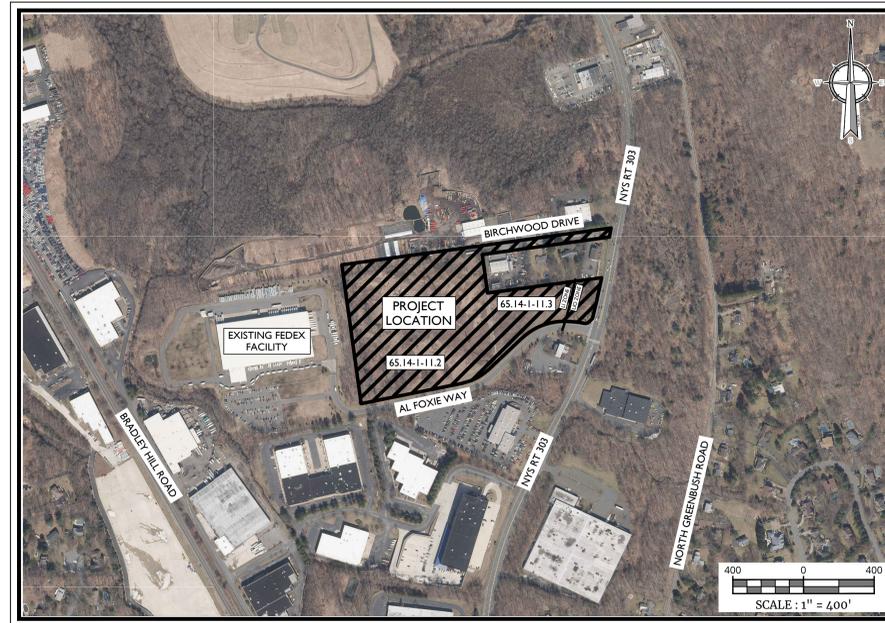


TOWN OF ORANGETOWN ZONING MAP
SCALE: 1" = 1,000'
SOURCE: TOWN OF ORANGETOWN ZONING MAPS

PRELIMINARY SITE PLANS 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 LO (LABORATORY-OFFICE) ZONING DISTRICT, AND CONTAINS A TOTAL TRACT AREA OF 8.185 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 "BOUNDARY SURVEY PREPARED FOR 622 NEW YORK 303 SECTION 65.14 BLOCK 1 LOTS 11.2 & 11.3" PREPARED BY CLEARPOINT SURVEYING, INC., DATED 3/27/2022 REVISED 4/12/2022.
4. 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.
5. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC, ON FEBRUARY 8, 2022.
6. NO 100 YEAR FLOOD PLANS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36087C179G DATED 3/03/2014 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. 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.
8. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
9. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
10. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
12. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
13. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
 - "PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN (SWPPP)" PREPARED BY COLLIER ENGINEERING & DESIGN DATED, JANUARY 2023
 - GEOTECHNICAL DATA REPORT (IN-SITU INFILTRATION TESTING) PREPARED BY COLLIER ENGINEERING & DESIGN DATED DECEMBER 21, 2022
 - TRAFFIC IMPACT STUDY PREPARED BY COLLIER ENGINEERING & DESIGN DATED JANUARY 5, 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, 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 (ITL) OR SUPERSEAL OR EQUIVALENT. ADS 10-11 RING DENSITY POLYETHYLENE PIPE (RPP), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE WITHIN THE 30' UTILITY EASEMENT, OWNED AND OPERATED BY SUEZ 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 3), WITH APOHATIC 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 ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
6. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (DEEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF HEALTH.
7. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
9. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

INDEX OF SHEETS		
SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS AND DEMOLITION PLAN	
3	OVERALL DIMENSION PLAN	
4	DIMENSION PLAN WEST	
5	DIMENSION PLAN EAST	
6	GRADING AND DRAINAGE PLAN WEST	
7	GRADING AND DRAINAGE PLAN EAST	
8	UTILITY PLAN	
9	SOIL EROSION AND SEDIMENT CONTROL PLAN	
10	SOIL EROSION AND SEDIMENT CONTROL DETAILS	
11	LANDSCAPE PLAN WEST	
12	LANDSCAPE PLAN EAST	
13	LIGHTING PLAN WEST	
14	LIGHTING PLAN EAST	
15-18	CONSTRUCTION DETAILS	

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017469

PRELIMINARY SITE PLANS
FOR
622 ROUTE 303 LLC

S.B.L.: 65.14-1-11.2 & 11.3

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

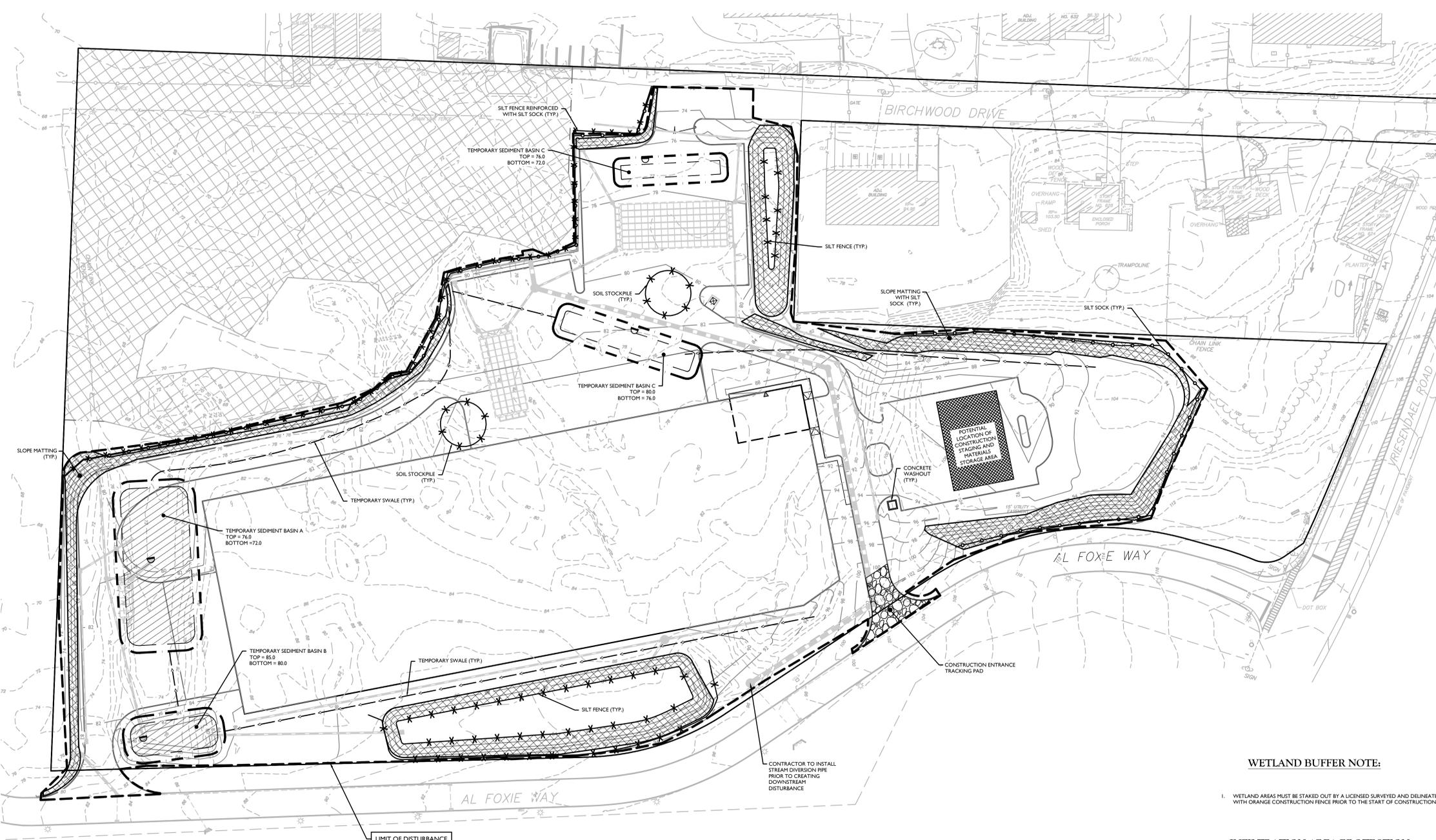
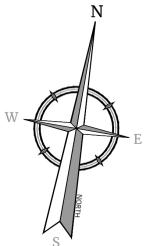
555 HUDSON VALLEY AVENUE
SUITE 101
NEW WINDSOR, NY 12553
PHONE: 845.564.4495
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS WATER CONSULTING ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN DATE: 01/06/2023 DRAWN BY: MAS CHECKED BY: CDR
PROJECT NUMBER: 22002634A DRAWING NAME: C-COVER

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 of 18

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND SEVEN (7) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY COVER. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING, WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2014 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES. SLOPES GREATER THAN 3:1.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
13. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
16. STOCKPILES AND STAGING LOCATIONS DETERMINED IN THE FIELD SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
17. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCTION MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
19. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
20. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
21. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DISCRETION OF THE MUNICIPAL ENGINEER.
22. ALL TEMPORARY STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION, AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.
23. BOTTOM AND BERM ELEVATIONS OF TEMPORARY SEDIMENT BASINS TO BE REVIEWED WITH THE CONTRACTOR BASED ON THEIR PROPOSED CONSTRUCTION SEQUENCE FOR THE PROJECT.
24. WASHOUTS, STOCKPILES, AND STAGING AREAS SHOWN FOR SCHEMATIC REFERENCE ONLY. CONTRACTOR TO LOCATE AS NECESSARY TO FACILITATE WORK.

WETLAND BUFFER NOTE:

1. WETLAND AREAS MUST BE STAKED OUT BY A LICENSED SURVEYED AND DELINEATED WITH ORANGE CONSTRUCTION FENCE PRIOR TO THE START OF CONSTRUCTION.

INFILTRATION AREA PROTECTION DURING CONSTRUCTION

1. STORMWATER INFILTRATION AREAS MUST BE PROTECTED FROM SEDIMENTATION AND SURCHARGE LOADING FROM EQUIPMENT AT ALL TIMES DURING CONSTRUCTION.

TEMPORARY SEDIMENT BASIN SIZING					
SEDIMENT BASIN	DRAINAGE AREA	AREA (L X W)	DEPTH (FT.)	VOLUME REQ'D (C.F.)	VOLUME PROVIDED (C.F.)
A	±5 A.C.	170' X 70'	4.0	18,144 C.F.	47,600 C.F.
B	±1.5 A.C.	32' X 95'	4.0	1,940 C.F.	13,300 C.F.
C	±3.5 A.C.	30' X 150'	4.0	13,996 C.F.	12,000 C.F.
D	±1.5 A.C.	30' X 105'	4.0	4,968 C.F.	12,400 C.F.

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- PROPERTY LINE
- - - CONSTRUCTION LIMIT LINE
- x- SILT FENCE
- o- SILT SOCK
- o- ORANGE CONSTRUCTION FENCE
- ⊙ STORM INLET SEDIMENT TRAP
- ⊙ STABILIZED CONSTRUCTION ENTRANCE
- ⊙ SEDIMENT TRAP OUTLET
- - - TEMPORARY SWALE
- ⊙ TEMPORARY SEDIMENT BASIN
- ⊙ MATERIAL STOCKPILE
- ⊙ CHECK DAM
- ⊙ SLOPE MATTING

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

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

PRELIMINARY SITE PLANS

FOR
622 ROUTE 303 LLC

S.B.L.: 65-14-1-11.2 & 11.3

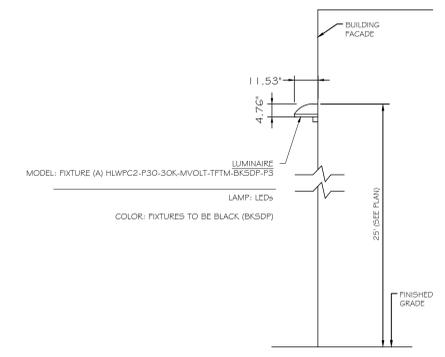
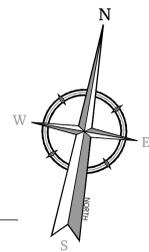
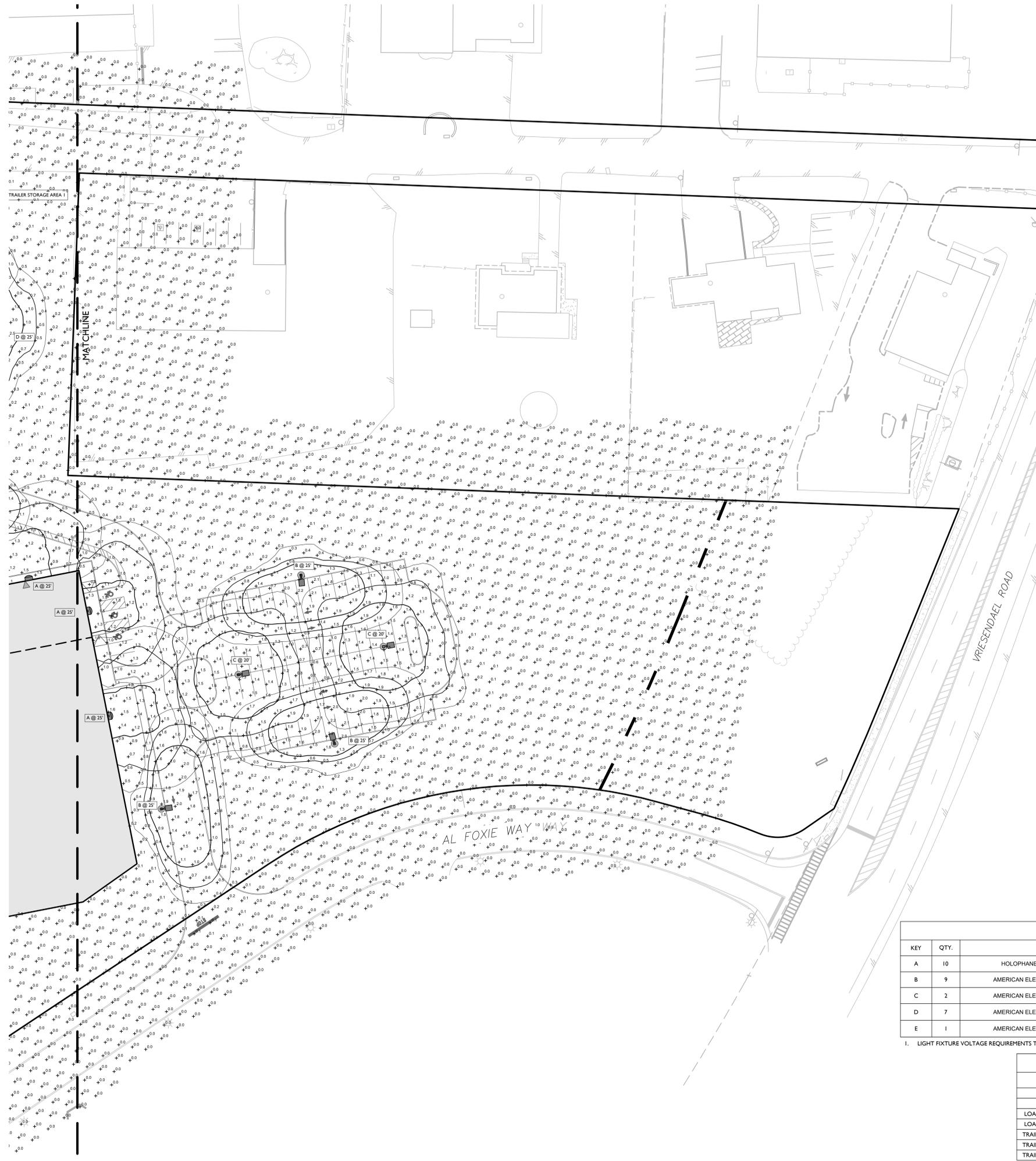
**TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE**

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

SCALE: 1" = 50'
0 50 100

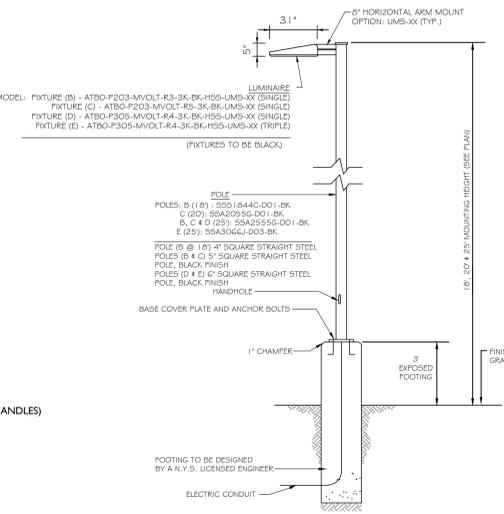
SOIL EROSION & SEDIMENT CONTROL PLAN

9 of 18



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

LIGHTING LEGEND:

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

LUMINAIRE SCHEDULE

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	10	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE(WALL)	25'	7,508	0.95	HLWPC2-P30-30K-MVOLT-TFTM-BKSDP-P3
B	9	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	18', 20' & 25'	8,951	0.95	ATB0-P203-MVOLT-R3-3K-BK-HSS-UMS-XX
C	2	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	20'	9,188	0.95	ATB0-P203-MVOLT-R5-3K-BK-UMS-XX
D	7	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	18,695	0.95	ATB0-P305-MVOLT-R4-3K-BK-HSS-UMS-XX
E	1	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	TRIPLE	25'	18,695	0.95	ATB0-P305-MVOLT-R4-3K-BK-HSS-UMS-XX

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

CALCULATION SUMMARY

DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
PAVEMENT DRIVE AISLE SUMMARY	ILLUMINANCE	FC	1.3	9.1	0.1	13.0:1
CAR PARKING PAVEMENT SUMMARY	ILLUMINANCE	FC	1.4	2.2	0.4	3.5:1
LOADING DOCK AREA 1 PAVEMENT SUMMARY	ILLUMINANCE	FC	1.5	2.6	0.3	5.0:1
LOADING DOCK AREA 2 PAVEMENT SUMMARY	ILLUMINANCE	FC	0.9	1.6	0.4	2.3:1
TRAILER STORAGE AREA 1 PAVEMENT SUMMARY	ILLUMINANCE	FC	1.9	4.5	0.5	3.8:1
TRAILER STORAGE AREA 2 PAVEMENT SUMMARY	ILLUMINANCE	FC	2.3	7.4	0.7	3.3:1
TRAILER STORAGE AREA 3 PAVEMENT SUMMARY	ILLUMINANCE	FC	2.2	4.4	0.7	3.1:1

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

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

PRELIMINARY SITE PLANS
FOR
622 ROUTE 303 LLC

S.B.L.: 65-14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

