

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, 1800-882-7962 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 OR ORDINANCES. ANY DISCREPANCIES OR VIOLATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO MASER CONSULTING, P.A. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
 - 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 REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH BURIED AND UTILITY COMPANY REQUIREMENTS.
 - CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
- MASER CONSULTING, P.A. 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. USE OF EXPLOSIVES IS PROHIBITED. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING THE DEMOLITION. THE CONTRACTOR SHALL BE 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.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- THE 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 DEPOSED 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.
- CONTRACTOR TO RESIST ALL UTILITY CASTINGS TO FINISHED GRADE.
- THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE. INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAW AND REGULATIONS.

DRAWING LEGEND

PROPERTY BOUNDARY	---
EDGE OF ASPHALT	---
EXISTING CURB	---
DEPRESSED CURB	---
PAVEMENT STRIPING	---
OVERHEAD WIRES	---
WATERLINE MARKOUT	---
EASEMENTS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
SANITARY PIPES	---
STORMWATER PIPES	---
TREEROW / HEDGE	---
TREELINE	---
BOUNDARY EVIDENCE	---
SIGN	---
POST / BOLLARD	---
UTILITY POLE	---
GUY WIRE	---
LIGHT POLE	---
ROOF LEADER / OPEN ROOF DRAIN	---
TREE PROTECTION FENCING	---
SANITARY MANHOLE	---
SANITARY CLEANOUT	---
DRAINAGE MANHOLE	---
CATCH BASIN	---
TBR - TO BE REMOVED	---
UTP - UTILITY POLE	---
DI - DRAIN INLET	---
CB - CATCH BASIN	---
CR - CRATE	---
CO - CLEANOUT	---
SAWCUT LINE	---



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State of N.Y. C.O.A. 0008671 / 0008821

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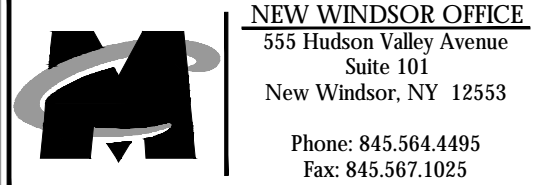


ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 07555-1

AMENDED SITE PLANS
FOR
WARWICK
COMMONS STAGE 5,
LLC

TAX LOTS 218-1-91, 92, 93, 94
& 96, 219-1-2-2

VILLAGE OF WARWICK
ORANGE COUNTY
NEW YORK



NEW WINDSOR OFFICE
355 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.6485
Fax: 845.567.1005

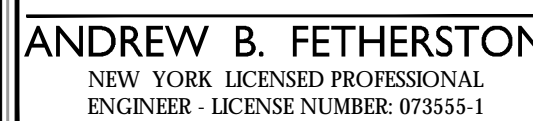
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PROJECT NUMBER: 1306280	DRAWING NAME: C-DEM0		

SHEET TITLE:
EXISTING CONDITIONS /
DEMOLITION PLAN

SHEET NUMBER:
02 of 23



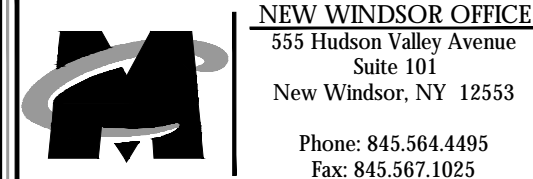
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AMENDED SITE PLANS
FOR
WARWICK
COMMONS STAGE 5,
LLC

TAX LOTS 218-1-91,92,93,94
& 96, 219-1-2.2

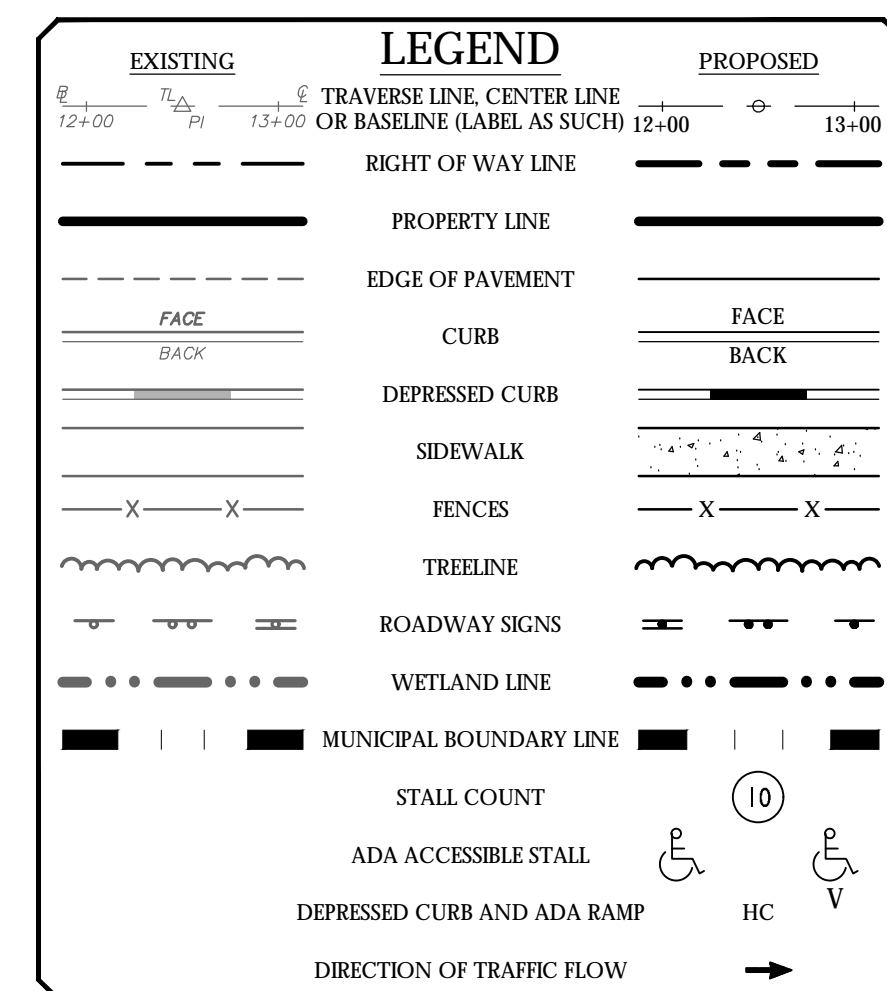
VILLAGE OF WARWICK
ORANGE COUNTY
NEW YORK



SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 15002428D		DRAWING NAME: C-LAYT	

DIMENSION PLAN

SHEET NUMBER:
04 of 23



MAP REFERENCE

1. MAP ENTITLED "SURVEY OF PROPERTY FOR WARWICK COMMONS STAGE 5 LLC, SURVEY OF LOTS", PREPARED BY SCHMICK SURVEYING, INC. PROFESSIONAL LAND SURVEYING. DATED AUGUST 29, 2019.
2. MAP ENTITLED "SURVEY OF PROPERTY FOR WARWICK COMMONS STAGE 5 LLC, TOPOGRAPHY & WETLANDS" PREPARED BY SCHMICK SURVEYING, INC. PROFESSIONAL LAND SURVEYING. DATED AUGUST 29, 2019.



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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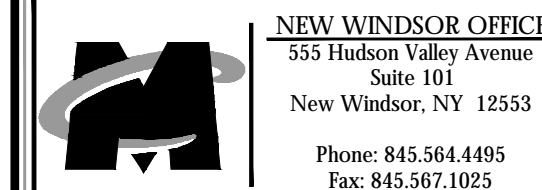
REV	DATE	DRAWN BY	DISPOSITION
1	10/27/2008	SMB	PLAN REVISIONS PER PLANNING BOARD COMMENTS.
2	11/09/2008	CPM	BUCK TIME REVISIONS PER PLANNING BOARD COMMENTS.
3	12/29/2008	SMB	PER PLANNING BOARD COMMENTS.
4	2/2/2009	CPM	PER PLANNING BOARD COMMENTS.



AMENDED SITE PLANS
FOR
WARWICK
COMMONS STAGE 5,
LLC

TAX LOTS 218-1-91,92,93,94
& 96, 219-1-2.2

VILLAGE OF WARWICK
ORANGE COUNTY
NEW YORK



SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 15002429D		DRAWING NAME: C-LAYT	

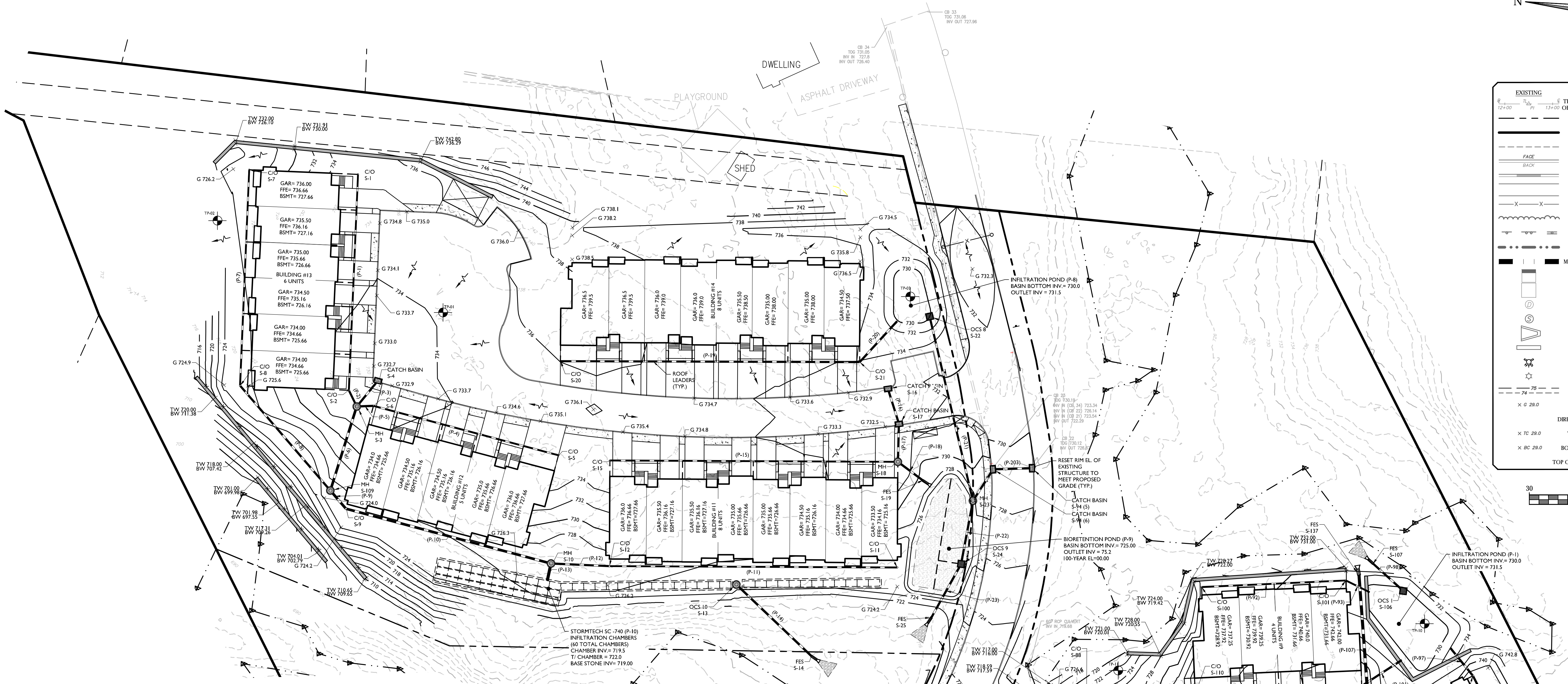
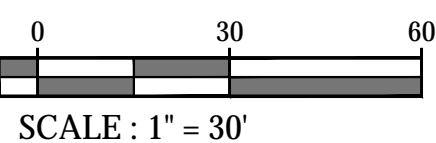
DIMENSION PLAN

SHEET NUMBER:
05 of 23



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

15.1.5.001.0015 Definition of S_{20} , H_{20} , C_{-1} and $C_{-0.5}$ in VO_{20} IT

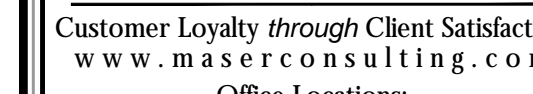


Proposed Drainage Structure Table							Proposed Drainage Structure Table							Proposed Drainage Structure Table						
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)	Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)	Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-1	10 in. Clean Out	735.85			10" HDPE	732.30	S-44	30 in. x 48 in. Catch Basin	716.47			12" HDPE	713.00	S-87	48 in. dia. CONED MH	725.54	15" HDPE	718.50		
S-2	10 in. Clean Out	732.71	10" HDPE	729.75	12" HDPE	729.75	S-45	30 in. x 48 in. Catch Basin	716.47	12" HDPE	712.75	12" HDPE	711.03	S-88	12 in. Clean Out	726.88	15" HDPE	719.00	15" HDPE	719.00
S-3	48 in. dia. CONED MH	732.29	12" HDPE 12" HDPE 12" HDPE	729.00 725.75 729.50	15" HDPE	728.50	S-46	48 in. dia. CONED MH	718.06			12" HDPE	710.00	S-89	30 in. x 48 in. Drain Inlet	736.74	15" HDPE	733.00	15" HDPE	728.00
S-4	30 in. x 48 in. Catch Basin	732.62			12" HDPE	729.50	S-47	12 inch Flared End Section	707.10	12" HDPE				S-90	30 in. x 48 in. Drain Inlet	741.51	12" HDPE 12" HDPE	739.00 739.00	15" HDPE	738.50
S-5	10 in. Clean Out	733.81			10" HDPE	732.75	S-48	10 in. Clean Out	719.75			10" HDPE	716.00	S-91	30 in. x 48 in. Drain Inlet	742.03	12" HDPE	740.75	12" HDPE	740.50
S-6	10 in. Clean Out	732.90	10" HDPE	729.90	12" HDPE	729.90	S-49	10 in. Clean Out	718.55	10" HDPE	715.00	12" HDPE	715.00	S-92	10 in. Clean Out	744.08	10" HDPE	741.00	12" HDPE	741.00
S-7	10 in. Clean Out	726.75			10" HDPE	723.75	S-50	48 in. x 48 in. OCS	702.50			12" HDPE	698.00	S-93	10 in. Clean Out	751.72		10" HDPE		748.75
S-8	10 in. Clean Out	725.35	10" HDPE	722.75	12" HDPE	722.75	S-51	12 inch Flared End Section	697.10	12" HDPE				S-94	30 in. x 48 in. Drain Inlet	748.71	12" HDPE 12" HDPE	745.00 746.00	12" HDPE	745.00
S-9	12 in. Clean Out	724.85	15" HDPE	721.40	15" HDPE	721.40	S-52	48 in. dia. CONED MH	722.66			12" HDPE	723.00	S-94 (1)	30 in. x 48 in. Catch Basin	719.07	12" HDPE	716.25	15" HDPE	715.75
S-10	48 in. dia. CONED MH	727.18	10" HDPE 12" HDPE	720.50 720.41	18" HDPE	720.25	S-53	30 in. x 48 in. Catch Basin	722.54	12" HDPE	719.50	12" HDPE	720.00	S-94 (2)	30 in. x 48 in. Catch Basin	719.64	12" HDPE	715.50	15" HDPE	715.25
S-11	10 in. Clean Out	724.44			10" HDPE	721.50	S-54	30 in. x 48 in. Catch Basin	721.52	12" HDPE	719.50	15" HDPE	718.65	S-94 (3)	30 in. x 48 in. Catch Basin	719.07		12" HDPE		
S-12	12 in. Clean Out	726.85	10" HDPE	720.60	12" HDPE	720.60	S-55	48 in. dia. CONED MH	732.75	15" HDPE	724.50			S-94 (4)	30 in. x 48 in. Catch Basin	719.64	15" HDPE	711.73	15" HDPE	713.50
S-13	48 in. dia. CONED MH	725.26			12" HDPE	719.00	S-56	30 in. x 48 in. Catch Basin	732.57	12" HDPE	727.00	15" HDPE	726.50	S-94 (5)	30 in. x 48 in. Catch Basin	729.16		12" HDPE		
S-14	12 inch Flared End Section	713.10	12" HDPE	712.00			S-57	30 in. x 48 in. Drain Inlet	733.18	12" HDPE	728.00	12" HDPE	728.00	S-94 (6)	30 in. x 48 in. Catch Basin	729.19	12" HDPE	726.51	12" HDPE	726.41
S-15	10 in. Clean Out	735.64			10" HDPE	732.00	S-58	12 in. Clean Out	733.37	12" HDPE	725.74	12" HDPE	730.00	S-95	30 in. x 48 in. Drain Inlet	748.64		12" HDPE		746.25
S-16	30 in. x 48 in. Catch Basin	732.43			12" HDPE	729.00	S-60	12 in. Clean Out	746.93	10" HDPE	743.00	12" HDPE	734.46	S-96	10 in. Clean Out	748.71	10" HDPE	745.70	12" HDPE	745.50
S-17	30 in. x 48 in. Catch Basin	732.36	12" HDPE	728.75	12" HDPE	728.75	S-61	10 in. Clean Out	749.92	10" HDPE	746.00	12" HDPE	746.00	S-97	10 in. Clean Out	754.27		10" HDPE		751.00
S-18	48 in. dia. CONED MH	733.02	10" HDPE 12" HDPE	728.50 728.50	12" HDPE	728.50	S-62	10 in. Clean Out	752.30	10" HDPE	749.00	10" HDPE	749.00	S-100	10 in. Clean Out	732.43		10" HDPE		731.53
S-19	12 inch Flared End Section	729.10	12" HDPE	728.00			S-64	48 in. dia. CONED MH	722.56	18" HDPE 10" HDPE	719.50 719.50	24" HDPE	718.75	S-101	10 in. Clean Out	731.99	10" HDPE	731.08	10" HDPE	739.50
S-20	6 in. Clean Out	736.03			12" HDPE	733.00	S-65	30 in. x 48 in. Catch Basin	725.72	15" HDPE 12" HDPE	722.00 722.00	18" HDPE	721.75	S-102	10 in. Clean Out	762.75		10" HDPE		760.00
S-21	10 in. Clean Out	733.93	12" HDPE	731.00	12" HDPE	731.00	S-66	30 in. x 48 in. Drain Inlet	725.71	15" HDPE	723.00	15" HDPE	722.50	S-103	10 in. Clean Out	758.30	10" HDPE	747.00	10" HDPE	747.00
S-22	48 in. x 48 in. OCS	731.75			12" HDPE	729.00	S-67	30 in. x 48 in. Drain Inlet	735.32	12" HDPE 12" HDPE	732.25 732.35	12" HDPE	732.00	S-104	10 in. Clean Out	747.69	10" HDPE	745.00	12" HDPE	745.00
S-23	48 in. dia. CONED MH	727.05	12" HDPE 12" HDPE	723.00 723.50	12" HDPE	723.00	S-68	30 in. x 48 in. Drain Inlet	736.80	12" HDPE	733.50	12" HDPE	733.00	S-105	12 in. Clean Out	743.30	12" HDPE	740.00	12" HDPE	740.00
S-24	48 in. x 48 in. OCS	726.50	12" HDPE	722.00	12" HDPE	720.00	S-69	10 in. Clean Out	736.94	10" HDPE	734.00	12" HDPE	734.00	S-106	48 in. x 48 in. OCS	731.50		12" HDPE		729.90
S-25	12 inch Flared End Section	719.10	12" HDPE	718.00			S-70	10 in. Clean Out	740.88			10" HDPE	737.50	S-107	12 inch Flared End Section	730.85	12" HDPE	729.75		
S-26	10 in. Clean Out	717.37			10" HDPE	714.00	S-71	30 in. x 48 in. Catch Basin	739.46	12" HDPE	736.00	12" HDPE	736.00	S-108	48 in. dia. CYLINDER MH	724.10		12" HDPE		718.00
S-27	12 in. Clean Out	717.14	10" HDPE	713.25	12" HDPE	713.25	S-72	30 in. x 48 in. Catch Basin	741.05	12" HDPE	738.00	12" HDPE	738.00	S-109	48 in. dia. CONED MH	725.11	15" HDPE 12" HDPE	722.75 722.75	15" HDPE	721.50
S-28	30 in. x 48 in. Catch Basin	716.08	10" HDPE 12" HDPE 12" HDPE	710.00 710.00 713.00	15" HDPE	709.02	S-73	30 in. x 48 in. Catch Basin	747.85	12" HDPE 12" HDPE	745.00 744.75	12" HDPE	744.75	S-110	10 in. Clean Out	737.04		10" HDPE		734.00
S-29	30 in. x 48 in. Catch Basin	717.14			12" HDPE	714.00	S-74	30 in. x 48 in. Catch Basin	747.90			12" HDPE	745.00	S-111	6 in. Clean Out	741.76	10" HDPE	733.47	12" HDPE	732.50
S-31	10 in. Clean Out	717.51			10" HDPE	714.00	S-75	10 in. Clean Out	748.68	10" HDPE	745.50	12" HDPE	745.50	S-133	30 in. x 48 in. Drain Inlet	768.00		18" HDPE		765.00
S-32	10 in. Clean Out	717.30	10" HDPE	710.25	12" HDPE	710.25	S-76	10 in. Clean Out	753.58			10" HDPE	750.50	S-134	48 in. dia. CYLINDER MH	760.81	18" HDPE	757.00	18" HDPE	756.00
S-33	30 in. x 48 in. Catch Basin	717.22			12" HDPE	714.50	S-77	30 in. x 48 in. Drain Inlet	731.30	12" HDPE 12" HDPE	728.00 728.00	15" HDPE	728.00	S-135	48 in. dia. CYLINDER MH	753.83	18" HDPE	750.00	18" HDPE	750.00
S-34	30 in. x 48 in. Catch Basin	717.41	12" HDPE 12" HDPE 12" HDPE	713.75 714.00 714.00	12" HDPE	711.04	S-78	30 in. x 48 in. Catch Basin	731.43			12" HDPE	728.25	S-136	48 in. dia. CYLINDER MH	741.87	18" HDPE	737.00	18" HDPE	736.00
S-35	10 in. Clean Out	718.49			10" HDPE	716.00	S-79	30 in. x 48 in. Catch Basin	734.29	12" HDPE 12" HDPE	731.00 731.00	12" HDPE	730.75	S-137	18 inch Flared End Section	732.63	18" HDPE			731.00
S-36	12 in. Clean Out	717.13	10" HDPE	715.50	10" HDPE	715.50	S-80	10 in. Clean Out	734.64	10" HDPE	731.50	12" HDPE	731.50	S-138	48 in. dia. CYLINDER MH	717.86		12" HDPE		710.50
S-37	10 in. Clean Out	717.53			10" HDPE	715.00	S-81	10 in. Clean Out	736.69			10" HDPE	733.00	S-139	12 in. Clean Out	716.00	12" HDPE	710.00	12" HDPE	710.00
S-38	48 in. dia. CYLINDER MH	718.01	12" HDPE 10" HDPE	714.00 714.00	12" HDPE	714.00	S-82	30 in. x 48 in. Catch Basin	734.32	12" HDPE	731.25	12" HDPE	731.25	S-140	48 in. dia. CYLINDER MH	714.44	12" HDPE 12" HDPE	709.00 708.25	12" HDPE	708.75
S-39	10 in. Clean Out	726.03			10" HDPE	723.00	S-83	10 in. Clean Out	735.78	10" HDPE	732.75	12" HDPE	732.75	S-141	12 inch Flared End Section	709.10	12" HDPE			708.00
S-40	10 in. Clean Out	727.53	10" HDPE	720.00	10" HDPE	720.00	S-84	10 in. Clean Out	741.77			10" HDPE	738.75							
S-41	12 in. Clean Out	721.87	10" HDPE	719.00	12" HDPE	719.00	S-85	10 in. Clean Out	723.11	10" HDPE	721.00	10" HDPE	721.00							
S-42	12 in. Clean Out	720.31	12" HDPE	717.00	12" HDPE	717.00	S-86	10 in. Clean Out	727.13			10" HDPE	725.00							
S-43	30 in. x 48 in. Drain Inlet	716.05			12" HDPE	713.00														

Proposed Drainage Pipe Table					Proposed Drainage Pipe Table					Proposed Drainage Pipe Table							
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope	Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope	Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-1	10"HDPE	136'	732.30	729.75	1.88%	P-2	12"HDPE	23'	713.00	712.75	1.09%	P-3	18"HDPE	33'	740.50	739.00	4.58%
P-2	12"HDPE	11'	729.75	729.50	2.20%	P-3	12"HDPE	45'	710.00	706.00	8.80%	P-4	12"HDPE	17'	741.00	740.75	1.40%
P-3	12"HDPE	21'	729.50	729.00	2.39%	P-4	10"HDPE	91'	716.00	715.00	1.10%	P-5	10"HDPE	105'	748.75	741.00	7.48%
P-4	10"HDPE	120'	732.75	729.00	3.37%	P-5	12"HDPE	11'	715.00	711.00	36.69%	P-6	12"HDPE	102'	745.00	739.00	5.90%
P-5	12"HDPE	10'	729.90	729.75	1.43%	P-6	12"HDPE	22'	698.00	696.00	9.22%	P-7	12"HDPE	21'	746.25	746.00	1.20%
P-6	15"HDPE	55'	728.50	722.00	11.76%	P-7	12"HDPE	31'	723.00	719.50	9.36%	P-8	12"HDPE	16'	745.50	745.00	3.00%
P-7	10"HDPE	136'	732.75	723.75	9.74%	P-8	12"HDPE	36'	720.00	719.50	1.40%	P-9	10"HDPE	91'	751.00	745.70	5.86%
P-8	12"HDPE	87'	722.75	721.75	1.15%	P-9	15"HDPE	34'	726.50	724.50	5.88%	P-9	10"HDPE	91'	731.53	731.08	0.50%
P-9	15"HDPE	15'	721.50	721.40	0.66%	P-10	15"HDPE	71'	728.00	727.00	1.40%	P-10	10"HDPE	17'	730.50	730.00	3.02%
P-10	15"HDPE	133'	721.40	720.50	0.68%	P-11	12"HDPE	36'	730.00	728.00	5.61%	P-11	10"HDPE	88'	760.00	747.00	14.81%
P-11	10"HDPE	181'	721.50	720.60	0.50%	P-12	12"HDPE	87'	734.46	723.74	12.00%	P-12	10"HDPE	4'	747.00	745.00	50.00%
P-12	12"HDPE	31'	730.60	730.41	0.52%	P-13	12"HDPE	113'	746.00	741.00	2.65%	P-13	12"HDPE	89'	745.00	740.00	5.63%
P-13	18"HDPE	11'	720.55	720.00	2.26%	P-15	10"HDPE	50'	749.00	746.00	6.01%	P-17	12"HDPE	23'	740.00	732.00	35.55%
P-14	12"HDPE	65'	719.00	712.00	10.75%	P-16	10"HDPE	181'	759.20	749.00	5.47%	P-18	12"HDPE	26'	729.90	729.75	0.50%
P-15	10"HDPE	181'	732.00	728.00	1.94%	P-17	24"HDPE	15'	718.75	718.50	1.70%	P-19	12"HDPE	13'	718.00	715.50	3.51%
P-16	12"HDPE	23'	729.00	728.75	1.08%	P-18	18"HDPE	49'	721.75	719.50	4.62%	P-20	10"HDPE	105'	734.00	734.07	0.83%
P-17	12"HDPE	24'	728.75	728.00	1.05%	P-19	15"HDPE	23'	722.50	722.00	2.14%	P-101	12"HDPE	30'	732.50	731.00	5.04%
P-18	12"HDPE	20'	728.50	728.00	2.56%	P-20	15"HDPE	111'	732.00	723.00	8.07%	P-102	12"HDPE	5'	711.03	711.00	0.50%
P-19	12"HDPE	188'	733.00	731.00	1.06%	P-1	12"HDPE	41'	733.00	732.25	1.84%	P-104	18"HDPE	76'	756.00	757.00	10.80%
P-20	12"HDPE	35'	731.00	730.00	2.88%	P-62	12"HDPE	16'	734.00	733.50	3.19%	P-105	18"HDPE	67'	756.00	750.00	8.90%
P-21	12"HDPE	119'	729.00	723.00	5.35%	P-63	10"HDPE	113'	737.50	734.00	3.09%	P-106	18"HDPE	199'	750.00	730.00	6.53%
P-22	12"HDPE	40'	733.00	722.00	2.48%	P-64	12"HDPE	64'	736.00	732.25	5.83%	P-107	18"HDPE	92'	734.00	731.00	3.26%
P-23	12"HDPE	39'	720.00	718.00	5.19%	P-65	12"HDPE	32'	738.00	736.00	6.18%	P-108	12"HDPE	91'	710.50	710.00	0.55%
P-24	10"HDPE	136'	714.00	713.25	0.55%	P-66	12"HDPE	97'	744.75	743.00	6.96%	P-109	12"HDPE	47'	710.00	709.00	2.16%
P-25	15"HDPE	19'	713.25	713.00	1.33%	P-67	12"HDPE	23'	745.00	744.75	1.09%	P-110	12"HDPE	55'	708.75	708.00	1.31%
P-26	15"HDPE	10'	709.02	709.00	0.26%	P-68	12"HDPE	16'	745.50	745.00	3.11%	P-111	12"HDPE	8'	708.50	708.25	3.15%
P-28	12"HDPE	45'	710.50	711.50	5.56%	P-69	10"HDPE	106'	750.50	745.00	4.73%	P-119	15"HDPE	137'	718.65	716.25	1.75%
P-29	10"HDPE	181'	714.00	710.25	2.07%	P-70	15"HDPE	60'	728.00	722.00	10.00%	P-200	12"HDPE	25'	716.25	716.00	0.11%
P-30	12"HDPE	21'	710.25	710.00	1.19%	P-71	12"HDPE	22'	728.25	728.00	1.14%	P-201	15"HDPE	25'	715.25	711.71	14.01%
P-31	12"HDPE	41'	714.00	714.00	1.22%	P-72	12"HDPE	100'	730.75	728.30	2.44%	P-202	15"HDPE	66'	715.75	713.50	3.42%
P-32	12"HDPE	6'	711.04	711.00	0.73%	P-73	12"HDPE	16'	731.50	731.00	3.18%	P-203	12"HDPE	24'	726.57	726.51	0.08%
P-33	10"HDPE	98'	716.00	715.50	0.51%	P-74	10"HDPE	75'	733.00	731.50	2.01%	P-204	12"HDPE	23'	726.41	723.50	12.40%
P-34	12"HDPE	31'	715.50	714.00	4.86%	P-75	12"HDPE	23'	731.25	731.00	1.08%						
P-35	10"HDPE	186'	715.00	714.00	0.54%	P-76	12"HDPE	39'	732.75	731.25	3.83%						
P-36	12"HDPE	21'	714.00	713.75	1.19%	P-77	10"HDPE	91'	738.75	732.75	6.62%						
P-37	10"HDPE	88'	723.00	720.00	3.41%	P-78	10"HDPE	22'	721.00	719.50	6.73%						
P-38	10"HDPE	4'	720.00	719.00	25.00%	P-79	10"HDPE	158'	725.00	721.00	2.54%						
P-39	12"HDPE	94'	719.00	717.00	2.14%	P-80	15"HDPE	25'	719.00	718.50	2.01%						
P-40	12"HDPE	68'	717.00	714.00	4.39%	P-81	15"HDPE	73'	728.00	719.00	12.31%						
P-41	12"HDPE	162'	717.00	710.00	1.86%	P-82	15"HDPE	92'	738.50	733.00	5.98%						

FFE = FINISH FLOOR ELEVATION
GAR = GARAGE FLOOR ELEVATION
BSMT = BASEMENT FLOOR ELEVATION
TW = GROUND ELEVATION AT TOP OF WALL
BW = GROUND ELEVATION AT BOTTOM OF WALL

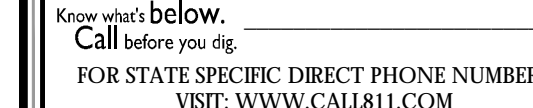
1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED WINDOW WELL ENCLOSURES SHALL BE INSTALLED A MINIMUM 6" ABOVE FINISHED GRADE (ALL SIDES).
3. GARAGE FLOOR ELEVATION TO FINISHED GRADE AT BUILDING LINE SHALL BE 8" MINIMUM.
4. GRADE AWAY FROM BUILDING LINE SHALL BE 2% MINIMUM AND 5% MAXIMUM FOR 15 FT.
5. SMALL WALLS MAY BE REQUIRED IN BETWEEN UNITS. THESE WALLS WILL NOT EXCEED 4 FEET AND THEREFORE DO NOT REQUIRE A DESIGN BY A LICENSED PROFESSIONAL ENGINEER. THESE WALLS SHOULD BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
6. CURB AND SIDEWALK ARE TO BE DEEPENED FOR THE LENGTH OF THE ENTIRE BUILDING FOR ALL PROPOSED BUILDINGS ON SITE.
7. SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.



- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- VIRGINIA
- FLORIDA
- NORTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO

State of N.Y. C.O.A: 0008671 / 000882

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[illegible]

REV	DATE	DRAWN BY	DESCRIPTION
1	06/27/2005	SMR	PLAN REVISIONS PER PLANNING BOARD COMMENTS.
2	11/09/2005	CMR	BLACK TYPE REVISIONS PER PLANNING BOARD COMMENTS.
3	10/01/2005	SMR	PER PLANNING BOARD COMMENTS.
4	2/23/2007	CVR	PER PLANNING BOARD COMMENTS.
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AMENDED SITE PLANS
FOR
WARWICK
COMMONS STAGE 5
LLC

TAX LOTS 218-1-91,92,93,9
& 96, 219-1-2.2

VILLAGE OF WARWICK
ORANGE COUNTY
NEW YORK



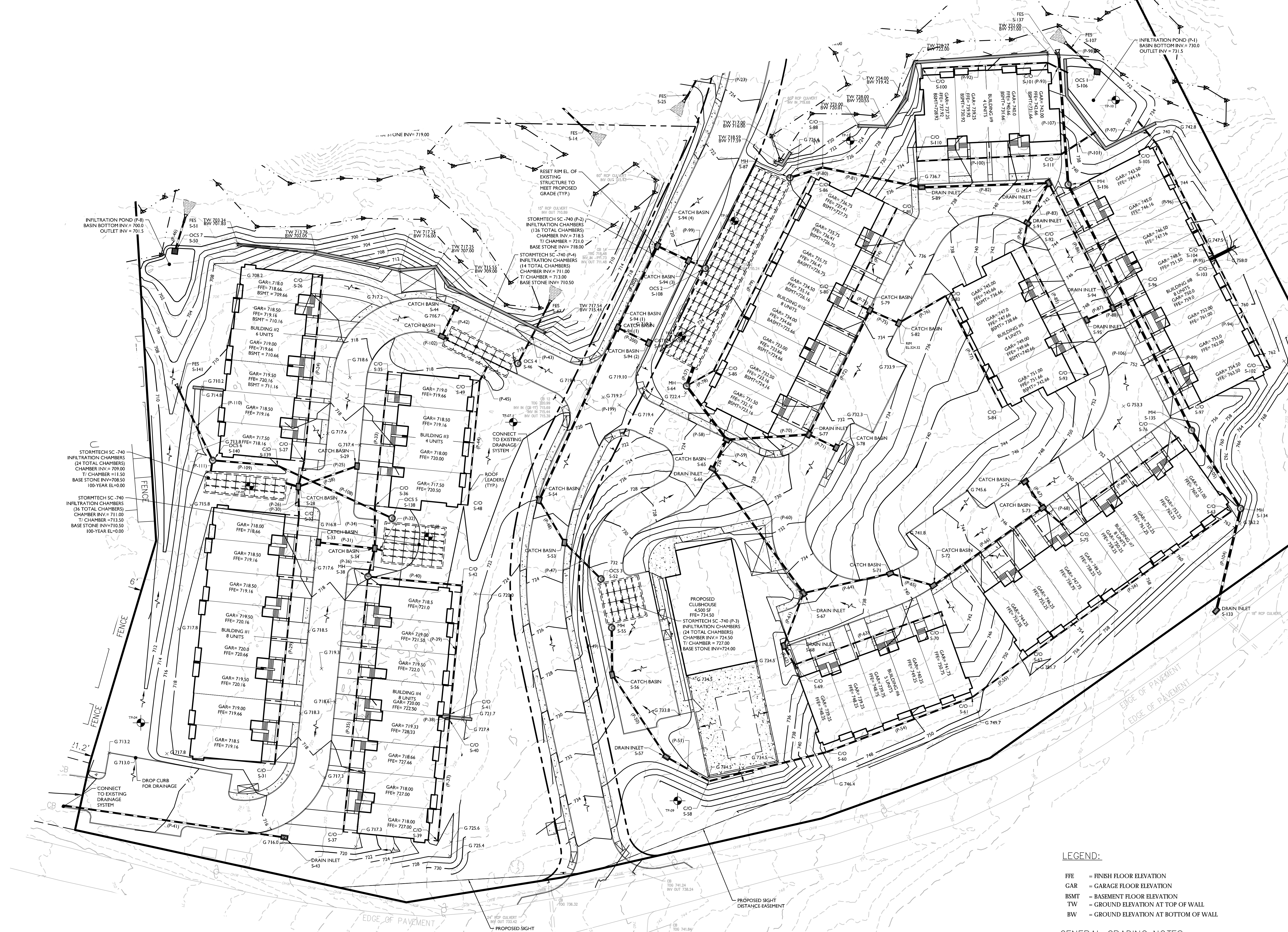
SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED: JED
PROJECT NUMBER:		DRAWING NAME:	

15062429D	C-GRAD
SHEET TITLE:	
GRADING AND DRAINAGE PLAN	

SHEET NUMBER: 07 of 22

07	01	23
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LEGEND:

FFE = FINISH FLOOR ELEVATION
GAR = GARAGE FLOOR ELEVATION
BSMT = BASEMENT FLOOR ELEVATION
TW = GROUND ELEVATION AT TOP OF WALL
BW = GROUND ELEVATION AT BOTTOM OF WALL

GENERAL GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED WINDOW WALL ENCLOSURES SHALL BE INSTALLED A MINIMUM 6" ABOVE FINISHED GRADE (ALL SIDES).
3. GARAGE FLOOR ELEVATION TO FINISHED GRADE AT BUILDING LINE SHALL BE 8" MINIMUM.
4. GRADE AWAY FROM BUILDING LINE SHALL BE 2% MINIMUM AND 5% MAXIMUM FOR 15 FT.
5. SMALL WALLS MAY BE REQUIRED IN BETWEEN UNITS. THESE WALLS WILL NOT EXCEED 4 FEET AND THEREFORE DO NOT REQUIRE A DESIGN BY A LICENSED PROFESSIONAL ENGINEER. THE WALLS SHOULD BE CONSTRUCTED AS PER MANUFACTURER'S REQUIREMENTS.
6. CURB AND SIDEWALK ARE TO BE DERESSED FOR THE LENGTH OF THE ENTIRE BUILDING PAVEMENT FOR ALL PROPOSED BUILDINGS ON SITE.
7. SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.

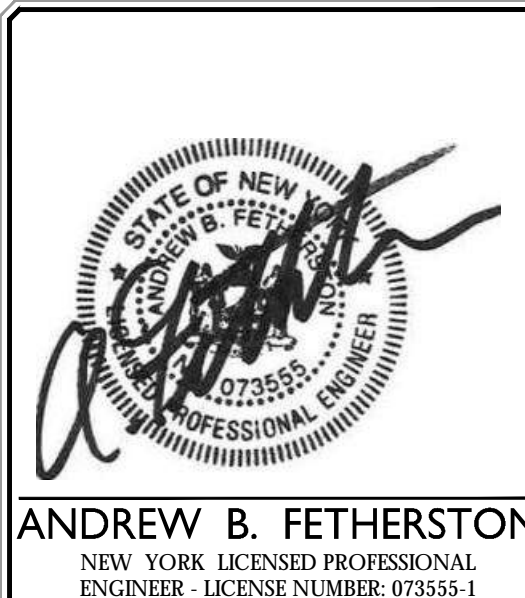
EXISTING		LEGEND		PROPOSED	
72+50	130+00	TRAVERS LINE, CENTER LINE OR FOR BASELINE LABEL, AS SECTION		72+00	130+00
————		RIGHT OF WAY LINE		————	
————		PROPERTY LINE		————	
————		EDGE OF PAVEMENT		————	
————		CURB		————	
————		DEPRESSED CURB		————	
————		SIDEWALK		————	
—X—X—		FENCES		—X—X—	
~~~~~		TRELLISE		~~~~~	
—○—○—		ROADWAY SIGNS		—○—○—	
—•—•—		WETLAND LINE		—•—•—	
■     ■		MUNICIPAL BOUNDARY LINE		■     ■	
		'B' INLET			
		'E' INLET			
		STORM MANHOLE			
		SANITARY MANHOLE			
		FLARED END SECTION			
		HEADWALL			
		HYDRANT			
		POLE MOUNTED LIGHT			
		CONTOURS			
		SPOT ELEVATION			
		DIRECTION OF OVERLAND FLOW			
		TOP OF CURB ELEVATION			
		BOTTOM OF CURB ELEVATION			
		TOP OF DEPRESSED CURB ELEVATION			

SCALE : 1" = 30'



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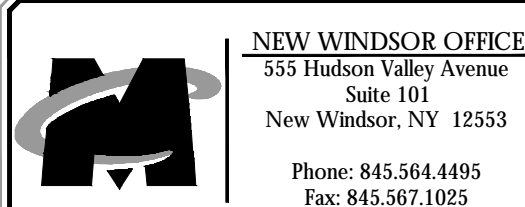
ROW	DATE	BROWN IV	DESCRIPTION
1	10/27/2016	500	CAN REVENUE PER PLANNING BOARD COMMENTS.
2	11/03/2016	CPA	SEE TABLE ENDINGS PER PLANNING BOARD COMMENTS.
3	11/10/2016	500	PER PLANNING BOARD COMMENTS.
4	2/12/2017	CPA	PER PLANNING BOARD COMMENTS.
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AMENDED SITE PLANS  
FOR  
WARWICK  
COMMONS STAGE 5,  
LLC

TAX LOTS 218-1-91,92,93,94  
& 96, 219-1-2.2

VILLAGE OF WARWICK  
ORANGE COUNTY  
NEW YORK

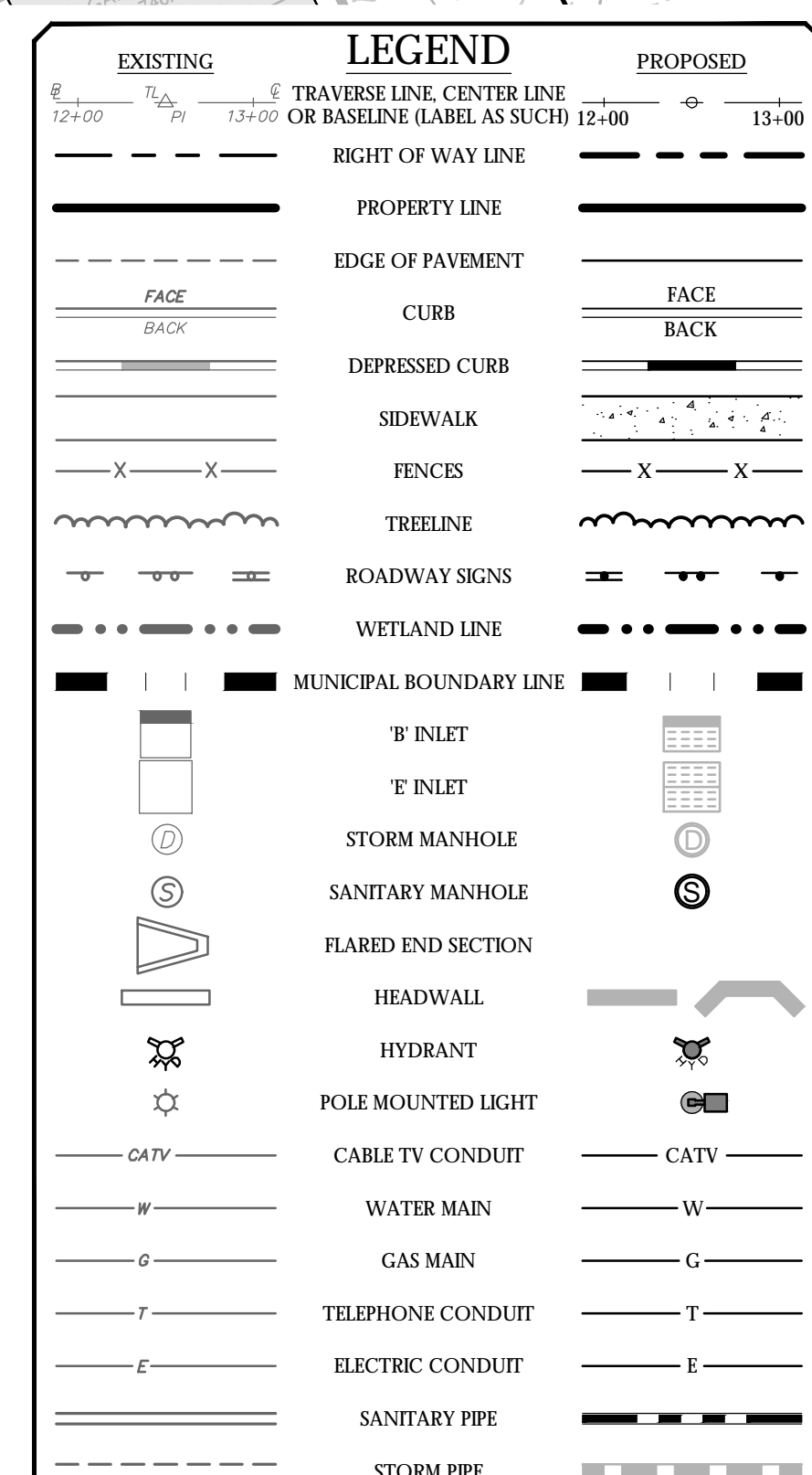


SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 15002429D		DRAWING NAME: C-UTIL	

SHEET TITLE:

UTILITIES PLAN

SHEET NUMBER: 08 of 23



Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-1	48 in. dia. CONED MH	728.27			8" SAN. PVC	721.00
S-2	48 in. dia. CONED MH	725.64	8" SAN. PVC	720.00	8" SAN. PVC	719.90
S-3	48 in. dia. CONED MH	726.73	8" SAN. PVC 8" SAN. PVC	718.01 723.96	8" SAN. PVC	718.70
S-4	48 in. dia. CONED MH	721.71	8" SAN. PVC	718.04	8" SAN. PVC	717.90
S-6	48 in. dia. CONED MH	724.56	8" SAN. PVC	717.22	8" SAN. PVC	717.12
S-7	48 in. dia. CONED MH	722.00	8" SAN. PVC	716.78		
S-10	48 in. dia. CONED MH	731.13			8" SAN. PVC	731.09
S-11	48 in. dia. CONED MH	735.78	8" SAN. PVC	730.19	8" SAN. PVC	730.49
S-12	48 in. dia. CONED MH	750.66			8" SAN. PVC	745.66
S-13	48 in. dia. CONED MH	741.90	8" SAN. PVC	736.90	8" SAN. PVC	736.80
S-14	48 in. dia. CONED MH	736.78	8" SAN. PVC	731.70	8" SAN. PVC	731.60
S-15	48 in. dia. CONED MH	730.37	8" SAN. PVC 8" SAN. PVC	726.40 726.40	8" SAN. PVC	726.00
S-16	48 in. dia. CONED MH	753.36			8" SAN. PVC	746.25
S-17	48 in. dia. CONED MH	743.26	8" SAN. PVC	738.00	8" SAN. PVC	737.92
S-18	48 in. dia. CONED MH	738.42	8" SAN. PVC	733.40	8" SAN. PVC	733.30
S-19	48 in. dia. CONED MH	725.82	8" SAN. PVC	719.90	8" SAN. PVC	719.68
S-20	48 in. dia. CONED MH	719.89	8" SAN. PVC	716.00	8" SAN. PVC	715.90
S-21	48 in. dia. CONED MH	716.70	8" SAN. PVC 8" SAN. PVC	713.98 712.00	8" SAN. PVC	711.90
S-24	48 in. dia. CONED MH	717.82			8" SAN. PVC	713.39
S-25	48 in. dia. CONED MH	716.61	8" SAN. PVC	709.36	8" SAN. PVC	709.26
S-26	48 in. dia. CONED MH	718.42	8" SAN. PVC	708.65	8" SAN. PVC	708.55
S-27	48 in. dia. CONED MH	705.00	8" SAN. PVC	700.33	8" SAN. PVC	700.23
S-28	48 in. dia. CONED MH	695.00	8" SAN. PVC	690.33	8" SAN. PVC	690.00

Proposed Sanitary Pipe Table					
Pipe I.D.	Description	Length	Invert In	Invert On	Slope
P-1	8" SAN. PVC	40'	711.00	720.00	2.4%
P-2	8" SAN. PVC	214'	719.90	718.81	0.51%
P-3	8" SAN. PVC	131'	718.70	718.04	0.55%
P-4	8" SAN. PVC	129'	717.90	717.22	0.53%
P-5	8" SAN. PVC	69'	717.12	716.78	0.50%
P-7	8" SAN. PVC	174'	731.09	730.19	0.51%
P-9	8" SAN. PVC	109'	730.49	723.56	6.01%
P-10	8" SAN. PVC	118'	745.66	736.50	7.95%
P-11	8" SAN. PVC	86'	736.80	731.74	5.43%
P-12	8" SAN. PVC	228'	734.60	726.40	3.28%
P-13	8" SAN. PVC	158'	741.26	738.00	2.33%
P-14	8" SAN. PVC	76'	737.92	733.40	6.99%
P-15	8" SAN. PVC	111'	733.30	726.40	5.92%
P-16	8" SAN. PVC	106'	726.00	719.90	5.76%
P-17	8" SAN. PVC	123'	719.68	716.60	3.00%
P-18	8" SAN. PVC	117'	715.90	713.98	1.64%
P-21	8" SAN. PVC	139'	713.39	712.06	1.00%
P-22	8" SAN. PVC	219'	711.90	709.30	1.16%
P-27	8" SAN. PVC	61'	709.26	708.65	1.00%
P-52	8" SAN. PVC	323'	708.55	703.33	2.55%
P-90	8" SAN. PVC	199'	700.23	690.33	4.97%
P-91	8" SAN. PVC	135'	662.00	685.00	3.44%

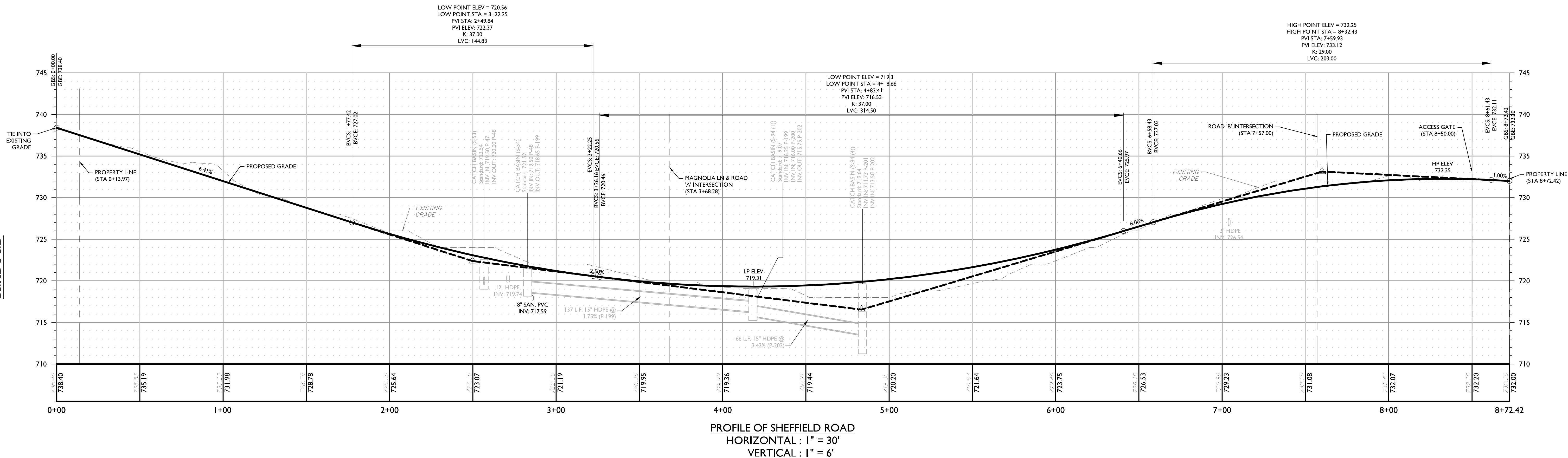
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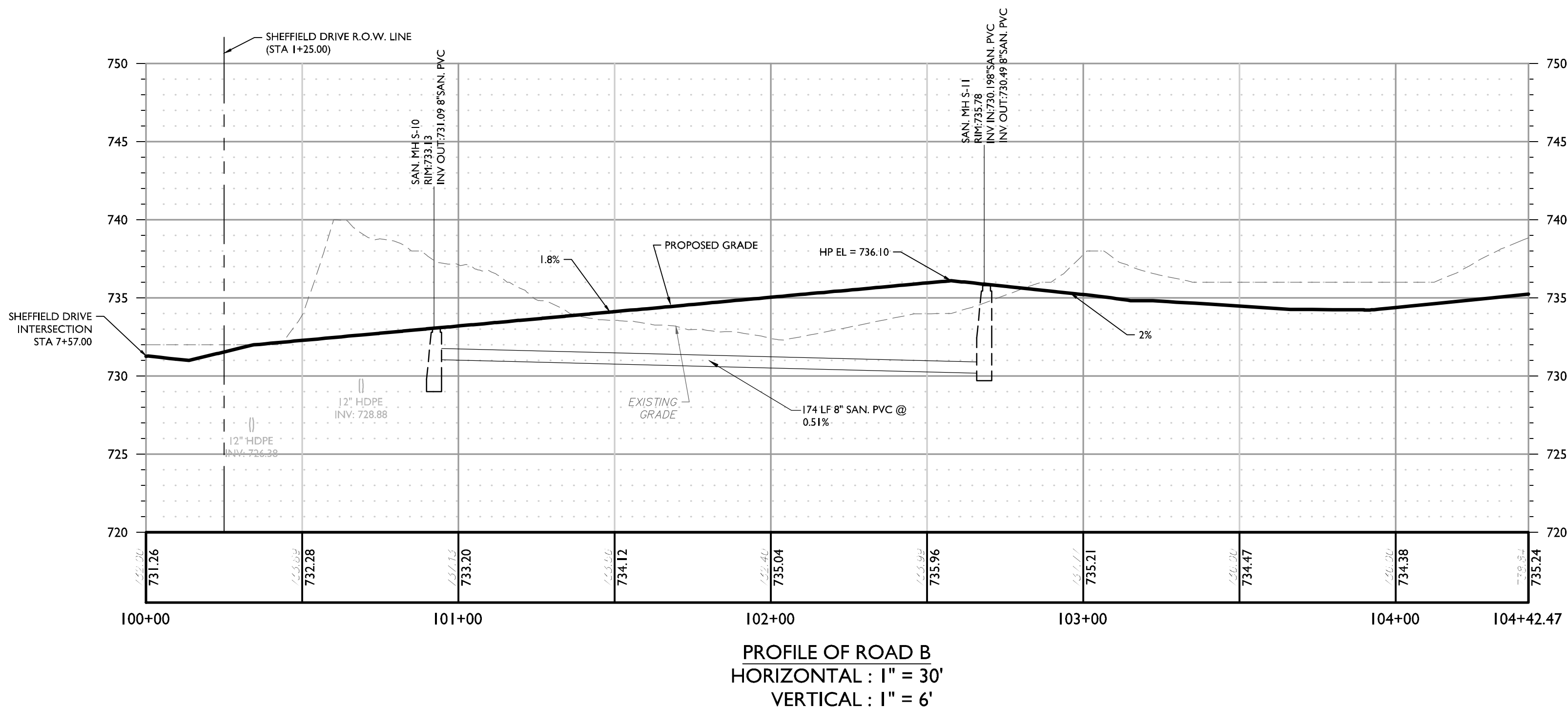




BRADY RD



SHEFFIELD DR



CUL-DE-SAC

NOTE:  
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• SANITARY MANHOLES ARE SHOWN AS THE OUTSIDE OF THE STRUCTURE. NO SUMP IS PROPOSED FOR THE SANITARY MANHOLES.

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1	10/27/2010	SMB	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
2	11/02/2010	CPI	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
3	11/02/2010	SMB	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
4	11/02/2010	CPI	PLAN REVISIONS FOR PLANNING BOARD COMMENTS

**ANDREW B. FETHERSTON**  
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 07355-1

AMENDED SITE PLANS  
FOR  
**WARWICK COMMONS STAGE 5, LLC**  
TAX LOTS 218-1-91, 92, 93, 94 & 96, 219-1-2, 2  
VILLAGE OF WARWICK  
ORANGE COUNTY  
NEW YORK

**NEW WINDSOR OFFICE**  
355 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495  
Fax: 845.567.1025

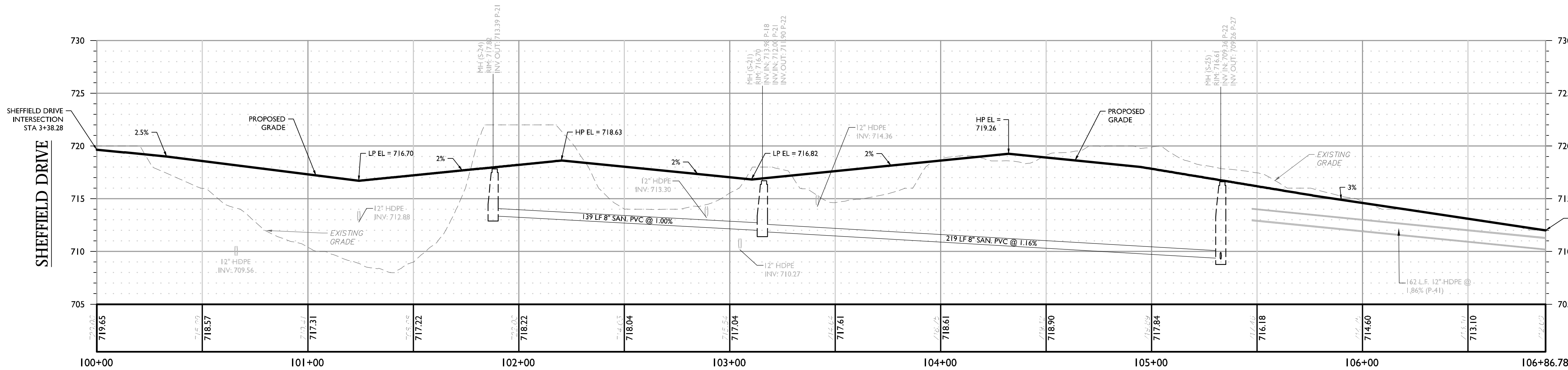
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AS SHOWN	02/25/2010	SMB	RED

PROJECT NUMBER	DRAWING NAME
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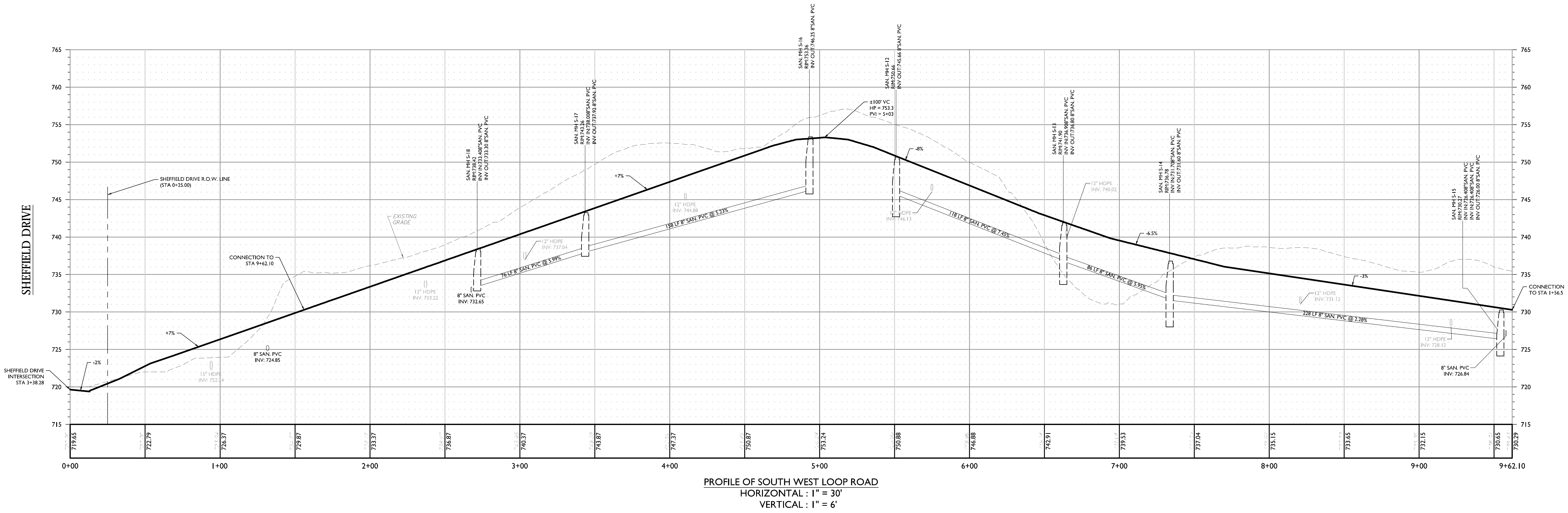
DRAWN BY: **ROAD PROFILES**

DRAWN BY: **10 of 23**





PROPERTY LINE  
(EXISTING WARWICK COMMONS DEVELOPMENT)



- NOTE:
- SURFACE PROFILES ARE TAKEN FROM THE CENTERLINE OF THE ROAD. ADJACENT STRUCTURES MAY BE SHOWN ABOVE OR BELOW GRADE AS A RESULT.
  - SANITARY MANHOLES ARE SHOWN AS THE OUTSIDE OF THE STRUCTURE. NO SUMP IS PROPOSED FOR THE SANITARY MANHOLES.

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1	10/27/2010	SMB	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
2	1/10/2011	CPI	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
3	2/10/2011	SMB	FOR PLANNING BOARD COMMENTS
4	2/22/2011	CPI	FOR PLANNING BOARD COMMENTS

ANDREW B. FETHERSTON  
NEW YORK LICENSED PROFESSIONAL  
ENGINEER - LICENSE NUMBER: 07355-1

AMENDED SITE PLANS  
FOR  
WARWICK  
COMMONS STAGE 5,  
LLC

TAX LOTS 218-1-91,92,93,94  
& 96, 219-1-2-2

VILLAGE OF WARWICK  
ORANGE COUNTY  
NEW YORK

NEW WINDSOR OFFICE  
355 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495  
Fax: 845.567.1025

SCALE	DATE	DRAWN BY	CHECKED BY
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PROJECT NUMBER	DRAWING NAME
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DRAWING TITLE

ROAD PROFILES

DRAWING NUMBER

11 of 23

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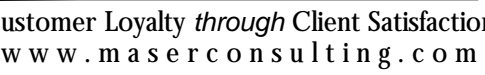












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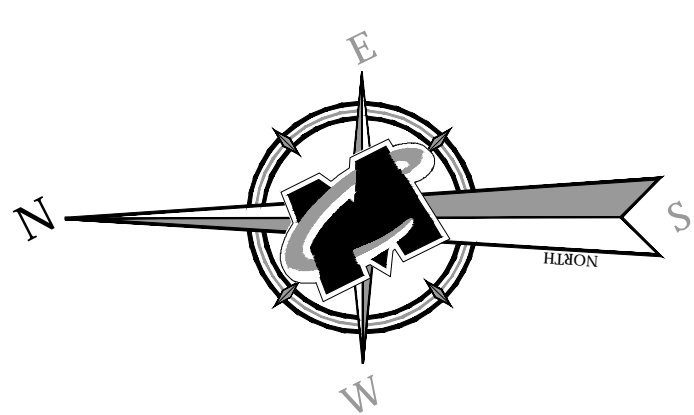
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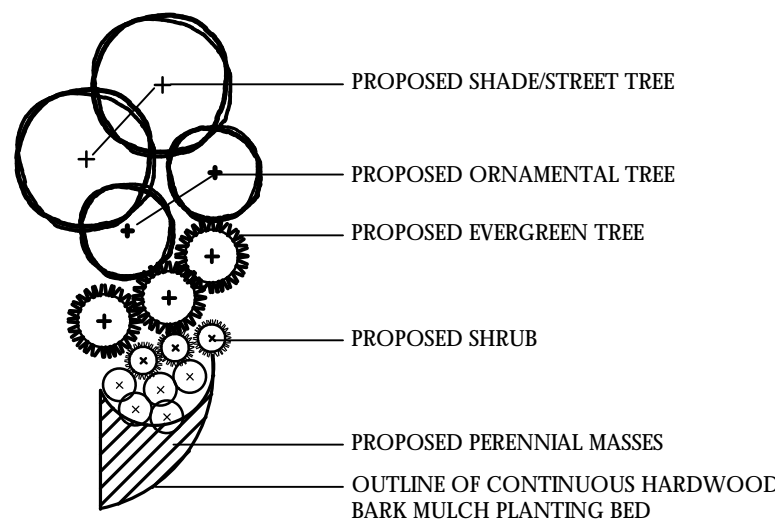
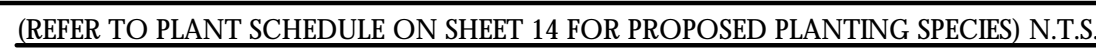
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(REFER TO PLANT SCHEDULE ON SHEET 14 FOR PROPOSED PLANTING SPECIES) N.T.S.



1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
2. FINAL LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT BASED ON THE URBAN DESIGN AND THE PROJECT LANDSCAPE ARCHITECTURE.
3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDED HARDWOOD BARK MULCH.
4. ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
5. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERIES STANDARDS FOR NURSERY STOCK.
6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT.
7. ALL VEGETATION SHOWNS ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS MANNER THROUGHOUT THE DURATION OF THE PROPOSED USE.
8. ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING.

PLAN NOTE:

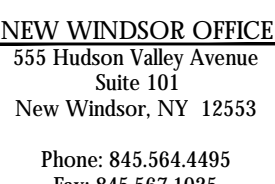
1. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS.

AMENDED SITE PLANS

FOR  
WARWICK  
COMMONS STAGE 5,  
LLC

TAX LOTS 218-1-91,92,93,94  
& 96, 219-1-2.2

VILLAGE OF WARWICK  
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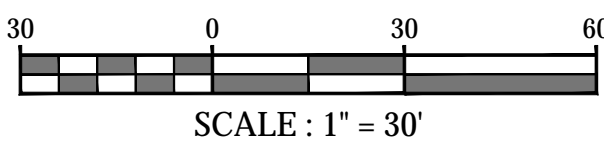
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PROJECT NUMBER:	15002429D				
DRAWING NAME:	C-LAND				

HEET TITLE:

LANDSCAPE PLAN

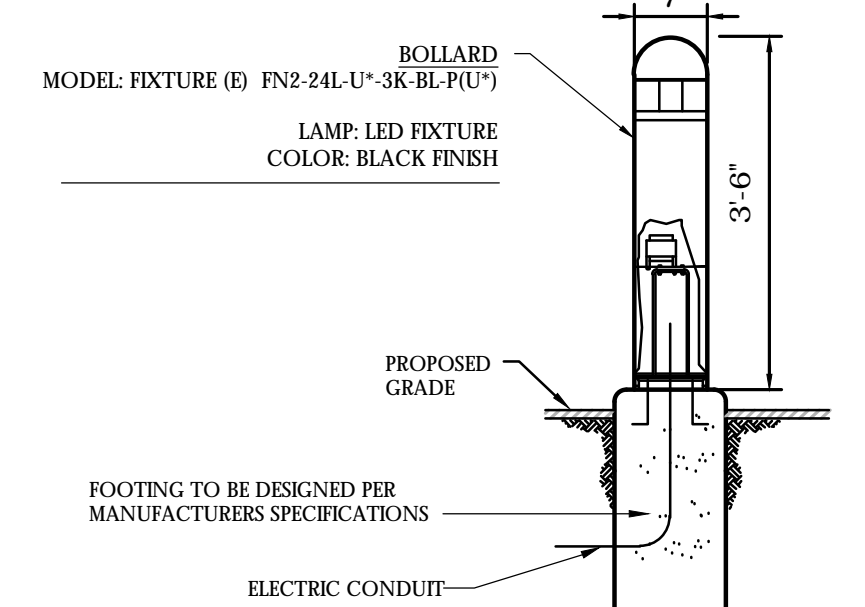
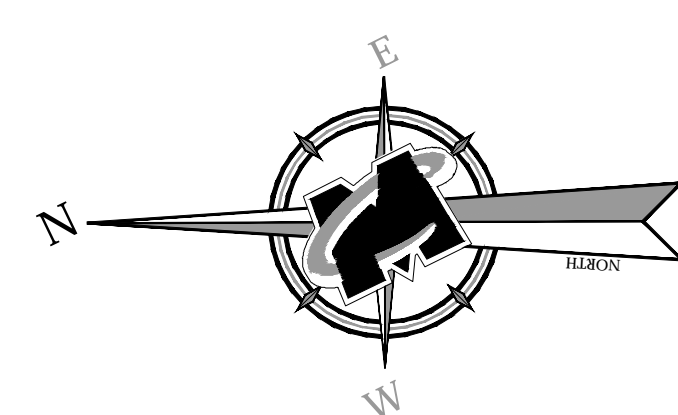
## TEST NUMBERS

15 of 23



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### BOLLARD LIGHT DETAIL - FIXTURE E

NOT TO SCALE

#### NOTES

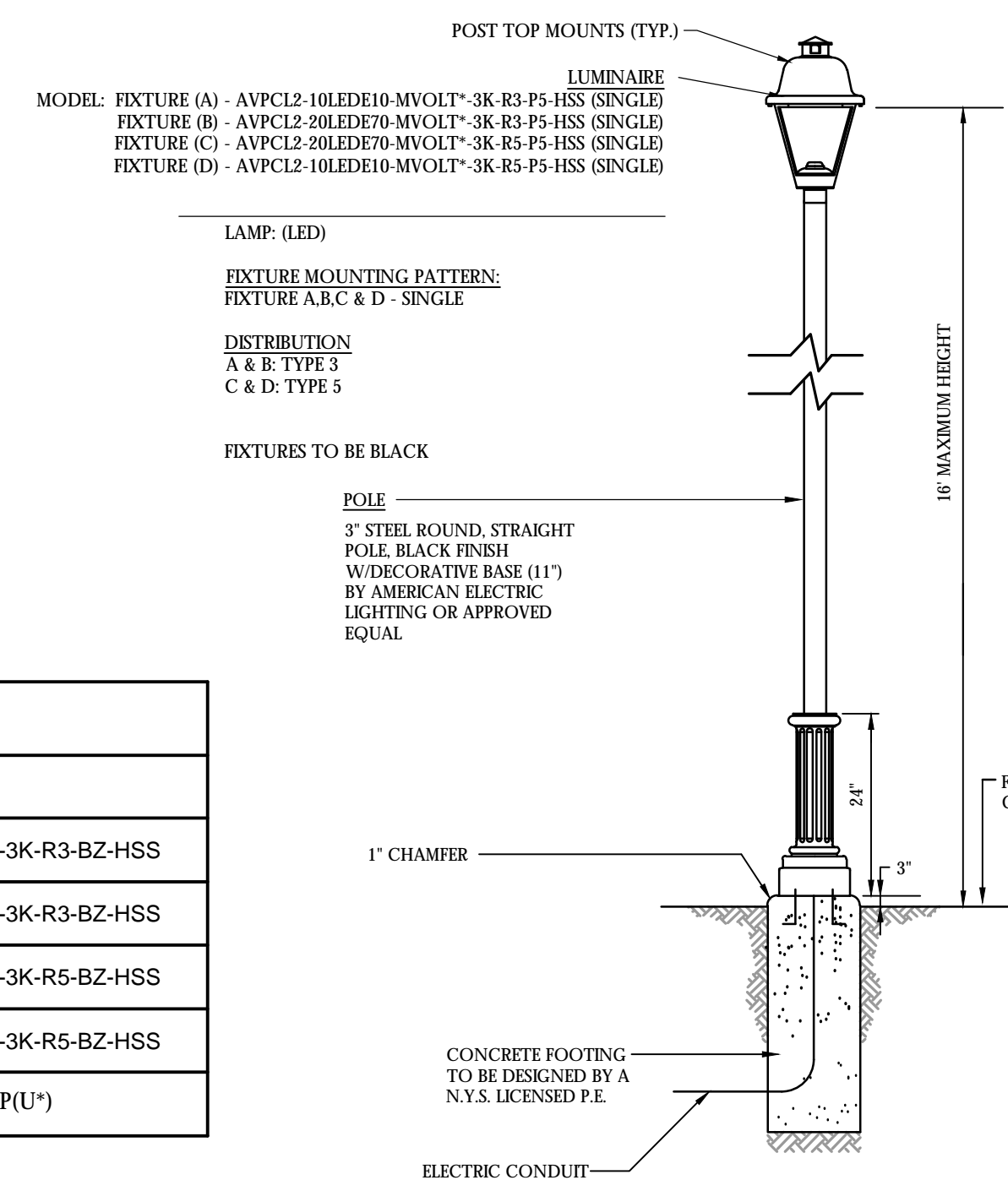
1. LUMINAIRES TO BE MANUFACTURED BY HUBBELL OUTDOOR LIGHTING OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. FOOTING TO BE DESIGNED PER MANUFACTURERS SPECIFICATIONS.
4. VOLTAGE TO BE PROVIDED BY ELECTRICAL CONTRACTOR.

### LIGHTING LEGEND:

● SINGLE FIXTURE POLE LIGHT

● BOLLARD

0.0 LIGHT LEVEL AT GRADE (IN FOOT-CANDLES)

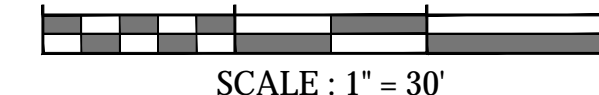


### POLE MOUNTED FIXTURE DETAIL - FIXTURES A - D

NOT TO SCALE

#### NOTES

1. LUMINAIRES AND POLE TO BE MANUFACTURED BY AMERICAN ELECTRIC LIGHTING OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. CONCRETE FOOTING FOR LIGHT POLE TO BE DESIGNED BY A N.Y.S. LICENSED P.E.
4. VOLTAGE TO BE CONFIRMED BY ELECTRICAL CONTRACTOR.



SCALE: 1" = 30'

LUMINAIRE SCHEDULE							
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	33	AMERICAN ELECTRIC LIGHTING AVPCL2 SERIES LED	SINGLE	16'	2,443	0.97	AVPCL2-10LEDE10-MVOLT*-3K-R3-BZ-HSS
B	2	AMERICAN ELECTRIC LIGHTING AVPCL2 SERIES LED	SINGLE	16'	3,712	0.97	AVPCL2-20LEDE70-MVOLT*-3K-R3-BZ-HSS
C	9	AMERICAN ELECTRIC LIGHTING AVPCL2 SERIES LED	SINGLE	16'	3,712	0.97	AVPCL2-20LEDE70-MVOLT*-3K-R5-BZ-HSS
D	2	AMERICAN ELECTRIC LIGHTING AVPCL2 SERIES LED	SINGLE	16'	2,660	0.97	AVPCL2-10LEDE10-MVOLT*-3K-R5-BZ-HSS
E	6	HUBBELL OUTDOOR LIGHTING FRESNO SERIES	SINGLE	42"	1,725	0.99	FN2-24L-U*-3K-BL-PU*)

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

CALCULATION SUMMARY							
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.	
ROADWAY & PARKING SUMMARY	ILLUMINANCE	FC	0.9	3.1	0.1	9.0:1	

### LIGHTING NOTES:

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. POLES AND FIXTURES AS SUPPLIED BY AMERICAN ELECTRIC LIGHTING - POLES AND POST TOP FIXTURE HUBBELL OUT DOOR LIGHTING - BOLLARD FIXTURES
3. LAMPS ARE TO BE LED. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
4. FIXTURES, POLES AND BOLLARDS ARE TO BE BLACK.
5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION 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 FOOT-CANDLE 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 CONTRACTOR.

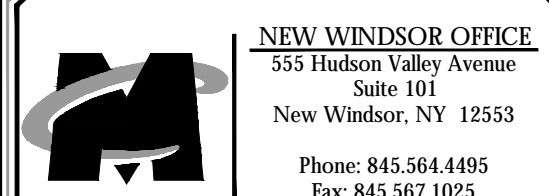


JUSTIN E. DATES  
LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

AMENDED SITE PLANS  
FOR  
WARWICK  
COMMONS STAGE 5,  
LLC

TAX LOTS 218-1-91,92,93,94  
& 96, 219-1-2-2

VILLAGE OF WARWICK  
ORANGE COUNTY  
NEW YORK



DATE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/25/2020	SMB	RED
PROJECT NUMBER:	DRAWING NAME:		
10000000	C LIGHT		

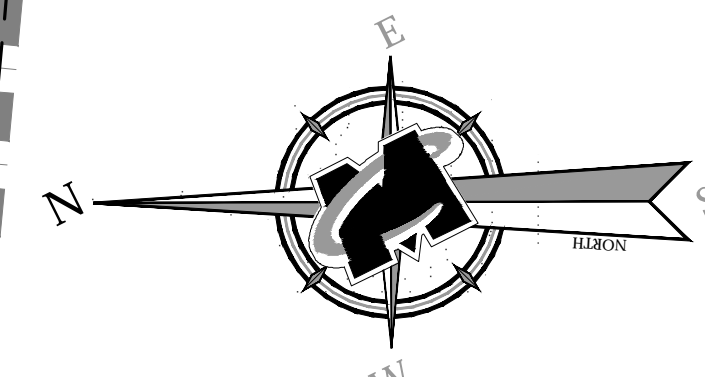
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LIGHTING PLAN

SHEET NUMBER:

16 of 23





MATCHLINE 16 OF 23

⊕ SINGLE FIXTURE POLE LIGHT

⊗ BOLLARD

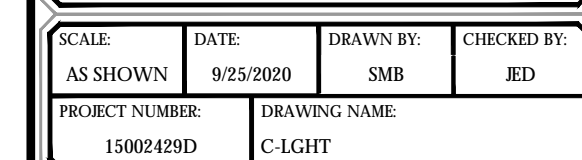
*_{0.0} LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

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ROW	DATE	BROWN V	DESCRIPTION
1	10/27/2018	SUB	PLAN REVISION FOR PLANNING BOARD COMMENTS.
2	11/09/2018	CPM	BULK TABLE REVISIONS FOR PLANNING BOARD COMMENTS.
3	11/29/2018	SUB	PRE PLANNING BOARD COMMENTS.
4	12/27/2017	CPM	PRE PLANNING BOARD COMMENTS.
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VILLAGE OF WARWICK  
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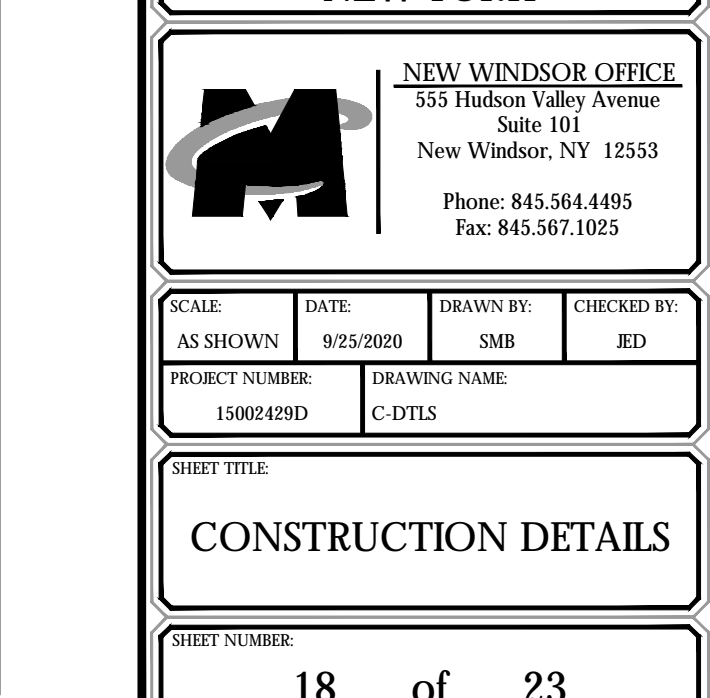
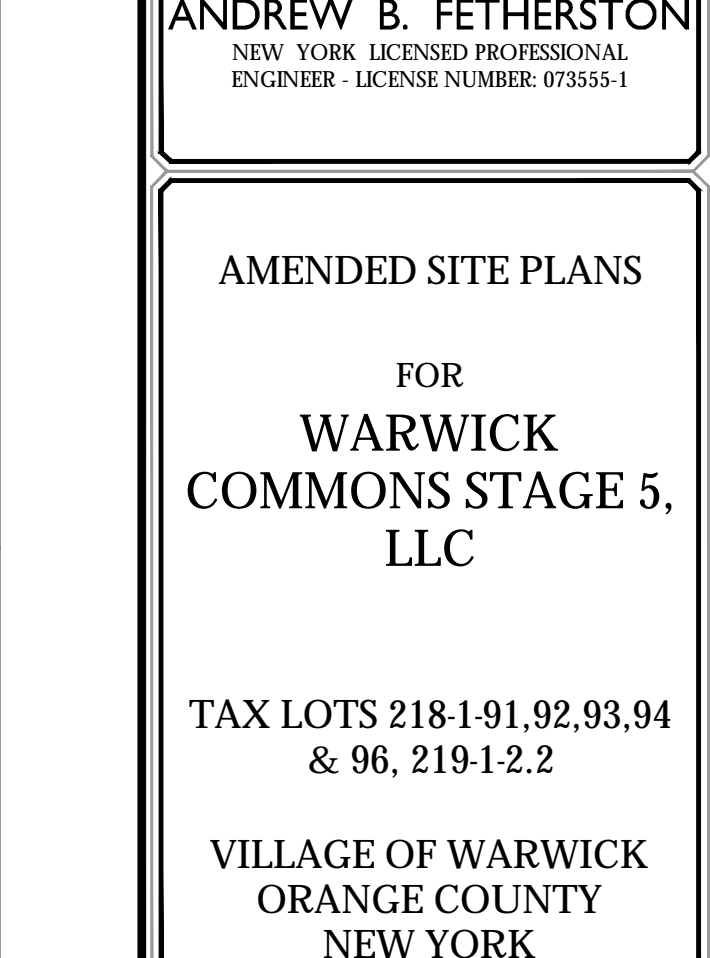
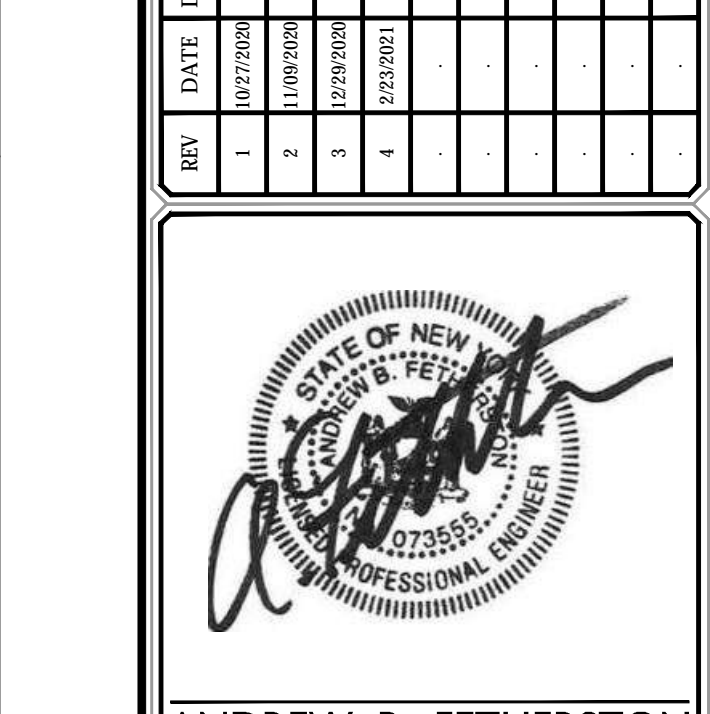
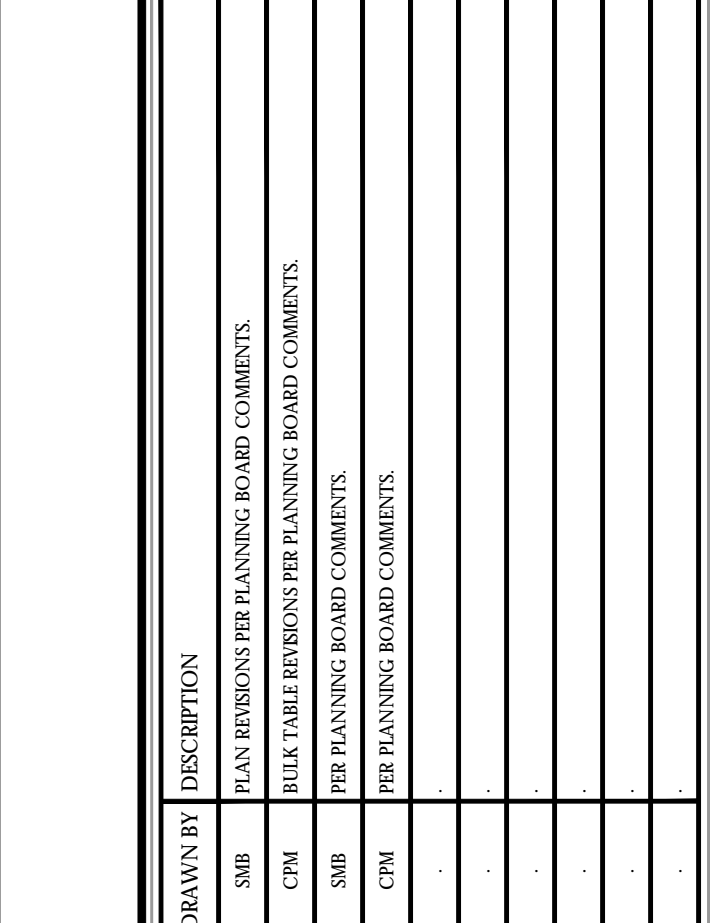
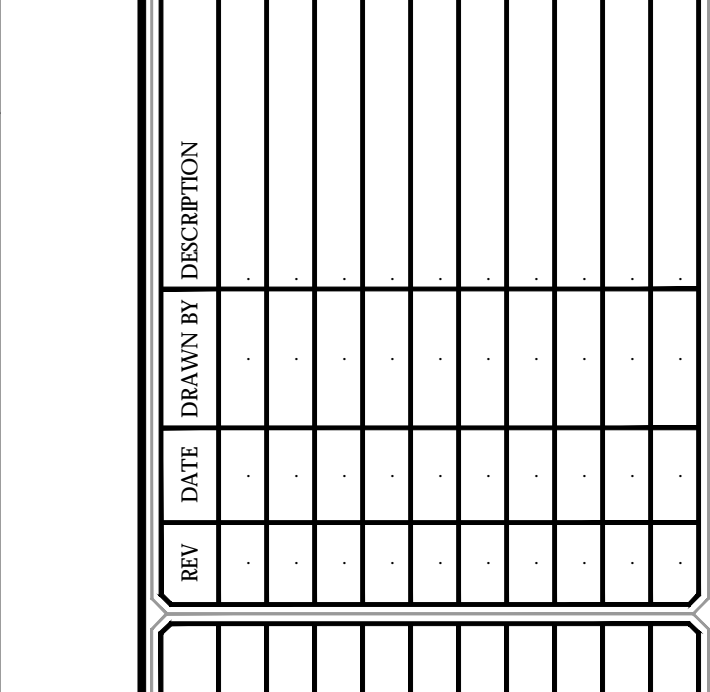
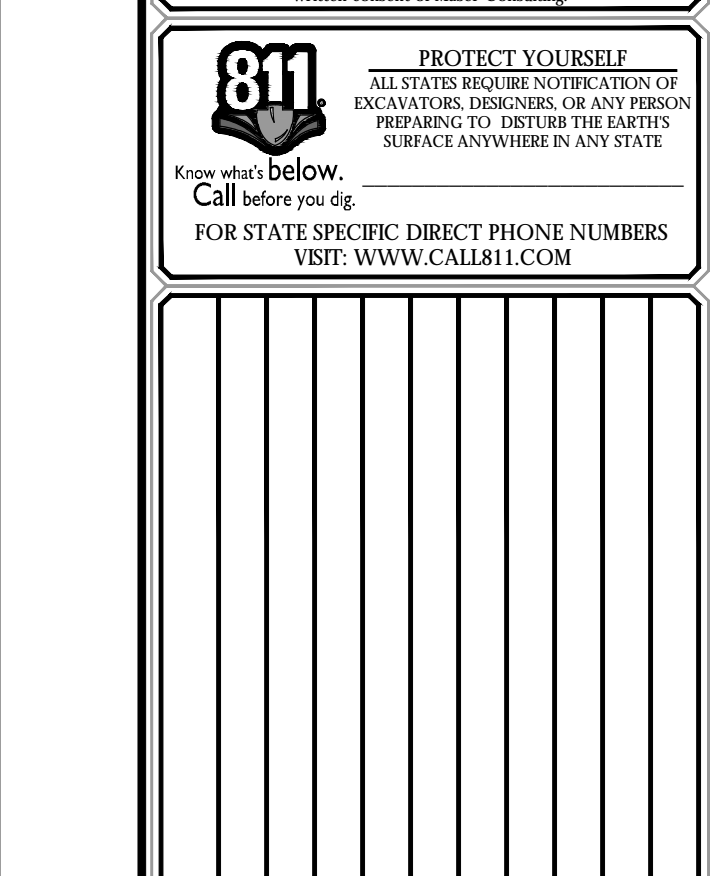
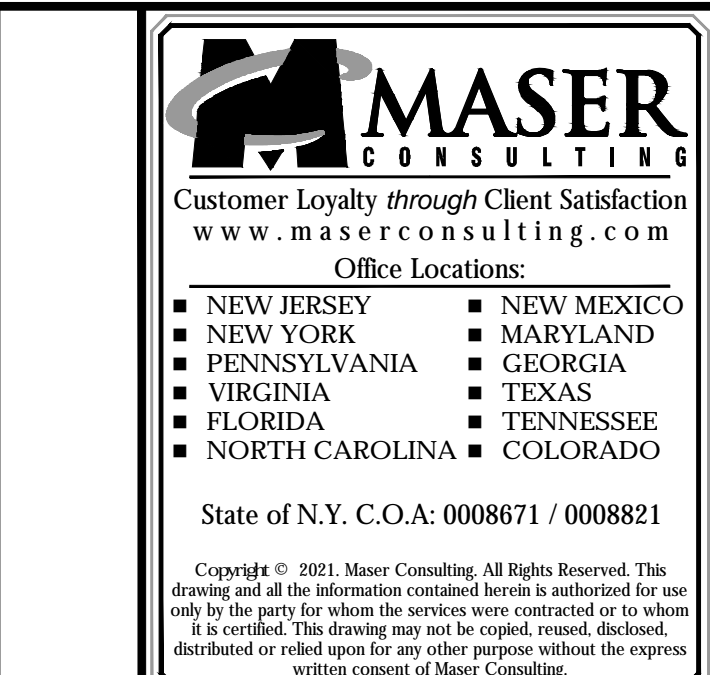
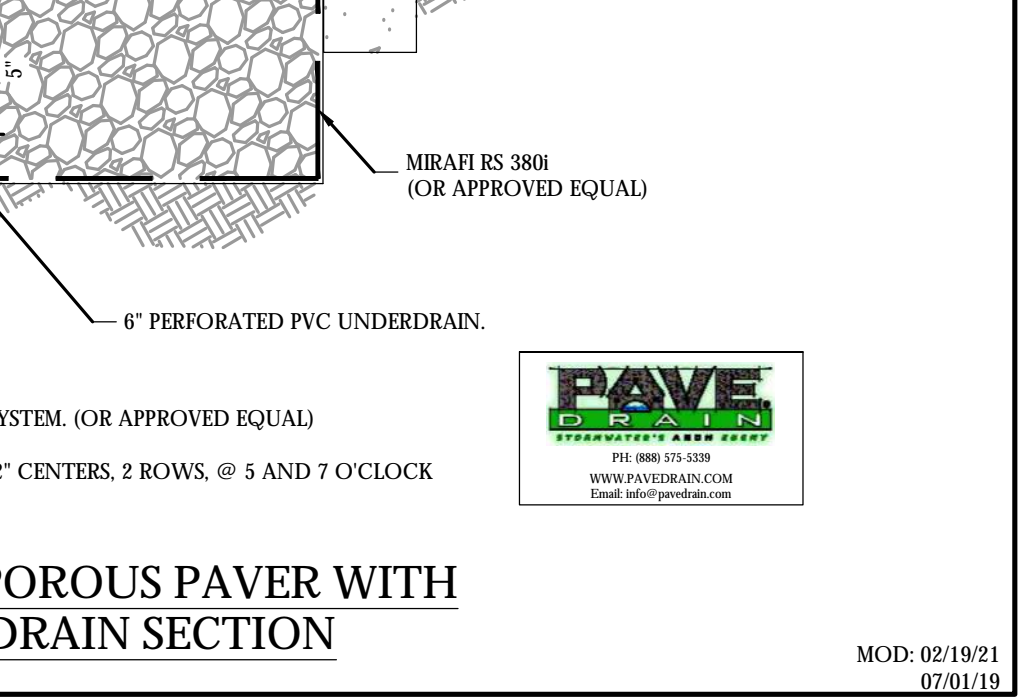
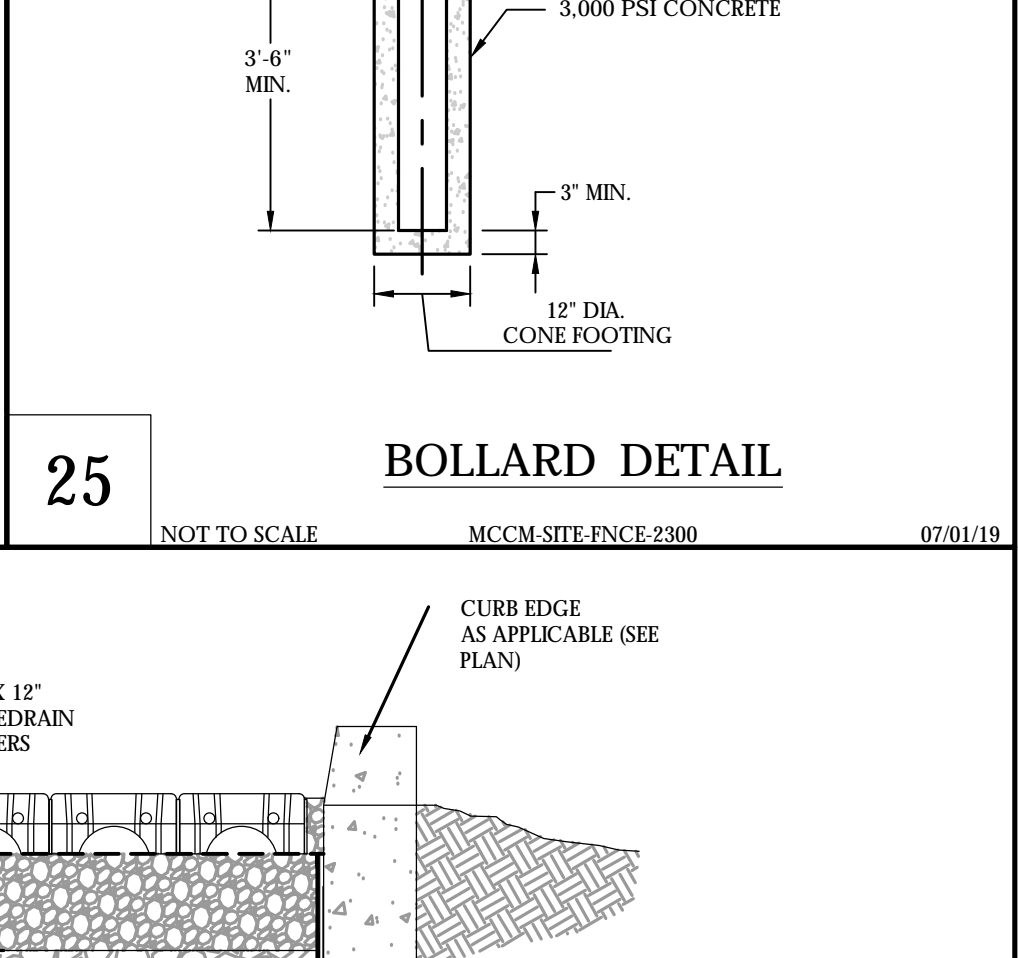
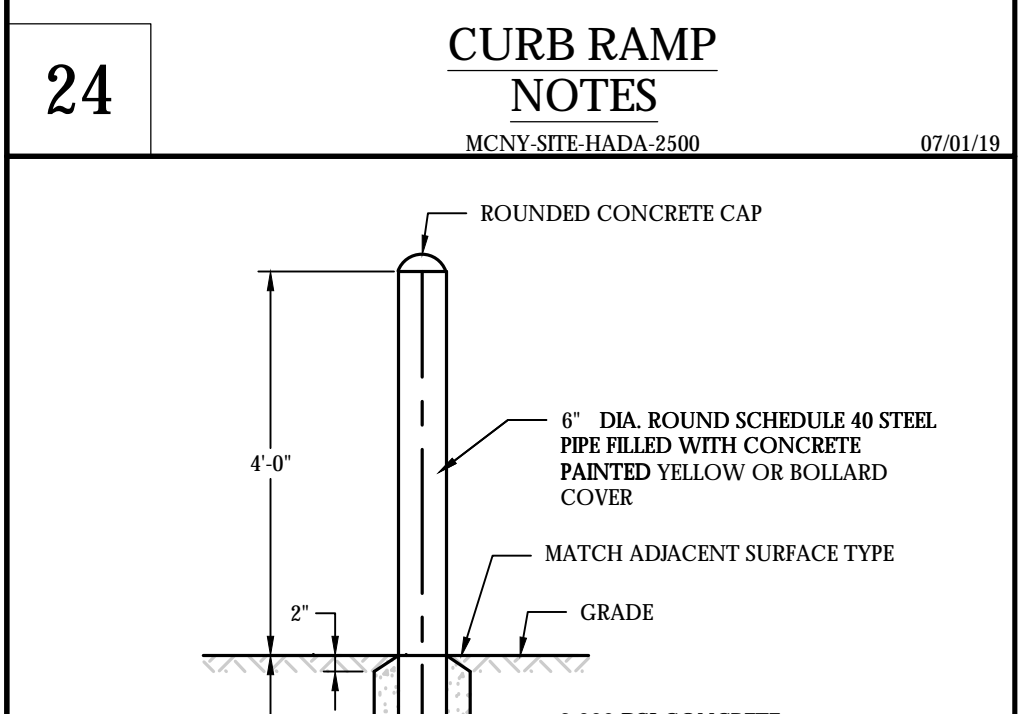
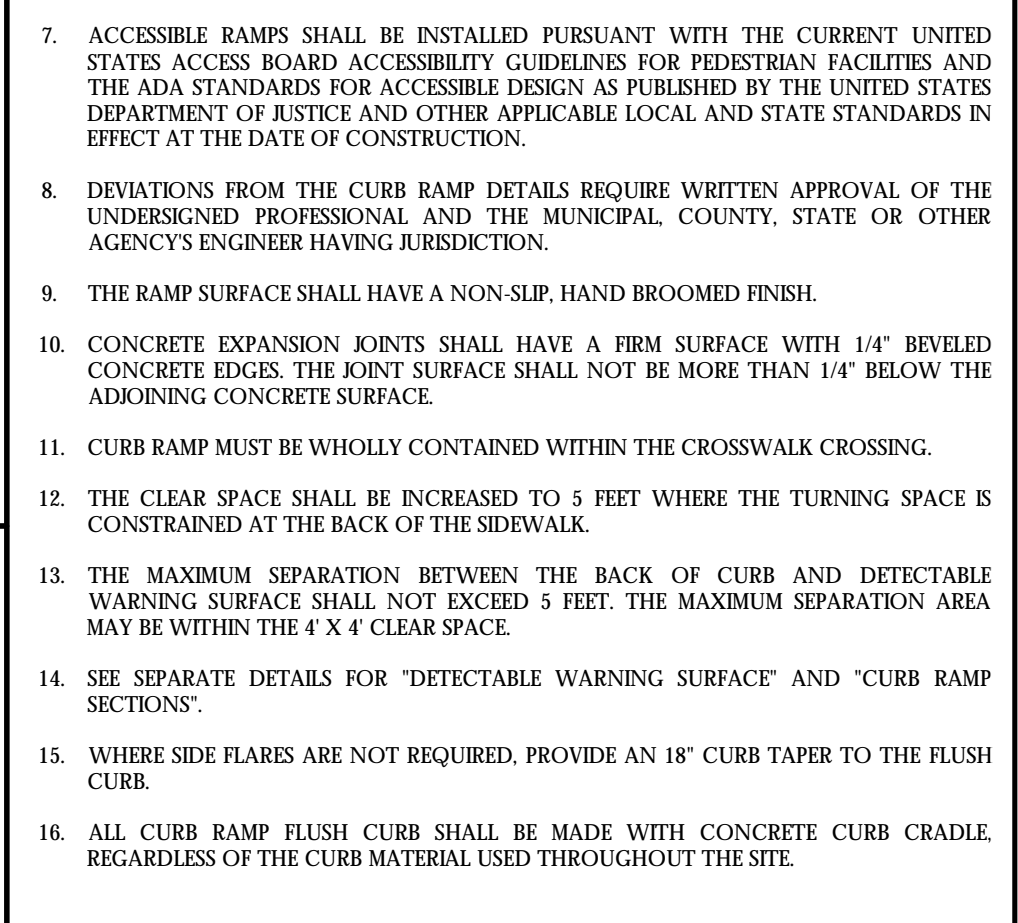
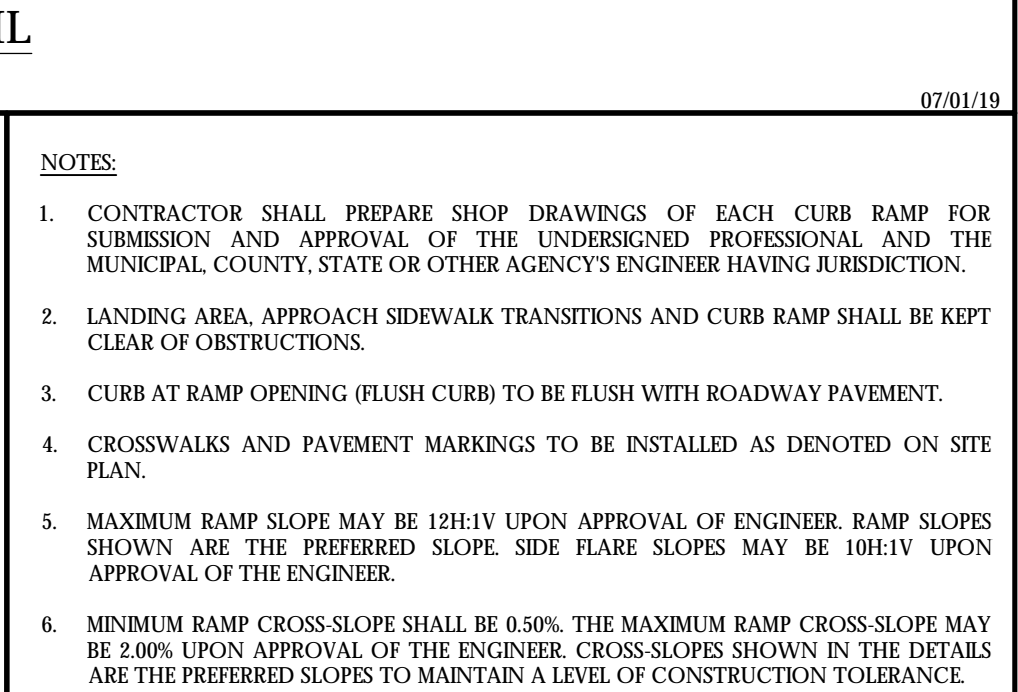
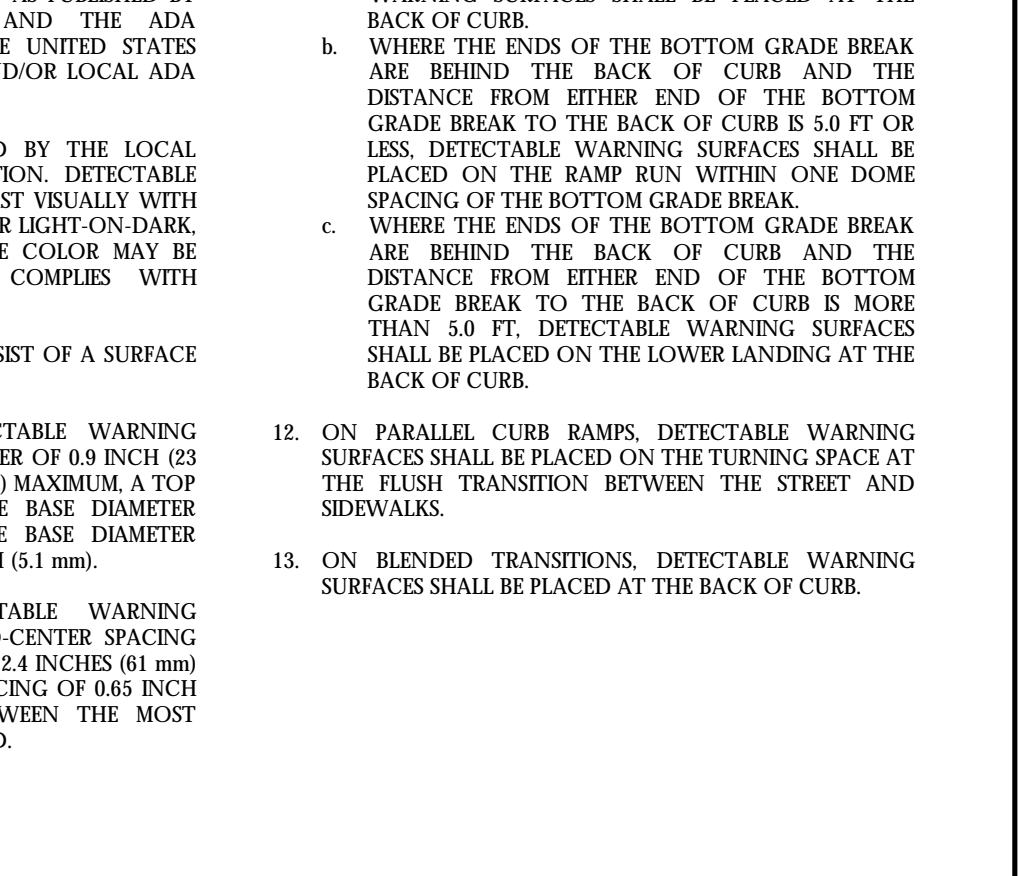
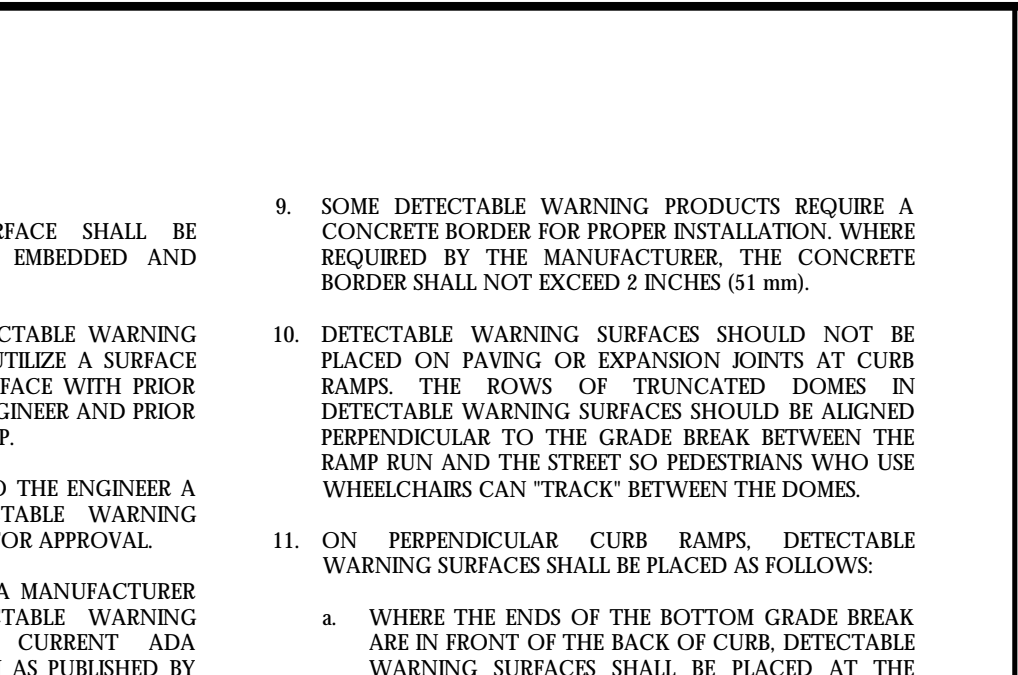
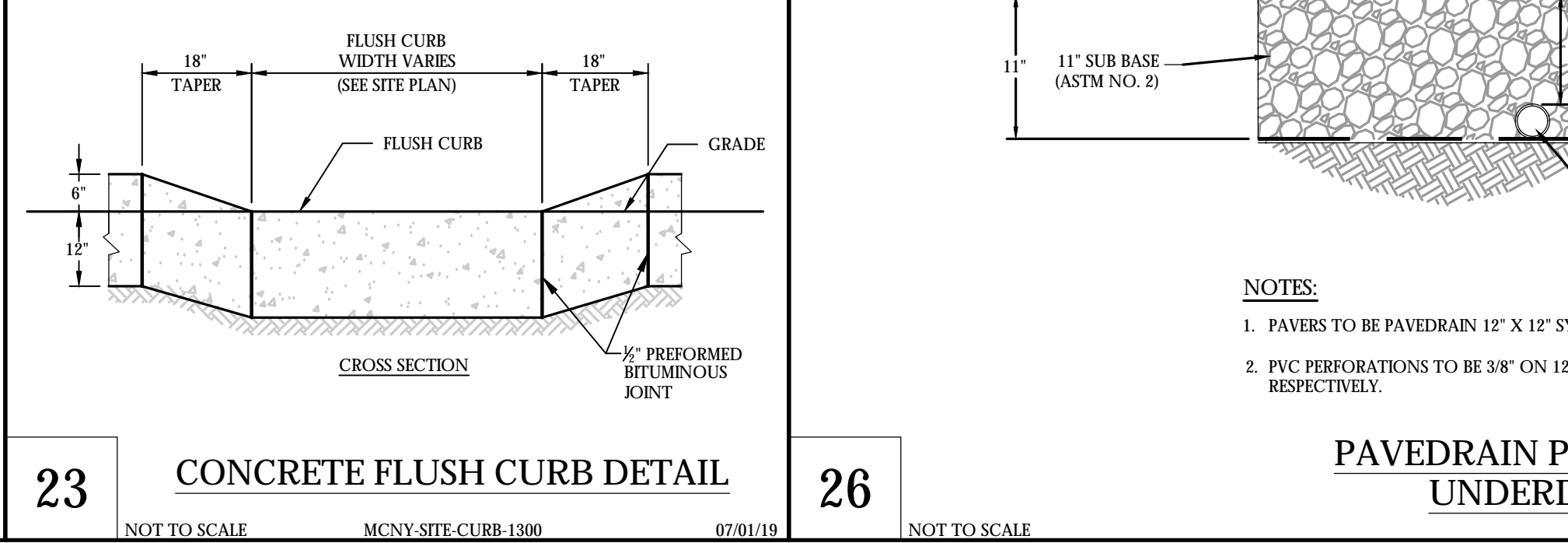
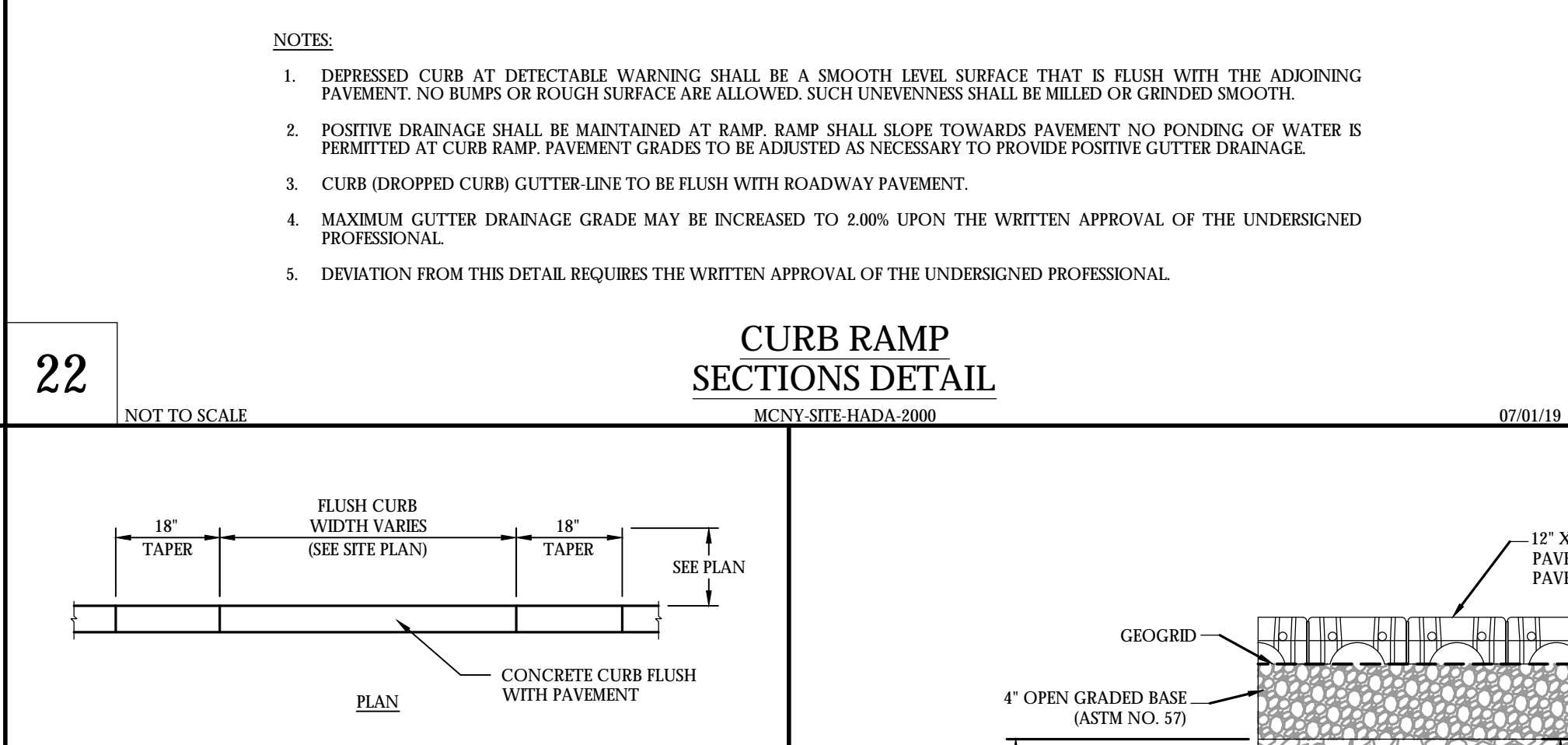
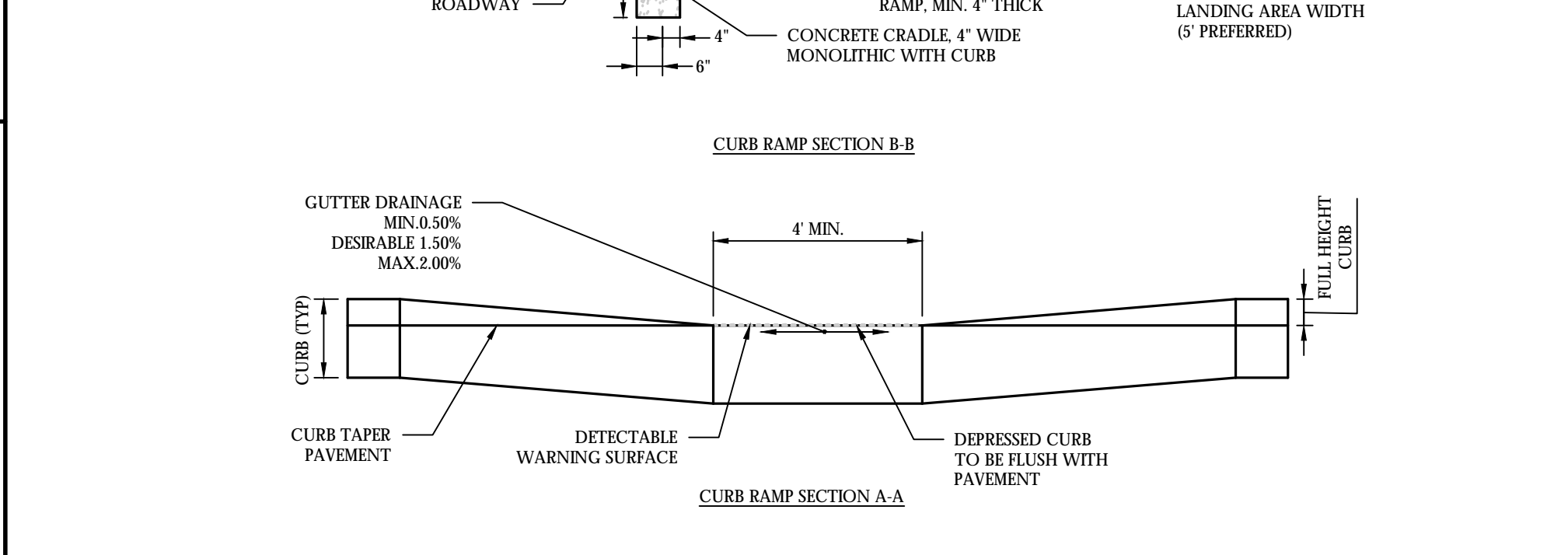
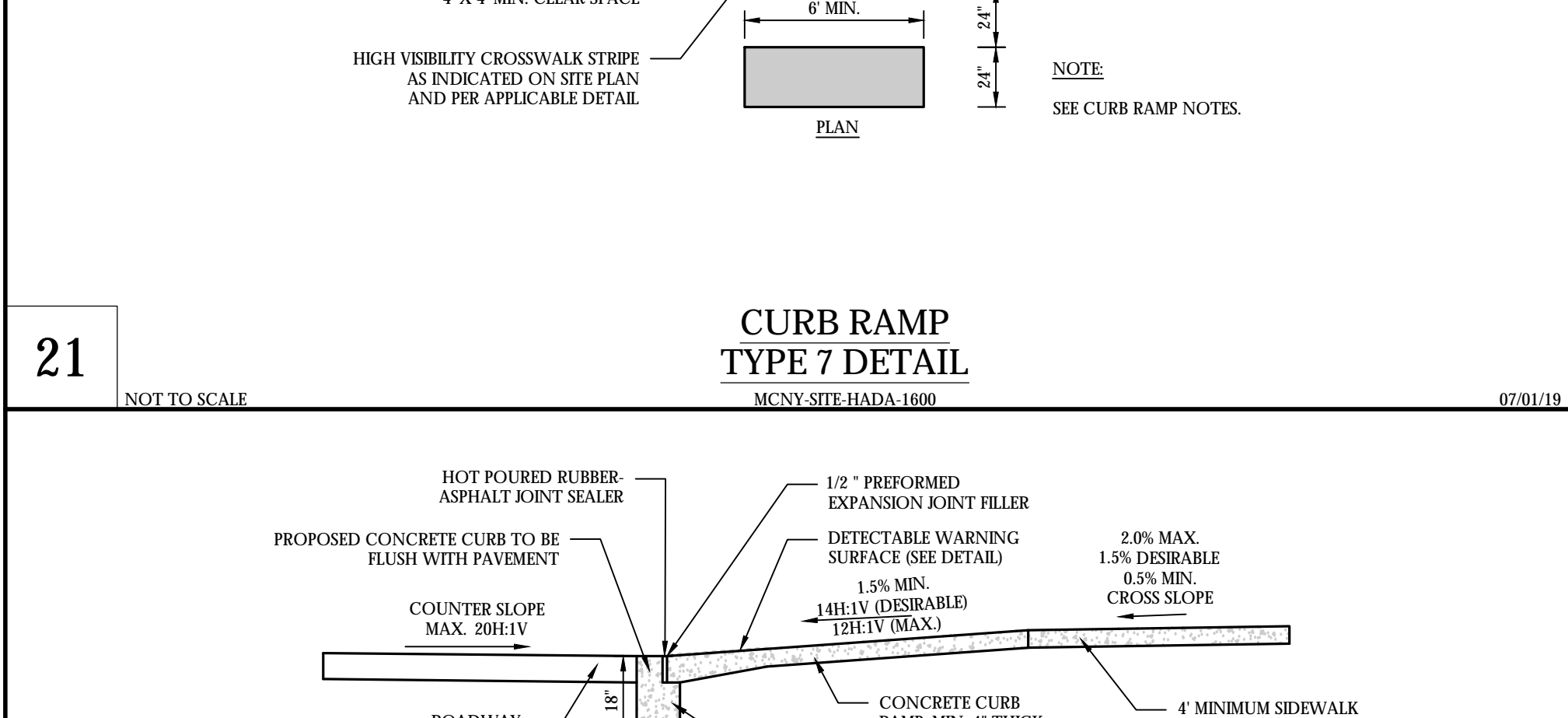
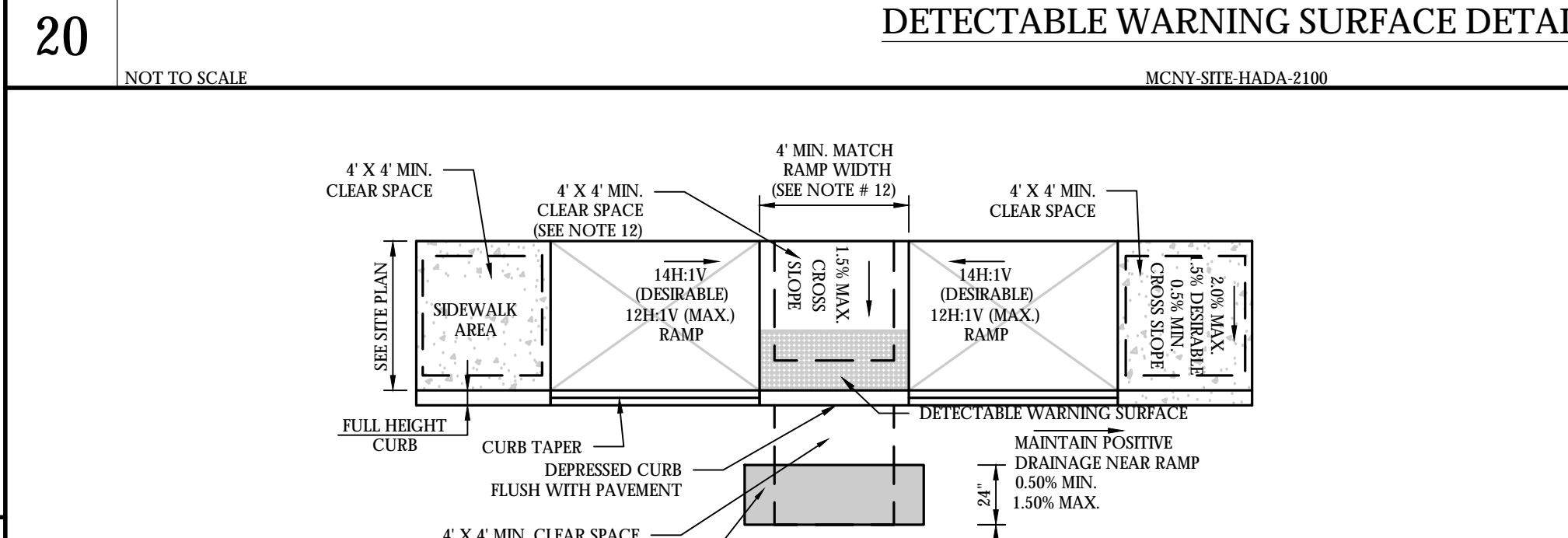
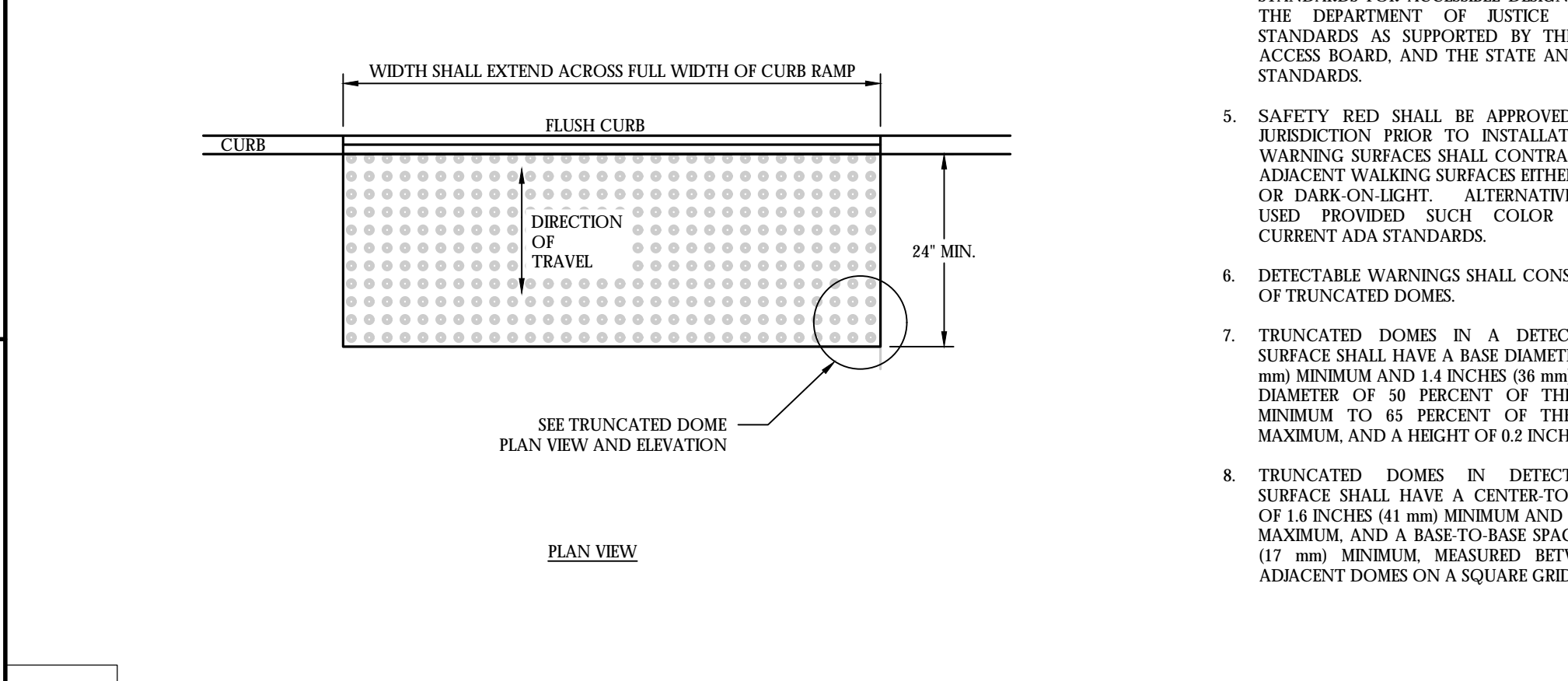
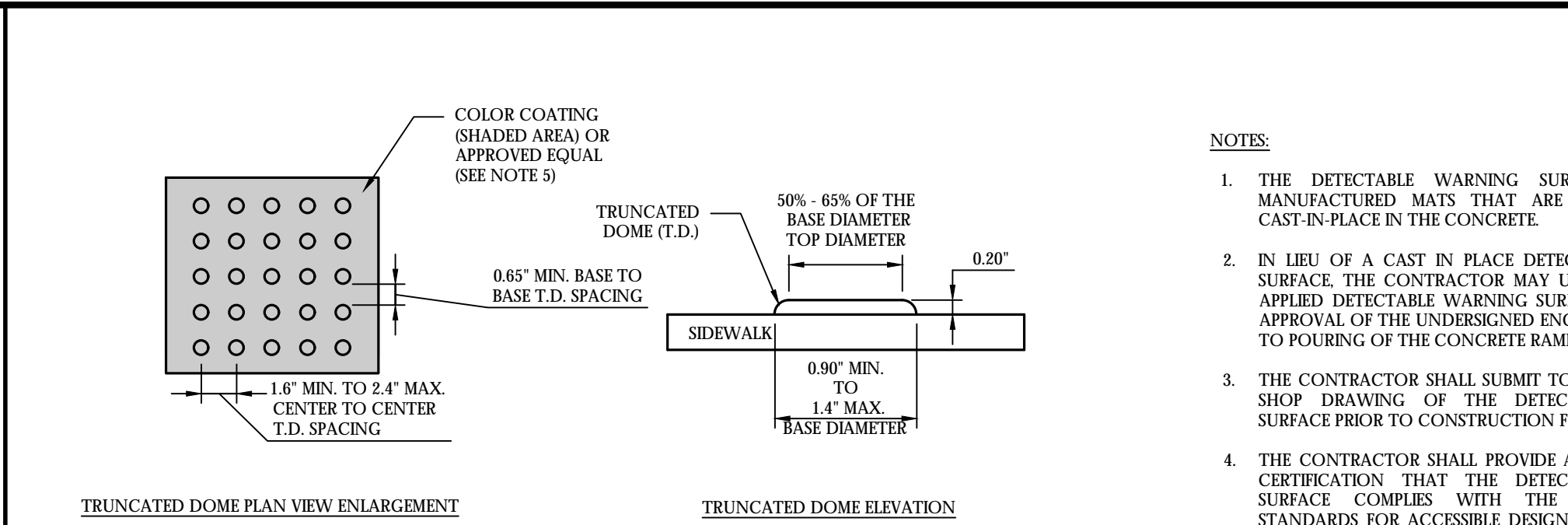
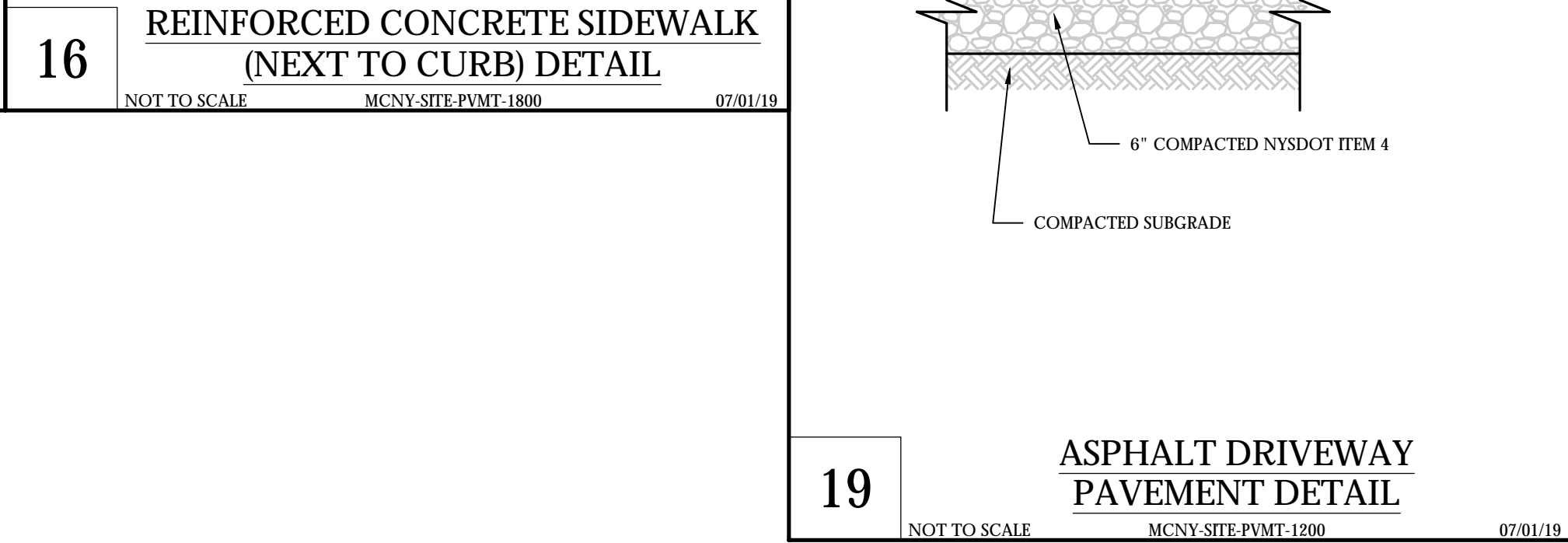
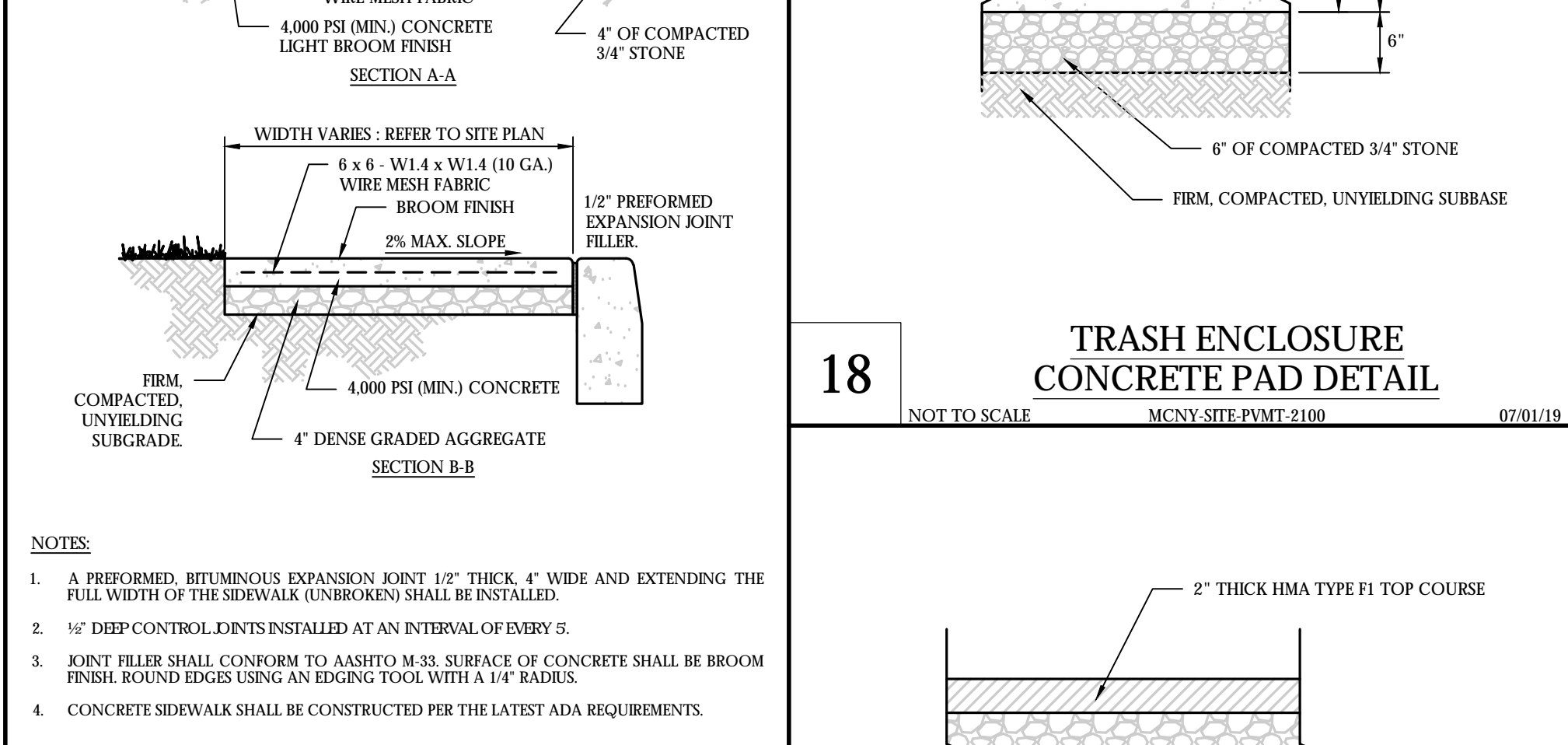
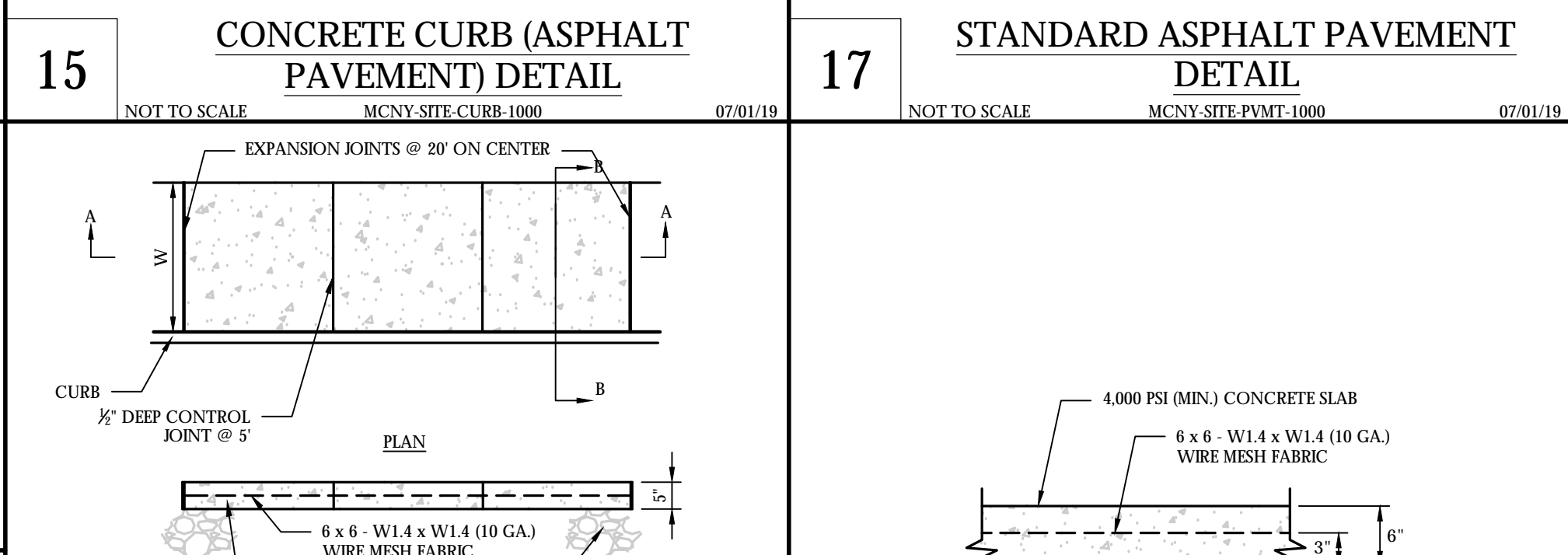
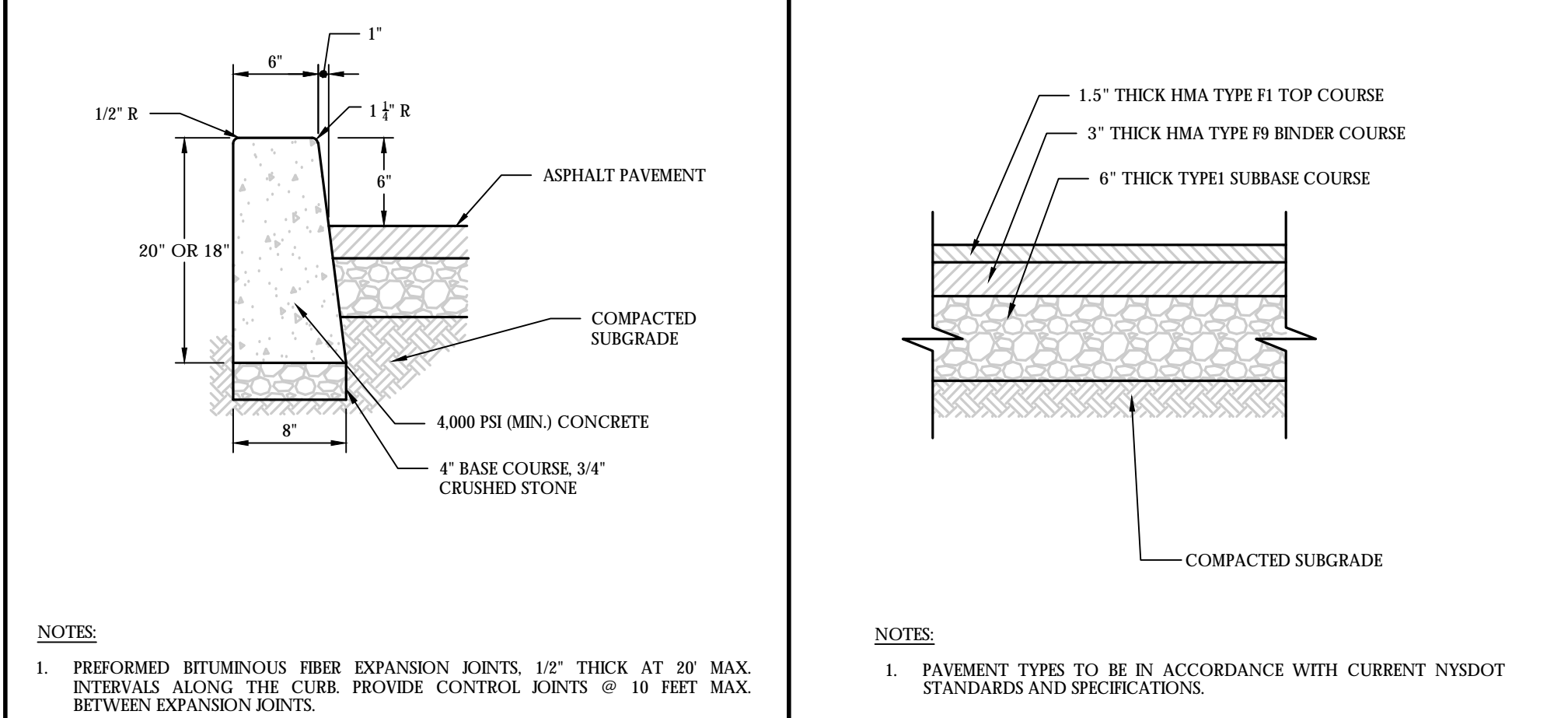
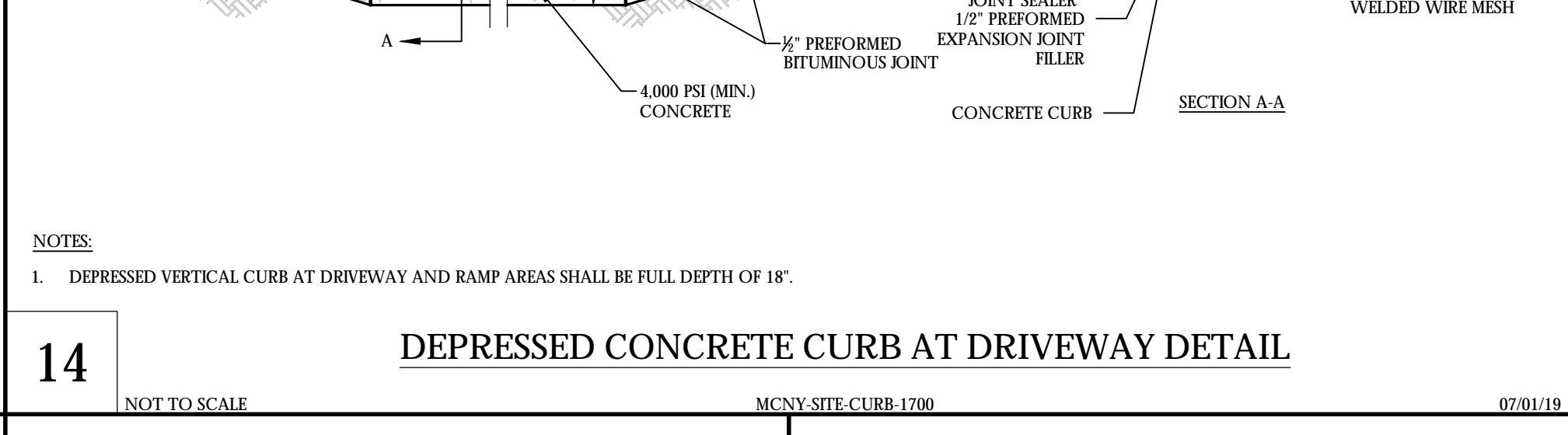
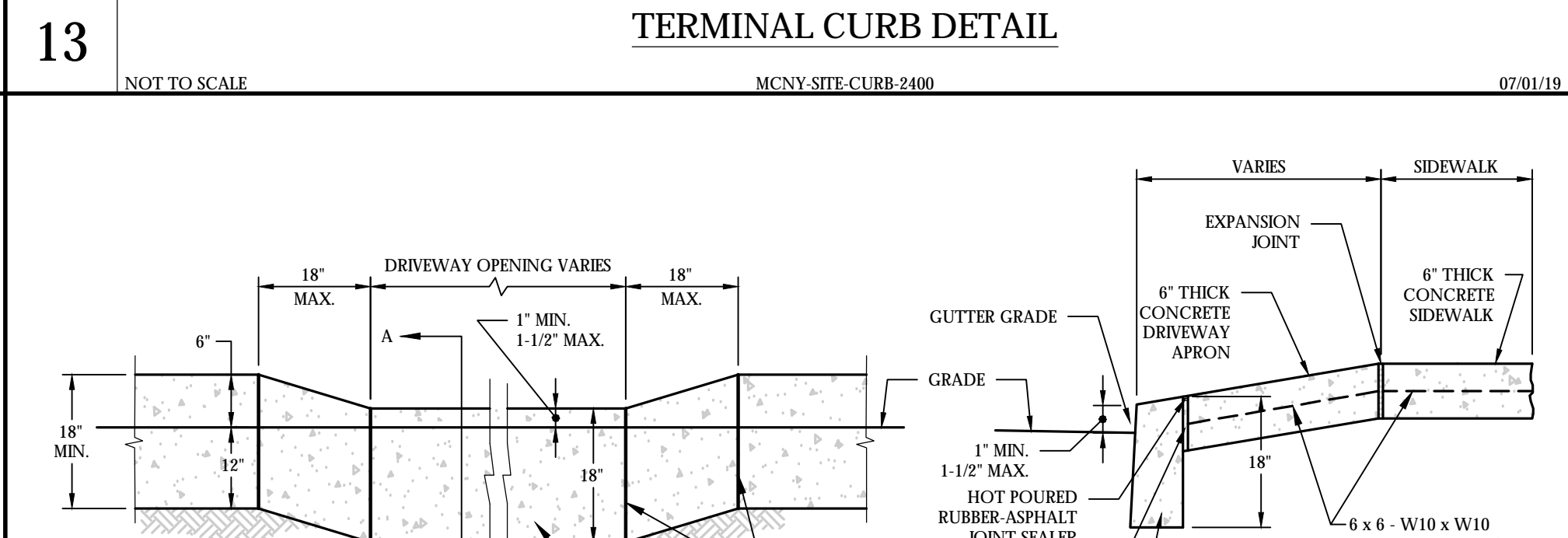
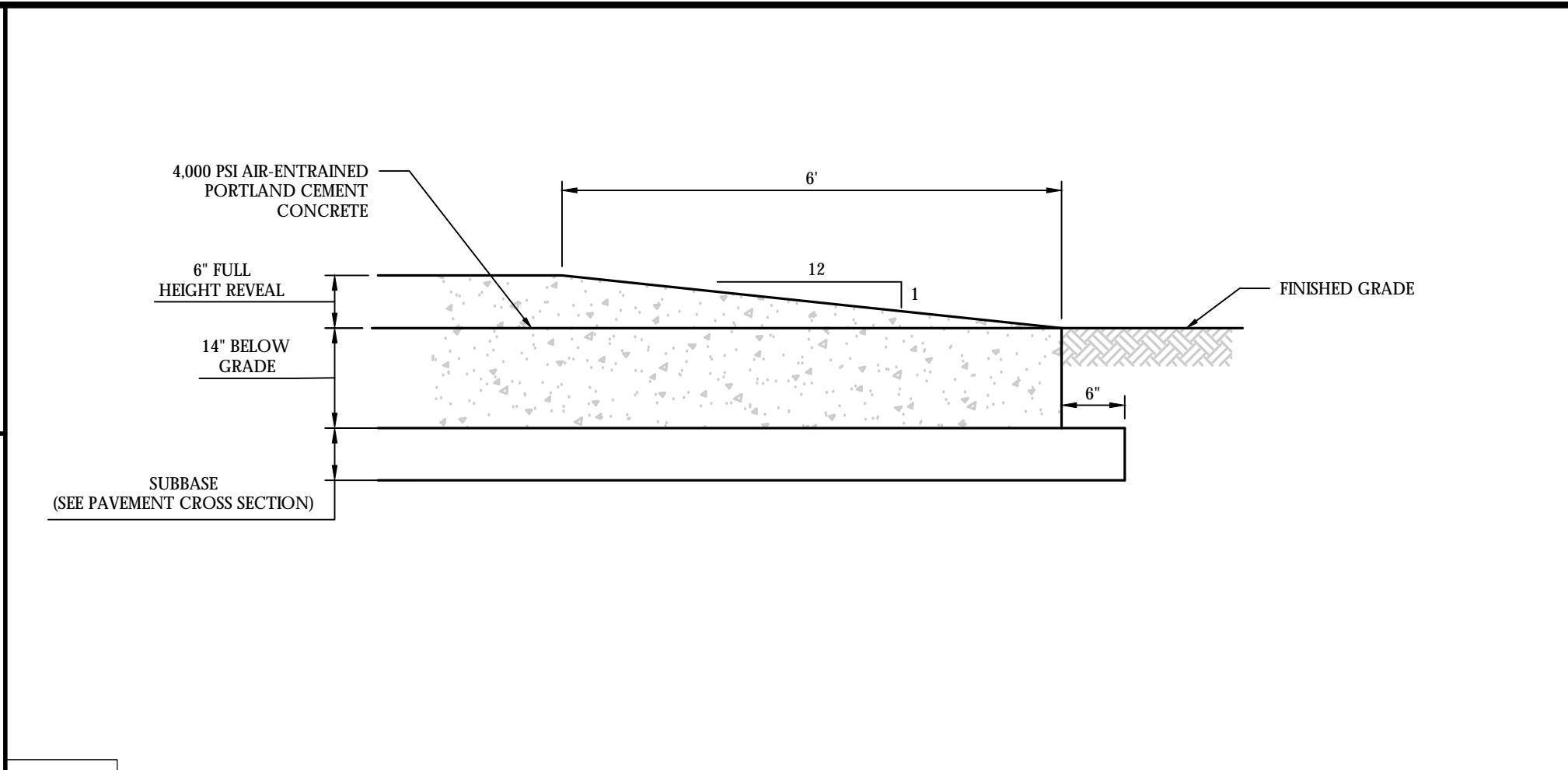
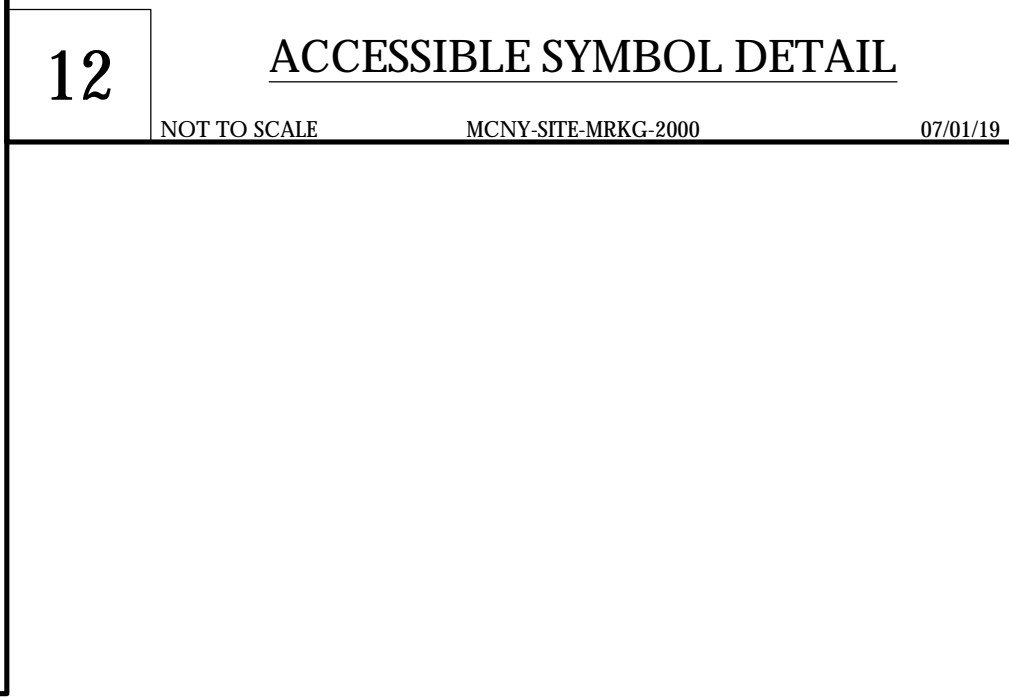
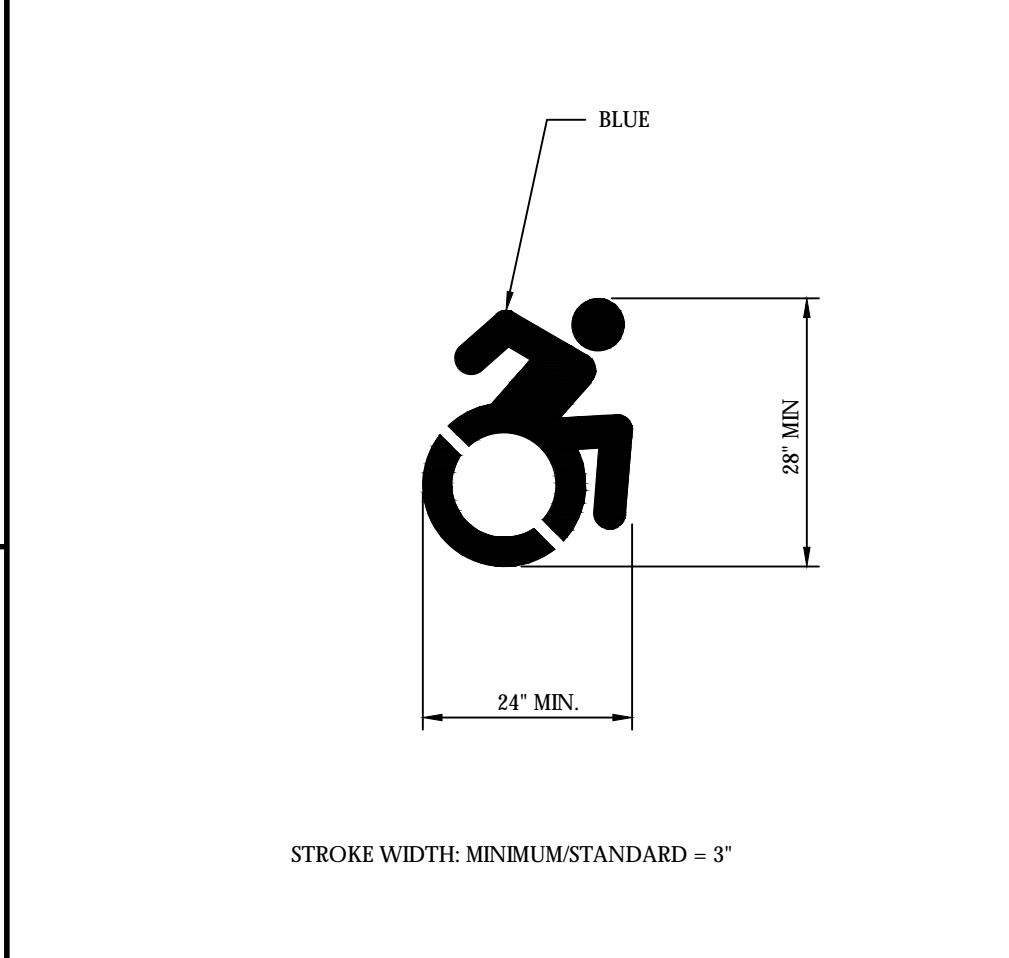
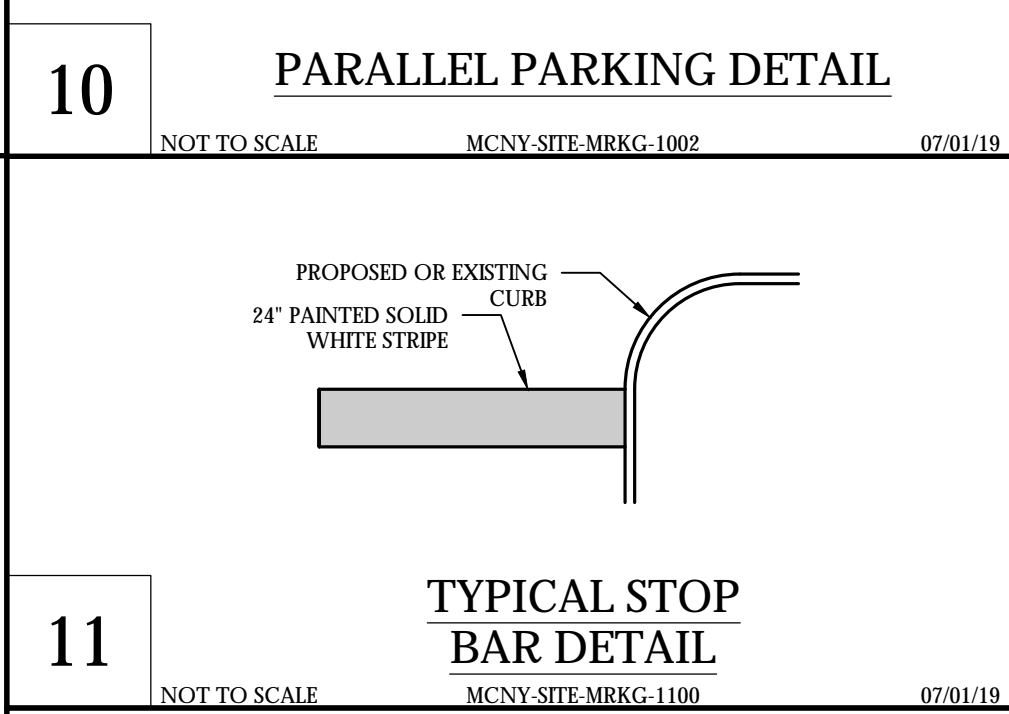
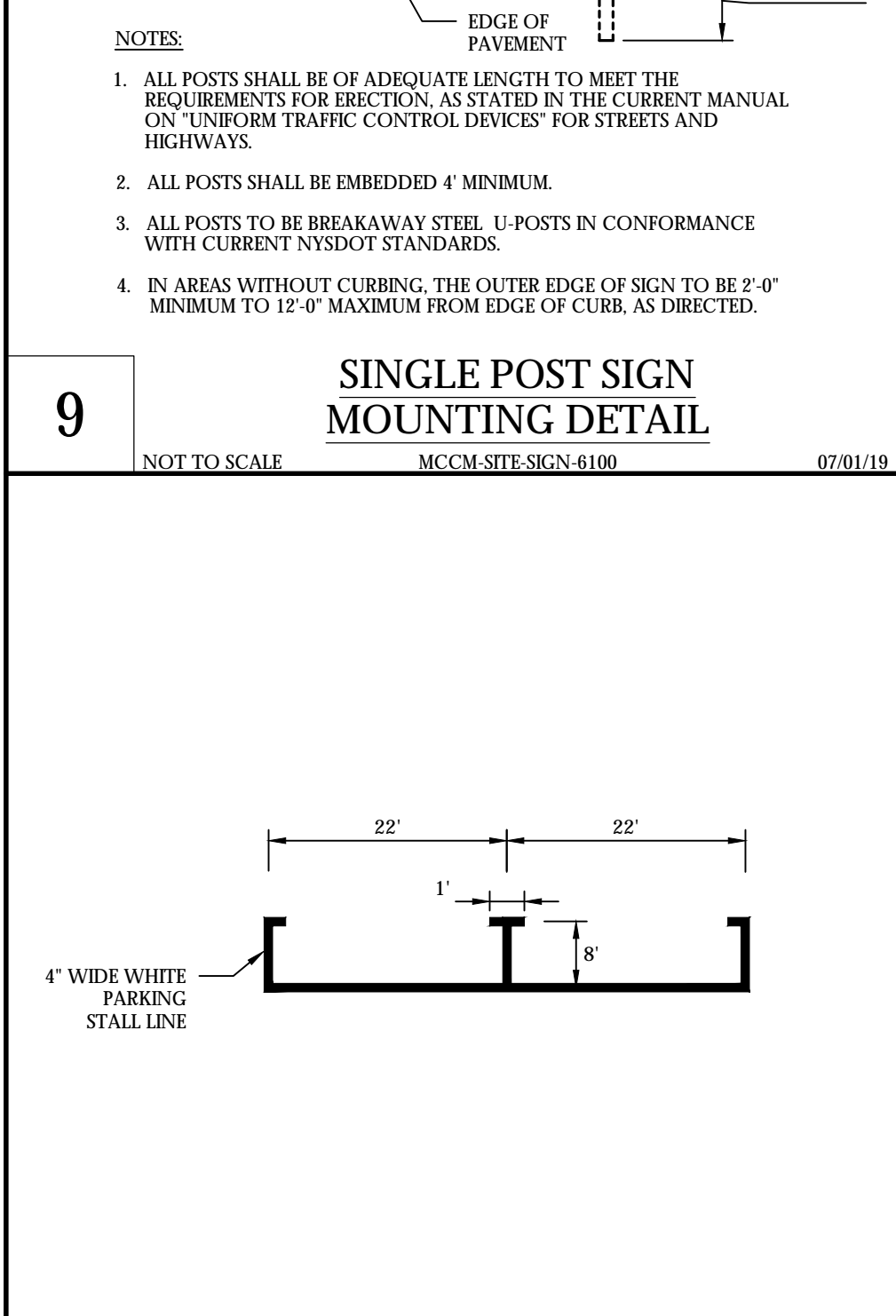
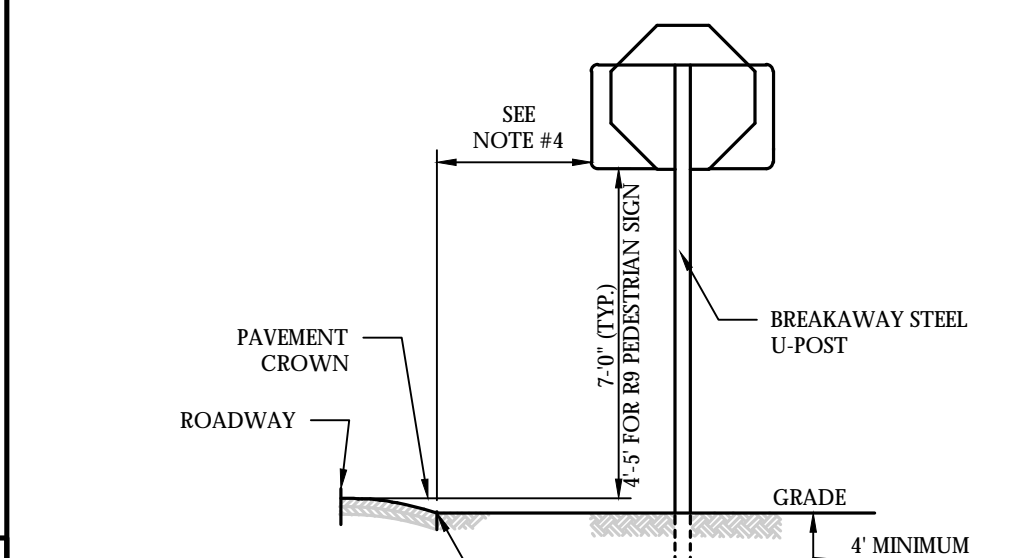
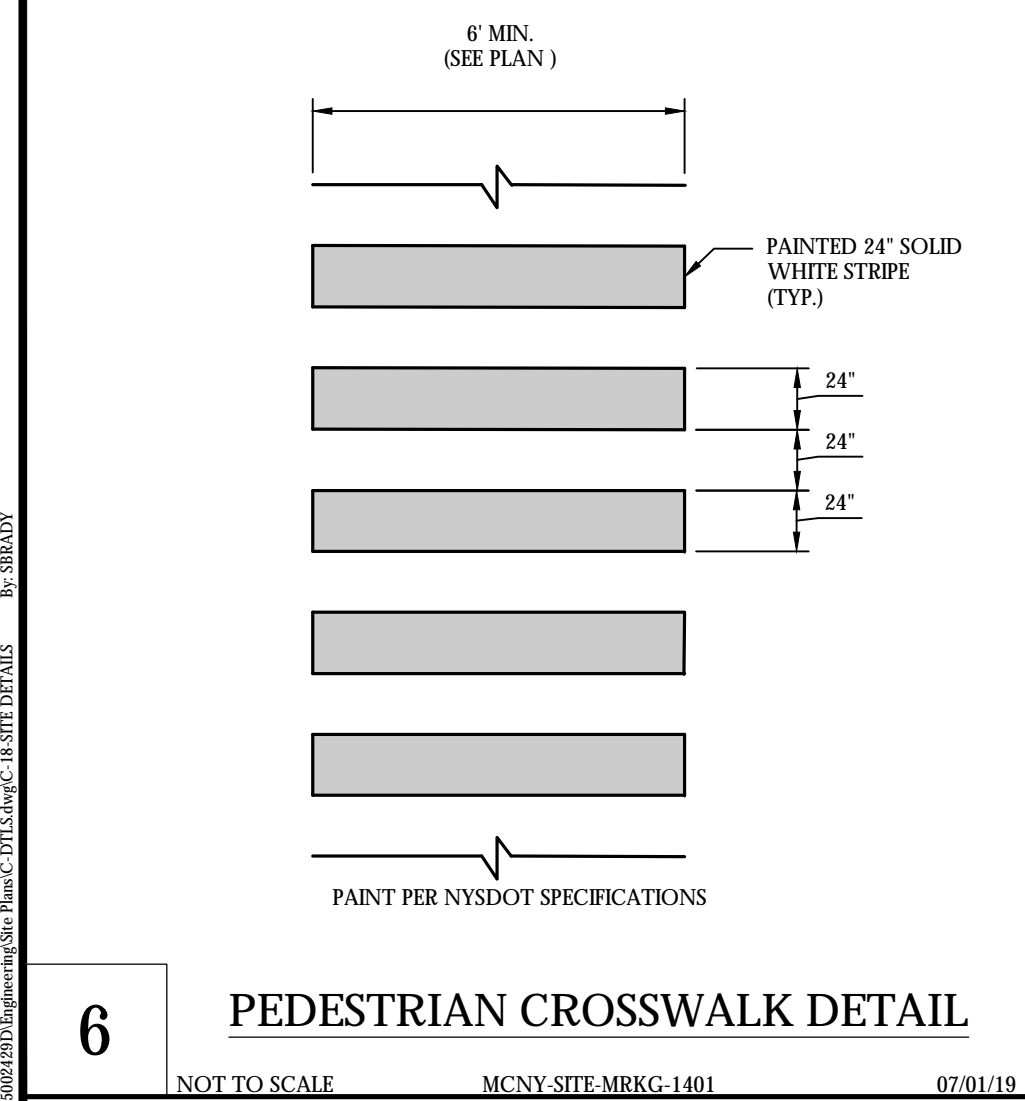
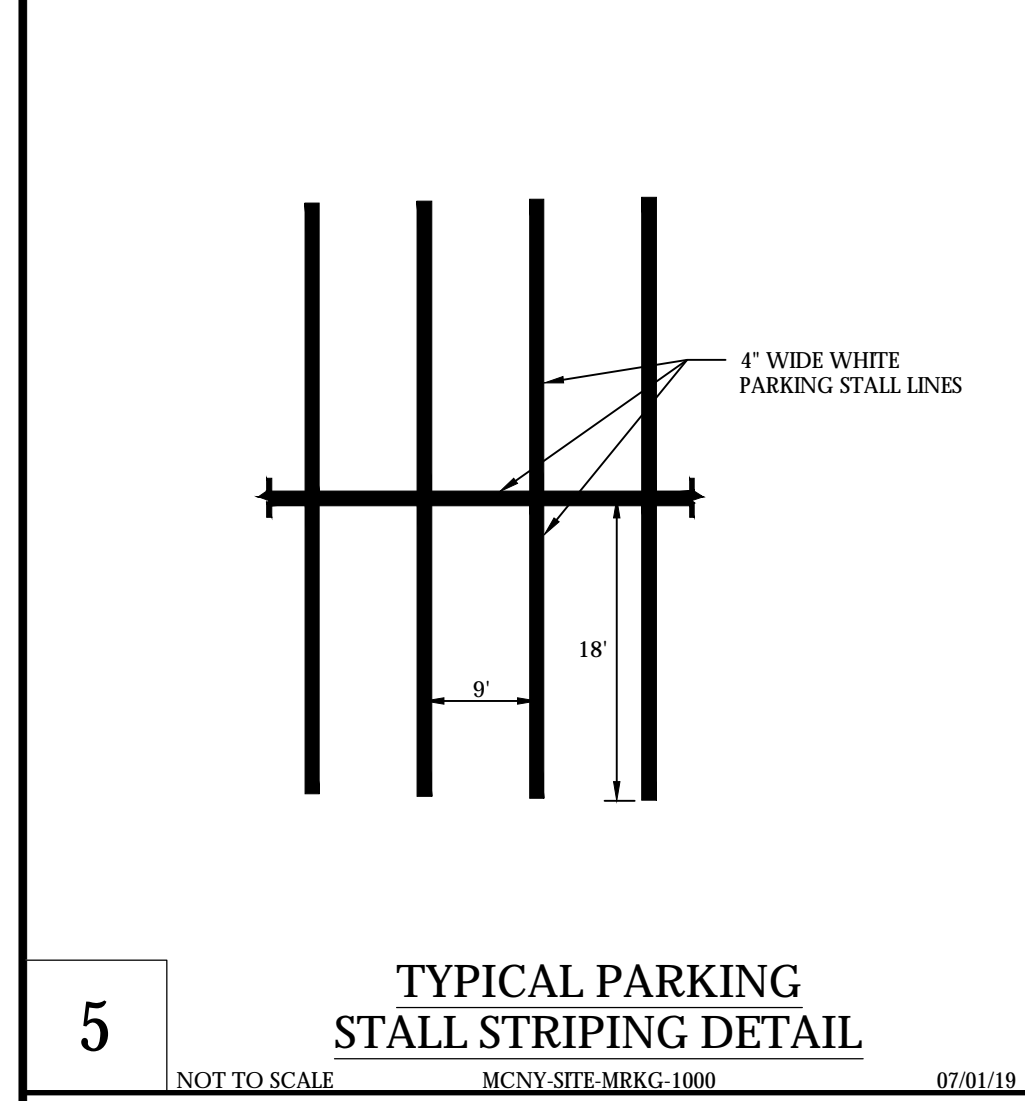
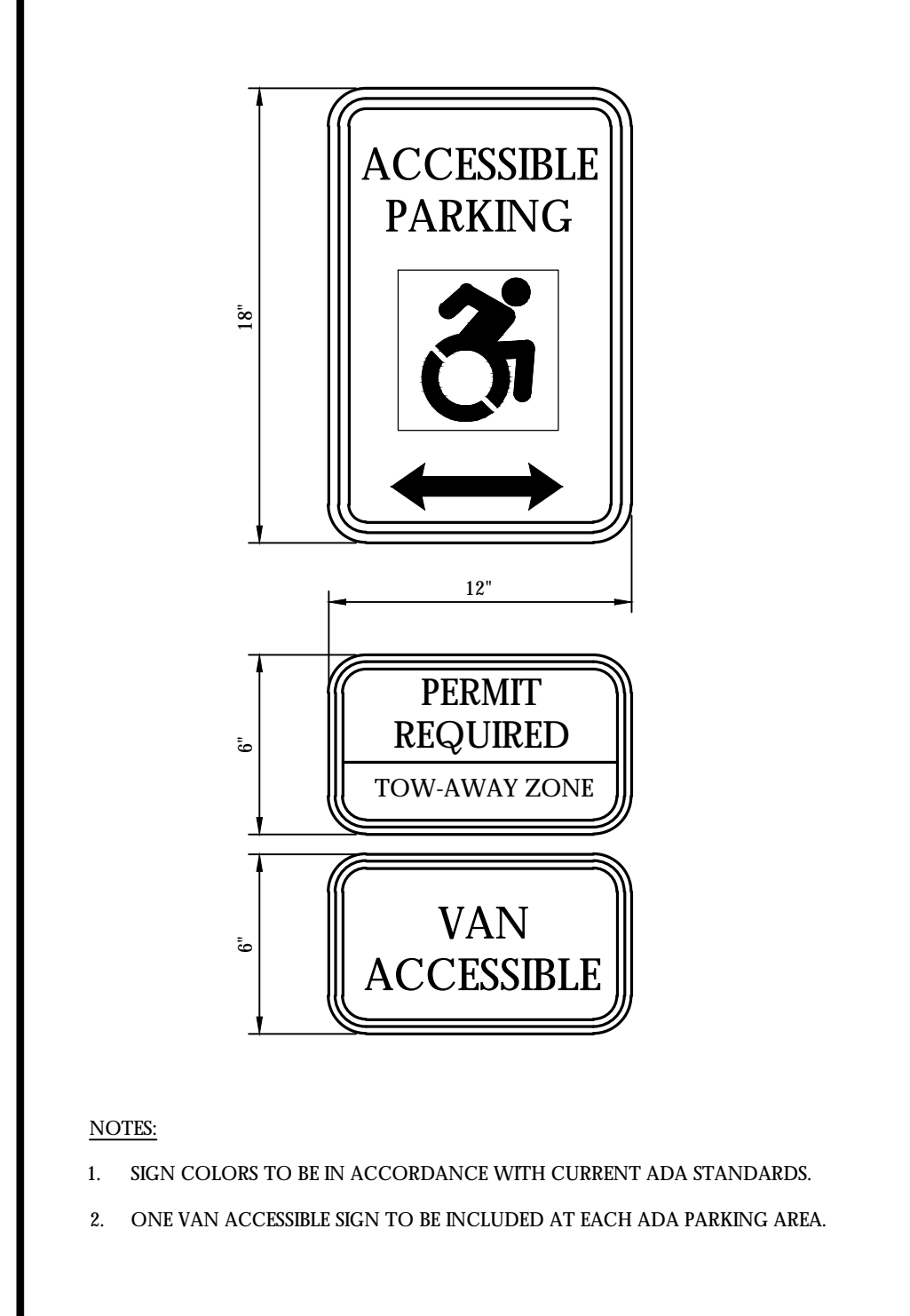
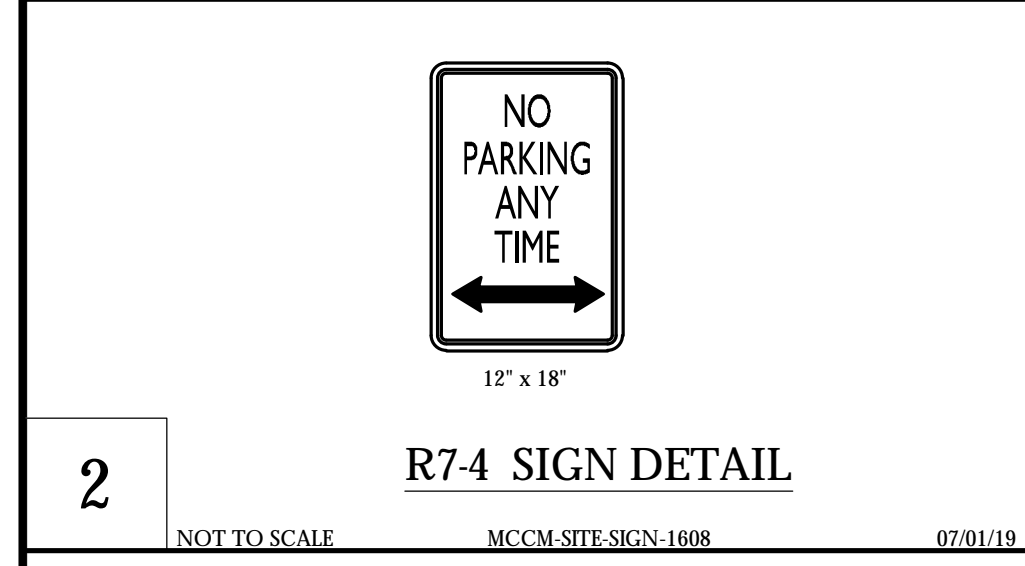


SHEET NUMBER:  
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1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. POLES AND FIXTURES AS SUPPLIED BY: AMERICAN ELECTRIC LIGHTING - POLES AND POST TOP FIXTURE  
HUBBELL OUT DOOR LIGHTING - BOLLARD FIXTURES
3. LAMPS ARE TO BE LED. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
4. POLES, MOUNTS AND BOLLARDS ARE TO BE BLACK.
5. FIXTURE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BEHIND CURBS, EDGE OF  
PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON  
THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO  
INSTALLATION. IF ADJUSTMENT TO THE FIXTURE LOCATION IS REQUIRED DUE TO FINAL  
CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY  
THE OWNER AND 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 CONTRACTOR.







REV	DATE	DESCRIPTION
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2	07/01/19	PLAN REVISION FOR PLANNING BOARD COMMENTS
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