

NOTES:

- THIS IS A SITE PLAN FOR TAX LOT 73.15-1-16, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
- APPLICANT: SQ PROPERTIES LLC, 8 OLYMPIC DRIVE, ORANGETOWN, NY 10962
- APPLICANT'S USE: OFFICE
- LOT AREA: 302,614 SF, 6.9471 AC
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 233-A OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
- LOT BOUNDARY SHOWN ON SUCH PLANS 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.
- MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN TRUS: 8)
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INSPECTION AND EXPLORATION TESTS FOR SANITARY SEWERS ARE OBTAINED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
- ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMITED TO FERTILIZED PRIOR TO SEEDING.
- SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACADEOR.
- WATER SUPPLY: SUEZ NY
- DATUM: NAVD 83
- ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
- 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 ENGINEER, SUPERVISOR OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK. THE TOWN ENGINEER SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT THE TOWN ENGINEER IN ADVANCE FOR AN INSPECTION.
- THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE TOWN ENGINEER. THE APPLICANT SHALL SUBMIT HIS RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. ENGINEER SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF THE ENGINEER OR THE TOWN OF ORANGETOWN, THE MATTER SHALL BE REFERRED TO THE TOWN BOARD OF SUPERVISORS FOR RESOLUTION.
- PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- PERIOD (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROLS.
- A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PROTECT AND PRESERVE EXISTING TREES TO REMAIN ARE AS FOLLOWS:
  - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
  - TREES WILL BE NO EXCAVATION OR STOCKING OF EQUIP UNDERNEATH TREES.
  - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 3 TO 10 FOOT HEIGHT.
  - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    - ONE (1) FOOT RADII FROM TRUNK PER INCH DBH.
    - ORIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
      - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED.
      - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OR PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.

**BUILDING AREA**

EXISTING	= 20,200 SF±
PROPOSED	= 35,400 SF±
TOTAL	= 55,600 SF±

**PARKING REQUIREMENTS**

OFFICE	1/200 SF
ASSEMBLY/WAREHOUSE	1/2 EMPLOYEES

**BULK REQUIREMENTS - ZONE LIO • USE GROUP "CC"**

ITEM	ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC	6.9471 AC	NO CHANGE
LOT WIDTH	300 FT	440 FT±	NO CHANGE
STREET FRONTAGE	150 FT	512 FT±	NO CHANGE
FRONT YARD	100 FT	146.5'±	NO CHANGE
SIDE YARD	100 FT	122.5'±	100.8'
SIDE YARD TOTAL	200 FT	247.3'±	201.8'
REAR YARD	100 FT	460 FT±	185'±
BUILDING HEIGHT	3'/FT = 42.5 FT	30 FT±	NO CHANGE
FLOOR AREA RATIO	0.40	0.07±	0.184
DEVELOPMENT COVERAGE	75%	24% ±	52% ±

- DISTRICTS**
- SCHOOL: PEARL RIVER UNION FREE
  - WATER: SUEZ NEW YORK
  - SEWER: TOWN OF ORANGETOWN
  - AMBULANCE: SOUTH ORANGETOWN
  - FIRE: ORANGETOWN FIRE DEPARTMENT

- REFERENCES**
- BEING LOT #12 AS SHOWN ON A MAP ENTITLED "ROCKLAND CORPORATE PARK - SECTION 'H' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #5857.
  - SUBJECT TO DECLARATION OF COVENANTS AND EASEMENTS PER L.123, P.1434.

**LEGEND**

EXISTING	PROPOSED
—142—	—122—
CONTOUR	CONTOUR
SPOT GRADE	SPOT GRADE
○141.5	○141.5
CATCH BASIN/FIELD INLET	CATCH BASIN/FIELD INLET
□	□
DRAIN LINE	DRAIN LINE
—S—	—S—
SANITARY MANHOLE/PIPE	SANITARY MANHOLE/PIPE
○	○
EDGE OF PAVEMENT	EDGE OF PAVEMENT
—	—
CONCRETE CURB	CONCRETE CURB
—	—
GAS LINE	GAS LINE
—W—	—W—
WATER LINE	WATER LINE
UTILITY POLE	UTILITY POLE
○	○
LIGHT POLE	LIGHT POLE
○	○
GAS/ELEC/TEL/CABLE	GAS/ELEC/TEL/CABLE
—G/E/C	—G/E/C
SILT FENCE	SILT FENCE
—	—
OVERHEAD WIRES	OVERHEAD WIRES
—	—
HYDRANT	HYDRANT
—	—

ORANGETOWN PLANNING BOARD APPROVAL

**CIVIL DESIGN WORKS LLC**  
 - CIVIL ENGINEERING CONSULTANTS AND DESIGNERS -  
 WWW.CIVILDESIGNWORKS.COM

NEW YORK OFFICE: 19 SQUADRON BLVD., SUITE 84 NEW CITY, NEW YORK 10956 TEL: 845-286-6441

NEW JERSEY OFFICE: 17 ARROWHEAD ROAD OAKLAND, NEW JERSEY 07046 TEL: 201-644-7330

APPROVED FOR FILING BY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE: \_\_\_\_\_ REVISIONS: \_\_\_\_\_

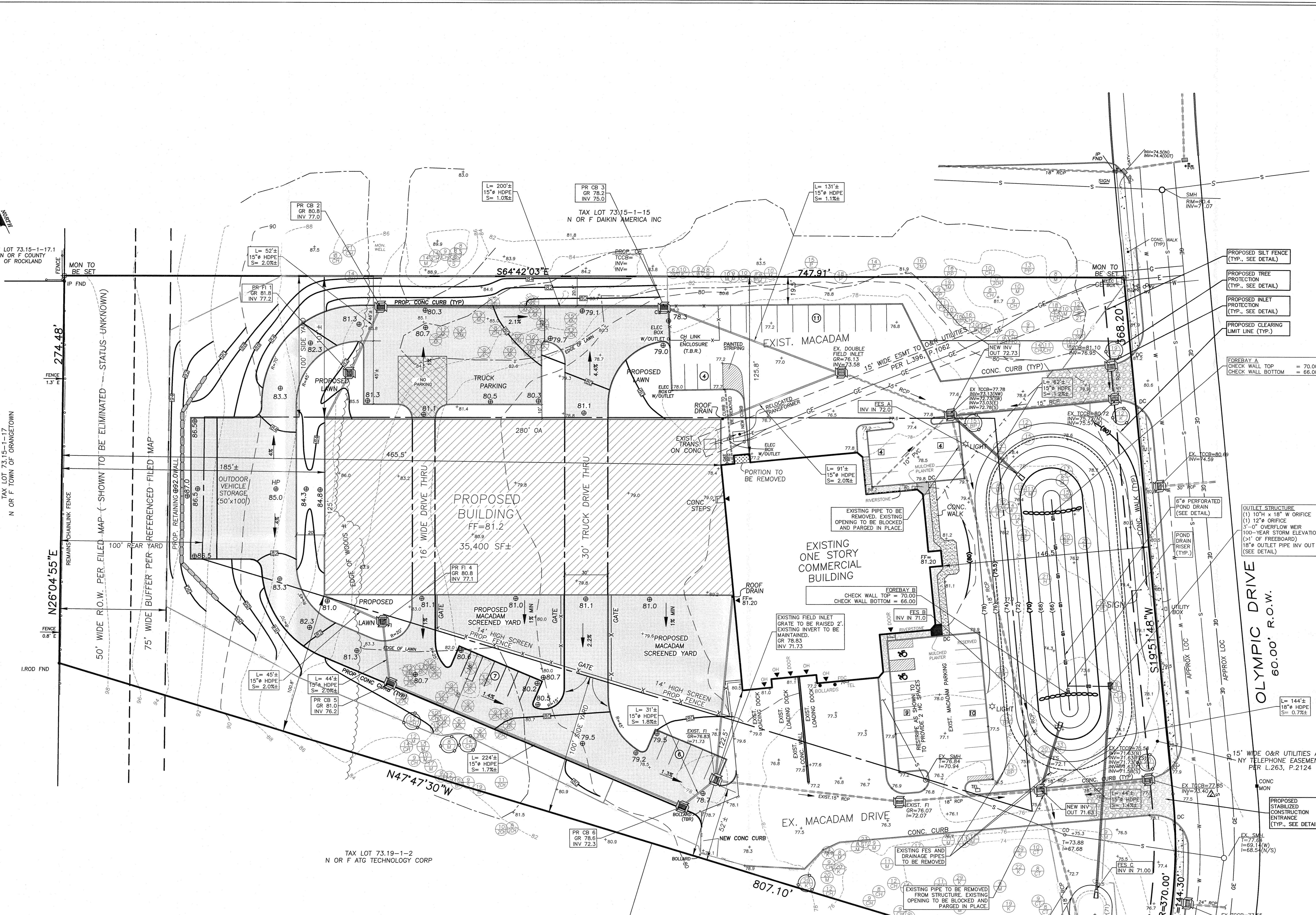
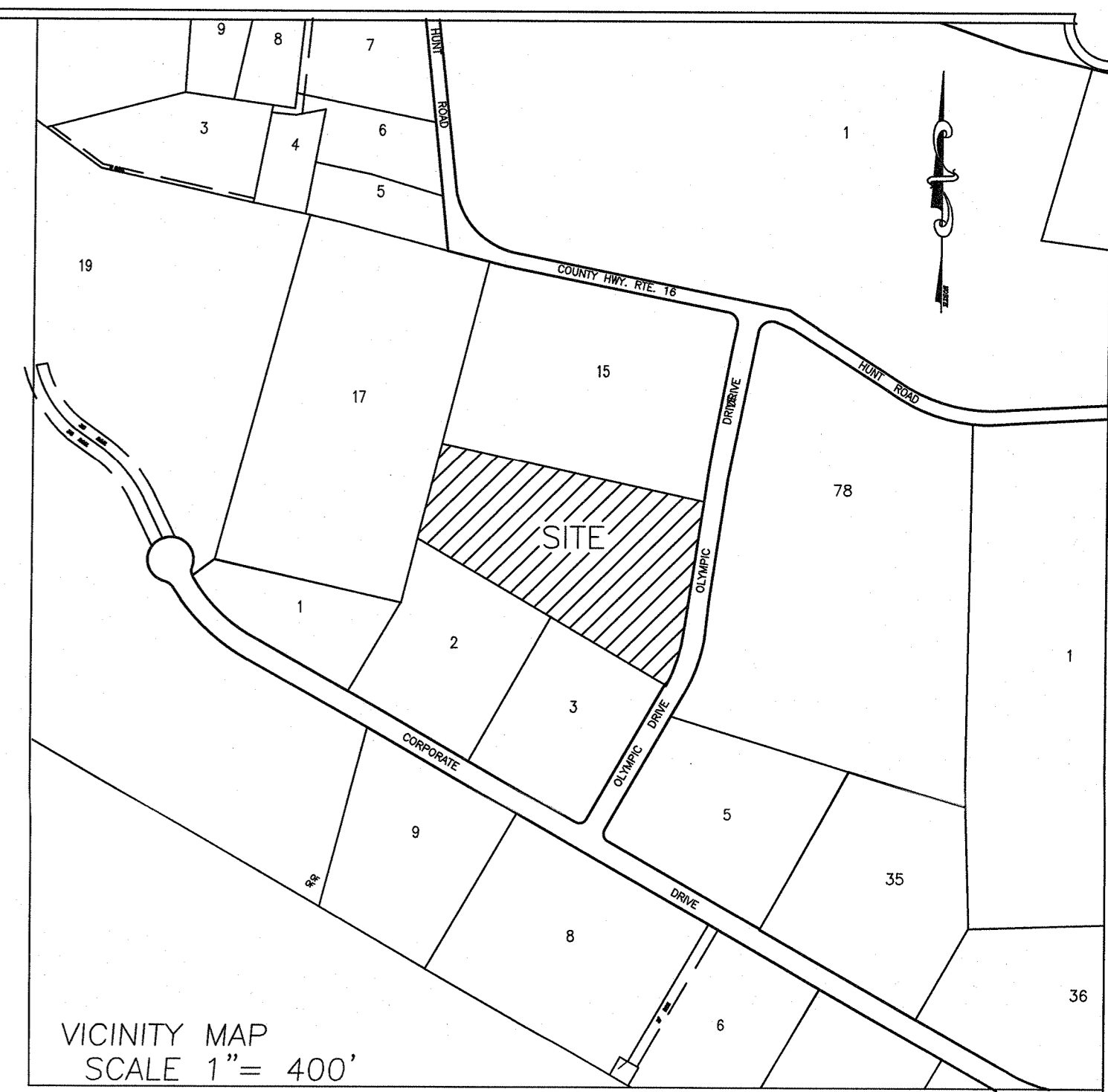
DESIGNED SQ: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_

**JAY A. GREENWELL, PLS, LLC**  
 LAND SURVEYING - LAND PLANNING  
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
 PHONE 845-357-0830 FAX 845-357-0796

**SITE PLAN FOR**  
**SQ PROPERTIES, LLC**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

TAX LOT # 73.15-1-16  
 AREA 302,614 sf  
 6.9471 AC  
 FILE 21808/SITE  
 SCALE 1"=30'  
 DATE 10/14/19  
 JOB NO. 21808





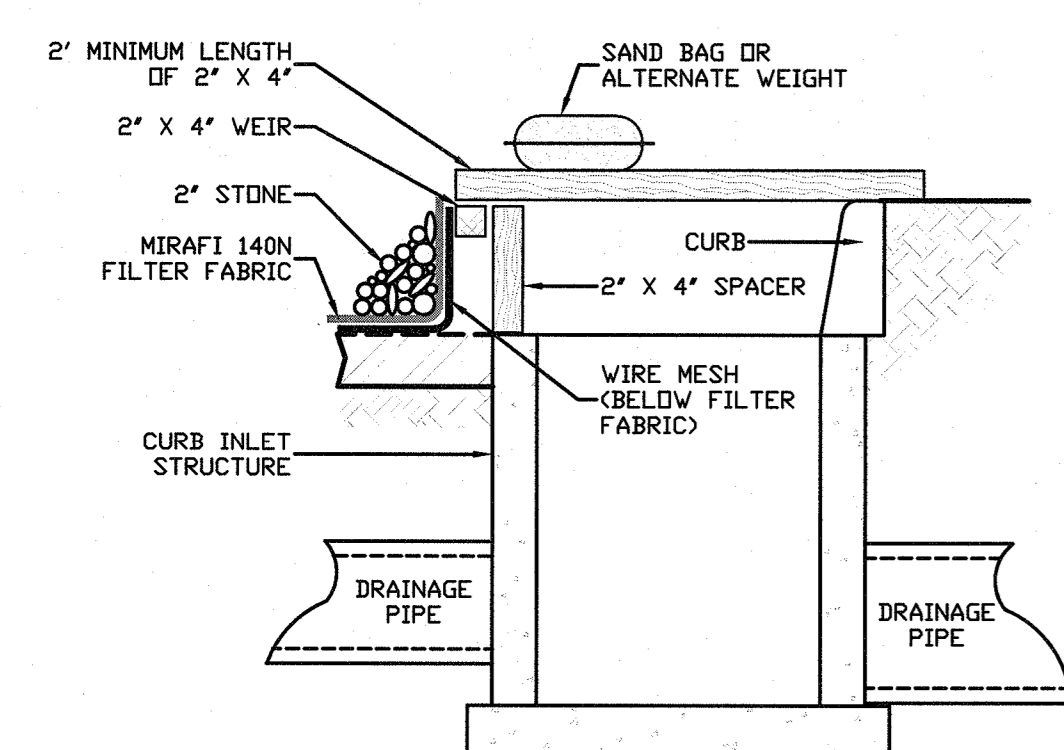
- PROPOSED SILT FENCE (TYP. SEE DETAIL)
- PROPOSED TREE PROTECTION (TYP. SEE DETAIL)
- PROPOSED INLET PROTECTION (TYP. SEE DETAIL)
- PROPOSED CLEARING LIMIT LINE (TYP.)

FOREBAY A  
CHECK WALL TOP = 70.00  
CHECK WALL BOTTOM = 68.00

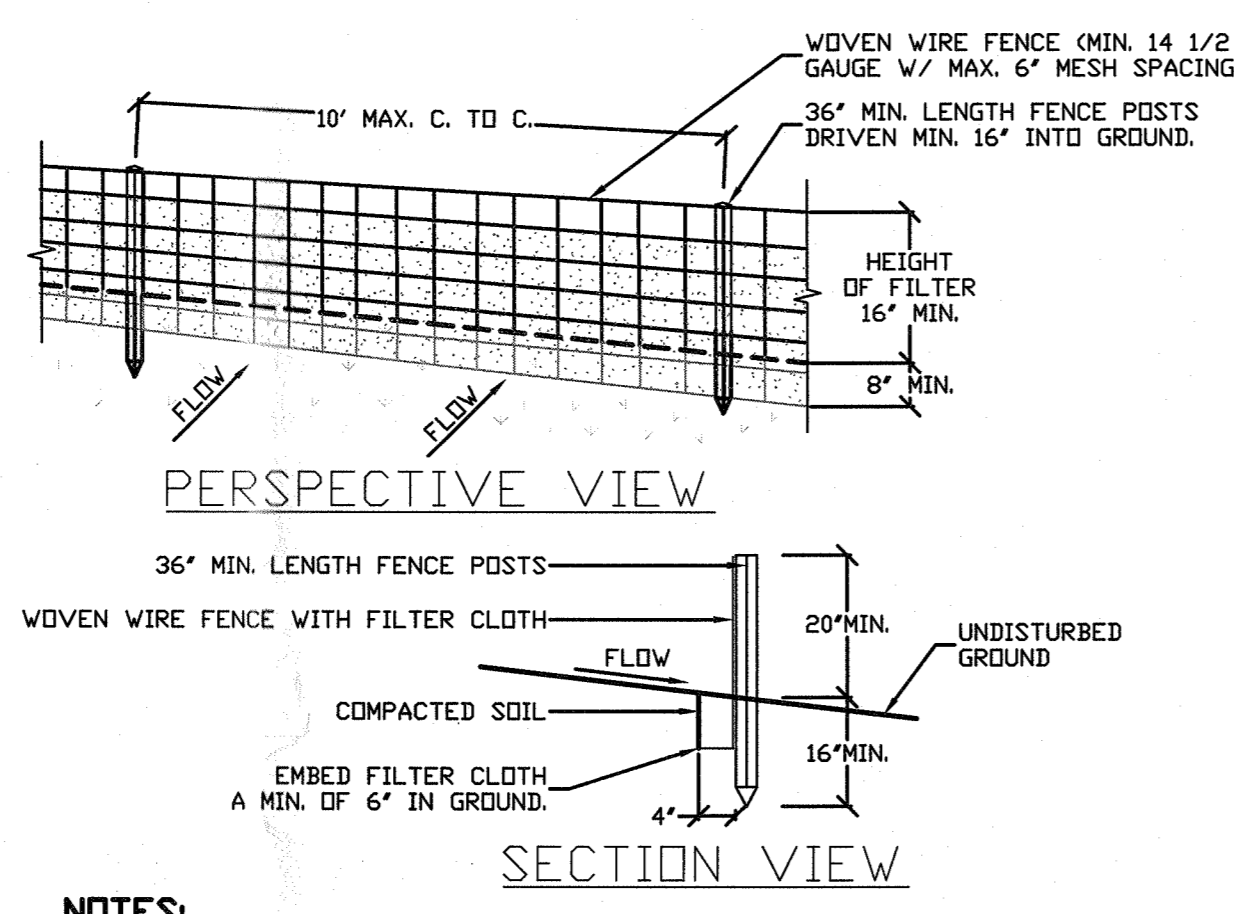
OUTLET STRUCTURE  
(1) 10" x 18" W/ ORIFICE @ 72.00  
(1) 12" x 8" BRIDGE @ 73.25  
(1) 12" x 12" OVERFLOW WEIR @ 74.50  
(1) 100-YEAR STORM ELEVATION @ 74.50  
(2) 1" x 1" FREEDRAIN @ 72.00  
(1) 18" x 18" OUTLET PIPE INV OUT @ 72.00 (SEE DETAIL)

OLYMPIC DRIVE  
60.00' R.O.W.

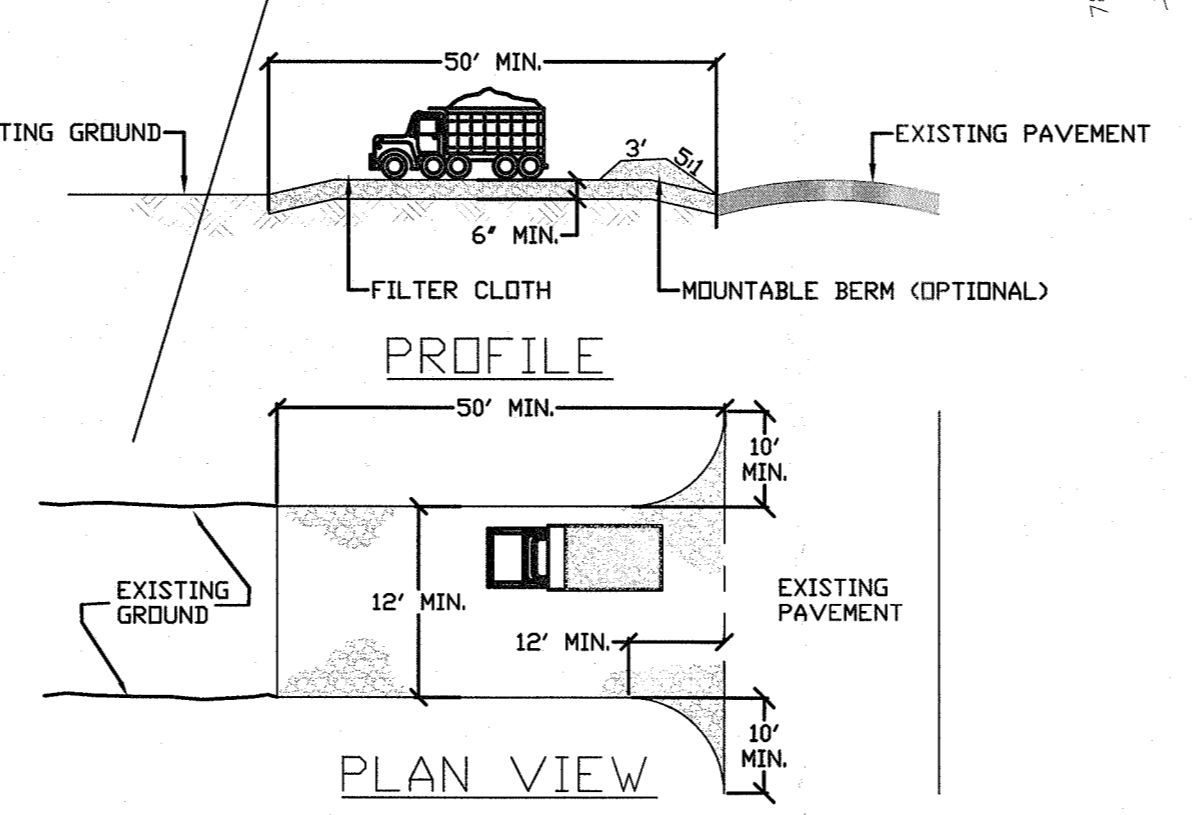
PROPOSED STABILIZED CONSTRUCTION ENTRANCE (TYP. SEE DETAIL)



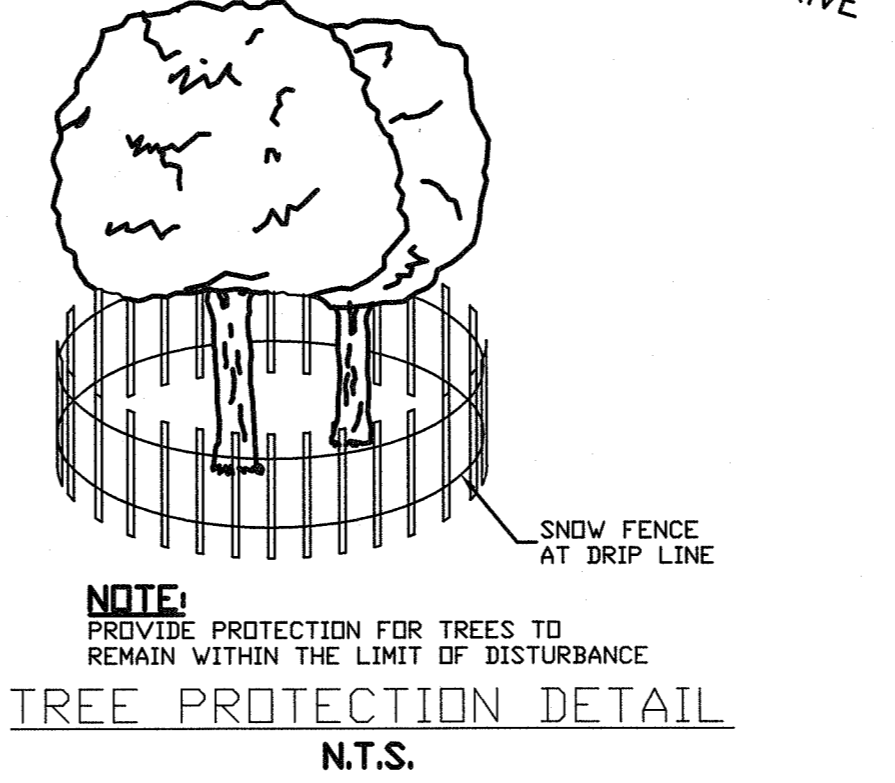
**NOTES:**  
1. FILTER FABRIC SHALL HAVE AN EDS OF 40-85.  
2. VIGNON FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.  
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" VEIL.  
4. THE VEIL SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.  
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.



**NOTES:**  
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.  
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 8" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE 12 1/2" GAUGE 5" MAXIMUM MESH OPENING.  
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND TIED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 110X, OR APPROVED EQUIVALENT.  
4. PREPARATED UNITS SHALL BE GEOFAB, ENVIRONMENT, OR APPROVED EQUIVALENT.  
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



**NOTES:**  
1. STONE SIZE - USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
2. LENGTH - NOT LESS THAN 50' EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.  
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.  
4. WIDTH - TWELVE (12) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS TWENTY - FOUR (24) FEET IF SINGLE ENTRANCE SITE.  
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.  
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH 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 SPILLED, DROPPED, WASHED OR TRACED INTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.  
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.  
9. PERIODIC INSPECTION AND NECESSARY MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



**NOTE:**  
PROVIDE PROTECTION FOR TREES TO REMAIN WITHIN THE LIMIT OF DISTURBANCE.

**LEGEND**

EXISTING	PROPOSED
--- 142 ---	--- 142 ---
--- 141.5 ---	--- 141.5 ---
--- CB ---	--- CB ---
--- SMH ---	--- SMH ---
--- W ---	--- W ---
--- GWC ---	--- GWC ---
--- GTC ---	--- GTC ---
--- OHW ---	--- OHW ---

**TREE LEGEND**

11	--- CALIPER IN INCHES ---
8K	--- TREE TYPE (SEE BELOW) ---
2=TWIN, 3=TRIPLE, ETC.	

P = PINE  
K = OAK  
F = POPULAR  
M = MAPLE  
CH = CHERRY  
BE = BEECH  
W = WALNUT  
BP = BRADFORD PEAR  
CT = CATALPA

E = ELM  
T = TULIP  
I = IRONWOOD  
H = HICKORY  
BI = BIRCH  
L = LOCUST  
JM = JAP. MAPLE  
MB = MULBERRY

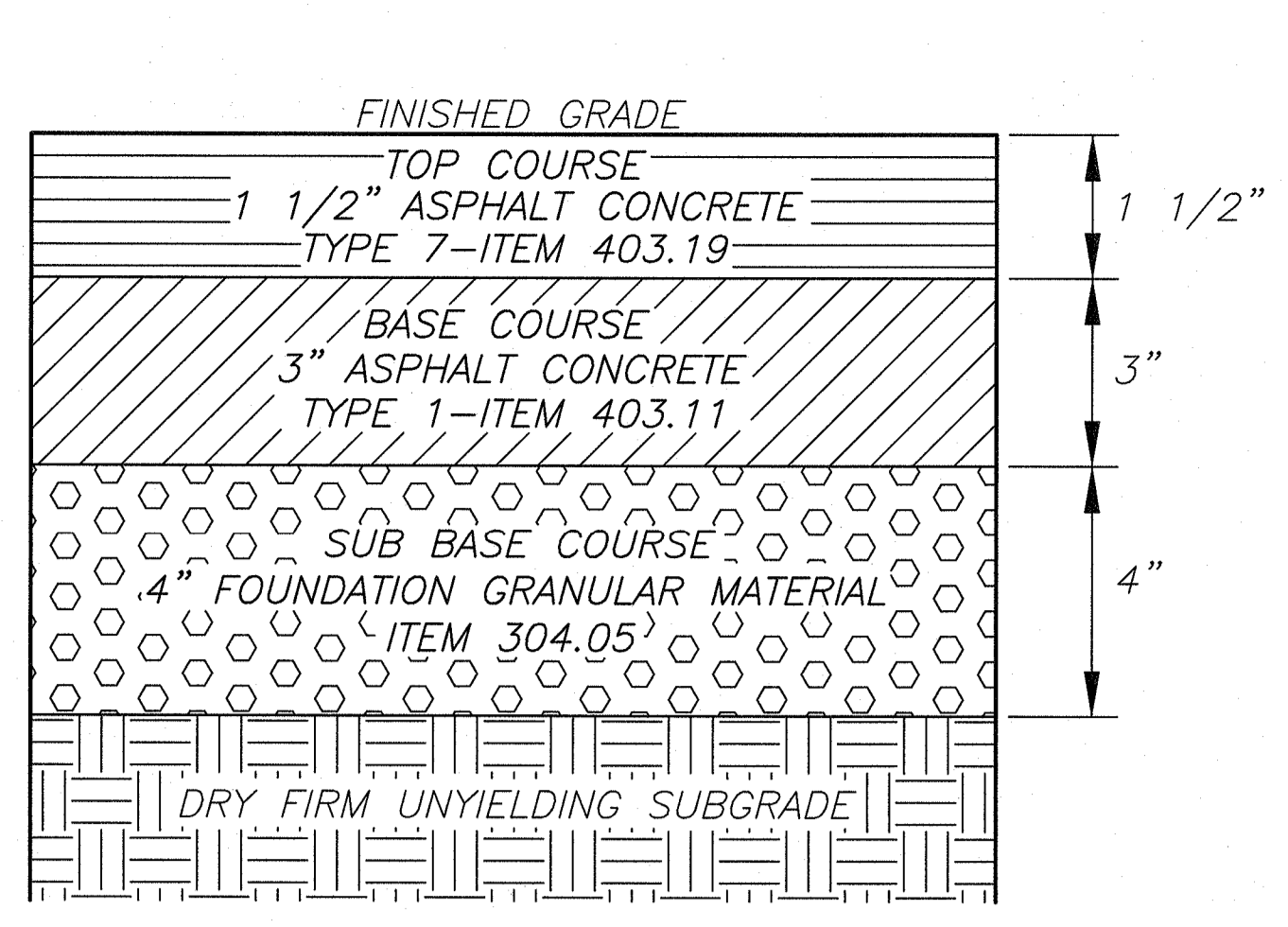
**CIVIL DESIGN WORKS LLC**  
CIVIL ENGINEERING CONSULTANTS AND DESIGNERS  
NEW YORK OFFICE: 19 SQUADRON BLVD. SUITE 4 NEW YORK, NY 10986  
NEW JERSEY OFFICE: 17 ARROWHEAD ROAD OAKLAND, NEW JERSEY 07033  
TEL: 845-266-6441

DATE	REVISIONS
12/11/19	POND / EROSION CONTROL
11/27/19	CB REV. 1
11/15/19	CB REV. 2

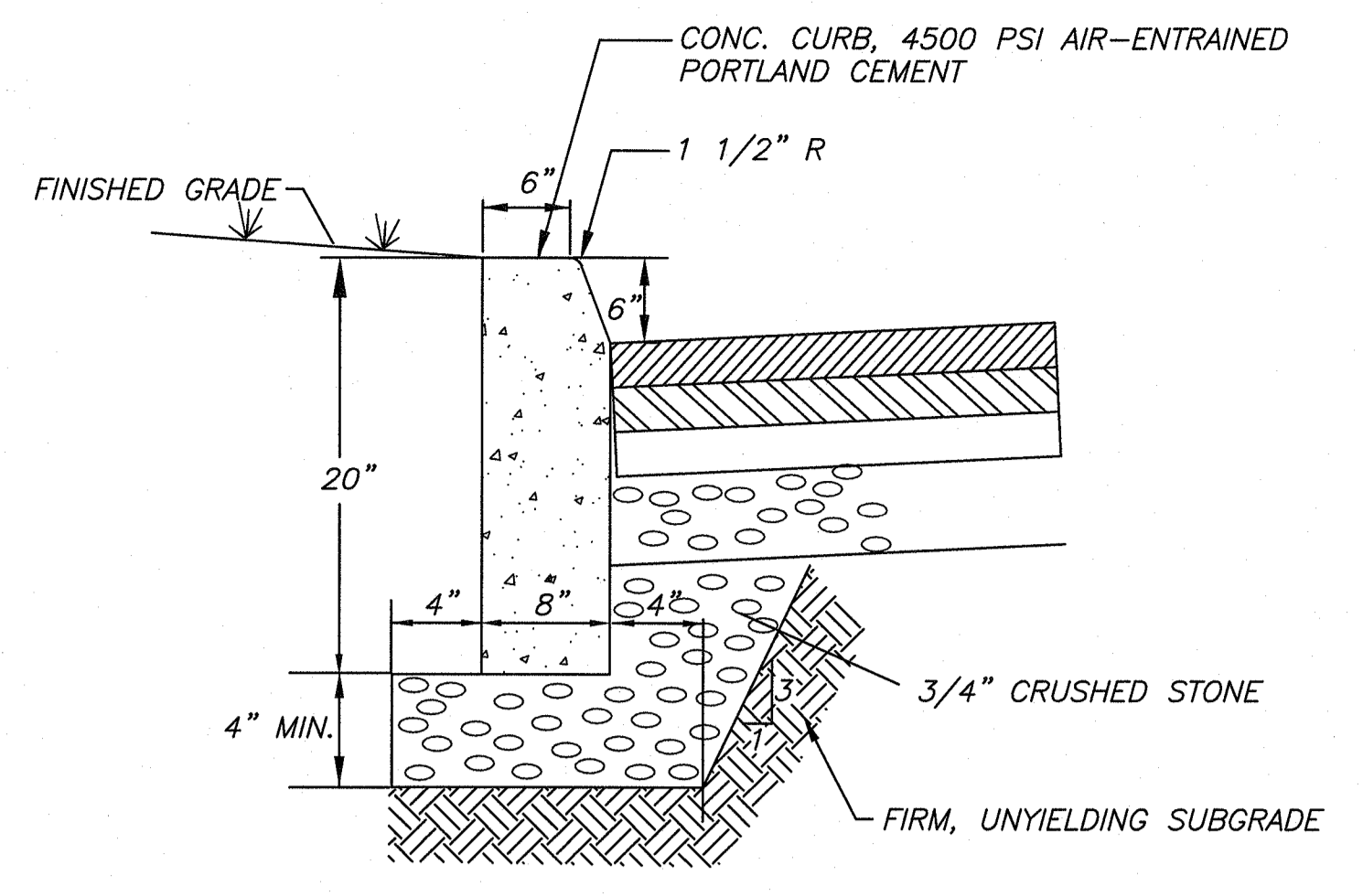
GRADING, DRAINAGE, UTILITY PLAN WITH EROSION CONTROL  
**SQ PROPERTIES, LLC**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
**JAY A. GREENWELL, PLS, LLC**  
LAND SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0758

TAX LOT #	73.15-1-16
AREA	302,614 sq ft
FILE	6.9471 AC
DATE	10/14/19
JOB NO.	21808

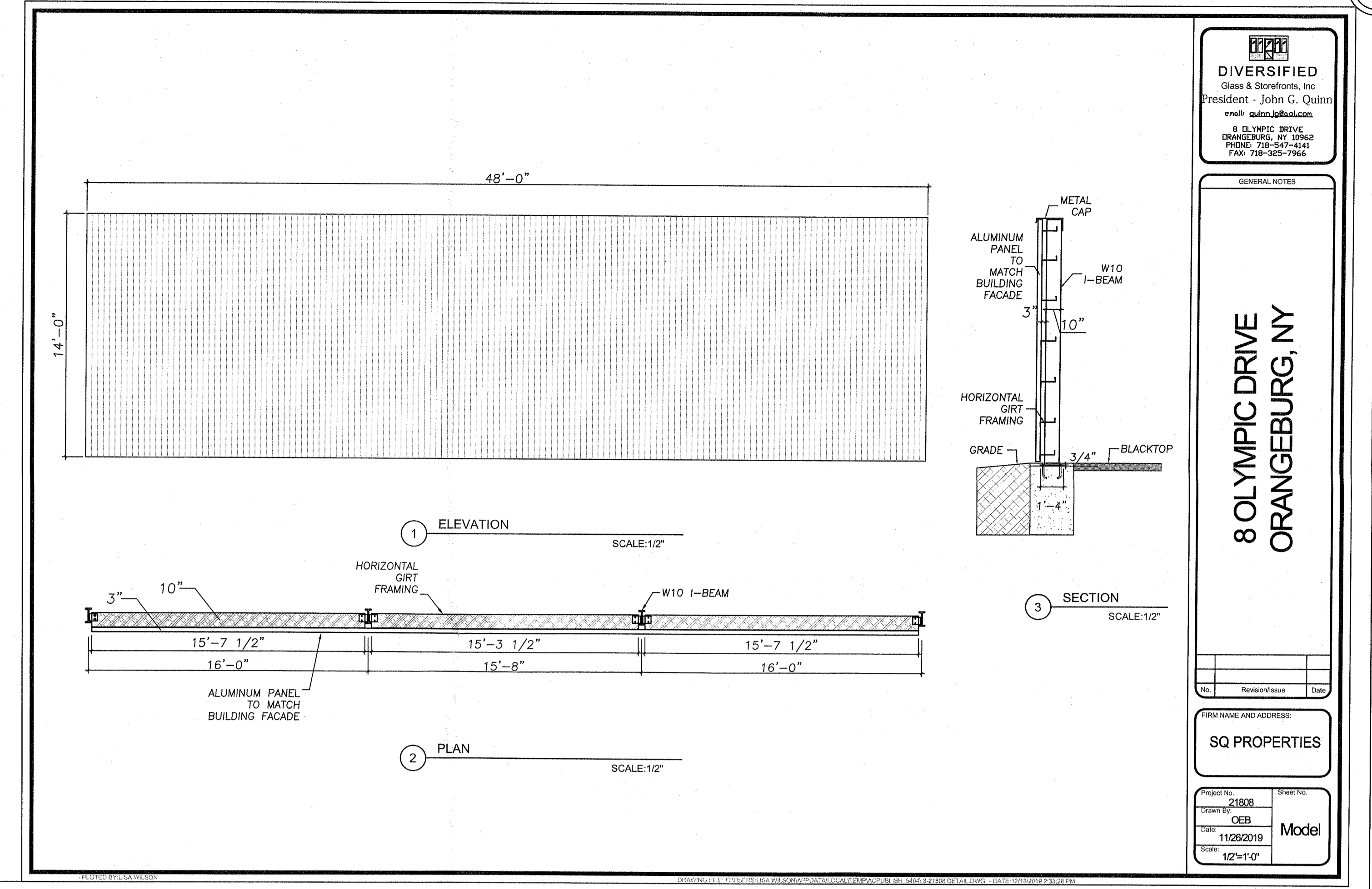




**SITE PAVEMENT DETAIL**  
NTS



**SITE CONCRETE CURB**  
NTS

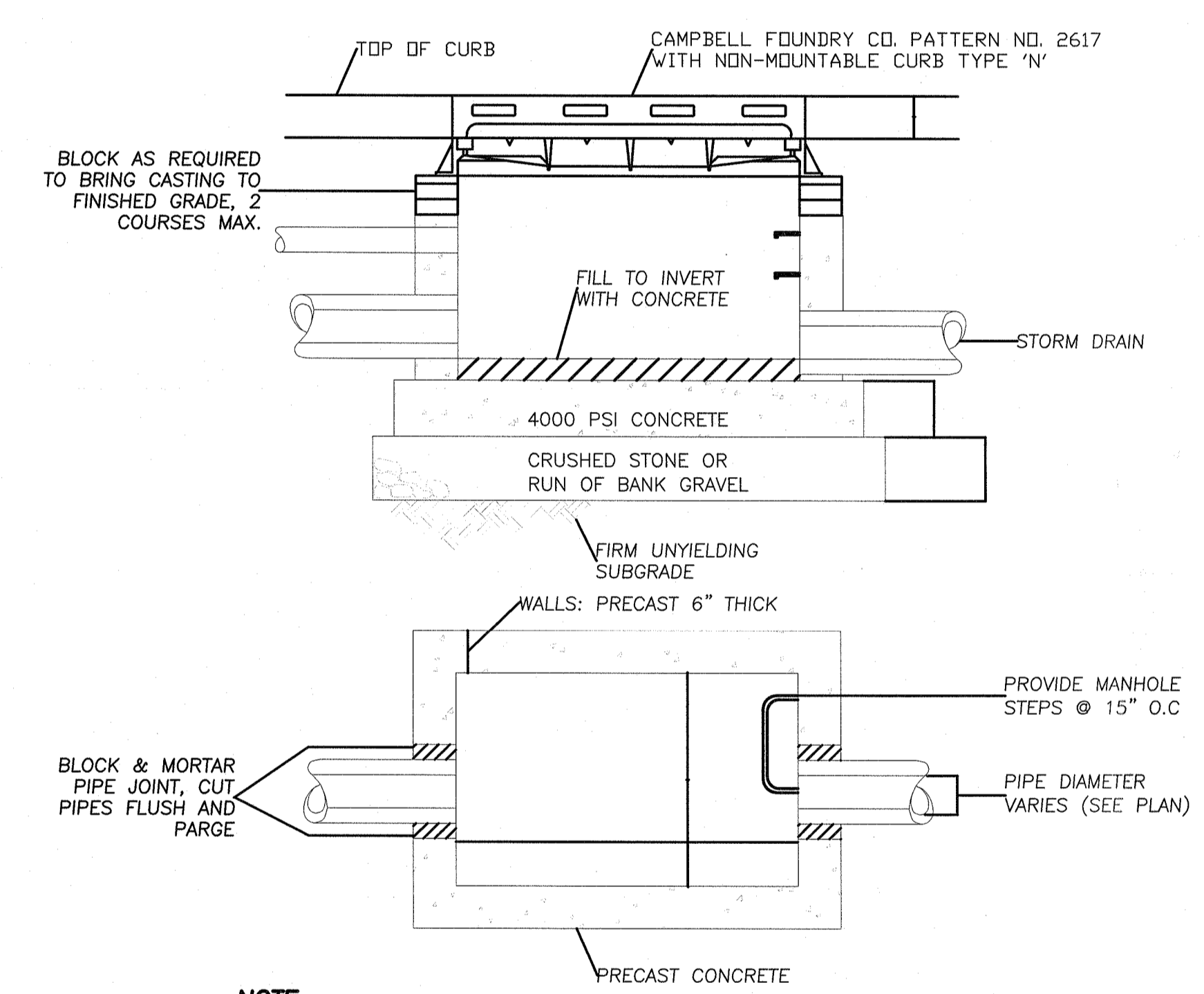


**DIVERSIFIED**  
Data & Software, Inc.  
President: John G. Quinn  
enr@diversified.com

8 OLYMPIC DRIVE  
ORANGETOWN, NY

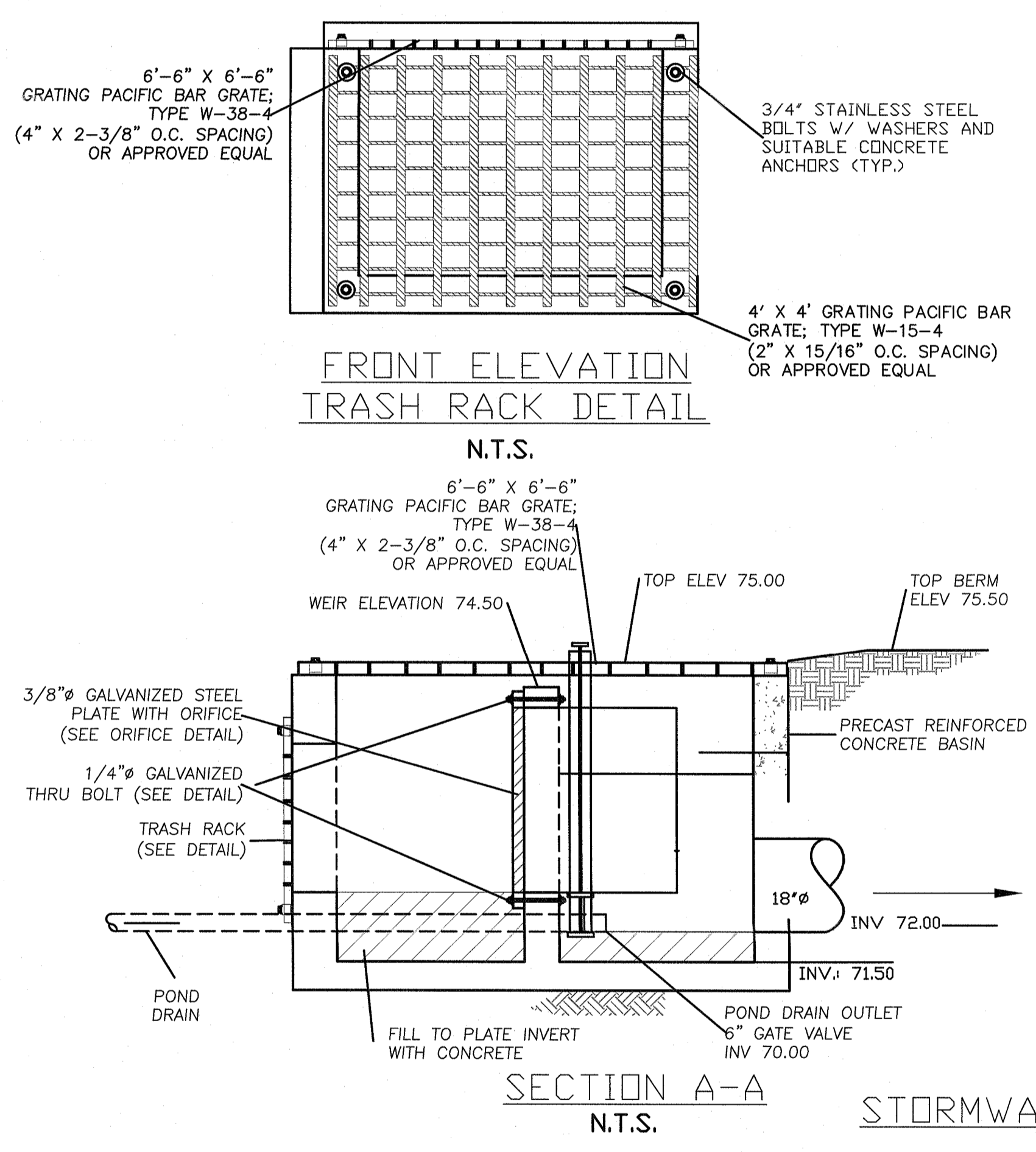
**SQ PROPERTIES**

Model

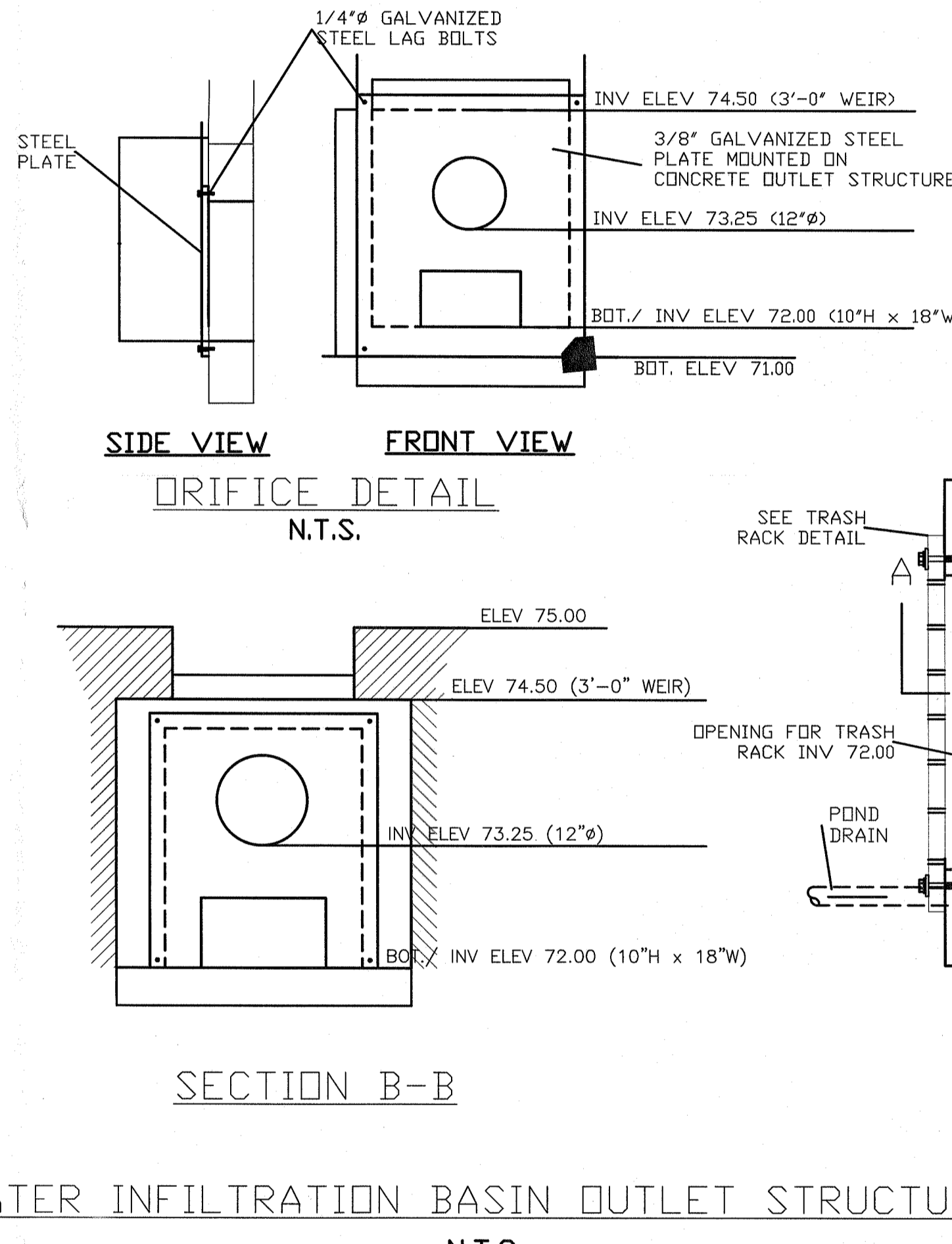


**CATCH BASIN DETAIL**  
N.T.S.

**NOTE:**  
1. MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.  
2. FOR NON CURB INLETS, UTILIZE CAMPBELL FOUNDRY PATTERN NO. 3408 FRAME AND GRATE

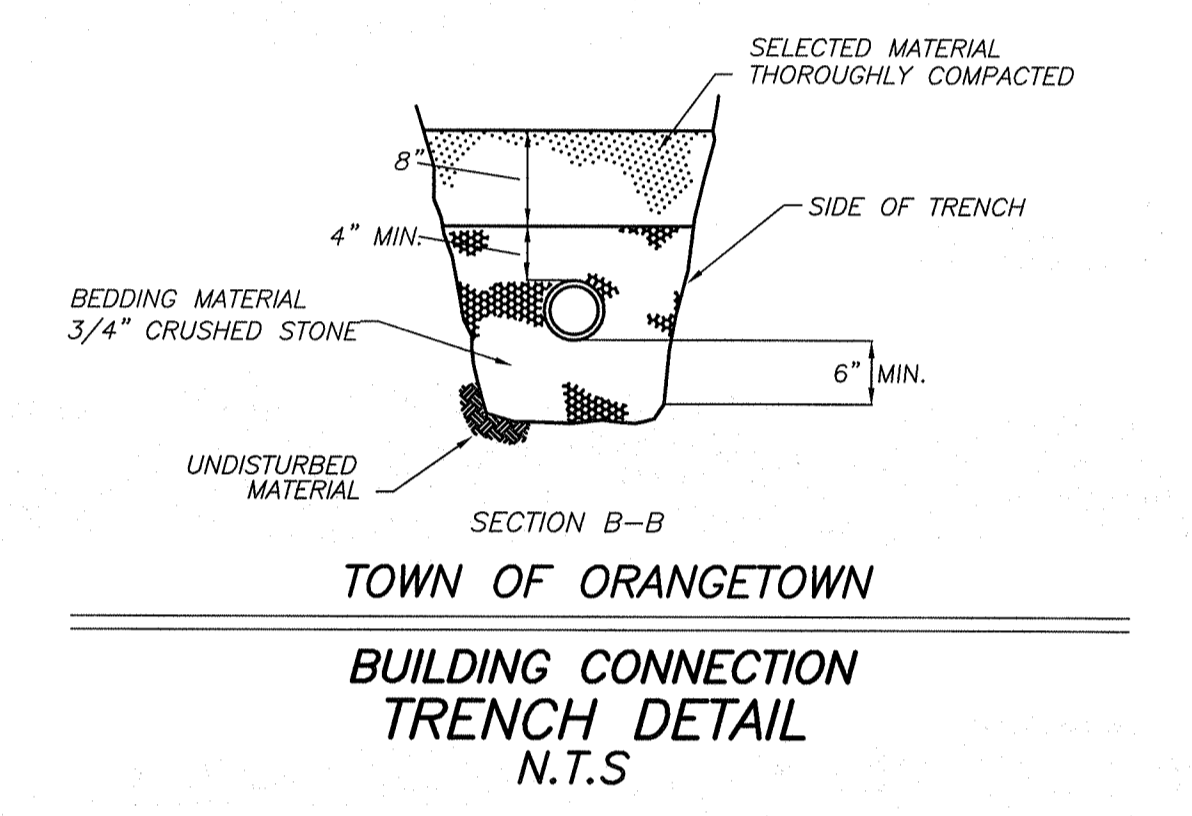


**FRONT ELEVATION TRASH RACK DETAIL**  
N.T.S.

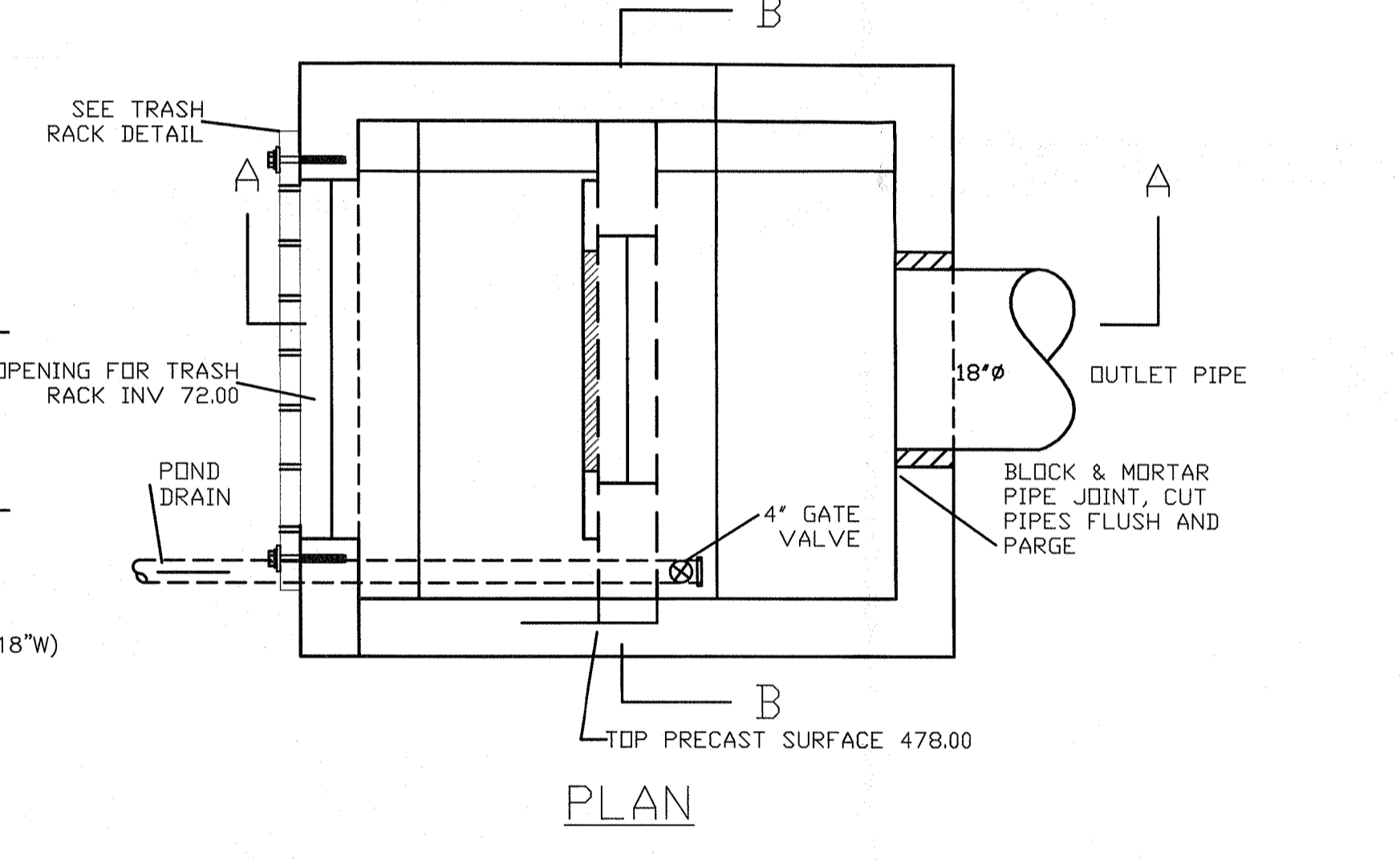


**STORMWATER INFILTRATION BASIN OUTLET STRUCTURE DETAIL**  
N.T.S.

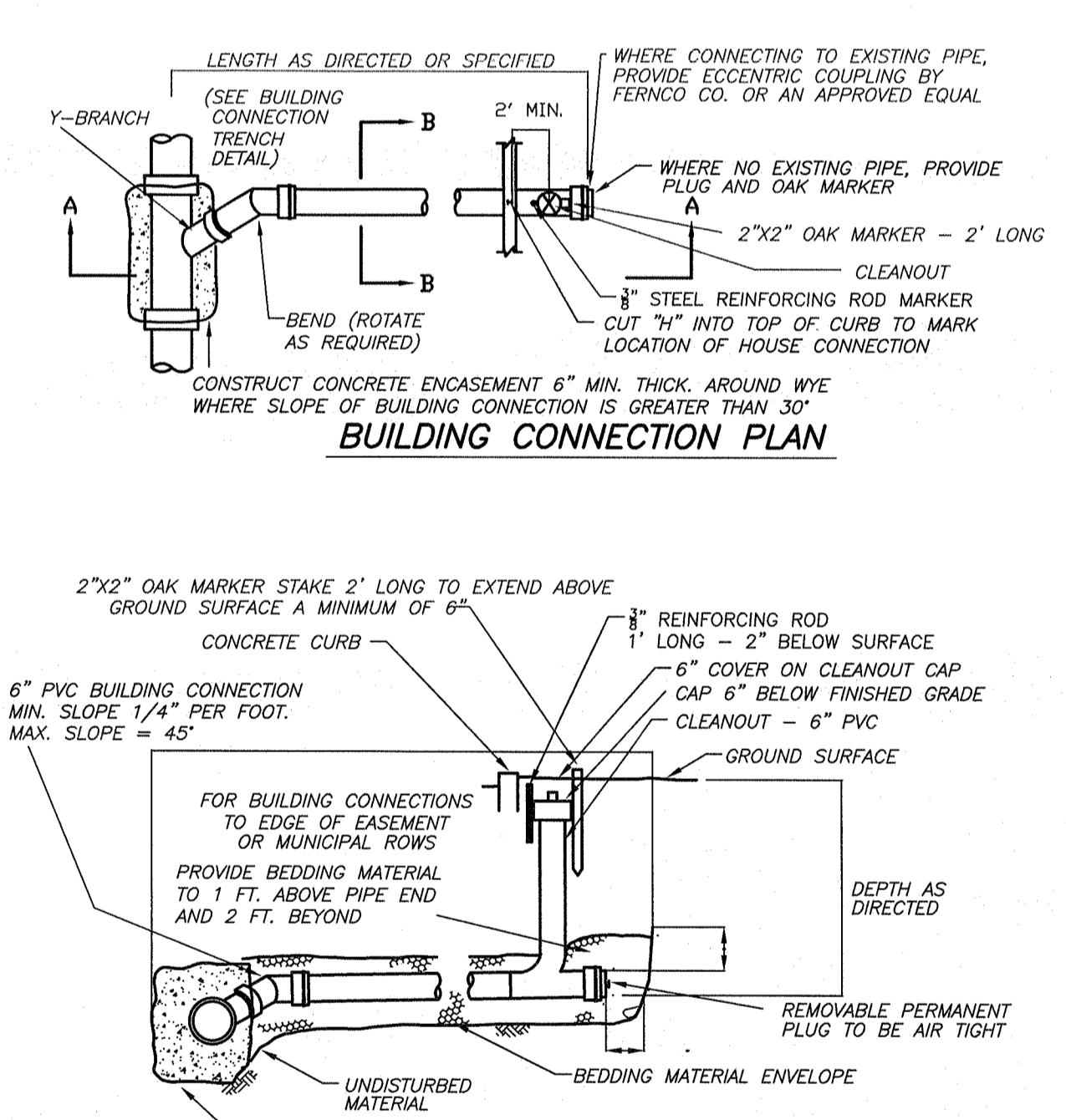
**BASIN NOTES:**  
1. ALL BERM FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR MINIMUM DENSITY. LOW PERMEABLE SOIL, FREE OF ORGANIC MATERIALS, TO BE UTILIZED IN BERM CONSTRUCTION.  
2. SHOP DRAWINGS OF ALL STRUCTURES TO BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



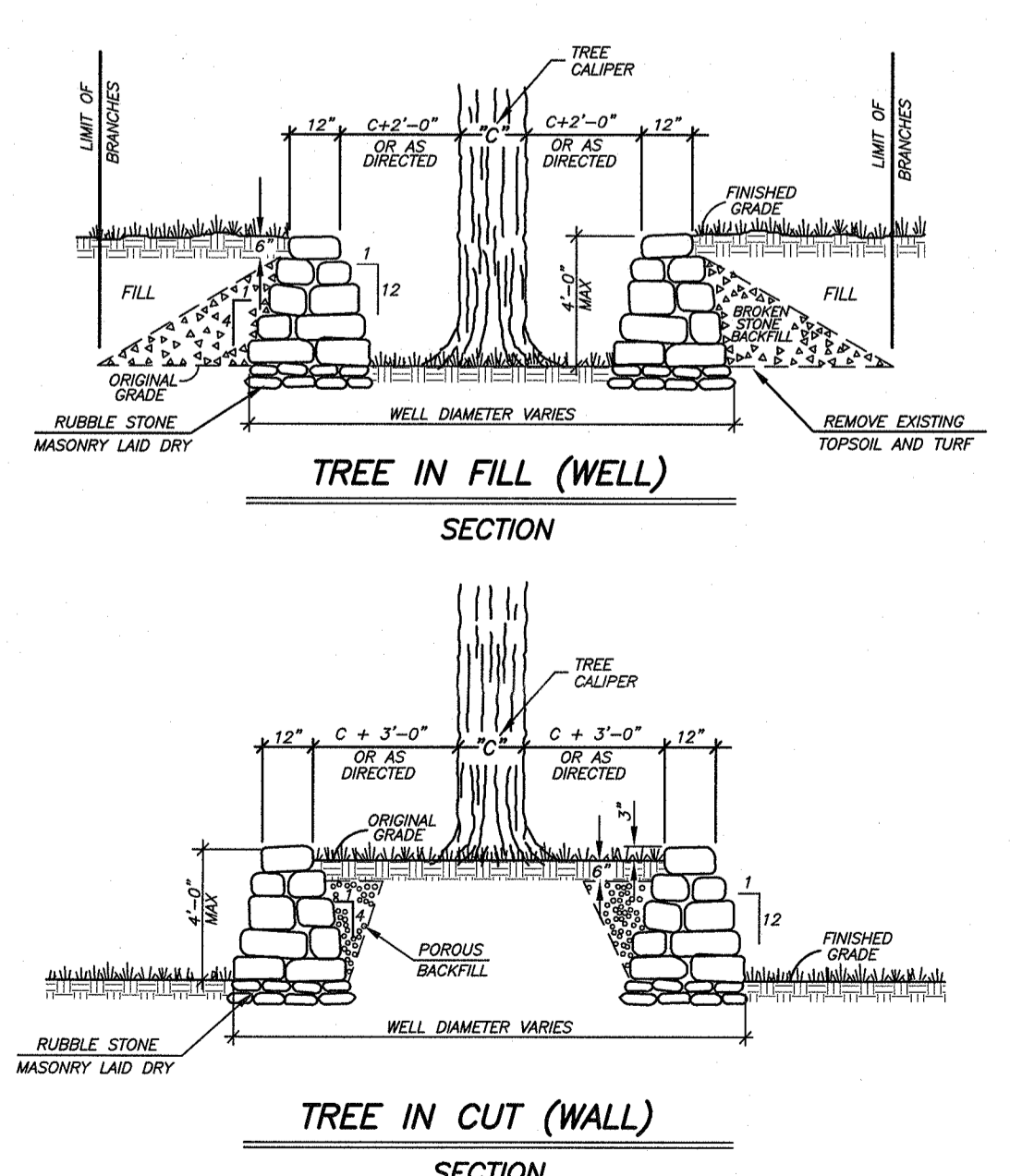
**TOWN OF ORANGETOWN BUILDING CONNECTION TRENCH DETAIL**  
N.T.S.



**BUILDING CONNECTION PLAN**

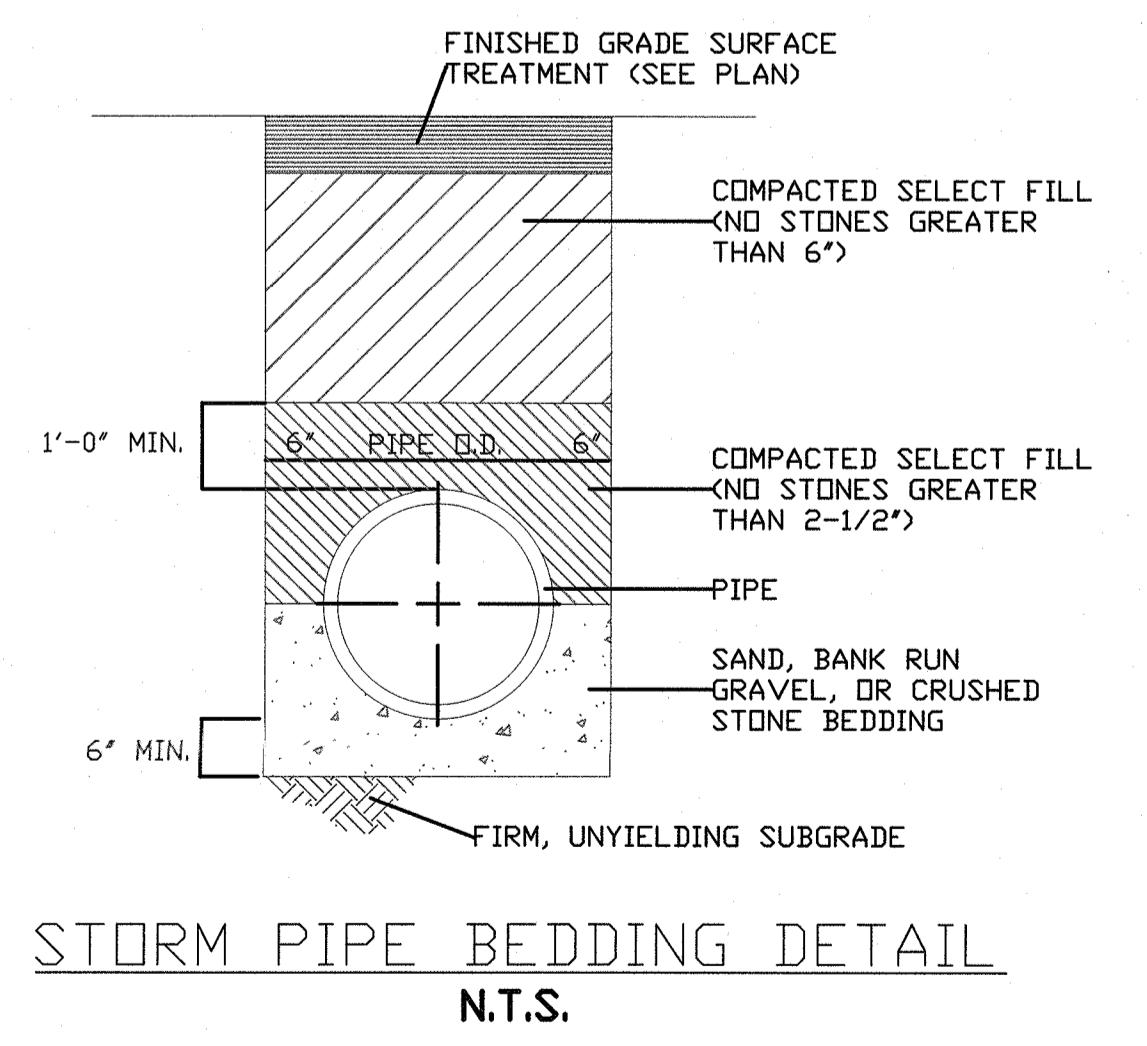


**BUILDING CONNECTION ELEVATION**  
TOWN OF ORANGETOWN BUILDING CONNECTION DETAIL  
N.T.S.

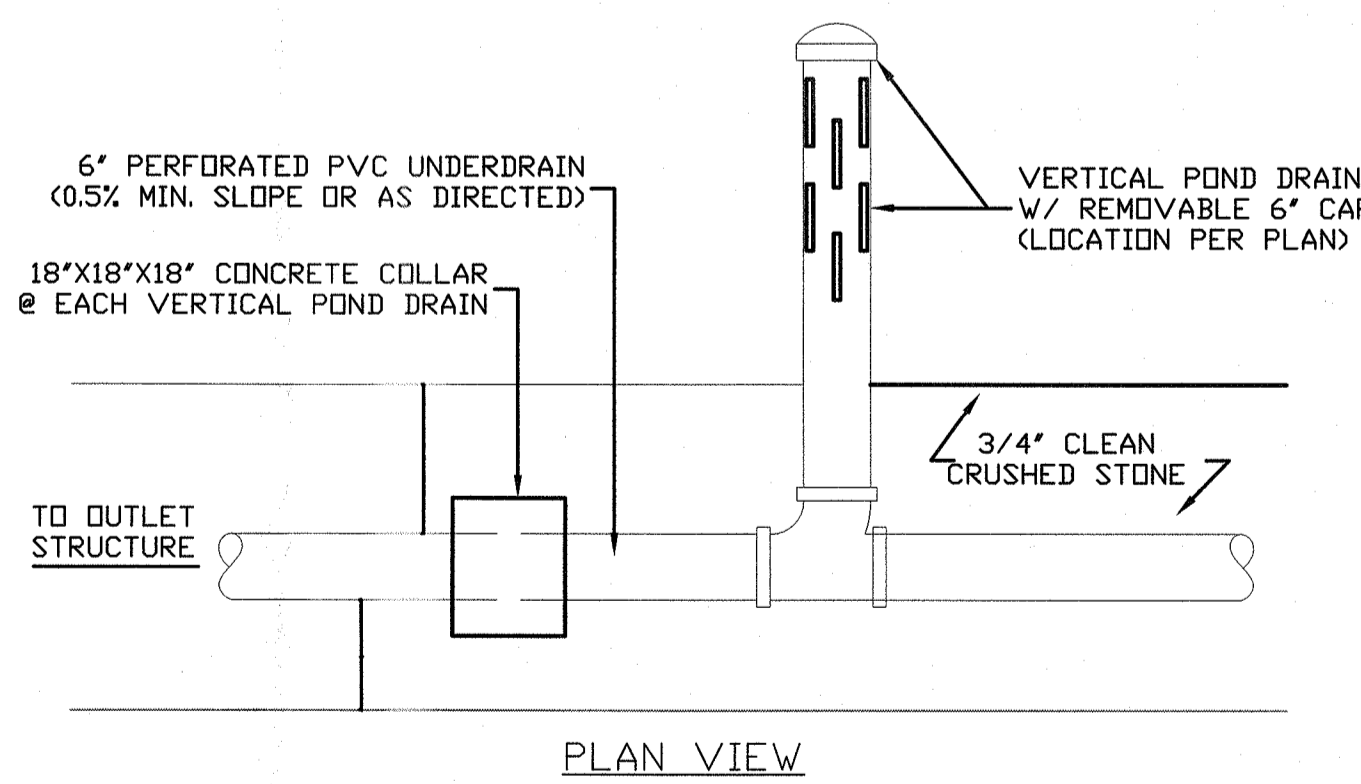


**NOTE:**  
1. THE CONTRACTOR SHALL PROTECT ALL EXPOSED AND DISTURBED ROOT STRUCTURE AS DIRECTED UNTIL THE WALLS ARE CONSTRUCTED.  
2. THE CONTRACTOR MAY USE RUBBLE STONE AVAILABLE FROM THE JOB SITE PROVIDED THE STONE MEETS THE APPROVAL OF THE OWNERS FIELD REPRESENTATIVE.

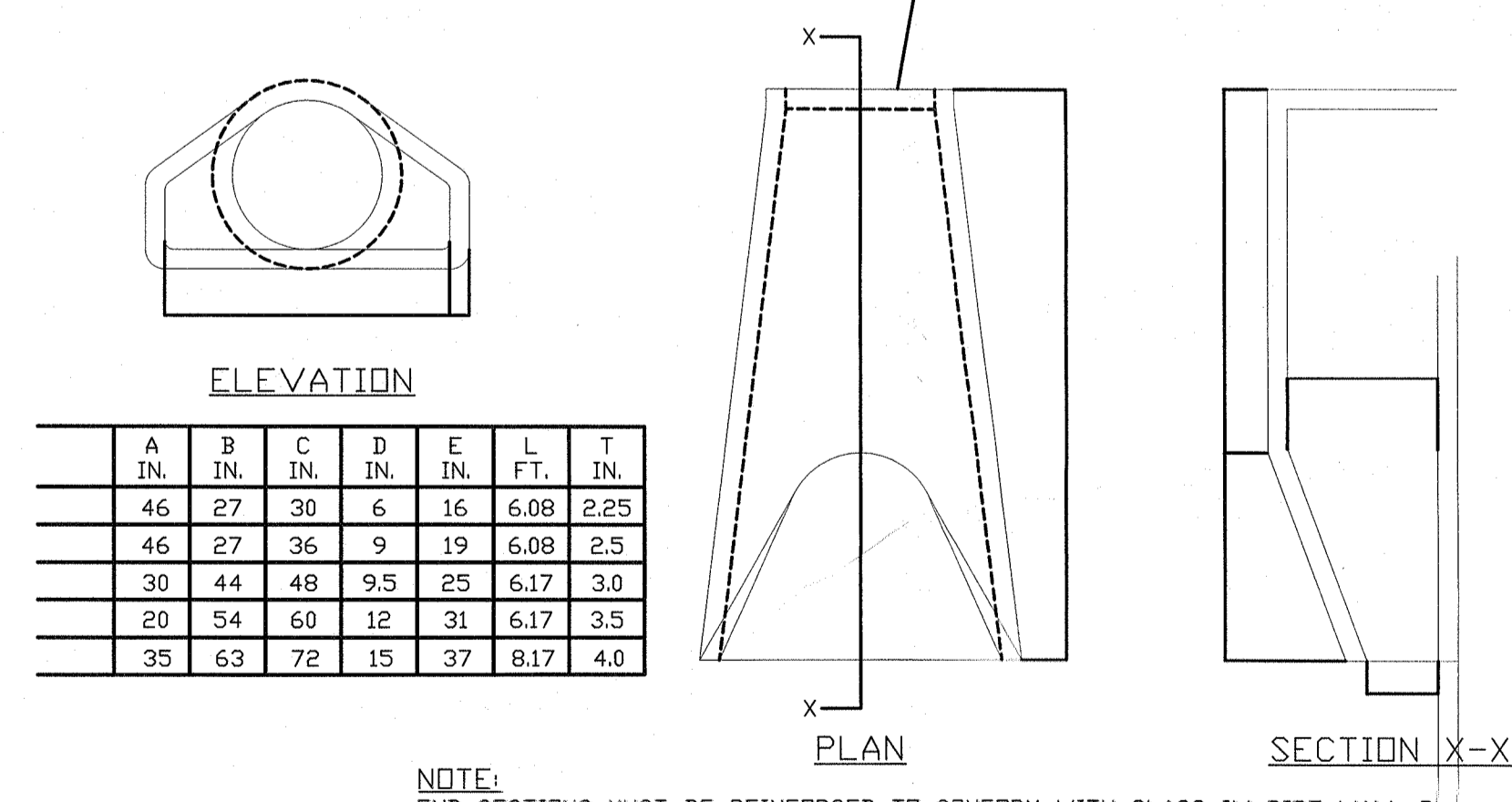
**EXISTING TREES SHOWN HEREON ARE TO REMAIN UNLESS SPECIFICALLY SHOWN TO BE REMOVED. TREES TO REMAIN SHALL BE PROTECTED WHERE CONSTRUCTION ACTIVITY MAY DAMAGE THE UNDERLYING ROOT SYSTEM WHERE POTENTIAL FOR CONSTRUCTION VEHICLES TO IMPACT EXISTING TREES TO REMAIN EXISTS. CONTRACTOR SHALL INSTALL A 4\"/>**



**STORM PIPE BEDDING DETAIL**  
N.T.S.



**POND DRAIN DETAIL**  
N.T.S.



**FLARED END SECTION DETAIL**  
N.T.S.

ELEVATION						
A	B	C	D	E	L	T
IN.	IN.	IN.	IN.	IN.	FT.	IN.
46	27	30	6	16	6.08	2.25
45	27	36	9	19	6.09	2.5
30	44	48	9.5	25	6.17	3.5
20	54	60	12	31	6.17	3.5
35	6.3	72	15	37	6.17	4.0

**NOTE:**  
END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B

**CIVIL DESIGN WORKS LLC**  
- CIVIL ENGINEERING CONSULTANTS AND DESIGNERS -  
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NEW JERSEY OFFICE: 17 ARDENWOOD ROAD OAKLAND NEW JERSEY 07438 TEL: 201-644-7330

GLENN MCCREEDY, PE  
NYS LIC. # 84274

DATE	REVISIONS	TAX LOT #
		73.15-1-16
		AREA 302,614 sq ft
		6.9471 AC
		FILE 21808DET
		SCALE 1"=30'
		DATE 10/14/19
		JOB NO. 21808

**DETAILS FOR**  
**SQ PROPERTIES, LLC**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

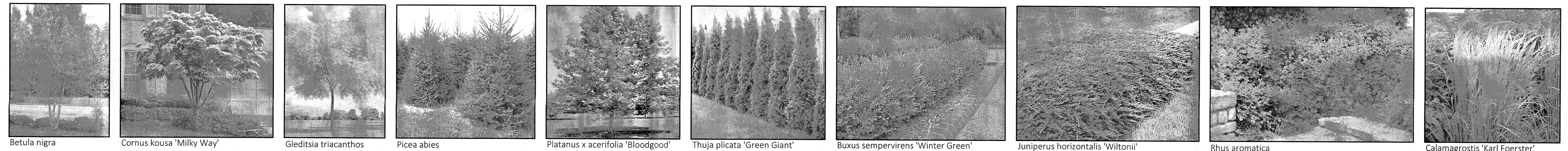
**JAY A. GREENWELL, PLS, LLC**  
LAND SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

DESIGNED JAG  
DRAWN LDW  
CHECKED JAG  
APPROVED JAG

JAY A. GREENWELL, PLS  
NYS LIC. # 49676



PLANT IMAGES



Betula nigra

Cornus kousa 'Milky Way'

Gleditsia triacanthos

Picea abies

Platanus x acerifolia 'Bloodgood'

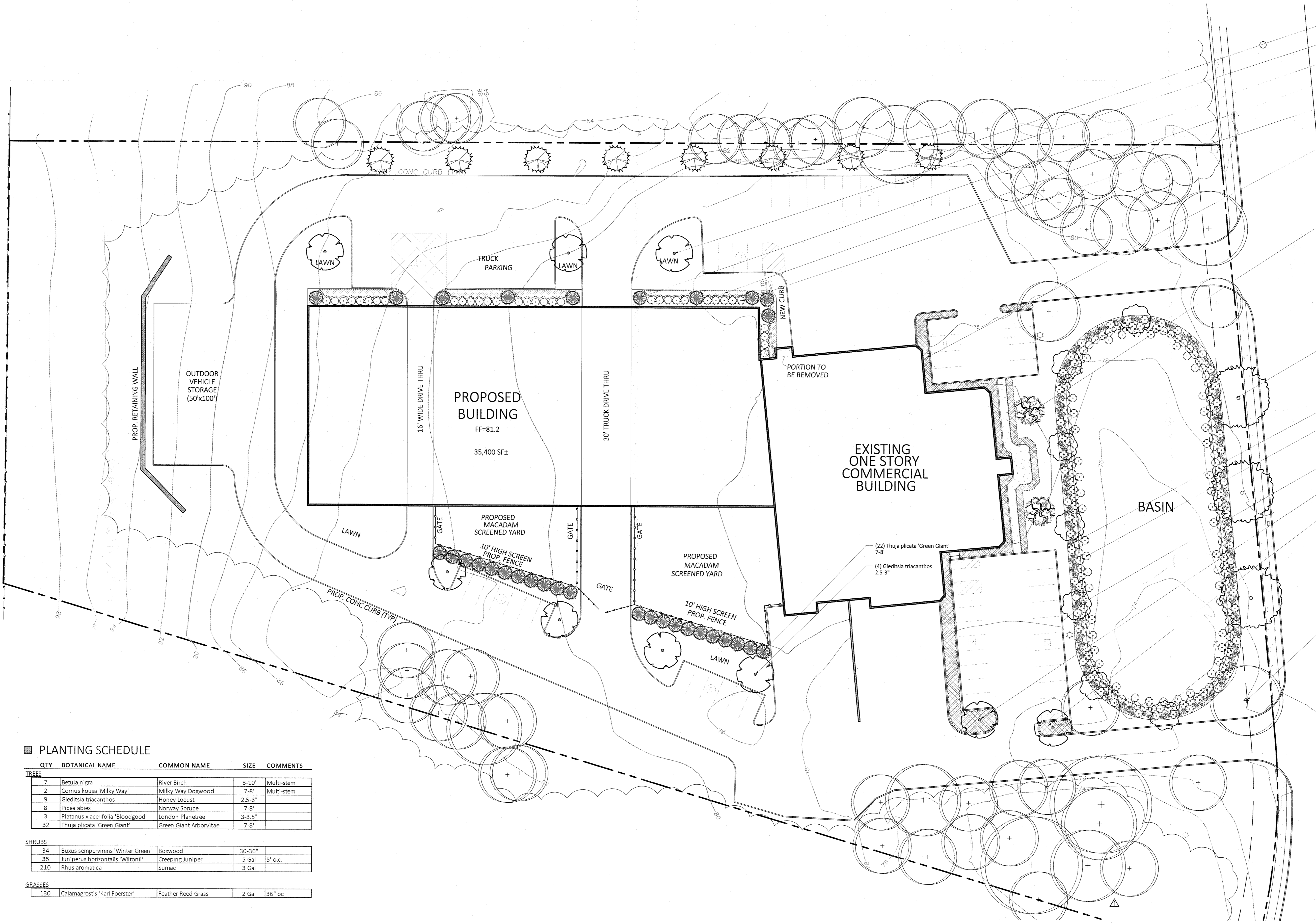
Thuja plicata 'Green Giant'

Buxus sempervirens 'Winter Green'

Juniperus horizontalis 'Wiltonii'

Rhus aromatica

Calamagrostis 'Karl Foerster'



- (8) Picea abies 7-8'
- (3) Gleditsia triacanthos 2.5-3'
- (10) Thuja plicata 'Green Giant' 7-8'
- (5) Juniperus horizontalis 'Wiltonii' 5 Gal
- (54) Buxus sempervirens 'Winter Green' 30-36"
- PLANTING TO REMAIN
- (2) Cornus kousa 'Milky Way' 7-8'
- (3) Platanus x acerifolia 'Bloodgood' 3-3.5'
- (130) Calamagrostis 'Karl Foerster' 2 Gal 30" o.c.
- (210) Rhus aromatica 9 Gal
- (7) Betula nigra 8-10'
- (3) Gleditsia triacanthos 2.5-3'
- EX. PLANTING TO REMAIN
- EX. TREES TO REMAIN

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>				
7	Betula nigra	River Birch	8-10'	Multi-stem
2	Cornus kousa 'Milky Way'	Milky Way Dogwood	7-8'	Multi-stem
6	Gleditsia triacanthos	Honey Locust	2.5-3'	
8	Picea abies	Norway Spruce	7-8'	
3	Platanus x acerifolia 'Bloodgood'	London Planetree	3-3.5'	
32	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7-8'	
<b>SHRUBS</b>				
34	Buxus sempervirens 'Winter Green'	Bonewood	30-36"	
35	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	5 Gal	5' o.c.
210	Rhus aromatica	Sumac	3 Gal	
<b>GRASSES</b>				
130	Calamagrostis 'Karl Foerster'	Feather Reed Grass	2 Gal	36" oc

**YOST DESIGN**  
LANDSCAPE ARCHITECTURE  
178 Elizabeth St  
Pearl River, NY 10965  
p 845.365.4595 | f 914.361.4473  
yostdesign.com

SURVEYOR:  
Jay A. Greenwell, PLS, LLC  
85 Lafayette Ave  
Suffern, NY 10991

**SQ PROPERTIES**  
8 OLYMPIC DRIVE  
ORANGEBURG, NY 10962

DATE: DECEMBER 11, 2019  
DRAWN BY: BMY  
JOB NO: 121119  
SCALE: 1"=30'  
FILENAME: 2019\_1211 SQ Properties

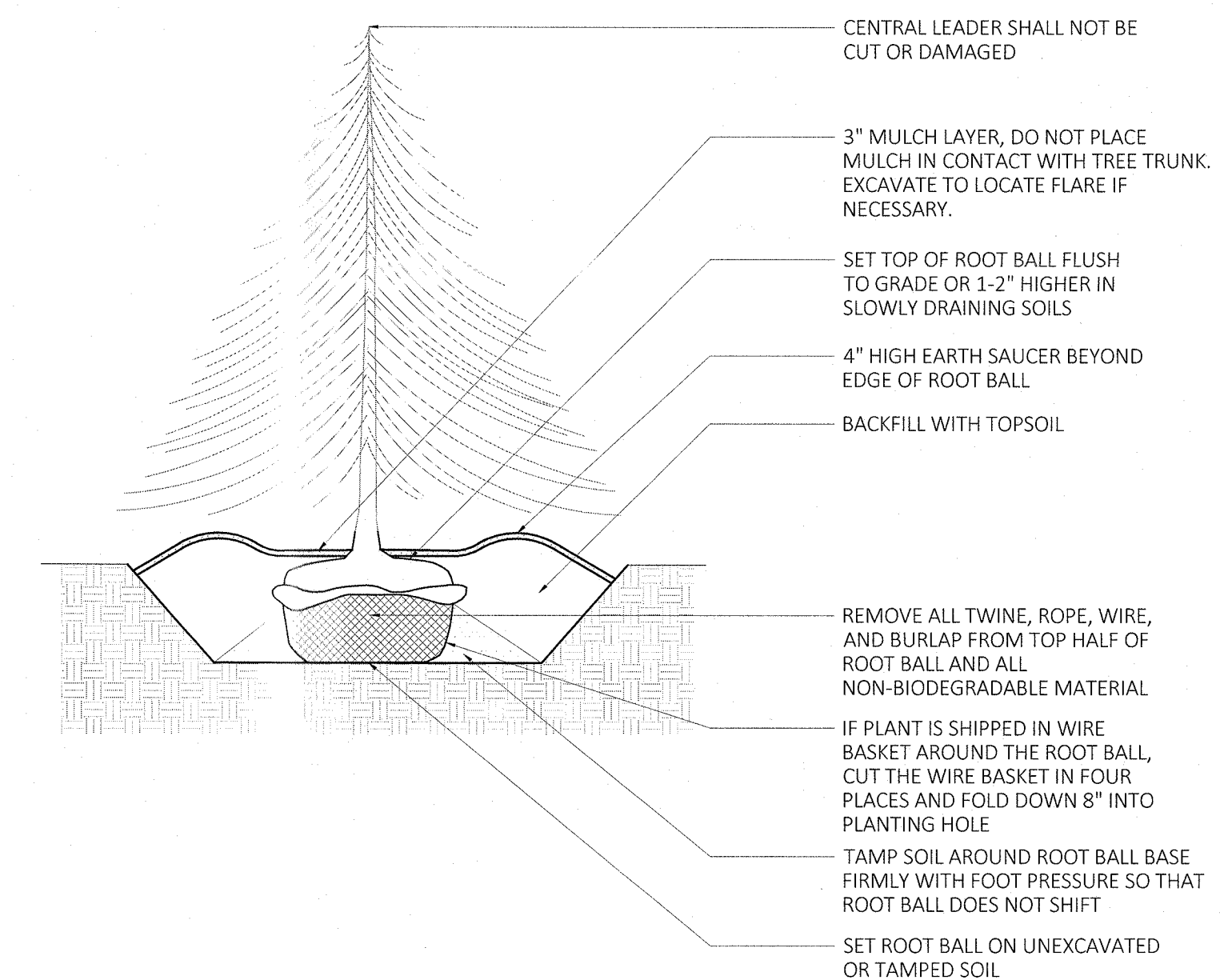
REVISIONS:

PLANTING PLAN

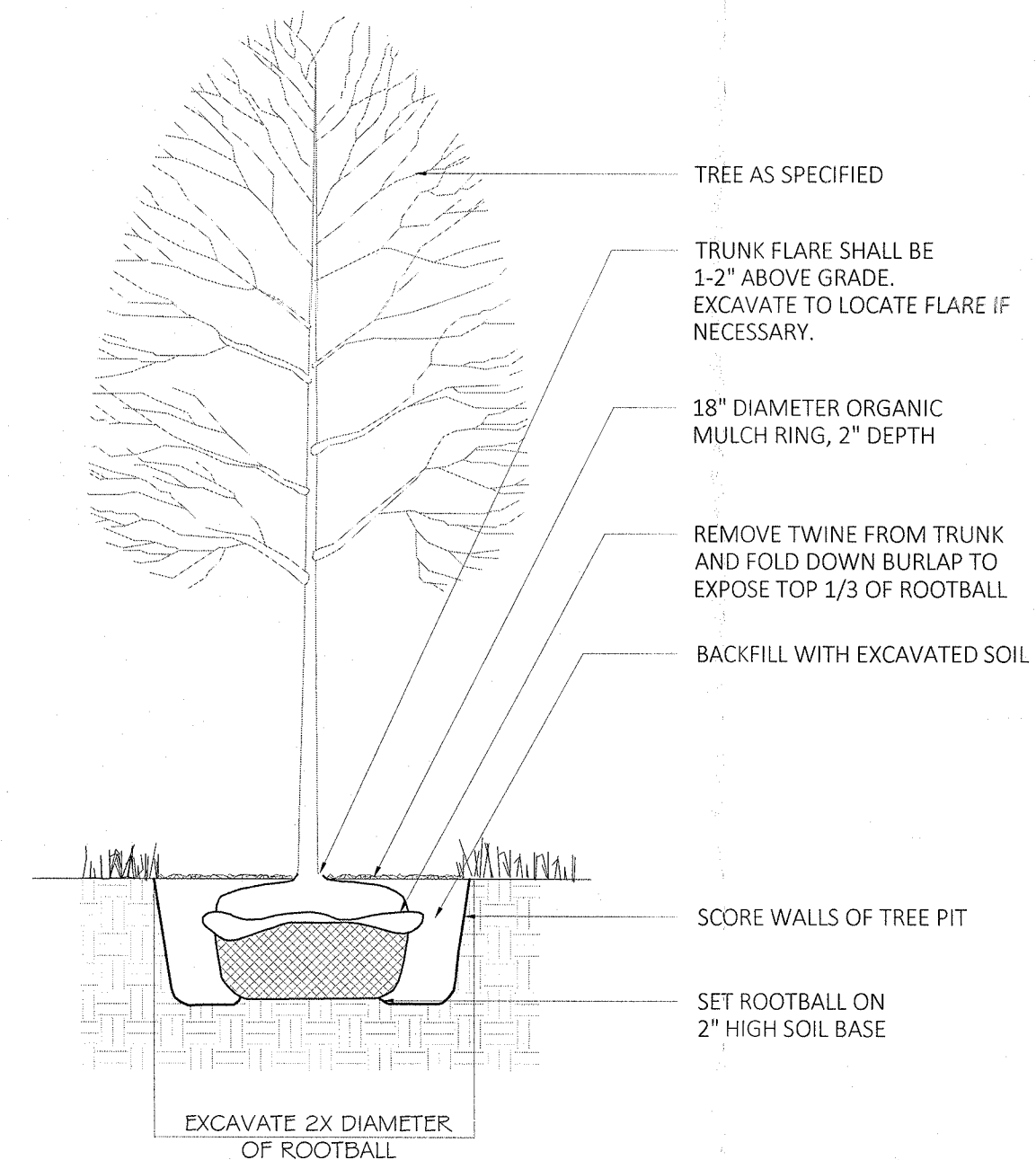
SHEET NO.

**L-702**

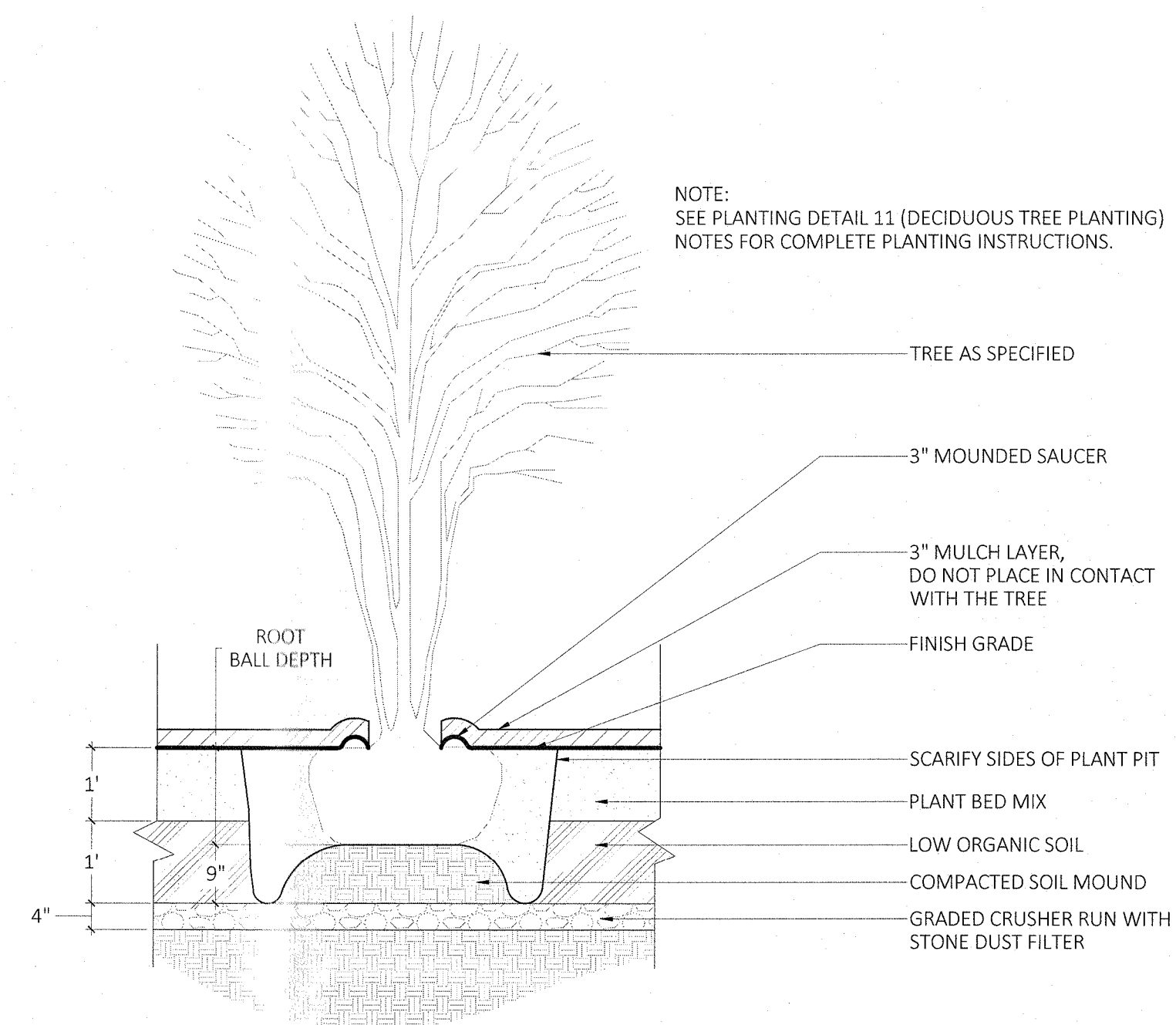




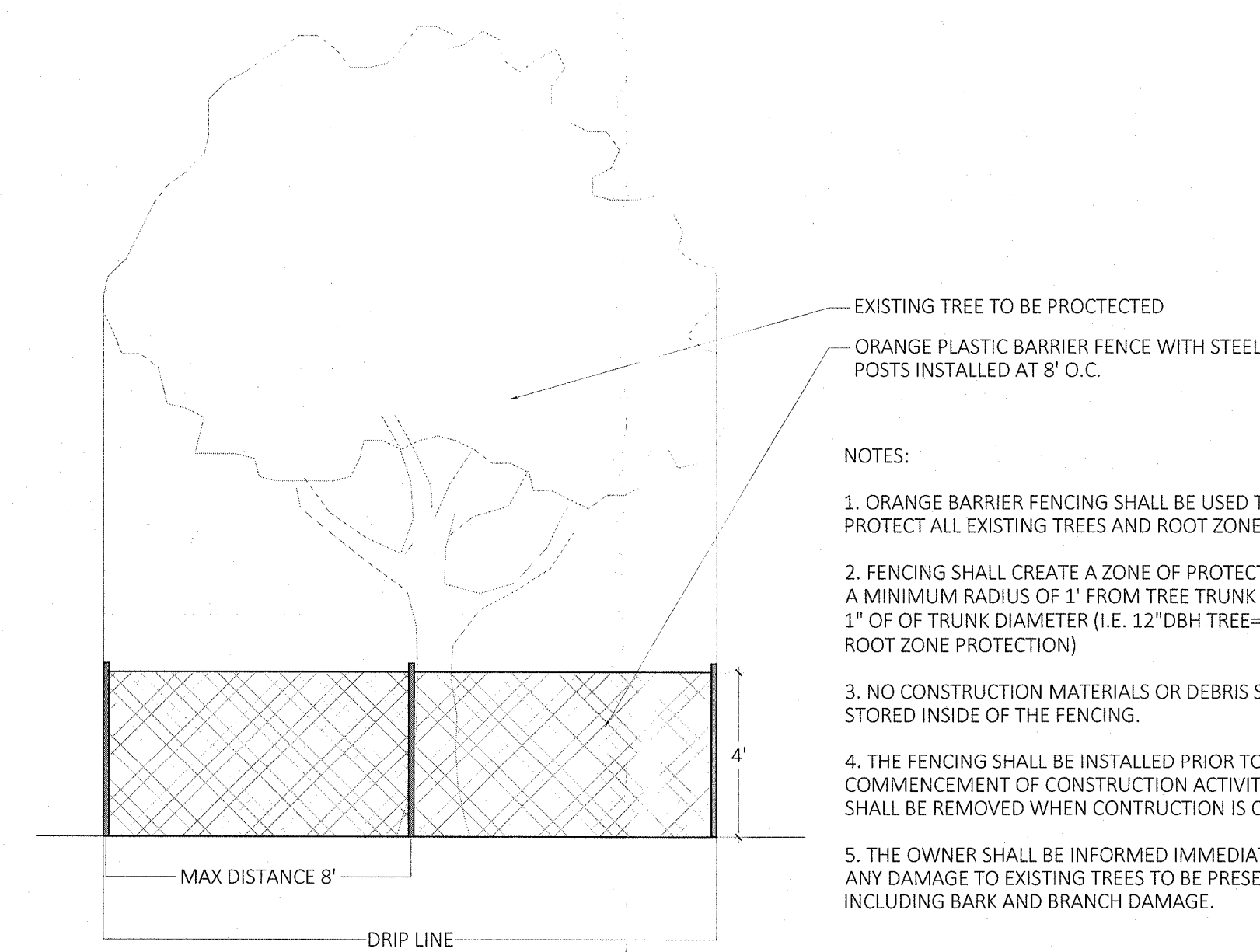
1. EVERGREEN TREE PLANTING  
SCALE: 1/4"=1'



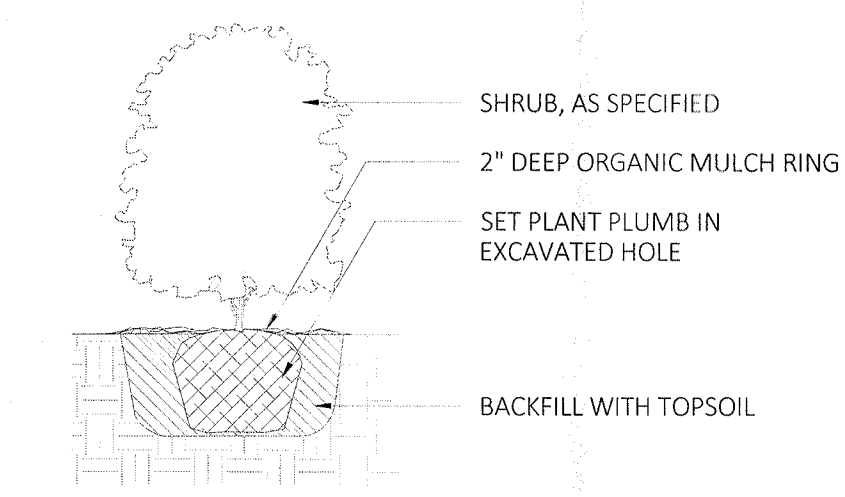
2. DECIDUOUS TREE PLANTING  
SCALE: 1/4"=1'



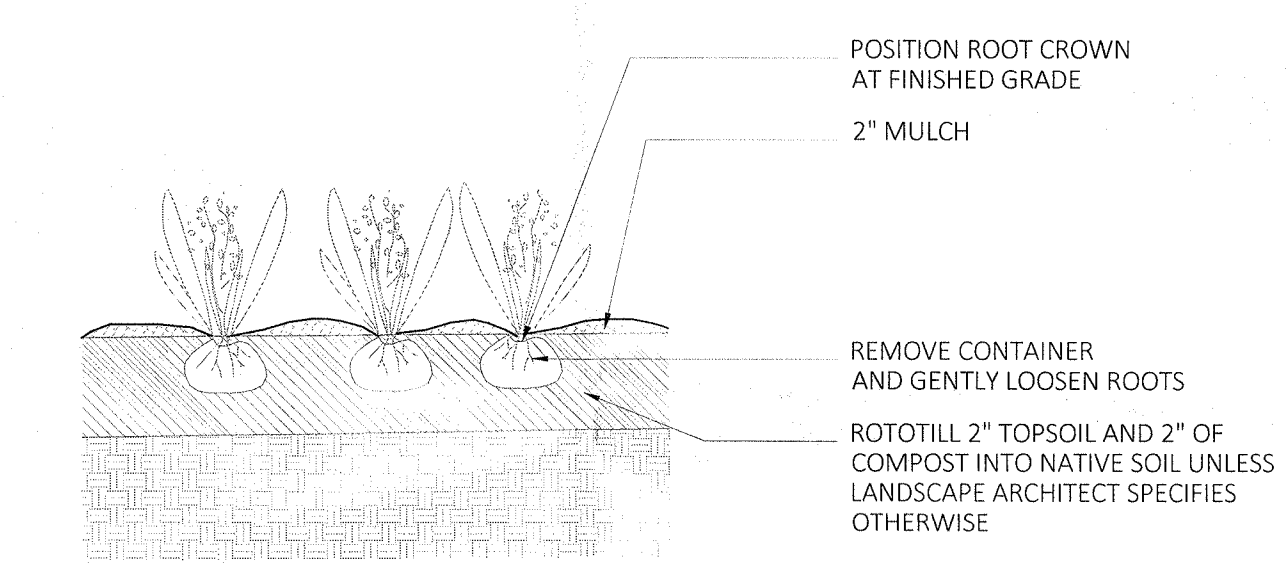
3. MULTISTEM TREE PLANTING  
SCALE: 1/2"=1'



4. TREE PROTECTION  
SCALE: 1/4"=1'



5. SHRUB PLANTING  
SCALE: 1/2"=1'



6. GROUND COVER PLANTING  
SCALE: 1/2"=1'

- NOTES:
1. SET TREE PLUMB.
  2. DO NOT STAKE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT.
  3. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
  4. REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF THE ROOTBALL.
  5. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
  6. DO NOT ADD ANY SOIL AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
  7. DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLARE IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.

- NOTES:
1. FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
  2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER TO HELP PREVENT LOSSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
  3. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
  4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO YEARS FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INsofar as it is PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND AMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
16. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.



8 Olympic Drive  
Orangeburg, NY

Lighting Layout  
Version 4



Prepared By:  
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Job Name:  
8 Olympic Drive  
Orangeburg, NY  
  
Lighting Layout  
Version 4

Scale: as noted

Date: 1/10/2020

Case:

Filename: 8 Olympic Drive - Orangeburg - Vers 4.AGI

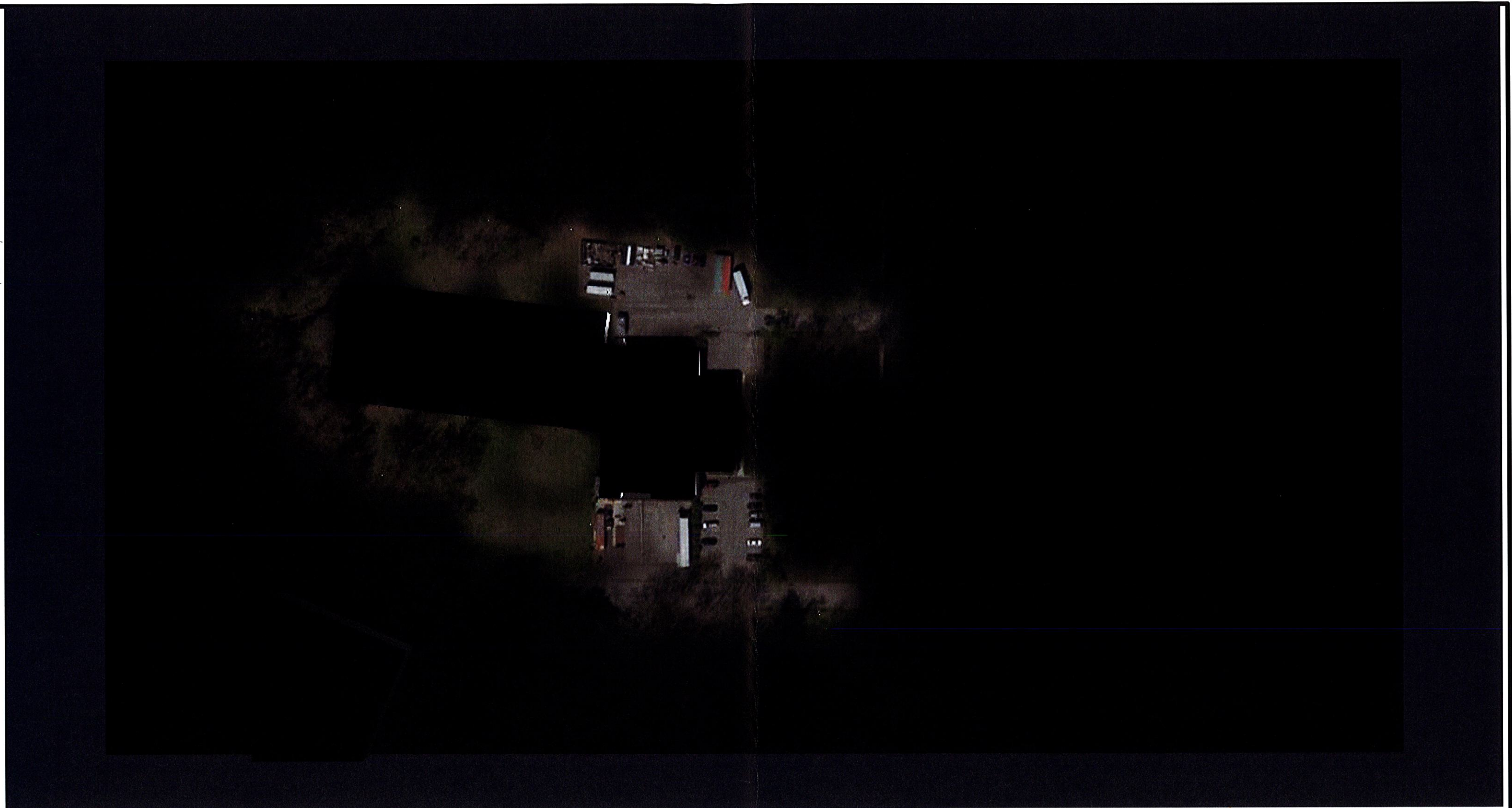
Drawn By: Aaron Boyce

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Scale is based on Tabloid Page Sizes (11 x 17)

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Google Earth

300 ft



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Luminaire Schedule										
Tag	Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
A		29	LOT4T65 D10	SINGLE	6812	1.000	Pole Mount - Type IV	65.8	65.8	1908.2
A2		1	LOT4T65 D10 X2@180	BACK-BACK	6812	1.000	Pole Mount - Type IV - X2@18	65.8	131.6	131.6
B		4	FFLED80SF	SINGLE	9728	1.000	Slipfit Mount	88.8	88.8	355.2
C		3	SLIM57	SINGLE	5579	1.000	Wall Mount	48.7	48.7	146.1
D		3	WPLED4T150	SINGLE	18464	1.000	Pole Mount - Type IV	155.8	155.8	467.4

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Site	Illuminance	Fc	0.48	11.2	0.0	N.A.	N.A.	Readings Taken At 0' 0" AFG	10	10	Horizontal

**NOTES:**




\* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

\* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

\* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Damin Sales.

\* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

\* Damin Sales luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.5
	1
	2



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Job Name:  
8 Olympic Drive  
Orangeburg, NY  
  
Lighting Layout  
Version 4

Scale: N.T.S.

Date: 1/10/2020

Case:

Filename: 8 Olympic Drive - Orangeburg - Vers 4.AGI

Drawn By: Aaron Boyce

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Luminaire Location Summary		
LumNo	Label	Mounting Height
1	LOT4T65 D10	16
2	LOT4T65 D10	16
3	LOT4T65 D10	16
4	LOT4T65 D10 X2@180	16
5	LOT4T65 D10	16
6	LOT4T65 D10	16
7	LOT4T65 D10	16
8	LOT4T65 D10	16
9	LOT4T65 D10	16
10	LOT4T65 D10	16
11	LOT4T65 D10	16
12	LOT4T65 D10	16
13	LOT4T65 D10	16
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20	LOT4T65 D10	16
21	LOT4T65 D10	16
22	LOT4T65 D10	16
23	LOT4T65 D10	16
24	LOT4T65 D10	16
25	LOT4T65 D10	16
26	LOT4T65 D10	16
27	LOT4T65 D10	16
28	LOT4T65 D10	16

Luminaire Location Summary		
LumNo	Label	Mounting Height
29	LOT4T65 D10	16
30	LOT4T65 D10	16
31	FFLED80SF	18
32	SLIM57	18
33	FFLED80SF	18
34	SLIM57	14
35	SLIM57	14
36	FFLED80SF	22
37	FFLED80SF	22
39	WPLED4T150	22
40	WPLED4T150	22
41	WPLED4T150	22

Luminaire Location Summary		
LumNo	Label	Mounting Height

**NOTES:**

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