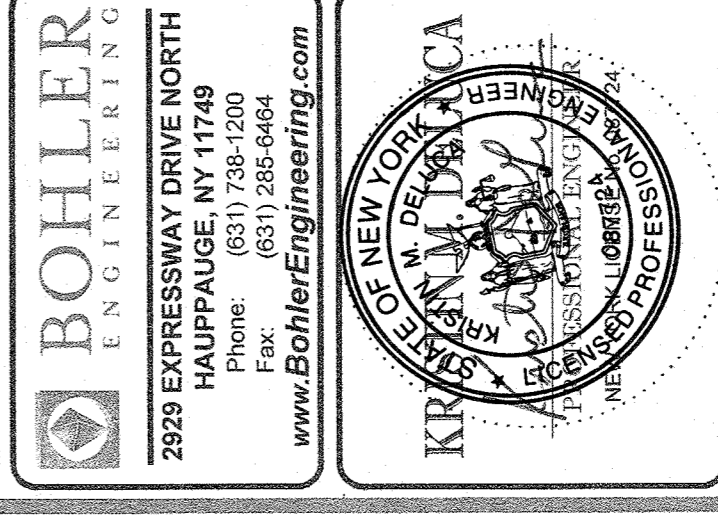


REV	DATE	COMMENT	DESIGNED BY	CHECKED BY

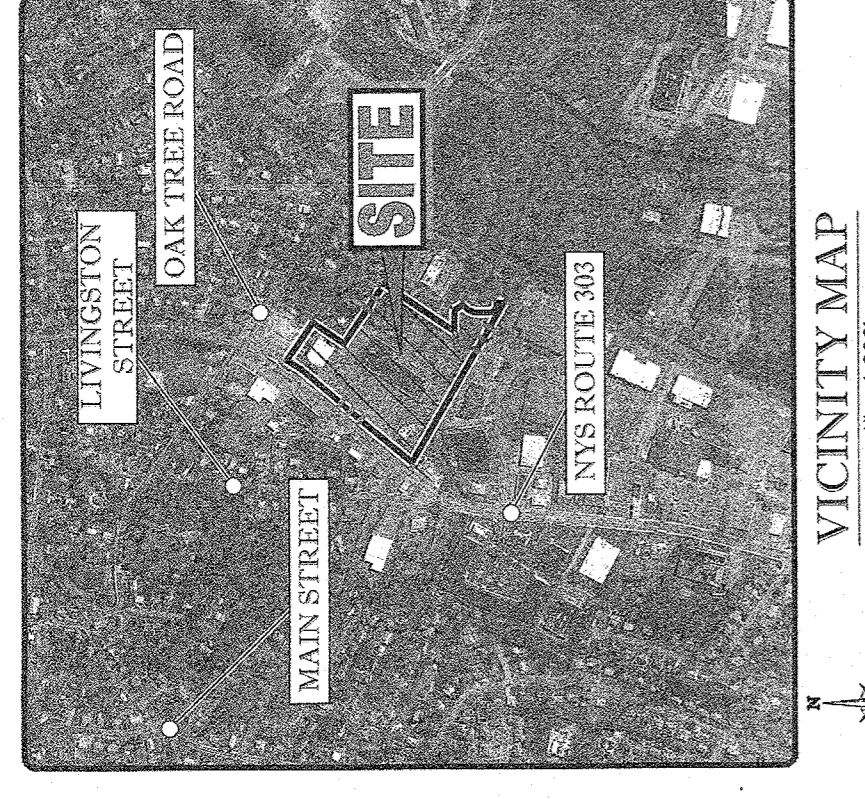
PRELIMINARY
THIS DRAWING IS PREPARED FOR PRELIMINARY AND/OR CONCEPTUAL DESIGN ONLY. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR CONSTRUCTION. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ENGINEER. YOU MUST CALL 311 BEFORE ANY EXCAVATION WHETHER IT IS ON PRIVATE OR PUBLIC LAND.

MAJOR SUBDIVISION PLANS
FOR
TAPPAN PLAZA SECTION 1
PROPOSED GROCERY STORE #1456
3-58 NYS ROUTE 303
TAPPAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NY 10983
SECTION 77.15 BLOCK 1
LOTS 33-37 & 41

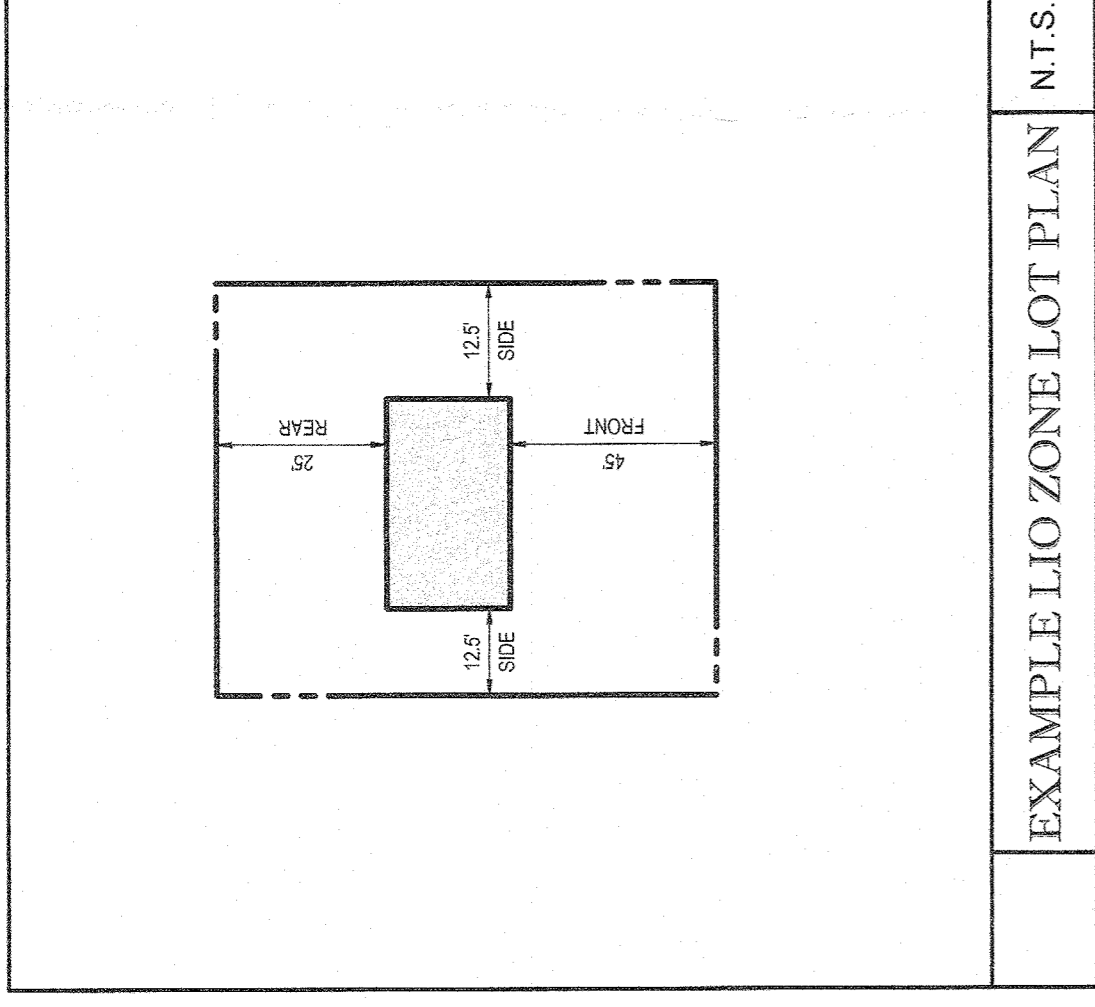
BOHLER ENGINEERING
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Fax: (631) 285-6464
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OVERALL SUBDIVISION PLAN
SHEET NUMBER **C-01**
OF 7
REVISION 0 - 02/17/2020



VICINITY MAP
1" = 1,000'
SOURCE: NYS GIS Clearinghouse NYS/DOCP
High Resolution Imagery 2016



DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
OVERALL SUBDIVISION PLAN	C-1 OF 7
PARTIAL SUBDIVISION PLAN LOT # 1 (EXISTING)	C-2 OF 7
PARTIAL SUBDIVISION PLAN LOT # 2 (EXISTING)	C-3 OF 7
PARTIAL SUBDIVISION PLAN LOT # 3	C-4 OF 7
PARTIAL SUBDIVISION PLAN LOT # 4 (EXISTING)	C-5 OF 7
PARTIAL SUBDIVISION PLAN LOT # 5	C-6 OF 7
PARTIAL SUBDIVISION PLAN LOT # 6	C-7 OF 7

- NOTES:**
- LOT DRAINAGE SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED. LIGHTING AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALK AND CURBS.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 238B OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN. SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER. THE EXISTING LOCATIONS OF ALL UTILITIES SHALL BE ACCOMPLISHED SO THAT NO DIRECT RAYS THEREFROM ARE VISIBLE ELSEWHERE THAN ON THE LOT WHERE SUCH ILLUMINATION OCCURS.
- ADDITIONAL NOTES:**
- SEE INDIVIDUAL LOT SHEETS FOR MORE DETAILED INFORMATION IN ACCORDANCE WITH TOWN OF ORANGETOWN SUBDIVISION ORDINANCES.

DISTRICT INFORMATION

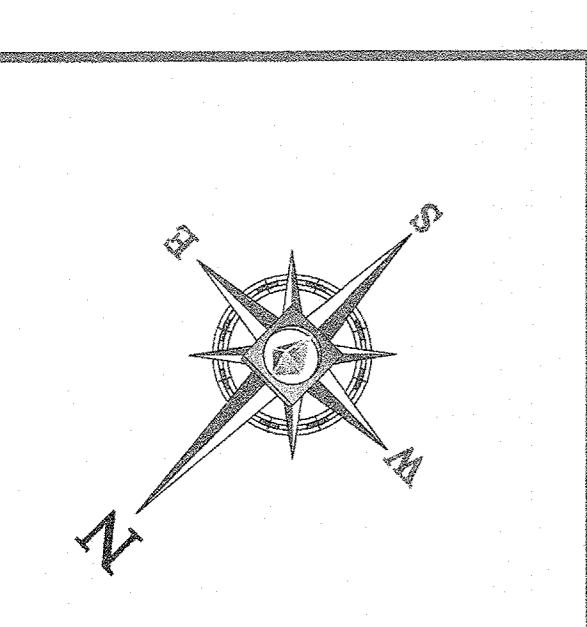
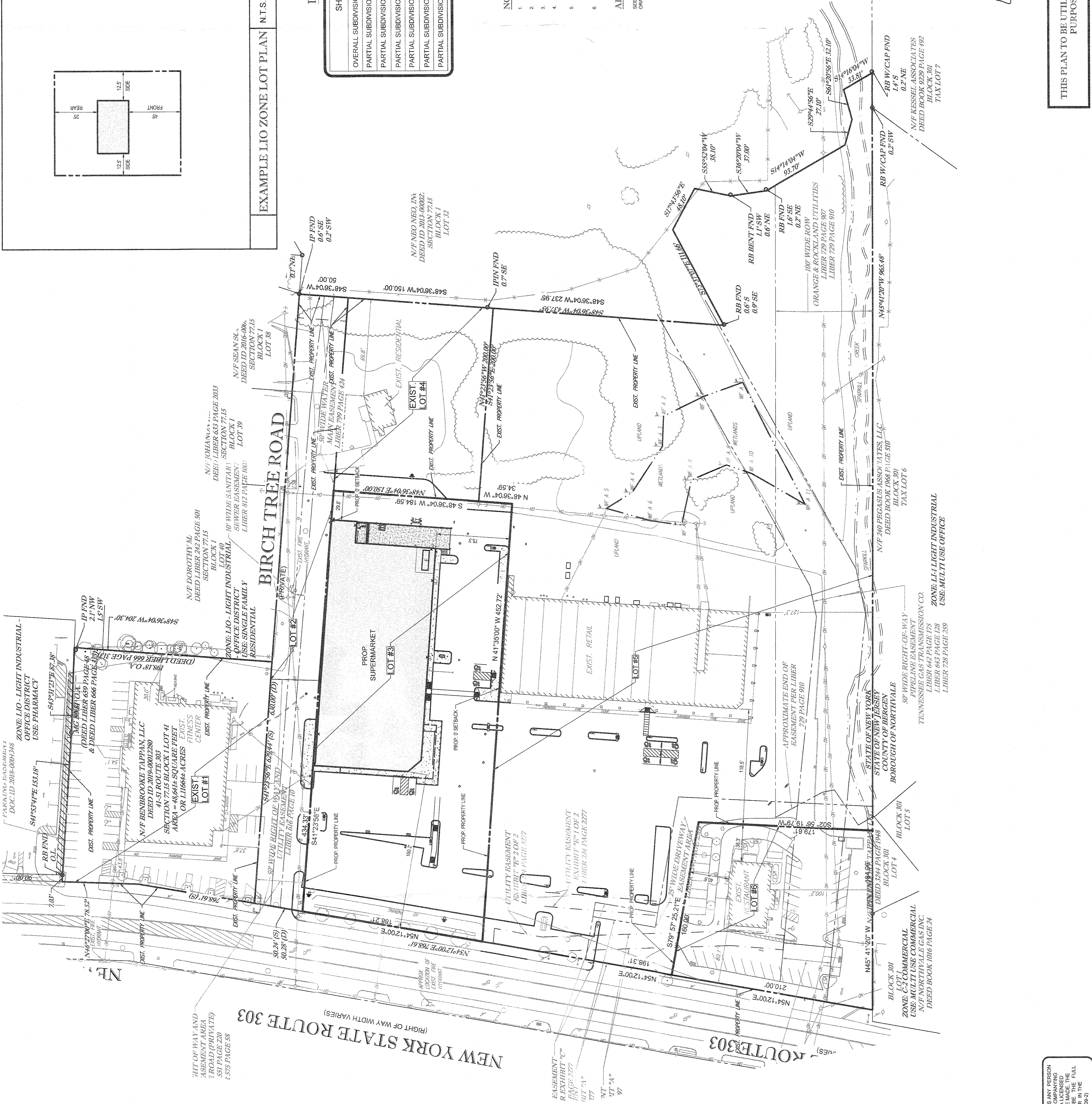
ZONING DISTRICT	CS COMMUNITY SHOPPING DISTRICT	LOT AREA
SCHOOL DISTRICT <td>LOT LIGHT INDUSTRIAL OFFICE DISTRICT <td>48,840 SF (11.14 AC)</td> </td>	LOT LIGHT INDUSTRIAL OFFICE DISTRICT <td>48,840 SF (11.14 AC)</td>	48,840 SF (11.14 AC)
FIRE DISTRICT <td>ROUTE 303 ZONE OVERLAY DISTRICT <td>31,668 SF (0.72 AC)</td> </td>	ROUTE 303 ZONE OVERLAY DISTRICT <td>31,668 SF (0.72 AC)</td>	31,668 SF (0.72 AC)
WATER DISTRICT <td>SOUTH ORANGETOWN <td>82,720 SF (1.89 AC)</td> </td>	SOUTH ORANGETOWN <td>82,720 SF (1.89 AC)</td>	82,720 SF (1.89 AC)
LIGHTING DISTRICT <td>TAPPAN FIRE DEPARTMENT <td>30,000 SF (0.69 AC)</td> </td>	TAPPAN FIRE DEPARTMENT <td>30,000 SF (0.69 AC)</td>	30,000 SF (0.69 AC)
SEWER DISTRICT <td>SIEZ WATER <td>26,862 SF (0.61 AC)</td> </td>	SIEZ WATER <td>26,862 SF (0.61 AC)</td>	26,862 SF (0.61 AC)
	ORANGETOWN SEWER <td>11,330 SF (0.26 AC)</td>	11,330 SF (0.26 AC)
		TOTAL: 152,420 SF (3.47 AC)

SITE DATA

MAP NUMBER	TAX LOT NUMBER	LOT AREA
1	TBD	48,840 SF (11.14 AC)
2	TBD	31,668 SF (0.72 AC)
3	TBD	82,720 SF (1.89 AC)
4	TBD	30,000 SF (0.69 AC)
5	TBD	26,862 SF (0.61 AC)
6	TBD	11,330 SF (0.26 AC)
		TOTAL: 152,420 SF (3.47 AC)

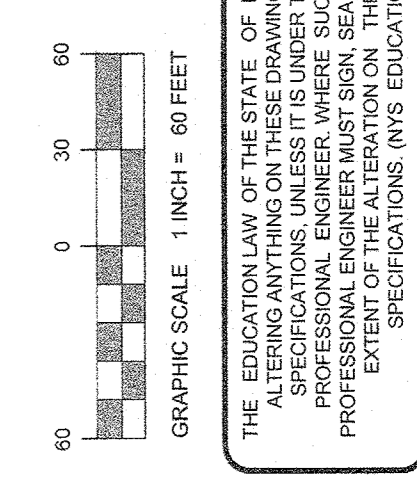
4-22-2020
PB Mj
76

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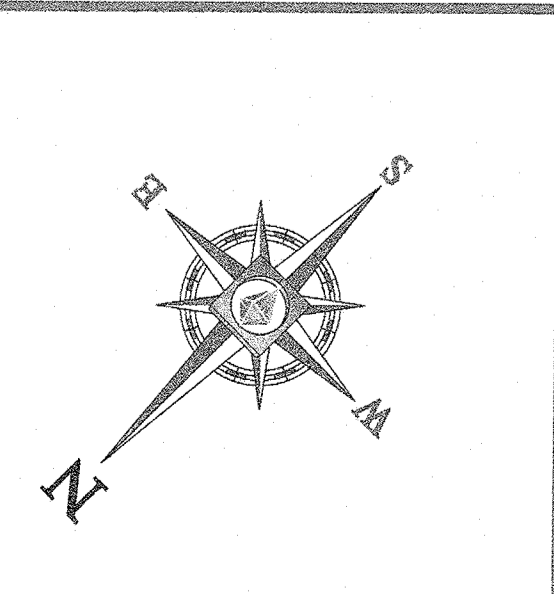


LEGEND

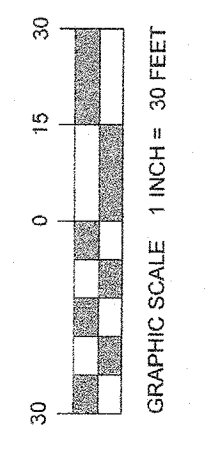
EXISTING	PROPOSED
BUILDING	BUILDING
CANOPY	CANOPY
PROPERTY LINE	PROPERTY LINE
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
SWAIFT LINE	SWAIFT LINE
CURB	CURB
DEPRESSED	DEPRESSED
PAVED	PAVED
ARROWS	ARROWS
ACCESSIBLE SYMBOL	ACCESSIBLE SYMBOL
LIGHT W/ SHIELD	LIGHT W/ SHIELD
DOOR LOCATION	DOOR LOCATION
BOLLARD LIGHT	BOLLARD LIGHT
EOLLARD	EOLLARD
INLET	INLET
MANHOLE COVER	MANHOLE COVER



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING PROFESSIONAL ENGINEER'S SEAL, SIGNATURE, OR EXHIBIT. ANY ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS. (SECTION 206-B OF THE EDUCATION LAW)



LEGEND	
EXISTING	PROPOSED
CONTOUR	CONTOUR
FLOW ARROW	FLOW ARROW
GAS LINE	GAS LINE
WATER LINE	WATER LINE
OVERHEAD WIRES	OVERHEAD WIRES
STORM LINE	STORM LINE



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS UNLESS THE PERSON IS A LICENSED PROFESSIONAL ENGINEER UNDER THE STATE EDUCATION LAW. ANY SUCH ALTERATION WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE FULL SPECIFICATIONS (NY EDUCATION LAW SECTION 229-S)

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 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

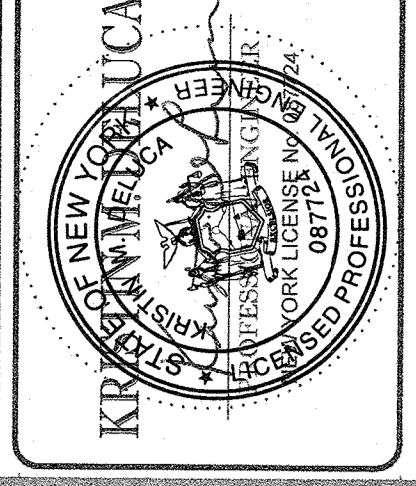
REV	DATE	COMMENT

811
 Know what's below.
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 YOU MUST CALL OR REFERENT ANY EXCAVATION WORKER AT 1-800-852-7862
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PRELIMINARY
 PROJECT NO: N19156
 DRAWN BY: RP
 CHECKED BY: RP
 DATE: 02/17/2020
 CAD ID: N19156-SUB-03C

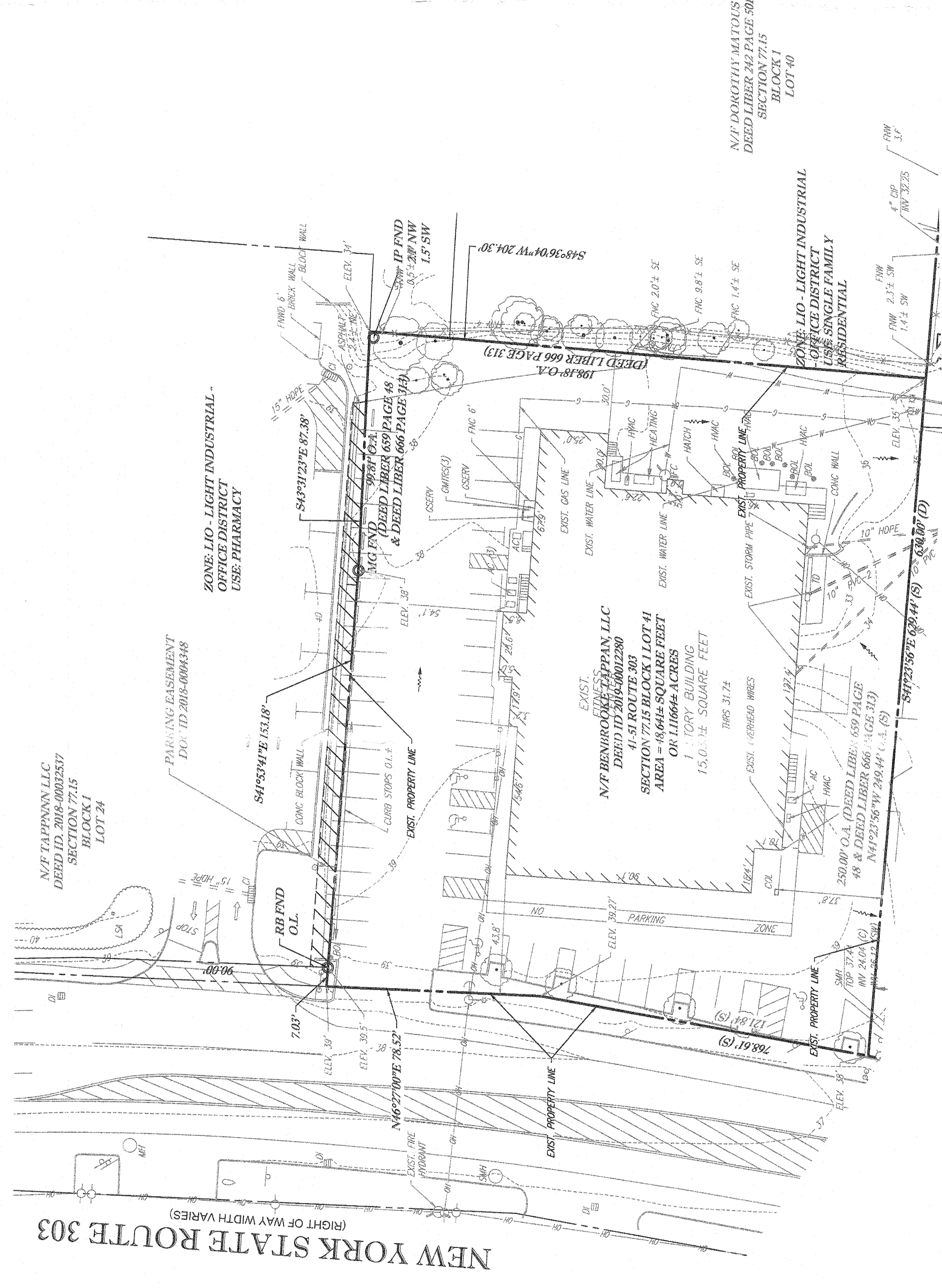
PROJECT: MAJOR SUBDIVISION PLANS FOR TAPPAN PLAZA SECTION 1
 PROPOSED GROCERY STORE #156
 3-58 NYS ROUTE 303
 TAPPAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY 10883
 SECTION 77.15 BLOCK 1
 LOTS 33-37 & 41

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 HAUPPAUGE, NY 11743
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 Fax: (831) 285-6464
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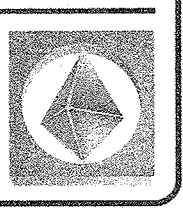
SHEET TITLE: SUBDIVISION LOT #1

SHEET NUMBER: C-02 OF 7
 REVISION 0 - 02/17/2020



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



REV	DATE	COMMENT	DESIGNED	CHECKED

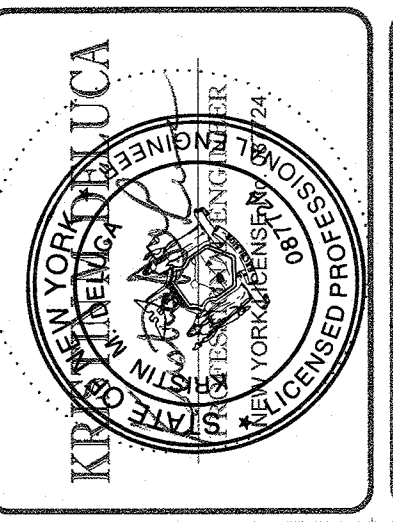
811
 Know what's below.
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PRELIMINARY
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 PROJECT No. N19168
 CHECKED BY: [Signature]
 DATE: 02/17/2020
 CAD I.D.: N19168-SUB-04C

PROJECT:
MAJOR SUBDIVISION PLANS
FOR
TAPPAN PLAZA SECTION 1

PROPOSED
 GROCERY STORE #1456
 3-58 NY'S ROUTE 303
 TAPPAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY 10983
 SECTION 1, BLOCK 1
 LOTS 33-37 & 41

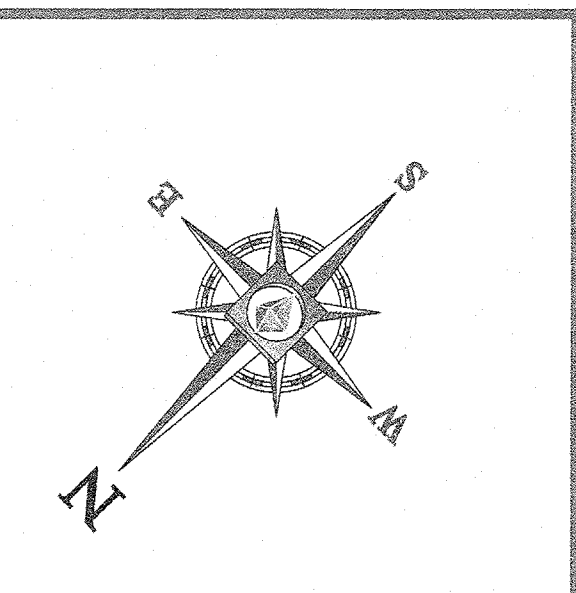
BOHLER ENGINEERING
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 Fax: (631) 286-6464
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SHEET TITLE:
SUBDIVISION LOT # 2

SHEET NUMBER:
C-03
 OF 7

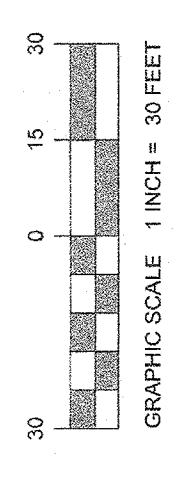
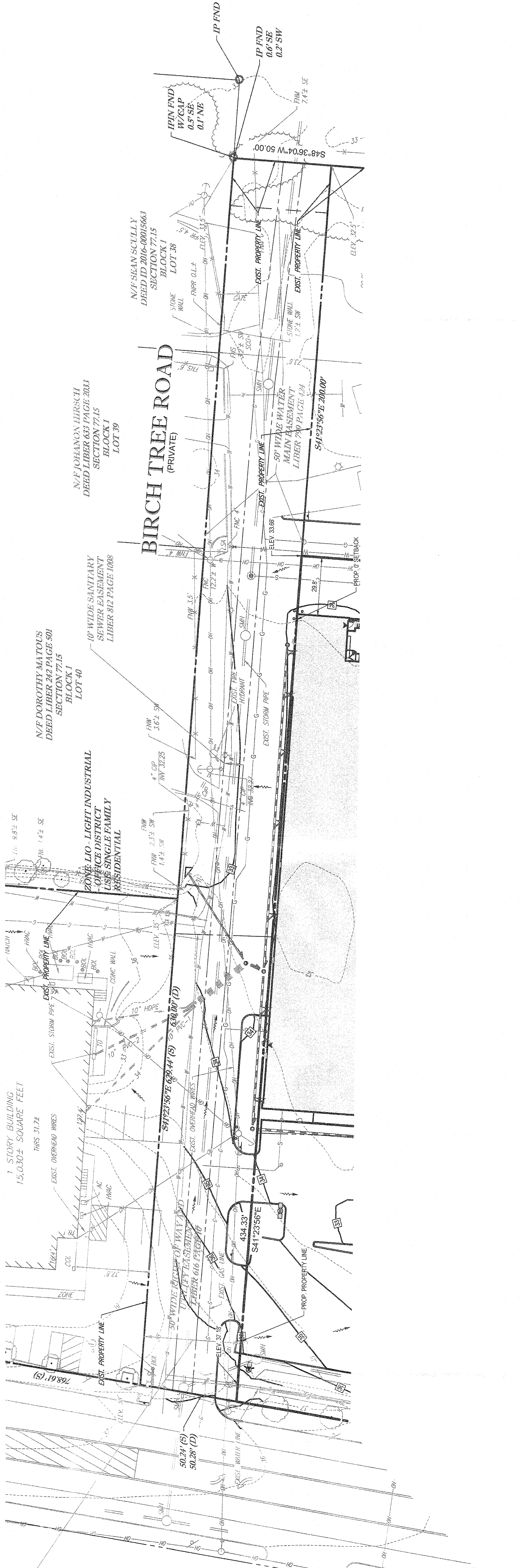
REVISION 0 - 02/17/2020
 N/A
 HEALTH DEP. REF. #



LEGEND	
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--- (dotted line)	--- (solid line)
--- (dotted line)	--- (solid line)
--- (dotted line)	--- (solid line)
--- (dotted line)	--- (solid line)
--- (dotted line)	--- (solid line)
--- (dotted line)	--- (solid line)

50' WIDE RIGHT OF WAY AND
 UTILITY EASEMENT AREA
 BIRCH TREE ROAD (PRIVATE)
 LIBER 351 PAGE 220
 LIBER 375 PAGE 38

NEW YORK STATE ROUTE 303
 (RIGHT OF WAY WIDTH VARIES)



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THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REV.	DATE	COMMENT

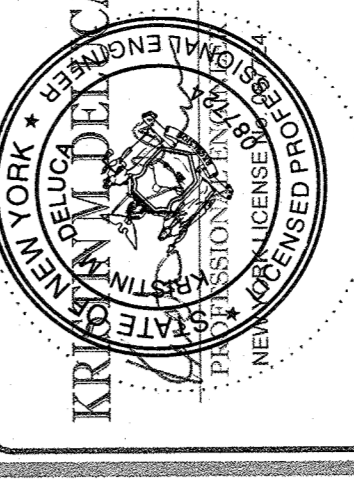
811
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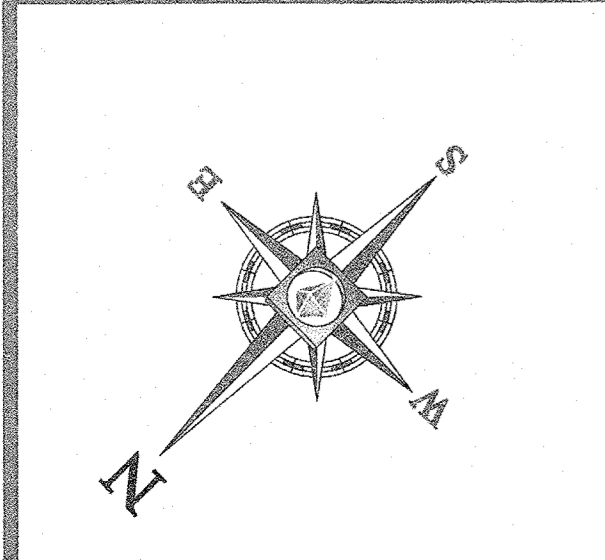
PROJECT: MAJOR SUBDIVISION PLANS FOR TAPPAN PLAZA SECTION 1
 DRAWN BY: N1916
 CHECKED BY: KO
 CAD ID: N1916-SUB-00

PROPOSED GROCERY STORE #1456
 3-48 NYS ROUTE 303
 TAPPAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY 10983
 SECTION 77.15 BLOCK 1
 LOTS 33-37 & 41

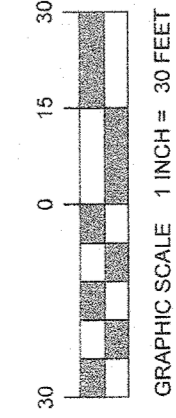
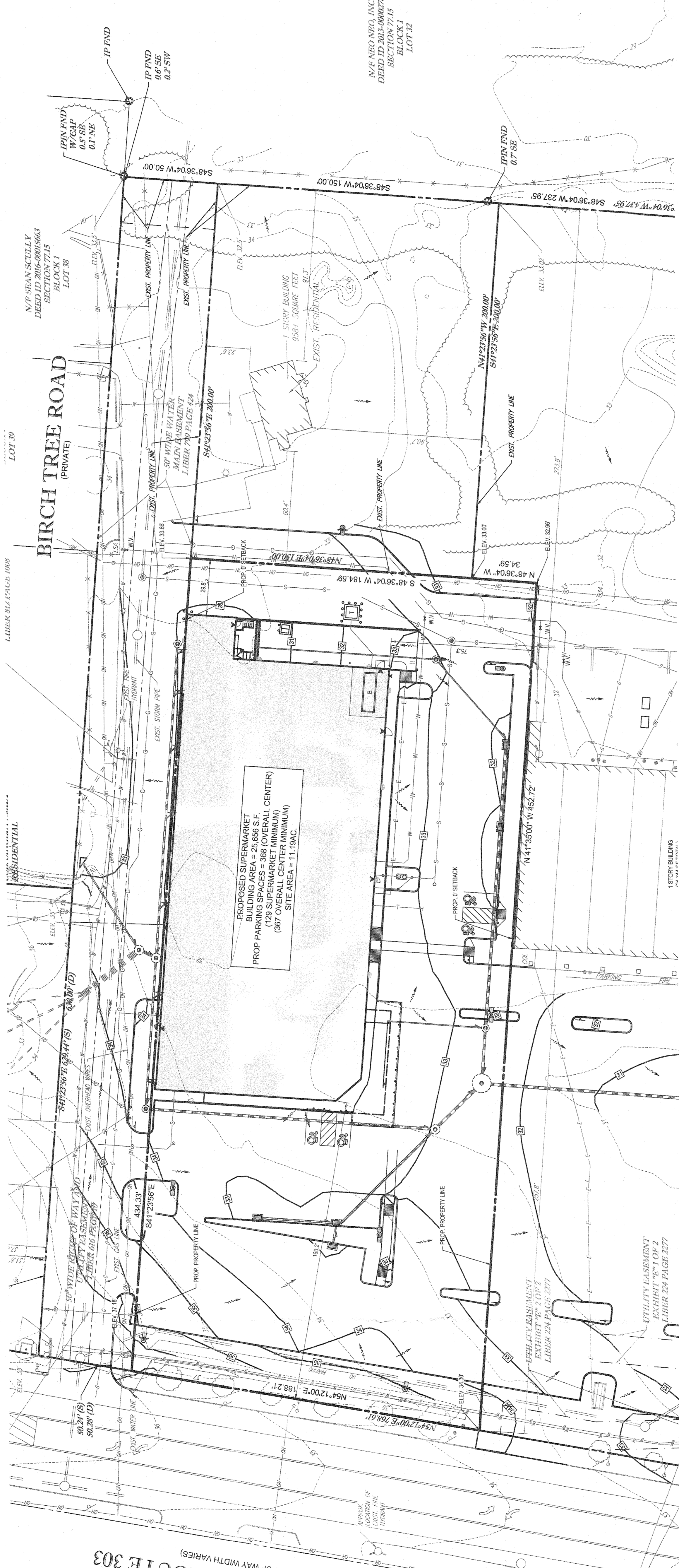
BOHLER ENGINEERING
 2929 EXPRESSWAY DRIVE NORTH
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SHEET TITLE: SUBDIVISION LOT # 3
 SHEET NUMBER: C-04 OF 7
 REVISION 0 - 02/17/2020



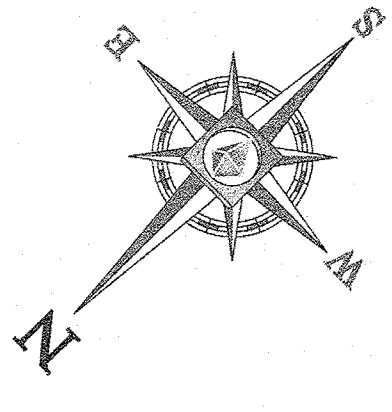
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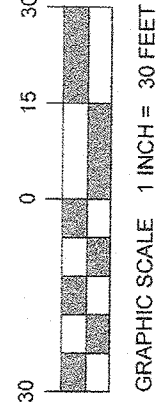
THE EDUCATION LAW OF THE STATE OF NEW YORK PREVENTS ANY PERSON FROM OFFERING TO PERFORM PROFESSIONAL ENGINEERING SERVICES UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER. THE FULL REQUIREMENTS FOR THE EXERCISE OF THE PROFESSION OF ENGINEER ARE SET FORTH IN THE EDUCATION LAW (SECTION 209-2).

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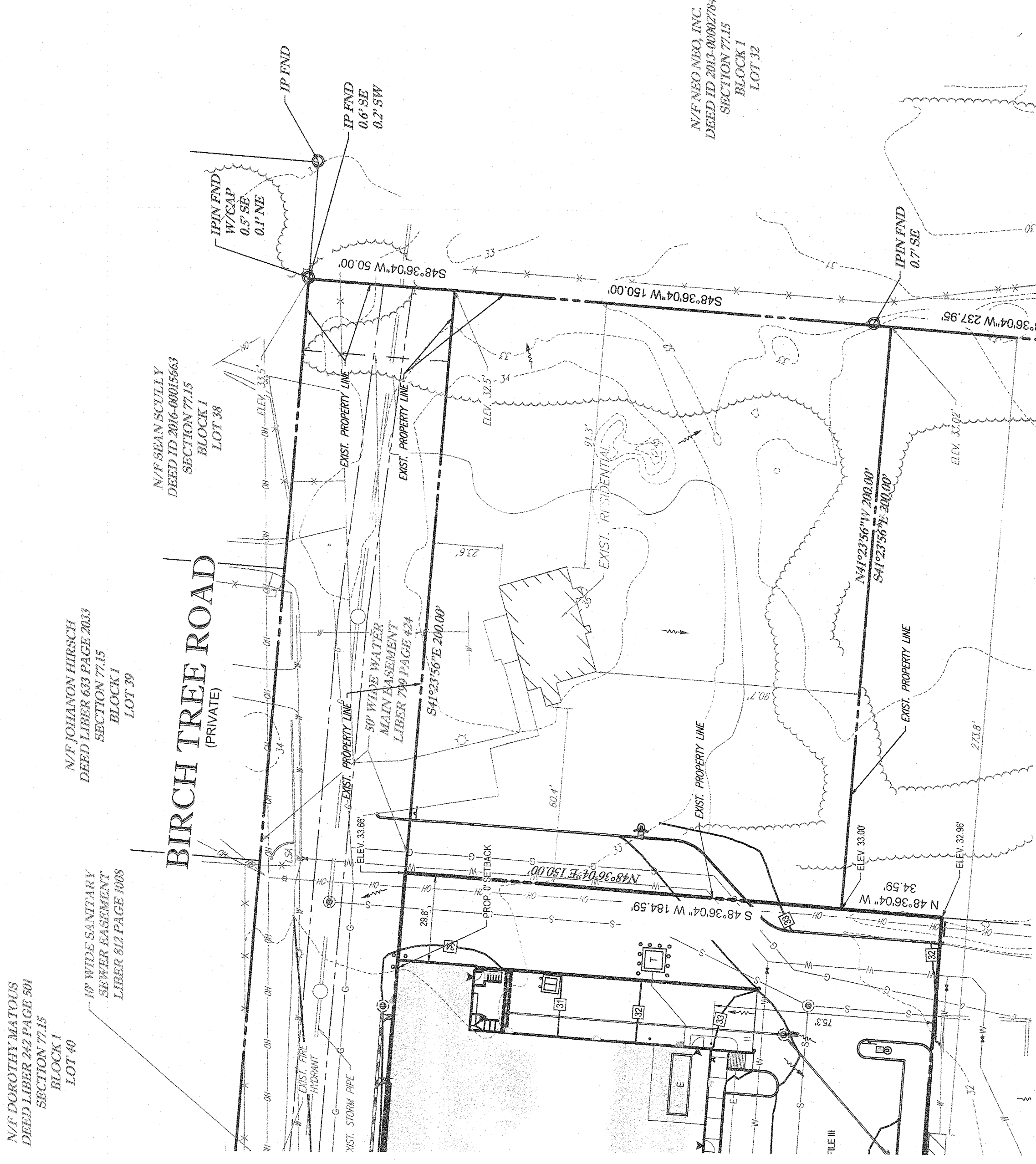
NYS DOT CASE # N/A
 HEALTH DEF. REF. # N/A



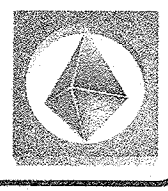
LEGEND	
EXISTING	PROPOSED
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--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)



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 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES



REV	DATE	COMMENT

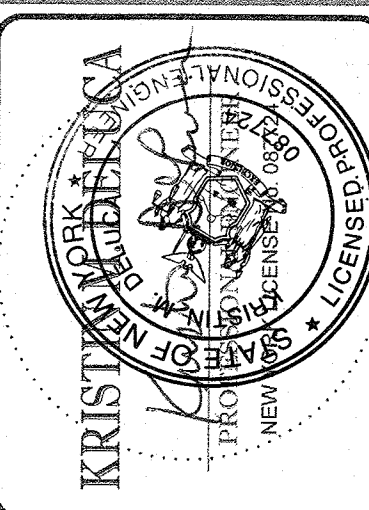
18
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PRELIMINARY

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 PROJECT NO: N16129
 DRAWN BY: RJP
 CHECKED BY: KLD
 DATE: 02/17/2020
 CAD ID: N16129-SUB-C10

MAJOR SUBDIVISION PLANS FOR
TAPPAN PLAZA SECTION 1
 PROPOSED GROCERY STORE #H456
 3-58 NYS ROUTE 303
 TAPPAN TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY 10983
 SECTION 77.15 BLOCK 1
 LOTS 33-37 & 41

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 2929 EXPRESSWAY DRIVE NORTH
 HAUPPAUGE, NY 11749
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SHEET TITLE: SUBDIVISION LOT # 4
 SHEET NUMBER: C-05 OF 7
 REVISION: 0 - 02/17/2020

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

PROJECT CASE # - N/A
 HEALTH DEPT. REF. # - N/A

REV	DATE	COMMENT

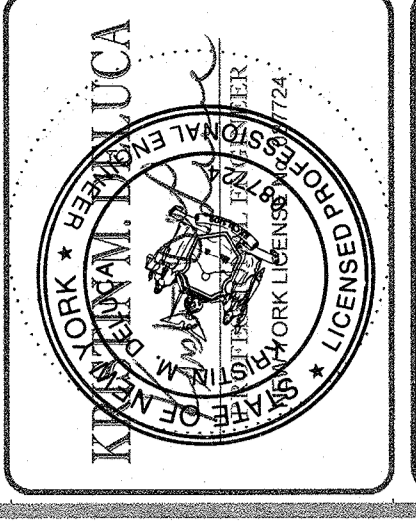
811
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 1-800-887-9992
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PRELIMINARY
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PROJECT NO.: N19156
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: 02/17/2020
 CAD ID: N19156-SUB-ISC

MAJOR SUBDIVISION PLANS
 FOR
TAPPAN PLAZA SECTION 1
 PROPOSED GROCERY STORE #1456
 3-58 NYS ROUTE 303
 TAPPAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY 10983
 SECTION 1, LOT 5, BLOCK 1
 LOTS 33-37 & 41

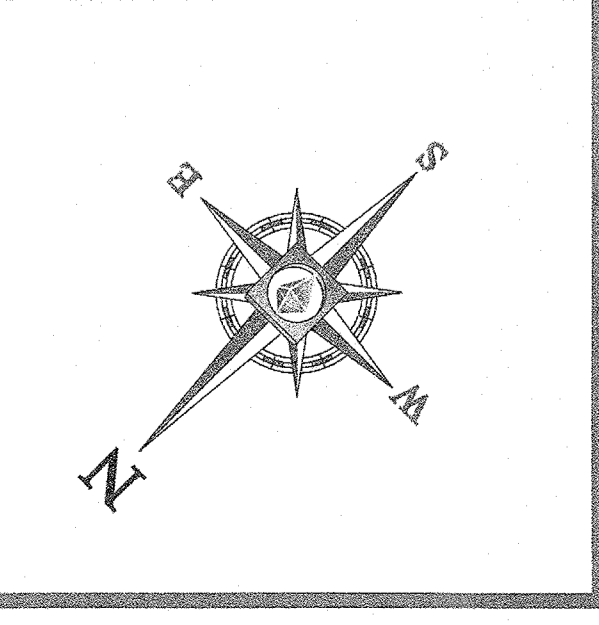
BOHLER ENGINEERING
 2828 EXPRESSWAY DRIVE NORTH
 HAUPPAUGE, NY 11749
 Phone: (631) 738-1200
 Fax: (631) 868-6464
 www.BohlerEngineering.com



SHEET TITLE:
SUBDIVISION LOT # 5

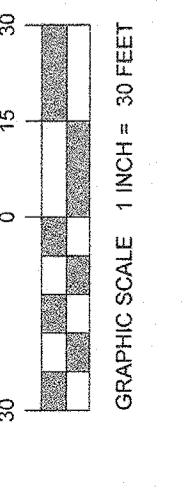
SHEET NUMBER:
C-06
 OF 7

REVISION 0 - 02/17/2020



LEGEND

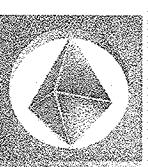
EXISTING	PROPOSED
CONTOUR	CONTOUR
FLOW ARROW	FLOW ARROW
GAS LINE	GAS LINE
WATER LINE	WATER LINE
OVERHEAD WIRES	OVERHEAD WIRES
STORMLINE	STORMLINE
SANITARY LINE	SANITARY LINE
WATER VALVE	WATER VALVE



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THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

NYS/SDOT CASE # : NA
 HEALTH REF. # : NA



REVISIONS

REV	DATE	COMMENT	SCALE

818
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 NEW YORK STATE GEOLOGICAL SURVEY
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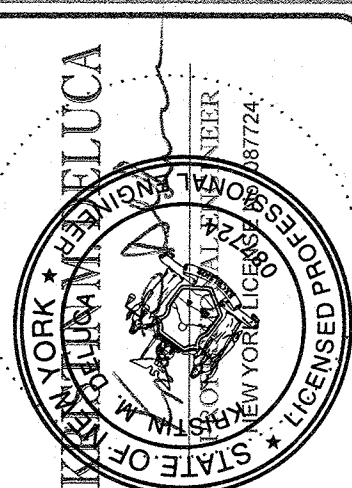
PRELIMINARY

THE DRAWING IS INTENDED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A FINAL DESIGN. ANY PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AGENCIES AND PERMITS. CONSULT THE DRAWING FOR ANY SPECIAL NOTES AND CONDITIONS.
 PROJECT No: N19156
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: 02/17/2020
 CADID: N19156-SUB-00

PROJECT:
MAJOR SUBDIVISION PLANS
FOR
TAPPAN PLAZA SECTION I

PROPOSED GROCERY STORE #1456
 3-59 NYS ROUTE 303
 TAPPAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NY 10983
 SECTION 1, BLOCK 1
 LOTS 33, 37 & 41.

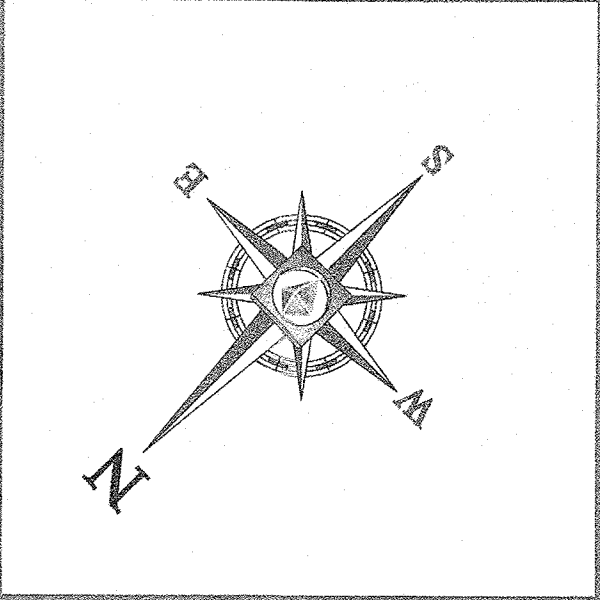
BOHLER ENGINEERING
 2829 EXPRESSWAY DRIVE NORTH
 HAUPPAUGE, NY 11749
 Phone: (631) 738-1200
 Fax: (631) 280-6464
 www.BohlerEngineering.com



SHEET TITLE:
SUBDIVISION LOT # 6

SHEET NUMBER:
C-07
 OF 7

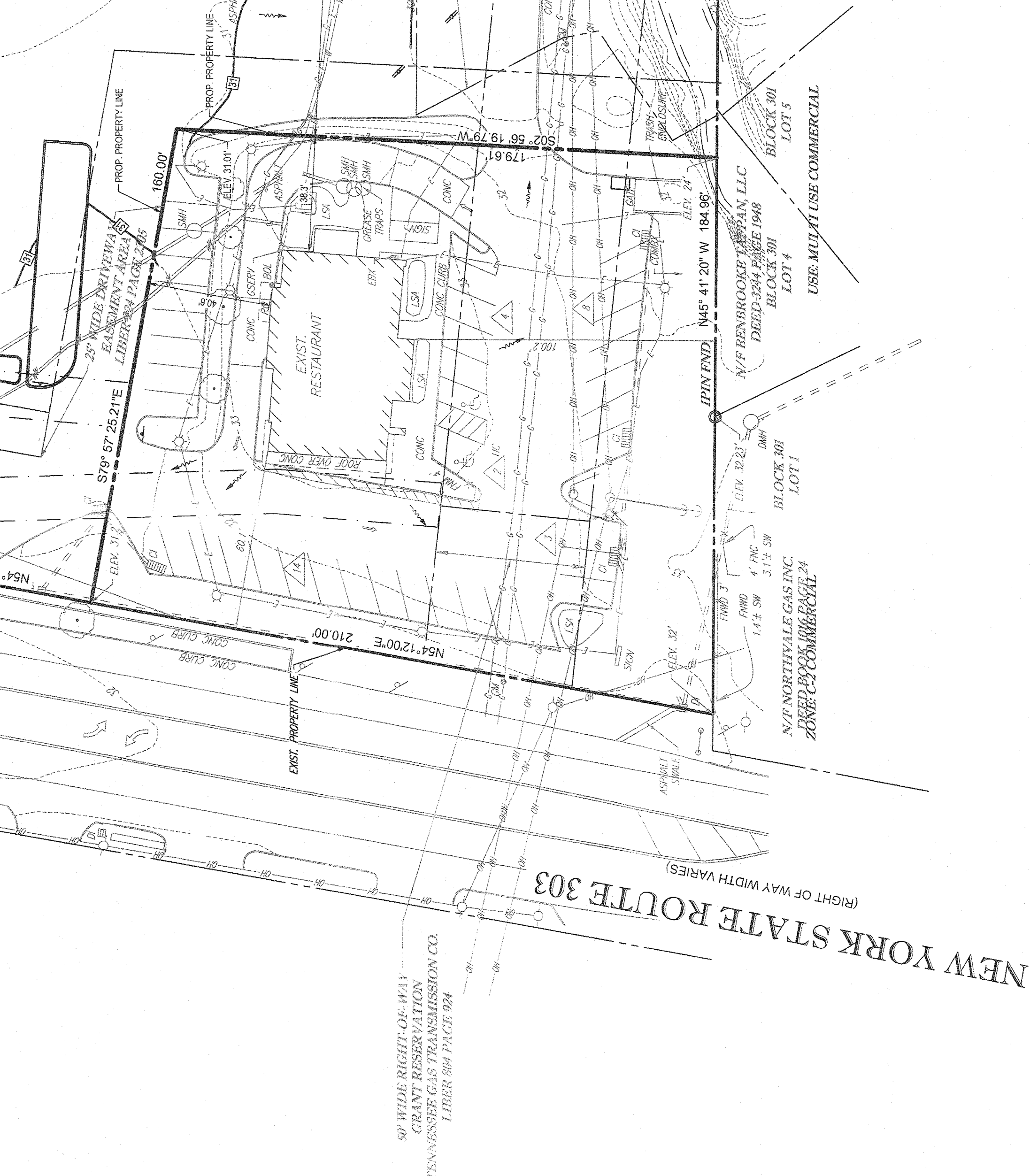
REVISION 0 - 02/17/2020
 HEALTH DEPT. REF. # - N/A



LEGEND	
EXISTING	PROPOSED
CONTOUR	
FLOW ARROW	
GAS LINE	
WATER LINE	
OVERHEAD	
WIRES	
STORM LINE	

GRAPHIC SCALE 1 INCH = 30 FEET
 0 15 30

THE EDUCATION LAW OF THE STATE OF NEW YORK REQUIRES ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER AND TO BE MADE IN THE PRESENCE OF THE PROFESSIONAL ENGINEER. ANY ALTERATIONS SHALL BE MADE IN THE EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY