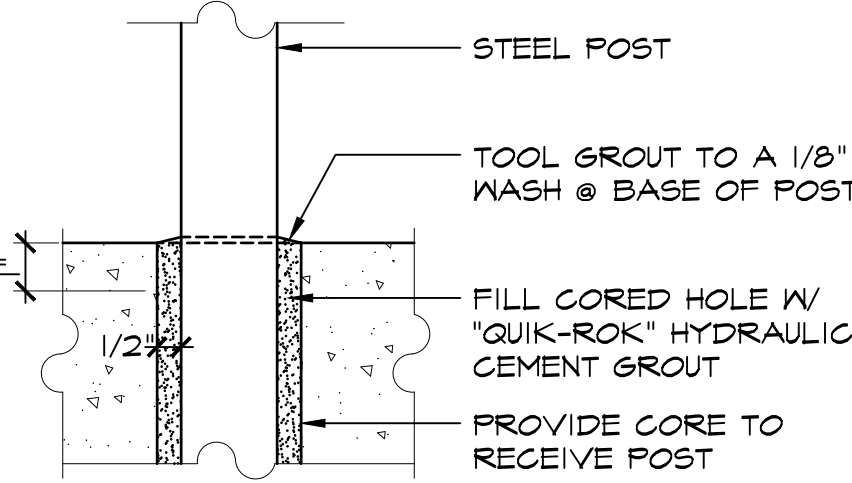
2 ASPHALT PAVEMENT

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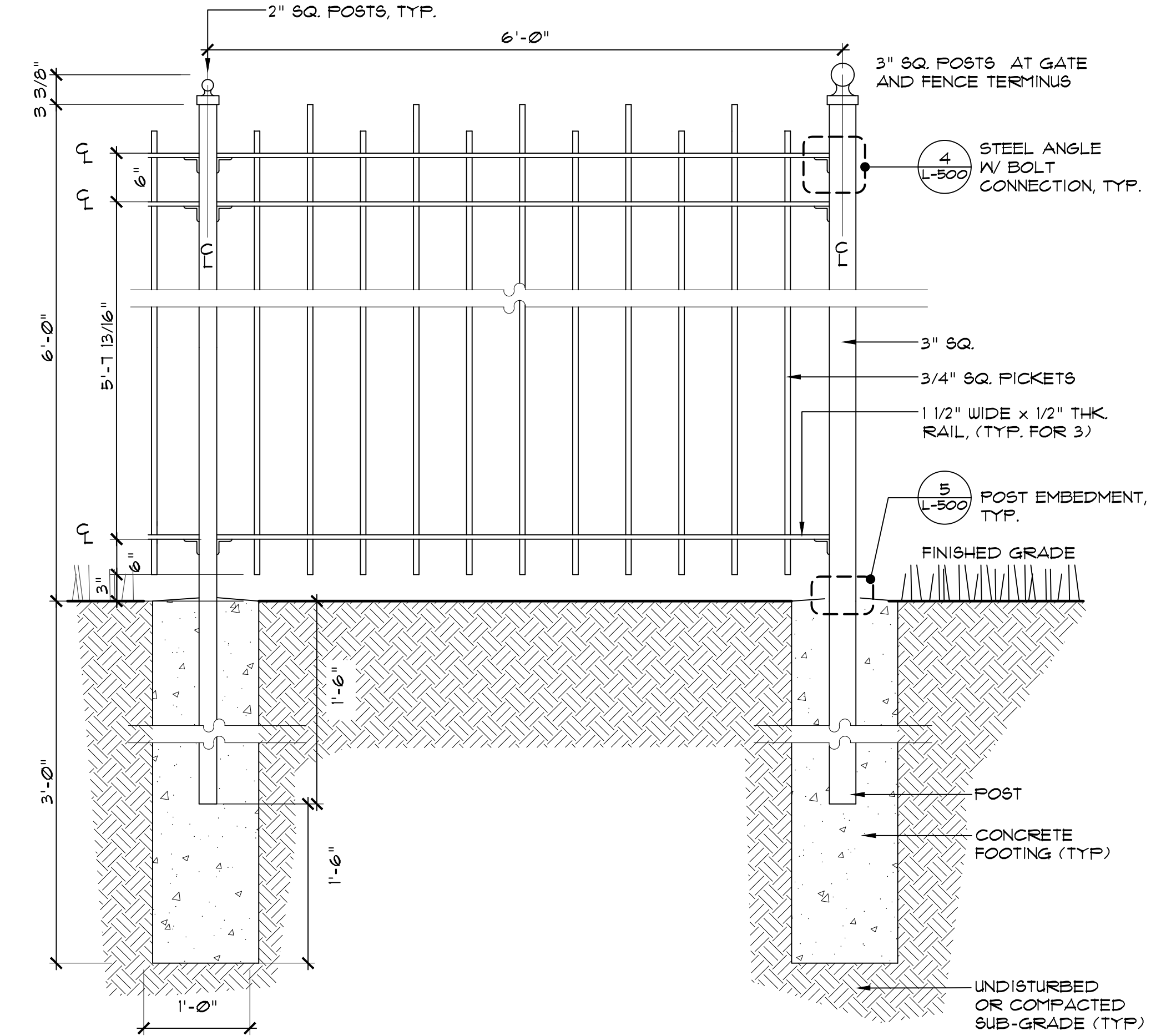
4 STEEL ANGLE

SCALE: 3" = 1'-0"



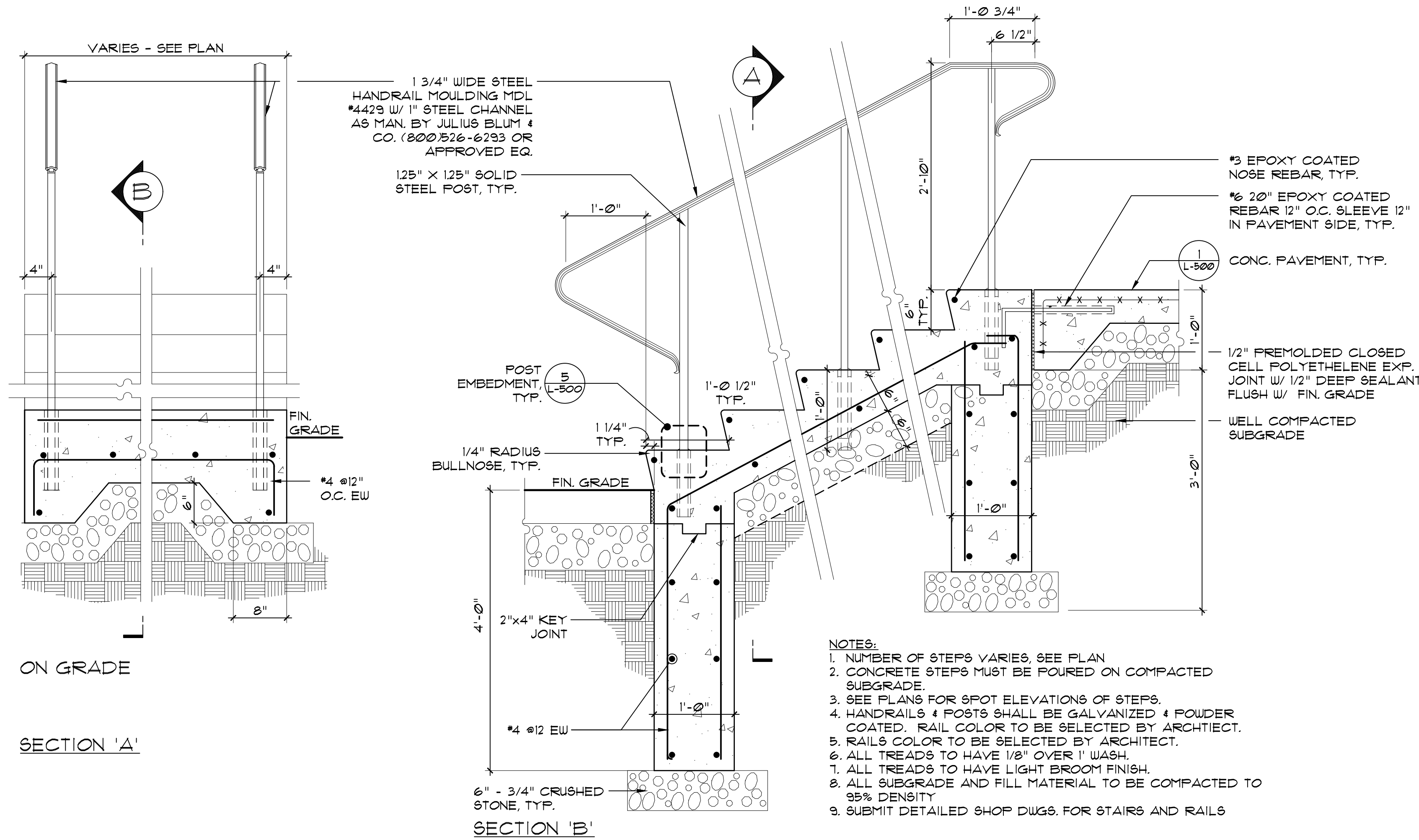
5 POST EMBEDMENT

SCALE: 3" = 1'-0"



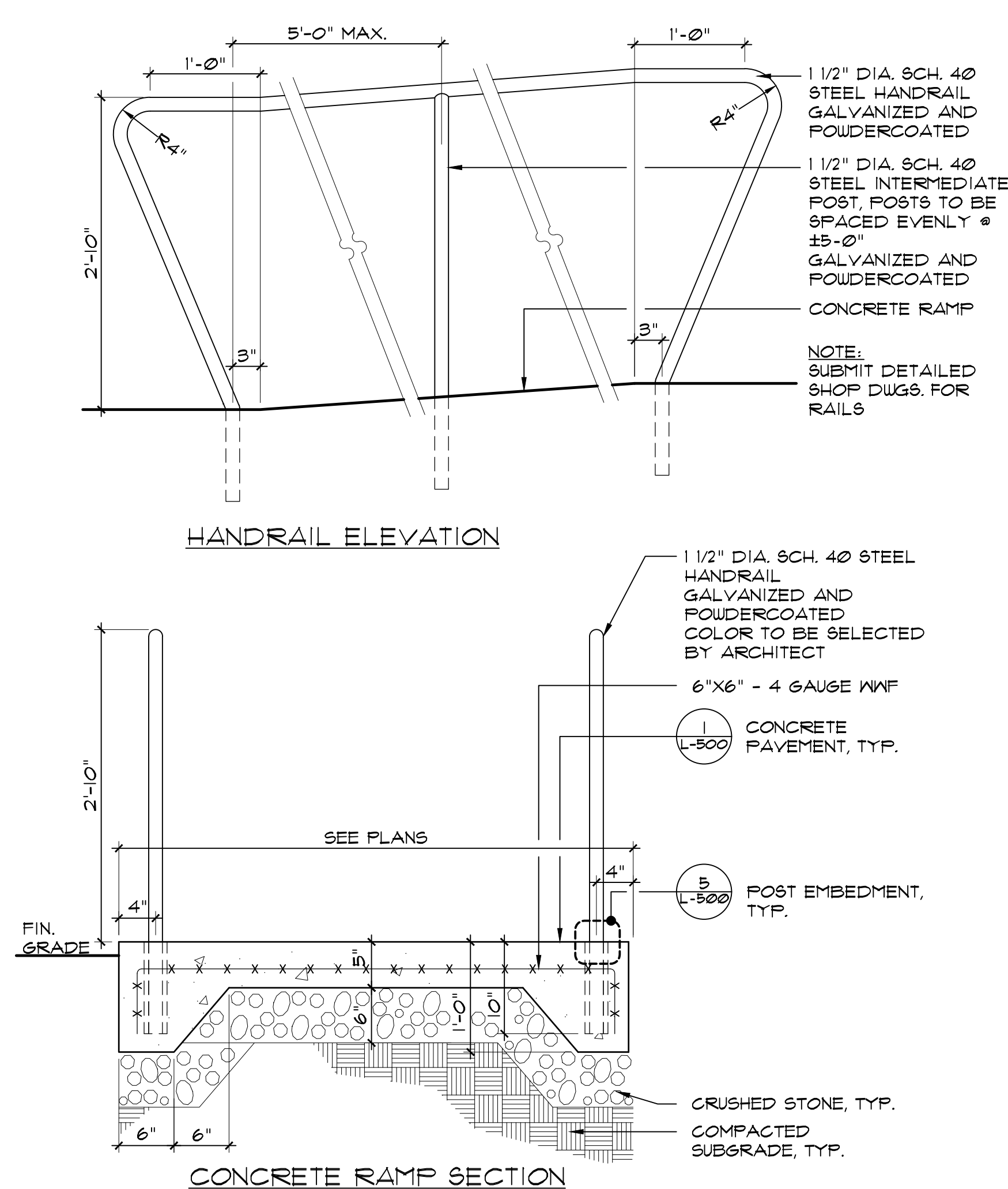
6 DECORATIVE STEEL FENCE

SCALE: 1" = 1'-0"



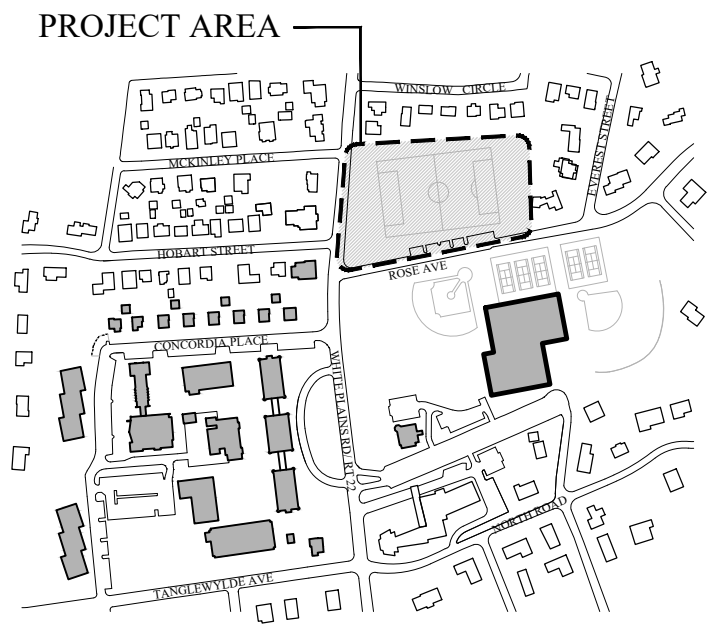
3 CONCRETE STAIRS WITH HANDRAILS

SCALE: 1" = 1'-0"



7 CONCRETE RAMP WITH HANDRAIL

SCALE: 1" = 1'-0"



N.T.S.

2.	12/27/21	PLANNING BOARD SUBMISSION
1.	12/20/2021	BUILDING DEPARTMENT SUBMISSION
No.	Date	Revision

CIVIL ENGINEER
Lange
707 Westchester Ave. Suite 304
White Plains, NY 10604
(914) 323-7400

Stamp



Project Title

IONA COLLEGE ATHLETIC FIELD RENOVATIONS

200 WHITE PLAINS ROAD
TUCKAHOE, N.Y. 10708

Drawing Title

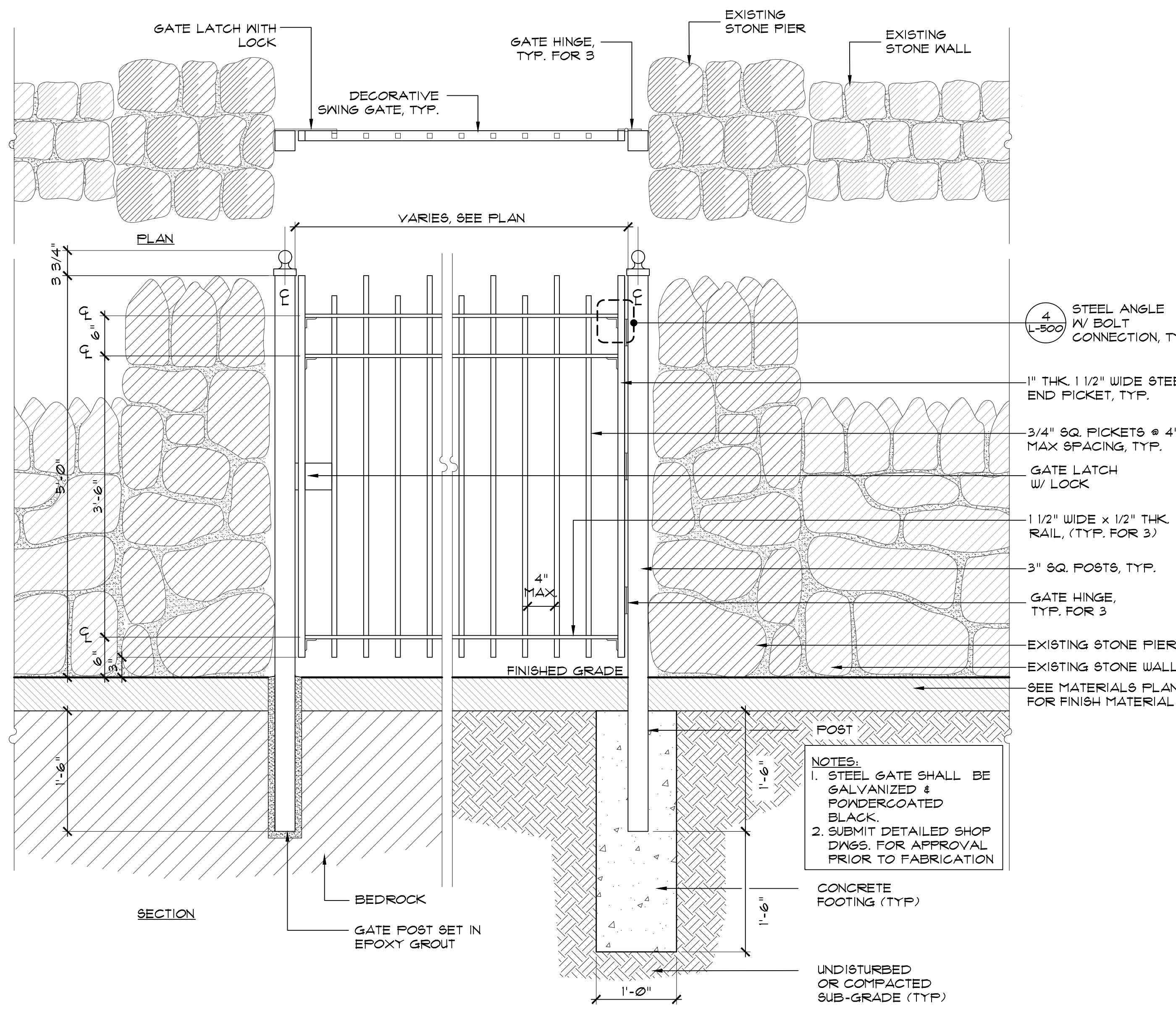
SITE DETAILS

Scale	Job No.	Date	Drawing No.
AS NOTED	2108	11/15/2021	L-500
Drawn	Checked	Approved	
SB	CT	MT	

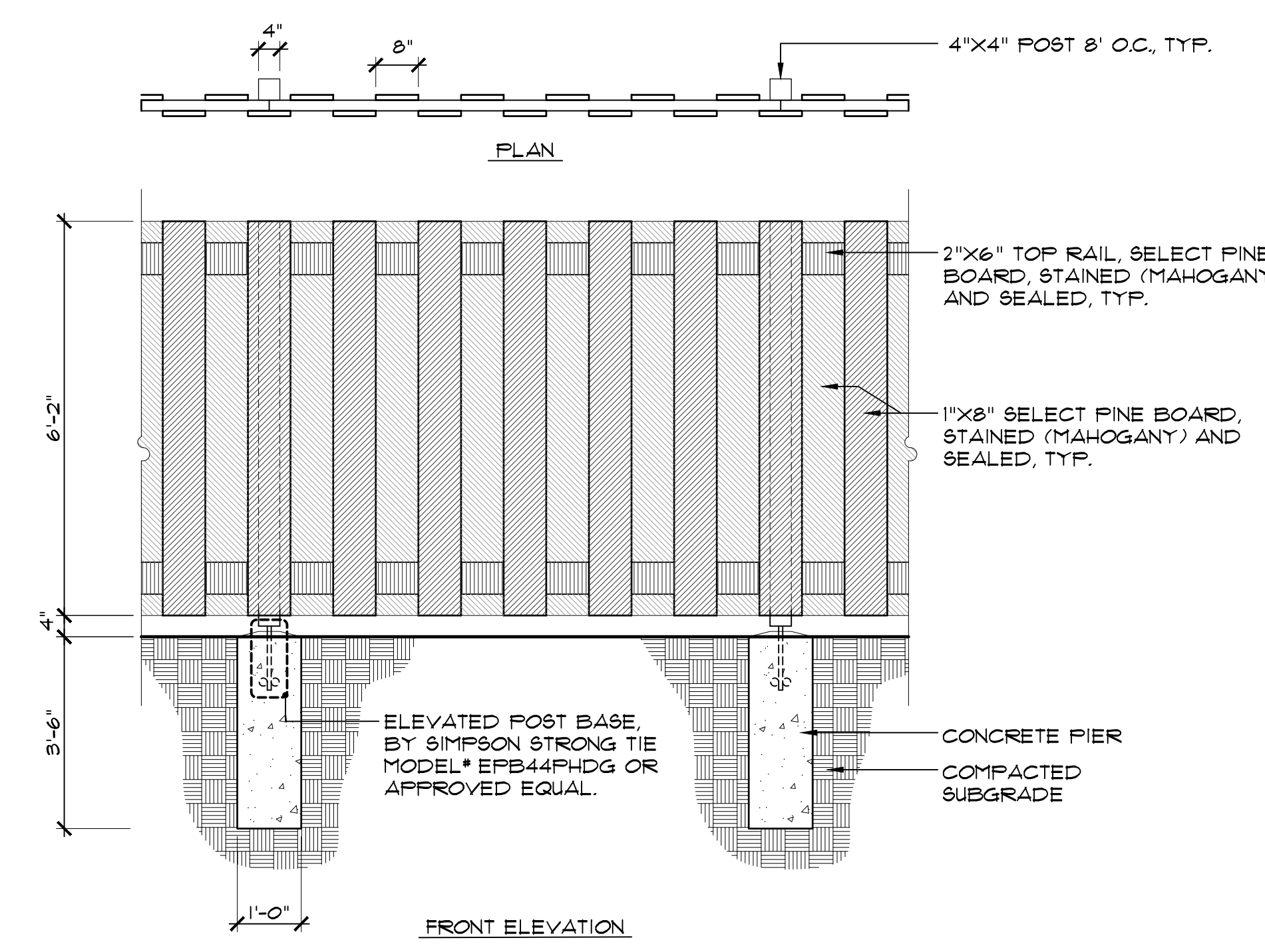
566 Warburton Avenue
Huntington, NY 10706
914 478 3677

Architects
Landscape Architects
Interiors

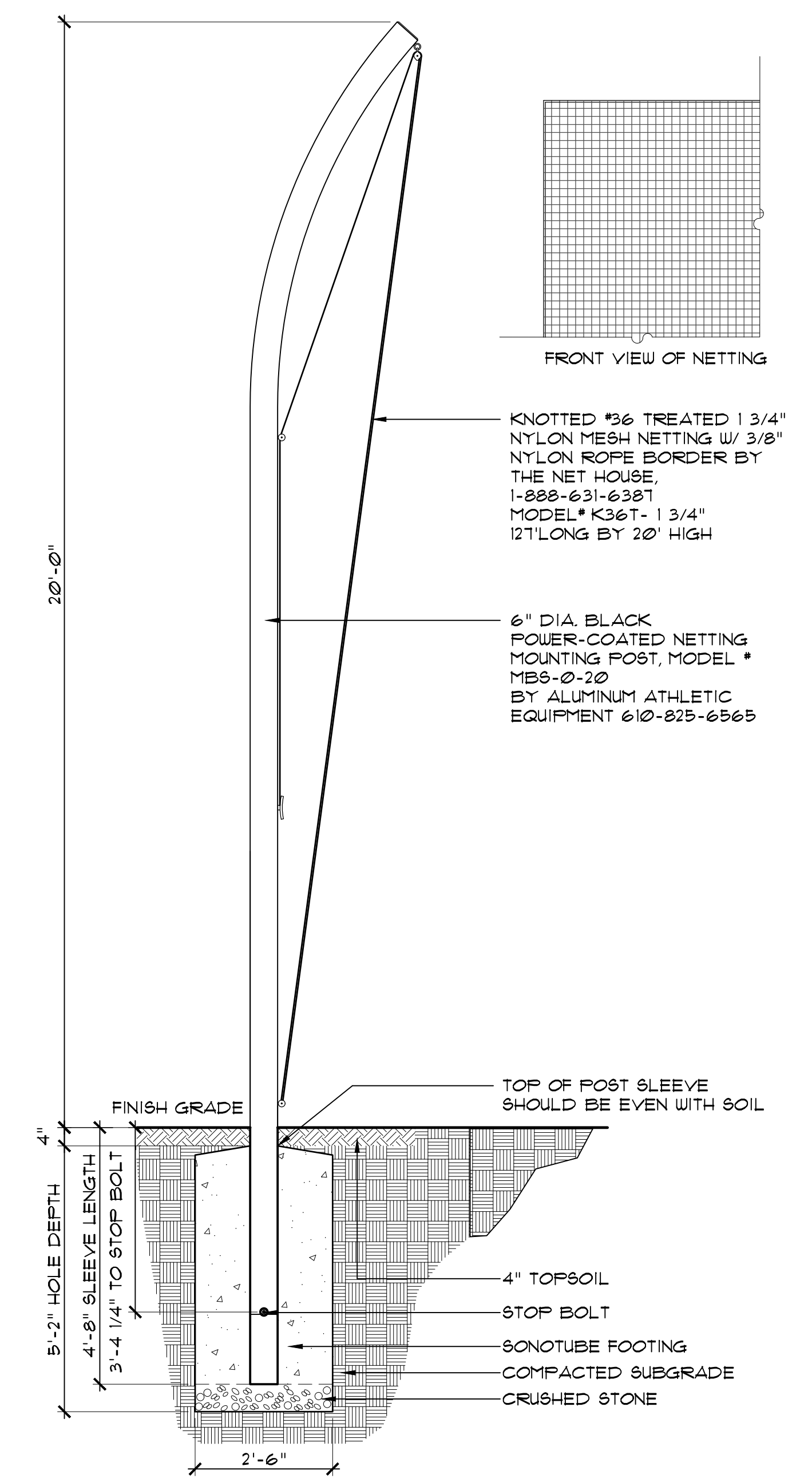
PETER GISOLFI ASSOCIATES



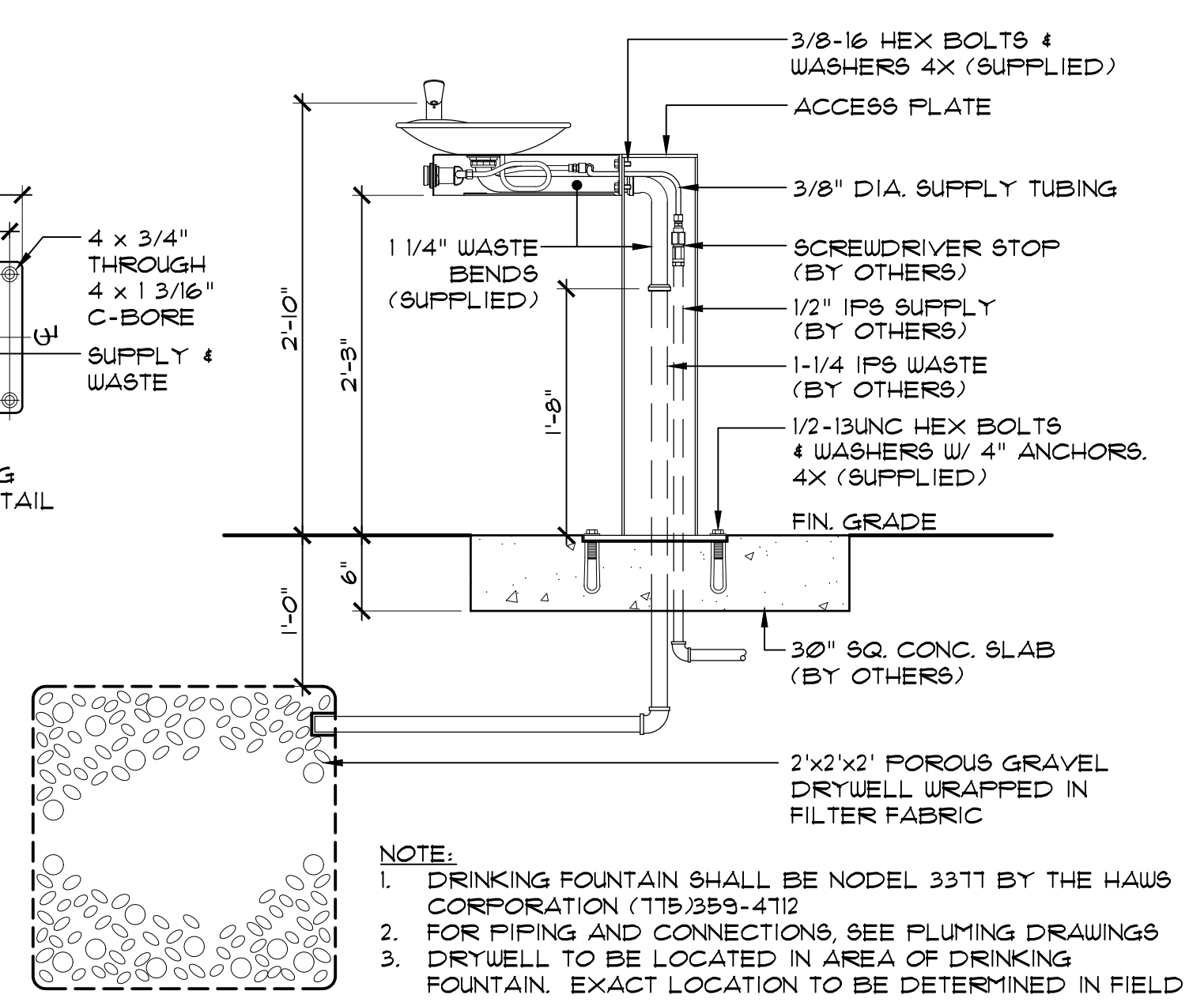
1 SINGLE LEAF ENTRY GATE
SCALE: 1" = 1'-0"



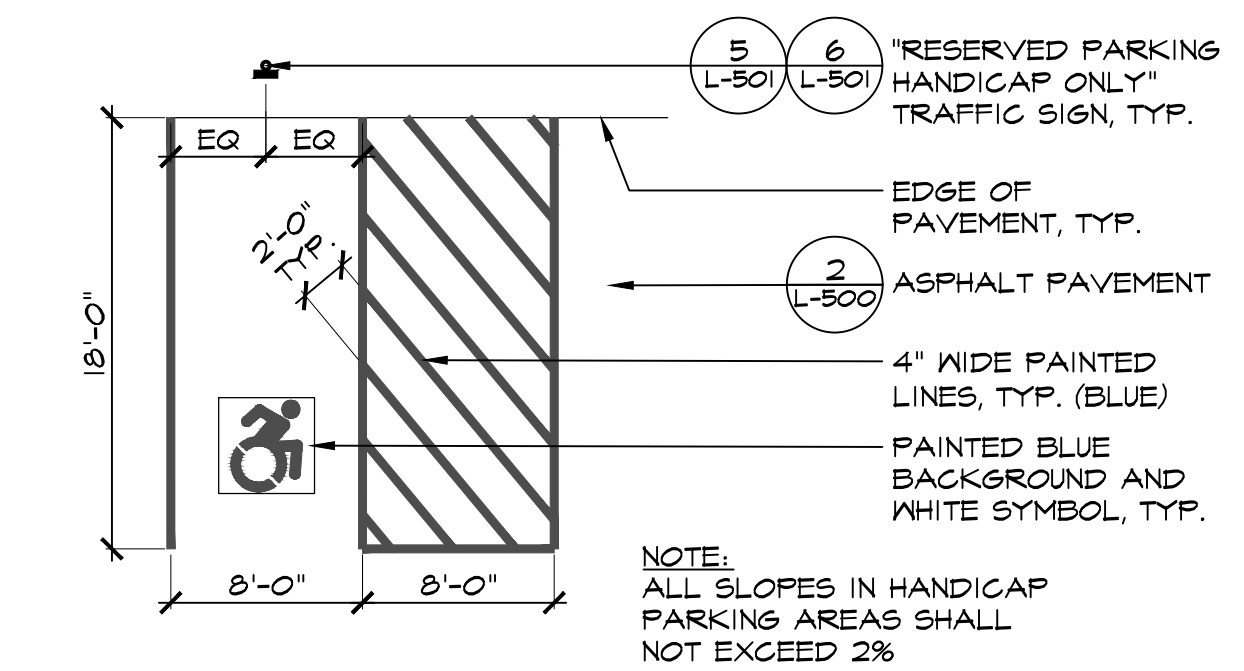
2 BOARD ON BOARD WOOD FENCE
SCALE: 1/2" = 1'-0"



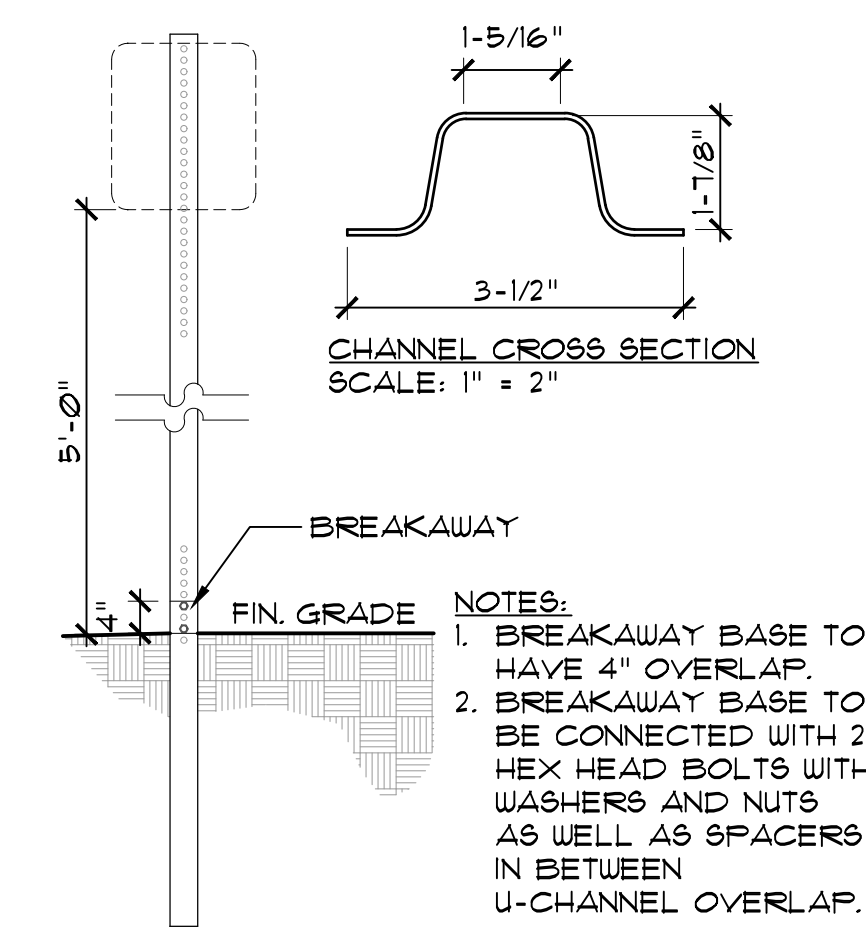
3 20' HIGH RETRACTABLE SPORTS NETTING
SCALE: 1/2" = 1'-0"



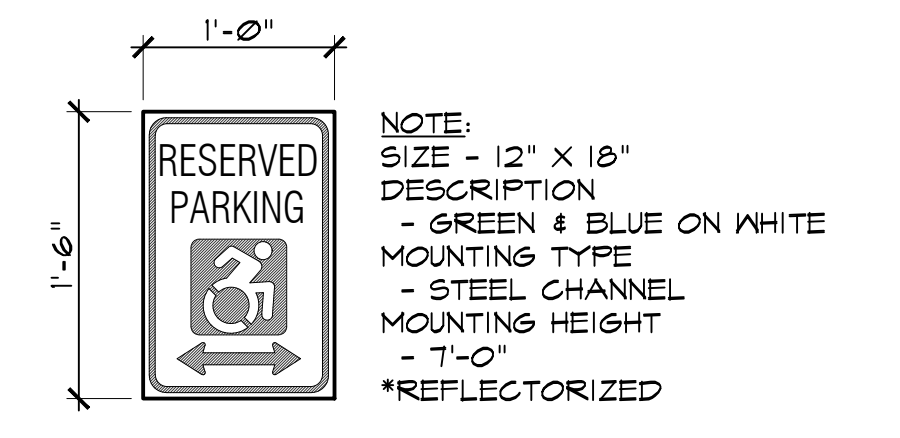
7 DRINKING FOUNTAIN
SCALE: 1" = 1'-0"



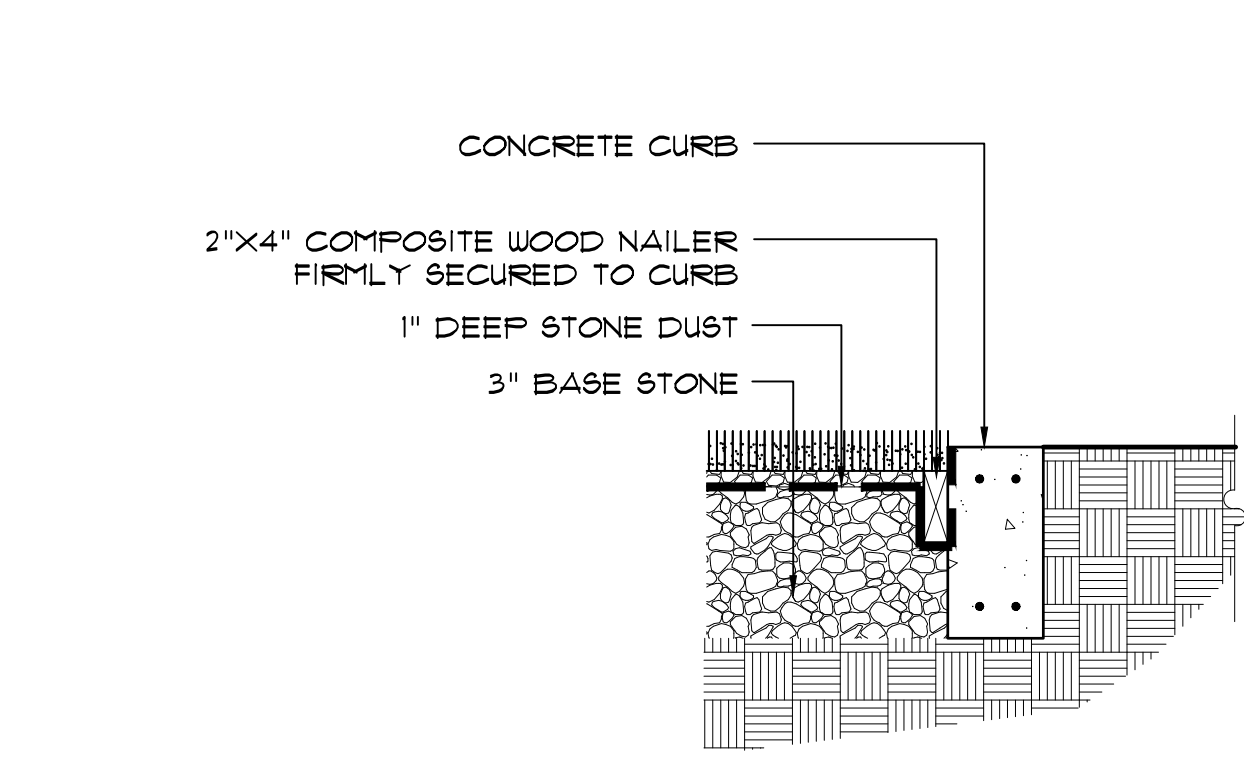
4 ADA RESERVED PARKING SPACE
SCALE: 1/8" = 1'-0"



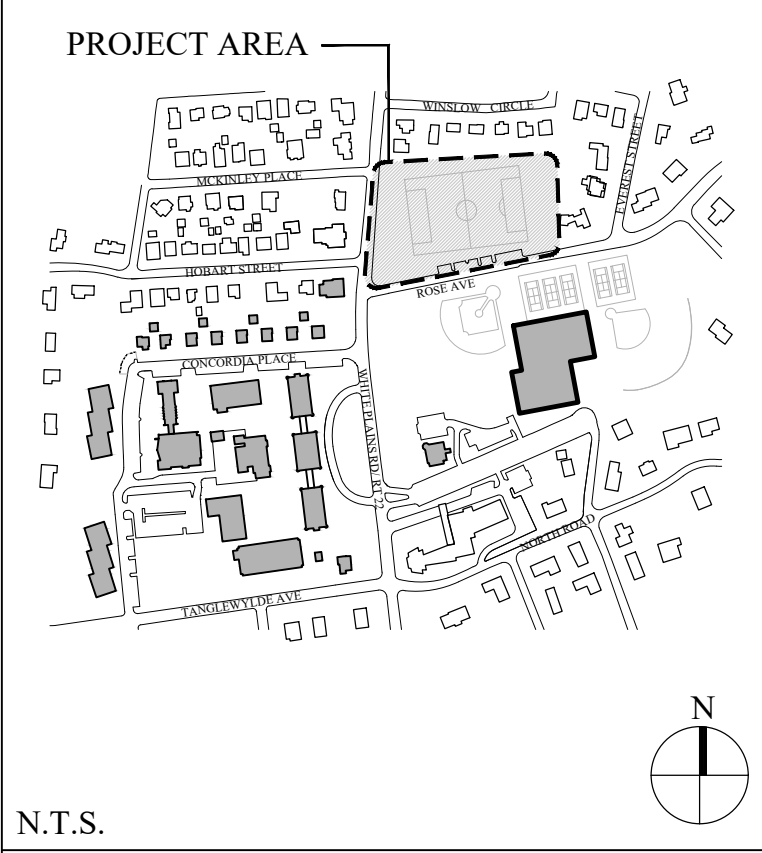
5 TRAFFIC SIGN
SCALE: 1" = 1'-0"



6 RESERVED PARKING SIGN
SCALE: 1" = 1'-0"



8 PERIMETER CURB W/ NAILING BOARD
SCALE: 1" = 1'-0"



No.	Date	Revision
2.	12/27/21	PLANNING BOARD SUBMISSION
1.	12/20/2021	BUILDING DEPARTMENT SUBMISSION

CIVIL ENGINEER
Langan
707 Westchester Ave. Suite 304
White Plains, NY 10604
(914) 323-7400

Stamp: REGISTERED ARCHITECT
ANGEL LORENCE
STATE OF NEW YORK

Project Title
IONA COLLEGE ATHLETIC FIELD RENOVATIONS
200 WHITE PLAINS ROAD
TUCKAHOE, N.Y. 10708

Drawing Title
SITE DETAILS

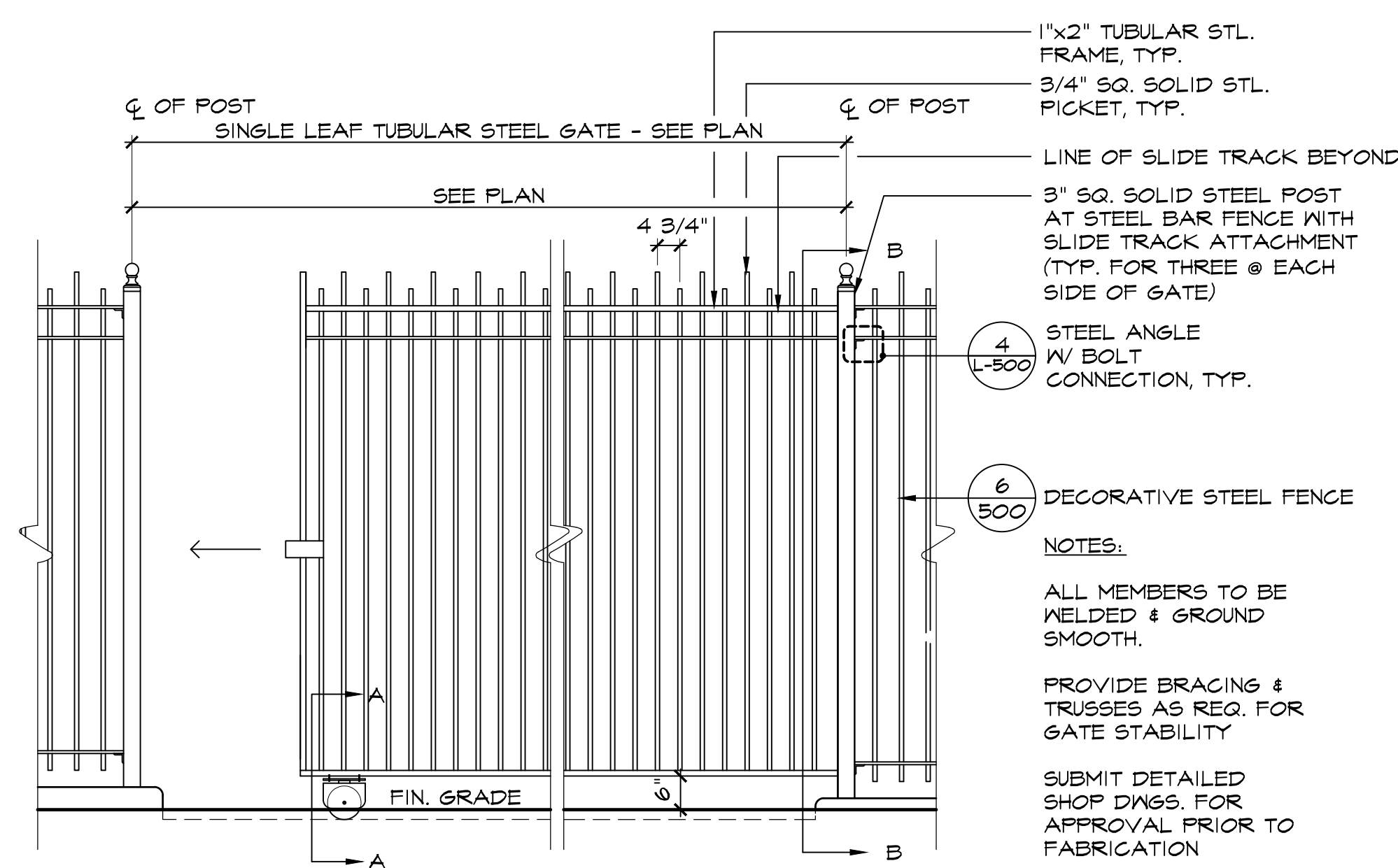
Scale	Job No.	Date	Drawing No.
AS NOTED	2108	11/15/2021	L-501

Drawn	Checked	Approved
SB	CT	MT

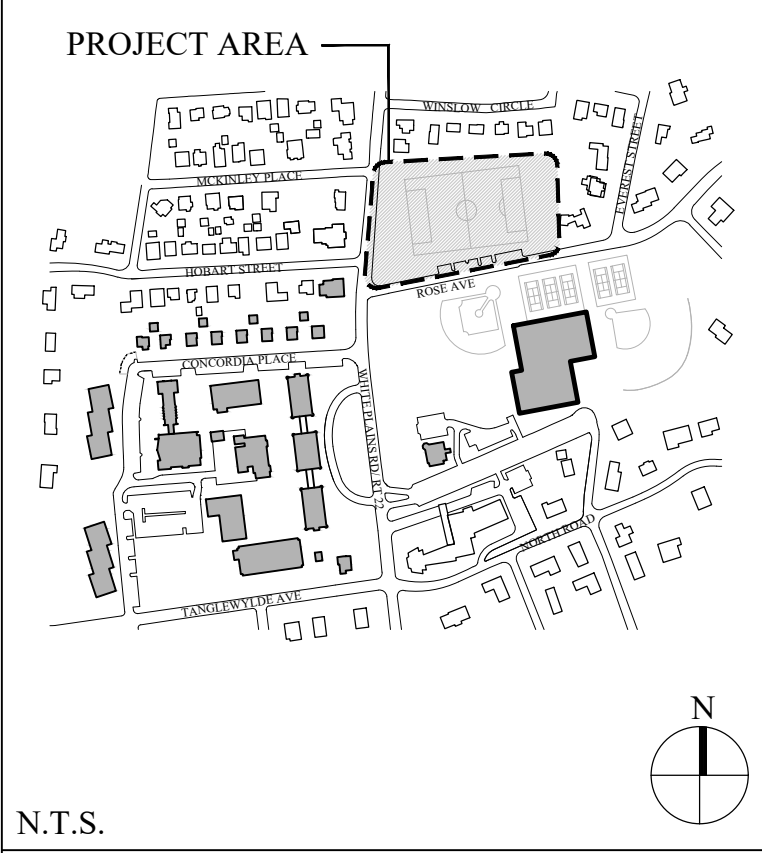
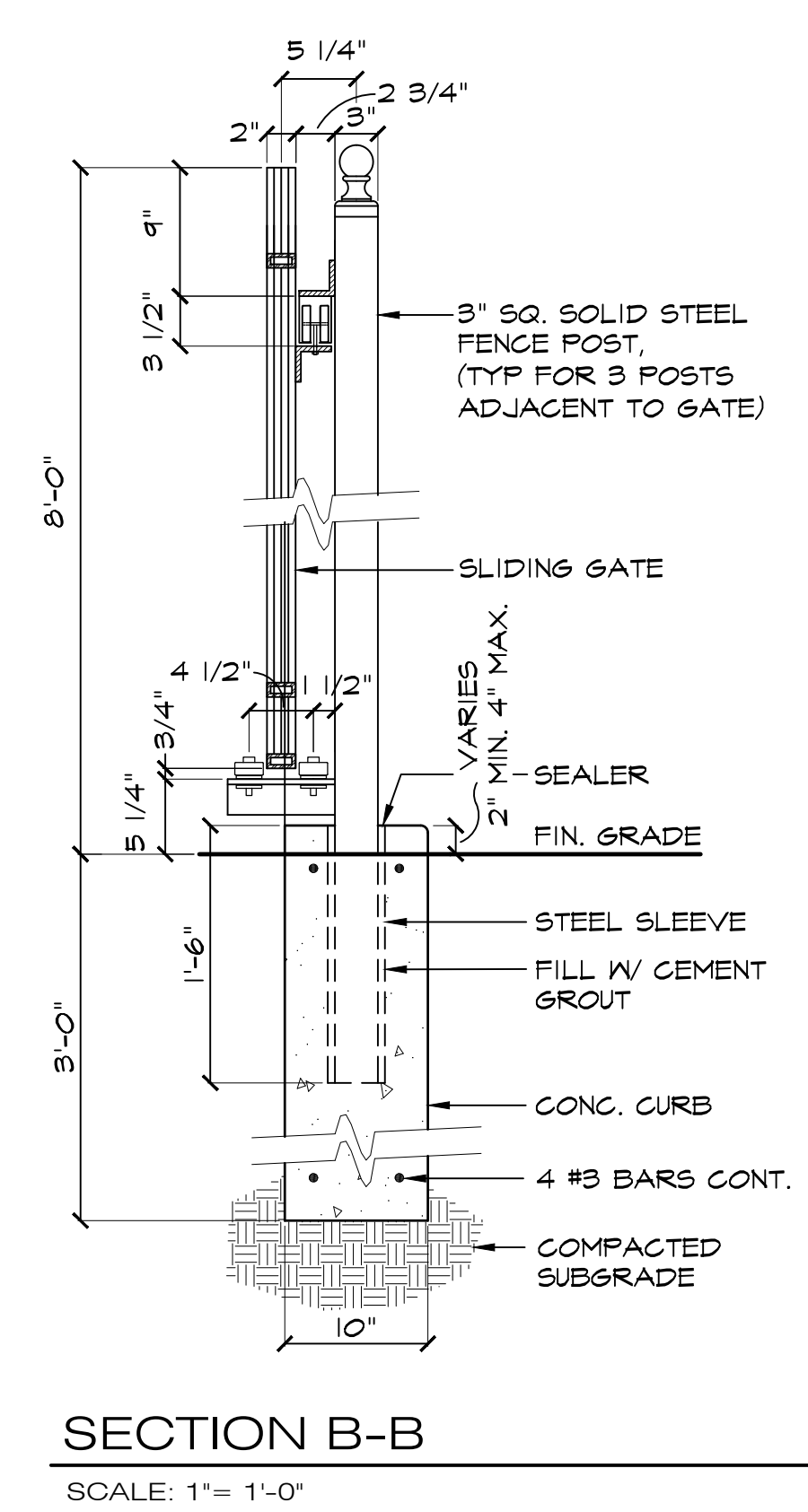
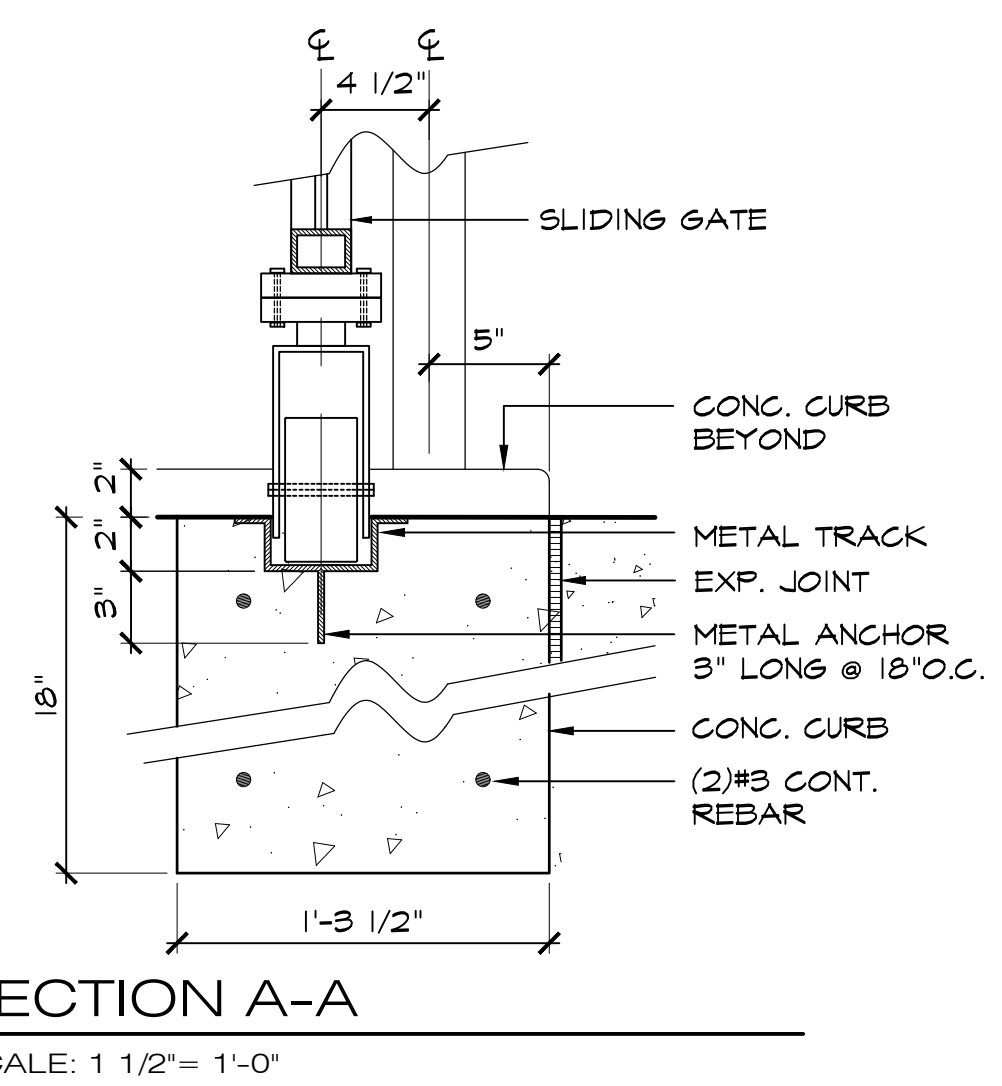
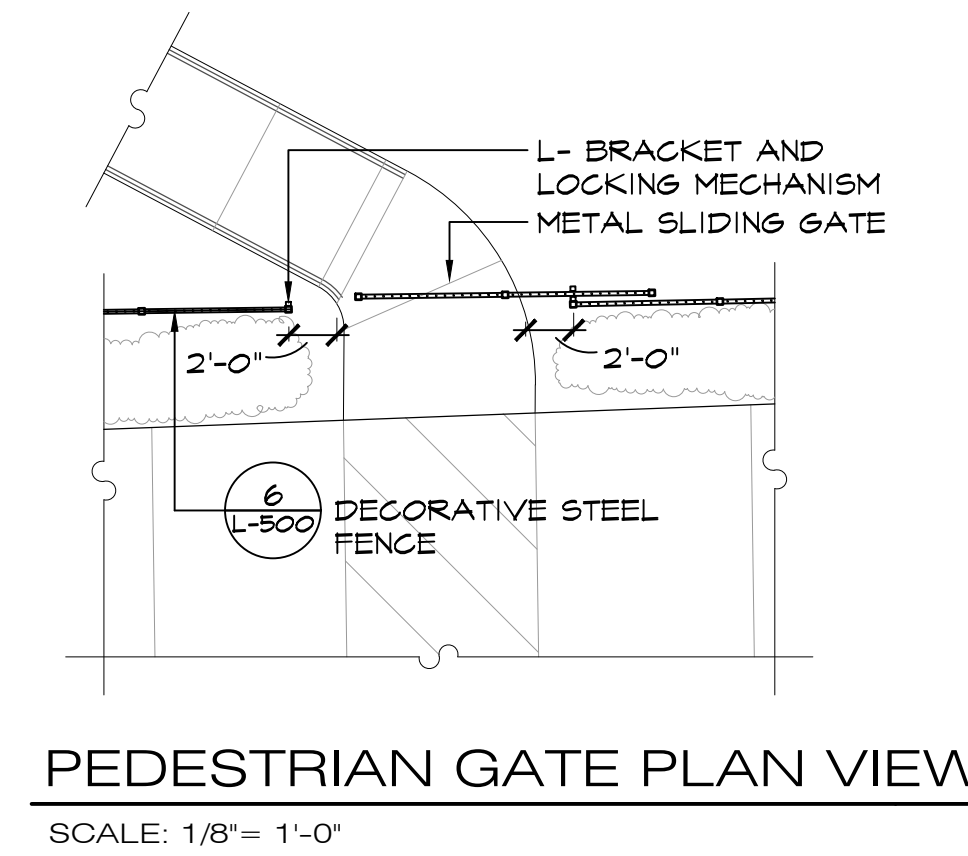
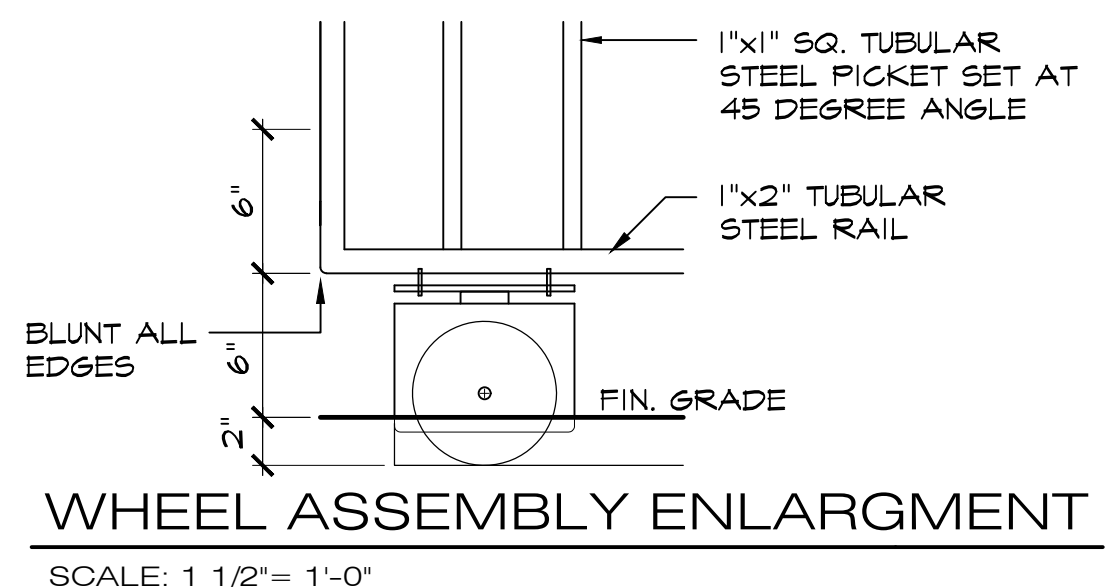
566 Warburton Avenue
Huntington, NY 10706
914.478.3677

Architects
Landscape Architects
Interior

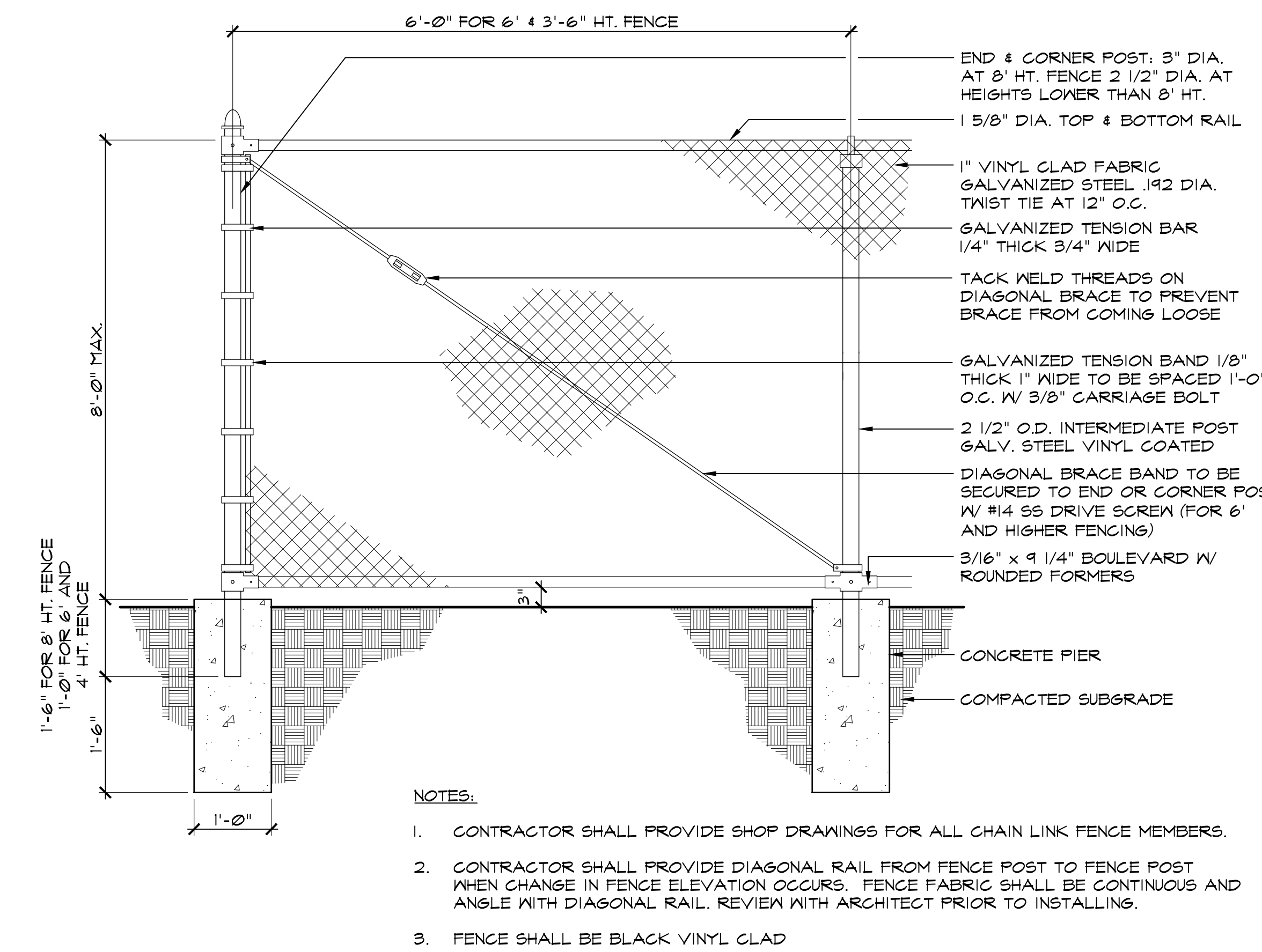
PETER GISOLFI ASSOCIATES



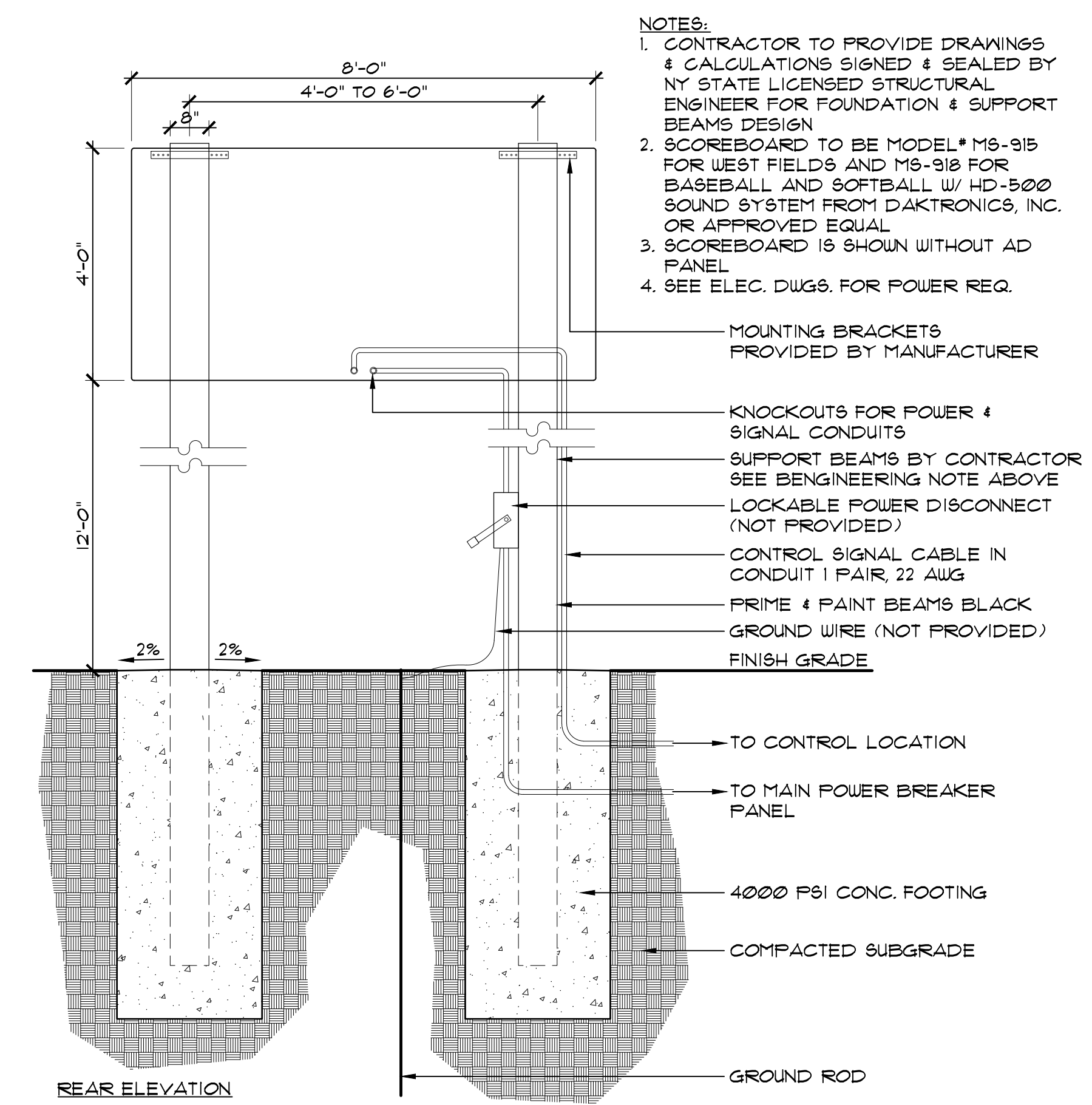
SLIDING METAL GATE
SCALE: 1/2" = 1'-0"



1 METAL SLIDING PEDESTRIAN GATE
SCALE: 1/8" = 1'-0"

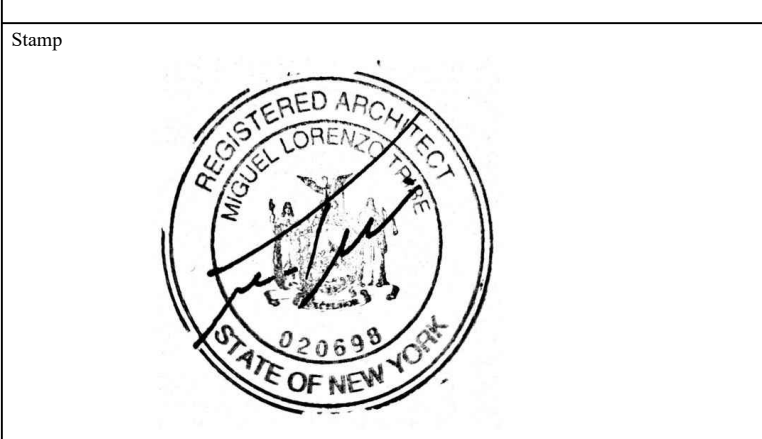


2 CHAIN LINK FENCE
SCALE: 3/4" = 1'-0"



2.	12/27/21	PLANNING BOARD SUBMISSION
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CIVIL ENGINEER
Langan
707 Westchester Ave. Suite 304
White Plains, NY 10604
(914) 323-7400



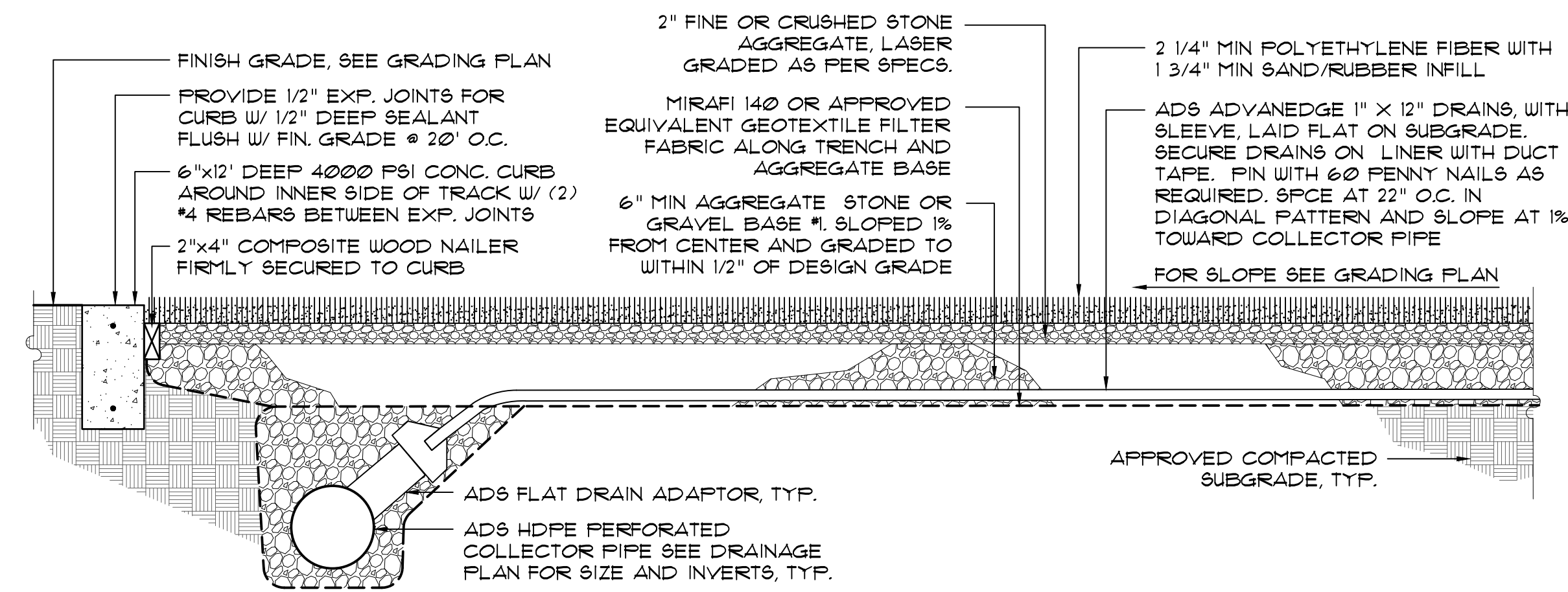
Project Title
IONA COLLEGE ATHLETIC FIELD RENOVATIONS
200 WHITE PLAINS ROAD
TUCKAHOE, N.Y. 10708

SITE DETAILS

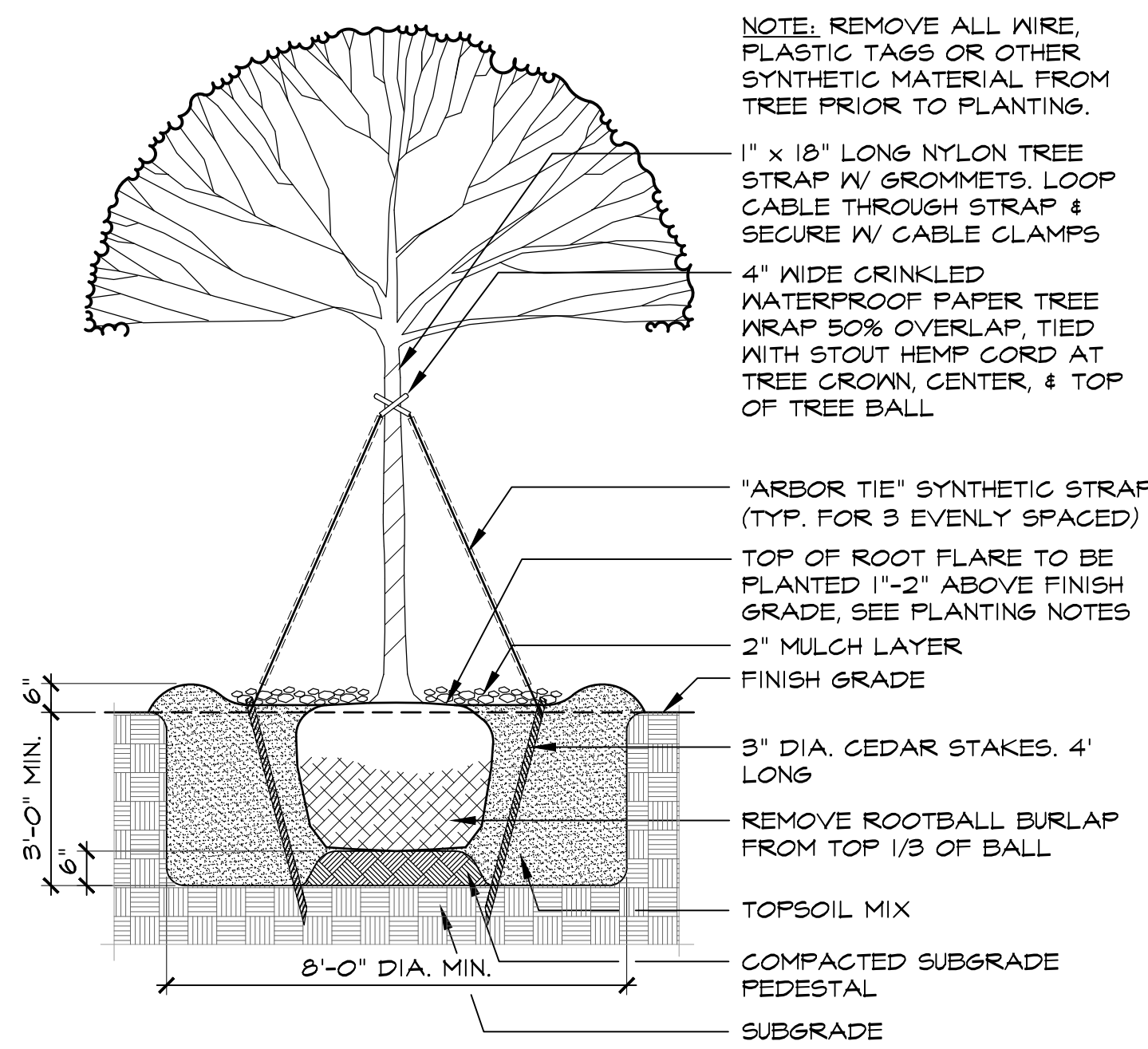
Scale	Job No.	Date	Drawing No.
AS NOTED	2108	11/15/2021	L-502
Drawn	Checked	Approved	
SB	CT	MT	

566 Warburton Avenue
Huntington, Hudson, NY 10706
914.478.3677

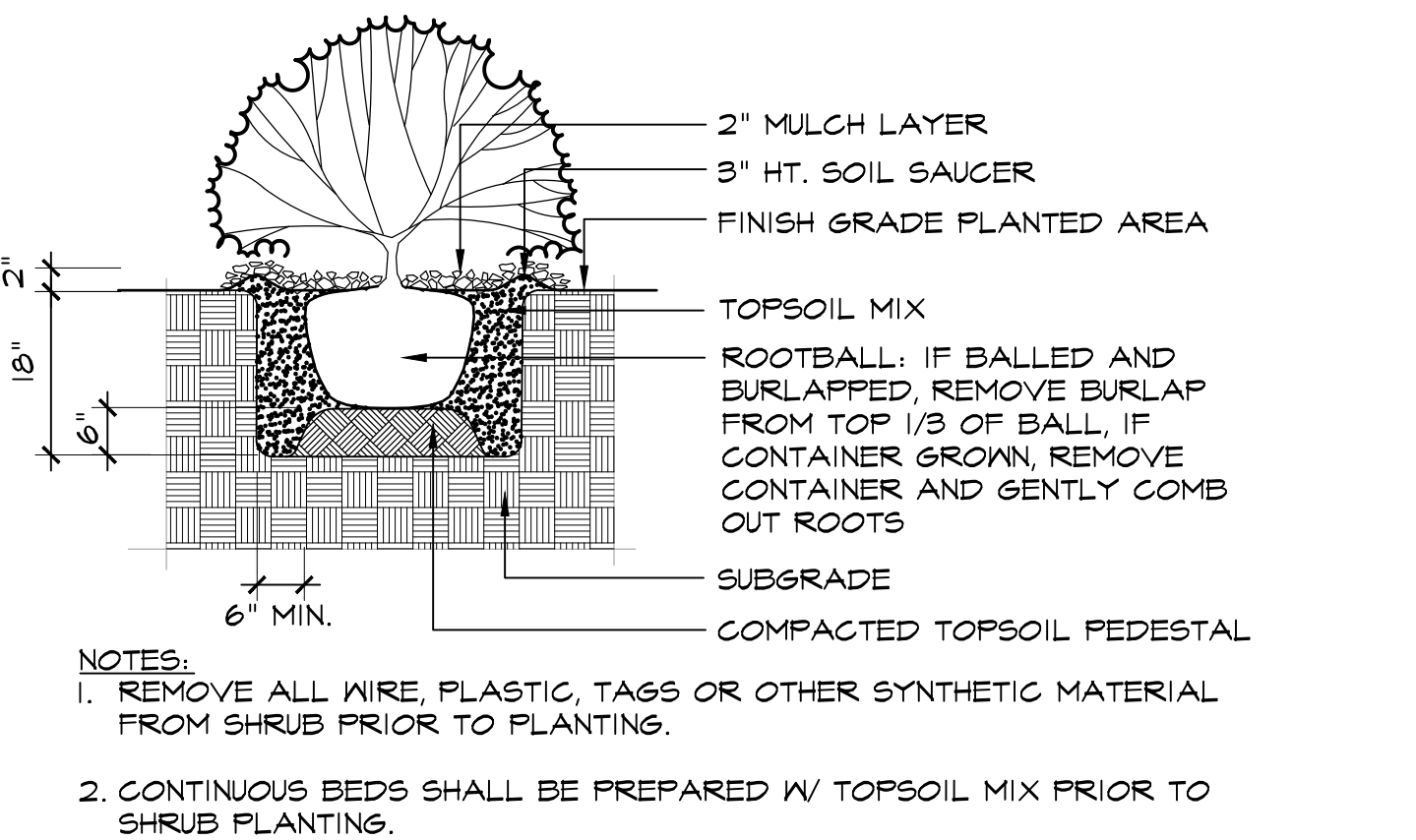
Architects
Landscape Architects
Interiors



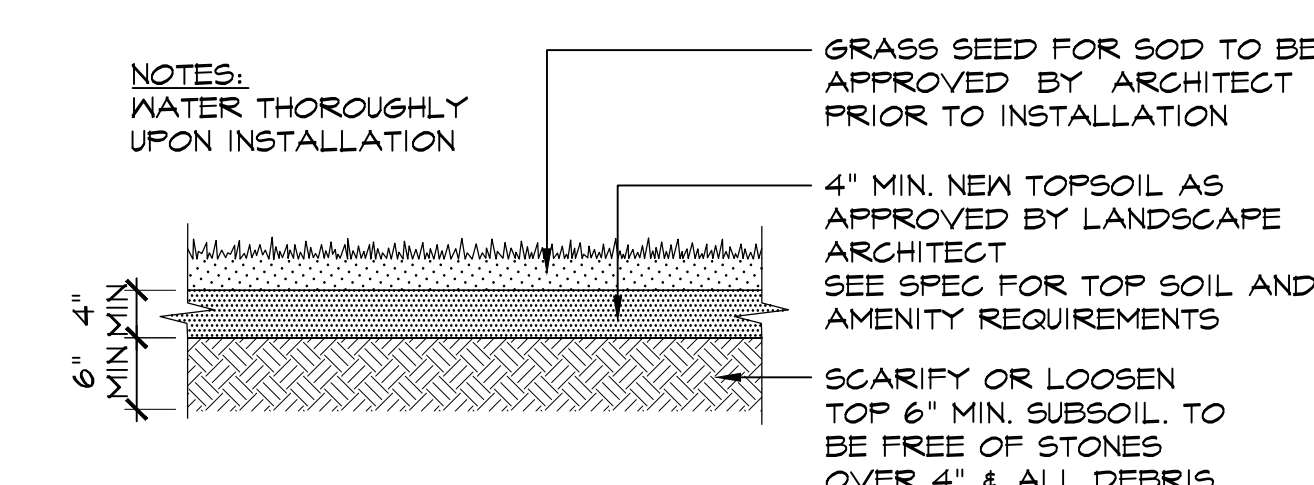
1 TURF & GRAVEL SECTION
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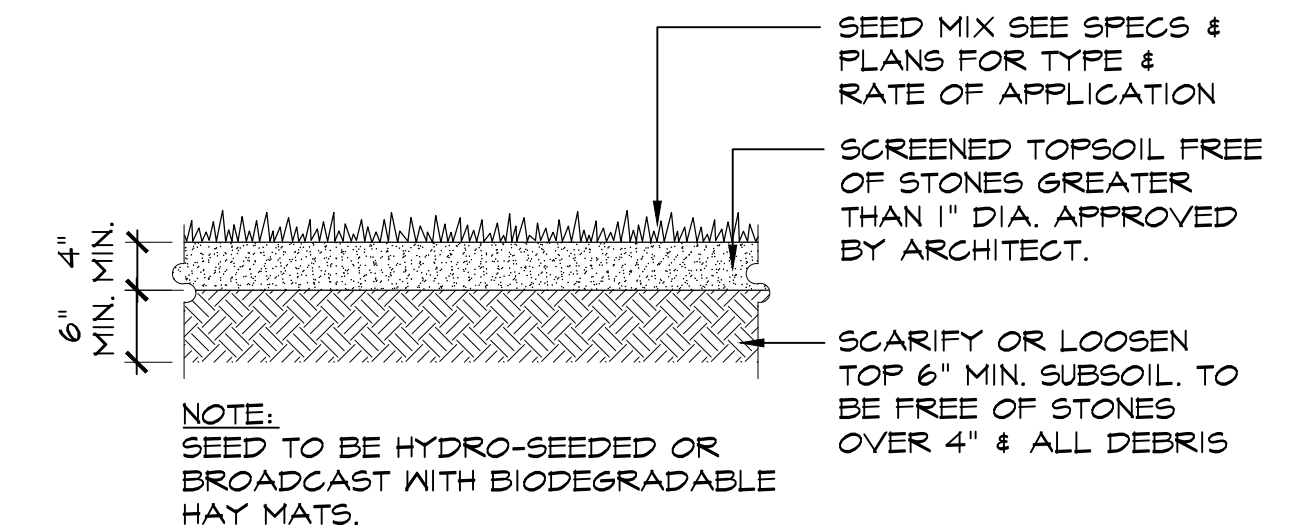
3 TREE PLANTING
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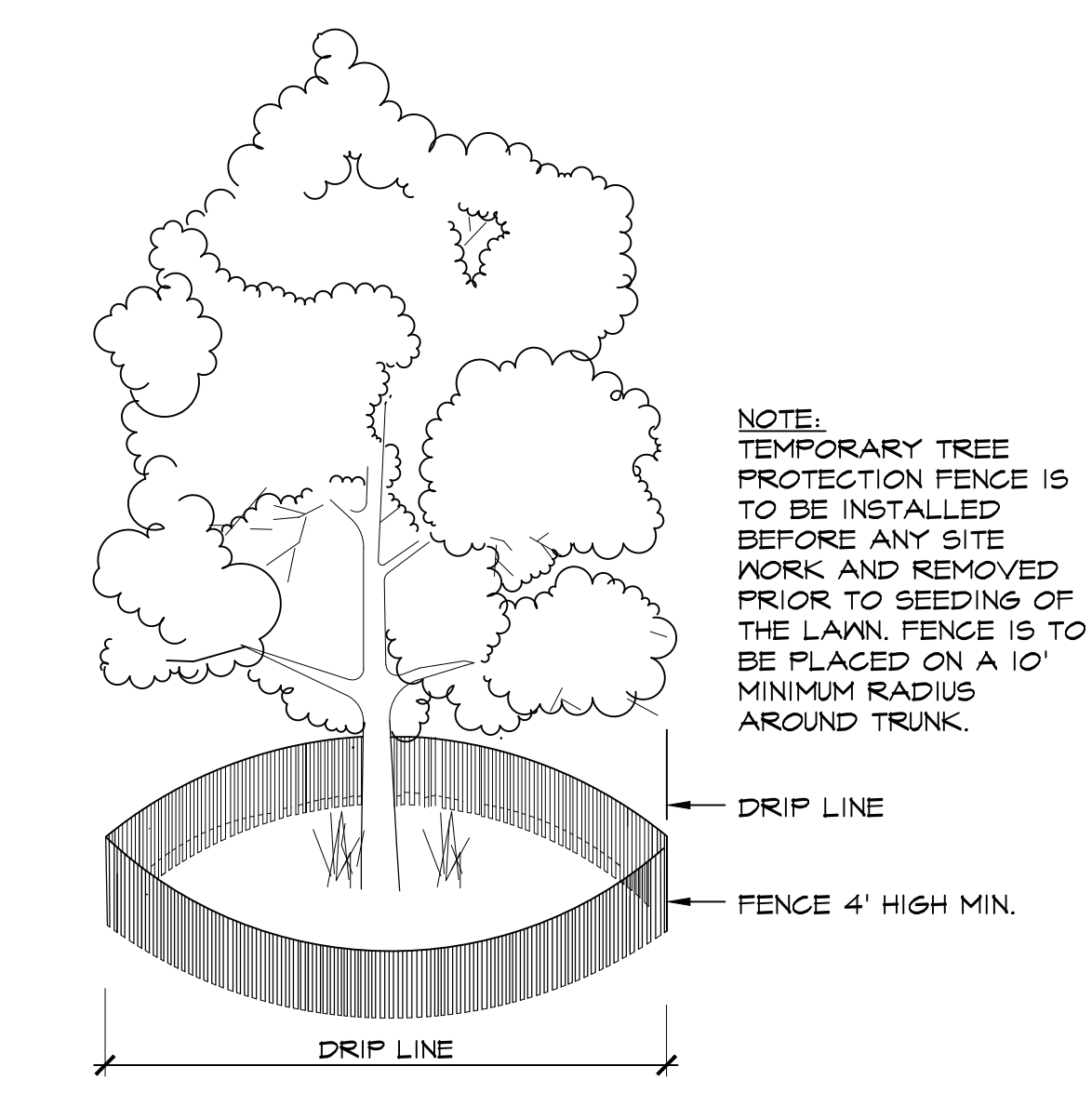
4 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



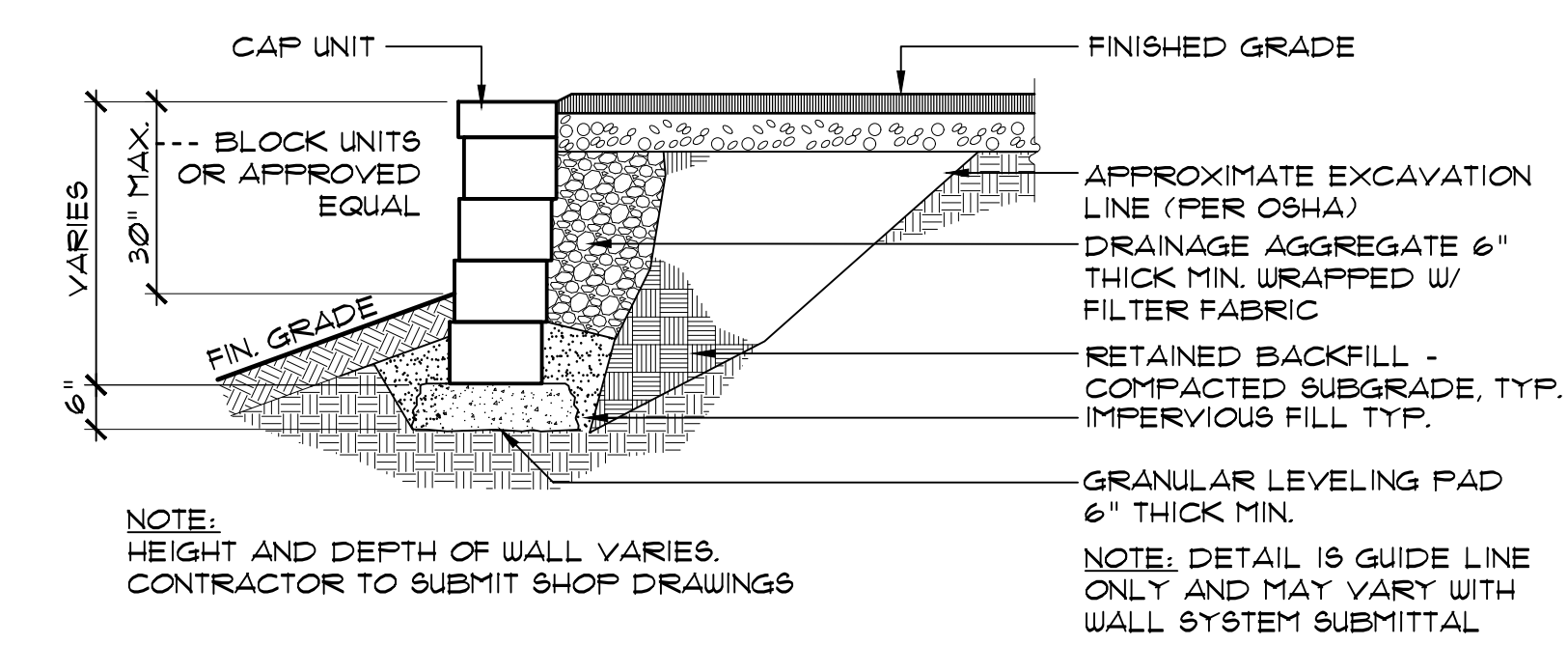
5 SOD PLANTING
SCALE: 3/4" = 1'-0"



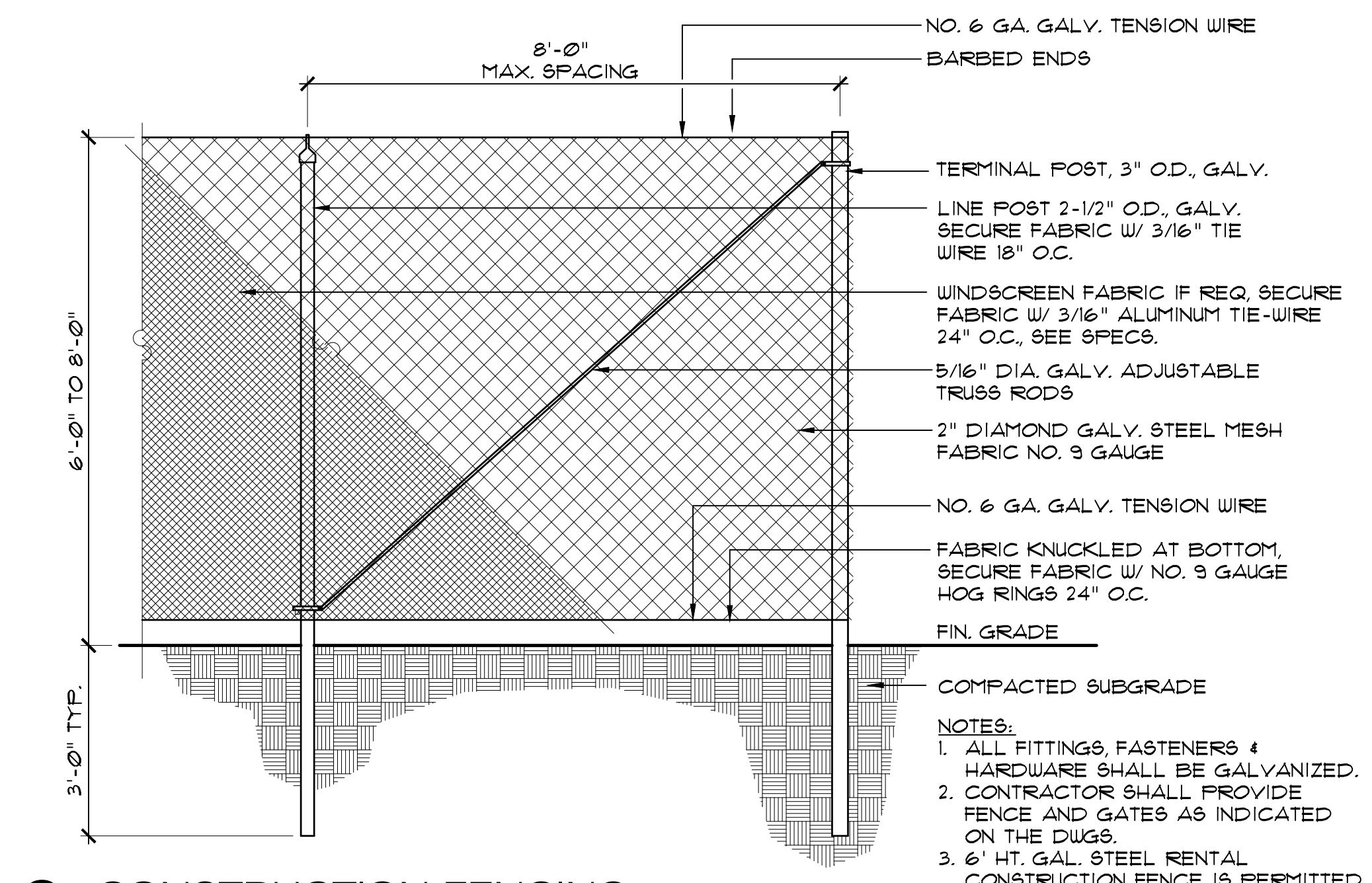
6 SEED MIX INSTALLATION
SCALE: 1" = 1'-0"



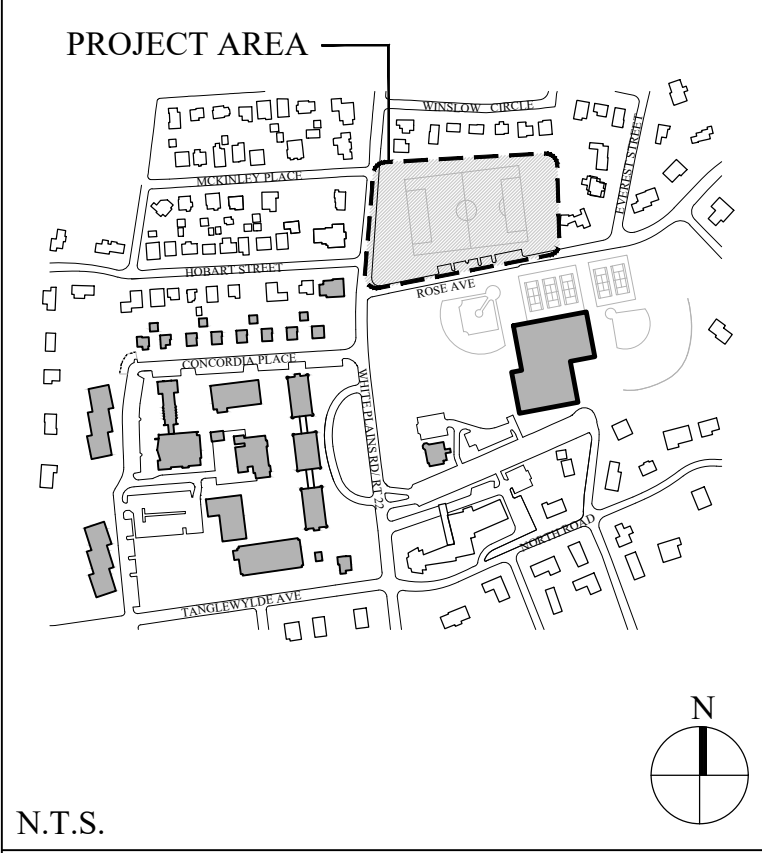
7 TREE PROTECTION
SCALE: 1" = 1'-0"



2 MODULAR CONCRETE BLOCK WALL
SCALE: 1/2" = 1'-0"



8 CONSTRUCTION FENCING
SCALE: 1" = 1'-0"



N.T.S.

No.	Date	Revision
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1.	12/20/2021	BUILDING DEPARTMENT SUBMISSION

CIVIL ENGINEER
Langan
707 Westchester Ave. Suite 304
White Plains, NY 10604
(914) 323-7400



Project Title
**IONA COLLEGE
ATHLETIC FIELD
RENOVATIONS**
200 WHITE PLAINS ROAD
TUCKAHOE, N.Y. 10708

Drawing Title
SITE DETAILS

Scale	Job No.	Date	Drawing No.
AS NOTED	2108	11/15/2021	L-503
Drawn	Checked	Approved	
SB	CT	MT	

566 Warburton Avenue
Huntington, NY 10706
914 478 3677

PETER GISOLFI ASSOCIATES