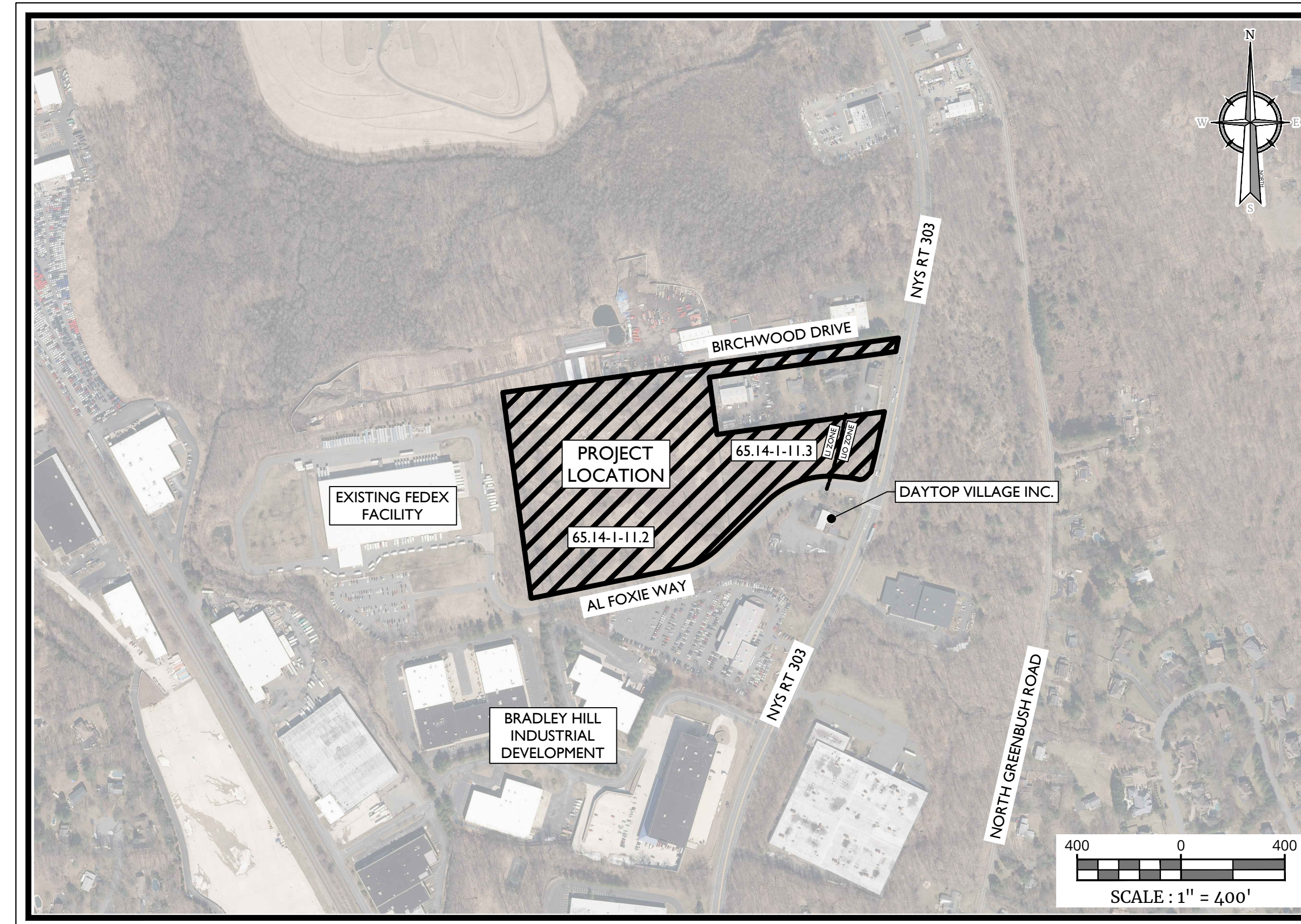


TOWN OF ORANGETOWN ZONING MAP
SCALE: 1" = 1,000'
SOURCE: TOWN OF ORANGETOWN ZONING MAPS

PRELIMINARY SITE PLAN FOR 622 ROUTE 303 LLC PROJECT AL FOXIE SECTION 65.14, BLOCK 1, LOTS 11.2 & 11.3 TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK STATE



PROJECT LOCATION AND AERIAL MAP

SOURCE: NYS CLEARING HOUSE

GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS SECTION 65.14, BLOCK 1, LOTS 11.2 & 11.3, IN THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
2. THE PROPERTY IS LOCATED IN THE U (LIGHT INDUSTRIAL) ZONING DISTRICT AND LIO (LABORATORY-OFFICE) ZONING DISTRICT, AND CONTAINS A TOTAL TRACT AREA OF 18.85 ACRES.
APPLICANT: 622 ROUTE 303 LLC
21 PHILIPS PARKWAY
MAHWAH, NJ 07430
OWNER: 622 ROUTE 303 LLC
21 PHILIPS PARKWAY
MAHWAH, NJ 07430
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "ALFAXIE LAND TITLE SURVEY PREPARED FOR 622 NEW YORK 303 SECTION 65.14 BLOCK 1 LOTS 11.2 & 11.3" PREPARED BY CLEARPOINT SURVEYING, DPC, DATED 02/27/2021, REVISED 01/14/2023, AND "LOT CONSOLIDATION PLAN PREPARED FOR 622 NEW YORK 303 SECTION 65.14 BLOCK 1 LOTS 11.2 & 11.3" PREPARED BY CLEARPOINT SURVEYING, DPC, DATED 1/31/2024.
4. UNDERGROUND WATER UTILITY WITHIN AL FOXIE WAY SHOWN FOR REFERENCE ONLY PER DESIGN DRAWINGS BY MCAREN ENGINEERING GROUP DATED 6/21/10 SHEETS C-301 AND C-302 (NOT REVIEWED AS-BUILT DRAWINGS), CONTRACTOR TO VERIFY LOCATION AND SIZE WITH TEST PITS PRIOR TO CONNECTING.
5. BUILDING INFORMATION SHOWN HEREON REFERENCES A SET OF PRELIMINARY ARCHITECTURAL FLOOR PLANS PREPARED BY ANDERSON DESIGN GROUP DATED 9/02/2023.
6. THE HORIZONTAL DATUM IS RELATIVE TO NAD83; THE VERTICAL DATUM IS RELATIVE TO NAD88. BENCHMARK ELEVATION OF 90.53 REFERENCED FROM SURVEY MAP CITED IN NOTE #3 ABOVE.
7. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC, ON FEBRUARY 8, 2022.
8. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 3087C179G DATED 3/03/2014 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. THIS SET OF PLANS IS NOT DICTATING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
10. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
11. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
12. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "READY FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
14. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
15. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING DOCUMENTS:
 - STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY COLLIER ENGINEERING & DESIGN LAST REVISED: MARCH 2024
 - GEOTECHNICAL DATA REPORT (IN-SITU INFILTRATION TESTING) PREPARED BY COLLIER ENGINEERING & DESIGN DATED DECEMBER 21, 2022.
 - TRAFFIC IMPACT STUDY PREPARED BY COLLIER ENGINEERING & DESIGN LAST REVISED FEBRUARY 28, 2024.
 - ARCHITECTURAL PLANS PREPARED BY ANDERSON DESIGN GROUP DATED AUGUST 31, 2023.

SITE NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTDOOR ROLL-OFF CONTAINERS AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2018: AS SUPPLEMENTED.
 - B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, BUILDING CODES AND REQUIREMENTS.
 - C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS UNCOVERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT; ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLANS, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE WITHIN THE 20' UTILITY EASEMENT, OWNED AND OPERATED BY VEOLIA WATER. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. POTABLE WATER SERVICE PIPES TO BE TYPE K SEAMLESS COPPER, AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4' OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY MUNICIPAL SEWER WITHIN AL FOXIE WAY. OWNED AND OPERATED BY THE TOWN OF ORANGETOWN SEWER DEPARTMENT. PROPOSED SEWER SERVICE CONNECTION IS SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOW DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
6. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY AND STORM SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF HEALTH.
7. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED UNDERGROUND PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

SOIL EROSION AND SEDIMENT CONTROL NOTES

IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED 2016.

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	9/6/2024
2	EXISTING CONDITIONS AND DEMOLITION PLAN	9/6/2024
3	OVERALL DIMENSION PLAN	9/6/2024
4	DIMENSION PLAN WEST	9/6/2024
5	DIMENSION PLAN EAST	9/6/2024
6	GRADING AND DRAINAGE PLAN WEST	9/6/2024
7	GRADING AND DRAINAGE PLAN EAST	9/6/2024
7A	GRADING AND DRAINAGE PLAN - STORM PIPE PROFILES	9/6/2024
8	UTILITIES PLAN WEST	9/6/2024
9	UTILITIES PLAN EAST	9/6/2024
10	WATERMAIN PROFILE	9/6/2024
11	SOIL EROSION AND SEDIMENT CONTROL NOTES	9/6/2024
12	SOIL EROSION AND SEDIMENT CONTROL PLAN	9/6/2024
13	SOIL EROSION AND SEDIMENT CONTROL DETAILS	9/6/2024
14	LANDSCAPE PLAN WEST	9/6/2024
15	LANDSCAPE PLAN EAST	9/6/2024
16	LIGHTING PLAN WEST	9/6/2024
17	LIGHTING PLAN EAST	9/6/2024
18-22	CONSTRUCTION DETAILS	9/6/2024
23	FIRE TRUCK TURN EXHIBIT	9/6/2024

Colliers
Engineering & Design

www.colliersengineering.com

Copyright © 2024. Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is submitted for use only by the party for whom the drawing was prepared and is not to be used for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EDUCATORS, DECISIONS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE AND/OR REMOVE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DESCRIPTION
1	08/03/23	ISSUED FOR PERMITS/AGENCY COMMENTS
2	09/06/24	ISSUED FOR PERMITS/AGENCY COMMENTS
3	11/25/24	ISSUED FOR PERMITS/AGENCY COMMENTS
4	09/24	ISSUED FOR PERMITS/AGENCY COMMENTS

REV	DATE	DESCRIPTION

Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09087-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017869

**PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE**

SBL: 65.14-1-11.2 & 11.3

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

Colliers
Engineering & Design

WOODCLIFF LAKE
300 TEE BOLLINGER
Suite 101
WOODCLIFF LAKE, NY 07177
PHONE: 945.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	01/03/2023	MAS	CDR
PROJECT NUMBER:		DRAWING NAME:	
22002634A		C-CVR	

SHEET TITLE:
COVER SHEET

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

EXISTING WETLANDS: THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC. TOTAL AREA: 163,920 S.F. / 3.74 ACRES. PROPOSED DISTURBANCE: 3,555 S.F. / 0.08 ACRES. TOTAL TO REMAIN: 159,465 S.F. / 3.66 ACRES.

DRAWING LEGEND

Table with columns: PROPERTY BOUNDARY, EDGE OF ASPHALT, EXISTING CURB, DEPRESSED CURB, PAVED STRIPING, OVERHEAD WIRES, WATERLINE MARKOUT, EASEMENTS, MAJOR CONTOUR, MINOR CONTOUR, SANITARY PIPES, STORMWATER PIPES, TREES / HEDGE, TRELISE, BOUNDARY EVIDENCE SIGN, POST / BOLLARD, UTILITY POLE, GUY WIRE, LIGHT POLE, SANITARY MANHOLE, SANITARY CLEANOUT, DRAINAGE MANHOLE, CATCH BASIN, TBR = TO BE REMOVED, UTP = UTILITY POLE, DI = DRAIN INLET, CB = CATCH BASIN, GR = GRATE, CO = CLEANOUT, EXISTING WETLANDS, WETLAND DISTURBANCE, SAW CUT PAVEMENT

Jesse Barrett Cokley NEW YORK LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: 09087 01 COLLIER ENGINEERING & DESIGN CT, P.C. N.Y. C.O.A.#: 0017609

PRELIMINARY SITE PLAN FOR 622 ROUTE 303 LLC PROJECT AL FOXIE

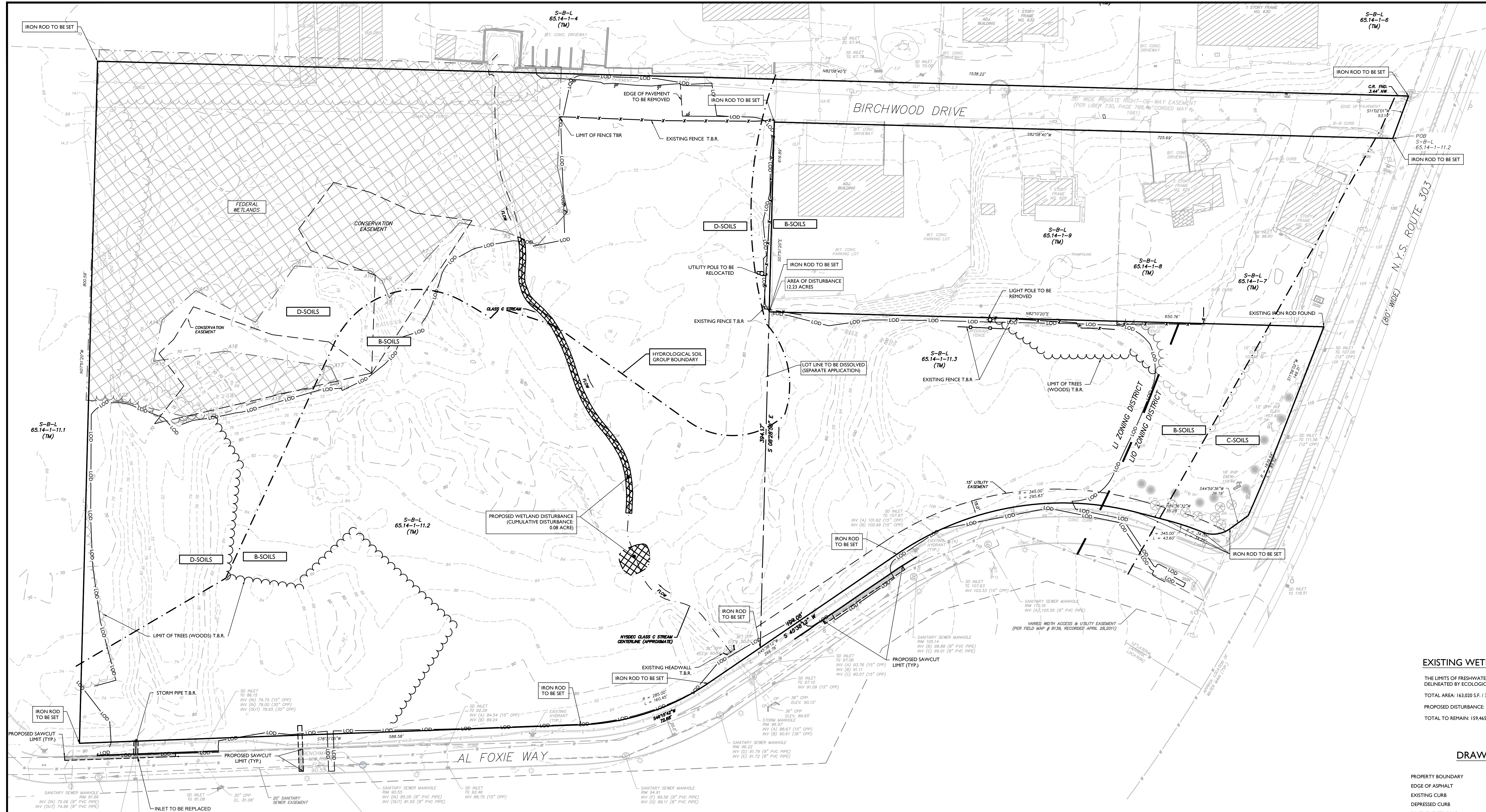
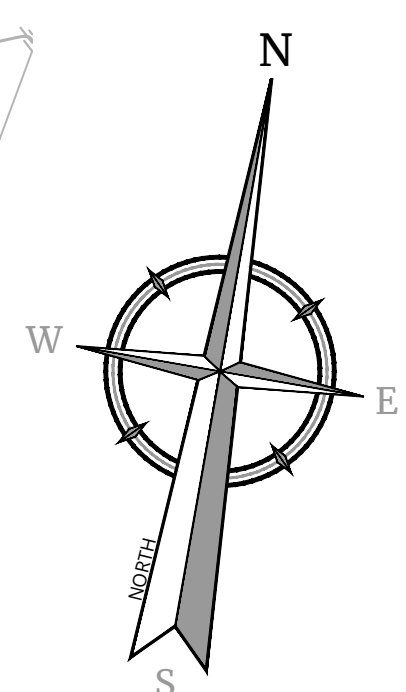
SBL: 65.14-1-11.2 & 11.3 TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK STATE

WOODCLIFF LAKE 300 TEE BOLLWORMS Suite 101 WOODCLIFF LAKE, NY 07777 PHONE: 845.352.0411 COLLIER ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONTRACTING

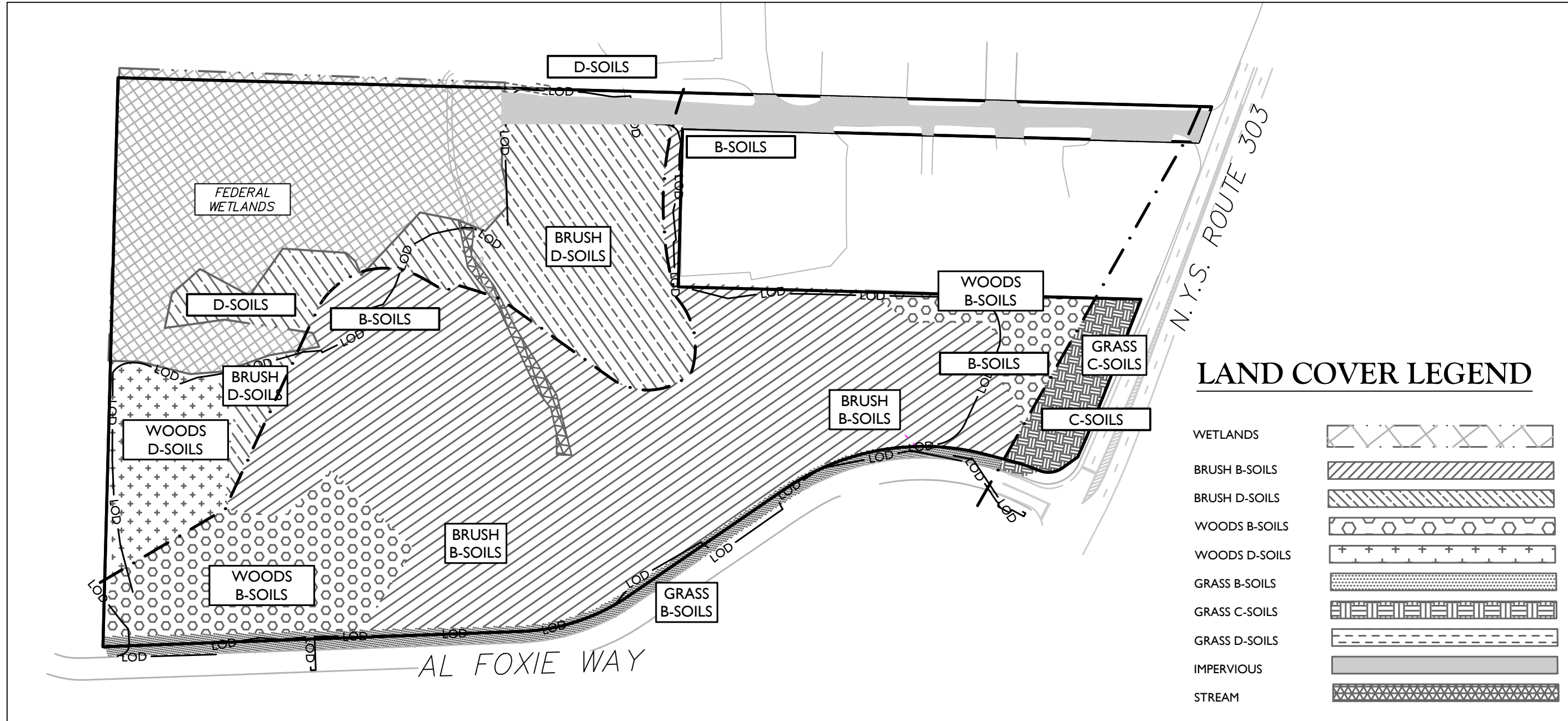
DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR

PROJECT NUMBER: 22002634A DRAWING NAME: C-DEMIO

EXISTING CONDITIONS & DEMOLITION PLAN SHEET NUMBER: 02 of 23



LAND COVER KEY MAP (1" = 150')

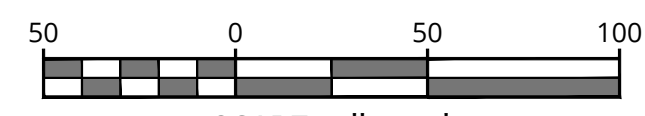


LAND COVER LEGEND

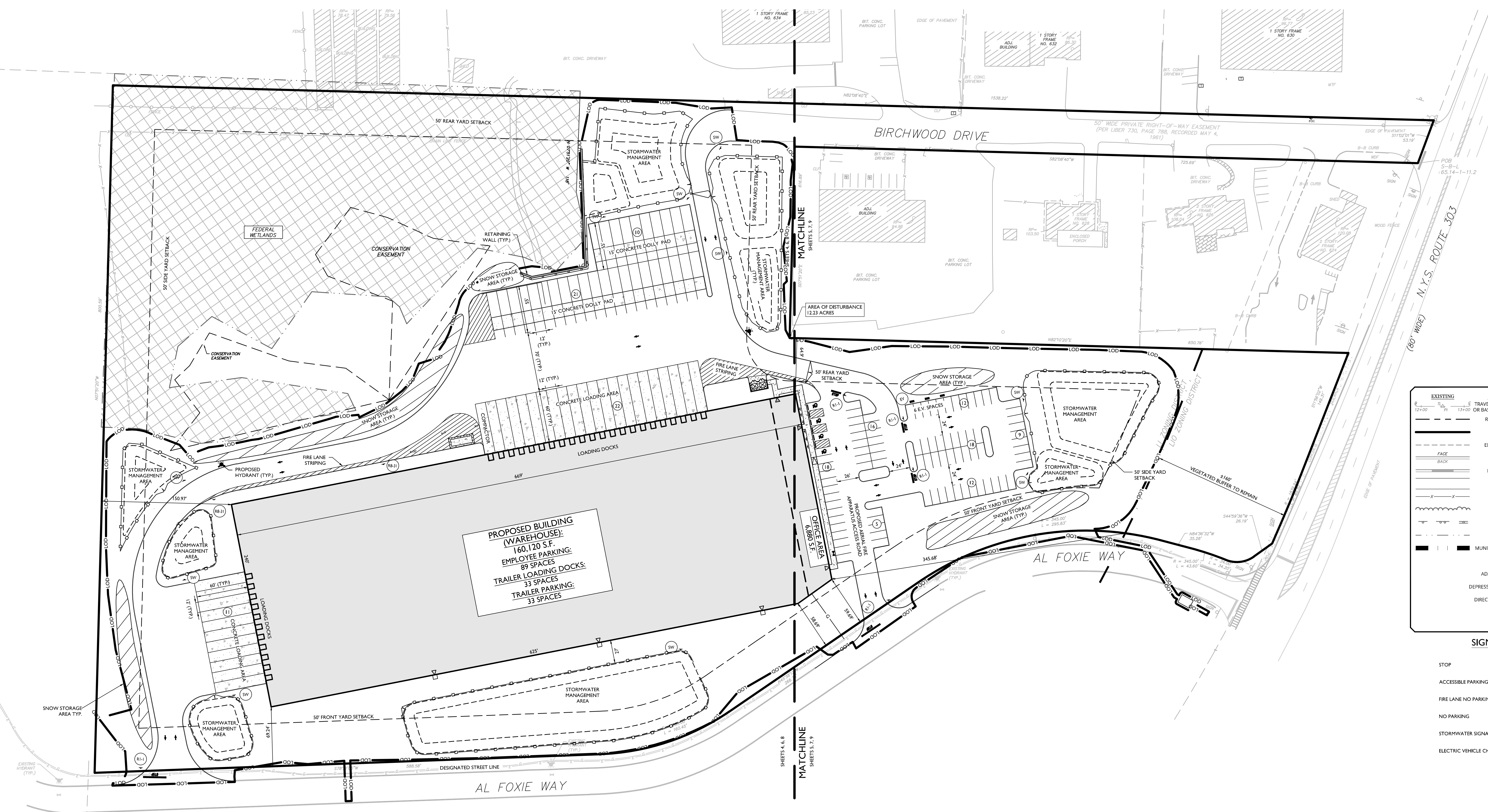
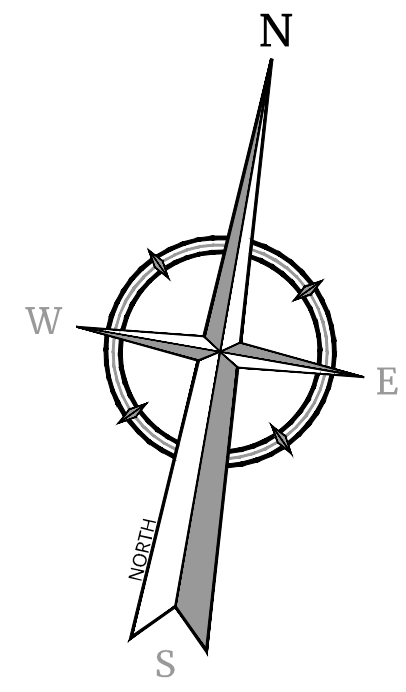
Table with columns: WETLANDS, BRUSH B-SOILS, BRUSH D-SOILS, WOODS B-SOILS, WOODS D-SOILS, GRASS B-SOILS, GRASS C-SOILS, GRASS D-SOILS, IMPERVIOUS, STREAM

DEMOLITION NOTES:

- 1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION, DIG SAFELY, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIER ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
6. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE 'EROSION AND SEDIMENT CONTROL PLAN,' THIS DRAWING SET).
7. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
8. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC., WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
9. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
10. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
11. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
12. COLLIER ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
13. THE CONTRACTOR SHALL PROVIDE ALL THE 'MEANS AND METHODS' NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEMS TO THE PRE-DEMOLITION CONDITION.
14. ROCK EXCAVATIONS (AS APPLICABLE) WILL BE PERFORMED BY MECHANICAL MEANS ONLY. IF USE OF BLASTING IS REQUIRED FOR ROCK EXCAVATION, THE CONTRACTOR SHALL SECURE ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS (INCLUDING TOWN CODE CHAPTER 88A - EXPLOSIVES) SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.
15. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE 'MANUAL ON UNIFORM TRAFFIC CONTROL,' AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
16. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY (AS APPLICABLE).
17. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
20. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
21. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
22. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
23. THIS SET OF PLANS IS NOT DETECTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER ENGINEERING & DESIGN CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERGROUND PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAW AND REGULATIONS.
24. PRIOR TO CONSTRUCTION COMMENCING A NYS LICENSED SURVEYOR SHALL ESTABLISH PROPERTY BOUNDARIES, SET IRON RODS AT ALL CORNERS IF NOT CURRENTLY ESTABLISHED, DELINEATE LIMITS OF DISTURBANCE, AND ESTABLISH WETLAND BOUNDARY.
25. SETTING OF IRON RODS MUST BE COORDINATED WITH SURVEYOR.
26. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED 2016.



SCALE: 1" = 50'



PROPOSED BUILDING (WAREHOUSE):
160,120 S.F.
EMPLOYEE PARKING:
89 SPACES
TRAILER LOADING DOCKS:
33 SPACES
TRAILER PARKING:
33 SPACES

EXISTING	LEGEND	PROPOSED
12+00	TRAVERSE LINE, CENTER LINE	13+00
12+00	OR BASELINE LABEL AS SUCH: 12+00	
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---
---	SPLIT RAIL FENCE	---
---	GUIDE RAIL	---

SIGN LEGEND:

STOP	(R1-1)
ACCESSIBLE PARKING	(ADA)
FIRE LANE NO PARKING	(R8-31)
NO PARKING	(R8-3A)
STORMWATER SIGNAGE	(SW)
ELECTRIC VEHICLE CHARGING	(EV)

BULK TABLE

ZONING DISTRICT: LI (LIGHT INDUSTRIAL)
USE PERMITTED BY RIGHT: WHOLESALERS OR STORAGE, WAREHOUSES, BUSINESS & PROFESSIONAL OFFICES.
ZONING DISTRICT: LI-O (LIGHT INDUSTRY OVERLAY);
NO PROPOSED USE

TABLE OF BULK REQUIREMENTS				
MINIMUM	REQUIRED (LI)	REQUIRED (LI-O)	PROVIDED	REMARKS
LOT AREA	2 ACRES	2 ACRES	805,735 S.F. / 18.5 ACRES	OK
FRONT YARD SETBACK	50 FEET	100 FEET	58.49 FEET	OK
REAR YARD SETBACK	50 FEET	100 FEET	64.90 FEET	OK
SIDE YARD SETBACK	50 FEET	100 FEET	150.97 FEET	OK
TOTAL SIDE YARD	100 FEET	200 FEET	496.65 FEET	OK
STREET FRONTAGE ⁽¹⁾	150 FEET	150 FEET	1,269 FEET	OK
LOT WIDTH ⁽¹⁾	150 FEET	300 FEET	1,290 FEET	OK
OPEN AREA	20%	50%	58.25% (497,379)	OK
MAXIMUM				
BUILDING HEIGHT ⁽²⁾	6' PER FOOT OF DISTANCE FROM LOT LINE ⁽³⁾ (29.35 FEET)	6' PER FOOT OF DISTANCE FROM LOT LINE ⁽³⁾ (29.35 FEET)	50.74 FEET	VARIANCE REQUIRED
LAND COVERAGE	80%	0.50	41.8% (347,379)	OK
F.A.R. (FLOOR AREA RATIO)	0.50	0.50	0.21 (173,735)	OK

(1) MEASURED ALONG AL FOXIE WAY
(2) BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE ALONG THE WALL OF A BUILDING, OR ADJACENT TO THE SIDE OF A NONBUILDING USE, TO THE HIGHEST POINT OF THE ROOF PARAPET FOR FLAT ROOFS OR SHED ROOFS, TO THE DECK LINE FOR GAMBREL ROOFS, AND TO THE MEAN BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBREL ROOFS OF SUCH BUILDING OR NON BUILDING USE, EXCEPT AS SPECIFICALLY EXEMPT IN SECTION 1.3.3.
(3) PER CHAPTER 43 ATTACHMENT 18, NOTE #7 STATES THAT REQUIRED FRONT YARD AND MAXIMUM BUILDING HEIGHT ARE SUBJECT TO SECTION 5.1.1 WHERE THE DESIGNATED STREET LINE CAN BE USED AS A LOT LINE. IN THIS INSTANCE THE DESIGNATED STREET LINE IS THE LOT LINE BORDERING AL FOXIE WAY(2) FROM THE PROPOSED BUILDING

SOIL EROSION AND SEDIMENT CONTROL NOTE
IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED 2016.

TAX LOT:

EXISTING TAX LOTS:
SBL: 65.14-1-11.2
157,932 S.F. / 3.6 ACRES
SBL: 65.14-1-11.3
647,793 S.F. / 14.9 ACRES
PROPOSED COMBINED TAX LOT:
805,725 S.F. / 18.5 ACRES

PARKING & LOADING REQUIREMENTS:

REQUIRED PARKING:
WAREHOUSE 160,120 S.F. + 4,880 S.F. PEZZANINE = 167,000 S.F.;
1 PER 2 EMPLOYEES; 135 EMPLOYEES = 68 SPACES
ACRES
TOTAL REQUIRED PARKING: 68 SPACES
TOTAL PROVIDED PARKING: 90 SPACES
*PARKING PROVIDED WOULD ALLOW THREE SHIFTS OF 45 EMPLOYEES PER SHIFT.

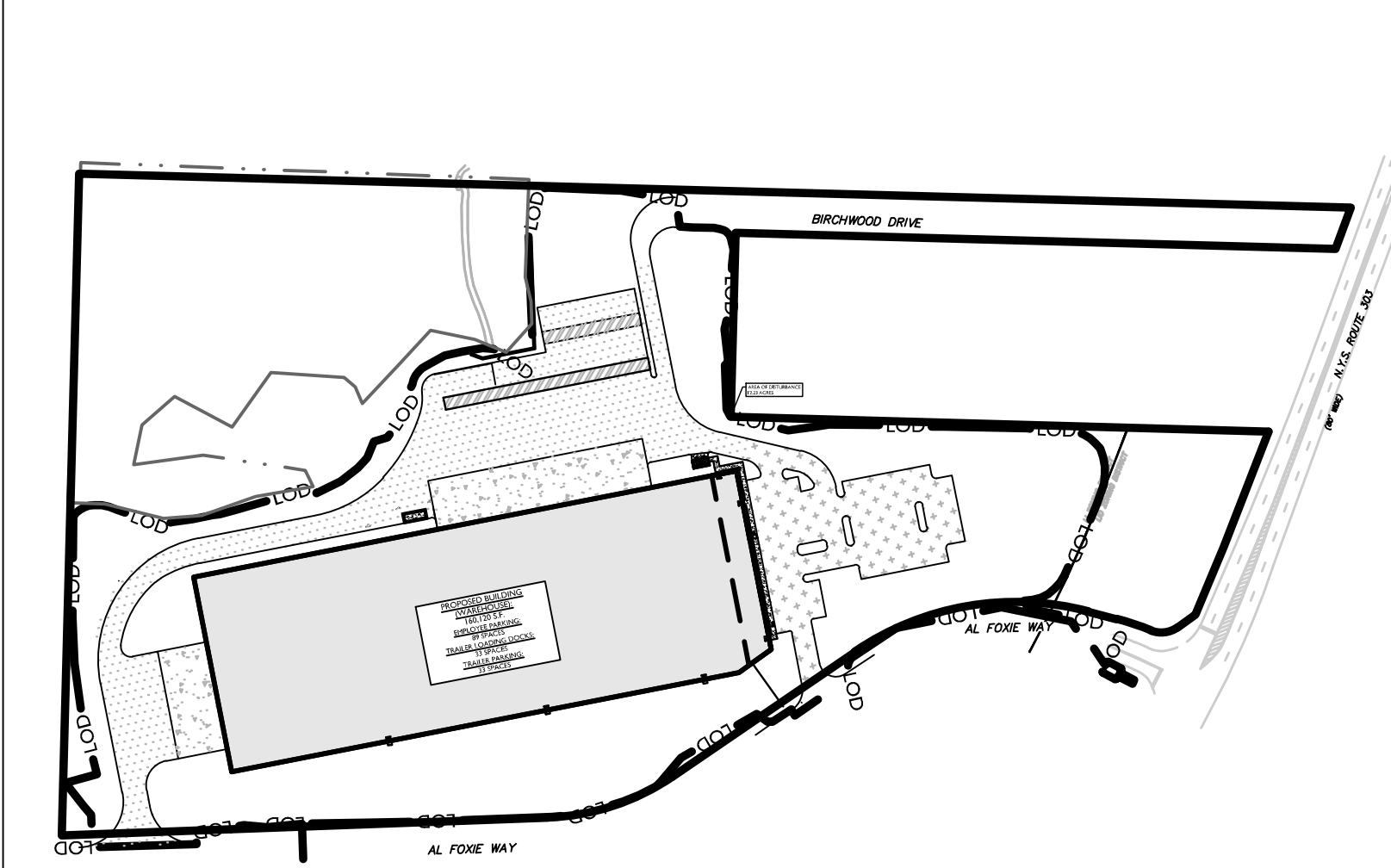
LOADING BERTHS:
WAREHOUSE:
1 PER 10,000 S.F. OF FLOOR AREA AND ONE ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 S.F.; (160,120-10,000) / 20,000 = 9 REQUIRED

OFFICE:
NOT REQUIRED

TOTAL PROVIDED LOADING BERTHS:
33 LOADING BERTHS PROVIDED

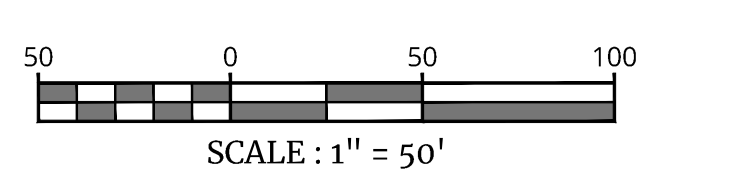
(1) PER CHAPTER 43, TABLE 1.1.1, LI DISTRICT, COLUMN #7, #2. SAME AS CS-#6. *NO OUTDOOR LOADING BERTHS ARE PERMITTED EXCEPT BY PERMISSION OF THE ZBA OR PLANNING BOARD. (VARIANCE)
(2) PER CHAPTER 43, TABLE 1.1.1, LI DISTRICT, COLUMN #7, ADDITIONAL USE REGULATIONS. #1. SAME AS #8-0, #8-0 #11. *NO TRUCKING MOVEMENT OF ANY KIND SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HOURS OF 11:00PM AND 6:00 AM, UNLESS PERMISSION HAS BEEN GRANTED BY THE ZBA. (VARIANCE)

PAVEMENT KEY MAP (NOT TO SCALE)



PAVEMENT LEGEND

[Pattern]	CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	CONCRETE DOLLY PAD
[Pattern]	STANDARD ASPHALT PAVEMENT



REV	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR PERMIT	JAC		
2	08/02/23	ISSUED FOR PERMIT	JAC		
3	08/02/23	ISSUED FOR PERMIT	JAC		
4	08/02/23	ISSUED FOR PERMIT	JAC		

PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE

SBL: 65.14-1-11.2 & 11.3

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TEE BOLLINGER
SUITE 101
WOODCLIFF LAKE, NY 09777
PHONE: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
CORP. BUSINESS ADDRESS: 6000 ORCHARD

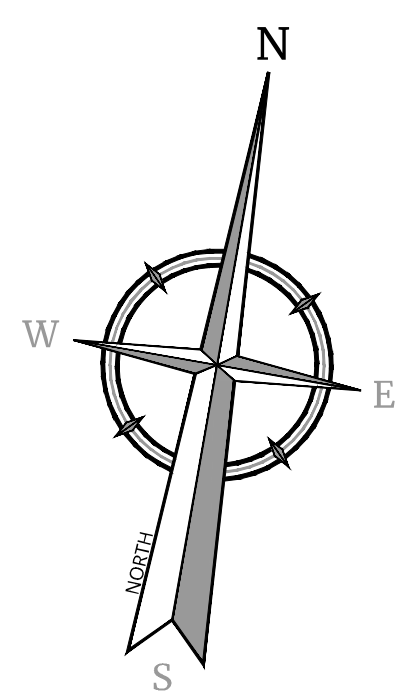
SCALE: AS SHOWN
DATE: 01/03/2023
PROJECT NUMBER: 22002634A
DRAWING NAME: C-LAY1

SHEET TITLE:
OVERALL DIMENSION PLAN

SHEET NUMBER:
03 of 23



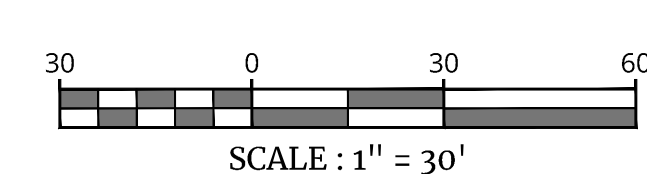
PROPOSED BUILDING (WAREHOUSE):
 160,120 S.F.
EMPLOYEE PARKING:
 89 SPACES
TRAILER LOADING DOCKS:
 33 SPACES
TRAILER PARKING:
 33 SPACES



SIGN LEGEND:

- STOP (R1-1)
- ACCESSIBLE PARKING (ADA)
- FIRE LANE NO PARKING (R8-3)
- NO PARKING (R8-3A)
- STORMWATER SIGNAGE (SW)
- ELECTRIC VEHICLE CHARGING (EV)

EXISTING	LEGEND	PROPOSED
---	TRaverse LINE, CENTER LINE OR BASELINE LABEL, AS SUCH	---
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---
---	SPLIT RAIL FENCE	---
---	GUIDE RAIL	---



Colliers
 Engineering & Design
 www.colliersengineering.com
 Copyright © 2024 Colliers Engineering & Design, Inc. All rights reserved. No drawing or all the information contained herein is authorized for use by any party for any purpose other than that for which it was prepared. This drawing may not be copied, revised, discarded, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**
811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EDUCATORS, ENGINEERS, OR ANY PERSON PREPARING TO DIGEST THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR REMOVAL OF SURFACE PAVEMENT CHANNELS	IPS		
2	08/02/23	ISSUED FOR HARDSHIP AGENCY COMMENTS	JAC		
3	07/25/23	ISSUED FOR HARDSHIP AGENCY COMMENTS	JAC		
4	08/02/23	ISSUED FOR HARDSHIP AGENCY COMMENTS	JAC		

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR REMOVAL OF SURFACE PAVEMENT CHANNELS	IPS		
2	08/02/23	ISSUED FOR HARDSHIP AGENCY COMMENTS	JAC		
3	07/25/23	ISSUED FOR HARDSHIP AGENCY COMMENTS	JAC		
4	08/02/23	ISSUED FOR HARDSHIP AGENCY COMMENTS	JAC		

Jesse Barrett Cokley
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 09087-01
 COLLIERS ENGINEERING & DESIGN CT, P.C.
 N.Y. C.O.A.#: 0017609

PRELIMINARY SITE PLAN
 FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE
 SBL: 65.14-1-11.2 & 11.3
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK STATE

WOODCLIFF LAKE
 300 TREE BOLLINGERS
 Suite 101
 WOODCLIFF LAKE, NY 07177
 PHONE: 845.352.0411
 COLLIERS ENGINEERING & DESIGN, INC.
 CORPORATE OFFICE AT MASER CORP. PLAZA

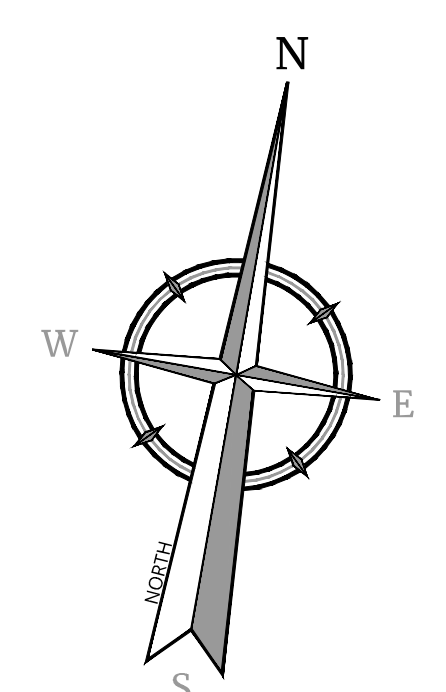
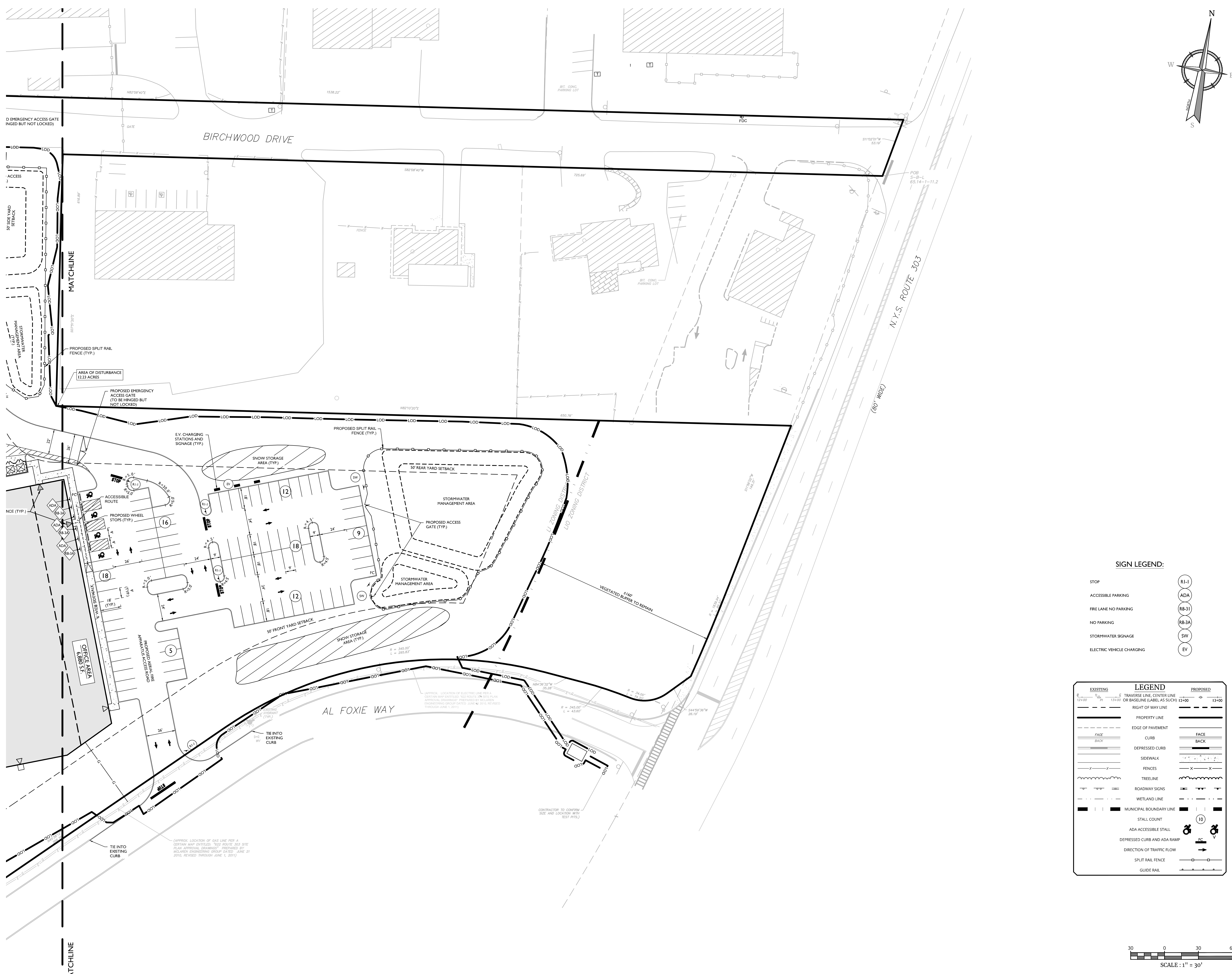
Colliers
 Engineering & Design

SCALE: AS SHOWN DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR
 PROJECT NUMBER: 220026344 DRAWING NAME: C-LAY1

DIMENSION PLAN WEST

SHEET NUMBER: 04 of 23

(APPROX. LOCATION OF WATER LINE PER A CERTAIN MAP DATED: 7822 ROUTE 303 SITE PLAN APPROVAL DRAWING) PREPARED BY: MASER ENGINEERING GROUP DATED: JUNE 21 2010, REVISED THROUGH JUNE 1, 2011

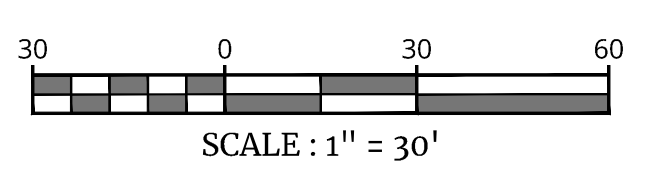


SIGN LEGEND:

- | | |
|---------------------------|---------|
| STOP | (R1-1) |
| ACCESSIBLE PARKING | (ADA) |
| FIRE LANE NO PARKING | (RB-31) |
| NO PARKING | (RB-3A) |
| STORMWATER SIGNAGE | (SW) |
| ELECTRIC VEHICLE CHARGING | (EV) |

LEGEND

EXISTING	PROPOSED
(---) TRANSVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00	(---) 13+00
(---) RIGHT OF WAY LINE	(---) FACE
(---) PROPERTY LINE	(---) BACK
(---) EDGE OF PAVEMENT	(---) DEPRESSED CURB
(---) CURB	(---) SIDEWALK
(---) DEPRESSED CURB	(---) FENCES
(---) SIDEWALK	(---) TREELINE
(---) FENCES	(---) ROADWAY SIGNS
(---) TREELINE	(---) WETLAND LINE
(---) ROADWAY SIGNS	(---) MUNICIPAL BOUNDARY LINE
(---) WETLAND LINE	(---) STALL COUNT
(---) MUNICIPAL BOUNDARY LINE	(---) ADA ACCESSIBLE STALL
(---) STALL COUNT	(---) DEPRESSED CURB AND ADA RAMP
(---) ADA ACCESSIBLE STALL	(---) DIRECTION OF TRAFFIC FLOW
(---) DEPRESSED CURB AND ADA RAMP	(---) SPLIT RAIL FENCE
(---) DIRECTION OF TRAFFIC FLOW	(---) GUIDE RAIL
(---) SPLIT RAIL FENCE	
(---) GUIDE RAIL	



Colliers
Engineering & Design
www.colliersengineering.com
Copyright © 2023, Colliers Engineering & Design. All rights reserved. The drawing and all the information contained herein is submitted for use only by the party to whom the drawings were prepared or related to be modified. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EDUCATORS, ENGINEERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR PERMIT	JAC		
2	08/28/23	ISSUED FOR PERMIT	JAC		
3	09/28/23	ISSUED FOR PERMIT	JAC		
4	10/24/23	ISSUED FOR PERMIT	JAC		
5	11/14/23	ISSUED FOR PERMIT	JAC		
6	12/14/23	ISSUED FOR PERMIT	JAC		
7	01/10/24	ISSUED FOR PERMIT	JAC		
8	01/10/24	ISSUED FOR PERMIT	JAC		
9	02/01/24	ISSUED FOR PERMIT	JAC		
10	02/01/24	ISSUED FOR PERMIT	JAC		
11	02/01/24	ISSUED FOR PERMIT	JAC		
12	02/01/24	ISSUED FOR PERMIT	JAC		
13	02/01/24	ISSUED FOR PERMIT	JAC		
14	02/01/24	ISSUED FOR PERMIT	JAC		
15	02/01/24	ISSUED FOR PERMIT	JAC		
16	02/01/24	ISSUED FOR PERMIT	JAC		
17	02/01/24	ISSUED FOR PERMIT	JAC		
18	02/01/24	ISSUED FOR PERMIT	JAC		
19	02/01/24	ISSUED FOR PERMIT	JAC		
20	02/01/24	ISSUED FOR PERMIT	JAC		
21	02/01/24	ISSUED FOR PERMIT	JAC		
22	02/01/24	ISSUED FOR PERMIT	JAC		
23	02/01/24	ISSUED FOR PERMIT	JAC		
24	02/01/24	ISSUED FOR PERMIT	JAC		
25	02/01/24	ISSUED FOR PERMIT	JAC		
26	02/01/24	ISSUED FOR PERMIT	JAC		
27	02/01/24	ISSUED FOR PERMIT	JAC		
28	02/01/24	ISSUED FOR PERMIT	JAC		
29	02/01/24	ISSUED FOR PERMIT	JAC		
30	02/01/24	ISSUED FOR PERMIT	JAC		

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR PERMIT	JAC		
2	08/28/23	ISSUED FOR PERMIT	JAC		
3	09/28/23	ISSUED FOR PERMIT	JAC		
4	10/24/23	ISSUED FOR PERMIT	JAC		
5	11/14/23	ISSUED FOR PERMIT	JAC		
6	12/14/23	ISSUED FOR PERMIT	JAC		
7	01/10/24	ISSUED FOR PERMIT	JAC		
8	01/10/24	ISSUED FOR PERMIT	JAC		
9	02/01/24	ISSUED FOR PERMIT	JAC		
10	02/01/24	ISSUED FOR PERMIT	JAC		
11	02/01/24	ISSUED FOR PERMIT	JAC		
12	02/01/24	ISSUED FOR PERMIT	JAC		
13	02/01/24	ISSUED FOR PERMIT	JAC		
14	02/01/24	ISSUED FOR PERMIT	JAC		
15	02/01/24	ISSUED FOR PERMIT	JAC		
16	02/01/24	ISSUED FOR PERMIT	JAC		
17	02/01/24	ISSUED FOR PERMIT	JAC		
18	02/01/24	ISSUED FOR PERMIT	JAC		
19	02/01/24	ISSUED FOR PERMIT	JAC		
20	02/01/24	ISSUED FOR PERMIT	JAC		
21	02/01/24	ISSUED FOR PERMIT	JAC		
22	02/01/24	ISSUED FOR PERMIT	JAC		
23	02/01/24	ISSUED FOR PERMIT	JAC		
24	02/01/24	ISSUED FOR PERMIT	JAC		
25	02/01/24	ISSUED FOR PERMIT	JAC		
26	02/01/24	ISSUED FOR PERMIT	JAC		
27	02/01/24	ISSUED FOR PERMIT	JAC		
28	02/01/24	ISSUED FOR PERMIT	JAC		
29	02/01/24	ISSUED FOR PERMIT	JAC		
30	02/01/24	ISSUED FOR PERMIT	JAC		



Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09987-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
NY-C.O.A.#-0017609

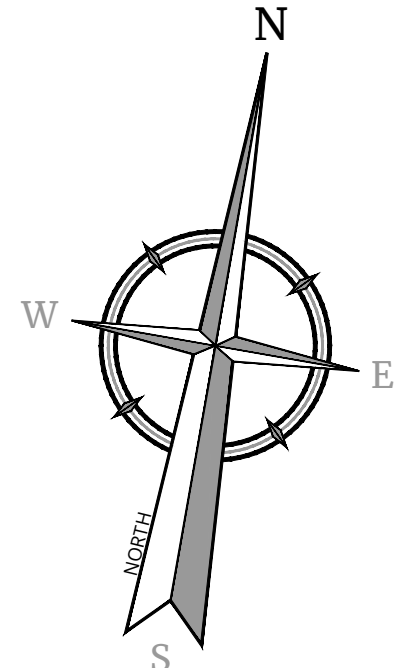
PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE
SBL: 65.14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TREE KILLINGWOOD
Suite 101
WOODCLIFF LAKE, NY 10977
PHONE: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTANTS, INC.

SCALE: AS SHOWN DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR
PROJECT NUMBER: 220026346 DRAWING NAME: C-LAY1

SHEET TITLE: DIMENSION PLAN EAST
SHEET NUMBER: 05 of 23

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



INFILTRATION TESTS				
TEST #	EXPLORED DEPTH (FT)	TEST DEPTH (FT)	AVERAGE RATE (IN/HR)	DEPTH TO ROCKWATER (FT)
IT-28	5	3	19.3	N/A
IT-29	4	2	24.0	N/A
IT-30	7	5	23.8	N/A
IT-31	10	8	13.8	N/A
IT-32	11	9	24.0	N/A
IT-33	12	10	16.8	N/A
IT-34	9	7	19.8	N/A
IT-35	11	9	24.0	N/A
IT-36	9	7	15.0	N/A
IT-37	7	6	1.0	N/A
IT-38	6	4	24.0	N/A
IT-39	6	4	16.0	N/A
IT-40	6	2	22.9	N/A
IT-41	6	4	24.0	N/A
IT-42	4	2	13.4	N/A
IT-43	4	2	24.0	N/A
IT-44	6	4	12.8	N/A
IT-45	6	4	17.8	N/A
IT-46	9.5	8	24.0	N/A

- ADA INSTRUCTIONS TO CONTRACTOR:**
- CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):
 - PARKING SPACES AND PARKING AISLES: SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 - CURB RAMP: SLOPES SHALL NOT EXCEED 1:12 (8.3%).
 - LANDINGS: SHALL BE PROVIDED AT EACH END OF RAMP. SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1/48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.
 - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE: SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1/48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.
 - WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1/48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
 - DOORWAYS: SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1/48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).
 - IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

**FFE 89.50
LOADING DOCKS: 85.50**

**PROPOSED BUILDING
(WAREHOUSE):
160,120 S.F.**

**EMPLOYEE PARKING:
89 SPACES**

**TRAILER LOADING DOCKS:
33 SPACES**

**TRAILER PARKING:
33 SPACES**

EXISTING	LEGEND	PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 - 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	"I" INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
	CONTOURS	74 - 75
	SPOT ELEVATION	X G 29.0
	DIRECTION OF OVERLAND FLOW	X TC 29.0
	TOP OF CURB ELEVATION	X TC 29.0
	BOTTOM OF CURB ELEVATION	X BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	X TDC 29.0
	FLUSH CURB ELEVATION	X FC 29.0
	INFILTRATION TEST LOCATION	IT-29

SCALE: 1" = 30'



Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090887-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.# 0017609

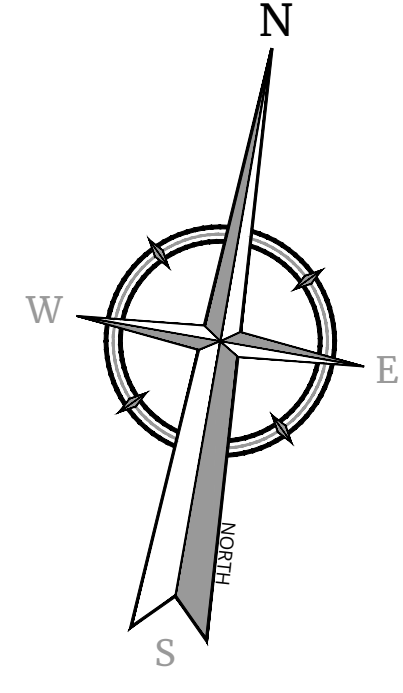
PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE

SBL: 65.14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TICE BOLLINGER
Suite 101
WOODCLIFF LAKE, NY 09777
Phone: 845-352-0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER (CONTRACTOR)

DATE: 01/03/2023
DRAWING NAME: GRADING & DRAINAGE PLAN - W
PROJECT NUMBER: 22002634A
SCALE: C-GRAD

GRADING & DRAINAGE PLAN - W

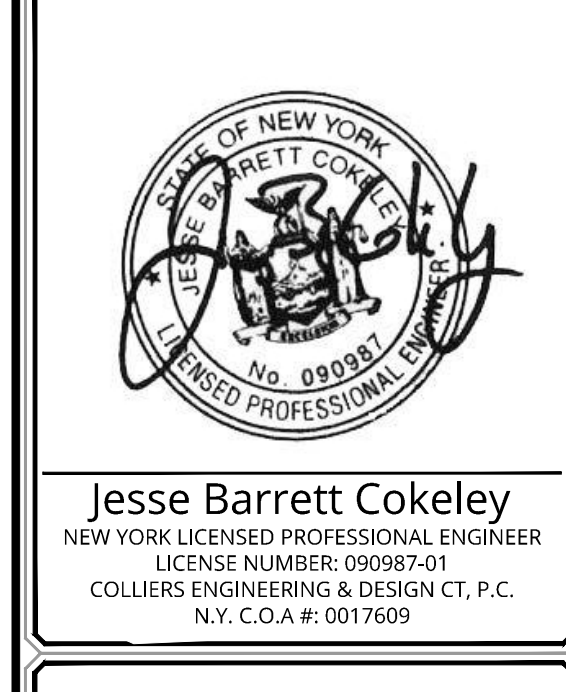


Colliers
Engineering & Design
www.colliersengineering.com
Copyright © 2024, Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is submitted for use only by the party for whom the information was prepared or on behalf of the engineer. This drawing may not be copied, revised, discarded, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF LOCATIONS, DEPTHS, OR ANY OTHER INFORMATION BEFORE EXCAVATION.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	08/02/23	JAC	ISSUED FOR PERMITS/AGENCY COMMENTS
2	08/02/23	JAC	ISSUED FOR PERMITS/AGENCY COMMENTS
3	08/02/23	JAC	ISSUED FOR PERMITS/AGENCY COMMENTS
4	08/02/23	JAC	ISSUED FOR PERMITS/AGENCY COMMENTS

REV	DATE	DRAWN BY	DESCRIPTION
1	08/02/23	JAC	ISSUED FOR PERMITS/AGENCY COMMENTS
2	08/02/23	JAC	ISSUED FOR PERMITS/AGENCY COMMENTS
3	08/02/23	JAC	ISSUED FOR PERMITS/AGENCY COMMENTS
4	08/02/23	JAC	ISSUED FOR PERMITS/AGENCY COMMENTS



Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09087-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. #0017609

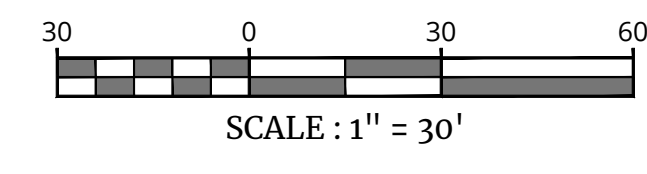
PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE
SBL: 65.14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TICE BOLLINGER
Suite 101
WOODCLIFF LAKE, NY 07077
PHONE: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

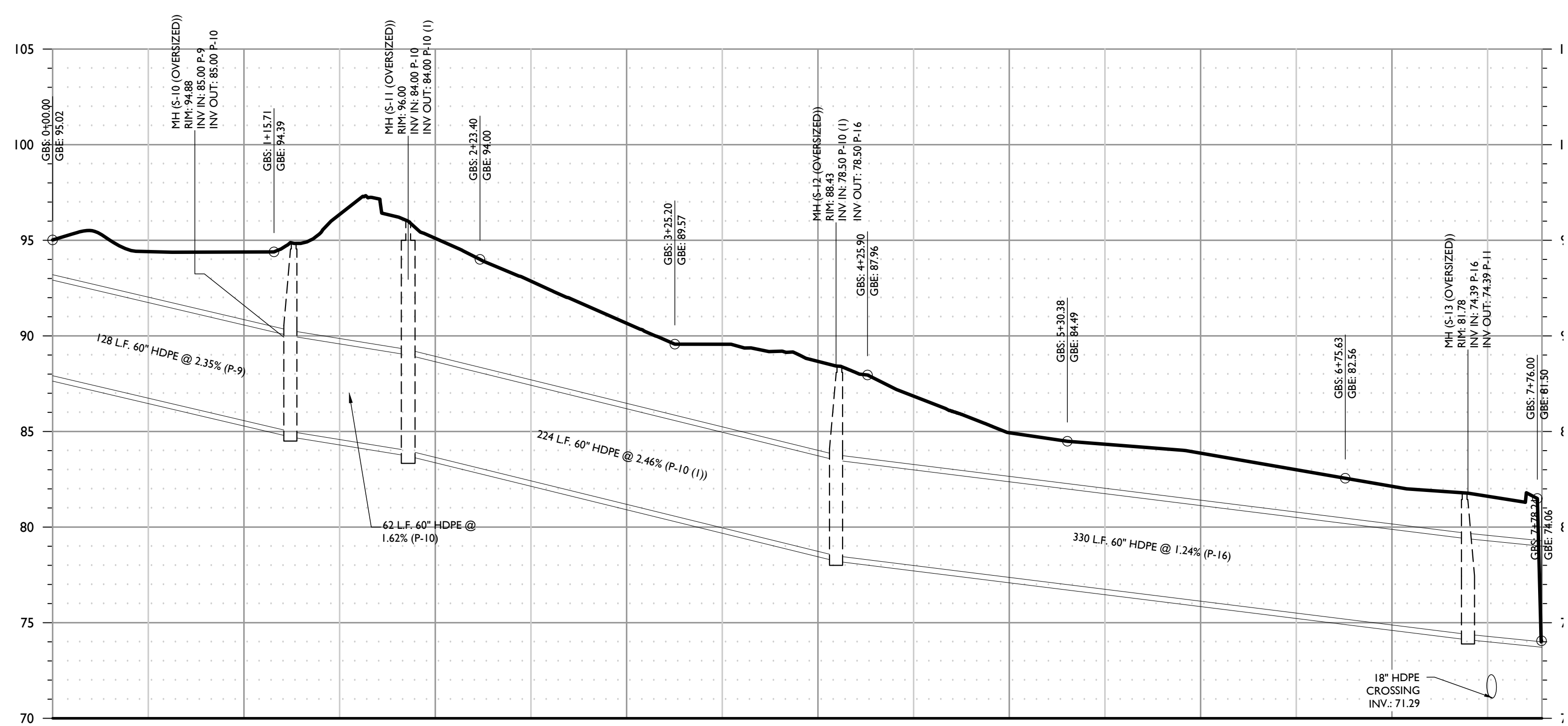
SCALE: AS SHOWN
DATE: 01/03/2023
PROJECT NUMBER: 22002634A
DRAWN BY: MAS
CHECKED BY: CDR
DRAWING NAME: C-GRAD

SHEET TITLE:
GRADING & DRAINAGE
PLAN - EAST
SHEET NUMBER:
07 of **23**

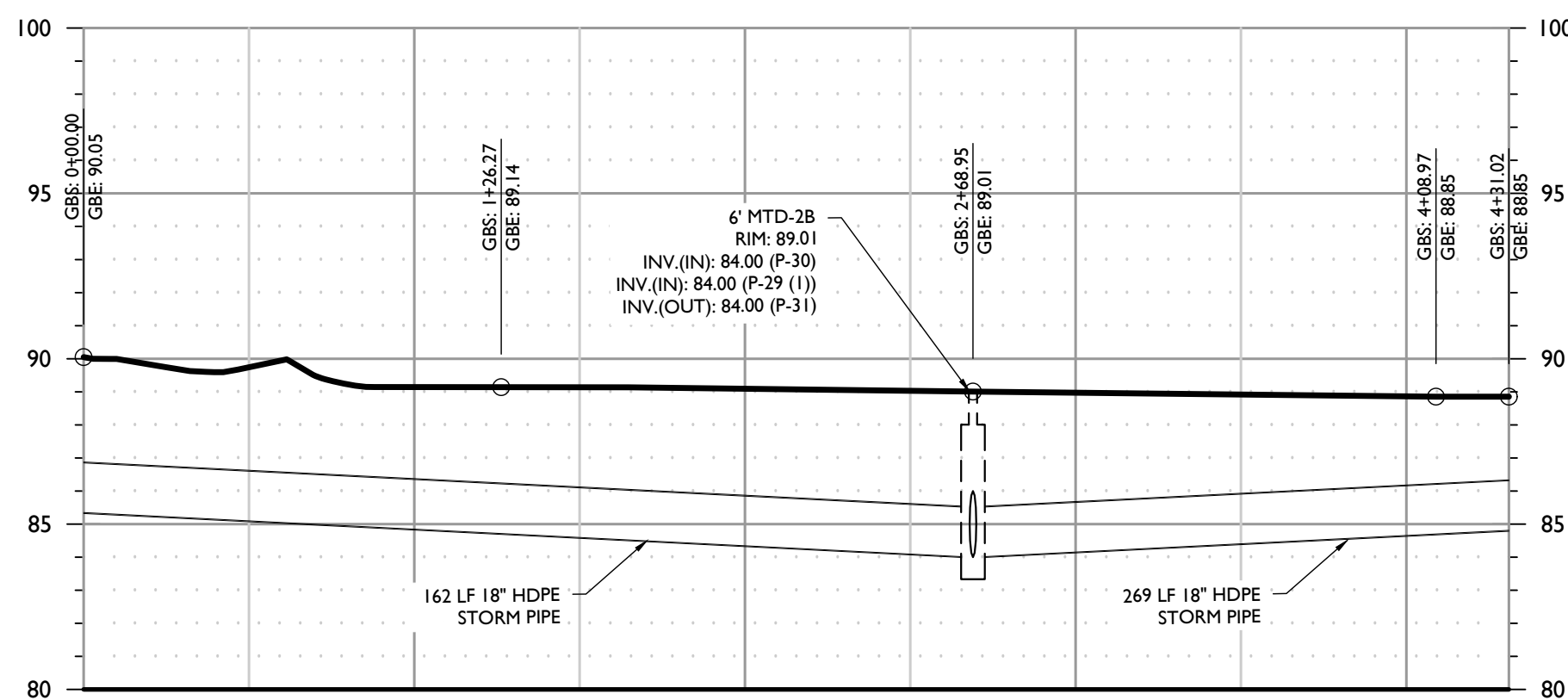
EXISTING	LEGEND	PROPOSED
12'-00"	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12'-00" 13'-00"
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	'B' INLET	---
---	'E' INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	HEADWALL	---
---	HYDRANT	---
---	POLE MOUNTED LIGHT	---
---	CONTOURS	---
X G 29.0	SPOT ELEVATION	X G 29.0
X TC 29.0	DIRECTION OF OVERLAND FLOW	X TC 29.0
X BC 29.0	TOP OF CURB ELEVATION	X TC 29.0
	BOTTOM OF CURB ELEVATION	X BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	X TDC 29.0
	FLUSH CURB ELEVATION	X FC 29.0
	INFILTRATION TEST LOCATION	IT-29



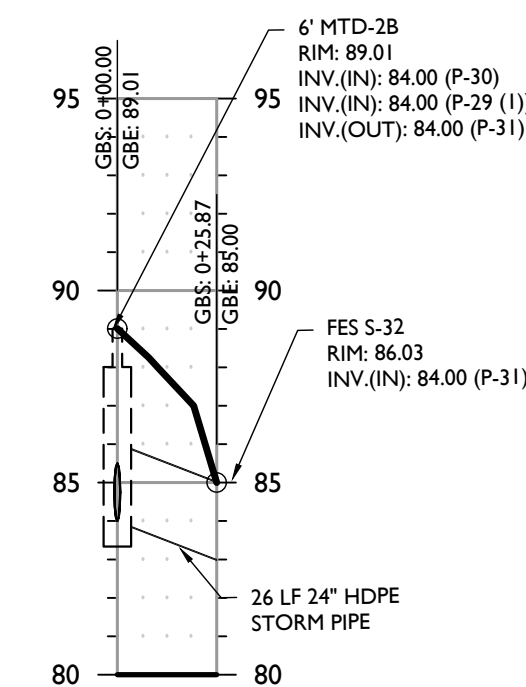
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



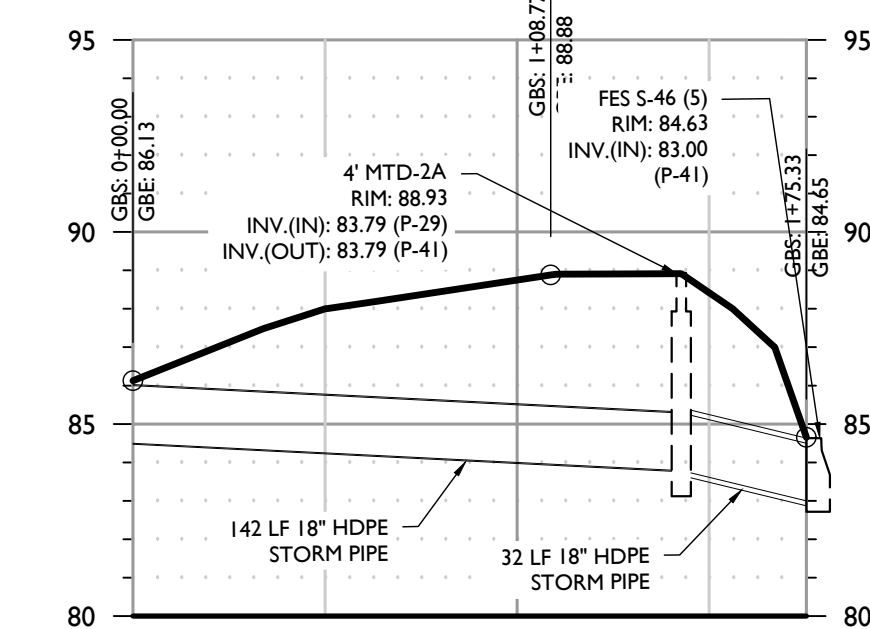
STORM PIPE PROFILE ALIGNMENT 1



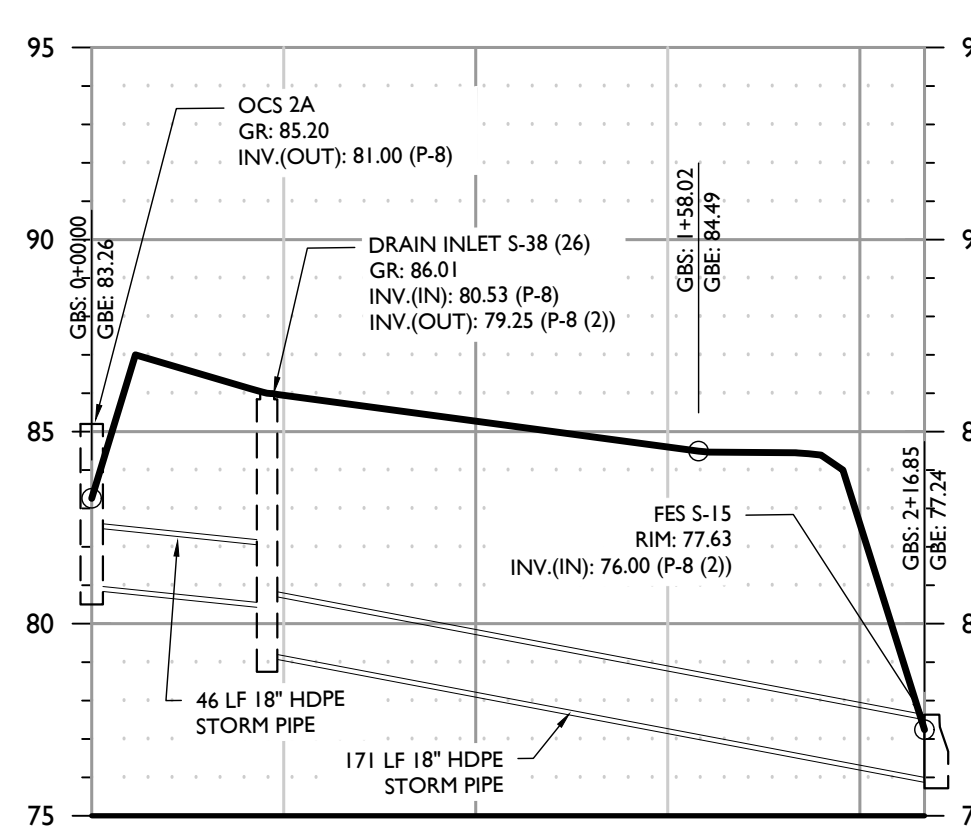
STORM PIPE PROFILE ALIGNMENT 2



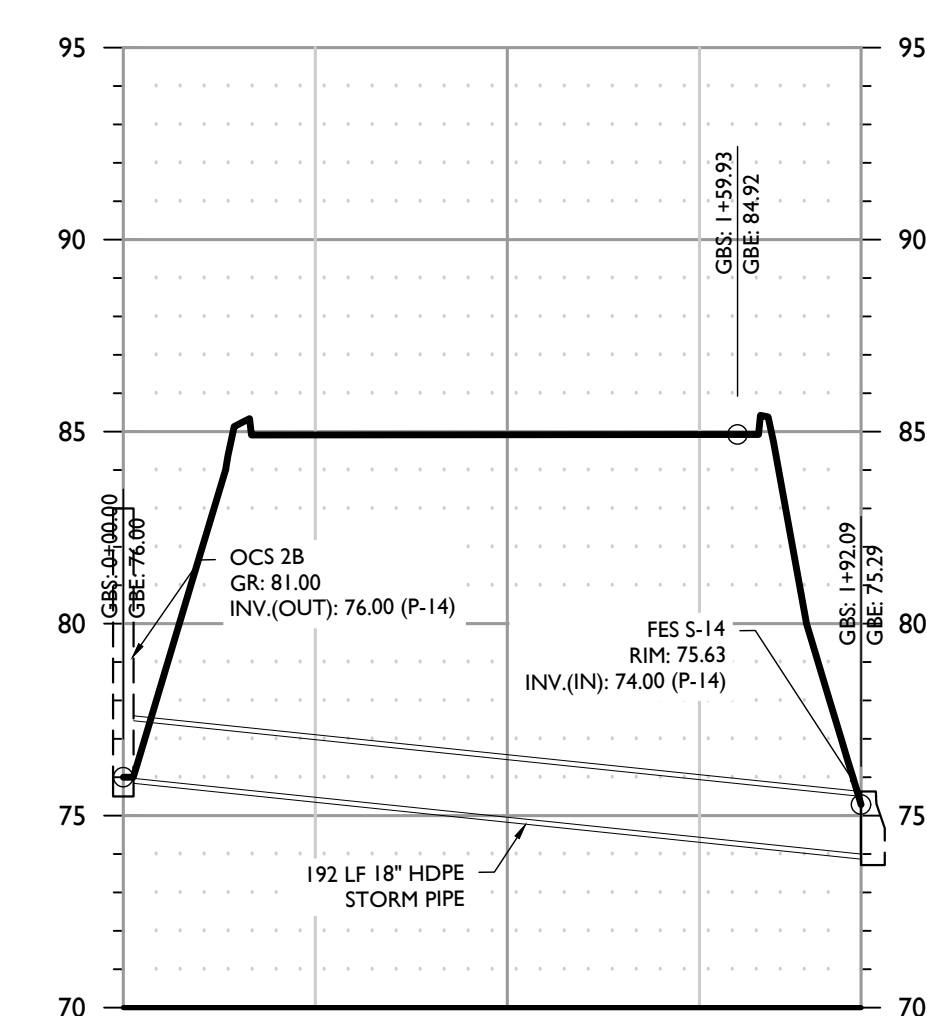
STORM PIPE PROFILE ALIGNMENT 3



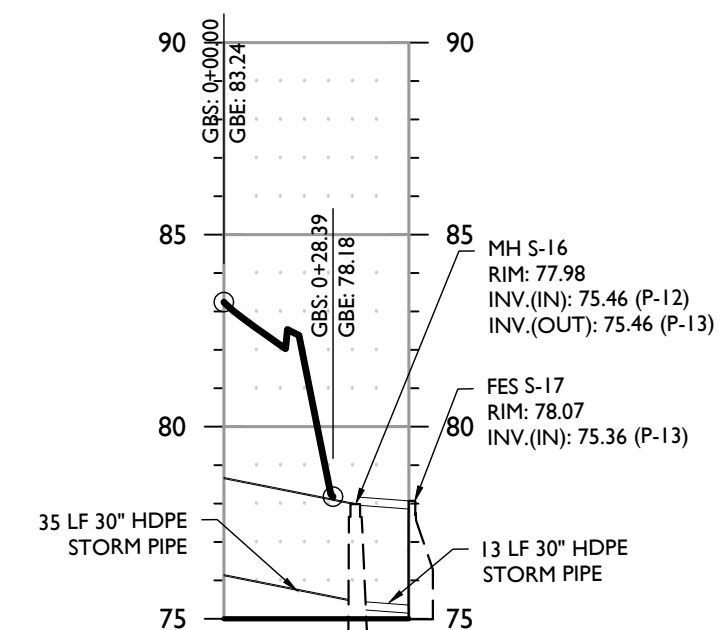
STORM PIPE PROFILE ALIGNMENT 4



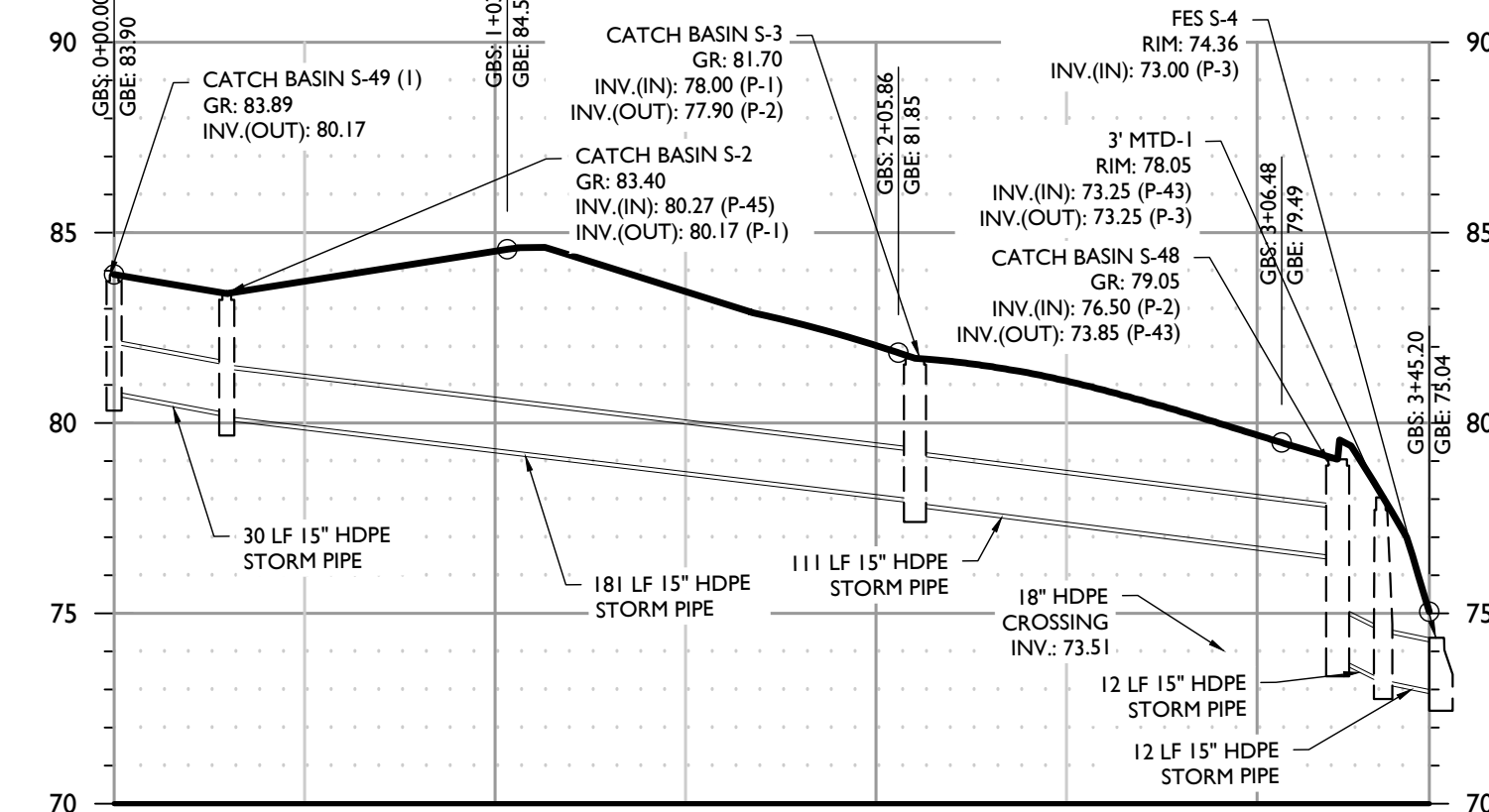
STORM PIPE PROFILE ALIGNMENT 5



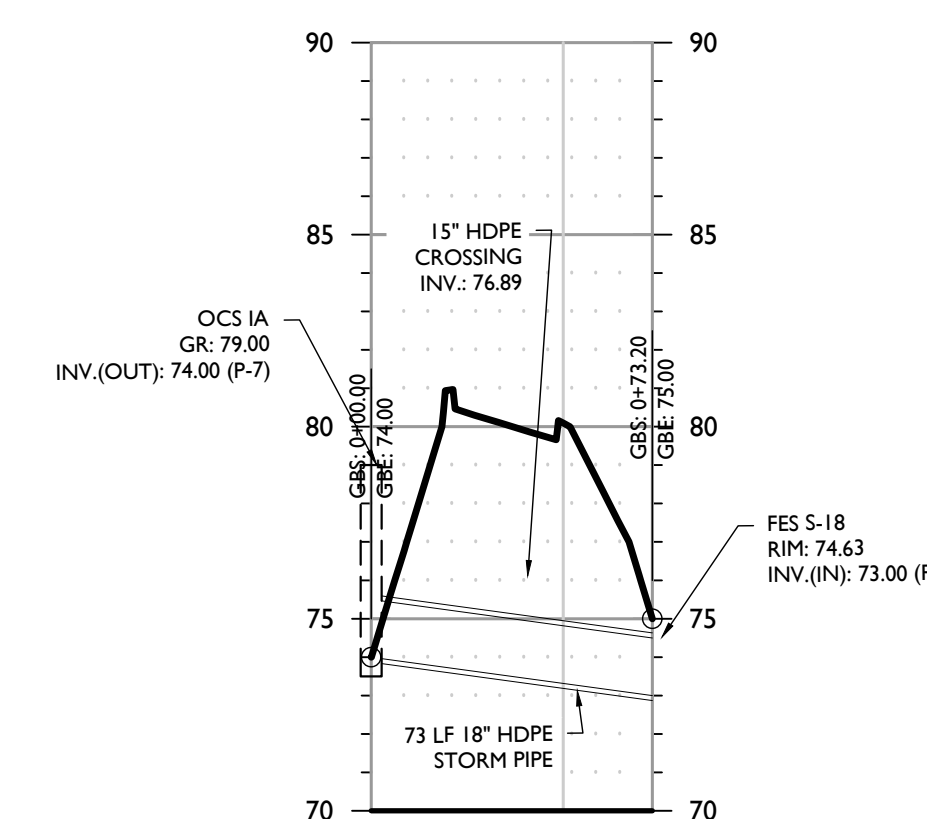
STORM PIPE PROFILE ALIGNMENT 6



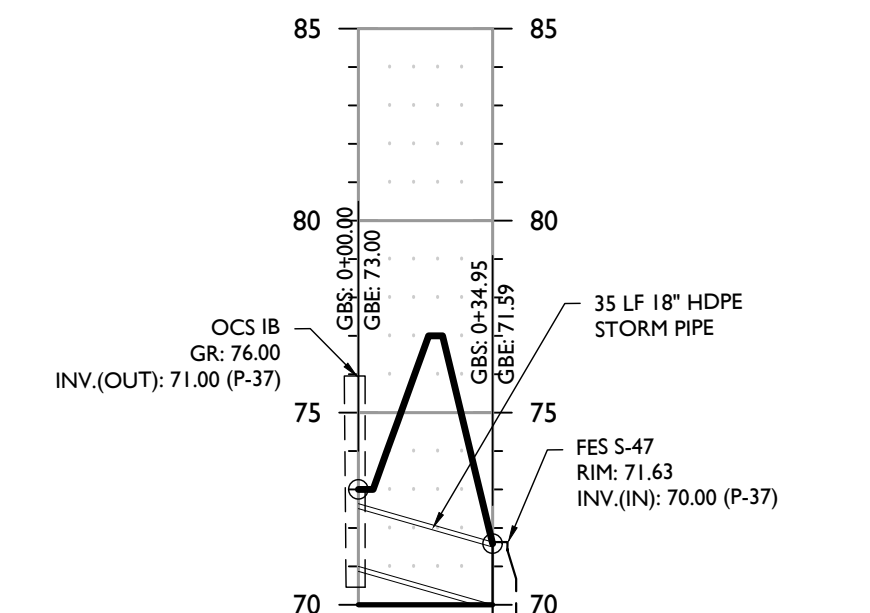
STORM PIPE PROFILE ALIGNMENT 7



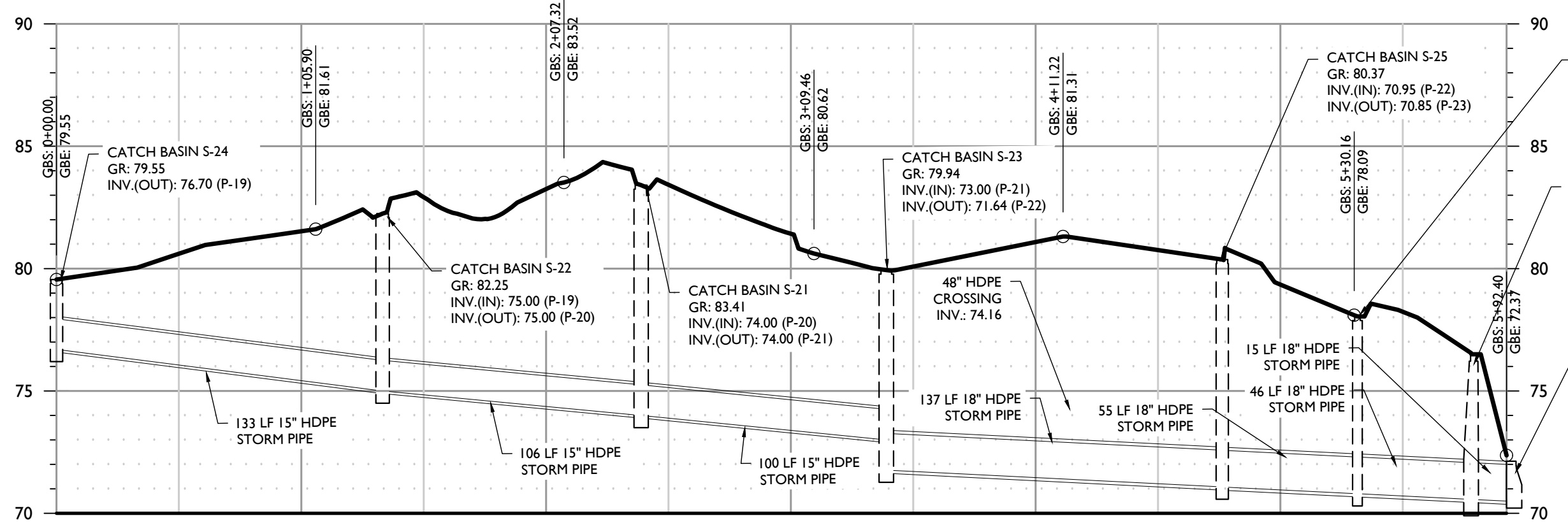
STORM PIPE PROFILE ALIGNMENT 8



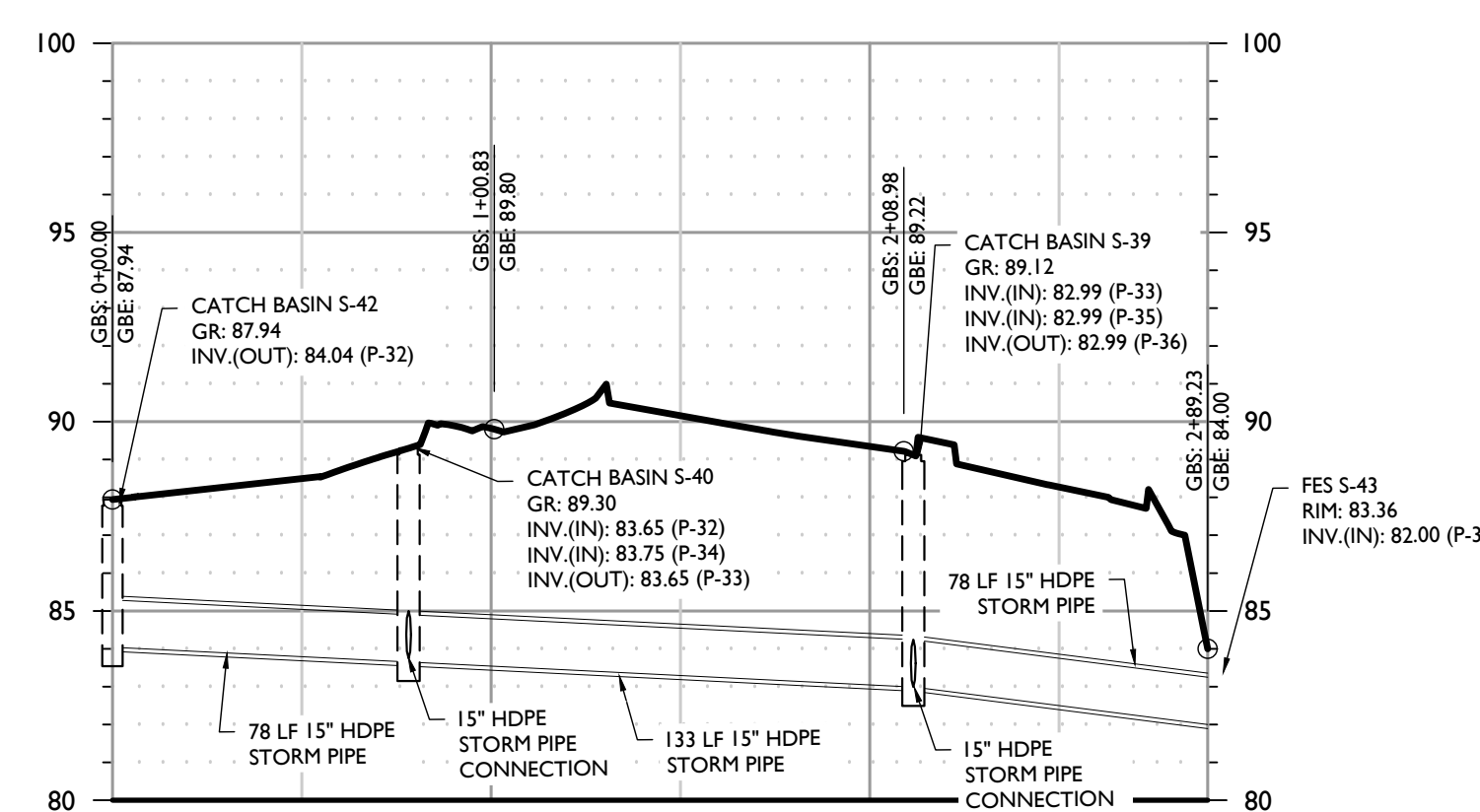
STORM PIPE PROFILE ALIGNMENT 9



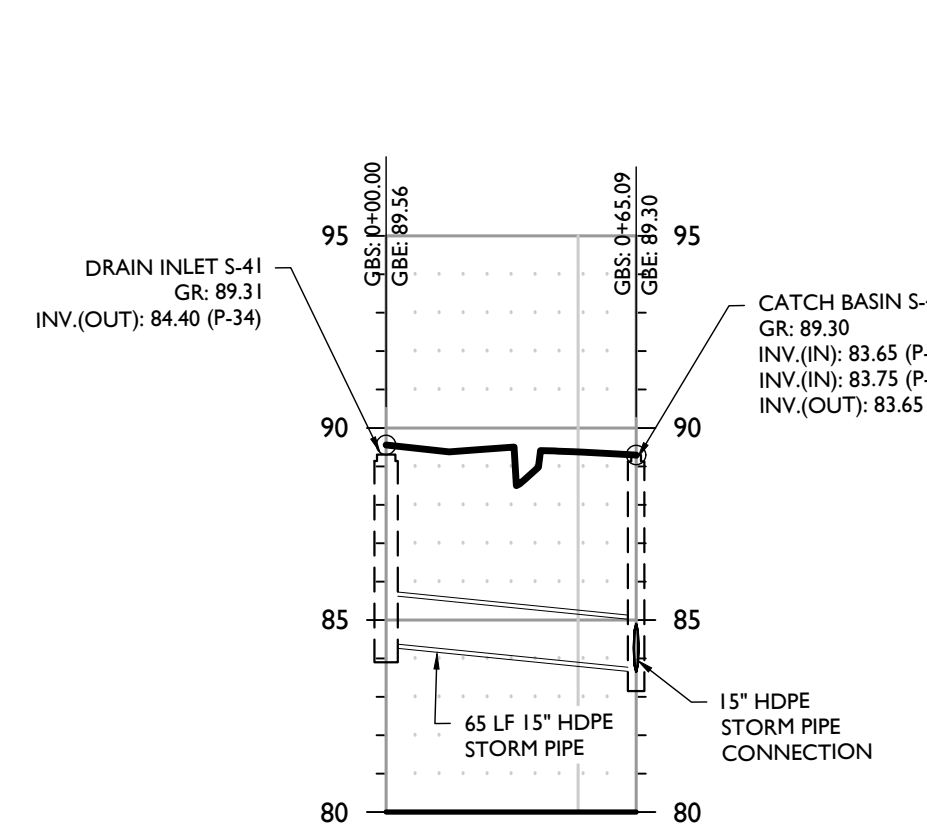
STORM PIPE PROFILE ALIGNMENT 10



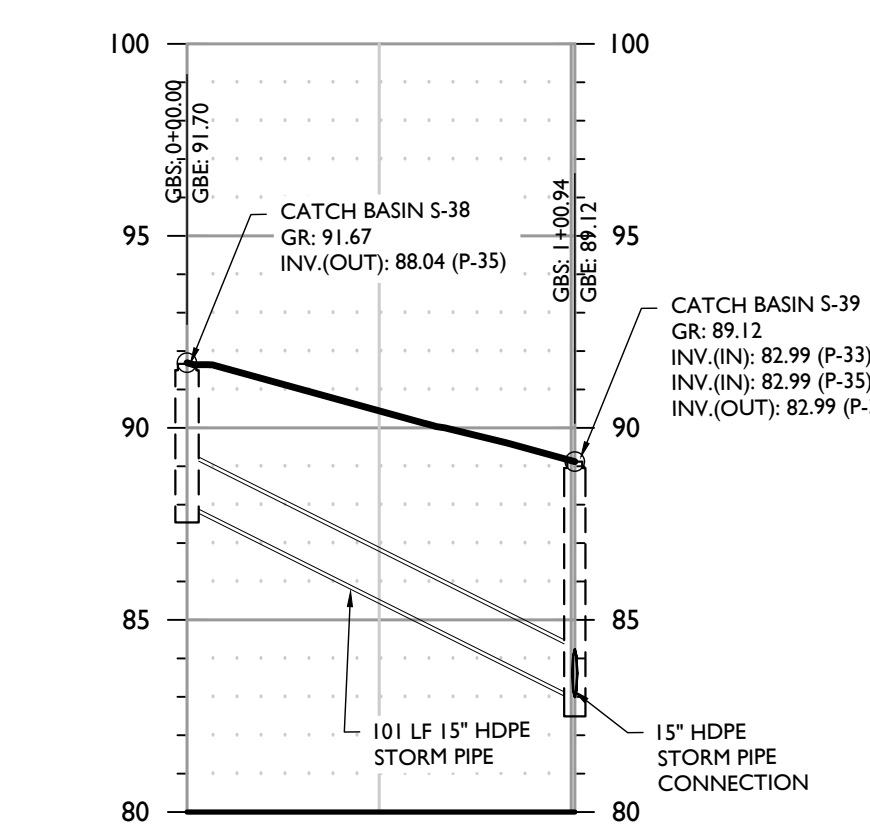
STORM PIPE PROFILE ALIGNMENT 11



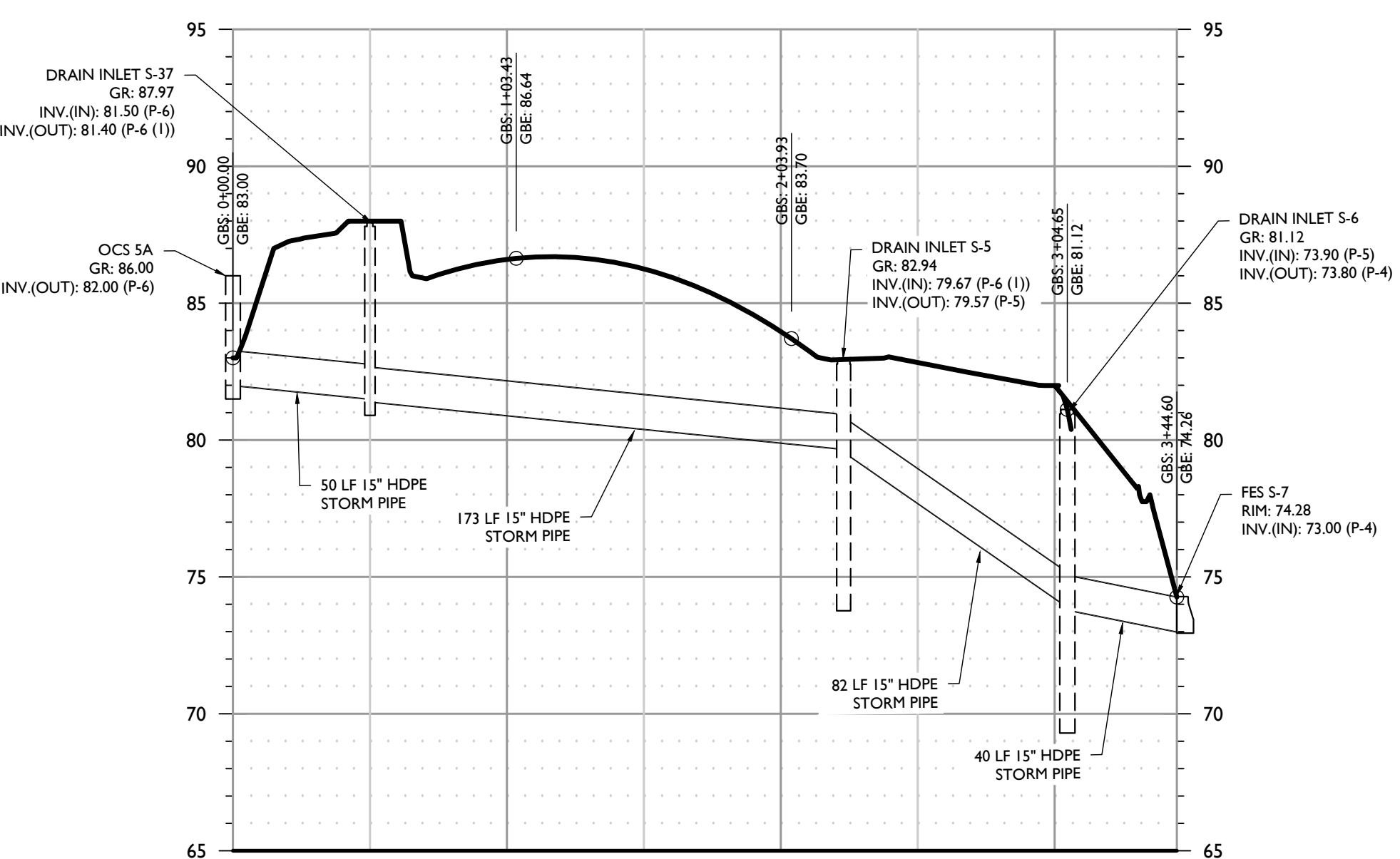
STORM PIPE PROFILE ALIGNMENT 12



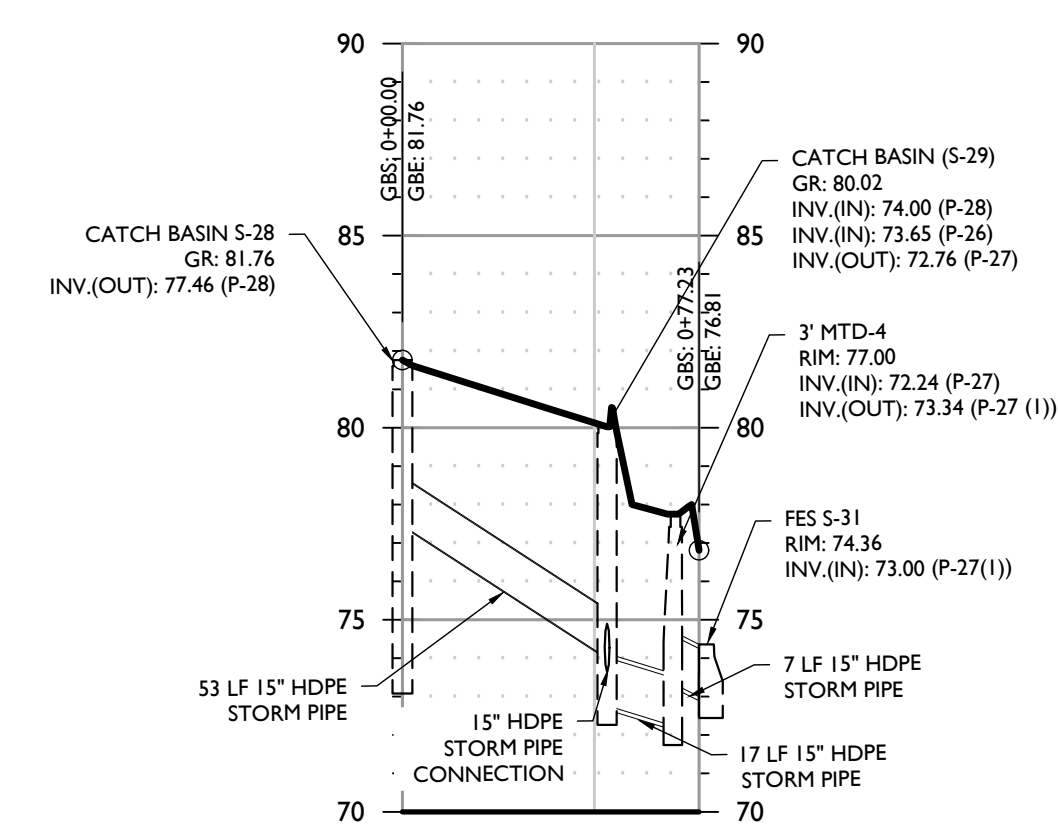
STORM PIPE PROFILE ALIGNMENT 13



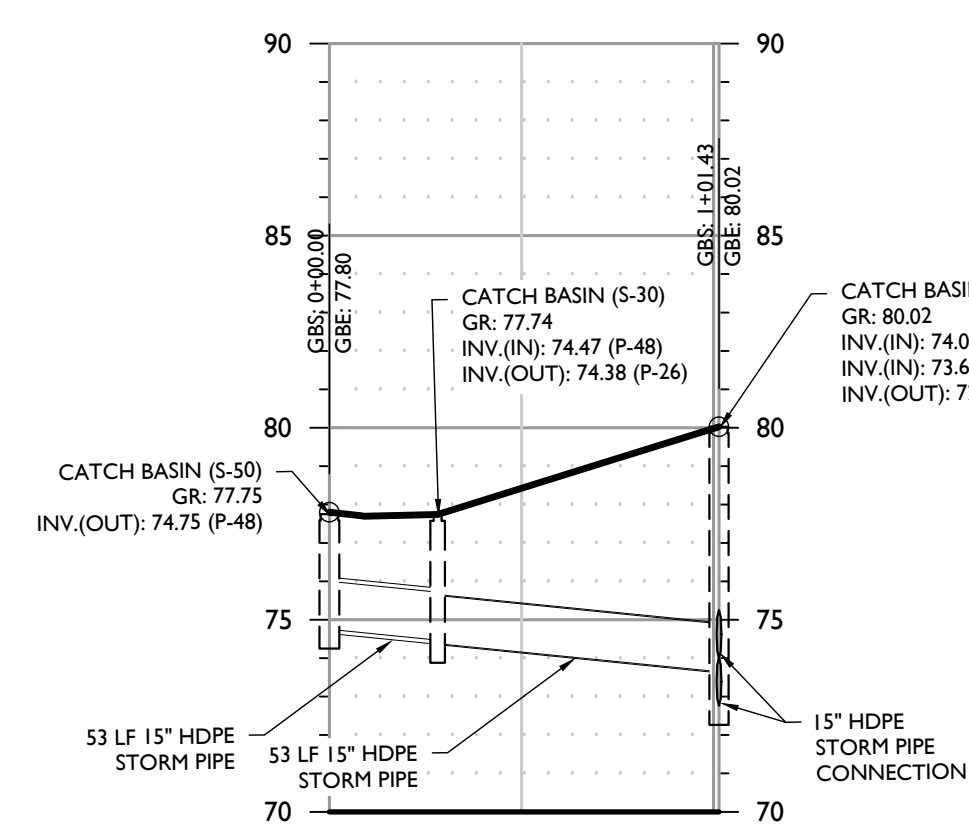
STORM PIPE PROFILE ALIGNMENT 14



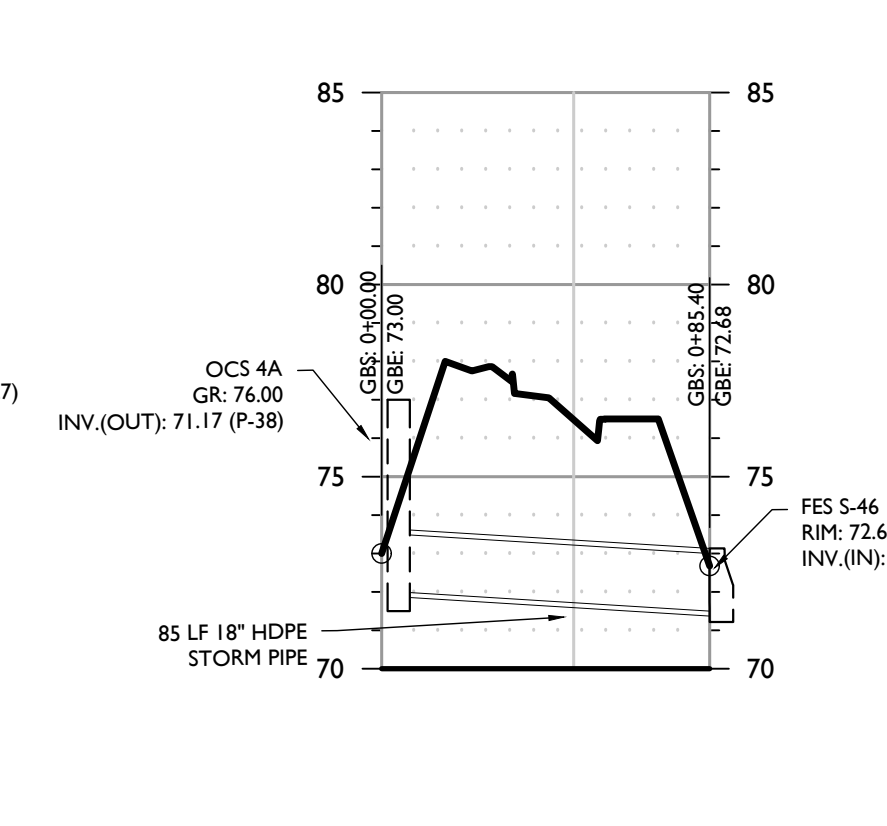
STORM PIPE PROFILE ALIGNMENT 15



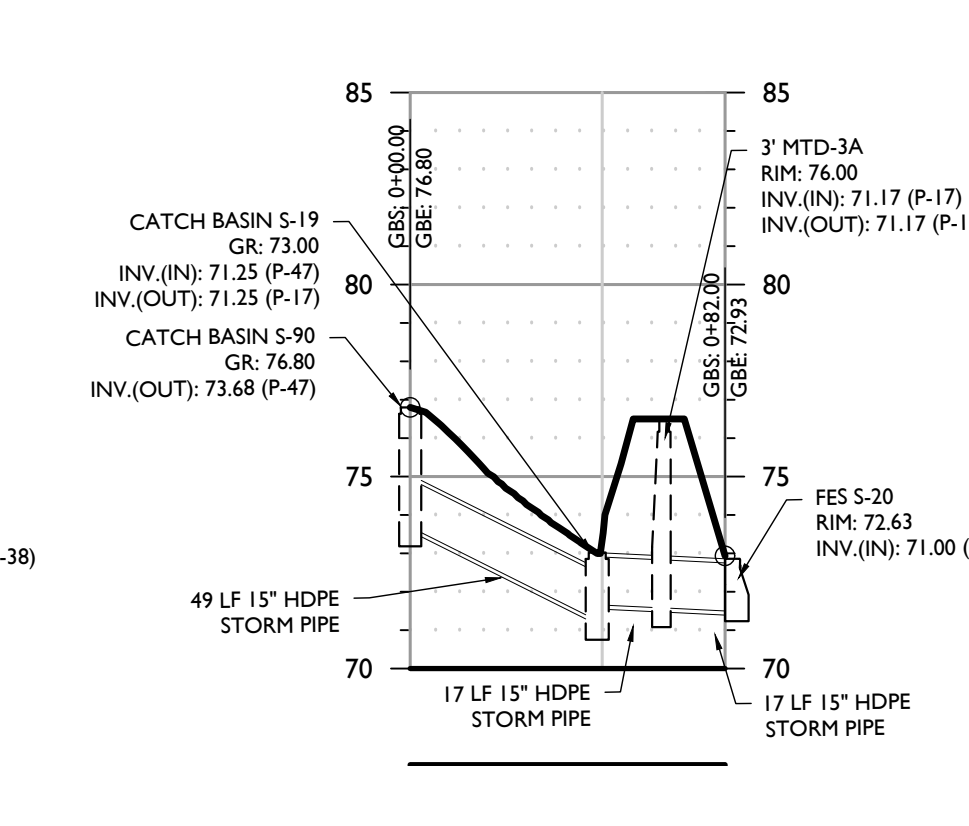
STORM PIPE PROFILE ALIGNMENT 16



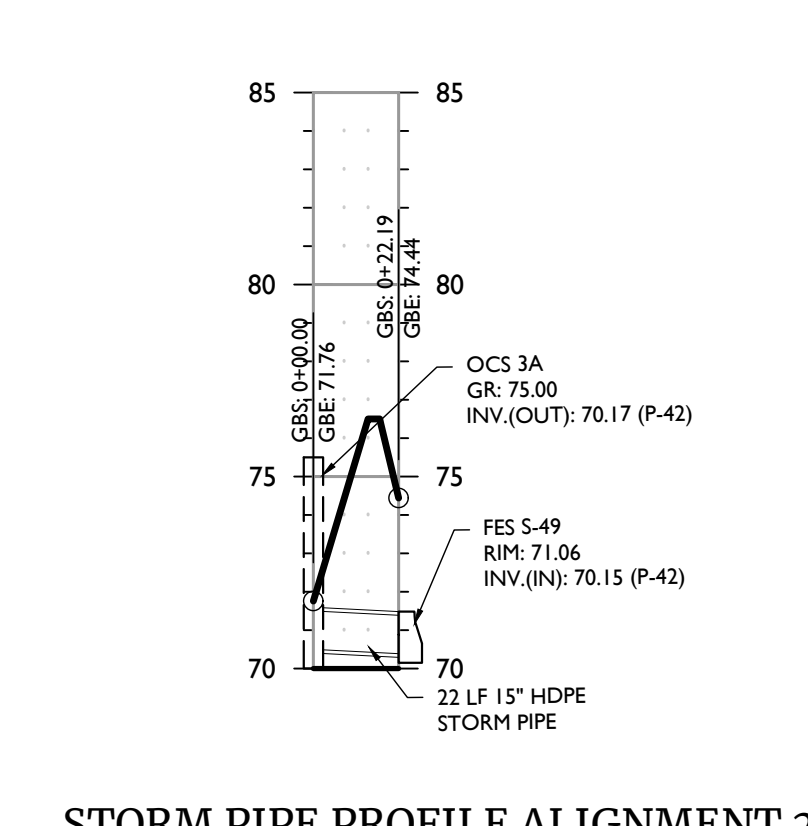
STORM PIPE PROFILE ALIGNMENT 17



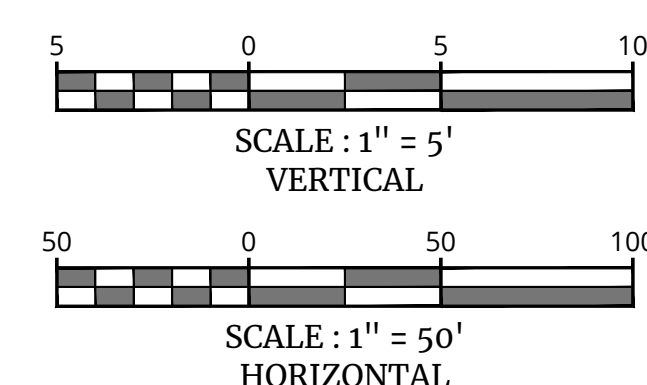
STORM PIPE PROFILE ALIGNMENT 18



STORM PIPE PROFILE ALIGNMENT 19

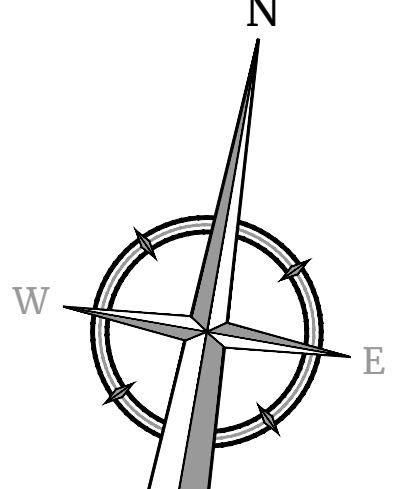


STORM PIPE PROFILE ALIGNMENT 20



REV	DATE	DRAWN BY	DESCRIPTION
1	08/03/23	TPS	ISSUED FOR REMOVAL OF SUBSURFACE UTILIZATION CHAMBERS
2	08/03/23	JAC	ISSUED FOR VARIOUS AGENCY COMMENTS
3	08/03/23	JAC	ISSUED FOR VARIOUS AGENCY COMMENTS
4	08/03/23	JAC	ISSUED FOR VARIOUS AGENCY COMMENTS

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



UTILITY NOTES

- 1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST FIT PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION.
3. THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
4. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON AL FOXIE WAY, OWNED AND OPERATED BY WOLLA NORTH AMERICA. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. ALL WATER SERVICE PIPES TO BE 1" DIAMETER TYPE K SEAMLESS COPPER. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON AL FOXIE WAY, OWNED AND OPERATED BY ORANGETOWN SEWER DISTRICT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC 30R-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS, EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY. SEWER LINES INCLUDING FORCING MAINS AND LATERALS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
7. ALL MATERIALS USED FOR SANITARY SEWER SYSTEMS SHALL BE MANUFACTURED IN THE UNITED STATES, WHENEVER AVAILABLE, AS GOVERNED BY P.L. 1982, c. 107, EFFECTIVE DATE OCTOBER 3, 1982.
8. SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 18 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. ANY WATER SERVICE LOCATED IN THE SAME TRENCH AS A SEWER LINE MUST BE LOCATED ABOVE AND TO ONE SIDE OF THE SEWER LINE AT LEAST ONE FOOT AWAY FROM THE SEWER LINE. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
10. TELEPHONE, ELECTRIC AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
11. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
12. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLUX SUPERIOR OR EQUIVALENT), AND 12" HIGH DENSITY POLYETHYLENE PIPE (HDPE), HANCOCK SURE-LOCK, HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
13. A COPY OF THE ENGINEER'S CERTIFICATION, SANITARY SEWER TEST RESULTS AND AS-BUILTS ARE TO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT.
14. THE TOWN OF ORANGETOWN WILL NOT RELEASE CERTIFICATES OF OCCUPANCY UNTIL A CERTIFICATE OF APPROVAL HAS BEEN RELEASED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT.
15. THE 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.

UTILITY DEMAND CALCULATION

DESIGN FLOWS BELOW ARE BASED ON NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER SYSTEMS, DATED MARCH 2014. PER TABLE B.3 TYPICAL PER UNIT HYDRAULIC LOADING RATES: FACTORY / DISTRIBUTION WAREHOUSE = 12 GPD PER EMPLOYEE PER SHIFT 135 EMPLOYEES x 12 = 1,620 GPD

LEGEND table with columns for EXISTING and PROPOSED. Rows include: TRAVELER LINE, CENTER LINE OR BASELINE (LABEL AS SUCH); RIGHT OF WAY LINE; PROPERTY LINE; EDGE OF PAVEMENT; FACE; CURB; BACK; DEPRESSED CURB; SIDEWALK; FENCES; TREELINE; ROADWAY SIGNS; WETLAND LINE; MUNICIPAL BOUNDARY LINE; 'B' INLET; 'S' INLET; STORM MANHOLE; SANITARY MANHOLE; FLARED END SECTION; HEADWALL; HYDRANT; POLE MOUNTED LIGHT; CABLE TV CONDUIT; CATV; WATER MAIN; GAS MAIN; TELEPHONE CONDUIT; ELECTRIC CONDUIT; SANITARY PIPE; STORM PIPE.



Jesse Barrett Cokeley NEW YORK LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER 09087031 COLLIERS ENGINEERING & DESIGN CT, P.C. N.Y. C.O.A.# 0017609

PRELIMINARY SITE PLAN FOR 622 ROUTE 303 LLC PROJECT AL FOXIE

SBL: 65.14-1-11.2 & 11.3

TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK STATE

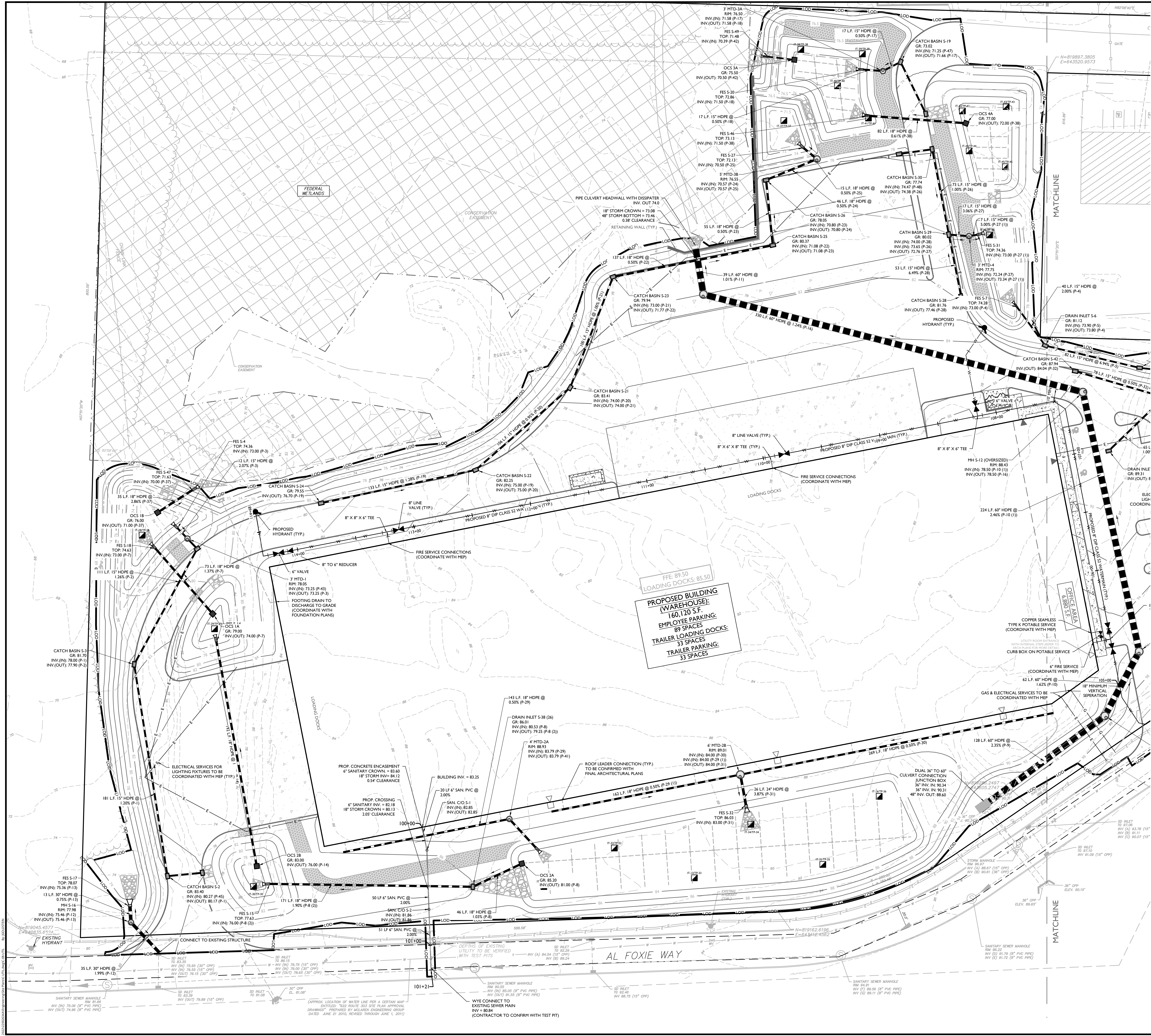
WOODCLIFF LAKE 307 TED BOLLWEGER Suite 101 WOODCLIFF LAKE, NY 07777 Phone: 845.352.0411 COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

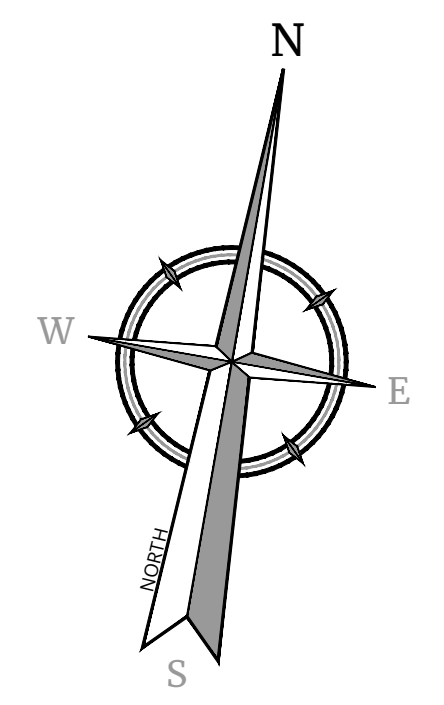
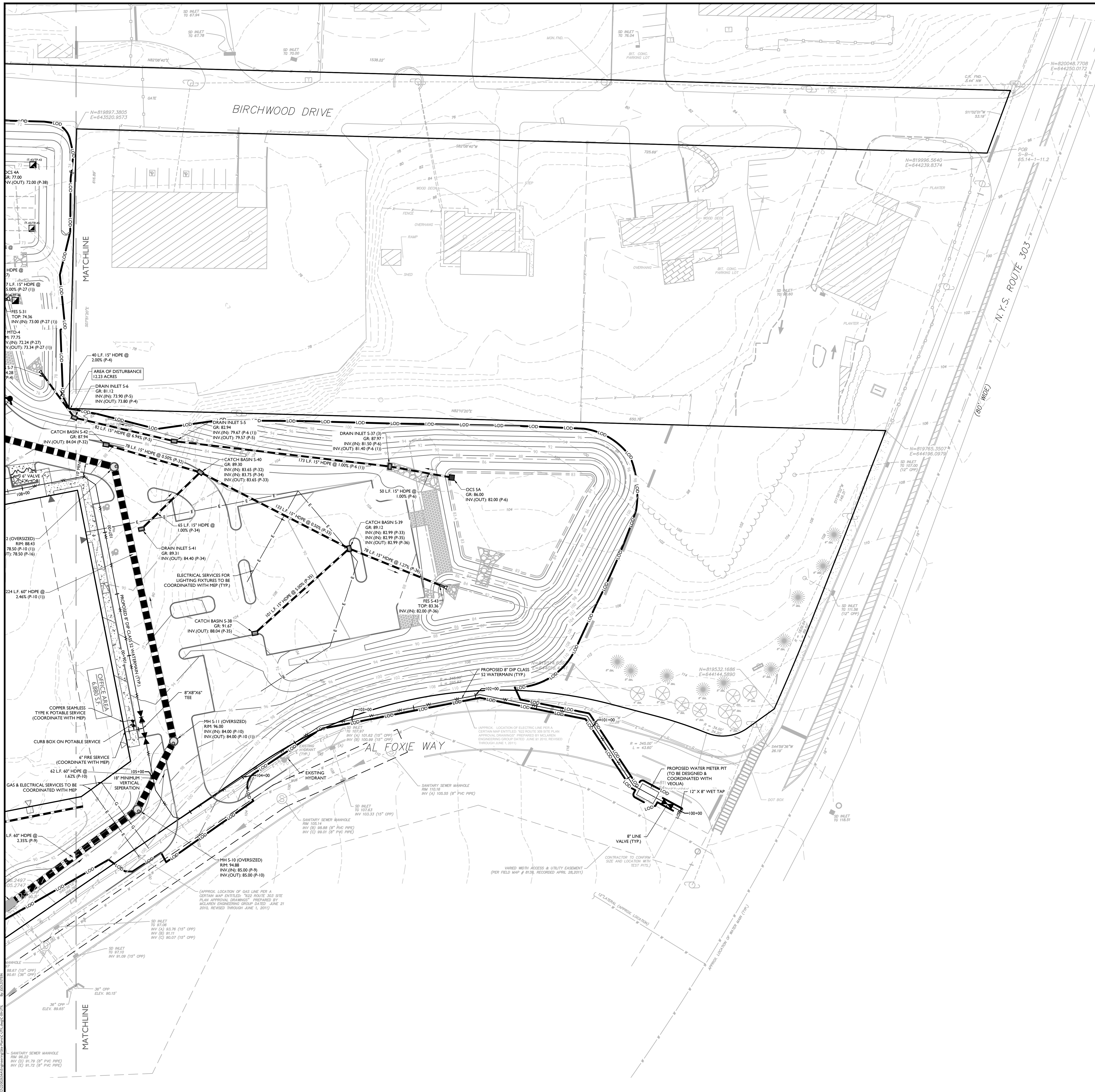
Colliers Engineering & Design

SCALE: 1" = 30'

UTILITIES WEST PLAN

08 of 23





Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is authorized for use only by the party for whom the services were performed or whom it is intended. This drawing may not be copied, revised, discarded, distributed or used upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE WHEREVER AN UTILITY EXISTS.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION



Jesse Barrett Cokeley
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 09987-01
 COLLIERS ENGINEERING & DESIGN CT, P.C.
 N.Y. C.O.A.# 0017609

PRELIMINARY SITE PLAN
 FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE

SBL: 65.14-1-11.2 & 11.3

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers **Engineering & Design**
 300 TICE BOWLEAVENUE
 Suite 101
 WOODCLIFF LAKE, NY 07777
 Phone: 845.352.0411
 COLLIERS ENGINEERING & DESIGN, INC.
 DOING BUSINESS AS MASER CONSULTING

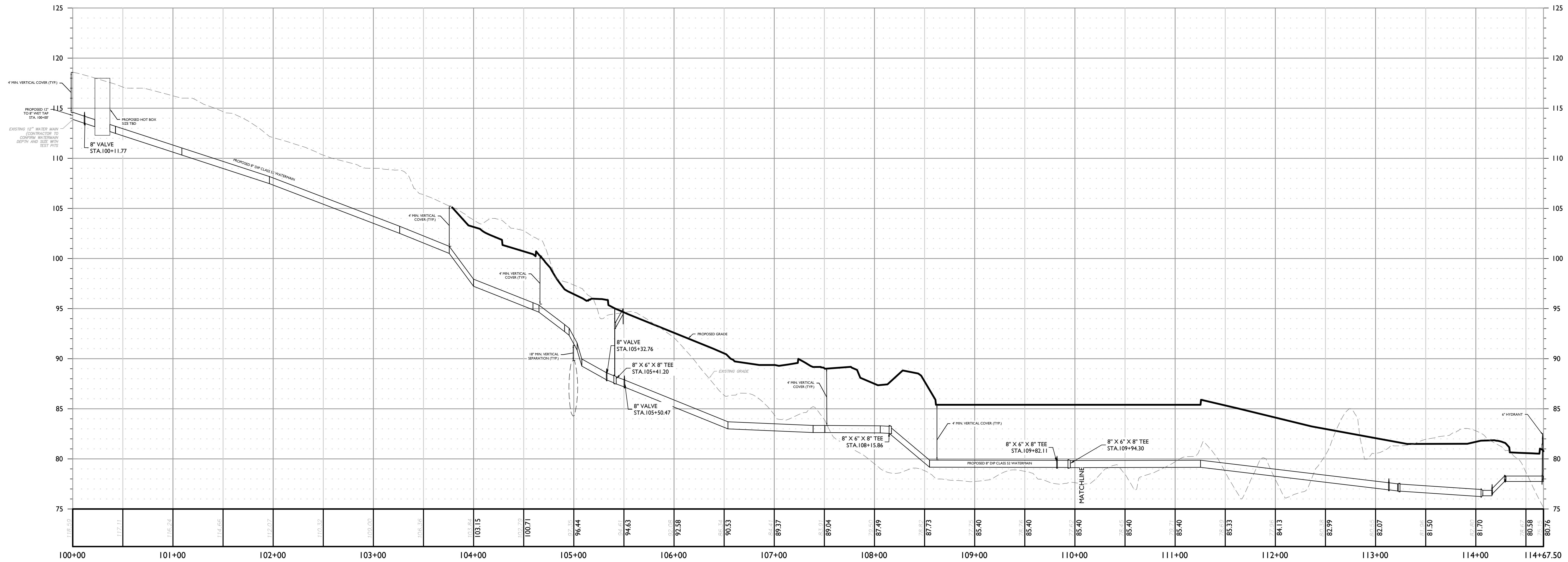
SCALE: AS SHOWN 01/03/2023 MAS CDR
 PROJECT NUMBER: 22002634A DRAWING NAME: C-UTL

LEGEND

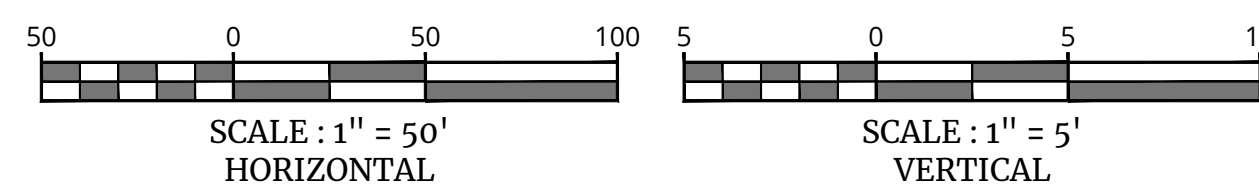
	EXISTING TRAVERSE LINE, CENTER LINE		PROPOSED TRAVERSE LINE, CENTER LINE
	EXISTING RIGHT OF WAY LINE		PROPOSED RIGHT OF WAY LINE
	EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	EXISTING EDGE OF PAVEMENT		PROPOSED EDGE OF PAVEMENT
	EXISTING CURBS		PROPOSED CURBS
	EXISTING DEPRESSED CURB		PROPOSED DEPRESSED CURB
	EXISTING SIDEWALK		PROPOSED SIDEWALK
	EXISTING FENCES		PROPOSED FENCES
	EXISTING TREELINE		PROPOSED TREELINE
	EXISTING ROADWAY SIGNS		PROPOSED ROADWAY SIGNS
	EXISTING WETLAND LINE		PROPOSED WETLAND LINE
	EXISTING MUNICIPAL BOUNDARY LINE		PROPOSED MUNICIPAL BOUNDARY LINE
	EXISTING "B" INLET		PROPOSED "B" INLET
	EXISTING "E" INLET		PROPOSED "E" INLET
	EXISTING STORM MANHOLE		PROPOSED STORM MANHOLE
	EXISTING SANITARY MANHOLE		PROPOSED SANITARY MANHOLE
	EXISTING FLARED END SECTION		PROPOSED FLARED END SECTION
	EXISTING HEADWALL		PROPOSED HEADWALL
	EXISTING HYDRANT		PROPOSED HYDRANT
	EXISTING POLE MOUNTED LIGHT		PROPOSED POLE MOUNTED LIGHT
	EXISTING CABLE TV CONDUIT		PROPOSED CABLE TV CONDUIT
	EXISTING WATER MAIN		PROPOSED WATER MAIN
	EXISTING GAS MAIN		PROPOSED GAS MAIN
	EXISTING TELEPHONE CONDUIT		PROPOSED TELEPHONE CONDUIT
	EXISTING ELECTRIC CONDUIT		PROPOSED ELECTRIC CONDUIT
	EXISTING SANITARY PIPE		PROPOSED SANITARY PIPE
	EXISTING STORM PIPE		PROPOSED STORM PIPE

30 0 30 60
 SCALE: 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



PROFILE OF WATER MAIN
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION
1	08/20/23	JPS	ISSUED FOR REMOVAL OF SUBURBAN INFILTRATION CHAMBERS
2	09/26/24	JAS	ISSUED FOR REMOVAL OF INFILTRATION CHAMBERS
3	11/14/24	JAS	ISSUED FOR REMOVAL OF INFILTRATION CHAMBERS
4	01/02/25	JAS	ISSUED FOR REMOVAL OF INFILTRATION CHAMBERS



Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER 09087-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.# 0017909

PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE

SBL: 65.14-1-11.2 & 11.3

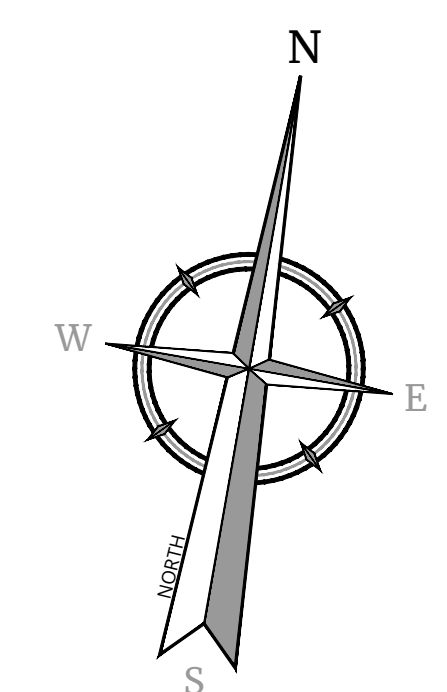
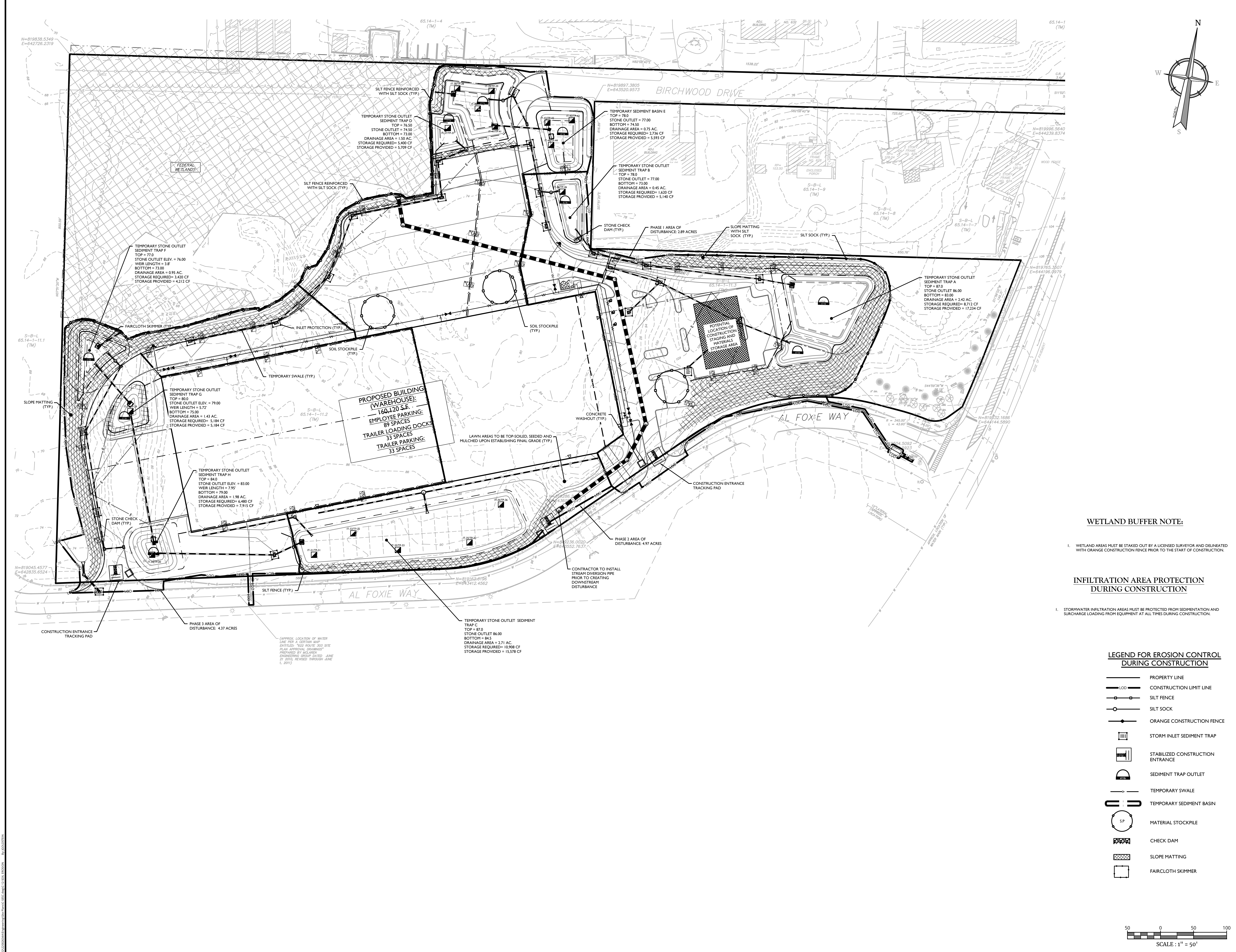
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TREE BOLLINGWOOD
Suite 101
WOODCLIFF LAKE, NY 07777
PHONE: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CORP (TIN)

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/03/2023	MAS	CDR
PROJECT NUMBER:	DRAWING NAME:		
22002634A	C-UTL		

SHEET TITLE:
WATER MAIN PROFILE

SHEET NUMBER:
10 of 23



REV	DATE	BY	DESCRIPTION

REV	DATE	BY	DESCRIPTION

WETLAND BUFFER NOTE:

1. WETLAND AREAS MUST BE STAKED OUT BY A LICENSED SURVEYOR AND DELINEATED WITH ORANGE CONSTRUCTION FENCE PRIOR TO THE START OF CONSTRUCTION.

INFILTRATION AREA PROTECTION DURING CONSTRUCTION

1. STORMWATER INFILTRATION AREAS MUST BE PROTECTED FROM SEDIMENTATION AND SURCHARGE LOADING FROM EQUIPMENT AT ALL TIMES DURING CONSTRUCTION.



Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09087-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. # 0017609

PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE

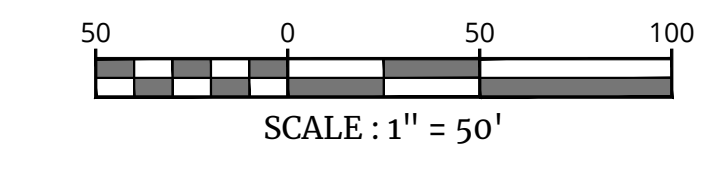
SBL: 65.14-1-11.2 & 11.3

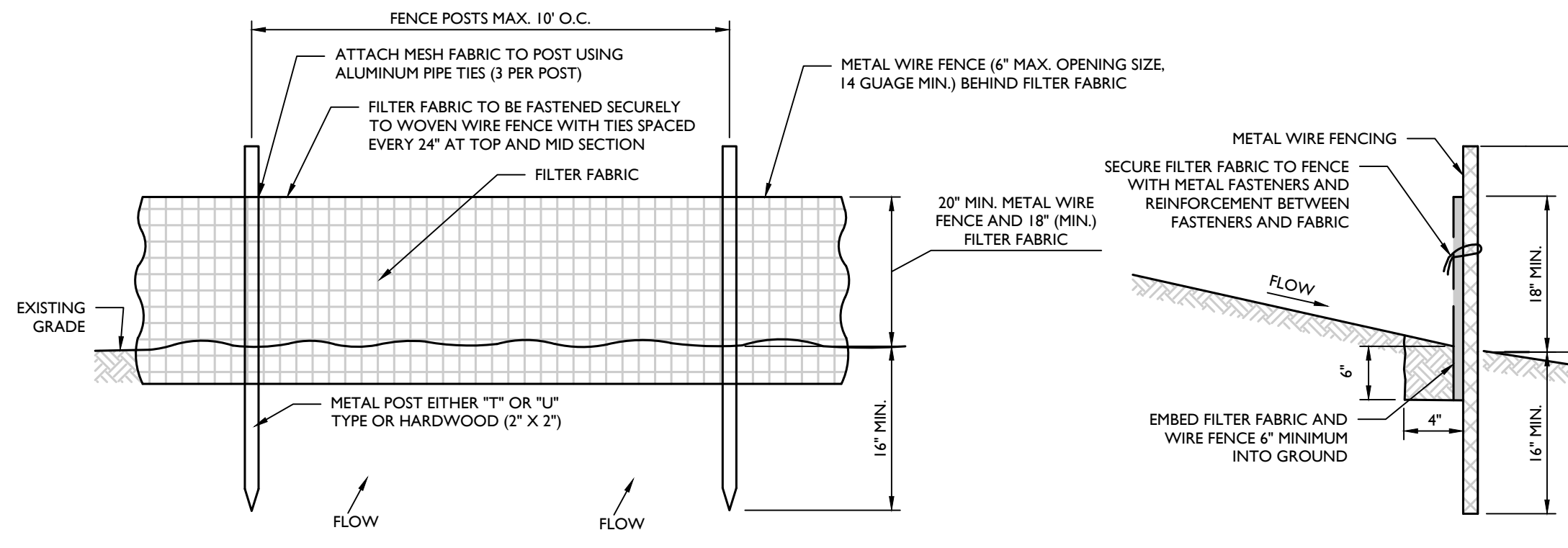
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TEE BOLLWEARD
Suite 101
WOODCLIFF LAKE, NY 10977
PHONE: 845-352-0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

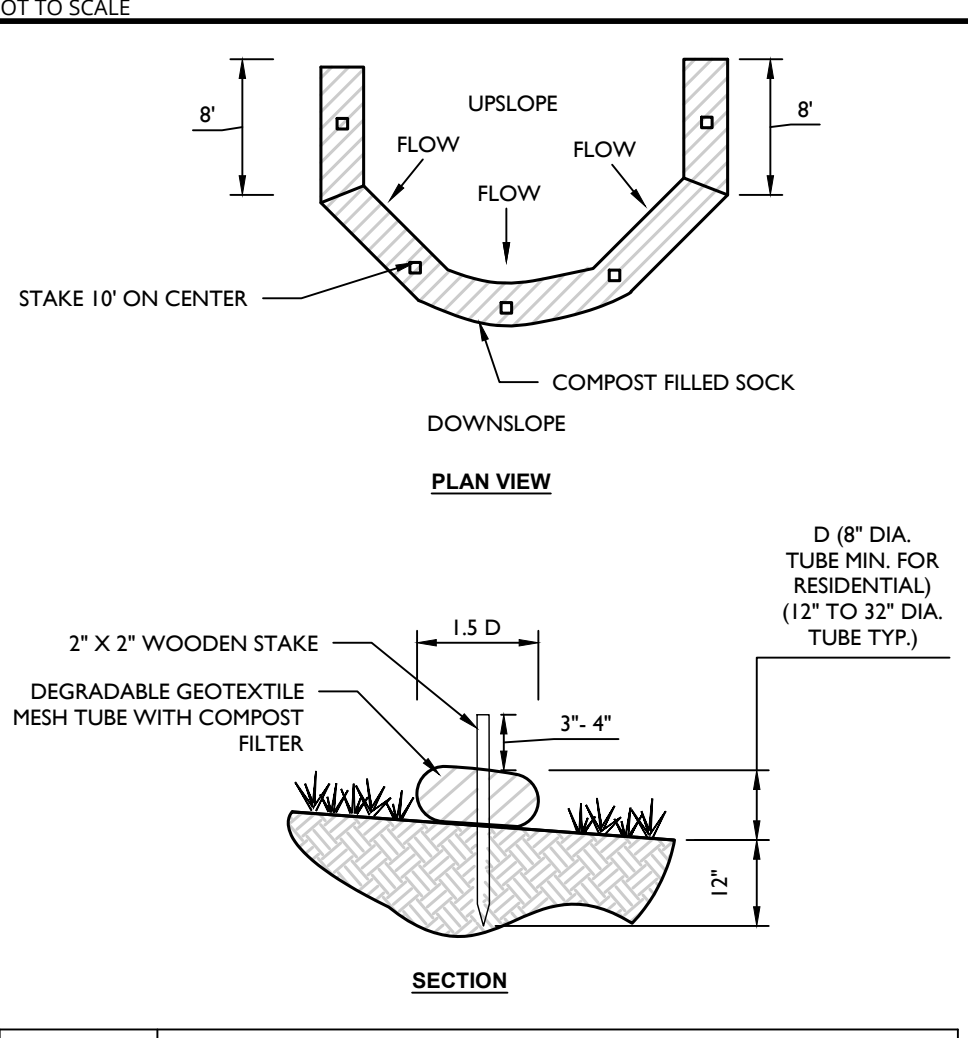
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/03/2023	MAS	CDR
PROJECT NUMBER:	DRAWING NAME:	C-SEIC	
22002634A			

SOIL EROSION & SEDIMENT CONTROL PLAN

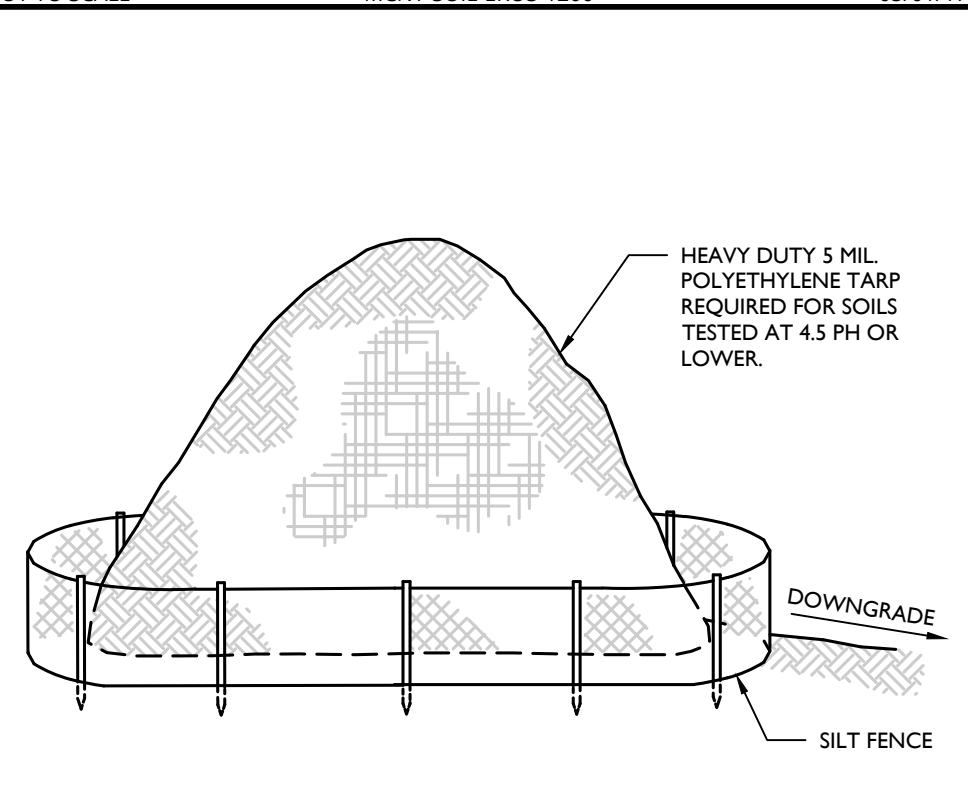




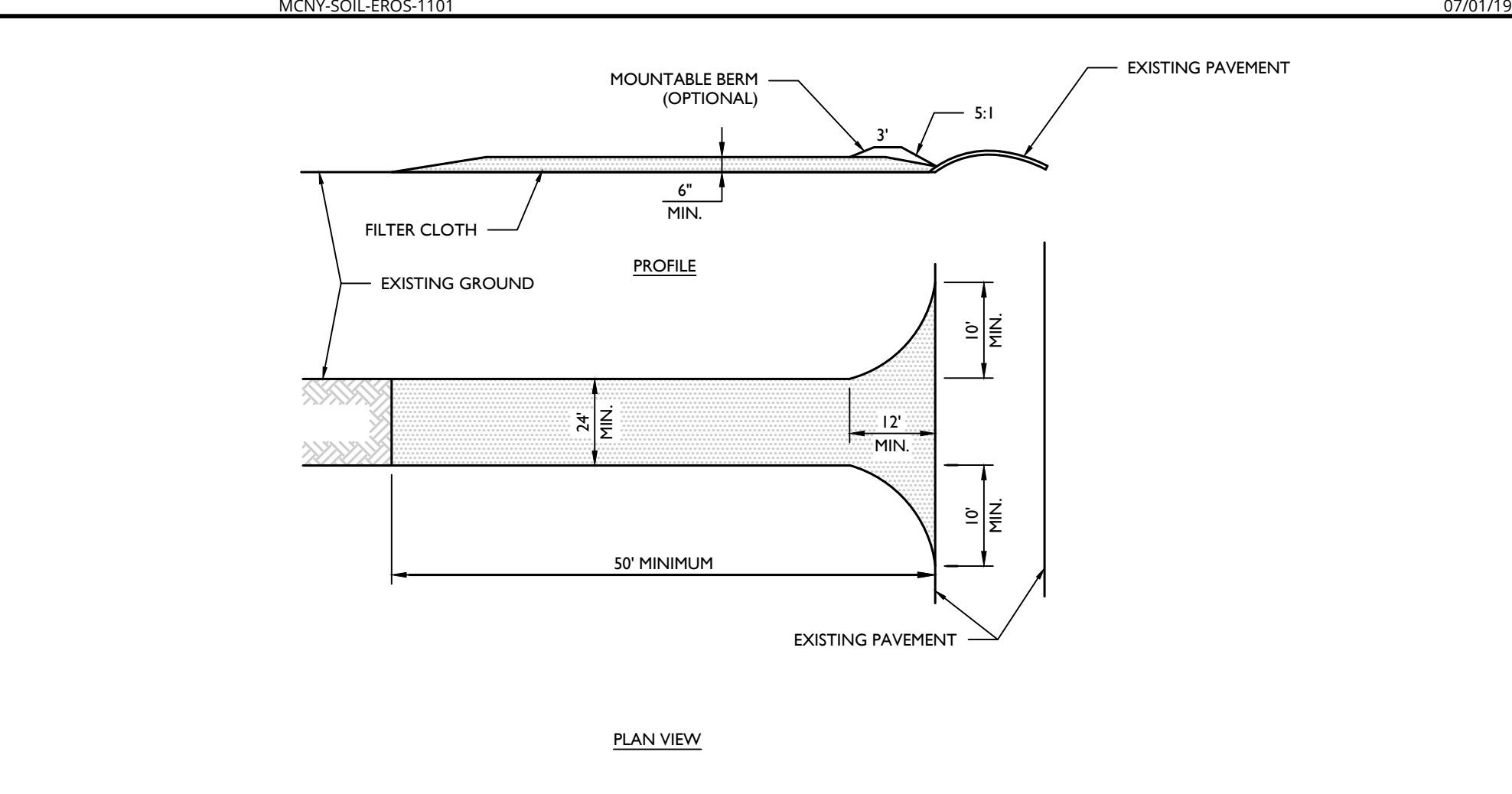
REINFORCED SILT FENCE (WITH WIRE FENCE) DETAIL



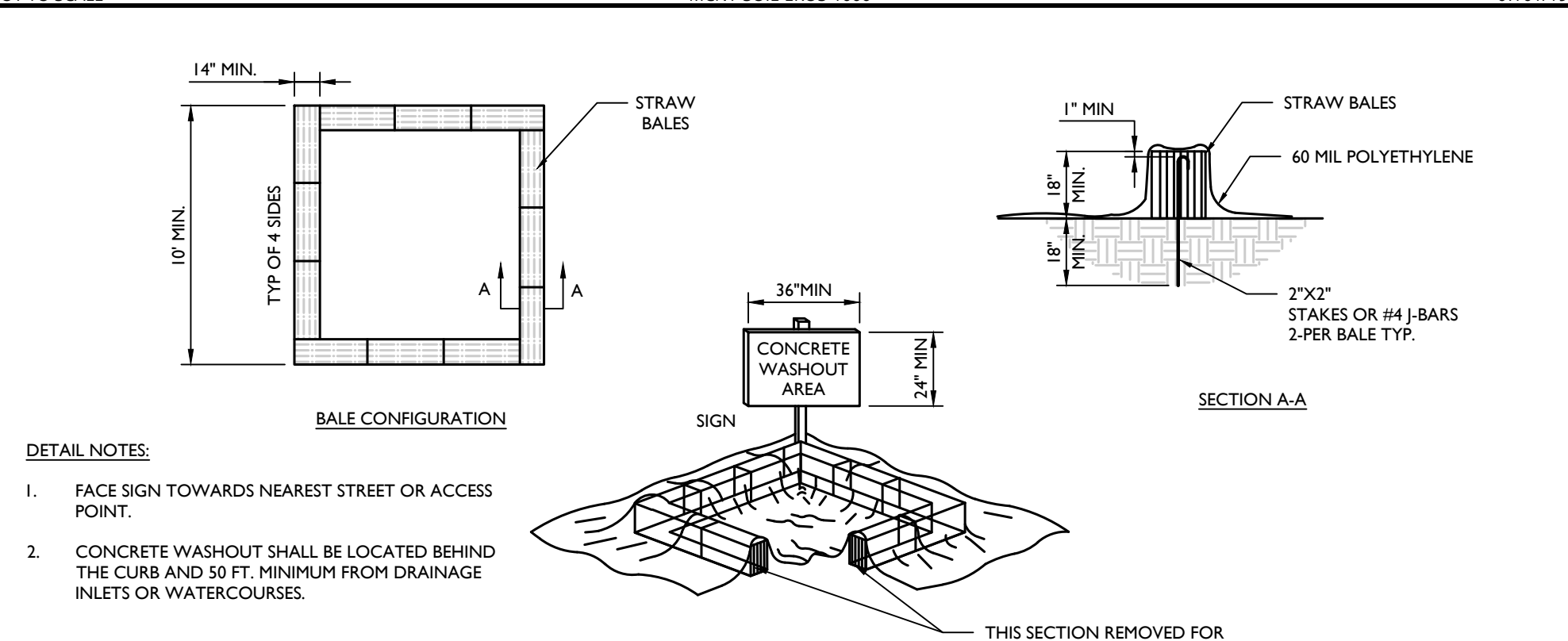
COMPOST FILTER SOCK DETAIL



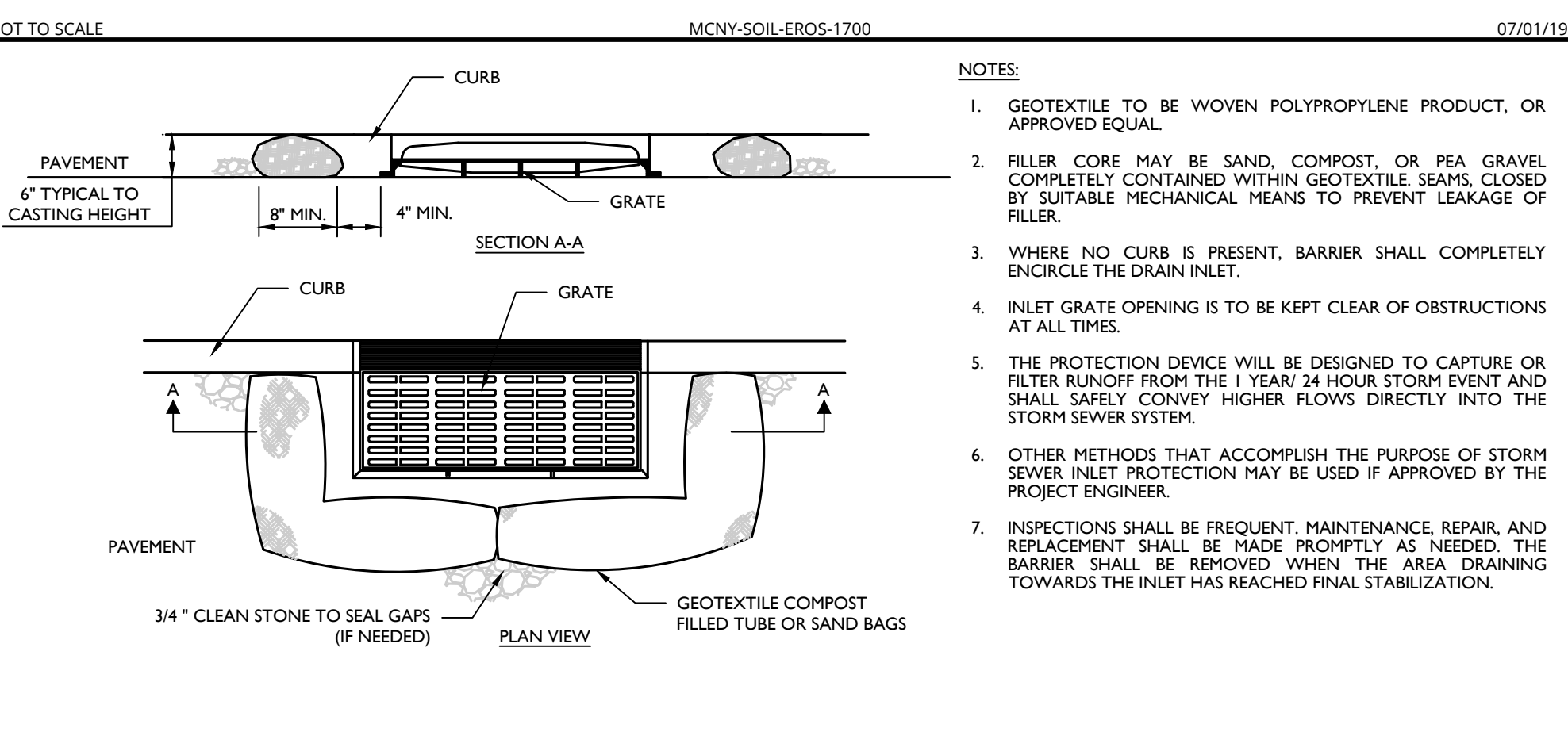
TOPSOIL STOCKPILE DETAIL



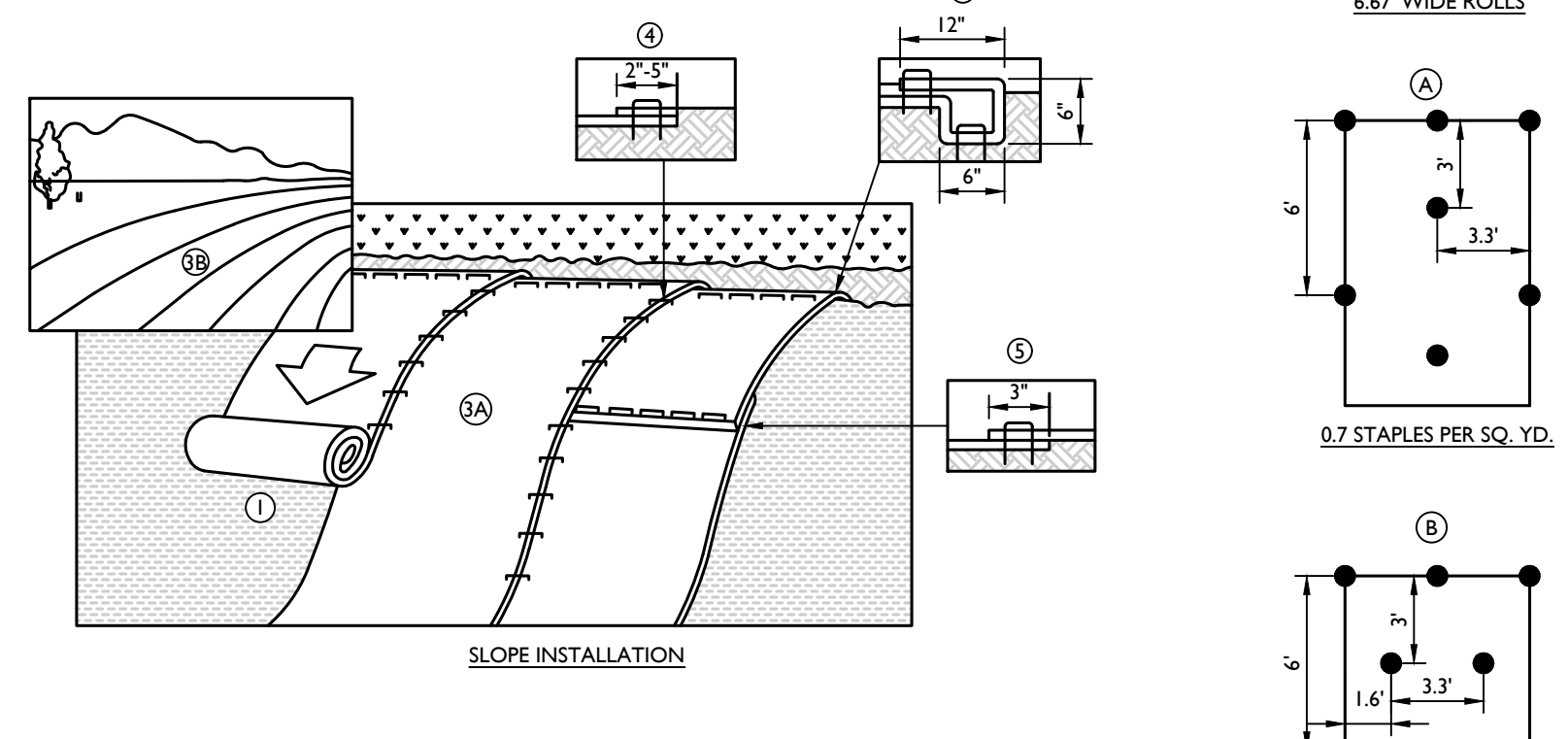
STABILIZED CONSTRUCTION ENTRANCE DETAIL



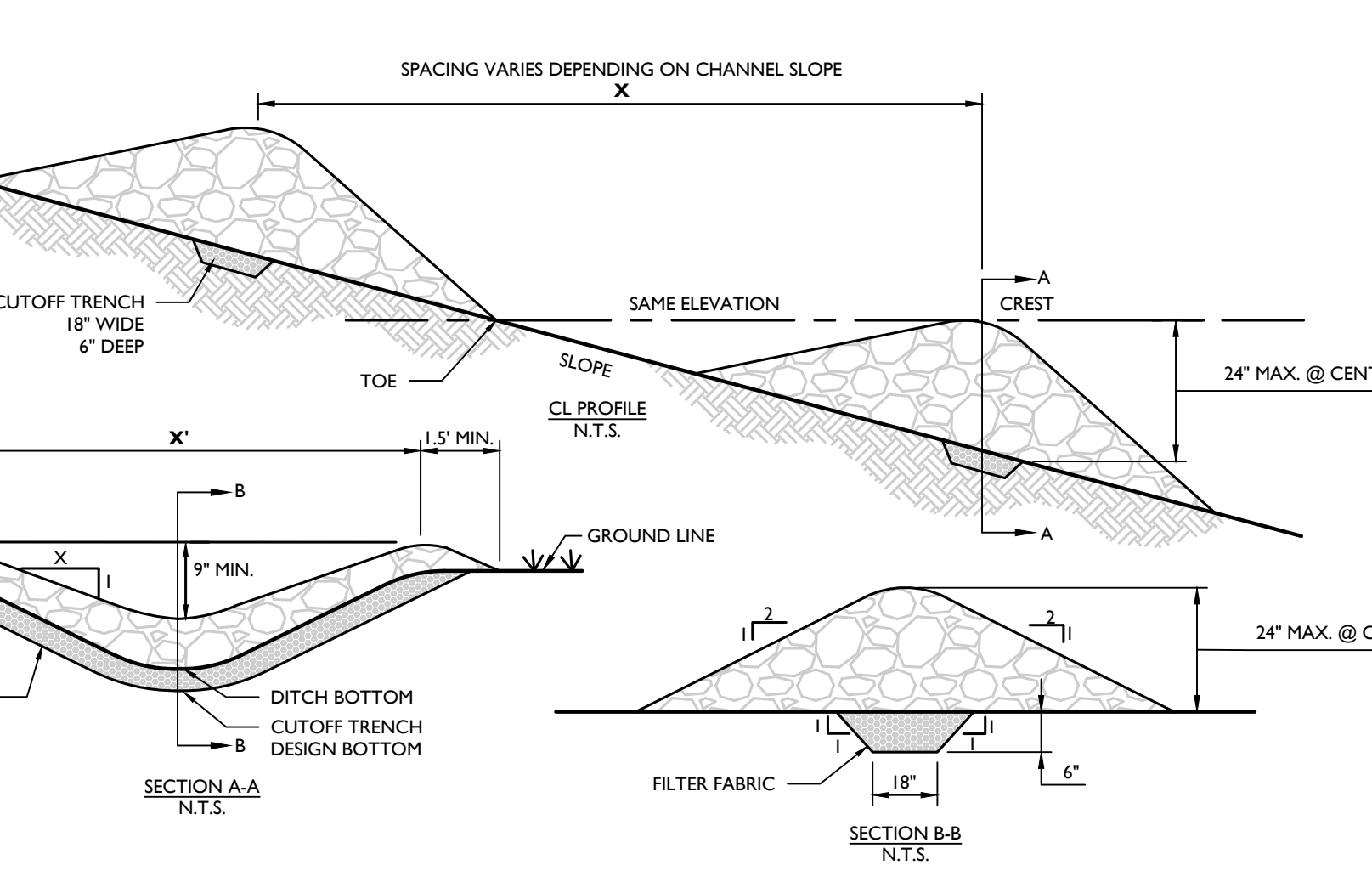
CONCRETE WASHOUT DETAIL



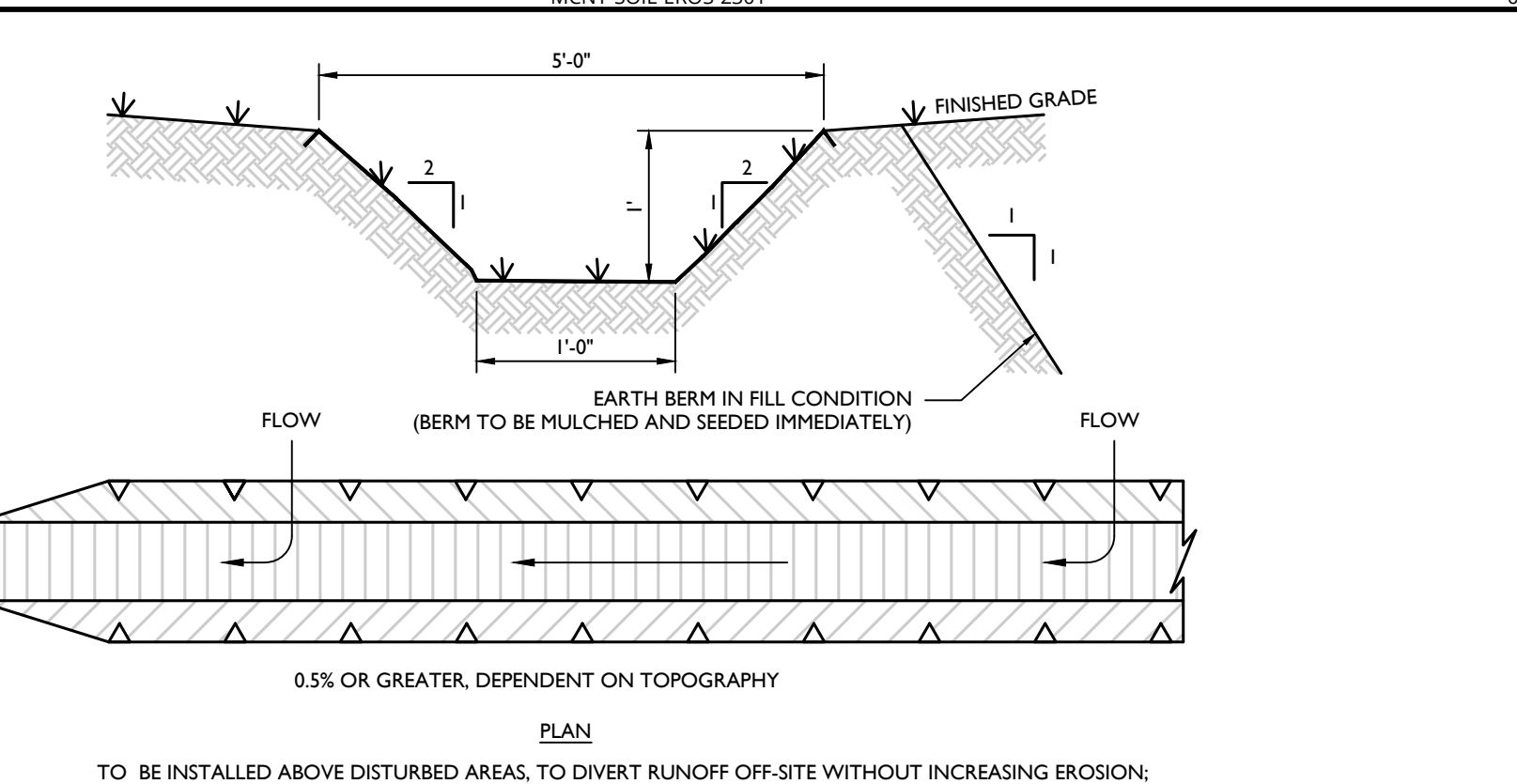
INLET PROTECTION (FILTER BARRIER) DETAIL



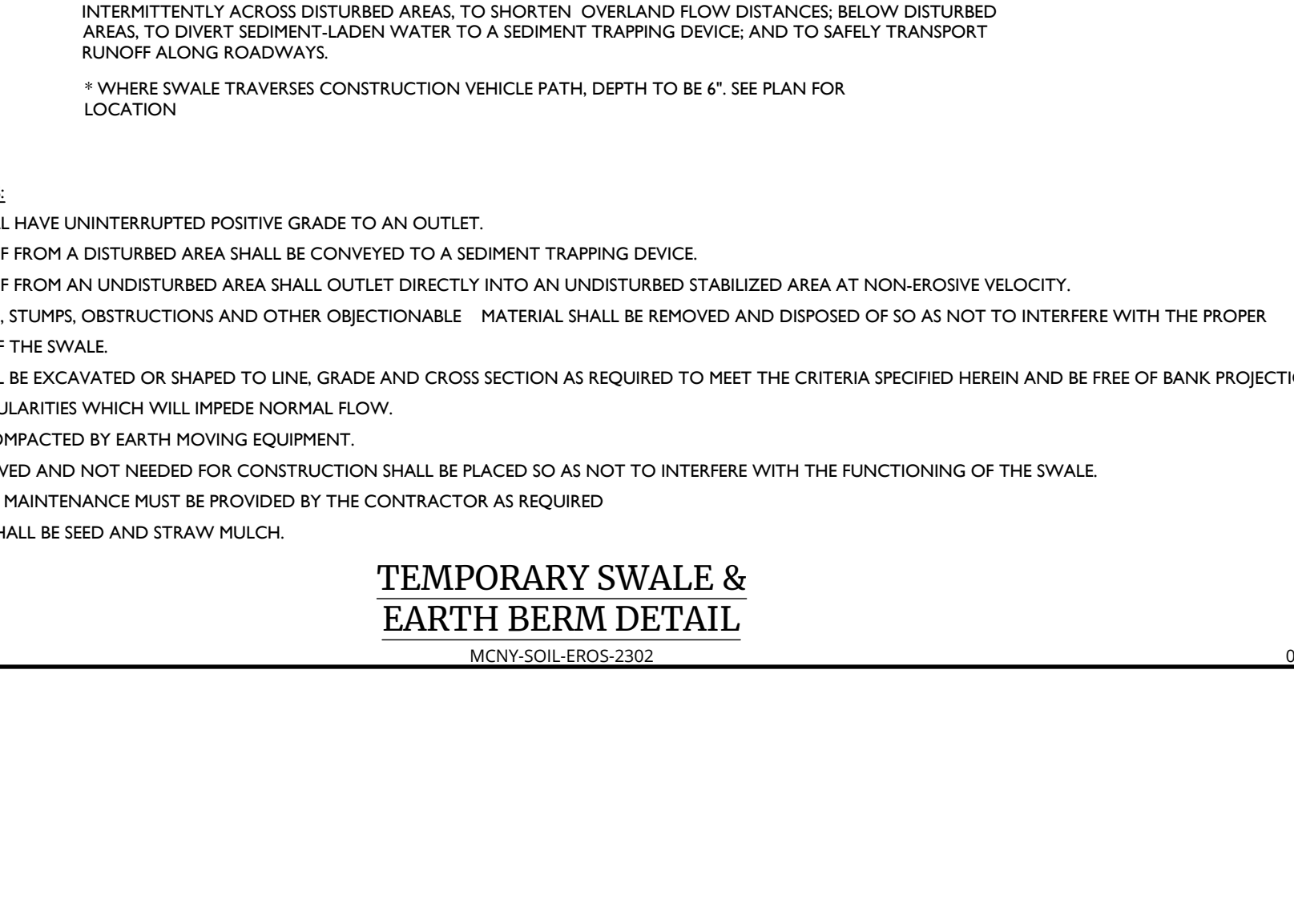
EROSION MATTING (CUREX ENFORCER I) DETAIL



STONE CHECK DAM DETAIL

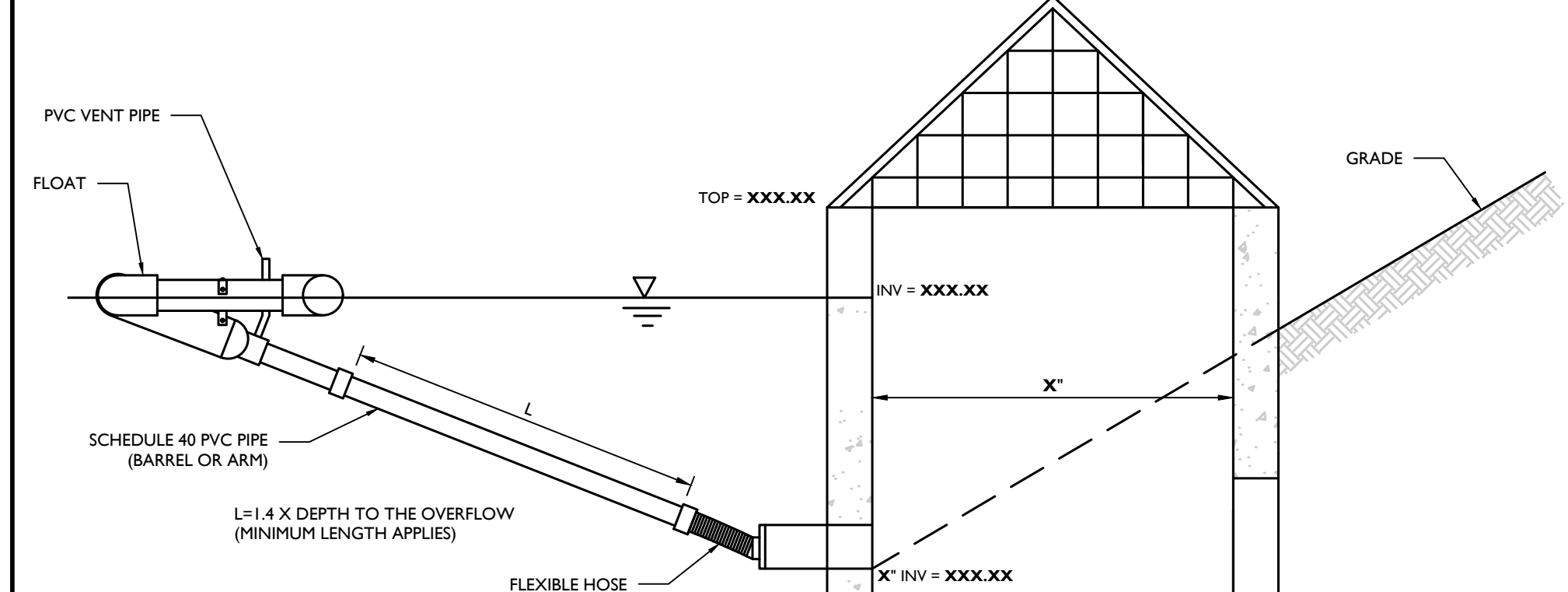


TEMPORARY SWALE & EARTH BERM DETAIL

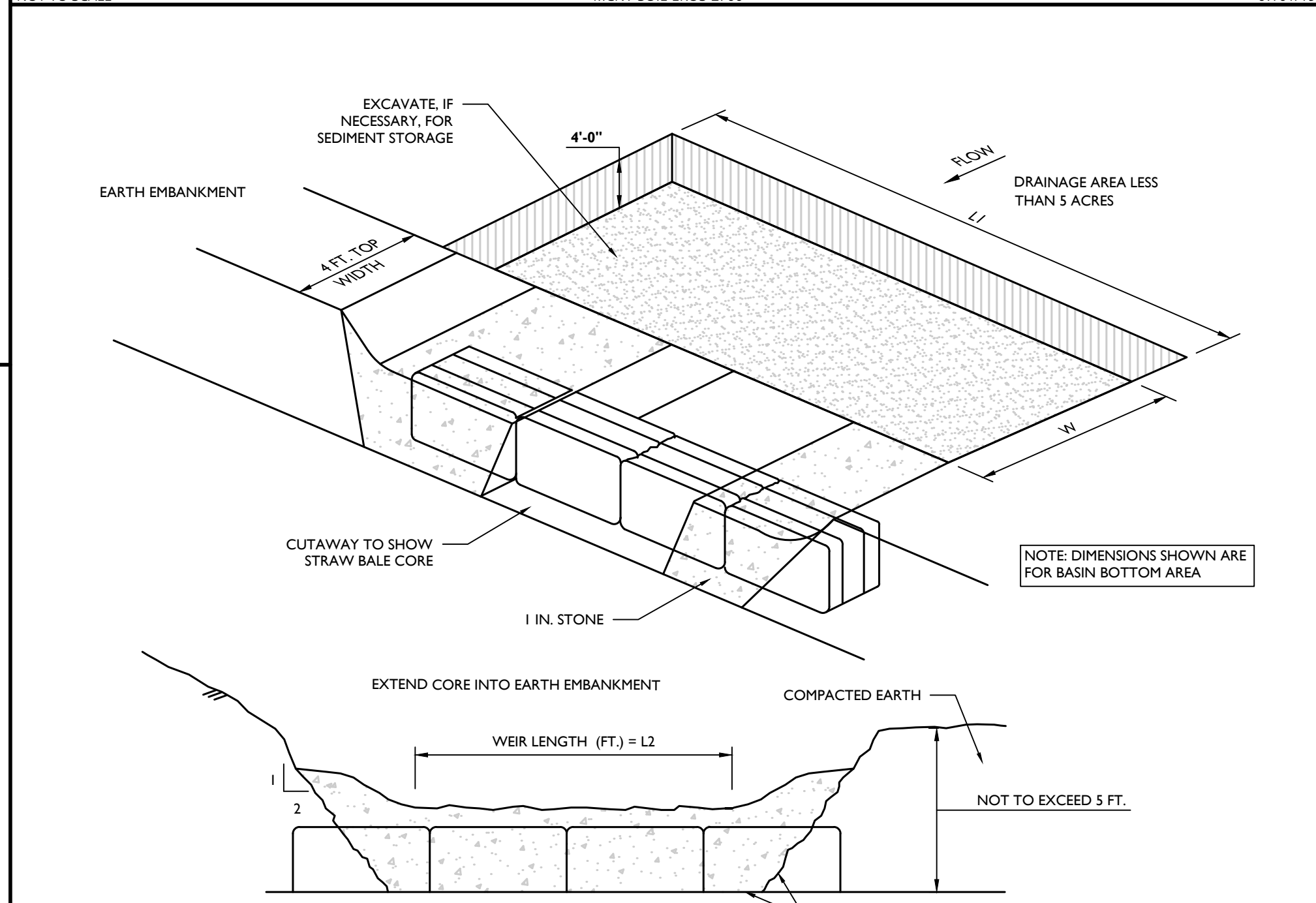


SEDIMENT TRAP	DRAINAGE AREA	AREA (FT ²)	DEPTH (FT.)	VOLUME REQ'D (CF.)	VOLUME PROVIDED (CF.)	WEIR LENGTH (L)
A	2.42 AC.	14,326	3.0 FT.	8,712 C.F.	17,234 C.F.	9.88 FT.
B	0.45 AC.	3,213	4.0 FT.	1,620 C.F.	5,140 C.F.	1.80 FT.
C	2.71 AC.	25,964	1.5 FT.	9,756 C.F.	15,578 C.F.	10.84 FT.
D	1.50 AC.	9,515	1.5 FT.	5,400 C.F.	5,709 C.F.	6.0 FT.
E	0.75 AC.	5,593	2.5 FT.	2,796 C.F.	5,593 C.F.	3.0 FT.
F	0.95 AC.	5,510	2.0 FT.	4,428 C.F.	4,315 C.F.	3.80 FT.
G	1.43 AC.	3,276	4.0 FT.	5,184 C.F.	5,184 C.F.	5.72 FT.
H	1.98 AC.	4,947	4.0 FT.	7,128 C.F.	9,915 C.F.	7.92 FT.

STONE OUTLET SEDIMENT TRAP DETAIL



FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE DETAIL



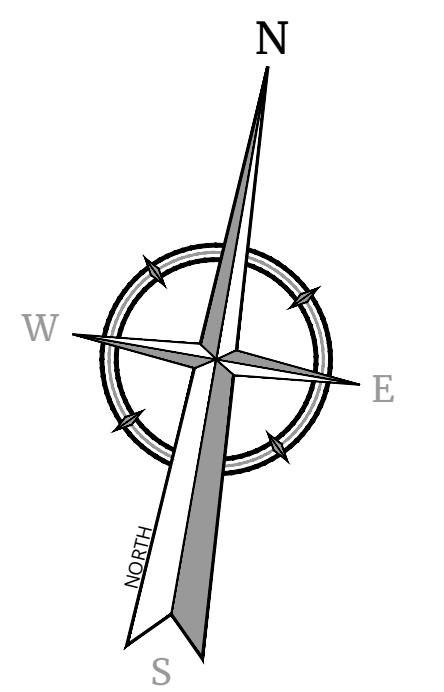
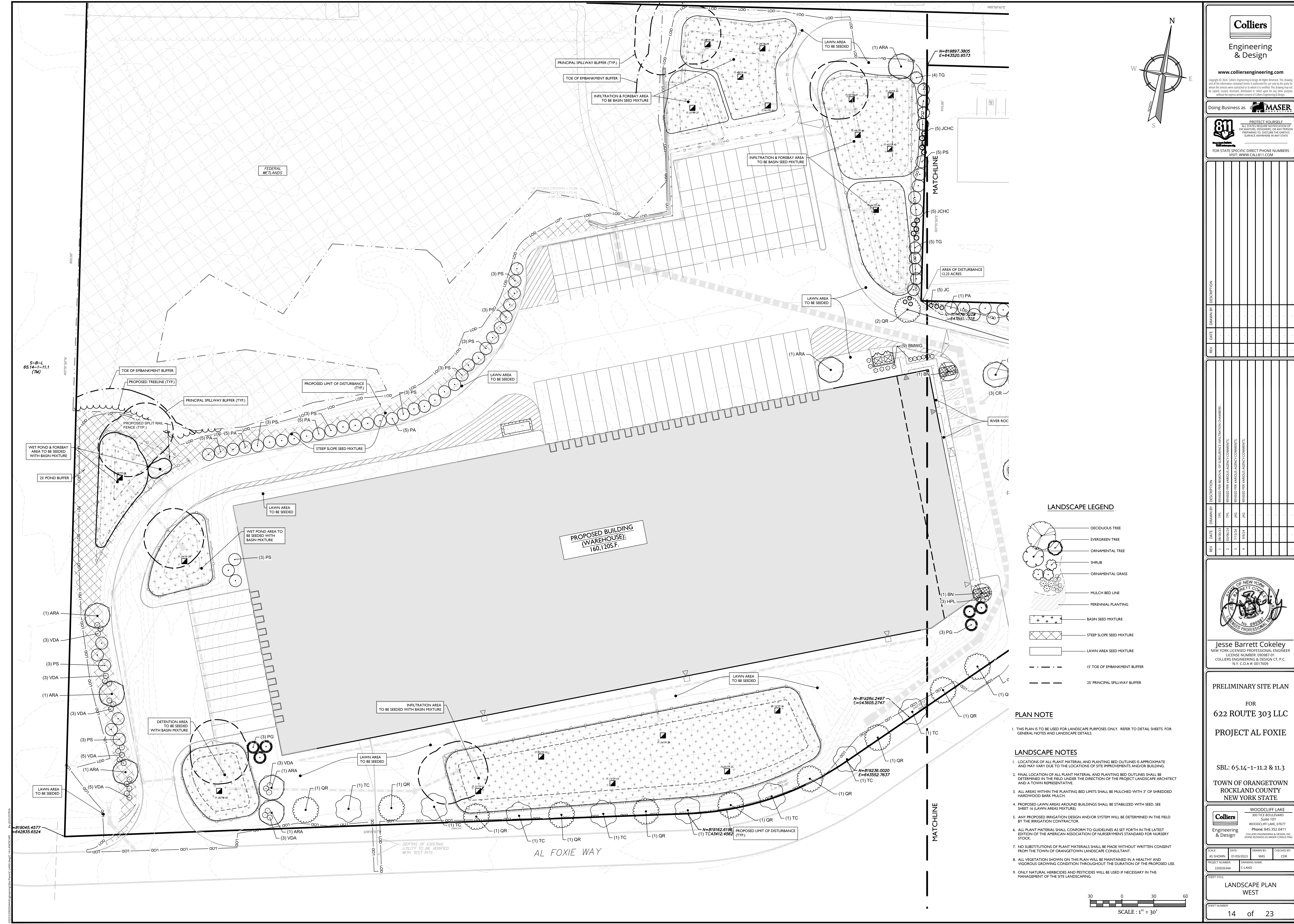
Colliers
Engineering & Design
www.colliersengineering.com
Doing Business as **MASER**
PROTECT YOURSELF
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

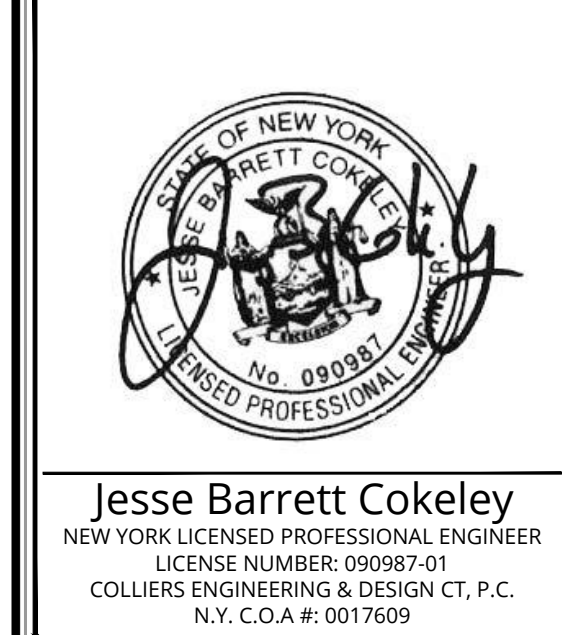
Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09087-01
COLLIERS ENGINEERING & DESIGN, P.C.
N.Y. C.O.A. #1-0017609

PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE
SBL: 65.14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE
WOODCLIFF LAKE
300 TEE BOLLINGER
Suite 101
WOODCLIFF LAKE, NY 09777
PHONE: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING
DATE: 01/03/2023
DRAWN BY: MAS
CHECKED BY: CDR
PROJECT NUMBER: 22002634A
DRAWING NAME: C-58C
SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL DETAILS
SHEET NUMBER: 13 of 23



REV	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

REV	DATE	DESCRIPTION	BY	DATE	DESCRIPTION



PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE
SBL: 65.14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

LANDSCAPE LEGEND

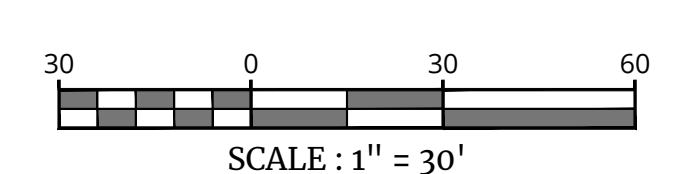
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- ORNAMENTAL GRASS
- MULCH BED LINE
- PERENNIAL PLANTING
- BASIN SEED MIXTURE
- STEEP SLOPE SEED MIXTURE
- LAWN AREA SEED MIXTURE
- 15' TOE OF EMBANKMENT BUFFER
- 25' PRINCIPAL SPILLWAY BUFFER

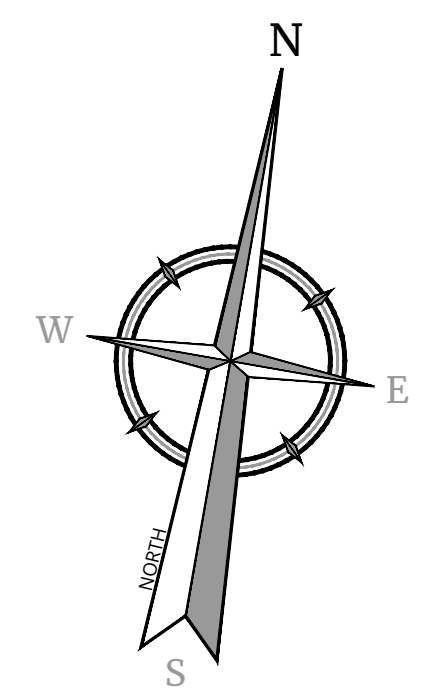
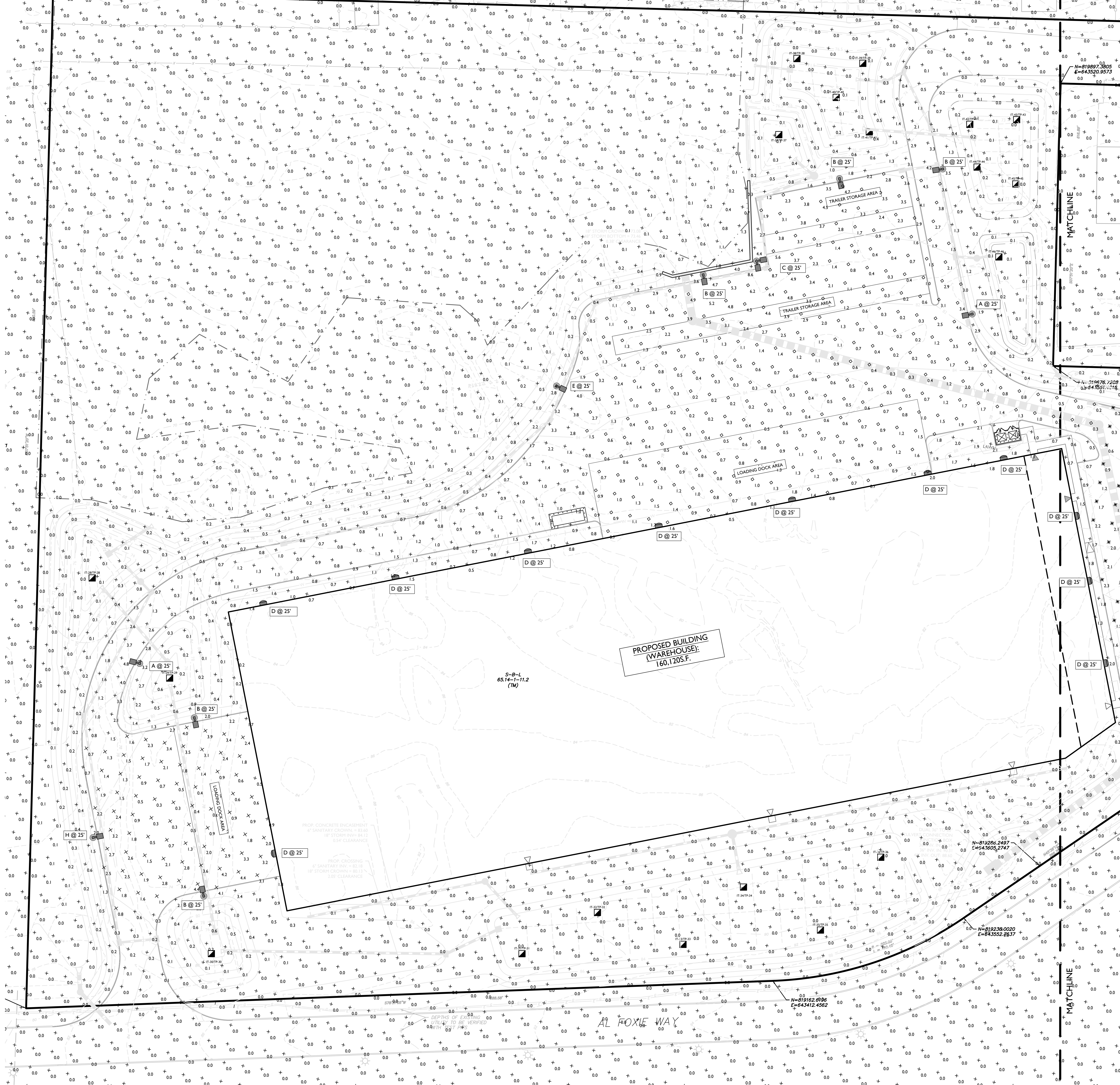
PLAN NOTE

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

LANDSCAPE NOTES

- LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
- FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT AND A TOWN REPRESENTATIVE.
- ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
- PROPOSED LAWN AREAS AROUND BUILDINGS SHALL BE STABILIZED WITH SEED. SEE SHEET 16 (LAWN AREAS MIXTURE).
- ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
- ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE TOWN OF ORANGETOWN LANDSCAPE CONSULTANT.
- ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE.
- ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING.





Colliers
Engineering & Design

www.colliersengineering.com

Copyright © 2024 Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is submitted for use only by the party for whom the services were rendered or a subcontractor to be verified. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY DIGITING OR EXCAVATION. PREPARE TO DETECT THE EARTH'S SURFACE ANSWERS IN ANY DIGIT.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
1	08/03/23	ISSUED PER MANUAL OF SUBURBAN PAVEMENT CHANGERS
2	08/03/23	ISSUED PER MANUAL OF SUBURBAN PAVEMENT CHANGERS
3	07/25/24	ISSUED PER MANUAL OF SUBURBAN PAVEMENT CHANGERS
4	08/02/24	ISSUED PER MANUAL OF SUBURBAN PAVEMENT CHANGERS

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09087-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#-0017609

PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE

SBL: 65.14-1-11.2 & 11.3

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers
Engineering & Design

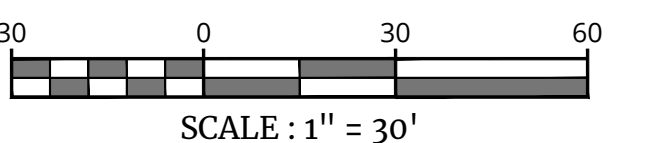
WOODCLIFF LAKE
300 TEEBOLL BLVD
Suite 101
WOODCLIFF LAKE, NY 09177
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN DATE: 01/30/2023 DRAWN BY: MAS CHECKED BY: CDR
PROJECT NUMBER: 220026344 DRAWING NAME: C-4-LHT

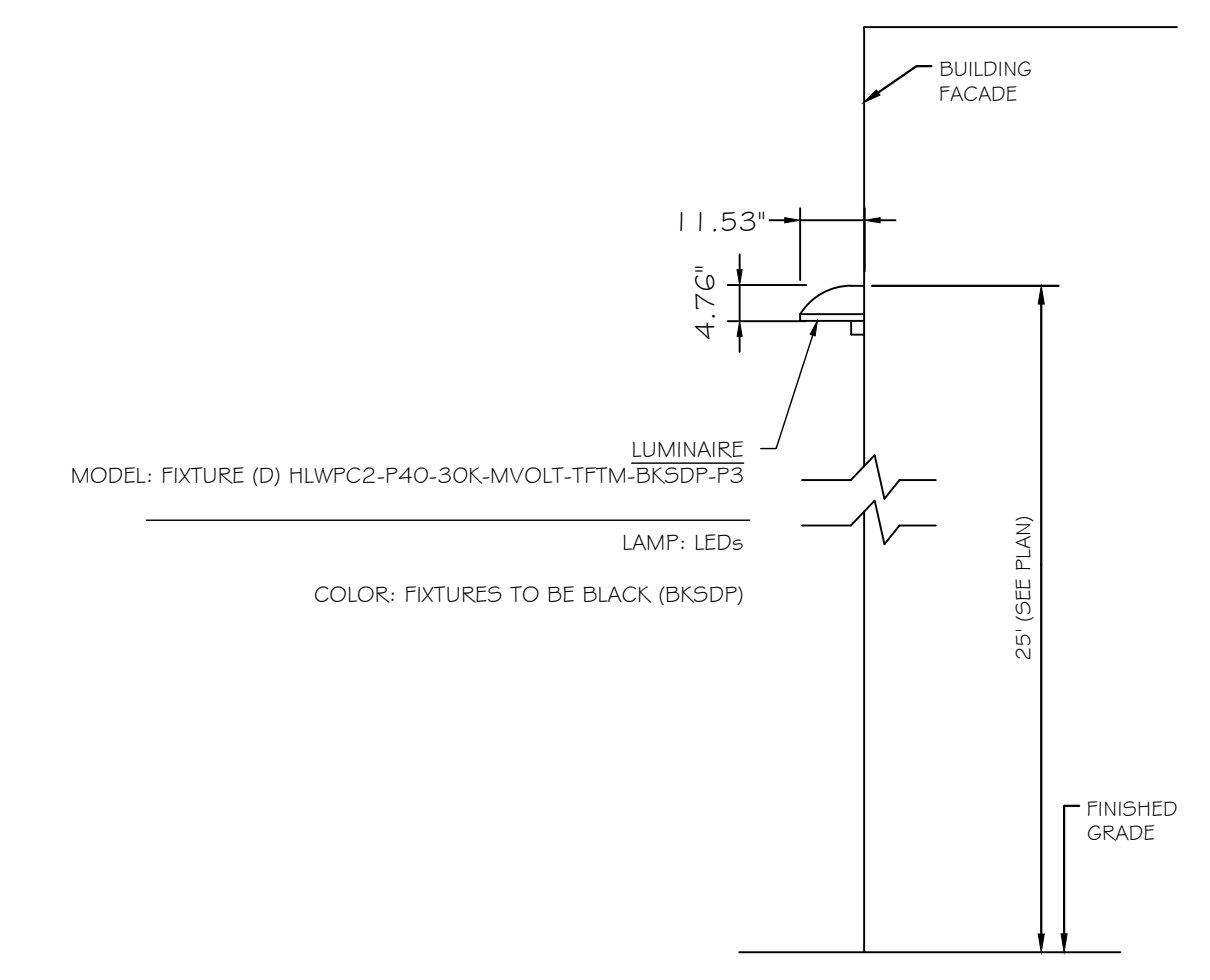
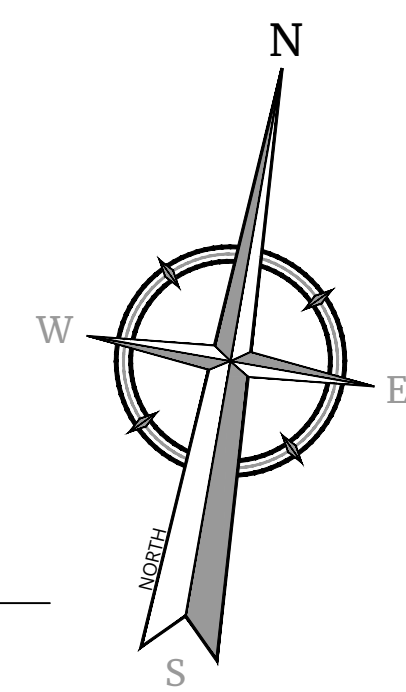
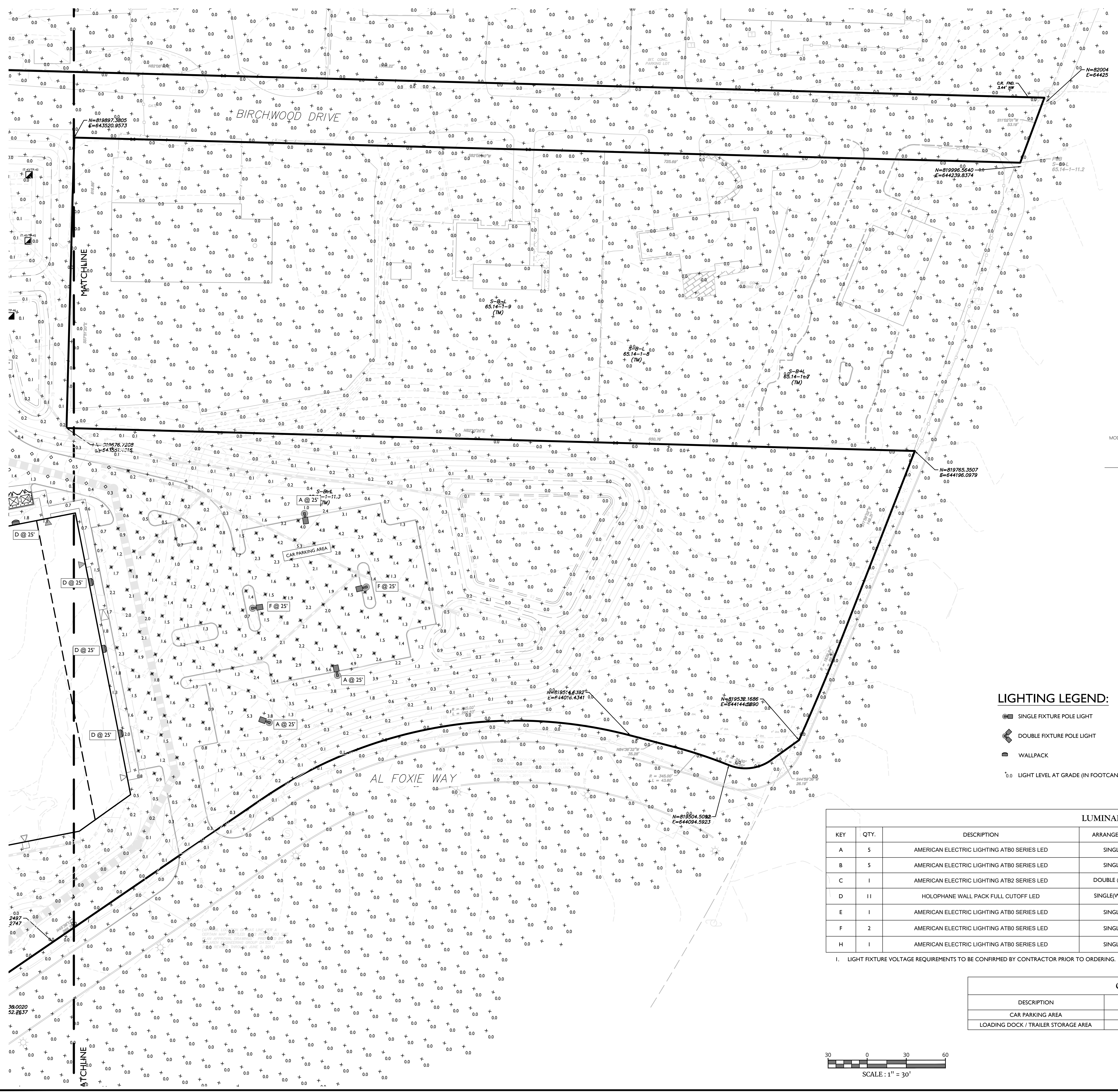
LIGHTING PLAN WEST

SHEET NUMBER: 16 of 23

- LIGHTING LEGEND:**
- SINGLE FIXTURE POLE LIGHT
 - DOUBLE FIXTURE POLE LIGHT
 - WALLPACK
 - LIGHT LEVEL AT GRADE (IN FOOTCANDLES)
- LIGHTING NOTES:**
1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
 2. POLES AND FIXTURES AS SUPPLIED BY: POLES & WALL FIXTURES - HOLOPHANE POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
 3. LAMPS ARE TO BE LED; A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
 4. FIXTURES AND POLES ARE TO BE BLACK.
 5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
 6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
 7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
 8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
 9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
 10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
 11. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

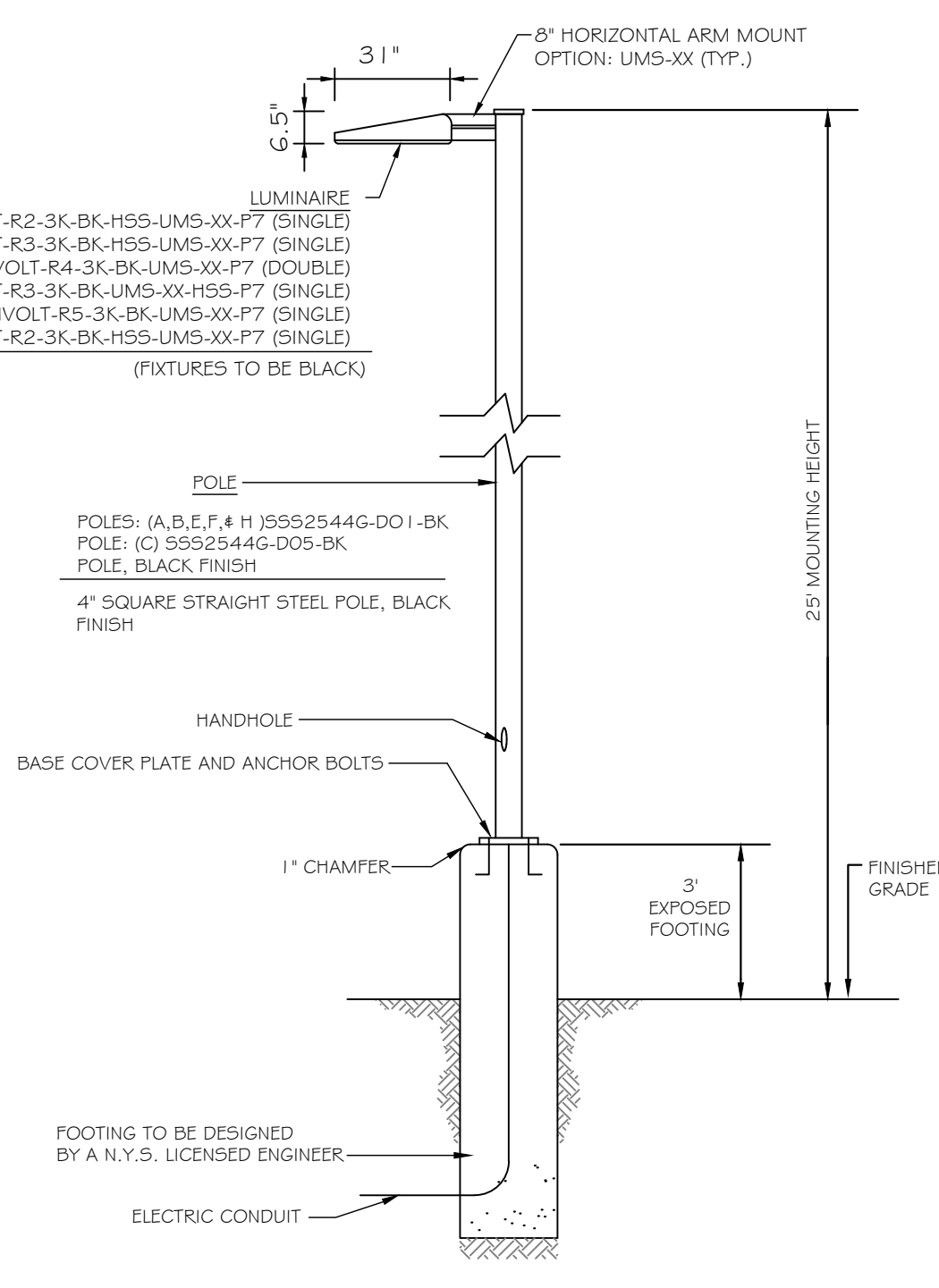


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



WALL MOUNTED FIXTURE DETAIL
NOT TO SCALE

- NOTES:
- LUMINAIRES TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
 - VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.



POLE MOUNTED FIXTURE DETAIL
NOT TO SCALE

- NOTES:
- LUMINAIRES TO BE MANUFACTURED BY AMERICAN ELECTRIC LIGHTING AND POLES BY HOLOPHANE MANUFACTURING TO CONFORM TO POLE SIZE OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
 - FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
 - VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.
 - PROPOSED POLES HEIGHT TO BE NOTED IN FIELD (AS NEEDED) TO MEET DESIGN.

LIGHTING LEGEND:

- SINGLE FIXTURE POLE LIGHT
- DOUBLE FIXTURE POLE LIGHT
- WALLPACK
- LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

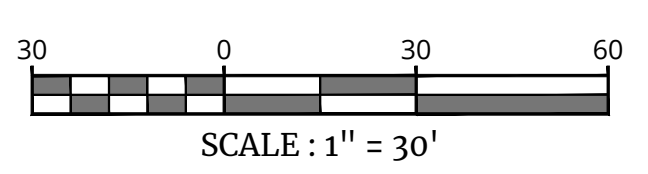
LUMINAIRE SCHEDULE

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CCT	CATALOG #
A	5	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	14,351	0.92	3000K	ATB0-P304-MVOLT-R2-3K-BK-HSS-UMS-XX-P7
B	5	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	16,646	0.92	3000K	ATB0-P304-MVOLT-R3-3K-BK-HSS-UMS-XX-P7
C	1	AMERICAN ELECTRIC LIGHTING ATB2 SERIES LED	DOUBLE @ 90°	25'	23,759	0.92	3000K	ATB2-P601-MVOLT-R4-3K-BK-UMS-XX-P7
D	11	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE(WALL)	25'	9,561	0.92	3000K	HLWPC2-P40-30K-MVOLT-TFTM-BKSPF-P3
E	1	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	16,646	0.92	3000K	ATB0-P304-MVOLT-R3-3K-BK-UMS-XX-HSS-P7
F	2	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	17,669	0.92	3000K	ATB0-P304-MVOLT-R5-3K-BK-UMS-XX-P7
H	1	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	25'	9,848	0.92	3000K	ATB0-P302-MVOLT-R2-3K-BK-HSS-UMS-XX-P7

1. LIGHT FIXTURE VOLTAGE REQUIREMENTS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING.

CALCULATION SUMMARY

DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
CAR PARKING AREA	ILLUMINANCE	FC	1.7	5.6	0.2	8.5:1
LOADING DOCK / TRAILER STORAGE AREA	ILLUMINANCE	FC	1.5	8.7	0.2	7.5:1



Colliers
Engineering & Design
www.colliersengineering.com
Copyright © 2024 Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is authorized for use only by the party for whom the drawing was prepared and is not to be used for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EDUCATORS, ENGINEERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE WHOEVER IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION

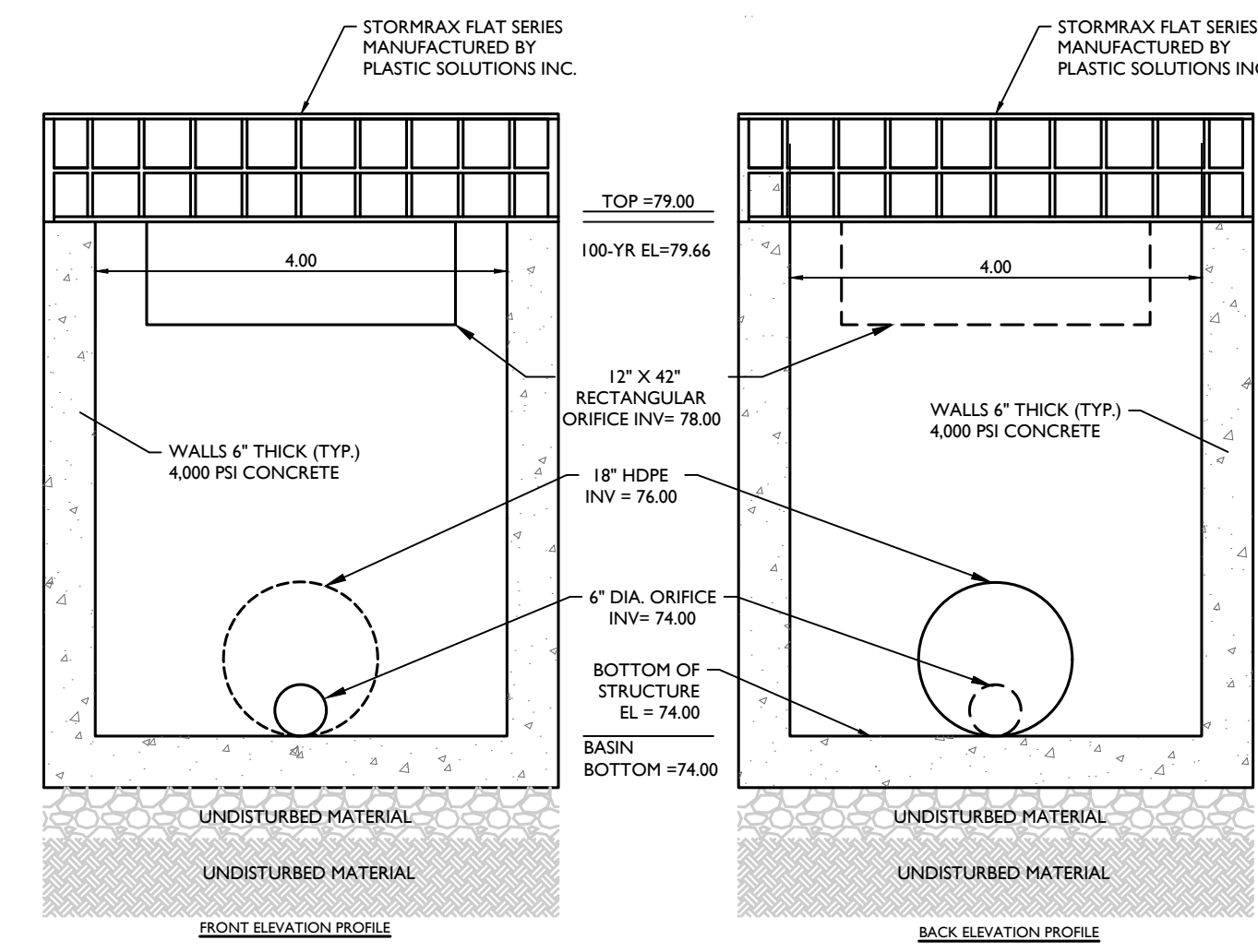
REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
1	08/20/23	ISSUED FOR PERMITS (SUBURBAN INFILTRATION CHAMBERS)	JAC	JAC	08/20/23
2	08/20/23	ISSUED FOR PERMITS (MARKET AGENCY COMMENTS)	JAC	JAC	08/20/23
3	08/20/23	ISSUED FOR PERMITS (MARKET AGENCY COMMENTS)	JAC	JAC	08/20/23
4	08/20/23	ISSUED FOR PERMITS (MARKET AGENCY COMMENTS)	JAC	JAC	08/20/23

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09087-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. # 0017809

PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE
SBL: 65.14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

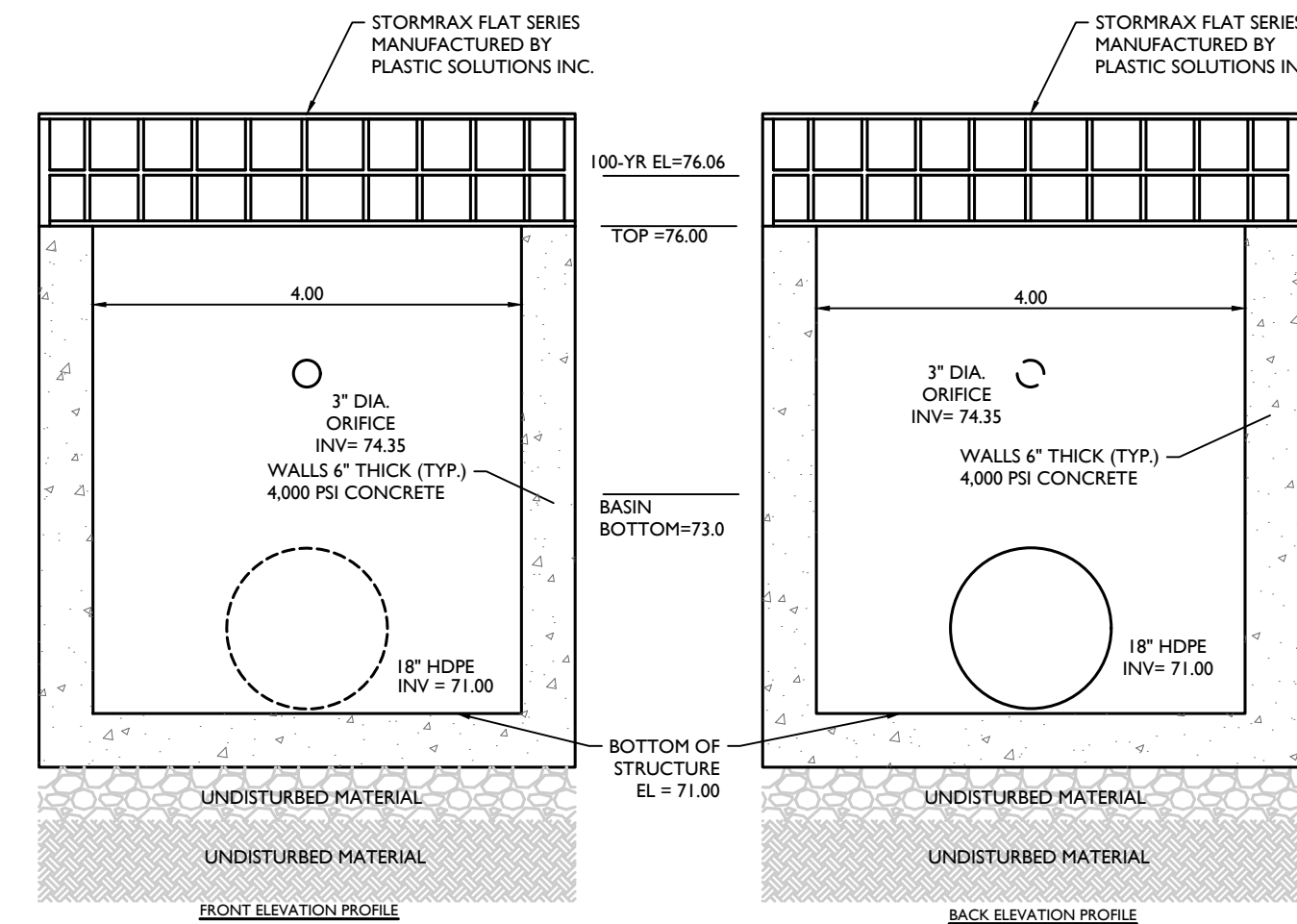
Colliers
Engineering & Design
WOODCLIFF LAKE
300 TREE BOLLINGWAY
Suite 101
WOODCLIFF LAKE, NY 10977
PHONE: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN
DATE: 01/03/2023
PROJECT NUMBER: 22002634A
DRAWING NAME: C-4-GHT
DRAWN BY: MAS
CHECKED BY: CDR
SHEET TITLE: LIGHTING PLAN EAST
SHEET NUMBER: 17 of 23



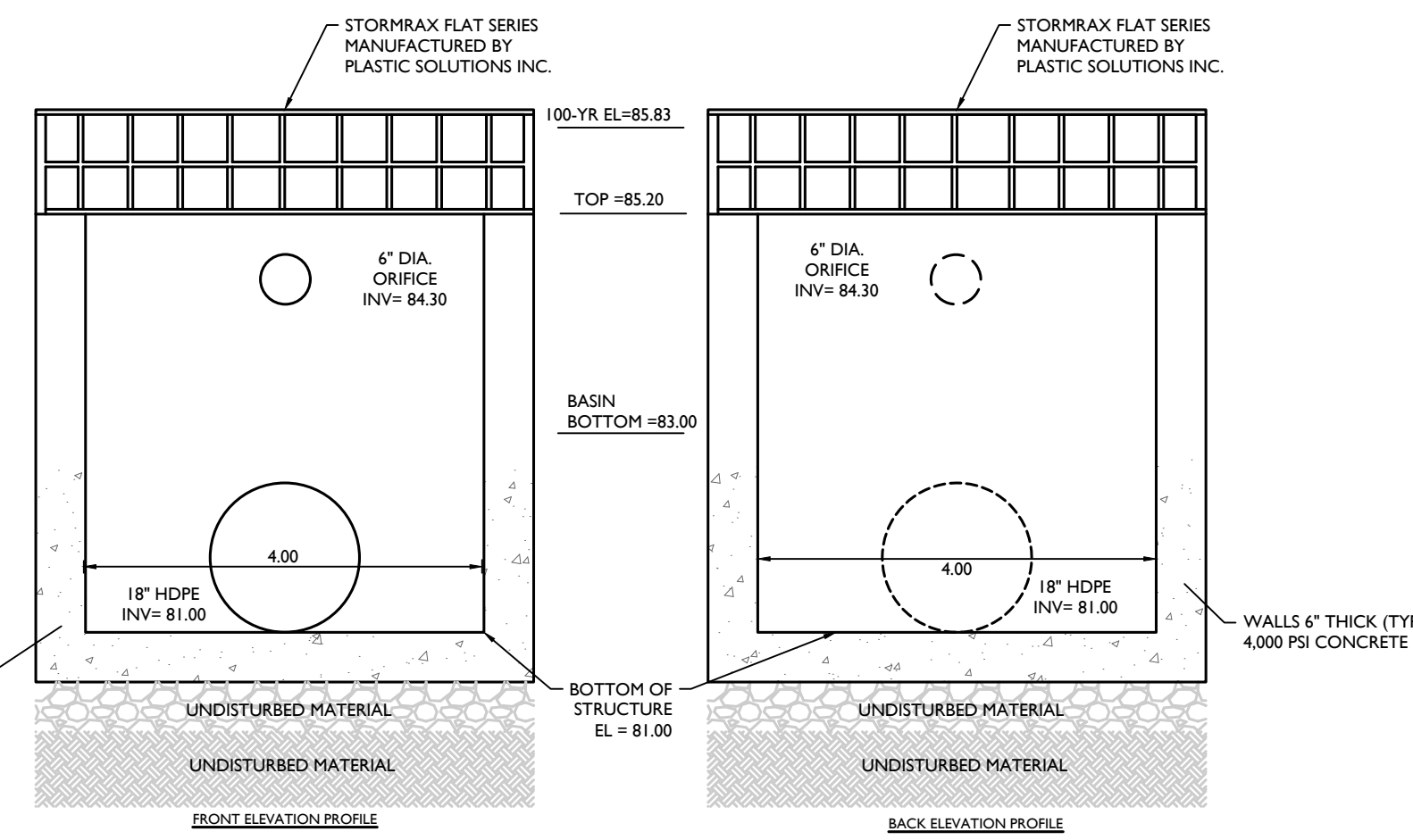
DETENTION POND-DET 1 OUTLET CONTROL STRUCTURE (OCS 1A) DETAIL

MOD: 03/06/24
07/01/19



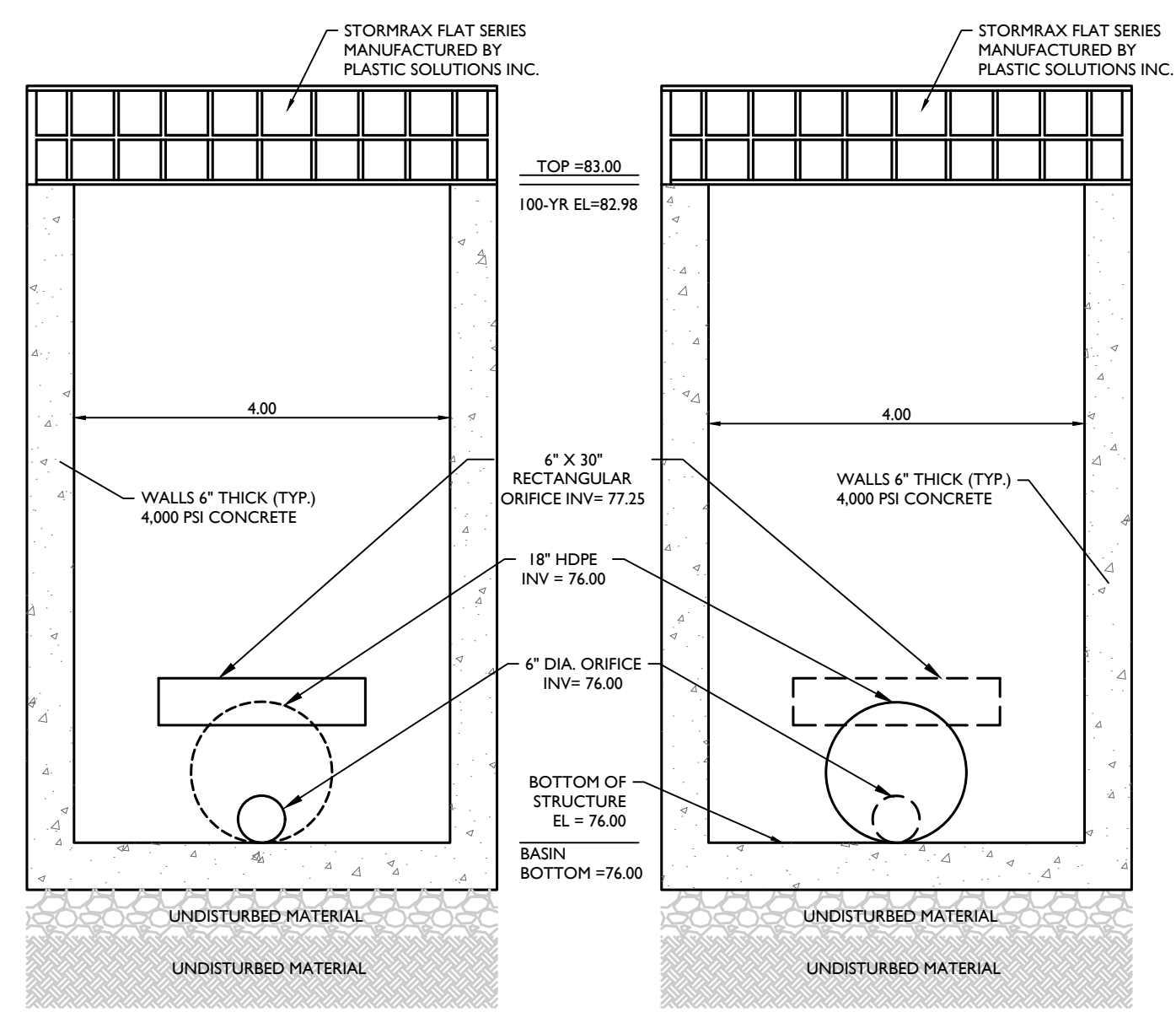
WET POND-WET 1 OUTLET CONTROL STRUCTURE (OCS 1B) DETAIL

MOD: 03/06/24
07/01/19



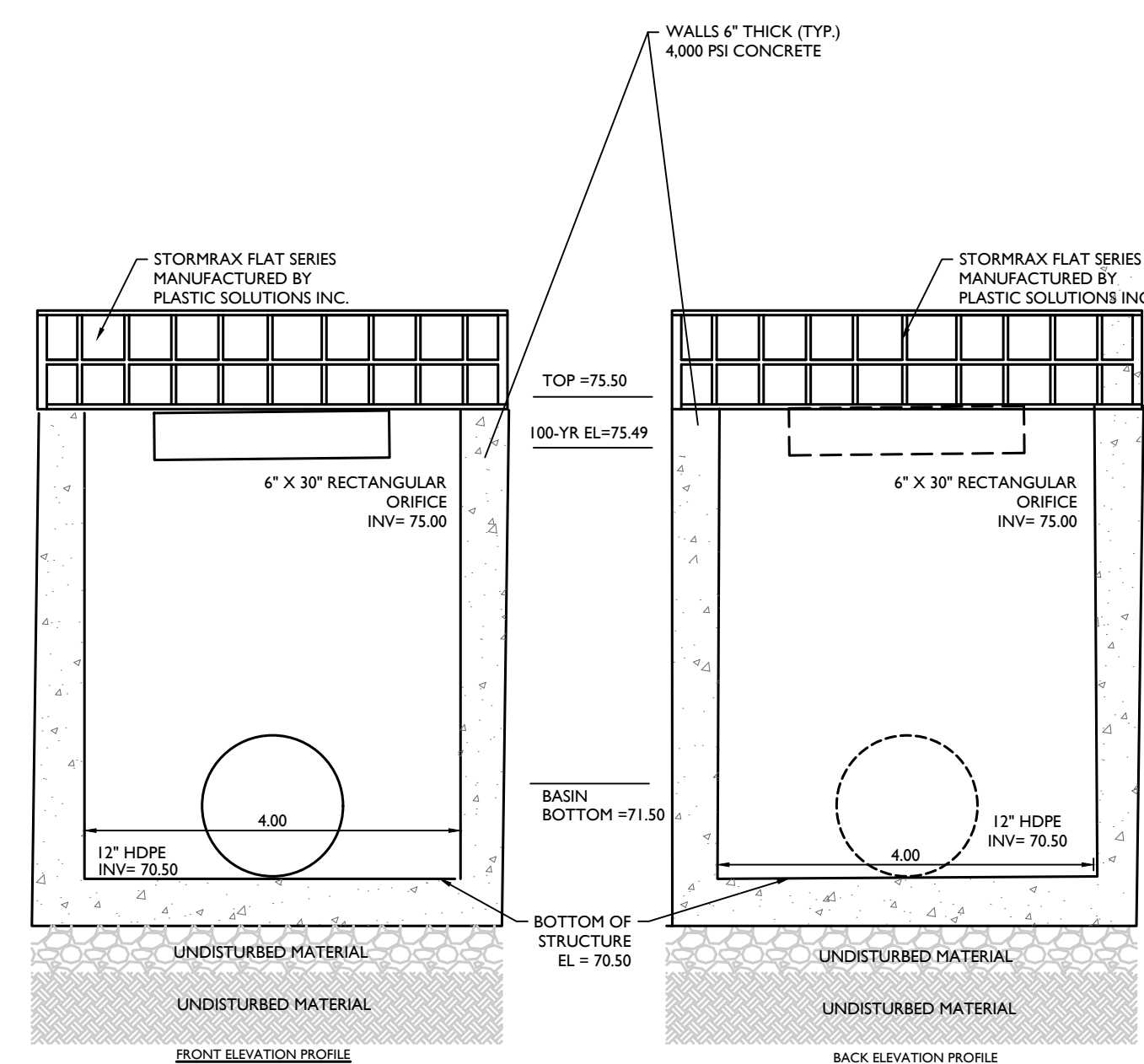
INFILTRATION BASIN-INFIL 2 OUTLET CONTROL STRUCTURE (OCS 2A) DETAIL

MOD: 03/06/24
07/01/19



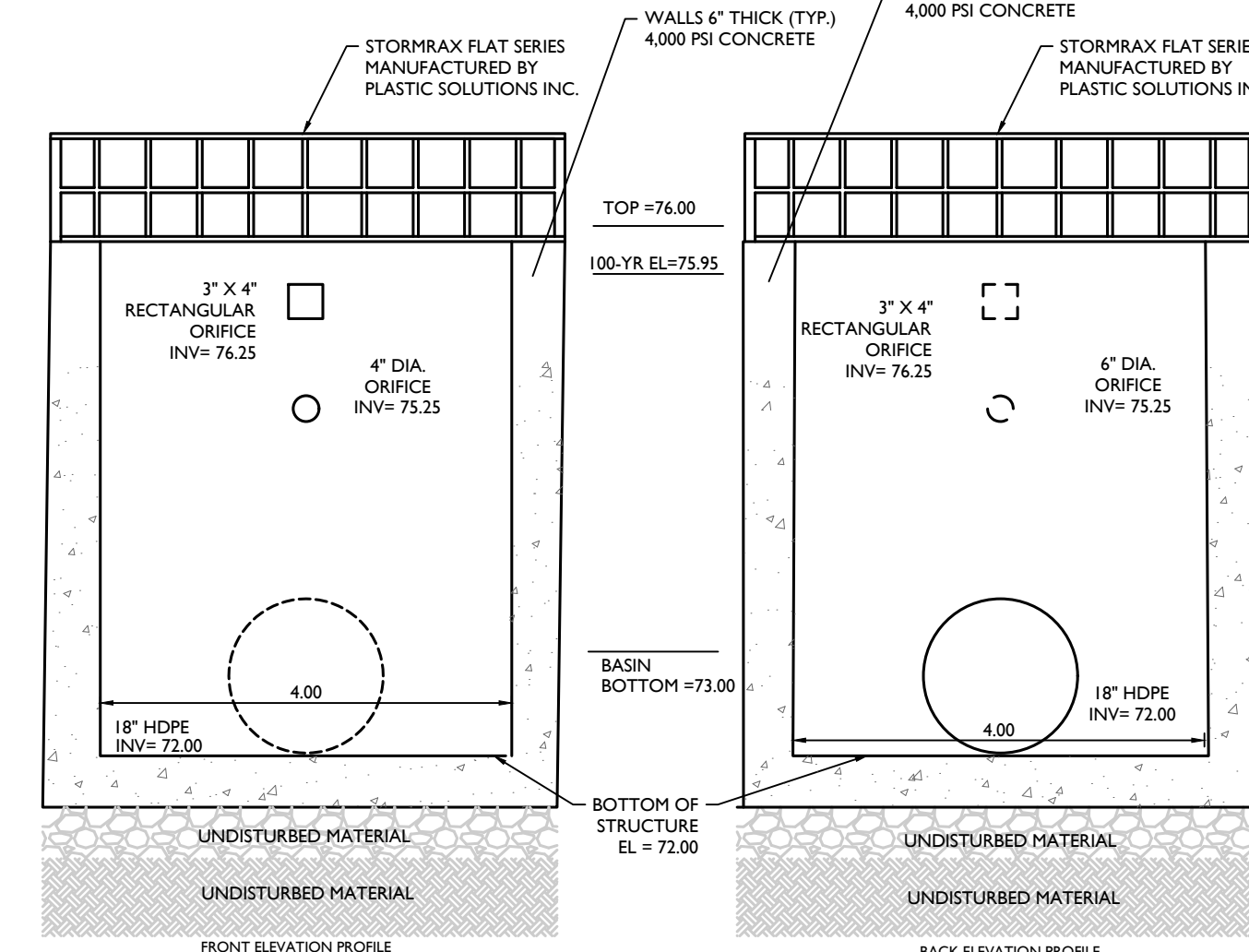
DETENTION POND-DET 2 OUTLET CONTROL STRUCTURE (OCS-2B) DETAIL

MOD: 03/06/24
07/01/19



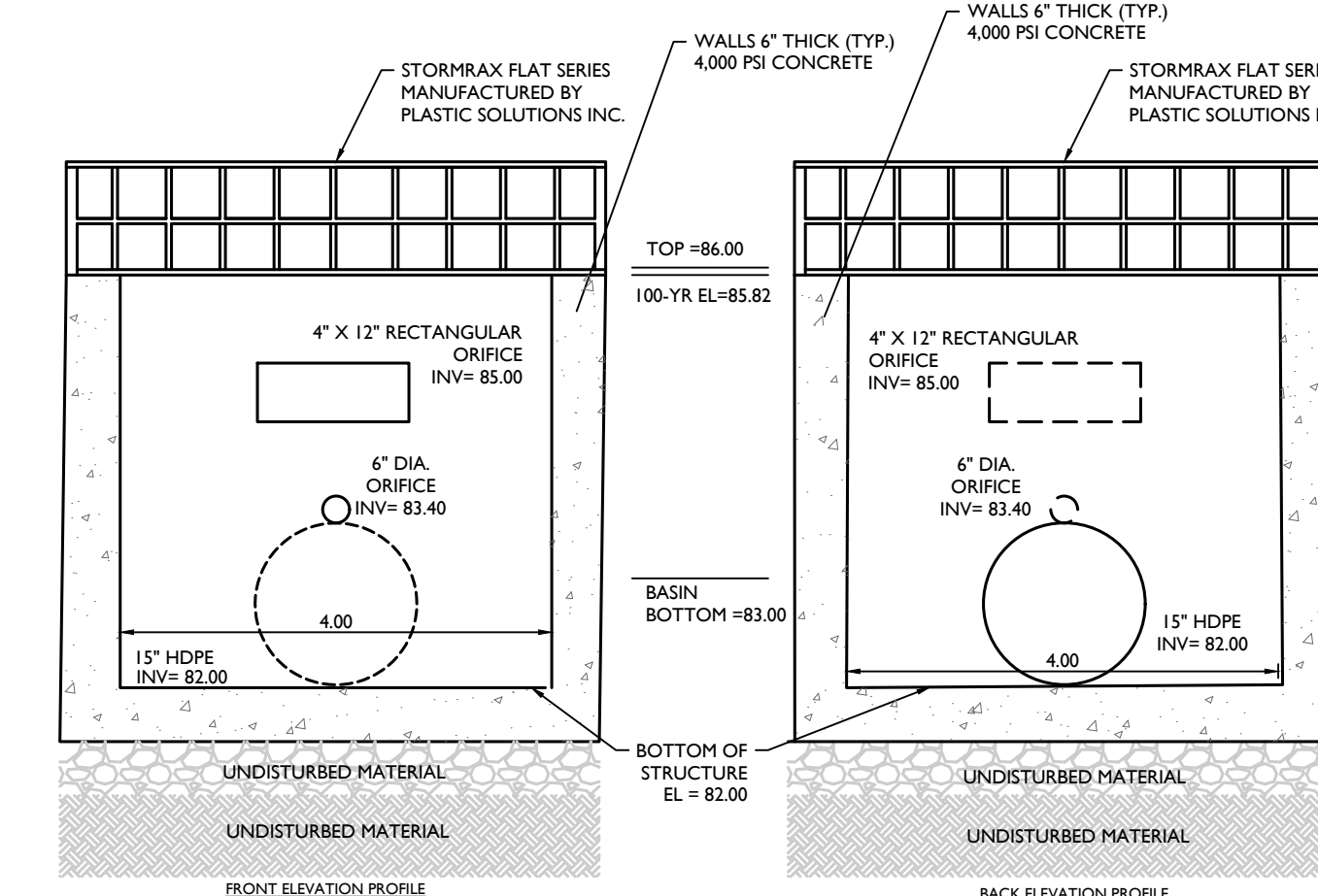
INFILTRATION BASIN-INFIL 3 OUTLET CONTROL STRUCTURE (OCS-3A) DETAIL

MOD: 03/06/24
07/01/19



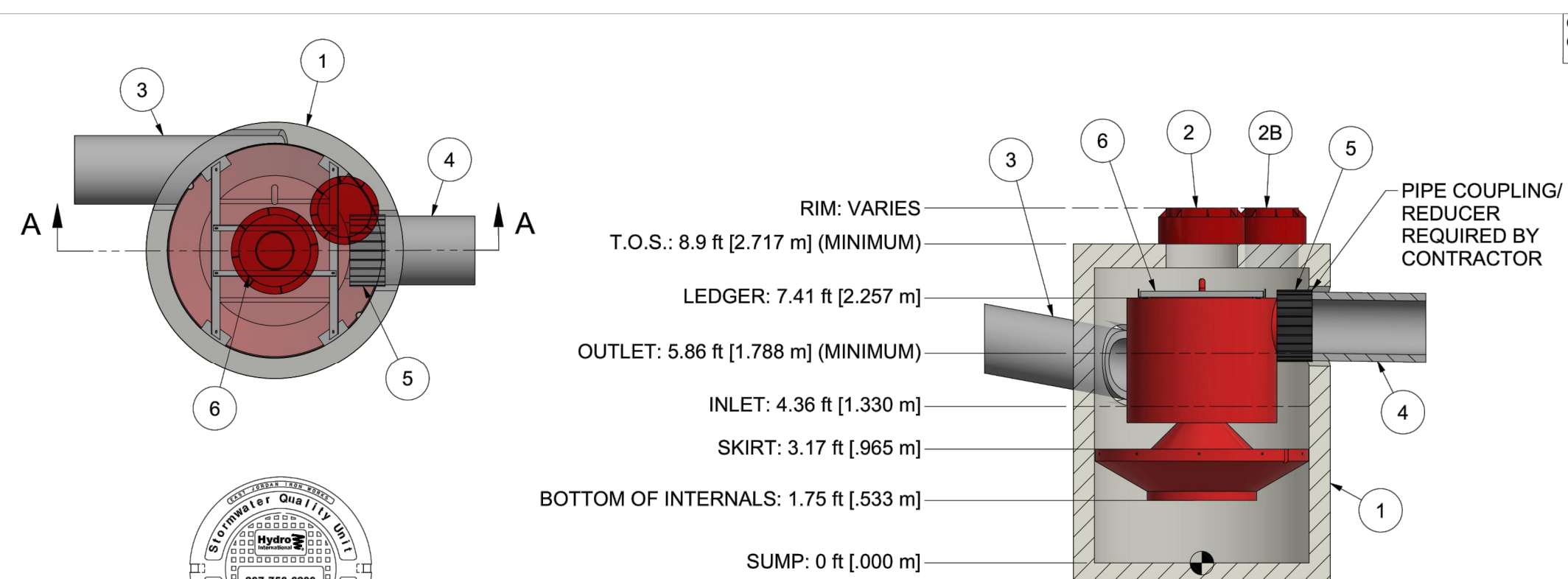
INFILTRATION BASIN-INFIL 4 OUTLET CONTROL STRUCTURE (OCS-4A) DETAIL

MOD: 03/06/24
07/01/19



WET POND-WET 5 OUTLET CONTROL STRUCTURE (OCS-5A) DETAIL

MOD: 03/06/24
07/01/19

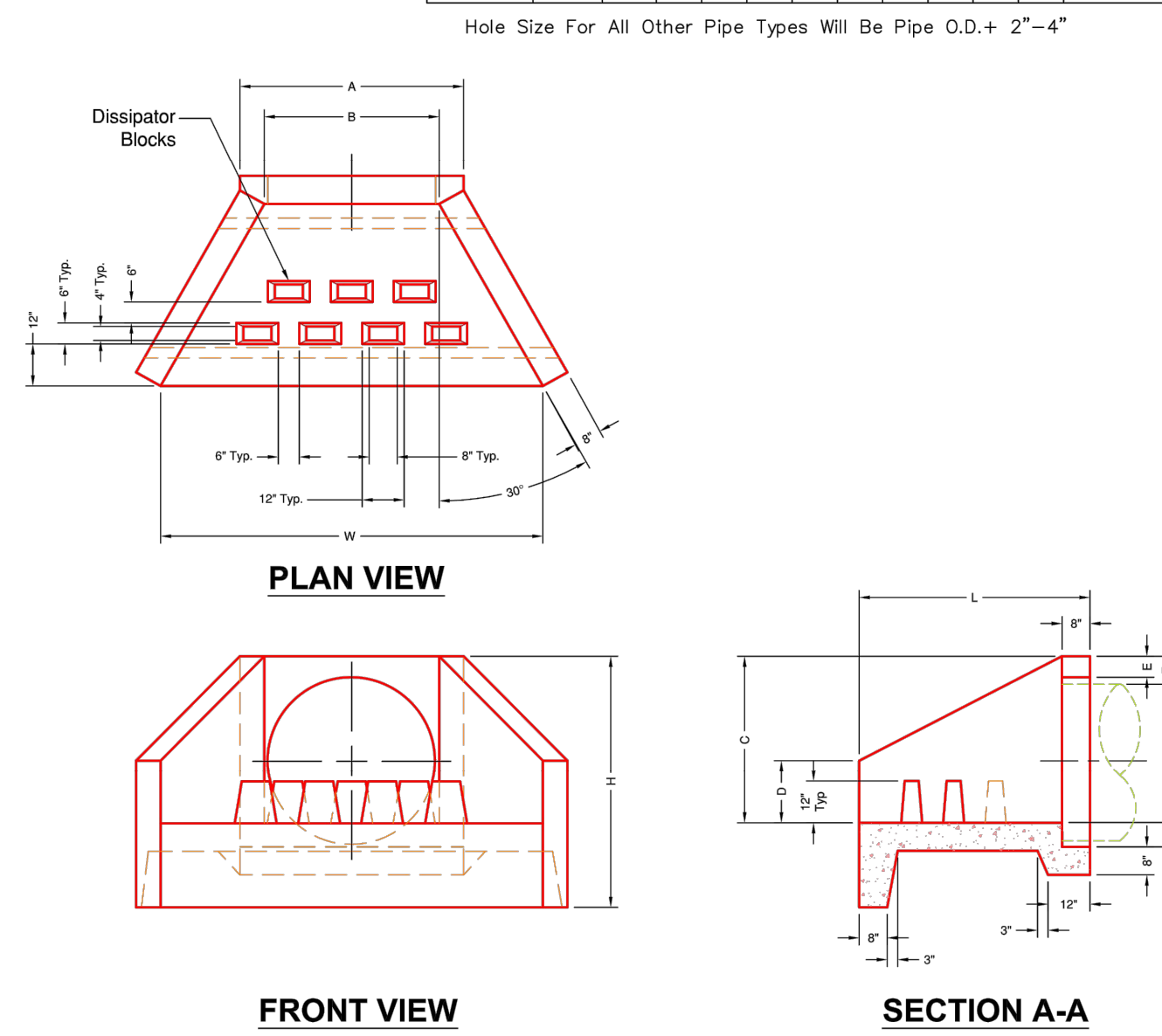


PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	3	24	600	FRAME AND COVER
2B	1	18	450	FRAME AND COVER
3	1	18 (MAX)	450 (MAX)	MAX INLET PIPE (BY OTHERS)
4	1	18 (MAX)	450 (MAX)	MAX OUTLET PIPE (BY OTHERS)
5	1			PIPE COUPLING (BY OTHERS)
6	1			INTERNAL COMPONENTS (PRE-INSTALLED)

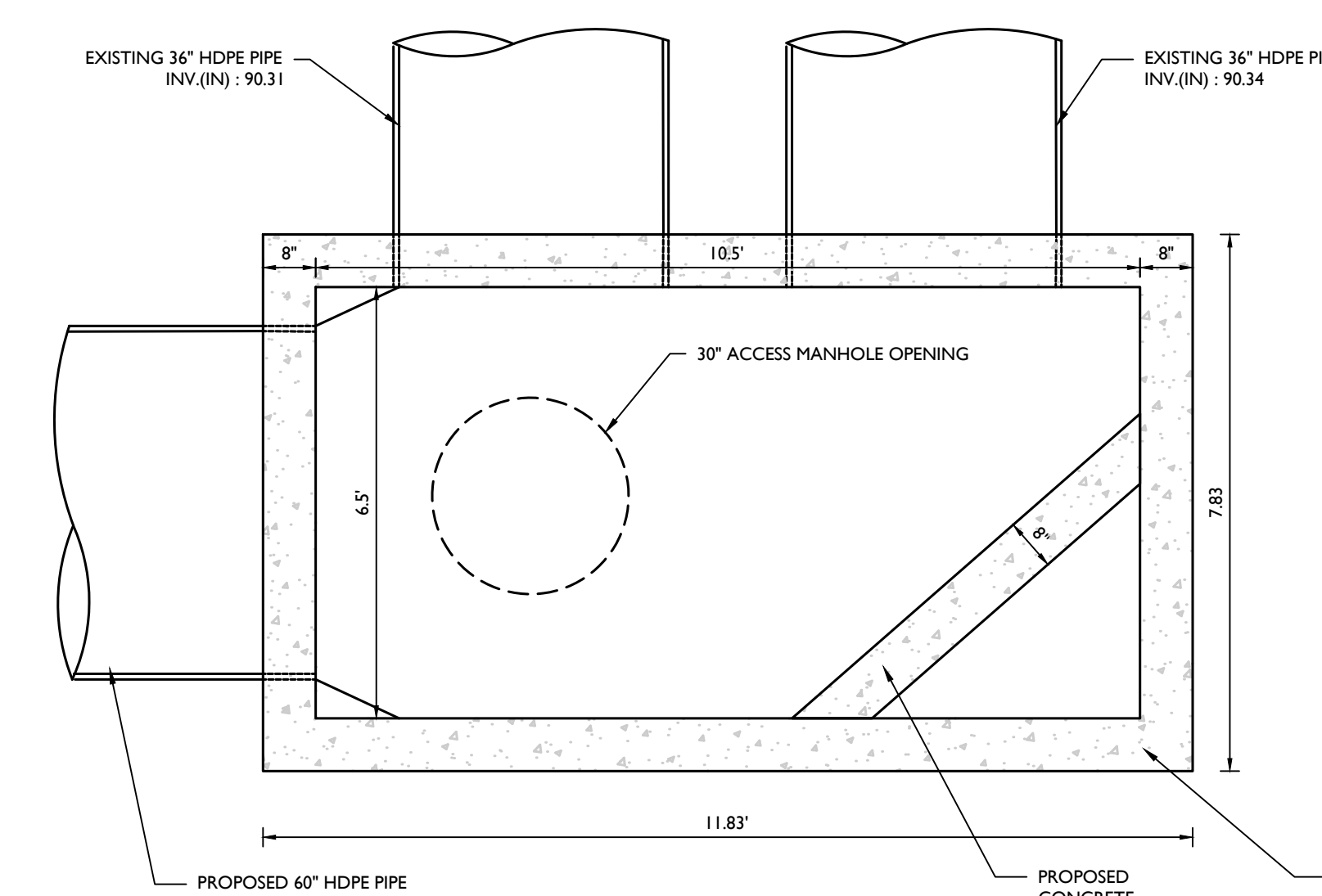
HYDRO INTERNATIONAL FIRST DEFENSE UNIT DETAIL

NOT TO SCALE



PIPE CULVERT HEADWALL WITH DISSIPATERS DETAIL

NOT TO SCALE



- NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CUSTOM STRUCTURE.
 - CONTRACTOR TO CONFIRM EXISTING INVERTS IN THE FIELD PRIOR TO SHOP DRAWINGS PRODUCTION.

DIVERSION STREAM JUNCTION BOX

MOD: 08/08/23

Colliers
Engineering & Design
www.colliersengineering.com
Copyright © 2024 Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is submitted for use only by the party for whom the services were contracted or to whom it is rendered. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE WHEREVER IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	08/02/23	ISSUED FOR PERMITS	JAC		
2	08/02/23	ISSUED FOR PERMITS	JAC		
3	07/25/24	ISSUED FOR PERMITS	JAC		
4	08/02/24	ISSUED FOR PERMITS	JAC		

SEAL OF NEW YORK
Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER 09087-03
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017609

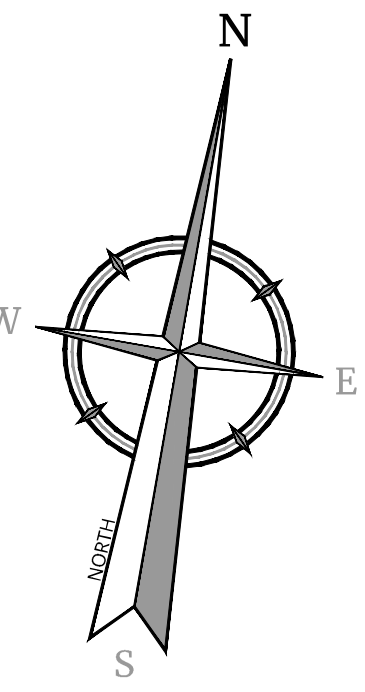
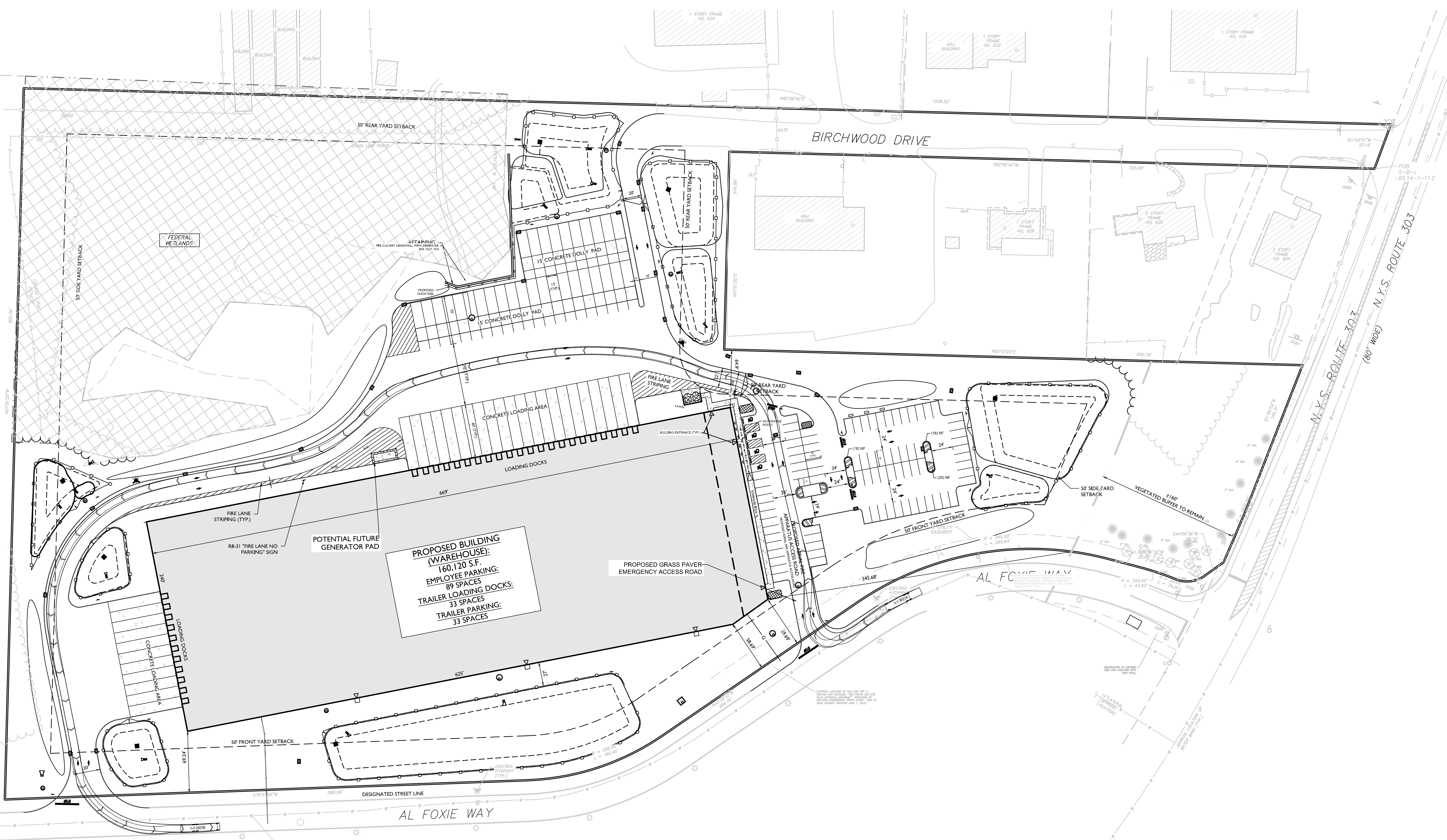
PRELIMINARY SITE PLAN
FOR
622 ROUTE 303 LLC
PROJECT AL FOXIE
SBL: 65.14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TICE BOLLWEGER
SUITE 101
WOODCLIFF LAKE, NY 09177
PHONE: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

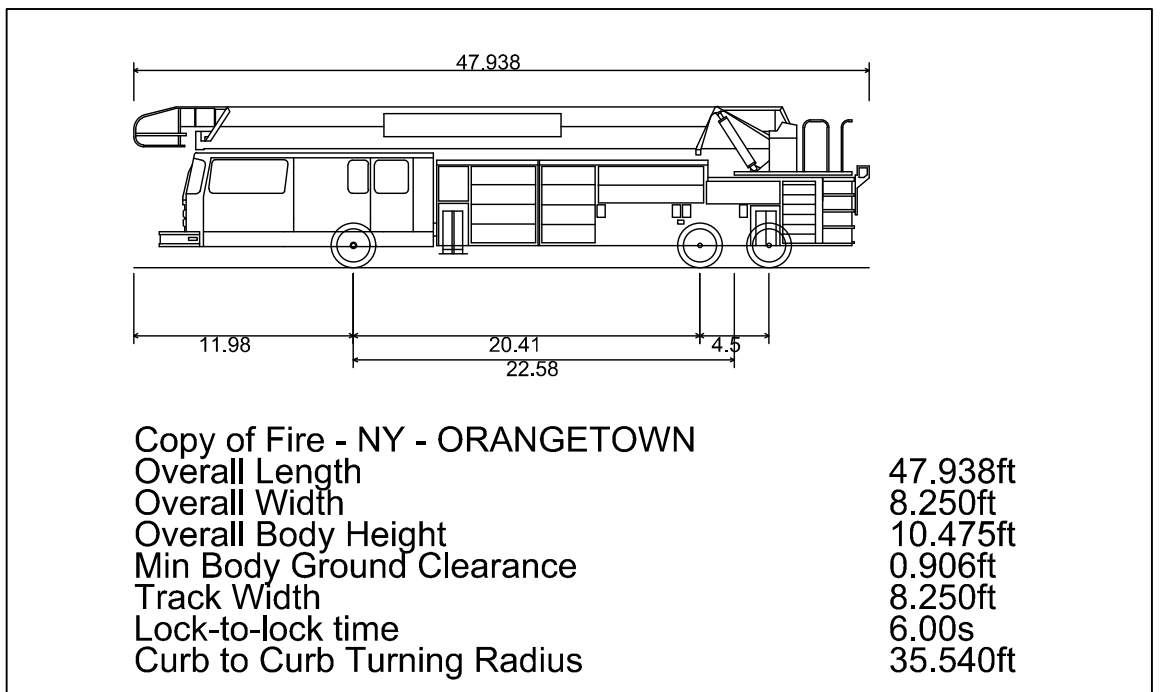
SCALE: AS SHOWN DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR
PROJECT NUMBER: 22002634A DRAWING NAME: C-0715

SHEET TITLE: STORMWATER DETAILS
SHEET NUMBER: 21 of 23

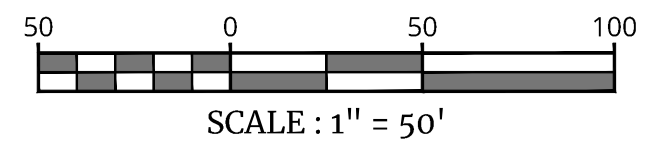
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



(APPROX. LOCATION OF WATER LINE PER A CERTAIN MAP ENTITLED "622 ROUTE 303 SITE PLAN" APPROVAL GRANTED PREPARED BY MICHAEL ENGINEERING GROUP DATED JUNE 27, 2013, REVISED THROUGH JUNE 1, 2014)



Copy of Fire - NY - ORANGETOWN	
Overall Length	47.93ft
Overall Width	8.25ft
Overall Body Height	10.47ft
Min Body Ground Clearance	0.90ft
Track Width	8.25ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.54ft



811 PROTECT YOURSELF
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION



Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09087-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017609

EXHIBIT
FOR
622 ROUTE 303 LLC

S.B.L.: 65-14-1-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/06/2023	JAG	JF
PROJECT NUMBER:	DRAWING NAME:		
22002634A	C-EXHIBIT		

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.