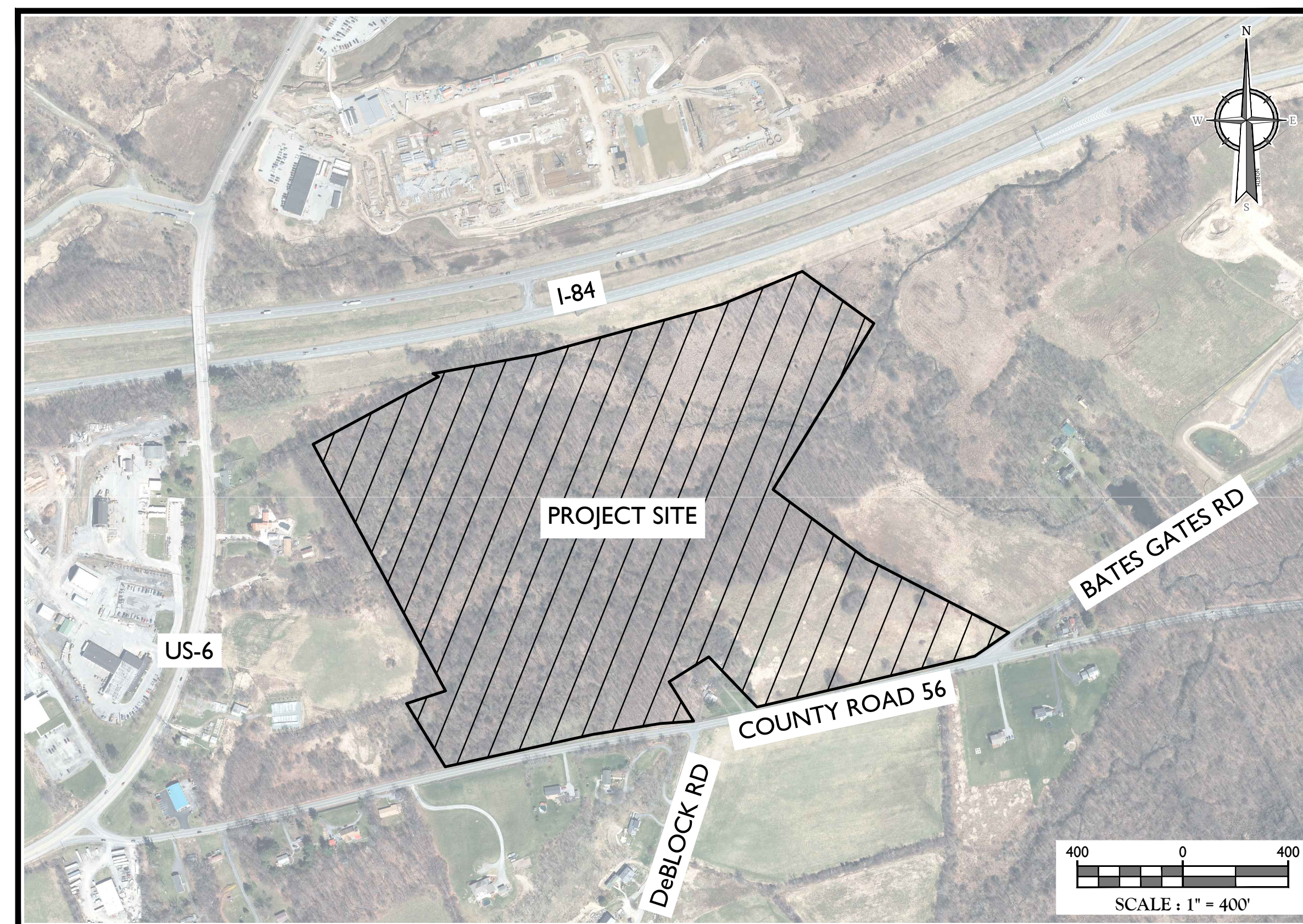


TOWN OF WAWAYANDA TAX MAP
SCALE: 1" = 500'
SOURCE: ORANGE COUNTY, NY TAX MAP

SITE PLANS FOR 310 ROUTE 56, LLC SECTION 12, BLOCK 1, LOT 2.2 TOWN OF WAWAYANDA ORANGE COUNTY, NEW YORK STATE



SITE LOCATION MAP
SOURCE: NEW YORK STATE CLEARING HOUSE

INDEX OF SHEETS			
SHT. No.	DOH SHT. No.	DESCRIPTION	LATEST REVISION
1	1	COVER SHEET	10/6/2022
2	-	EXISTING CONDITIONS & DEMOLITION PLAN	7/22/2022
3	-	OVERALL SITE PLAN	7/22/2022
4	-	DIMENSION PLAN - LOT 1	7/22/2022
5	-	DIMENSION PLAN - LOT 2	7/22/2022
6	-	GRADING & DRAINAGE PLAN - LOT 1	7/22/2022
7	-	GRADING & DRAINAGE PLAN - LOT 2	7/22/2022
8	2	UTILITY PLAN - LOT 1	10/6/2022
9	3	UTILITY PLAN - LOT 2	10/6/2022
10-12	-	EROSION & SEDIMENT CONTROL PLANS & DETAILS	7/22/2022
13-14	-	LANDSCAPING PLANS	7/22/2022
15-16	-	LIGHTING PLANS	7/22/2022
17-22	4	CONSTRUCTION DETAILS	10/6/2022

GENERAL INFORMATION

- THE SUBJECT PROPERTY IS KNOWN AS SECTION 12, BLOCK 1, LOT 2.2 IN THE TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK.
- THE PROPERTY IS LOCATED IN THE MC-1 (COMMERCIAL) ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 2.745,346 SF, 63.02 ACRES.
OWNER: 310 ROUTE 56 LLC
INTERNATIONAL BOULEVARD, SUITE 410
MAHWAH, NEW JERSEY 07430
APPLICANT: RDM GROUP
INTERNATIONAL BOULEVARD, SUITE 410
MAHWAH, NEW JERSEY 07430
- BOUNDARY, TOPOGRAPHIC, AND WETLAND INFORMATION SHOWN HERE ON IS TAKEN FROM A PLAN ENTITLED "OUTBOUND A TOPOGRAPHIC SURVEY PLAN" PREPARED FOR COUNTY ROAD 56, SECTION 12, BLOCK 1, LOT 2.2 AND PREPARED BY JOHN W. MCCORD, SR., REVISED FEBRUARY 3, 2021.
- NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK STATE DATED 8/3/2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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 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.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
- 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 THEREON.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
- INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
A. "STORMWATER POLLUTION PREVENTION PLAN (SWPPP)" PREPARED FOR RDM GROUP AND PREPARED BY MASER CONSULTING, PA, DATED JULY 22ND, 2022.
B. "TRAFFIC IMPACT STUDY" PREPARED FOR CLIENT AND PREPARED BY MASER CONSULTING, PA, DATE 03/10/2021.
C. "GEO-TECHNICAL DATA REPORT - ROCK CONDITIONS" DATED JUNE 23, 2021.
D. "GEO-TECHNICAL DATA REPORT - IN-SITU INFILTRATION AND PERCOLATION CONDITIONS" DATED JUNE 23, 2021.

SITE NOTES

- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH 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 BUILDING ZONING REQUIREMENTS.
- CURBS SHALL BE DERESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT. ALL DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
- TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
- THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
- 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

- 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 PIT'S 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 UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
- 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.
- STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSERIAL 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.
- WATER SERVICE SHALL BE PROVIDED FROM INDIVIDUAL PRIVATE WELLS TO BE INSTALLED ON EACH BUILDING LOT, SUBJECT TO THE APPLICABLE REGULATIONS AND THE APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO BE INSTALLED ON EACH BUILDING LOT.
- 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.
- 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. SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
- 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.
- TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE. MILLIENIUM GAS PIPELINE ON WEST LOT.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 073555-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
NY, C.O.A.#: 0017609

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Doing Business as

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EDUCATORS, PROPERTY OWNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE. CALL 811.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	06/02/21	REVISED FOR TOWN & CONSULTANT COMMENTS AND STORMWATER TESTING	CDR		
2	08/02/21	REVISED FOR PLANNING BOARD COMMENTS	CDR		
3	09/22/21	REVISED FOR PLANNING BOARD COMMENTS	CDR		
4	10/27/21	REVISED FOR ARCHITECTURAL REVIEWS	WAK		
5	12/02/21	REVISED FOR COCH-DEPT-SEPTIC SUBMISSION	CDR		
6	07/02/22	REVISED FOR PLANNING BOARD HEADQUARTERS	CDR		
7	10/06/22	REVISED PER DEPT. SEPTIC SOIL TESTS WITH TOWN CONSULTANT	CDR		

(UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF ARTICLE 145, SECTION 7206, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.)

SITE PLAN
FOR
310 ROUTE 56, LLC

**SECTION 12
BLOCK 1
LOT 2.2**

**TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE**

555 HUDSON VALLEY AVENUE SUITE 101
NEW WINDSOR, NY 12553
PHONE: 845.564.4495
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/10/2021	CDR	JED
PROJECT NUMBER:	DRAWING NAME:		
20003236A	C-COVER		

**TOWN OF WAWAYANDA
PLANNING BOARD**

COVER SHEET

SHEET NUMBER:	01 of 22
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Table with 2 columns: REV, DATE, DESCRIPTION. Contains revision history for the drawing.

Table with 2 columns: DESCRIPTION, DATE. Lists various engineering and construction items with their respective dates.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER 073553-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
NY, C.O.A.#: 9017069

SITE PLAN

FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

SCALE:
AS SHOWN 03/10/2021 CDR JED
PROJECT NUMBER: 20003236A DRAWING NAME: C-DEM0

SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER: 02 of 22

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

DEMOLITION NOTES:

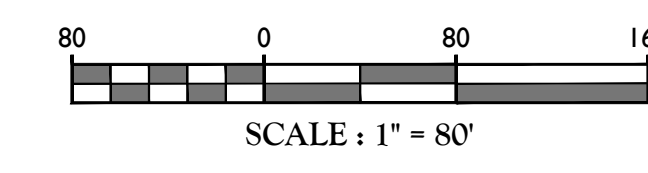
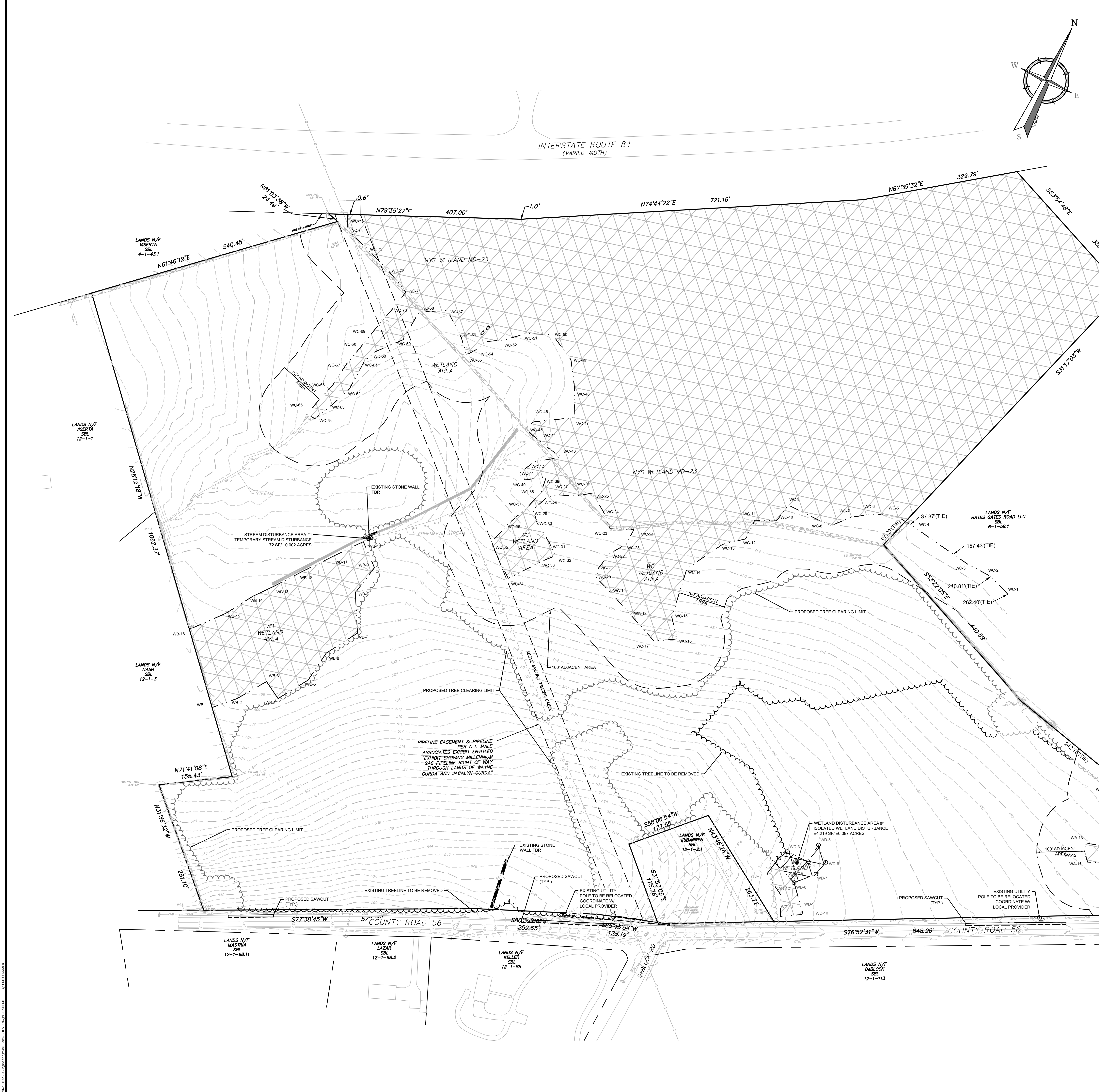
- 1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION, DIG SALES, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, 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 PROPERLY 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. COLLIERS ENGINEERING & DESIGN 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 TO MARCH 31ST, TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.
19. CONTACT INFO FOR MILLENNIUM PIPELINE:
MILLENNIUM PIPELINE
JOHNATHAN C. FRAZIER
PIPELINE CROSSINGS ENGINEER
1650 INTERSTATE
JOHNATHAN.FRAZIER@CENERGY.COM
PHONE: 304-594-0509 OFFICE: 304-357-1209
1700 MACCORKLE AVENUE SE
CHARLESTON, WV 25314
CENERGY.COM

DRAWING LEGEND

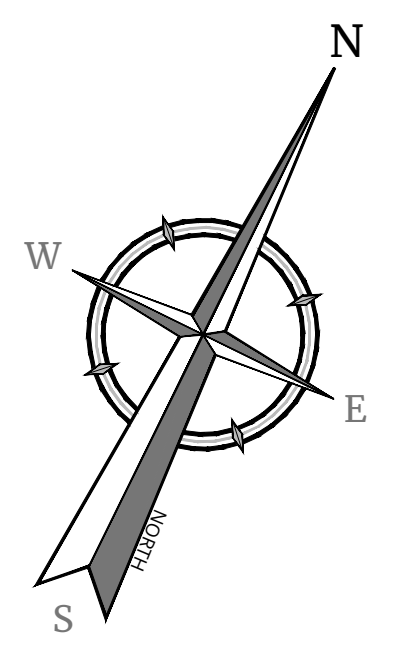
Legend table listing symbols for PROPERTY BOUNDARY, EXISTING CURB, DEPRESSION CURB, PAVEMENT STRIPING, OVERHEAD WIRES, EASEMENTS, MAJOR CONTOUR, MINOR CONTOUR, STORMWATER PIPES, TREE ROW / HEDGE, TREE LINE, BOUNDARY EVIDENCE, SIGN, POST / BOLLARD, UTILITY POLE, GUY WIRE, LIGHT POLE, ROOF LEADER / OPEN ROOF DRAIN, 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.

EXISTING WETLANDS:

#932.184 SF / 21.4 ACRES
NO PROPOSED REGULATED WETLAND DISTURBANCE



TOWN OF WAWAYANDA PLANNING BOARD



INTERSTATE ROUTE 84
(VARIED WIDTH)

BULK TABLE: LOT 1 & LOT 2

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

MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS	PROPOSED LOT 2	REMARKS
LOT AREA	2 ACRES	25.6 ACRES	OK	36.3 ACRES	OK
FRONT YARD SETBACK	50 FEET	86 FEET	OK	105.9 FEET	OK
REAR YARD SETBACK	30 FEET	1,022.6 FEET	OK	860.3 FEET	OK
SIDE YARD SETBACK					
ONE	15 FEET	74.3 FEET	OK	115.6 FEET	OK
BOTH	35 FEET	274.8 FEET	OK	290 FEET	OK
LOT WIDTH	100 FEET	958.66 FEET	OK	1,005.89 FEET	OK
MAXIMUM					
BUILDING HEIGHT	65 FEET	55 FEET	OK	55 FEET	OK
LOT COVERAGE	70%	24.6%	OK	20.2%	OK
BUILDING COVERAGE	50%	10.7%	OK	9.2%	OK

TAX LOT:

12-1-22
22,697,975 SQ. FT.
661.9 ACRES

OWNER:

310 ROUTE 56 LLC
1 INTERNATIONAL BOULEVARD, SUITE 410
MAHWAH, NEW JERSEY 07430

APPLICANT:

MDI GROUP 1 INTERNATIONAL
BOULEVARD, SUITE 410 MAHWAH,
NEW JERSEY 07430

EXISTING WETLANDS:

EXISTING WETLANDS = 4932,184 SF / 21.4 ACRES
ANTICIPATED ISOLATED NON-REGULATED WETLAND
TO BE REMOVED = 4,219 SF ± 0.097 ACRES
TEMPORARY WETLAND DISTURBANCE = 72 SF

PARKING REQUIREMENTS:

LOT 1:

OFFICE USE:

1 PER 300 SF OF FLOOR AREA
4,000 SF = 13 SPACES REQUIRED

WAREHOUSE USE:

1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICATION)
119,900 SF = 24 SPACES REQUIRED

NOTE:

1. ITE PARKING GENERATION MANUAL:
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA
119,900 GROSS SQ. FT. / 1,000 X 0.39 = 47 SPACES

TOTAL PARKING REQUIRED = 47 SPACES

TOTAL PARKING PROVIDED = 59 SPACES

REQUIRED INTERIOR ISLAND (10 SQ FT / PARKING SPACE) = 59 * 10 = 590 SQ FT.

PROVIDED INTERIOR ISLAND = ± 1,600 SQ FT.

LOT 2:

OFFICE USE:

1 PER 300 SF OF FLOOR AREA
4,000 SF = 13 SPACES REQUIRED

WAREHOUSE USE:

1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICATION)
146,000 SF = 29 SPACES REQUIRED

NOTE:

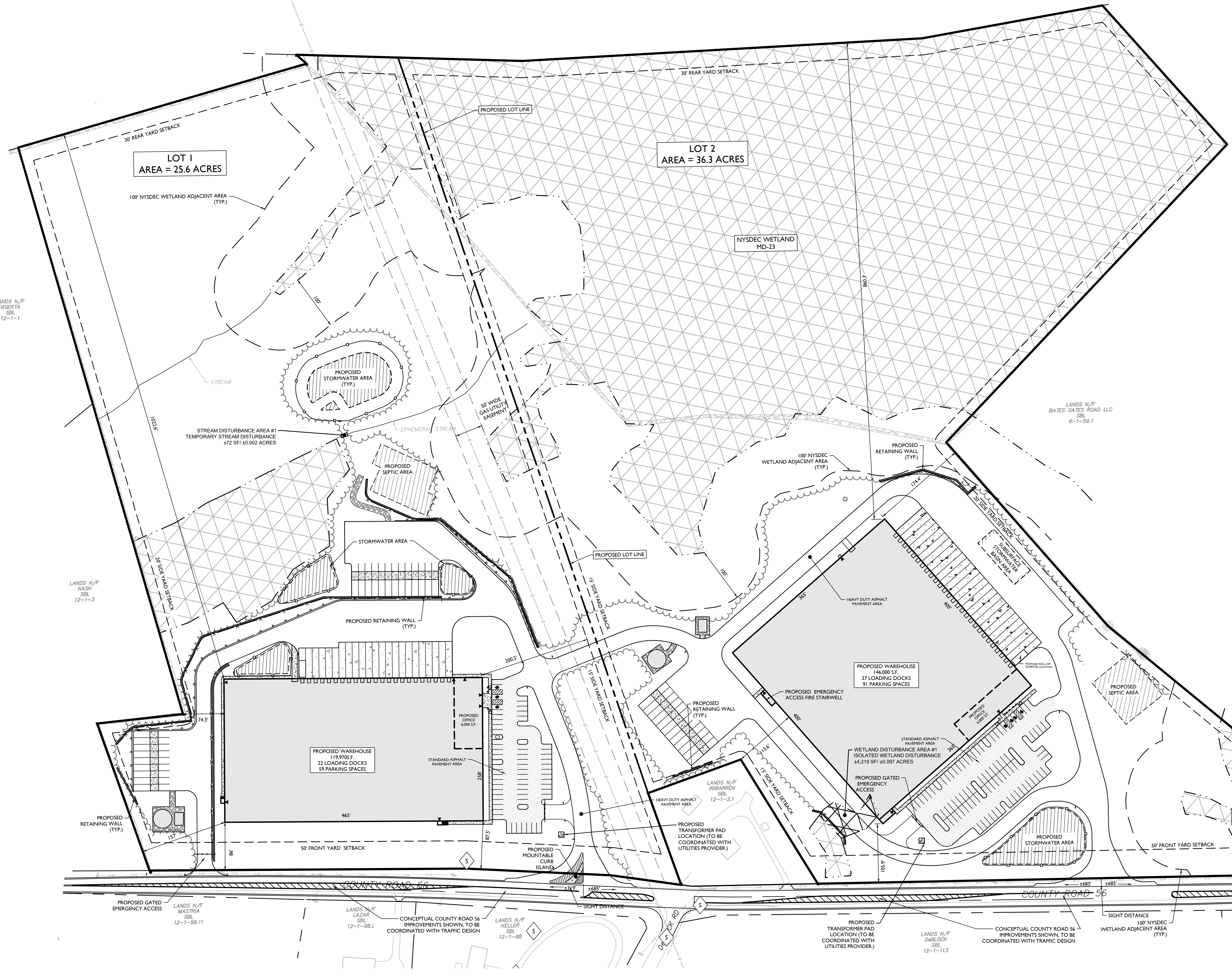
1. ITE PARKING GENERATION MANUAL:
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA
146,000 GROSS SQ. FT. / 1,000 X 0.39 = 57 SPACES

TOTAL PARKING REQUIRED = 49 SPACES

TOTAL PARKING PROVIDED = 91 SPACES

REQUIRED INTERIOR ISLAND (10 SQ FT / PARKING SPACE) = 91 * 10 = 910 SQ FT.

PROVIDED INTERIOR ISLAND = ± 1,137 SQ FT.



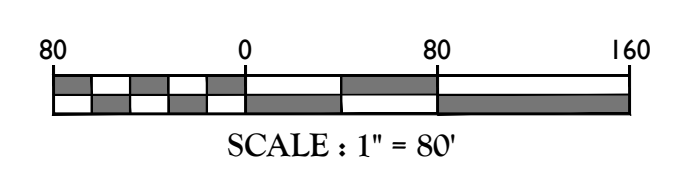
EXISTING	LEGEND	PROPOSED
12+00	12+00 OR BASELINE (LABEL AS SUCH)	12+00
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---

PAVEMENT LEGEND:

---	CONCRETE (LOADING PAD OR DOLLY PAD)
---	STANDARD ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT

GENERAL NOTES:
THE WAREHOUSE ROOFS MUST BE DESIGNED IN ACCORDANCE WITH THE LATEST NYS BUILDING AND ENERGY CODES TO SUPPORT THE INSTALLATION OF FUTURE SOLAR PANELS.

REFERENCE:
1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE 'OUTBOUND & TOPOGRAPHIC SURVEY PLAN PREPARED FOR COUNTY ROAD 56 - SECTION 12 - BLOCK 1 - LOT 2.2' PREPARED BY JOHN W. MCCORD, SR. DATED 08/17/2020.



SITE PLAN

FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

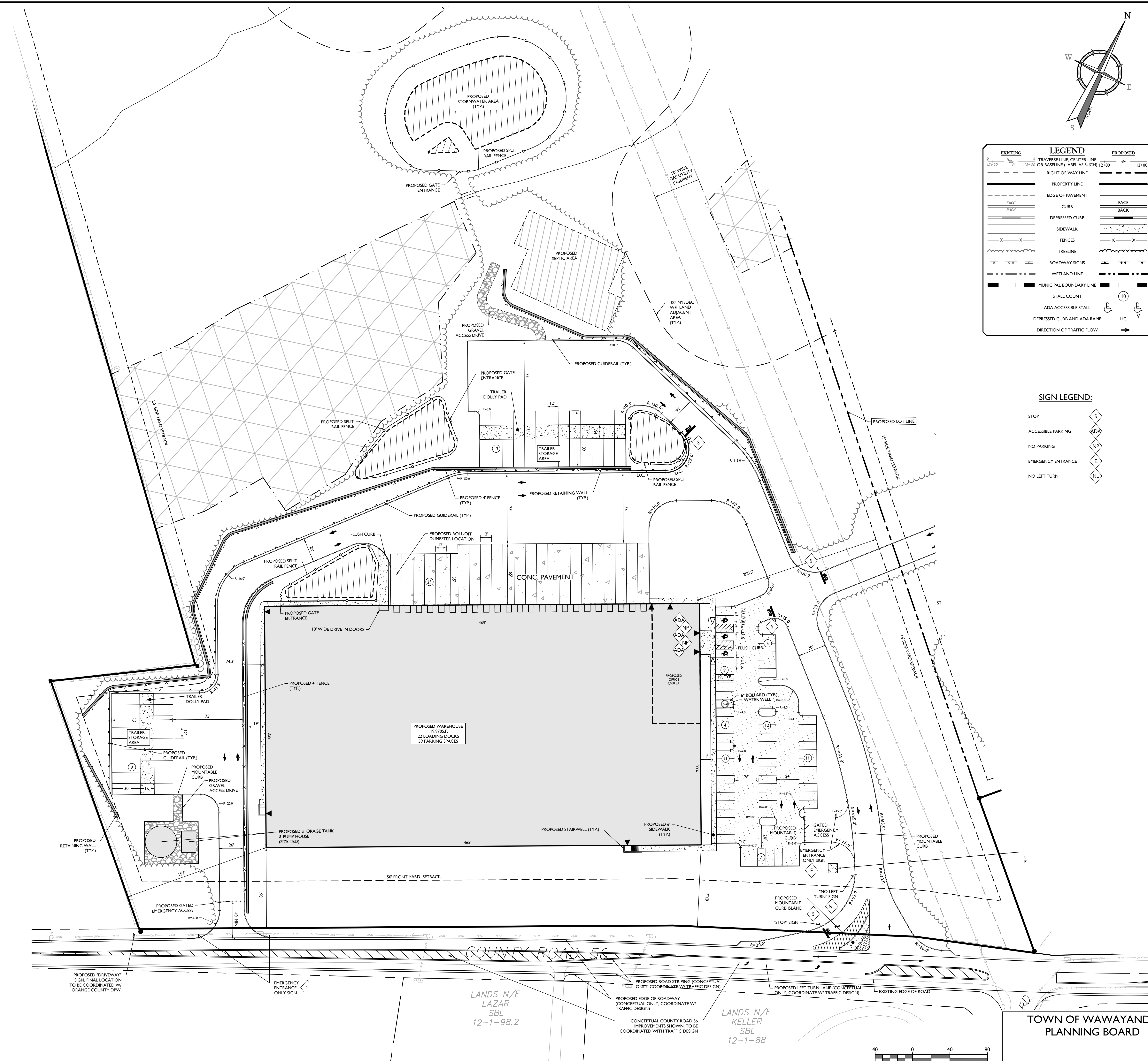
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN
DATE: 03/10/2021
PROJECT NUMBER: 20003236A
DRAWING NAME: C-LAY1

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
03 of 22



LEGEND

EXISTING	PROPOSED
TRVERSE LINE (CENTER LINE OR BASELINE (LABEL AS SUCH))	TRVERSE LINE (CENTER LINE OR BASELINE (LABEL AS SUCH))
RIGHT OF WAY LINE	RIGHT OF WAY LINE
PROPERTY LINE	PROPERTY LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB	CURB
DEPRESSED CURB	DEPRESSED CURB
SIDEWALK	SIDEWALK
FENCES	FENCES
TREELINE	TREELINE
ROADWAY SIGNS	ROADWAY SIGNS
WETLAND LINE	WETLAND LINE
MUNICIPAL BOUNDARY LINE	MUNICIPAL BOUNDARY LINE
STALL COUNT	STALL COUNT
ADA ACCESSIBLE STALL	ADA ACCESSIBLE STALL
DEPRESSED CURB AND ADA RAMP	DEPRESSED CURB AND ADA RAMP
DIRECTION OF TRAFFIC FLOW	DIRECTION OF TRAFFIC FLOW

SIGN LEGEND:

STOP	5
ACCESSIBLE PARKING	ADA
NO PARKING	NP
EMERGENCY ENTRANCE	E
NO LEFT TURN	NL

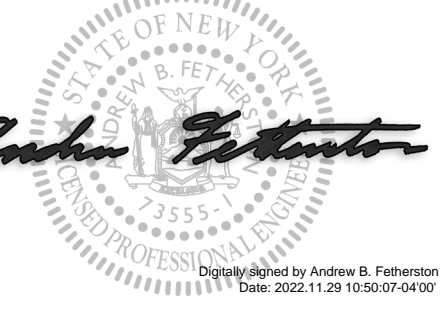
PROTECT YOURSELF
 CALL 811 BEFORE YOU DIG
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

DESCRIPTION	DATE	BY
REVISIONS FOR TOWN AND CONSULTANT COMMENTS AND STORMWATER TESTING		
REVISIONS FOR PLANNING BOARD COMMENTS		
REVISIONS FOR PLANNING BOARD COMMENTS		
REVISIONS FOR PLANNING BOARD COMMENTS		
REVISIONS FOR PLANNING BOARD COMMENTS		
REVISIONS FOR PLANNING BOARD COMMENTS		
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REVISIONS FOR PLANNING BOARD COMMENTS		
REVISIONS FOR PLANNING BOARD COMMENTS		

REV	DATE	DESCRIPTION

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



Andrew B. Fetherston
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER 073553-01
 COLLIERS ENGINEERING & DESIGN CT, P.C.
 N.Y. C.O.A.# 9017699

SITE PLAN
 FOR
310 ROUTE 56, LLC
 SECTION 12
 BLOCK 1
 LOT 2.2
 TOWN OF WAWAYANDA
 ORANGE COUNTY
 NEW YORK STATE

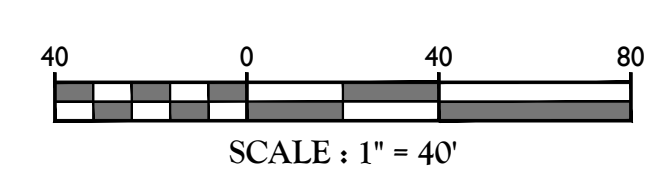
Colliers
 Engineering & Design
 555 Hudson Valley Avenue, Suite 101
 New Windsor, NY 12553
 Phone: 845-564-6495
 COLLIERS ENGINEERING & DESIGN CT, P.C.
 DOING BUSINESS AS MASER CONSULTING ENGINEERS & LAND SURVEYORS

SCHD	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/10/2021	CDR	JED
PROJECT NUMBER:	20003236A	DRAWING NAME:	C-LAY1

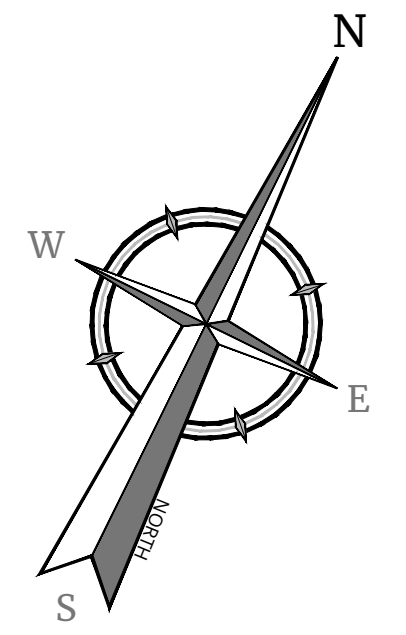
TOWN OF WAWAYANDA PLANNING BOARD

DIMENSION PLAN - LOT 1

SHEET NUMBER
04 of 22



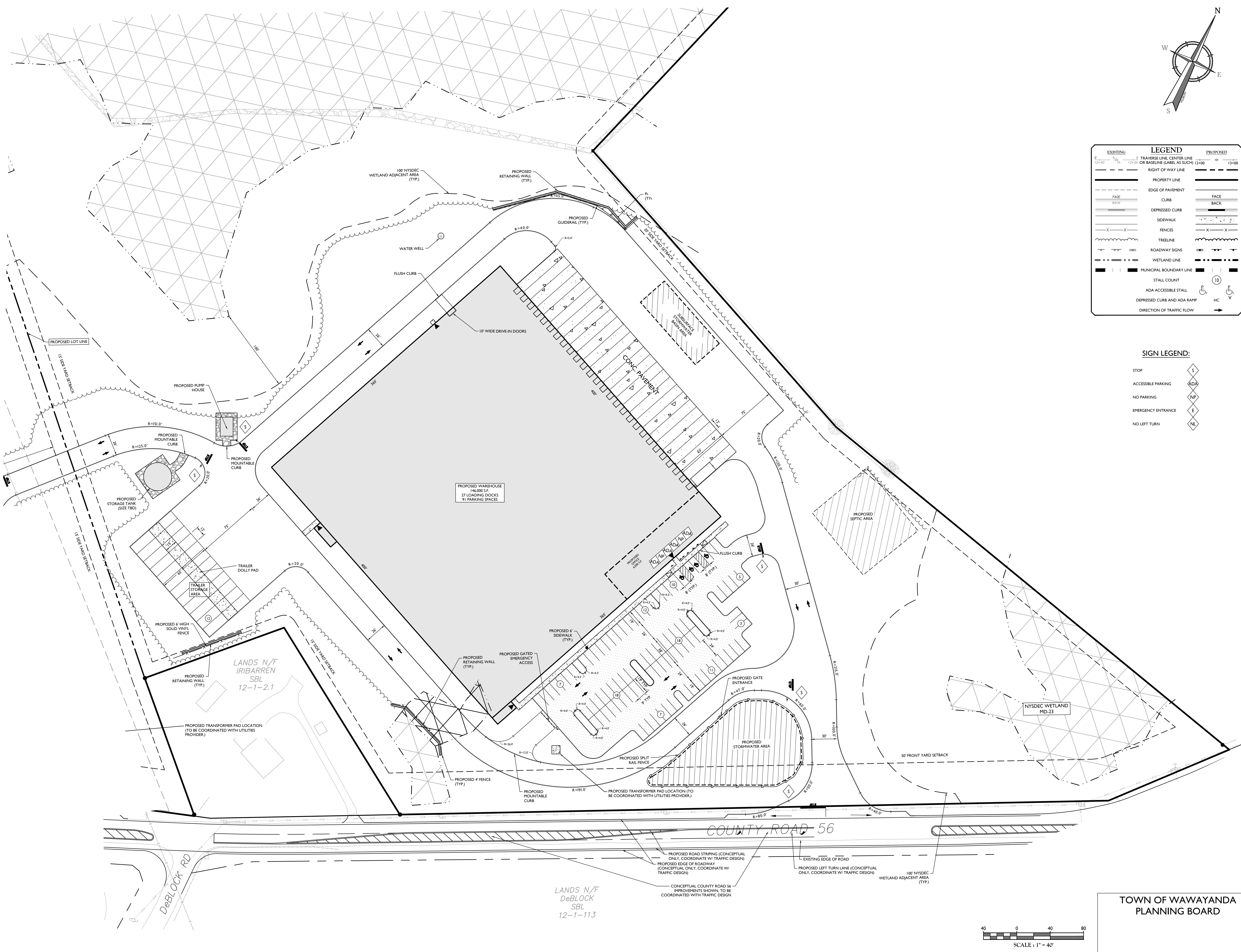
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LEGEND	
EXISTING	PROPOSED
12+00	13+00
TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CURB	FACE BACK
DEPRESSED CURB	
SIDEWALK	
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	→

SIGN LEGEND:

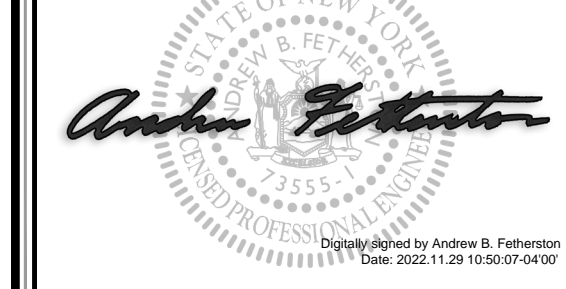
STOP	5
ACCESSIBLE PARKING	ADA
NO PARKING	NP
EMERGENCY ENTRANCE	E
NO LEFT TURN	NL



REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	06/02/21	REVISION FOR TOWN AND CONSULTANT COMMENTS AND STORMWATER TESTING.	CDR	JED
2	08/02/21	REVISION FOR EXISTING BOARD COMMENTS.	CDR	JED
3	09/22/21	REVISION FOR EXISTING BOARD COMMENTS.	CDR	JED
4	07/27/22	REVISION FOR EXISTING BOARD COMMENTS.	CDR	JED
5	09/22/22	REVISION FOR COORDINATE SEPTIC SUBMISSION.	CDR	JED
6	07/22/22	REVISION FOR EXISTING BOARD COMMENTS.	CDR	JED
7	10/02/22	REVISION FOR EXISTING BOARD COMMENTS.	CDR	JED

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Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 073553-01
COLLIERS ENGINEERING & DESIGN, P.C.
N.Y. C.O.A.#: 9017409

SITE PLAN
FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

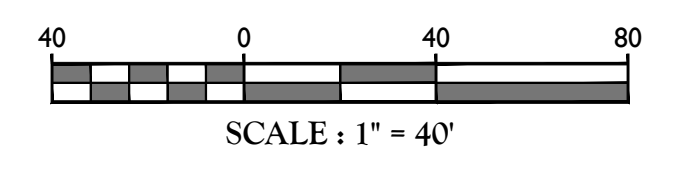
Colliers 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553
Engineering & Design Phone: 845-564-4495
COLLIERS ENGINEERING & DESIGN, P.C. 500 W. BUSINESS AC WATER CONDUIT RD NEWBURGH, NY 10994

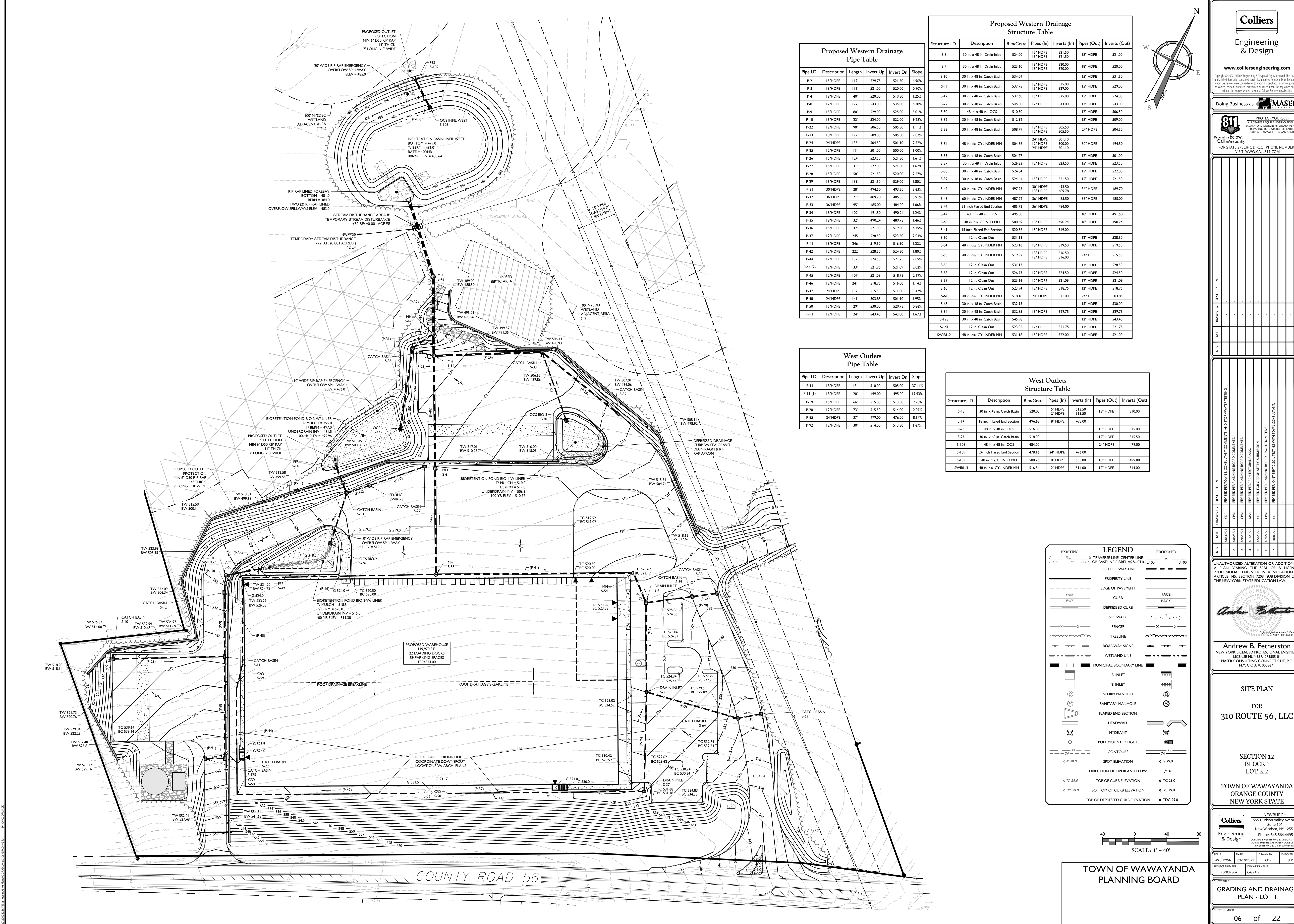
SCH#	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/10/2021	CDR	JED
PROJECT NUMBER	20003236A	DRAWING NAME	C-LAY1

TOWN OF WAWAYANDA
PLANNING BOARD

DIMENSION PLAN - LOT 2

SHEET NUMBER
05 of 22





Proposed Western Drainage Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-2	15"HDPE	119	529.75	521.50	6.96%
P-3	18"HDPE	111	521.00	520.00	0.90%
P-4	18"HDPE	40	530.00	519.50	1.25%
P-8	12"HDPE	127	543.00	535.00	6.28%
P-9	15"HDPE	80	529.00	525.00	5.01%
P-10	15"HDPE	22	534.00	522.00	9.28%
P-22	12"HDPE	90	506.50	505.50	1.11%
P-23	18"HDPE	122	509.00	505.50	2.87%
P-24	24"HDPE	135	504.50	501.10	2.52%
P-25	12"HDPE	17	501.00	500.00	6.00%
P-26	15"HDPE	124	523.50	521.50	1.61%
P-27	15"HDPE	31	522.00	521.50	1.62%
P-28	15"HDPE	58	521.50	520.00	2.57%
P-29	15"HDPE	139	531.50	529.00	1.80%
P-31	30" dia. CYLINDER MH	28	494.50	493.50	3.63%
P-32	36"HDPE	71	489.70	485.50	5.91%
P-33	36"HDPE	95	485.00	484.00	1.06%
P-34	18"HDPE	107	491.50	490.24	1.24%
P-35	18"HDPE	32	490.24	489.78	1.46%
P-36	15"HDPE	47	521.00	519.00	4.79%
P-37	12"HDPE	245	528.50	523.50	2.04%
P-41	18"HDPE	246	519.50	516.50	1.22%
P-42	12"HDPE	222	528.50	524.50	1.80%
P-44	12"HDPE	132	524.50	521.75	2.09%
P-44 (2)	12"HDPE	33	521.75	521.09	2.02%
P-45	12"HDPE	107	521.09	518.75	2.19%
P-46	12"HDPE	241	518.75	516.00	1.14%
P-47	24"HDPE	132	515.50	511.00	3.42%
P-48	24"HDPE	141	503.85	501.10	1.95%
P-50	15"HDPE	29	530.00	529.75	0.86%
P-91	12"HDPE	24	543.40	543.00	

Proposed Western Drainage Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)	Slope
S-3	30 in. x 48 in. Drain Inlet	524.00	15" HDPE	521.50	18" HDPE	521.00	
S-4	30 in. x 48 in. Drain Inlet	523.60	18" HDPE	520.00	18" HDPE	520.00	
S-10	30 in. x 48 in. Catch Basin	534.04	15" HDPE	531.50	15" HDPE	531.50	
S-11	30 in. x 48 in. Catch Basin	537.75	12" HDPE	535.00	15" HDPE	529.00	
S-12	30 in. x 48 in. Catch Basin	532.60	15" HDPE	529.00	15" HDPE	524.00	
S-22	30 in. x 48 in. Catch Basin	545.50	12" HDPE	543.00	12" HDPE	543.00	
S-30	48 in. x 48 in. OCS	518.50	12" HDPE	518.50	24" HDPE	504.50	
S-32	30 in. x 48 in. Catch Basin	512.92	18" HDPE	505.50	18" HDPE	509.00	
S-33	30 in. x 48 in. Catch Basin	508.79	12" HDPE	505.50	24" HDPE	504.50	
S-34	48 in. dia. CYLINDER MH	504.86	24" HDPE	501.10	30" HDPE	494.50	
S-35	30 in. x 48 in. Catch Basin	504.27	12" HDPE	502.00	12" HDPE	501.00	
S-37	30 in. x 48 in. Drain Inlet	526.23	12" HDPE	523.50	15" HDPE	523.50	
S-38	30 in. x 48 in. Catch Basin	524.84	15" HDPE	521.50	15" HDPE	522.00	
S-39	30 in. x 48 in. Catch Basin	524.64	15" HDPE	521.50	15" HDPE	521.50	
S-42	60 in. dia. CYLINDER MH	497.25	30" HDPE	493.50	36" HDPE	489.70	
S-43	60 in. dia. CYLINDER MH	487.22	36" HDPE	485.50	36" HDPE	485.00	
S-44	36 inch Flared End Section	485.72	36" HDPE	484.00			
S-47	48 in. x 48 in. OCS	495.50	12" HDPE	491.50	18" HDPE	491.50	
S-48	48 in. dia. CONED MH	500.69	18" HDPE	490.24	18" HDPE	490.24	
S-49	15 inch Flared End Section	520.36	15" HDPE	519.00			
S-50	12 in. Clean Out	531.13	12" HDPE	528.50	12" HDPE	528.50	
S-54	48 in. dia. CYLINDER MH	523.16	18" HDPE	519.50	18" HDPE	519.50	
S-55	48 in. dia. CYLINDER MH	519.92	18" HDPE	516.50	24" HDPE	515.50	
S-56	12 in. Clean Out	531.13	12" HDPE	528.50	12" HDPE	528.50	
S-58	12 in. Clean Out	526.73	12" HDPE	524.50	12" HDPE	524.50	
S-59	12 in. Clean Out	523.66	12" HDPE	521.09	12" HDPE	521.09	
S-60	12 in. Clean Out	523.94	12" HDPE	518.75	12" HDPE	518.75	
S-61	48 in. dia. CYLINDER MH	518.18	24" HDPE	511.00	24" HDPE	503.85	
S-63	30 in. x 48 in. Catch Basin	532.95	15" HDPE	531.50	15" HDPE	530.00	
S-64	30 in. x 48 in. Catch Basin	532.85	15" HDPE	529.75	15" HDPE	529.75	
S-125	30 in. x 48 in. Catch Basin	545.98	12" HDPE	543.00	12" HDPE	543.40	
S-141	12 in. Clean Out	523.85	12" HDPE	521.75	12" HDPE	521.75	
SWIRL-2	48 in. dia. CYLINDER MH	531.18	15" HDPE	522.00	15" HDPE	521.00	

West Outlets Pipe Table

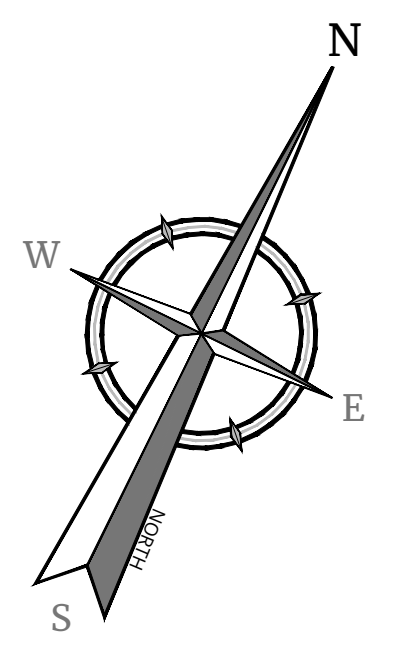
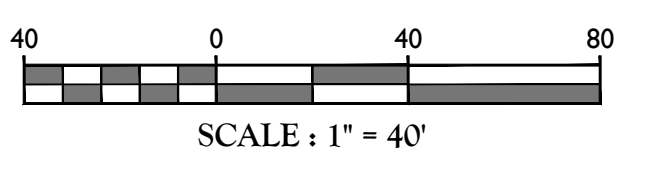
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-11	18"HDPE	13	510.00	505.00	37.44%
P-11 (1)	18"HDPE	20	499.00	495.00	19.93%
P-19	15"HDPE	66	515.00	513.50	2.38%
P-20	12"HDPE	73	515.50	514.00	2.07%
P-85	24"HDPE	37	479.00	476.00	8.14%
P-92	12"HDPE	30	514.00	513.50	1.67%

West Outlets Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)	Slope
S-13	30 in. x 48 in. Catch Basin	520.05	15" HDPE	513.50	18" HDPE	510.00	
S-14	18 inch Flared End Section	496.63	18" HDPE	495.00			
S-26	48 in. x 48 in. OCS	516.86	12" HDPE	513.50	15" HDPE	515.00	
S-27	30 in. x 48 in. Catch Basin	518.08	12" HDPE	515.50	12" HDPE	515.50	
S-108	48 in. x 48 in. OCS	484.00	12" HDPE	476.00	24" HDPE	479.00	
S-109	24 inch Flared End Section	478.16	24" HDPE	476.00			
S-139	48 in. dia. CONED MH	508.76	18" HDPE	505.00	18" HDPE	499.00	
SWIRL-3	48 in. dia. CYLINDER MH	516.54	12" HDPE	514.00	12" HDPE	514.00	

LEGEND

	TRAVERSING LINE CENTER LINE		RIGHT OF WAY LINE
	PROPERTY LINE		EDGE OF PAVEMENT
	FACE		CURB
	DEPRESSED CURB		SIDE WALK
	FENCES		TREE LINE
	ROADWAY SIGNS		WETLAND LINE
	MUNICIPAL BOUNDARY LINE		8" INLET
	15" INLET		STORM MANHOLE
	SANITARY MANHOLE		FLARED END SECTION
	HEAD WALL		HYDRANT
	POLE MOUNTED LIGHT		CONTOURS
	SPOT ELEVATION		DIRECTION OF OVERLAND FLOW
	TOP OF CURB ELEVATION		TOP OF DEPRESSED CURB ELEVATION
	BOTTOM OF CURB ELEVATION		
	TOP OF DEPRESSED CURB ELEVATION		



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Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 073553-01
MASER CONSULTING CONNECTICUT, P.C.
N.Y. C.O.A.#: 000671

SITE PLAN
FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & DESIGN

SCALE: AS SHOWN DATE: 03/10/2021 DRAWN BY: CDR CHECKED BY: JED
PROJECT NUMBER: 20003236A DRAWING NAME: C-GRAD

SHEET TITLE: **GRADING AND DRAINAGE PLAN - LOT 1**

SHEET NUMBER: **06 of 22**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

COUNTY ROAD 56

Proposed Eastern Drainage Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-51	18"HDPE	136'	486.00	484.00	1.47%
P-52	15"HDPE	86'	482.85	482.00	0.99%
P-53	15"HDPE	66'	481.50	479.00	3.77%
P-55 (1)	18"HDPE	105'	477.50	476.00	1.43%
P-56	12"HDPE	34'	480.25	480.00	0.75%
P-57	12"HDPE	33'	480.50	480.25	0.76%
P-57 (1)	15"HDPE	100'	479.00	478.00	1.00%
P-58	12"HDPE	57'	480.00	479.25	1.31%
P-60	18"HDPE	25'	485.10	484.95	0.62%
P-61	18"HDPE	100'	485.55	484.90	0.65%
P-62 (1)	18"HDPE	102'	498.50	497.45	1.03%
P-62 (1) (1)	18"HDPE	98'	497.00	495.50	1.53%
P-63	18"HDPE	193'	494.75	489.50	2.72%
P-64	12"HDPE	12'	489.00	488.00	8.70%
P-64 (1)	18"HDPE	109'	489.50	486.50	2.75%
P-65	12"HDPE	25'	495.50	495.00	2.01%
P-66	12"HDPE	25'	490.25	489.00	4.99%
P-67	12"HDPE	27'	501.25	500.75	1.82%
P-68	15"HDPE	84'	500.75	498.50	2.67%
P-69	12"HDPE	23'	487.00	486.75	1.11%
P-70	12"HDPE	176'	486.75	476.55	5.79%
P-71	15"HDPE	44'	476.55	475.90	1.48%
P-72	12"HDPE	116'	472.88	470.50	2.05%
P-73	12"HDPE	19'	474.00	473.00	5.14%
P-81	12"HDPE	33'	469.82	469.75	0.21%
P-82	18"HDPE	224'	475.80	473.75	0.92%
P-83	18"HDPE	92'	473.25	471.00	2.44%
P-84	12"HDPE	111'	479.00	478.00	0.90%
P-88	12"HDPE	26'	474.50	474.25	0.95%
P-90	12"HDPE	32'	470.05	469.90	0.47%
P-93	12"HDPE	49'	479.25	479.00	0.51%
P-94	12"HDPE	11'	483.50	483.23	2.43%
P-95	18"HDPE	171'	475.75	468.00	4.54%
P-96	18"HDPE	8'	484.25	484.00	3.10%

Eastern Outfalls Pipe Table

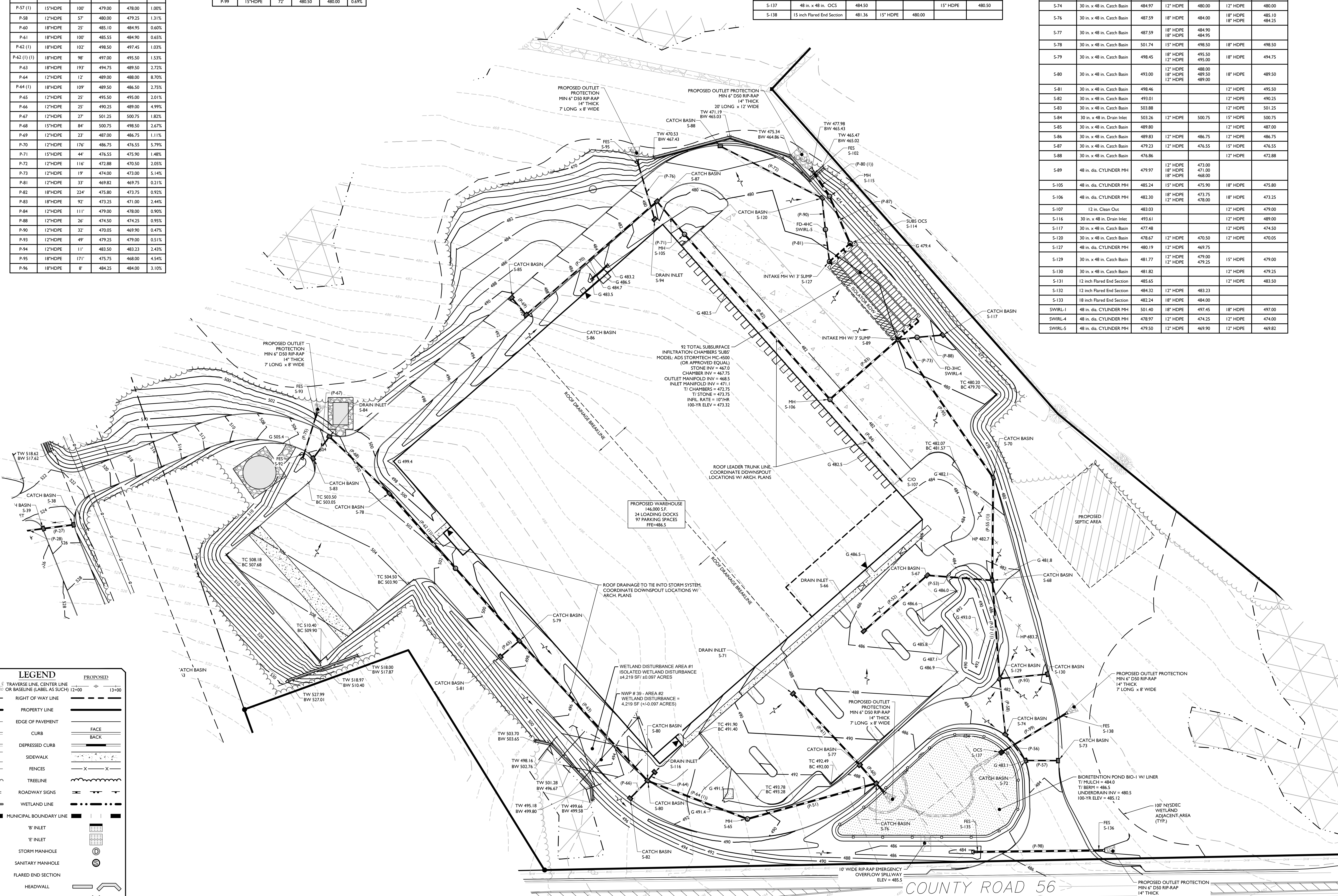
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-75	12"HDPE	39'	501.00	499.00	5.16%
P-76	12"HDPE	57'	472.40	466.43	10.45%
P-80 (1)	24"HDPE	28'	466.50	465.69	2.89%
P-87	18"HDPE	52'	468.50	467.55	1.82%
P-98	18"RCPC	123'	483.25	482.00	1.01%
P-99	15"HDPE	72'	480.50	480.00	0.69%

Eastern Outfalls Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-92	12 inch Flared End Section	503.10			12" HDPE	501.00
S-93	12 inch Flared End Section	501.10	12" HDPE	499.00		
S-94	30 in. x 48 in. Drain Inlet	489.26			12" HDPE	472.40
S-95	12 inch Flared End Section	467.53	12" HDPE	464.43		
S-102	24 inch Flared End Section	467.84	24" HDPE	465.69		
S-114	48 in. dia. CYLINDER MH	479.48			18" HDPE	468.50
S-115	48 in. dia. CYLINDER MH	476.30	18" HDPE	467.55	24" HDPE	466.50
S-135	18 inch Flared End Section	485.33			18" RCP	483.25
S-136	18 inch Flared End Section	483.88	18" RCP	482.00		
S-137	48 in. x 48 in. OCS	484.50			15" HDPE	480.50
S-138	15 inch Flared End Section	481.36	15" HDPE	480.00		

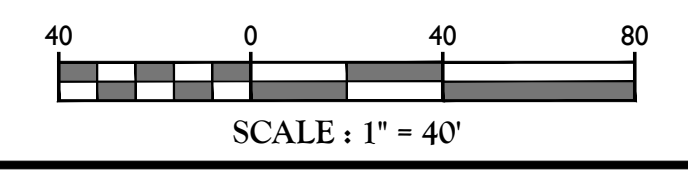
Proposed Eastern Drainage Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-65	48 in. dia. CYLINDER MH	490.59	18" HDPE	486.50	18" HDPE	486.00
S-66	30 in. x 48 in. Drain Inlet	485.39			15" HDPE	482.85
S-67	30 in. x 48 in. Catch Basin	485.26	15" HDPE	482.00	15" HDPE	481.50
S-68	30 in. x 48 in. Catch Basin	481.63	15" HDPE	479.00	18" HDPE	477.50
S-70	30 in. x 48 in. Catch Basin	481.42	18" HDPE	476.00	18" HDPE	475.75
S-71	30 in. x 48 in. Drain Inlet	488.21			18" HDPE	485.55
S-72	30 in. x 48 in. Catch Basin	483.03	12" HDPE	480.25	12" HDPE	480.25
S-73	30 in. x 48 in. Catch Basin	483.36			12" HDPE	480.50
S-74	30 in. x 48 in. Catch Basin	484.97	12" HDPE	480.00	12" HDPE	480.00
S-76	30 in. x 48 in. Catch Basin	487.59	18" HDPE	484.00	18" HDPE	485.10
S-77	30 in. x 48 in. Catch Basin	487.59	18" HDPE	484.90	18" HDPE	484.95
S-78	30 in. x 48 in. Catch Basin	501.74	15" HDPE	498.50	18" HDPE	498.50
S-79	30 in. x 48 in. Catch Basin	498.45	18" HDPE	495.00	18" HDPE	494.75
S-80	30 in. x 48 in. Catch Basin	493.00	12" HDPE	488.00	18" HDPE	489.50
S-81	30 in. x 48 in. Catch Basin	498.46			12" HDPE	495.50
S-82	30 in. x 48 in. Catch Basin	493.01			12" HDPE	490.25
S-83	30 in. x 48 in. Catch Basin	503.88			12" HDPE	501.25
S-84	30 in. x 48 in. Drain Inlet	503.26	12" HDPE	500.75	15" HDPE	500.75
S-85	30 in. x 48 in. Catch Basin	489.80			12" HDPE	487.00
S-86	30 in. x 48 in. Catch Basin	489.83	12" HDPE	486.75	12" HDPE	486.75
S-87	30 in. x 48 in. Catch Basin	479.23	12" HDPE	476.55	15" HDPE	476.55
S-88	30 in. x 48 in. Catch Basin	476.86			12" HDPE	472.88
S-89	48 in. dia. CYLINDER MH	479.97	12" HDPE	473.00		
S-105	48 in. dia. CYLINDER MH	485.24	15" HDPE	475.90	18" HDPE	475.80
S-106	48 in. dia. CYLINDER MH	482.30	18" HDPE	473.75	18" HDPE	473.25
S-107	12 in. Clean Out	483.03			12" HDPE	479.00
S-116	30 in. x 48 in. Drain Inlet	493.61			12" HDPE	489.00
S-117	30 in. x 48 in. Catch Basin	477.48			12" HDPE	474.50
S-120	30 in. x 48 in. Catch Basin	478.67	12" HDPE	470.50	12" HDPE	470.50
S-127	48 in. dia. CYLINDER MH	480.19			12" HDPE	469.75
S-129	30 in. x 48 in. Catch Basin	481.77	12" HDPE	479.00	15" HDPE	479.00
S-130	30 in. x 48 in. Catch Basin	481.82			12" HDPE	479.25
S-131	12 inch Flared End Section	485.65			12" HDPE	483.50
S-132	12 inch Flared End Section	484.32	12" HDPE	483.23		
S-133	18 inch Flared End Section	482.24	18" HDPE	484.00		
SWIRL-1	48 in. dia. CYLINDER MH	501.40	18" HDPE	497.45	18" HDPE	497.00
SWIRL-4	48 in. dia. CYLINDER MH	478.97	12" HDPE	474.25	12" HDPE	474.00
SWIRL-5	48 in. dia. CYLINDER MH	479.50	12" HDPE	469.90	12" HDPE	469.82



LEGEND

EXISTING	PROPOSED
13-40	13-40
TRaverse Line CENTER LINE	TRaverse Line CENTER LINE
PROPERTY LINE	PROPERTY LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB	CURB
DEPRESSED CURB	DEPRESSED CURB
SIDEWALK	SIDEWALK
FENCES	FENCES
TREELINE	TREELINE
ROADWAY SIGNS	ROADWAY SIGNS
WETLAND LINE	WETLAND LINE
MUNICIPAL BOUNDARY LINE	MUNICIPAL BOUNDARY LINE
B' INLET	B' INLET
E' INLET	E' INLET
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
FLARED END SECTION	FLARED END SECTION
HEADWALL	HEADWALL
HYDRANT	HYDRANT
POLE MOUNTED LIGHT	POLE MOUNTED LIGHT
CONTOURS	CONTOURS
SPOT ELEVATION	SPOT ELEVATION
DIRECTION OF OVERLAND FLOW	DIRECTION OF OVERLAND FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
BOTTOM OF CURB ELEVATION	BOTTOM OF CURB ELEVATION
TOP OF DEPRESSED CURB ELEVATION	TOP OF DEPRESSED CURB ELEVATION



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REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	06/20/21	REVISED PER TOWN & CONSULTANT COMMENTS AND STANDARD TESTING	CDR		
2	08/02/21	REVISED PER PLANNING BOARD COMMENTS	CDR		
3	08/23/21	REVISED PER PLANNING BOARD COMMENTS	CDR		
4	07/27/21	REVISED PER PLANNING BOARD COMMENTS	CDR		
5	05/02/21	REVISED FOR COORDINATE SUBMISSION	CDR		
6	07/02/21	REVISED PER PLANNING BOARD REGULATORY ITEMS	CDR		
7	10/02/21	REVISED PER PLANNING BOARD REGULATORY ITEMS WITH TOWN CONSULTANT	CDR		

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Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 07355-01
MASER CONSULTING CONNECTICUT, P.C.
NY, C.O.A.#: 0608671

SITE PLAN FOR 310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
555 Hudson Valley Avenue Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
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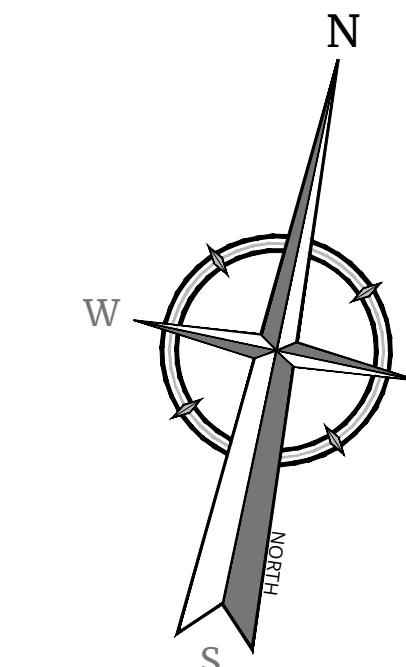
SCALE: AS SHOWN	DATE: 03/10/2021	DRAWN BY: CDR	CHECKED BY: JED
PROJECT NUMBER: 20093236A	DRAWING NAME: C-GRAD		

SHEET TITLE: **GRADING AND DRAINAGE PLAN - LOT 2**

SHEET NUMBER: **07 of 22**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

MINIMUM HORIZONTAL SEPARATION DISTANCE (in FEET)				
EXISTING FEATURES	WATERTIGHT SEPTIC TANK	SEWER LINE	ABSORPTION FIELD OR UNLINED SAND FILTER (INCLUDING REPLACEMENT AREA)	PROPOSED
REQUIRED MINIMUM HORIZONTAL SEPARATION DISTANCES PER PUBLIC HEALTH LAW				
DRILLED WELL - PUBLIC WATER SYSTEM	100	50	200	>100, >50, >200
DRILLED WELL - PRIVATE WATER SYSTEM	50	50	100	N/A
WATER LINE (PRESSURE)	10	10	10	>10
RECOMMENDED MINIMUM HORIZONTAL SEPARATION DISTANCES				
SURFACE WATER	50	25	100	>100
INTERCEPTOR DRAIN / OPEN DRAINAGE DIVERSION TO GROUNDWATER	25	25	50	>25, >25, 32"
STORMWATER MANAGEMENT PRACTICE DISCHARGING TO SURFACE WATER	50	25	100	>50, >25, >100
CULVERT (TIGHT PIPE)	25	10	25	25, >10, 10"
CULVERT OPENING	25	25	50	>25, >25, >50
CATCH BASIN	25	N/A	50	>25, 10"
FOUNDATION	10	N/A	20	>10, >30
PROPERTY LINE	10	10	10	>10
WETLAND (NYSDEC)	100	100	100	>100



* LESS THAN 50' PROVIDED FROM EXPANSION AREA TO EPHEMERAL STREAM (OPEN DRAINAGE) AS THE STREAM IDENTIFIED BY THE ECOLOGICAL CONSULTANT IS A SEASONAL STREAM WITHOUT A DEFINED CHANNEL CONNECTING TWO WETLANDS THEREFORE IS NOT SUBJECT TO THE INTENT OF THE SEPARATION REQUIREMENT.

** LESS THAN 35' (TIGHT PIPE) AND 50' (CATCH BASIN) PROVIDED FROM PRIMARY SSDS AREA. THE STORM UTILITIES NOT MEETING THE MINIMUM SETBACK REQUIREMENT ARE SEPARATED FROM THE SSDS AREA WITH A RETAINING WALL WHICH WILL ACT AS A BARRIER TO CROSS CONTAMINATION AND THE LISTED SETBACK IS NOT NECESSARY.

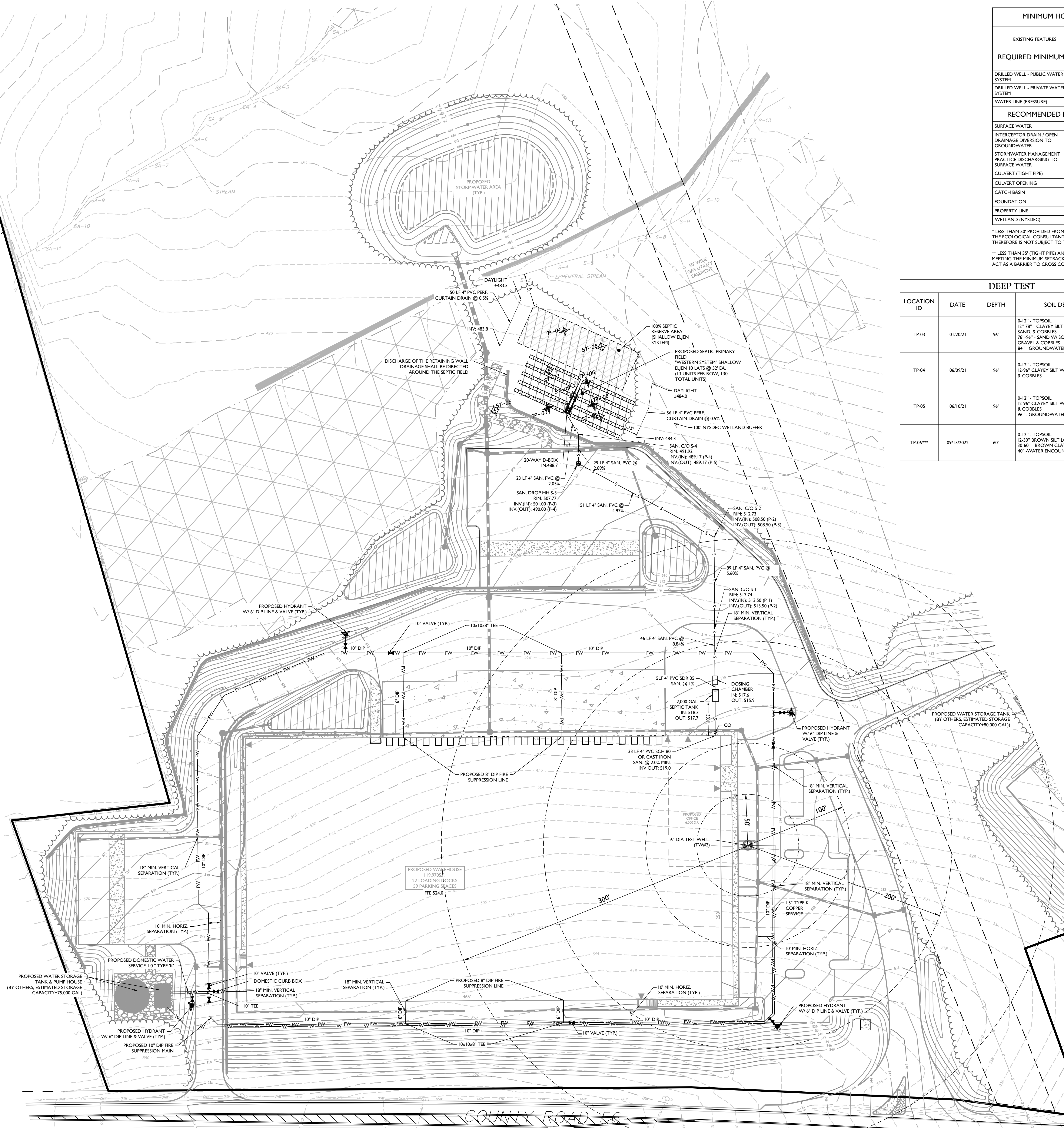
DEEP TEST

LOCATION ID	DATE	DEPTH	SOIL DESCRIPTION
TP-03	01/20/21	96"	0-12" - TOPSOIL 12-78" - CLAYEY SILT W/ TRACE GRAVEL SAND & COBBLES 78-96" - SAND W/ SOME CLAYEY SILT, TRACE GRAVEL & COBBLES 96" - GROUNDWATER ENCOUNTERED
TP-04	06/09/21	96"	0-12" - TOPSOIL 12-96" - CLAYEY SILT W/ TRACE GRAVEL SAND & COBBLES 96" - GROUNDWATER ENCOUNTERED
TP-05	06/10/21	96"	0-12" - TOPSOIL 12-96" - CLAYEY SILT W/ TRACE GRAVEL SAND & COBBLES 96" - GROUNDWATER ENCOUNTERED
TP-06**	09/15/2022	60"	0-12" - TOPSOIL 12-30" - BROWN SILT LOAM 30-60" - BROWN CLAY LOAM 60" - WATER ENCOUNTERED

PERCOLATION TEST

LOCATION ID	DATE	DEPTH	SOIL DESCRIPTION	MEASURED INFILTRATION RATE (MIN/SEC) - STOPWATCH				
				TRIAL 1	TRIAL 2	TRIAL 3	TRIAL 4	TRIAL 5
ST-05	1/21/21	24"	BROWN-GREY CLAYEY SILT, TRACE F GRAVEL, TRACE F SAND	20.37	26.66	39.41	-	-
ST-06	1/21/21	24"	BROWN-GREY CLAYEY SILT, TRACE F GRAVEL, TRACE F SAND	51.08	53.17	52.37	-	-
ST-07	6/10/21	24"	BROWN-GREY CLAYEY SILT, TRACE F GRAVEL, TRACE F SAND	4.53	5.32	5.45	-	-
ST-08	6/10/21	24"	BROWN-GREY CLAYEY SILT, TRACE F GRAVEL, TRACE F SAND	1.42	1.46	1.51	-	-
ST-09**	9/15/2022	12"	BROWN-GREY CLAYEY SILT, TRACE F GRAVEL, TRACE F SAND	5.17	8.03	11.27	14.52	15.22

***JOINT SEPTIC SOIL TESTING CONDUCTED WITH A REPRESENTATIVE FROM THE TOWN OF WAYANDATA PLANNING BOARD ENGINEER'S OFFICE (MHE ENGINEERING, BRETT SHERMAN) ON 09/15/2022.



SYSTEM DESIGN (PRIMARY & RESERVE) - WESTERN SYSTEM

CALCULATION FOR THIS DESIGN

3000 MINUTES/INCH STABILIZED PERCOLATION RATE

USE 31-45 MINUTES/INCH DESIGN RATE

APPLICATION RATE = 31-45 MINUTES/INCH = 0.5 GAL/DAY/SQ.FT.

83 WAREHOUSE EMPLOYEES (12 GPD/PERSON) = 996 GPD

REQUIRED AREA (SF) = FLOW RATE (GPD)/APPLICATION RATE = 996 GPD / 0.5 GAL/DAY/SQ.FT. = 1,992 SF

MINIMUM REQUIRED TRENCH LENGTH (EJEN 4 SFLF) = 498 LF

498 LF/MODULE = 125 EJEN-IN DRAIN UNITS REQUIRED

130 EJEN-IN DRAIN UNITS PROVIDED (10 ROWS, 13 MODULES EACH)

TOTAL TRENCH LENGTH PROVIDED = 520 LF

SHALLOW TRENCH DEPTH - PRIMARY

SHALLOW TRENCH DEPTH - RESERVE

DOSE DRAW

CALCULATION FOR THIS DESIGN

(10) 4 - INCH LATERALS 52 FEET IN LENGTH

4" PIPE AREA = (0.2514)(pi)(4) = 0.0872 SF

CONVERSION - 1 CF = 7.48 GAL

FIELD VOLUME = 10 * 52 * 0.0872 = 45.38 CF (339 GAL)

DOSE TARGET = 80% FIELD VOL. = 0.8*339 = 272 GAL

DOSE CHAMBER PRECAST SIPHON CHAMBER MODEL SC-SX9 (MODEL #313) BY WOODARDS CONCRETE PRODUCTS, INC. W/ 1" DRAW

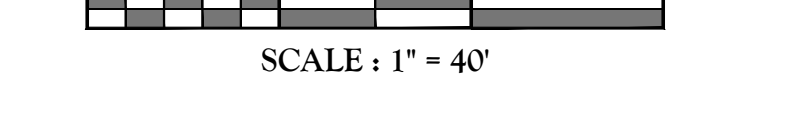
--> DOSE VOLUME = 280 GAL

LEGEND

EXISTING	PROPOSED
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NOTES:

- 1. SITE PLAN IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS IN THE SET.
- 2. NO WELLS EXIST WITHIN 300' OF THE PROPOSED SSDS.



SCALE: 1" = 40'

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Andrew B. Fetherston

NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER 073553-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
NY, C.O.# IR-901669

Andrew B. Fetherston

NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER 073553-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
NY, C.O.# IR-901669

SITE PLAN

FOR

310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

TOWN OF WAYANDATA
ORANGE COUNTY
NEW YORK STATE

Colliers

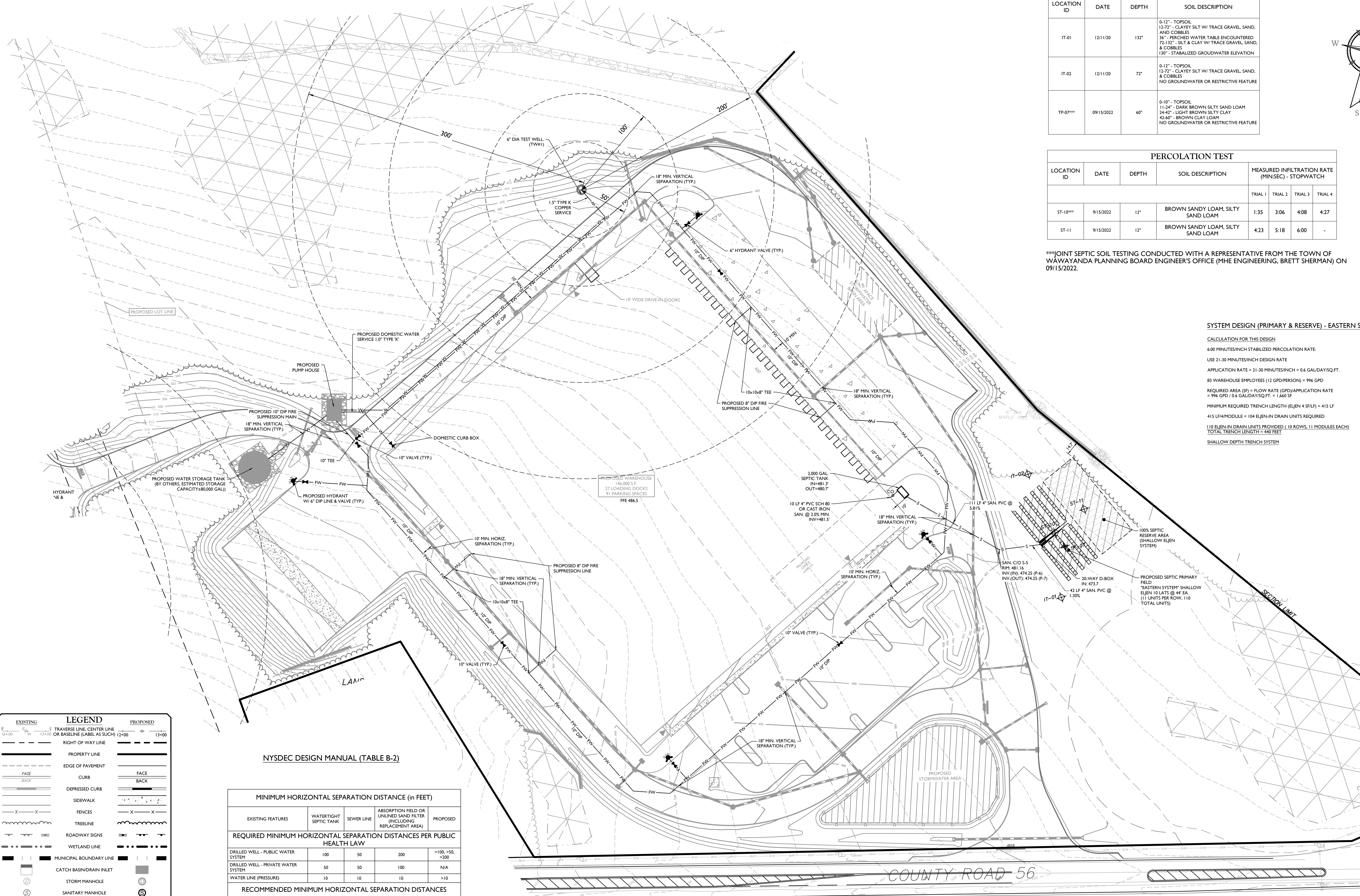
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Suite 101
New Windsor, NY 12553

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AS SHOWN: 03/10/2021
PROJECT NUMBER: 20003236A
DRAWING NAME: C-UTL

DRAWN BY: CDR
CHECKED BY: JED

SHEET TITLE:
UTILITY PLAN - LOT 1



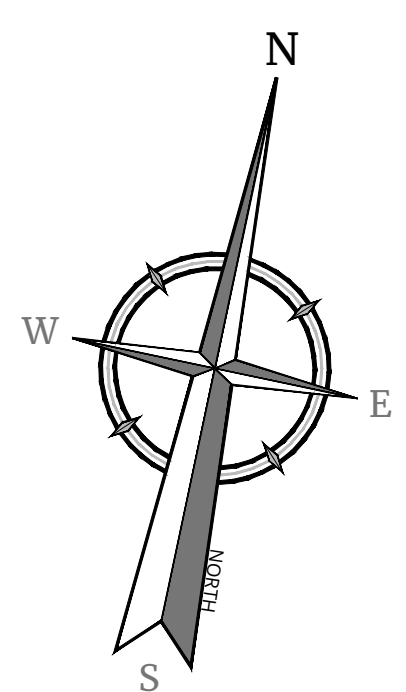
DEEP TEST			
LOCATION ID	DATE	DEPTH	SOIL DESCRIPTION
IT-01	12/11/20	132'	0'-12" - TOPSOIL 12.72' - CLAYEY SILT W/ TRACE GRAVEL, SAND, AND COBBLES 36' - PERCHED WATER TABLE ENCOUNTERED 72-132" - SILT & CLAY W/ TRACE GRAVEL, SAND, & COBBLES 130" - STABILIZED GROUNDWATER ELEVATION
IT-02	12/11/20	72'	0'-12" - TOPSOIL 12.72' - CLAYEY SILT W/ TRACE GRAVEL, SAND, & COBBLES NO GROUNDWATER OR RESTRICTIVE FEATURE
TP-07**	09/15/2022	60'	0'-10" - TOPSOIL 11.24" - DARK BROWN SILTY SAND LOAM 24.42" - LIGHT BROWN SILTY CLAY 42.46" - BROWN CLAY LOAM NO GROUNDWATER OR RESTRICTIVE FEATURE

PERCOLATION TEST							
LOCATION ID	DATE	DEPTH	SOIL DESCRIPTION	MEASURED INFILTRATION RATE (MIN/SEC) - STOPWATCH			
				TRIAL 1	TRIAL 2	TRIAL 3	TRIAL 4
ST-10**	9/15/2022	12"	BROWN SANDY LOAM, SILTY SAND LOAM	1:35	3:06	4:08	4:27
ST-11	9/15/2022	12"	BROWN SANDY LOAM, SILTY SAND LOAM	4:23	5:18	6:00	-

**JOINT SEPTIC SOIL TESTING CONDUCTED WITH A REPRESENTATIVE FROM THE TOWN OF WAWAYANDA PLANNING BOARD ENGINEER'S OFFICE (MHE ENGINEERING, BRETT SHERMAN) ON 09/15/2022.

SYSTEM DESIGN (PRIMARY & RESERVE) - EASTERN SYSTEM

CALCULATION FOR THIS DESIGN
 6000 MINUTES/INCH STABILIZED PERCOLATION RATE
 USE 21-30 MINUTES/INCH DESIGN RATE
 APPLICATION RATE = 21-30 MINUTES/INCH = 0.6 GAL/DAY/SQ.FT.
 83 WAREHOUSE EMPLOYEES (12 GPD/PERSON) = 996 GPD
 REQUIRED AREA (SF) = FLOW RATE (GPD)/APPLICATION RATE = 996 GPD / 0.6 GAL/DAY/SQ.FT. = 1,660 SF
 MINIMUM REQUIRED TRENCH LENGTH (EJEN 4 SF/LF) = 415 LF
 415 LF/MODULE = 104 EJEN-IN DRAIN UNITS REQUIRED
 110 EJEN-IN DRAIN UNITS PROVIDED (10 ROWS, 11 MODULES EACH)
 TOTAL TRENCH LENGTH = 440 FEET
 SHALLOW DEPTH TRENCH SYSTEM

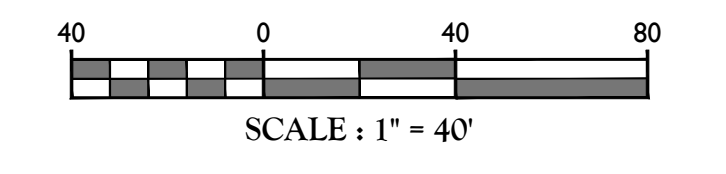


LEGEND	
EXISTING	PROPOSED
Traverse line, center line	Traverse line, center line
Right of way line	Right of way line
Property line	Property line
Edge of pavement	Edge of pavement
Depressed curb	Depressed curb
Sidewalk	Sidewalk
Fences	Fences
Treeline	Treeline
Roadway signs	Roadway signs
Wetland line	Wetland line
Municipal boundary line	Municipal boundary line
Catch basin/drain inlet	Catch basin/drain inlet
Storm manhole	Storm manhole
Sanitary manhole	Sanitary manhole
Flared end section	Flared end section
Headwall	Headwall
Hydrant	Hydrant
Pole mounted light	Pole mounted light
Cable TV conduit	Cable TV conduit
Water main	Water main
Gas main	Gas main
Telephone conduit	Telephone conduit
Electric conduit	Electric conduit
Sanitary pipe	Sanitary pipe
Storm pipe	Storm pipe
Deep test	Deep test
Percolation test	Percolation test
Stormwater infiltration test	Stormwater infiltration test
Sanitary cleanout	Sanitary cleanout

NYSDEC DESIGN MANUAL (TABLE B-2)

MINIMUM HORIZONTAL SEPARATION DISTANCE (in FEET)				
EXISTING FEATURES	WATER TIGHT SEPTIC TANK	SEWER LINE	ABSORPTION FIELD OR UNLINED SAND FILTER (INCLUDING REPLACEMENT AREA)	PROPOSED
REQUIRED MINIMUM HORIZONTAL SEPARATION DISTANCES PER PUBLIC HEALTH LAW				
DRILLED WELL - PUBLIC WATER SYSTEM	100	50	200	>100, >50, >200
DRILLED WELL - PRIVATE WATER SYSTEM	50	50	100	N/A
WATER LINE (PRESSURE)	10	10	10	>10
RECOMMENDED MINIMUM HORIZONTAL SEPARATION DISTANCES				
SURFACE WATER	50	25	100	>100
INTERCEPTOR DRAIN / OPEN DRAINAGE DIVERSION TO SURFACE WATER	25	25	50	>25, >25, >50
STORMWATER MANAGEMENT PRACTICE DISCHARGING TO SURFACE WATER	50	25	100	>50, >25, >100
CLUEVERT (TIGHT PIPE)	25	10	35	>25, >10, >35
CLUEVERT OPENING	25	25	50	>25, >25, >50
CATCH BASIN	25	N/A	50	>25, >50
FOUNDATION	10	N/A	20	>10, >20
PROPERTY LINE	10	10	10	>10
WETLAND (NYSDEC)	100	100	100	>100

- NOTES:**
- SITE PLAN IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS IN THE SET.
 - NO WELLS EXIST WITHIN 300' OF THE PROPOSED SDDS.



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REV	DATE	DESCRIPTION
1	09/20/21	ISSUED FOR TOWN & CONSULTANT COMMENTS AND STORMWATER TESTING.
2	09/20/21	ISSUED FOR PLANNING BOARD COMMENTS.
3	09/22/21	ISSUED FOR EXISTING UTILITY LOCATIONS.
4	07/27/21	ISSUED FOR EXISTING UTILITY LOCATIONS.
5	09/22/21	ISSUED FOR EXISTING UTILITY LOCATIONS.
6	07/22/21	ISSUED FOR EXISTING UTILITY LOCATIONS.
7	10/02/21	ISSUED FOR EXISTING UTILITY LOCATIONS.

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Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 073553-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 9017469

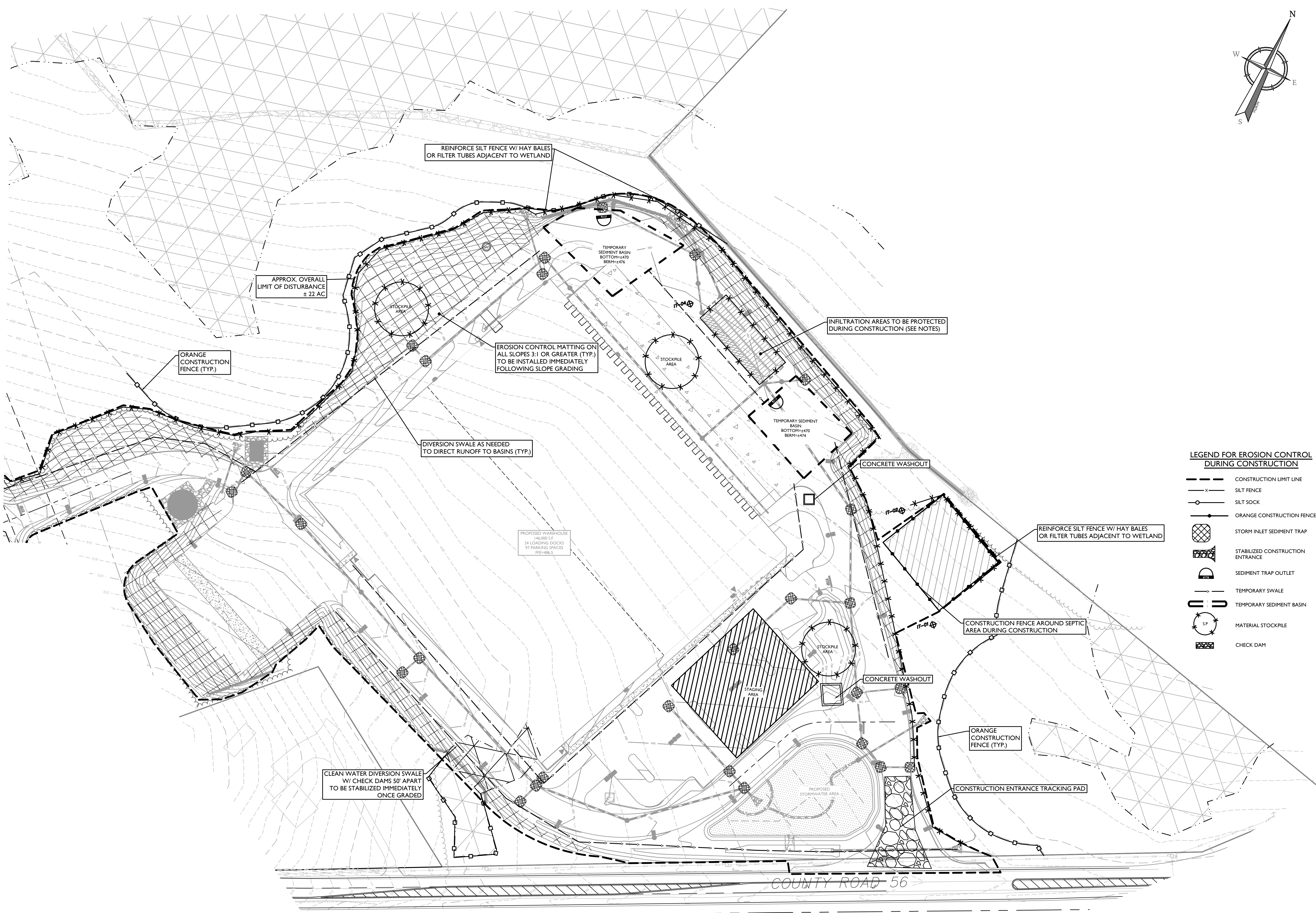
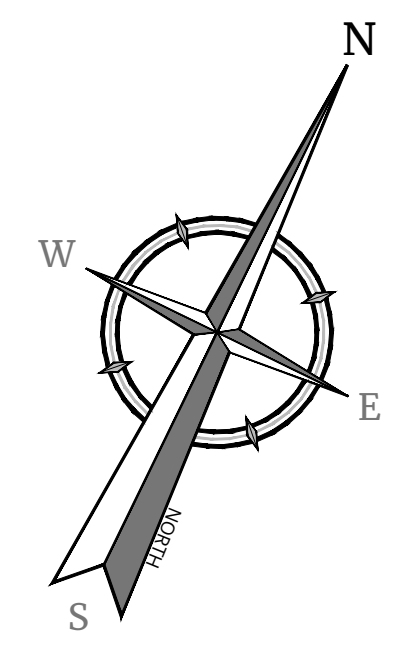
SITE PLAN
FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
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SHEET NUMBER
09 of 22



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- CONSTRUCTION LIMIT LINE
- SILT FENCE
- SILT SOCK
- ORANGE CONSTRUCTION FENCE
- STORM INLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT TRAP OUTLET
- TEMPORARY SWALE
- TEMPORARY SEDIMENT BASIN
- MATERIAL STOCKPILE
- CHECK DAM

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REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION	BY	CHECKED
1	06/02/21	REVISION PER TOWN & CONSULTANT COMMENTS AND STORMWATER TESTING.	CDR	JED
2	08/02/21	REVISION PER PLANNING BOARD COMMENTS.	CDR	JED
3	09/22/21	REVISION PER PLANNING BOARD COMMENTS.	CDR	JED
4	07/27/22	REVISION PER PLANNING BOARD COMMENTS.	CDR	JED
5	09/22/22	REVISION PER PLANNING BOARD COMMENTS.	CDR	JED
6	07/27/22	REVISION PER PLANNING BOARD COMMENTS.	CDR	JED
7	10/02/22	REVISION PER PLANNING BOARD COMMENTS.	CDR	JED

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Andrew B. Fetherston

Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 073555-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 9017699

SITE PLAN
FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design

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SUITE 101
NEW WINDSOR, NY 12553
PHONE: 845.564.4495

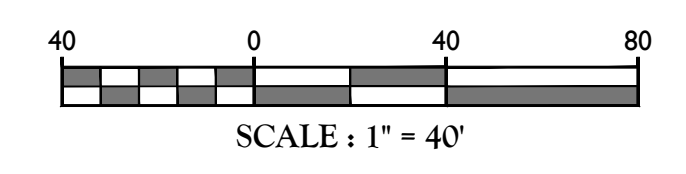
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ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN 03/10/2021 DRAWN BY: CDR CHECKED BY: JED
PROJECT NUMBER: 20003236A DRAWING NAME: C-SE5C

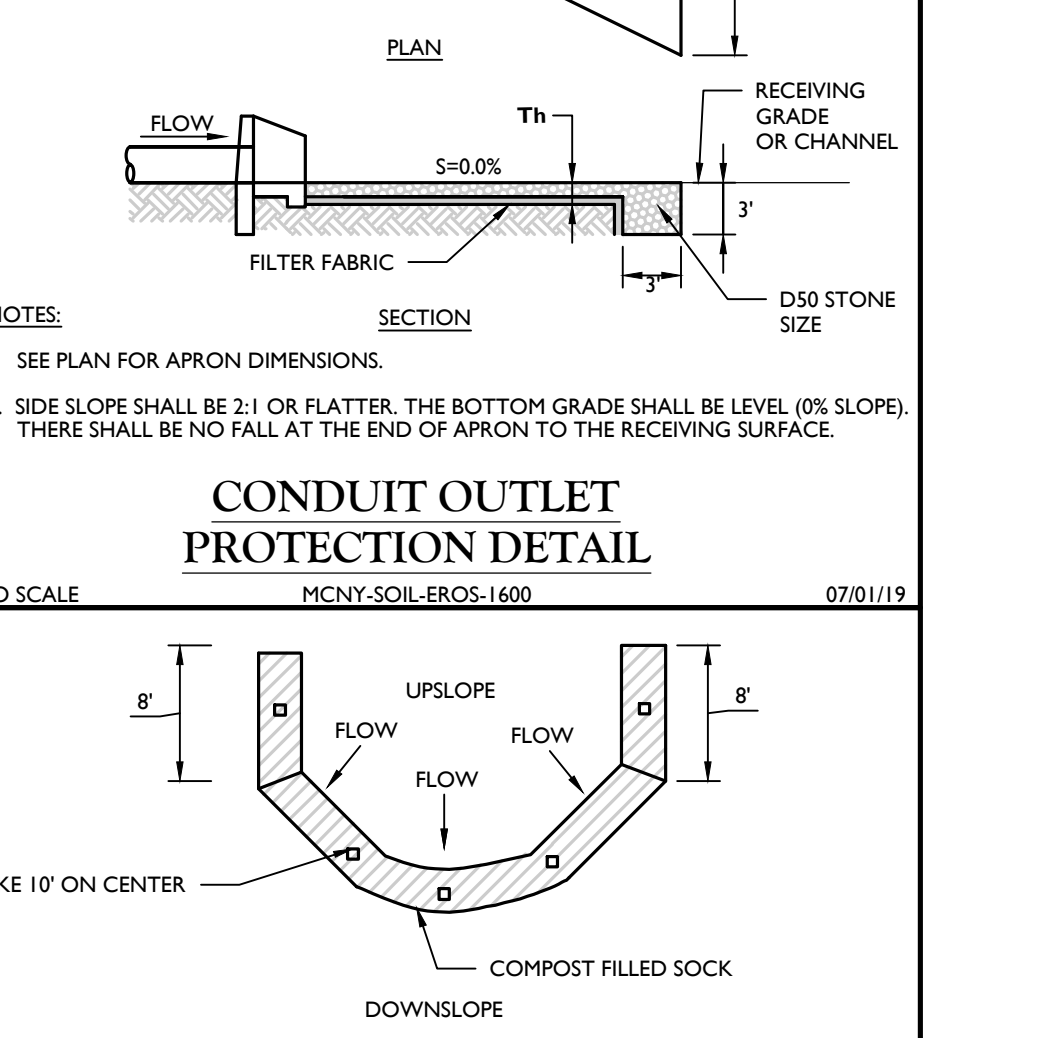
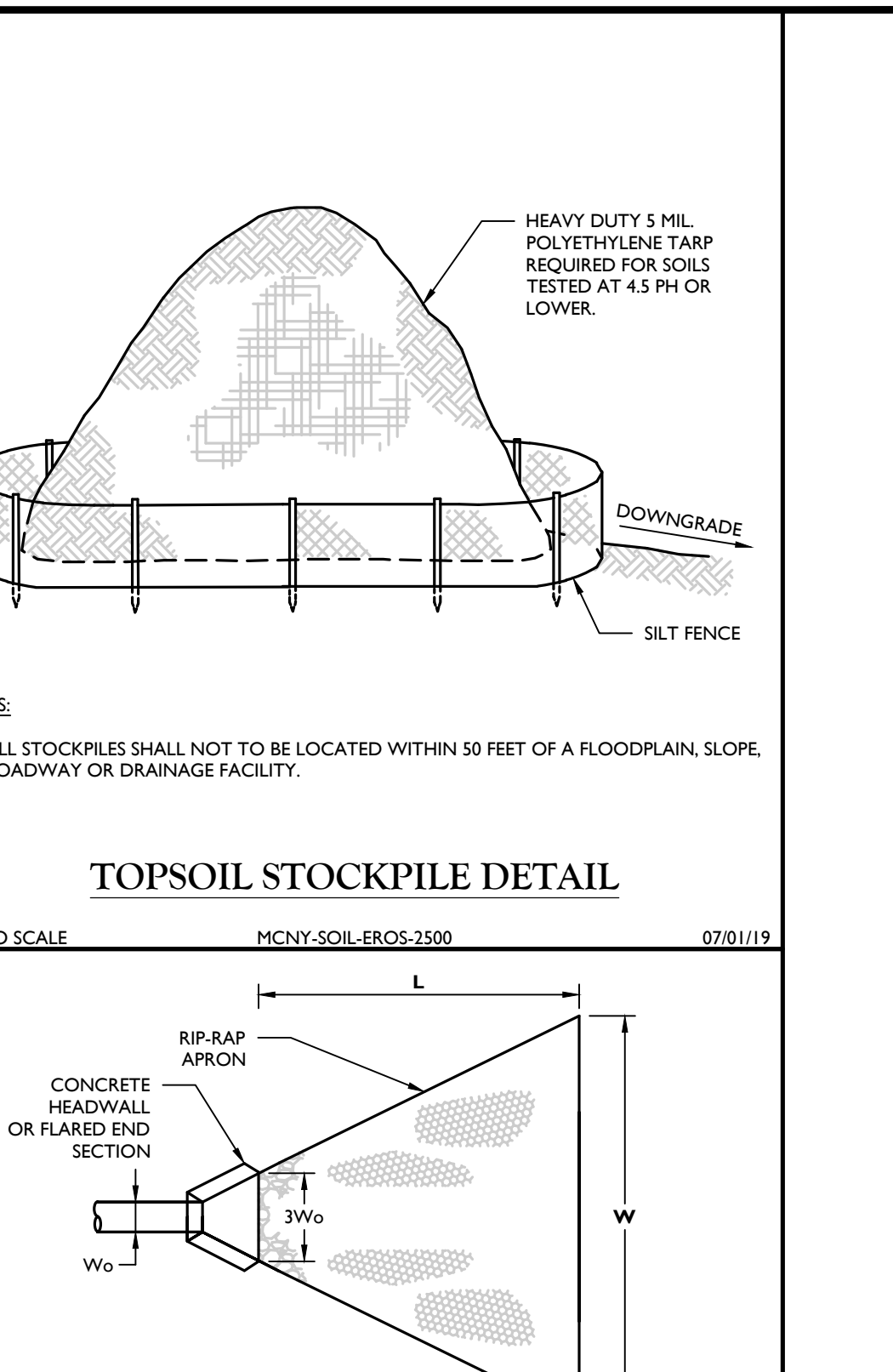
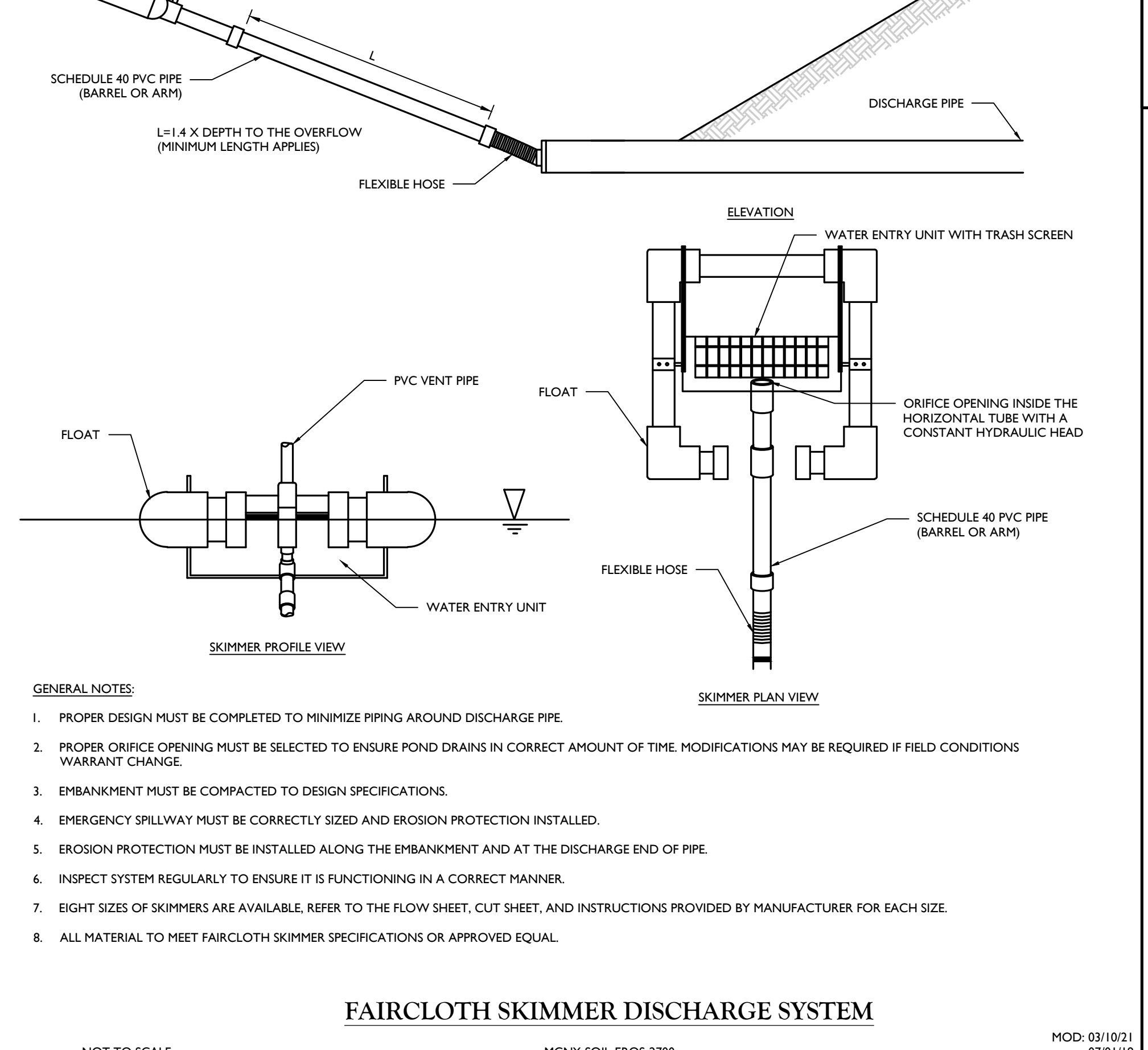
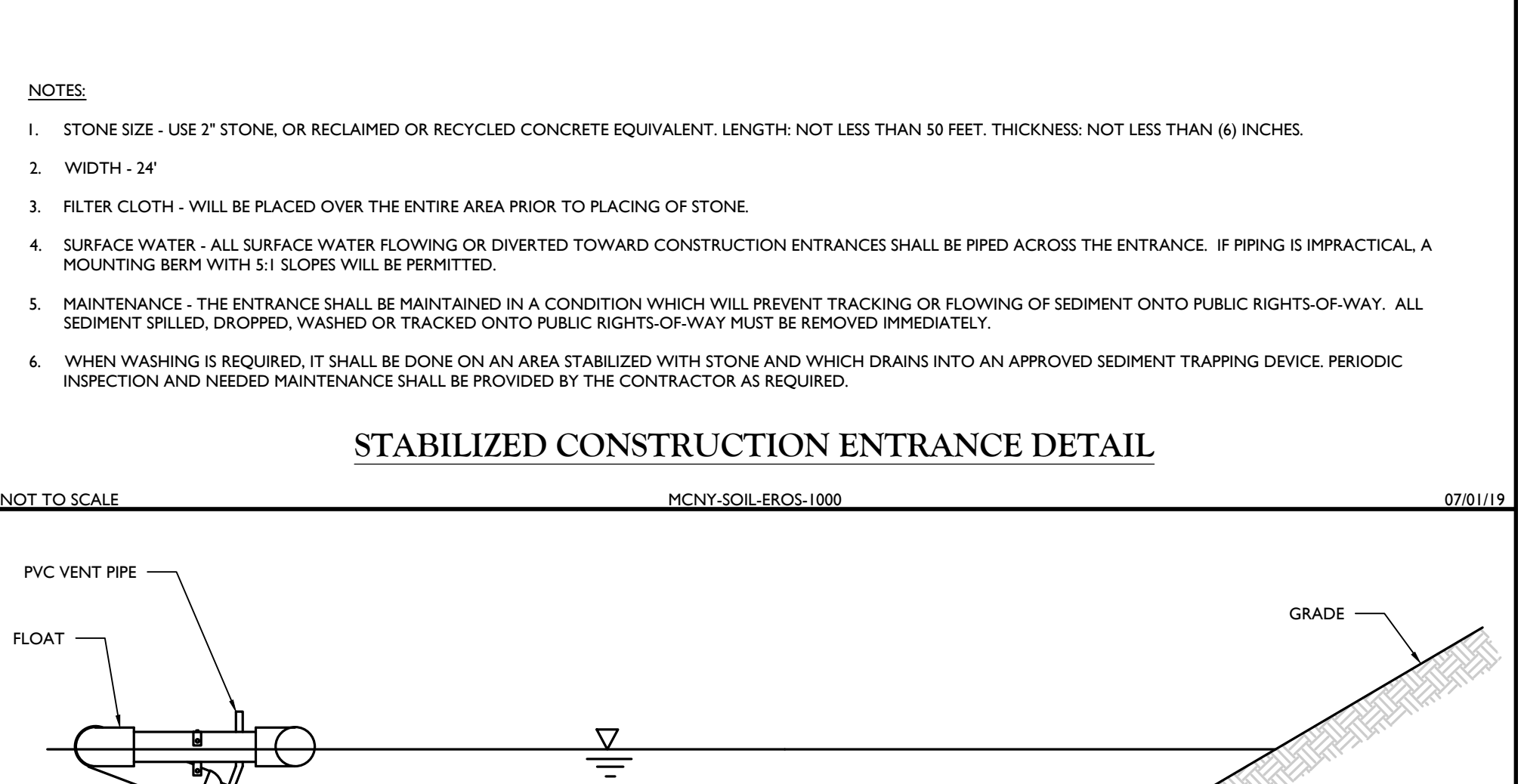
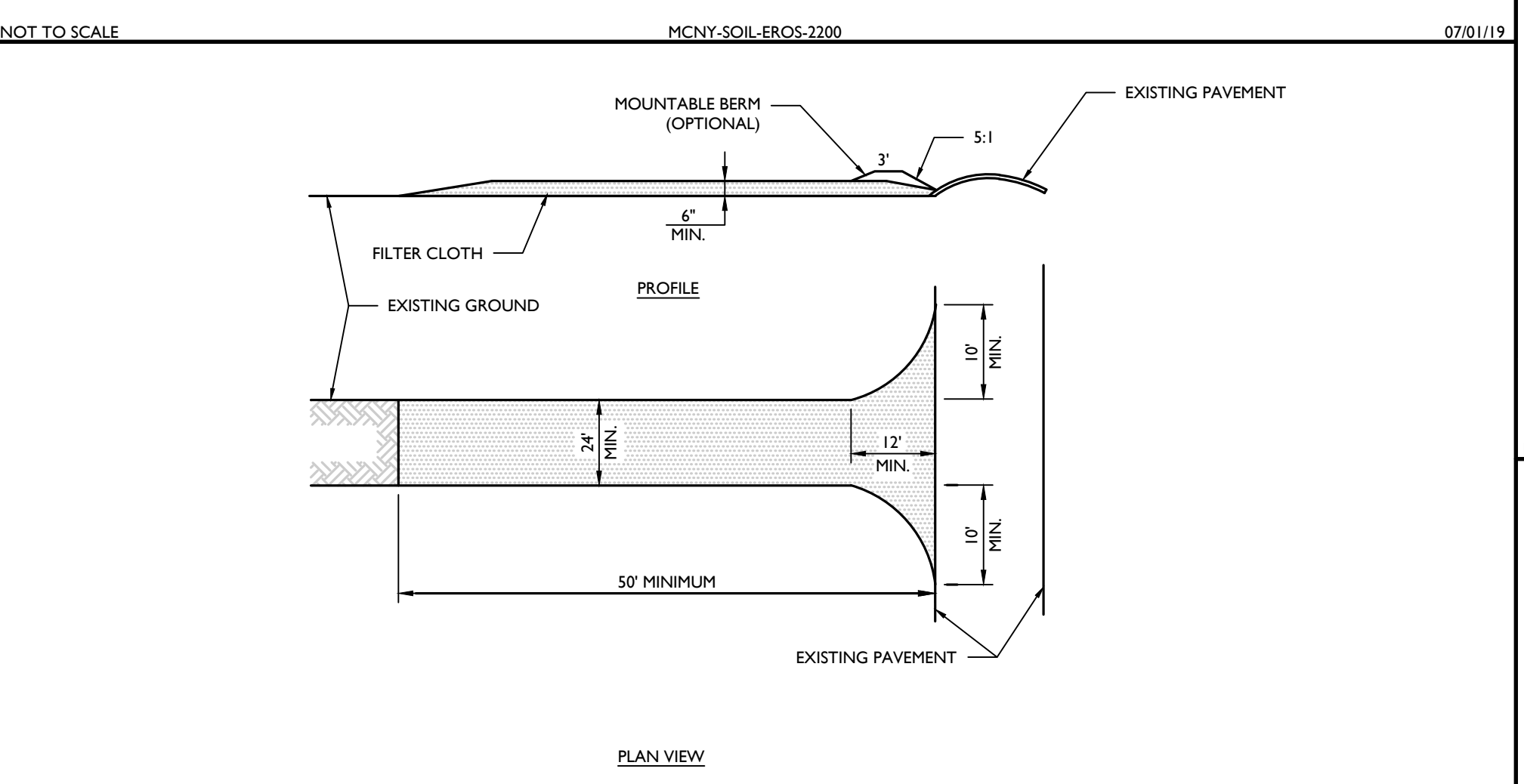
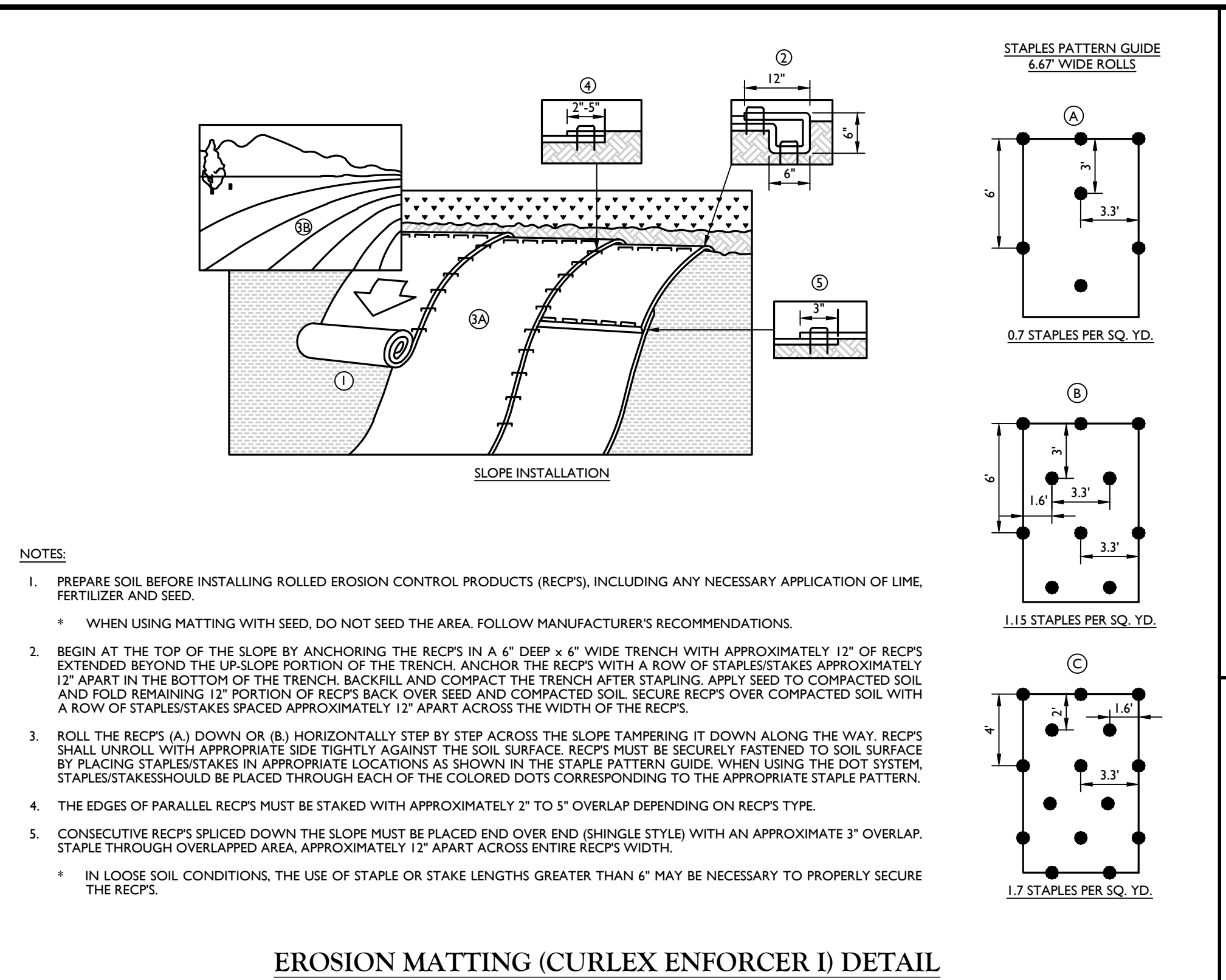
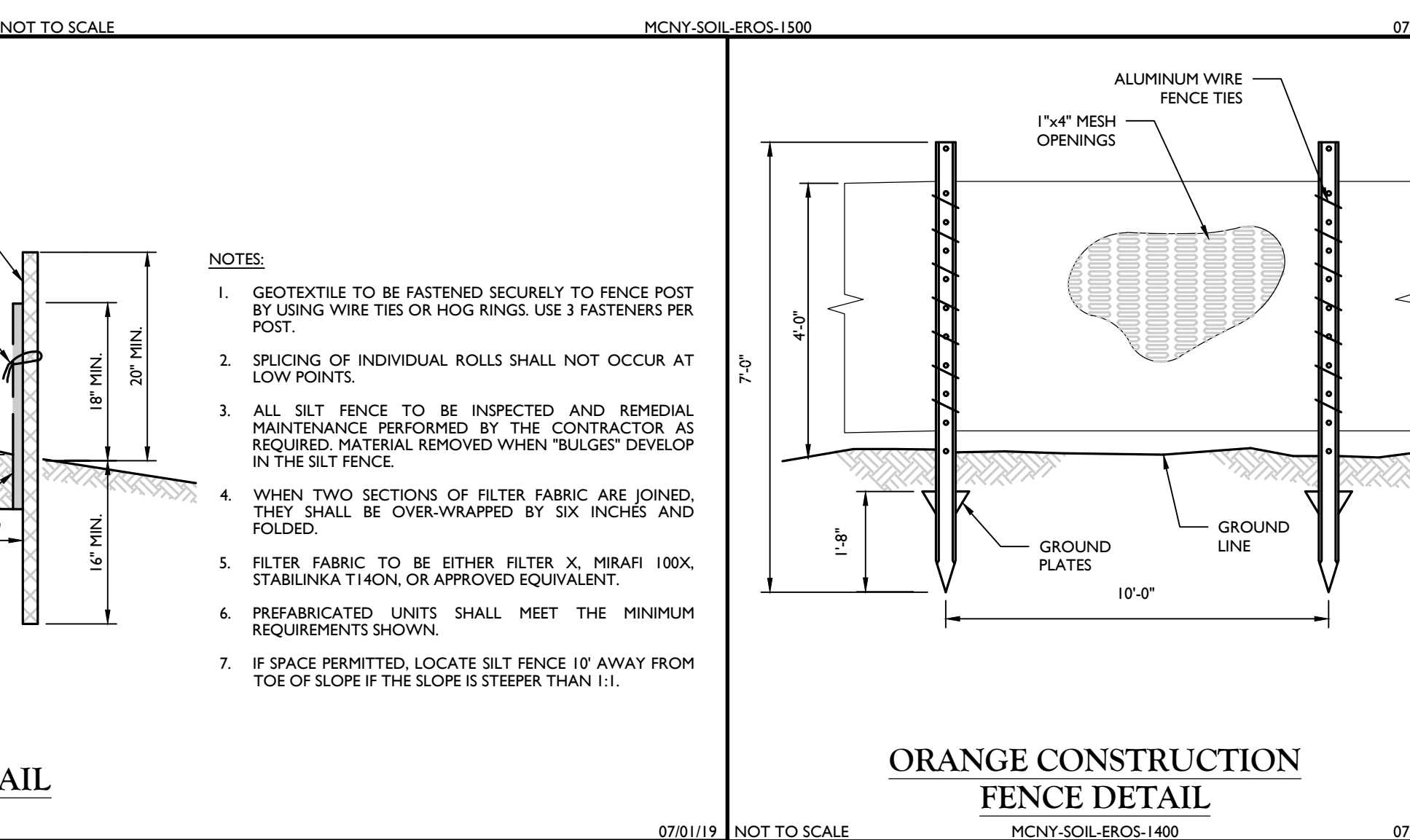
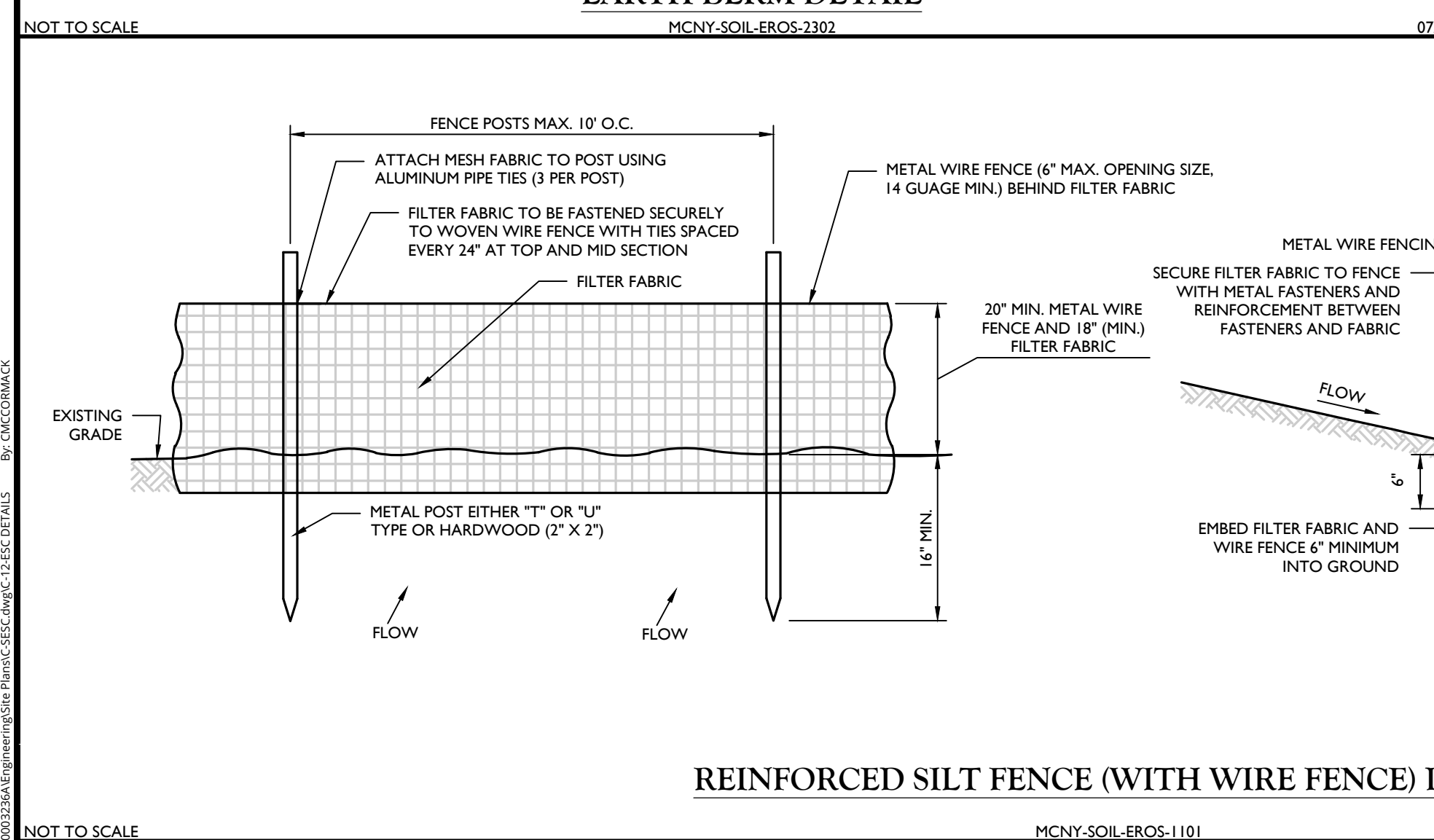
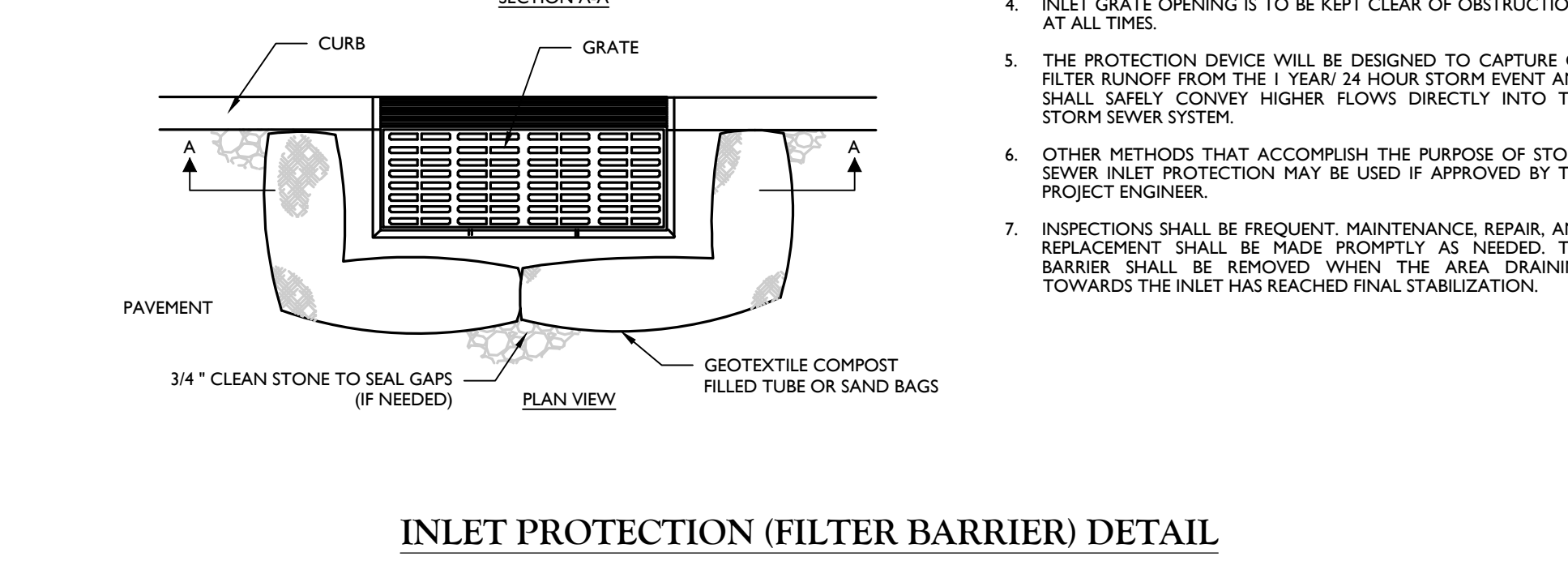
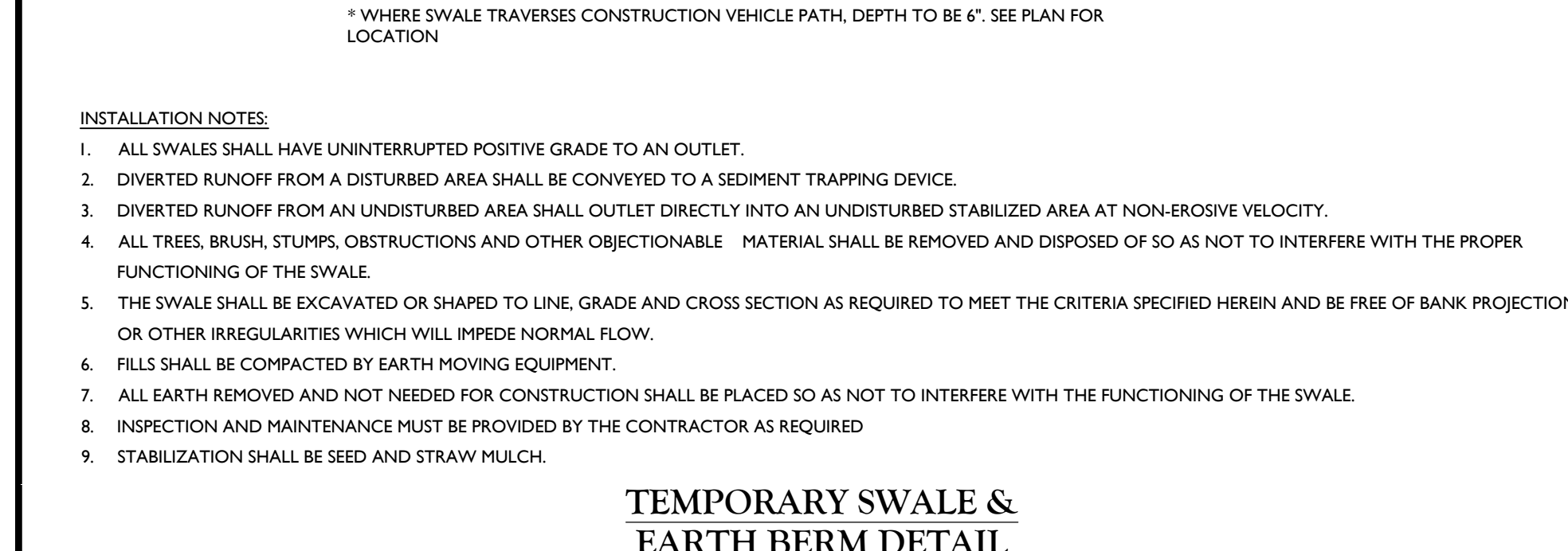
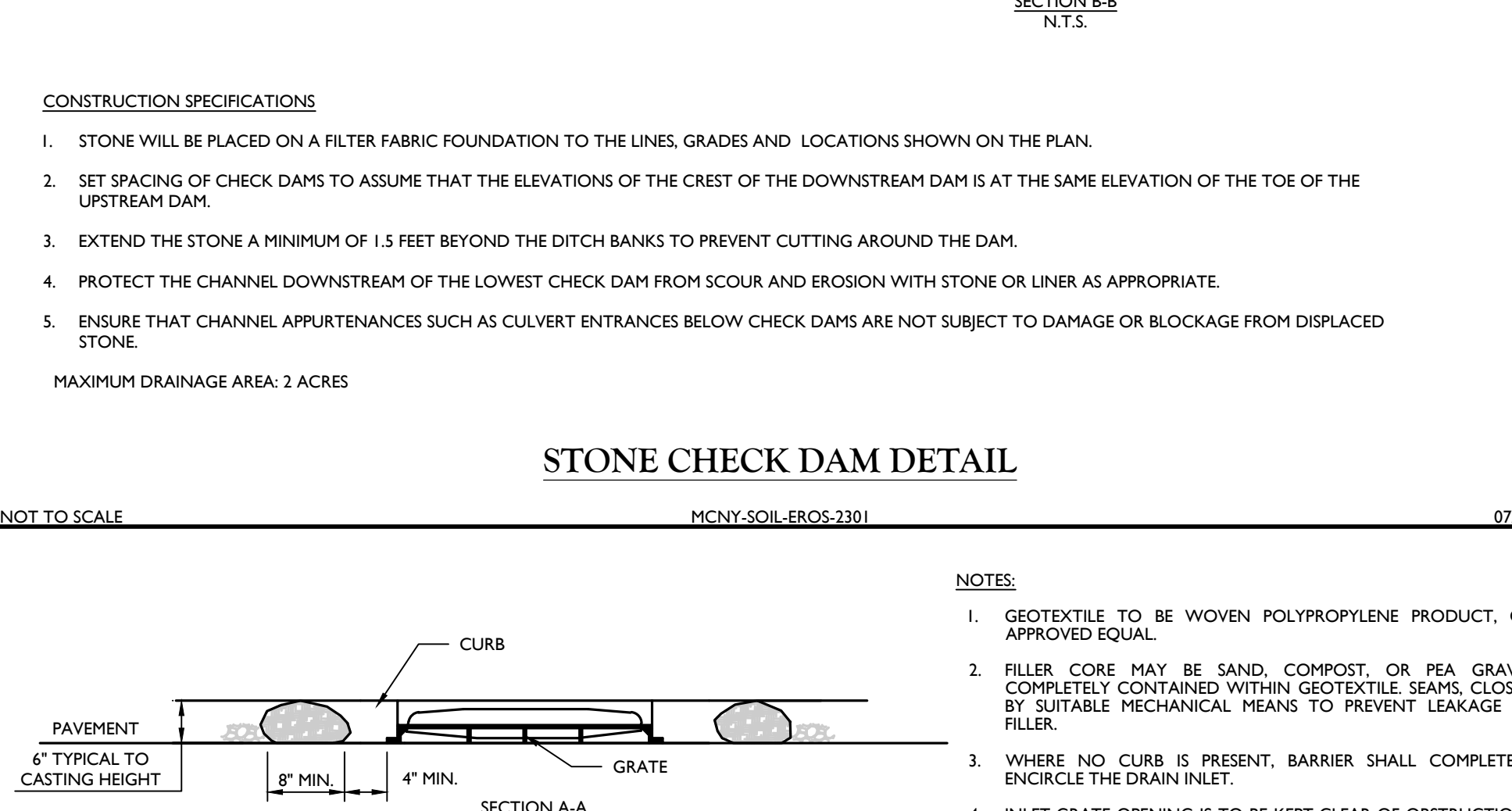
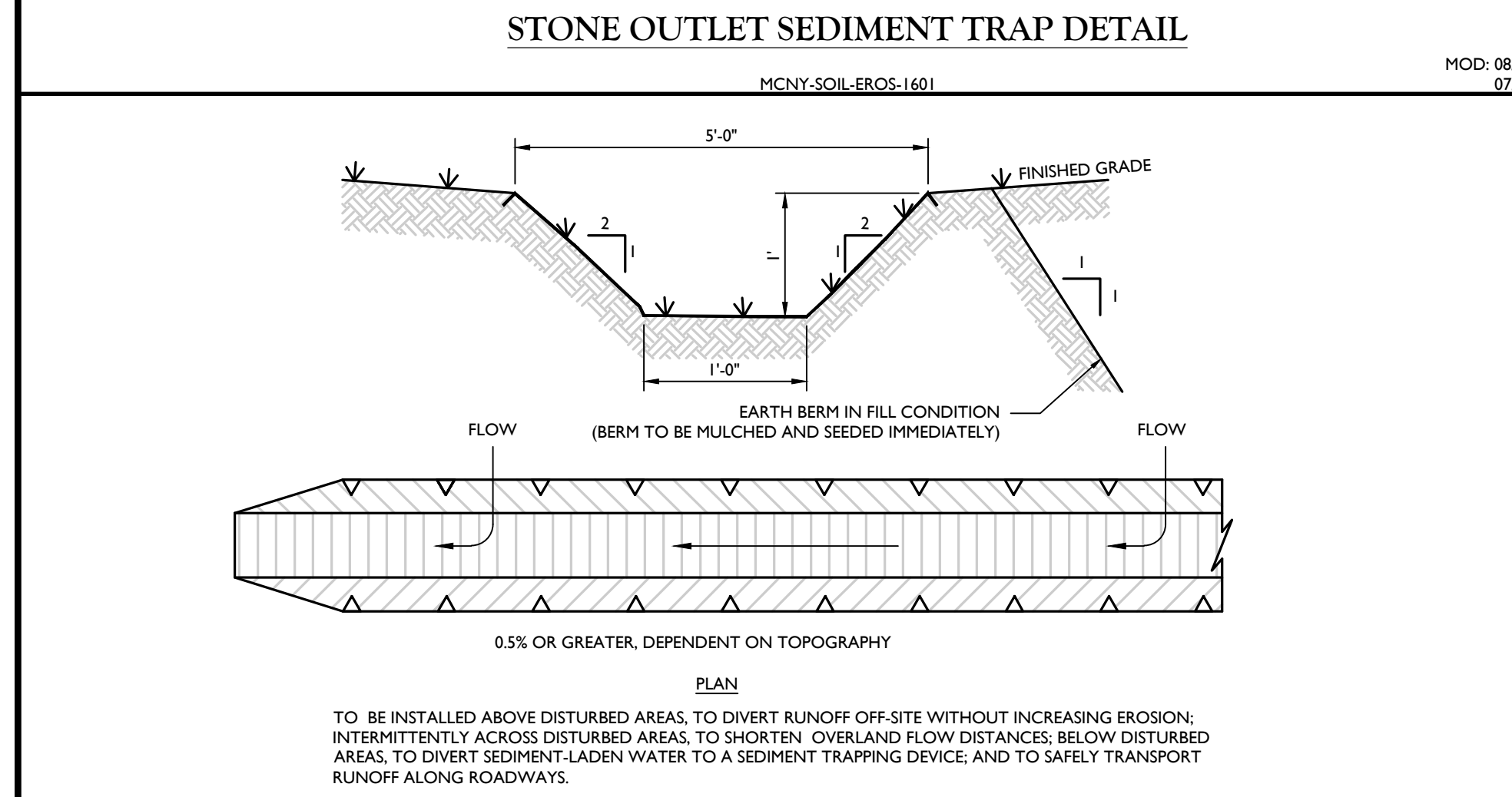
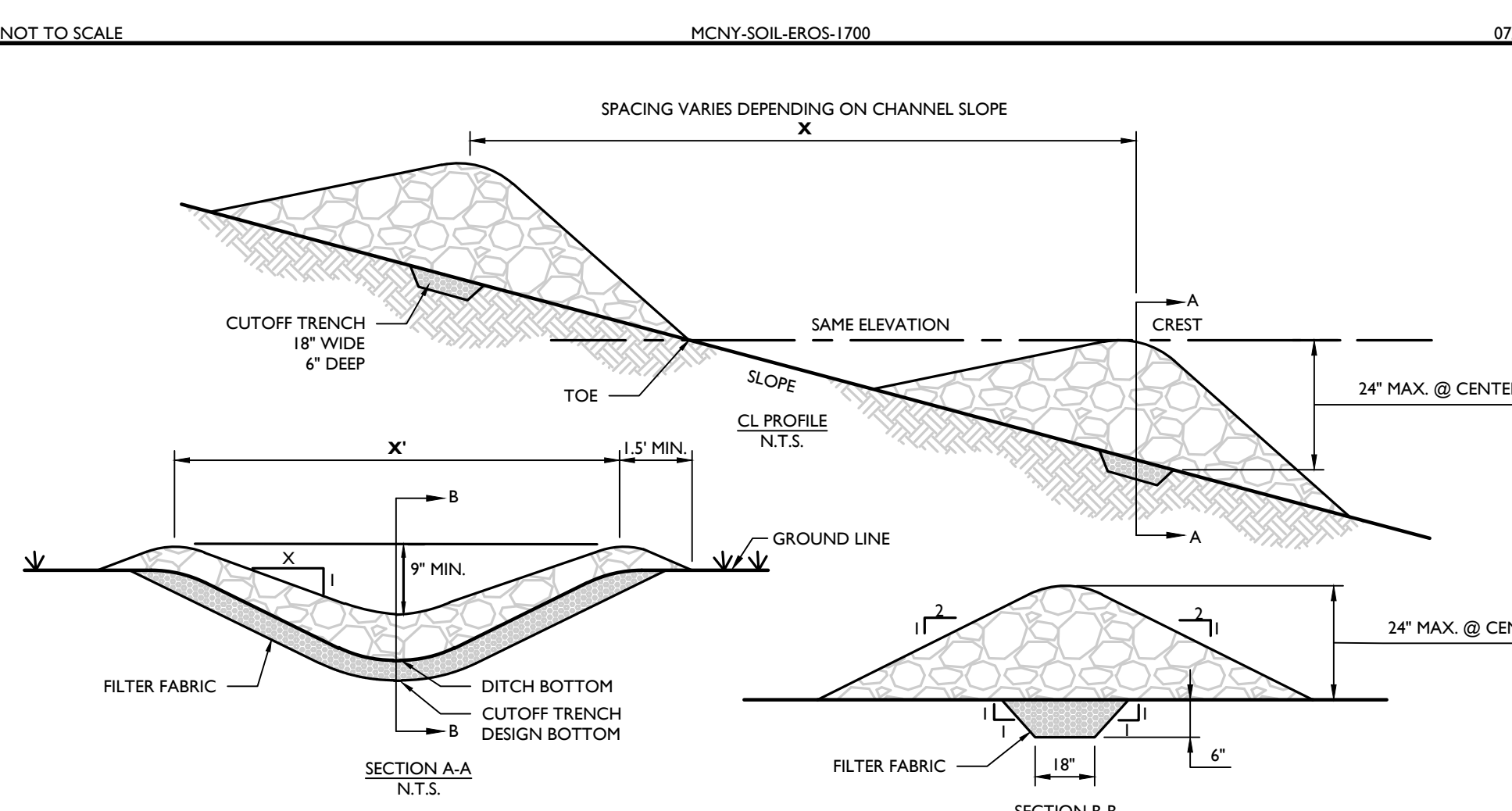
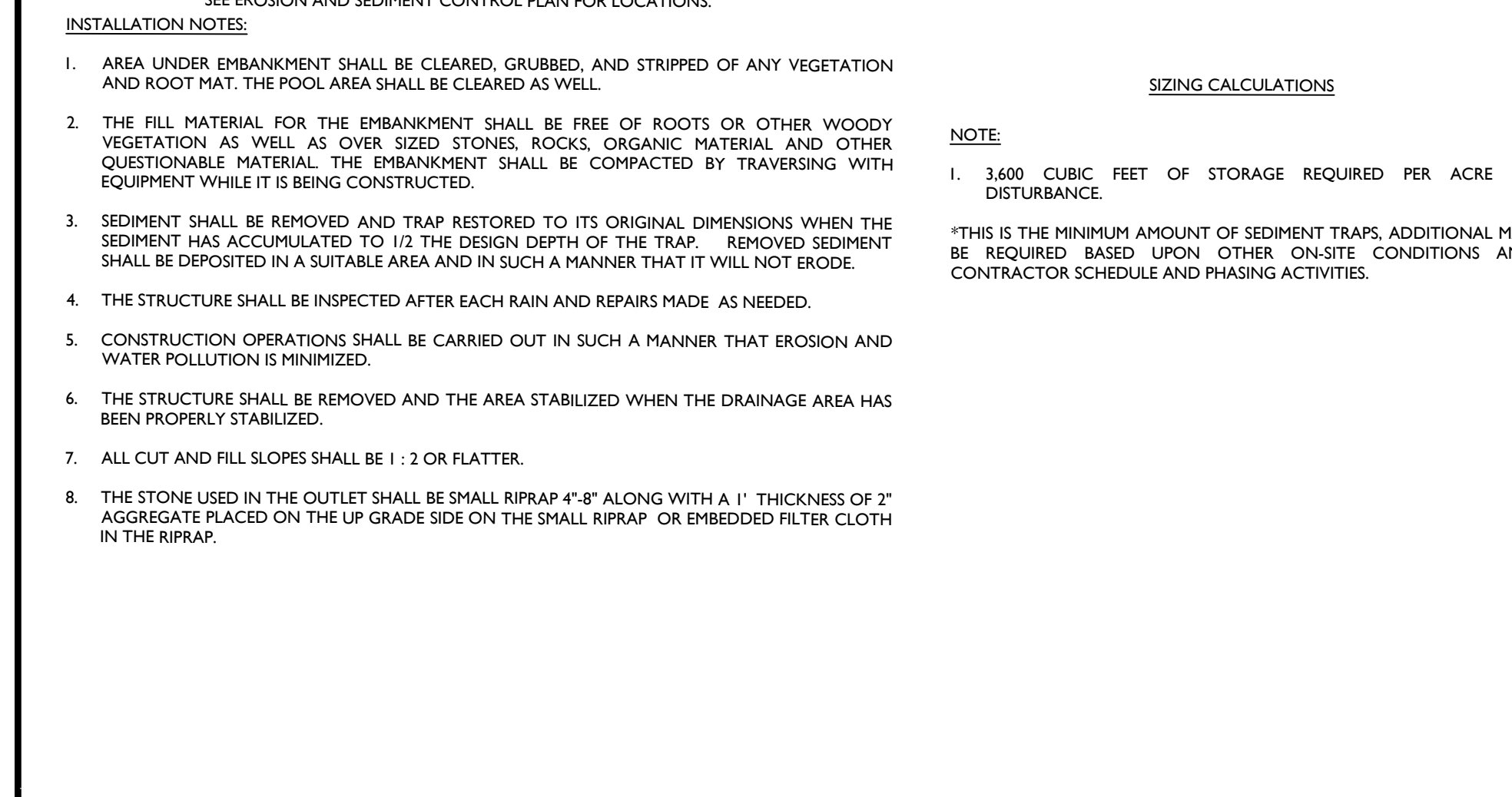
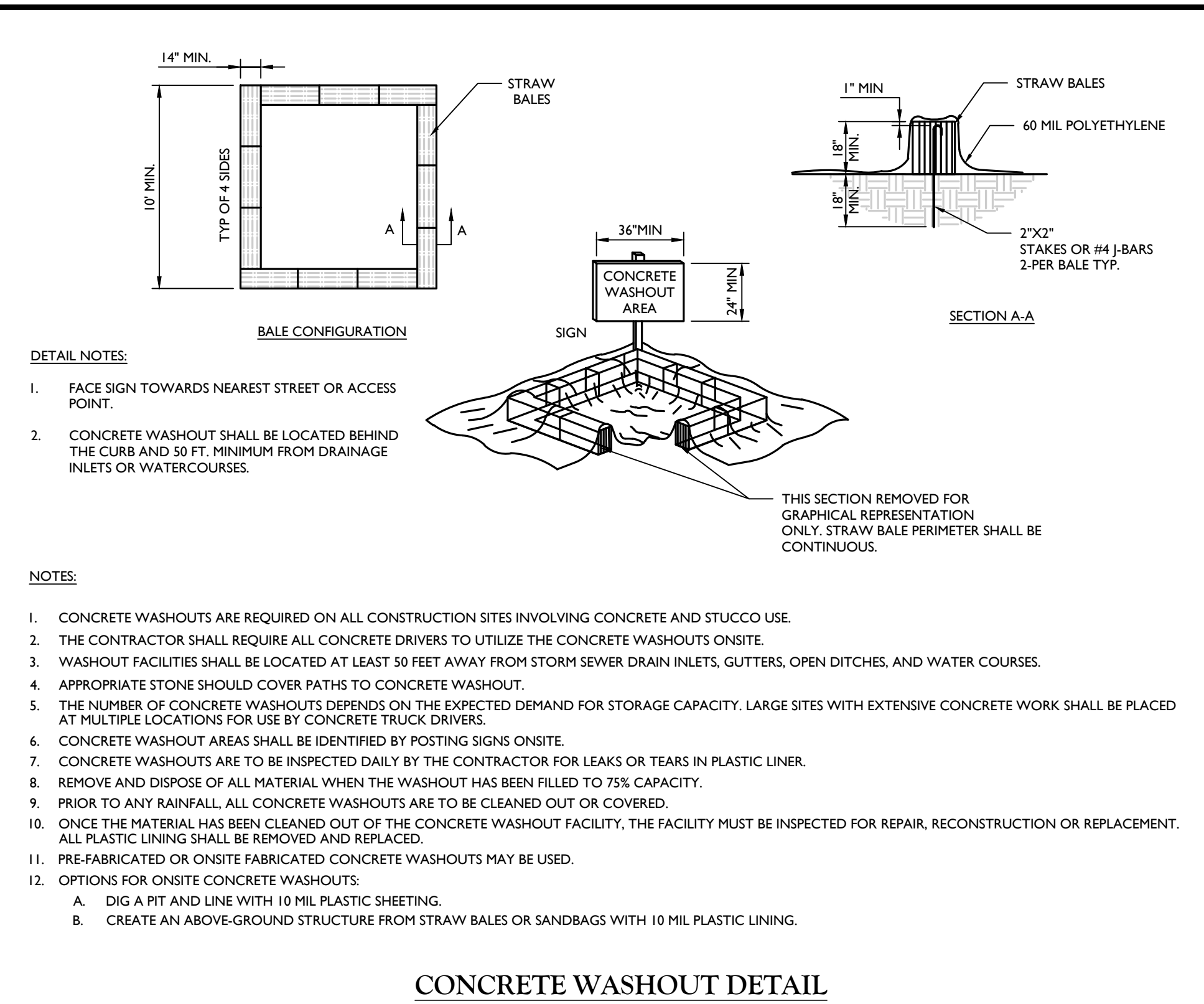
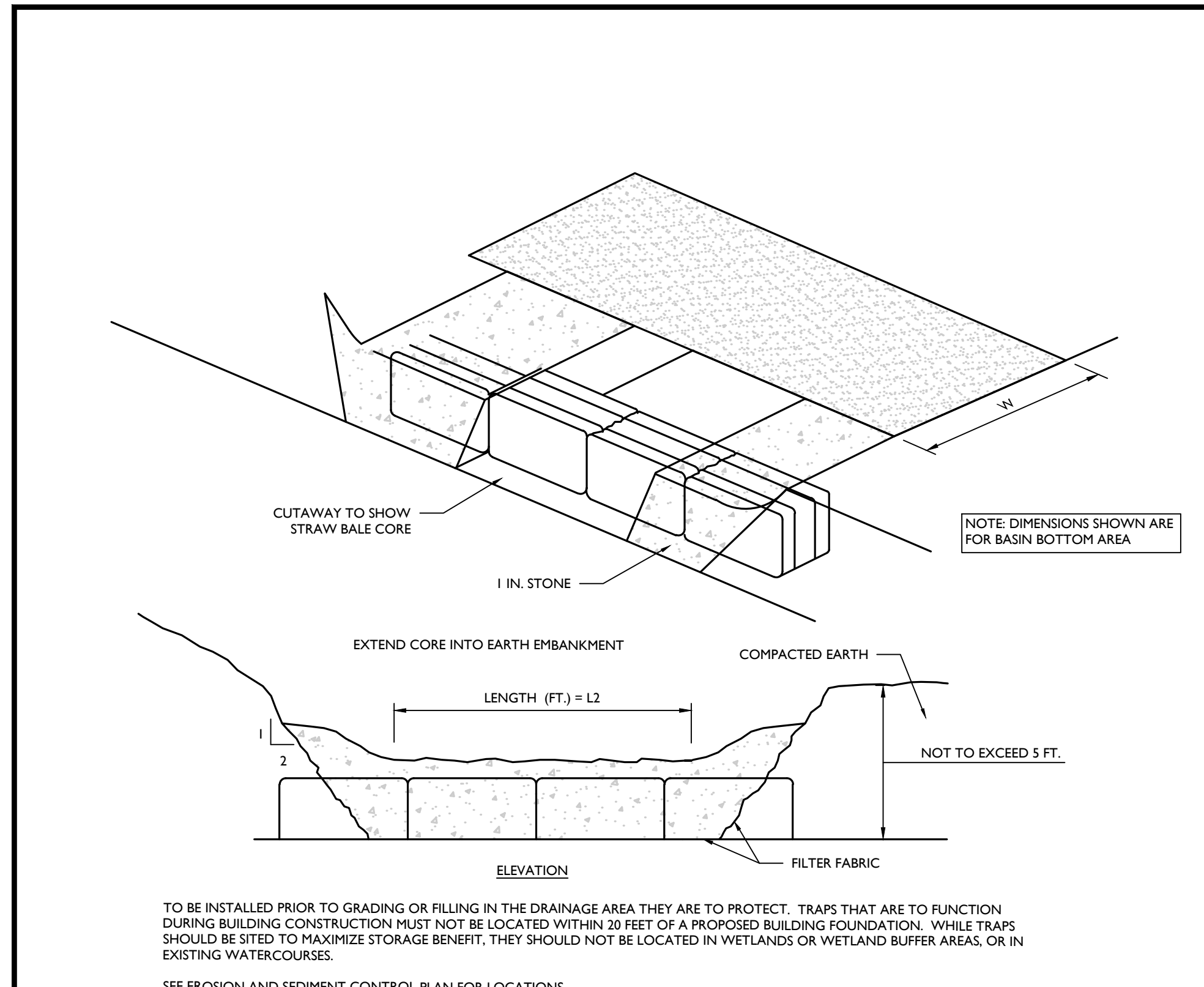
TOWN OF WAWAYANDA PLANNING BOARD

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
11 of 22



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



DIA. (in.)	2	5	10	20	33	50
8	225	200	100	50	30	20
12	350	225	125	65	50	40
18	375	250	150	70	55	45
24	350	275	200	100	60	35
32	450	325	275	150	120	75

*Length in feet



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N.Y. C.O.# A-9017669

Andrew B. Fetherston
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N.Y. C.O.# A-9017669

SITE PLAN

FOR

310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

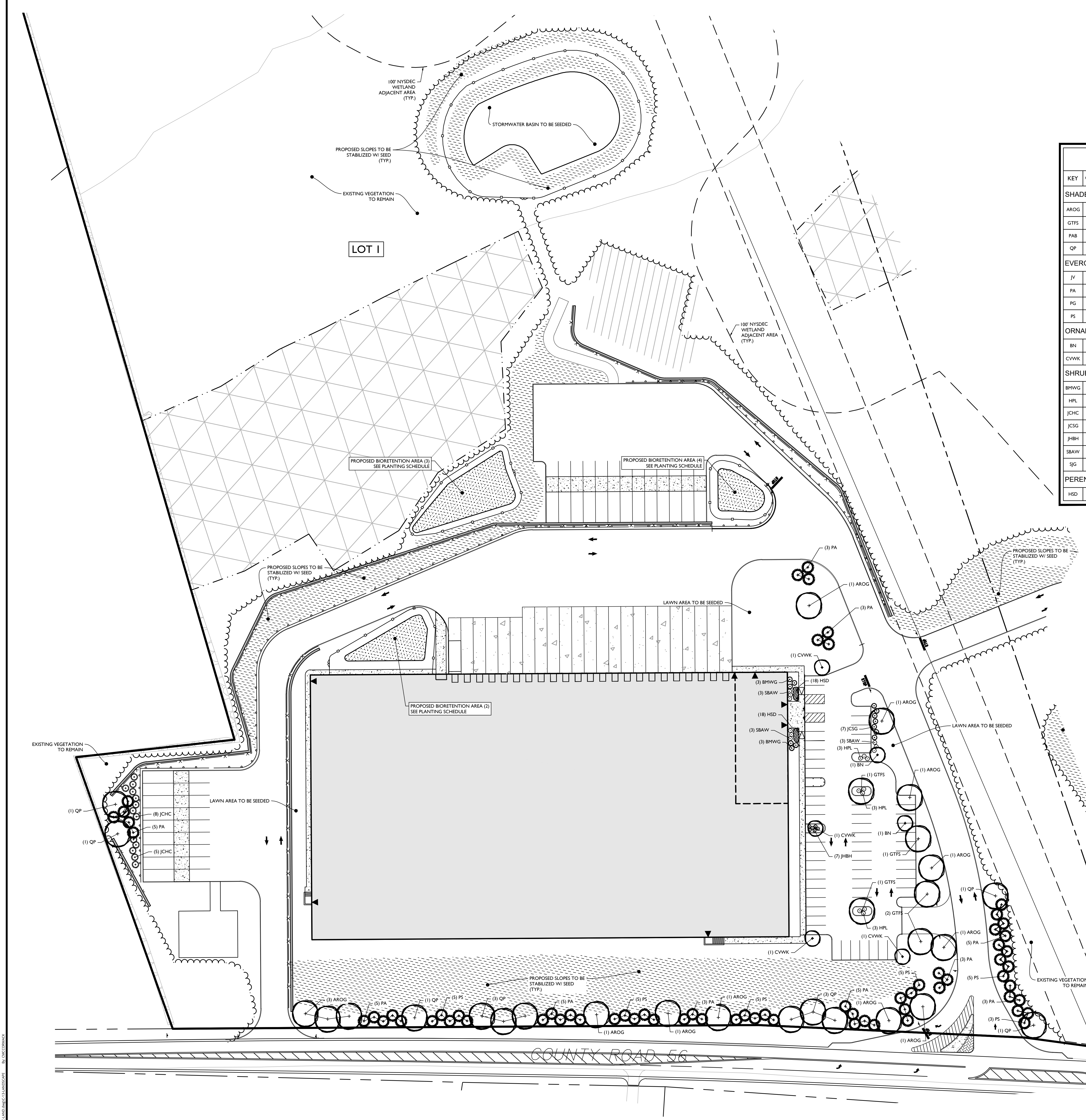
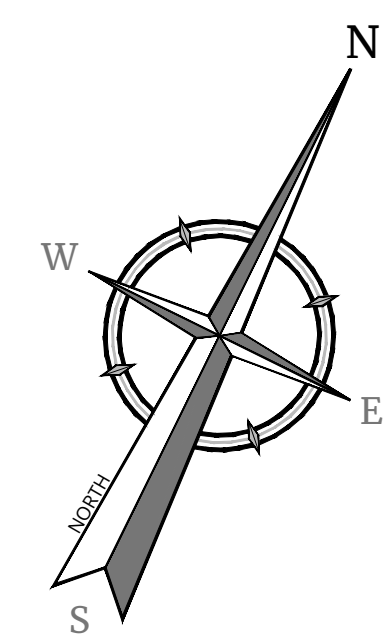
**TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE**

NEWBURGH
555 Hudson Valley Avenue Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Colliers Engineering & Design, P.C.
DOING BUSINESS AS MASER CONSULTING ENGINEERS & LANDSCAPE ARCHITECTS

Colliers Engineering & Design

SHEET TITLE: **SOIL EROSION & SEDIMENT CONTROL DETAILS**

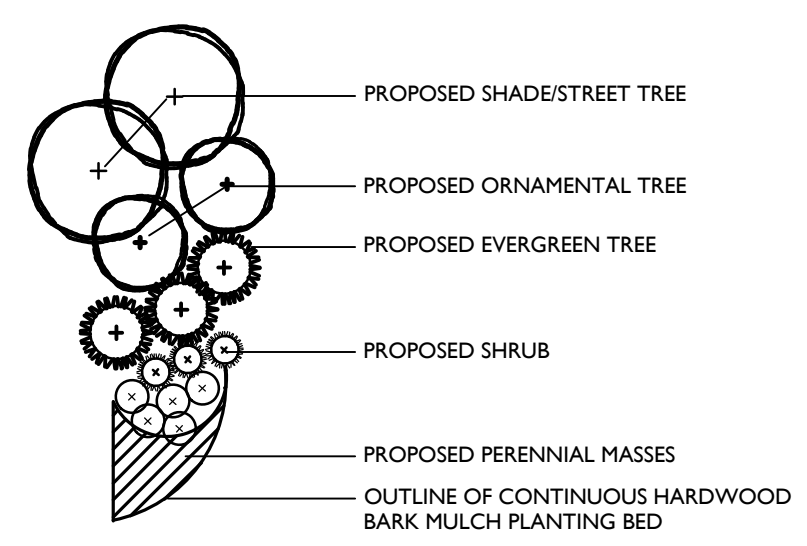
12 of 22



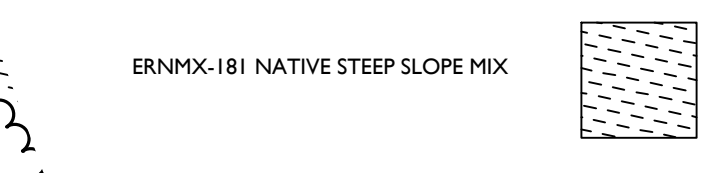
SITE PLANTING SCHEDULE (LOTS 1 & 2)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
SHADE/STREET TREES								
ARQG	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
GTF5	10	GLEDITSIA TRIACANTHOS F. 'INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
PA8	8	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD SYCAMORE		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
QP	12	QUERCUS PALUSTRIS	PIN OAK		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES								
JV	34	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7"			CONT.	TYPICAL SPECIES HABIT
PA	61	PICEA ABIES	NORWAY SPRUCE	6'-7"			B & B	DENSE / TYP. SPECIES HABIT
PG	6	PICEA GLAUCA	WHITE SPRUCE	6'-7"			B & B	DENSE / TYP. SPECIES HABIT
PS	36	PINUS STROBUS	EASTERN WHITE PINE	6'-7"			B & B	DENSE / TYP. SPECIES HABIT
ORNAMENTAL TREES								
BN	5	BETULA NIGRA	RIVER BIRCH	8'-10'			CONT.	MULTISTEM/TYP. SPECIES HABIT
CWVK	6	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN		1-3/4" - 2"		CONT.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS								
BHWG	12	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"			CONT.	TYPICAL SPECIES HABIT
HPL	9	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24"-30"			CONT.	TYPICAL SPECIES HABIT
JCHC	27	JUNIPERUS CHINENSIS 'HETZU COLUMNARIS'	GREEN COLUMNAR JUNIPER	6'-7"			CONT.	TYPICAL SPECIES HABIT
JCSG	17	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"-30"			CONT.	TYPICAL SPECIES HABIT
JHBH	17	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER			18"-24"	CONT.	TYPICAL SPECIES HABIT
SBAV	15	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
SG	5	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS								
HSD	60	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY				1 GAL. CONT.	CLUMPS, 24" O.C.

LANDSCAPE LEGEND:



SEED MIXTURE LEGEND:



- PLAN NOTE:**
1. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS.
 2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
 3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
 4. ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
 5. 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.
 6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT.
 7. ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE.
 8. ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING.

REVISION TABLE:

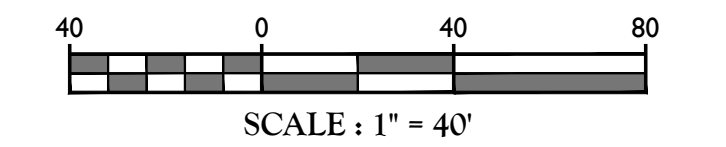
REV	DATE	DESCRIPTION
1	10/03/2021	ISSUE FOR TOWN & CONSULTANT COMMENTS AND STORMWATER TESTING.
2	10/05/2021	REVISED PER PLANNING BOARD COMMENTS.
3	10/05/2021	REVISED PER PLANNING BOARD COMMENTS.
4	10/07/2021	REVISED FOR CATCH-BASIN COMMENTS.
5	10/07/2021	REVISED FOR CATCH-BASIN COMMENTS.
6	10/07/2021	REVISED FOR PERENNIAL MASSING.
7	10/07/2021	REVISED FOR PERENNIAL MASSING.
8	10/07/2021	REVISED FOR PERENNIAL MASSING.
9	10/07/2021	REVISED PER PLANNING BOARD REGULATIONS.
10	10/07/2021	REVISED PER PLANNING BOARD REGULATIONS.

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

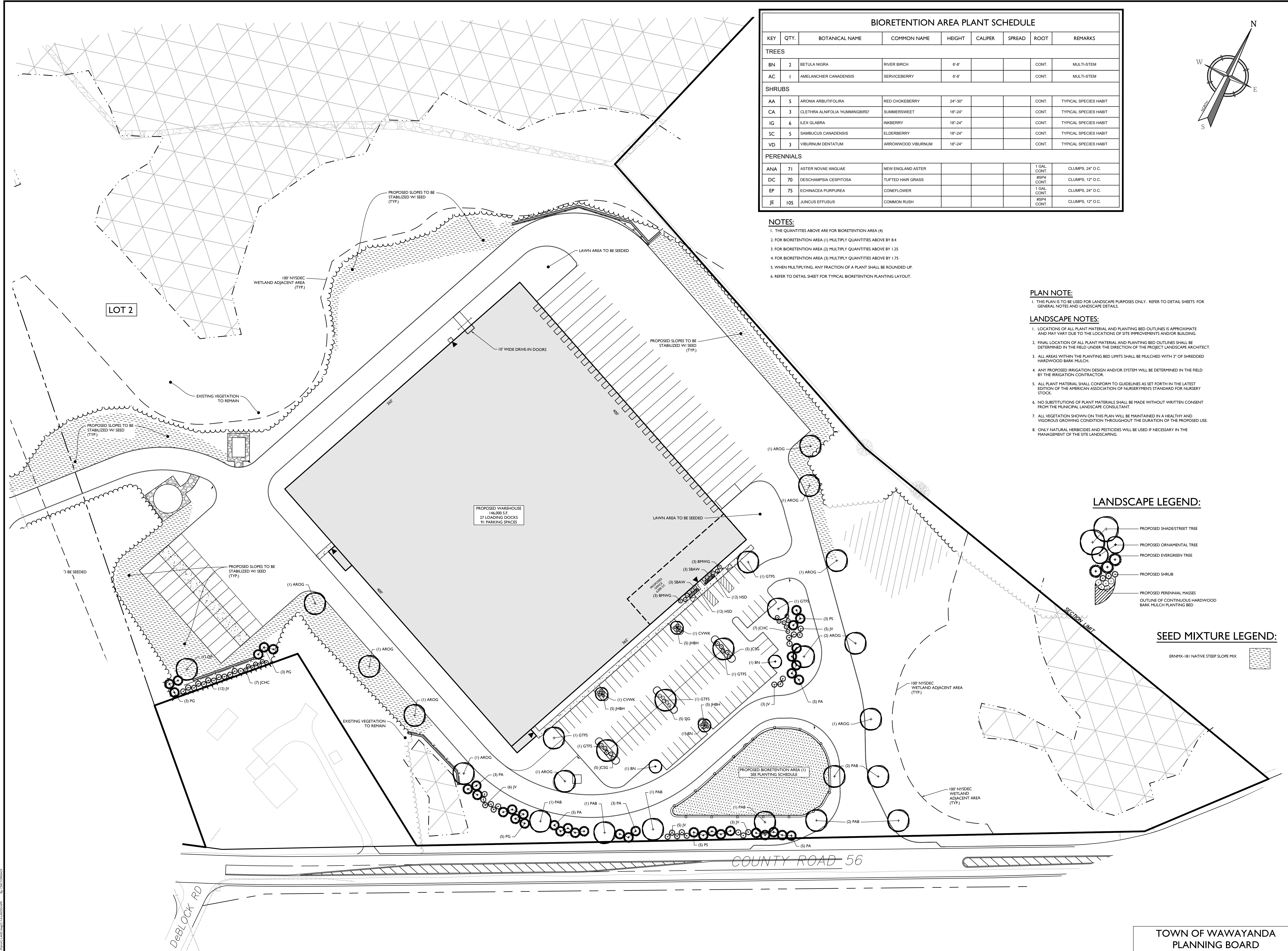
SITE PLAN
FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

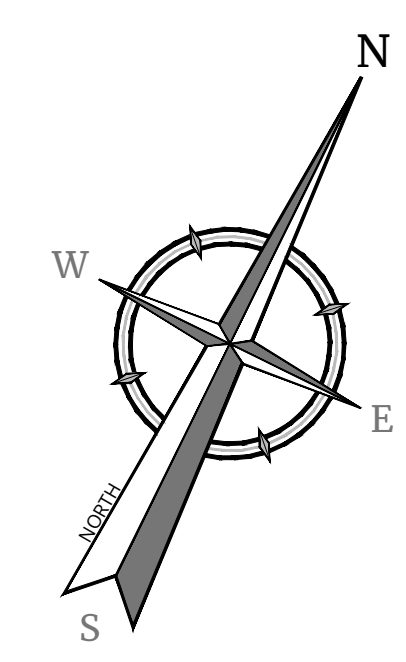
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE



TOWN OF WAWAYANDA PLANNING BOARD



BIORETENTION AREA PLANT SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT
TREES							
BN	2	BETULA NIGRA	RIVER BIRCH	6'-8'			CONT.
AC	1	AMELANCHIER CANADENSIS	SERVICEBERRY	6'-8'			CONT.
SHRUBS							
AA	5	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24'-30"			CONT.
CA	3	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18'-24"			CONT.
IG	6	ILEX GLABRA	HOLLY	18'-24"			CONT.
SC	5	SAMBUCUS CANADENSIS	ELDERBERRY	18'-24"			CONT.
VD	3	VIBURNUM DENTATUM	ARROWWOOD	18'-24"			CONT.
PERENNIALS							
ANA	71	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER				1 GAL. CONT.
DC	70	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS				#SP4 CONT.
EP	75	ECHINACEA PURPUREA	CONEFLOWER				1 GAL. CONT.
JE	105	JUNCUS EFFUSUS	COMMON RUSH				#SP4 CONT.



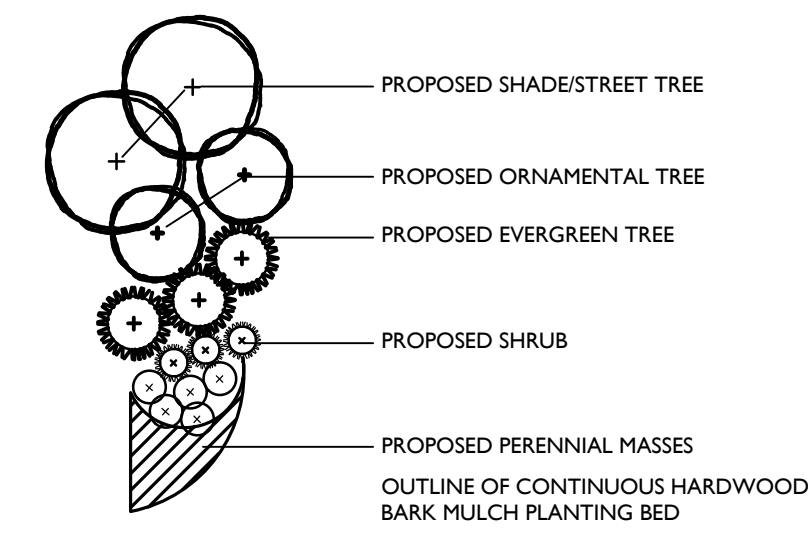
- NOTES:**
- THE QUANTITIES ABOVE ARE FOR BIORETENTION AREA (4)
 - FOR BIORETENTION AREA (1) MULTIPLY QUANTITIES ABOVE BY 8.4
 - FOR BIORETENTION AREA (2) MULTIPLY QUANTITIES ABOVE BY 1.25
 - FOR BIORETENTION AREA (3) MULTIPLY QUANTITIES ABOVE BY 1.75
 - WHEN MULTIPLYING, ANY FRACTION OF A PLANT SHALL BE ROUNDED UP.
 - REFER TO DETAIL SHEET FOR TYPICAL BIORETENTION PLANTING LAYOUT.

PLAN NOTE:

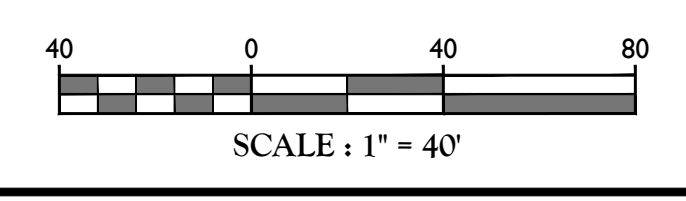
- THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS.

- LANDSCAPE NOTES:**
- LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
 - FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
 - ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
 - 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.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT.
 - ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE.
 - ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING.

LANDSCAPE LEGEND:



SEED MIXTURE LEGEND:



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REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	06/02/21	REVISED PER TOWN AND CONSULTANT COMMENTS AND STORMWATER TESTING	CDE		
2	08/23/21	REVISED PER PLANNING BOARD COMMENTS	CDE		
3	09/29/21	REVISED PER PLANNING BOARD COMMENTS	CDE		
4	10/27/21	REVISED PER PLANNING BOARD COMMENTS	CDE		
5	12/02/21	REVISED PER PLANNING BOARD COMMENTS	CDE		
6	01/20/22	REVISED PER PLANNING BOARD COMMENTS	CDE		
7	02/02/22	REVISED PER PLANNING BOARD COMMENTS	CDE		
8	02/02/22	REVISED PER PLANNING BOARD COMMENTS	CDE		



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

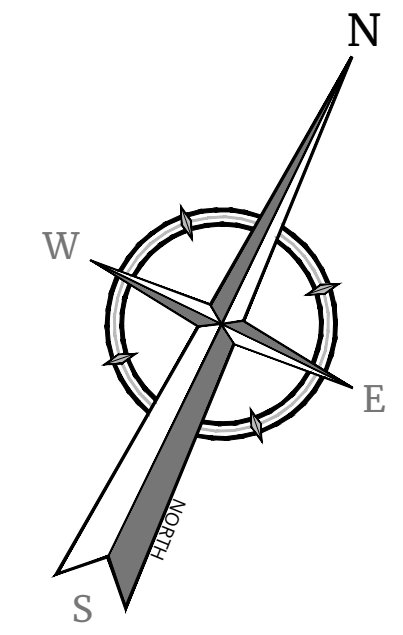
SITE PLAN
FOR
310 ROUTE 56, LLC
SECTION 12
BLOCK 1
LOT 2.2
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553 Phone: 845-564-4495
Engineering & Design
PROJECT NUMBER: 20003236A DRAWING NAME: C-LAND
SCALE: AS SHOWN DATE: 03/10/2021 DRAWN BY: SHB CHECKED BY: JED
PROJECT NUMBER: 20003236A DRAWING NAME: C-LAND
SHEET TITLE: LANDSCAPE PLAN LOT 2
SHEET NUMBER: 14 of 22

TOWN OF WAWAYANDA PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LUMINAIRE SCHEDULE (LOTS 1 & 2)							
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	26	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	20', 25' & 30'	5,742	0.93	ATB0-10BLEDE15-MVOLT-R3-3K-BK-HS-UMS-XX
B	3	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	DOUBLE	20'	5,742	0.93	ATB0-10BLEDE15-MVOLT-R3-3K-BK-HS-UMS-XX
C	6	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	30'	16,463	0.93	ATB0-30BLEDE15-MVOLT-R4-3K-BK-HS-UMS-XX
D	9	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	30'	16,463	0.93	ATB0-30BLEDE15-MVOLT-R4-3K-BK-HS-UMS-XX
E	14	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE	25'	9,883	0.95	HLWPC2-P40-30K-MVOLT-T4M-BKSDP-P3
F	2	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	4,232	0.93	ATB0-10BLEDE10-MVOLT-R4-3K-BK-HS-UMS-XX

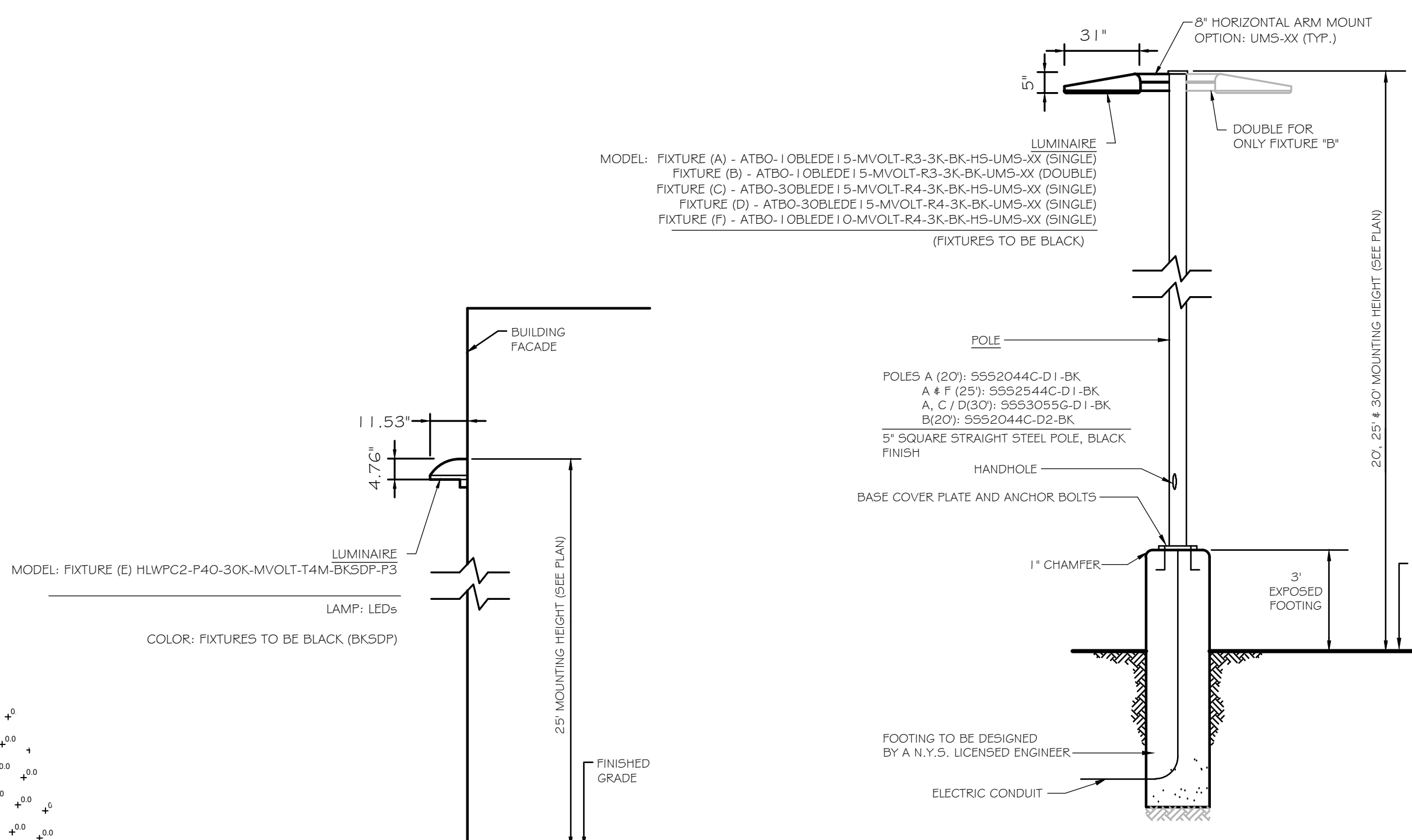
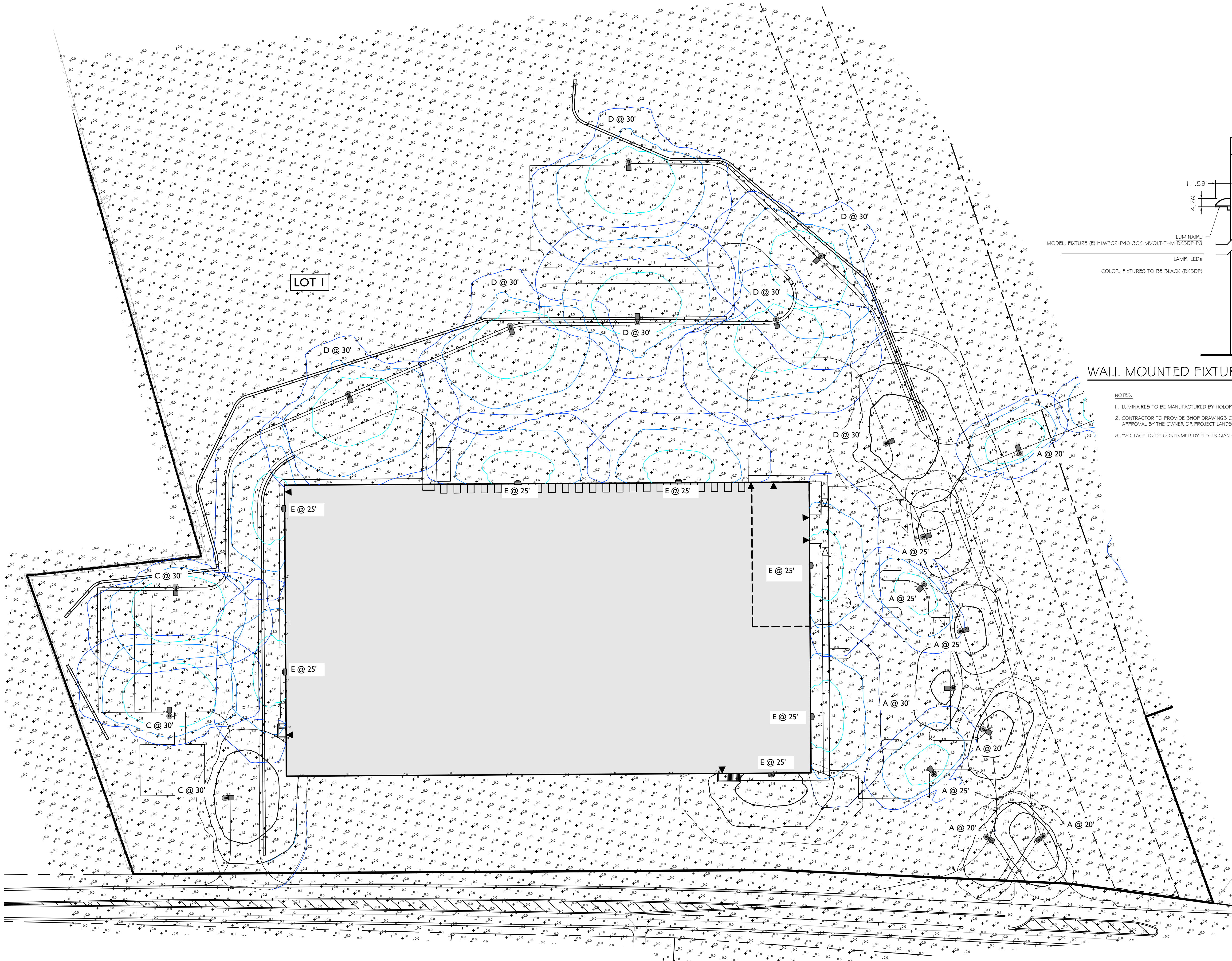


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1. LIGHT FIXTURE VOLTAGE REQUIREMENTS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING.

CALCULATION SUMMARY (LOTS 1)						
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
LOT 1: PAVEMENT AREA SUMMARY	ILLUMINANCE	FC	1.1	3.3	0.3	3.7:1



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

- NOTES:**
- LUMINAIRES TO BE MANUFACTURED BY AMERICAN ELECTRIC LIGHTING AND POLES BY HOLOPHANE MANUFACTURER TO CONFIRM POLE SIZE OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
 - FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
 - VOLTAGE TO BE CONFIRMED BY ELECTRICAL CONTRACTOR.
 - PROPOSED POLES HEIGHT TO BE MODIFIED IN FIELD TO MEET DESIGN.

LIGHTING LEGEND:

- DOUBLE FIXTURE POLE LIGHT
- SINGLE FIXTURE POLE LIGHT
- WALLPACK
- 0.0 LIGHT LEVEL AT GRADE (IN FOOT CANDLES)

- LIGHTING NOTES:**
- THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
 - POLES AND FIXTURES AS SUPPLIED BY:
POLES & WALL FIXTURES - HOLOPHANE
POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
 - LAMPS ARE TO BE LED, A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
 - FIXTURES AND POLES ARE TO BE BLACK.
 - POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
 - 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.
 - LIGHTING SHOWN ON PLAN DERIVED AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
 - ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
 - POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
 - ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

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REV	DATE	DESCRIPTION	DRAWN BY	DATE

REV	DATE	DESCRIPTION	DRAWN BY	DATE
1	06/01/21	REVISED PER TOWN & CONSULTANT COMMENTS AND STORMWATER TESTING.	CMR	
2	08/02/21	REVISED PER PLANNING BOARD COMMENTS.	CMR	
3	08/24/21	REVISED PER PLANNING BOARD COMMENTS.	CMR	
4	07/07/22	REVISED PER LANDSCAPE ARCHITECT COMMENTS.	CMR	
5	05/02/22	REVISED FOR CATCH-BASIN SUBMISSION.	CMR	
6	07/02/22	REVISED PER PLANNING BOARD RESOLUTION ITEMS.	CMR	
7	10/02/22	REVISED PER PRELIMINARY SOIL TESTS WITH TOWN CONSULTANT.	CMR	

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

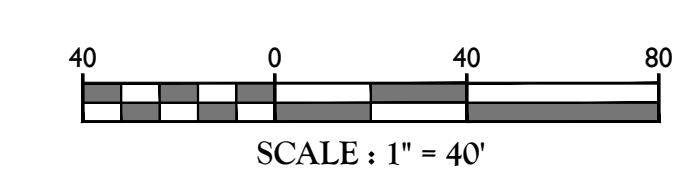
SITE PLAN
FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

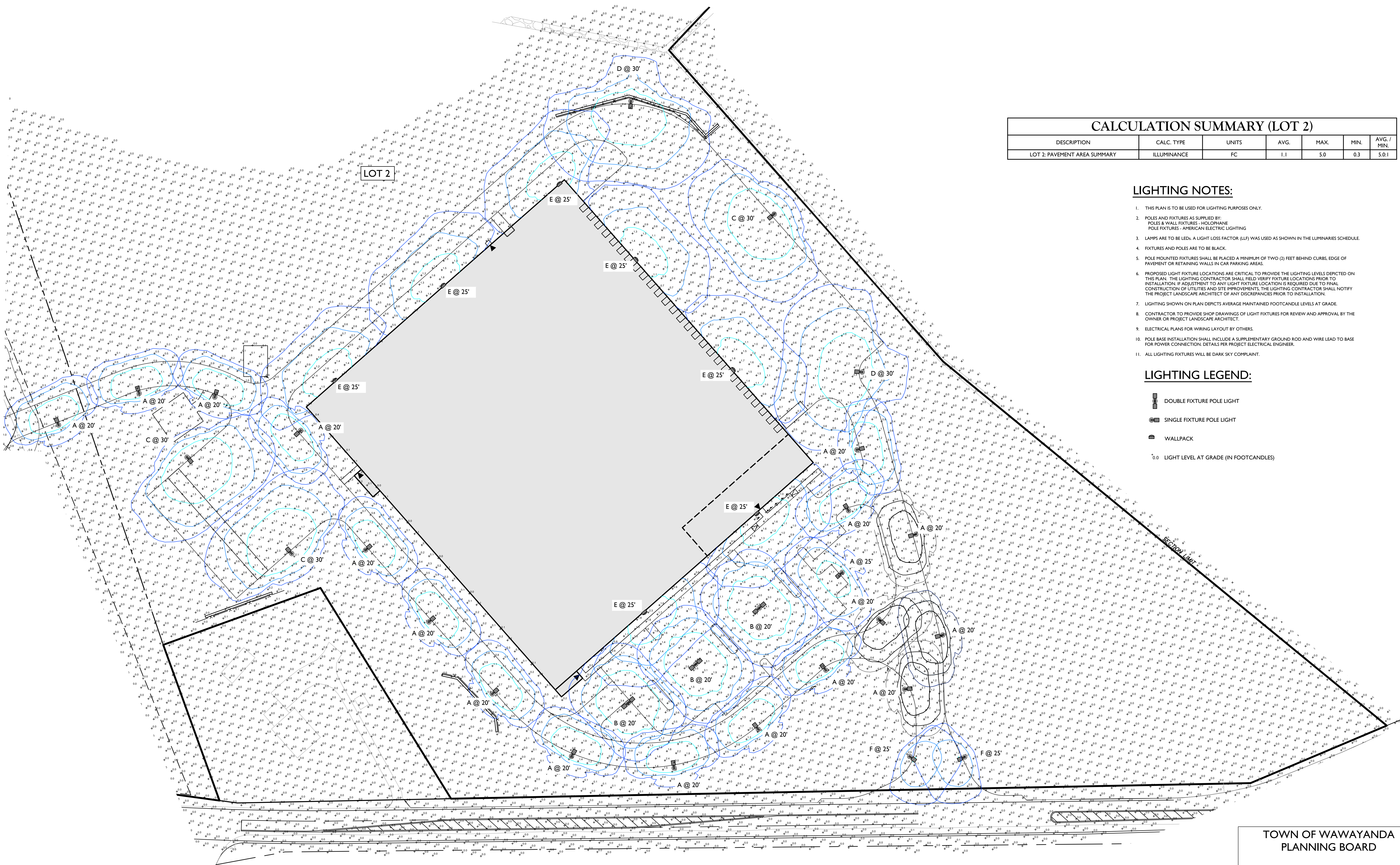
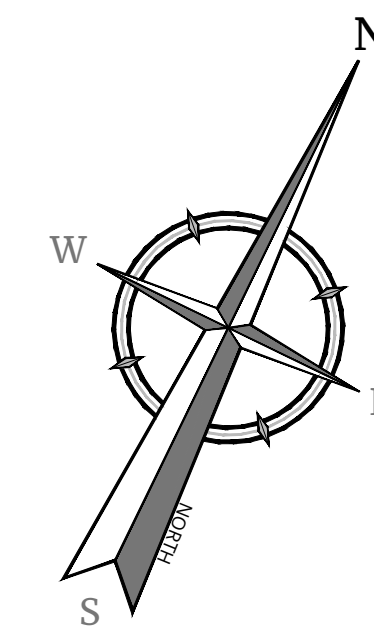
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Engineering & Design
555 Hudson Valley Avenue Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING ENGINEERS & ARCHITECTS

SCALE: AS SHOWN	DATE: 03/10/2021	DRAWN BY: SHB	CHECKED BY: JED
PROJECT NUMBER: 20003236A	DRAWING NAME: C-1.GHT		

TOWN OF WAWAYANDA PLANNING BOARD
LIGHTING PLAN
LOT 1
SHEET NUMBER: 15 of 22



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



CALCULATION SUMMARY (LOT 2)						
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
LOT 2: PAVEMENT AREA SUMMARY	ILLUMINANCE	FC	1.1	5.0	0.3	5.0:1

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 LED. 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 OR 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:

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

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
1	06/02/21	ISSUED FOR TOWN AND CONSULTANT COMMENTS AND STAMPER TESTING.
2	08/02/21	ISSUED FOR PLANNING BOARD COMMENTS.
3	08/25/21	ISSUED FOR PLANNING BOARD COMMENTS.
4	07/27/22	ISSUED FOR ARCHITECTURAL COMMENTS.
5	05/22/22	ISSUED FOR COORDINATE/SEPTIC SUBMISSION.
6	07/22/22	ISSUED FOR PLANNING BOARD REGULATORY ITEMS.
7	10/02/22	ISSUED FOR PERMITS/SEPTIC/ SOIL TESTS WITH TOWN CONSULTANT.



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

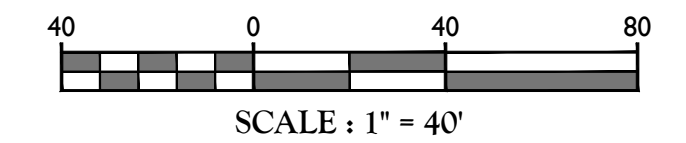
SITE PLAN
FOR
310 ROUTE 56, LLC

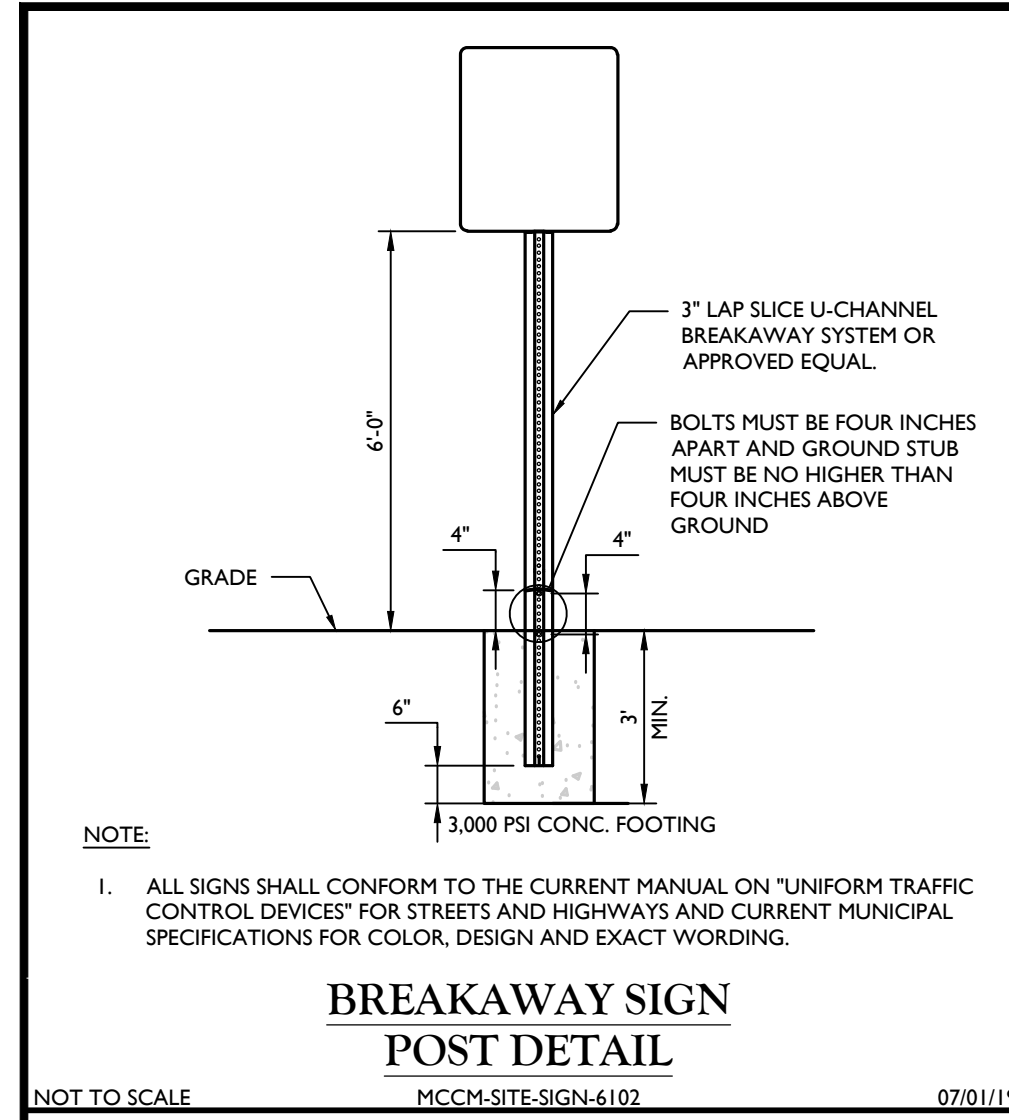
SECTION 12
BLOCK 1
LOT 2.2
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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New Windsor, NY 12553
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ENGINEERING & LANDSCAPE ARCHITECTURE

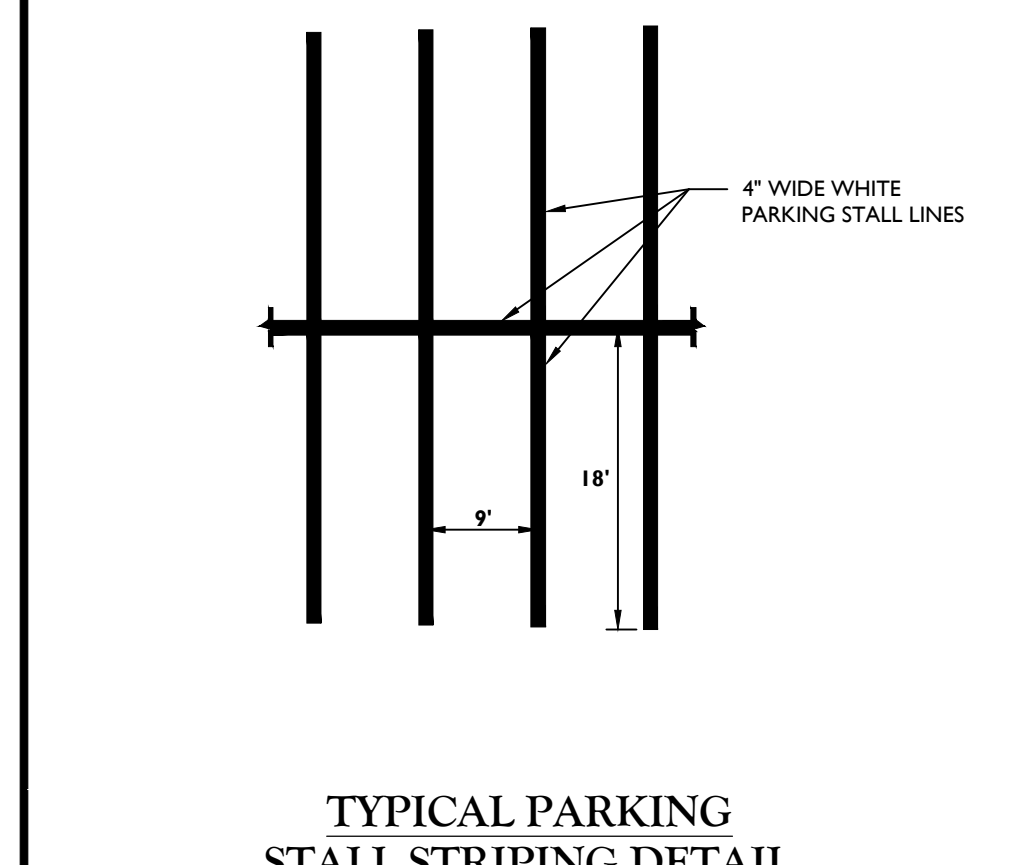
SHEET NUMBER	16 of 22
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TOWN OF WAWAYANDA
PLANNING BOARD

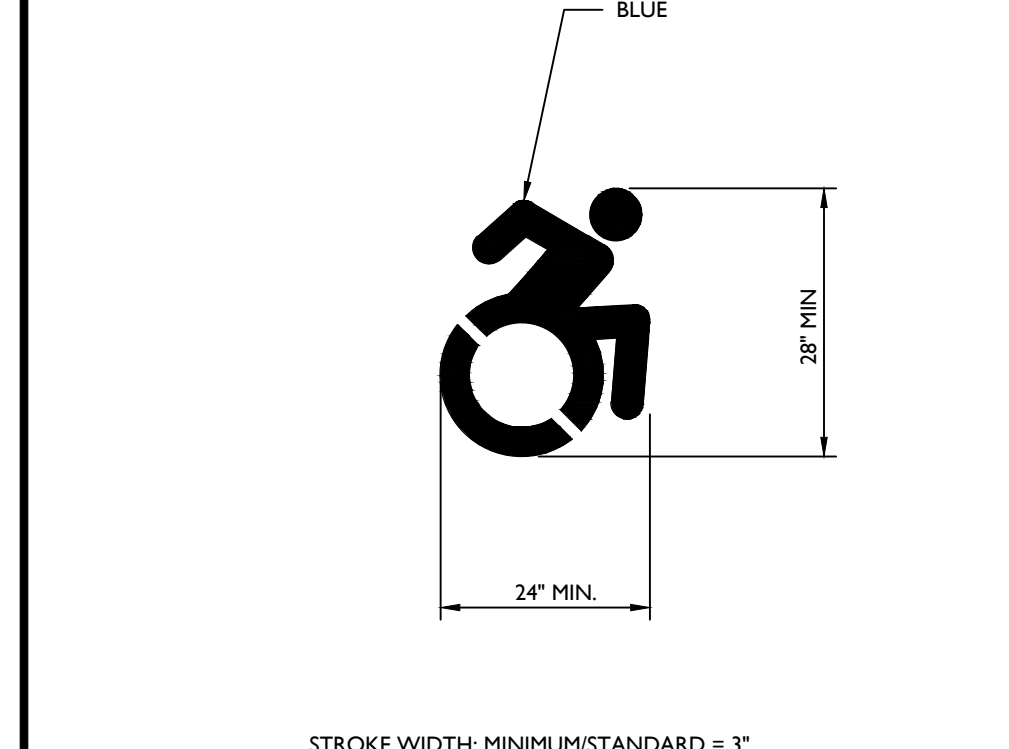




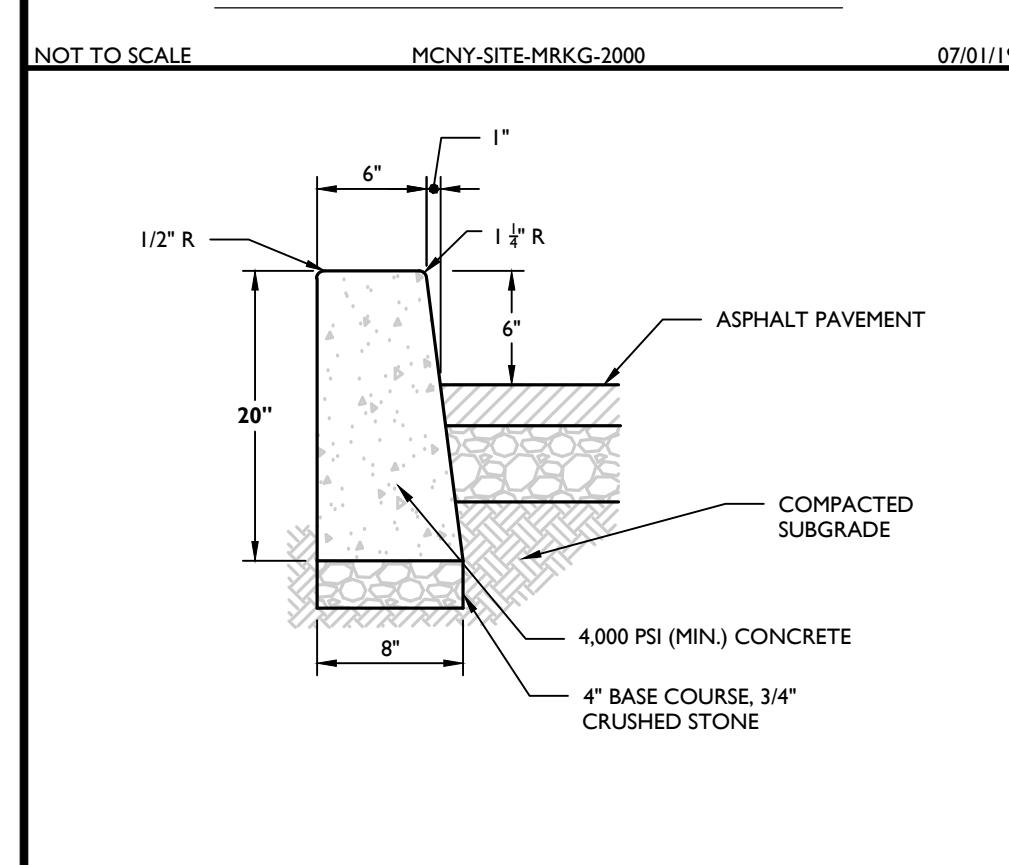
BREAKAWAY SIGN POST DETAIL
MCNY-SITE-SIGN-4102 07/01/19



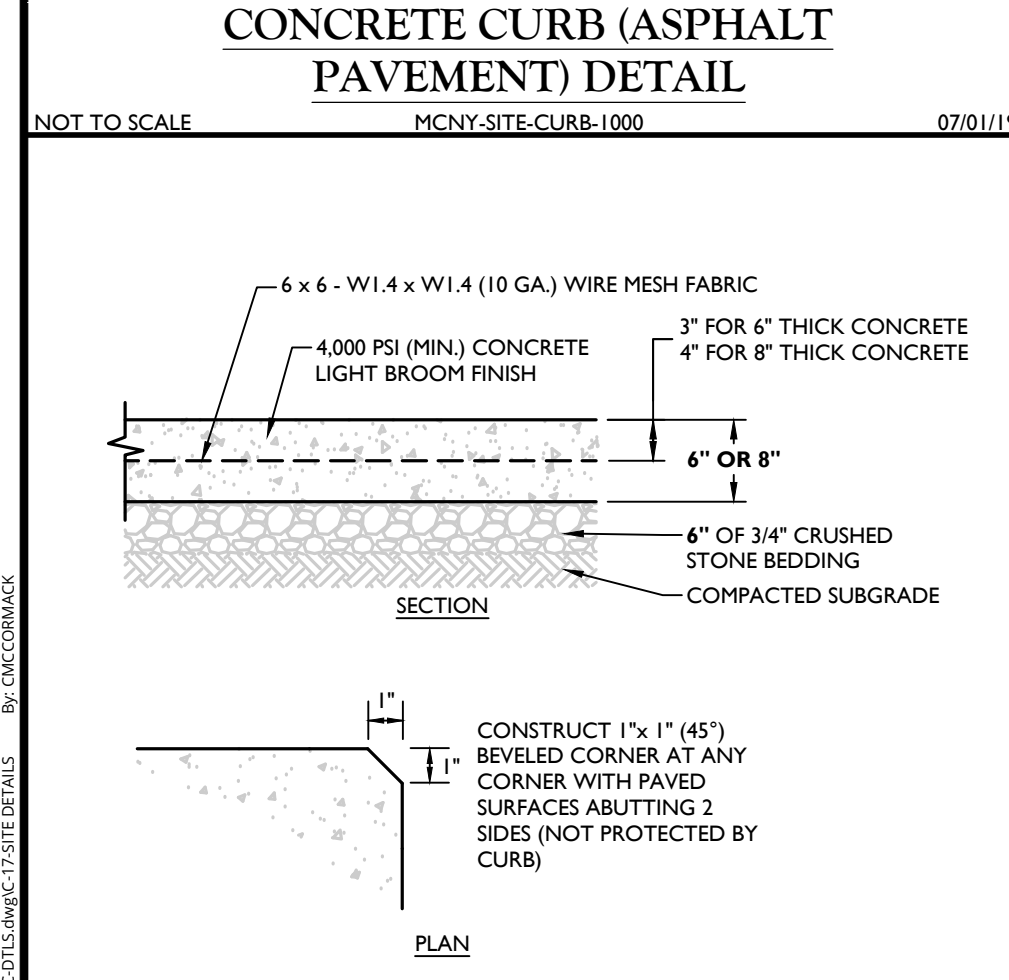
TYPICAL PARKING STALL STRIPING DETAIL
MCNY-SITE-HRKG-1000 07/01/19



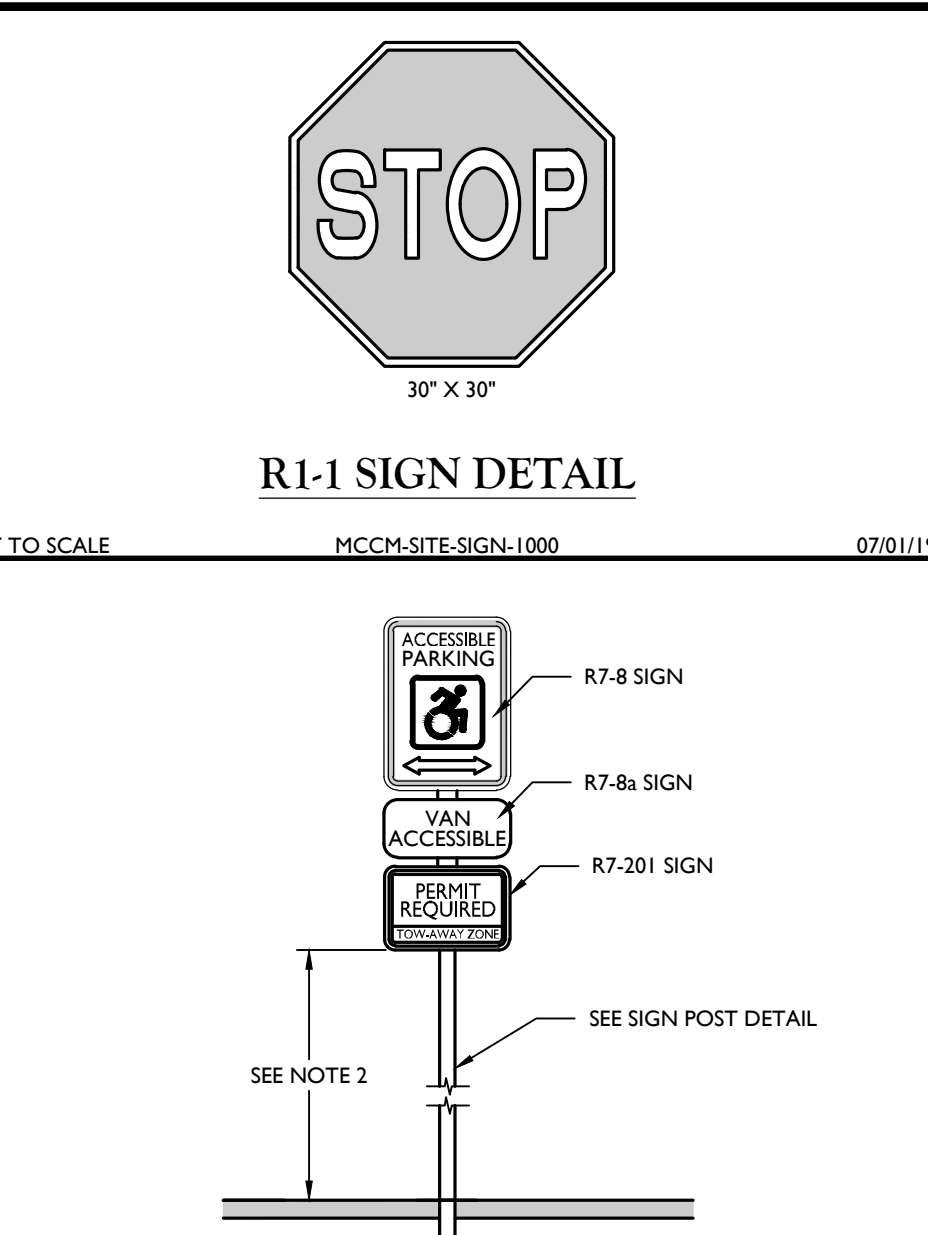
ACCESSIBLE SYMBOL DETAIL
MCNY-SITE-HRKG-2000 07/01/19



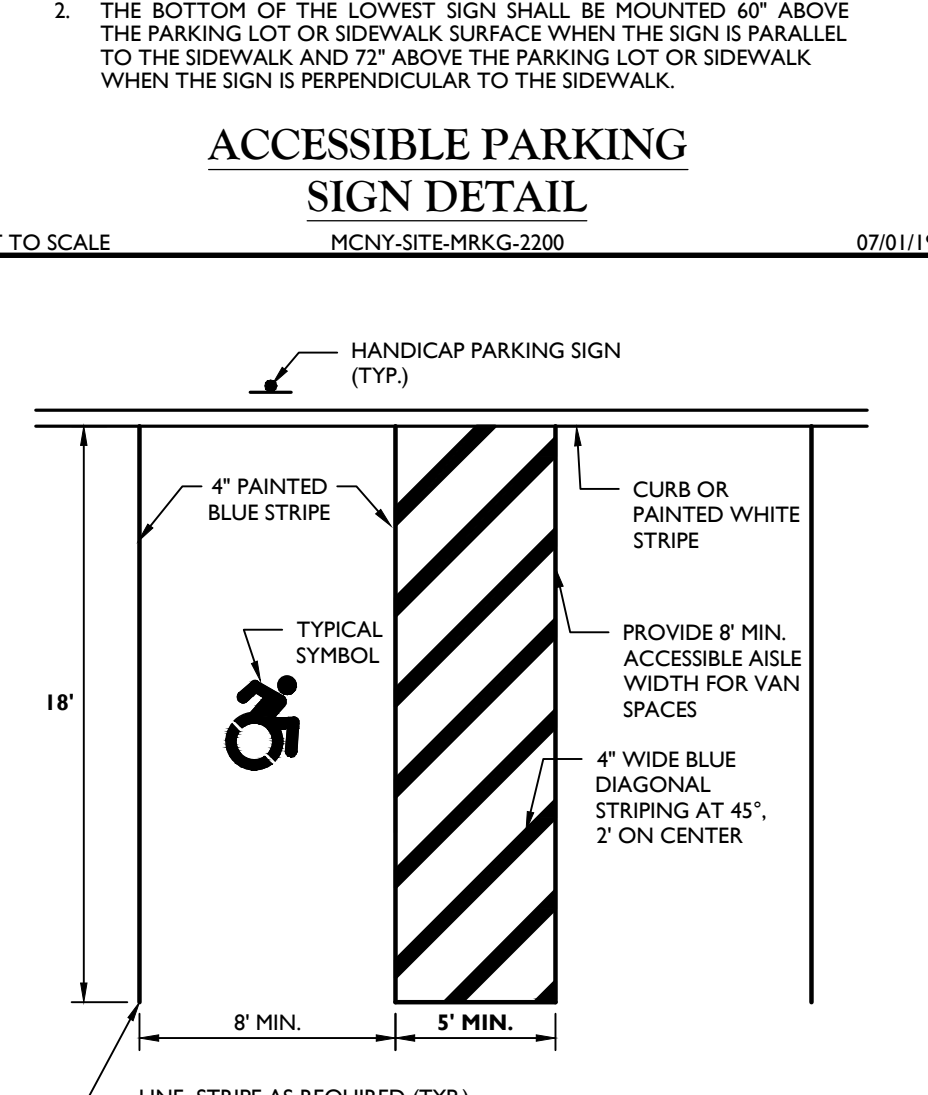
CONCRETE CURB (ASPHALT PAVEMENT) DETAIL
MCNY-SITE-CURB-1000 07/01/19



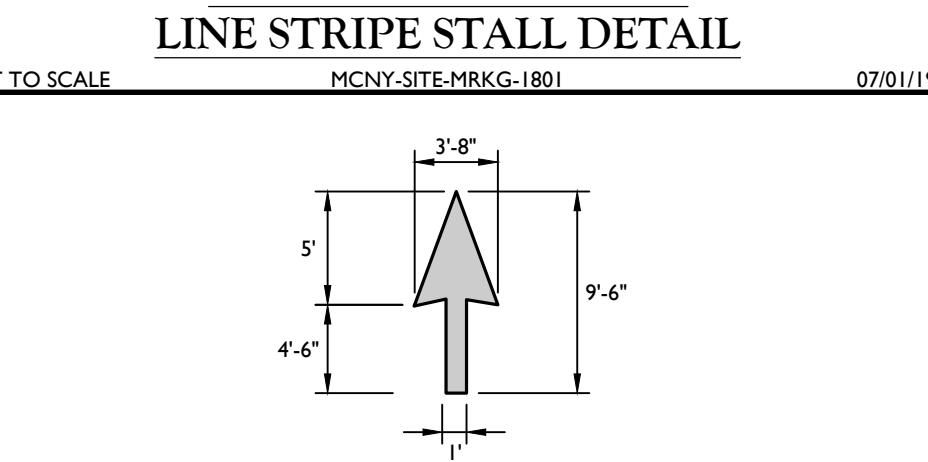
CONCRETE LOADING PAD DETAIL
MCNY-SITE-PVMT-1600 07/01/19



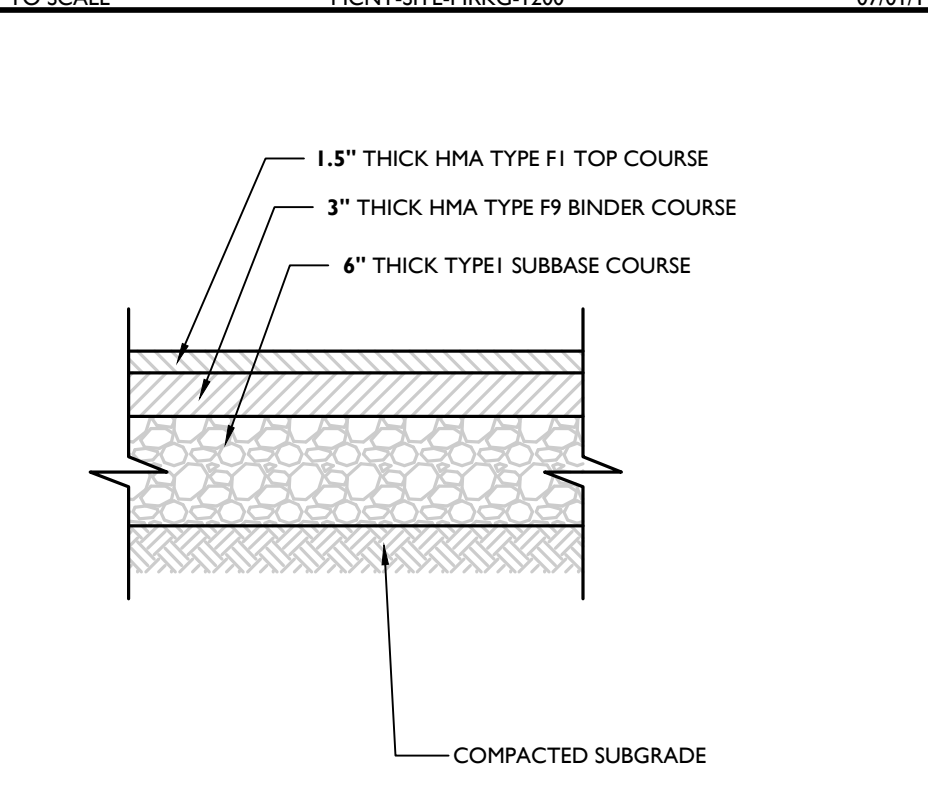
R1-1 SIGN DETAIL
MCNY-SITE-SIGN-1000 07/01/19



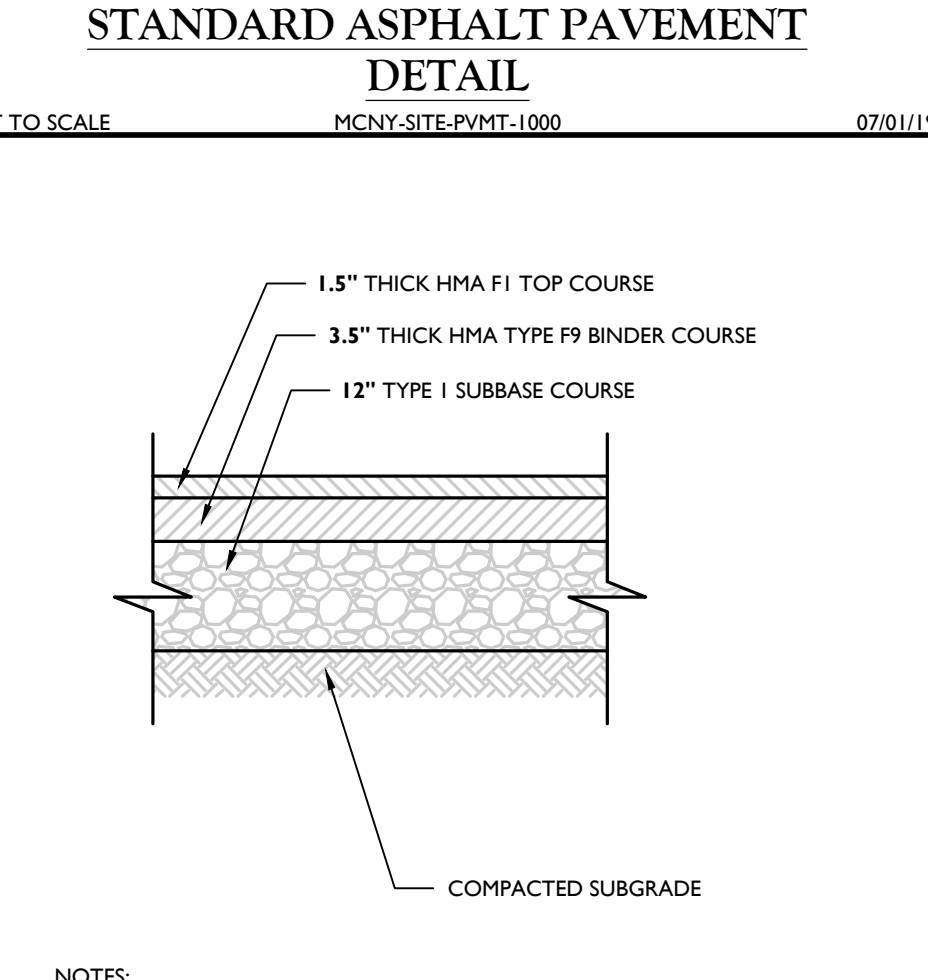
ACCESSIBLE PARKING SIGN DETAIL
MCNY-SITE-HRKG-2200 07/01/19



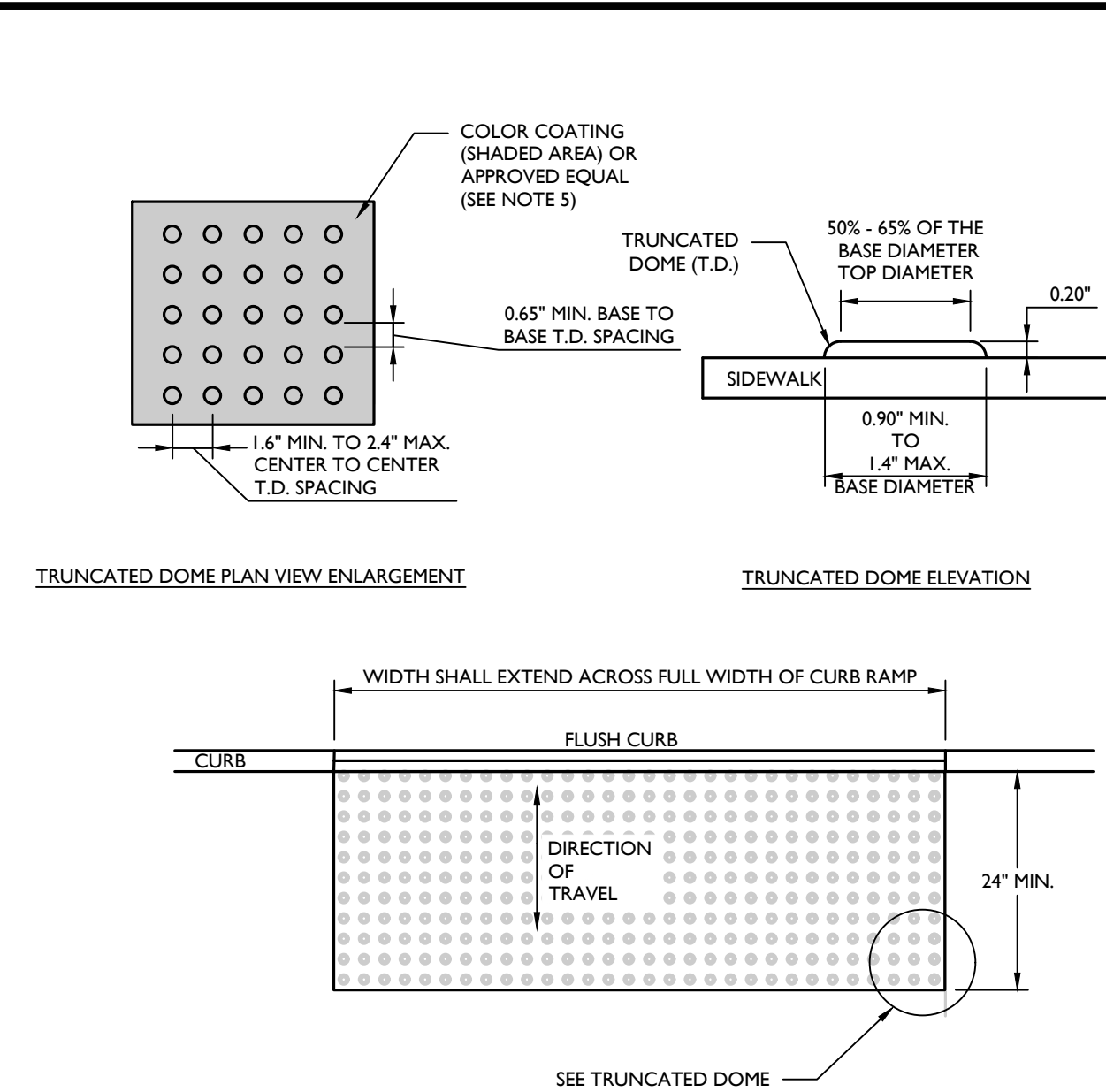
ACCESSIBLE PARKING LINE STRIPE DETAIL
MCNY-SITE-HRKG-1801 07/01/19



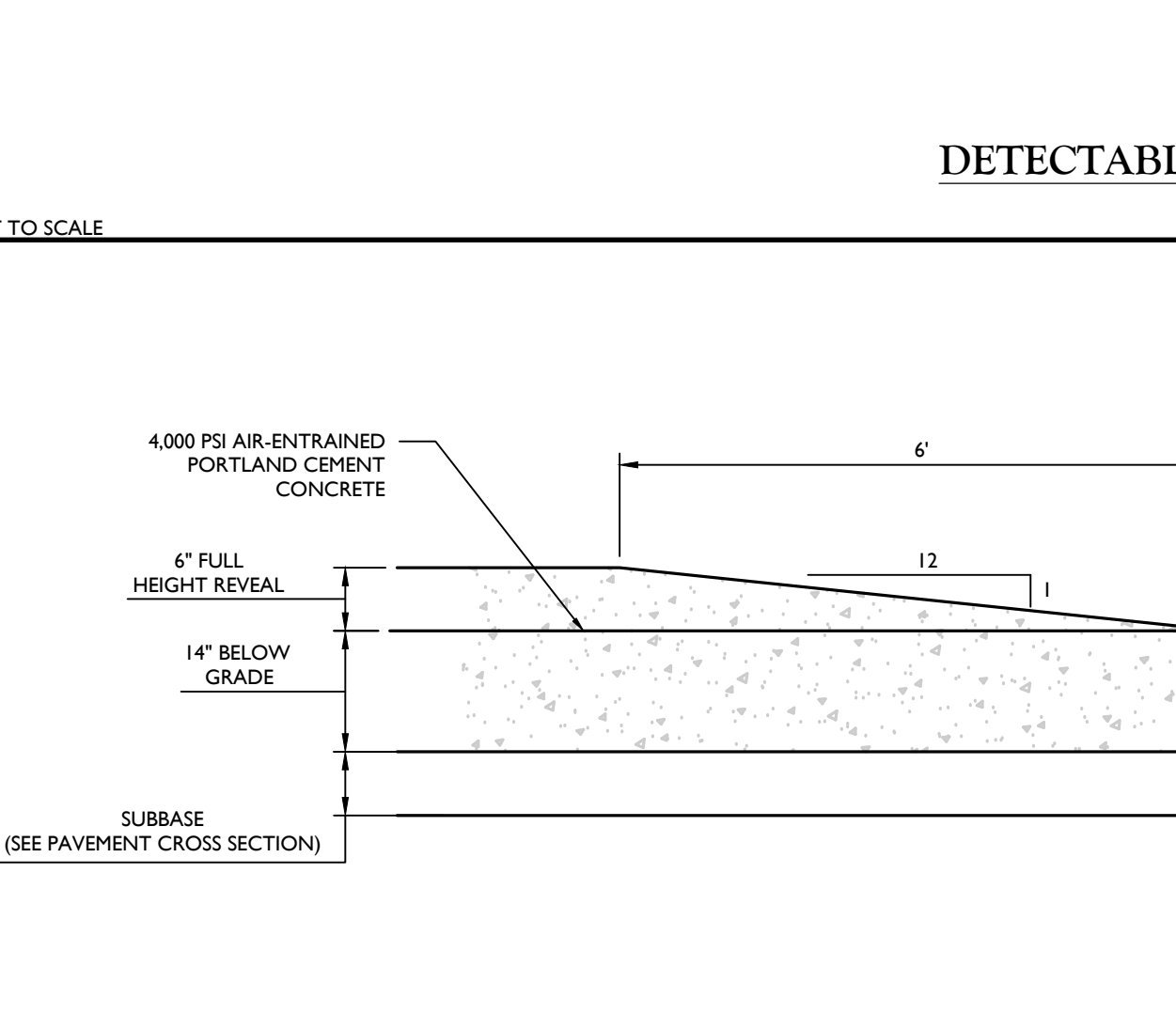
STRAIGHT PAVEMENT ARROW DETAIL
MCNY-SITE-HRKG-1200 07/01/19



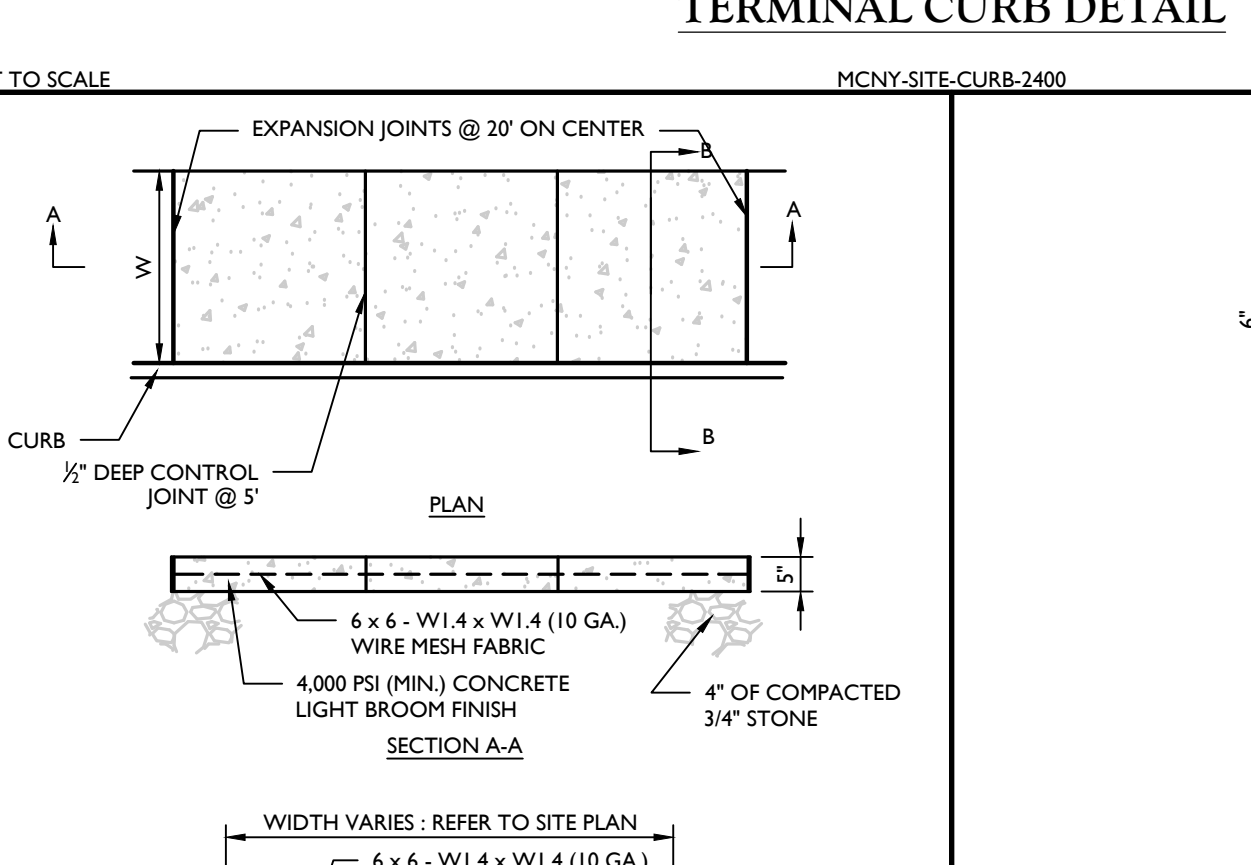
STANDARD ASPHALT PAVEMENT DETAIL
MCNY-SITE-PVMT-1000 07/01/19



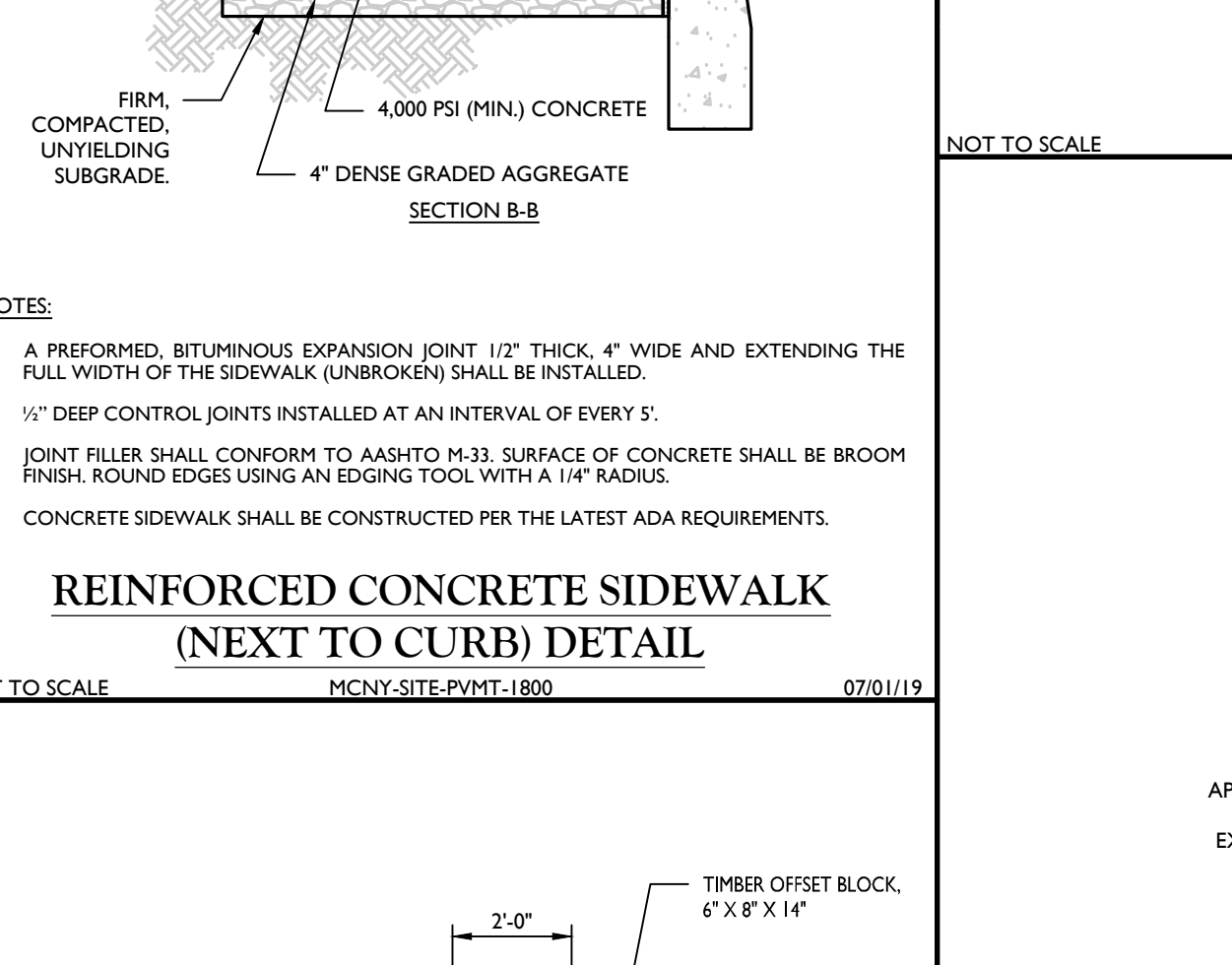
DETECTABLE WARNING SURFACE DETAIL
MCNY-SITE-HADA-2100 07/01/19



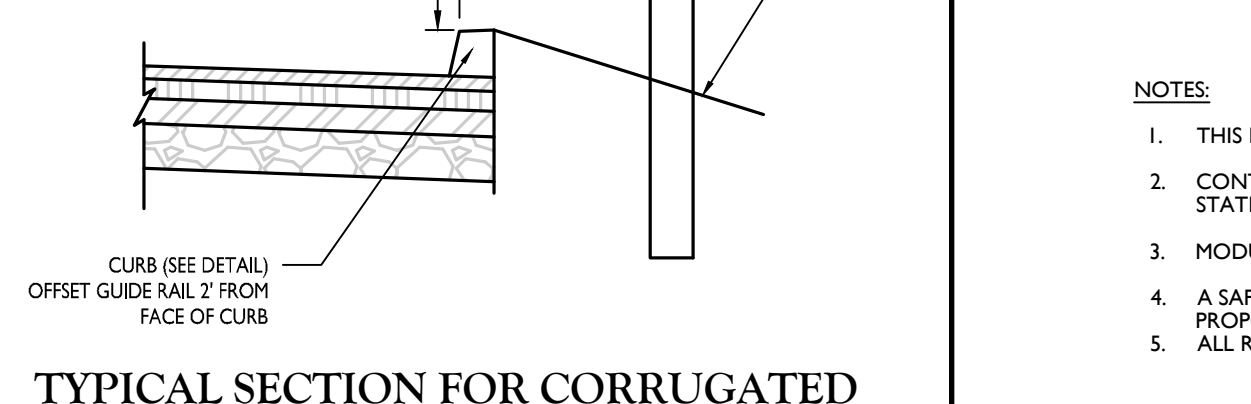
TERMINAL CURB DETAIL
MCNY-SITE-CURB-2400 07/01/19



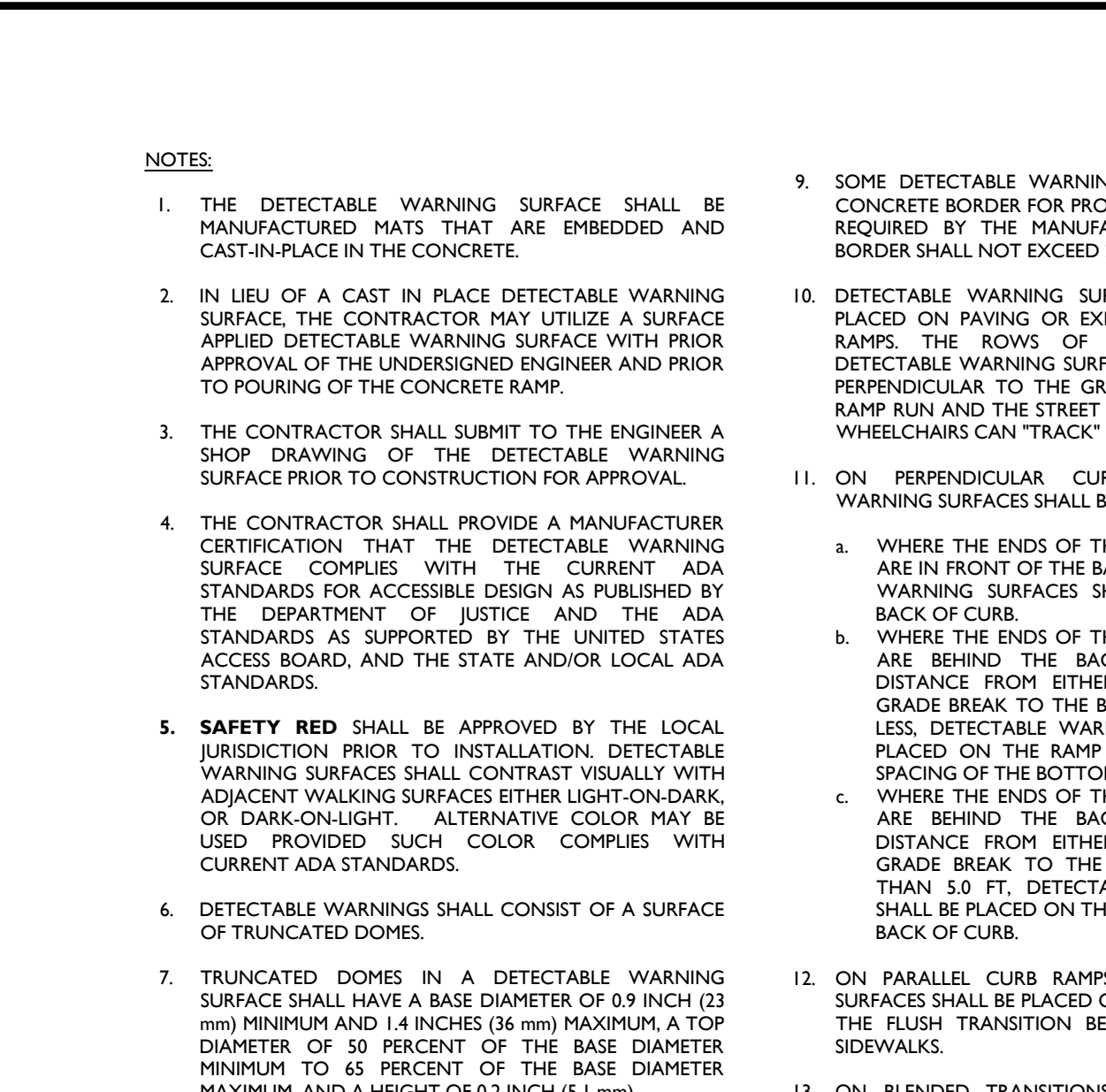
BOX BEAM GUIDE RAIL DETAIL
MCNY-SITE-PNCE-2700 07/01/19



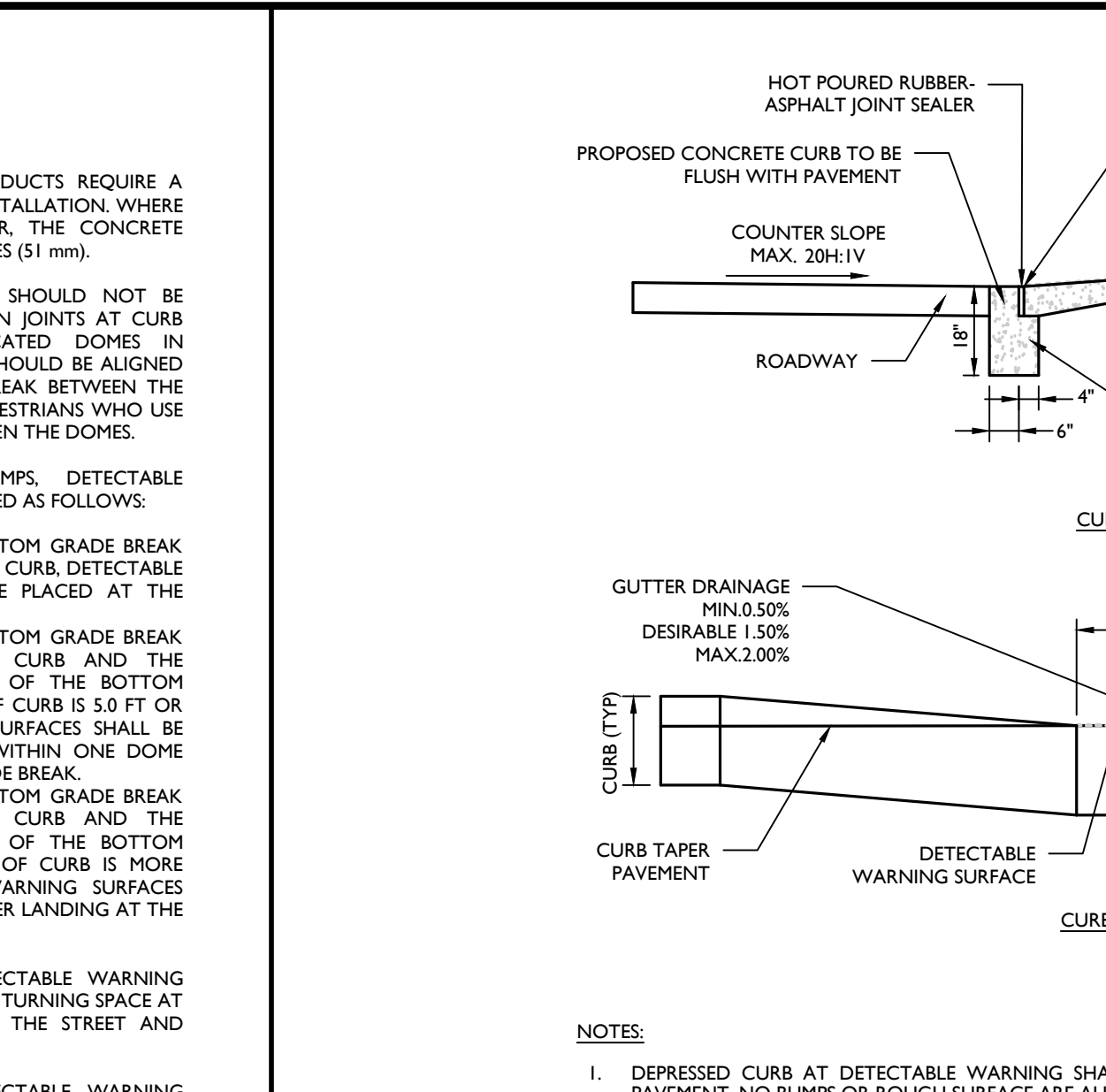
REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL
MCNY-SITE-PVMT-1800 07/01/19



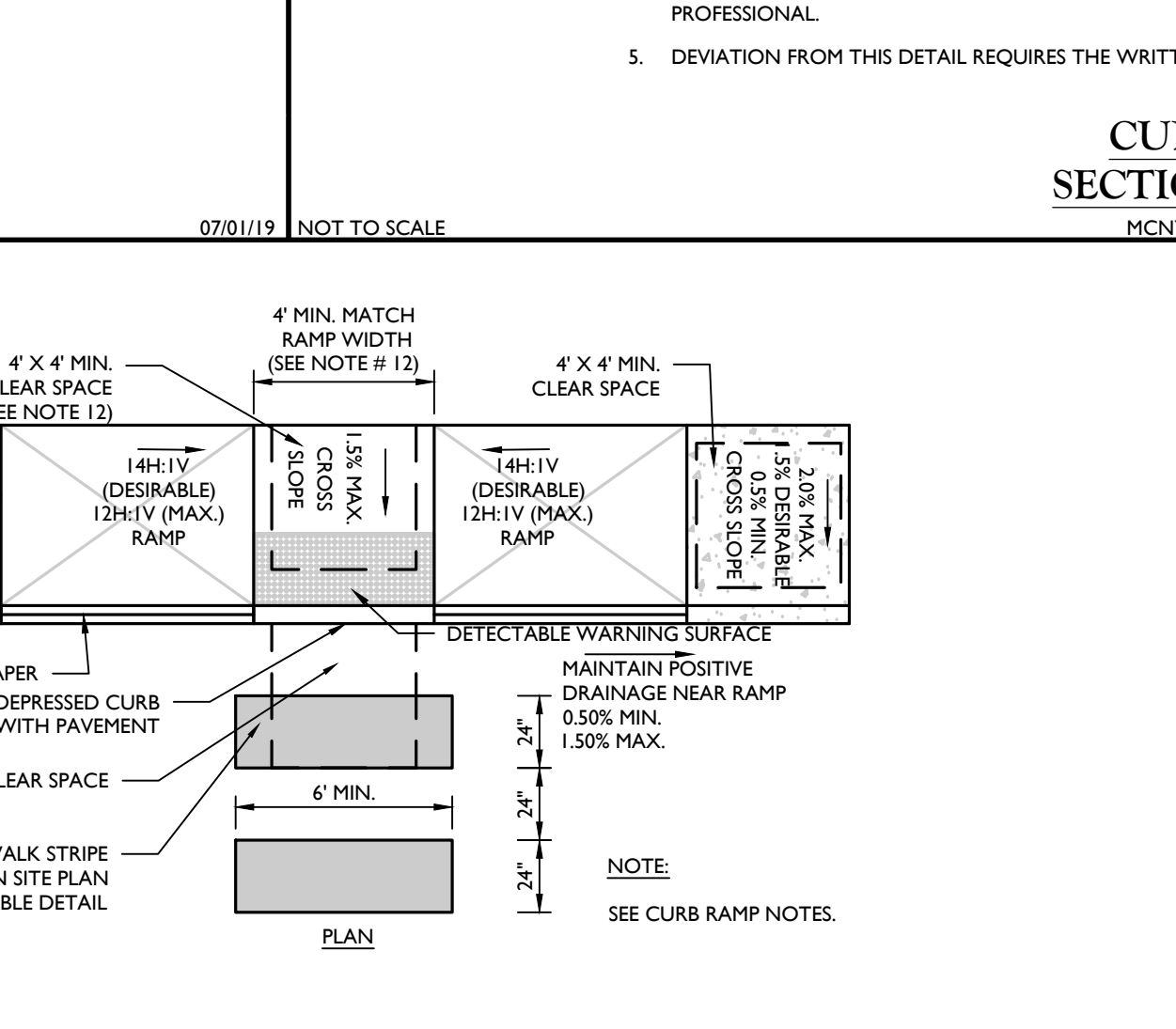
TYPICAL SECTION FOR CORRUGATED BLOCKED-OUT GUIDE RAIL (ON-SITE)
MCNY-SITE-PNCE-2801 MOD: 01/20/21 07/01/19



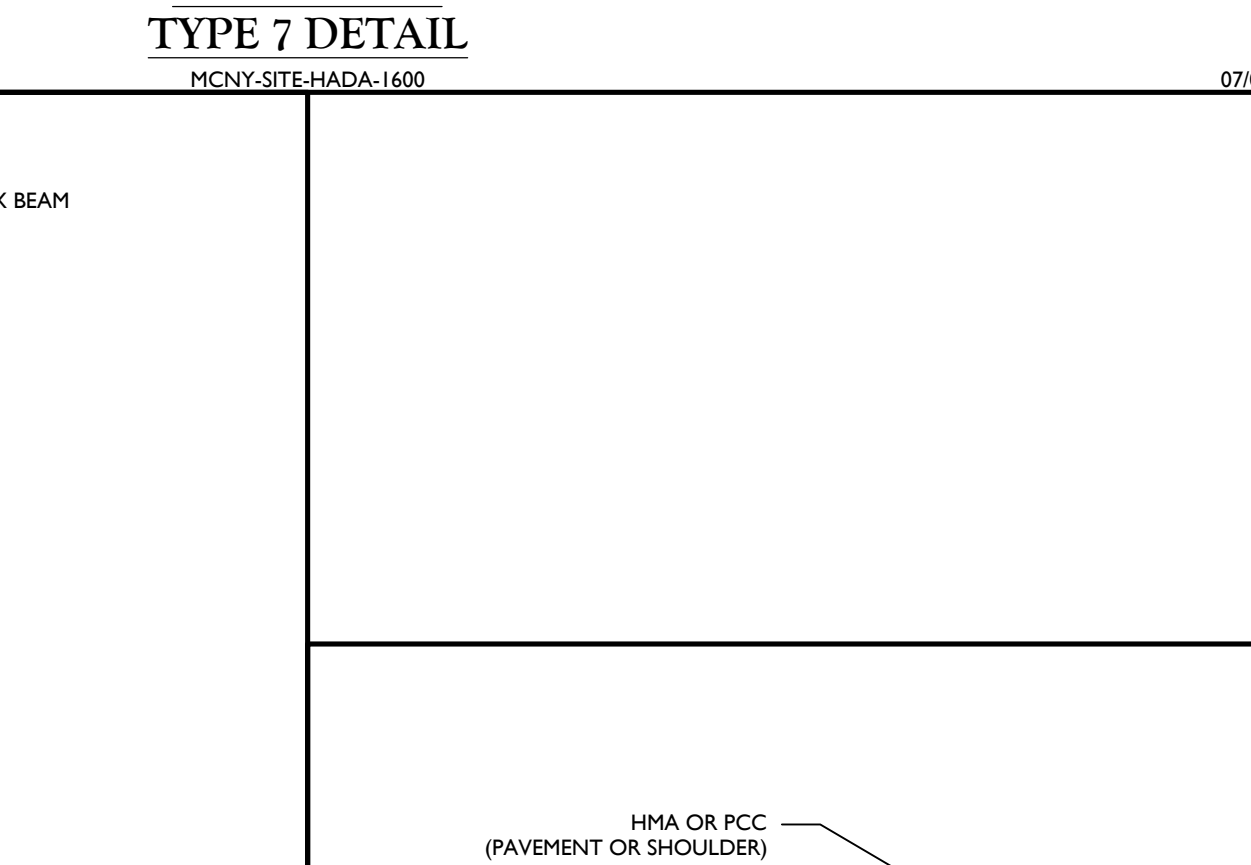
TYPICAL REINFORCED WALL SECTION (NEAR VERTICAL SETBACK) DETAIL
MCNY-SITE-WALL-1101 10/01/19



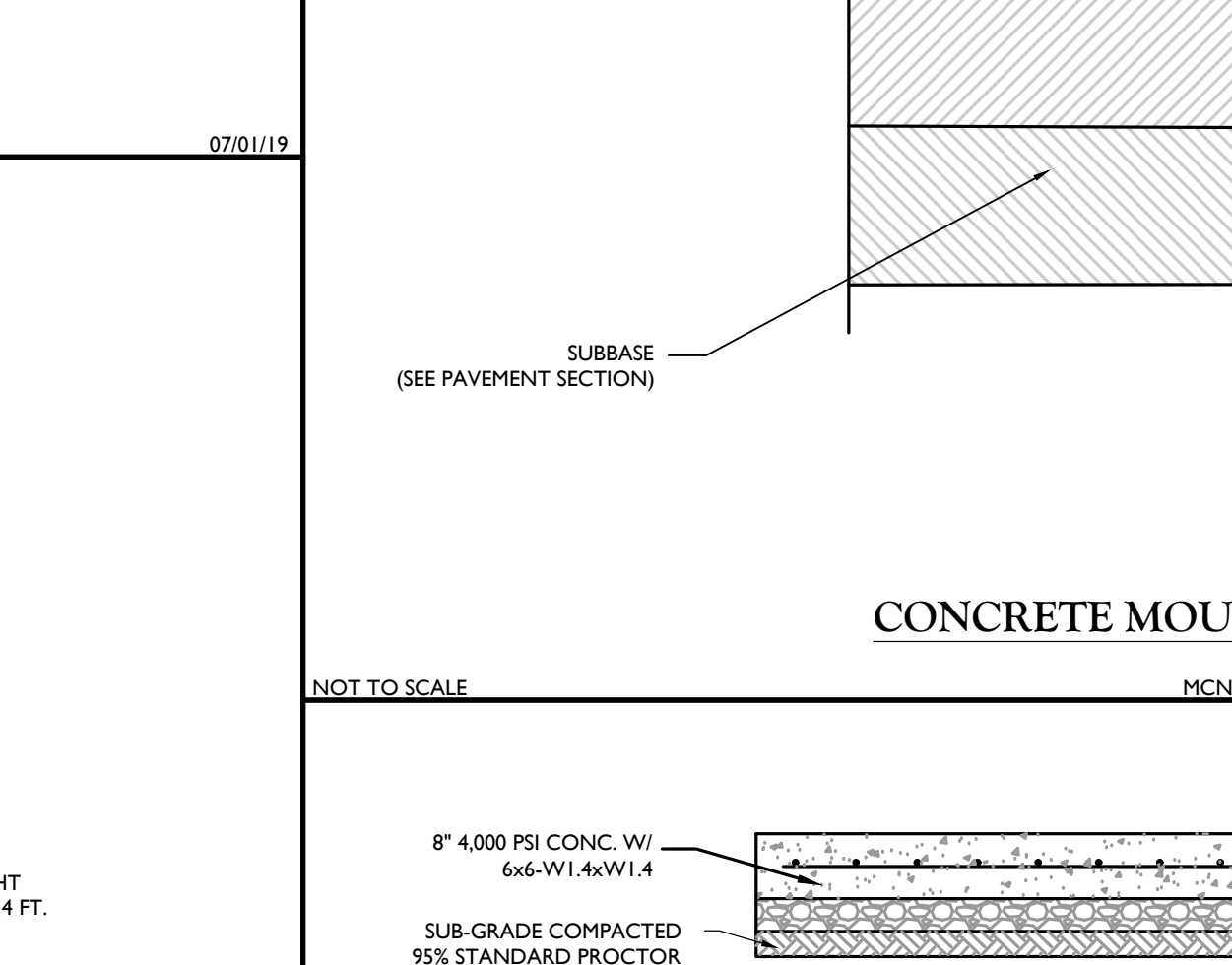
CURB RAMP TYPE 7 DETAIL
MCNY-SITE-HADA-1600 07/01/19



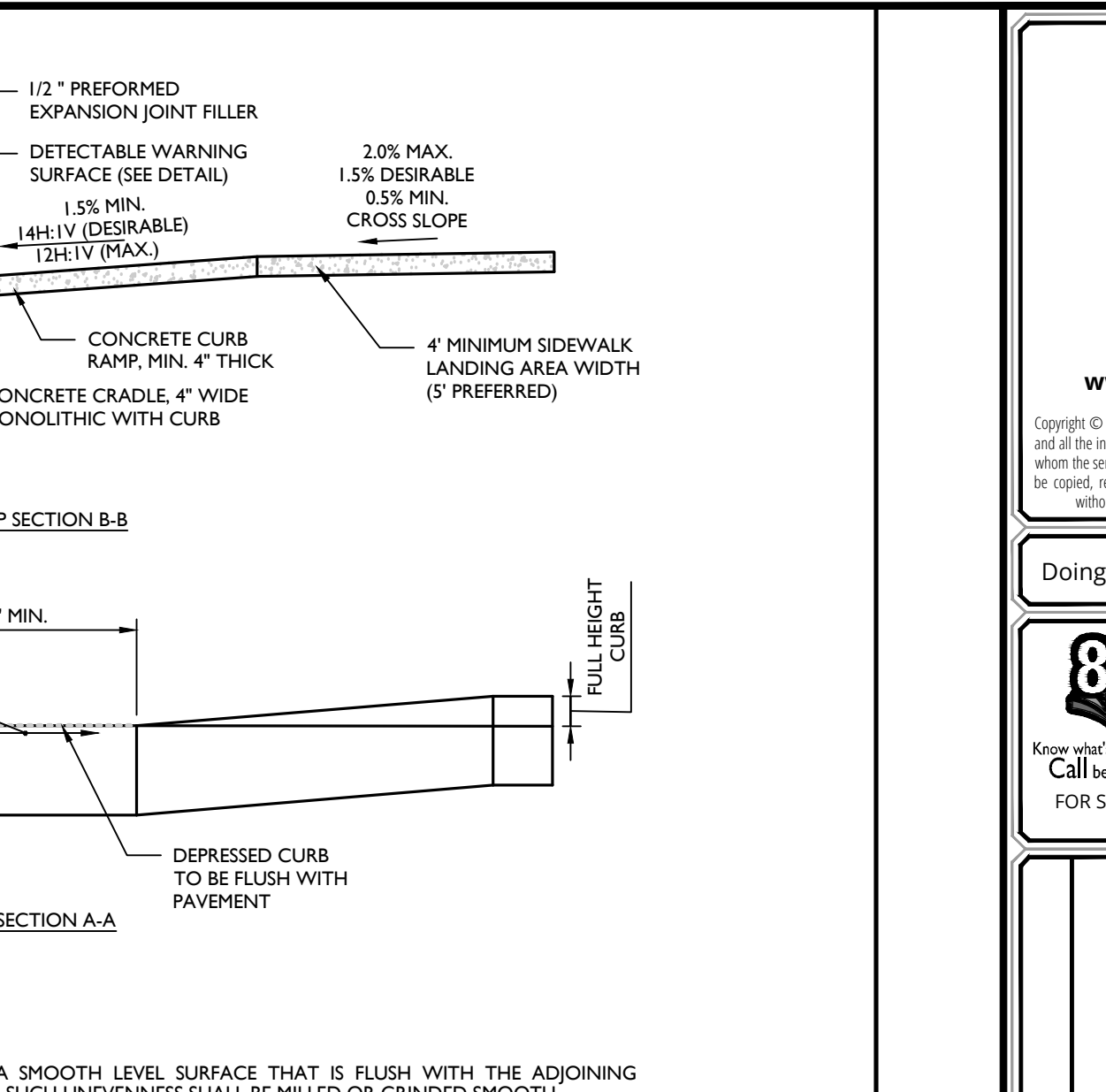
CURB RAMP NOTES
MCNY-SITE-HADA-2500 07/01/19



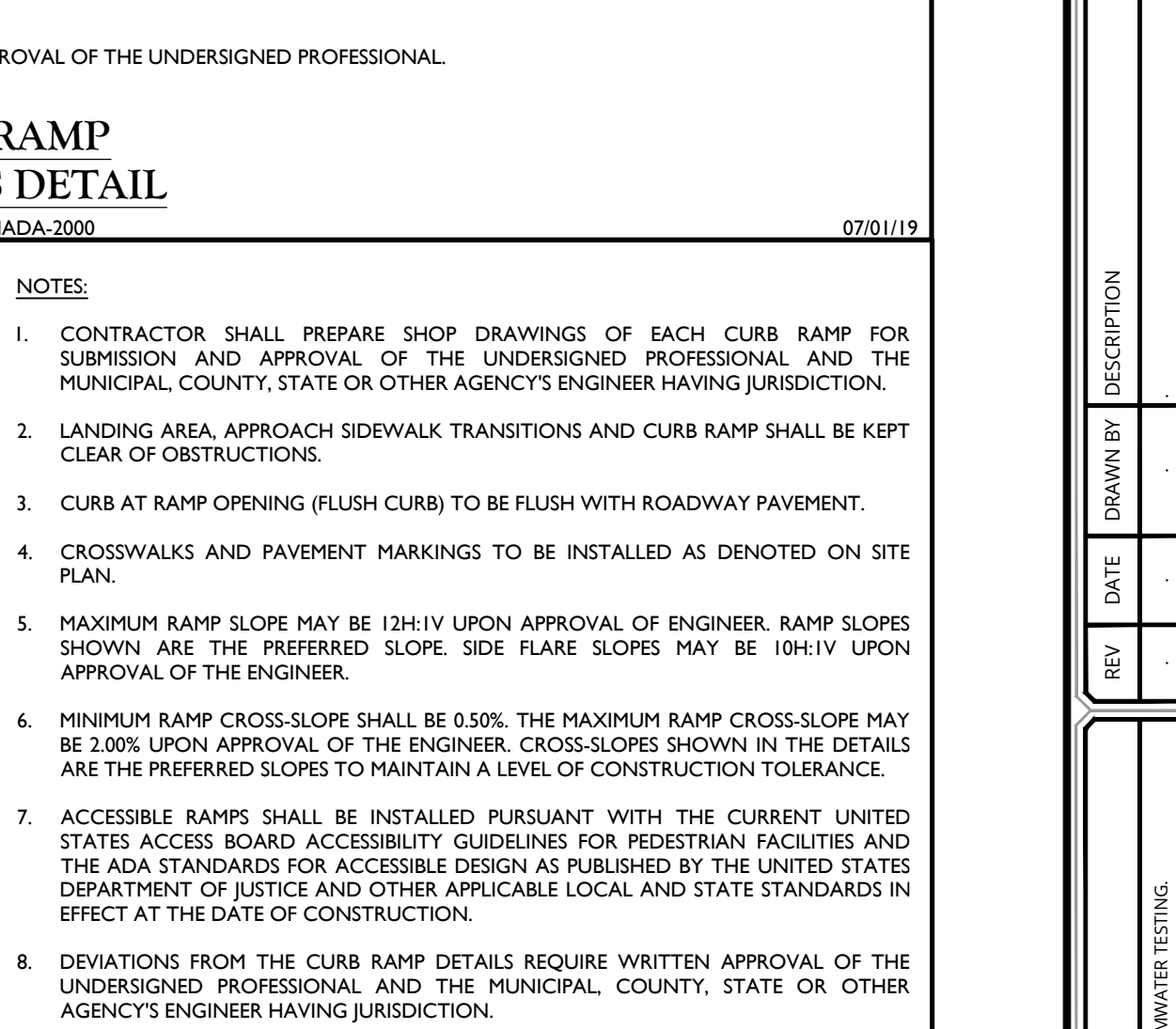
CONCRETE MOUNTABLE CURB DETAIL
MCNY-SITE-CURB-1301 07/01/19



TRUCK DOCK/DOLLY PAD CONCRETE SECTION DETAIL
GNYL-DT16-STD-GRID 07/01/19



CURB RAMP SECTIONS A-A AND B-B
MCNY-SITE-HADA-2000 07/01/19



CURB RAMP NOTES
MCNY-SITE-HADA-2500 07/01/19

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NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 07355-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 9017609

Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 07355-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 9017609

SITE PLAN
FOR
310 ROUTE 56, LLC

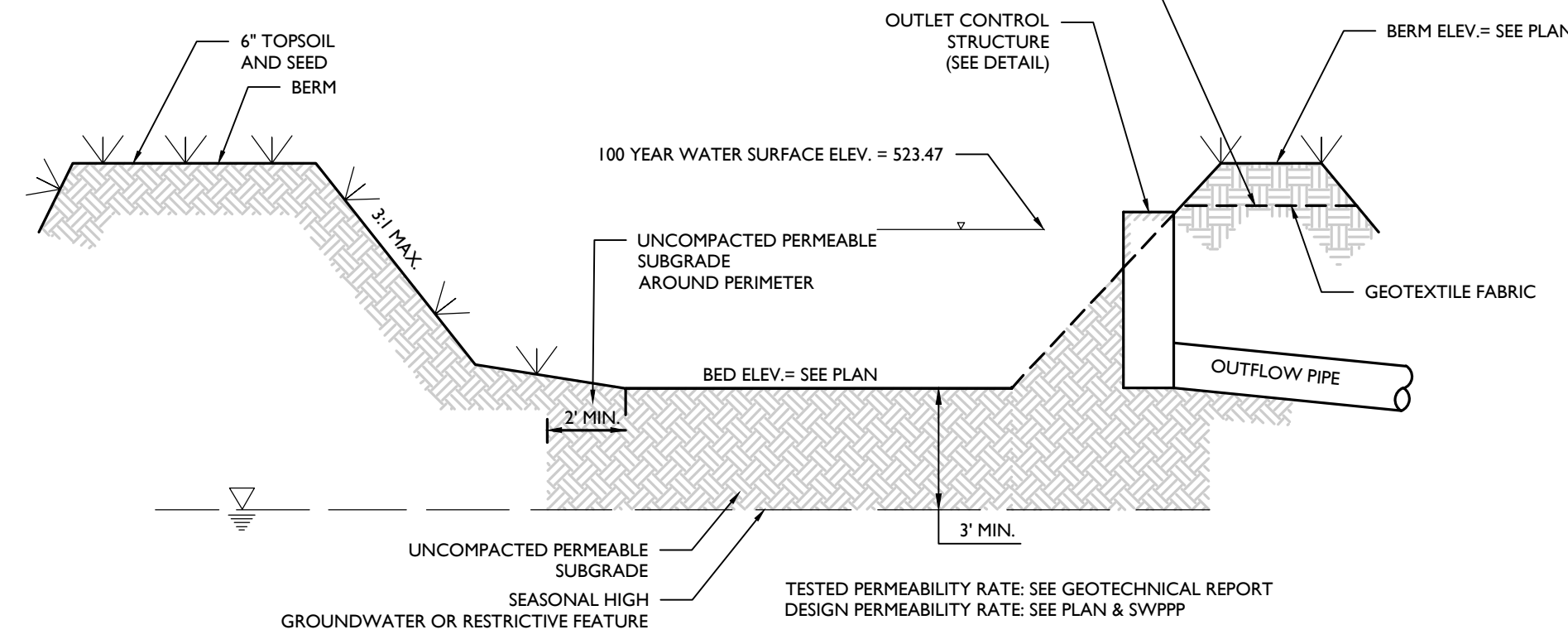
SECTION 12
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NEW YORK STATE

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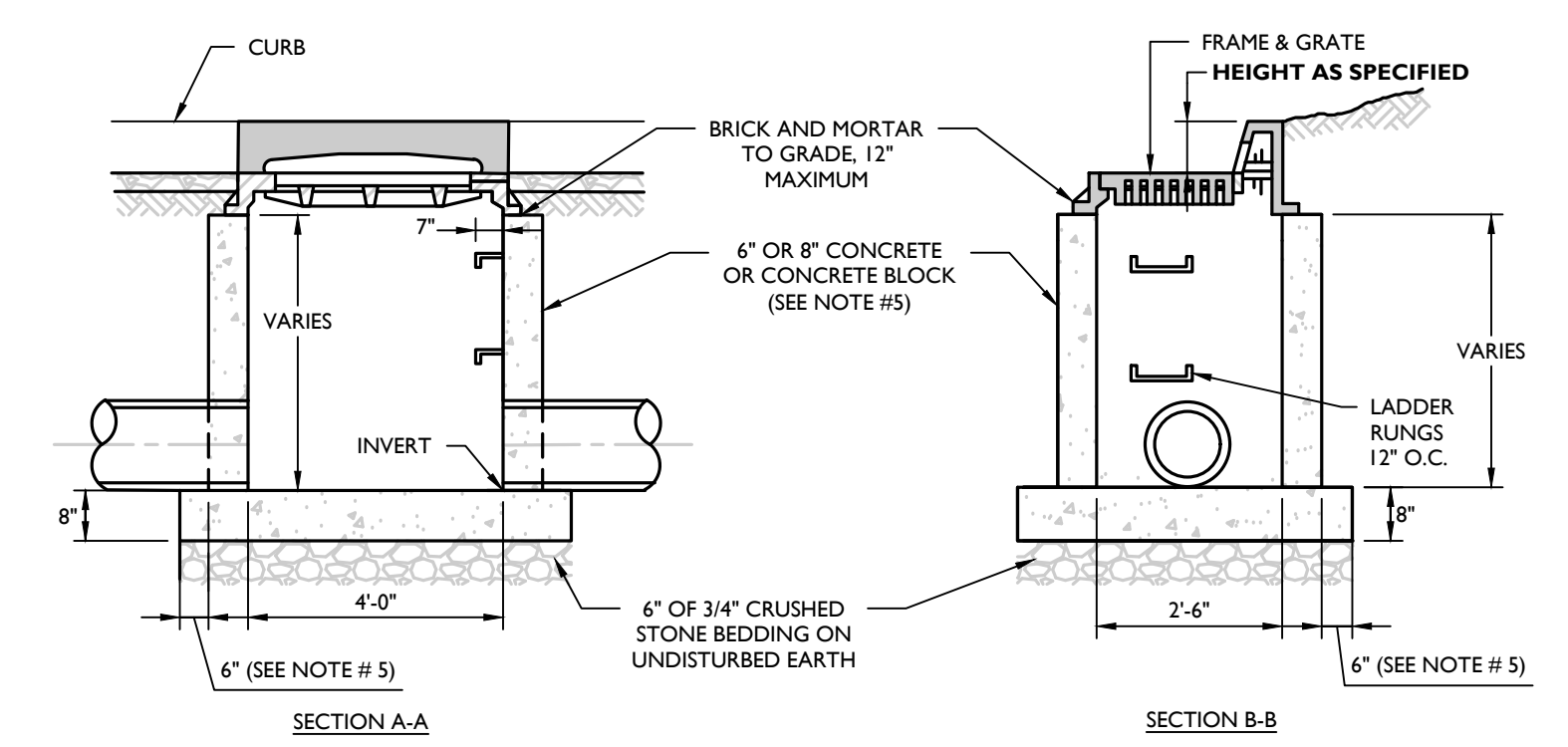
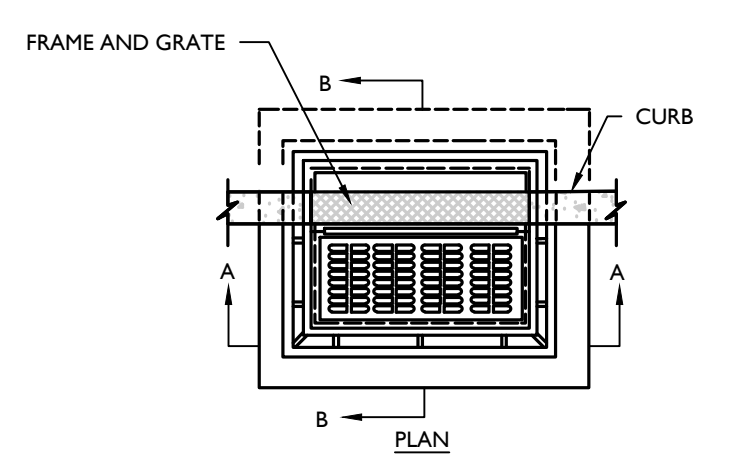
TOWN OF WAWAYANDA PLANNING BOARD
CONSTRUCTION DETAILS
17 of 22

CORRUGATED POLYETHYLENE FLARED END SECTION DETAIL						
DIMENSION	PIPE DIAMETER (INCHES)					
	12	15	18	24	30	
A	42	46	54	64	88	
B	14.5	24.5	29	37	36	
C	33	45.5	55	65	63.5	
D	6	6	6	6	6	

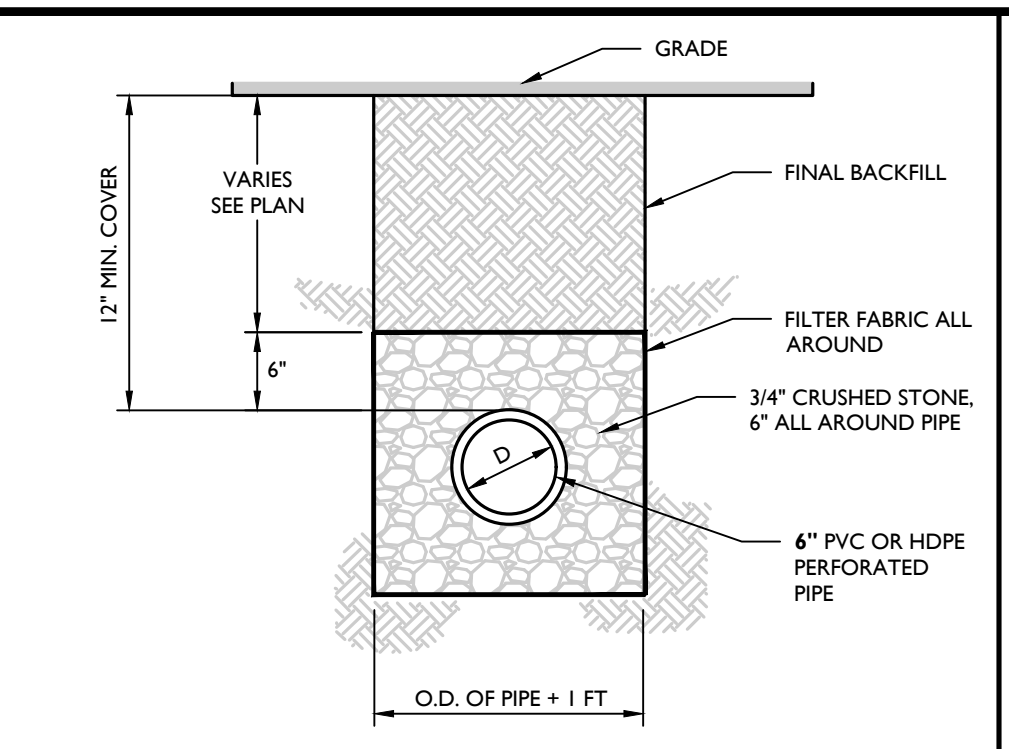
CORRUGATED POLYETHYLENE FLARED END SECTION DETAIL
 NOT TO SCALE MCNY-UTIL-STRM-2201 07/01/19



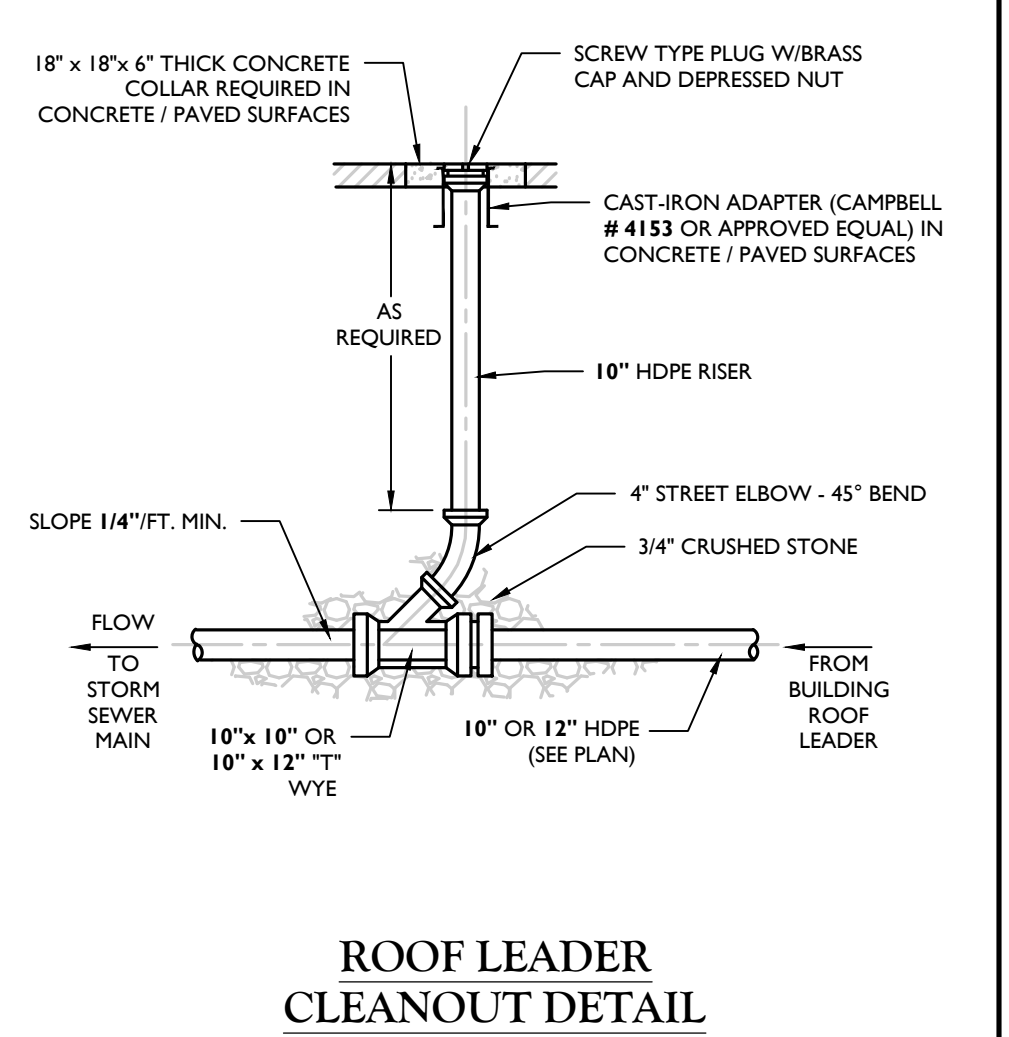
TYPICAL INFILTRATION BASIN DETAIL
 NOT TO SCALE 07/01/19



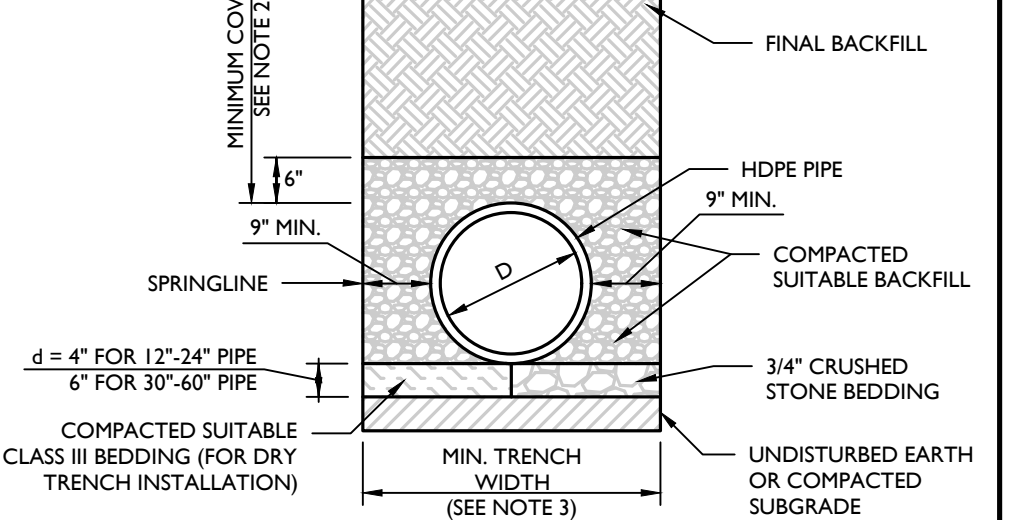
SINGLE CATCH BASIN DETAIL
 NOT TO SCALE MCNY-UTIL-STRM-1100 07/01/19



UNDERDRAIN DETAIL
 NOT TO SCALE MCNY-UTIL-STRM-2400 07/01/19

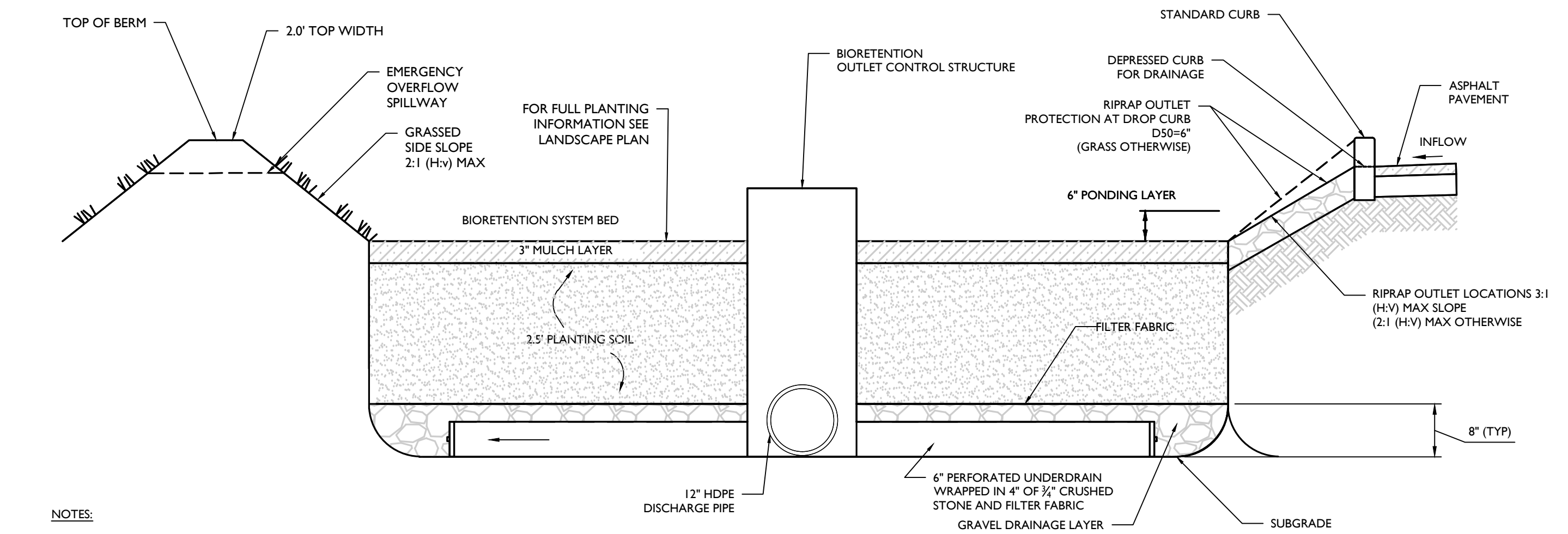


ROOF LEADER CLEANOUT DETAIL
 NOT TO SCALE MCNY-UTIL-STRM-1900 07/01/19



HDPE STORM PIPE BEDDING DETAIL
 NOT TO SCALE MCNY-UTIL-STRM-2302 07/01/19

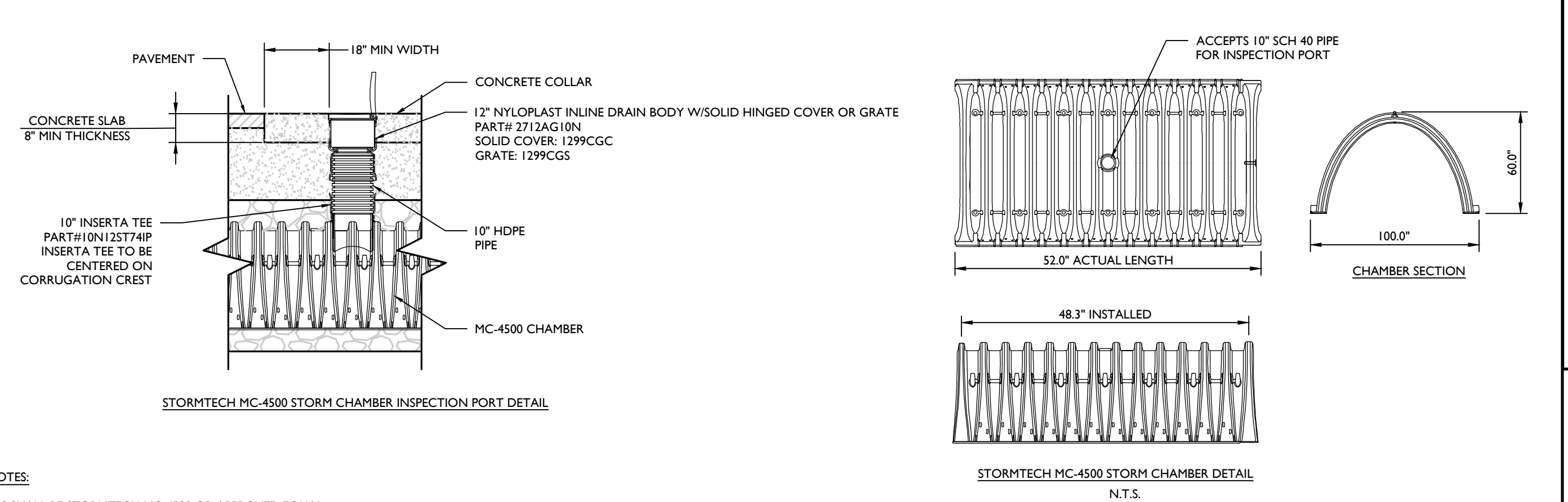
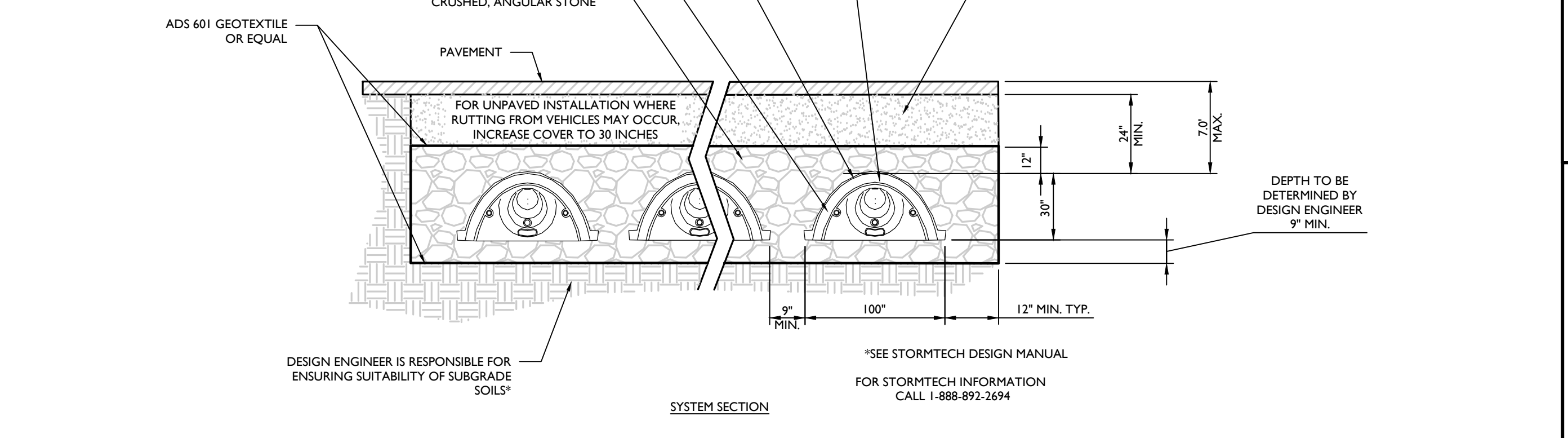
BIORETENTION ELEVATIONS						
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
BIO-1	OCS BIO-1	4'x4'	484.0	485.12	486.5	485.5
BIO-2	OCS BIO-2	4'x4'	518.5	519.38	520.0	519.5
BIO-3	OCS BIO-3	4'x4'	495.0	496.0	497.0	496.0
BIO-4	OCS BIO-4	4'x4'	510.0	510.77	512.0	510.5



BIORETENTION SYSTEM CROSS SECTION DETAIL
 NOT TO SCALE MCNY-UTIL-STRM-2400 MOD: 03/23/21 07/01/19

- NOTES:**
- SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
 - PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.
 - BIO RETENTION BASIN SHALL HAVE A MINIMUM 2' SEPARATION BETWEEN FILTER BOTTOM AND GROUNDWATER OR BEDROCK.
 - THE CONTRACTOR SHALL SUBMIT A SPECIFICATION AND/OR SHOP DRAWING OF THE PROPOSED PLANTING TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 (AASHTO) AND SHALL INCLUDE HDZ DESIGN TRUCK, IMPACT FACTOR, MULTIPLE PRESENCE FACTOR, AND LANE LOAD.



- STORMTECH NOTES:**
- CHAMBERS SHALL BE STORMTECH MC-4500 OR APPROVED EQUAL.
 - CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
 - CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW.
 - THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
 - ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL CROSS SECTION IS BASED.
 - THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.

STORMTECH DETENTION/RETENTION BASIN DETAIL
 NOT TO SCALE MCNY-UTIL-STRM-2600 07/01/19

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REV.	DATE	DESCRIPTION

REV.	DATE	DESCRIPTION

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

Andrew B. Fetherston
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 073555-01
 COLLIERS ENGINEERING & DESIGN CT, P.C.
 N.Y. C.O.A.#: 9017609

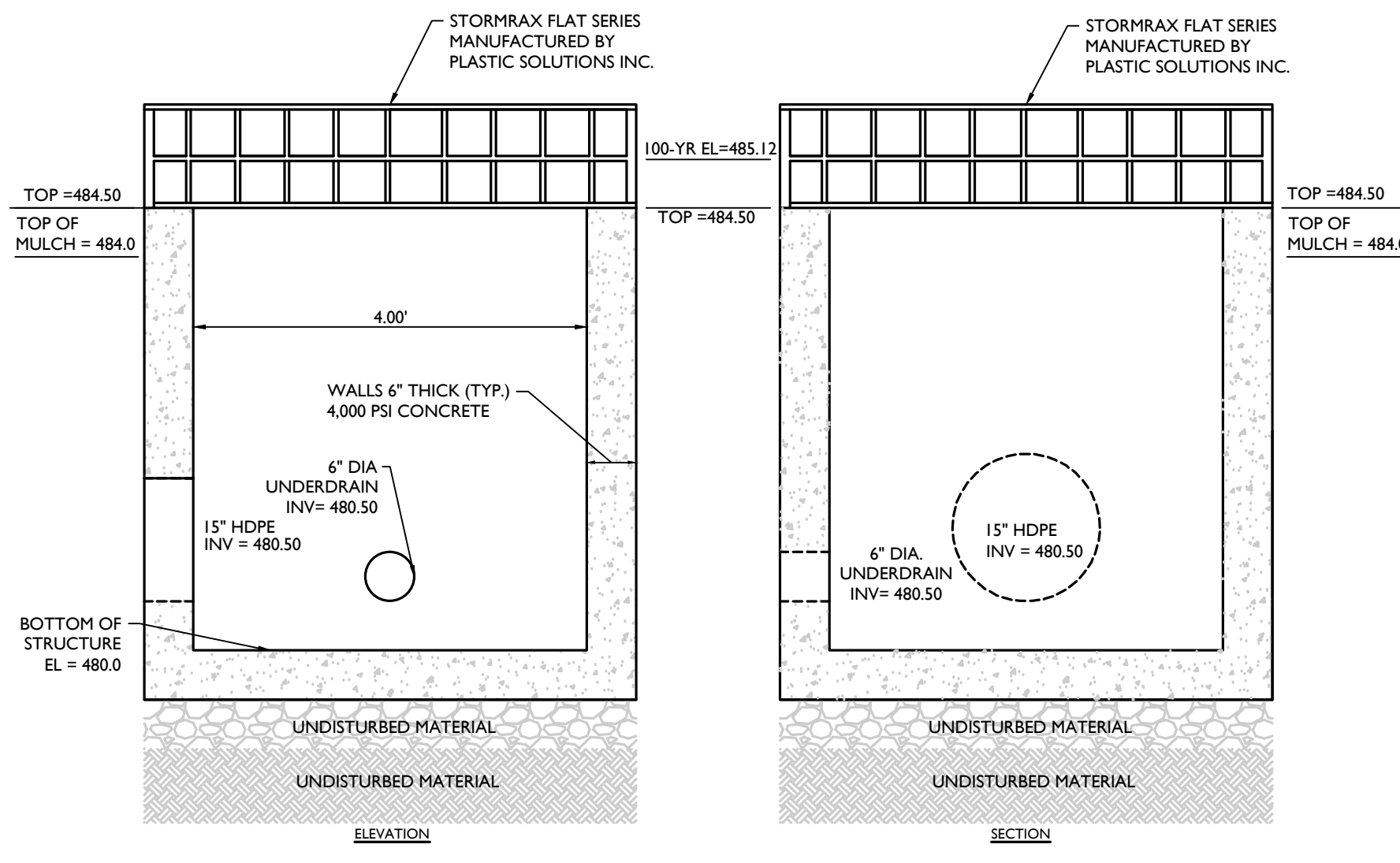
SITE PLAN
 FOR
310 ROUTE 56, LLC
 SECTION 12
 BLOCK 1
 LOT 2.2
 TOWN OF WAWAYANDA
 ORANGE COUNTY
 NEW YORK STATE

Colliers Engineering & Design
 555 Hudson Valley Avenue Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4495
 COLLIERS ENGINEERING & DESIGN CT, P.C.
 500 W. BUSINESS 46 W. ABERDEEN CONSULTING ENGINEERS & LAND SURVEYORS

SCALE: AS SHOWN	DATE: 03/10/2021	DRAWN BY: CDR	CHECKED BY: JED
PROJECT NUMBER: 20003236A	DRAWING NAME: C-0715	SHEET TITLE: CONSTRUCTION DETAILS	
SHEET NUMBER: 18 of 22			

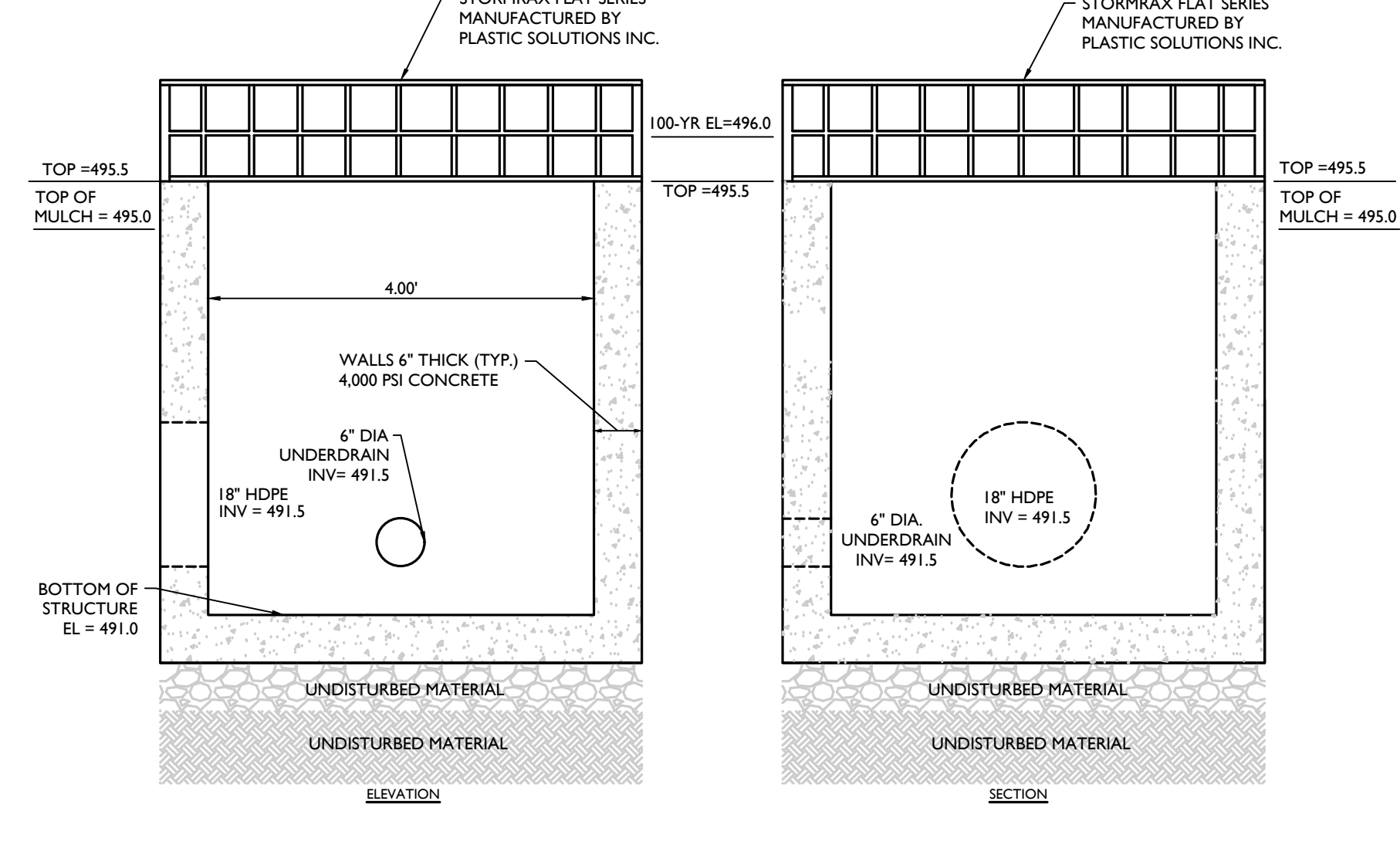
TOWN OF WAWAYANDA PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



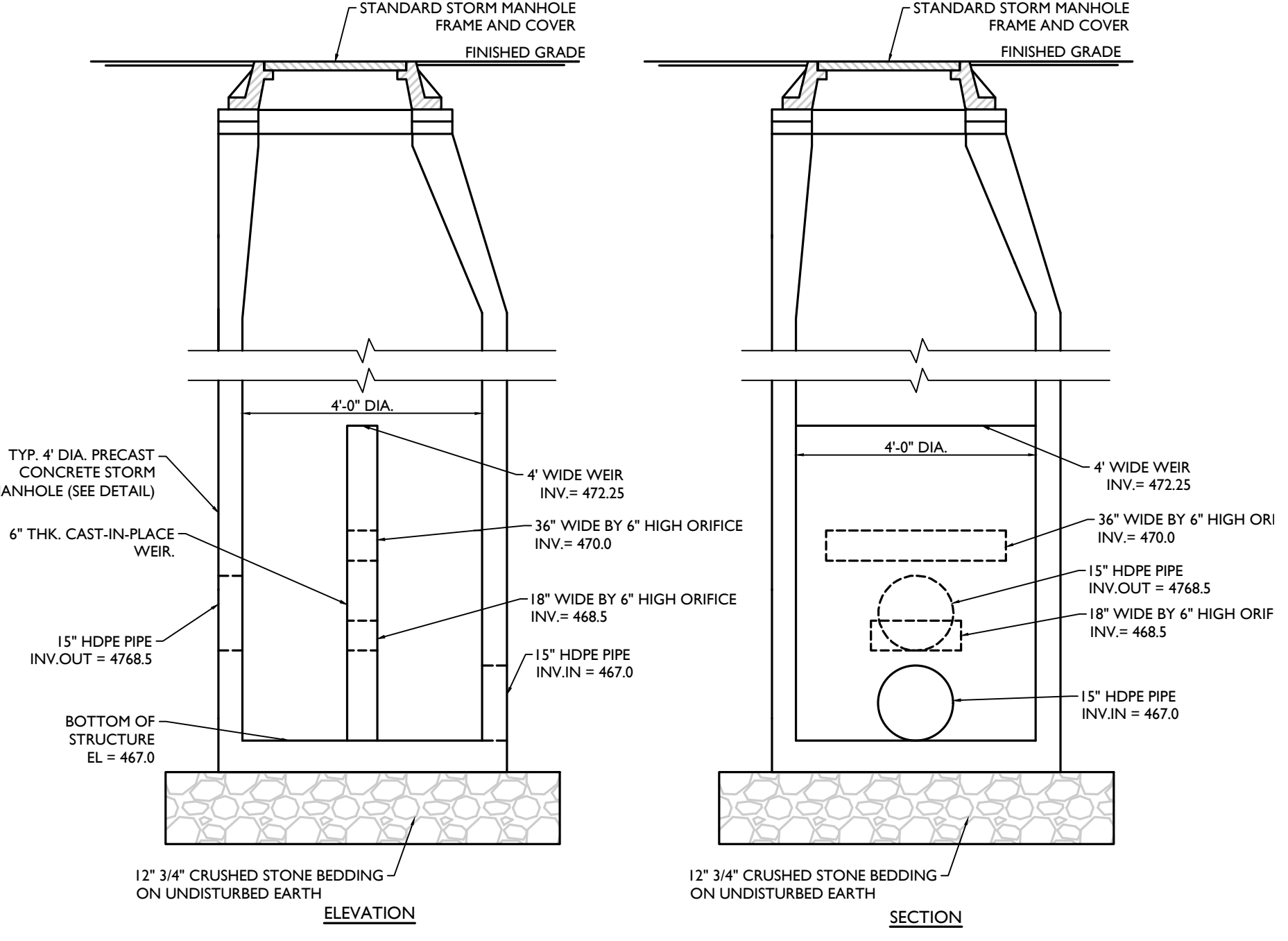
BIORETENTION BASIN POND-1 OUTLET CONTROL STRUCTURE (OCS-BIO 1) DETAIL

NOT TO SCALE MOD: 09/25/20 07/01/19 MCNY-UTIL-STRM-3501



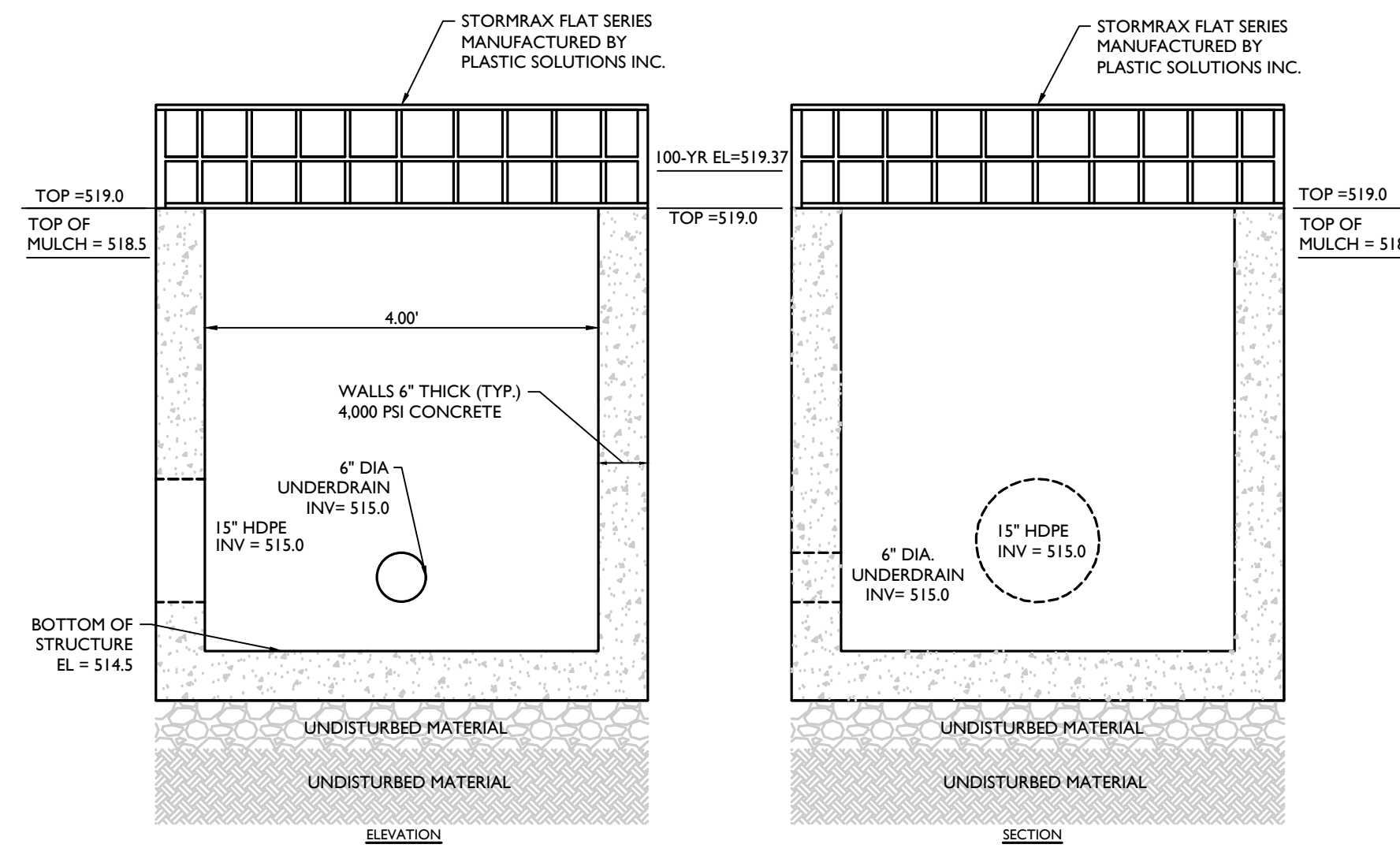
BIORETENTION BASIN POND-3 OUTLET CONTROL STRUCTURE (OCS-BIO 3) DETAIL

NOT TO SCALE MOD: 09/25/20 07/01/19 MCNY-UTIL-STRM-3501



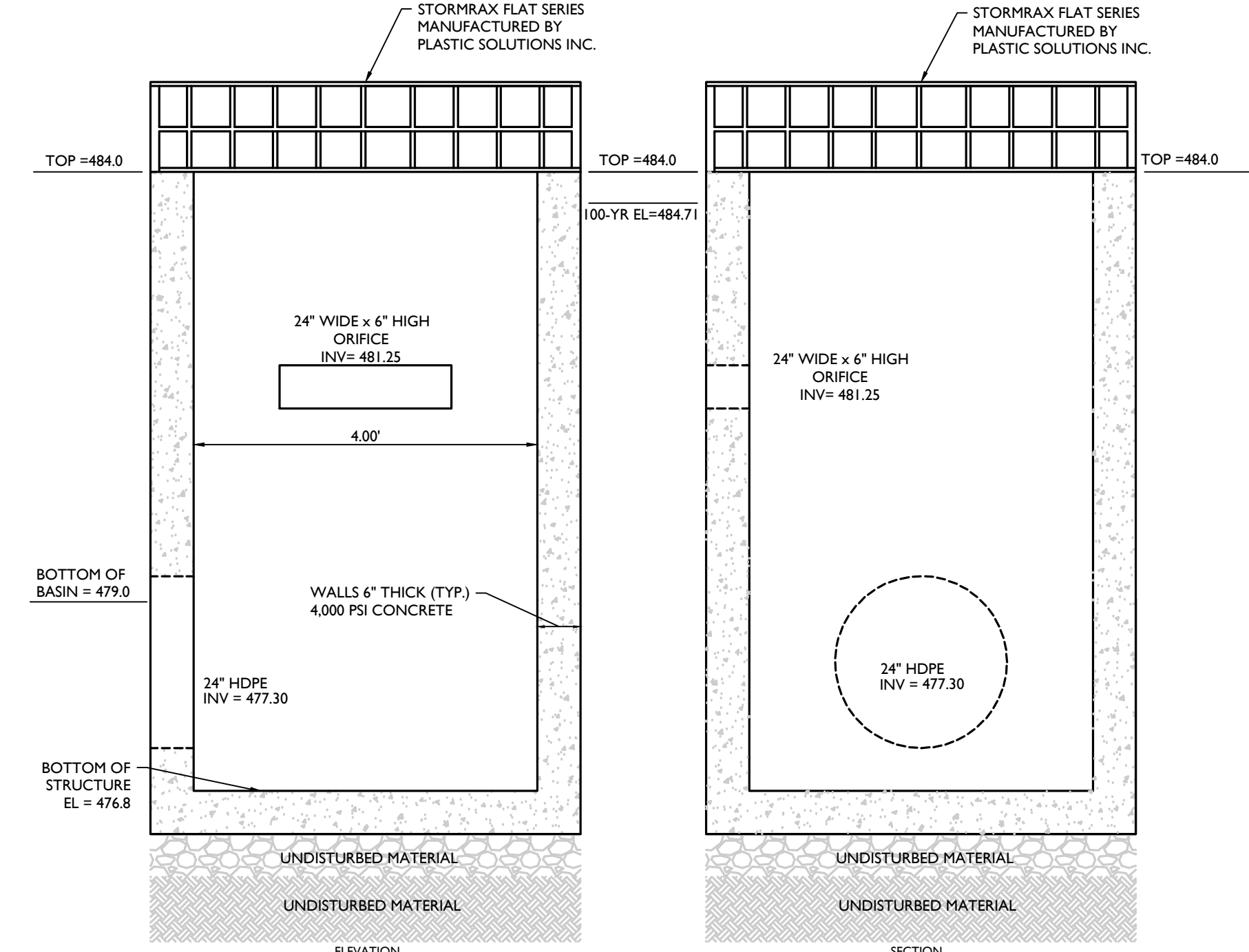
SUBSURFACE INFILTRATION BASIN OUTLET CONTROL STRUCTURE (OCS-SUB) DETAIL

MOD: 09/25/20 07/01/19



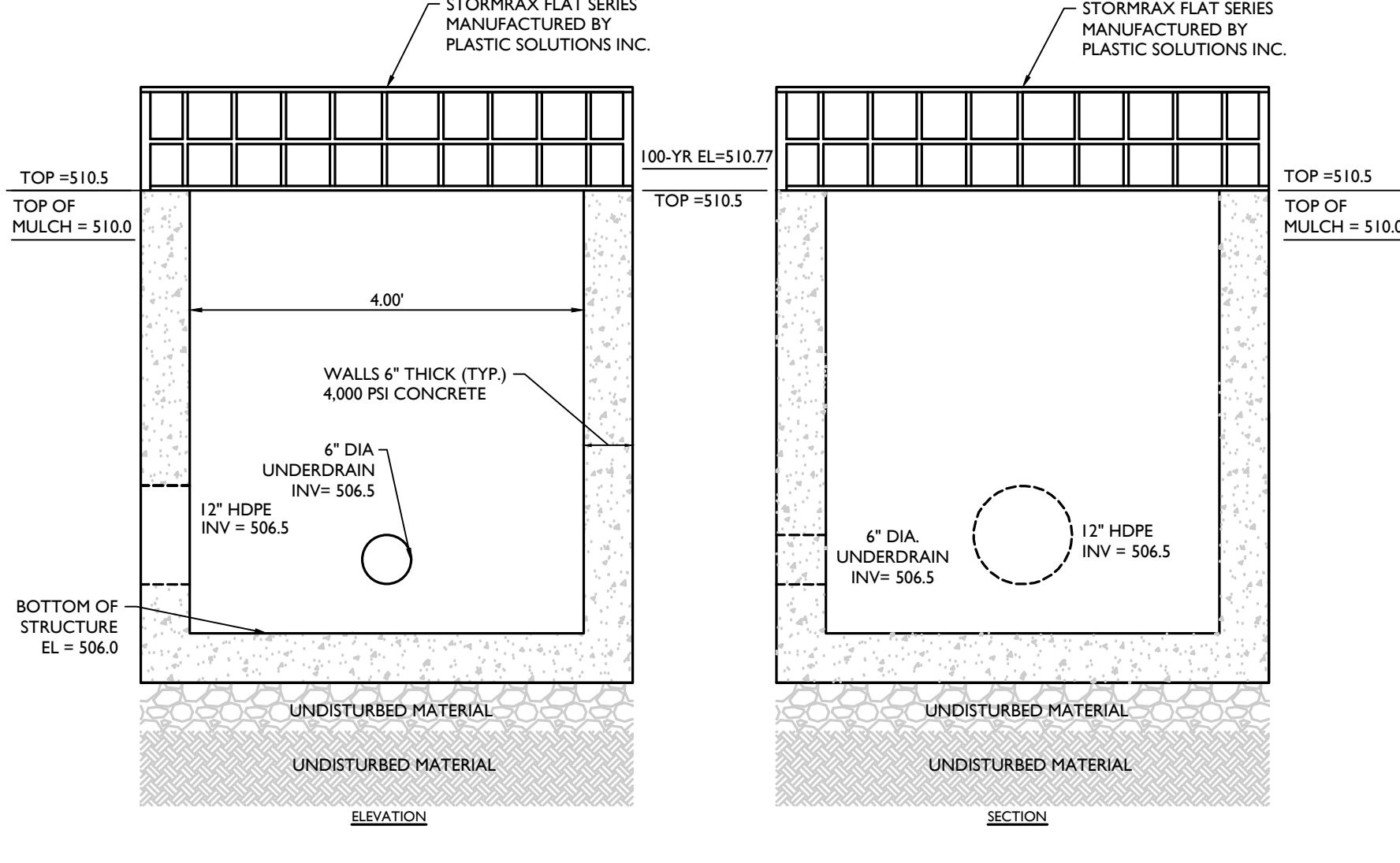
BIORETENTION BASIN POND-2 OUTLET CONTROL STRUCTURE (OCS-BIO 2) DETAIL

NOT TO SCALE MOD: 09/25/20 07/01/19 MCNY-UTIL-STRM-3501



INFILTRATION BASIN POND-INFIL WEST OUTLET CONTROL STRUCTURE (OCS-INFIL WEST) DETAIL

MOD: 09/25/20 07/01/19



BIORETENTION BASIN POND-4 OUTLET CONTROL STRUCTURE (OCS-BIO 4) DETAIL

NOT TO SCALE MOD: 09/25/20 07/01/19 MCNY-UTIL-STRM-3501

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DESCRIPTION
1	16/03/21	FOR SUBMITTAL TO TOWN OF WAWAYANDA PLANNING BOARD COMMENTS
2	18/02/21	FOR SUBMITTAL TO TOWN OF WAWAYANDA PLANNING BOARD COMMENTS
3	28/02/21	FOR SUBMITTAL TO TOWN OF WAWAYANDA PLANNING BOARD COMMENTS
4	01/07/21	FOR SUBMITTAL TO TOWN OF WAWAYANDA PLANNING BOARD COMMENTS
5	09/02/22	FOR SUBMITTAL TO TOWN OF WAWAYANDA PLANNING BOARD COMMENTS
6	07/02/22	FOR SUBMITTAL TO TOWN OF WAWAYANDA PLANNING BOARD COMMENTS
7	10/02/22	FOR SUBMITTAL TO TOWN OF WAWAYANDA PLANNING BOARD COMMENTS

(UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.)

Andrew B. Fetherston

 Andrew B. Fetherston
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER 073553-01
 COLLIER'S ENGINEERING & DESIGN CT, P.C.
 N.Y. C.O.A.#: 9017609

SITE PLAN
 FOR
310 ROUTE 56, LLC

SECTION 12
 BLOCK 1
 LOT 2.2

TOWN OF WAWAYANDA
 ORANGE COUNTY
 NEW YORK STATE

Colliers
 Engineering & Design
 555 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4495
 COLLIER'S ENGINEERING & DESIGN CT, P.C.
 DOING BUSINESS AS MASER CONSULTING ENGINEERS & LAND SURVEYING

SCALE: AS SHOWN
 DATE: 03/10/2021
 PROJECT NUMBER: 20003236A
 DRAWING NUMBER: C-0715

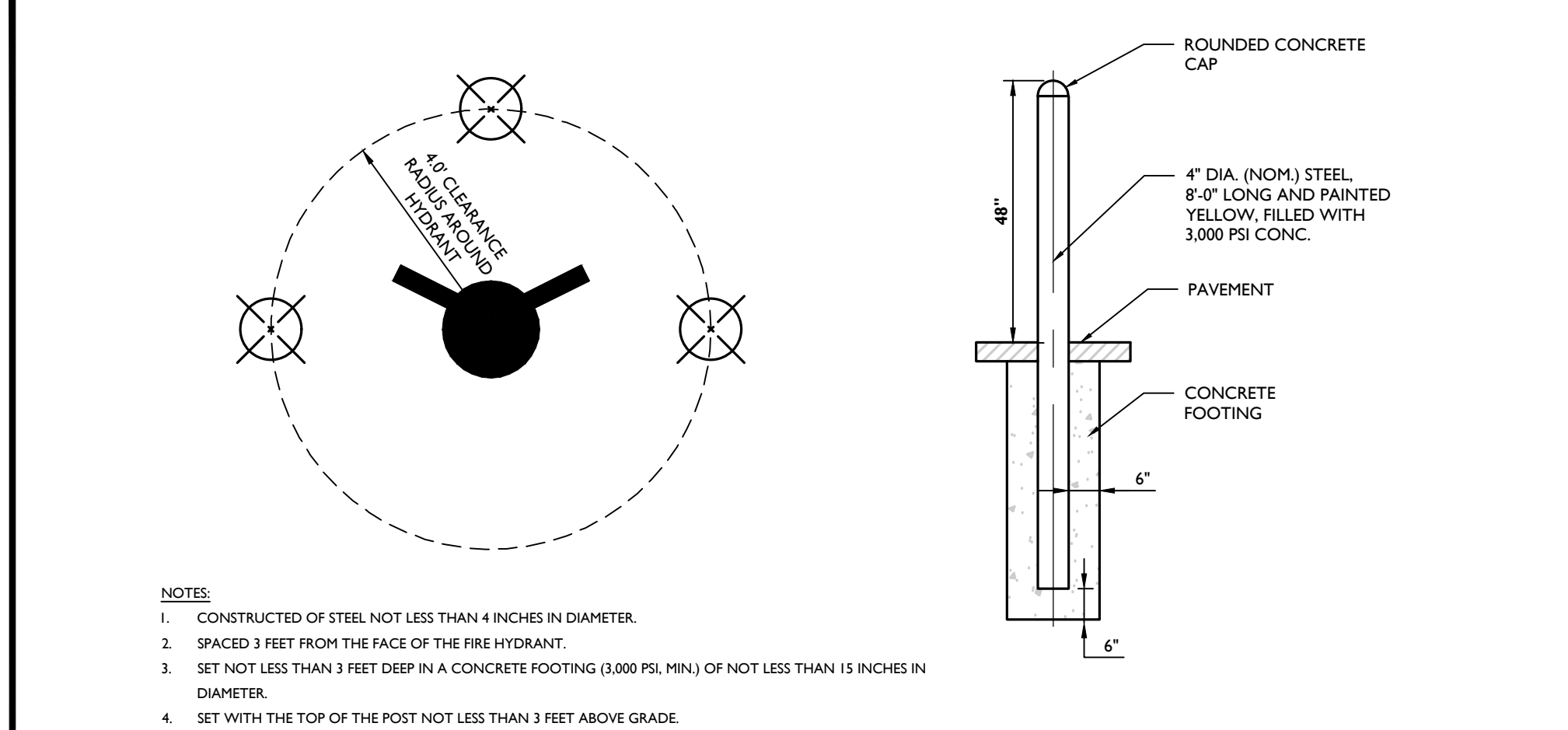
DRAWN BY: CDR
 CHECKED BY: JED

SHEET TITLE:
CONSTRUCTION DETAILS

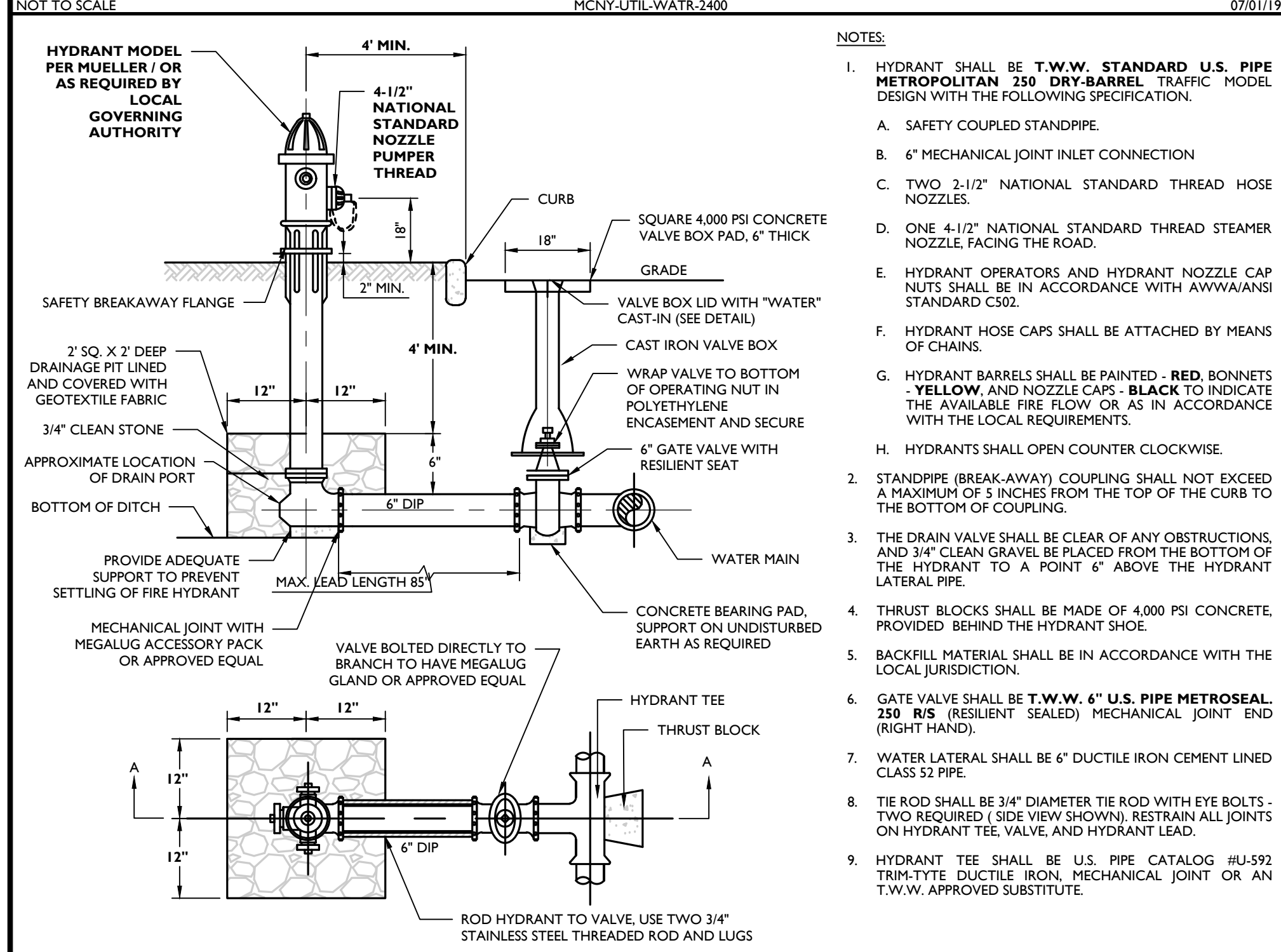
SHEET NUMBER:
19 of **22**

TOWN OF WAWAYANDA
 PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



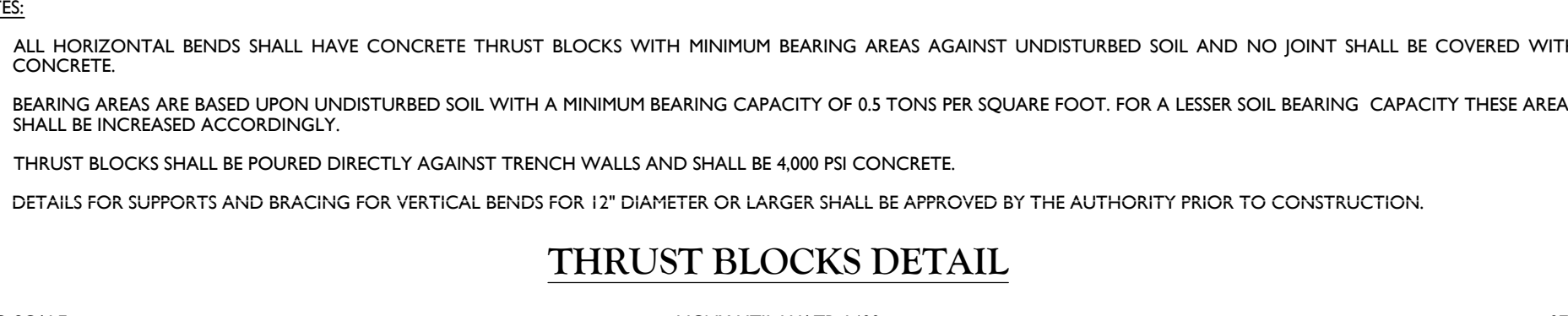
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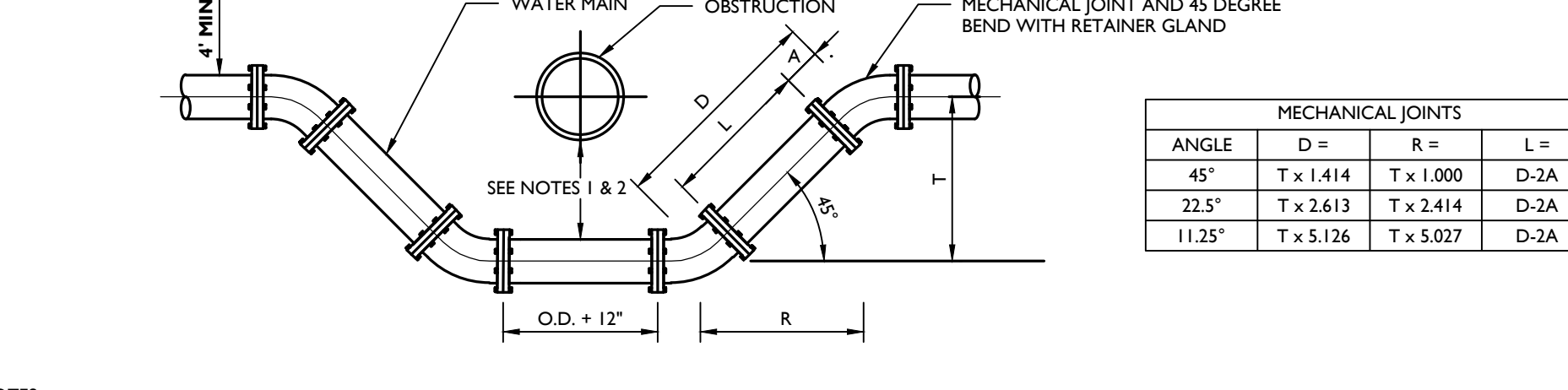
FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL

MINIMUM SIZE OF CONCRETE THRUST BLOCKS

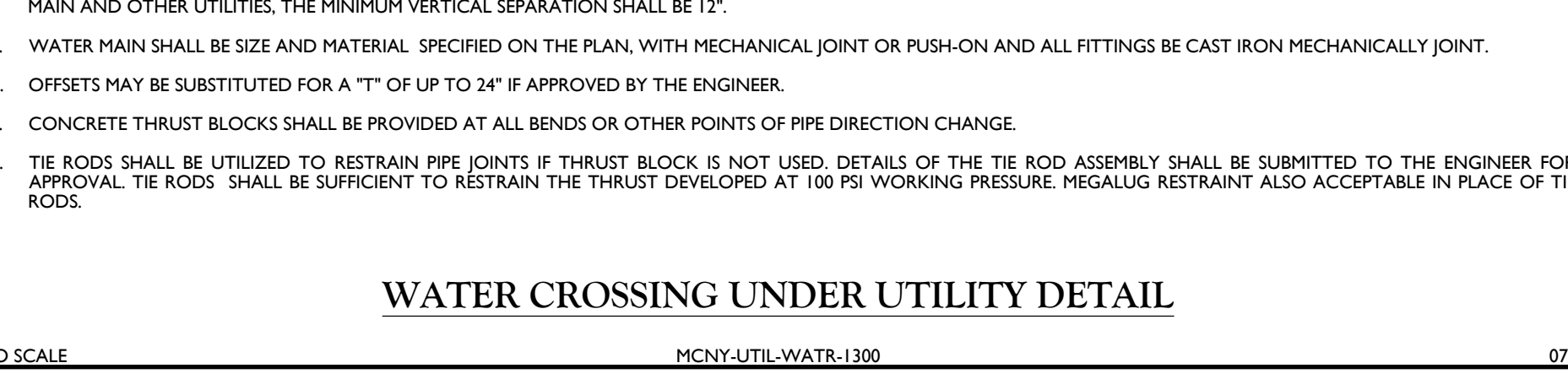
d	A	B	C	d	A	B	C	d	A	B	C	d	A	B	C
6"	2'-0"	8"	1'-3"	6"	2'-4"	8"	1'-3"	6"	1'-3"	6"	1'-3"	6"	1'-3"	6"	1'-3"
8"	2'-4"	8"	1'-4"	8"	3'-0"	8"	1'-4"	8"	1'-4"	8"	1'-4"	8"	1'-4"	8"	1'-4"
10"	3'-0"	10"	2'-0"	10"	3'-4"	10"	2'-0"	10"	2'-0"	10"	2'-0"	10"	2'-0"	10"	2'-0"
12"	3'-4"	10"	2'-4"	12"	3'-9"	10"	2'-4"	12"	2'-4"	10"	2'-4"	10"	2'-4"	10"	2'-4"



THRUST BLOCKS DETAIL



WATER CROSSING UNDER UTILITY DETAIL



WATER SERVICE CONNECTION DETAIL

NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET TO BE RESTRAINED

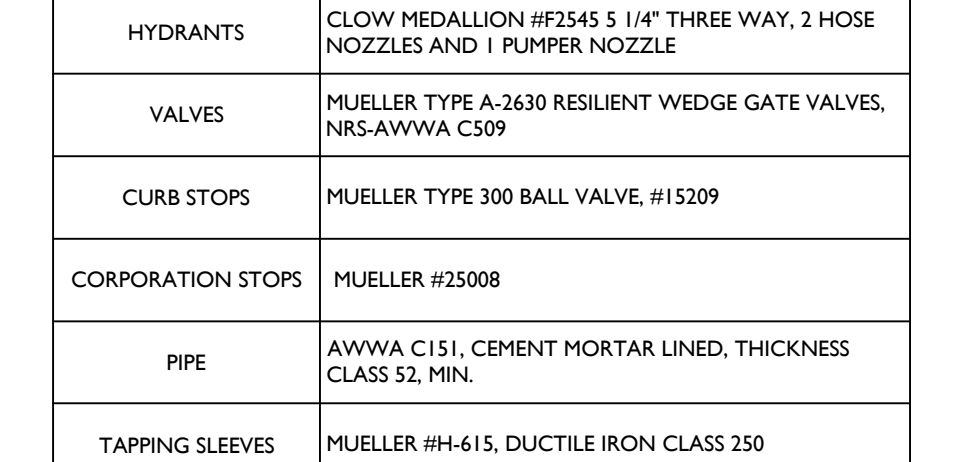
PIPE SIZE IN INCHES	No.	SIZE	L ¹	No.	SIZE	L ¹
4"	2	3/4"	30'	2	3/4"	10'
6"	2	3/4"	40'	2	3/4"	10'
8"	4 or 2	3/4" or 1/2"	50'	2	3/4"	15'
10"	4 or 2	3/4" or 1/2"	60'	2	3/4"	20'
12"	4	3/4"	70'	2	3/4"	20'
14"	4	1"	80'	2	3/4"	25'
16"	4	1"	80'	2	3/4"	25'

JOINT RESTRAINT SCHEDULE DETAIL

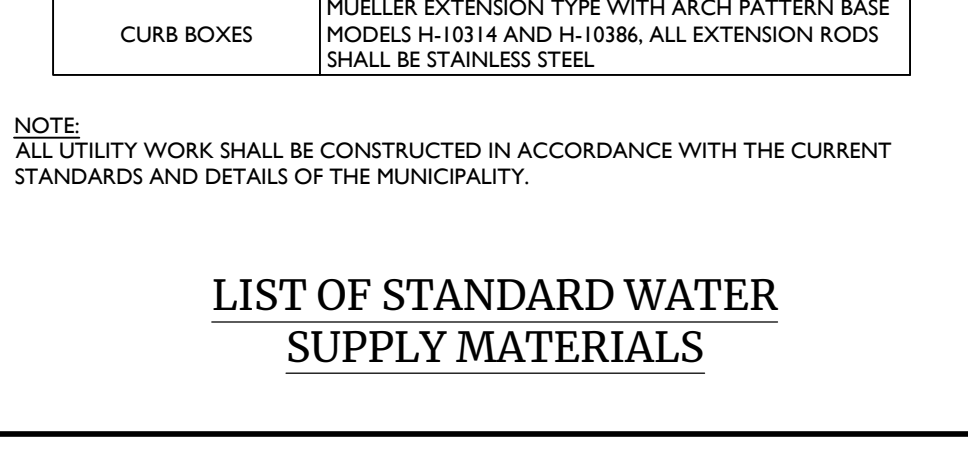
MECHANICAL JOINTS

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

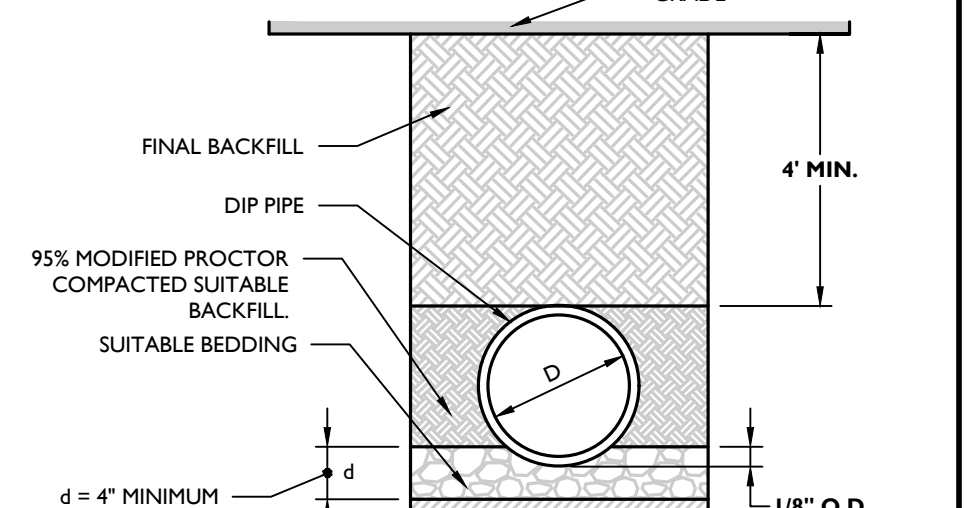
WATER MAIN ENCASMENT DETAIL



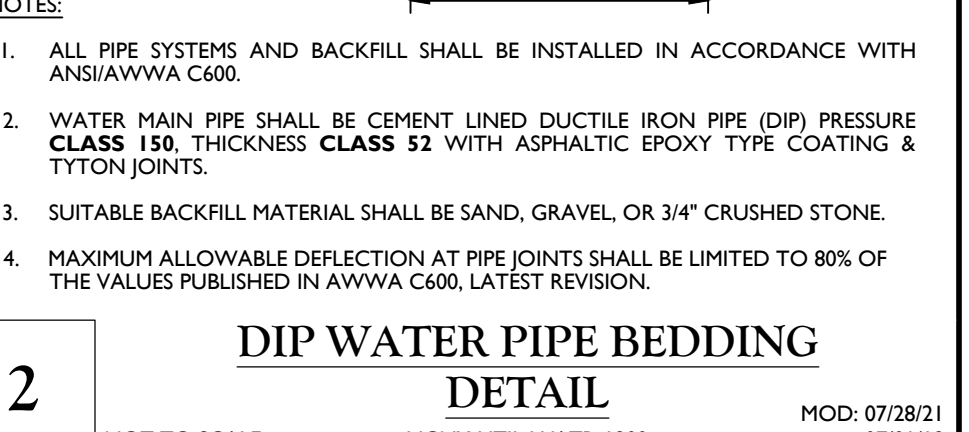
WELL DETAIL



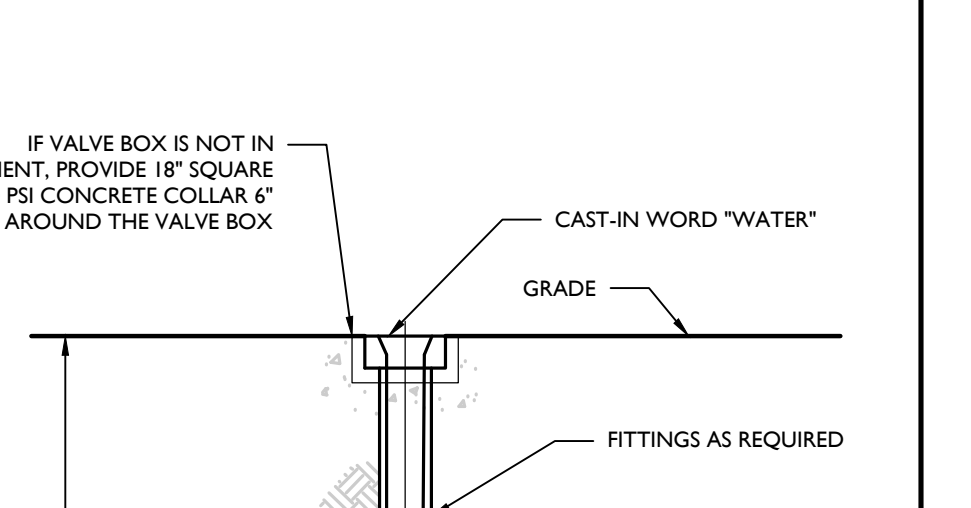
WELL DETAIL



DIP WATER PIPE BEDDING DETAIL



WATER MAIN ENCASMENT DETAIL



WATER VALVE BOX DETAIL

FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL



FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL

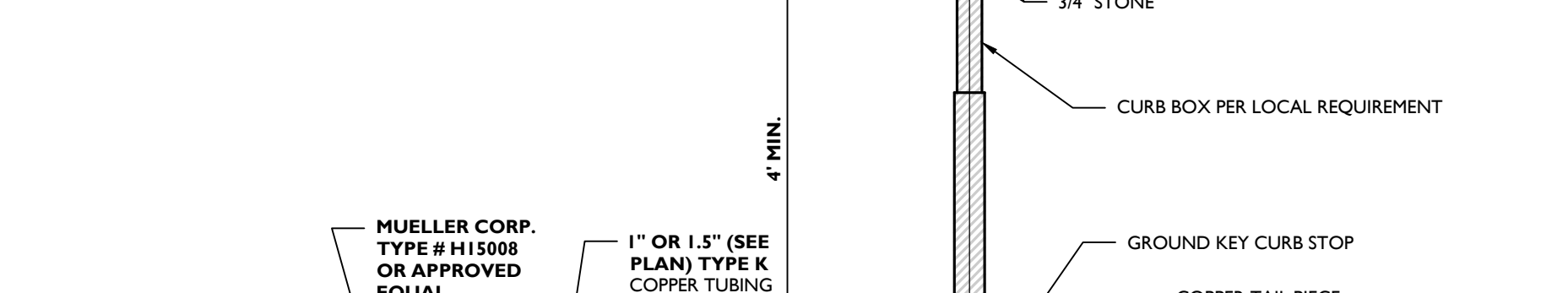


FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL

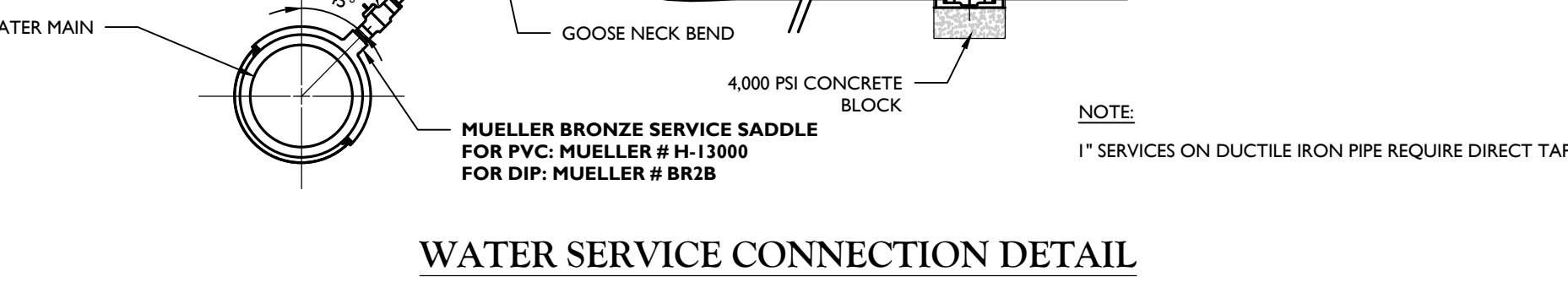
WATER NOTES:

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, RESILIENT-SEALED 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 THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH 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 SLUDG 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 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. THE NEW WATER MAIN AND APPURTENANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C600. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY.
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, 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. 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.

WATER CROSSING UNDER UTILITY DETAIL



WATER CROSSING UNDER UTILITY DETAIL



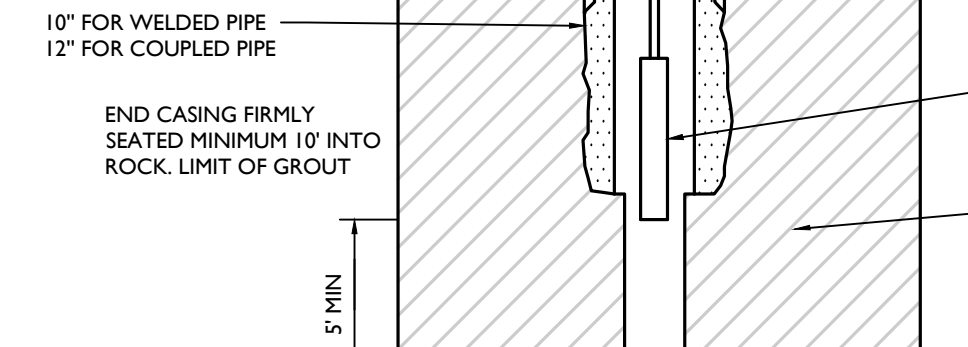
WATER SERVICE CONNECTION DETAIL

JOINT RESTRAINT SCHEDULE DETAIL

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

WATER MAIN ENCASMENT DETAIL



WATER MAIN ENCASMENT DETAIL

DIP WATER PIPE BEDDING DETAIL



DIP WATER PIPE BEDDING DETAIL

WATER VALVE BOX DETAIL

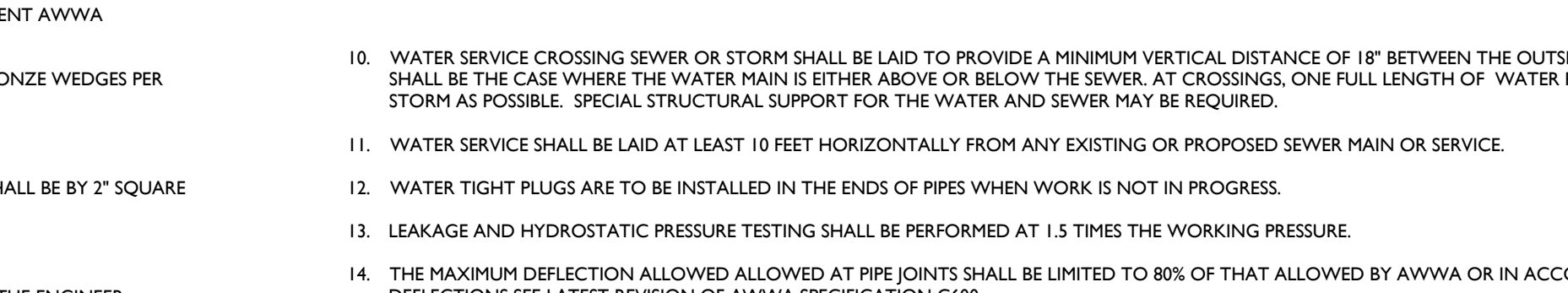


WATER VALVE BOX DETAIL

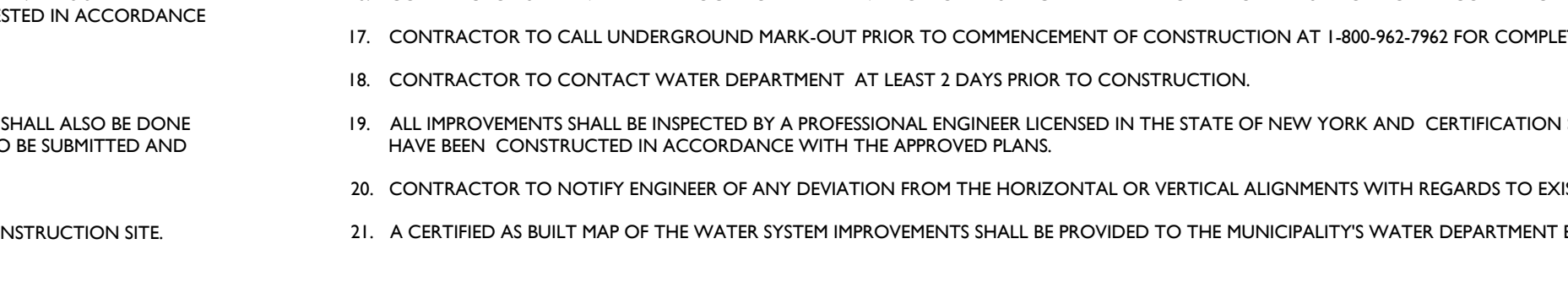
VERIFICATION SHALL BE ACCOMPLISHED VIA BACTERIOLOGICAL TESTS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HRS APART, SHALL BE COLLECTED FROM EVERY 1,200 FT OF THE NEW WATER MAIN, PLUS ONE SET 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 COPPERION CORK 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 SAMPLE RESULTS FROM THE LAB INDICATE A MEASURED RFC 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 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 BACTERIOLOGICAL WATER QUALITY IN THE DISTRIBUTION SYSTEM.

ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.

WATER CROSSING UNDER UTILITY DETAIL



WATER CROSSING UNDER UTILITY DETAIL



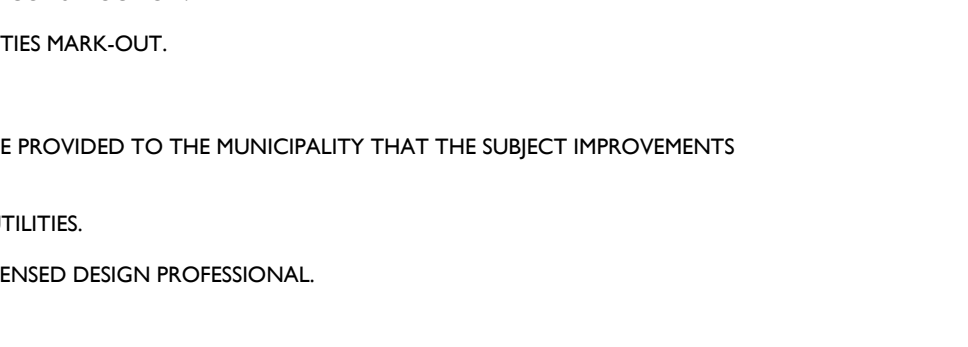
WATER SERVICE CONNECTION DETAIL

JOINT RESTRAINT SCHEDULE DETAIL

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

WATER MAIN ENCASMENT DETAIL



WATER MAIN ENCASMENT DETAIL

DIP WATER PIPE BEDDING DETAIL



DIP WATER PIPE BEDDING DETAIL

WATER VALVE BOX DETAIL



WATER VALVE BOX DETAIL

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REV	DATE	DESCRIPTION
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1	06/20/21	REVISED PER TOWN & CONSULTANT COMMENTS AND STANDARD TESTING.
2	08/25/21	REVISED PER PLANNING BOARD COMMENTS.
3	09/22/21	REVISED PER PLANNING BOARD COMMENTS.
4	07/27/22	REVISED PER IDENTIFICATION MARKS.
5	05/23/22	REVISED FOR COORDINATE SUBMISSION.
6	07/29/22	REVISED PER PLANNING BOARD RESOLUTION ITEMS.
7	10/26/22	REVISED PER IDENT. SEPT. SOIL TESTS WITH TOWN CONSULTANT.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-DIVISION C OF THE NEW YORK STATE EDUCATION LAW.

Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 073555-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
NY, C.O.A.#: 9017069

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/10/2021	CDR	JED
PROJECT NUMBER:	DRAWING NAME:		
20002326A	C-0115		

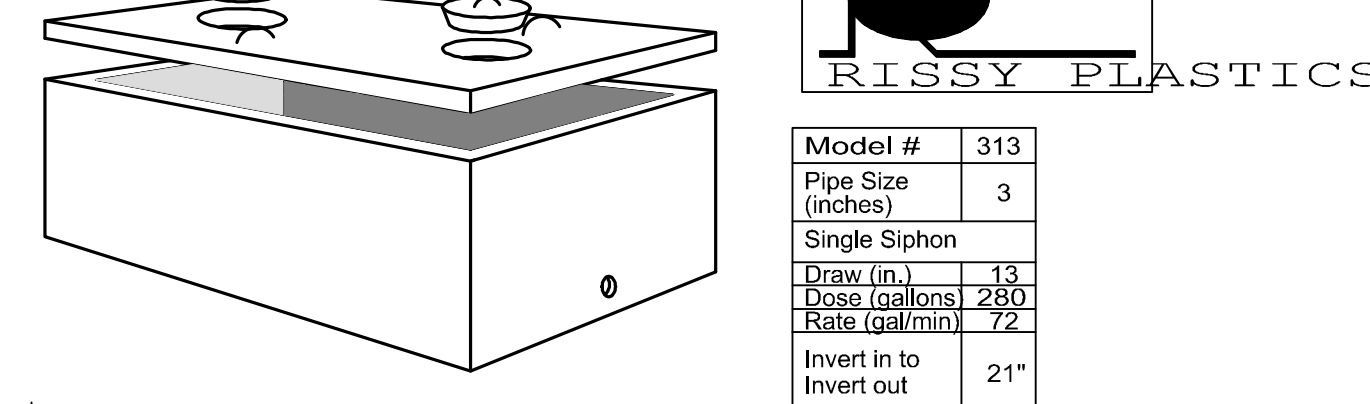
TOWN OF WAWAYANDA
PLANNING BOARD

CONSTRUCTION DETAILS

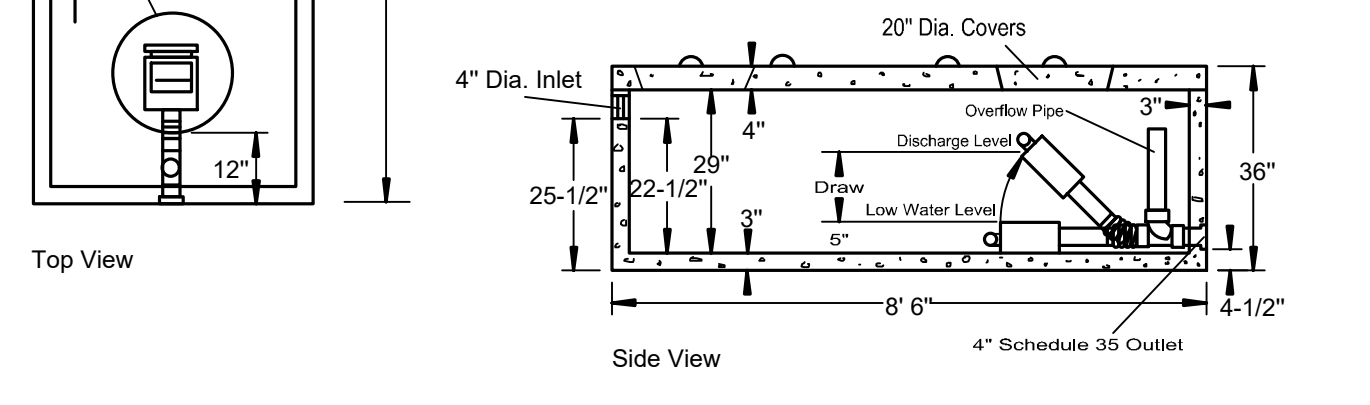
SHEET NUMBER
20 of 22

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

"Flout" Siphons
 Made in the USA by
RISSY PLASTICS

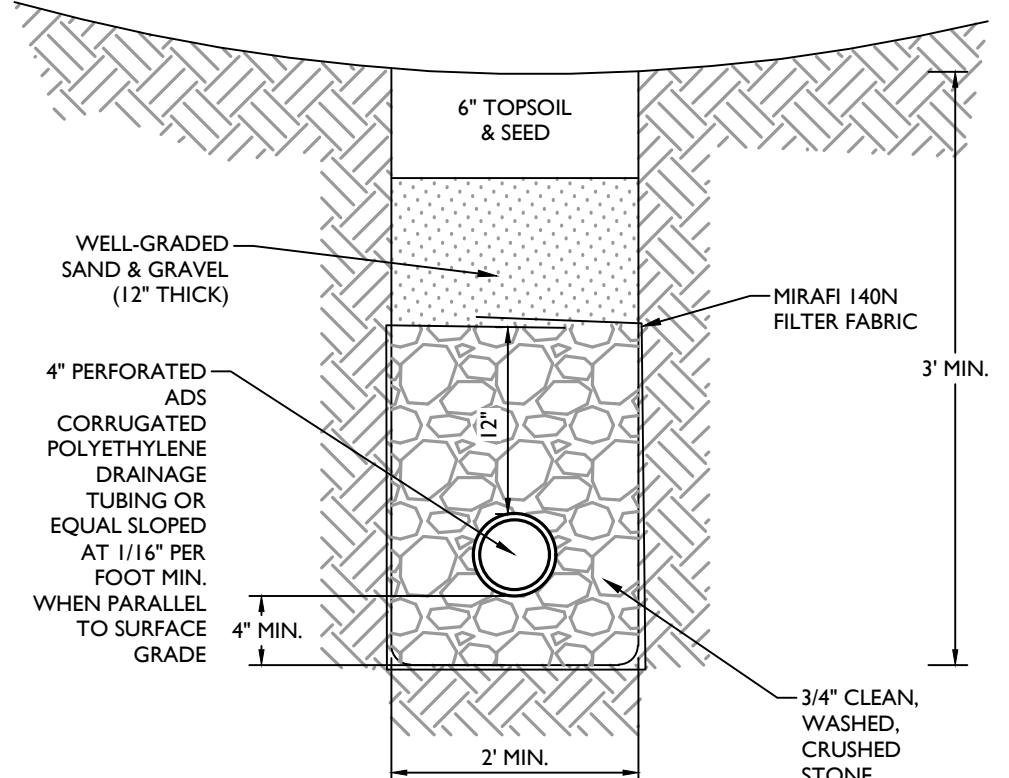


- Notes:
- We stock 13" & 17" draw siphons. They can be shortened down to 8" allowing a dose range of 173 to 367 gallons. Let us know your dose and we will set it up for you. For smaller doses, see our SC-4-3 chamber.
 - Dual alternating siphons are available with two weeks advance notice. They are set up as needed with a 15" minimum draw.
 - Other dose volumes available on a special order basis.
 - A minimum 3" bedding of sand, pea gravel, or trench aggregate is required.
 - Riser to be installed within 12" of finished grade as required.



SPECIFICATIONS		PRECAST SIPHON CHAMBER MODEL SC-5X9	
Concrete Min. Strength:	4,000 psi at 28 days	Reinforcement:	#4 Rebar, 6x6x10ga. WWM
Air Entrainment:	5%	Construction Joint:	Butyl Rubber Sealant
Pipe Connection:	Polylok Seal & SDR 35 Coupler	Weight:	5,700 lbs
Load Rating:	300 psf	Page 2C	7/11/03

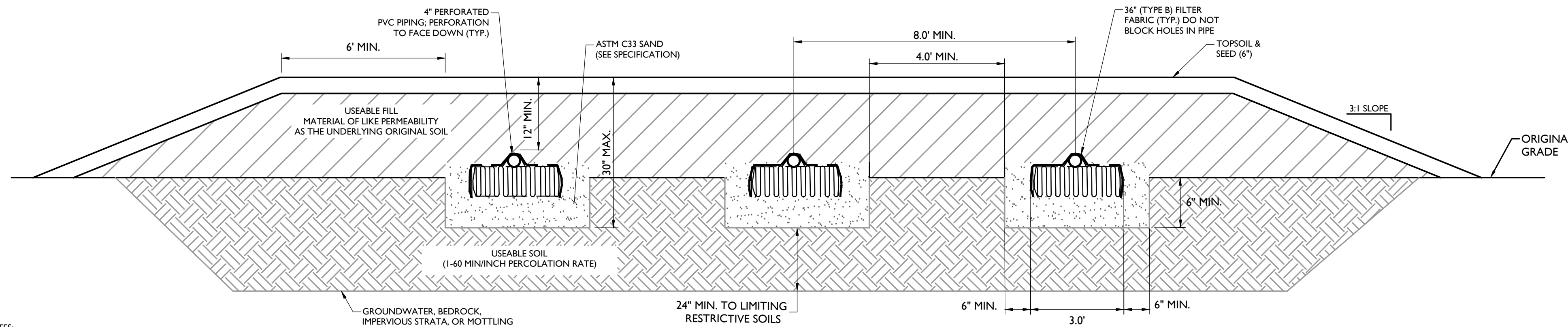
PRECAST SIPHON CHAMBER
 N.T.S.



CURTAIN DRAIN DETAIL
 N.T.S.

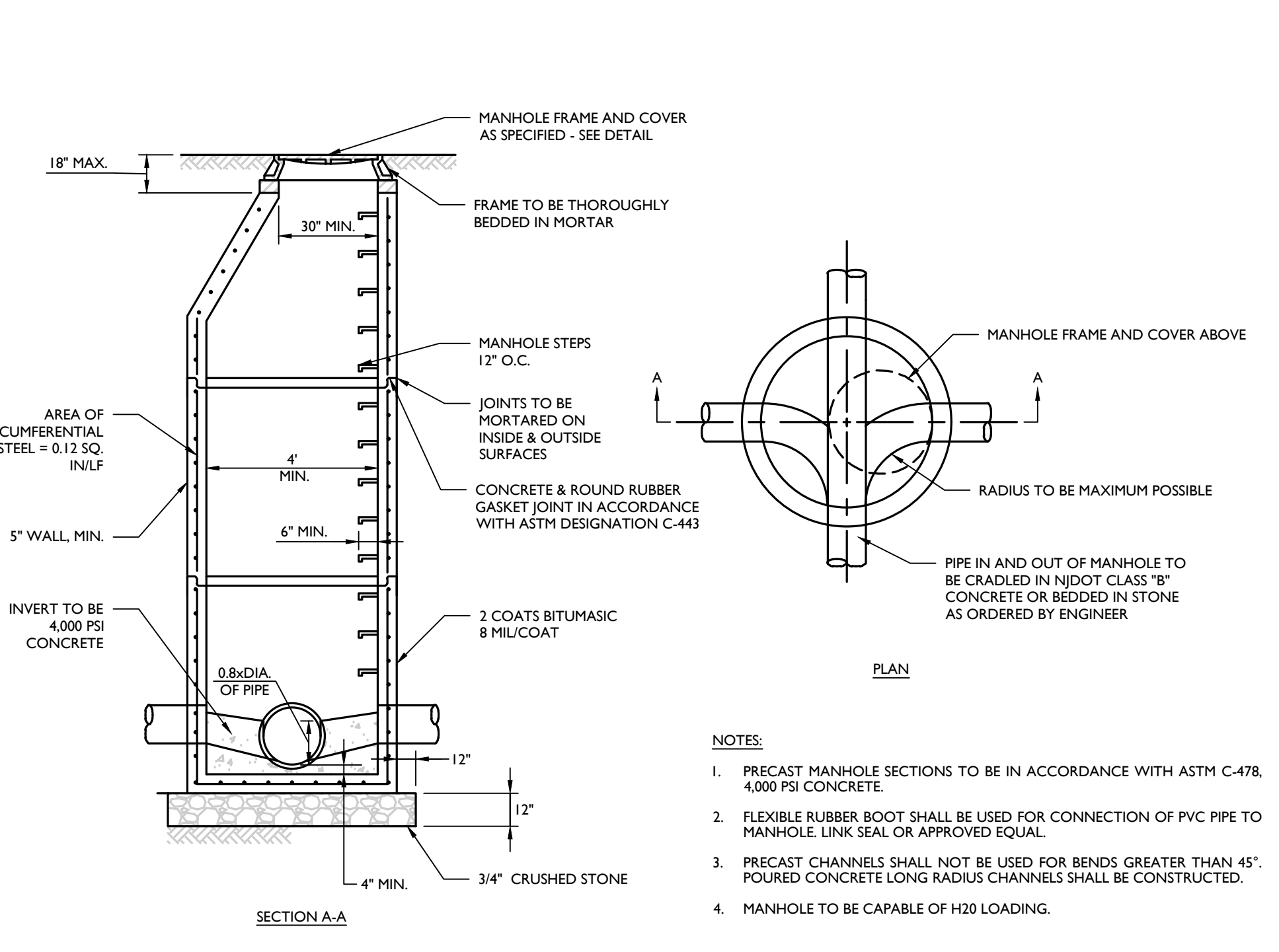
- NOTES:
- LOW FLOW PLUMBING FIXTURES MUST BE USED IN THE FACILITY.
 - SEPTIC TANK TO HAVE ACCESS RISER INSTALLED TO WITHIN 12" OF FINISHED GRADE FOR MAINTENANCE ACCESS TO TANK AND EFFLUENT FILTER. ANY COVERS AT GRADE MUST BE LOCKABLE AND WATER-TIGHT.
 - HEAVY EQUIPMENT MUST BE KEPT OFF THE AREA OF THE ABSORPTION FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION AS TO AVOID ANY UNLIE COMPACT THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
 - THE ABSORPTION FIELD AREA MUST BE STAKED OUT AND PROTECTED WITH ORANGE CONSTRUCTION FENCE THROUGHOUT THE DEVELOPMENT OF THE SITE.
 - TRENCHES MUST NOT BE CONSTRUCTED IN WET SOIL.
 - TRENCH BOTTOMS MUST BE DUG LEVEL IN THE LONGITUDINAL AND TRANSVERSE DIRECTIONS.
 - SIDES AND BOTTOM OF TRENCHES MUST BE RAKED IMMEDIATELY PRIOR TO PLACING GRAVEL.
 - THE END OF ALL DISTRIBUTOR PIPES MUST BE FLARED.
 - ABSORPTION FIELD LATERALS FOR ELJEN SYSTEM MUST BE LAID FLAT.
 - THE FIRST LENGTH OF SOLID PIPE LEAVING THE D-BOX MUST BE AT THE SAME SLOPE (0.25% MIN.) FOR ALL OUTLETS FOR A MINIMUM OF 30' TOWARDS LATERALS.
 - 90 DEGREE BENDS ARE PROHIBITED IN THE EFFLUENT LINE LEADING TO THE D-BOX.
 - NO WELLS EXIST WITHIN 300 FEET OF THE PROPOSED SITES.
 - NO ROOF, CELLAR, OR FOOTING DRAINS TO BE DISCHARGED TO SEWAGE DISPOSAL SYSTEM.
 - NO BASINMENT FIXTURES ARE PERMITTED WITHOUT SPECIFIC SEWAGE SYSTEM DESIGN.
 - THE DESIGN ENGINEER MUST BE CONTACTED FOR A SEPTIC INSPECTION PRIOR TO BACKFILL OF THE ABSORPTION FIELD, D-BOX, TANK, AND ASSOCIATED PIPING.
 - RESULTS INDICATED FOR SEPTIC DESIGN (PERCOLATION AND DEEP TESTS) ARE RESULTS FROM ACTUAL FIELD TESTING.
 - THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER SOFTENERS SYSTEMS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED FOR THE ADDITIONAL FLOW AND RE-APPROVED BY THE MUNICIPALITY.
 - SURFACE WATER DIVERSION SWALES MUST BE INSTALLED AS REQUIRED TO DIRECT OVERLAND SHEET FLOW AWAY FROM THE ABSORPTION FIELD.
 - THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED WITHOUT REVIEW AND APPROVAL OF THE MUNICIPALITY.
 - THERE SHALL BE NO RE-GRADING IN THE AREA OF THE ABSORPTION FIELD AND EXPANSION AREA.
 - NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD OR EXPANSION AREA.
 - THERE MUST BE UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK TO THE BUILDING, ALLOWING SEPTIC GASSES TO DISCHARGE THROUGH THE VENT STACK.
 - SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED AS REQUIRED. THE EFFLUENT FILTER AND DOSING CHAMBER MUST ALSO BE INSPECTED & CLEANED DURING MAINTENANCE AS REQUIRED.
 - DISTRIBUTION BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THEY ARE LEVEL AND OPERATING PROPERLY.
 - DIG SAFELY NEW YORK MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.DIGSAFEINNEWYORK.COM)

- ELJEN GSF DESIGN NOTES:
- THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH NEW YORK STATE AND LOCAL HEALTH DEPARTMENT REGULATIONS.
 - THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
 - THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
 - ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCRAPPED TO PROVIDE DEEP CHANNELS FOR THE SAND. A FLOWED INTERFACE ON CONTIGUOUS RISES IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
 - SCRAPY ANY SHEARED SURFACE PRIOR TO FILL PLACEMENT.
 - FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL, HUMUS, AND "DIRDING" DIRECTLY BENEATH THE GSF SYSTEM.
 - ASTM C33 SPECIFIED SAND WITH LESS THAN (NOT PASSING) A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACED BELOW AND AROUND THE GSF MODULES. WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, 6 INCHES MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES.
 - ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE DISTRIBUTOR PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY: SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TIGHTENED OVER THE TOP OF THE PERFORATED DISTRIBUTOR PIPE. PLACE SHOVEL FULLS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
 - BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN GRASS.
 - ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.

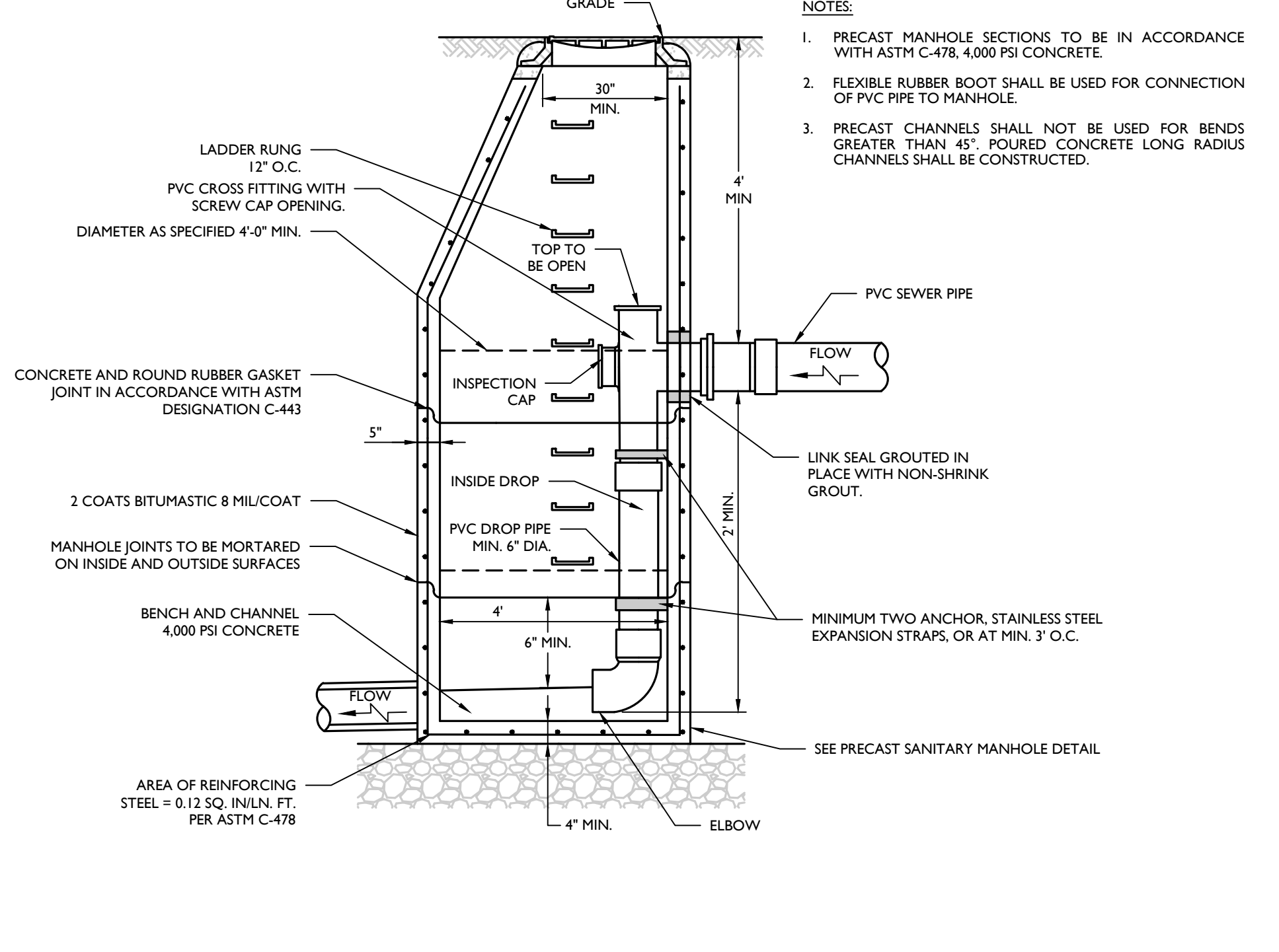


- NOTES:
- BOTTOM OF ALL TRENCHES SHALL NOT BE ABOVE ORIGINAL USABLE SOIL AND TRENCHES SHALL BE A MINIMUM OF 6" BELOW ORIGINAL GRADE.
 - USABLE FILL SHOULD HAVE A PERCOLATION RATE SIMILAR TO BUT NOT FASTER THAN THE USABLE SOIL PERCOLATION RATE & MUST BE FREE OF DEBRIS & STONES LARGER THAN 3".
 - MAXIMUM DEPTH OF USABLE FILL SHALL NOT EXCEED 18 INCHES (INCLUDING THE 6" TOPSOIL LAYER).
 - TRENCH BOTTOMS AND DISTRIBUTION PIPES SHALL BE CONSTRUCTED/INSTALLED LEVEL.
 - FILL SHALL EXTEND AT LEAST SIX FEET BEYOND ENDS OF TRENCHES BEFORE STARTING 1 ON 3 EDGES OF FILL TO THE TOE OF SLOPE.
 - SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ORANGE COUNTY HEALTH DEPARTMENT STANDARDS AND MANUFACTURER GUIDELINES FOR INSTALLATION IN THE STATE OF NEW YORK.

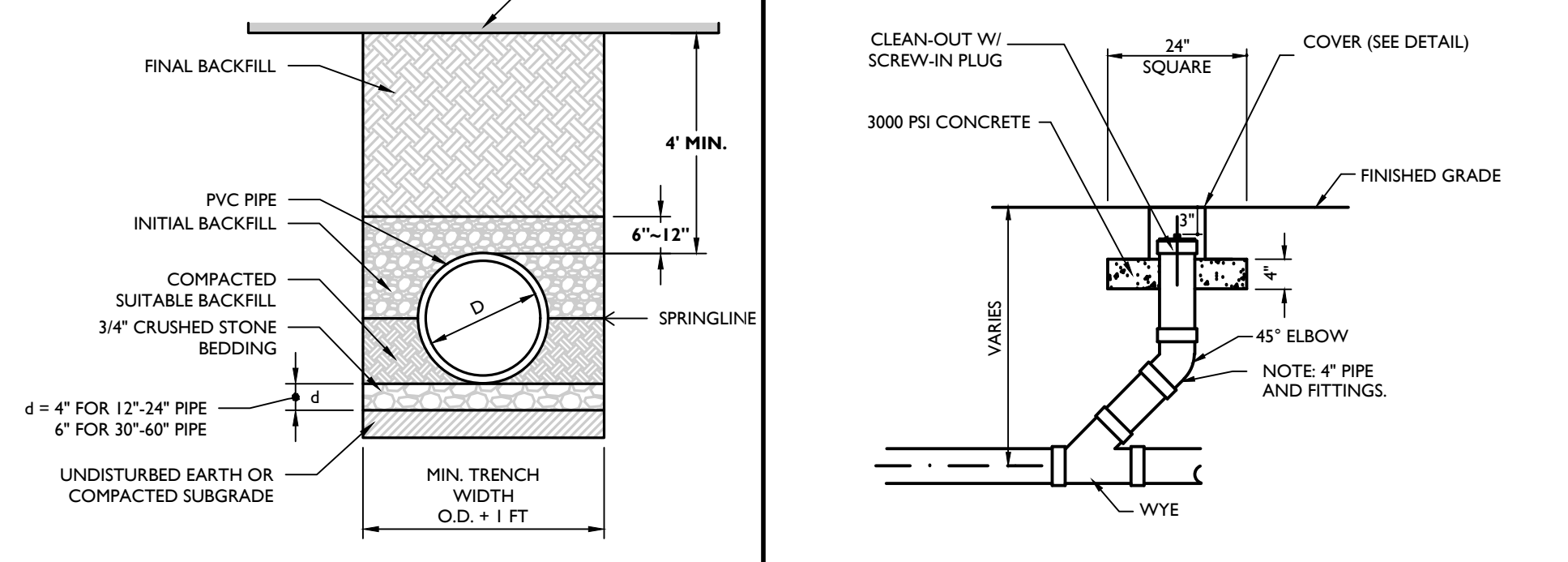
TYPICAL SHALLOW TRENCH CROSS SECTION ELJEN IN DRAIN SYSTEM



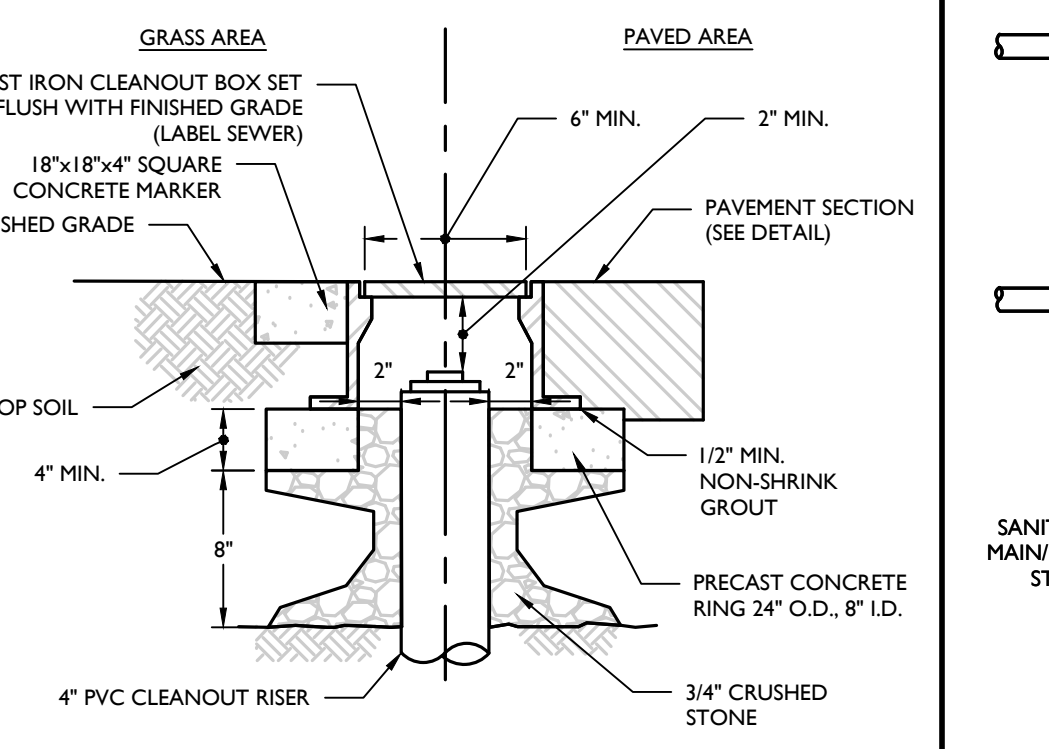
SANITARY PRECAST MANHOLE DETAIL
 NOT TO SCALE MCNY-UTIL-SSWR-1000 07/01/19



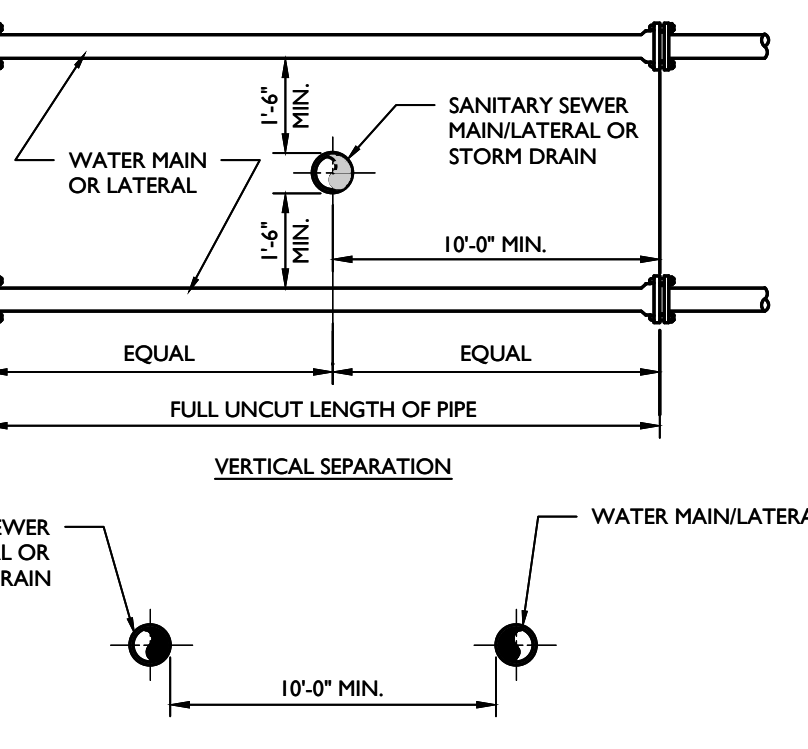
SANITARY DROP MANHOLE CONNECTION (INTERNAL) DETAIL
 NOT TO SCALE MCNY-UTIL-SSWR-2100 07/01/19



PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL
 NOT TO SCALE MCNY-UTIL-SSWR-2800 05/17/23

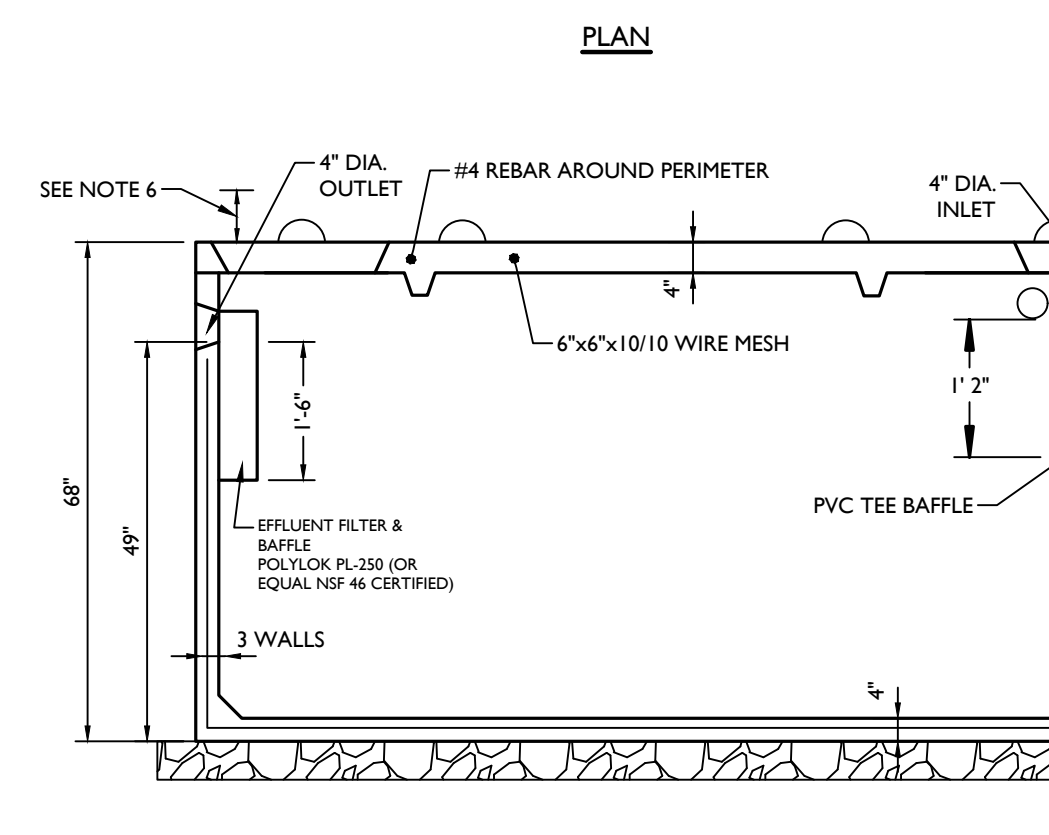
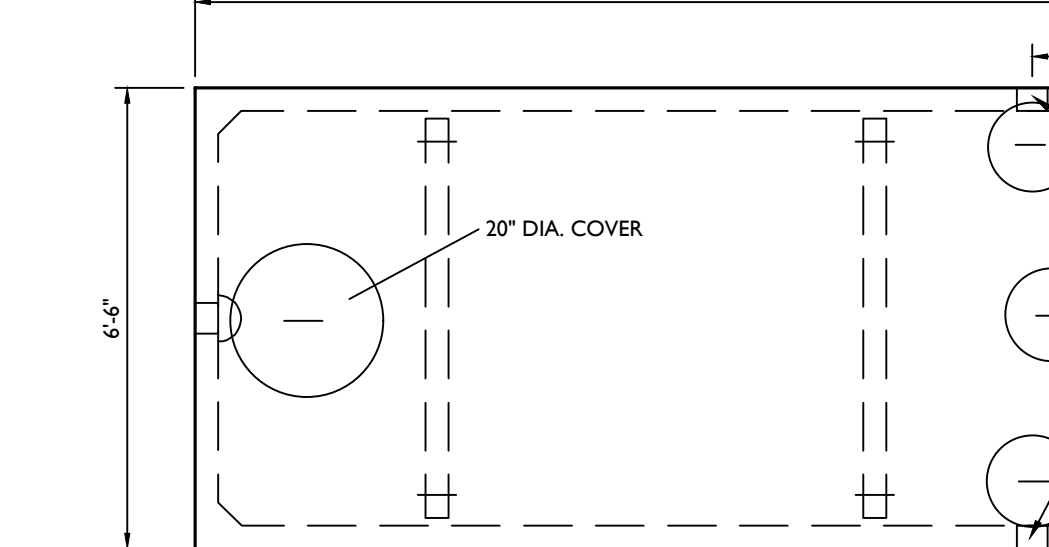


CLEANOUT PROTECTION BOX DETAIL
 NOT TO SCALE MCNY-UTIL-SSWR-1600 07/01/19



SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL
 NOT TO SCALE MCNY-UTIL-SSWR-2400 07/01/19

2,000 GALLON PRECAST CONC. SEPTIC TANK DETAIL
 NOT TO SCALE



- NOTES:
- TANK IS 4000 PSI CONCRETE W/ STEEL REINFORCEMENT PER ACI RECOMMENDATIONS.
 - TANK IS TO BE MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
 - CONSTRUCTION JOINT - BUTYL RUBBER SEALANT OR APPROVED EQUAL.
 - BEDDING TO BE A MINIMUM OF 6" OF WASHED AGGREGATE 3/4" TO 1-1/2"
 - TANK TO BE SET LEVEL.
 - RISER TO BE INSTALLED TO WITHIN 12" OF FINISHED GRADE FOR MAINTENANCE ACCESS TO TANK AND EFFLUENT FILTER.
 - ALL CONNECTIONS MUST BE WATER-TIGHT.
 - MANUFACTURER REQUIREMENTS FOR ELJEN SYSTEM REQUIRE EFFLUENT FILTER TO BE INSTALLED ON SEPTIC TANK OUTLET.
 - SEPTIC TANK AND EFFLUENT FILTER MUST BE MAINTAINED, CLEANED, AND PUMPED OF SLUDGE ON AN ANNUAL BASIS AT A MINIMUM.

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REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	06/05/21	REVISED FOR TANK AND CONSULTANT COMMENTS AND STORMWATER TESTING.	CFR	CFR
2	08/02/21	REVISED FOR EXISTING BOARD COMMENTS.	CFR	CFR
3	09/22/21	REVISED FOR EXISTING BOARD COMMENTS.	CFR	CFR
4	07/07/22	REVISED FOR EXISTING BOARD COMMENTS.	CFR	CFR
5	09/22/22	REVISED FOR EXISTING BOARD COMMENTS.	CFR	CFR
6	07/22/22	REVISED FOR EXISTING BOARD COMMENTS.	CFR	CFR
7	10/02/22	REVISED FOR EXISTING BOARD COMMENTS.	CFR	CFR

Andrew B. Fetherston
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 073555-01
 COLLIER ENGINEERING & DESIGN, P.C.
 N.Y. C.O. #R-0017609

SITE PLAN
 FOR
310 ROUTE 56, LLC
 SECTION 12
 BLOCK 1
 LOT 2.2
 TOWN OF WAWAYANDA
 ORANGE COUNTY
 NEW YORK STATE

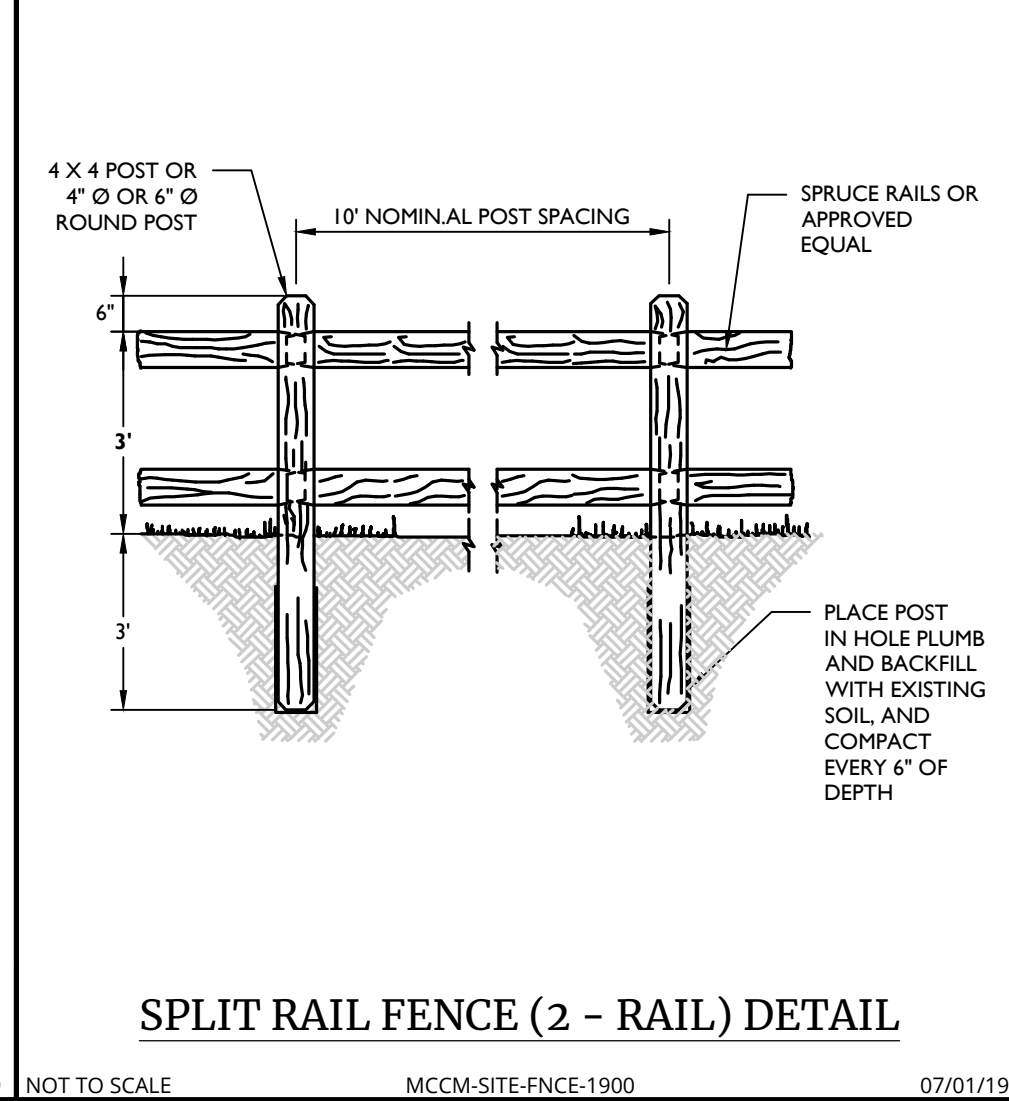
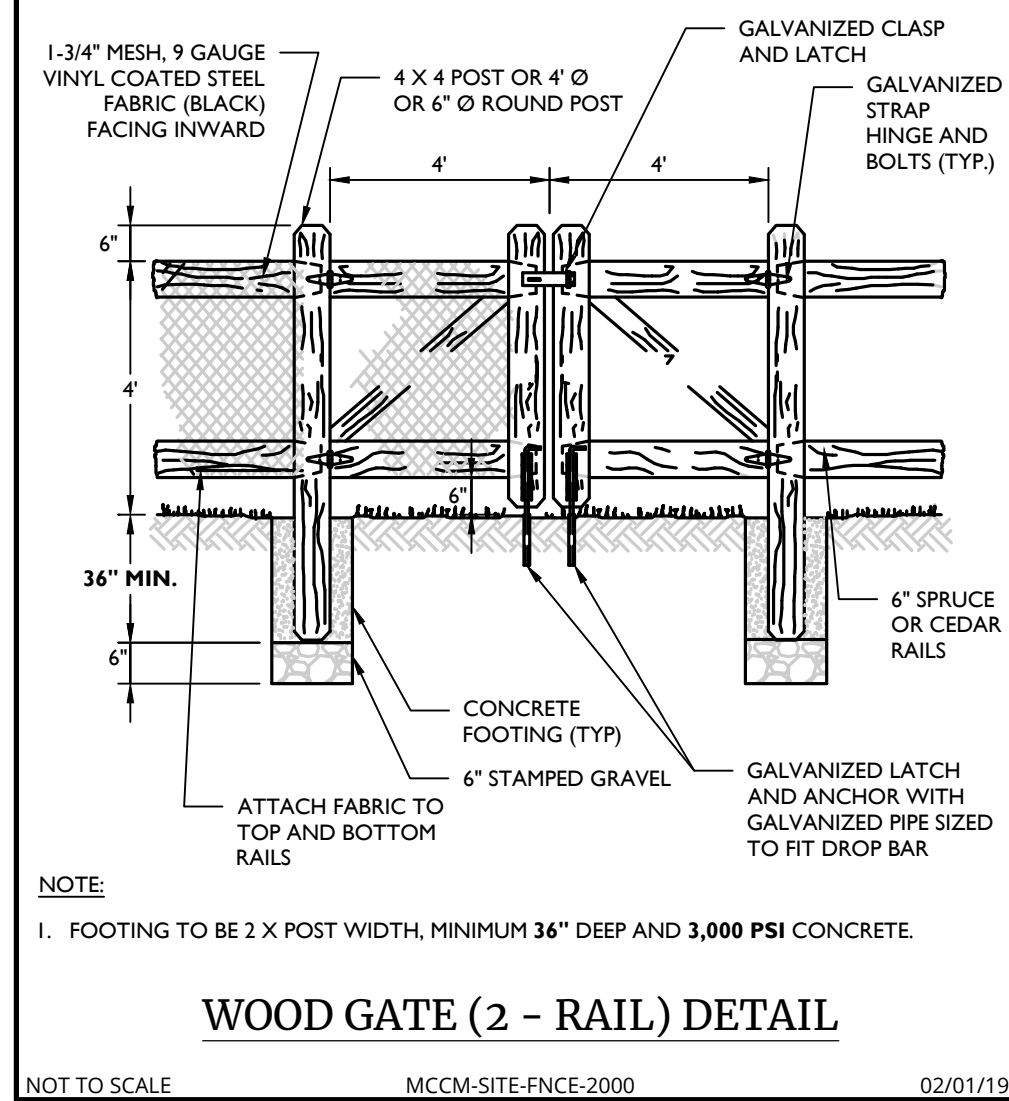
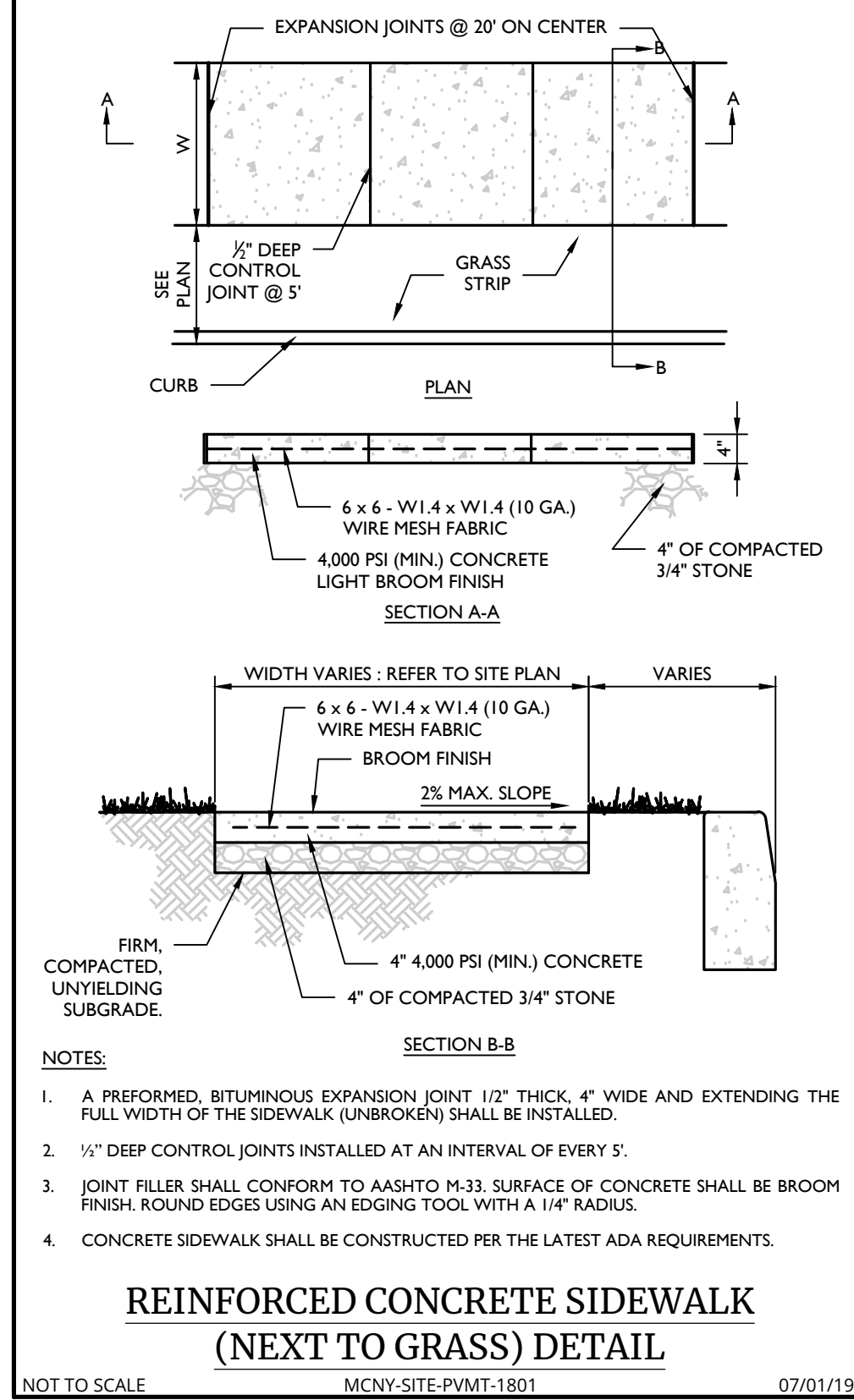
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 New Windsor, NY 12553
 Phone: 845.564.4495
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TOWN OF WAWAYANDA PLANNING BOARD

CONSTRUCTION DETAILS

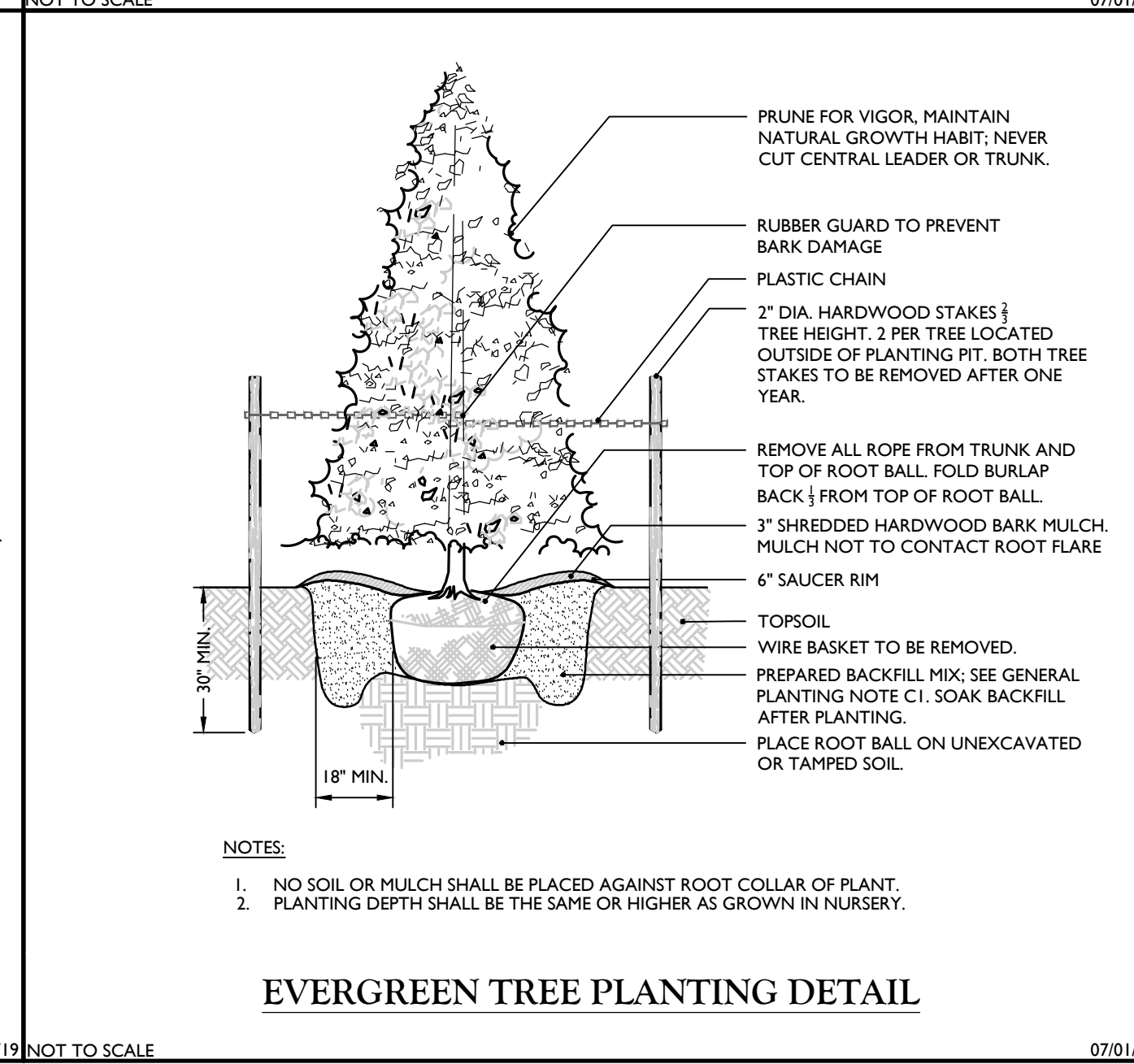
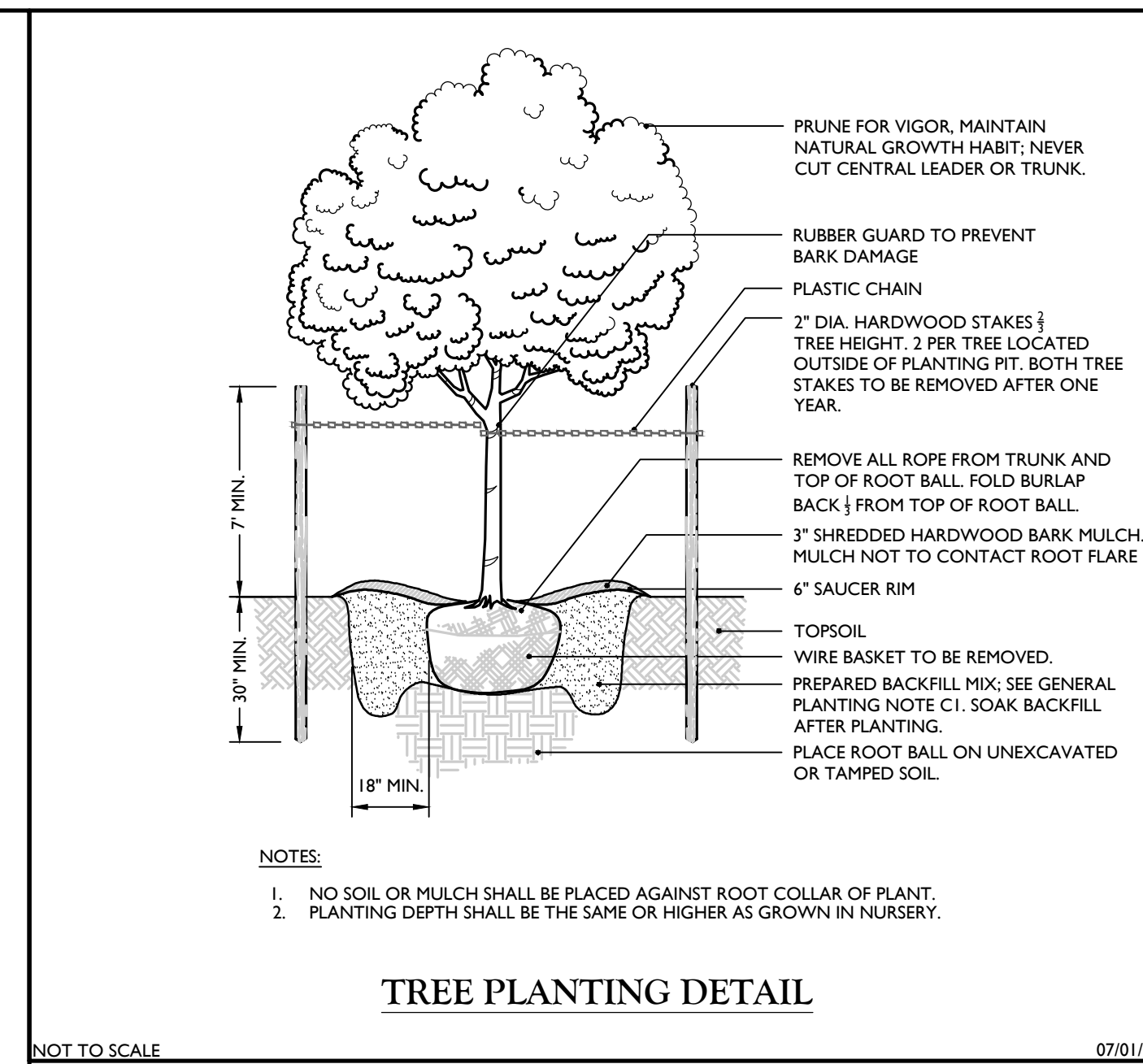
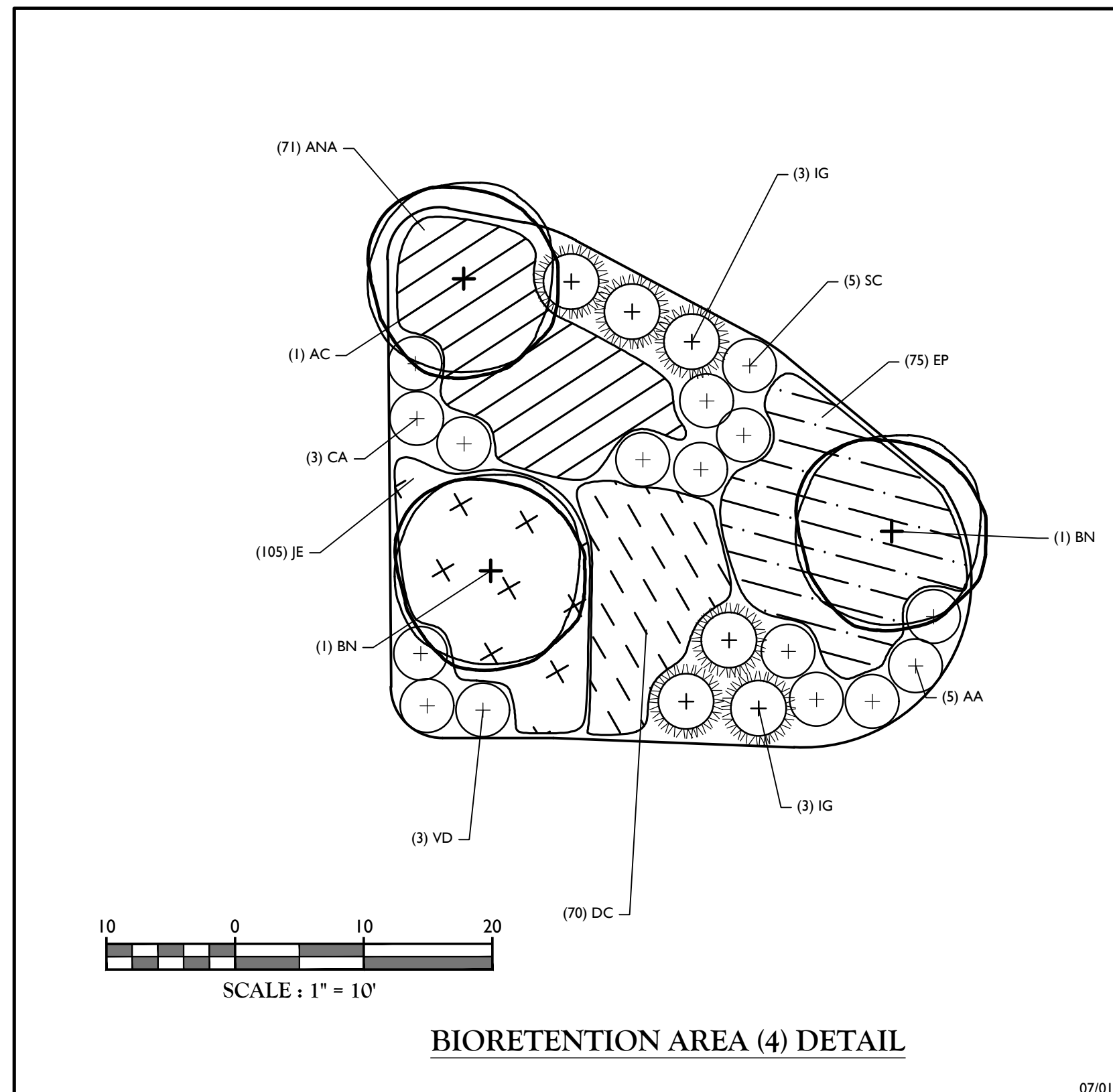
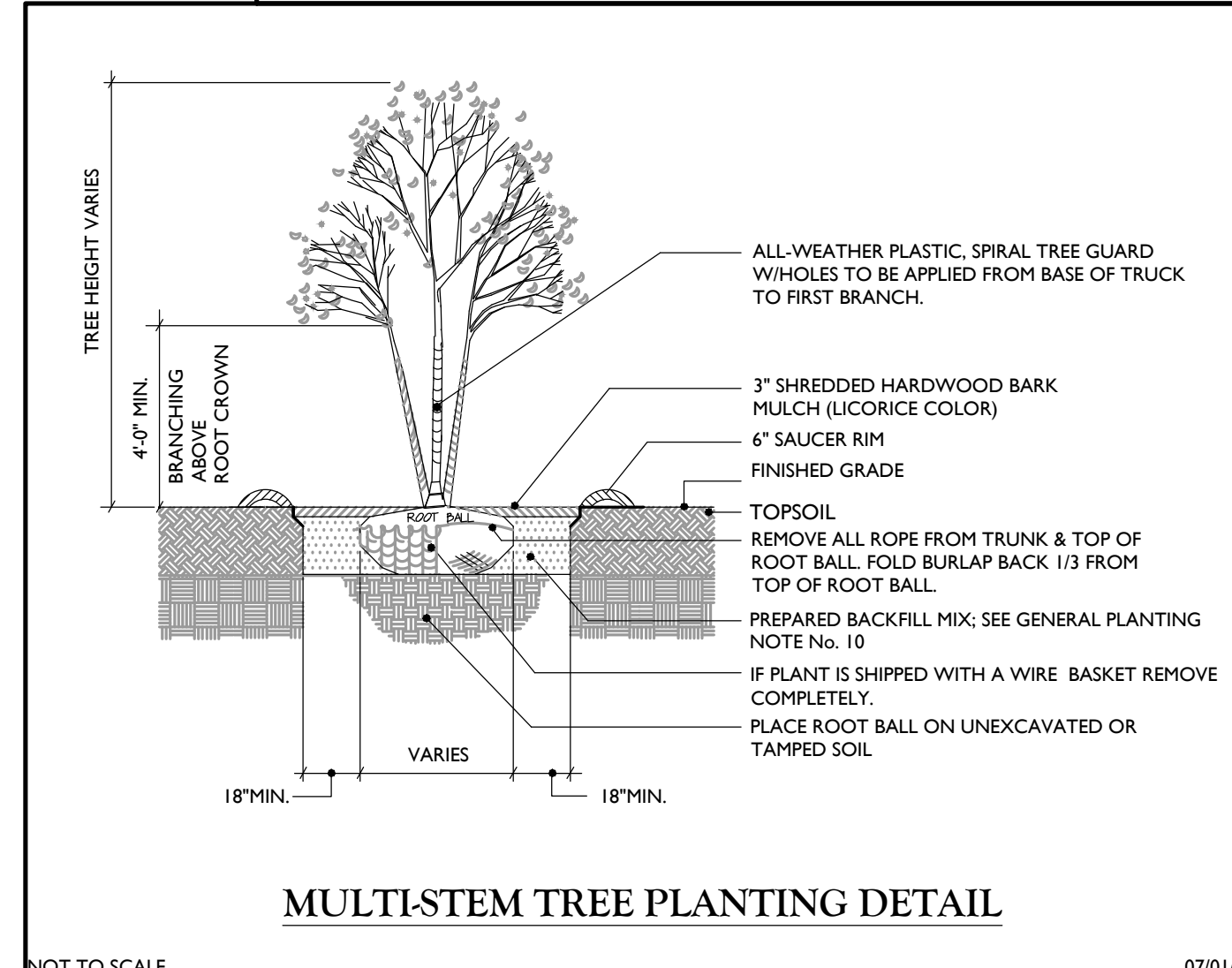
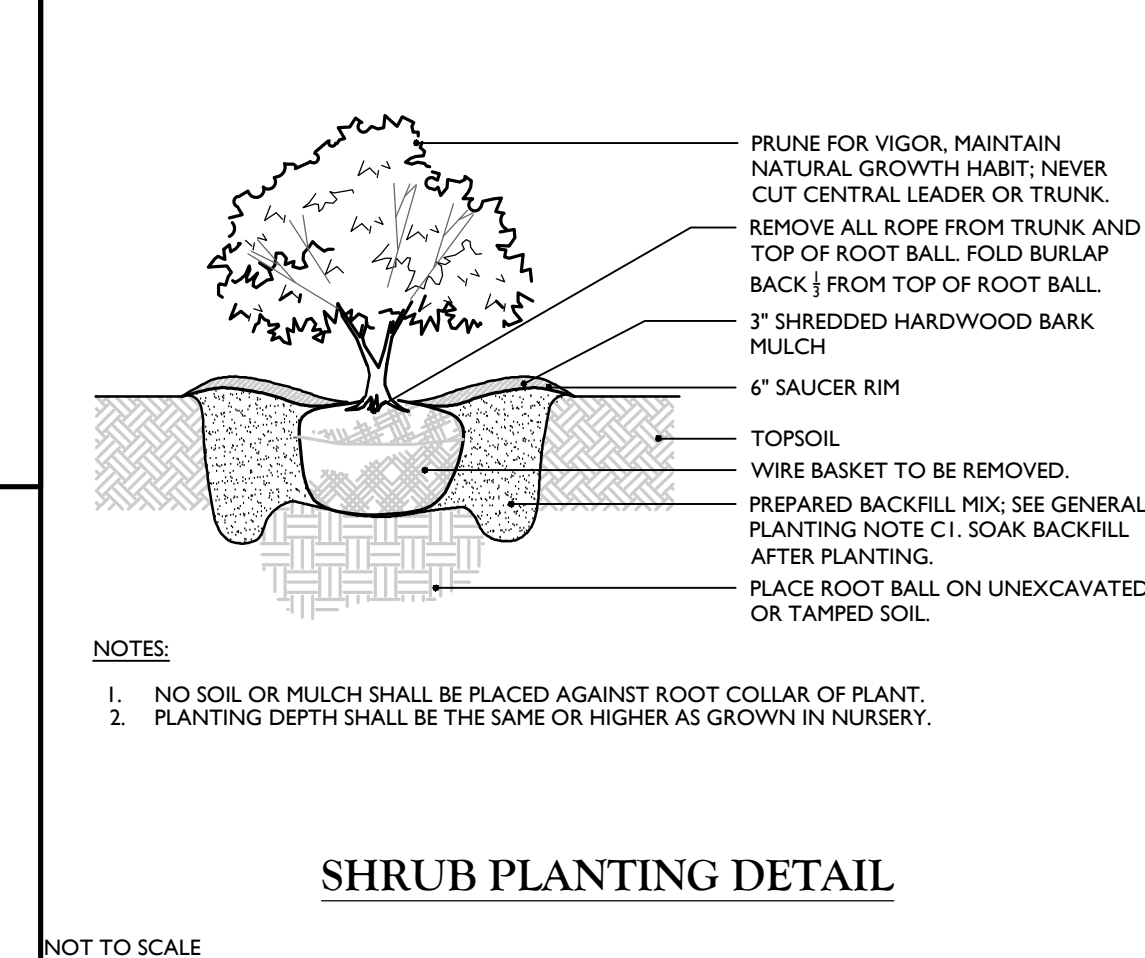
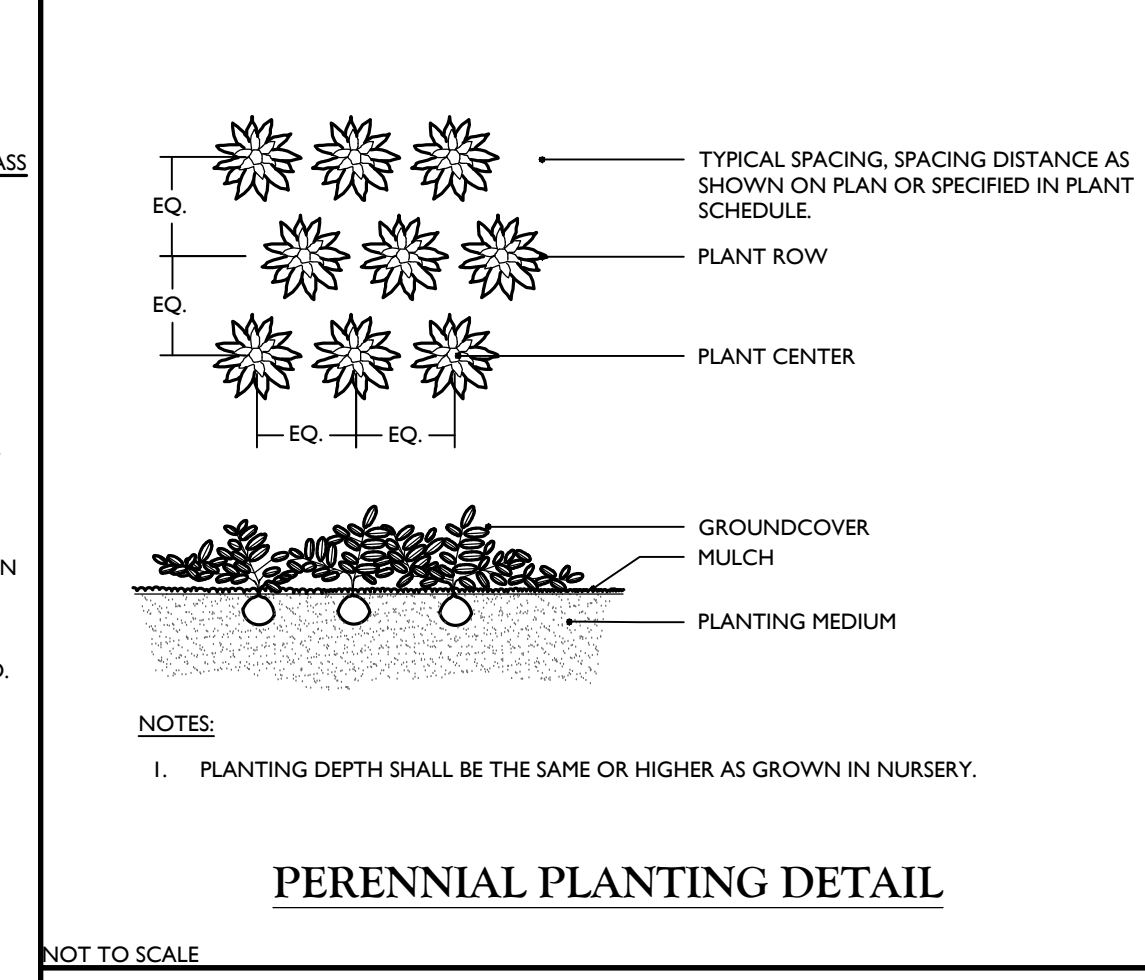
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



- TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
- 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)
 - ANNULAR RYEGRASS (20%)
 - TALL FESCUE (34%)
 - HARD FESCUE (33%)
 - ENDUSE (8) NATIVE STEEP SLOPE MIX (W/ANNUAL RYEGRASS) (1.5 LBS PER 1,000 S.F. MINIMUM)
 - ANNULAR RYEGRASS (20%)
 - BIG BLUESTEM 'NAGARA' (14%)
 - CANADA WILDRYE (20%)
 - VIRGINIA WILDRYE (7%)
 - AUTUMN BENTGRASS (4%)
 - SWITCHGRASS (4%)
 - BIRDSPOOT TREFOIL (30%)
 - BASIN MIX (2.3 LBS / 1,000 S.F. MINIMUM)
 - ANNULAR RYEGRASS (20%)
 - TALL FESCUE (34%)
 - PERENNIAL RYE GRASS (10%)
 - BIRDSPOOT TREFOIL (30%)
- SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.
- PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
- FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO:
 - NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
 - SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
 - ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED. (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
- MULCH TO CONSIST OF SMALL GRAIN STRAW OR 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.
- 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.
- 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, CLOCK LUMPS, OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED AS ABOVE.

GENERAL SEEDING NOTES



GENERAL PLANTING NOTES:

- 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.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- 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.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE TOWN LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- 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.
- 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".
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- 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.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
- 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 TOWN LANDSCAPE CONSULTANT.
- 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.
- 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.
- 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 ANALYSIS IS RECOMMENDED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
- 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.
- ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- ALL PLANTING DEBRIS (WIRE, TYNE, 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.

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REV	DATE	DESCRIPTION
1	06/01/21	REVISED PER TOWN & CONSULTANT COMMENTS AND STORMWATER TESTING.
2	08/02/21	REVISED PER PLANNING BOARD COMMENTS.
3	09/22/21	REVISED PER PLANNING BOARD COMMENTS.
4	07/02/22	REVISED PER ARCHITECTURAL TWEAKS.
5	05/02/22	REVISED FOR COORDINATE DEPTH SUBMISSION.
6	07/02/22	REVISED PER PLANNING BOARD RESOLUTION ITEMS.
7	10/02/22	REVISED PER TOWN & CONSULTANT.

REGISTERED LANDSCAPE ARCHITECT

Justin Eric Dates

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

SITE PLAN

FOR
310 ROUTE 56, LLC

SECTION 12
BLOCK 1
LOT 2.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design

555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LANDSCAPE ARCHITECTURE

SCALE: AS SHOWN
DATE: 03/10/2021
PROJECT NUMBER: 20003236A
DRAWING NAME: C-0715

DRAWN BY: CDR
CHECKED BY: JED

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
22 of 22