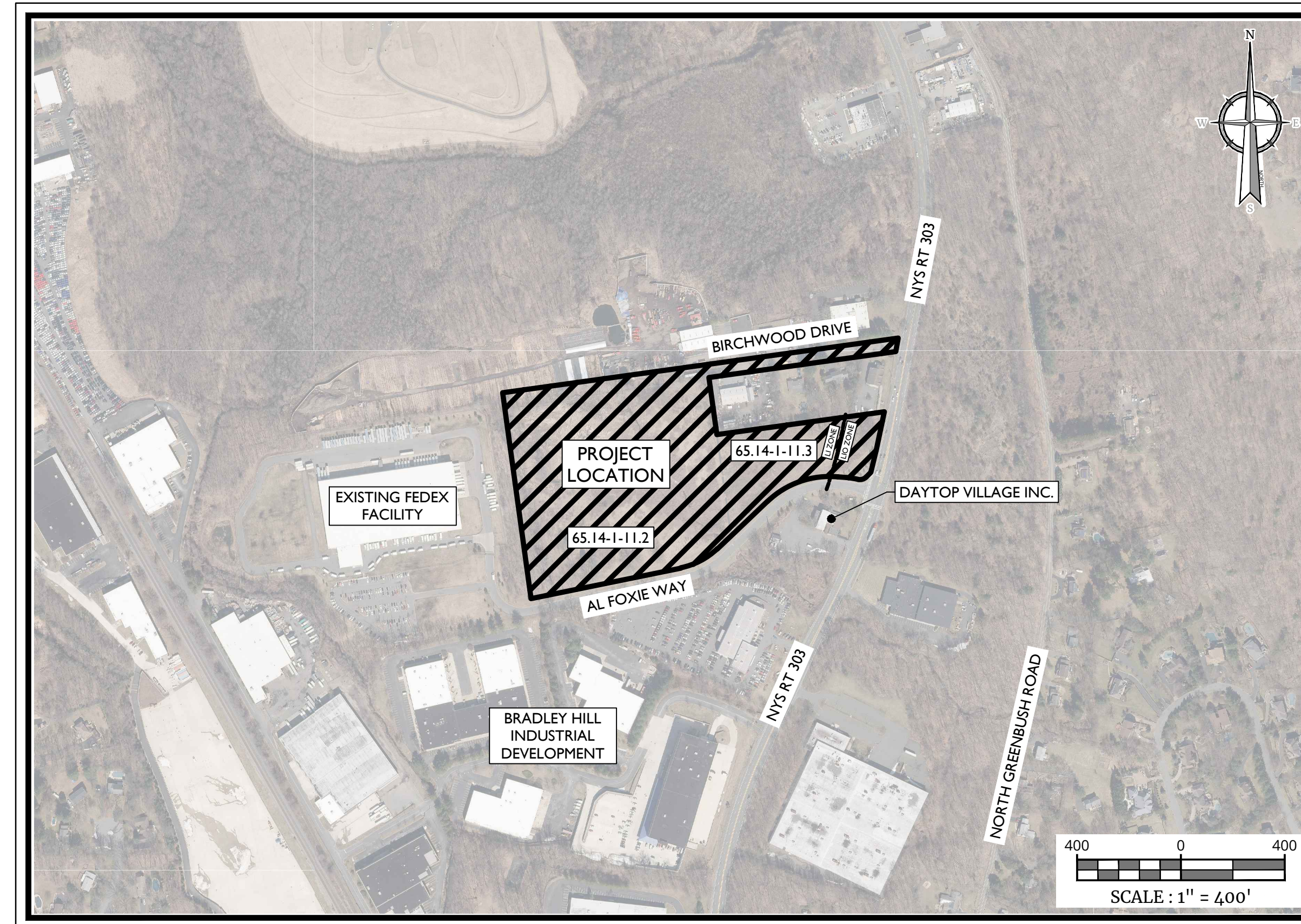


TOWN OF ORANGETOWN ZONING MAP  
SCALE: 1" = 1,000'  
SOURCE: TOWN OF ORANGETOWN ZONING MAPS

# PRELIMINARY SITE PLAN FOR 622 ROUTE 303 LLC 622 ROUTE 303 COMMERCIAL DEVELOPMENT SECTION 65.14, BLOCK 1, LOTS 11.2 & 11.3 TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK STATE



PROJECT LOCATION AND AERIAL MAP

SOURCE: NYS CLEARING HOUSE

**GENERAL INFORMATION**

1. THE SUBJECT PROPERTY IS KNOWN AS SECTION 65.14, BLOCK 1, LOTS 11.2 & 11.3, IN THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
2. THE PROPERTY IS LOCATED IN THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT AND LIO (LABORATORY-OFFICE) ZONING DISTRICT, AND CONTAINS A TOTAL TRACT AREA OF 18.85 ACRES.
- APPLICANT: 622 ROUTE 303 LLC  
21 PHILIPS PARKWAY  
MAHWAH, NJ 07430
- OWNER: 622 ROUTE 303 LLC  
21 PHILIPS PARKWAY  
MAHWAH, NJ 07430
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "ALTAIRPS LAND TITLE SURVEY PREPARED FOR 622 NEW YORK 303 SECTION 65.14 BLOCK 1 LOTS 11.2 & 11.3" PREPARED BY CLEARPOINT SURVEYING, DPC, DATED 10/27/2021 REVISED 12/14/2023, AND "LOT CONSOLIDATION PLAN PREPARED FOR 622 NEW YORK 303 SECTION 65.14 BLOCK 1 LOTS 11.2 & 11.3" PREPARED BY CLEARPOINT SURVEYING, DPC, DATED 1/31/2024.
4. UNDERGROUND WATER UTILITY WITHIN AL FOXIE WAY SHOWN FOR REFERENCE ONLY PER DESIGN DRAWINGS BY MCLEAREN ENGINEERING GROUP DATED 6/21/18 SHEETS C-201 AND C-202 (NOT REVIEWED AS-BUILT DRAWINGS), CONTRACTOR TO VERIFY LOCATION AND SIZE WITH TEST PITS PRIOR TO CONNECTING.
5. BUILDING INFORMATION SHOWN HEREON REFERENCES A SET OF PRELIMINARY ARCHITECTURAL FLOOR PLANS PREPARED BY ANDERSON DESIGN GROUP DATED 06/27/2023.
6. THE HORIZONTAL DATUM IS RELATIVE TO NAD83, THE VERTICAL DATUM IS RELATIVE TO NAD88. BENCHMARK ELEVATION OF 90.55 REFERENCED FROM SURVEY MAP CITED IN NOTE #3 ABOVE.
7. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC, ON FEBRUARY 8, 2022.
8. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 3687C179G DATED 3/03/2014 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER 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.
10. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
11. 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.
12. 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.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
14. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
15. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING DOCUMENTS:
  - STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY COLLIER ENGINEERING & DESIGN LAST REVISED: MARCH 2024
  - GEOTECHNICAL DATA REPORT (IN-SITU INFILTRATION TESTING) PREPARED BY COLLIER ENGINEERING & DESIGN DATED DECEMBER 21, 2022
  - TRAFFIC IMPACT STUDY PREPARED BY COLLIER ENGINEERING & DESIGN LAST REVISED FEBRUARY 28, 2024
  - ARCHITECTURAL PLANS PREPARED BY ANDERSON DESIGN GROUP DATED AUGUST 31, 2023.

**SITE NOTES**

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
  2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNING SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
  3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTDOOR ROLL-OFF CONTAINERS AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
  6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
  7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    - A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2018: AS SUPPLEMENTED.
    - B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, BUILDING CODES 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 UNDERSIGNED 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 PLANS, 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 WITHIN THE 20' UTILITY EASEMENT, OWNED AND OPERATED BY VEOLIA WATER. 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, WITH ASPHALTIC EPOXY TYPE COATING. POTABLE WATER SERVICE PIPES TO BE TYPE K SEAMLESS COPPER, AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4' OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
  5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY MUNICIPAL SEWER WITHIN AL FOXIE WAY. OWNED AND OPERATED BY THE TOWN OF ORANGETOWN SEWER DEPARTMENT. PROPOSED SEWER SERVICE CONNECTION IS SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOW 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 MAINS SHOULD BE SEPARATED FROM SANITARY AND STORM 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 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. 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 UNDERGROUND PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

**INDEX OF SHEETS**

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	3/6/2024
2	EXISTING CONDITIONS AND DEMOLITION PLAN	3/6/2024
3	OVERALL DIMENSION PLAN	3/6/2024
4	DIMENSION PLAN WEST	3/6/2024
5	DIMENSION PLAN EAST	3/6/2024
6	GRADING AND DRAINAGE PLAN WEST	3/6/2024
7	GRADING AND DRAINAGE PLAN EAST	3/6/2024
8	UTILITIES PLAN WEST	3/6/2024
9	UTILITIES PLAN EAST	3/6/2024
10	WATERMAIN PROFILE	3/6/2024
11	SOIL EROSION AND SEDIMENT CONTROL PLAN	3/6/2024
12	SOIL EROSION AND SEDIMENT CONTROL DETAILS	3/6/2024
13	LANDSCAPE PLAN WEST	3/6/2024
14	LANDSCAPE PLAN EAST	3/6/2024
15	LIGHTING PLAN WEST	3/6/2024
16	LIGHTING PLAN EAST	3/6/2024
17-21	CONSTRUCTION DETAILS	3/6/2024

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

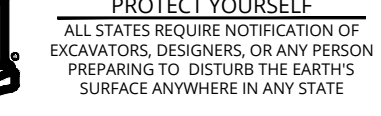


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Doing Business as **MASER**



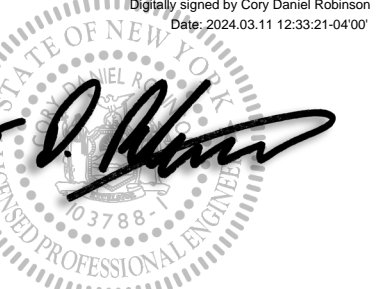
PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF  
EXCAVATORS, OWNERS, OR ANY PERSON  
PREPARING TO DIG INTO THE EARTH'S  
SURFACE WHEREVER IN ANY STATE

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

REV.	DATE	DESCRIPTION

REV.	DATE	DESCRIPTION

REV.	DATE	DESCRIPTION



**Cory Daniel Robinson**  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A.# 0017059

**PRELIMINARY SITE PLAN**  
FOR  
**622 ROUTE 303 LLC**

SBL: 65.14-1-11.2 & 11.3  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK STATE

**Colliers**  
Engineering & Design  
555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/03/2023	MAS	CDR
PROJECT NUMBER:	DRAWING NAME:		
22002634A	C-CV7R		

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**01 of 21**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

**Cory Daniel Robinson**  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103785  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.E.A.#. 0917609

**PRELIMINARY SITE PLAN**  
FOR  
**622 ROUTE 303 LLC**

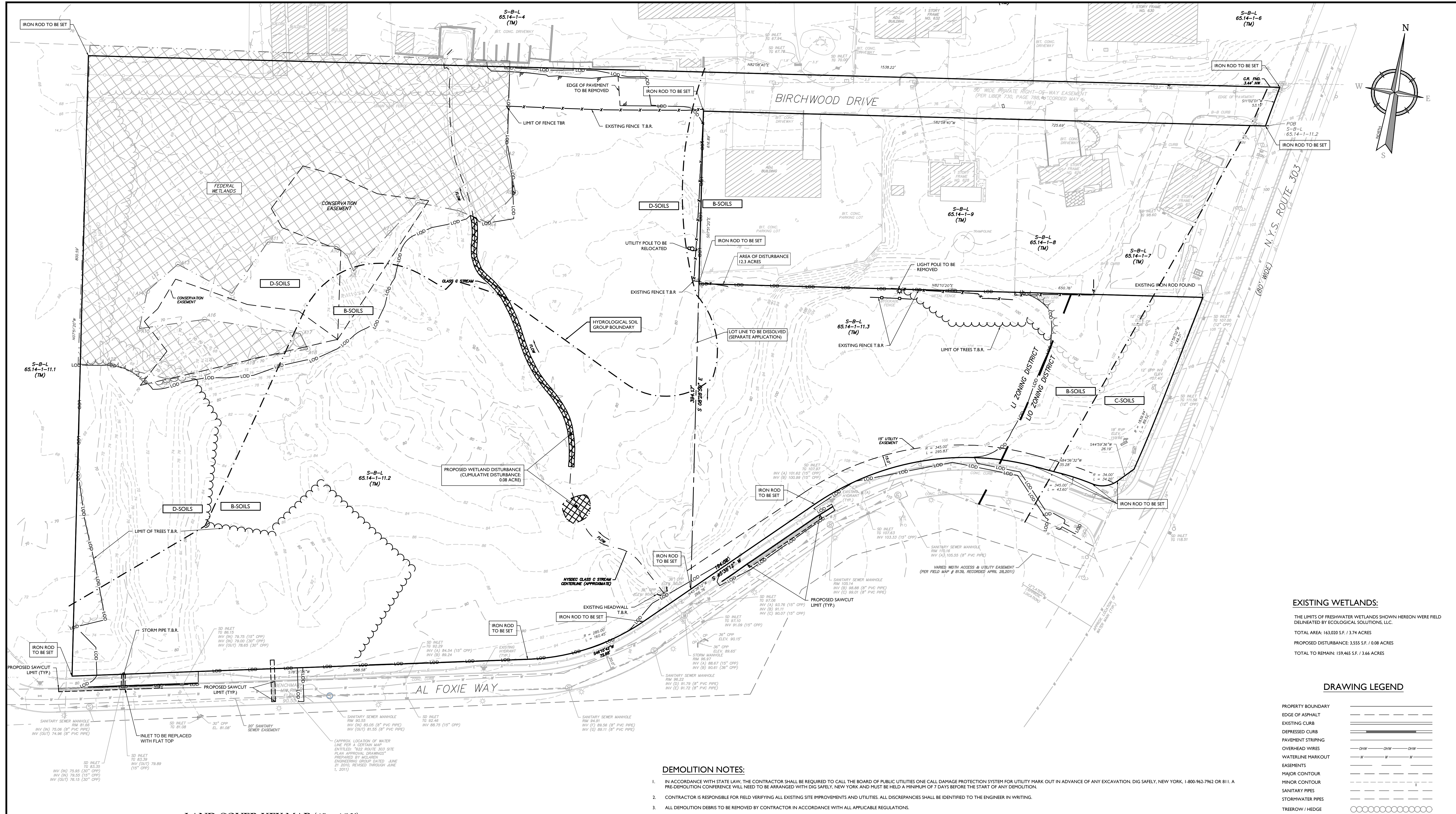
SBL: 65.14-1-11.2 & 11.3

**TOWN OF ORANGETOWN**  
ROCKLAND COUNTY  
NEW YORK STATE

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	01/03/2023	MAS	CDR
PROJECT NUMBER	DRAWING NAME		
22002634A	C-DEM0		

EXISTING CONDITIONS & DEMOLITION PLAN

02 of 21



**EXISTING WETLANDS:**

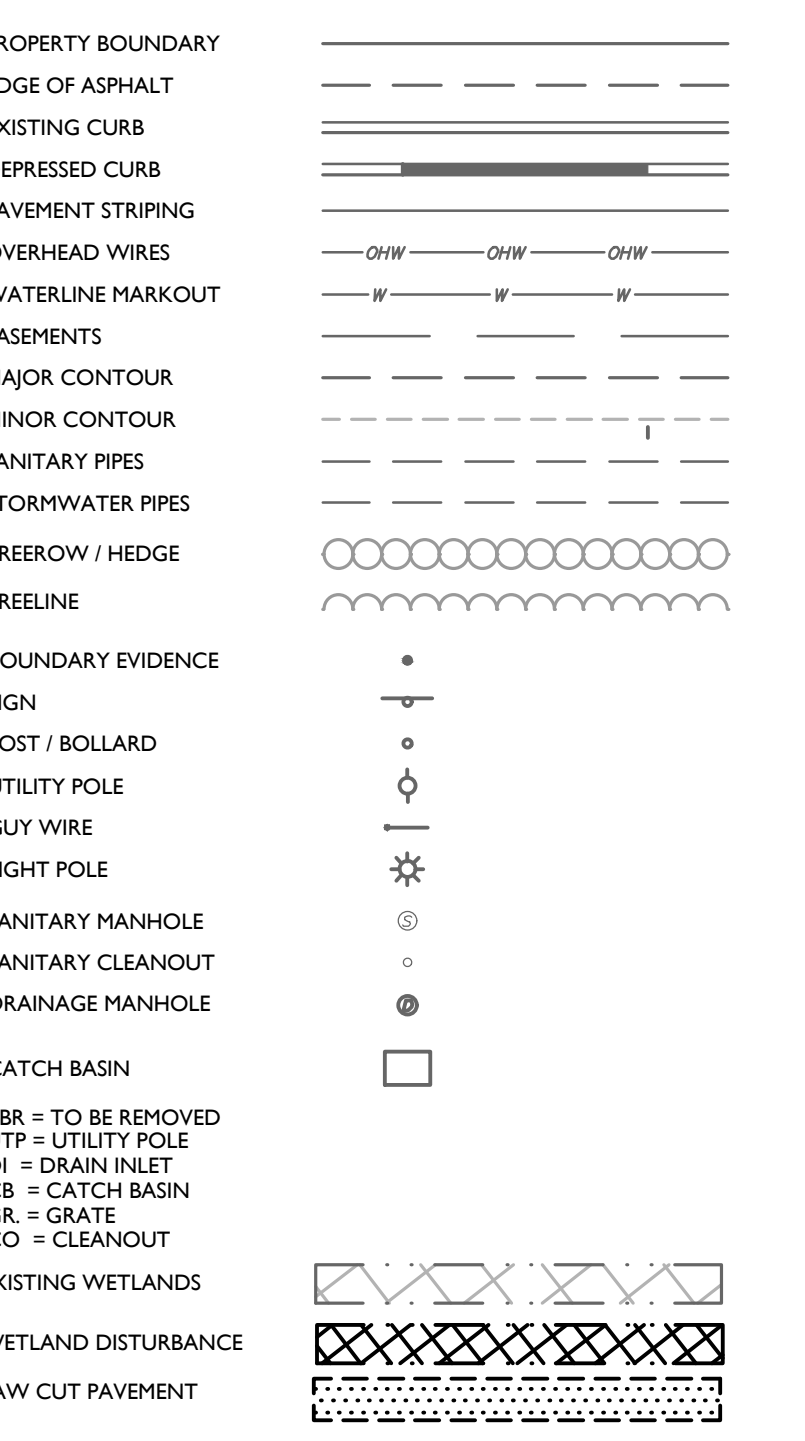
THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC.

TOTAL AREA: 163,920 S.F. / 3.74 ACRES

PROPOSED DISTURBANCE: 3,555 S.F. / 0.08 ACRES

TOTAL TO REMAIN: 159,465 S.F. / 3.66 ACRES

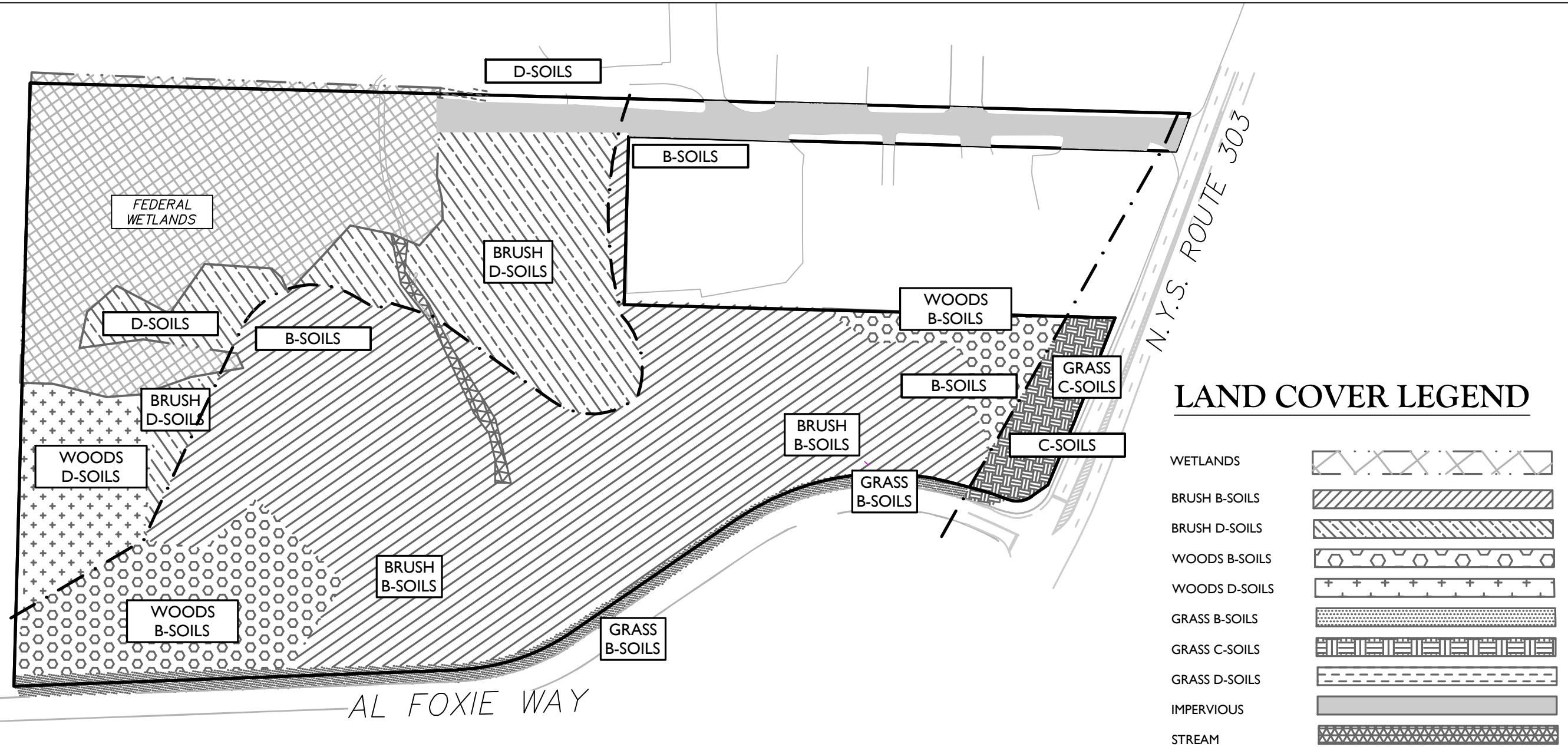
**DRAWING LEGEND**



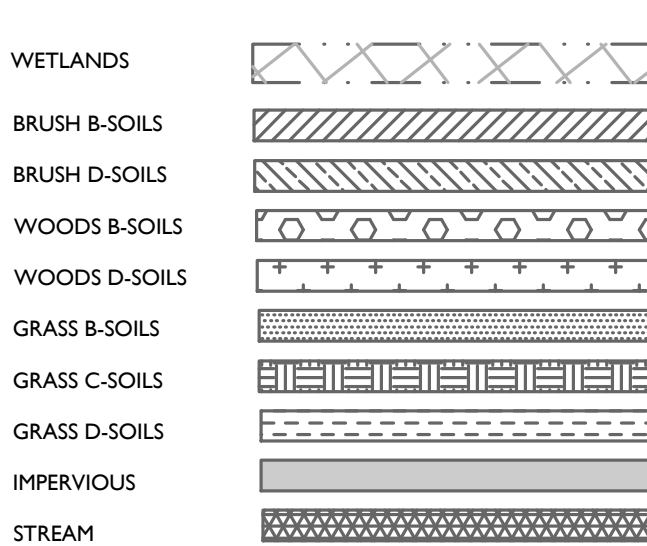
**DEMOLITION NOTES:**

- 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.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 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.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
  - 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).
  - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
  - 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.
- PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- 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 REQUIREMENTS 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.
- CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
- 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.
- 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.
- ROCK EXCAVATIONS (AS APPLICABLE) WILL BE PERFORMED BY MECHANICAL MEANS ONLY. IF USE OF BLASTING IS REQUIRED FOR ROCK EXCAVATION, THE CONTRACTOR SHALL SECURE ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS (INCLUDING TOWN CODE CHAPTER 98A - EXPLOSIVES) 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.
- 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.
- 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).
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
- 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.
- THIS SET OF PLANS IS NOT DEMONSTRATING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERGROUND 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.
- PRIOR TO CONSTRUCTION COMMENCING A NYS LICENSED SURVEYOR SHALL ESTABLISH PROPERTY BOUNDARIES, SET IRON RODS AT ALL CORNERS IF NOT CURRENTLY ESTABLISHED, DELINEATE LIMITS OF DISTURBANCE, AND ESTABLISH WETLAND BOUNDARY.
- SETTING OF IRON RODS MUST BE COORDINATED WITH SURVEYOR.

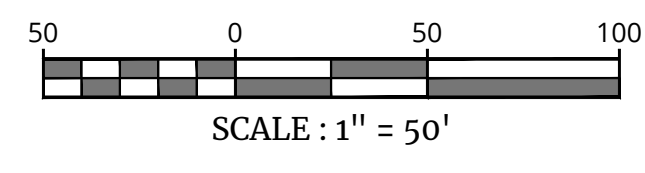
**LAND COVER KEY MAP (1" = 150')**



**LAND COVER LEGEND**

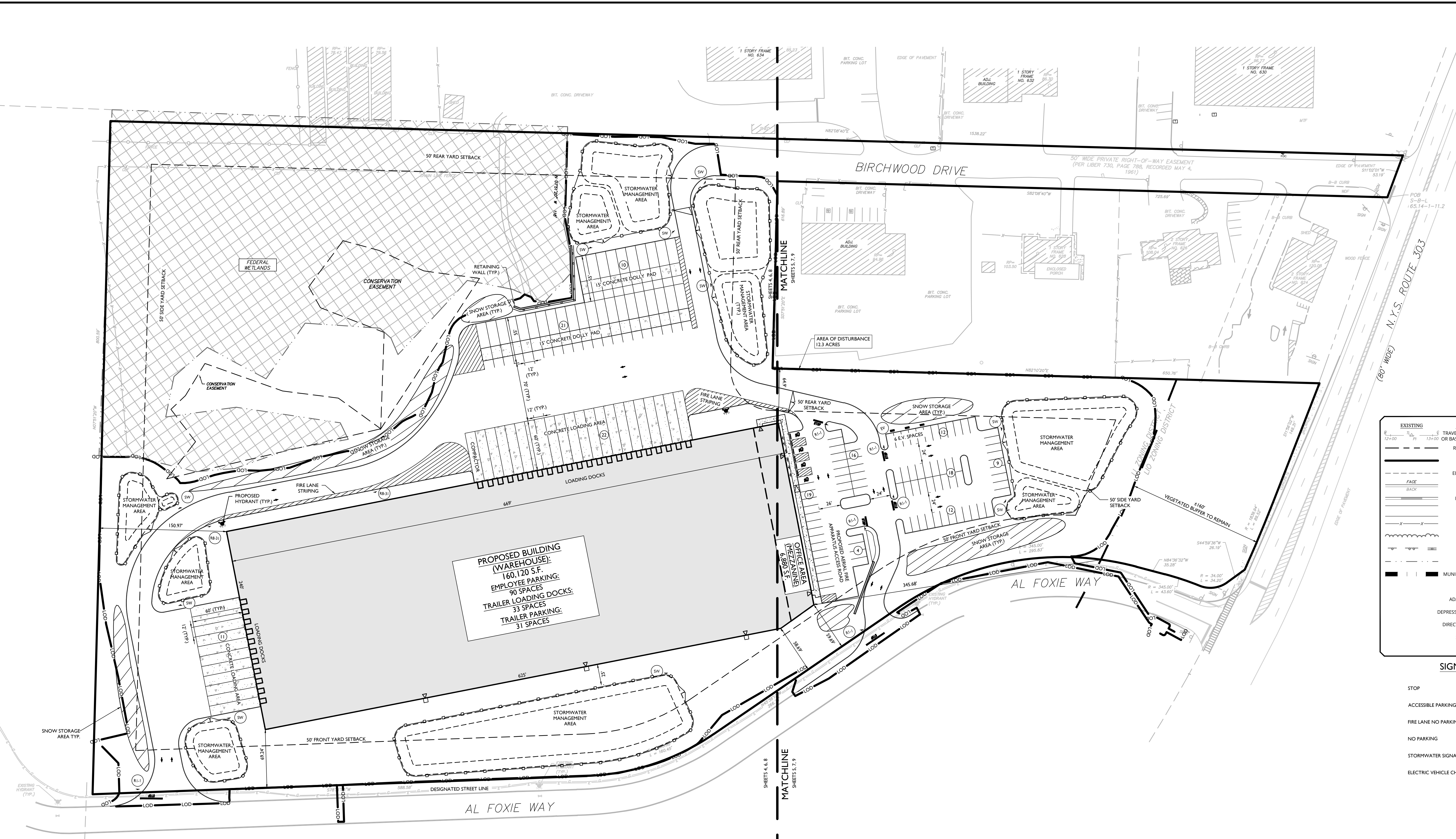
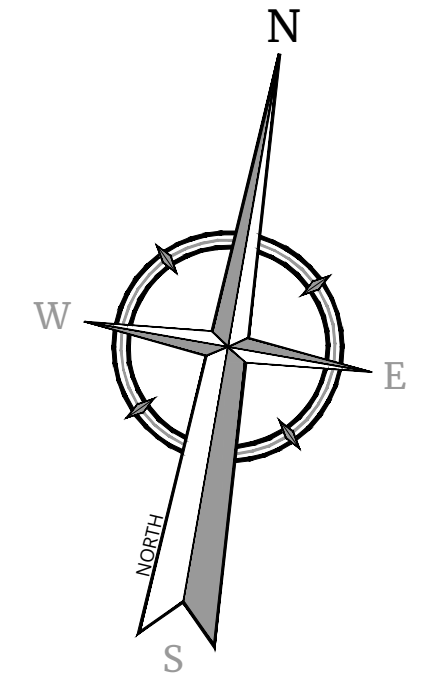


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SCALE: 1" = 50'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



EXISTING	LEGEND	PROPOSED
12+00	TRAVERSE LINE, CENTER LINE	13+00
12+00	OR BASELINE LABEL, AS SUCH	13+00
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---
---	SPLIT RAIL FENCE	---
---	GUIDE RAIL	---

SIGN LEGEND:

- STOP
- ACCESSIBLE PARKING
- FIRE LANE NO PARKING
- NO PARKING
- STORMWATER SIGNAGE
- ELECTRIC VEHICLE CHARGING

- (R1-1)
- ADA
- (R8-31)
- (R8-3A)
- (SW)
- (EV)

**PROPOSED BUILDING (WAREHOUSE):**  
160,120 S.F.  
**EMPLOYEE PARKING:**  
90 SPACES  
**TRAILER LOADING DOCKS:**  
33 SPACES  
**TRAILER PARKING:**  
31 SPACES

**BULK TABLE**

ZONING DISTRICT: LI (LIGHT INDUSTRIAL)  
USE PERMITTED BY RIGHT: WHOLESALERS OR STORAGE WAREHOUSES;  
BUSINESS, & PROFESSIONAL OFFICES  
ZONING DISTRICT: LI-O (LIGHT INDUSTRY OVERLAY);  
NO PROPOSED USE

TABLE OF BULK REQUIREMENTS				
MINIMUM	REQUIRED (LI)	REQUIRED (LI-O)	PROVIDED	REMARKS
LOT AREA	2 ACRES	2 ACRES	805,725 S.F. / 18.5 ACRES	OK
FRONT YARD SETBACK	50 FEET	100 FEET	58.69 FEET	OK
REAR YARD SETBACK	50 FEET	100 FEET	64.90 FEET	OK
SIDE YARD SETBACK	50 FEET	100 FEET	150.97 FEET	OK
TOTAL SIDE YARD	100 FEET	200 FEET	496.65 FEET	OK
STREET FRONTAGE <sup>(1)</sup>	150 FEET	150 FEET	1,269 FEET	OK
LOT WIDTH <sup>(1)</sup>	150 FEET	300 FEET	1,290 FEET	OK
OPEN AREA	20%	50%	58.2% (805,725 S.F.)	OK
MAXIMUM				
BUILDING HEIGHT <sup>(2)</sup>	6' PER FOOT OF DISTANCE FROM LOT LINE <sup>(1)</sup> (24 FEET)	6' PER FOOT OF DISTANCE FROM LOT LINE <sup>(1)</sup> (24 FEET)	50.74 FEET	VARIANCE REQUIRED
LAND COVERAGE	80%	0.50	41.8 (53,200 S.F.)	OK
F.A.R. (FLOOR AREA RATIO)	0.50	0.50	0.21 (28,200 S.F.)	OK

(1) MEASURED ALONG AL FOXIE WAY  
(2) BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE ALONG THE WALL OF A BUILDING, OR ADJACENT TO THE SIDE OF A NON-BUILDING USE, TO THE HIGHEST POINT OF THE ROOF PARAPET FOR FLAT ROOFS OR SHED ROOFS, TO THE DECK LINE FOR MANSARD ROOFS, AND TO THE MEAN BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBLE ROOFS OF SUCH BUILDING OR NON-BUILDING USE, EXCEPT AS SPECIFICALLY EXEMPT IN SECTION 5.23.  
(3) PER CHAPTER 43 ATTACHMENT 18, NOTE #7 STATES THAT REQUIRED FRONT YARD AND MAXIMUM BUILDING HEIGHT ARE SUBJECT TO SECTION 5.11 WHERE THE DESIGNATED STREET LINE CAN BE USED AS A LOT LINE. IN THIS INSTANCE THE DESIGNATED STREET LINE IS THE LOT LINE BORDERING AL FOXIE WAY(S) FROM THE PROPOSED BUILDING

**PARKING & LOADING REQUIREMENTS:**

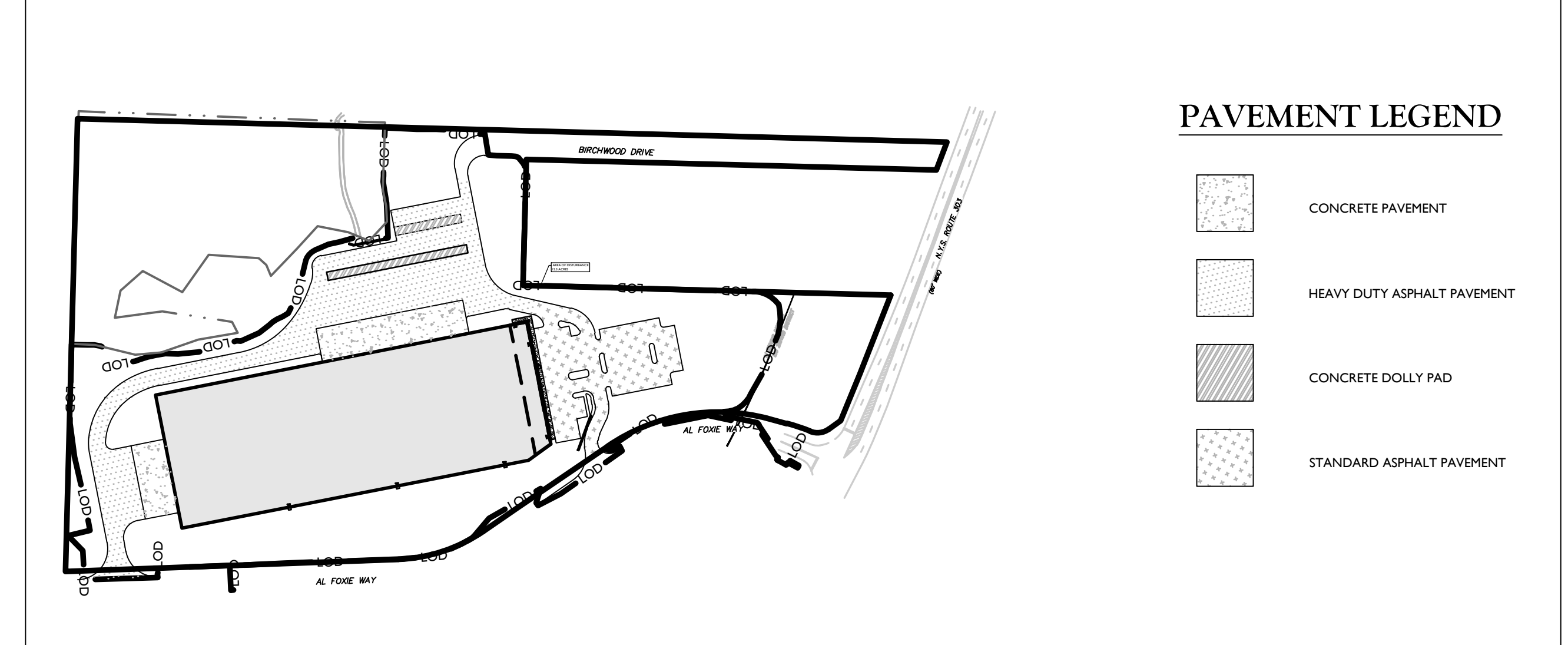
**REQUIRED PARKING:**  
WAREHOUSE (160,120 S.F. + 6,880 S.F. MEZZANINE = 167,000 S.F.):  
1 PER 2 EMPLOYEES, 135 EMPLOYEES = 68 SPACES  
TOTAL REQUIRED PARKING: 68 SPACES  
TOTAL PROVIDED PARKING: 90 SPACES  
\*PARKING PROVIDED WOULD ALLOW THREE SHIFTS OF 45 EMPLOYEES PER SHIFT

**LOADING BERTHS:**  
WAREHOUSE:  
PER 10,000 S.F. OF FLOOR AREA AND ONE ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 S.F.; (160,120-10,000) / 20,000 = 9 REQUIRED  
OFFICE:  
NOT REQUIRED  
TOTAL PROVIDED LOADING BERTHS:  
33 LOADING BERTHS PROVIDED

**TAX LOT:**

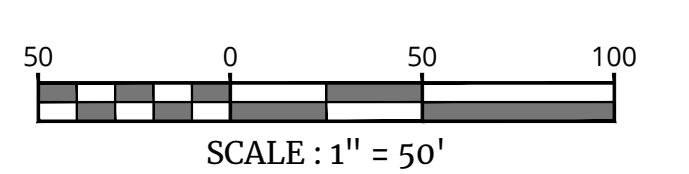
EXISTING TAX LOTS:  
SBL: 65.14-1-11.2  
157,932 S.F. / 3.6 ACRES  
SBL: 65.14-1-11.3  
647,793 S.F. / 14.9 ACRES  
PROPOSED COMBINED TAX LOT:  
805,725 S.F. / 18.5 ACRES

**PAVEMENT KEY MAP (NOT TO SCALE)**



**PAVEMENT LEGEND**

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE DOLLY PAD
- STANDARD ASPHALT PAVEMENT



SCALE: 1" = 50'

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**PRELIMINARY SITE PLAN**

FOR  
**622 ROUTE 303 LLC**

SBL: 65.14-1-11.2 & 11.3

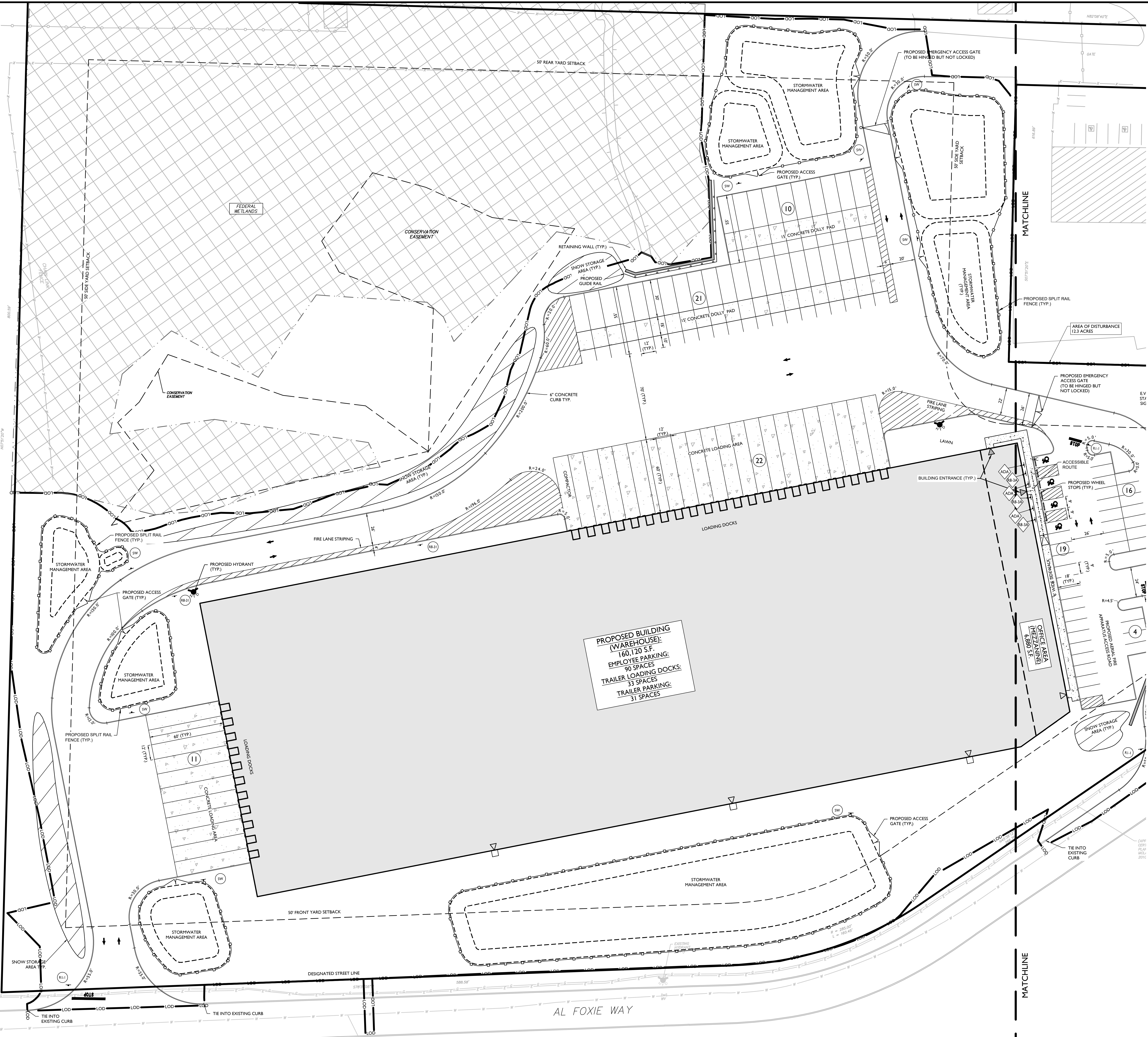
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK STATE

NEWBURGH  
555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
CORP. BUSINESS ADDRESS: 600 WEST 11TH STREET  
ENGINEERING & LAND SURVEYING

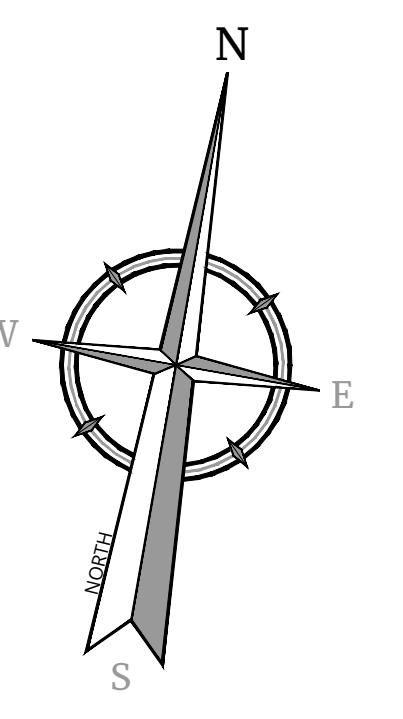
AS SHOWN 01/03/2023 MAM CDR  
PROJECT NUMBER: 22002634A DRAWING NAME: C-LAY1

SHEET TITLE:  
**OVERALL DIMENSION PLAN**

SHEET NUMBER:  
**03 of 21**



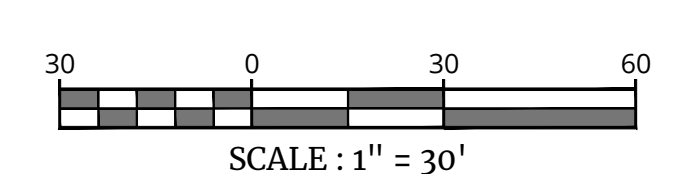
**PROPOSED BUILDING (WAREHOUSE):**  
 160,120 S.F.  
 EMPLOYEE PARKING:  
 90 SPACES  
 TRAILER LOADING DOCKS:  
 33 SPACES  
 TRAILER PARKING:  
 31 SPACES



**SIGN LEGEND:**

- STOP (R1-1)
- ACCESSIBLE PARKING (ADA)
- FIRE LANE NO PARKING (R8-3)
- NO PARKING (R8-3A)
- STORMWATER SIGNAGE (SW)
- ELECTRIC VEHICLE CHARGING (EV)

EXISTING	LEGEND	PROPOSED
(Symbol)	TRAVERSE LINE, CENTER LINE OR BASELINE LABEL, AS SUCH	(Symbol)
(Symbol)	RIGHT OF WAY LINE	(Symbol)
(Symbol)	PROPERTY LINE	(Symbol)
(Symbol)	EDGE OF PAVEMENT	(Symbol)
(Symbol)	CURB	(Symbol)
(Symbol)	DEPRESSED CURB	(Symbol)
(Symbol)	SIDWALK	(Symbol)
(Symbol)	FENCES	(Symbol)
(Symbol)	TREELINE	(Symbol)
(Symbol)	ROADWAY SIGNS	(Symbol)
(Symbol)	WETLAND LINE	(Symbol)
(Symbol)	MUNICIPAL BOUNDARY LINE	(Symbol)
(Symbol)	STALL COUNT	(Symbol)
(Symbol)	ADA ACCESSIBLE STALL	(Symbol)
(Symbol)	DEPRESSED CURB AND ADA RAMP	(Symbol)
(Symbol)	DIRECTION OF TRAFFIC FLOW	(Symbol)
(Symbol)	SPLIT RAIL FENCE	(Symbol)
(Symbol)	GUIDE RAIL	(Symbol)



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**811**  
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	BY	CHK

REV	DATE	DESCRIPTION	BY	CHK

**Cory Daniel Robinson**  
 NEW YORK LICENSED PROFESSIONAL ENGINEER  
 LICENSE NUMBER: 103785  
 COLLIER ENGINEERING & DESIGN CT, P.C.  
 N.Y. C.O.A.#. 0017069

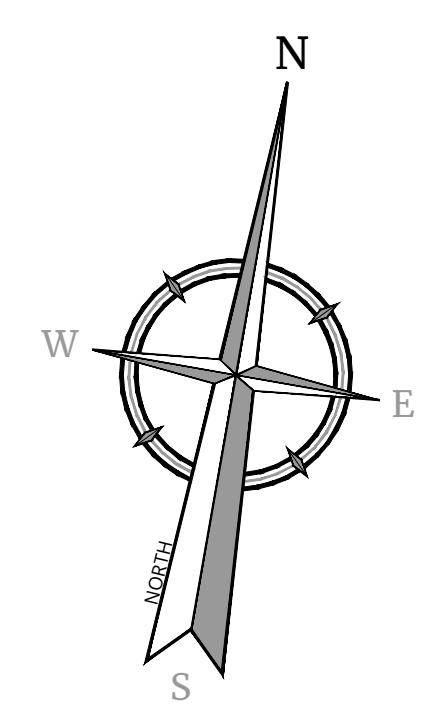
**PRELIMINARY SITE PLAN**  
 FOR  
**622 ROUTE 303 LLC**  
 SBL: 65.14-1-11.2 & 11.3  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY  
 NEW YORK STATE

**Colliers**  
 555 Hudson Valley Avenue  
 Suite 101  
 New Windsor, NY 12553  
 Phone: 845.564.4495  
 COLLIERS ENGINEERING & DESIGN CT, P.C.  
 CIVIL ENGINEERING & DESIGN  
 ENGINEERING & LAND SURVEYING

SHEET TITLE:  
**DIMENSION PLAN WEST**  
 SHEET NUMBER:  
 04 of 21

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

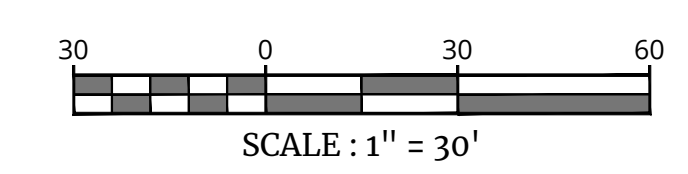
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



**SIGN LEGEND:**

- STOP (RI-1)
- ACCESSIBLE PARKING (ADA)
- FIRE LANE NO PARKING (RB-31)
- NO PARKING (RB-3A)
- STORMWATER SIGNAGE (SW)
- ELECTRIC VEHICLE CHARGING (EV)

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



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REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION

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

**PRELIMINARY SITE PLAN**  
 FOR  
**622 ROUTE 303 LLC**  
 SBL: 65.14-1-11.2 & 11.3  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY  
 NEW YORK STATE

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

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/03/2023	MAS	CDR
PROJECT NUMBER:	DRAWING NAME:		
22002634A	C-LAY1		

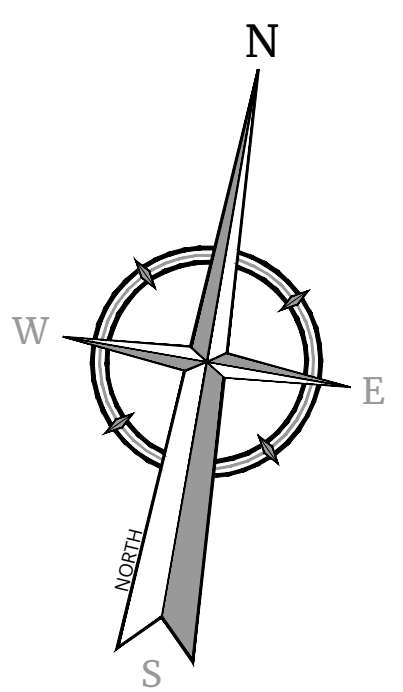
SHEET TITLE:  
**DIMENSION PLAN EAST**  
 SHEET NUMBER:  
**05 of 21**

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

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.







UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER. SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION.
3. THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
4. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY/SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON AL FOXIE WAY, OWNED AND OPERATED BY MIDVA NORTH AMERICA. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TPE COATING. ALL WATER SERVICE PIPES TO BE 1" DIAMETER TYPE K SEAMLESS COPPER. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON AL FOXIE WAY, OWNED AND OPERATED BY ORANGETOWN SEWER DISTRICT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC 30R-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 THE PROPOSED GRADE.
7. ALL MATERIALS USED FOR SANITARY SEWER SYSTEMS SHALL BE MANUFACTURED IN THE UNITED STATES, WHEREVER AVAILABLE, AS GOVERNED BY PL 1982, c. 107, EFFECTIVE DATE OCTOBER 3, 1982.
8. SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. ANY WATER SERVICE LOCATED IN THE SAME TRENCH AS A SEWER LINE MUST BE LOCATED ABOVE AND TO ONE SIDE OF THE SEWER LINE AT LEAST ONE FOOT AWAY FROM THE SEWER LINE. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER.
9. 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 UNDERGROUND.
10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
11. 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/AUTHORITY.
12. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLUX SUPERSEAL OR EQUIVALENT), AOS N+12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), HANCOX BURGLOR, HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
13. A COPY OF THE ENGINEER'S CERTIFICATION, SANITARY SEWER TEST RESULTS AND AS-BUILTS ARE TO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT.
14. THE TOWN OF ORANGETOWN WILL NOT RELEASE CERTIFICATES OF OCCUPANCY UNTIL A CERTIFICATE OF APPROVAL HAS BEEN RELEASED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT.
15. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	08/20/23	ISSUE FOR REMOVAL OF SUBSISTANT PAVEMENT CHANGERS	MMAS		
2	08/20/23	ISSUE FOR REMOVAL OF VARIETY COMMENTS	CDR		

*Cory Daniel Robinson*  
 Cory Daniel Robinson  
 NEW YORK LICENSED PROFESSIONAL ENGINEER  
 LICENSE NUMBER: 103788  
 COLLIERS ENGINEERING & DESIGN CT, P.C.  
 N.Y. C.E.A.# 0017069

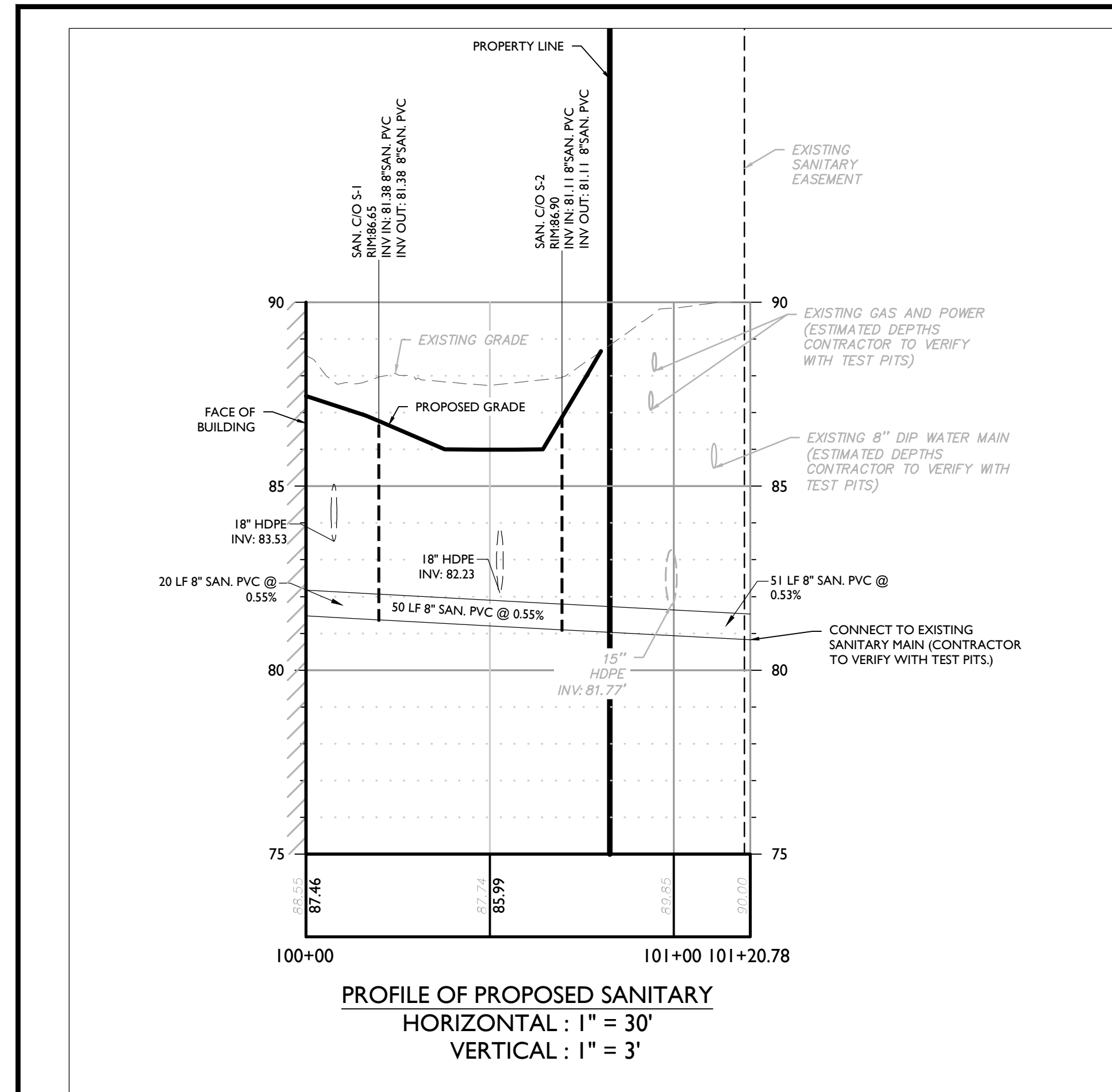
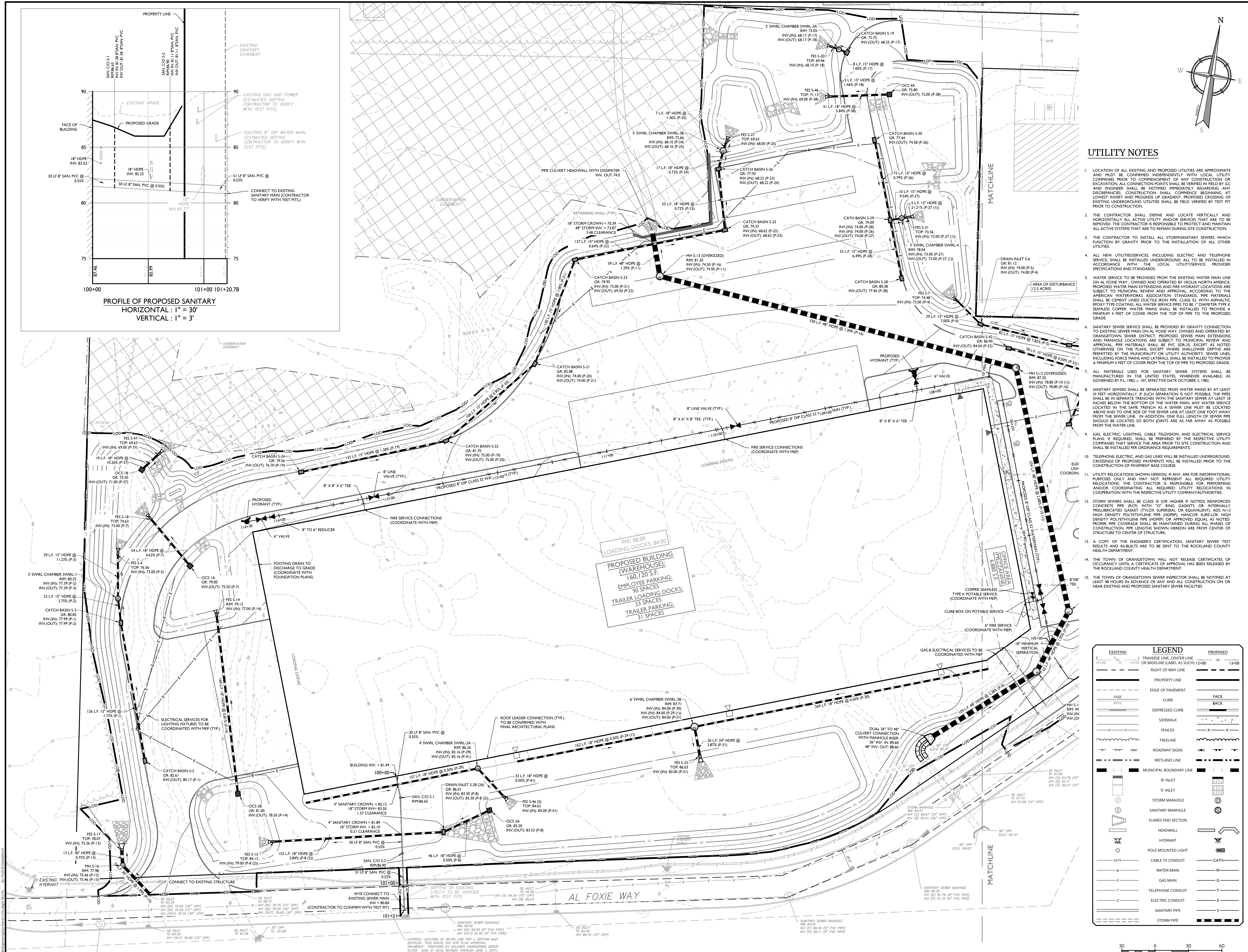
PRELIMINARY SITE PLAN  
 FOR  
 622 ROUTE 303 LLC

SBL: 65.14-11.2 & 11.3  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY  
 NEW YORK STATE

NEWBURGH  
 555 Hudson Valley Avenue  
 Suite 101  
 Newburgh, NY 12553  
 Phone: 845.564.4495  
 Colliers Engineering & Design CT, P.C.  
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/03/2023	MAS	CDR
PROJECT NUMBER:		DRAWING NAME:	
22002634A		C-UTL	

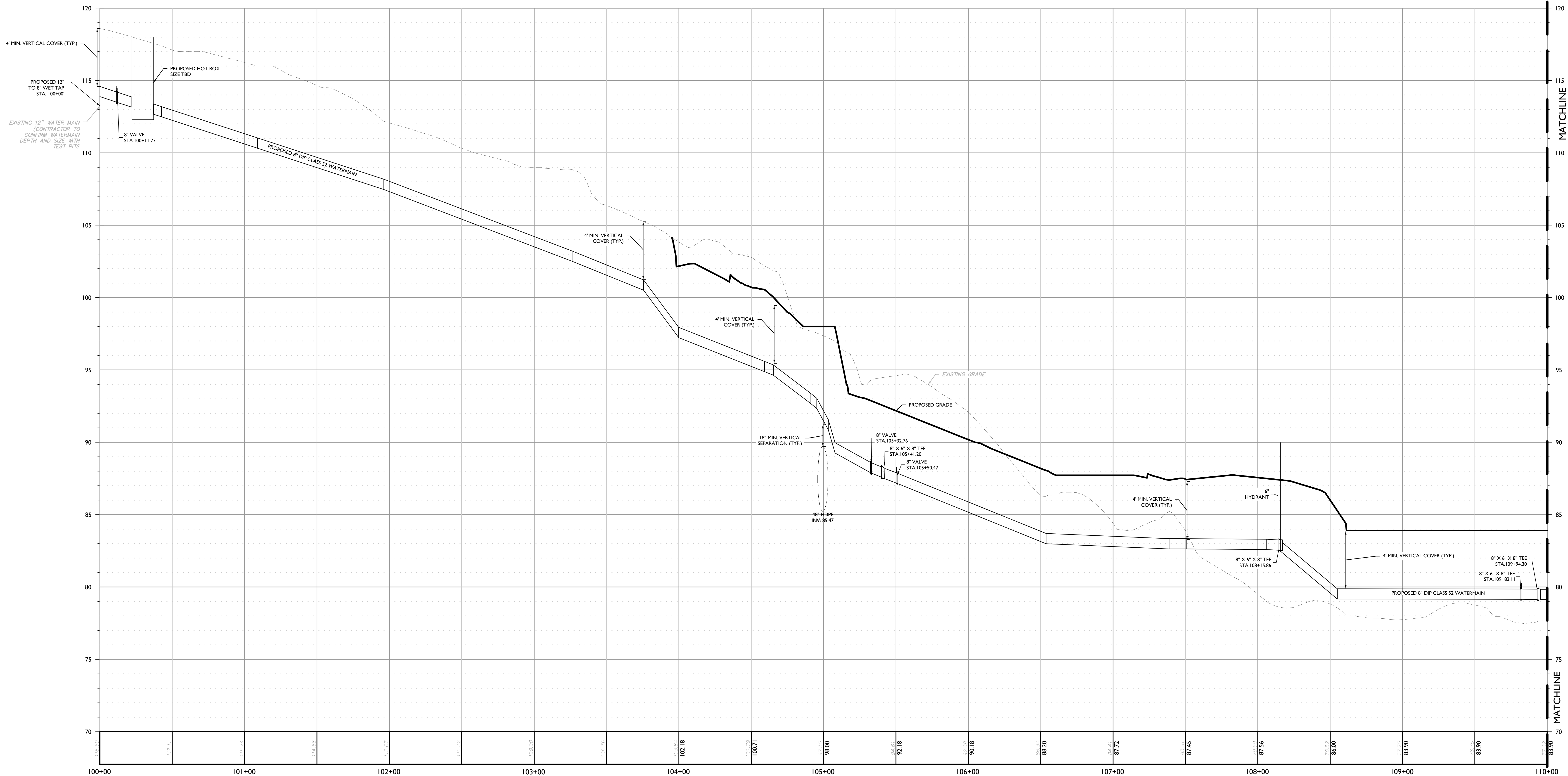
UTILITIES WEST PLAN



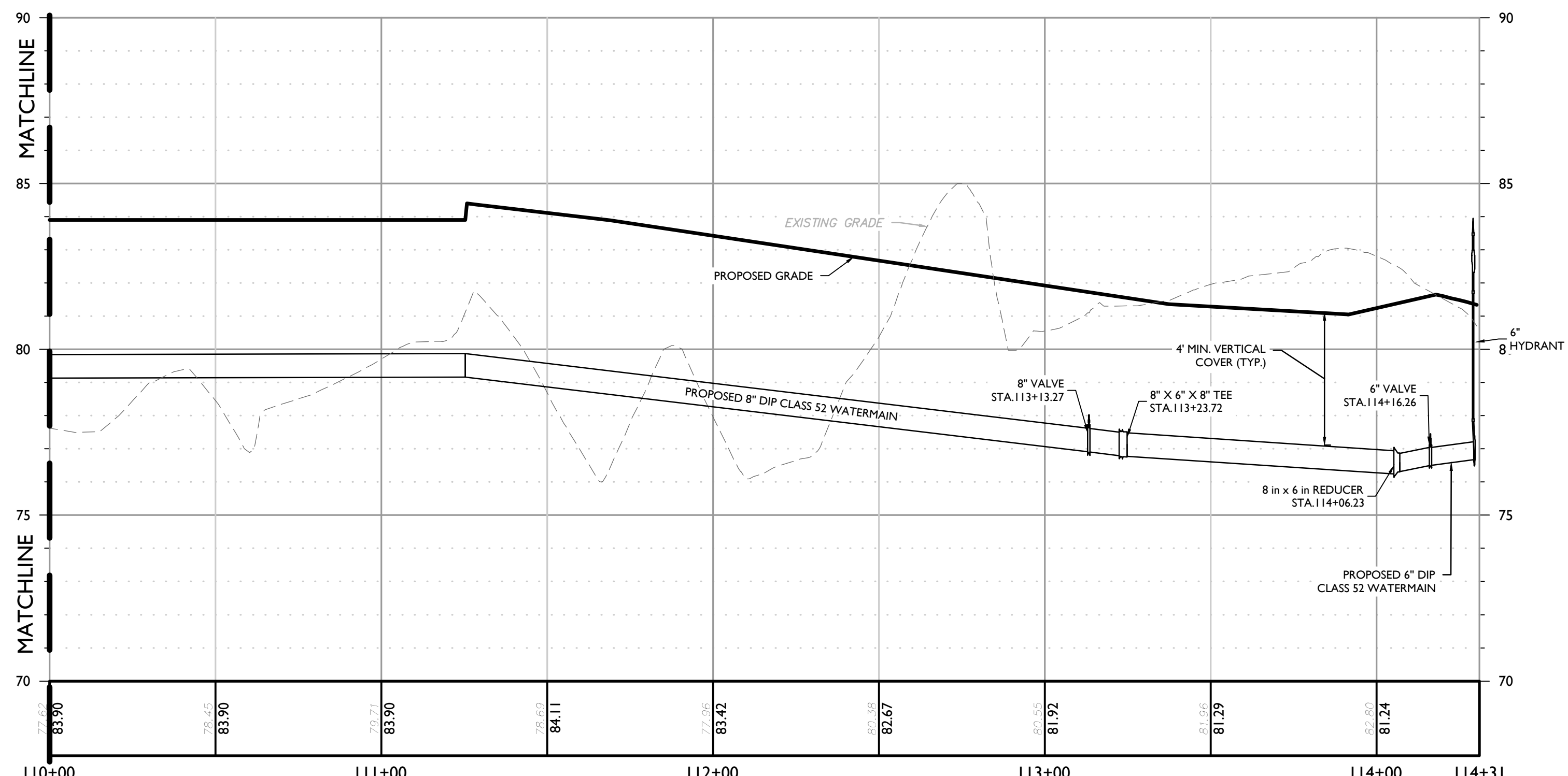
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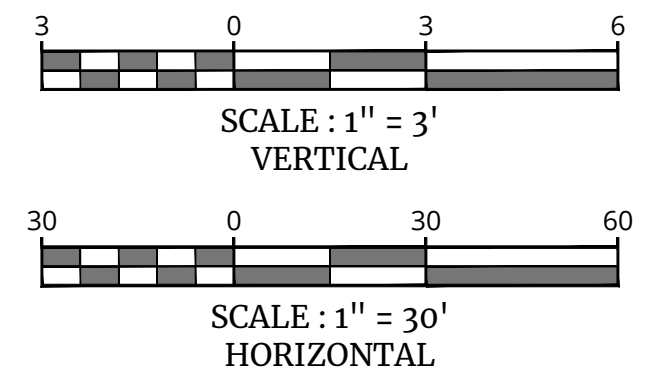




PROFILE OF WATER MAIN  
 HORIZONTAL : 1" = 30'  
 VERTICAL : 1" = 3'



PROFILE OF WATER MAIN  
 HORIZONTAL : 1" = 30'  
 VERTICAL : 1" = 3'



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

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR REMOVAL OF SUBSURFACE UTILIZATION CHAMBERS			
2	08/02/23	ISSUED FOR IMPROVED UTILITY CHAMBERS			

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR REMOVAL OF SUBSURFACE UTILIZATION CHAMBERS			
2	08/02/23	ISSUED FOR IMPROVED UTILITY CHAMBERS			

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

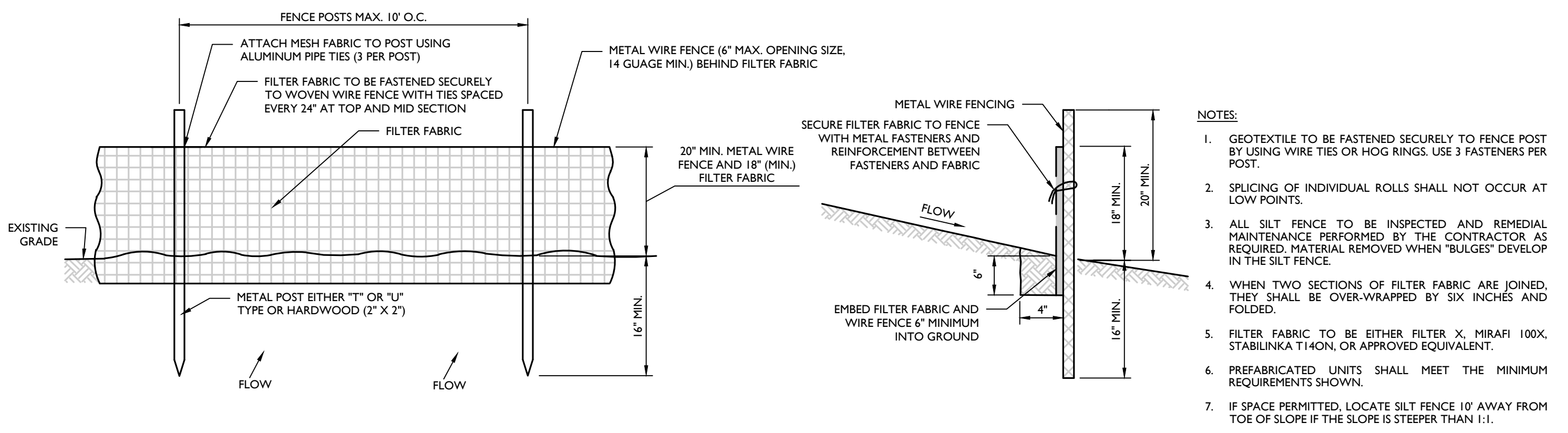
PRELIMINARY SITE PLAN  
 FOR  
**622 ROUTE 303 LLC**  
 SBL: 65.14-1-11.2 & 11.3  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY  
 NEW YORK STATE

**Colliers**  
 Engineering & Design  
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 COLLIERS ENGINEERING & DESIGN CT, P.C.  
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 ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/03/2023	MAS	CDR
PROJECT NUMBER:	DRAWING NAME:		
22002634A	C-UTL		

SHEET TITLE:  
**WATER MAIN PROFILE**





REINFORCED SILT FENCE (WITH WIRE FENCE) DETAIL

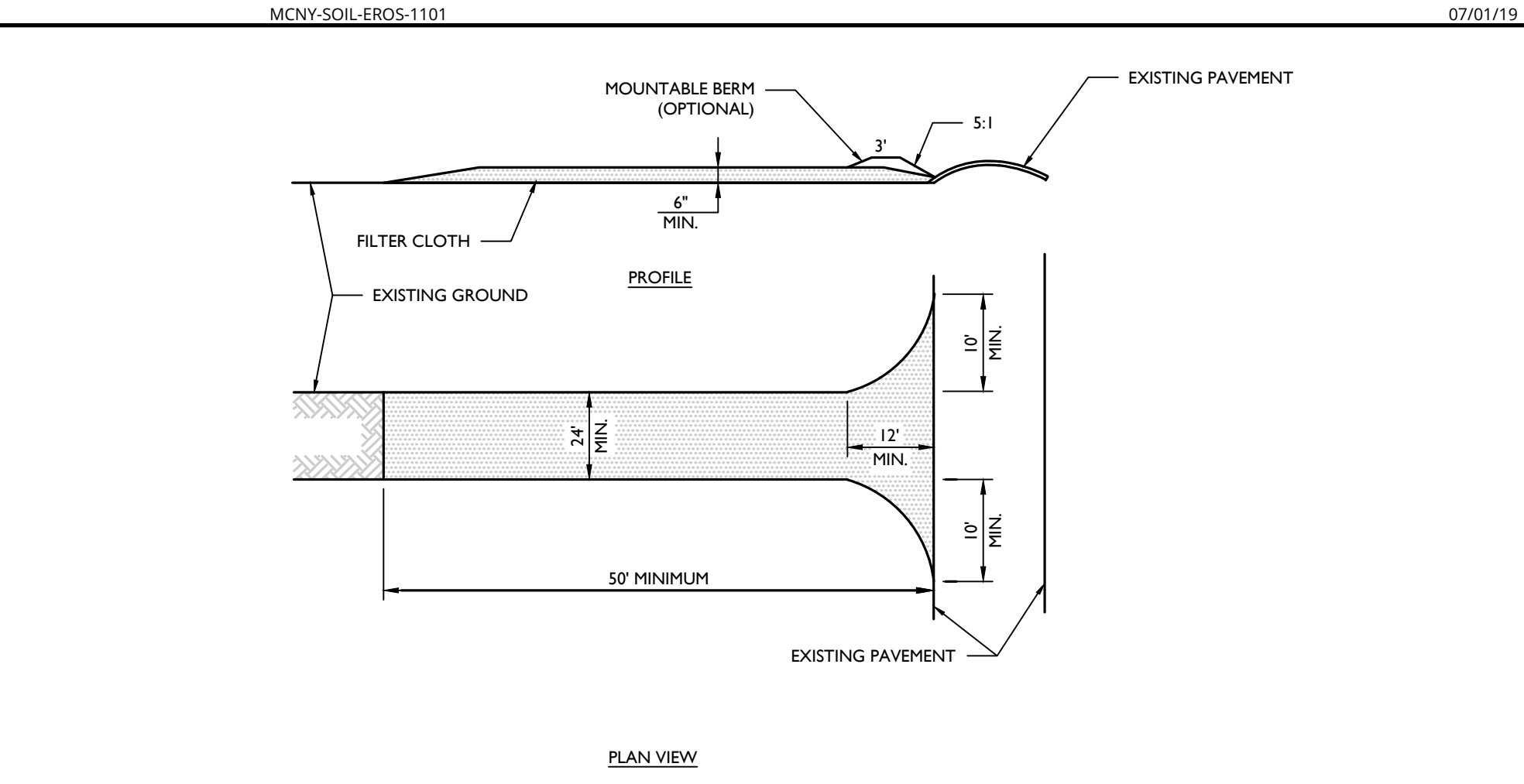
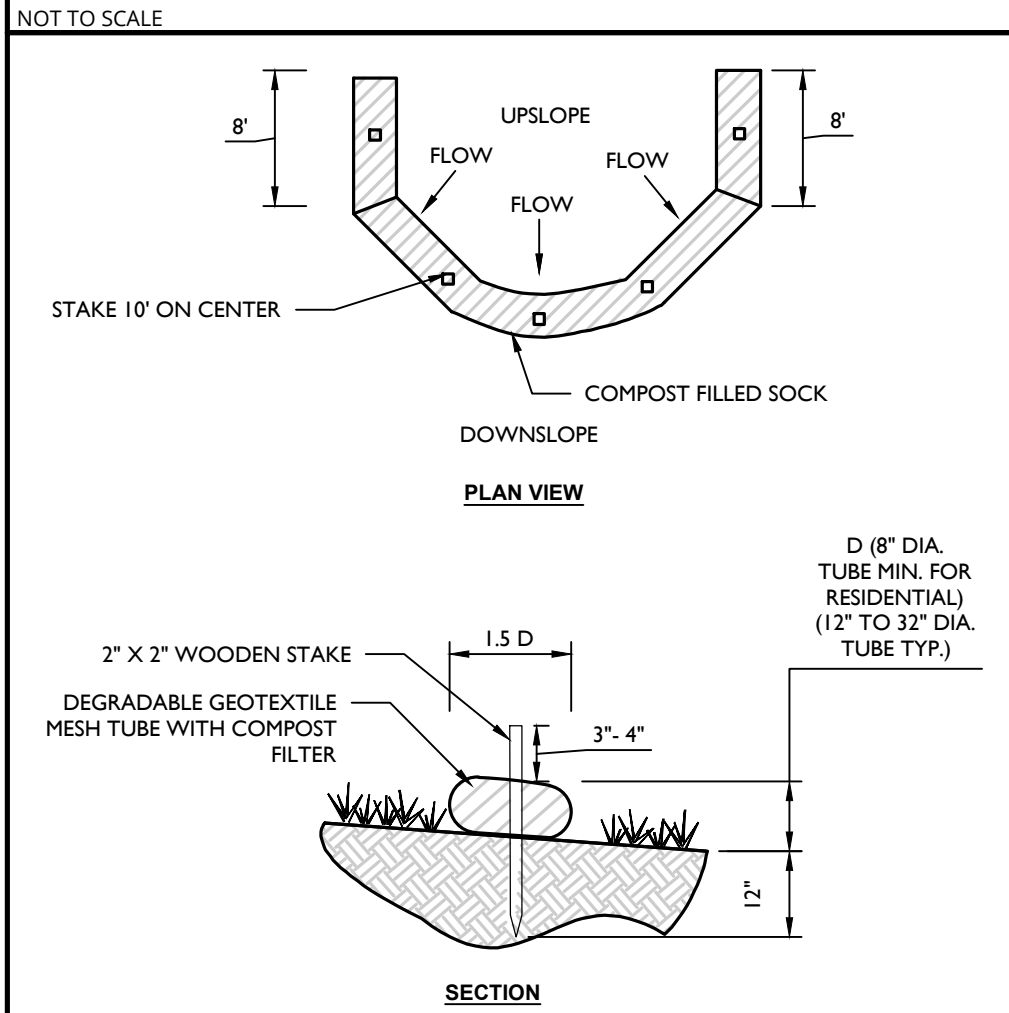
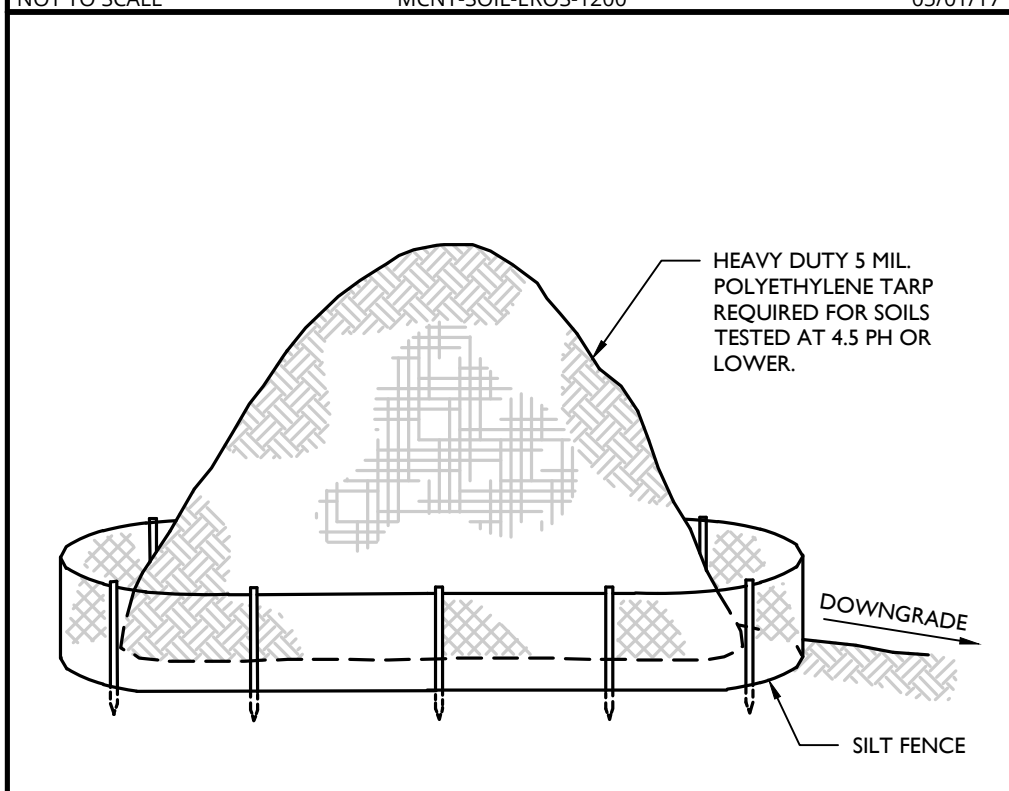


Table with 2 columns: DIA. (in.) and SLOPES. Rows include diameters 8, 12, 18, 24, 32 and slopes 2, 5, 10, 20, 25, 33, 50. Length in feet.

- NOTES: 1. ALL MATERIAL TO MEET FILLTRENX SILTBOX SPECIFICATIONS OR APPROVED EQUAL. 2. COMPOST/SOIL/ROCKSED FILL TO MEET APPLICATION REQUIREMENTS. 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

COMPOST FILTER SOCK DETAIL



TOPSOIL STOCKPILE DETAIL

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

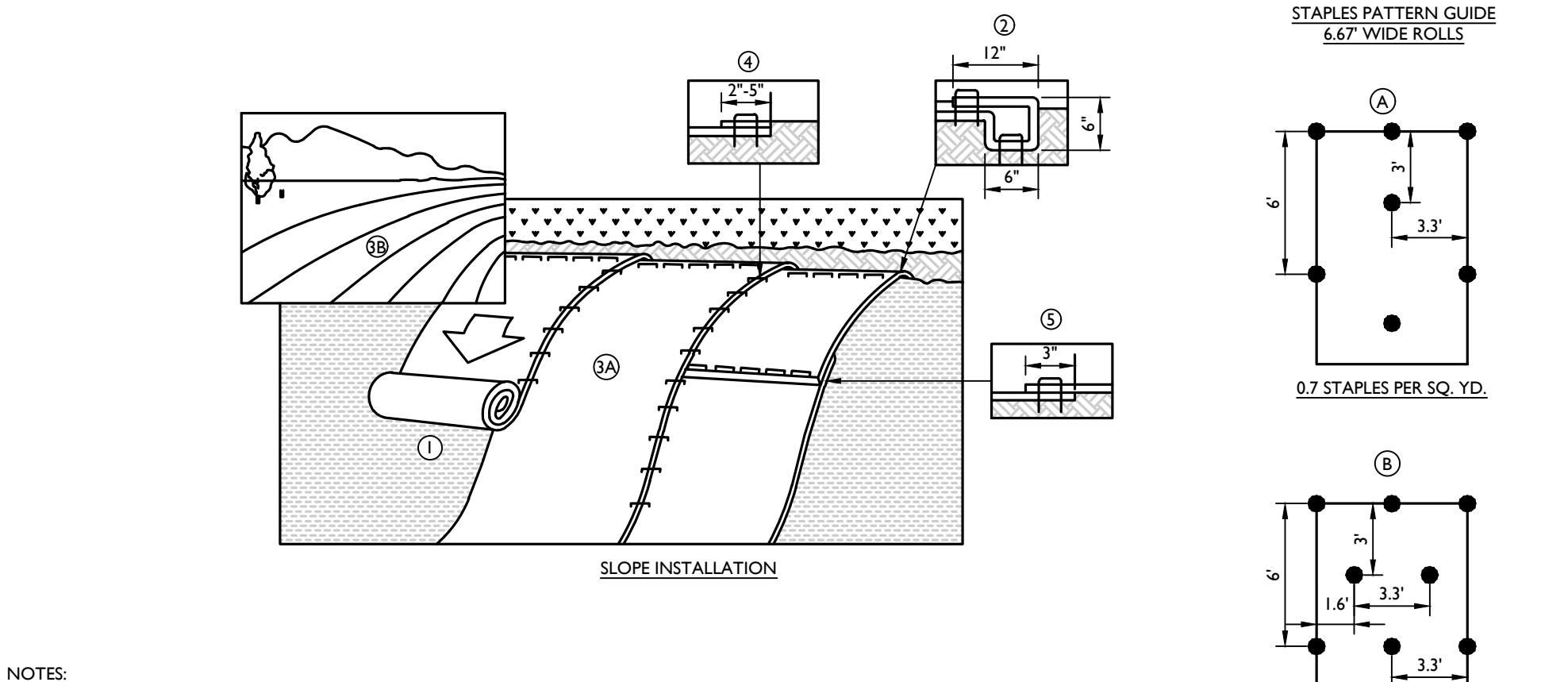
CONCRETE WASHOUT DETAIL



INLET PROTECTION (FILTER BARRIER) DETAIL

- 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 ENCLOSE THE DRAIN INLET. 4. INLET GATE 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.

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



EROSION MATTING (CURLX ENFORCER I) DETAIL

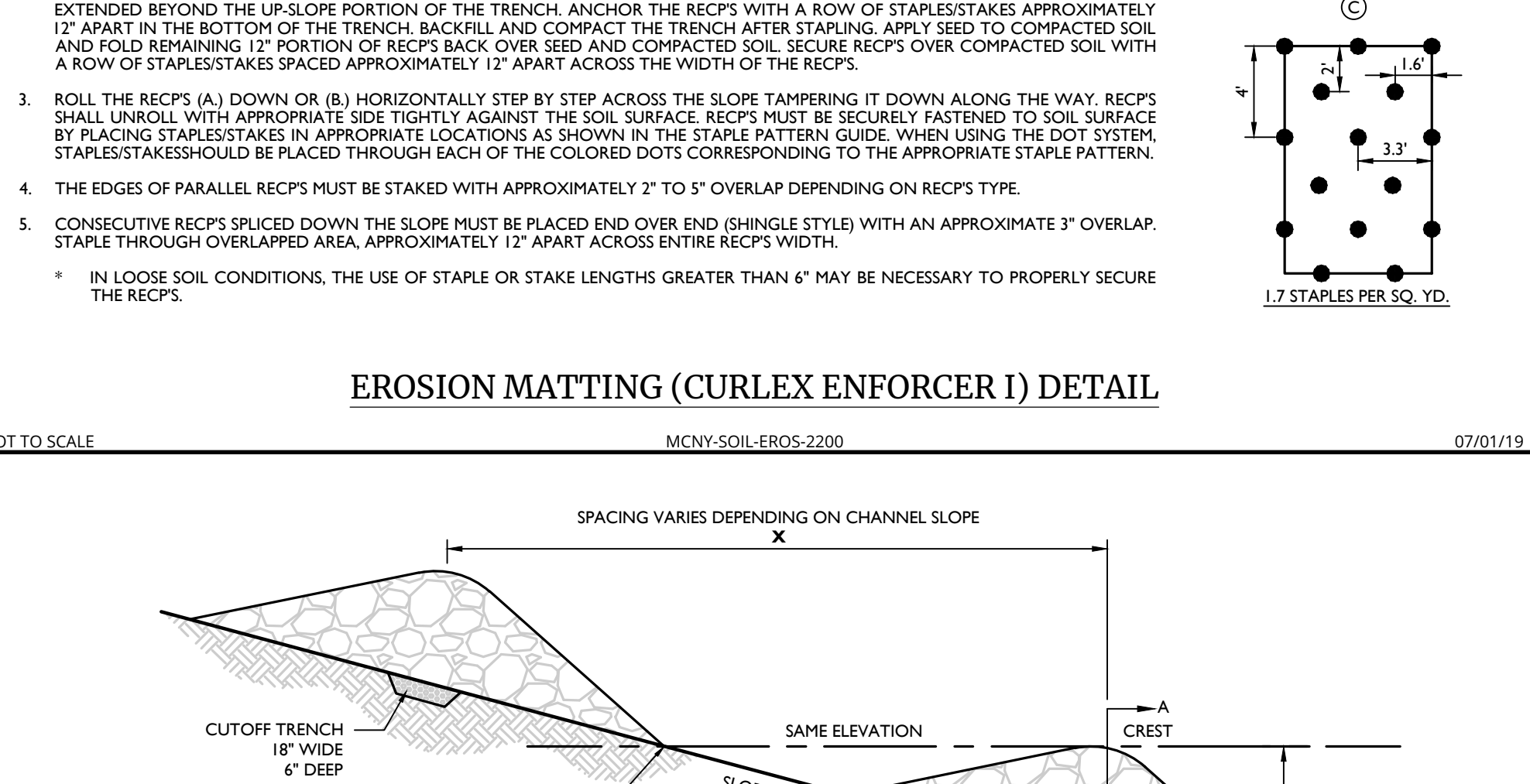
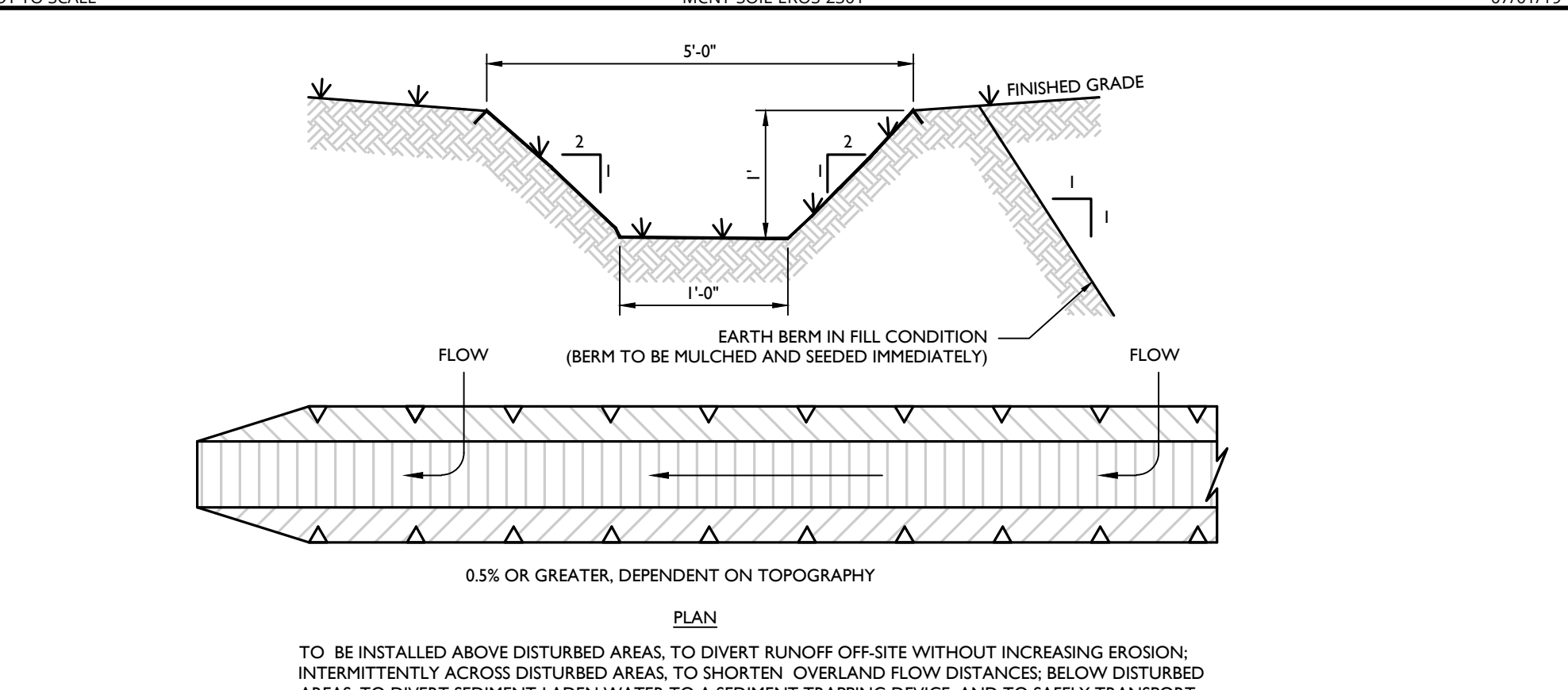


Table with 2 columns: SEDIMENT TRAP, DRAINAGE AREA and 3 columns: AREA (FT^2), DEPTH (FT), VOLUME REQ'D (C.F.), VOLUME PROVIDED (C.F.), WEIR LENGTH (L3). Rows include types A, B, C, D, E, F, G, H with corresponding dimensions and volumes.

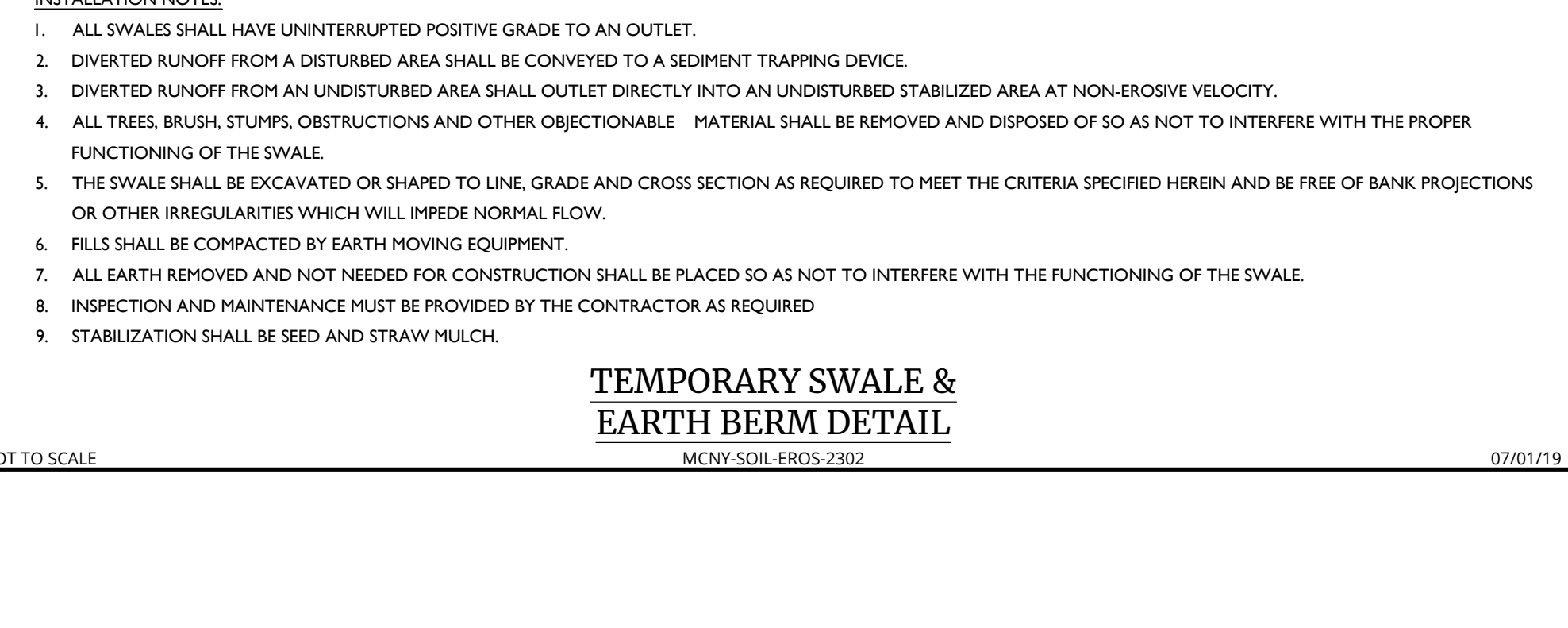
STONE OUTLET SEDIMENT TRAP DETAIL

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

TEMPORARY SWALE & EARTH BERM DETAIL



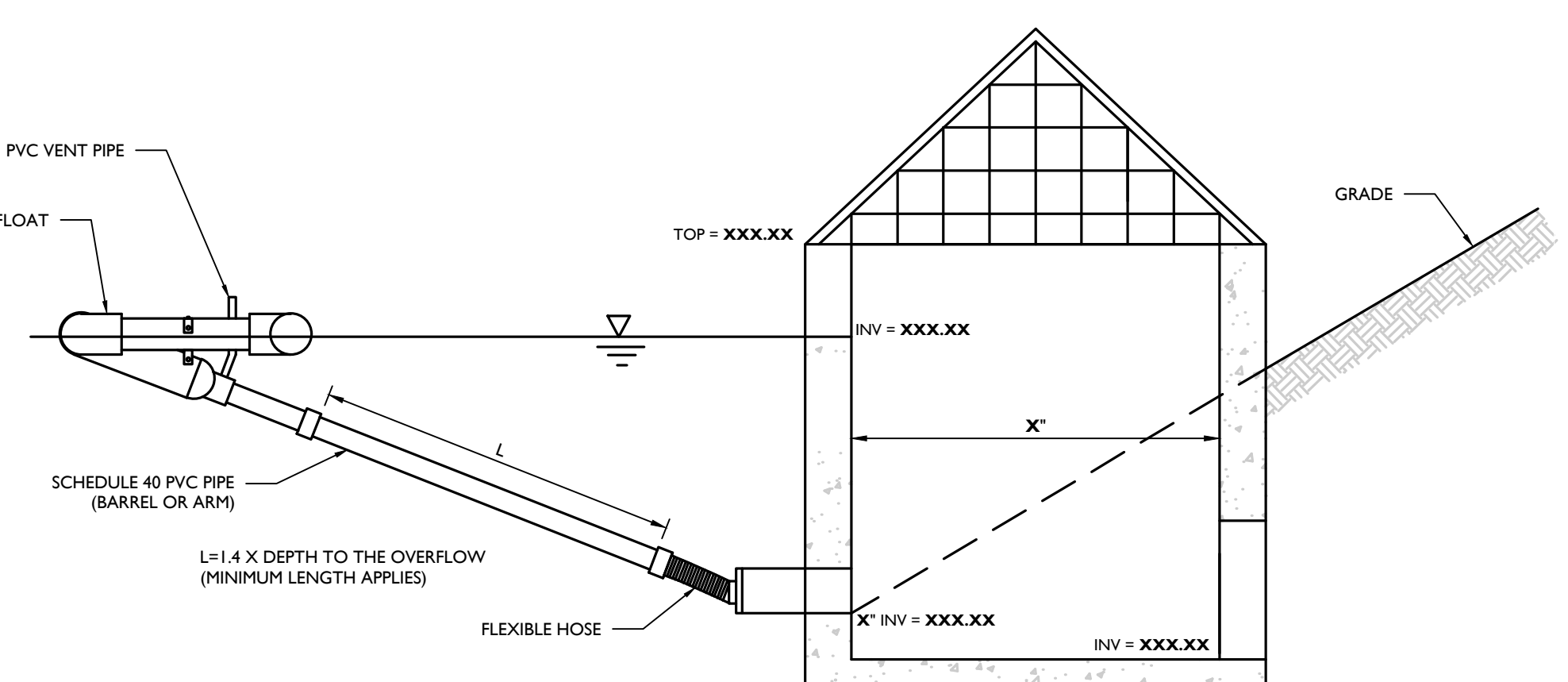
STONE CHECK DAM DETAIL



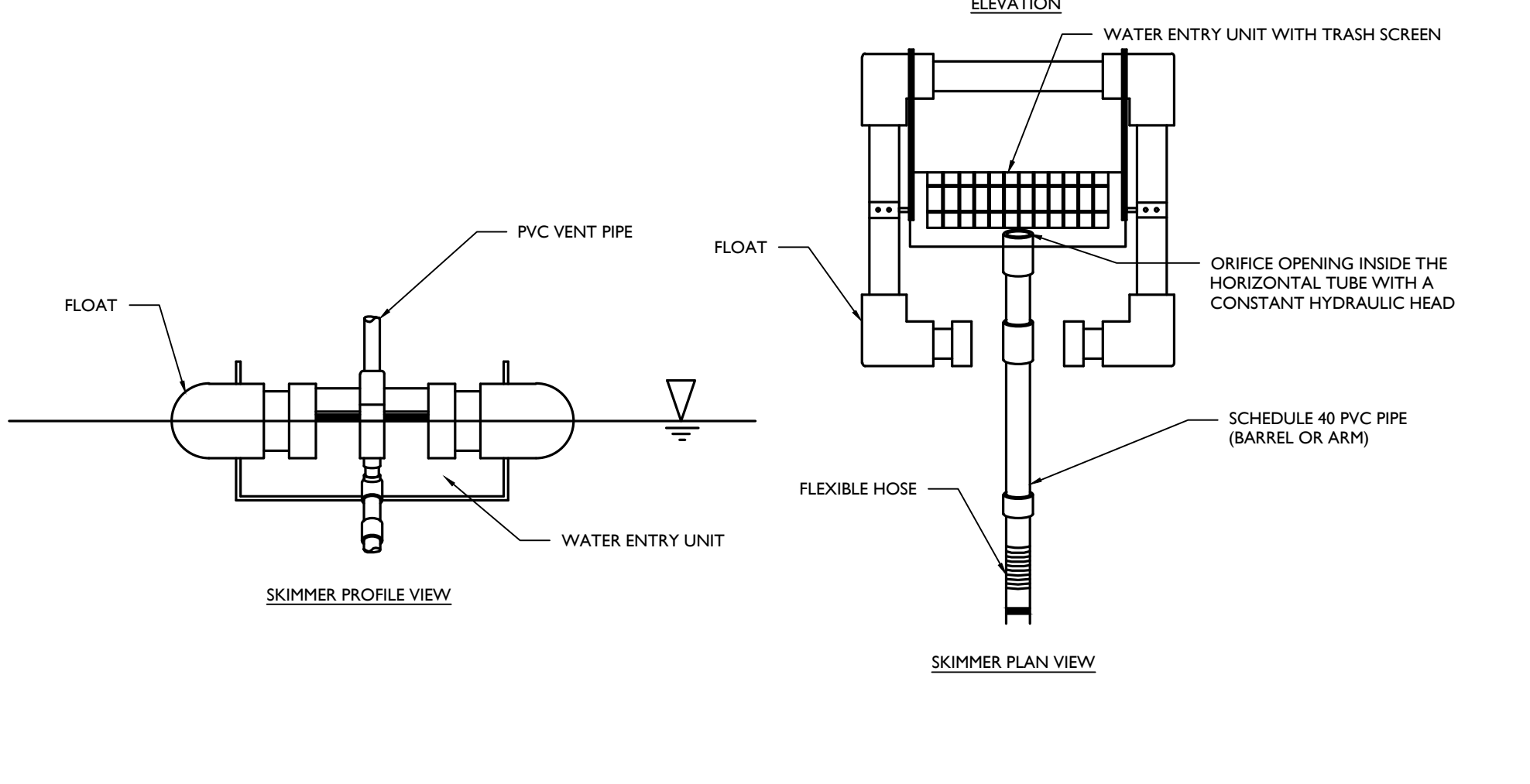
FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE DETAIL

- GENERAL NOTES: 1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE. 2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT CHANGE. 3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS. 4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED. 5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF PIPE. 6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER. 7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE. REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS PROVIDED BY MANUFACTURER FOR EACH SIZE.

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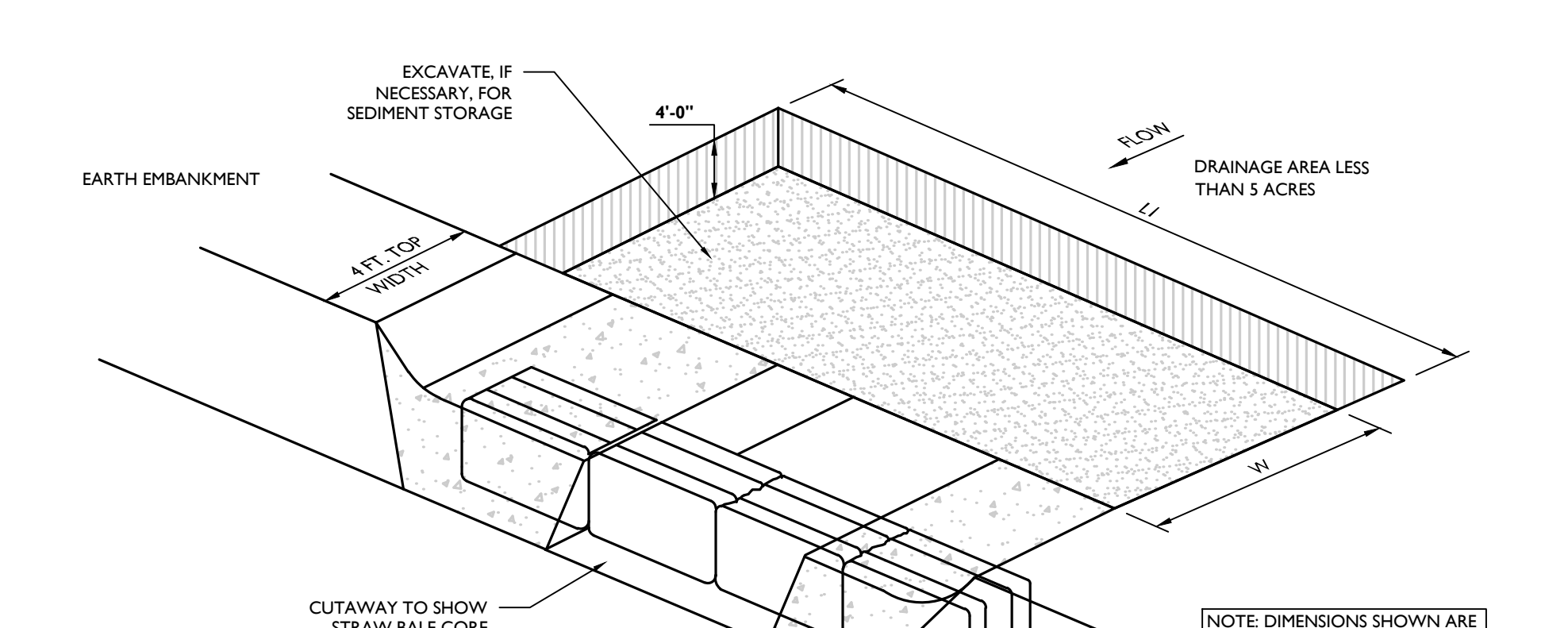
STONE CHECK DAM DETAIL



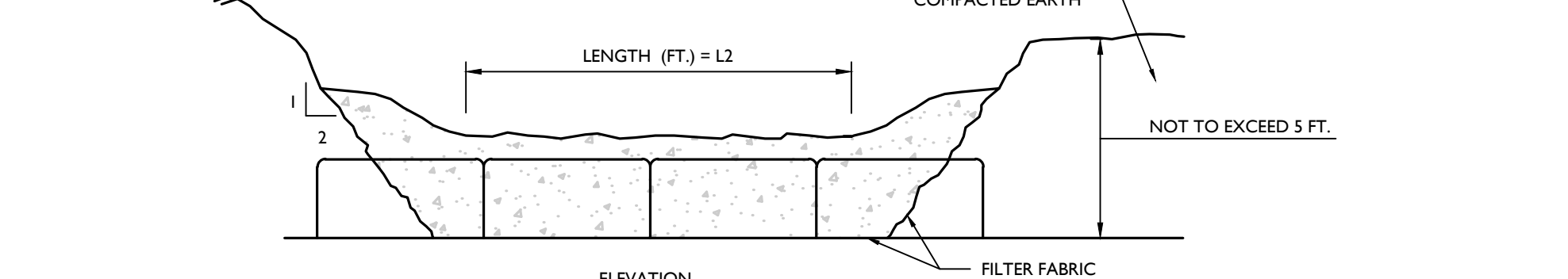
FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE DETAIL

- 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 ENCLOSE THE DRAIN INLET. 4. INLET GATE 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.

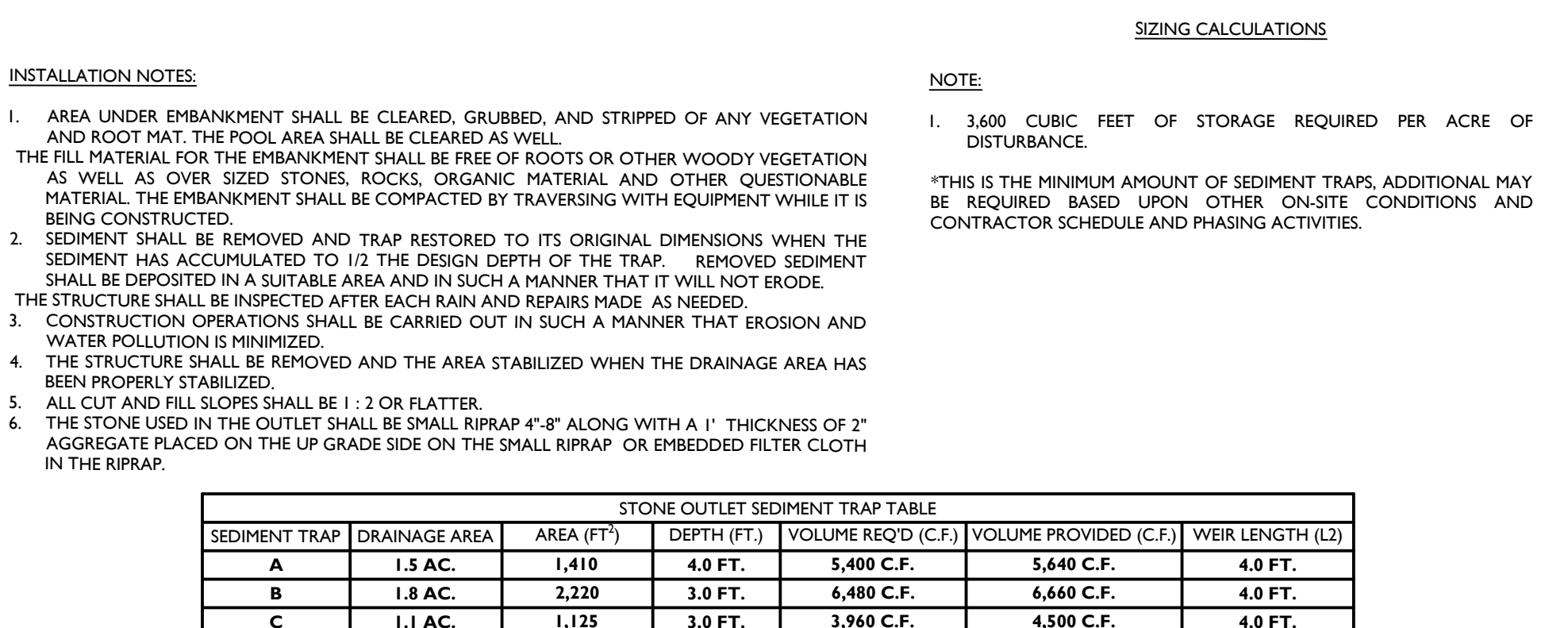
CONCRETE WASHOUT DETAIL



CONCRETE WASHOUT DETAIL



STONE CHECK DAM DETAIL



STONE OUTLET SEDIMENT TRAP DETAIL

- 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. 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 TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. 2. 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. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. 3. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED. 4. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. 5. ALL CUT AND FILL SLOPES SHALL BE 1:3 OR FLATTER. 6. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4-8\"/>

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Professional Engineer seal for Cory Daniel Robinson, License Number 103788, State of New York.

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

PRELIMINARY SITE PLAN FOR 622 ROUTE 303 LLC

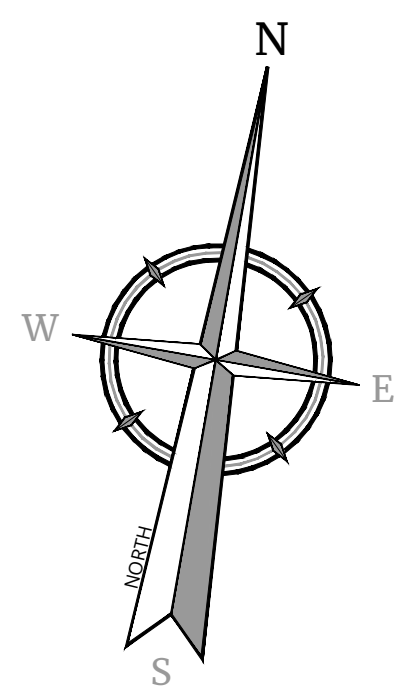
SBL: 65.14-1-11.2 & 11.3

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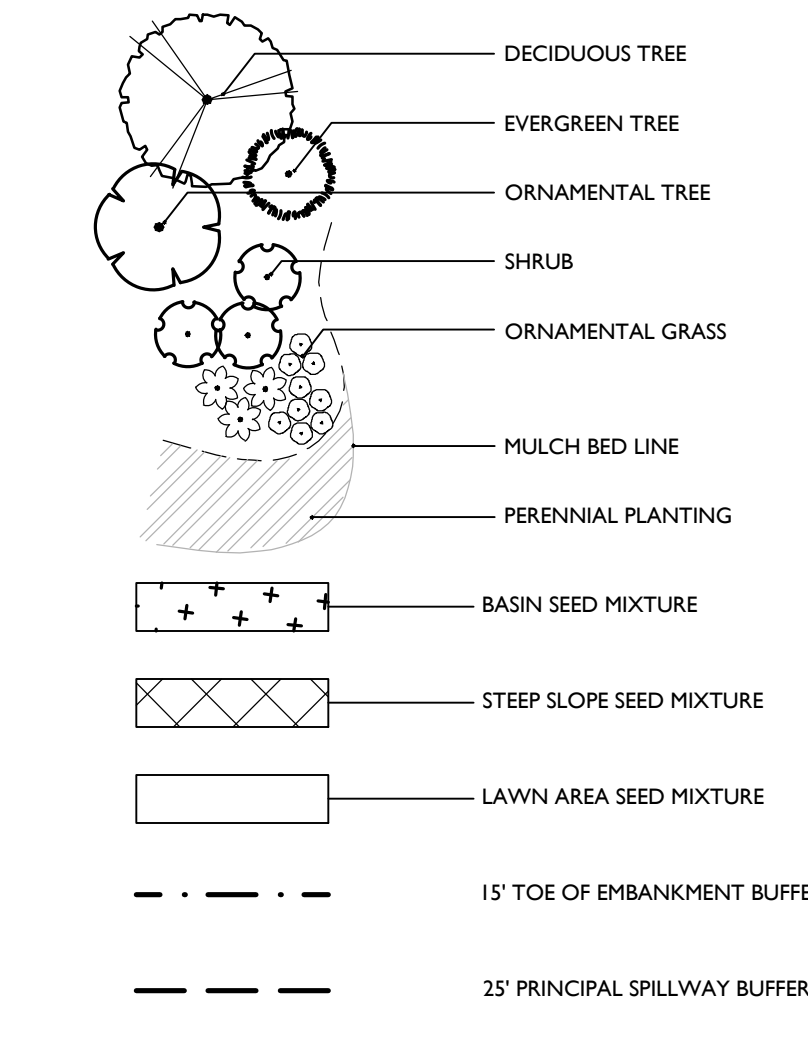
PROJECT NUMBER: 22002634A, DATE: 01/03/2023, DRAWN BY: MAS, CHECKED BY: CDR, SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER: 12 of 21

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



**LANDSCAPE LEGEND**

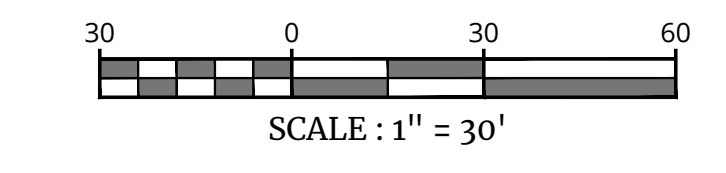


**PLAN NOTE**

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

**LANDSCAPE NOTES**

- LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
- FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT AND A TOWN REPRESENTATIVE.
- ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
- PROPOSED LAWN AREAS AROUND BUILDINGS SHALL BE STABILIZED WITH SEED. SEE SHEET 16 (LAWN AREAS MIXTURE).
- ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
- ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE TOWN OF ORANGETOWN LANDSCAPE CONSULTANT.
- ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE.
- ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING.



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REV	DATE	DESCRIPTION	BY

REV	DATE	DESCRIPTION	BY

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

**PRELIMINARY SITE PLAN**  
 FOR  
**622 ROUTE 303 LLC**  
 SBL: 65.14-1-11.2 & 11.3  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY  
 NEW YORK STATE

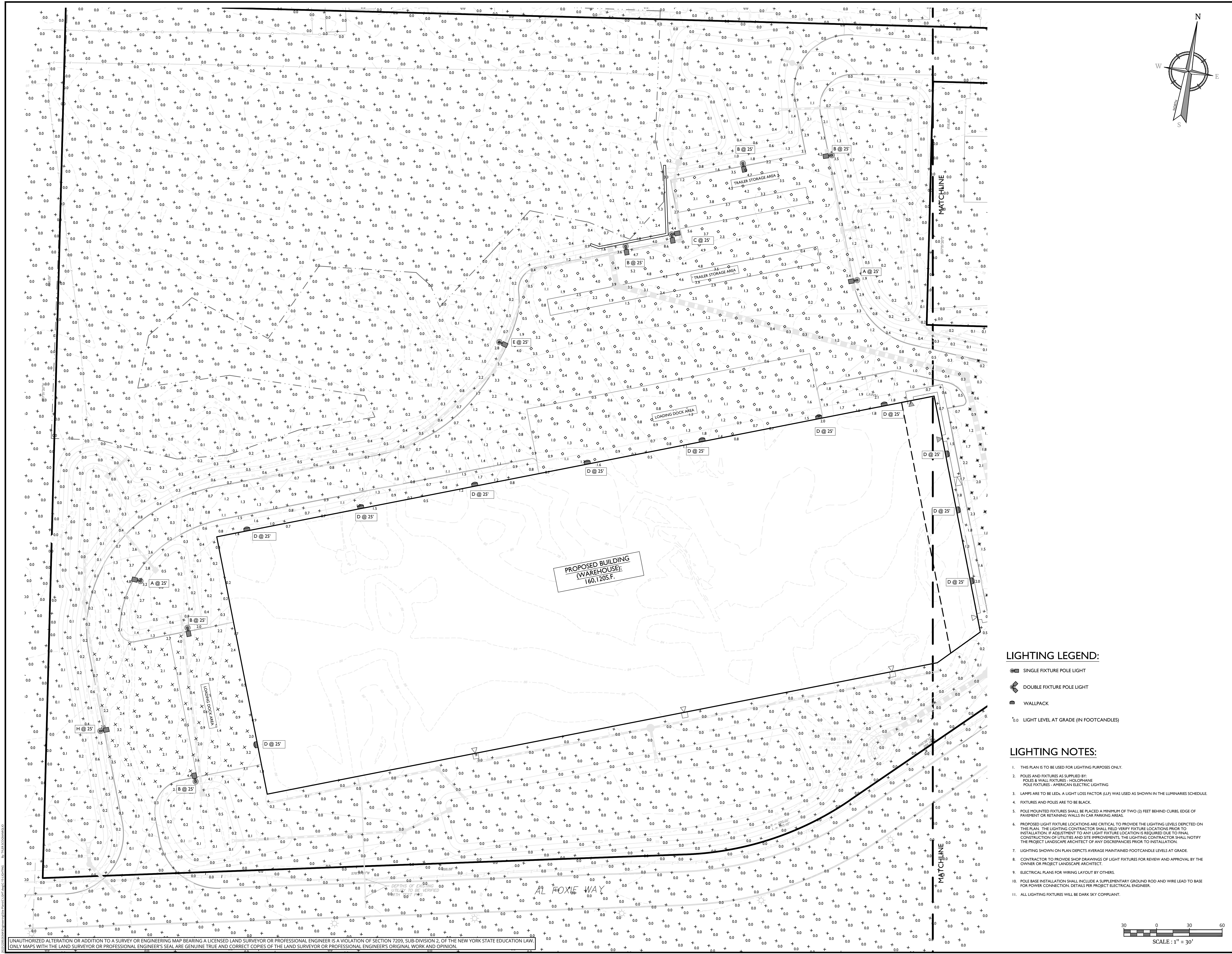
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 ORANGETOWN, NY 12550

SHEET NUMBER  
**LANDSCAPE PLAN WEST**  
 13 of 21

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION
1	04/20/23	MAS	REVISED PER REMOVAL OF SUBSURFACE UTILITIES CHANGES
2	04/26/23	MAS	REVISED PER ILLINOIS MERCURY COMMENTS

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

**PRELIMINARY SITE PLAN**  
FOR  
**622 ROUTE 303 LLC**  
SBL: 65.14-1-11.2 & 11.3  
**TOWN OF ORANGETOWN**  
**ROCKLAND COUNTY**  
**NEW YORK STATE**

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SHEET TITLE:  
**LIGHTING PLAN**  
**WEST**  
SHEET NUMBER:  
**15 of 21**

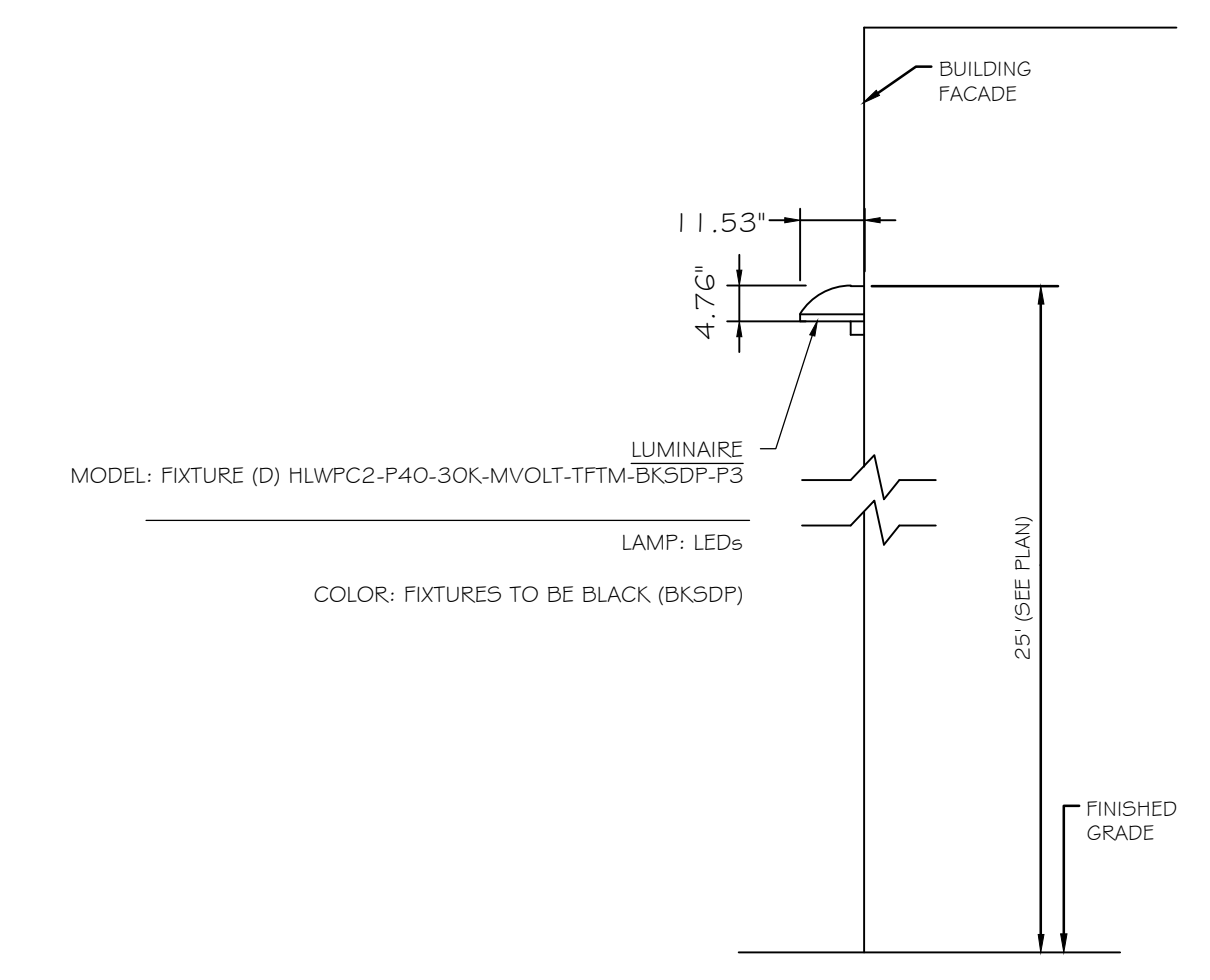
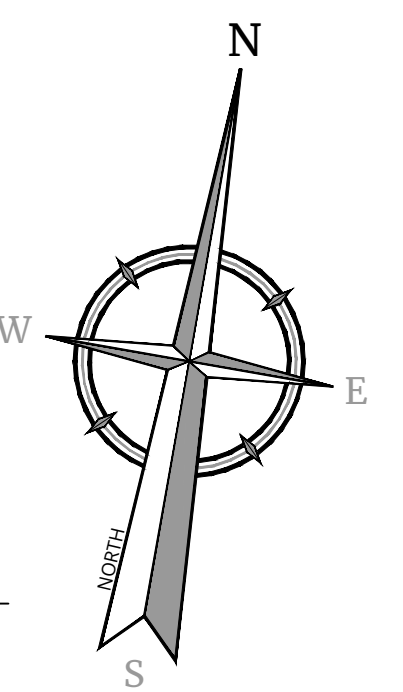
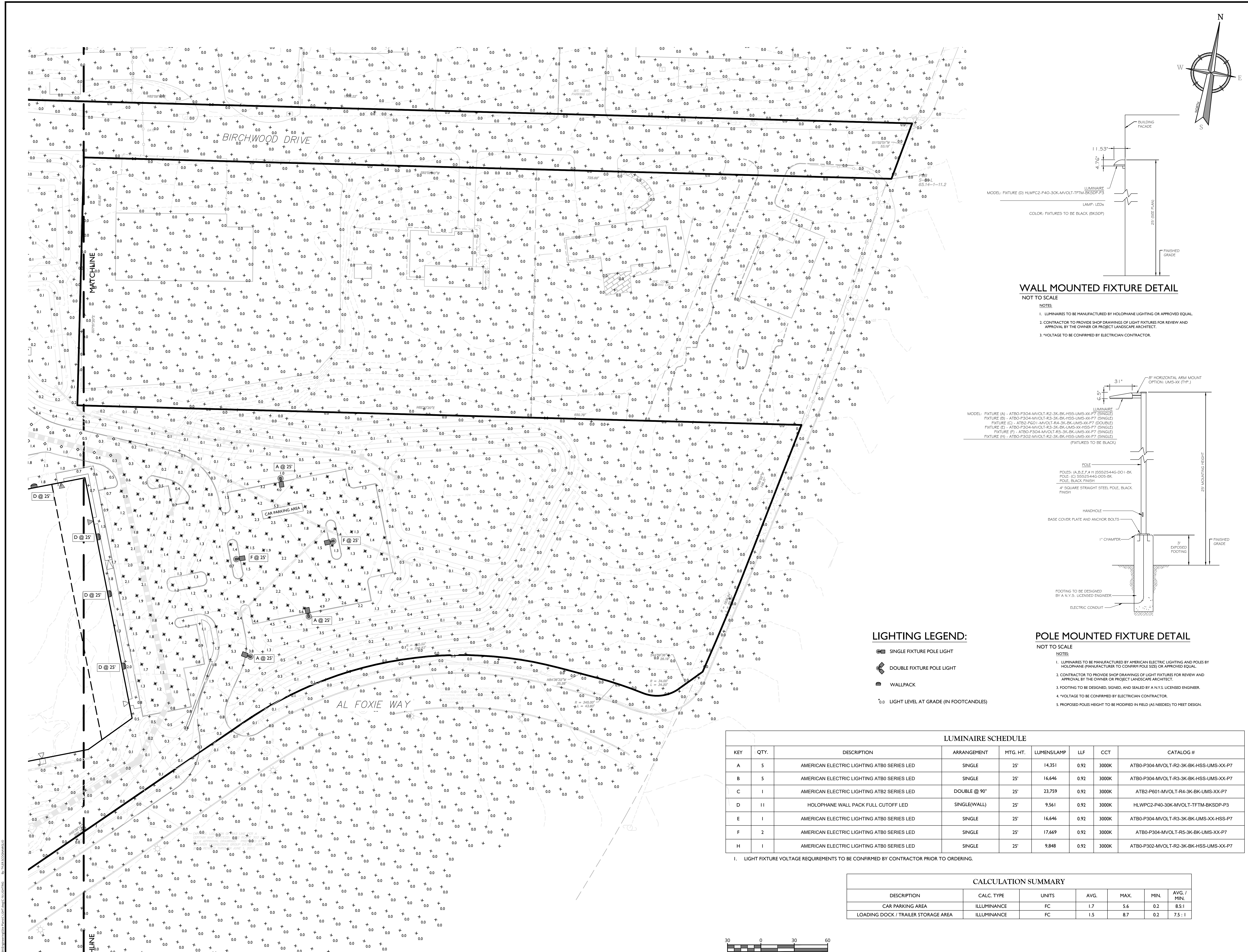
**LIGHTING LEGEND:**

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

**LIGHTING NOTES:**

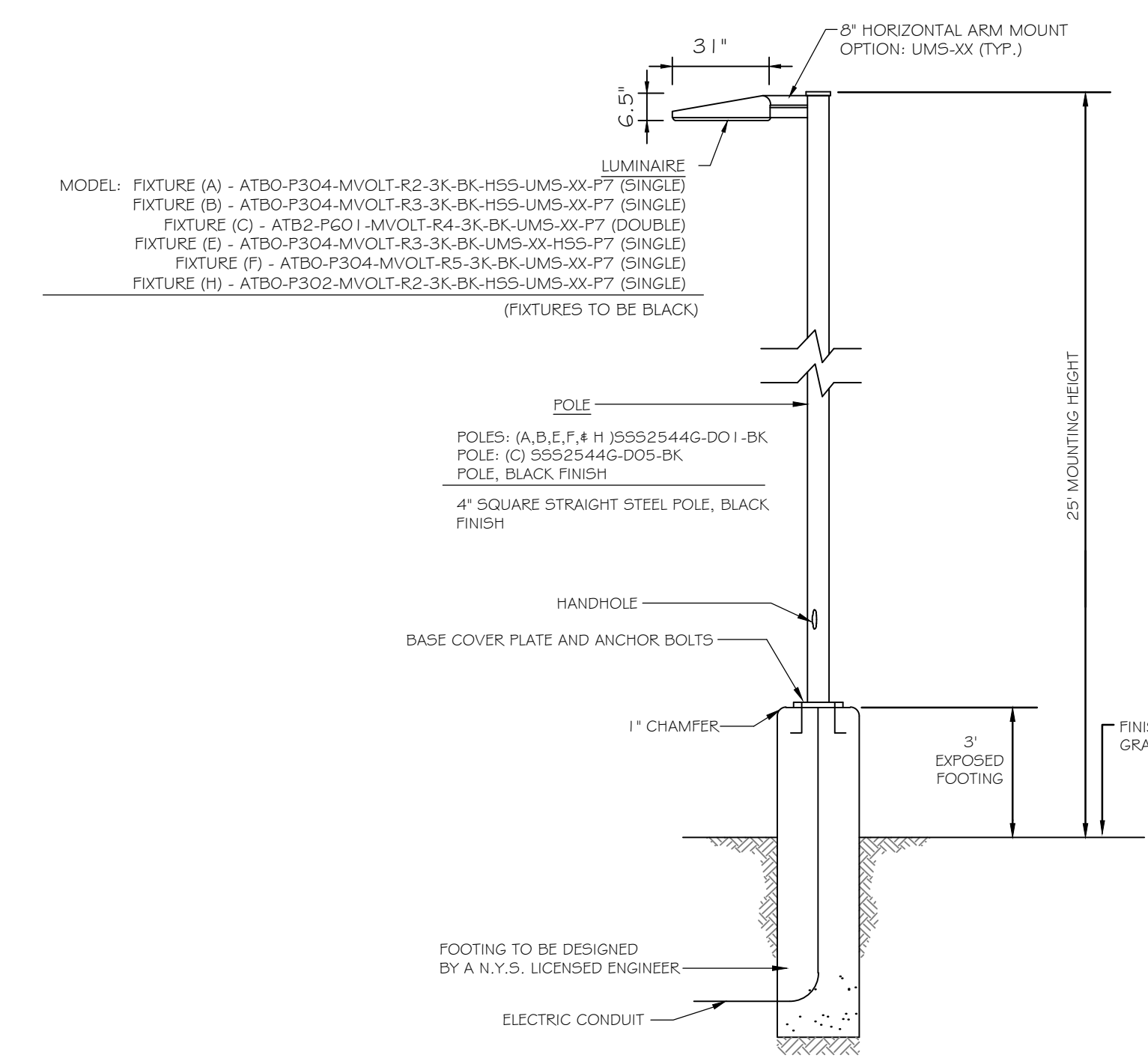
1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. POLES AND FIXTURES AS SUPPLIED BY: POLES & WALL FIXTURES - HOLOPHANE POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
3. LAMPS ARE TO BE LED; A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
4. FIXTURES AND POLES ARE TO BE BLACK.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

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**WALL MOUNTED FIXTURE DETAIL**  
NOT TO SCALE

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



**POLE MOUNTED FIXTURE DETAIL**  
NOT TO SCALE

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

**LIGHTING LEGEND:**

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

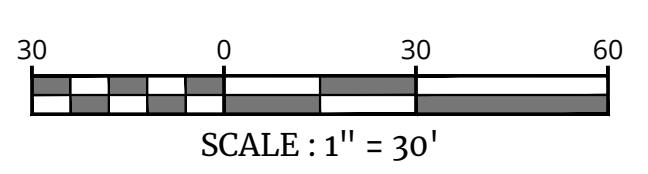
**LUMINAIRE SCHEDULE**

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CCT	CATALOG #
A	5	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	14,351	0.92	3000K	ATB0-P304-MVOLT-R2-3K-BK-HSS-UMS-XX-P7
B	5	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	16,646	0.92	3000K	ATB0-P304-MVOLT-R3-3K-BK-HSS-UMS-XX-P7
C	1	AMERICAN ELECTRIC LIGHTING ATB2 SERIES LED	DOUBLE @ 90°	25'	23,759	0.92	3000K	ATB2-P601-MVOLT-R4-3K-BK-UMS-XX-P7
D	11	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE(WALL)	25'	9,561	0.92	3000K	HLWPC2-P40-30K-MVOLT-TFTM-BKSPF-P3
E	1	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	16,646	0.92	3000K	ATB0-P304-MVOLT-R3-3K-BK-UMS-XX-HSS-P7
F	2	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	17,669	0.92	3000K	ATB0-P304-MVOLT-R5-3K-BK-UMS-XX-P7
H	1	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	9,848	0.92	3000K	ATB0-P302-MVOLT-R2-3K-BK-HSS-UMS-XX-P7

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

**CALCULATION SUMMARY**

DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
CAR PARKING AREA	ILLUMINANCE	FC	1.7	5.6	0.2	8.5:1
LOADING DOCK / TRAILER STORAGE AREA	ILLUMINANCE	FC	1.5	8.7	0.2	7.5:1



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REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION	TYPE	EXPLANATION
1	08/02/23	REVISED PER REMOVAL OF SUBSURFACE UTILIZATION CHAMBERS		
2	08/02/23	REVISED PER VARIOUS MISC. COMMENTS		

Justin Eric Dates  
NEW YORK REGISTERED LANDSCAPE ARCHITECT  
LICENSE NUMBER: 001964-01  
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FOR  
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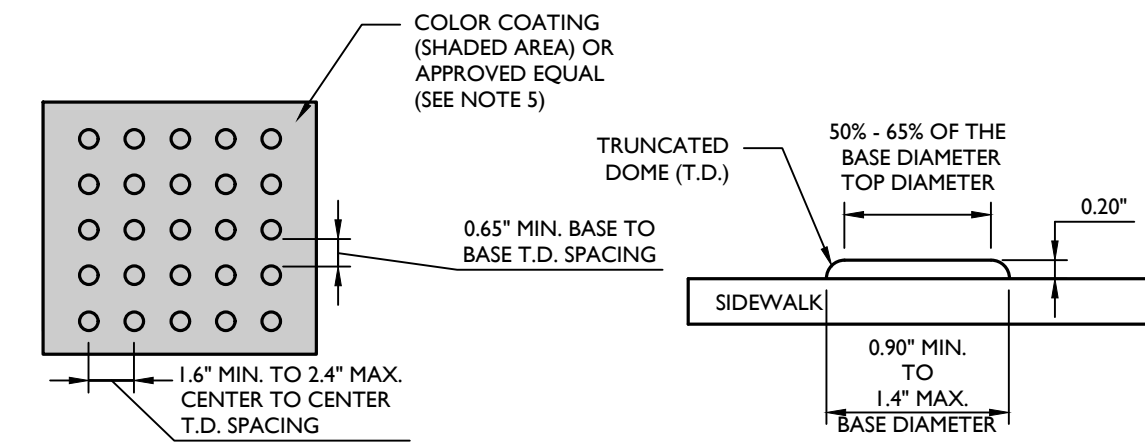
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COLLIERS ENGINEERING & DESIGN CT, P.C.  
DOING BUSINESS AS MASER CONSULTING ENGINEERS & LAND SURVEYING

SCALE: AS SHOWN  
DATE: 01/03/2023  
PROJECT NUMBER: 220202634A  
DRAWING NAME: C-4-0111  
DRAWN BY: MAS  
CHECKED BY: CDR

**LIGHTING PLAN**  
EAST  
16 of 21

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





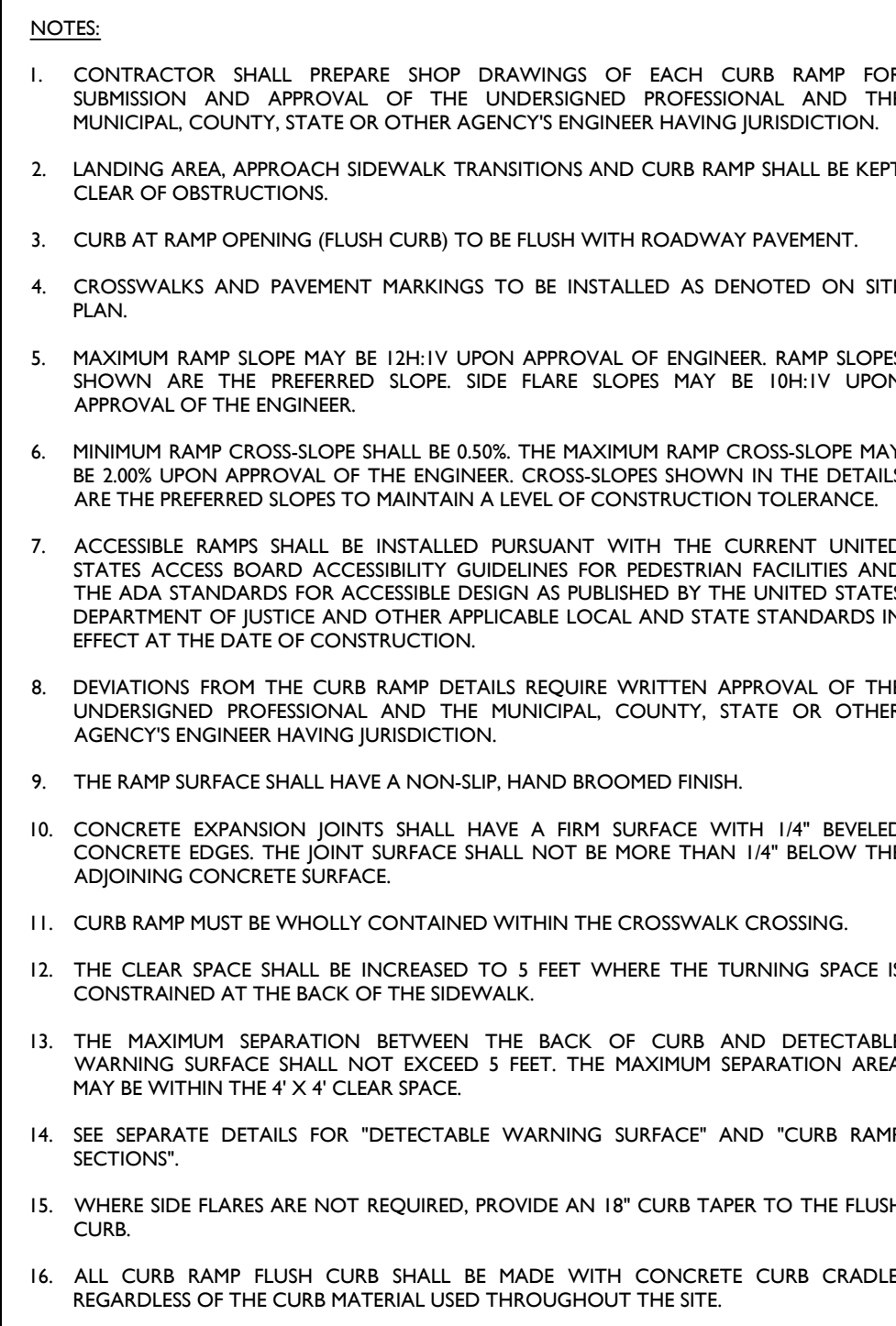
**NOTES:**

- THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
- 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.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
- 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.
- 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.
- DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES.
- 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).
- 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.
- 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).
- DETECTABLE WARNING SURFACES SHOULD NOT BE PLACED ON PAVING OR EXPANSION JOINTS AT CURB RAMP. 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.
- ON PERPENDICULAR CURB RAMP, DETECTABLE WARNING SURFACES SHALL BE PLACED AS FOLLOWS:
  - 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.
  - 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.
  - 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.
- ON PARALLEL CURB RAMP, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK.
- ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.

**DETECTABLE WARNING SURFACE DETAIL**  
MCNY-SITE-HADA-2100

NOT TO SCALE

07/01/19



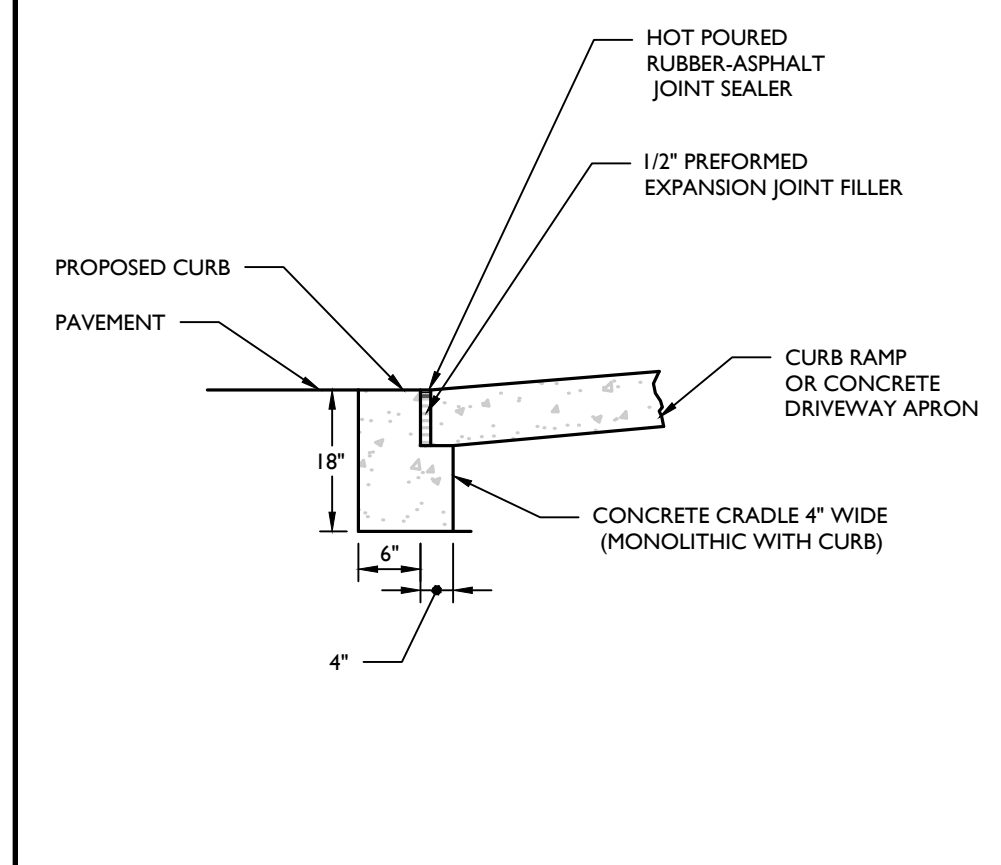
**NOTES:**

- A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2\"/>

**REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL**  
MCNY-SITE-PVMT-1800

NOT TO SCALE

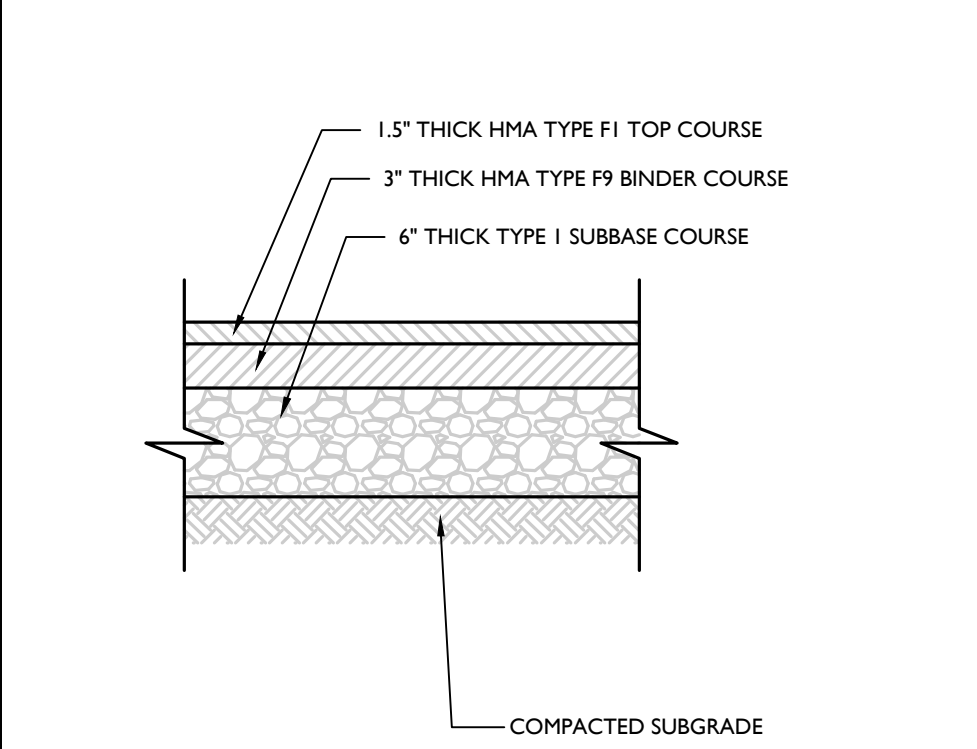
07/01/19



**FLUSH CURB AND CRADLE DETAIL**  
MCNY-SITE-HADA-2300

NOT TO SCALE

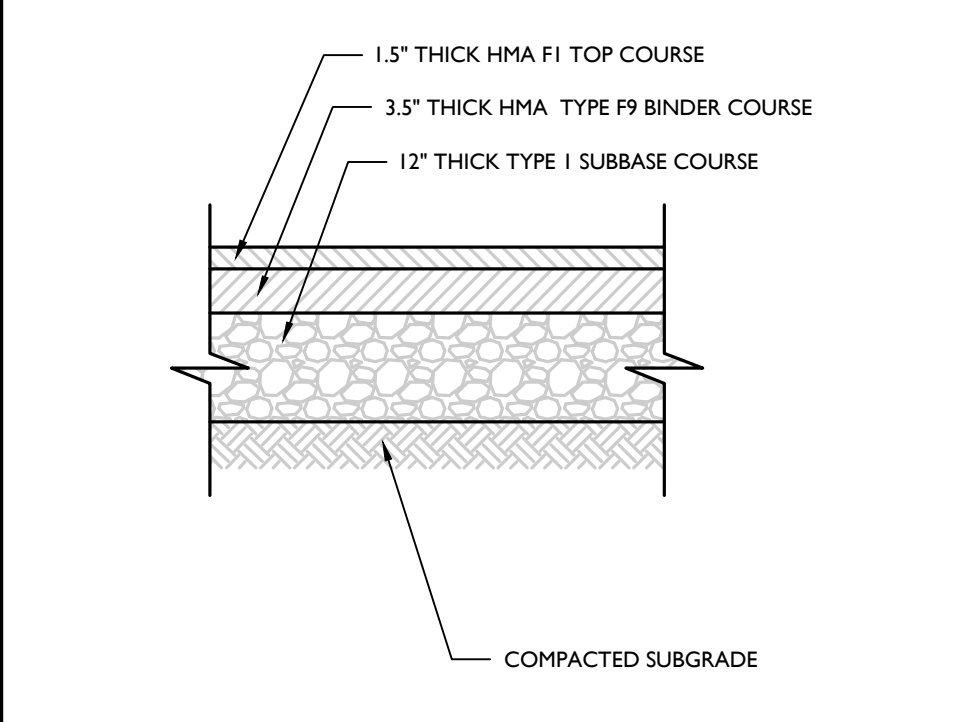
07/01/19



**STANDARD ASPHALT PAVEMENT DETAIL**  
MCNY-SITE-PVMT-1000

NOT TO SCALE

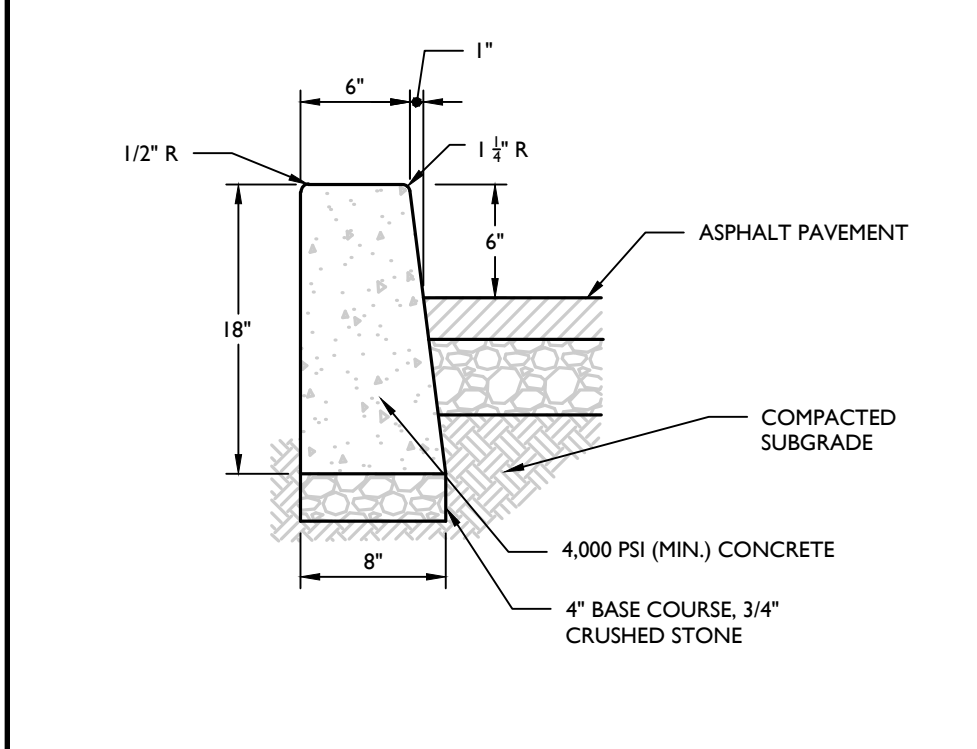
07/01/19



**HEAVY-DUTY ASPHALT PAVEMENT DETAIL**  
MCNY-SITE-PVMT-1100

NOT TO SCALE

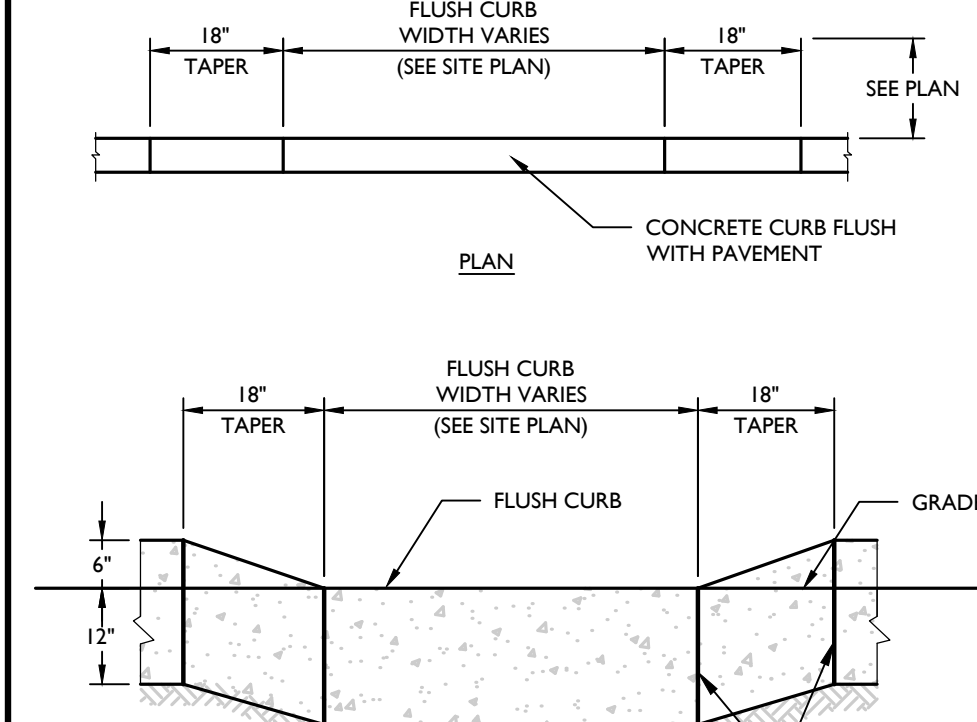
07/01/19



**CONCRETE CURB (ASPHALT PAVEMENT) DETAIL**  
MCNY-SITE-CURB-1000

NOT TO SCALE

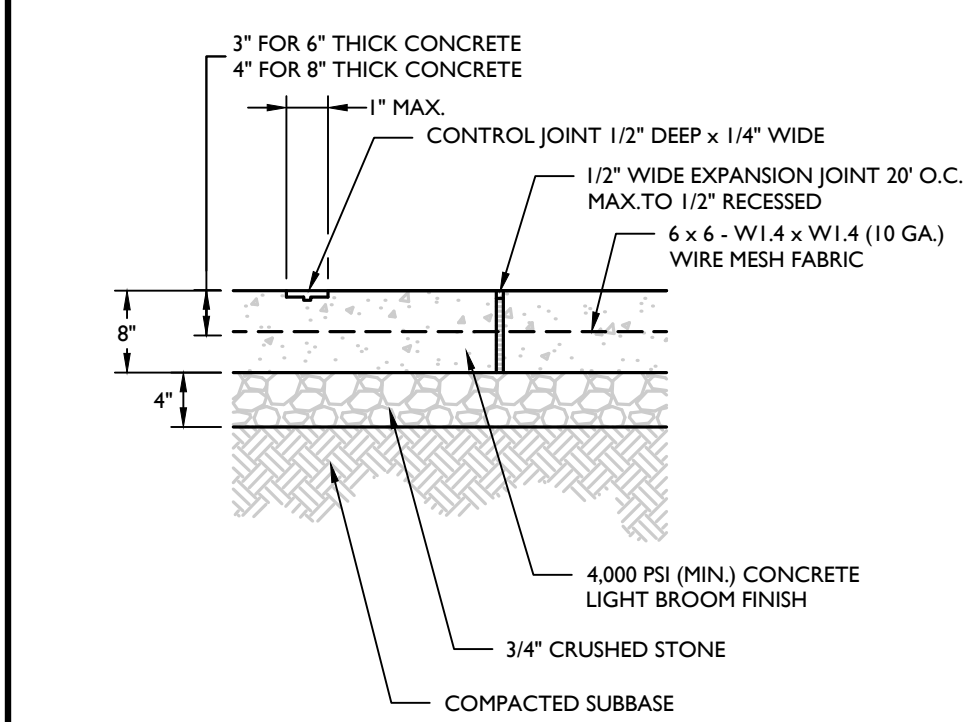
07/01/19



**CONCRETE FLUSH CURB DETAIL**  
MCNY-SITE-CURB-1300

NOT TO SCALE

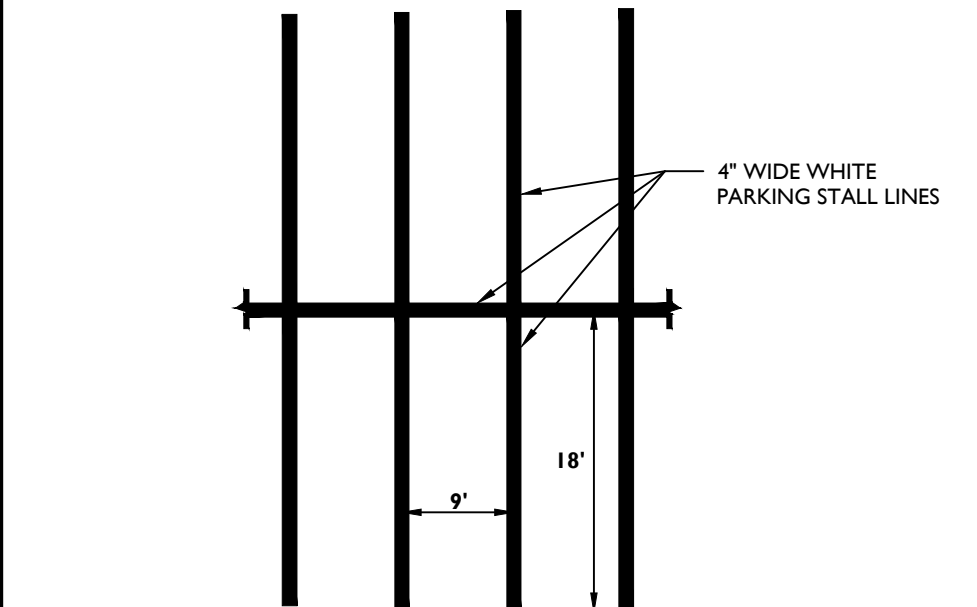
07/01/19



**CONCRETE PAVEMENT DETAIL**  
MCNY-SITE-PVMT-1500

NOT TO SCALE

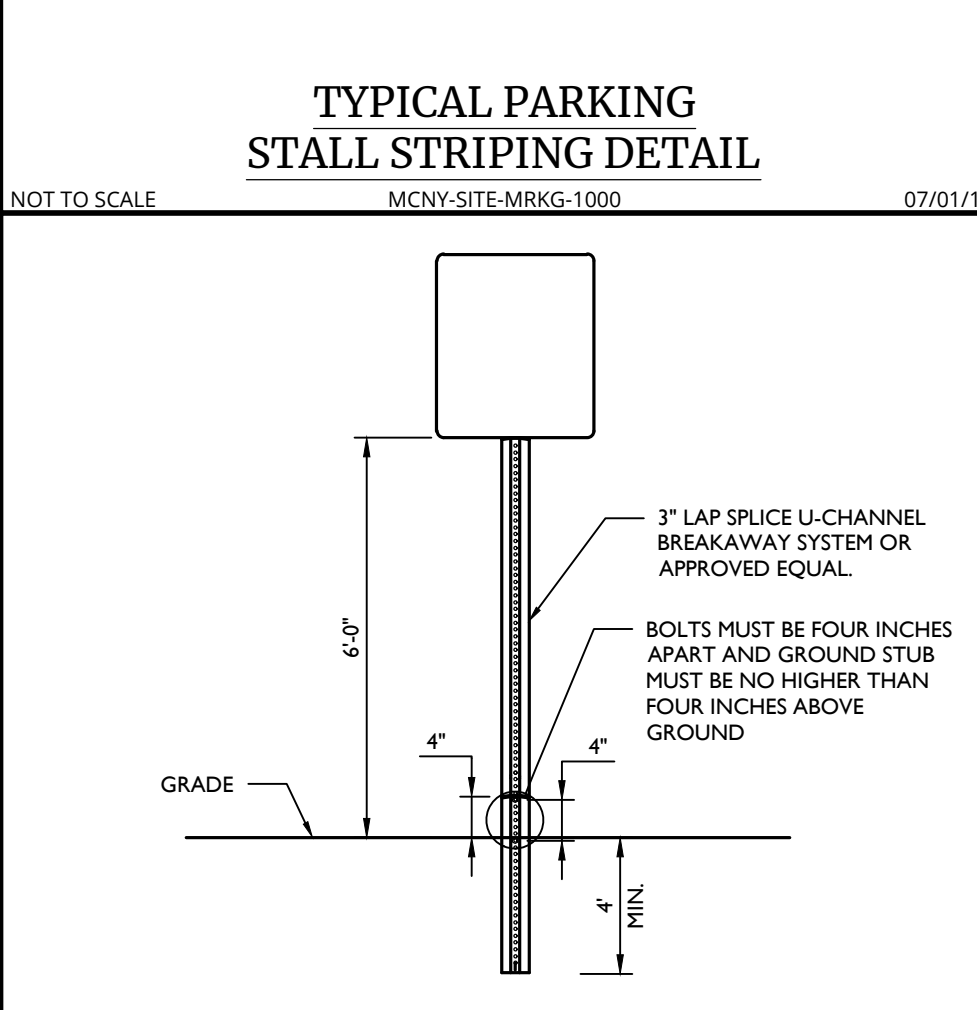
07/01/19



**TYPICAL PARKING STALL STRIPING DETAIL**  
MCNY-SITE-MRKG-1000

NOT TO SCALE

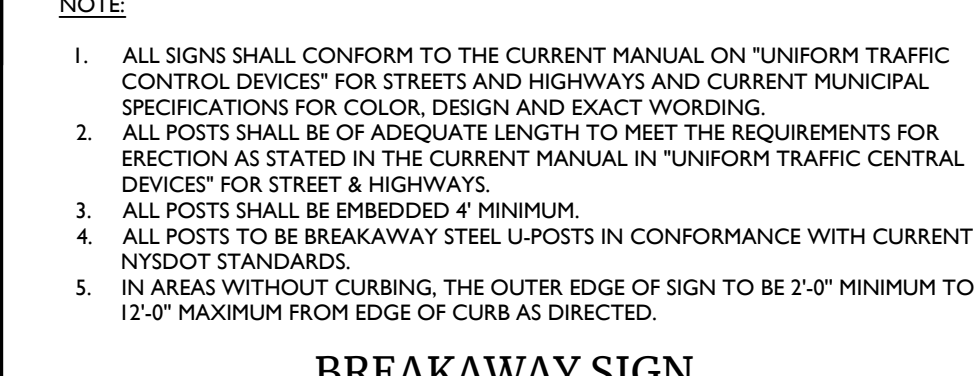
07/01/19



**BREAKAWAY SIGN POST DETAIL**  
MCCM-SIGN-GENI-6102

NOT TO SCALE

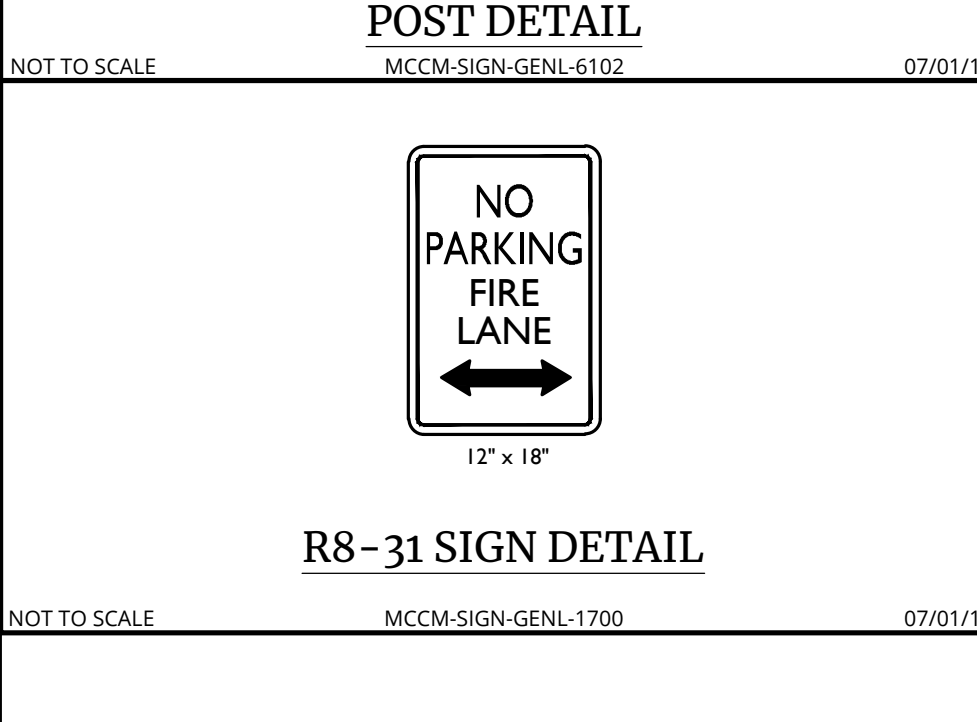
07/01/19



**CONCRETE LOADING PAD DETAIL**  
MCNY-SITE-PVMT-1600

NOT TO SCALE

07/01/19



**CONCRETE PAVING JOINTS DETAIL**  
MCNY-SITE-PVMT-1700

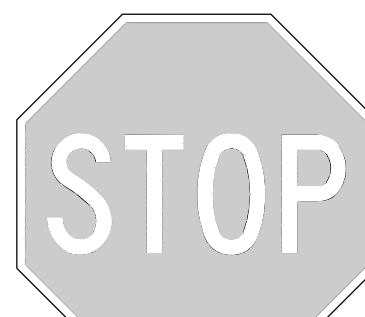
NOT TO SCALE

07/01/19

**CURB RAMP NOTES**  
MCNY-SITE-HADA-2500

NOT TO SCALE

07/01/19



**R1-1 SIGN DETAIL**  
MCCM-SIGN-REGU-R1-1

NOT TO SCALE

**R8-3a SIGN DETAIL**  
MCCM-SIGN-REGU-R8-3A

NOT TO SCALE

12/01/20



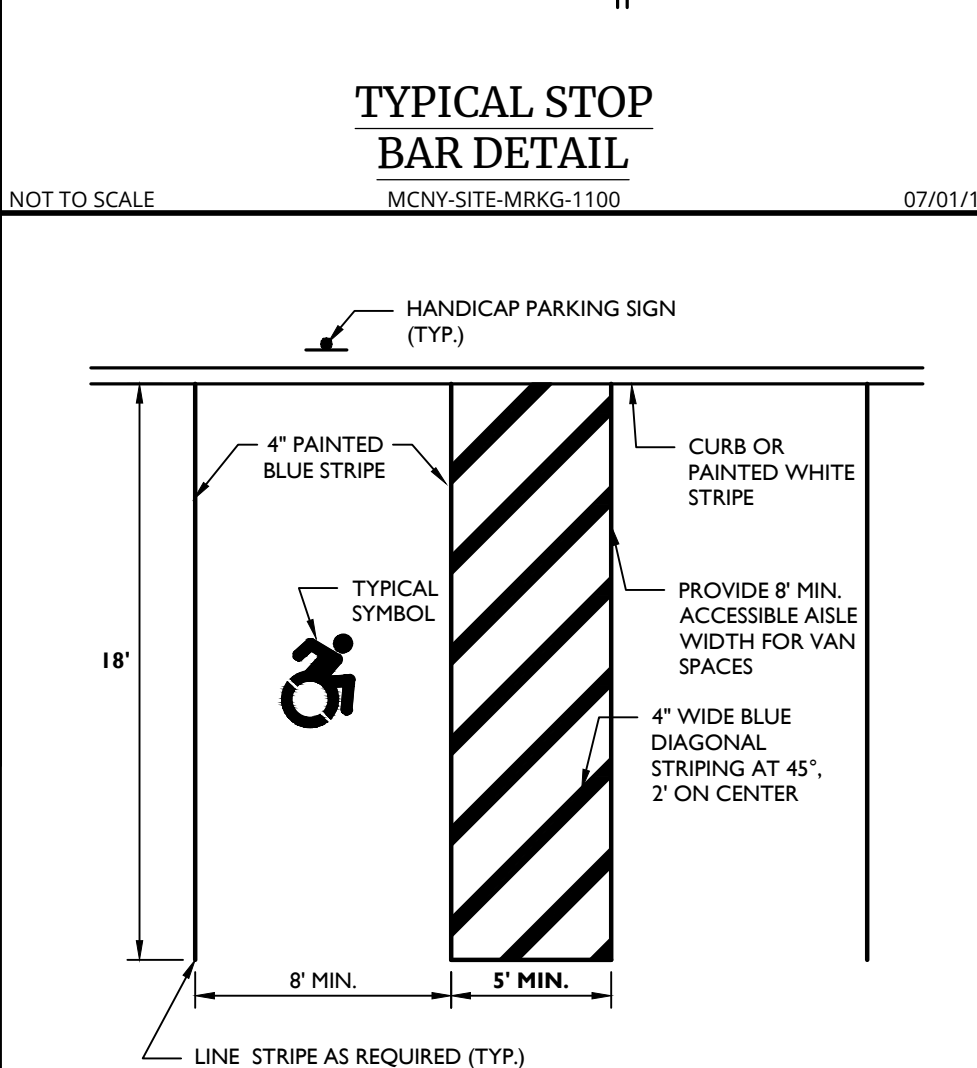
**R8-3a SIGN DETAIL**

NOT TO SCALE

**TYPICAL STOP BAR DETAIL**  
MCNY-SITE-MRKG-1100

NOT TO SCALE

07/01/19



**TRASH ENCLOSURE CONCRETE PAD DETAIL**  
MCNY-SITE-PVMT-2100

NOT TO SCALE

07/01/19

**ACCESSIBLE PARKING LINE STRIPE STALL DETAIL**  
MCNY-SITE-MRKG-1801

NOT TO SCALE

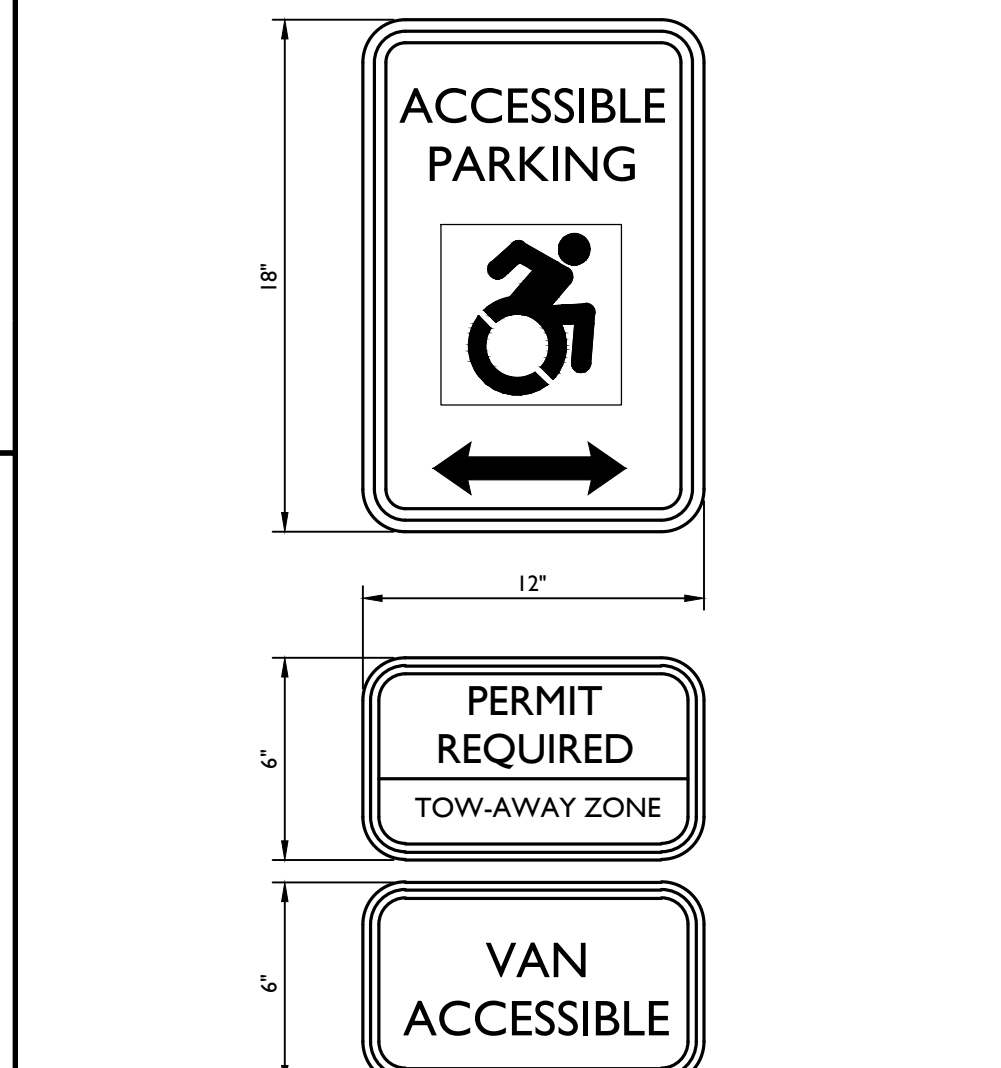
07/01/19



**ACCESSIBLE SYMBOL DETAIL**

NOT TO SCALE

07/01/19



**SIGN FOR ACCESSIBLE PARKING SPACE DETAIL**  
MCNY-SITE-HADA-2400

NOT TO SCALE

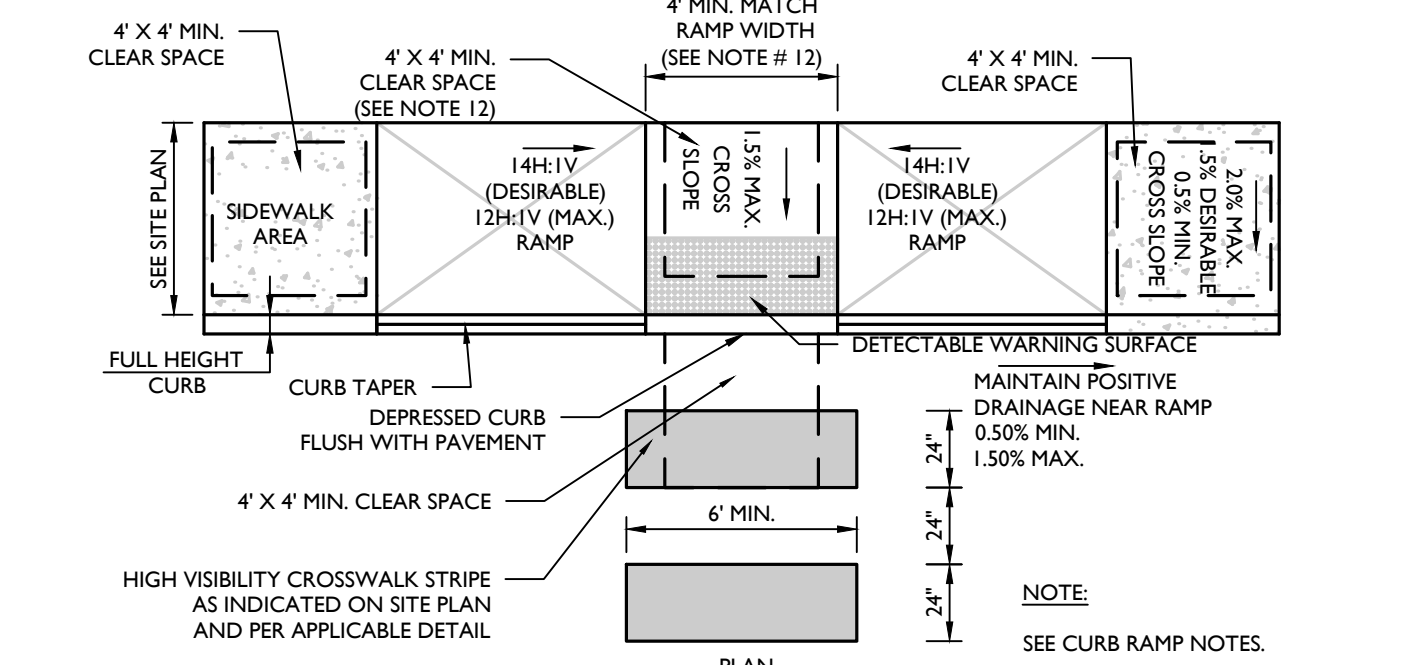
07/01/19

- NOTES:**
- 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.
  - 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.
  - CURB (DROPPED CURB) GUTTER LINE TO BE FLUSH WITH ROADWAY PAVEMENT.
  - MAXIMUM GUTTER DRAINAGE GRADE MAY BE INCREASED TO 2.00% UPON THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.
  - DEVIATION FROM THIS DETAIL REQUIRES THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.

**CURB RAMP SECTIONS DETAIL**  
MCNY-SITE-HADA-2000

NOT TO SCALE

07/01/19



**CURB RAMP TYPE 7 DETAIL**  
MCNY-SITE-HADA-1600

NOT TO SCALE

07/01/19

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REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

**Cory Daniel Robinson**

NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103785  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A.# 00107059

**PRELIMINARY SITE PLAN**

FOR  
**622 ROUTE 303 LLC**

SBL: 65.14-1-11.2 & 11.3

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK STATE**

**Colliers Engineering & Design**

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

DATE: 01/03/2023  
DRAWN BY: MAS  
CHECKED BY: CDR

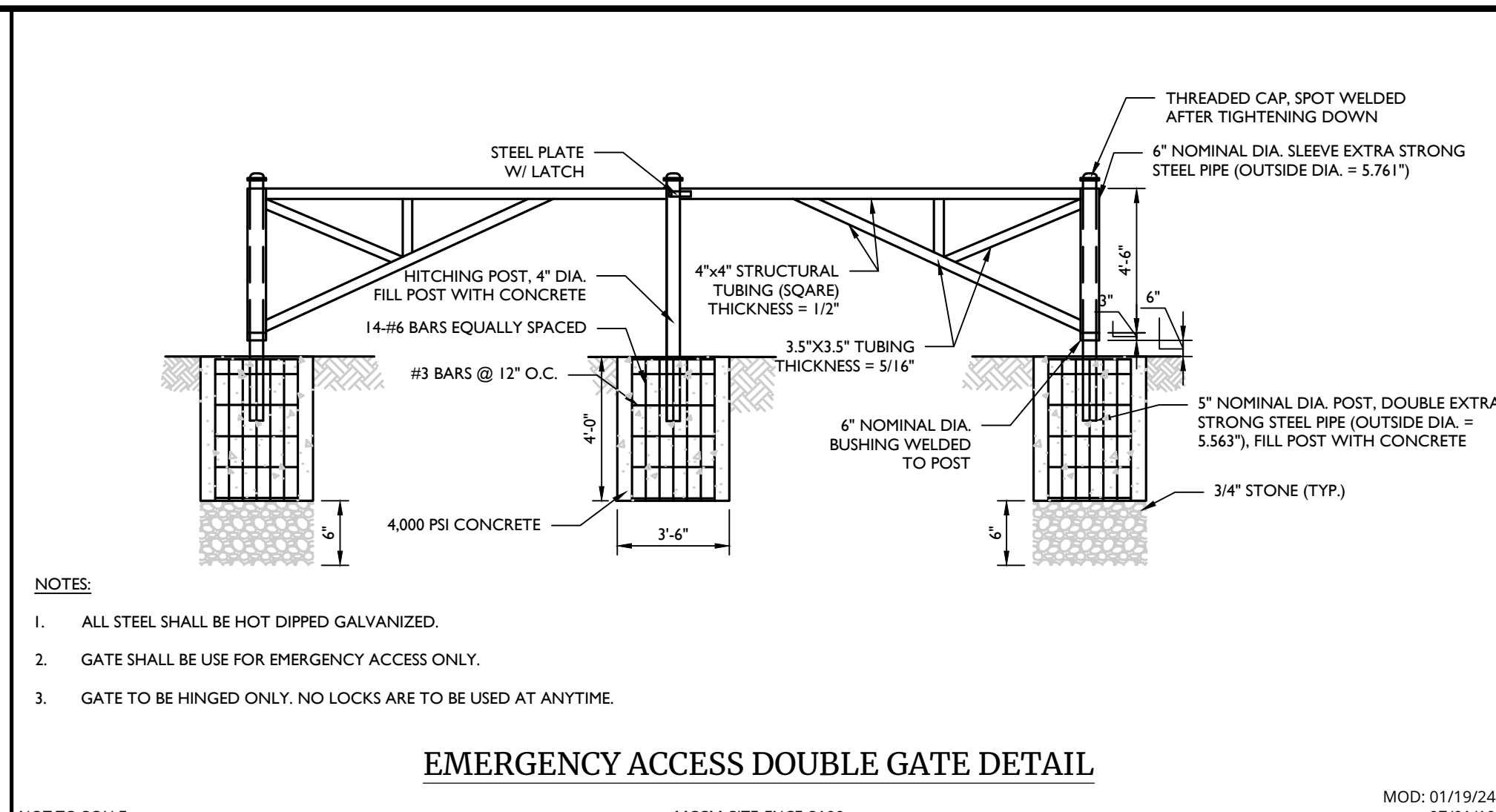
PROJECT NUMBER: 22002634A  
DRAWING NAME: C-0115

**SITE DETAILS**

SHEET NUMBER: 17 of 21

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

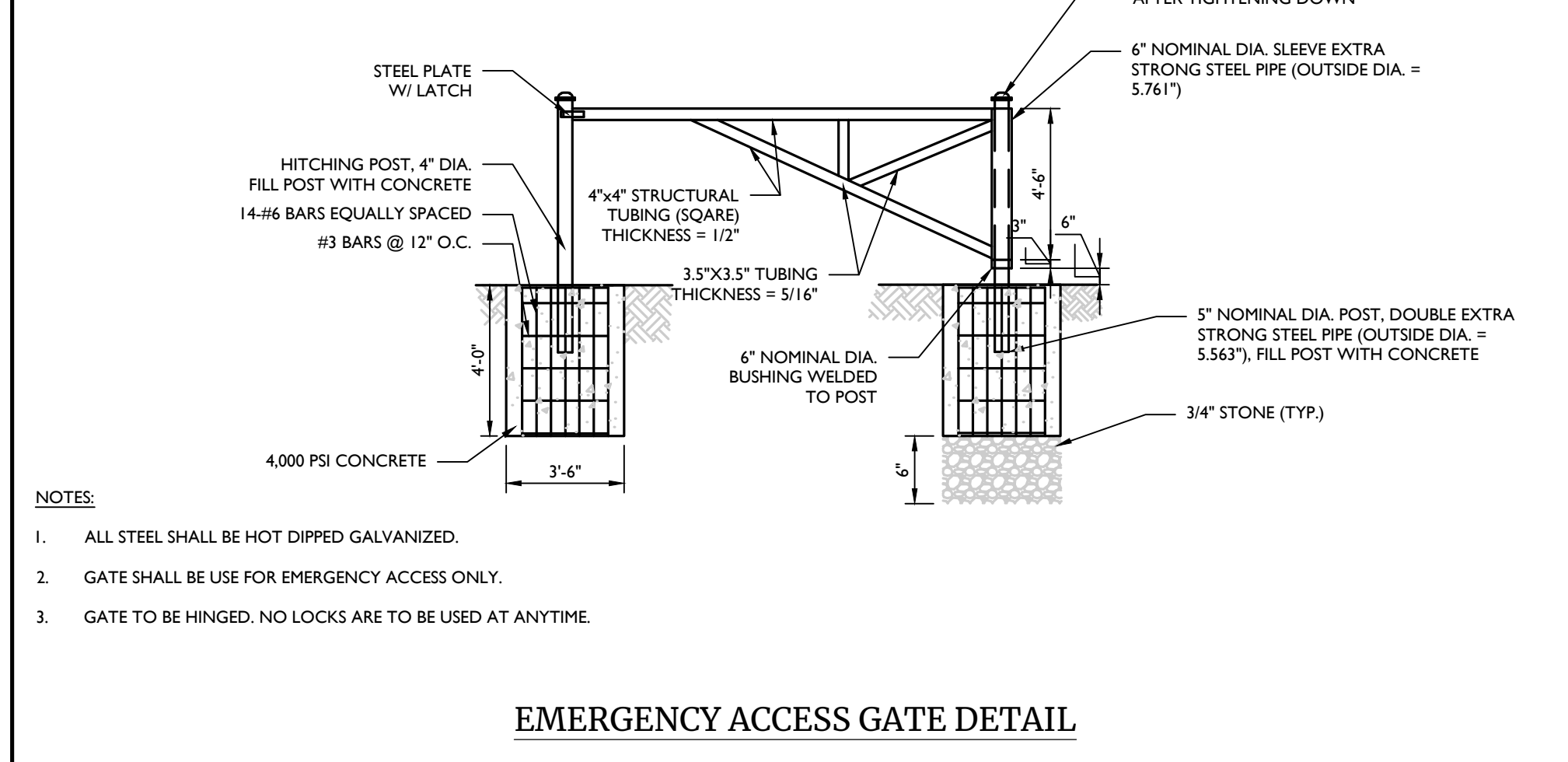
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



NOTES:  
 1. ALL STEEL SHALL BE HOT DIPPED GALVANIZED.  
 2. GATE SHALL BE USE FOR EMERGENCY ACCESS ONLY.  
 3. GATE TO BE HINGED ONLY. NO LOCKS ARE TO BE USED AT ANYTIME.

**EMERGENCY ACCESS DOUBLE GATE DETAIL**

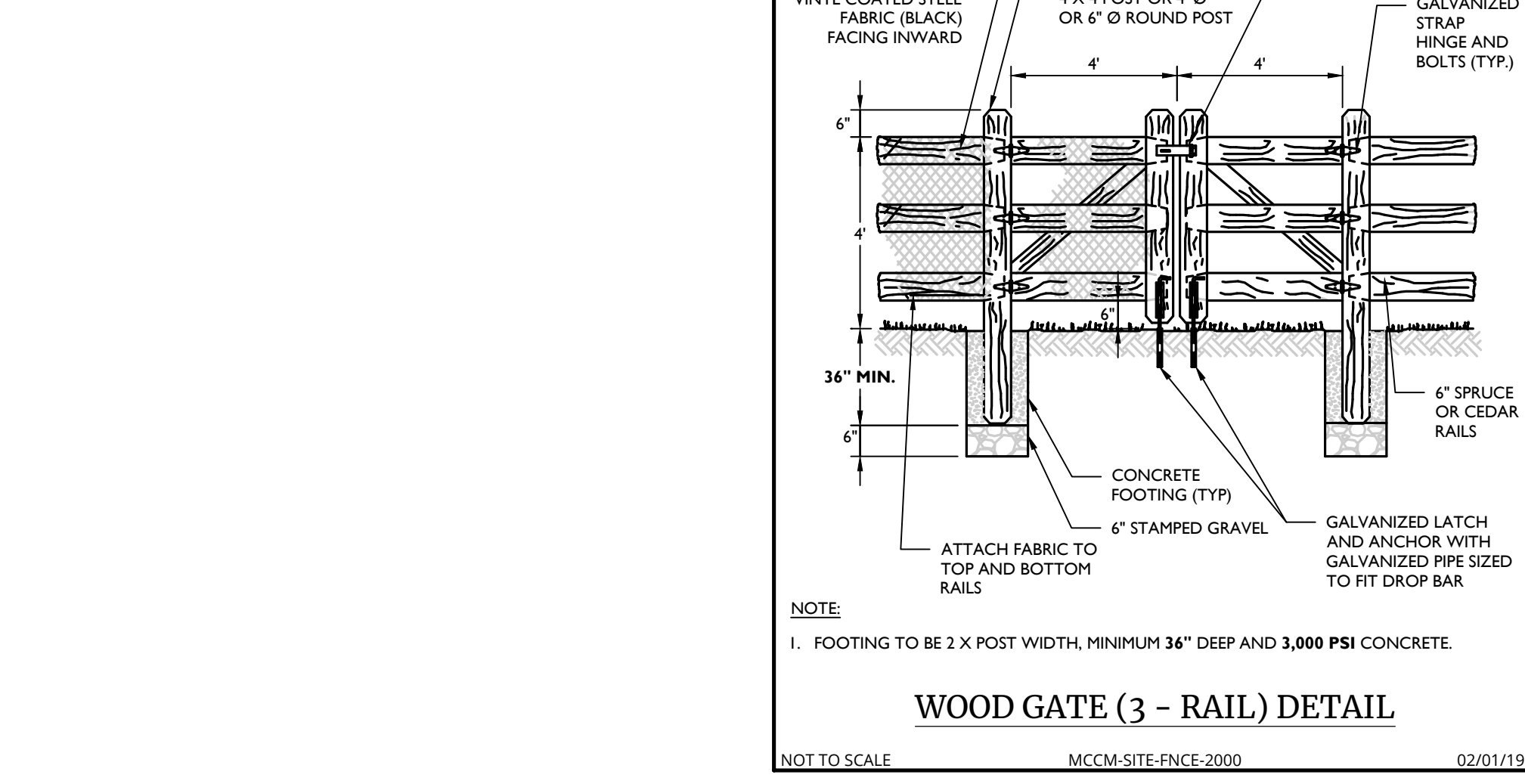
NOT TO SCALE MCCM-SITE-FNCE-3100 MOD: 01/19/24 07/01/19



NOTES:  
 1. ALL STEEL SHALL BE HOT DIPPED GALVANIZED.  
 2. GATE SHALL BE USE FOR EMERGENCY ACCESS ONLY.  
 3. GATE TO BE HINGED ONLY. NO LOCKS ARE TO BE USED AT ANYTIME.

**EMERGENCY ACCESS GATE DETAIL**

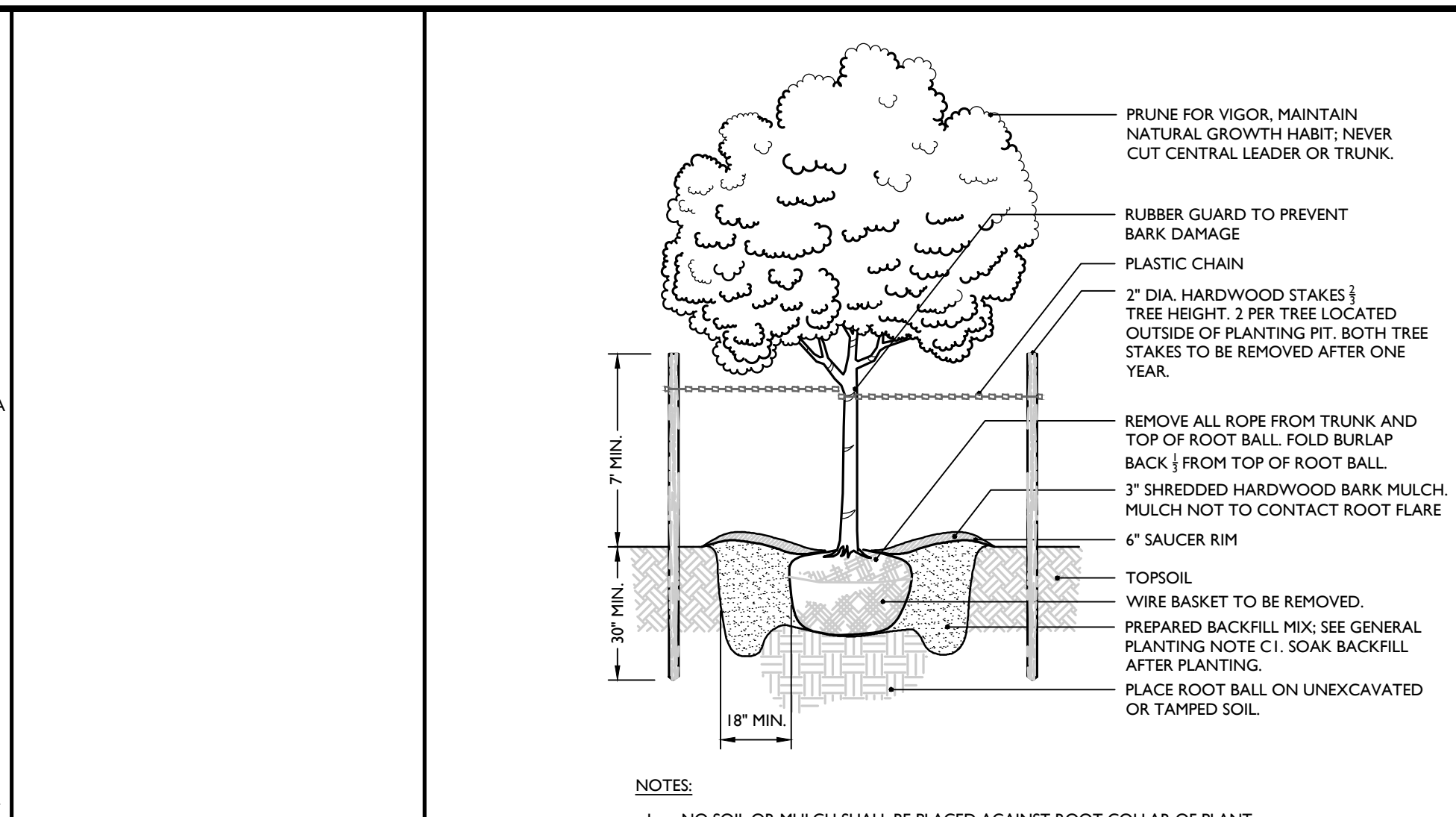
NOT TO SCALE MCCM-SITE-FNCE-3100 07/01/19



NOTE:  
 1. FOOTING TO BE 2 X 2 POST WIDTH, MINIMUM 36\"/>

**WOOD GATE (3 - RAIL) DETAIL**

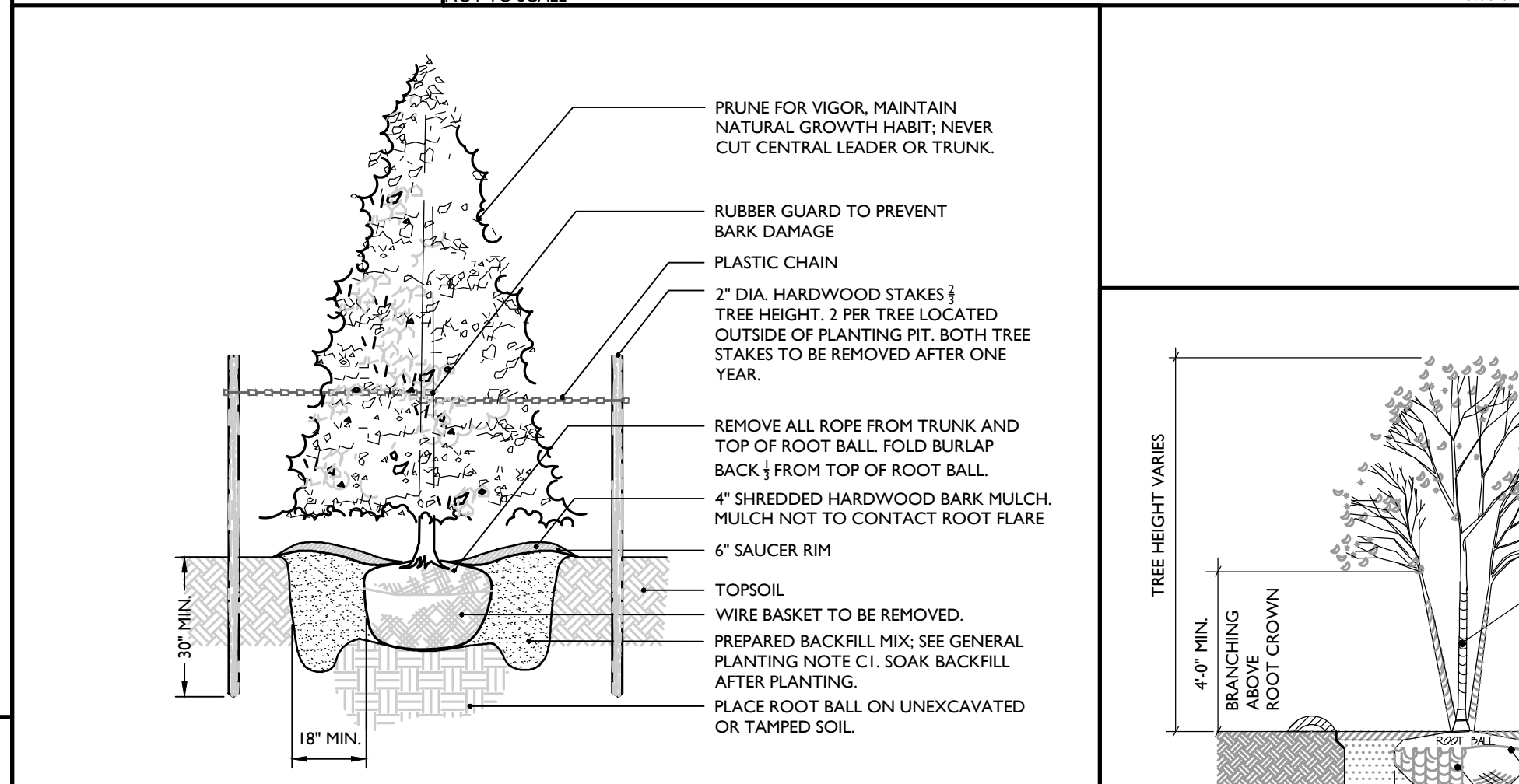
NOT TO SCALE MCCM-SITE-FNCE-2000 02/01/19



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

**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.

**EVERGREEN TREE PLANTING DETAIL**

NOT TO SCALE 07/01/19



**GENERAL PLANTING NOTES**

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

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

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

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

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

6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'0\"/>

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 LUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NET 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 TREES 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\"/>

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

12. OPTIMUM PLANTING TIME:  
 DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30.  
 CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1.

PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.

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

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

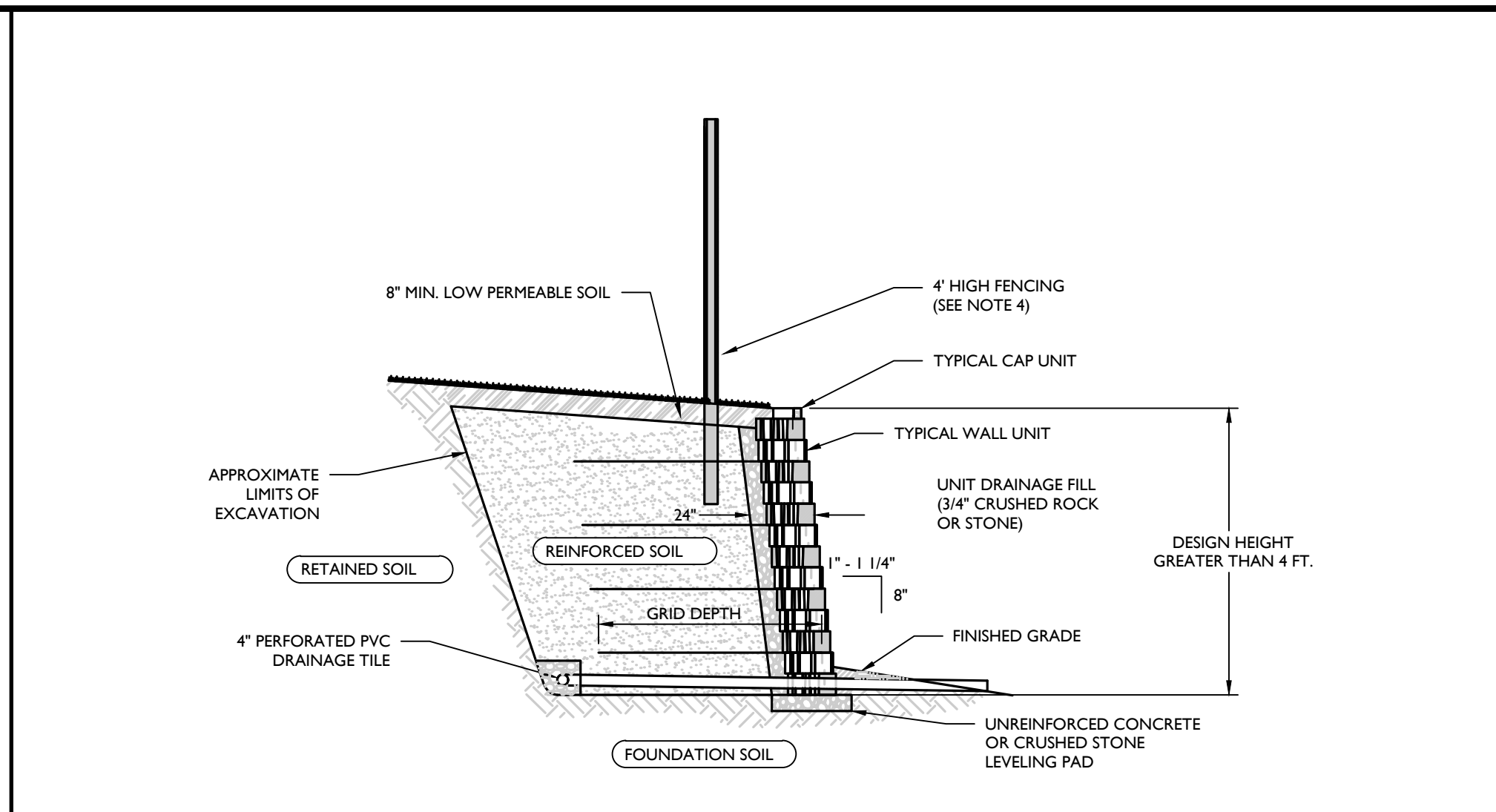
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4\"/>

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\"/>

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

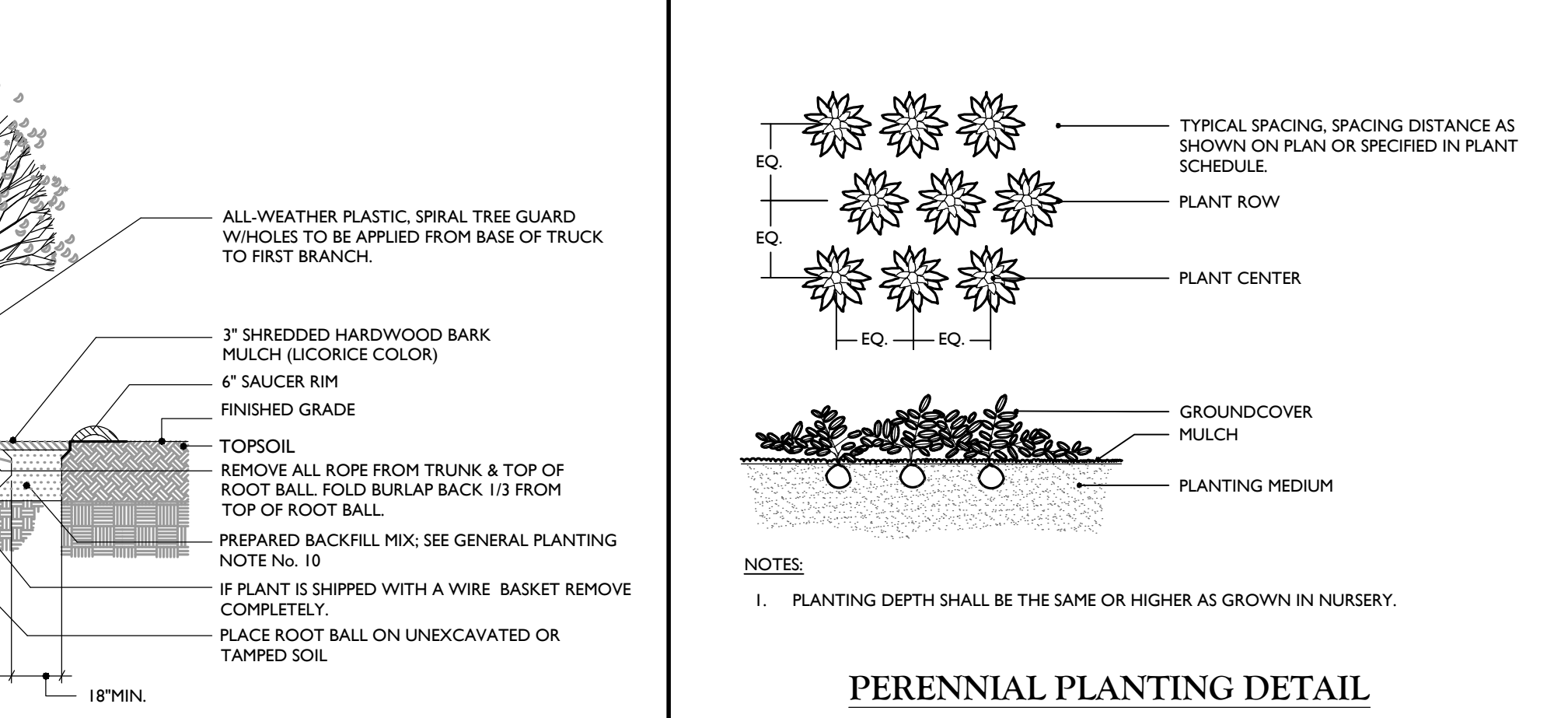
19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.



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\"/>

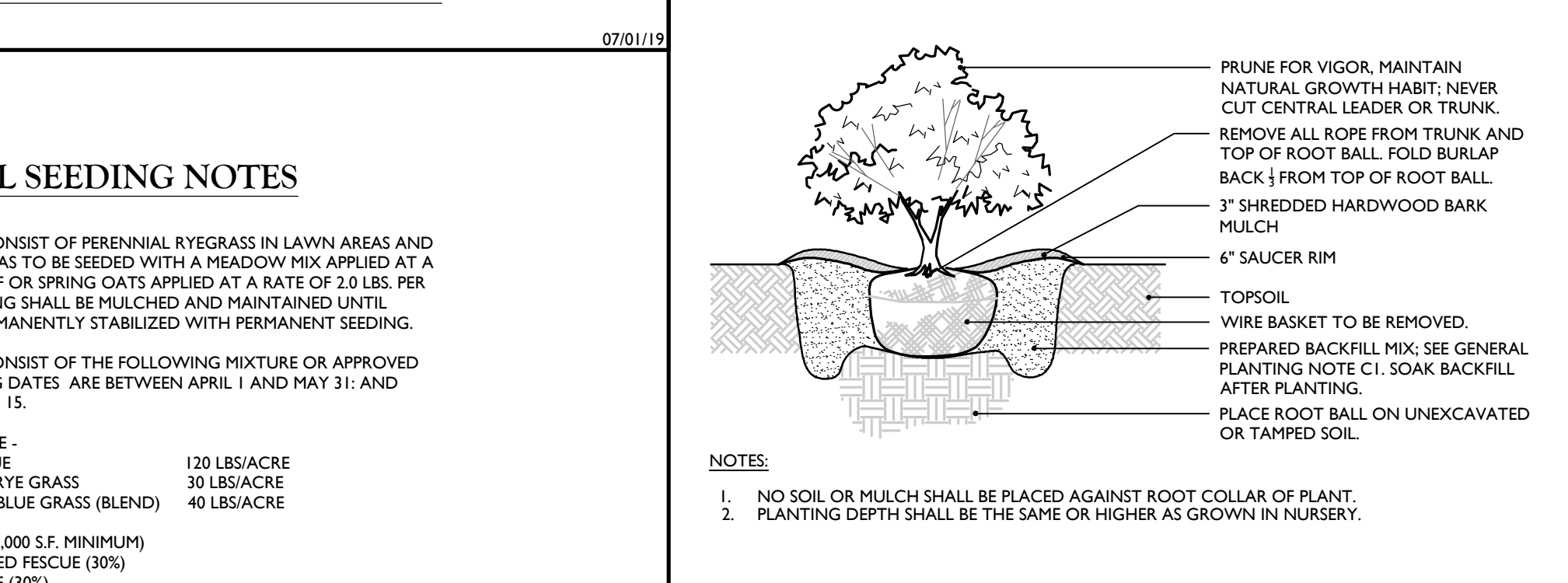
**TYPICAL REINFORCED WALL SECTION (1\"/>**

NOT TO SCALE 10/01/19



**MULTI-STEM TREE PLANTING DETAIL**

NOT TO SCALE 07/01/19

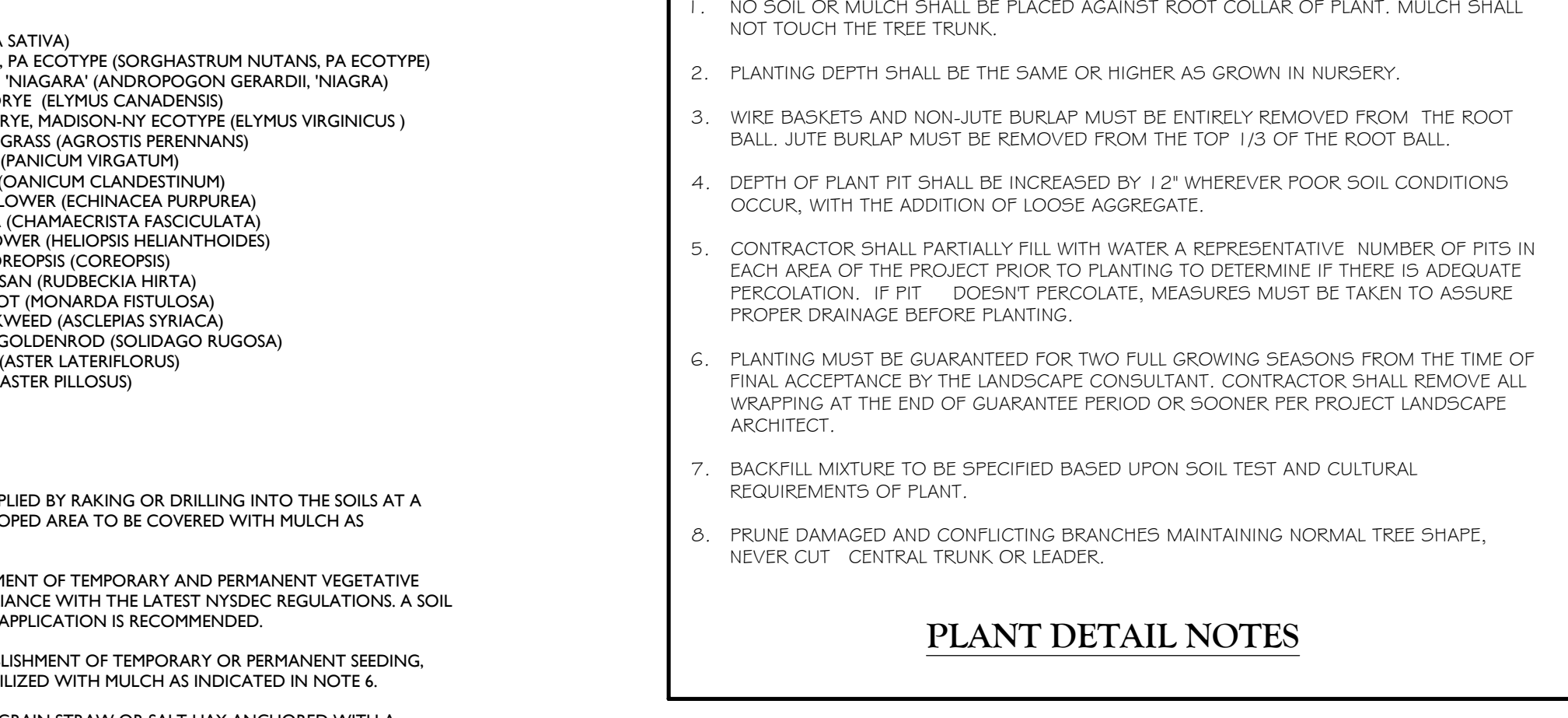


**PERENNIAL PLANTING DETAIL**

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

**SHRUB PLANTING DETAIL**

NOT TO SCALE



**SHRUB PLANTING DETAIL**

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.

**PLANT DETAIL NOTES**

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.

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

3. WIRE BASKETS AND NON-LUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. LUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.

4. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12\"/>

5. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.

6. PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT. CONTRACTOR SHALL REMOVE ALL WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE ARCHITECT.

7. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.

8. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

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NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR PERMITS	CDR		
2	08/02/23	ISSUED FOR PERMITS	CDR		
3	08/02/23	ISSUED FOR PERMITS	CDR		

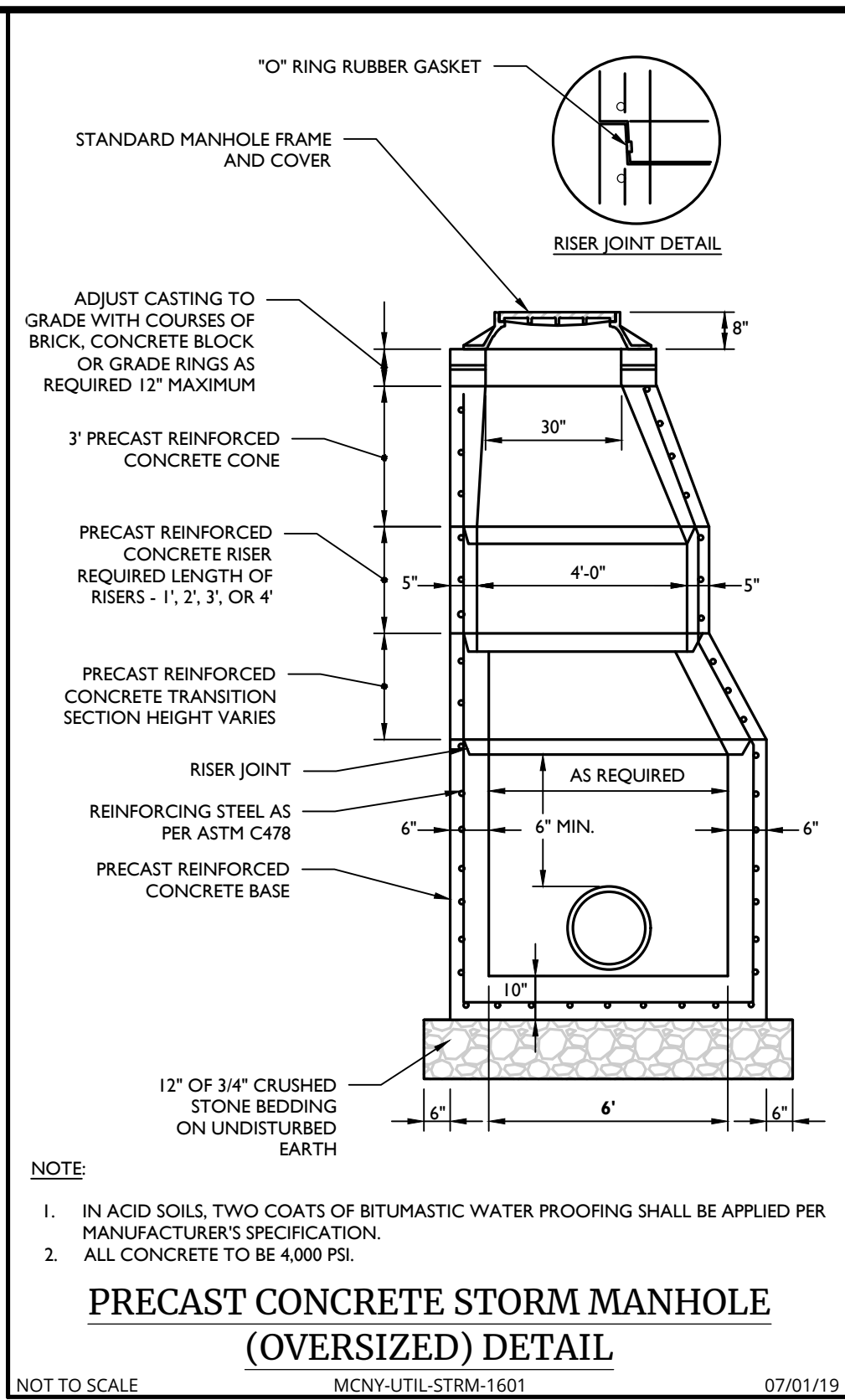
**Cory Daniel Robinson**  
 NEW YORK LICENSED PROFESSIONAL ENGINEER  
 LICENSE NUMBER: 103788  
 COLLIERS ENGINEERING & DESIGN CT, P.C.  
 N.Y. C.O.A.# 007690

**PRELIMINARY SITE PLAN**  
 FOR  
**622 ROUTE 303 LLC**  
 SBL: 65.14-1-11.2 & 11.3  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY  
 NEW YORK STATE

**Colliers**  
 Engineering & Design  
 555 Hudson Valley Avenue  
 Suite 101  
 New Windsor, NY 12553  
 Phone: 845.564.4499  
 COLLIERS ENGINEERING & DESIGN CT, P.C.  
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SCALE: AS SHOWN DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR  
 PROJECT NUMBER: 22002634A DRAWING NAME: C-0715

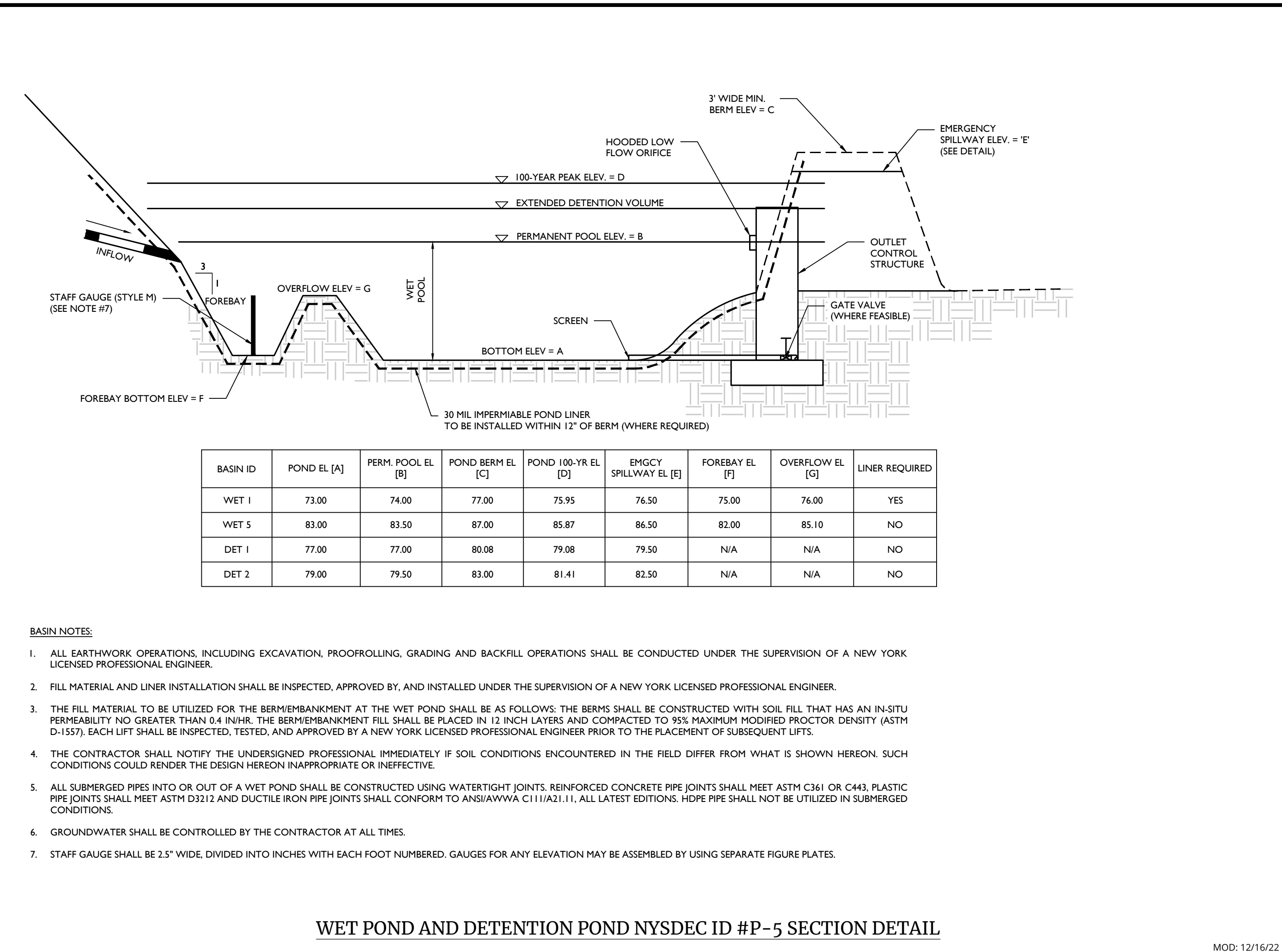
SHEET TITLE: SITE DETAILS  
 SHEET NUMBER: 18 of 21



**PRECAST CONCRETE STORM MANHOLE (OVERSIZED) DETAIL**

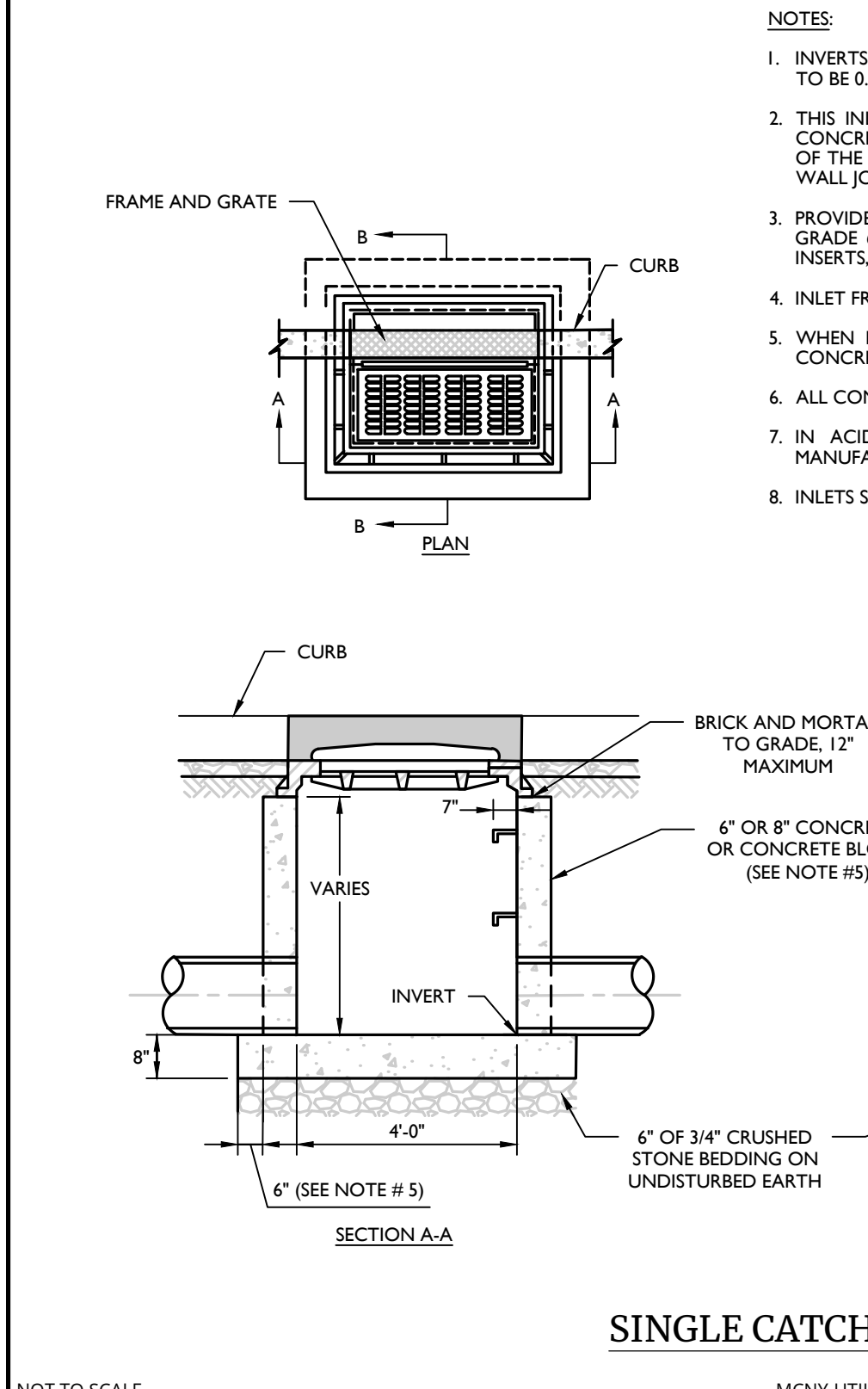
NOT TO SCALE MCNY-UTIL-STRM-1601 07/01/19

BASIN ID	POND EL. [A]	PERM. POOL EL. [B]	POND BERM EL. [C]	POND 100-YR EL. [D]	EMGCT SPILLWAY EL. [E]	FOREBAY EL. [F]	OVERFLOW EL. [G]	LINER REQUIRED
INFIL 2	83.00	87.11	86.11	86.50	24.00	10.00	N/A	NO
INFIL 3	69.00	73.00	71.82	72.00	24.00	12.00	N/A	YES
INFIL 4	72.00	77.00	74.89	76.00	15.50	7.00	N/A	YES



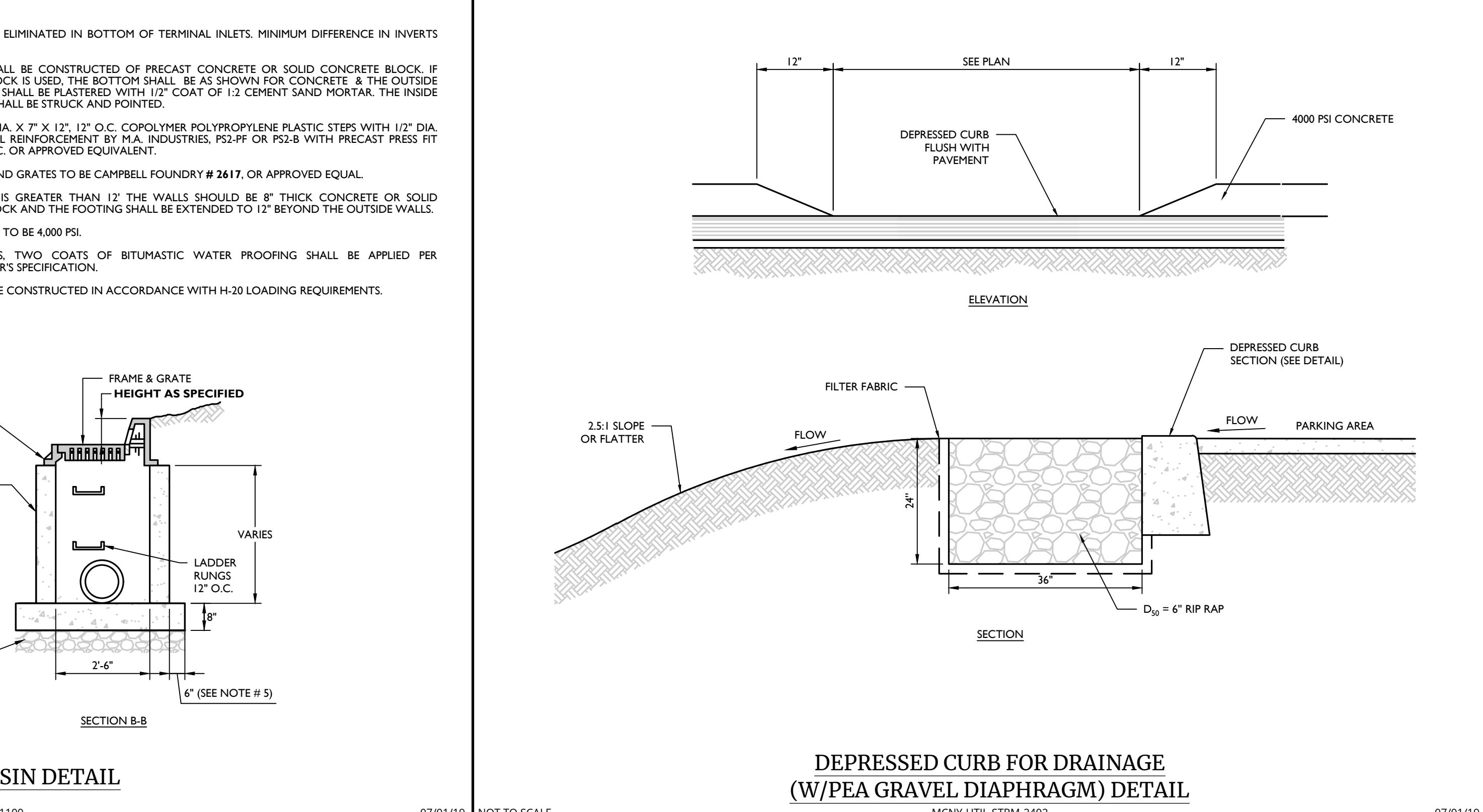
**WET POND AND DETENTION POND NYSDEC ID #P-5 SECTION DETAIL**

NOT TO SCALE MCNY-UTIL-STRM-1200 07/01/2019



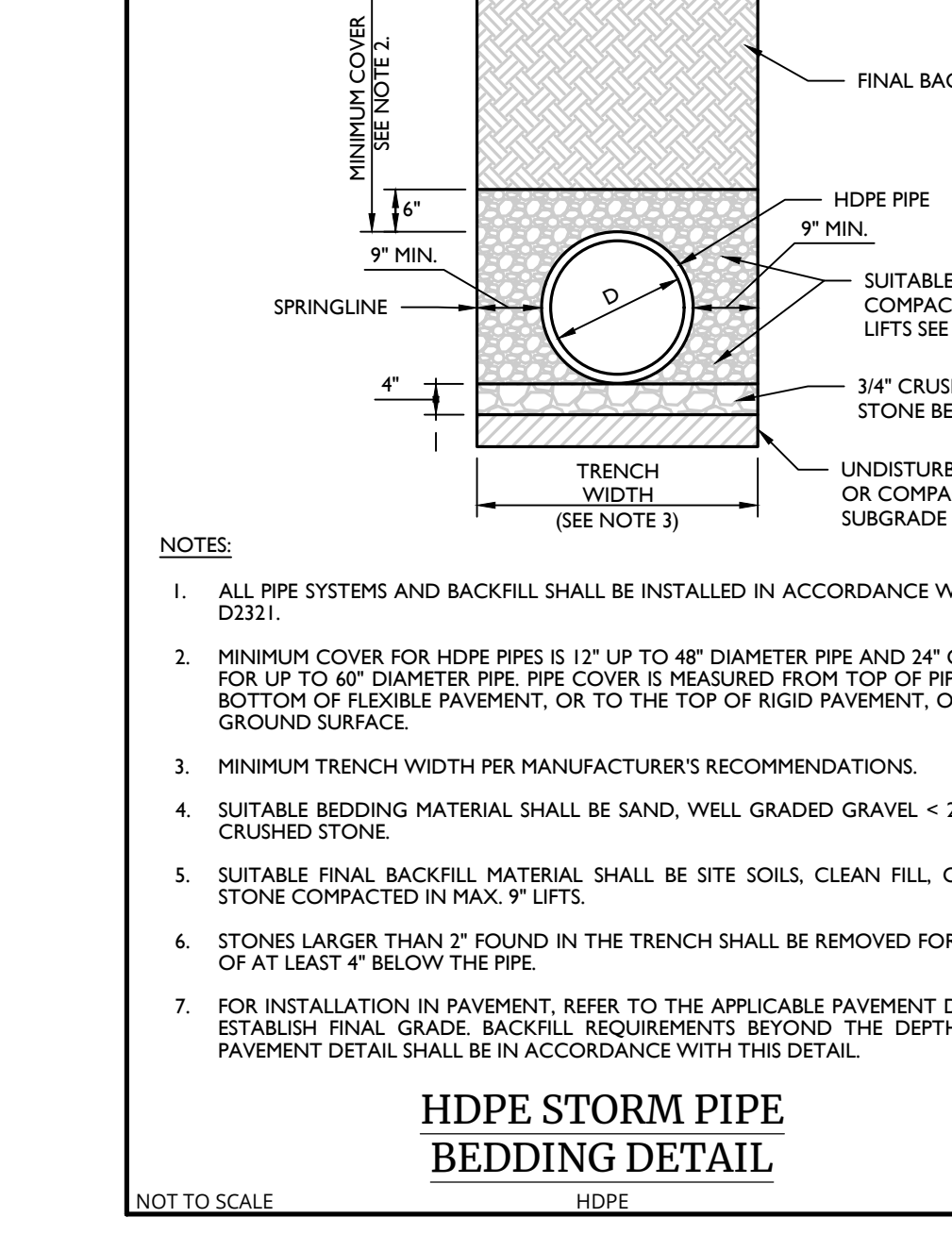
**SINGLE CATCH BASIN DETAIL**

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



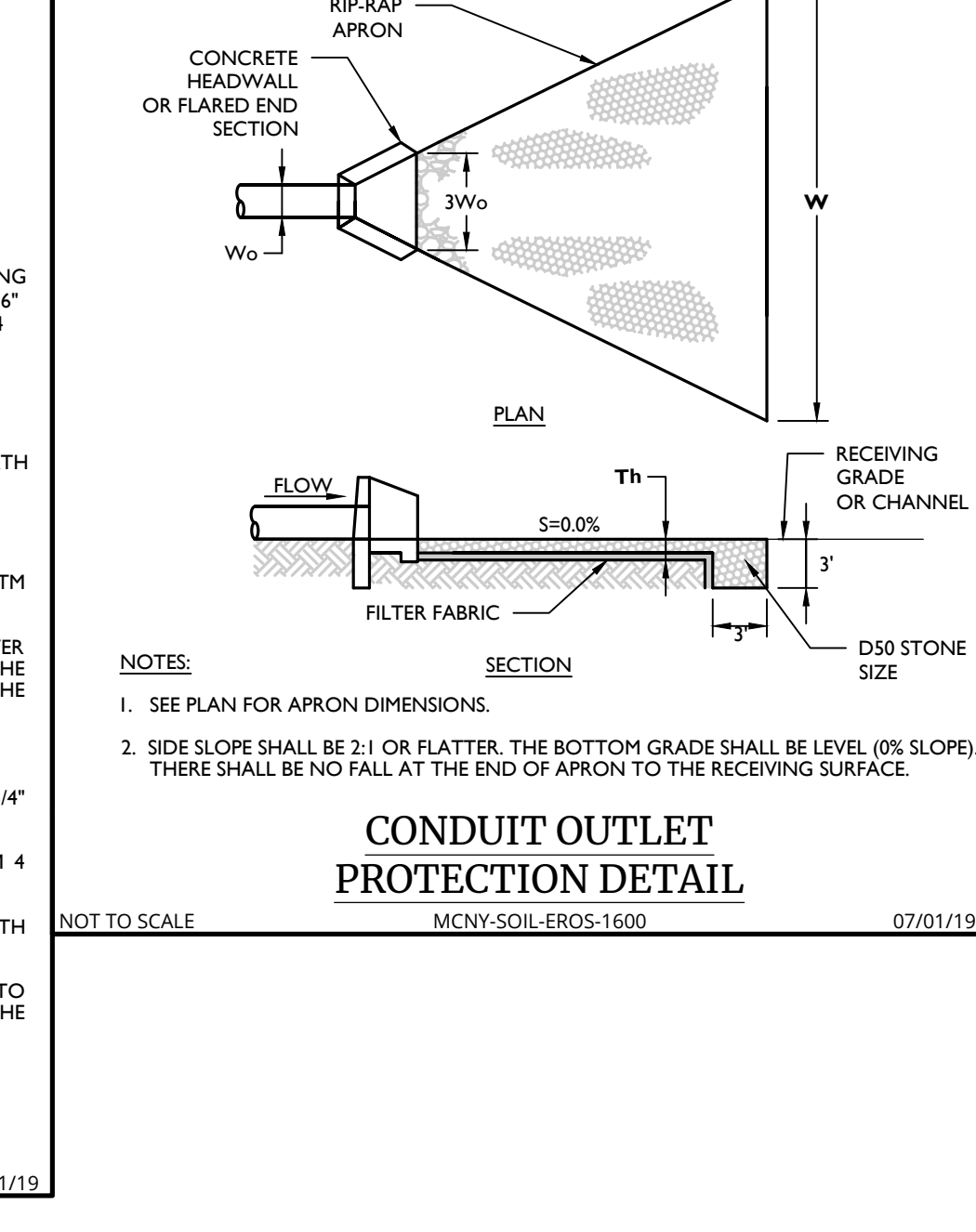
**DEPRESSED CURB FOR DRAINAGE (W/PEA GRAVEL DIAPHRAGM) DETAIL**

NOT TO SCALE MCNY-UTIL-STRM-2402 07/01/19



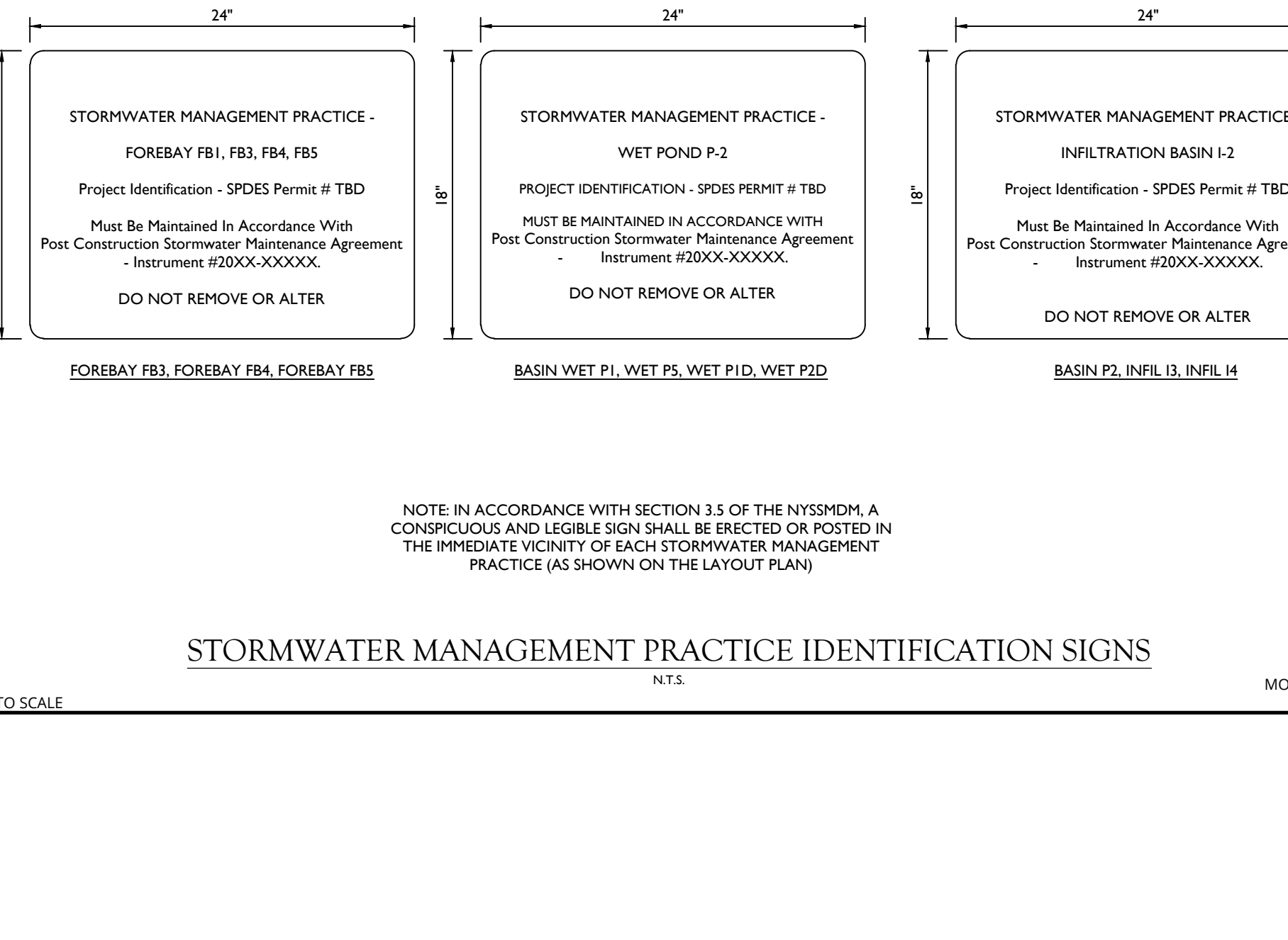
**HDPE STORM PIPE BEDDING DETAIL**

NOT TO SCALE HDPE 07/01/19



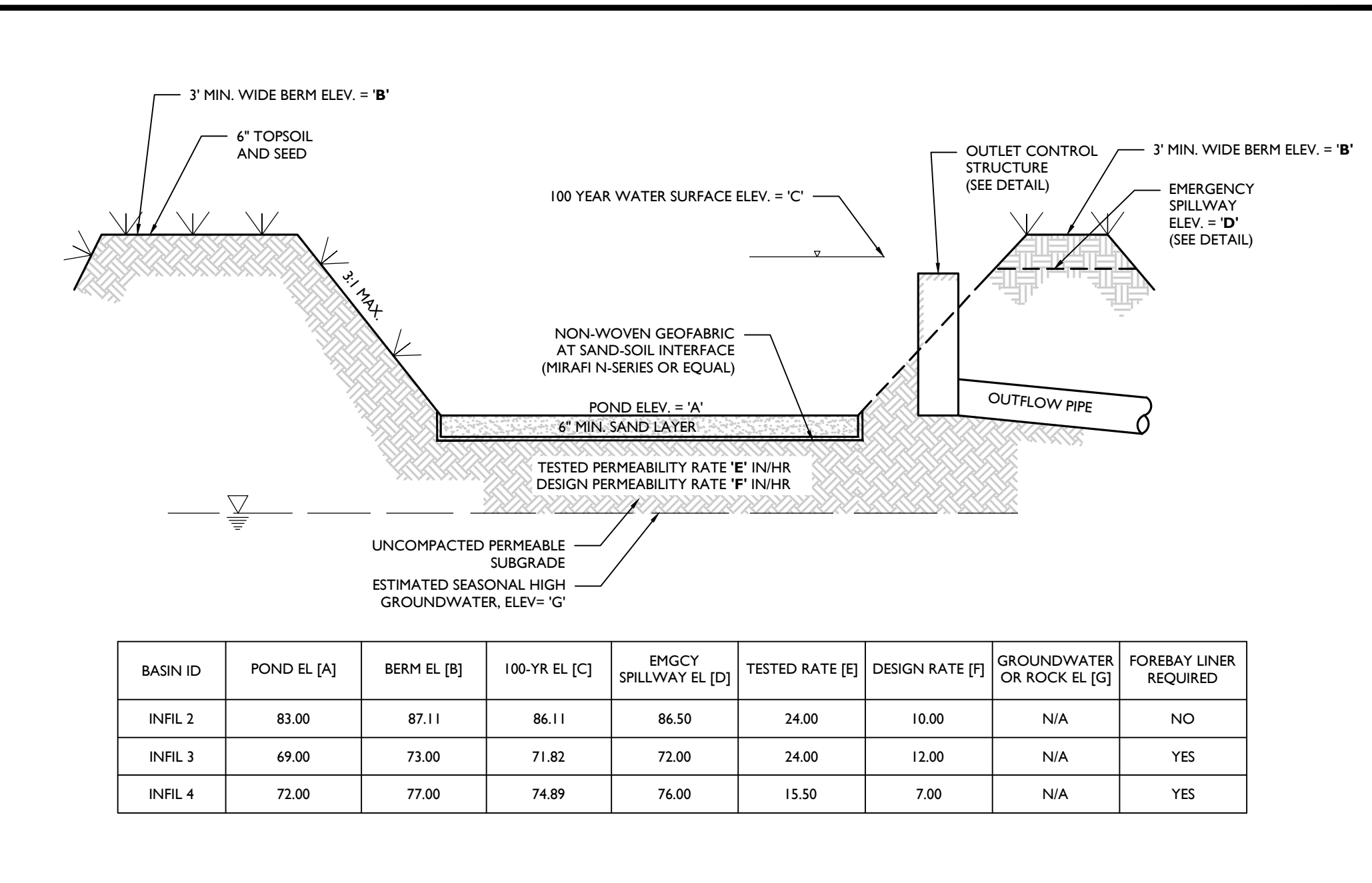
**CONDUIT OUTLET STRUCTURE DETAIL**

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



**STORMWATER MANAGEMENT PRACTICE IDENTIFICATION SIGNS**

NOT TO SCALE 07/01/19



**INFILTRATION NYSDEC ID #I-2 CROSS-SECTION DETAIL**

NOT TO SCALE ASCE6D61543 07/01/19

**ABOVE GROUND INFILTRATION BASIN CONSTRUCTION NOTES:**

**A. PRE-CONSTRUCTION:**

- CONTRACTOR SHALL SECURE THE SERVICES OF A NEW YORK LICENSED PROFESSIONAL ENGINEER TO PERFORM REGULAR OVERSIGHT OF THE CONSTRUCTION OF THE INFILTRATION BASIN TO ENSURE ITS EFFECTIVENESS. THE FOLLOWING REQUIRED OVERSIGHT ACTIVITIES INCLUDING, BUT NOT LIMITED TO:
  - PARTICIPATION BY THE ENGINEER AND CONTRACTOR AT A PRE-CONSTRUCTION MEETING TO REVIEW THE CONTRACTOR'S FAMILIARITY WITH CONSTRUCTION OF THE BASIN.
  - THE CONTRACTOR SHALL IDENTIFY THE CONSTRUCTION EQUIPMENT TO BE USED FOR THE BASIN CONSTRUCTION AND THE CONSTRUCTION TECHNIQUES THAT WILL BE USED TO MINIMIZE COMPACTION OF THE INFILTRATION AREA.
  - ENSURING THAT EARTHWORK DOES NOT OCCUR WITHIN THE LIMITS OF THE BASIN WHEN THE SOIL MOISTURE CONTENT IS ABOVE THE LOWER PLASTIC LIMIT AND THAT THE SPECIFICATIONS OF THE REPLACEMENT SOIL ARE MET.
  - TEST EACH SOIL LAYER WHERE THE PERMEABILITY RATE IS CRITICAL PRIOR TO THE PLACEMENT OF A NEW LAYER TO ENSURE THAT THE PERMEABILITY RATE HAS BEEN REPRODUCED.
  - THE CONTRACTOR SHALL ENSURE THAT PROPER PRECAUTIONS ARE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SOIL CONDITIONS ENCOUNTERED IN THE FIELD DIFFER FROM WHAT IS SHOWN HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.

**B. DURING CONSTRUCTION:**

- DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF THE PROPOSED INFILTRATION BASIN.
- THE LOCATION OF THE PROPOSED INFILTRATION BASIN MUST BE CORDONED OFF DURING CONSTRUCTION TO PREVENT COMPACTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT OR STOCKPILES. EXCAVATION AND CONSTRUCTION OF THE INFILTRATION BASIN MUST BE PERFORMED USING EQUIPMENT PLACED OUTSIDE THE LIMITS OF THE BASIN. IF THE SIZE OF THE BASIN PRECLUDES THIS APPROACH, EXCAVATION SHALL BE PERFORMED FROM THE INSIDE OUT SUCH THAT ALL EQUIPMENT UTILIZED WITHIN THE BASIN IS AT LEAST 2 FEET ABOVE THE FINAL EXCAVATION DEPTH.
- EXCAVATION FOR THE INFILTRATION BASIN MUST BE AT LEAST 4 INCHES ABOVE THE FINAL EXCAVATION DEPTH IF IMPORTED SAND IS TO BE UTILIZED FOR THE ENGINEERED SAND LAYER. EXCAVATION MAY BE TO THE DESIGN ELEVATION OF THE INFILTRATION BASIN BOTTOM IF IN-SITU SAND MEETS THE SPECIFICATIONS AND IS TO BE UTILIZED FOR THE ENGINEERED SAND LAYER. THE USE OF THE LOCATION PROPOSED FOR AN INFILTRATION BASIN AS A SEDIMENT BASIN DURING CONSTRUCTION IS PROHIBITED.
- THE BASIN BOTTOM SHALL BE CLEARED OF SEDIMENT AND UNSUITABLE MATERIALS SHALL BE REMOVED PERIODICALLY AS NECESSARY AND PRIOR TO FINAL EXCAVATION. THE EXCAVATION TO FINAL SUBSOIL DEPTH AND INSTALLATION OF THE ENGINEERED SAND LAYER OR IF APPLICABLE TO THE FINAL DESIGN ELEVATION OF THE INFILTRATION BASIN BOTTOM MAY ONLY OCCUR AFTER ALL SITE CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA, INCLUDING THE BASIN SIDE SLOPES, IS COMPLETELY STABILIZED.
- IF CONSTRUCTION OF THE INFILTRATION BASIN CANNOT BE DELAYED BY INSTALLING TEMPORARY STORMWATER MANAGEMENT MEASURES, SEDIMENT BARRIERS MUST BE PLACED AROUND THE ENTIRE PERIMETER OF THE BASIN BOTTOM DURING ALL PHASES OF CONSTRUCTION TO DIVERT ALL FLOWS AWAY FROM THE BASIN. INLET FOREBAYS (CONSTRUCTED USING SEDIMENT BARRIERS) MUST BE PLACED AROUND ALL BASIN INLET PIPES CONDUIT OUTLET PROTECTION. THE SEDIMENT BARRIERS REQUIRED HEREIN MAY NOT BE REPOSED UNTIL ALL SITE CONSTRUCTION WITHIN THE BASIN DRAINAGE AREA IS COMPLETED, AND THE DRAINAGE AREA, INCLUDING THE BASIN SIDE SLOPES, IS COMPLETELY STABILIZED.
- ALL EARTHWORK OPERATIONS, INCLUDING EXCAVATION, GRADING AND BACKFILL OPERATIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF A NEW YORK LICENSED PROFESSIONAL ENGINEER AND CERTIFIED TO INSTALLATION OF SUCH PROVIDED, IF APPLICABLE EXCAVATIONS TO REMOVE HYDRAULICALLY RESTRICTIVE MATERIAL SHALL EXTEND A MINIMUM OF 12 INCHES BELOW THE IMPERMEABLE LAYER AND REMOVAL OF THE MATERIAL SHALL BE WITNESSED AND CERTIFIED BY A NY LICENSED PROFESSIONAL ENGINEER.
- THE REPLACEMENT MATERIAL MUST MEET ALL SPECIFICATIONS FOR CLEAN, COARSE SAND IN ACCORDANCE WITH AASHTO M4 OR ASTM C33 MEETING AGGREGATE SIZE GRADATION NO. 10 (AASHTO M43), AND THE MINIMUM TESTED PERMEABILITY RATE IS 8 INCHES PER HOUR, AS CERTIFIED BY A NY LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A SUBMITTAL CONFIRMING THE REQUIREMENTS ARE MET.
- PRIOR TO INSTALLATION OF THE ENGINEERED SAND LAYER THE PERMEABILITY RATE OF THE IN-SITU UNDERLYING OR REPLACEMENT SOILS SHALL BE CONFIRMED BY A NEW YORK LICENSED PROFESSIONAL ENGINEER. THAT IT MEETS THE MINIMUM DESIGN PERMEABILITY RATE. RESULTS OF THE PERMEABILITY TESTS SHALL BE PROVIDED TO THE DESIGN ENGINEER IN WRITING PRIOR TO THE PLACEMENT OF THE SAND LAYER. SEE PERMEABILITY TESTING REQUIREMENTS BELOW.
- ONCE THE FINAL GRADING PHASE OF A SURFACE INFILTRATION BASIN IS REACHED, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT. THESE PROCEDURES SHOULD BE PERFORMED WITH EQUIPMENT LOCATED OUTSIDE THE BASIN BOTTOM. IF THIS IS NOT POSSIBLE, IT SHOULD BE PERFORMED WITH LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT. TILLING OPERATIONS SHALL BE WITNESSED AND CERTIFIED BY A NEW YORK LICENSED PROFESSIONAL ENGINEER.
- THE BOTTOM ENGINEERED SAND LAYER MUST MEET ALL SPECIFICATIONS FOR CLEAN, COARSE SAND IN ACCORDANCE WITH AASHTO M4 OR ASTM C33 MEETING AGGREGATE SIZE GRADATION NO. 9 (AASHTO M43), THE MAXIMUM PERCENTAGE OF FINES IS 15% FINES AND THE MINIMUM TESTED PERMEABILITY RATE IS 20 INCHES PER HOUR. THE ABOVE MATERIAL MUST BE CERTIFIED BY A NY LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A SUBMITTAL CONFIRMING THE REQUIREMENTS ARE MET.
- THE GATE VALVE WITHIN THE OUTLET STRUCTURE SHALL REMAIN CLOSED AT ALL TIMES, EXCEPT FOR PERIODS OF MAINTENANCE.

**C. PERMEABILITY TESTING REQUIREMENTS:**

- PERMEABILITY TESTING MUST BE PERFORMED ON THE AS-BUILT INFILTRATION BASIN IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING SECTION IN THE "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL APPENDIX D: INFILTRATION TESTING REQUIREMENTS".
- AS REQUIRED BY "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL APPENDIX D: INFILTRATION TESTING REQUIREMENTS", A MINIMUM OF XX PERMEABILITY TESTS SHALL BE PERFORMED WITHIN THE BASIN BOTTOM. THE MINIMUM PERMEABILITY RATE OF EACH TEST PIT SHALL BE 20 INCHES PER HOUR.
- IF THE FIELD-TESTED PERMEABILITY RATES CONFIRM THE BASIN'S ABILITY TO TOTALLY DRAIN WITHIN 72 HOURS AFTER THE CESSATION OF THE DESIGN STORM, THE DESIGN ENGINEER, IN CONSULTATION WITH THE OWNER AND ANY AGENCY HAVING JURISDICTION, MAY ACCEPT THE BASIN DESIGN. THE CONTRACTOR HAS THE OPTION TO DEMONSTRATE THAT THE INFILTRATION BMP, WHEN FLOODED WITH WATER, EITHER ARTIFICIALLY OR NATURALLY BY RAIN EVENT, PERFORMS AS DESIGNED FOR INFILTRATION.
- IF NEITHER THE TESTING NOR FLOODING OF THE BASIN WORKS, WHERE THE PERMEABILITY RATES DO NOT MEET THE REQUIRED DESIGN RATE NOTED ABOVE BY SHOWING A LONGER DRAIN TIME THAN DESIGNED, REMEDIAL/CORRECTIVE ACTION MUST BE TAKEN BY THE CONTRACTOR. THE SOILS BELOW THE INFILTRATION BMP MUST BE REBEDIATED OR REPLACED AND THEN RE-TESTED UNTIL THE REQUIRED DRAIN TIME IS ACHIEVED. ALL POST-CONSTRUCTION SOIL PERMEABILITY TEST RESULTS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.

**D. POST-CONSTRUCTION:**

- UPON COMPLETION OF THE BASIN, THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A TOPOGRAPHIC SURVEY OF THE BASIN PREPARED BY A NEW YORK LICENSED PROFESSIONAL SURVEYOR. THE SURVEY SHALL INCLUDE 1 FOOT CONTOURS OF THE ENTIRE BASIN, TOP OF BERM ELEVATIONS, BOTTOM OF BASIN ELEVATIONS AND ALL INFORMATION PERTAINING TO THE OUTLET CONTROL STRUCTURE INCLUDING ORIFICE AND WEIR SIZES AND ELEVATIONS. THE OUTLET PIPE AND NEXT DOWN-STREAM DRAINAGE STRUCTURE SHALL BE SURVEYED.
- THE PROFESSIONAL ENGINEER THAT WITNESSES THE BASIN CONSTRUCTION AND PERFORMANCE OF THE SOIL PERMEABILITY TESTS SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE DESIGN ENGINEER WITH THE RESULTS OF THE PERMEABILITY TESTS AND CONSTRUCTION CONFORMANCE WITH THE APPROVED SWPPP AND THIS DETAIL.

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NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	07/01/19	ISSUE FOR REMOVAL OF SUBSURFACE INFILTRATION CHAMBERS		
2	07/01/19	ISSUE FOR REMOVAL OF BATTERY CHAMBERS		

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N.Y. C.E.A. # 0017609

**PRELIMINARY SITE PLAN**  
FOR  
**622 ROUTE 303 LLC**

SBL: 65.14-1-11.2 & 11.3

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK STATE**

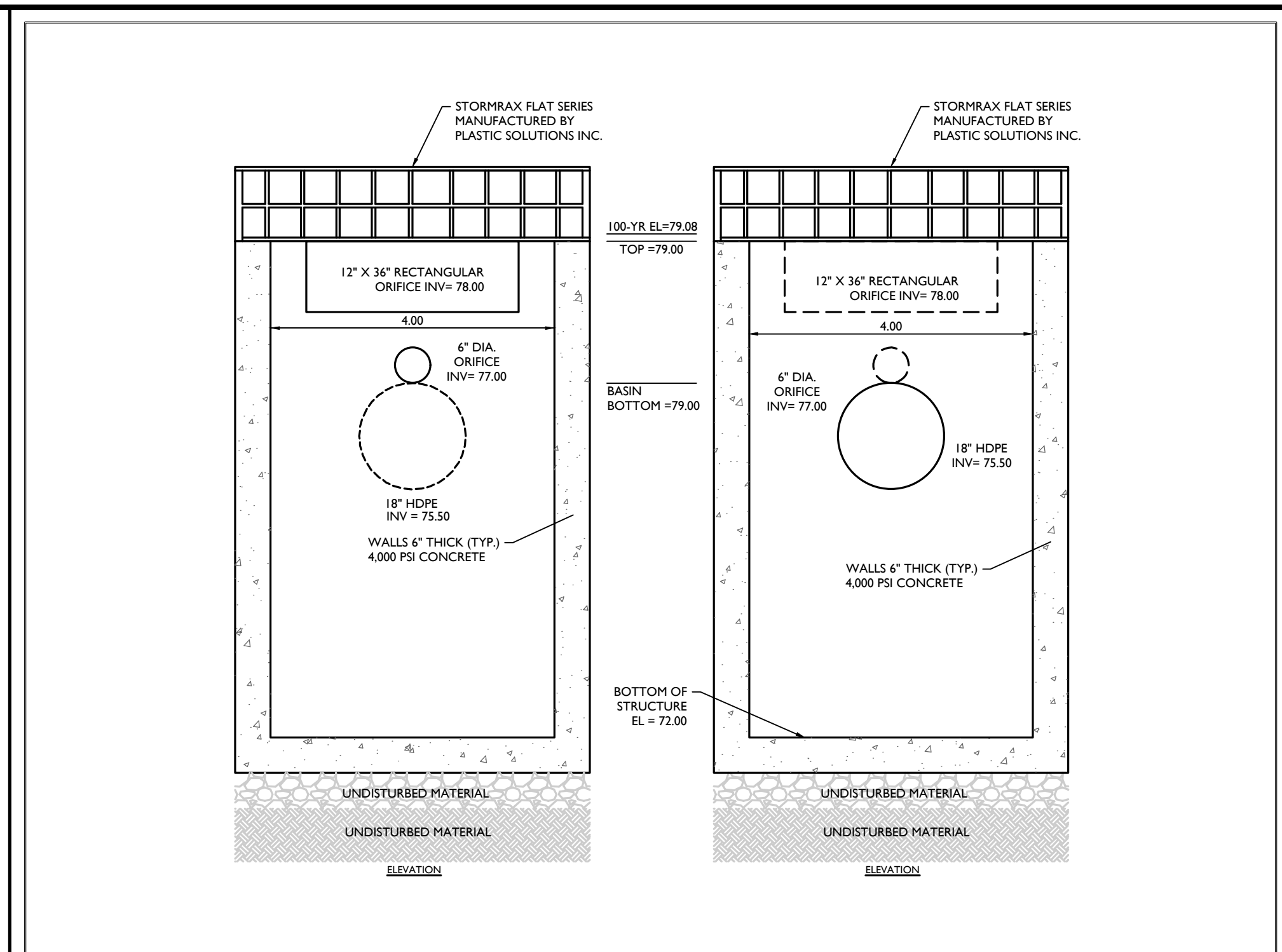
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SCALE: AS SHOWN DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR  
PROJECT NUMBER: 22002634A DRAWING NAME: C-0115

SHEET TITLE: **STORMWATER DETAILS**

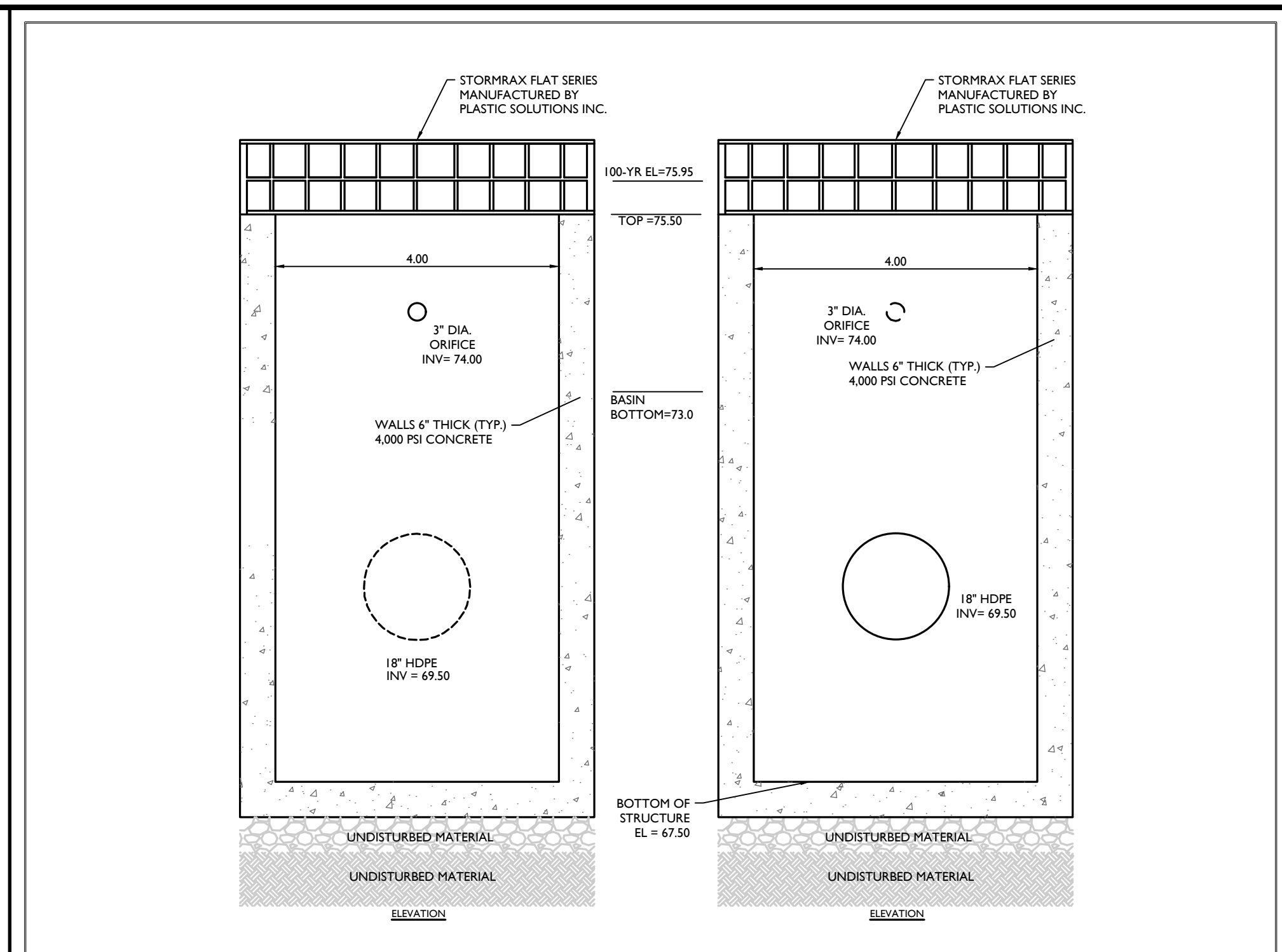
SHEET NUMBER: 19 of 21



DETENTION POND-DET 1 OUTLET CONTROL STRUCTURE (OCS 1A) DETAIL

NOT TO SCALE

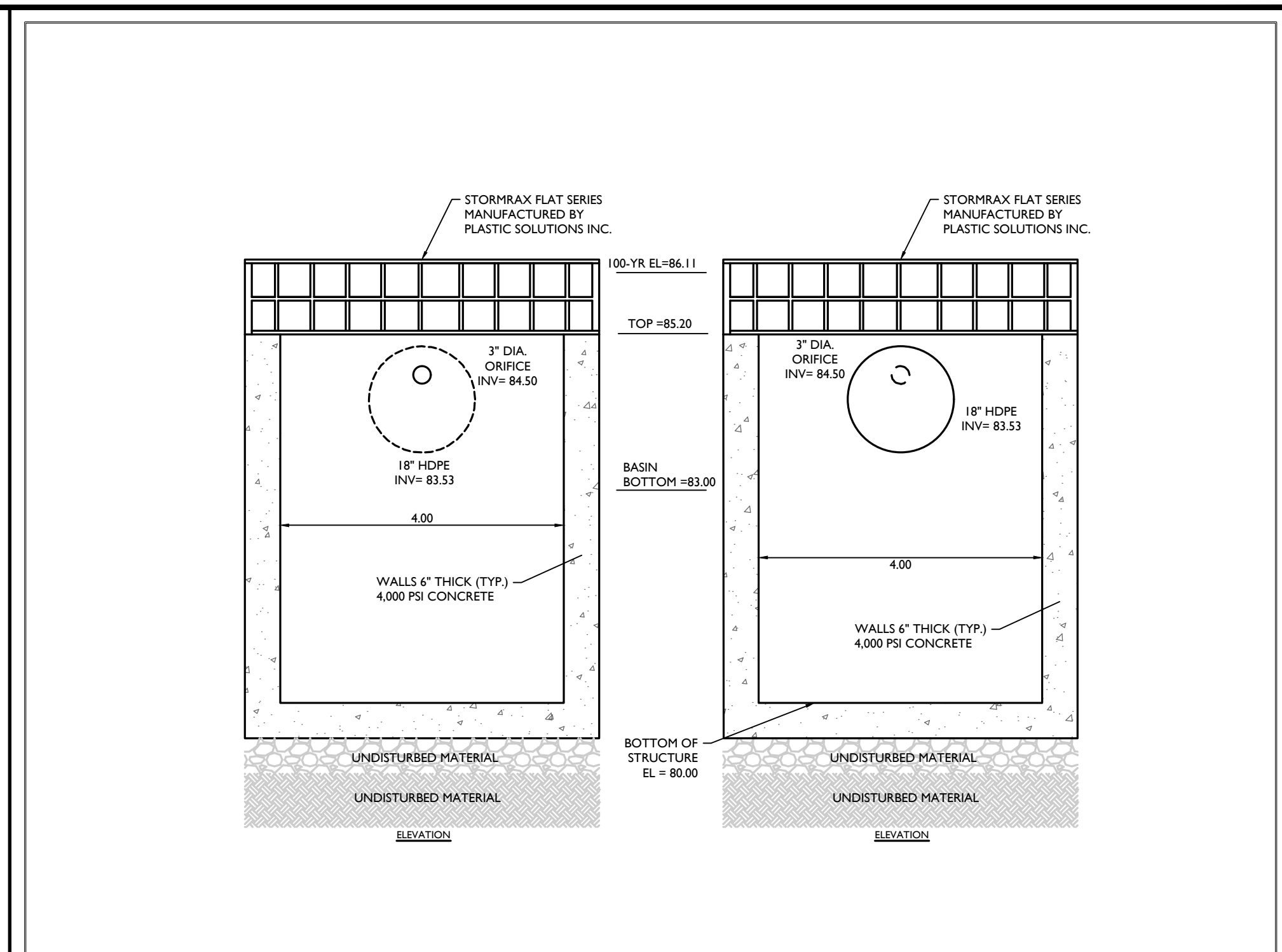
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WET POND-WET 1 OUTLET CONTROL STRUCTURE (OCS 1B) DETAIL

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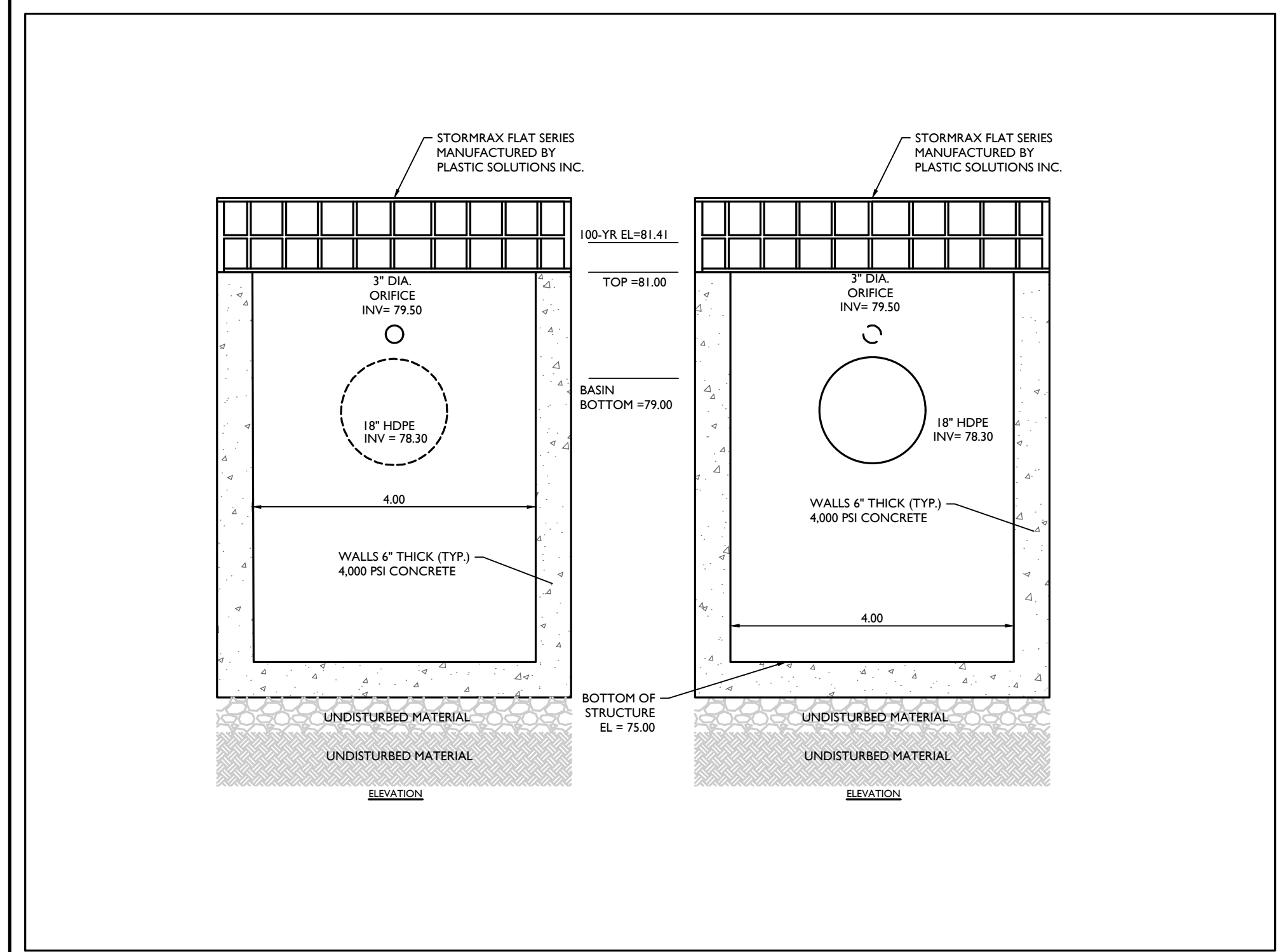
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INFILTRATION BASIN-INFIL 2 OUTLET CONTROL STRUCTURE (OCS 2A) DETAIL

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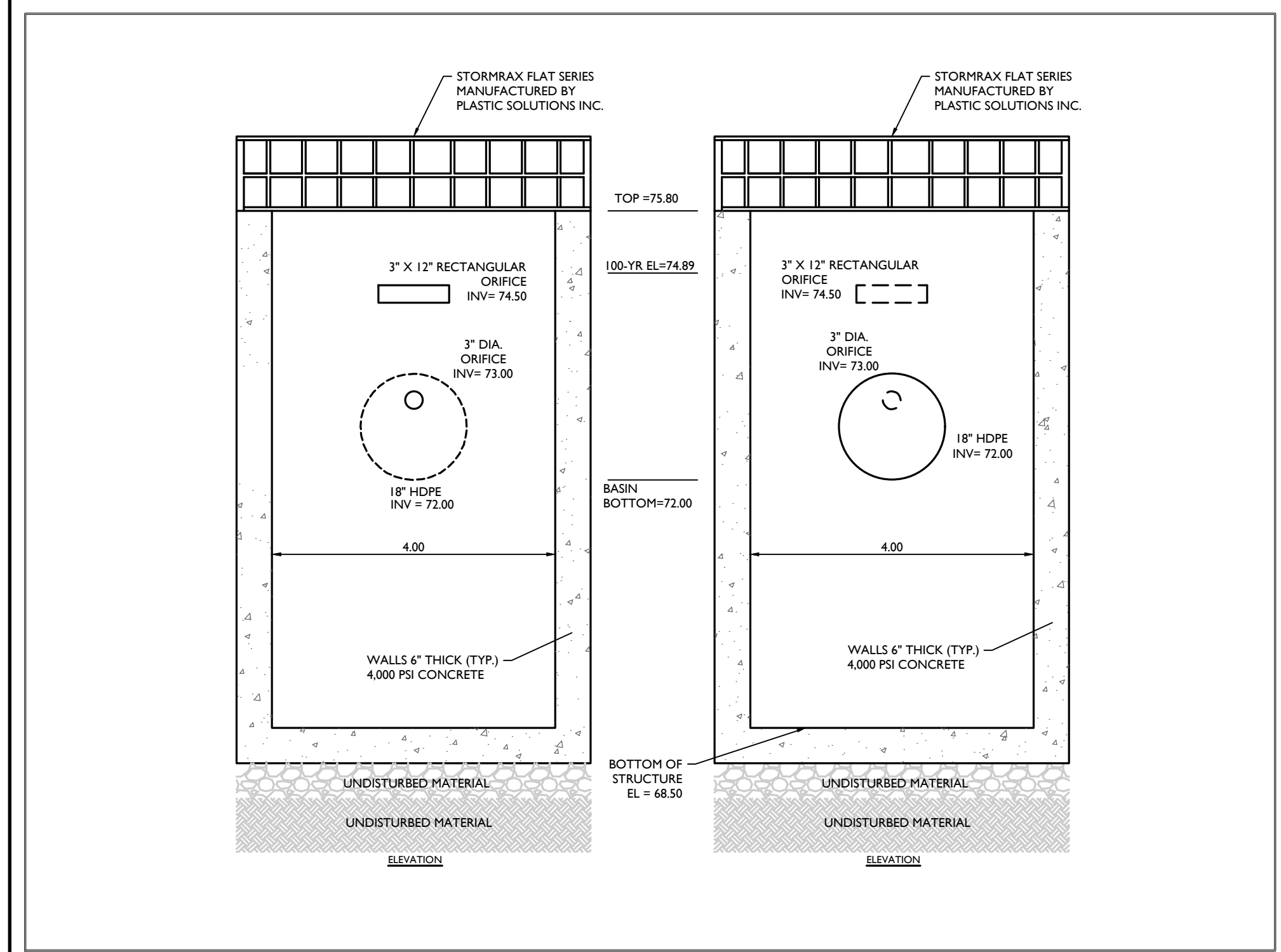
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07/01/19



DETENTION POND-DET 2 OUTLET CONTROL STRUCTURE (OCS 2B) DETAIL

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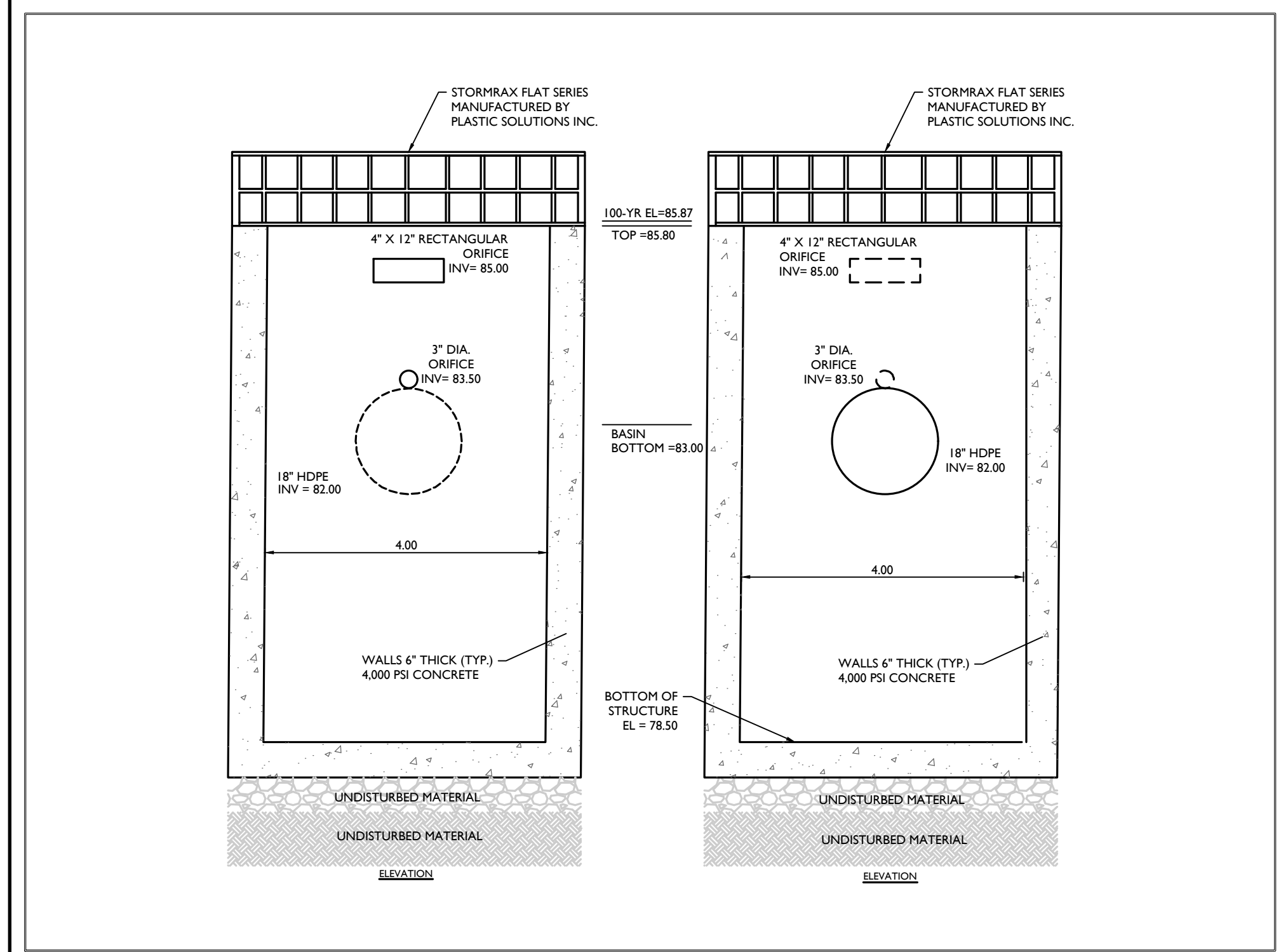
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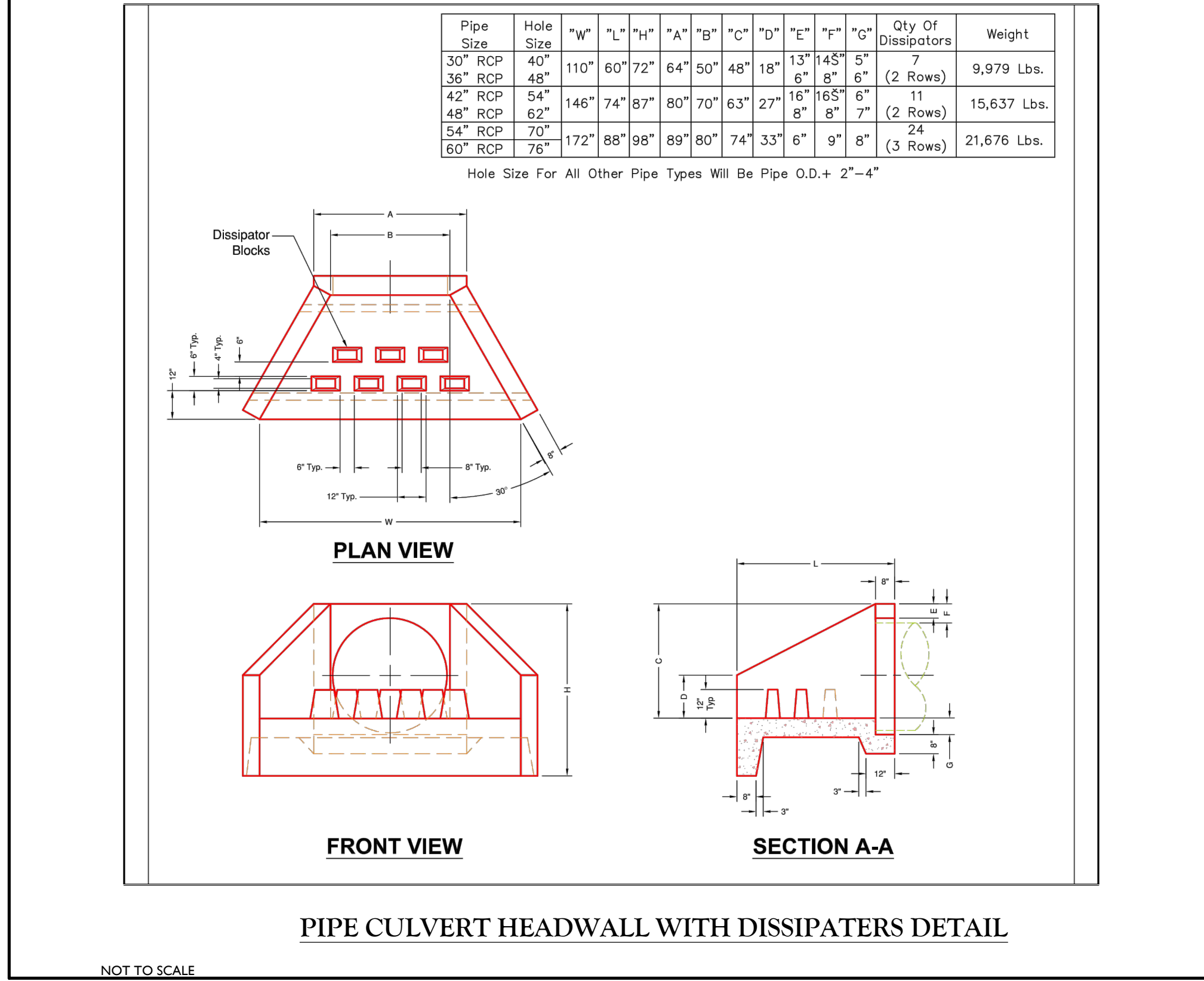
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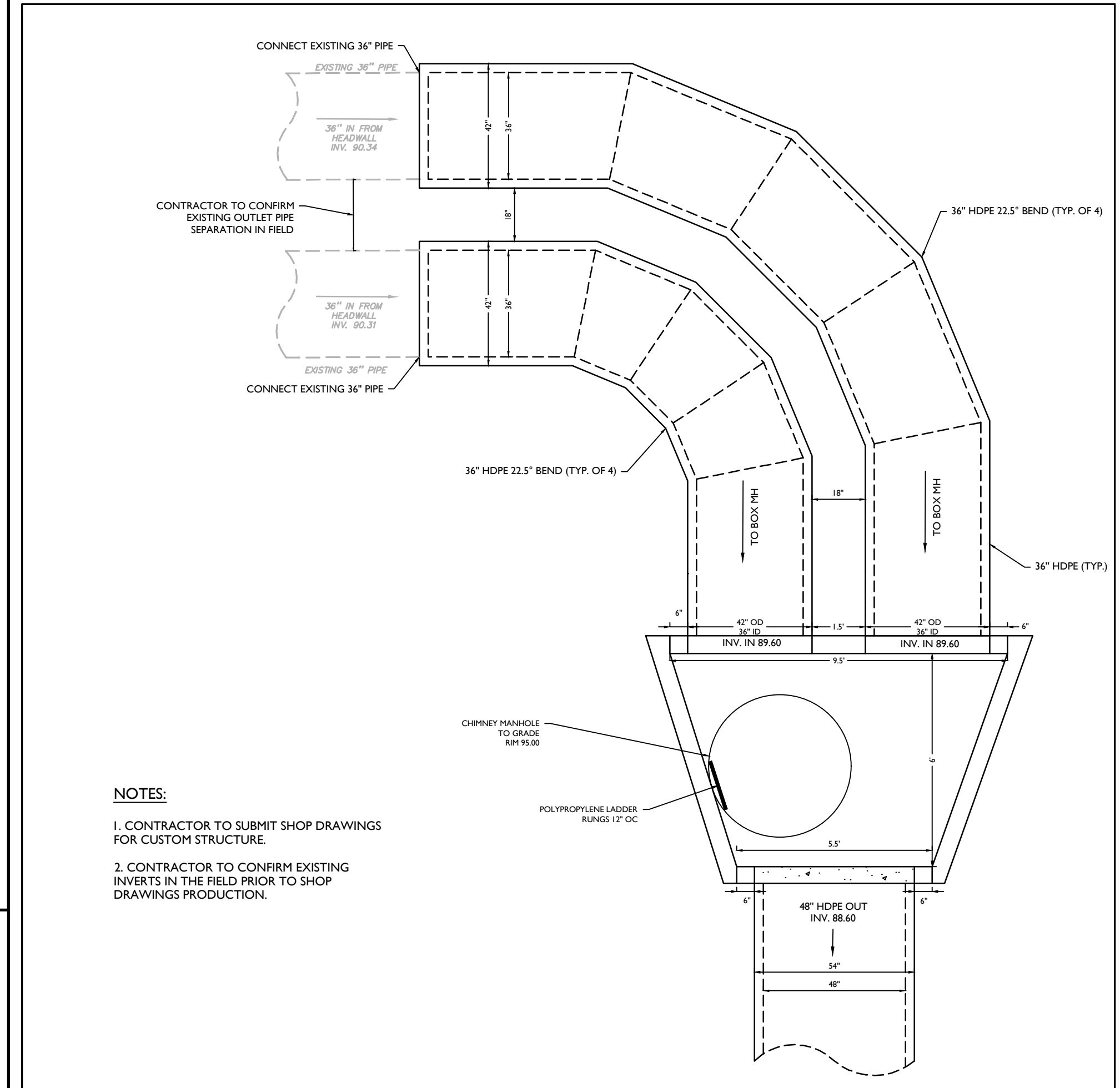
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MOD: 03/06/24  
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PIPE CULVERT HEADWALL WITH DISSIPATORS DETAIL

NOT TO SCALE



DUAL 36" TO 48" CULVERT CONNECTION DETAIL

MOD: 08/08/23

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1	08/08/23	ISSUED FOR PERMITS	CDR	
2	08/08/23	ISSUED FOR PERMITS	CDR	

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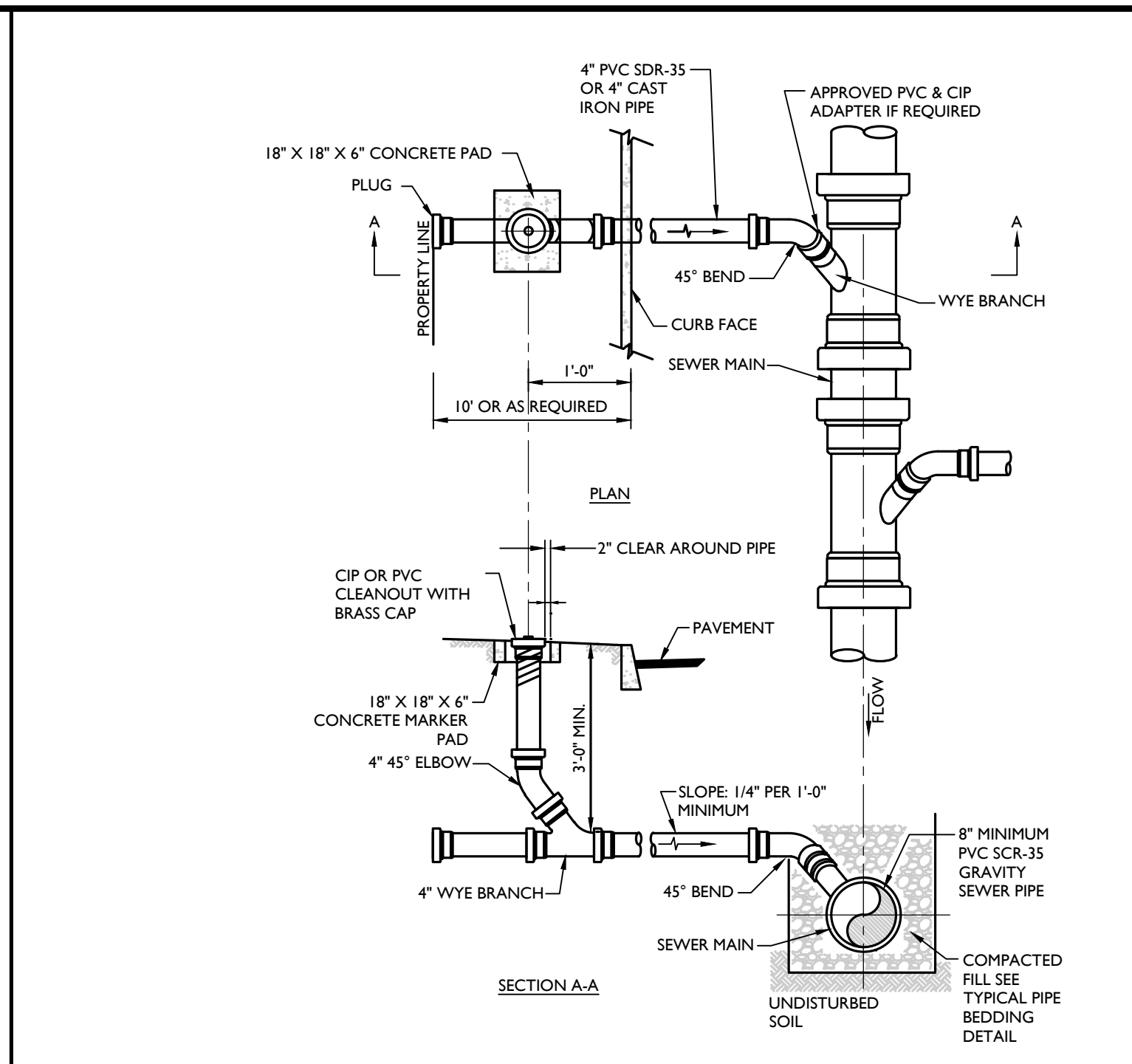
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SCALE	DATE	DRAWN BY	CHECKED BY
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PROJECT NUMBER: 22002634A  
DRAWING NAME: C-0715

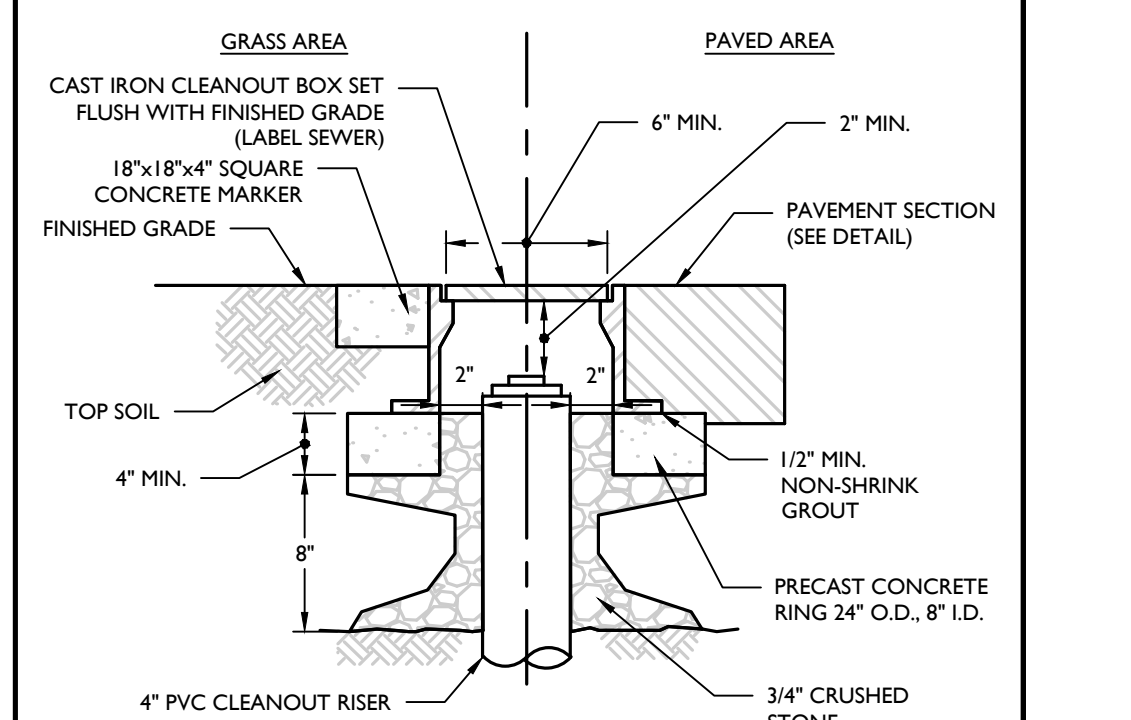
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SHEET NUMBER: 20 of 21

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



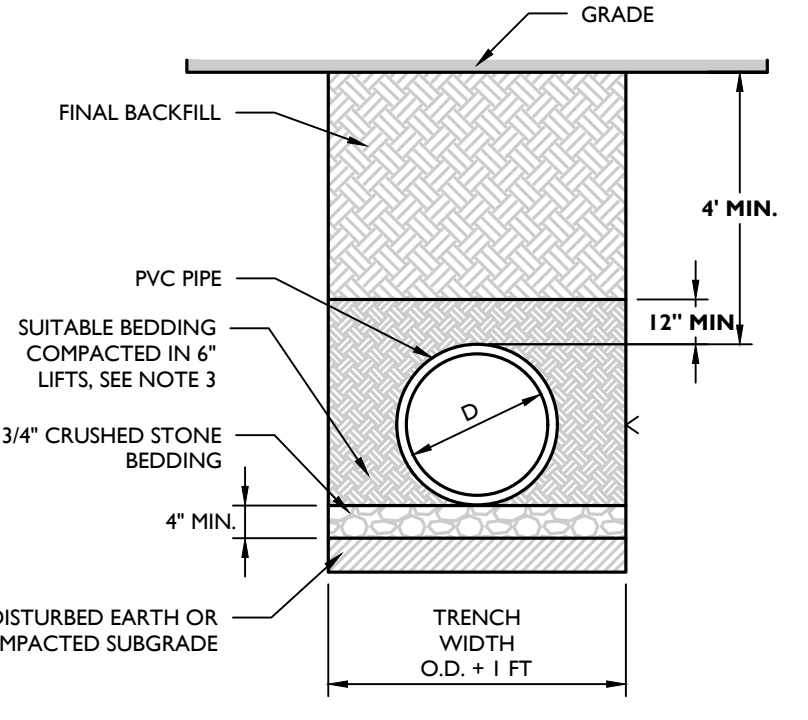
**SANITARY SEWER LATERAL & CLEANOUT DETAIL**

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



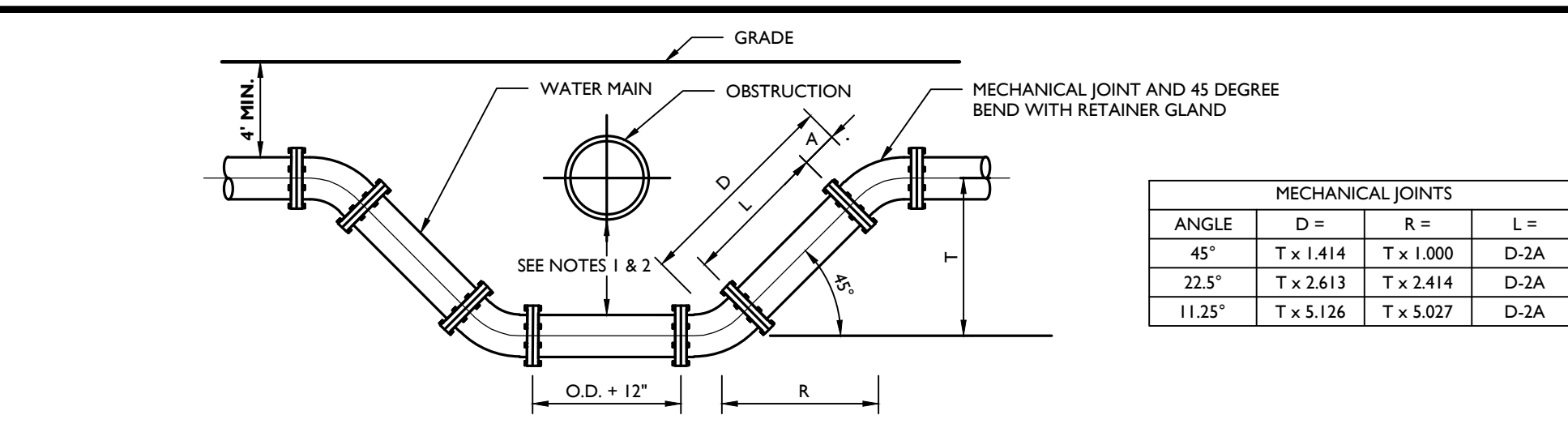
**CLEANOUT PROTECTION BOX DETAIL**

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



**PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL**

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

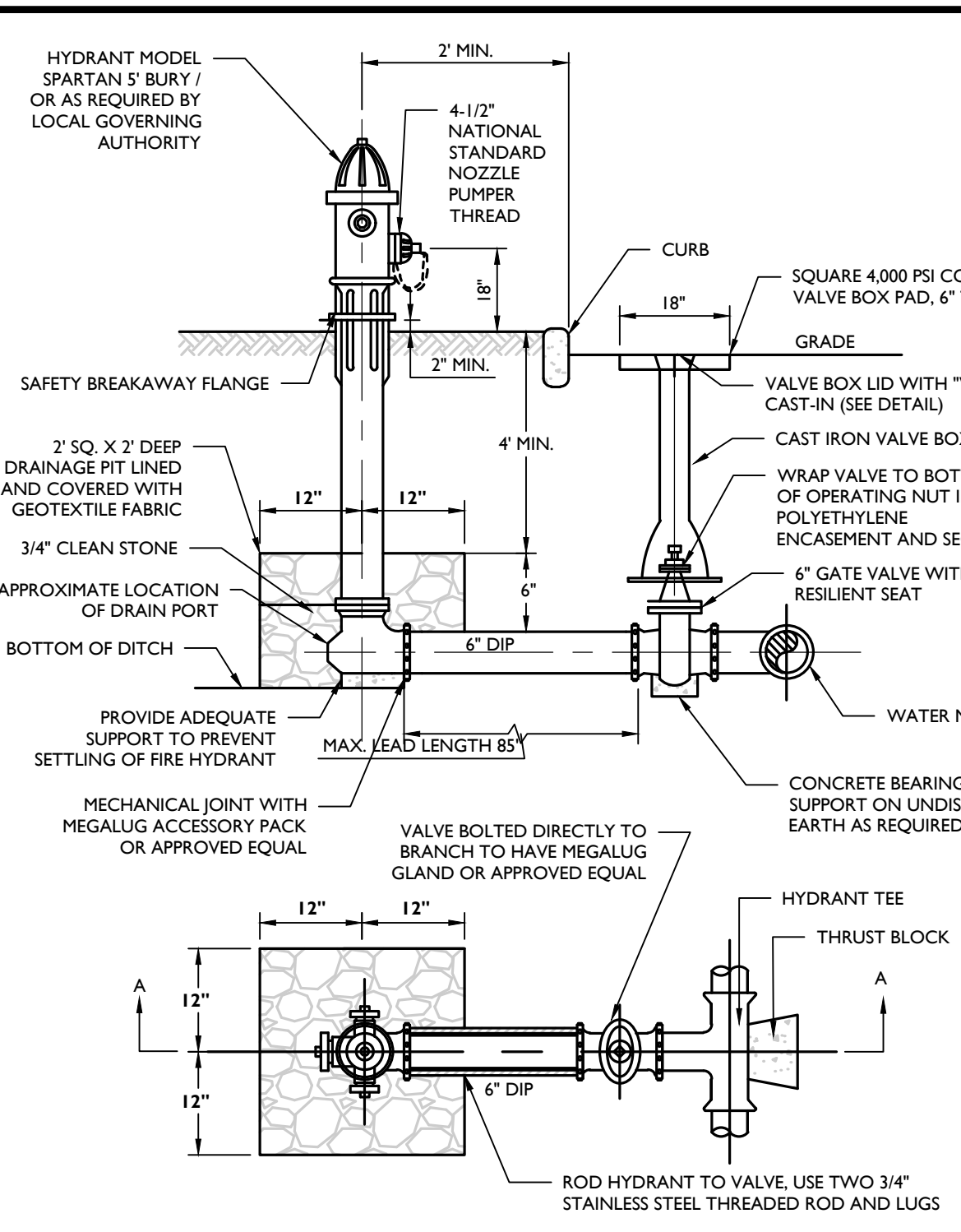


**WATER CROSSING UNDER UTILITY DETAIL**

NOT TO SCALE MCNY-UTIL-WATR-1300 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 DEMAND 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 DESCRIBED 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 C151/A21.53-00.
4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL, RESILIENT-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 C309.
5. ALL VALVE BOXES SHALL BE EXTENSION TYPE BY MUELLER SET ON BRICKS AND POSITIONED PERPENDICULAR TO THE PIPE AND NOT COMPACTED BACKFILL.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-ADDED 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 VALVE 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 LEAK TO THE SATISFACTION OF THE TOWN'S PROJECT ENGINEER. THE NEW WATER MAIN AND APPURTENANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C400. 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 INSURE 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.
10. THE CONTINUOUS-FLUSH 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 TABLE 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 FROM EACH BRANCH. SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL (CFU) AND PHYSICAL QUALITY IN ACCORDANCE WITH STANDARD METHODS FOR THE DETERMINATION 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 SOULPHUR DIOXIDE AS REQUIRED BY STANDARD METHODS FOR THE DETERMINATION 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 BACTERIOLOGICAL WATER QUALITY IN THE DISTRIBUTION SYSTEM. ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.
11. 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.
12. WATER SERVICE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN OR SERVICE.
13. WATER TIGHT PLUGS ARE TO BE INSTALLED IN THE ENDS OF PIPES WHEN WORK IS NOT IN PROGRESS.
14. LEAKAGE AND HYDROSTATIC PRESSURE TESTING SHALL BE PERFORMED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER.
15. THE MAXIMUM DEFLECTION 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.
16. CONSTRUCTION MUST CONFORM TO ALL ORDINANCES.
17. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND OTHER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. CONTRACTOR TO CALL UNDERGROUND MARK-OUT PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARK-OUT.
19. CONTRACTOR TO CONTACT WATER DEPARTMENT AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
20. ALL IMPROVEMENTS SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK. CERTIFICATION SHALL BE PROVIDED TO THE MUNICIPALITY THAT THE SUBJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
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.



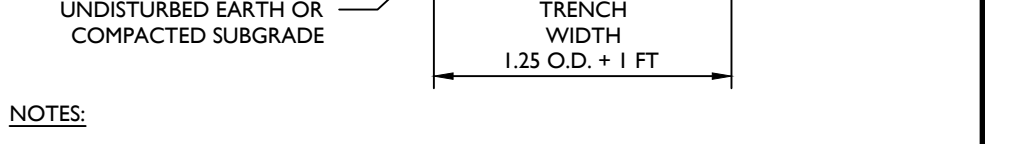
**FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL**

NOT TO SCALE MCNY-UTIL-WATR-1001 07/01/19

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

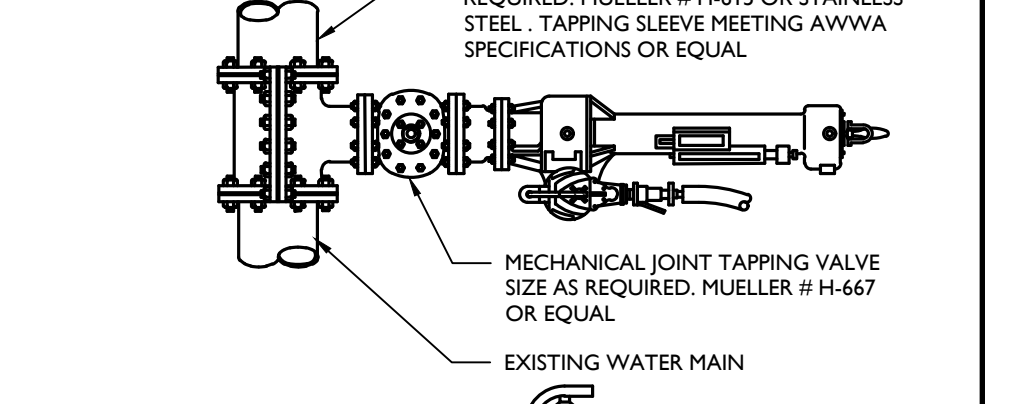
PIPE SIZE IN INCHES	90° TEE OR DEAD END		45° BEND		22.5° BEND	
	No.	SIZE	No.	SIZE	No.	SIZE
2	2	3/4"	2	3/4"	2	3/4"
4	2	3/4"	40	2 3/4"	10	2 3/4"
6	2	3/4"	40	2 3/4"	10	2 3/4"
8	4 or 2	3/4" or 1"	50	2 3/4"	15	2 3/4"
10	4 or 2	3/4" or 1"	60	2 3/4"	20	2 3/4"
12	4	3/4"	70	2 3/4"	20	2 3/4"
14	4	1"	80	2 3/4"	25	2 3/4"
16	4	1"	80	2 3/4"	25	2 3/4"

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



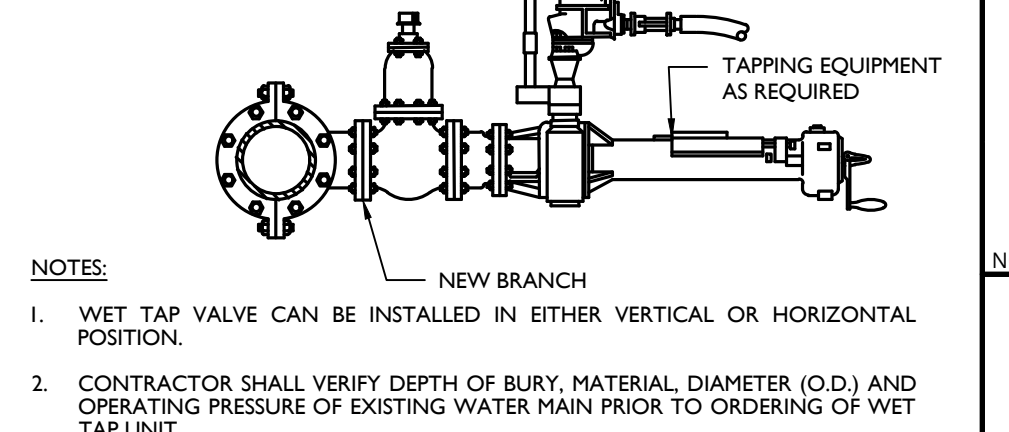
**DIP WATER PIPE BEDDING DETAIL**

NOT TO SCALE MCNY-UTIL-WATR-1300 07/01/19



**JOINT RESTRAINT SCHEDULE DETAIL**

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**SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL**

NOT TO SCALE MCNY-UTIL-SSWR-2400 07/01/19



**WET TAP DETAIL**

NOT TO SCALE MCNY-UTIL-WATR-1200 07/01/19

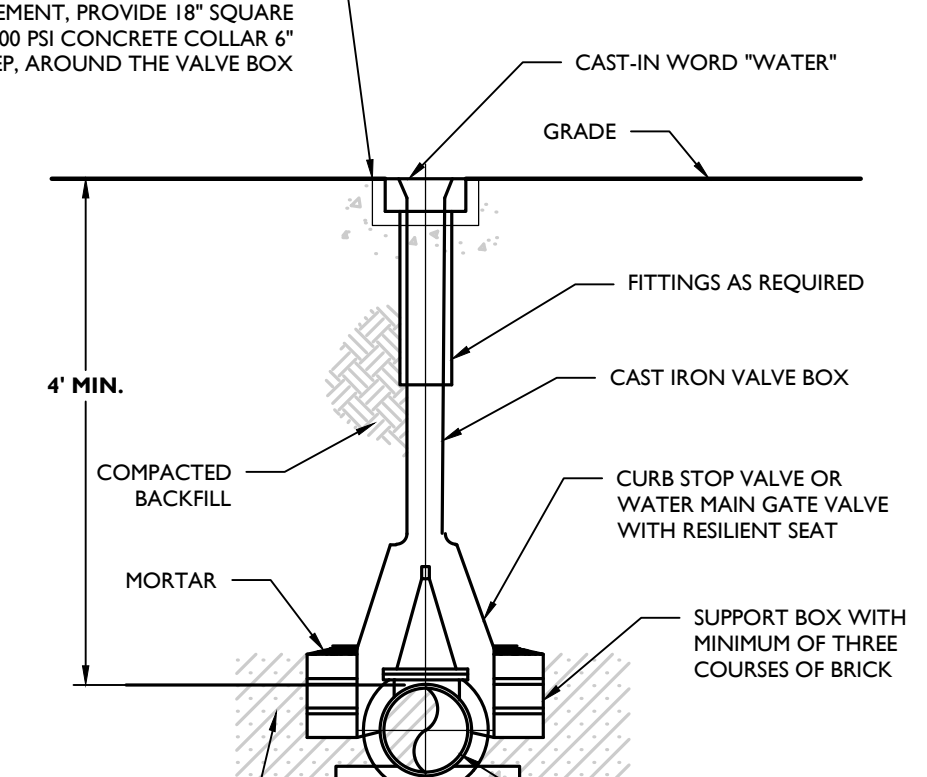
LIST OF STANDARD WATER SUPPLY MATERIALS

MCNY-UTIL-WATR-2500 MOD: 12/16/22 07/01/19

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

MATERIAL	DESCRIPTION
HYDRANTS	VWNY DIVISION SIGELOCK SYSTEMS, LLC, SPARTAN 5' BURY OR APPROVED DEPTH BY VWNY
VALVES	MUELLER TYPE T-2361 RWGV MIXFL OR EQUAL
CURB STOPS	MUELLER CO. MODEL H-1003-J FOR 1 AND 1 1/2 INCH SIZES MUELLER CO. MODEL B-2524 FOR 1.5 AND 2 INCH SIZES
CORPORATION STOPS	MUELLER CO. MODEL H-1500 FOR 1 AND 1 1/2 INCH SIZES MUELLER CO. MODEL H-1010 FOR 1.5 AND 2 INCH SIZES
PIPE	DUCTILE IRON PIPE SHALL BE CLASS 52 WITH MECHANICAL JOINT OR PUSH-ON JOINT CONNECTIONS
TAPPING SLEEVES	MUELLER #H-615, #H-616 OR EQUAL
VALVE BOXES	STAINLESS STEEL TELESCOPING AND AT LEAST 5 1/4" IN DIAMETER
CURB BOXES	BINGHAM & TAYLOR, 3.1/2" N.S. CURB SERVICE BOXES (GENUINE BUFFALO STYLE CAST IRON) FIG. NO. 490. SIZE NO. 93-D, EXTENSION RANGE 33"-48". CONSISTING OF TOP SECTION & COVER MARKED WATER, BOTTOM SECTION AND ROD, RING AND PIN.

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



**WATER VALVE BOX DETAIL**

NOT TO SCALE MCNY-UTIL-WATR-1600 07/01/19

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

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

**Cory Daniel Robinson**

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

**PRELIMINARY SITE PLAN**

FOR **622 ROUTE 303 LLC**

SBL: 65.14-1-11.2 & 11.3

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK STATE**

**Colliers Engineering & Design**

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ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR  
PROJECT NUMBER: 22002634A DRAWING NAME: C-0115

SHEET TITLE: WATER & SEWER DETAILS  
SHEET NUMBER: 21 OF 21