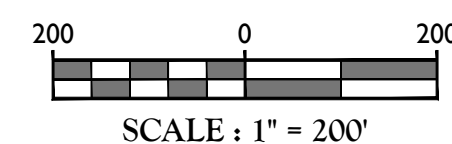


SOURCE: NYS GIS CLEARINGHOUSE



SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	3/23/2021
2	EXISTING CONDITIONS / DEMOLITION PLAN	3/23/2021
3	OVERALL DIMENSION PLAN	3/23/2021
4-5	DIMENSION PLANS	3/23/2021
6-7	GRADING & DRAINAGE PLAN	3/23/2021
8-9	UTILITIES PLAN	3/23/2021
10-12	ROAD & UTILITY PROFILES	3/23/2021
13	SOIL EROSION & SEDIMENT CONTROL PLAN	3/23/2021
14	SOIL EROSION & SEDIMENT CONTROL DETAILS	3/23/2021
15-16	LANDSCAPE PLAN	3/23/2021
17-18	LIGHTING PLAN	3/23/2021
19-23	CONSTRUCTION DETAILS	3/23/2021
24	LANDSCAPE & LIGHTING DETAILS	3/23/2021

NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE **BUILDING** SHALL BE FURNISHED ON THE INDIVIDUAL **ARCHITECTURAL PLAN** AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL BE CONFORMED TO THE APPROVED BLUE ZONING REQUIREMENTS.

2. CURBS SHALL BE SPIDERS RUSH WITH PAVEMENT, AND ACCESSIBLE CURB RAMP SHALL INSTALLED WHERE DIAGONALS AND CROSSEWALKS INTERSECT. SEAF. DETECTABLE WARNING SIGNS SHALL BE INCLUDED ON ACCESSIBLE CURB RAMP.

3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.

5. REFUSE AND RECYCLES SHALL BE STORED WITHIN EACH DWELLING UNIT UNTIL DESIGNATED PICK UP DAY OR WITHIN OUTSIDE SCREENED TST ENCLOSURES AS NOTIFIED BY THE CITY OF SAN ANTONIO.

6. THERE SHALL BE NO ON-SITE BURNAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.

7. MATERIALS, WORKSMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

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

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 THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT LOGS SHALL BE MAINTAINED THROUGHOUT THE PROJECT TO RECORD ALL UTILITY LOCATIONS AND DEPTHS. ANY NECESSARY ADJUSTMENTS AS REQUIRED TO AVOID COLLISIONS, THE CONTRACTOR SHALL NOTIFY THE UNDER-SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS DIFFER FROM THE INFORMATION SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDITIONS THAT 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 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. FORM VESSELS SHALL BE CLASS A OR HIGHER, NON-FLAMMABLE, CONCEALED PIPE, PROOF WITH 10" RING GASKETS OR INTERNALLY PULVERULATED GASKET (TPOX), SURFACIAL OR EQUIVALENT, AND 1/2" HIGHER DENSITY POLYETHYLENE (PE) (HDPE), AS SPECIFIED. ALL VESSELS SHALL BE MAINTAINED AT ALL TIMES WITH A MINIMUM OF 18" OF WATER. VESSELS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON THE EAST SIDE OF THE PROJECT. THE EXISTING WATER MAIN LINE IS THE PROPERTY OF THE WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS SHALL BE SHOWN ON THE PLANS. THE EXISTING WATER MAIN SHALL BE CEMENT LINER DUCTILE IRON PIPE, CLASS 52 (AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 45 FEET OF COVER FROM THE TOP OF THE MAIN TO THE TOP OF THE PROPOSED GRAVITY PIPE.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRASSY COVEY TO EXISTING SEWER MANHOLE IN BRADY ROAD, OWNED AND OPERATED BY THE VILLAGE OF WARWICK SEWER DEPARTMENT. ON-SITE GRAVITY PIPE MATERIALS SHALL BE PVC. ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHALL BE 18" IN DIAMETER. ALL DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY. SEWER LINES SHALL BE INSTALLED TO PROVIDE A MINIMUM 45 FEET OF COVER FROM THE TOP OF THE MAIN TO THE TOP OF THE PROPOSED GRAVITY PIPE.

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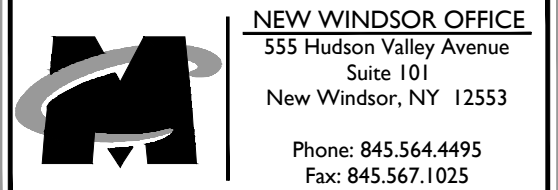
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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 073555-1

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

VILLAGE OF WARWICK
ORANGE COUNTY
NEW YORK



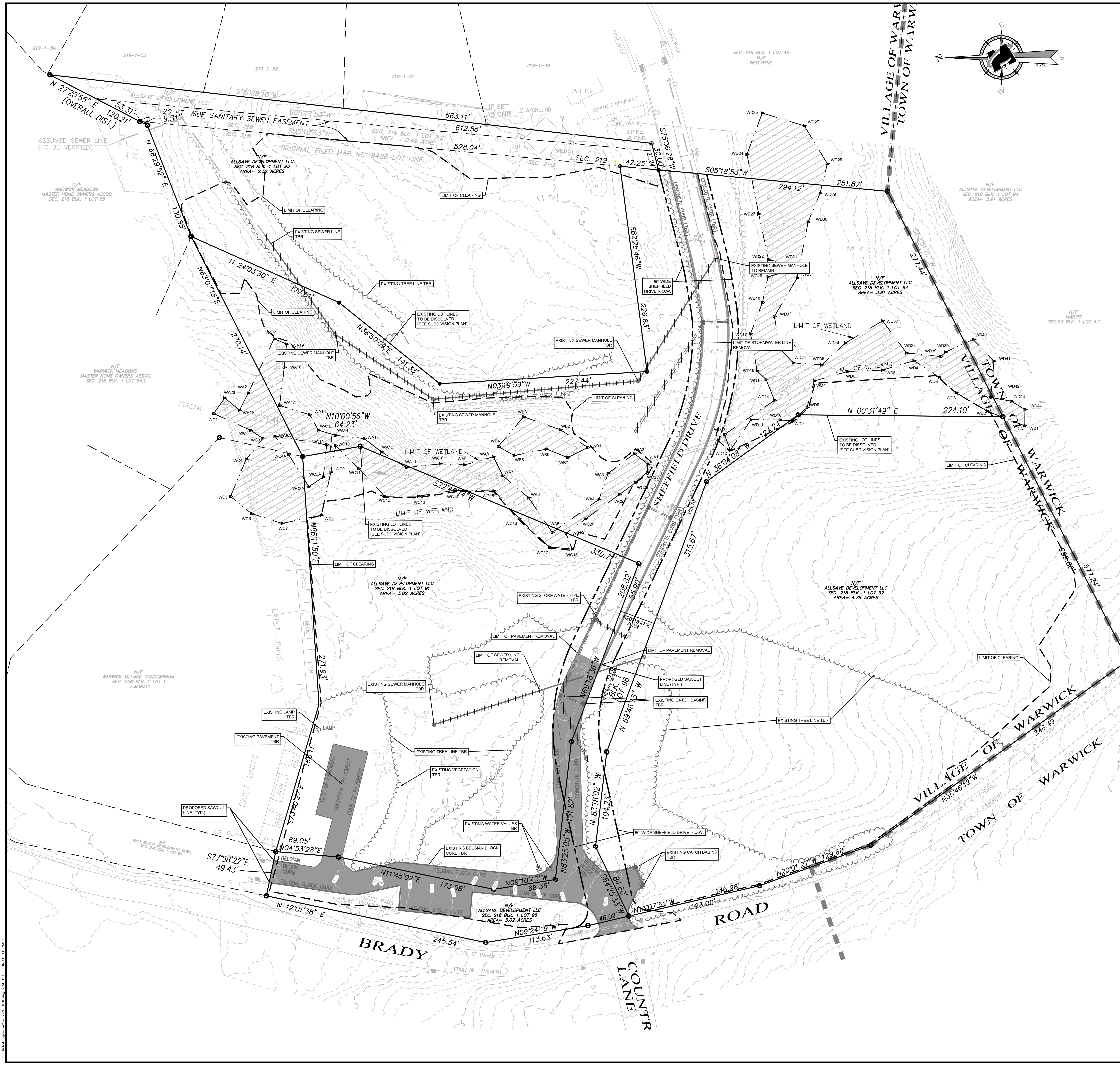
SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 15002429D		DRAWING NAME: C-COVER	

SHEET TITLE:

COVER SHEET

SHEET NUMBER:
01 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



DEMOLITION NOTES:

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE (1) WEEK PRIOR TO THE START OF ANY DEMOLITION WORK. IN ADVANCE OF ANY EXCAVATION, DIG SAFELY, NEW YORK, 1809-62-7962 OR B.U. 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 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 DESTRUCTION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - 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 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.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DERIVED 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 RESET 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	---
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	---
OR = ORATE	---
CO = CLEANOUT	---
SAWCUT LINE	---

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REV	DATE	DESCRIPTION
1	1/27/2018	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
2	1/27/2018	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
3	1/27/2018	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
4	1/27/2018	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
5	1/27/2018	PLAN REVISIONS FOR PLANNING BOARD COMMENTS

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

AMENDED SITE PLANS
FOR
WARWICK COMMONS STAGE 5, LLC

TAX LOTS 218-191,92,93,94 & 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:
AS SHOWN	9/25/2020	SHB	JED

PROJECT NUMBER:	DRAWING NAME:
15002429D	C-DEMO

SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

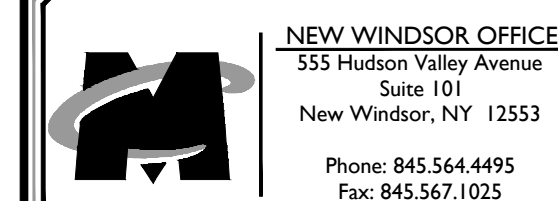
SHEET NUMBER:
02 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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AMENDED SITE PLANS
FOR
WARWICK
COMMONS STAGE 5,
LLC

VILLAGE OF WARWICK
ORANGE COUNTY
NEW YORK



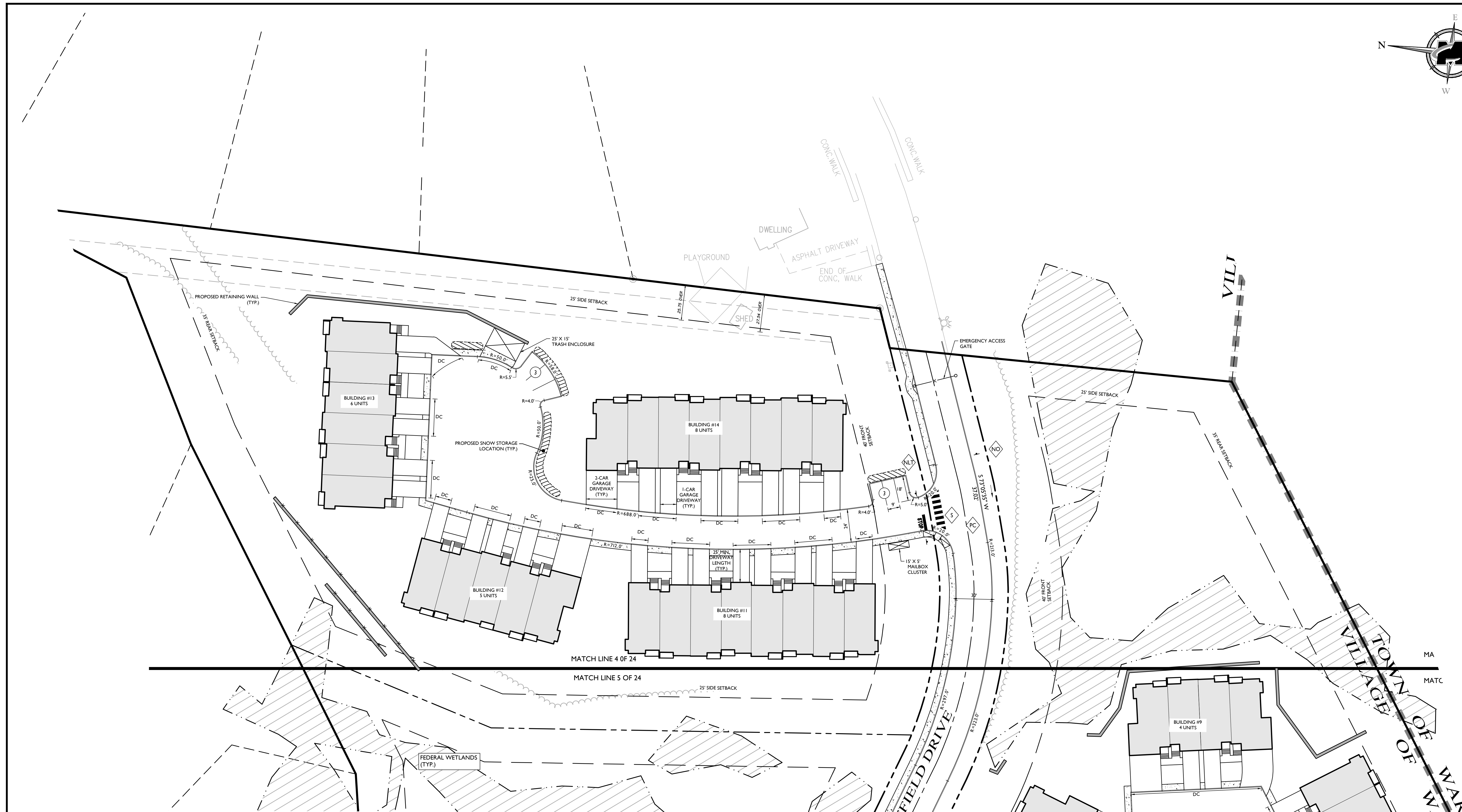
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PROJECT NUMBER: 15002429D		DRAWING NAME: C-LAYT	

SHEET TITLE:

DIMENSION PLAN

SHEET NUMBER: 04 of 24

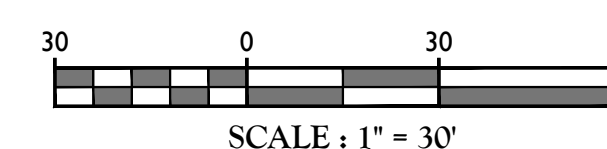
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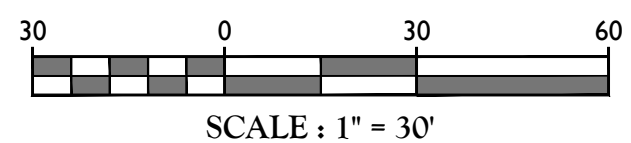
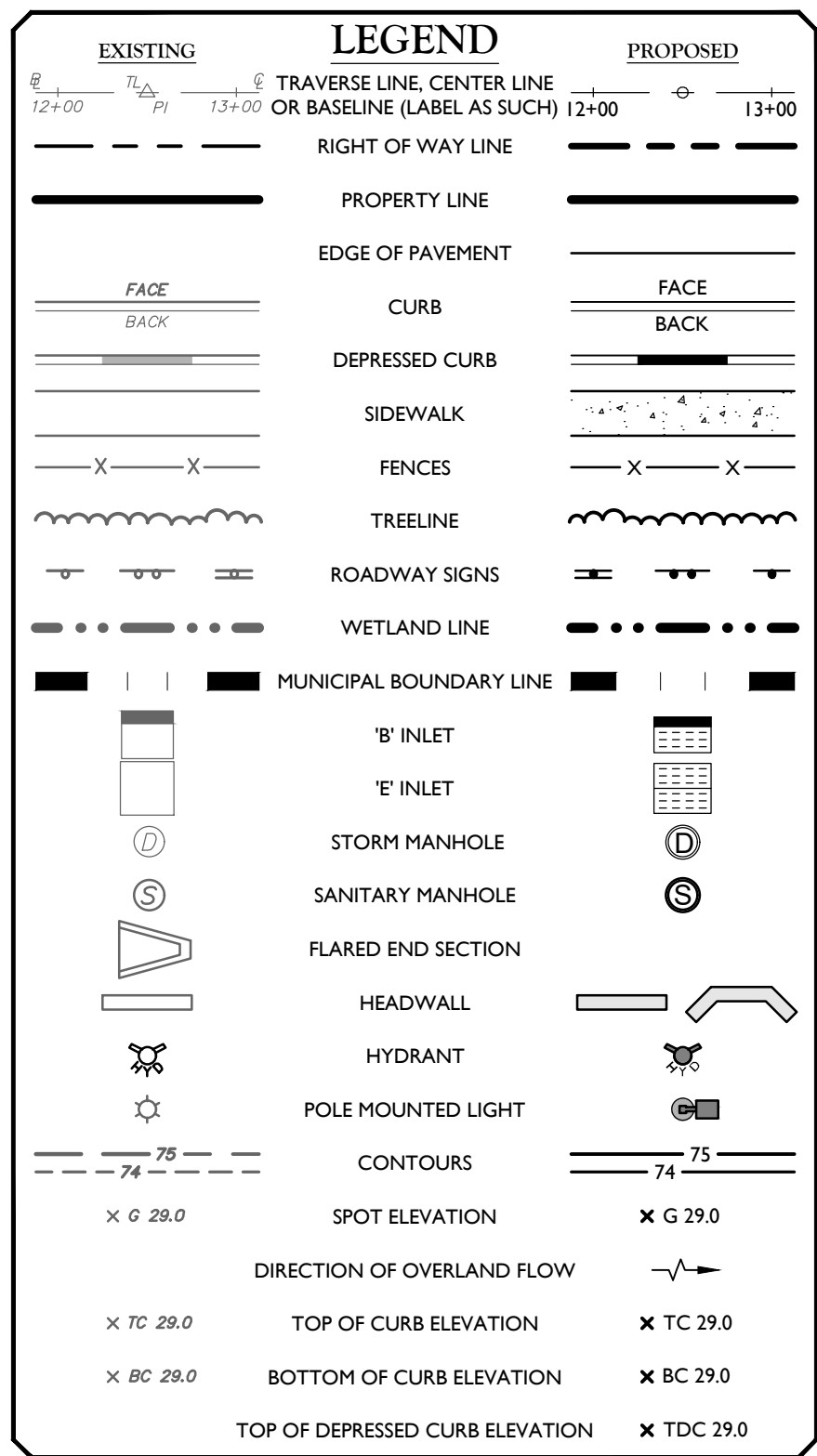
EXISTING		LEGEND		PROPOSED	
8 72+00	75+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00	+	13+00
RIGHT OF WAY LINE					
PROPERTY LINE					
EDGE OF PAVEMENT					
CURB		FACE			
DEPRESSED CURB		BACK			
SIDEWALK					
FENCES		X X			
TREE LINE					
ROADWAY SIGNS					
WETLAND LINE					
MUNICIPAL BOUNDARY LINE		10			
STALL COUNT					
ADA ACCESSIBLE STALL		P			
DEPRESSED CURB AND ADA RAMP		HC			
DIRECTION OF TRAFFIC FLOW		V			

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.



OUTLET CONTROL STRUCTURES							OUTLET CONTROL STRUCTURES						
Structure Table							Pipe Table						
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)	Pipe I.D.	Description	Length	Invert Up	Invert Dn		
S-1	48 in. x 48 in. OCS	731.50			12" HDPE	729.90	P-1	12"HDPE	26"	729.90	729.75		
S-2	12 inch Flared End Section	730.85	12" HDPE	729.75			P-2	15"HDPE	14"	717.00	716.50		
S-3	48 in. dia. CYLINDER MH	724.10			15" HDPE	717.00	P-3	15"HDPE	25"	716.50	716.25		
S-4	30 in. x 48 in. Catch Basin	719.64	15" HDPE	716.50	15" HDPE	716.50	P-4	15"HDPE	66"	715.75	715.00		
S-5	30 in. x 48 in. Catch Basin	719.63	15" HDPE 15" HDPE	716.25 715.00			P-5	15"HDPE	25"	716.00	715.75		
S-6	30 in. x 48 in. Catch Basin	719.67	15" HDPE	715.75	15" HDPE	715.75	P-6	12"HDPE	63"	714.00	706.00		
S-7	30 in. x 48 in. Catch Basin	719.07			15" HDPE	716.00	P-7	12"HDPE	132"	711.00	710.00		
S-8	48 in. dia. CONED MH	720.40			12" HDPE	714.00	P-8	12"HDPE	19"	710.00	709.80		
S-9	12 inch Flared End Section	707.10	12" HDPE	706.00			P-9	12"HDPE	8"	711.00	710.70		
S-10	48 in. dia. CYLINDER MH	717.56			12" HDPE	711.00	P-10	12"HDPE	56"	709.00	708.00		
S-11	12 in. Clean Out	717.31	12" HDPE	710.00	12" HDPE	710.00	P-11	15"HDPE	17"	726.50	726.40		
S-12	48 in. dia. CYLINDER MH	714.79	12" HDPE 12" HDPE	709.80 710.70	12" HDPE	709.00	P-12	15"HDPE	103"	726.40	725.75		
S-13	12 inch Flared End Section	709.10	12" HDPE	708.00			P-13	15"HDPE	25"	726.50	726.25		
S-14	48 in. x 48 in. OCS	733.00			15" HDPE	726.50	P-14	15"HDPE	72"	725.00	723.00		
S-15	48 in. dia. CYLINDER MH	732.34	15" HDPE	726.40	15" HDPE	726.40	P-15	12"HDPE	15"	720.50	720.25		
S-16	30 in. x 48 in. Catch Basin	729.19	15" HDPE 15" HDPE	726.25 725.75	15" HDPE	725.00	P-16	18"HDPE	78"	720.00	713.00		
S-17	30 in. x 48 in. Catch Basin	729.15			15" HDPE	726.50	P-17	12"HDPE	12"	709.50	708.35		
S-18	48 in. dia. CONED MH	725.74	15" HDPE 12" HDPE	723.00 720.25	18" HDPE	720.00	P-18	12"HDPE	30"	710.50	704.00		
S-19	48 in. x 48 in. OCS	726.00			12" HDPE	720.50							
S-20	18 inch Flared End Section	719.63	18" HDPE	713.00									
S-21	48 in. x 48 in. OCS	715.50											
S-22	12 inch Flared End Section	709.44	12" HDPE	708.35									
S-23	48 in. x 48 in. OCS	714.60			12" HDPE	710.50							
S-24	12 inch Flared End Section	705.10	12" HDPE	704.00									

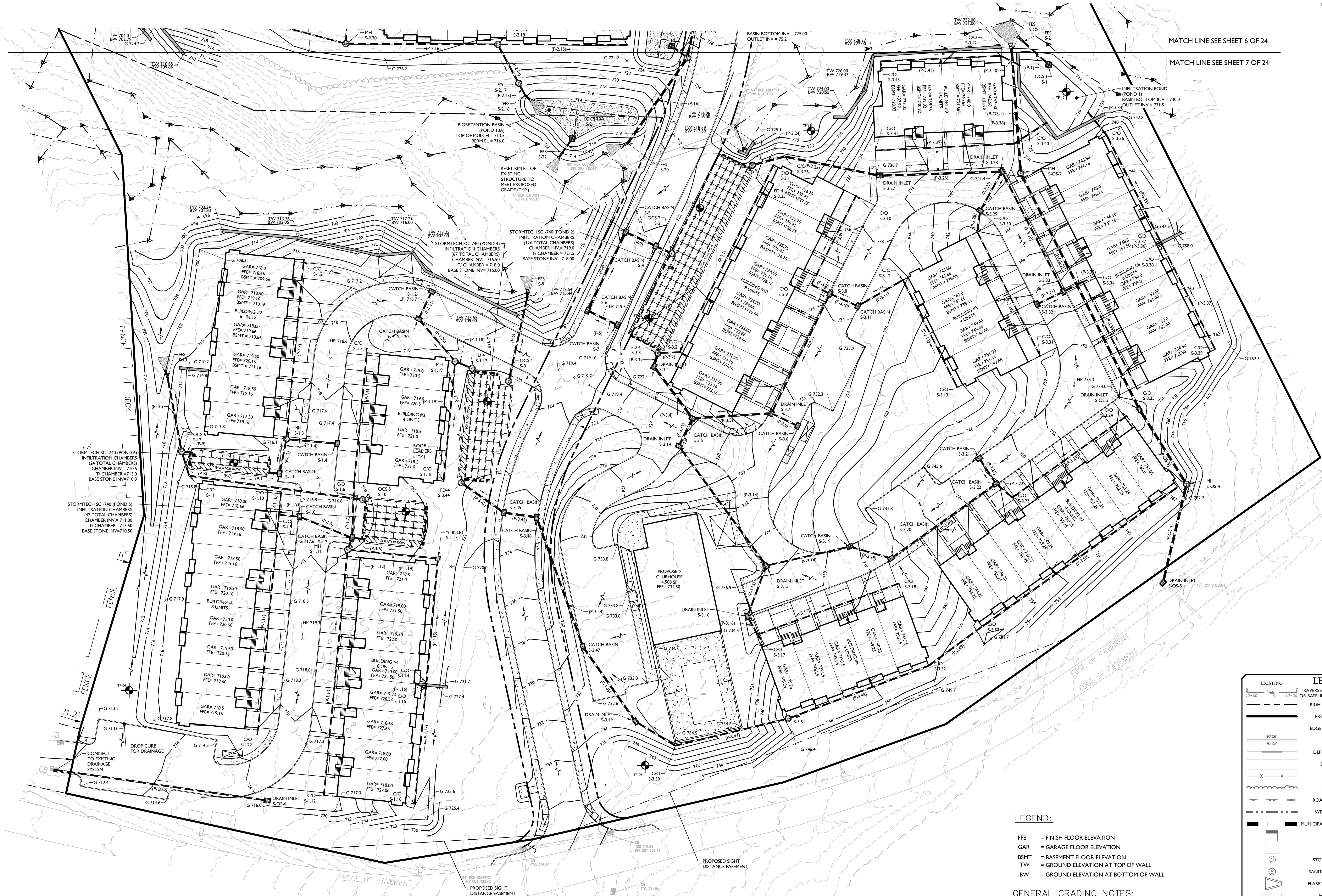
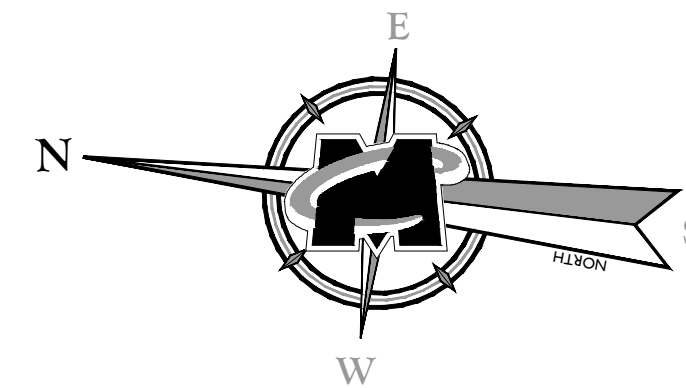
OFF SITE DRAINAGE Structure Table						
Structure I.D.	Description	Rim/Gate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-O5-1	18 inch Flared End Section	732.63	18" HDPE	731.00		
S-O5-2	48 in. dia. CYLINDER MH	741.87	18" HDPE	737.00	18" HDPE	734.00
S-O5-3	30 in. x 48 in. Dran Inlet	753.83	18" HDPE	750.00	18" HDPE	750.00
S-O5-4	48 in. dia. CYLINDER MH	760.00	18" HDPE	757.00	18" HDPE	750.00
S-O5-5	30 in. x 48 in. Dran Inlet	768.00			18" HDPE	765.00
S-O5-6	30 in. x 48 in. Dran Inlet	716.05			12" HDPE	713.00

OFF SITE DRAINAGE Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Down	Slope
P-O5-1	18"HDPE	92'	734.60	731.00	3.26%
P-O5-2	18"HDPE	199'	750.00	737.00	6.53%
P-O5-3	18"HDPE	67'	756.00	750.00	8.98%
P-O5-4	18"HDPE	76'	765.00	757.00	10.50%
P-O5-5	12"HDPE	162'	713.00	709.00	2.48%

LOT 3 DRAINAGE Structure Table							LOT 3 DRAINAGE Pipe Table					
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)	Pipe I.D.	Description	Length	Invert Up	Invert On	Slope
S-3.1	10 in. Clean Out	726.93			10" HDPE	723.00	P-3.1	10"HDPE	158'	723.00	721.00	2.54%
S-3.2	10 in. Clean Out	723.19	10" HDPE	721.00	10" HDPE	721.00	P-3.2	10"HDPE	16'	721.00	719.50	9.11%
S-3.3	48 in. dia. CYLINDER MH	723.24	18" HDPE 10" HDPE	718.50 719.50			P-3.3	18"HDPE	11'	718.50	718.50	2.38%
S-3.4	30 in. x 48 in. Drain Inlet	722.64	15" HDPE	719.50	10" HDPE	718.75	P-3.4	18"HDPE	49'	711.75	719.50	46.2%
S-3.5	30 in. x 48 in. Catch Basin	725.72	15" HDPE 15" HDPE	722.00 722.00	10" HDPE	721.75	P-3.5	15"HDPE	60'	728.00	722.00	10.07%
S-3.6	30 in. x 48 in. Catch Basin	731.43			12" HDPE	728.25	P-3.6	12"HDPE	22'	728.25	728.00	1.14%
S-3.7	30 in. x 48 in. Drain Inlet	731.30	12" HDPE 12" HDPE	728.30 728.00	15" HDPE	728.00	P-3.7	12"HDPE	100'	730.75	728.30	2.4%
S-3.8	30 in. x 48 in. Catch Basin	734.29	12" HDPE 12" HDPE	731.00 731.00	12" HDPE	730.75	P-3.8	12"HDPE	75'	733.00	731.50	2.01%
S-3.9	10 in. Clean Out	734.64	10" HDPE	731.50	12" HDPE	731.50	P-3.10	12"HDPE	23'	731.25	731.00	1.90%
S-3.10	10 in. Clean Out	736.69			10" HDPE	733.00	P-3.11	12"HDPE	39'	732.75	731.25	3.83%
S-3.11	30 in. x 48 in. Catch Basin	734.32	12" HDPE	731.25	12" HDPE	731.25	P-3.12	10"HDPE	91'	738.75	732.75	6.62%
S-3.12	10 in. Clean Out	735.78	10" HDPE	732.75	12" HDPE	732.75	P-3.13	15"HDPE	23'	722.50	722.00	2.14%
S-3.13	10 in. Clean Out	741.77			10" HDPE	738.75	P-3.14	15"HDPE	111'	732.00	732.00	8.07%
S-3.14	30 in. x 48 in. Drain Inlet	725.71	15" HDPE	723.00	15" HDPE	722.50	P-3.15	12"HDPE	41'	733.00	732.25	1.84%
S-3.15	30 in. x 48 in. Drain Inlet	735.32	12" HDPE 12" HDPE	732.25 732.25	15" HDPE	732.00	P-3.16	12"HDPE	16'	734.00	733.50	3.19%
S-3.16	30 in. x 48 in. Drain Inlet	736.80	12" HDPE	733.50	12" HDPE	733.00	P-3.17	12"HDPE	113'	737.50	734.00	3.00%
S-3.17	30 in. x 48 in. Catch Basin	739.47	12" HDPE	736.00	10" HDPE	737.50	P-3.18	10"HDPE	63'	736.00	732.25	5.81%
S-3.18	10 in. Clean Out	740.88			10" HDPE	737.50	P-3.19	12"HDPE	32'	738.00	736.00	6.20%
S-3.19	30 in. x 48 in. Catch Basin	739.47	12" HDPE	736.00	12" HDPE	736.00	P-3.20	12"HDPE	97'	744.75	738.00	6.96%
S-3.20	30 in. x 48 in. Catch Basin	741.05	12" HDPE	738.00	12" HDPE	738.00	P-3.21	12"HDPE	23'	745.00	744.75	1.09%
S-3.21	30 in. x 48 in. Catch Basin	747.90			12" HDPE	745.00	P-3.22	12"HDPE	16'	745.00	745.00	3.10%
S-3.22	30 in. x 48 in. Catch Basin	747.85	12" HDPE 12" HDPE	745.00 745.00	12" HDPE	744.75	P-3.23	15"HDPE	73'	728.00	719.00	12.31%
S-3.23	10 in. Clean Out	748.68	10" HDPE	745.50	12" HDPE	745.50	P-3.26	15"HDPE	92'	738.00	733.00	5.88%
S-3.24	10 in. Clean Out	753.35	15" HDPE	718.50	15" HDPE	719.00	P-3.27	12"HDPE	34'	740.50	739.00	4.45%
S-3.25	48 in. dia. CONED MH	725.35	15" HDPE	718.50	15" HDPE	719.00	P-3.28	12"HDPE	16'	741.00	740.75	1.54%
S-3.26	12 in. Clean Out	726.41	15" HDPE	719.00	15" HDPE	719.00	P-3.29	10"HDPE	105'	748.75	741.00	7.40%
S-3.27	30 in. x 48 in. Drain Inlet	736.74	15" HDPE	733.00	15" HDPE	728.00	P-3.30	12"HDPE	102'	745.00	739.00	5.90%
S-3.28	30 in. x 48 in. Drain Inlet	741.51	12" HDPE 12" HDPE	739.00 739.00	15" HDPE	738.50	P-3.31	12"HDPE	22'	746.25	746.25	1.481%
S-3.29	30 in. x 48 in. Catch Basin	742.00	12" HDPE	740.75	12" HDPE	740.50	P-3.32	12"HDPE	16'	745.50	745.00	3.03%
S-3.30	10 in. Clean Out	744.08	10" HDPE	741.00	12" HDPE	741.00	P-3.33	10"HDPE	90'	751.00	745.70	5.86%
S-3.31	10 in. Clean Out	751.72			12" HDPE	748.75	P-3.34	12"HDPE	23'	740.00	732.00	5.55%
S-3.32	30 in. x 48 in. Catch Basin	748.64			12" HDPE	746.25	P-3.35	12"HDPE	89'	745.00	740.00	36.3%
S-3.33	30 in. x 48 in. Drain Inlet	748.70	12" HDPE 12" HDPE	745.00 746.00	12" HDPE	745.00	P-3.36	10" HDPE	4'	747.00	745.00	50.00%
S-3.34	10 in. Clean Out	748.71	10" HDPE	745.70	12" HDPE	745.50	P-3.37	10"HDPE	88'	760.00	747.00	14.81%
S-3.35	10 in. Clean Out	754.20			10" HDPE	751.00	P-3.38	12"HDPE	30'	732.50	731.00	5.04%
S-3.36	12 in. Clean Out	743.30	12" HDPE	740.00	12" HDPE	740.00	P-3.39	10"HDPE	105'	734.00	734.27	0.51%
S-3.37	10 in. Clean Out	747.69	10" HDPE	745.00	12" HDPE	745.00	P-3.40	10"HDPE	17'	730.50	730.00	3.02%
S-3.38	10 in. Clean Out	758.30	10" HDPE	747.00	10" HDPE	747.00	P-3.41	10"HDPE	91'	731.53	731.08	0.50%
S-3.39	10 in. Clean Out	762.75			10" HDPE	760.00	P-3.42	15"HDPE	39'	718.00	715.75	5.73%
S-3.40	6 in. Clean Out	741.76	10" HDPE	733.47	10" HDPE	732.50	P-3.43	15"HDPE	25'	719.00	718.75	1.01%
S-3.41	10 in. Clean Out	737.04			10" HDPE	734.00	P-3.44	15"HDPE	104'	726.00	719.00	6.70%
S-3.42	10 in. Clean Out	731.99	10" HDPE	731.08	10" HDPE	730.50	P-3.45	15"HDPE	69'	727.00	726.25	1.09%
S-3.43	10 in. Clean Out	732.43			10" HDPE	731.53	P-3.46	12"HDPE	35'	728.00	727.00	2.86%
S-3.44	48 in. dia. CYLINDER MH	721.43	15" HDPE	715.75	15" HDPE	718.00	P-3.47	12"HDPE	87'	736.00	728.00	9.1%
S-3.45	30 in. x 48 in. Catch Basin	722.55	15" HDPE	718.75	15" HDPE	718.00	P-3.48	12"HDPE	113'	746.00	743.00	2.65%
S-3.46	30 in. x 48 in. Catch Basin	722.55	15" HDPE	719.00	15" HDPE	719.00	P-3.49	12"HDPE	50'	749.00	746.00	6.01%
S-3.47	30 in. x 48 in. Catch Basin	723.57	15" HDPE	726.25	15" HDPE	726.00	P-3.50	12"HDPE	181'	759.20	749.00	5.64%
S-3.48	30 in. x 48 in. Drain Inlet	732.36	12" HDPE	727.00	15" HDPE	727.00						
S-3.50	12 in. Clean Out	733.36			12" HDPE	728.00						
S-3.51	48 in. dia. CYLINDER MH	746.93	12" HDPE	744.00	12" HDPE	736.00						
S-3.52	10 in. Clean Out	749.92	12" HDPE	746.00	12" HDPE	746.00						
S-3.53	10 in. Clean Out	752.30	12" HDPE	749.00	12" HDPE	749.00						
S-3.54	10 in. Clean Out	762.42			12" HDPE	759.20						

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



MATCH LINE SEE SHEET 6 OF 24

MATCH LINE SEE SHEET 7 OF 24

LEGEND:

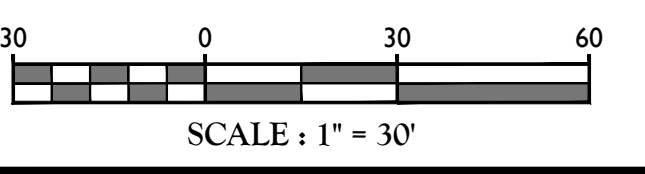
FFE = FINISH FLOOR ELEVATION
GAR = GARAGE FLOOR ELEVATION
BSMT = BASEMENT FLOOR ELEVATION
TW = GROUND ELEVATION AT TOP OF WALL
BW = GROUND ELEVATION AT BOTTOM OF WALL

GENERAL GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED WINDOW 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. SHALL 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 MANUFACTURERS REQUIREMENTS.
6. CURB AND SIDEWALK ARE TO BE DEPRESSED FOR THE LENGTH OF THE ENTIRE BUILDING FOR ALL PROPOSED BUILDINGS ON SITE.
7. SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.

LEGEND

EXISTING	PROPOSED
TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00	12+00
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CURB	
DEPRESSED CURB	
SIDEWALK	
FENCES	
TREELINE	
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	



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REV	DATE	BY	DESCRIPTION
1	07/20/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS
2	08/03/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS
3	08/20/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS
4	09/01/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS
5	09/01/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS

REV	DATE	BY	DESCRIPTION
1	07/20/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS
2	08/03/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS
3	08/20/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS
4	09/01/20	SHB	PLAN REVISIONS PER PLANNING BOARD COMMENTS
5	09/01/20	SHB	PLAN REVISIONS PER 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 218-191,92,93,94 & 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
AS SHOWN	9/25/2020	SHB	JED
PROJECT NUMBER	DRAWING NAME		
15002429D	C-GRAD		

GRADING AND DRAINAGE PLAN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



REV	DATE	REASON WHY	DESCRIPTION
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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 073555-1

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

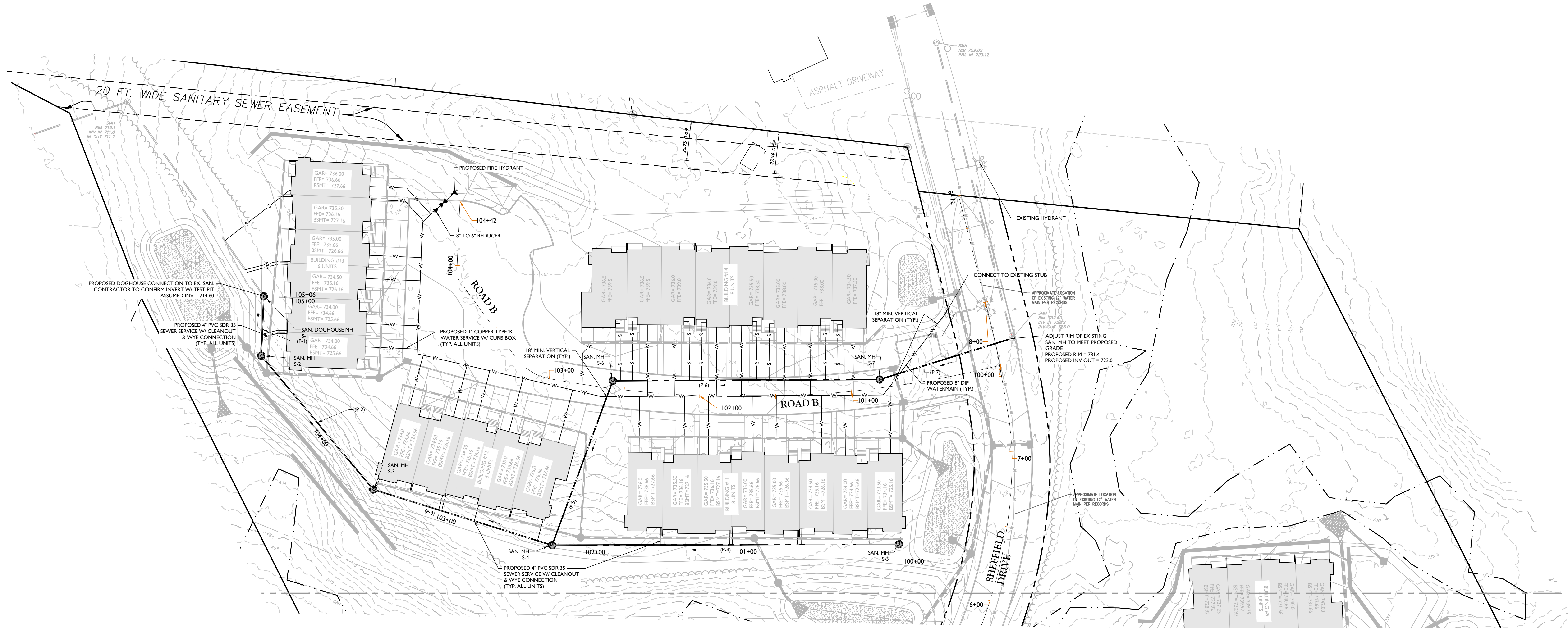


SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 15002429D		DRAWING NAME: C-UTIL	

SHEET TITLE:

UTILITIES PLAN

SHEET NUMBER: 08 of 24



Proposed Sanitary Structure Table						
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-1	48 in. dia. CONED MH	72371	8" SAN. PVC	716.00		
S-2	48 in. dia. CONED MH	72456	8" SAN. PVC	717.42	8" SAN. PVC	717.12
S-3	48 in. dia. CONED MH	72442	8" SAN. PVC	719.00	8" SAN. PVC	718.00
S-4	48 in. dia. CONED MH	72641	8" SAN. PVC 8" SAN. PVC	719.72 721.00	8" SAN. PVC	719.62
S-5	48 in. dia. CONED MH	72528			8" SAN. PVC	720.75
S-6	48 in. dia. CONED MH	73595	8" SAN. PVC	721.71	8" SAN. PVC	721.61
S-7	48 in. dia. CONED MH	73296	8" SAN. PVC	722.63	8" SAN. PVC	722.50
S-8	48 in. dia. CONED MH	69500	8" SAN. PVC	690.33	8" SAN. PVC	690.00
S-9	48 in. dia. CONED MH	70500	8" SAN. PVC	699.00	8" SAN. PVC	698.90
S-10	48 in. dia. CONED MH	71842	8" SAN. PVC	708.65	8" SAN. PVC	708.55
S-11	48 in. dia. CONED MH	71661	8" SAN. PVC	709.36	8" SAN. PVC	709.26
S-12	48 in. dia. CONED MH	71670	8" SAN. PVC 8" SAN. PVC	713.98 712.00	8" SAN. PVC	711.90
S-13	48 in. dia. CONED MH	71782			8" SAN. PVC	713.39
S-14	48 in. dia. CONED MH	72193	8" SAN. PVC	716.00	8" SAN. PVC	715.90
S-15	48 in. dia. CONED MH	72582	8" SAN. PVC	719.00	8" SAN. PVC	719.00
S-16	48 in. dia. CONED MH	73027	8" SAN. PVC 8" SAN. PVC	726.40 726.40	8" SAN. PVC	726.00
S-17	48 in. dia. CONED MH	73842	8" SAN. PVC	733.40	8" SAN. PVC	733.30
S-18	48 in. dia. CONED MH	74326	8" SAN. PVC	738.00	8" SAN. PVC	737.90
S-19	48 in. dia. CONED MH	75336			8" SAN. PVC	746.25
S-20	48 in. dia. CONED MH	73678	8" SAN. PVC	731.70	8" SAN. PVC	731.60
S-21	48 in. dia. CONED MH	74190	8" SAN. PVC	736.90	8" SAN. PVC	736.80
S-22	48 in. dia. CONED MH	75066			8" SAN. PVC	744.60

Proposed Sanitary Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-1	8" SAN. PVC	39'	717.12	716.00	2.86%
P-2	8" SAN. PVC	115'	718.00	717.42	0.50%
P-3	8" SAN. PVC	123'	719.62	719.00	0.50%
P-4	8" SAN. PVC	229'	720.75	719.20	0.65%
P-5	8" SAN. PVC	116'	721.61	721.00	0.53%
P-6	8" SAN. PVC	176'	722.50	721.71	0.45%
P-7	8" SAN. PVC	89'	723.00	722.65	0.45%
P-8	8" SAN. PVC	135'	690.00	685.00	3.69%
P-9	8" SAN. PVC	199'	699.00	690.33	4.31%
P-10	8" SAN. PVC	227'	708.55	699.00	2.96%
P-11	8" SAN. PVC	61'	709.76	708.65	1.54%
P-12	8" SAN. PVC	219'	711.90	709.35	1.16%
P-13	8" SAN. PVC	39'	713.39	712.00	1.80%
P-14	8" SAN. PVC	117'	715.90	713.98	1.64%
P-15	8" SAN. PVC	123'	719.00	716.00	2.45%
P-16	8" SAN. PVC	106'	726.00	719.90	5.76%
P-17	8" SAN. PVC	111'	733.30	726.40	6.21%
P-18	8" SAN. PVC	76'	737.90	733.00	5.96%
P-19	8" SAN. PVC	158'	746.25	738.00	5.23%
P-20	8" SAN. PVC	228'	731.10	726.00	2.18%
P-21	8" SAN. PVC	86'	736.80	731.70	5.95%
P-22	8" SAN. PVC	118'	745.66	736.90	7.45%

EXISTING		LEGEND		PROPOSED	
6" 12'00"	12" 324'00"	6" TRAVELER LINE, CENTER LINE OR BASELINE (SEE NOTE 1)	12" 324'00"	6" 12'00"	13'00"
RIGHT OF WAY LINE					
PROPERTY LINE					
EDGE OF PAVEMENT					
CURB					
DEPRESSED CURB					
SIDEWALK					
FENCES					
TREE LINE					
ROADWAY SIGNS					
WETLAND LINE					
MUNICIPAL BOUNDARY LINE					
"B" INLET					
"E" INLET					
STORM MANHOLE					
SANITARY MANHOLE					
FLARED END SECTION					
HEADWALL					
HYDRANT					
POLE MOUNTED LIGHT					
CATV					
CABLE TV CONDUIT					
WATER MAIN					
GAS MAIN					
TELEPHONE CONDUIT					
ELECTRIC CONDUIT					
SANITARY PIPE					
STORM PIPE					



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 073555-1

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

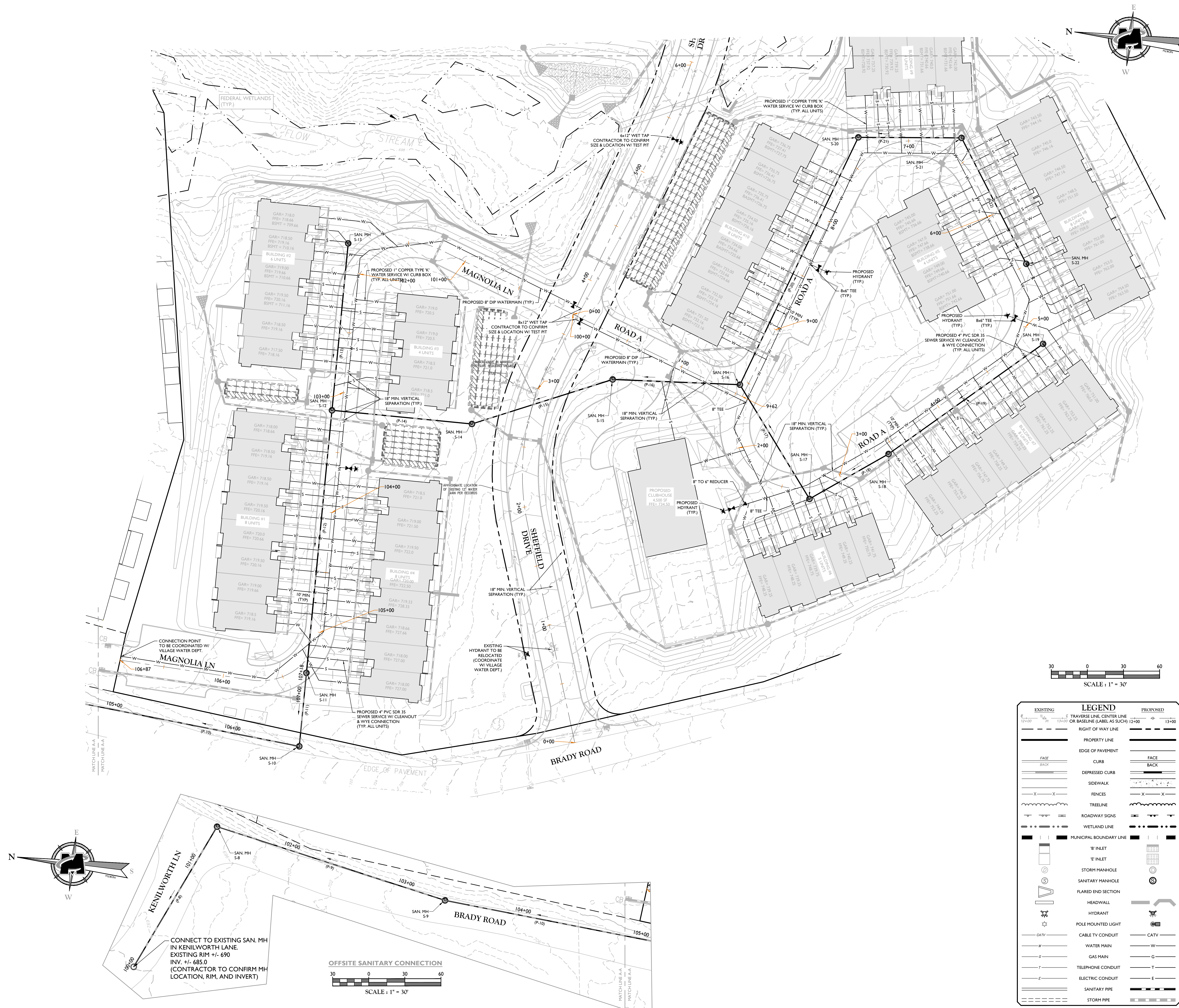


SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 15002429D		DRAWING NAME: C-UTIL	

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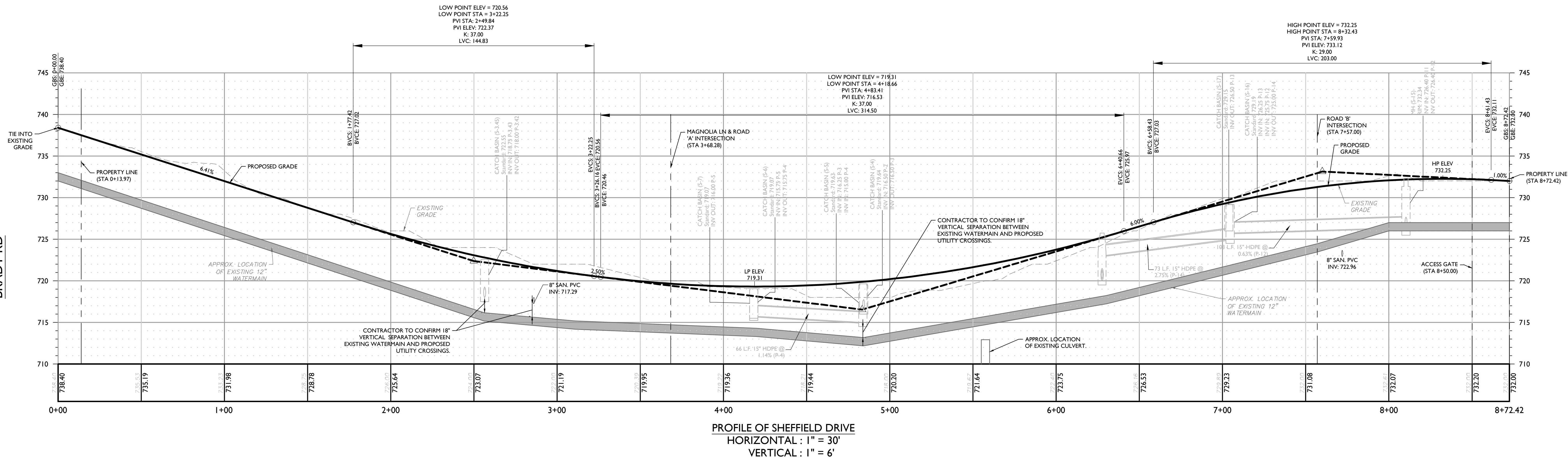
UTILITIES PLAN

SHEET NUMBER:
09 of 24

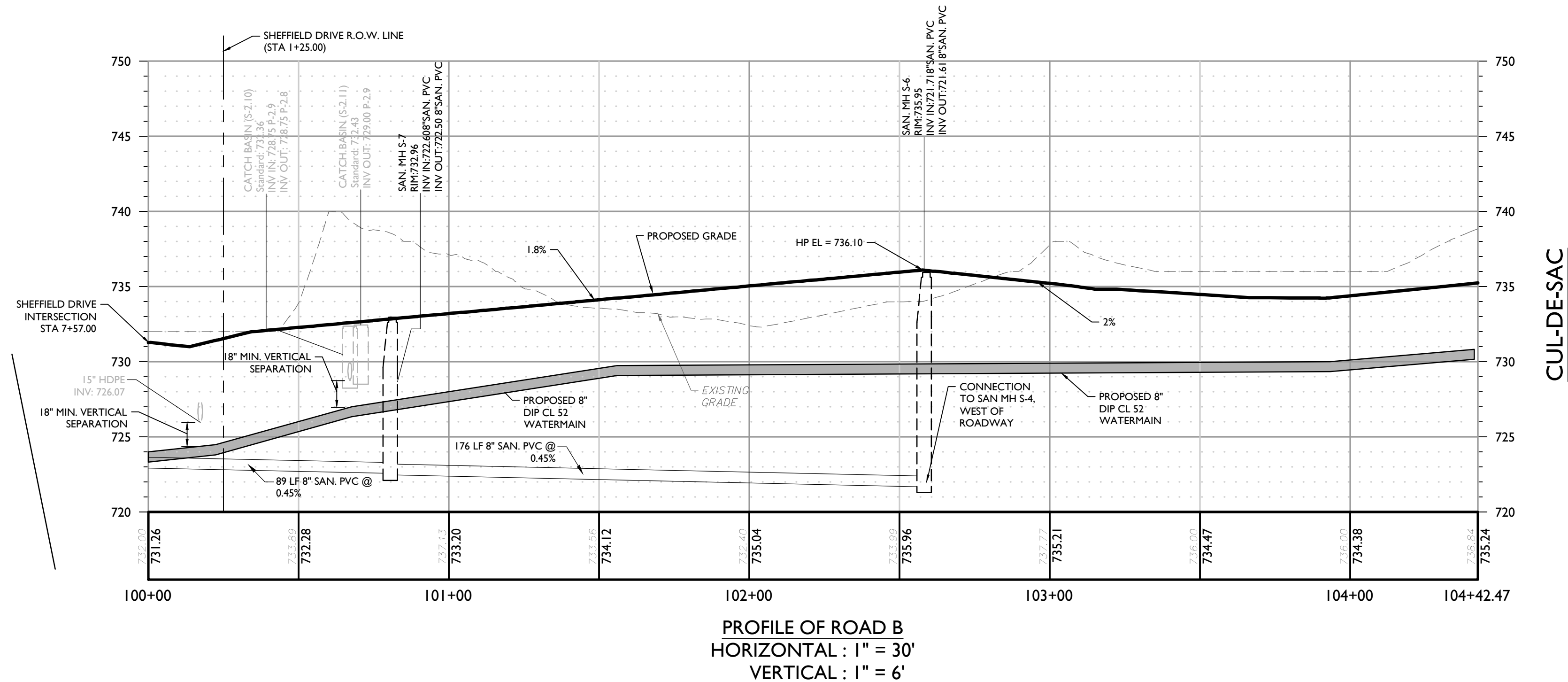


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

BRADY RD



SHEFFIELD DR



CUL-DE-SAC

- 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 SUPP IS PROPOSED FOR THE SANITARY MANHOLES.

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4	12/02/2021	SHB	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
5	12/02/2021	SHB	PLAN REVISIONS FOR PLANNING BOARD COMMENTS

REV	DATE	DESCRIPTION
1	10/27/2020	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
2	11/09/2020	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
3	11/23/2020	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
4	12/02/2021	PLAN REVISIONS FOR PLANNING BOARD COMMENTS
5	12/02/2021	PLAN REVISIONS FOR PLANNING BOARD COMMENTS

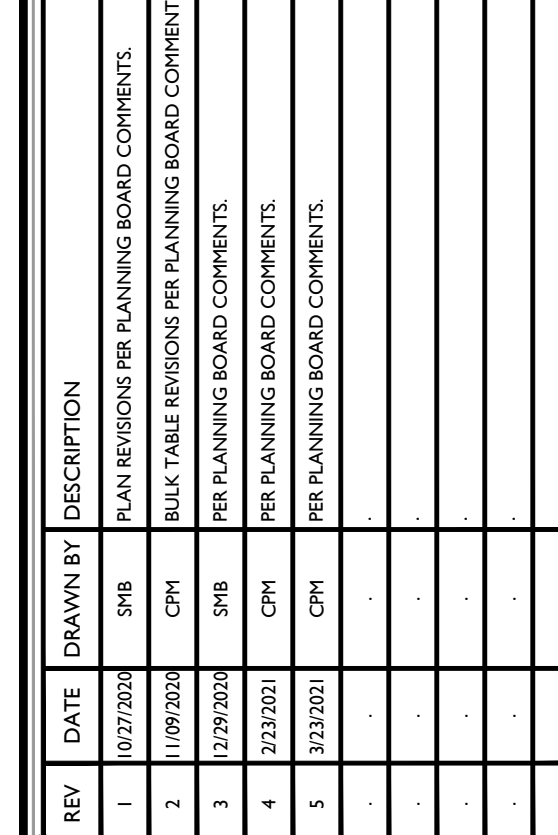
ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 07355-1

AMENDED SITE PLANS
FOR
WARWICK COMMONS STAGE 5, LLC
TAX LOTS 218-191,92,93,94 & 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: AS SHOWN
DATE: 9/25/2020
PROJECT NUMBER: 15002429D
DRAWING NAME: C-UTIL

SHEET TITLE: ROAD PROFILES
SHEET NUMBER: 10 of 24



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



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

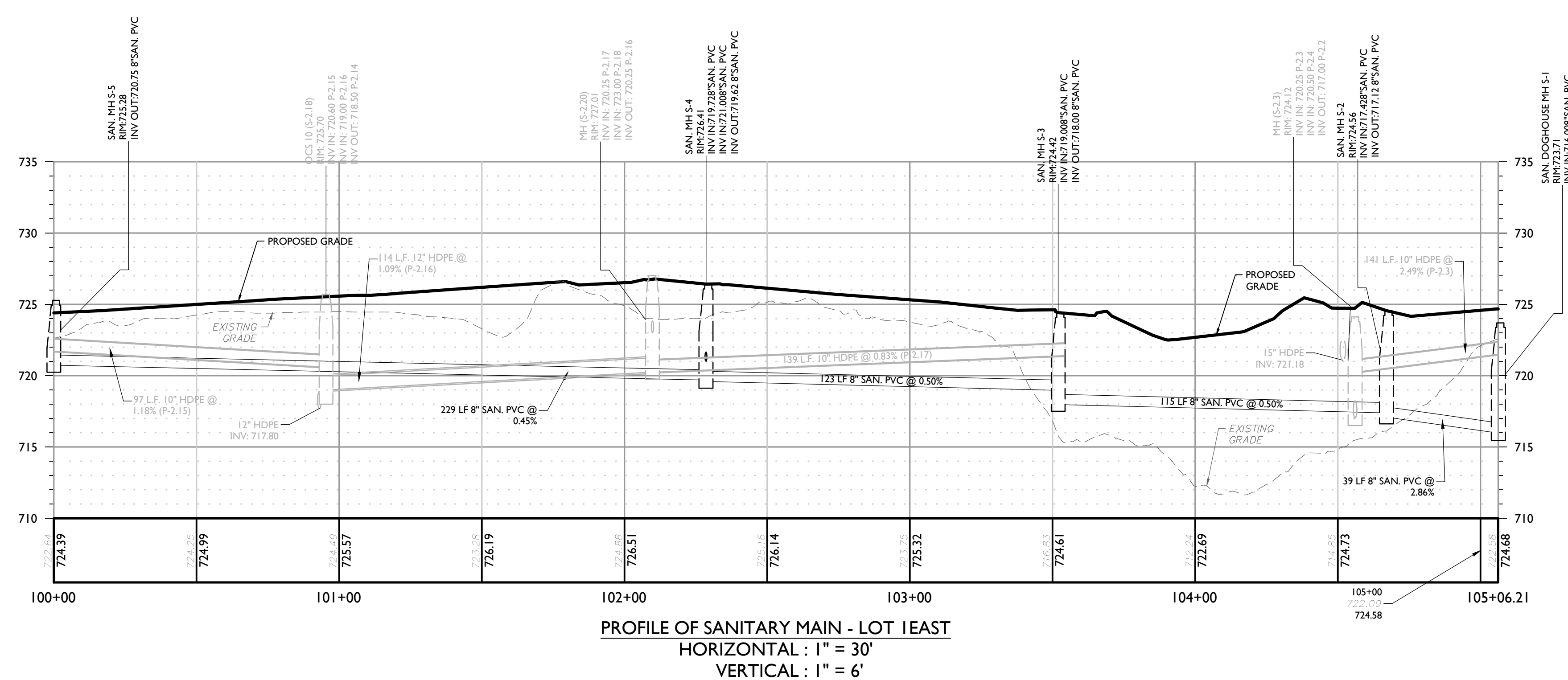
SHEET TITLE:

ROAD PROFILES

SHEET NUMBER: 11 of 24

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 SUMM IS PROPOSED FOR THE SANITARY MANHOLES.



SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 15002429D		DRAWING NAME: C-UTIL	
SHEET TITLE: UTILITY PROFILES			
SHEET NUMBER: 12 of 24			

REV	DATE	DESCRIPTION
1	10/27/2020	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS
2	11/09/2020	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS
3	11/23/2020	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS
4	12/01/2021	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS
5	12/01/2021	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS

REV	DATE	DESCRIPTION
1	10/27/2020	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS
2	11/09/2020	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS
3	11/23/2020	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS
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5	12/01/2021	PLAN REVISIONS FOR RAINFALLING BOARD COMMENTS

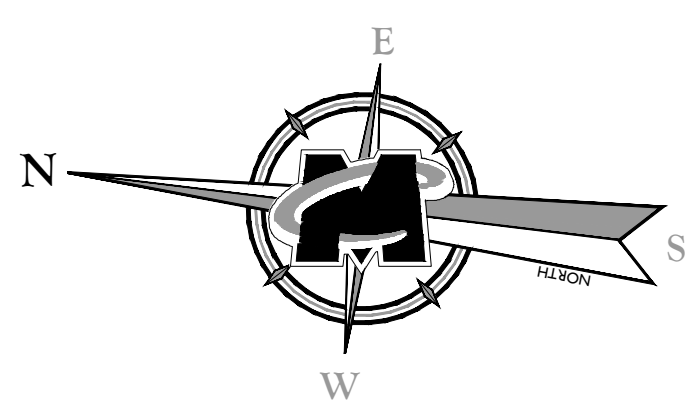
ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 07355-1

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

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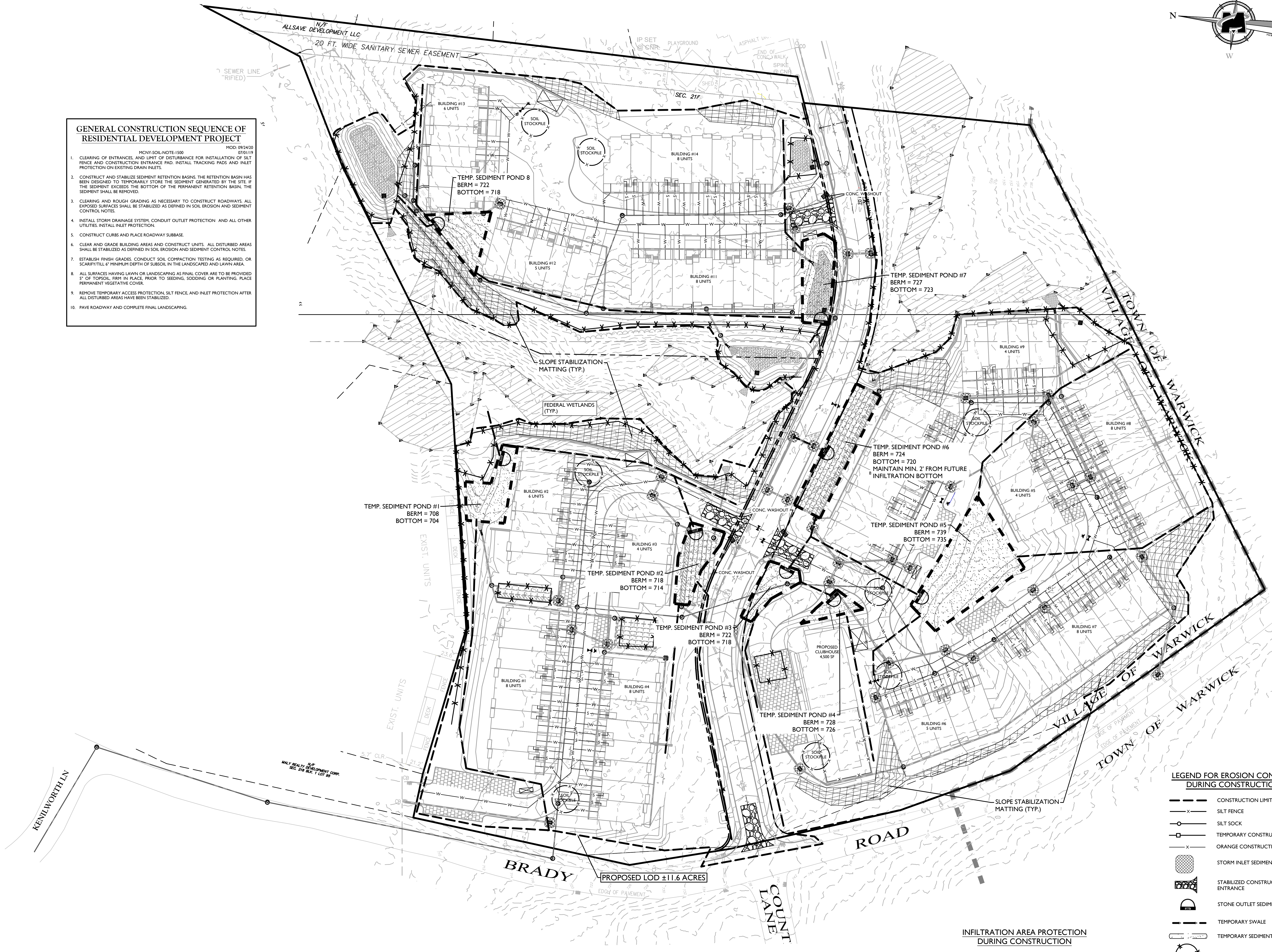
SCALE: AS SHOWN
DATE: 9/25/2020
PROJECT NUMBER: 15002429D
DRAWING NAME: C-55C
DRAWN BY: SHB
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SOIL EROSION & SEDIMENT CONTROL PLAN
SHEET NUMBER: 13 of 24



GENERAL CONSTRUCTION SEQUENCE OF RESIDENTIAL DEVELOPMENT PROJECT

- MCNY-SOIL-NOTE-1500
MOD: 09/24/20
07/01/19
- CLEARING OF ENTRANCES, AND LIMIT OF DISTURBANCE FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION ENTRANCE PAD. INSTALL TRACKING PADS AND INLET PROTECTION ON EXISTING DRAIN INLETS.
 - CONSTRUCT AND STABILIZE SEDIMENT RETENTION BASINS. THE RETENTION BASIN HAS BEEN DESIGNED TO TEMPORARILY STORE THE SEDIMENT GENERATED BY THE SITE. IF THE SEDIMENT EXCEEDS THE BOTTOM OF THE PERMANENT RETENTION BASIN, THE SEDIMENT SHALL BE REMOVED.
 - CLEARING AND ROUGH GRADING AS NECESSARY TO CONSTRUCT ROADWAYS. ALL EXPOSED SURFACES SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES.
 - INSTALL STORM DRAINAGE SYSTEM, CONDUIT OUTLET PROTECTION, AND ALL OTHER UTILITIES. INSTALL INLET PROTECTION.
 - CONSTRUCT CURBS AND PLACE ROADWAY SUBBASE.
 - CLEAR AND GRADE BUILDING AREAS AND CONSTRUCT UNITS. ALL DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES.
 - ESTABLISH FINISH GRADES. CONDUCT SOIL COMPACTION TESTING AS REQUIRED, OR SCARIFY/TILL 6" MINIMUM DEPTH OF SUBSOIL IN THE LANDSCAPED AND LAWN AREA.
 - ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED 2" OF TOPSOIL, FIRM IN PLACE, PRIOR TO SEEDING, SODDING OR PLANTING. PLACE PERMANENT VEGETATIVE COVER.
 - REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - PAVE ROADWAY AND COMPLETE FINAL LANDSCAPING.

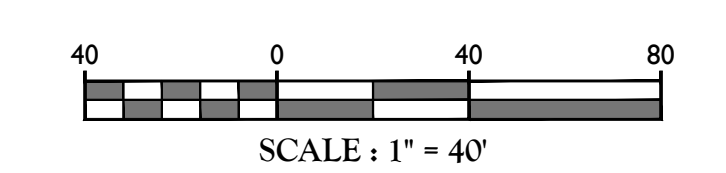


LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

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

INFILTRATION AREA PROTECTION DURING CONSTRUCTION

THE INFILTRATION CHAMBER FOOTPRINT AREAS MUST BE PROTECTED FROM RUNOFF AND SURCHARGE LOADING AT ALL TIMES DURING CONSTRUCTION UNTIL THE CHAMBER SYSTEM HAS BEEN FULLY INSTALLED WITH ADEQUATE COVER. ALL UPSTREAM STRUCTURES TRIBUTARY TO THE SUBSURFACE SYSTEM MUST HAVE ADEQUATE INLET PROTECTION INSTALLED PRIOR TO THE SYSTEM BEING PLACED ON-LINE. INFILTRATION PONDS MUST BE PROTECTED FROM SURCHARGE LOADING AT ALL TIMES AND PROTECTED FROM RUNOFF UNTIL ALL TRIBUTARY AREAS HAVE BEEN FULLY STABILIZED. WRITTEN APPROVAL FROM THE ENGINEER IS REQUIRED PRIOR TO PLACING SUBSURFACE CHAMBER AREAS ON-LINE AND PRIOR TO REMOVING SEDIMENT PROTECTION FROM INFILTRATION POND AREAS.



[illegible]

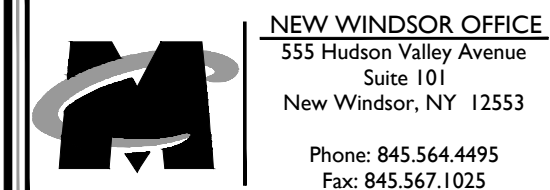
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2	1/10/2020	CPH	PLAN TABLE REVISIONS PER PLANNING BOARD COMMENTS.
3	2/12/2020	SPB	PER PLANNING BOARD COMMENTS.
4	2/12/2020	CPH	PER PLANNING BOARD COMMENTS.
5	3/12/2020	CPH	PER PLANNING BOARD COMMENTS.



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



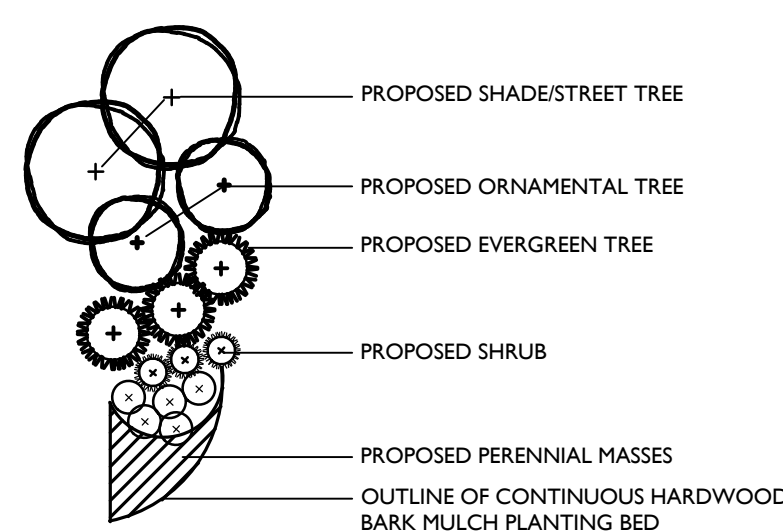
SCALE: AS SHOWN	DATE: 9/25/2020	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 15002429D		DRAWING NAME: C-LAND	

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
15 of 24

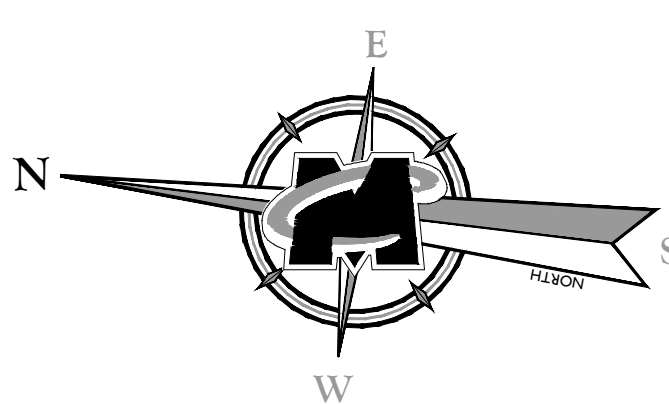
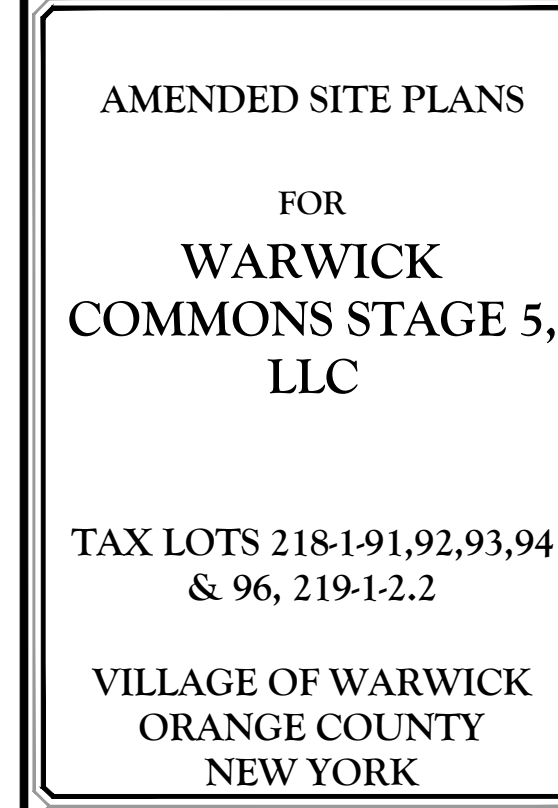
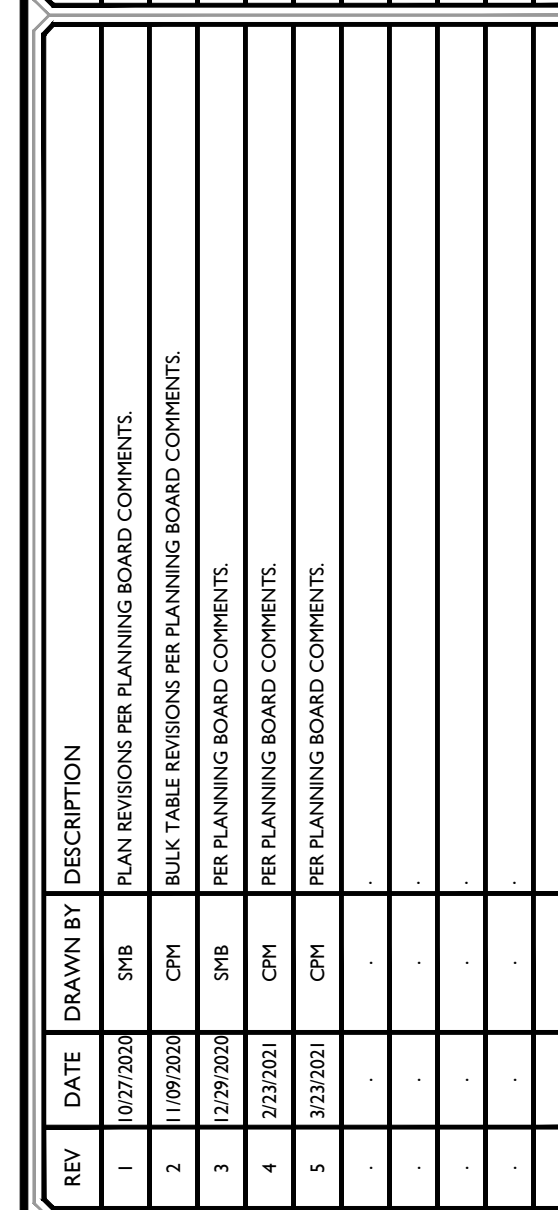
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



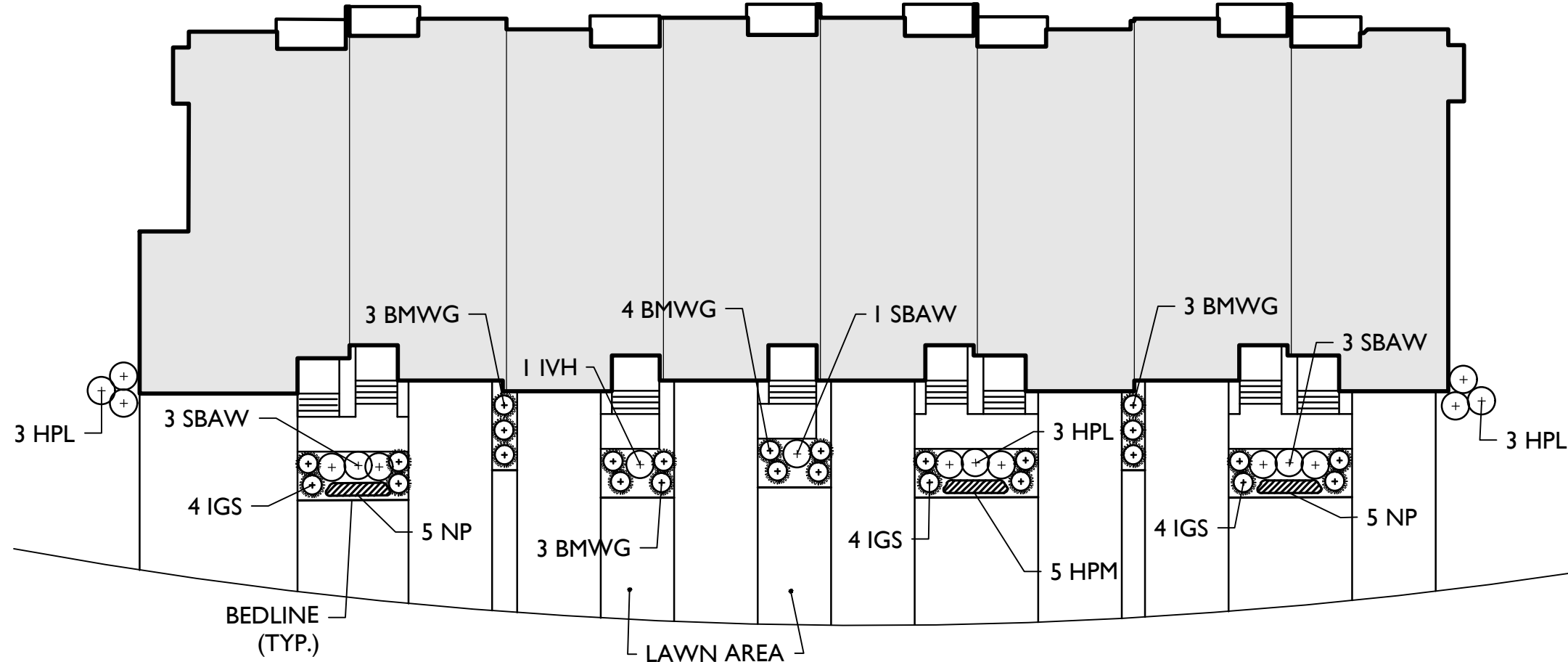
1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES ARE APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED BY THE CONTRACTOR IN THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
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 NURSERMEN'S STANDARD FOR NURSERY STOCK.
6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT.
7. ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE.
8. ONLY NATIVE HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MAINTENANCE OF THE SITE.

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

SITE PLANTING SCHEDULE								
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
SHADE/STREET TREES								
AORG	21	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
GTF5	14	GLEDITSIA TRIACANTHOS 'F. INERMIS 'SKYLINE'	SKYLINE HONEY LOCST		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
N5	2	HYSSA SYLVATICA	BLACKGUM		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
QP	11	QUERCUS PALUSTRIS	PIN OAK		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES								
JV	32	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7"			CONT.	TYPICAL SPECIES HABIT
PA	56	PICEA ABIES	NORWAY SPRUCE	6'-7"			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
PS	28	PINUS STROBUS	EASTERN WHITE PINE	6'-7"			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
ORNAMENTAL TREES								
AC	5	AMELANANCHIA CANADENSIS	SERVICEBERRY	8'-10"			CONT.	MULTISTEM/TYP. SPECIES HABIT
BN	2	BETULA NIGRA	RIVER BIRCH	8'-10"			CONT.	MULTISTEM/TYP. SPECIES HABIT
PVC	6	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKEBERRY		1-3/4" - 2"		CONT.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS								
BHWG	124	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"			CONT.	TYPICAL SPECIES HABIT
CSB	15	CORNUS SERICEA BAILEYS	BAILEY'S RED TWIG DOGWOOD	24"-30"			CONT.	TYPICAL SPECIES HABIT
FI	12	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	4'-5"			CONT.	TYPICAL SPECIES HABIT
HPL	64	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24"-30"			CONT.	TYPICAL SPECIES HABIT
IGS	120	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24"-30"			CONT.	TYPICAL SPECIES HABIT
IVH	14	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEET SPIRE	18"-24"			CONT.	TYPICAL SPECIES HABIT
JCHC	17	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	GREEN COLUMNAR JUNIPER	5'-6"			CONT.	TYPICAL SPECIES HABIT
JCSG	58	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER		24"-30"		CONT.	TYPICAL SPECIES HABIT
JHBH	24	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER		18"-24"		CONT.	TYPICAL SPECIES HABIT
RAG	60	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	12"-18"			CONT.	TYPICAL SPECIES HABIT
SBAW	57	SPIRAEA X BUMBALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
VXB	53	VIBURNUM X BURKWOODI 'CONVOY'	BURKWOOD VIBURNUM	24"-30"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS								
HSD	40	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY				1 GAL. CONT.	CLUMPS, 24" O.C.
HPM	110	HEMEROCALLIS 'PARDON ME'	DAYLILY				1 GAL. CONT.	CLUMPS, 24" O.C.
NP	60	NEPETA X FASSINII	NEPETA				1 GAL. CONT.	CLUMPS, 24" O.C.



BUILDINGS 6, 7, 9, 11, 12, & 14 PLANTING LAYOUT
(REFER TO PLANT SCHEDULE ON SHEET 14 FOR PROPOSED PLANTING SPECIES) N.T.S.



A detailed cross-sectional diagram of a 10-lane microarray slide. The diagram shows the internal structure of the slide, including the substrate, the wells, and the various components used for fluid control and detection. Labels indicate the following components:

- 3 VXB**: Valves at the top of the wells.
- 1 IVH**: Inlet valve for the first well.
- 1 VXB**: Valve for the first well.
- 3 SBAVV**: Secondary backflow valves for the first well.
- 4 BMWG**: Backflow microvalves for the first well.
- 4 JCSG**: Junction control solenoid for the first well.
- 3 IGS**: Inlet gate solenoid for the first well.
- 4 JHBH**: Junction backflow valve for the first well.
- 5 HPM**: High pressure manifold for the first well.
- 3 IGS**: Inlet gate solenoid for the second well.
- LAWN AREA**: The area between the wells.
- 5 HSD**: High speed detector for the first well.
- BEDLINE (TYP.)**: The bedline for the first well.
- 3 VXB**: Valves at the top of the second well.
- 4 BMWG**: Backflow microvalves for the second well.
- 4 JHBH**: Junction backflow valve for the second well.
- 5 HPM**: High pressure manifold for the second well.

Diagram illustrating the proposed plantings for the 10' x 10' tree pit. The plantings are arranged in a vertical stack within the pit area:

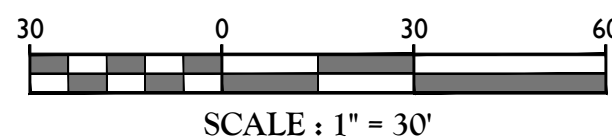
- PROPOSED SHADE/STREET TREE (top)
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL MASSES
- OUTLINE OF CONTINUOUS HARDWOOD
- BARK MULCH PLANTING BED

1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED BY THE FIELD INSPECTOR. THE DIRECTION OF THE PROJECT LANDSCAPE SHALL BE DETERMINED BY THE FIELD INSPECTOR.
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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 NURSERMEN'S STANDARD FOR NURSERY STOCK.
6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT.
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8. ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MAINTENANCE OF THE LANDSCAPE.

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

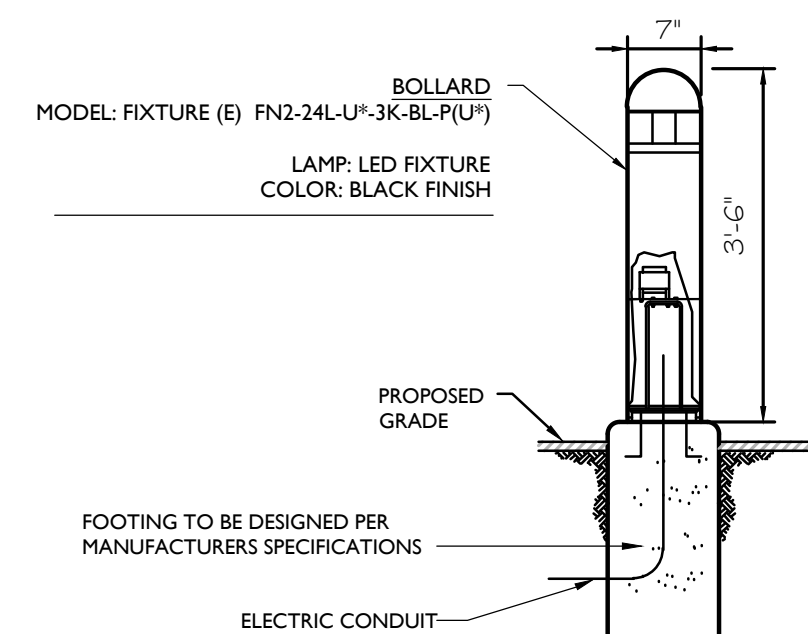
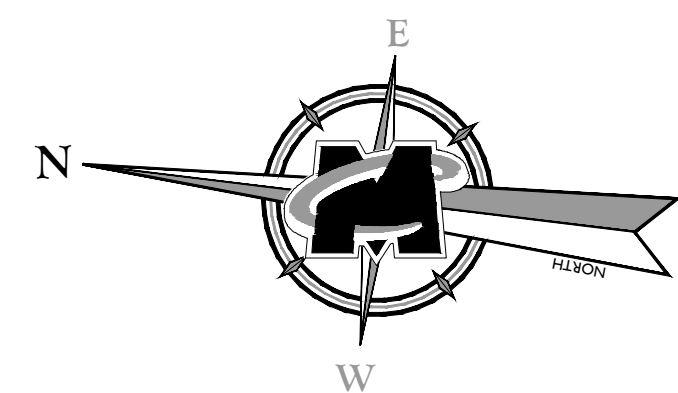
QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
TREES							
2	BETULA NIGRA	RIVER BIRCH	6'-8'			CONT.	MULTI-STEM
SHRUBS							
3	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"-30"			CONT.	TYPICAL SPECIES HABIT
3	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18"-24"			CONT.	TYPICAL SPECIES HABIT
3	ILEX GLABRA	INKBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT
3	SAMBUCUS CANADENSIS	ELDERBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT
3	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18"-24"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS							
15	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER				1 GAL. CONT.	CLUMPS, 24" O.C.
60	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS				RS#4 CONT.	CLUMPS, 12" O.C.
15	ECHINACEA PURPUREA	CONEFLOWER				1 GAL. CONT.	CLUMPS, 24" O.C.
60	JUNCUS EFFUSUS	COMMON RUSH				RS#4 CONT.	CLUMPS, 12" O.C.

1. THE QUANTITIES ABOVE ARE FOR BIORETENTION AREA (POND 8)
2. FOR BIORETENTION AREA (POND 9) & (POND 10A) MULTIPLE QUANTITIES ABOVE BY 2
3. FOR BIORETENTION AREA (POND 10B) MULTIPLE QUANTITIES ABOVE BY 3



MATCHLINE 18 OF 24

MATCHLINE 17 OF 24



BOLLARD LIGHT DETAIL - FIXTURE E

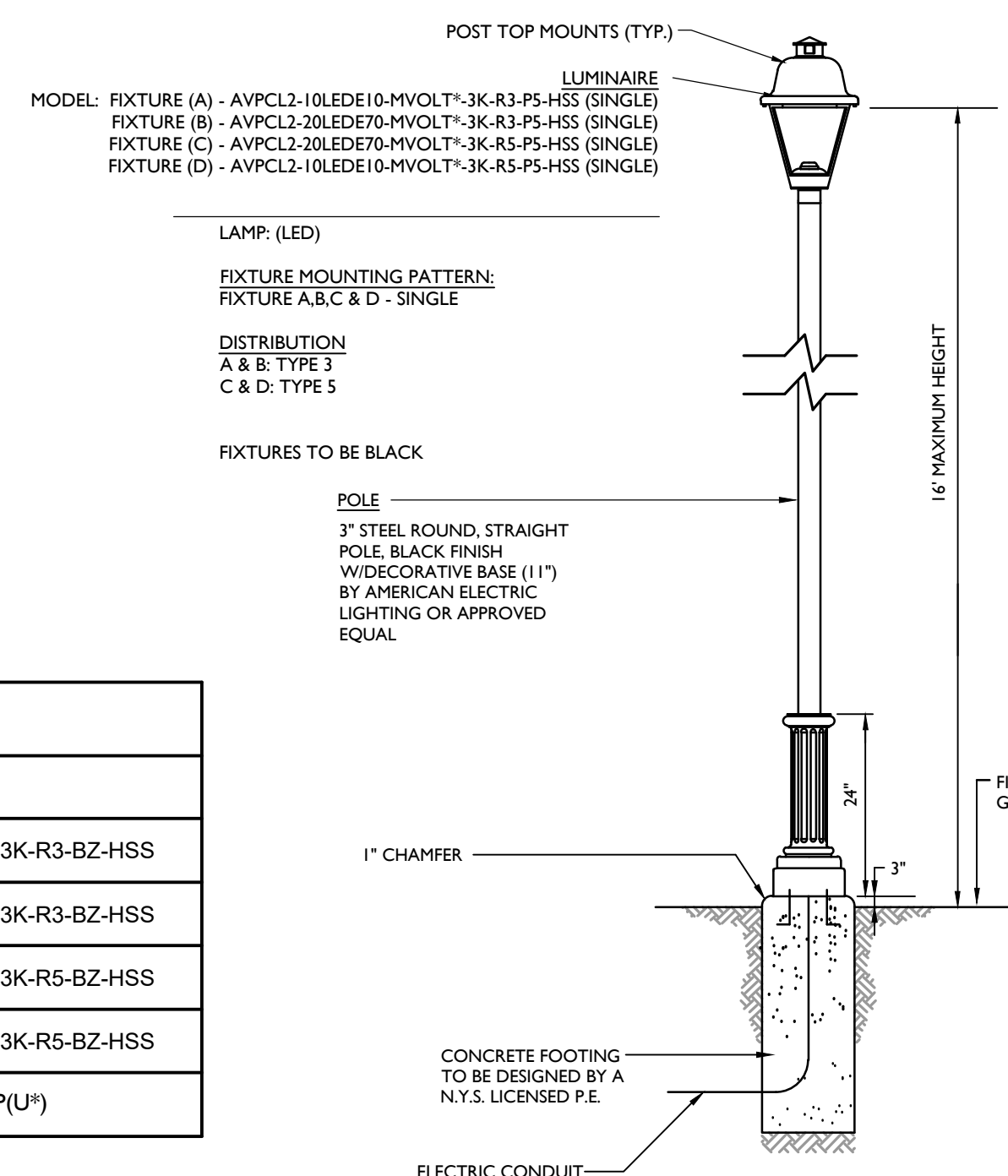
NOT TO SCALE

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.



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

*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 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.

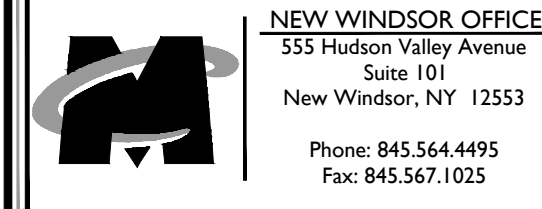


JUSTIN E. DATES
LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

AMENDED SITE PLANS
FOR
WARWICK COMMONS STAGE 5, LLC

TAX LOTS 218-191,92,93,94
& 96, 219-1-2.2

VILLAGE OF WARWICK
ORANGE COUNTY
NEW YORK



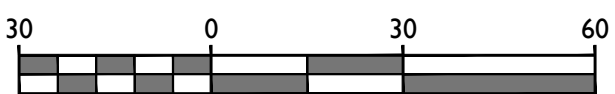
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AS SHOWN	9/25/2020	SHB	JED
PROJECT NUMBER:	DRAWING NAME:		
15002429D	C-LIGHT		

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:
17 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

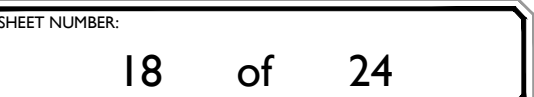


0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

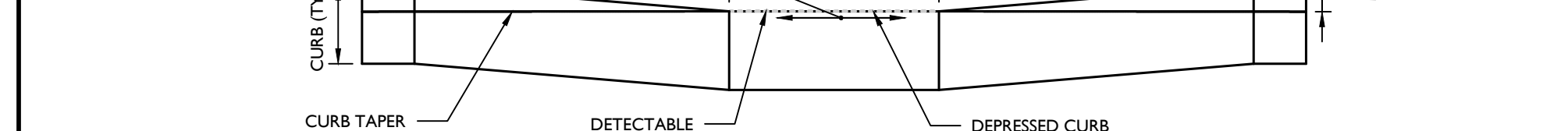
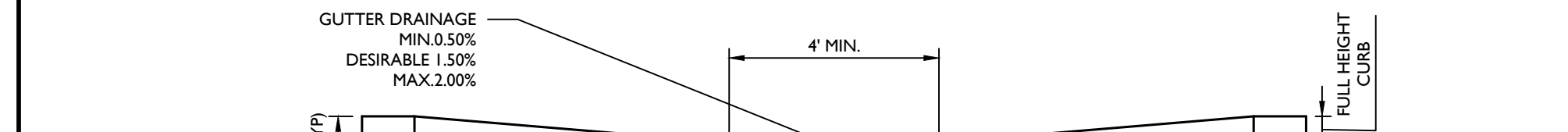
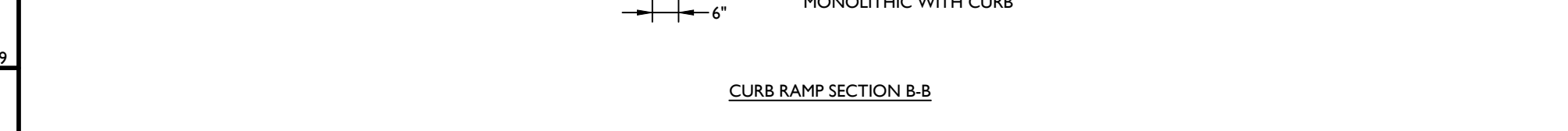
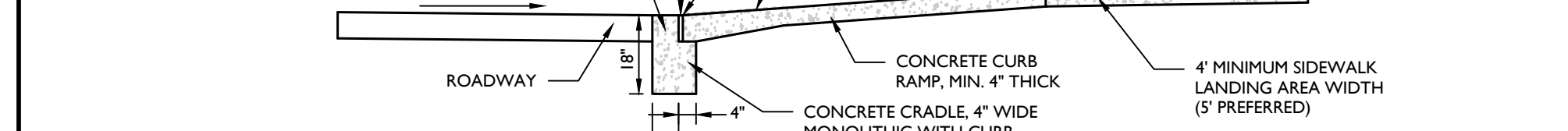
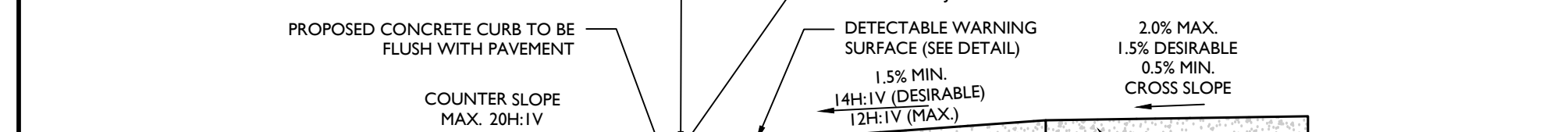
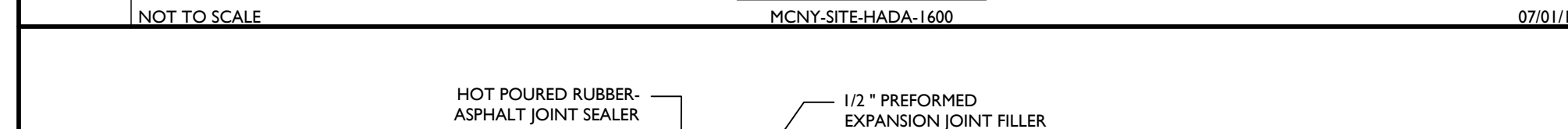
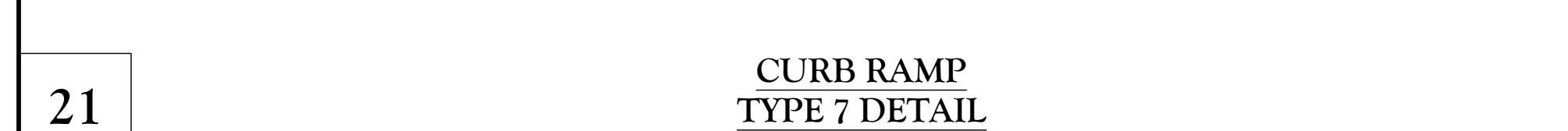
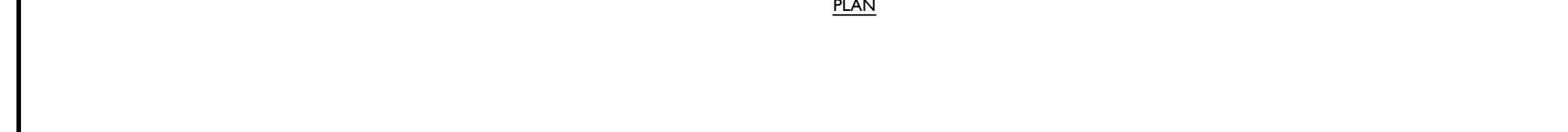
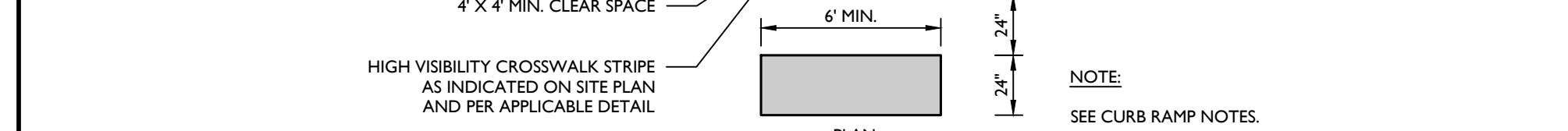
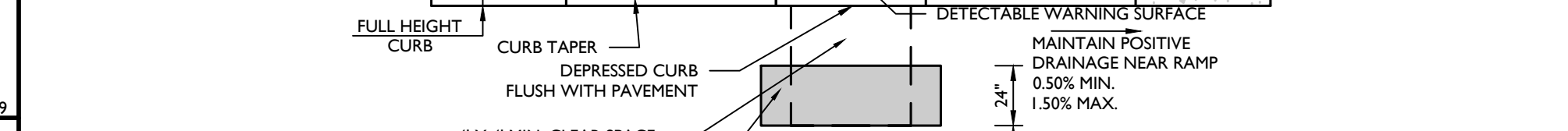
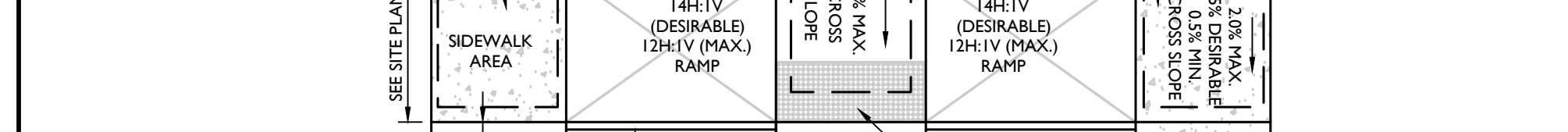
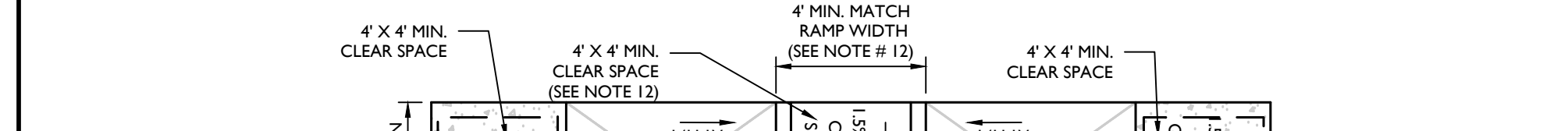
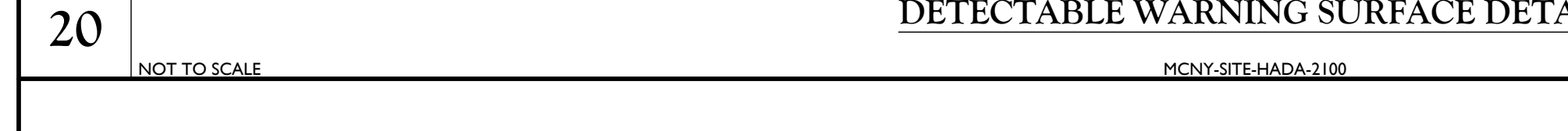
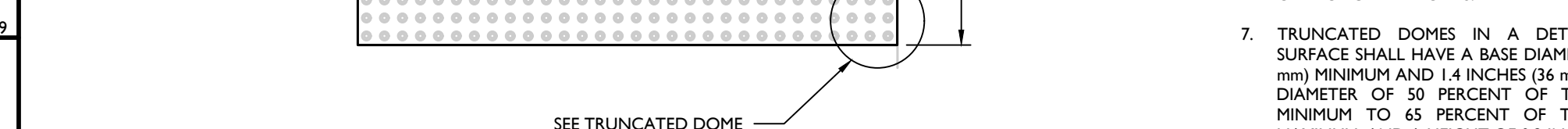
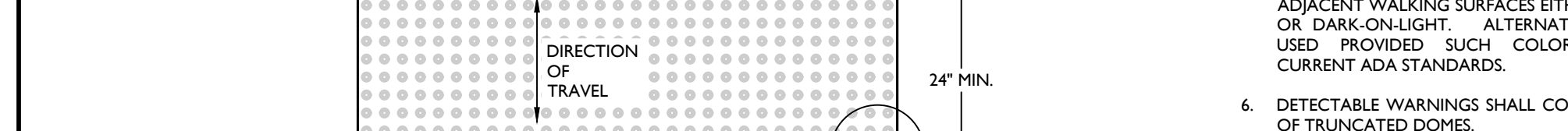
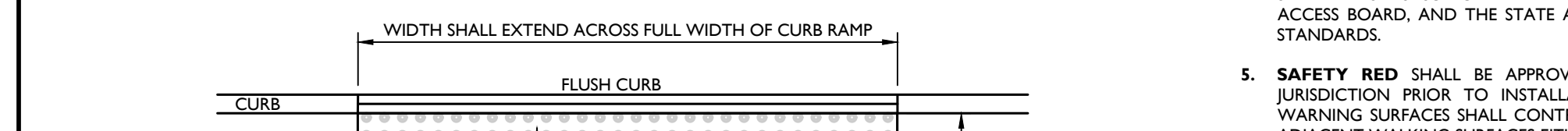
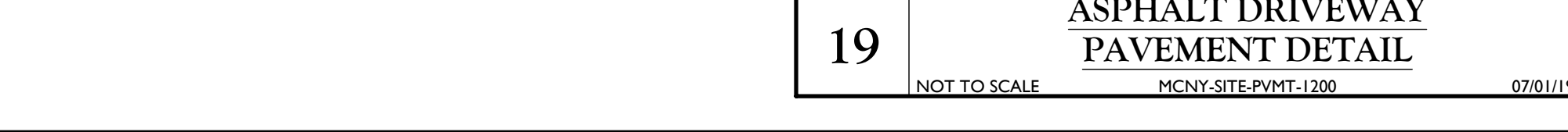
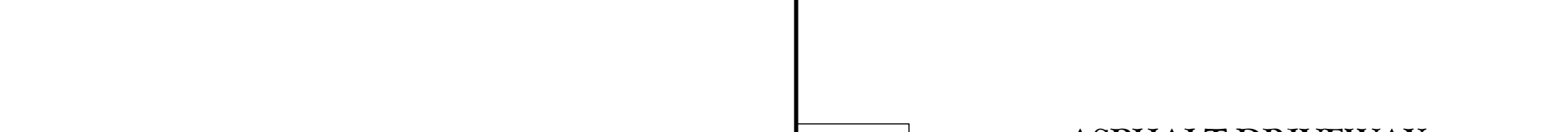
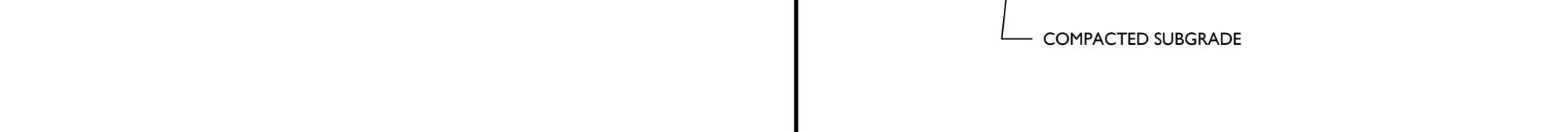
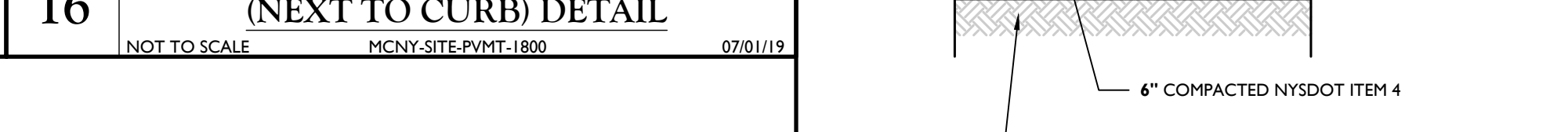
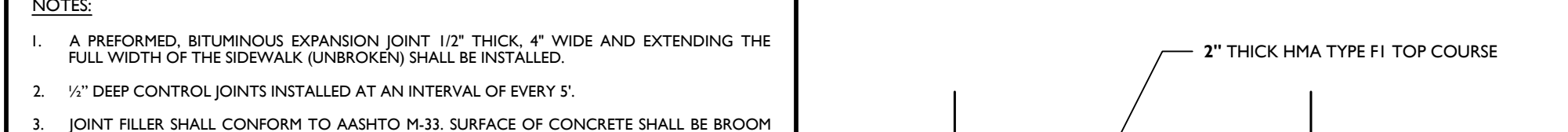
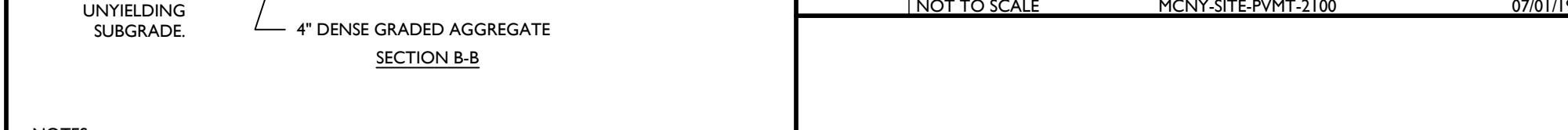
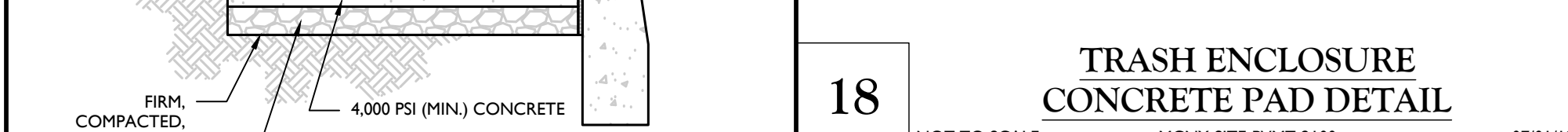
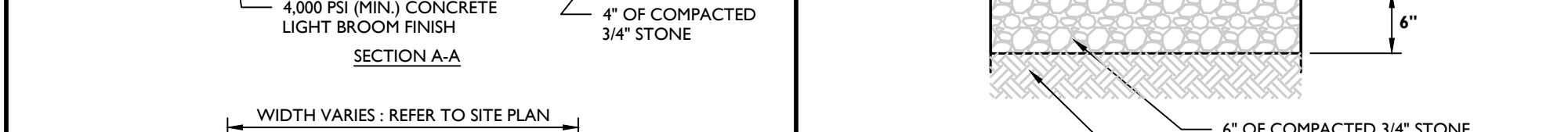
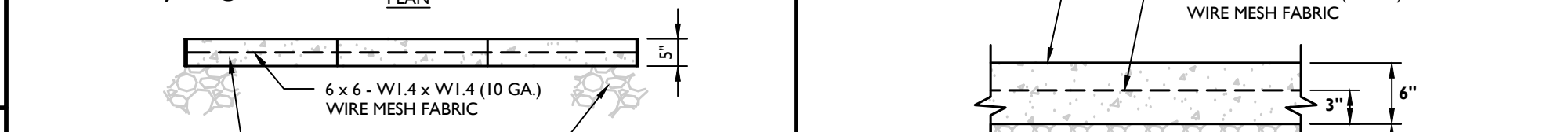
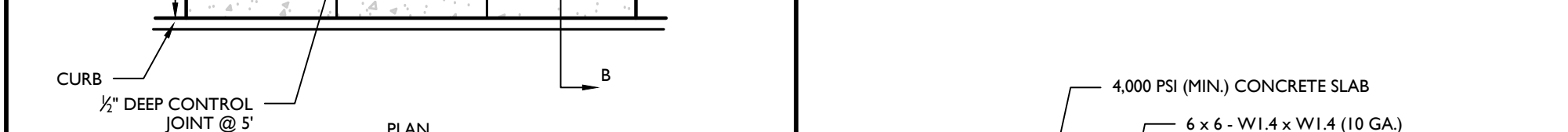
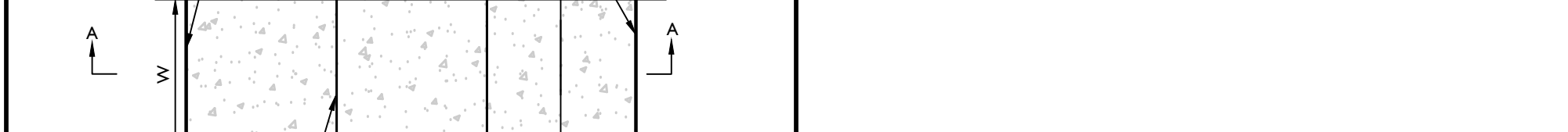
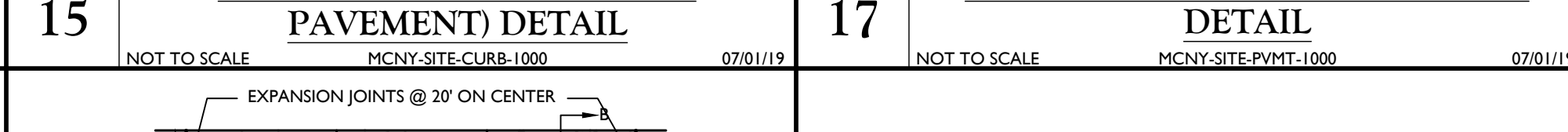
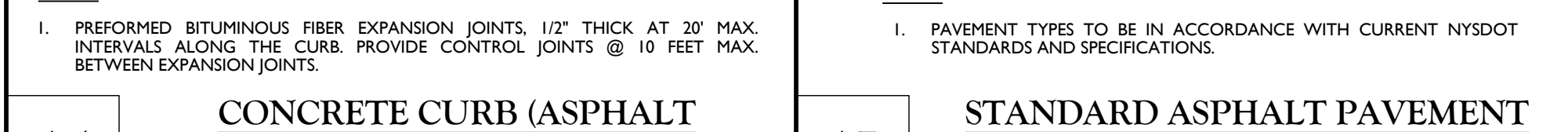
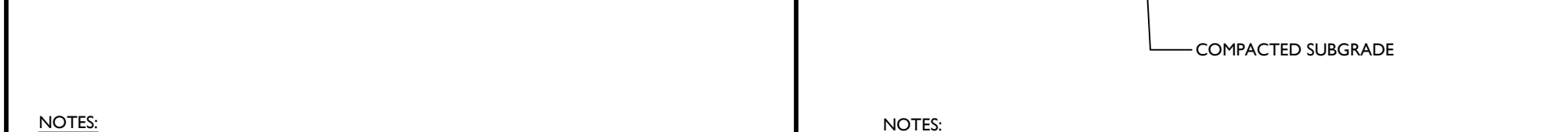
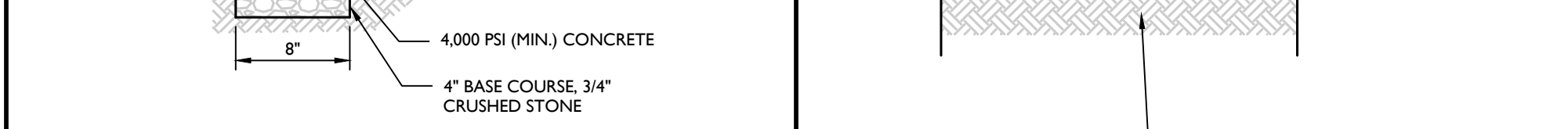
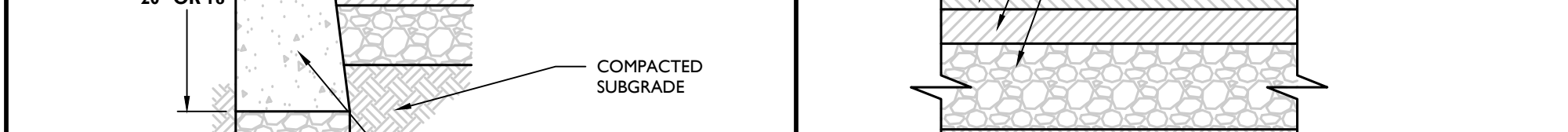
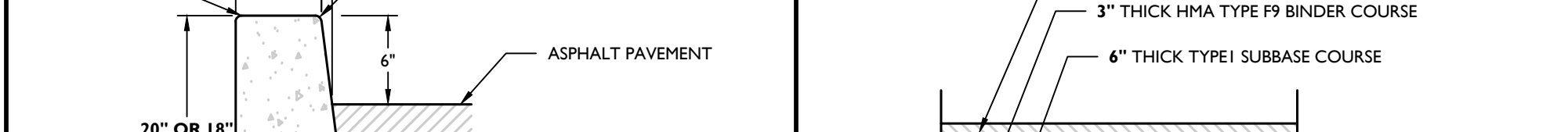
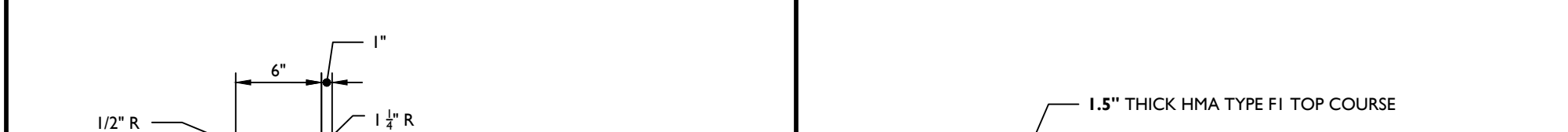
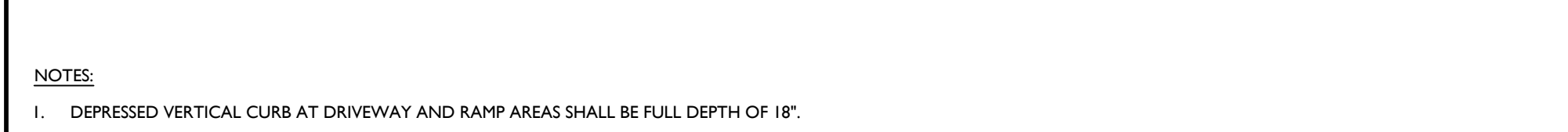
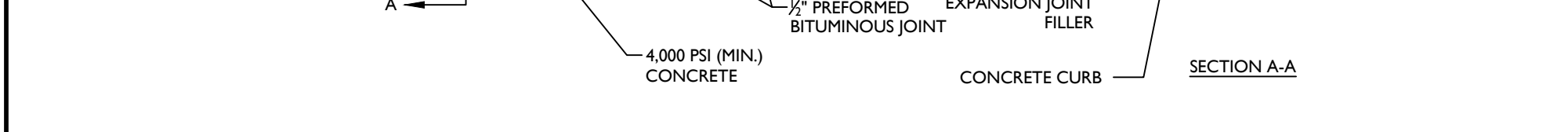
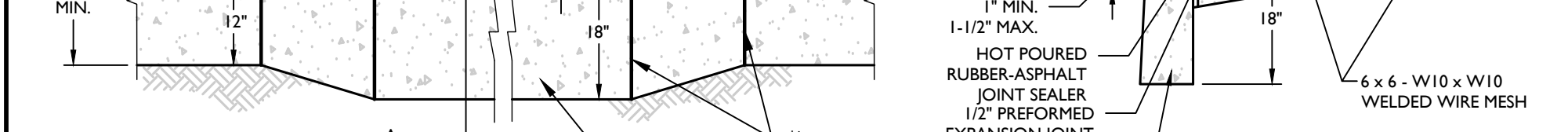
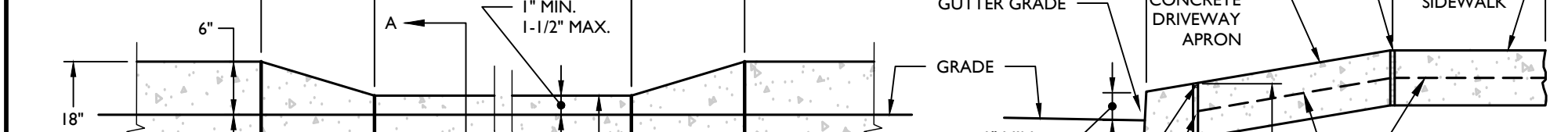
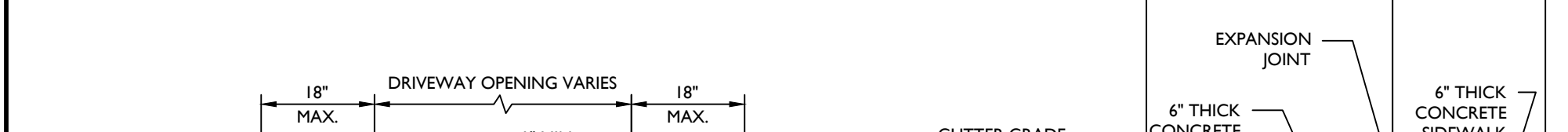
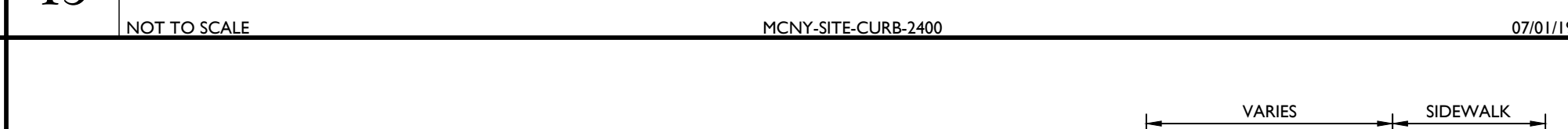
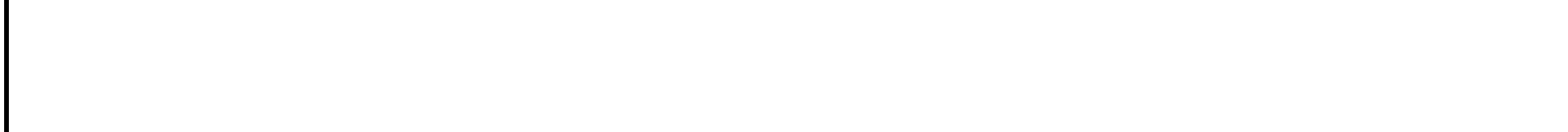
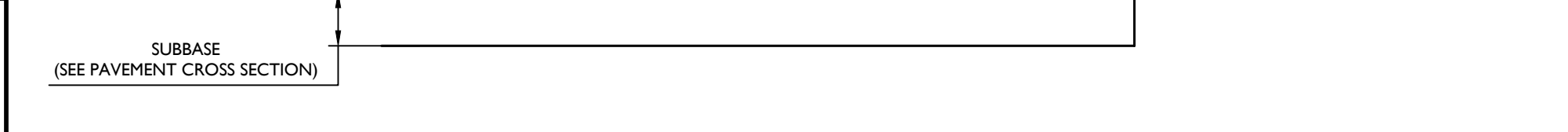
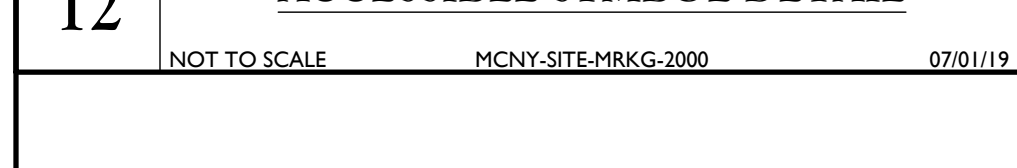
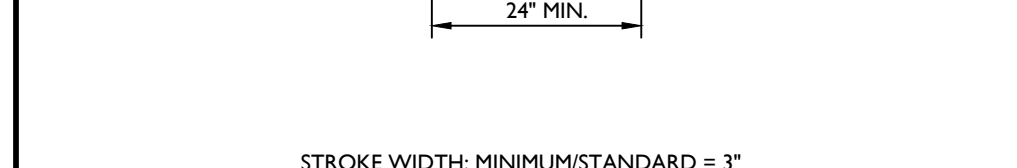
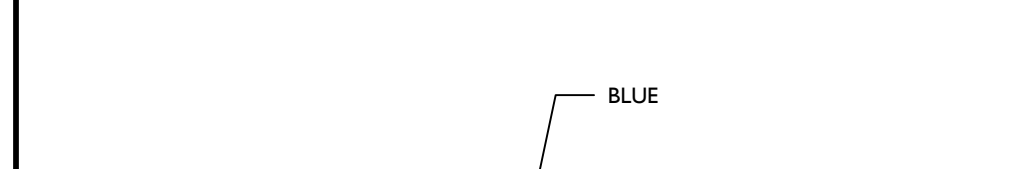
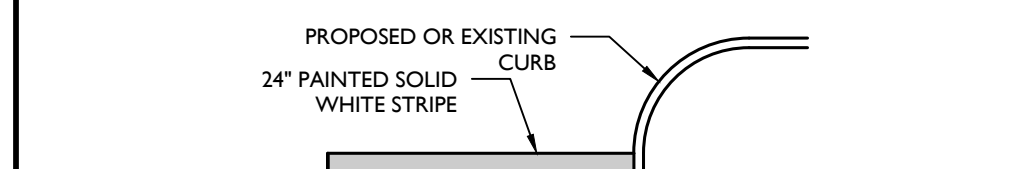
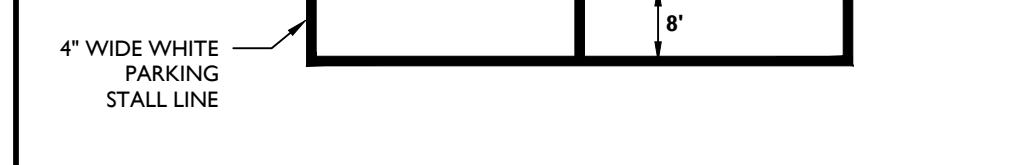
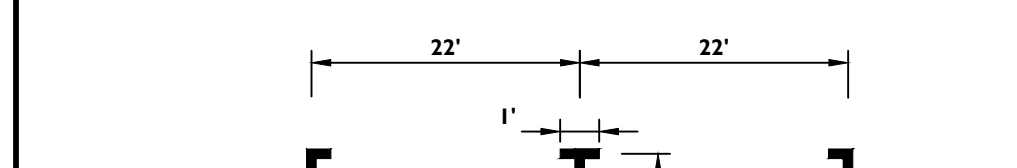
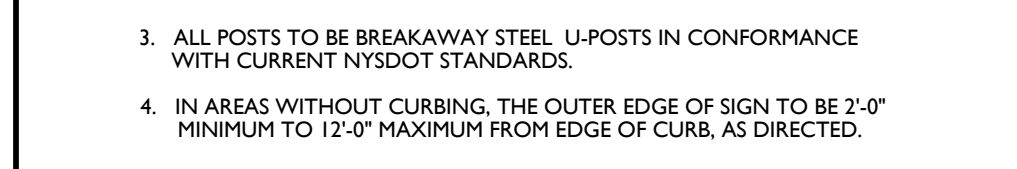
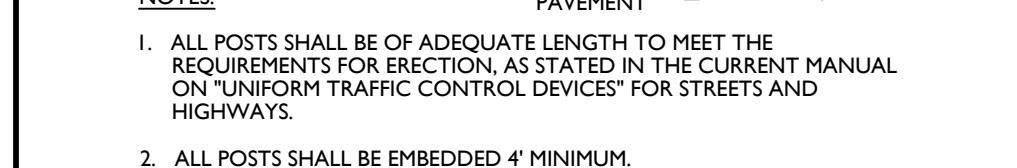
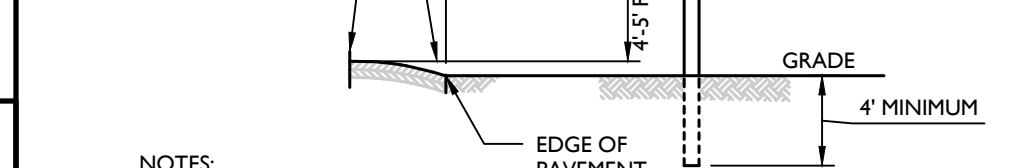
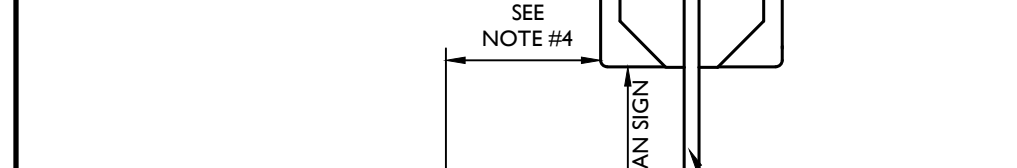
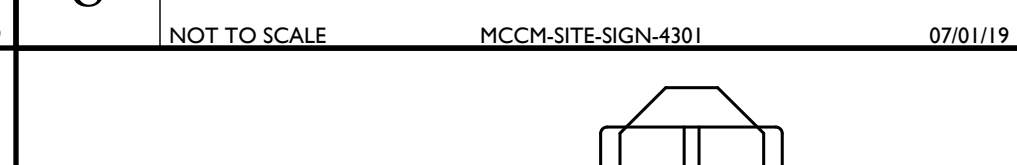
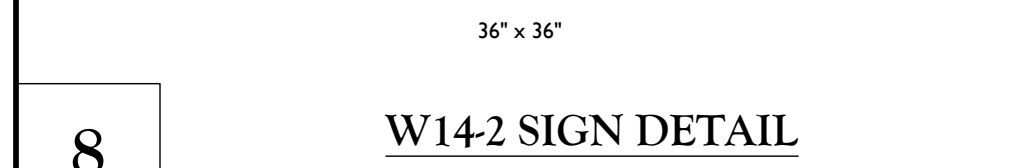
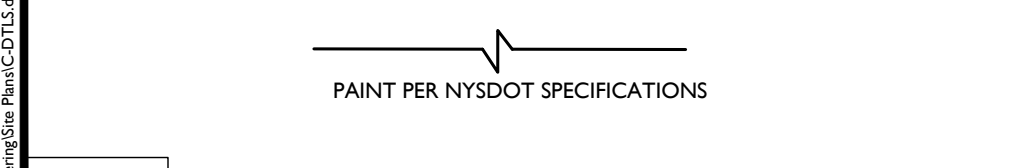
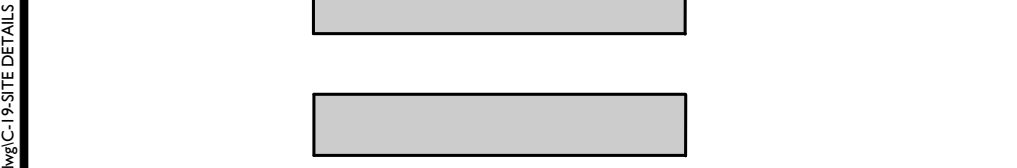
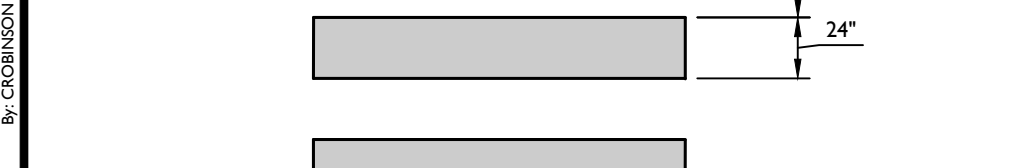
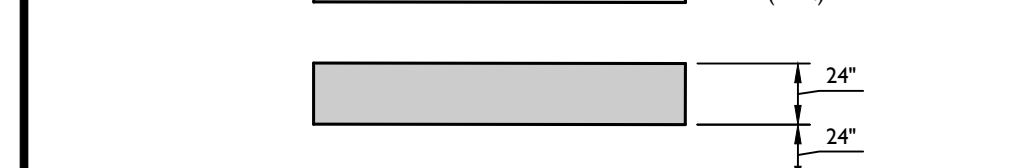
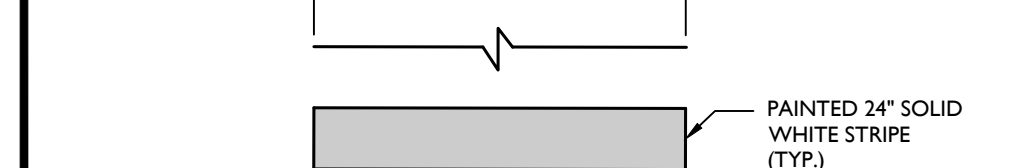
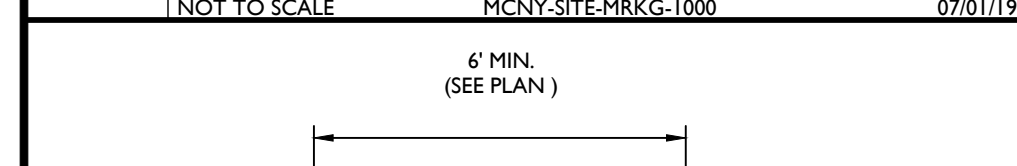
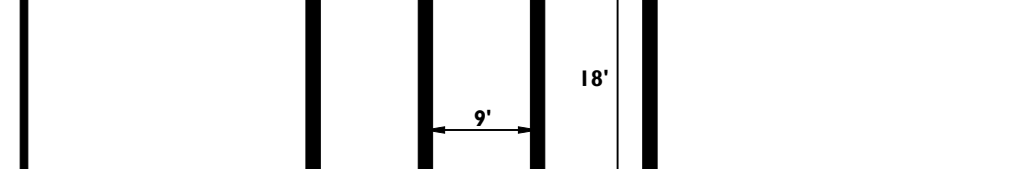
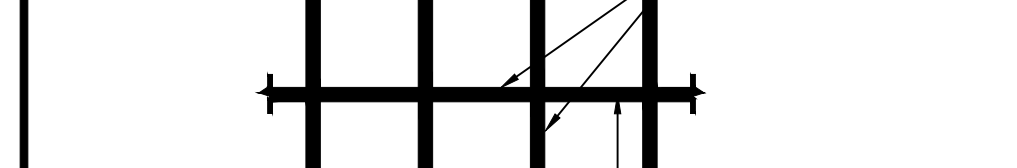
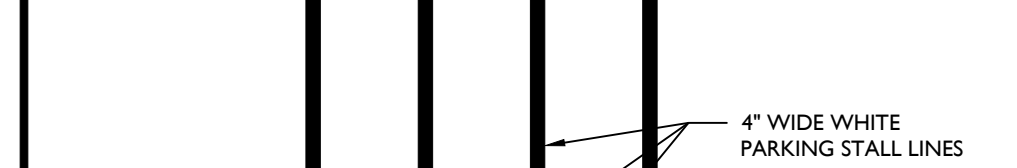
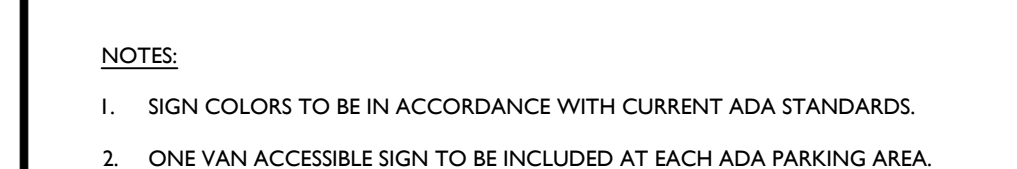
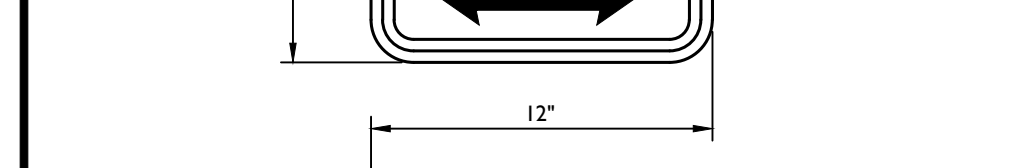
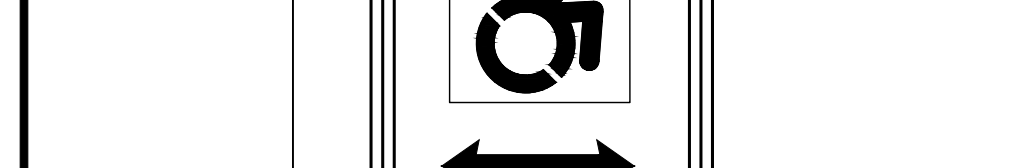
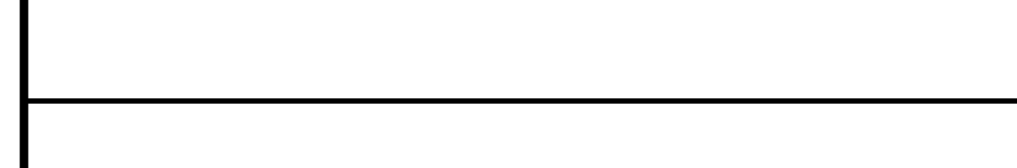
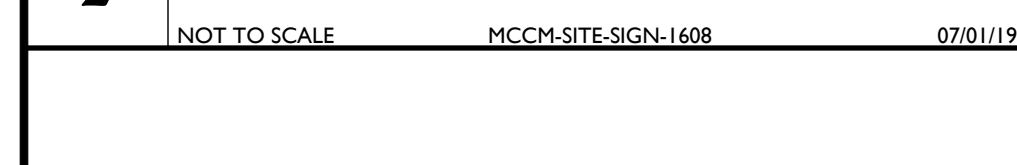
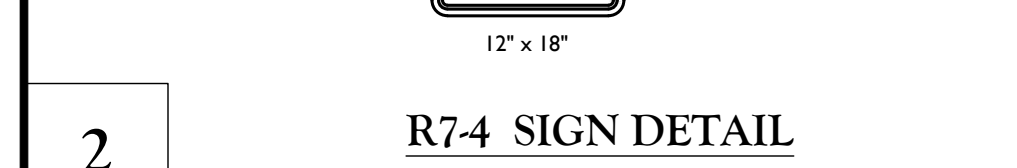
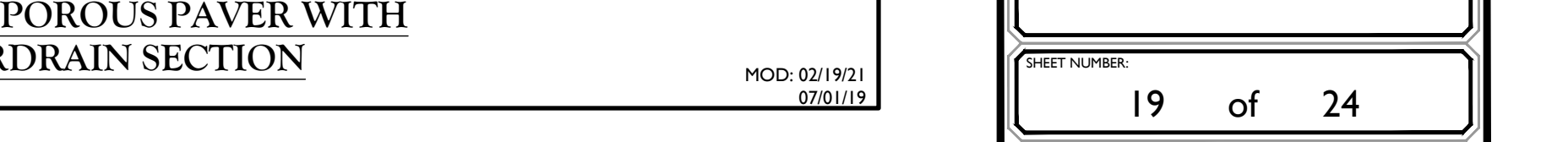
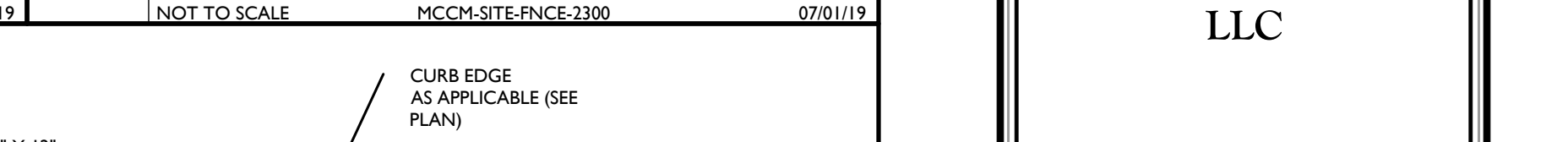
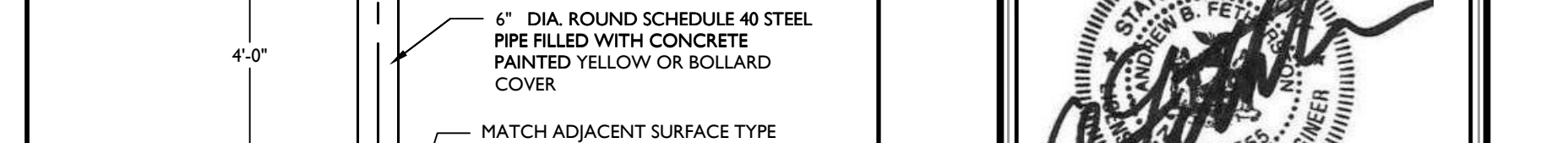
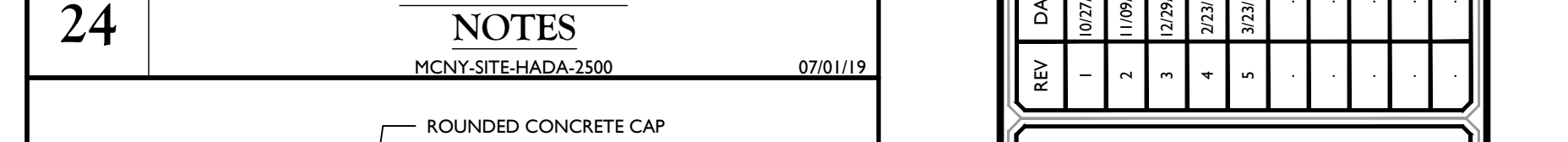
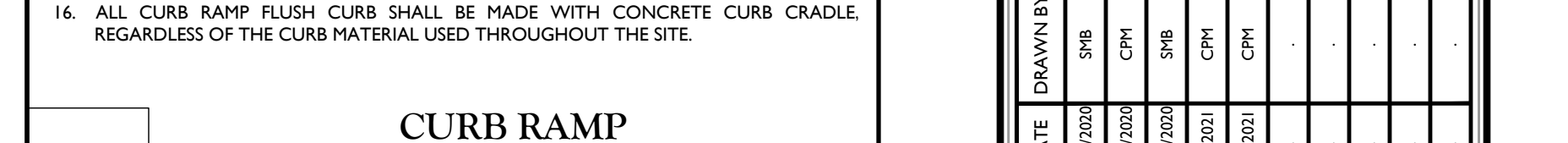
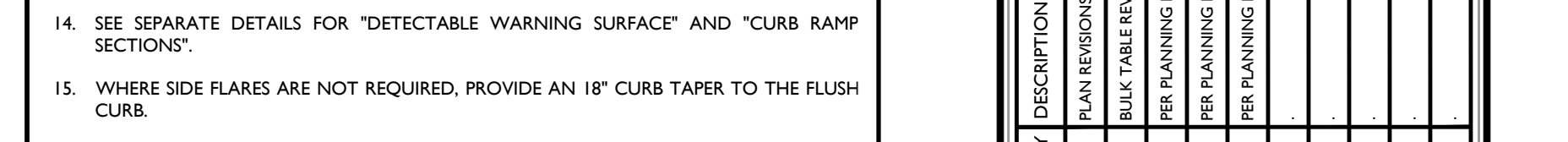
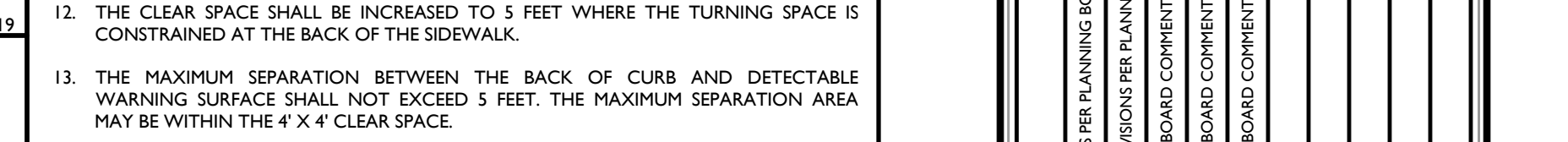
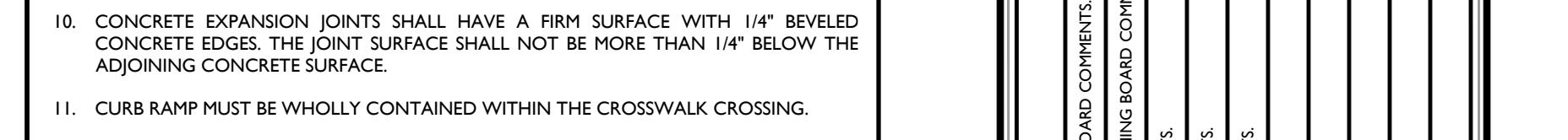
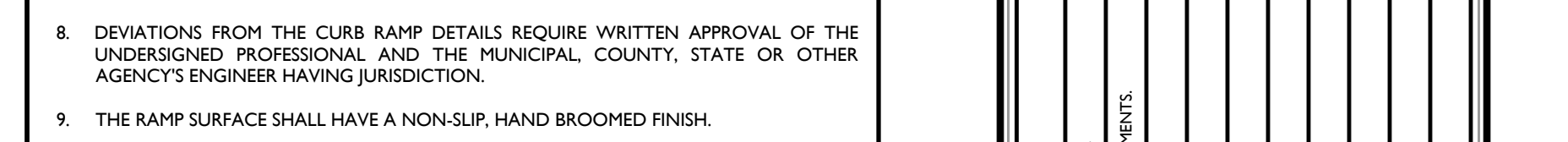
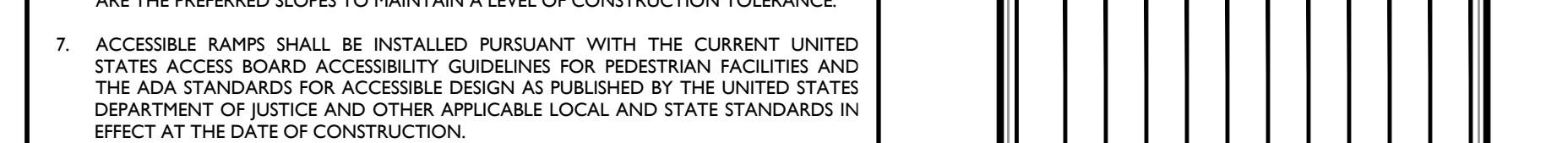
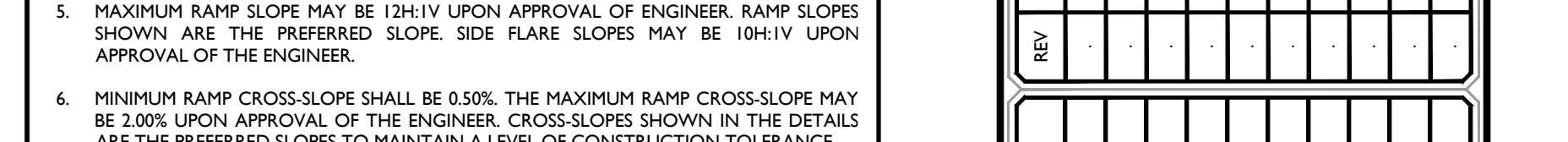
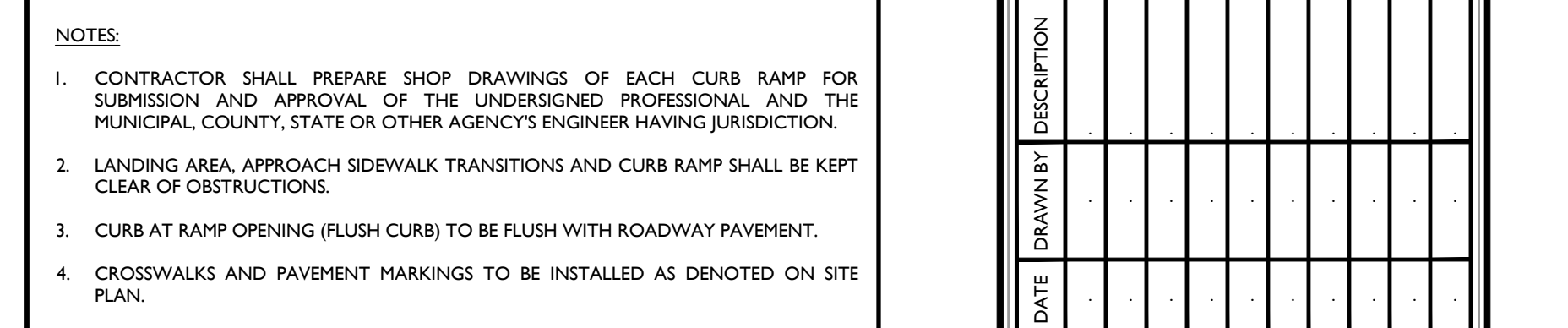
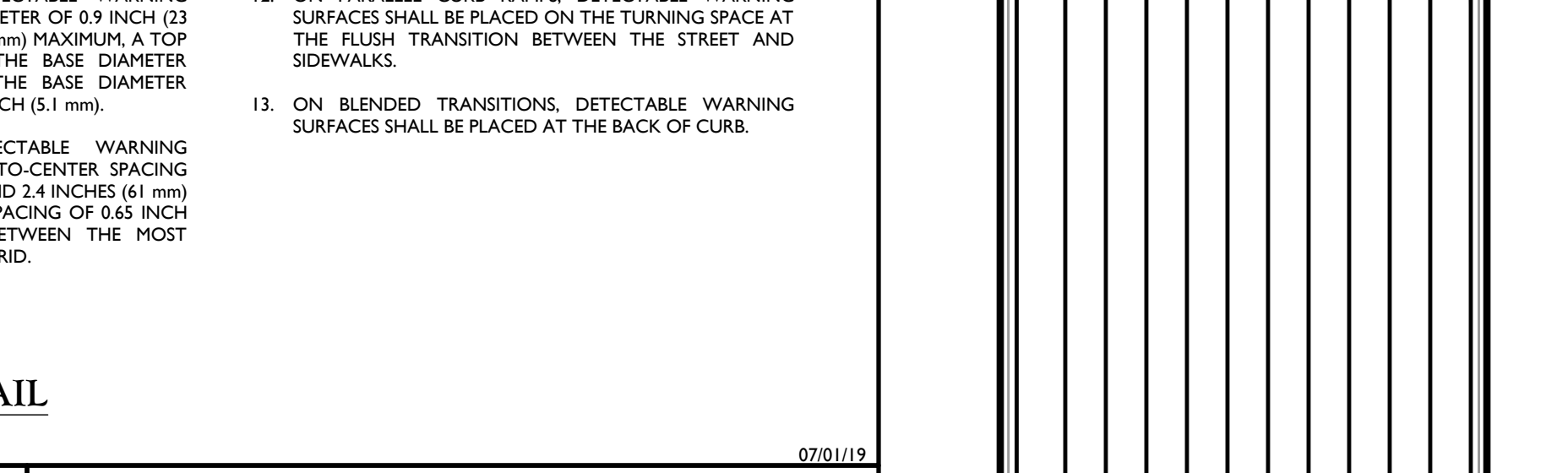
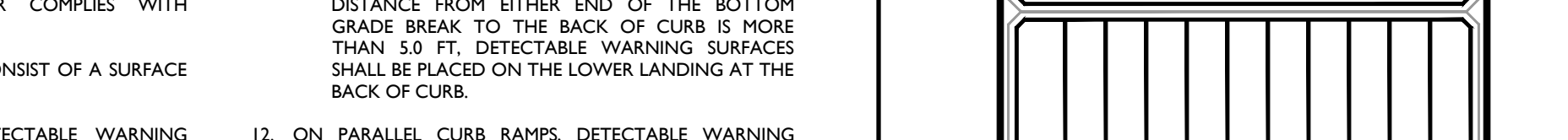
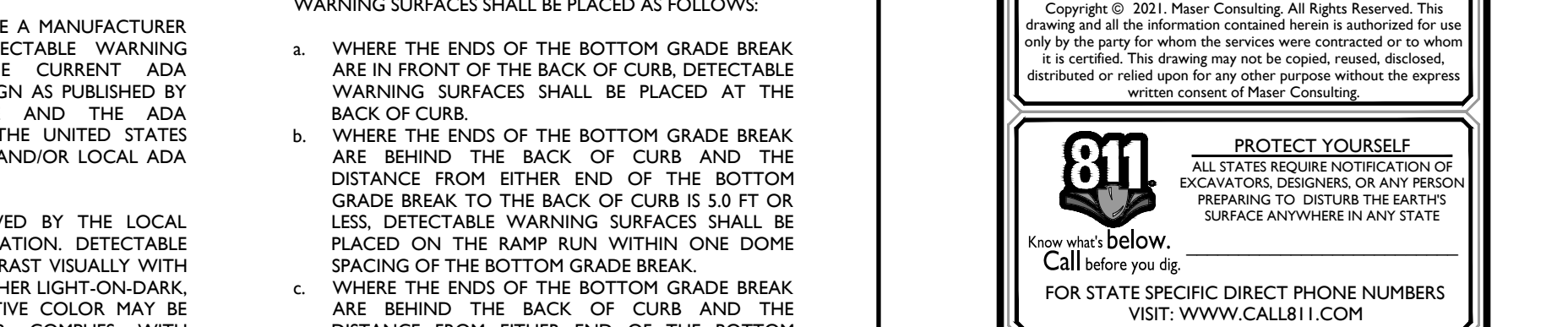
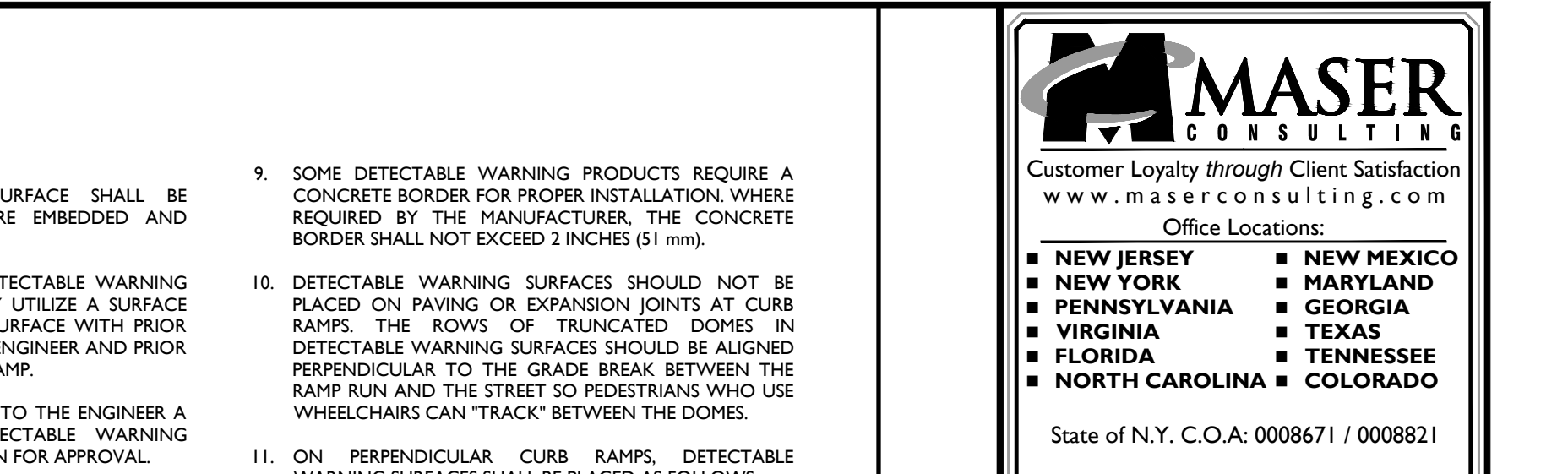
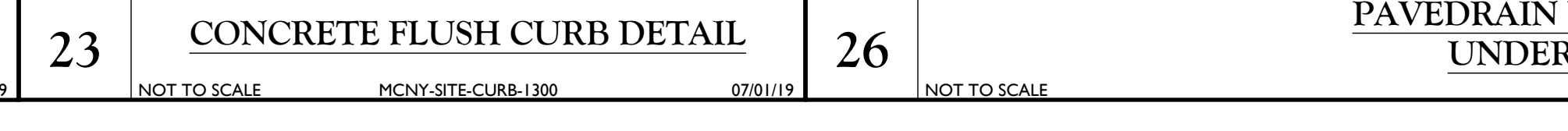
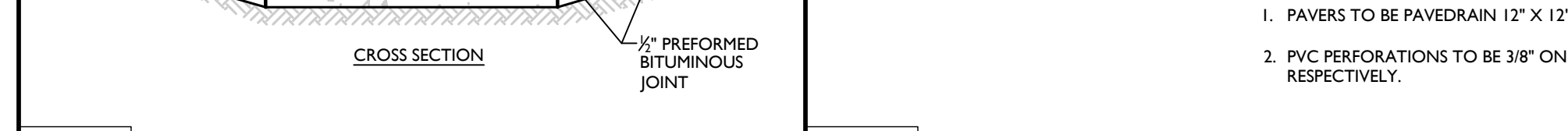
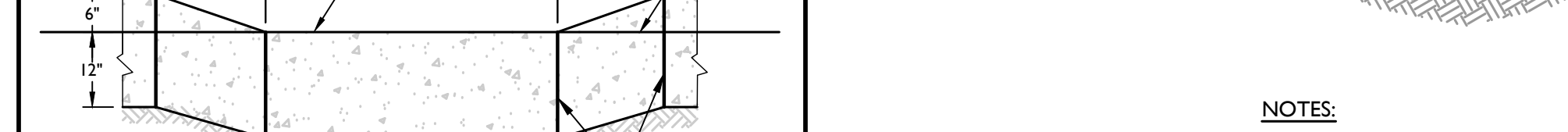
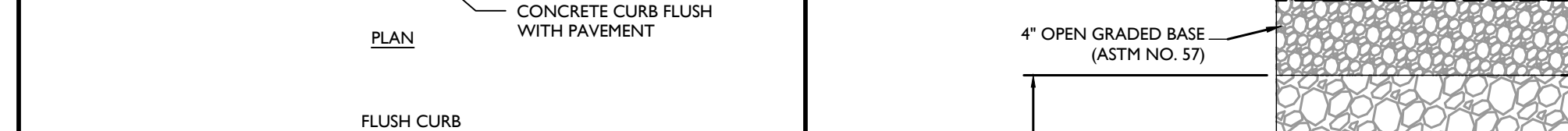
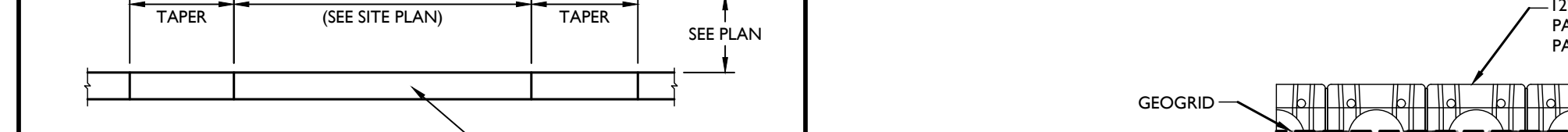
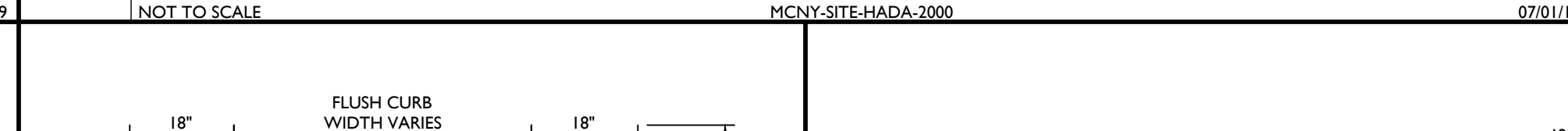
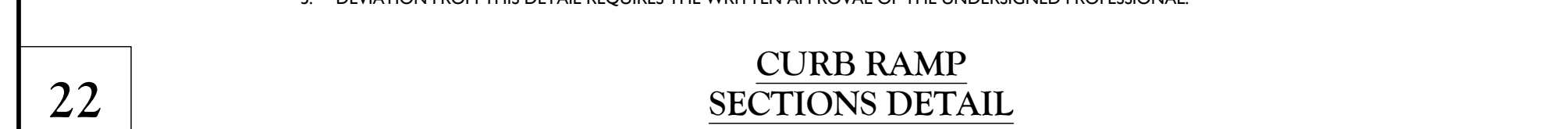
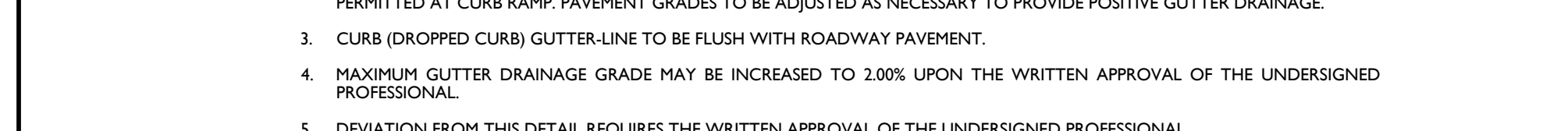
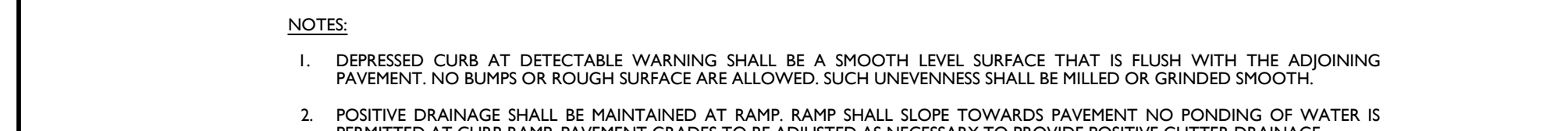
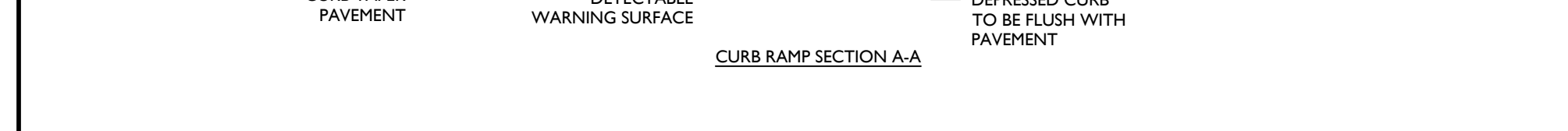
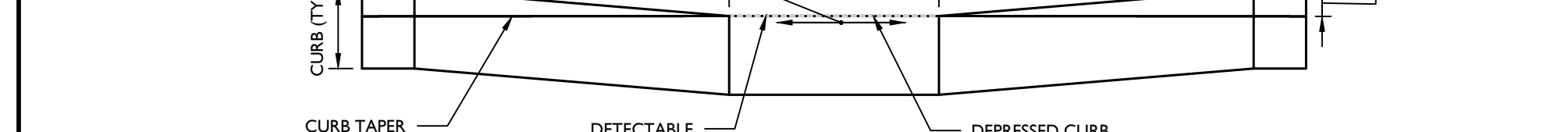
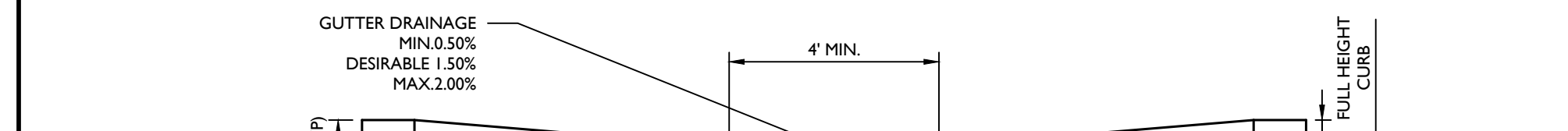
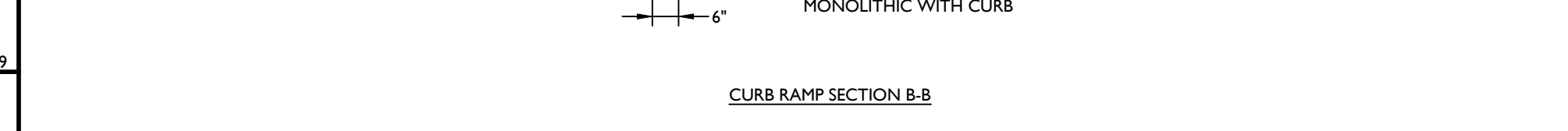
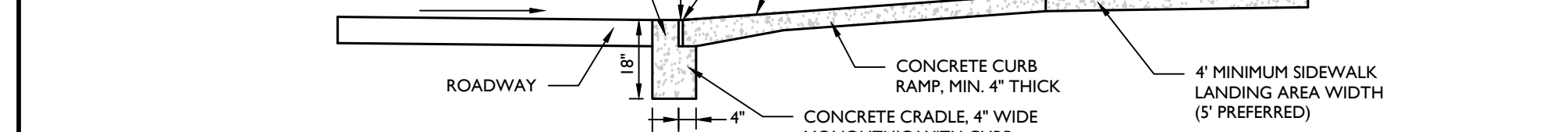
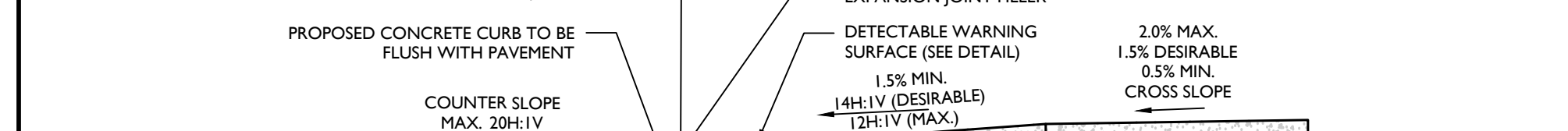
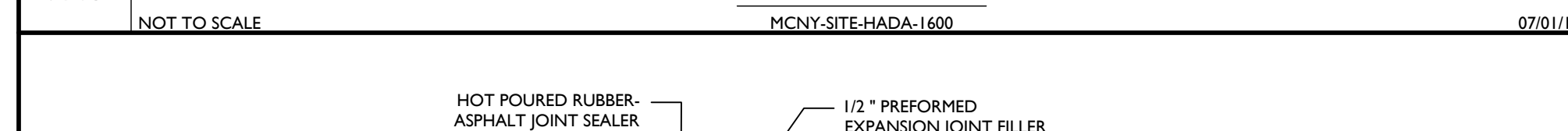
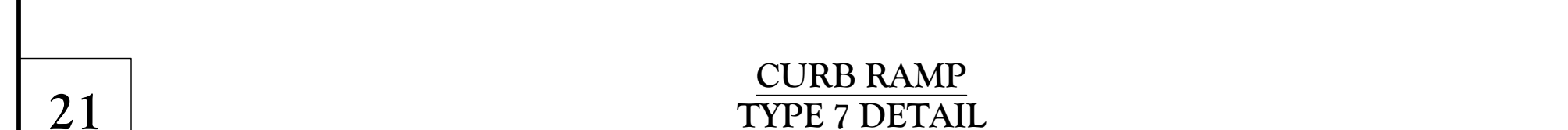
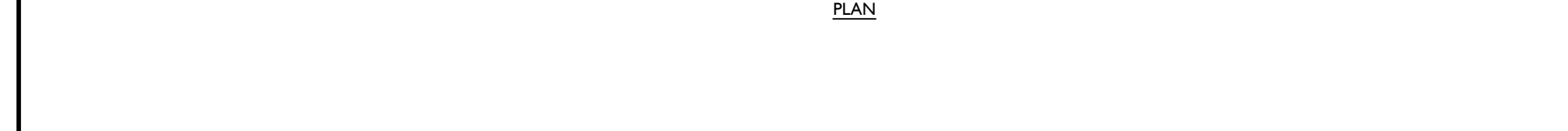
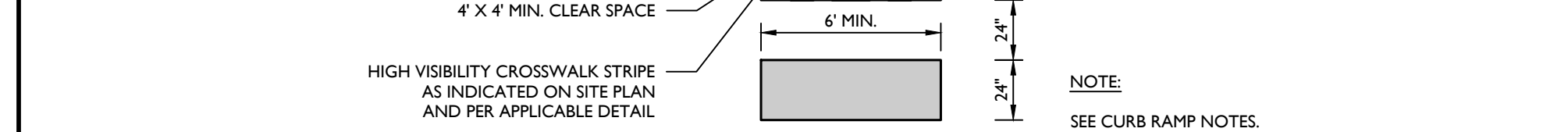
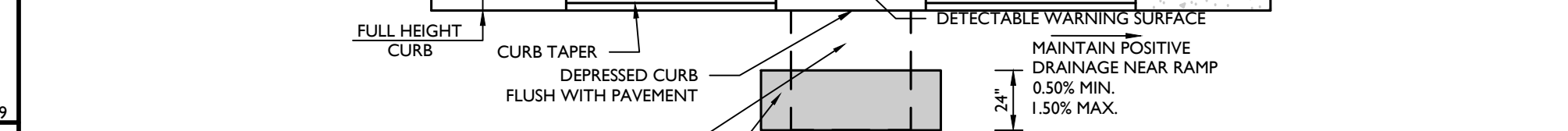
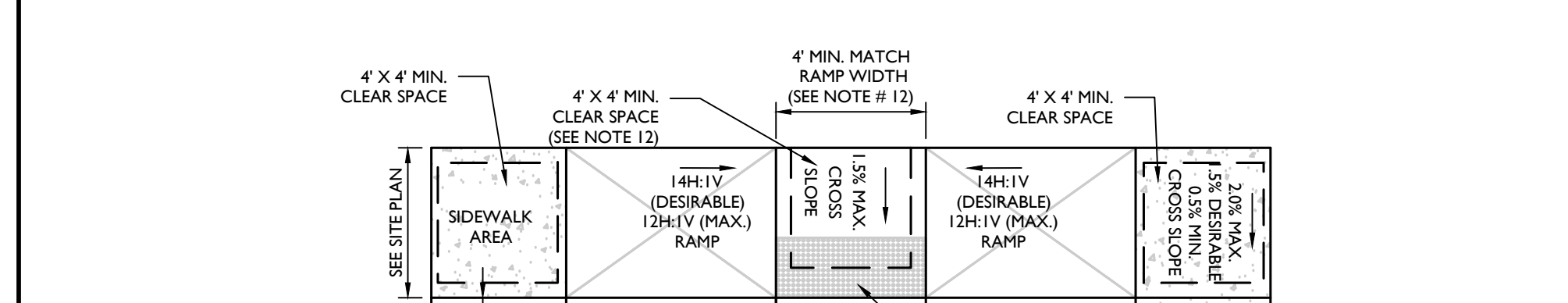
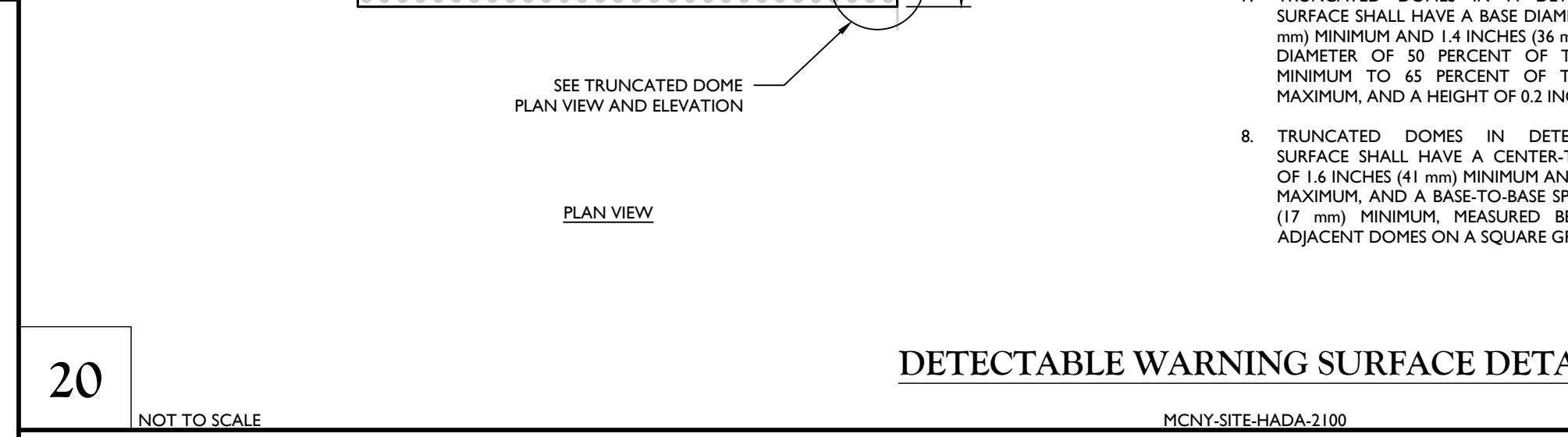
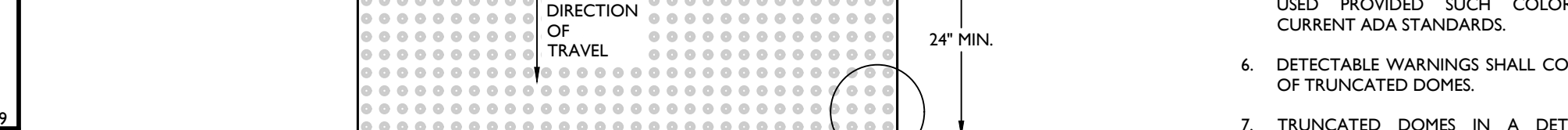
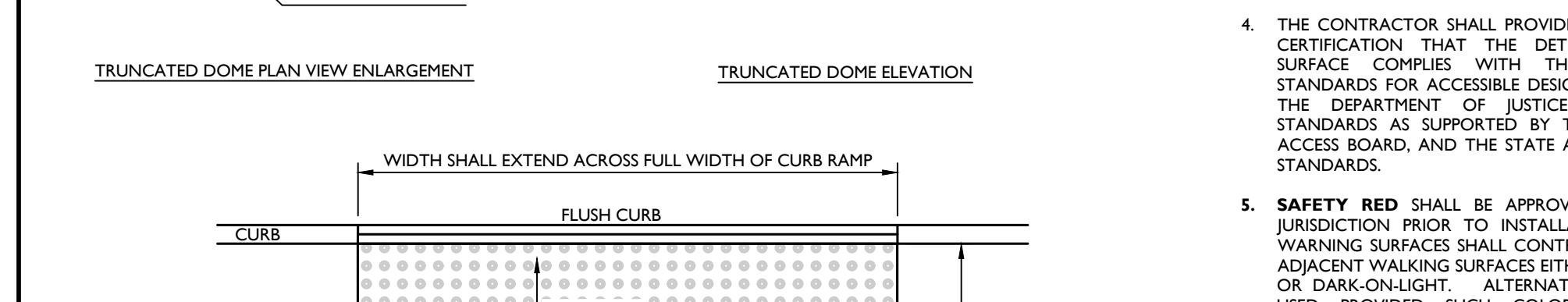
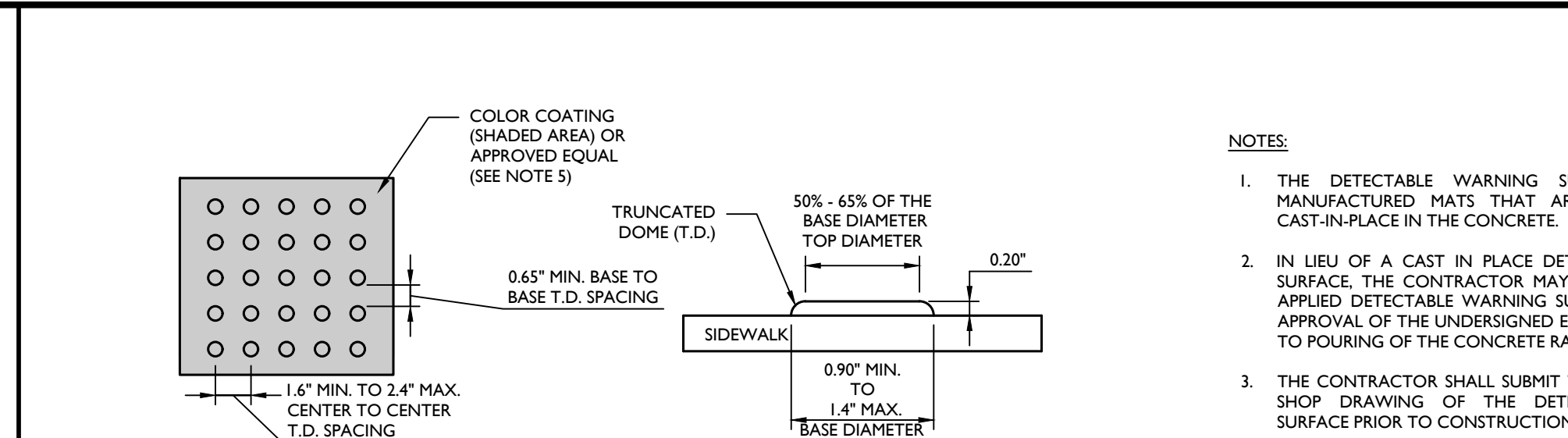
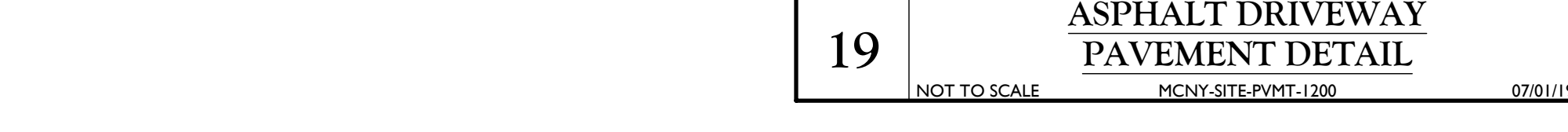
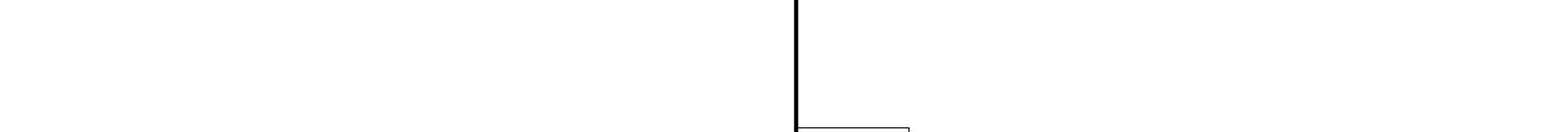
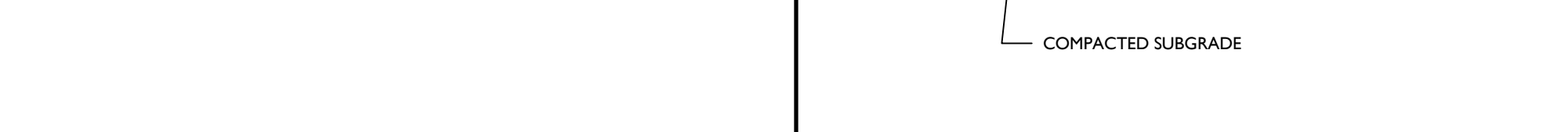
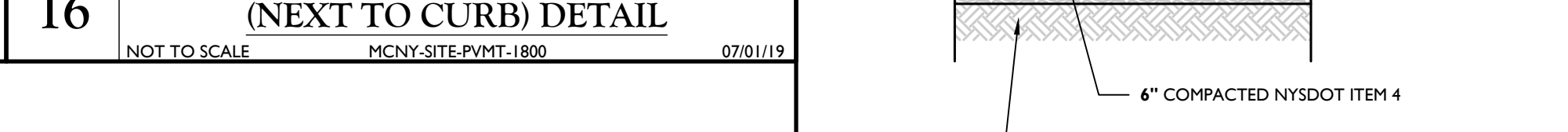
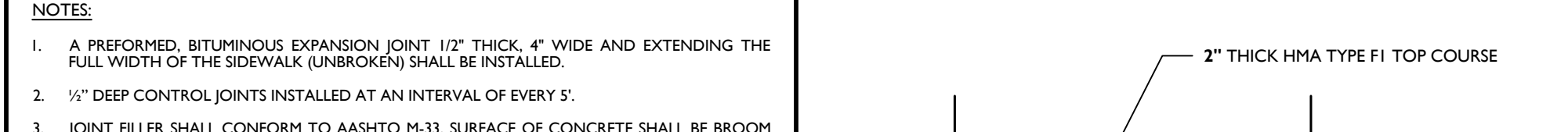
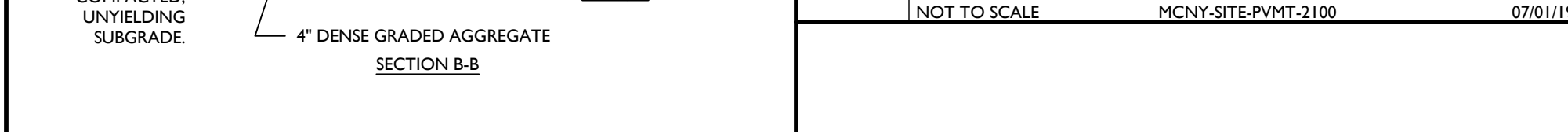
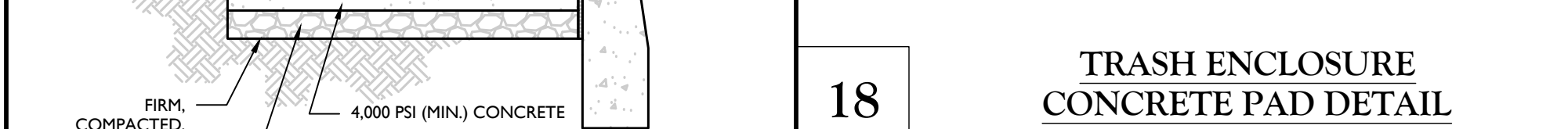
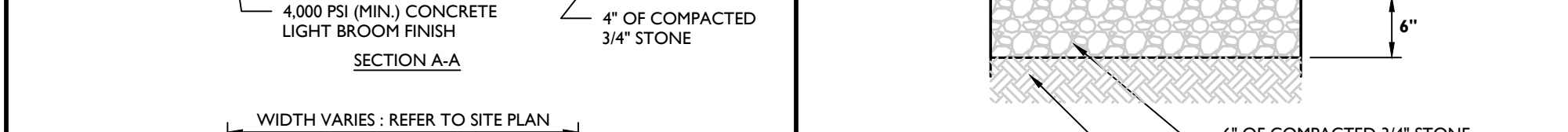
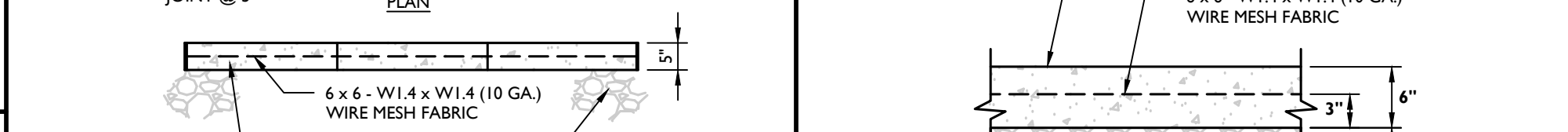
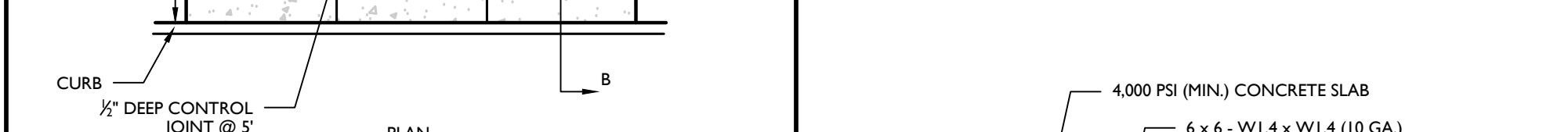
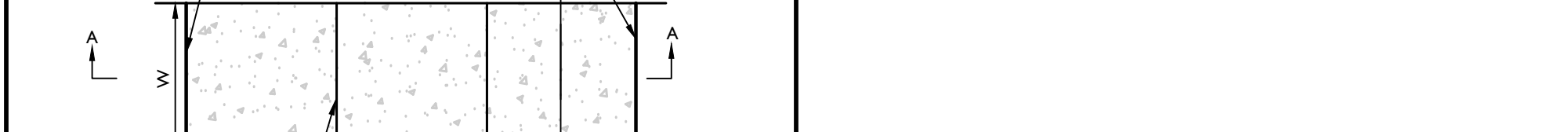
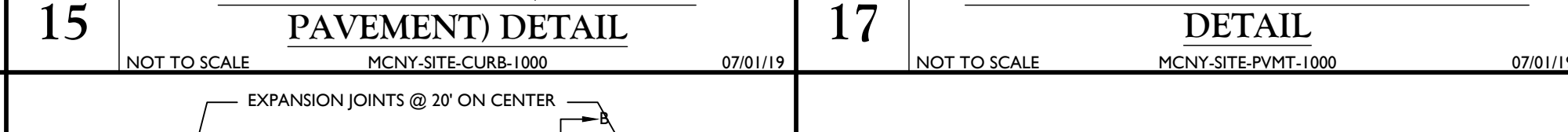
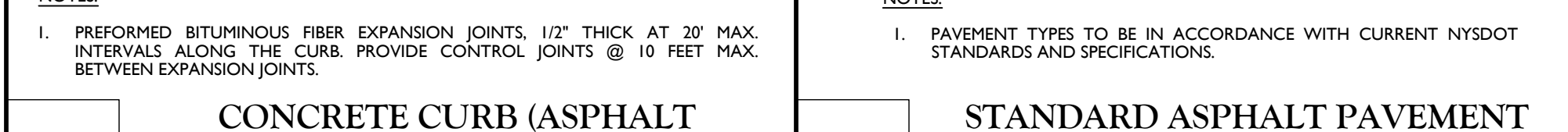
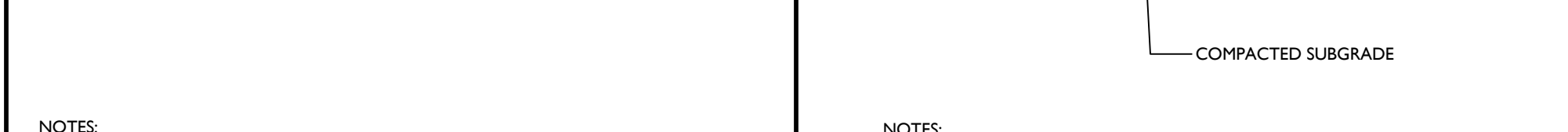
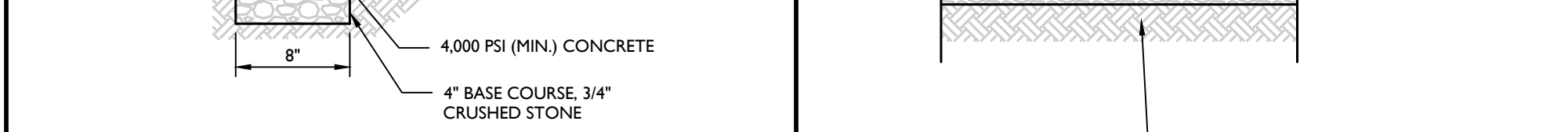
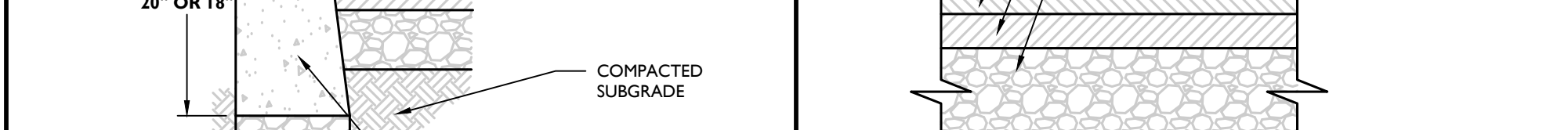
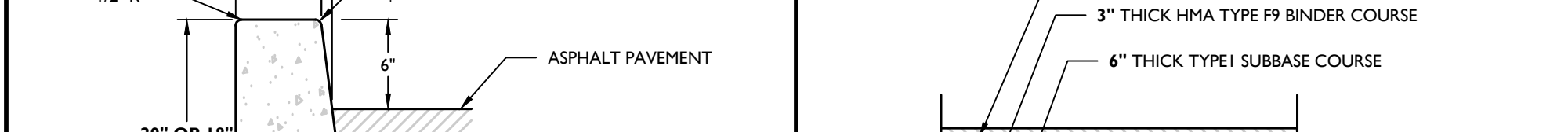
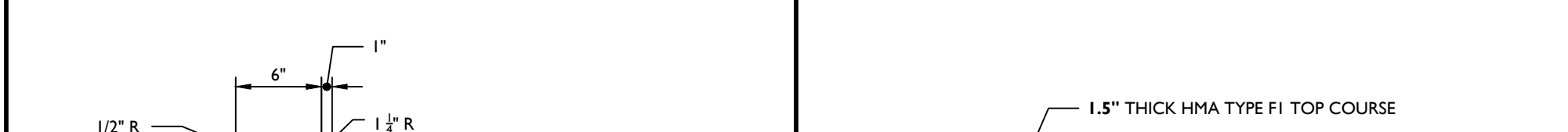
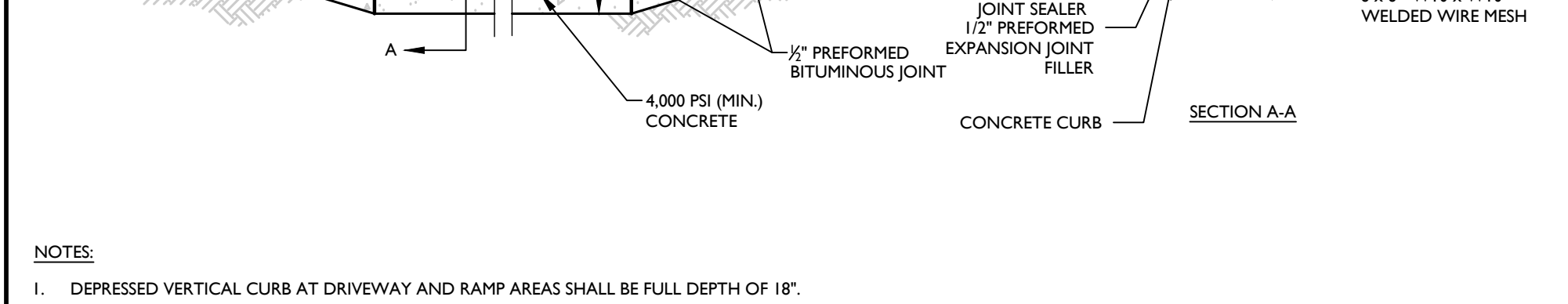
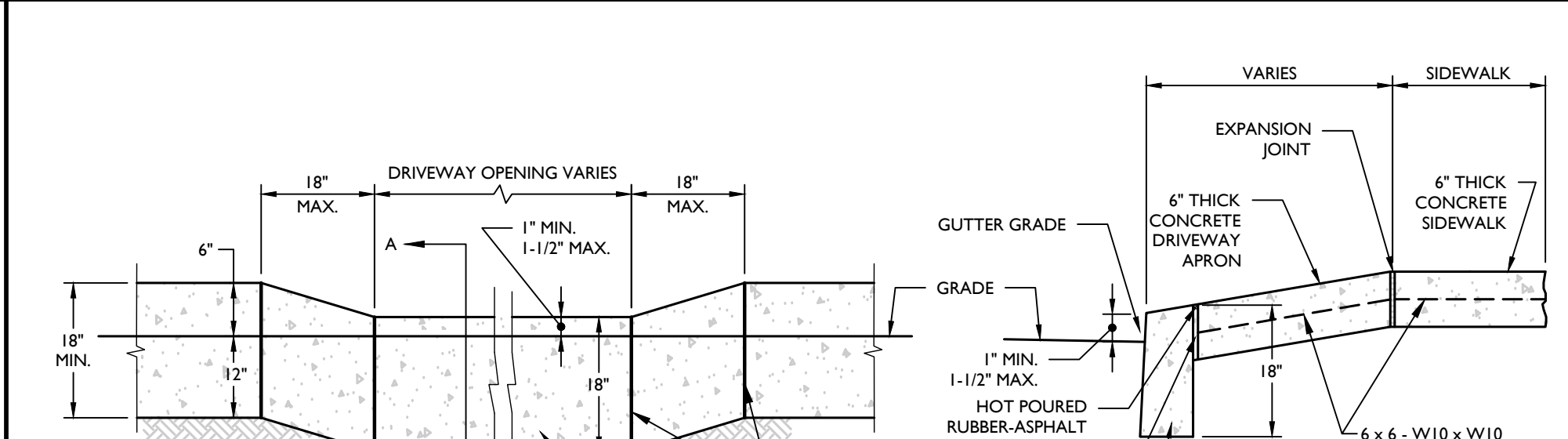
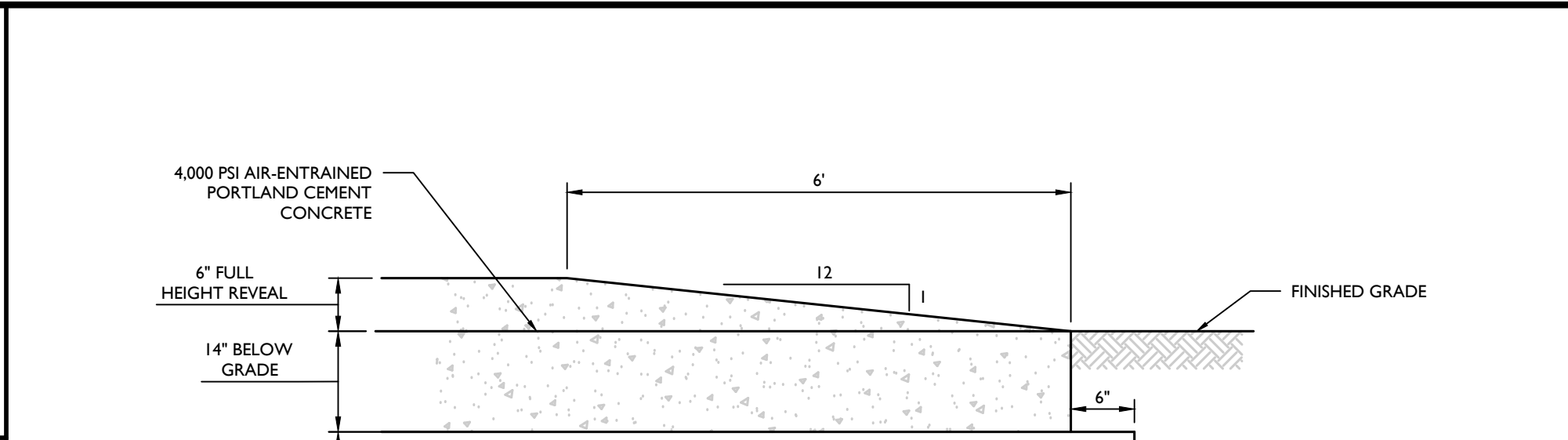
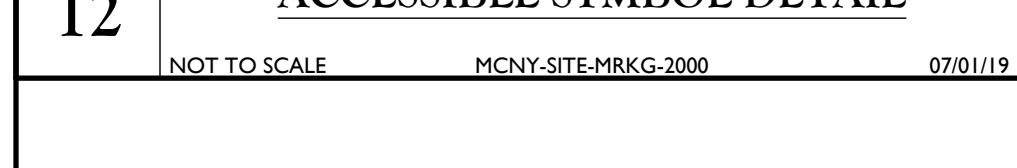
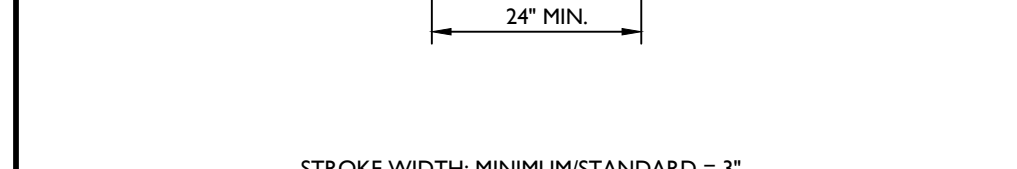
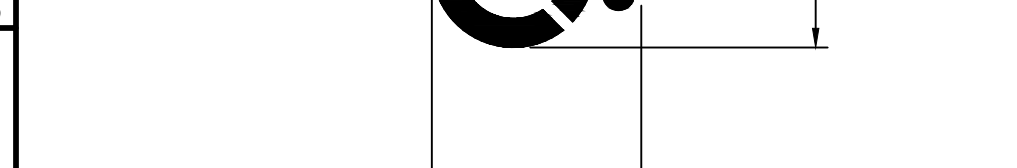
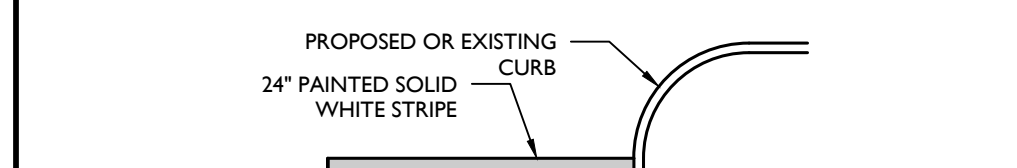
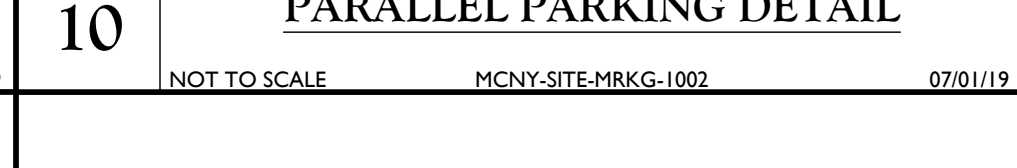
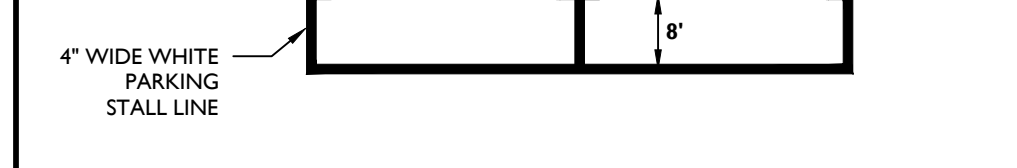
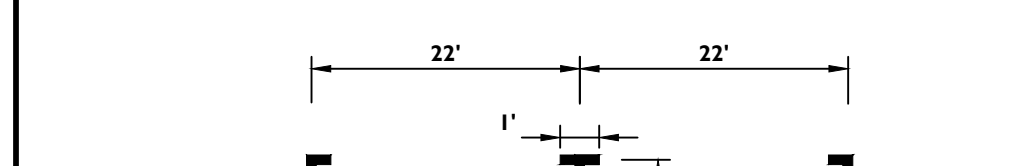
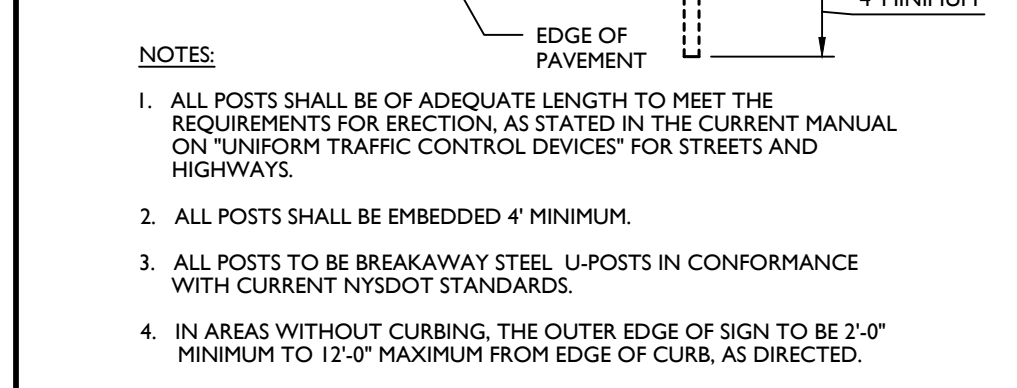
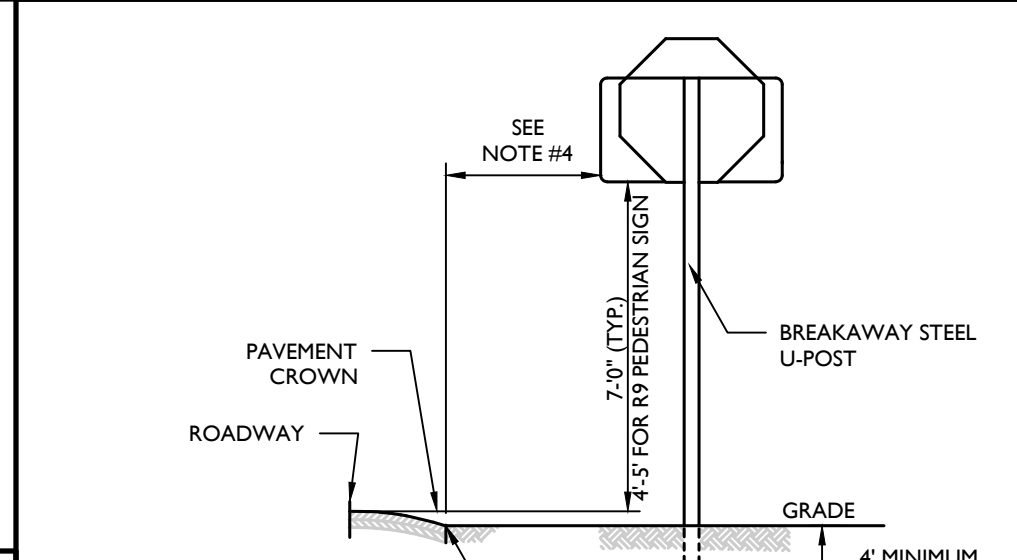
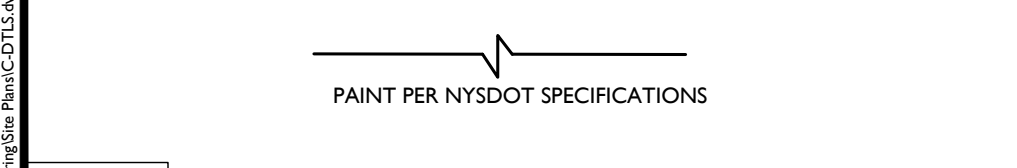
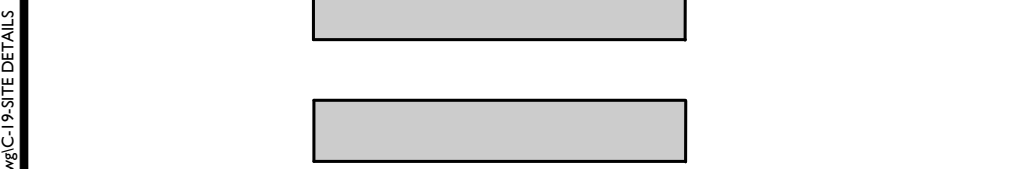
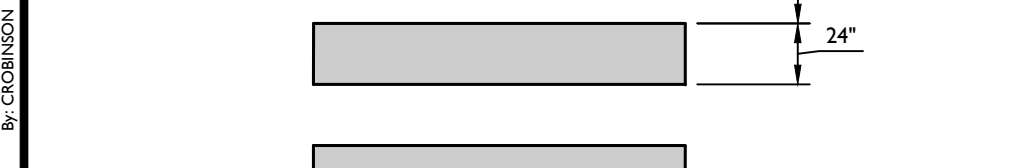
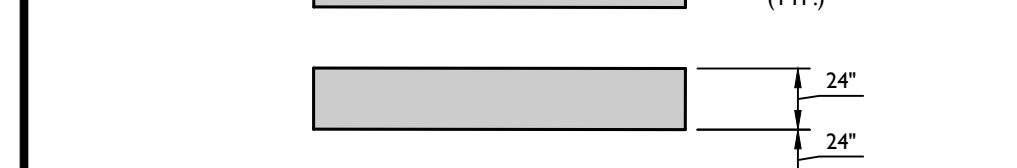
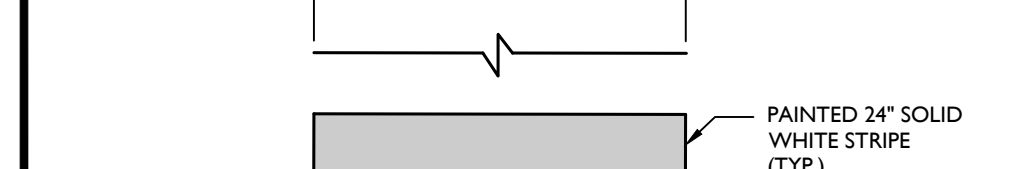
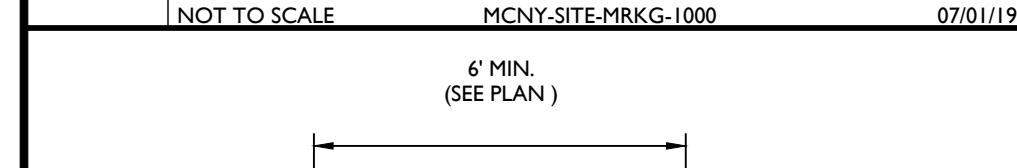
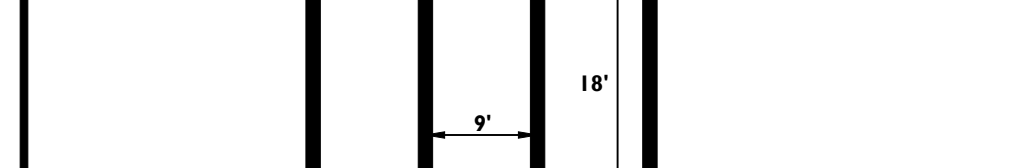
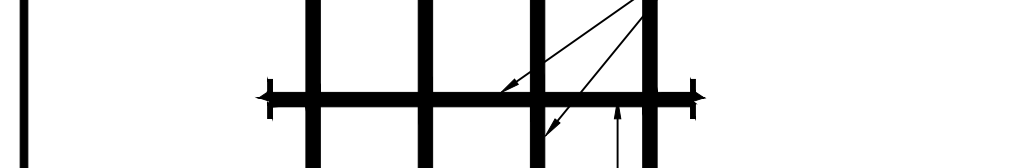
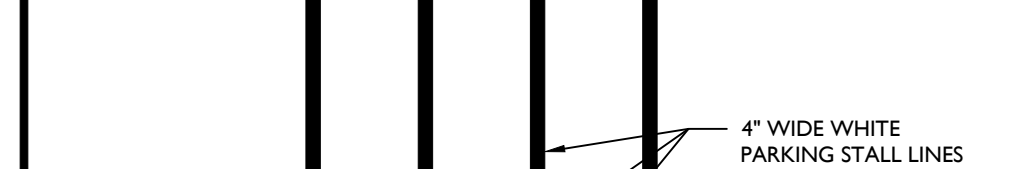
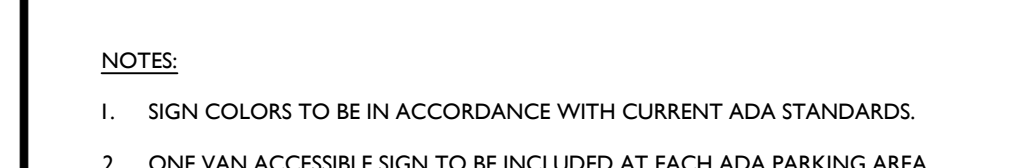
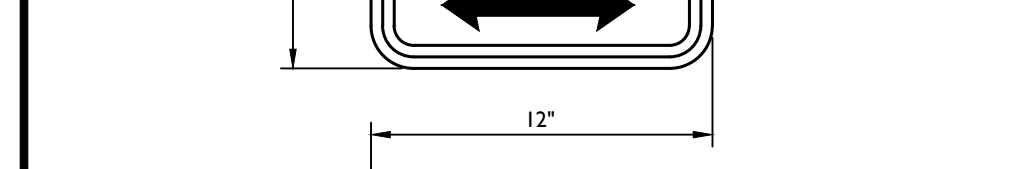
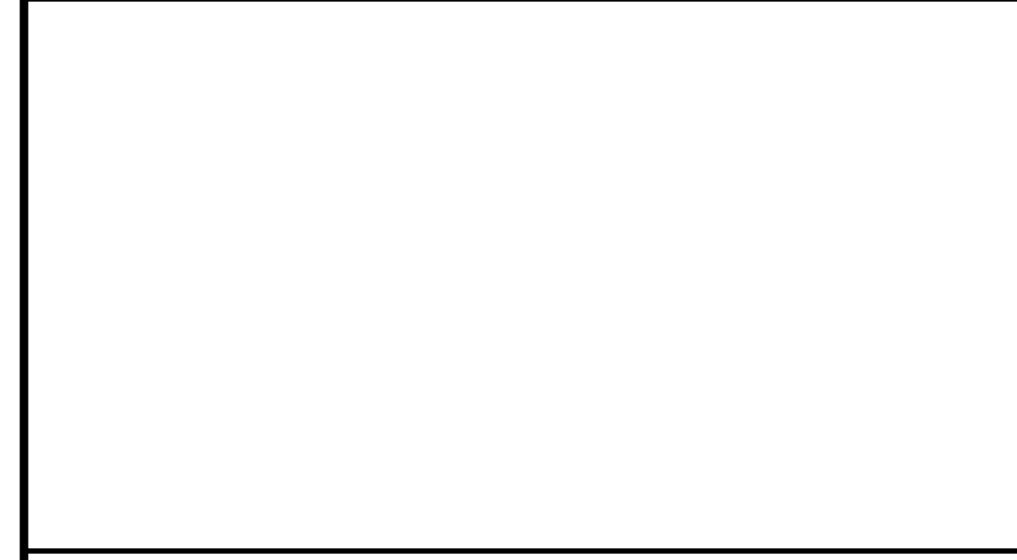
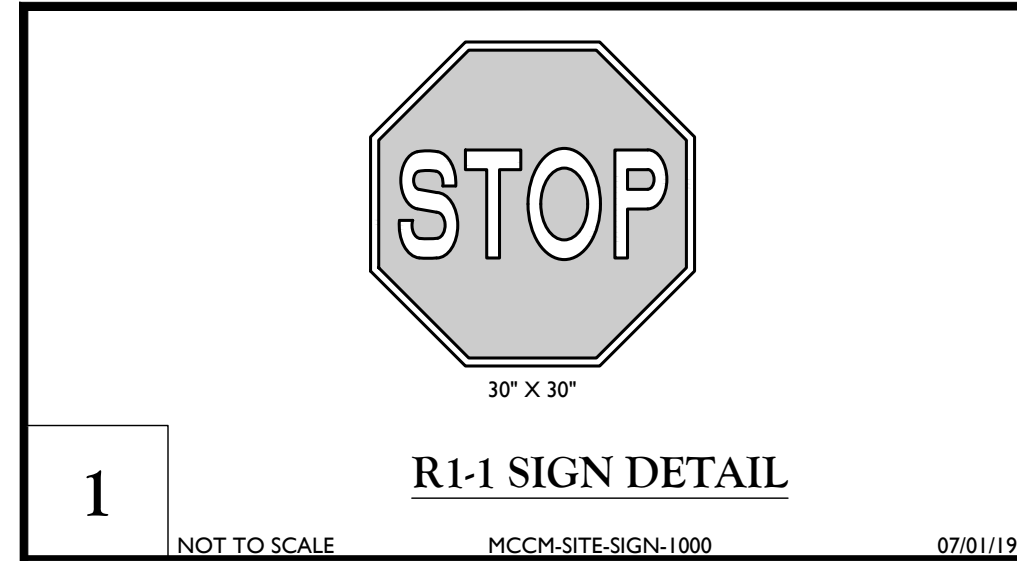
2. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
3. POLES AND FIXTURES AS SUPPLIED BY: AMERICAN ELECTRIC LIGHTING - POLES AND POST TOP FIXTURE HUBBELL OUT DOOR LIGHTING - BOLLARD FIXTURES
4. LAMPS ARE TO BE A LIGHT, A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
5. FIXTURES, POLES AND BOLLARDS ARE TO BE BLACK.
6. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
7. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING DESIGNER HAS CONDUCTED A 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 IMMEDIATELY OF ANY DISCREPANCY PRIOR TO INSTALLATION.
8. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
10. ELECTRICAL PLANS FOR WIRING LAUNDT BY OTHERS.
11. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL CONTRACTOR.

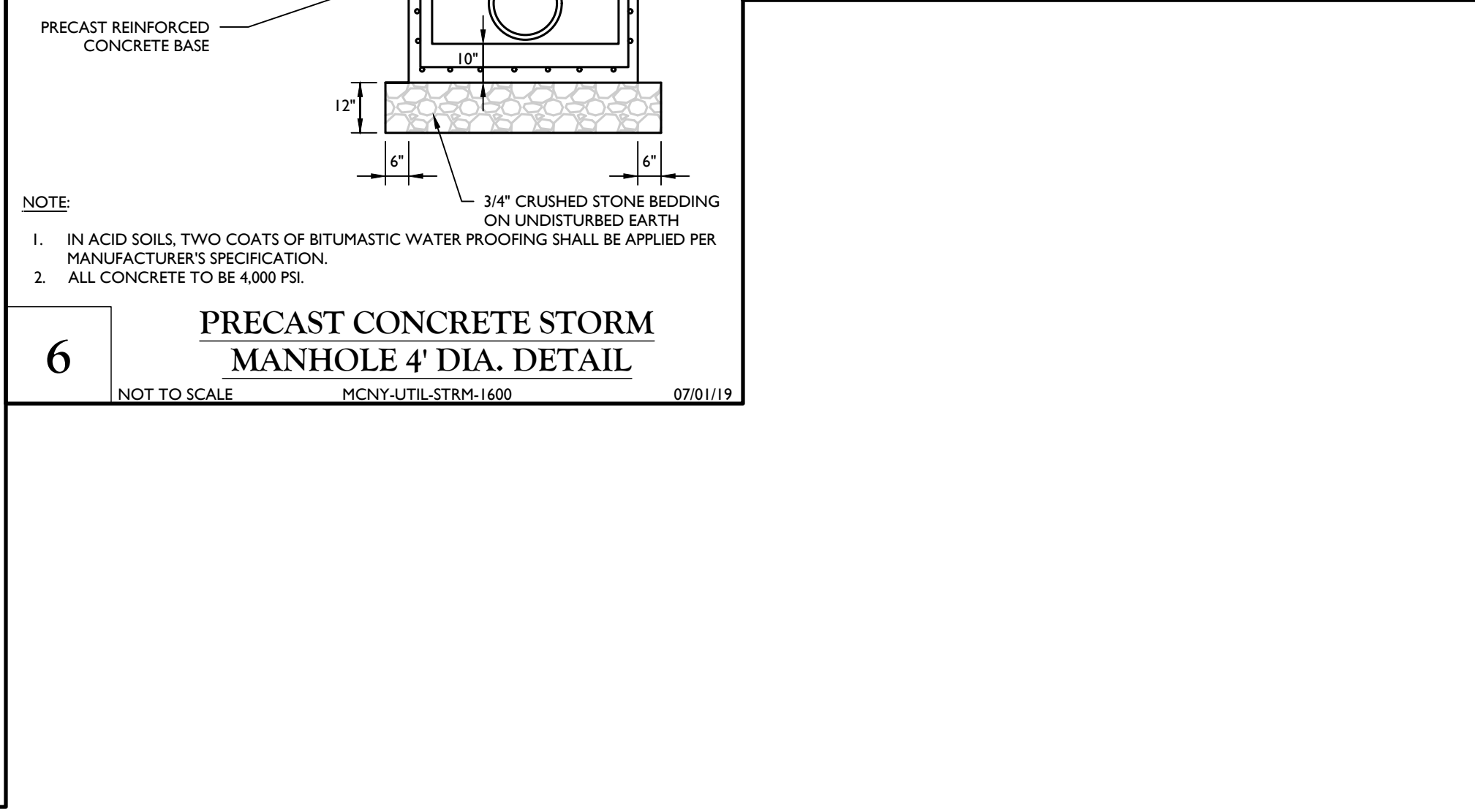
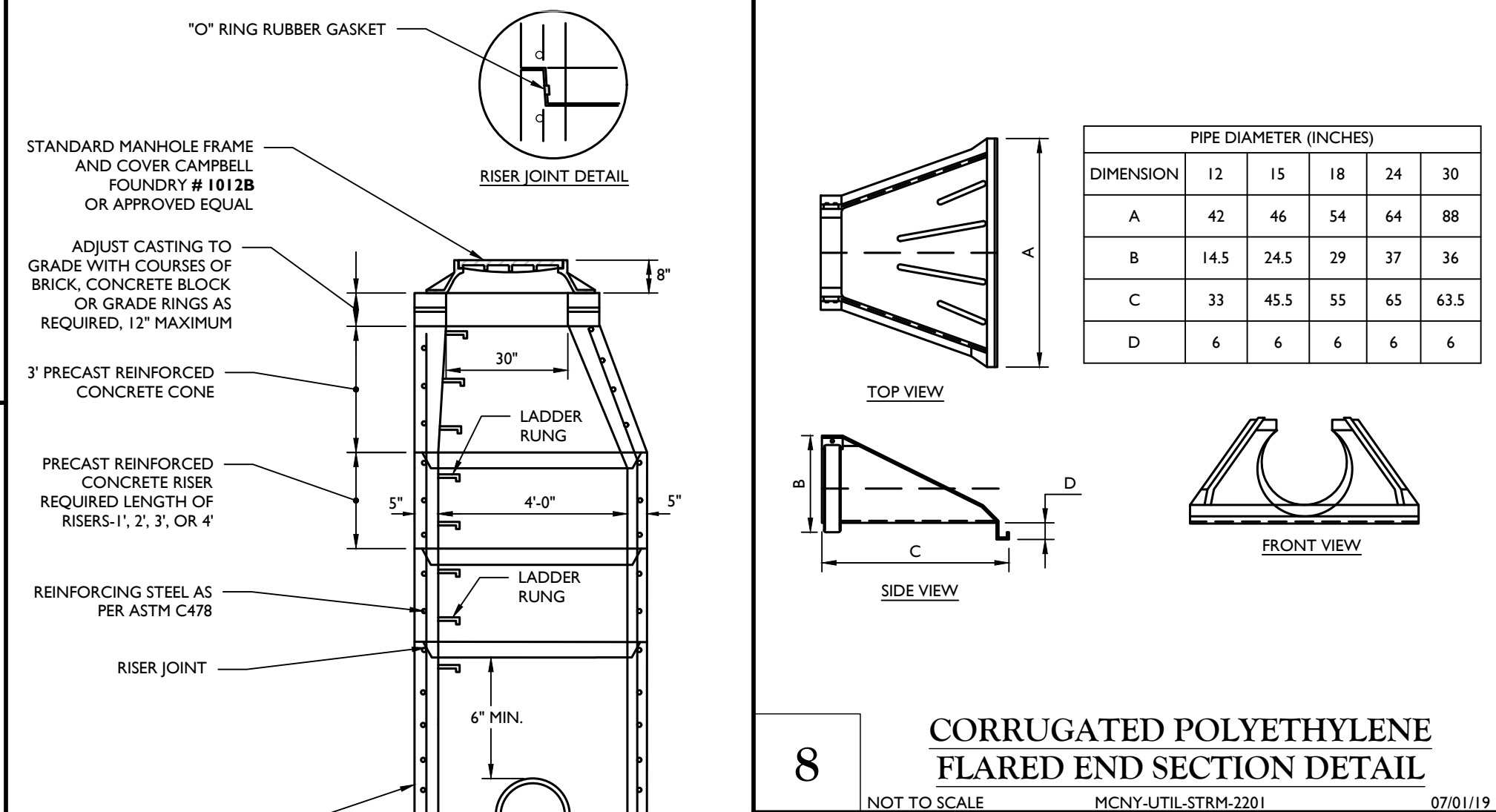
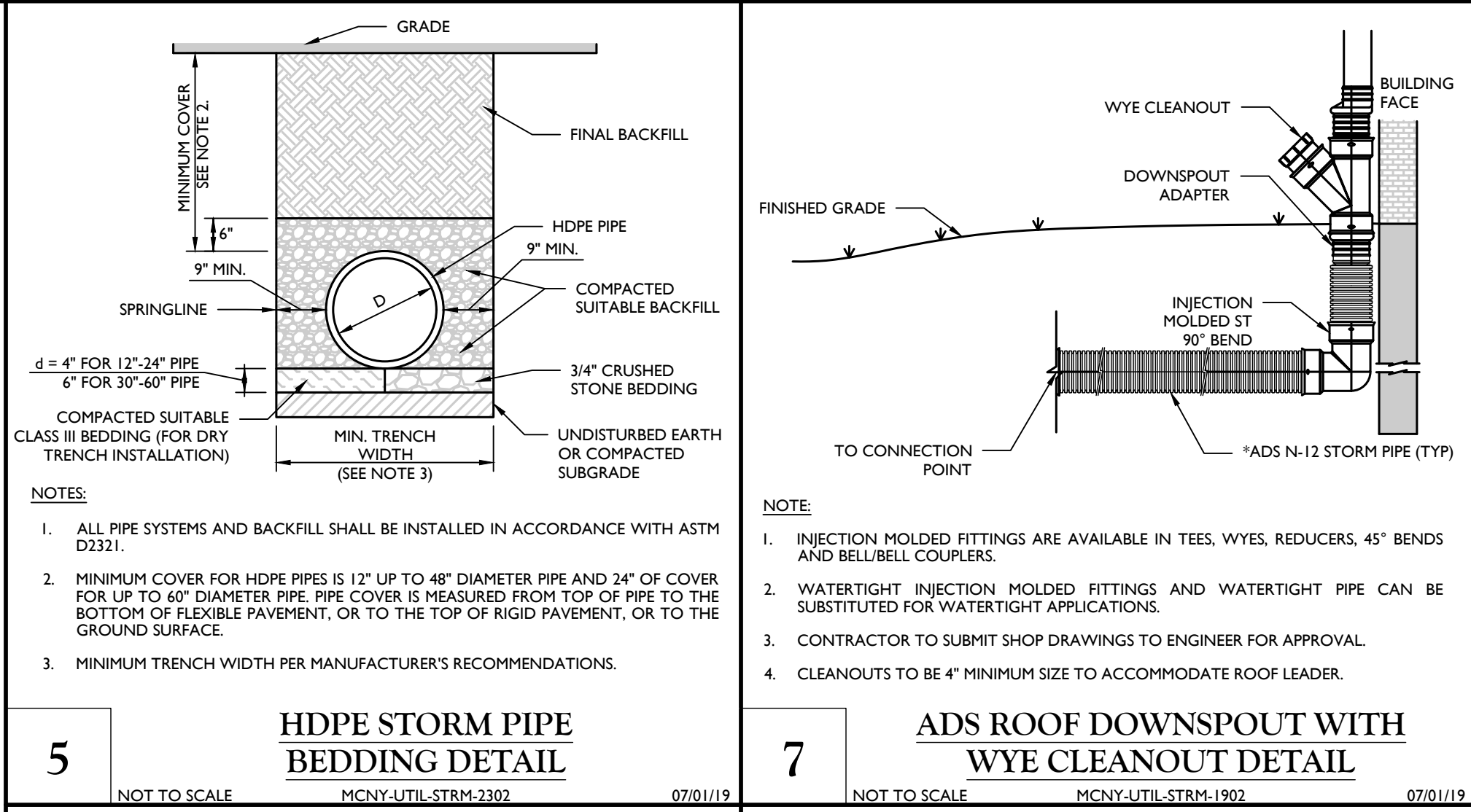
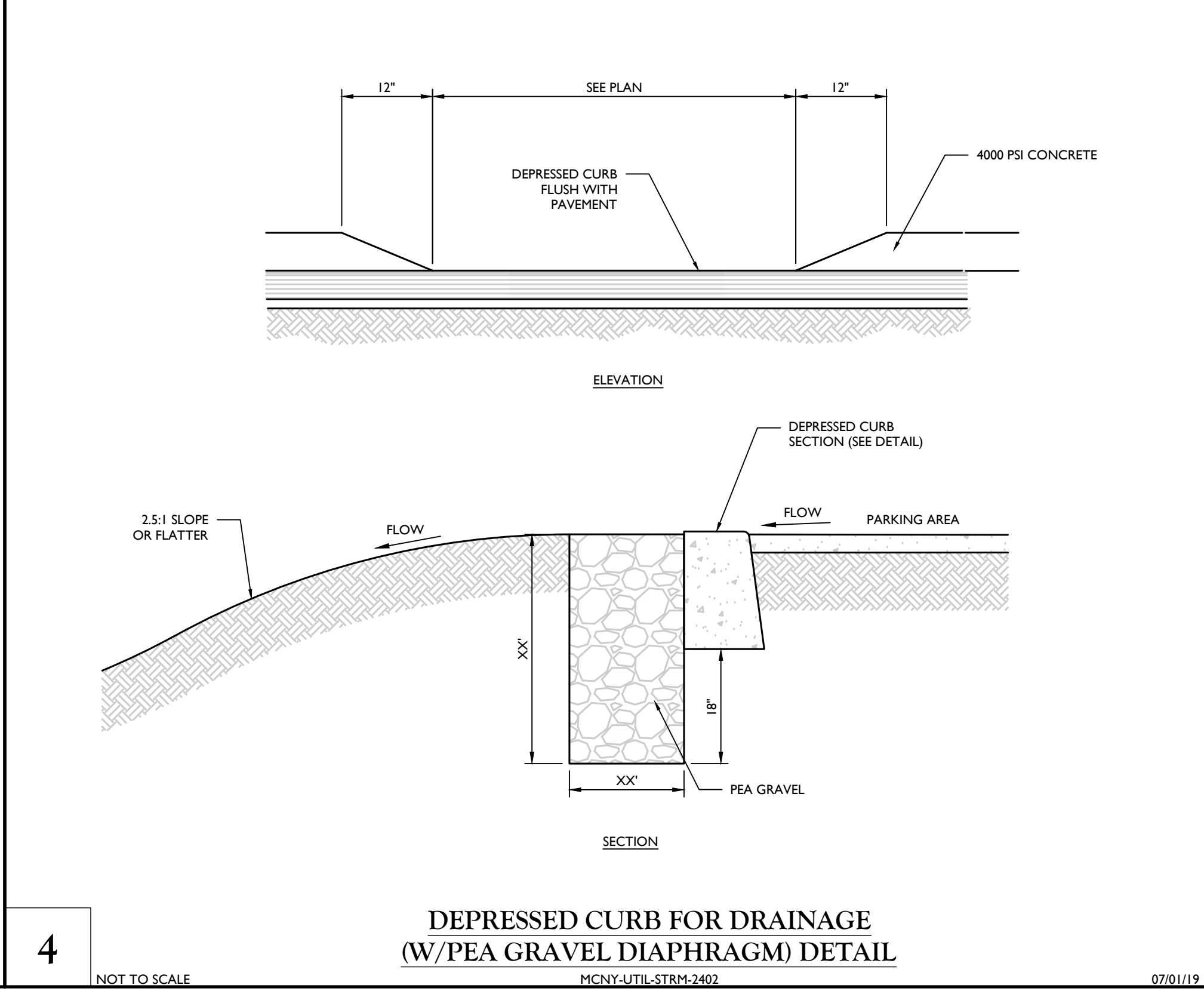
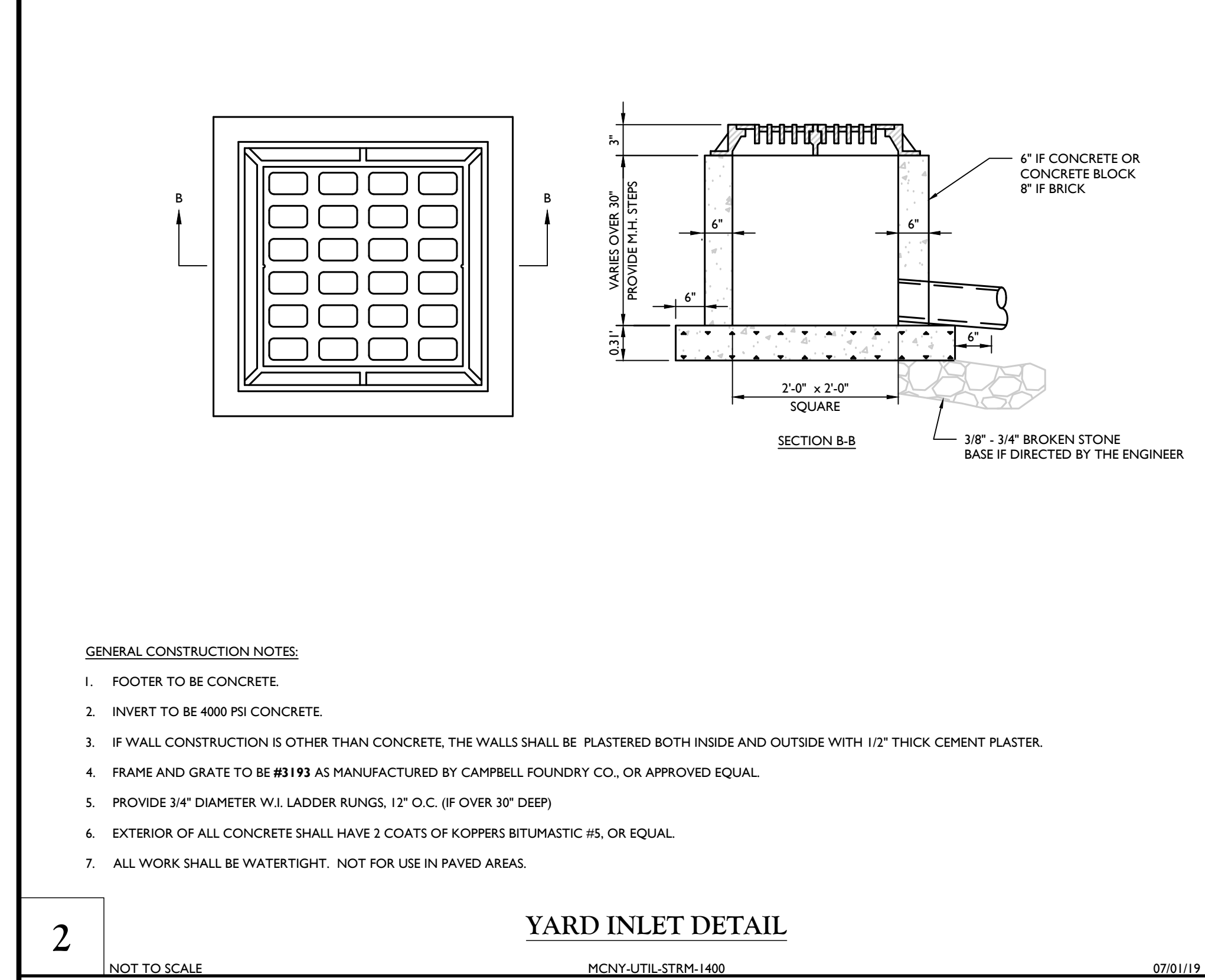
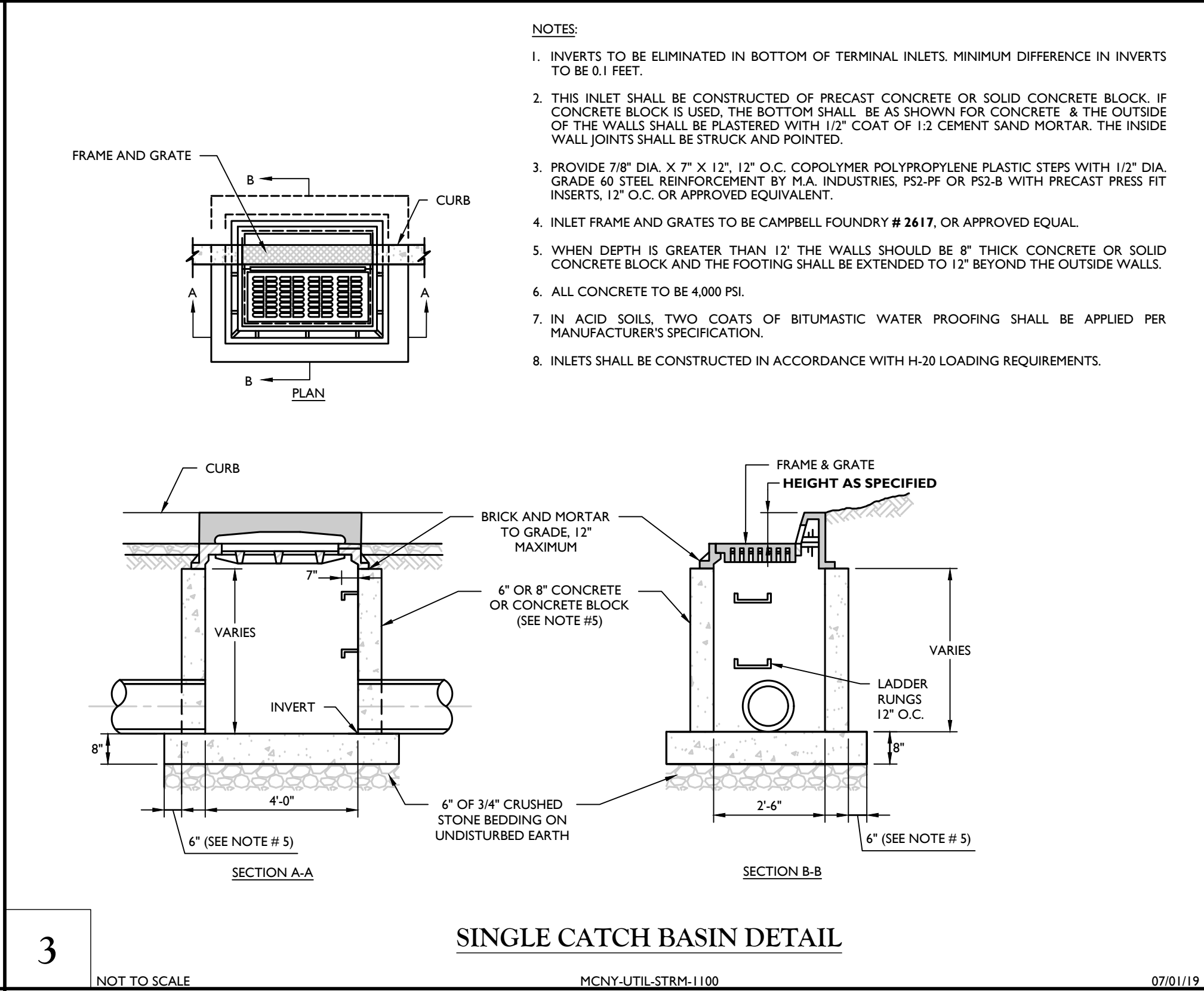
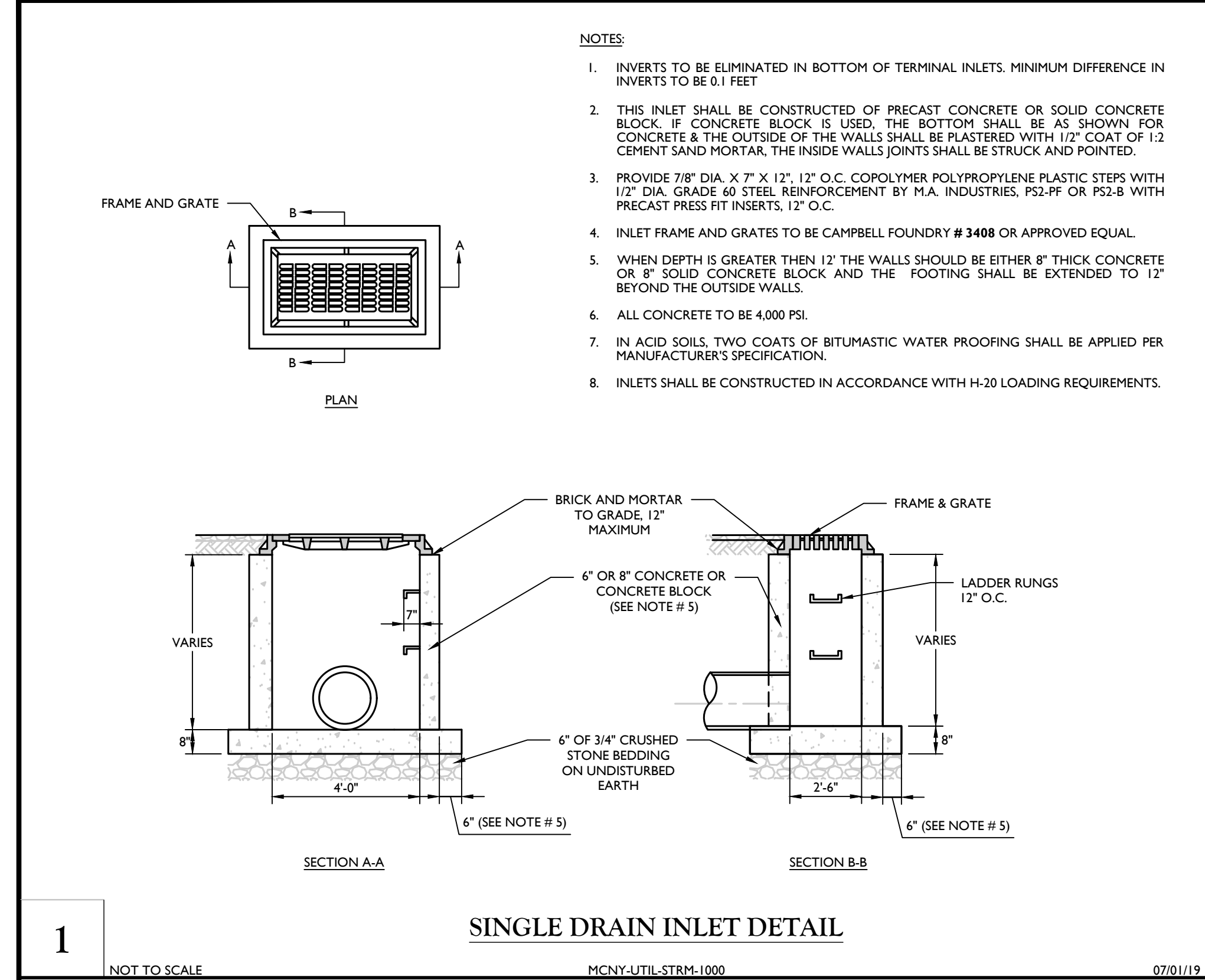
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VILLAGE OF WARWICK
ORANGE COUNTY
NEW YORK



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1	07/01/2018	PLAN REVISIONS FOR PLANNING BOARD COMMENTS	SHB						
2	11/08/2018	PLAN REVISIONS FOR PLANNING BOARD COMMENTS	SHB						
3	02/28/2019	PLAN REVISIONS FOR PLANNING BOARD COMMENTS	SHB						
4	02/28/2019	PLAN REVISIONS FOR PLANNING BOARD COMMENTS	SHB						
5	03/20/2019	PLAN REVISIONS FOR PLANNING BOARD COMMENTS	SHB						

STATE OF NEW YORK
ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 073555-1

AMENDED SITE PLANS
FOR
WARWICK COMMONS STAGE 5, LLC
TAX LOTS 218-191,92,93,94 & 96, 219-1-2-2
VILLAGE OF WARWICK ORANGE COUNTY NEW YORK

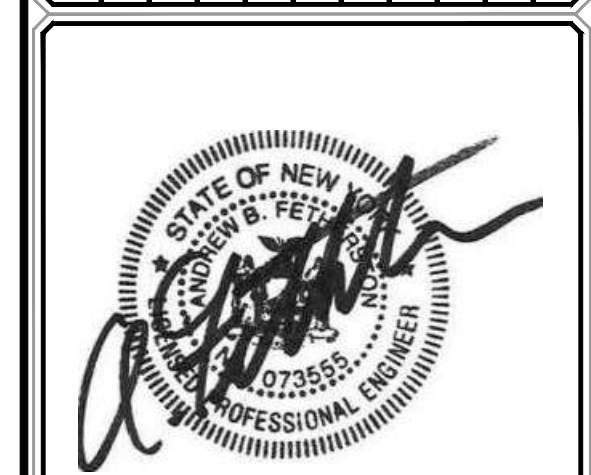
NEW WINDSOR OFFICE
355 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1035

SCALE: AS SHOWN
DATE: 9/25/2020
PROJECT NUMBER: 15002429D
DRAWING NAME: C-DT15
DRAWN BY: SHB
CHECKED BY: JED

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
21 of 24

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[illegible][illegible]

ANDREW B. FETHERSTON

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



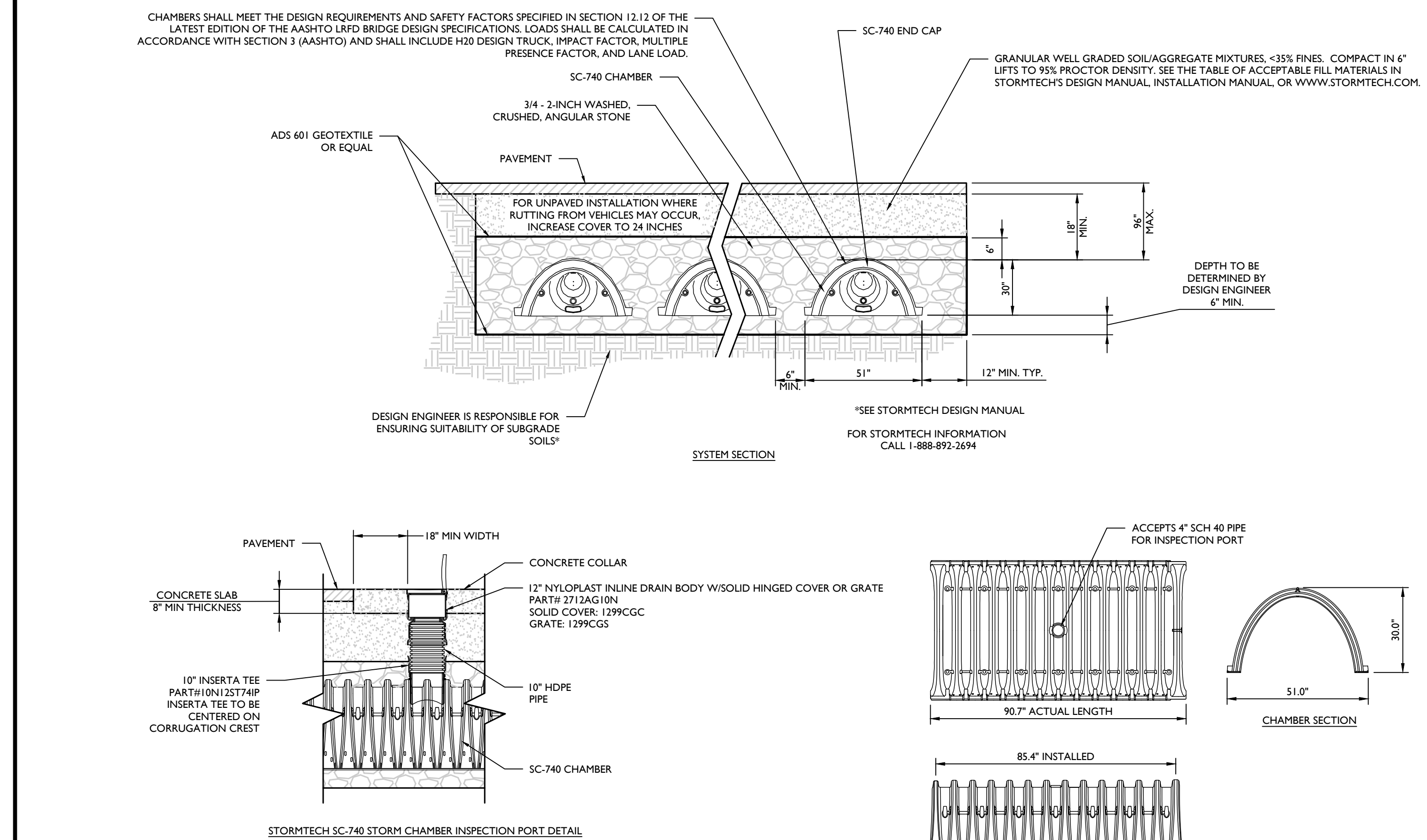
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SHEET TITLE:

CONSTRUCTION DETAILS

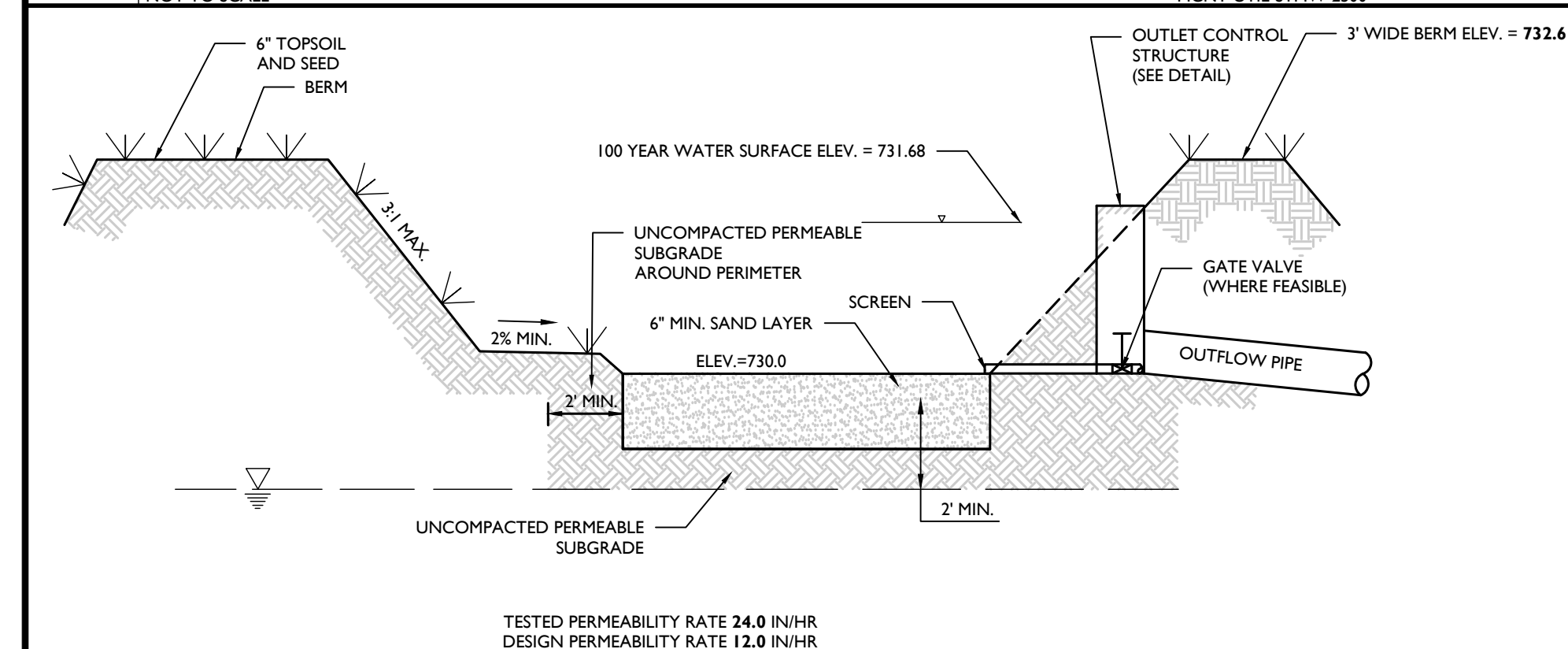
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22 of 24



- STORMTECH NOTES:**
- CHAMBERS SHALL BE STORMTECH SC-740 OR APPROVED EQUAL.
 - CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
 - CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW.
 - THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
 - ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL CROSS SECTION IS BASED.
 - THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.

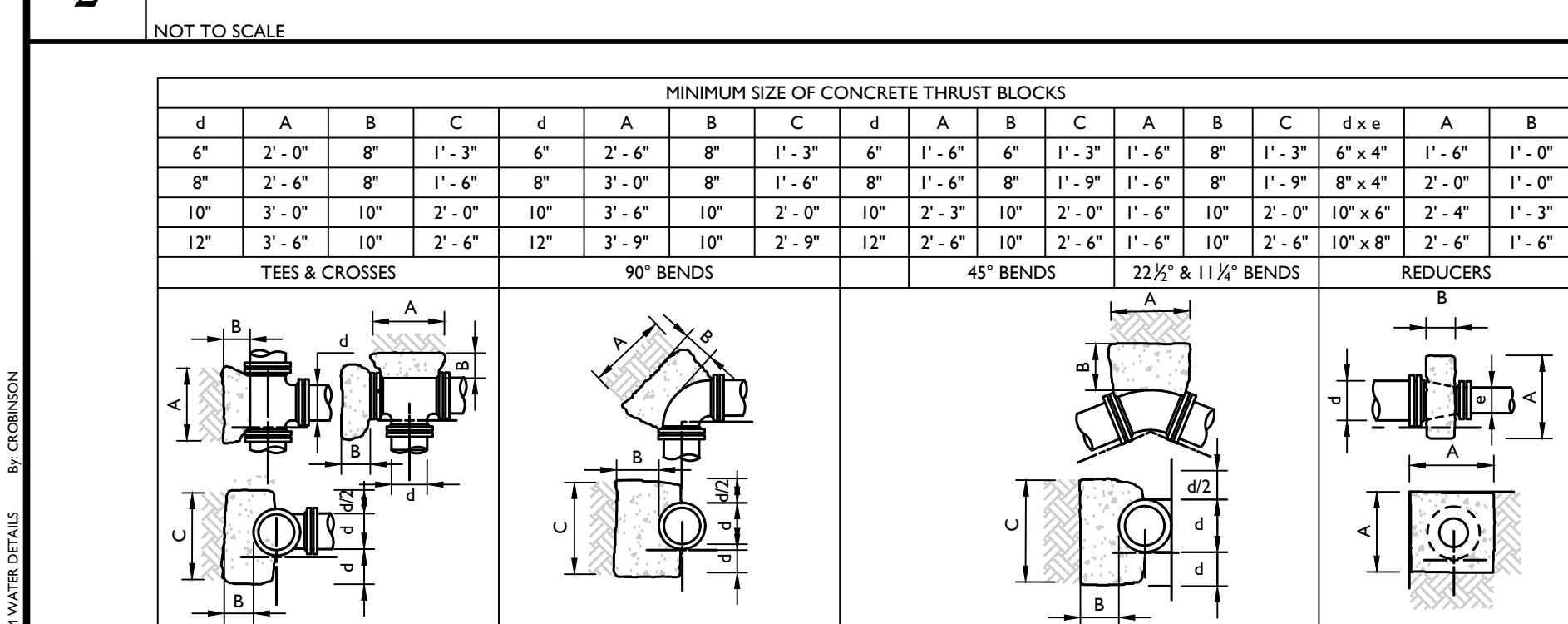
STORMTECH DETENTION/ RETENTION BASIN DETAIL



ABOVE GROUND INFILTRATION BASIN CONSTRUCTION NOTES:

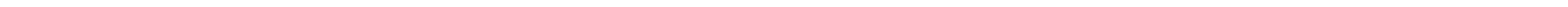
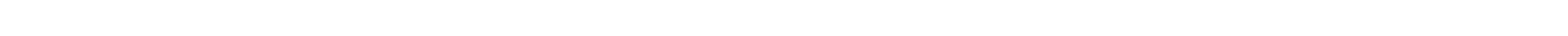
- PRE-CONSTRUCTION:**
 - CONTRACTOR SHALL PROCURE THE SERVICES OF A NEW YORK LICENSED PROFESSIONAL ENGINEER TO PERFORM REGULAR OVERSIGHT OF THE CONSTRUCTION OF THE INFILTRATION BASIN TO ENSURE ITS EFFECTIVENESS. THE FOLLOWING REQUIRED OVERSIGHT ACTIVITIES INCLUDING, BUT NOT LIMITED TO:
 - PARTICIPATION 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 RETAINED.
 - 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.
- 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 CORROBORATED 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.

INFILTRATION AND EXTENDED DETENTION BASIN CROSS-SECTION DETAIL (POND-1)



- NOTES:**
- ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AND NO JOINT SHALL BE COVERED WITH CONCRETE.
 - BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.
 - THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS AND SHALL BE 4000 PSI CONCRETE.
 - DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE AUTHORITY PRIOR TO CONSTRUCTION.

THRUST BLOCKS DETAIL





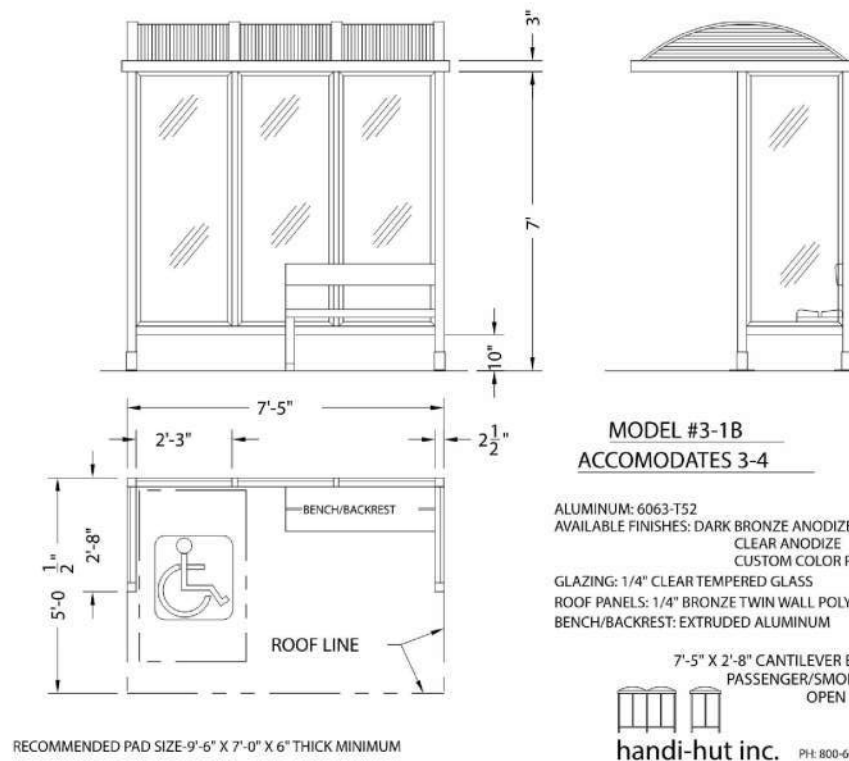
DECIDUOUS TREE PLANTING DETAIL



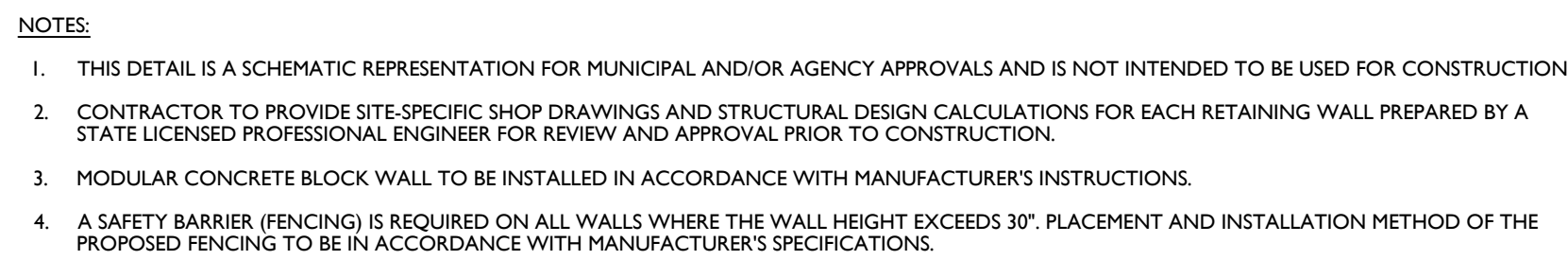
PERENNIAL PLANTING DETAIL



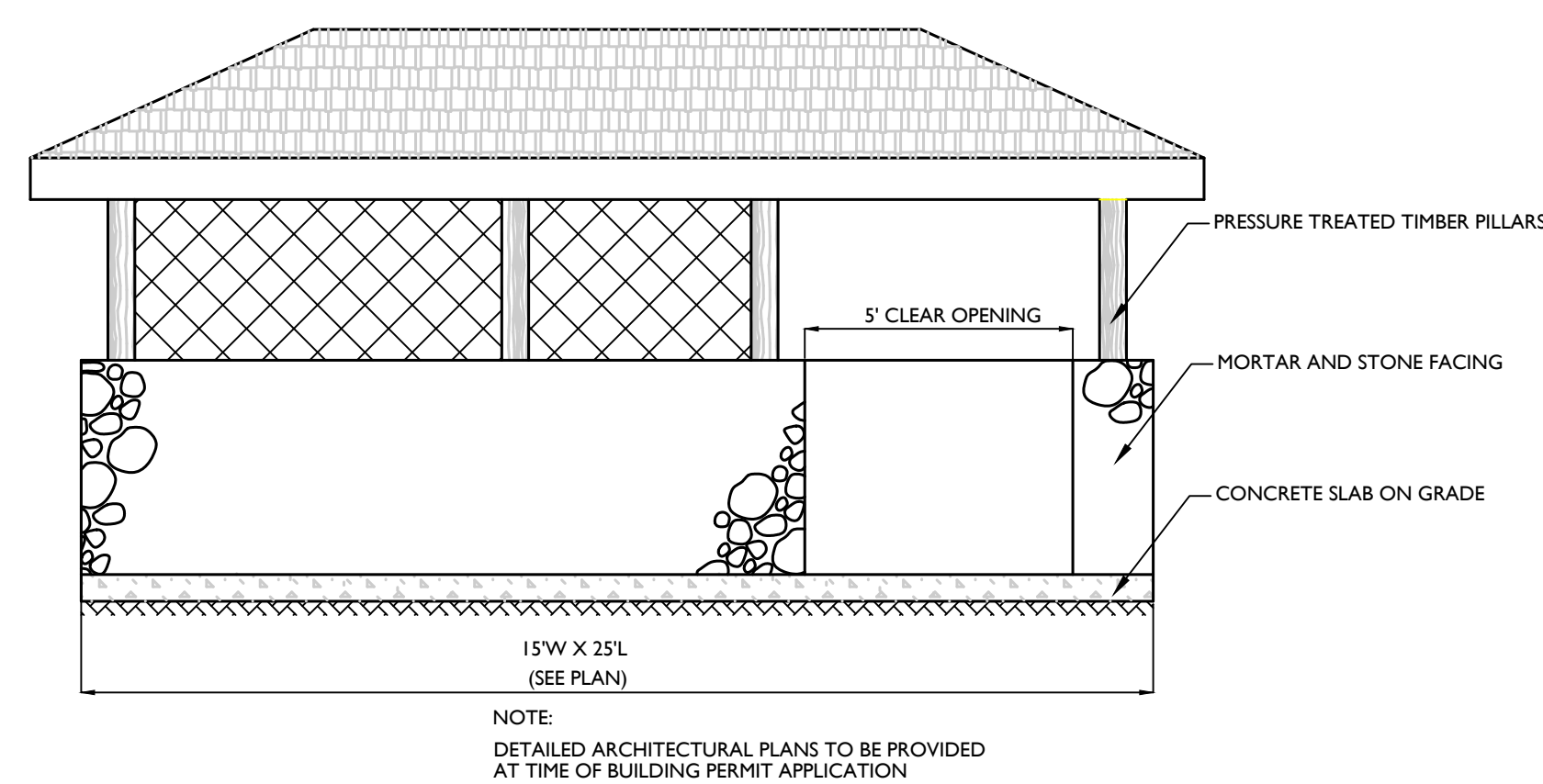
SHRUB PLANTING DETAIL



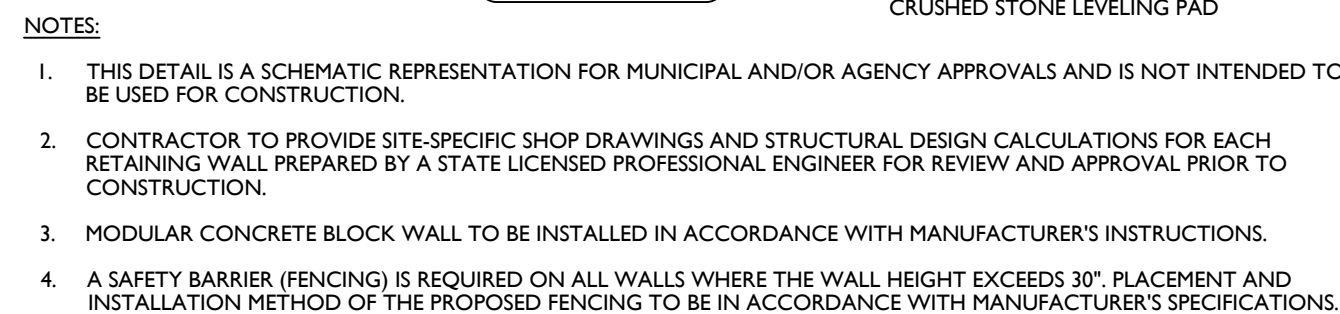
BUS STOP DETAIL



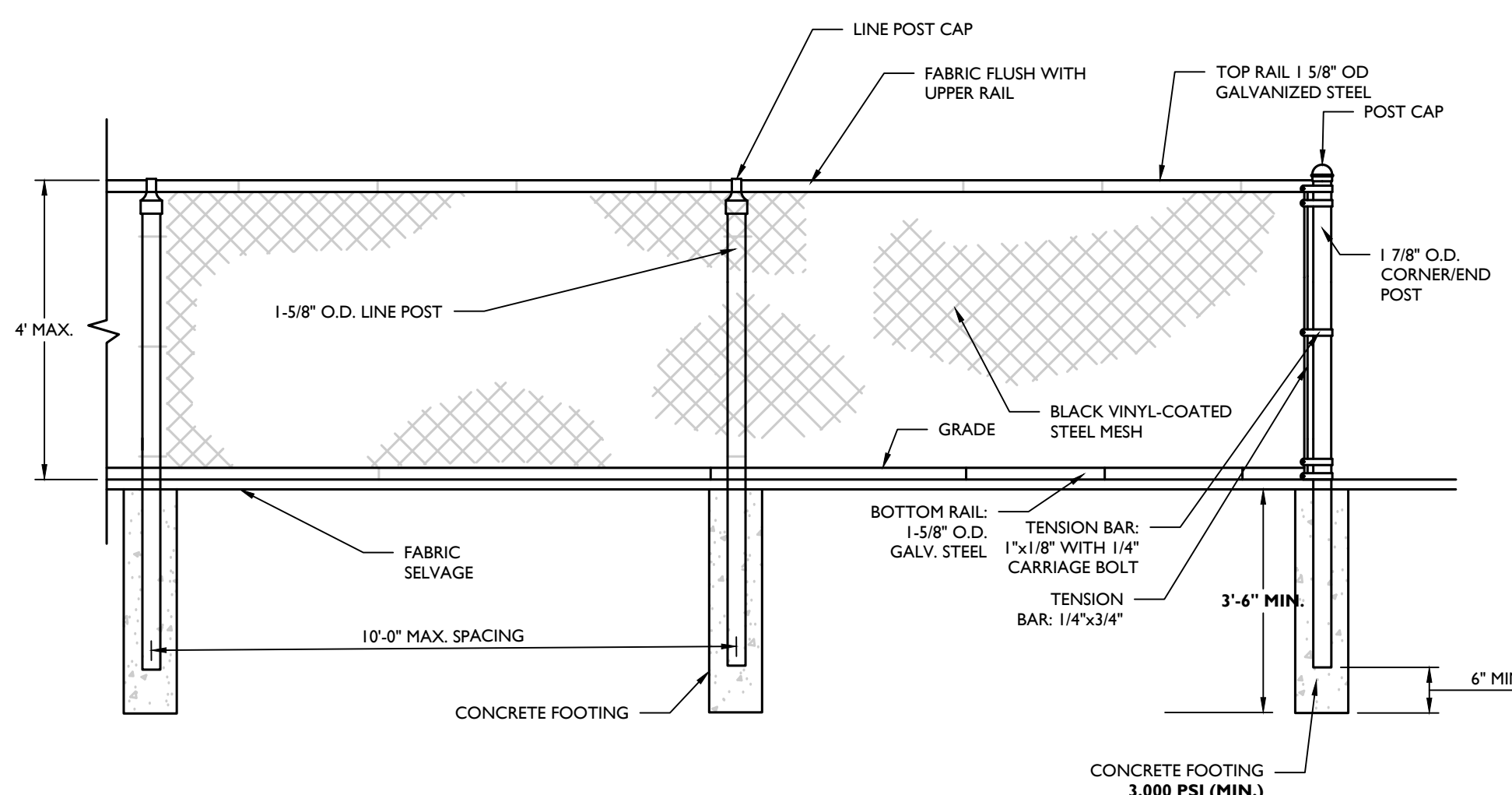
**TYPICAL REINFORCED WALL SECTION
(NEAR VERTICAL SETBACK) DETAIL**



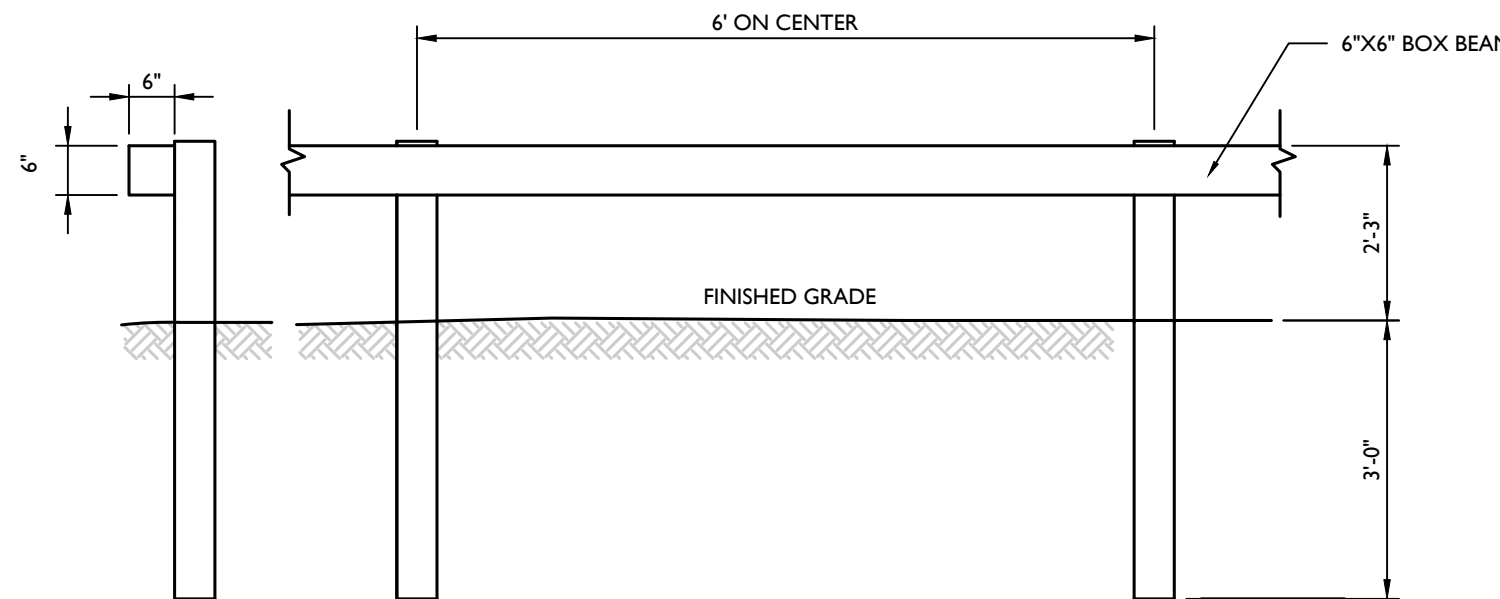
DUMPSTER ENCLOSURE SCHEMATIC ELEVATION DETAIL



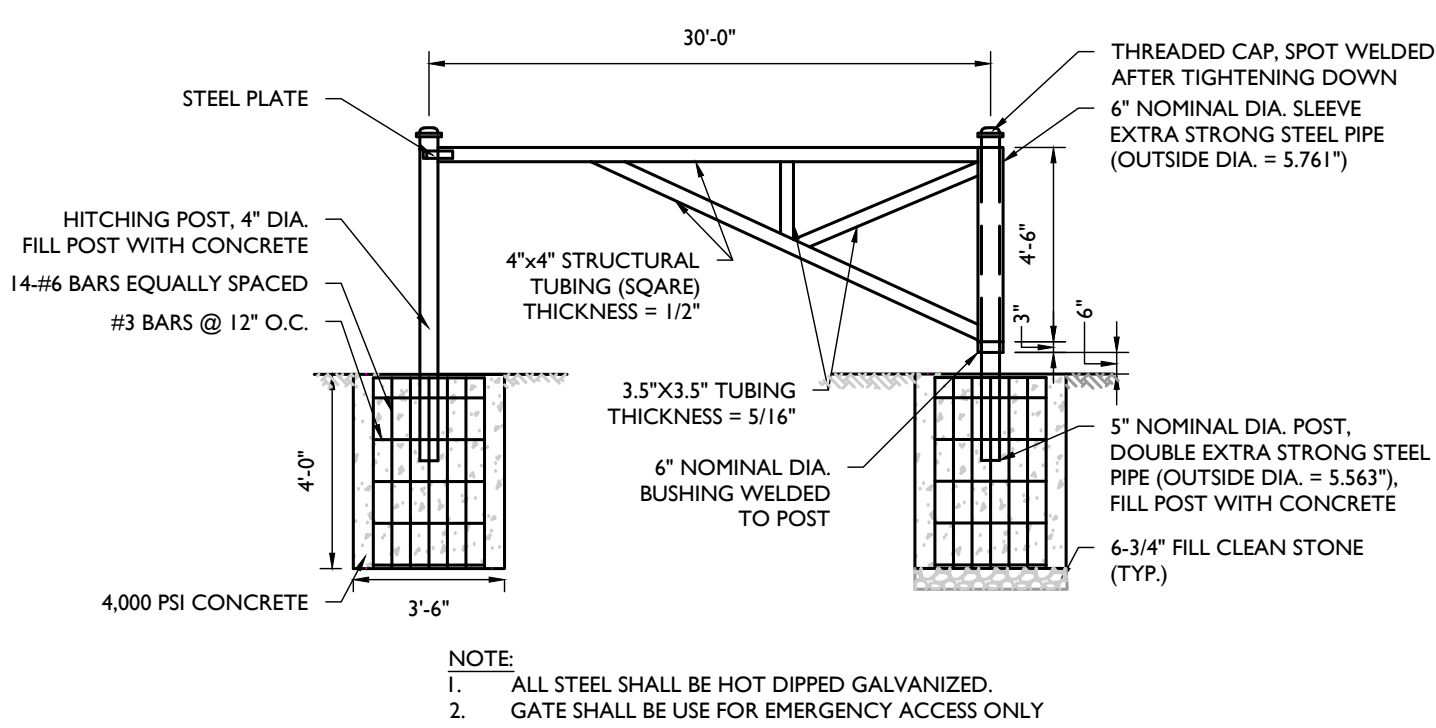
TYPICAL GRAVITY WALL SECTION
(MAXIMUM 4FT. DESIGN HEIGHT) DETAIL



4' HIGH CHAIN LINK FENCE DETAIL



BOX BEAM GUIDE RAIL DETAIL



EMERGENCY ACCESS GATE DETAIL



BOX BEAM GUIDE RAIL DETAIL

[illegible]

REV	DATE	DRAWN BY	DESCRIPTION
1	10/27/2002	5048	PLAN REVISIONS FOR PLANNING BOARD COMMENTS.
2	11/09/2002	CPM	BUY TABLE REVISIONS FOR PLANNING BOARD COMMENTS.
3	12/24/2002	CPM	PER PLANNING BOARD COMMENTS.
4	2/23/2003	CPM	PER PLANNING BOARD COMMENTS.
5	3/12/2003	CPM	PER PLANNING BOARD COMMENTS.

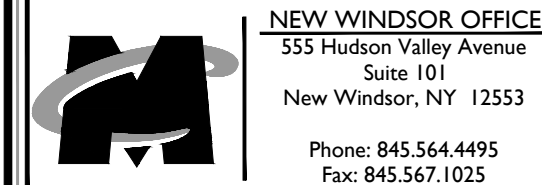


ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 073555-1

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



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

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER: 24 of 24