



DRAWING LIST:

DRAWING NO.	TITLE	ORIGIN	REVISION
DRAWING 1	SITE PLAN	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 2	GRADING PLAN	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 3	SPARKHILL CREEK PLAN & PROFILE	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 4	CROSS SECTIONS PROFILE VIEW & PLAN	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 5	CROSS SECTIONS PROFILE VIEW	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 6	CROSS SECTIONS PROFILE VIEW	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 7	CROSS SECTION SEDIMENT CONTROL PLAN	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 8	DETAILS	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 9	DETAILS	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 10	LIGHTING PLAN	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 11	TRUCK TURNING RADIUS & SIGN DISTANCE PLAN	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 12	LANDSCAPING PLAN	AUGUST 05, 2021	APRIL 13, 2022
DRAWING 13	LANDSCAPING PLAN	AUGUST 05, 2021	APRIL 13, 2022

BULK REQUIREMENTS:

ZONE, CC GROUP, JJ	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.	212.58 FT.
MINIMUM STREET FRONTAGE	0/45 FT.	376 FT.
MINIMUM FRONT YARD	0/25 FT.	0 FT.
MINIMUM SIDE YARD	0/25 FT.	0 FT.
MINIMUM TOTAL SIDE YARD	0/25 FT.	114 FT.
MINIMUM REAR YARD HEIGHT	22 FT.	29 FT.
MAXIMUM BUILDING HEIGHT (CHECKS THAN 22 FT.)	FOR BLDG.	
* VARIANCE REQUIRED		

PARKING REQUIREMENTS:

REQUIRED: 1 SPACE/200 SQ.FT. OF GROSS FLOOR AREA
TOTAL FLOOR AREA/200 SQ.FT. = 10,165 SQ.FT./200 SQ.FT. = 51 SPACES
PROVIDED: 53 SPACES
MAX. PARKING PERMITTED IN FRONT YARD: 18 SPACES
PARKING PROVIDED IN FRONT YARD: 18 SPACES
PROPORTION OF PARKING IN FRONT YARD = 35% X 100% = 35.3%

NOTE:

ON JANUARY 4, 2017, THE ZBA GRANTED A VARIANCE FOR BUILDING HEIGHT: 19'-11.94" PERMITTED FROM THE NORTH SIDE OF THE PARCEL TO ARCH CANOPY ARE PROPOSED. (ZBA #17-03)

ON JULY 15, 2015, THE ZBA GRANTED VARIANCES FOR REAR YARD (25' REQUIRED, 14.8' EXISTING), SECTION 5.224 (REAR YARD AS REGULATED SHALL BE 6.1'), SECTION 6.41, PARAGRAPH C: (ONE OUTDOOR LOADING BERTH REQUIRED, MODIFIED TO ONE PROPOSED); SECTION 3.11, CC DISTRICT COLUMN 6 #9 (PARKING SPACES: 61 SPACES REQUIRED, 59 SPACES PROVIDED); AND FROM SECTION 6.41, PARAGRAPH B(2) (MINIMIZE VISUAL IMPACT TO PASSERSBY ON ROUTE 303) (B(2) TWENTY-FIVE FOOT VEGETATIVE BUFFER). (ZBA #15-66)

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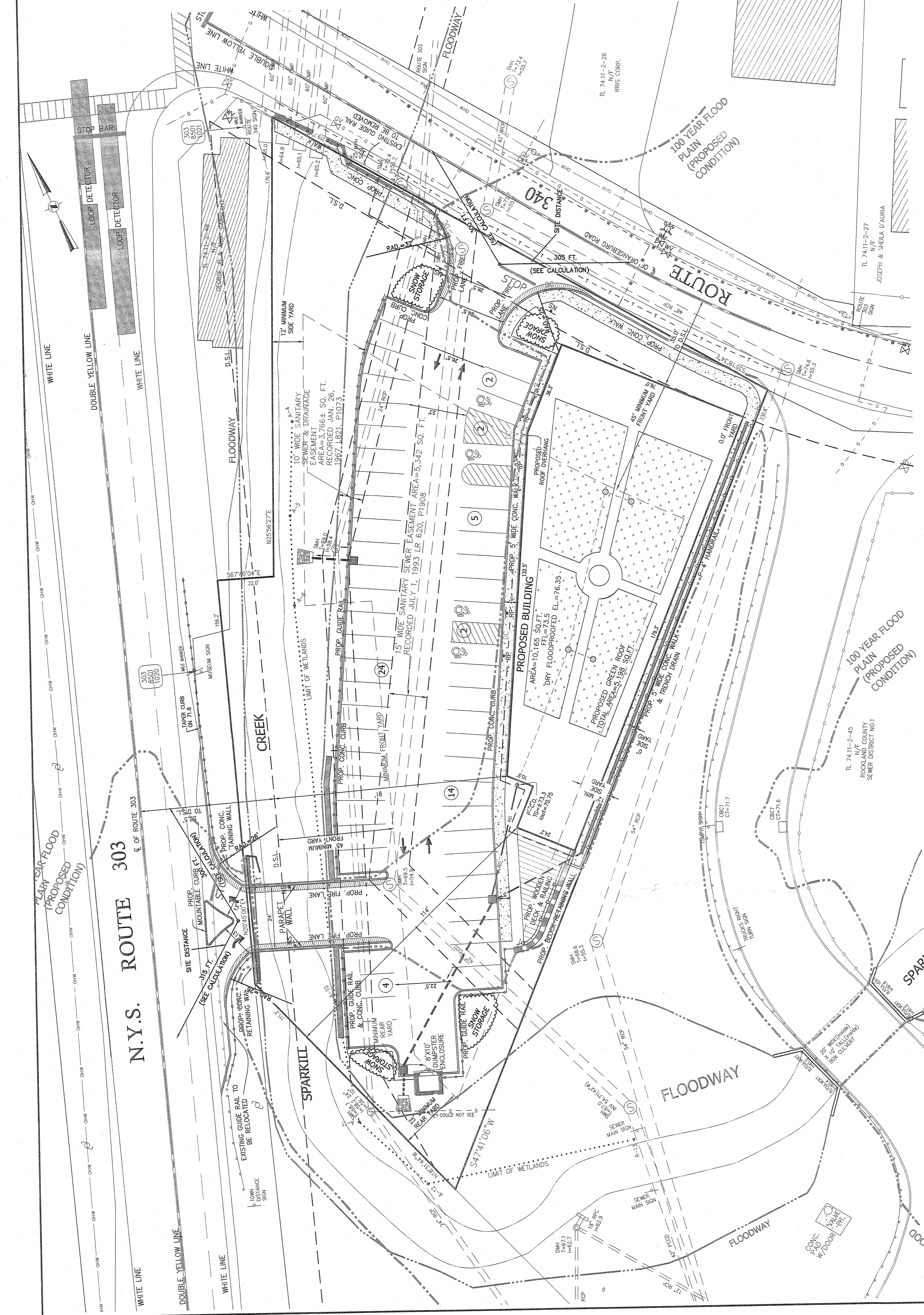
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S CORNER PLAZA
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

REVISION	DATE	DESCRIPTION
2	04-13-22	PER PLANNING BOARD 12/18/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

PROJECT:

CHECKED BY: JPA
SCALE: 1" IN. = 20' FT.
DRAWN BY: IS
DATE: AUGUST 05, 2021
PROJECT NO: 2858
DRAWING NO: 1



NOTES:

- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMIT WILL BE ISSUED WITH SERVICE DISTANCE ARRANGEMENTS UNLESS THEY ARE APPROVED BY THE TOWN OF ORANGETOWN AND/OR THE COUNTY ENGINEER.
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTING CONSTRUCTION OF THIS SITE SHALL BE RELOCATED OR PROTECTED PRIOR TO THE RESUMPTION OF ANY CONSTRUCTION.
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
- DRAINAGE: 1000-1000 CATCHBASIN WASHINGTON STREET ELEV=43.5
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
- DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN METS SHALL BE PROTECTED WITH A 1/4" DIAL FILLER (CONCRETE OR METAL) AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- AREAS DISTURBED BY CONSTRUCTION SHOULD BE LIMED AND FERTILIZED PRIOR TO REVEALING THE SOIL.
- THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING). SAID PINS SHOWN WITHIN THIS PLAN ARE SUBJECT TO DETAILS OF GRADING, DRAINAGE AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
- SEWERLINES AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
- MINIMUM OVERSTREET AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY ALL LAWN RUNOFF FROM THE SITE. THESE AREAS MAY BE EXCAVATED OR MAY BE GRADED TO MATCH EXISTING GRADE. THESE AREAS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO INSURE THAT ALL SILL LAWN WATER IS COLLECTED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILL WATER SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.

LEGEND

EXISTING 2' CENTER	PROPOSED 2' CENTER
EXISTING WATERLINE	PROPOSED WATERLINE
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING RETAINING WALL	PROPOSED RETAINING WALL
PROPOSED COLE PAH	
PROPOSED FENCE	
PROPOSED RESERVED PARKING	
PROPOSED NO STANDING	
EXISTING STORM DRAIN LINE	PROPOSED STORM DRAIN LINE
EXISTING SEWER MAINLINE	PROPOSED SEWER MAINLINE
EXISTING SEWER LINE	PROPOSED SEWER LINE
EXISTING SPOT ELEVATION	PROPOSED SPOT ELEVATION
EXISTING STONEWALL	PROPOSED STONEWALL
EXISTING SON	PROPOSED SON
EXISTING LIGHT POLE	PROPOSED LIGHT POLE
EXISTING UTILITY POLE	PROPOSED UTILITY POLE
EXISTING LIMIT OF WETLANDS	PROPOSED LIMIT OF WETLANDS
PROPOSED GAS SERVICE	
PROPOSED WATER SERVICE	
PROPOSED UNDERGROUND SERVICE	

APPLICANT:

DANIEL H. SAMMI
120 MONTE VISTA AVENUE
RIDGEWOOD, N.J. 07450

SITE ADDRESS:

COYNE & SAMMI ENTERPRISE, LLC
120 MONTE VISTA AVENUE
RIDGEWOOD, N.J. 07450

TAX MAP REFERENCE:

TOWN OF ORANGETOWN TAX MAP
SECTION 74.11, BLOCK 2, PARCEL 47

AREA:

50,381 SQ.FT. OR 1.157 ACS.

DATUM:

NAVD 1988

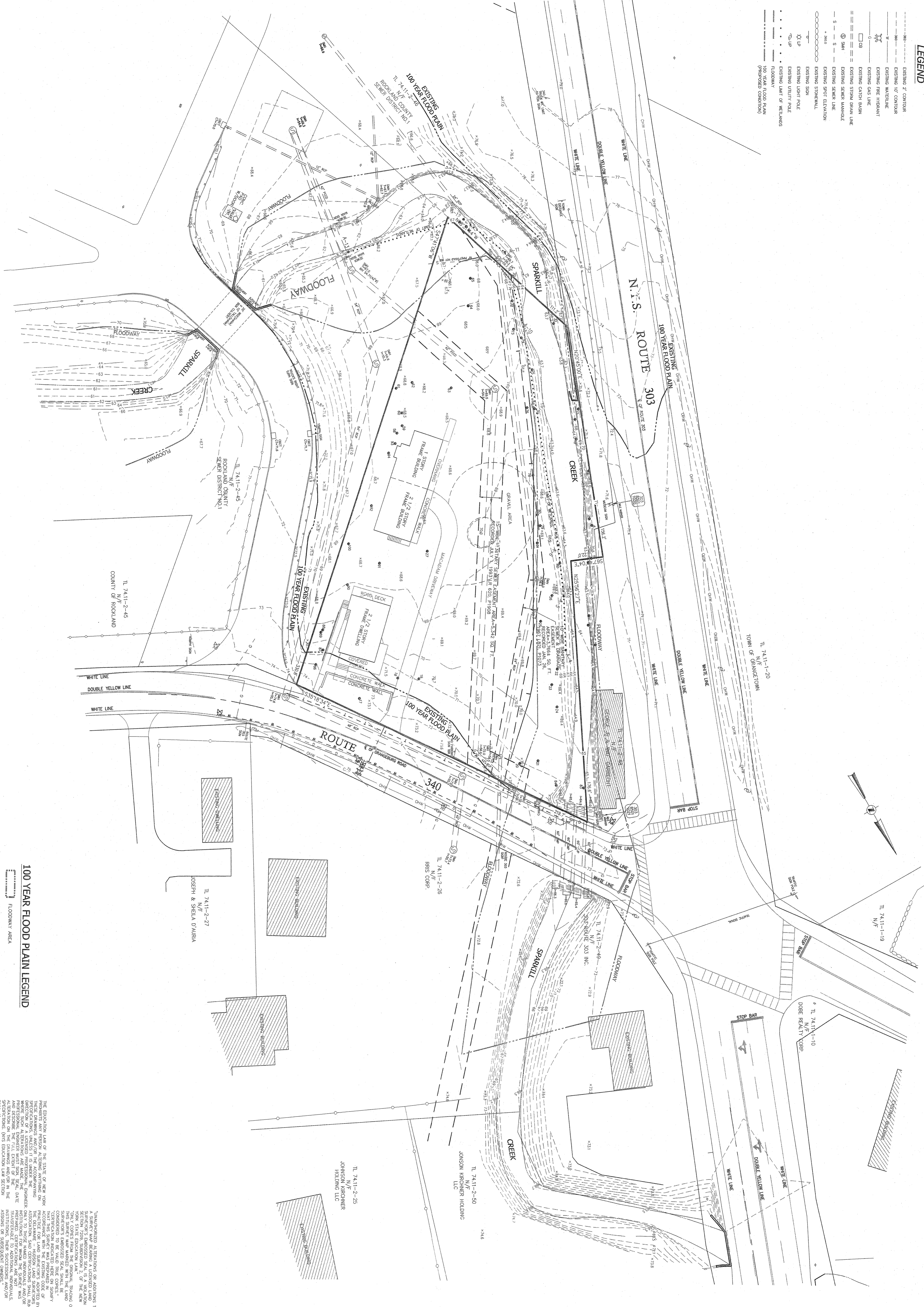
DATE: AUGUST 05, 2021
PROJECT NO: 2858
DRAWING NO: 1

DATE: AUGUST 05, 2021
PROJECT NO: 2858
DRAWING NO: 1

DATE: AUGUST 05, 2021
PROJECT NO: 2858
DRAWING NO: 1

LEGEND

---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	EXISTING WATERLINE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS LINE
---	EXISTING CATCH BASIN
---	EXISTING STORM DRAIN LINE
---	EXISTING SEWER MANHOLE
---	EXISTING SEWER LINE
---	EXISTING SHORT ELEVATION
---	EXISTING STORMWALL
---	EXISTING STAIR
---	EXISTING SIGN
---	EXISTING LIGHT POLE
---	EXISTING UTILITY POLE
---	EXISTING LIMIT OF WETLANDS (PRODUCED CONDITION)
---	EXISTING LIMIT OF WETLANDS (PROPOSED CONDITION)



TREE LIST

NUMBER	SECTION	TYPE
5	8	DOGWOOD
6	12	SYCAMORE
7	10	OAK
10	20	STICKLEBERRY
11	7	CHERRY
15	12	OAK
17	20	PINE
19	24	ASH
20	8	PINE
21	6	PINE
22	22	PINE
24	24	PINE
25	12	PINE
26	30	OAK
27	27	OAK
28	10	OAK
29	26	ASH
30	10	ELM
32	8	ELM
33	8	ELM
34	8	ELM
35	8	ELM
36	8	ELM
37	8	ELM
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97	8	ELM
98	8	ELM
99	8	ELM
100	8	ELM

100 YEAR FLOOD PLAIN LEGEND

--- FLOODPLAIN AREA

--- LIMIT OF 100 YEAR FLOOD PLAIN ELEV. +72.38

DATUM: NAVD 1988

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ATTEMPTING TO OBTAIN A LICENSE OR RENEW A LICENSE WITHOUT FIRST OBTAINING THE NECESSARY EDUCATION. ANY PERSON WHO VIOLATES THIS LAW SHALL BE SUBJECT TO PENALTIES AS PROVIDED IN SECTION 209 OF THE EDUCATION LAW.

UNAUTHORIZED ATTEMPTS OR ATTEMPTS TO OBTAIN A LICENSE OR RENEW A LICENSE WITHOUT FIRST OBTAINING THE NECESSARY EDUCATION IS A VIOLATION OF SECTION 209 OF THE EDUCATION LAW. ANY PERSON WHO VIOLATES THIS LAW SHALL BE SUBJECT TO PENALTIES AS PROVIDED IN SECTION 209 OF THE EDUCATION LAW.

STATE OF NEW YORK
DEPARTMENT OF EDUCATION
RANNA NASHBER, P.E.
N.Y.S. P.E. LIC. NO. 69066

STATE OF NEW YORK
DEPARTMENT OF EDUCATION
JOHN REVAZZI
N.Y.S. P.E. LIC. NO. 20228

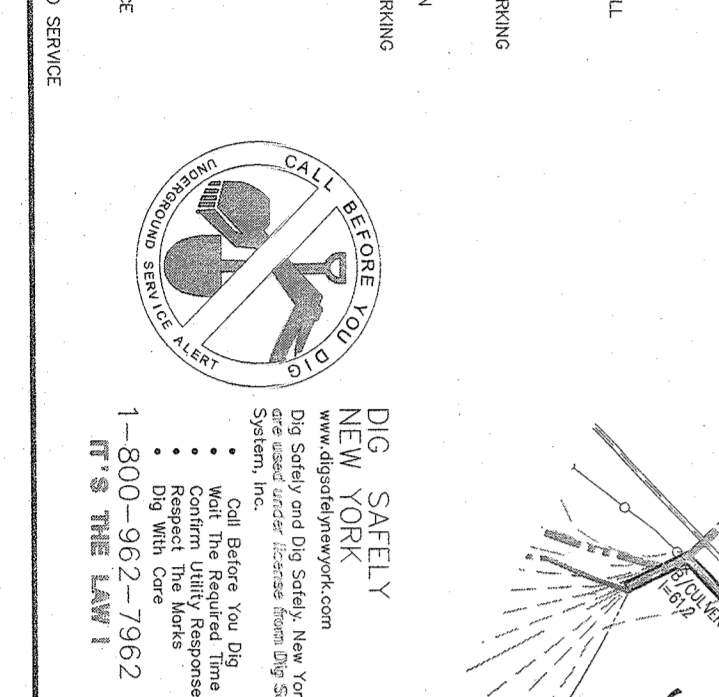
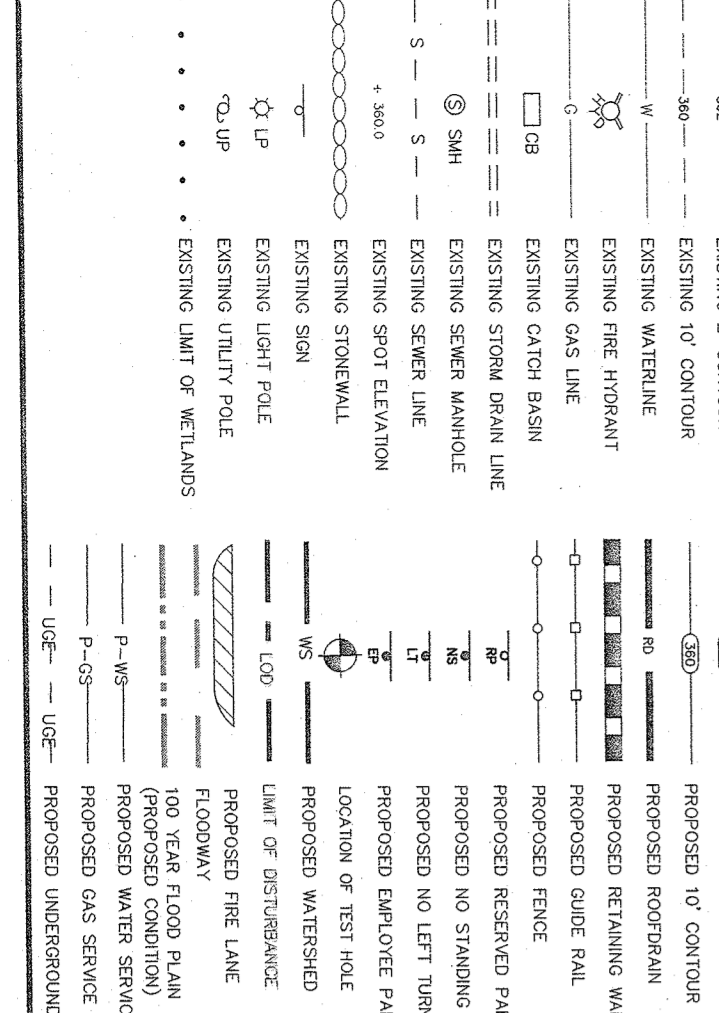
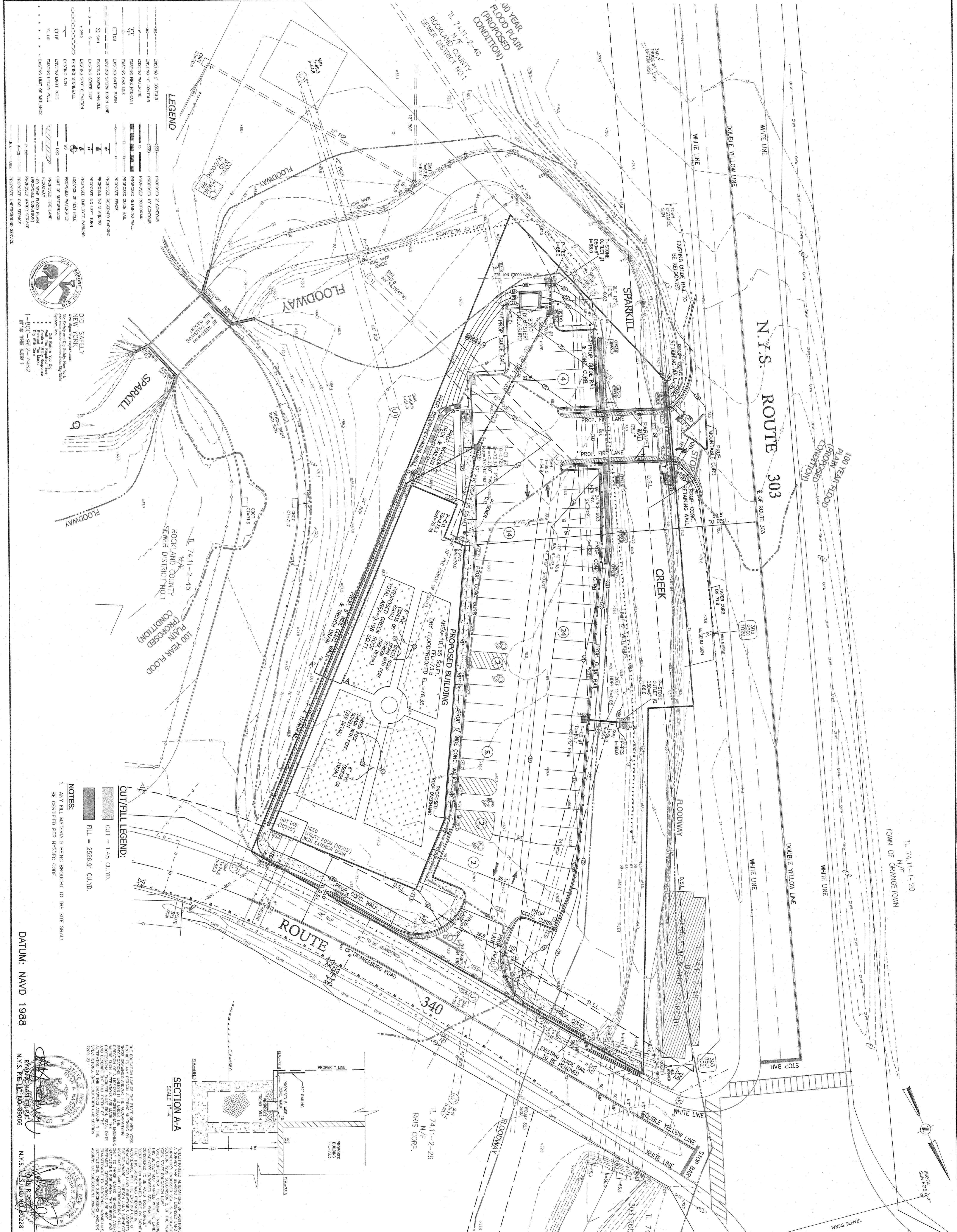
REVISION	DATE	DESCRIPTION
1	10-28-21	FEE BROOKERS ENGINEERS 09/29/21
2	04-13-22	FEE PLANNING BOARD 12/09/21

PROJECT: **S CORNER PLAZA**
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

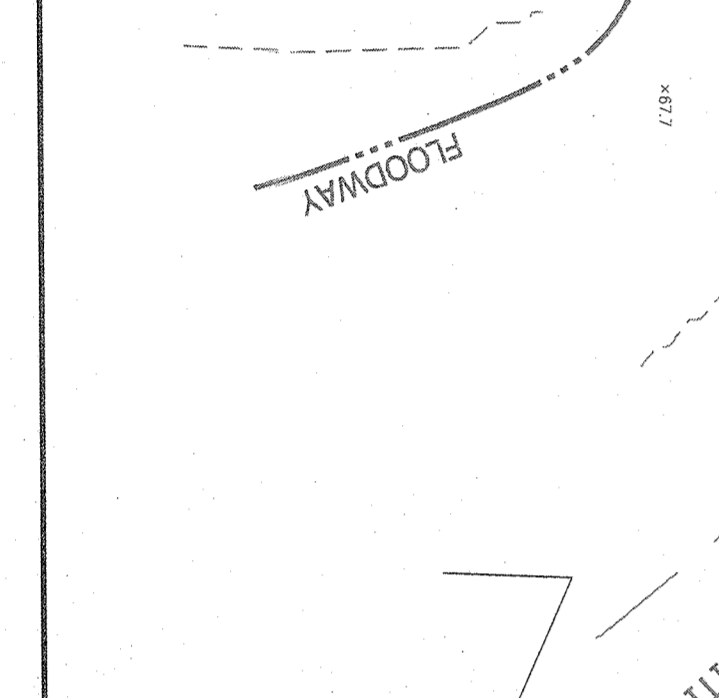
EXISTING CONDITION

DESIGNED BY: JNA
SCALE: 1" = 30 FT.
DRAWING NO: 2858

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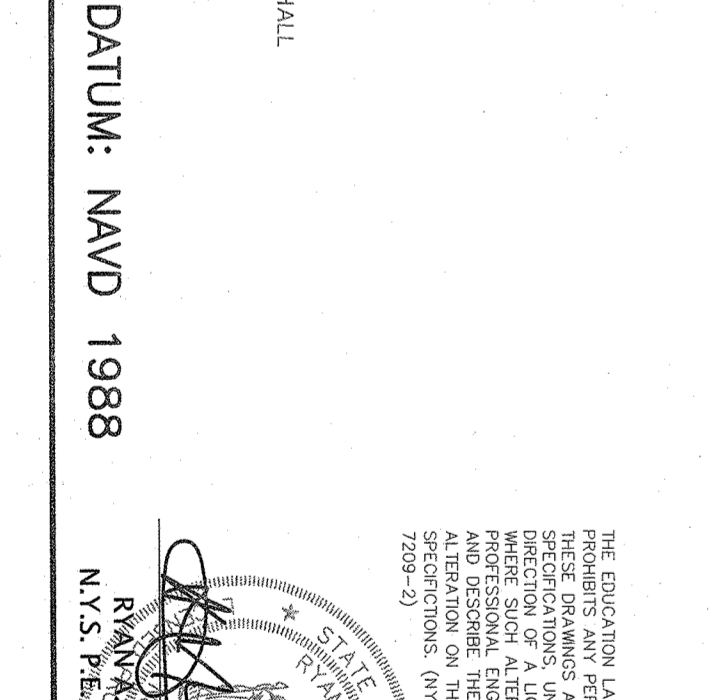


1. ANY FILL MATERIALS BEING BROUGHT TO THE SITE SHALL BE CERTIFIED PER NYSDC CODE.



NOTES:
 1. ANY FILL MATERIALS BEING BROUGHT TO THE SITE SHALL BE CERTIFIED PER NYSDC CODE.

DATE: NAVD 1988



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SHEET MAY BE PENALIZED UNDER THE EMBLEM AND SEAL LAWS OF THE STATE OF NEW YORK. THE ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT AND THE PUBLIC. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT AND THE PUBLIC BY ANY OTHER PARTY.

GENERAL & UTILITY NOTES:

1. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTACLES TO CONSTRUCTION.
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTACLES TO CONSTRUCTION.
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22. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTACLES TO CONSTRUCTION.

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REVISION	DATE	DESCRIPTION
1	04-13-22	PER PLANNING BOARD 12/08/21
2	10-28-21	PER BROKER ENGINEERING 09/29/21

S CORNER PLAZA
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

GRADING PLAN

PROJECT NO: 2858

DATE: AUGUST 05, 2021

DRAWN BY: IS

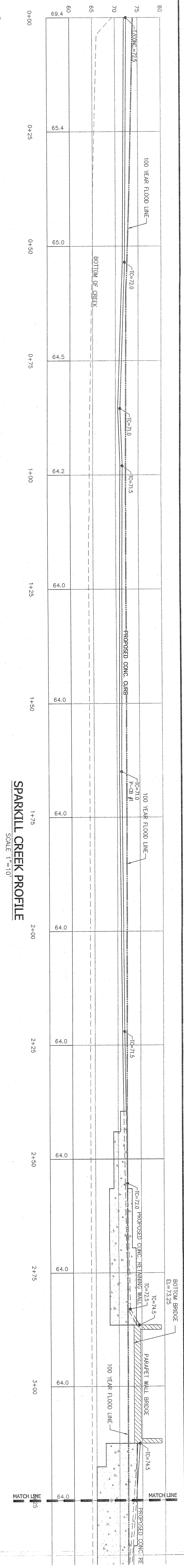
CHECKED BY: JBA

SCALE: 1 IN. = 20 FT.

SHEET NO: 3

STOP BAR

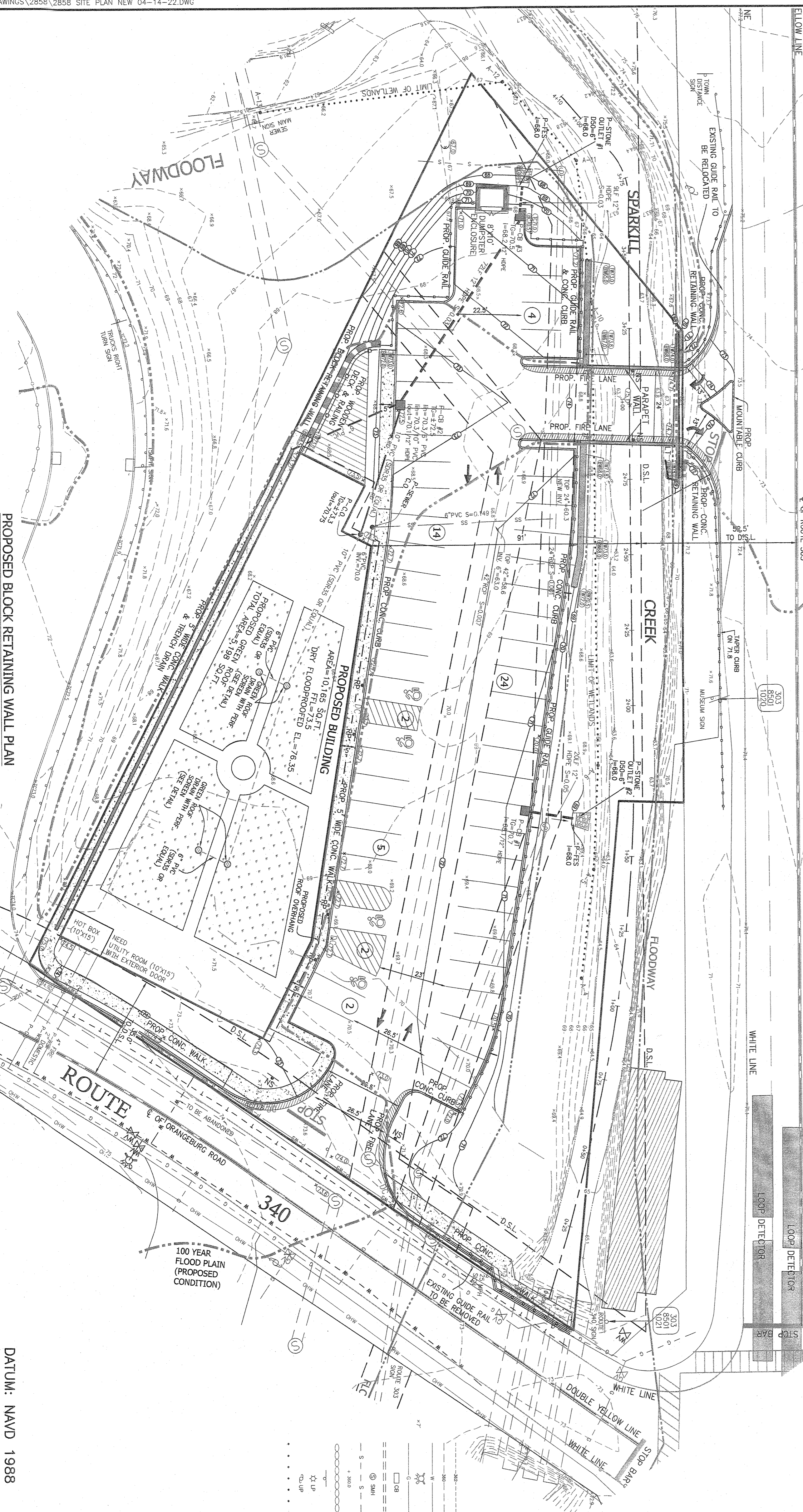
TL 74.11-1-10
 N/F
 DOBE REALTY CORP



SPARKILL CREEK PROFILE (CONTINUED)

SCALE 1"=10'

N.Y.S. ROUTE 303



PROPOSED BLOCK RETAINING WALL PLAN

SCALE 1"=20'

DATUM: NAVD 1988

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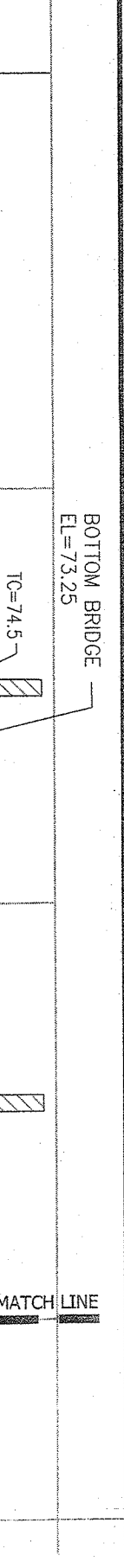
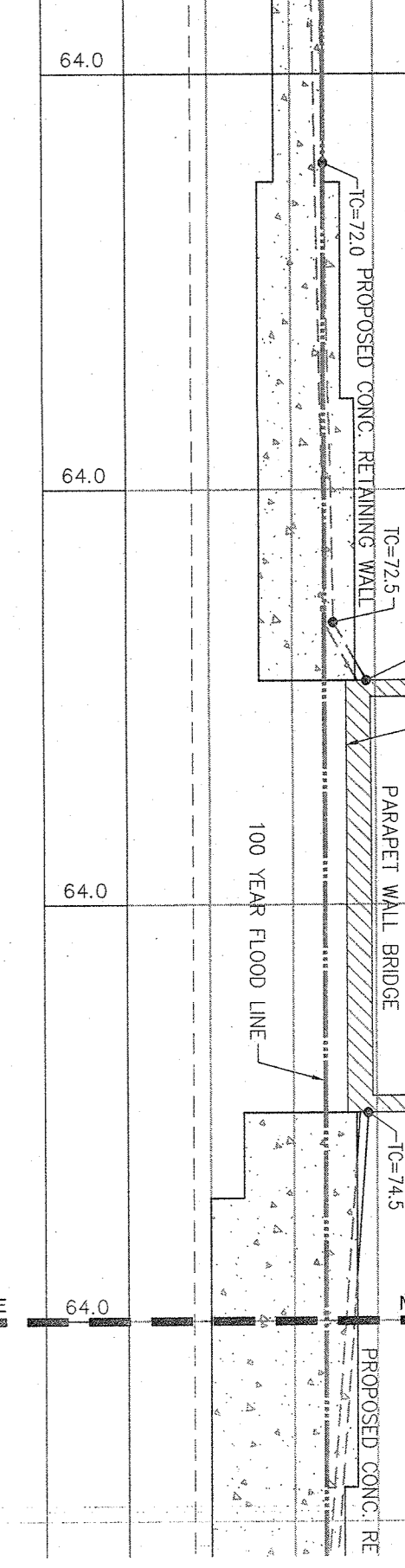
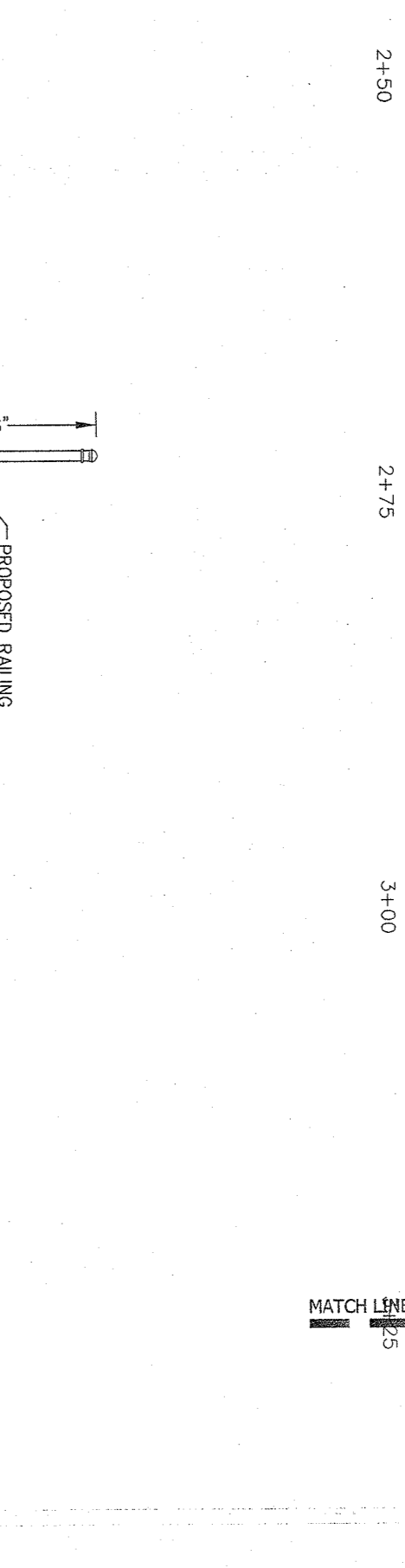
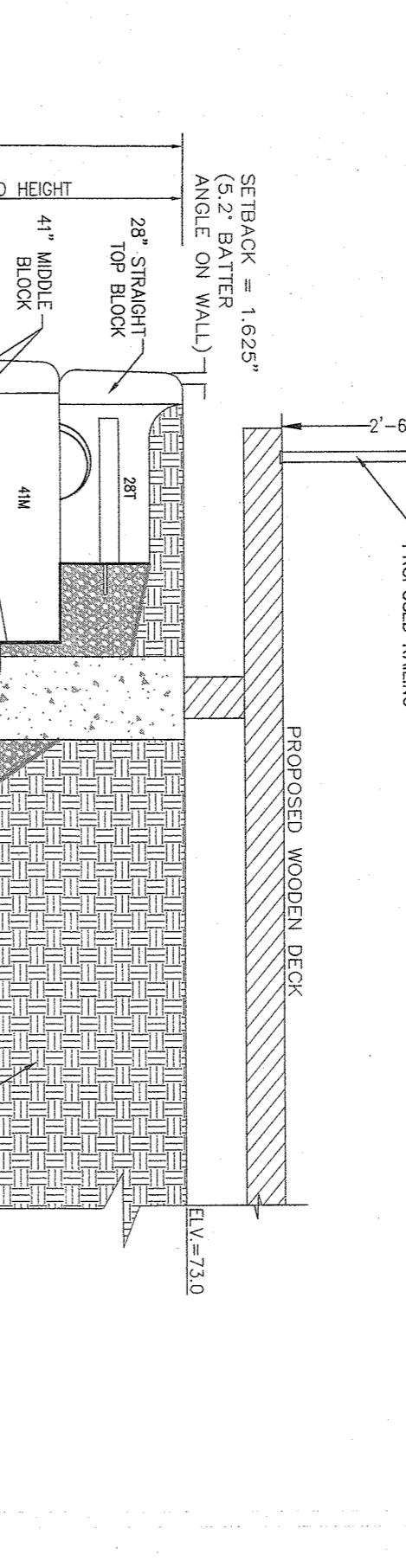
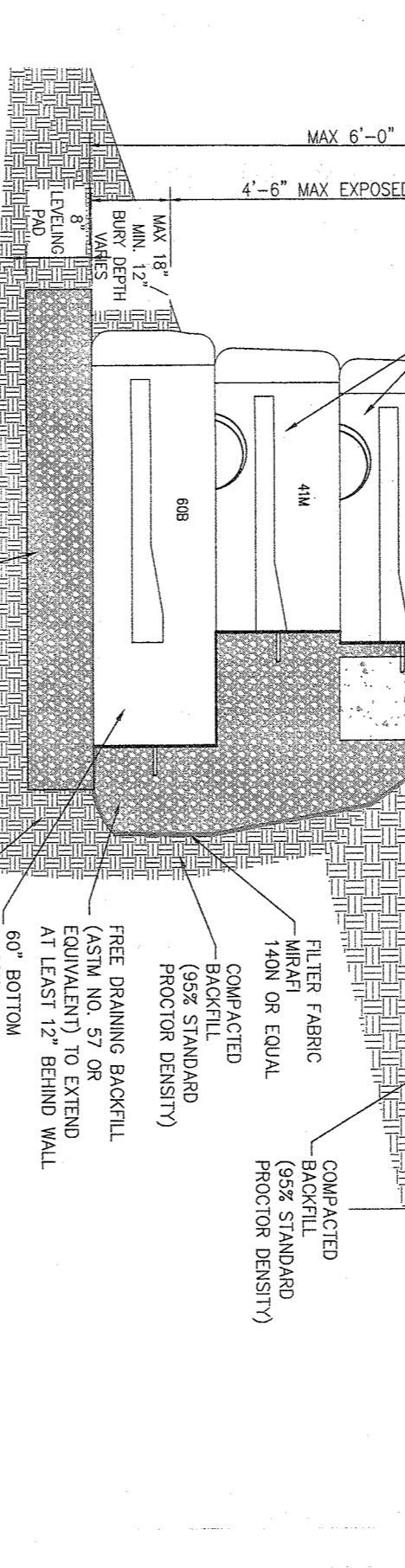
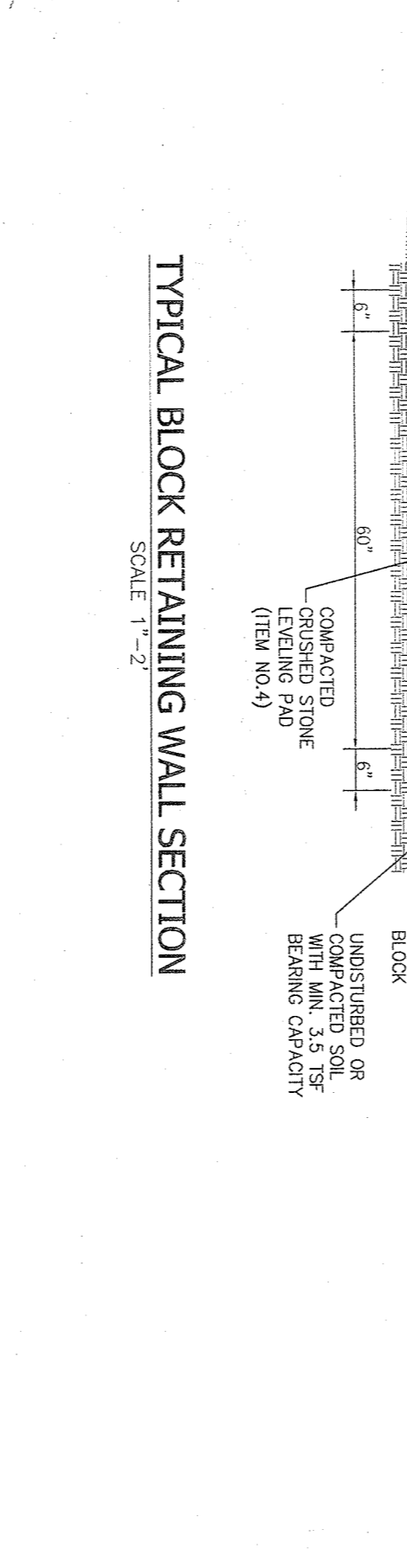
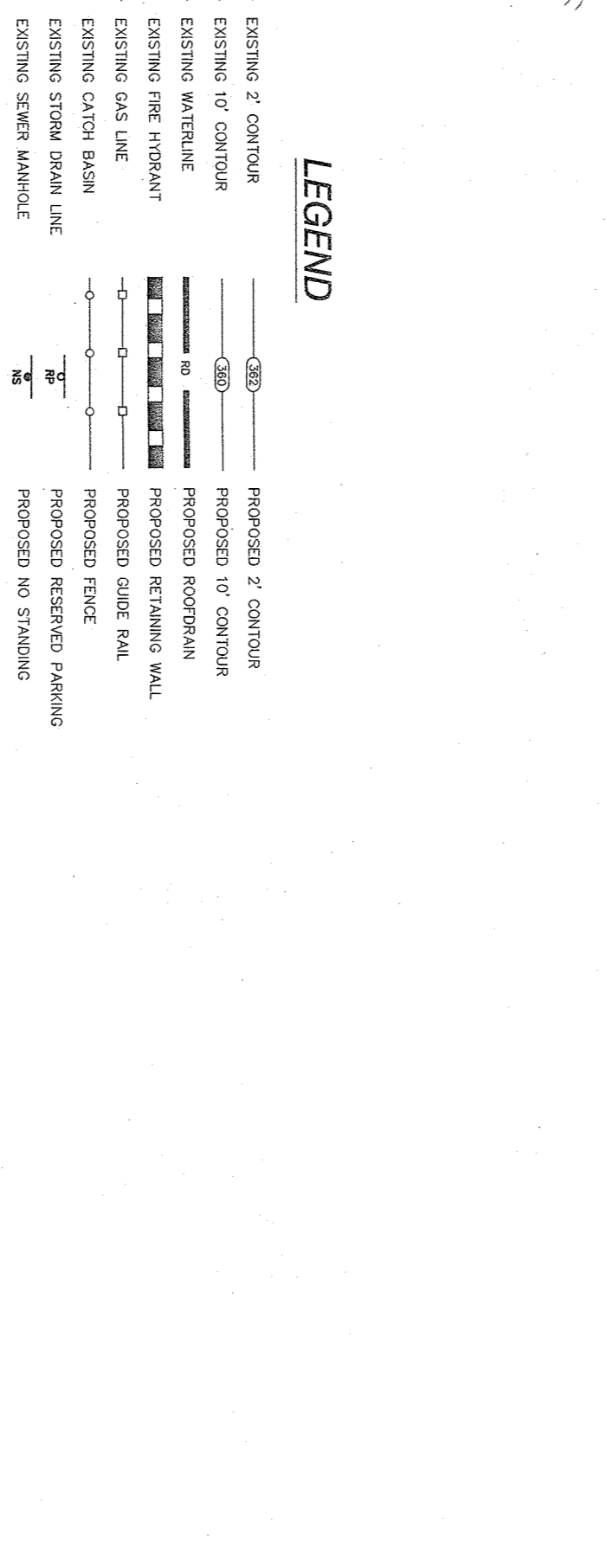
PROJECT: S CORNER PLAZA
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK
 TITLE: SPARKILL CREEK
 PLAN & PROFILE

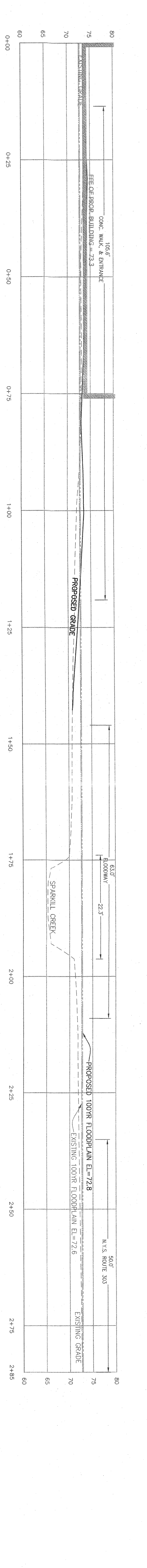
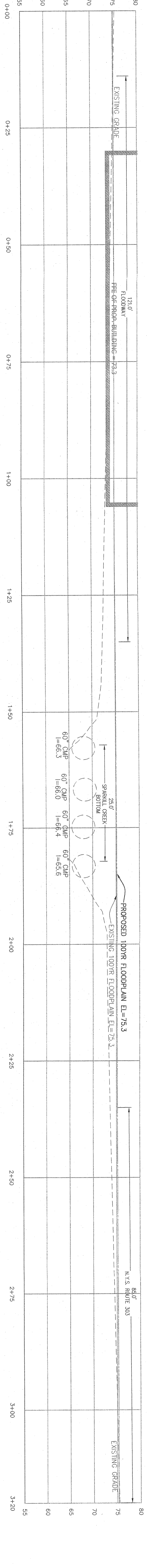
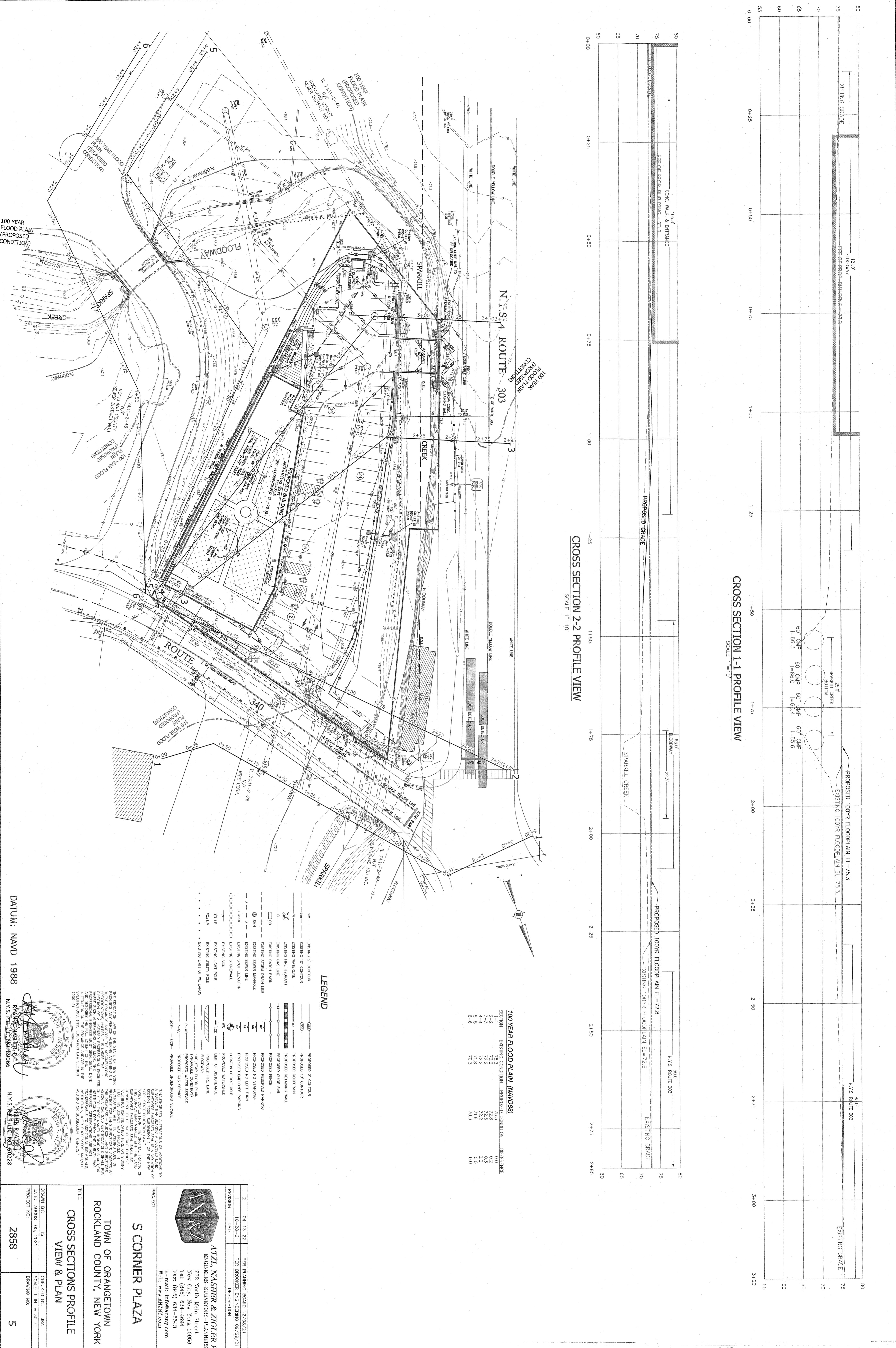
THE EDUCATION LAW OF THE STATE OF NEW YORK...
 I, ATYLA NASHBURN & ZIGLER P.C., do hereby certify that I am a duly licensed Professional Engineer in the State of New York, and that I am the author of the above-mentioned drawings, and that I am a duly licensed Professional Engineer in the State of New York, and that I am the author of the above-mentioned drawings, and that I am a duly licensed Professional Engineer in the State of New York, and that I am the author of the above-mentioned drawings.

DATE: AUGUST 05, 2021
 CHECKED BY: JOK
 SCALE: AS SHOWN
 DRAWING NO: 2858
 PROJECT NO: 4

LEGEND

(Symbol)	EXISTING 2" CONTOUR	(Symbol)	PROPOSED 2" CONTOUR
(Symbol)	EXISTING 10' CONTOUR	(Symbol)	PROPOSED 10' CONTOUR
(Symbol)	EXISTING WATERLINE	(Symbol)	PROPOSED WATERLINE
(Symbol)	EXISTING FIRE HYDRANT	(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	EXISTING GAS LINE	(Symbol)	PROPOSED GAS LINE
(Symbol)	EXISTING STORM DRAIN LINE	(Symbol)	PROPOSED STORM DRAIN LINE
(Symbol)	EXISTING SEWER MANHOLE	(Symbol)	PROPOSED SEWER MANHOLE
(Symbol)	EXISTING SIGN MANHOLE	(Symbol)	PROPOSED SIGN MANHOLE
(Symbol)	EXISTING SANDY LINE	(Symbol)	PROPOSED SANDY LINE
(Symbol)	EXISTING SPOT ELEVATION	(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	EXISTING LIGHT POLE	(Symbol)	PROPOSED LIGHT POLE
(Symbol)	EXISTING SIGN	(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING UTILITY	(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING LIMIT OF WETLANDS	(Symbol)	PROPOSED LIMIT OF WETLANDS
(Symbol)	PROPOSED 2" CONTOUR	(Symbol)	PROPOSED 10' CONTOUR
(Symbol)	PROPOSED WATERLINE	(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	PROPOSED GAS LINE	(Symbol)	PROPOSED STORM DRAIN LINE
(Symbol)	PROPOSED SEWER MANHOLE	(Symbol)	PROPOSED SIGN MANHOLE
(Symbol)	PROPOSED SANDY LINE	(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	PROPOSED LIGHT POLE	(Symbol)	PROPOSED SIGN
(Symbol)	PROPOSED UTILITY	(Symbol)	PROPOSED LIMIT OF WETLANDS
(Symbol)	PROPOSED 100 YEAR FLOOD PLAIN (PROPOSED CONDITION)	(Symbol)	PROPOSED 100 YEAR FLOOD PLAIN (EXISTING CONDITION)
(Symbol)	PROPOSED 100 YEAR FLOOD PLAIN (PROPOSED CONDITION)	(Symbol)	PROPOSED 100 YEAR FLOOD PLAIN (EXISTING CONDITION)





100 YEAR FLOOD PLAN (NAVD83)

SECTION	EXISTING CONDITION	PROPOSED CONDITION	DIFFERENCE
1-2	72.6	72.8	0.2
1-3	72.6	72.5	0.1
1-4	71.8	71.8	0.0
1-5	71.8	71.8	0.0
1-6	70.3	70.3	0.0

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING FLOODPLAIN
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING LIMIT OF WETLANDS
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING FLOODPLAIN
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
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- EXISTING GAS LINE
- EXISTING CATCH BASIN
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- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING LIMIT OF WETLANDS

THESE DRAWINGS HAVE BEEN PREPARED BY THE ENGINEER OR ARCHITECT AND TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THAT THE DRAWINGS OR ANY PART THEREOF WILL BE FREE FROM ERRORS OR OMISSIONS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER OR ARCHITECT. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS.

DATUM: NAVD 1988

STATE OF NEW YORK
SEAL OF THE ENGINEER
RYAN W. NASHNER, P.E.
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
SEAL OF THE ARCHITECT
JOHN E. ZIGLER, P.C.
N.Y.S. R.S. LIC. NO. 80228

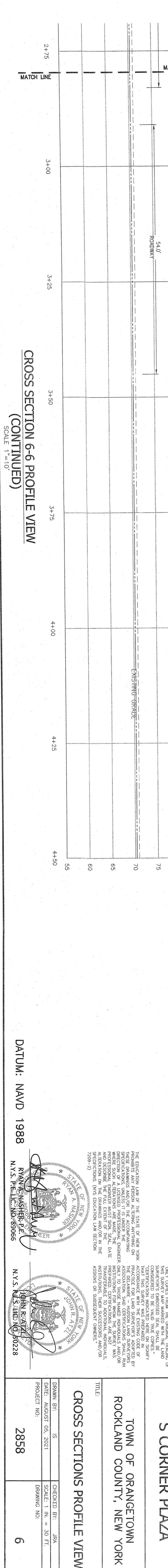
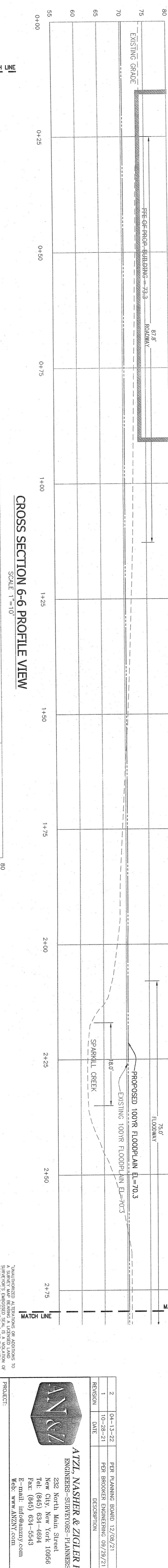
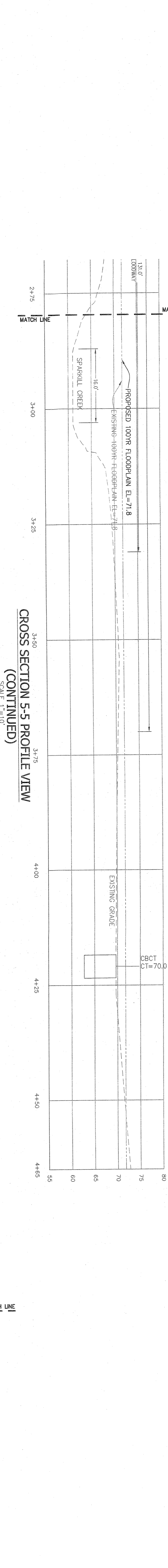
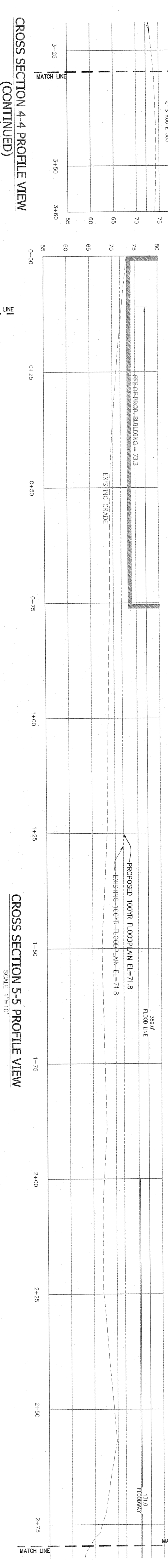
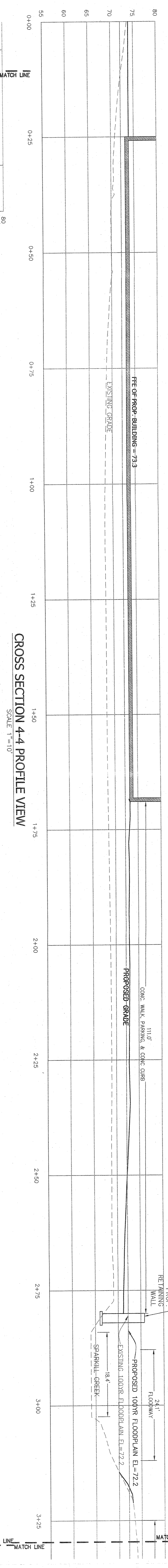
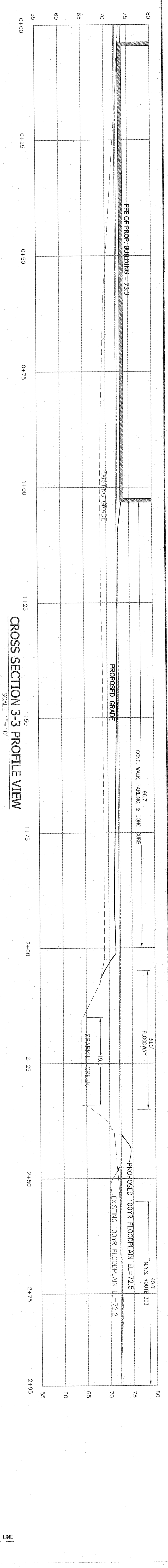
ATZEL NASHNER & ZIGLER P.C.
ENGINEERS - SURVEYORS - PLANNERS
222 North Main Street
New City, New York 10986
Tel: (945) 634-6894
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E-MAIL: INFO@ATZELNASHNER.COM
WEB: WWW.ATZELNASHNER.COM

S CORNER PLAZA
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

CROSS SECTIONS PROFILE VIEW & PLAN

REVISION	DATE	DESCRIPTION
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER ARCHITECT ENGINEERING 09/29/21

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



DATUM: NAVD 1988



THE EDUCATION LAW OF THE STATE OF NEW YORK...
 I, RYAN NASHER, P.E., No. 09066, do hereby certify that the above-named person is duly qualified to practice as a Professional Engineer in the State of New York.
 I, JOHN BORZARI, P.E., No. 00228, do hereby certify that the above-named person is duly qualified to practice as a Professional Engineer in the State of New York.

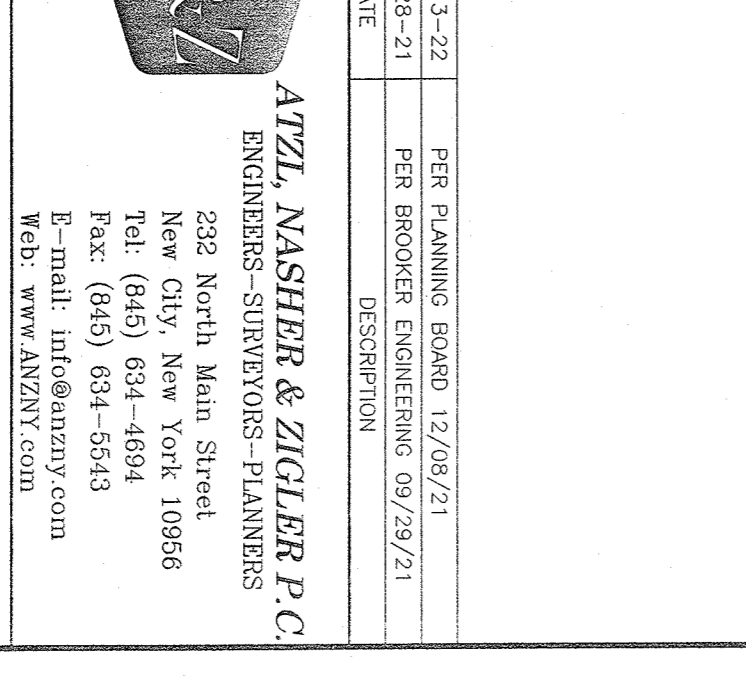
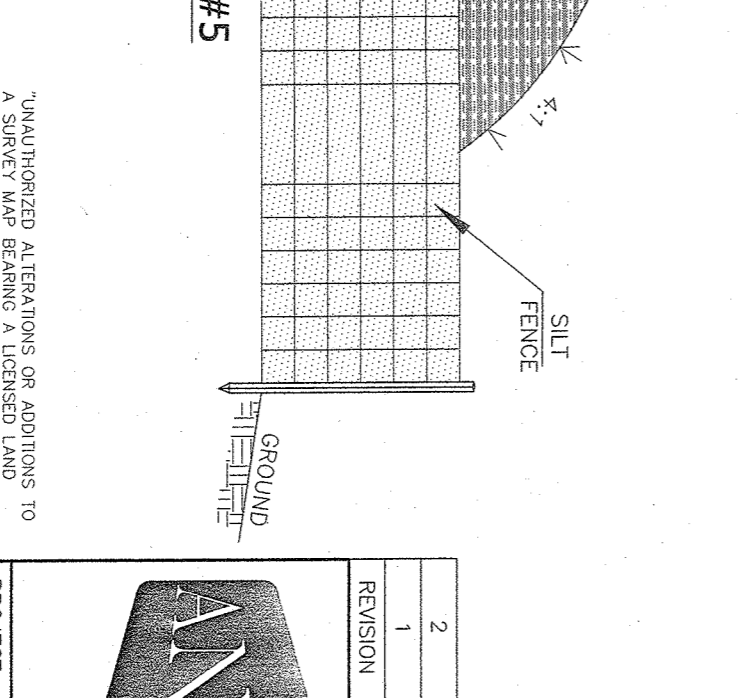
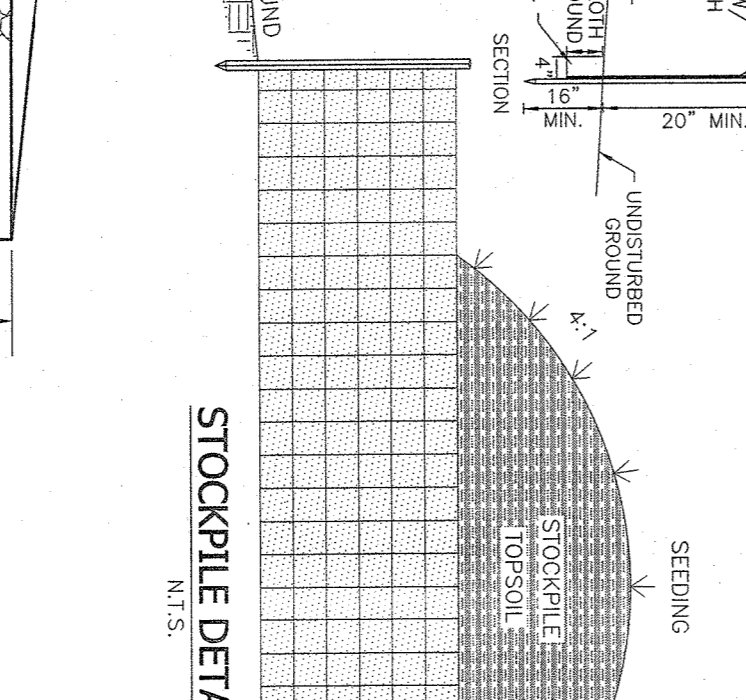
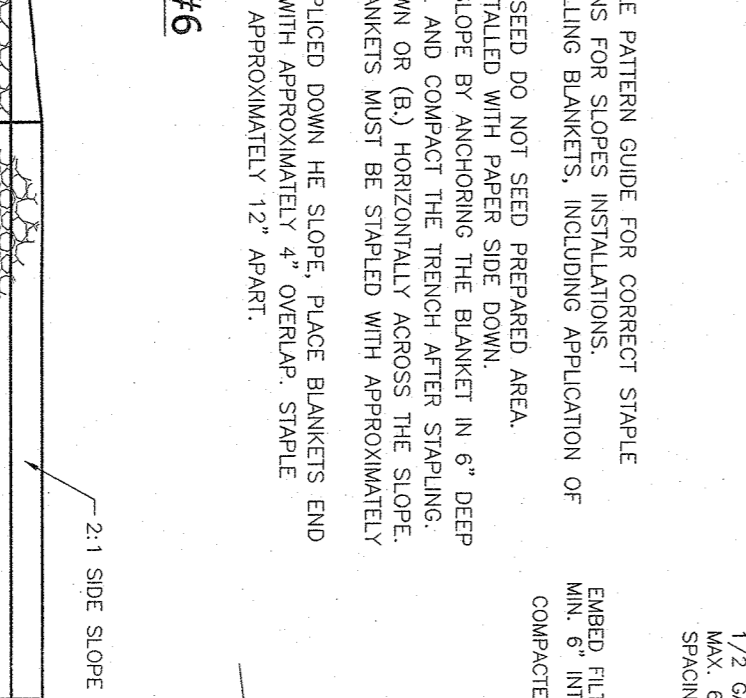
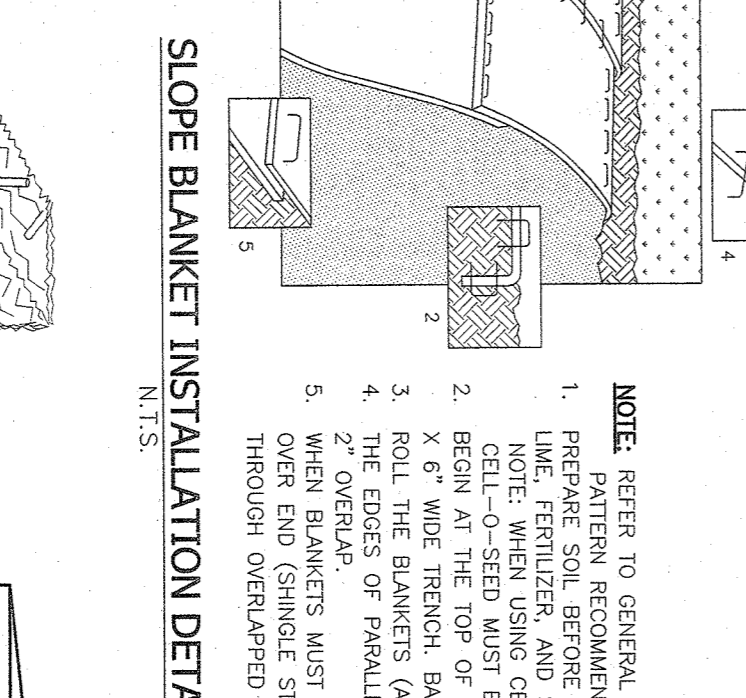
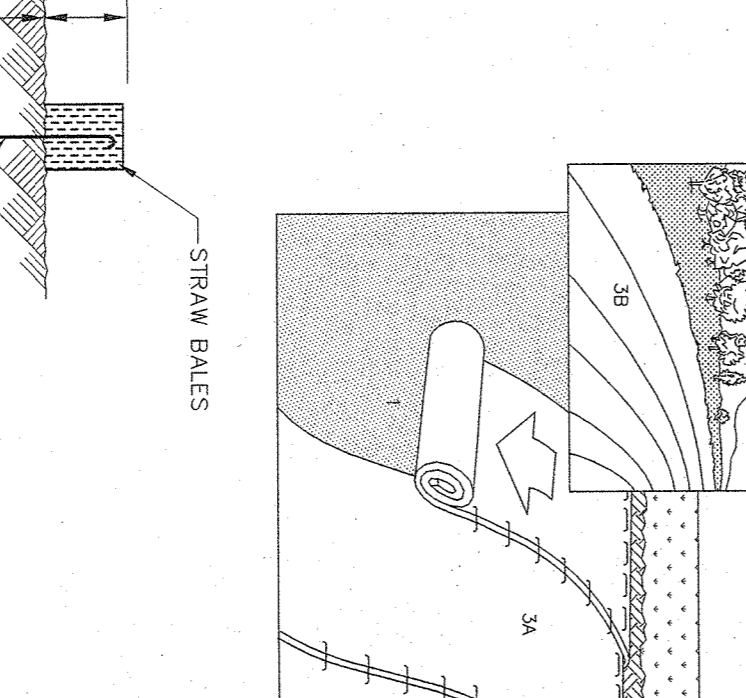
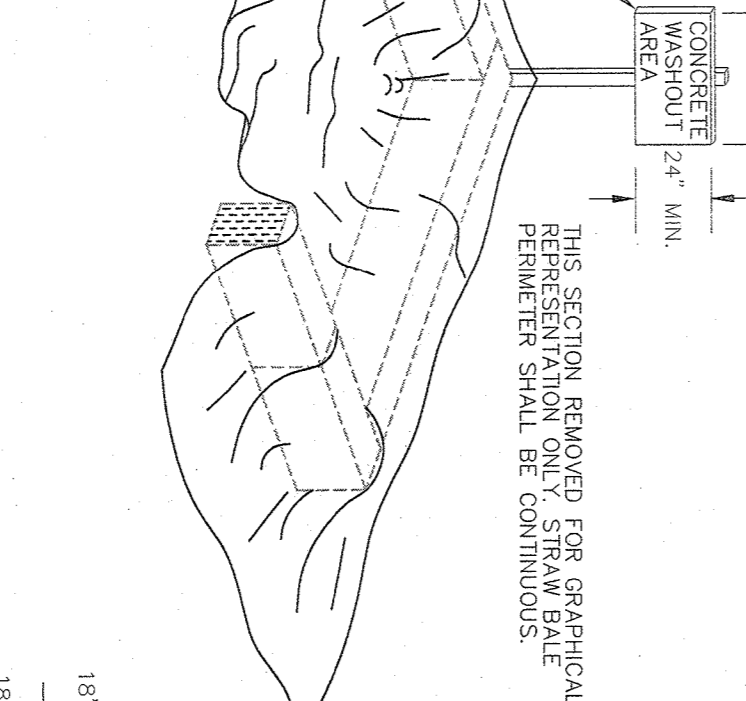
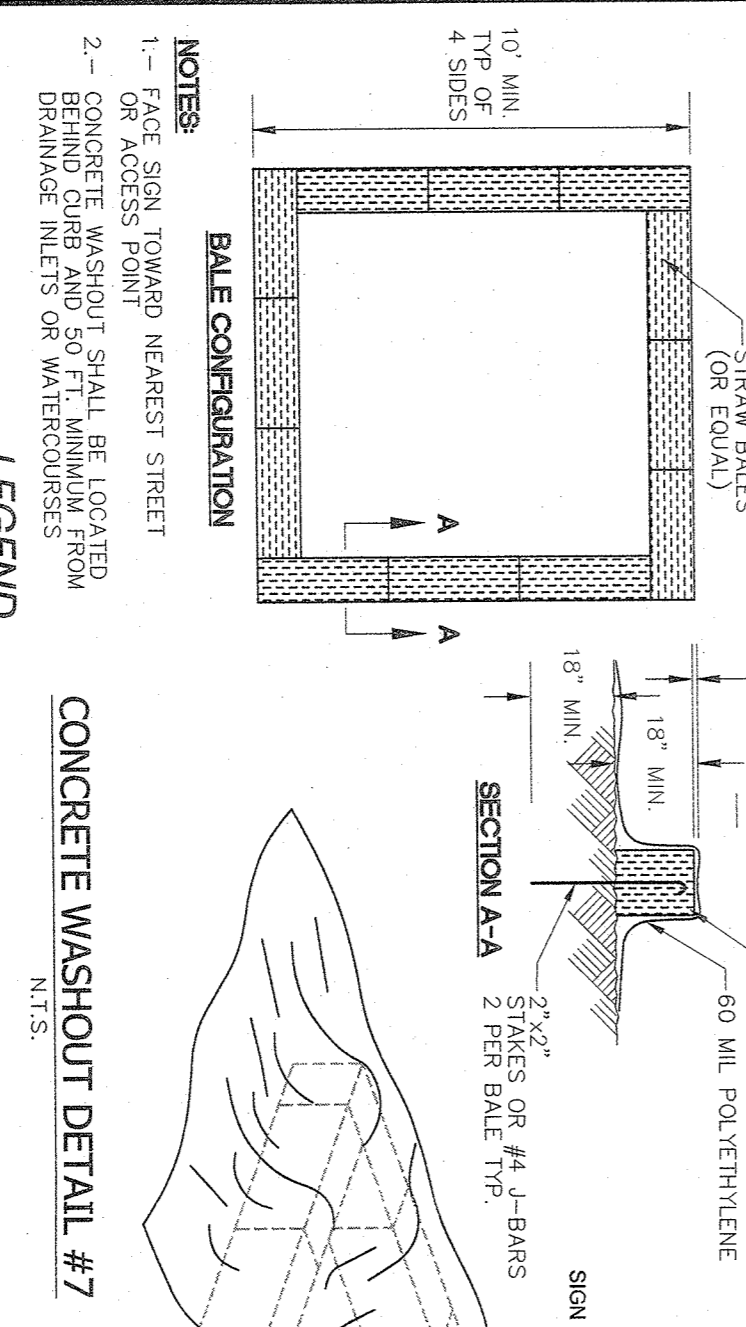
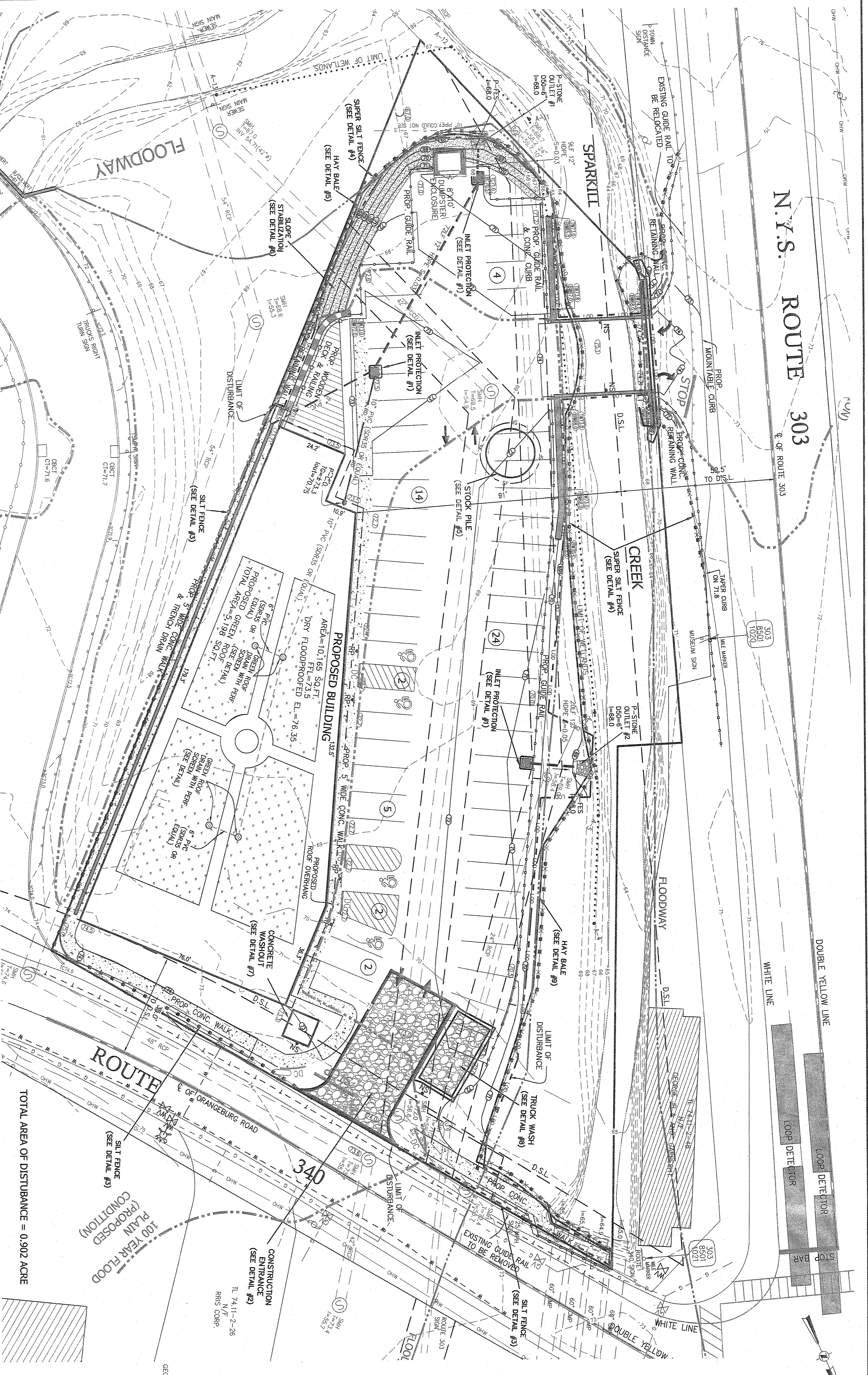
ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10986
 Tel: (945) 634-4694
 Fax: (945) 634-5543
 E-mail: info@atnz.com
 Web: www.atnz.com

S CORNER PLAZA
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

CROSS SECTIONS PROFILE VIEW

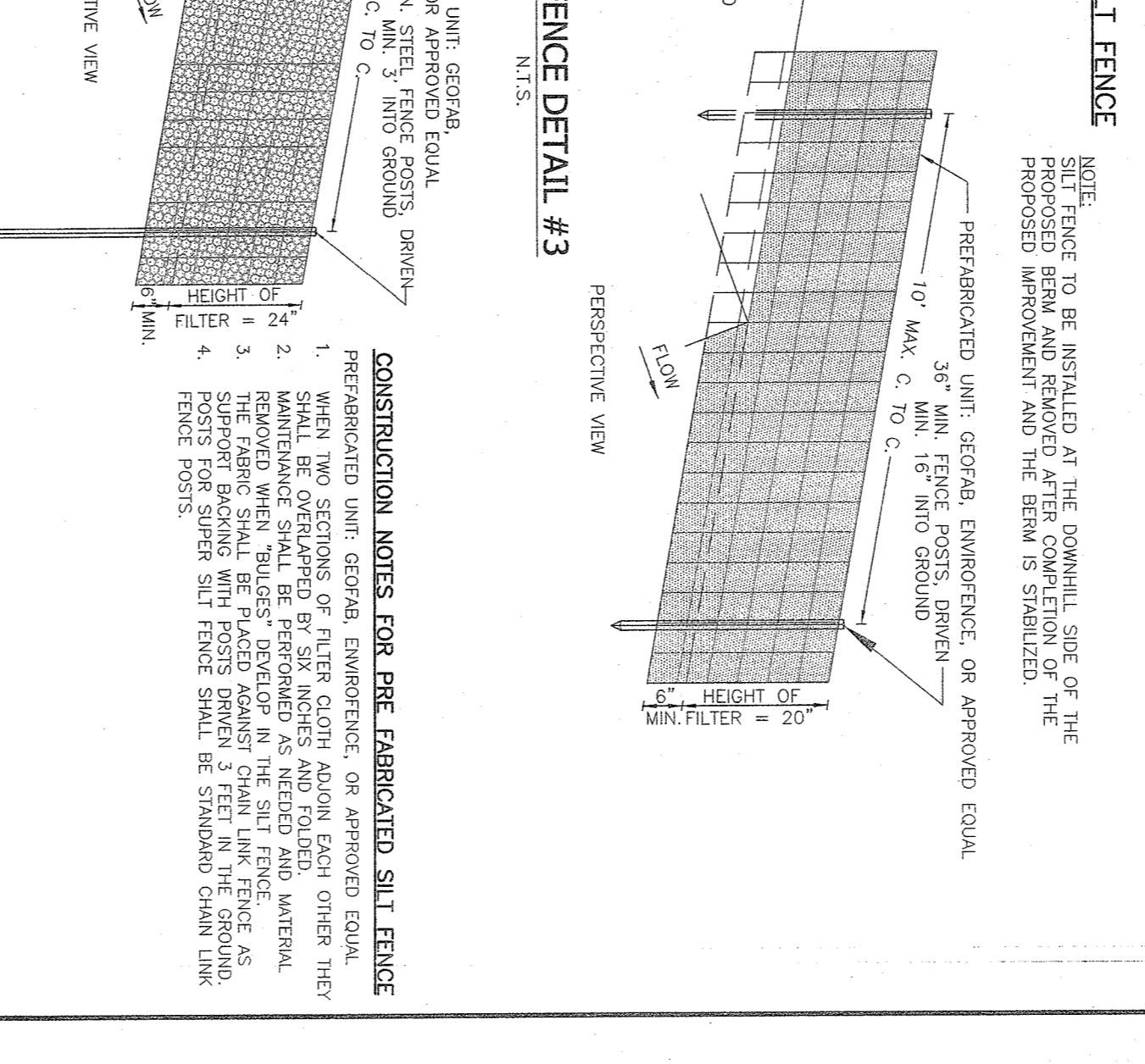
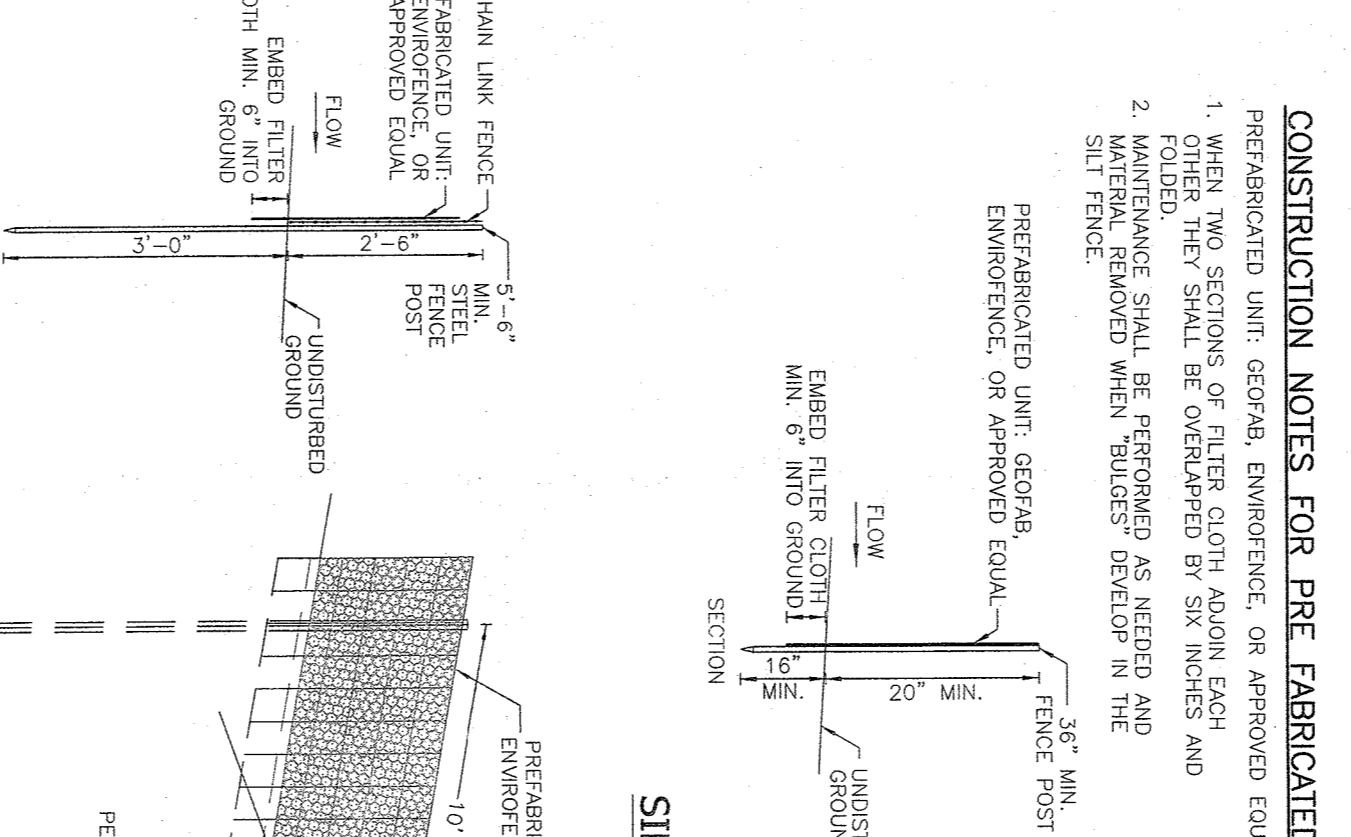
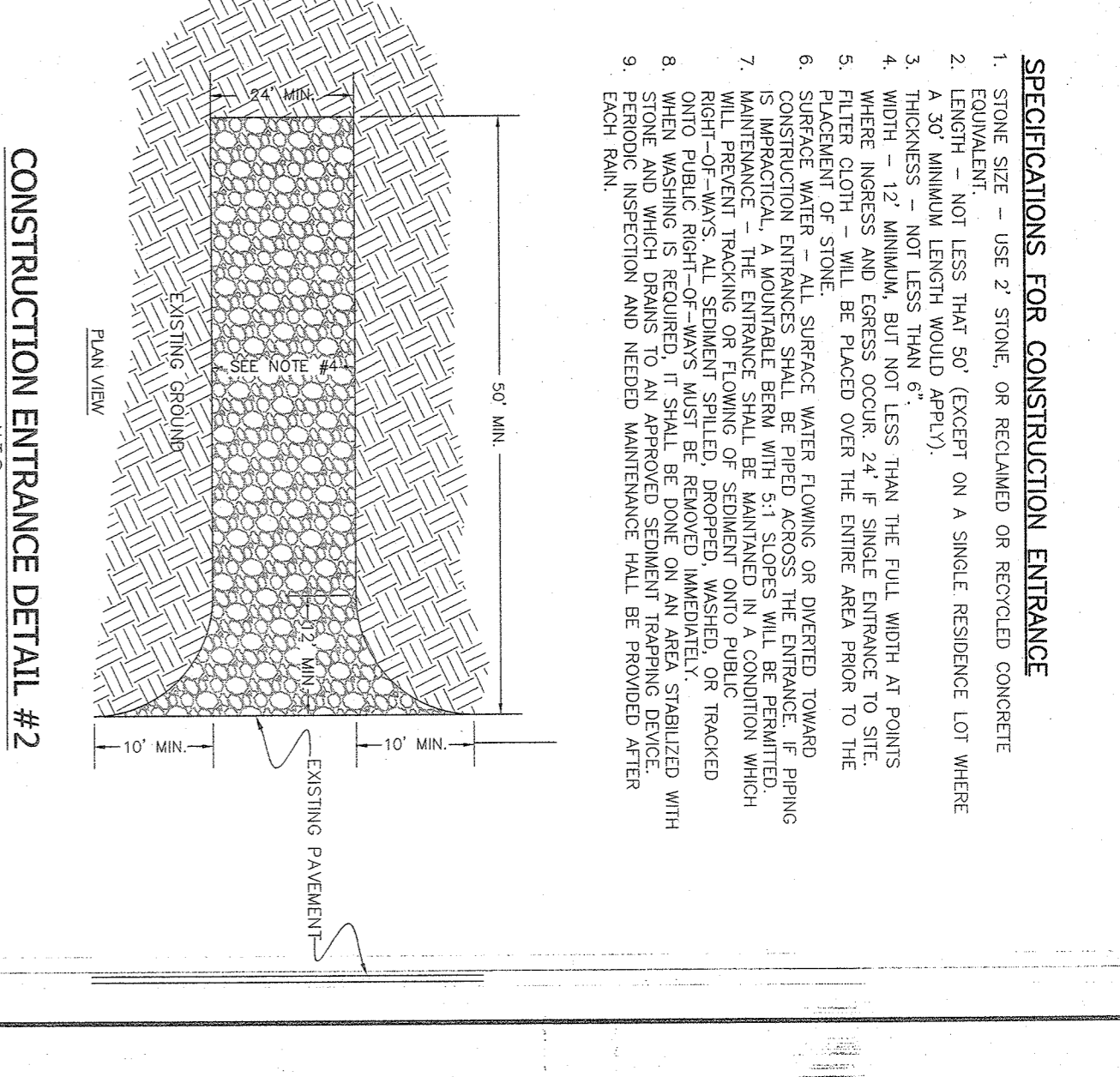
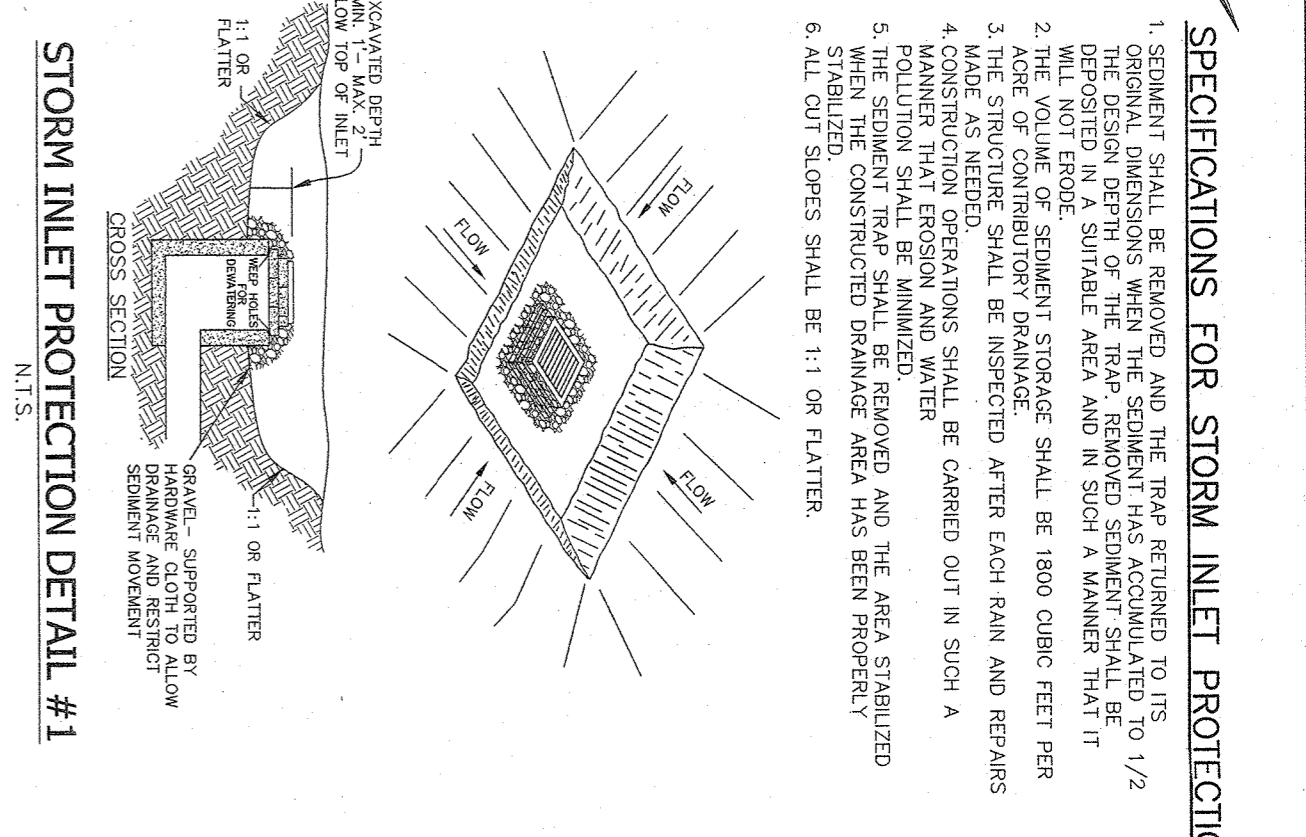
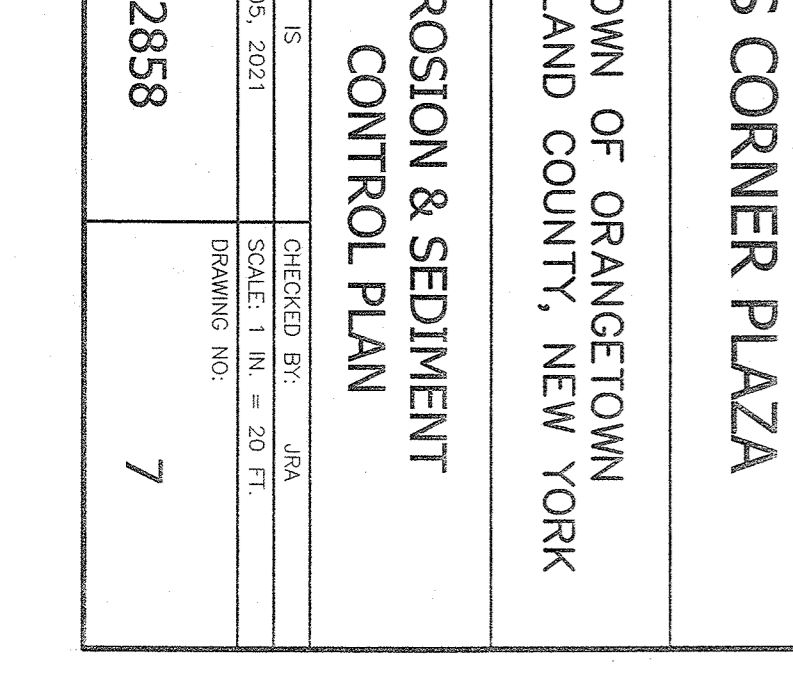
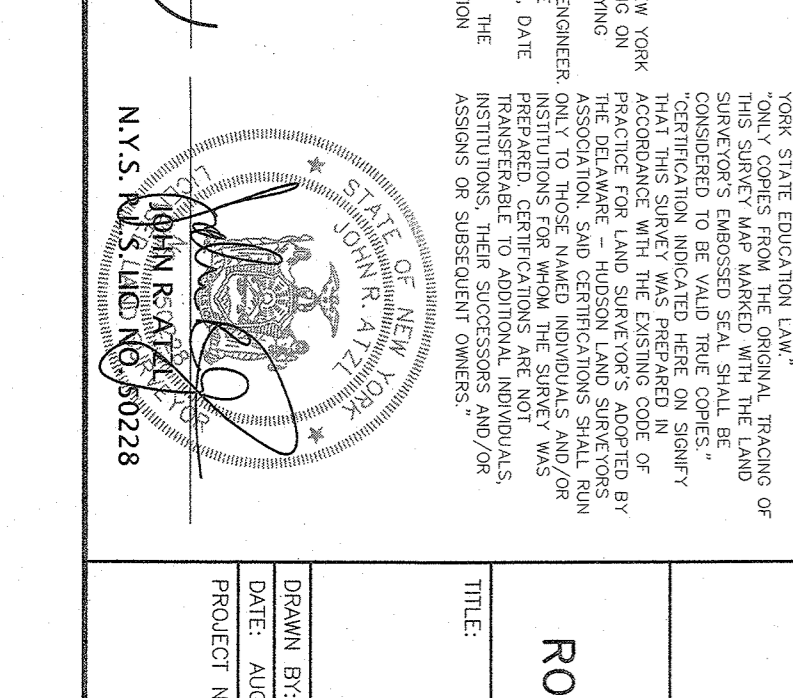
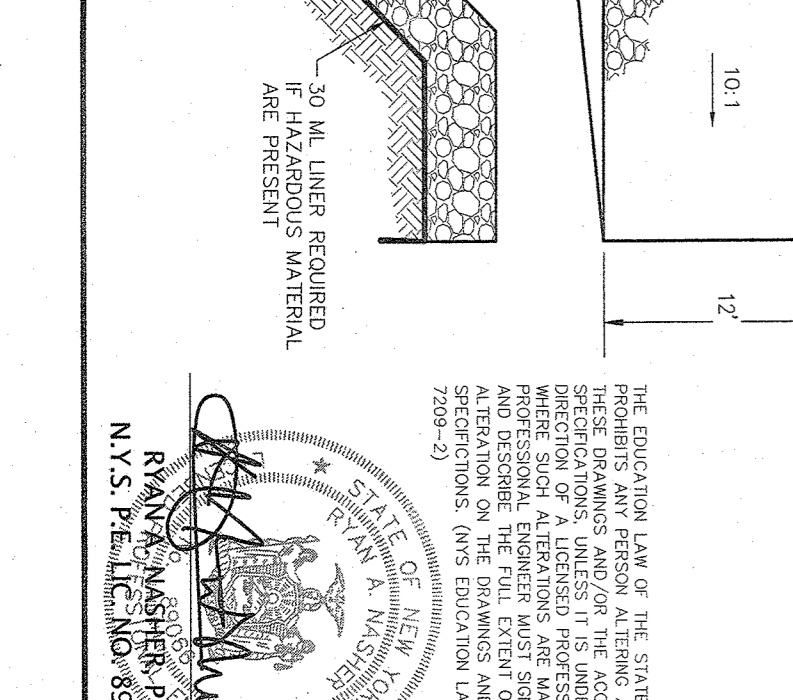
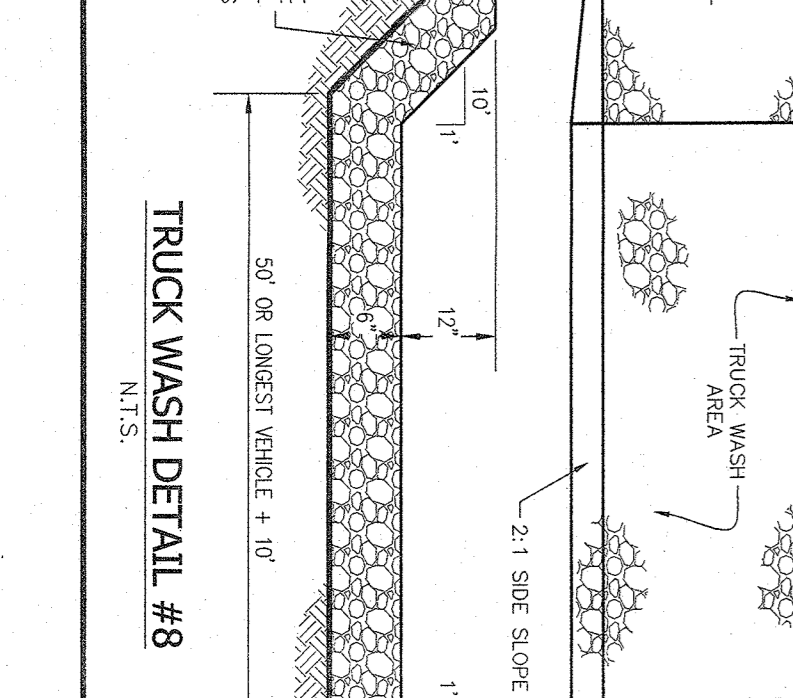
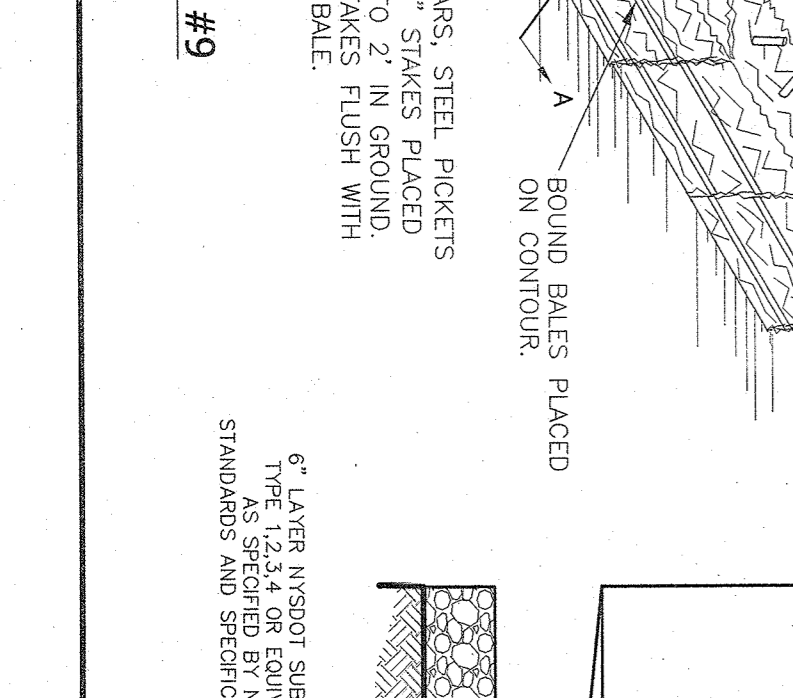
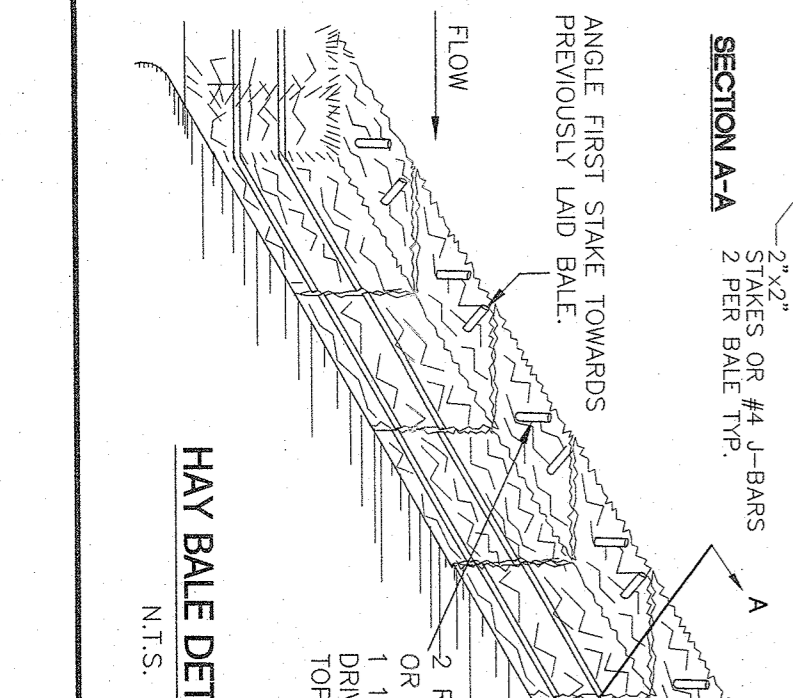
DATE: AUGUST 05, 2021	CHECKED BY: JJA
PROJECT NO: 2858	SCALE: 1 IN. = 30 FT.
	DRAWING NO: 6

N.Y.S. ROUTE 303 & OF ROUTE 303



- LEGEND**
- EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - EXISTING WATERLINE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER LINE
 - EXISTING SIDE ELEVATION
 - EXISTING STONE WALL
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING LIMIT OF WETLANDS
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED ROOFTOP
 - PROPOSED RETAINING WALL
 - PROPOSED CURB
 - PROPOSED SLOPE
 - PROPOSED RESERVED ASPHALT
 - PROPOSED NO STANDING
 - PROPOSED UNDISTURBED ASPHALT
 - CONTAINMENT TYP. HATCH
 - PROPOSED WASHOUT
 - PROPOSED SLOPE
 - PROPOSED REINFORCED CONCRETE
 - PROPOSED TRUCK WASH
 - PROPOSED HAY BALE

- EROSION & SEDIMENT CONTROL LEGEND**
- PROPOSED SLOPE PROTECTION
 - PROPOSED CONSTRUCTION ENTRANCE
 - PROPOSED SILT FENCE
 - PROPOSED CURB
 - PROPOSED SLOPE BLANKET
 - PROPOSED CONCRETE WASHOUT
 - PROPOSED TRUCK WASH
 - PROPOSED HAY BALE



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 Web: www.atzy.com

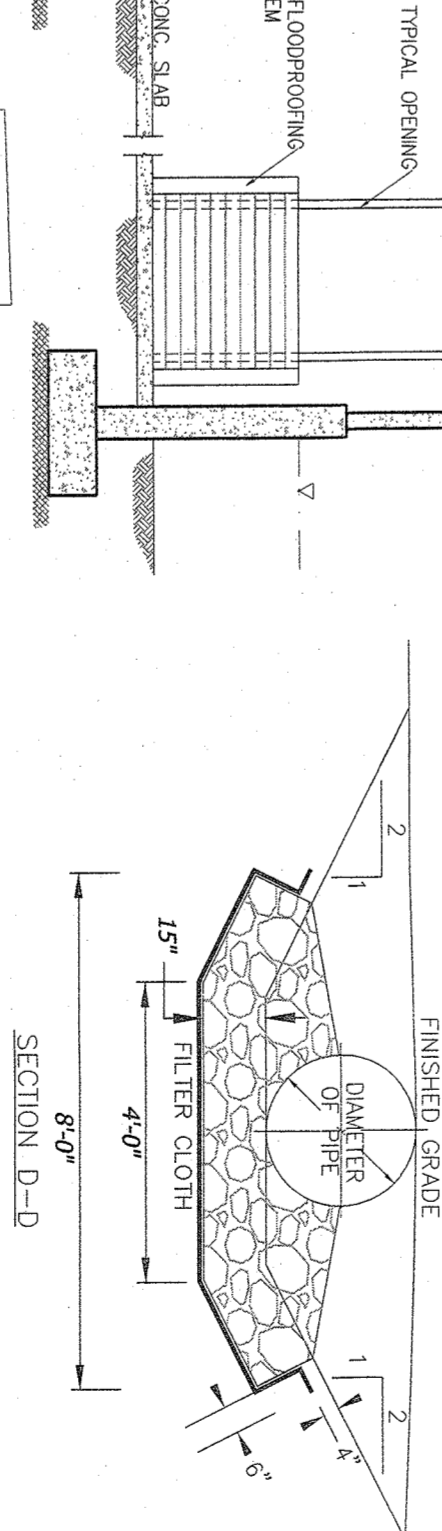
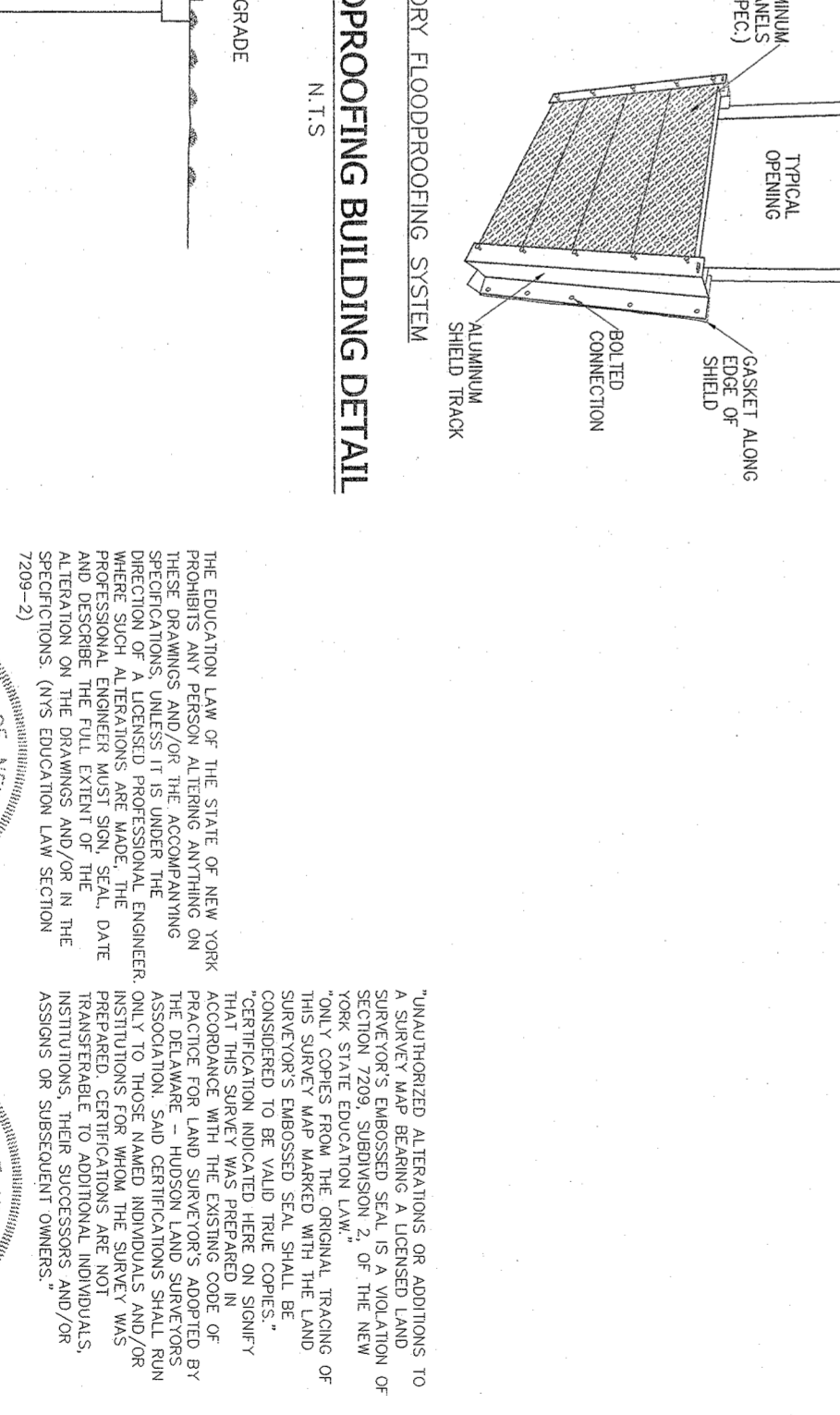
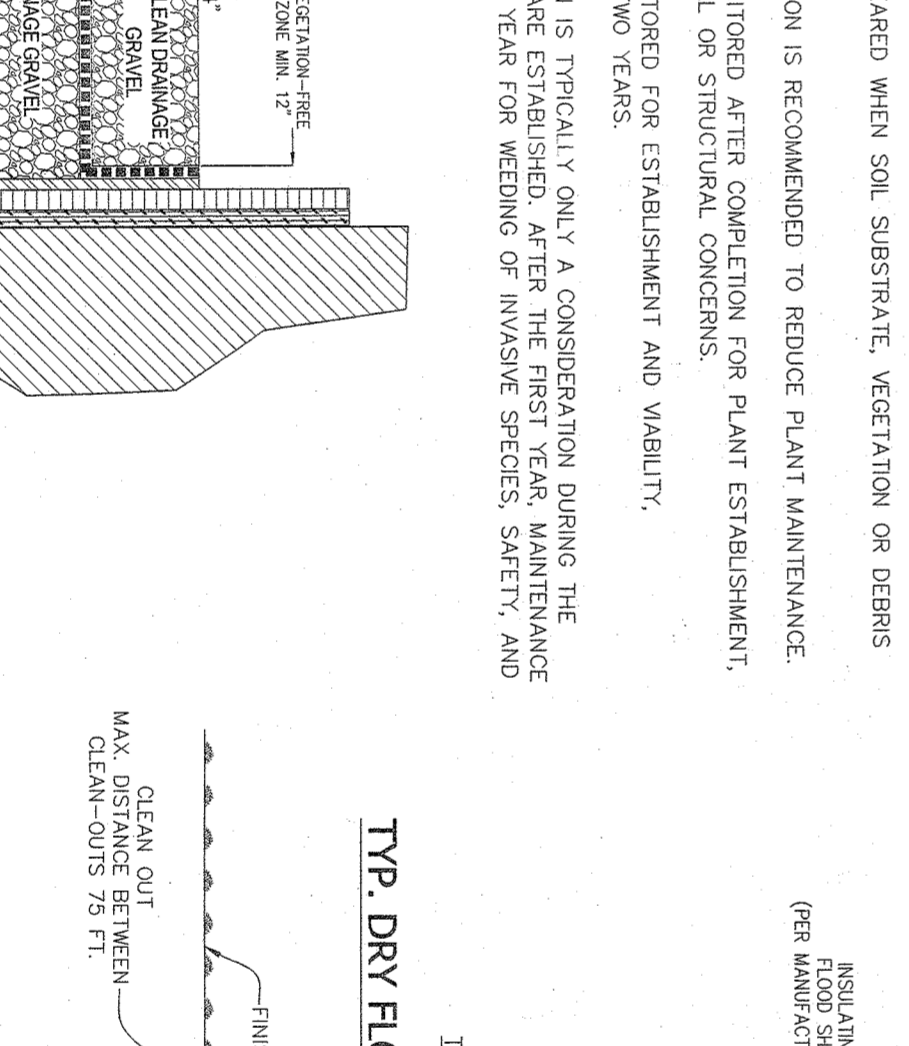
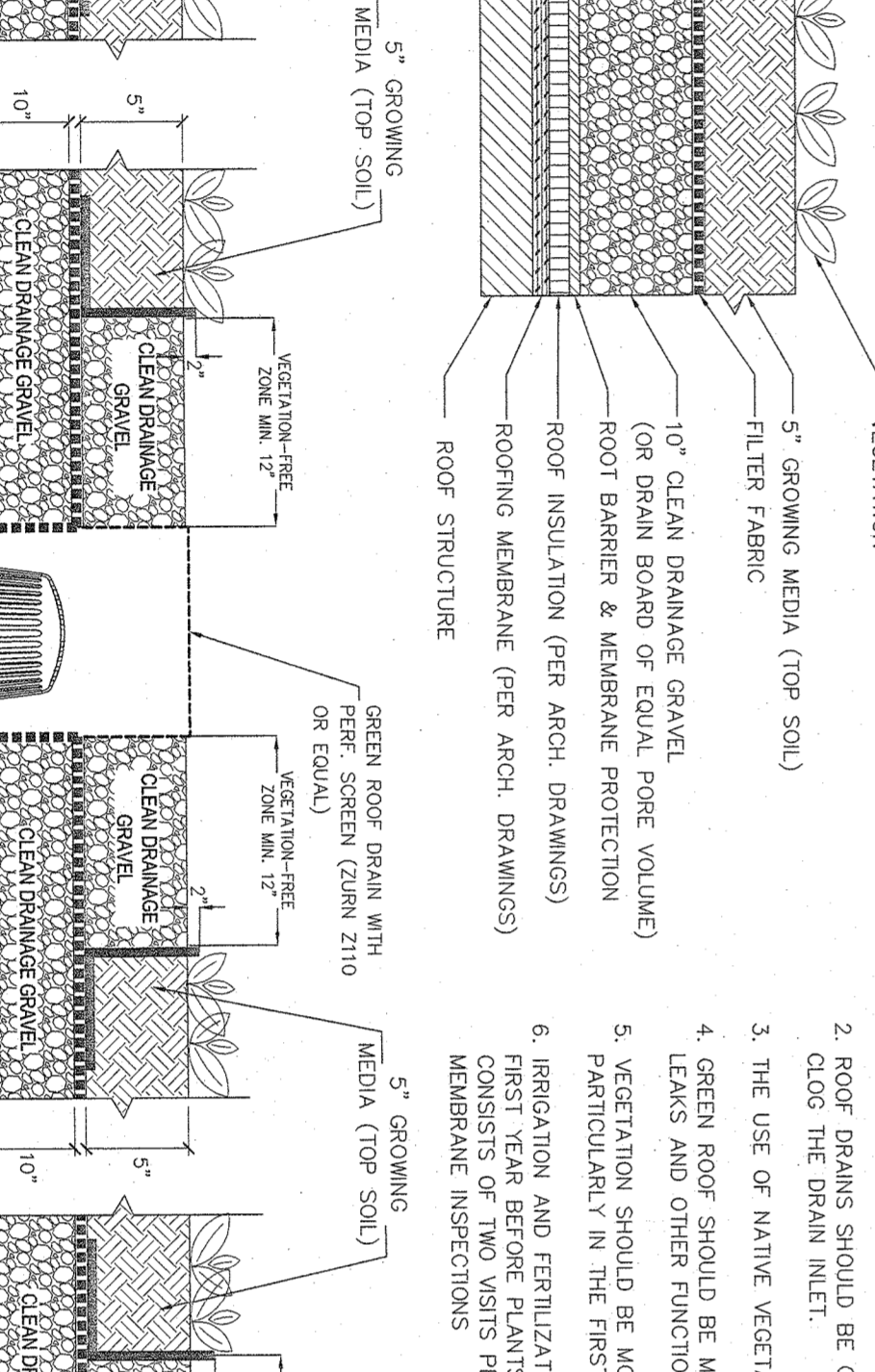
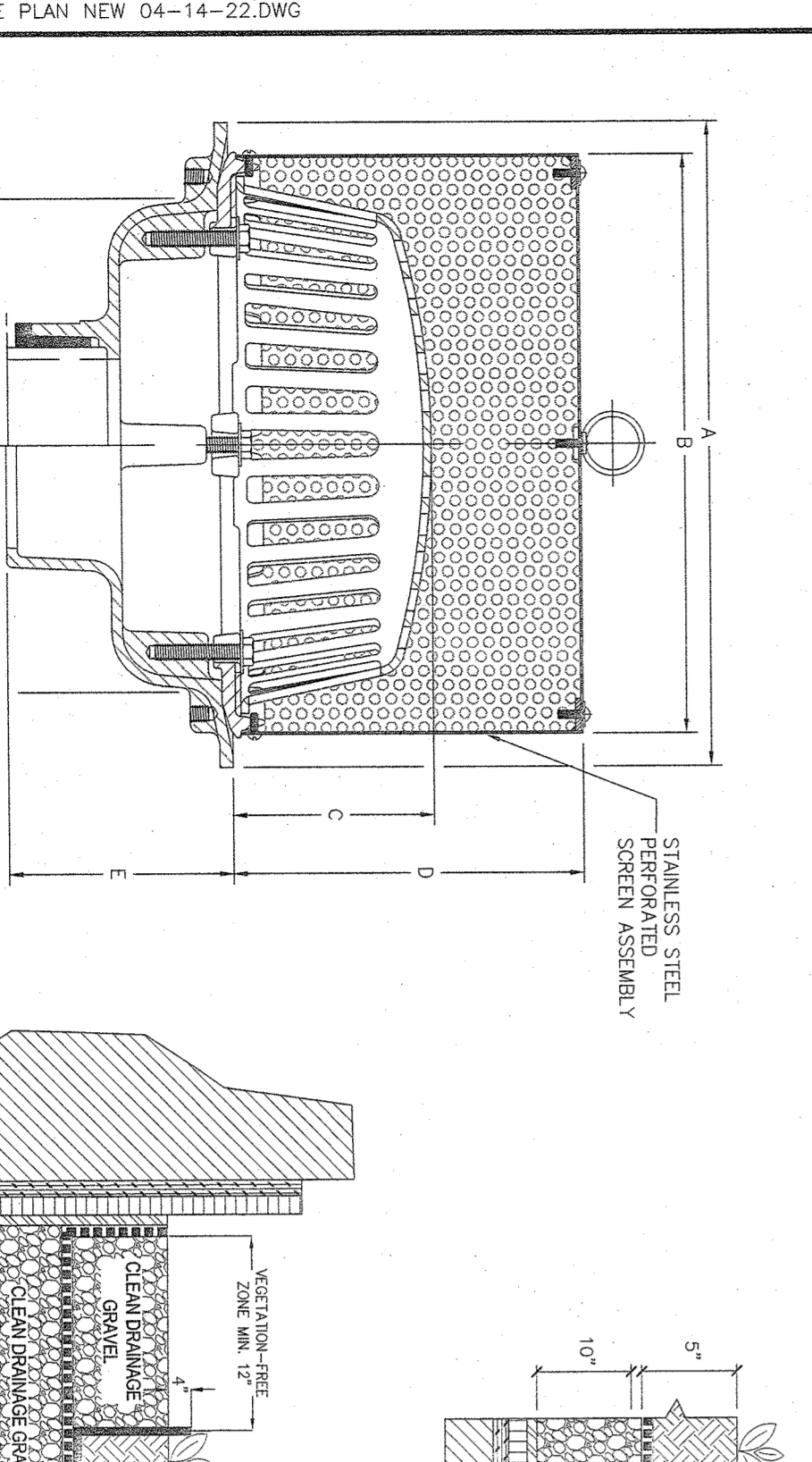
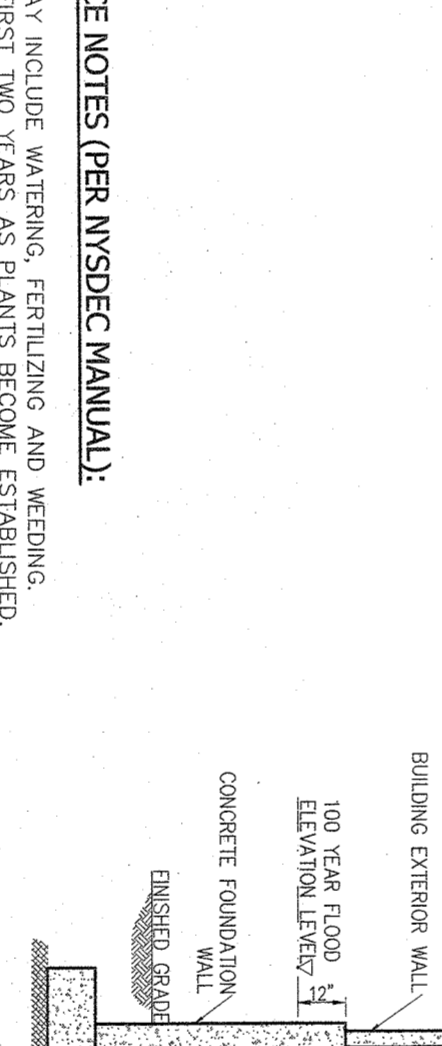
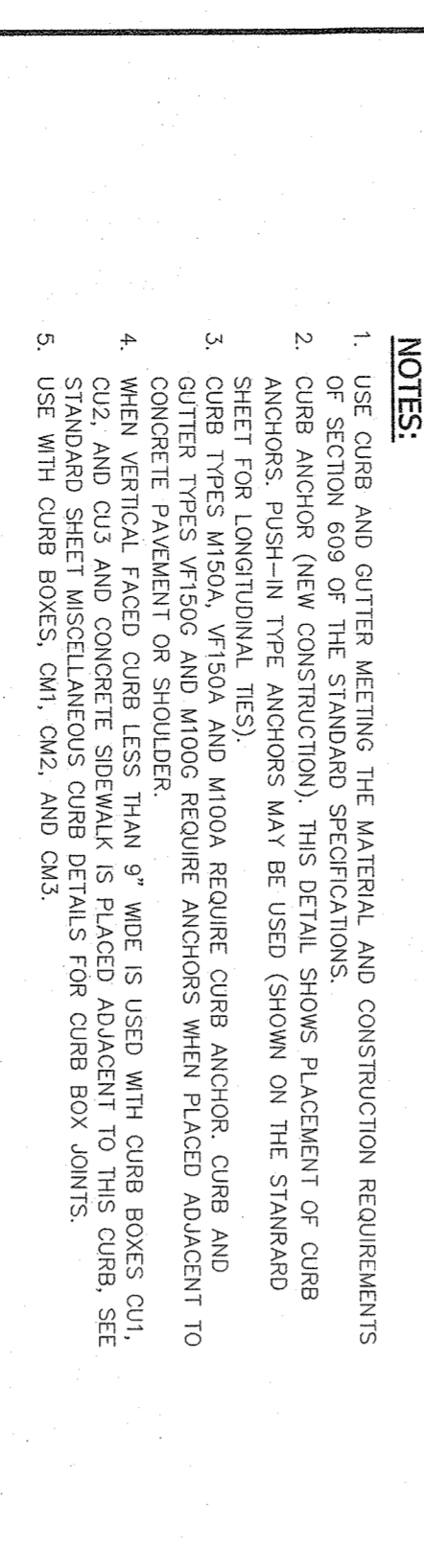
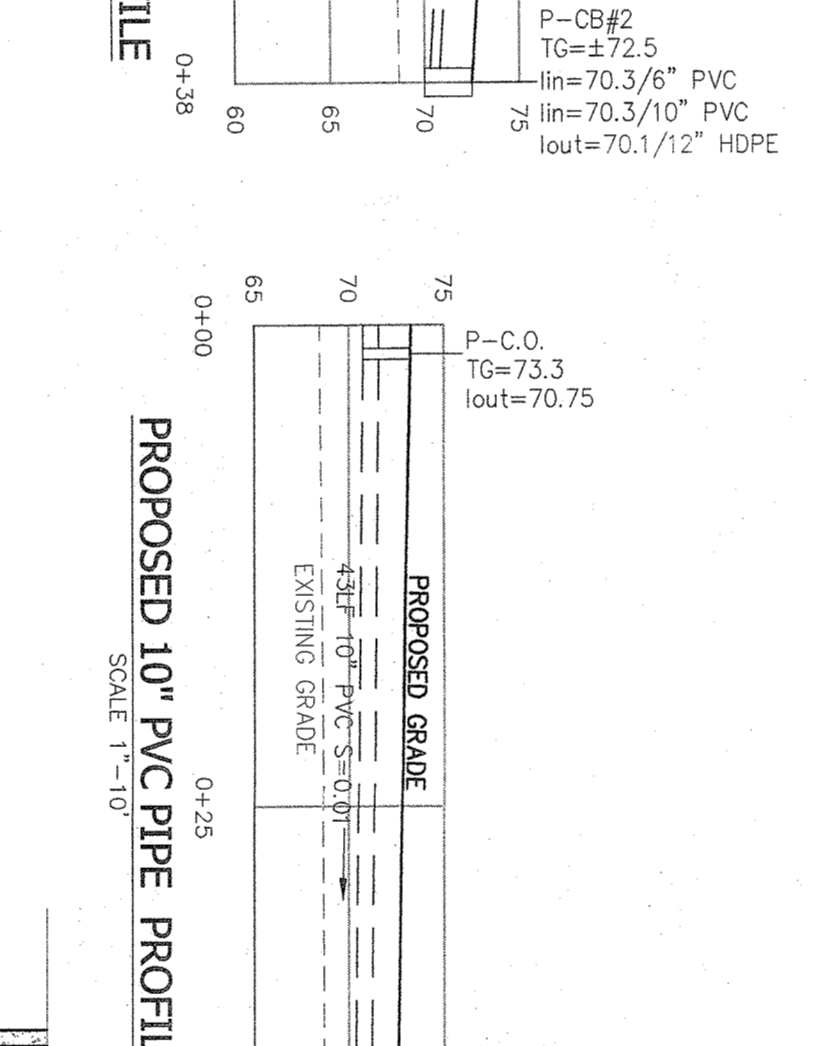
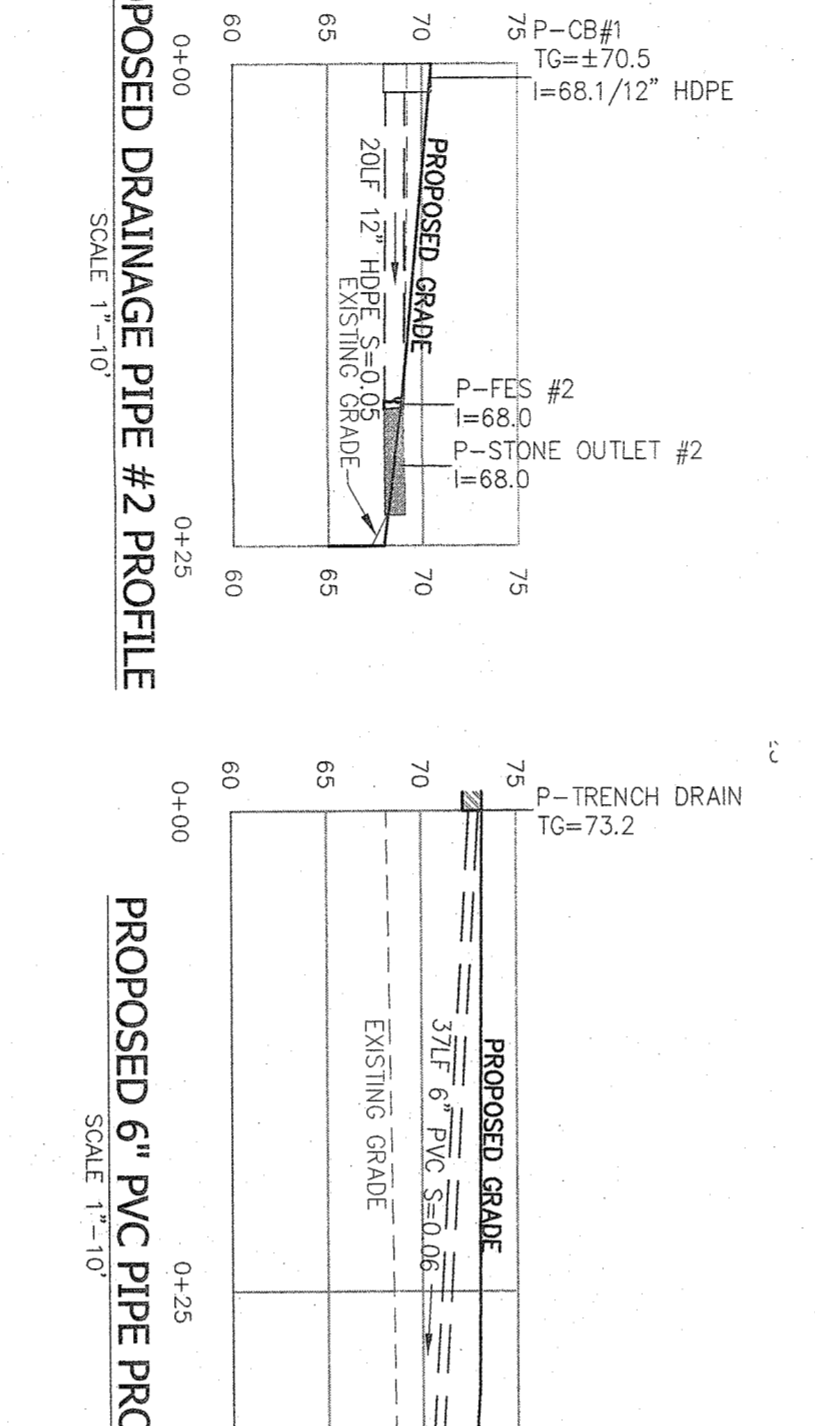
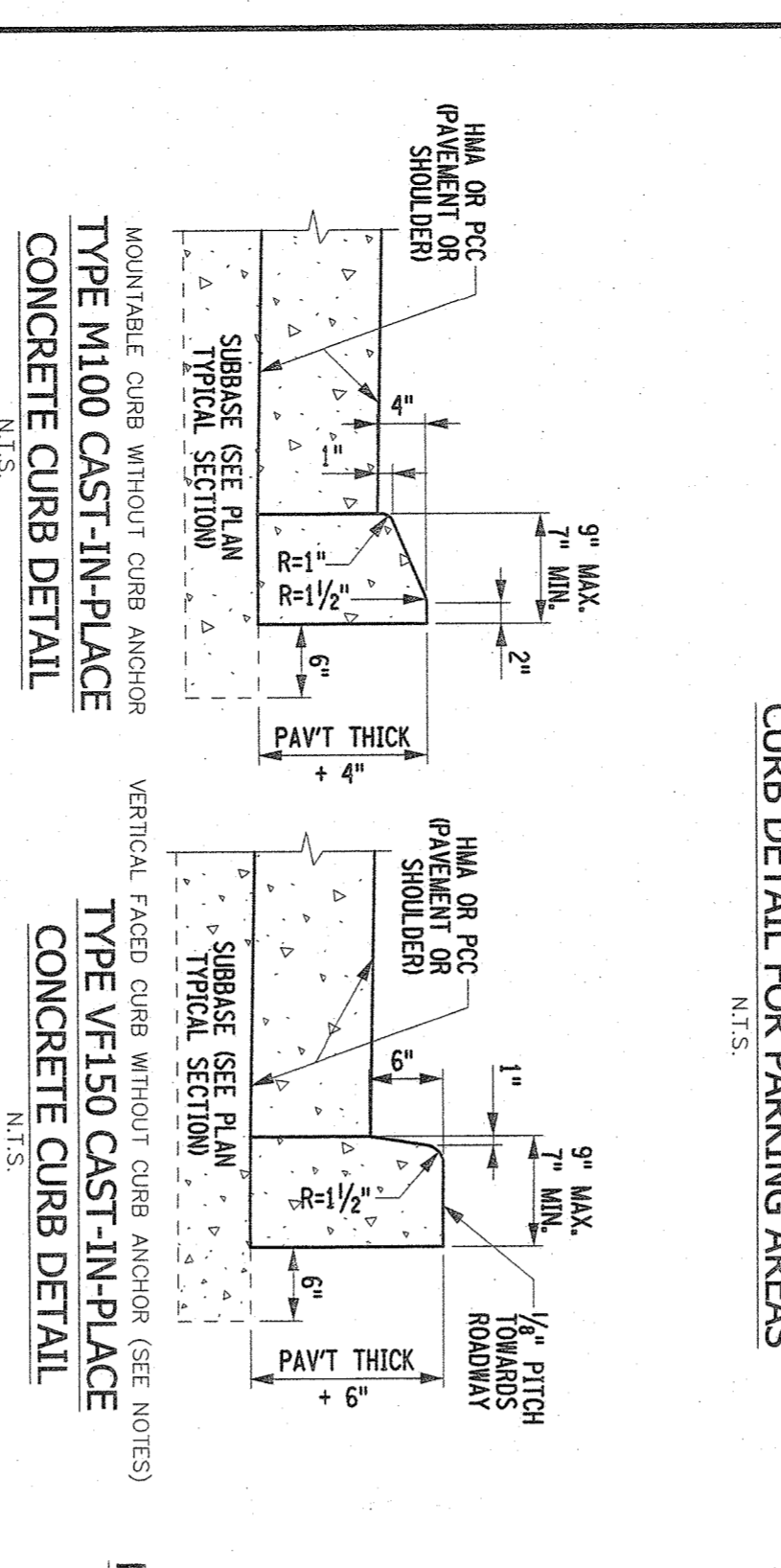
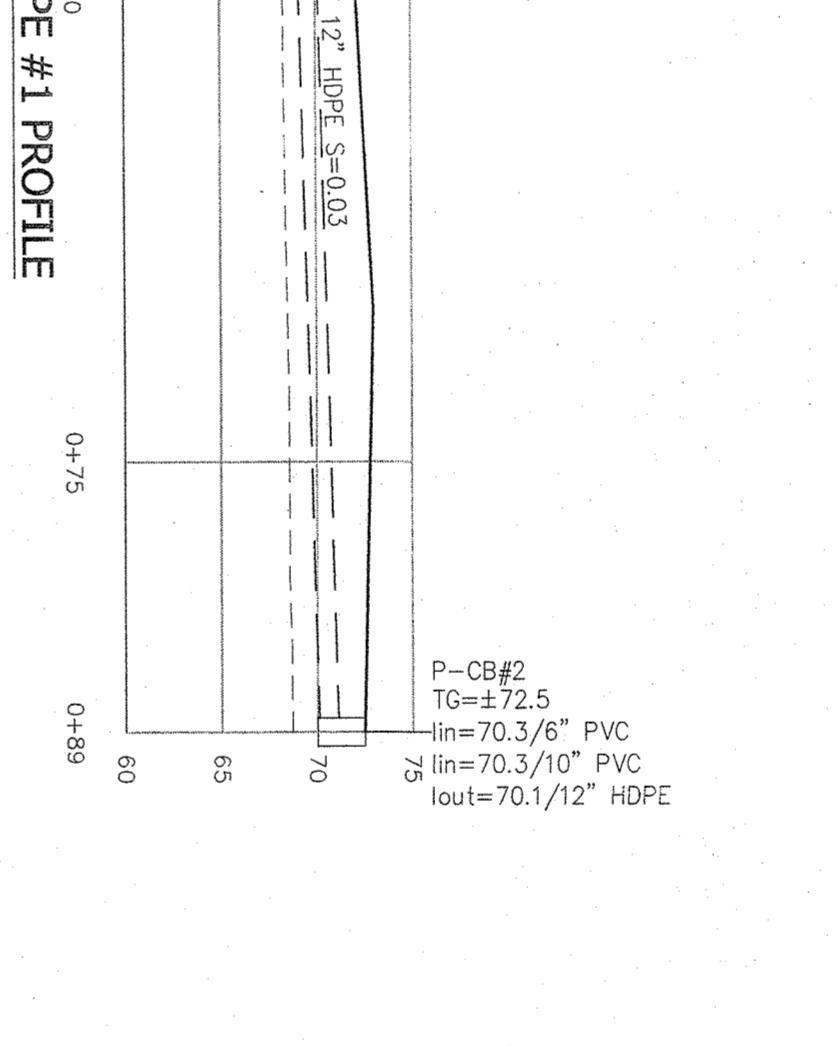
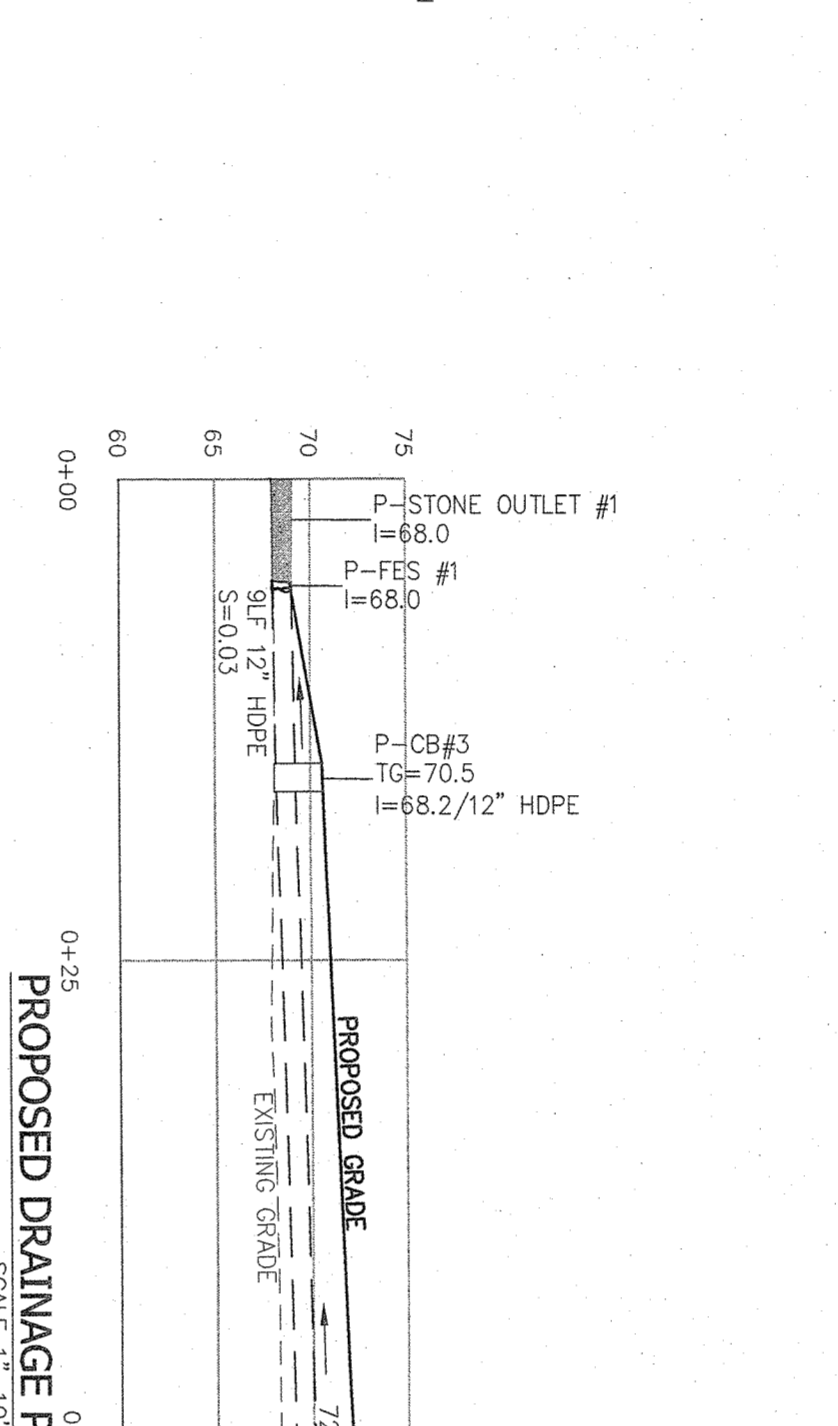
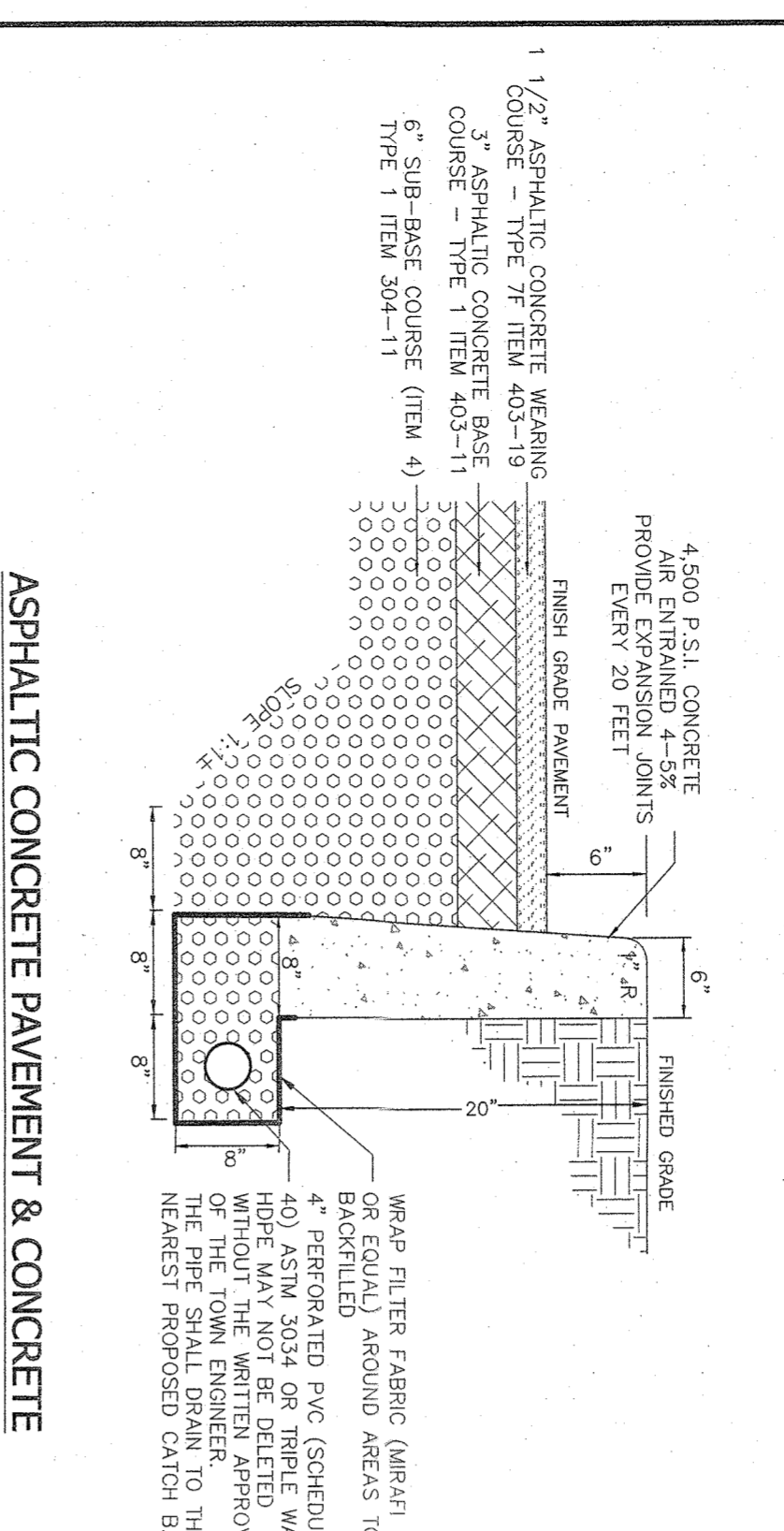
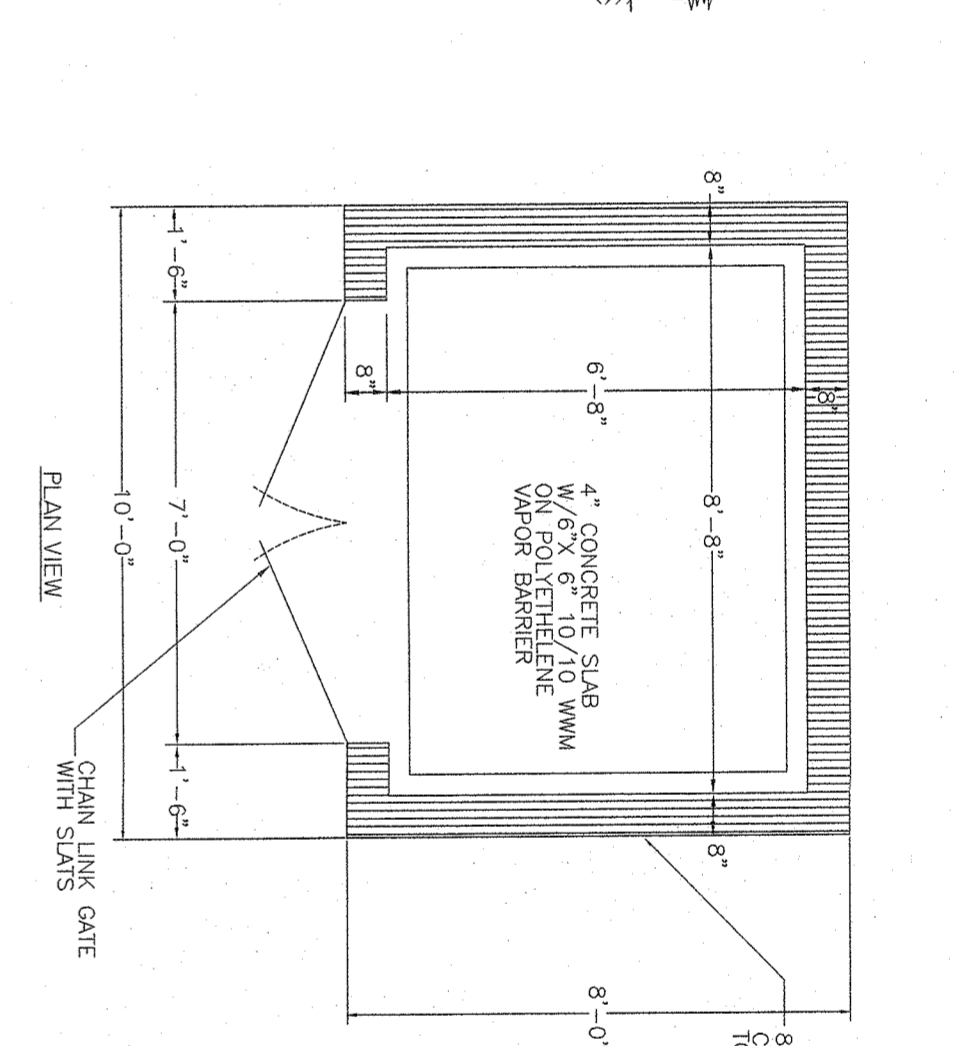
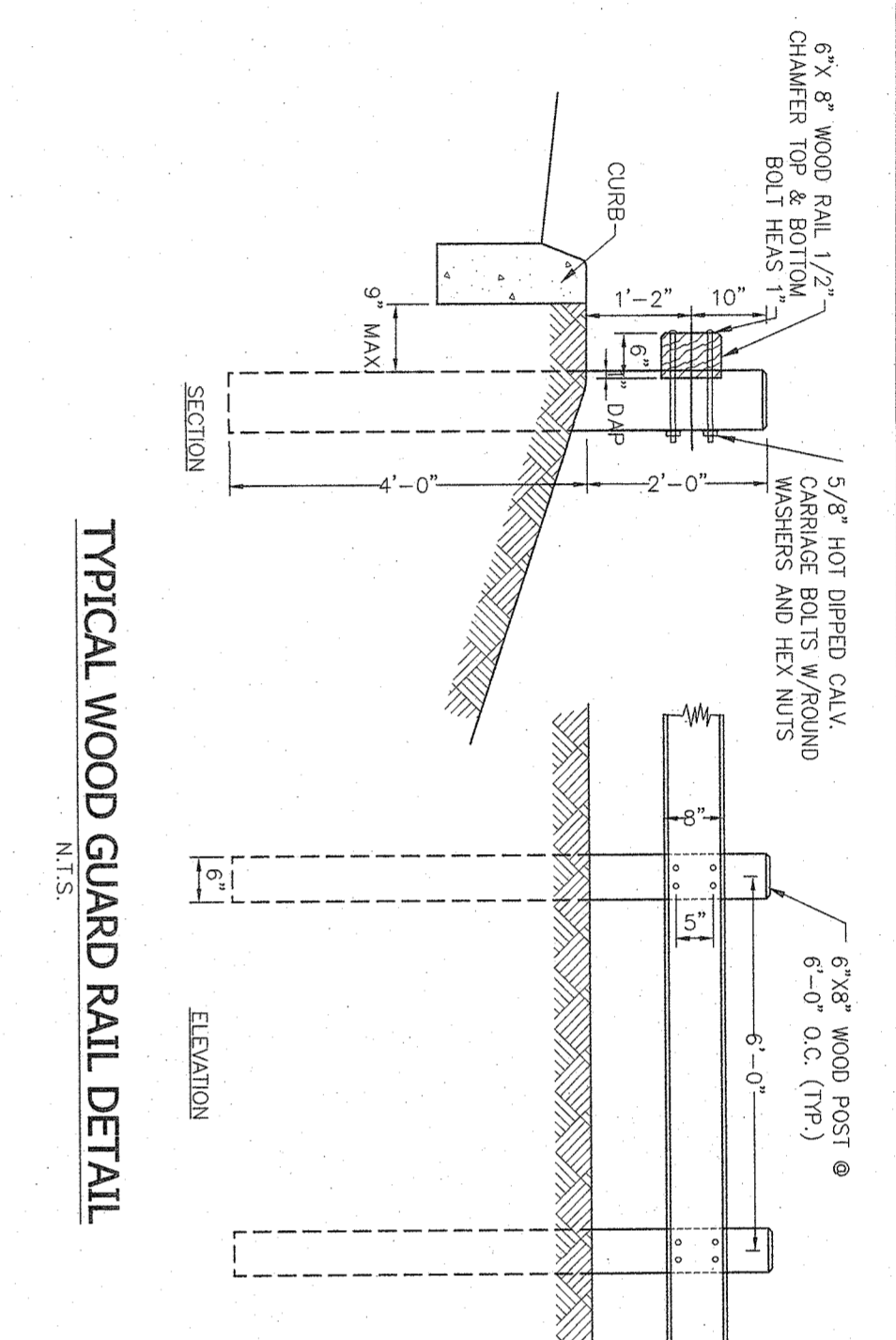
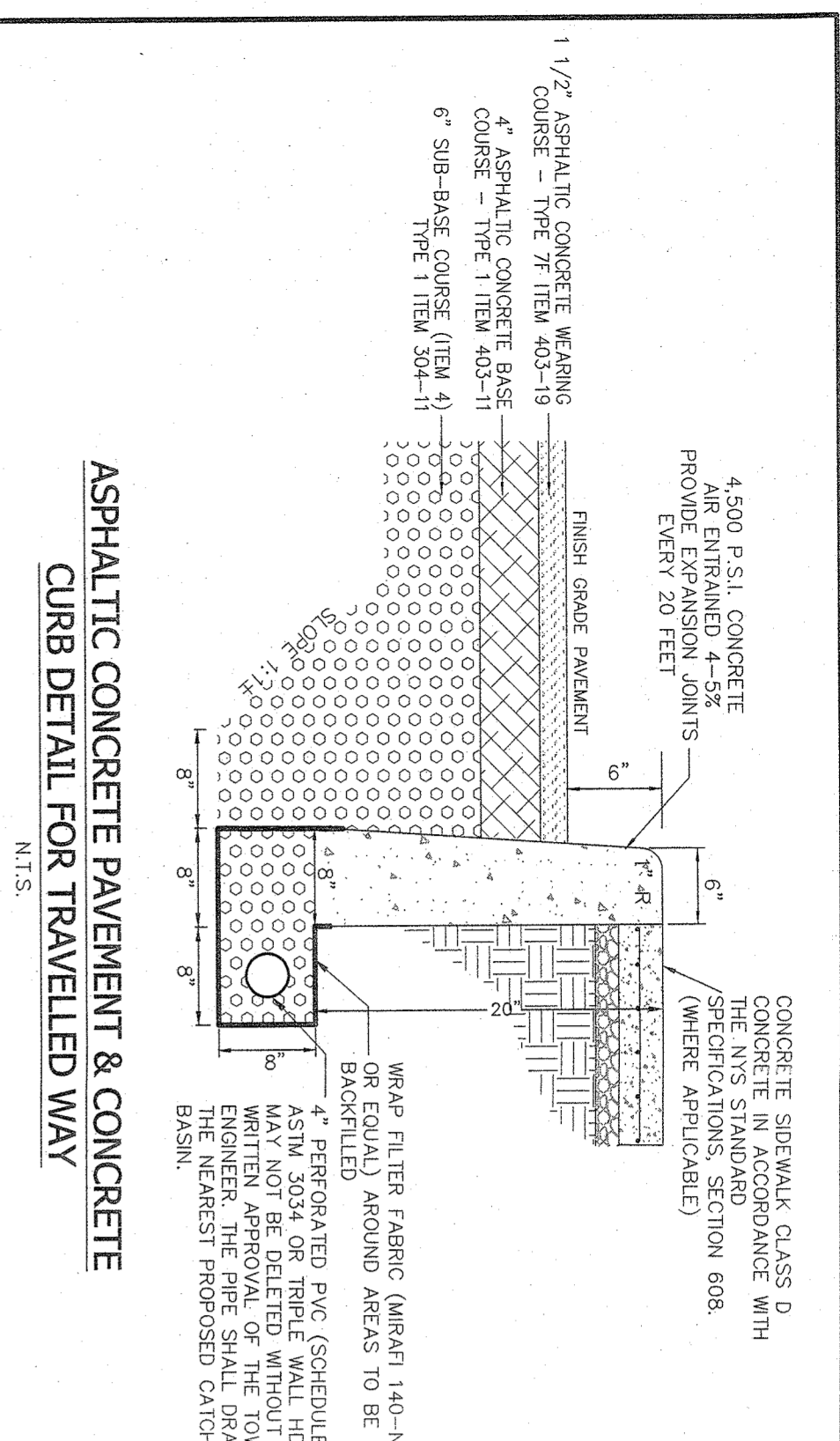
PROJECT: S CORNER PLAZA
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

DATE:	AUGUST 05, 2021
DESIGNED BY:	IS
CHECKED BY:	JSA
SCALE:	1" = 20' FT
DRAWING NO.:	2858
REVISION:	7

NOTES:

- FACE SIGN TOWARD NEAREST STREET
- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES



PROJECT:
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

DETAILS:

ATZIL, NASHBER & ZICHER P.C.
ENGINEERS-SCIENTISTS-PLANNERS
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New City, New York 10956
Tel: (914) 634-6894
Fax: (914) 634-5513
E-mail: info@atnz.com
Web: www.atnz.com

REVISION:

NO.	DATE	DESCRIPTION
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1	10-28-21	PER BROOKER ENGINEERING 09/29/21

DRAWN BY: IS

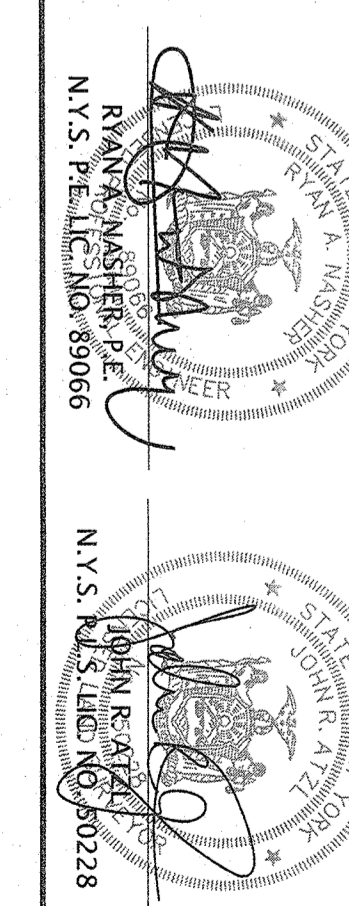
CHECKED BY: JBA

DATE: AUGUST 09, 2021

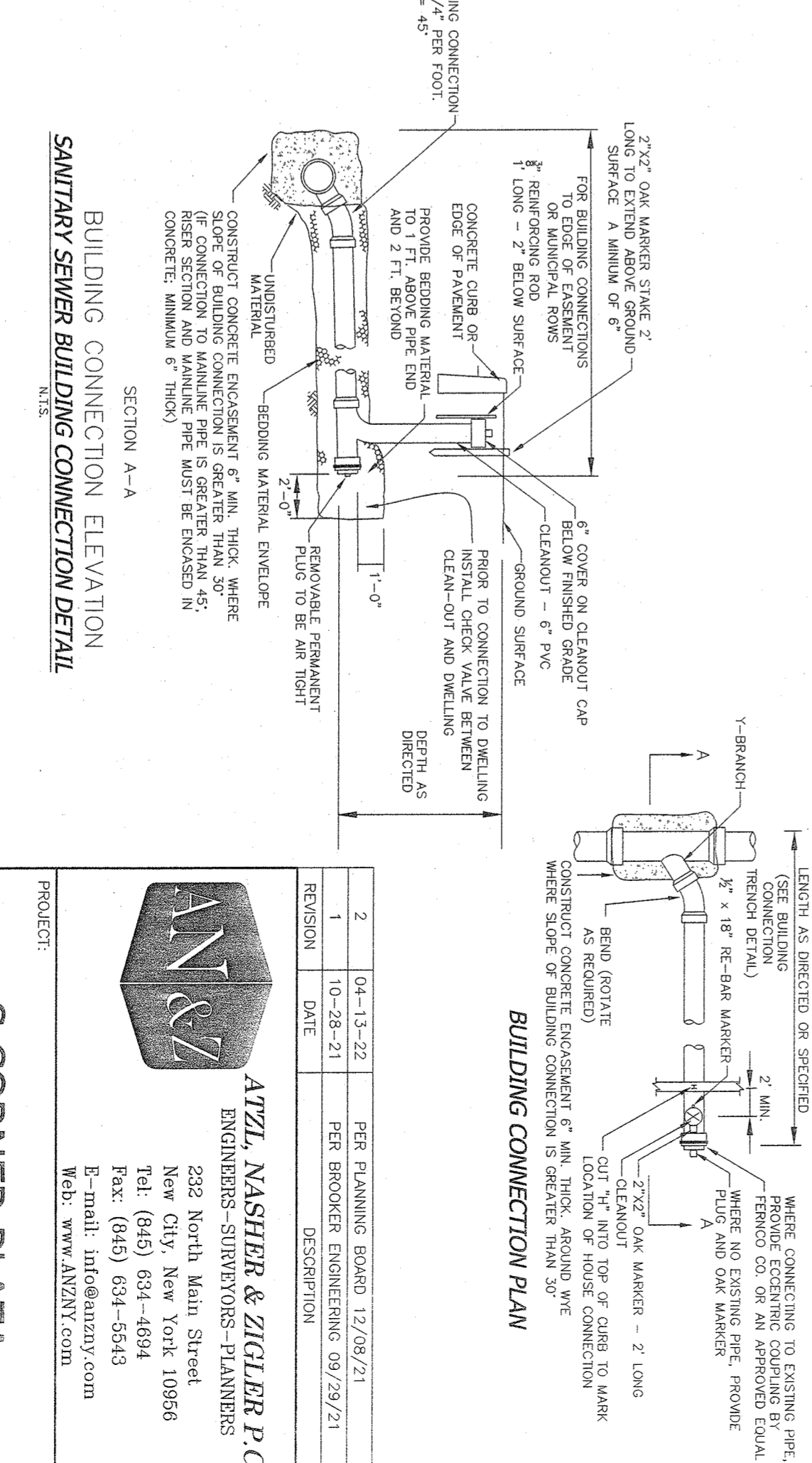
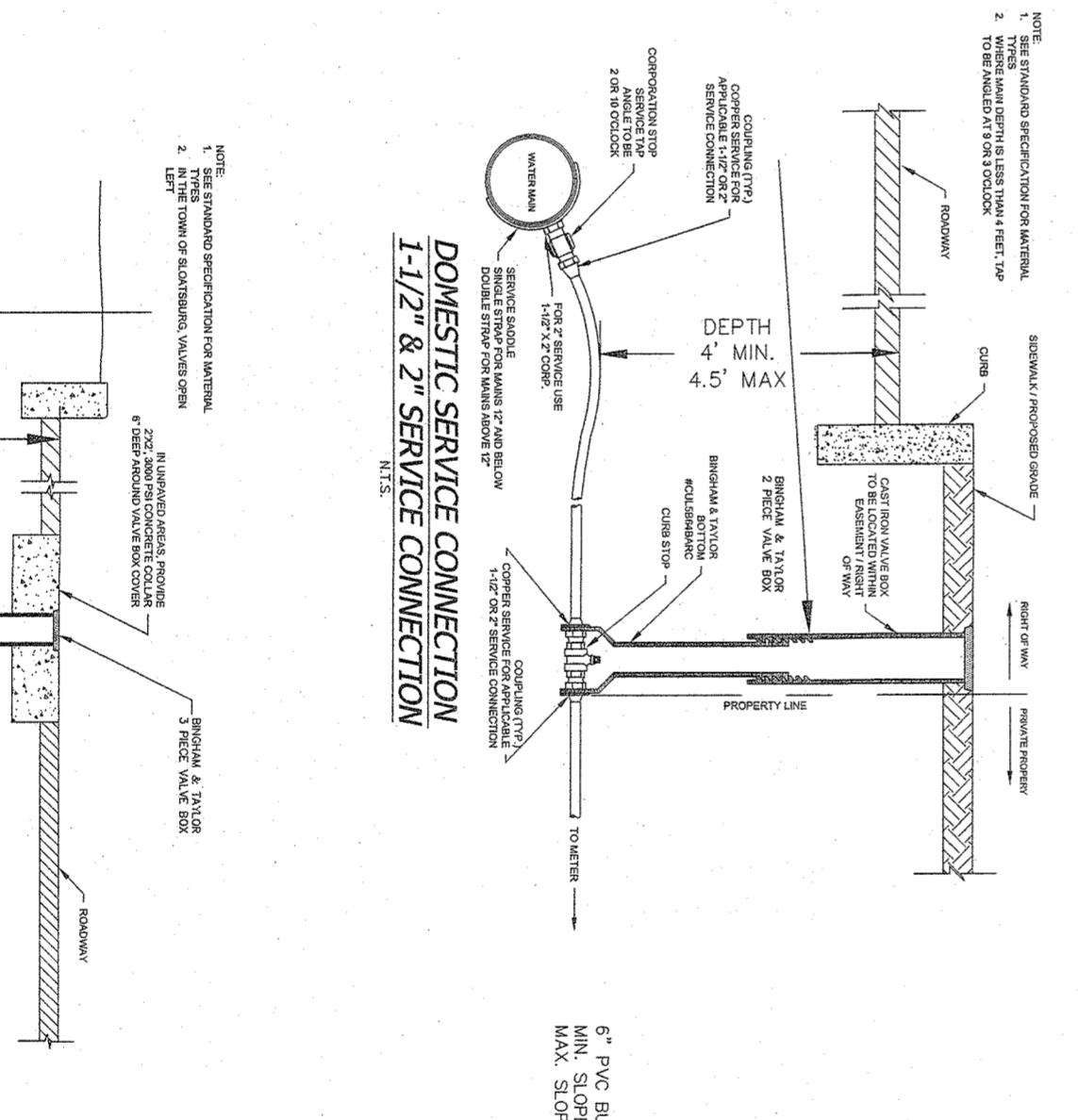
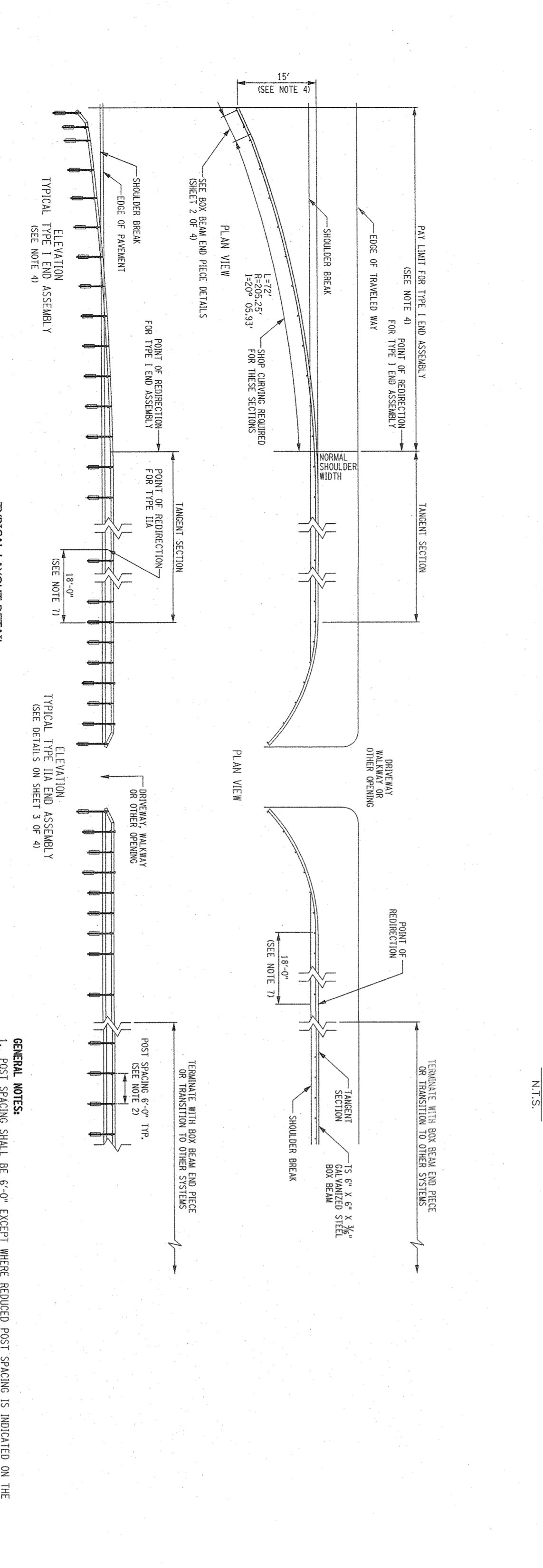
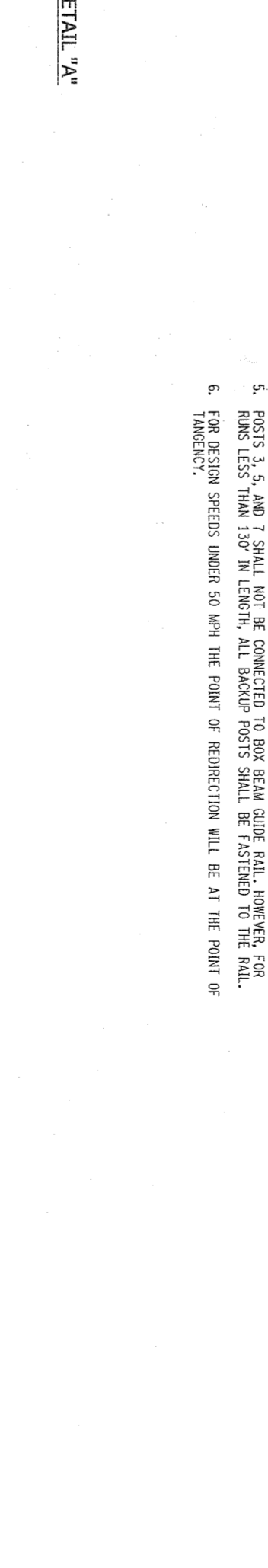
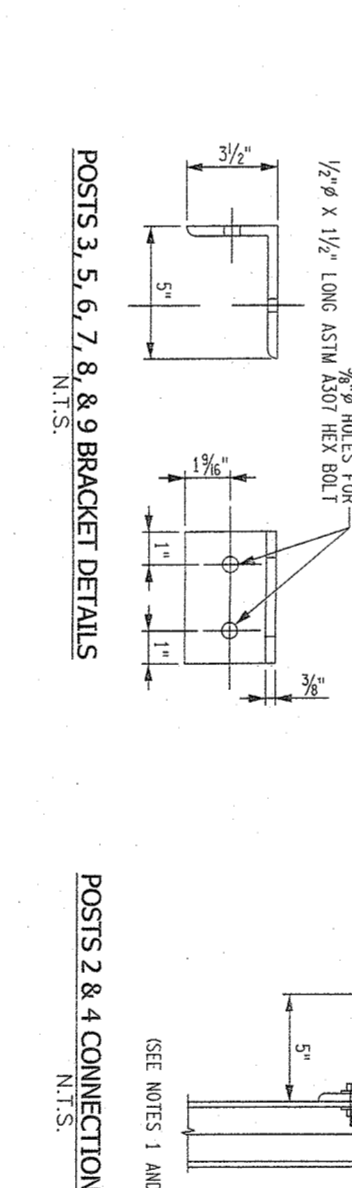
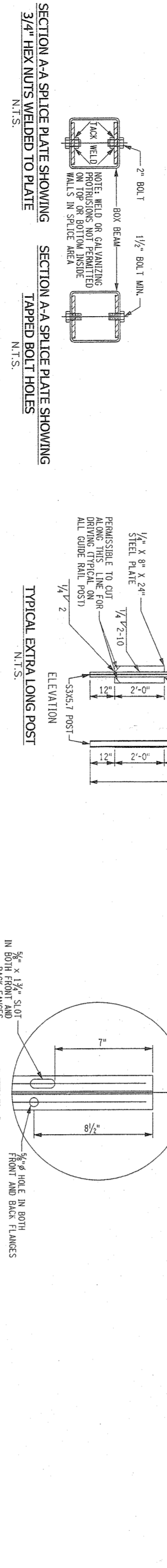
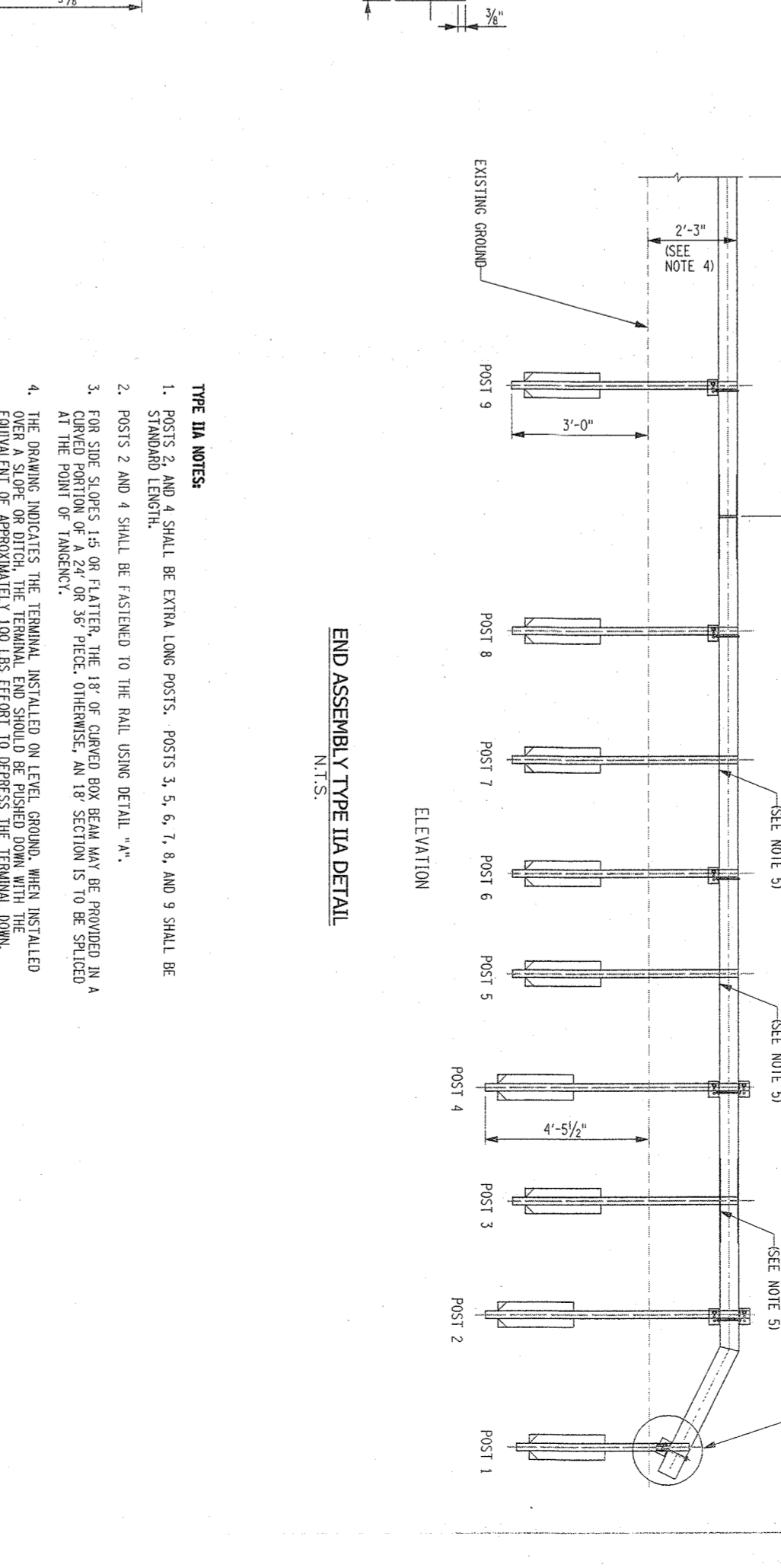
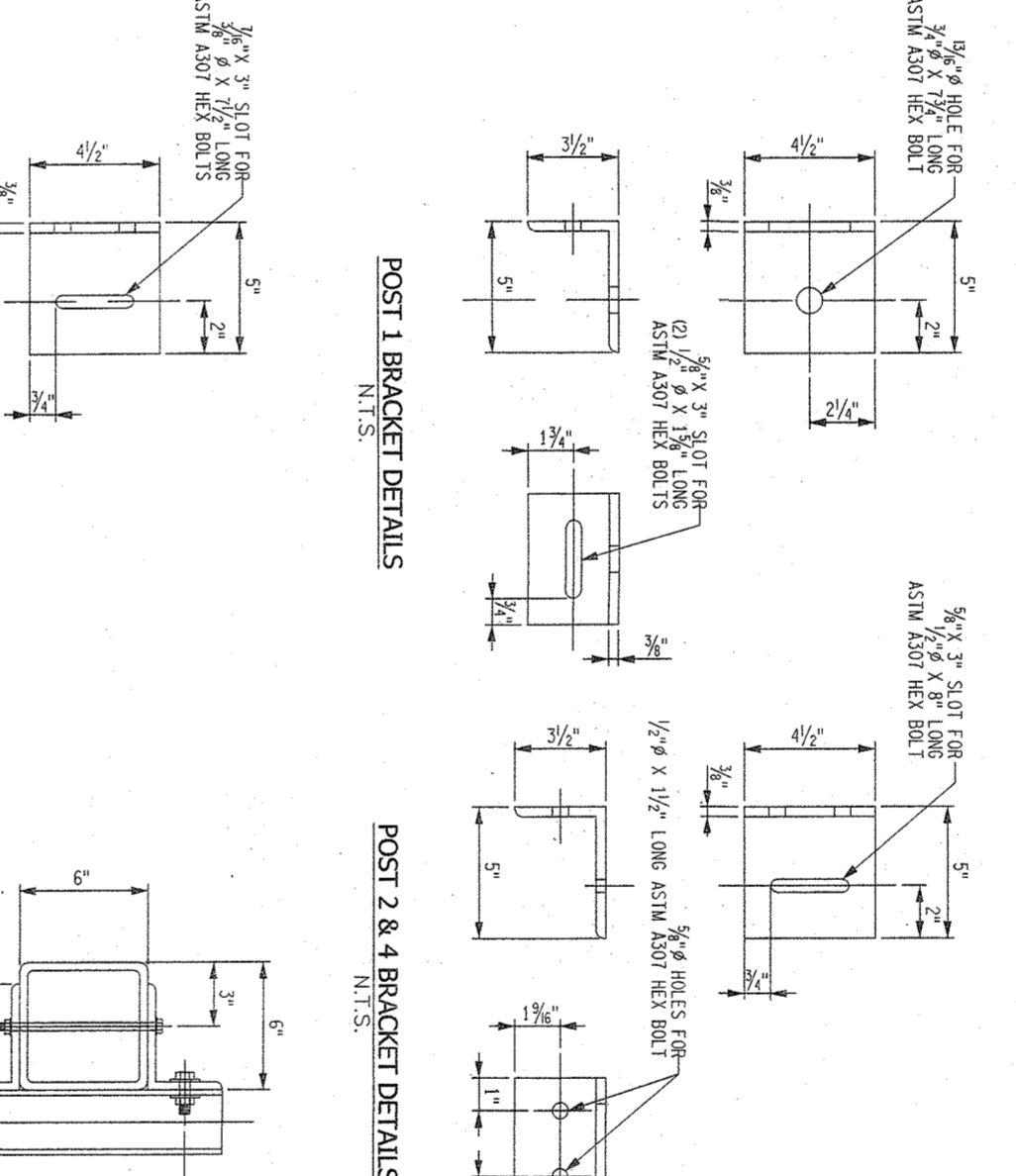
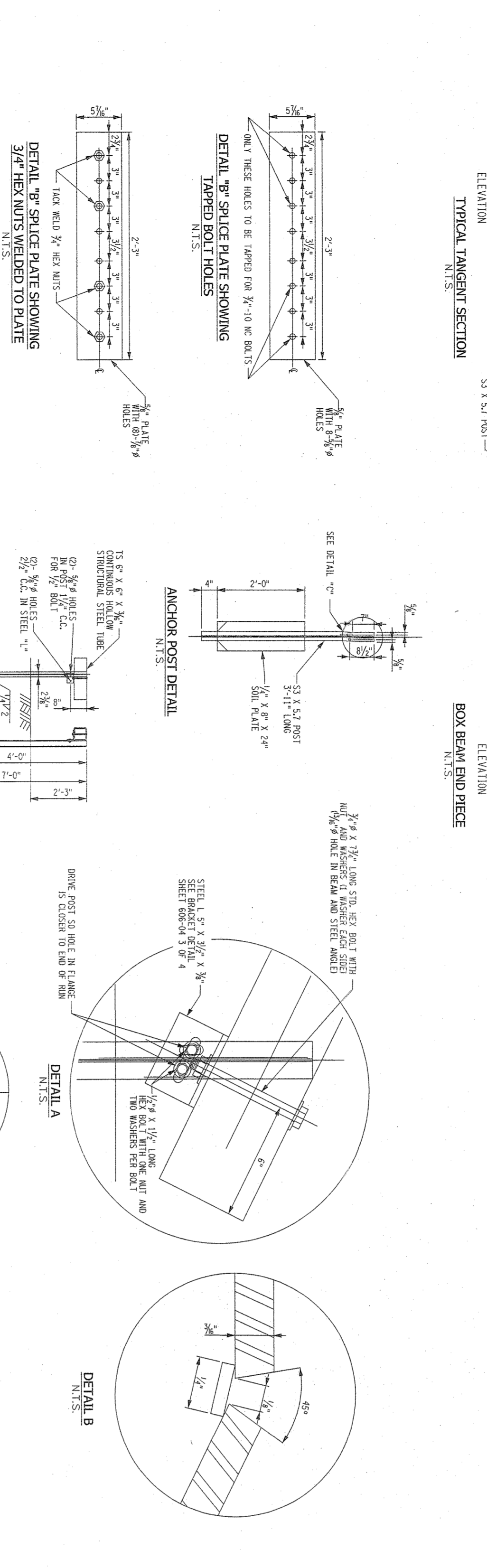
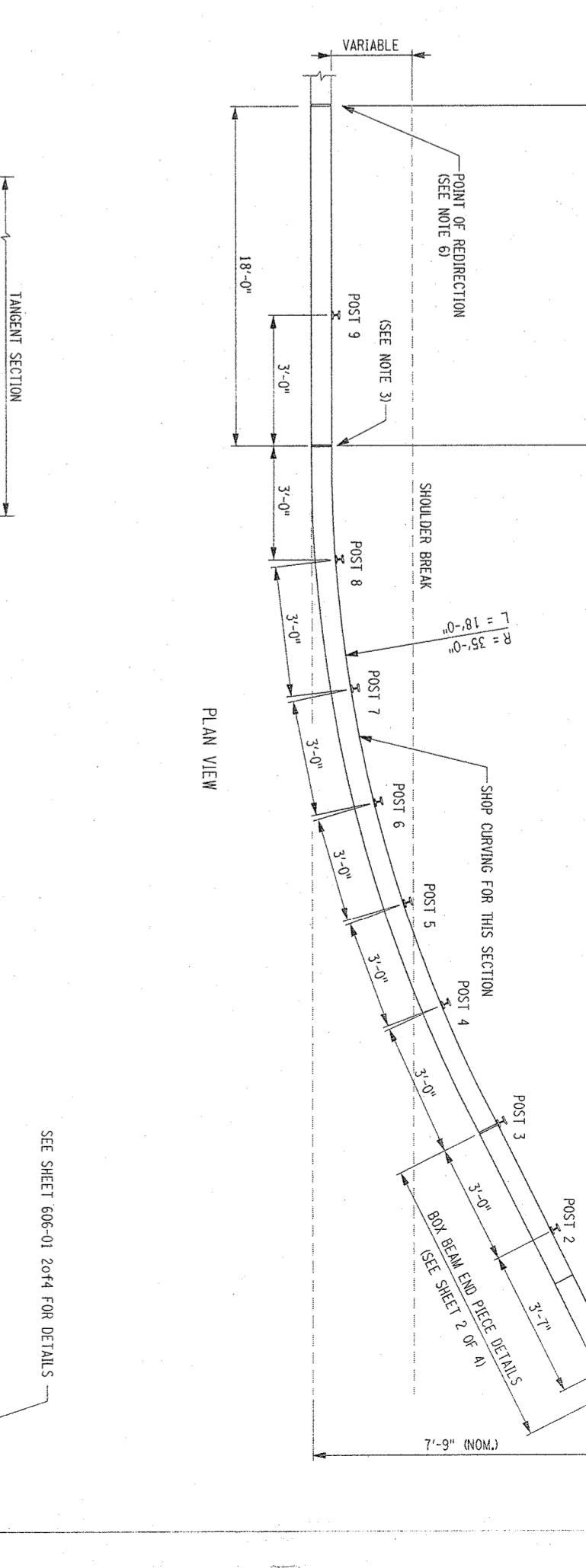
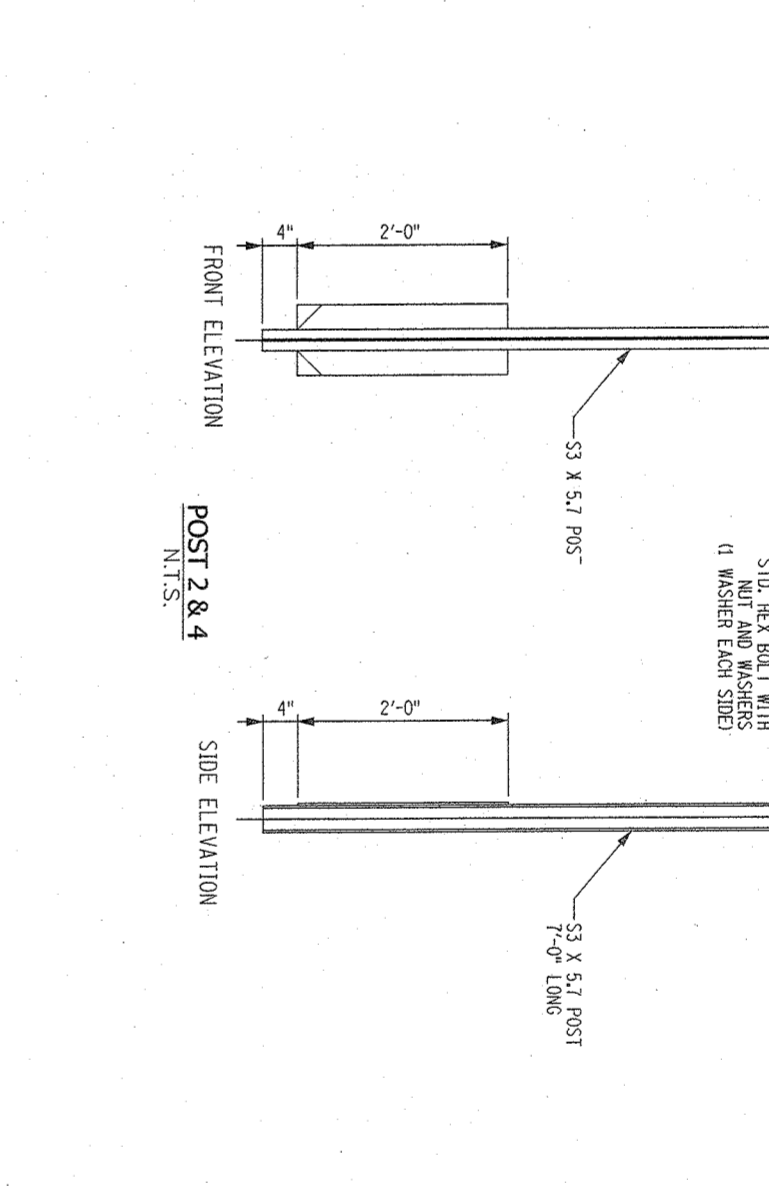
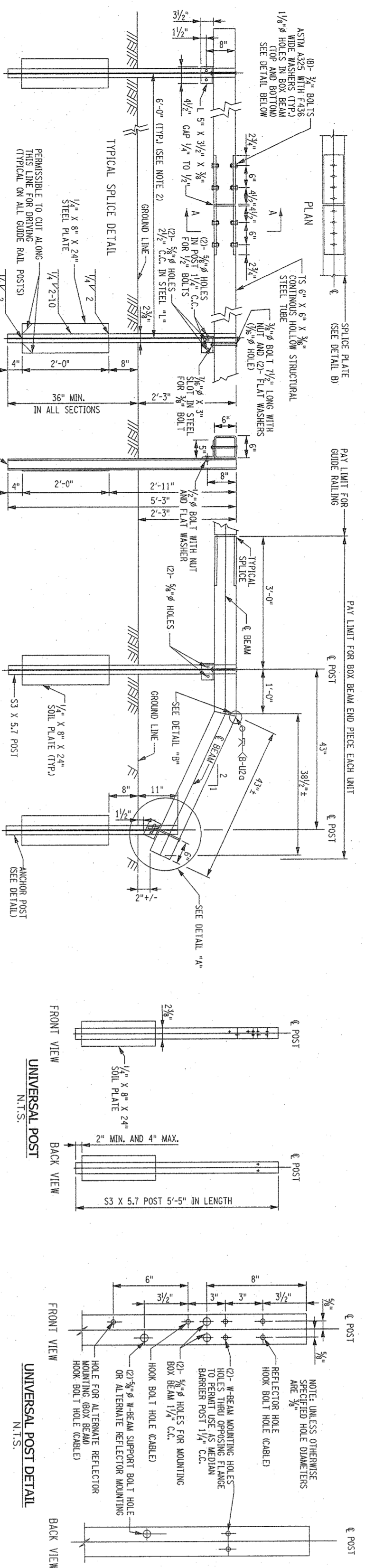
SCALE: AS SHOWN

PROJECT NO.: 2858

DRAWING NO.: 8



RAJAN, NASHBER & ZICHER P.C.
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Web: www.atnz.com



GENERAL NOTES:

1. POST SPACING SHALL BE 6'-0\"/>

POST 1, 2, & 4 CONNECTION DETAIL:

1. POSTS 2 AND 4 SHALL BE EXTRA LONG POSTS. POSTS 3, 5, 6, 7, 8, AND 9 SHALL BE STANDARD LENGTH.
2. POSTS 2 AND 4 SHALL BE FASTENED TO THE RAIL USING DETAIL "A".
3. FOR THE SLOPE IS ON FLAT, THE 18\"/>

THE IIA NOTES:

1. POSTS 2 AND 4 SHALL BE EXTRA LONG POSTS. POSTS 3, 5, 6, 7, 8, AND 9 SHALL BE STANDARD LENGTH.
2. POSTS 2 AND 4 SHALL BE FASTENED TO THE RAIL USING DETAIL "A".
3. FOR THE SLOPE IS ON FLAT, THE 18\"/>

SEE SHEET 606-01 7644 FOR DETAILS

GENERAL NOTES:

1. POST SPACING SHALL BE 6'-0\"/>

GENERAL NOTES:

1. POST SPACING SHALL BE 6'-0\"/>

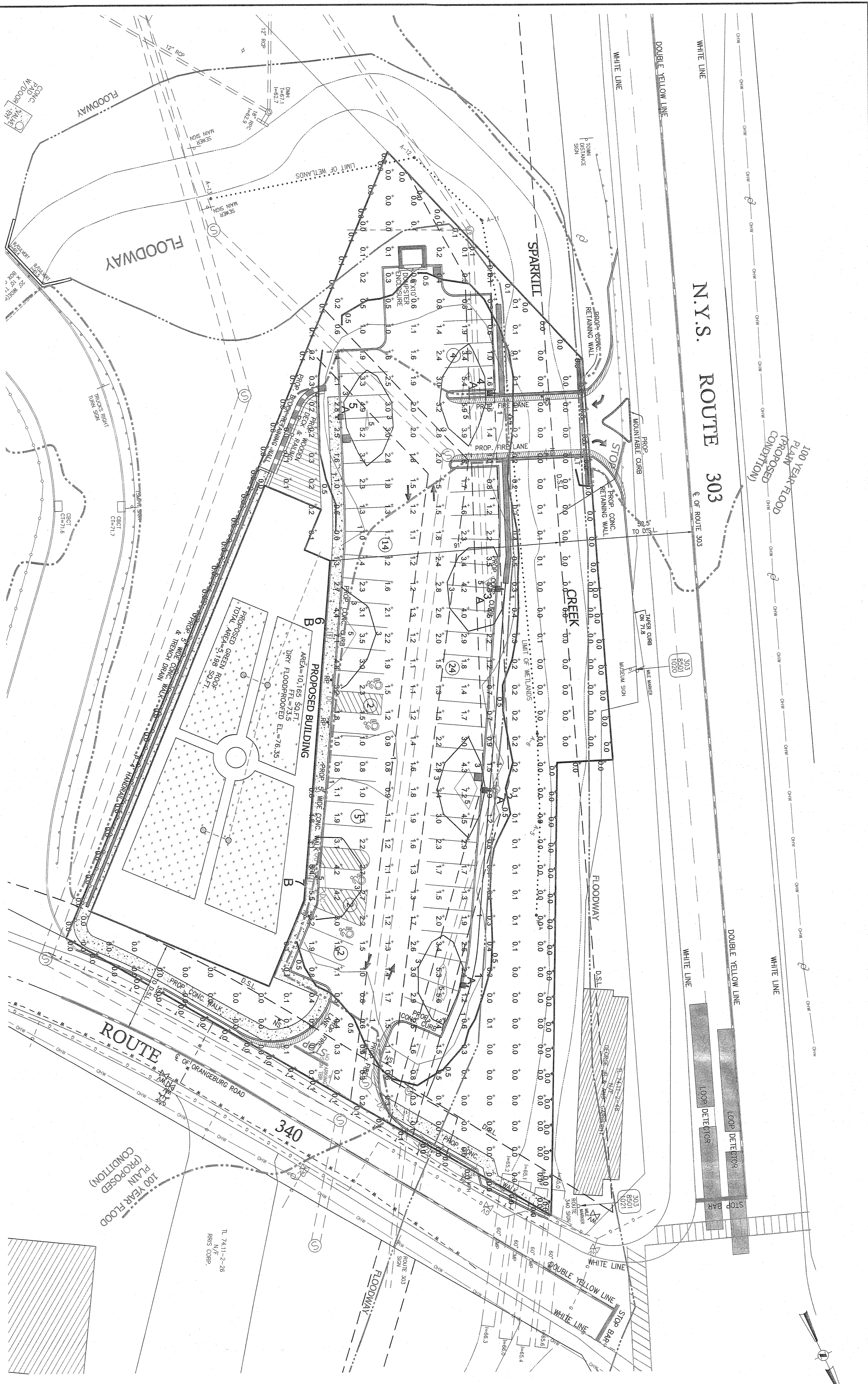
GENERAL NOTES:

1. POST SPACING SHALL BE 6'-0\"/>

GENERAL NOTES:

1. POST SPACING SHALL BE 6'-0\"/>

SEE SHEET 606-01 7644 FOR DETAILS



Calculation Summary									
Label	Calc'd Type	Units	Avg	Max	Min	Ang/Min	Max/Min	Material	Material Type
Property Line	ILLUMINANCE	FC	0.02	0.1	0.0	N/A	N/A		Horizontal
Site	ILLUMINANCE	FC	1.17	7.2	0.0	N/A	N/A		Horizontal
Parking	ILLUMINANCE	FC	2.18	7.2	0.3	7.2	24.00		Horizontal

Expanded Luminaire Location Summary									
Luminaire Tag	X	Y	MFG HT	Output	TH				
1	A	391.268	315.63	15	256,489	0			
2	A	315.306	324.054	15	256,489	0			
3	A	237.1	330.156	15	257,809	0			
4	A	161.081	325.635	15	271,405	0			
5	A	170.33	288.594	15	83,348	0			
6	B	255.118	283.004	15	86,679	0			
7	B	349.815	285.892	15	88,937	0			
Total Quantity:					7				

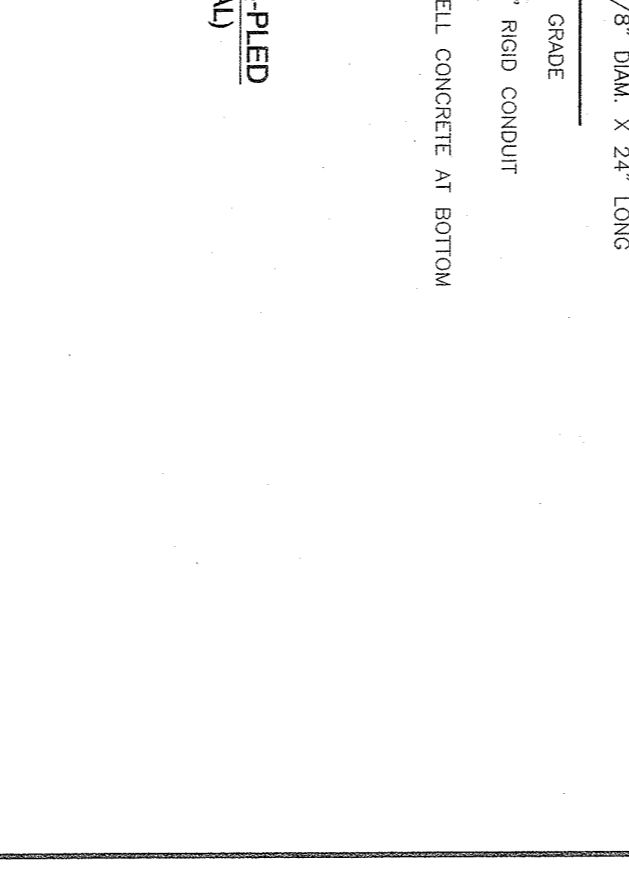
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LF	Description	Foot Mounted (Type III)	Watt Mounted (Type III)	
1	5	ALED3150	SINGLE	N/A	1,000				
2	2	WFL E03150FX	SINGLE	N/A	1,000				

THE EDUCATION LAW OF THE STATE OF NEW YORK...
 STATE OF NEW YORK
 DEPARTMENT OF EDUCATION
 JOHN KENNY
 N.Y.S. P.E. LIC. NO. 89028

PROJECT: **S CORNER PLAZA**
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

DATE: AUGUST 05, 2021
 SCALE: 1" = 30' FT.
 DRAWING NO: **2858**

ATZEL NASHBER & ZIGLER P.C.
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 Web: www.atzy.com



VERSALUX VBS SERIES FLOOD
 (FOR APPROVED EQUAL)

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

U.S. ARCHITECTURAL LIGHTING VESALUX - GSP SERIES - FLED - THE II (OR APPROVED EQUAL) HOUSE SHIELD TO BE USED TO PREVENT LIGHT POLLUTION ABOVE THE STRUCTURE HORIZONTAL ANGLE.

LUMINAIRE IS 250 WATT LED WITH BACKLIGHT SHIELD IF REQUIRED.

5 X 5 X 15" H. H. SQUARE STEEL POLE 0.95 FINISH TO MATCH LUMINAIRE

NOTE: SHOULD UNUSUAL OR UNSUITABLE SOIL CONDITIONS BE ENCOUNTERED THEN ENGINEER FOUNDATION DESIGN SHALL BE FOR THE TANKS. TO BE SHOWN AS SEPARATE SUBMITTAL. SET POLE MANUFACTURER FOR FURTHER INFORMATION. MANUFACTURER INFORMATION SHALL SUPERSEDE THE INFORMATION SHOWN ABOVE.

2 04-13-22 PER PLANNING BOARD 12/09/21
 1 10-28-21 PER BROOKER ENGINEERING 09/29/21

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.

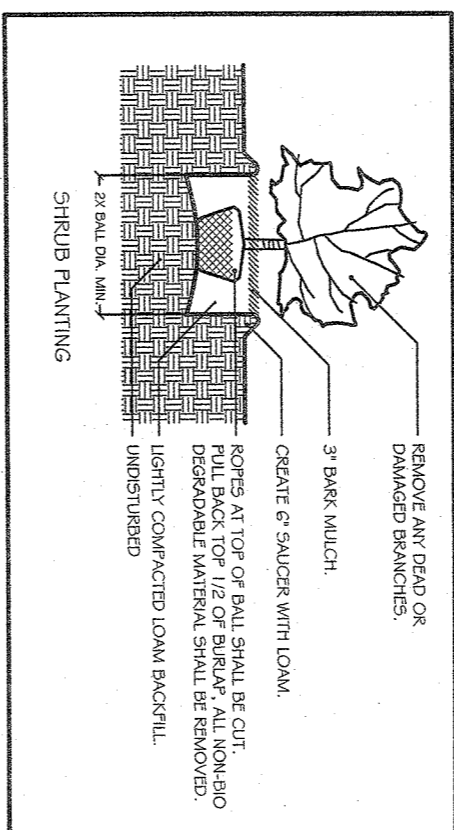
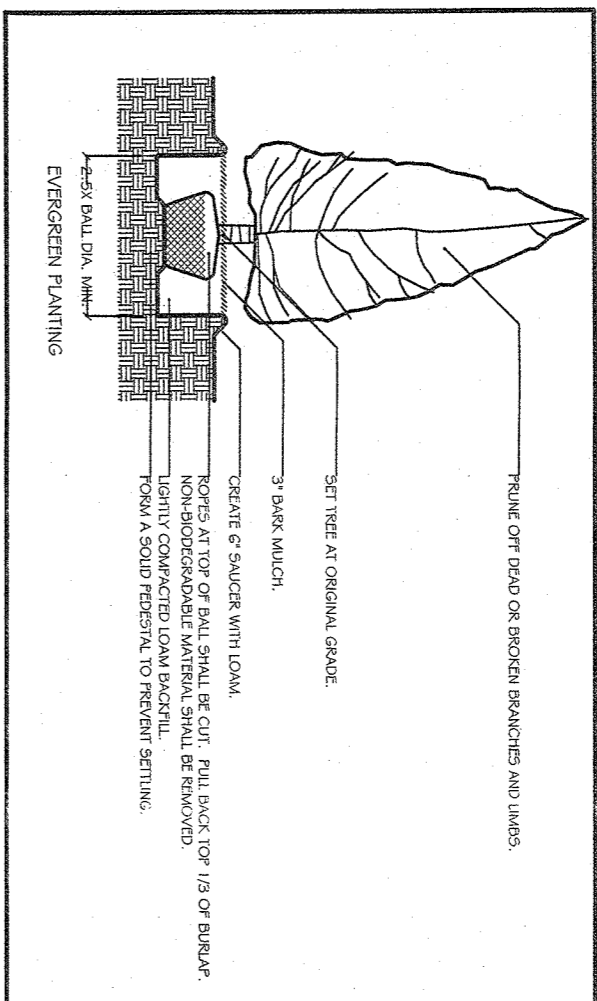
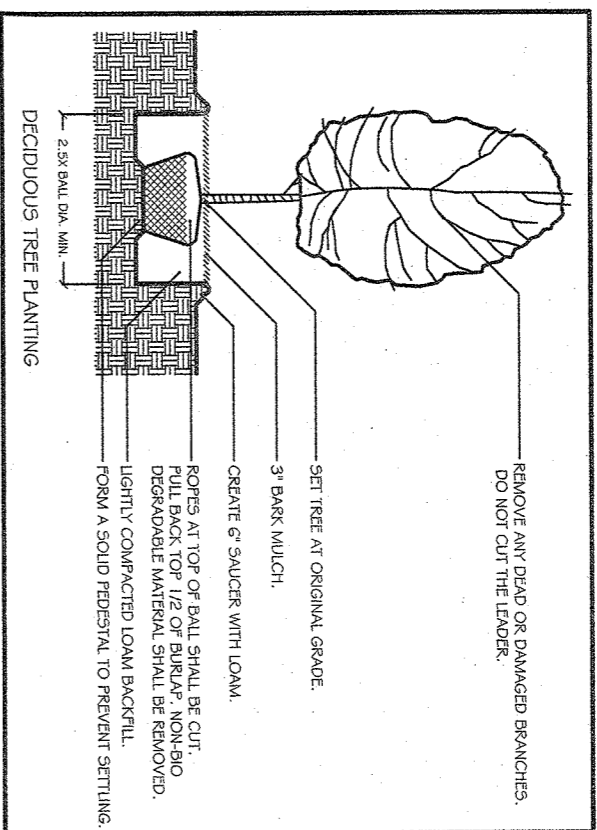
PLANTING: All plants shall be planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Fall back strip from top of root ball to root ball. Remove all soil from the back of the root ball exposed above grade because of water loss. Stripping and grading 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.

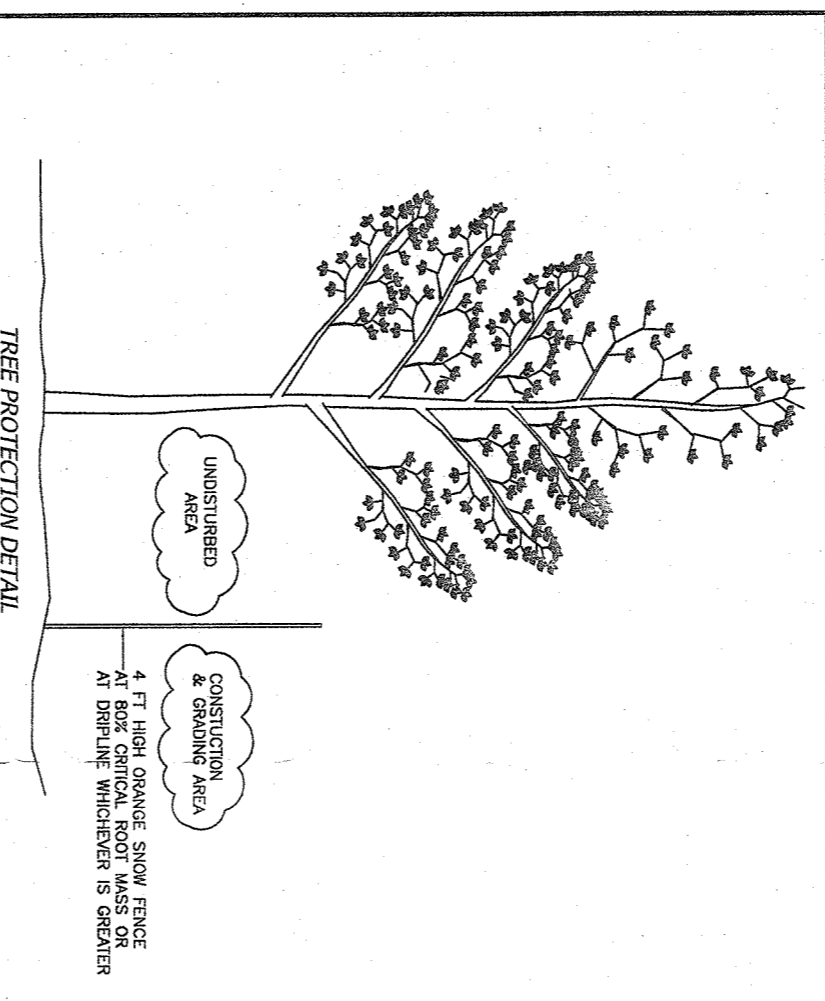
WATERING: All plants shall be watered by the contractor during the initial growth stage. Trees shall be heavily watered several times during the first month after planting and then regularly for the next two summers.

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



TREE LIST

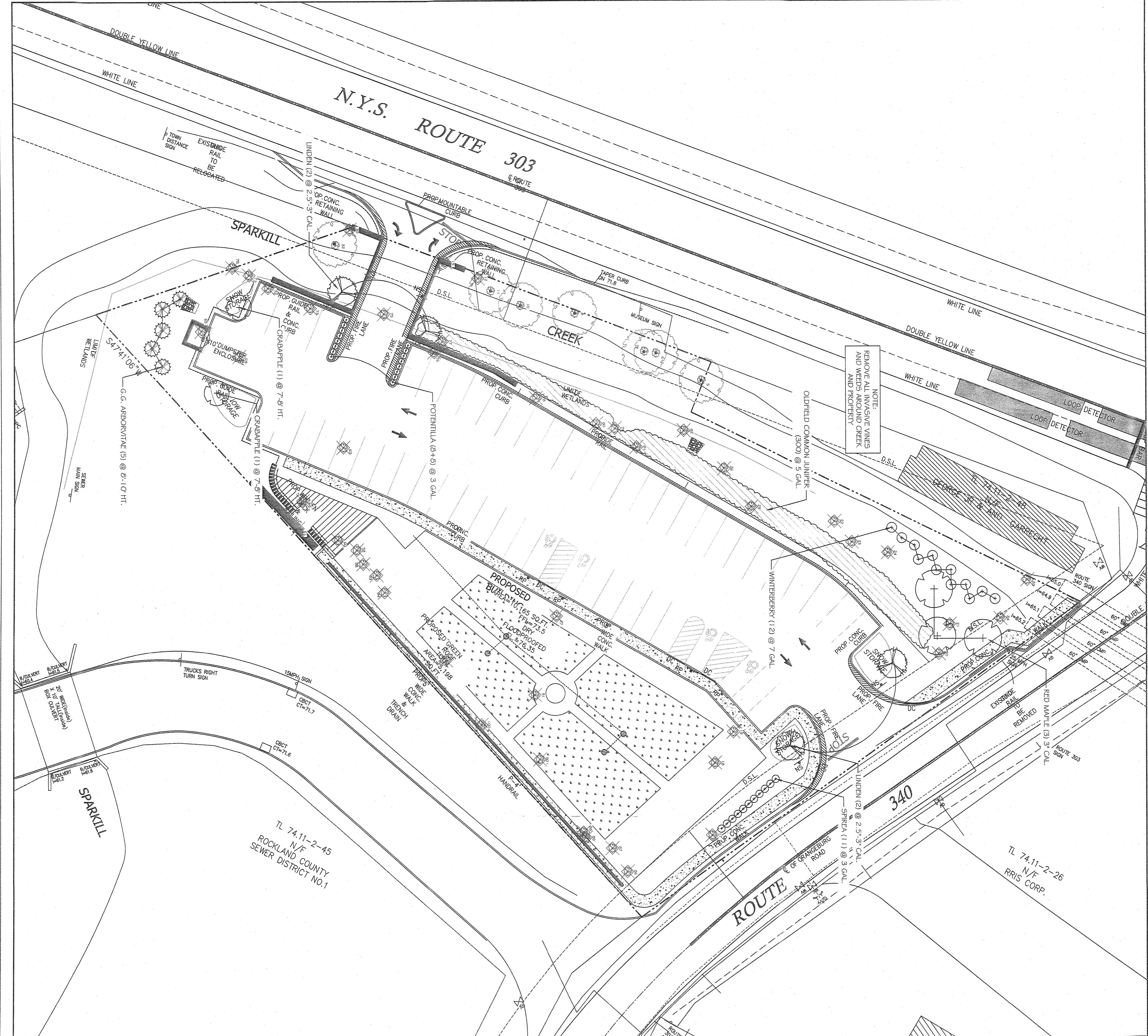
NUMBER	SIZE (DB)	TYPE
5	8	OAK
6	8	SYCAMORE
7	12	OAK
8	20	SYCAMORE
9	20	SYCAMORE
10	20	SYCAMORE
11	24	OAK
12	24	OAK
13	24	OAK
14	24	OAK
15	24	OAK
16	24	OAK
17	24	OAK
18	24	OAK
19	24	OAK
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99	24	OAK
100	24	OAK



A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH TO PRESERVE AND PROTECT EXISTING TREES AND AS FOLLOWS:

- 1) ALL CONSTRUCTION EQUIPMENT SHALL BE PAVED UNDER THE TREE CANOPY.
- 2) ALL CONSTRUCTION SHALL BE LIMITED TO THE TREE CANOPY.
- 3) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 4) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 5) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 6) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 7) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 8) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 9) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 10) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 11) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 12) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 13) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 14) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 15) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 16) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 17) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 18) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 19) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.
- 20) TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE TREE CANOPY.

Site Planting	Scientific Name	Common Name	Size	Quantity
Trees	<i>Acer rubrum</i>	Red Maple	3" cal.	3
	<i>Malus Red Jade</i>	Red Jade Crabapple	7"-8" ht.	2
	<i>Thuja plicata Green Giant</i>	Green Giant Arborvitae	8'-10" ht.	5
	<i>Thuja occidentalis Green Spire</i>	Green Spire Linden	2.5'-3" cal.	4
Shrubs	<i>Ilex verticillata Red Sprite</i>	Red Sprite Winterberry	7" gal.	12
	<i>Juncus communis var. depressa</i>	Common Juniper	5" gal.	300
	<i>Potentilla fruticosa</i>	Strandy Potentilla	3" gal.	11
	<i>Syringa japonica Little Princess</i>	Little Princess Spirea	3" gal.	11



5 CORNER PLAZA
2 RT 340
ORANGEBURG, NY 10962

DANIEL SHERMAN LANDSCAPE ARCHITECT
4 BROADWAY - SUITE 9
VAHALLA, NY 10595
PHONE: (914) 824-0999
FAX: (914) 824-0251
www.danshermanlandscape.com

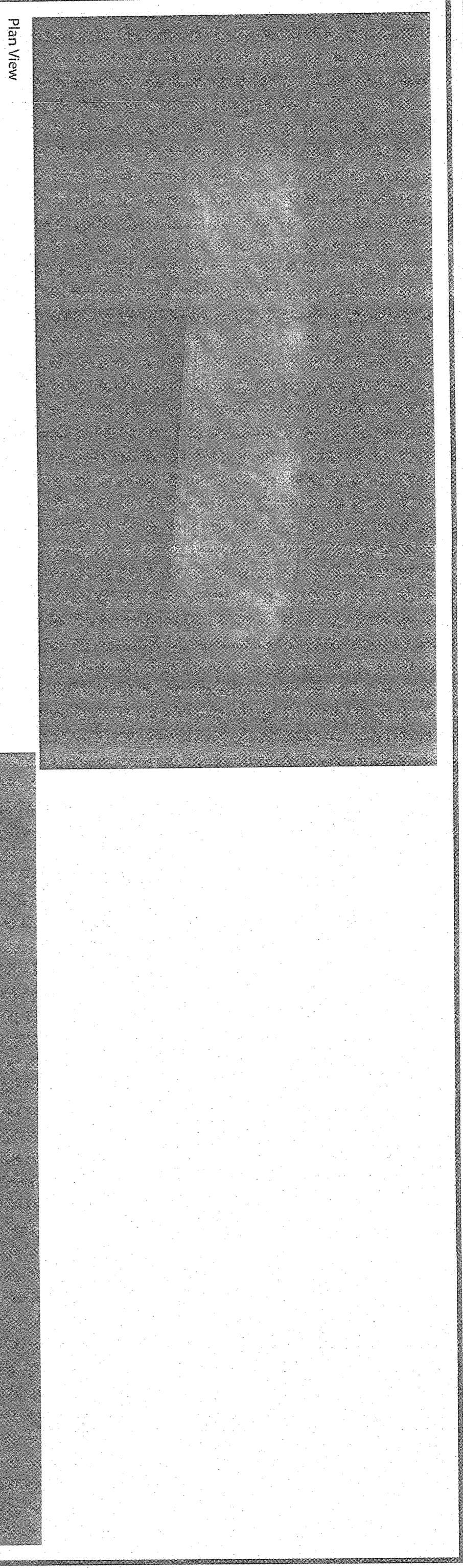
REGISTERED LANDSCAPE ARCHITECT
STATE OF NEW YORK

REVISION DATE
REV. 1 10/28/21
REV. 2 04/13/22

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

DRAWN BY: DRAWING #
AL 13

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ALTERATION OF THIS DRAWING, EXCEPT FOR CORRECTIONS, PERMITTED THEREIN IS A VIOLATION OF THE EDUCATION LAW.



WPLED3T50FX

Project: [] **Type:** []

Prepared By: [] **Date:** []

Color Bronze

Driver Info		LED Info	
Type	Constant Current	Watts	50,00W
120V	0.46A	Color Temp	5000K (Cool)
208V	0.27A	Color Accuracy	71 CRI
240V	0.23A	L70 Lifetime	100,000
277V	0.20A	Lumens	6,855
Input Watts 55.17W		Efficacy	124.3 LPW
Efficiency	91%		

Job Name: [] **Scale as noted** **Project #:** 13733

Drawn By: [] **Date:** 1/18/2022 **Case #:** 0084890

Checked By: [] **Revised:** [] **File Name:** C:\Users\Khalid.Layman\Desktop\0084890.dwg

Version: 3

Author: 2346 Project\Khalid.Layman\Sheet\0084890.dwg

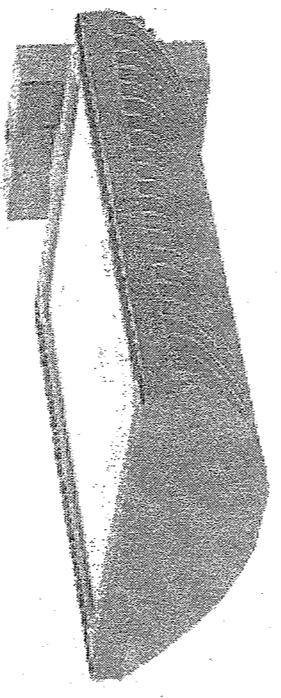
Job Title: [] **Scale:** [] **Project #:** 13733

Company: [] **Revision:** [] **File Name:** C:\Users\Khalid.Layman\Desktop\0084890.dwg

Version: 3

Author: 2346 Project\Khalid.Layman\Sheet\0084890.dwg

WPLED3T50FX



Technical Specifications

Listings:
UL Listed: Suitable for wet locations as a downlight

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.371-2017.

Construction:
IES Classification: The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:
Ingress Protection rating of IP66 for dust and water

LifeSpan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

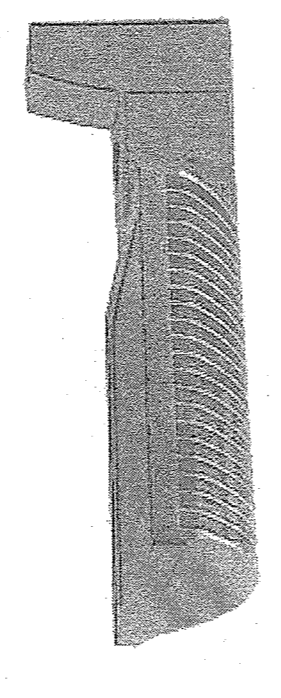
LEDs:
Multi-chip, high-output, long-life LEDs

Color Consistency:
7-step Macadam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Housing:
Die-cast aluminum housing, lens frame and mounting arm

ALED3T50



Technical Specifications

Listings:
UL Listed: Suitable for wet locations as a downlight

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.371-2017.

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IES Classification: The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:
Ingress Protection rating of IP66 for dust and water

LifeSpan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

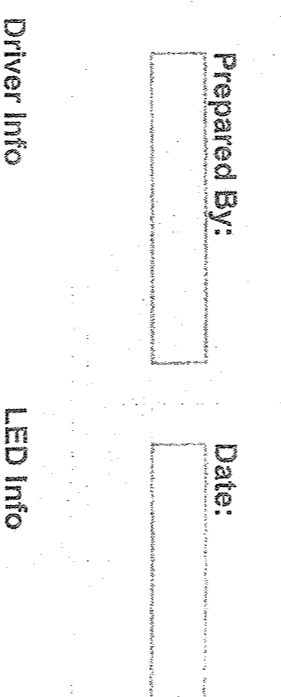
LEDs:
Multi-chip, high-output, long-life LEDs

Color Consistency:
7-step Macadam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Housing:
Die-cast aluminum housing, lens frame and mounting arm

RAB



Technical Specifications

Listings:
UL Listed: Suitable for wet locations as a downlight

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.371-2017.

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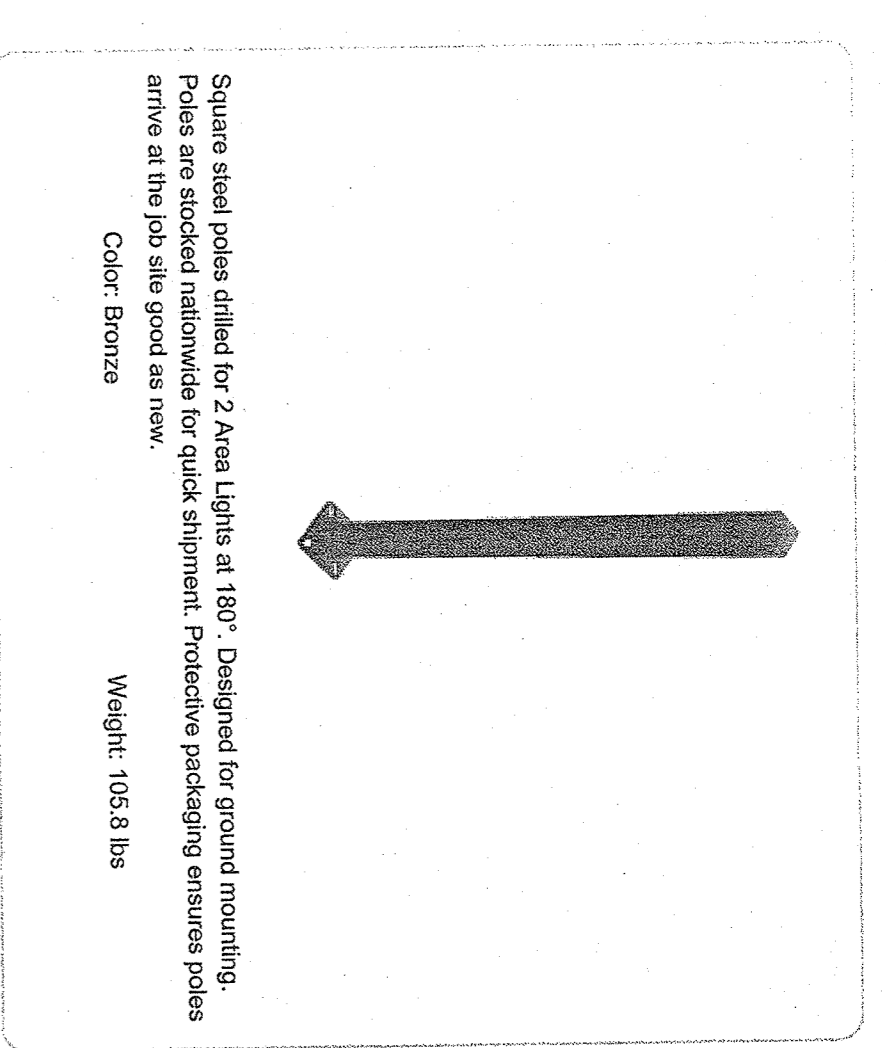
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Color Consistency:
7-step Macadam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Housing:
Die-cast aluminum housing, lens frame and mounting arm

PS4-11-15D2



Project: [] **Type:** []

Prepared By: [] **Date:** []

Weight: 105.8 lbs

Color: Bronze

Technical Specifications

Listings:
CSA Listed: Suitable for wet locations

Construction:
Shaft: 1 1/2" minimum yield

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Standard base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Height:
15 FT

Weight: 108 lbs

Gauge: 11

Wall Thickness: 1/8"

Shaft Size: 4"

Hand Hole Dimensions: 3" x 5"

Bolt Circle: 8 1/2"

Base Dimension: 8"

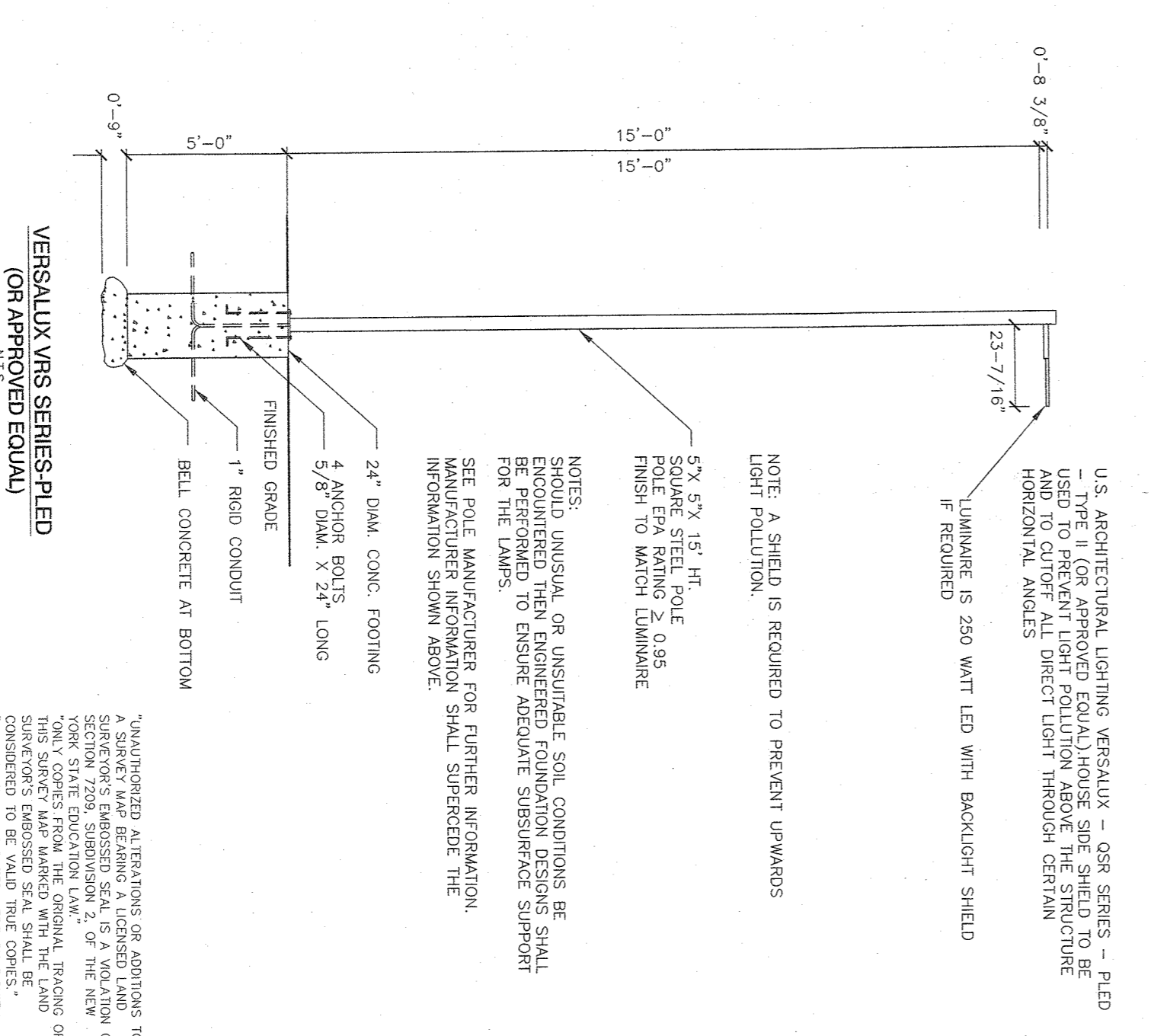
Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING: Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge

Max EPA's Max Weights:
70MPH 14.0 lb./200 lb.
80MPH 10.2 lb./250 lb.
90MPH 7.6 lb./220 lb.
100MPH 5.8 lb./165 lb.
110MPH 4.2 lb./125 lb.
120MPH 3.0 lb./95 lb.
130MPH 2.1 lb./70 lb.
140MPH 1.4 lb./50 lb.
150MPH 0.9 lb./35 lb.

Other:
Terms of Sale: Pole Terms of Sale is available online.



NOTES:
1. U.S. ARCHITECTURAL LIGHTING VERSALUX - QSR SERIES - FIELD THE LIGHTING SOLUTION ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND TO CUTTER ALL DIRECT LIGHT THROUGH CERTAIN HORIZONTAL ANGLES.

2. LUMINAIRE IS 250 WATT LED WITH BACKLIGHT SHIELD IF REQUIRED

3. 5/8" x 5/8" x 1/4" ALUMINUM RODS TO MATCH LUMINAIRE FINISH TO MATCH LUMINAIRE

4. P.O.L.E. E.A. RATING 2.0-85

5. SEE POLE MANUFACTURER FOR FURTHER INFORMATION

6. FOUNDATION SHALL BE PERFORMED TO ENSURE ADEQUATE SUBSIDIARY SUPPORT FOR THE LUMINAIRE.

7. SEE POLE MANUFACTURER FOR FURTHER INFORMATION

8. INFORMATION SHOWN ABOVE

VERSALUX VRS SERIES-LED (OR APPROVED EQUIV)

PROJECT:
ATZIL, NASHBER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New York, New York 10956
Tel: (945) 634-4694
Fax: (945) 634-5543
E-mail: info@atnz.com
Web: www.atnz.com

S CORNER PLAZA

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

LIGHTING DETAILS

DATE: AUGUST 05, 2021

DRAWN BY: VC

CHECKED BY: JJA

SCALE: 1" = 30 FT

PROJECT NO: 2858

DRAWING NO: 11

STATE OF NEW YORK

SEAL OF THE STATE ENGINEER

JOHN REARD
N.Y.S. REG. NO. 69906
N.Y.S. E.L.E. NO. 60228

STATE OF NEW YORK

SEAL OF THE STATE ENGINEER

JOHN REARD
N.Y.S. REG. NO. 69906
N.Y.S. E.L.E. NO. 60228

VEHICLE TRAVELING DOWNHILL TOWARD THE SITE:

- 1b. PERCEPTION TIME = 2.5 SEC.
- v. VEHICLE DESIGN SPEED = 40 MPH
- a. DECELERATION RATE = 11.2 FT./SEC²
- g. ACCELERATION OF GRAVITY = 32.2 FT./SEC²
- q. ROAD SLOPE IN DECIMAL (NEGATIVE IF THE ROADWAY IS DOWNHILL) = - 0.026

SIGHT DISTANCE, S = $(1.47 \times 2.5 \times 40) + \frac{40^2}{30 \left(\frac{11.2}{3.28} - 0.026 \right)}$

=> SIGHT DISTANCE, S = 312.0 FT. => USE 315.0 FT.

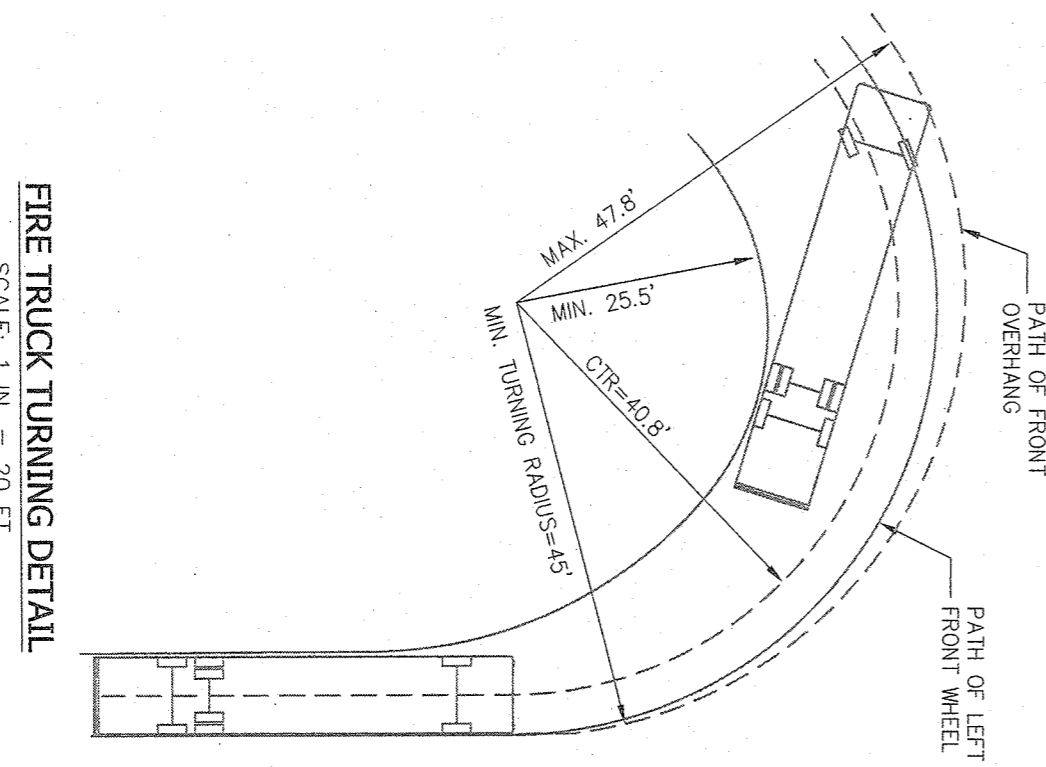
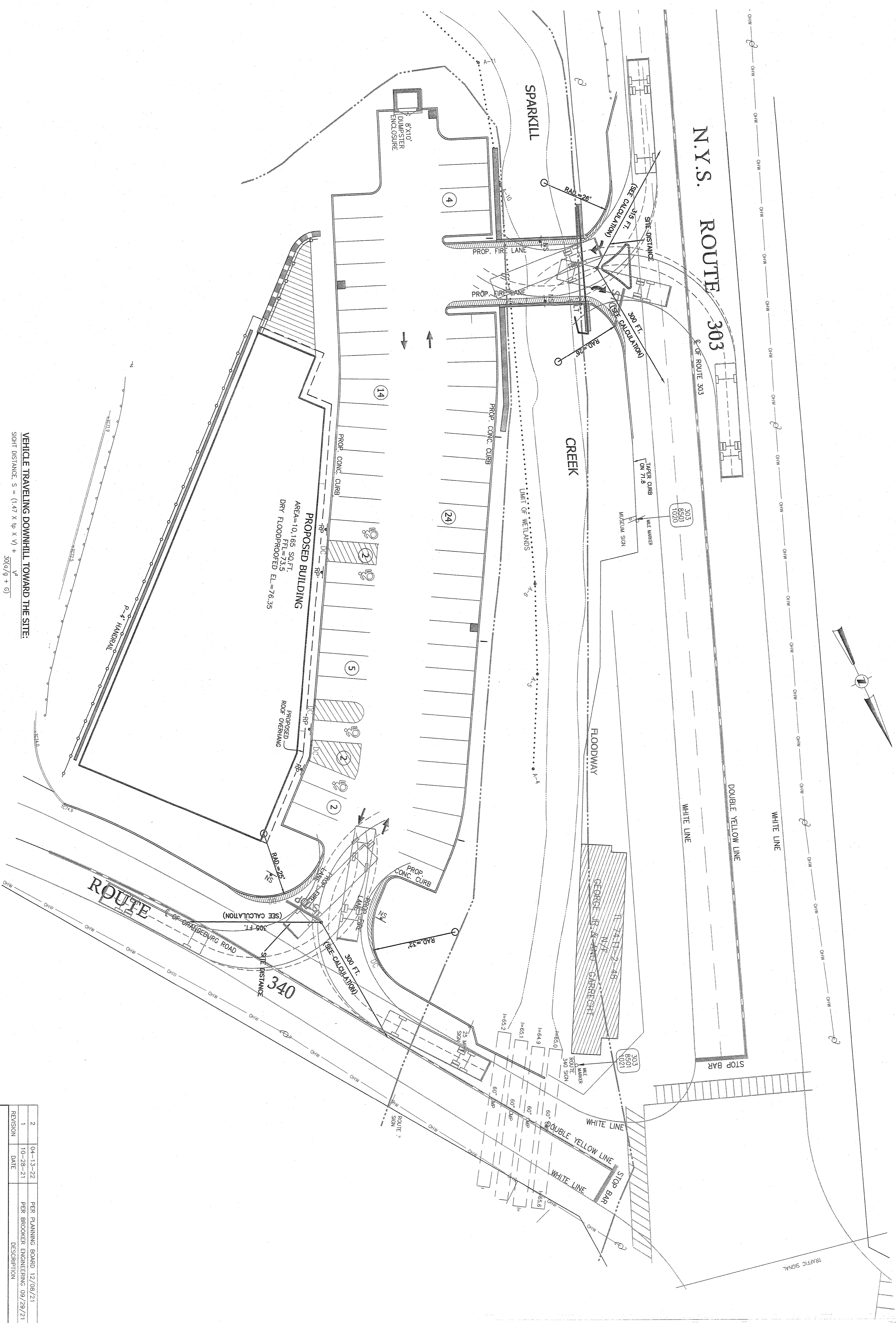
VEHICLE TRAVELING UPHILL TOWARD THE SITE:

- 1b. PERCEPTION TIME = 2.5 SEC.
- v. VEHICLE DESIGN SPEED = 40 MPH
- a. DECELERATION RATE = 11.2 FT./SEC²
- g. ACCELERATION OF GRAVITY = 32.2 FT./SEC²
- q. ROAD SLOPE IN DECIMAL (POSITIVE IF THE ROADWAY IS UPHILL) = + 0.007

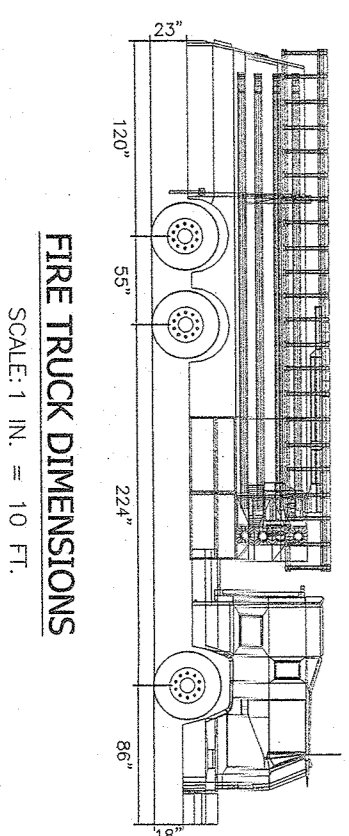
SIGHT DISTANCE, S = $(1.47 \times 2.5 \times 40) + \frac{40^2}{30 \left(\frac{11.2}{3.28} + 0.007 \right)}$

=> SIGHT DISTANCE, S = 290.0 FT. => USE 300.0 FT.

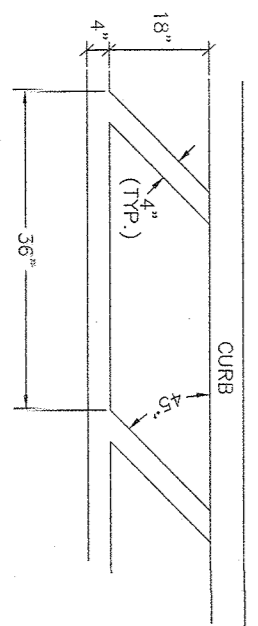
VEHICLE SIGHT DISTANCE CALCULATION FOR N.Y.S. ROUTE 303



FIRE TRUCK TURNING DETAIL
SCALE: 1 IN. = 20 FT.



FIRE TRUCK DIMENSIONS
SCALE: 1 IN. = 10 FT.



FIRE LANE STRIPING DETAIL
N.Y.S.

VEHICLE TRAVELING DOWNHILL TOWARD THE SITE:

- 1b. PERCEPTION TIME = 2.5 SEC.
- v. VEHICLE DESIGN SPEED = 40 MPH
- a. DECELERATION RATE = 11.2 FT./SEC²
- g. ACCELERATION OF GRAVITY = 32.2 FT./SEC²
- q. ROAD SLOPE IN DECIMAL (NEGATIVE IF THE ROADWAY IS DOWNHILL) = - 0.026

SIGHT DISTANCE, S = $(1.47 \times 2.5 \times 40) + \frac{40^2}{30 \left(\frac{11.2}{3.28} - 0.026 \right)}$

=> SIGHT DISTANCE, S = 303.0 FT. => USE 305.0 FT.

VEHICLE TRAVELING UPHILL TOWARD THE SITE:

- 1b. PERCEPTION TIME = 2.5 SEC.
- v. VEHICLE DESIGN SPEED = 40 MPH
- a. DECELERATION RATE = 11.2 FT./SEC²
- g. ACCELERATION OF GRAVITY = 32.2 FT./SEC²
- q. ROAD SLOPE IN DECIMAL (POSITIVE IF THE ROADWAY IS UPHILL) = + 0.007

SIGHT DISTANCE, S = $(1.47 \times 2.5 \times 40) + \frac{40^2}{30 \left(\frac{11.2}{3.28} + 0.007 \right)}$

=> SIGHT DISTANCE, S = 297.0 FT. => USE 300.0 FT.

VEHICLE SIGHT DISTANCE CALCULATION FOR N.Y.S. ROUTE 340

DATUM: NAVD 1988



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REVISION	DATE	DESCRIPTION
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

ATZL NASHBR & ZIGLER P.C.
ENGINEERS-ARCHITECTS-PLANNERS
222 North Main Street
New City, New York 10956
Tel: (945) 634-4694
Fax: (945) 634-6543
E-mail: info@atznz.com
Web: www.atznz.com

S CORNER PLAZA

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TRUCK TURNING RADIUS & SIGHT DISTANCE PLAN

DRAWN BY: VC	CHECKED BY: JMA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 2858	DRAWING NO: 12