

LEGEND

--- (dashed line)	EXISTING 2' CONTOUR	--- (dashed line)	PROPOSED 2' CONTOUR
--- (dashed line)	EXISTING 1' CONTOUR	--- (dashed line)	PROPOSED 1' CONTOUR
--- (dashed line)	EXISTING WATERLINE	--- (dashed line)	PROPOSED WATER MAINLINE
--- (dashed line)	EXISTING FIRE HYDRANT	--- (dashed line)	PROPOSED FIRE HYDRANT
--- (dashed line)	EXISTING GAS LINE	--- (dashed line)	PROPOSED GAS LINE
--- (dashed line)	EXISTING CATCH BASIN	--- (dashed line)	PROPOSED CATCH BASIN
--- (dashed line)	EXISTING STORM DRAIN LINE	--- (dashed line)	PROPOSED STORM DRAIN LINE
--- (dashed line)	EXISTING SINK MANHOLE	--- (dashed line)	PROPOSED SINK MANHOLE
--- (dashed line)	EXISTING SEWER MANHOLE	--- (dashed line)	PROPOSED SEWER MANHOLE
--- (dashed line)	EXISTING STORM DRAIN LINE	--- (dashed line)	PROPOSED STORM DRAIN LINE
--- (dashed line)	EXISTING STORM MANHOLE	--- (dashed line)	PROPOSED STORM MANHOLE
--- (dashed line)	EXISTING SINK MANHOLE	--- (dashed line)	PROPOSED SINK MANHOLE
--- (dashed line)	EXISTING SEWER MANHOLE	--- (dashed line)	PROPOSED SEWER MANHOLE
--- (dashed line)	EXISTING STORM DRAIN LINE	--- (dashed line)	PROPOSED STORM DRAIN LINE
--- (dashed line)	EXISTING STORM MANHOLE	--- (dashed line)	PROPOSED STORM MANHOLE
--- (dashed line)	EXISTING SINK MANHOLE	--- (dashed line)	PROPOSED SINK MANHOLE
--- (dashed line)	EXISTING SEWER MANHOLE	--- (dashed line)	PROPOSED SEWER MANHOLE
--- (dashed line)	EXISTING STORM DRAIN LINE	--- (dashed line)	PROPOSED STORM DRAIN LINE
--- (dashed line)	EXISTING STORM MANHOLE	--- (dashed line)	PROPOSED STORM MANHOLE
--- (dashed line)	EXISTING SINK MANHOLE	--- (dashed line)	PROPOSED SINK MANHOLE
--- (dashed line)	EXISTING SEWER MANHOLE	--- (dashed line)	PROPOSED SEWER MANHOLE
--- (dashed line)	EXISTING STORM DRAIN LINE	--- (dashed line)	PROPOSED STORM DRAIN LINE
--- (dashed line)	EXISTING STORM MANHOLE	--- (dashed line)	PROPOSED STORM MANHOLE
--- (dashed line)	EXISTING SINK MANHOLE	--- (dashed line)	PROPOSED SINK MANHOLE
--- (dashed line)	EXISTING SEWER MANHOLE	--- (dashed line)	PROPOSED SEWER MANHOLE

BULK REQUIREMENTS

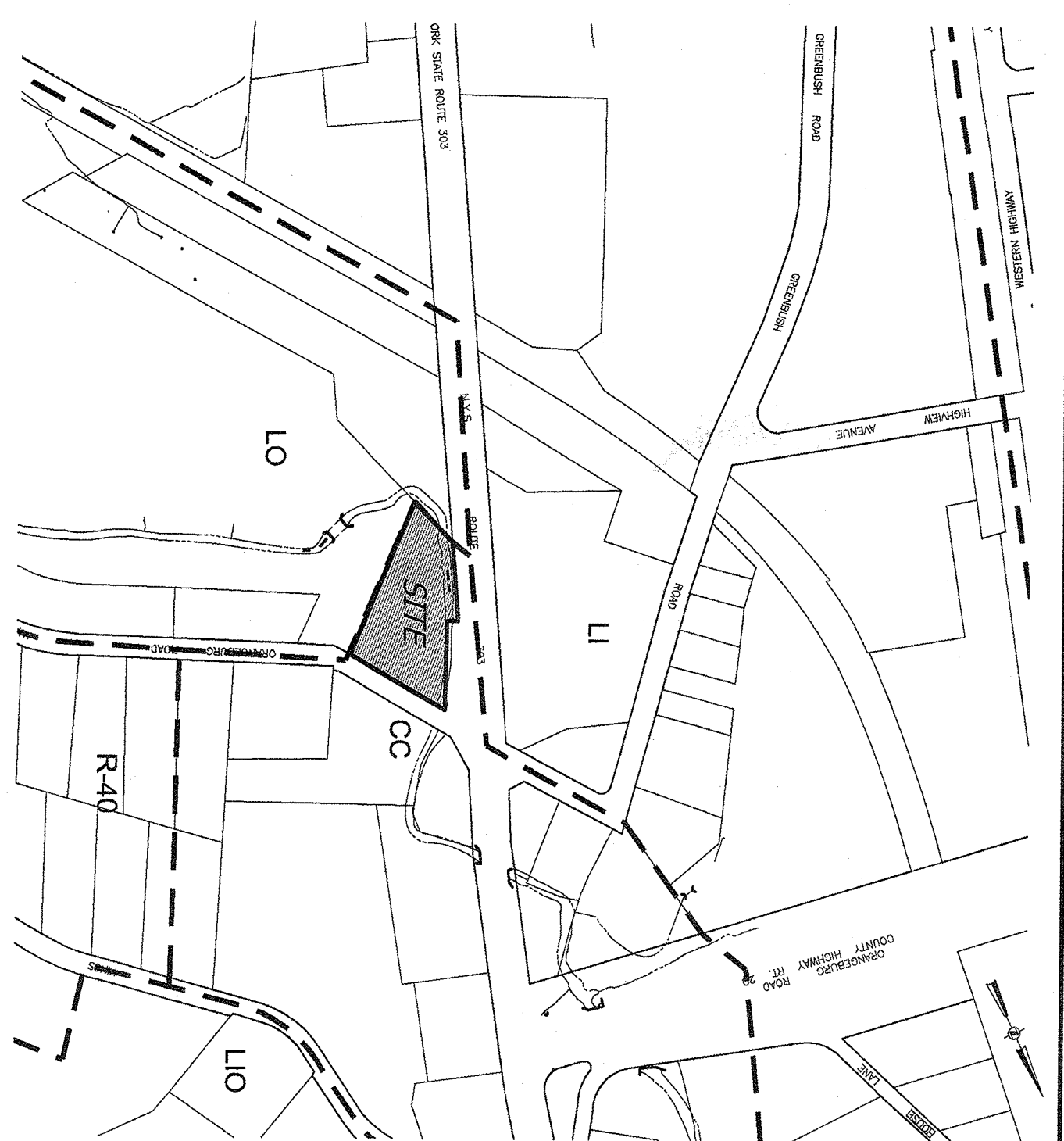
ZONE: CC (GROUP: U)	REQUIRED	PROVIDED
MAXIMUM FLOOR AREA RATIO	0.30	0.21
MINIMUM FLOOR AREA	2,500 SQ. FT.	50,381 SQ. FT.
MINIMUM LOT WIDTH	25 FT.	220 FT.
MINIMUM STREET FRONTAGE	0/45 FT.	219 FT.
MINIMUM FRONT YARD	0/12 FT.	3 FT.
MINIMUM SIDE YARD	0/25 FT.	98 FT.
MINIMUM REAR YARD	25 FT.	115 FT.
MAXIMUM BUILDING HEIGHT (GREATER THAN 22 FT.)	35'-7"	***
LOADING BERTH	1	0

*** DENOTES VARIANCE GRANTED JANUARY 04, 2017 (ZBA #17-03)

PARKING REQUIREMENTS:

REQUIRED: 1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA
TOTAL FLOOR AREA/200 SQ. FT. = 10,750 SQ. FT./200 SQ. FT. = 54 SPACES

PROVIDED: 54 SPACES
MAX. PARKING PERMITTED IN FRONT YARD: 2 SPACES
PARKING PROVIDED IN FRONT YARD: 2 SPACES
PROPORTION OF PARKING IN FRONT YARD = 4% X 100% = 3.7%

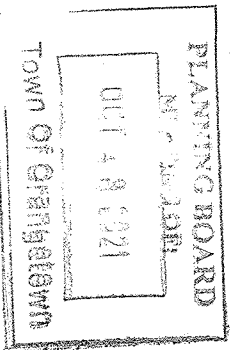


DRAWING LIST

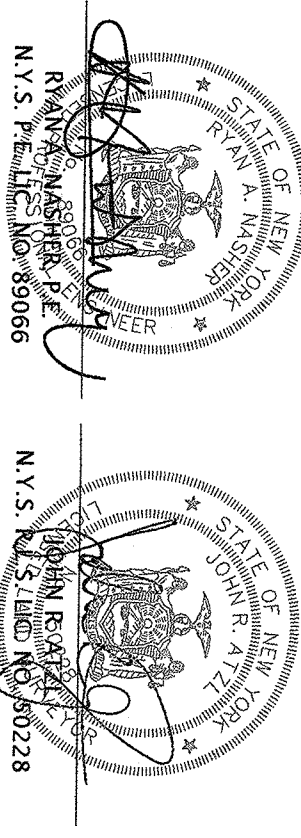
DRAWING NO.	TITLE	ORIGIN DATE
DRAWING 1	SITE PLAN	AUGUST 08, 2021
DRAWING 2	EXISTING CONDITION	AUGUST 08, 2021
DRAWING 3	GRADING PLAN	AUGUST 08, 2021
DRAWING 4	EROSION & SEDIMENT CONTROL PLAN	AUGUST 08, 2021
DRAWING 5	DETAILS	AUGUST 08, 2021
DRAWING 6	LIGHTING PLAN	AUGUST 08, 2021
DRAWING 7	LANDSCAPING PLAN	AUGUST 08, 2021

TAX MAP REFERENCE
TOWN OF ORANGETOWN TAX MAP
SECTION 7412, BLOCK 2, PARCEL 47

OWNER & APPLICANT
JOSEPH & SHEILA DALBARA
50,381 SQ. FT. OR 1,157 ACRES.
ORANGEBURG, NY 10962



ATYLA NASHIER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-6543
E-mail: info@atny.com
Web: www.atny.com



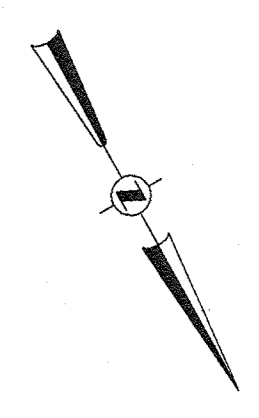
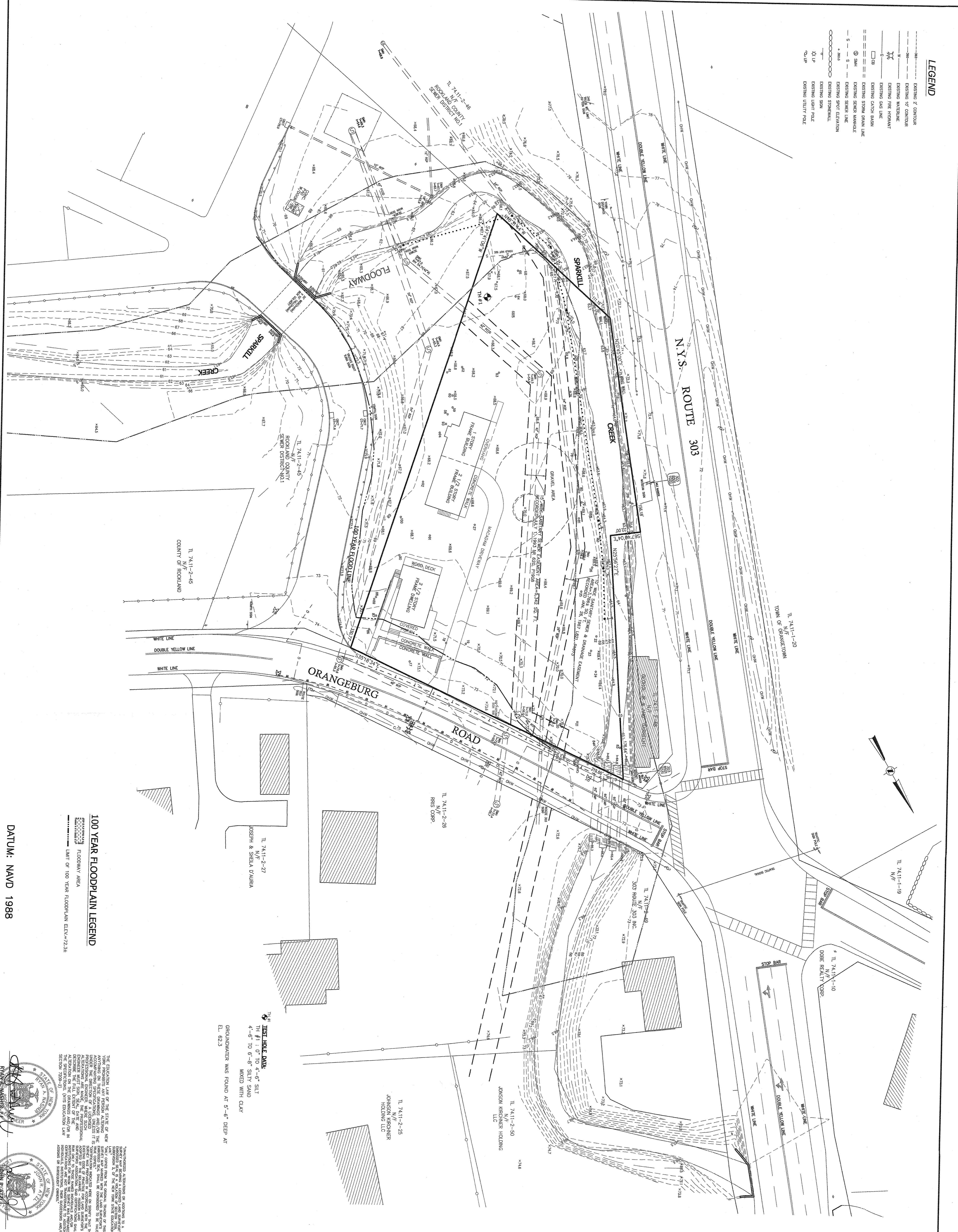
REVISION	DATE	DESCRIPTION

PROJECT: S CORNER PLAZA
TITLE: TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK
SITE PLAN

DRAWN BY: IS	CHECKED BY: SKA
DATE: AUGUST 08, 2021	SCALE: 1" = 30' FT.
PROJECT NO.: 2858	DRAWING NO.: 1

LEGEND

- - - - - EXISTING 2' CONTOUR
- - - - - EXISTING 10' CONTOUR
- - - - - EXISTING WETLAND
- - - - - EXISTING FIRE PROTECTANT
- - - - - EXISTING GAS LINE
- - - - - EXISTING CATCH BASIN
- - - - - EXISTING STORM DRAIN LINE
- ⊙ - - - EXISTING SEWER MANHOLE
- - - - - EXISTING SEWER LINE
- - - - - EXISTING SPOT ELEVATION
- - - - EXISTING STORMWALL
- ⊙ - - - EXISTING SIGN
- ⊙ - - - EXISTING LIGHT POLE
- ⊙ - - - EXISTING UTILITY POLE



100 YEAR FLOODPLAIN LEGEND

--- 100 YEAR FLOODPLAIN AREA

--- LIMIT OF 100 YEAR FLOODPLAIN ELEV.=72.34

DATUM: NAVD 1988

TREE LIST

NUMBER	SIZE (DB)	TYPE
5	8	OAK
7	10	SYCAMORE
8	20	SYCAMORE
11	11	N/F
12	7	CHERRY
14	12	OAK
17	20	OAK
19	24	CELANO
20	8	PINE
22	22	PINE
23	19	PINE
24	10	MARKLE
25	10	MARKLE
32	10	MARKLE
33	24	MARKLE
35	10	MARKLE
36	10	MARKLE
38	8	ASH
40	40	ASH
51	8	ELM
52	8	ELM
53	38	ELM
55	12	PINE
62	12	PINE
65	12	PINE
66	12	PINE
67	12	PINE
68	12	PINE
69	12	PINE
70	12	PINE
71	12	PINE
72	12	PINE
73	12	PINE
74	12	PINE
75	12	PINE
76	12	PINE
77	12	PINE
78	24	CHERRY
80	6	BEACH
81	6	BEACH
82	6	BEACH
83	6	BEACH
84	6	BEACH
85	6	BEACH
86	6	BEACH
87	6	BEACH
88	6	BEACH
89	6	BEACH
90	6	BEACH
91	6	BEACH
92	6	BEACH
93	6	BEACH
94	6	BEACH
100	6	APPLE

TEST HOLE DATA

TH #1 : 0' TO 4'-6" SILT
4'-6" TO 6'-8" SILTY SAND
MIXED WITH CLAY

GROUNDWATER WAS FOUND AT 5'-6" DEEP AT EL. 62.3

ROBERT J. NASSER
No. 89066

ROBERT J. NASSER
No. 89066

REVISION	DATE	DESCRIPTION

ATZL, NASSER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
282 North Main Street
New City, New York 10956
Tel: (945) 634-6664
Fax: (945) 634-5543
E-mail: info@atnz.com
Web: www.atnz.com

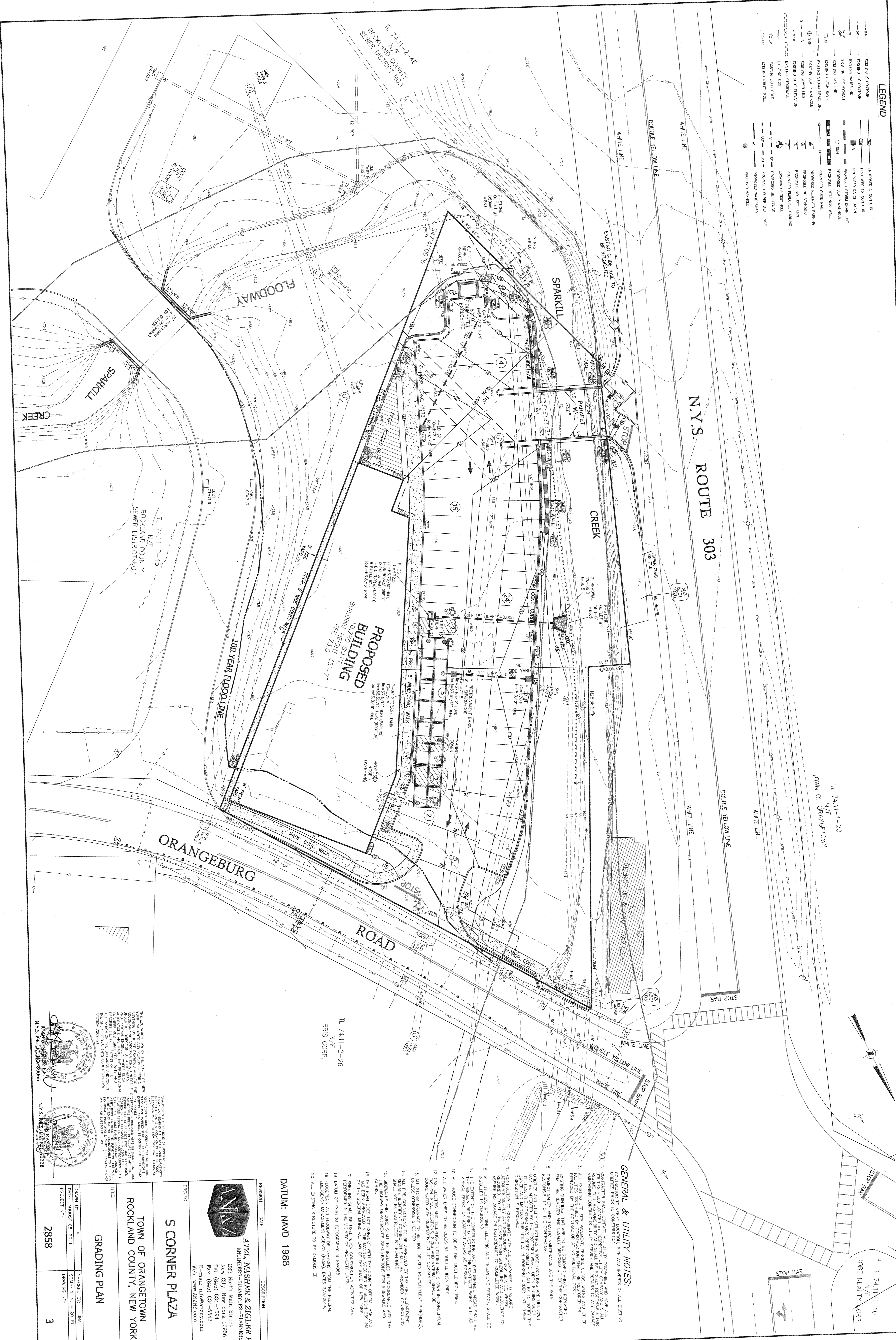
S CORNER PLAZA
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

EXISTING CONDITION

TOWN BR:	IS	CHECKED BY:	JRA
DATE:	AUGUST 03, 2021	SCALE:	1 IN. = 30 FT.
PROJECT NO.:	2858	DRAWING NO.:	2

LEGEND

- - - - -	EXISTING 2' CONTOUR	- - - - -	PROPOSED 2' CONTOUR
- - - - -	EXISTING 10' CONTOUR	- - - - -	PROPOSED 10' CONTOUR
———	EXISTING MATESLINE	———	PROPOSED STREAM DRAIN LINE
———	EXISTING FIRE HYDRANT	○	PROPOSED STREAM MANHOLE
○	EXISTING GAS VALVE	○	PROPOSED RETAINING WALL
———	EXISTING STORM DRAIN LINE	———	PROPOSED QUAD RAIL
———	EXISTING STORM MANHOLE	———	PROPOSED RECEIVED PAVEMENT
———	EXISTING SEWER LINE	———	PROPOSED NO STOPPING
———	EXISTING SPOT ELEVATION	———	PROPOSED NO LEFT TURN
———	EXISTING STONEWALL	———	PROPOSED BIPOLOTE PROGRAM
———	EXISTING SIGN	———	LOCATION OF TEST HOLE
———	EXISTING UTILITY POLE	———	PROPOSED SAT FENCE
———	EXISTING UTILITY POLE	———	PROPOSED SAFER SAT FENCE
○	EXISTING UTILITY POLE	○	PROPOSED SAFER SAT FENCE
○	EXISTING UTILITY POLE	○	PROPOSED SAFER SAT FENCE
○	EXISTING UTILITY POLE	○	PROPOSED SAFER SAT FENCE
○	EXISTING UTILITY POLE	○	PROPOSED SAFER SAT FENCE
○	EXISTING UTILITY POLE	○	PROPOSED SAFER SAT FENCE
○	EXISTING UTILITY POLE	○	PROPOSED SAFER SAT FENCE



PROPOSED
BUILDING
10,750 SQ. FT.
FFE 73.0

ORANGEBURG ROAD

N.Y.S. ROUTE 303

TL 74.11-2-26
N/F
RIS CORP.

DATUM: NAVD 1988

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK



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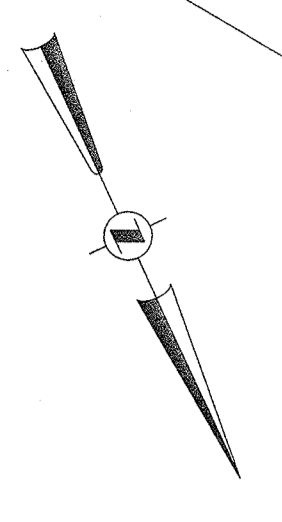
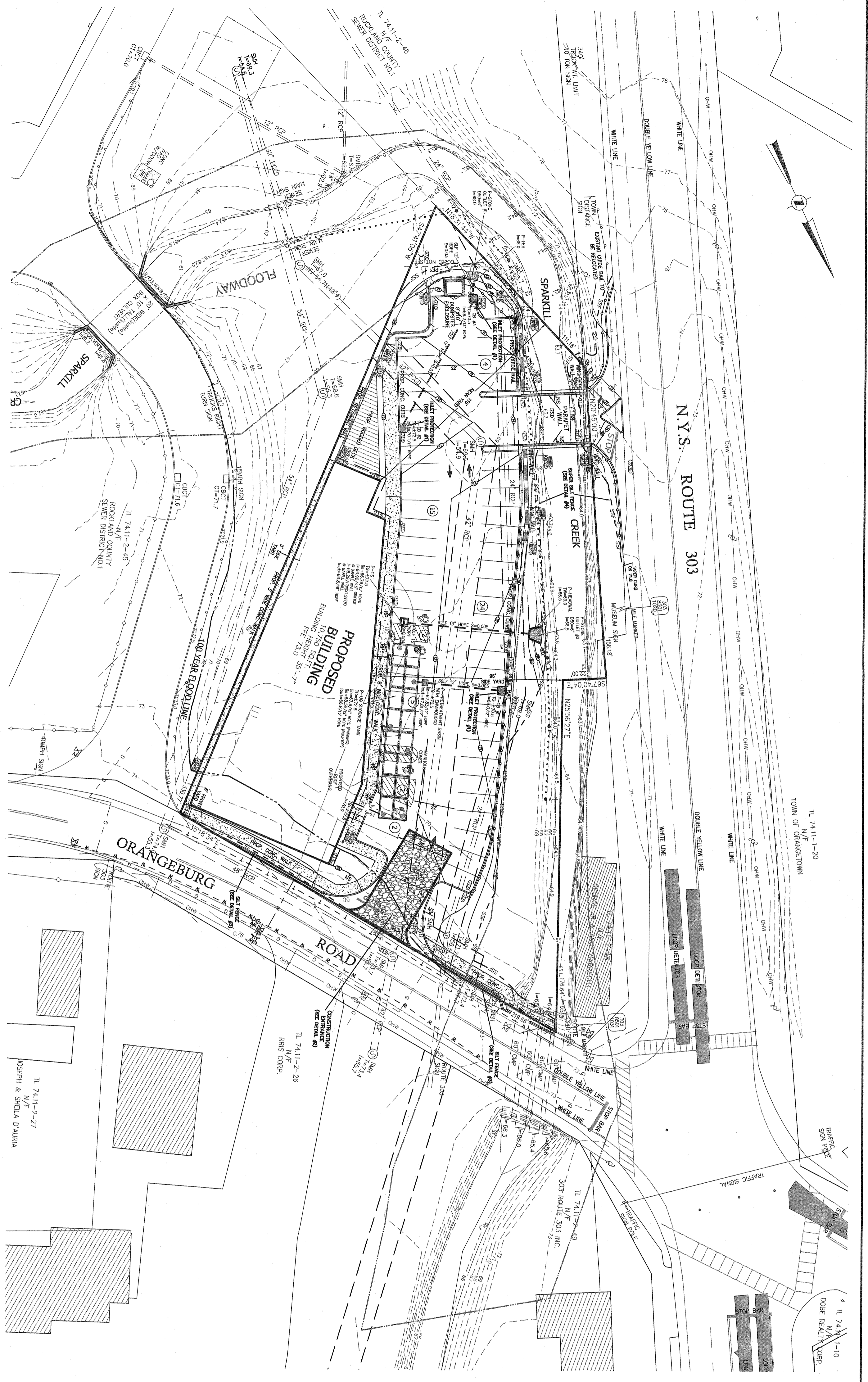
S CORNER PLAZA
GRADING PLAN

TITLE: GRADING PLAN
DRAWN BY: JS
DATE: AUGUST 05, 2021
CHECKED BY: JRA
SCALE: 1" = 20' FT.
PROJECT NO.: 2858
DRAWING NO.: 3

THE EDUCATION LAW OF THE STATE OF NEW YORK REQUIRES THAT...
I, JOHN P. ZIGLER, being duly sworn, depose and say that I am a duly licensed Professional Engineer in the State of New York, and I am the duly qualified and responsible professional engineer for the design and construction of the above described project. I certify that the design and construction of the above described project complies with all applicable laws, rules, and regulations of the State of New York, and I am not aware of any violations of said laws, rules, and regulations. I declare under penalty of perjury that the foregoing is true and correct. Executed on this 5th day of August, 2021.
JOHN P. ZIGLER
Professional Engineer
No. 10987
N.Y.S. E.L.C. NO. 89066

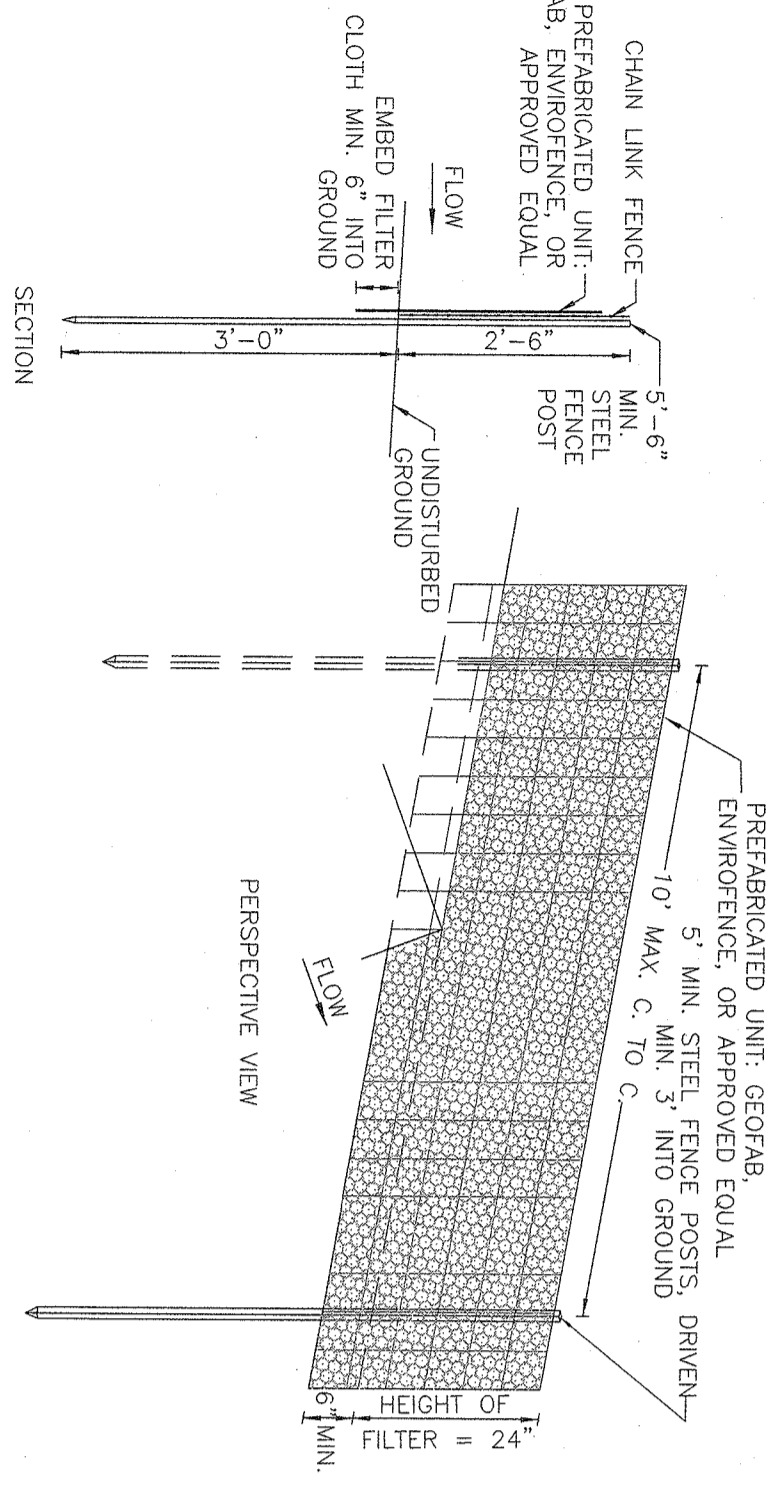
TERRAINING ALTERATIONS OR ADJUSTMENTS TO A SURFACE TO BE MADE AT THE DISCRETION OF THE ENGINEER IN CHARGE OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY AND RELIABILITY OF THE SURFACE ELEVATIONS AND THE PROPOSED GRADES AND FINISHES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE ORIGINAL SURFACE ELEVATIONS OR FINISHES, UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE SURFACE ELEVATIONS AND FINISHES AND THE ORIGINAL SURFACE ELEVATIONS OR FINISHES SHALL BE CORRECTED BY THE ENGINEER IN CHARGE OF THE PROJECT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE ORIGINAL SURFACE ELEVATIONS OR FINISHES, UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE SURFACE ELEVATIONS AND FINISHES AND THE ORIGINAL SURFACE ELEVATIONS OR FINISHES SHALL BE CORRECTED BY THE ENGINEER IN CHARGE OF THE PROJECT.

- GENERAL & UTILITY NOTES:**
- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO AND OTHER ALL EXISTING OFF-SITE PAVEMENT, FINISHES, CURBS, RESTORED OR RECONSTRUCTED DRIVEWAYS AND SIDEWALKS, AND ALL OTHER UTILITIES REQUIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 - EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPAIRED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR. RESPONSIBILITY OF THE CONTRACTOR.
 - UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY CONTRACTOR'S RESPONSIBILITY SHALL BE NOTIFIED THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 - CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE PROTECTION TO EXISTING UTILITIES AND STRUCTURES. CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES TO BE DAMAGED OR DESTROYED BY HIS CONTRACTOR'S OPERATIONS. TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISRUPTION TO CONSTRUCTION SERVICE. SHALL BE ASSIGNED TO CONTRACTOR.
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED SHOWN ON THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE CONTRACT WORK WITH AS MUCH CARE AS REASONABLY PRACTICABLE.
 - ALL HOUSE CONNECTIONS TO BE CLASS 54 DUCTILE IRON PIPE.
 - ALL WATER LINES TO BE CLASS 54 DUCTILE IRON PIPE.
 - ALL GAS, ELECTRIC AND TELEPHONE UTILITIES ARE SHOWN IN CONCEPTUAL LOCATION. FINAL LOCATIONS, SIZES AND MATERIAL SHALL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
 - ALL FIRE CONNECTIONS TO BE MADE BY THE FIRE DEPARTMENT, UNLESS OTHERWISE SPECIFIED.
 - ALL STORM DRAINAGE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE SPECIFIED.
 - ALL FINE CONNECTIONS TO BE MADE BY THE FIRE DEPARTMENT, UNLESS OTHERWISE SPECIFIED.
 - ALL STORM DRAINAGE TO BE CLASS 54 DUCTILE IRON PIPE.
 - SIGNALS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE NYS DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR SIDEWALKS AND CURBS.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY, CITY, TOWN AND VILLAGE ORDINANCES, RULES AND REGULATIONS AND THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - SHEETING SHALL BE USED WHEN CONSTRUCTION ACTIVITIES ARE PERFORMED IN THE VICINITY OF PROTECTIVE LINES.
 - DATUM OF EXISTING TOPOGRAPHY IS NAVD83.
 - FLOORPLAN AND FLOODWAY BELIEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATES 3/3/2014.
 - ALL EXISTING STRUCTURE TO BE DEMOLISHED.



CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE

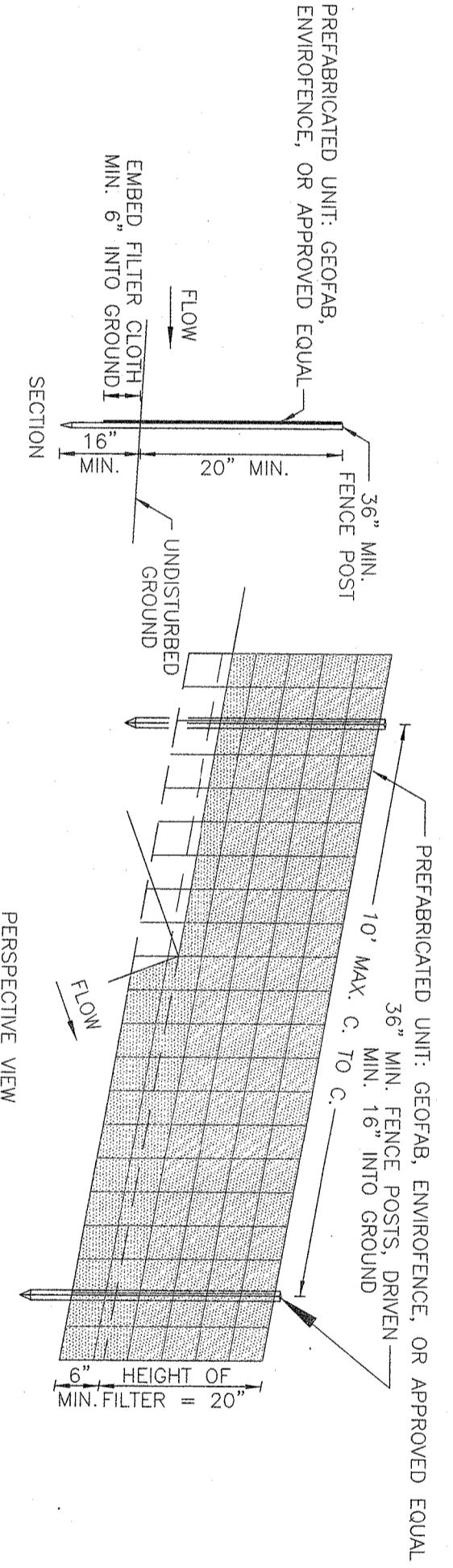
- PREFABRICATED UNIT: GEOPAB, ENVIRONMENT, OR APPROVED EQUAL
1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 2. SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. MATERIAL REMOVED WHEN FOLDED DETACHED.
 3. THE FABRIC SHALL BE PLACED AGAINST CHAIN LINK FENCE AS SUPPORT BACKING WITH POSTS DRIVEN 3 FEET IN THE GROUND, FENCE POSTS.
 4. FENCE SUPER SILT FENCE SHALL BE STANDBY CHAIN LINK



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

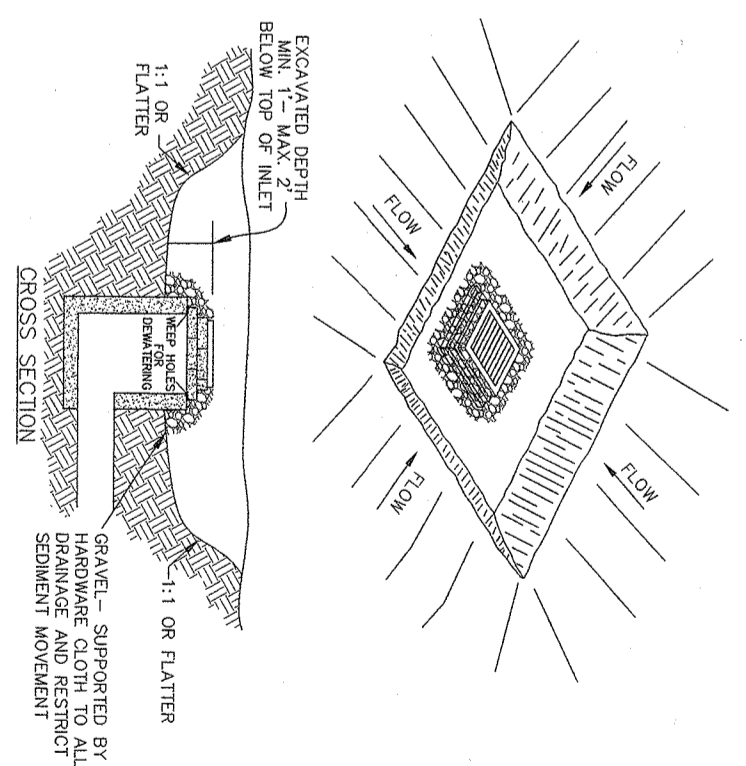
CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE

- PREFABRICATED UNIT: GEOPAB, ENVIRONMENT, OR APPROVED EQUAL
1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.



SILT FENCE DETAIL #3
N.T.S.

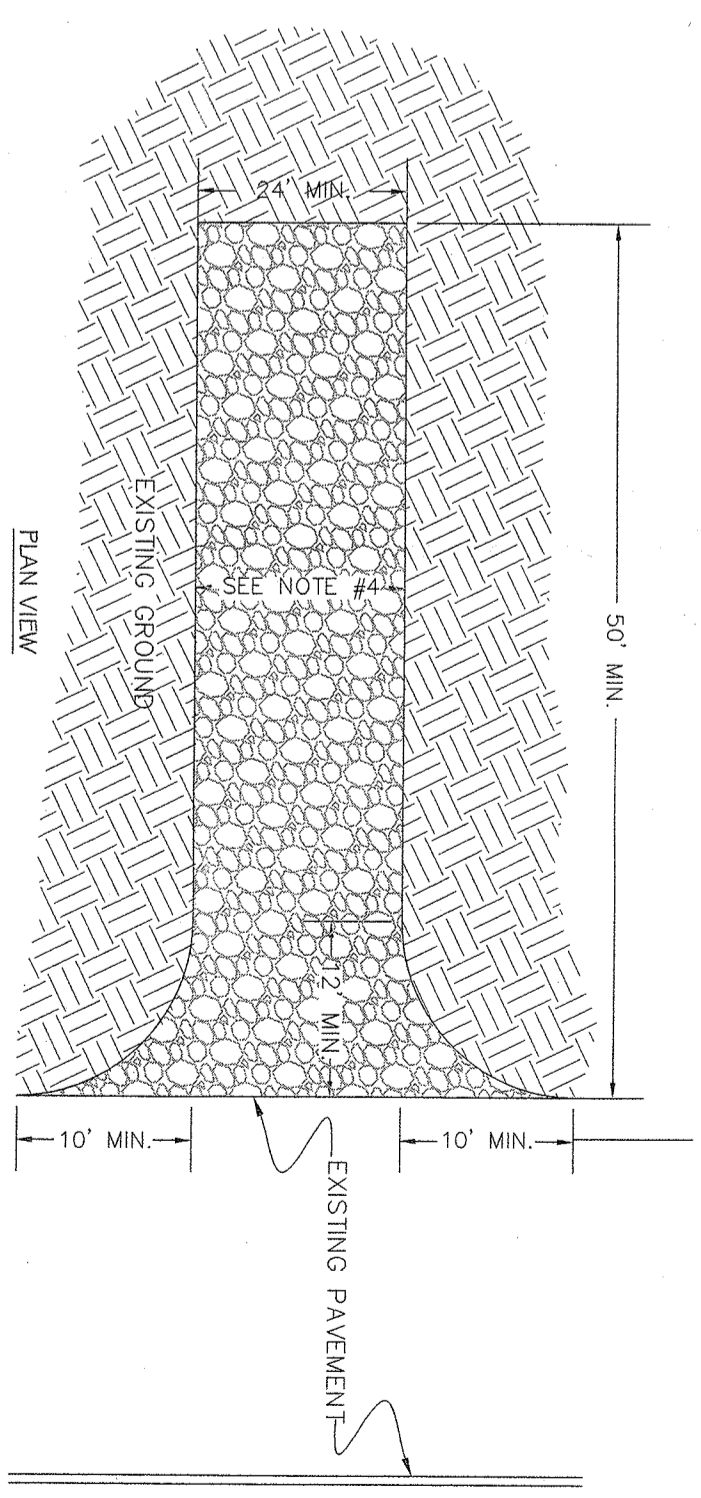
STORM INLET PROTECTION DETAIL #1
N.T.S.



SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6".
4. WIDTH - 1/2" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE ACCESS WOULD BE REQUIRED.
5. FILTER CLOTH OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING MAINTENANCE IS THE ENTRANCE SIGN WITH SLOPES WILL BE DETERMINED.
7. WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENTATION BASIN.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE DETAIL #2
N.T.S.



LEGEND

- EXISTING 2" CONTOUR
- EXISTING 10' CONTOUR
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING STORM MANHOLE
- EXISTING STORM WALL
- EXISTING STORM LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING 2" CONTOUR
- EXISTING 10' CONTOUR
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING STORM MANHOLE
- EXISTING STORM WALL
- EXISTING STORM LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED 2" CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM WALL
- PROPOSED STORM LINE
- PROPOSED SPOT ELEVATION
- PROPOSED STONEWALL
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED UTILITY POLE
- PROPOSED SILT FENCE
- PROPOSED WATERSEED
- PROPOSED WALKWAY

SPECIFICATIONS FOR STORM INLET PROTECTION

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

THE EDUCATION LAW OF THE STATE OF NEW YORK REQUIRES ANY PERSON ATTEMPTING TO OBTAIN A PROFESSIONAL ENGINEERING LICENSE TO ACCUMULATE CREDIT HOURS IN THE FOLLOWING COURSES: ENGINEERING, MATHEMATICS, SCIENCE, AND HISTORY. THE EDUCATION LAW OF THE STATE OF NEW YORK REQUIRES ANY PERSON ATTEMPTING TO OBTAIN A PROFESSIONAL ENGINEERING LICENSE TO ACCUMULATE CREDIT HOURS IN THE FOLLOWING COURSES: ENGINEERING, MATHEMATICS, SCIENCE, AND HISTORY. THE EDUCATION LAW OF THE STATE OF NEW YORK REQUIRES ANY PERSON ATTEMPTING TO OBTAIN A PROFESSIONAL ENGINEERING LICENSE TO ACCUMULATE CREDIT HOURS IN THE FOLLOWING COURSES: ENGINEERING, MATHEMATICS, SCIENCE, AND HISTORY.

ATTL, NASHBER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS

232 North Main Street
New City, New York 10956
Tel: (845) 634-4664
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Web: www.attln.com

S CORNER PLAZA
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

PROJECT: 2858

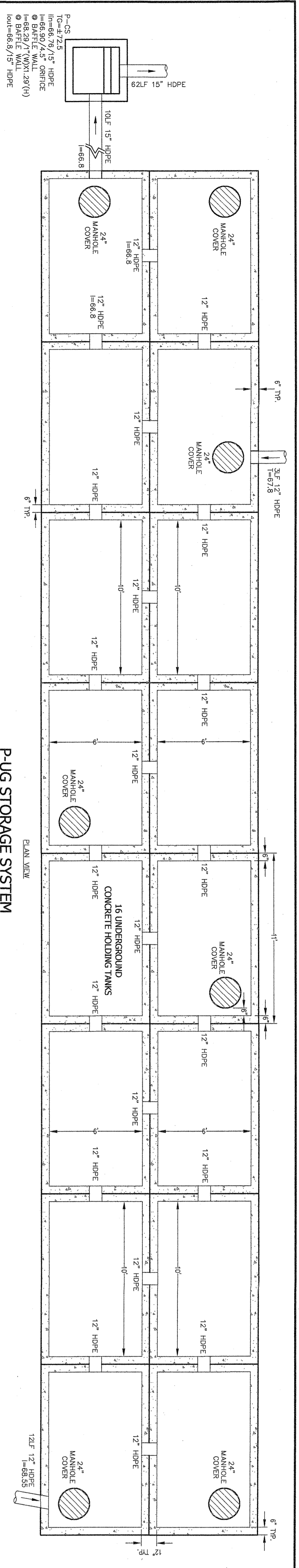
DATE: AUGUST 05, 2021

DRAWN BY: IS

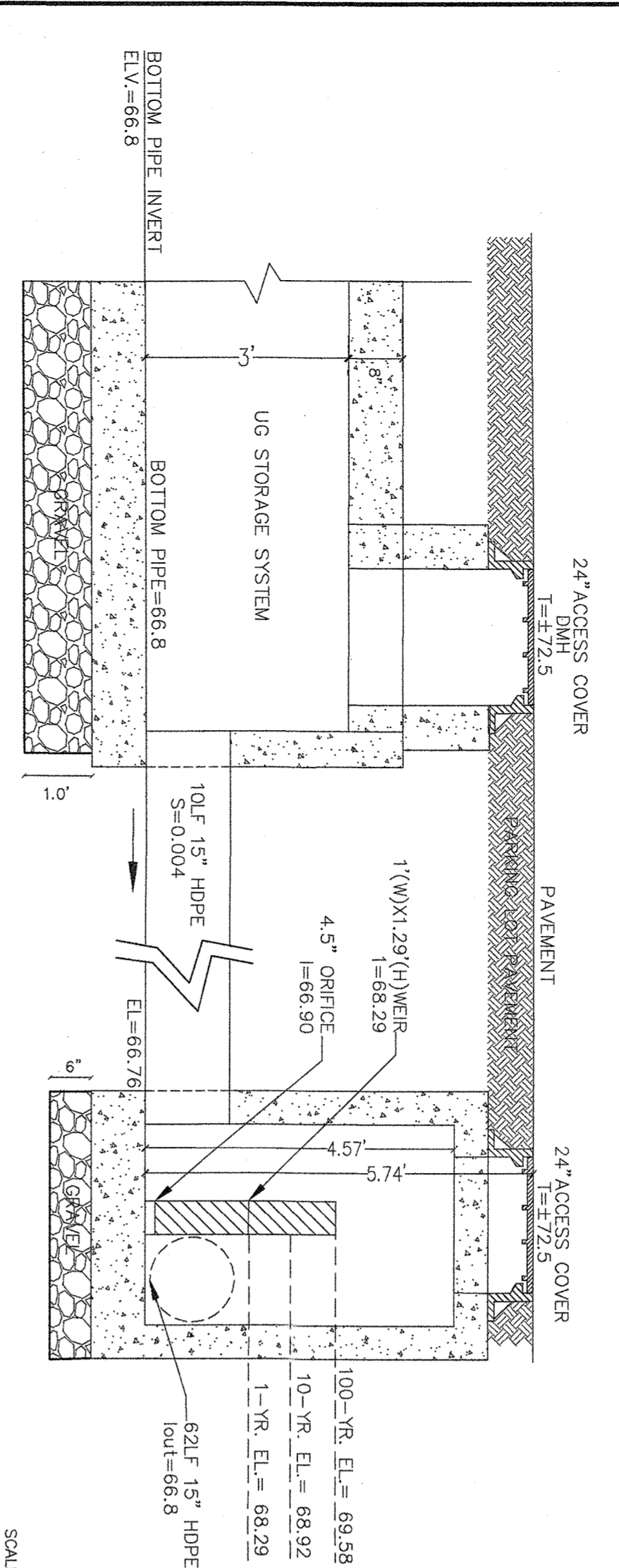
CHECKED BY: JBA

SCALE: 1" = 30' FT.

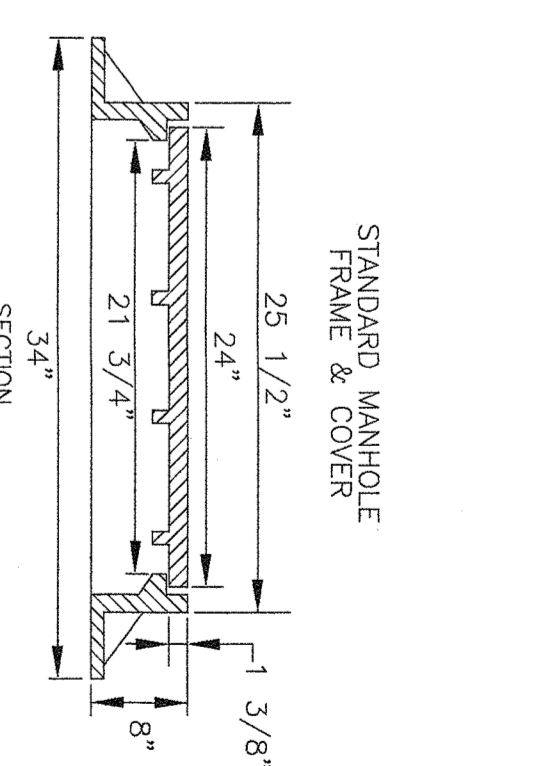
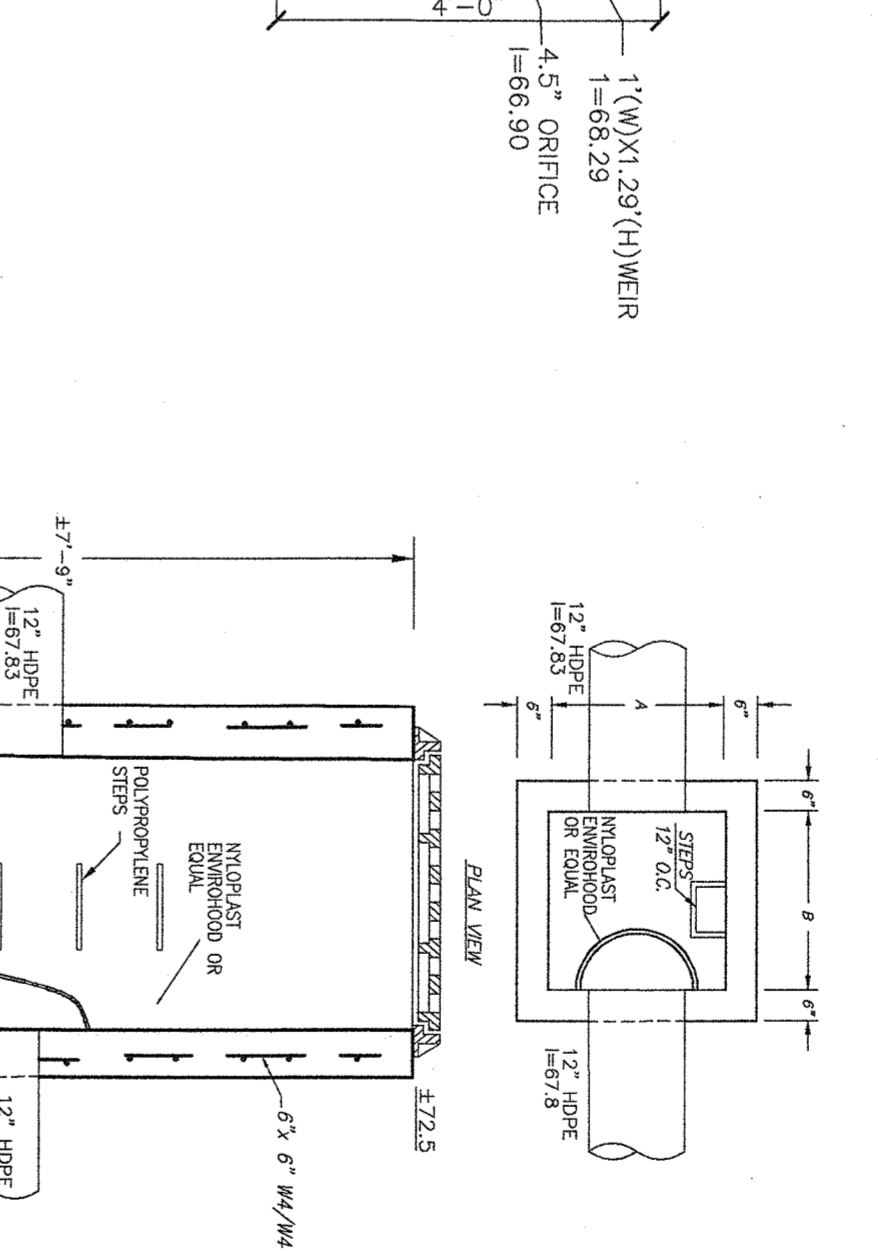
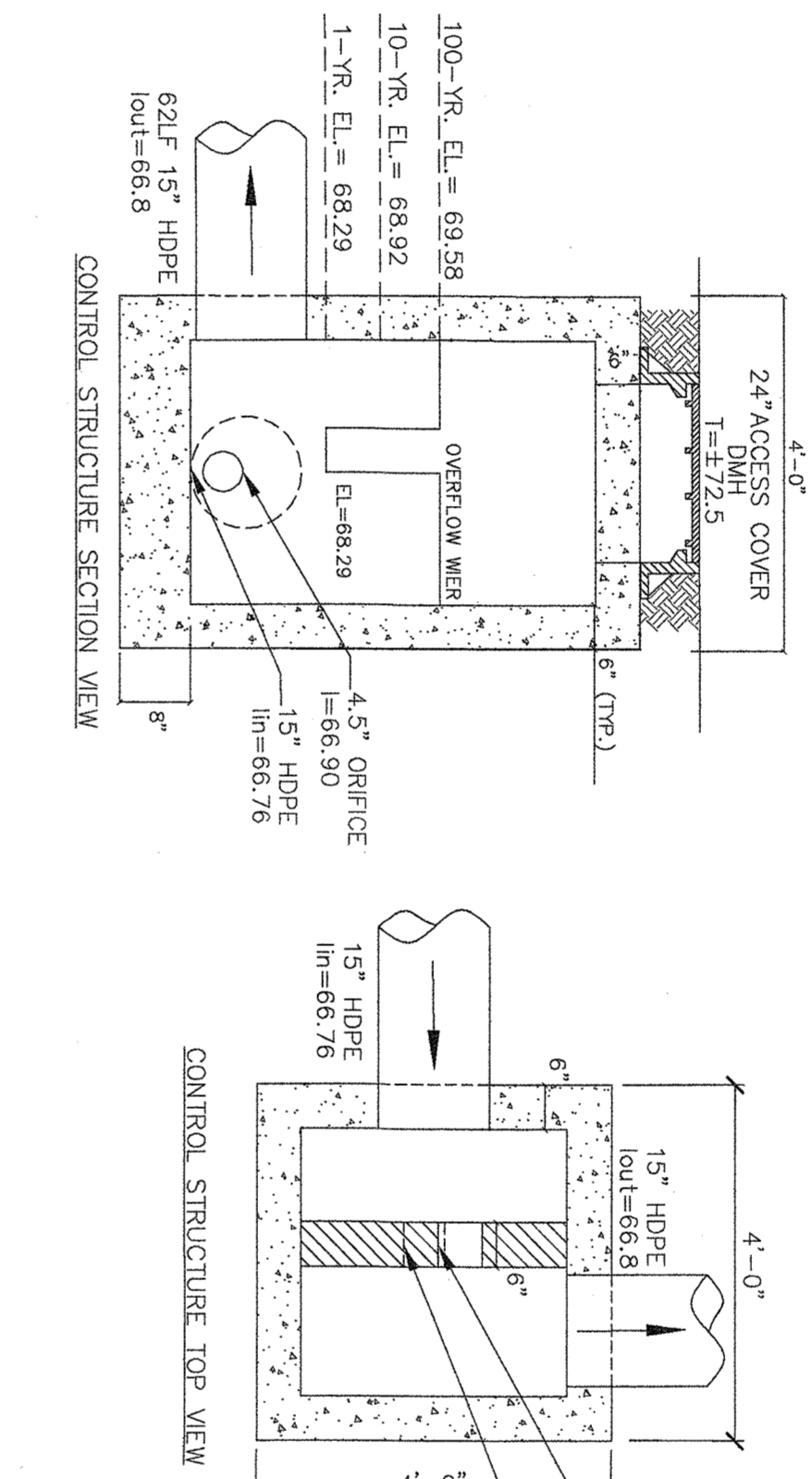
DRAWING NO: 4



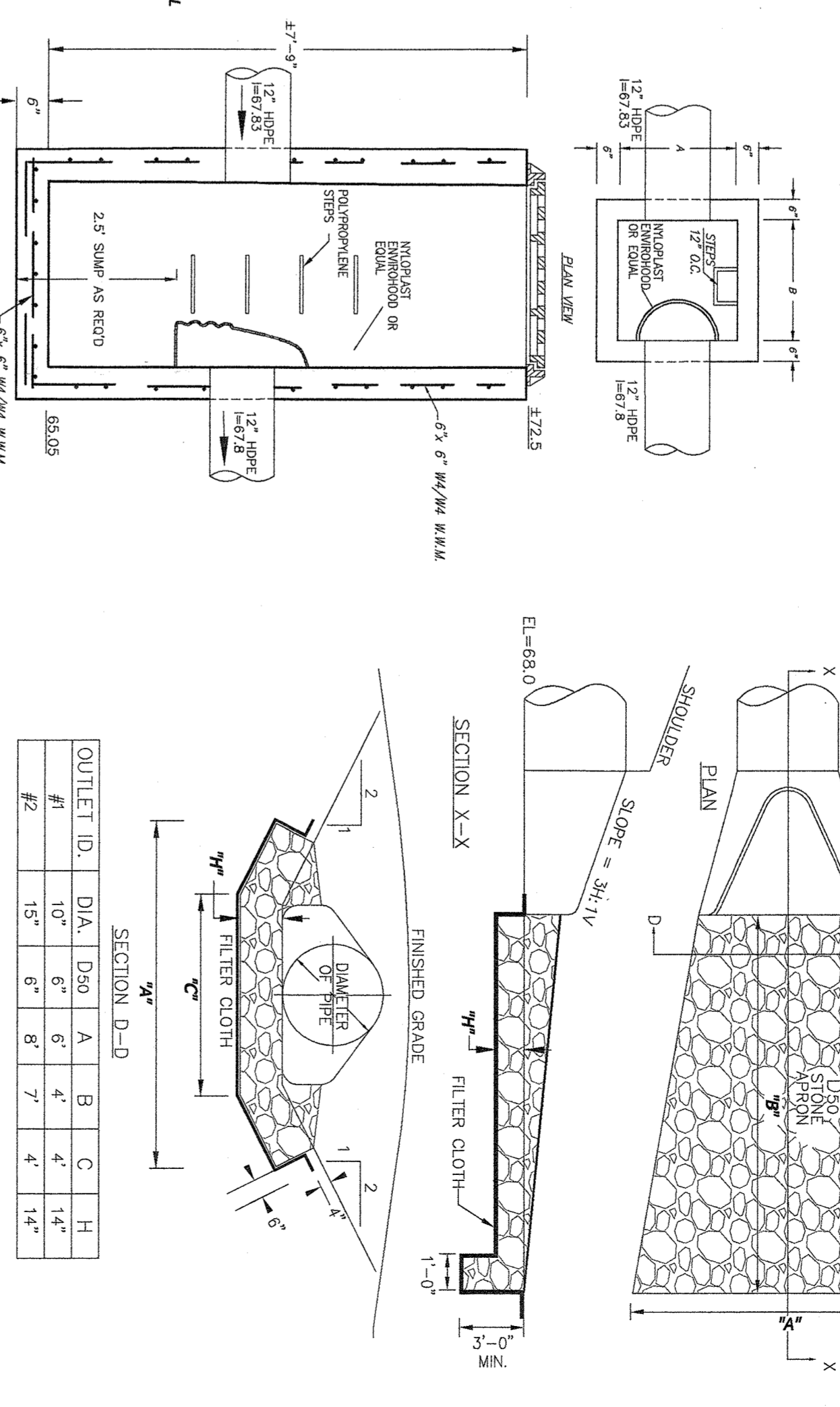
PUG STORAGE SYSTEM
SCALE: 1 IN. = 4 FT.



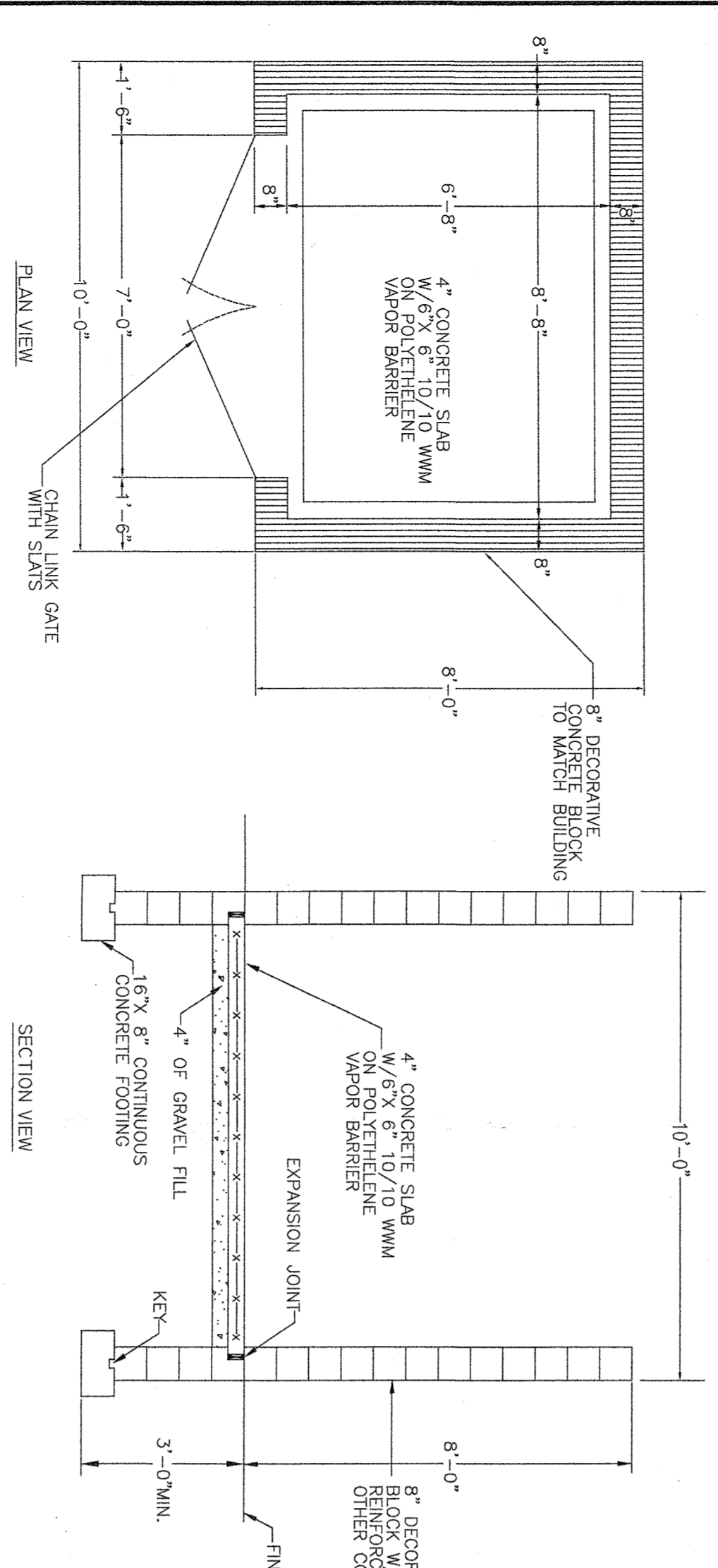
PCS
SCALE: 1 IN. = 2 FT.



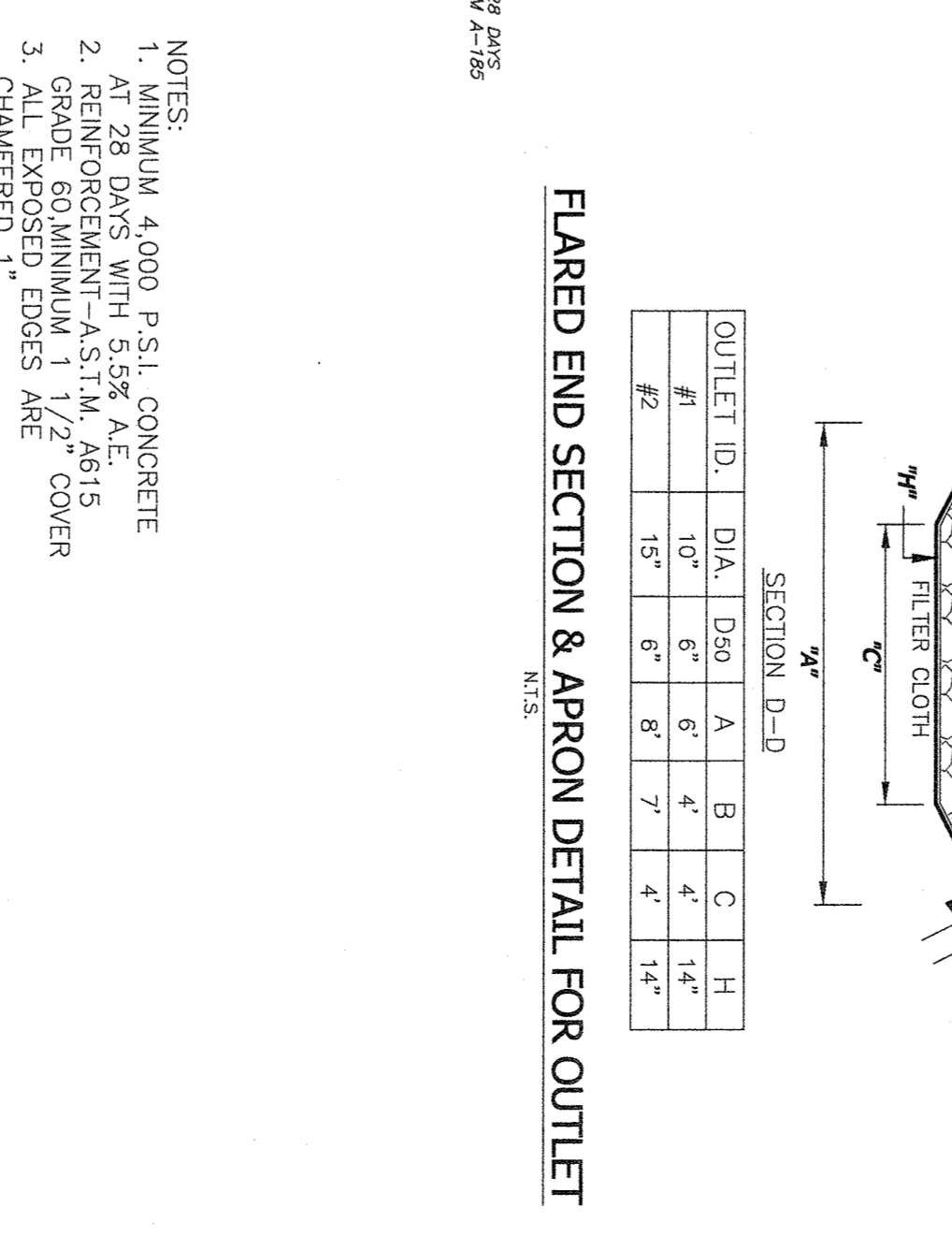
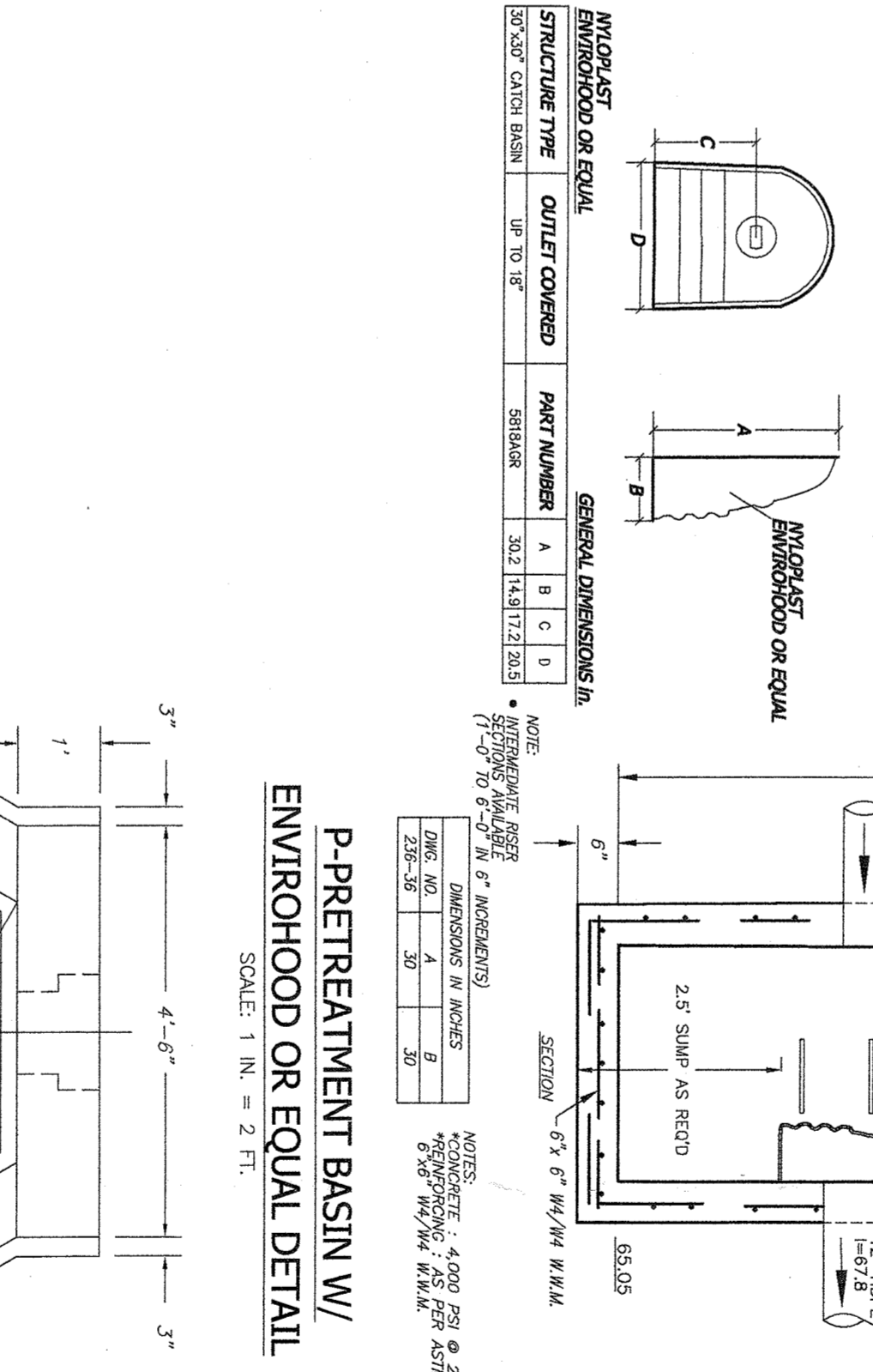
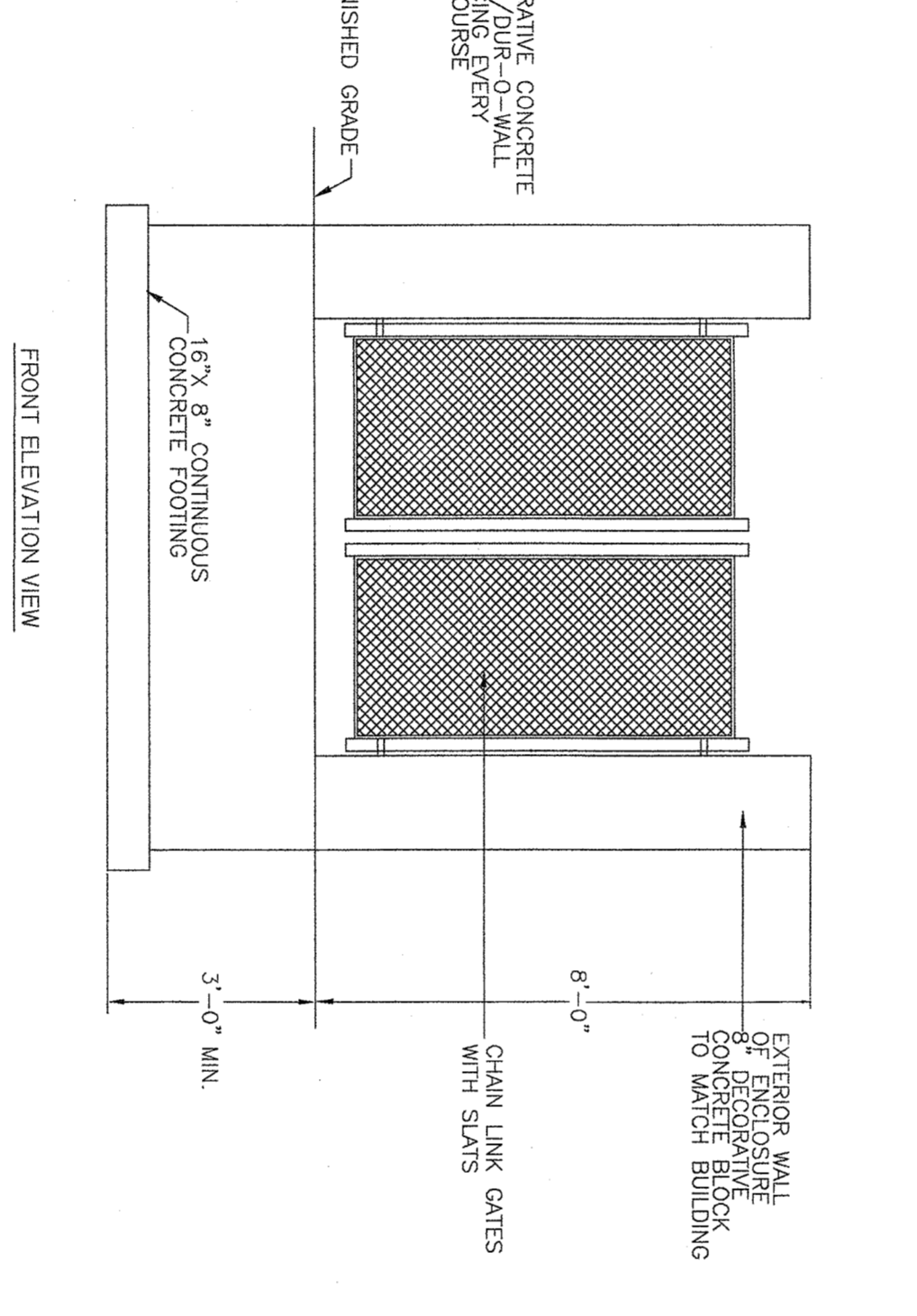
ACCESS COVER DETAIL
N.T.S.



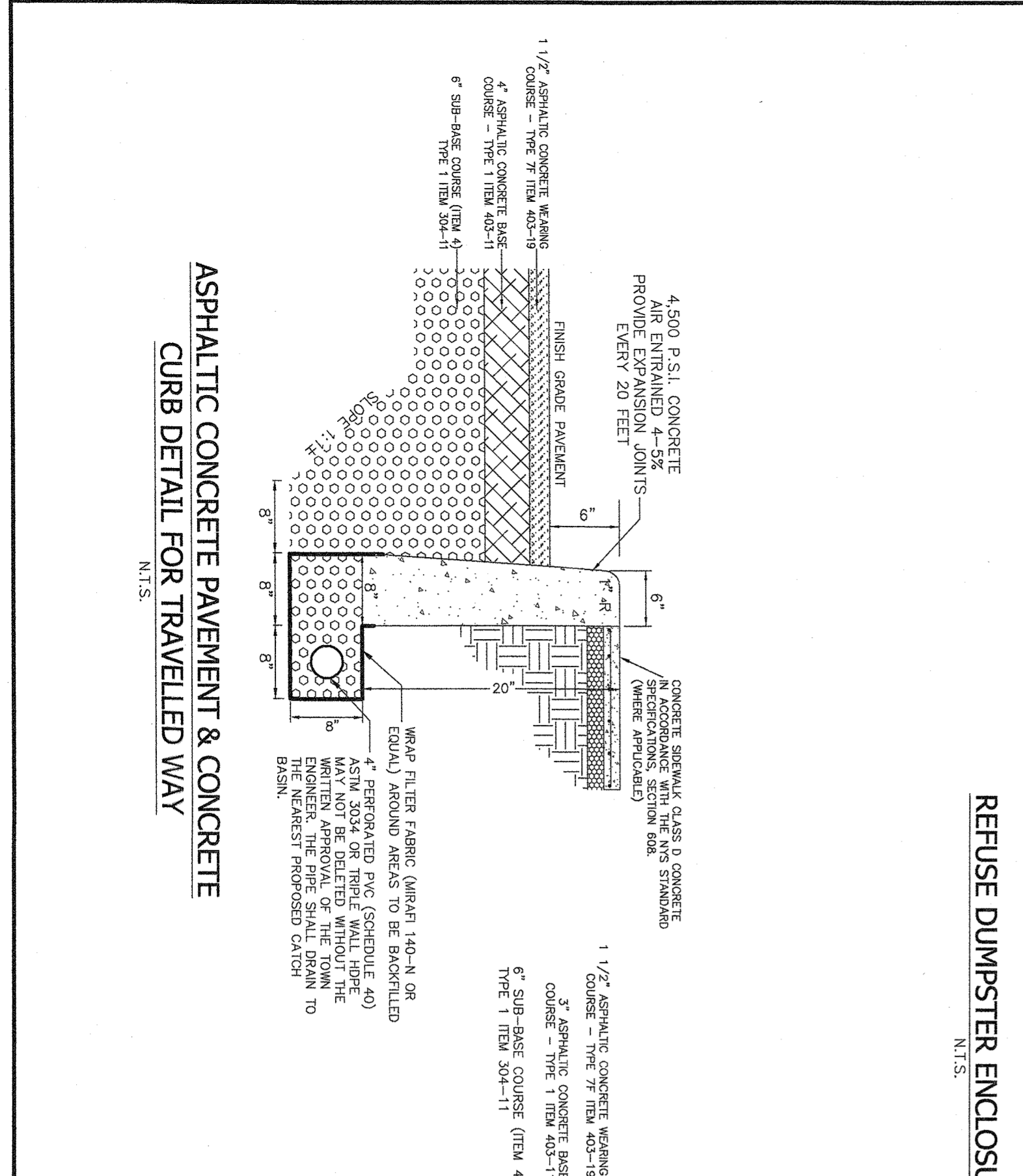
FLARED END SECTION & APRON DETAIL FOR OUTLET
N.T.S.



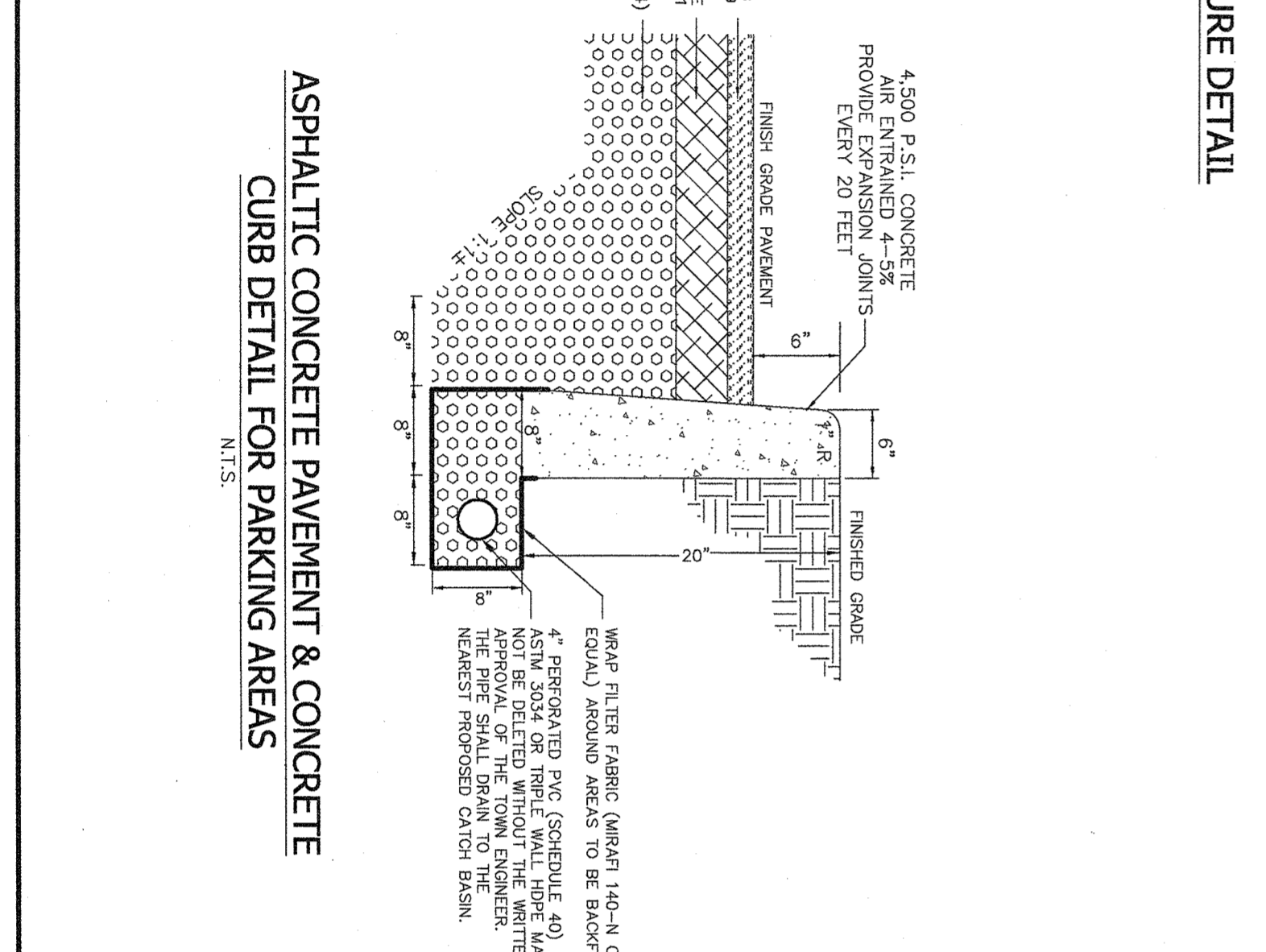
REFUSE DUMPSTER ENCLOSURE DETAIL
N.T.S.



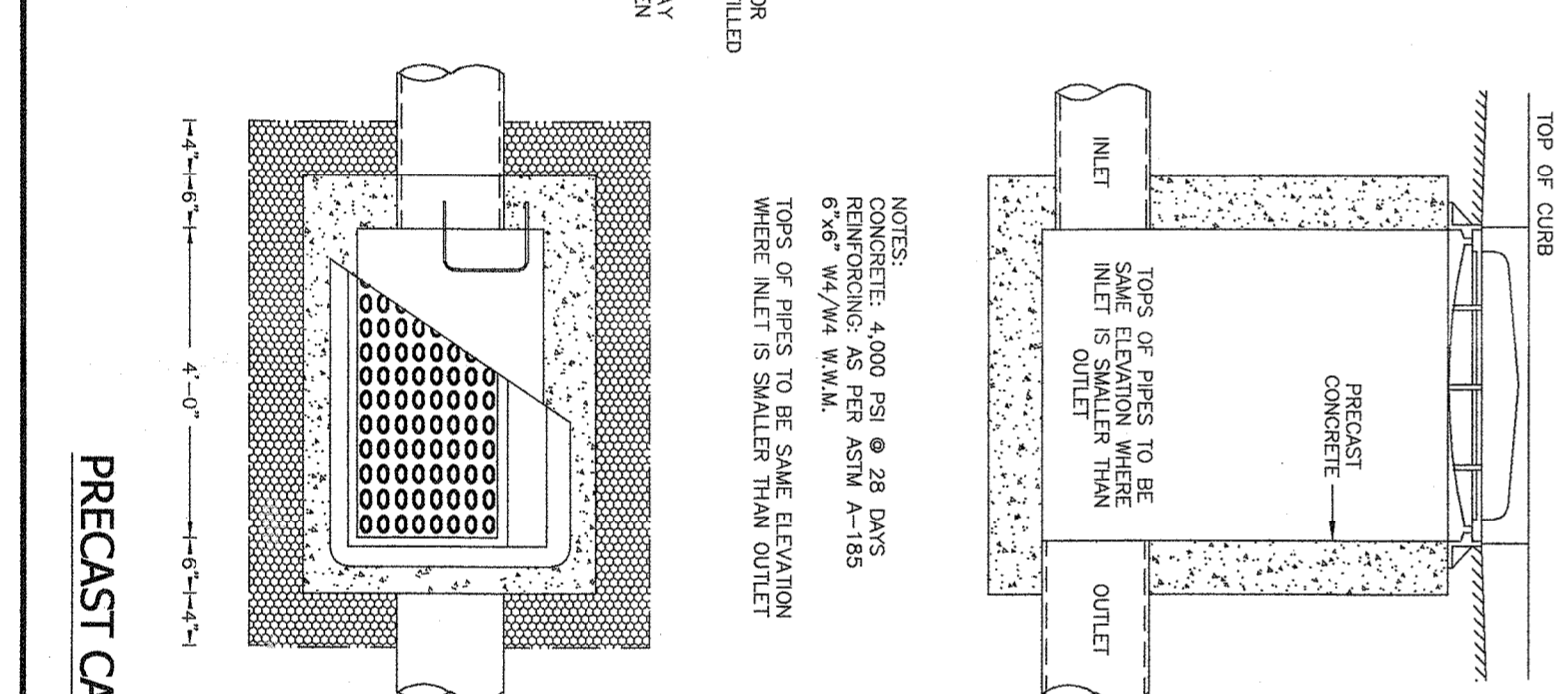
P-PRE-TREATMENT BASIN W/ ENVIROHOOD OR EQUAL DETAIL
SCALE: 1 IN. = 2 FT.



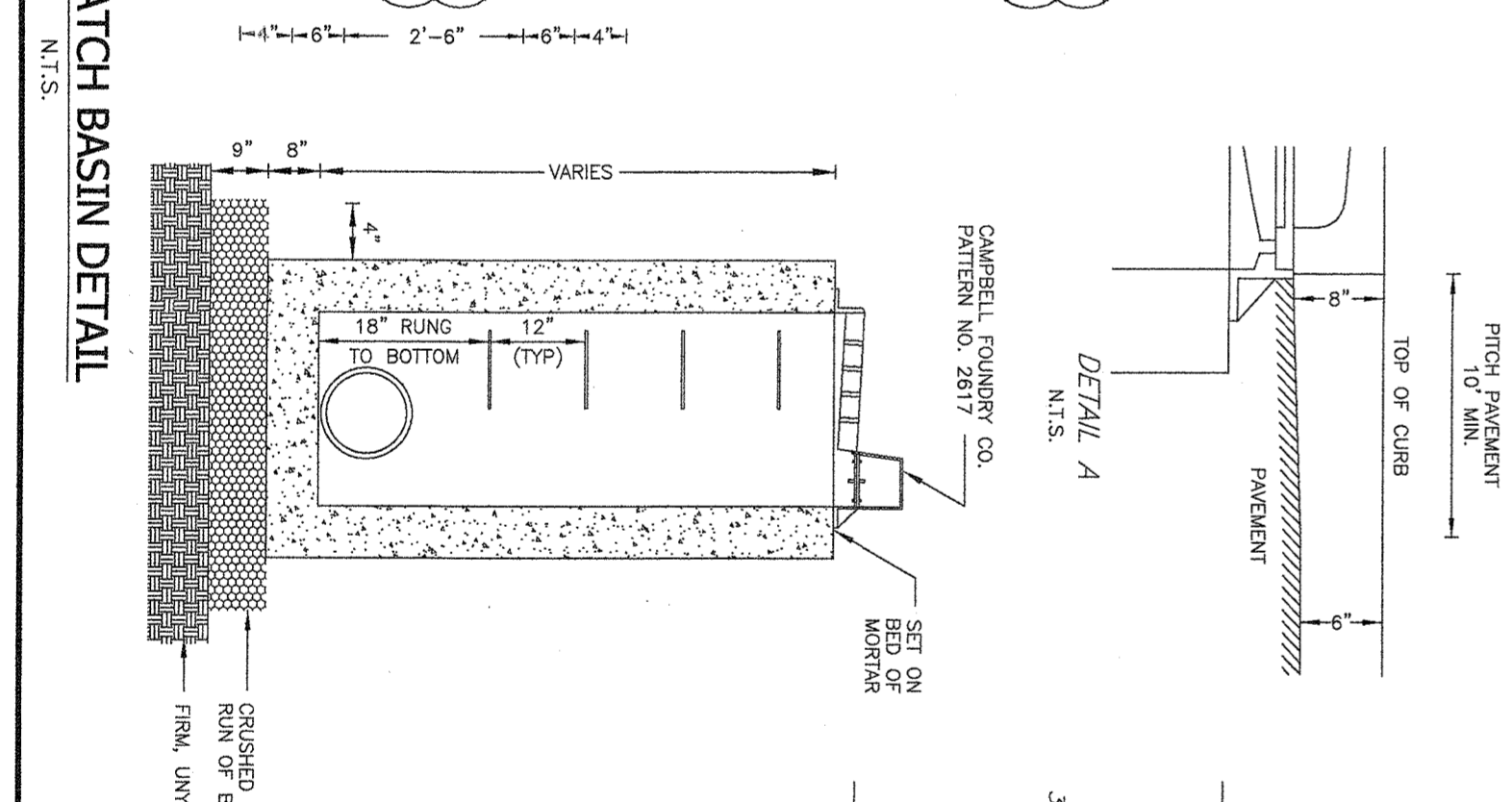
ASPHALTIC CONCRETE PAVEMENT & CONCRETE CURB DETAIL FOR TRAVELLED WAY
N.T.S.



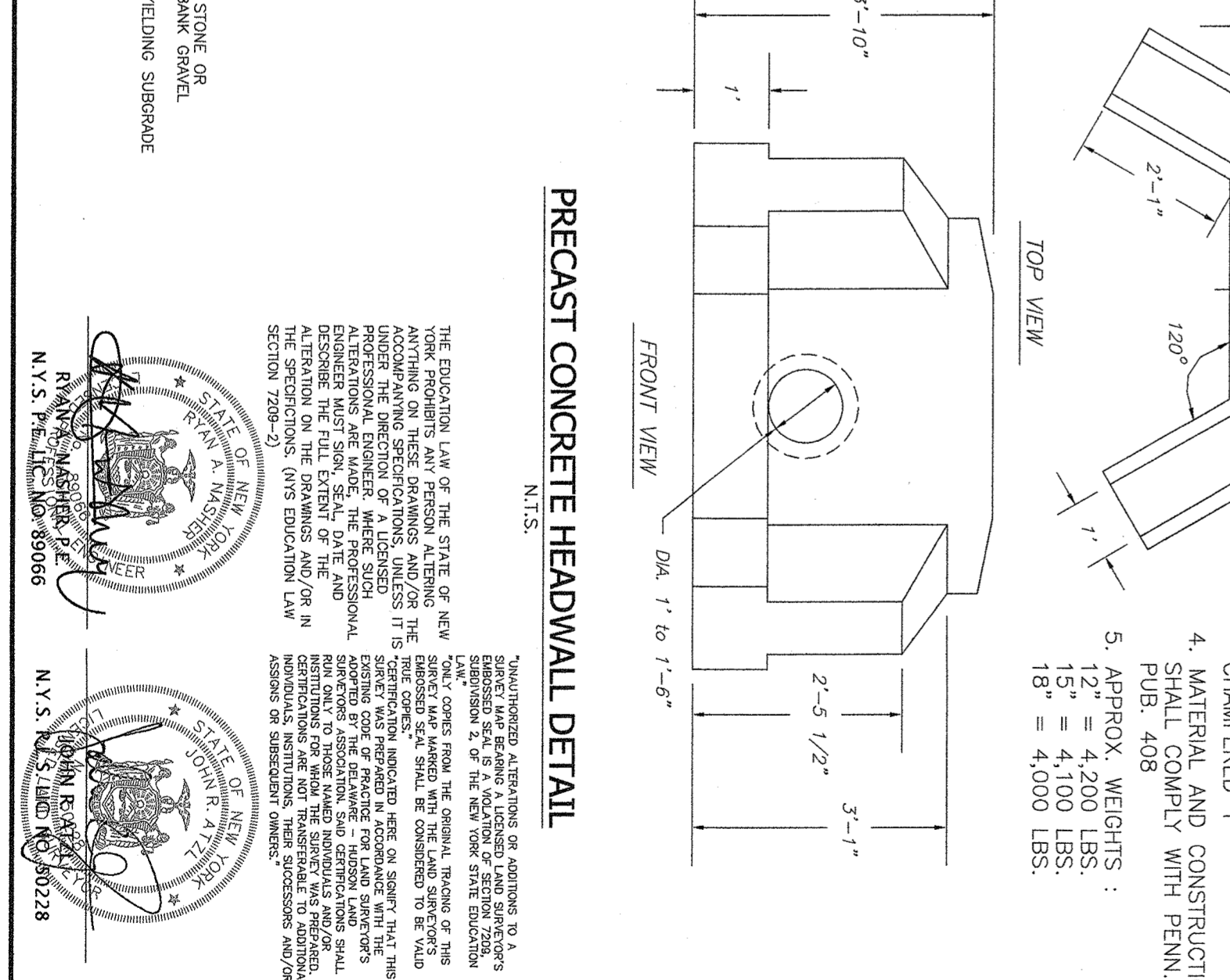
ASPHALTIC CONCRETE PAVEMENT & CONCRETE CURB DETAIL FOR PARKING AREAS
N.T.S.



PRECAST CATCH BASIN DETAIL
N.T.S.



PRECAST CONCRETE HEADWALL DETAIL
N.T.S.



AVTZ, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (945) 694-4894
Fax: (945) 694-5843
E-mail: info@avtzny.com
Web: www.avtzny.com

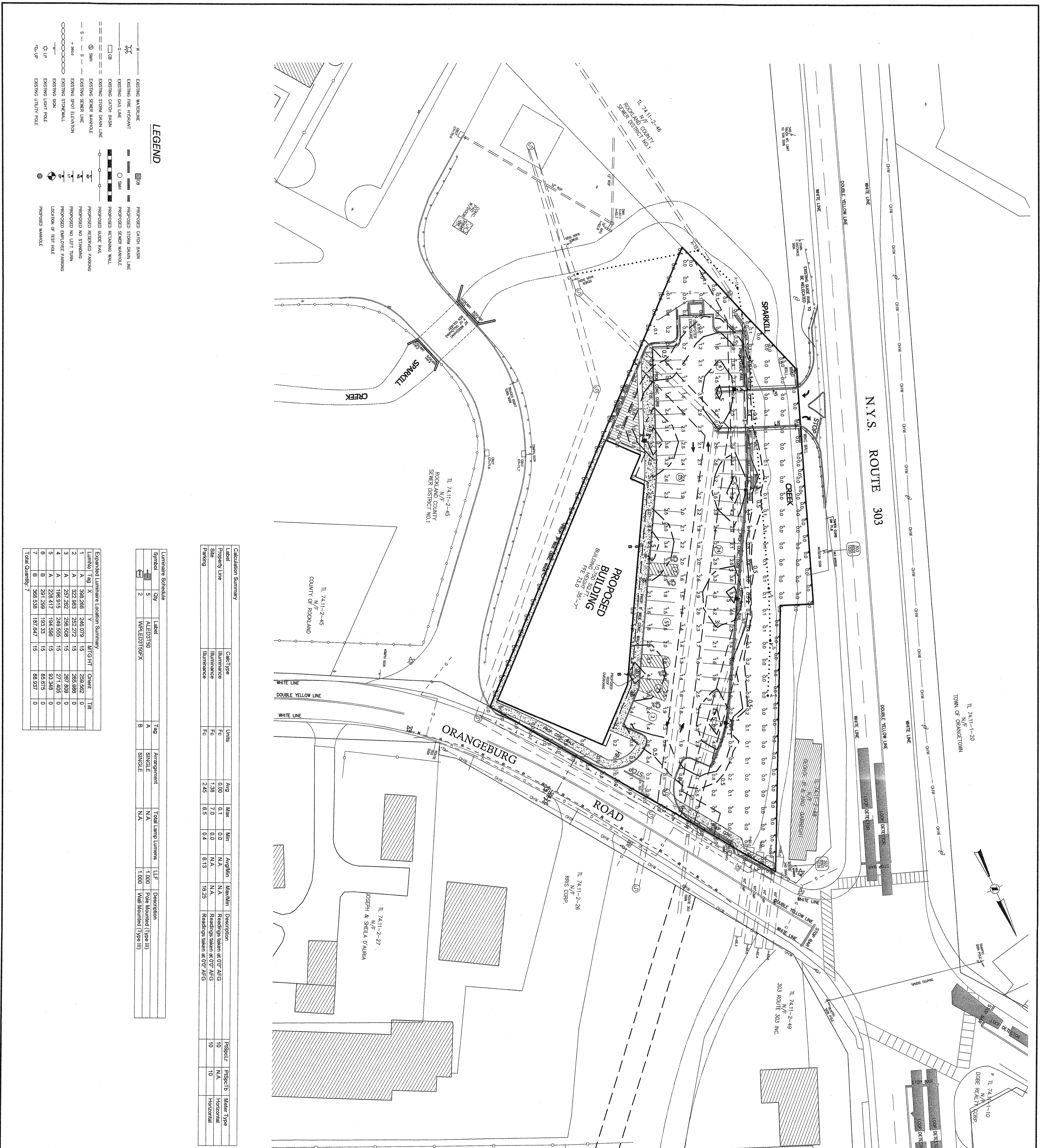
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

S CORNER PLAZA

DETAILS

REVISION	DATE	DESCRIPTION

DRAWN BY:	IS	CHECKED BY:	JBA
DATE:	AUGUST 05, 2021	SCALE:	1 IN. = 30 FT.
PROJECT NO.:	2858	DRAWING NO.:	5



- ### LEGEND
- EXISTING WATERLINE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS LINE
 - EXISTING CATCH BASIN
 - EXISTING STORM DRAIN LINE
 - EXISTING SEWER MANHOLE
 - EXISTING STORM DRAIN LINE
 - EXISTING CATCH BASIN
 - EXISTING SEWER MANHOLE
 - EXISTING GAS LINE
 - EXISTING FIRE HYDRANT
 - EXISTING WATERLINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED SEWER MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED GAS LINE
 - PROPOSED WATERLINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED SEWER MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED GAS LINE
 - PROPOSED WATERLINE

Calculation Summary

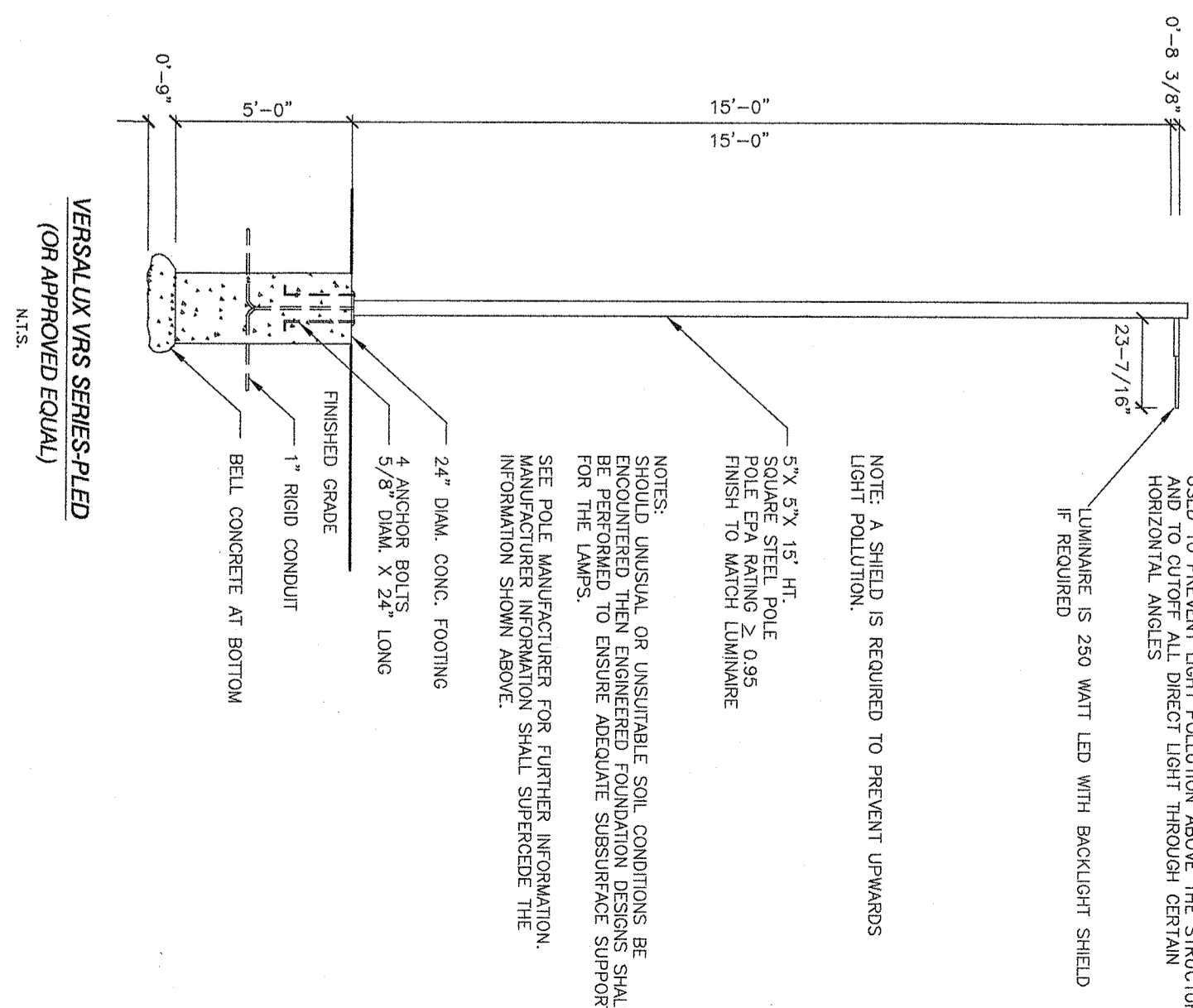
Label	Qty	Unit	Avg	Max	Min	Avg/Min	Max/Min	Description
Luminaire	2	Luminaire	0.00	0.1	0.0	N/A	N/A	Readings taken at 0° AF&G
Property Line	5	Line	1.38	7.0	0.0	N/A	N/A	Readings taken at 0° AF&G
Site	1	Area	2.45	6.5	0.4	6.13	16.25	Readings taken at 0° AF&G
Parking								Readings taken at 0° AF&G

Luminaire Schedule

Symbol	Qty	Label	Tag	Arrangement	Total Lamp Lumens	LF	Description
	2	ALED30130	A	SINGLE	N/A	1000	Post Mounted (Type III)
	2	WFLD30130FX	B	SINGLE	N/A	1000	Wall Mounted (Type III)

Expanded Luminaire Location Summary

Luminaire	Tag	Qty	Area	Intensity	Height	Mounting	Orientation	Beam
A	A	2	322.083	245.272	15	265.586	0	3.8
A	A	2	257.282	258.508	15	267.589	0	3.8
A	A	1	198.915	248.555	15	271.405	0	3.8
A	A	2	228.417	194.586	15	93.348	0	3.8
B	B	2	291.299	183.33	15	85.675	0	3.8
B	B	2	398.538	187.647	15	88.937	0	3.8



U.S. APPROVED/QUALIFIED LUMINAIRE - 250 WATT LED WITH BACKLIGHT SHIELD. IF REQUIRED.

NOTE: A SHIELD IS REQUIRED TO PREVENT UNWANTED LIGHT POLLUTION.

NOTE: A SHIELD IS REQUIRED TO PREVENT UNWANTED LIGHT POLLUTION.

NOTED: UNUSUAL OR UNSURFACE SOIL CONDITIONS BE ENCOUNTERED THEN ENGINEER FOUNDATION DESIGNER SHALL BE CONSULTED TO ENSURE ADEQUATE SUBSURFACE SUPPORT FOR THE LAMP.

SEE POLE MANUFACTURER FOR ENGINEER INFORMATION. MANUFACTURER INFORMATION SHALL SUPERSEDE THE INFORMATION SHOWN ABOVE.



REVISION	DATE	DESCRIPTION

PROJECT: **S CORNER PLAZA**

ATZIL, NASHBER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (945) 634-4684
 Fax: (945) 634-5543
 E-mail: info@atnz.com
 Web: www.atnz.com

PAB
 Professional Architectural Book
 800-555-5555

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING PLAN**

DRAWN BY: VC	CHECKED BY: JAK
DATE: AUGUST 02, 2021	SCALE: 1/8" = 30 FT.
PROJECT NO: 2858	DRAWING NO: 6

PLANTING SPECIFICATIONS:

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

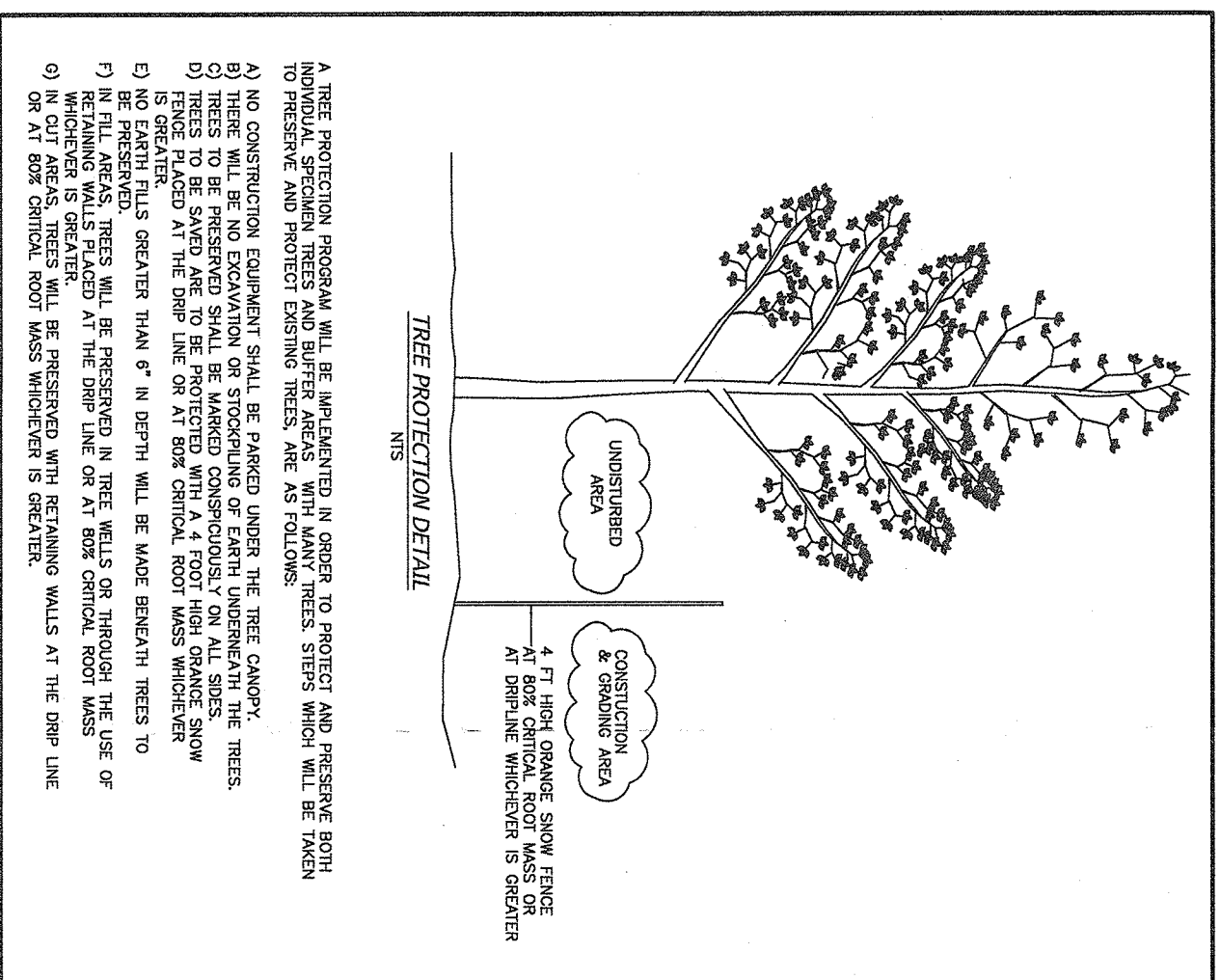
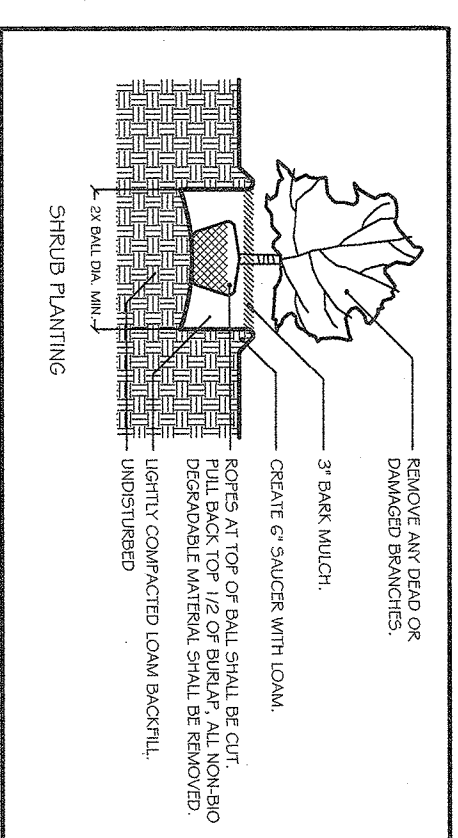
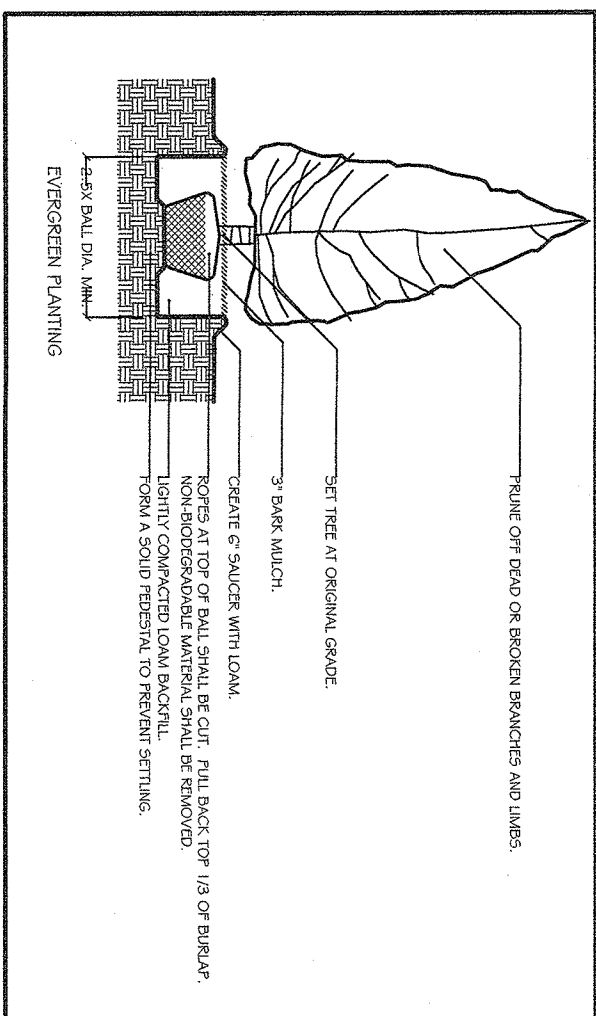
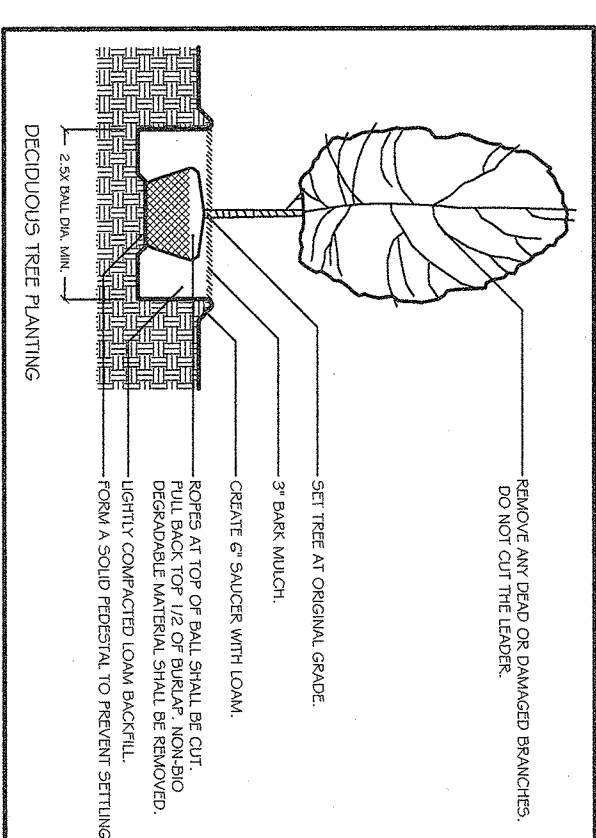
PLANTING: All plants shall be planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Full back topsoil from top of ball and cut wire on tree barker. Ensure that the barker is not exposed above grade. Stake and guying shall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

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

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

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

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

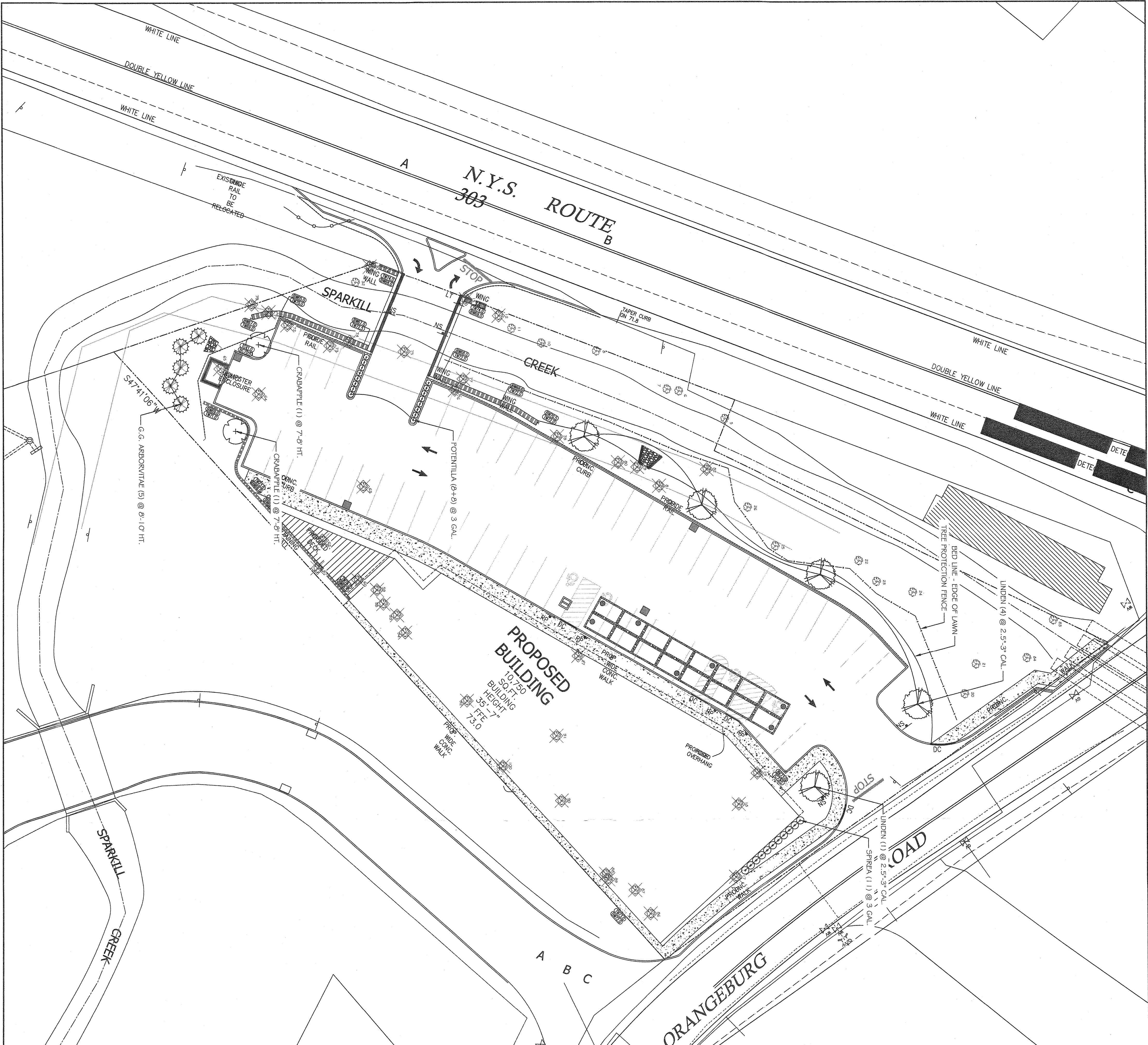


A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH EXISTING AND NEWLY PLANTED TREES. THE TREE PROTECTION PROGRAM SHALL BE TAKEN BEFORE ANY CONSTRUCTION BEGINS. THE TREE PROTECTION PROGRAM SHALL BE TAKEN BEFORE ANY CONSTRUCTION BEGINS. THE TREE PROTECTION PROGRAM SHALL BE TAKEN BEFORE ANY CONSTRUCTION BEGINS.

TREE LIST

NUMBER	SIZE (IN)	TYPE
5	8	OAK
6	10	SYCAMORE
7	8	SYCAMORE
8	20	SYCAMORE
9	20	SYCAMORE
10	20	CHERRY
11	20	OAK
12	20	OAK
13	20	CHERRY
14	20	CHERRY
15	20	CHERRY
16	20	CHERRY
17	20	CHERRY
18	20	CHERRY
19	20	CHERRY
20	8	CHERRY
21	8	CHERRY
22	8	CHERRY
23	8	CHERRY
24	12	CHERRY
25	12	CHERRY
26	12	CHERRY
27	12	CHERRY
28	12	CHERRY
29	12	CHERRY
30	10	MAHOGANY
31	10	MAHOGANY
32	10	MAHOGANY
33	10	MAHOGANY
34	10	MAHOGANY
35	10	MAHOGANY
36	10	MAHOGANY
37	10	MAHOGANY
38	10	MAHOGANY
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43	10	MAHOGANY
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46	10	MAHOGANY
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96	10	MAHOGANY
97	10	MAHOGANY
98	10	MAHOGANY
99	10	MAHOGANY
100	10	MAHOGANY

Pod Screen Planting	Scientific Name	Common Name	Size	Quantity
Trees	<i>Podocarpus neriifolius</i>	Podocarpus	7-8" ht.	2
	<i>Podocarpus neriifolius</i>	Podocarpus	8-10" ht.	5
	<i>Podocarpus neriifolius</i>	Podocarpus	2.5-3" cal.	5
Shrubs	<i>Podocarpus neriifolius</i>	Podocarpus	3 gal.	16
	<i>Podocarpus neriifolius</i>	Podocarpus	3 gal.	11



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REVISION DATE

5 CORNER PLAZA
2 RT 344
ORANGEBURG, NY 10962

LANDSCAPE PLAN

DANIEL SHERMAN
LANDSCAPE ARCHITECT
4 BROADWAY - SUITE 9
VALHALLA, NY 10995
PHONE: (914) 824-0999
FAX: (914) 824-0251
dan.danishermanlandscape@gmail.com
www.danishermanlandscape.com



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

DRAWN BY: AL
DRAWING # 7