

SITE PLAN APPROVAL DRAWINGS

ORANGETOWN SHOPPING CENTER

TAX MAP SECTION 74.10 | BLOCK 1 | LOT 67
 ROCKLAND COUNTY
 1 ORANGEBURG ROAD
 ORANGETOWN, NY 10962

JMC Drawing List:

- SP-1 COVER SHEET
- SP-2 OVERALL EXISTING CONDITIONS
- SP-3 EXISTING CONDITIONS
- SP-4 DEMOLITION PLAN
- SP-5 OVERALL LAYOUT PLAN
- SP-6 LAYOUT PLAN
- SP-7 GARBAGE TRUCK TURNING MOVEMENT
- SP-8 FIRE APPARATUS TURNING MOVEMENT
- SP-9 GRADING PLAN
- SP-10 UTILITIES PLAN
- SP-11 UTILITIES PROFILE PLAN
- SP-12 EROSION AND SEDIMENT CONTROL PLAN
- SP-13 LANDSCAPING PLAN
- SP-14 LIGHTING PLAN
- SP-15 CONSTRUCTION DETAILS
- SP-16 CONSTRUCTION DETAILS
- SP-17 CONSTRUCTION DETAILS
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- SP-19 CONSTRUCTION DETAILS
- SP-20 CONSTRUCTION DETAILS

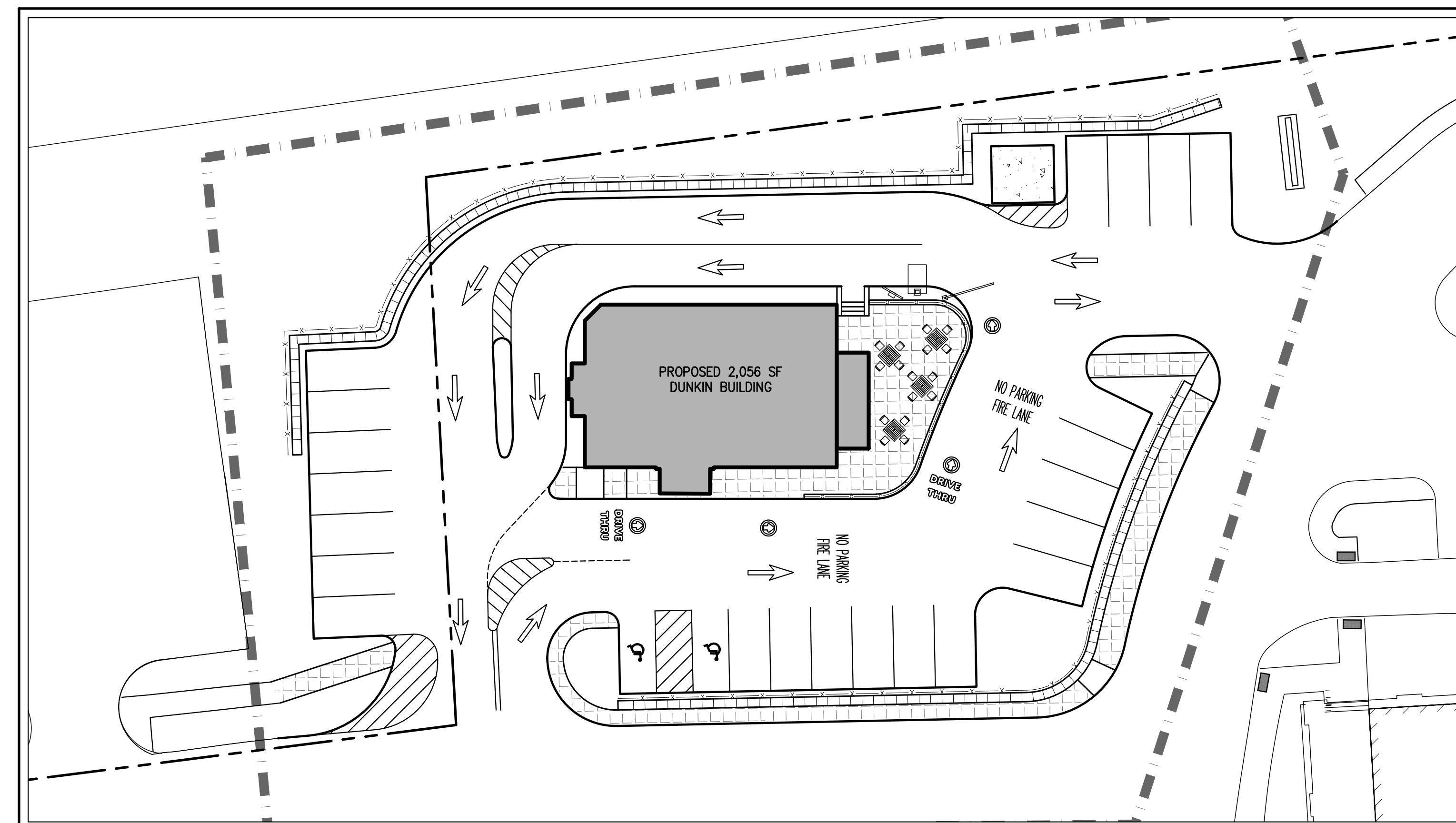
APPLICANT/OWNER:
 UB ORANGEBURG, LLC.
 321 RAILROAD AVENUE
 GREENWICH, CT 06830
 APPLICANT PHONE: (203) 803 0206

JMC Site Planner, Civil & Traffic Engineer,
 Surveyor and Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

ATTORNEY:
 EMANUEL LAW, PC
 4 LAUREL ROAD
 NEW CITY, NY 10956
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ARCHITECT:
 GK+A ARCHITECTS
 36 AMES AVENUE
 RUTHERFORD, NJ 07070
 ARCHITECT PHONE: (201) 896 0333

SURVEYOR:
 CONTROL POINT ASSOCIATES, INC.
 SURVEYOR PHONE: (908) 993 0500



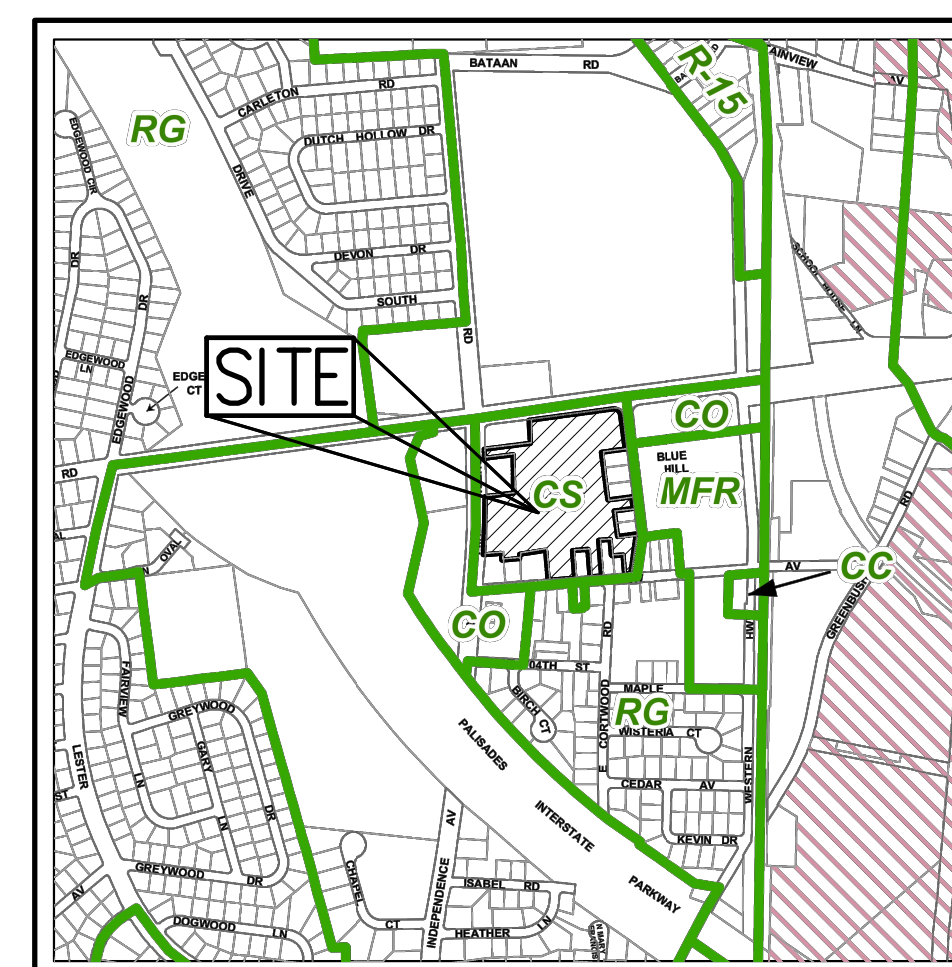
AREA MAP
 SCALE: 1" = 20'

TABLE OF LAND USE			
Section 74.10, Block 1, Lot 67			
Zone CS - Community Shopping			
Proposed Use: Mix Use			
Parameter	Required	Existing	Provided
Min. Lot Area (S.F.)	2,500	461,178	461,178
Maximum Floor Area Ratio	1	0.16	0.17
Min. Lot Width (Feet)	25	463	463
Min. Street Frontage			
Orangeburg Road	-	480	480
Dutch Hill Road	-	349	349
Oak Street	-	475	475
Highview Avenue	-	323	323
Total Frontage	35	1627	1627
Maximum Building Height (Stories/Feet)	2/35	1 / >35	21
Min. Yards for Building (feet)			
Front	45	31.6	34.3 ⁽¹⁾
Side	0/12	21	12
Total Side	0/25	-	-
Rear	25	N/A	N/A
Side/Rear adjacent to any 'R' District	15	24	24
Min. Yards for Wall (feet)			
Front	45	-	4.38 ⁽²⁾
Side	12	-	-
Total Side	25	-	-
Rear	25	N/A	N/A
Side/Rear adjacent to any 'R' District	15	34	34

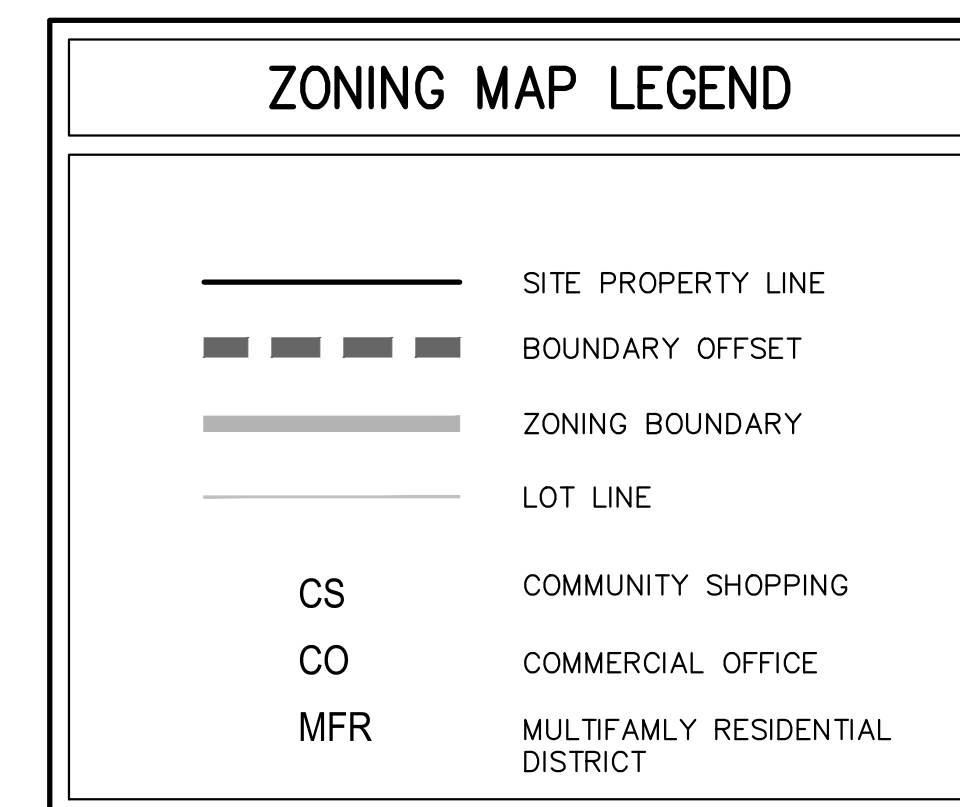
(1) Variance obtained for front yard setback of new pad building from ZBA #14-64.
 (2) Variance obtained for height of proposed retaining wall greater than 4-1/2 feet located within the required front yard of Orangeburg Road from ZBA #14-64.

PARKING TABLE								
Use	Existing Stores SF	Required Spaces/SF	Previously Approved			Proposed		
			Approved (Restaurant) 1 Space / 100 SF SF	Required Spaces	Approved Spaces	Proposed (Restaurant) 1 Space / 100 SF SF	Required Spaces	Proposed Spaces
Off-Street Parking								
Retail/office/bank/services	65,884	1/200	61,800	309		65,884	344	
Restaurant	11,616	1/100	15,700	157		11,616	113	
Proposed Pad		1/100	2,200	22		2,056	21	
Total Parking				488	378		478	378⁽¹⁾

(1) Variance obtained for total parking spaces, per ZBA #14-64. The variances did not provide a breakdown by use, simply a total number of parking spaces permitted.



ZONING MAP
 SCALE: 1" = 1,000'



GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

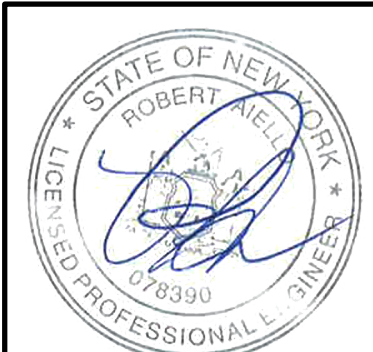
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE, WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	01/21/2022	D.J.G.
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	D.J.G.
3.	ACABOR SUBMISSION	05/20/2022	D.J.G.

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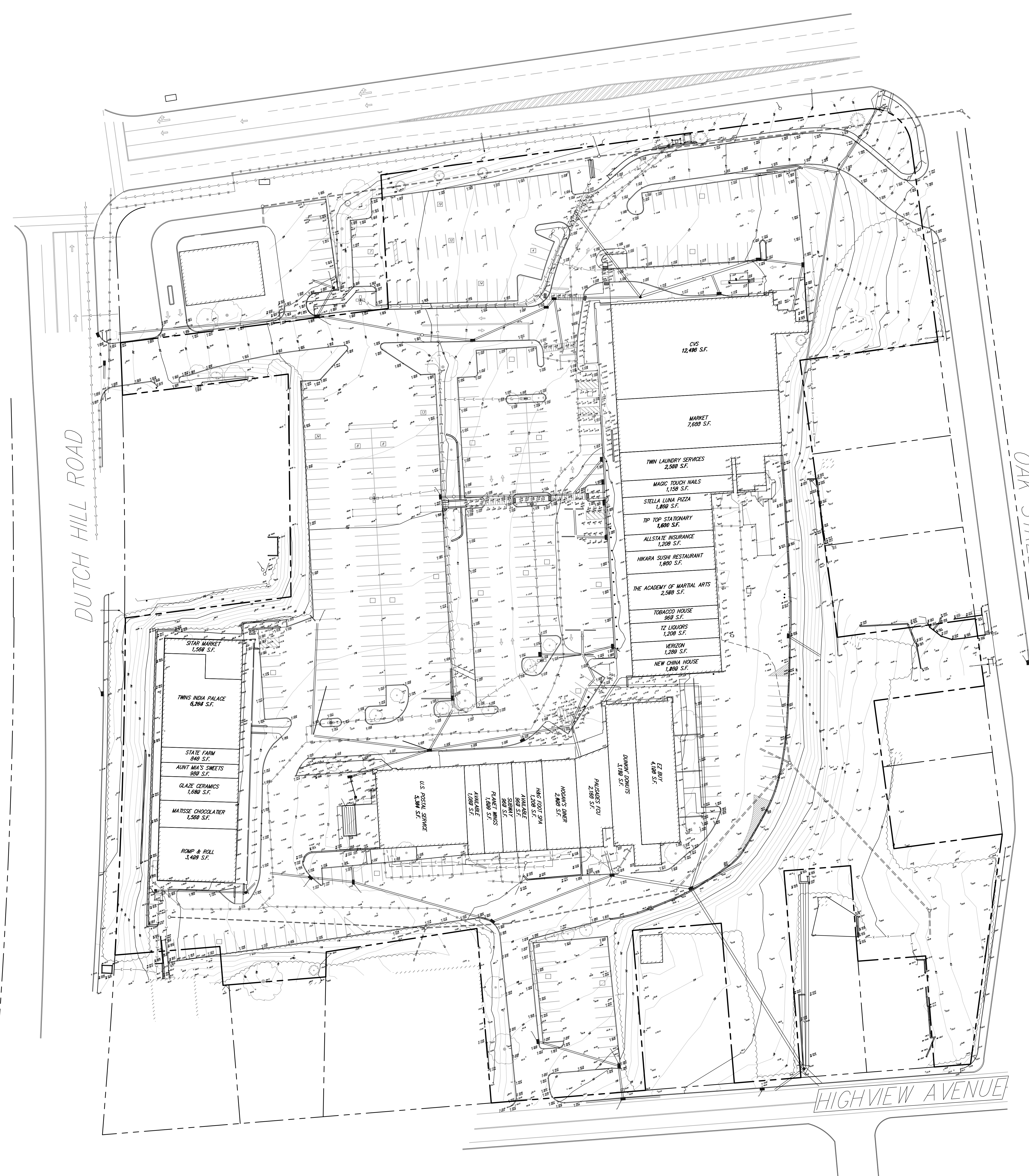
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Drawn: JR	Approved: RA
Scale: NOT TO SCALE	Date: 08/30/2021
Project No: 15210	1520-0000
1520-0000	COVER-PH2 COVER.dwg
Drawing No:	SP-1

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LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	BORING LOCATION AND DESIGNATION

NOTES:

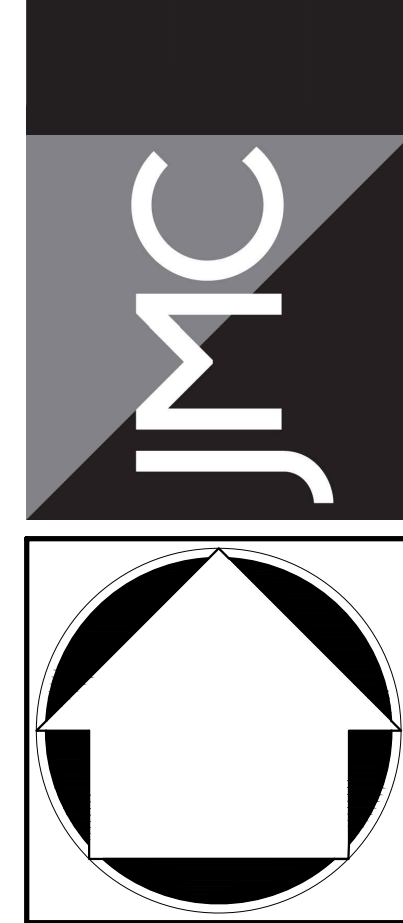
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No.	Revision	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	01/27/2022	DJG
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	DJG
3.	ACADRIC SUBMISSION	05/20/2022	DJG

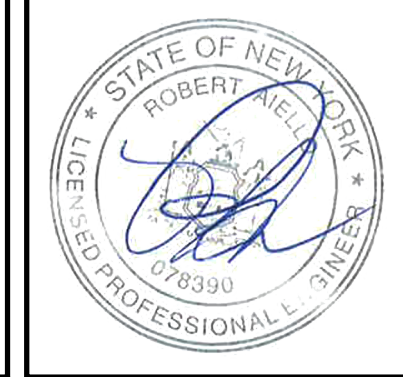
APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE - NEW YORK**
 297 KNOLLWOOD ROAD, SUITE 209
 WHITE PLAINS, NY 10607

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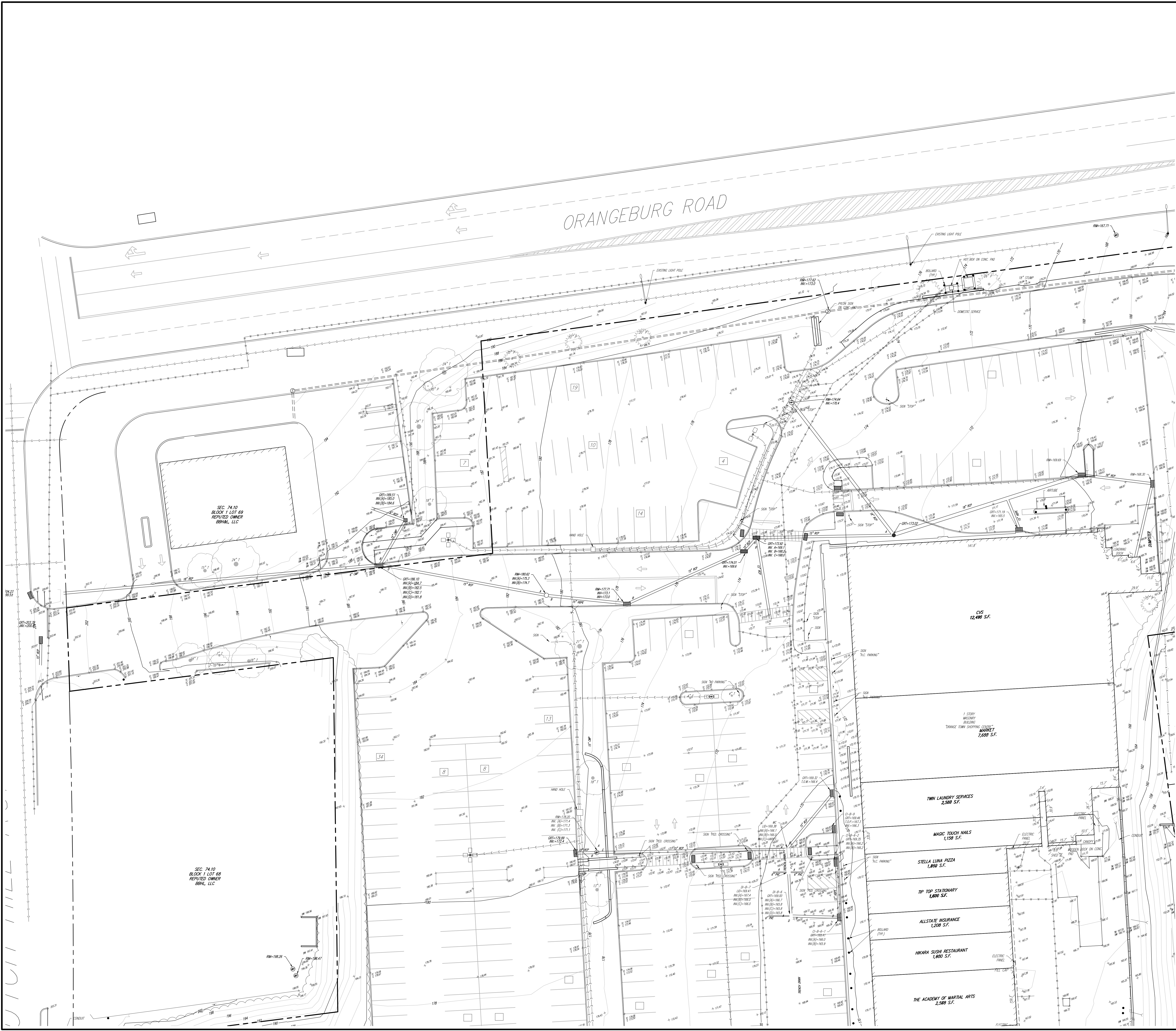


OVERALL EXISTING CONDITIONS MAP
 ORANGETOWN SHOPPING CENTER
 1 ORANGETOWN ROAD
 ORANGETOWN, NY 10962



Drawn:	JR	Approved:	RA
Scale:	1" = 40'		
Date:	08/30/2021		
Project No.:	15210		
Sheet No.:	SP-2	Of:	EXIST
Drawing No.:	SP-2		

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NOTES

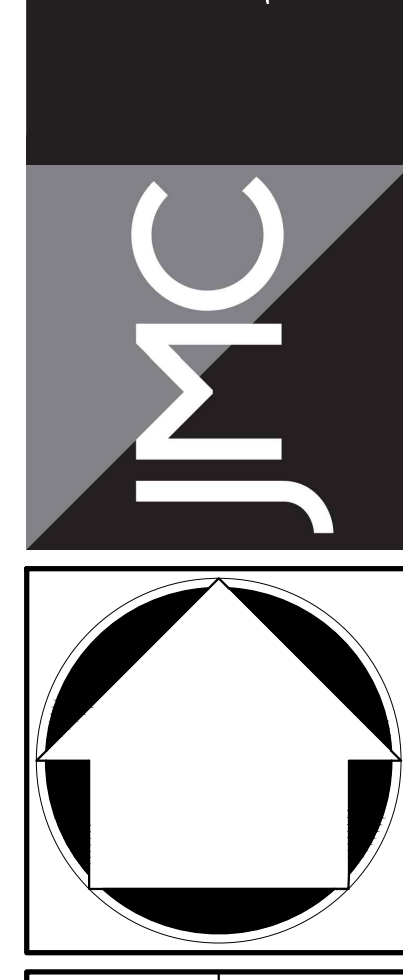
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Date	DWG
01/21/2022	DWG
04/26/2022	DWG
05/20/2022	DWG
Revision	
1. SITE PLAN APPROVAL SUBMISSION	
2. RESPONSE TO TOWN COMMENTS	
3. ACADRE SUBMISSION	

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

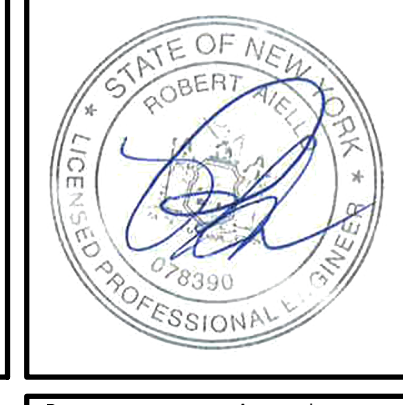
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EXISTING CONDITIONS MAP

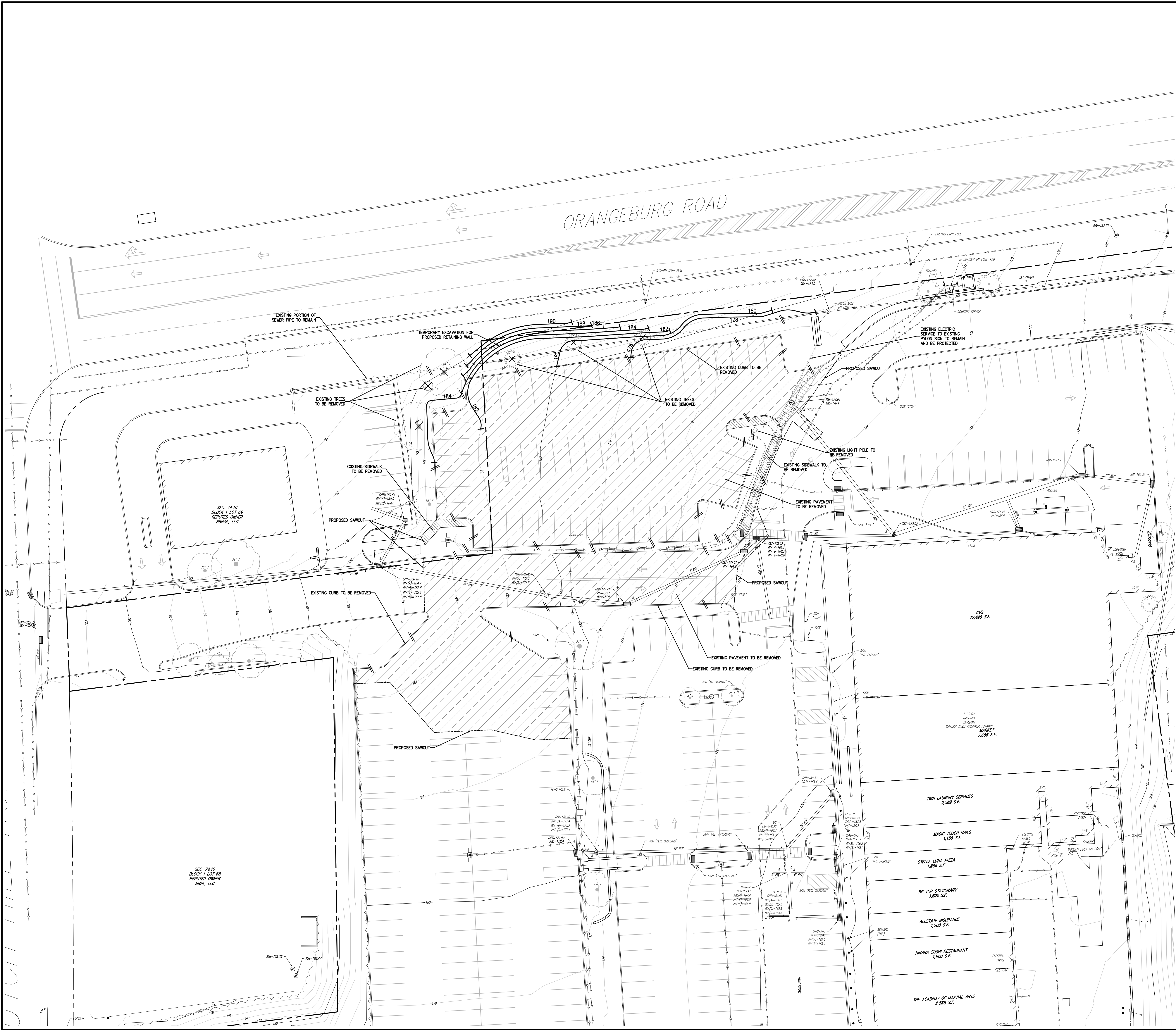
ORANGETOWN SHOPPING CENTER
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Drawn	JR	Approved	RA
Scale	1" = 20'		
Date	08/30/2021		
Project No.	15210		
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Drawing No.	SP-3		

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LEGEND

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NOTES:

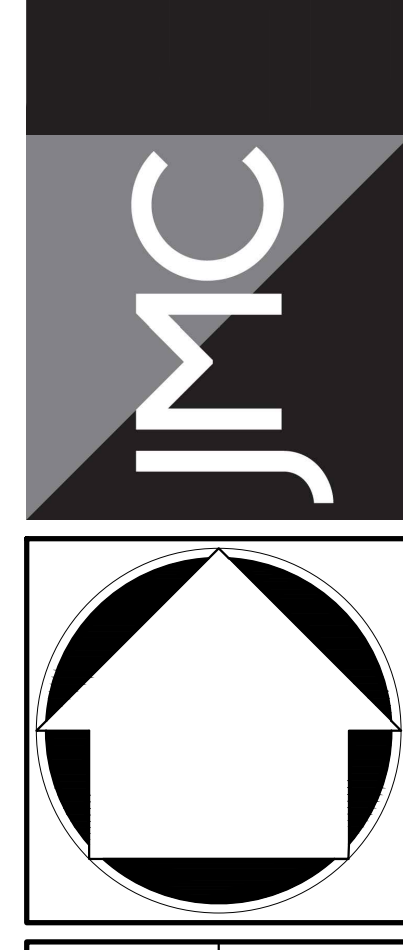
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No.	1.	SITE PLAN APPROVAL SUBMISSION
Revision	2.	RESPONSE TO TOWN COMMENTS
Date	01/21/2022	DAG
	04/26/2022	DAG
	05/20/2022	DAG

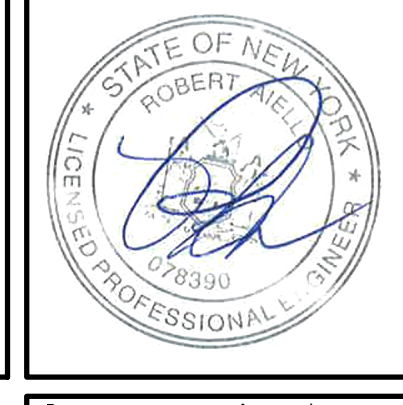
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DEMOLITION PLAN
 ORANGETOWN SHOPPING CENTER
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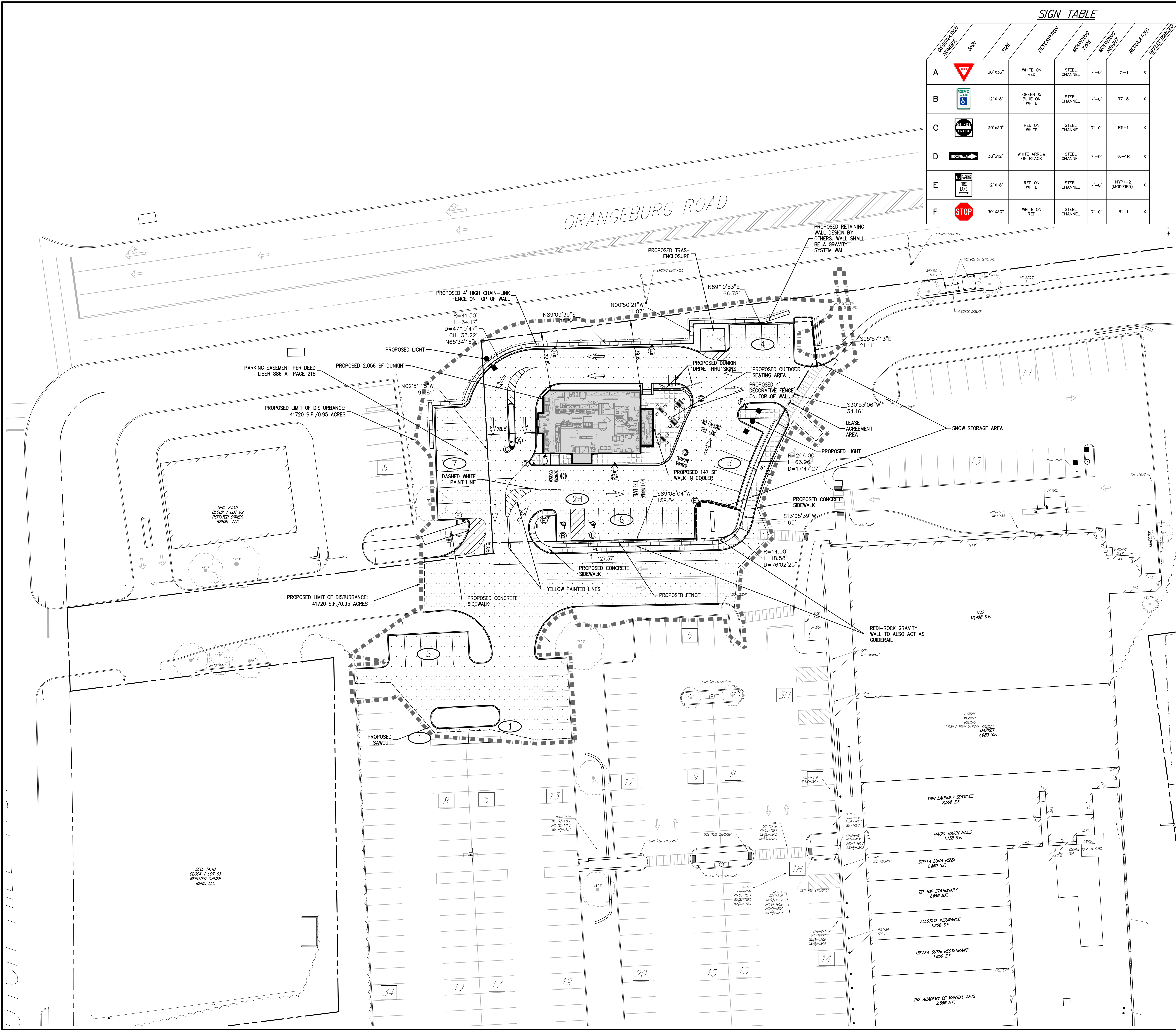


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 Drawing No: SP-4

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SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	BEET REQUIRED
A		30"x36"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C		30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
D		36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R	X
E		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NY1-2 (MODIFIED)	X
F		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X

LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT LINE
	EXISTING ROADWAY CENTER LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED SAWCUT LINE
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED CURBING
	PROPOSED PARKING
	PROPOSED SINGLE ARM LIGHTING STANDARD
	PROPOSED DOUBLE ARM LIGHTING STANDARD
	PROPOSED CONCRETE PAD

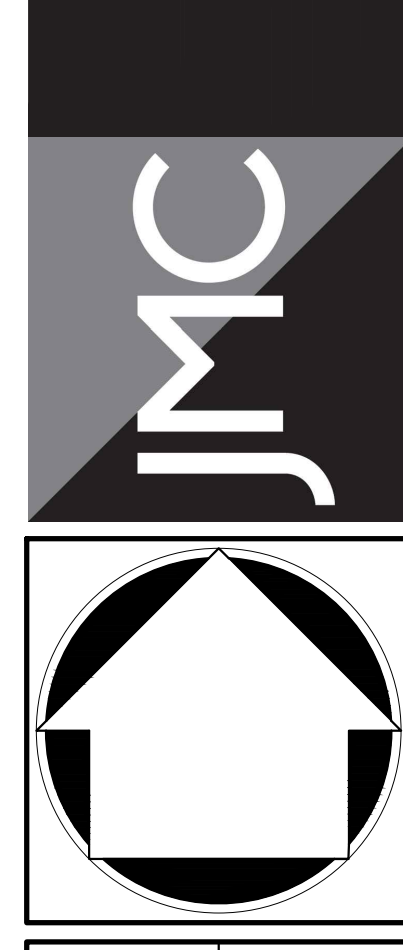
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2.	RESPONSE TO TOWN COMMENTS	04/26/2022	DAG
3.	ACAD/AR SUBMISSION	05/20/2022	DAG

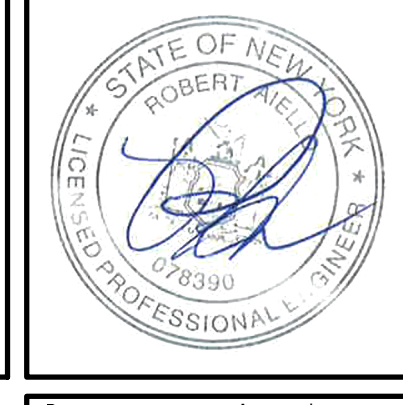
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 297 KNOLLWOOD ROAD, SUITE 209
 WHITE PLAINS, NY 10607

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Mayer Consulting, Inc.
 120 BEDFORD ROAD - ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
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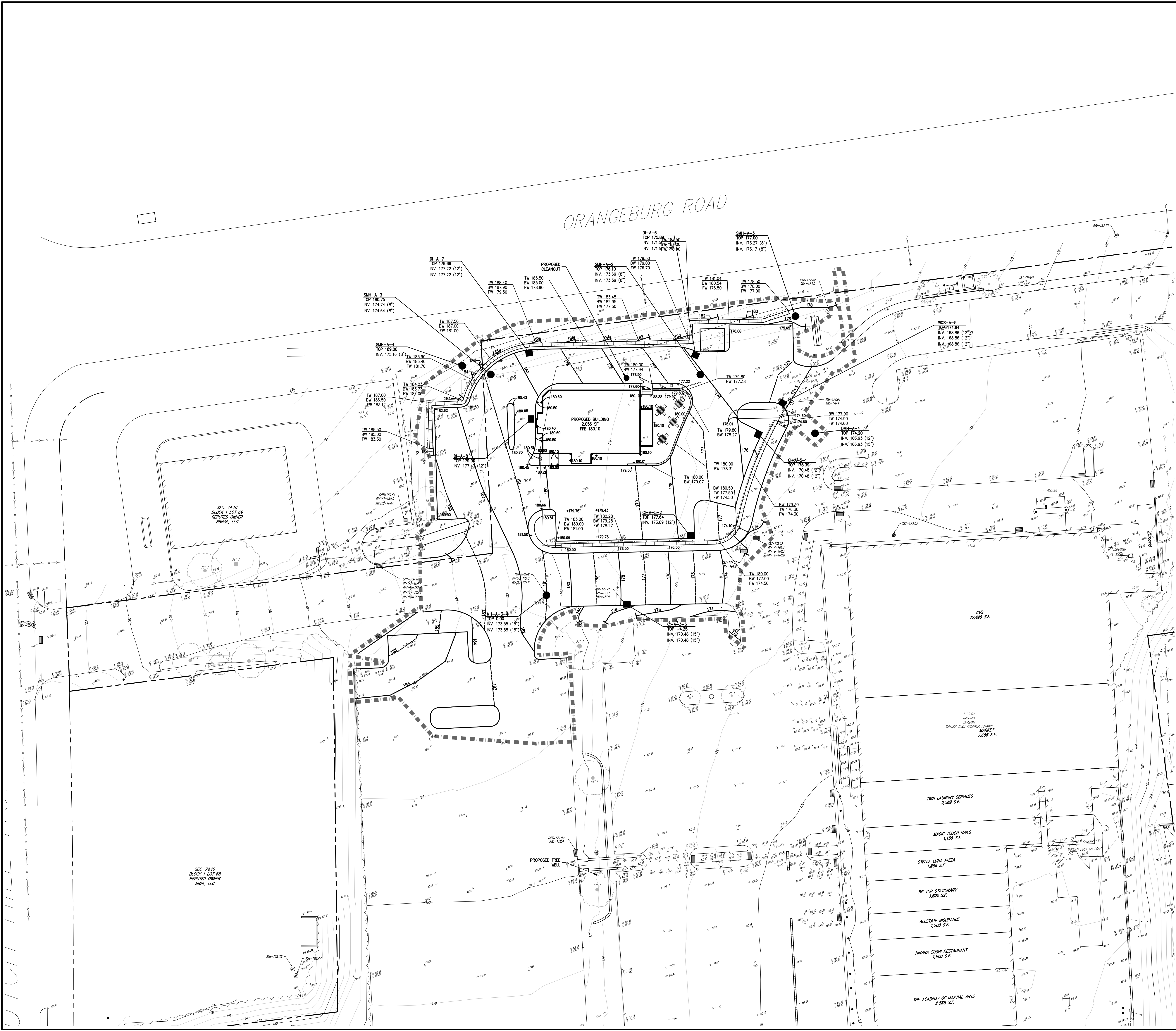
LAYOUT PLAN
 ORANGETOWN SHOPPING CENTER
 1 ORANGETOWN ROAD
 ORANGETOWN, NY 10962



Scale: 1" = 20'
 Date: 08/30/21
 Project No: 15210
 102W-SIE SP-6 LAT.scr
 Drawing No: **SP-6**

NOT FOR CONSTRUCTION

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LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT GRADE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED INDEX GRADE
	PROPOSED MINOR GRADE
	PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE CI DRAIN INLET
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED TYPE LI DRAIN LAWN INLET
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING FEATURE TO BE REMOVED

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARTIAL TOPOGRAPHIC & UTILITY SURVEY," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 01/08/2016.

No.	Revision	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	01/21/2022	DAG
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	DAG
3.	ACADEM SUBMISSION	05/20/2022	DAG

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE - NEW YORK**
 297 KNOLLWOOD ROAD, SUITE 209
 WHITE PLAINS, NY 10607

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 www.jmcpllc.com

JMC

GRADING PLAN

ORANGETOWN SHOPPING CENTER
 1 ORANGETOWN ROAD
 ORANGETOWN, NY 10962

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Scale: 1" = 20'

Date: 08/27/2021

Project No: 15210

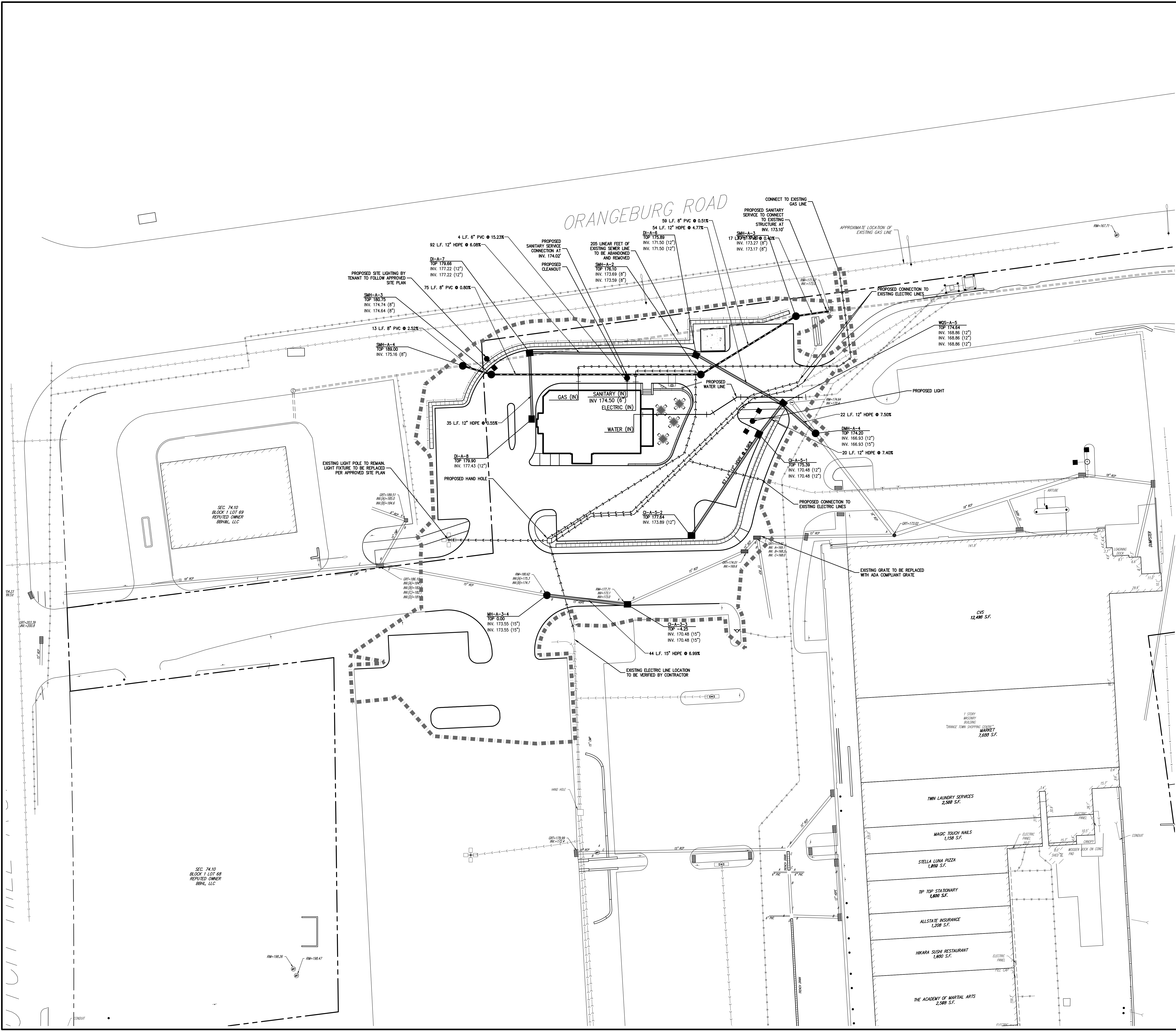
Drawn By: SP-9

Checked By: RA

Approved By: RA

Drawing No: **SP-9**

NOT FOR CONSTRUCTION



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING STORM DRAIN LINE AND SIZE
[Symbol]	EXISTING SANITARY LINE AND SIZE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED EASEMENT LINE
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED DROP CURB AND RAMP
[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	PROPOSED STORM DRAIN MANHOLE
[Symbol]	PROPOSED TYPE CI DRAIN INLET
[Symbol]	PROPOSED TYPE DI DRAIN INLET
[Symbol]	PROPOSED TYPE LI DRAIN LAWN INLET
[Symbol]	PROPOSED STORM DRAIN LINE & SIZE
[Symbol]	PROPOSED SANITARY SEWER LINE & SIZE
[Symbol]	PROPOSED WATER LINE & SIZE
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED ELECTRIC/TELEPHONE/CABLE
[Symbol]	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
[Symbol]	EXISTING FEATURE TO BE REMOVED
[Symbol]	PROPOSED TYPE DI DRAIN INLET TO BE DONE BY TENANT
[Symbol]	PROPOSED CURBING TO BE DONE BY TENANT
[Symbol]	PROPOSED SINGLE ARM LIGHTING STANDARD TO BE DONE BY TENANT
[Symbol]	PROPOSED DOUBLE ARM LIGHTING STANDARD TO BE DONE BY TENANT
[Symbol]	PROPOSED CONCRETE PAD TO BE DONE BY TENANT

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARTIAL TOPOGRAPHIC & UTILITY SURVEY," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 01/08/2016.
 - THE TOWN OF ORANGEBURG SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

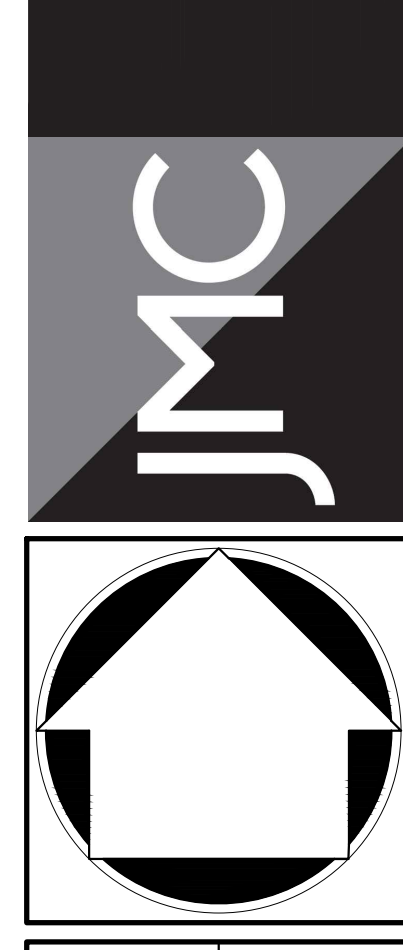
No.	Revision	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	01/21/2022	D.J.G.
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	D.J.G.
3.	ACADEMIC SUBMISSION	05/20/2022	D.J.G.

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE - NEW YORK**
 297 KNOWLTON ROAD, SUITE 209
 WHITE PLAINS, NY 10607

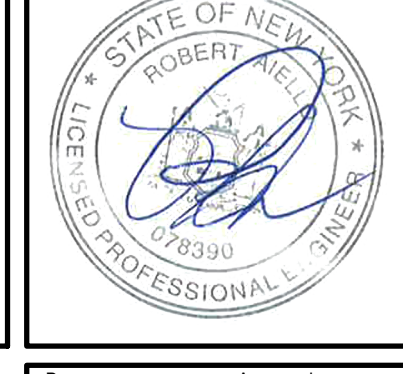
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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UTILITIES PLAN

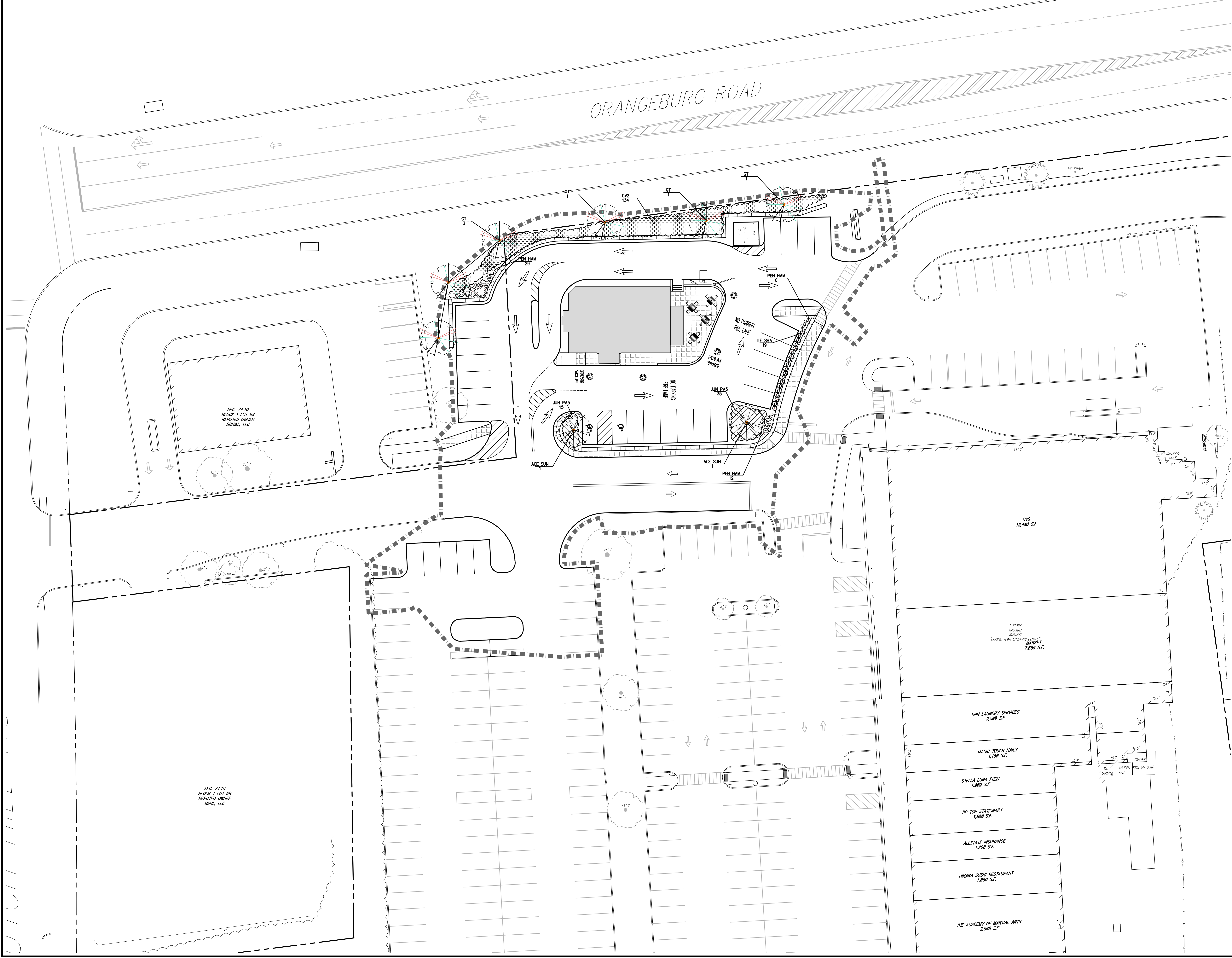
ORANGETOWN SHOPPING CENTER
 1 ORANGEBURG ROAD
 ORANGETOWN, NY 10962



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Drawn: JR Approved: RA
 Scale: 1" = 20'
 Date: 08/30/2021
 Project No: 15210
 1029-SIE SP-10 UTILSER
 Drawing No: **SP-10**

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
ACE SUN	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	3" - 3 1/2" CAL.	B & B	
GT	6	Gleditsia Triacanthos Inermis 'Shademaster'	Shademaster Honeylocust	3" - 3 1/2" Cal.	B & B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
I LE SHA	19	Ilex glabra 'Shamrock'	Inkberry	3' - 4' Height	B & B	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	ROOT COND.	REMARKS
CV2	134	Cotoneaster horizontalis 'Variegatus'	Variegated Rock Spray Cotoneaster	2 gal	Container	
JUN PA5	50	Juniperus davurica 'Parsonii'	Parson's Juniper	2 gal	Container	
PEN HAM	57	Pennisetum alopecuroides 'Hamein'	Hamein Dwarf Fountain Grass	2 gal.	Container	
SED AU3	55	Sedum x 'Autumn Joy'	Autumn Joy Sedum	2 gal.	Container	PERENNIALS



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED SAWCUT LINE
	PROPOSED CONCRETE APRON
	PROPOSED MULCH TRAIL
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED FENCE
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	2-4" WIDE YELLOW LINES 8' O.C.
	12" WIDE WHITE STOP LINE
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED DECIDUOUS TREE
	PROPOSED FLOWERING TREE
	PROPOSED EVERGREEN TREE
	PROPOSED SHRUBS/PERENNIALS
	PROPOSED SHRUB MASSING
	PROPOSED TREE LINE
	EXISTING FEATURE TO BE REMOVED

NOTES:

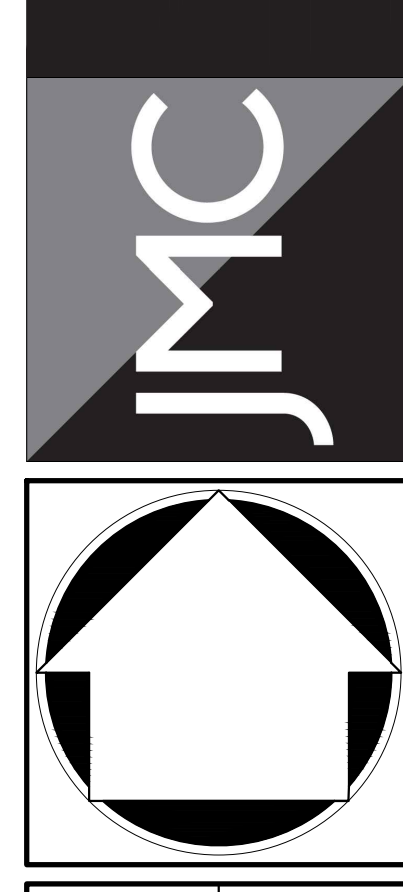
1. ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORTI (ANSI Z60.1)," LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.

No.	Revision	Date	By	DWG
1.	SITE PLAN APPROVAL SUBMISSION	01/21/2022	JMC	DWG
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	JMC	DWG
3.	ACAD/DR SUBMISSION	05/20/2022	JMC	DWG

APPLICANT: **URSTADT BIDDLE PROPERTIES**
 321 RAILROAD AVENUE
 GREENWICH, CT 06830

ARCHITECT: **STUDIO ARCHITECTURE - NEW YORK**
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LANDSCAPING PLAN
ORANGETOWN SHOPPING CENTER
 1 ORANGEBURG ROAD
 ORANGETOWN, NY 10962



Drawn: JR Approved: RA
 Scale: 1" = 20'
 Date: 08/30/2021
 Project No: 15210
 1529-LAND SP-13 LAND.scx
 Drawing No: **SP-13**

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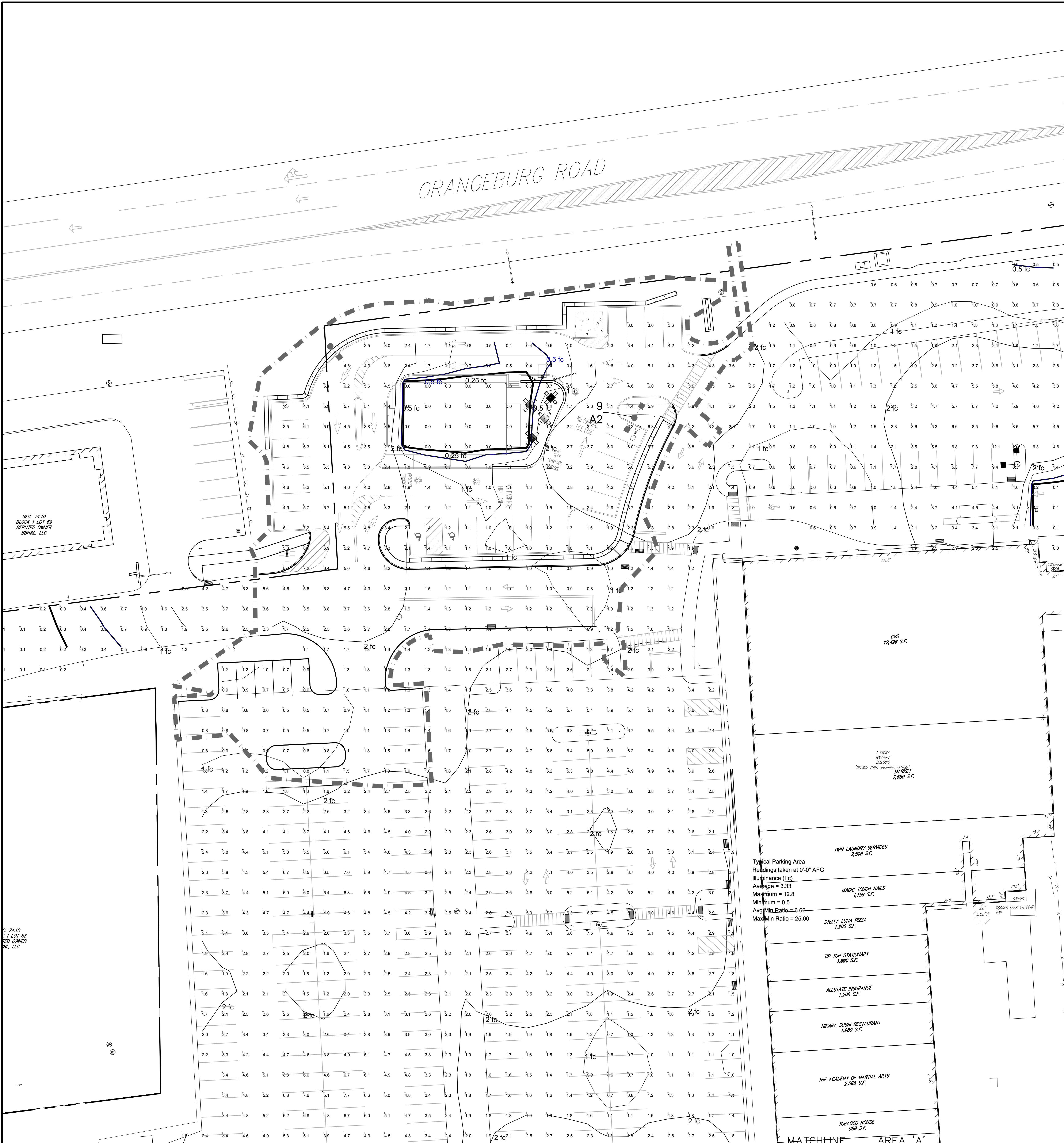
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74.10
1 LOT 69
RED OWNER
L.L.C.

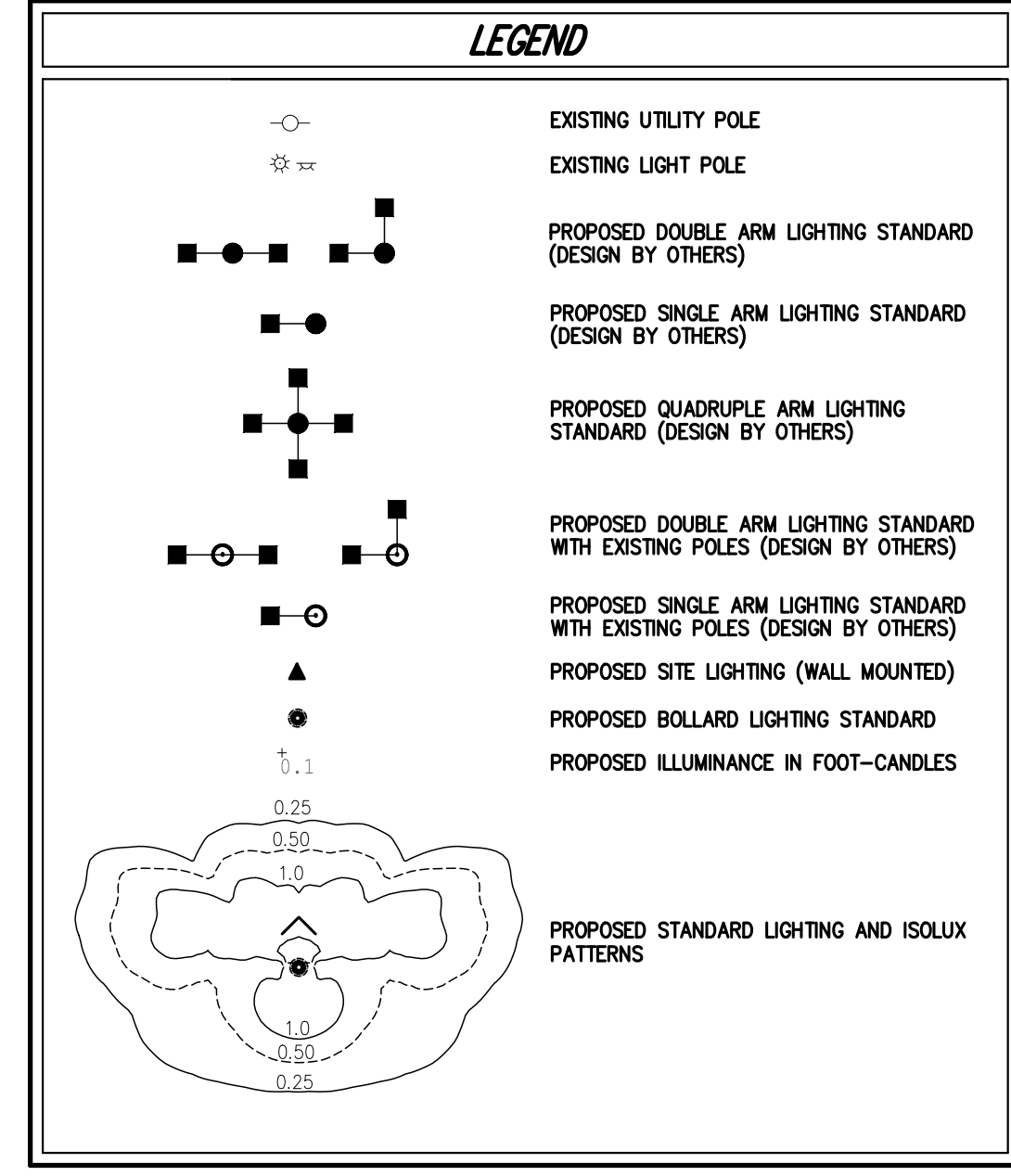
SEC. 74.10
BLOCK 1 LOT 69
REPUTED OWNER
SIGNAL, LLC



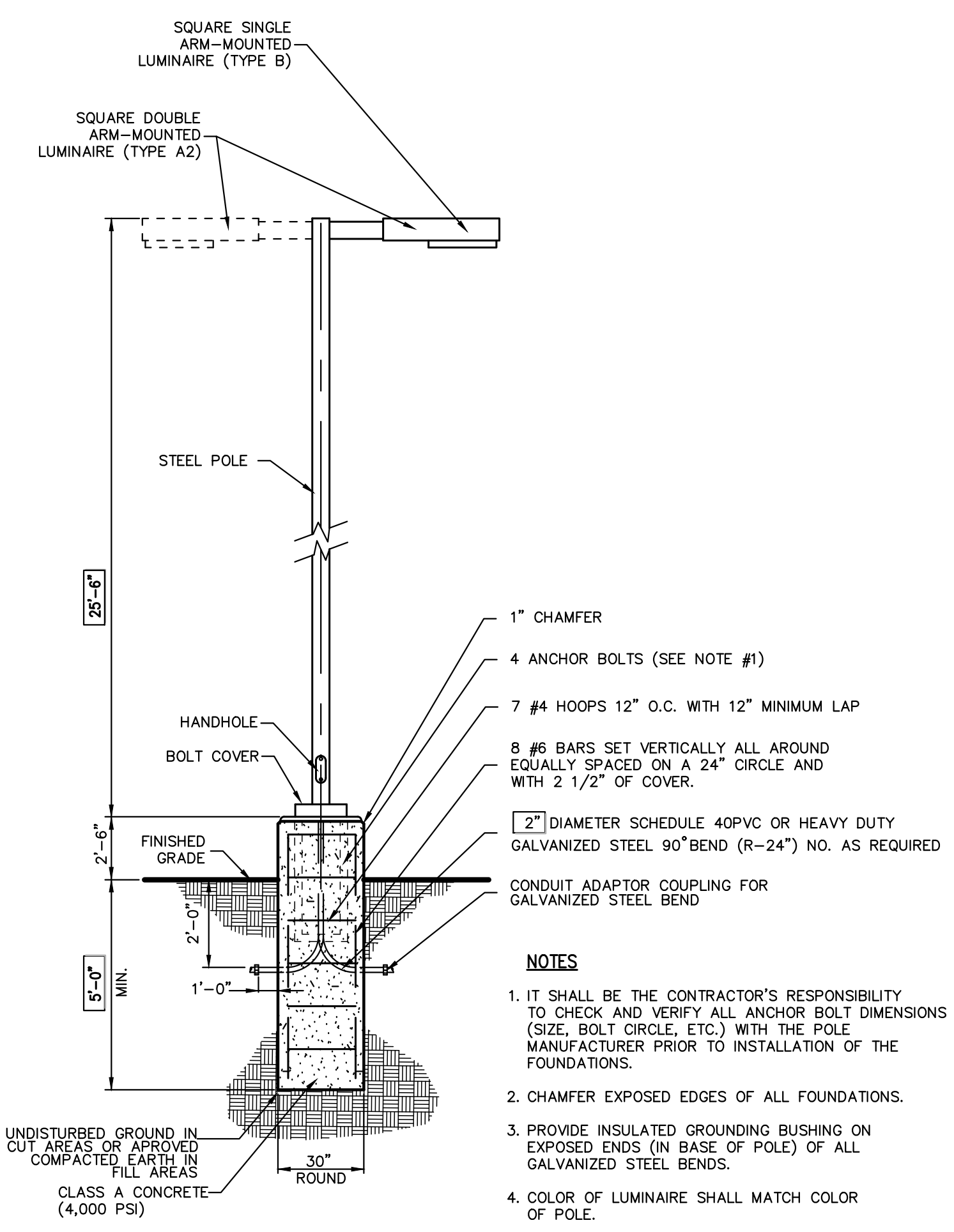
Typical Parking Area
Readings taken at 0'-0" AFG
Illuminance (Fc)
Average = 3.33
Maximum = 12.8
Minimum = 0.5
Avg/Min Ratio = 6.66
Max/Min Ratio = 25.60

Tag	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
A2	1	ALED4T260 D10 x2@180°	BACK-BACK	27428	1.000	POLE MOUNT	ALED4T260 D10 - Cool - RAB01809 IES
B	1	ALED3T260 D10	SINGLE	28037	1.000	POLE MOUNT	ALED3T260 D10 - Cool - RAB01839 IES

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PSpctL	PSpctB
Orangetown Shopping Center	Illuminance	Fc	2.77	12.8	0.0	N/A	N/A	10	10
Typical Parking Area	Illuminance	Fc	3.33	12.8	0.5	6.66	25.60		



- NOTES:**
- ALL CABLES AND WIRING SHALL BE INSTALLED UNDERGROUND IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT INSTALLED WITH TWO (2) FEET OF COVER. MINIMUM SIZE OF CONDUIT SHALL BE TWO (2) INCH DIAMETER.
 - GROUPT WIRING SHALL BE #12 COPPER CONDUCTORS, TYPE XHHW. GROUPTRY SHALL BE AS SHOWN ON THE DRAWINGS.



LIGHTING STANDARD
(Arm Mounted)

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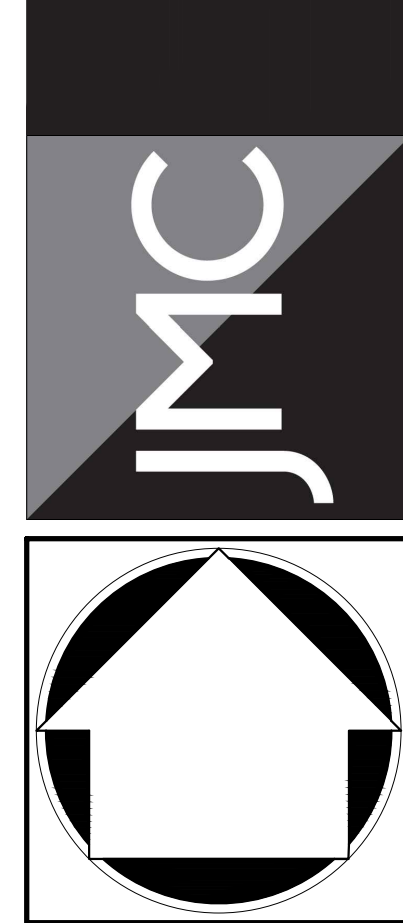
No.	Revision	Date	By
1.	SITE PLAN APPROVAL SUBMISSION	07/27/2022	DAG
2.	RESPONSE TO TOWN COMMENTS	04/26/2022	DAG
3.	ACADEM SUBMISSION	05/20/2022	DAG

APPLICANT: **URSTADT BIDDLE PROPERTIES**
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GREENWICH, CT 06830

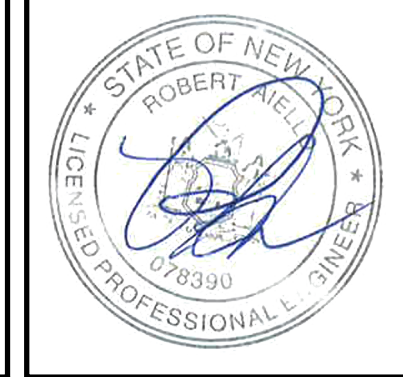
ARCHITECT: **STUDIO ARCHITECTURE - NEW YORK**
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LIGHTING PLAN
ORANGETOWN SHOPPING CENTER
1 ORANGETOWN ROAD
ORANGETOWN, NY 10962



Drawn:	DC	Approved:	RA
Scale:	1" = 20'		
Date:	06/07/2016		
Project No.:	15210		
100% DATE:	SP-14	LIGHTS	
Drawing No.:	SP-14		