

**NOTES:**

- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
- LOT DRAINAGE ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
- 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 INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER (SEE DETAIL).
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- 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 THUS: ●
- THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
- SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
- TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR THE CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFURNISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- PERMANENT VEGETATION COVER SPECIFICATIONS:  
LAWN AREA - PER 1,000 S.F.  
15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZER  
70 LBS. GRANULATE LIMESTONE  
4 LBS. SEED MIXTURE  
40% KENTUCKY BLUE  
40% RED FESCUE  
20% PERENNIAL RYEGRASS
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE DEME, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- TREE PROTECTION:  
A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:  
A) NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.  
B) THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.  
C) TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.  
D) TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.  
E) NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.  
F) IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS.  
G) IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS.
- ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS.
- A DRAINAGE PERMIT IS REQUIRED FROM THE ROCKLAND COUNTY DRAINAGE AGENCY PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A FLOOD ELEVATION CERTIFICATE IS TO BE SUBMITTED TO THE TOWN OF ORANGETOWN BUILDING DEPT.

**BULK REQUIREMENTS:**

ZONE R-15, GROUP P	REQUIRED/PERMITTED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	NONE	0.08	0.10
MINIMUM LOT AREA (SQ.FT.)	NONE	90,393 SQ.FT. (NET)	90,393 SQ.FT. (NET)
MINIMUM LOT WIDTH	NONE	N/A	N/A COR LOT
MINIMUM STREET FRONTAGE	50 FT.	158.7 FT.	266.7 FT.
FRONT YARD	100 FT.	65.7 FT.	88 FT. *
SIDE YARD	100 FT.	55.3 FT.	72 FT. *
REAR YARD	200 FT.	N/A COR LOT	N/A COR LOT
MAXIMUM BUILDING HEIGHT	NONE	25 FT.	32 FT.

\* DENOTES VARIANCE REQUIRED

**PARKING REQUIREMENTS:**

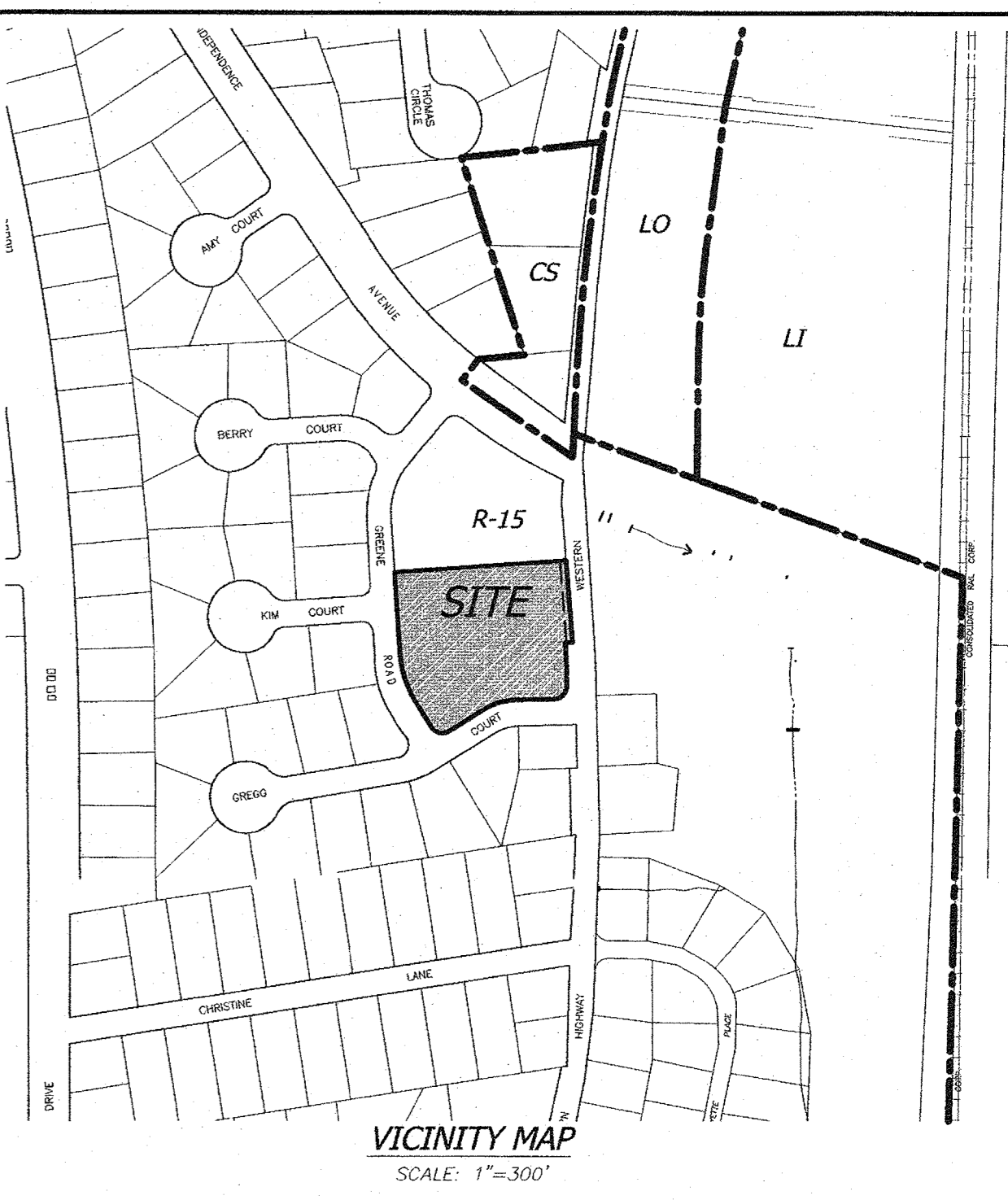
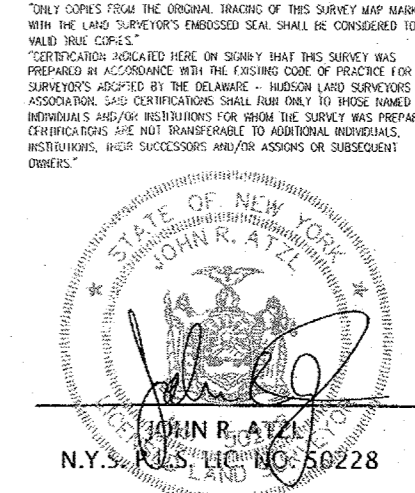
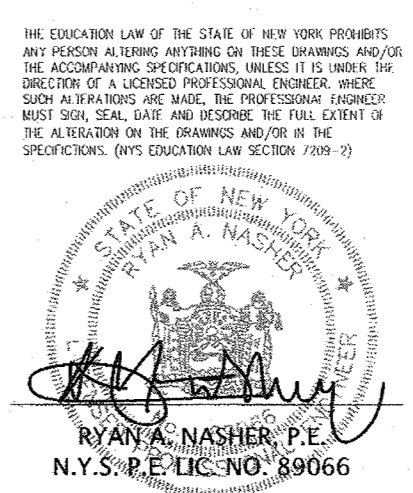
NOT LISTED IN CODE  
13 SPACES PROVIDED

**LOT AREA CALCULATIONS**

GROSS LOT AREA	=	90,393 SQ. FT.
NET LOT AREA FOR ZONING PURPOSES	=	89,252 SQ. FT. OR 2.049 ACRES

**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 SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- LIMIT OF 100 YEAR FLOODPLAIN
- LIMIT OF 500 YEAR FLOODPLAIN
- GAS --- PROPOSED GAS LINE



**OWNER & APPLICANT:**

TAPPAN FIRE DISTRICT  
PO BOX 525  
TAPPAN, NY 10983

**TAX MAP REFERENCE:**

TOWN OF ORANGETOWN  
SECTION 74.18, BLOCK 2, LOTS 35

**SITE ADDRESS:**

TAPPAN FIRE DISTRICT  
300 WESTERN HIGHWAY  
TAPPAN, NY 10983

**AREAS:**

90,393 SQ.FT. OR 2.07 ACS

**DISTRICTS:**

- SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT NO. 1
- FIRE DISTRICT: TAPPAN
- WATER DISTRICT: TAPPAN
- SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
- LIGHTING DISTRICT: TOWN OF ORANGETOWN

**DRAWING LIST**

DRAWING No.	TITLE	ORIGIN DATE	LAST REVISION
DRAWING 1	SITE DEVELOPMENT PLAN	10-28-2021	07-15-2022
DRAWING 2	EXISTING CONDITION	10-28-2021	07-15-2022
DRAWING 3	GRADING PLAN	10-28-2021	07-15-2022
DRAWING 4	DETAILS	10-28-2021	07-15-2022
DRAWING 5	EROSION & SEDIMENT CONTROL PLAN	10-28-2021	07-15-2022
DRAWING 6	LANDSCAPING PLAN	10-28-2021	07-15-2022
DRAWING 7	LIGHTING PLAN	10-28-2021	07-15-2022

REVISION	DATE	PER COMMENTS BY ARCHITECT	DESCRIPTION
1	07-15-22		

**AN&Z**  
ATZL, NASHER & ZIGLER P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
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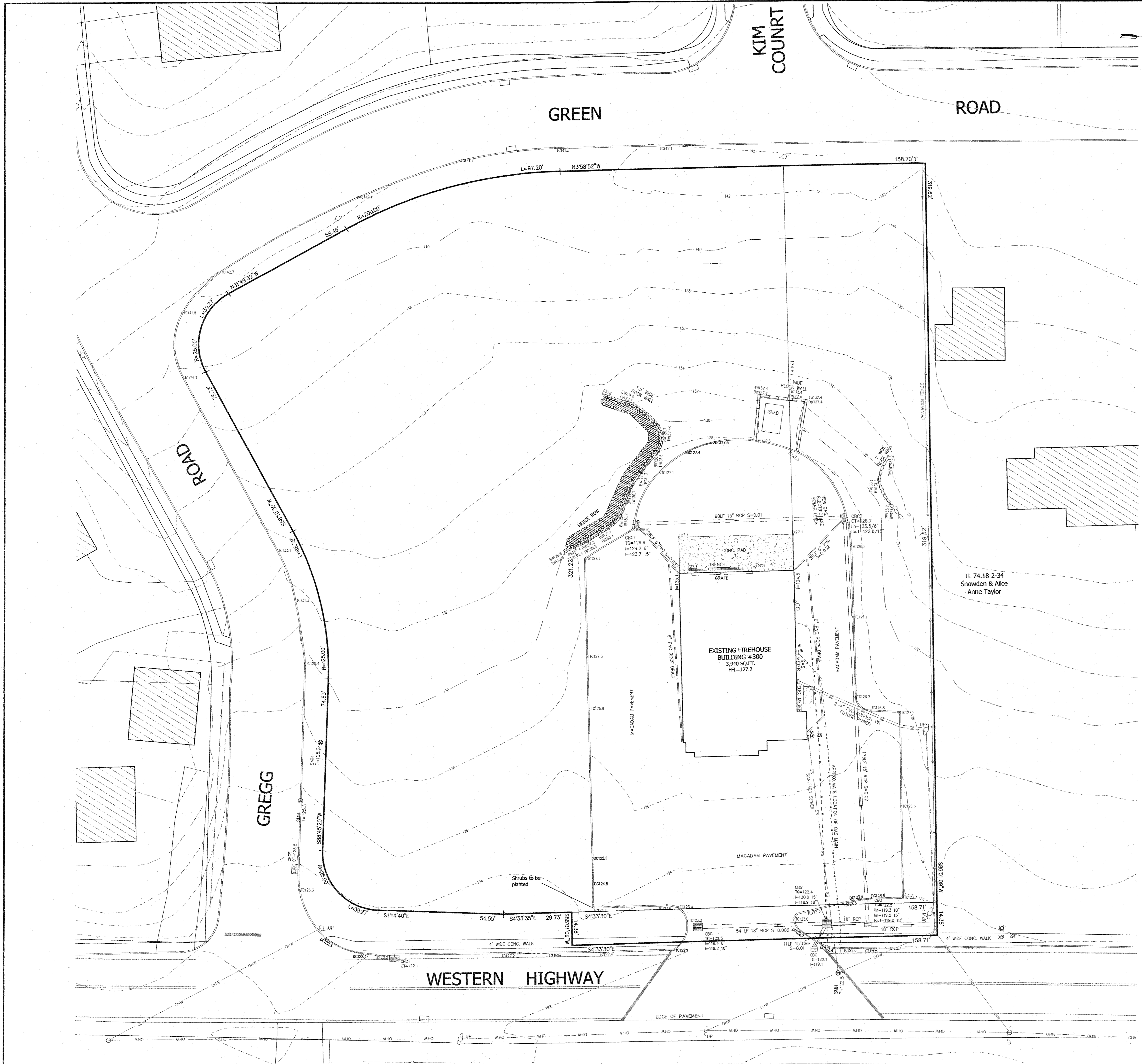
**TAPPAN FIRE DISTRICT**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**SITE DEVELOPMENT PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: JUNE 24, 2022	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4924	DRAWING NO: 1





UNDESIGNED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A CERTAIN LAND SURVEYER'S EMBOSSED SEAL IS A VIOLATION OF SECTION 1205 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW. THESE COPIES FROM THE ORIGINAL RECORD OF THE SURVEY MAP SHOWN WITH THE LAND SURVEYER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE AND CORRECT.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM ENGAGING IN THIS BUSINESS WITHOUT THE ACCOMPANYING PROFESSIONAL LICENSE. ANY PERSON WHO ENGAGES IN THIS BUSINESS WITHOUT THE ACCOMPANYING PROFESSIONAL LICENSE SHALL BE CONSIDERED TO BE ENGAGING IN THIS BUSINESS WITHOUT THE ACCOMPANYING PROFESSIONAL LICENSE. ANY PERSON WHO ENGAGES IN THIS BUSINESS WITHOUT THE ACCOMPANYING PROFESSIONAL LICENSE SHALL BE CONSIDERED TO BE ENGAGING IN THIS BUSINESS WITHOUT THE ACCOMPANYING PROFESSIONAL LICENSE.

STATE OF NEW YORK  
 RYAN A. NASHER, P.E.  
 N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
 JOHN R. ATZL  
 N.Y.S. P.E. LIC. NO. 50228

REVISION	DATE	DESCRIPTION
1	07-15-22	PER COMMENTS BY ARCHITECT

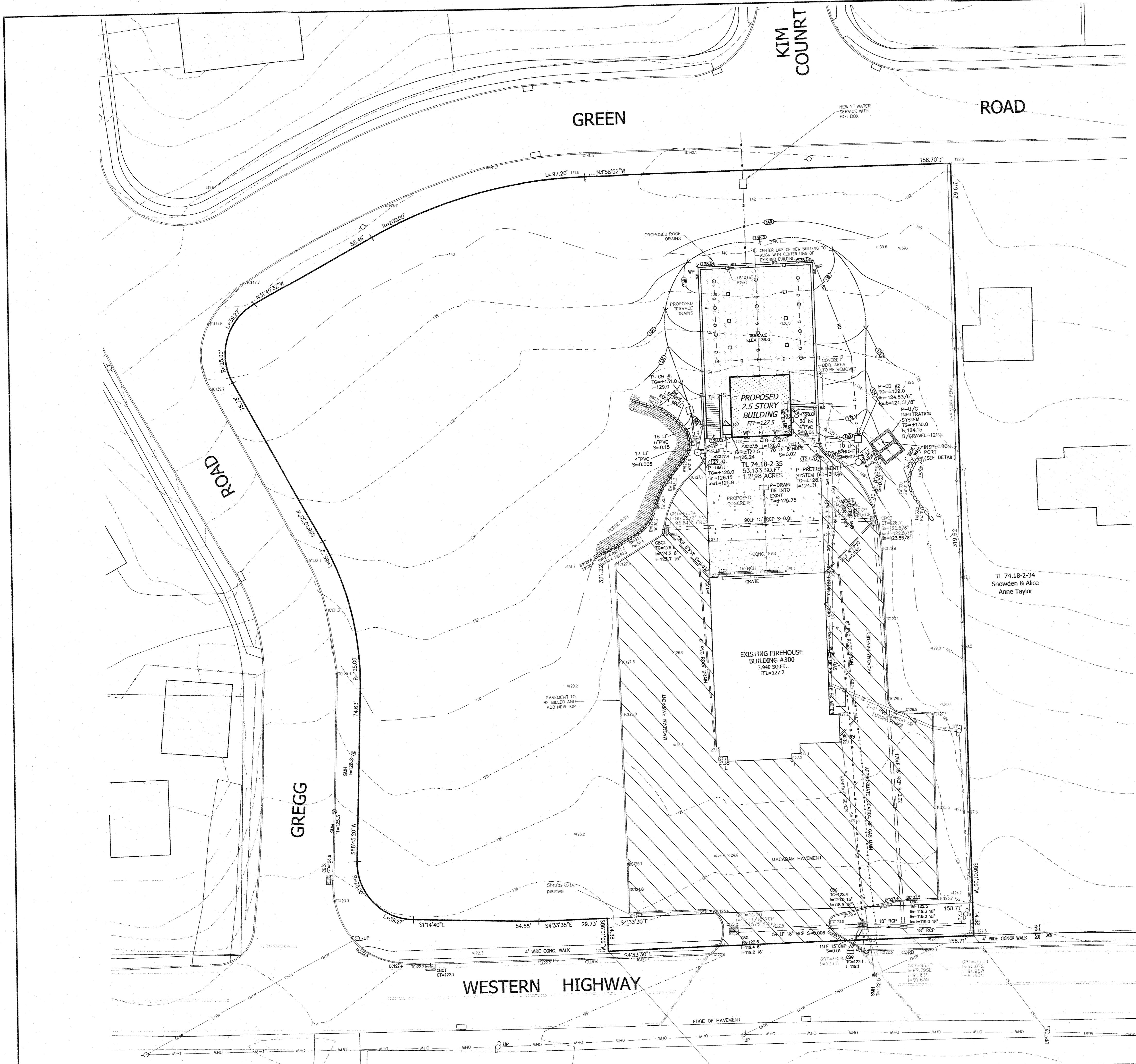
**AN&Z**  
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 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10956  
 Tel: (845) 634-4694  
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 E-mail: info@anzny.com  
 Web: www.anzny.com

PROJECT:  
**TAPPAN FIRE DISTRICT**

TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

TITLE:  
**EXISTING CONDITION**

DRAWN BY: LF	CHECKED BY: JRA
DATE: OCTOBER 28, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4924	DRAWING NO: 2



**LEGEND**

- 2' CONTOUR
- 10' CONTOUR
- W EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- G EXISTING GAS LINE
- CB EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- SMH EXISTING SEWER MANHOLE
- S EXISTING SEWER LINE
- SPOT EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- LP EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- LIMIT OF 100 YEAR FLOODPLAIN
- LIMIT OF 500 YEAR FLOODPLAIN
- GAS PROPOSED GAS LINE

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM RECEIVING OR PROVIDING ANY SERVICE OR PROFESSIONAL OPINION IN CONNECTION WITH THE DESIGN OR CONSTRUCTION OF ANY PUBLIC WORKS PROJECT WITHOUT BEING A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR. THE PROFESSIONAL ENGINEER OR SURVEYOR MUST SIGN AND SEAL THE FULL COUNTRY OF THE STATE OF NEW YORK AND THE FULL COUNTRY OF THE STATE OF NEW YORK. THE PROFESSIONAL ENGINEER OR SURVEYOR MUST SIGN AND SEAL THE FULL COUNTRY OF THE STATE OF NEW YORK AND THE FULL COUNTRY OF THE STATE OF NEW YORK.

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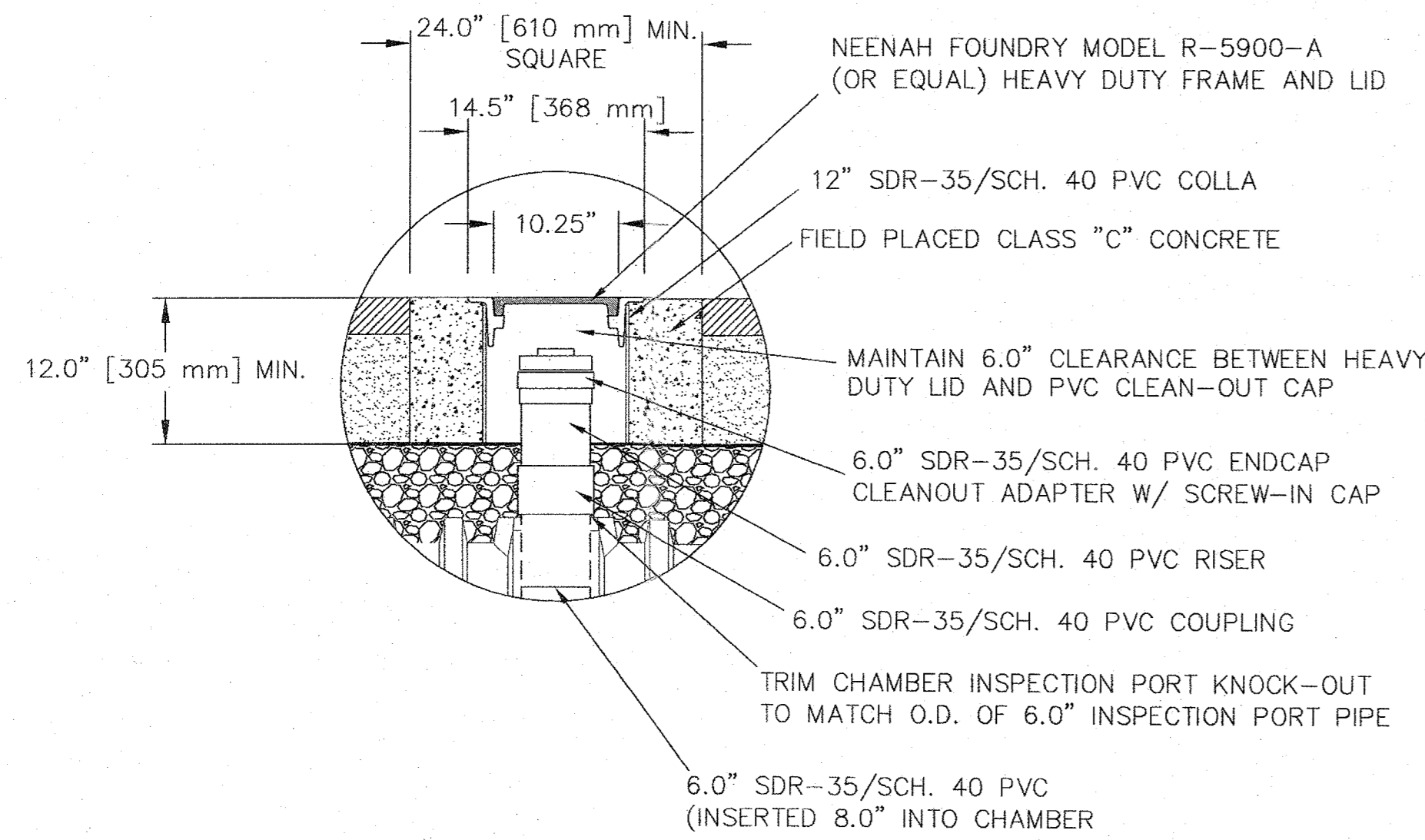
PROJECT: **TAPPAN FIRE DISTRICT**

TOWN OF ORANGETOWN  
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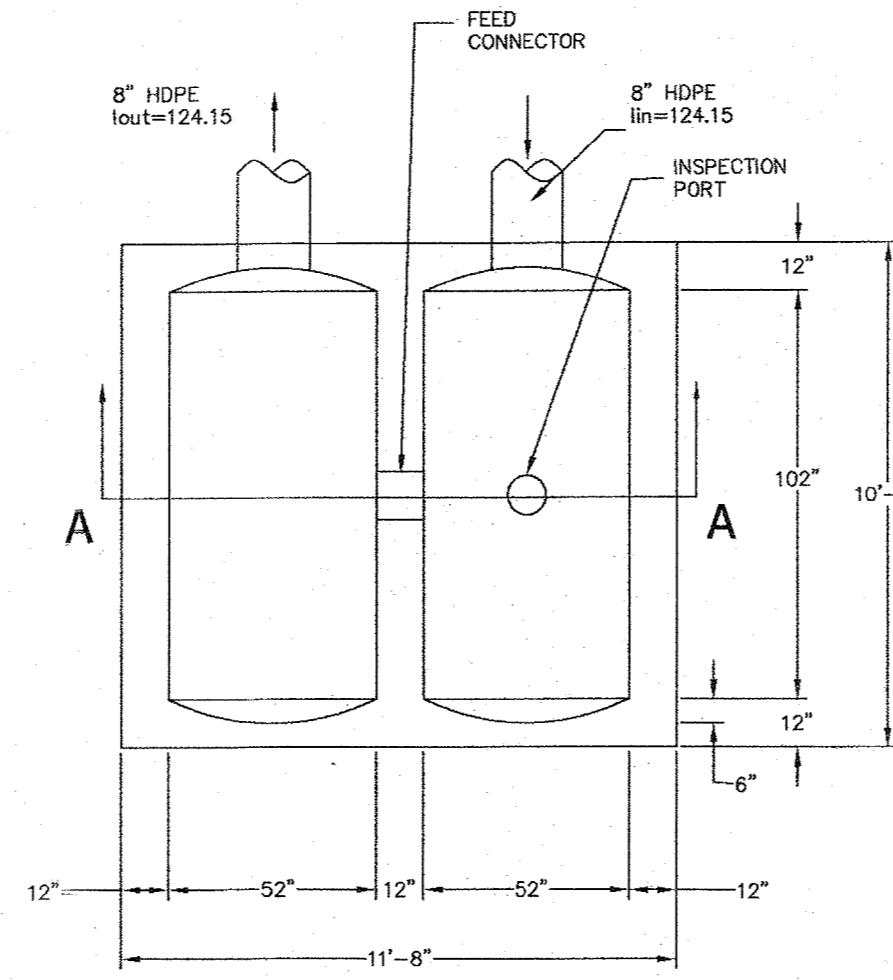
TITLE: **GRADING PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: OCTOBER 26, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4924	DRAWING NO: 3

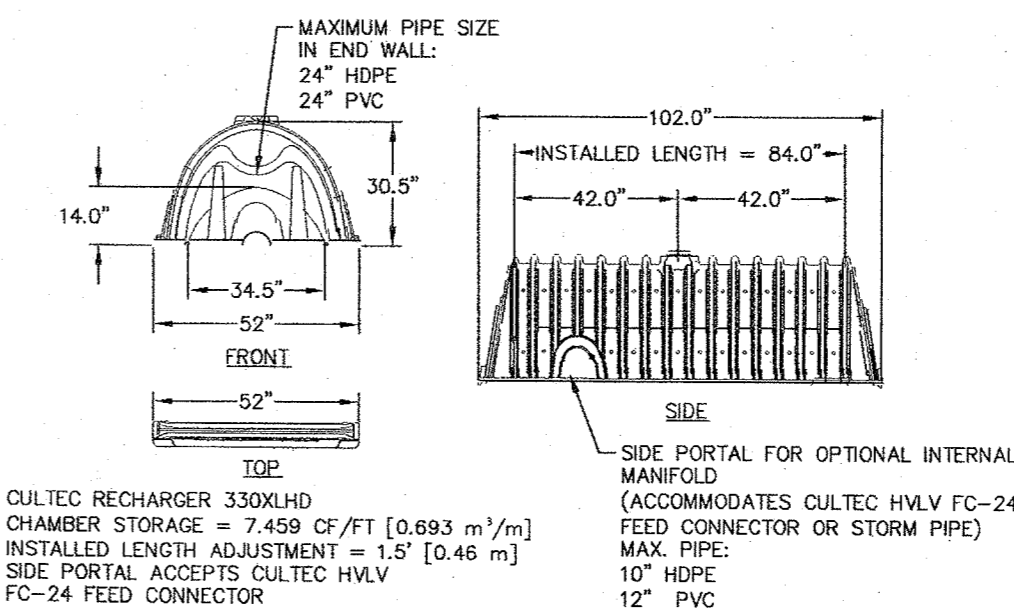




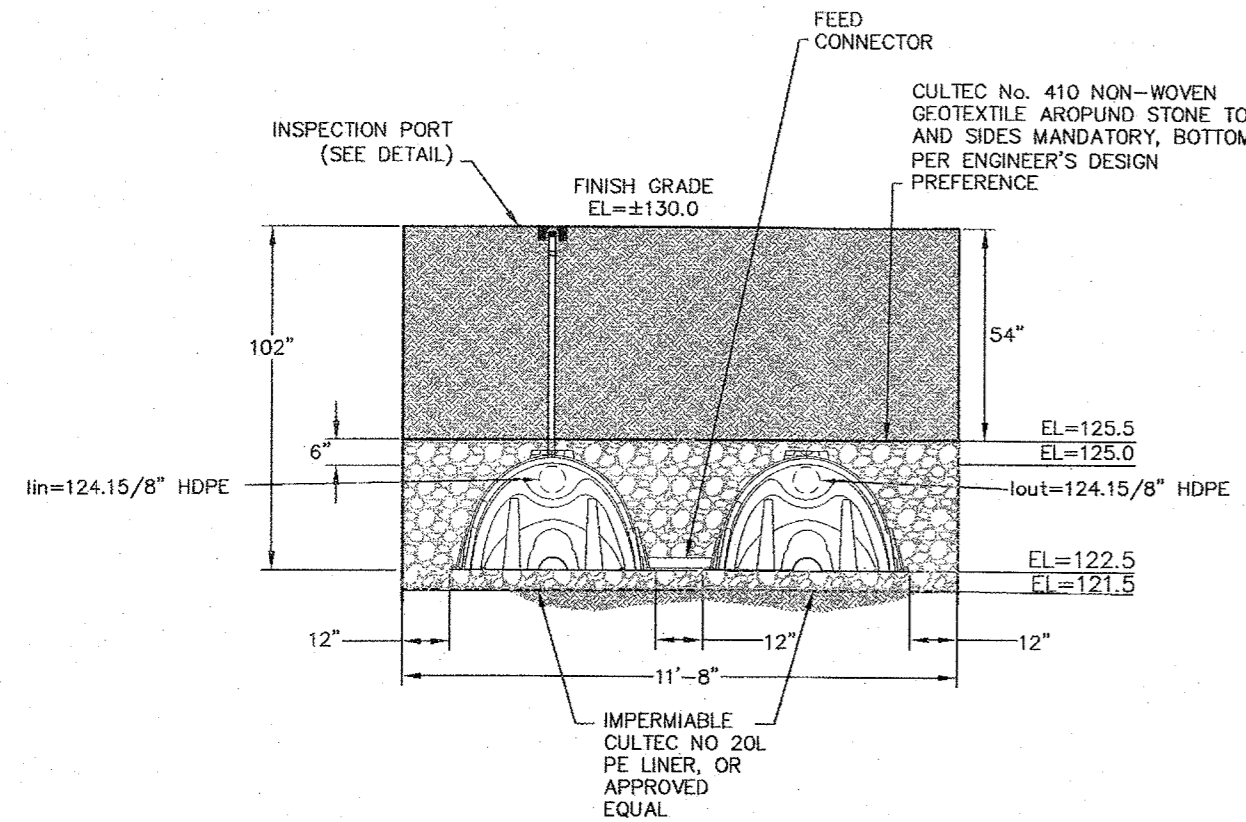
**INSPECTION PORT DETAIL**  
SCALE: 1" = 1"



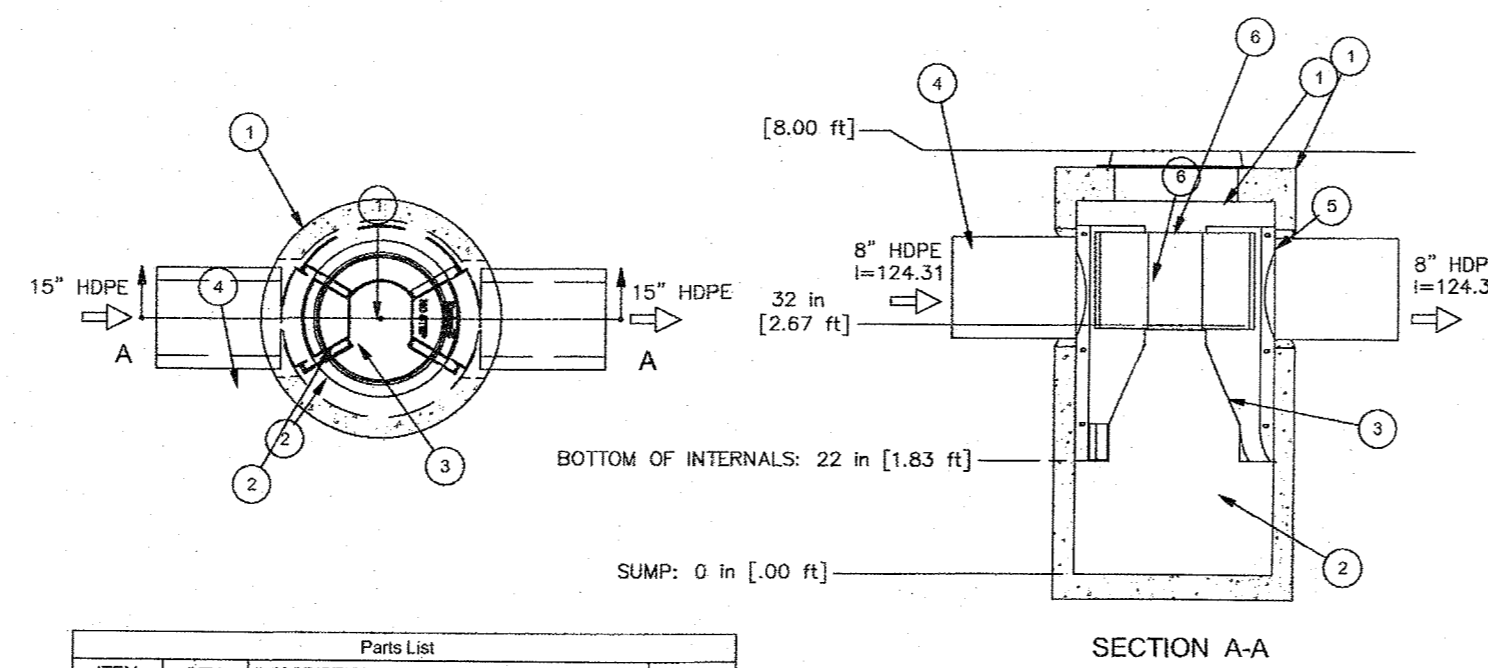
**P-UNDERGROUND STORAGE SYSTEM**  
**PLAN (CULTEC OR EQUAL) DETAIL**  
SCALE: 1" = 4"



**CULTEC RECHARGER 330XLHD OR EQUAL HEAVY DUTY**  
SCALE: 1" = 4"



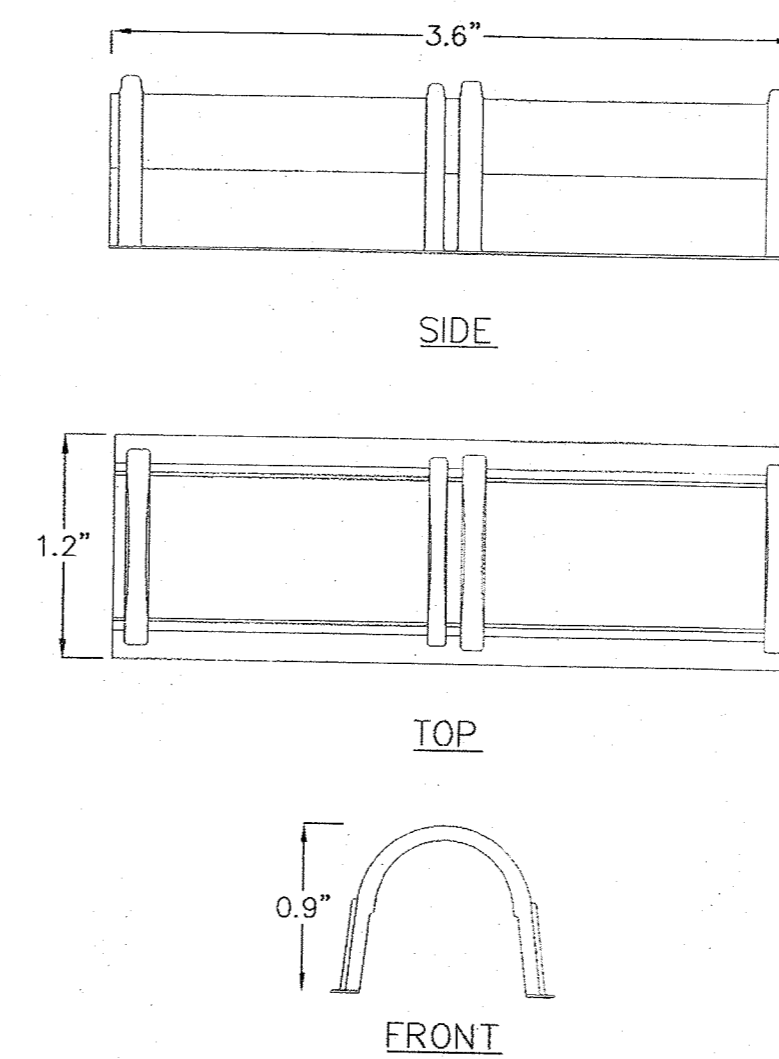
**SECTION A-A: CULTEC RECHARGER 330XLHD OR APPROVED EQUAL**  
SCALE: 1" = 4"



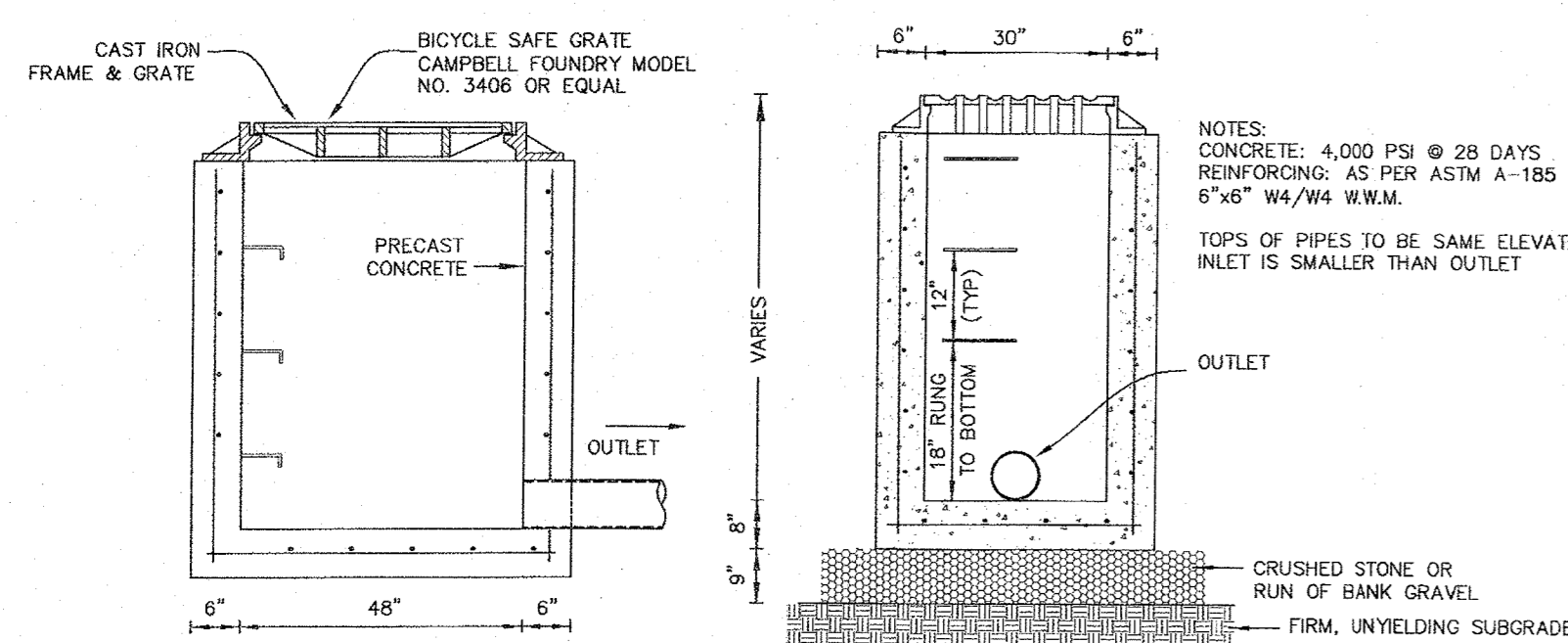
ITEM	QTY.	DESCRIPTION	SIZE (in)
1	1	1.0. CONCRETE MANHOLE	36
2	1	INLET CHUTE (W/ FLOATABLE TRAP)	
3	1	OUTLET CHUTE	
4	1	INLET PIPE (BY OTHERS)	12
5	1	OUTLET PIPE (BY OTHERS)	12
6	1	HIGH FLOW BYPASS	
7	1	FRAME AND COVER (OR GRATE)	24

- CAPACITIES:**
1. PEAK HYDRAULIC FLOW: 15.0 cfs (424 l/s)
  2. TYPICAL TREATMENT FLOW: 0.84 cfs (23.78 l/s)
  3. SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
  4. OIL STORAGE CAPACITY: 125 gal. (473 liters)
  5. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)

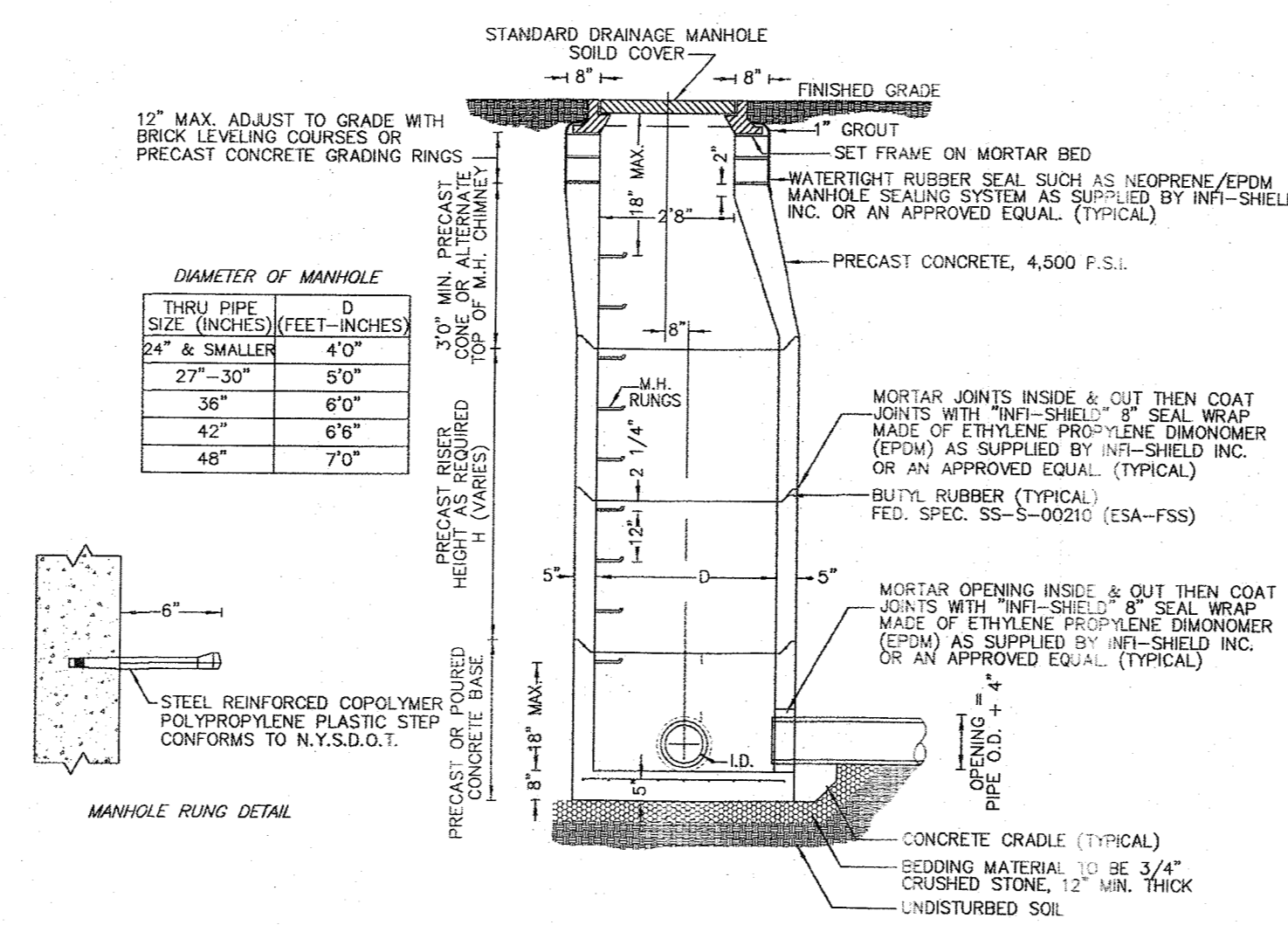
**PRETREATMENT (FIRST DEFENSE FD-3HC OR EQUAL)**  
SCALE: N.T.S.



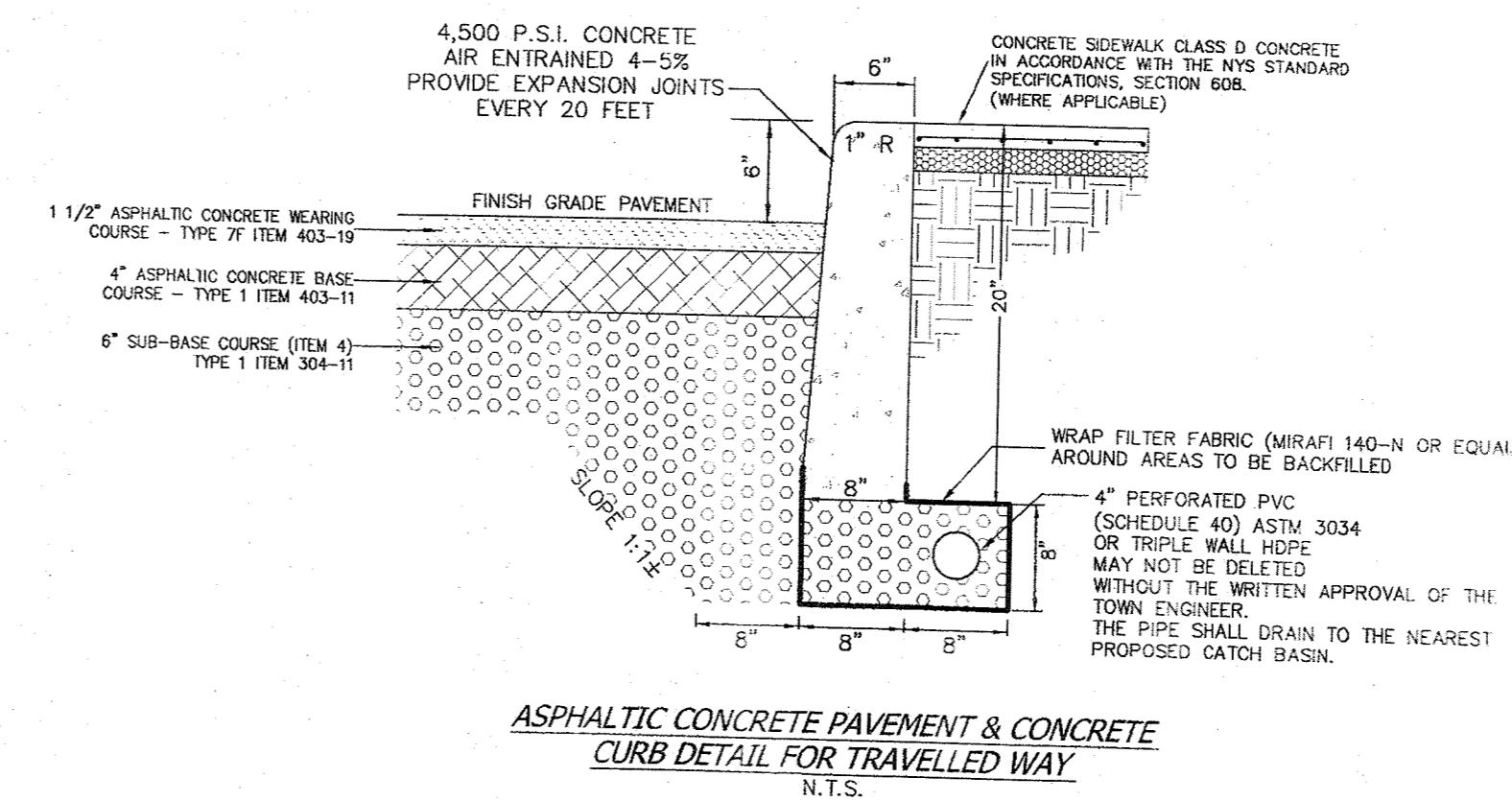
**CULTEC HVLV FC-48 FEED CONNECTOR**  
N.T.S.



**TYP. PRECAST FLAT GRATE CATCH BASIN DETAIL**  
N.T.S.



**PRECAST STANDARD DRAINAGE MANHOLE SECTION**  
N.T.S.



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

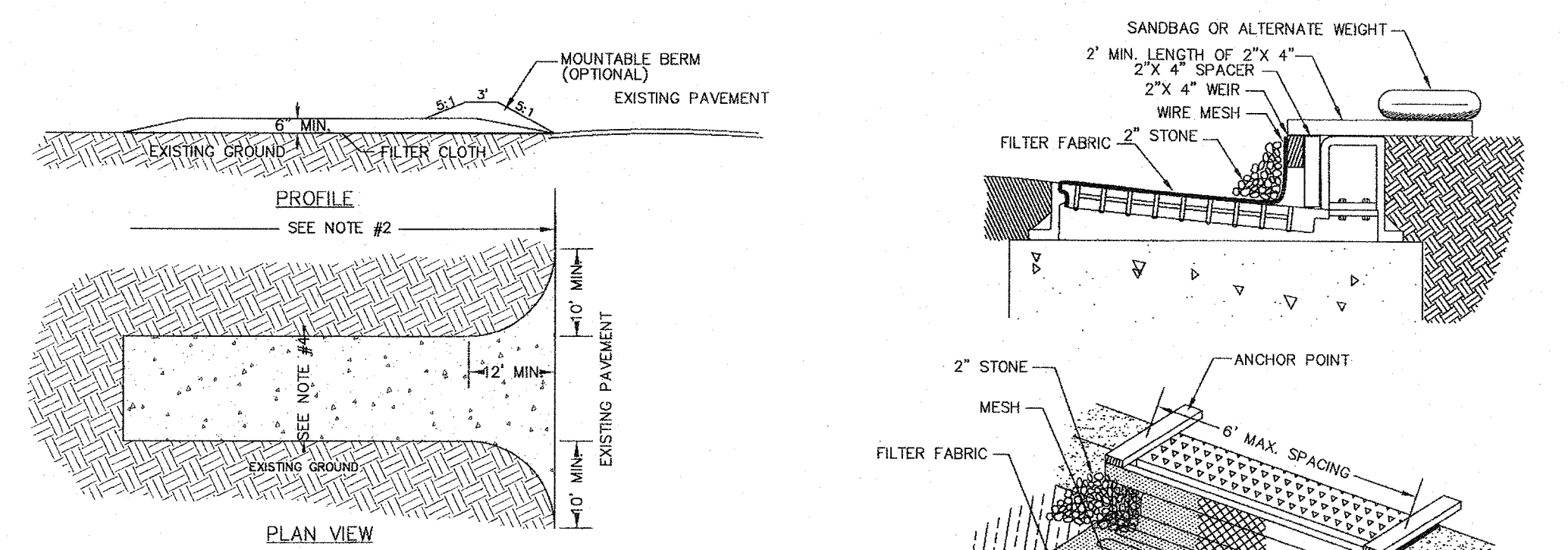
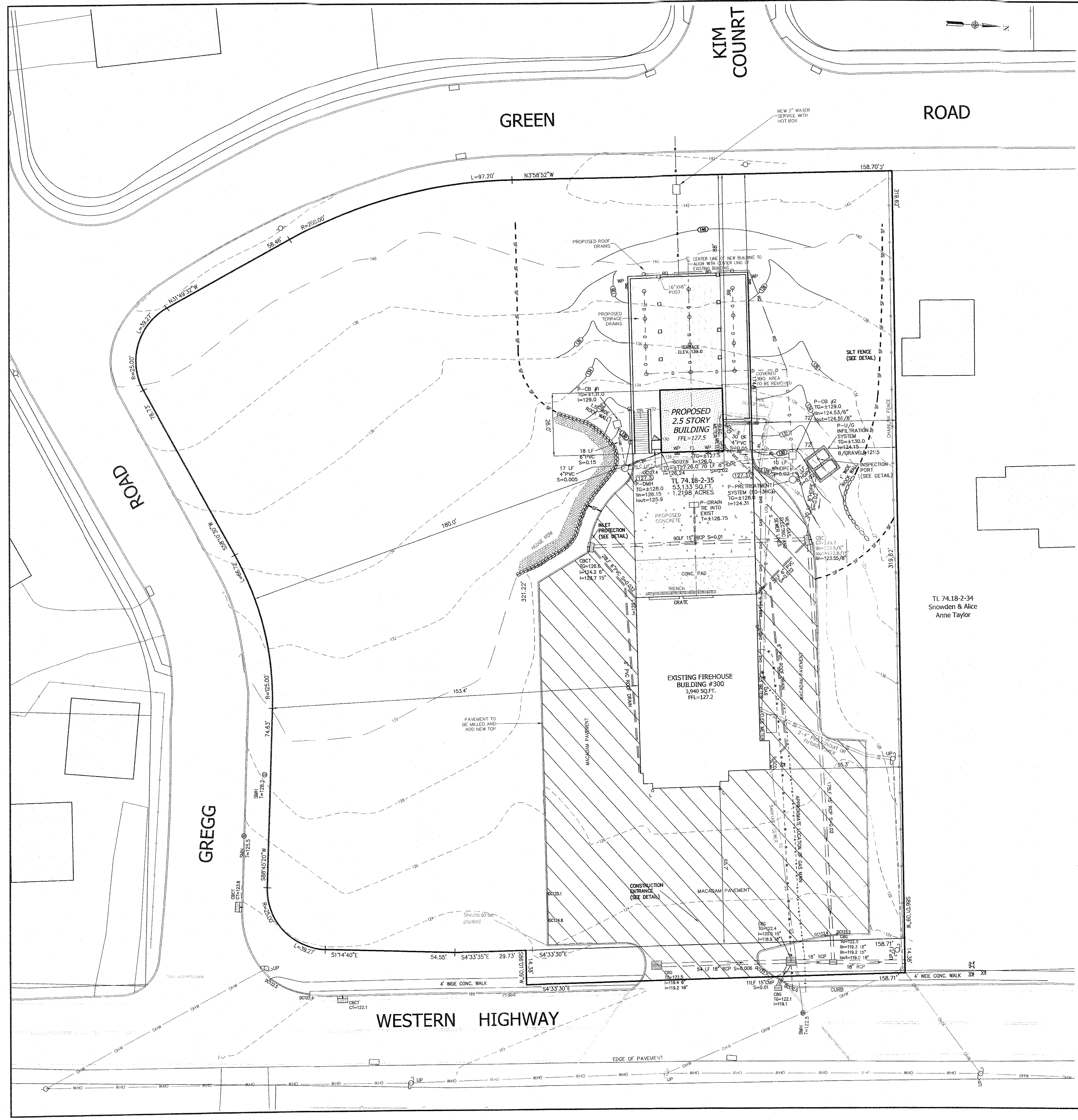
THESE DRAWINGS ARE HEREBY APPROVED AS A CORRECT REPRESENTATION OF THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN THEREON. THE ENGINEER ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE WORK SHOWN THEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN THEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN THEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN THEREON.

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<b>TAPPAN FIRE DISTRICT</b>		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE:		
<b>DETAILS</b>		
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4924		4



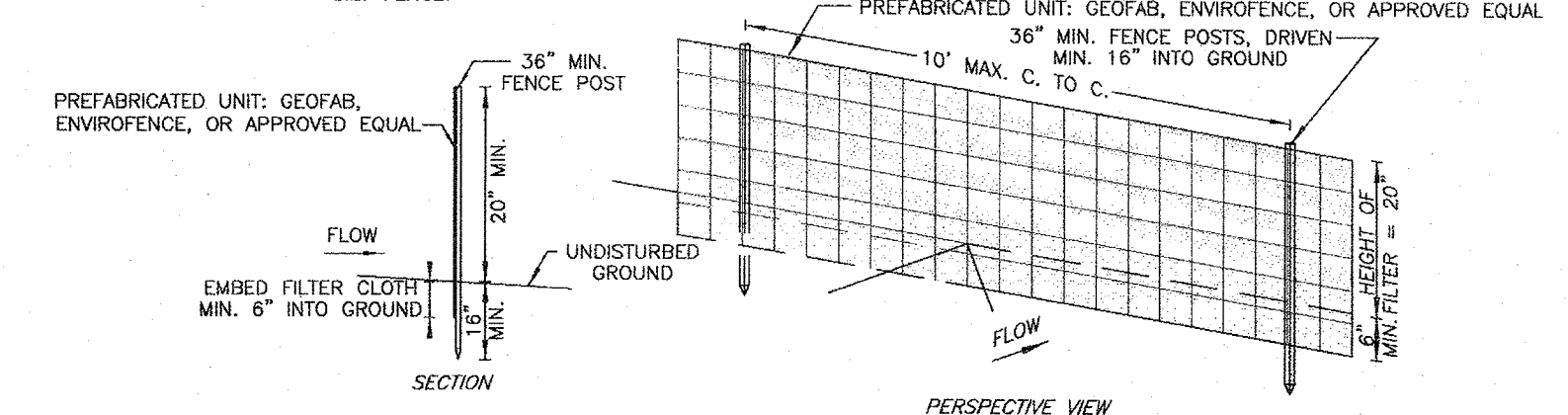


**SPECIFICATIONS FOR CONSTRUCTION ENTRANCE**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN 6 IN.
- WIDTH - 12 FT. MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR; 24 FT. SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. ALL SEDIMENT SPILLED, DEPOSITED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**CONSTRUCTION ENTRANCE DETAIL**

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



**SILT FENCE DETAIL**

**GENERAL SOIL RESTORATION NOTES AND REQUIREMENTS:**

- Soil restoration is not required to the area where no soil disturbance is proposed.
- Soil restoration is not required to the area where minimal soil disturbance is proposed such as clearing and grubbing.
- Aerate and apply 6 inch of top soil to areas where topsoil is stripped only and no change in grade. Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
- Soil Restoration (de-compaction and compost enhancement) is required to areas where cut and fill are proposed.
- Soil Restoration (de-compaction and compost enhancement) is required to areas where heavy traffic areas on site, especially in a zone 5-25 feet around buildings but not within a 5 feet perimeter around foundation wall.
- Soil Restoration (de-compaction and compost enhancement) is required on redevelopment projects in areas where existing impervious area will be converted to pervious area. During periods of relatively low to moderate subsoil moisture, the disturbed subsoils are returned to rough grade and the following Soil Restoration steps applied:
  - Apply 3 inches of compost over subsoil
  - Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils
  - Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site
  - Apply topsoil to a depth of 6 inches
  - Vegetate as required by approved plan.

**LEGEND**

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- H --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- S --- EXISTING STORM DRAIN LINE
- SM --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- + 3600 --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING SIGN
- \* --- EXISTING LIGHT POLE
- \* --- EXISTING UTILITY POLE
- --- LIMIT OF 100 YEAR FLOODPLAIN
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- GAS --- PROPOSED GAS LINE

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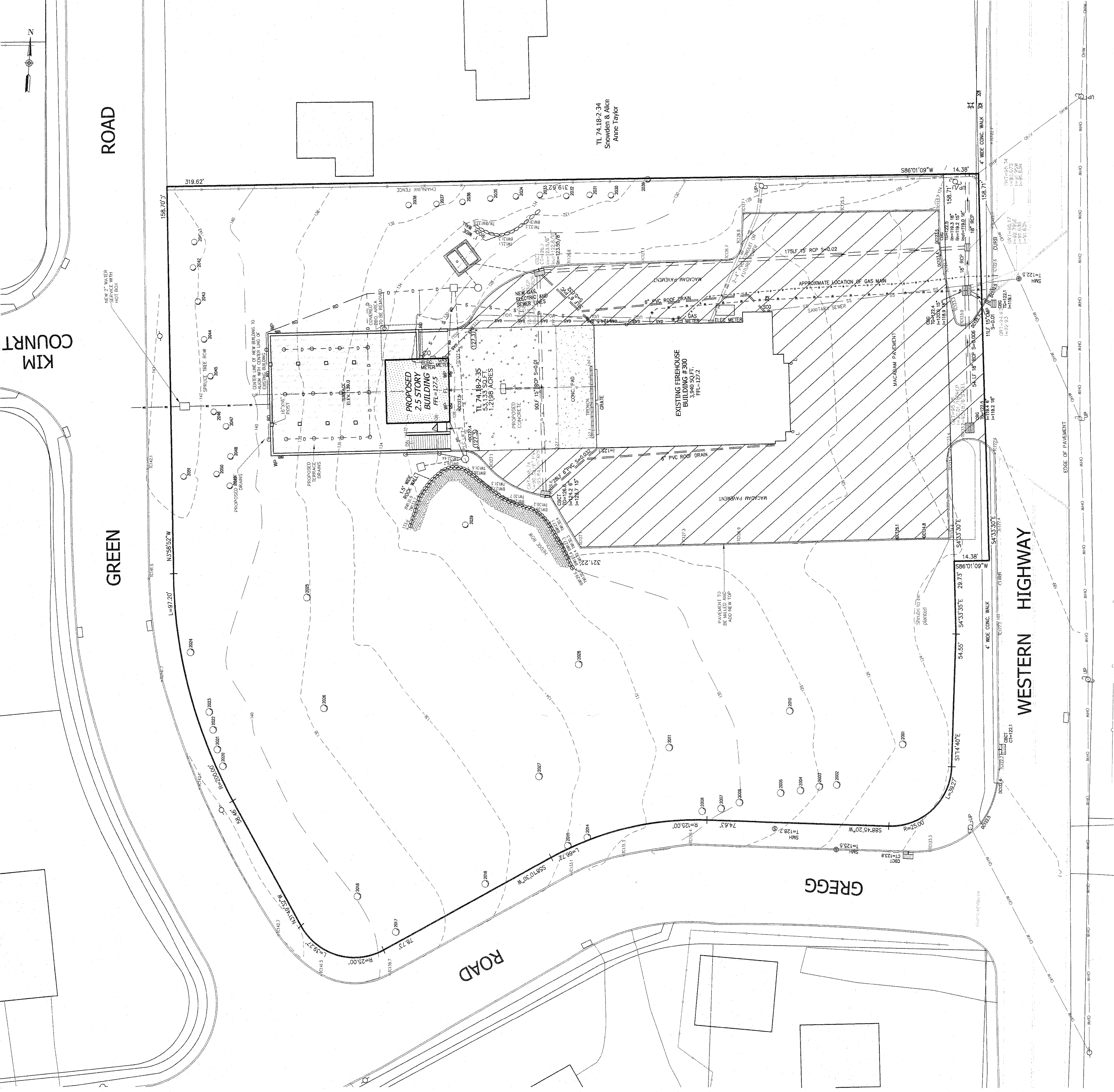
**TAPPAN FIRE DISTRICT**

**TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK**

**EROSION & SEDIMENT CONTROL PLAN**

DRAWN BY: MM	CHECKED BY: JRA
DATE: OCTOBER 28, 2021	SCALE: 1" IN. = 20 FT.
PROJECT NO: 4924	DRAWING NO: 5





**LEGEND**

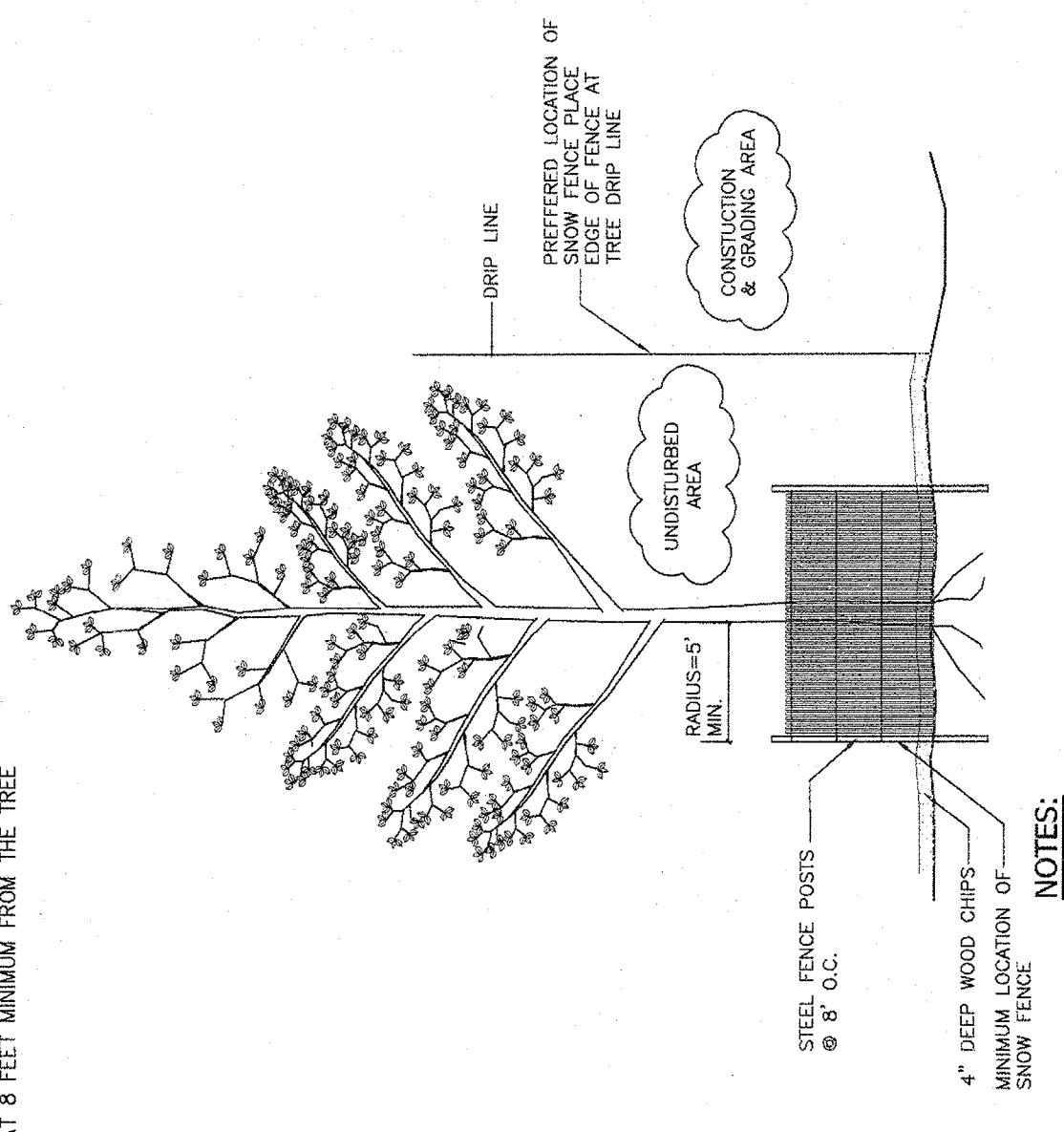
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- 950' CONTOUR
- 960' CONTOUR
- 970' CONTOUR
- 980' CONTOUR
- 990' CONTOUR
- 1000' CONTOUR

- PLANTING NOTES**
1. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE AND AFTER PLANTING.
  2. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. GIVE 48 HOURS NOTICE BEFORE PLANTING.
  3. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR A PERIOD OF TWO PLANTING SEASONS (ONE FULL YEAR).
  4. PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND 12" TOP SOIL IN ALL PLANTING BEDS.
  5. PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND 6" DEEPER THAN THE ROOT BALL. SET PLANTS AT THE CORNER OF THE PIT. THE PITS SHALL BE 18" DEEPER THAN THE ROOT BALL. EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, ONE PART DEHYDRATED COW MANURE, AND FOUR PARTS TOPSOIL. FERTILIZE ALL PLANTS WITH 10-10-10 FERTILIZER FOR GREENHOUSE PLANTING AND 1 LB PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE.
  6. STAKE ALL TREES WITH TWO CEDAR STAKES. COVER TWISTED 10 GAUGE GALVANIZED WIRE WITH RUBBER HOSE AND FASTEN AROUND TREE AT 5 FOOT HEIGHT MINIMUM. WRAP TRUNK WITH HRAFT PAPER TO FIRST BRANCH, REMOVE WIRES AND STAKES AFTER THE ONE YEAR.
  7. MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK.
  8. FERTILIZE AREAS BEFORE SEEDING OR SOODING WITH 15 LBS PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
  9. LAWN AREAS SHALL BE SEEDED AT 5 LBS PER 1000 SQUARE FEET WITH THE FOLLOWING SEED MIX: 40% JAMESTOWN CHEWING FESCUE, 40% BARRON KENTUCKY BLUEGRASS, AND 20% YORKTOWN PERENNIAL RYE. MULCH NEWLY SEED LAWN AT 90 LBS PER 1000 SQUARE FEET WITH HAT OR STRAW MULCH.
  10. THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. THE QUANTITIES OF PLANTING SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.
  11. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHALL BE PROTECTED BY A SNOW FENCE OR A SNOW FENCE WITH A 4" DEPTH OF MULCH PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.

**TREE LIST**

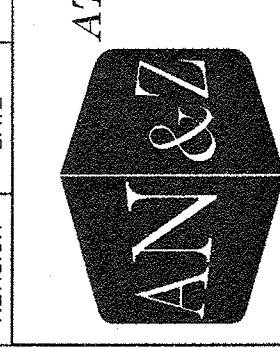
NO.	SIZE	TYPE	CONDITION
2001	18"	MAPLE	0000
2002	11"	TRIPLEMAPLE	0000
2003	18"	TWIN MAPLE	0000
2004	21"	QUAO MAPLE	0000
2005	24"	MAPLE	0000
2006	12"	TRIPLE MAPLE	0000
2007	12"	TRIPLE MAPLE	0000
2008	14"	QUAO MAPLE	0000
2009	20"	MAPLE	0000
2010	20"	MAPLE	0000
2011	18"	TRIPLE MAPLE	0000
2012	12"	MAPLE	0000
2013	30"	MAPLE	0000
2014	12"	TRIPLE MAPLE	0000
2015	16"	MAPLE	0000
2016	10"	MAPLE	POOR
2017	12"	MAPLE	POOR
2018	12"	CLUMP MAPLE	0000
2019	21"	TRIPLE MAPLE	0000
2020	27"	MAPLE	0000
2021	23"	MAPLE	0000
2022	23"	MAPLE	0000
2023	27"	TRIPLE MAPLE	0000
2024	21"	TRIPLE MAPLE	0000
2025	27"	MAPLE	0000
2026	23"	MAPLE	0000
2027	23"	MAPLE	0000
2028	48"	OAK	0000
2029	48"	OAK	0000
2030	7"	FIR	0000
2031	10"	FIR	0000
2032	12"	FIR	0000
2033	8"	FIR	0000
2034	10"	FIR	0000
2035	9"	FIR	0000
2036	9"	FIR	0000
2037	7"	FIR	0000
2038	10"	FIR	0000
2039	15"	BIRCH	0000
2040	8"	FIR	0000
2041	8"	FIR	0000
2042	11"	FIR	0000
2043	11"	FIR	0000
2044	11"	FIR	0000
2045	12"	FIR	0000
2046	11"	FIR	0000
2047	8"	FIR	0000
2048	8"	FIR	0000
2049	12"	FIR	0000
2050	8"	FIR	0000
2051	18"	ASH	0000

- TREE LEGEND**
- EXISTING TREE
  - TREE TO BE PRESERVED
  - ⊗ TREE TO BE REMOVED



- NOTES:**
- 1) INSTALL SNOW FENCE TREE PROTECTION PRIOR TO ANY CLEARING OR EXCAVATION.
  - 2) MAINTAIN SNOW FENCE FOR THE DURATION OF THE CONSTRUCTION PERIOD.

**TREE PROTECTION DETAIL**  
N.T.S.



**AN & Z**  
**ATVI, NASHIER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
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PER COMMENTS BY ARCHITECT

REVISION	DATE	DESCRIPTION
1	07-15-22	

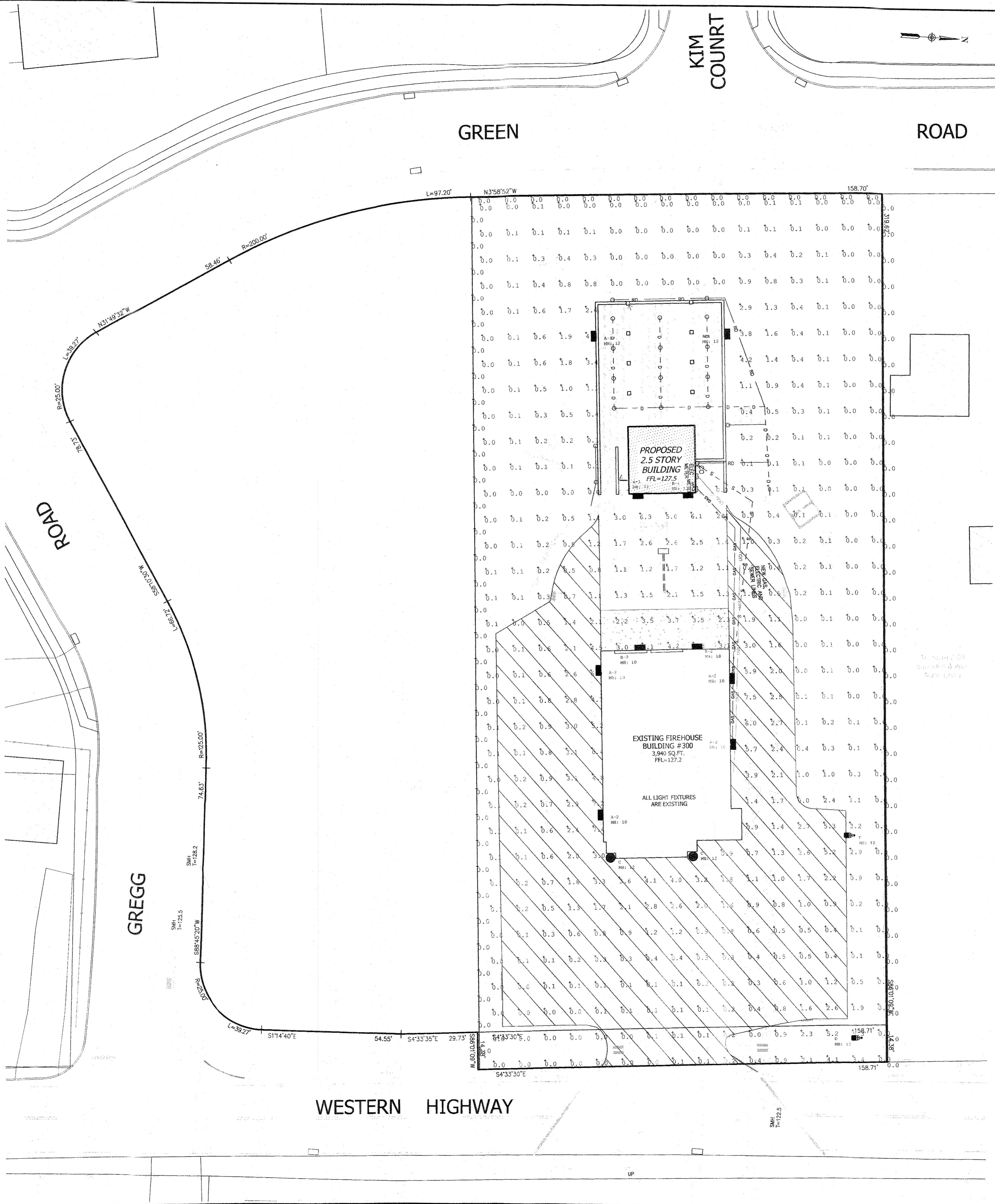
PROJECT: **TAPPAN FIRE DISTRICT**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK  
 TITLE: **TREE PLAN**

DRAWN BY: LF  
 CHECKED BY: JRA  
 DATE: OCTOBER 28, 2021  
 SCALE: 1 IN. = 20 FT.  
 PROJECT NO: 4924  
 DRAWING NO: 6

STATE OF NEW YORK  
 COUNTY OF ROCKLAND  
 I, **ATVI, NASHIER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 do hereby certify that the above is a true and correct copy of the original as filed in my office on **OCTOBER 28, 2021** at **NEW CITY, NEW YORK**.

I, **RYAN A. NASHIER, P.E.**  
 N.Y.S.P.E. LIC. NO. 89056





CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
CALCULATION GRID @ GRADE	ILLUMINANCE	FC	0.91	7.5	0.0	N.A.
PROPERTY LINE	ILLUMINANCE	FC	0.00	0.0	0.0	N.A.
SITE	ILLUMINANCE	FC	1.78	7.5	0.0	N.A.

LUMINAIRE SCHEDULE							TOTAL WATTS	BUG RATING	LUM. WATTS
SYMBOL	QTY	LABEL	ARRANGEMENT	TOTAL LAMP LUM.	LLF	DESCRIPTION			
■	2	A-1	SINGLE	N.A.	0.950	VISIONAIRE M.B-1_T3_24LC_S_4K-VOLT @ 12' MTG. HT.	77.71428	B1-U0-G1	38.85714
■	5	A-2	SINGLE	N.A.	0.950	VISIONAIRE M.B-1_T3_24LC_S_4K-VOLT @ 10' MTG. HT.	194.2857	B1-U0-G1	38.85714
■	2	B-1	SINGLE	N.A.	0.950	VISIONAIRE M.B-1_T4_24LC_S_4K-COLT @ 12' MTG. HT.	77.71428	B1-U0-G1	38.85714
■	2	B-2	SINGLE	N.A.	0.950	VISIONAIRE M.B-1_T4_24LC_S_4K-COLT @ 10' MTG. HT.	77.71428	B1-U0-G1	38.85714
■	2	C	SINGLE	N.A.	0.950	VISIONAIRE SBL-1_T4_32LC_S_4K-UNV.CL @ 12' MTG. HT.	70	B1-U3-G2	35
■	2	D	SINGLE	N.A.	0.950	VISIONAIRE VSY-L_T4L_20L_4K_HS-VOLT-SINGLE @ 12' MTG. HT.	268	B0-U3-G3	134

- LEGEND**
- 2' --- EXISTING 2' CONTOUR
  - 10' --- EXISTING 10' CONTOUR
  - W --- EXISTING WATERLINE
  - F --- EXISTING FIRE HYDRANT
  - G --- EXISTING GAS LINE
  - CB --- EXISTING CATCH BASIN
  - S --- EXISTING STORM DRAIN LINE
  - S --- EXISTING SEWER MANHOLE
  - S --- EXISTING SEWER LINE
  - + --- EXISTING SPOT ELEVATION
  - --- EXISTING STONEWALL
  - --- EXISTING SIGN
  - LP --- EXISTING LIGHT POLE
  - --- EXISTING UTILITY POLE
  - --- LIMIT OF 100 YEAR FLOODPLAIN
  - --- LIMIT OF 500 YEAR FLOODPLAIN
  - GAS --- EXISTING GAS LINE
  - GAS --- PROPOSED GAS LINE

THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ORANGETOWN, NEW YORK. THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ORANGETOWN, NEW YORK. THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ORANGETOWN, NEW YORK.

RYAN A. NASH, P.E.  
N.Y.S. P.E. LIC. NO. 89066

JOHN R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 50228

1	07-15-22	PER COMMENTS BY ARCHITECT
REVISION	DATE	DESCRIPTION
<b>ATZL, NASH &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4894 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT:		
<b>TAPPAN FIRE DISTRICT</b>		
TITLE:		
<b>LIGHTING PLAN</b>		
DRAWN BY:	LF	CHECKED BY:
DATE:	OCTOBER 28, 2021	SCALE:
PROJECT NO:	4924	DRAWING NO:
		7