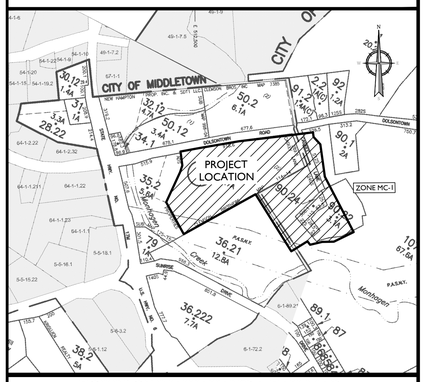
PROPERTY OWNERS WITHIN 200 FT.

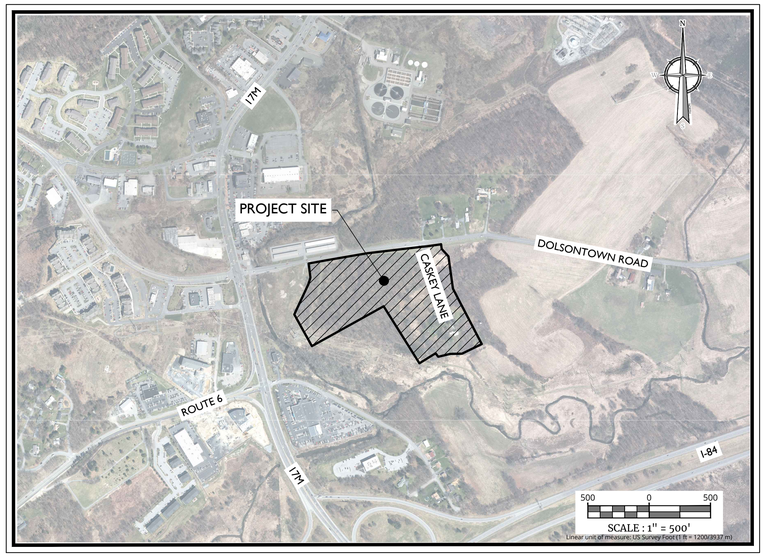


TOWN OF WAWAYANDA TAX MAP

SCALE: 1" = 500'

SOURCE: ORANGE COUNTY, NY TAX MAP

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH
SECTION 4, BLOCK 1, LOT 50.32 &
SECTION 6, BLOCK 1, LOTS 107, 90.22, & 90.24
TOWN OF WAWAYANDA
ORANGE COUNTY, NEW YORK STATE



SITE LOCATION MAP

SOURCE: NEW YORK STATE CLEARING HOUSE

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
C-100	COVER SHEET	
C-200	EXISTING CONDITIONS & DEMOLITION PLAN	
C-300	OVERALL DIMENSION PLAN	
C-301	DIMENSION PLAN WEST	
C-302	DIMENSION PLAN EAST	
C-401	GRADING & DRAINAGE PLAN WEST	
C-402	GRADING & DRAINAGE PLAN EAST	
C-501	UTILITY PLAN WEST	
C-502	UTILITY PLAN EAST	
C-600	SOIL EROSION & SEDIMENT CONTROL PLAN	
C-601	SOIL EROSION & SEDIMENT CONTROL DETAILS	
C-701	LANDSCAPE PLAN WEST	
C-702	LANDSCAPE PLAN EAST	
C-801	LIGHTING PLAN WEST	
C-802	LIGHTING PLAN EAST	
C-900	SITE DETAILS	
C-901	SITE DETAILS	
C-902	WATER DETAILS	
C-903	STORMWATER DETAILS	
C-904	SEWER DETAILS	

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS SECTION 4, BLOCK 1, LOT 50.32, SECTION 6, BLOCK 1, LOTS 107, 90.22 & 90.24, IN THE TOWN OF WAWAYANDA ORANGE COUNTY, NEW YORK
2. THE PROPERTY IS LOCATED IN THE MC-1 (MIXED COMMERCIAL)ZONE DISTRICT AND THE NEW TAX LOT CONTAINS A TOTAL TRACT AREA OF 878,681 SF, 20.17 ACRES.

   OWNER/APPLICANT: DEWPOINT DEVELOPMENT LLC
   21 PHILIPS PKWY
   MONTVALE, NEW JERSEY 07645

3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR DOLSONTOWN ROAD SECTION 1, BLOCK 1, LOTS 52.1 & 4.2 - SECTION 4 - BLOCK 1 - LOTS 50.2 & 50.32 - SECTION 6 - BLOCK 1 - LOT 1 - SECTION 6 - BLOCK 1 - LOTS 107, 90.1, 3.2, 91.2, 2.2 & 92" PREPARED BY JOHN W. McCORD, SR. DATED OCTOBER 19, 2022, LAST REVISED DECEMBER 20, 2022.
4. THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
5. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY COLLIERS ENGINEERING & DESIGN ON NOVEMBER 3, 2021 AND A PRECONSTRUCTION NOTIFICATION SUBMISSION IS FORTHCOMING.
6. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36071C0266E DATED 8/03/2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
8. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
9. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
10. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
12. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
13. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
   - "STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR DEWPOINT DEVELOPMENT LLC" BY COLLIERS ENGINEERING & DESIGN, DATED APRIL 2024.
   - "GEOTECHNICAL INVESTIGATION REPORT" PREPARED FOR RDM GROUP, PREPARED BY KEVIN L. PATTON, P.E., DATED MARCH 25, 2022.
   - "TRAFFIC IMPACT STUDY" PREPARED BY COLLIERS ENGINEERING & DESIGN; DATED APRIL 11, 2022.
   - "OFFSITE HIGHWAY IMPROVEMENT PLANS FOR DOLSONTOWN ROAD CORRIDOR IMPROVEMENTS" PREPARED BY COLLIERS ENGINEERING & DESIGN DATED 11/02/23.
   - "SUBDIVISION MAP (LOT CONSOLIDATION/ LOT LINE CHANGE) - SECTION 4 - BLOCK 1 - LOT 50.32 - SECTION 6 - BLOCK 1 - LOTS 90.1, 90.22, 90.24, & 107" PREPARED BY CLEARPOINT SURVEYING, DPC; DATED APRIL 5, 2024.

SITE NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME; DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTDOOR ROLL-OFF CONTRAINERS AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTER MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

   A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2018; AS SUPPLEMENTED.
   B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT' INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON DOLSONTOWN ROAD, OWNED AND OPERATED BY THE TOWN OF WAWAYNDA WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4'-6" OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON DOLSONTOWN ROAD, OWNED AN OPERATED BY THE TOWN OF WAWAYNDA SEWER DEPARTMENT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.5 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
6. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF HEALTH.
7. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
9. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

Digitally signed by Cory Daniel Robinson
Date: 2024.04.03 12:42:34-04'00'

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, ENGINEERING, ARCHITECTURE, SURVEYING CT, P.C.

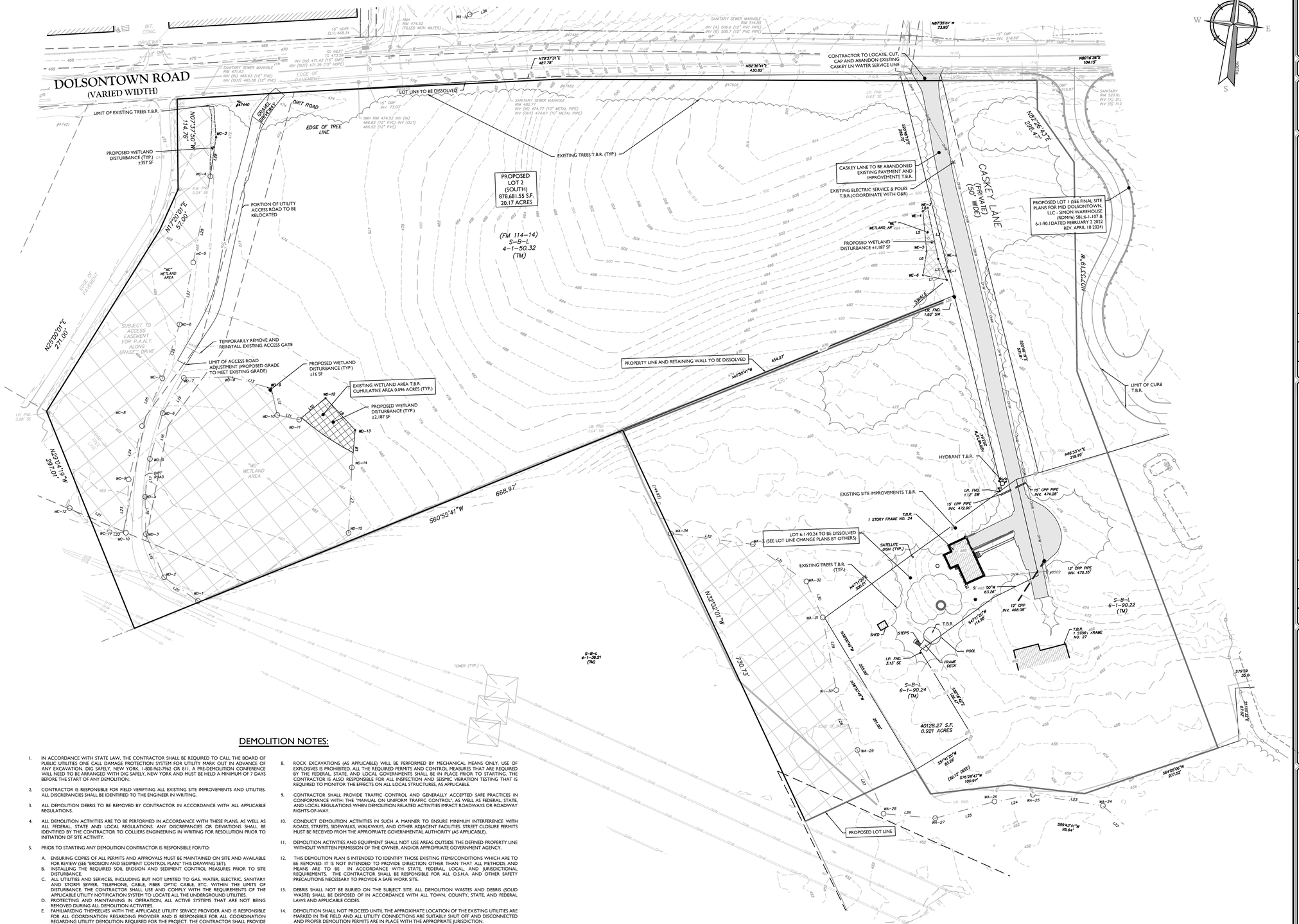
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912E	C-CVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-100

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



DRAWING LEGEND

PROPERTY BOUNDARY
EXISTING CURB
PAVEMENT STRIPING
OVERHEAD WIRES
EASEMENTS
MAJOR CONTOUR
MINOR CONTOUR
STORMWATER PIPES
TREEROW / HEDGE
TREELINE
BOUNDARY EVIDENCE
SIGN
POST / BOLLARD
UTILITY POLE
GUY WIRE
LIGHT POLE
ROOF LEADER / OPEN ROOF DRAIN — RL / ORD
TREE PROTECTION FENCING
SANITARY MANHOLE
SANITARY CLEANOUT
DRAINAGE MANHOLE
CATCH BASIN
TBR = TO BE REMOVED
UTP = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR. = GRATE
CO = CLEANOUT
TREE CLEARING LINE
WETLANDS AREA

REFERENCE NOTE:

1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "TOPOGRAPHIC SURVEY PLAN PREPARED FOR DOLSONTOWN ROAD - SECTION 1 - BLOCK 1 - LOTS 52.1 & 4.2 - SECTION 4 - BLOCK 1 - LOTS 50.2 & 50.32 - SECTION 6 - BLOCK 1 - LOT 1 - SECTION 6 - BLOCK 1 - LLOTS 107, 90.1, 3.2, 91.2, 2.2 & 92" PREPARED BY JOHN W. McCORD, SR. DATED 10/19/2022, LAST REVISED 12/20/2022

DEMOLITION NOTES:

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. DIG SAFELY, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIERS ENGINEERING IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE "EROSION AND SEDIMENT CONTROL PLAN," THIS DRAWING SET).
   B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   F. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
6. COLLIERS ENGINEERING IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
8. ROCK EXCAVATIONS (AS APPLICABLE) WILL BE PERFORMED BY MECHANICAL MEANS ONLY. USE OF EXPLOSIVES IS PROHIBITED. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY (AS APPLICABLE).
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
14. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
15. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
16. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
17. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAW AND REGULATIONS.
18. TREE CLEARING AND REMOVAL SHALL OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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REV	DATE	DRAWN BY	DESCRIPTION

Digitally signed by Cory Daniel Robinson
Date: 2024.04.03 12:41:40 -04'00'

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR

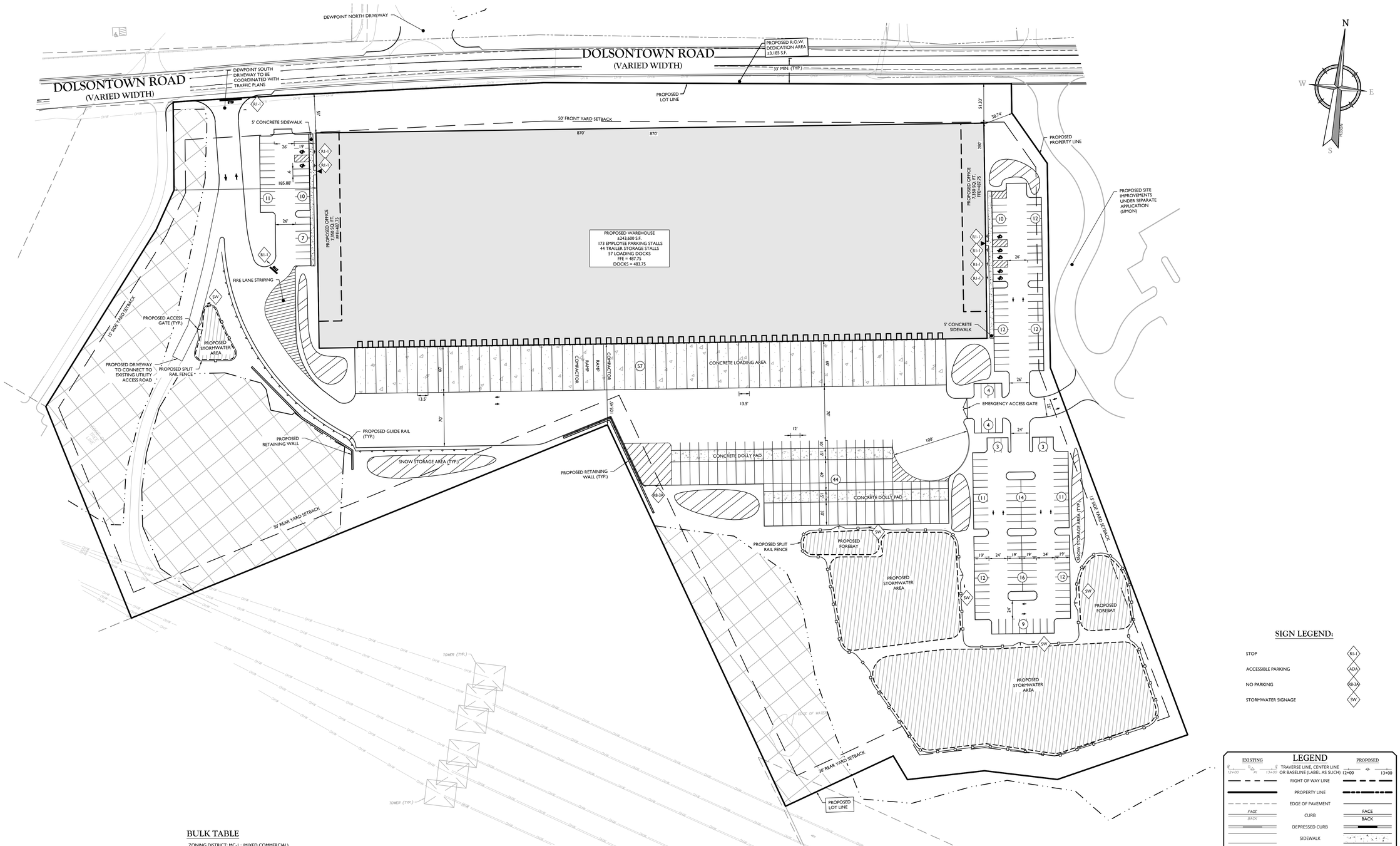
PROJECT NUMBER:	DRAWING NAME:
20006912E	C-DEMO

SHEET TITLE:
SITE DEMOLITION PLAN

SHEET NUMBER:
C-200

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SIGN LEGEND:

STOP	R1-1
ACCESSIBLE PARKING	ADA
NO PARKING	R8-3A
STORMWATER SIGNAGE	SW

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

50 0 50 100

SCALE : 1" = 50'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

BULK TABLE

ZONING DISTRICT: MC-1 ; (MIXED COMMERCIAL)
SPECIAL USE SUBJECT TO SITE PLAN APPROVAL ; WAREHOUSE

TABLE OF BULK REQUIREMENTS

MINIMUM	REQUIRED	PROPOSED LOT	REMARKS
LOT AREA	2 ACRES	±20.17 ACRES	OK
FRONT YARD SETBACK	50 FEET	±51.0 FEET	OK
REAR YARD SETBACK	30 FEET	±105.45 FEET	OK
SIDE YARD SETBACK			
ONE	15 FEET	±37.50 FEET	OK
BOTH	35 FEET	±223.38 FEET (±185.88', ±37.5')	OK
LOT WIDTH	100 FEET	±1,092 FEET	OK
MAXIMUM			
BUILDING HEIGHT	65 FEET	<65 FEET	OK
LOT COVERAGE	70%	52.8% (863,951 SF / 878,687 SF)	OK
BUILDING COVERAGE	50%	27.7% (243,600 SF / 878,687 SF)	OK

PARKING REQUIRMENTS

PROPOSED WAREHOUSE

OFFICE USE:

1 PER 300 SF OF FLOOR AREA
14,700 SF = 49 SPACES REQUIRED

WAREHOUSE USE:

1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICANT)
243,600 SF = 49 SPACES REQUIRED

TOTAL PARKING REQUIRED = 98 SPACES
TOTAL PARKING PROVIDED = 173 SPACES

NOTE:
1. ITE PARKING GENERATION MANUAL:
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F.
GROSS FLOOR AREA
243,600 GROSS SQ. FT. / 1,000 X 0.39 = 96 SPACES

ISLAND SPACE REQUIREMENT CALCULATION

10 SQ. FT PER PARKING SPACE

REQUIRED = 230 X 10 = 2,300 SQ. FT.
PROVIDED = 2,500 SQ. FT.

TOWN OF WAWAYANDA
PLANNING BOARD

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Date: 2024.04.25 12:41:42-04'00'

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

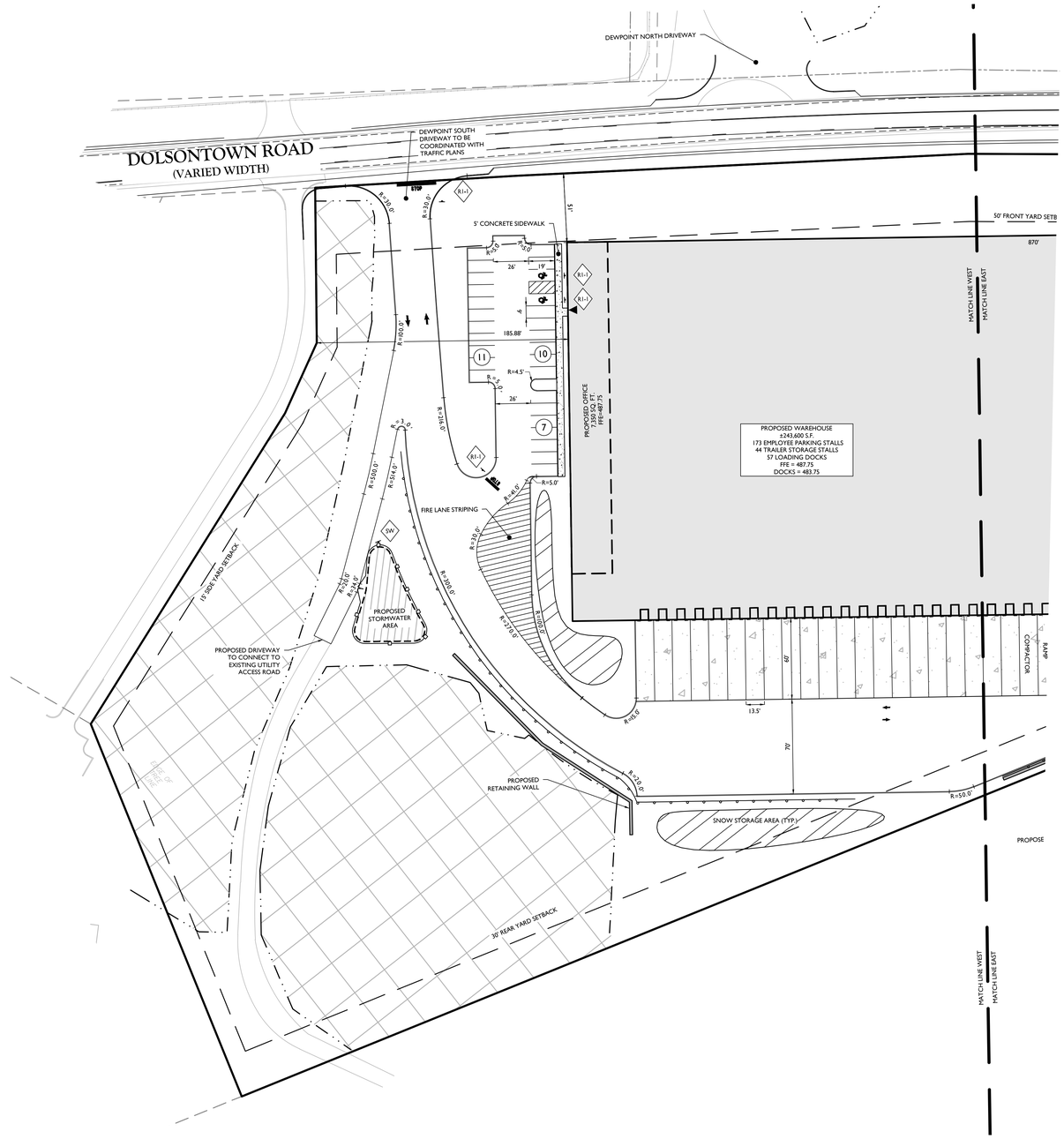
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR

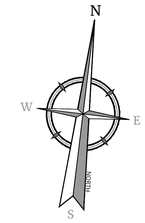
PROJECT NUMBER:	DRAWING NAME:
20006912E	C-LAYT

SHEET TITLE:
OVERALL DIMENSION PLAN

SHEET NUMBER:
C-300

\\corp.colliersengineering.com\Data\Projects\CT\20006912E\Dewpoint\Civil\Plans\C-LAYT.dwg\C-300-LAYOUT By: TYLER.ECKSTAMPER.CSD





SIGN LEGEND:

STOP	R1-1
ACCESSIBLE PARKING	ADA
NO PARKING	R8-3A
STORMWATER SIGNAGE	SW

LEGEND

EXISTING		PROPOSED
12+00 PLAN 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

40 0 40 80

SCALE : 1" = 40'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

TOWN OF WAWAYANDA
PLANNING BOARD

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AS SHOWN	04/08/2024	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912E	C-LAYT

SHEET TITLE:
DIMENSION PLAN
WEST

SHEET NUMBER:
C-301

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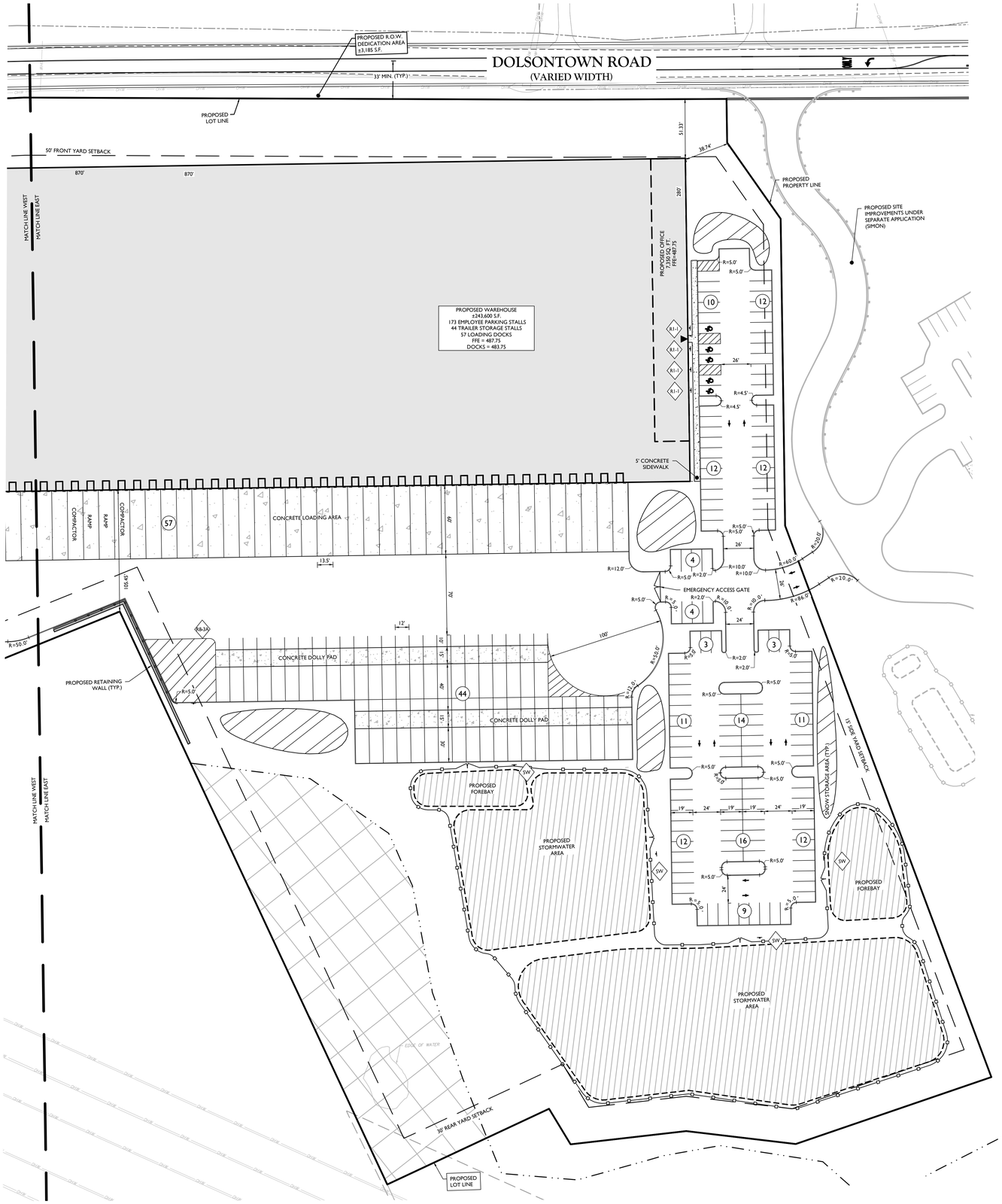

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STOP	R1-1
ACCESSIBLE PARKING	ADA
NO PARKING	R8-3A
STORMWATER SIGNAGE	SW

LEGEND

EXISTING		PROPOSED
12+00 PVI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

40 0 40 80

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PROJECT NUMBER:	DRAWING NAME:
20006912E	C-LAYT

SHEET TITLE:
DIMENSION PLAN
EAST

SHEET NUMBER:
C-302

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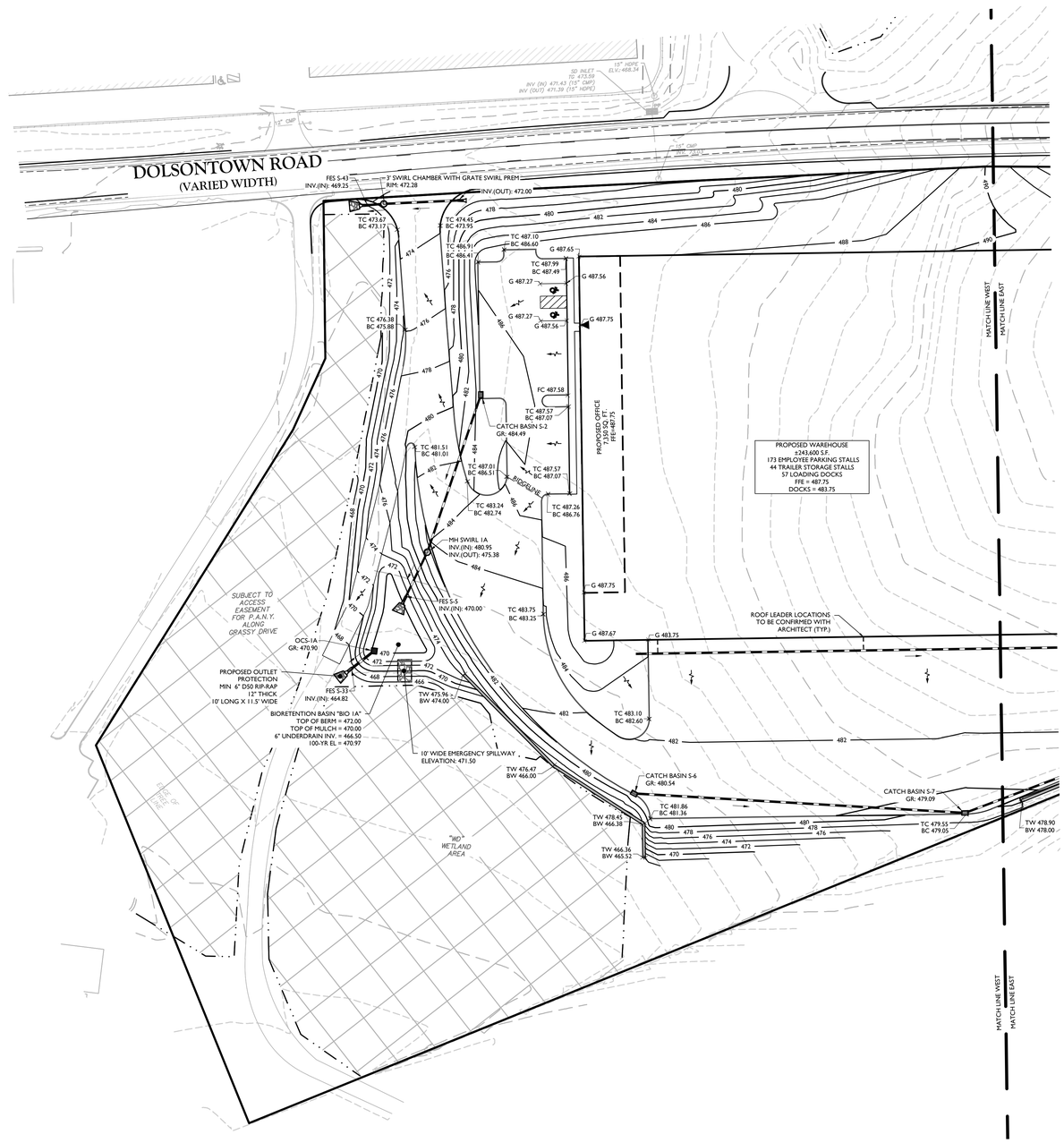

EARTHWORK

CUT	43,082 CY
FILL	69,686 CY
APPROXIMATE IMPERVIOUS AREA CUT	25,822 CY
NET CUT/FILL	782 CY FILL

INFILTRATION TEST RESULTS

TEST #	ELEVATION	TEST ELEVTION	DEPTH	PERC. RATE (IN/HR)
P-1	473.5	469.5	48"	21.0
P-6	458.0	456.0	24"	6.1
P-7	462.5	460.5	24"	4.6
P-8	457.5	455.5	24"	3.6
P-9	459.5	457.5	24"	0.3
P-14	456.0	454.0	24"	20.9
P-15	457.0	455.0	24"	21.8
P-16	458.5	456.5	24"	13.3
P-17	459.0	457.0	24"	0.6
P-18	460.0	456.0	48"	9.8
P-19	461.5	457.5	48"	2.3
P-20	460.0	456.0	48"	21.4
P-21	461.5	457.5	48"	2.1

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION.
4. BORING LOCATIONS REFERENCED FROM GEOTECHNICAL DATA REPORT DATE 12/04/2021

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 74	CONTOURS	75 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

40 0 40 80

SCALE : 1" = 40'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

BIORETENTION BASIN NOTES :

1. BIORETENTION BASIN "BIO 1B" IS DESIGNED TO TREAT HOTSPOT RUNOFF . THIS BASINS SHALL BE LINED WITH AN IMPERVIOUS LINER AS TO NOT ALLOW RUNOFF TO INFILTRATE PRIOR TO TREATMENT. SEE BIORETENTION DETAIL FOR EXTENTS OF IMPERVIOUS LINER.

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   A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   B. CURB RAMPS- SLOPES SHALL NOT EXCEED 1:12 (8.3%).

   C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1 :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.

   E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

   F. DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

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FOR
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PROJECT NUMBER:	DRAWING NAME:
20006912E	C-GRAD

SHEET TITLE:
GRADING PLAN
WEST

SHEET NUMBER:
C-401

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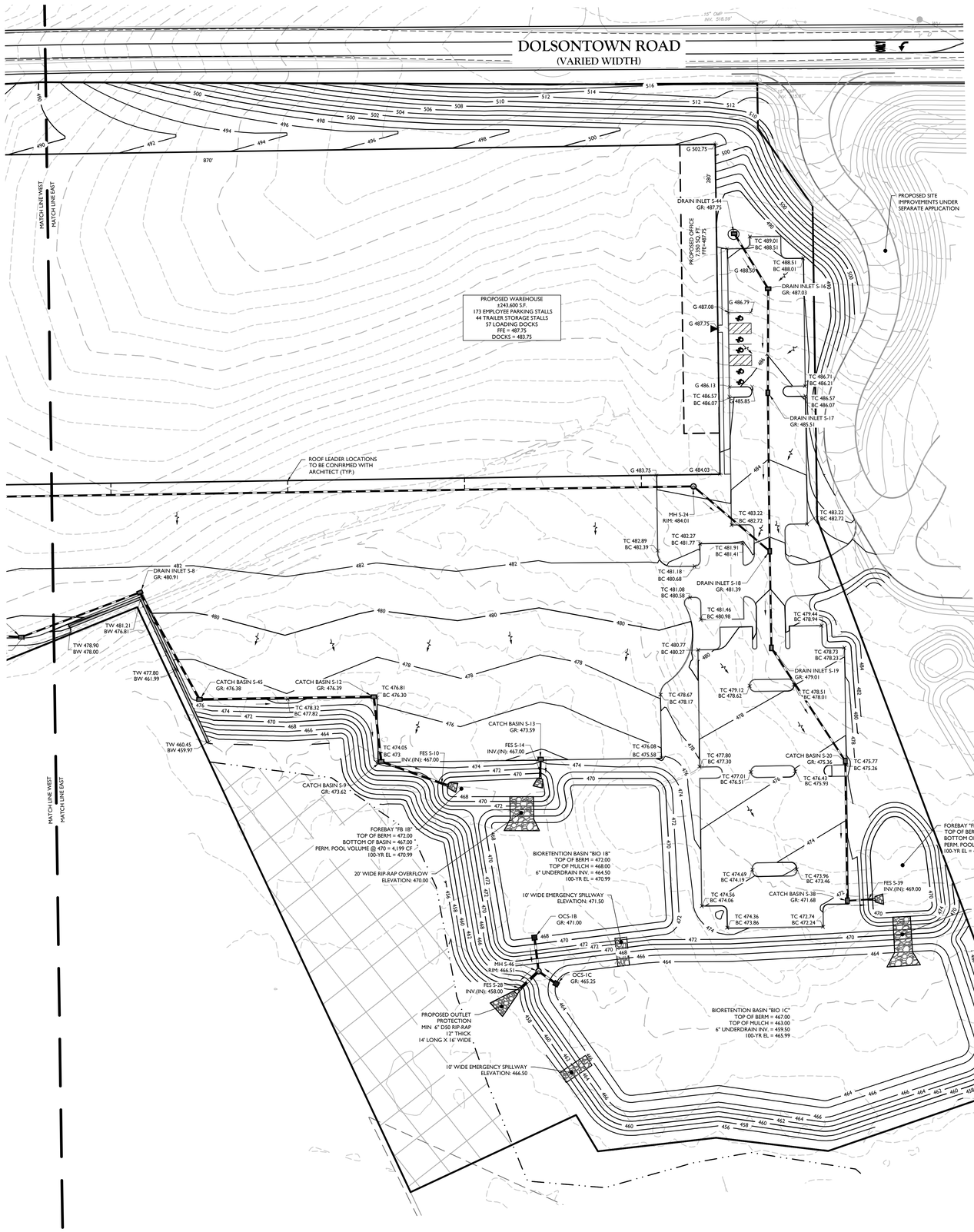

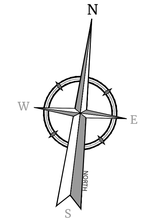

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	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

40 0 40 80

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

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Date: 2024.04.10 12:41:44-04'00'

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN

FOR

DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design

NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495

COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912E	C-GRAD

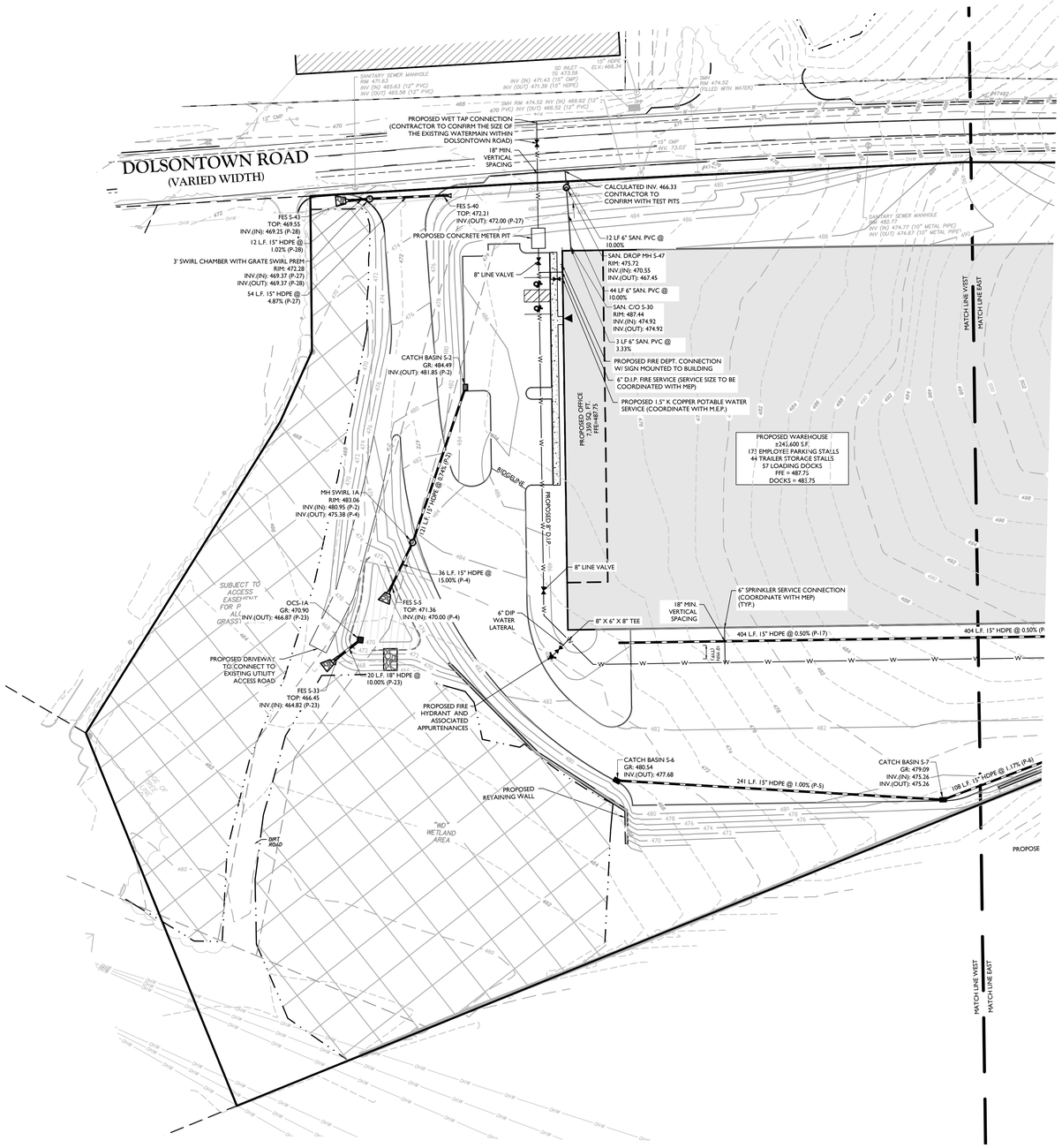
SHEET TITLE:

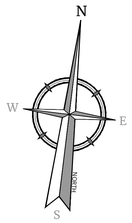
GRADING PLAN
EAST

SHEET NUMBER:

C-402

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





LEGEND

EXISTING		PROPOSED
124+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 74	CONTOURS	75 74
	SPOT ELEVATION	
	DIRECTION OF OVERLAND FLOW	
	TOP OF CURB ELEVATION	
	BOTTOM OF CURB ELEVATION	
	TOP OF DEPRESSED CURB ELEVATION	

40 0 40 80

SCALE : 1" = 40'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

NOTE:

1. WATER SERVICE SIZES TO BE CONFIRMED WITH ARCHITECTURAL / MEP DESIGN
2. SANITARY SEWER DESIGN BY OTHERS

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TOWN OF WAWAYANDA
PLANNING BOARD

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AS SHOWN	04/08/2024	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912E	C-UTIL

SHEET TITLE:
UTILITIES PLAN
WEST

SHEET NUMBER:
C-501

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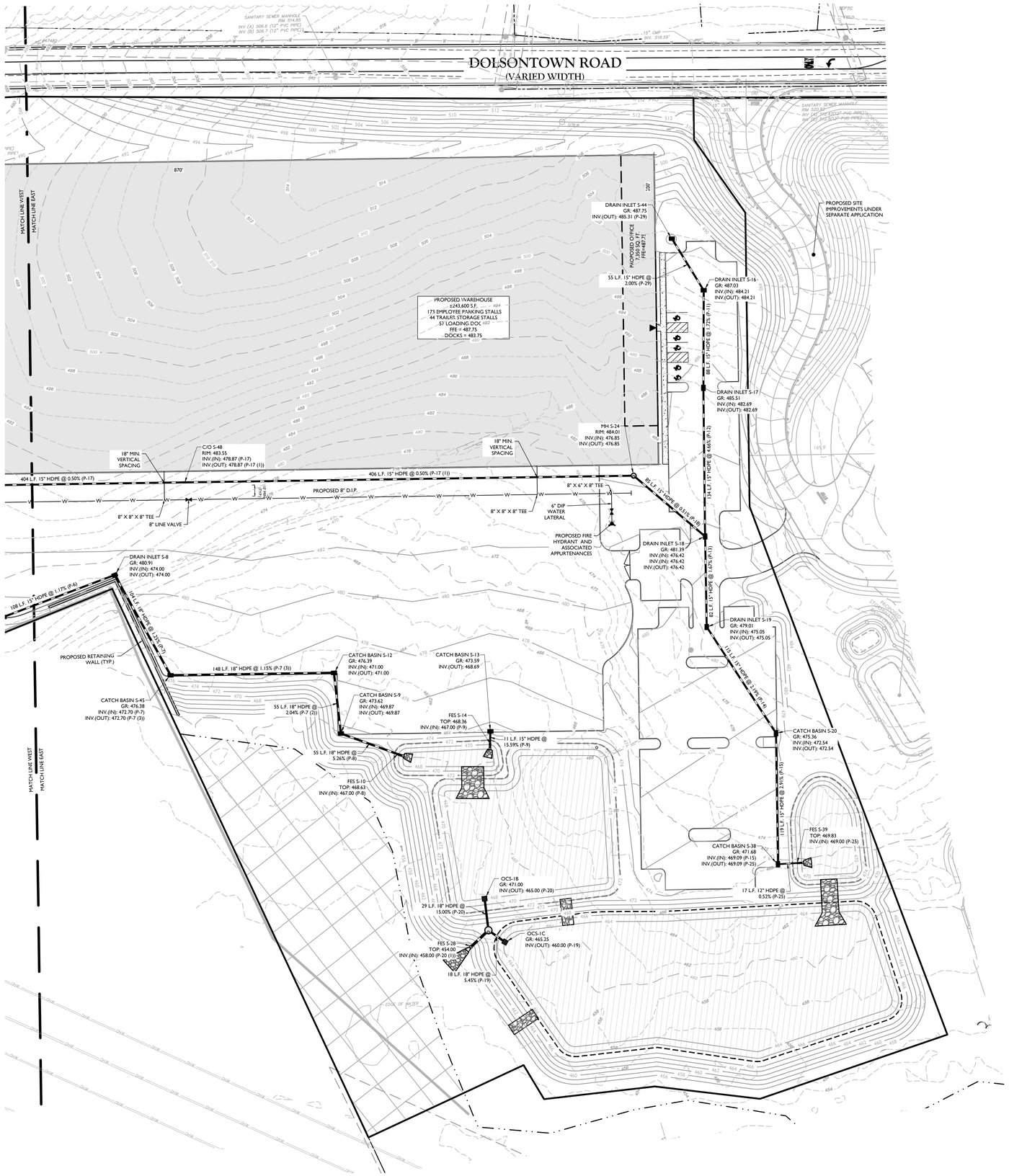
20006912E\Engineering\Civ Plans\C-UTIL.dwg\C-501-UTIL By: TYLER.KOCHANSKI.ID



LEGEND

EXISTING		PROPOSED
12+00 / P1 / 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 / 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
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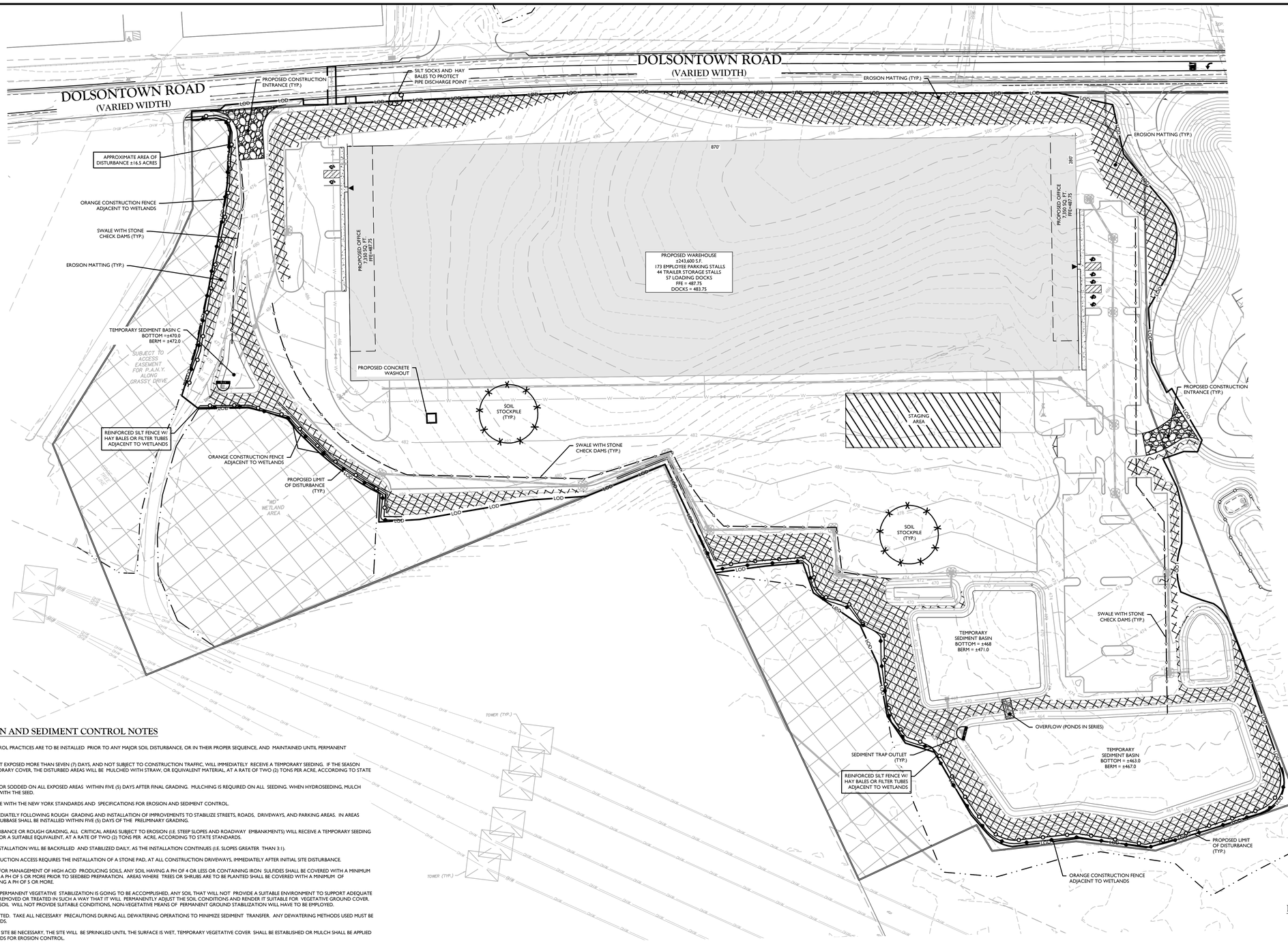
AS SHOWN	04/08/2024	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912E	C-UTIL

SHEET TITLE:
UTILITIES PLAN
EAST

SHEET NUMBER:
C-502



GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
13. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
14. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
15. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
16. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCITON MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
18. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
19. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
20. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.

FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR, OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-20-001. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS' CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 6" DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

NOTE: DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.

MAINTENANCE AGREEMENT NOTE:

THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE VILLAGE TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- CONSTRUCTION LIMIT LINE
- SILT FENCE
- ORANGE CONSTRUCTION FENCE
- STORM INLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- STONE OUTLET SEDIMENT TRAP
- TEMPORARY SWALE
- TEMPORARY SEDIMENT BASIN
- MATERIAL STOCKPILE (S.P)
- CHECK DAM

50 0 50 100

SCALE : 1" = 50'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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AS SHOWN	04/08/2024	MAS	CDR
PROJECT NUMBER: 20006912E		DRAWING NAME: C-SESC	

SHEET TITLE:
OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-600

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

\\COLLIERS\DATA\NEWBURGH\Projects\20006912E\Civil\dwg\C-600.DWG, EROSION, By: THAMES,CORY,MARVIN,CD

GENERAL SEEDING NOTES

1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.

2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 16 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.

TURF MIX

-TALL FESCUE, 'STINGRAY' (34%)
-TALL FESCUE, RAPTOR III (33%)
-HARD FESCUE, 'RIDU' (33%)

SEEDING RATE: 7-10 LBS./1,000 S.F. MIN

BIORETENTION AREA SEED MIXTURE
(NEW ENGLAND WETLAND PLANTS, INC. - NEW ENGLAND WETMIX, OR APPROVED EQUAL)

SPECIES LIST:

- FOX SEDGE, (CAREX VULPINIODEA)
- BLUNT BROOM SEDGE (CAREX SCOPARIA)
- LURID SEDGE (CAREX LURIDA)
- HOP SEDGE (CAREX LUPULINA)
- FOWL BLUEGRASS (POA PALUSTRIS)
- BEGGAR TICKS (BIDENS FRONDOSA)
- GREEN BULRUSH (SCIRPUS ATROVIRENS)
- COMMON MILKWEED (ASCLEPIAS SYRIACA)
- FRINGED SEDGE (CAREX CRINITA)
- NEW YORK IRONWEED (VERNONIA NOVEBORACENSIS)
- SOFT RUSH (JUNCUS EFFUSUS)
- STARVED/CALICO ASTER (ASTER LATERIFLORUS)
- BLUE FLAG (IRIS VERSICOLOR)
- AMERICAN MANNAGRASS (GLYCERIA GRANDIS)
- SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS)
- SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM)

SEEDING RATE: 18 LBS PER ACRE.

NATIVE STEEP SLOPE MIX WITH GRAIN OATS
(ERNMX# ERNMX-181-1 BY ERNST SEEDS OR APPROVED EQUAL)

SEEDING RATE: 75 LBS PER ACRE.

SPECIES LIST:

- 40.0% OATS, (AVENA SATIVA)
- 20.8% INDIANGRASS, PA ECOTYPE (SORGHASTRIUM NUTANS, PA ECOTYPE)
- 11.2% BIG BLUESTEM, 'NIAGARA' (ANDROPOGON GERARDII, 'NIAGRA)
- 8.0% CANADA WILDRYE (ELYMUS CANADENSIS)
- 5.6% VIRGINIA WILDRYE, MADISON-NY ECOTYPE (ELYMUS VIRGINICUS)
- 3.2% AUTUMN BENTGRASS (AGROSTIS PERENNANS)
- 3.1% SWITCHGRASS (PANICUM VIRGATUM)
- 2.4% DEERTONGUE (OANICUM CLANDESTINUM)
- 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
- 1.1% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
- 0.9% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
- 0.8% LANCELEAF COREOPSIS (COREOPSIS)
- 0.8% BLACKEYED SUSAN (RUDBECKIA HIRTA)
- 0.3% WILD BERGAMOT (MONARDA FISTULOSA)
- 0.2% COMMON MILKWEED (ASCLEPIAS SYRIACA)
- 0.2% WRINKLELEAF GOLDENROD (SOLIDAGO RUGOSA)
- 0.1% CAUCA ASTER (ASTER LATERIFLORUS)
- 0.1% HEATH ASTER (ASTER PILLOSUS)

TOTAL: 100%

RETENTION BASIN SEED MIXTURE - LOW MAINTENANCE
(ERNMX# ERNMX-126 BY ERNST SEEDS OR APPROVED EQUAL)

SEEDING RATE: 20-40 LBS PER ACRE, OR 0.5 LB/1,000 SQ. FT. WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING :GRAIN RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG; 10 LBS/ACRE).

SPECIES LIST:

- 20% DEERTONGUE (PANICUM CLANDESTINUM, TIOGA)
- 20% ALKALIGRASS, FULTS (PUCCINELLIA DISTANS, FULTS)
- 18% VIRGINIA WILDRYE, MADISON-NY ECOTYPE (ELYMUS VIRGINICUS)
- 15% CREEPING BENTGRASS, 'PENNCROSS' (AGROSTIS STOLONIFERA)
- 15% FOWL BLUEGRASS (POA PALUSTRIS)
- 10% FOX SEDGE, PA ECOTYPE (CAREX VULPINOIDEA)
- 1% BLUNT BROOM SEDGE, PA ECOTYPE (CAREX SCOPARIA)
- 1% SOFT RUSH (JUNCUS EFFUSUS)

TOTAL: 100%

PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.

3. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT LIMITED TO:
   1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
   2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
   3. ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED. (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)

4. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.

5. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.

6. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

7. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

8. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

GENERAL PLANTING NOTES

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.

2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.

3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK. OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.

4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.

5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".

7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.

8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.

9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.

10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.

11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.

12. OPTIMUM PLANTING TIME: DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30. CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1. PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.

13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR. WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT OF THE DAY.

14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.

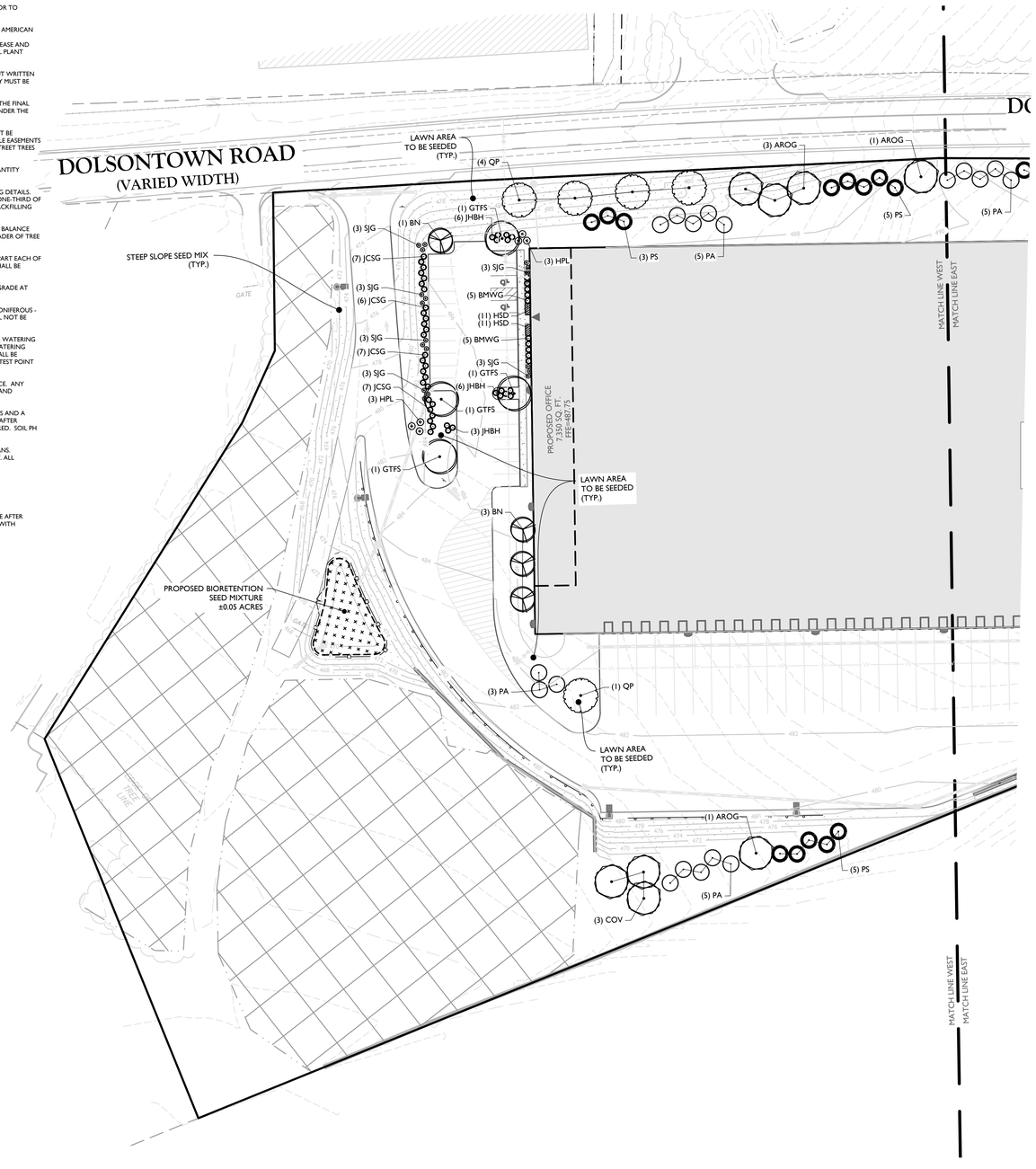
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL PLANTING AREAS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.

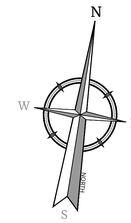
16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH THE GENERAL SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.

17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.

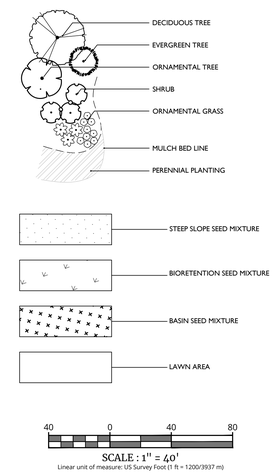
18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.





LANDSCAPE LEGEND



40 0 40 80
SCALE : 1" = 40'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

SITE PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL.	HEIGHT	REMARKS
AROG	18	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2-2 1/2"		STRAIGHT LEADER/SYM. BRANCHING
COV	3	Carya Ovata	Shagbark Hickory	B & B	2-2 1/2"		STRAIGHT LEADER/SYM. BRANCHING
GTFS	22	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2-2 1/2"		STRAIGHT LEADER/SYM. BRANCHING
QP	13	Quercus Palustris	Pin Oak	B & B	2-2 1/2"		STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**CAL.**	**HEIGHT**	**REMARKS**
PA	51	Picea abies	Norway Spruce	B & B		6-8' Ht.	DENSE / TYP. SPECIES HABIT, 15' O.C.
PS	40	Pinus strobus	White Pine	B & B		6-8' Ht.	DENSE / TYP. SPECIES HABIT, 15' O.C.
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**CAL.**	**HEIGHT**	**REMARKS**
BN	2	Betula nigra	River Birch	B & B		6' - 7'	MULTISTEM / TYP. SPECIES HABIT
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**CAL.**	**HEIGHT**	**REMARKS**
BMWG	23	Buxus microphylla japonica 'Winter Gem'	Winter Gem Japanese Boxwood	CONT		24"-30"	TYPICAL SPECIES HABIT, 4' O.C.
HPL	15	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	CONT		24"-30"	TYPICAL SPECIES HABIT, 5' O.C.
JCSG	38	Juniperus chinensis 'Sea Green'	Sea Green Juniper	CONT		24"-30"	TYPICAL SPECIES HABIT, 5' O.C.
JHBH	51	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	CONT		24"-30"	TYPICAL SPECIES HABIT, 4' O.C.
SJG	34	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	CONT		18"-24"	TYPICAL SPECIES HABIT, 4' O.C.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		**HEIGHT**	**REMARKS**
HSD	89	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	1 GAL.			Clumps, 24" O.C.

BIORETENTION AREA PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAMEROOT	ROOT	CAL	SIZE	REMARKS
AC	3	Amelanchier Canadensis / Serviceberry	B & B		6' - 7'	MULTISTEM / TYP. SPECIES HABIT
AR	4	Acer Rubrum / Red Maple	B & B	2-2 1/2"		STRAIGHT LEADER / SYM. BRANCHING
BN	3	Betula Nigra / River Birch	B & B		6' - 7'	MULTISTEM / TYP. SPECIES HABIT
NS	6	Nyssa Sylvatica / Sour Gum	B & B	2-2 1/2"		STRAIGHT LEADER / SYM. BRANCHING
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**ROOT**		**SIZE**	**REMARKS**
AA	38	Aronia Arbutifolia / Red Chokeberry	CONT		24"-30"	TYPICAL SPECIES HABIT, 5' O.C.
CA	9	Clethra Alnifolia 'Hummingbird' / Summersweet	CONT		18"-24"	TYPICAL SPECIES HABIT, 4' O.C.
CO	17	Cephalanthus Occidentalis / Buttonbush	CONT		18"-24"	TYPICAL SPECIES HABIT, 5' O.C.
LB	14	Lindera benzoin / Spicebush	CONT		18"-24"	TYPICAL SPECIES HABIT, 4' O.C.

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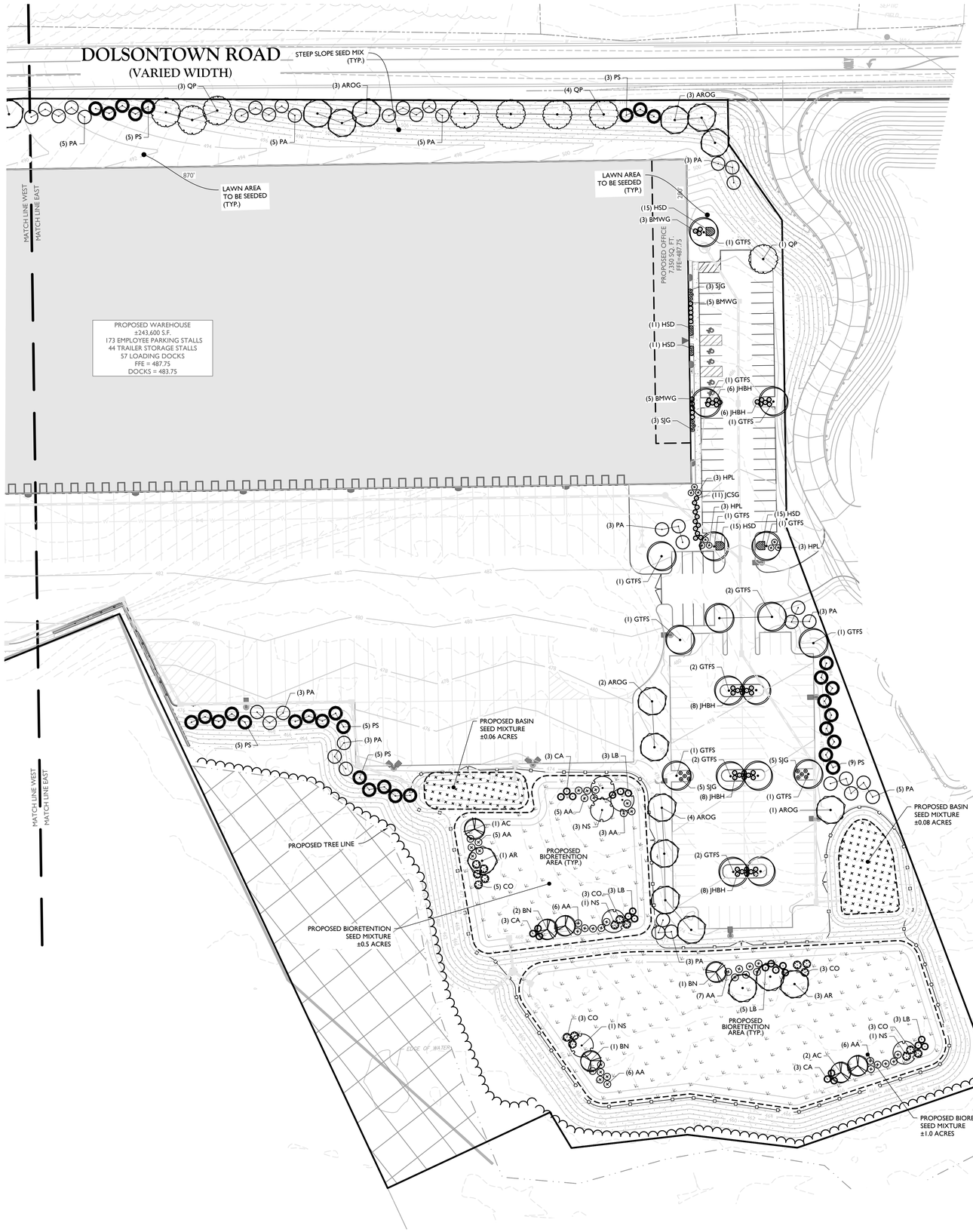
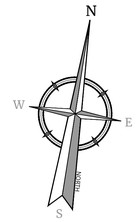
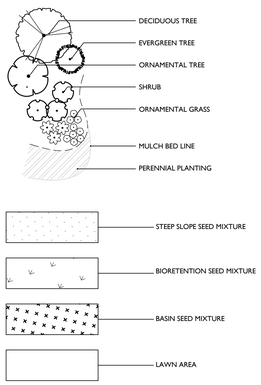




LANDSCAPE LEGEND



40 0 40 80

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Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN,
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING CT, P.C.

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PROJECT NUMBER: 20006912E		DRAWING NAME: C-LAND	

SHEET TITLE:
LANDSCAPE PLAN
EAST

SHEET NUMBER:
C-702

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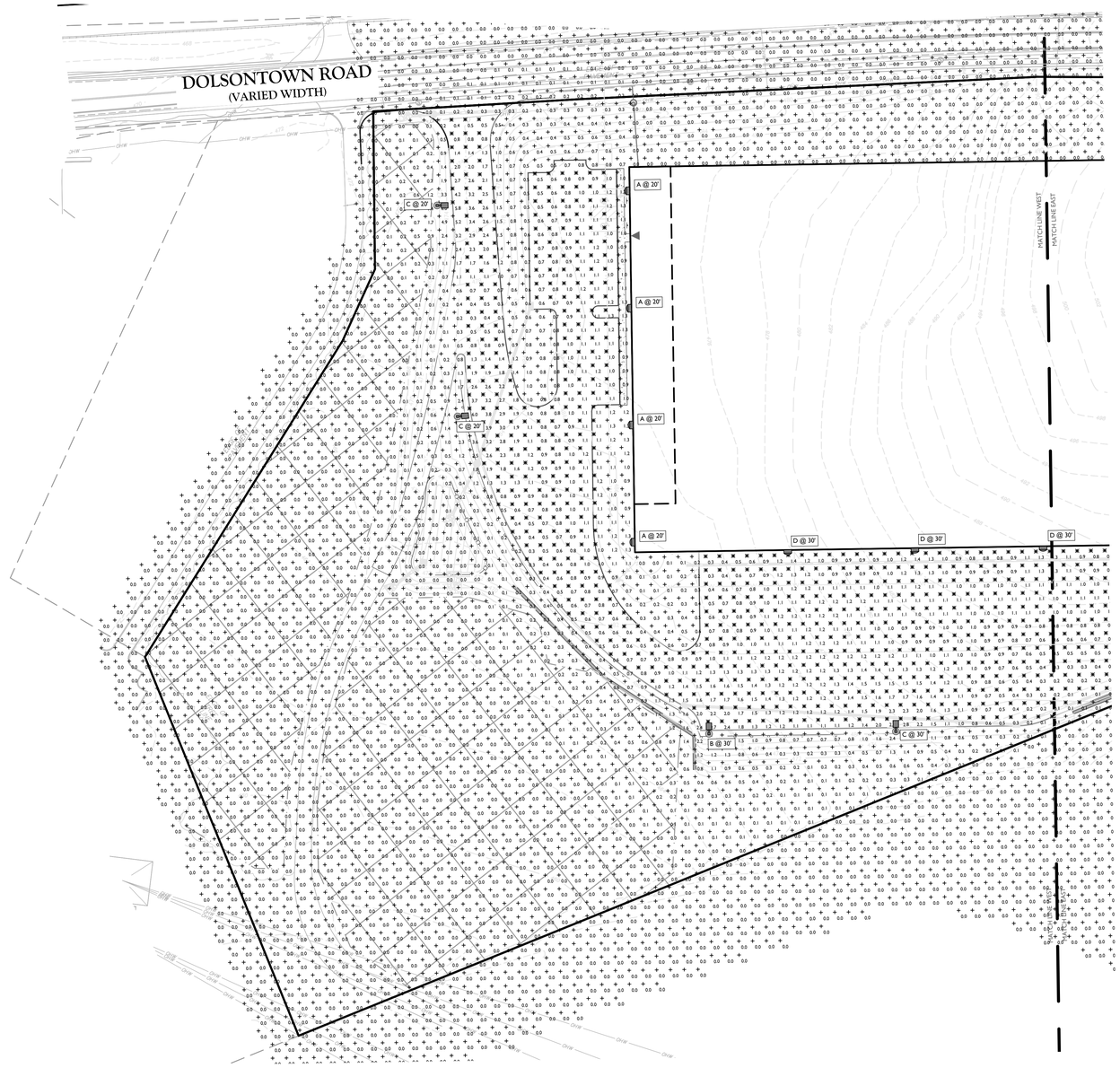

CALCULATION SUMMARY

DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
WESTERN DRIVEWAY	ILLUMINANCE	FC	1.3	6.0	0.3	4.3:1
LOADING DOCK & TRAILER STORAGE AREA	ILLUMINANCE	FC	1.0	5.4	0.1	10.0:1
WESTERN PARKING AREA	ILLUMINANCE	FC	1.0	1.3	0.5	2.0:1
EASTERN PARKING AREA	ILLUMINANCE	FC	1.5	5.9	0.3	5.0:1

LUMINAIRE SCHEDULE

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	7	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	20'/30'	5,144	0.97	HLWPC2-P20-30K-MVOLT³-TFTM-BKSDP-P3
B	7	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	SINGLE	30'	20,049	0.97	ATB0-P30S-MVOLT³-R4-3K-BK-UMS-XX
B2	2	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	DOUBLE @ 90°	30'	20,049	0.97	ATB0-P30S-MVOLT³-R4-3K-BK-UMS-XX
C	4	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	SINGLE	20'/30'	16,557	0.97	ATB0-P30S-MVOLT³-R4-3K-BK-HSS-UMS-XX
D	8	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	30'	9,561	0.97	HLWPC2-P40-30K-MVOLT³-TFTM-BKSDP-P3

LIGHTING NOTES:

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. POLES AND FIXTURES AS SUPPLIED BY:
   POLES & WALL FIXTURES - HOLOPHANE
   POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
3. LAMPS ARE TO BE LEDs. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINARIES SCHEDULE.
4. FIXTURES AND POLES ARE TO BE BLACK.
5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
11. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

LIGHTING LEGEND:

- SINGLE FIXTURE POLE LIGHT
- WALLPACK
- 0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

40 0 40 80

SCALE : 1" = 40'
SELECT LINEAR UNIT OF MEASURE

TOWN OF WAWAYANDA
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AS SHOWN	04/08/2024	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912E	C-LIGHT

SHEET TITLE:
LIGHTING PLAN
WEST

SHEET NUMBER:
C-801

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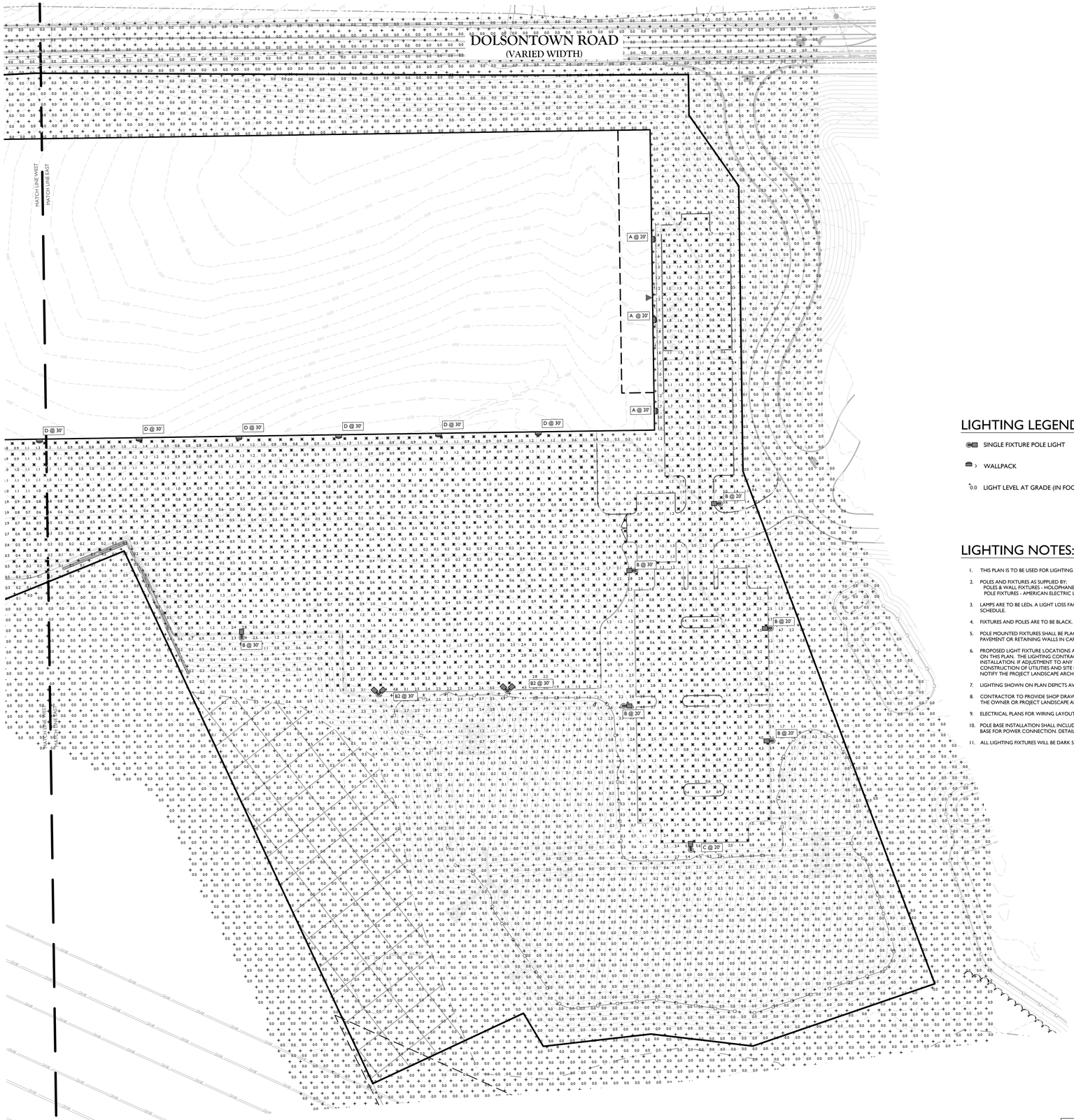

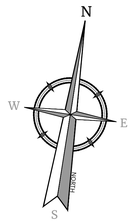

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- WALLPACK
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5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
11. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

40 0 40 80
SCALE : 1" = 40'
SELECT LINEAR UNIT OF MEASURE

TOWN OF WAWAYANDA
PLANNING BOARD

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Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR
PROJECT NUMBER: 20006912E	DRAWING NAME: C-LGHT		

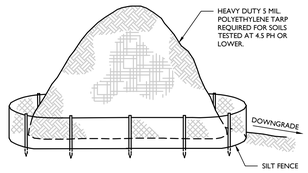
SHEET TITLE:
LIGHTING PLAN
EAST

SHEET NUMBER:
C-802

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020-20006912E\Engineering\Site Plans\C-LGHT.dwg\C-802-LIGHTING By: MICHAEL.SASA

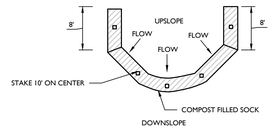


NOTES:

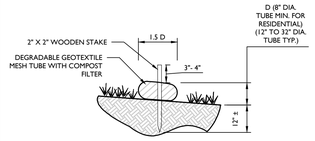
1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-2500 | 07/01/19



PLAN VIEW



SECTION

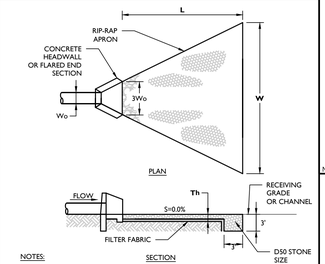
DIA. (in.)	SLOPE%						
	2	5	10	20	25	33	50
8	225*	200	100	50	20	-	-
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35
32	450	325	275	150	120	75	50
*Length in feet							

NOTES:

1. ALL MATERIAL TO MEET **FILTREXX SILTSOX** SPECIFICATIONS OR APPROVED EQUAL.
2. COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

COMPOST FILTER SOCK DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1200 | 05/01/17

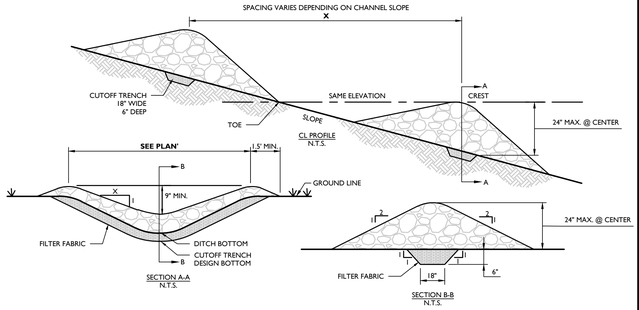


NOTES:

1. SEE PLAN FOR APRON DIMENSIONS.
2. SIDE SLOPE SHALL BE 2:1 OR FLATTER. THE BOTTOM GRADE SHALL BE LEVEL (0% SLOPE). THERE SHALL BE NO FALL AT THE END OF APRON TO THE RECEIVING SURFACE.

CONDUIT OUTLET PROTECTION DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1600 | 07/01/19



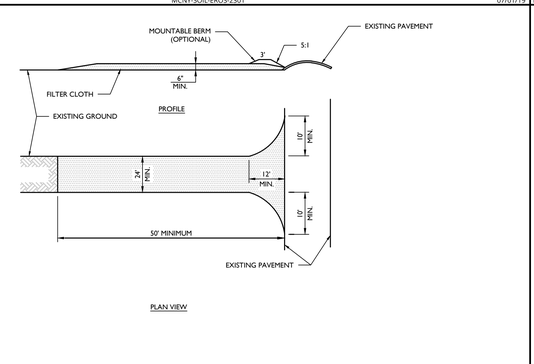
CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA: 2 ACRES

STONE CHECK DAM DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-2301 | 07/01/19



PLAN VIEW

NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
2. WIDTH - 24'
3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

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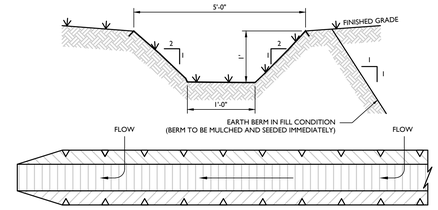


PLAN

TO BE INSTALLED ABOVE DISTURBED AREAS, TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION; INTERMITTENTLY ACROSS DISTURBED AREAS, TO SHORTEN OVERLAND FLOW DISTANCES; BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LADEN WATER TO A SEDIMENT TRAPPING DEVICE; AND TO SAFELY TRANSPORT RUNOFF ALONG ROADWAYS.

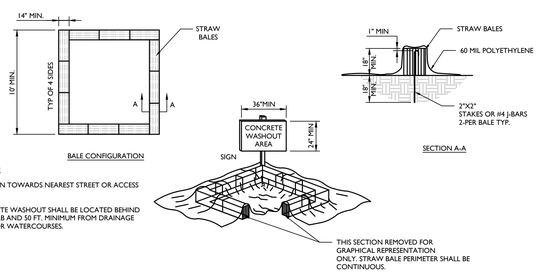
* WHERE SWALE TRAVERSES CONSTRUCTION VEHICLE PATH, DEPTH TO BE 6". SEE PLAN FOR LOCATION

INSTALLATION NOTES:

1. ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED BY THE CONTRACTOR AS REQUIRED
9. STABILIZATION SHALL BE SEED AND STRAW MULCH.

TEMPORARY SWALE & EARTH BERM DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-2302 | 07/01/19



DETAIL NOTES:

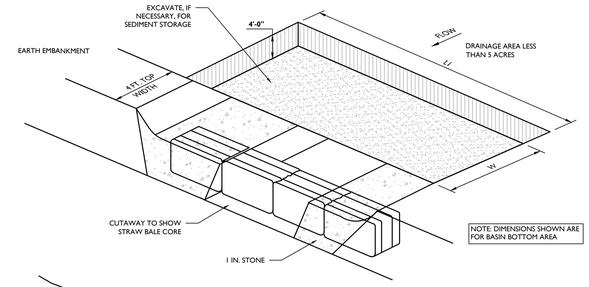
1. FACE SIGN TOWARDS NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

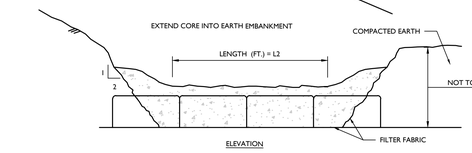
NOTES:

1. CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
5. THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
6. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
7. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
8. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
9. PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
10. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
11. PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
12. OPTIONS FOR ONSITE CONCRETE WASHOUTS:
    A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
    B. CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

CONCRETE WASHOUT DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1700 | 07/01/19





ELEVATION

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN WETLANDS OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

SIZING CALCULATIONS

NOTE:

1. 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE.

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS, ADDITIONAL MAY BE REQUIRED BASED UPON OTHER ON-SITE CONDITIONS AND CONTRACTOR SCHEDULE AND PHASING ACTIVITIES.

STONE OUTLET SEDIMENT TRAP TABLE

SEDIMENT TRAP	DRAINAGE AREA (A.C.)	AREA (S.F.)	DEPTH (FT.)	VOLUME REQ'D (C.F.)	VOLUME PROVIDED (C.F.)	WEIR LENGTH (L2)
A	3.4	32,100	4	12,240	128,400	4.0 FT.
B	9.9	15,100	3	35,640	45,300	4.0 FT.
C	0.3	1,150	2	1,080	3,450	4.0 FT.

STONE OUTLET SEDIMENT TRAP DETAIL

MCNY-SOIL-EROS-1601

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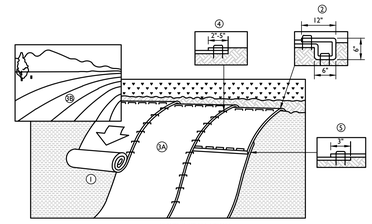
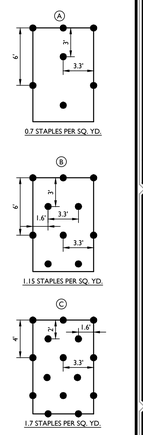


SLOPE INSTALLATION

STAPLES PATTERN GUIDE 6.67' WIDE ROLLS



NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
   * WHEN USING MATTING WITH SEED, DO NOT SEED THE AREA. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY STEP BY STEP ACROSS THE SLOPE TAMPERING IT DOWN ALONG THE WAY. RECP'S SHALL UNROLL WITH APPROPRIATE SIDE TIGHTLY AGAINST THE SOIL SURFACE. RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAKED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
   * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

EROSION MATTING (CURLEX ENFORCER I) DETAIL

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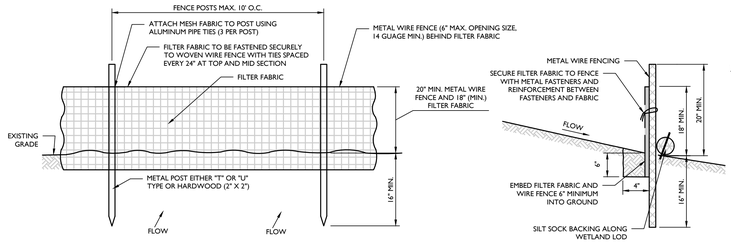
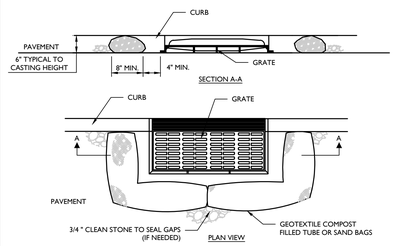


NOTES:

1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
2. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
6. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
7. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

REINFORCED SILT FENCE (WITH WIRE FENCE) DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1101 | 07/01/19



NOTES:

1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT, OR APPROVED EQUAL.
2. FILLER CORE MAY BE SAND, COMPOST, OR PEA GRAVEL COMPLETELY CONTAINED WITHIN GEOTEXTILE SEAMS, CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF FILLER.
3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR/ 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE PROJECT ENGINEER.
7. INSPECTIONS SHALL BE FREQUENT, MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS REACHED FINAL STABILIZATION.

INLET PROTECTION (FILTER BARRIER) DETAIL

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PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR

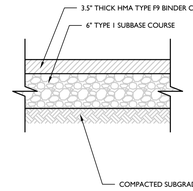
PROJECT NUMBER:	DRAWING NAME:
20006912E	C-SESC

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:
C-601

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

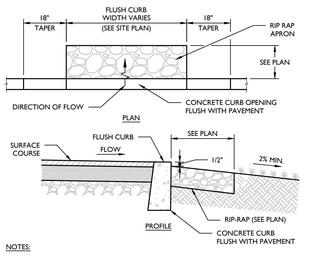


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

EMERGENCY ACCESS PAVEMENT DETAIL

NOT TO SCALE

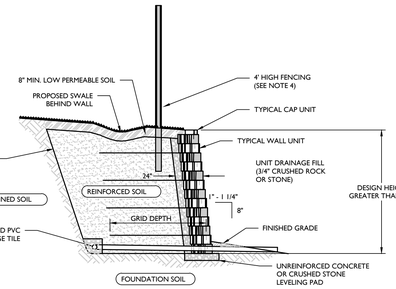


NOTES:

1. FLUSH CURB FOR OVERLAND FLOW TO BE USED AT DESIGNATED LOCATIONS ONLY AS SHOWN ON SITE PLANS.
2. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE FROM THE PAVEMENT TO THE GRASSED AREA.

FLUSH CURB FOR DRAINAGE DETAIL

NOT TO SCALE MCNY-SITE-CURB-1400 07/01/19

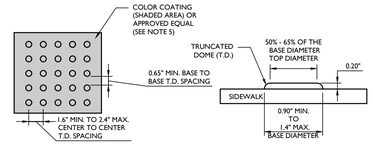


NOTES:

1. THIS DETAIL IS A SCHEMATIC REPRESENTATION FOR MUNICIPAL AND/OR AGENCY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.
2. CONTRACTOR TO PROVIDE SITE-SPECIFIC SHOP DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS FOR EACH RETAINING WALL PREPARED BY A STATE LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. MODULAR CONCRETE BLOCK WALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. A SAFETY BARRIER (FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30". PLACEMENT AND INSTALLATION METHOD OF THE PROPOSED FENCING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

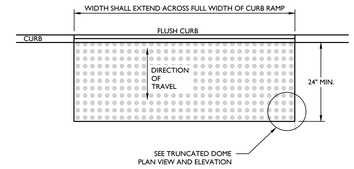
TYPICAL REINFORCED WALL SECTION (1" TO 1-1/4" SETBACK) DETAIL

NOT TO SCALE MCCM-SITE-WALL-1101 10/01/19



TRUNCATED DOME PLAN VIEW ENLARGEMENT

TRUNCATED DOME ELEVATION



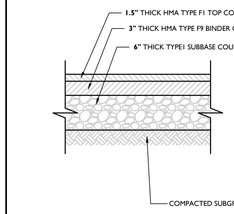
PLAN VIEW

NOTES:

1. THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
2. IN LIEU OF A CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE UNDERSIGNED ENGINEER AND PRIOR TO POURING OF THE CONCRETE RAMP.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
4. THE CONTRACTOR SHALL PROVIDE A MANUFACTURER CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE AND THE ADA STANDARDS AS SUPPORTED BY THE UNITED STATES ACCESS BOARD, AND THE STATE AND/OR LOCAL ADA STANDARDS.
5. **SAFETY RED** SHALL BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. ALTERNATIVE COLOR MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.
6. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES.
7. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm).
8. TRUNCATED DOMES IN DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 mm) MINIMUM AND 2.4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
9. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. WHERE REQUIRED BY THE MANUFACTURER, THE CONCRETE BORDER SHALL NOT EXCEED 2 INCHES (51 mm).
10. DETECTABLE WARNING SURFACES SHOULD NOT BE PLACED ON PAVING OR EXPANSION JOINTS AT CURB RAMPS. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET SO PEDESTRIANS WHO USE WHEELCHAIRS CAN "TRACK" BETWEEN THE DOMES.
11. ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED AS FOLLOWS:
    a. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.
    b. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5.0 FT OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.
    c. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5.0 FT, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE LOWER LANDING AT THE BACK OF CURB.
12. ON PARALLEL CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALKS.
13. ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.

DETECTABLE WARNING SURFACE DETAIL

NOT TO SCALE MCNY-SITE-HADA-2100 07/01/19

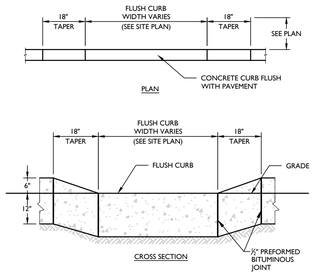


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

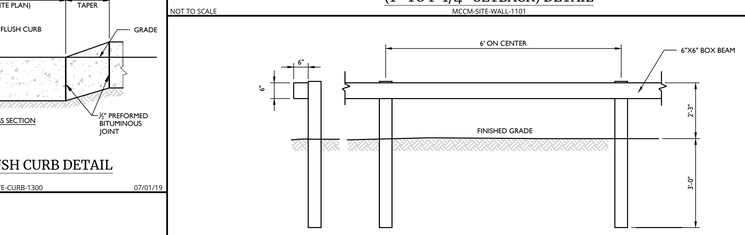
STANDARD ASPHALT PAVEMENT DETAIL

NOT TO SCALE MCNY-SITE-PVMT-1000 07/01/19



CONCRETE FLUSH CURB DETAIL

NOT TO SCALE MCNY-SITE-CURB-1300 07/01/19

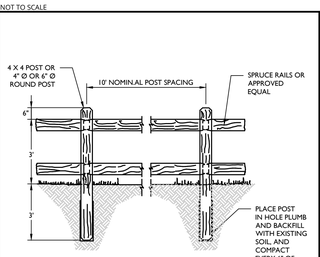


NOTES:

1. INSTALLATION OF PROPOSED GUIDE RAIL TO BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS.

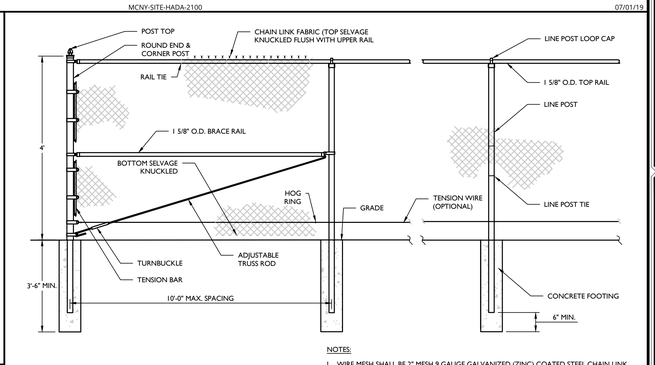
BOX BEAM GUIDE RAIL DETAIL

NOT TO SCALE MCCM-SITE-FNCE-2700 07/01/19



SPLIT RAIL FENCE (2 - RAIL) DETAIL

NOT TO SCALE MCCM-SITE-FNCE-1900 07/01/19

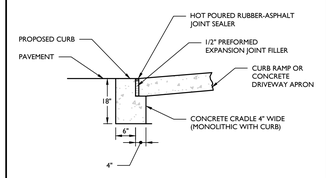


NOTES:

1. WIRE MESH SHALL BE 2" MESH 9 GAUGE GALVANIZED (ZINC) COATED STEEL CHAIN LINK FABRIC, WITH KNUCKLED SELVAGE (KK) ON BOTH TOP AND BOTTOM.
2. FENCE FRAMEWORK RAIL AND POSTS SHALL BE HOT DIP GALVANIZED STEEL PIPE, 16 GAUGE, CLASS 1 ZINC COATED PER ASTM 1043 GORUP 1A FOR SCHEDULE 40 ROUND PIPE, WITH REGULAR STEEL YIELD STRENGTH OF 30,000 PSI PER ASTM F1083.
3. BAR LENGTH AND POST HEIGHT ABOVE GRADE PER FENCE HEIGHT AND MANUFACTURER'S SPECIFICATIONS. FENCE HEIGHT AS SPECIFIED ON THE PLAN.
4. COLOR OF WIRE MESH AS SPECIFIED ON THE PLANS.
5. END AND CORNER POST TOP SHALL BE DOME SHAPE.
6. FOOTING WIDTH TO BE (4) X POST WIDTH, MINIMUM DEPTH 3'-6", 3,000 PSI (MIN.) CONCRETE.

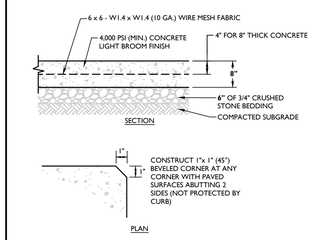
GALVANIZED STEEL CHAIN LINK FENCE DETAIL

NOT TO SCALE 07/01/19



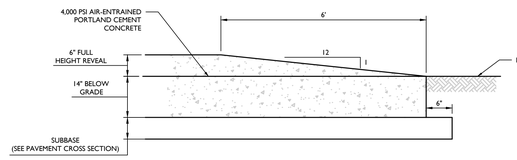
DROPPED CURB AND CRADLE DETAIL

NOT TO SCALE MCNY-SITE-CURB-2000 07/01/19



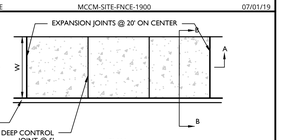
CONCRETE LOADING PAD DETAIL

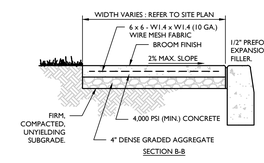
NOT TO SCALE MCNY-SITE-PVMT-1600 07/01/19



TERMINAL CURB DETAIL

NOT TO SCALE MCNY-SITE-CURB-2400 07/01/19



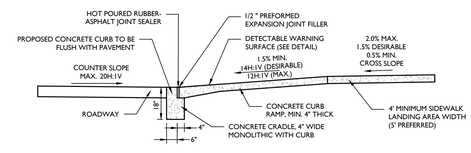


NOTES:

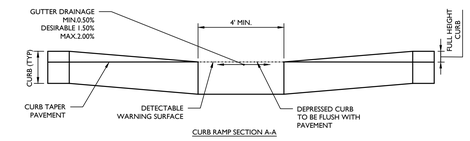
1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
2. ½" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF EVERY 5'.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

NOT TO SCALE MCNY-SITE-PVMT-1800 07/01/19



CURB RAMP SECTION B-B



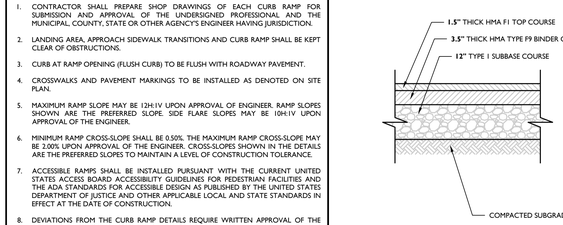
CURB RAMP SECTION A-A

NOTES:

1. DEPRESSED CURB AT DETECTABLE WARNING SHALL BE A SMOOTH LEVEL SURFACE THAT IS FLUSH WITH THE ADJOINING PAVEMENT. NO BUMPS OR ROUGH SURFACE ARE ALLOWED. SUCH UNEVENNESS SHALL BE MILLED OR GRINDED SMOOTH.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED AT RAMP. RAMP SHALL SLOPE TOWARDS PAVEMENT NO PONDING OF WATER IS PERMITTED AT CURB RAMP. PAVEMENT GRADES TO BE ADJUSTED AS NECESSARY TO PROVIDE POSITIVE GUTTER DRAINAGE.
3. CURB (DROPPED CURB) GUTTER-LINE TO BE FLUSH WITH ROADWAY PAVEMENT.
4. MAXIMUM GUTTER DRAINAGE GRADE MAY BE INCREASED TO 2.00% UPON THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.
5. DEVIATION FROM THIS DETAIL REQUIRES THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.

CURB RAMP SECTIONS DETAIL

NOT TO SCALE MCNY-SITE-HADA-2000 07/01/19

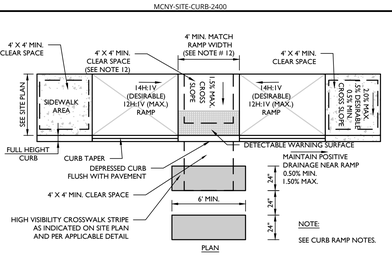


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

HEAVY-DUTY ASPHALT PAVEMENT DETAIL

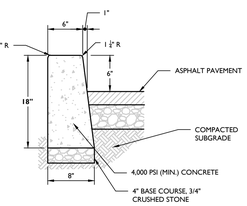
NOT TO SCALE MCNY-SITE-PVMT-1100 07/01/19



NOTE:
SEE CURB RAMP NOTES.

CURB RAMP TYPE 7 DETAIL

NOT TO SCALE MCNY-SITE-HADA-1600 07/01/19



NOTES:

1. PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB. PROVIDE CONTROL JOINTS @ 10 FEET MAX. BETWEEN EXPANSION JOINTS.

CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

NOT TO SCALE MCNY-SITE-CURB-1000 07/01/19

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

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Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, ENGINEERING, ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR
PROJECT NUMBER: 20006912E	DRAWING NAME: C-DTLS		

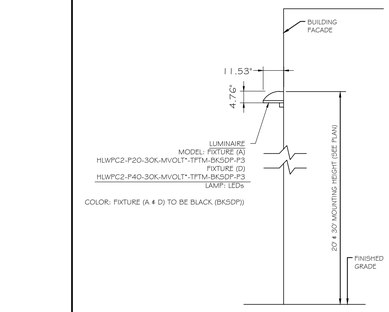
TOWN OF WAWAYANDA
PLANNING BOARD

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C-900

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

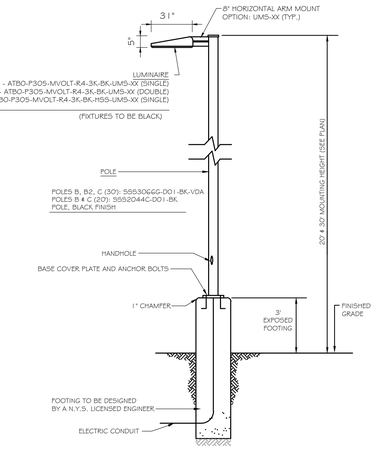


NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

WALL MOUNTED FIXTURE DETAIL

NOT TO SCALE | GNRL-DTLS-STND-GRID | 04/10/24



NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY AMERICAN ELECTRIC LIGHTING AND POLES BY HOLOPHANE (MANUFACTURER TO CONFIRM POLE SIZE) OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
4. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.
5. PROPOSED POLES HEIGHT TO BE MODIFIED (AS NEEDED) IN FIELD TO MEET DESIGN.

POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE

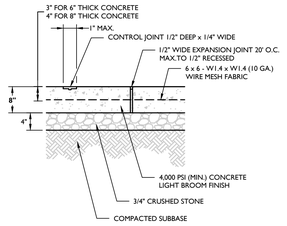
1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31: AND AUGUST 16 AND OCTOBER 15.

   TURF MIX (7.10 LBS./1,000 S.F. MINIMUM)
   TALL FESCUE, 'STINGRAY' (34%)
   TALL FESCUE, RAPTOR III (33%)
   HARD FESCUE, 'RIDU' (33%)

   BASIN MIX (2.3 LBS./1,000 S.F. MINIMUM)
   CREEPING RED FESCUE (30%)
   TALL FESCUE (30%)
   PERENNIAL RYE GRASS (10%)
   BIRDSFOOT TREFOIL (30%)

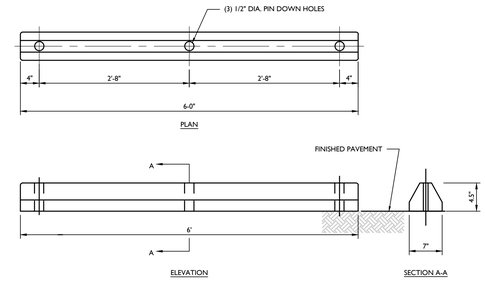
   SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.
3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT LIMITED TO:
   1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
   2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
   3. ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED. (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
7. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

GENERAL SEEDING NOTES



CONCRETE PAVEMENT DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-1500 | 07/01/19

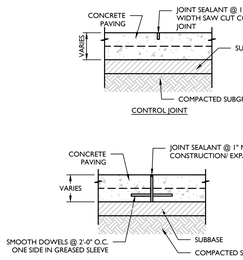


NOTES:

1. WHEELSTOP MANUFACTURED BY INNOPLAST. SHALL BE TYPE DELUXE COLOR YELLOW.
2. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

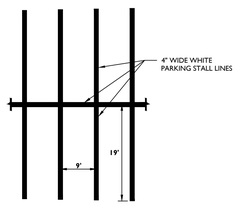
POLYMER WHEELSTOP DETAIL

NOT TO SCALE | MCNY-SITE-CURB-2102 | 07/01/19



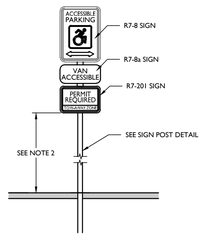
CONCRETE PAVING JOINTS DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-1700 | 07/01/19



TYPICAL PARKING STALL STRIPING DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1000 | 07/01/19

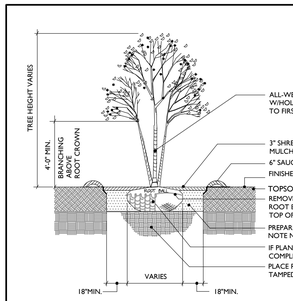


NOTES:

1. INSTALL SIGN WHERE NOTED ON PLAN.
2. THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND 72" ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.

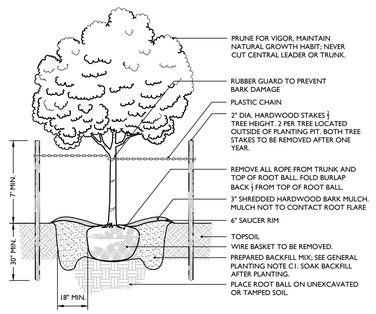
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2200 | 07/01/19



MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE | 07/01/19



NOTES:

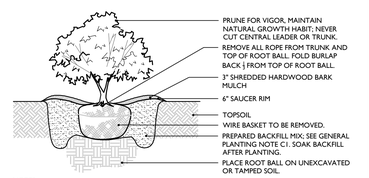
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

TREE PLANTING DETAIL

NOT TO SCALE | 07/01/19

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
4. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.
5. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
6. PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT. CONTRACTOR SHALL REMOVE ALL WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE ARCHITECT.
7. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
8. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

PLANT DETAIL NOTES

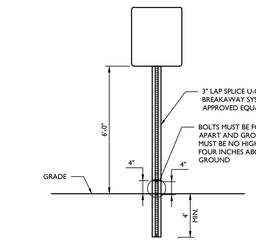


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

SHRUB PLANTING DETAIL

NOT TO SCALE

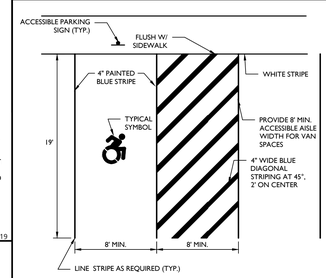


NOTE:

1. ALL SIGNS SHALL CONFORM TO THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.
2. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT MANUAL IN "UNIFORM TRAFFIC CENTRAL DEVICES" FOR STREET & HIGHWAYS.
3. ALL POSTS SHALL BE EMBEDDED 4' MNIMUM.
4. ALL POSTS TO BE BREAKAWAY STEEL U-POSTS IN CONFORMANCE WITH CURRENT NYSDOT STANDARDS.
5. IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 2'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF CURB AS DIRECTED.

BREAKAWAY SIGN POST DETAIL

NOT TO SCALE | MCCM-SIGN-GENL-6102 | 07/01/19



ACCESSIBLE PARKING LINE STRIPE STALL DETAIL

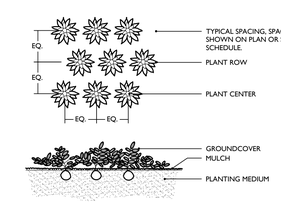
MOD: 11/17/20

NOT TO SCALE | MCNY-SITE-MRKG-1801 | 07/01/19

STROKE WIDTH: MINIMUM/STANDARD = 3"

ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2000 | 07/01/19

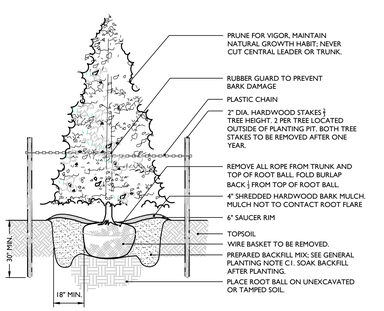


NOTES:

1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

PERENNIAL PLANTING DETAIL

NOT TO SCALE



NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

EVERGREEN TREE PLANTING DETAIL

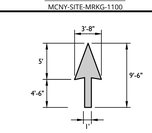
NOT TO SCALE | 07/01/19

30" x 30"

COLORS:
LEGEND = WHITE (RETROREFLECTIVE)
BACKGROUND = RED (RETROREFLECTIVE)

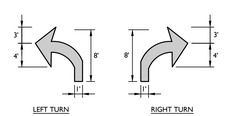
R1-1 SIGN DETAIL

NOT TO SCALE | MCCM-SIGN-REGU-R1-1 | 12/01/20



STRAIGHT PAVEMENT ARROW DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1200 | 07/01/19



"LEFT OR RIGHT" PAVEMENT ARROW DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1201 | 07/01/19

TOWN OF WAWAYANDA
PLANNING BOARD

Colliers Engineering & Design

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REV	DATE	DRAWN BY	DESCRIPTION

Digitally signed by Cory Daniel Robinson
Date: 2024.04.10 15:28:36-04'00'

Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912E	C-DTLS

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C-901

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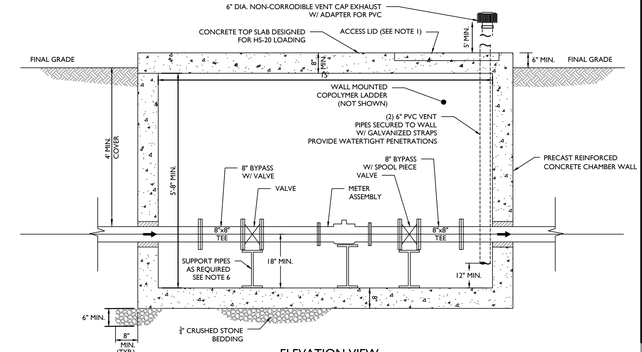
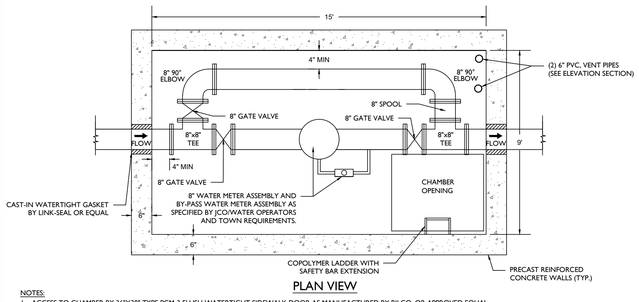
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



ELEVATION VIEW



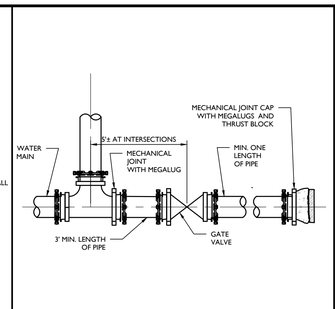
PLAN VIEW

NOTES:

1. ACCESS TO CHAMBER BY 36"X30" TYPE PCM-3 FLUSH WATERTIGHT SIDEWALK DOOR AS MANUFACTURED BY BILCO, OR APPROVED EQUAL.
   - LADDER SHALL BE POLYPROPYLENE VAULT LADDER W/ SAFETY BAR EXTENSION BY LANE INTERNATIONAL, OR APPROVED EQUAL. LADDER MUST BE ANCHORED TO WALL PER MANUFACTURER SPECIFICATIONS.
   - ENTIRE CHAMBER INSIDE AND OUTSIDE MUST BE COMPLETELY WATERPROOFED.
   - GRADE AROUND CHAMBER MUST BE PITCHED TO DRAIN WATER AWAY FROM CHAMBER TOP.
   - "LADDER-UP" SAFETY POST BY BILCO OR APPROVED EQUAL SHALL BE PROVIDED.
   - ACCESS TO HAVE LOCKABLE DOOR.
2. ALL CHAMBER AND PIPING CONSTRUCTION SUBJECT TO WATER DEPARTMENT APPROVAL PRIOR TO SERVICE CONNECTION.
3. ALL 3" AND LARGER CONNECTIONS WITHIN THE METER CHAMBER SHALL BE FLANGED TYPE CONNECTIONS, UNLESS OTHERWISE NOTED.
4. ALL CONNECTIONS OUTSIDE THE METER CHAMBER SHALL BE AS SPECIFIED FOR BURIED WATER LINES.
5. ALL GATE VALVES TO OPEN LEFT (COUNTERCLOCKWISE).
6. PIPE/EQUIPMENT SYSTEM TO BE ADEQUATELY SUPPORTED WITHIN THE CHAMBER TO THE SATISFACTION OF THE MUNICIPALITY.
7. MINIMUM STRENGTH 4,000 PSI CONCRETE WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PRECAST AND ALL APPURTENANCES FOR REVIEW AND APPROVAL. TO COORDINATE WITH WATER DEPARTMENT PRIOR TO FABRICATION.
9. PROPER SIGNAGE SHALL BE DISPLAYED TO INDICATE THAT THIS VAULT IS A CONFINED SPACE AND ALL APPLICABLE ENTRY RULES APPLY.
10. WATER METER AND READING EQUIPMENT AS SPECIFIED BY JCO/WATER OPERATORS AND TOWN REQUIREMENTS.
11. BACKFLOW PREVENTION DEVICES TO BE INSTALLED INSIDE OF THE PROPOSED BUILDINGS (DESIGN BY OTHERS).

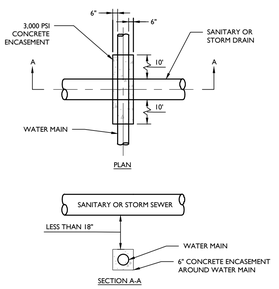
WATER METER PIT DETAIL

NOT TO SCALE — MCNY-UTIL-WATR-1100 — MOD: 07/29/20 07/01/19



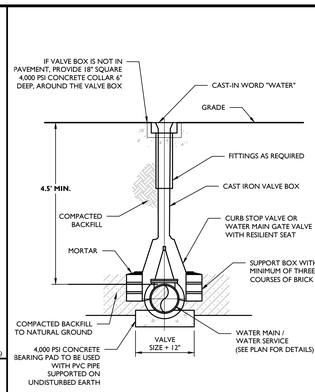
WATER MAIN STUB FOR FUTURE CONNECTION DETAIL

NOT TO SCALE — MCNY-UTIL-WATR-1800 — 07/01/19



WATER MAIN ENCASEMENT DETAIL

NOT TO SCALE — ENCASE — 07/01/19

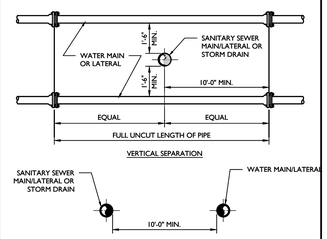


NOTES:

1. VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED DEEPER THAN 5 FEET.
2. VALVE BOX SHALL BE MUELLER SLIP/EXTENSION TYPE WITH ARCH PATTERN BASE, OR APPROVED EQUAL.
3. VALVES TO BE RESILIENT-SEATED GATE VALVES CONFORMING TO THE LATEST EDITION OF AWWA C509 STANDARD SPECIFICATIONS, MODEL MUELLER #2360 OR APPROVED EQUAL.

WATER VALVE BOX DETAIL

NOT TO SCALE — VALVE — 07/01/19



NOTE:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE ENGINEER.

SANITARY/STORM SEWER–WATER MAIN SEPARATION DETAIL

NOT TO SCALE — SEPARATION — 07/01/19

LIST OF STANDARD WATER SUPPLY MATERIALS

MCNY-UTIL-WATR-2500 — MOD: 04/23/21 07/01/19

ANY EXCEPTIONS TO THE MATERIALS LISTED BELOW SHALL BE APPROVED IN WRITING BY THE ENGINEER.

HYDRANTS	MUELLER SUPER CENTURION 250 #A-421, 2 HOSE NOZZLES AND 1 PUMPER NOZZLE
VALVES	MUELLER TYPE A-2630 RESILIENT WEDGE GATE VALVES, NRS-AWWA C509
VALVE BOXES	CAST IRON, SLIP/EXTENSION TYPE, ARCH PATTER BASE, AND AT LEAST 5 ¼" IN DIAMETER
PIPE	CLASS 52 DUCTILE IRON PIPE CEMENT LINED & SEALED W/ MECHANICAL OR PUSH-ON JOINT CONNECTIONS
TAPPING SLEEVE	MUELLER #H-615, DUCTILE IRON CLASS 250 OR MUELLER #H-304SS STAINLESS STEEL
TAPPING VALVE	MUELLER #T-2361 CLASS 250
MECHANICAL JOINT RESTRAINTS	EBAA's IRON MEGALUG SERIES 1100
FITTINGS	DUCTILE IRON MECHANICAL JOINT FITTINGS

NOTE:
ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND DETAILS OF THE MUNICIPALITY.

NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET TO BE RESTRAINED									
PIPE SIZE IN INCHES	90° TEE OR DEAD END PLUG			45° BEND			22½° BEND		
	No.	SIZE	L=	No.	SIZE	L=	No.	SIZE	L=
4	2	¾"	30'	2	¾"	10'	2	¾"	5'
6	2	¾"	40'	2	¾"	10'	2	¾"	5'
8	4 or 2	¾" or ⅞"	50'	2	¾"	15'	2	¾"	5'
10	4 or 2	¾" or 1"	60'	2	¾"	20'	2	¾"	5'
12	4	⅞"	70'	2	¾"	20'	2	¾"	5'
14	4	1"	80'	2	¾"	25'	2	¾"	5'
16	4	1"	80'	2	¾"	25'	2	¾"	5'

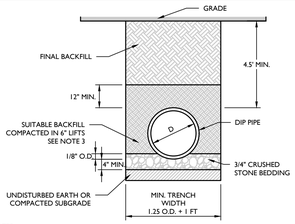
L= = LENGTH OF PIPE TO BE RESTRAINED IS FOR EACH SIDE OF BEND

NOTES:

1. USE OF MECHANICAL JOINT RETAINER GLANDS SHALL PROVIDE A THRUST RESTRAINT SYSTEM EQUIVALENT TO THAT LISTED IN THE TABLE FOR CLAMPS AND RODS.
2. LENGTHS ARE BASED ON THE FOLLOWING CRITERIA: 150 PSI MAXIMUM PRESSURE AND 3'-6" OF COVER, THEREFORE THE CALCULATION IS CONSERVATIVE FOR THE PROPOSED MIN. 4'-6" COVER. TABLE IS FOR USE WITH CAST IRON PIPE OR DUCTILE IRON PIPE ONLY. IF TEST CONDITIONS ARE MORE SEVERE OR LARGER PIPES ARE PROPOSED, THEN SPECIAL COMPUTATIONS MUST BE PROVIDED BY LICENSED PROFESSIONAL ENGINEER.

JOINT RESTRAINT SCHEDULE DETAIL

NOT TO SCALE — JOINT RESTR — 07/01/19

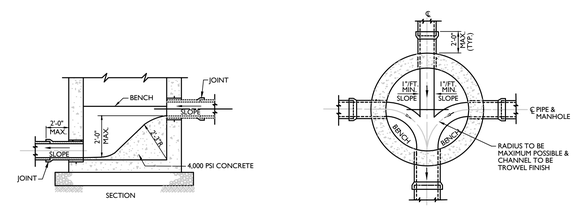


NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600.
2. WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE CLASS 150, THICKNESS CLASS 52 WITH ASPHALTIC EPOXY TYPE COATING, INSTALLED W/ THREE (3) BRONZE WEDGES PER JOINT FOR CONDUCTIVITY.
3. SUITABLE BACKFILL MATERIAL SHALL BE SAND, WELL GRADED GRAVEL < 2", OR 3/4" CRUSHED STONE.
4. SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL, 3/4" CRUSHED STONE, OR ITEM 4 STONE - COMPACTED IN MAX. 9" LIFTS.
5. STONES LARGER THAN 2" FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 4" BELOW THE PIPE.
6. FOR INSTALLATION IN PAVEMENT, REFER TO THE APPLICABLE PAVEMENT DETAIL TO ESTABLISH FINAL GRADE. BACKFILL REQUIREMENTS BEYOND THE DEPTH OF THE PAVEMENT DETAIL SHALL BE IN ACCORDANCE WITH THIS DETAIL.
7. MAXIMUM ALLOWABLE DEFLECTION AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THE VALUES PUBLISHED IN AWWA C600, LATEST REVISION.

DIP WATER PIPE BEDDING DETAIL

NOT TO SCALE — DIP PIPE BED — 07/01/19

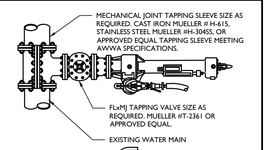


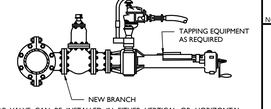
NOTE:

1. MANHOLE CHUTE IS TO BE USED WHERE DIFFERENCE IN INVERT ELEVATIONS BETWEEN INCOMING PIPE AND OUTGOING PIPE IS LESS THAN 2'-0".
2. IF THE DIFFERENCE 2'-0" OR GREATER, THEN EXTERNAL DROP CONNECTION SHALL BE MADE. CHANNELING SHALL BE AS SHOWN ABOVE.

MANHOLE CHUTE DETAIL

NOT TO SCALE — MCNY-UTIL-SSWR-3000 — 07/01/19



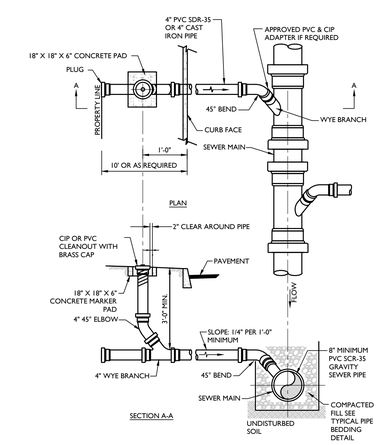


NOTES:

1. WET TAP VALVE CAN BE INSTALLED IN EITHER VERTICAL OR HORIZONTAL POSITION.
2. CONTRACTOR SHALL VERIFY DEPTH OF BURY, MATERIAL, DIAMETER (O.D.) AND OPERATING PRESSURE OF EXISTING WATER MAIN PRIOR TO ORDERING OF WET TAP UNIT.

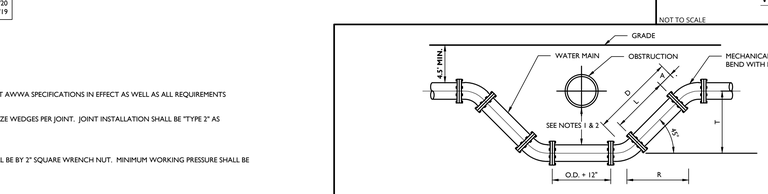
WET TAP DETAIL

NOT TO SCALE — WET TAPO — 07/01/19



SANITARY SEWER LATERAL & CLEANOUT DETAIL

NOT TO SCALE — MCNY-UTIL-SSWR-1601 — 07/01/19



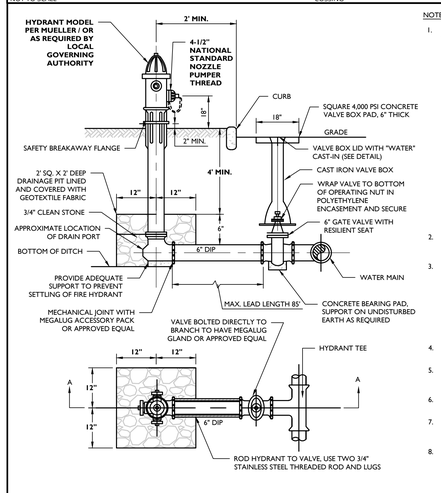
MECHANICAL JOINTS			
ANGLE	D =	R =	L =
45°	T x 1.414	T x 1.000	D-2A
22.5°	T x 2.613	T x 2.414	D-2A
11.25°	T x 5.126	T x 5.027	D-2A

NOTES:

1. WATER MAIN MAY CROSS ABOVE OBSTRUCTION IF **4.5'** MINIMUM COVER IS MAINTAINED ABOVE THE WATER MAIN AND FINISH GRADE.
2. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY OR STORM SEWER TO WATER MAIN SHALL BE 18" IF THE HORIZONTAL SEPARATION IS LESS THAN 10'. BETWEEN WATER MAIN AND OTHER UTILITIES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12".
3. WATER MAIN SHALL BE SIZE AND MATERIAL SPECIFIED ON THE PLAN. WITH MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE CAST IRON MECHANICAL JOINT.
4. OFFSETS MAY BE SUBSTITUTED FOR A "T" OF UP TO 24" IF APPROVED BY THE ENGINEER.
5. THRUST RESTRAINT SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.

WATER CROSSING UNDER UTILITY DETAIL

NOT TO SCALE — COSSING — 07/01/19

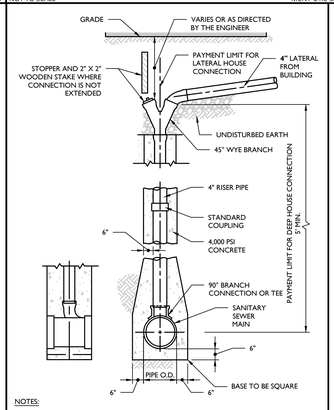


NOTES:

1. HYDRANT SHALL BE **MUELLER SUPER CENTURION 250 #A-421** TRAFFIC MODEL DESIGN WITH THE FOLLOWING SPECIFICATIONS:
   A. SAFETY COUPLED STANDPIPE.
   B. 6" MECHANICAL JOINT INLET CONNECTION
   C. TWO 2-1/2" NATIONAL STANDARD THREAD HOSE NOZZLES.
   D. ONE 4-1/2" NATIONAL STANDARD THREAD STEAMER NOZZLE, FACING THE ROAD.
   E. HYDRANT OPERATORS AND HYDRANT NOZZLE CAP NUTS SHALL BE IN ACCORDANCE WITH AWWA/ANSI STANDARD C502.
   F. HYDRANT HOSE CAPS SHALL BE ATTACHED BY MEANS OF CHAINS.
   G. HYDRANT BARRELS SHALL BE PAINTED - **RED**, BONNETS - **YELLOW**, AND NOZZLE CAPS - **BLACK** TO INDICATE THE AVAILABLE FIRE FLOW OR AS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
   H. HYDRANTS SHALL OPEN COUNTER-CLOCKWISE.
2. STANDPIPE (BREAK-AWAY) COUPLING SHALL NOT EXCEED A MAXIMUM OF 5 INCHES FROM THE TOP OF THE CURB TO THE BOTTOM OF COUPLING.
3. THE DRAIN VALVE SHALL BE CLEAR OF ANY OBSTRUCTIONS, AND 3/4" CLEAN GRAVEL BE PLACED FROM THE BOTTOM OF THE HYDRANT TO A POINT 6" ABOVE THE HYDRANT LATERAL PIPE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF ANY SANITARY SEWERS OR STORM DRAINS. IF HYDRANT DRAIN IS LOCATED WITHIN 2 FEET OF HIGH GROUNDWATER, DRAIN SHALL BE PLUGGED. IF PLUGGED, PROPER SIGNAGE MUST BE INSTALLED TO INDICATE THAT THE BARRELS MUST BE PUMPED DRY AFTER EACH USE.
4. BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION.
5. GATE VALVE SHALL BE **6" U.S. PIPE METROSEAL 250 R/S** (RESILIENT SEALED) MECHANICAL JOINT END (RIGHT HAND) OR APPROVED EQUAL.
6. WATER LATERAL SHALL BE 6" DUCTILE IRON CEMENT LINED CLASS 52 PIPE.
7. TIE ROD SHALL BE 3/4" DIAMETER TIE ROD WITH EYE BOLTS - TWO REQUIRED (SIDE VIEW SHOWN). RESTRAIN ALL JOINTS ON HYDRANT TEE, VALVE, AND HYDRANT LEAD.
8. HYDRANT TEE SHALL BE U.S. PIPE CATALOG #U.592 TRIM-TYTE DUCTILE IRON, MECHANICAL JOINT OR AN APPROVED EQUAL SUBSTITUTE.

FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL

NOT TO SCALE — HYDRANT — 07/01/19



NOTES:

1. TO BE USED IF AND WHERE DIRECTED BY ENGINEER, WHEN SEWER DEPTH IS 10' OR MORE.
2. THIS IS A TYPICAL SCHEME FOR DEEP HOUSE CONNECTIONS. DEPENDING ON TYPE OF PIPE MATERIAL, A COMPARABLE SCHEME SHALL BE USED AND THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL.
3. SIX (6") INCH CONNECTION IS SIMILAR; MAINTAIN MINIMUM CONCRETE ENCASEMENT SIX (6") INCHES THICK. WHERE APPROVED BY ENGINEER, BENDS MAY BE USED IN LIEU OF THE WYE.

SANITARY DEEP HOUSE WYE CONNECTION DETAIL

NOT TO SCALE — MCNY-UTIL-SSWR-1900 — 07/01/19

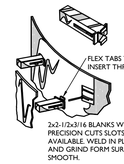
WATER NOTES:

1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE MUNICIPALITY OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
2. ALL WATER MAIN PIPE SHALL BE AWWA C151/A21.51-02 THICKNESS CLASS FIFTY-TWO (52) CEMENT LINED DUCTILE IRON PUSH-ON (RUBBER GASKET) TYPE; AND INSTALLED WITH THREE (3) BRONZE WEDGES PER JOINT. JOINT INSTALLATION SHALL BE "TYPE 2" AS PRESCRIBED IN THE LATEST REVISION OF AWWA C600. MECHANICAL JOINTS SHALL HAVE RETAINER GLANDS.
3. ALL PIPE FITTINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE AWWA SPECIFICATION C153/A21.53-00.
4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL, RESILIANT-SEATED GATE VALVES WITH MECHANICAL JOINT CONNECTIONS. OPENING SHALL BE LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 250 PSI. GATE VALVES ARE TO BE IN ACCORDANCE WITH LATEST REVISION OF AWWA SPECIFICATION C509.
5. ALL VALVE BOXES SHALL BE EXTENSION TYPE BY MUELLER SET ON BRICKS AND POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-RODDED AND MECHANICALLY RESTRAINED AS DIRECTED BY THE ENGINEER.
7. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE MUNICIPALITY UNTIL THE WATER RUNS CLEAN AND FREE OF RUST AND DIRT. PRESSURIZE ALL LINES AND APPURTENANCES FOR FORTY-EIGHT (48) HOURS, OR AS DIRECTED BY THE MUNICIPALITY, TO REVEAL ANY LEAKS OR BROKEN PIPE. THIS SHALL ALL BE DONE EITHER AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE TOWN. IF PRESSURE TESTING REVEALS ANY LEAKS OR DIFFICULTIES THE CONTRACTOR SHALL PROMPTLY UNCOVER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND RETEST SAME. THIS SHALL BE REPEATED AS MANY TIMES AS MAY BE REQUIRED TO DEMONSTRATE A TIGHT LINE TO THE SATISFACTION OF THE TOWN & PROJECT ENGINEER. THE NEW WATER MAIN AND APPURTENANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C-600. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY & PROJECT ENGINEER.
8. THE MUNICIPAL ENGINEER MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
9. ALL WATER LINES AND APPURTENANCES SHALL BE DISINFECTED TO THE SATISFACTION OF THE MUNICIPALITY, PROJECT ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS OF THE DEPT. OF HEALTH. THIS SHALL ALSO BE DONE IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C651. A MINIMUM OF TWO (2) BACTERIAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY & PROJECT ENGINEER. DISINFECTION PROCEDURE, FEED LOCATIONS, AND SAMPLE LOCATIONS MUST BE REVIEWED AND APPROVED BY THE MUNICIPALITY & PROJECT ENGINEER PRIOR TO TESTING.
   AS PER AWWA C651, LATEST REVISION, WATER MAIN DISINFECTION PROCEDURE SHALL, GENERALLY, BE AS FOLLOWS:
   A. INSPECTING MATERIALS TO BE USED TO ENSURE THEIR INTEGRITY.
   B. PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR AND NOTING POTENTIAL CONTAMINATION AT THE CONSTRUCTION SITE.
   C. REMOVING, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAIN.
   D. CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER FROM THE MAIN.
   E. PROTECTING THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW CAUSED BY HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
   F. DOCUMENTING THAT AN ADEQUATE LEVEL OF CHLORINE CONTACTED EACH PIPE TO PROVIDE DISINFECTION.
   G. DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
   H. FINAL CONNECTION OF THE APPROVED NEW WATER SERVICE TO THE ACTIVE DISTRIBUTION SYSTEM.

   THE CONTINUOUS-FEED METHOD SHALL BE IMPLEMENTED FOR CHLORINATION, AS DESCRIBED IN AWWA C651, LATEST REVISION. AFTER CHLORINATION, THE CONTRACTOR SHALL FLUSH THE MAINS AS PER FINAL FLUSHING REQUIREMENTS OF AWWA C651, LATEST REVISION. WHEN CUTTING INTO OR REPAIRING AN EXISTING MAIN, DISINFECTION PROCEDURES SHALL BE OBSERVED AS DETAILED IN DISINFECTION PROCEDURES WHEN CUTTING INTO OR REPAIRING EXISTING MAINS OF AWWA C651, LATEST REVISION. THE TABLET METHOD FOR INTRODUCING CHLORINE TO THE SYSTEM SHALL NOT BE PERMITTED.

   VERIFICATION SHALL BE ACCOMPLISHED VIA BACTERIOLOGICAL TESTS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HR APART, SHALL BE COLLECTED FROM THE NEW MAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FT OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL (CHEMICAL AND PHYSICAL) QUALITY IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS AND THE PRESENCE OF A CHLORINE RESIDUAL. SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED IN STERILE BOTTLES TREATED WITH SODIUM THIOSULFATE, AS REQUIRED BY STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER. NO HOSE OR FIRE HYDRANT SHALL BE USED IN THE COLLECTION OF SAMPLES. THERE SHOULD BE NO WATER IN THE TRENCH UP TO THE CONNECTION FOR SAMPLING. THE SAMPLING PIPE MUST BE DEDICATED AND CLEAN AND DISINFECTED AND FLUSHED PRIOR TO SAMPLING. A CORPORATION COCK MAY BE INSTALLED IN THE MAIN WITH A COPPER-TUBE GOOSENECK ASSEMBLY. AFTER SAMPLES HAVE BEEN COLLECTED, THE GOOSENECK ASSEMBLY MAY BE REMOVED AND RETAINED FOR FUTURE USE. IF SAMPLES RESULTS FROM THE LAB INDICATE A MEASURED HPC GREATER THAN 500 COLONY-FORMING UNITS (CFU) PER ML, FLUSHING SHOULD BE RESUMED AND ANOTHER COLIFORM AND HPC SET OF SAMPLES SHOULD BE TAKEN UNTIL NO COLIFORMS ARE PRESENT AND THE HPC IS LESS THAN 500 CFU/ML. THE RECORD OF COMPLIANCE SHALL BE THE BACTERIOLOGICAL TEST RESULTS CERTIFYING THAT THE WATER SAMPLED FROM THE NEW WATER MAIN IS FREE OF COLIFORM BACTERIA CONTAMINATION AND IS EQUAL TO OR BETTER THAN THE BACTERIOLOGIC WATER QUALITY IN THE DISTRIBUTION SYSTEM.

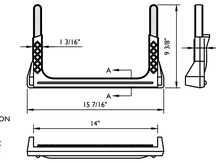
   ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.
10. WATER SERVICE CROSSING SEWER OR STORM SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER OR STORM. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER OR STORM AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER MAY BE REQUIRED.
11. WATER SERVICE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN OR SERVICE.
12. WATER TIGHT PLUGS ARE TO BE INSTALLED IN THE ENDS OF PIPES WHEN WORK IS



A POLYPROPYLENE INSERT FOR THE PURPOSE OF SECURING STEPS IN THE WALL OF A PRECAST CONCRETE MANHOLE OR OTHER CONCRETE STUCTURE.

PLACEMENT OF THE INSERT IS DONE AT THE TIME OF MANUFACTURE. THEREBY ASSURING THE WALL TO REMAIN WATERTIGHT, AND AT THE SAME TIME GUARANTEEING POSITIVE ALIGNMENT AND PROJECTION OF THE STEPS.

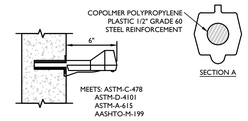
INSTALLATION OF EITHER THE ALUMINUM OR PLASTIC POLYPROPYLENE STEP INTO THE INSERT IS RAPID AND SIMPLE, AS THE STEP IS PRESSED OR DRIVEN INTO AN INTERFERENCE FIT IN THE INSERT CAVITY.



SINCE THE INSERT IS MADE OF POLYPROPYLENE, IT HAS A LIFE EXPECTANCY WHICH EXCEEDS THE CONCRETE ITSELF, AND HAS EXCELLENT CHEMICAL RESISTANCE.

THE INSERT ALSO SERVES AS A PROTECTIVE SHIELD AGAINST DISSIMILIAR MATERIAL REACTIONS, SUCH AS ELECTROLYSIS OF ALUMINUM AND CONCRETE.

THE INSERT MEETS REQUIREMENTS OF A.S.T.M. C-478 SECTION 12 AND PERFORMANCE TEST PROCEDURES OF A.S.T.M. C-497.



NOTES:

1. STEP INSERTS TO BE AS MANUFACTURED BY A-LOK PRODUCTS OR APPROVED EQUAL.

LADDER RUNG (COPOLYMER) DETAIL

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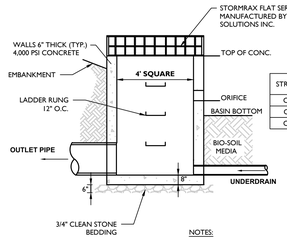


STRUCTURE	TOP OF CONC.	ORIFICE	OUTLET DIA.	OUTLET INV.	UNDERDRAIN INV.@ STRUCTURE
OCS-1A	470.9	470.5	18"	467.0	466.5
OCS-1B	471.0	469.0	18"	465.00	464.5
OCS-1C	465.3	464.0	18"	460.0	459.5

NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL.
2. ALL CONCRETE TO BE 4,000 PSI (MIN.)

TYPICAL BIORETENTION POND OUTLET STRUCTURE DETAIL

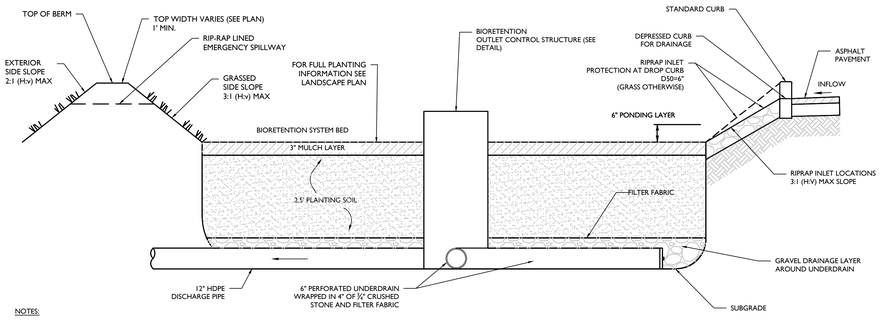
NOT TO SCALE | MCNY-UTIL-STMW-1800 | 07/01/19

BIORETENTION ELEVATIONS					
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
BIO-1A	OCS-1A	4'X4'	470.0	472.0	471.5
BIO-1B	OCS-1B	4'X4'	468.0	472.0	471.5
BIO-1C	OCS-1C	4'X4'	463.0	467.0	466.5

PLANTING SOIL NOTE:

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OD THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (P_2O_5)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (K_2O)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 ppm
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%



NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP. CONTRACTOR MUST PROVIDE SUBMITTAL OF PROPOSED BIORETENTION SOIL FOR REVIEW & APPROVAL BY THE ENGINEER.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVED ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARCH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.
4. WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" OR GREATER. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY MATERIALS. BIORETENTION SOILS ARE TO BE GRADED BY HAND OR WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR EQUIPMENT WITH MARSH TRACKS.

BIORETENTION SYSTEM CROSS SECTION DETAIL

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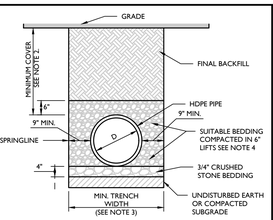
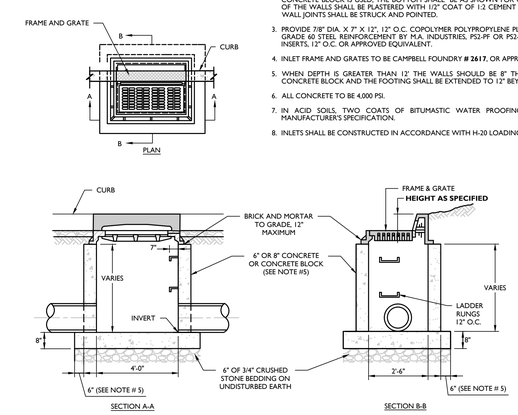


NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.
4. SUITABLE BEDDING MATERIAL SHALL BE SAND, WELL GRADED GRAVEL < 2", OR 3/4" CRUSHED STONE.
5. SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL, OR ITEM 4 STONE COMPACTED IN MAX. 9" LIFTS.
6. STONES LARGER THAN 2" FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 4" BELOW THE PIPE.
7. FOR INSTALLATION IN PAVEMENT, REFER TO THE APPLICABLE PAVEMENT DETAIL TO ESTABLISH FINAL GRADE. BACKFILL REQUIREMENTS BEYOND THE DEPTH OF THE PAVEMENT DETAIL SHALL BE IN ACCORDANCE WITH THIS DETAIL.

HDPE STORM PIPE BEDDING DETAIL

NOT TO SCALE | HDPE | 07/01/19

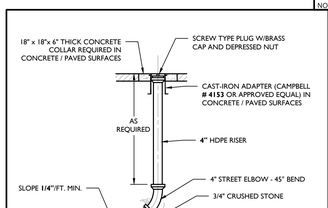


NOTES:

1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALL JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, 12" O.C. OR APPROVED EQUIVALENT.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY **# 2617**, OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE 8" THICK CONCRETE OR SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.

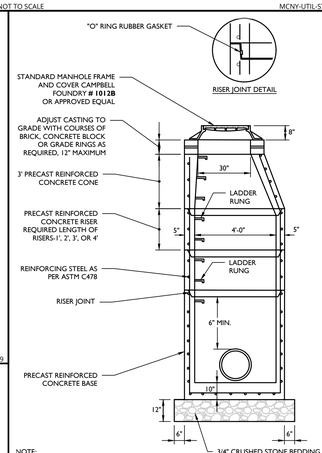
SINGLE CATCH BASIN DETAIL

NOT TO SCALE | MCNY-UTIL-STRM-1100 | 07/01/19



ROOF LEADER CLEANOUT DETAIL

NOT TO SCALE | MCNY-UTIL-STRM-1900 | 07/01/19

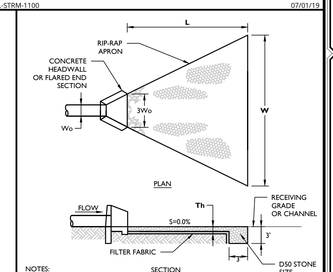


NOTE:

1. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
2. ALL CONCRETE TO BE 4,000 PSI.

PRECAST CONCRETE STORM MANHOLE 4' DIA. DETAIL

NOT TO SCALE | MCNY-UTIL-STRM-1600 | 07/01/19



NOTES:

1. SEE PLAN FOR APRON DIMENSIONS.
2. SIDE SLOPE SHALL BE 2:1 OR FLATTER. THE BOTTOM GRADE SHALL BE LEVEL (0% SLOPE). THERE SHALL BE NO FALL AT THE END OF APRON TO THE RECEIVING SURFACE.

CONDUIT OUTLET PROTECTION DETAIL

NOT TO SCALE | WATER | MOD: 01/05/22 05/01/17

TOWN OF WAWAYANDA
PLANNING BOARD

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LICENSE NUMBER: 103788-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
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PROJECT NUMBER:	DRAWING NAME:
20006912E	C-DTLS

SHEET TITLE:
STORMWATER DETAILS

SHEET NUMBER:
C-903

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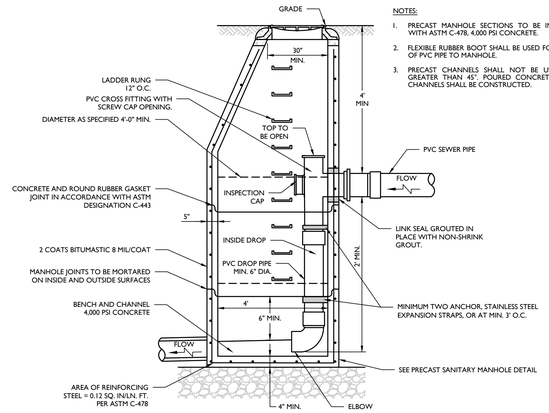
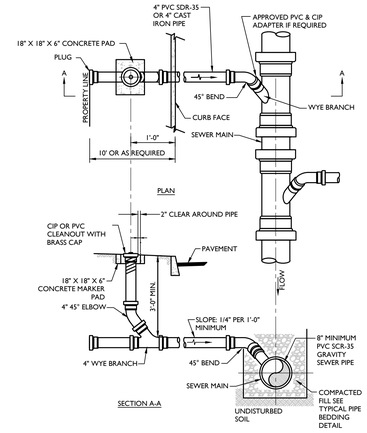


NOTES:

1. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH ASTM C-478, 4,000 PSI CONCRETE.
2. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO MANHOLE.
3. PRECAST CHANNELS SHALL NOT BE USED FOR BENDS GREATER THAN 45°. POURED CONCRETE LONG RADIUS CHANNELS SHALL BE CONSTRUCTED.

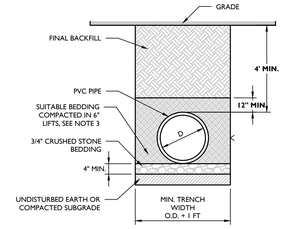
SANITARY DROP MANHOLE CONNECTION (INTERNAL) DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-2100 | 07/01/19



SANITARY SEWER LATERAL & CLEANOUT DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1601 | 07/01/19

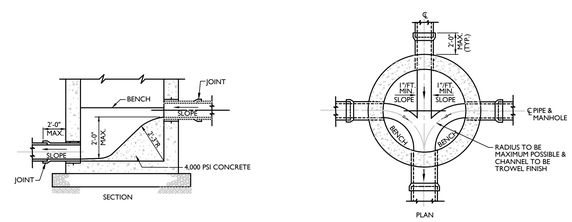


NOTES:

1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.
3. SUITABLE BEDDING MATERIAL SHALL BE COARSE SAND OR $\frac{3}{4}$" CRUSHED STONE.
4. SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL, OR ITEM 4 STONE COMPACTED IN MAX. 9" LIFTS. BACKFILL MATERIAL WITHIN 2' OF THE PIPE MUST BE FREE AND CLEAR OF DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSUITABLE MATERIALS.
5. STONES LARGER THAN 2" FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 4" BELOW THE PIPE.
6. FOR INSTALLATION IN PAVEMENT, REFER TO THE APPLICABLE PAVEMENT DETAIL TO ESTABLISH FINAL GRADE. BACKFILL REQUIREMENTS BEYOND THE DEPTH OF THE PAVEMENT DETAIL SHALL BE IN ACCORDANCE WITH THIS DETAIL.

PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE | PVC | 07/01/19

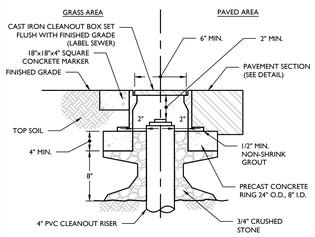


NOTE:

1. MANHOLE CHUTE IS TO BE USED WHERE DIFFERENCE IN INVERT ELEVATIONS BETWEEN INCOMING PIPE AND OUTGOING PIPE IS LESS THAN 2'-0".
2. IF THE DIFFERENCE 2'-0" OR GREATER, THEN EXTERNAL DROP CONNECTION SHALL BE MADE. CHANNELING SHALL BE AS SHOWN ABOVE.

MANHOLE CHUTE DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-3000 | 07/01/19

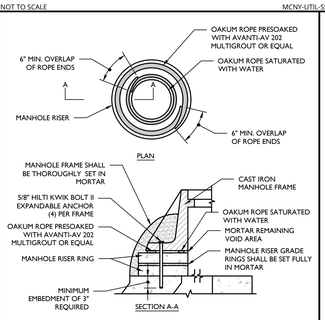


NOTES

1. ALL PVC CLEANOUTS TO HAVE CAST IRON FRAME AND COVER PROTECTION BOX. DESIGN FOR H20 LOADING.

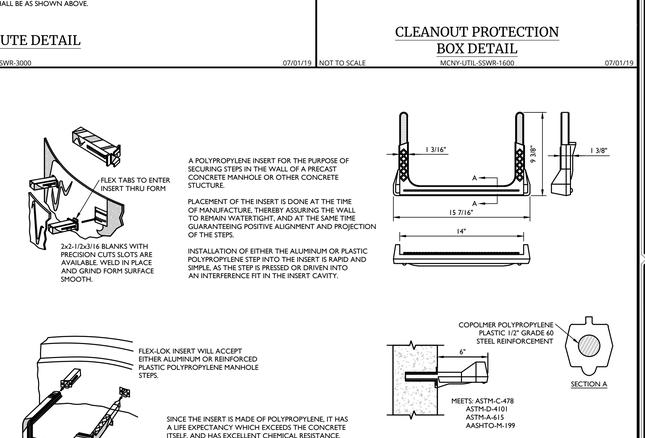
CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1600 | 07/01/19



SANITARY SEWER MANHOLE FRAME INSTALLATION DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1300 | 07/01/19



A POLYPROPYLENE INSERT FOR THE PURPOSE OF SECURING STEPS IN THE WALL OF A PRECAST CONCRETE MANHOLE OR OTHER CONCRETE STUCTURE.

PLACEMENT OF THE INSERT IS DONE AT THE TIME OF MANUFACTURE, THEREBY ASSURING THE WALL TO REMAIN WATERTIGHT, AND AT THE SAME TIME GUARANTEEING POSITIVE ALIGNMENT AND PROJECTION OF THE STEPS.

INSTALLATION OF EITHER THE ALUMINUM OR PLASTIC POLYPROPYLENE STEP INTO THE INSERT IS RAPID AND SIMPLE, AS THE STEP IS PRESSED OR DRIVEN INTO AN INTERFERENCE FIT IN THE INSERT CAVITY.

SINCE THE INSERT IS MADE OF POLYPROPYLENE, IT HAS A LIFE EXPECTANCY WHICH EXCEEDS THE CONCRETE ITSELF, AND HAS EXCELLENT CHEMICAL RESISTANCE.

THE INSERT ALSO SERVES AS A PROTECTIVE SHIELD AGAINST DISSIMILIAR MATERIAL REACTIONS, SUCH AS ELECTROLYSIS OF ALUMINUM AND CONCRETE.

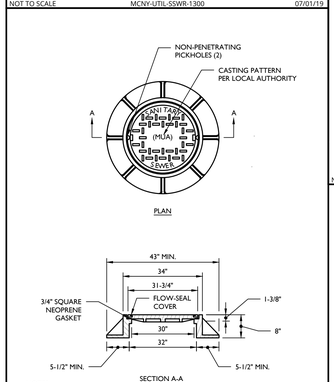
THE INSERT MEETS REQUIREMENTS OF A.S.T.M. C-478 SECTION 12 AND PERFORMANCE TEST PROCEDURES OF A.S.T.M. C-497.

NOTES:

1. STEP INSERTS TO BE AS MANUFACTURED BY A-LOK PRODUCTS OR APPROVED EQUAL.

LADDER RUNG (COPOLYMER) DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1500 | 07/01/19



NOTES:

1. MANHOLE FRAME AND COVER SHALL BE CAMPBELL FOUNDRY PATTERN # **1012B** WITH FLOW-SEAL COVER OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY JURISDICTIONAL AUTHORITY.
2. MANHOLE FRAME AND COVER TO BE HEAVY DUTY, CONFORMING TO ASTM SPECIFICATION A-48 CLASS 30-B WITH SHOP COAT OF ASPHALTIC PITCH.
3. IN EASEMENTS AND REMOTE AREAS, COVER LOCKING DEVICES OF BRONZE AND KEY SHALL BE PROVIDED.
4. WATERTIGHT MANHOLE FRAME AND COVER SHALL BE PATTERN # **6548** AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR APPROVED EQUAL.

SANITARY MANHOLE FRAME AND COVER DETAIL

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PRELIMINARY SITE PLAN
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Colliers Engineering & Design
NEWBURGH
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Suite 101
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SHEET TITLE:
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SHEET NUMBER:
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