

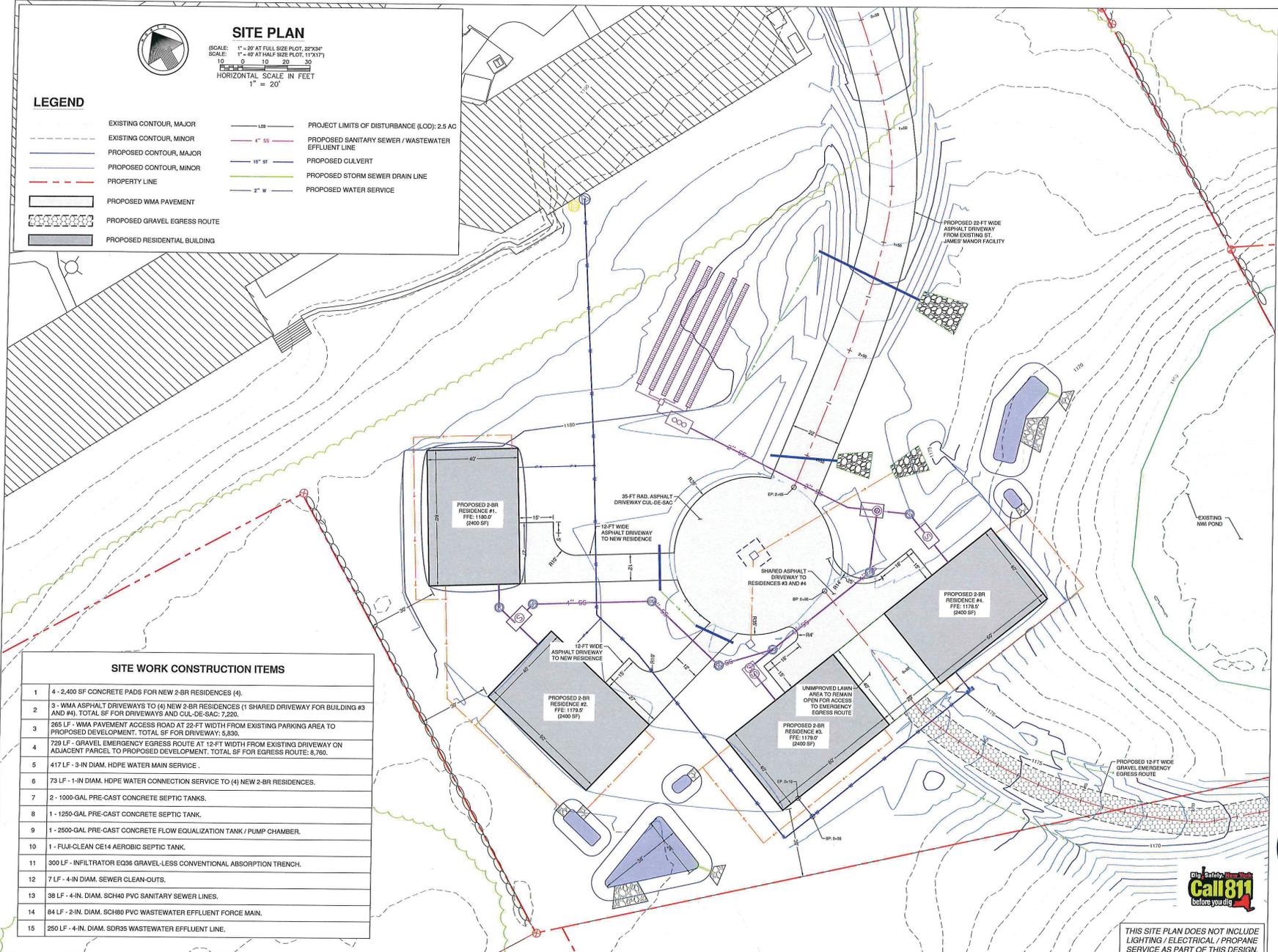


SITE PLAN

(SCALE: 1" = 30' AT FULL SIZE PLOT, 22'X34"
SCALE: 1" = 60' AT HALF SIZE PLOT, 11'X17")
HORIZONTAL SCALE IN FEET
1" = 20'

LEGEND

	EXISTING CONTOUR, MAJOR		PROJECT LIMITS OF DISTURBANCE (LOD); 2.5 AC
	EXISTING CONTOUR, MINOR		PROPOSED SANITARY SEWER / WASTEWATER EFFLUENT LINE
	PROPOSED CONTOUR, MAJOR		PROPOSED CULVERT
	PROPOSED CONTOUR, MINOR		PROPOSED STORM SEWER DRAIN LINE
	PROPERTY LINE		PROPOSED WATER SERVICE
	PROPOSED WMA PAVEMENT		
	PROPOSED GRAVEL EGRESS ROUTE		
	PROPOSED RESIDENTIAL BUILDING		



SITE WORK CONSTRUCTION ITEMS

1	4 - 2,400 SF CONCRETE PADS FOR NEW 2-BR RESIDENCES (4).
2	3 - WMA ASPHALT DRIVEWAYS TO (4) NEW 2-BR RESIDENCES (1 SHARED DRIVEWAY FOR BUILDING #3 AND #4). TOTAL SF FOR DRIVEWAYS AND CUL-DE-SAC: 7,220.
3	265 LF - WMA PAVEMENT ACCESS ROAD AT 22-FT WIDTH FROM EXISTING PARKING AREA TO PROPOSED DEVELOPMENT. TOTAL SF FOR DRIVEWAY: 5,830.
4	720 LF - GRAVEL EMERGENCY EGRESS ROUTE AT 12-FT WIDTH FROM EXISTING DRIVEWAY ON ADJACENT PARCEL TO PROPOSED DEVELOPMENT. TOTAL SF FOR EGRESS ROUTE: 8,760.
5	417 LF - 3-IN DIAM. HDPE WATER MAIN SERVICE.
6	73 LF - 1-IN DIAM. HDPE WATER CONNECTION SERVICE TO (4) NEW 2-BR RESIDENCES.
7	2 - 1000-GAL PRE-CAST CONCRETE SEPTIC TANKS.
8	1 - 1250-GAL PRE-CAST CONCRETE SEPTIC TANK.
9	1 - 2500-GAL PRE-CAST CONCRETE FLOW EQUALIZATION TANK / PUMP CHAMBER.
10	1 - FUJI-CLEAN GE14 AEROBIC SEPTIC TANK.
11	300 LF - INFILTRATOR EQ36 GRAVEL-LESS CONVENTIONAL ABSORPTION TRENCH.
12	7 LF - 4-IN DIAM. SEWER CLEAN-OUTS.
13	38 LF - 4-IN. DIAM. SCH40 PVC SANITARY SEWER LINES.
14	84 LF - 2-IN. DIAM. SCH80 PVC WASTEWATER EFFLUENT FORCE MAIN.
15	250 LF - 4-IN. DIAM. SDR35 WASTEWATER EFFLUENT LINE.

St. James' Manor
Restores Community For Independent Living

FACILITY EXPANSION SWPPP & SITE PLAN

TOWN OF ONEONTA
OTSEGO COUNTY
NEW YORK

OWNER:
ST. JAMES' MANOR &
RETIREMENT COMMUNITY

OWNER ADDRESS:
9 ST. JAMES' PLACE
ONEONTA, NY 13820

PROJECT ADDRESS:
ST. JAMES' PLACE
ONEONTA, NY 13820

PROJECT PARCEL:
301.00-1-47.02

PROJECT LATITUDE & LONGITUDE:
42.44902 N, 74.99534 W



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REVISIONS			
NO.	DATE	DESCRIPTION	REV. CKD

SITE PLAN

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Project Manager:	BJD
Design/Check:	BJD
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Checked by:	BJD
Date Issued:	JANUARY 2025
Scale:	AS SHOWN

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THIS SITE PLAN DOES NOT INCLUDE LIGHTING / ELECTRICAL / PROPANE SERVICE AS PART OF THIS DESIGN.