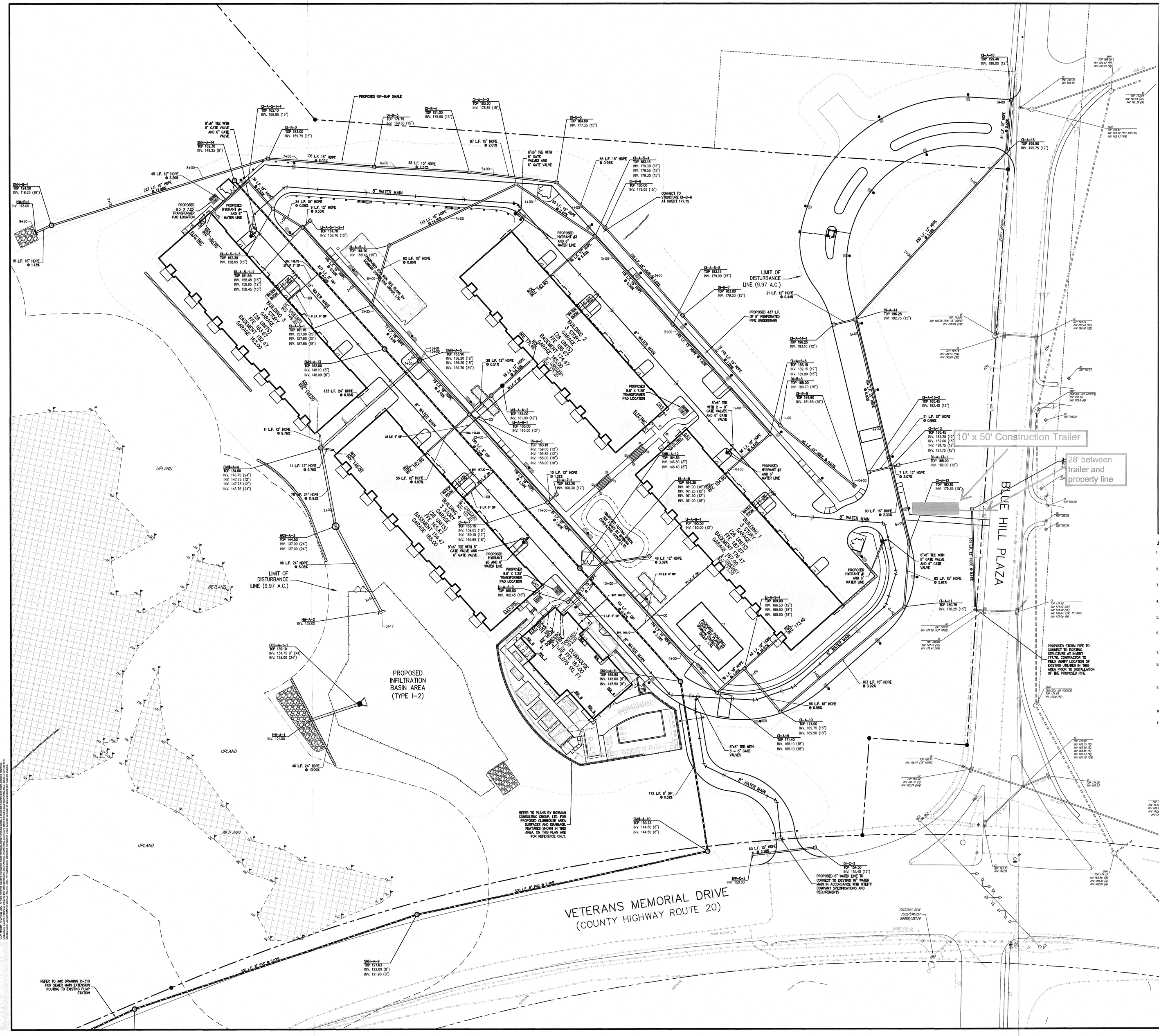

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING WETLAND BUFFER
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- SMH — PROPOSED SANITARY SEWER MANHOLE
- MH — PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- HW — PROPOSED TYPE A HEADWALL
- HW — PROPOSED TYPE B HEADWALL
- WQS — PROPOSED WATER QUALITY STRUCTURE
- OCS — PROPOSED OUTLET CONTROL STRUCTURE
- CO — PROPOSED CLEANOUT
- PROPOSED HYDRANT
- ES — PROPOSED END SECTION
- 15" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- 8" PVC — PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER — PROPOSED WATER LINE & SIZE
- PROPOSED PERFORATED PIPE UNDERDRAIN
- PROPOSED GAS LINE
- E/T/C — PROPOSED ELECTRIC/TELEPHONE/CABLE
- PROPOSED CONCRETE ENCASEMENT
- PROPOSED WATER VALVE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED UTILITY POLE
- PROPOSED TEMPORARY SWALE
- PROPOSED RIP-RAP
- EXISTING FEATURE TO BE REMOVED

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY", PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 06/11/2018.
2. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE SMOOTH WALL HIGH DENSITY POLYETHYLENE PIPE (HDPE) WATER TIGHT WITH CORRUGATED POLYETHYLENE COUPLING BANDS IN ACCORDANCE WITH AASHTO M-294.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 54 WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
5. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
6. CONTRACTOR IS REQUIRED TO COORDINATE FINAL ROOF DRAIN LEADER LOCATIONS WITH THE PROJECT ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CONNECTING ALL ROOF DRAIN LEADERS TO THE PROPOSED STORMWATER SYSTEM.
7. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
8. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
9. PER NYS FIRE CODE SECTION 501.4 TIMING OF INSTALLATION: WHERE FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED.
10. NO CONSTRUCTION WORK SHALL BE PERFORMED ON SITE WITHOUT A ROAD WORK PERMIT FROM THE ROCKLAND COUNTY HIGHWAY DEPARTMENT.
11. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARD, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

No.	Revision	Date	By
2.	UPDATED FOR SWPPP	4/1/2019	BMS
3.	ACAEOR SUBMISSION	9/4/2019	BMS
4.	PLANNING DEPARTMENT SUBMISSION	11/13/2019	BMS
5.	REVISED SWPPP	1/3/2020	BMS
6.	REVISED DOTOH WATER SUBMISSION	3/6/2020	BMS
7.	REVISED SWPPP SUBMISSION	3/23/2020	BMS
8.	REVISED SWPPP SUBMISSION	5/26/2020	BMS

Previous Editions Obsolete

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PLANNING BOARD MEETING DATE: JUL 9 & 2020
Town Of Orangetown

Drawn:	BMS	Approved:	DV
Scale:	1" = 30'		
Date:	02/14/2019		
Project No:	18015		
18015-SITE	UTIL	UTIL.scr	
Drawing No:	C-300		

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