ZONING BOARD OF APPEALS

Town of Orangetown 20 Greenbush Road Orangeburg, New York 10962 (845) 359-8410 (ext. 4316)

Date: May 14, 2024

TO: OBAPAE

Environmental Management and Engineering
Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway

Rockland County Health
Rockland County Planning
Rockland County Highway
NYS DOT

Review of Plans: RRIS Corp., 1 Route 340, Orangeburg, New York, 10962

Section 74.11 Block 2 Lot 26 CC zone This matter is scheduled for: <u>July 17, 2024</u>

Thank you, Katlyn Bettmann

Chapter 43, Section 3.12, CC district, Group JJ, Column 8 (Front yard: required is 0' or 45', with 14.65' proposed to designated street line), and Column 9 (Side yard: required 0' or 12', with 5' proposed) for a proposed one-story commercial building with four tenants. The premises are located at 1 Route 340, Orangeburg, New York and identified on the Orangetown Tax Map as Section 74.11, Block 2, Lot 26 in the R-15 zoning districts.

Please review the information enclosed and provide comments. These comments may be mailed by **July 17, 2024**, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: Kbettmann@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: July 17, 2024
() Comments attached
() No Comments at this time. Please send future correspondence for review.
() No future correspondence for this site should be sent to this agency. Plans reviewed and
this agency does not have any further comments.
() This project is out of the jurisdiction of this agency and has no further comments.
This project is before the Zoning Board on Wednesday, July 17, 2024. Kindly forward your
completed review to this office by July 17, 2024.
Reviewing Agency
Namedate:
Signature:



OFFICE OF BUILDING, ZONING, PLANNING ADMINISTRATION AND ENFORCEMENT TOWN OF ORANGETOWN

20 GREENBUSH ROAD ORANGEBURG, N.Y. 10962

Jane Slavin, RA Director (845) 359-8410

Fax: (845) 359-8526

Date:

May 6, 2024

To:

Zoning Board of Appeals

From:

Jane Slavin, RA.,

Director O.B.Z.P.A.E

Subject:

RRIS Corp Site Plan

1 Route 340, Sparkill, NY 74.11-2-26; CC zoning district

Submission Reviewed:

Site Plan package as prepared by Colliers Engineering, last revised 2/28/24.

1) Per Chapter 43, Table 3.12, CC District, Group JJ, Column 8, Front Yard required is 0' or 45', with 14.65' proposed to the designated street line; and Column 9, Side Yard required is 0' or 12' with 5' proposed.



Page 1 of 1



OFFICE OF BUILDING, ZONING, PLANNING ADMINISTRATION AND ENFORCEMENT

TOWN OF ORANGETOWN 20 GREENBUSH ROAD ORANGEBURG, N.Y. 10962

Jane Slavin, RA Director (845) 359-8410

Fax: (845) 359-8526

Date:

April 19, 2024

To:

Planning Board

From:

Jane Slavin, RA.,

Director O.B.Z.P.A.E

Subject:

RRIS Corp Site Plan Reapproval of Final

1 Route 340, Sparkill

PB #16-36; CC zoning district

Section 74.11-2-26



PB# 24-05

Submission Reviewed:

Site plan package as prepared by Colliers Engineering, last revised 2-28-24.

- The applicant must submit a new Flood Plain Permit application which must include a certification by the Engineer of record, that the proposed work is in full compliance with the Town of Orangetown Flood Plain regulations and FEMA.
- 2) Per NYStretch Code, the project must comply with C405.10-

C405.10 Electric vehicle charging station capable.

New parking garages and new parking lots powered by the energy services for a building, and with 10 or greater parking spaces, shall provide either:

- 1. Panel capacity and conduit for the future installation of minimum 208/240V 40-amp outlets for 5 percent of the total parking spaces and not less than two parking spaces; or
- 2. Minimum 208/240V 40-amp outlets for 5 percent of the total parking spaces and not less than two parking spaces.
- 3) The following variances are required -

Per Chapter 43, Table 3.12, CC district, Column 8, Front yard required is None or 45' with 14.65' proposed; and Column 9, Side Yard required is none or 12' with 5' proposed.

4) The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.



OFFICE OF BUILDING, ZONING, PLANNING ADMINISTRATION AND ENFORCEMENT

TOWN OF ORANGETOWN 20 GREENBUSH ROAD ORANGEBURG, N.Y. 10962

Jane Slavin, RA Director (845) 359-8410

Fax: (845) 359-8526

Date:

January 5, 2024

To:

Planning Board

JAN 6 3024

From:

Jane Slavin, RA.,

Director O.B.Z.P.A.E.

Subject:

RRIS Corp Site Plan

PB# 24-05

Reapproval of Final 1 Route 340, Sparkill

PB #16-36; CC zoning district Section 74.11 Block 2 Lot 26

Submission Reviewed:

Plot plan as prepared by Rudy Dupuy Architects, last revised 10-19-23.

- 1) At the PB#18-03, January 10, 2018 meeting the applicant stated that they would agree to redesign the parking lot to create a safer traffic circulation pattern to address the Rockland County Planning Board concerns and requested overrides from the Planning Board, however it appears that the plan has only minor changes and does not address the concerns noted in RCP comments #7, #8, #12, and #13.
- 2) The rear exit doors must have an unobstructed area of 44 inches minimum in the direction of travel per NYS Code 1010.1.6. The emergency doors in the northeast area of the building exit into a parking space. This is unacceptable.
- 3) Signage should be provided at the parking spots located in the floodplain that state this area is prone to flooding, park at your own risk.
- 4) The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.

OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT TOWN OF ORANGETOWN MEMORANDUM

Date:

January 4, 2018

To:

Cheryl Coopersmith, Chief Clerk

Planning Board

From:

Jane Slavin, RA.,

Director O.B.Z.P.A.E.

Subject:

RRIS Corp Site Plan

Prepreliminary / Preliminary Site Plan and SEQRA Review

1 Route 340, Sparkill

PB #16-36; CC zoning district Section 74.11 Block 2 Lot 26

Submission Reviewed:

- Final Site Plan for RRIS Corporation as prepared by Maser Consulting, PA Last revised date - 11/3/17
- Narrative Summary prepared by Maser Consulting, PA Date 11/6/17
- Letter prepared by Maser Consulting, PA
 Date 11/13/17
- 1) Per letter 11/13/17 prepared by Maser Consulting, PA the proposed retaining walls are to be less than four feet in height, therefore drawings prepared by a NYS Professional Engineer is not required. However, shop drawings and specifications shall be provided to OBZPAE for review and approval.

2) Each individual tenant shall apply for an occupancy permit with OBZPAE and a Certificate of Compliance with the Bureau of Fire Prevention.



Name o	f Municipality: <u>TOWN OF ORANGETOW</u>	N Date Submitted:
	Please check all	that apply:
	Planning Board Zoning Board of Appeals	Residential
	Planning Board	Historical Board
	Z Zonnig Board of Appeals	A ontoctarar board
	Subdivision	Consultation
	Number of Lots Site Plan	Pre-Preliminary/Sketch Preliminary
	Site Flatt Conditional Use	Final
		Interpretation
	Special Permit Variance	PERMIT#: 45162
	Performance Standards Review	ASSIGNED
	Use Variance Other (specify):	INSPECTOR:
	Other (specify):	Referred from Planning Board: YES / NO if yes provide date of Planning Board meeting:
Project	Name: RRIS Corp.	
Toject	Namo.	
Street /	Address: 1 Route 340, Orangeburg, New York 1096	2
Tav Ma	p Designation:	
ax Ivia	Section: 74.11 Rlock: 2	l ot(s): 26
	Section: Block:	Lot(s): 26 Lot(s):
	Section: Block	201(0)
Directio	onal Location:	
.	Made S Porto 340	amara dan tak
On the <u>l</u>	North side of Route 340 feet East of the intersect Orangetown in the hamlet/village of 9	, approximately
300	feet East of the Intersect	ion of route 303, in the
own of	Orangetown in the namiet/village of	Zoning District CC
	Acreage of Parcel 1.33	Postal District Orangeburg
	School District South Orangetown	
	Ambulance District South Orangetown	Fire District Orangeburg
1	Water District_Veolia	Sewer District Orangetown
	: Description : (<i>If additional space required, p</i> ta 12,000 square foot building into 4 separate retail/serv	
A parking	lot will also be provided with a total of 19 spaces includ	ing 1 space reserved for handicap parking.
The unde	essigned agrees to an extension of the statutory time. Applicant's Signature:	e limit for scheduling a public hearing
	. ,	мау 3 2024

TOWN OF ORANGETOWN LAND USE BOARDS

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivis	ion:
1)	Is any variance from the subdivision regulations required?
2)	Is any open space being offered? If so, what amount?
3)	Is this a standard or average density subdivision?
If site plan	:
1)	Existing square footage
2)	Total square footage
3)	Number of dwelling units
If special	permit, list special permit use and what the property will be used for.
Environm	ental Constraints:
and net area_ Are there stre	pes greater than 25%? If yes, please indicate the amount and show the gross eams on the site? If yes, please provide the names
Project Hi	
	ect ever been reviewed before?
	a narrative, including the list case number, name, date, and the board(s) you appeared
before, and tr	ne status of any previous approvals.
-	
List tax map s this project.	section, block & lot numbers for all other abutting properties in the same ownership as
_	

SWIS	PRINT KEY	NAME	ADDRESS
392489 392489 392489	74.11-1-10 74.11-2-25 74.11-2-26	Dobe Realty Corp Palisades Estates EOM LLC Rris Corp	P.O. Box 90,Blauvett, NY 10913 2571 E 17th St Fl 3,Brocklyn, NY 11235 871 Piermont Ave Piermont NY 10988
392489	74.11-2-27	Robert Adler- Joseph D'auria	3 Rte 340, Orangeburg, NY 10962
392489 392489 392489 392489 392489	74.11-2-28 74.11-2-47 74.11-2-48 74.11-2-49 74.11-2-50	Frank Scala Coyne & Samimi Enterprises LL Francesco Tucci Helen Murphy Johnson Kirchner Holdings LLC Hellman	, 5 Rte 340, Orangeburg, NY 10962 120 Monte Vista Ave, Ridgewood, NJ 07450 28 Laurel Ln, Central Nyack, NY 10960 110 S William St, Pearl River, NY 10965 100 Snake Hill Rd, W Nyack, NY 10994



MAY 3 2024

TOWN OF ORANGETOWN LAND USE BOARDS

Clerk of Boards Review:		E
Date: Initials:		10
	ENTITY DISCLOSURE FORM	<u>L</u>

Building	Dept. (Accepted By):
Date:	Initials:

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410

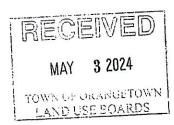
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME:	RRIS Corp.	
PROPERTY ADDRESS:	1 Route 340, Orangeburg, 1	New York 10962
TAX LOT ID:	74.11-2-26	
NAME OF APPLICANT:	Paul Adler	
OWNER OF PROPERTY	RRIS Corp.	
Land Use Application/Brief Description of Project:		Construct a 12,000 square foot building divided into 4 separate
		retail/service areas. Parking lot with 19 spaces including 1 handicap space.

PART ONE:

- Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all
 persons or entities owning <u>any</u> interest or controlling position of any limited liability company, limited liability
 partnership, general or limited partnership, professional corporation, joint venture, doing business as name or
 venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is
 required when filing a land-use application.
- 2. Set forth the names of <u>all</u> members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
- 3. Attach a copy of <u>all</u> Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
- 4. If a member of the Entity is <u>not</u> a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
- 5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).



PART THREE:

- 10. Is any person identified in Part TWO currently employed by or hold a pald or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle:
 YES
- 12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
- 13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

- 14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
- 15. NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

STATE OF NEW YORK
COUNTY OF ROCKLAND) ss.:
Paul Adler , being duly swom, deposes and says that I am (Title) an Owner , an active or qualified member of the RRIS Corp. a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any and use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot ake place. Signature
Sworn to and subscribed in my presence
his <u>20</u> day of October , 20 23
Dela Bun
NOTARY PUBLIC DONALD BRENNER NOTARY PUBLIC, State of N.Y. No. 02BR4510200 Gualified in Rockland County Commission Expires May 31, 20 2

DECISION

FRONT YARD AND SIDE YARD VARIANCES APPROVED

To: Donald Brenner (RRIS Corp.)

ZBA #17-73

4 Independence Avenue

Date: October 4, 2017

Tappan, New York 10983

Permit #45162

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#17-73: Application of RRIS Corp. for variances from Zoning Code (Chapter 43) Section 3.12, CC District, Group JJ, Columns 8 (Front Yard: 0' or 45' required, 25' proposed) and 9 (Side Yard: 0' or 12' required, 3.4' existing, 5' proposed) for a proposed one story commercial building with four tenants. The property is located at 1 Route 340, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 74.11 Block 2 Lot 26; CC zone.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Monday, October 4, 2017 at which time the Board made the determination hereinafter set forth.

Jesse Cokeley, P.E. and Donald Brenner, Attorney, appeared and testified.

The following documents were presented:

- 1. Plans labeled "Preliminary Major Site Plan for RRIS Corporation, Retail/Service with Accessory Storage", pages 1-4 of 11, prepared by Maser Consulting, P.A. not signed or sealed dated 08/03/2017.
- 2. Planning Board Decision dated July 26, 2017 with Neg. Dec.
- 3. A letter dated October 3, 2017 from the Rockland County Department of Planning singed by Douglas J. Schuetz, Acting Commissioner of Planning.
- A letter dated June 13, 2017 from the Rockland County Drainage Agency signed by Vincent Altieri, Executive Director.
- 5. A letter dated August 31, 2017 from the Rockland County Sewer District #1, signed by Joseph LaFiandra, Engineer II.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that, since the Planning Board noticed its intent to declare itself Lead agency and distributed that notice of intention to all involved agencies, including the Zoning Board of Appeals who consented or did not object to the Planning Board acting as Lead Agency pursuant to coordinated review under the State Environmental Quality Review Act Regulation § 617.6 (b) (3); and since the Planning Board conducted a SEQRA review on May 27, 2017 and rendered an environmental determination of no significant adverse environmental impacts to result from the proposed land use action (i.e. a "Negative Declaration" or "Neg Dec") on May 27, 2017, the Zoning Board of Appeals is bound by the Planning Board's Neg Dec and the Zoning Board of Appeals cannot require further SEQRA review pursuant to SEQRA Regulation § 617.5 (b) (3). The motion was seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Ms. Salomon, aye; Mr. Feroldi, aye; and Ms. Castelli, aye. Mr. Bosco and Mr. Quinn were absent.

Donald Brenner, Attorney, testified that they are proposing to remove the existing two buildings on the site that are is disrepair; that the Boarding house will be removed and the old car supply building also; that they are proposing a new building with four tenants; and that he would request an override for the floodplain administrator comment on the letter from Rockland County Planning.

RRIS ZBA#17-73 Page 2 of 4

Permit#45162

Jesse Cokeley, P.E., testified that the lot has physical, legal and environmental restraints; that the lot fronts on Route 340 and juts back along the creek with easements for sewer and trunk lines and the floodplain; that they are building a 12,000 sq. ft. building and having parking in the rear with grass type pavers for parking; that the existing building is 3 ½' from the D'Auria property and new building will be five feet to the property line.

Public Comment:

Sheila D'Auria, 3 Route 340, asked where the new building would be located; that the existing fence is on the property line; and would like to know how close to the property line the new building would be?

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

- The requested front yard and side yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The existing buildings on the lot are in disrepair and the new proposed one-story building will be an improvement for the area.
- The requested front yard and side yard variances will not have an adverse effect or impact
 on the physical or environmental conditions in the neighborhood or district. The existing
 buildings on the lot are in disrepair and the new proposed one-story building will be an
 improvement for the area.
- 3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
- 4. The requested front yard and side yard variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The existing buildings on the lot are in disrepair and the new proposed one-story building will be an improvement for the area.
- 5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF 03 ANYOF

Permit #45162

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested front yard and side yard variances for the new proposed one-story commercial building is APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.
- (v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

10mm of 04A/05 OFFICE 10mm 10 04A/05 A 11: 30

RRIS ZBA#17-73 Page 4 of 4 Permit #45162

The foregoing resolution to approve the application for the requested front yard and side yard variances for the new proposed one-story commercial building was presented and moved by Ms. Castelli, seconded by Ms. Salomon and carried as follows: Mr. Feroldi, aye; Ms. Castelli, aye; Mr. Sullivan, aye; and Ms. Salomon, aye. Mr. Bosco and Mr. Quinn were absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: October 4, 2017

ZONING BOARD OF APPEALS TOWN OF ORANGETOWN

holev

Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-R.A.O.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

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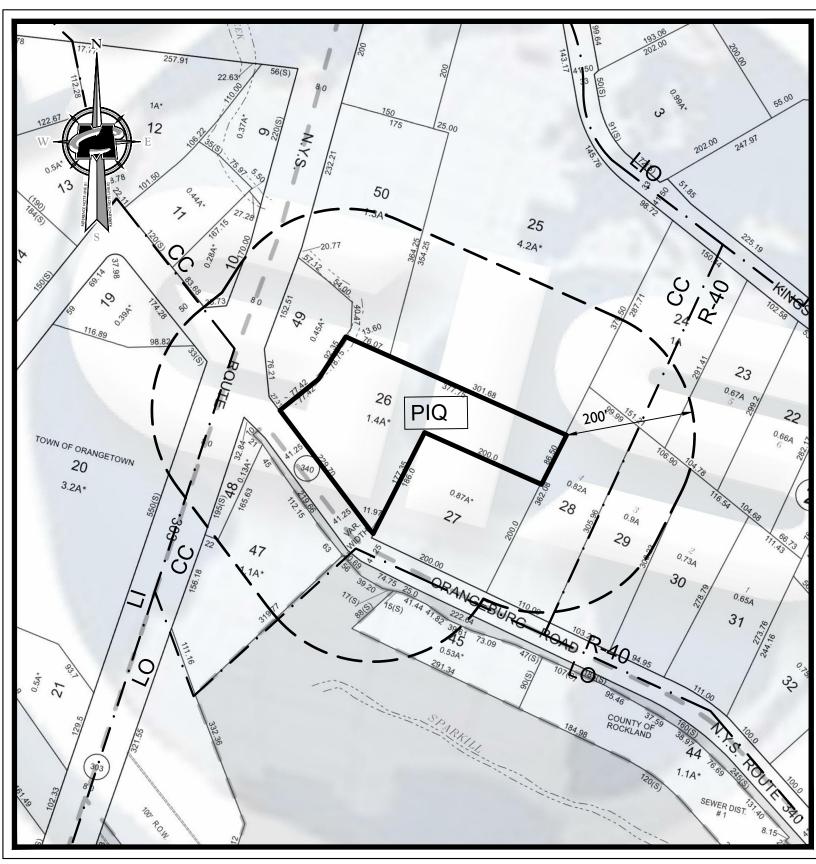
FINAL SITE PLAN

FOR

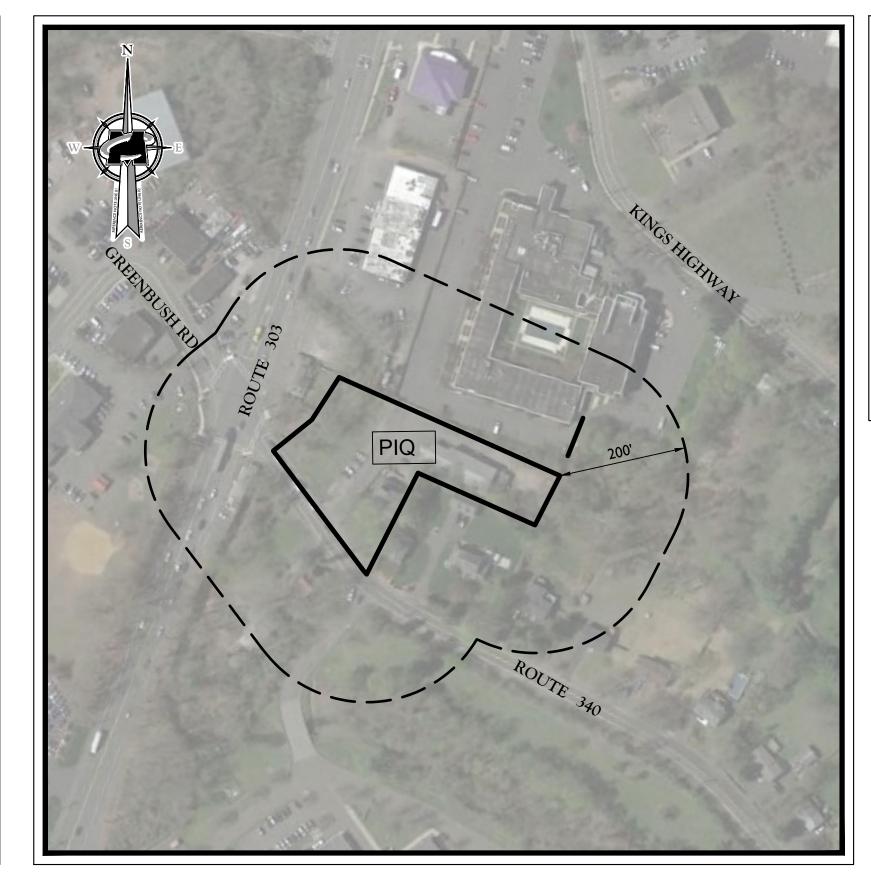
RRIS CORPORATION

RETAIL/SERVICE WITH ACCESSORY STORAGE SECTION 74.11, BLOCK 2, LOT 26

TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

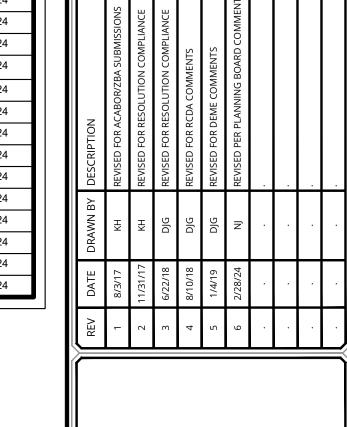


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<u>AERIAL</u>	. M	AP
150 120 90 60 30 0	75	150
SCALE : 1"	= 150'	

SHT. No.	DRAWING TITLE	LATEST REVISION
I	COVER SHEET*^	2/28/24
2	PROJECT NOTES*^	2/28/24
3	DEMOLITION PLAN*^	2/28/24
4	LAYOUT PLAN*^	2/28/24
5	GRADING, DRAINAGE & UTILITY PLAN	2/28/24
6	PROPOSED STORM PROFILES	2/28/24
7	PROPOSED SANITARY PROFILES	2/28/24
8	LANDSCAPE PLAN & DETAILS*	2/28/24
9	LIGHTING PLAN*	2/28/24
10	SOIL EROSION & SEDIMENT CONTROL PLAN	2/28/24
П	CONSTRUCTION DETAILS	2/28/24
12	CONSTRUCTION DETAILS	2/28/24
13	CONSTRUCTION DETAILS	2/28/24
I OF I	FIRE TRUCK MOVEMENT EXHIBIT	2/28/24



Engineering & Design

nom the services were contracted or to whom it is certified. This drawing may copied, reused, disclosed, distributed or relied upon for any other purp

NEW YORK
No. 090981 LE
Jacca Barrott Cakalay

Jesse Barrett Cokeley LICENSE NUMBER: 090987-01 COLLIERS ENGINEERING & DESIGN CT, P.C.

FINAL SITE PLAN

RRIS CORPORATION

SECTION 74.11 BLOCK 2 LOT 26

TOWN OF ORANGETOWN

ROCKLAND COUNTY **NEW YORK**

WOODCLIFF LAKE Woodcliff Lake, NJ 0767

COVER SHEET

PREPARED BY:

COLLIERS ENGINEERING & DESIGN, CT, P.C. 300 TICE BOULEVARD, SUITE 101 WOODCLIFF LAKE, NJ 07677

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.						
OWNER - RRIS CORPORATION (1007 ROUTE 9W SOUTH, NYACK, NY 10960)	DATE					
APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN AT THE REGULAR MEETING OF DATE						
CHAIRMAN	DATE					
SECRETARY	DATE					
ENGINEER	DATE					

GENERAL NOTES

- BOUNDARY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY FOR RRIS CORP.". DATED 11/19/15, LAST REVISED 12/1/15, PREPARED BY JAY A. GREENWELL, P.L.S. LIC. NO. 49676 OF NEW YORK.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY FOR RRIS CORP." DATED 11/19/15, LAST REVISED 12/1/15, PREPARED BY JAY A. GREENWELL, P.L.S. LIC. NO. 49676 OF NEW YORK.
- BENCHMARK REFERENCE: RCFP MON# 225, ELEVATION: 74.18 FEET.
- DATUM: NGVD 29 FOR THE 100-YEAR FLOOD ELEVATION. THE ROCKLAND COUNTY DATUM CONVERSION FACTOR FOR THE SPARKILL CREEK FROM NGVD 29 TO NAVD 88 IS -0.99'.
- FLOODWAY AND FLOOD HAZARD LIMIT SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY FOR RRIS CORP." AS PREPARED BY JAY A. GREENWELL, DATED 11/19/15, LAST REVISED 12/1/15.
- OWNER/APPLICANT: RRIS CORPORATION
- 1007 ROUTE 9W SOUTH
- ZONE DATA: CC RETAIL COMMERCE (RETAIL/SERVICE IS PERMITTED USE BY SPECIAL PERMIT FROM ZBA)
- MATERIALS. WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2002: AS SUPPLEMENTED. B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS. C CLIRRENT PREVAILING LITH ITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON ROUTE 340, OWNED AND OPERATED BY SUEZ WATER. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, AND AMERICAN
- WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SANITARY MANHOLE ON SITE, OWNED AND
- OPERATED BY THE ORANGETOWN SEWER DISTRICT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO MUNICIPAL AND ROCKLAND COUNTY HEALTH DEPARTMENT REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35. EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.

SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE.

- THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE. THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTIFF-IRON-PIPF USING MECHANICAL OR SLIP ON IOINTS, FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
- GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
- TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
- . UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- :. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT), ADS N-12 HIGH DENSITY POLYÉTHYLENE PIPE (HDPEP). HANCOR SURE-LOK HIGH DENSITY POLYETHYLENE PIPE (HDPEP) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- I. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- . THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS
- . DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROIECT OWNER AND/OR MUNICIPALITY.
- P. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE
- THIS PLAN 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 SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT OUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE DWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS
- . THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING
- . NO BUILDING PERMIT SHALL BE ISSUED UNTIL SEWER ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT OR THE TOWN OF ORANGETOWN
- 3. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE AND ARCHITECTURAL PLANS HAVE BEEN APPROVED BY ACABOR, AND SITE AND DRAINAGE
- 4. If the applicant, during the course of construction of any required public improvements or private sanitary or storm SEWER IMPROVEMENTS, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. THE APPLICANT OR THE APPLICANT'S ENGINEER SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT OR DESIGN MODIFICATION TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT, AND SATISFACTORY CONSTRUCTION. THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S OR APPLICANT'S ENGINEER'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF IN THE EVENT OF THE APPLICANT'S OR APPLICANT'S ENGINEER'S DISAGREEMENT WITH THE DECISION OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (I.E. FEDERAL WETLANDS - U.S. ARMY CORPS OF ENGINEERS).
- . PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION
- s. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.
- 7. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. SUPERINTENDENT OF HIGHWAYS, AND THE OFFICE OF BUILDING, ZONING, & PLANNING ADMINISTRATION AND ENFORCEMENT, IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE
- TREE PROTECTION: THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES, STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES
- TO REMAIN ARE AS FOLLOWS: NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.

REQUIRED

PLANS BY THE ORANGETOWN PLANNING BOARD

- TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
- i. ONE (I) FOOT RADIUS FROM TRUNK PER INCH DBH ii. DRIP LINE OF THE TREE CANOPY
 - THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - a. LIGHT TO HEAVY IMPACTS MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK. b. LIGHT IMPACTS ONLY - INSTALLATION OF \$\frac{3}{4}\$ INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.

IE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE

- hange has received final approval from the planning board. If the grade level is to be changed more than SIX (6) inches. REES DESIGNATED TO BE PRESERVED SHALL BE WELLED AN/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET ARGER THAN THE TREE CANOPY. P. PRIOR THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION &
- SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD, PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK. THE TOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENT CONTROL MEASURES THE APPLICANT SHALL CONTACT THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AT LEAST 48 HOURS INADVANCE FOR AN INSPECTION.
- . EROSION CONTROL MEASURES SHALL BE DESIGNED UPON PRELIMINARY APPROVAL OF PROPOSED STORMWATER DESIGN. EROSION AND SEDIMENT CONTROL DESIGN SHALL BE IN CONFORMANCE WITH NYSDEC AND ORANGETOWN REGULATIONS.
- . THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
- . AN ELEVATION CERTIFICATE SHALL BE PROVIDED FOR THE AS-BUILT CONSTRUCTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF
- 33. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FROM THE LOCAL FLOODPLAIN ADMINISTRATOR.
- 4. A ROCKLAND COUNTY DRAINAGE AGENCY STREAM CONTROL ACT PERMIT IS REQUIRED FOR THIS SITE PLAN.
- 5. IF ANY FOUNDATION WORK OR OTHER TYPE OF MAJOR EXCAVATION WORK IS TO BE DONE WITHIN CLOSE PROXIMITY TO THE RCSD NO. I SANITARY EASEMENT BOUNDARY, THE DISTRICT MUST BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE. SHORING OR OTHER TYPES OF PRECAUTIONS MAY BE NEEDED TO PROTECT THE SEWER MAIN AND THESE SHALL BE AT THE EXPENSE OF THE PROPERTY OWNER.
- . THE RCSD NO. I MUST BE NOTIFIED WHEN THE LAND WITHIN ITS EASEMENTS IS TO BE MODIFIED. THIS INCLUDES BUT IS NOT LIMITED TO REGRADING, RAISING OR LOWERING OF MANHOLE FRAMES, OR WORKING IN CLOSE PROXIMITY TO SEWERS AND MANHOLES WITHIN THE
- 7. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUBBASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE CONFORMANCE OF THE DRAWINGS TO THE

DEMOLITION NOTES

- THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
- A. BOUNDARY AND TOPOGRAPHIC SURVEY FOR LOT 26, BLOCK 2, SECTION 74.11 (TOWN OF ORANGETOWN), PREPARED BY JAY A. GREENWELL, DATED 11/19/15, LAST REVISED 12/1/15.
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEAL ACT OF 1970, (29 U.S.C. 651 et seg.) AS AMENDED.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. T CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER. IN WRITING AND RESPONDED TO BY ENGINEER.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
- A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
- B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE AL THE UNDERGROUND UTILITIES.
- PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL
- ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- 1. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST
- IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF TH
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BI ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES
- FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
- GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTE PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR RESPONSIBILE FOR RETURNING ALL ADIACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE
- AND CONSTRUCTION ACTIVITY.
- THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK, ALL MEANS AND METHODS TO UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE 3.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF
- CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, 52 PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

- THE ENGINEERING INSPECTOR SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
- PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES, INLET FILTERS AND HAYBALES. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
- CONSTRUCT AND MAINTAIN THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS AND DETAILS. STAGING AND STORAGE AREA
- DEMOLISH EXISTING SITE IMPROVEMENTS (BUILDINGS, SIDEWALKS, PAVEMENT, CURBING, ETC.) AS SHOWN ON THE DEMOLITION PLAN. ALL MATERIAL TO BE CRUSHED AND STOCKPILED ON SITE.
- ROUGH GRADE THE SITE BASED ON THE GRADING PLAN TO THE APPROPRIATE BUILDING PAD ELEVATIONS. EXCAVATE FOR AND CONSTRUCT THE DRAINAGE IMPROVEMENTS PROGRESSING UPSTREAM. PROVIDE INLET PROTECTION ON EXISTING AND PROPOSED DRAINAGE STRUCTURES.
- STABILIZATION THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, OR GABIONS).
- FINALIZE CONSTRUCTION OF SITE IMPROVEMENTS INCLUDING THE BUILDINGS, SIDEWALKS, LANDSCAPE AREAS, SIGNAGE, LIGHTING AND
- ANY OTHER OUTSTANDING ITEMS.
- AFTER STABILIZATION HAS BEEN ESTABLISHED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE
- ACCUMULATED. REMOVE ALL EROSION CONTROL DEVICES. MAINTAIN ALL LAWN AND LANDSCAPED AREAS TO ENSURE A VIABLE STABILIZED VEGETATIVE COVER.
- THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FIVE (5) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATE RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE, MULLCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS
- PFRMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
- A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS ROADS. DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT. THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS O
- EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT. AT A RATE OF TWO (TONS PER ACRE, ACCORDING TO STATE STANDARDS.

IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY

- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATIOI AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVÉRED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF
- AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE. STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NO PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMEN OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS. NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE
- UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATI COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSIT
- AS A RESULT OF CONSTRUCTION OF THE PROJECT STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE
- ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR, AND SHALL BECOME THEIR RESPONSIBILIT'
- PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
- DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.

1AINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-20-001. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL B DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. AND NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT, SEDIMENT WILL BE REMOVI FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAI A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN T

ADA NOTES TO CONTRACTOR

- Contractors must exercise appropriate care and precision in construction of Ada (Handicapped) accessible components for the SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TC POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDED, BUT ARE NOT LIMITE
- B. CURB RAMPS SLOPES MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET. CURB RAMPS MUST NOT RISE MORE THAN 6" WITHOUT A HANDICAP RAMP.

A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION

- C. LANDINGS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) CROSS SLOPE D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANG CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0% OR 5/6") PER FOOT) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%)
- HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. . DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG. EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS)
- IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK. AT ALL CROSSWALKS, GC IS TO MAINTAIN A MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% RUNNING SLOPE. NOTIFY ENGINEER OF ANY

DISCREPANCIES IN FIELD. Contractor must ensure a maximum of 1/4" vertical change in level along the accessible path. Where a change in level between 1/4" AND 1/2" EXISTS, CONTRACTOR MUST ENSURE THAT THE TOP OF 1/4" CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG ACCESSIBLE PATH MUST NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2".

LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY companies prior to commencement of any construction or excavation, all connection points shall be verified in field by GC AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE REGINNING AT LOWES invert and progress up gradient. Proposed crossing of existing underground utilities shall be field verified by test pit prior to CONSTRUCTION.

- THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES. the town of orangetown sewer inspector shall be notified a minimum of 48 hours in advance to coordinate the inspection of THE CONNECTIONS TO THE EXISTING SANITARY LATERALS AND ALL CONSTRUCTION IN THE EXISTING SANITARY SEWER EASEMENT. PLEASE NOTE THE PROPOSED MANHOLE CONNECTIONS TO THE EXISTING SANITARY LATERALS ARE LOCATED OUTSIDE OF THE SANITARY SEWER EASEMENT
- APPROXIMATE LOCATION OF THE EXISTING SANITARY-BUILDING CONNECTIONS IS BASED ON THE FOLLOWING REFERENCES: • "AS-BUILT" DRAWINGS PROVIDED BY THE TOWN OF ORANGETOWN AND DATED NOVEMBER, 1968
- SEWER MAPPING AND PROFILE PROVIDED BY THE TOWN OF ORANGETOWN all sanitary sewers to undergo testing as required by rockland county department of health (rcdoh). All results shall e SUBMITTED TO RCDOH ALONG WITH AS-BUILT DRAWINGS FOR REVIEW AND APPROVAL. TESTS MUST CONSIST OF THE FOLLOWING: ALL FLEXIBLE SANITARY PIPES (PVC, FRP, ETC.) SHOULD UNDERGO ALIGNMENT AND DEFLECTION TESTING AFTER INSTALLATION ACCORDING TO ALL SANITARY SEWER PIPES, MANHOLES, AND CLEANOUTS NEED TO BE TESTED FOR LEAKAGE IN ACCORDANCE WITH APPENDIX C "SEWER AND
- as-built drawings, test results and engineer's certification are to be submitted to the town of orangetown and the rockland COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

MANHOLE LEAKAGE TESTS" OF THE NYS DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS DATED 3/5/2014 BY NYS

GENERAL SEEDING NOTES TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0

- LBS. PER 1000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH
- PERMANENT LAWN SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL OPTIMUM SEEDING DATES ARE BETWEEN APRIL AND MAY 31: AND AUGUST 16 AND OCTOBER 15. HARD FESCUE 120 LBS/ACRE
 - PERENNIAL RYF GRASS 30 LBS/ACRE KENTUCKY BLUE GRASS (BLEND) 40 LBS/ACRE MIX #16 -TALL FESCUE 160 LBS/ACRE PERENNIAL RYE GRASS (BLEND) 20 LBS/ACRE KENTUCKY BLUE GRASS (BLEND) 20 LBS/ACRE
- DETENTION BASIN TO BE SEEDED WITH ERNST SEED MIX 127 OR APPROVED EQUIVALENT.

ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

- PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE, SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
- FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-20 APPLIED AT A RATE OF 14# PER 1000 SF OR AS DETERMINED BY SOIL TESTS. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 90# PER 1000 SF. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT RATE OF 135# PER 1000 SF.
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN
- MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUA MULCH WILL BE SPREAD AT RATES OF 90 TO 115 LBS. PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
- REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE

WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC. SPRINGTOOTH HARROW, OR OTHER

SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A

10. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE. ADDITIONAL CONSTRUCTION NOTES

ALL OUTDOOR CONSTRUCTION ACTIVITIES. INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M.

GENERAL PLANTING NOTES

THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.

RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.

- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT FOR THE TOWN OF ORANGETOWN. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE
- THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER. THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN IC FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN OF INSTALLED WITH PHYSICAL ROOT BARRIER.
- ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 8'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR
- ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP, CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
- BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE
- . ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY. OPTIMUM PLANTING TIME:
- DECIDUOUS APRIL 1 TO JUNE 1 & OCTOBER 15 TO DECEMBER 15. CONIFEROUS - APRIL I TO JUNE I & SEPTEMBER I TO NOVEMBER I.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS.

PLANTS THAT ARE MISSING. MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OF

UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR ANY TREE THAT LOSES THE MAIN LEADER SHALL

- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 6" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS, A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SOD SHALL CONSIST OF A NEW YORK CERTIFIED MIXTURE. SEED SHALL BE IN ACCORDANCE WITH THE LOCAL SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. ALL DISTURBED LAWN
- ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.

AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.

- ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- . ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING, ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE, SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES,
- ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETI PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES. AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA
 - ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.

PLANT DETAIL NOTES

CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSU PROPER DRAINAGE BEFORE PLANTING.

PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE TOWN OF

ORANGETOWN. CONTRACTOR SHALL REMOVE WRAPPING AT THE END OF GUARANTEE PERIOD. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.

. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

- GENERAL LIGHTING NOTES THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED
- VARIABLE FIELD CONDITIONS. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.9 FOR ALL LED LUMINAIRES.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED

THE LUMINAIRES, LAMPS AND LENSES SHALL BE REGULARLY INSPECTED/MAINTAINED TO INSURE THAT THEY FUNCTION PROPERLY.

- THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY
- DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT AND/OR LIGHTING CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS SHALL BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL
- APPLICABLE BUILDING AND ELECTRICAL CODES. ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- LIGHTING CONTRACTOR TO COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN THE BUILDING AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN,

INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND GOVERNMENTAL REGULATIONS.

- 10. LIGHTING PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
- II. LUMINAIRES, POLES AND MOUNTS ARE TO BE BLACK. 12. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BEHIND CURBS OR IN CAR PARKING AREAS.

16. CONCRETE FOOTINGS FOR POLE MOUNTED LIGHTS TO BE DESIGNED, SIGNED AND SEALED BY A NYS LICENSED ENGINEER

- 13. POLE LOCATIONS ARE APPROXIMATE AND MAY VARY DUE TO SPECIFIC SITE CONDITIONS. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY POLE LOCATIONS IN ORDER TO ACCOMMODATE UTILITIES AND PAVEMENT
- . CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL

LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.

- 7. ELECTRICAL DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS. 18. LIGHTING PLAN EXCLUDES EMERGENCY LIGHTING ABOVE DOORWAYS
- LIGHTING PLAN EXCLUDES SOFFIT LIGHTS.

EXISTING SANITARY SEWER CONNECTION NOTES:

- THIS IS A ONE-TIME, SPECIAL CASE, SITE SPECIFIC APPROVAL.
- THE APPLICANT SHALL TELEVISE THE EXISTING SERVICE CONNECTIONS PRIOR TO ANY OTHER WORK OR CONSTRUCTION HAPPENING ON THE SITE TO ENSURE THAT THE CONNECTIONS ARE IN A SERVICEABLE CONDITION TO ACCEPT THE PROPOSED FLOW.
- THE APPLICANT/APPLICANT'S ENGINEER SHALL ARRANGE FOR AND ENSURE THAT THE TOWN'S SEWER INSPECTOR SHALL WITNESS THE TELEVISING OF THE SERVICE CONNECTIONS.
- THE OWNER OF THE PROPERTY IS SOLELY RESPONSIBLE FOR THE CARE AND ALL FUTURE MAINTENANCE IF THESE SERVICES CONCEPTIONS (FROM ORIGINATION TO THE TOWNS'S MAIN TRUCK LINE).

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FINAL SITE PLAN

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SECTION 74.11 BLOCK 2

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AS SHOWN 2/20/24 AWING NAME 15002742A

PROJECT NOTES

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

38. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.

IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.

TO START OF WORK.

: LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE

DEMOLITION ACTIVITIES.

EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES, ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL STATE AND LOCAL

CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS. SIDEWALKS, WALKWAYS, AND OTHER ADIACENT FACILITIES, STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE

CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT

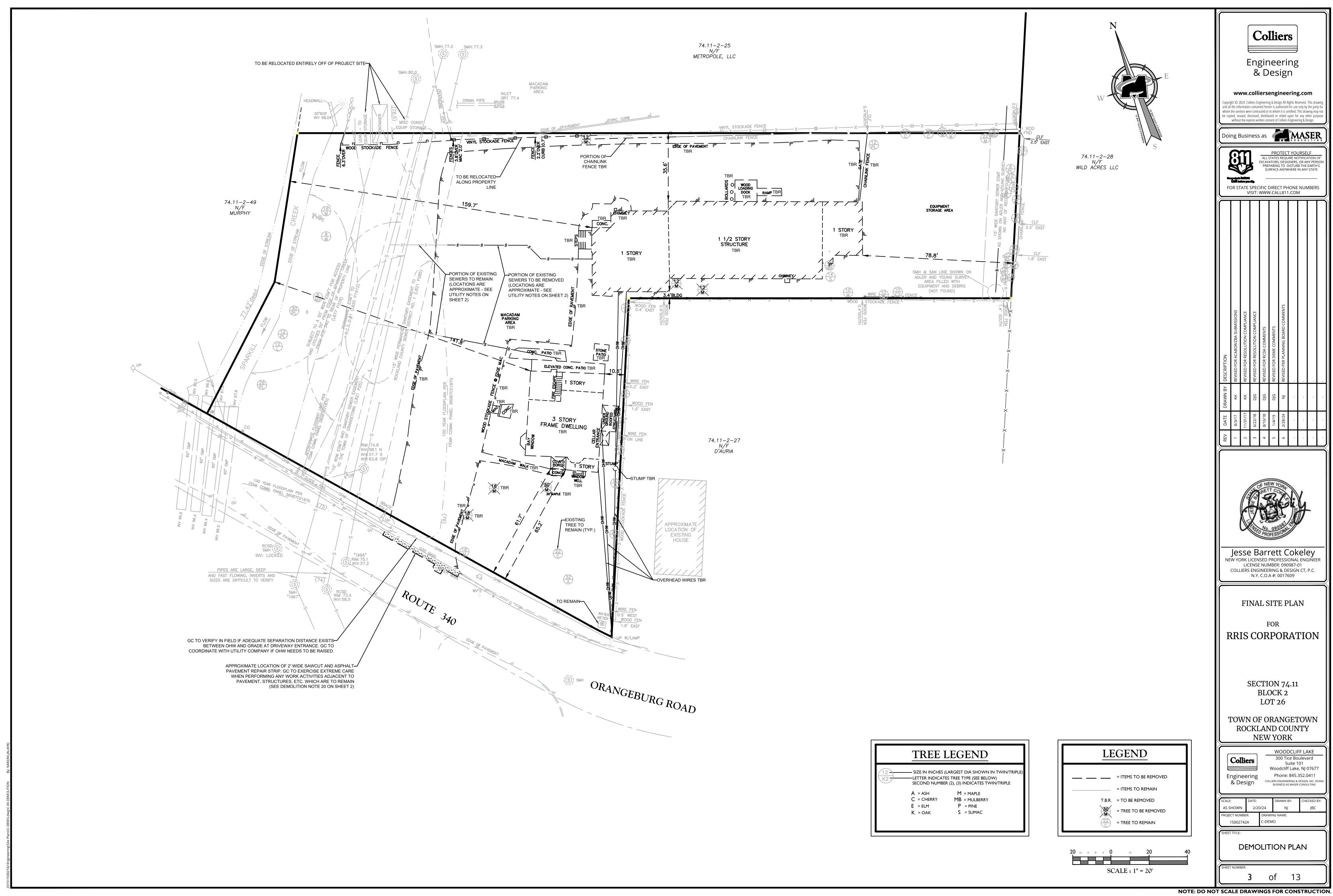
THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, AFTER THE DEMOLITION IS COMPLETE, ADIACENT STRUCTURES AND

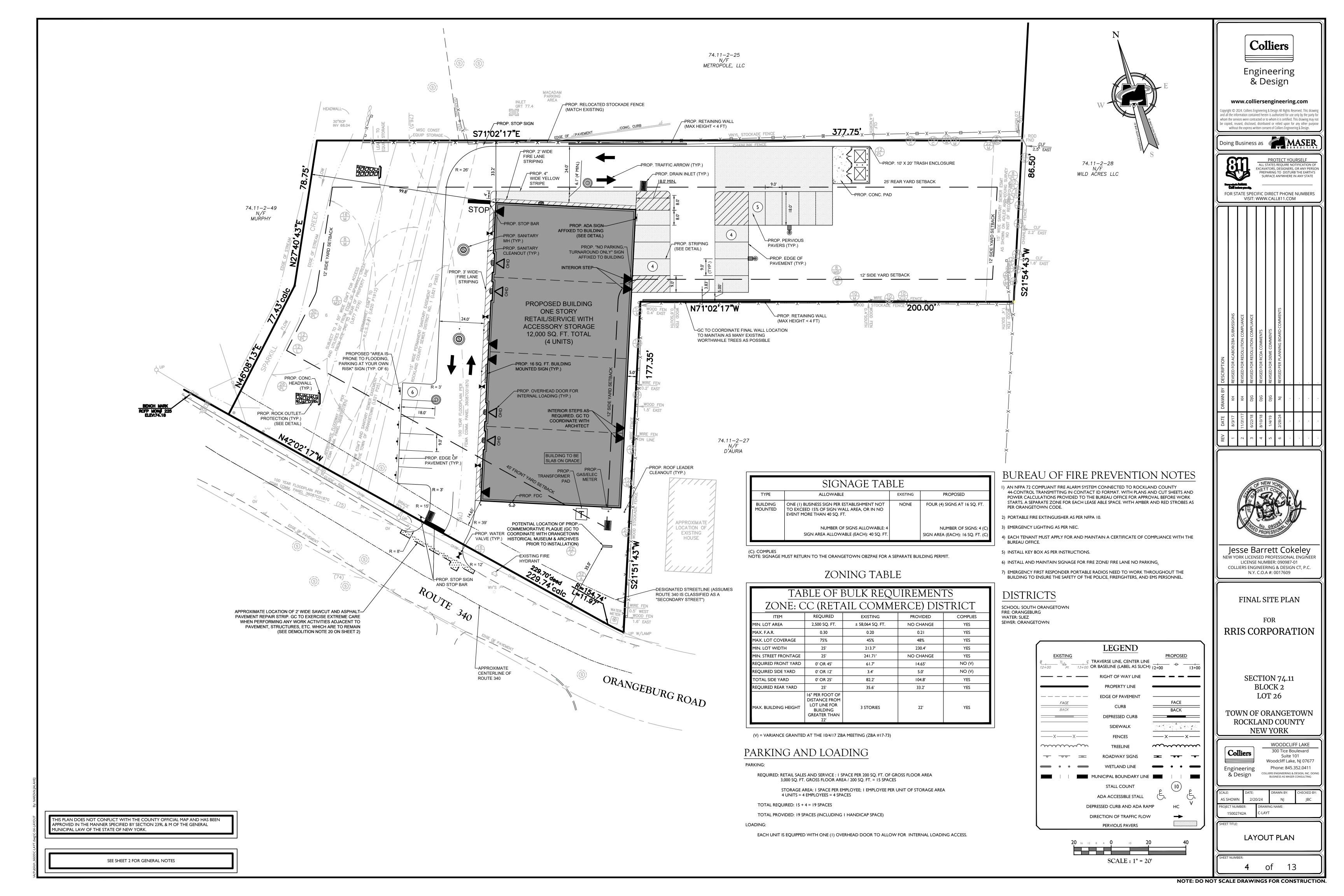
ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION

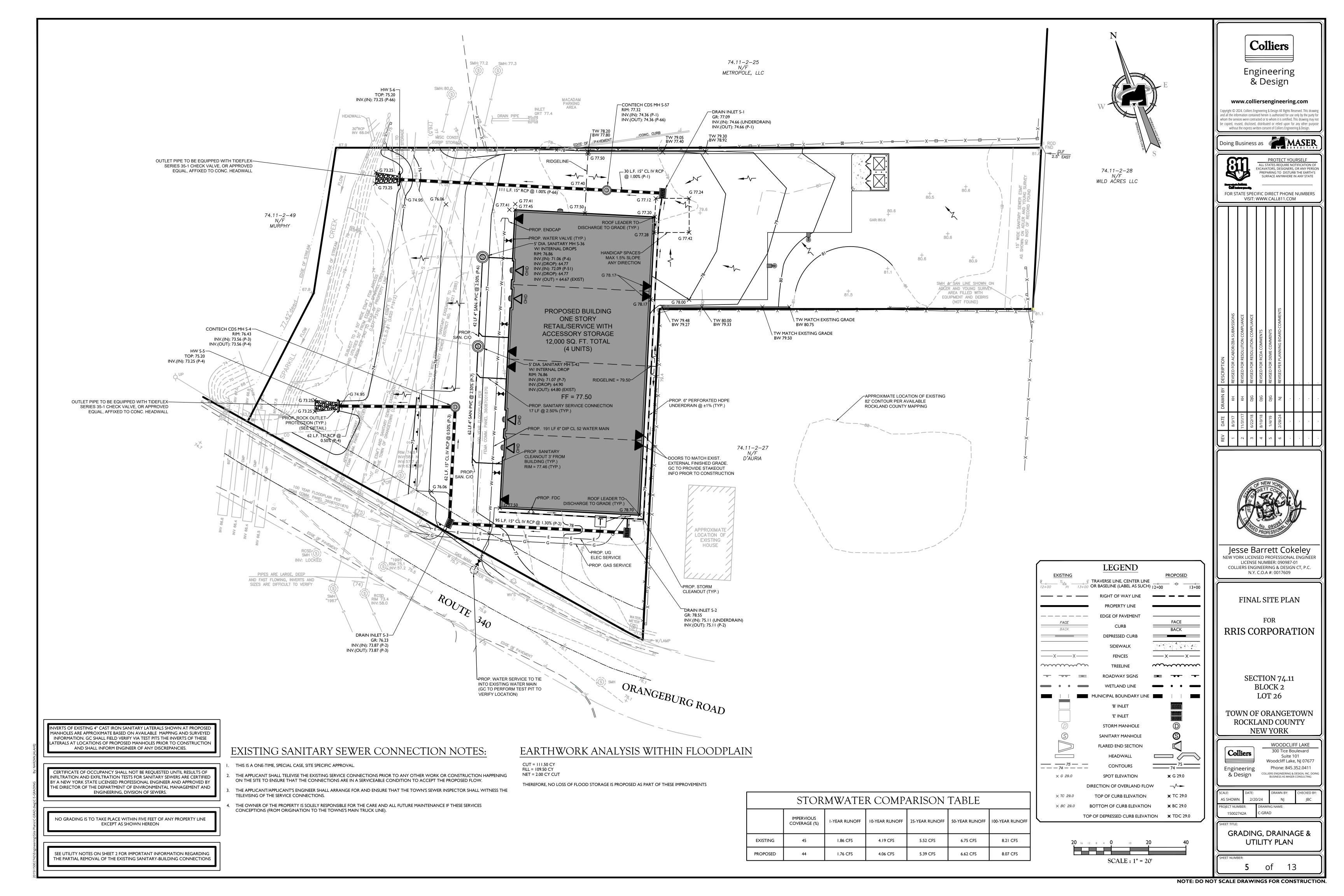
ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, THE CONTRACTOR SHALL MAINTAIN 14 RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.

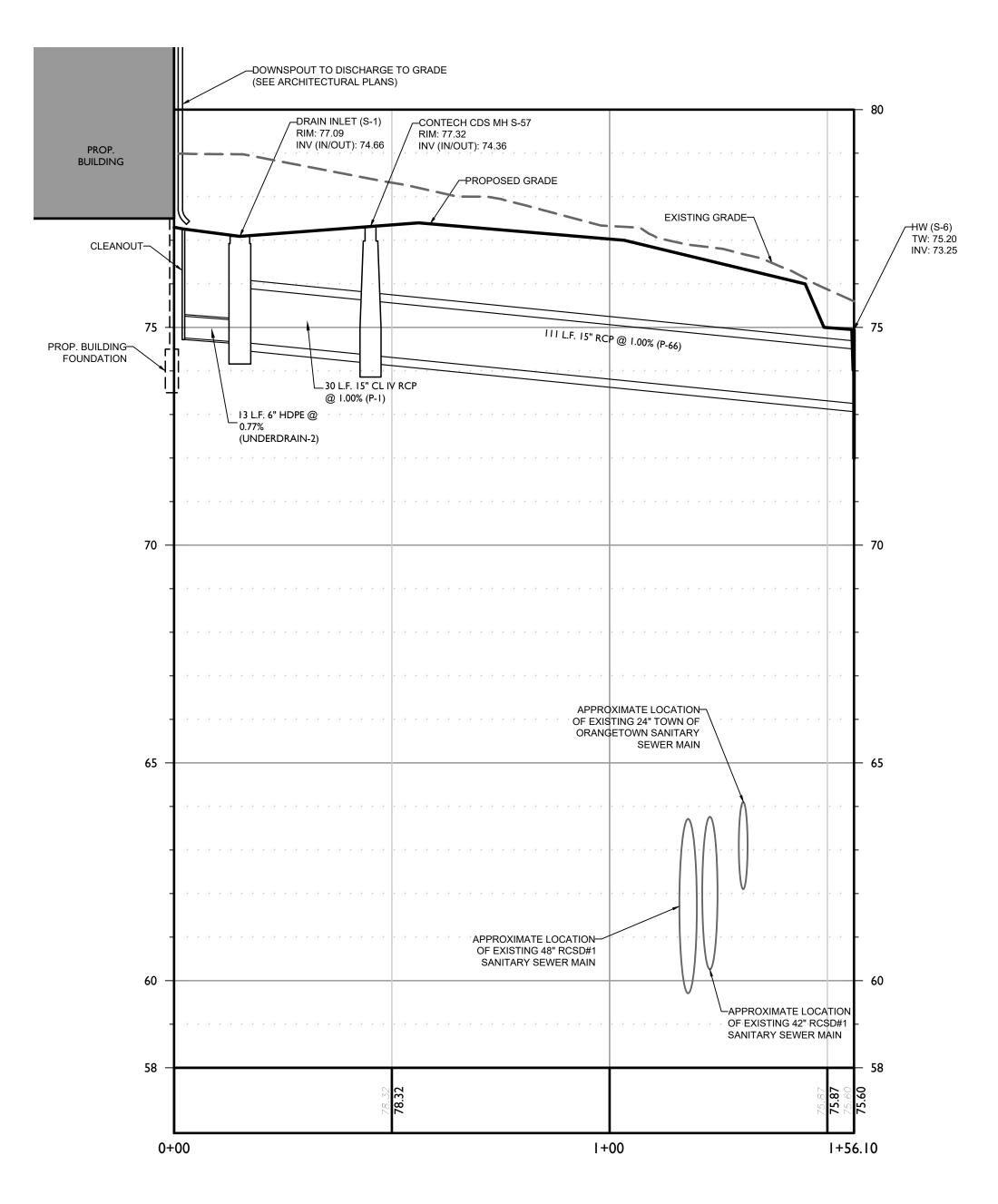
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS
- SHALL BE SET UP IN THE LOCATIONS DESIGNATED ON THE PLANS.
- CONSTRUCT BUILDING FOUNDATIONS. INSTALL PROPOSED UTILITIES, CURBING AND THEN PAVE (BASE COURSE) PARKING AREA AND
- MAINTENANCE SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FIXED VERTICAL SEDIMENT DEPTH MARKER SHOULD BE INSTALLED TO MONITOR THE
- AFTER COMPLETION OF CONSTRUCTION, FINISH GRADE TO FINAL ELEVATIONS AND APPLY SEED OR SOD ON ALL LAWN AREAS.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.

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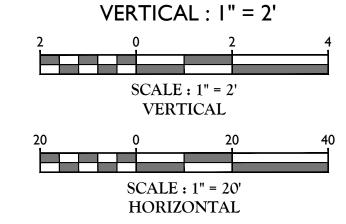


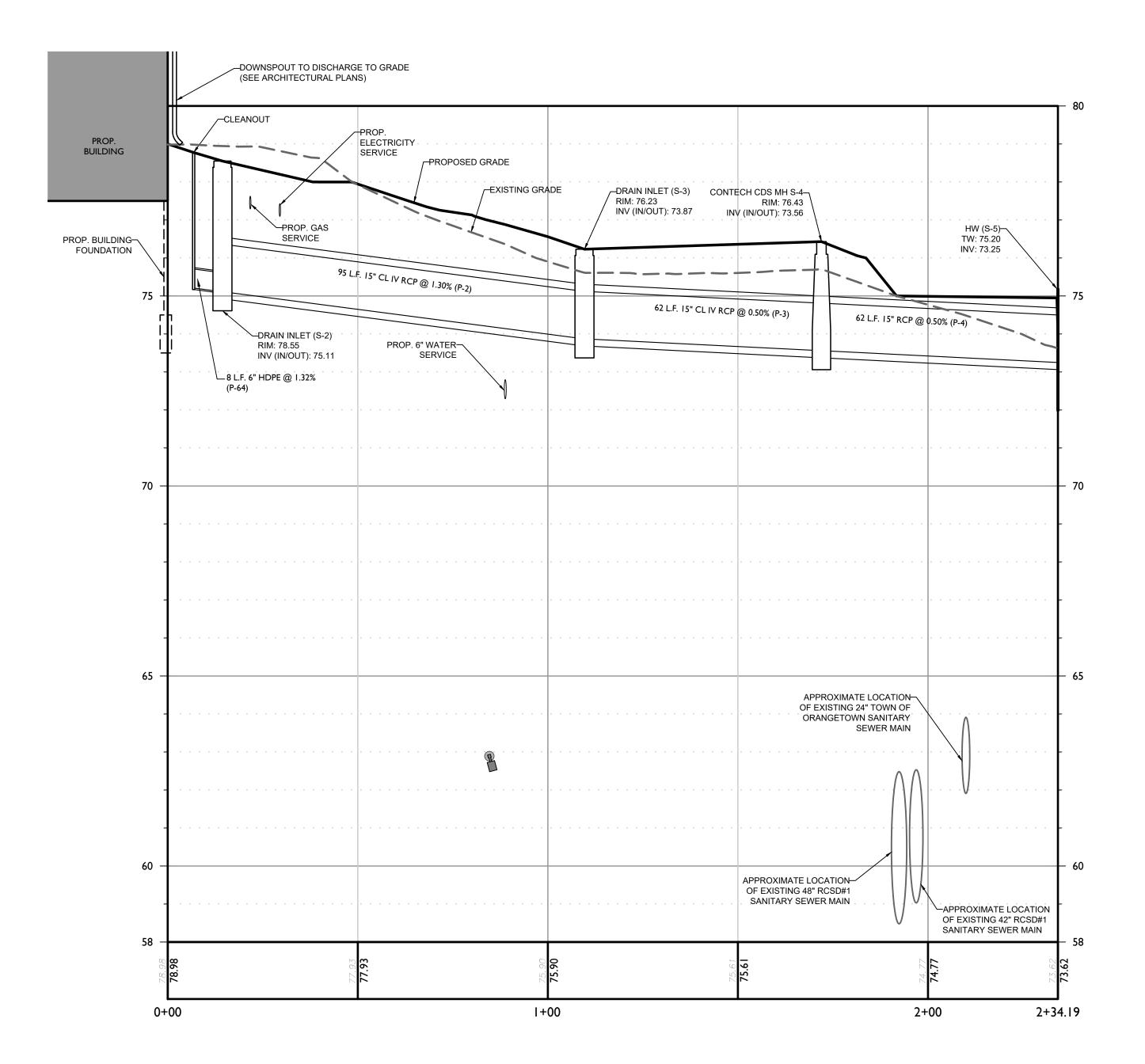




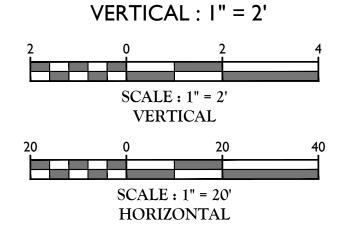


PROPOSED STORM SEWER PROFILE (NORTHERN ROOF LEADER TO OUTFALL) HORIZONTAL: I" = 20'





PROPOSED STORM SEWER PROFILE (SOUTHERN ROOF LEADER TO OUTFALL) HORIZONTAL: I" = 20'



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	DATE	8/3/17	11/31/17	6/22/18	8/10/18	1/4/19	2/28/24			
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Jesse Barrett Cokeley

NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-01

COLLIERS ENGINEERING & DESIGN CT, P.C.

N.Y. C.O.A #: 0017609

FINAL SITE PLAN

RRIS CORPORATION

SECTION 74.11 BLOCK 2 LOT 26

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

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Engineering
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Phone: 845.352.0411
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SCALE: DATE: DRAWN BY: CHECKED II
AS SHOWN 2/20/24 NJ JBC

PROJECT NUMBER: DRAWING NAME:
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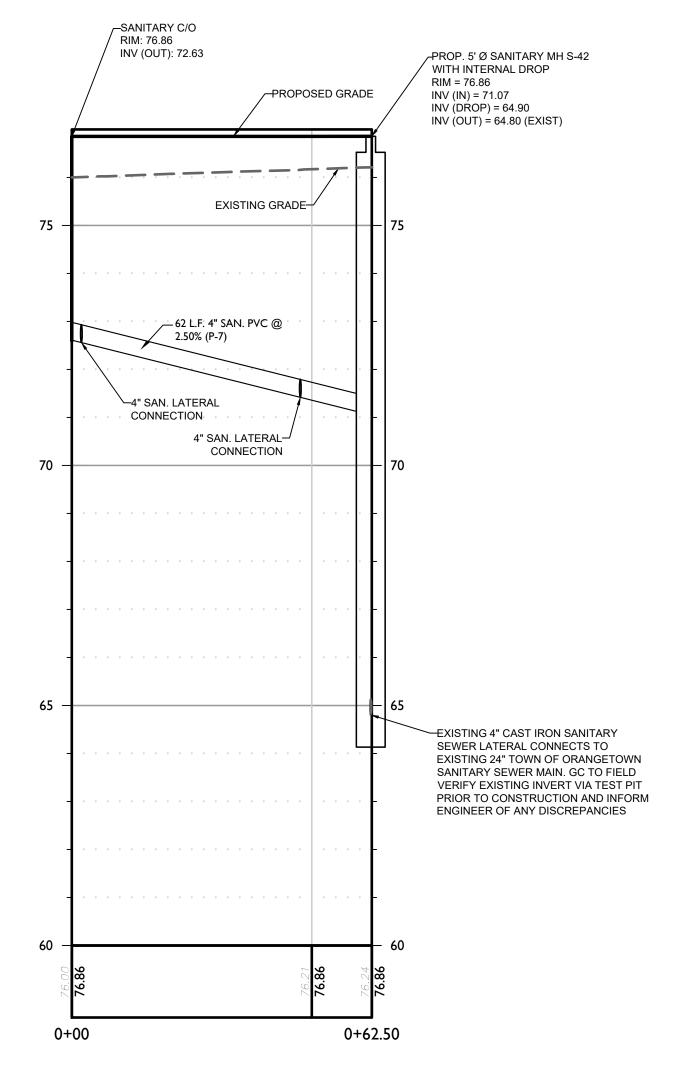
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PROPOSED STORM PROFILES

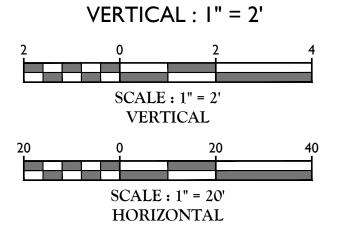
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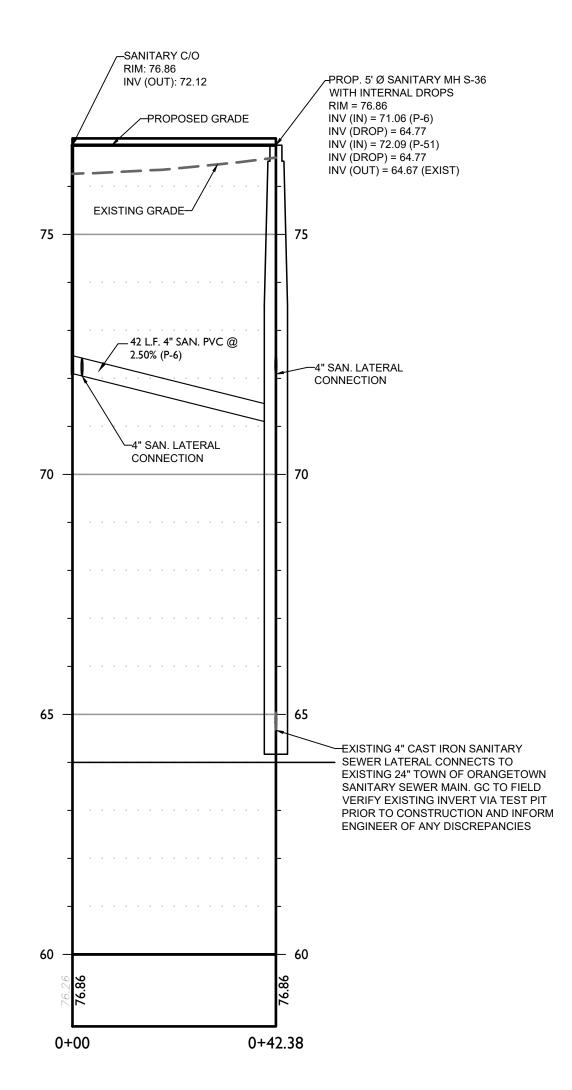
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



PROPOSED SOUTHERN SANITARY SEWER PROFILE HORIZONTAL : I" = 20'





PROPOSED NORTHERN SANITARY SEWER PROFILE HORIZONTAL : I" = 20'

VERTICAL : I" = 2'

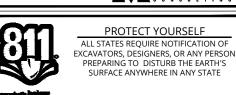
SCALE : 1" = 2' VERTICAL SCALE : 1" = 20'HORIZONTAL

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FINAL SITE PLAN

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TOWN OF ORANGETOWN ROCKLAND COUNTY **NEW YORK**

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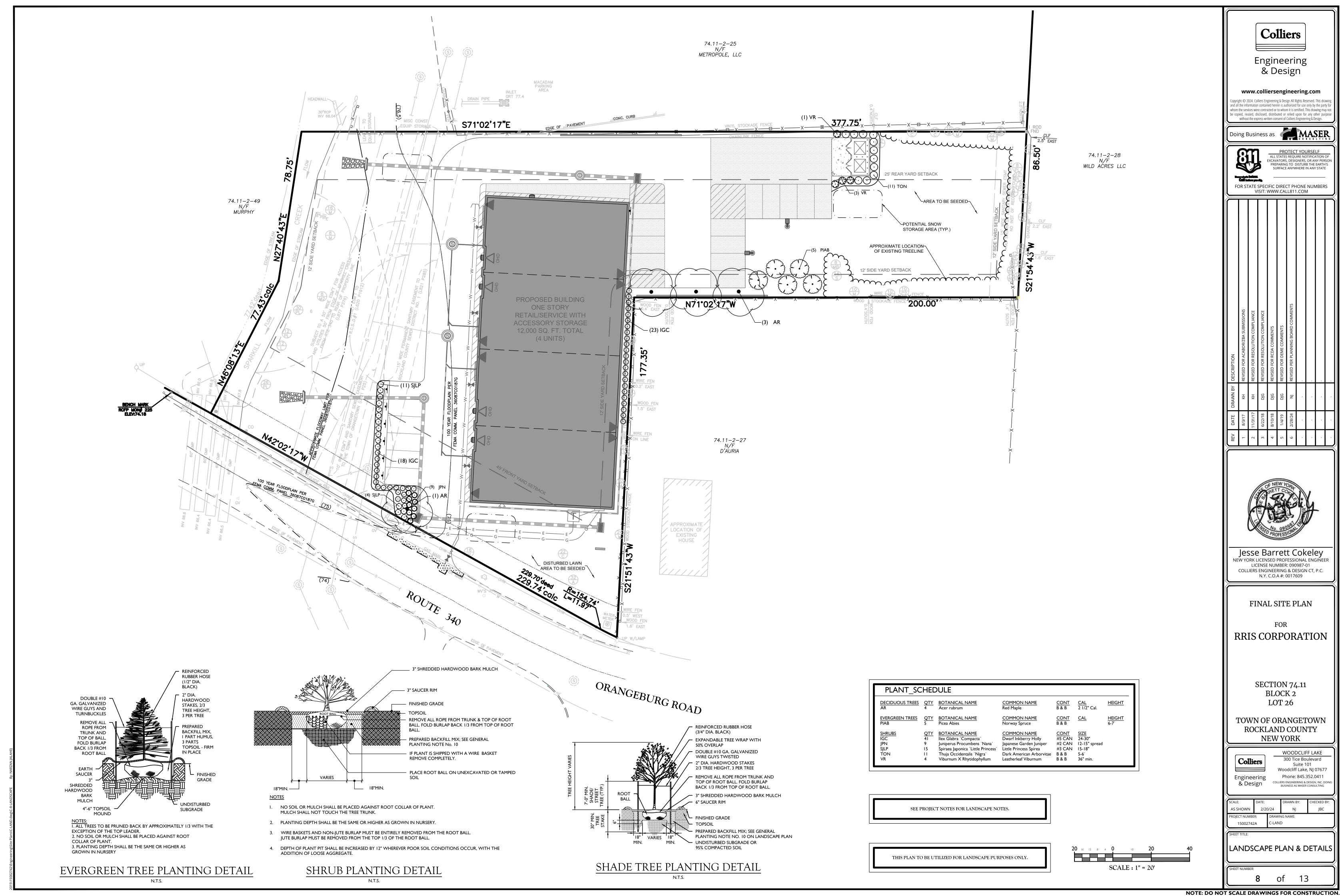
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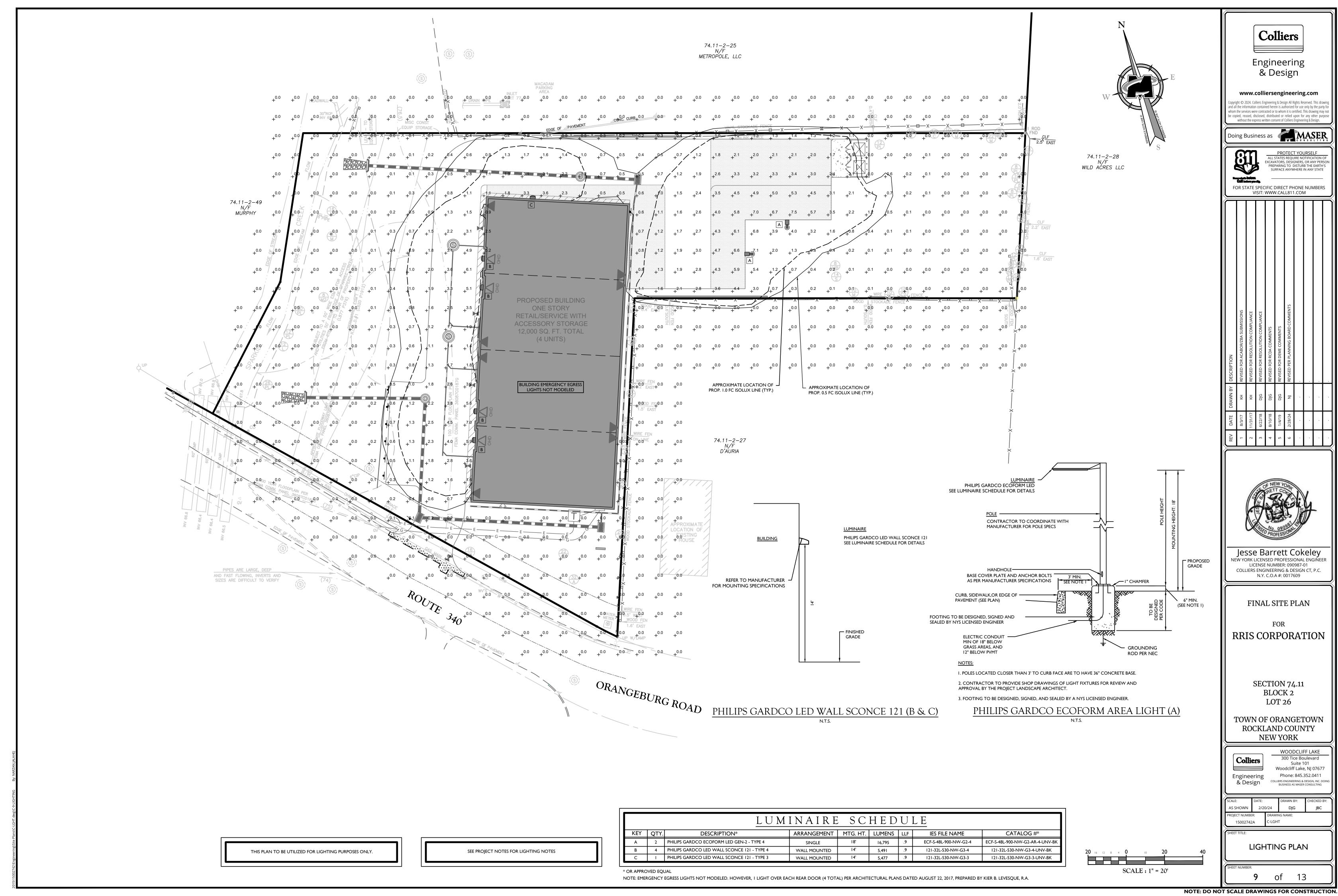
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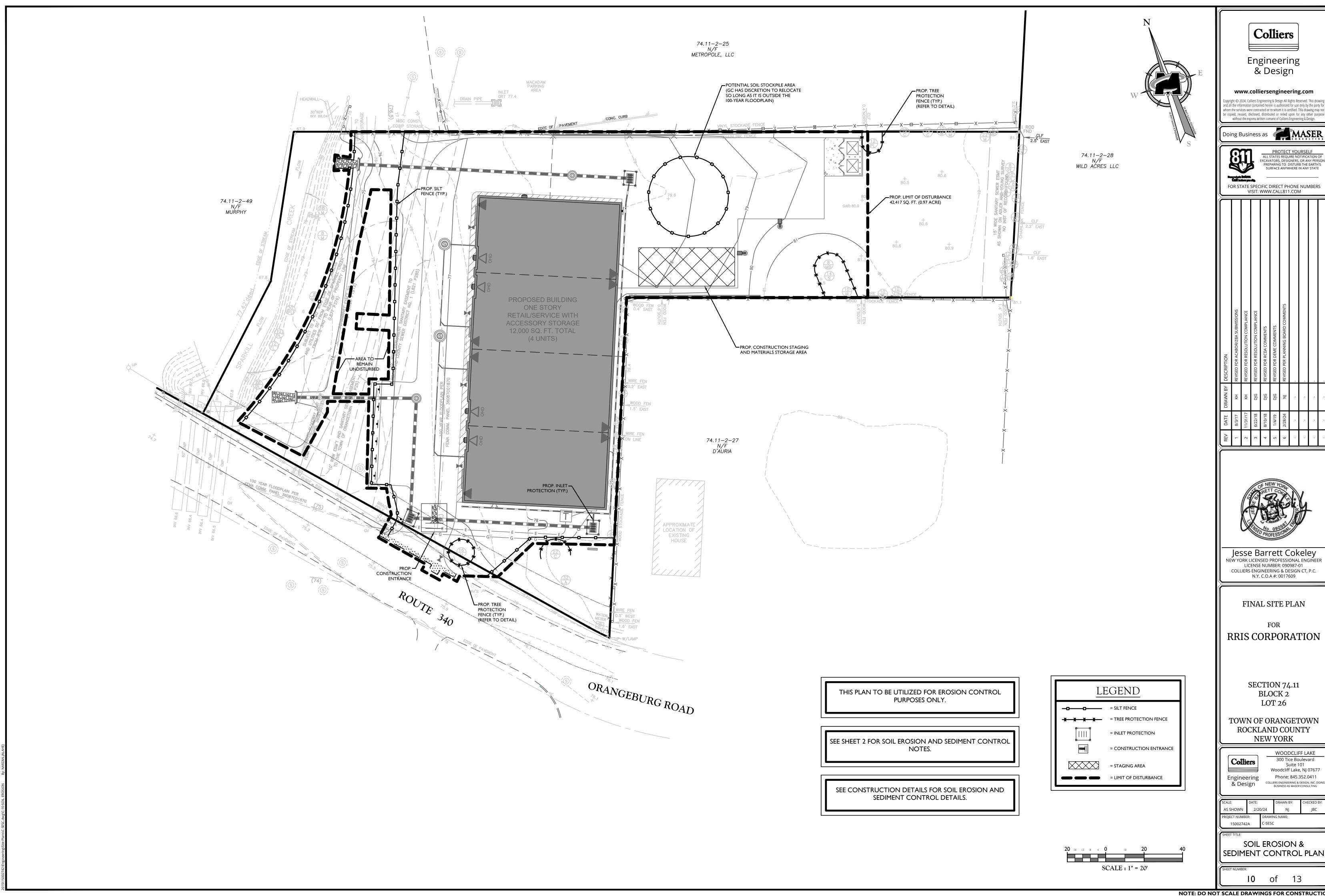
PROPOSED

SANITARY PROFILES

13 of







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