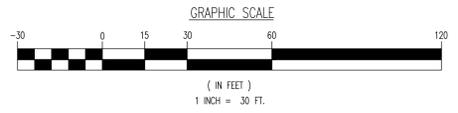
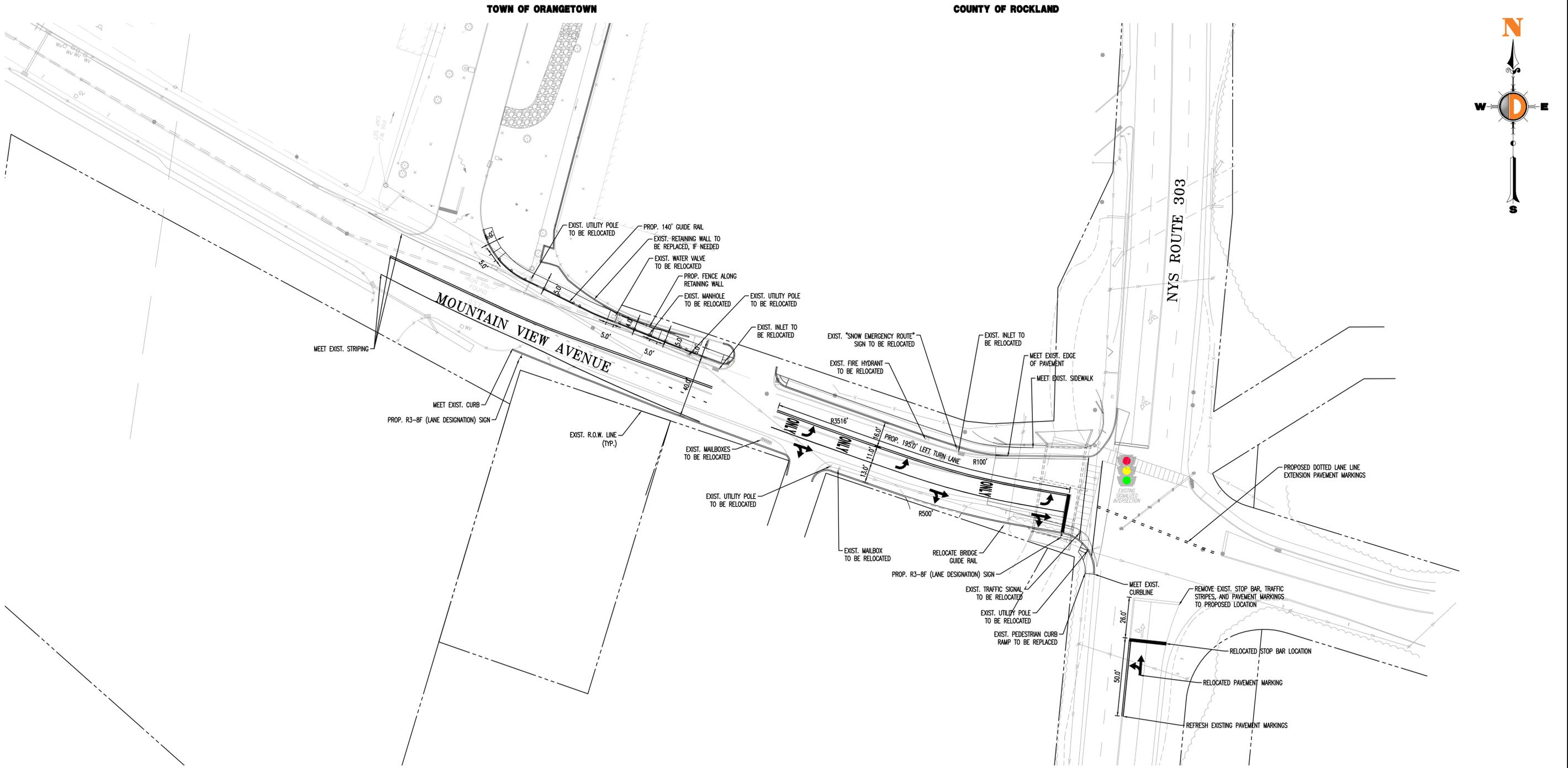


Plotted: 01/10/24 - 1:28 PM, By: mbaronella, Product Ver: 24.3s (LMS Tech)  
 File: T:\TRAFFIC PROJECTS\2686 Arco Design Build Industrial NYC\99-013T Orangetown NY\Dwg\Concept\2023-12-01 Concept Mountain View Ave - Rev 2.dwg, --> 01 CONCEPTUAL IMPROVEMENT PLAN



**GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - PRELIMINARY SITE PLAN, PREPARED BY COLLIER ENGINEERING & DESIGN, DATED 11/22/2021 AND LAST REVISED 3/30/2023
  - CULVERT REHABILITATION AND REPLACEMENT PROJECT FOR MOUNTAINVIEW AVENUE, DATED 3/16/2023
  - ROADWAY LOCATION SURVEY, PREPARED BY GALLAS SURVEYING GROUP, DATED 10/27/2022
- TAPER CALCULATIONS:
  - 30 MPH
  - $L = WS^2/60$
  - 165'
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON THE INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF SKETCH PREPARATION AND MAY BE SUPPLEMENTED WITH AERIAL INFORMATION. EXISTING CONDITIONS ARE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
- PROPERTY AND RIGHT-OF-WAY INFORMATION, IF SHOWN, IS APPROXIMATE AND IS SUBJECT TO CONFIRMATION BASED ON AS DETAILED SURVEY PREPARED BY A PROFESSIONAL LAND SURVEYOR. FURTHER REFINEMENT OF THE PLAN BASED ON A DETAILED SURVEY MAY IDENTIFY ADDITIONAL PROPERTY IMPACTS.
- THIS PLAN DOES NOT DEPICT GRADING AND CONSTRUCTION IMPACTS THAT MAY OCCUR TO ADJACENT PROPERTY OWNERS. GRADING AND/OR CONSTRUCTION IMPACTS MAY DICTATE THE NEED TO OBTAIN EASEMENTS FROM ADJACENT PROPERTY OWNERS.
- ALL PROPOSED SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLETE CONFORMANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

**THIS PLAN IS CONCEPTUAL ONLY AND MAY NOT BE USED FOR CONSTRUCTION**

<b>WPT INDUSTRIAL REIT</b>			
<b>CONCEPTUAL IMPROVEMENT PLAN</b>			
<b>MOUNTAIN VIEW AVENUE</b>			
SECTION 74.07, BLOCK 1, LOTS 2, 33 & 36			
13 MOUNTAIN VIEW AVENUE			
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK			
1	1/10/24	REV. PER TOWN COMMENTS	MJB
REV	DATE	COMMENTS	BY
<b>811</b> <small>Call before you dig</small>		PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES. IF ANY PERSON PREPARES TO DIG OR DISTURB THE EARTH'S SURFACE IN ANY STATE.	
<b>DYNAMIC TRAFFIC, LLC</b>		SCALE: 1"=30'	DRAWN BY: MJB
245 Main Street, Suite 110 Chester, NJ 07930 T: 732.681.0760   F: 908.879.0222 www.dynamictraffic.com		DESIGNED BY: MJB	CHECKED BY: SWJ/CMC
PROJECT NUMBER: 2686-99-013T	DATE: 12/14/2023	REV. #: 1	SHEET NUMBER: <b>1</b> OF <b>1</b>