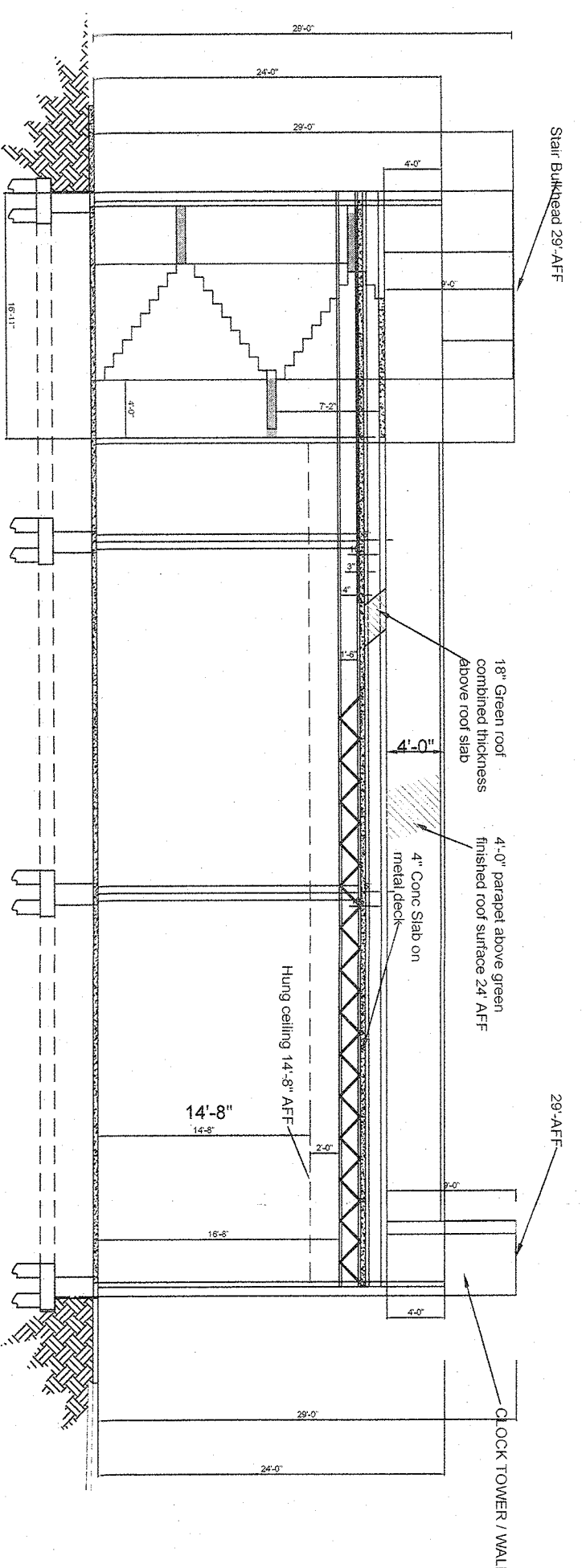
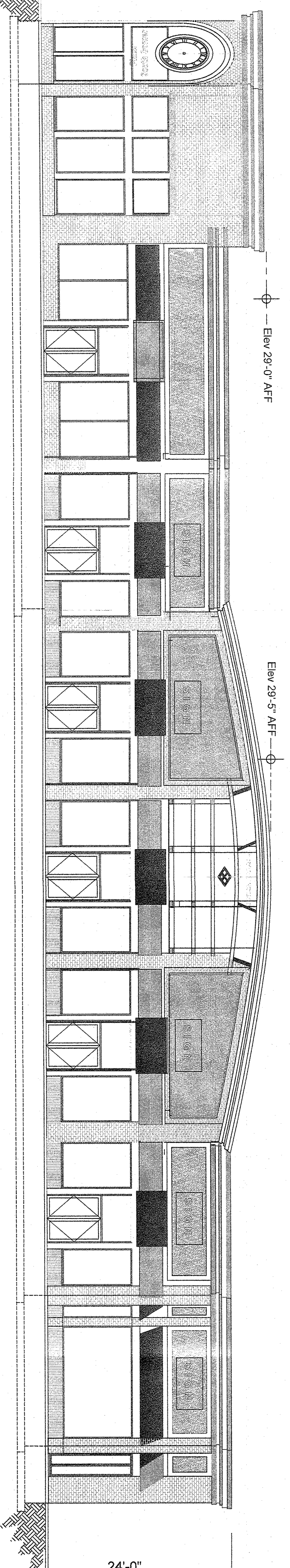
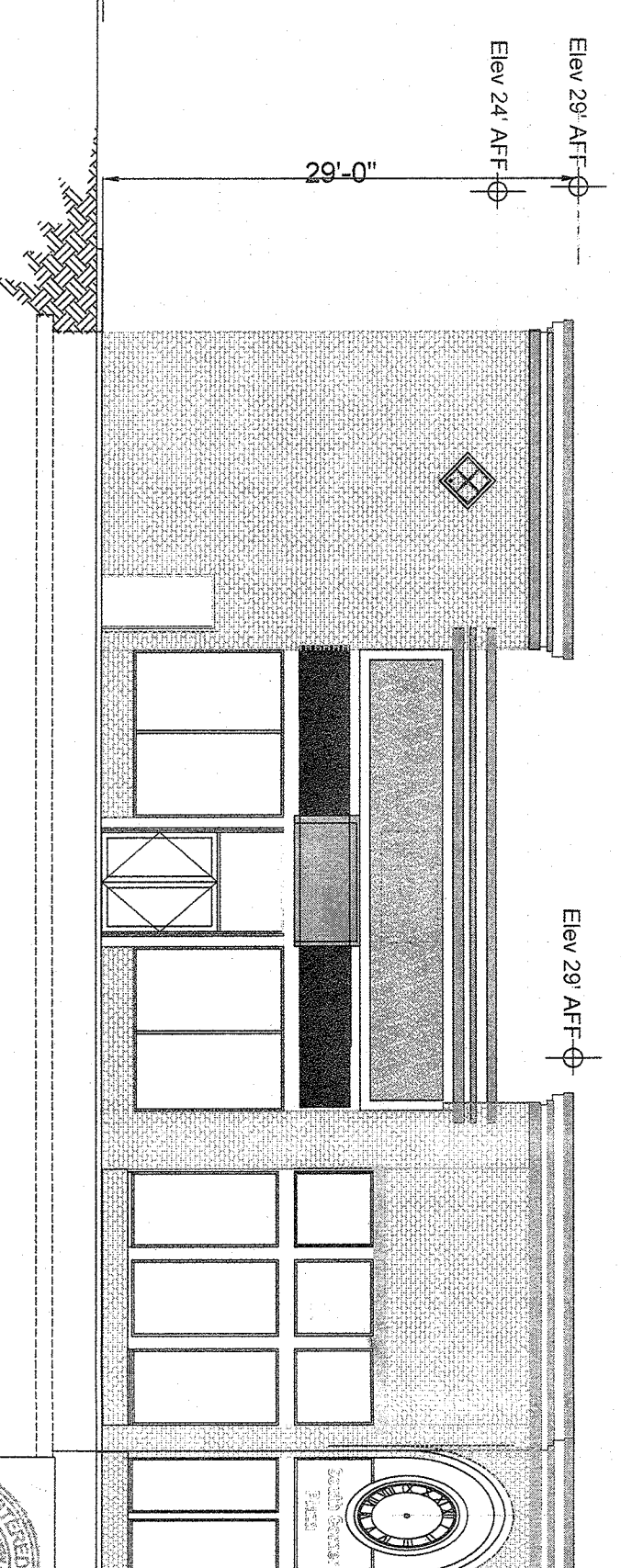


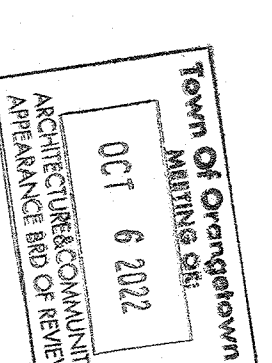
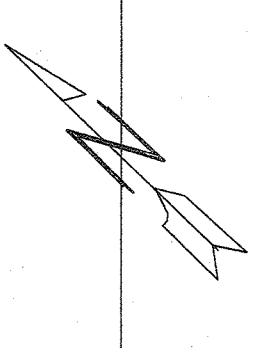
Architectural drawing of the First Floor Plan of a building. The plan shows a long, narrow structure with a curved end. It includes a main hall with columns, several rooms, a kitchen, a bathroom, and a staircase. A north arrow points towards the top right. A scale bar indicates 1 ft. = $\frac{3}{32}$ inch. A section cut symbol is shown on the right side. The drawing is labeled "First Floor Plan" and "1 ft. = $\frac{3}{32}$ inch".

$$1 \text{ ft.} = \frac{3}{32}''$$

1 ft. = $\frac{3}{32}$ "


$$1 \text{ ft.} = \frac{3}{32}$$

$$1 \text{ ft.} = \frac{3}{32}$$

$$1 \text{ ft.} = \frac{3}{32}$$

See Engineer's drawing #8 for green roof detail



Applicant of Record:

NY Lic. # 21217 NJ Lic. # 13669

Town Of Orangetown, Rockland County NY

SHEET TITLE:

Scale : as noted	
------------------	--

Scale : as noted

DATE: 8-2-2022

DATE:	
REVISIONS:	

Sheet 1 of 1

PLANTING SPECIFICATIONS:

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

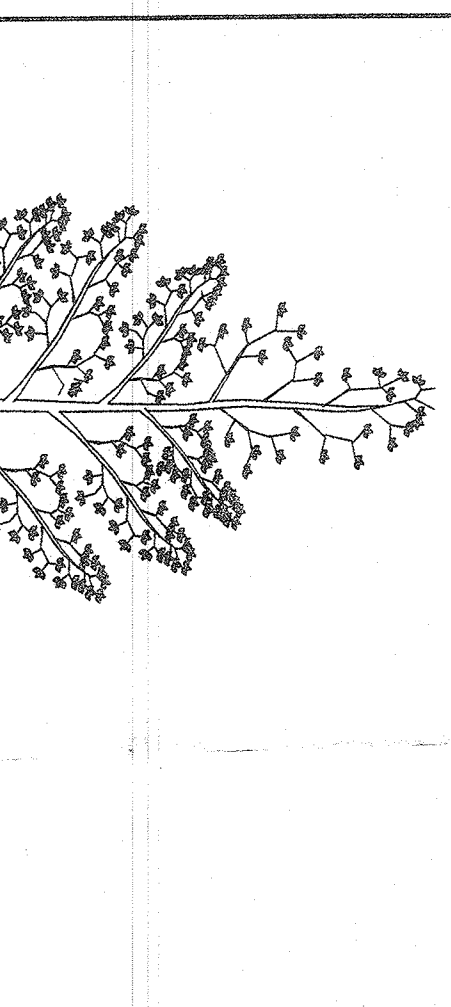
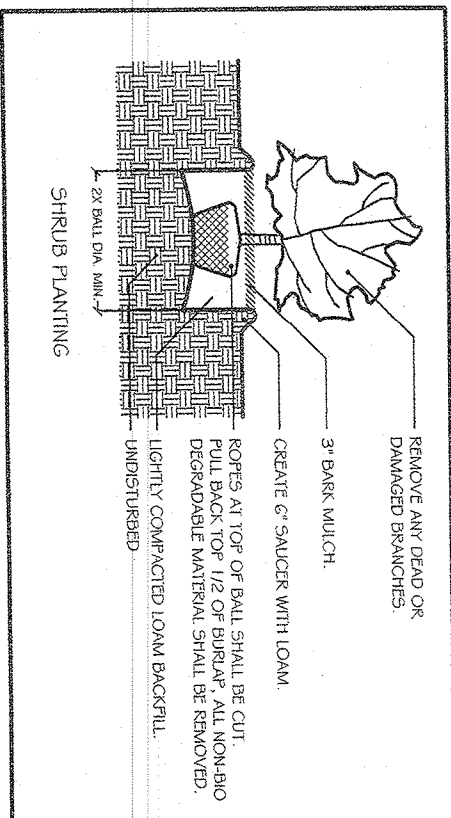
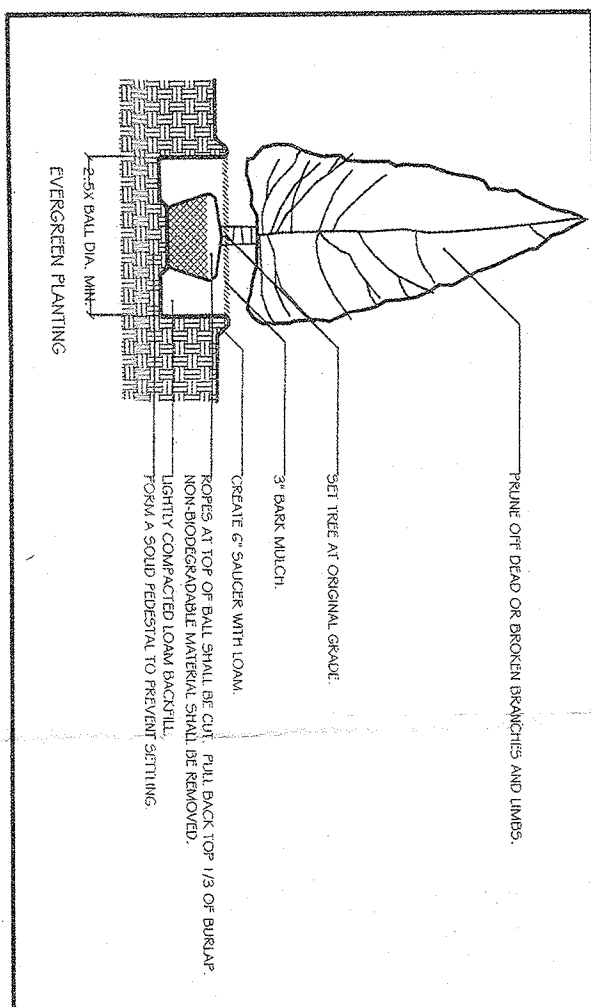
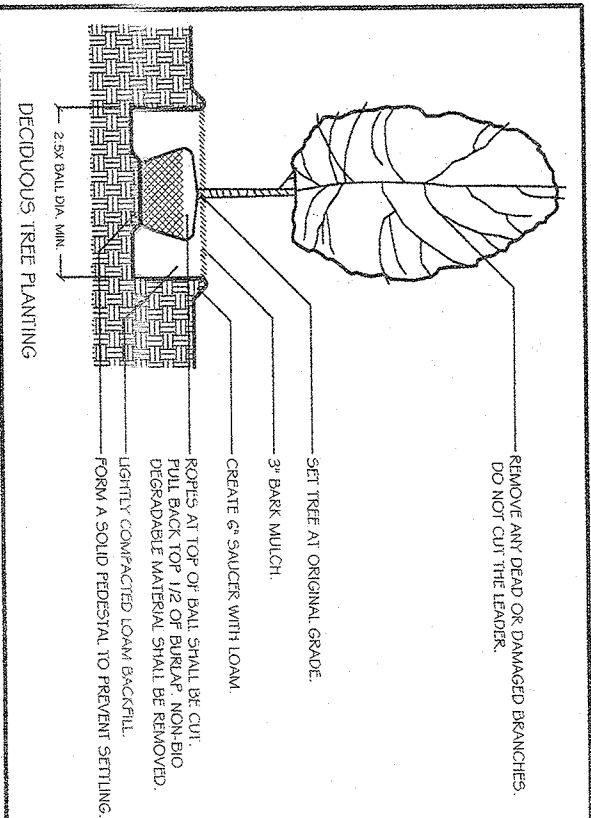
PLANTING: All plants shall be planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Full back burlap from top of ball and cut wire on tree basket. Ensure that the pump is not exposed above previous grade because of water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

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

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

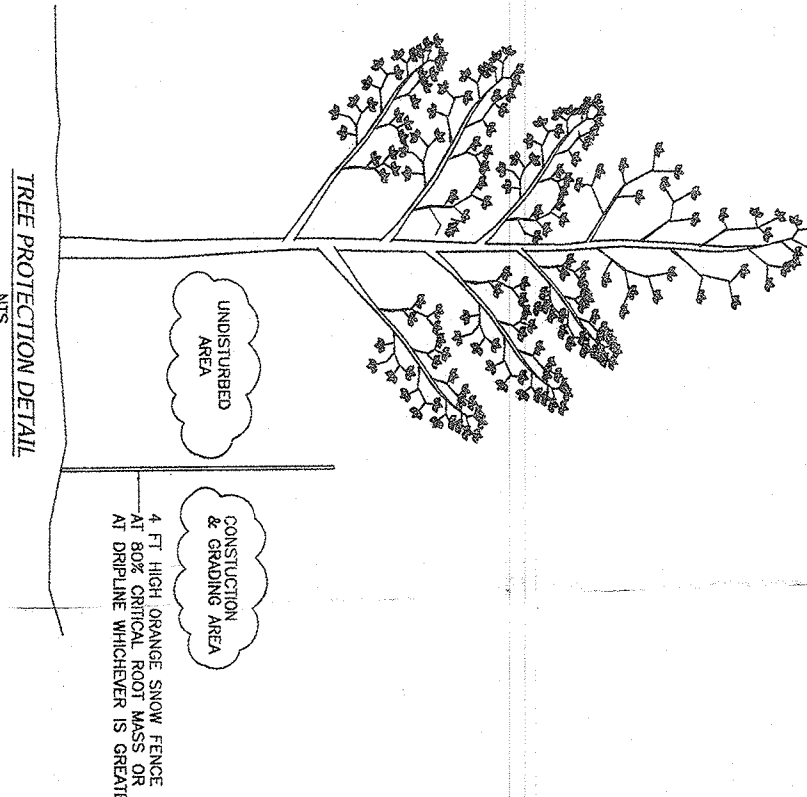
WATERING: All plants shall be watered by the contractor during the initial growth stage. Trees shall be heavily watered several times during the first month after planting and then regularly for the next two summers.

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



TREE LIST

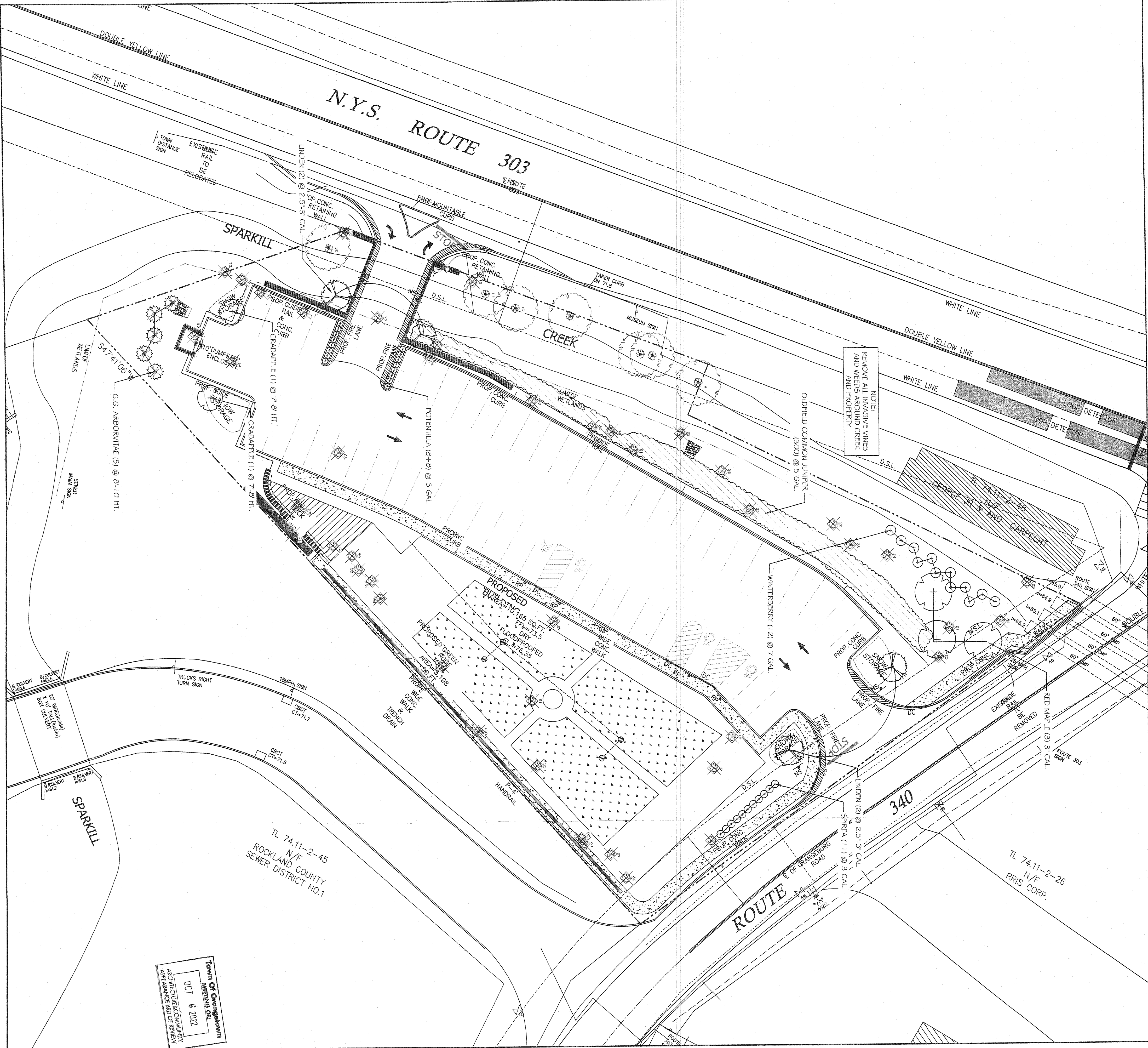
NUMBER	SIZE (IN)	TREE
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94	0	STOCK
95	0	STOCK
96	0	STOCK
97	0	STOCK
98	0	STOCK
99	0	STOCK
100	0	STOCK



A TREE PROTECTION PROGRAM WILL BE DEVELOPED TO PROTECT AND PRESERVE BOTH EXISTING AND NEWLY PLANTED TREES AND SHRUBS. THE PROGRAM WILL BE BASED ON THE FOLLOWING PRINCIPLES:

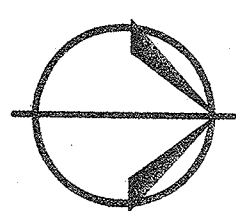
- 1) NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED WITHIN THE TREE CANOPY.
- 2) THERE WILL BE NO EXCAVATION OR BROADCASTING OF FERTILIZER UNDER ANY CIRCUMSTANCES.
- 3) TREES TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH A RED X ON THE TRUNK.
- 4) TREES TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH A RED X ON THE TRUNK.
- 5) TREES TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH A RED X ON THE TRUNK.
- 6) TREES TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH A RED X ON THE TRUNK.
- 7) TREES TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH A RED X ON THE TRUNK.
- 8) TREES TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH A RED X ON THE TRUNK.
- 9) TREES TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH A RED X ON THE TRUNK.
- 10) TREES TO BE REMOVED SHALL BE IDENTIFIED AND MARKED WITH A RED X ON THE TRUNK.

Site Planting	Scientific Name	Common Name	Size	Quantity
Trees				
	<i>Acacia saligna</i>	Red Maple	3" cal	3
	<i>Malus baccata</i>	Red Jade Crabapple	7-8" ht	2
	<i>Thuja plicata</i>	Green Giant Arborvitae	5-10" ht	5
	<i>Thuja occidentalis</i>	Green Giant Arborvitae	2-5" cal	4
Shrubs				
	<i>Ilex verticillata</i>	Red Spice Winterberry	7 gal	12
	<i>Juniperus communis</i>	Common Juniper	5 gal	16
	<i>Potentilla fruticosa</i>	Shrubby Cinchona	3 gal	16
	<i>Spirea japonica</i>	Little Princess Spirea	3 gal	11



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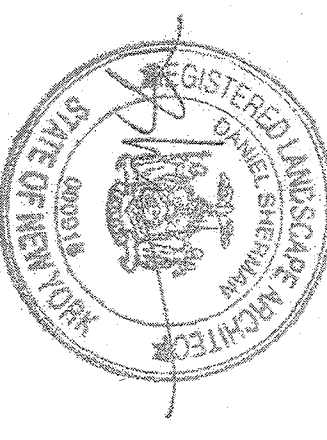
ALTERATION OF THIS DRAWING, EXCEPT IF DONE BY OR UNDER THE DIRECTION OF THE LICENSED LANDSCAPE ARCHITECT, IS A VIOLATION OF THE PROFESSIONAL LAW.



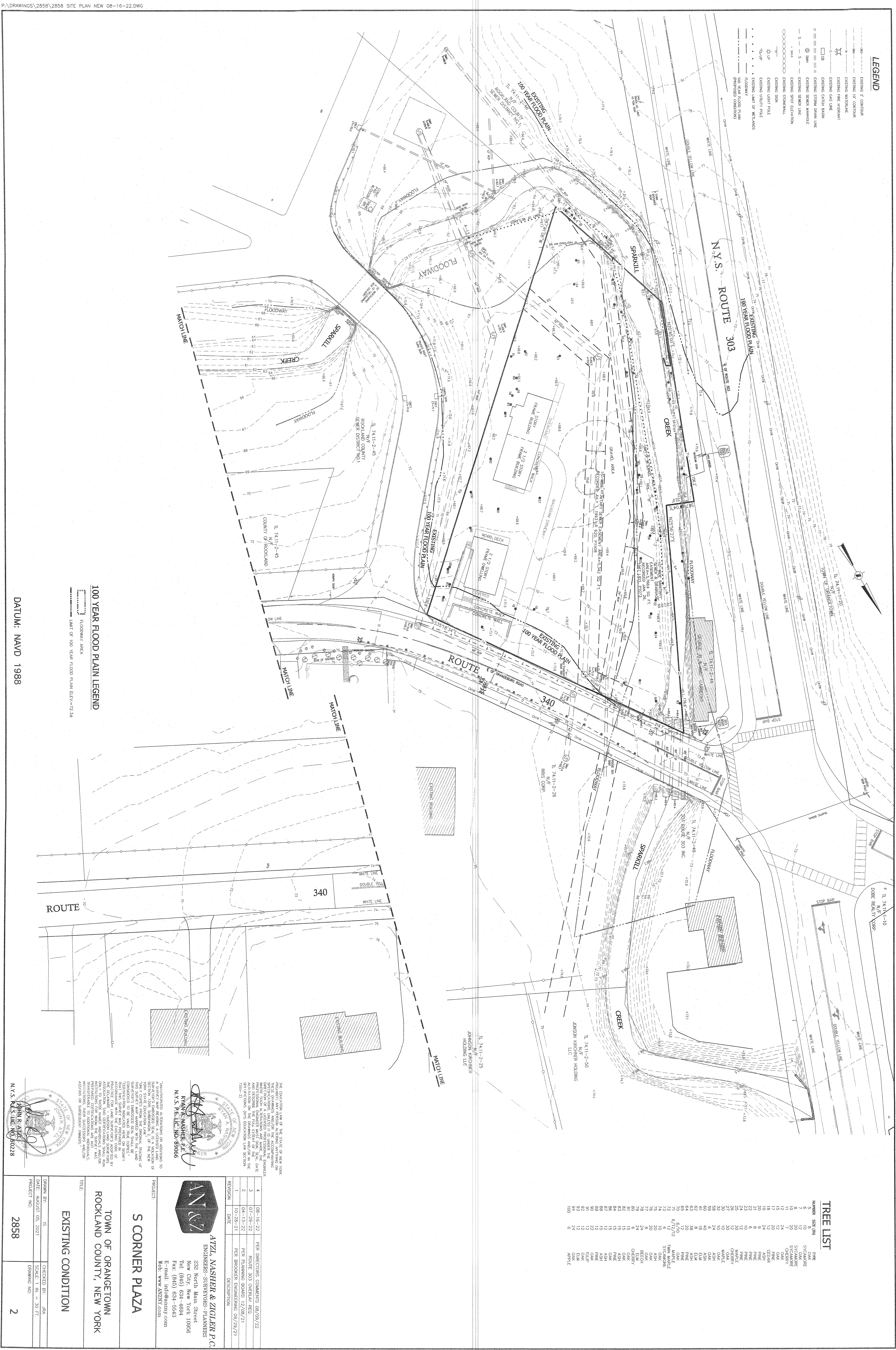
REVISION	DATE
REV. 1	10/28/21
REV. 2	04/13/22

5 CORNER
PLAZA
2 RT 340
ORANGEBURG, NY 10962

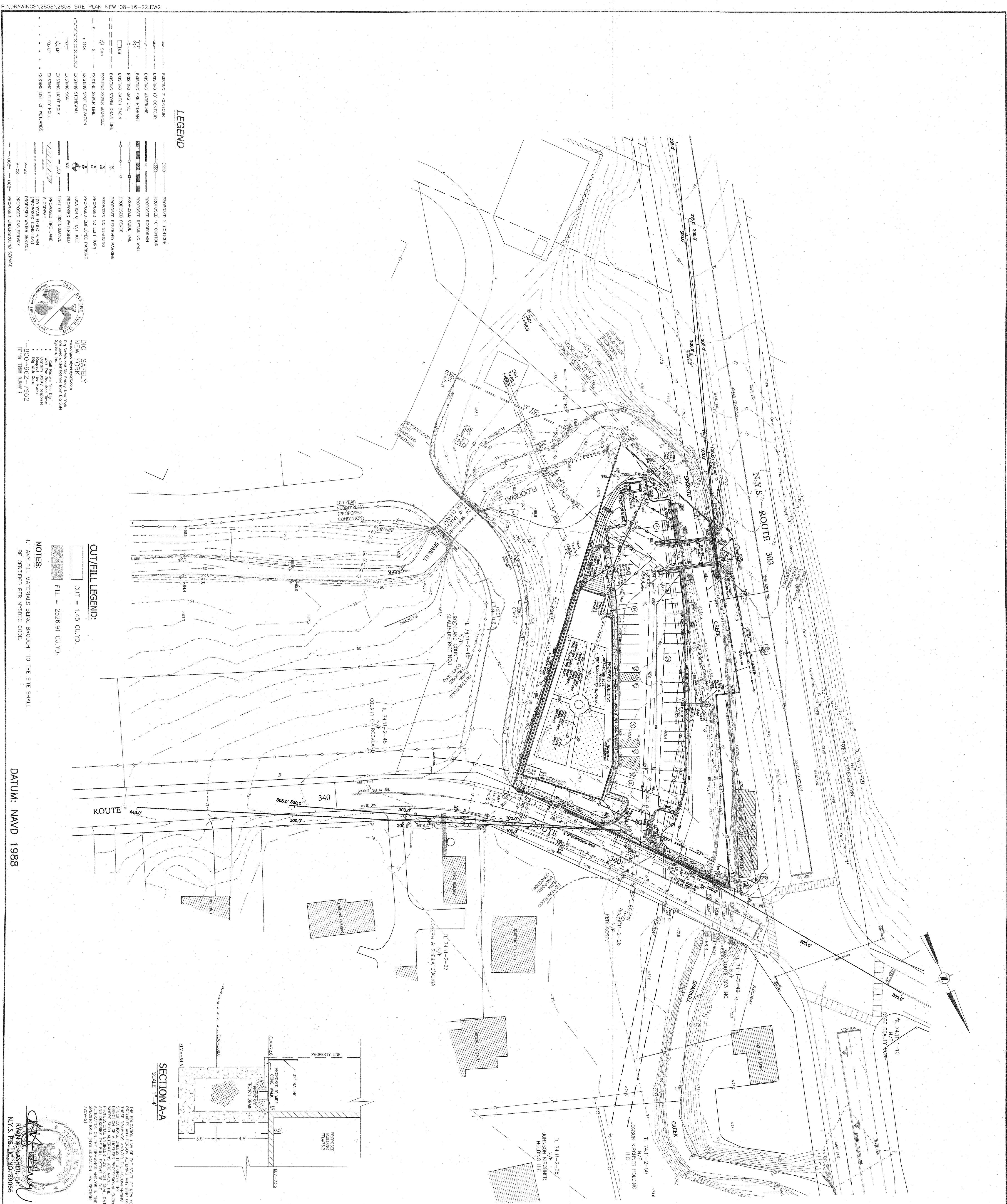
DANIEL SHERMAN
LANDSCAPE ARCHITECT
4 BROADWAY - SUITE 9
VALHALLA, NY 10995
PHONE: (914) 824 - 0999
FAX: (914) 824-0251
dan.shermanlandscape@gmail.com
www.dan.shermanlandscape.com



DATE:	AUG. 5, 2021	SCALE:	1" = 20' - 0"
DRAWN BY:	AL	DRAWING #	13



NUMBER	SIZE (IN)	TYPE	TREES LIST	
			DATE	TIME
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2	6	STANDARD	6/12/12	12:00
1	6	STANDARD	6/12/12	12:00



- GENERAL & UTILITY NOTES:**
1. AT LEAST ONE MEET PRIOR TO THE COMMENCEMENT OF ANY WORK. MEETING SHALL BE HELD AT THE PROJECT OFFICE. THE MEETING SHALL BE ATTENDED BY THE OWNER, THE GENERAL CONTRACTOR, THE DESIGNER, THE REMOVAL OF TREES AND VEGETATION, A TREE CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF FARMINGTON, DEPARTMENT OF PUBLIC WORKS, THE TOWN OF FARMINGTON, DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF BUILDING, ZONING AND PLANNING OF THE TOWN OF FARMINGTON. THE MEETING SHALL BE HELD AT THE OFFICE OF THE PROPERTY OWNER TO REVIEW SUCH A MEETING.
 2. STORMWATER MANAGEMENT PLAN IS REGULATORY. APPROVED DESIGN PROCESS SHALL BE REVIEWED FOR ALL UTILITIES BEFORE THE WORK COMMENCEMENT WITH THE STORMWATER PHASE II OF THE PROJECT IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 3. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHOWN ON THE PLANS SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED.
 4. UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES.
 5. ALL EXISTING UTILITIES SHOWN ON THE PLANS SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED. ANY UTILITIES NOT SHOWN ON THE PLANS SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 6. EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DERIVED AND/OR REPLACED.
 7. PROJECT SAFETY AND TRAFFIC MANAGEMENT ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 8. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED. THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DESTRUCTION IS REQUIRED.
 9. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE PROTECTION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED, TO FIT THE CONSTRUCTION SCHEDULE AND SEQUENCE TO ASSURE NO DAMAGE OR DISRUPTION TO COUNTEID WORK.
 10. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED.
 11. THE LOCATION OF PROTECTION AND PROTECTION MARKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF PROTECTION MARKS AND SHALL BE RESPONSIBLE FOR THE MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
 12. ALL HOSE CONNECTION TO BE OF 1/2" DIA. HOSE OR ROP PIPE.
 13. ALL WATER LINES TO BE CLASS 54 UCLITE ROP PIPE.
 14. GAS, ELECTRIC AND TELEPHONE UTILITIES ARE SHOWN IN CONCEPTUAL LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
 15. ALL STORM DRAINAGE TO BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE SPECIFIED.
 16. ALL THE CONNECTIONS TO BE APPROVED BY THE FIRE DEPARTMENT. STORM DRAINAGE CONNECTION SHALL BE PROVIDED CONFORMANCE SHALL NOT BE DEVIATED BY PLANNING.
 17. SEWER MAINS AND CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF FARMINGTON'S SPECIFICATIONS FOR STORMWATER AND CURBS.
 18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE TOWNSHIPS SPECIFIED BY SECTION 29.04M OF THE OFFICIAL MAPS OF THE STATE OF NEW YORK.
 19. EXISTING SHALL BE USED WHEN CONSTRUCTION ACTIVITIES ARE PROTECTED AND NOT TO BE REMOVED OR DAMAGED.
 20. LOCATION OF EXISTING TOPOGRAPHY IS UNKNOWN.
 21. FLOODING AND FLOODWAY DELINEATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATES 5/17/2014.
 22. ALL EXISTING STRUCTURE TO BE DEMOLISHED.

4	08-16-22	PER DIRECTORS COMMENTS 08/09/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21
REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER, P.C.
ENGINEERS • SURVEYORS • PLANNERS

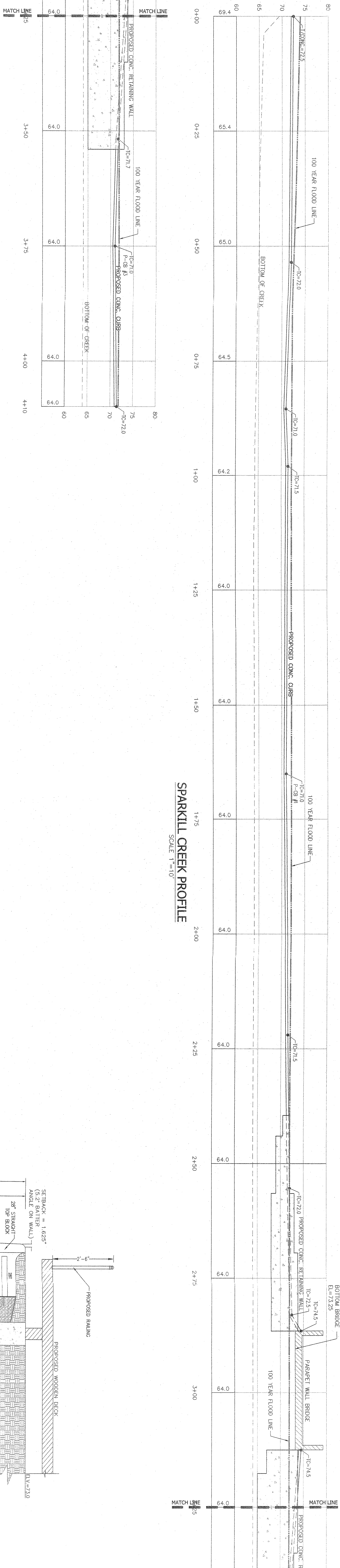
232 North Main Street
New City, New York 10956
Tel: (845) 634-4684
Fax: (845) 634-5543
E-mail: info@atznyc.com
Web: www.AZNNT.com

PRODUCT:

S CORNER PLAZA

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE	
GRADING PLAN	
DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 06, 2021	SCALE: 1 IN. = 40 FT.
PROJECT NO:	DRAWING NO:
2858	3



SPARKILL CREEK PROFILE (CONTINUED)

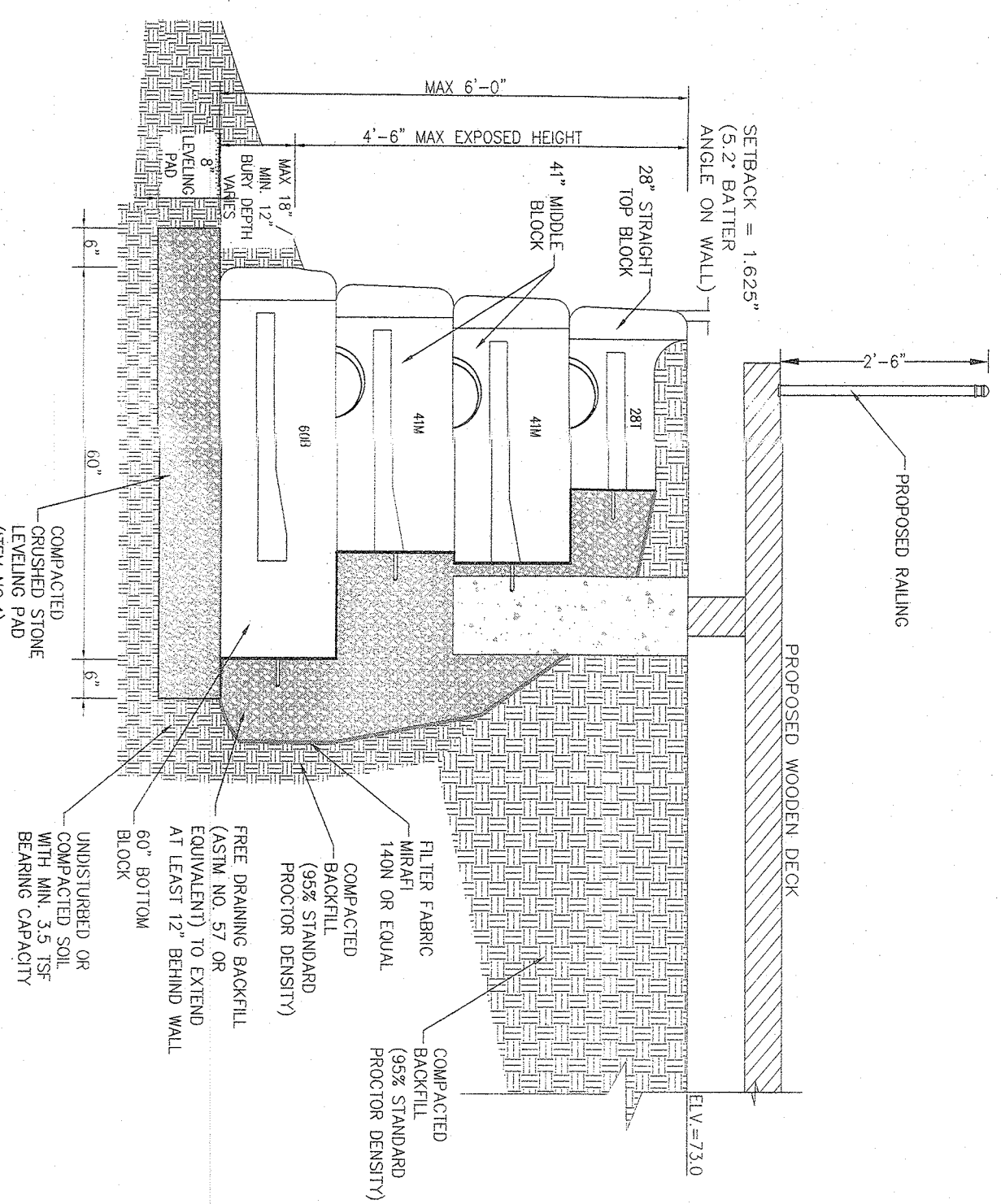
SCALE 1"=10'

NY.S. ROUTE 303

END OF ROUTE 303

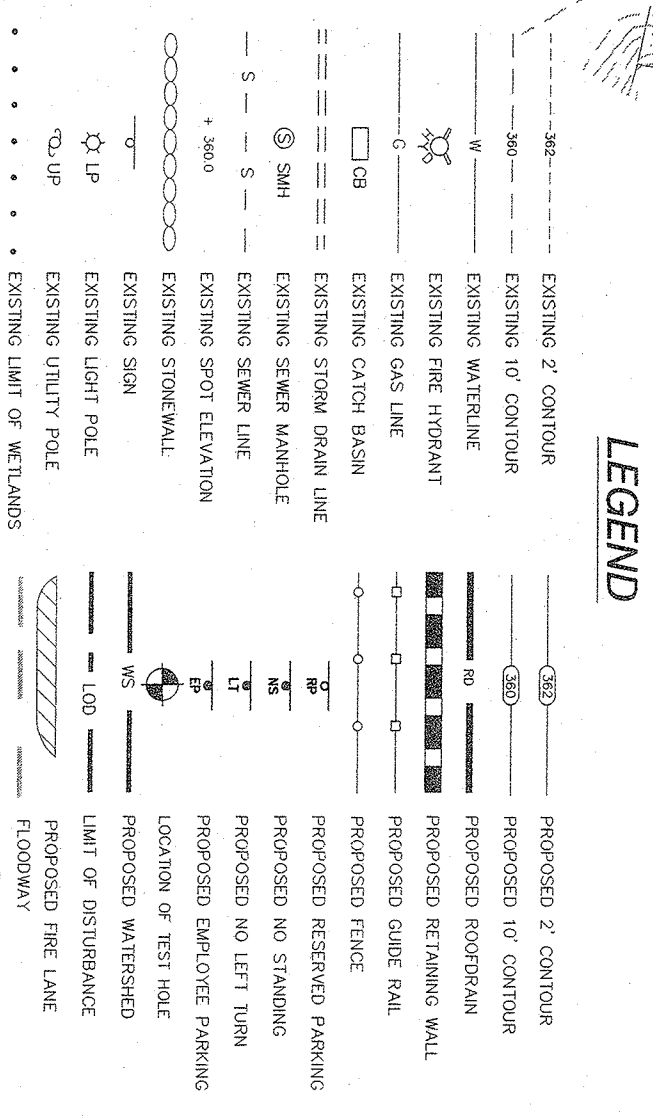
DOUBLE YELLOW LINE

WHITE LINE

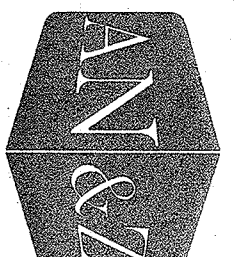


TYPICAL BLOCK RETAINING WALL SECTION

SCALE 1 = 2



REVISION	DATE	DESCRIPTION
4	08-16-22	PER DIRECTORS COMMENTS 08/09/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
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ATZIL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (945) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

S CORNER PLAZA

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

Table

SPARKILL CREEK PLAN & PROFILE

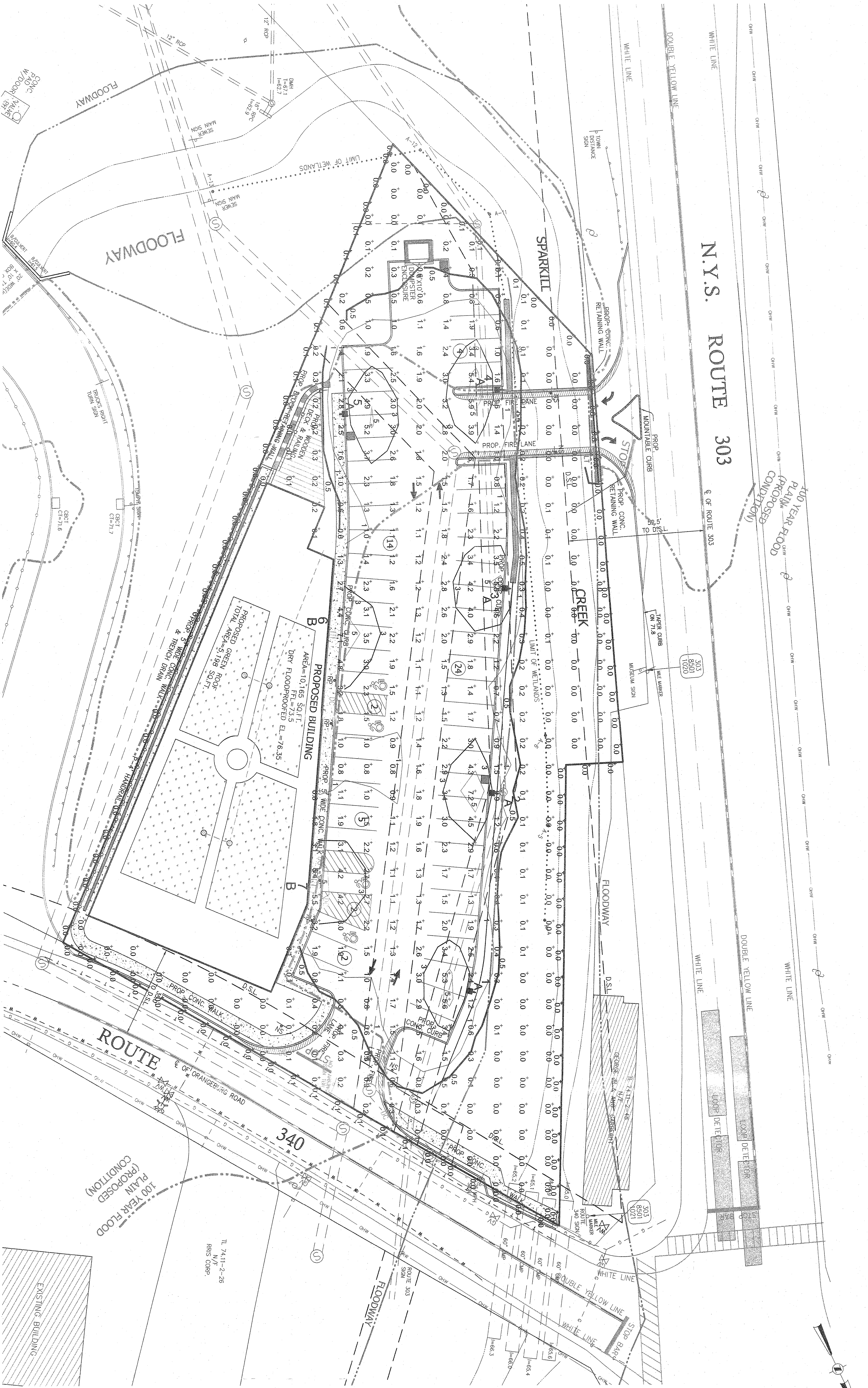
DRAWN BY: IS	CHECKED BY:
DATE: AUGUST 05, 2021	SCALE: AS SHOWN

285

DATUM: NAVD 1988

RYANA, NASHIER, P.E.
N.Y.S. P.E. LIC. NO. 89066

JOHN R. ATZEL
N.Y.S. P.J.S. LIC. NO. 50228

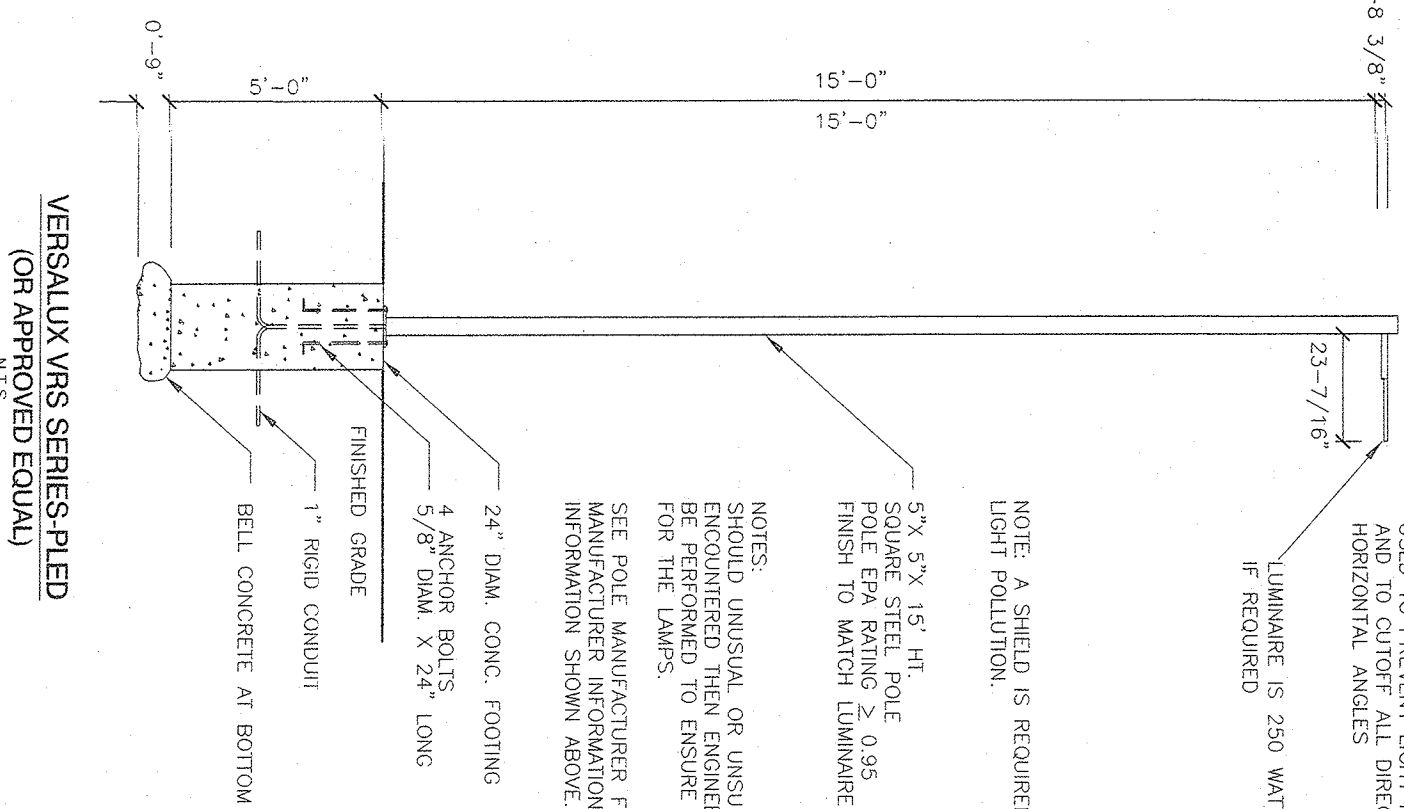


Expanded Luminaire Location Summary					
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2	A	315.306	324.054	15	265.965 0
3	A	237.1	330.166	15	267.809 0
4	A	161.081	325.635	15	271.405 0
5	A	170.33	268.594	15	93.346 0
6	B	255.118	263.004	15	85.675 0
7	B	349.815	255.882	15	88.897 0
Total Quantity: 7					

Calculation Summary					
Label	Unit	Calc Type	Units	Max	Min
Property Line	FC	ILLUMINANCE	1.17	7.2	0.0
Site	FC	ILLUMINANCE	2.16	7.2	0.0
Footing	FC	ILLUMINANCE	7.27	0.3	0.0
Luminaire Schedule					
Symbol	Qty	Label	Tag	Arrangement	Total Lamp Lumens
5	1	ALED3150	A	SINGLE	1000
2	1	WLED3150FX	B	SINGLE	1000
Description					
1000 Pole Mount (Type III)					
Wall Mount (Type III)					

STATE OF NEW YORK
SEAL
JOHN R. ASHLEY
N.Y.S. P.E. LIC. NO. 83066

STATE OF NEW YORK
SEAL
JOHN R. ASHLEY
N.Y.S. P.E. LIC. NO. 80228



U.S. ARCHITECTURAL LIGHTING VESALUX - OSR SERIES - PLED
TYPE B (OR APPROVED EQUAL) HOUSE SIDE SHIELD TO BE
REQUIRED TO ENSURE ADEQUATE SUBSURFACE SUPPORT
AND TO CUT OFF ALL DIRECT LIGHT THROUGH CERTAIN
HORIZONTAL ANGLES
LUMINAIRE IS 250 WATT LED WITH BACKLIGHT SHIELD
IF REQUIRED
NOTE: A SHIELD IS REQUIRED TO PREVENT UPWARDS
LIGHT POLLUTION.
5"x 5"x 15" HI.
SQUARE STEEL POLE
SHOULD BE WELDED TO
FINISH TO MATCH LUMINAIRE
NOTES:
SHOULD UNSUITABLE SOIL CONDITIONS BE
ENCOUNTERED, THE LUMINAIRE SHALL BE
RECOMMENDED TO ENSURE ADEQUATE SUBSURFACE SUPPORT
FOR THE LUMINAIRE.
SEE POLE MANUFACTURER FOR FURTHER INFORMATION.
MANUFACTURER INFORMATION SHALL SUPERSEDE THE
INFORMATION SHOWN ABOVE.

REVISION	DATE	DESCRIPTION
4	08-16-22	PER DIRECTOR'S COMMENTS 08/09/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

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S CORNER PLAZA
ROCKLAND COUNTY, NEW YORK

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
LIGHTING PLAN
DRAWN BY: VC
DATE: AUGUST 05, 2021
PROJECT NO.: 2858
CHECKED BY: JBA
SCALE: 1" = 30' FT.
DRAWING NO.: 10

VEHICLE TRAVELING DOWNHILL TOWARD THE SITE:
SIGHT DISTANCE, $S = (1.47 \times b \times v) + \frac{30(v^2)}{500(a + g)}$

- b. PERCEPTION TIME = 2.5 SEC.
v. VEHICLE DESIGN SPEED = 40 MPH
a. DECELERATION RATE = 11.2 FT./SEC.²
g. ACCELERATION OF GRAVITY = 32.2 FT./SEC.²
g. ROAD SLOPE IN DECIMAL (NEGATIVE IF THE ROADWAY IS DOWNHILL) = - 0.026

SIGHT DISTANCE, $S = (1.47 \times 2.5 \times 40) + \frac{30 \left(\frac{40^2}{5.7} - 0.026 \right)}{500(9 + 0)}$

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

VEHICLE TRAVELING UPHILL TOWARD THE SITE:

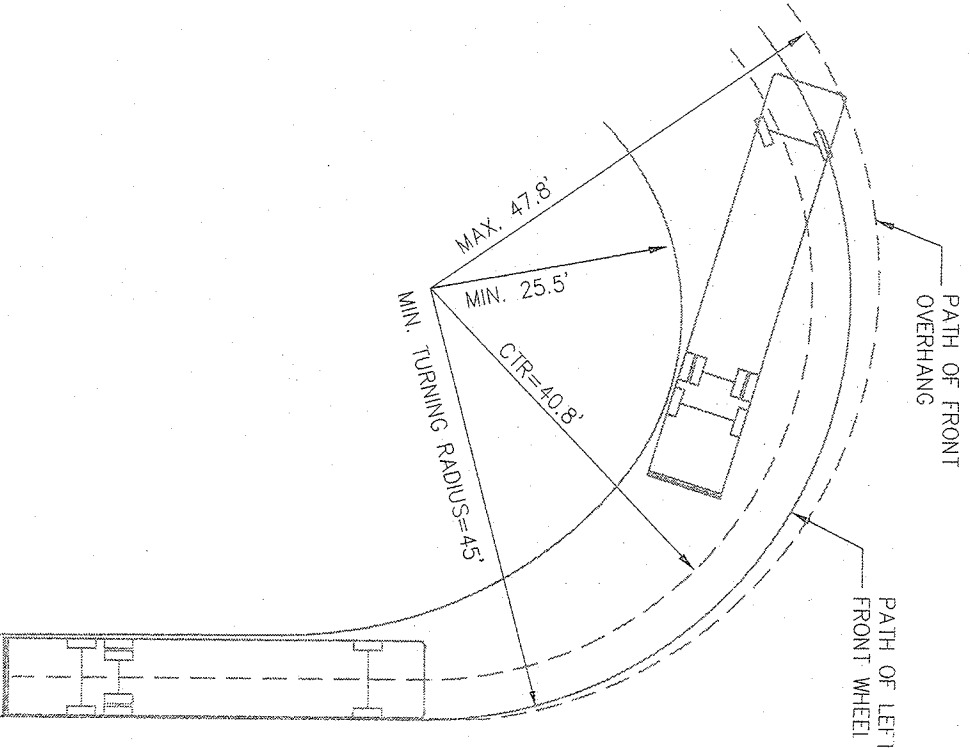
SIGHT DISTANCE, $S = (1.47 \times b \times v) + \frac{30(v^2)}{500(a + g)}$

- b. PERCEPTION TIME = 2.5 SEC.
v. VEHICLE DESIGN SPEED = 40 MPH
a. DECELERATION RATE = 11.2 FT./SEC.²
g. ACCELERATION OF GRAVITY = 32.2 FT./SEC.²
g. ROAD SLOPE IN DECIMAL (POSITIVE IF THE ROADWAY IS UPHILL) = + 0.01

SIGHT DISTANCE, $S = (1.47 \times 2.5 \times 40) + \frac{30 \left(\frac{40^2}{5.7} + 0.01 \right)}{500(9 + 0)}$

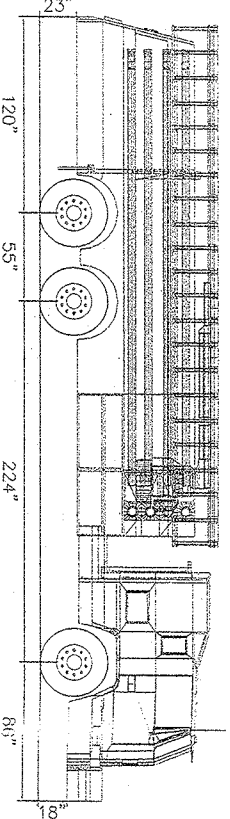
=> SIGHT DISTANCE, S = 296.05 FT. => USE 300.0 FT.

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



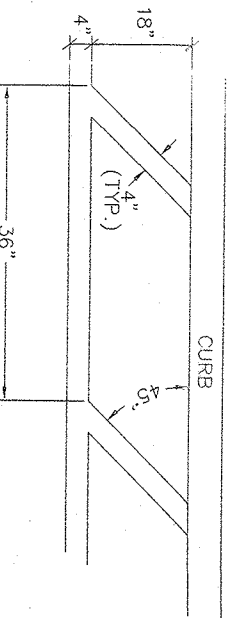
FIRE TRUCK TURNING DETAIL

SCALE: 1 IN. = 20 FT.



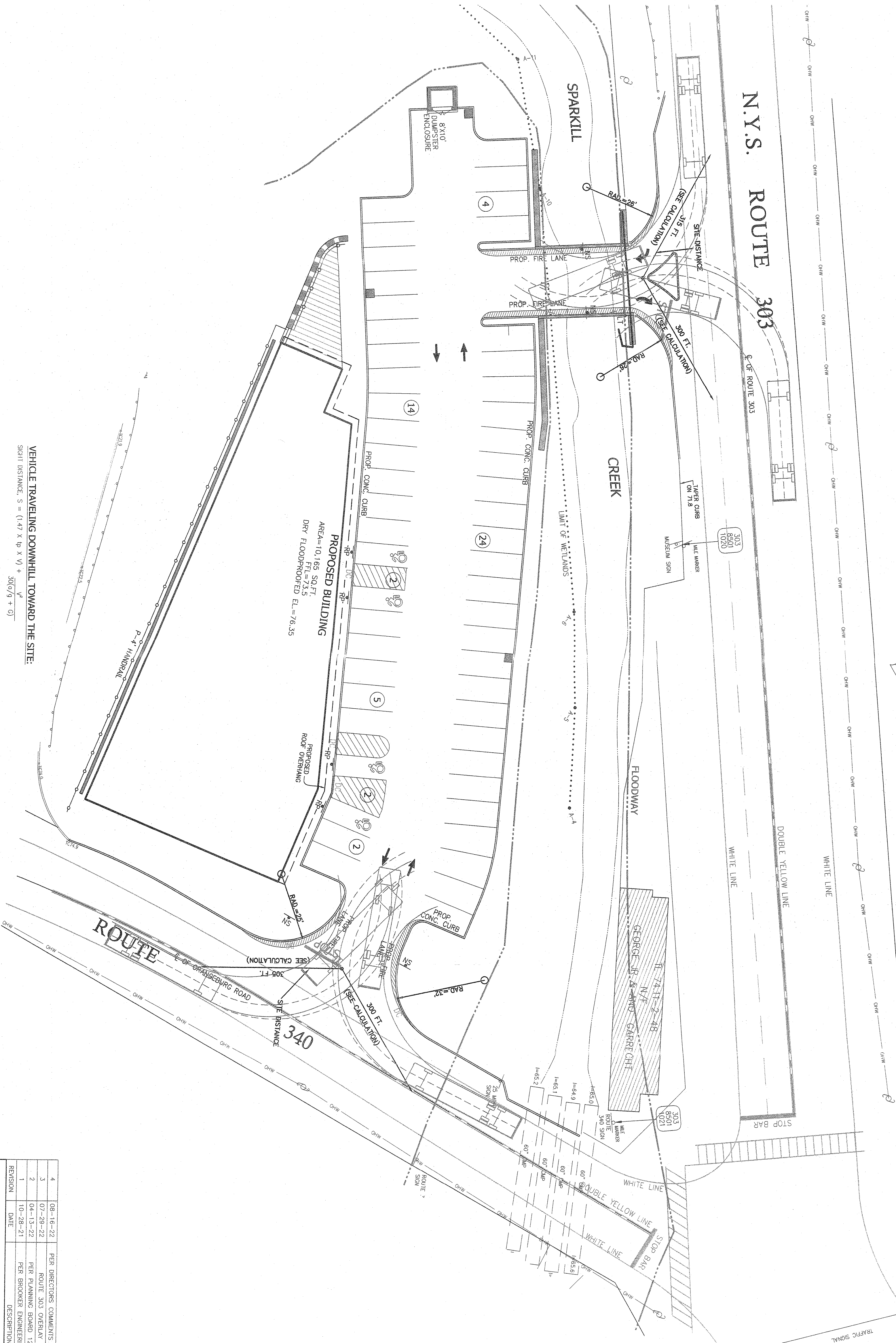
FIRE TRUCK DIMENSIONS

SCALE: 1 IN. = 10 FT.



FIRE LANE STRIPING DETAIL

N.T.S.



VEHICLE TRAVELING DOWNHILL TOWARD THE SITE:

SIGHT DISTANCE, $S = (1.47 \times b \times v) + \frac{30(v^2)}{500(a + g)}$

- b. PERCEPTION TIME = 2.5 SEC.
v. VEHICLE DESIGN SPEED = 40 MPH
a. DECELERATION RATE = 11.2 FT./SEC.²
g. ACCELERATION OF GRAVITY = 32.2 FT./SEC.²
g. ROAD SLOPE IN DECIMAL (NEGATIVE IF THE ROADWAY IS DOWNHILL) = - 0.006

SIGHT DISTANCE, $S = (1.47 \times 2.5 \times 40) + \frac{30 \left(\frac{40^2}{5.7} - 0.006 \right)}{500(9 + 0)}$

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

VEHICLE TRAVELING UPHILL TOWARD THE SITE:

SIGHT DISTANCE, $S = (1.47 \times b \times v) + \frac{30(v^2)}{500(a + g)}$

- b. PERCEPTION TIME = 2.5 SEC.
v. VEHICLE DESIGN SPEED = 40 MPH
a. DECELERATION RATE = 11.2 FT./SEC.²
g. ACCELERATION OF GRAVITY = 32.2 FT./SEC.²
g. ROAD SLOPE IN DECIMAL (POSITIVE IF THE ROADWAY IS UPHILL) = + 0.007

SIGHT DISTANCE, $S = (1.47 \times 2.5 \times 40) + \frac{30 \left(\frac{40^2}{5.7} + 0.007 \right)}{500(9 + 0)}$

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

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

DATUM: NAVD 1988



4	08-16-22	PER DIRECTOR'S COMMENTS 08/09/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
2	10-21-21	PER PLANNING BOARD 12/09/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21
REVISION	DATE	DESCRIPTION

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S CORNER PLAZA

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TRUCK TURNING RADIUS & SIGHT DISTANCE PLAN

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