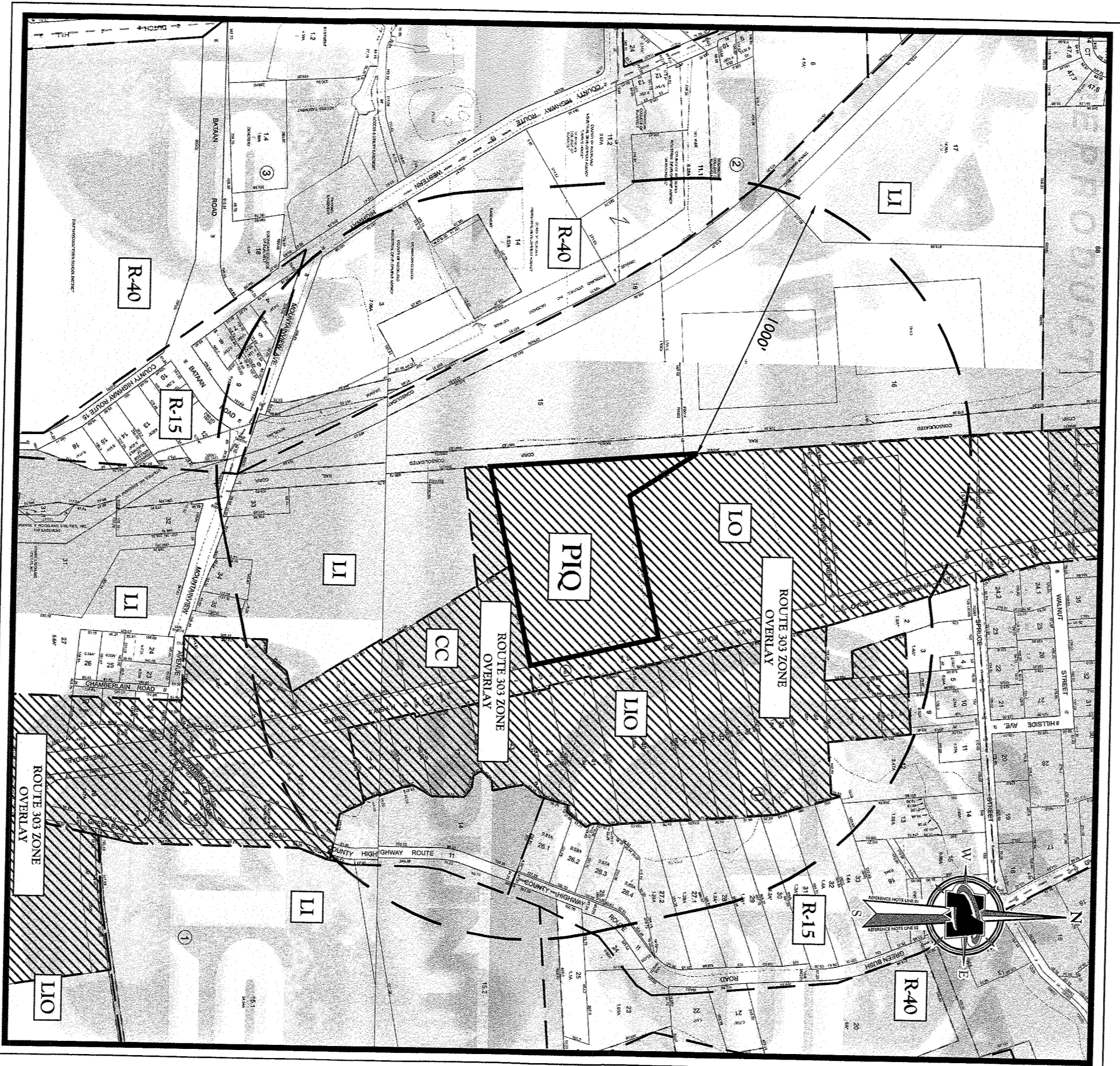
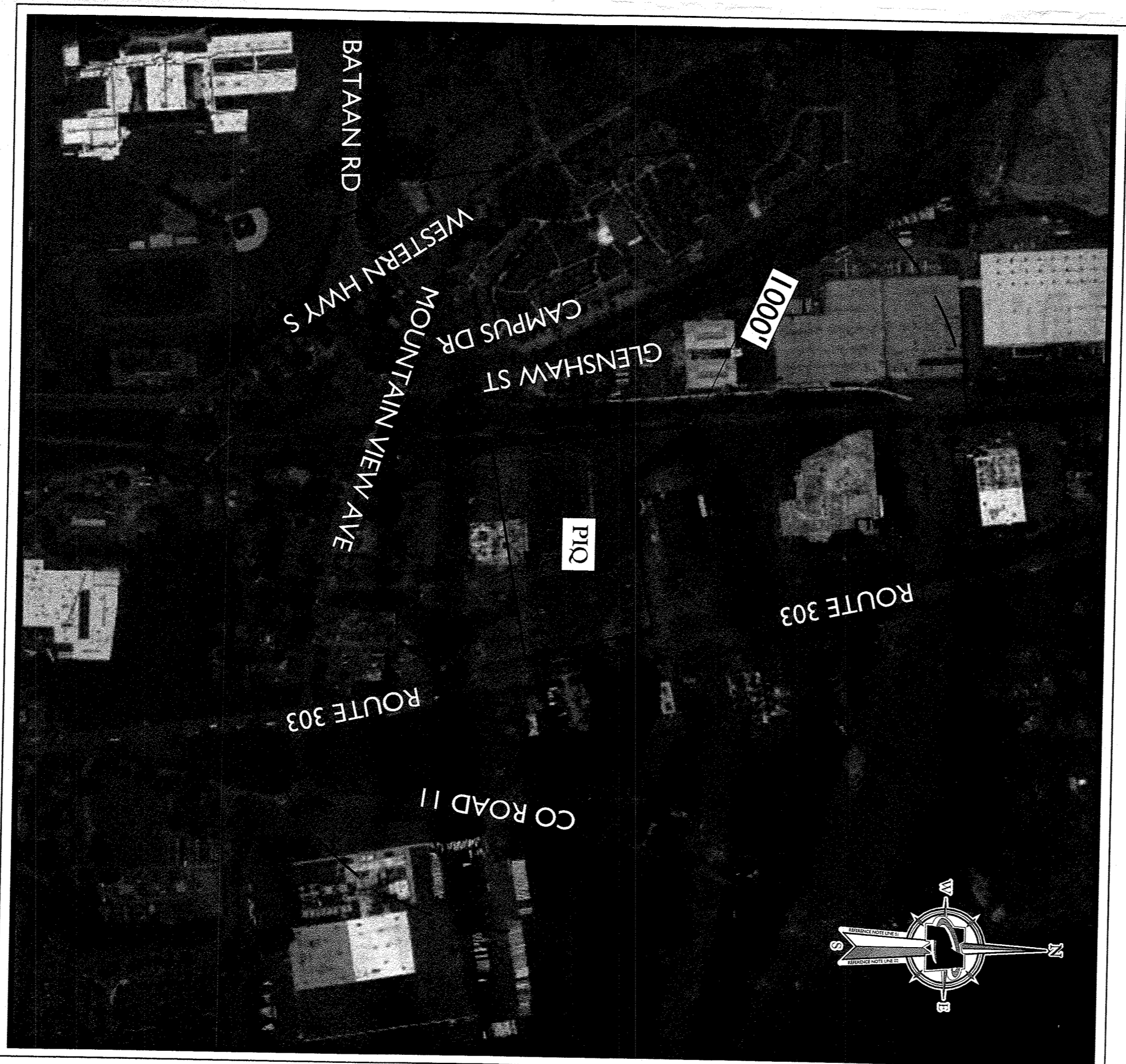


PRELIMINARY AND FINAL SITE PLAN
 FOR
300 NORTH MAIN, LLC.
PROPOSED WAREHOUSE EXPANSION
SECTION 70.19, BLOCK 1, LOT 44
524 ROUTE 303
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

PROPERTY OWNERS WITHIN 200'	
PARCEL ID NO.	OWNER'S NAME/ADDRESS
7407-1-1	ANTHONY NOMACO, 523 ROUTE 303, ORANGETOWN, NY 10962
7407-1-2	WESTER AND COMPANY LLC, 3060 EDWIN AVENUE, FORT LEE, NJ 07024
7019-1-45	INSTRUMENTAL LABORATORY CO., 180 HARTWELL AVENUE, BEDFORD, MA 01730
7019-2-15	ALUF REAL PROPERTY INC., 3 GLENSHAW STREET, ORANGETOWN, NY 10962
7019-1-40	33 TWIN AVENUE GROUP, 322-523 ROUTE 303, ORANGETOWN, NY 10962
7019-1-43	BRIAN DISRUOLO, 30 S GREENBUSH ROAD, ORANGETOWN, NY 10962
7019-1-42	523 ROUTE 303 REAL ESTATE LLC, 523 ROUTE 303, ORANGETOWN, NY 10962
7019-1-41	DENYAL ARTS OF ROCKLAND, 523 ROUTE 303, ORANGETOWN, NY 10962
7019-1-41	SHIRLEY CABRERA, 523 ROUTE 303, ORANGETOWN, NY 10962
7407-1-36	CHURCH OF THE LORD, 13 MOUNTAINVIEW AVENUE, ORANGETOWN, NY 10962
7019-1-37	DEAN DELGADO, 72 HICKORY STREET, BALWELL, NY 10913
7019-2-11/11/12	DOMINICAN COLLEGE OF BALWELL, 507 WESTERN HIGHWAY, BALWELL, NY 10913
7019-2-14	DOMINICAN COLLEGE OF BALWELL, 470 WESTERN HIGHWAY, BALWELL, NY 10913
7019-2-16	DYNAREX CORPORATION, 10 GLENSHAW STREET, ORANGETOWN, NY 10962
7019-2-16	IRON MOUNTAIN WARESTE, 477 ROUTE 9W SOUTH, PORT EVERT, NY 12466



TAX MAP
 SOURCE: TOWN OF ORANGETOWN TAX MAP (P. 18, 19, 7406-07)
 DATED: SEPT. 1993
 LAST REVISION: FEB. 28, 2013
 SCALE: 1" = 400'



AERIAL MAP
 SOURCE: GOOGLE EARTH
 DATED: AUG. 26, 2009
 SCALE: 1" = 400'

SH#	No.	DESCRIPTION	LATEST REVISION
1		COVER SHEET	
2		DEPOSITION PLAN	
3		DIMENSION PLAN	
4		GRADING, DRAINAGE & UTILITY PLAN	
5		LANDSCAPE PLAN	
6		LIGHTING PLAN	
7		SOIL EROSION & SEDIMENT CONTROL PLAN	
8		CONSTRUCTION DETAILS	
9		CONSTRUCTION DETAILS	

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN
 DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.
 DATE: _____

APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN AT THE
 REGULAR MEETING OF _____ DATE: _____

OWNER: _____ DATE: _____
 CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____
 REGISTER: _____ DATE: _____

PRELIMINARY AND FINAL SITE PLAN
 FOR
300 NORTH MAIN, LLC.
 SECTION 70.19
 BLOCK 1
 LOT 44
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

JESSE B. CONLEY
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NUMBER 10000

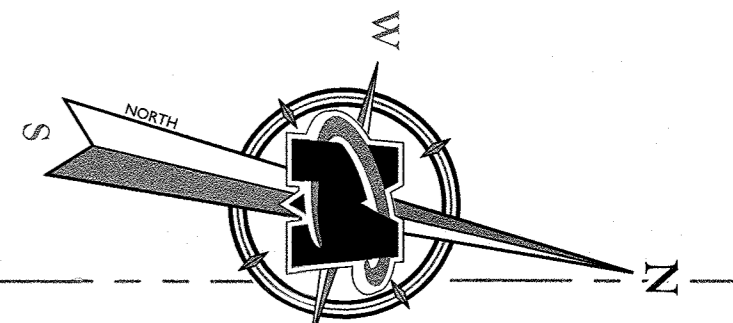
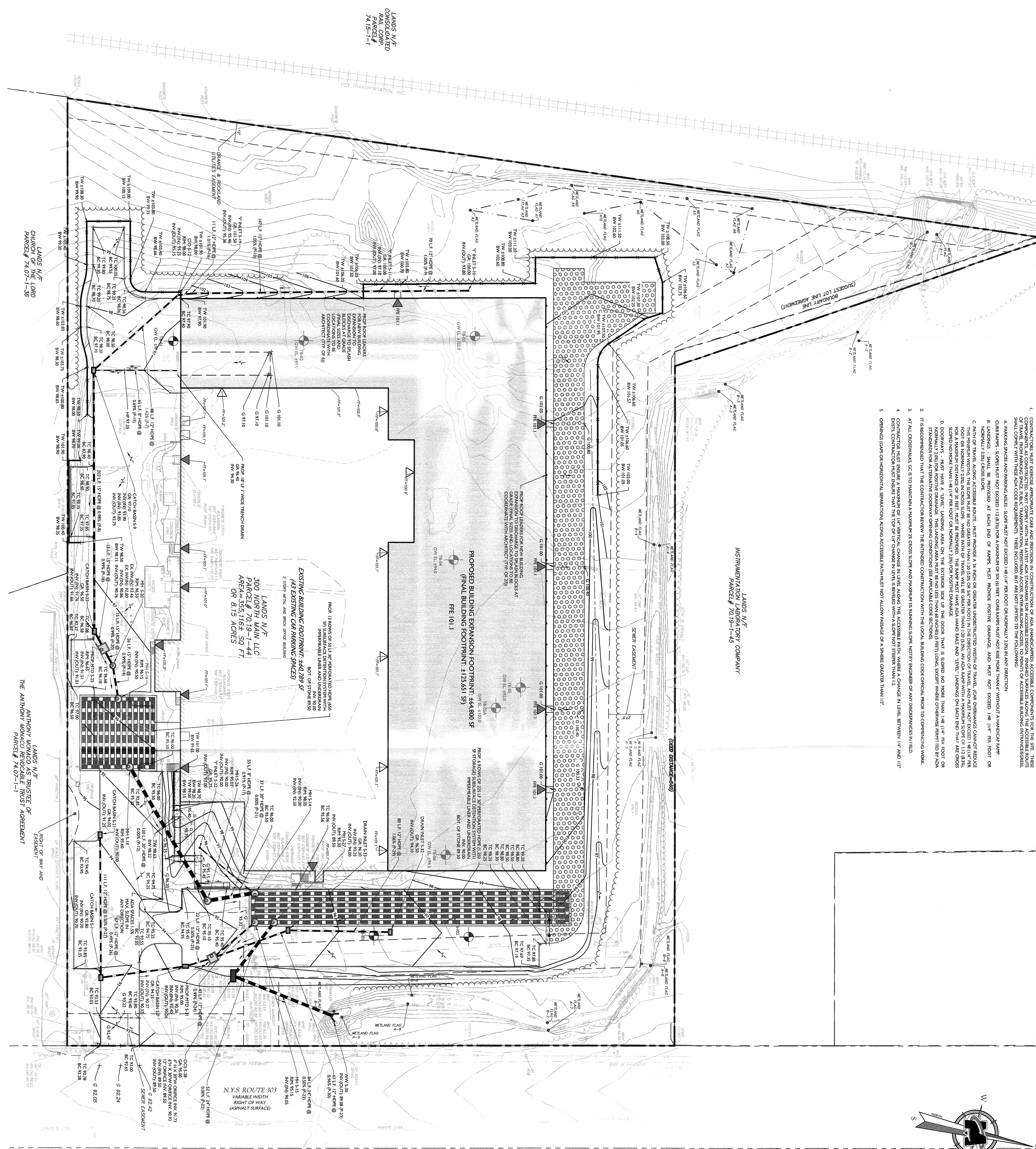
811
 BEFORE YOU DIG
 CALL 811
 WWW.CALL11.COM

MASER CONSULTING
 300 North Main, LLC
 300 North Main, LLC
 Rockland County, NY 10962
 Phone: 845.332.8111
 Fax: 845.332.8111

ADA NOTES TO CONTRACTOR

- 1. CONSTRUCTION MUST BE IN ACCORDANCE WITH THE AMERICAN WITH ACCESSIBILITY ACT (ADA) AND THE ADA REGULATIONS... 2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ADA REGULATIONS... 3. AT ALL CROSSINGS OF A ROADWAY... 4. CONSTRUCTION MUST BE IN ACCORDANCE WITH THE ADA REGULATIONS... 5. OPENINGS IN CURBS OR SIDEWALKS...

LANDS N/F
INSTRUMENTATION LABORATORY COMPANY
PARCEL # 7019-1-45



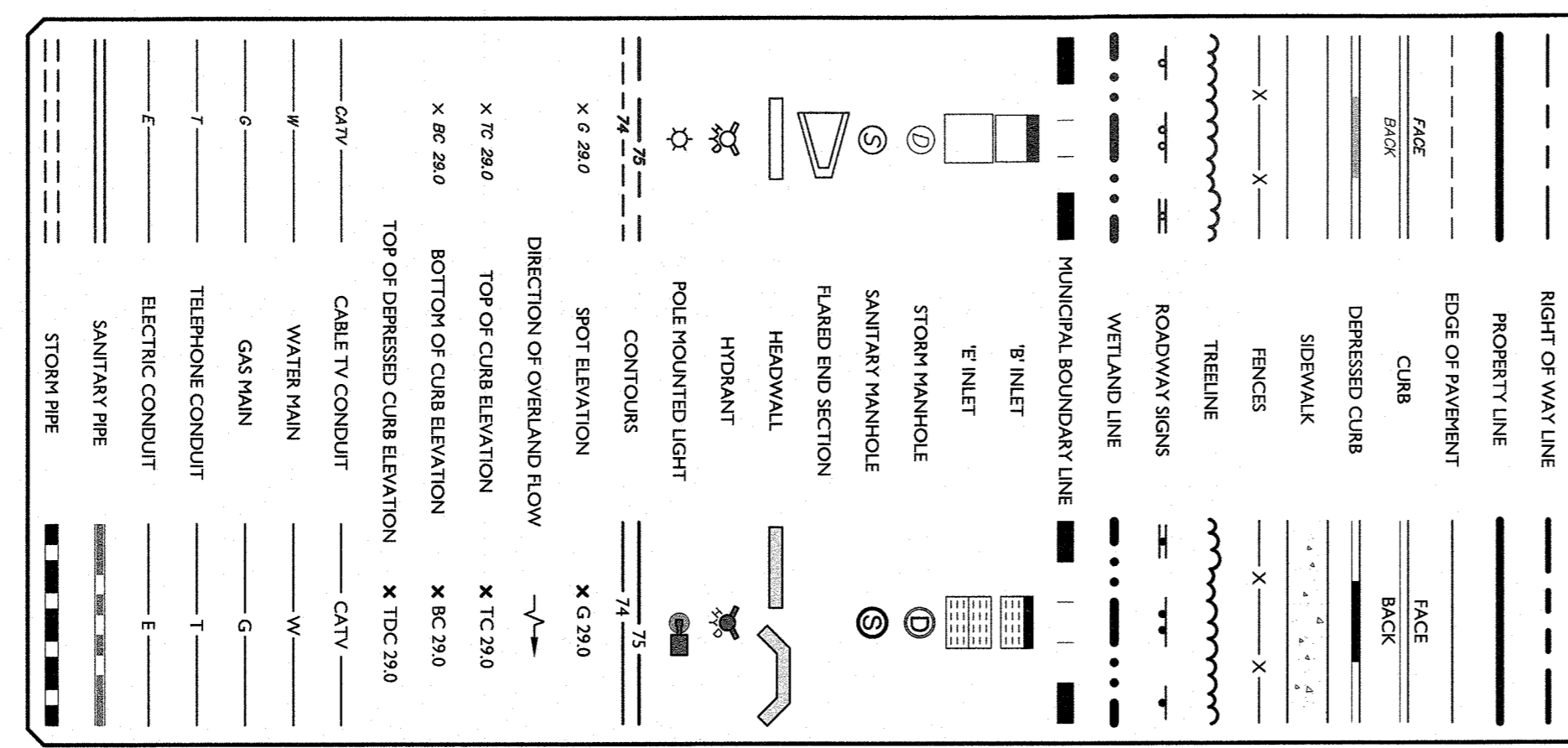
UTILITY NOTES

- 1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AND MUST BE CORRELATED... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES... 3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION... 4. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 9. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 11. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 12. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 13. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 14. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS... 15. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND REGULATIONS...

BUREAU OF FIRE PREVENTION NOTES

- 1. INSTALL AND MAINTAIN A COMPLIANT FIRE SIGNALING SYSTEM ENGINEERED FOR THE ENTIRE PROPOSED SQUARE FOOTAGE... 2. INSTALL AND MAINTAIN A COMPLIANT FIRE ALARM SYSTEM ENGINEERED FOR THE ENTIRE PROPOSED SQUARE FOOTAGE... 3. PROVIDE FIRE ALARM BELL AND BELL STROBE AS PER NFPA 10... 4. PROVIDE FIRE ALARM BELL AND BELL STROBE AS PER NFPA 10... 5. CARBON MONOXIDE DETECTORS AS PER NFPA 720... 6. ANY TON AND MAINTAIN A CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH THE BUREAU FOR A HAZARDOUS WASTE FACILITY, IF APPLICABLE... 7. KEEP BOX LOCATION TO BE DETERMINED BY BUREAU OF FIRE PREVENTION.

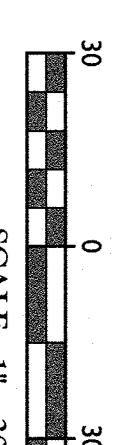
LEGEND



NOTE: UTILITY SERVICES ARE TO REMAIN AND WILL BE USED FOR REDEVELOPMENT.

NOTE: CHANGES TO THIS PLAN SHALL BE MADE IN ACCORDANCE WITH THE COUNTY OFFICIAL MAP AND THE PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER REQUIRED BY SECTION 23A-07 OF THE ZONING REGULATIONS.

WHERE CONSTRUCTION ACTIVITIES HAVE IMPACTED OR WILL IMPACT EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR PROTECTING AND MAINTAINING ALL UTILITIES THROUGHOUT THE CONSTRUCTION.

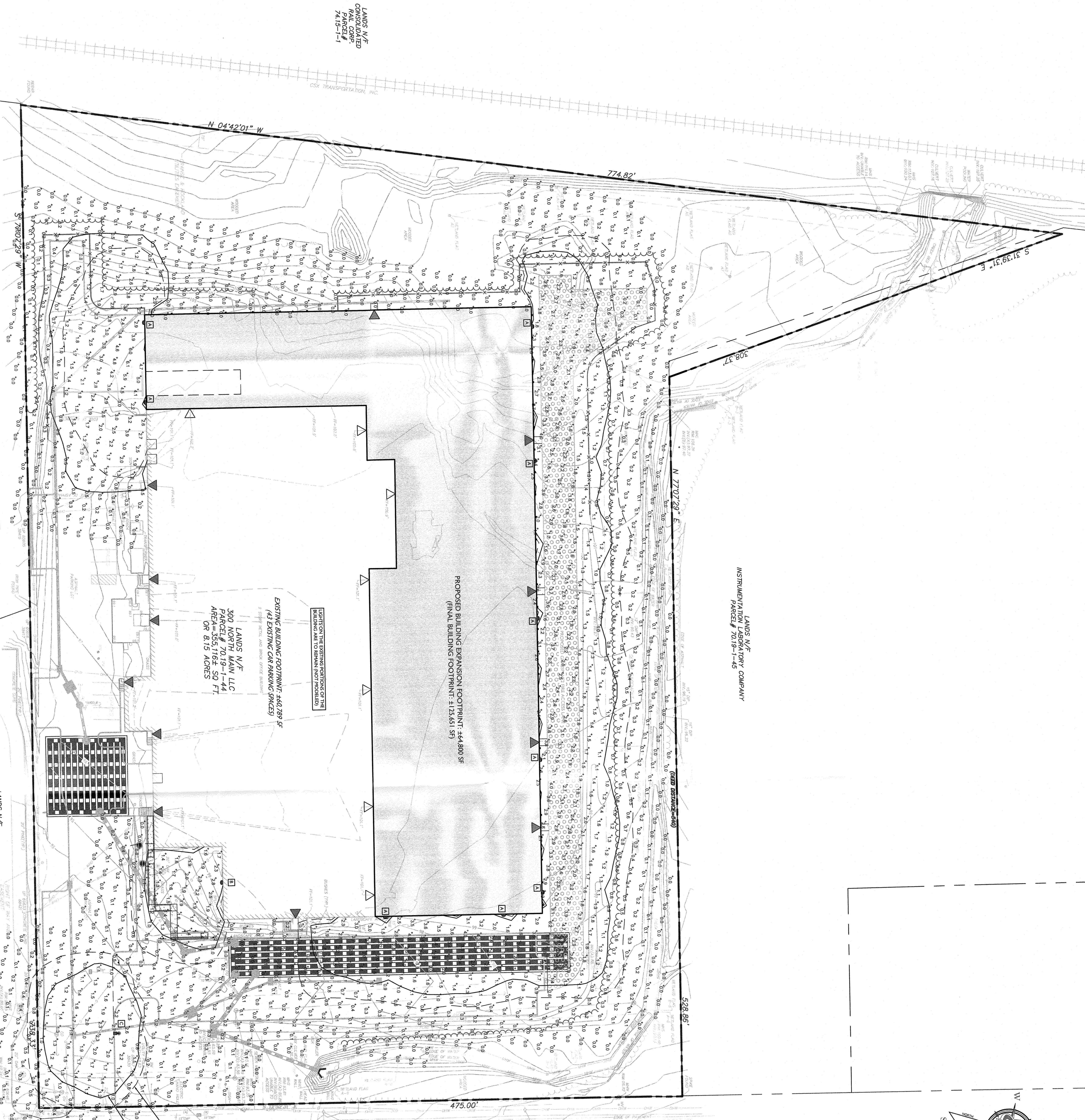
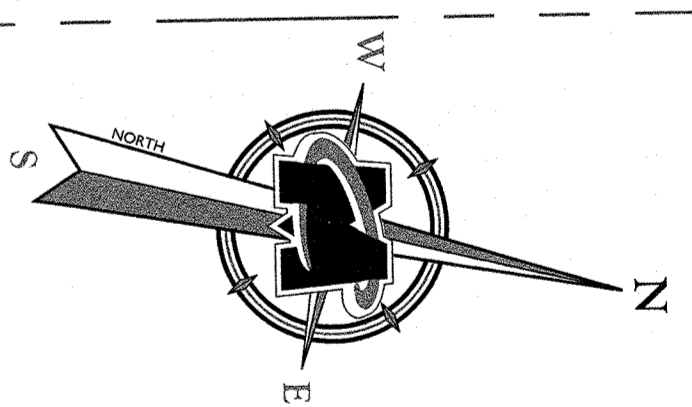


SCALE: 1" = 30'

Project information block including: MASTER CONSULTING logo, project name '300 NORTH MAIN, LLC', section 'SECTION 70.19 BLOCK 1 LOT 44', and a grid of revision and drawing details.

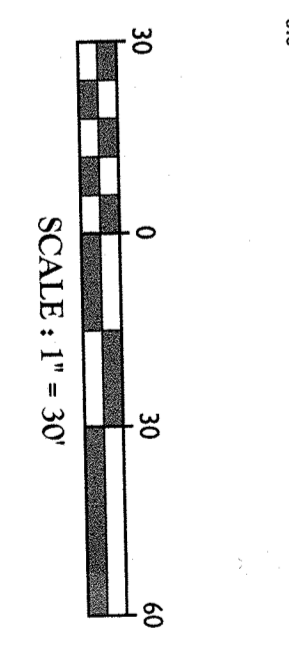
GENERAL LIGHTING NOTES

1. THE LIGHTING PLAN DEPICTS PROPOSED AND EXISTING LIGHT FIXTURES AND CALCULATED LIGHTING DATA MONITORED BY THE NOTED MANUFACTURER. THE ELECTRICAL VOLTAGE, TORQUE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRE AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTOR USED IN THESE LIGHTING CALCULATIONS ARE 0.9 FOR ALL LED LUMINAIRE.
3. THE LIGHTING VALUES AND CALCULATION POINTS DERIVED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL UNLESS OTHERWISE NOTED).
4. THE LUMINAIRE, LAMP AND LENSES SHALL BE REGULARLY MAINTAINED TO ENSURE THAT THEIR FUNCTION (PERFORMANCE) AT LEAST ONCE EVERY SIX (6) MONTHS.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS LISTED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. THESE ACTUAL LIGHT LEVELS SHOULD BE MONITORED BY THE CONTRACTOR AT LEAST ONCE EVERY SIX (6) MONTHS. EXISTING LIGHT LEVELS DERIVED ON THE PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATION AND THE LUMINAIRE, SPREAD, SPACING, COMPACT, CONSTRUCTION AND INSTALLATION OF THE LIGHTING FIXTURES. THESE ITEMS SHALL BE SUBJECT TO THE REQUIREMENTS AS INDICATED IN THE CONTRACT DOCUMENTS. THESE ITEMS SHALL BE SUBJECT TO THE REQUIREMENTS AS INDICATED IN THE CONTRACT DOCUMENTS WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. ANY LIGHT LOCATIONS THAT CONFLICT WITH SKYLINE, UTILITIES, OR OTHER STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR FROM THE START OF CONSTRUCTION.
8. LIGHTING CONTRACTOR TO COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN THE BUILDING AND TRUNKING NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACT REQUIREMENTS SPECIFIED IN THE SITE GOVERNMENTAL REGULATIONS.
10. THE PLAN SHALL BE USED FOR LIGHTING PURPOSES ONLY.
11. LUMINAIRE, COLOR AND BEAM COLOR TO BE COORDINATED WITH LIGHT MANUFACTURER AND PROJECT ARCHITECT.
12. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BEHIND CURB OR IN CAR PARKING AREAS.
13. POLE LOCATIONS ARE APPROXIMATE AND NOT TO BE CONSIDERED. THE LIGHTING CONTRACTOR SHALL FIELD TEST FOR THE LOCATION AND HEIGHT OF THE LIGHTING FIXTURES.
14. LIGHTING SHOWN ON PLAN DEPICTS ARRANGEMENT FOOTCANDLE LEVELS AT GRADE.
15. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL.
16. CONCRETE FOOTINGS FOR POLE MOUNTED LIGHTS TO BE DESIGNED, SIGNED AND SEALED BY A NY LICENSED ENGINEER.
17. ELECTRICAL DESIGN FOR THE LIGHTING TO BE DESIGNED BY OTHERS.
18. THE PLAN EXCLUDES EMERGENCY LIGHTING ABOVE EXITS/WAYS.
19. THE PLAN EXCLUDES SPORT LIGHTS.



LUMINAIRE SCHEDULE

KEY	QTY	DESCRIPTION	ASSEMBLY	MFG. HT.	LUMENS	LF	IES FILE NAME	CATALOG
A	9	PHILIPS GARDCO ECONOM AREA LIGHT WALL MOUNTED	3235	2	3335	9	IES-3235A.MANUAL	IES-3235A.MANUAL
B	1	PHILIPS GARDCO ECONOM AREA LIGHT WALL MOUNTED	1456	2	1456	9	IES-1456A.MANUAL	IES-1456A.MANUAL
C	1	PHILIPS GARDCO ECONOM AREA LIGHT WALL MOUNTED	1459	2	1459	9	IES-1459A.MANUAL	IES-1459A.MANUAL



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY.

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY ALTERED THE EXISTING LIGHTING CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IN ACCORDANCE WITH THE OVERALL SITE DESIGN & SEWERAGE CONTROL PLAN.

NOTE: PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 25-147 OF THE ZONING ORDINANCE AND THE COUNTY OFFICIAL MAP.

PRELIMINARY AND FINAL SITE PLAN

FOR
300 NORTH MAIN,
LLC.

SECTION 70.19
BLOCK 1
LOT 44

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

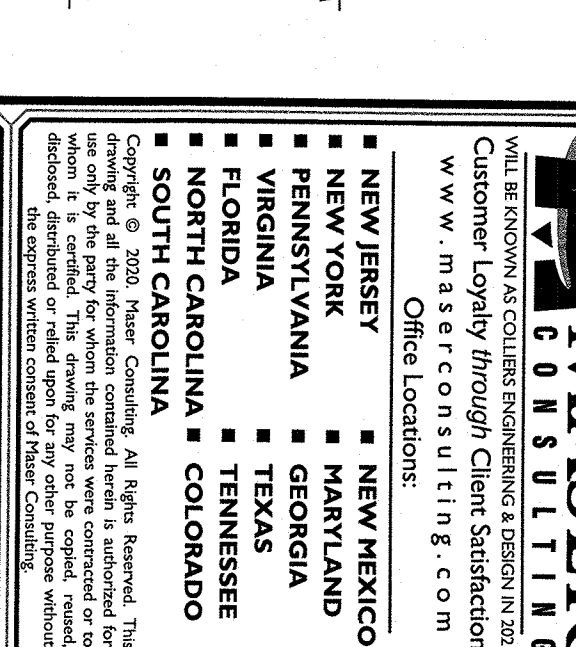
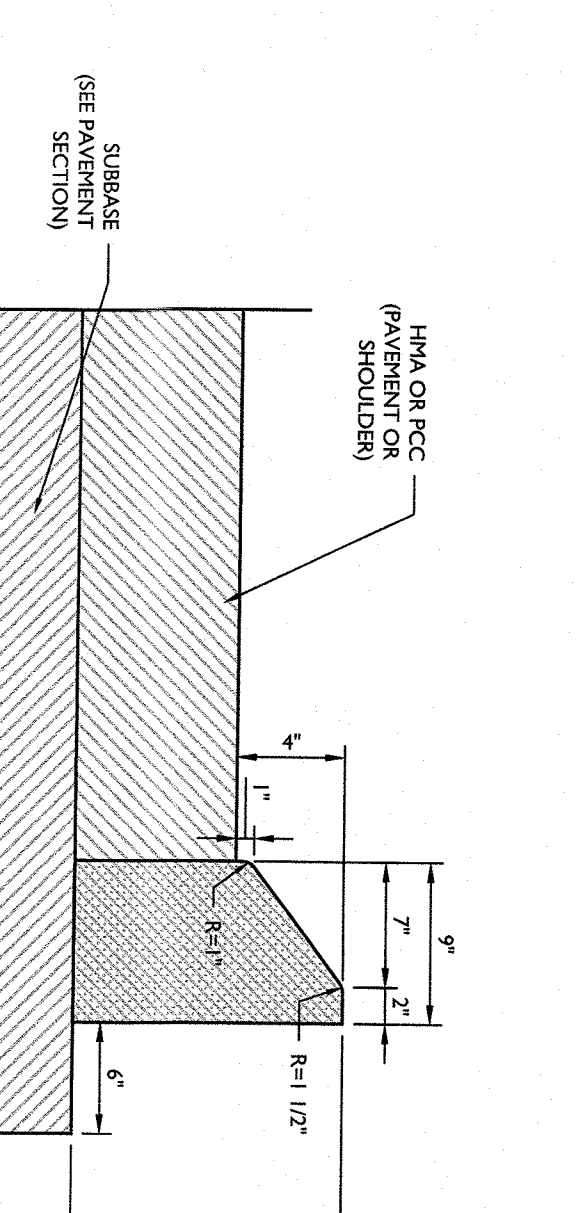
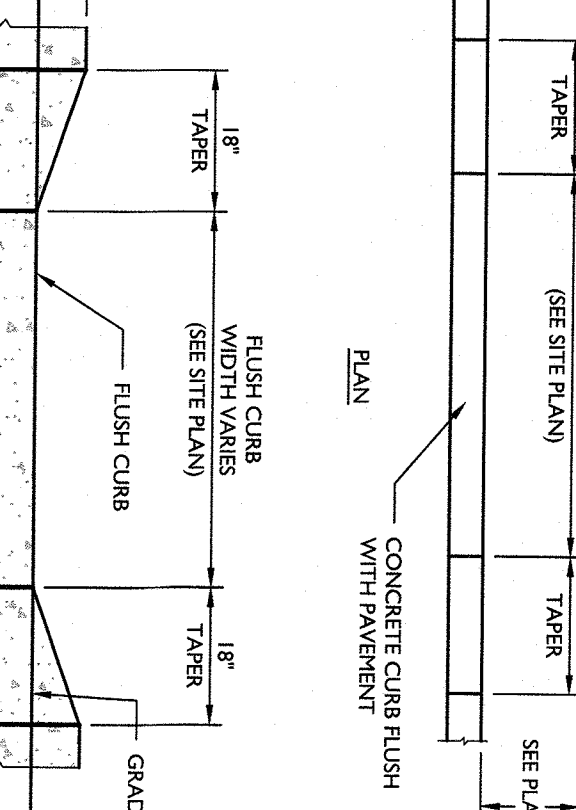
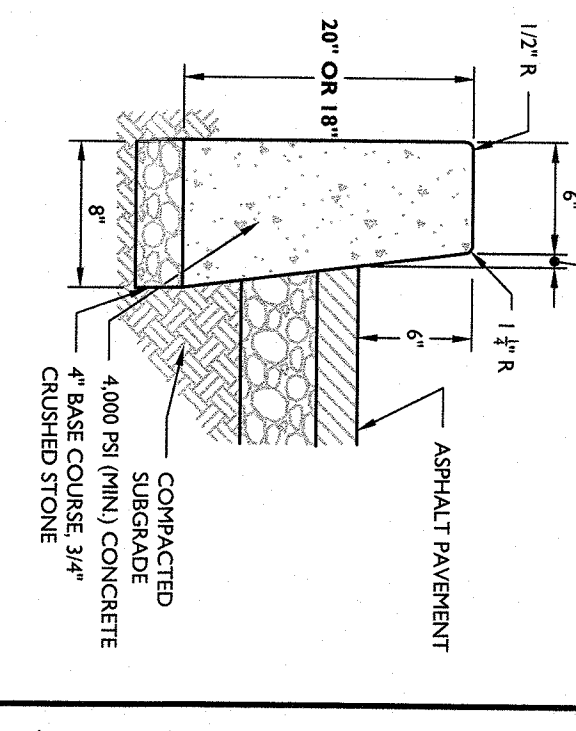
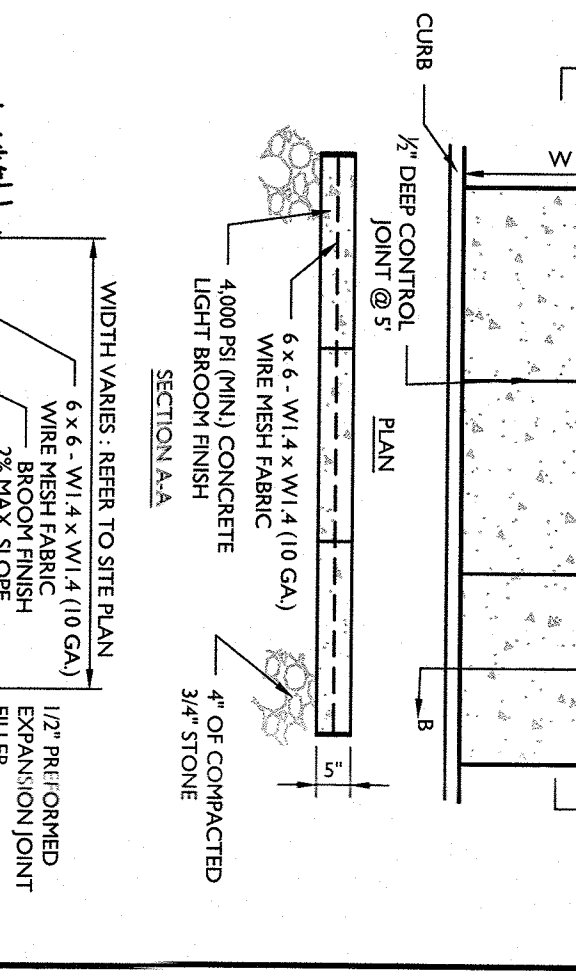
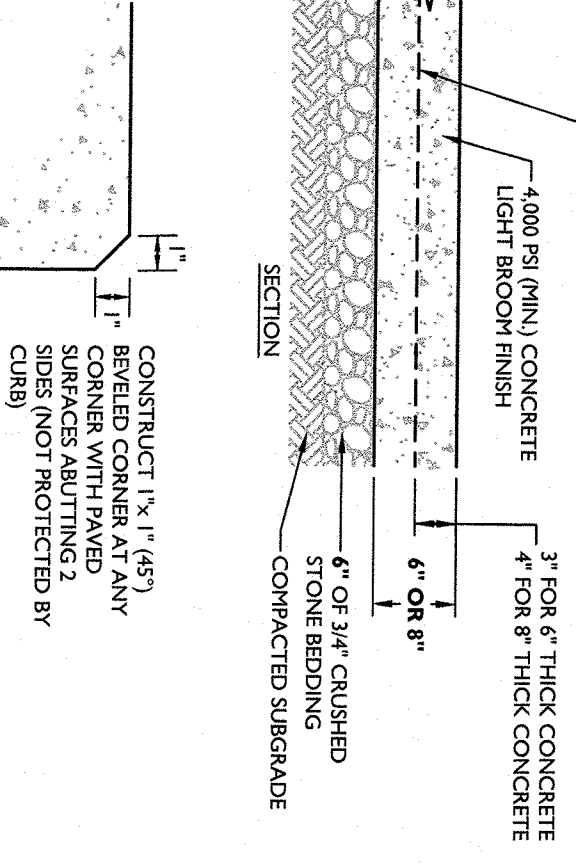
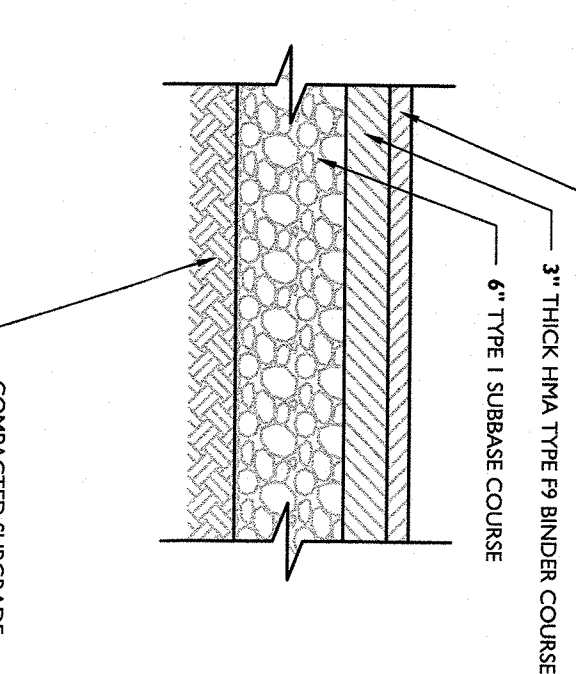
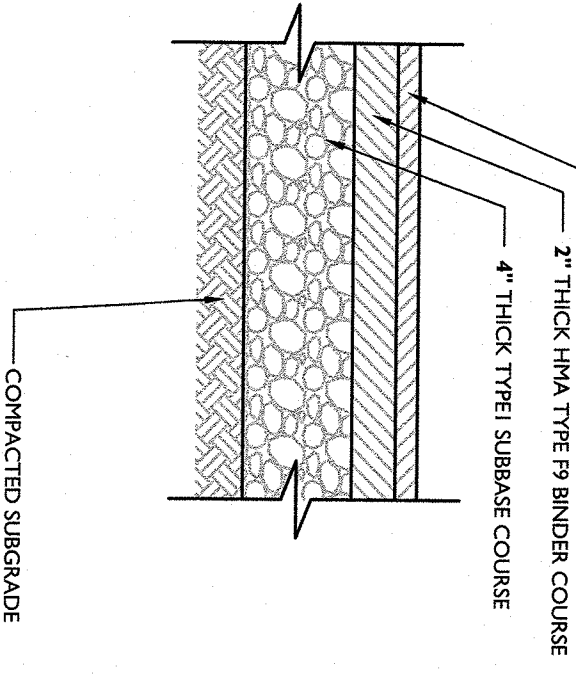
DESIGNER:
JESSE B. CORLEY
REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09067

DATE: 07/23/2018
PROJECT NUMBER: 1804

REV	DATE	DESCRIPTION

811 LOCAL GOVERNMENT
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT WWW.CAL811.COM

WASDER CONSULTING
1000 ROUTE 92
SUITE 200
ROCKLAND COUNTY, NY 10986
TEL: 845.338.1100
WWW.WASDERCONSULTING.COM



1 STANDARD ASPHALT PAVEMENT DETAIL

NOTES:
 1. CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR HANDICAP ACCESS TO BE IN ACCORDANCE WITH CURRENT NYS DOT STANDARD SPECIFICATIONS.
 2. LANDING AREA, APPROACH SPRAWL, TRANSITIONS AND CURB RAMP SHALL BE LEFT CLEAR OF OBSTRUCTION.
 3. CURB AT RAMP TERMINUS (FLUSH CURB) TO BE FINISHED WITH ROADWAY PAVEMENT PLAN.
 4. CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS SHOWN ON SITE PLAN.
 5. HORIZONTAL CURB RAMP SHALL BE 2% UPON APPROVAL OF ENGINEER. MAXIMUM SLOPE APPROVAL OF THE NUMBER.
 6. HORIZONTAL CURB RAMP SHALL BE 2% UPON APPROVAL OF THE NUMBER.
 7. ACCESSIBLE RAMP SHALL BE INSTALLED ADJACENT WITH THE CURB LINED TO THE MAXIMUM PERMITTED SLOPE OF 1:12. THE MAXIMUM RAMP CROSS SLOPE SHALL BE 2% UPON APPROVAL OF THE NUMBER. CROSS-CROSSINGS SHOWN IN THE DETAILS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 8. ISOLATIONS FROM THE CURB RAMP DETAIL BEFORE VERTICAL ALIGNMENT OF THE RAMP TO BE INSTALLED.
 9. THE RAMP SURFACE SHALL HAVE A FINISH HAND BROOMED FINISH.
 10. CONCRETE JOINTS SHALL HAVE A 1/4\"/>

2 HEAVY DUTY ASPHALT PAVEMENT DETAIL

NOTES:
 1. PAVEMENT THICKNESS TO BE IN ACCORDANCE WITH CURRENT NYS DOT STANDARD SPECIFICATIONS.

3 CONCRETE LOADING PAD DETAIL

ACCESSIBLE PARKING SIGN INCLUDING ACCESSIBILITY AND ADA COMPLIANCE. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

4 REINFORCED CONCRETE SIDEWALK DETAIL (NEXT TO CURB) DETAIL

NOTES:
 1. REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 4. REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

5 CONCRETE CURB ASPHALT PAVEMENT DETAIL

NOTES:
 1. PREPARED REINFORCED CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. PREPARED REINFORCED CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. PREPARED REINFORCED CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

6 CONCRETE FLUSH CURB DETAIL

NOTES:
 1. CONCRETE FLUSH CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. CONCRETE FLUSH CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. CONCRETE FLUSH CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

7 MOUNTABLE CURB TYPE M100 DETAIL

NOTES:
 1. MOUNTABLE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. MOUNTABLE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. MOUNTABLE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

9 HANDICAP PARKING SIGN DETAIL

NOTES:
 1. ACCESSIBLE PARKING SIGN INCLUDING ACCESSIBILITY AND ADA COMPLIANCE. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

10 PAINTED STOP BAR AND ARROWS DETAIL

NOTES:
 1. PAINTED STOP BAR AND ARROWS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. PAINTED STOP BAR AND ARROWS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. PAINTED STOP BAR AND ARROWS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

11 TYPICAL ACCESSIBLE PARKING LAYOUT (WITH SIDEWALK DETAIL)

NOTES:
 1. ACCESSIBLE PARKING LAYOUT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. ACCESSIBLE PARKING LAYOUT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. ACCESSIBLE PARKING LAYOUT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

12 TYPICAL PARKING STALL STRIPING DETAIL

NOTES:
 1. PARKING STALL STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. PARKING STALL STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. PARKING STALL STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

13 BREAKAWAY SIGN POST DETAIL

NOTES:
 1. BREAKAWAY SIGN POST SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. BREAKAWAY SIGN POST SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. BREAKAWAY SIGN POST SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

14 STOP SIGN (R-1-1)

NOTES:
 1. STOP SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. STOP SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. STOP SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

15 CURB RAMP DETAIL

NOTES:
 1. CURB RAMP SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. CURB RAMP SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. CURB RAMP SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

16 TYPICAL GRAVITY WALL SECTION (MAXIMUM 4 FT. DESIGN HEIGHT DETAIL)

NOTES:
 1. GRAVITY WALL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. GRAVITY WALL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. GRAVITY WALL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

17 EMERGENCY ACCESS GATE DETAIL

NOTES:
 1. EMERGENCY ACCESS GATE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. EMERGENCY ACCESS GATE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. EMERGENCY ACCESS GATE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

18 PIPE HANDRAIL IN RAMP OR STEPS DETAIL

NOTES:
 1. PIPE HANDRAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. PIPE HANDRAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. PIPE HANDRAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

19 BUILDING MOUNTED HANDRAIL DETAIL

NOTES:
 1. BUILDING MOUNTED HANDRAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. BUILDING MOUNTED HANDRAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. BUILDING MOUNTED HANDRAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

20 PRECAST CONCRETE STORM MANHOLE 4 DIA. DETAIL

NOTES:
 1. PRECAST CONCRETE STORM MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. PRECAST CONCRETE STORM MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. PRECAST CONCRETE STORM MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

21 DRY SWALE DETAIL

NOTES:
 1. DRY SWALE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. DRY SWALE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. DRY SWALE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

22 SINGLE CATCH BASIN DETAIL

NOTES:
 1. SINGLE CATCH BASIN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. SINGLE CATCH BASIN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. SINGLE CATCH BASIN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

23 TYPICAL REINFORCED WALL SECTION (1\"/>

24 HIDE STORM PIPE BEDDING DETAIL

NOTES:
 1. HIDE STORM PIPE BEDDING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. HIDE STORM PIPE BEDDING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. HIDE STORM PIPE BEDDING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

25 HEAVY DUTY TRENCH DRAIN DETAIL

NOTES:
 1. HEAVY DUTY TRENCH DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. HEAVY DUTY TRENCH DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. HEAVY DUTY TRENCH DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

26 DETECTABLE WARNING SURFACE DETAIL

NOTES:
 1. DETECTABLE WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. DETECTABLE WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. DETECTABLE WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

27 SINGLE DRAIN INLET DETAIL

NOTES:
 1. SINGLE DRAIN INLET SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 2. SINGLE DRAIN INLET SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 3. SINGLE DRAIN INLET SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

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 1111 W. 11th St., Suite 200
 New York, NY 10011
 Phone: (212) 333-1111
 Fax: (212) 333-1112
 Website: www.maserconsulting.com

PROJECT CONTACT
 Project Manager: [Name]
 Designer: [Name]
 Checker: [Name]

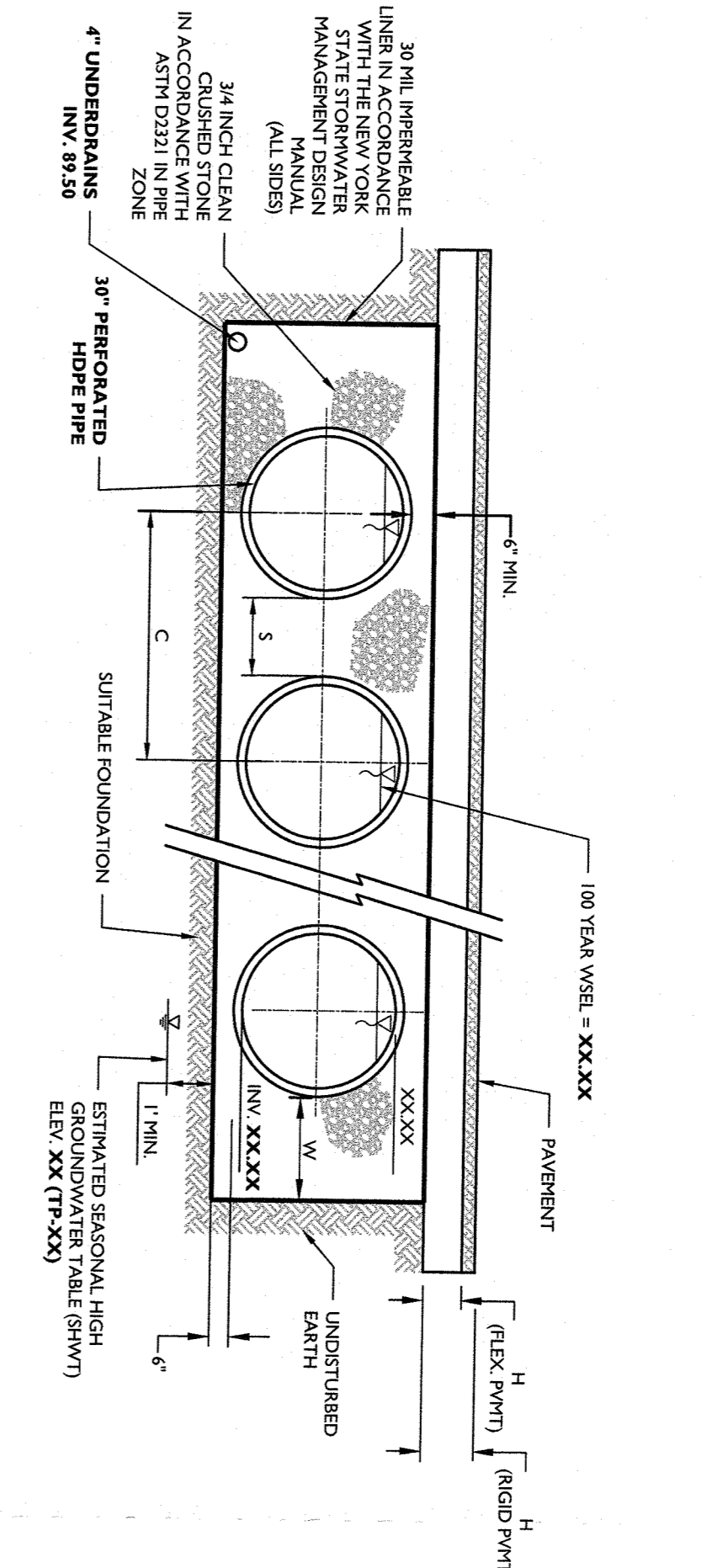
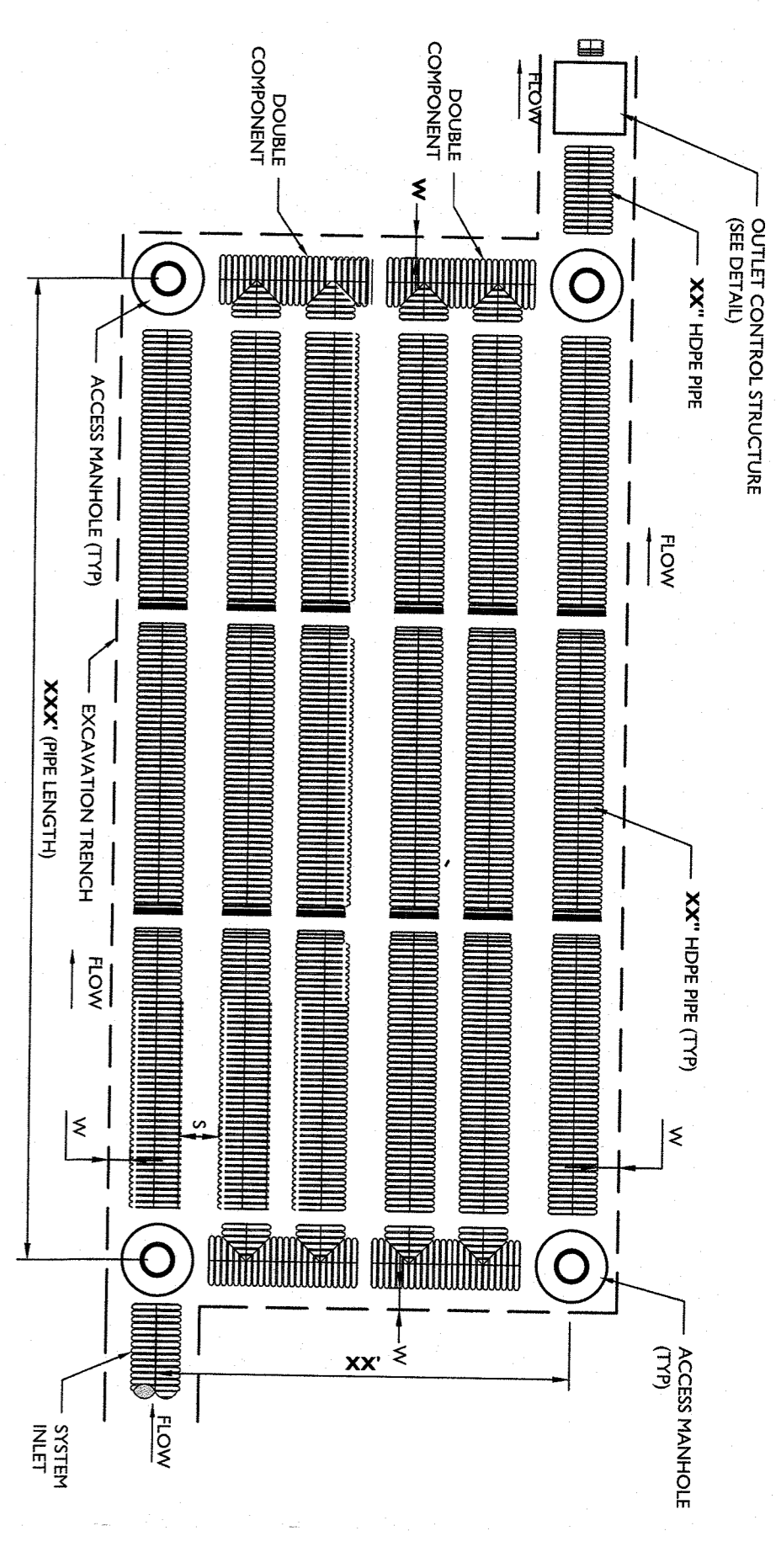
REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY AND FINAL SITE PLAN
 FOR
300 NORTH MAIN, LLC.
 SECTION 70.19
 BLOCK 1
 LOT 44
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

RED BANK CHISEL
 311 W. 11th St., Suite 200
 New York, NY 10011
 Phone: (212) 333-1111
 Fax: (212) 333-1112
 Website: www.redbankchisel.com

CONSTRUCTION DETAILS
 8 of 9

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



1 UNDERGROUND DETENTION BASIN (CLOSED SYSTEM) DETAIL

1. ALL REFERENCES TO CLASS I OR II MATERIAL, AS PER ASTM D2211, STANDARD PRACTICE FOR LOW-DENSITY POLYETHYLENE (LDPE) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL REFERENCES TO CLASS III OR IV MATERIAL, AS PER ASTM D2211, STANDARD PRACTICE FOR HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. ALL REFERENCES TO CLASS I OR II MATERIAL, AS PER ASTM D2211, STANDARD PRACTICE FOR LOW-DENSITY POLYETHYLENE (LDPE) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL REFERENCES TO CLASS III OR IV MATERIAL, AS PER ASTM D2211, STANDARD PRACTICE FOR HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

3. REBAR SHALL BE TAKEN TO PREVENT THE INFLUENCE OF NATIVE FISH INTO THE BASIN.

4. REBAR SHALL BE TAKEN TO PREVENT THE INFLUENCE OF NATIVE FISH INTO THE BASIN.

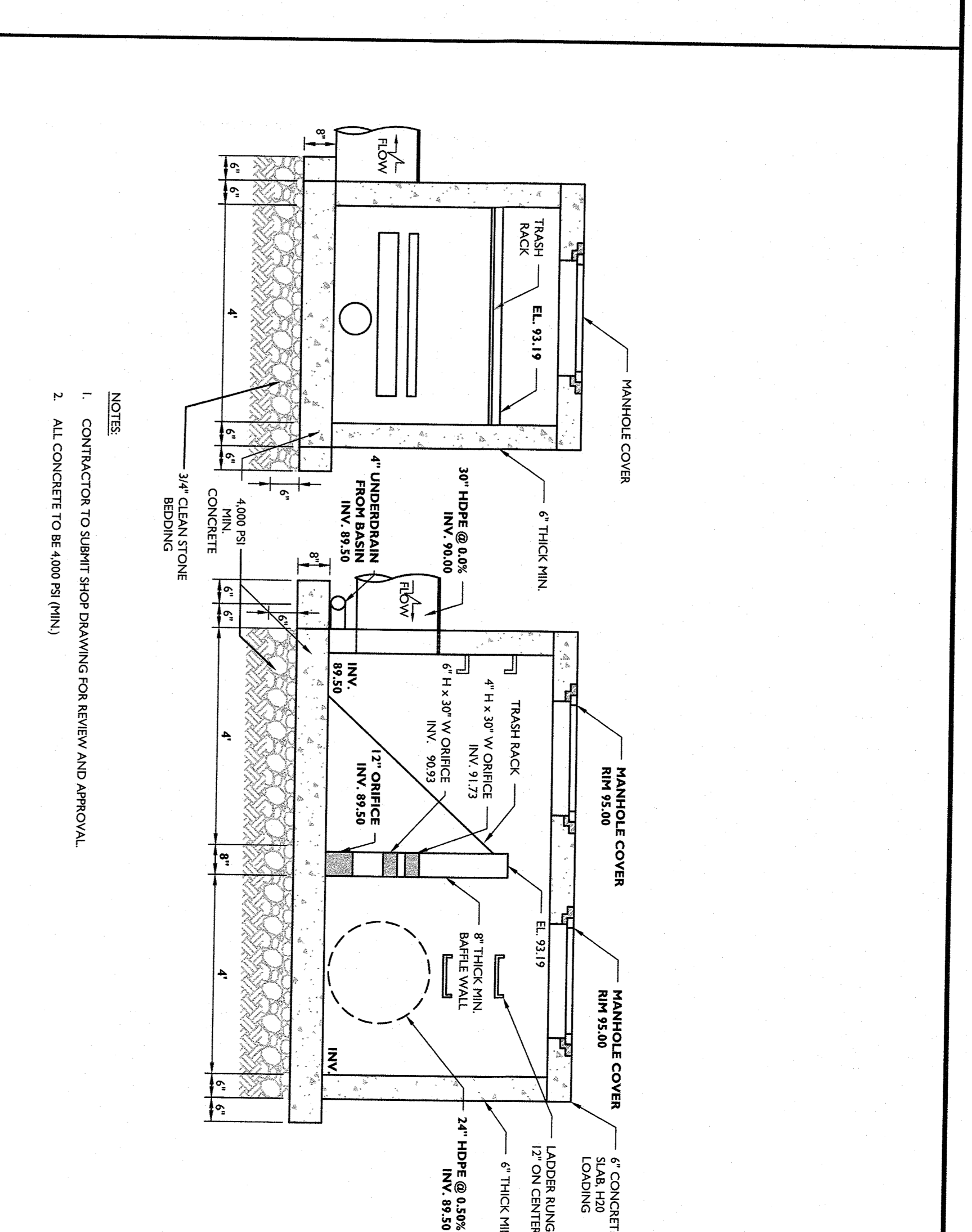
5. FOUNDATION WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE TRENCH BOTTOM WITH A GEOTEXTILE MATERIAL AS SPECIFIED BY THE ENGINEER. ALL REFERENCES TO GEOTEXTILE MATERIAL SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. REBAR SHALL BE TAKEN TO PREVENT THE INFLUENCE OF NATIVE FISH INTO THE BASIN.

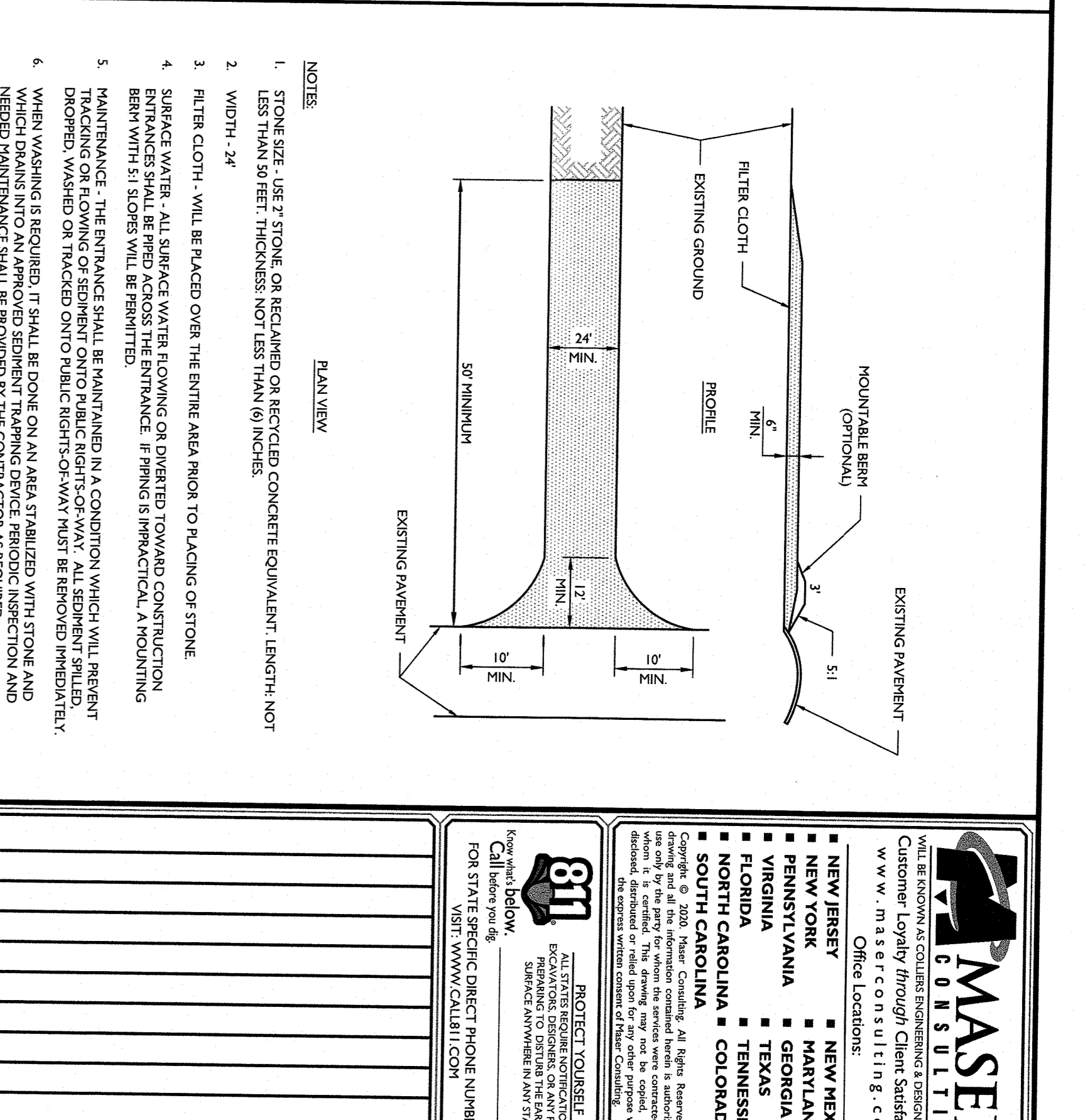
7. INITIAL BACKFILL SHALL BE CLASS I OR II MATERIAL, AS PER ASTM D2211, STANDARD PRACTICE FOR LOW-DENSITY POLYETHYLENE (LDPE) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL REFERENCES TO CLASS III OR IV MATERIAL, AS PER ASTM D2211, STANDARD PRACTICE FOR HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

8. REBAR SHALL BE TAKEN TO PREVENT THE INFLUENCE OF NATIVE FISH INTO THE BASIN.

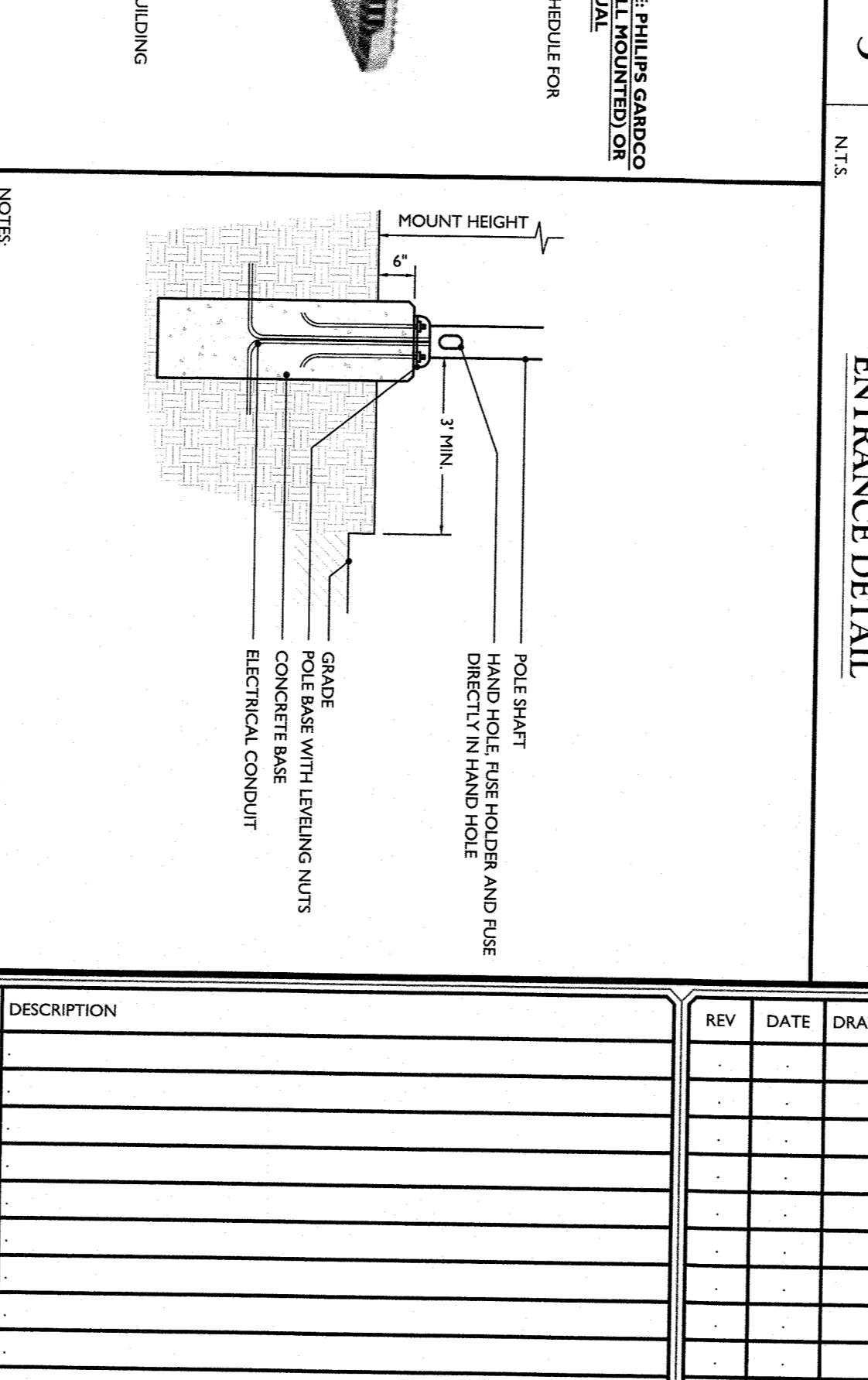
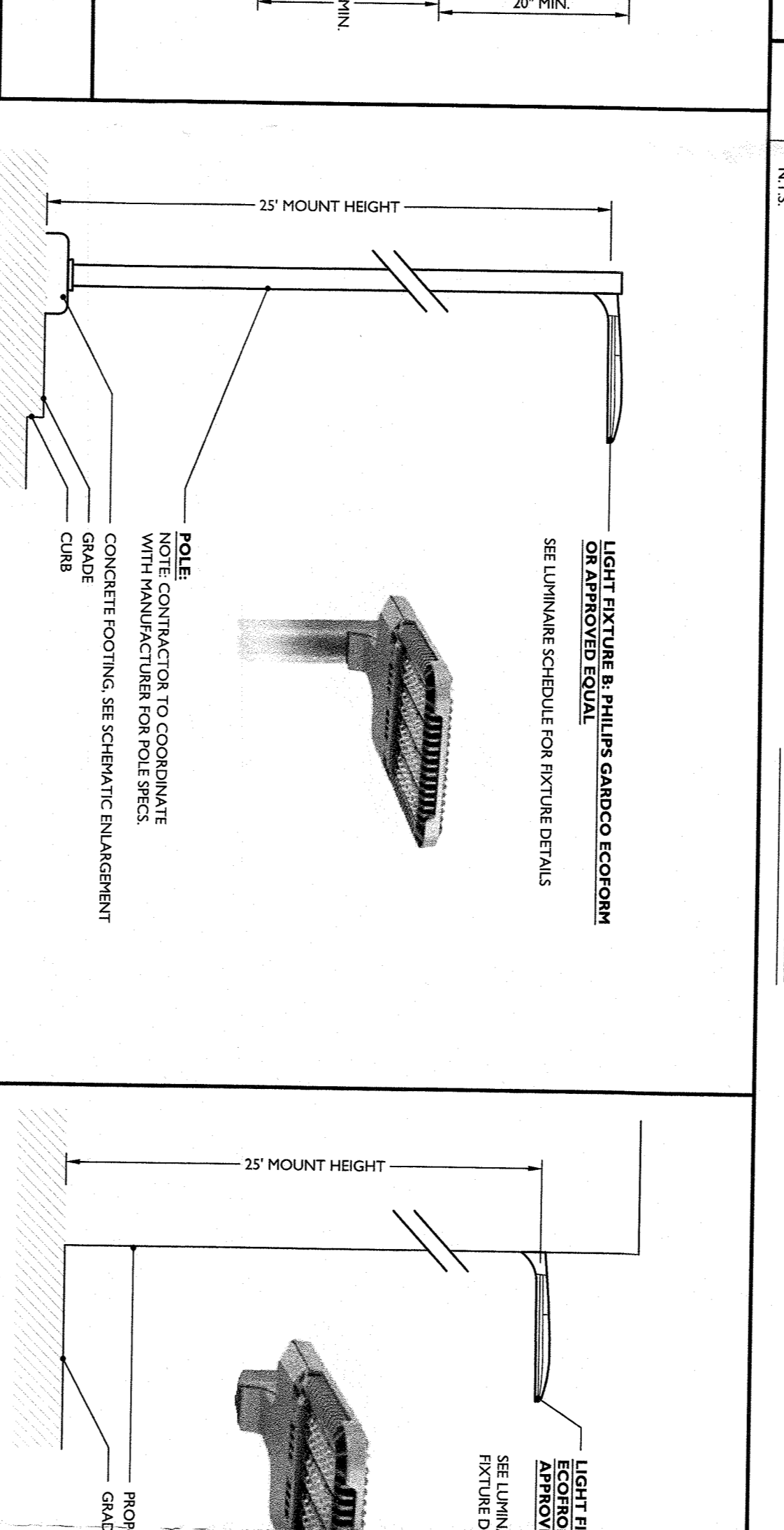
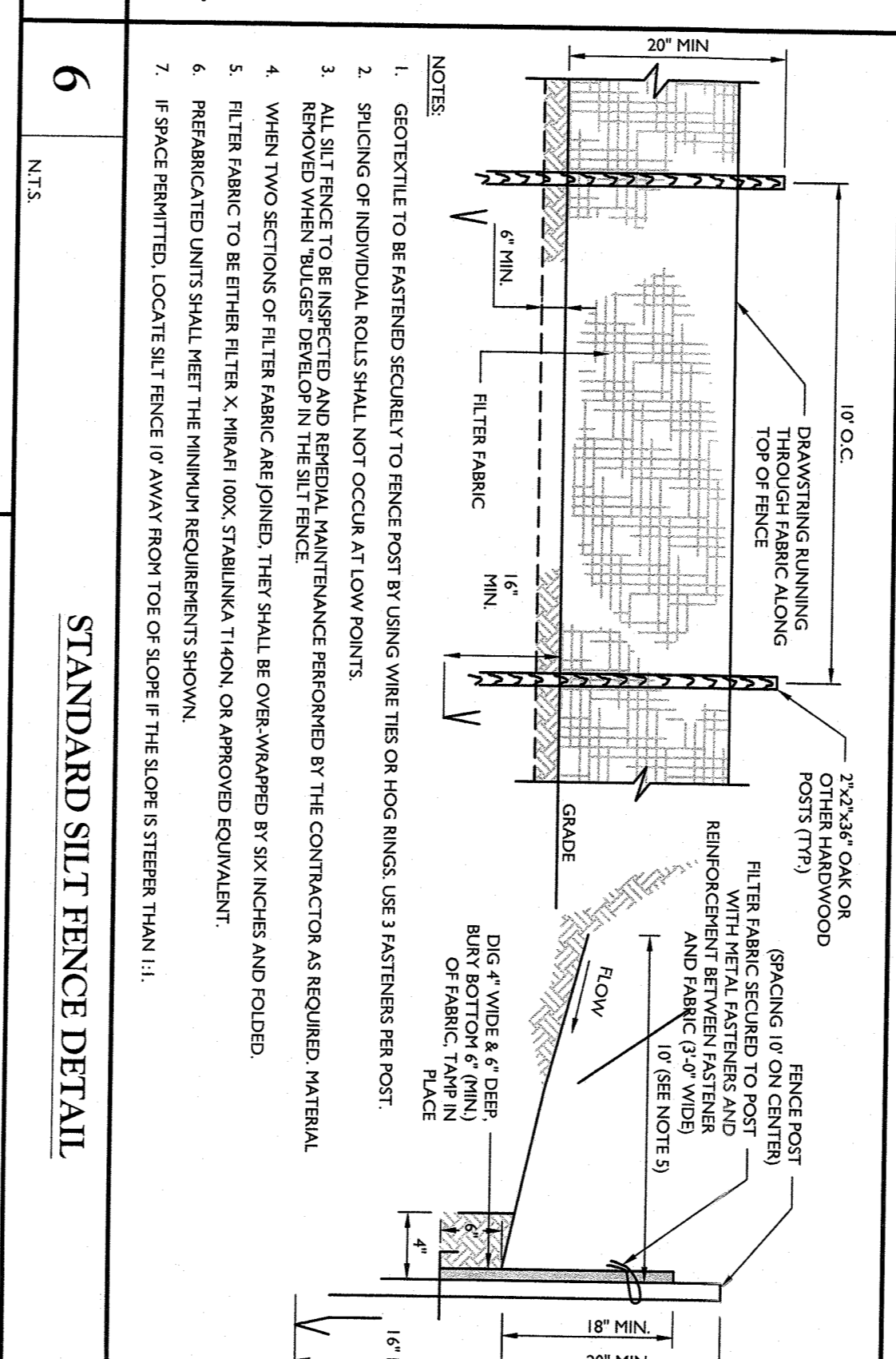
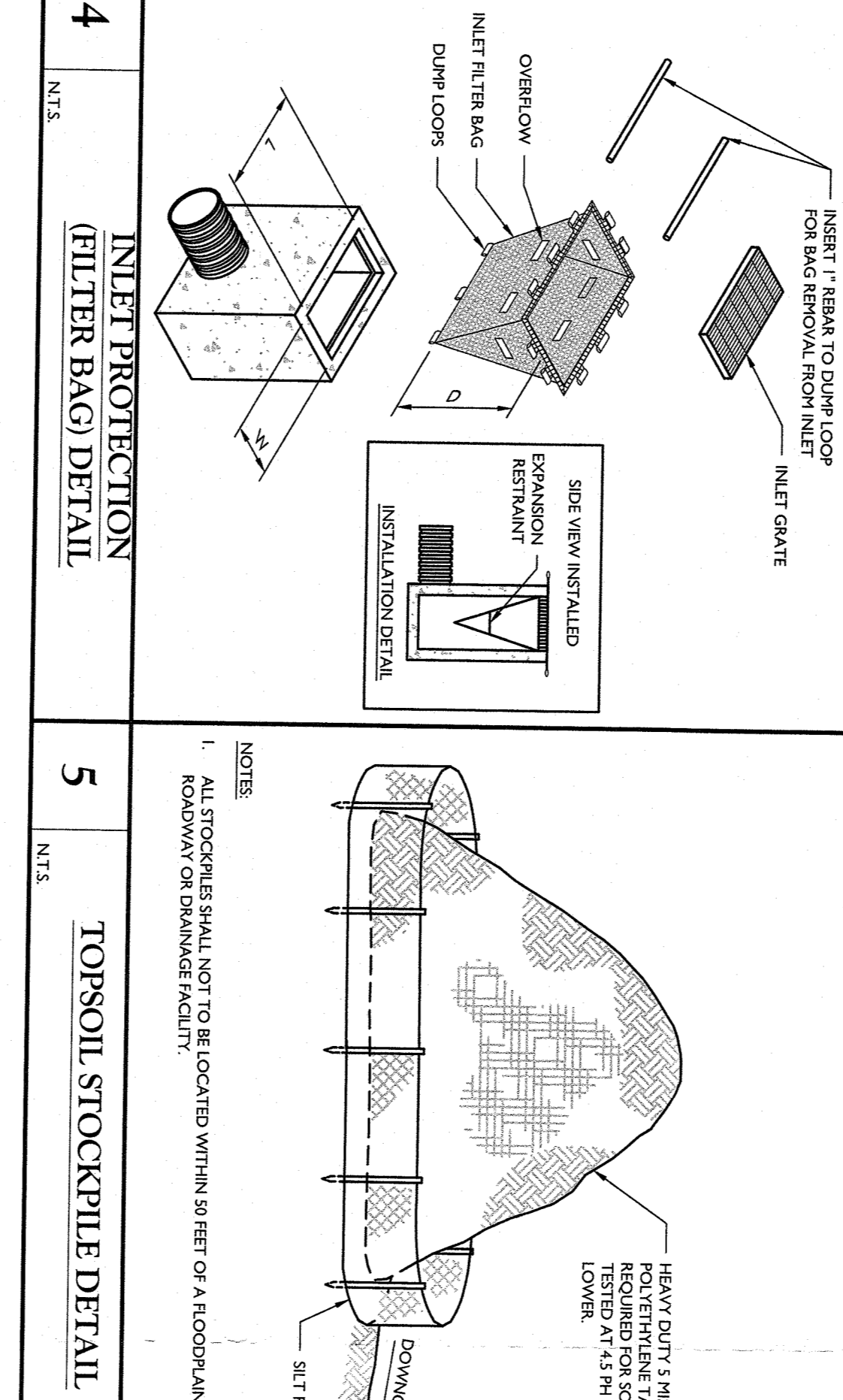
9. REBAR SHALL BE TAKEN TO PREVENT THE INFLUENCE OF NATIVE FISH INTO THE BASIN.



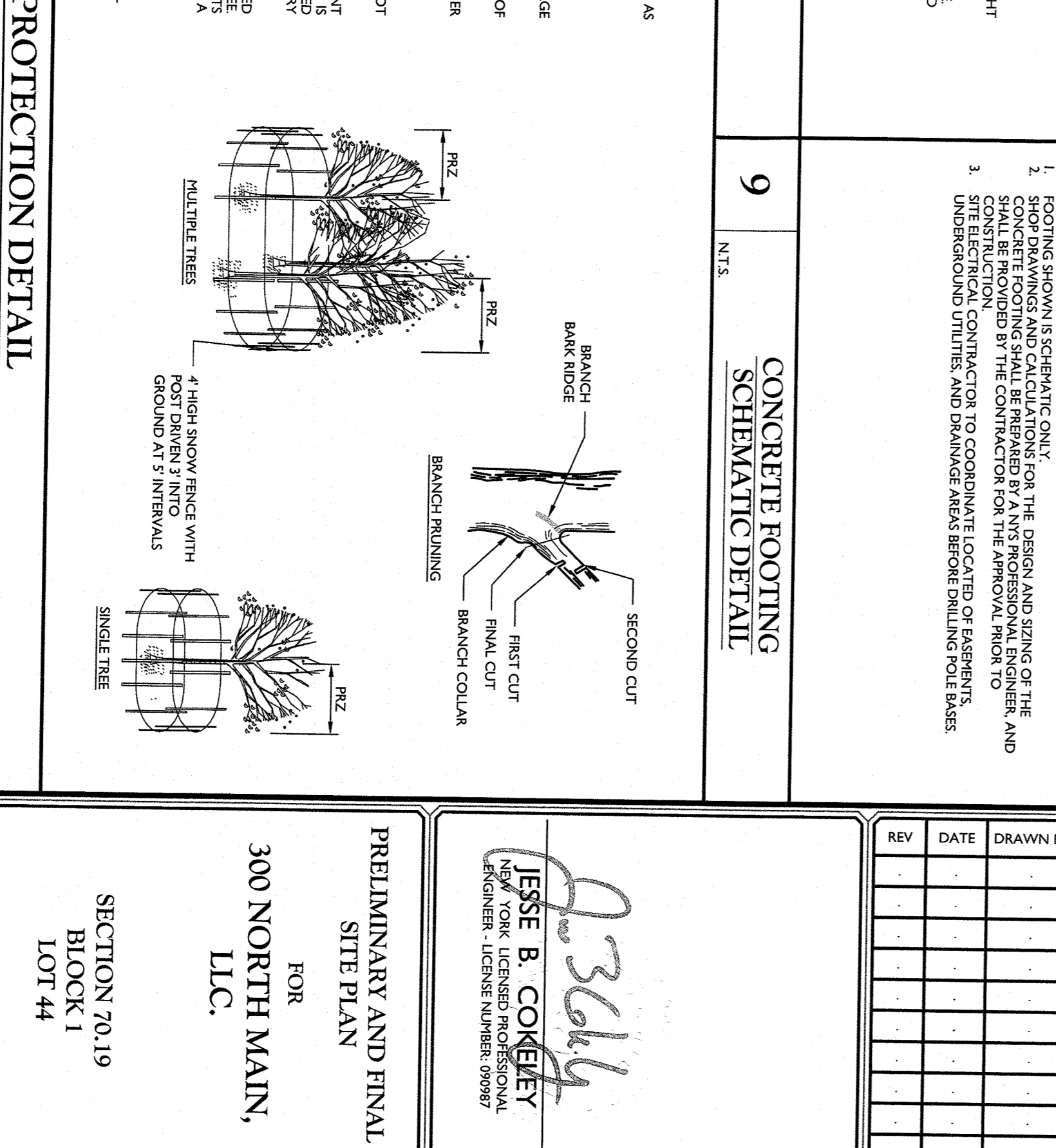
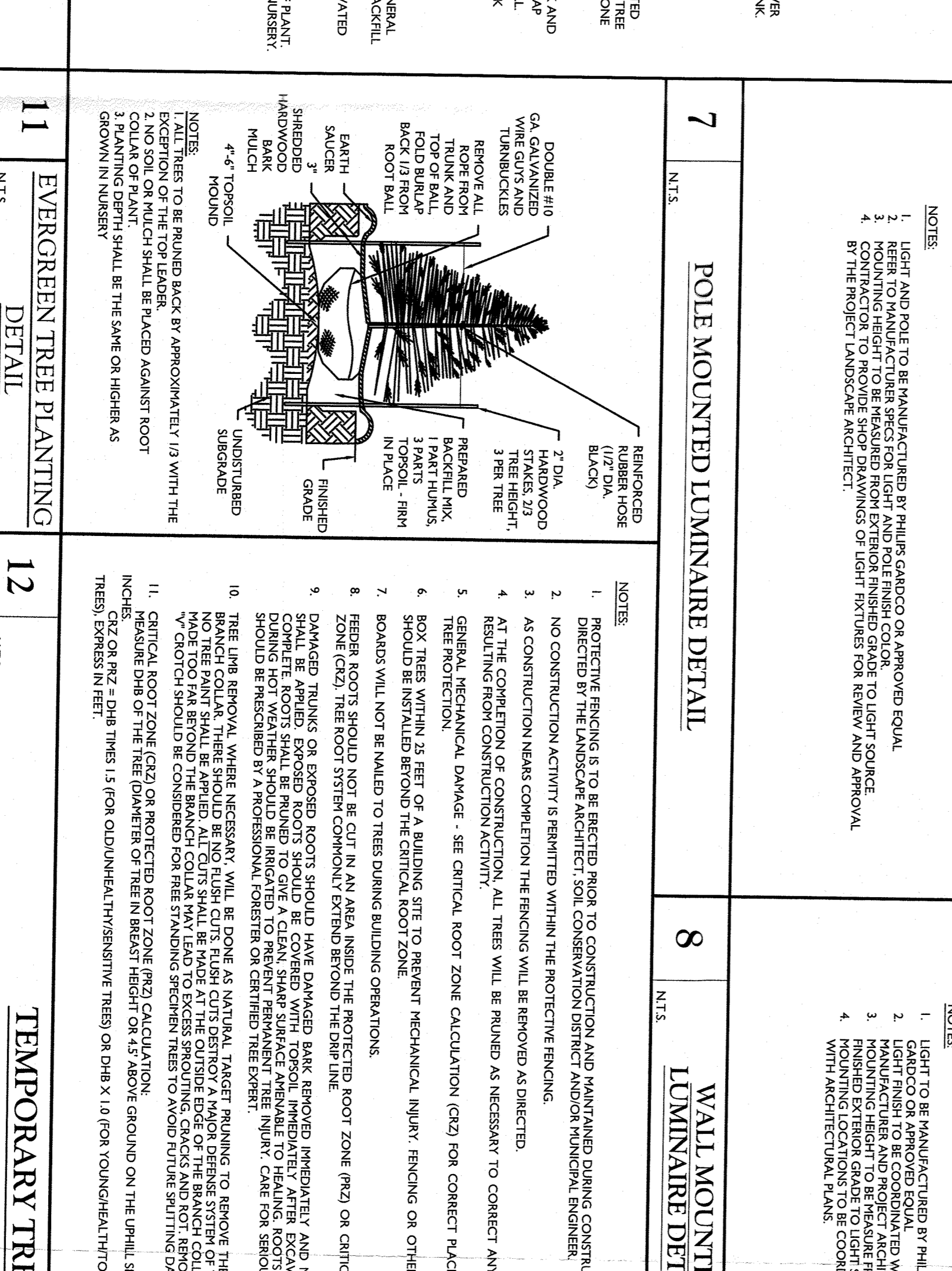
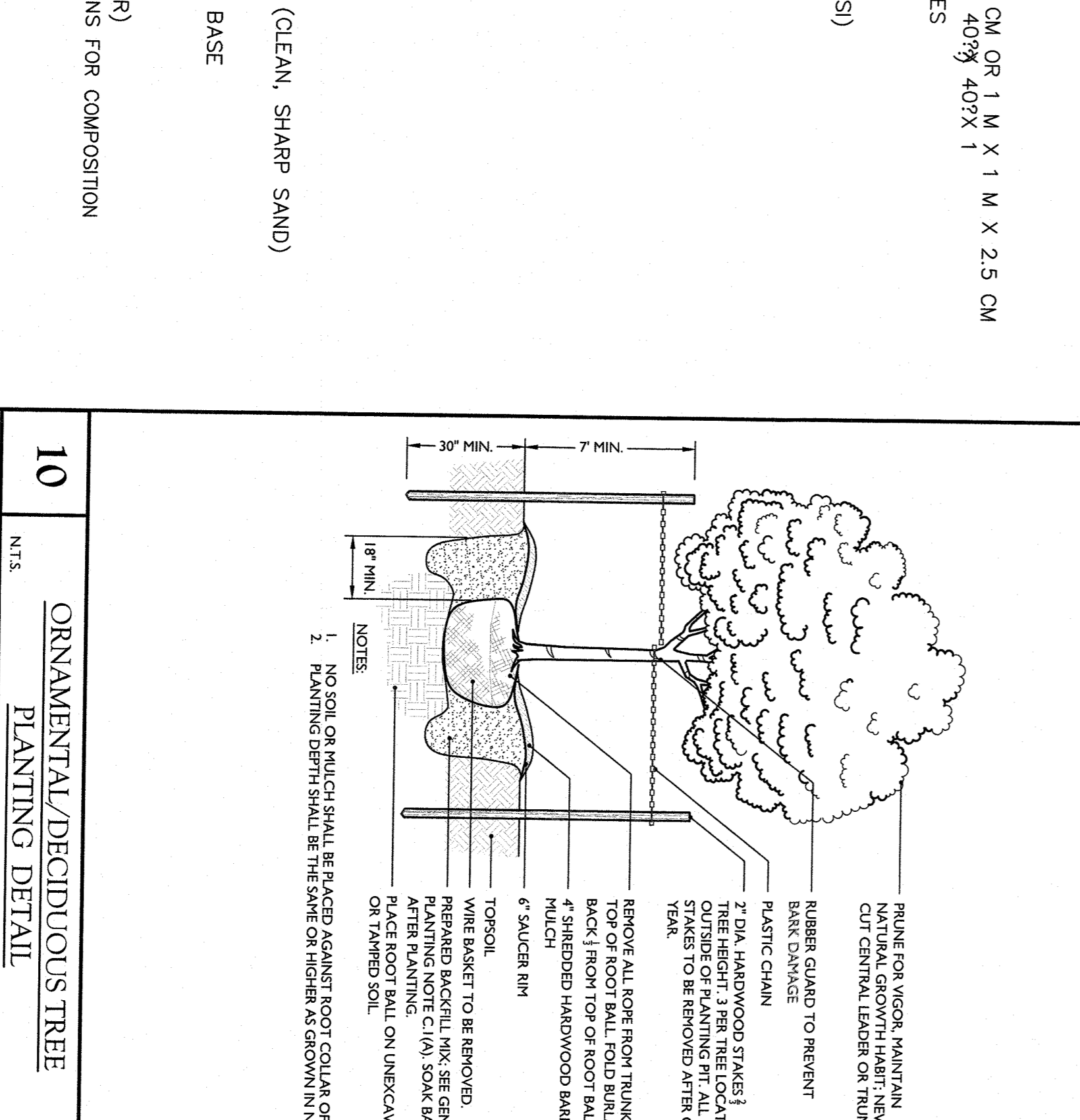
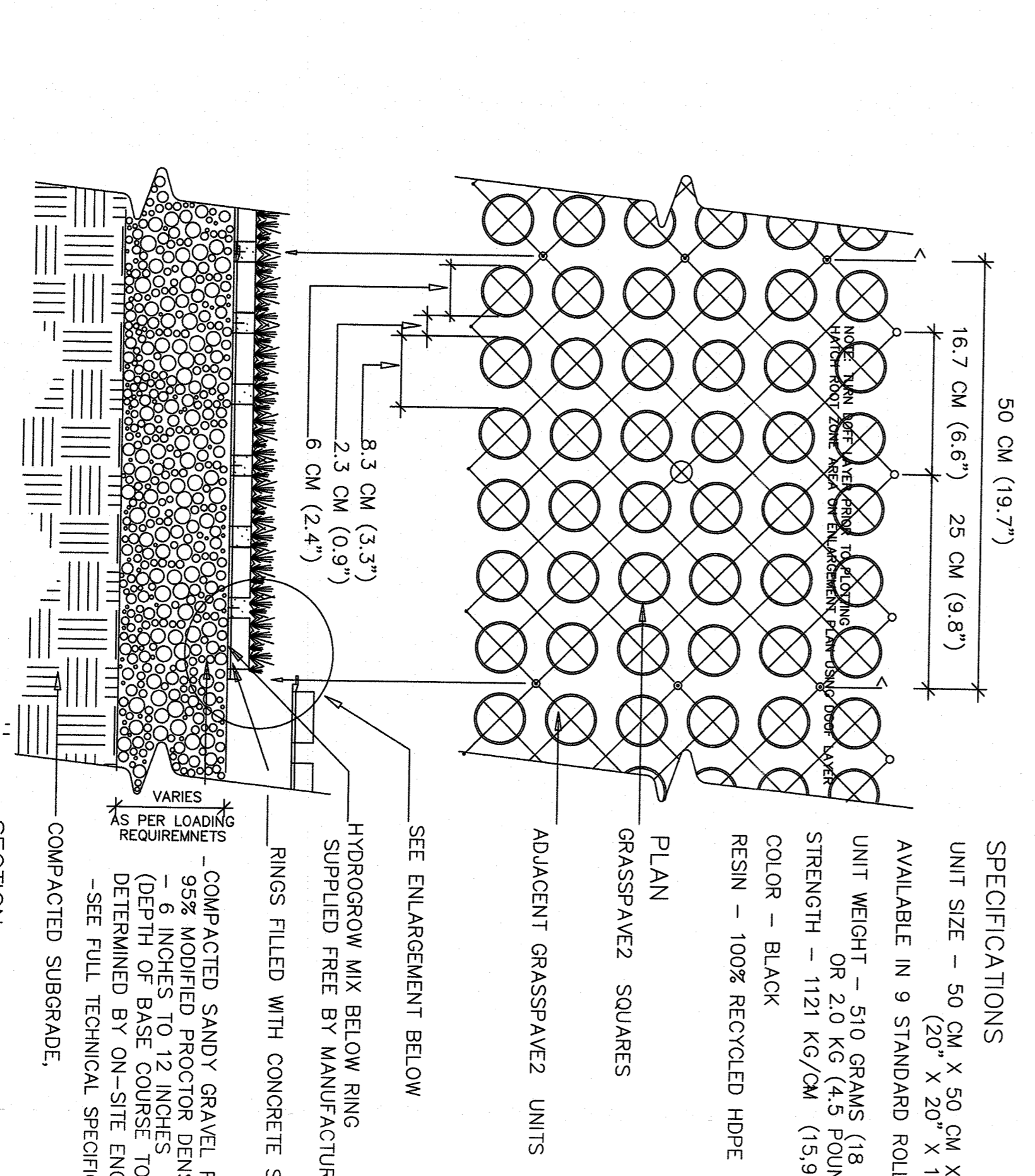
2 STABILIZED CONSTRUCTION ACCESS DETAIL



3 STABILIZED CONSTRUCTION ENTRANCE DETAIL



4 INLET PROTECTION FILTER BAG DETAIL
5 TOPSOIL STOCKPILE DETAIL
6 STANDARD SILT FENCE DETAIL
7 POLE MOUNTED LUMINAIRE DETAIL
8 WALL MOUNTED LUMINAIRE DETAIL
9 CONCRETE FOOTING SCHEMATIC DETAIL



10 ORNAMENTAL/DECIDUOUS TREE PLANTING DETAIL
11 EVERGREEN TREE PLANTING DETAIL
12 TEMPORARY TREE PROTECTION DETAIL
13 GRASSPAVE2
14 SHADE TREE PLANTING DETAIL
15 SHRUB PLANTING DETAIL
16 PLANT DETAIL

NOTE: GRASS/PLANT TREES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR

NOTE: GRASS/PLANT TREES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR

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PRELIMINARY AND FINAL SITE PLAN

FOR
300 NORTH MAIN,
L.L.C.
SECTION 70.19
BLOCK 1
LOT 44

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

CONSTRUCTION DETAILS

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ORANGETOWN, NEW YORK, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

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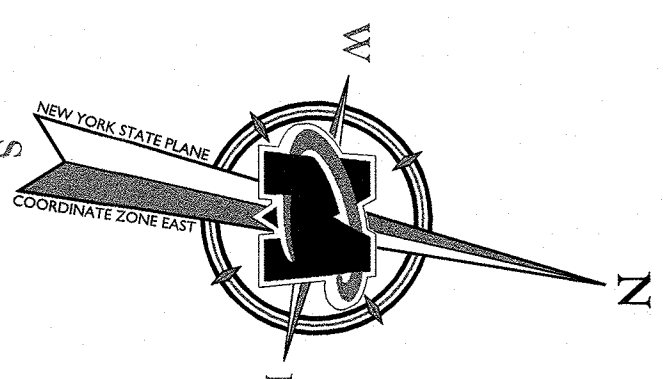
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CONSTRUCTION DETAILS

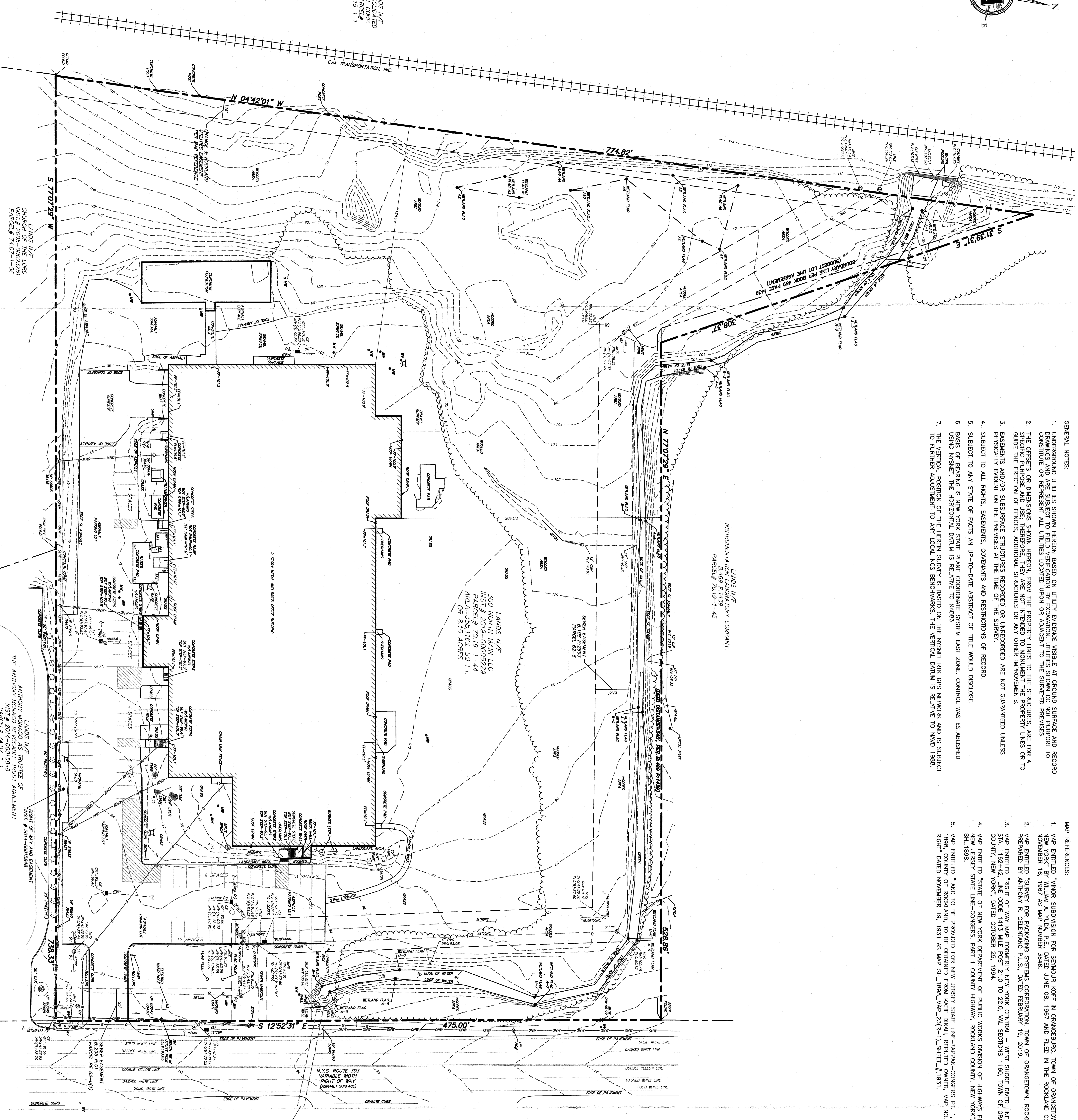
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LANDS N/F/D
RAIL CORP
PARCEL #
7415-1-1

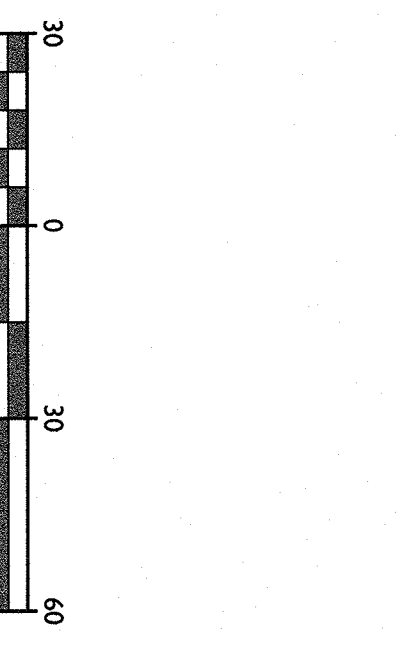
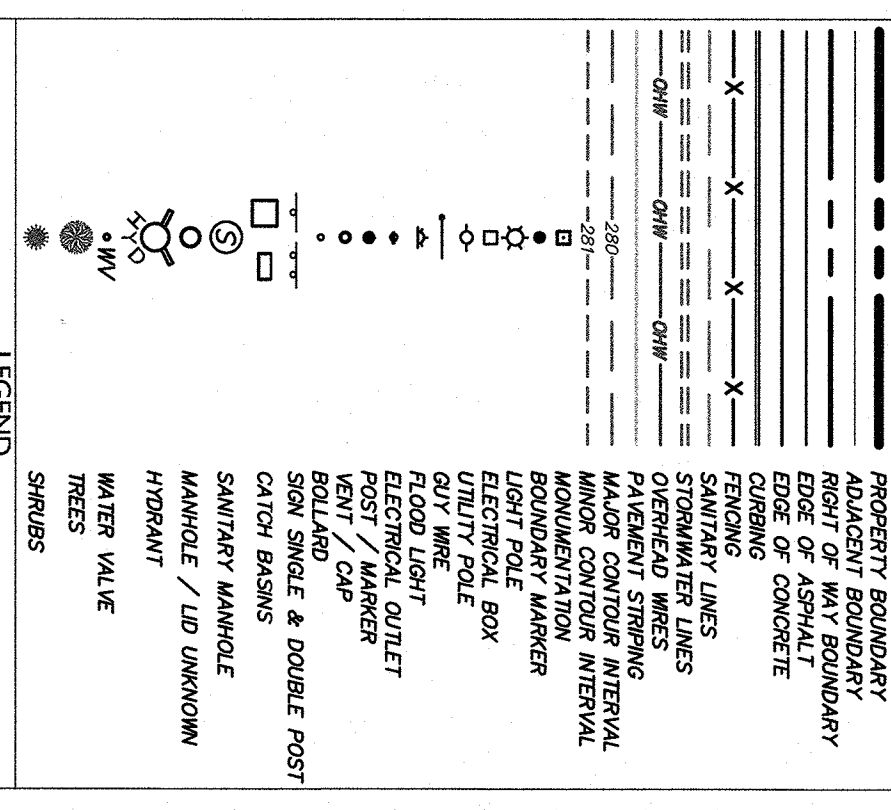
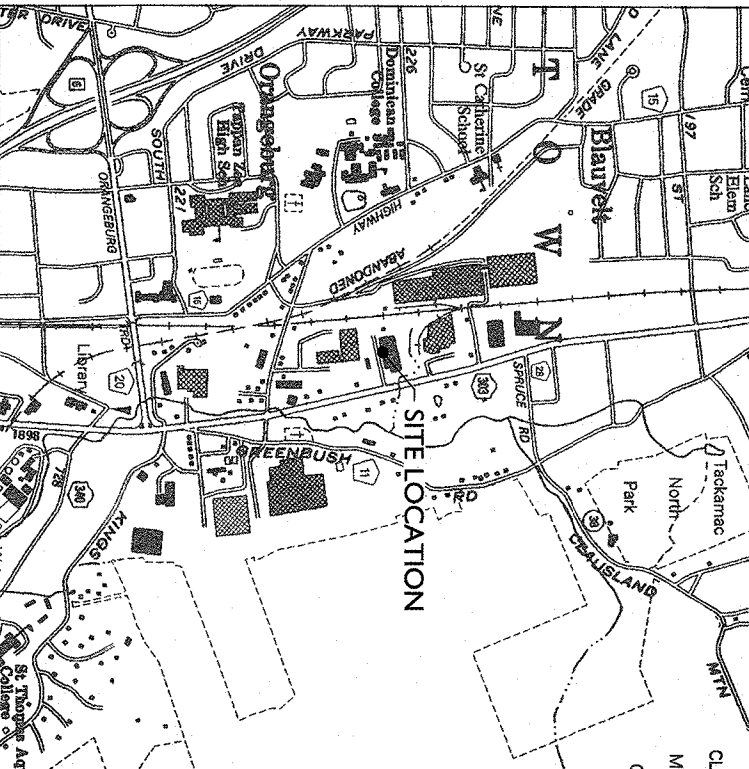


LANDS N/F
INSTRUMENTATION LABORATORY COMPANY
B-489 P-1439-45
PARCEL # 7015-1-45

300 NORTH MAIN LLC
INST # 2019-00005229
PARCEL # 2019-1-44
AREA=355,116± SQ FT
OR 8.15 ACRES

- GENERAL NOTES:**
1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXAMINATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
 2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
 3. EASEMENTS AND/OR SURFACE STRUCTIONS RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
 4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING NSMNET. THE HORIZONTAL DATUM IS RELATIVE TO MAD83.
 7. THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE HIGHEST FIXED POINT NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL VNS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

- MAP REFERENCES:**
1. MAP ENTITLED "MINOR SUBDIVISION FOR SEMOUR KOFF IN ORANGETOWN, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" BY WILLIAM A. YUDA, P.E., DATED JUNE 08, 1967 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1967 AS MAP NUMBER 3646.
 2. MAP ENTITLED "SURVEY FOR PACKAGING SYSTEMS CORPORATION, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY ANTHONY R. CELESTINO P.L.S., DATED FEBRUARY 19, 2019.
 3. MAP ENTITLED "RIGHT OF WAY MAP FORMERLY NEW YORK CENTRAL - WEST SHORE RIVER LINE FROM STA. 1109+00 TO STA. 1109+99.99" BY GUY F. BROWN, P.L.S., TO 22.0', V.L. SECTIONS 1150, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED OCTOBER 25, 1994.
 4. MAP ENTITLED "STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS PLAN FOR IMPROVING THE NEW JERSEY STATE LINE-CONCRETS, PART 1 COUNTY HIGHWAY, ROCKLAND COUNTY, NEW YORK," DATED 1931, AS MAP SH-1931.
 5. MAP ENTITLED "LAND TO BE PROVIDED FOR NEW JERSEY STATE LINE-TAPPAN-CONCRETS PT. 1, COUNTY HIGHWAY NO. 529, NEW YORK, FROM STA. 1110+00 TO STA. 1110+99.99, V.L. SECTIONS 1150, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED NOVEMBER 19, 1931 AS MAP SH-1931, MAP NO.23(R-1) & CONSTRUCTION RIGHT DATED NOVEMBER 19, 1931 AS MAP SH-1931, MAP NO.23(R-1) SHEET #1931.



REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

ALBANY OFFICE
13 Commerce Drive East
Albany, NY 12205
Tel: 518.839.3232
Fax: 518.839.3284

300553114

CONTRACT NUMBER: 300553114

DATE: 01 of 01

PROJECT: BOUNDARY AND TOPOGRAPHIC SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE 300 NORTH MAIN LLC

SECTION 70.19
LOT 44

524 ROUTE 303

TOWN OF ORANGETOWN
COUNTY OF ROCKLAND
STATE OF NEW YORK

DONALD B. SCHEL
REGISTERED PROFESSIONAL SURVEYOR
NO. 12538
1001 W. 11th Street
Albany, NY 12206
Tel: 518.839.3232
Fax: 518.839.3284

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 1303(1) OF THE NEW YORK STATE EDUCATION LAW. ONLY A BOUNDARY SURVEY MAP WITH THE SURVEYOR'S SEAL IS A VALID DOCUMENT FOR THE CORRECT CORNER OF THE SURVEY. THIS SURVEY IS NOT VALID UNLESS IT IS THE ORIGINAL WORK AND OPINION.

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