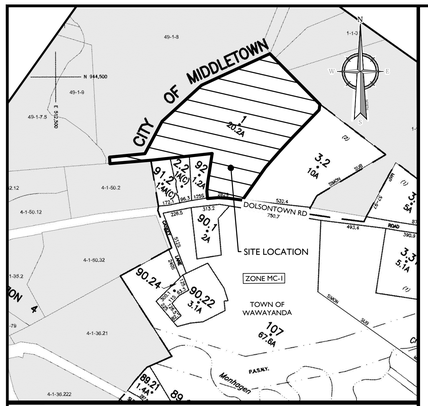
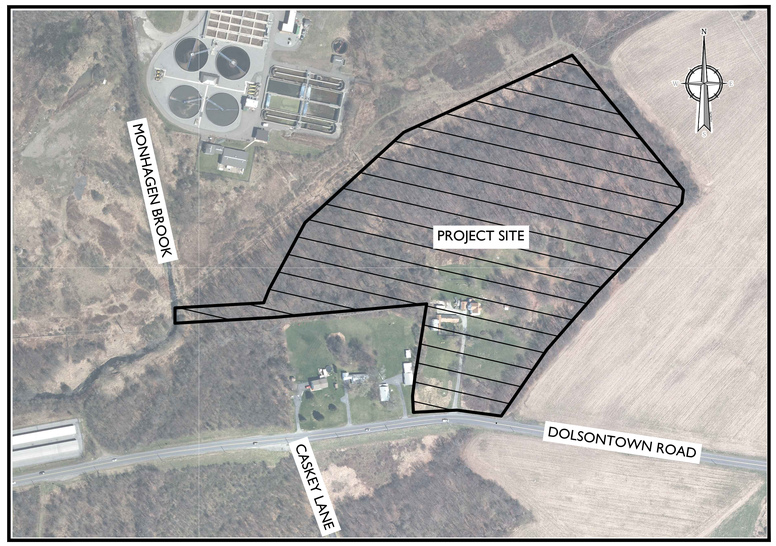


TOWN OF WAWAYANDA TAX MAP
SCALE: 1" = 500'
ORANGE COUNTY, NY TAX MAP

SITE PLAN
FOR
RDM GROUP
SBL: 6-1-1
1081 DOLSONTOWN ROAD
TOWN OF WAWAYANDA
ORANGE COUNTY, NEW YORK



SITE LOCATION MAP
NYS GIS CLEARINGHOUSE

200 0 200
SCALE : 1" = 200'

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	1/26/2024
2	EXISTING CONDITIONS & DEMOLITION PLAN	1/26/2024
3	OVERALL SITE PLAN	1/26/2024
4-5	DIMENSION PLAN	1/26/2024
6-7	GRADING, DRAINAGE PLAN	1/26/2024
8	UTILITY PLAN	1/26/2024
9	UTILITY PROFILE	1/26/2024
10	SOIL EROSION & SEDIMENT CONTROL PLAN	1/26/2024
11	SOIL EROSION & SEDIMENT CONTROL DETAILS	1/26/2024
12	LANDSCAPE PLAN	1/26/2024
13	LIGHTING PLAN	1/26/2024
14-17	CONSTRUCTION DETAILS	1/26/2024

GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS SECTION 6, BLOCK 1, LOT 1 IN THE TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK.
2. THE PROPERTY IS LOCATED IN THE MC-1 (MIXED COMMERCIAL) ZONING DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 880,347 SQ FT, 20.21 ACRES.

OWNER:
ARTHUR L. & CAROL ANN MOORE
P.O.BOX 605
NEW HAMPTON, NY 10958

APPLICANT:
RDM GROUP
1 INTERNATIONAL BOULEVARD, SUITE 410
MAHWAH, NJ 04730

3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PLAN" FOR 1081 DOLSONTOWN ROAD SECTION 6 BLOCK 1 LOT 1, AND PREPARED BY JOHN W. McCORD, SR. DATED JANUARY 29, 2020.

   SUPPLEMENTAL BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY PLAN PREPARED FOR DOLSONTOWN ROAD" PREPARED BY JOHN W. McCORD SR. DATED OCTOBER 19, 2022. REVISED DECEMBER 20TH, 2022.
4. THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
5. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY COLLIERS ENGINEERING & DESIGN ON JANUARY 16, 2020 AND A PRECONSTRUCTION NOTIFICATION APPLICATION TO THE ARMY CORPS OF ENGINEERS TO VERIFY THE SAME IS PENDING.
6. 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36071C0366E DATED 08/03/2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. GEOTECHNICAL INFORMATION AND SOIL TEST PIT LOCATIONS SHOWN HEREON ARE PRESENTED IN A REPORT ENTITLED "GEOTECHNICAL DATA REPORT PREPARED FOR RDM GROUP", DATED AUGUST 7, 2020, PREPARED BY COLLIERS ENGINEERING & DESIGN.
8. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
9. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
10. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
11. 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.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
13. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
14. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
   A. "STORMWATER POLLUTION PREVENTION PLAN (SWPPP)" PREPARED FOR RDM GROUP AND PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED AUGUST, 2020
   B. "TRAFFIC IMPACT STUDY" PREPARED FOR RDM GROUP AND PREPARED BY COLLIERS ENGINEERING & DESIGN. DATE JUNE 24, 2020
   C. "GEOTECHNICAL DATA REPORT" PREPARED FOR RDM GROUP AND PREPARED BY COLLIERS ENGINEERING & DESIGN. DATE AUGUST 7,2020

SITE NOTES

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

   A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2020; AS SUPPLEMENTED.
   B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

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

TOWN OF WAWAYANDA
PLANNING BOARD

Colliers Engineering & Design

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REV	DATE	DRAWN BY	DESCRIPTION
1	04/17/21	CPM	REVISED PER PLANNING BOARD COMMENTS.
2	09/13/21	CPM	REVISED PER SITE ENTRANCE AND SIDEWALK IMPROVEMENT PLANS.
3	07/28/21	CDR	REVISED PER OCDOH COMMENTS.
4	05/06/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	01/26/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/DOLSONTOWN ROAD PLANS.

REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

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

SITE PLAN
FOR
RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
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555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER:	DRAWING NAME:
20000069A	C-COVER

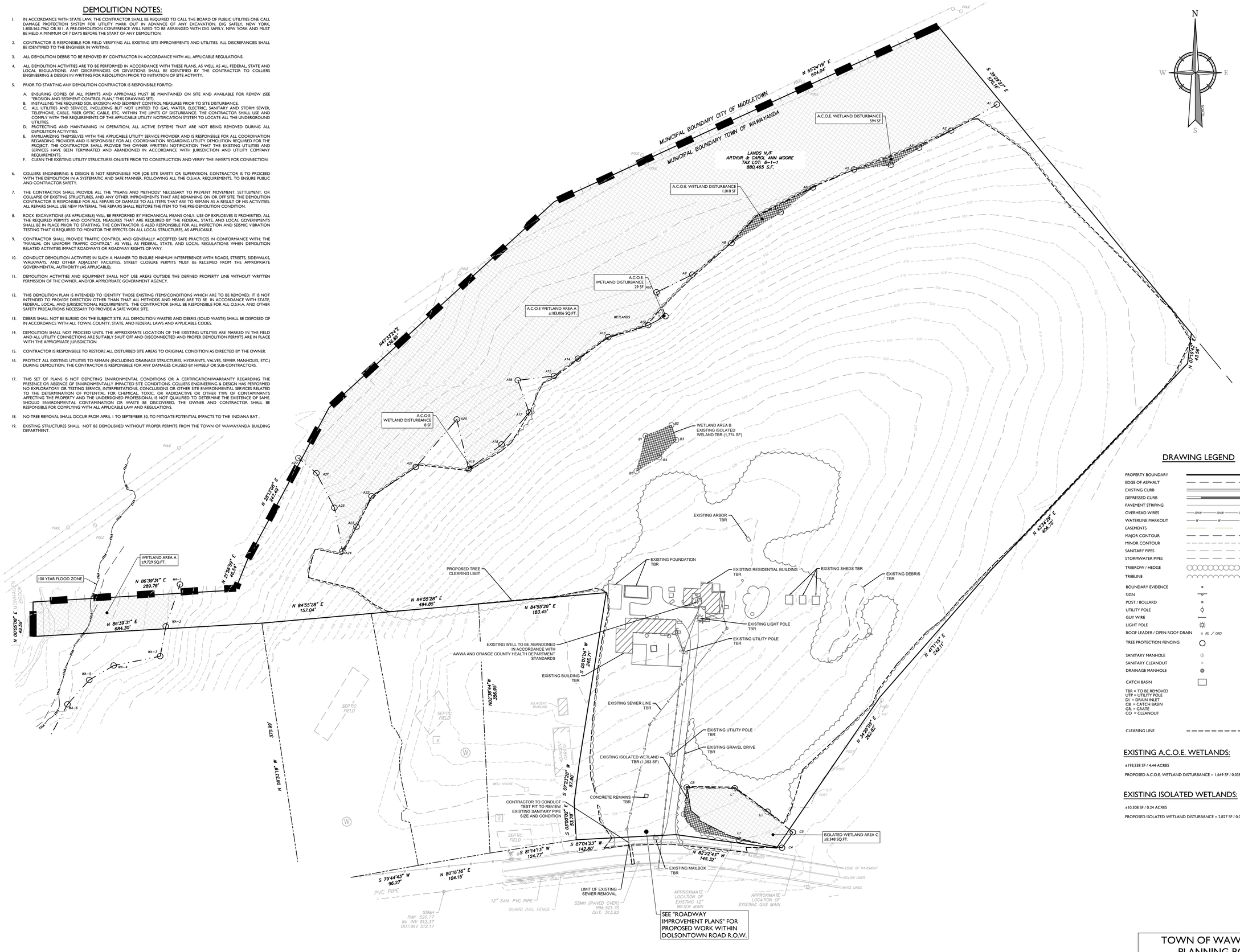
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01 of 17

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 SAFELY, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIERS ENGINEERING & DESIGN 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 & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
8. ROCK EXCAVATIONS (AS APPLICABLE) WILL BE PERFORMED BY MECHANICAL MEANS ONLY. USE OF EXPLOSIVES IS PROHIBITED. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY (AS APPLICABLE).
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
14. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
15. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
16. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
17. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. 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. NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO SEPTEMBER 30, TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT .
19. EXISTING STRUCTURES SHALL NOT BE DEMOLISHED WITHOUT PROPER PERMITS FROM THE TOWN OF WAWAYANDA BUILDING DEPARTMENT.



DRAWING LEGEND

PROPERTY BOUNDARY
EDGE OF ASPHALT
EXISTING CURB
DEPRESSED CURB
PAVEMENT STRIPING
OVERHEAD WIRES — OHW —
WATERLINE MARKOUT — W —
EASEMENTS
MAJOR CONTOUR
MINOR CONTOUR
SANITARY PIPES
STORMWATER PIPES
TREEROW / HEDGE
TREELINE
BOUNDARY EVIDENCE
SIGN
POST / BOLLARD
UTILITY POLE
GUY WIRE
LIGHT POLE
ROOF LEADER / OPEN ROOF DRAIN — RL / ORD
TREE PROTECTION FENCING
SANITARY MANHOLE
SANITARY CLEANOUT
DRAINAGE MANHOLE
CATCH BASIN

TBR = TO BE REMOVED
UTP = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR. = GRATE
CO = CLEANOUT

CLEARING LINE

EXISTING A.C.O.E. WETLANDS:

±193,538 SF / 4.44 ACRES

PROPOSED A.C.O.E. WETLAND DISTURBANCE = 1,649 SF / 0.038 ACRES

EXISTING ISOLATED WETLANDS:

±10,308 SF / 0.24 ACRES

PROPOSED ISOLATED WETLAND DISTURBANCE = 2,827 SF / 0.065 ACRES

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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

REV	DATE	DRAWN BY	DESCRIPTION
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5	01/06/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/DOLSONTOWN ROAD PLANS

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

SITE PLAN
FOR
RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
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555 Hudson Valley Avenue
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Phone: 845.564.4495
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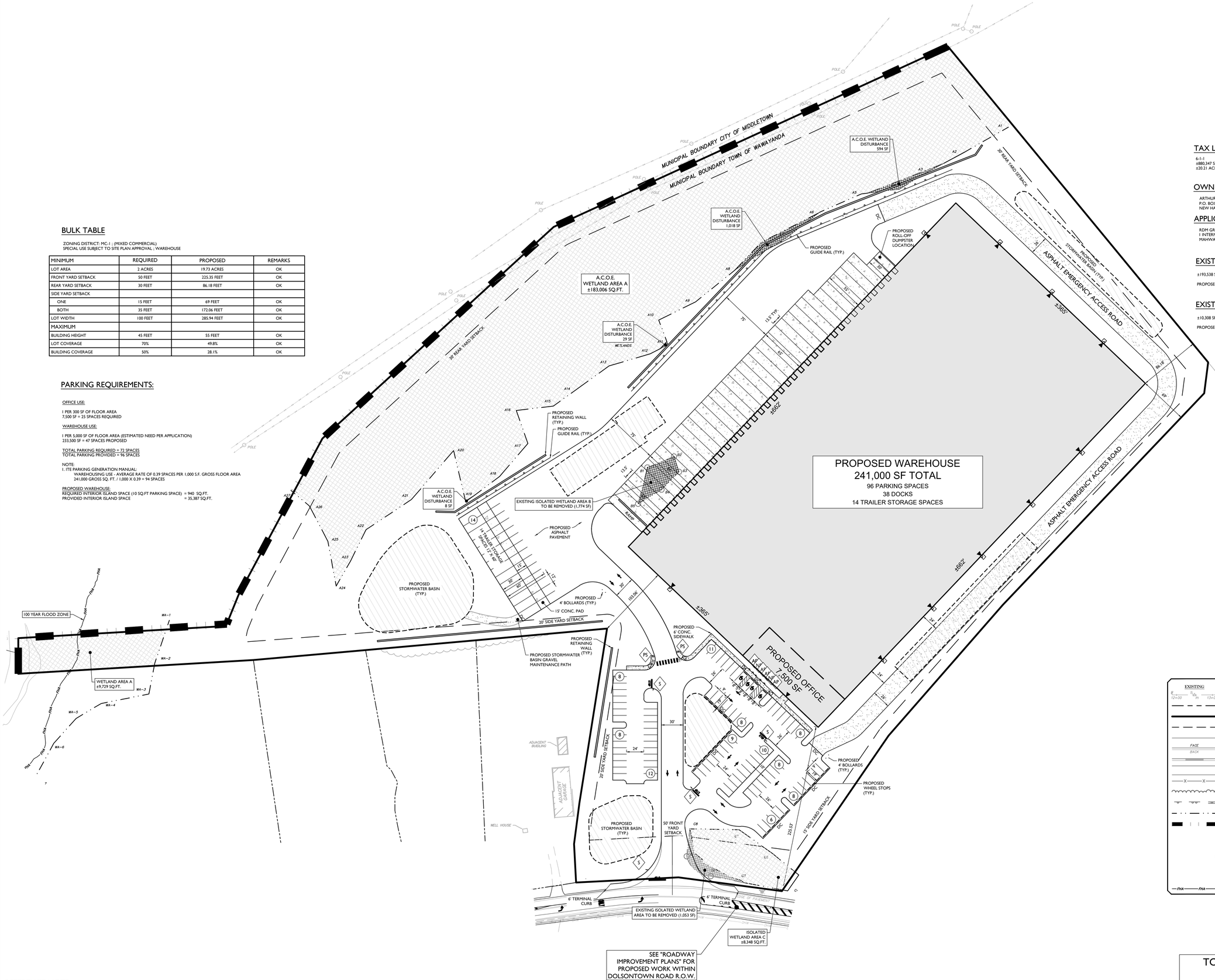
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED
PROJECT NUMBER: 20000069A	DRAWING NAME: C-DEMO		

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
02 of 17



BULK TABLE

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

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	2 ACRES	19.73 ACRES	OK
FRONT YARD SETBACK	50 FEET	225.35 FEET	OK
REAR YARD SETBACK	30 FEET	86.18 FEET	OK
SIDE YARD SETBACK			
ONE	15 FEET	69 FEET	OK
BOTH	35 FEET	172.06 FEET	OK
LOT WIDTH	100 FEET	285.94 FEET	OK
MAXIMUM			
BUILDING HEIGHT	45 FEET	55 FEET	OK
LOT COVERAGE	70%	49.8%	OK
BUILDING COVERAGE	50%	28.1%	OK

PARKING REQUIREMENTS:

OFFICE USE:

1 PER 300 SF OF FLOOR AREA
7,500 SF = 25 SPACES REQUIRED

WAREHOUSE USE:

1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICATION)
233,500 SF = 47 SPACES PROPOSED

TOTAL PARKING REQUIRED = 72 SPACES
TOTAL PARKING PROVIDED = 96 SPACES

NOTE:
1. ITE PARKING GENERATION MANUAL:
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA
241,000 GROSS SQ. FT. / 1,000 X 0.39 = 94 SPACES

PROPOSED WAREHOUSE:
REQUIRED INTERIOR ISLAND SPACE (10 SQ.FT PARKING SPACE) = 940 SQ.FT.
PROVIDED INTERIOR ISLAND SPACE = 35,387 SQ.FT.

TAX LOT:

6-1-1
±880,347 SQ. FT.
±20.21 ACRES

OWNER:

ARTHUR L. & CAROL ANN MOORE
P.O. BOX 605
NEW HAMPTON, NEW YORK 10958

APPLICANT:

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

EXISTING A.C.O.E. WETLANDS:

±193,538 SF / 4.44 ACRES

PROPOSED A.C.O.E. WETLAND DISTURBANCE = 1,649 SF / 0.038 ACRES

EXISTING ISOLATED WETLANDS:

±10,308 SF / 0.24 ACRES

PROPOSED ISOLATED WETLAND DISTURBANCE = 2,827 SF / 0.065 ACRES

LEGEND

EXISTING		PROPOSED
8 124+00 / PI / 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 / 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DEPRESSED CURB	DC
	DIRECTION OF TRAFFIC FLOW	
FHA FHA	100 YEAR FLOOD	FHA FHA

SCALE : 1" = 50'

TOWN OF WAWAYANDA
PLANNING BOARD

REFERENCE NOTE:

1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "OUTBOUND & TOPOGRAPHIC SURVEY PLAN PREPARED FOR 1081 DOLSONTOWN ROAD - SECTION 6 - BLOCK 1 - LOT 1" PREPARED BY JOHN W. McCORD, SR. DATED 01/29/2020, LAST REVISED 03/04/2020.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION
1	04/27/21	CPM	REVISED PER PLANNING BOARD COMMENTS.
2	09/13/21	CPM	REVISED PER SITE ENTRANCE AND SIGNAGE IMPROVEMENT PLANS.
3	07/29/21	CDR	REVISED PER OCDOH COMMENTS.
4	05/06/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	01/08/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. WIOOCSONTOWN ROAD PLANS.

REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

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

SITE PLAN
FOR
RDM GROUP 1081 DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
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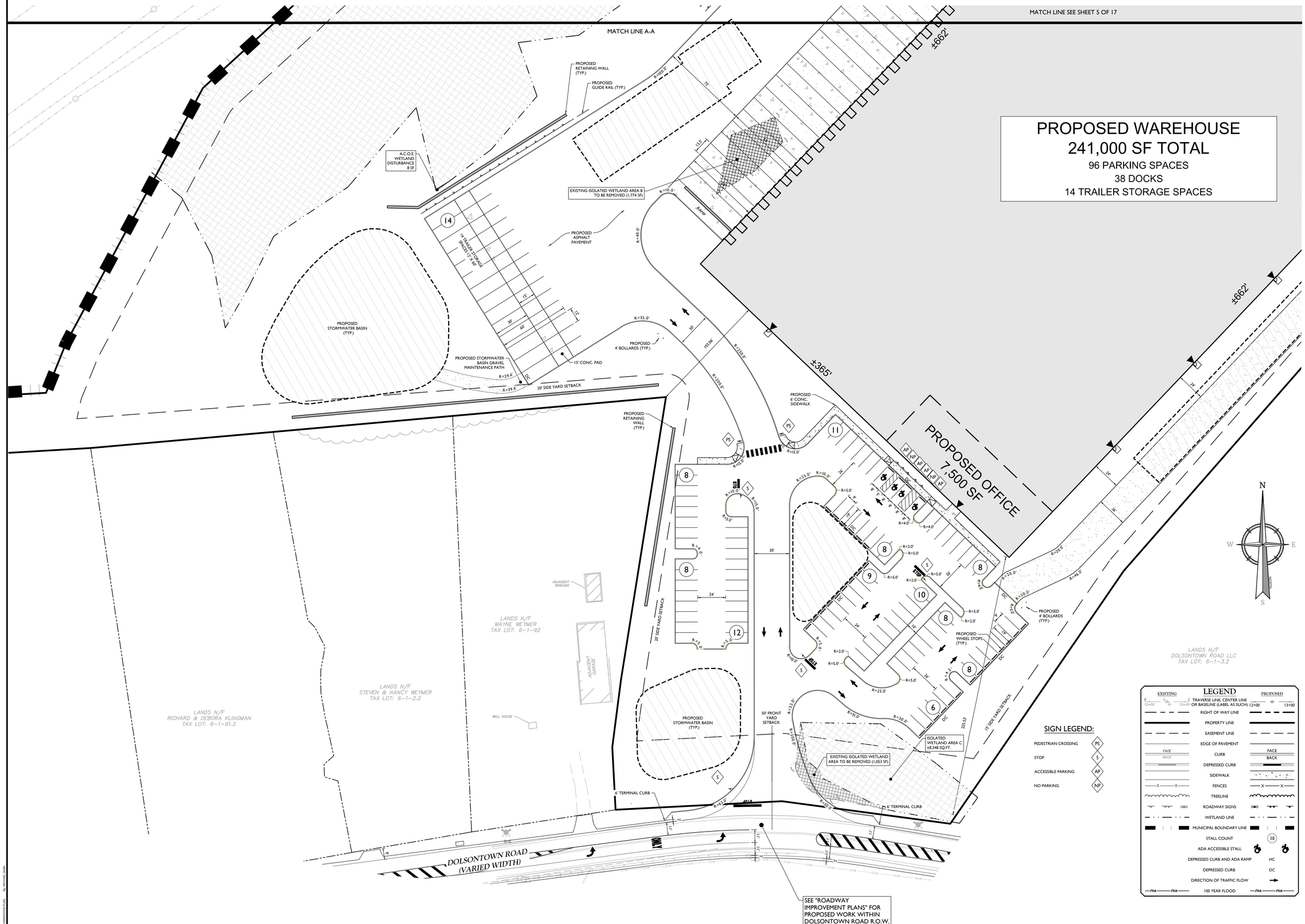
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER: 20000069A
DRAWING NAME: C-LAYT

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
03 of 17



LEGEND

EXISTING		PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DEPRESSED CURB	DC
	DIRECTION OF TRAFFIC FLOW	
FHA FHA	100 YEAR FLOOD	FHA FHA

SIGN LEGEND:

PEDESTRIAN CROSSING	PS
STOP	S
ACCESSIBLE PARKING	AP
NO PARKING	NP

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION
6	04/4/2021	CPM	REVISED PER PLANNING BOARD COMMENTS.
5	10/7/2021	CPM	REVISED PER SITE ENTRANCE AND BOUNDARY IMPROVEMENT PLANS.
4	01/10/2023	CDR	REVISED PER OCDOH COMMENTS.
3	05/26/2023	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
2	01/09/2024	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/DOLSONTOWN ROAD PLANS
1	01/04/24		

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

SITE PLAN
FOR
RDM GROUP 1081 DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
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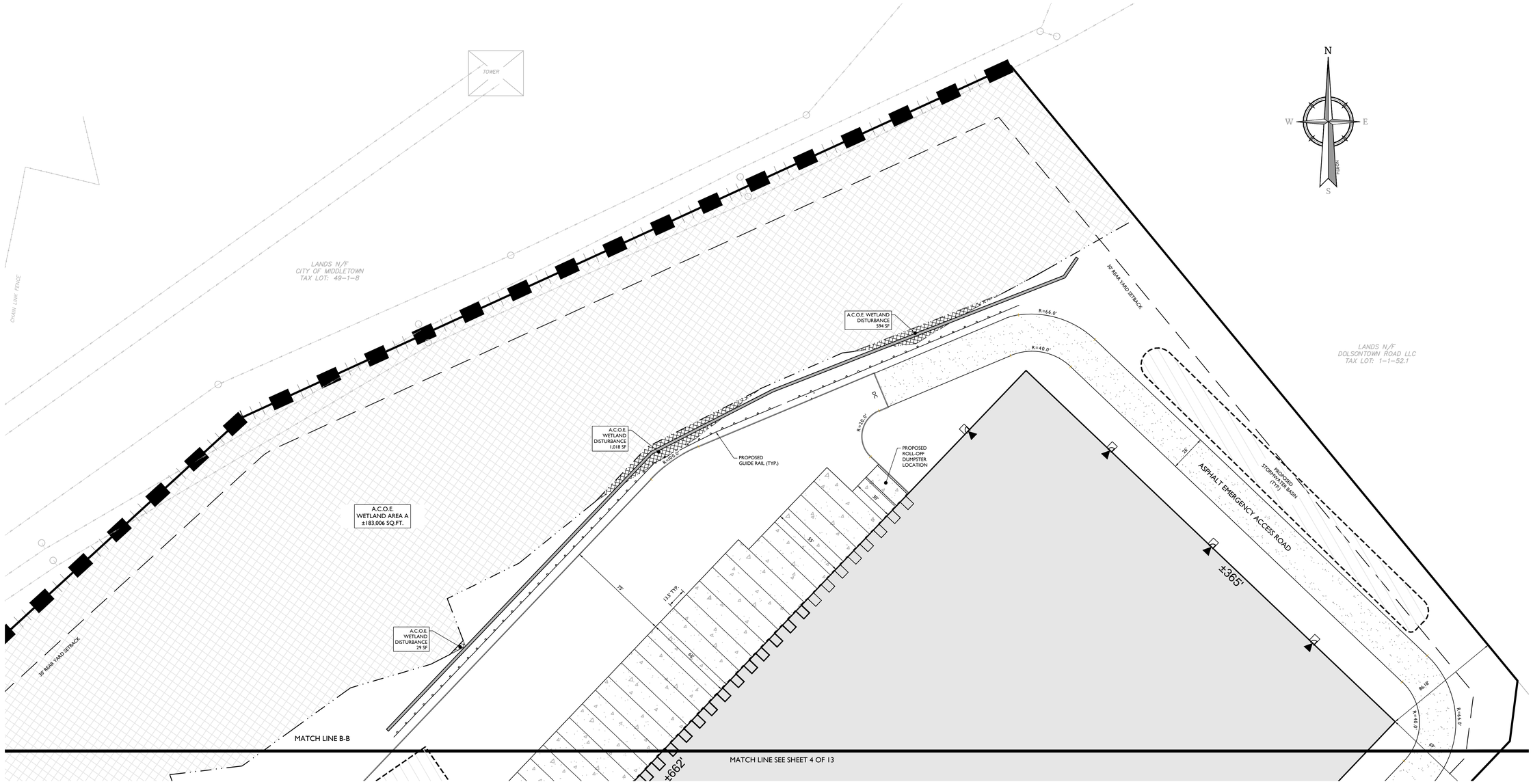
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER:	DRAWING NAME:
20000069A	C-LAYT

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
04 of 17



LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DEPRESSED CURB	DC
	DIRECTION OF TRAFFIC FLOW	
FHA FHA	100 YEAR FLOOD	FHA FHA

30 0 30 60

SCALE : 1" = 30'

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION
-	-	-	-
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-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

REV	DATE	DRAWN BY	DESCRIPTION
8	04/07/21	CPM	REVISED PER PLANNING BOARD COMMENTS.
7	10/7/20	CPM	REVISED PER SITE ENTRANCE AND ROADWAY IMPROVEMENT PLANS.
6	07/08/21	CDR	REVISED PER OCDOH COMMENTS.
5	05/08/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
4	01/04/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/OCDOLSONTOWN ROAD PLANS.

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

SITE PLAN

FOR

RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
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NEW YORK STATE

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER:	DRAWING NAME:
20000069A	C-LAYT

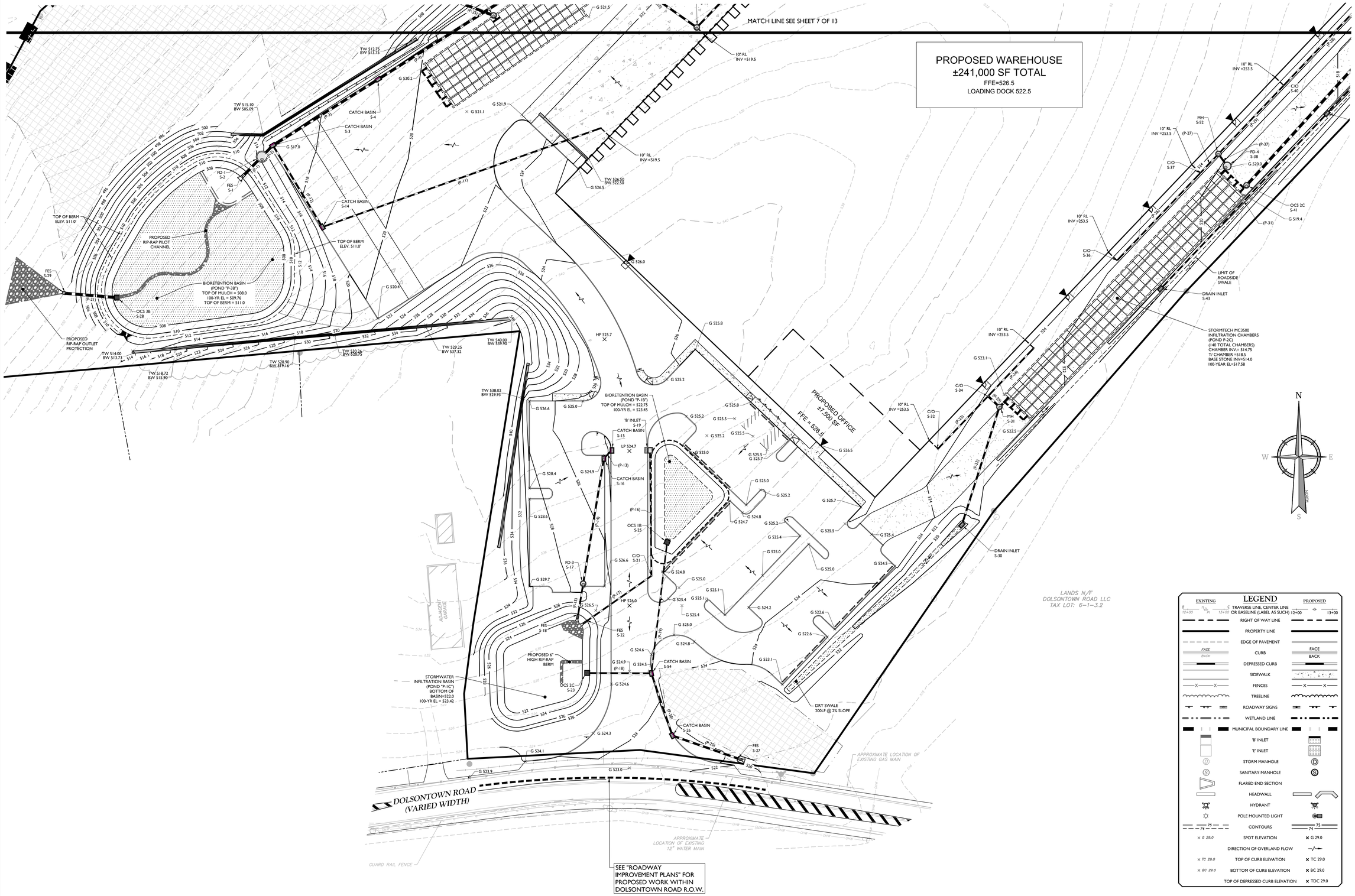
SHEET TITLE:

DIMENSION PLAN

SHEET NUMBER:

05 of 17

20000069A\Civil\Layouts\Site Plan\C-LAYT.dwg\C-06-DIMENSION PLAN By: MATHAL, CARA



TOWN OF WAWAYANDA
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REV	DATE	DRAWN BY	DESCRIPTION
1	06/21/21	CPM	REVISED PER PLANNING BOARD COMMENTS.
2	10/13/22	CPM	REVISED PER SITE ENTRANCE AND ROADWAY IMPROVEMENT PLANS.
3	01/19/23	CDR	REVISED PER LOCKSH COMMENTS.
4	05/26/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	01/26/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATES & COORD. W/DOLSONTOWN ROAD PLANS.

REGISTERED LANDSCAPE ARCHITECT
JUSTIN E. DATES
001964
STATE OF NEW YORK

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
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SITE PLAN
FOR
RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER: 20000069A
DRAWING NAME: C-GRAD

SHEET TITLE:
GRADING, DRAINAGE, AND UTILITY PLAN

SHEET NUMBER:
06 of 17

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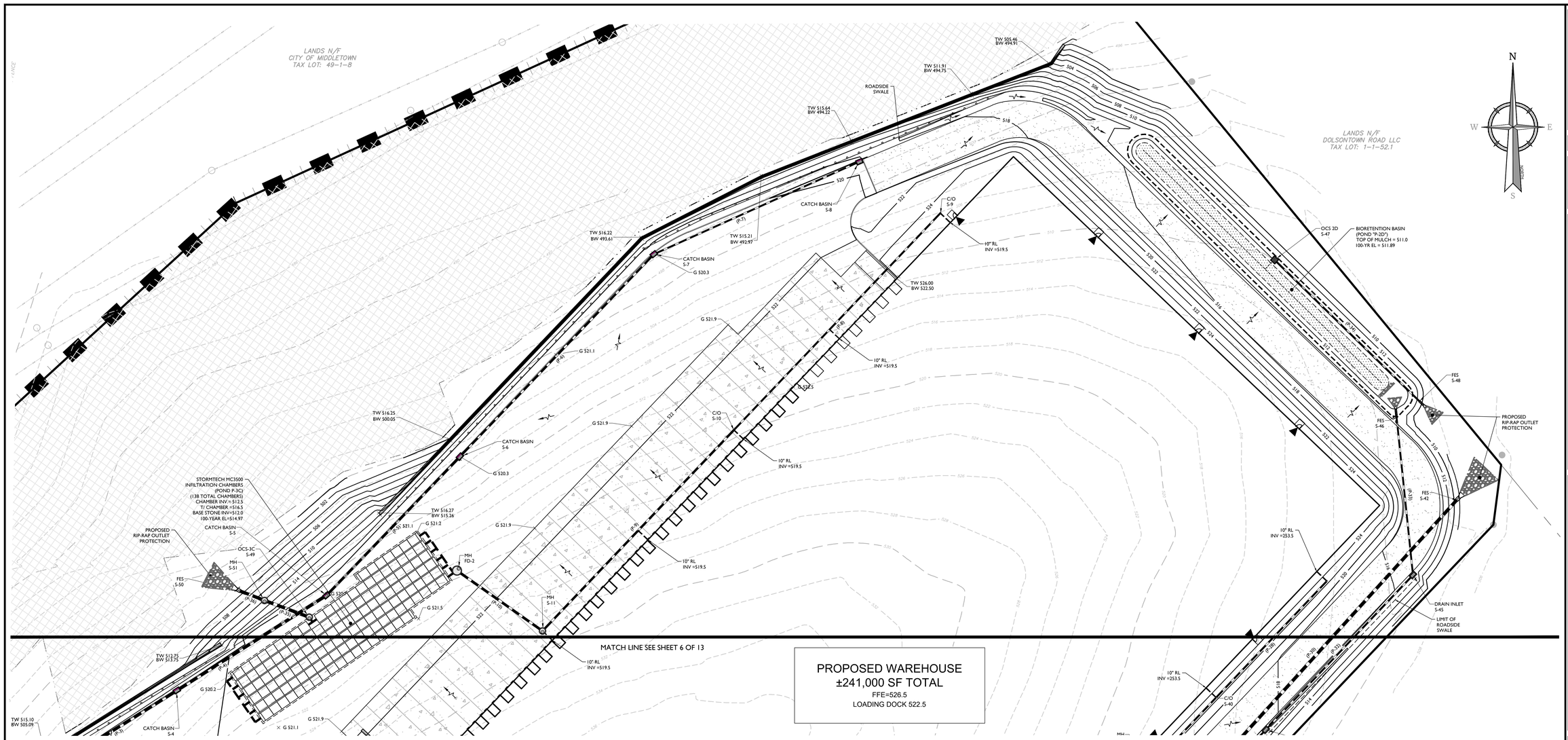

Proposed Drainage Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
FD-2	72 in. dia. CONED MH	521.56	18" HDPE	514.00		
S-1	24 inch Flared End Section	507.93	24" HDPE	508.00		
S-2	96 in. dia. CYLINDER MH	514.84	24" HDPE	509.50	24" HDPE	509.00
S-3	30 in. x 48 in. Catch Basin	517.05	24" HDPE 15" HDPE	510.33 514.00	24" HDPE	510.00
S-4	30 in. x 48 in. Catch Basin	519.11	24" HDPE	511.36	24" HDPE	511.36
S-5	30 in. x 48 in. Catch Basin	520.25	18" HDPE	513.14	24" HDPE	512.64
S-6	30 in. x 48 in. Catch Basin	520.36	15" HDPE	514.78	18" HDPE	514.53
S-7	30 in. x 48 in. Catch Basin	520.36	12" HDPE	515.79	15" HDPE	515.79
S-8	30 in. x 48 in. Catch Basin	519.64			12" HDPE	516.60
S-9	12 in. Clean Out	524.95			12" HDPE	519.16
S-10	12 in. Clean Out	522.40	12" HDPE	517.00	15" HDPE	517.00
S-11	48 in. dia. CONED MH	522.40	15" HDPE	515.00	18" HDPE	515.00
S-13	12 in. Clean Out	522.40			12" HDPE	519.00
S-14	30 in. x 48 in. Catch Basin	518.62	12" HDPE	515.50	15" HDPE	515.50
S-15	30 in. x 48 in. Catch Basin	524.70			12" HDPE	522.70
S-16	30 in. x 48 in. Catch Basin	525.00	12" HDPE	522.65	15" HDPE	522.65
S-17	48 in. dia. CONED MH	527.41	15" HDPE	522.13	12" HDPE	522.13
S-18	15 inch Flared End Section	522.44	12" HDPE	522.00		
S-19	48 in. x 48 in. 'B' INLET	524.41			12" HDPE	522.85
S-21	12 in. Clean Out	525.27	12" HDPE	522.33	12" HDPE	522.33
S-22	12 inch Flared End Section	520.71	12" HDPE	522.00		
S-23	48 in. x 48 in. OCS	524.00			12" HDPE	522.00
S-25	48 in. x 48 in. OCS	532.25			12" HDPE	521.50
S-26	30 in. x 48 in. Catch Basin	523.00	15" HDPE	520.00	18" HDPE	520.00
S-27	18 inch Flared End Section	520.75	18" HDPE	519.25		
S-28	48 in. x 48 in. OCS	509.75			24" HDPE	501.00
S-29	24 inch Flared End Section	502.16	24" HDPE	500.00		
S-30	30 in. x 48 in. Drain Inlet	517.53			15" HDPE	516.00
S-31	48 in. dia. CONED MH	522.99	15" HDPE 18" HDPE	515.00 515.00		
S-32	12 in. Clean Out	524.57			12" HDPE	517.74

Proposed Drainage Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-34	12 in. Clean Out	523.83	12" HDPE 12" HDPE	516.00 516.00	18" HDPE	515.50
S-35	12 in. Clean Out	523.16			12" HDPE	517.88
S-36	12 in. Clean Out	522.55			12" HDPE	519.50
S-37	12 in. Clean Out	522.55	12" HDPE	518.50	12" HDPE	518.50
S-38	72 in. dia. CONED MH	520.94	15" HDPE	514.75		
S-39	12 in. Clean Out	522.55			12" HDPE	518.92
S-40	12 in. Clean Out	522.55	12" HDPE	516.61	12" HDPE	516.61
S-41	48 in. dia. CONED MH	519.34			24" HDPE	514.00
S-42	24 inch Flared End Section	509.16	24" HDPE	507.00		
S-43	30 in. x 48 in. Drain Inlet	519.06			12" HDPE	516.06
S-44	30 in. x 48 in. Drain Inlet	516.06	12" HDPE	513.00	12" HDPE	513.00
S-45	30 in. x 48 in. Drain Inlet	514.67	12" HDPE	511.67	12" HDPE	511.67
S-46	12 inch Flared End Section	512.10	12" HDPE	511.00		
S-47	48 in. x 48 in. OCS	512.17			12" HDPE	508.00
S-48	12 inch Flared End Section	509.10	12" HDPE	507.00		
S-49	48 in. dia. CONED MH	520.47			24" HDPE	512.00
S-50	24 inch Flared End Section	506.16	24" HDPE	500.00		
S-51	48 in. dia. CONED MH	512.13	24" HDPE	507.00	24" HDPE	501.00
S-52	48 in. dia. CONED MH	522.56	12" HDPE 12" HDPE	518.25 515.00	15" HDPE	515.00
S-54	30 in. x 48 in. Catch Basin	524.40	12" HDPE 12" HDPE	521.00 520.50	15" HDPE	520.50

Proposed Drainage Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-1	24"HDPE	20'	509.00	508.00	4.90%
P-2	24"HDPE	13'	510.00	509.50	3.83%
P-3	24"HDPE	103'	511.36	510.33	1.00%
P-4	24"HDPE	128'	512.64	511.36	1.00%
P-5	18"HDPE	139'	514.53	513.14	1.00%
P-6	15"HDPE	202'	515.79	514.78	0.50%
P-7	12"HDPE	163'	516.60	515.79	0.50%
P-8	12"HDPE	216'	519.16	517.00	1.00%
P-9	15"HDPE	200'	517.00	515.00	1.00%
P-10	18"HDPE	75'	515.00	514.00	1.33%
P-11	12"HDPE	245'	519.00	515.50	1.43%
P-12	15"HDPE	79'	515.50	514.00	1.90%
P-13	12"HDPE	9'	522.70	522.65	0.54%
P-14	15"HDPE	105'	522.65	522.13	0.50%
P-15	12"HDPE	26'	522.13	522.00	0.50%
P-16	12"HDPE	104'	522.85	522.33	0.50%
P-17	12"HDPE	65'	522.33	522.00	0.51%
P-18	12"HDPE	53'	522.00	521.00	1.88%
P-19	12"HDPE	109'	521.50	520.50	0.92%
P-20	18"HDPE	57'	520.00	519.25	1.31%
P-21	24"HDPE	43'	501.00	500.00	2.34%
P-22	15"HDPE	103'	516.00	515.00	0.98%
P-23	12"HDPE	60'	517.74	516.00	2.88%
P-24	12"HDPE	55'	517.88	516.00	3.43%
P-25	18"HDPE	13'	515.50	515.00	3.86%
P-26	12"HDPE	100'	519.50	518.50	1.00%
P-27	12"HDPE	22'	518.50	518.25	1.17%
P-28	12"HDPE	116'	518.92	516.61	2.00%
P-29	12"HDPE	78'	516.61	515.00	2.06%
P-30	24"HDPE	304'	514.00	507.00	2.30%
P-31	12"HDPE	200'	516.06	513.00	1.53%
P-32	12"HDPE	154'	513.00	511.67	0.86%
P-33	12"HDPE	116'	511.67	511.00	0.58%
P-34	12"HDPE	146'	508.00	507.00	0.69%
P-35	24"HDPE	34'	512.00	507.00	14.52%
P-36	24"HDPE	19'	501.00	500.00	5.31%
P-37	15"HDPE	12'	515.00	514.75	2.03%
P-38	15"HDPE	54'	520.50	520.00	0.92%

ADA INSTRUCTIONS TO CONTRACTOR:

1. CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

   (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

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

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

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

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

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

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

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

LEGEND

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

30 0 30 60

SCALE : 1" = 30'

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION
-	04/07/21	CPM	REVISED PER PLANNING BOARD COMMENTS.
-	10/1/2021	CPM	REVISED PER SITE ENTRANCE AND DRAINAGE IMPROVEMENT PLANS.
3	07/08/21	CDR	REVISED PER LOCDOH COMMENTS.
4	05/08/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	01/06/24	MAS	SET UP/ATED PER PROPERTY BOUNDARY UPDATE & COORD. WIDOLSONTOWN ROAD PLANS.

REGISTERED LANDSCAPE ARCHITECT
JUSTIN E. DATES
001964
STATE OF NEW YORK

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

SITE PLAN
FOR
RDM GROUP 1081 DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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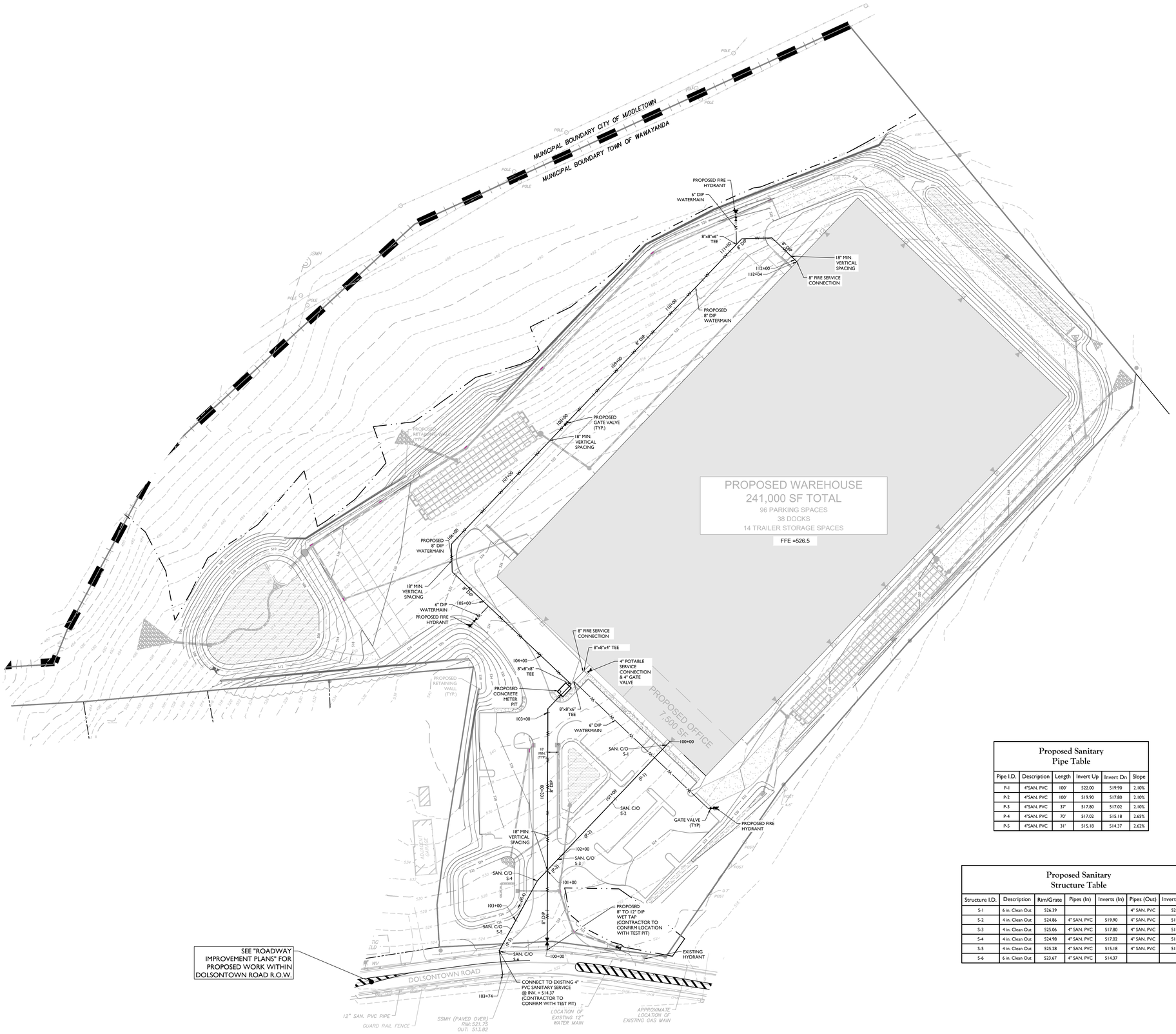
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER:	DRAWING NAME:
20000069A	C-GRAD

SHEET TITLE:
GRADING, DRAINAGE, AND UTILITY PLAN

SHEET NUMBER:
07 of 17



OCHD NOTE:

THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.

Proposed Sanitary Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-1	4"SAN. PVC	100'	522.00	519.90	2.10%
P-2	4"SAN. PVC	100'	519.90	517.80	2.10%
P-3	4"SAN. PVC	37'	517.80	517.02	2.10%
P-4	4"SAN. PVC	70'	517.02	515.18	2.65%
P-5	4"SAN. PVC	31'	515.18	514.37	2.62%

Proposed Sanitary Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-1	6 in. Clean Out	526.39			4" SAN. PVC	522.00
S-2	4 in. Clean Out	524.86	4" SAN. PVC	519.90	4" SAN. PVC	519.90
S-3	4 in. Clean Out	525.06	4" SAN. PVC	517.80	4" SAN. PVC	517.80
S-4	4 in. Clean Out	524.98	4" SAN. PVC	517.02	4" SAN. PVC	517.02
S-5	4 in. Clean Out	525.28	4" SAN. PVC	515.18	4" SAN. PVC	515.18
S-6	6 in. Clean Out	523.67	4" SAN. PVC	514.37		

LEGEND

EXISTING		PROPOSED
12+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X	FENCES	X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

50 0 50 100

SCALE : 1" = 50'

TOWN OF WAWAYANDA
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3	07/29/24	CDR	REVISED PER LCCOH COMMENTS.
4	08/30/24	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	01/06/24	MAS	SET UPDATED FOR PROPERTY BOUNDARY UPDATE & COORD. W/DOLSONTOWN ROAD PLANS.

REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

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

SITE PLAN

FOR

RDM GROUP 1081 DOLSONTOWN ROAD

TAX LOTS:
6-1-1

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AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER: 20000069A
DRAWING NAME: C-UTIL

SHEET TITLE:
UTILITIES PLAN

SHEET NUMBER:
08 of 17

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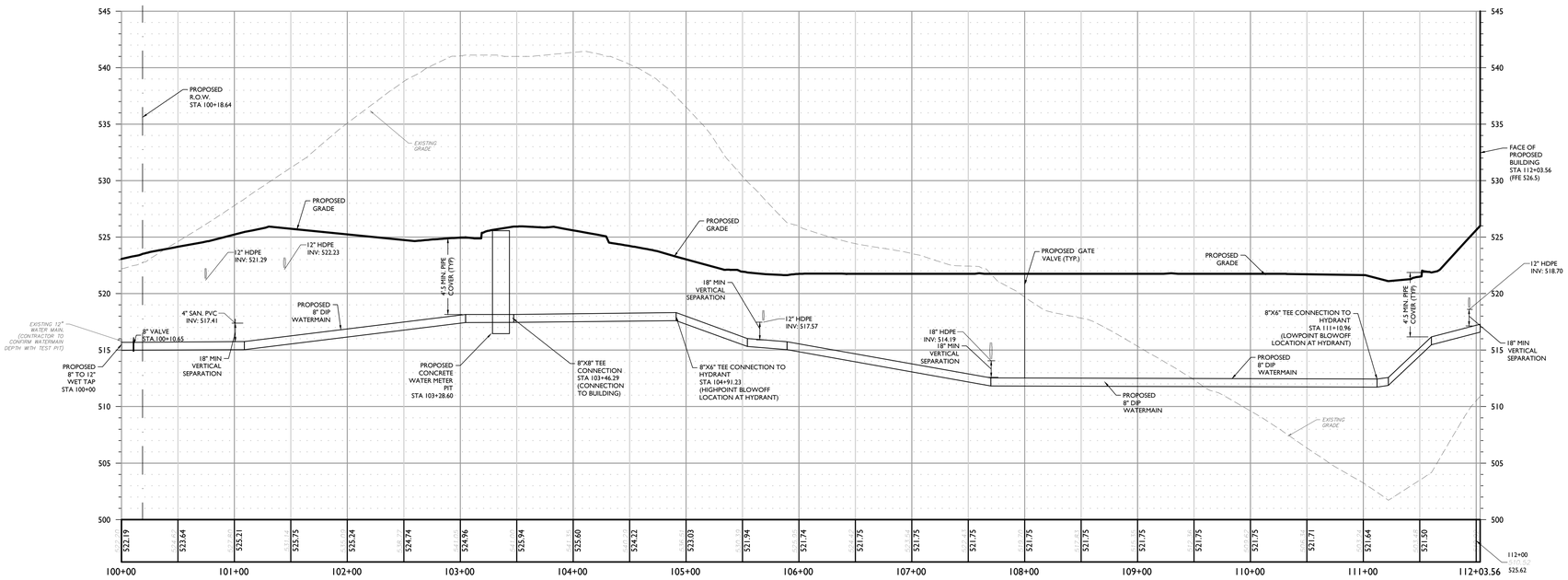
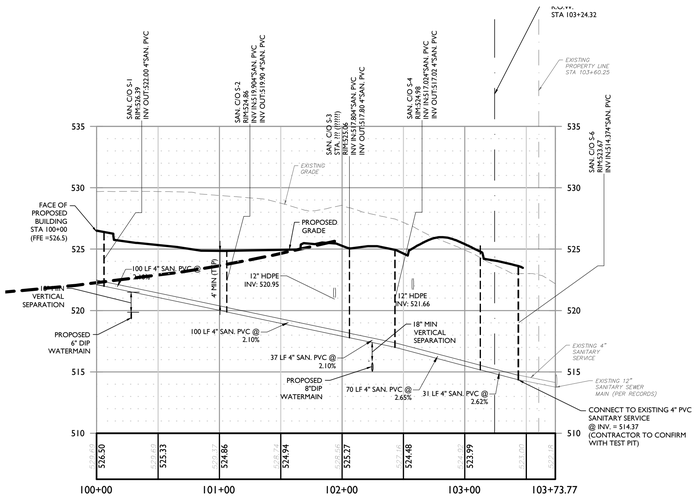


PROFILE OF PROPOSED WATERMAIN

5 0 5 10
SCALE : 1" = 5'
VERTICAL

50 0 50 100
SCALE : 1" = 50'
HORIZONTAL



PROFILE OF PROPOSED SANITARY

5 0 5 10
SCALE : 1" = 5'
VERTICAL

50 0 50 100
SCALE : 1" = 50'
HORIZONTAL

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3	07/26/23	CDR	REVISED PER OUTDOOT COMMENTS.
4	02/06/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS
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Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
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SITE PLAN

FOR

RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

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SHEET TITLE:
UTILITY PROFILE

SHEET NUMBER:
09 of 17

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

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

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

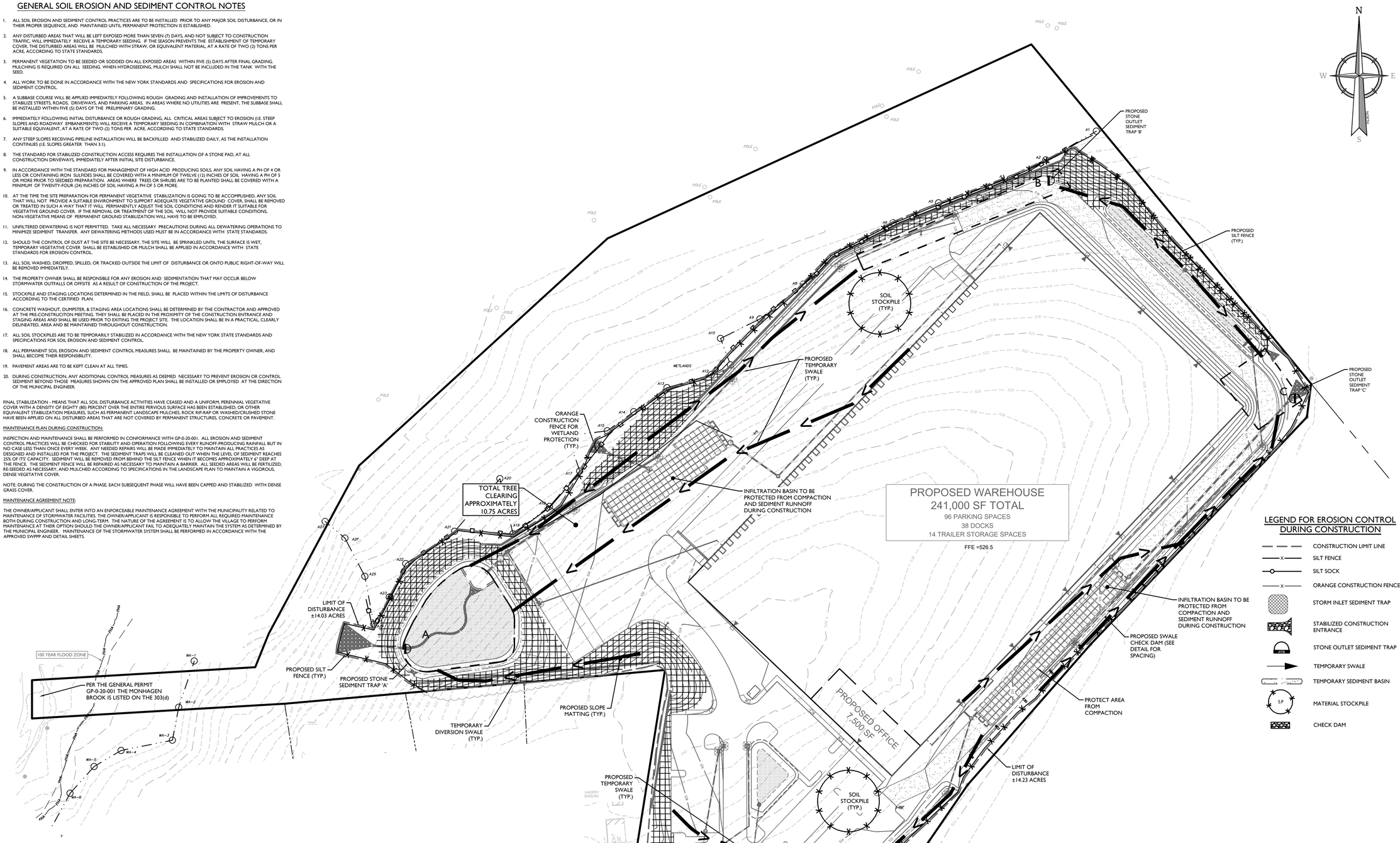
MAINTENANCE PLAN DURING CONSTRUCTION:

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

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

MAINTENANCE AGREEMENT NOTE:

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



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

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

GENERAL CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION ENTRANCE.
2. STAKE LIMITS OF DISTURBANCE.
3. INSTALL PERIMETER SILT FENCING ON DOWNHILL AREAS AS SHOWN ON PLAN.
4. INSTALL SEDIMENT POND 'D'.
5. ROUGH GRADE PROPOSED DRIVEWAY/ROAD.
6. INSTALL SEDIMENT PONDS 'C', 'B', AND 'A'. INSTALL TEMPORARY SWALES TO DIRECT ALL OPEN SOIL AREA DISTURBANCE TO SEDIMENT PONDS AS NECESSARY. LOCATIONS AND SIZE OF THE EROSIONS AND SEDIMENT CONTROL PRACTICES ARE NOTED ON THE PLAN. THESE MAY VARY DEPENDING ON THE CONTRACTOR'S SCHEDULE AND APPROACH BUT 3,600 CF OF STORAGE MUST BE PROVIDED AT A MINIMUM PER ACRE OF UPSTREAM DISTURBANCE. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. SEDIMENT TRAPS AND BASINS SHALL BE SIZED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MANUAL.
7. PERFORM EARTHWORK TO RELOCATE EXISTING BERM ON THE SOUTHWEST SIDE OF THE SITE TO THE PROPSED BERM IN THE NORTHWEST CORNER. IMMEDIATELY STABILIZE THE PROPOSED BERM WITH SEED AND HAY.
8. DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL. MATERIALS STORED IN STOCK PILES SHALL BE CORDONED OFF WITH SILT FENCE PER THE APPROPRIATE SPECIFICATIONS AND DETAILS. THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
9. CONSTRUCT ROADS, DRIVES, BUILDINGS, AND PARKING AREA INSTALL DRAINAGE SYSTEM.
10. TOPSOIL/HAY/SEED LAWN AREAS.
11. THE PROJECT SITE MUST MEET FINAL STABILIZATION CRITERIA PRIOR TO REMOVING ALL EROSION AND SEDIMENT CONTROL DEVICES AND CLOSING OUT THE PROJECT. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED AS PRACTICAL THROUGHOUT THE LIFE OF THE PROJECT.
   - FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.
12. UPON FINAL STABILIZATION BEING MET, CONTRACTOR SHALL CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED.
13. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

NOTE: A MORE DETAILED, SITE SPECIFIC CONSTRUCTION SEQUENCING WILL BE IMPLEMENTED UPON COMPLETION OF FINAL SITE PLANS AND THE CORRESPONDING STORMWATER POLLUTION PREVENTION PLAN

303(D) - SEGMENTS IMPAIRED BY CONSTRUCTION RELATED POLLUTANTS

1. FOR CONSTRUCTION SITES THAT DIRECTLY DISCHARGE TO ONE OF THE 303(D) SEGMENTS LISTED IN APPENDIX E OR IS LOCATED IN ONE OF THE WATERSHEDS LISTED IN APPENDIX C, THE QUALIFIED INSPECTOR SHALL CONDUCT AT LEAST TWO (2) SITE INSPECTIONS EVERY SEVEN (7) CALENDAR DAYS. THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF TWO (2) FULL CALENDAR DAYS.
2. FOR CONSTRUCTION SITES THAT DIRECTLY DISCHARGE TO ONE OF THE 303(D) SEGMENTSLISTED IN APPENDIX E OR IS LOCATED IN ONE OF THE WATERSHEDS LISTED IN APPENDIX C, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION
1	06/21/21	CPM	REVISED PER PLANNING BOARD COMMENTS.
2	07/12/21	CPM	REVISED PER SITE ENTRANCE AND ROADWAY IMPROVEMENT PLANS.
3	07/28/21	CDR	REVISED PER OCDOH COMMENTS.
4	02/04/22	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE AS COORDINATED WITH SURVEYORS.
5	01/08/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/OCDOT/TOWN ROAD PLANS.

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

SITE PLAN
FOR
RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

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NEW YORK STATE

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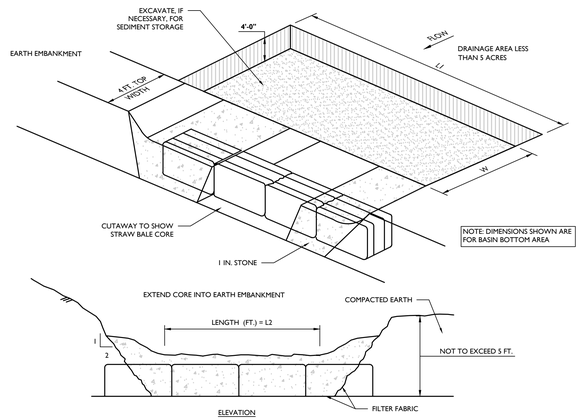
PROJECT NUMBER: 20000069A	DRAWING NAME: C-SESC		

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
10 of 17



ELEVATION

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

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES:

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

SIZING CALCULATIONS

NOTE:

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

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

STONE OUTLET SEDIMENT TRAP TABLE

SEDIMENT TRAP	DRAINAGE AREA	AREA	DEPTH (FT.)	VOLUME REQ'D (C.F.)	VOLUME PROVIDED (C.F.)	WEIR LENGTH (L2)
A	3.64 AC.	13,000 SF	3.0 FT.	13,104 C.F.	39,000 C.F.	4.0 FT.
B	2.77 AC.	7,200 SF	2.0 FT.	9,972 C.F.	14,400 C.F.	4.0 FT.
C	3.61 AC.	5,600 SF	4.0 FT.	12,996 C.F.	22,400 C.F.	4.0 FT.
D	2.45AC.	3,100 SF	3.0 FT.	8,820 C.F.	9,300 C.F.	4.0 FT.

1 STONE OUTLET SEDIMENT TRAP DETAIL

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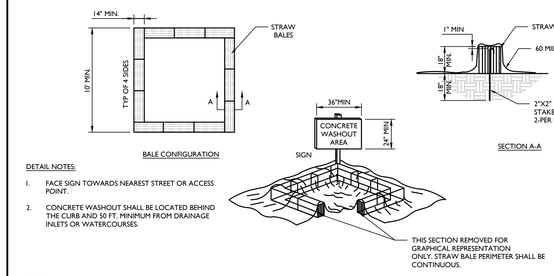

DETAIL NOTES:

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

NOTES:

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

4 CONCRETE WASHOUT DETAIL

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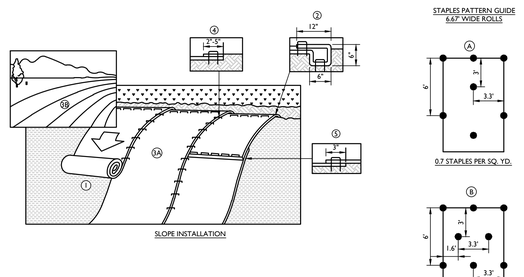

NOTES:

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

8 EROSION MATTING (CURLEX ENFORCER I) DETAIL

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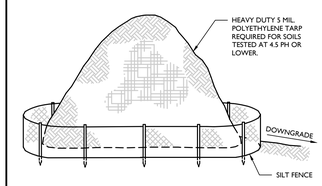

NOTES:

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

10 TOPSOIL STOCKPILE DETAIL

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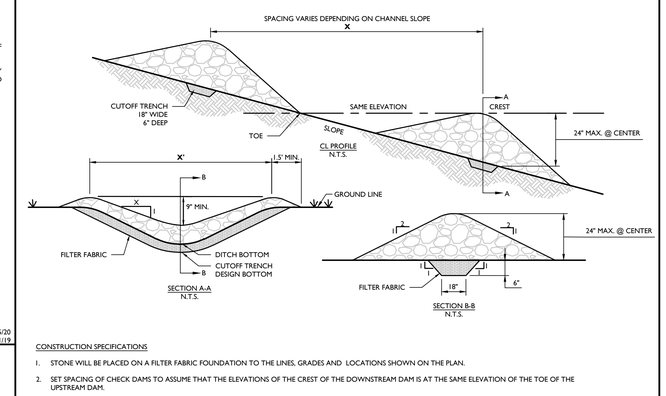


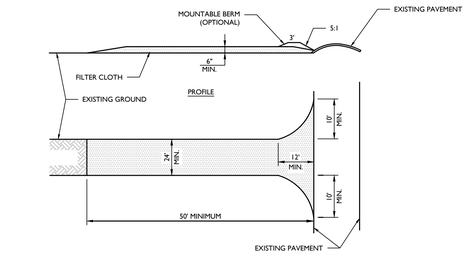
CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA: 2 ACRES

5 STONE CHECK DAM DETAIL

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



NOTES:

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

9 STABILIZED CONSTRUCTION ENTRANCE DETAIL

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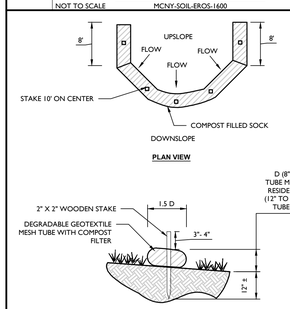

DIA. (in.)	SLOPE%						
	2	5	10	20	25	33	50
8	225*	200	100	50	20	-	-
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35
32	450	325	275	150	120	75	50
*Length in feet							

NOTES:

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

12 COMPOST FILTER SOCK DETAIL

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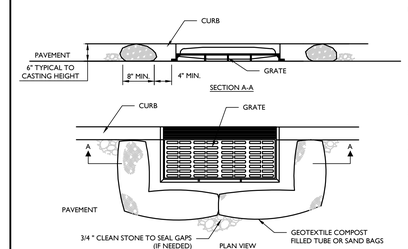

NOTES:

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

6 INLET PROTECTION (FILTER BARRIER) DETAIL

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11 CONDUIT OUTLET PROTECTION DETAIL

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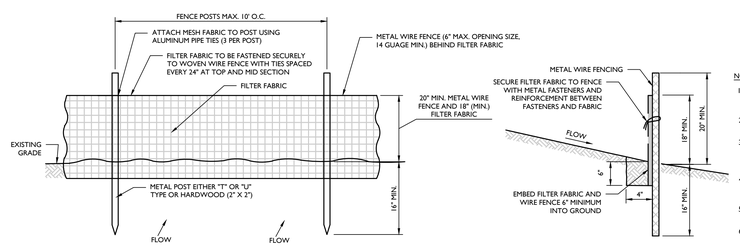

NOTES:

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

3 REINFORCED SILT FENCE (WITH WIRE FENCE) DETAIL

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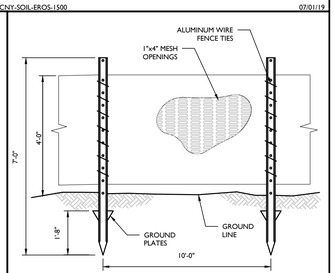

7 ORANGE CONSTRUCTION FENCE DETAIL

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TOWN OF WAWAYANDA PLANNING BOARD

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

SITE PLAN
FOR
RDM GROUP 1081 DOLSONTOWN ROAD

TAX LOTS: 6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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PROJECT NUMBER: 20000069A		DRAWING NAME: C-SESC	

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:
11 of 17

SITE PLANTING SCHEDULE

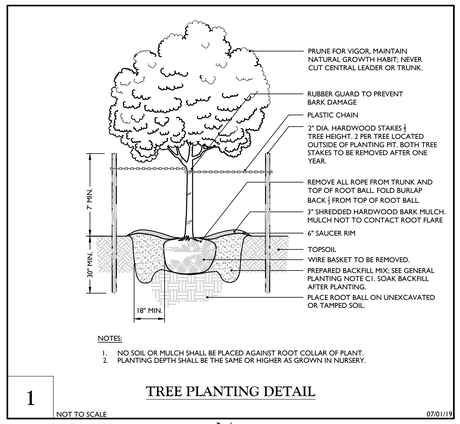
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
SHADE/STREET TREES								
AROG	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
GTFS	7	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
QP	15	QUERCUS PALUSTRIS	PIN OAK		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES								
JV	45	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7'			CONT.	TYPICAL SPECIES HABIT
PA	25	PICEA ABIES	NORWAY SPRUCE	6'-7'			B & B	DENSE / TYP. SPECIES HABIT
PG	8	PICEA GLAUCA	WHITE SPRUCE	6'-7'			B & B	DENSE / TYP. SPECIES HABIT
PS	17	PINUS STROBUS	EASTERN WHITE PINE	6'-7'			B & B	DENSE / TYP. SPECIES HABIT
ORNAMENTAL TREES								
BN	1	BETULA NIGRA	RIVER BIRCH	8'-10'			CONT.	MULTISTEM/TYP. SPECIES HABIT
CVWK	4	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN		1-3/4" - 2"		CONT.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS								
BMWG	10	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"			CONT.	TYPICAL SPECIES HABIT
CSB	3	CORNUS SERICEA BAILEYYS	BAILEY'S RED TWIG DOGWOOD	24"-30"			CONT.	TYPICAL SPECIES HABIT
FI	5	FORSYTHIA X INTERMEDIA 'LYNWOOD'	LYNWOOD FORSYTHIA	3'-4'			CONT.	TYPICAL SPECIES HABIT
HPL	6	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24"-30"			CONT.	TYPICAL SPECIES HABIT
JCHC	24	JUNIPERUS CHINENSIS 'HETZII 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	22	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER			18"-24"	CONT.	TYPICAL SPECIES HABIT
SBAW	11	SPIRAEA X BUMALDA 'ANTHONY WATERER	ANTHONY WATERER SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
SJG	16	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS								
HSD	40	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY				1 GAL. CONT.	CLUMPS, 24" O.C.

PLAN NOTE:

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

LANDSCAPE NOTES:

1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
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.

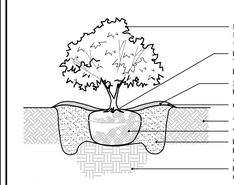


NOTES:

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

1 TREE PLANTING DETAIL

NOT TO SCALE 07/01/19



NOTES:

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

2 SHRUB PLANTING DETAIL

NOT TO SCALE

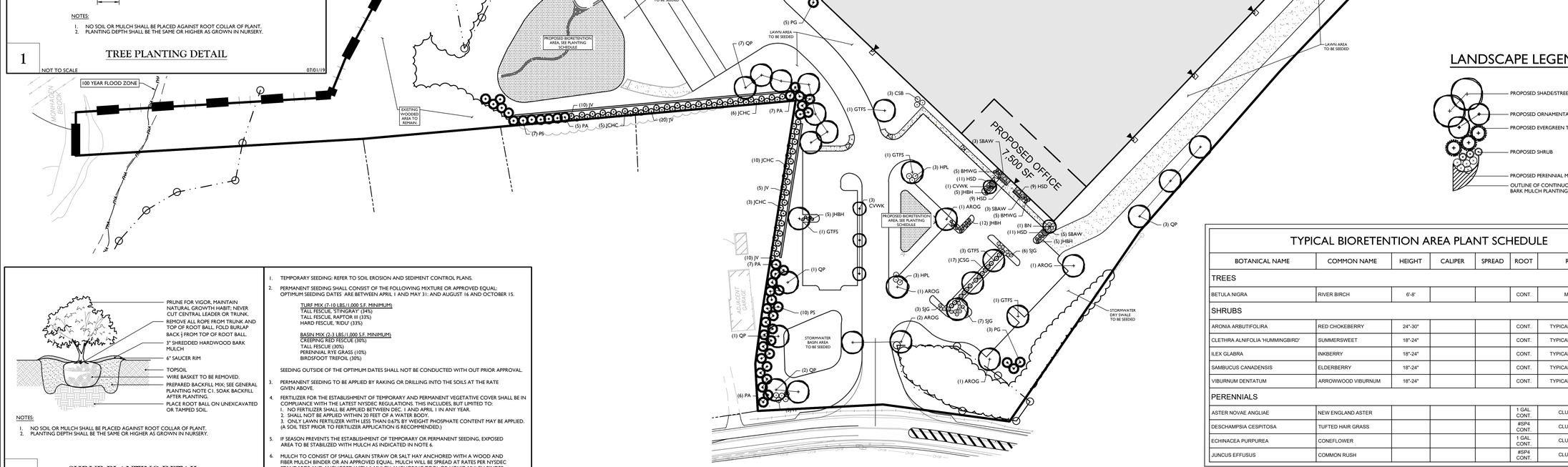
1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31: AND AUGUST 16 AND OCTOBER 15.

   TURF MIX (7-10 LBS./1,000 S.F. MINIMUM)
   TALL FESCUE, 'STINGRAY' (34%)
   TALL FESCUE, RAPTOR III (33%)
   HARD FESCUE, 'RIDU' (33%)

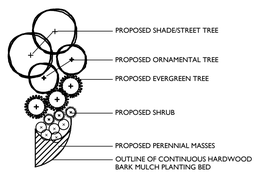
   BASIN MIX (2-3 LBS./1,000 S.F. MINIMUM)
   CREEPING RED FESCUE (30%)
   TALL FESCUE (30%)
   PERENNIAL RYE GRASS (10%)
   BIRDSFOOT TREFOIL (30%)

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

3 GENERAL SEEDING NOTES



LANDSCAPE LEGEND:



TYPICAL BIORETENTION AREA PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
TREES						
BETULA NIGRA	RIVER BIRCH	6'-8'			CONT.	MULTI-STEM
SHRUBS						
ARONIA ARBUTIFOLIRA	RED CHOKEBERRY	24"-30"			CONT.	TYPICAL SPECIES HABIT
CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18"-24"			CONT.	TYPICAL SPECIES HABIT
ILEX GLABRA	INKBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT
SAMBUCUS CANADENSIS	ELDERBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18"-24"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS						
ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER				1 GAL. CONT.	CLUMPS, 24" O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS				#SP4 CONT.	CLUMPS, 12" O.C.
ECHINACEA PURPUREA	CONEFLOWER				1 GAL. CONT.	CLUMPS, 24" O.C.
JUNCUS EFFUSUS	COMMON RUSH				#SP4 CONT.	CLUMPS, 12" O.C.

GENERAL PLANTING NOTES:

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE TOWN LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.
11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
12. OPTIMUM PLANTING TIME:
    DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30.
    CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1.
    PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE TOWN LANDSCAPE CONSULTANT.
13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR. WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT OF THE DAY.
14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PRIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL 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.
16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH THE GENERAL SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

50 0 50 100

SCALE : 1" = 50'

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION
1	04/07/21	CRM	REVISED PER PLANNING BOARD COMMENTS.
2	07/12/21	CRM	REVISED PER SITE ENTRANCE AND SIGNAGE IMPROVEMENT PLANS.
3	07/25/23	CDR	REVISED PER OCDOH COMMENTS.
4	05/20/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	01/06/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/OCDOT/OWN ROAD PLANS.

REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

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

SITE PLAN
FOR
RDM GROUP 1081 DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	SMB	JED

PROJECT NUMBER: 2000006ISA
DRAWING NAME: C-LAND

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
12 of 17

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LUMINAIRE SCHEDULE

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	6	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	30'	16,463	0.97	ATB0-30BLEDE15-MVOLT-R4-4K-BK-UMS-XX
A1	2	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	30'	16,463	0.97	ATB0-30BLEDE15-MVOLT-R4-4K-BK-HS-UMS-XX
B	4	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	DOUBLE	20'	5,653	0.97	ATB0-10BLEDE15-MVOLT-R4-4K-BK-UMS-XX
B1	5	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	20'	5,653	0.97	ATB0-10BLEDE15-MVOLT-R4-4K-BK-HS-UMS-XX
C	8	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE	25' / 30'	9,883	0.95	HLWPC2-P40-40K-VOLT-T4M-BKSDP-P3

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

CALCULATION SUMMARY

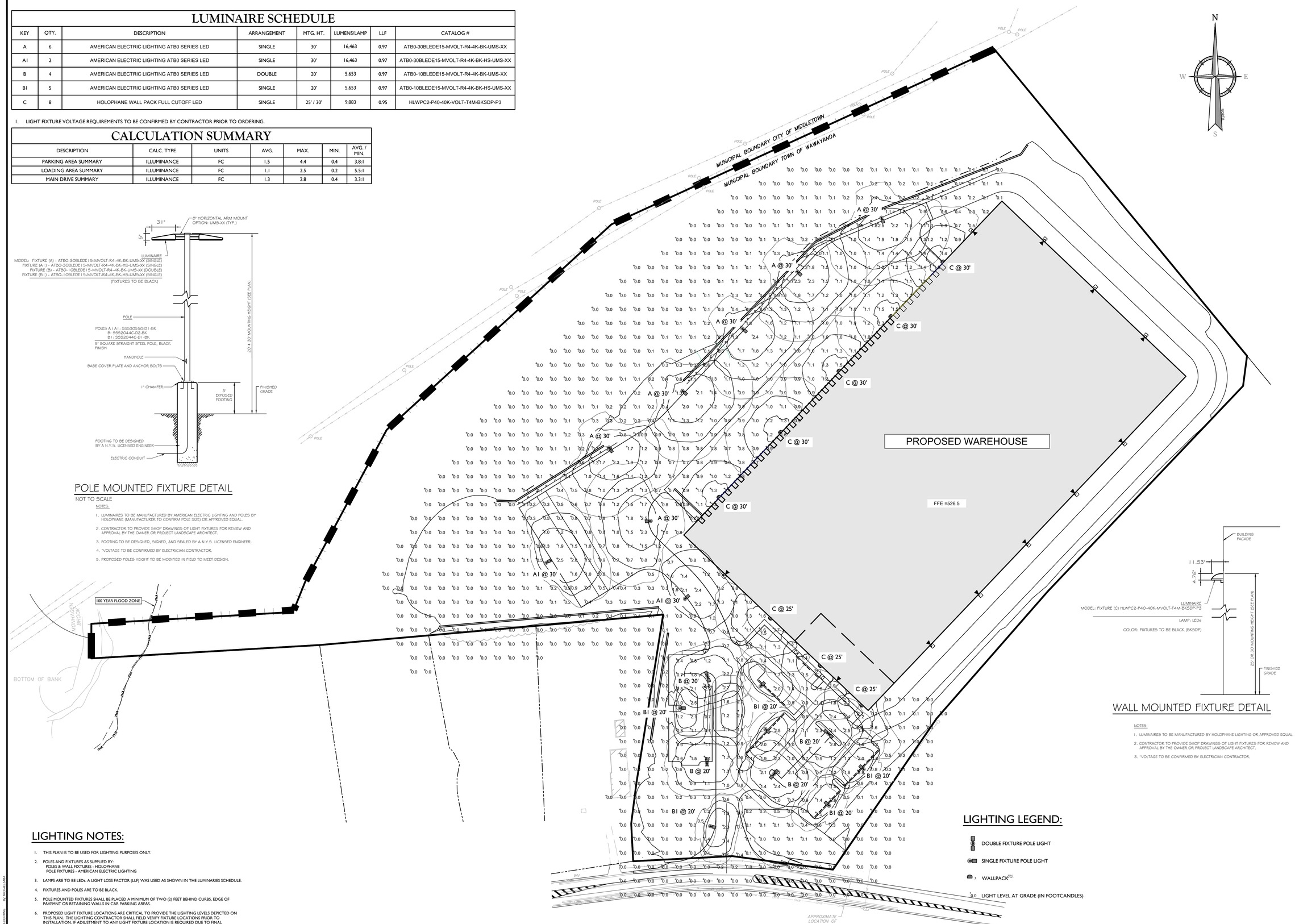
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
PARKING AREA SUMMARY	ILLUMINANCE	FC	1.5	4.4	0.4	3.8:1
LOADING AREA SUMMARY	ILLUMINANCE	FC	1.1	2.5	0.2	5.5:1
MAIN DRIVE SUMMARY	ILLUMINANCE	FC	1.3	2.8	0.4	3.3:1

POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE

NOTES:

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



WALL MOUNTED FIXTURE DETAIL

NOTES:

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

LIGHTING NOTES:

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

LIGHTING LEGEND:

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

50 0 50 100

SCALE : 1" = 50'

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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-	-	-	-

REV	DATE	DRAWN BY	DESCRIPTION
1	04/27/21	CPM	REVISED PER PLANNING BOARD COMMENTS.
2	07/12/21	CPM	REVISED PER SITE ENTRANCE AND BOUNDARY IMPROVEMENT PLANS.
3	07/29/21	CDR	REVISED PER OCCUPH COMMENTS.
4	05/06/25	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	01/06/26	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/DOLSONTOWN ROAD PLANS.

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NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
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SITE PLAN

FOR

RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
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555 Hudson Valley Avenue
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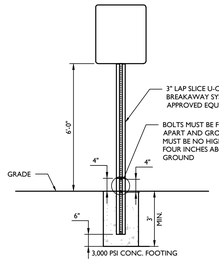
AS SHOWN	06/24/2020	SMB	JED

PROJECT NUMBER: 20000069A
DRAWING NAME: C-LGHT

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
13 of 17

20000069A\Engineering\Site Plans\C-LGHT.dwg\C13-LIGHTING By:MSMB\CAD\A



NOTE:

1. ALL SIGNS SHALL CONFORM TO THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.

1 BREAKAWAY SIGN POST DETAIL

NOT TO SCALE MCCM-SITE-SIGN-6102 07/01/19

30" X 30"

2 R1-1 SIGN DETAIL

NOT TO SCALE MCCM-SITE-SIGN-1000 07/01/19

36" x 36"

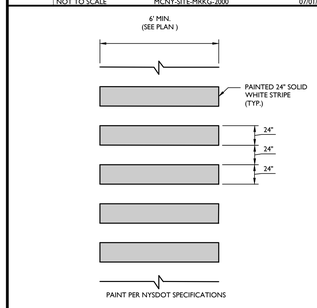
3 W11-2 SIGN DETAIL

NOT TO SCALE MCCM-SITE-SIGN-4001 07/01/19

STROKE WIDTH: MINIMUM/STANDARD = 3"

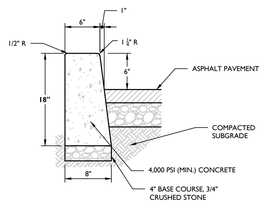
4 ACCESSIBLE SYMBOL DETAIL

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



5 PEDESTRIAN CROSSWALK DETAIL

NOT TO SCALE MCNY-SITE-MRKG-1401 07/01/19

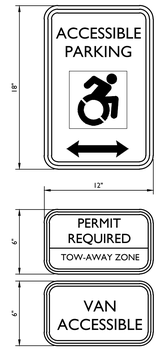


NOTES:

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

6 CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

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

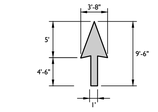


NOTES:

1. SIGN COLORS TO BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
2. ONE VAN ACCESSIBLE SIGN TO BE INCLUDED AT EACH ADA PARKING AREA.

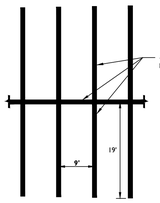
7 SIGN FOR ACCESSIBLE PARKING SPACE DETAIL

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



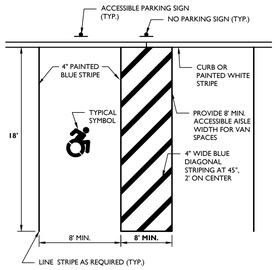
8 STRAIGHT PAVEMENT ARROW DETAIL

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



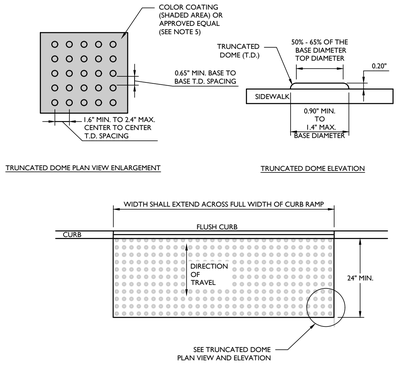
9 TYPICAL PARKING STALL STRIPING DETAIL

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



10 ACCESSIBLE PARKING LINE STRIPE STALL DETAIL

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

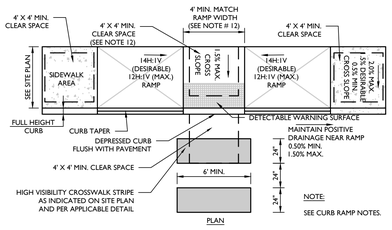


NOTES:

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

12 DETECTABLE WARNING SURFACE DETAIL

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

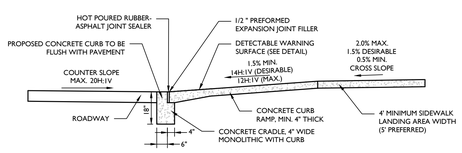


NOTE:

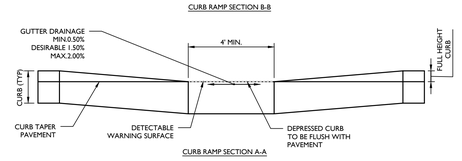
SEE CURB RAMP NOTES.

13 CURB RAMP TYPE 7 DETAIL

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



CURB RAMP SECTION B-B



CURB RAMP SECTION A-A

NOTES:

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

14 CURB RAMP SECTIONS DETAIL

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

NOTES:

1. CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
3. CURB AT RAMP OPENING (FLUSH CURB) TO BE FLUSH WITH ROADWAY PAVEMENT.
4. CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.
5. MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER. RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON APPROVAL OF THE ENGINEER.
6. MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50%. THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPES TO MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.
7. ACCESSIBLE RAMPS SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.
8. DEVIATIONS FROM THE CURB RAMP DETAILS REQUIRE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
9. THE RAMP SURFACE SHALL HAVE A NON-SLIP, HAND BROOMED FINISH.
10. CONCRETE EXPANSION JOINTS SHALL HAVE A FIRM SURFACE WITH 1/4" BEVELED CONCRETE EDGES. THE JOINT SURFACE SHALL NOT BE MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.
11. CURB RAMP MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.
12. THE CLEAR SPACE SHALL BE INCREASED TO 5 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
13. THE MAXIMUM SEPARATION BETWEEN THE BACK OF CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4' X 4' CLEAR SPACE.
14. SEE SEPARATE DETAILS FOR "DETECTABLE WARNING SURFACE" AND "CURB RAMP SECTIONS".
15. WHERE SIDE FLARES ARE NOT REQUIRED, PROVIDE AN 18" CURB TAPER TO THE FLUSH CURB.
16. ALL CURB RAMP FLUSH CURB SHALL BE MADE WITH CONCRETE CURB CRADLE. REGARDLESS OF THE CURB MATERIAL USED THROUGHOUT THE SITE.

CURB RAMP NOTES

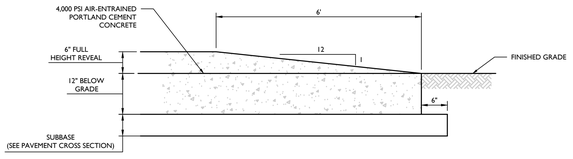
MCNY-SITE-HADA-2500 07/01/19

NOTES:

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

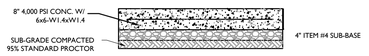
6 CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

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



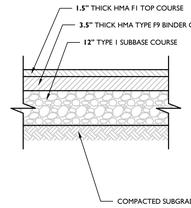
11 TERMINAL CURB DETAIL

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



16 TRUCK DOCK CONCRETE SECTION DETAIL

NOT TO SCALE GNRL-DTLS-STND-GRID 07/01/19

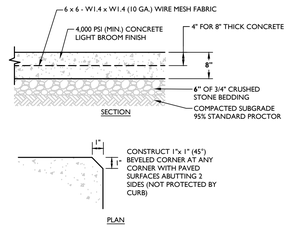


NOTES:

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

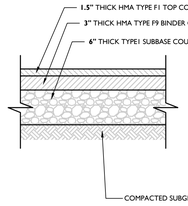
17 HEAVY-DUTY ASPHALT PAVEMENT DETAIL

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



18 CONCRETE LOADING PAD DETAIL

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

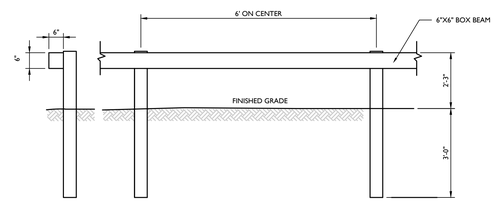


NOTES:

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

19 STANDARD ASPHALT PAVEMENT DETAIL

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

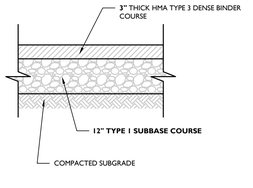


NOTES:

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

15 BOX BEAM GUIDE RAIL DETAIL

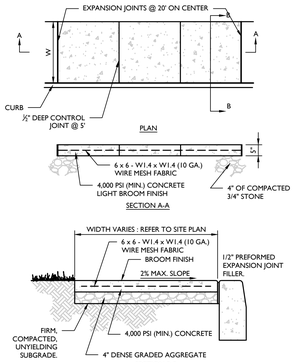
NOT TO SCALE MCCM-SITE-FNCE-2700 07/01/19



20 EMERGENCY ACCESS ROAD DETAIL

MOD: 08/25/20

NOT TO SCALE MCNY-SITE-PVMT-1200 07/01/19

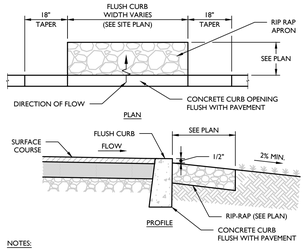


NOTES:

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

21 REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

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



NOTES:

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

22 FLUSH CURB FOR DRAINAGE DETAIL

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

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION
1	06/27/01	CPM	REVISED PER PLANNING BOARD COMMENTS.
2	10/17/22	CPM	REVISED PER SITE ENTRANCE AND BOUNDARY IMPROVEMENT PLANS.
3	07/20/23	CDR	REVISED PER FLOOD COMMENTS.
4	05/06/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	07/09/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/DOS/DONTOWN ROAD PLANS

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

SITE PLAN
FOR
RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

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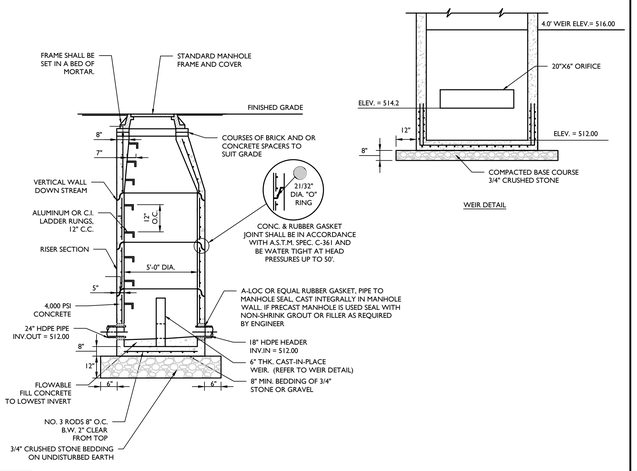
AS SHOWN	06/24/2020	CPM	JED
PROJECT NUMBER: 20000069A	DRAWING NAME: C-DTL5		

SHEET TITLE:
CONSTRUCTION DETAILS

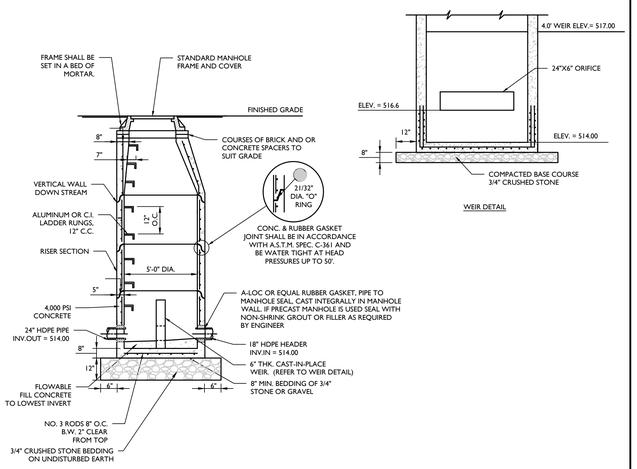
SHEET NUMBER:
14 of 17

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



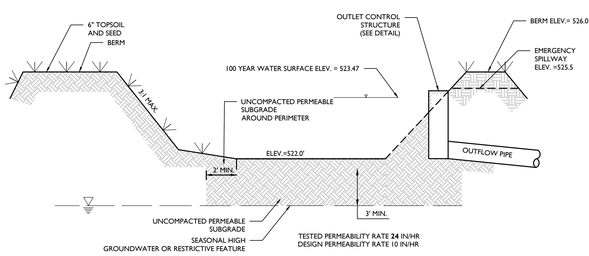
1 OUTLET CONTROL STRUCTURE (OCS 3D) DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2500-2 MOD: 08/25/20 07/01/19



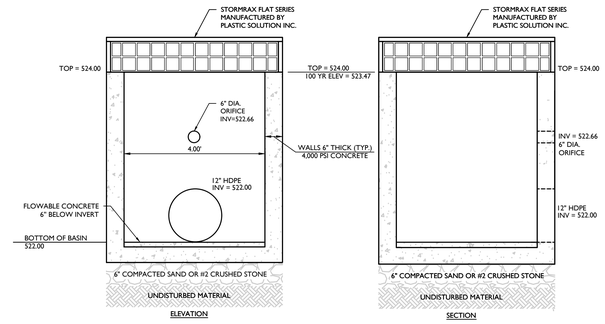
2 OUTLET CONTROL STRUCTURE (OCS 2C) DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2500-2 07/01/19



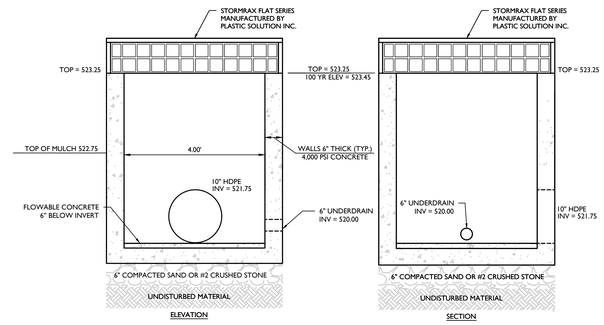
3 INFILTRATION BASIN DETAIL

NOT TO SCALE 07/01/19



4 INFILTRATION BASIN P-1C OUTLET CONTROL STRUCTURE (OCS-2C) DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2501 07/01/19



5 BIORETENTION BASIN P-1B OUTLET CONTROL STRUCTURE (OCS 1B) DETAIL

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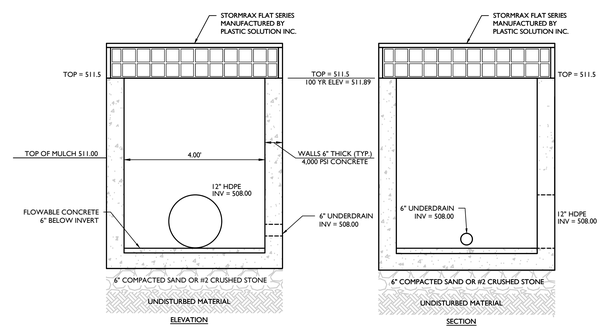
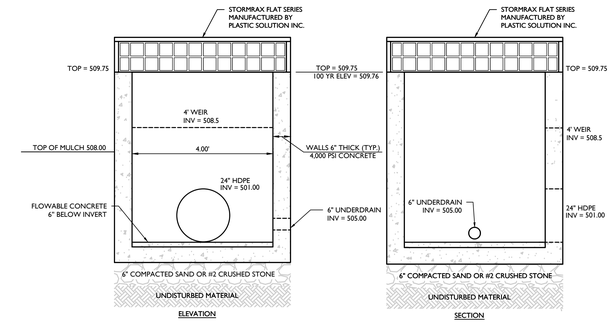


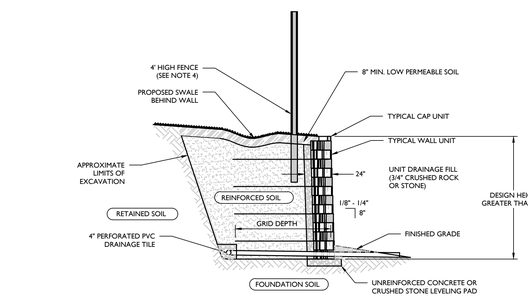
6 BIORETENTION BASIN 2D OUTLET CONTROL STRUCTURE (OCS 2D) DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2501 MOD: 08/25/20 07/01/19



7 BIORETENTION BASIN 3B OUTLET CONTROL STRUCTURE (OCS 3B) DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2501 MOD: 08/25/20 07/01/19

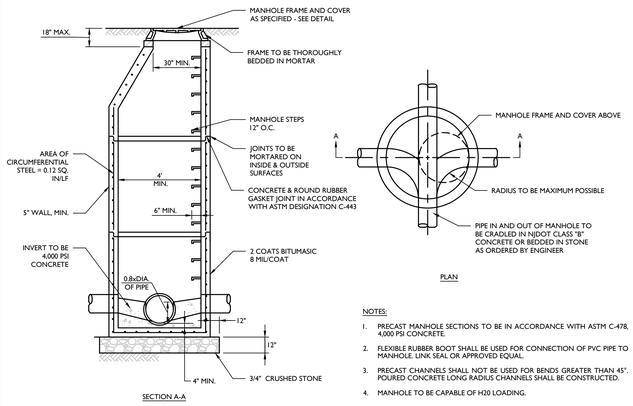


NOTES:

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

8 TYPICAL REINFORCED WALL SECTION (NEAR VERTICAL SETBACK) DETAIL

NOT TO SCALE MCCM-SITE-WALL-1103 10/01/19



NOTES:

1. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH ASTM C-478, 4,000 PSI CONCRETE.
2. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO MANHOLE. LINK SEAL OR APPROVED EQUAL.
3. PRECAST CHANNELS SHALL NOT BE USED FOR BENDS GREATER THAN 45°. POURED CONCRETE LONG RADIUS CHANNELS SHALL BE CONSTRUCTED.
4. MANHOLE TO BE CAPABLE OF H20 LOADING.

9 SANITARY PRECAST MANHOLE DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1000 07/01/19

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION
1	04/27/21	CPM	REVISED PER PLANNING BOARD COMMENTS.
2	09/1/2021	CPM	REVISED PER SITE ENTRANCE AND SIGNAGE IMPROVEMENT PLANS.
3	07/29/21	CDR	REVISED PER DUDOH COMMENTS.
4	05/06/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS.
5	01/08/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. W/DOS/DOTOWN ROAD PLANS.

REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

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

SITE PLAN
FOR
RDM GROUP 1081
DOLSONTOWN ROAD

TAX LOTS:
6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER: 20000069A
DRAWING NAME: C-DTL5

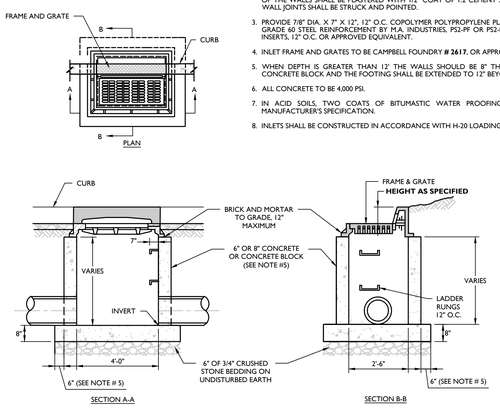
SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
15 of 17

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

NOTES:

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

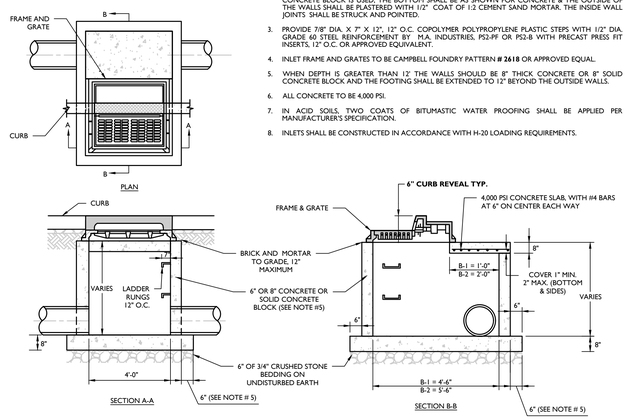


1 SINGLE CATCH BASIN DETAIL

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

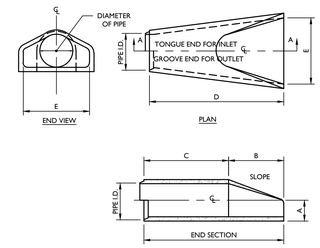
NOTES:

1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALL JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, 12" O.C. OR APPROVED EQUIVALENT.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY PATTERN **# 2618** OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE 8" THICK CONCRETE OR 8" SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



7 EXTENDED CATCH BASIN DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-1102 — 07/01/19



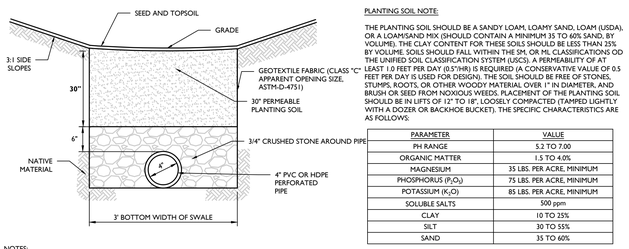
PIPE INNER DIA.	WALL THICK	A	B	C	D	E	SLOPE
12"	2"	4"	24"	48 7/8"	72 7/8"	30"	3:1
15"	2 1/2"	6"	27"	46"	73"	30"	3:1
18"	2 1/2"	9"	27"	46"	73"	36"	3:1
24"	3"	9 1/2"	43 1/2"	30"	73 1/2"	48"	3:1
30"	3 1/2"	12"	54"	19 7/8"	73 3/4"	60"	3:1
36"	4"	15"	63"	34 3/4"	97 3/4"	72"	3:1
42"	4 1/2"	21"	63"	35"	98"	78"	3:1
48"	5"	24"	72"	26"	98"	84"	3:1
54"	5 1/2"	27"	65"	35"	100"	90"	2.4:1
60"	6"	30"	60"	39"	99"	96"	2:1
66"	6 1/2"	32"	78"	21"	99"	102"	2:1
72"	7"	34"	78"	21"	99"	108"	2:1

NOTES:

1. REINFORCING IN THE "C" PORTION SHALL BE THE SAME AS SPECIFIED FOR CONCRETE PIPE ASTM C76 AND AASHTO M170 CLASS III FOR THE SIZE OF CONNECTING PIPE.
2. ALL CONCRETE SHALL BE 4,000 PSI.
3. VARIATIONS IN MANUFACTURING DIMENSIONS SHALL BE AS CALLED FOR IN ASTM C76 AND AASHTO M170.
4. PIPE END SECTION CONNECTION SHALL MATCH JOINTS OF STANDARD PIPE DETAILS.

2 HDPE FLARED END SECTION DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-2200 — 07/01/19



PLANTING SOIL NOTE:

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

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

NOTES:

1. DRAINAGE SWALE TO HAVE A MAX. LONGITUDINAL SLOPE OF 2%.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

8 DRY SWALE DETAIL

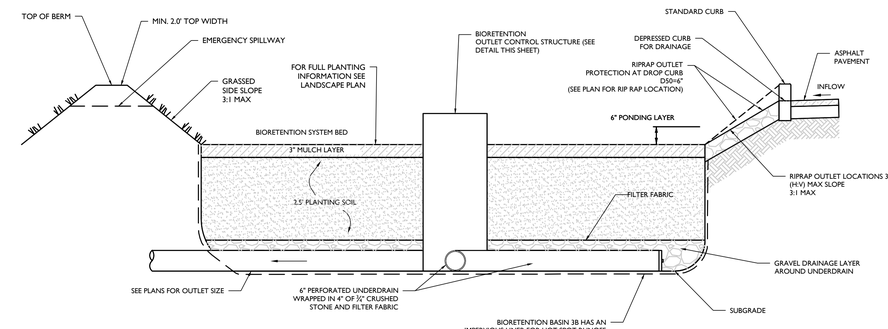
NOT TO SCALE — MCNY-UTIL-STMW-2200 — 07/01/19

BIORETENTION ELEVATIONS						
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
P-3B	OCS 3B	4'X4'	508.0	509.75	511.0	510.5
P-2D	OCS 2D	4'X4'	511.0	511.89	513.0	512.5
P-1B	OCS 1B	4'X4'	522.75	523.45	514.7	N/A

PLANTING SOIL NOTE:

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

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

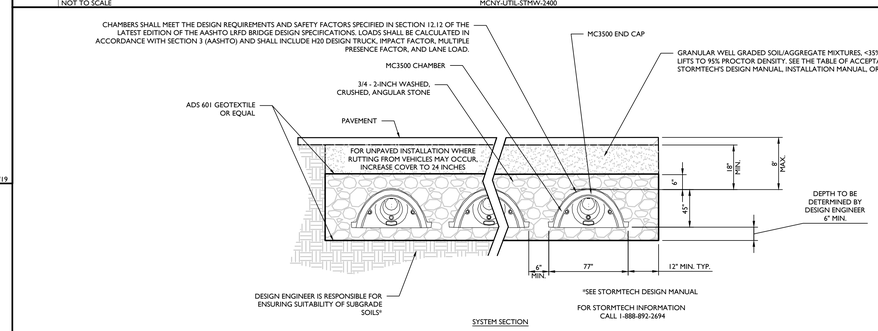


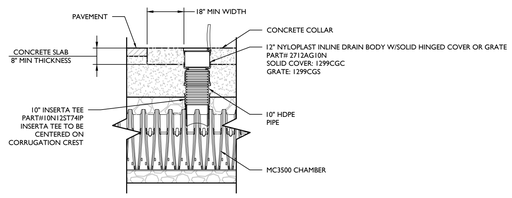
NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

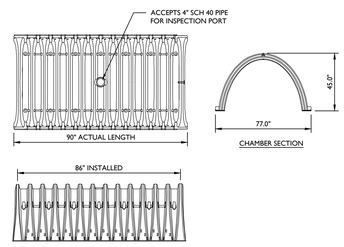
9 BIORETENTION SYSTEM CROSS SECTION DETAIL

NOT TO SCALE — MCNY-UTIL-STMW-2400 — 07/01/19





STORMTECH SC-740 STORM CHAMBER INSPECTION PORT DETAIL



STORMTECH MC3500 STORM CHAMBER DETAIL

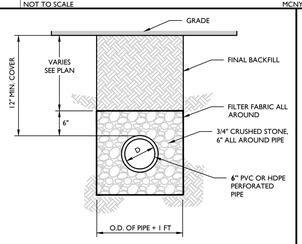
N.T.S.

STORMTECH NOTES:

1. CHAMBERS SHALL BE STORMTECH MC3500.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW.
4. 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 PRESENCES.
5. 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.
6. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.
7. THE STONE USED FOR FILLING THE SUBSURFACE SYSTEM MUST BE CLEAN WASHED STONE FREE OF ALL SEDIMENT, FINES, AND DUST. THE CONTRACTOR MAY BE REQUIRED TO WASH THE STONE ON SITE UNTIL IT IS CLEAN TO THE TOUCH LEAVING NO RESIDUE BEHIND PRIOR TO PLACEMENT IN THE SYSTEM FOOTPRINT.
8. THE PROPOSED SUBSURFACE STORMWATER SYSTEM BOTTOM MUST BE PROTECTED FROM STORMRUN OFF AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE INFILTRATION CAPACITY OF THE VIRGIN SOIL IS NOT COMPROMISED.
9. VEHICLE TRAFFIC MUST AVOID THE SUBSURFACE SYSTEM FOOTPRINT DURING CONSTRUCTION.

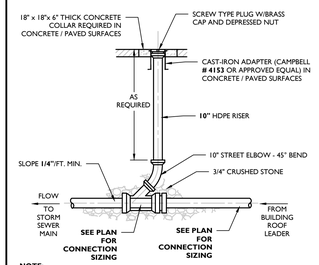
10 STORMTECH SUBSURFACE DETAIL

NOT TO SCALE — MCNY-UTIL-STMW-2500 — 07/01/19



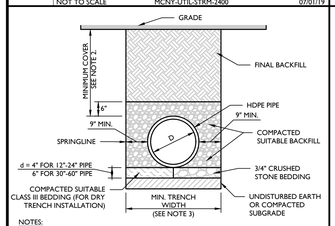
3 UNDERDRAIN DETAIL

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



5 ROOF LEADER CLEANOUT DETAIL

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

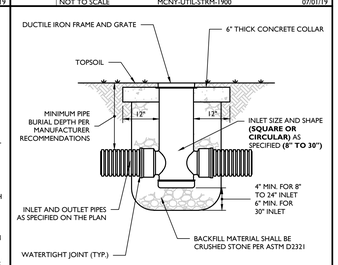


NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.

4 HDPE STORM PIPE BEDDING DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-2302 — 07/01/19



6 YARD DRAIN (NYLOPLAST) DETAIL

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

REV	DATE	DRAWN BY	DESCRIPTION
1	04/07/21	CPM	REVISED PER PLANNING BOARD COMMENTS
2	07/12/21	CPM	REVISED PER SITE ENTRANCE AND BIORETENTION IMPROVEMENT PLANS
3	07/29/21	CDR	REVISED PER DOT COMMENTS
4	05/30/23	MAS	REVISED PER SOUTHWEST PROPERTY BOUNDARY UPDATE IN ACCORDANCE WITH SURVEYORS
5	01/06/24	MAS	SET UPDATED PER PROPERTY BOUNDARY UPDATE & COORD. WIDOS/DOWNTOWN ROAD PLANS

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Justin Eric Dates
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LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

RDM GROUP 1081 DOLSONTOWN ROAD

TAX LOTS: 6-1-1

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER: 20000069A
DRAWING NAME: C-DTL5

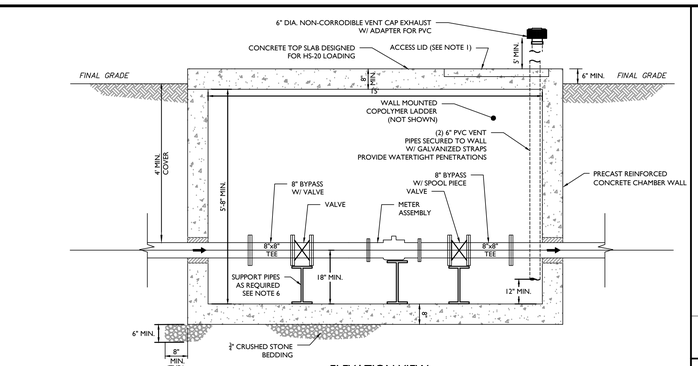
SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 16 of 17

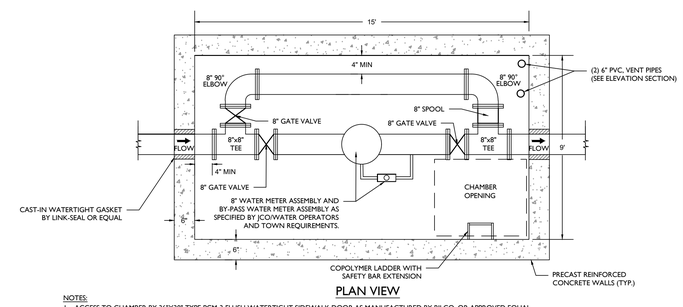
TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20200069A\Civil Engineering\Site Plans\C-DTL5.dwg\C-16, DTL\07/24/24, By: MICHAEL SASA



ELEVATION VIEW



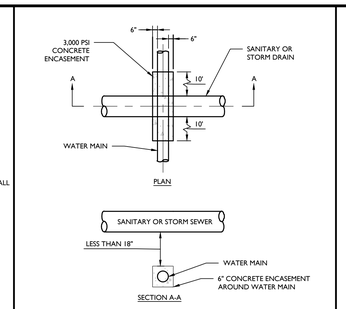
PLAN VIEW

NOTES:

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

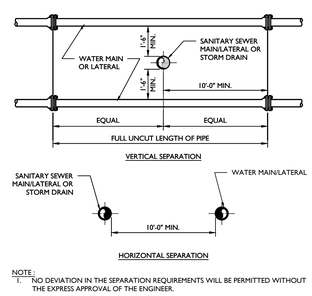
1 WATER METER PIT DETAIL

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



6 WATER MAIN ENCASEMENT DETAIL

NOT TO SCALE | MCNY-UTIL-WATR-1700 | MOD: 04/23/21 07/01/19

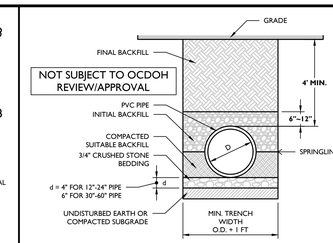


NOTE:

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

11 SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-2400 | MOD: 04/23/21 07/01/19



NOTES:

1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.

12 PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-2803 | 07/01/19

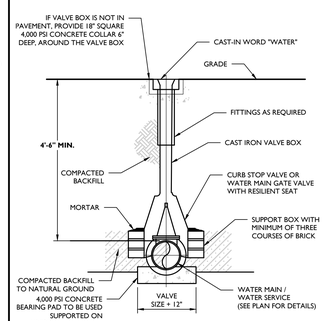
LIST OF STANDARD WATER SUPPLY MATERIALS

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

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

HYDRANTS	MUELLER SUPER CENTURION 250 #A-421, 2 HOSE NOZZLES AND 1 PUMPER NOZZLE
VALVES	MUELLER TYPE A-2630 RESILIENT WEDGE GATE VALVES, NRS-AWWA C509
VALVE BOXES	CAST IRON, TELESCOPING, AND AT LEAST 5 ½" IN DIAMETER
PIPE	CLASS 52 DUCTILE IRON PIPE CEMENT LINED & SEALED W/ MECHANICAL OR PUSH-ON JOINT CONNECTIONS
TAPPING SLEEVE	MUELLER #H-615, DUCTILE IRON CLASS 250 OR MUELLER #H-304SS STAINLESS STEEL
TAPPING VALVE	MUELLER #IT-2361 CLASS 250
MECHANICAL JOINT RESTRAINTS	EBAA's IRON MEGALUG SERIES 1100
FITTINGS	DUCTILE IRON MECHANICAL JOINT FITTINGS

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

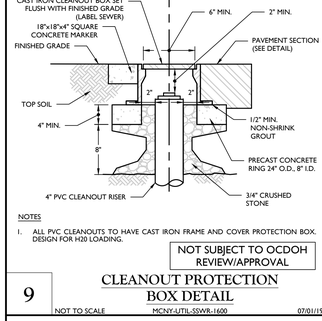


NOTES:

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

7 WATER VALVE BOX DETAIL

NOT TO SCALE | MCNY-UTIL-WATR-1600 | MOD: 04/23/21 07/01/19



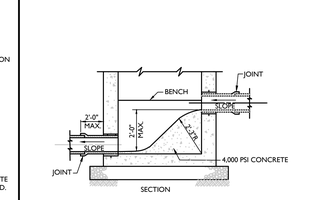
NOTES

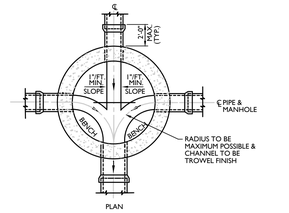
1. ALL PVC CLEANOUTS TO HAVE CAST IRON FRAME AND COVER PROTECTION BOX. DESIGN FOR H20 LOADING.

NOT SUBJECT TO OCDOH REVIEW/APPROVAL

9 CLEANOUT PROTECTION BOX DETAIL

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





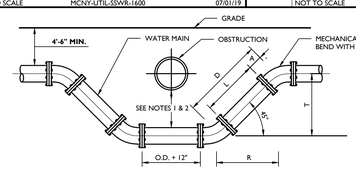
NOTE:

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

NOT SUBJECT TO OCDOH REVIEW/APPROVAL

13 MANHOLE CHUTE DETAIL

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



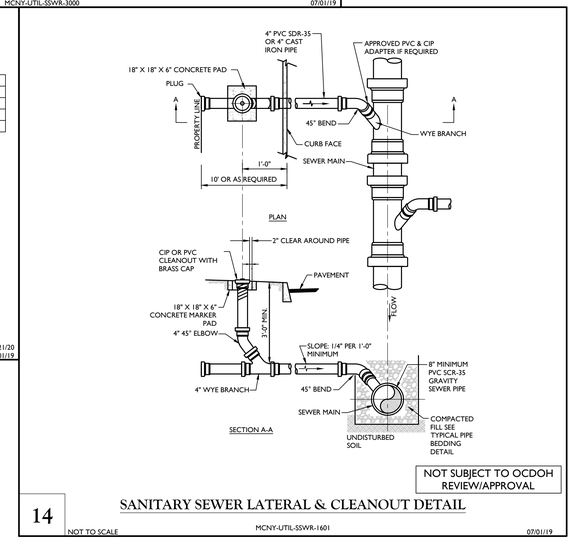
MECHANICAL JOINTS			
ANGLE	D =	R =	L =
45°	T x 1.414	T x 1.000	D-2A
22.5°	T x 2.613	T x 2.414	D-2A
11.25°	T x 5.126	T x 5.027	D-2A

NOTES:

1. WATER MAIN MAY CROSS ABOVE OBSTRUCTION IF **4.5'** MINIMUM COVER IS MAINTAINED ABOVE THE WATER MAIN AND FINISH GRADE.
2. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY OR STORM SEWER TO WATER MAIN SHALL BE 18" IF THE HORIZONTAL SEPARATION IS LESS THAN 10', BETWEEN WATER MAIN AND OTHER UTILITIES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12".
3. WATER MAIN SHALL BE SIZE AND MATERIAL SPECIFIED ON THE PLAN, WITH MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE CAST IRON MECHANICAL JOINT.
4. OFFSETS MAY BE SUBSTITUTED FOR A "T" OF UP TO 24" IF APPROVED BY THE ENGINEER.
5. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE. TIE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS IF THRUST BLOCK IS NOT USED. DETAILS OF THE TIE ROD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. TIE RODS SHALL BE SUFFICIENT TO RESTRAIN THE THRUST DEVELOPED AT 100 PSI WORKING PRESSURE. MEGALUG RESTRAINT ALSO ACCEPTABLE IN PLACE OF TIE RODS.

10 WATER CROSSING UNDER UTILITY DETAIL

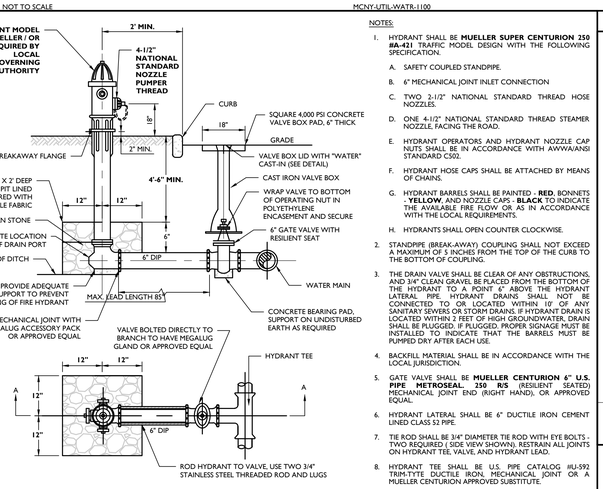
NOT TO SCALE | MCNY-UTIL-WATR-1300 | MOD: 02/21/20 07/01/19



NOT SUBJECT TO OCDOH REVIEW/APPROVAL

14 SANITARY SEWER LATERAL & CLEANOUT DETAIL

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

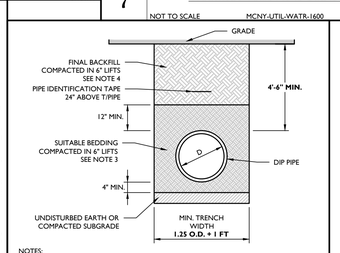


NOTES:

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

3 FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL

NOT TO SCALE | MCNY-UTIL-WATR-1001 | MOD: 04/23/21 07/01/19



NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600.
2. WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE **CLASS 150**, THICKNESS **CLASS 52** WITH ASPHALTIC EPOXY TYPE COATING, INSTALLED W/ THREE (3) BRONZE WEDGES PER JOINT FOR CONDUCTIVITY .
3. SUITABLE BEDDING MATERIAL SHALL BE SAND, WELL GRADED GRAVEL <2", OR 3/4" CRUSHED STONE.
4. SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL, OR ITEM 4 STONE.
5. STONES LARGER THAN 2" FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.

8 DIP WATER PIPE BEDDING DETAIL

NOT TO SCALE | MCNY-UTIL-WATR-1900 | MOD: 04/23/21 07/01/19

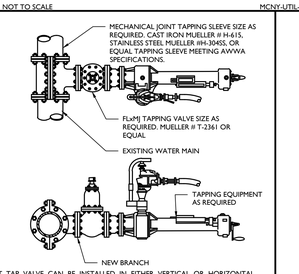
WATER NOTES:

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

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

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

   ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.
10. WATER SERVICE CROSSING SEWER OR STORM SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER OR STORM. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER OR STORM AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER MAY BE REQUIRED.
11. WATER SERVICE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN OR SERVICE.
12. WATER TIGHT PLUGS ARE TO BE INSTALLED IN THE ENDS OF PIPES WHEN WORK IS NOT IN PROGRESS.
13. LEAKAGE AND HYDROSTATIC PRESSURE TESTING SHALL BE PERFORMED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER.
14. THE MAXIMUM DEFLECTION ALLOWED ALLOWED AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THAT ALLOWED BY AWWA OR IN ACCORDANCE WITH THE MUNICIPALITY. FOR AWWA ALLOWABLE JOINT DEFLECTIONS SEE LATEST REVISION OF AWWA SPECIFICATION C600.
15. CONSTRUCTION MUST CONFORM TO ALL OF ORDINANCES.
16. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND OTHER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. CONTRACTOR TO CALL UNDERGROUND MARK-OUT PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARK-OUT.
18. CONTRACTOR TO CONTACT WATER DEPARTMENT AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
19. ALL IMPROVEMENTS SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK AND CERTIFICATION SHALL BE PROVIDED TO THE MUNICIPALITY THAT THE SUBJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
20. CONTRACTOR TO NOTIFY ENGINEER OF ANY DEVIATION FROM THE HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES.
21. A CERTIFIED AS BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO THE MUNICIPALITY'S WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL.



NOTES:

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

4 WET TAP DETAIL