

**DRAWING LIST:**

DRAWING No.	TITLE	ORIGIN	REVISION
DRAWING 1	SITE PLAN	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 2	EXISTING CONDITION	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 3	GRADING PLAN	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 4	GREEN ROOF PLAN	JULY 10, 2023	MARCH 26, 2024
DRAWING 5	FLOODWATER STORAGE PLAN	JULY 10, 2023	MARCH 26, 2024
DRAWING 6	SPARKILL CREEK PLAN & PROFILE	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 7	CROSS SECTIONS PROFILE VIEW & PLAN	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 8	CROSS SECTIONS PROFILE VIEW & PLAN	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 9	EROSION & SEDIMENT CONTROL PLAN	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 10	DETAILS	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 11	GUARD RAIL DETAILS	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 12	DETAILS	SEPTEMBER 18, 2023	MARCH 26, 2024
DRAWING 13	LIGHTING PLAN	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 14	LIGHTING DETAILS	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 15	TRUCK TURNING RADIUS & SIGHT DISTANCE PLAN	AUGUST 05, 2021	MARCH 26, 2024
DRAWING 16	NYSDOT PLAN	JULY 10, 2023	MARCH 26, 2024
DRAWING 17	NYSDOT WORK ZONE TRAFFIC CONTROL PLAN	JULY 10, 2023	MARCH 26, 2024
DRAWING 18	LANDSCAPE PLAN	APRIL 13, 2022	JULY 10, 2023
DRAWING 19	BRIDGE FRAMING PLAN	SEPTEMBER 27, 2022	MARCH 26, 2024
DRAWING 20	BRIDGE & WALL DETAIL	SEPTEMBER 27, 2022	MARCH 26, 2024
DRAWING 21	STORAGE TANK STRUCTURAL DETAILS	SEPTEMBER 18, 2023	MARCH 26, 2024

**BULK REQUIREMENTS:**

ZONE: CC GROUP: UJ	REQUIRED	PROVIDED
MAXIMUM FLOOR AREA RATIO	0.30	0.21
MINIMUM LOT AREA	2,500 SQ. FT.	50,381 SQ. FT.
MINIMUM LOT WIDTH	25 FT.	212.54 FT.
MINIMUM STREET FRONTAGE	25 FT.	376 FT.
MINIMUM FRONT YARD	0/45 FT.	0 FT.
MINIMUM SIDE YARD	0/12 FT.	0 FT.
MINIMUM REAR YARD	0/25 FT.	0 FT.
MINIMUM TOTAL SIDE YARD	25 FT.	114 FT.
MAXIMUM BUILDING HEIGHT	22 FT.	29 FT. *
25 FT. VEGETATIVE BUFFER PER ROUTE 303 OVERLAY DISTRICT (S13.10(B)(2))	25 FT.	*
LOADING BERTH	1	1
DUMPSTER	25 FT.	14 FT. *

**PARKING REQUIREMENTS:**

REQUIRED: 1 SPACE/200 SQ.FT. OF GROSS FLOOR AREA  
TOTAL PARKING REQUIRED: TOTAL FLOOR AREA/200 SQ.FT.  
=10,390 SQ.FT./200 SQ.FT.  
=52 SPACES

PROVIDED: 52 SPACES  
MAX. PARKING PERMITTED IN FRONT YARD: 35%  
PARKING PROVIDED IN FRONT YARD: 22 SPACES  
PROPORTION OF PARKING IN FRONT YARD = 22 / 52 x 100% = 42% \*

**OWNER:** COYNE & SAMIMI ENTERPRISE, LLC  
120 MONTE VISTA AVENUE  
RIDGECREEK, N.J. 07450

**APPLICANT:** DANIEL H. SAMIMI  
120 MONTE VISTA AVENUE  
RIDGECREEK, N.J. 07450

**TAX MAP REFERENCE:** TOWN OF ORANGETOWN TAX MAP SECTION 74.11, BLOCK 2, PARCEL 47

**SITE ADDRESS:** 2 ROUTE 340  
ORANGETOWN, NY 10962

**OWNER OR REPRESENTATIVES APPROVAL FOR FILING**

OWNER OR REPRESENTATIVE: \_\_\_\_\_ DATE: \_\_\_\_\_

**TOTAL AREA OF DISTURBANCE = 0.991 ACRE**

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. \*CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE-ROCKLAND LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSOCIATES OR SUBSEQUENT OWNERS. \*

**STATE OF NEW YORK**  
**RYAN A. NASHER, P.E.**  
N.Y.S. P.E. LICENSE NO. 89066

**STATE OF NEW YORK**  
**JOHN R. ATZL, P.E.**  
N.Y.S. P.E. LICENSE NO. 80228

**LEGEND**

--- 2' ---	EXISTING 2' CONTOUR	--- 2' ---	PROPOSED 2' CONTOUR
--- 10' ---	EXISTING 10' CONTOUR	--- 10' ---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED SPOT ELEVATION
---	EXISTING FIRE HYDRANT	---	PROPOSED CATCH BASIN
---	EXISTING GAS LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING CATCH BASIN	---	PROPOSED CLEANOUT
---	EXISTING STORM DRAIN LINE	---	PROPOSED ROOF DRAIN
---	EXISTING SEWER MANHOLE	---	PROPOSED SEWER CLEANOUT
---	EXISTING SEWER LINE	---	PROPOSED SEWER CONNECTION
---	EXISTING SPOT ELEVATION	---	PROPOSED RETAINING WALL
---	EXISTING STONEWALL	---	PROPOSED GUIDE RAIL
---	PROPOSED FENCE	---	PROPOSED STOP SIGN
---	EXISTING LIGHT POLE	---	PROPOSED FLOOD ZONE
---	EXISTING UTILITY POLE	---	PROPOSED RESERVED PARKING
---	EXISTING LIMIT OF WETLANDS	---	PROPOSED NO STANDING
---	100 YEAR FLOODPLAIN	---	PROPOSED NO LEFT TURN
---	FLOODWAY	---	PROPOSED EMPLOYEE PARKING
---	---	---	LOCATION OF TEST HOLE
---	---	---	PROPOSED WATERSEED
---	---	---	LIMIT OF DISTURBANCE
---	---	---	PROPOSED WATER SERVICE
---	---	---	PROPOSED GAS SERVICE
---	---	---	PROPOSED UNDERGROUND SERVICE
---	---	---	100 YEAR FLOODPLAIN (PROPOSED CONDITION)
---	---	---	PROPOSED FIRE LINE

- NOTES:**
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
  - LOT GRADING ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
  - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
  - DATE: NAVD 1988-BENCHMARK SEWER MANHOLE ROUTE 340 ELEV.=74.8  
NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
  - DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER (SEE DETAIL).
  - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
  - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING), SAID PINS SHOWN THUS: ---
  - THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
  - SEWERAGE AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
  - TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LAID RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CROWNED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION CHANNELS, BERMS OR THE CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LAIDEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.

- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFURNISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS OR MALCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILLUTION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- PERMANENT VEGETATION COVER SPECIFICATIONS:  
LAWN AREA - PER 1,000 S.F.  
15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZER  
1 LB. SEED MIXTURE  
40% KENTUCKY BLUE  
40% RED FESCUE  
20% PERENNIAL RYEGRASS
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 7209.14(a) OF THE GENERAL MUNICIPAL LAW.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE TOWN ENGINEER, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, PLANNING AND PLANNING ADMINISTRATION AND EMPLOYEES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIFIC TREES AND BUFFER AREAS WITH MANY TREES, WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, AS FOLLOWS:  
A) NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.  
B) THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.  
C) TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.  
D) TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.  
E) NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.  
F) IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS.  
G) IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS.

- ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS.
- A DRAINAGE PERMIT IS REQUIRED FROM THE ROCKLAND COUNTY DRAINAGE AGENCY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY A FLOOD ELEVATION CERTIFICATE IS TO BE SUBMITTED TO THE TOWN OF ORANGETOWN BUILDING DEPT.
- THE CONTRACTOR SHALL NOTIFY THE ROCKLAND COUNTY SEWER DISTRICT NO.1 TWO (2) WORKING DAYS IN ADVANCE PRIOR TO WORK WITHIN CLOSE PROXIMITY TO THE SEWER EASEMENT BOUNDARY. THE PROPERTY OWNER IS RESPONSIBLE TO PAY THESE EXPENSES.
- IF EXISTING SEWER CONNECTIONS ARE HOOKED UP TO DISTRICT'S SEWER, THEY MUST BE PLUGGED WITHIN THE SEWER EASEMENT WITH A PERMANENT WATER TIGHT PLUG OR CAP INCASED IN CONCRETE.
- TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.
- OPERATION SCHEDULE SHALL BE AS FOLLOWS:  
MONDAY TO FRIDAY: 7:00 A.M. TO 5:00 P.M.  
SATURDAY: 7:00 A.M. TO 2:00 P.M.  
SUNDAY: 9:00 A.M. TO 5:00 P.M.  
LEGAL HOLIDAYS: 9:00 A.M. TO 5:00 P.M.
- NO PERMANENT STRUCTURES SHALL BE BUILT WITHIN THE ROCKLAND COUNTY SEWER EASEMENTS.
- THE CONTRACTOR MUST OBTAIN THE REQUIRED INSURANCE AND SIGN A WAIVER TO DEFEND, INDEMNIFY, SAVE, AND HOLD HARMLESS BOTH THE COUNTY OF ROCKLAND AND ROCKLAND COUNTY SEWER DISTRICT NO.1 FROM ANY CLAIMS ARISING FROM WORK PERFORMED WITHIN THE EASEMENT AND THE FACILITIES.
- NO CONSTRUCTION SHALL BE PERMITTED WITHIN THE EASEMENT IF IT IS TO BE MODIFIED. THIS INCLUDES BUT IS NOT LIMITED TO DEGRAVING, RANSING, OR LOWERING OF MANHOLE FRAMES, OR WORKING IN CLOSE PROXIMITY TO SEWERS AND MANHOLES WITHIN THE EASEMENT. THE ROCKLAND COUNTY SEWER DISTRICT NO.1 MUST APPROVE ANY CONSTRUCTION TO BE DONE WITHIN THE COUNTY EASEMENT.
- PRIOR TO RAISING ANY MANHOLE, A PERMIT MUST BE OBTAINED FROM THE DISTRICT. THIS WILL REQUIRE APPROVAL OF THE DETAILS FOR RAISING THE MANHOLE FRAMES, SUBMITTAL OF THE COUNTY PLANNING INFORMATION CERTIFICATION, AND ALL NECESSARY INSURANCE, BONDS, INDEMNIFICATION, AND PERMIT FEES.
- REFER TO THE FLOOD OPERATION REPORT IN CASE OF FLOODING EVENTS.

**Call 811 before you dig**

**DATUM: NAVD 1988**

**THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, DATE AND DECREE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 7209-2)**

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Web: www.anzny.com

**S CORNER PLAZA**

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK**

**SITE PLAN**

TITLE: \_\_\_\_\_

DRAWN BY: IS  
DATE: AUGUST 05, 2021  
PROJECT NO: 2858

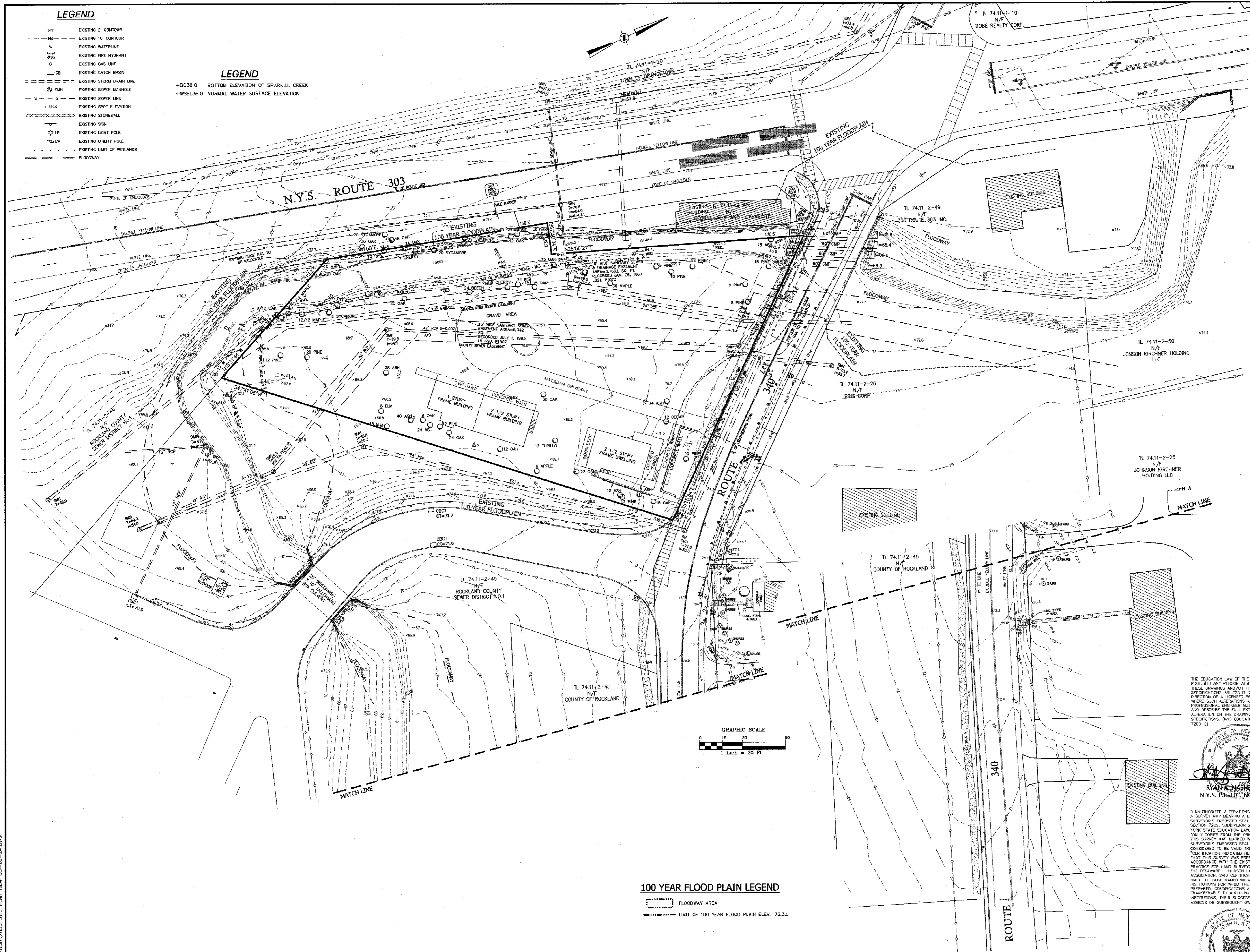
CHECKED BY: JRA  
SCALE: 1 IN. = 20 FT.  
DRAWING NO: 1

**LEGEND**

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- --- EXISTING WATERLINE
- --- EXISTING FIRE HYDRANT
- --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- --- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- 360.0 --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- --- EXISTING LIMIT OF WETLANDS
- --- FLOODWAY

**LEGEND**

- +DC36.0 BOTTOM ELEVATION OF SPARKILL CREEK
- +WSEL36.0 NORMAL WATER SURFACE ELEVATION



**TREE LIST**

NUMBER	SIZE (IN)	TYPE
2	20	SYCAMORE
3	30	OAK
4	18	OAK
5	8	OAK
7	10	SYCAMORE
8	20	SYCAMORE
10	20	SYCAMORE
11	7	CHERRY
12	24	OAK
15	12	OAK
17	20	PINE
18	12	CEDAR
19	24	ASH
20	8	PINE
21	8	PINE
22	6	PINE
23	10	PINE
24	12	PINE
25	30	MAPLE
26	12	CHERRY
27	30	OAK
30	10	MAPLE
32	10	OAK
35	24	ASH
39	6	OAK
40	40	ASH
61	18	ELM
62	8	ELM
63	38	ASH
64	20	PINE
65	12	PINE
70	6/10	OAK
71	6/12/12	MAPLE
72	12	TWN MAPLE
73	6	SYCAMORE
74	10	OAK
75	20	ASH
76	20	OAK
77	8	OAK
78	24	BEECH
79	24	ELM
80	6	CHERRY
81	15	OAK
82	15	OAK
85	15	ASH
86	15	ASH
87	12	ASH
88	15	ASH
89	12	PINE
90	22	OAK
91	17	TULIP
92	12	OAK
93	12	ELM
94	24	OAK
100	6	APPLE

**TREE LEGEND**

- EXISTING TREE
- ⊗ TREE TO BE REMOVED

12	03-26-24	PER RCDA COMMENTS 03-22-24
11	02-15-24	PER RCDA COMMENTS 12-20-23
10	11-22-23	PER RCDA WORKSHOP 11-17-23
9	11-15-23	PER DME COMMENTS 11-06-23
8	11-07-23	PER NYSOT COMMENTS 08-23-23
7	10-12-23	PER RCDA, NYSOT AND CHECK PRINTS
6	07-10-23	PER PLANNING BOARD COMMENTS 01/09/23
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
4	08-16-22	PER DIRECTORS COMMENTS 08/09/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 08/29/21
REVISION	DATE	DESCRIPTION

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 2209-2)



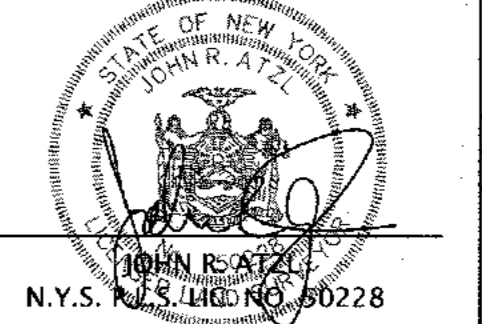
**ATZL, NASHER & ZIGLER P.C.**  
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PROJECT: <b>S CORNER PLAZA</b>	
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK	
TITLE: <b>EXISTING CONDITION</b>	
DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 30 FT.
PROJECT NO: <b>2858</b>	DRAWING NO: <b>2</b>

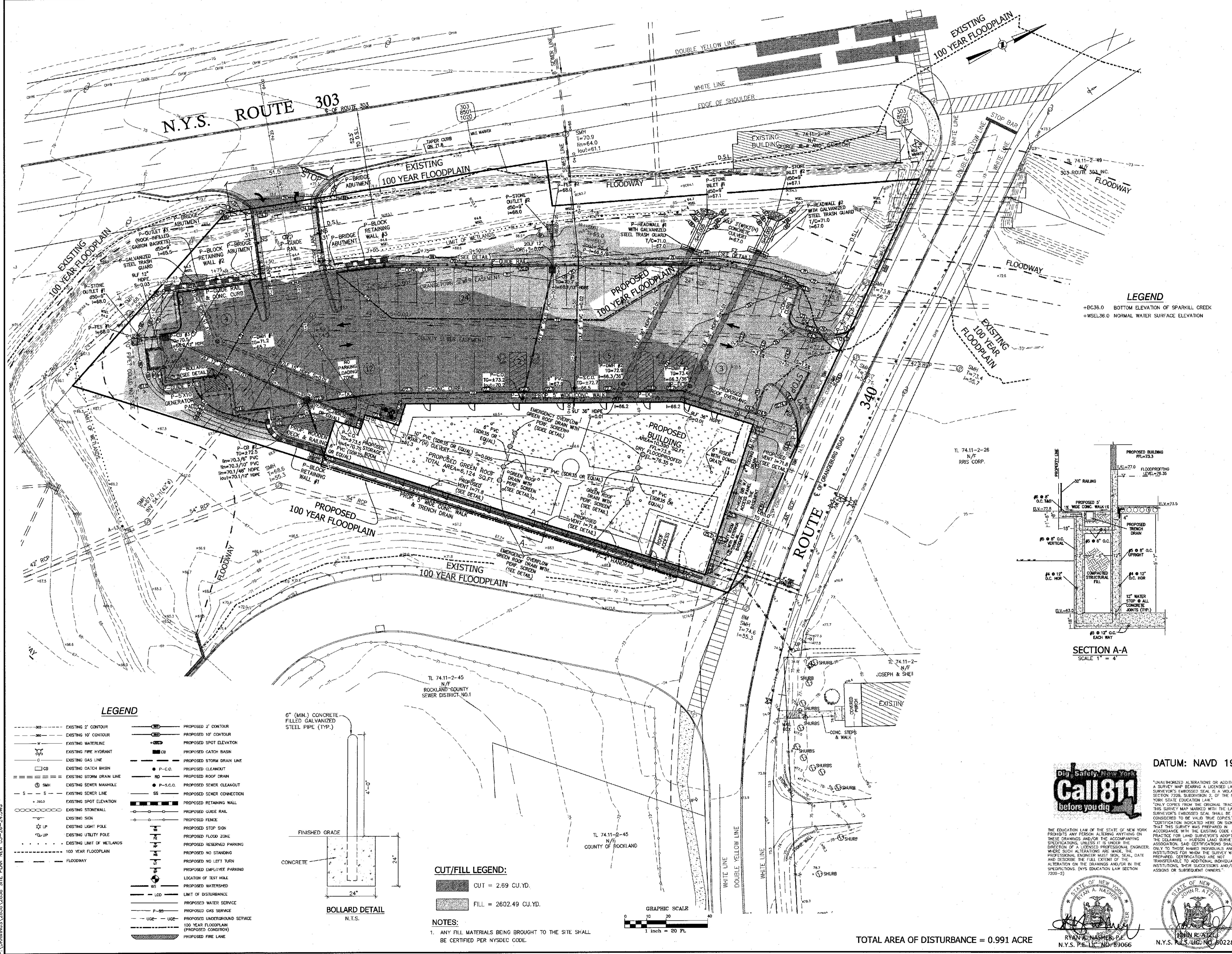
**100 YEAR FLOOD PLAIN LEGEND**

- FLOODWAY AREA
- LIMIT OF 100 YEAR FLOOD PLAIN ELEV.=72.34'

DATUM: NAVD 1988

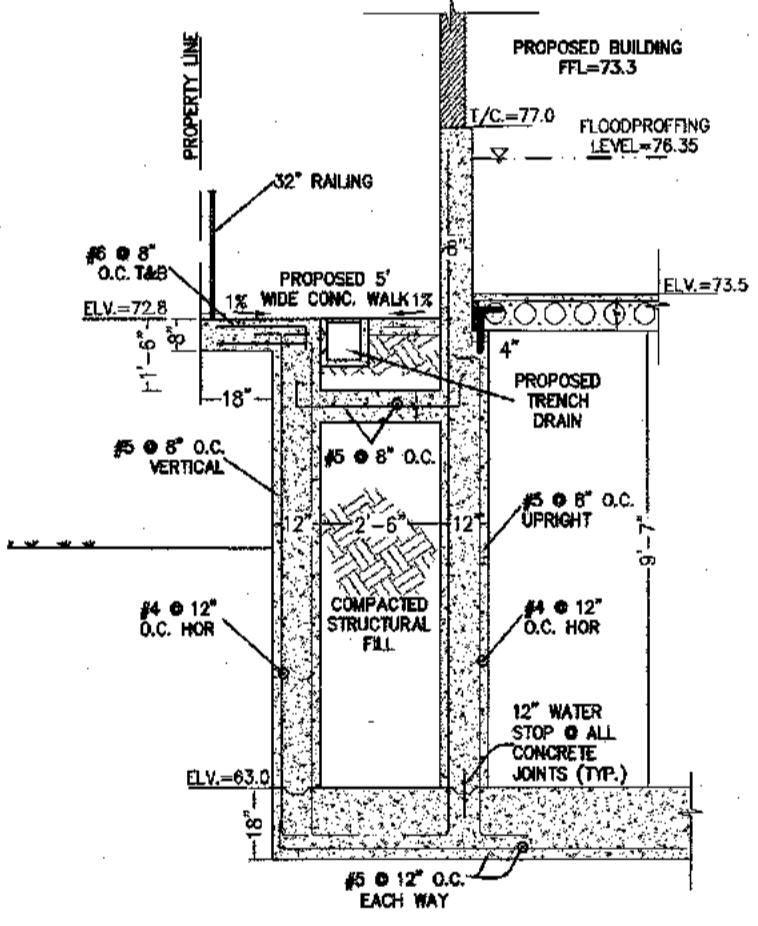


P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-26-24.DWG



- GENERAL & UTILITY NOTES:**
1. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND 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 AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  2. STORMWATER MANAGEMENT PHASE II REGULATIONS: ADDITIONAL PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWING AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
  3. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  4. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
  5. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
  6. EXISTING QUINTILES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
  7. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  8. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
  9. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
  10. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
  11. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
  12. ALL HOUSE CONNECTION TO BE 6" DIA. DUCTILE IRON PIPE.
  13. ALL WATER LINES TO BE CLASS 54 DUCTILE IRON PIPE.
  14. GAS, ELECTRIC AND TELEPHONE UTILITIES ARE SHOWN IN CONCEPTUAL FASHION. FINAL LOCATIONS, SIZES AND MATERIAL SHALL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
  15. ALL STORM DRAINAGE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE SPECIFIED.
  16. ALL FIRE CONNECTIONS TO BE APPROVED BY THE FIRE DEPARTMENT. SIGNAGE IDENTIFYING CONNECTION SHALL BE PROVIDED. CONNECTIONS SHALL NOT BE OBSTRUCTED BY PLANTINGS.
  17. SIDE WALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS.
  18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6.M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  19. SHEETING SHALL BE USED WHEN CONSTRUCTION ACTIVITIES ARE PERFORMED IN THE VICINITY OF HIGHWAY LINES.
  20. DATUM OF EXISTING TOPOGRAPHY IS NAVD83.
  21. FLOODPLAIN AND FLOODWAY DELINEATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATES 3/3/2014.
  22. ALL EXISTING STRUCTURE TO BE DEMOLISHED.

**LEGEND**  
 +BC36.0 BOTTOM ELEVATION OF SPARKILL CREEK  
 +WSL36.0 NORMAL WATER SURFACE ELEVATION

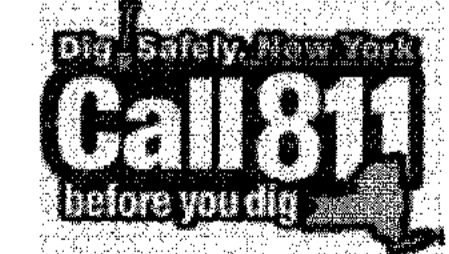


**SECTION A-A**  
SCALE 1" = 4"

REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
11	02-15-24	PER RCDA COMMENTS 12-20-23
10	11-22-23	PER RCDA WORKSHOP 11-17-23
9	11-15-23	PER DEMA COMMENTS 11-05-23
8	11-07-23	PER NYS DOT COMMENTS 08-23-23
7	10-12-23	PER RCDA, NYS DOT AND CHECK PRINTS
6	07-10-23	PER PLANNING BOARD COMMENTS 01/09/23
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
4	08-16-22	PER DIRECTORS COMMENTS 08/05/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

**ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10956  
 Tel: (845) 634-4894  
 Fax: (845) 634-5543  
 E-mail: info@anzny.com  
 Web: www.anzny.com

DATUM: NAVD 1988



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. NYS EDUCATION LAW SECTION 7209-2)



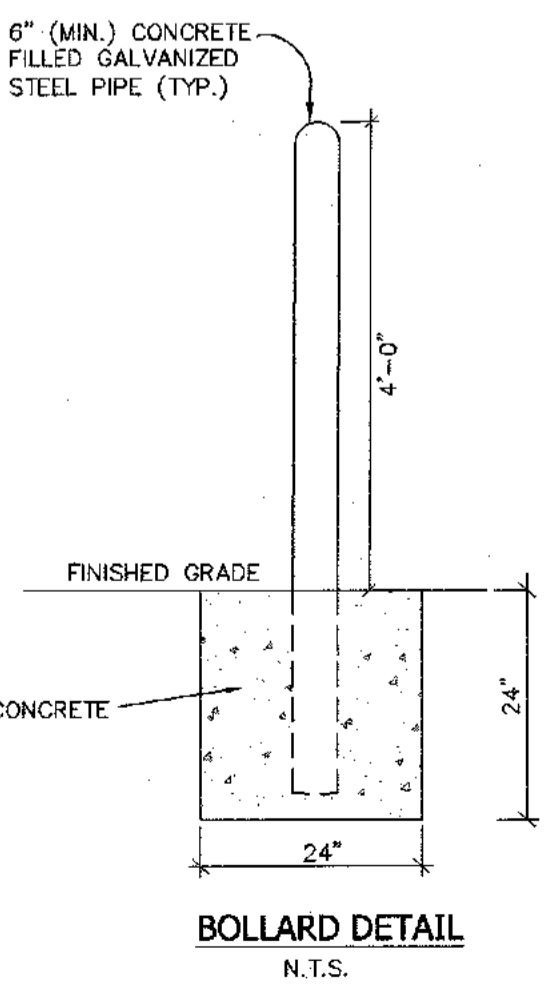
**PROJECT:** S CORNER PLAZA

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK**

**TITLE:** GRADING PLAN

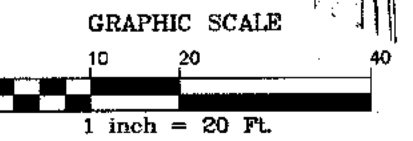
DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 2858	DRAWING NO: 3

- LEGEND**
- EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - EXISTING WATERLINE
  - EXISTING FIRE HYDRANT
  - EXISTING GAS LINE
  - EXISTING CATCH BASIN
  - EXISTING STORM DRAIN LINE
  - EXISTING SEWER MANHOLE
  - EXISTING SEWER LINE
  - EXISTING SPOT ELEVATION
  - EXISTING STONEWALL
  - EXISTING SIGN
  - EXISTING LIGHT POLE
  - EXISTING UTILITY POLE
  - EXISTING LIMIT OF WETLANDS
  - FLOODWAY
- PROPOSED 2' CONTOUR
  - PROPOSED 10' CONTOUR
  - PROPOSED SPOT ELEVATION
  - PROPOSED CATCH BASIN
  - PROPOSED STORM DRAIN LINE
  - PROPOSED CLEANOUT
  - PROPOSED ROOF DRAIN
  - PROPOSED SEWER CLEANOUT
  - PROPOSED SEWER CONNECTION
  - PROPOSED RETAINING WALL
  - PROPOSED GUIDE RAIL
  - PROPOSED FENCE
  - PROPOSED STOP SIGN
  - PROPOSED FLOOD ZONE
  - PROPOSED RESERVED PARKING
  - PROPOSED NO STANDING
  - PROPOSED NO LEFT TURN
  - PROPOSED EMPLOYEE PARKING
  - LOCATION OF TEST HOLE
  - PROPOSED WATERHEAD
  - LIMIT OF DISTURBANCE
  - PROPOSED WATER SERVICE
  - PROPOSED GAS SERVICE
  - PROPOSED UNDERGROUND SERVICE
  - 100 YEAR FLOODPLAIN (PROPOSED CONDITION)
  - PROPOSED FIRE LANE



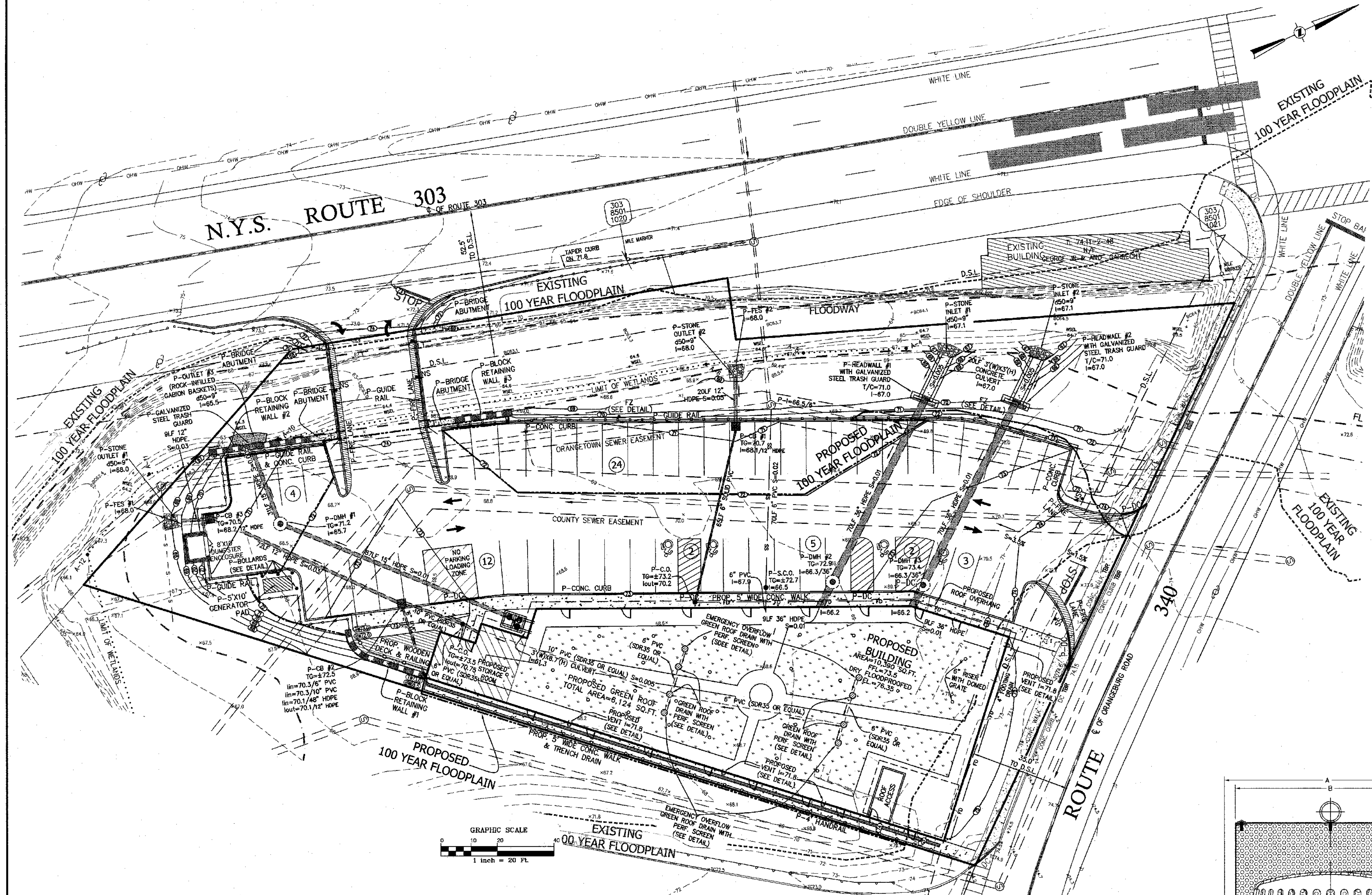
**CUT/FILL LEGEND:**  
 CUT = 2.69 CU.YD.  
 FILL = 2602.49 CU.YD.

**NOTES:**  
 1. ANY FILL MATERIALS BEING BROUGHT TO THE SITE SHALL BE CERTIFIED PER NYSDEC CODE.



TOTAL AREA OF DISTURBANCE = 0.991 ACRE

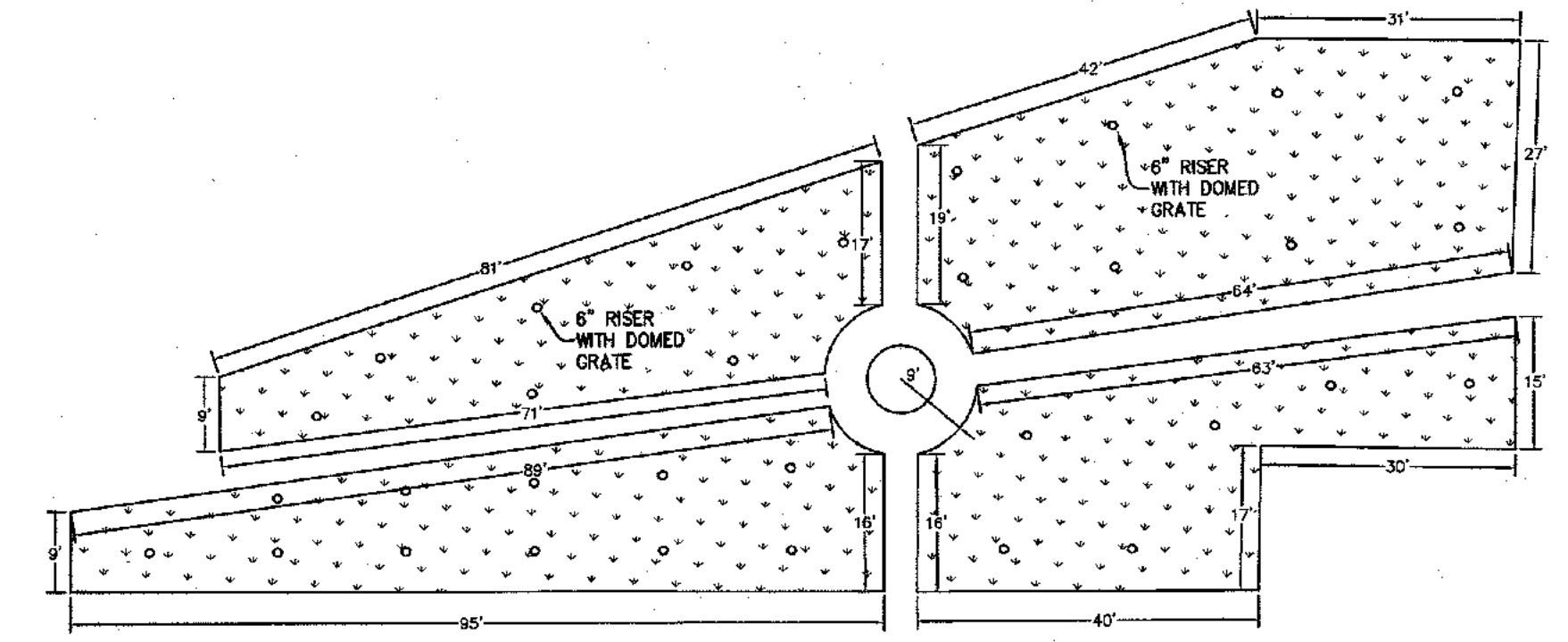
P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-26-24.DWG



**LEGEND**

---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED SPOT ELEVATION
---	EXISTING FIRE HYDRANT	---	PROPOSED CATCH BASIN
---	EXISTING GAS LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING CATCH BASIN	---	PROPOSED CLEANOUT
---	EXISTING STORM DRAIN LINE	---	PROPOSED ROOF DRAIN
---	EXISTING SEWER MANHOLE	---	PROPOSED SEWER CLEANOUT
---	EXISTING SEWER LINE	---	PROPOSED SEWER CONNECTION
---	EXISTING SPOT ELEVATION	---	PROPOSED RETAINING WALL
---	EXISTING STONEWALL	---	PROPOSED GUIDE RAIL
---	EXISTING LIGHT POLE	---	PROPOSED FENCE
---	EXISTING UTILITY POLE	---	PROPOSED STOP SIGN
---	EXISTING LIMIT OF WETLANDS	---	PROPOSED FLOOD ZONE
---	100 YEAR FLOODPLAIN	---	PROPOSED RESERVED PARKING
---	FLOODWAY	---	PROPOSED NO STANDING
---		---	PROPOSED NO LEFT TURN
---		---	PROPOSED EMPLOYEE PARKING
---		---	LOCATION OF TEST HOLE
---		---	PROPOSED WATERSHED
---		---	LIMIT OF DISTURBANCE
---		---	PROPOSED WATER SERVICE
---		---	PROPOSED GAS SERVICE
---		---	PROPOSED UNDERGROUND SERVICE
---		---	100 YEAR FLOODPLAIN (PROPOSED CONDITION)
---		---	PROPOSED FIRE LANE

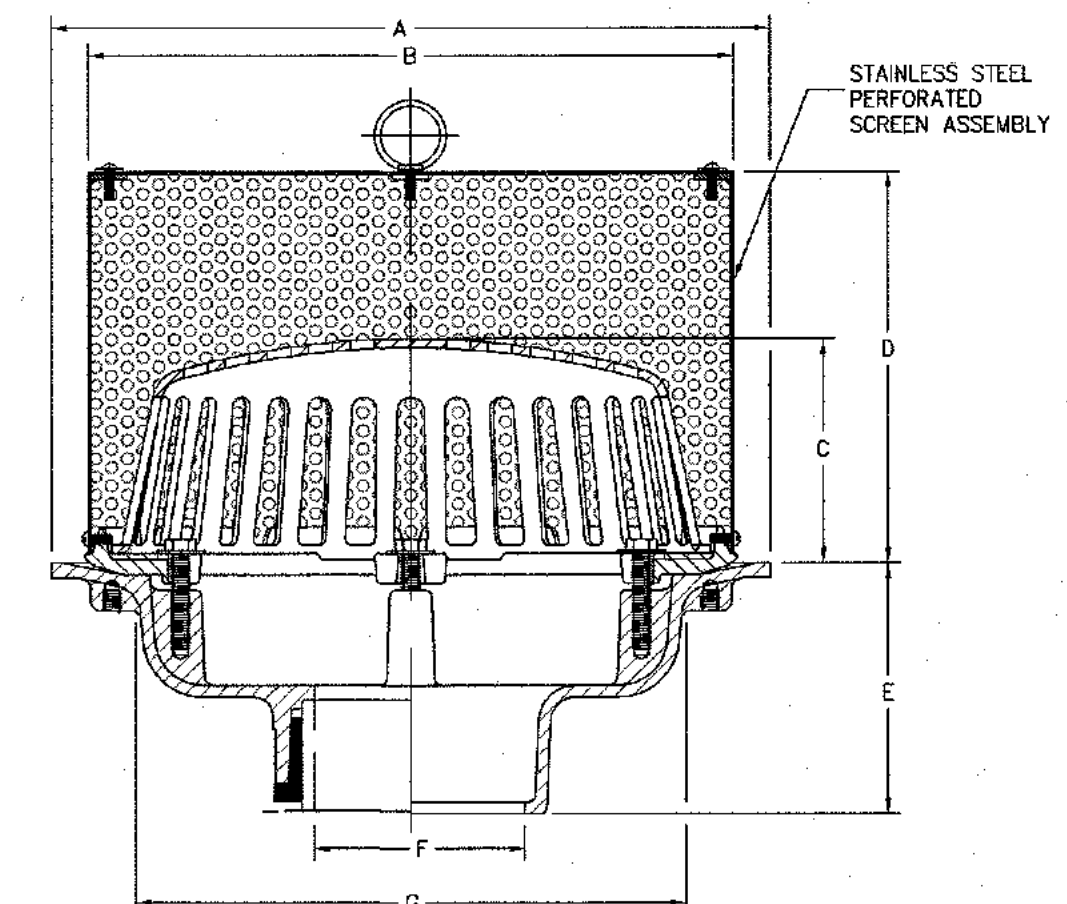
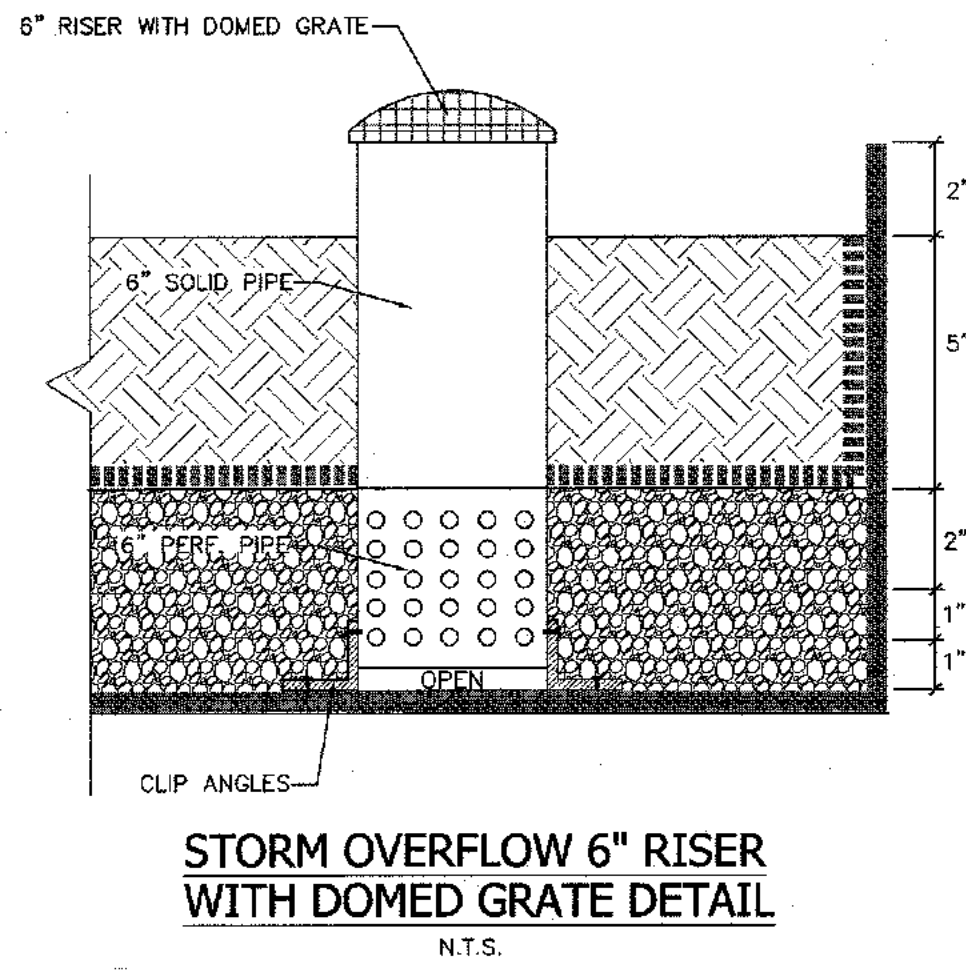
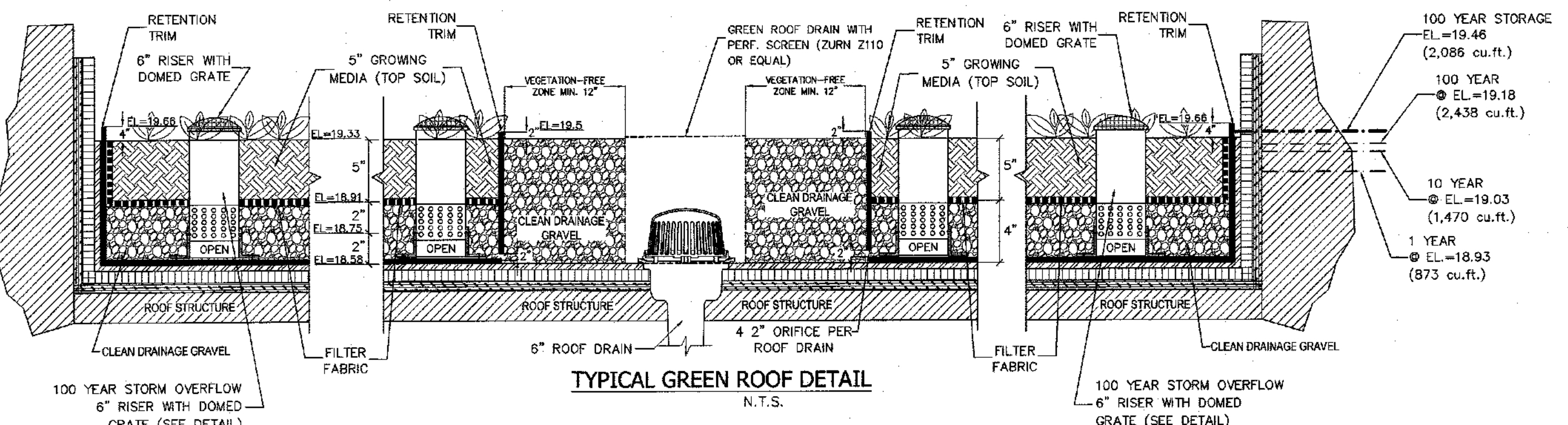
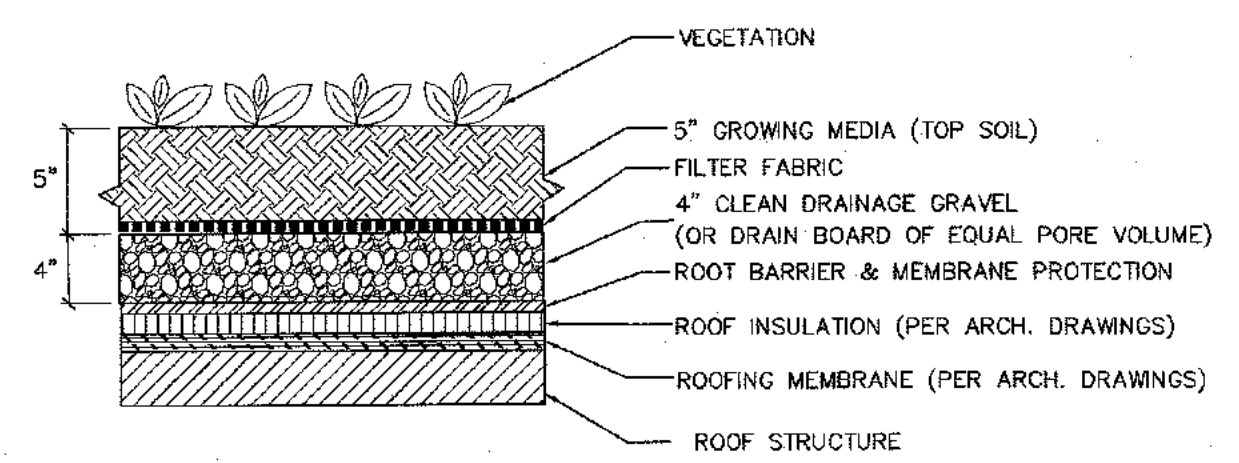
**LEGEND**  
 +BC36.0 BOTTOM ELEVATION OF SPARKILL CREEK  
 +WSL56.0 NORMAL WATER SURFACE ELEVATION



**GREEN ROOF PLAN VIEW**  
 SCALE 1" = 20'  
 GRAPHIC SCALE  
 1 inch = 20 FT.

GRAPHIC SCALE  
 1 inch = 20 FT.

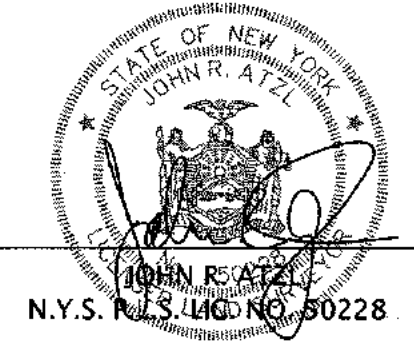
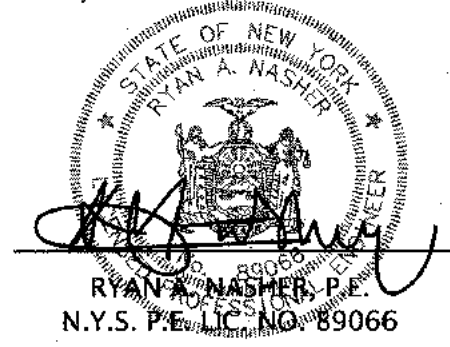
- GREEN ROOF MAINTENANCE NOTES (PER NYSDEC MANUAL):**
1. GREEN ROOF MAINTENANCE MAY INCLUDE WATERING, FERTILIZING AND WEEDING. TYPICALLY GREATEST IN THE FIRST TWO YEARS AS PLANTS BECOME ESTABLISHED.
  2. ROOF DRAINS SHOULD BE CLEARED WHEN SOIL SUBSTRATE, VEGETATION OR DEBRIS CLOG THE DRAIN INLET.
  3. THE USE OF NATIVE VEGETATION IS RECOMMENDED TO REDUCE PLANT MAINTENANCE.
  4. GREEN ROOF SHOULD BE MONITORED AFTER COMPLETION FOR PLANT ESTABLISHMENT, LEAKS AND OTHER FUNCTIONAL OR STRUCTURAL CONCERNS.
  5. VEGETATION SHOULD BE MONITORED FOR ESTABLISHMENT AND VIABILITY, PARTICULARLY IN THE FIRST TWO YEARS.
  6. IRRIGATION AND FERTILIZATION IS TYPICALLY ONLY A CONSIDERATION DURING THE FIRST YEAR BEFORE PLANTS ARE ESTABLISHED. AFTER THE FIRST YEAR, MAINTENANCE CONSISTS OF TWO VISITS PER YEAR FOR WEEDING OF INVASIVE SPECIES, SAFETY, AND MEMBRANE INSPECTIONS.



**TYPICAL GREEN ROOF DRAIN WITH PERFORATED SCREEN (ZURN Z110) OR APPROVED EQUAL DETAIL**  
 N.T.S.

DATUM: NAVD 1988

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12	03-26-24	PER RCDA COMMENTS 03-22-24
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9	11-15-23	PER DEME COMMENTS 11-08-23
8	11-07-23	PER NYS DOT COMMENTS 08-23-23
7	10-12-23	PER RCDA, NYS DOT AND CHECK PRINTS
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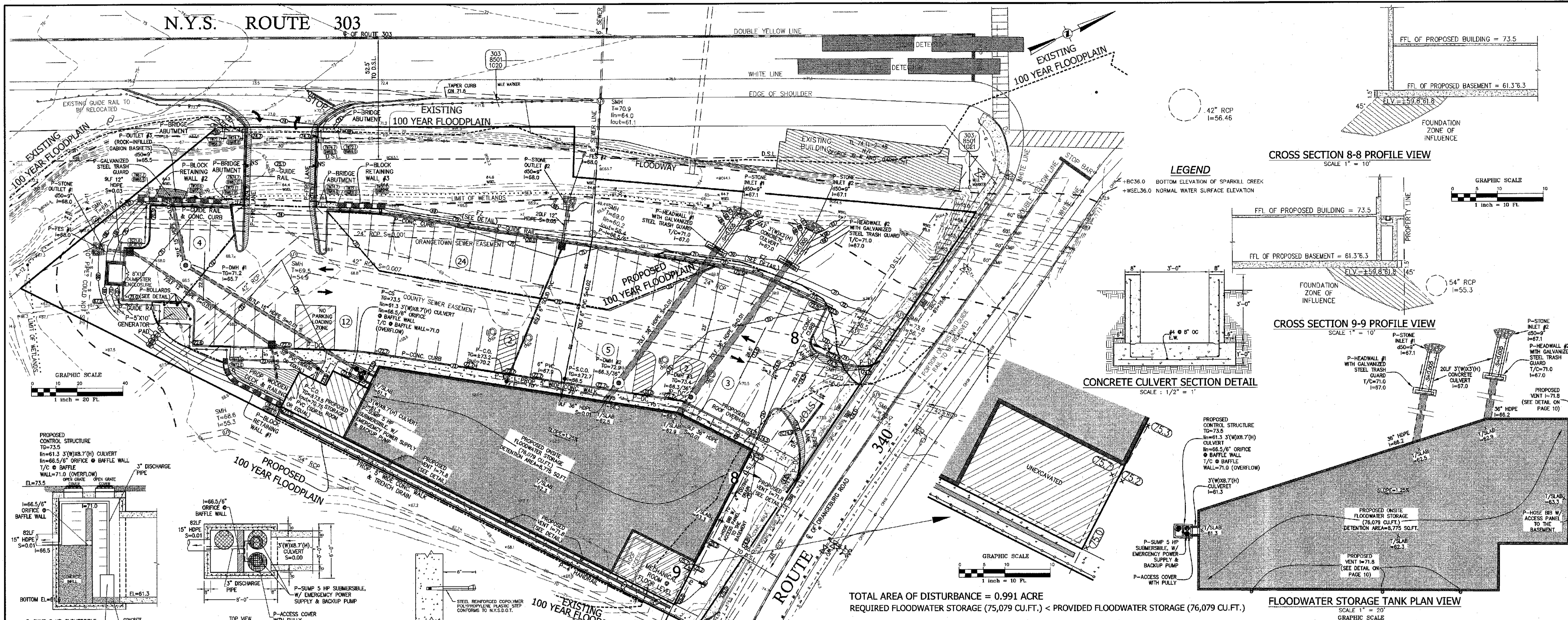
PROJECT: **S CORNER PLAZA**

TITLE: **TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK**

DRAWN BY: IS  
 DATE: JULY 10, 2023  
 PROJECT NO: 2858

CHECKED BY: JRA  
 SCALE: AS SHOWN  
 DRAWING NO: 4

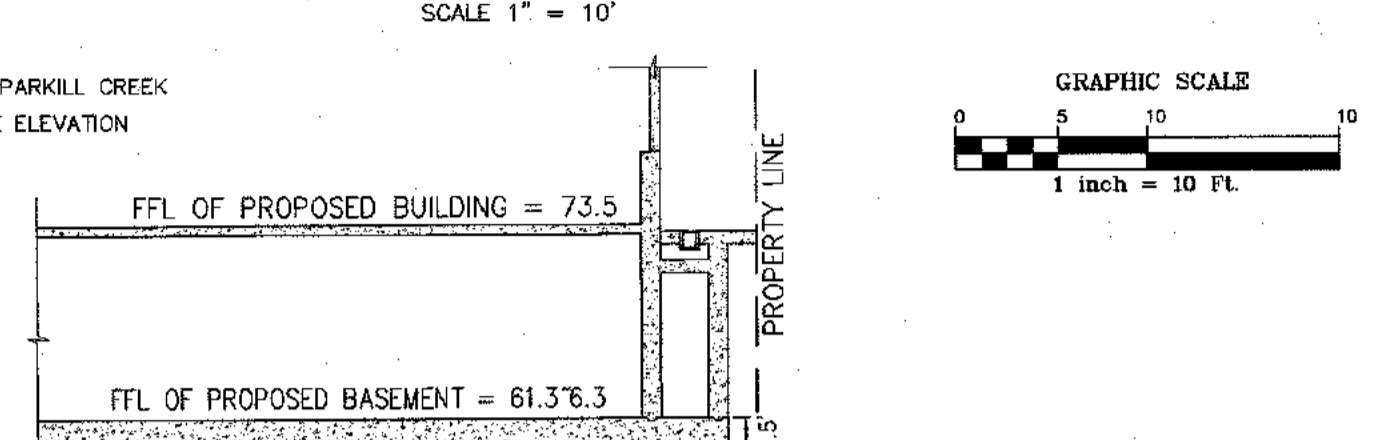
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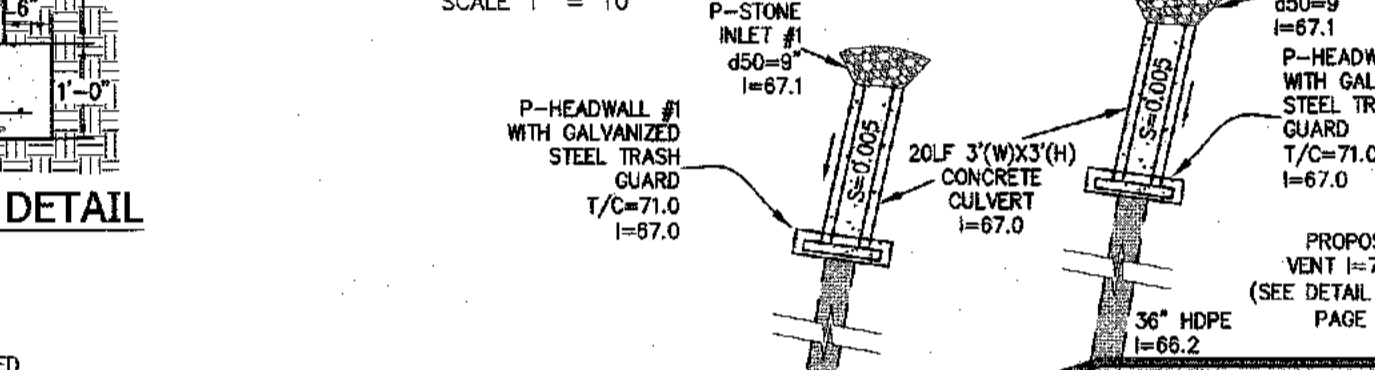
**LEGEND**

- +BC36.0 BOTTOM ELEVATION OF SPARKILL CREEK
- +WSL36.0 NORMAL WATER SURFACE ELEVATION

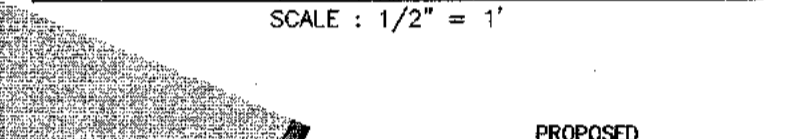
**CROSS SECTION 8-8 PROFILE VIEW**



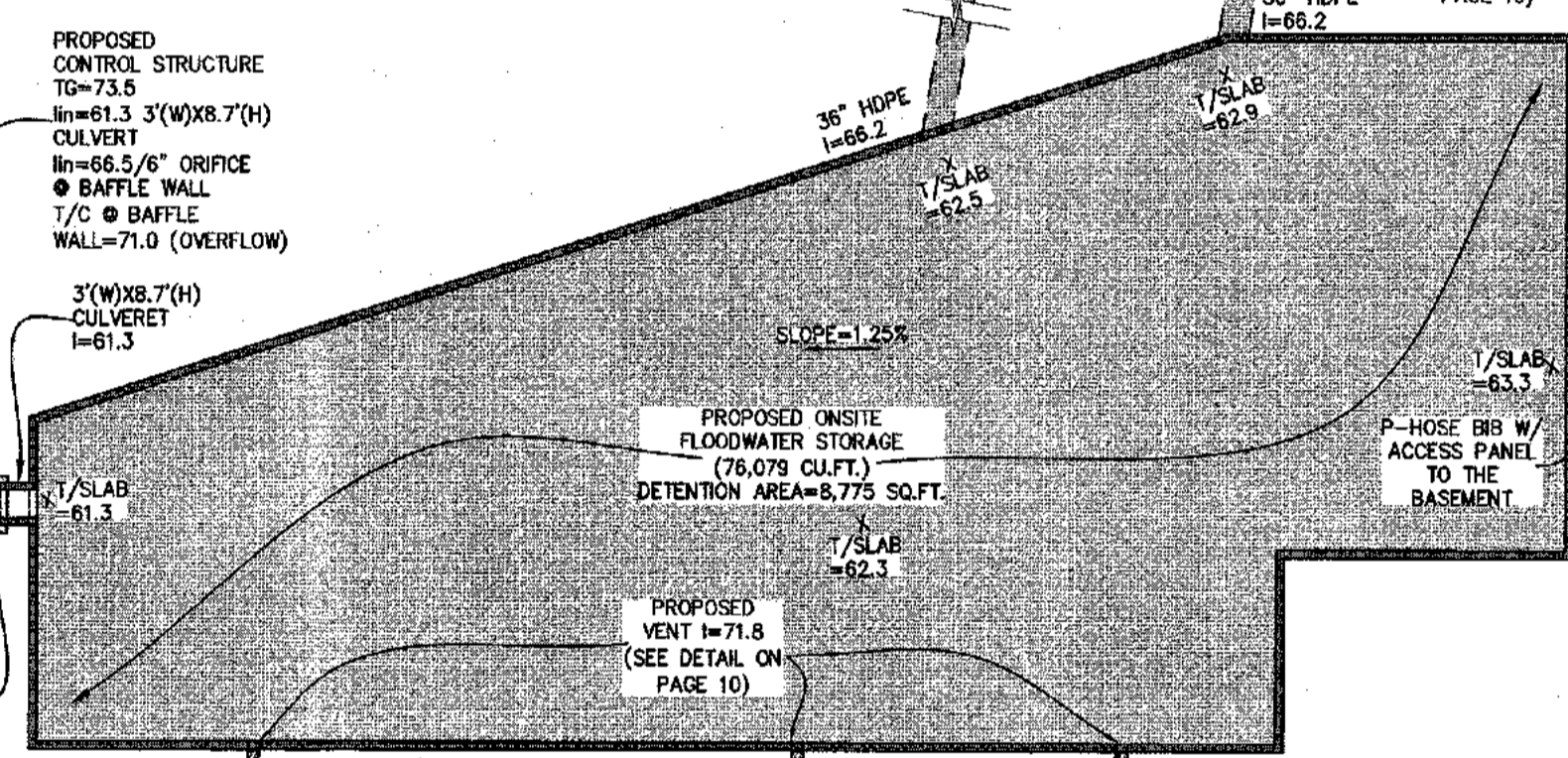
**CROSS SECTION 9-9 PROFILE VIEW**



**CONCRETE CULVERT SECTION DETAIL**

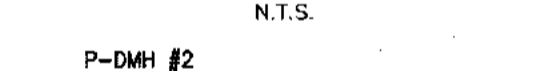


**FLOODWATER STORAGE TANK PLAN VIEW**

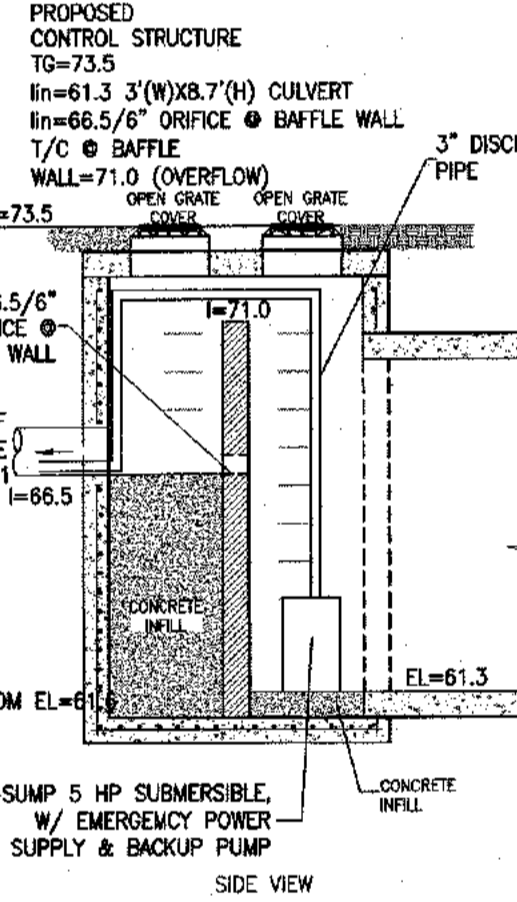
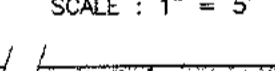


TOTAL AREA OF DISTURBANCE = 0.991 ACRE  
 REQUIRED FLOODWATER STORAGE (75,079 CU.FT.) < PROVIDED FLOODWATER STORAGE (76,079 CU.FT.)

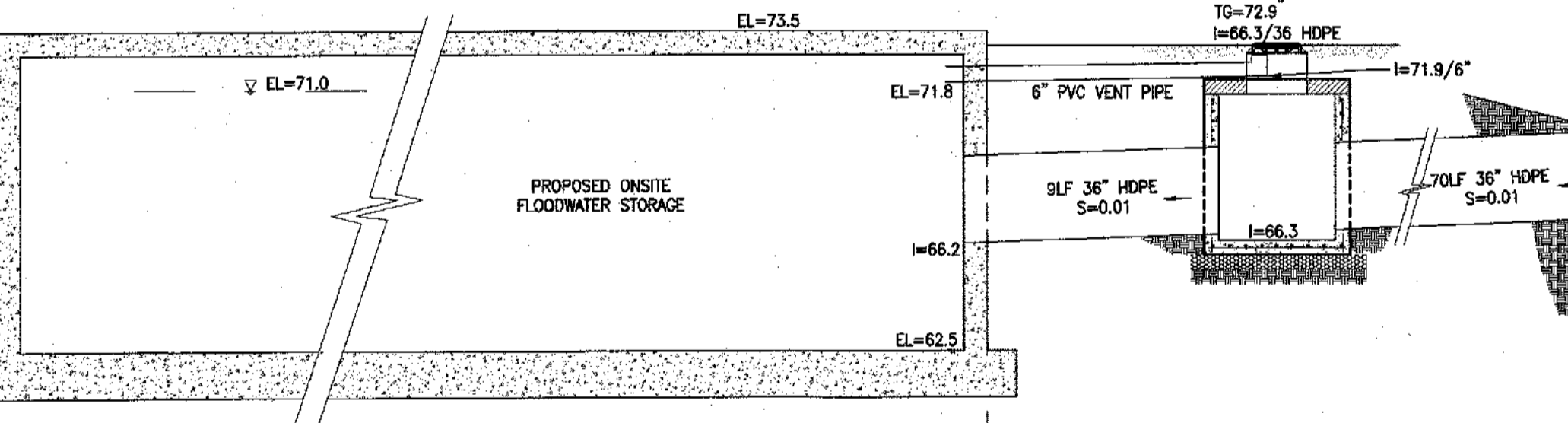
**STORAGE TANK RING DETAIL**



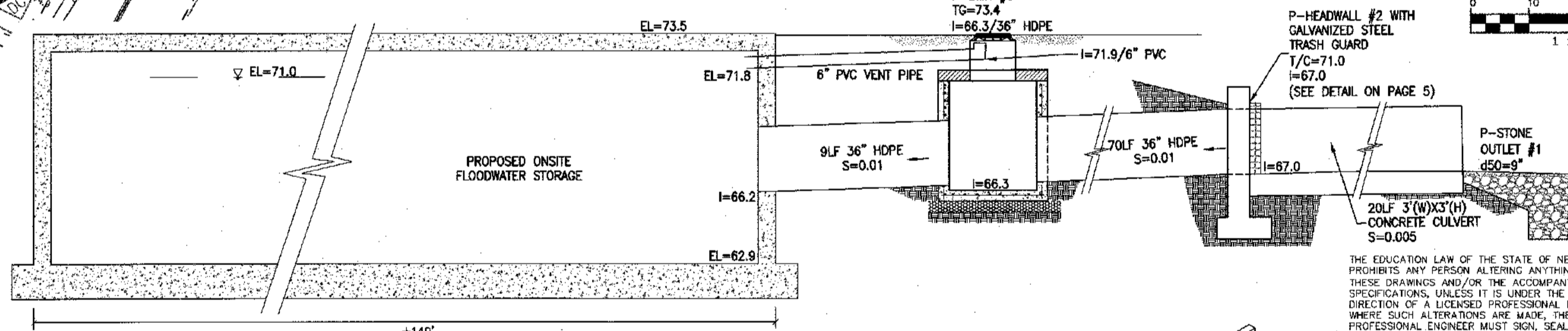
**P-CS DETAIL**



**FLOODWATER STORAGE TANK, DMH #2, AND HEADWALL #1**



**FLOODWATER STORAGE TANK, DMH #3, AND HEADWALL #2**



**OPEN GRATE COVER FOR DMH #2 & #3 & CONTROL STRUCTURE DETAIL**

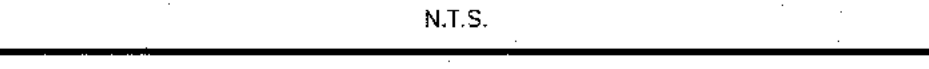


PATTERN NUMBER	PIPE SIZE	DIMENSIONS IN INCHES					
		A	B	C	D	E	F
89520002	15"	13"	14"	13"	11"	13"	13"
89570002	30"	29"	29"	29"	29"	29"	28"

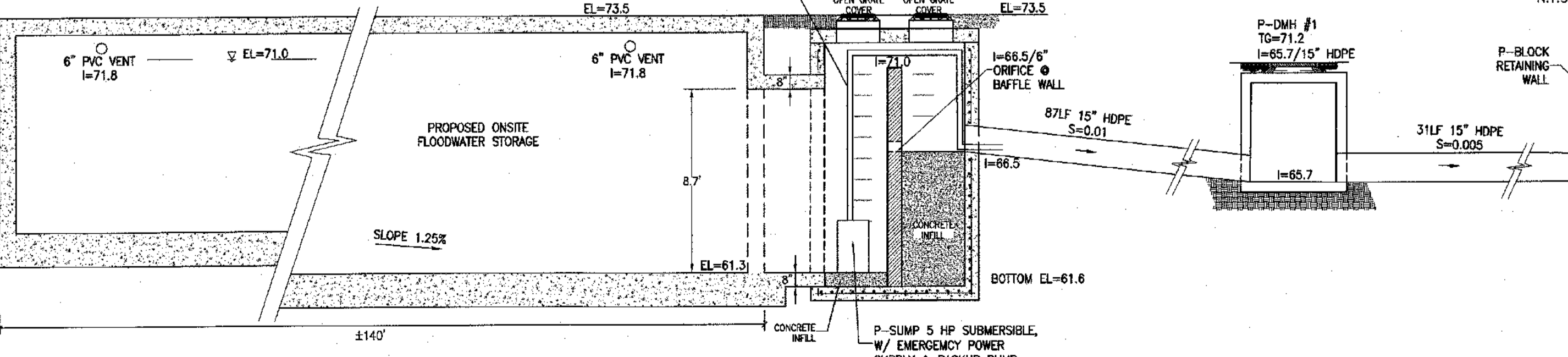
**GALVANIZED STEEL TRASH GUARD DETAIL**



**STRAIGHT HEADWALL WITH FOOTING DETAIL**



**FLOODWATER STORAGE TANK, DMH #1, AND DRAINAGE MANHOLE SECTION PROFILE**



REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
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10	11-22-23	PER RCDA WORKSHOP 11-17-23
9	11-15-23	PER DCEM COMMENTS 11-06-23
8	11-07-23	PER NYSDDT COMMENTS 08-23-23
7	10-12-23	PER RCDA, NYSDDT AND CHECK PRINTS
6	07-10-23	PER PLANNING BOARD COMMENTS 01/09/23
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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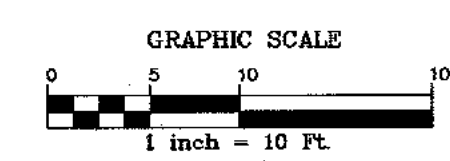
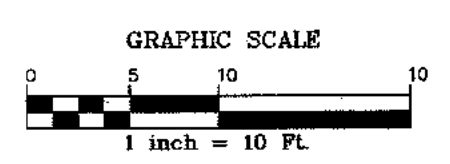
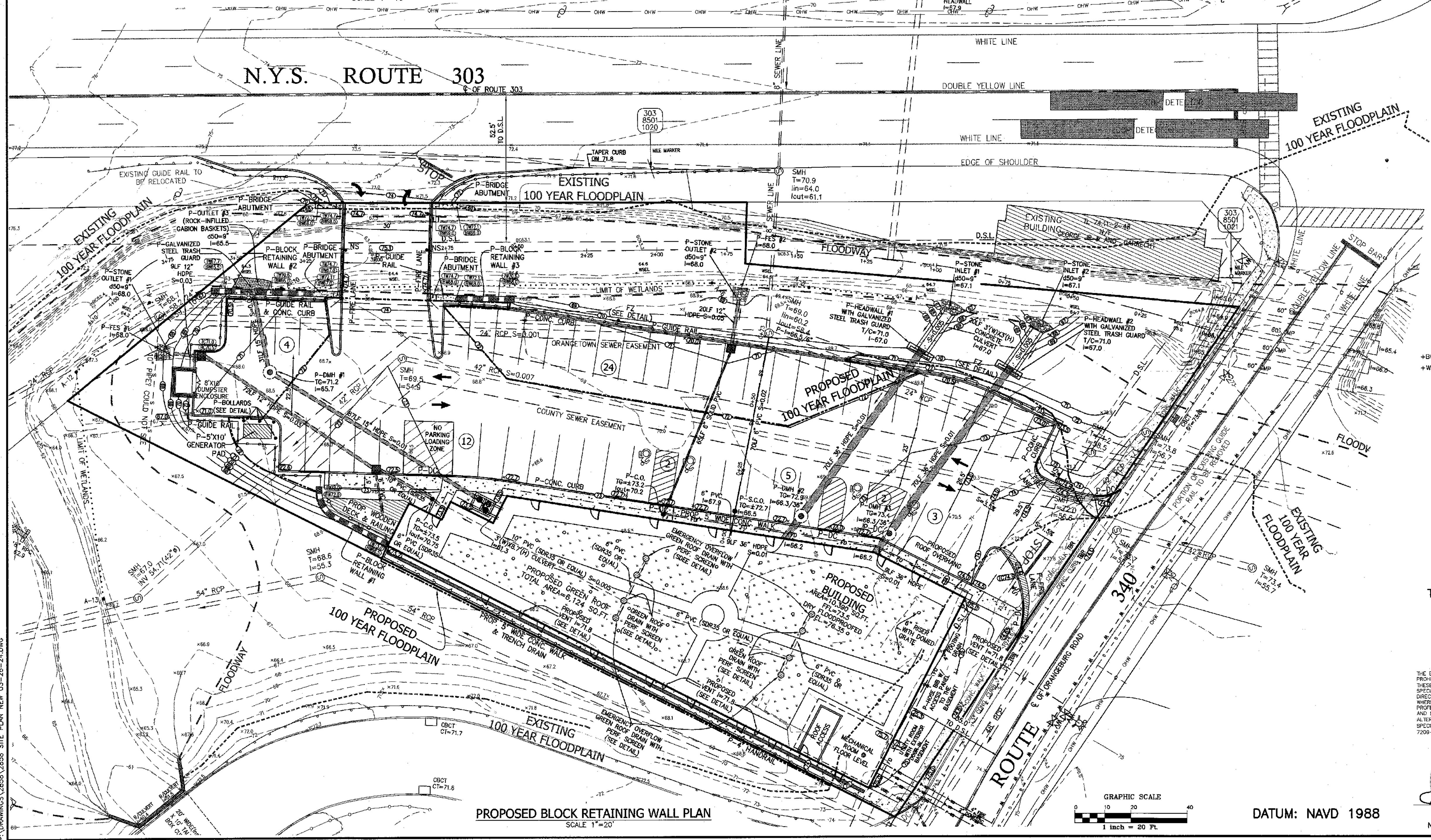
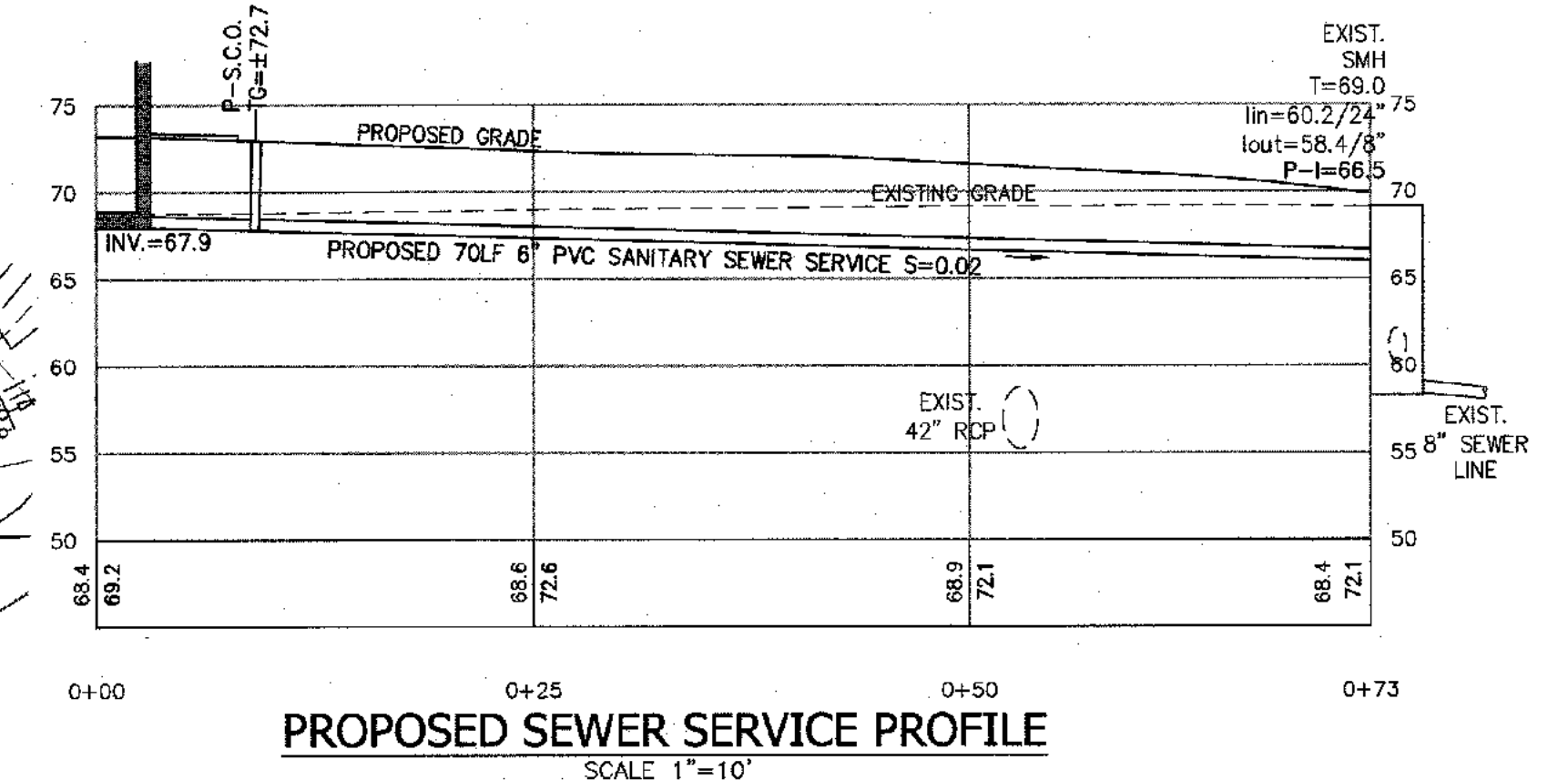
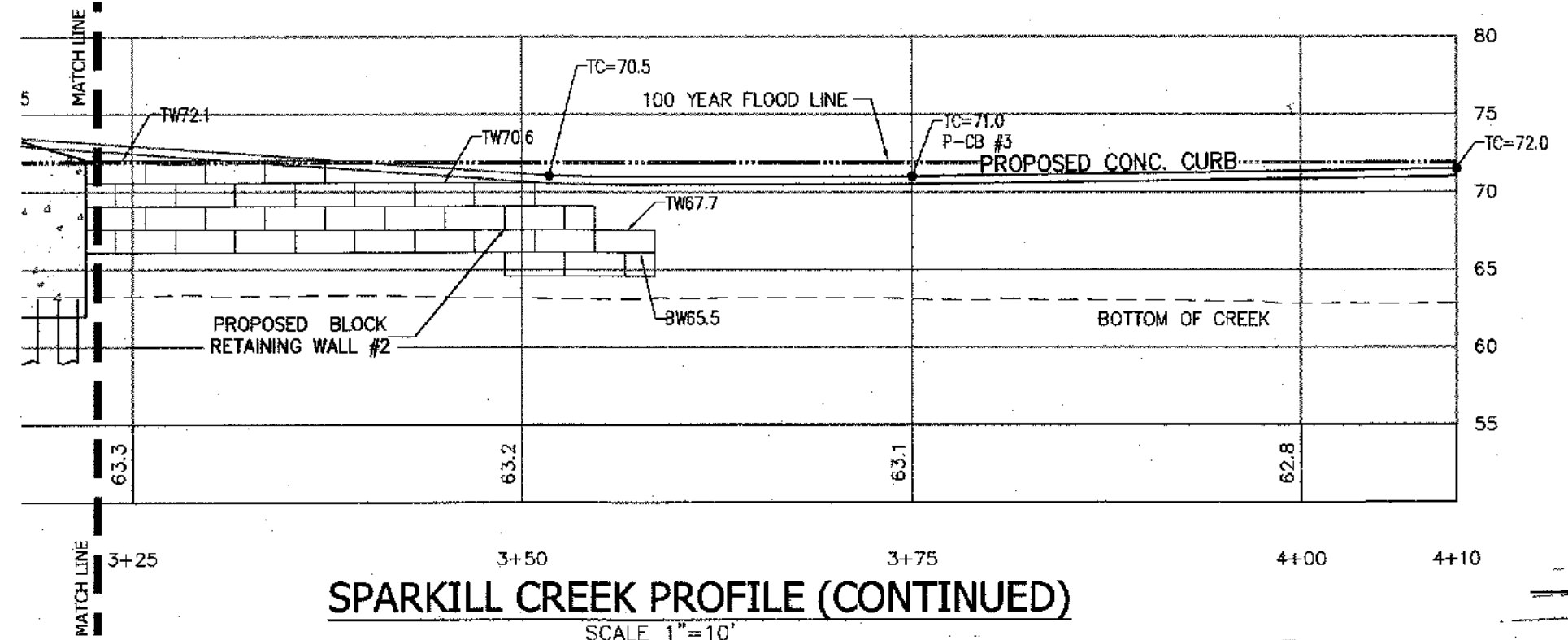
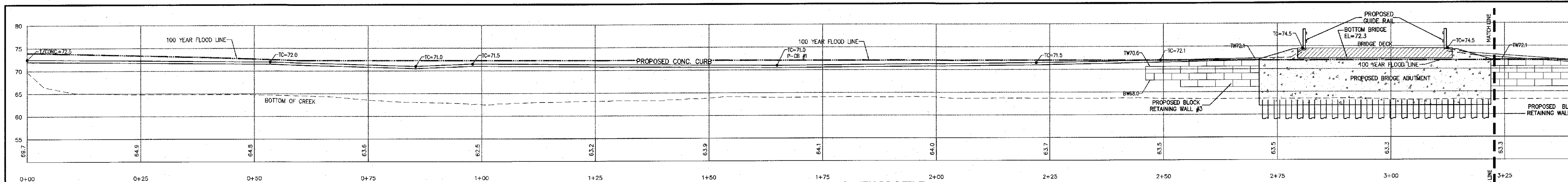
**ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS - SURVEYORS - PLANNERS  
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**S CORNER PLAZA**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

**FLOODWATER STORAGE PLAN**

DRAWN BY: IS	CHECKED BY: JRA
DATE: JULY 10, 2023	SCALE: AS SHOWN
PROJECT NO:	DRAWING NO:

P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-26-24.DWG



**LEGEND**

---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED SPOT ELEVATION
---	EXISTING FIRE HYDRANT	---	PROPOSED CATCH BASIN
---	EXISTING GAS LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE	---	P-C.O.
---	EXISTING CATCH BASIN	---	PROPOSED ROOF DRAIN
---	EXISTING SEWER MANHOLE	---	P-S.C.O.
---	EXISTING SEWER LINE	---	PROPOSED SEWER CLEANOUT
---	EXISTING SPOT ELEVATION	---	PROPOSED SEWER CONNECTION
---	EXISTING STONEWALL	---	PROPOSED RETAINING WALL
---	EXISTING SIGN	---	PROPOSED GUIDE RAIL
---	EXISTING LIGHT POLE	---	PROPOSED FENCE
---	EXISTING UTILITY POLE	---	PROPOSED STOP SIGN
---	EXISTING LIMIT OF WETLANDS	---	PROPOSED FLOOD ZONE
---	100 YEAR FLOODPLAIN	---	PROPOSED RESERVED PARKING
---	FLOODWAY	---	PROPOSED NO LEFT TURN
---		---	PROPOSED EMPLOYEE PARKING
---		---	LOCATION OF TEST HOLE
---		---	PROPOSED WATERSHED
---		---	LIMIT OF DISTURBANCE
---		---	PROPOSED WATER SERVICE
---		---	PROPOSED GAS SERVICE
---		---	PROPOSED UNDERGROUND SERVICE
---		---	100 YEAR FLOODPLAIN (PROPOSED CONDITION)
---		---	PROPOSED FIRE LINE

**LEGEND**  
+BC38.0 BOTTOM ELEVATION OF SPARKILL CREEK  
+WSL36.0 NORMAL WATER SURFACE ELEVATION

TOTAL AREA OF DISTURBANCE = 0.991 ACRE

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID 'TRUE COPIES'."

"CERTIFICATION INDICATED HERE ON SOFT COPY PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION (SALSA) CONSTITUTION 2. OF THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS (NY'S EDUCATION LAW SECTION 7209-2)

STATE OF NEW YORK  
RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
JOHN R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 80228

REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
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8	11-07-23	PER NYSOT COMMENTS 08-23-23
7	10-12-23	PER RCDA, NYSOT AND CHECK PRINTS
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**S CORNER PLAZA**

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK**

**SPARKILL CREEK  
PLAN & PROFILE**

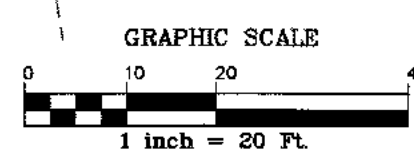
DRAWN BY: IS  
DATE: AUGUST 05, 2021  
PROJECT NO:

CHECKED BY: JRA  
SCALE: AS SHOWN  
DRAWING NO:

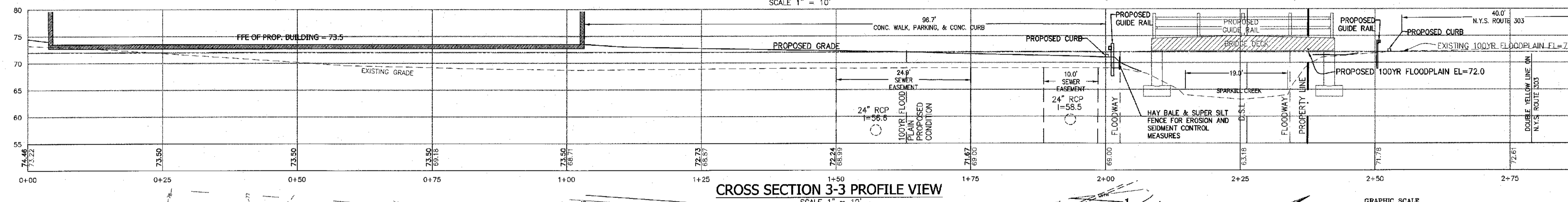
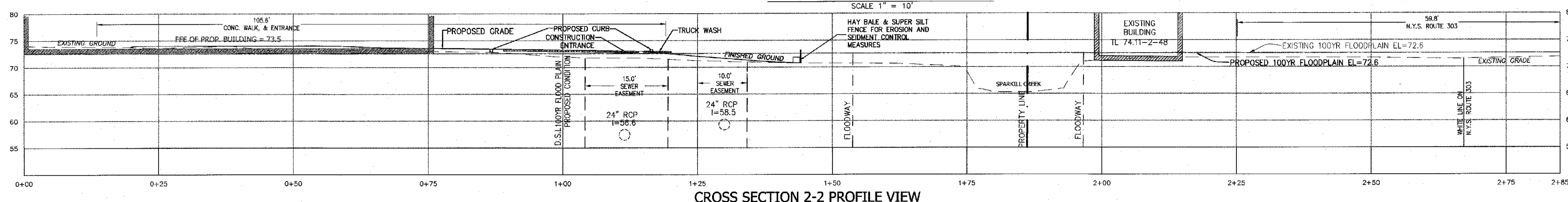
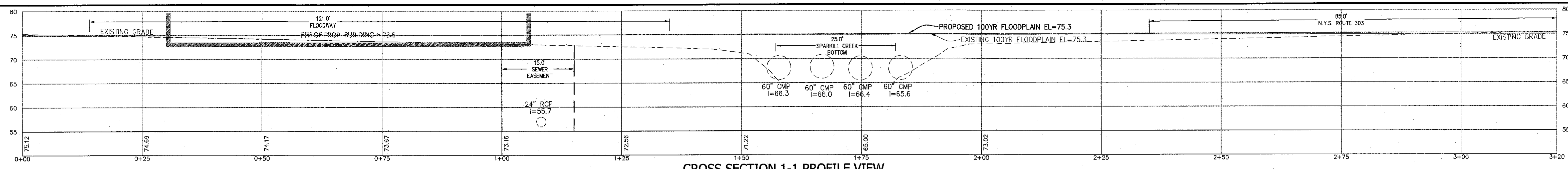
2858

6

P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-28-24.DWG

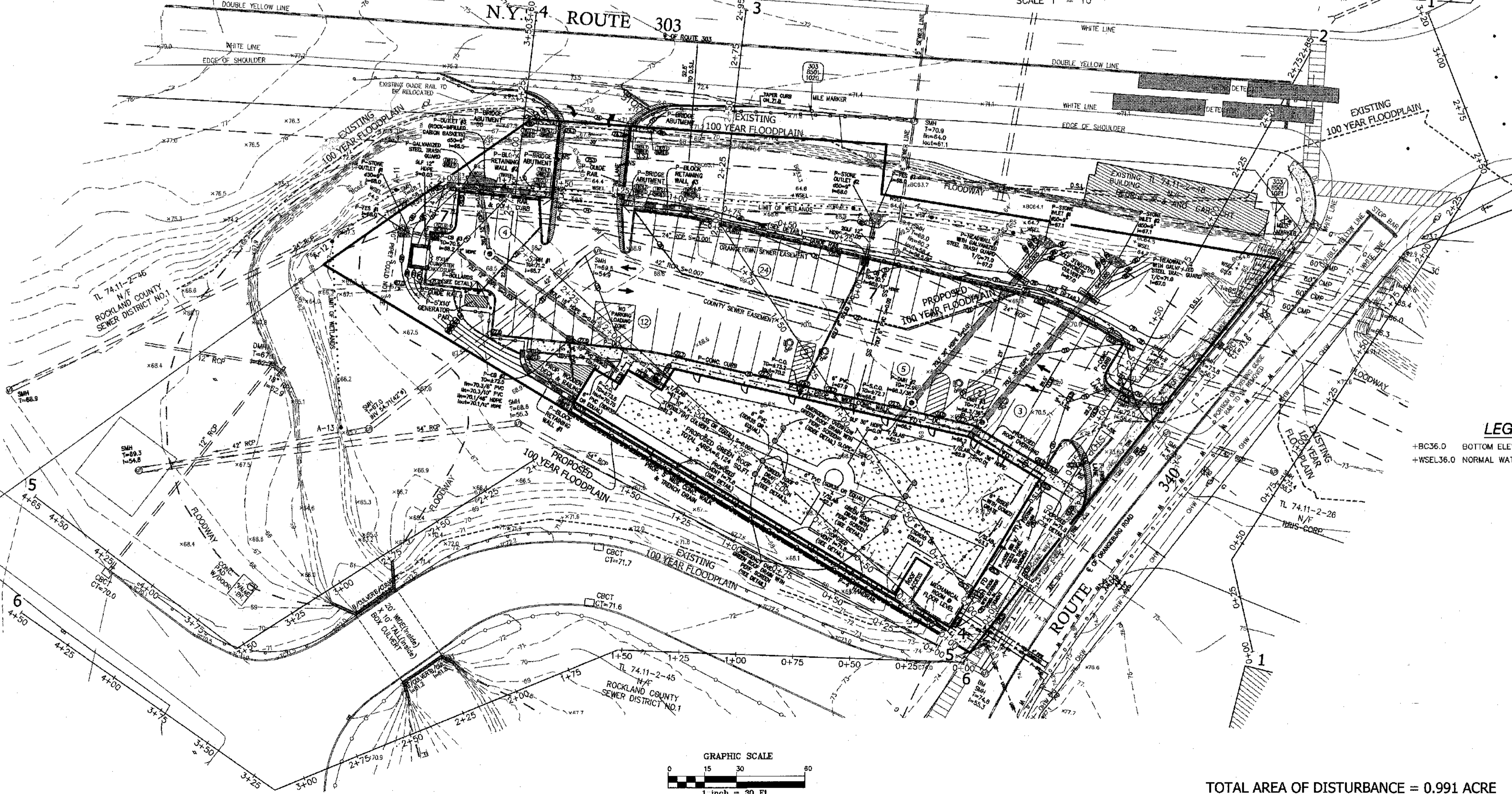


DATUM: NAVD 1988



**100 YEAR FLOOD PLAIN (NAVD88)**

SECTION	EXISTING CONDITION	PROPOSED CONDITION	DIFFERENCE
1-1	75.3	75.3	0.0
2-2	72.6	72.6	0.0
3-3	72.0	72.0	0.0
4-4	72.0	72.0	0.0
5-5	71.8	71.8	0.0
6-6	70.3	70.3	0.0



**LEGEND**

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEMAN
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING LIMIT OF WETLANDS
- 100 YEAR FLOODPLAIN
- FLOODWAY

**LEGEND**

- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- PROPOSED CLEANOUT
- PROPOSED ROOF DRAIN
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER CONNECTION
- PROPOSED RETAINING WALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE
- PROPOSED STOP SIGN
- PROPOSED FLOOD ZONE
- PROPOSED RESERVED PARKING
- PROPOSED NO STANDING
- PROPOSED NO LEFT TURN
- PROPOSED EMPLOYEE PARKING
- LOCATION OF TEST HOLE
- PROPOSED WATERSHED
- LIMIT OF DISTURBANCE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED UNDERGROUND SERVICE
- 100 YEAR FLOODPLAIN (PROPOSED CONDITION)
- PROPOSED FIRE LANE

**LEGEND**

- +BC36.0 BOTTOM ELEVATION OF SPARKILL CREEK
- +WSL36.0 NORMAL WATER SURFACE ELEVATION

REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
11	02-15-24	PER RCDA COMMENTS 12-20-23
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3	07-29-22	ROUTE 303 OVERLAY REQ.
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1	10-28-21	PER BROOKER ENGINEERING 09/29/21

**ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10956  
 Tel: (845) 834-4894  
 Fax: (845) 834-5543  
 E-mail: info@anzy.com  
 Web: www.ANZNY.com

**S CORNER PLAZA**

TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

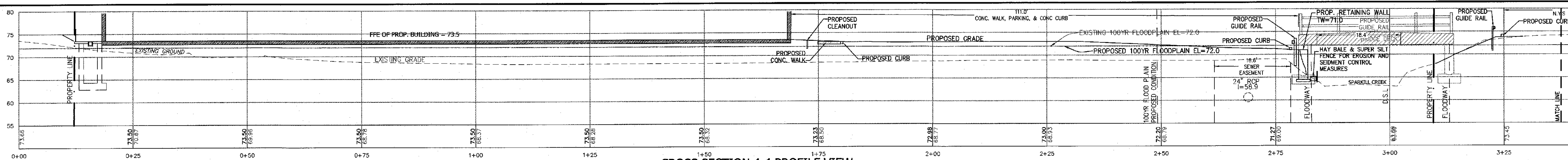
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**CROSS SECTIONS PROFILE  
 VIEW & PLAN**

DRAWN BY: JS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: AS SHOWN
PROJECT NO:	DRAWING NO:
<b>2858</b>	<b>7</b>

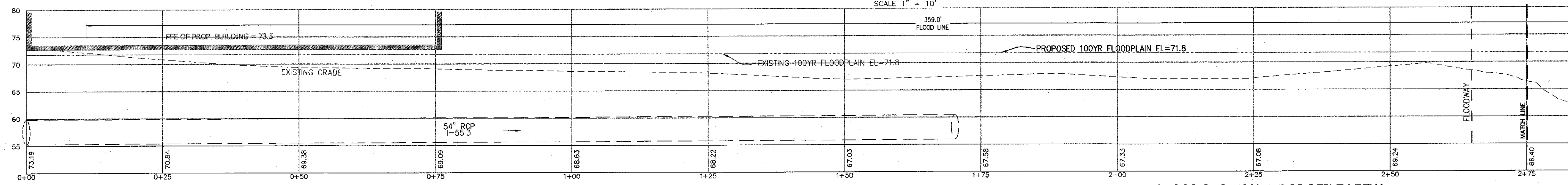
TOTAL AREA OF DISTURBANCE = 0.991 ACRE      DATUM: NAVD 1988

STATE OF NEW YORK  
 RYAN A. NASHER, P.E.  
 N.Y.S. P.E. LIC. NO. 89066

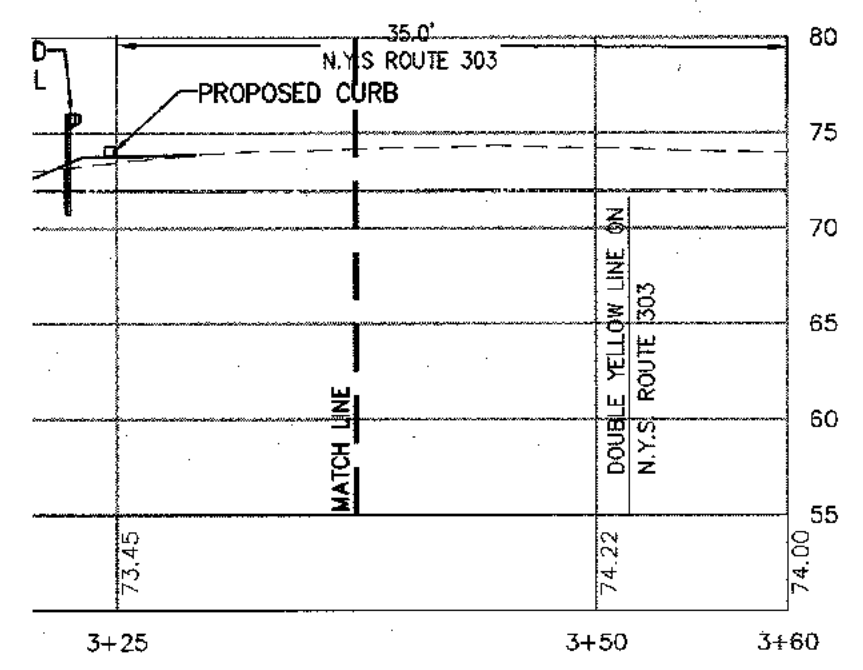
STATE OF NEW YORK  
 JOHN R. ATZL, P.E.  
 N.Y.S. P.E. LIC. NO. 80228



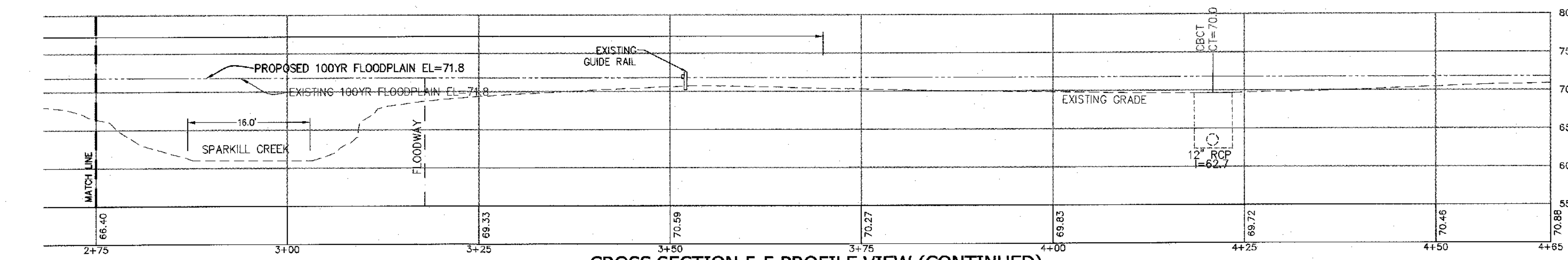
CROSS SECTION 4-4 PROFILE VIEW



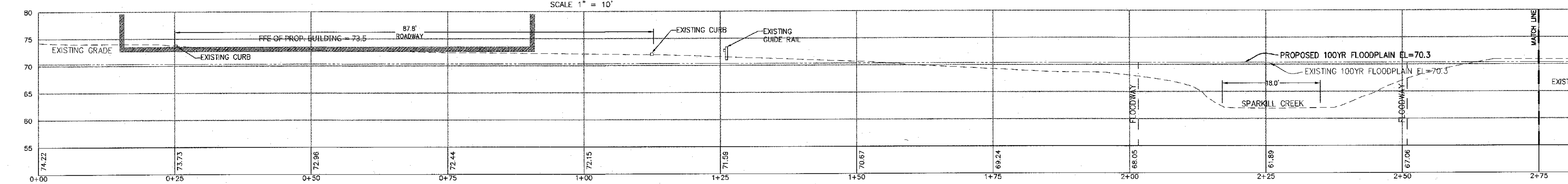
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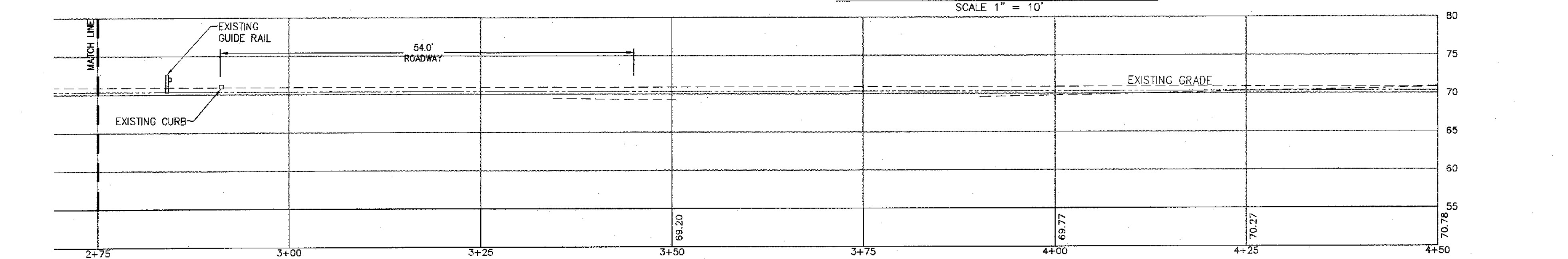
CROSS SECTION 4-4 PROFILE VIEW (CONTINUED)



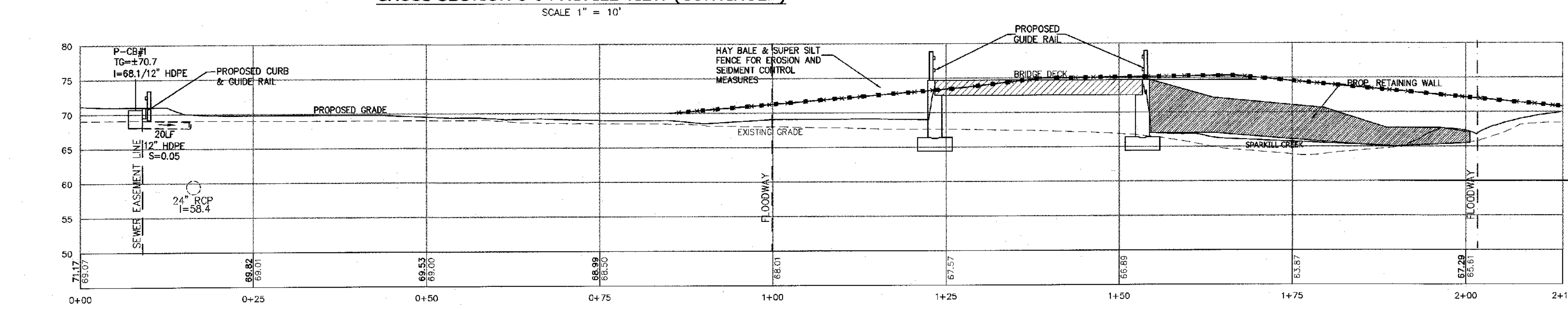
CROSS SECTION 5-5 PROFILE VIEW (CONTINUED)



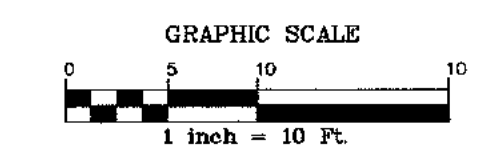
CROSS SECTION 6-6 PROFILE VIEW



CROSS SECTION 6-6 PROFILE VIEW (CONTINUED)

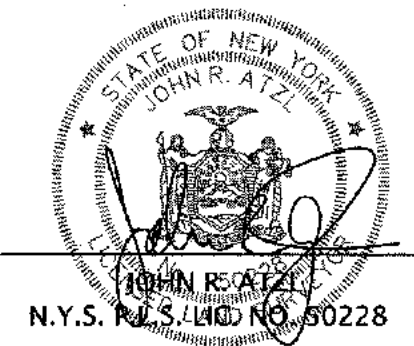
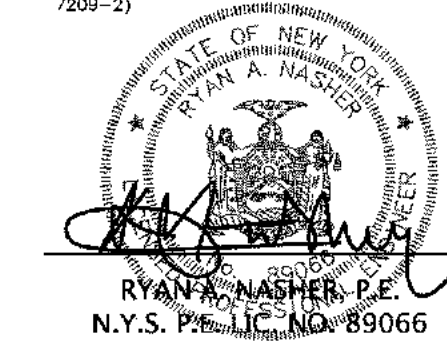


CROSS SECTION 7-7 EDGE OF CREEK PROFILE VIEW



DATUM: NAVD 1988

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES." "CERTIFICATION INDICATED HERE ON DENOTES THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."



REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
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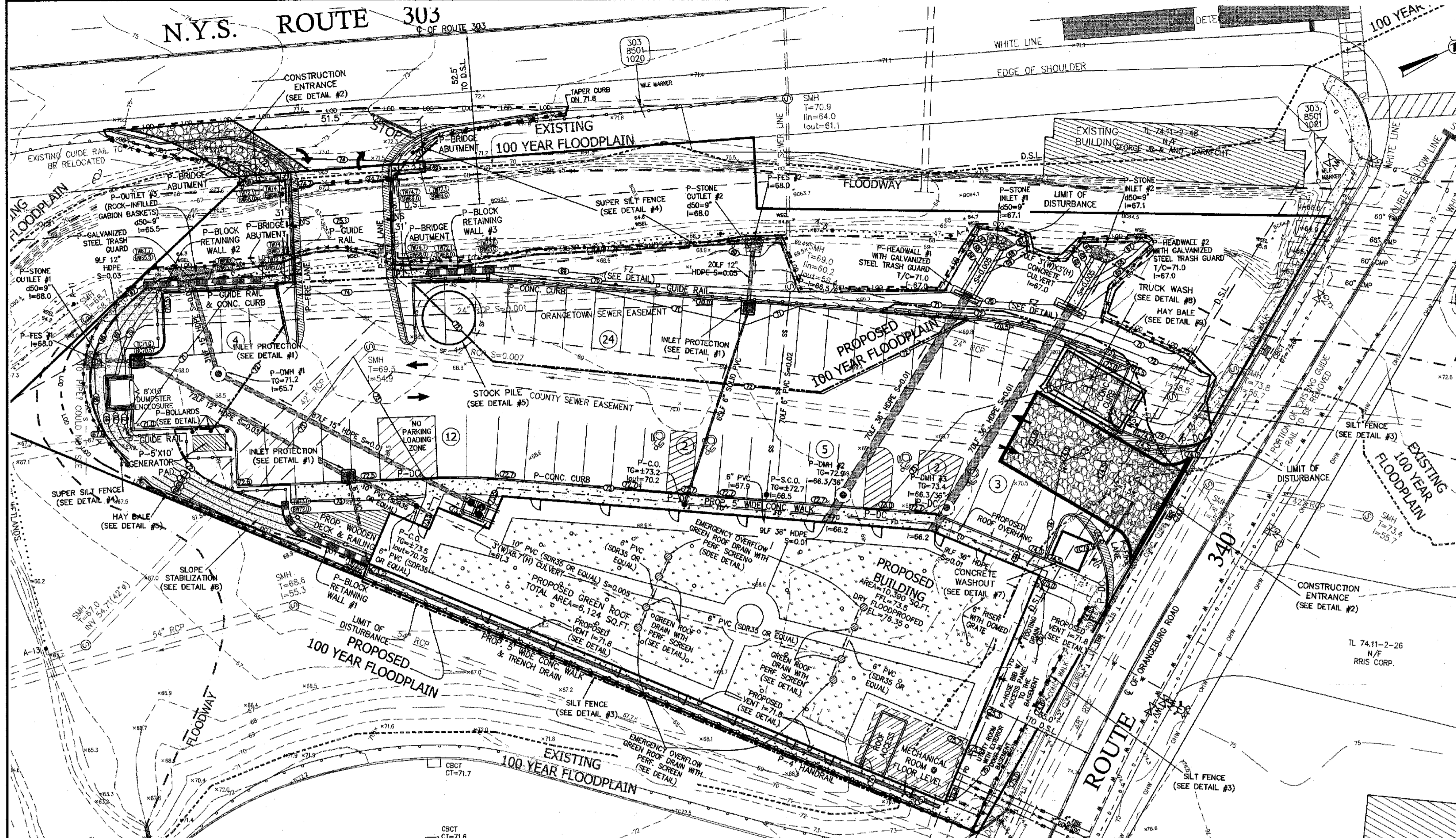
**ATZL, NASHER & ZIGLER P.C.**  
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E-mail: info@annzy.com  
Web: www.ANNZY.com

**S CORNER PLAZA**  
**TOWN OF ORANGETOWN**  
**ROCKLAND COUNTY, NEW YORK**

TITLE:  
**CROSS SECTIONS PROFILE VIEW**  
DRAWN BY: IS  
DATE: AUGUST 05, 2021  
PROJECT NO: 2858  
CHECKED BY: JRA  
SCALE: 1 IN. = 10 FT.  
DRAWING NO: 8

P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-26-24.DWG



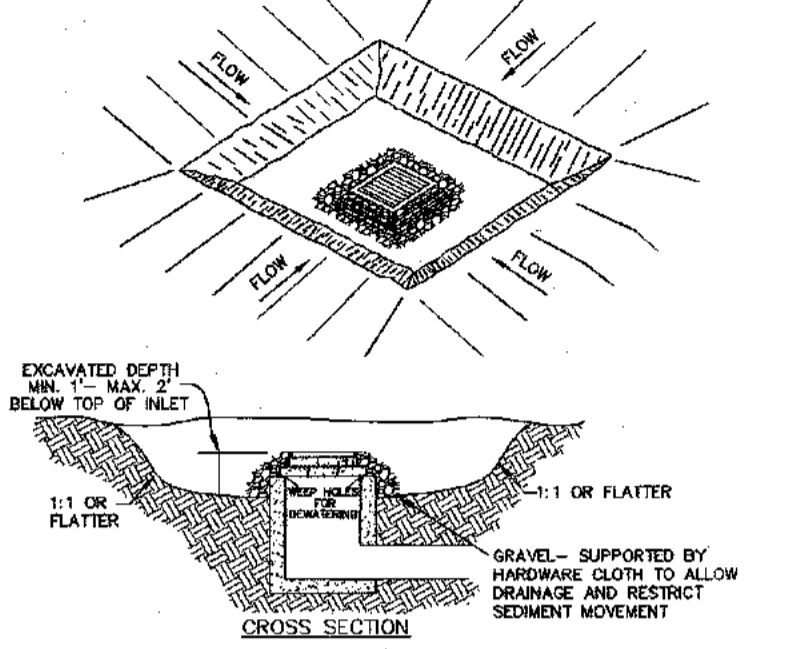


**SPECIFICATIONS FOR STORM INLET PROTECTION**

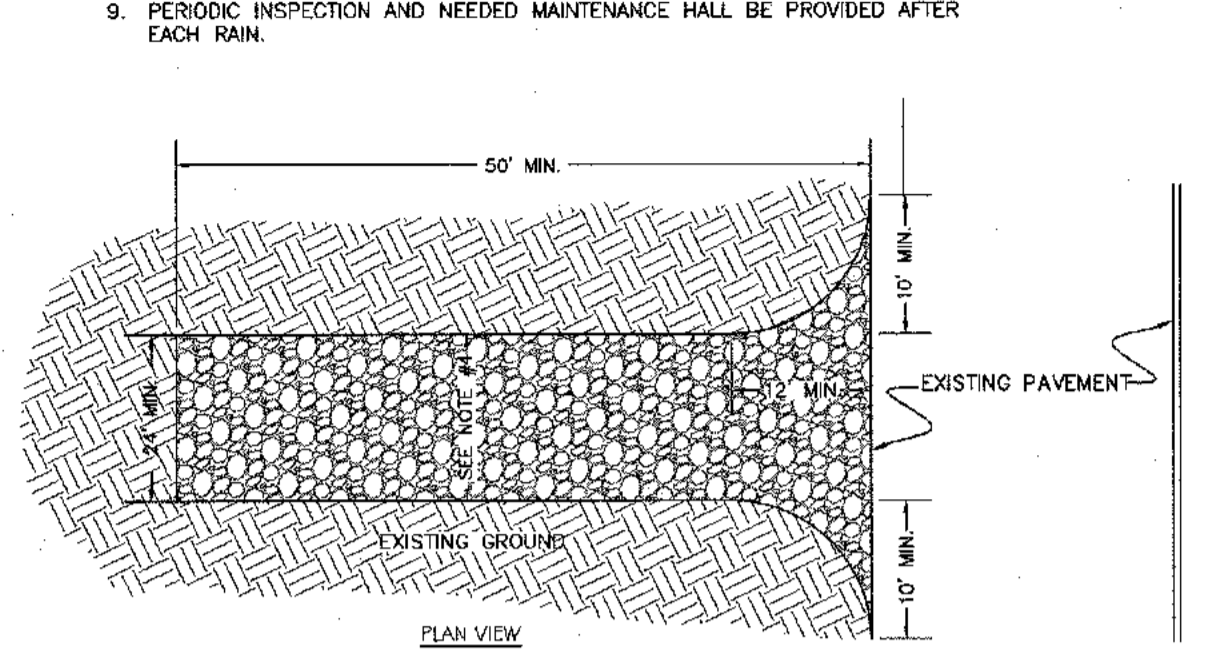
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RETURNED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE PREVENTED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE HAS BEEN PROPERLY STABILIZED.
6. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.

**SPECIFICATIONS FOR CONSTRUCTION ENTRANCE**

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6".
4. WIDTH - 12" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24" IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
6. SURFACE WATER - MAX SURFACE WATER FLOWING OR DIRECTED TOWARD SURFACE WATER CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



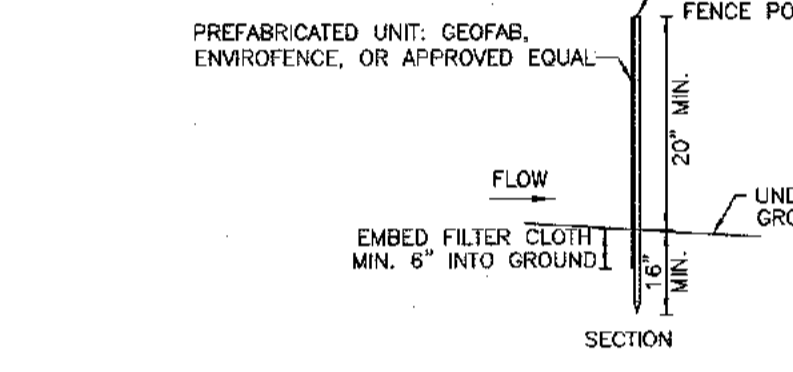
**STORM INLET PROTECTION DETAIL #1**  
N.T.S.



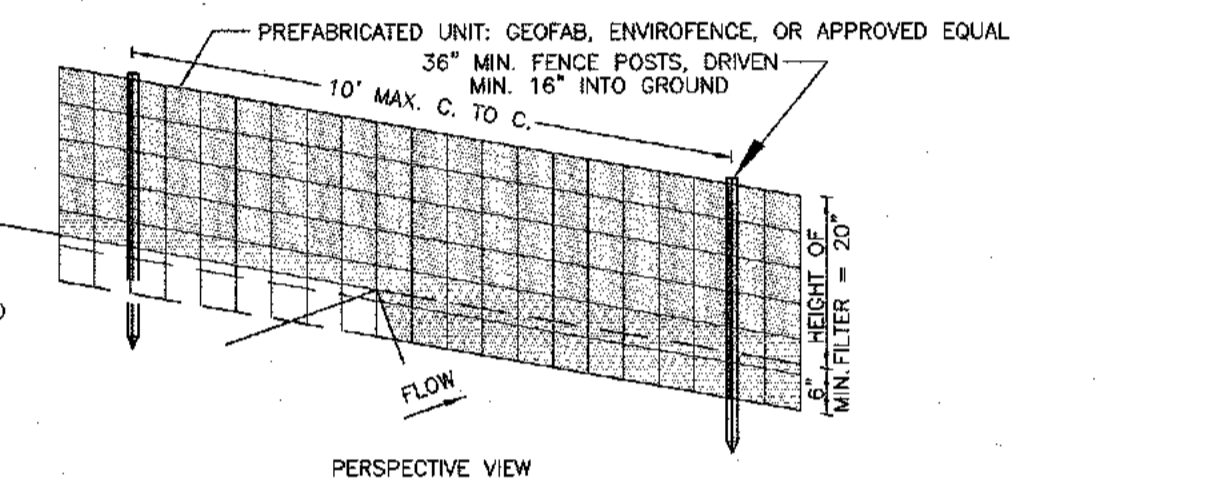
**CONSTRUCTION ENTRANCE DETAIL #2**  
N.T.S.

**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**

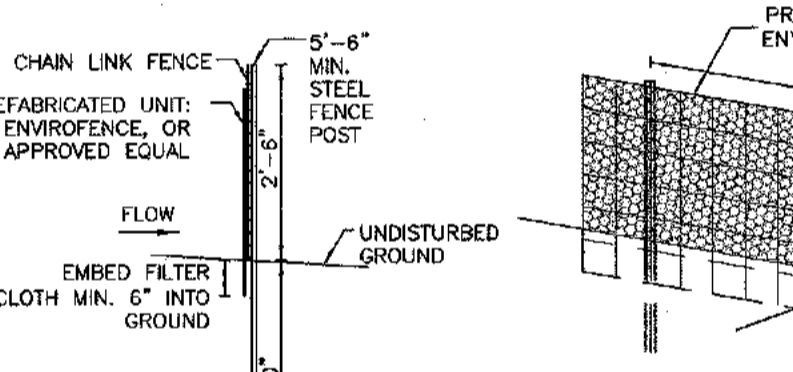
1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



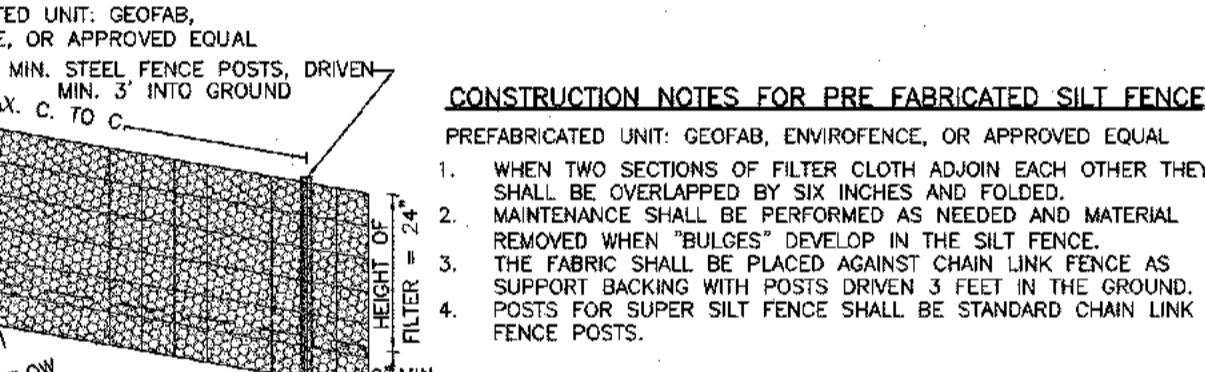
**SILT FENCE DETAIL #3**  
N.T.S.



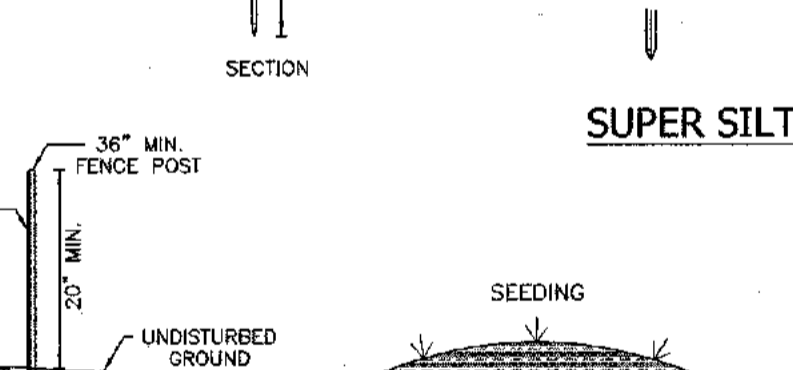
**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**



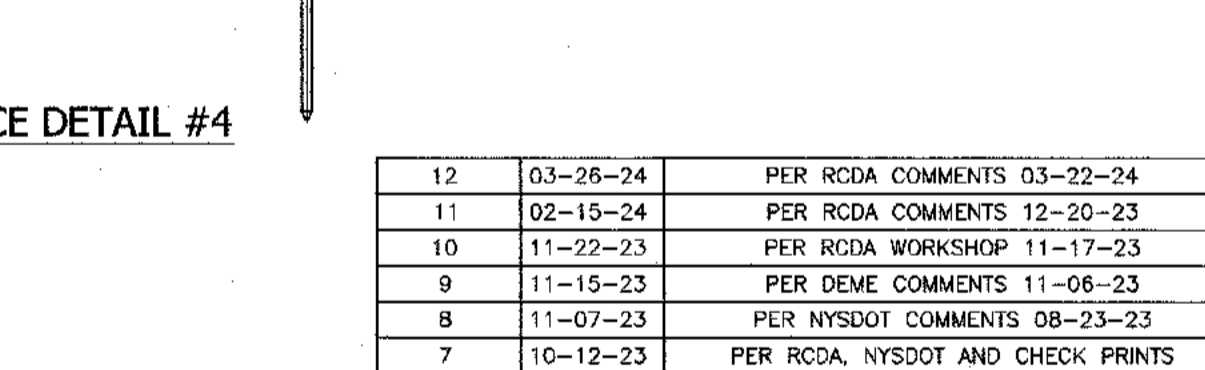
**SUPER SILT FENCE DETAIL #4**  
N.T.S.



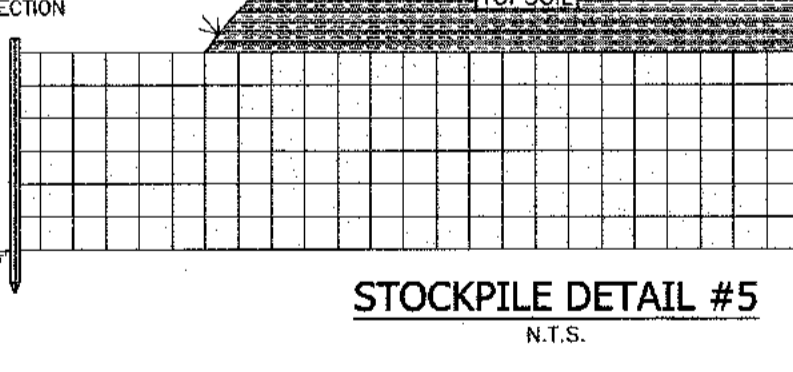
**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**



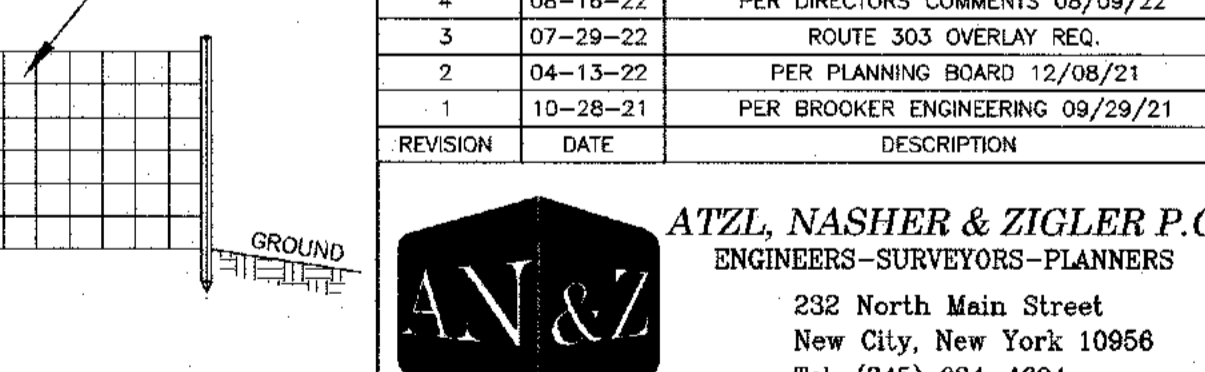
**STOCKPILE DETAIL #5**  
N.T.S.



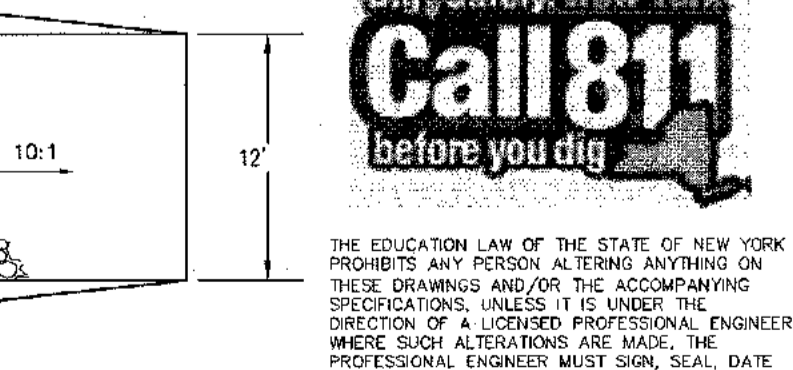
**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**



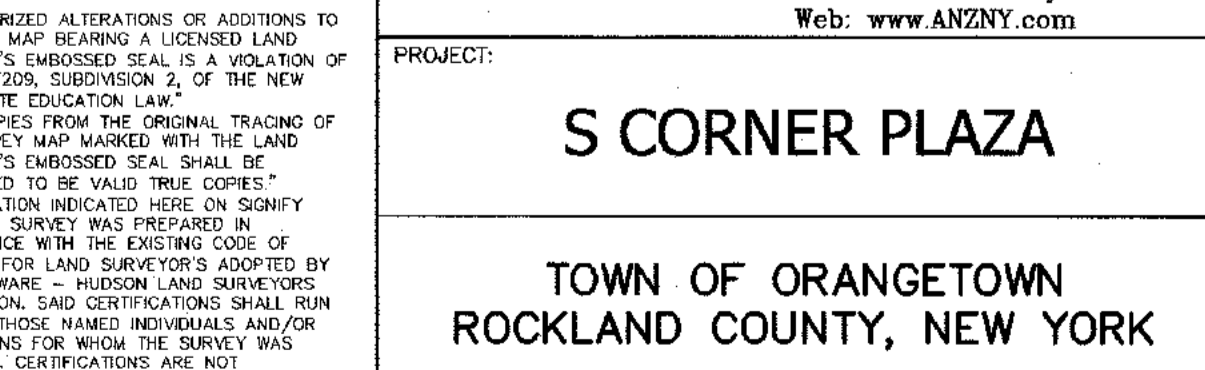
**TRUCK WASH DETAIL #8**  
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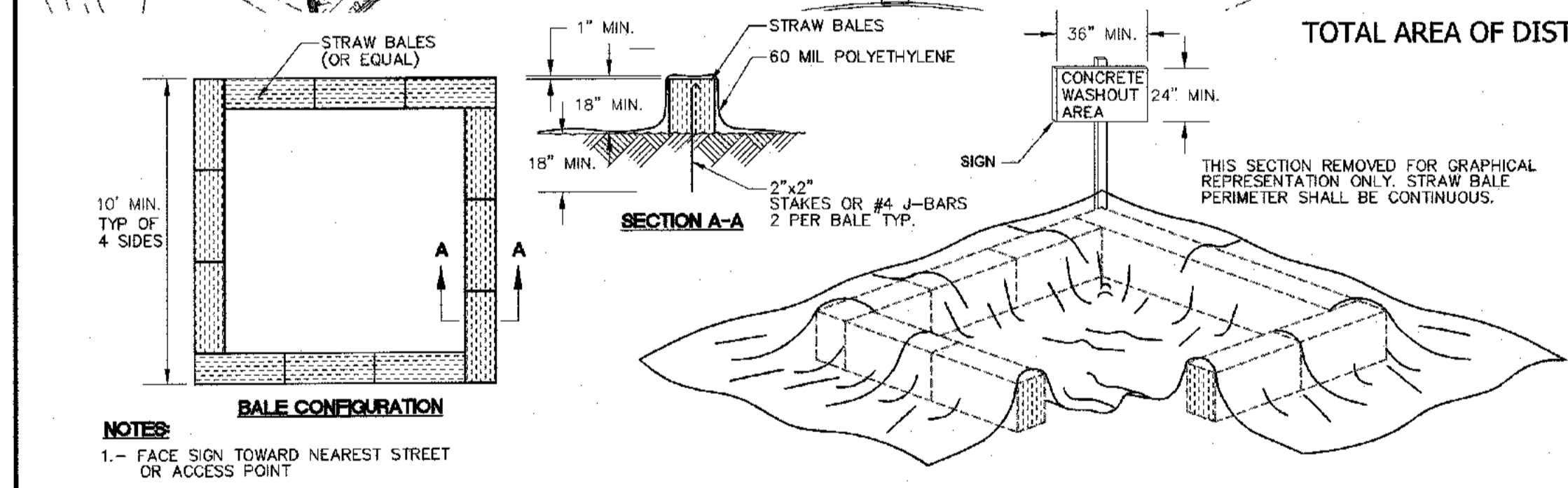
**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**



**HAY BALE DETAIL #9**  
N.T.S.



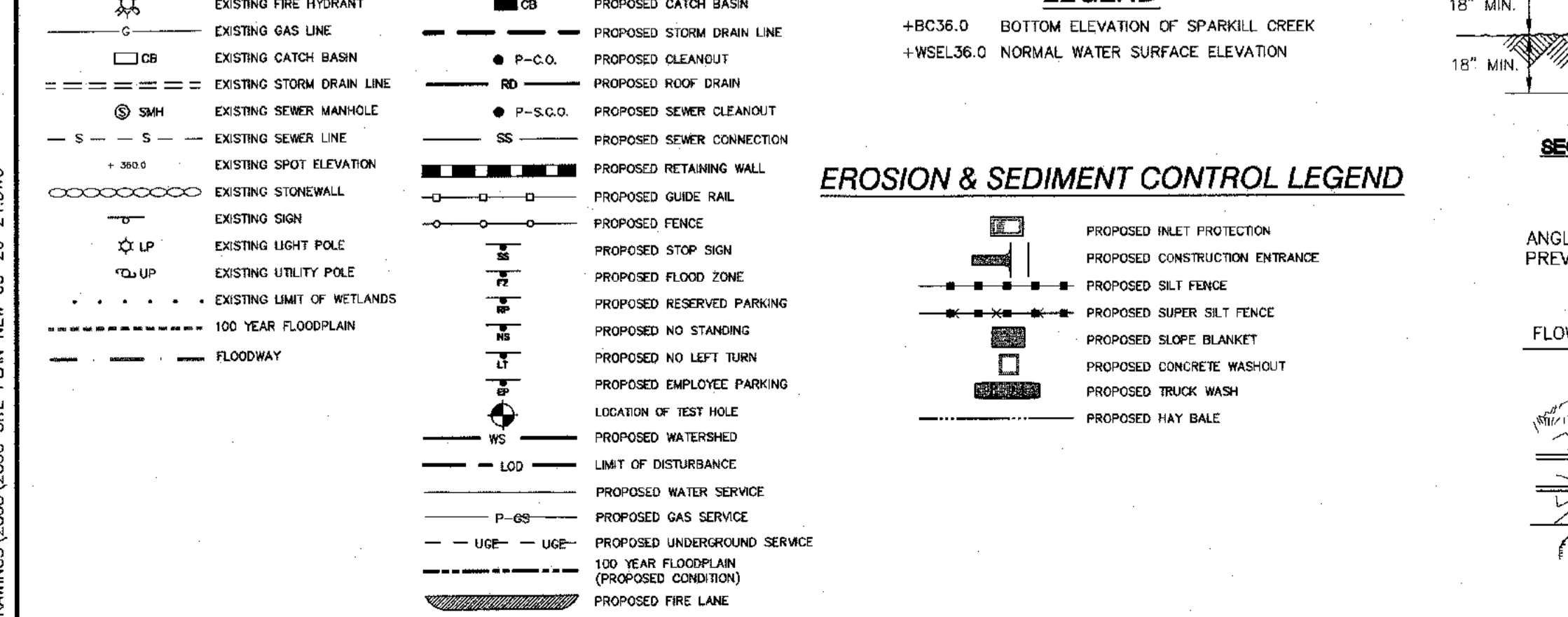
**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**



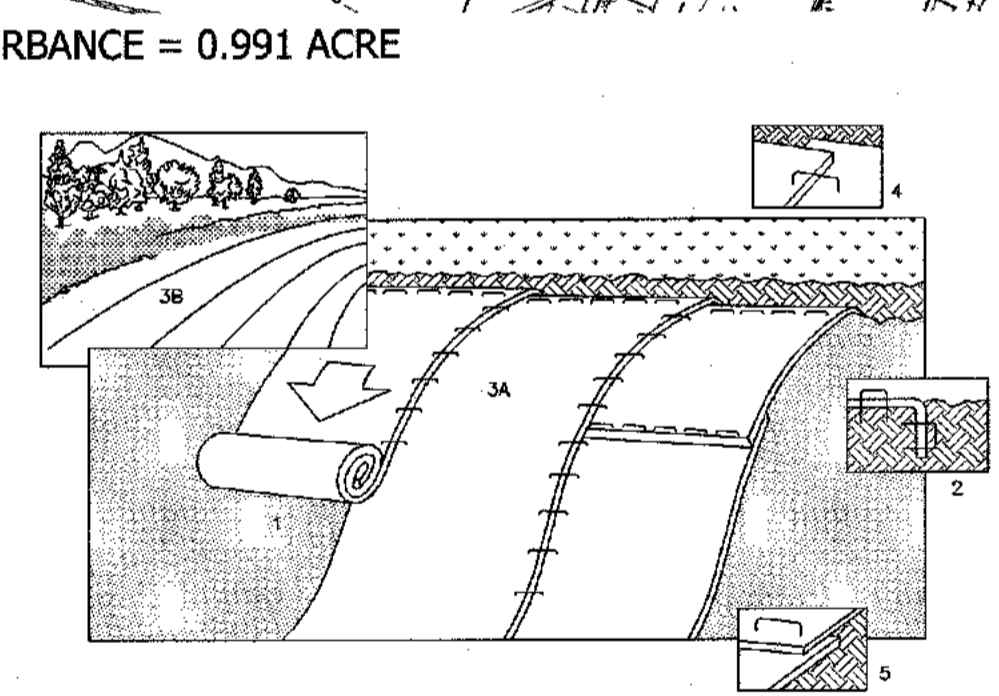
**BALE CONFIGURATION**

1. FACE SIDE TOWARD NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

**CONCRETE WASHOUT DETAIL #7**  
N.T.S.



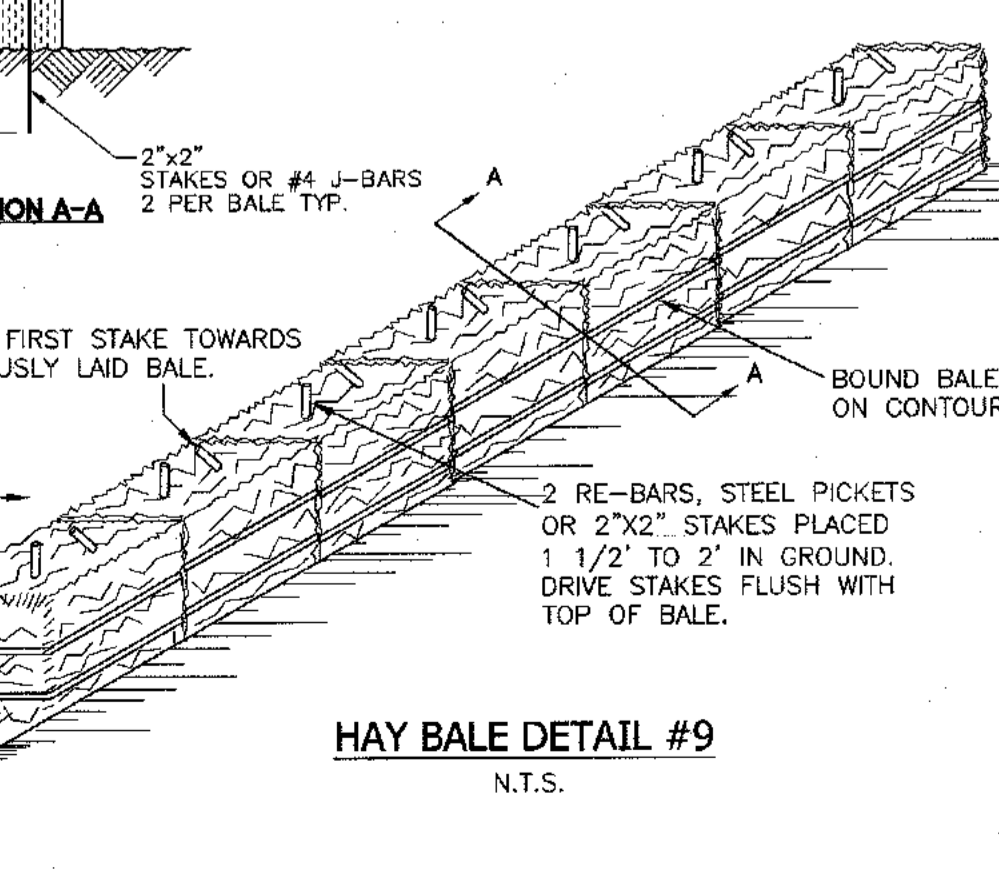
**CONCRETE WASHOUT DETAIL #7**  
N.T.S.



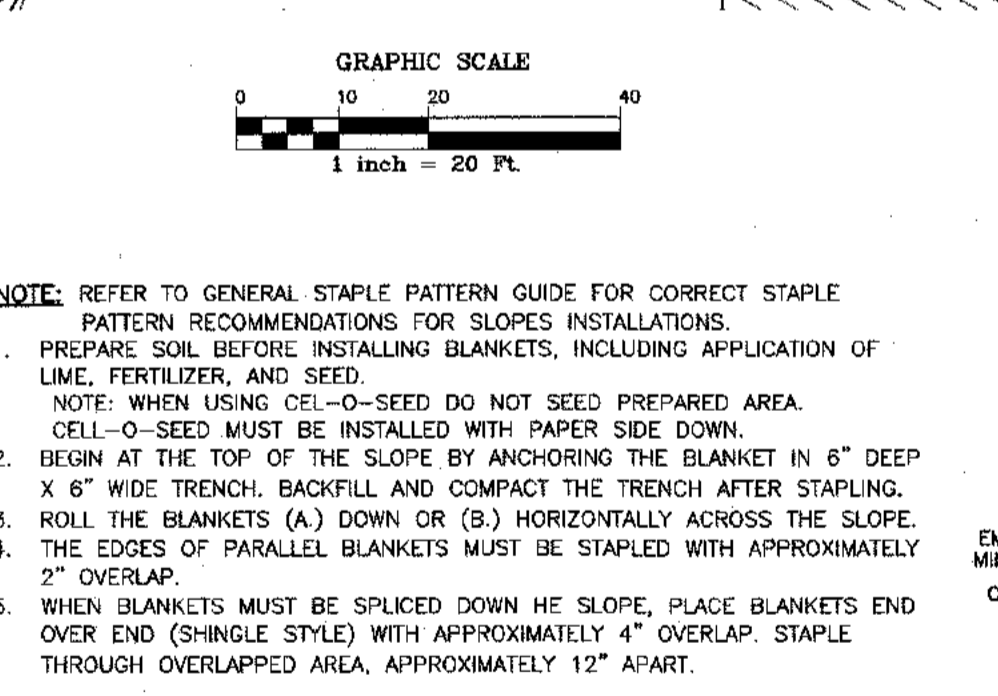
**SLOPE BLANKET INSTALLATION DETAIL #6**  
N.T.S.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. NOTE: WHEN USING CEL-O-SEED DO NOT SEED PREPARED AREA. CEL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
4. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
6. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

**EROSION & SEDIMENT CONTROL LEGEND**



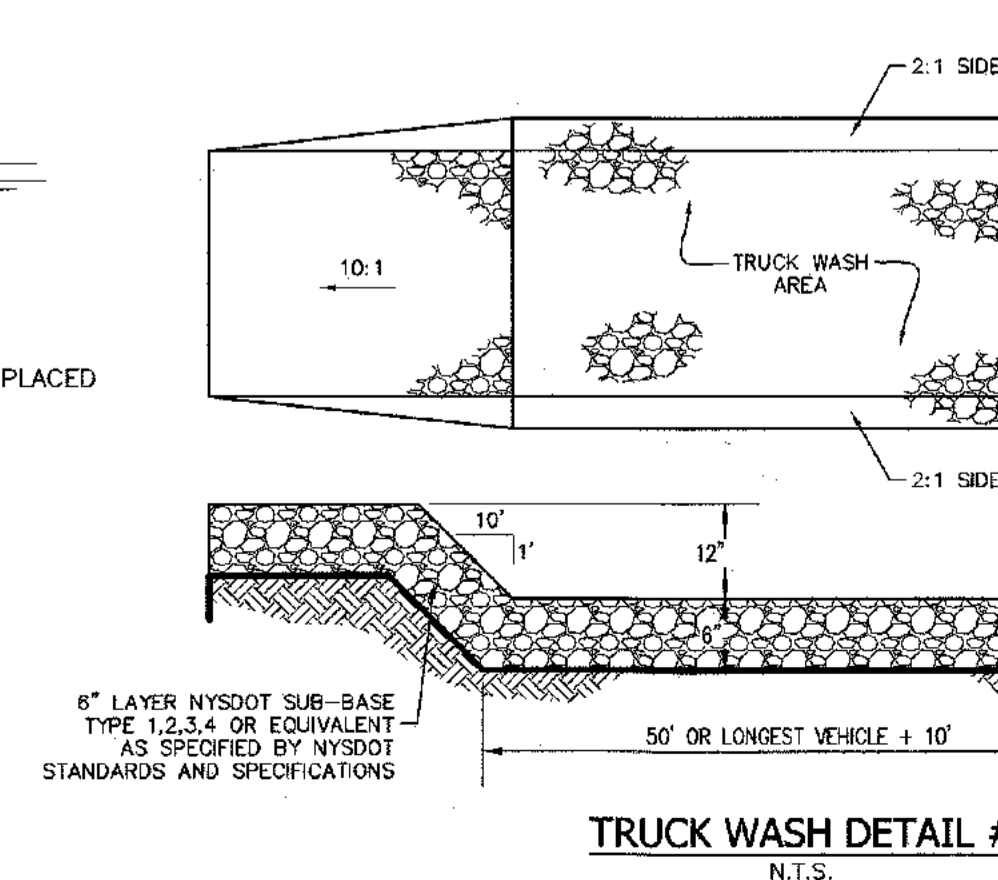
**EROSION & SEDIMENT CONTROL LEGEND**



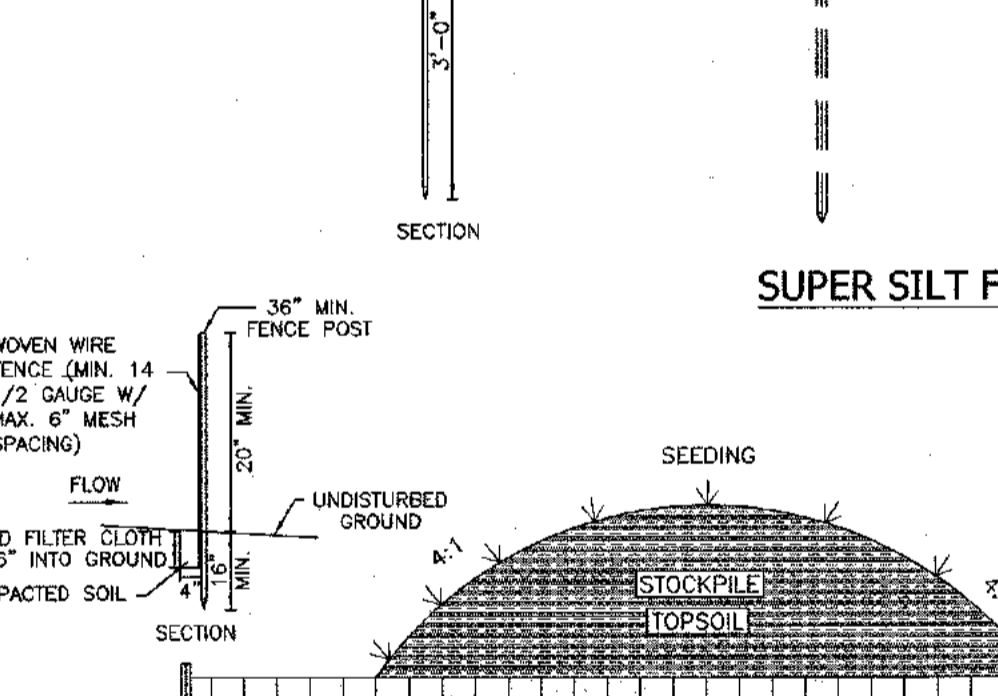
**HAY BALE DETAIL #9**  
N.T.S.

1. FACE SIDE TOWARD NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

**CONCRETE WASHOUT DETAIL #7**  
N.T.S.



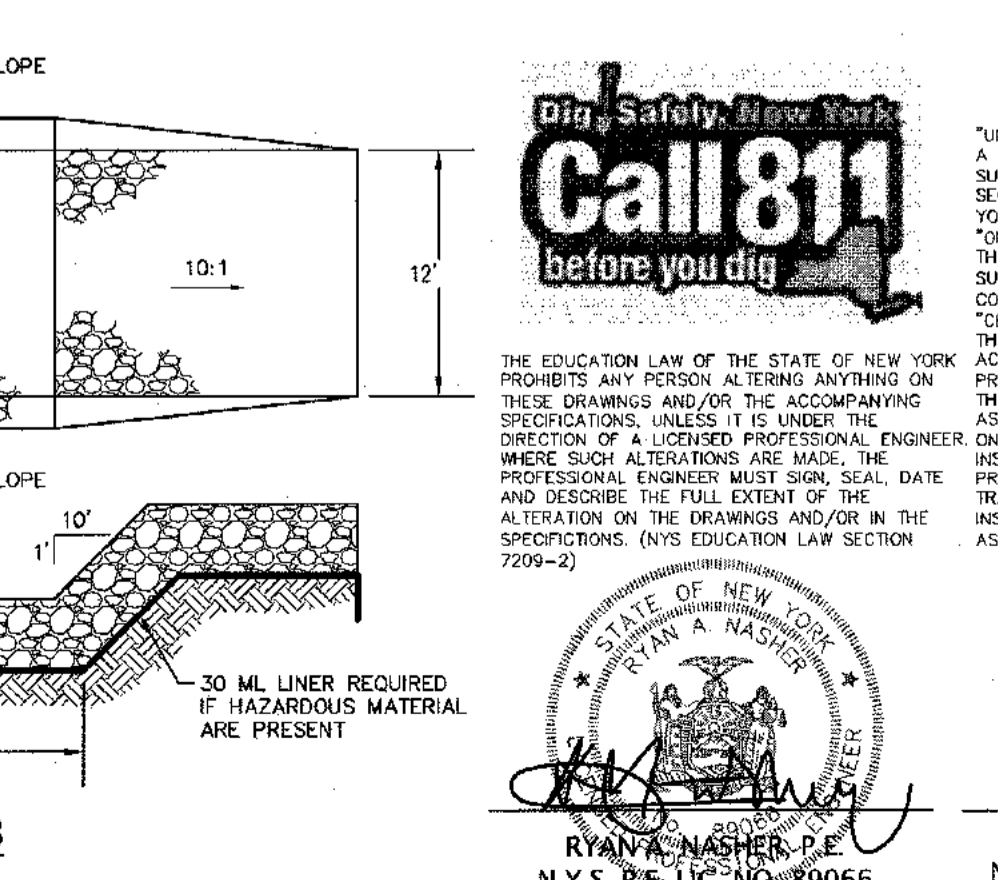
**CONCRETE WASHOUT DETAIL #7**  
N.T.S.



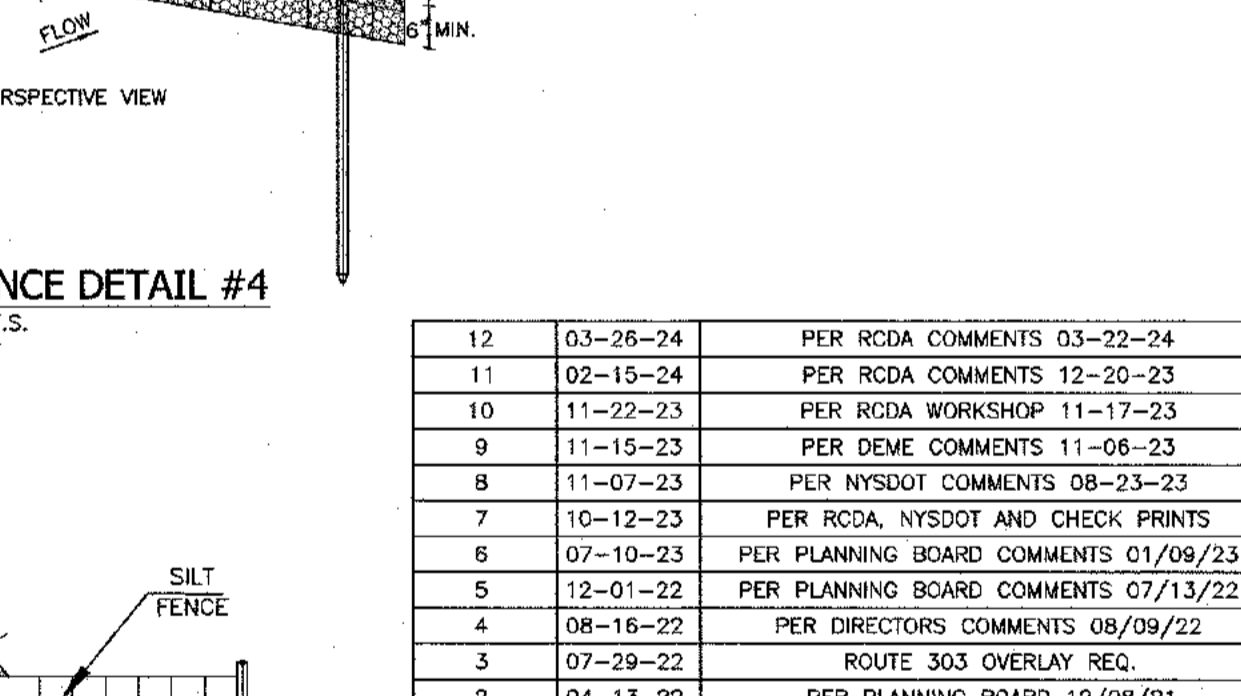
**TRUCK WASH DETAIL #8**  
N.T.S.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. NOTE: WHEN USING CEL-O-SEED DO NOT SEED PREPARED AREA. CEL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
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5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
6. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

**EROSION & SEDIMENT CONTROL LEGEND**



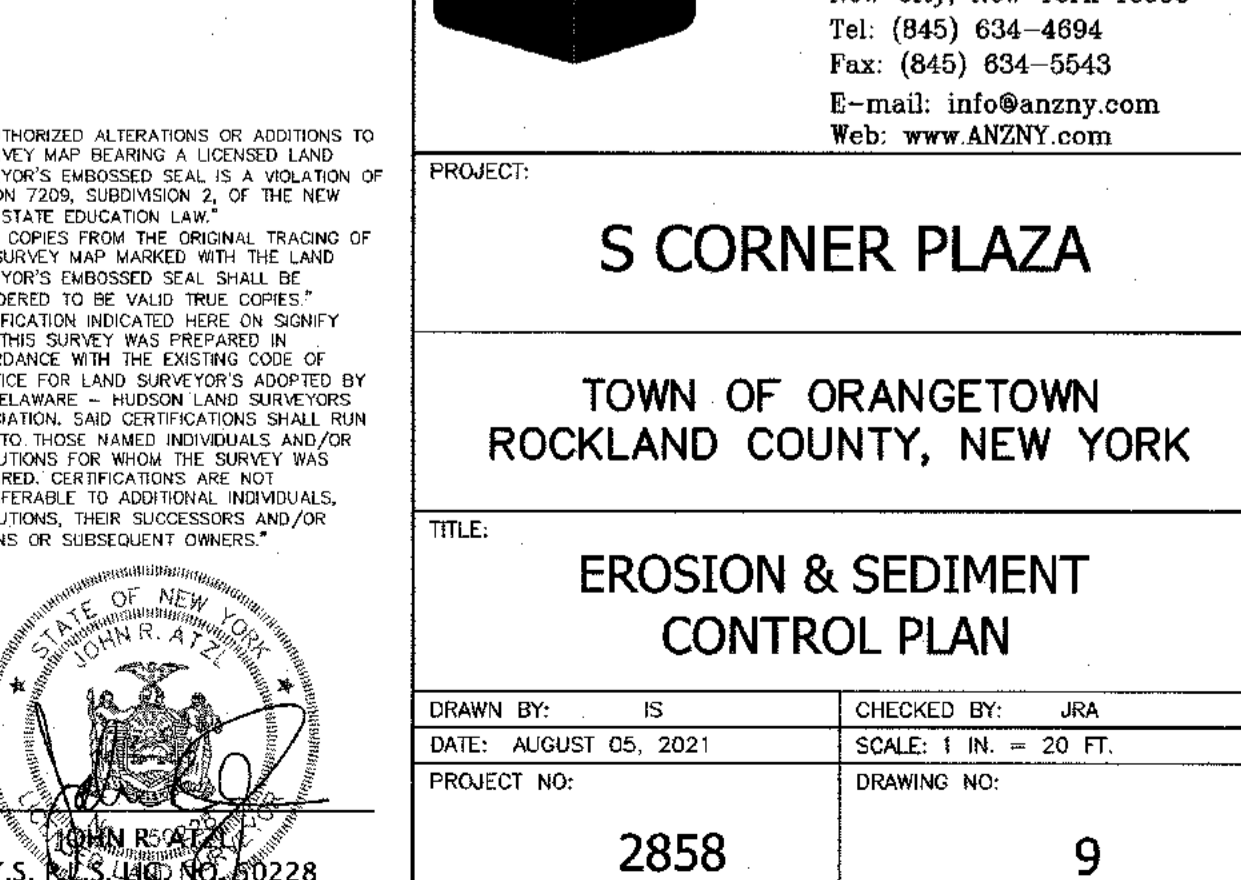
**EROSION & SEDIMENT CONTROL LEGEND**



**HAY BALE DETAIL #9**  
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2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

**CONCRETE WASHOUT DETAIL #7**  
N.T.S.



**CONCRETE WASHOUT DETAIL #7**  
N.T.S.

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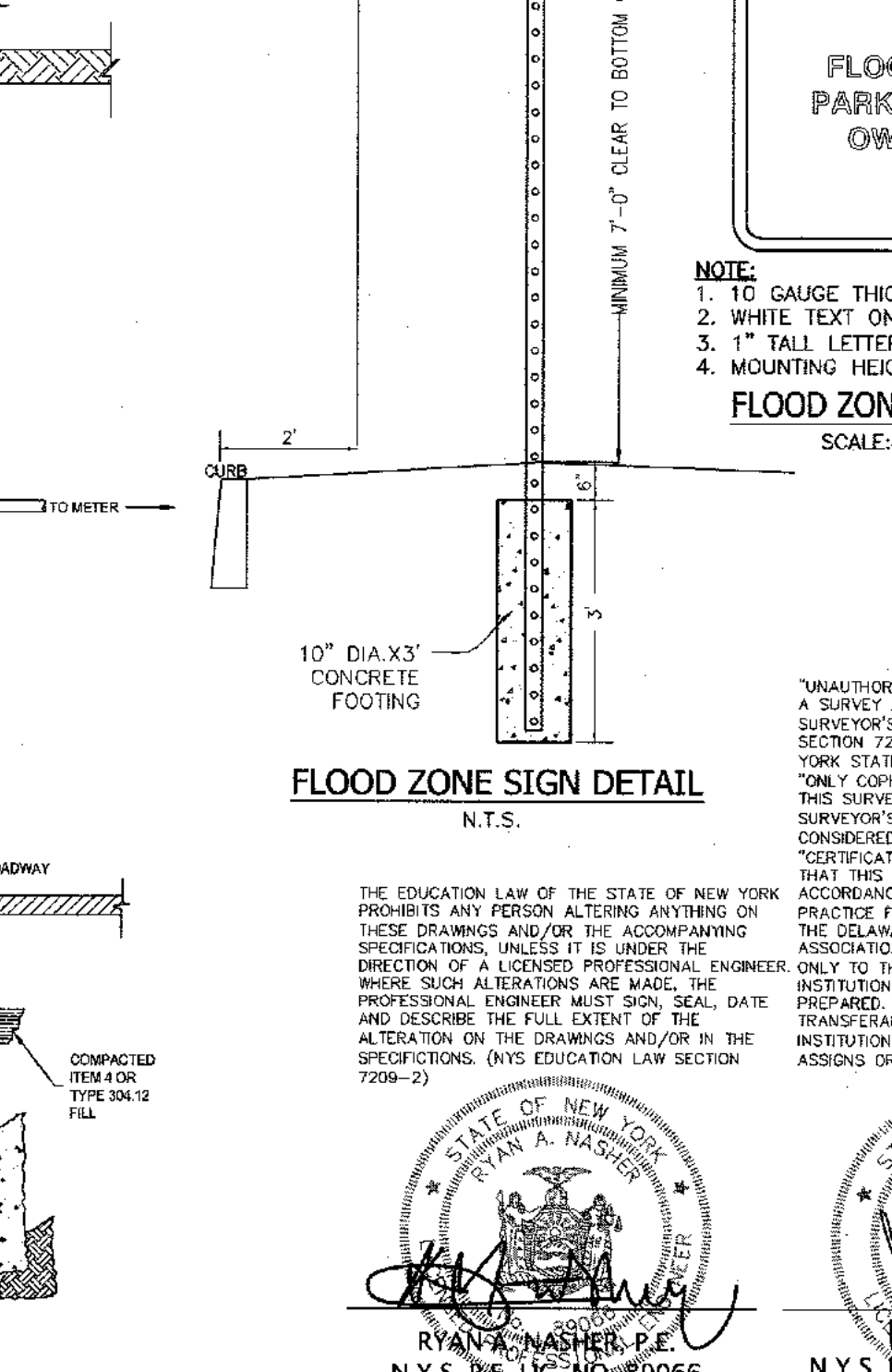
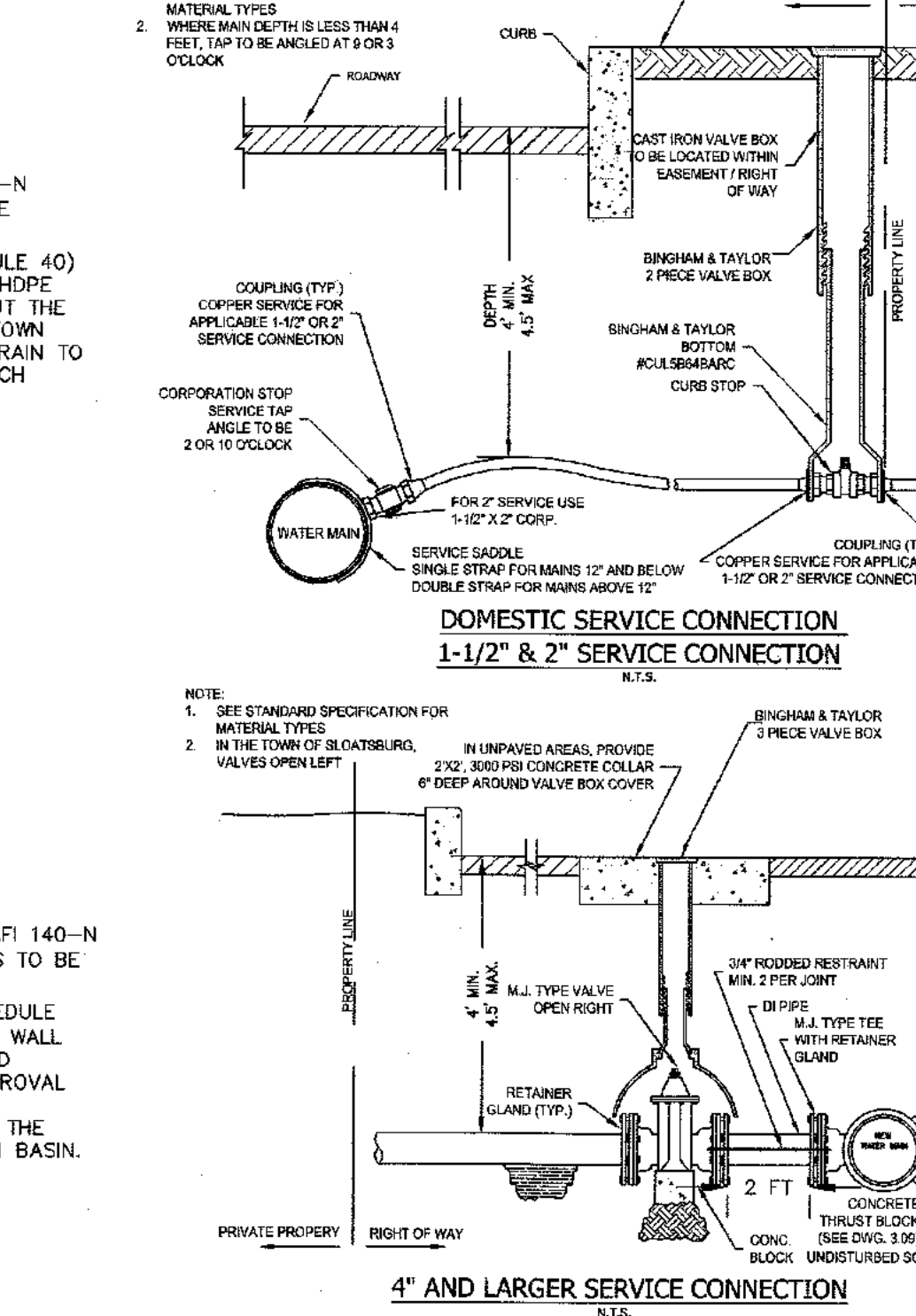
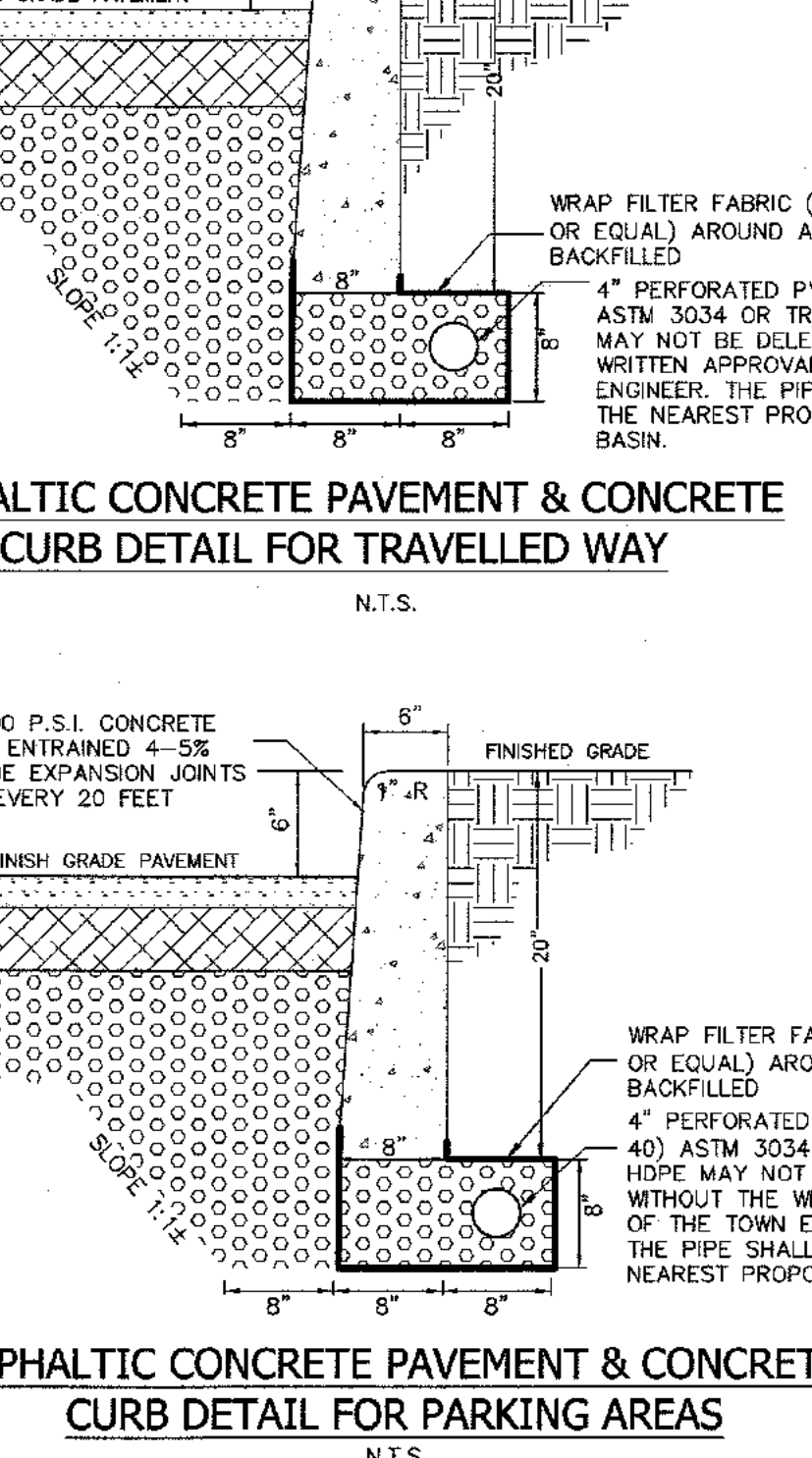
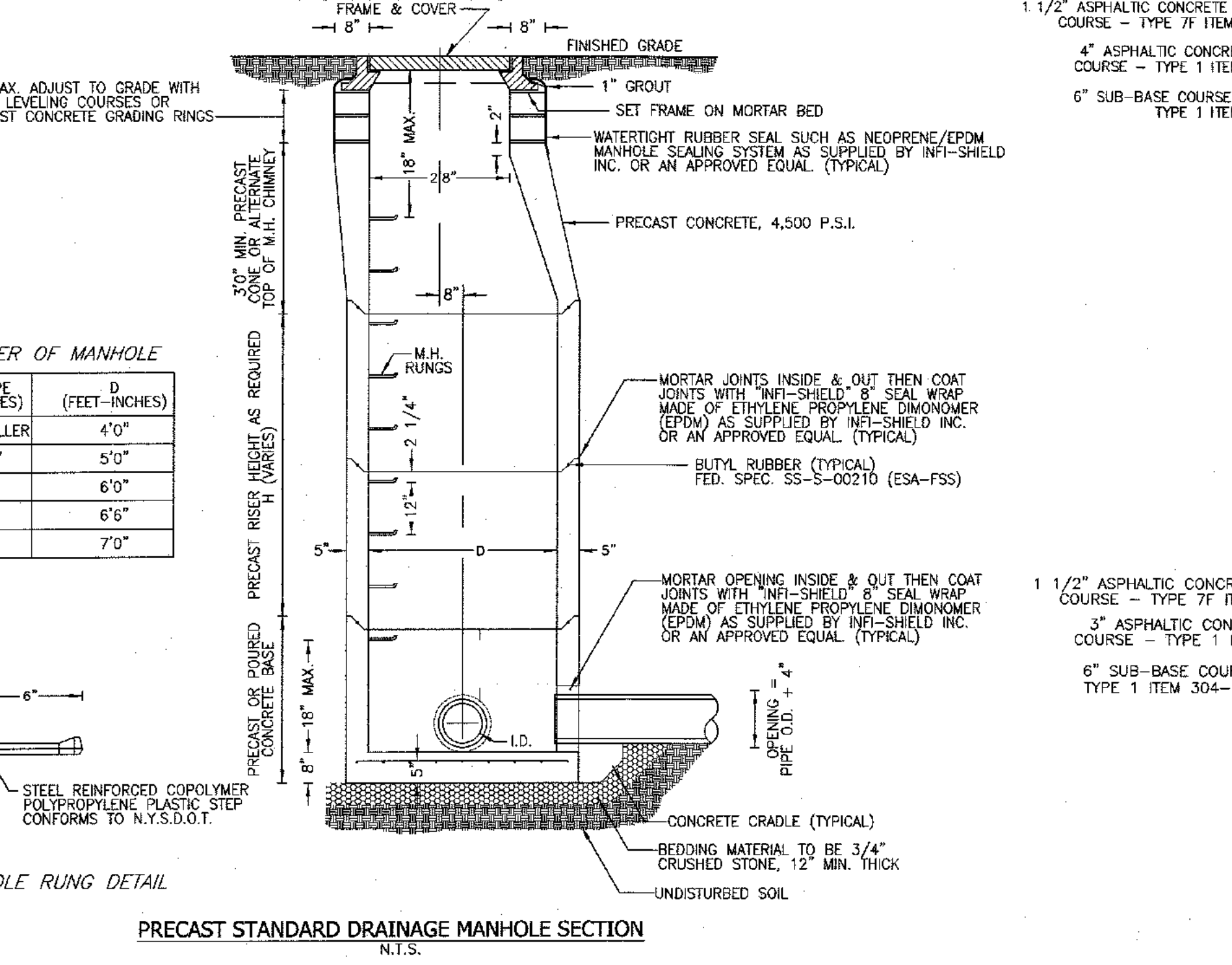
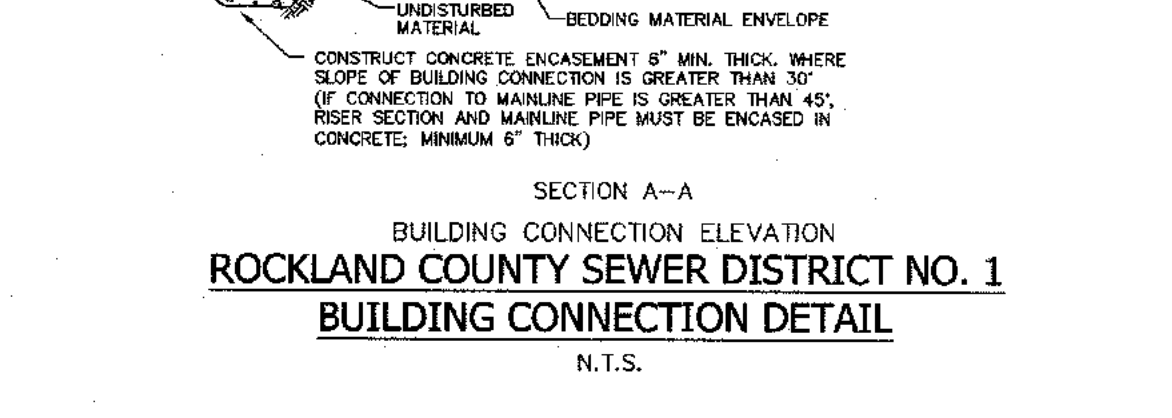
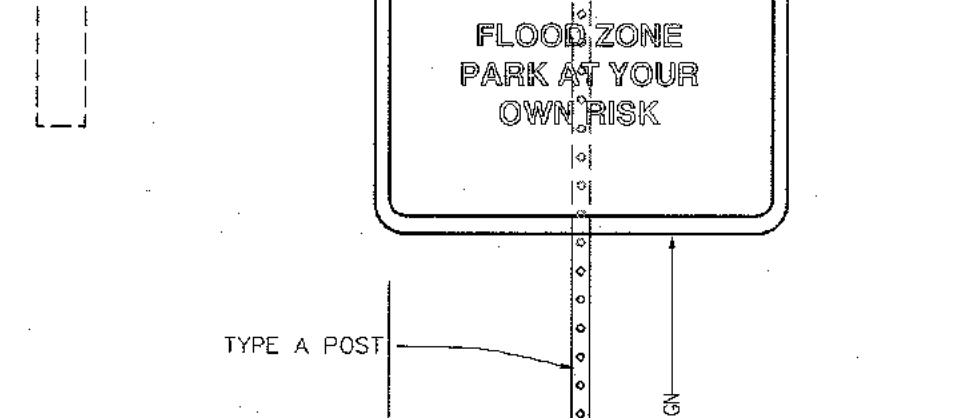
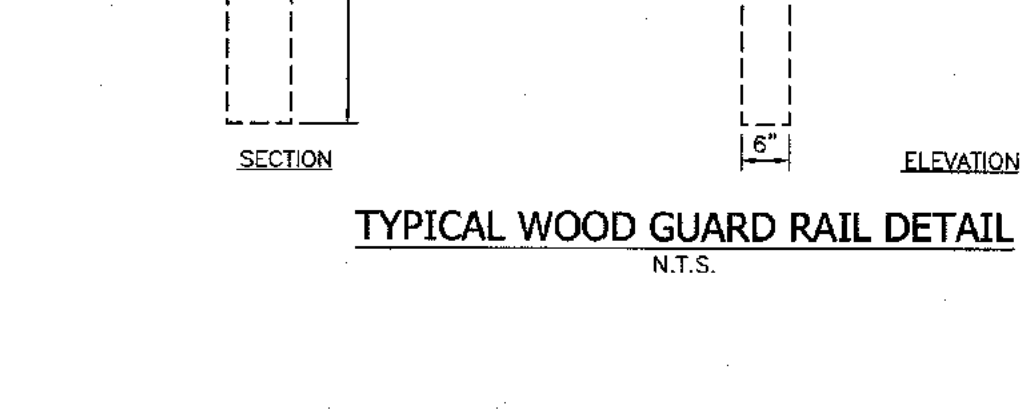
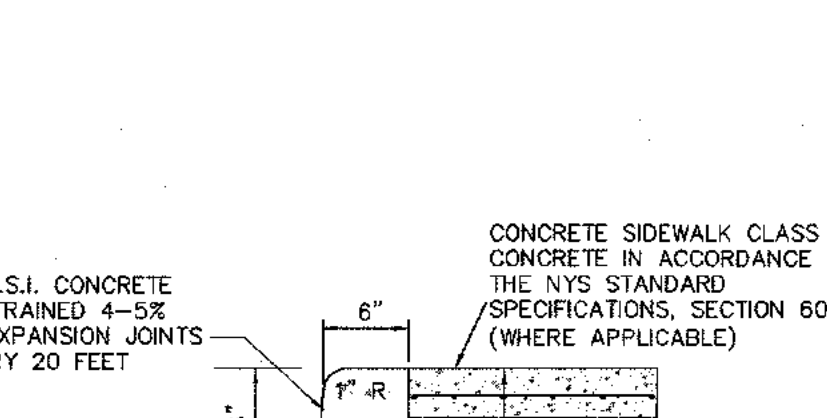
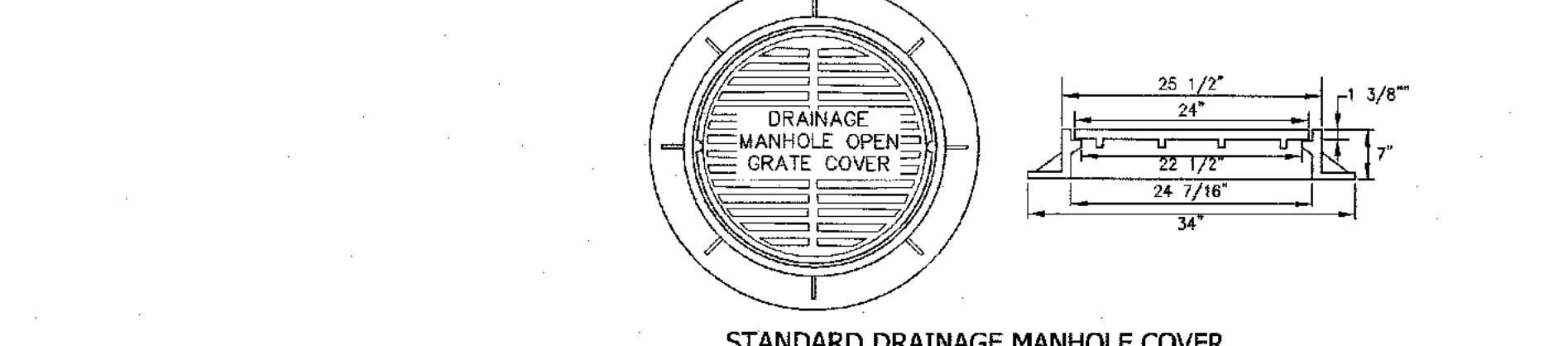
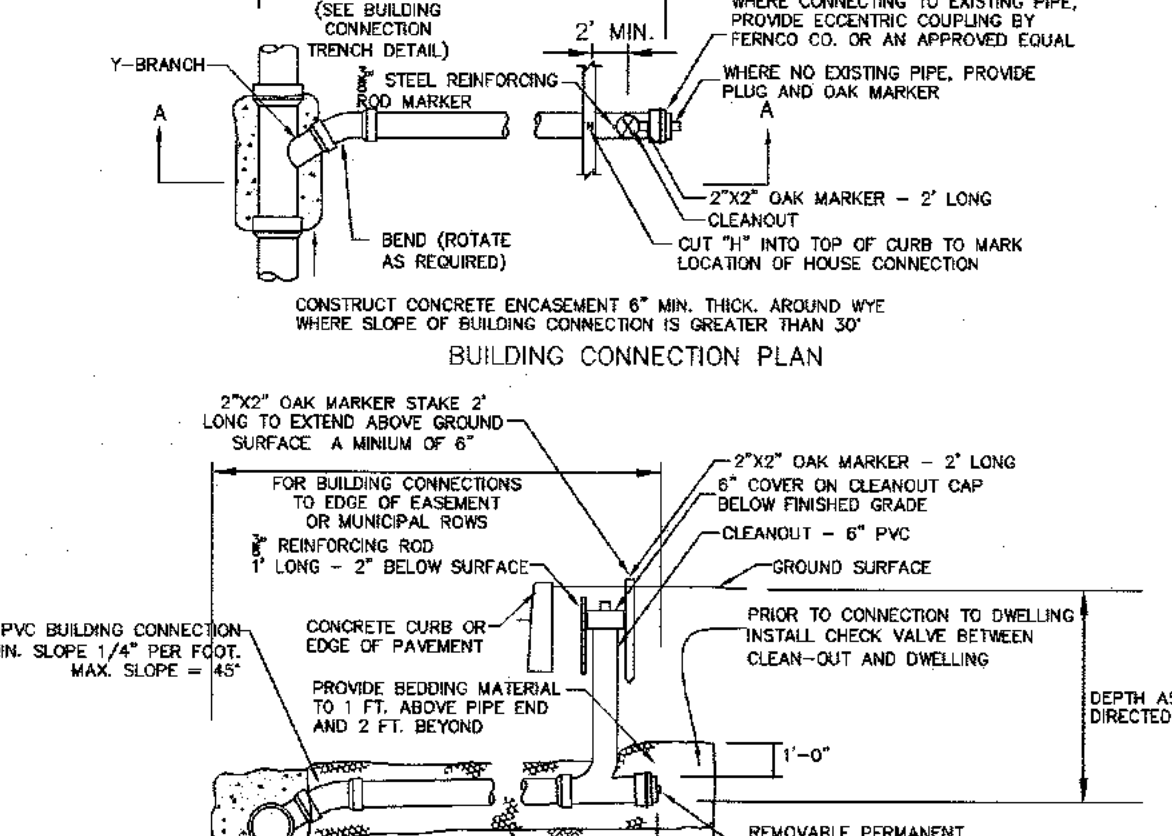
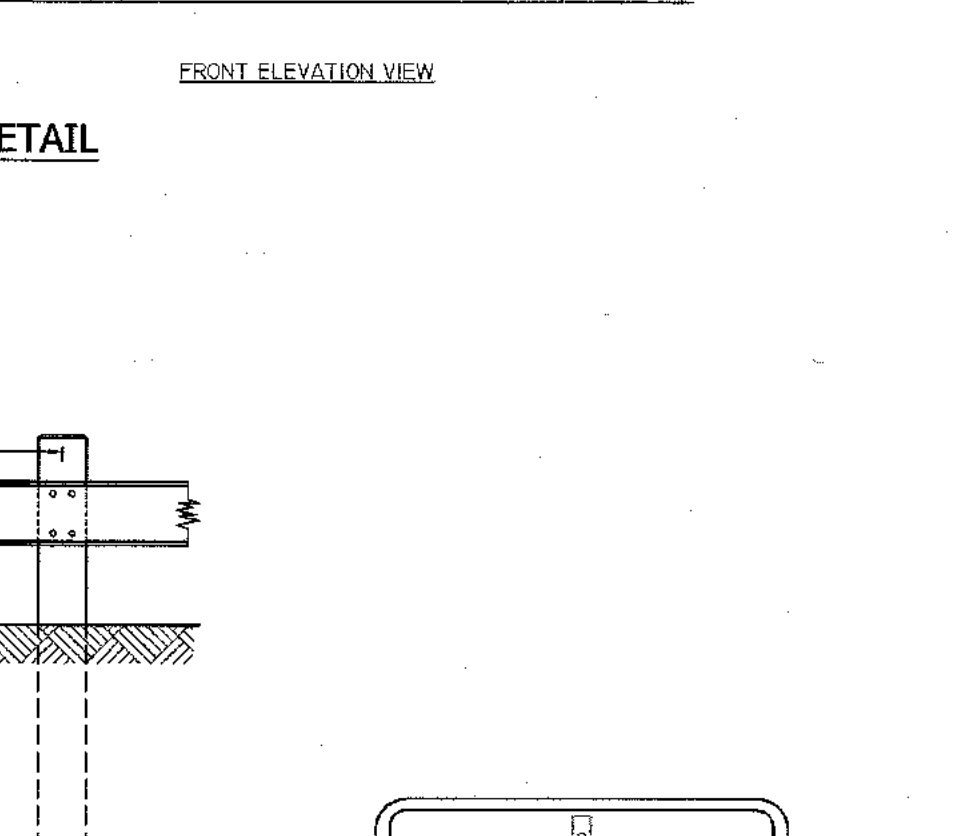
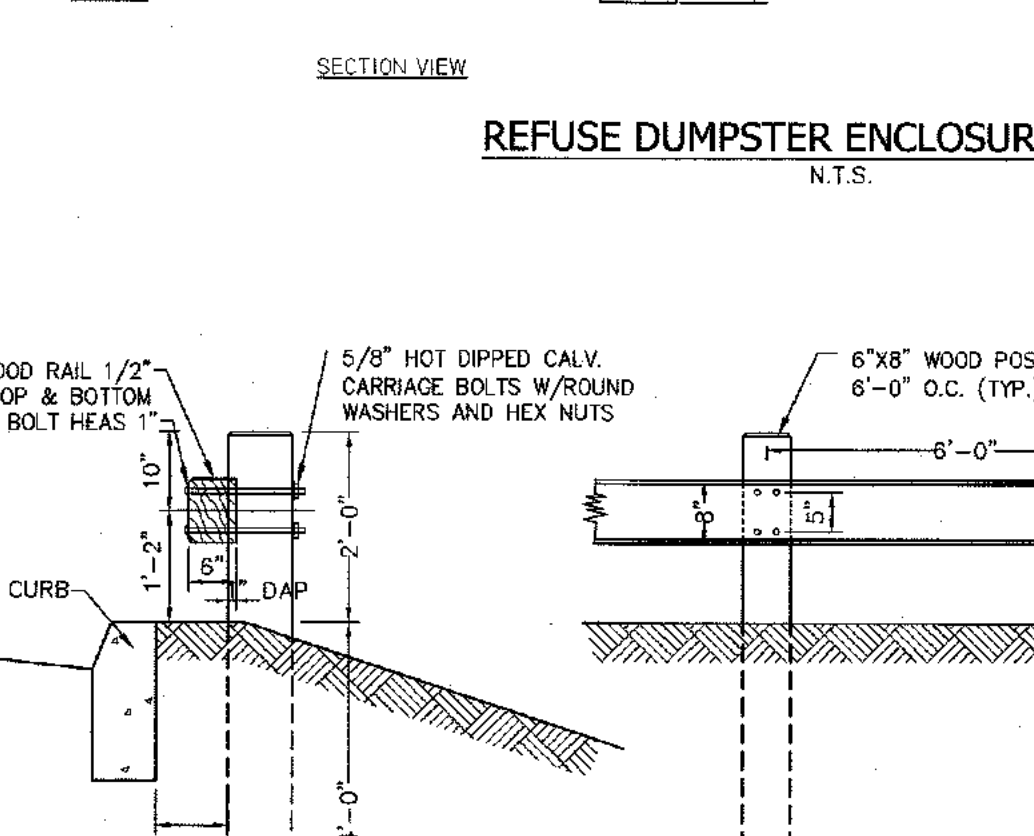
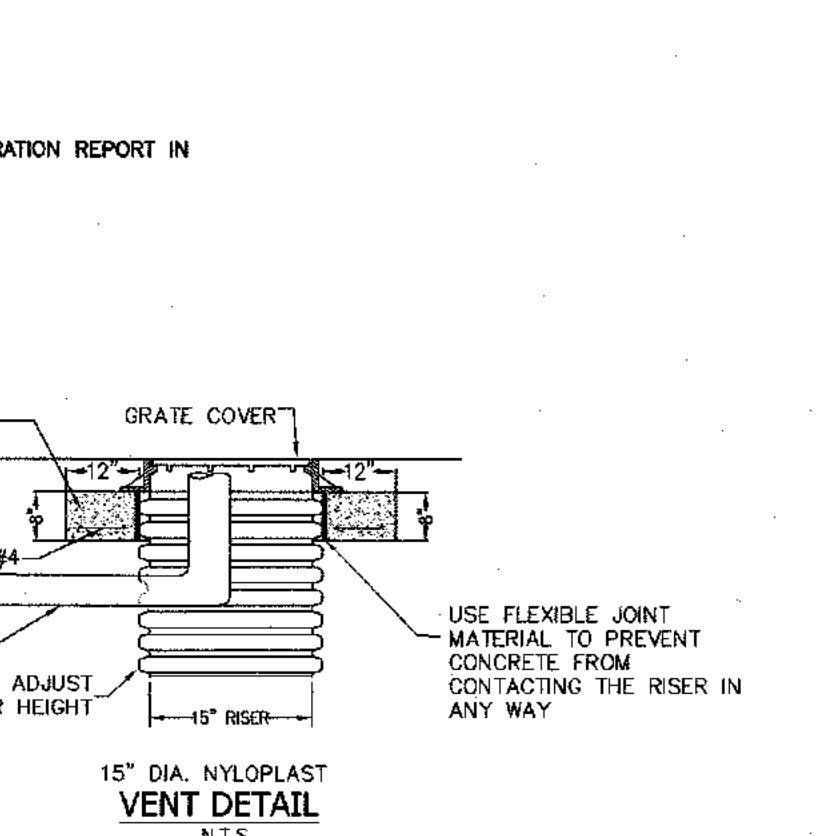
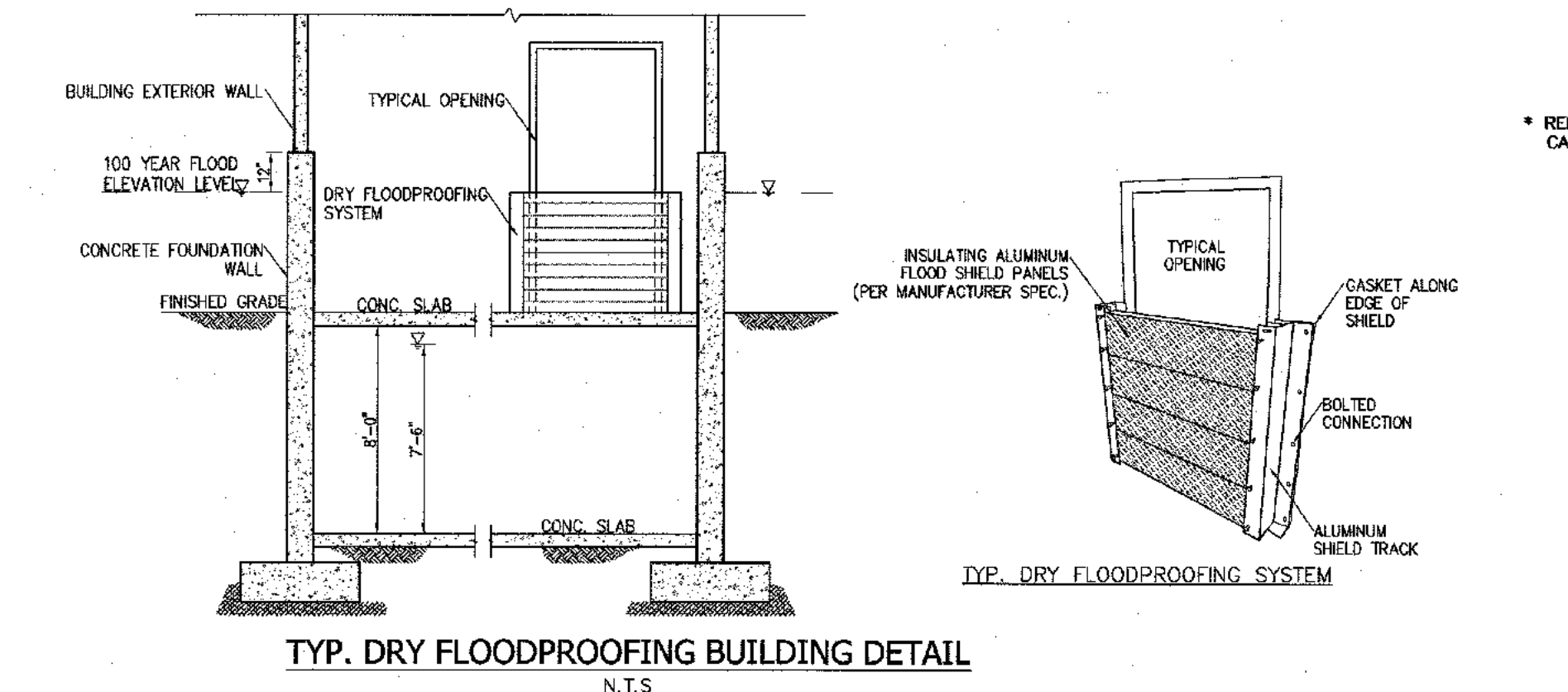
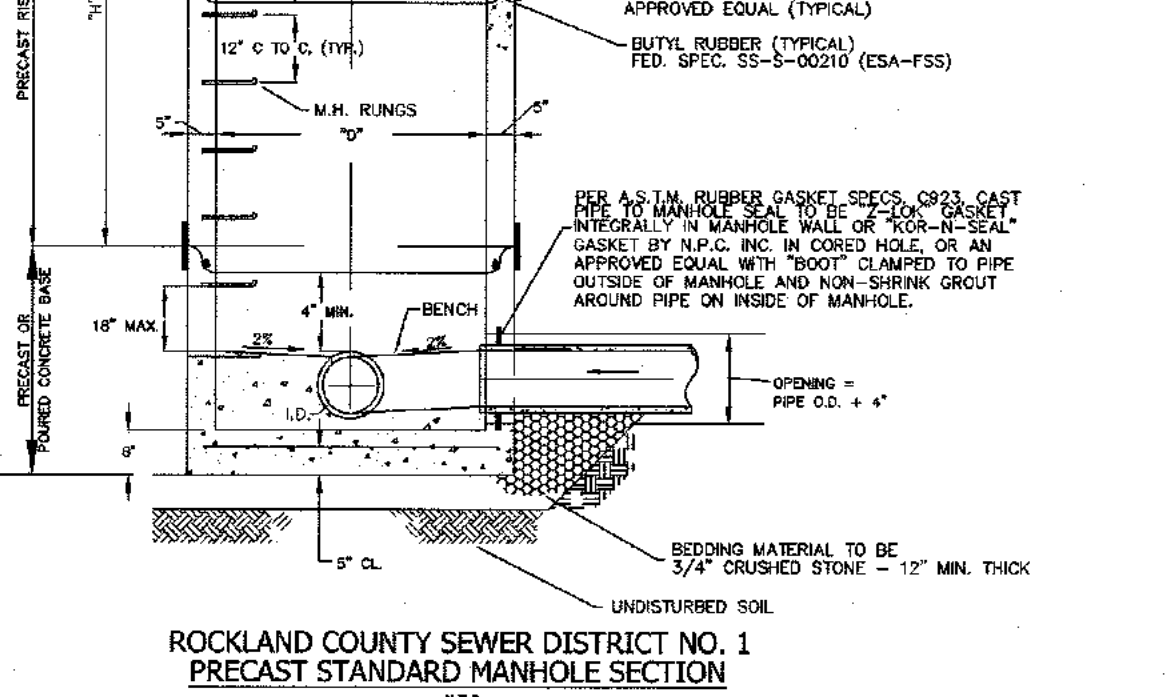
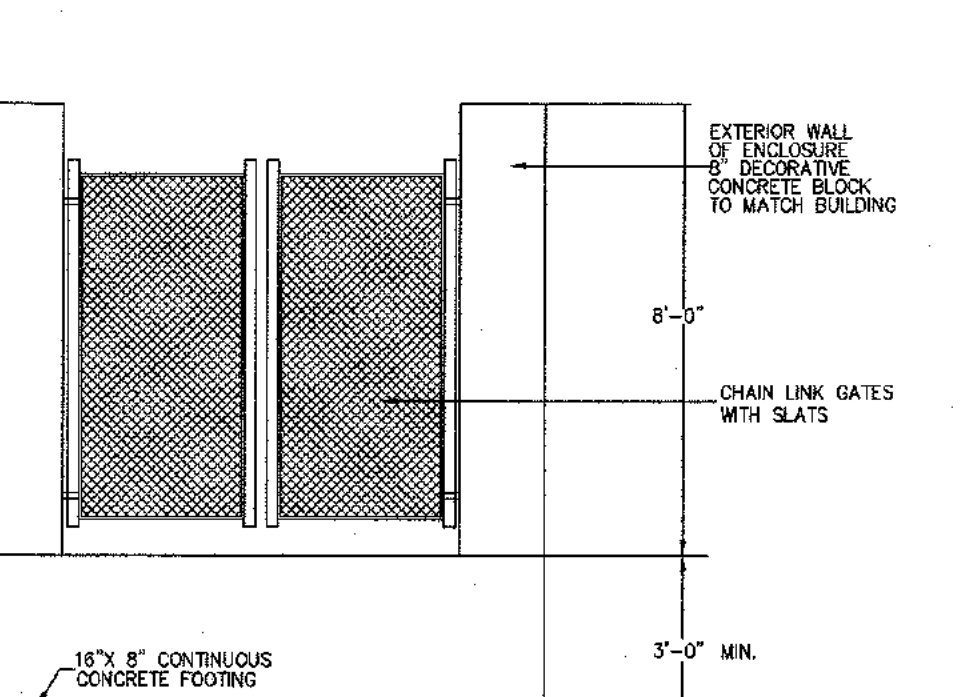
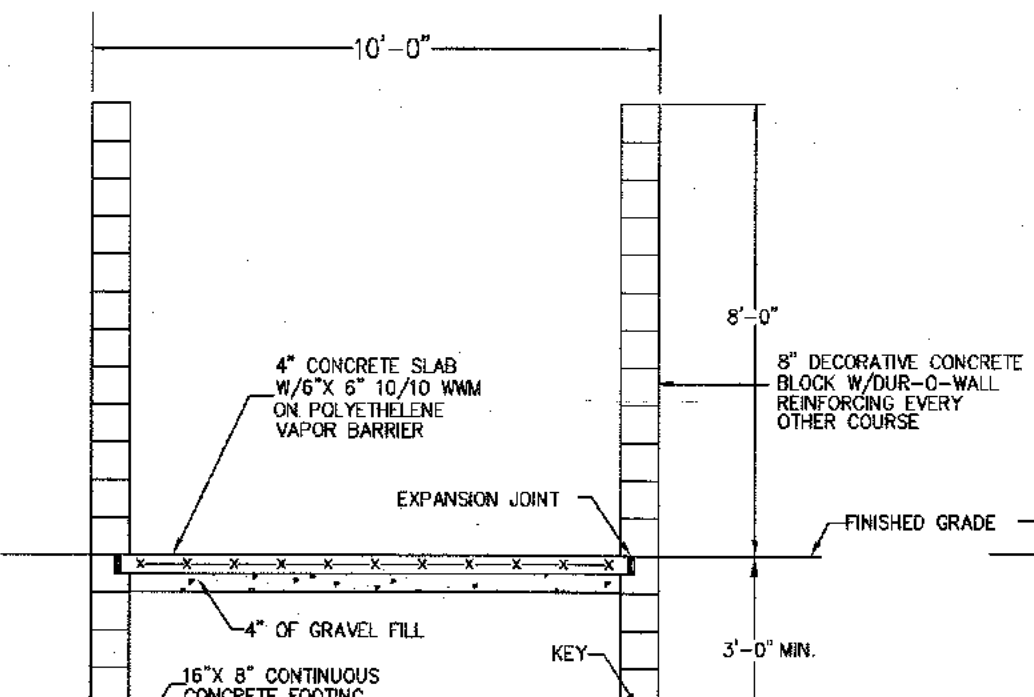
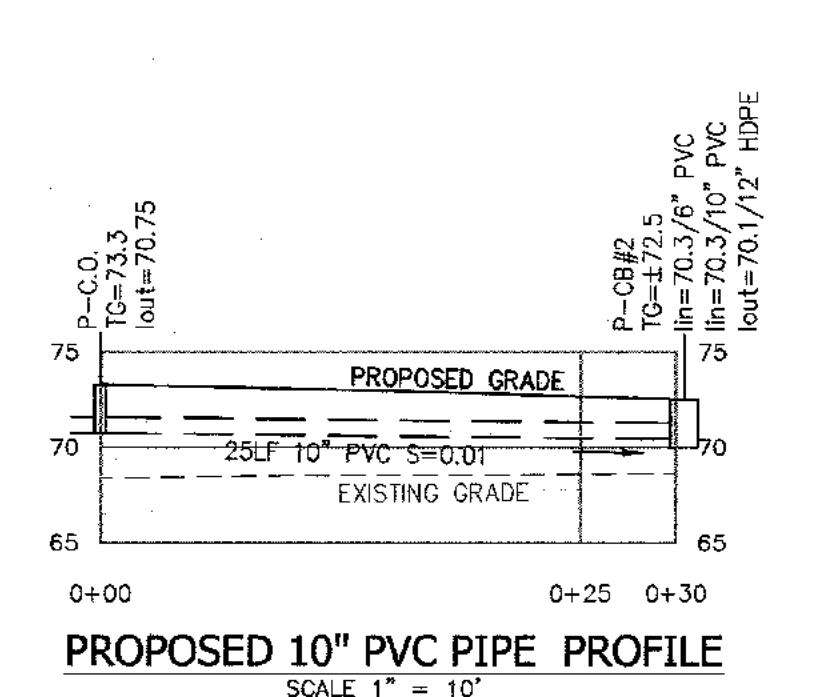
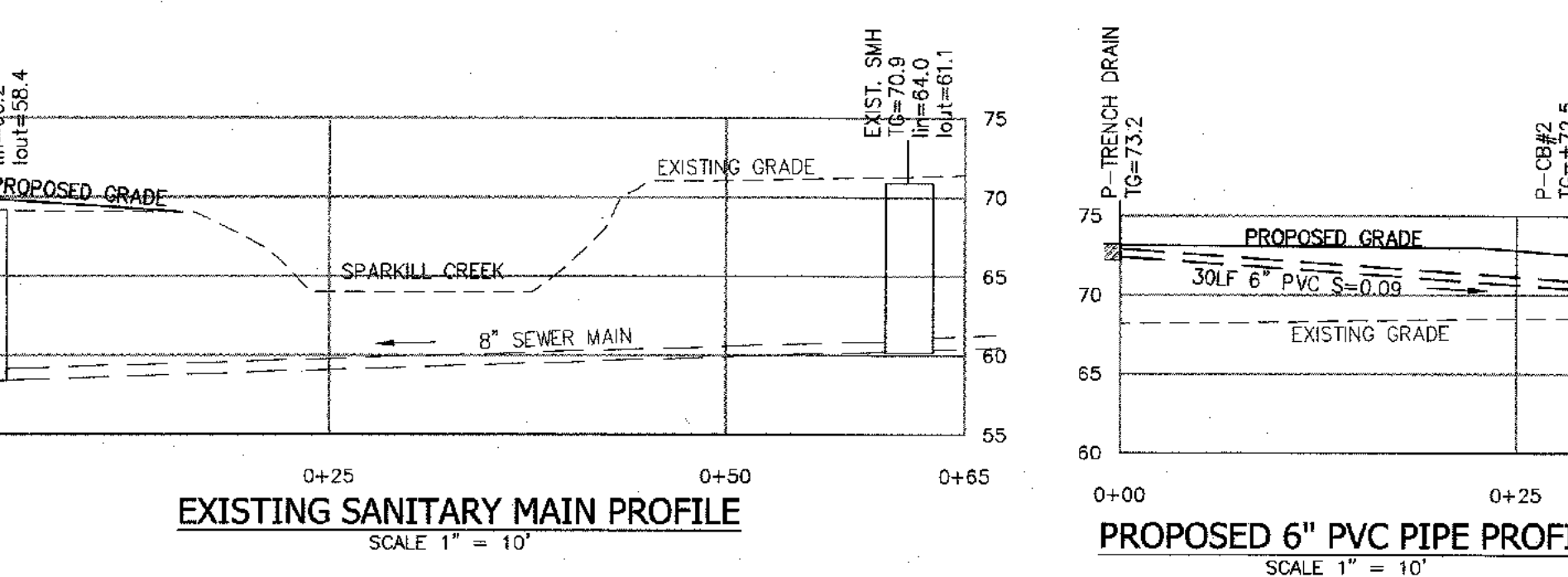
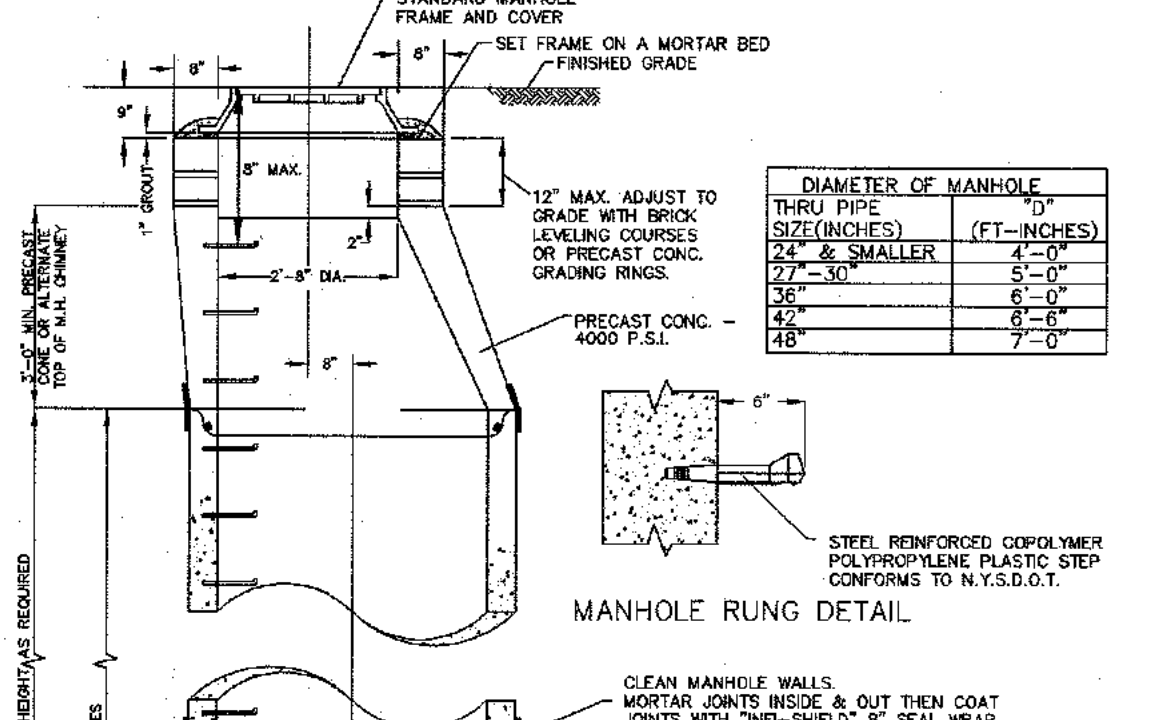
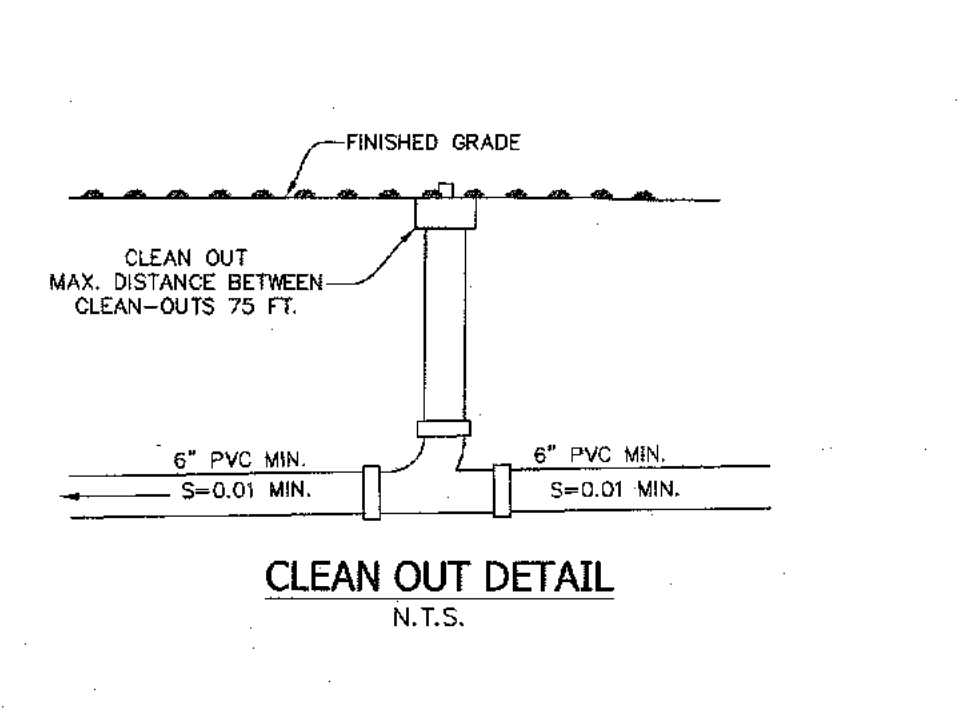
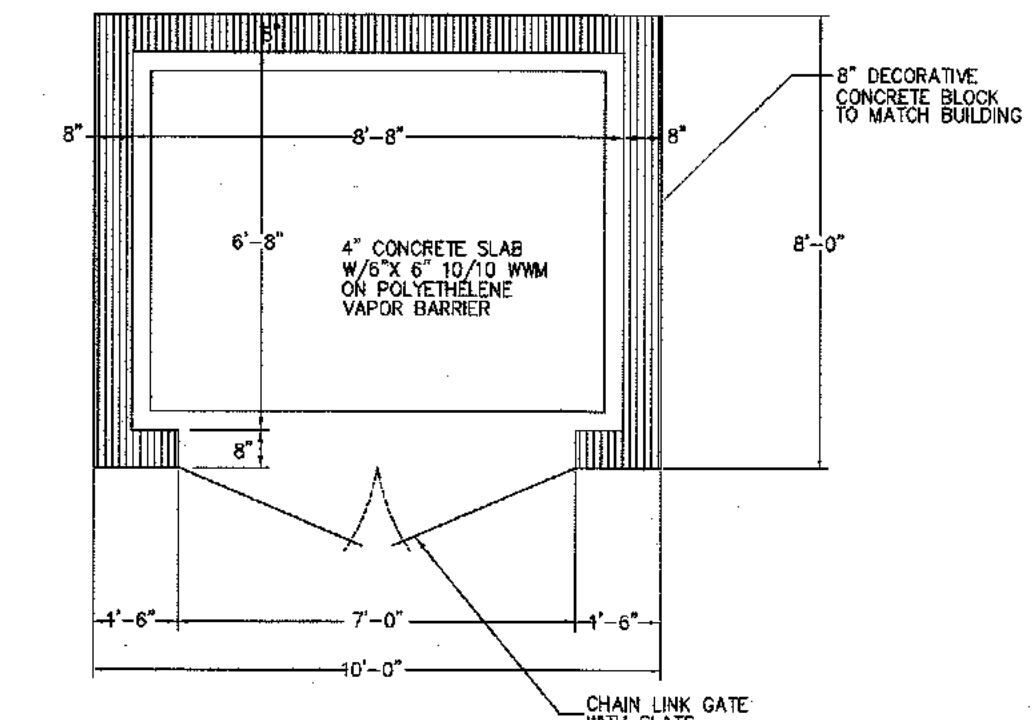
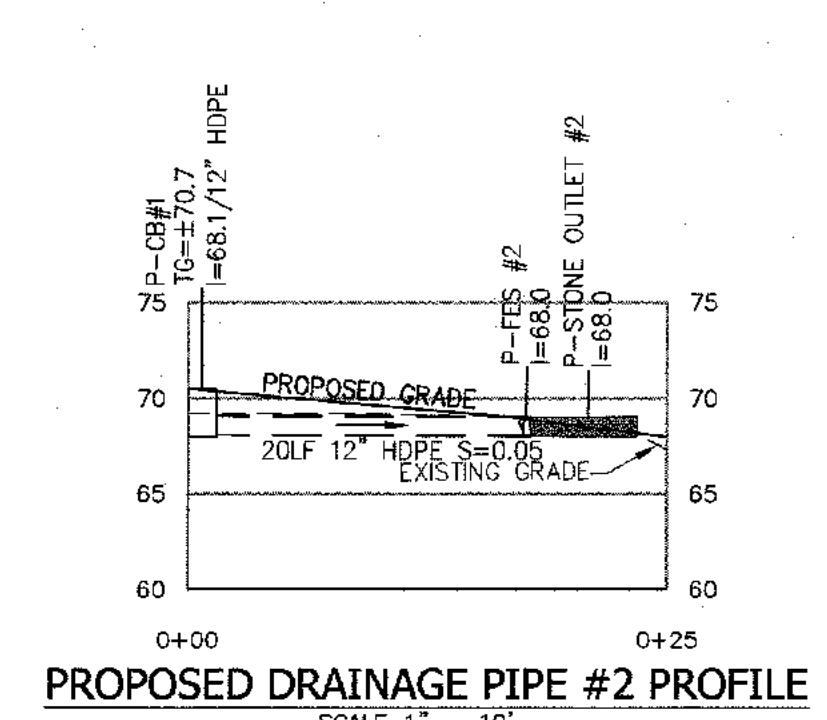
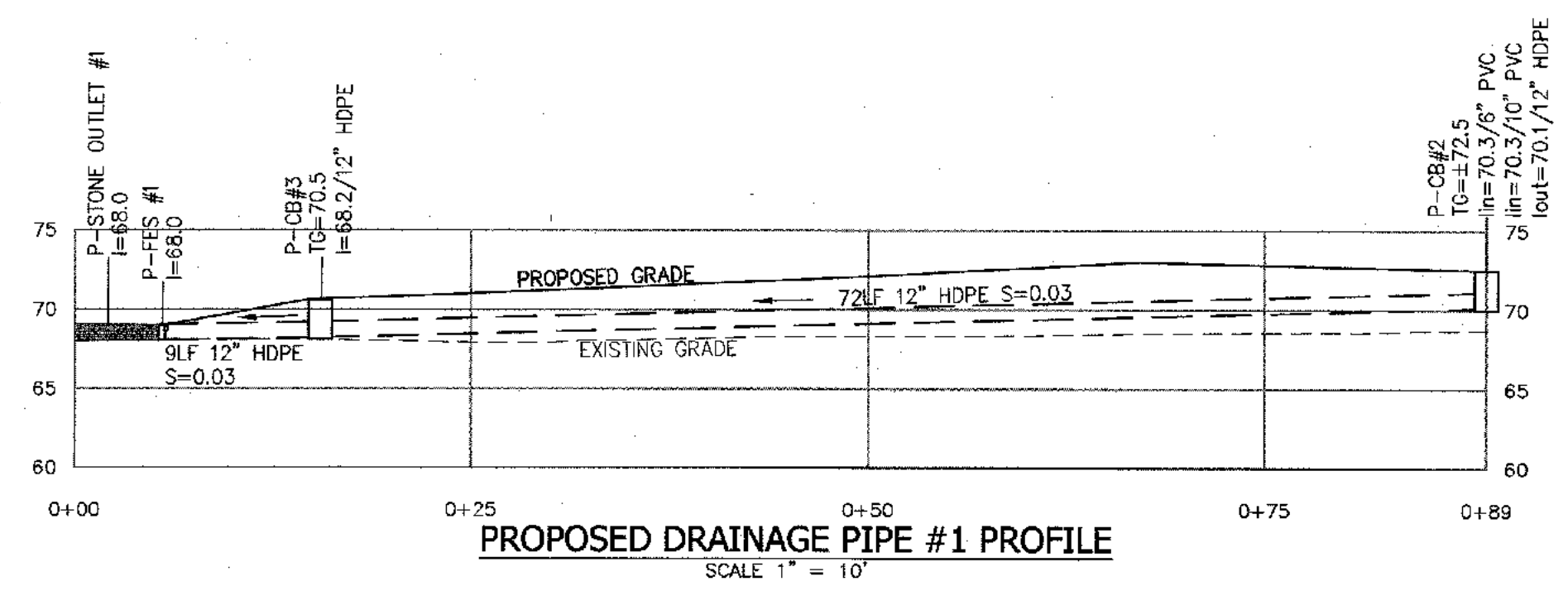
**S CORNER PLAZA**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**EROSION & SEDIMENT CONTROL PLAN**

DRAWN BY: IS  
DATE: AUGUST 05, 2021  
PROJECT NO: 2858

CHECKED BY: JRA  
SCALE: 1 IN. = 20 FT.  
DRAWING NO: 9

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REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
11	02-15-24	PER RCDA COMMENTS 12-20-23
10	11-22-23	PER RCDA WORKSHOP 11-17-23
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7	10-12-23	PER RCDA, NYS DOT AND CHECK PRINTS
6	07-10-23	PER PLANNING BOARD COMMENTS 01/09/23
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
4	08-16-22	PER DIRECTORS COMMENTS 08/09/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

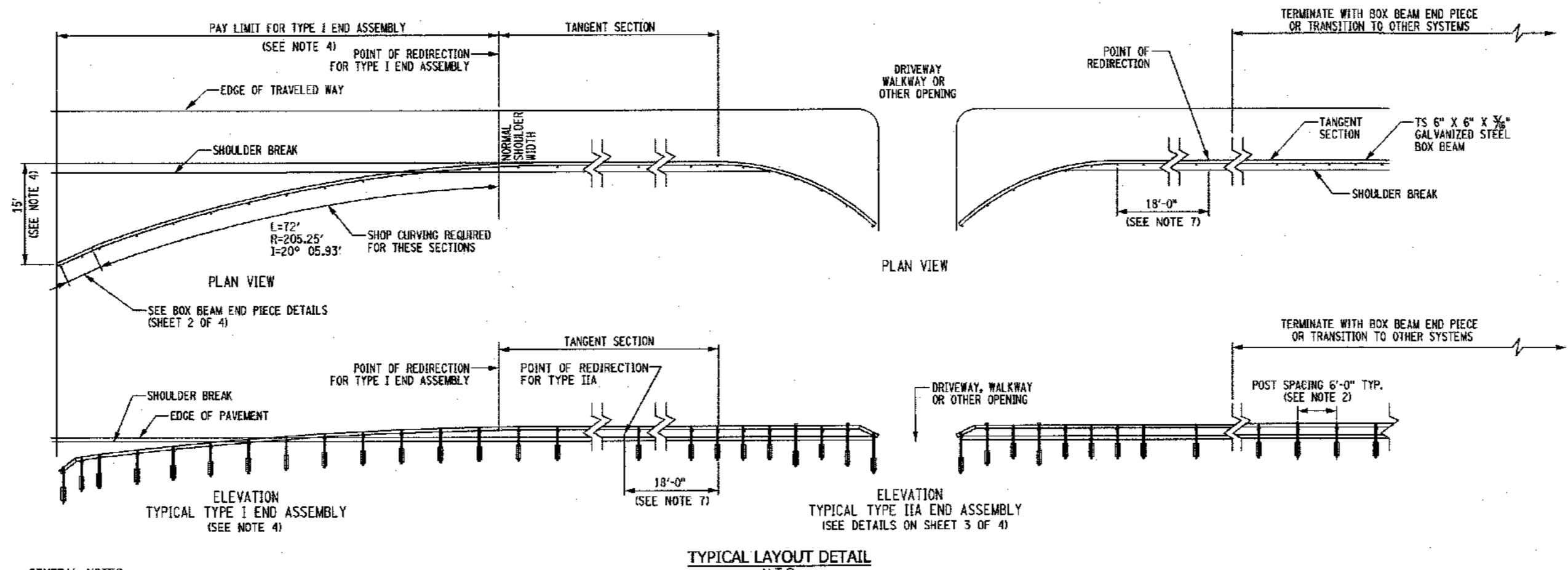
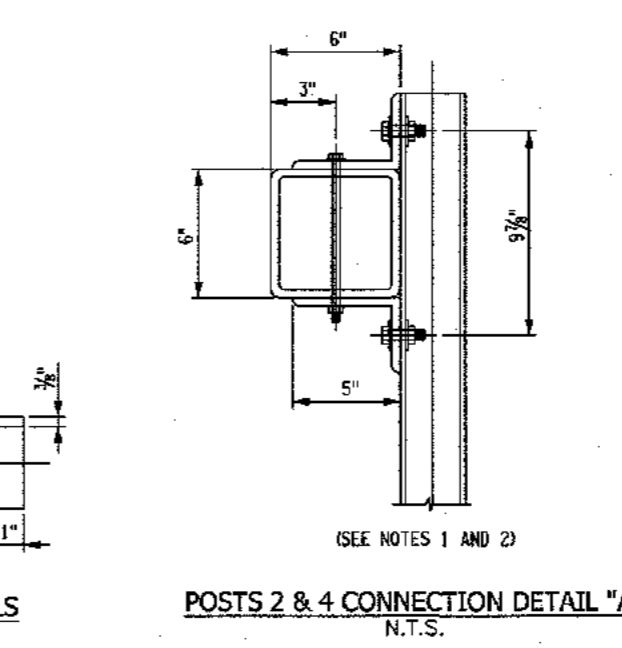
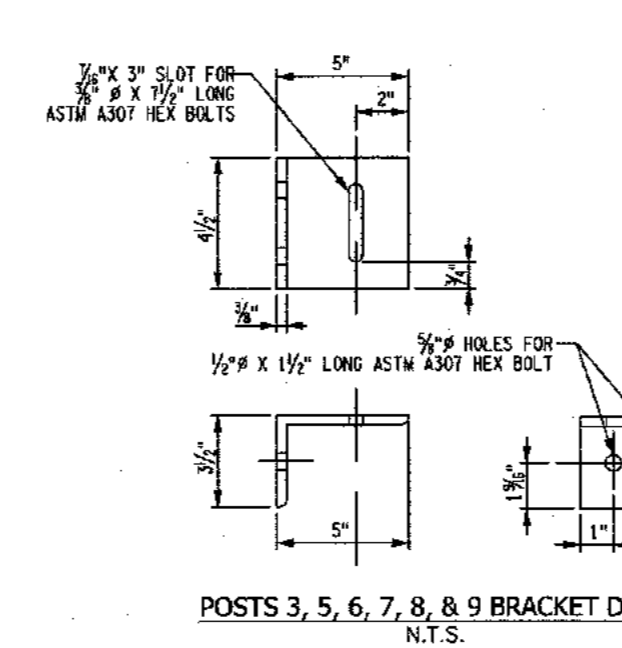
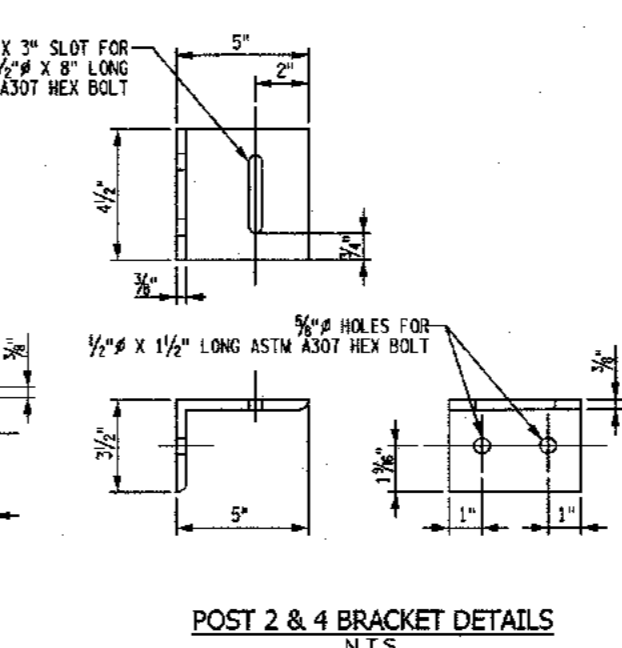
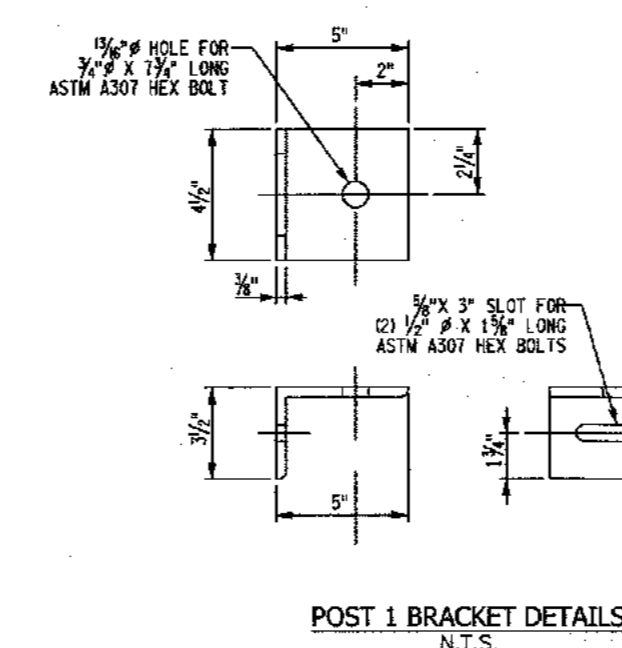
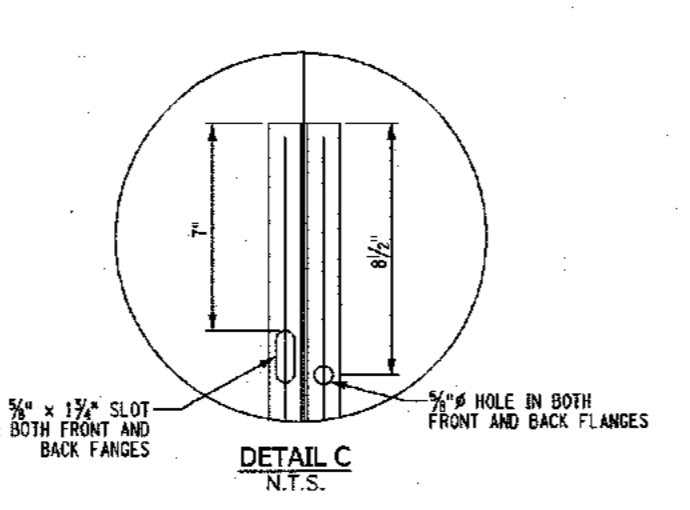
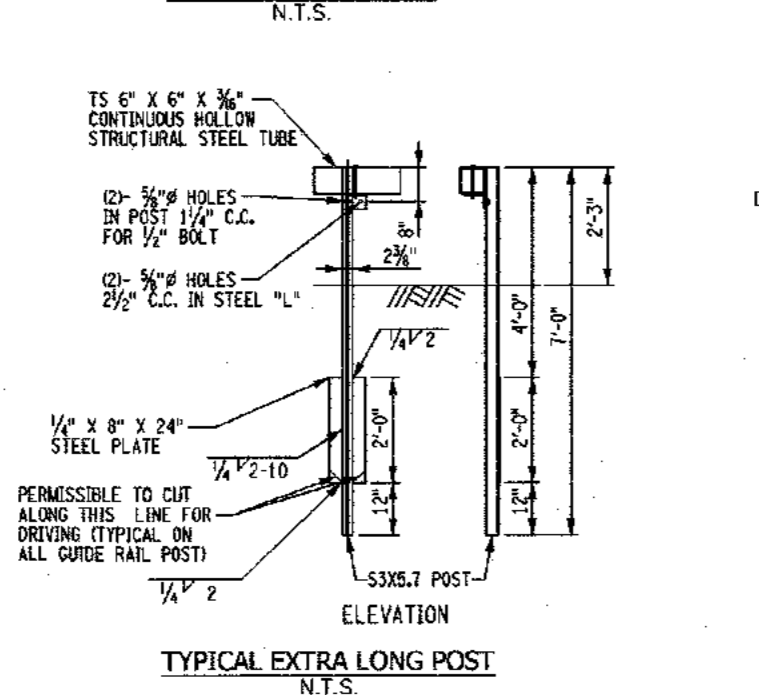
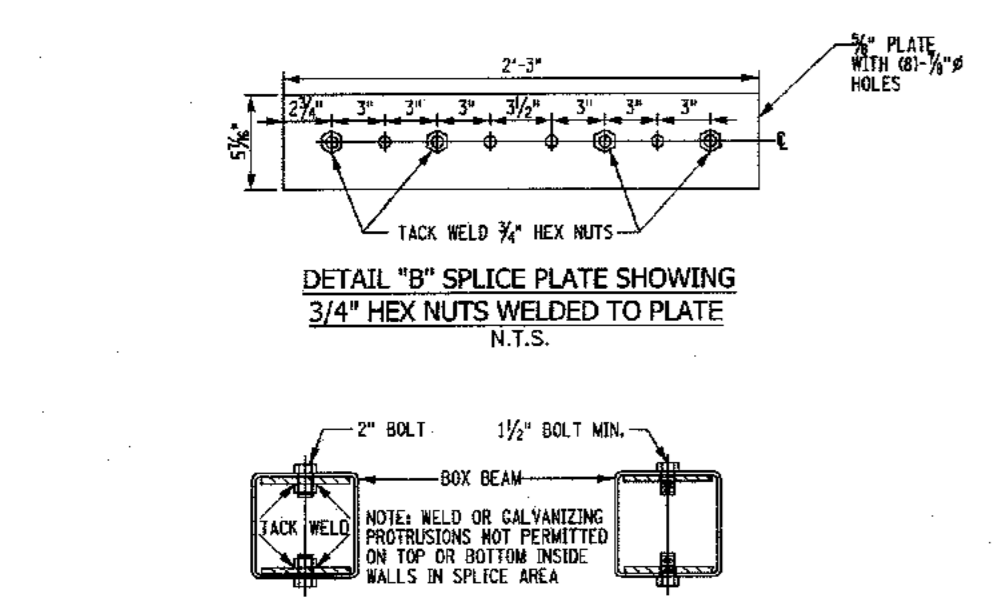
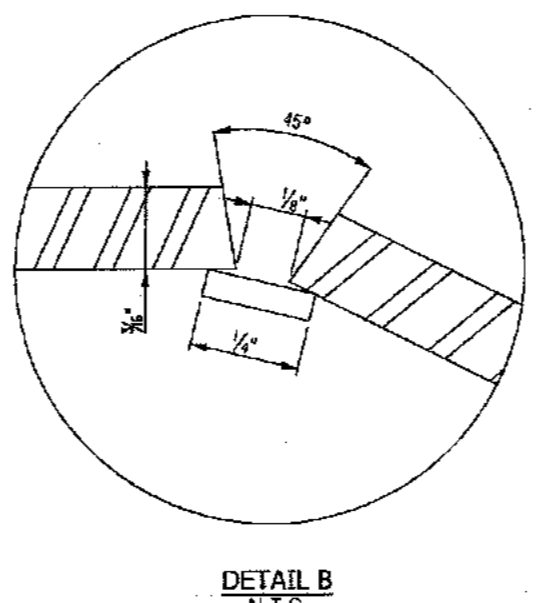
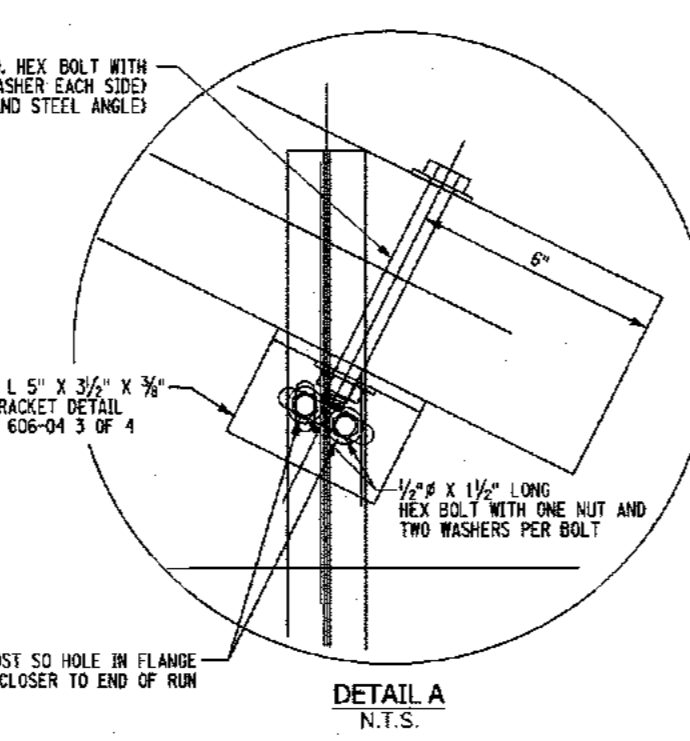
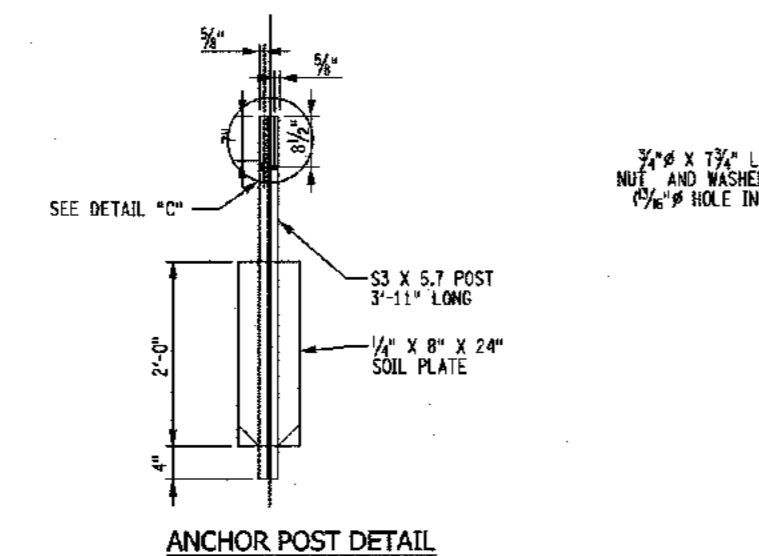
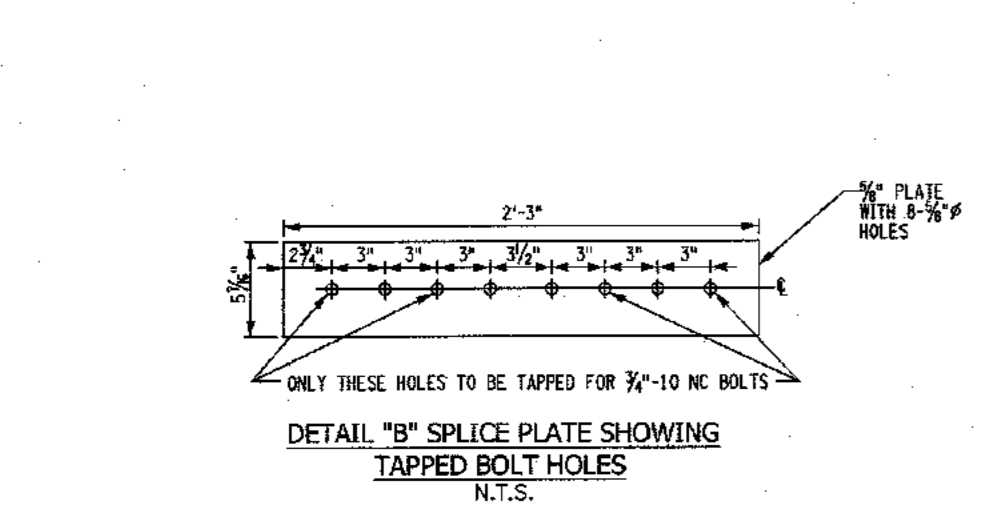
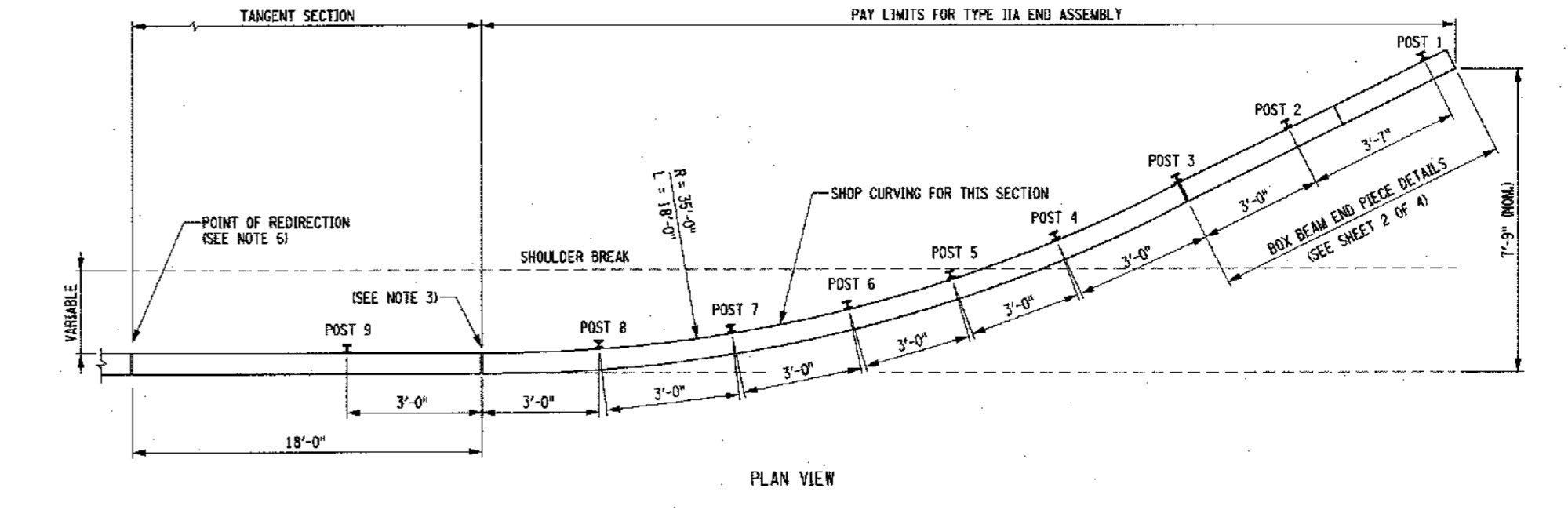
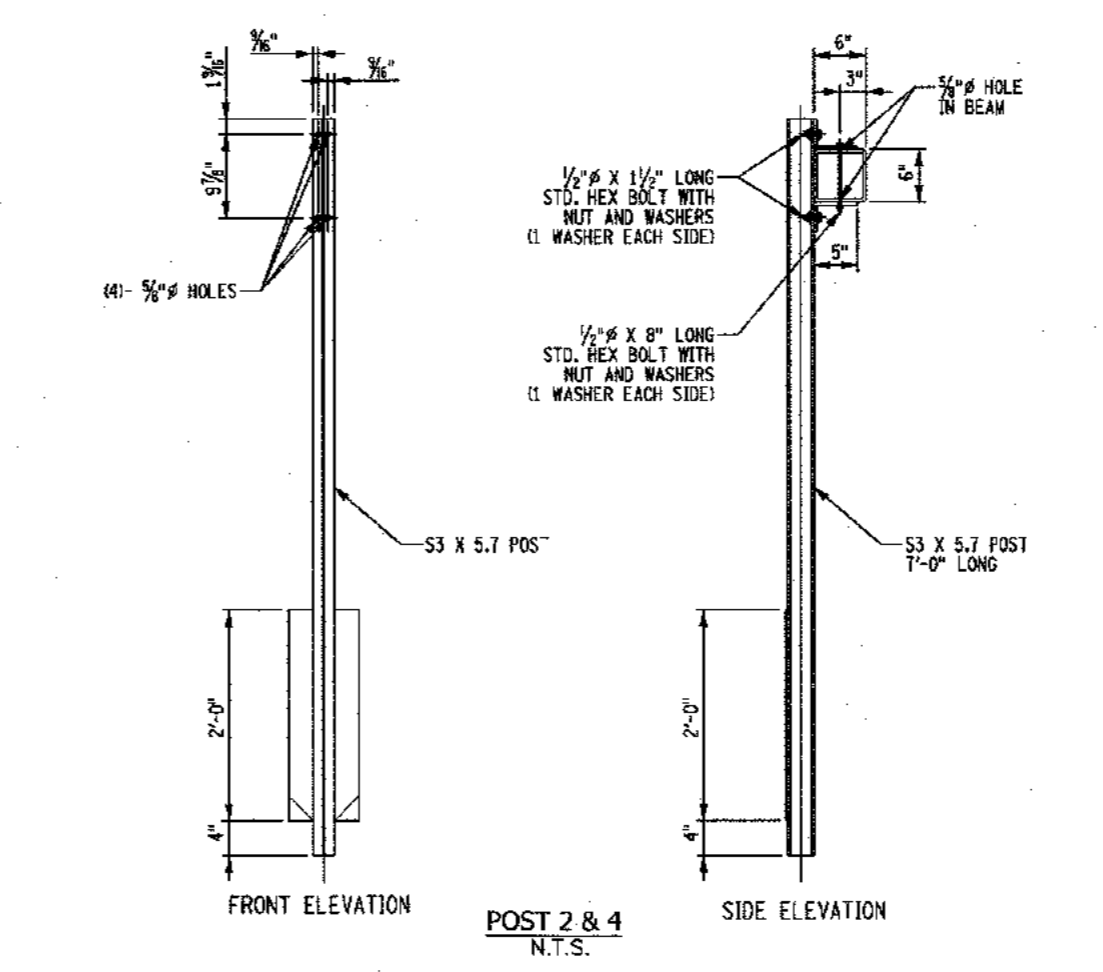
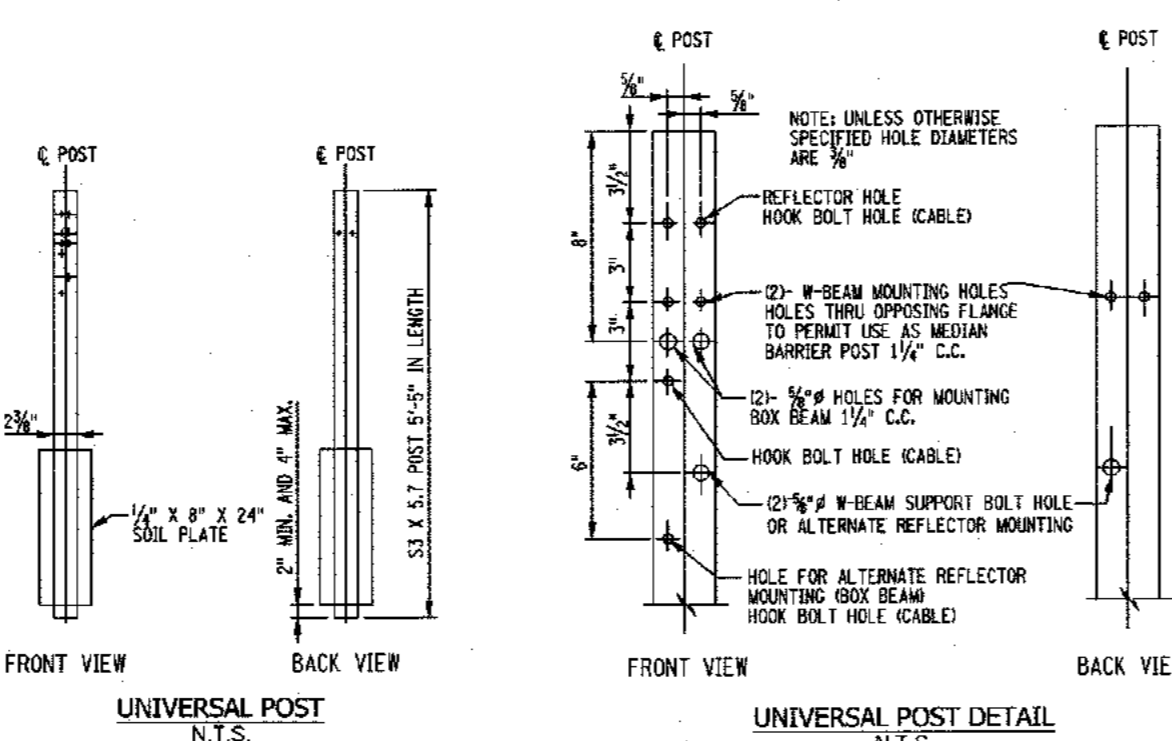
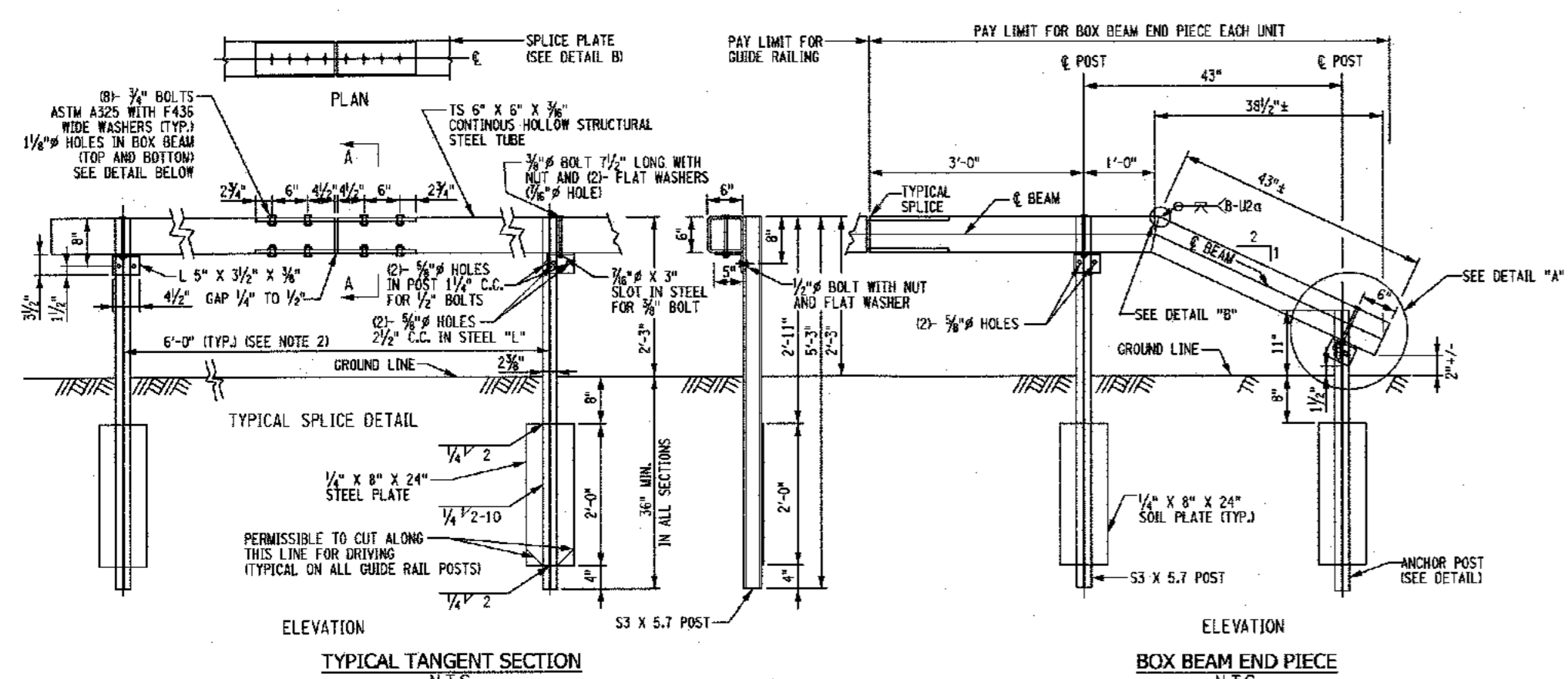
**ATZL, NASHER & ZIGLER P.C.**  
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292 North Main Street  
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**S CORNER PLAZA**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**DETAILS**

DRAWN BY: IS  
DATE: AUGUST 05, 2021  
PROJECT NO.:  
CHECKED BY: JRA  
SCALE: AS SHOWN  
DRAWING NO.:  
2858 10

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- GENERAL NOTES:**
- POST SPACING SHALL BE 6'-0" EXCEPT WHERE REDUCED POST SPACING IS INDICATED ON THE CONTRACT PLANS. FOR RUNS UNDER 150 FEET IN LENGTH, BACKUP POSTS ARE REQUIRED TO REDUCE POST SPACING TO 3'-0" AND SHALL BE FASTENED TO RAIL, EXCEPT AT SPLICE LOCATIONS.
  - SEE BRIDGE PLANS FOR GUIDE RAIL DETAILS, POST SPACING AND PAY ITEMS FOR TRANSITIONS AND CONNECTIONS TO BRIDGE RAIL.
  - THE LINE OF BOX BEAM GUIDE RAIL, WHEN COMPLETED, SHALL PRESENT A SMOOTH AND PLEASANT GRADE LINE IN BOTH HORIZONTAL AND VERTICAL PLANES. BOX BEAM WITH RADIUS OF 720'-0" OR LESS SHALL BE SHOP WORKED TO THE REQUIRED CURVATURE. PAYMENT FOR SUCH CURVED LENGTHS SHALL BE MADE UNDER THE APPROPRIATE ITEM.
  - THE END MAY BE EXTENDED BY ONE 18'-0" STRAIGHT SECTION, PLACED BETWEEN THE CURVED SECTION AND THE END PIECE, TO MOVE THE END CLOSER TO THE EDGE OF THE CLEAR ZONE. PAYMENT SHALL BE MADE UNDER THE APPROPRIATE ITEM.
  - BACKUP MAY REMAIN IN PLACE.
  - THE RAIL MOUNTING HEIGHT OF ALL GUIDE RAIL OR MEDIAN BARRIER PLACED BEHIND CURB REGARDLESS OF THE CURB HEIGHT OR SPEED SHALL BE MEASURED FROM THE PAVEMENT SURFACE WHEN THE OFFSET IS 12" OR LESS AND TO THE GROUND SURFACE UNDER THE FACE OF THE RAIL WHEN THE OFFSET IS GREATER.
  - FOR DESIGN SPEEDS UNDER 50 MPH THE POINT OF REDIRECTION WILL BE AT THE POINT OF TANGENCY.

- TYPE IIA NOTES:**
- POSTS 2, 3, 4, 5, 6, 7, 8, AND 9 SHALL BE STANDARD LENGTH.
  - POSTS 2 AND 4 SHALL BE FASTENED TO THE RAIL USING DETAIL "A".
  - FOR SLOPE SLOPES 1/8 OR FLATTER, THE 18' OF CURVED BOX BEAM MAY BE PROVIDED IN A CURVED PORTION OF A 24' OR 36' PIECE. OTHERWISE, AN 18' SECTION IS TO BE SPLICED AT THE POINT OF TANGENCY.
  - THE DRAWING INDICATES THE TERMINAL INSTALLED ON LEVEL GROUND. WHEN INSTALLED OVER A SLOPE OR CUTCH, THE TERMINAL END SHOULD BE PUSHED DOWN WITH THE EQUIVALENT OF APPROXIMATELY 100 LBS EFFORT TO DEPRESS THE TERMINAL DOWN.
  - POSTS 3, 5, 6, 7, 8, AND 9 SHALL NOT BE CONNECTED TO BOX BEAM GUIDE RAIL, HOWEVER, FOR RUNS LESS THAN 150' IN LENGTH, ALL BRACKET POSTS SHALL BE FASTENED TO THE RAIL.
  - FOR DESIGN SPEEDS UNDER 50 MPH THE POINT OF REDIRECTION WILL BE AT THE POINT OF TANGENCY.

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**S CORNER PLAZA**

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK**

**GUARD RAIL DETAILS**

DRAWN BY: IS      CHECKED BY: JRA  
DATE: AUGUST 05, 2021      SCALE: AS SHOWN  
PROJECT NO:      DRAWING NO:  
**2858**      **11**

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL TRACING OF THE SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION, SAID CERTIFICATIONS SHALL BE GIVEN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. BEFORE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, DATE, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

STATE OF NEW YORK  
RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 89026

STATE OF NEW YORK  
JOHN R. ATZL  
N.Y.S. P.E. LIC. NO. 80228

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**NOTES (ROCK-FILLED GABION BASKETS):**

- THE SCOPE OF WORK SHALL CONSIST OF FURNISHING, ASSEMBLING AND INSTALLING ROCK FILLED WIRE MESH GABION BASKETS.
- GABIONS SHALL BE FABRICATED, ASSEMBLED AND INSTALLED IN ACCORDANCE WITH THE NOMINAL WIRE SIZES AND DIMENSIONS FOUND IN TABLES 1, USING THE FOLLOWING MATERIALS.
- WIRE FOR FABRICATION AND ASSEMBLY SHALL HAVE ANTI-CORROSION COATING USING ZINC OR ZINC-ALLOY COATINGS AS PER ASTM A-90. THE WIRE SHALL HAVE A MINIMUM TENSILE STRENGTH OF 60,000 PSI.
- ALTERNATE FASTENERS FOR USE WITH WIRE MESH GABIONS, SUCH AS RING FASTENERS, SHALL BE FORMED FROM WIRE MEETING THE SAME QUALITY AND COATING THICKNESS REQUIREMENTS AS SPECIFIED FOR THE GABIONS.
- STANDARD FASTENERS AND ALTERNATE FASTENERS MUST PROVIDE A MINIMUM STRENGTH OF 1,400 LBS. PER LINEAL FOOT FOR GABION BASKETS AND 9000 LBS. PER LINEAL FOOT FOR GABION MATTRESSES. WHEN USED TO INTERCONNECT GABION BASKETS OR MATTRESSES WITH PVC COATING, RING FASTENERS SHALL BE MADE OF STAINLESS STEEL AND SPIRAL FASTENERS SHALL BE PVC COATED.
- ROCK SHALL CONFORM TO THE QUALITY REQUIREMENTS AS FOLLOWS AND AT LEAST 85 PERCENT IF THE ROCK PARTICLES, BY WEIGHT, SHALL BE WITHIN THE PREDOMINANT ROCK SIZE RANGE. RECYCLED CONCRETE MAY BE USED IN LIEU OF THE SPECIFIED AGGREGATE AT THE ENGINEER'S DISCRETION.

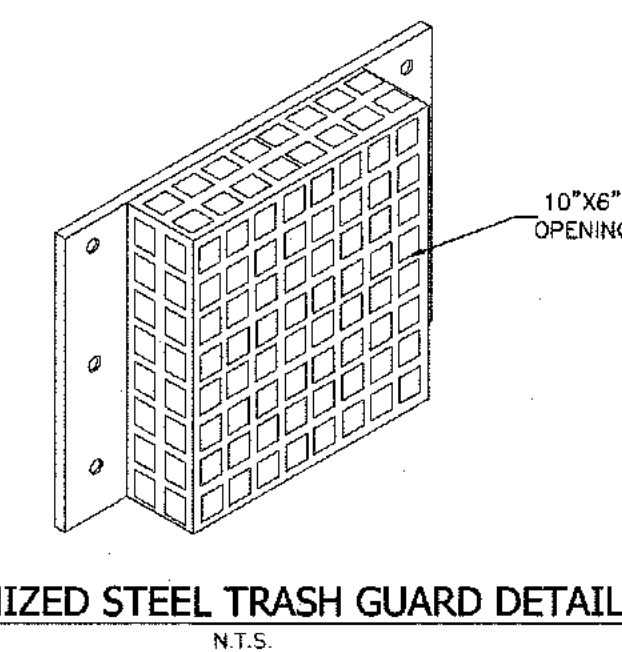
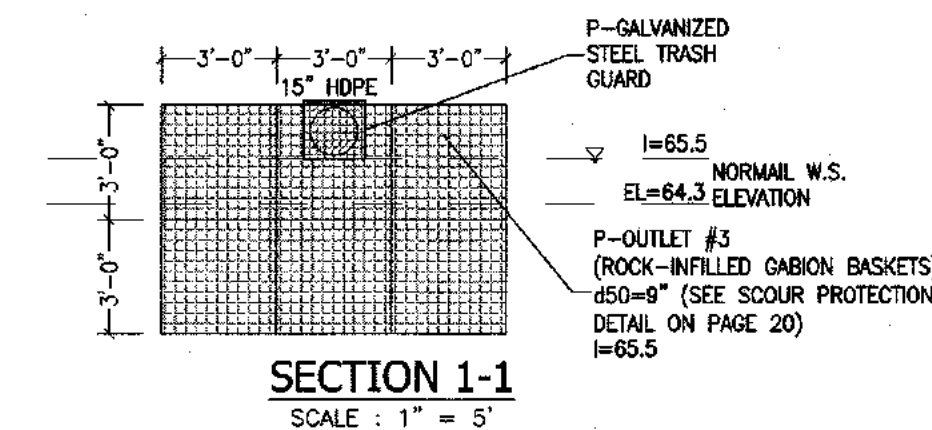
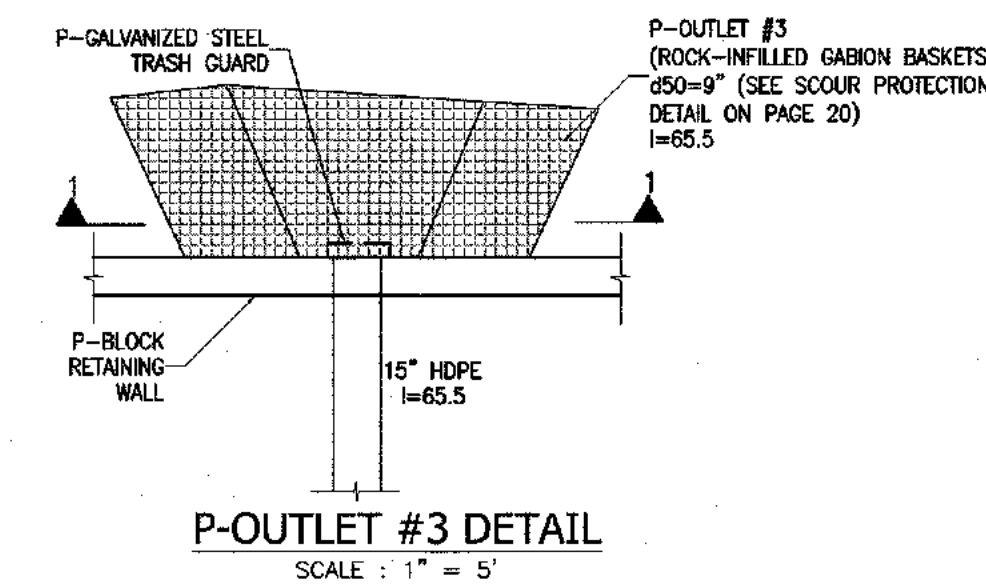
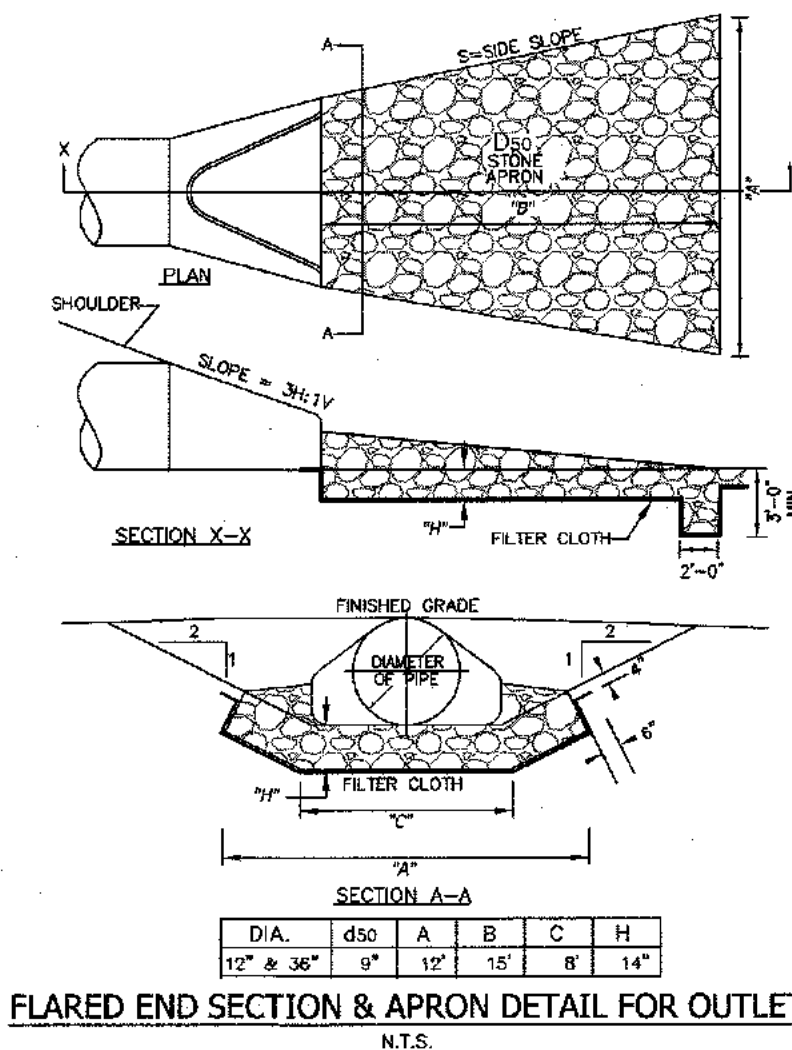
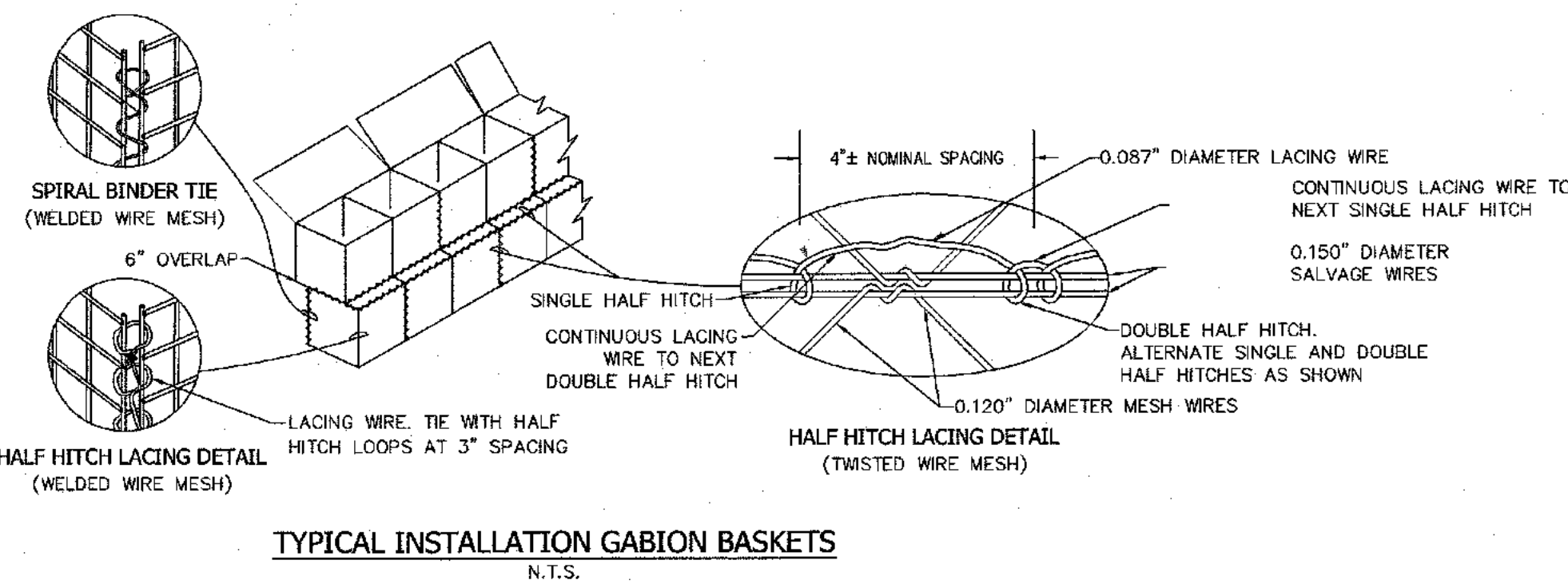
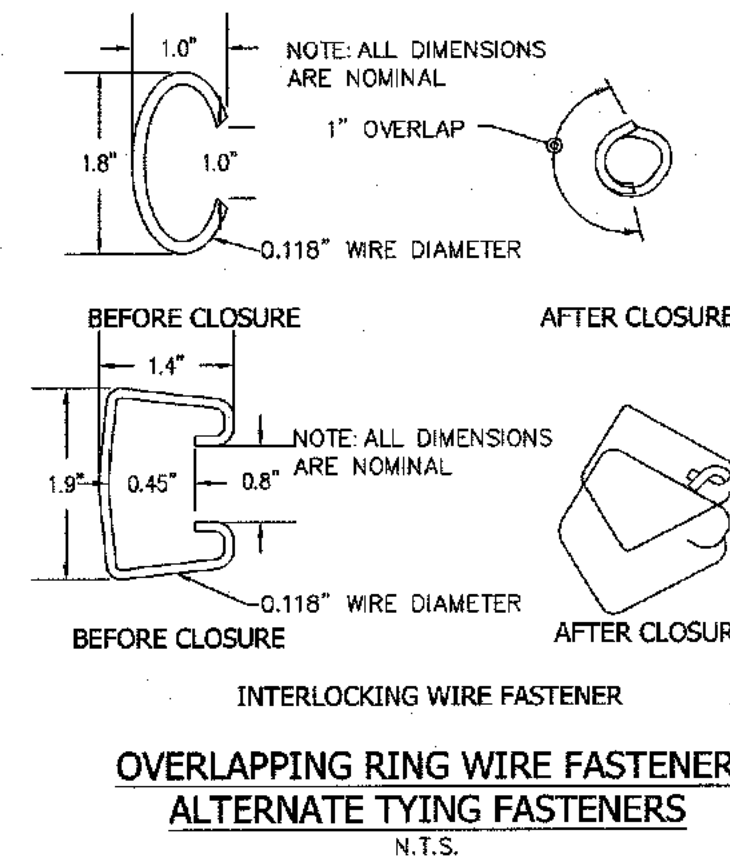
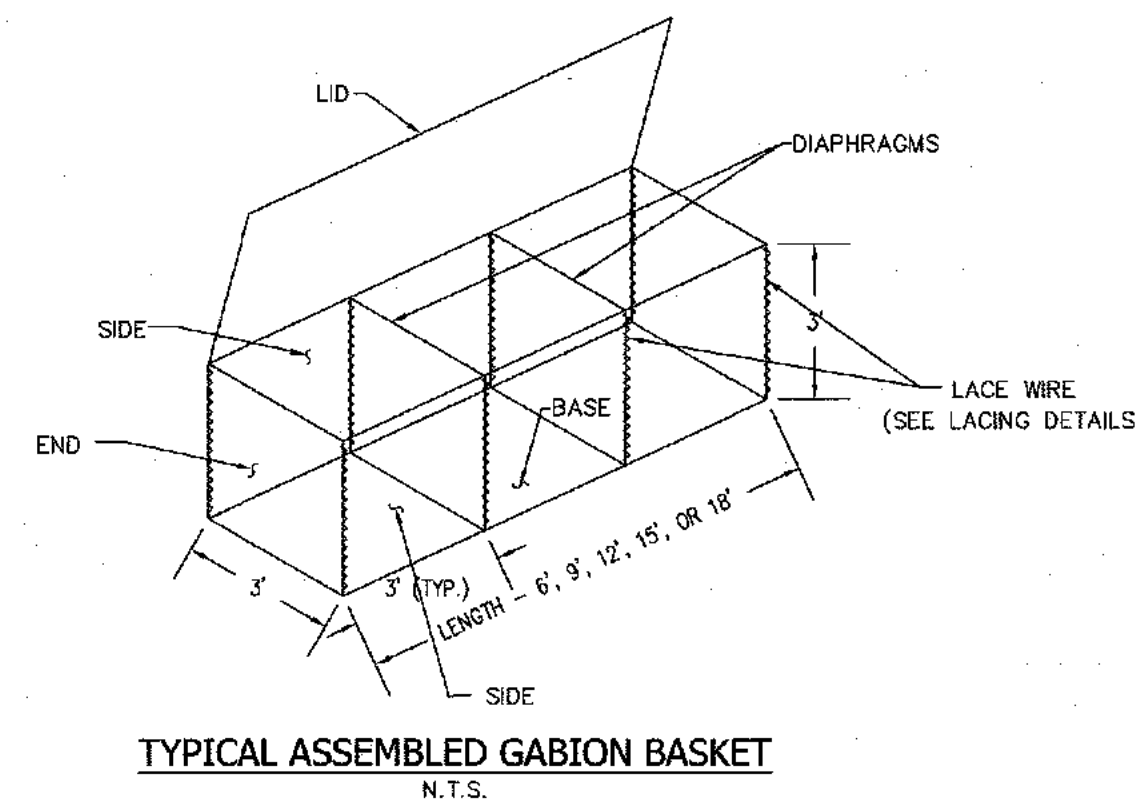
- FOR DAMAGE TO BASKETS.
- THE GABION LID SHALL THEN BE SECURED TO THE SIDES, ENDS, AND DIAPHRAGMS WITH SPIRAL BINDERS, APPROVED ALTERNATE FASTENERS, OR LACING WIRE WRAPPED WITH ALTERNATING SINGLE AND DOUBLE HALF-HITCHES IN THE MESH OPENINGS.
- ANY DAMAGE TO THE WIRE OR COATINGS DURING ASSEMBLY, PLACEMENT AND FILLING SHALL BE REPAIRED PROMPTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR REPLACED WITH UNDAMAGED GABION BASKETS.

**TABLE 1 (MINIMUM REQUIREMENTS)**  
GABION BASKETS - HEIGHT 12, 18, OR 36 INCHES, LENGTH AS SPECIFIED

TYPE OF WIRE	MESH SIZE (INCHES)	WIRE DIAMETER (INCHES)	PVC COATING (INCHES)	TOTAL DIAMETER (INCHES)	GALVANIZED COATING OZ./SF
LACING WIRE		0.086	0.02	0.126	0.70
WELDED MESH	3 X 3	0.118	NONE	0.118	0.80
SPIRAL BINDER	3 X 3	0.105	0.02	0.145	0.80

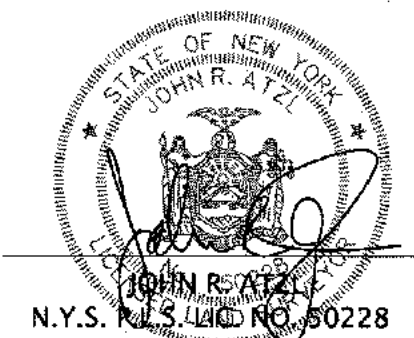
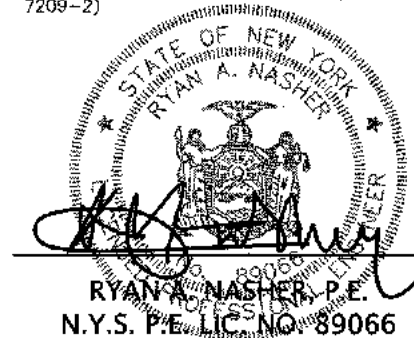
GABION BASKET HEIGHT (INCHES)	PREDOMINANT ROCK SIZE (INCHES)	MINIMUM ROCK DIMENSION (INCHES)	MAXIMUM ROCK DIMENSION (INCHES)
12"			
BASKET 18"	4 TO 8	4	8
36"			

- THE FOUNDATION ON WHICH THE GABIONS ARE TO BE PLACED SHALL BE CUT OR FILLED AND GRADED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.
- SURFACE IRREGULARITIES, LOOSE MATERIAL, VEGETATION, AND ALL FOREIGN MATTER SHALL BE REMOVED FROM FOUNDATION SURFACE AREA.
- WHEN FILL IS REQUIRED, IT SHALL CONSIST OF MATERIALS CONFORMING TO THE SPECIFIED REQUIREMENTS.
- GABIONS AND BEDDING OR SPECIFIED GEOTEXTILES SHALL NOT BE PLACED UNTIL THE FOUNDATION PREPARATION IS COMPLETED, AND THE SUBGRADE SURFACES HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER'S REPRESENTATIVE.
- COMPACTION BEDDING OR FILTER MATERIAL WILL BE REQUIRED PER PLANS AND SPECIFICATIONS.
- THE SURFACE OF THE FINISHED MATERIAL SHALL BE TO GRADE AND FREE OF MOUNDS, DIPS OR WINDROWS. EXTRA CARE SHOULD BE TAKEN WITH FOUNDATION PREPARATIONS IN ORDER TO ENSURE A LEVEL AND SMOOTH SURFACE.
- THE ASSEMBLY AND PLACEMENT OF GABIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:
  - ASSEMBLY. ROTATE THE GABION PANELS IN TO POSITION AND JOIN THE VERTICAL EDGES WITH FASTENERS FOR GABION ASSEMBLY. WHERE LACING WIRE IS USED, WRAP THE WIRE WITH ALTERNATING SINGLE AND DOUBLE HALF-HITCHES AT INTERVALS BETWEEN FOUR (4) TO FIVE (5) INCHES. WHERE SPIRAL FASTENERS ARE USED, CRIMP THE ENDS TO SECURE THE SPIRALS IN PLACE. WHERE RING TYPE ALTERNATE FASTENERS ARE USED FOR BASKET ASSEMBLY, INSTALL THE FASTENERS AT A MAXIMUM SPACING OF 6 INCHES. USE THE SAME FASTENING PORCEDEXURE TO INSTALL INTERIOR DIAPHRAGMS WHERE THEY ARE REQUIRED.
  - INTERIOR DIAPHRAGMS WILL BE REQUIRED WHERE ANY INSIDE DIMENSIONS EXCEEDS THREE (3) FEET FOR GABION BASKETS THICKER THAN 12". DIAPHRAGMS WILL BE INSTALLED TO ASSURE THAT NO OPEN INTERVALS EXCEEDS THREE (3) FEET. FOR BASKETS 12" OR LESS RECTANGULAR CELLS ARE ALLOWED WITH DIMENSIONS 36" IN ONE DIRECTION AND NOT TO EXCEED 72" IN THE PERPENDICULAR DIRECTION.
  - PLACEMENT. PLACE THE EMPTY GABIONS ON THE FOUNDATION AND INTERCONNECT THE ADJACENT GABIONS ALONG THE TOP, BOTTOM, AND VERTICAL EDGES USING LACING WIRE OR SPIRALS. WRAP THE WIRE WITH ALTERNATING SINGLE AND DOUBLE HALF HITCHES AT INTERVALS BETWEEN FOUR (4) TO SIX (6) INCHES. SPIRAL FASTENERS ARE COMMONLY USED FOR THE ASSEMBLY AND INTERCONNECTION OF WELDED MESH GABIONS. SPIRALS ARE SCREWED DOWN AT THE CONNECTING EDGES THEN EACH END OF THE SPIRAL IS CRIMPED TO SECURE IT IN PLACE. LACING MAY BE USED AS NEEDED TO SUPPLEMENT THE INTERCONNECTION OF WELDED MESH GABIONS, AND THE CLOSING OF LIDS.
  - INTERCONNECT EACH LAYER OF GABIONS TO THE UNDERLYING LAYER OF GABIONS ALONG THE FRONT, BACK, AND SIDES. STAGGER THE VERTICAL JOINTS BETWEEN THE GABIONS OF ADJACENT ROWS AND LAYER BY AT LEAST ONE-HALF OF A CELL LENGTH.



- FILLING OPERATION:
  - AFTER ADJACENT EMPTY WIRE GABION UNITS ARE SET IN LINE AND GRADE AND COMMON SIDES PROPERLY CONNECTED, THEY SHALL BE PLACED IN STRAIGHT-LINE TENSION TO GAIN A UNIFORM ALIGNMENT. STAKING OF THE GABIONS MAY BE DONE TO MAINTAIN THE ESTABLISHED PROPER ALIGNMENT PRIOR TO THE PLACEMENT OF THE ROCK. NO TEMPORARY S-STAKES SHALL BE PLACED THROUGH GEOTEXTILE MATERIAL. CONNECTING LACING WIRE AND OTHER FASTENERS (AS ALLOWED) SHALL BE ATTACHED DURING THE FILLING OPERATION TO PRESERVE THE STRENGTH AND SHAPE OF THE STRUCTURE.
  - INTERNAL CONNECTING CROSS-TIE WIRES SHALL BE PLACED IN EACH UNRESTRAINED GABION CELL GREATER THAN 18 INCHES IN HEIGHT, INCLUDING GABION CELLS LEFT TEMPORARILY UNRESTRAINED. TWO INTERNAL CONNECTING WIRES SHALL BE PLACED CONCURRENTLY WITH ROCK PLACEMENT, AT EACH 12-INCH INTERVAL OF DEPTH.
  - IN WELDED MESH GABIONS THESE CROSS-TIES OR STIFFENERS WILL BE PLACED ACROSS THE CORNERS OF THE GABIONS (AT 12 INCHES FROM THE CORNERS) PROVIDING DIAGONAL BRACING. LACING WIRE OR PREFORMED WIRE STIFFENERS MAY BE USED.
  - THE GABIONS SHALL BE CAREFULLY FILLED WITH ROCKS, EITHER BY MACHINE OR HAND METHODS, ENSURING ALIGNMENT, AVOIDING BULGES, AND PROVIDING A COMPACT MASS THAT MINIMIZES VOIDS. AT NO POINT IN THE FILLING PROCESS MAY ROCK BE MECHANICALLY PLACED FROM A HEIGHT OF OVER 36" FROM MACHINE TO FILL AREA. MACHINE PLACEMENT WILL REQUIRE SUPPLEMENTING WITH HANDWORK TO ENSURE THE DESIRED RESULTS. THE CELLS IN ANY ROW SHALL BE FILLED IN STAGES SO THAT THE DEPTH OF ROCK PLACED IN ANY ONE CELL DOES NOT EXCEED THE DEPTH OF ROCK IN ANY ADJOINING CELL BY MORE THAN 12 INCHES. ALONG THE EXPOSED FACES, THE OUTER LAYER OF STONE SHALL BE CAREFULLY PLACED AND ARRANGED BY HAND TO ENSURE A NEAT, COMPACT PLACEMENT WITH A UNIFORM APPEARANCE.
  - THE LAST LAYER OF ROCK SHALL BE UNIFORMLY LEVELED TO THE TOP EDGES OF GABIONS. LIDS SHALL BE PLACED OVER THE ROCK FILLING USING ONLY APPROVED LID CLOSING TOOLS AS NECESSARY. THE USE OF CROWBARS OR OTHER SINGLE POINT LEVERAGE BARS FOR LID CLOSING IS PROHIBITED DUE TO THE POTENTIAL

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL, IS A VIOLATION OF SECTION 7209, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW."  
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID 'TRUE COPIES'."  
"CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODES OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DISCLOSE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS (NYS EDUCATION LAW SECTION 7209-2)."



REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
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9	11-15-23	PER DEMA COMMENTS 11-06-23
8	11-07-23	PER NYS DOT COMMENTS 08-23-23
7	10-12-23	PER RCDA, NYS DOT AND CHECK PRINTS
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5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
4	08-16-22	PER DIRECTORS COMMENTS 08/06/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

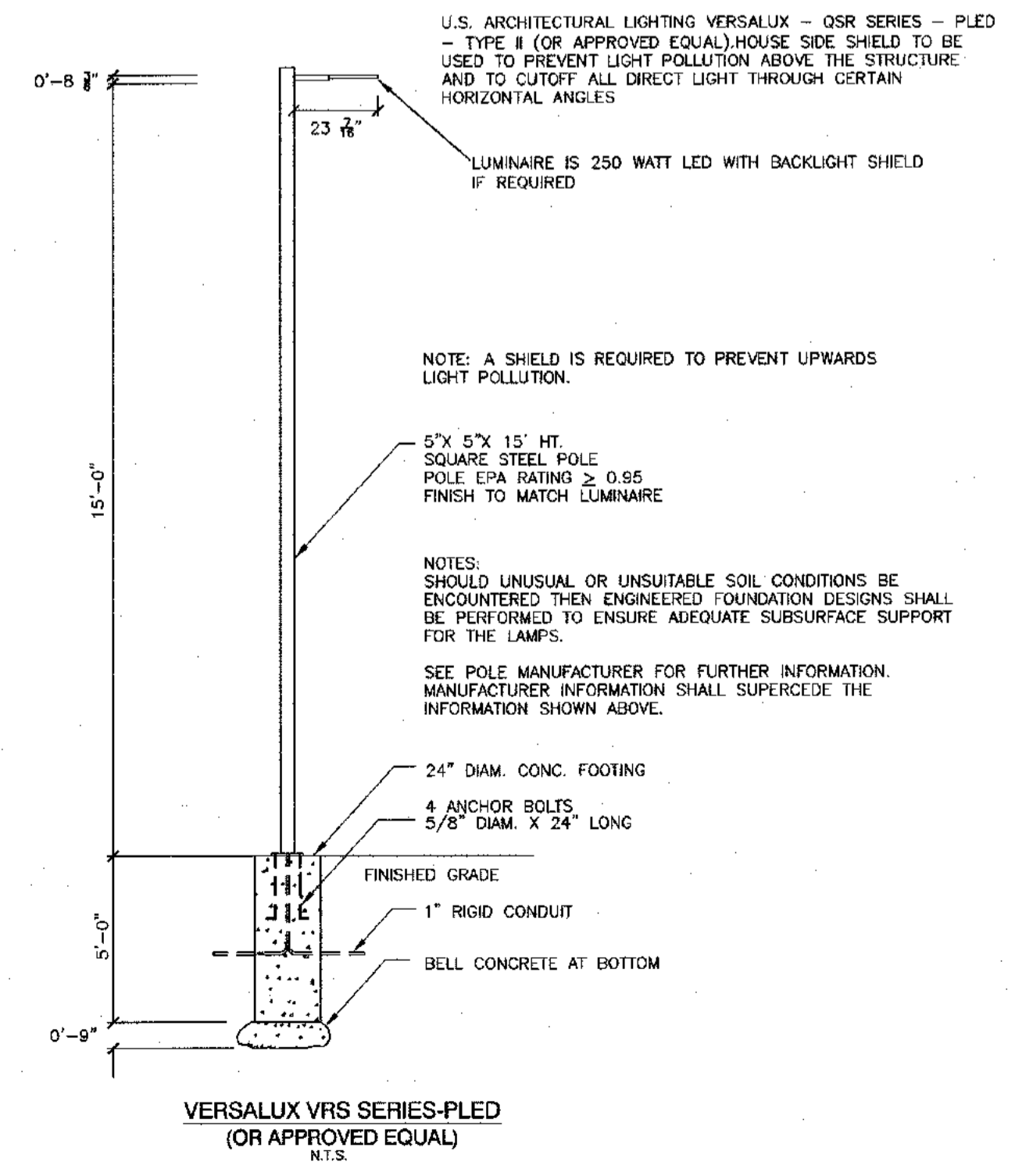
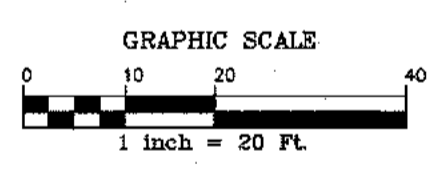
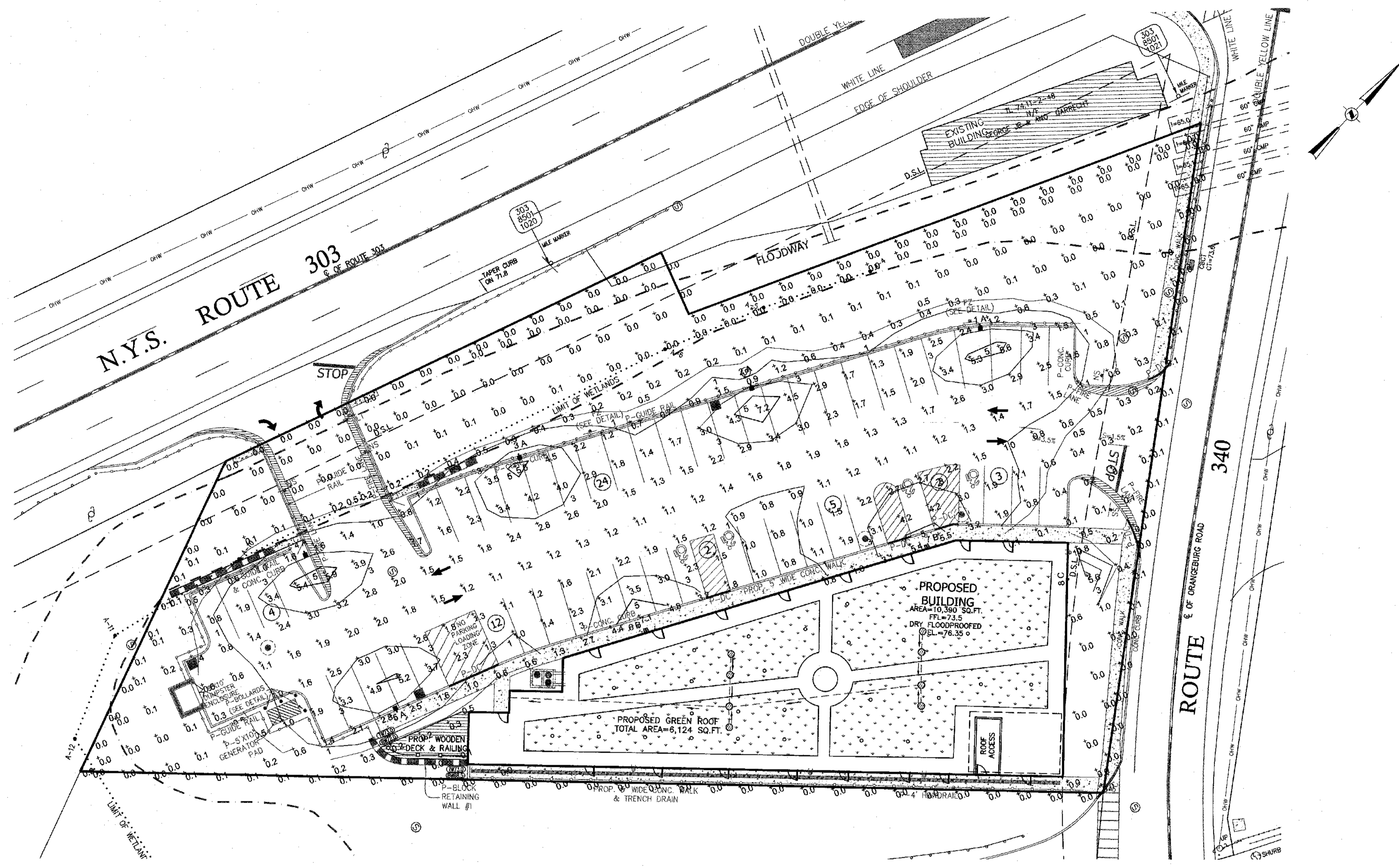
**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
232 North Main Street  
New City, New York 10956  
Tel: (845) 634-4094  
Fax: (845) 634-5543  
E-mail: info@anzny.com  
Web: www.ANZNY.com

PROJECT: **S CORNER PLAZA**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE: **DETAILS**

DRAWN BY: IS	CHECKED BY: JRA
DATE: SEPTEMBER 18, 2023	SCALE: AS SHOWN
PROJECT NO: 2858	DRAWING NO: 12



Calculation Summary											
Label	Cat/Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PISocLr	PISocTb	Meter Type
Property Line	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.		10	N.A.	Horizontal
Site	Illuminance	Fc	1.18	7.2	0.0	N.A.	N.A.		10	10	Horizontal
Parking	Illuminance	Fc	2.18	7.2	0.3	7.27	24.00				

Luminaire Schedule							
Symbol	Qty	Label	Tag	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	5	ALED3T50	A	SINGLE	N.A.	1.000	Pole Mounted (Type III)
[Symbol]	2	WPLED3T50FX	B	SINGLE	N.A.	1.000	Wall Mounted (Type III)
[Symbol]	1	WPLED10	C	SINGLE	N.A.	1.000	Wall Mounted

REVISION	DATE	DESCRIPTION
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**AN&Z** ATZL, NASHER & ZIGLER P.C.  
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Web: www.anzny.com

PROJECT: **S CORNER PLAZA**

**RAB**  
170 Ludlow Avenue, Northvale, NJ 07647  
888 732-1000 • rablighting.com

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING PLAN**

DRAWN BY: VC	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 2858	DRAWING NO: 13

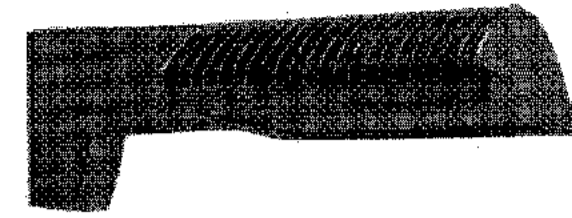
THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DISCLOSE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS (NY'S EDUCATION LAW SECTION 7209-2)

STATE OF NEW YORK  
RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
JOHN REATZ  
N.Y.S. P.E. LIC. NO. 80228

P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-26-24.DWG

**ALED3T50**



Color: Bronze Weight: 32.5 lbs

Project: \_\_\_\_\_  
Prepared By: \_\_\_\_\_

**Driver Info**

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	55.17W
Efficiency	91%

**Technical Specifications**

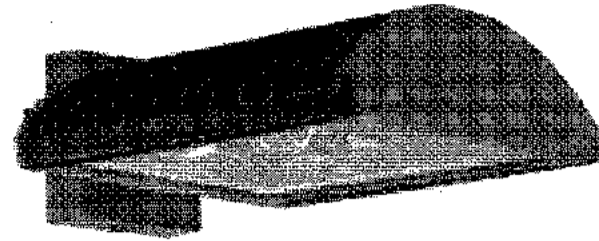
**Listings**  
UL Listed:  
Suitable for wet locations as a downlight  
**IESNA LM-79 & IESNA LM-80 Testing:**  
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.  
**Dark Sky Conformance:**  
Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).  
**LED Characteristics**  
**Lifespan:**  
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations  
**LEDs:**  
Multi-chip, high-output, long-life LEDs  
**Color Consistency:**  
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color  
**Color Stability:**  
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

**Color Uniformity:**  
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.  
**Construction**  
**IES Classification:**  
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.  
**IP Rating:**  
Ingress Protection rating of IP66 for dust and water  
**Ambient Temperature:**  
Suitable For use in 40°C (104°F)  
**Cold Weather Starting:**  
Minimum starting temperature is -40°C (-40°F)  
**Thermal Management:**  
Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments  
**Effective Projected Area:**  
EPA = 0.75

**Housing:**  
Die-cast aluminum mounting arm  
**Mounting:**  
Universal mounting, spacing patterns in center. Round Pole standard. Easy slide with ease. Round mount fixtures at 90°  
**Reflector:**  
Specular vacuum-coated  
**Gaskets:**  
High-temperature silicone  
**Finish:**  
Formulated for high color  
**Green Technology**  
Mercury and UV free components.

**ALED3T50 - POLE MOUNTED LIGHT DETAIL**  
N.T.S.

**WPLED3T50FX**



Color: Bronze Weight: 34.8 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Driver Info**

Type	Constant Current	Watts	50.00W
120V	0.46A	Color Temp	5000K (Cool)
208V	0.27A	Color Accuracy	71 CRI
240V	0.23A	L70 Lifespan	100,000
277V	0.20A	Lumens	6,855
Input Watts	55.17W	Efficiency	124.3 LPW
Efficiency	91%		

**Technical Specifications**

**Listings**  
UL Listed:  
Suitable for wet locations as a downlight  
**DLC Listed:**  
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001794  
**IESNA LM-79 & IESNA LM-80 Testing:**  
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.  
**LED Characteristics**  
**Lifespan:**  
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations  
**LEDs:**  
Multi-chip, high-output, long-life LEDs  
**Color Consistency:**  
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color  
**Color Stability:**  
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

**Color Uniformity:**  
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.  
**Construction**  
**IES Classification:**  
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.  
**IP Rating:**  
Ingress Protection rating of IP66 for dust and water  
**Ambient Temperature:**  
Suitable For use in 40°C (104°F)  
**Cold Weather Starting:**  
Minimum starting temperature is -40°C (-40°F)  
**Thermal Management:**  
Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments  
**Housing:**  
Die-cast aluminum housing, lens frame and mounting arm

**WPLED3T50FX - WALL MOUNTED LIGHT DETAIL**  
N.T.S.

**RAB**

**WPLED10**



LED 10W & 13 Wall packs, patent-pending thermal management system, 100,000 hour L70 lifespan, 5-year, no-compromise warranty.  
Color: Bronze Weight: 3.3 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Driver Info**

Type	Constant Current	Watts	10W
120V	0.09A	Color Temp	5000K (Cool)
208V	0.05A	Color Accuracy	70 CRI
240V	0.05A	L70 Lifespan	100,000 Hours
277V	0.04A	Lumens	1,333 lm
Input Watts	12.1W	Efficiency	110.2 lm/W

**Technical Specifications**

**Compliance**  
UL Listed:  
Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for mounting within 4ft. of ground.  
**IESNA LM-79 & LM-80 Testing:**  
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.  
**DLC Listed:**  
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.  
**Performance**  
**Lifespan:**  
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations  
**Electrical**  
**Driver:**  
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V: 0.04A

**Dimming Driver:**  
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.  
**THD:**  
6.51% at 120V, 13.57% at 277V  
**Power Factor:**  
99% at 120V, 90.6% at 277V  
**Construction**  
**Finish:**  
Formulated for high durability and long-lasting color  
**Cold Weather Starting:**  
The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**  
Suitable for use in up to 40°C (104°F)  
**Housing:**  
Precision die-cast aluminum housing, lens frame  
**Mounting:**  
Surface plate and Junction box  
**Green Technology:**  
Mercury and UV free. RoHS-compliant components.

**WPLED10 - WALL MOUNTED LIGHT DETAIL**  
N.T.S.

**RAB**

**PS4-11-15D2**



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.  
Color: Bronze Weight: 105.8 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

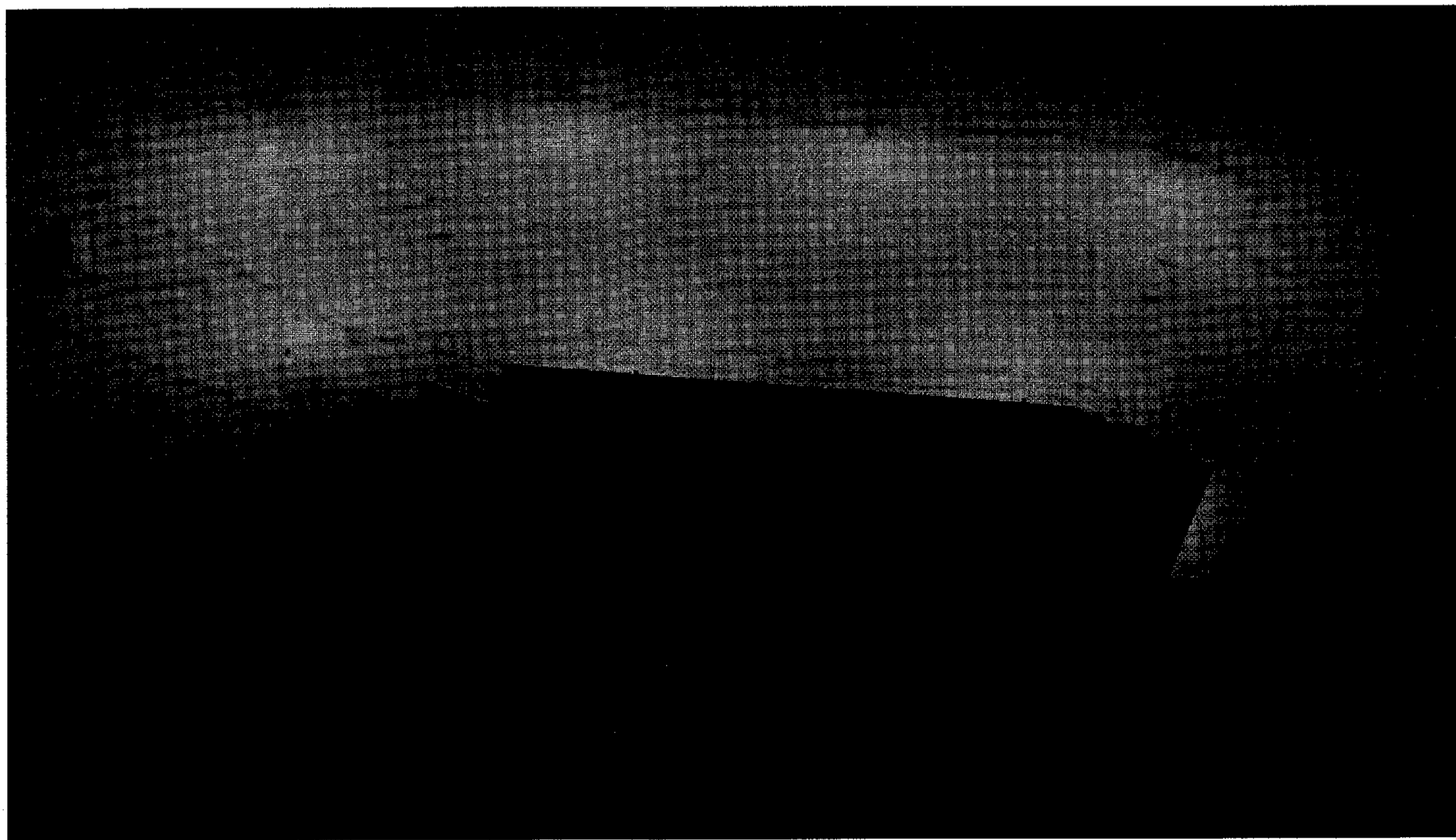
**Technical Specifications**

**Listings**  
CSA Listed:  
Suitable for wet locations  
**Construction**  
**Shaft:**  
46,000 p.s.i. minimum yield.  
**Hand Holes:**  
Reinforced with grounding lug and removable cover  
**Base Plates:**  
Slotted base plates 36,000 p.s.i.  
**Shipping Protection:**  
All poles are shipped in individual corrugated cartons to prevent finish damage  
**Color:**  
Bronze powder coating  
**Height:**  
15 FT

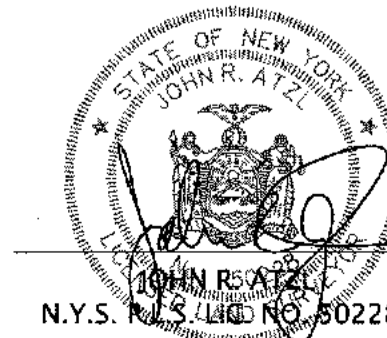
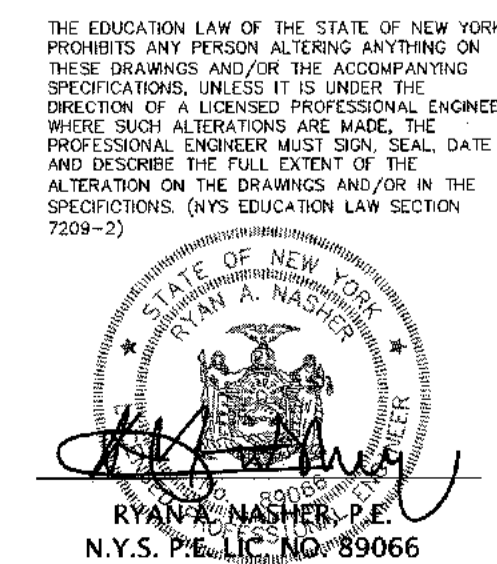
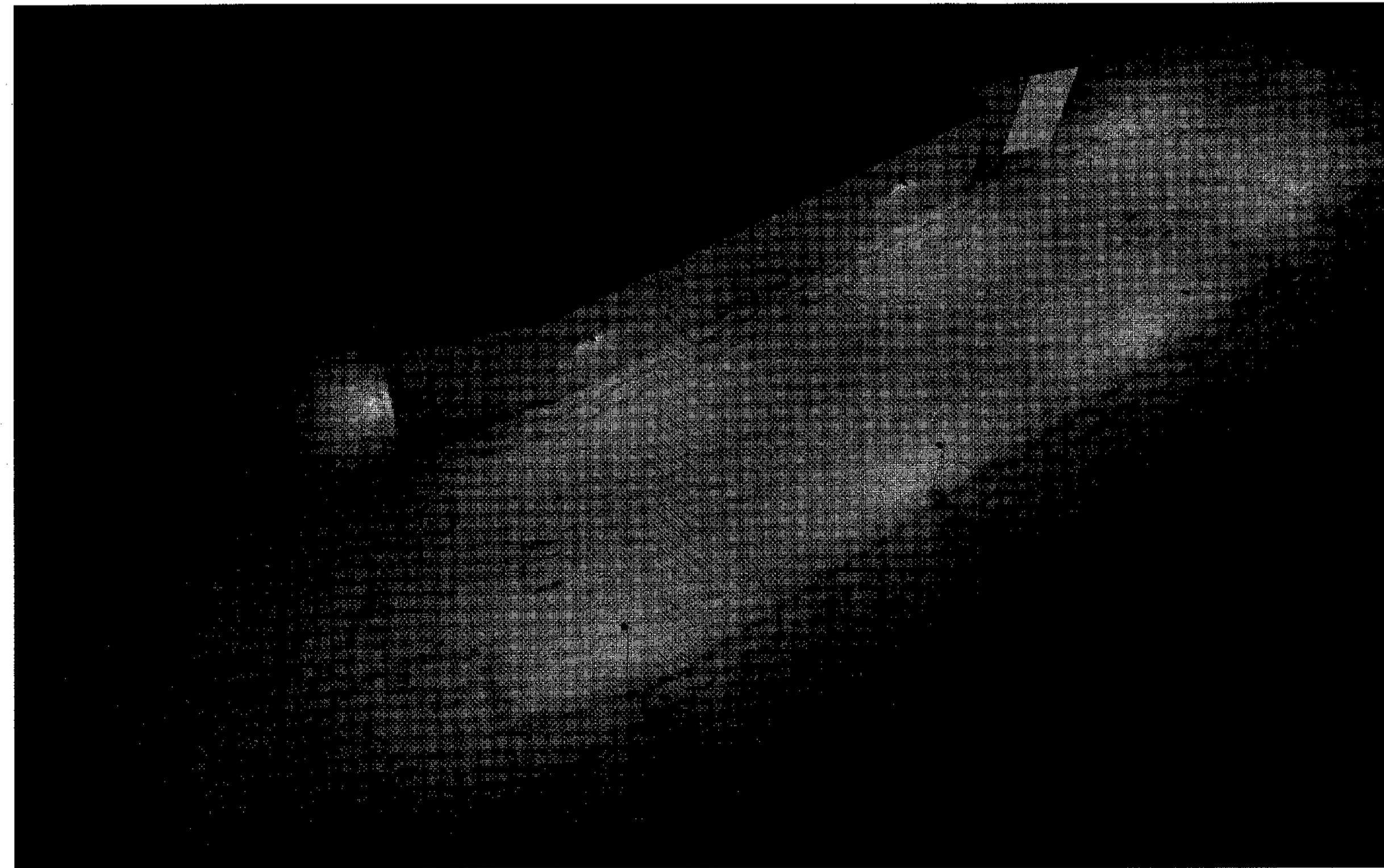
**Weight:**  
106 lbs  
**Gauge:**  
11  
**Wall Thickness:**  
1/8"  
**Shaft Size:**  
4"  
**Hand Hole Dimensions:**  
3" x 5"  
**Boat Circle:**  
8 1/2"  
**Base Dimension:**  
8"

**Anchor Bolt:**  
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.  
**Anchor Bolt Templates:**  
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.  
**Pre-Shipped Anchor Bolts:**  
Bolts can be pre-shipped upon request for additional freight charge  
**Max EPA/Max Weights:**  
70MPH 14.0 ft./400 lb.  
80MPH 10.2 ft./295 lb.  
90MPH 7.6 ft./220 lb.  
100MPH 5.6 ft./165 lb.  
110MPH 4.2 ft./125 lb.  
120MPH 3.0 ft./95 lb.  
130MPH 2.1 ft./70 lb.  
140MPH 1.4 ft./50 lb.  
150MPH 0.8 ft./35 lb.  
**Other**  
**Terms of Sale:**  
Pole Terms of Sale is available online.

**PS4-11-15D2 - POLE DETAIL**  
N.T.S.



**ISO PLAN VIEW**  
N.T.S.



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"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."  
"CERTIFICATION INDICATED HERE ON SURVEY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SUCH CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

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PROJECT: **S CORNER PLAZA**

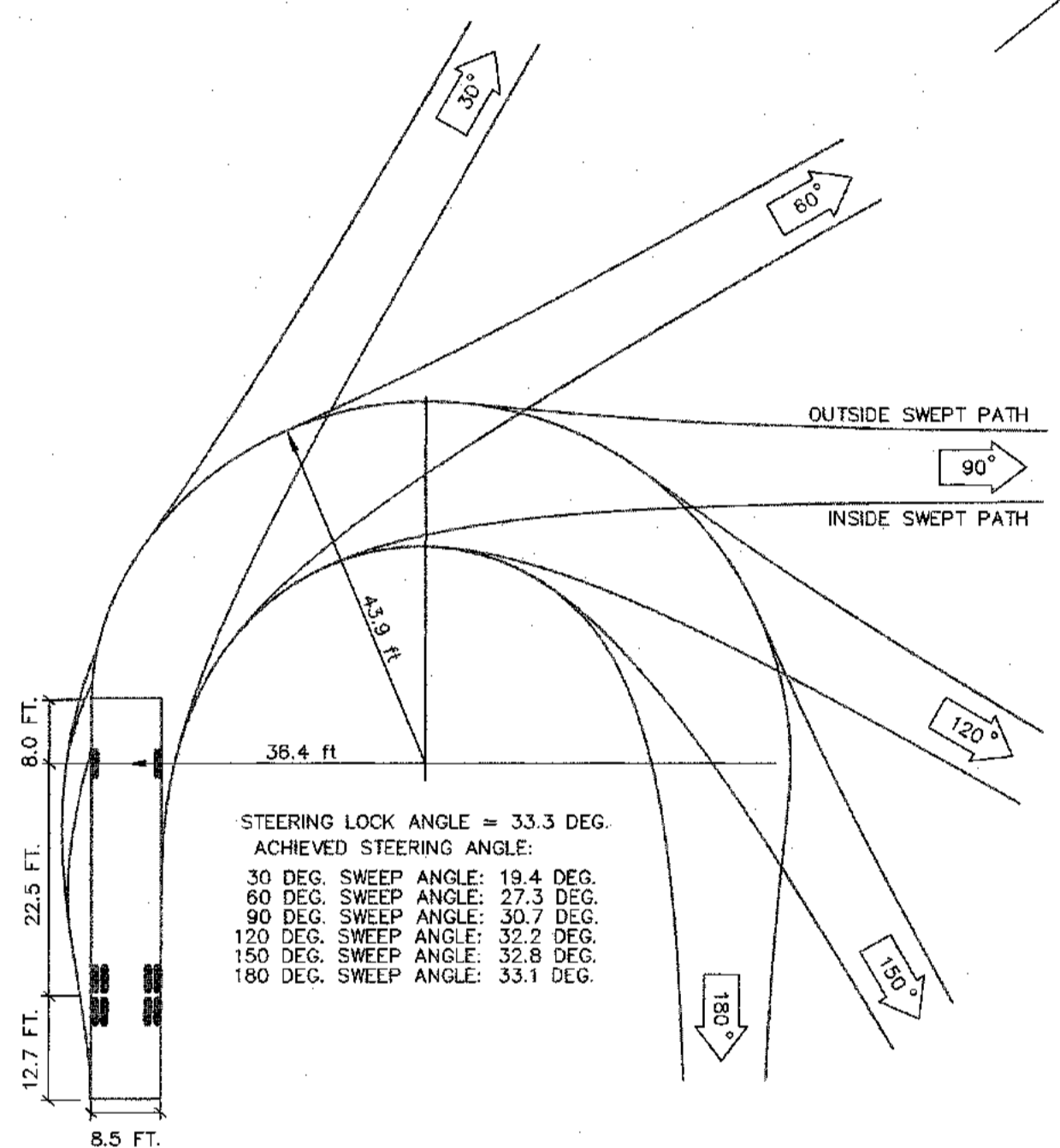
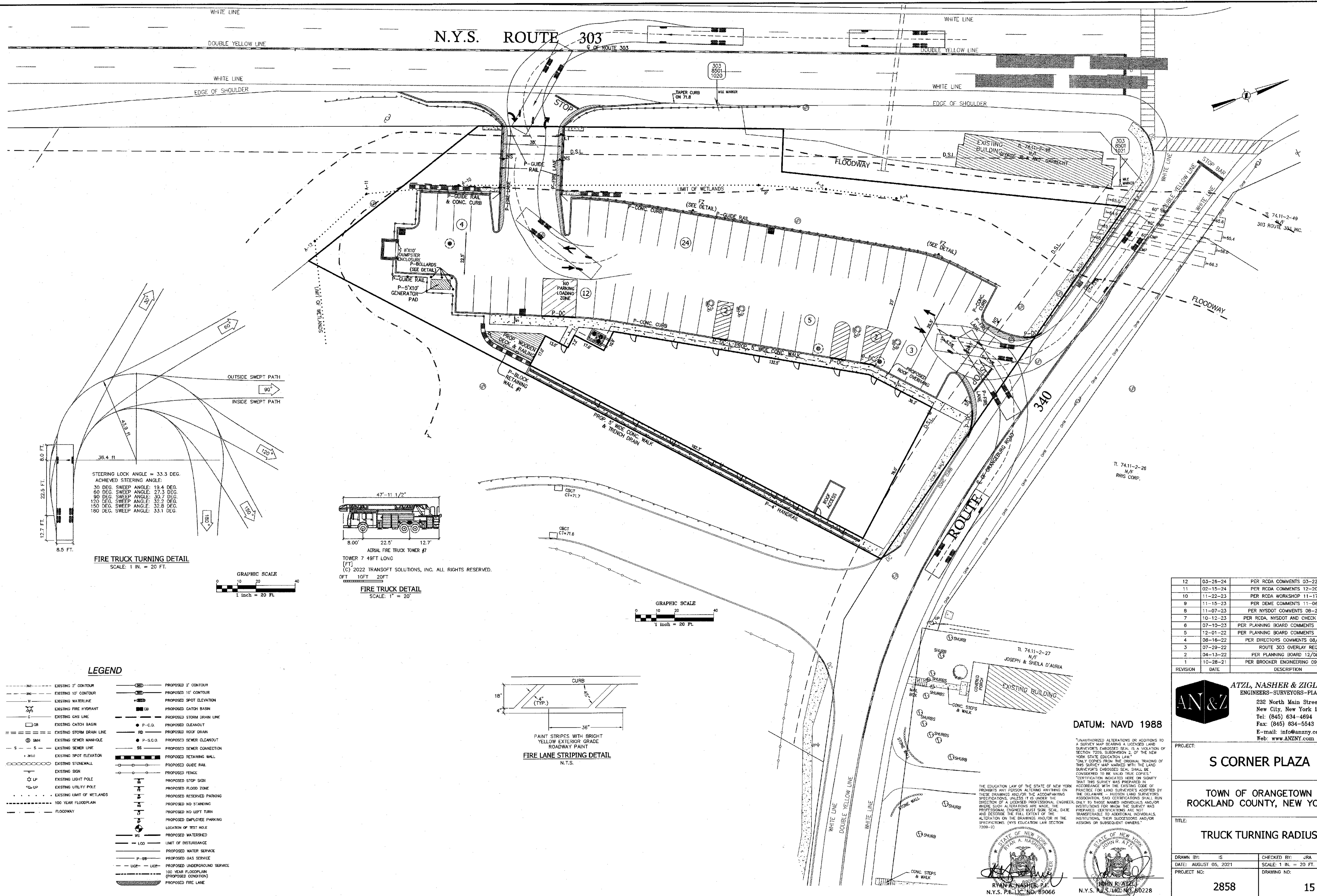
**RAB**  
10 Ludlow Avenue, Northvale, NJ 07642  
888.722.1900 • rab@sigcorp.com

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

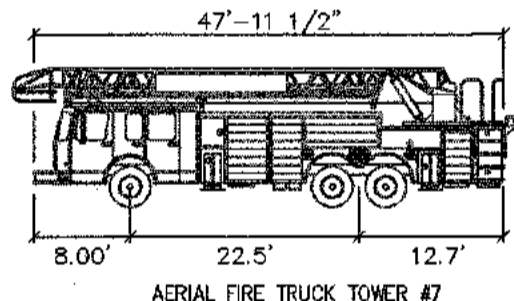
TITLE: **LIGHTING DETAILS**

DRAWN BY:	VC	CHECKED BY:	JRA
DATE:	AUGUST 05, 2021	SCALE:	AS SHOWN
PROJECT NO.:	2858	DRAWING NO.:	14

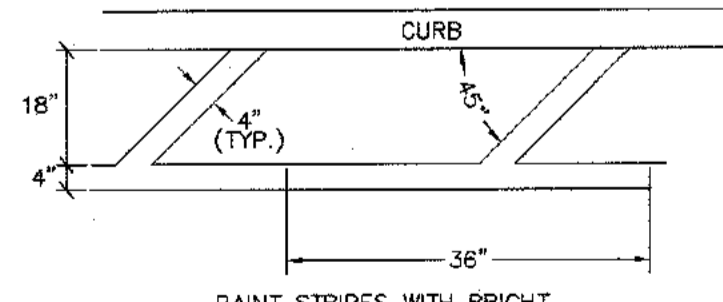
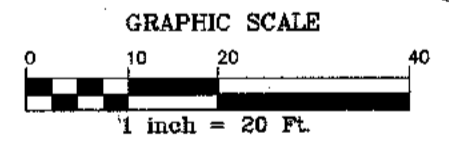
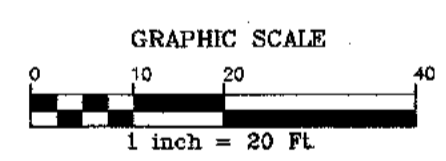
N.Y.S. ROUTE 303



FIRE TRUCK TURNING DETAIL  
 SCALE: 1 IN. = 20 FT.



FIRE TRUCK DETAIL  
 SCALE: 1" = 20'



FIRE LANE STRIPING DETAIL  
 N.T.S.

LEGEND

- 36" --- EXISTING 2' CONTOUR
- 10" --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- H --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- OR --- EXISTING CATCH BASIN
- SD --- EXISTING STORM DRAIN LINE
- SM --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- S --- EXISTING SPOT ELEVATION
- S --- EXISTING STONEWALL
- S --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- --- EXISTING LIMIT OF WETLANDS
- --- FLOODWAY
- (SD) --- PROPOSED 2' CONTOUR
- (SD) --- PROPOSED 10' CONTOUR
- (S) --- PROPOSED SPOT ELEVATION
- (CB) --- PROPOSED CATCH BASIN
- (SD) --- PROPOSED STORM DRAIN LINE
- (P-CQ) --- PROPOSED CLEANOUT
- (RD) --- PROPOSED ROOF DRAIN
- (P-S.C.O) --- PROPOSED SEWER CLEANOUT
- (SS) --- PROPOSED SEWER CONNECTION
- (RW) --- PROPOSED RETAINING WALL
- (GR) --- PROPOSED GUIDE RAIL
- (F) --- PROPOSED FENCE
- (S) --- PROPOSED STOP SIGN
- (FZ) --- PROPOSED FLOOD ZONE
- (R) --- PROPOSED RESERVED PARKING
- (NS) --- PROPOSED NO STANDING
- (NL) --- PROPOSED NO LEFT TURN
- (EP) --- PROPOSED EMPLOYEE PARKING
- (L) --- LOCATION OF TEST HOLE
- (W) --- PROPOSED WATERSHED
- (LOD) --- LIMIT OF DISTURBANCE
- (P-S) --- PROPOSED WATER SERVICE
- (P-GS) --- PROPOSED GAS SERVICE
- (UC) --- PROPOSED UNDERGROUND SERVICE
- (F) --- 100 YEAR FLOODPLAIN (PROPOSED CONDITION)
- (FL) --- PROPOSED FIRE LANE

REVISION	DATE	DESCRIPTION
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2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

**AN&Z**  
**ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10956  
 Tel: (845) 634-4694  
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 E-mail: info@anzny.com  
 Web: www.ANZNY.com

DATUM: NAVD 1988

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
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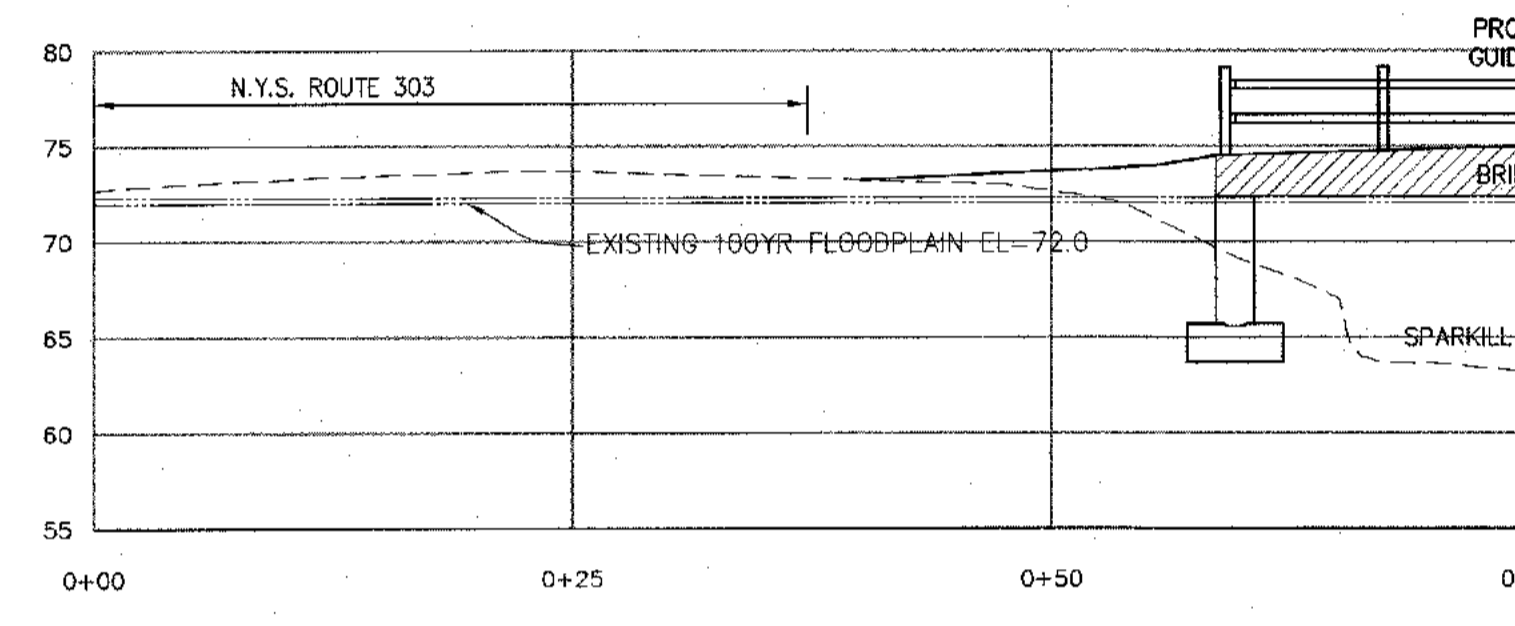
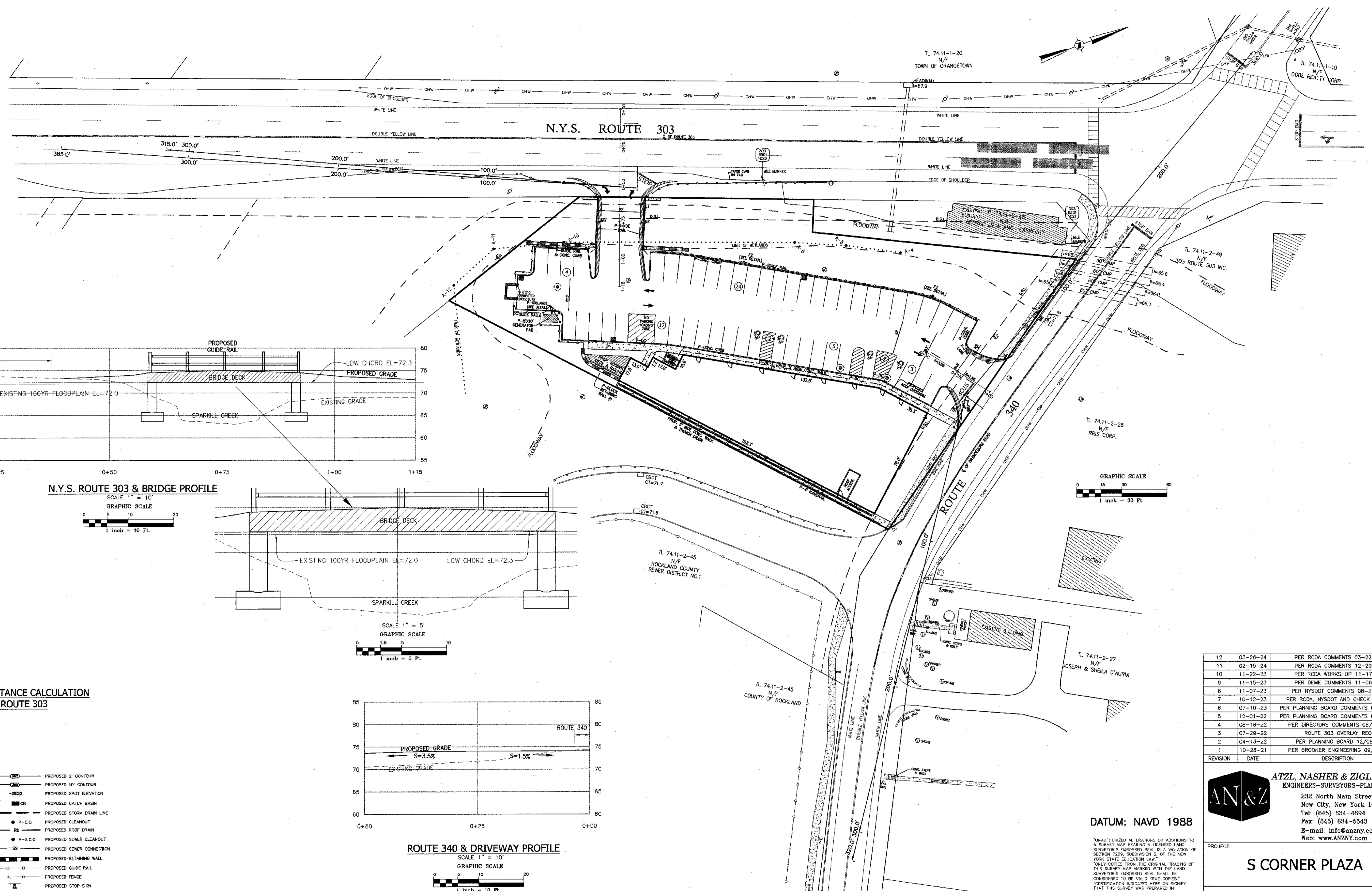
STATE OF NEW YORK  
 RYAN A. NASHER, P.E.  
 N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
 JOHN R. ATZL, P.E.  
 N.Y.S. P.E. LIC. NO. 50228

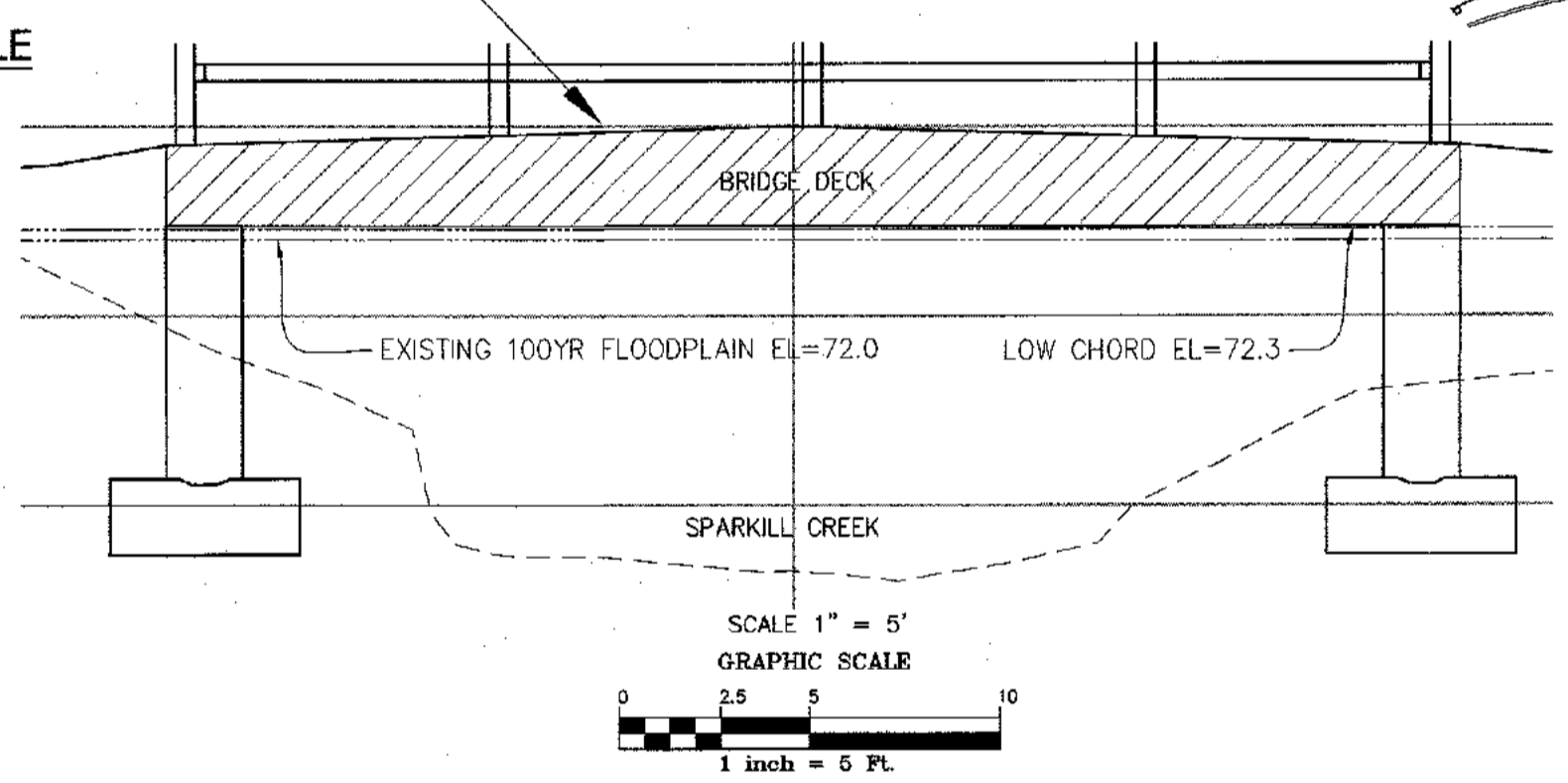
PROJECT: **S CORNER PLAZA**

TITLE: **TRUCK TURNING RADIUS**

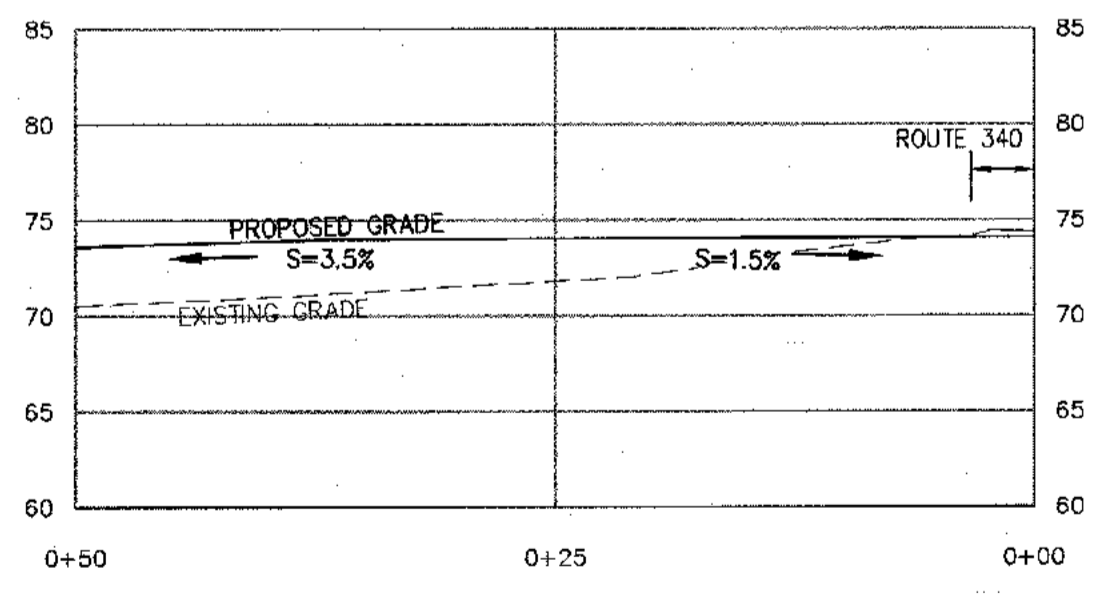
DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 2858	DRAWING NO: 15



**N.Y.S. ROUTE 303 & BRIDGE PROFILE**  
SCALE 1" = 10'  
GRAPHIC SCALE  
1 inch = 10 Ft.



SCALE 1" = 5'  
GRAPHIC SCALE  
1 inch = 5 Ft.



**ROUTE 340 & DRIVEWAY PROFILE**  
SCALE 1" = 10'  
GRAPHIC SCALE  
1 inch = 10 Ft.

**VEHICLE SIGHT DISTANCE CALCULATION FOR N.Y.S. ROUTE 303**

- LEGEND**
- EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - EXISTING WATERLINE
  - EXISTING FIRE HYDRANT
  - EXISTING GAS LINE
  - EXISTING CATCH BASIN
  - EXISTING STORM DRAIN LINE
  - EXISTING SEWER MANHOLE
  - EXISTING SEWER LINE
  - EXISTING SPOT ELEVATION
  - EXISTING STONEWALL
  - EXISTING SIGN
  - EXISTING LIGHT POLE
  - EXISTING UTILITY POLE
  - EXISTING LIMIT OF WETLANDS
  - 100 YEAR FLOODPLAIN
  - FLOODWAY
  - PROPOSED 2' CONTOUR
  - PROPOSED 10' CONTOUR
  - PROPOSED SPOT ELEVATION
  - PROPOSED CATCH BASIN
  - PROPOSED STORM DRAIN LINE
  - PROPOSED CLEANOUT
  - PROPOSED ROOF DRAIN
  - PROPOSED SEWER CLEANOUT
  - PROPOSED SEWER CONNECTION
  - PROPOSED RETAINING WALL
  - PROPOSED GUIDE RAIL
  - PROPOSED FENCE
  - PROPOSED STOP SIGN
  - PROPOSED FLOOD ZONE
  - PROPOSED RESERVED PARKING
  - PROPOSED NO STANDING
  - PROPOSED NO LEFT TURN
  - PROPOSED EMPLOYEE PARKING
  - LOCATION OF TEST HOLE
  - PROPOSED WATERSHED
  - LIMIT OF DISTURBANCE
  - PROPOSED WATER SERVICE
  - PROPOSED GAS SERVICE
  - PROPOSED UNDERGROUND SERVICE
  - 100 YEAR FLOODPLAIN (PROPOSED CONDITION)
  - PROPOSED FIRE LINE

**SIGHT DISTANCE SUMMARY TABLE (NY-340)**

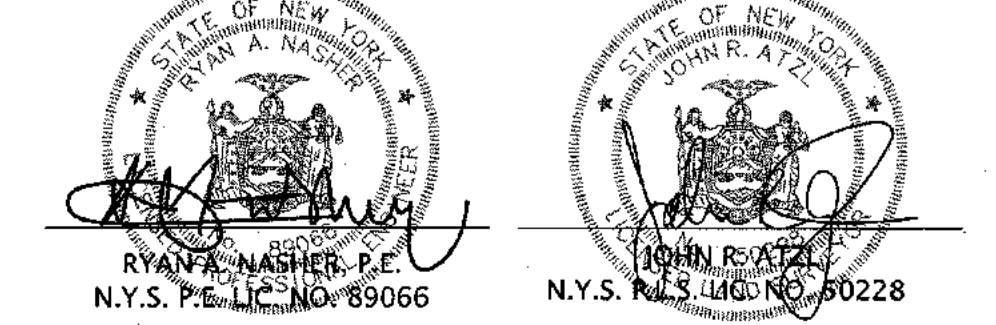
ROADWAY DESIGN SPEED 40 MPH	AVAILABLE SIGHT DISTANCE (FT)		AASHTO SIGHT DISTANCES	
	EXISTING	STOPPING SIGHT DISTANCE (FT)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE (FT)
LEFT TURN FROM SITE ACCESS	LOOKING LEFT	300+	300	445
	LOOKING RIGHT	320	305	445
RIGHT TURN FROM SITE ACCESS	LOOKING LEFT	300+	300	385

**VEHICLE SIGHT DISTANCE CALCULATION FOR N.Y.S. ROUTE 340**

REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
11	02-15-24	PER RCDA COMMENTS 12-20-23
10	11-22-23	PER RCDA WORKSHOP 11-17-23
9	11-15-23	PER DEME COMMENTS 11-06-23
8	11-07-23	PER NYS DOT COMMENTS 08-23-23
7	10-12-23	PER RCDA, NYS DOT AND CHECK PRINTS
6	07-10-23	PER PLANNING BOARD COMMENTS 01/09/23
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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DATUM: NAVD 1988

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7200, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
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7209-2)



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**S CORNER PLAZA**

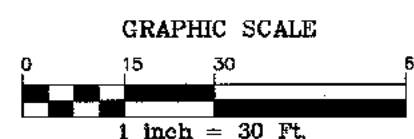
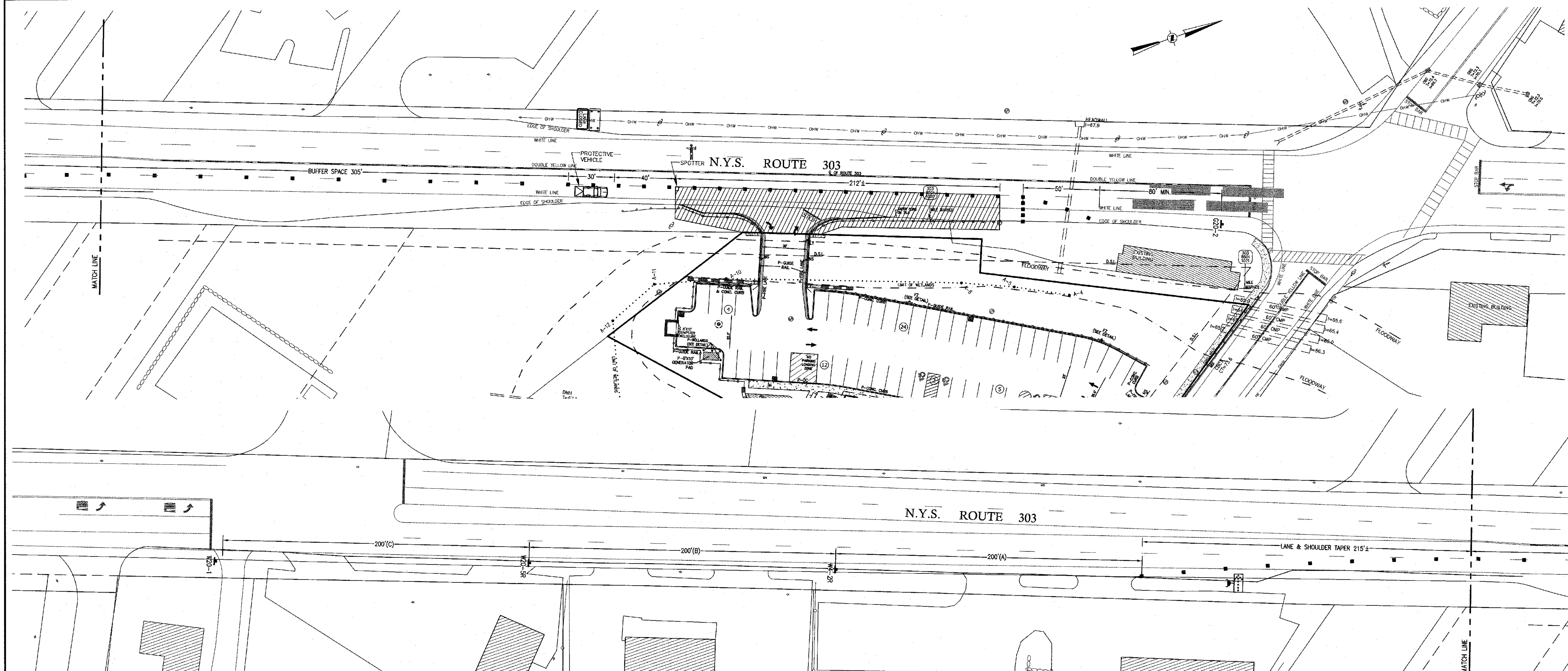
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE: **NYS DOT PLAN**

DRAWN BY: IS	CHECKED BY: JRA
DATE: JULY 10, 2023	SCALE: AS SHOWN
PROJECT NO: 2858	DRAWING NO: 16

P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-26-24.DWG





**619-311 NOTES**  
 WORK ZONE TRAFFIC CONTROL  
 MULTILANE UNDIVIDED ROADWAY RIGHT LANE CLOSURE SHORT TERM OPERATION

NOTES:

1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
2. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
3. THE PROTECTIVE VEHI(VE)S SHALL MAINTAIN THE APPROPRIATE ROLL AHEAD DISTANCE BE AN UNOCCUPIED TRUCK POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS/DIOME 077) OR PARK/NEUTRAL (AUTOMATIC TRANSMISSIONS) AND HAVE THE FRONT WHEEL ALIGNED WITH THE LANE STRIPING.
4. THERE SHALL BE NO WORKERS, EQUIPMENT OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD DISTANCE.
5. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.

NOTE:  
 ROUTE 303 HAS A SPEED LIMIT OF 40 MPH.  
 ADVANCE WARNING SIGN SPACING PER TABLE 311-03:  
 A=200'  
 B=200'  
 C=200'

**CONSTRUCTION SIGN LEGEND**

END ROAD WORK  
 THIS SIGN SHALL BE LOCATED A MINIMUM DISTANCE OF 80 FT. AND MAXIMUM OF 400 FT. PAST THE END OF THE DOWNSTREAM TAPER

G20-2  
 36x18 IN.

W4-2R  
 36x36 IN.

W20-5R  
 36x36 IN.

W20-1  
 36x36 IN.

N7W-33  
 48x24 IN.

ARROW PANEL

WORK ZONE

24000 LB PROTECTIVE VEHICLE WITH TMA

SIGN, TEMPORARY

CONE

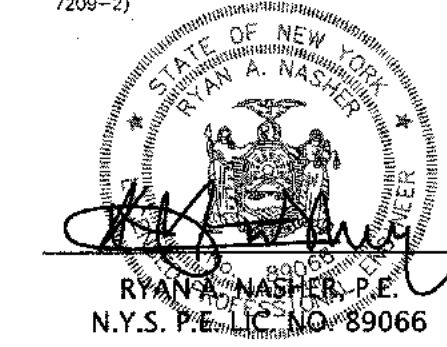
SPOTTER

LANE CLOSED

DATUM: NAVD 1988

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."  
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THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 7209-2)



REVISION	DATE	DESCRIPTION
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 Web: www.ANZNY.com

PROJECT:  
**S CORNER PLAZA**

TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

TITLE:  
**NYSOT WORK ZONE TRAFFIC CONTROL PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: JULY 10, 2023	SCALE: 1 IN. = 30 FT.
PROJECT NO: 2858	DRAWING NO: 17

P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-26-24.DWG

**PLANTING SPECIFICATIONS:**

**GENERAL:** All plants, trees, and shrubs shall meet the specifications for "plant material" as per the American Standard for Nursery Stock. The landscape architect reserves the right to inspect all plants prior to shipping and installation. There are to be no substitutions of the plants without the consent of the landscape architect.

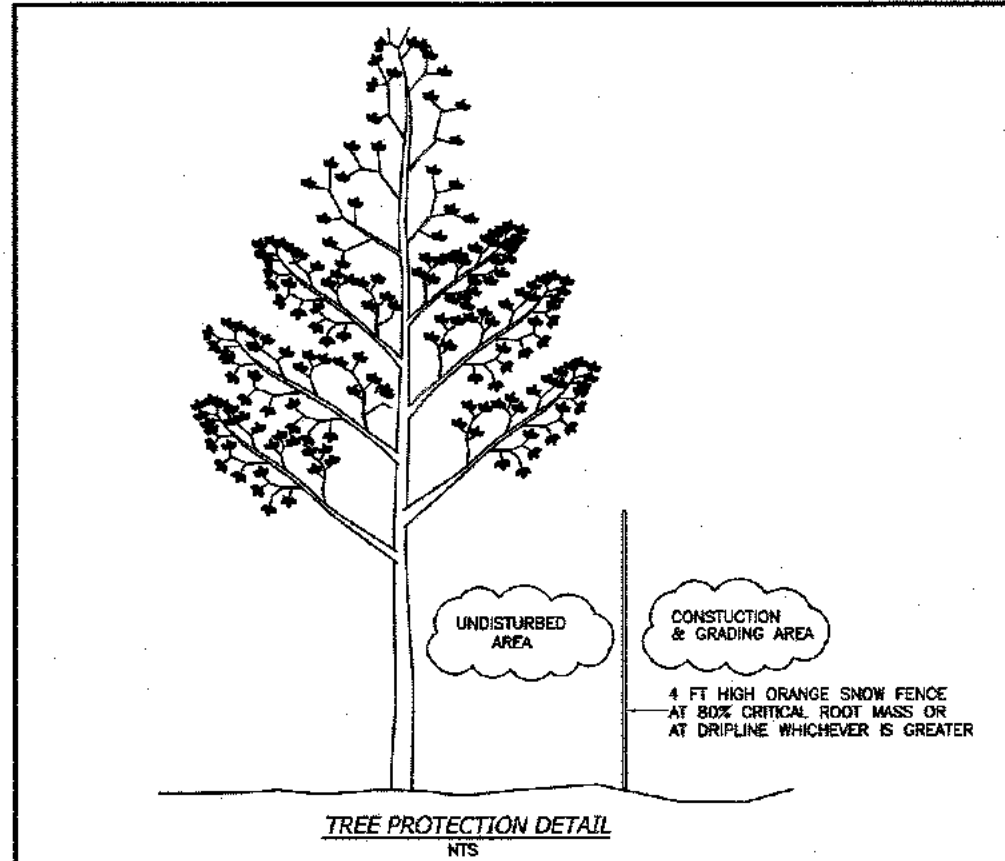
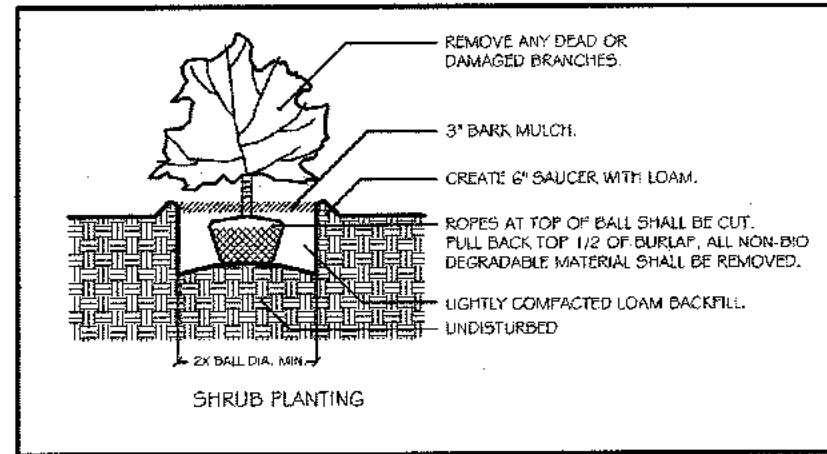
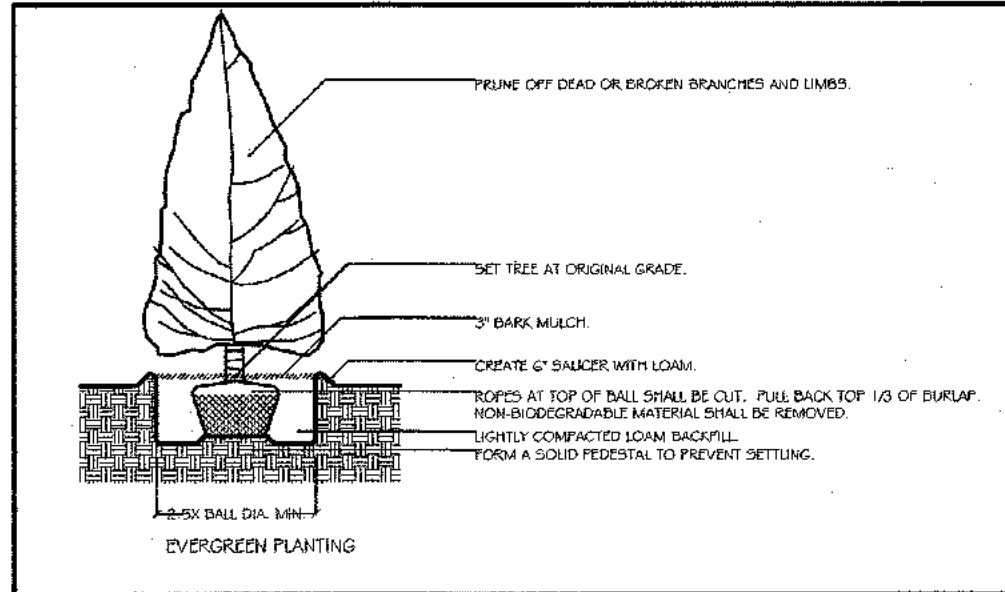
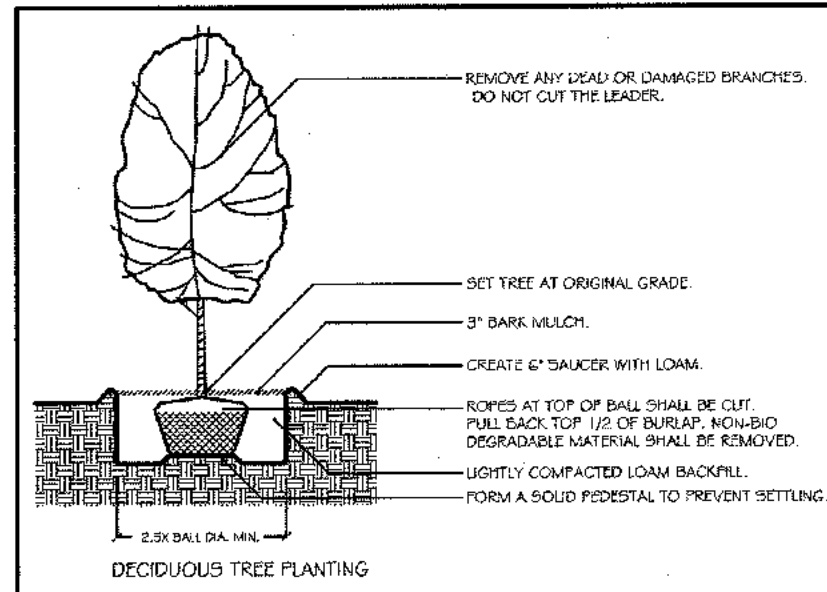
**PLANTING:** All plants shall be native and planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Pull back burlap from top of ball and cut wire on tree basket. Ensure that the burlap is not exposed above grade because of water loss. Staking and guying shall be used only when necessary. When the method is used, care should be taken to protect the tree bark and wires should be removed as soon as possible.

**MULCHING:** All planting beds (EXCEPT GROUNDCOVER) shall be mulched with three inches of shredded bark to conserve water and keep roots covered during initial growth stages. Do not place mulch heavily around crown of plants.

**WINTER CARE:** All trees and shrubs shall be sprayed with an anti-desiccant the first November after planting.

**WATERING:** All plants shall be watered by the contractor during the initial growth stage. Trees shall be heavily watered several times during the first month after planting and then regularly for the next two summers.

**PLANT GUARANTEE:** Contractor shall guarantee all newly installed plants for one-year provided that they are given proper watering/care and contractor is notified of unhealthy stressed plants immediately.



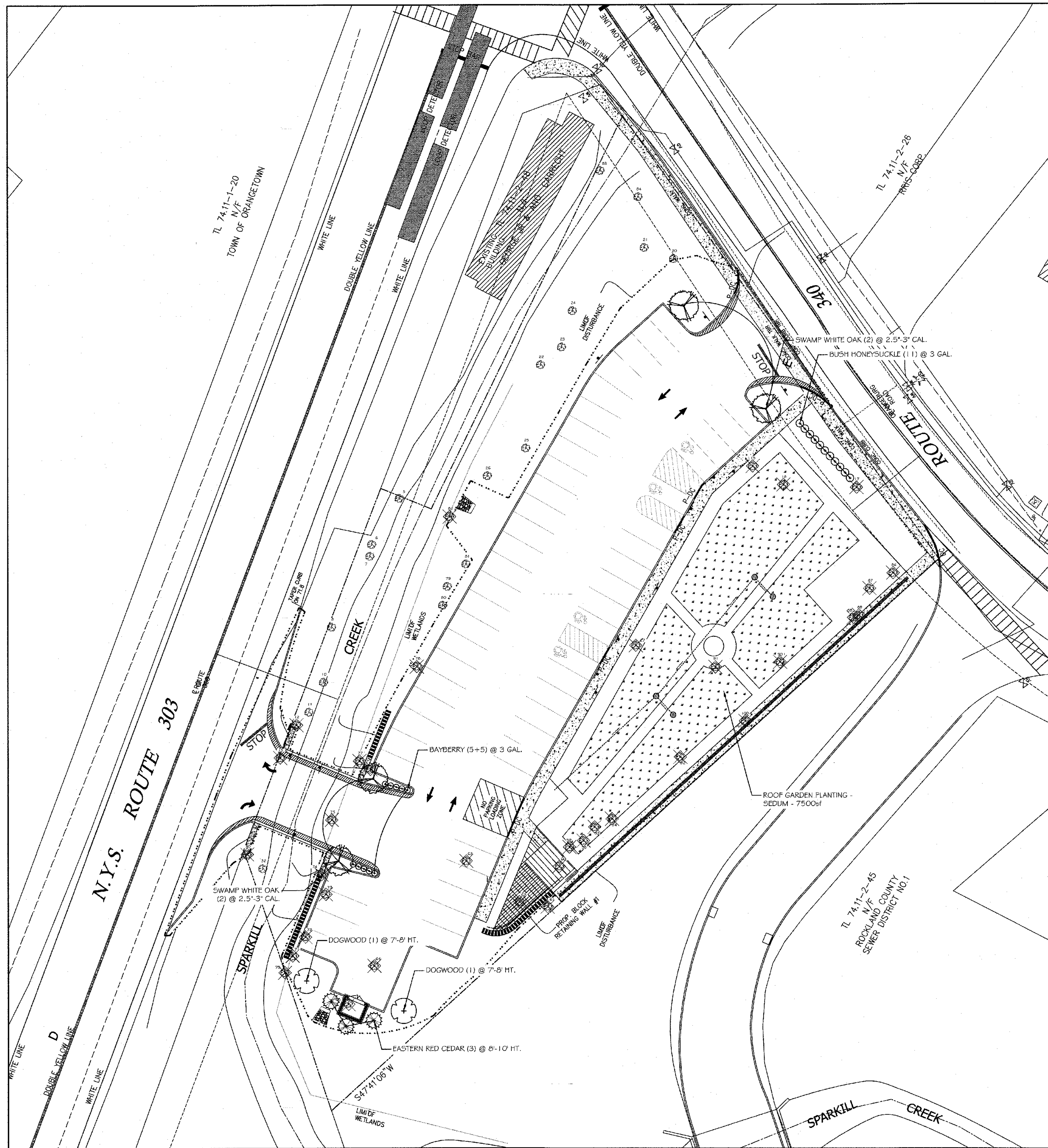
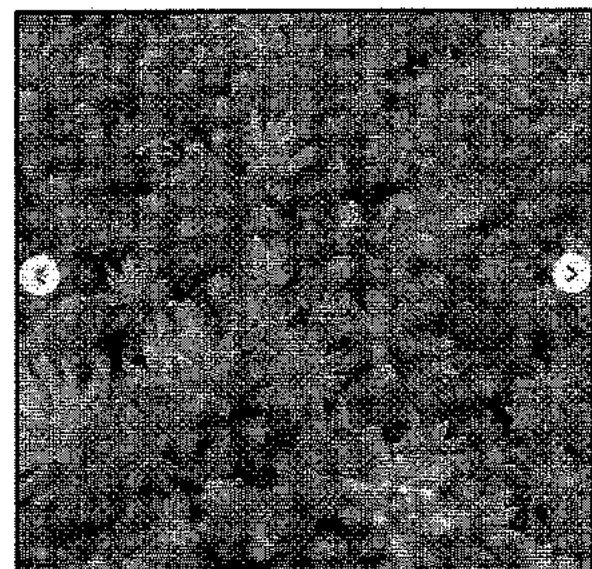
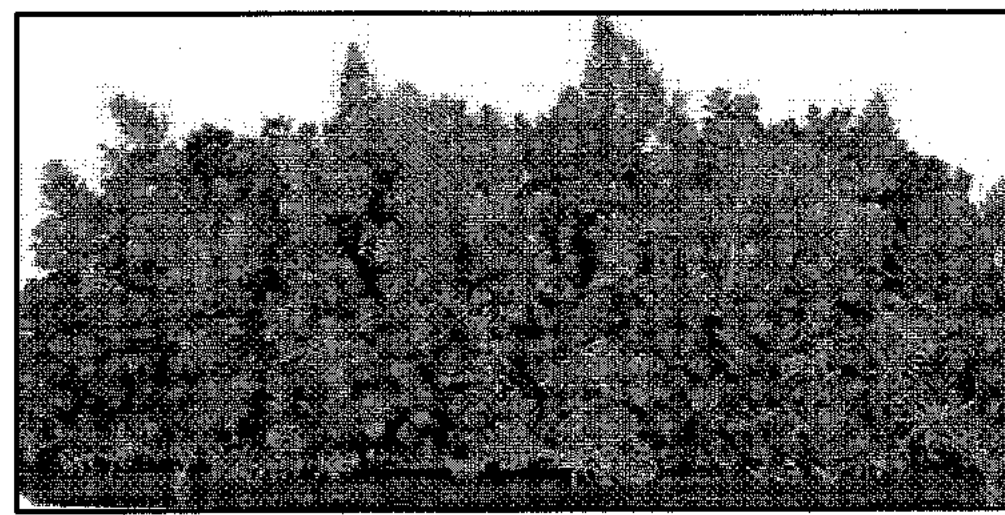
A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND CLUSTER AREAS. WITH MANY TREES, STEPS WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:

- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
- TREES WILL BE NO FURNISHING OR STOCKPILING OF FORTH UNDERNEATH THE TREES.
- TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
- TREES TO BE SAVED ARE TO BE PROTECTED WITH A 4 FOOT HIGH ORANGE SNOW FENCE PLACED AT THE DRIP LINE OR AT 50% CRITICAL ROOT MASS WHICHEVER IS GREATER.
- NO FORTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
- IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS OR THROUGH THE USE OF RETAINING WALLS PLACED AT THE DRIP LINE OR AT 50% CRITICAL ROOT MASS WHICHEVER IS GREATER.
- IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS AT THE DRIP LINE OR AT 50% CRITICAL ROOT MASS WHICHEVER IS GREATER.

**TREE LIST**

NUMBER	SIZE (IN)	TYPE
5	6	OAK
6	10	SYCAMORE
7	12	OAK
8	20	SYCAMORE
10	20	SYCAMORE
11	7	CHERRY
12	24	OAK
15	12	OAK
17	26	PINE
18	28	SESAUR
19	24	ASH
20	8	PINE
21	8	PINE
22	8	PINE
23	10	PINE
24	12	PINE
25	30	MAPLE
26	12	CHERRY
27	30	OAK
30	10	MAPLE
32	10	OAK
56	24	ASH
59	6	OAK
60	48	ASH
61	18	ELM
62	8	ELM
63	38	ASH
64	20	PINE
65	12	PINE
70	6/10	OAK
71	6/12/12	MAPLE
72	12	TWIN MAPLE
73	6	SYCAMORE
74	10	OAK
75	20	ASH
76	20	OAK
77	8	OAK
78	24	BEECH
79	24	ELM
80	6	CHERRY
81	15	OAK
82	15	OAK
83	15	ASH
84	15	PINE
85	15	OAK
87	12	ASH
88	15	ASH
89	12	PINE
90	22	OAK
91	12	TULIP
92	12	OAK
93	12	ELM
94	24	OAK
100	6	APPLE

Site Planting	Scientific Name	Common Name	Size	Quantity
Trees				
	<i>Cornus alternifolia</i>	Aromatic-leave Dogwood	7-8" Ht.	2
	<i>Juniperus virginiana</i>	Eastern Red Cedar	8-10" Ht.	3
	<i>Quercus laevis</i>	Swamp White Oak	2.5"-3" cal.	4
Shrubs				
	<i>Morella carolinensis</i>	Bayberry	3 gal.	10
	<i>Lonicera tunicata</i>	Northern Bush-honeysuckle	3 gal.	11



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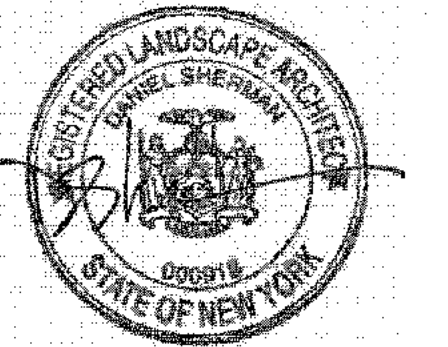


REVISION	DATE
REV. 1	10/28/21
REV. 2	04/13/22
REV. 3	12/01/22
REV. 4	07/10/23

5 CORNER PLAZA  
2 RT 340  
ORANGEBURG, NY 10962

**LANDSCAPE PLAN**

DANIEL SHERMAN  
LANDSCAPE ARCHITECT  
4 BROADWAY - SUITE 9  
VALHALLA, NY 10595  
PHONE: (914) 824 - 0999  
FAX: (914) 824-0251  
dan.danshermanlandscape@gmail.com  
www.danshermanlandscape.com

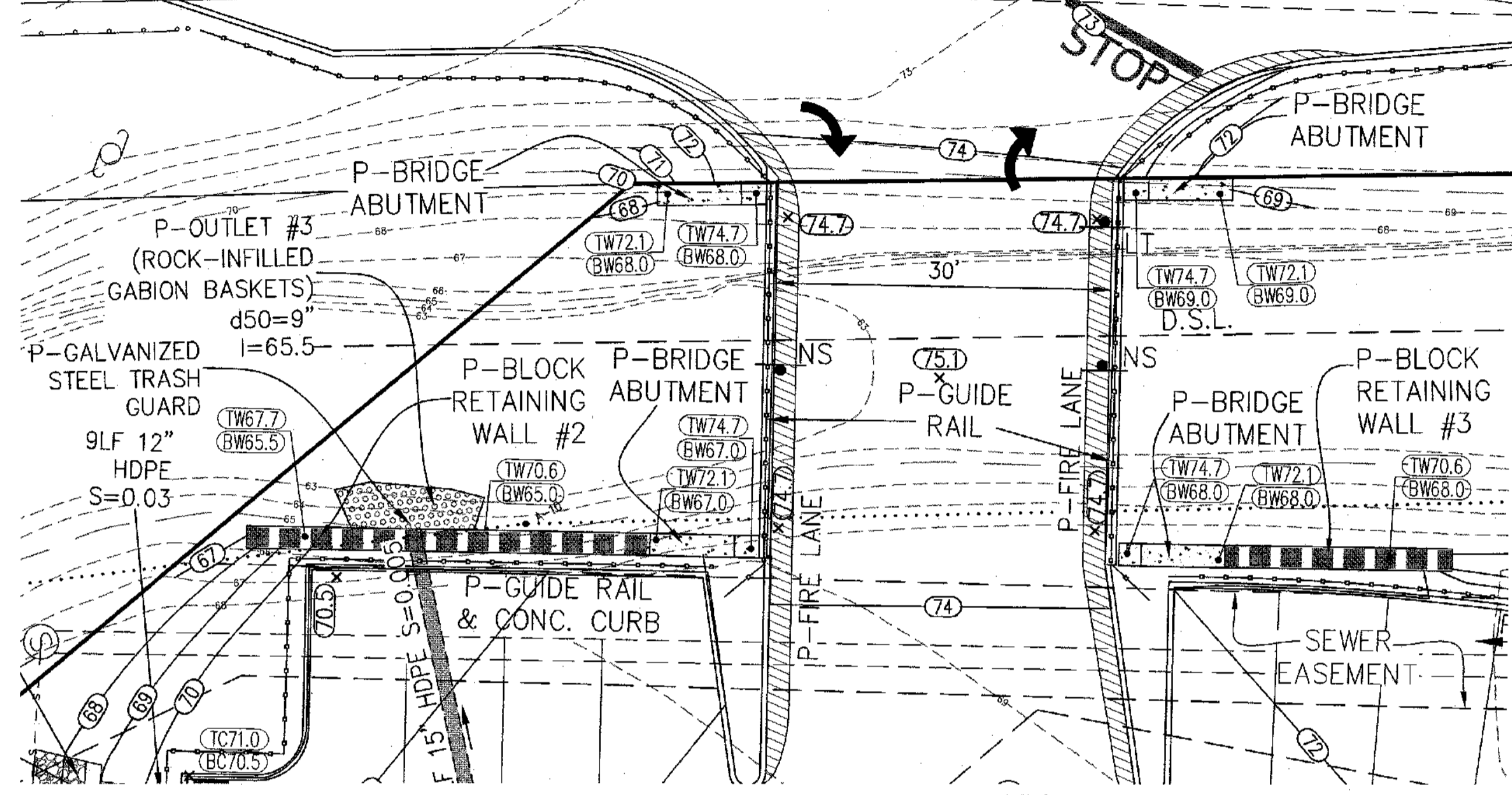


DATE: AUG. 5, 2021  
SCALE: 1" = 20' - 0"

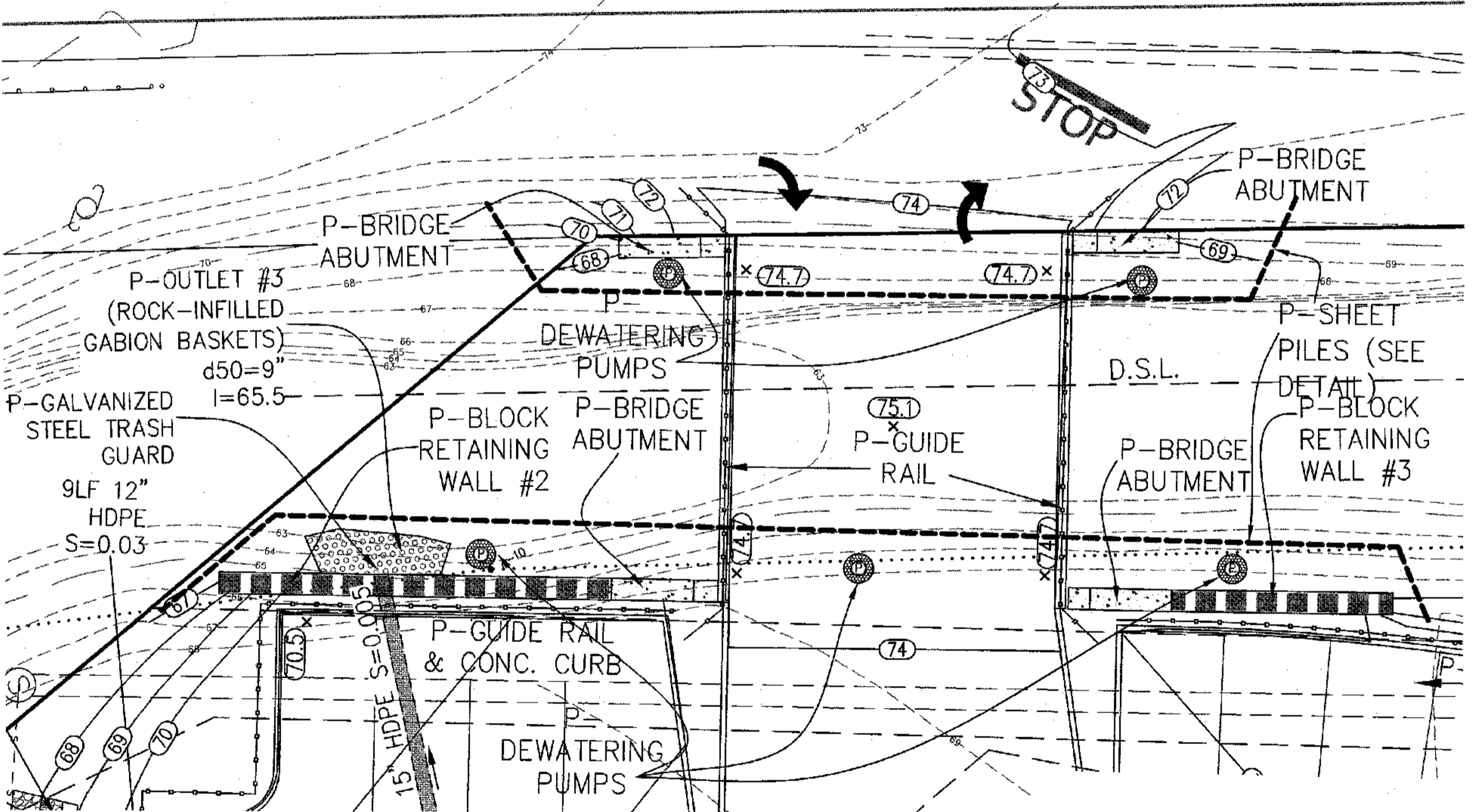
DRAWN BY: AL  
DRAWING # 18

# N.Y.S. ROUTE 303

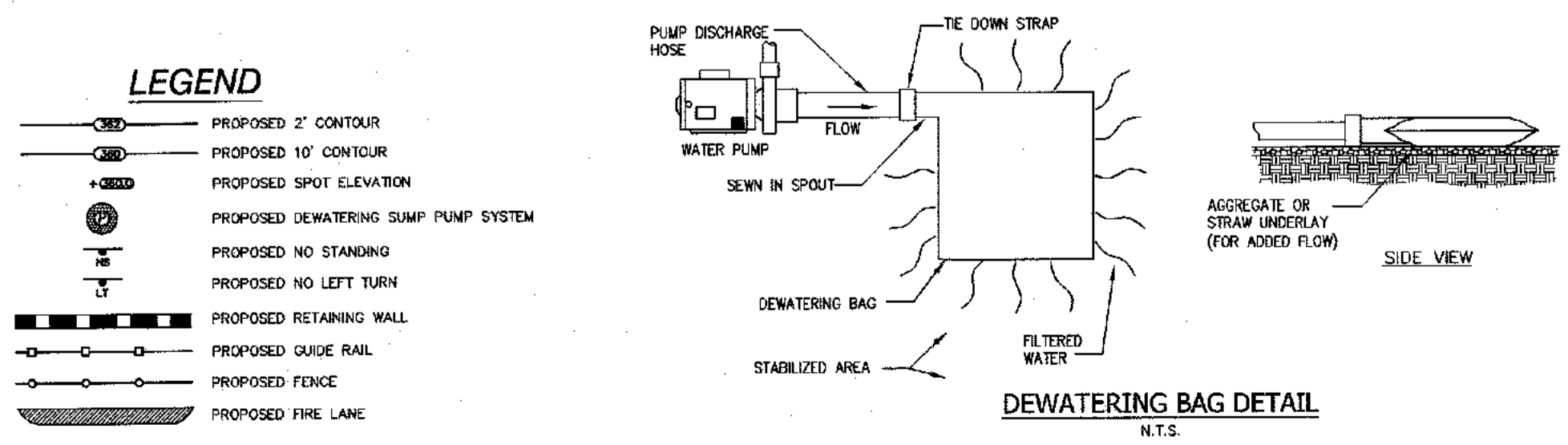
C-OF ROUTE 303



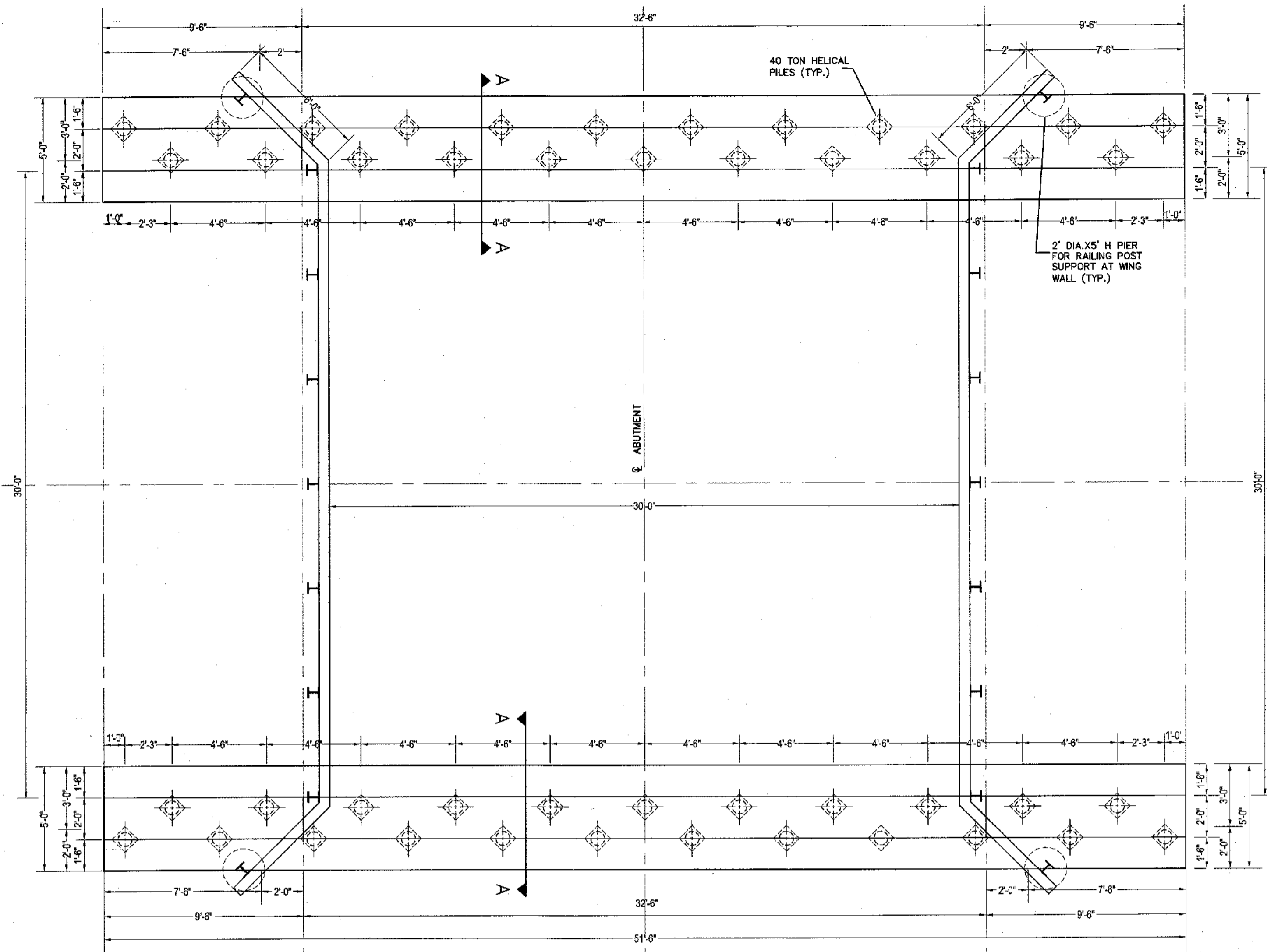
BRIDGE & RETAINING WALL PLAN VIEW  
SCALE: 1" = 10"



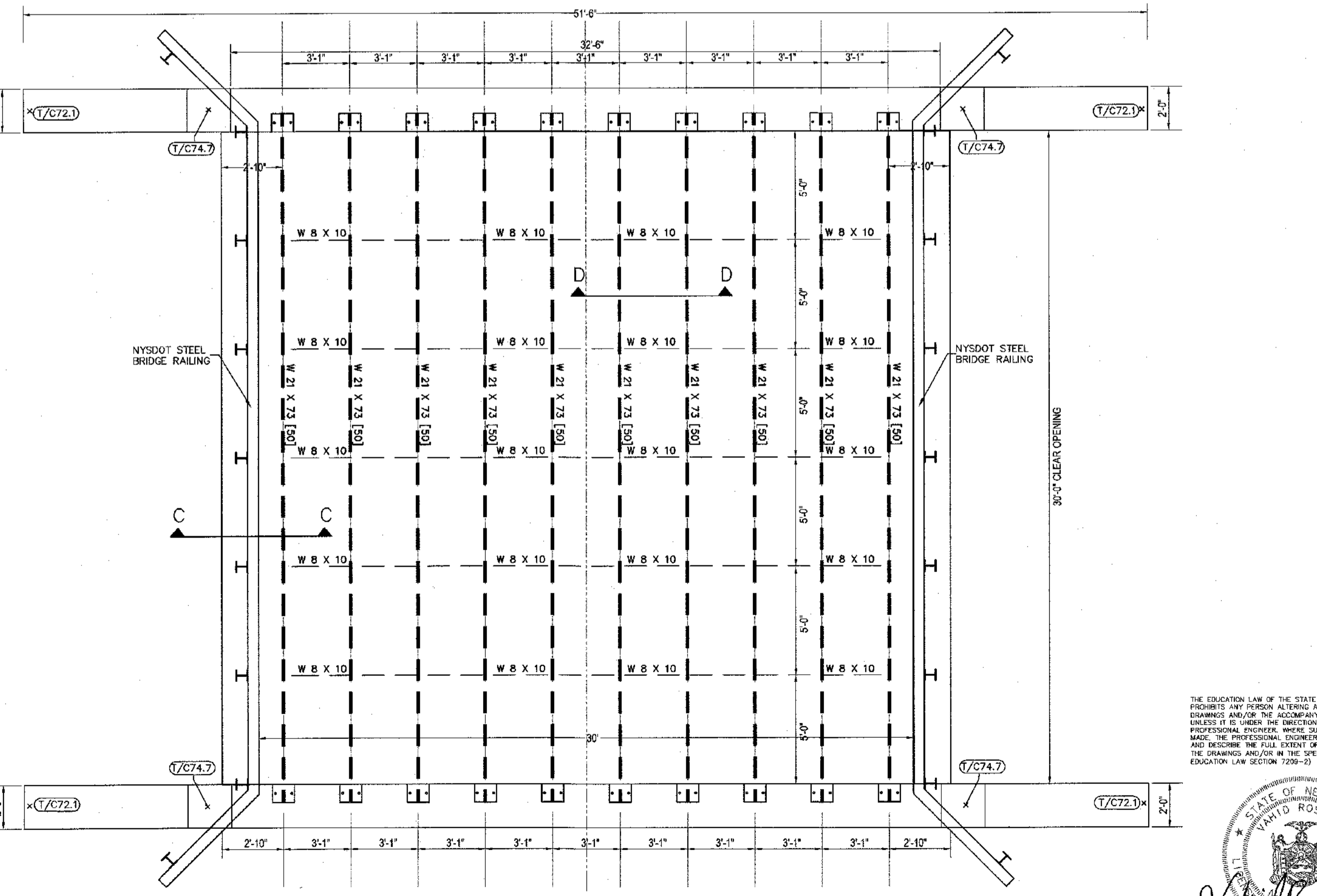
DEWATERING PLAN VIEW  
SCALE: 1" = 10"



DEWATERING BAG DETAIL  
N.T.S.



BRIDGE FOUNDATION PLAN  
SCALE: 1/4" = 1"



BRIDGE FRAMING PLAN  
SCALE: 1/4" = 1"

- GENERAL**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, LATEST EDITION, AND LOCAL ORDINANCES.
  - THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING WORK.
  - THE CONTRACTOR SHALL PROVIDE THE NECESSARY COORDINATION BETWEEN ALL TRADES WITH REGARD TO THE DRAWINGS.
- FOUNDATION**
- ALL EXCAVATIONS SHALL BE FREE OF WATER BEFORE POURING CONCRETE.
  - HORIZONTAL CONSTRUCTION JOINTS WILL NOT BE PERMITTED EXCEPT WHERE SHOWN.
  - WHERE COMPACTED FILL IS REQUIRED, WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D-1557.
- 40 TON HELICAL PILES**
- ALL HELICAL PILES SHALL BE 40 TON (20 TON DESIGN LOAD) HELICAL PILES. PILES SHALL BE 10 1/2" DOUBLE HELIX WITH A 5" DIAMETER SHAFT AND 8" X 3/4" CAP PLATE.
  - ALL HELICAL PILES, EXTENSIONS, CAPS AND APPURTENANCES ARE TO BE HOT DIPPED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.
  - ALL PILES SHALL BE INSTALLED WITHIN 3" OF THEIR THEORETICAL LOCATION. PILES INSTALLED OUT OF LOCATION OR DAMAGED BY THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED AT NO COST TO THE OWNER.
  - THE PILE CONTRACTOR SHALL SUBMIT A PILE IDENTIFICATION PLAN FOR APPROVAL AND ENGAGE A LICENSED SURVEYOR TO LAYOUT AND RE-SURVEY THE INSTALLED PILES.
  - THE PILE CONTRACTOR SHALL ENGAGE A QUALIFIED LICENSED PROFESSIONAL ENGINEER TO RECORD AND SUPERVISE THE PILE INSTALLATION. COMPLETED PILE RECORDS FOR EACH PILE SHALL BE SUBMITTED TO THE DESIGN ENGINEER AT THE CONCLUSION OF THE PILE INSTALLATION.
  - THE PILE CONTRACTOR SHALL SUBMIT INSTALLED PILE SURVEY TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO REPLACING ANY CONCRETE.
- CONCRETE**
- ALL CONCRETE WORK (BOTH MATERIALS AND CONSTRUCTION PROCEDURES) SHALL BE IN ACCORDANCE WITH ACI STANDARD 318-19.
  - CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS FOR THE BRIDGE DECK SLAB. THE ABUTMENT CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
  - REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS IN ACCORDANCE WITH ASTM A615, GRADE 60. ALL DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI STANDARD 315. ALL REINFORCING BARS SHALL BE EPOXY COATED.
  - CALCIUM CHLORIDE OR SOLUTIONS CONTAINING CHLORIDE WILL NOT BE PERMITTED AS ADMIXTURES IN ANY CONCRETE.
  - CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS: SLABS: 3/4" BEAMS & COLUMNS (EDESTALS): 1.5" INSIDE FACE OF WALLS: 1" CONCRETE POURED ON GROUND: 3" EXTERIOR FACE OF WALLS (AGAINST EARTH) 2".
- STRUCTURAL STEEL**
- ALL STEEL SHALL BE DESIGNED, FABRICATED AND ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF A.I.S.C. SPECIFICATIONS AND THE CODE FOR FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
  - ALL WELDING WHERE SPECIFIED OR AUTHORIZED SHALL CONFORM TO THE REQUIREMENTS OF ABOVE A.I.S.C. SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY, LATEST EDITION.
  - SHOP CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS OR WELDED. HOLES SHALL BE 13/16" DIAMETER, BOLTS 3/4" DIAMETER, UNLESS OTHERWISE NOTED. BURNED HOLES SHALL NOT BE PERMITTED. NO CONNECTION SHALL HAVE LESS THAN TWO (2) BOLTS OR AN EQUIVALENT WELD. MINIMUM WELD SIZE SHALL BE 1/4" UNLESS OTHERWISE NOTED.
  - ALL STRUCTURAL STEEL SHALL BE GIVEN TWO COATS OF PRIMER WITH A TOTAL THICKNESS OF 4 MILS. FINISH COAT OF PAINT SHALL BE A MIN. OF 2 MILS. WITH PAINT APPROVED FOR STEEL EXPOSED TO WEATHER AND MOISTURE. NO PAINT SHALL BE APPLIED TO SURFACES WITHIN FRICTION CONNECTIONS. SHOP PAINTING AND SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF STANDARD PRACTICE, LATEST EDITION, OF A.I.S.C. FOR BRIDGES.

**DESIGN DATA**

STRUCTURAL STEEL: SHAPES	ASTM-A992 (GR. 50)
PLATES	ASTM-A36
ANCHOR BOLTS	ASTM-A36
HIGH STRENGTH BOLTS	ASTM-A325
WELDING ELECTRODES-SERIES	E70
CONCRETE	f' = 5,000PSI @ 28 DAYS f = 4,000PSI @ 28 DAYS
REINFORCING BARS	ASTM-A615, GRADE 60
WELDED WIRE MESH	ASTM-A185
LIVE LOAD:	AASHTO HS20-44+ 25K (HS25)

REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
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7	10-12-23	PER RCDA, NYSDOT AND CHECK PRINTS
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3	07-29-22	ROUTE 303 OVERLAY REQ.
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

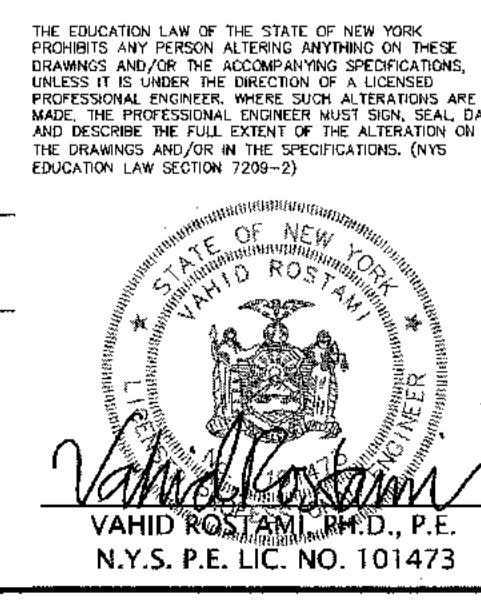
**AN&Z**  
**ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10958  
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 Fax: (845) 634-5543  
 E-mail: info@anzny.com  
 Web: www.anzny.com

**PROJECT:**  
**S CORNER PLAZA**

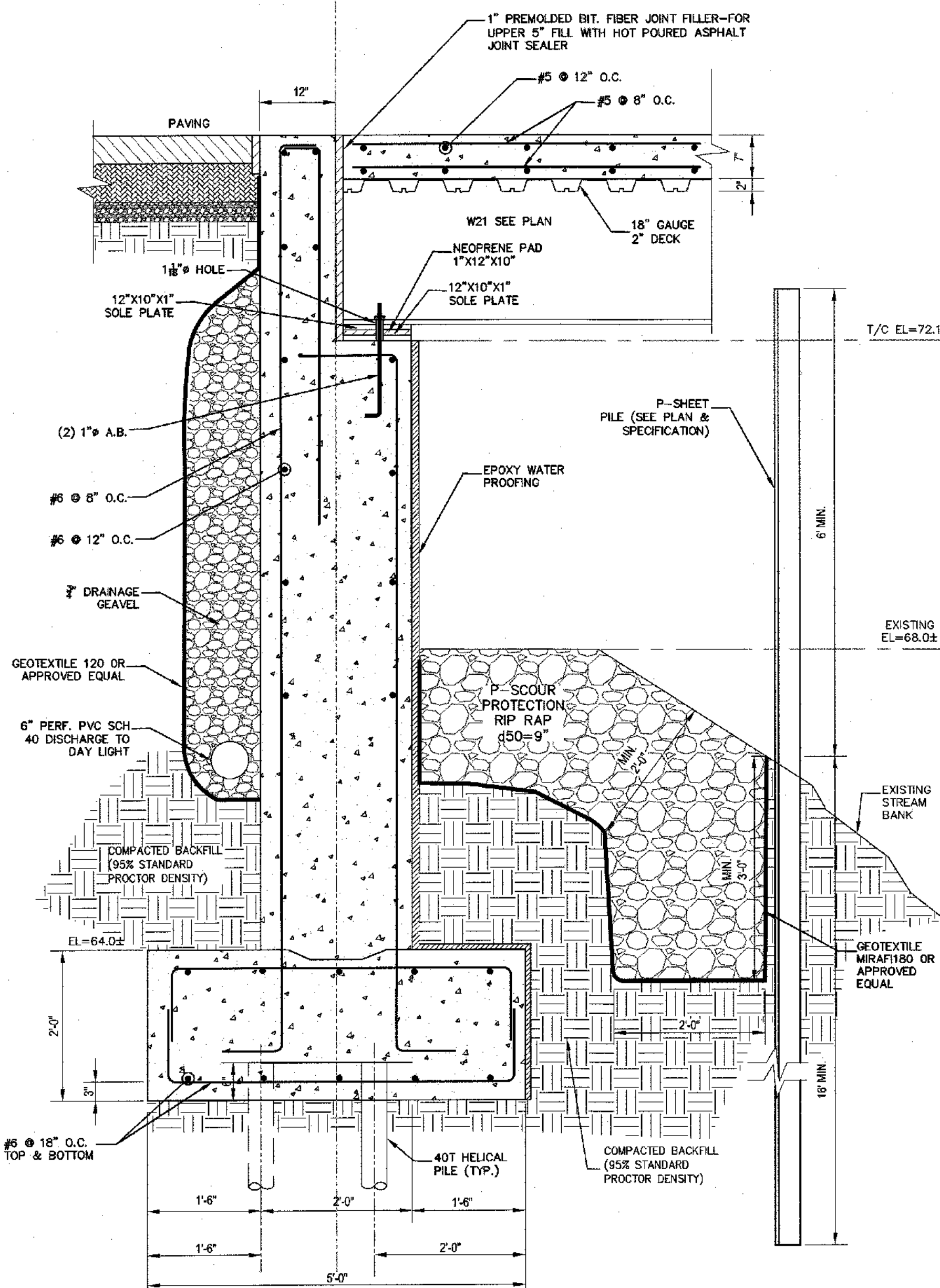
**TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK**

**TITLE:**  
**BRIDGE FRAMING PLAN**

DRAWN BY: IS	CHECKED BY: VR
DATE: SEPTEMBER 27, 2022	SCALE: AS SHOWN
PROJECT NO: 2858	DRAWING NO: 19

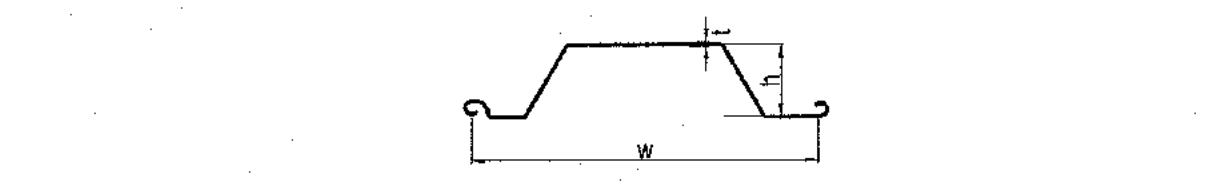


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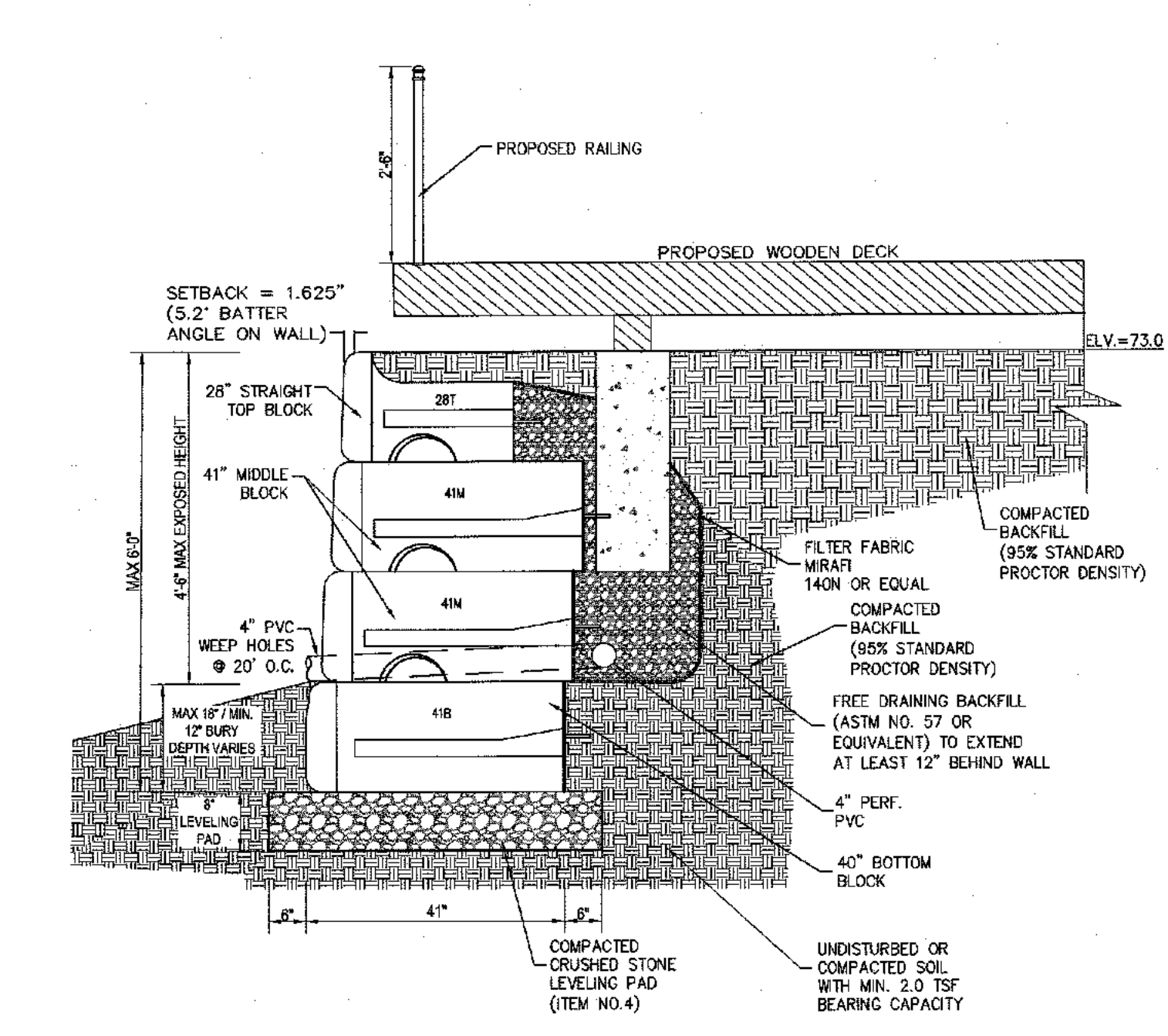


SECTION	WIDTH (ft)	HEIGHT (ft)	THICKNESS (ft)	WEIGHT (lb/ft)	SECTION MODULUS	MOMENT OF INERTIA	COATING AREA (sq ft)
SKL 16	27.5'	5.9'	0.276	35.6 lb/ft	15.6 in <sup>4</sup>	8.9 in <sup>4</sup>	26.3 sq ft

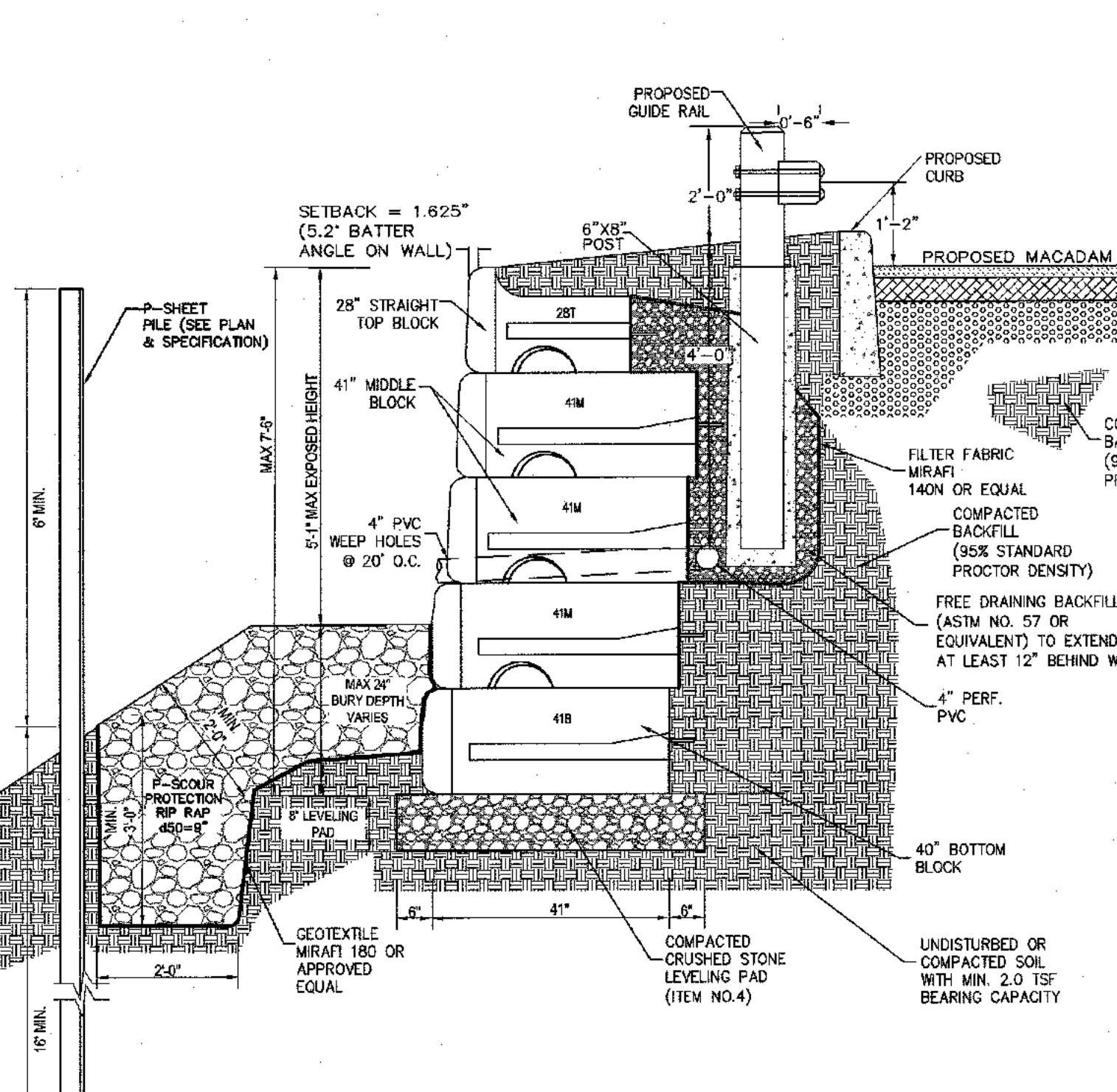
SECTION	WIDTH (ft)	HEIGHT (ft)	THICKNESS (ft)	WEIGHT (lb/ft)	SECTION MODULUS	MOMENT OF INERTIA	COATING AREA (sq ft)
SKL 16	27.5'	5.9'	0.276	35.6 lb/ft	15.6 in <sup>4</sup>	8.9 in <sup>4</sup>	26.3 sq ft



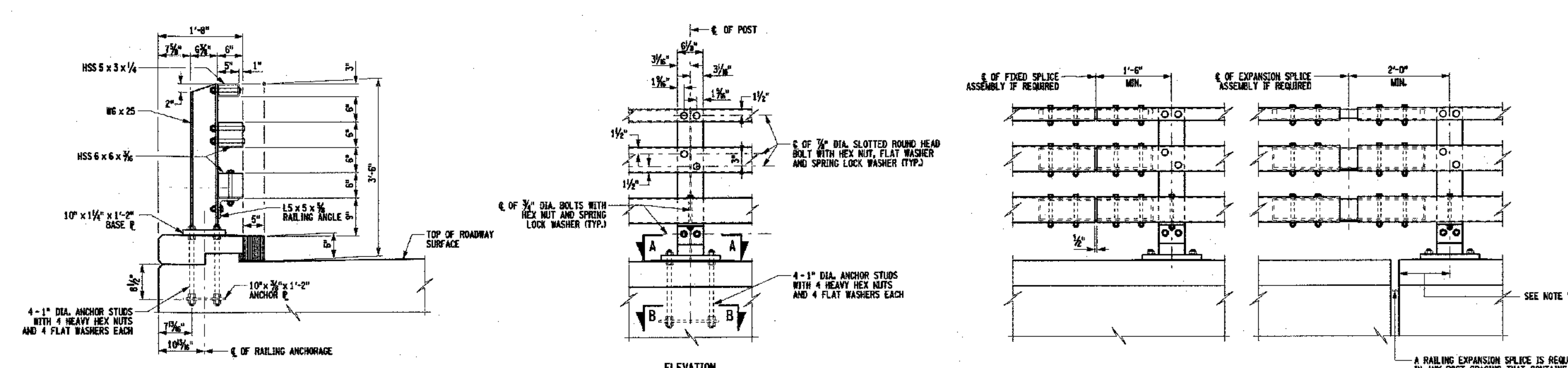
SECTION A-A  
SCALE: 3/4" = 1"



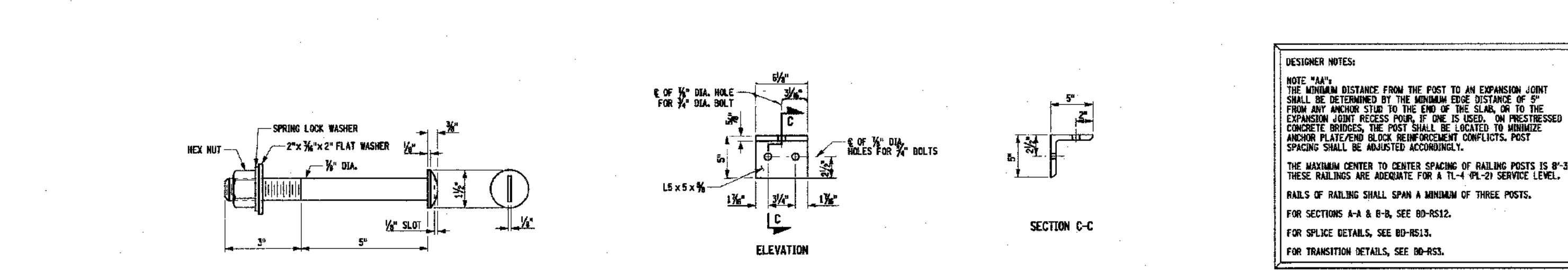
TYPICAL BLOCK RETAINING WALL #1 SECTION  
SCALE: 1" = 2"



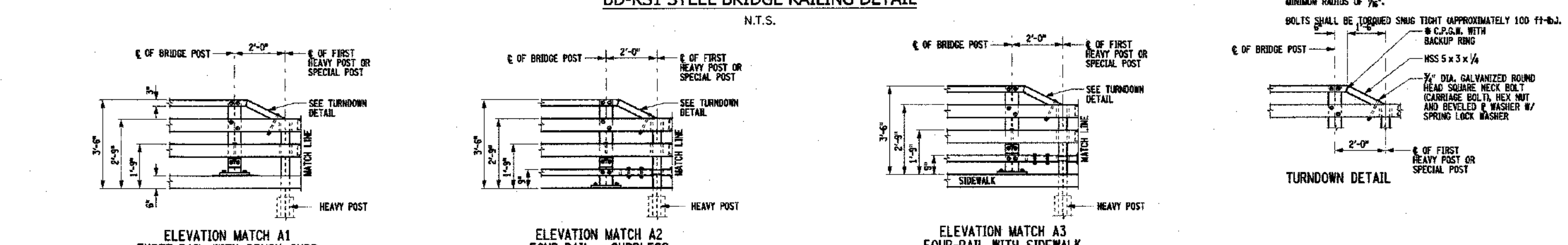
TYPICAL BLOCK RETAINING WALL #2 & 3 SECTION  
SCALE: 1" = 2"



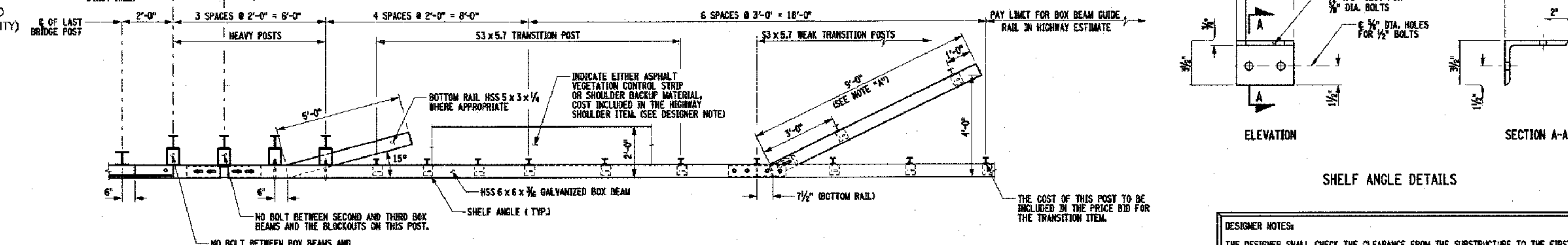
STEEL BRIDGE RAILING (THREE-RAIL) WITH CURB



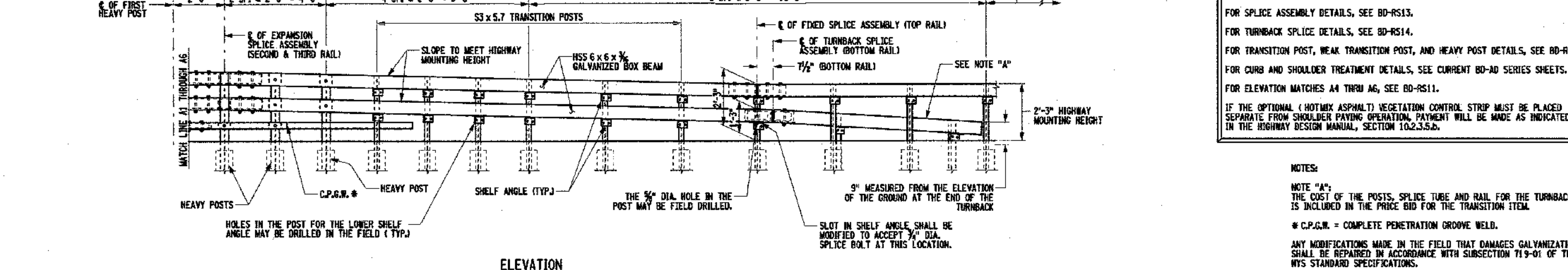
BD-RS1 STEEL BRIDGE RAILING DETAIL  
N.T.S.



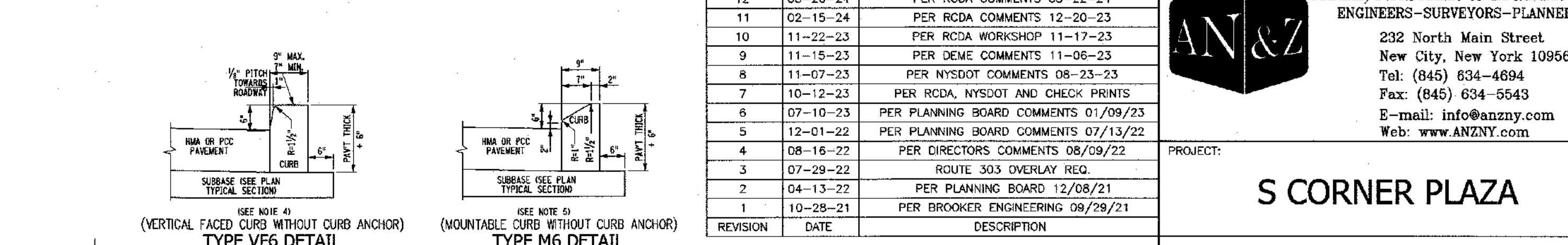
RAILING ANGLE DETAILS



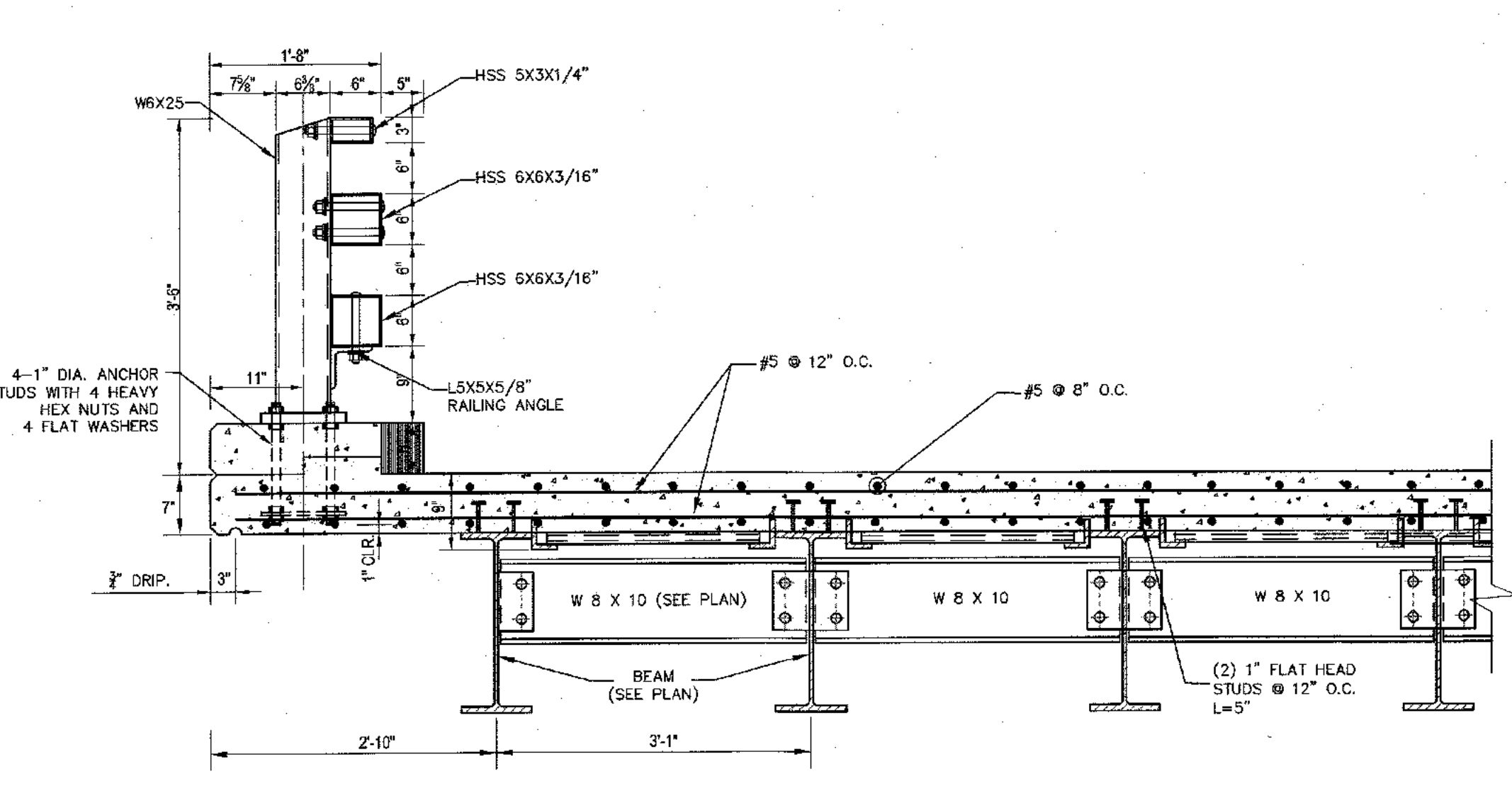
ELEVATION MATCH A1, A2, A3



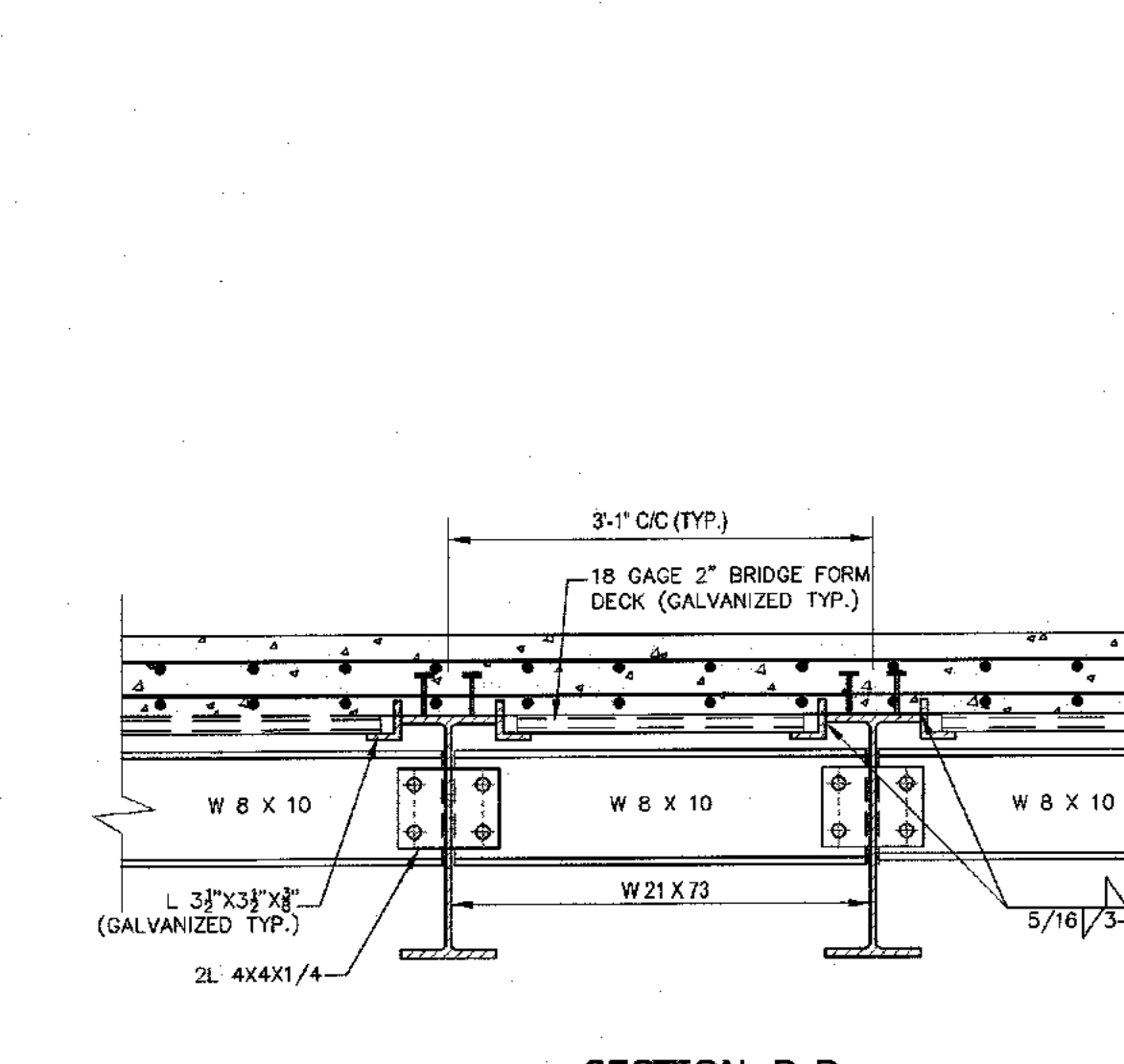
VAHID ROSTAMI, P.H.D., P.E.  
PLAN



BD-RS3 STEEL BRIDGE RAILING TO BOX BEAM GUIDE RAIL TRANSITION DETAIL  
N.T.S.



SECTION C-C  
SCALE: 3/4" = 1"



SECTION D-D  
SCALE: 3/4" = 1"

REVISION	DATE	DESCRIPTION
12	03-26-24	PER RCDA COMMENTS 03-22-24
11	02-15-24	PER RCDA COMMENTS 12-20-23
10	11-22-23	PER RCDA WORKSHOP 11-17-23
9	11-15-23	PER DEMO COMMENTS 11-05-23
8	11-07-23	PER NYS DOT COMMENTS 08-23-23
7	10-12-23	PER RCDA, NYS DOT AND CHECK PRINTS
6	07-10-23	PER PLANNING BOARD COMMENTS 01/09/23
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
4	08-16-22	PER DIRECTORS COMMENTS 08/09/22
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2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 08/29/21

- NOTES:**
- USE CURB AND GUTTER MEETING THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF SECTION 609 OF THE STANDARD SPECIFICATIONS.
  - CURB ANCHOR (NEW CONSTRUCTION), THIS DETAIL SHOWS PLACEMENT OF CURB ANCHORS. PUSH-IN TYPE ANCHORS MAY BE USED (SHOWN ON THE STANDARD SHEET FOR LONGITUDINAL TIES).
  - CURB TYPES M6A, V6A AND M4A REQUIRE CURB ANCHOR AND GUTTER TYPES V6B AND M4B REQUIRE ANCHORS WHEN PLACED ADJACENT TO CONCRETE PAVEMENT OR SHOULDER.
  - WHEN VERTICAL FACED CURB LESS THAN 8" WIDE IS USED WITH CURB BOXES CUI, CU2, AND CU3 AND CONCRETE SIDEWALK IS PLACED ADJACENT TO THIS CURB, SEE STANDARD SHEET MISCELLANEOUS CURB DETAILS FOR CURB BOX JOINTS.
  - USE WITH CURB BOXES, CM1, CM2, AND CM3.

**DESIGNER NOTES:**

NOTE: THE MAXIMUM DISTANCE FROM THE POST TO AN EXPANSION JOINT SHALL BE DETERMINED BY THE HORIZONTAL EXPOSED DISTANCE OF 5' FROM ANY ANCHOR STUD TO THE END OF THE SLAB, OR TO THE EXPANSION JOINT, WHICHEVER IS LESS. AN INCREASED ANCHOR PLATE OR BLOCK REINFORCEMENT CONTACTS, POST SPACING SHALL BE ADJUSTED ACCORDINGLY.

THE MAXIMUM CENTER TO CENTER SPACING OF RAILING POSTS IS 8'-0". THESE RAILINGS ARE DESIGNED FOR A 1.4-4 (4-2) SERVICE LEVEL. RAILS OF RAILING SHALL SPAN A MINIMUM OF THREE POSTS. FOR SECTIONS A-A & B-B, SEE BD-RS12. FOR SPLICE DETAILS, SEE BD-RS12. FOR TRANSITION DETAILS, SEE BD-RS12.

**NOTES:**

ALL RAILING IS TO BE FABRICATED AND ERECTED ACCORDING TO SECTION 588 OF THE STANDARD SPECIFICATIONS.

PRIOR TO GALVANIZING THE ASSEMBLED POST, GRIND ALL EDGES TO A MINIMUM FINISH OF R4.

POSTS SHALL BE TORQUED SING TIGHT APPROXIMATELY 100 FT-LB. 8 C.P.G.M. WITH BACKUP WELD.

1/2" DIA. GALVANIZED ROUND HEAD TORQUE WRENCH BOLT CHANGE BOLTS TO 1/2" DIA. AND REVEALED A WASHER 1/2" SPRING LOCK WASHER.

**TURNDOWN DETAIL:**

1/2" DIA. GALVANIZED ROUND HEAD TORQUE WRENCH BOLT CHANGE BOLTS TO 1/2" DIA. AND REVEALED A WASHER 1/2" SPRING LOCK WASHER.

**SHelf ANGLE DETAILS:**

1/2" DIA. GALVANIZED ROUND HEAD TORQUE WRENCH BOLT CHANGE BOLTS TO 1/2" DIA. AND REVEALED A WASHER 1/2" SPRING LOCK WASHER.

**DESIGNER NOTES:**

THE DESIGNER SHALL CHECK THE CLEARANCE FROM THE SUBSTRUCTURE TO THE FIRST HEAVY POST. THIS POST MAY REQUIRE THE SPECIAL POST DETAIL. SEE BD-RS15.

DESIGNER SHALL CONTACT THE REGION TO DETERMINE THE MATERIAL TO BE USED IN THE AREAS UNDER THE RAILING.

THE DETAILS MUST DELETE BOTTOM RAIL FROM TRANSITION FOR THREE-RAIL WITH CURB (SEE ELEVATION A1).

FOR SPLICE ASSEMBLY DETAILS, SEE BD-RS14.

FOR TURNBACK SPLICE DETAILS, SEE BD-RS14.

FOR TRANSITION POST, WEAK TRANSITION POST, AND HEAVY POST DETAILS, SEE BD-RS15.

FOR CURB AND SHOULDER TREATMENT DETAILS, SEE CURRENT BD-AD SERIES SHEETS. FOR ELEVATION MATCHES A4 THROUGH A6, SEE BD-RS11.

IF THE OPTIONAL (HOT MIX ASPHALT) VEGETATION CONTROL STRIP MUST BE PLACED SHORTEL FROM SHOULDER PAVING, MINIMUMAL PAVEMENT WILL BE MADE AS INDICATED IN THE HIGHWAY DESIGN MANUAL, SECTION 102.2.3.3.

**NOTES:**

NOTE "A": THE COST OF THE POSTS, SPLICE, TUBE AND RAIL FOR THE TURNBACK IS INCLUDED IN THE PRICE BID FOR THE TRANSITION ITEM.

\* C.P.G.M. = COMPLETE PENETRATION GROOVE WELD.

ANY MODIFICATIONS MADE IN THE FIELD THAT DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH SUBSECTION 719-01 OF THE NYS STANDARD SPECIFICATIONS.

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TOWN OF ORANGETOWN  
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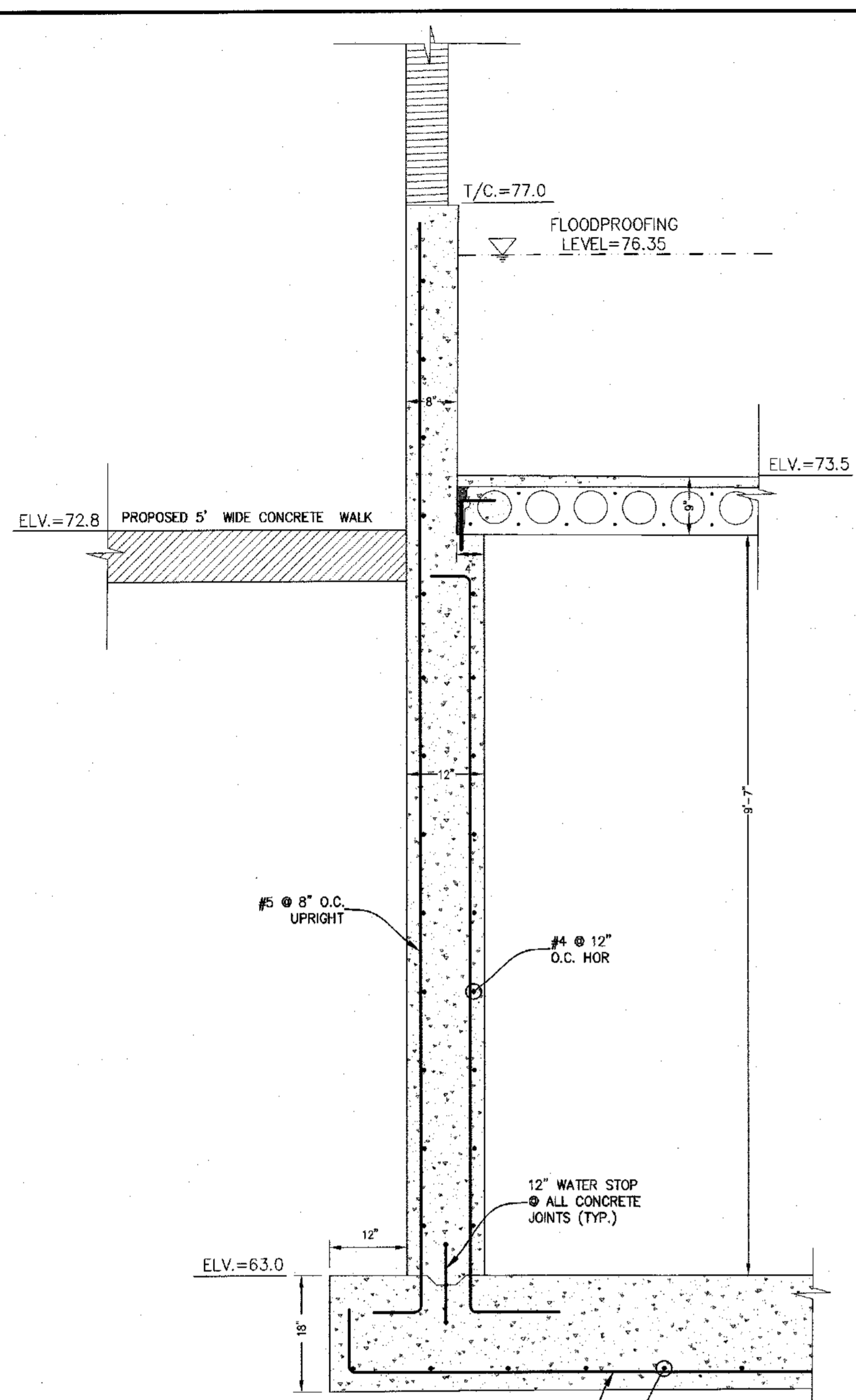
**BRIDGE & WALL DETAIL**

DRAWN BY: IS  
DATE: SEPTEMBER 27, 2022  
PROJECT NO: 2858

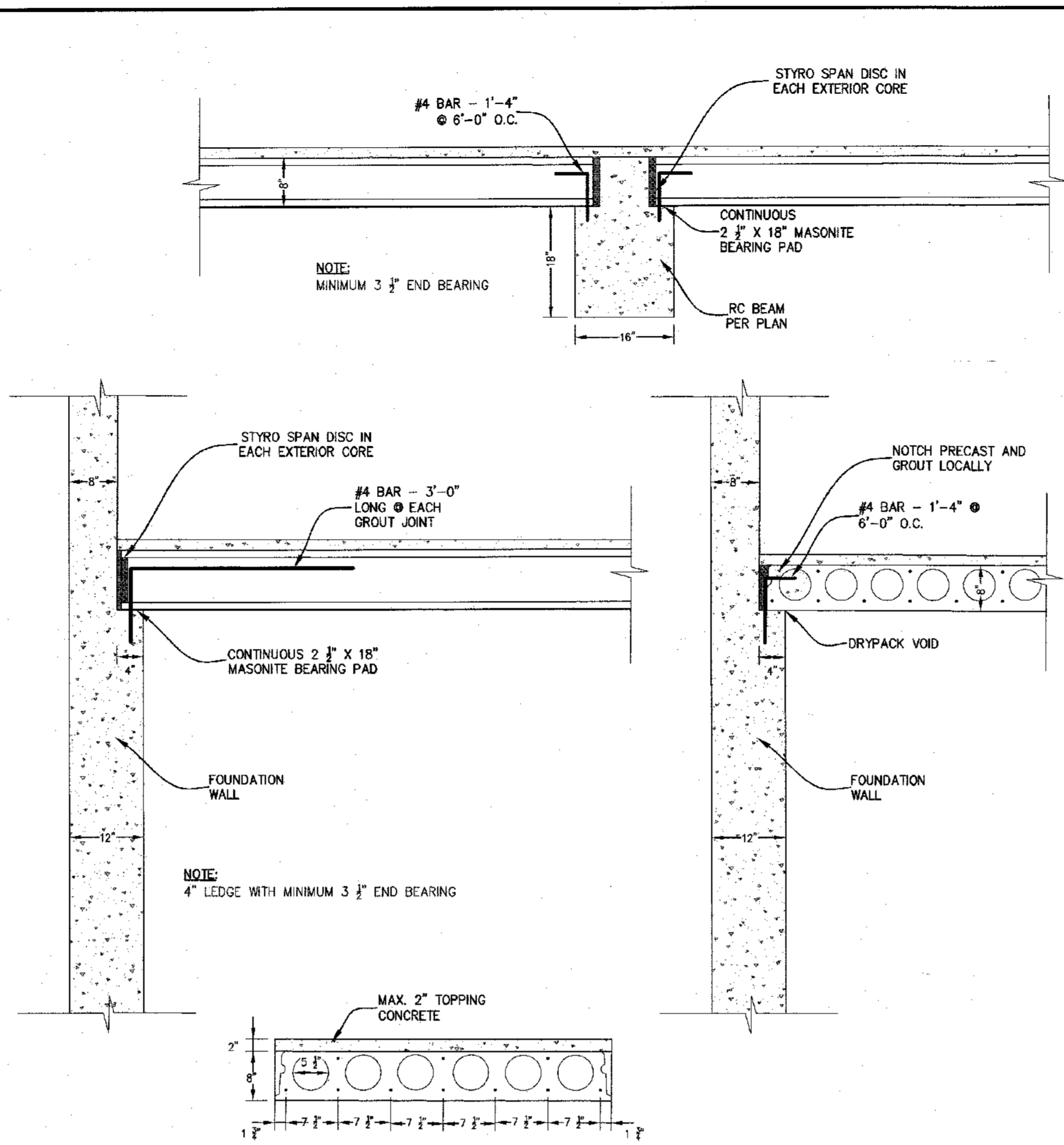
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DRAWING NO: 20

N.Y.S. P.E. LIC. NO. 101473

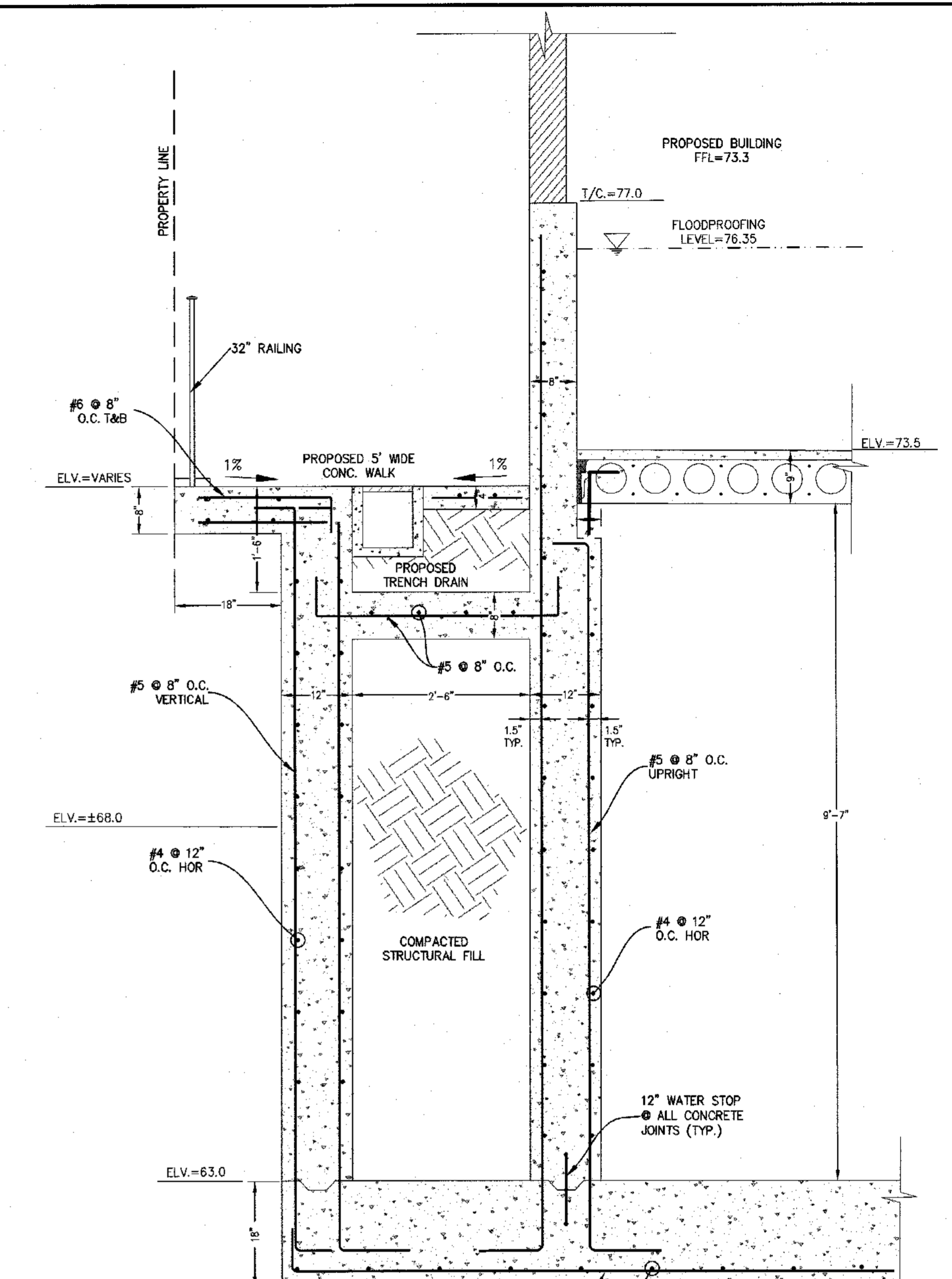
P:\DRAWINGS\2858\2858 SITE PLAN NEW 03-26-24.DWG



**SECTION 2-2 : WALL DETAIL**  
SCALE 3/4" = 1"

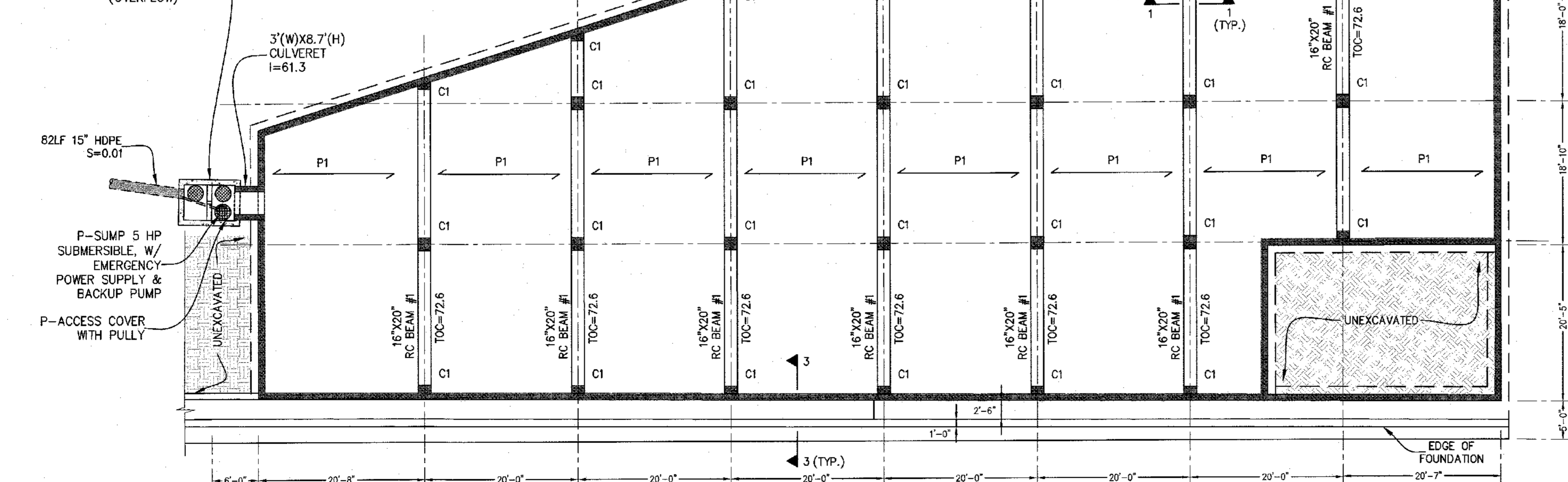


**P1 SLAB : 8" HOLLOW CORE PRE-CAST PLANK WITH 7 1/2" STRANDS**  
SCALE 3/4" = 1"

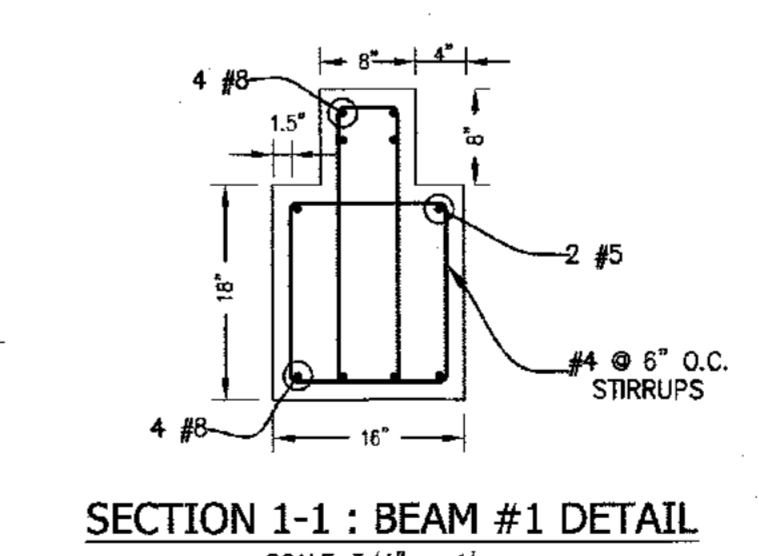
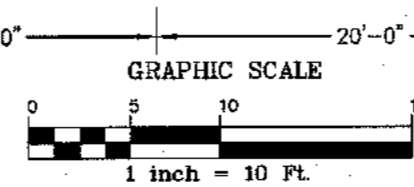


**SECTION 3-3 : WALL DETAIL**  
SCALE 3/4" = 1"

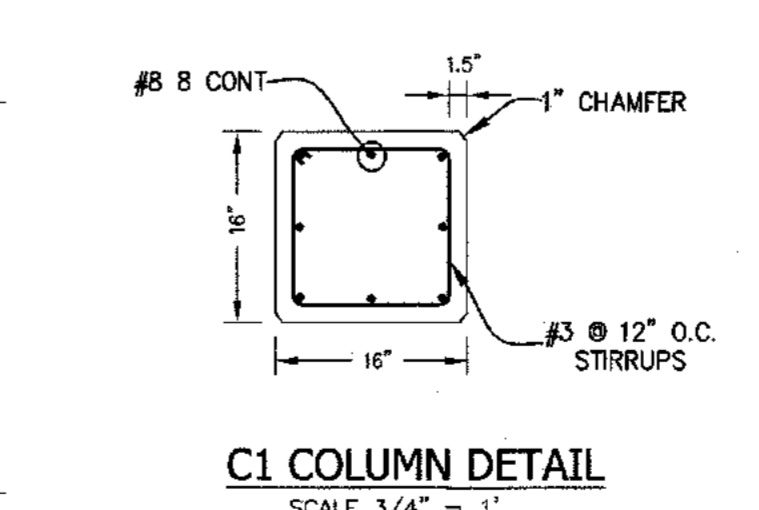
PROPOSED CONTROL STRUCTURE  
TO=73.5  
Iin=61.3 3'(W)x8.7'(H) CULVERT  
Iin=66.5/6" ORIFICE @ BAFFLE WALL  
T/C @ BAFFLE WALL=71.0 (OVERFLOW)



**STORAGE TANK STRUCTURAL PLAN**  
SCALE 1" = 10'



**SECTION 1-1 : BEAM #1 DETAIL**  
SCALE 3/4" = 1"



**C1 COLUMN DETAIL**  
SCALE 3/4" = 1"

**DATUM: NAVD 1988**

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATION INDICATED HERE ON SURVEY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.



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Web: www.anzny.com

**S CORNER PLAZA**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**STORAGE TANK STRUCTURAL DETAILS**

DRAWN BY:	IS	CHECKED BY:	JRA
DATE:	SEPTEMBER 18, 2023	SCALE:	AS SHOWN
PROJECT NO.:	2858	DRAWING NO.:	21