

**DRAWING LIST:**

DRAWING No.	TITLE	ORIGIN	REVISION
DRAWING 1	SITE PLAN	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 2	EXISTING CONDITION	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 3	GRADING PLAN	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 4	SPARKILL CREEK PLAN & PROFILE	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 5	CROSS SECTIONS PROFILE VIEW & PLAN	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 6	CROSS SECTIONS PROFILE VIEW	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 7	EROSION & SEDIMENT CONTROL PLAN	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 8	DETAILS	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 9	DETAILS	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 10	LIGHTING PLAN	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 11	LIGHTING DETAILS	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 12	TRUCK TURNING RADIUS & SIGHT DISTANCE PLAN	AUGUST 05, 2021	DECEMBER 01, 2022
DRAWING 13	LANDSCAPING PLAN	APRIL 13, 2022	DECEMBER 01, 2022
DRAWING 14	BRIDGE FRAMING PLAN	SEPTEMBER 27, 2022	DECEMBER 01, 2022
DRAWING 15	FRAMING DETAILS	SEPTEMBER 27, 2022	DECEMBER 01, 2022

**BULK REQUIREMENTS:**

ZONE: CC GROUP: JJ	REQUIRED	PROVIDED
MAXIMUM FLOOR AREA RATIO	0.30	0.21
MINIMUM LOT AREA	2,500 SQ. FT.	50,381 SQ. FT.
MINIMUM LOT WIDTH	25 FT.	212.54 FT.
MINIMUM STREET FRONTAGE	25 FT.	376 FT.
MINIMUM FRONT YARD	0/45 FT.	0 FT.
MINIMUM SIDE YARD	0/12 FT.	0 FT.
MINIMUM TOTAL SIDE YARD	0/25 FT.	0 FT.
MINIMUM REAR YARD	25 FT.	114 FT.
MAXIMUM BUILDING HEIGHT	22 FT.	29 FT.
(1'-4" FROM D.S.L. FOR BLDG.)		
25 FT. VEGETATIVE BUFFER PER ROUTE 303 OVERLAY DISTRICT (S13.10(B)(2)) GREATER THAN 22 FT.)		
LOADING BERTH	1	1
DUMPSTER	25 FT.	14 FT.

\* VARIANCE GRANTED ON SEPTEMBER 21, 2022 (28A#22-63).

**PARKING REQUIREMENTS:**

REQUIRED: 1 SPACE/200 SQ.FT. OF GROSS FLOOR AREA  
TOTAL PARKING REQUIRED: TOTAL FLOOR AREA/200 SQ.FT.  
= 10,390 SQ.FT./200 SQ.FT.  
= 52 SPACES

PROVIDED: 52 SPACES  
MAX. PARKING PERMITTED IN FRONT YARD: 35%  
PARKING PROVIDED IN FRONT YARD: 22 SPACES  
PROPORTION OF PARKING IN FRONT YARD = 22 / 52 x 100% = 42% \*

**OWNER:**  
COYNE & SAMMI ENTERPRISE, LLC  
120 MONTE VISTA AVENUE  
RIDGWOOD, 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.

**APPLICANT:**  
DANIEL H. SAMMI  
120 MONTE VISTA AVENUE  
RIDGWOOD, N.J. 07450

**SITE ADDRESS:**  
2 ROUTE 340  
ORANGETOWN, NY 10962

**PLANNING BOARD MEETING OF:**  
JAN 11 2023  
Town of Orangetown

**ATZL, NASH & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
232 North Main Street  
New City, New York 10956  
Tel: (845) 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**

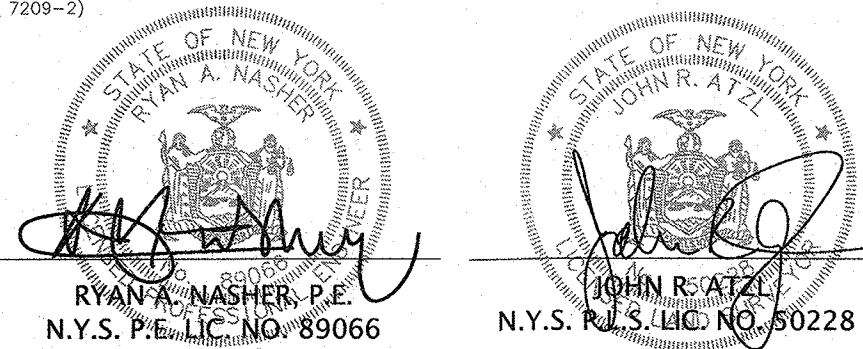
**SITE PLAN**

DRAWN BY: IS  
DATE: AUGUST 05, 2021  
PROJECT NO:

CHECKED BY: JRA  
SCALE: 1 IN. = 20 FT.  
DRAWING NO:

2858 1

DATUM: NAVD 1988





# 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
- EXISTING LIMIT OF WETLANDS
- FLOODWAY
- 100 YEAR FLOOD PLAIN (PROPOSED CONDITION)

## TREE LIST

NUMBER	SIZE (IN)	TYPE
5	8	OAK
6	10	SYCAMORE
7	12	OAK
8	20	SYCAMORE
10	20	SYCAMORE
11	7	CHERRY
12	24	OAK
15	12	OAK
17	20	PINE
18	12	CEDAR
19	24	ASH
20	8	PINE
21	8	PINE
22	6	PINE
23	10	PINE
24	12	PINE
25	30	MAPLE
26	12	CHERRY
27	30	OAK
30	10	MAPLE
32	10	OAK
38	24	ASH
58	6	ASH
60	40	ASH
61	18	ELM
62	8	ELM
63	38	ASH
64	20	PINE
65	12	PINE
70	6/10	OAK
71	6/12/12	MAPLE
72	12	TWIN MAPLE
73	6	SYCAMORE
74	10	OAK
75	20	ASH
76	20	OAK
77	8	OAK
78	24	BEECH
79	24	ELM
80	6	CHERRY
81	15	OAK
82	15	OAK
83	15	ASH
84	15	PINE
86	15	OAK
87	12	ASH
88	15	ASH
89	12	PINE
90	22	OAK
91	12	TULIP
92	12	OAK
93	12	ELM
94	24	OAK
100	6	APPLE

## 100 YEAR FLOOD PLAIN LEGEND

- FLOODWAY AREA
- LIMIT OF 100 YEAR FLOOD PLAIN ELEV.=72.3±

DATUM: NAVD 1988

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 69066

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMPLOYED SEAL IS A VIOLATION OF SECTION 7205, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."  
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMPLOYED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."  
CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

JOHN R. ATZL  
N.Y.S. P.L.S. LIC. NO. 60228

REVISION	DATE	DESCRIPTION
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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

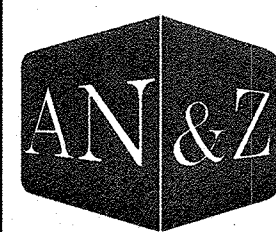
ATZL, NASHER & ZIGLER P.C.  
ENGINEERS - SURVEYORS-PLANNERS  
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Tel: (845) 634-4694  
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E-mail: info@anzny.com  
Web: www.anzny.com

PROJECT: S CORNER PLAZA  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
TITLE: EXISTING CONDITION  
DRAWN BY: IS  
CHECKED BY: JRA  
DATE: AUGUST 05, 2021  
SCALE: 1 IN. = 30 FT.  
PROJECT NO.: 2858  
DRAWING NO.: 2



- GENERAL & UTILITY NOTES:**
1. 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 PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  2. STORMWATER MANAGEMENT PHASE II REGULATIONS: ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWING AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
  3. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  4. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
  5. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
  6. EXISTING QUINTILES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
  7. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  8. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
  9. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
  10. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
  11. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
  12. ALL HOUSE CONNECTION TO BE 6" DIA. DUCTILE IRON PIPE.
  13. ALL WATER LINES TO BE CLASS 54 DUCTILE IRON PIPE.
  14. GAS, ELECTRIC AND TELEPHONE UTILITIES ARE SHOWN IN CONCEPTUAL FASHION. FINAL LOCATIONS, SIZES AND MATERIAL SHALL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
  15. ALL STORM DRAINAGE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE SPECIFIED.
  16. ALL FIRE CONNECTIONS TO BE APPROVED BY THE FIRE DEPARTMENT. SIGNAGE IDENTIFYING CONNECTION SHALL BE PROVIDED. CONNECTIONS SHALL NOT BE OBSTRUCTED BY PLANTINGS.
  17. SIDE WALKS AND CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS.
  18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  19. SHEETING SHALL BE USED WHEN CONSTRUCTION ACTIVITIES ARE PERFORMED IN THE VICINITY OF PROPERTY LINES.
  20. DATUM OF EXISTING TOPOGRAPHY IS NAVD83.
  21. FLOODPLAIN AND FLOODWAY DELINEATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATES 3/3/2014.
  22. ALL EXISTING STRUCTURE TO BE DEMOLISHED.

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REVISION	DATE	DESCRIPTION

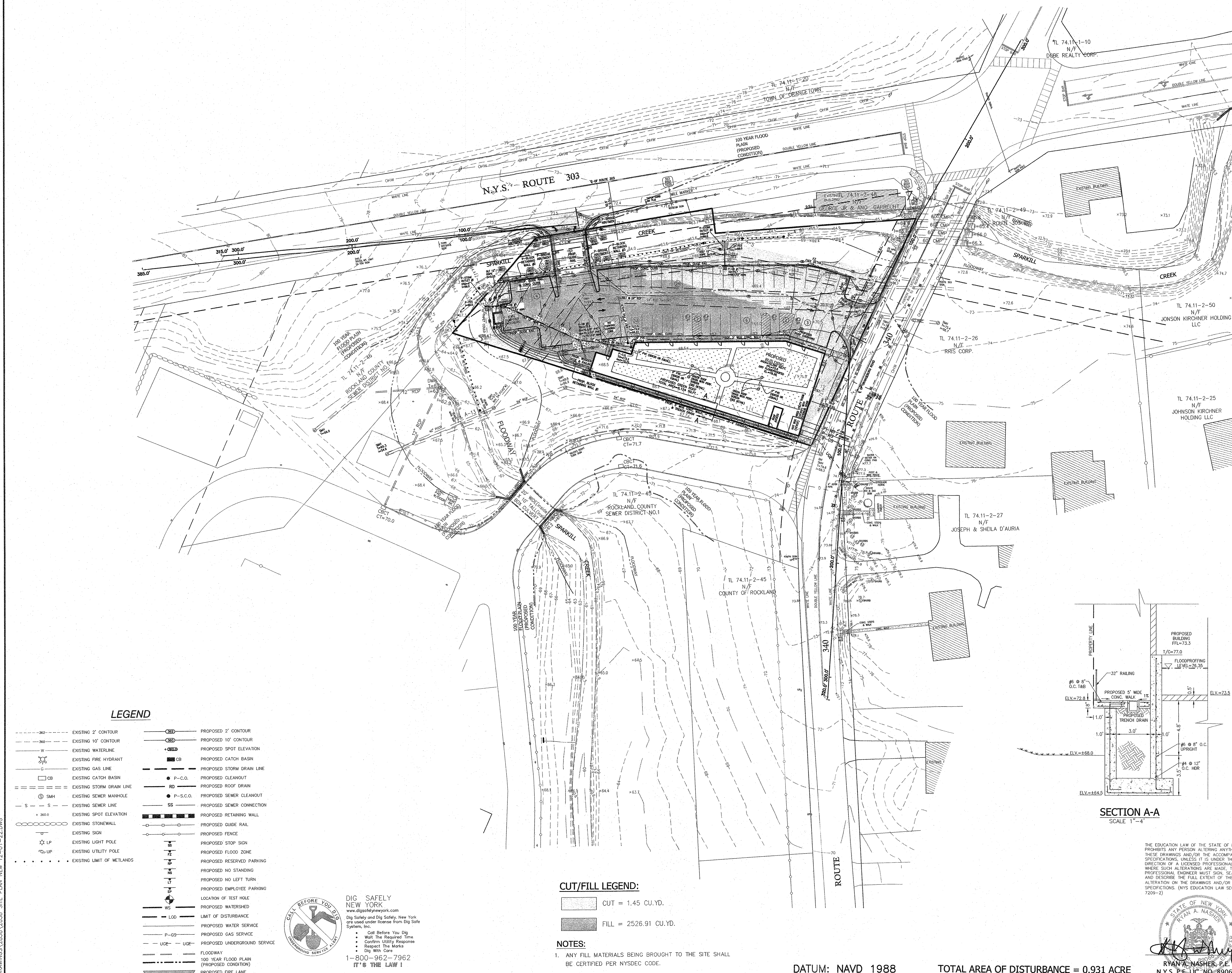
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PROJECT: **S CORNER PLAZA**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE: **GRADING PLAN**

DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 40 FT.
PROJECT NO: 2858	DRAWING NO: 3



**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
- EXISTING LIMIT OF WETLANDS
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- PROPOSED CLEANOUT
- PROPOSED ROOF DRAIN
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER CONNECTION
- PROPOSED RETAINING WALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE
- PROPOSED STOP SIGN
- PROPOSED FLOOD ZONE
- PROPOSED RESERVED PARKING
- PROPOSED NO STOPPING
- PROPOSED NO LEFT TURN
- PROPOSED EMPLOYEE PARKING
- LOCATION OF TEST HOLE
- PROPOSED WATERSHED
- LIMIT OF DISTURBANCE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED UNDERGROUND SERVICE
- FLOODWAY
- 100 YEAR FLOOD PLAIN (PROPOSED CONDITION)
- PROPOSED FIRE LANE

**CUT/FILL LEGEND:**

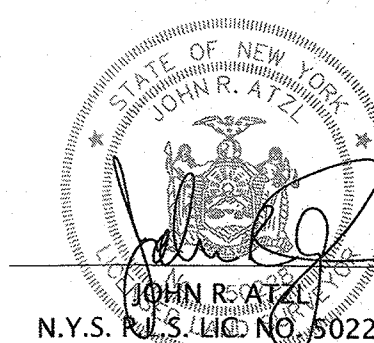
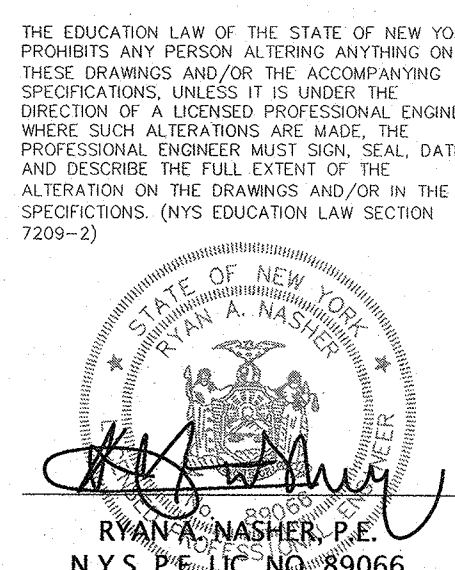
- CUT = 1.45 CU.YD.
- FILL = 2526.91 CU.YD.

**NOTES:**

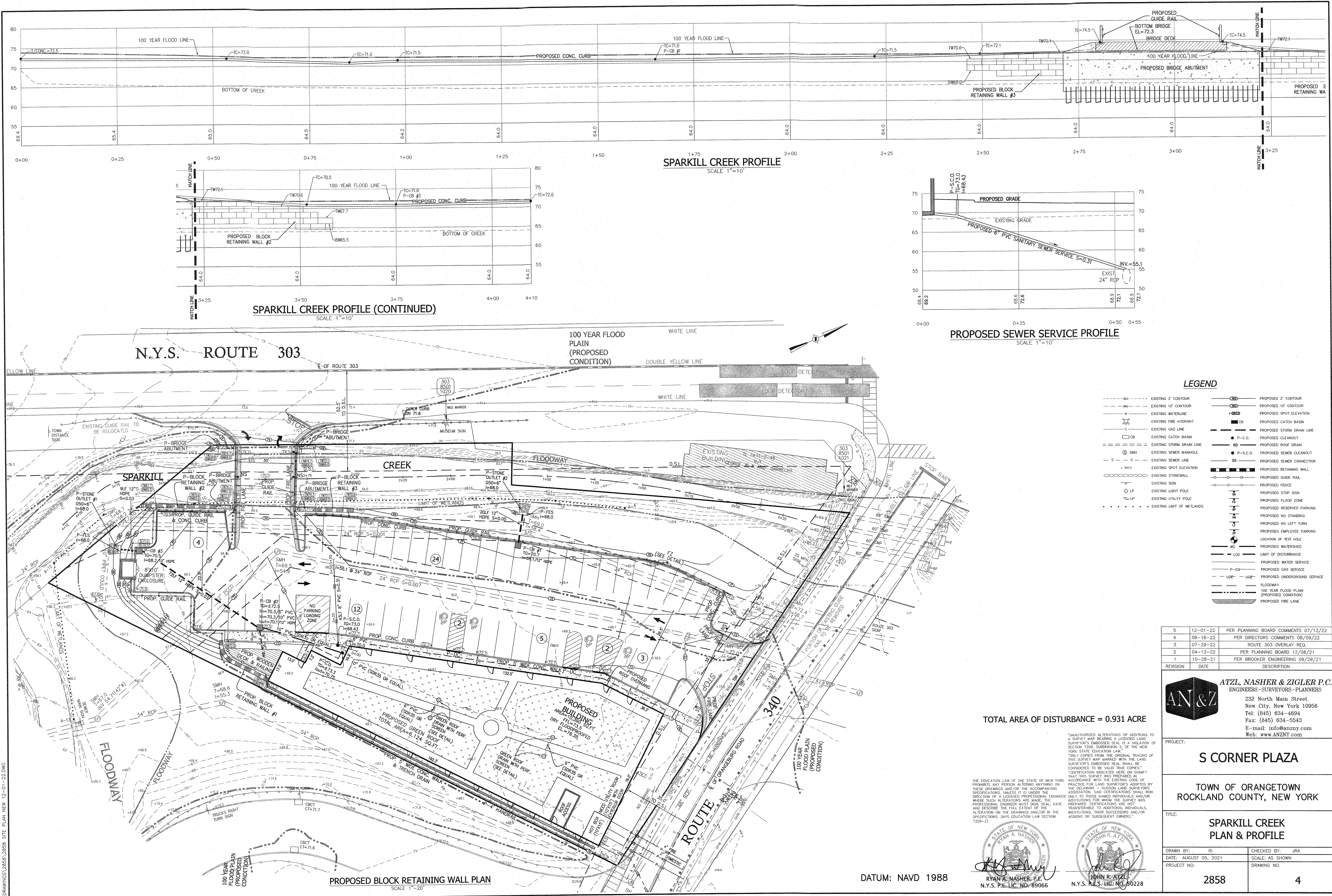
1. ANY FILL MATERIALS BEING BROUGHT TO THE SITE SHALL BE CERTIFIED PER NYSDEC CODE.

DATUM: NAVD 1988

TOTAL AREA OF DISTURBANCE = 0.931 ACRE







P:\DRAWINGS\2858\2858 SITE PLAN NEW 12-01-22.DWG

SPARKILL CREEK PROFILE  
SCALE 1"=10'

SPARKILL CREEK PROFILE (CONTINUED)  
SCALE 1"=10'

PROPOSED SEWER SERVICE PROFILE  
SCALE 1"=10'

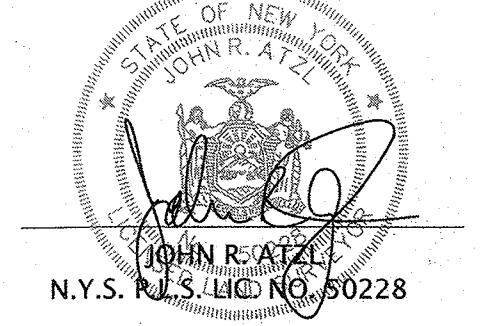
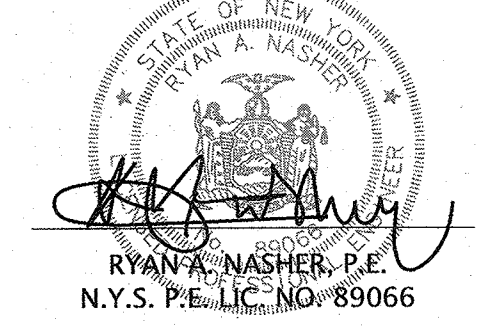
LEGEND

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- EXISTING 10' CONTOUR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING LIMIT OF WETLANDS
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- P-C.O. PROPOSED CLEANOUT
- R.D. PROPOSED ROOF DRAIN
- P-S.C.O. PROPOSED SEWER CLEANOUT
- SS PROPOSED SEWER CONNECTION
- PROPOSED RETAINING WALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE
- PROPOSED STOP SIGN
- PROPOSED FLOOD ZONE
- PROPOSED RESERVED PARKING
- PROPOSED NO STANDING
- PROPOSED NO LEFT TURN
- PROPOSED EMPLOYEE PARKING
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- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED UNDERGROUND SERVICE
- FLOODWAY
- 100 YEAR FLOOD PLAIN (PROPOSED CONDITION)
- PROPOSED FIRE LANE

TOTAL AREA OF DISTURBANCE = 0.931 ACRE

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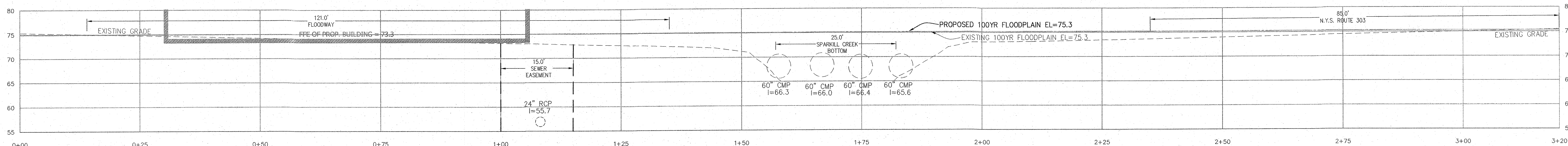
PROJECT: **S CORNER PLAZA**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

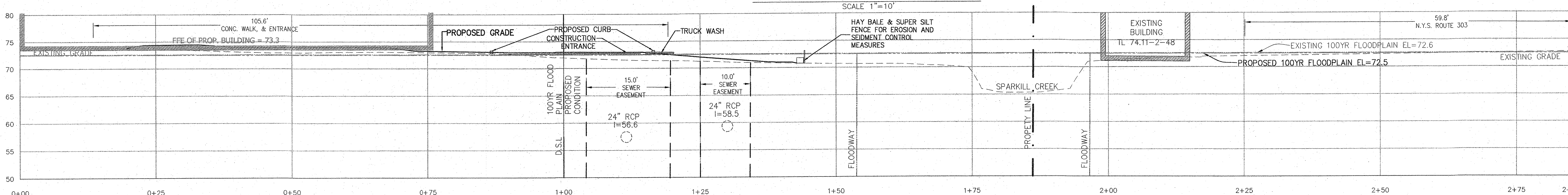
TITLE: **SPARKILL CREEK  
PLAN & PROFILE**

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

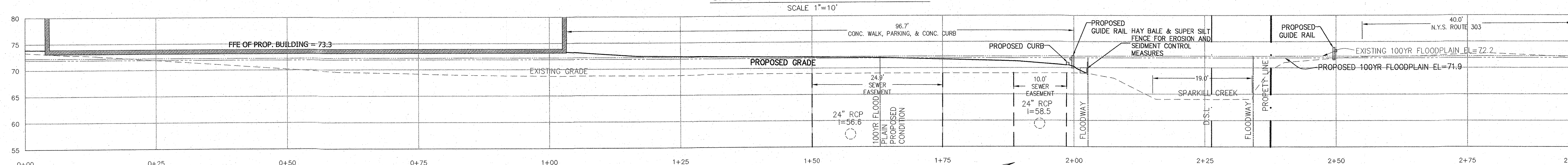




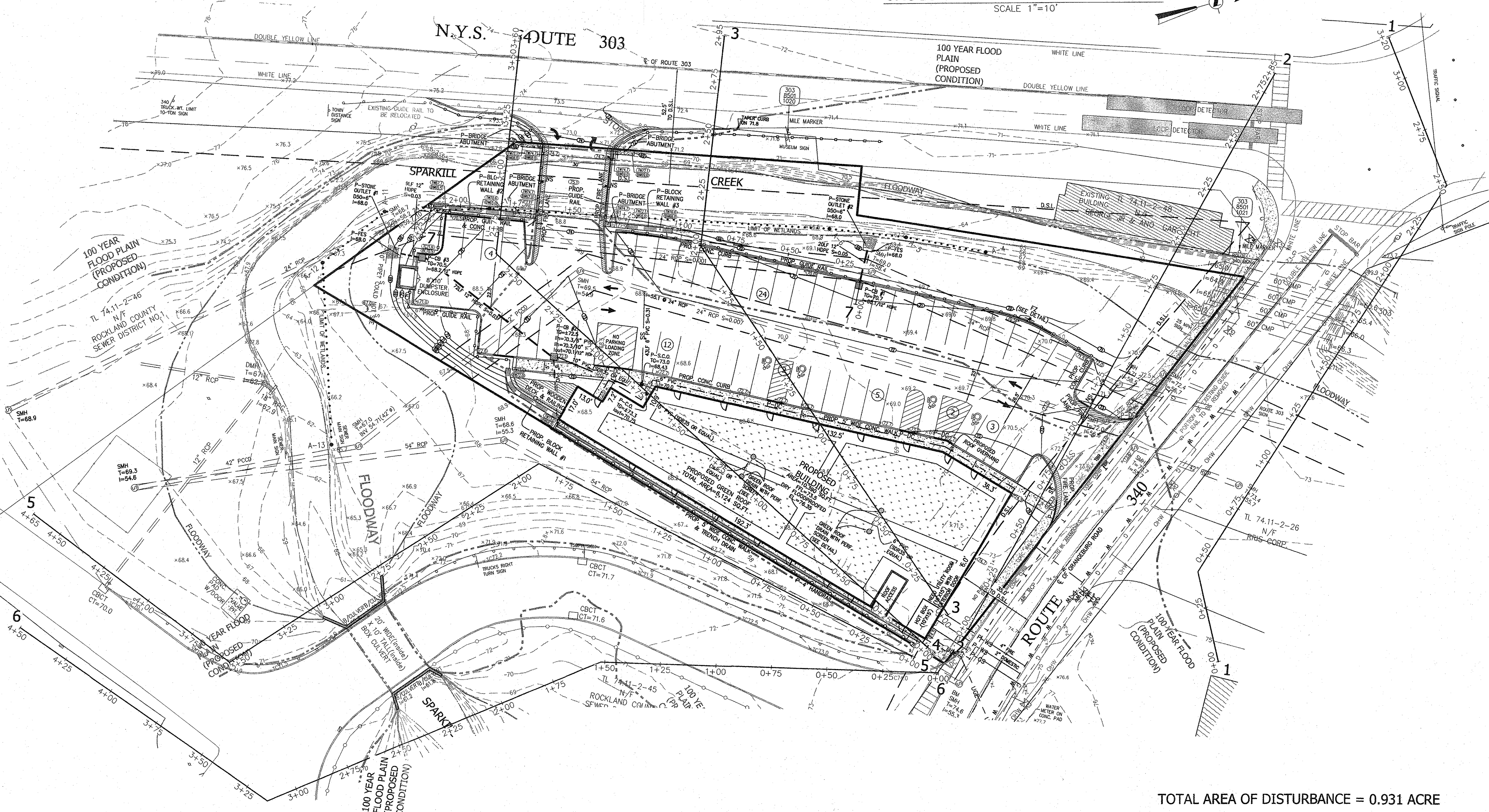
CROSS SECTION 1-1 PROFILE VIEW



CROSS SECTION 2-2 PROFILE VIEW



CROSS SECTION 3-3 PROFILE VIEW



100 YEAR FLOOD PLAIN (NAVD88)

SECTION	EXISTING CONDITION	PROPOSED CONDITION	DIFFERENCE
1-1	75.3	75.3	0.0
2-2	72.6	72.8	0.2
3-3	72.2	72.5	0.3
4-4	72.2	72.2	0.0
5-5	71.8	71.8	0.0
6-6	70.3	70.3	0.0

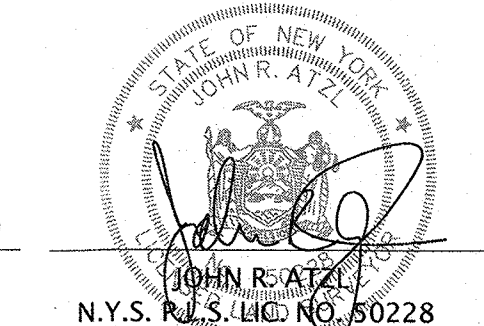
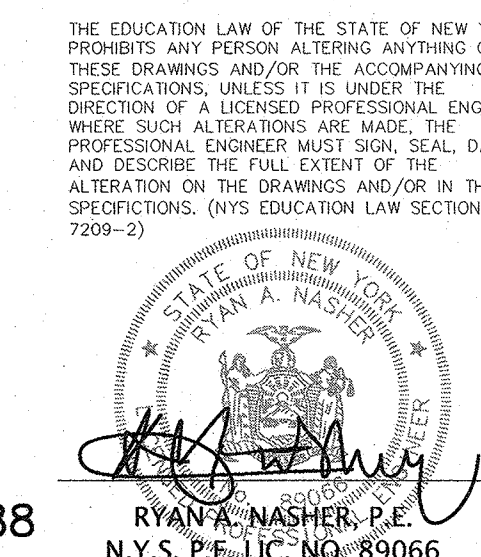
LEGEND

- 362 --- EXISTING 2" CONTOUR
- 360 --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- X --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- S --- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- S --- EXISTING SPOT ELEVATION
- 360 --- EXISTING STONEWALL
- 1' LP --- EXISTING LIGHT POLE
- 1' LP --- EXISTING UTILITY POLE
- 1' LP --- EXISTING LIMIT OF WETLANDS
- 362 --- PROPOSED 2" CONTOUR
- 360 --- PROPOSED 10' CONTOUR
- 360 --- PROPOSED SPOT ELEVATION
- CB --- PROPOSED CATCH BASIN
- S --- PROPOSED STORM DRAIN LINE
- P-C.O. --- PROPOSED CLEANOUT
- RD --- PROPOSED ROOF DRAIN
- P-S.C.O. --- PROPOSED SEWER CLEANOUT
- SS --- PROPOSED SEWER CONNECTION
- 360 --- PROPOSED RETAINING WALL
- 360 --- PROPOSED GUIDE RAIL
- 360 --- PROPOSED FENCE
- 360 --- PROPOSED STOP SIGN
- 360 --- PROPOSED FLOOD ZONE
- 360 --- PROPOSED RESERVED PARKING
- 360 --- PROPOSED NO LEFT TURN
- 360 --- PROPOSED EMPLOYEE PARKING
- 360 --- LOCATION OF TEST HOLE
- WS --- PROPOSED WATERSHED
- 360 --- LIMIT OF DISTURBANCE
- 360 --- PROPOSED WATER SERVICE
- 360 --- PROPOSED GAS SERVICE
- 360 --- PROPOSED UNDERGROUND SERVICE
- 360 --- FLOODWAY
- 360 --- 100 YEAR FLOOD PLAIN (PROPOSED CONDITION)
- 360 --- PROPOSED FIRE LANE

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"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE OREGONIAN - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."



TOTAL AREA OF DISTURBANCE = 0.931 ACRE

DATUM: NAVD 1988

REVISION	DATE	DESCRIPTION
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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

**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS

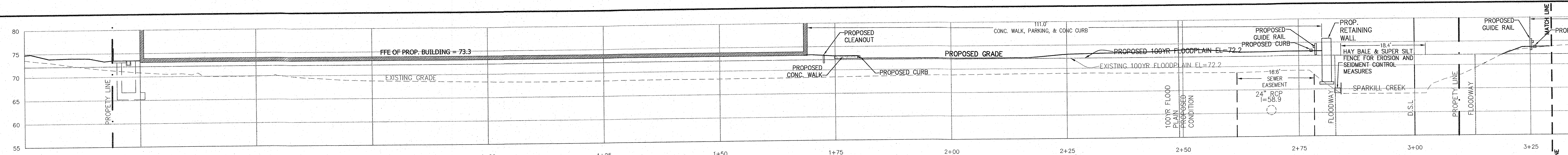
232 North Main Street  
New City, New York 10956  
Tel: (845) 634-4694  
Fax: (845) 634-5543  
E-mail: info@anzny.com  
Web: www.anzny.com

**S CORNER PLAZA**

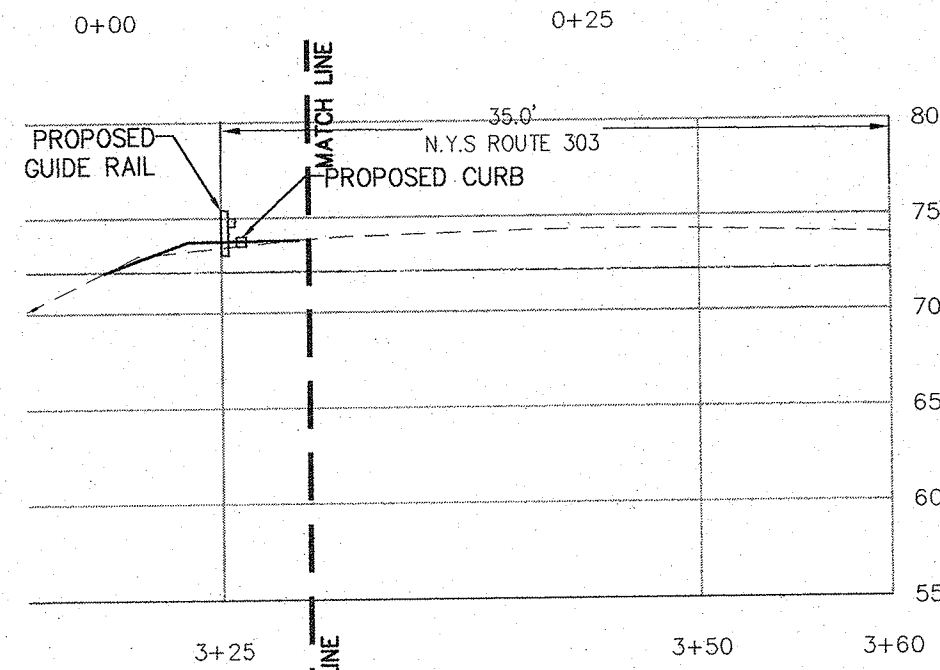
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

CROSS SECTIONS PROFILE VIEW & PLAN	
DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1" = 30 FT.
PROJECT NO: 2858	DRAWING NO: 5

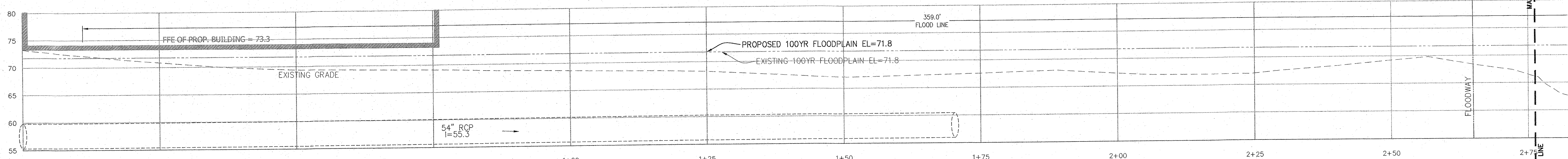




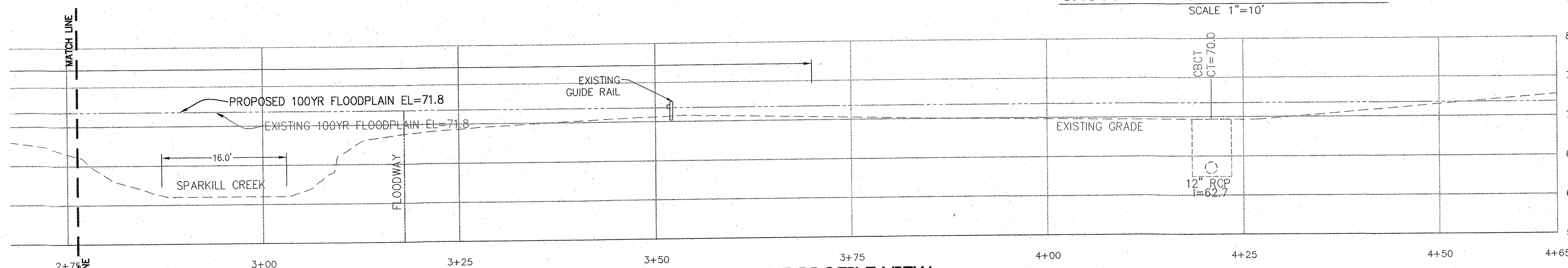
CROSS SECTION 4-4 PROFILE VIEW  
SCALE 1"=10'



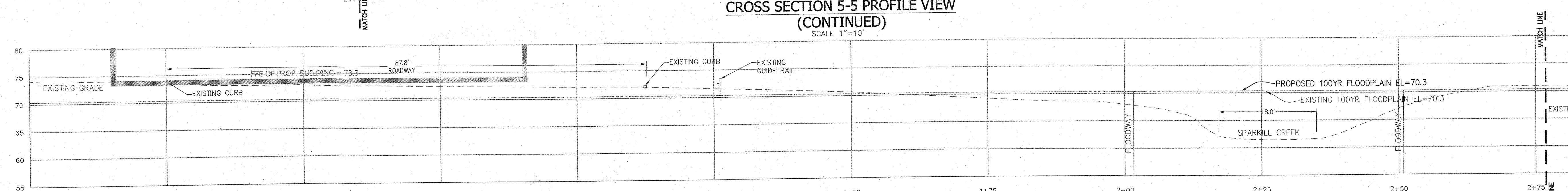
CROSS SECTION 4-4 PROFILE VIEW  
(CONTINUED)  
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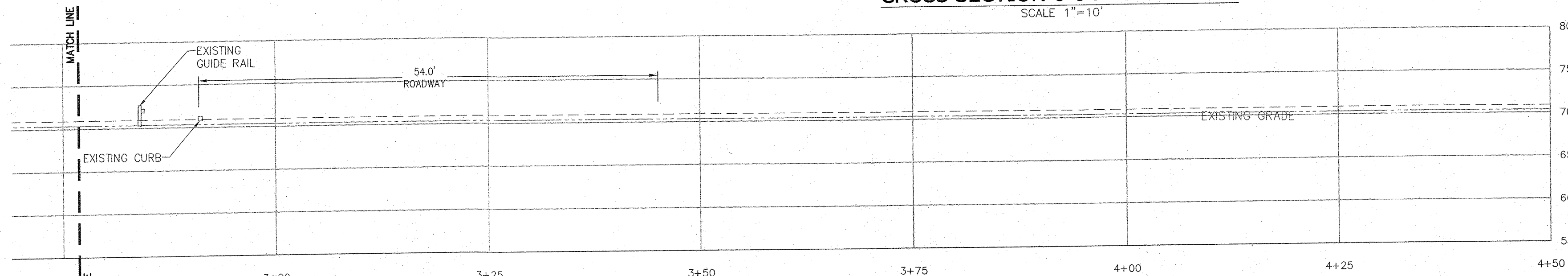
CROSS SECTION 5-5 PROFILE VIEW  
SCALE 1"=10'



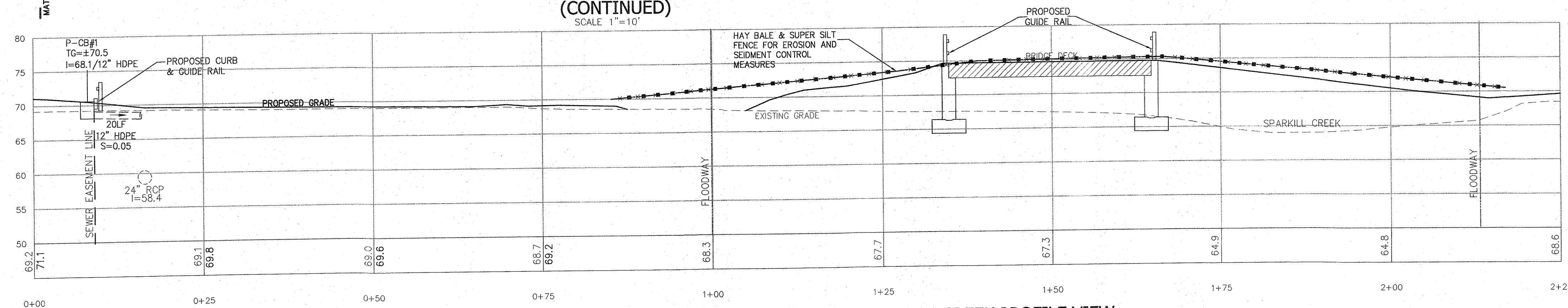
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(CONTINUED)  
SCALE 1"=10'



CROSS SECTION 6-6 PROFILE VIEW  
SCALE 1"=10'



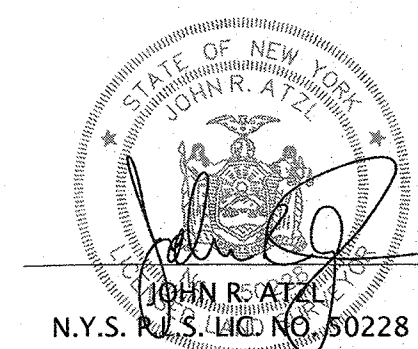
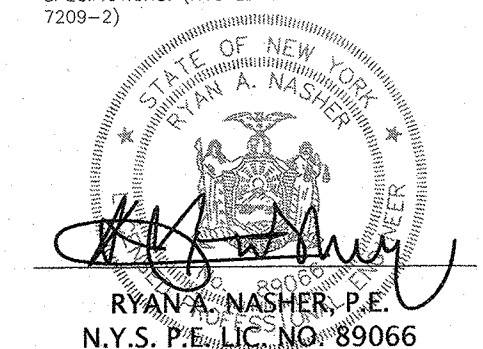
CROSS SECTION 6-6 PROFILE VIEW  
(CONTINUED)  
SCALE 1"=10'



CROSS SECTION 7-7 EDGE OF CREEK PROFILE VIEW  
SCALE 1"=10'

DATUM: NAVD 1988

THE EDUCATION LAW OF THE STATE OF NEW YORK  
PROHIBITS ANY PERSON ALTERING ANYTHING ON  
THESE DRAWINGS AND/OR THE ACCOMPANYING  
SPECIFICATIONS, UNLESS IT IS UNDER THE  
DIRECTION OF A LICENSED PROFESSIONAL ENGINEER  
WHOSE NAME AND SEAL ARE SHOWN ON THESE  
DRAWINGS. ANY ALTERATION MADE WITHOUT THE  
NECESSARY AUTHORIZATION IS A VIOLATION OF  
THE EDUCATION LAW OF THE STATE OF NEW YORK  
AND MAY BE PUNISHED BY FINE OR IMPRISONMENT  
OR BOTH.



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REVISION	DATE	DESCRIPTION

**AN&Z**  
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232 North Main Street  
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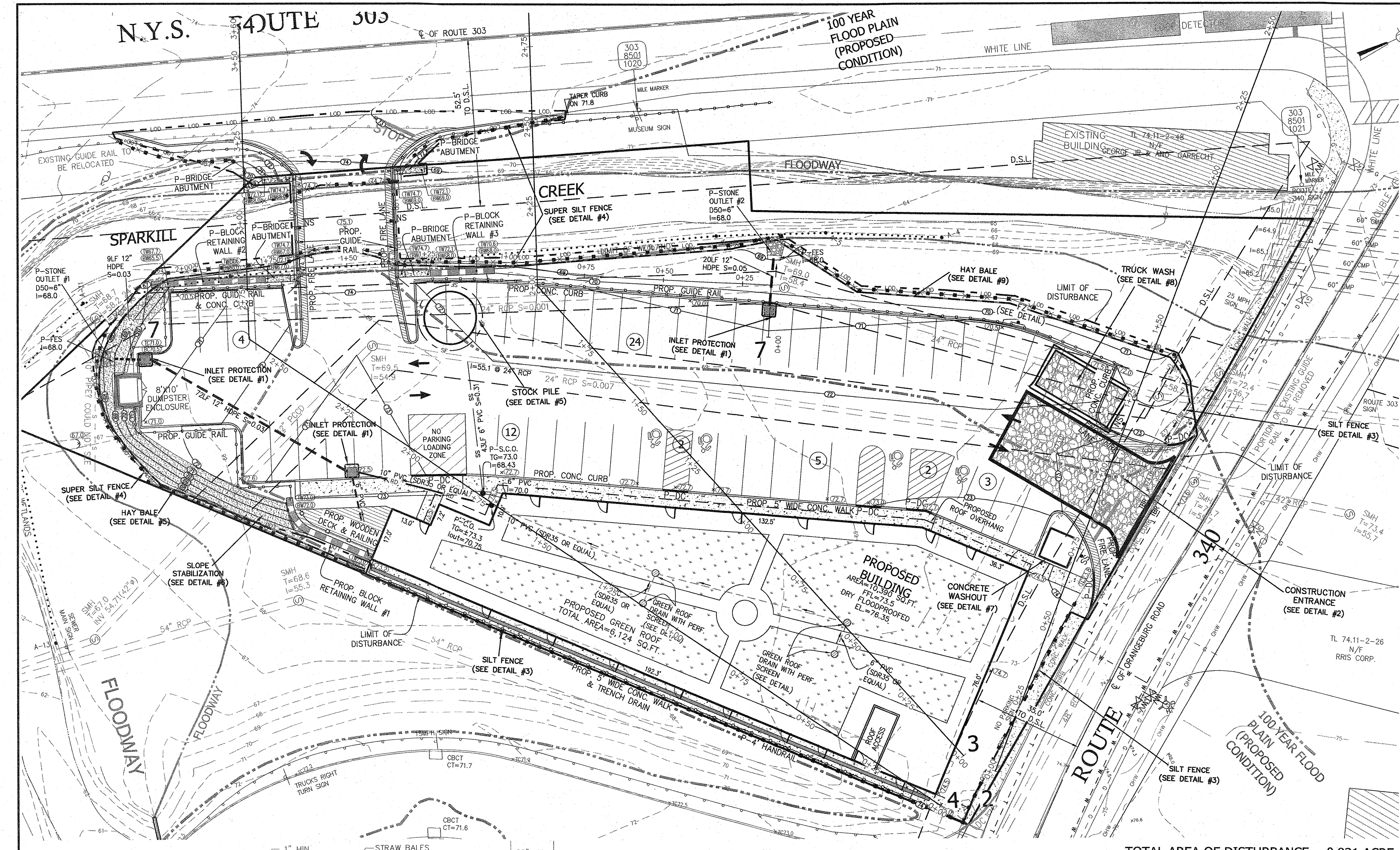
PROJECT: **S CORNER PLAZA**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE: **CROSS SECTIONS PROFILE VIEW**

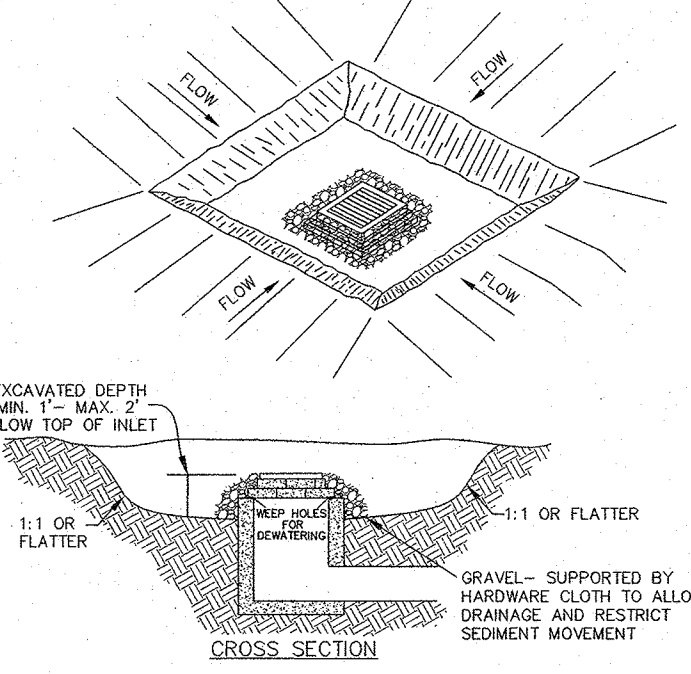
DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 30 FT.
PROJECT NO: 2858	DRAWING NO: 6





**SPECIFICATIONS FOR STORM INLET PROTECTION**

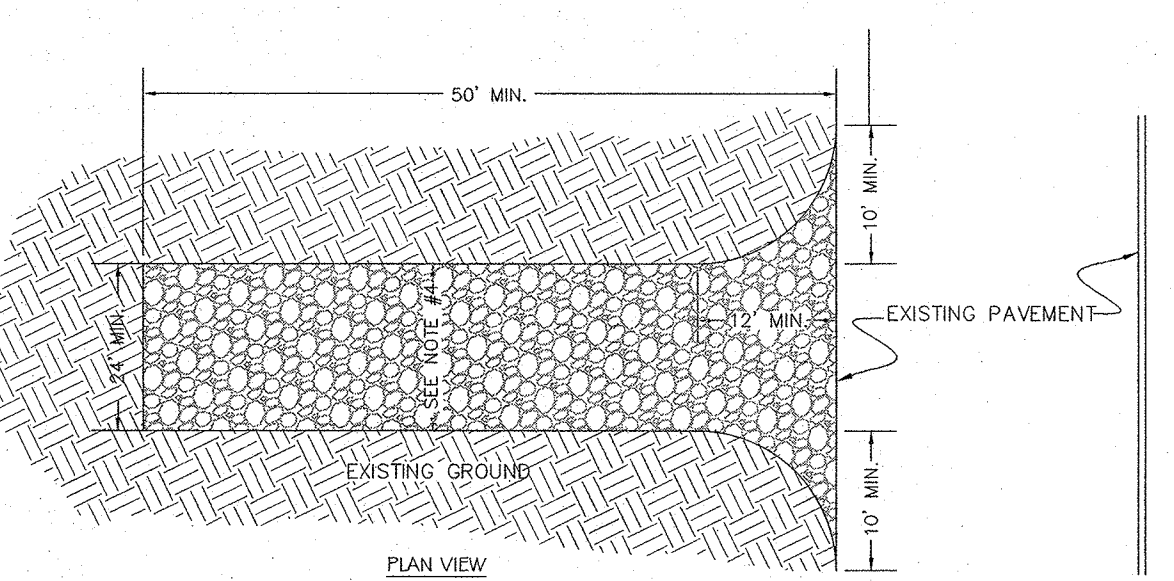
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RETURNED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC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



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

**SPECIFICATIONS FOR CONSTRUCTION ENTRANCE**

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6".
4. WIDTH - 12" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR, 24" IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
6. 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.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

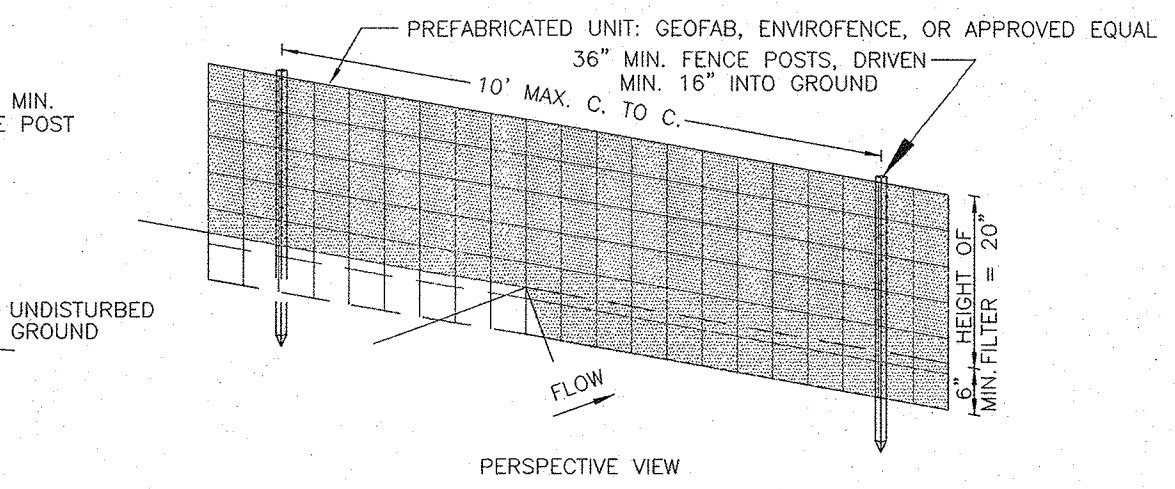
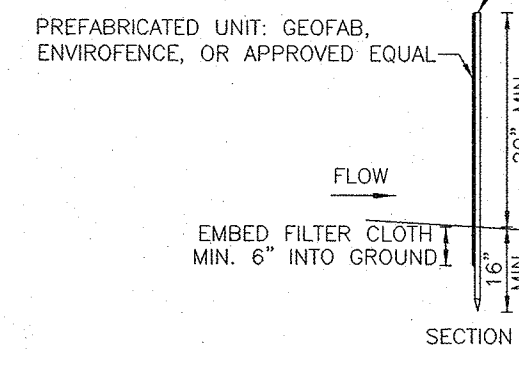


**CONSTRUCTION ENTRANCE DETAIL #2**  
N.T.S.

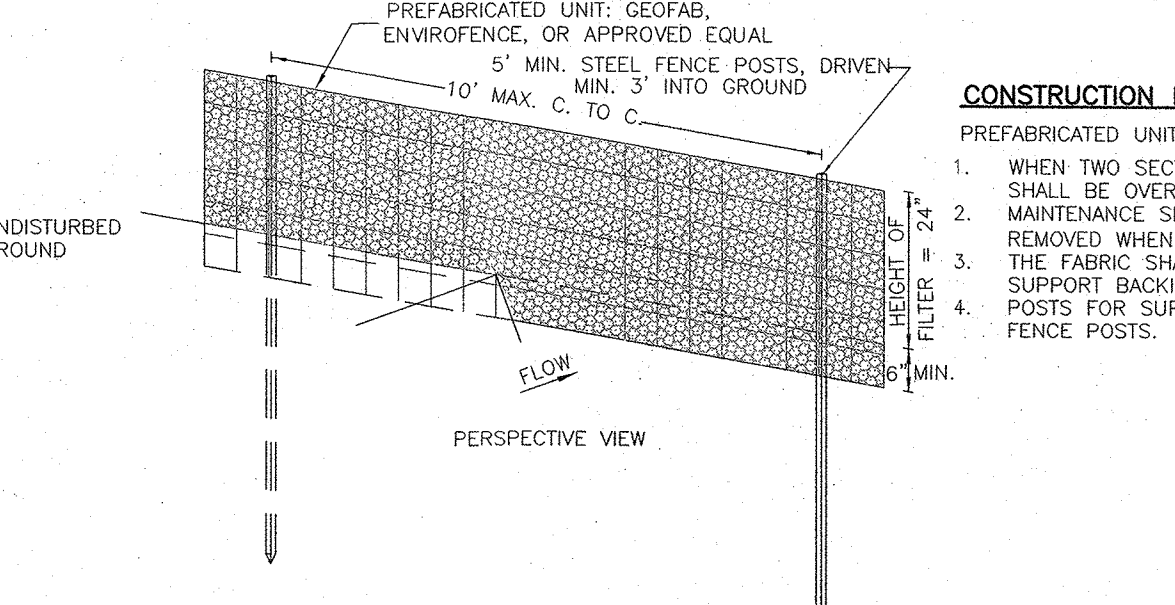
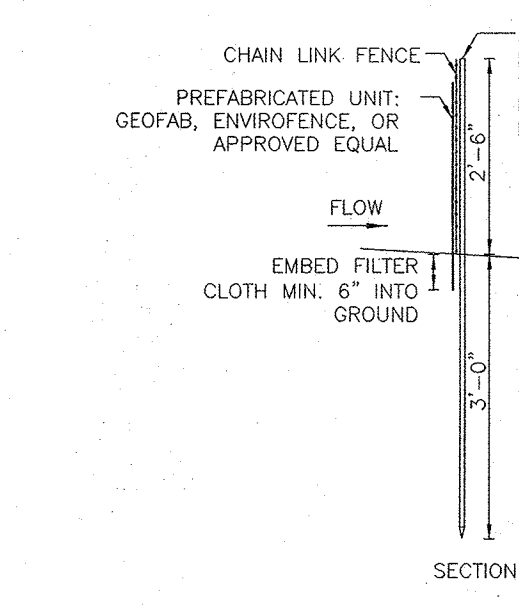
**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**

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

NOTE:  
SILT FENCE TO BE INSTALLED AT THE DOWNHILL SIDE OF THE PROPOSED BERM AND REMOVED AFTER COMPLETION OF THE PROPOSED IMPROVEMENT AND THE BERM IS STABILIZED.



**SILT FENCE DETAIL #3**  
N.T.S.



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

**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**

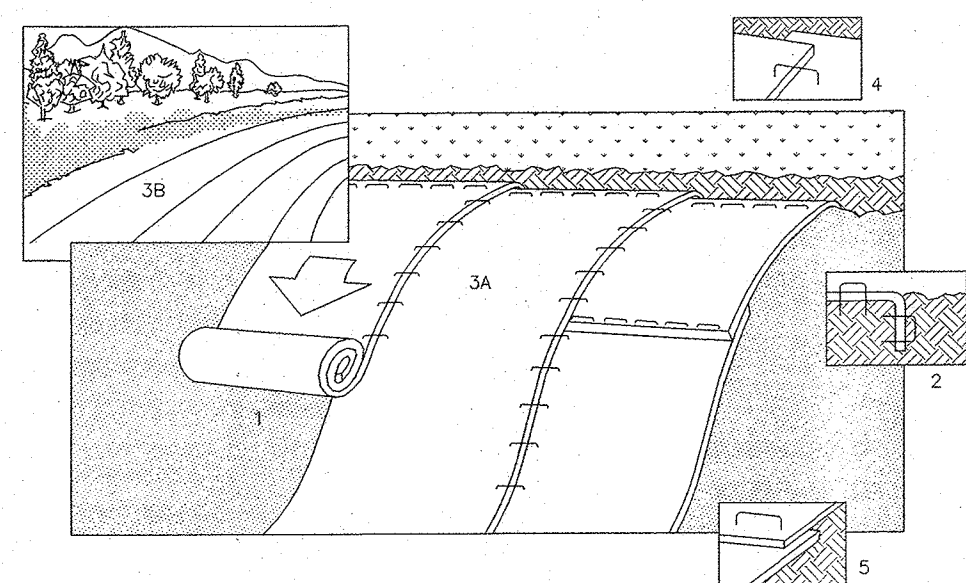
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL
1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  3. THE FABRIC SHALL BE PLACED AGAINST CHAIN LINK FENCE AS SUPPORT BACKING WITH POSTS DRIVEN 3 FEET IN THE GROUND.
  4. POSTS FOR SUPER SILT FENCE SHALL BE STANDARD CHAIN LINK FENCE POSTS.

TOTAL AREA OF DISTURBANCE = 0.931 ACRE

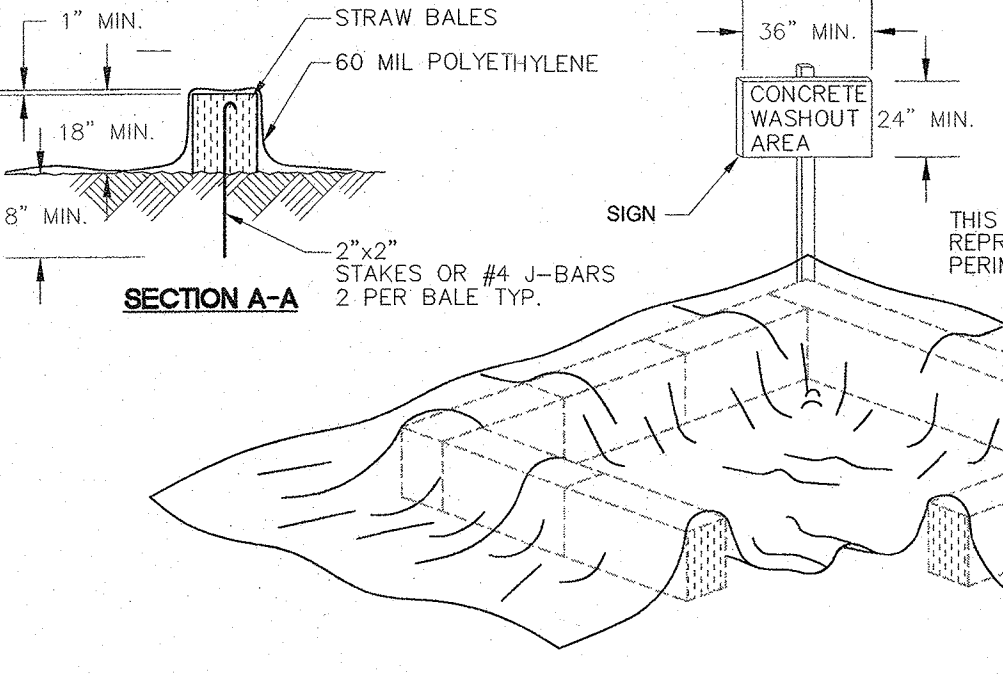
**NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPES INSTALLATIONS.**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LINE, FERTILIZER, AND SEED.
- NOTE: WHEN USING CEL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

**SLOPE BLANKET INSTALLATION DETAIL #6**  
N.T.S.



**CONCRETE WASHOUT DETAIL #7**  
N.T.S.



**NOTES:**

1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

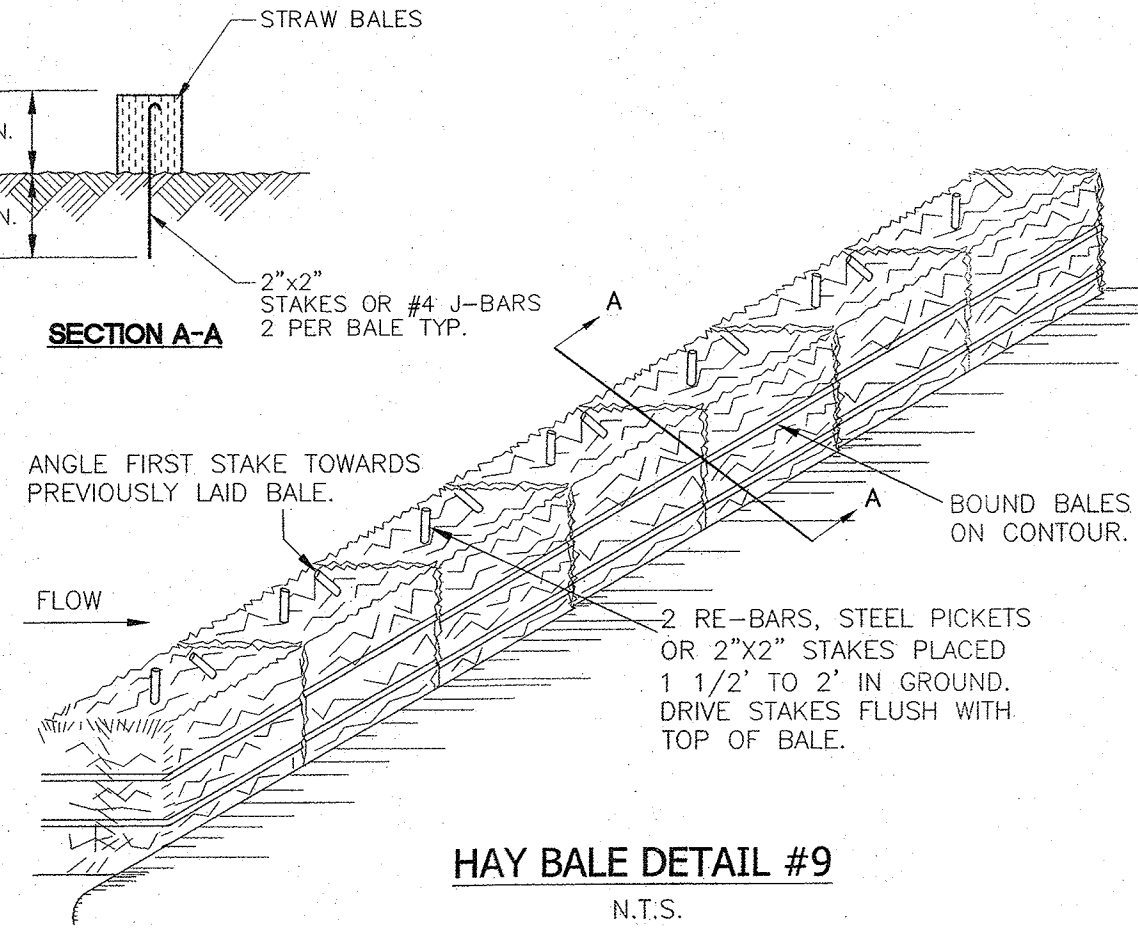
**LEGEND**

- 362 --- EXISTING 2" CONTOUR
- 100 --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- H --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- S --- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- 360.0 --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- --- EXISTING LIMIT OF WETLANDS
- PROPOSED 2" CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- CB --- PROPOSED CATCH BASIN
- --- PROPOSED STORM DRAIN LINE
- --- PROPOSED CLEANOUT
- RD --- PROPOSED ROOF DRAIN
- P-C.O. --- PROPOSED SEWER CLEANOUT
- P-S.C.O. --- PROPOSED SEWER CONNECTION
- SS --- PROPOSED RETAINING WALL
- --- PROPOSED GUIDE RAIL
- --- PROPOSED FENCE
- --- PROPOSED STOP SIGN
- --- PROPOSED FLOOD ZONE
- --- PROPOSED RESERVED PARKING
- --- PROPOSED NO STANDING
- --- PROPOSED NO LEFT TURN
- --- PROPOSED EMPLOYEE PARKING
- --- LOCATION OF TEST HOLE
- WS --- PROPOSED WATERSHED
- LOD --- LIMIT OF DISTURBANCE
- P-GS --- PROPOSED WATER SERVICE
- P-GS --- PROPOSED GAS SERVICE
- UGE --- PROPOSED UNDERGROUND SERVICE
- FLOODWAY
- 100 YEAR FLOOD PLAIN (PROPOSED CONDITION)
- PROPOSED FIRE LANE

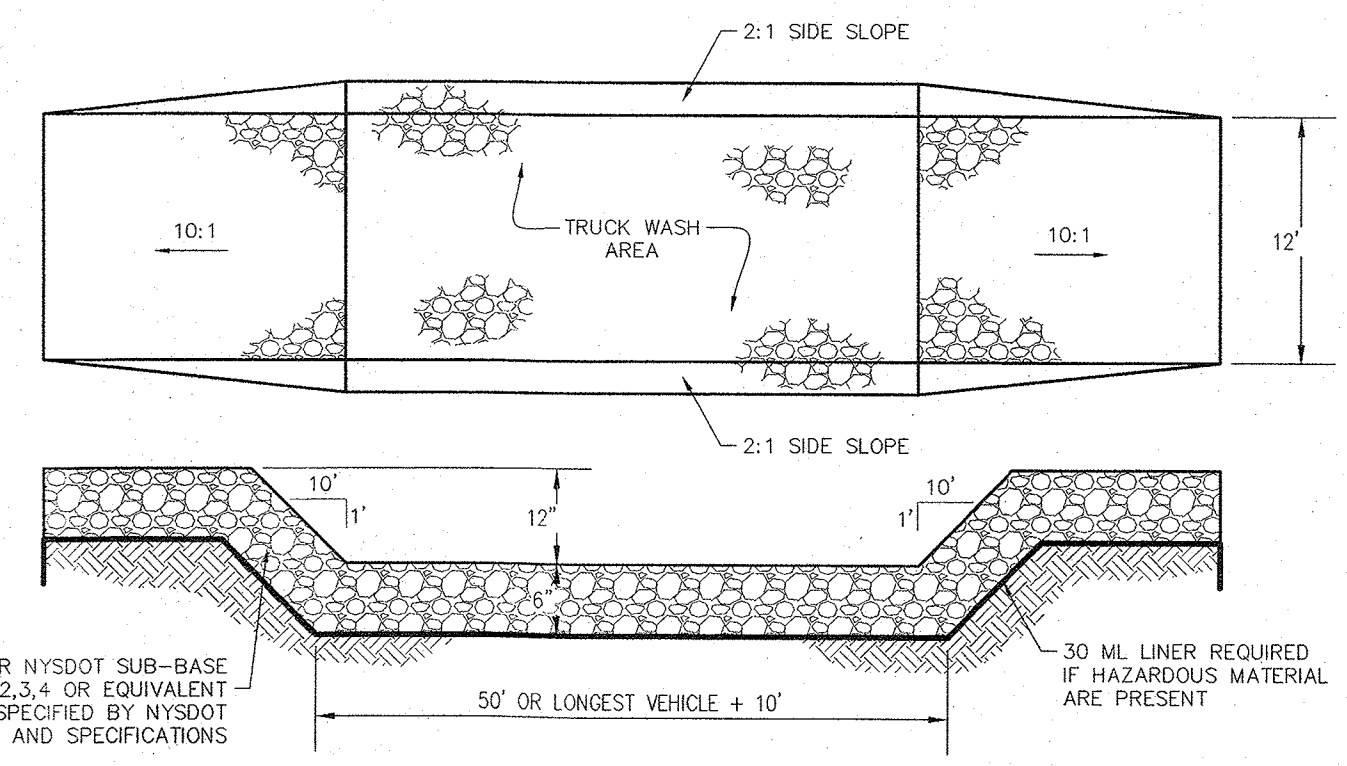
**EROSION & SEDIMENT CONTROL LEGEND**

- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED SLOPE BLANKET
- PROPOSED CONCRETE WASHOUT
- PROPOSED TRUCK WASH
- PROPOSED HAY BALE

**HAY BALE DETAIL #9**  
N.T.S.



**TRUCK WASH DETAIL #8**  
N.T.S.



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"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - MICHIGAN LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

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

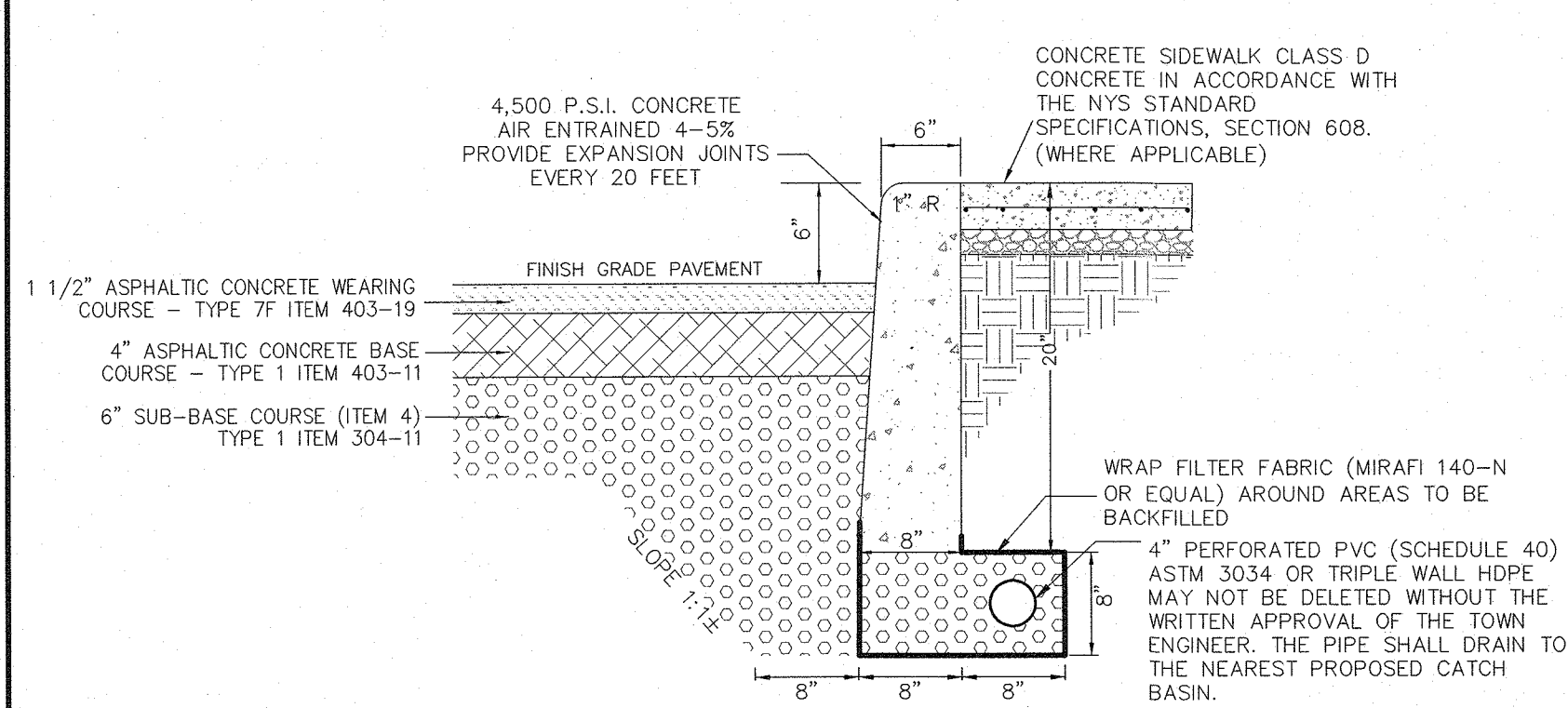
JOHN R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 50228

REVISION	DATE	DESCRIPTION
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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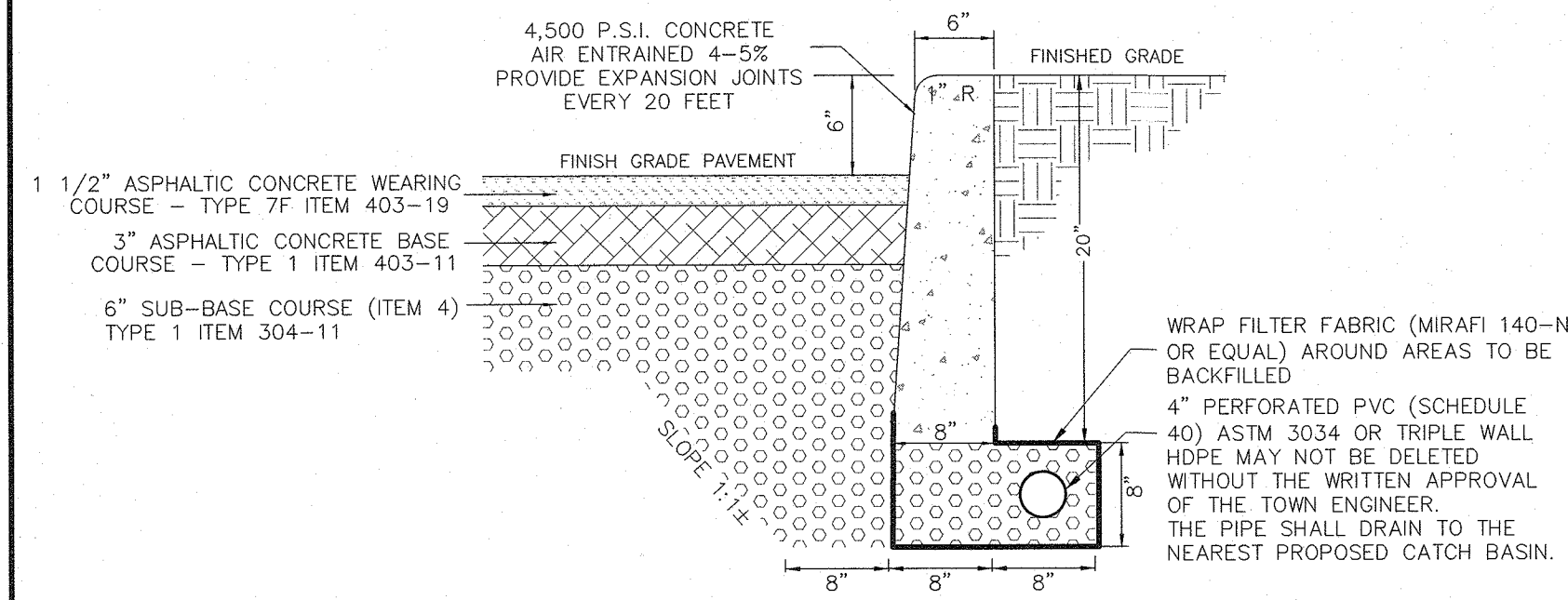
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PROJECT:	<b>S CORNER PLAZA</b>	
TITLE:	<b>TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</b>	
DATE:	IS	CHECKED BY: JRA
DATE:	AUGUST 05, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO:	2858	DRAWING NO:
		7

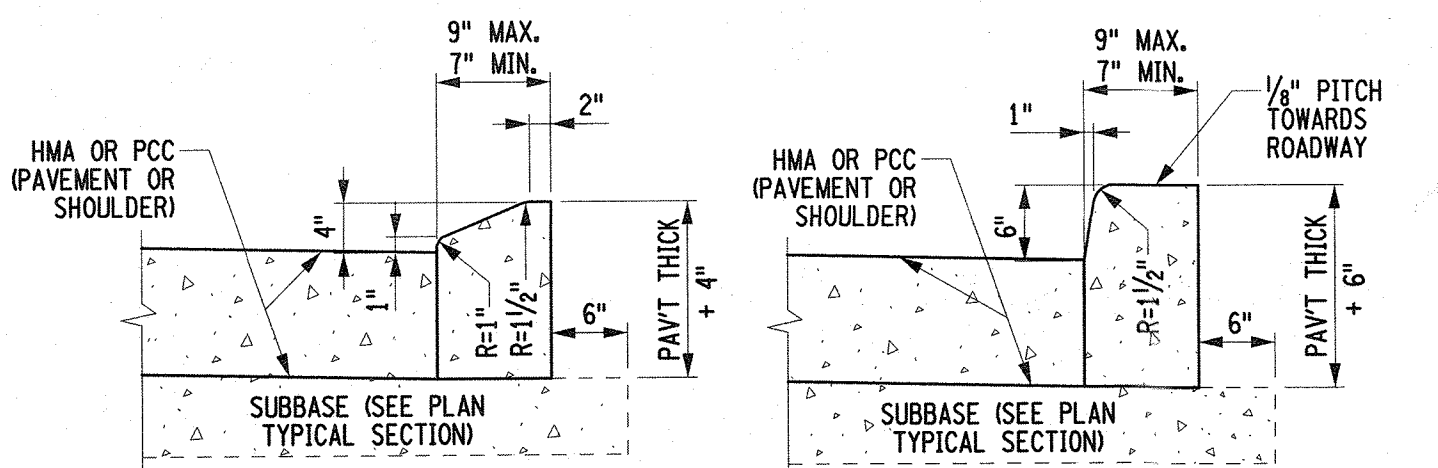




ASPHALTIC CONCRETE PAVEMENT & CONCRETE CURB DETAIL FOR TRAVELLED WAY



ASPHALTIC CONCRETE PAVEMENT & CONCRETE CURB DETAIL FOR PARKING AREAS

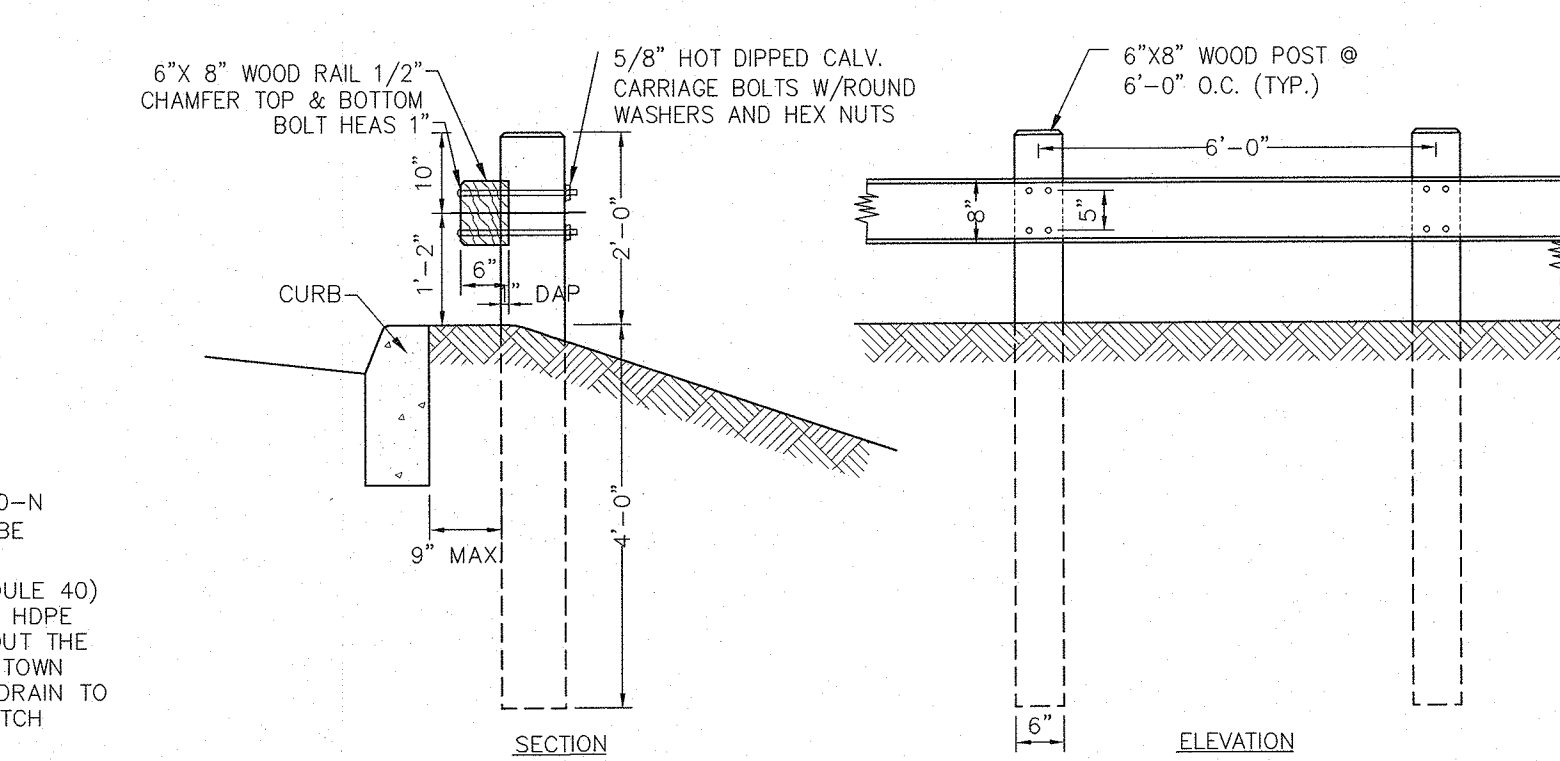


TYPICAL M100 CAST-IN-PLACE CONCRETE CURB DETAIL

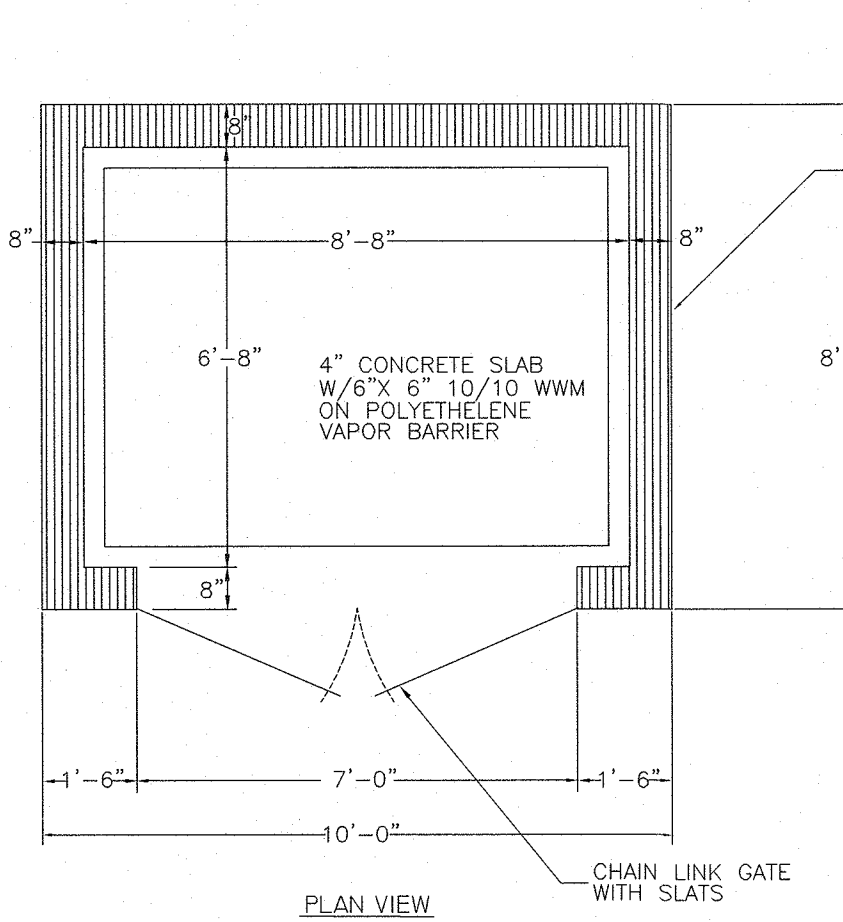
TYPICAL VF150 CAST-IN-PLACE CONCRETE CURB DETAIL

NOTES:

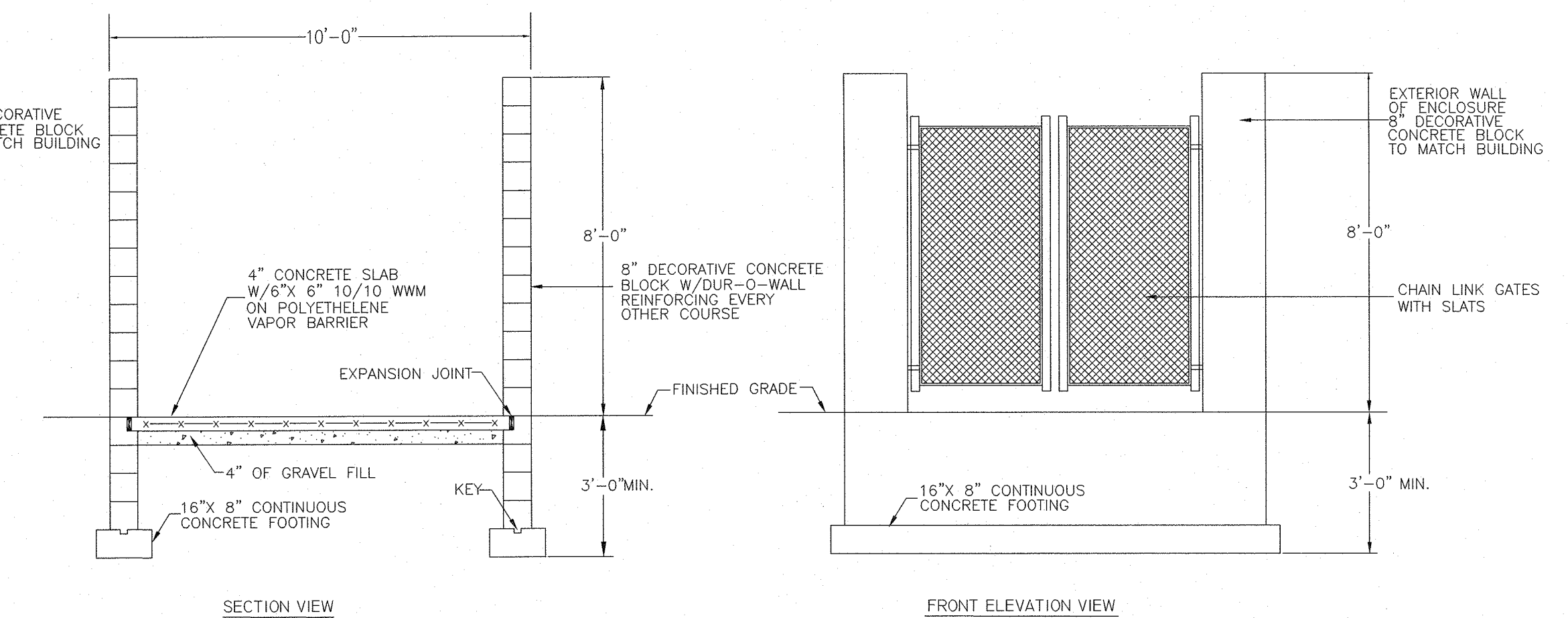
- USE CURB AND GUTTER MEETING THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF SECTION 609 OF THE STANDARD SPECIFICATIONS.
- CURB ANCHOR (NEW CONSTRUCTION). THIS DETAIL SHOWS PLACEMENT OF CURB ANCHORS. PUSH-IN TYPE ANCHORS MAY BE USED (SHOWN ON THE STANDARD SHEET FOR LONGITUDINAL TIES).
- CURB TYPES M150A, VF150A AND M100A REQUIRE CURB ANCHOR. CURB AND GUTTER TYPES VF150G AND M100G REQUIRE ANCHORS WHEN PLACED ADJACENT TO CONCRETE PAVEMENT OR SHOULDER.
- WHEN VERTICAL FACED CURB LESS THAN 9" WIDE IS USED WITH CURB BOXES CU1, CU2, AND CU3 AND CONCRETE SIDEWALK IS PLACED ADJACENT TO THIS CURB, SEE STANDARD SHEET MISCELLANEOUS CURB DETAILS FOR CURB BOX JOINTS.
- USE WITH CURB BOXES, CM1, CM2, AND CM3.



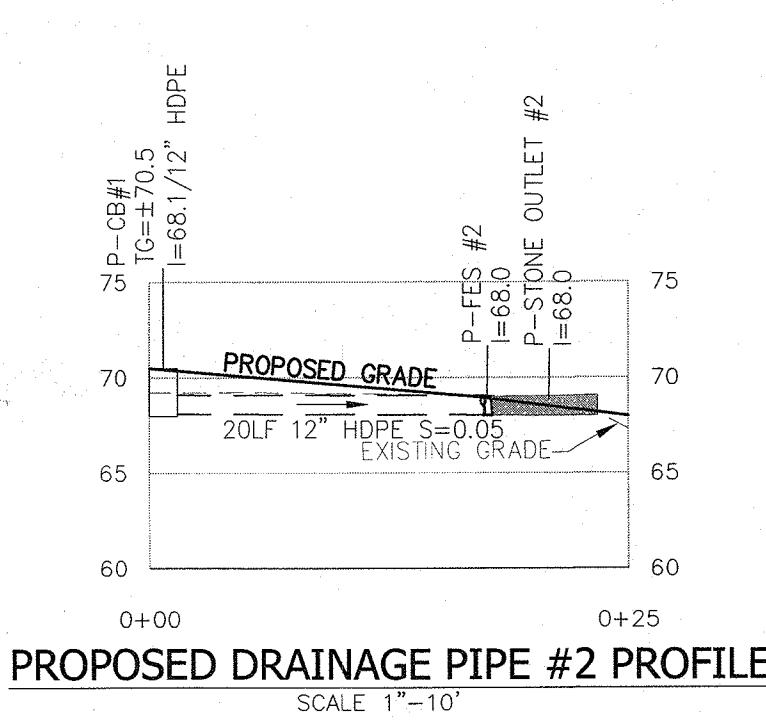
TYPICAL WOOD GUARD RAIL DETAIL



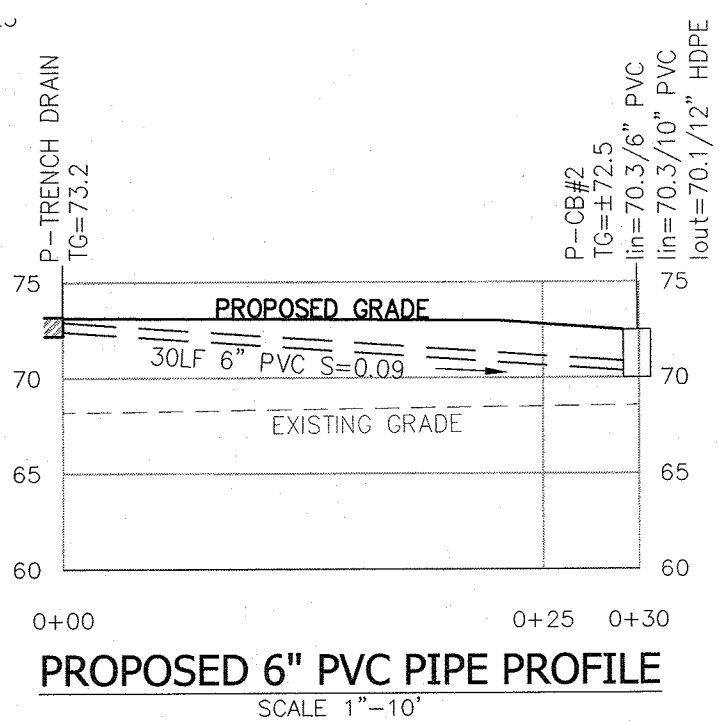
REFUSE DUMPSTER ENCLOSURE DETAIL



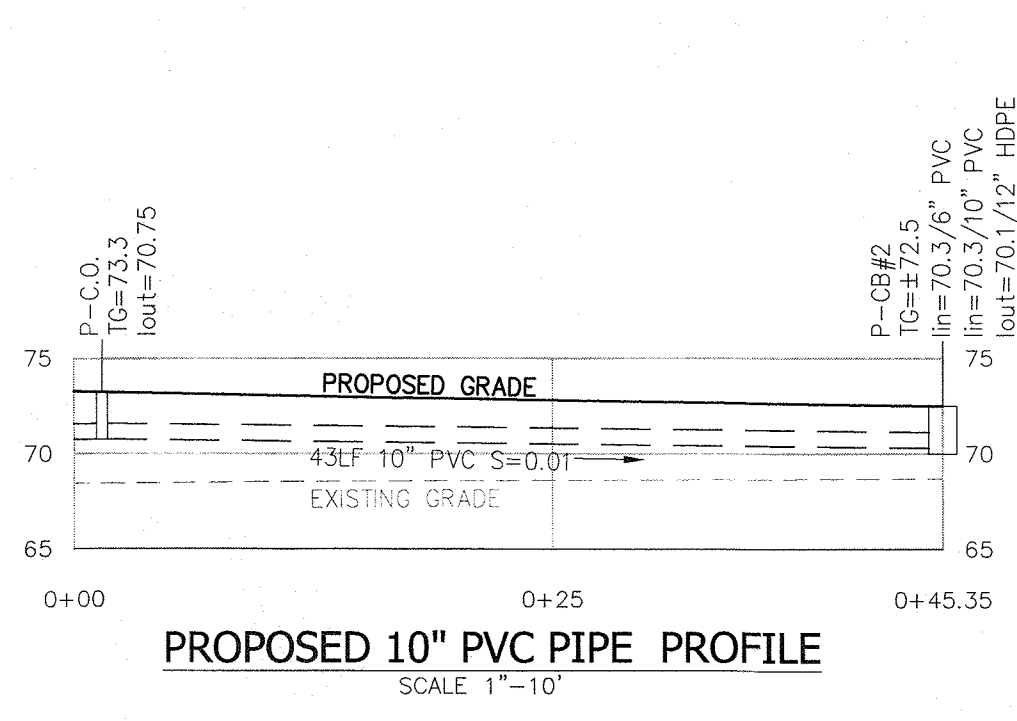
STONE OUTLET #1 & #2 DETAIL



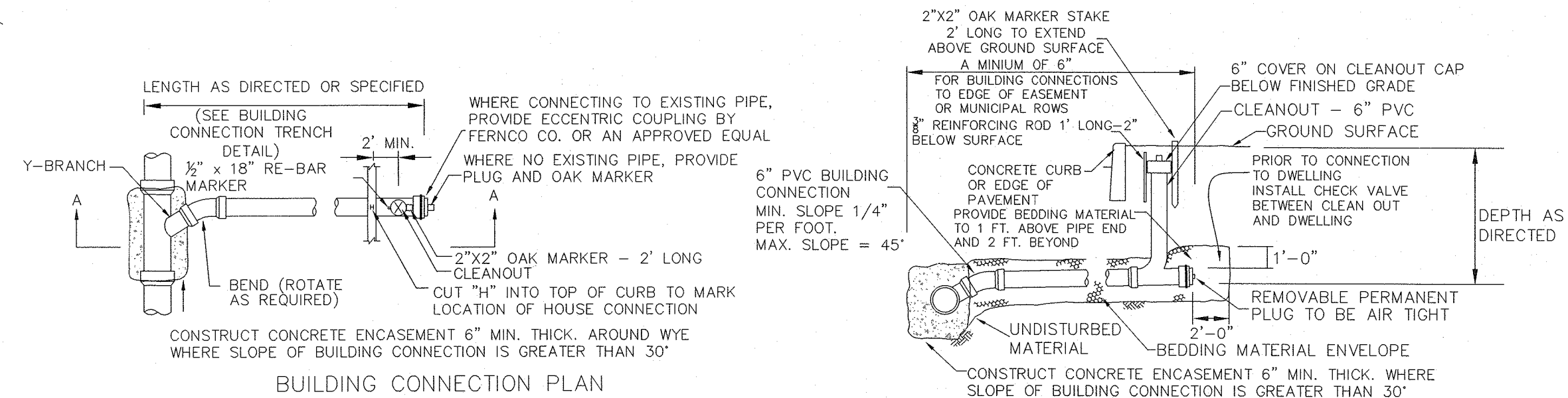
PROPOSED DRAINAGE PIPE #2 PROFILE



PROPOSED 6" PVC PIPE PROFILE

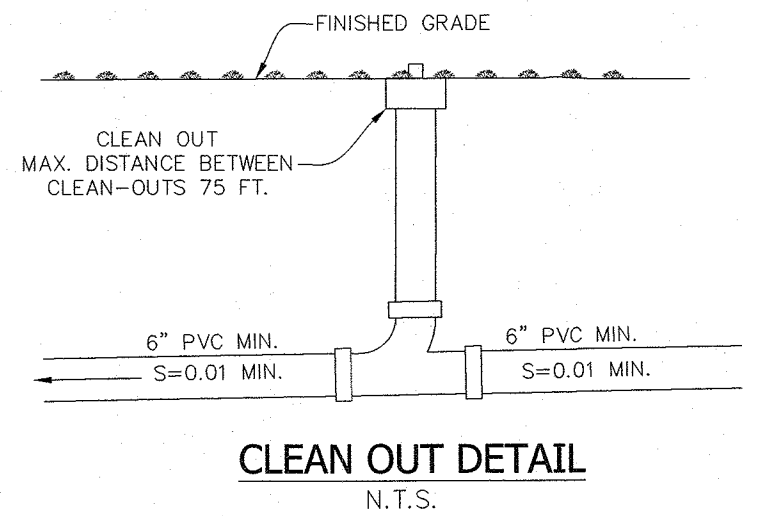


PROPOSED 10" PVC PIPE PROFILE

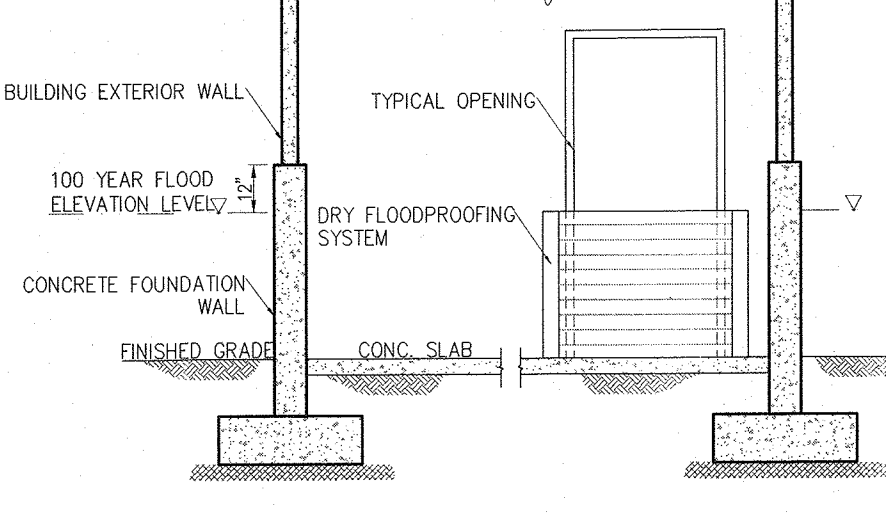


BUILDING CONNECTION PLAN

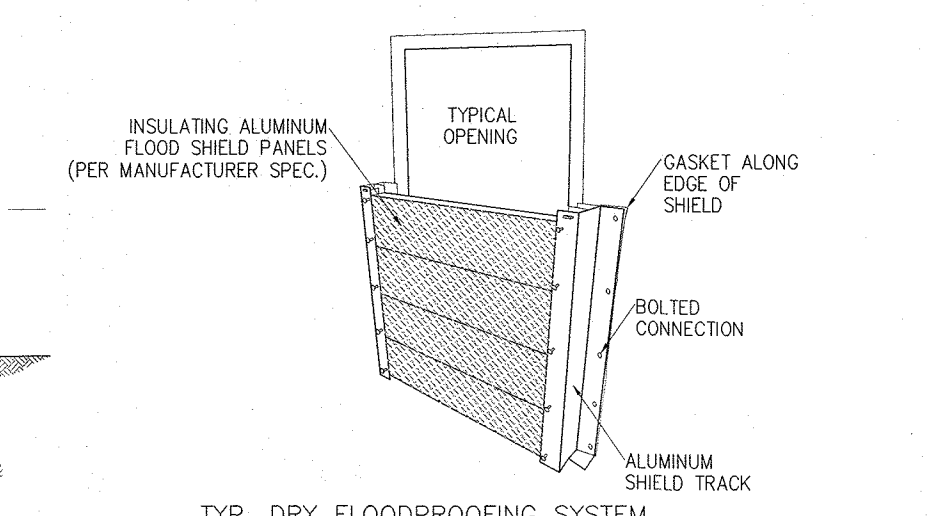
TYPICAL SANITARY SEWER BUILDING CONNECTION DETAIL



CLEAN OUT DETAIL



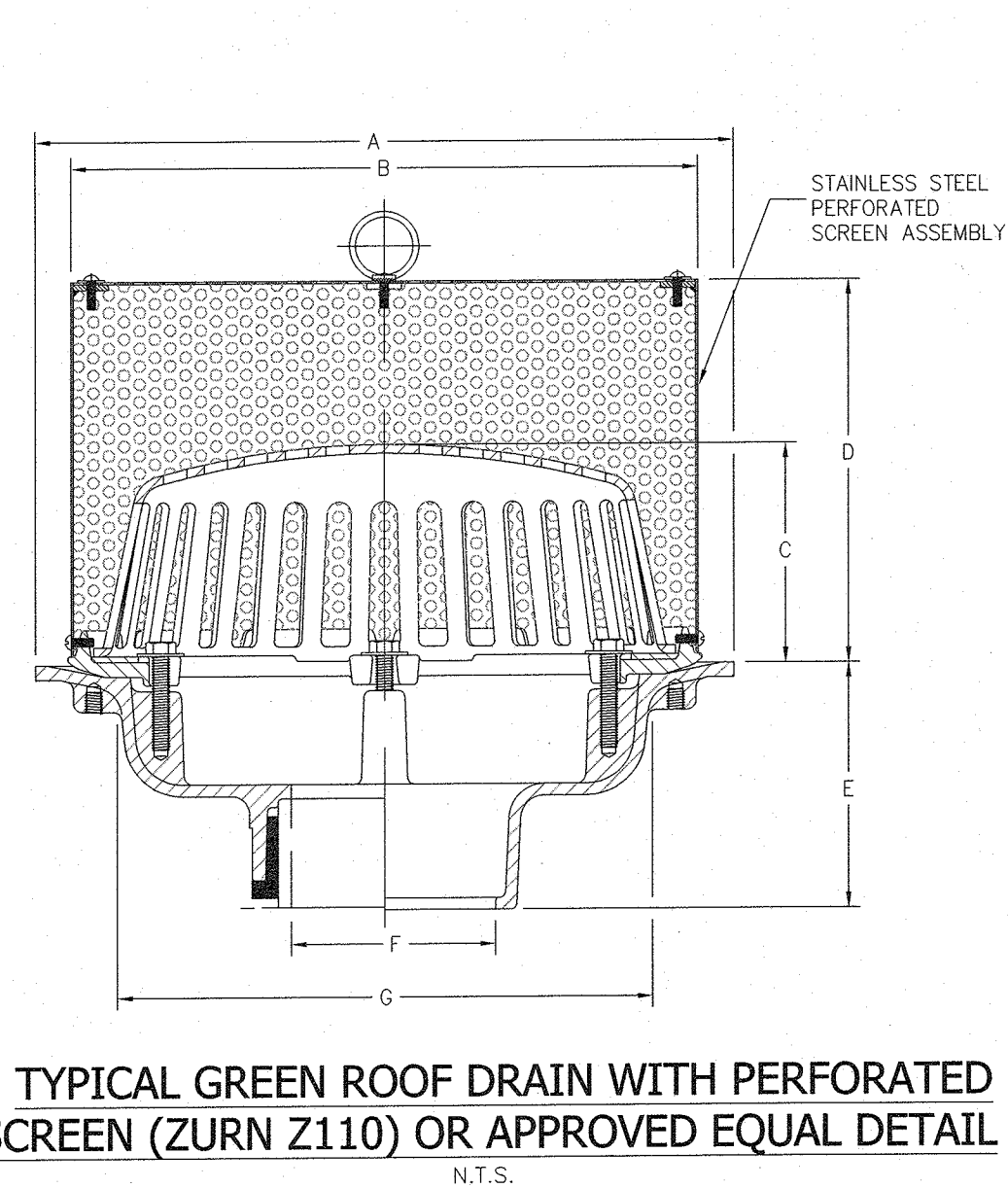
TYP. DRY FLOODPROOFING BUILDING DETAIL



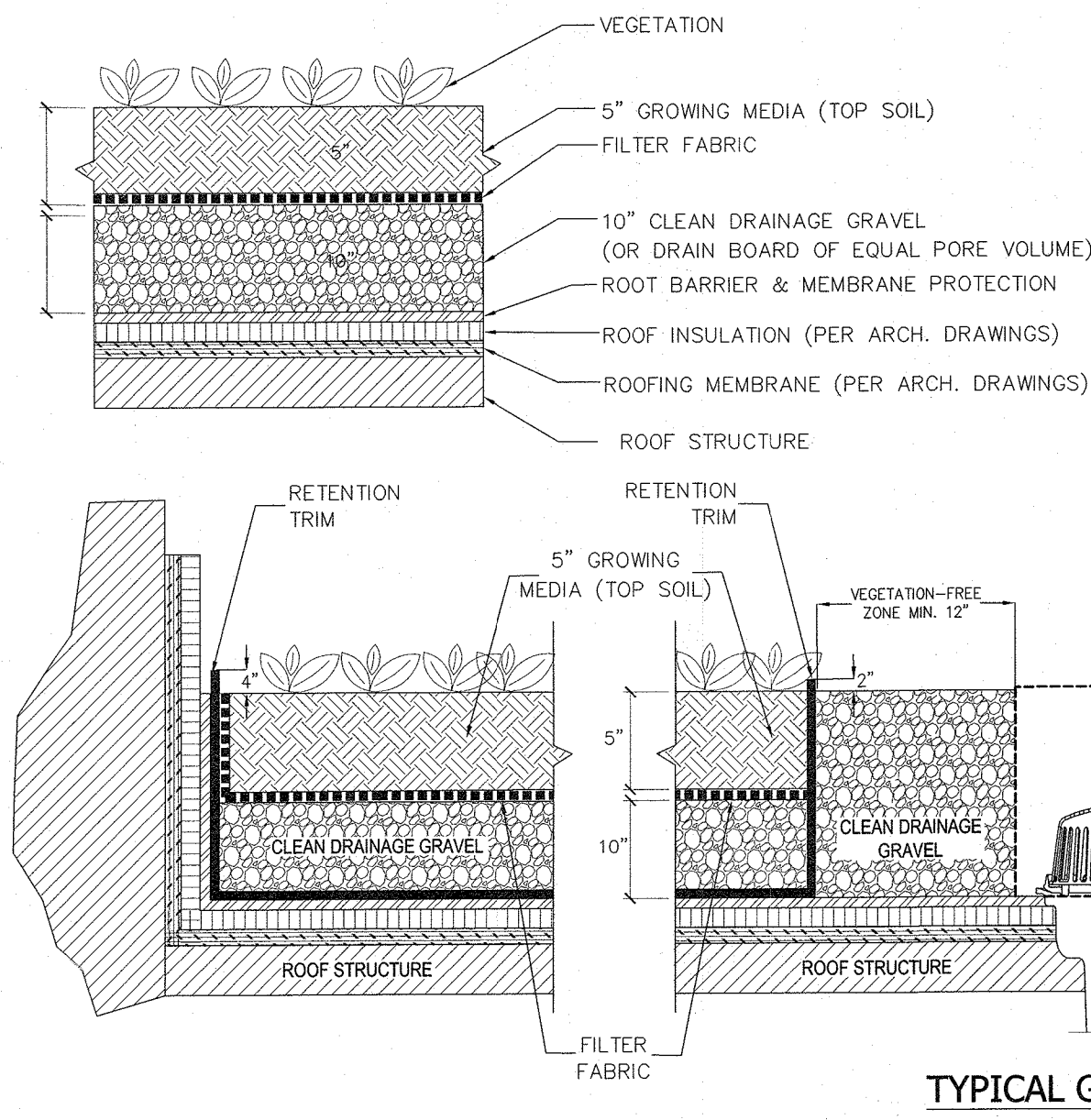
TYP. DRY FLOODPROOFING SYSTEM

GREEN ROOF MAINTENANCE NOTES (PER NYSDEC MANUAL):

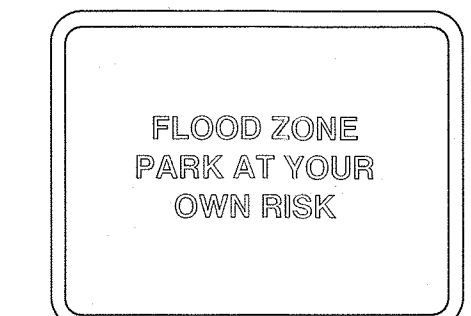
- GREEN ROOF MAINTENANCE MAY INCLUDE WATERING, FERTILIZING AND WEEDING. TYPICALLY GREATEST IN THE FIRST TWO YEARS AS PLANTS BECOME ESTABLISHED.
- ROOF DRAINS SHOULD BE CLEARED WHEN SOIL SUBSTRATE, VEGETATION OR DEBRIS CLOG THE DRAIN INLET.
- THE USE OF NATIVE VEGETATION IS RECOMMENDED TO REDUCE PLANT MAINTENANCE.
- GREEN ROOF SHOULD BE MONITORED AFTER COMPLETION FOR PLANT ESTABLISHMENT, LEAKS AND OTHER FUNCTIONAL OR STRUCTURAL CONCERNS.
- VEGETATION SHOULD BE MONITORED FOR ESTABLISHMENT AND VIABILITY, PARTICULARLY IN THE FIRST TWO YEARS.
- IRRIGATION AND FERTILIZATION IS TYPICALLY ONLY A CONSIDERATION DURING THE FIRST YEAR BEFORE PLANTS ARE ESTABLISHED. AFTER THE FIRST YEAR, MAINTENANCE CONSISTS OF TWO VISITS PER YEAR FOR WEEDING OF INVASIVE SPECIES, SAFETY, AND MEMBRANE INSPECTIONS.



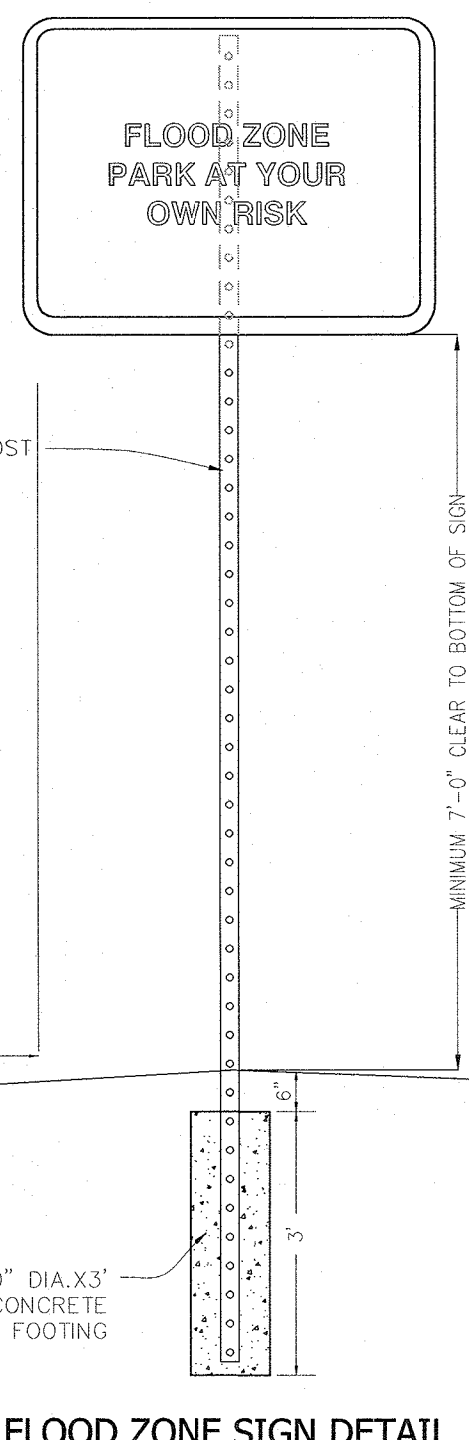
TYPICAL GREEN ROOF DRAIN WITH PERFORATED SCREEN (ZURN Z110) OR APPROVED EQUAL DETAIL



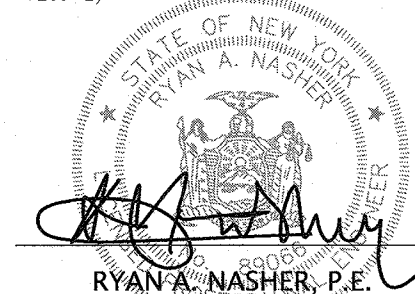
TYPICAL GREEN ROOF DETAIL



FLOOD ZONE SIGN DETAIL



FLOOD ZONE SIGN DETAIL

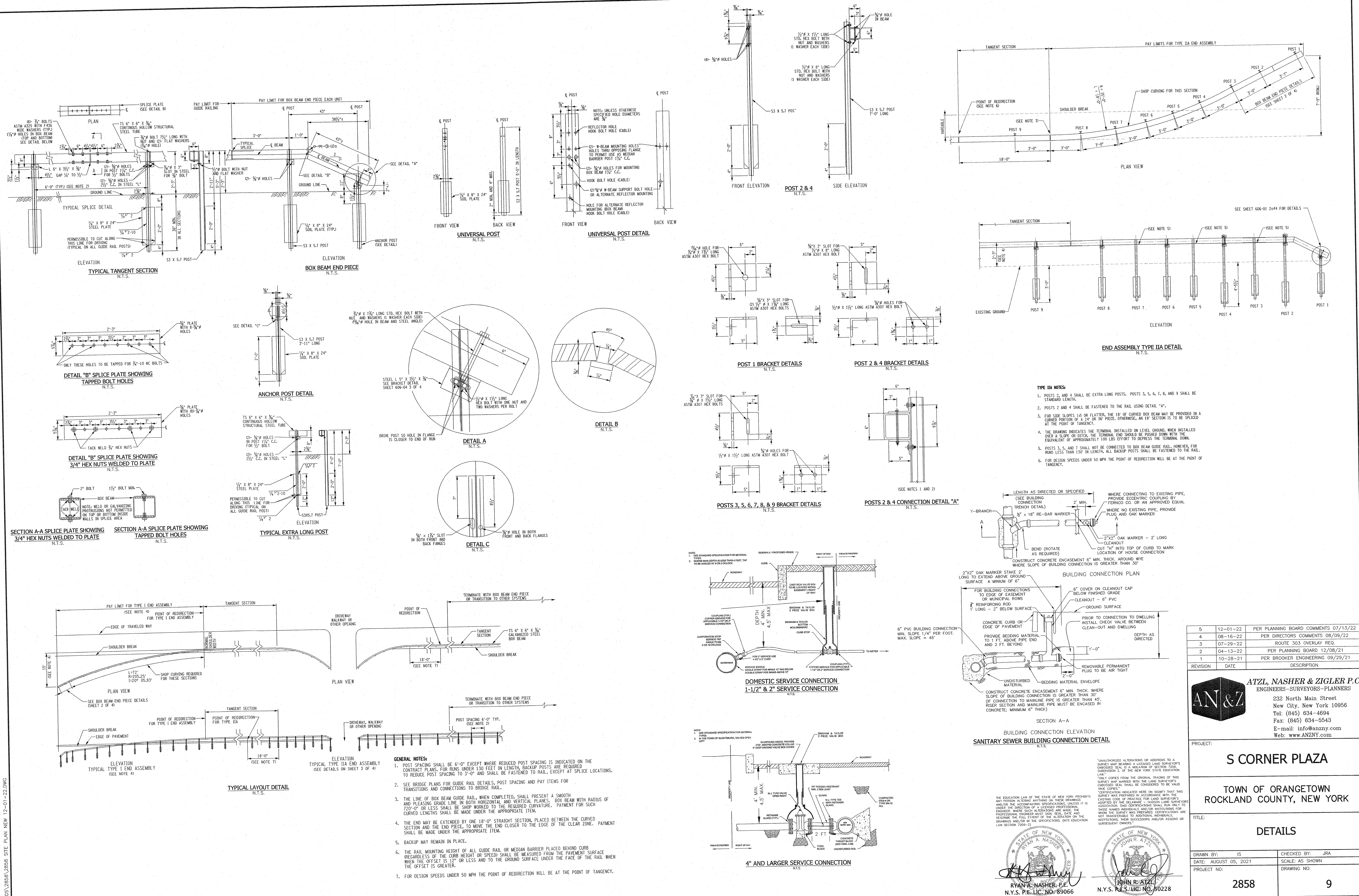


REVISION	DATE	DESCRIPTION
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
4	08-16-22	PER DIRECTORS COMMENTS 08/09/22
3	07-29-22	ROUTE 303 OVERLAY REQ.
2	04-13-22	PER PLANNING BOARD 12/08/21
1	10-28-21	PER BROKER ENGINEERING 09/29/21

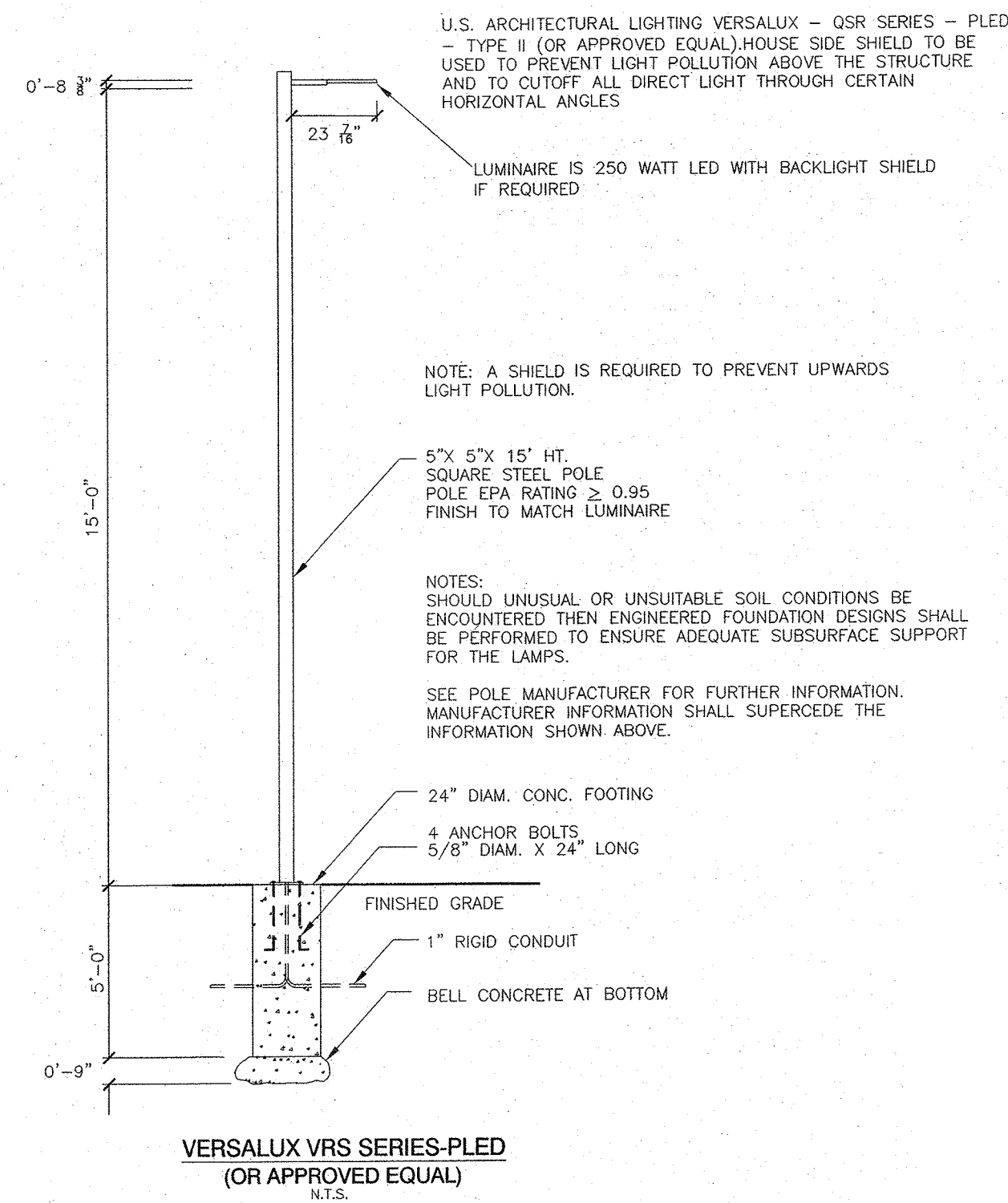
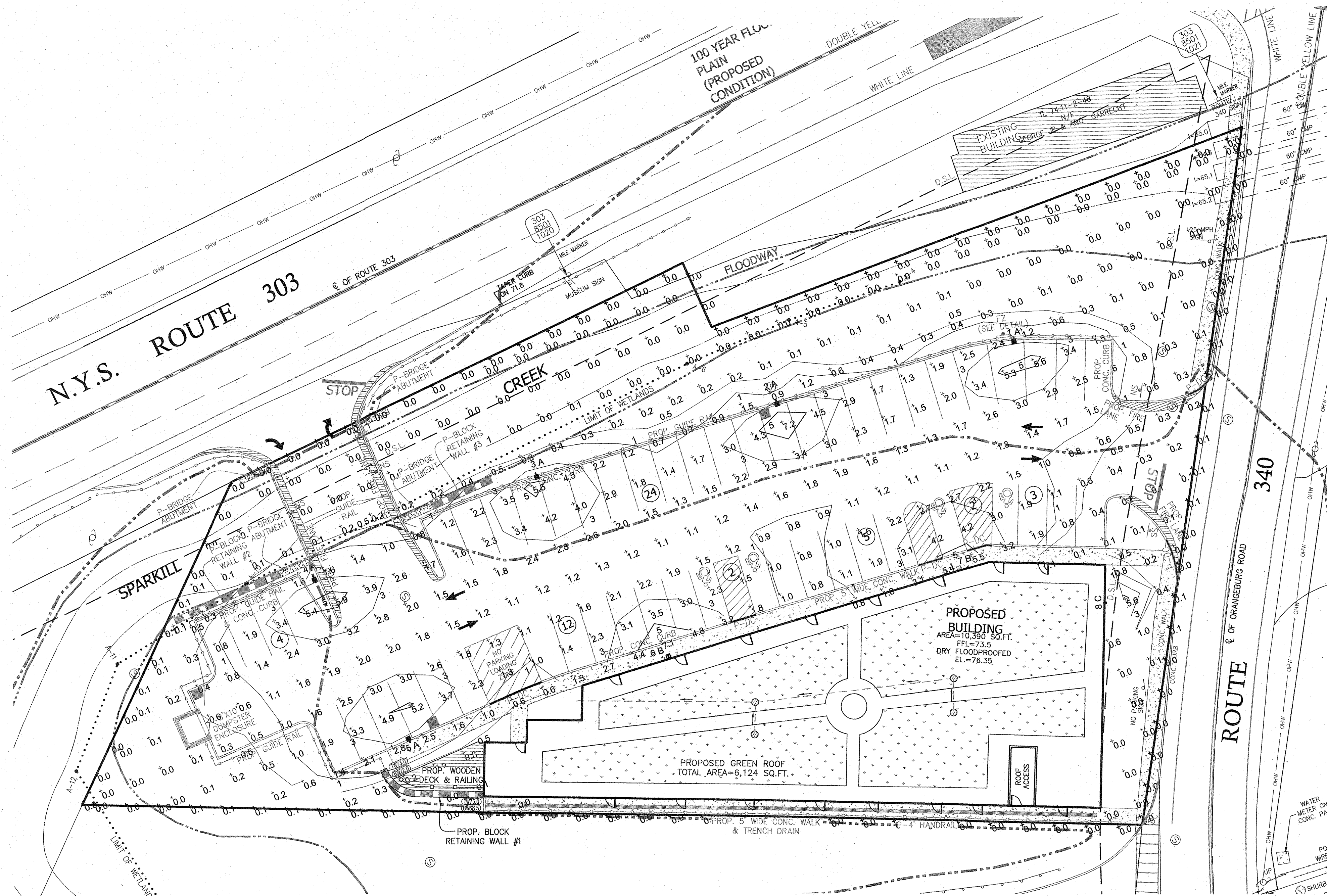
  

PROJECT:		ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS	
232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		S CORNER PLAZA	
TITLE:		TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK	
DRAWN BY: IS		CHECKED BY: JRA	
DATE: AUGUST 05, 2021		SCALE: AS SHOWN	
PROJECT NO:		DRAWING NO:	
2858		8	





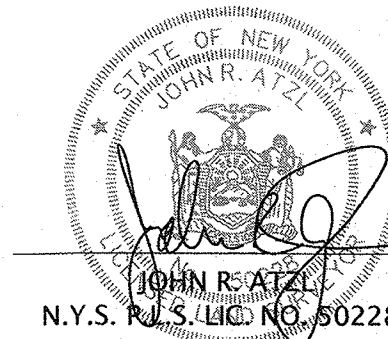
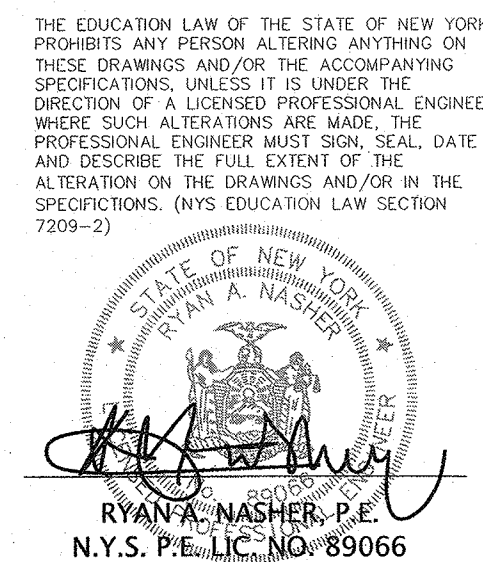




Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpLr
Property Line	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.		10
Site	Illuminance	Fc	1.19	7.2	0.0	N.A.	N.A.		10
Parking	Illuminance	Fc	2.18	7.2	0.3	7.27	24.00		10

Luminaire Schedule						
Symbol	Qty	Label	Tag	Arrangement	Total Lamp Lumens	LLF
[Symbol]	5	ALED3T50	A	SINGLE	N.A.	1,000
[Symbol]	2	WPLED3T50FX	B	SINGLE	N.A.	1,000
[Symbol]	1	WPLED10	C	SINGLE	N.A.	1,000



REVISION	DATE	DESCRIPTION
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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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

**AN&Z**  
**ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10956  
 Tel: (845) 634-4694  
 Fax: (845) 634-5543  
 E-mail: info@anzny.com  
 Web: www.anzny.com

PROJECT: **S CORNER PLAZA**

**RAB**  
 170 Ludlow Avenue, Northvale, NJ 07647  
 888.727.1600 rab@rabgroup.com

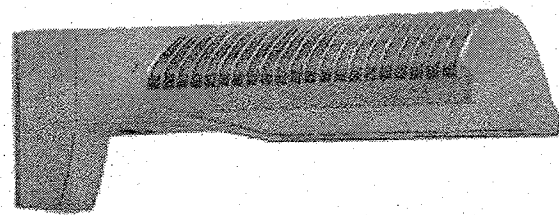
TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING PLAN**

DRAWN BY: VC CHECKED BY: JRA  
 DATE: AUGUST 05, 2021 SCALE: 1 IN. = 20 FT.  
 PROJECT NO: 2858 DRAWING NO: 10



## ALED3T50



Color: Bronze

Weight: 32.5 lbs

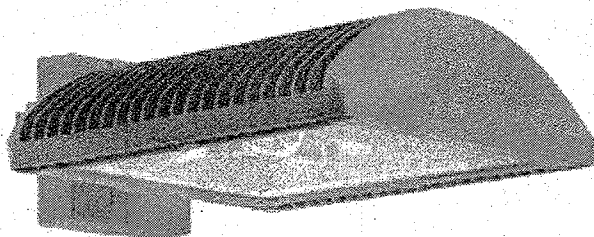
Project:

Prepared By:

## Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	55.17W
Efficiency	91%

## WPLED3T50FX



Color: Bronze

Weight: 34.8 lbs

Project:

Prepared By:

## Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	55.17W
Efficiency	91%

## RAB

Project:

Type:

Prepared By:

Date:

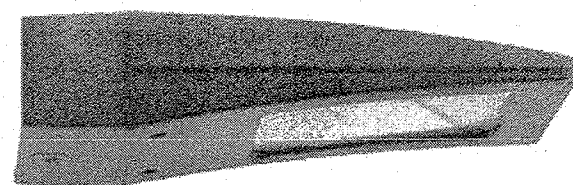
## Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	55.17W
Efficiency	91%

## LED Info

Watts	50.00W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	6,855
Efficacy	124.3 LPW

## WPLED10



LED 10W &amp; 13 Wall packs, patent-pending thermal management system, 100,000 hour L70 lifespan, 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project:

Type:

Prepared By:

Date:

## Driver Info

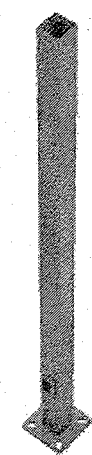
Type	Constant Current
120V	0.09A
208V	0.05A
240V	0.05A
277V	0.04A
Input Watts	12.1W

## LED Info

Watts	10W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1,333 lm
Efficacy	110.2 lm/W

## RAB

## PS4-11-15D2



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

## RAB Outdoor

Project:

Type:

Prepared By:

Date:

## Technical Specifications

## Listings

## UL Listed:

Suitable for wet locations as a downlight

## IESNA LM-79 &amp; IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

## Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

## LED Characteristics

## 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

## 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 C78.377-2017.

## 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

## Ambient Temperature:

Suitable For use in 40°C (104°F)

## Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

## Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

## Effective Projected Area:

## Housing:

Die-cast aluminum mounting arm

## Mounting:

Universal mounting, spacing patterns in center. Round Pole standard. Easy side with ease. Round mount fixtures at 9

## Reflector:

Specular vacuum-r

## Gaskets:

High-temperature t

## Finish:

Formulated for high color

## Green Technolo

Mercury and UV fr components.

## Technical Specifications

## Listings

## UL Listed:

Suitable for wet locations as a downlight

## DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001794

## IESNA LM-79 &amp; IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

## LED Characteristics

## Lifespan:

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

## LEDs:

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

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

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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 C78.377-2017.

## 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

## Ambient Temperature:

Suitable For use in 40°C (104°F)

## Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

## Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

## Housing:

Die-cast aluminum housing, lens frame and mounting arm

## Mounting:

Heavy-duty mounting arm with "O" ring seal &amp; stainless steel screws

## Reflector:

Specular vacuum-metalized polycarbonate

## Gaskets:

High-temperature silicone gaskets

## Finish:

Formulated for high durability and long-lasting color

## Green Technology:

Mercury and UV free, RoHS-compliant components.

## Electrical

## Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

## Technical Specifications

## Compliance

## UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

## IESNA LM-79 &amp; LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

## DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC S1 requirements. DLC Product Code: FXP2JZLL

## Performance

## Lifespan:

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

## Electrical

## Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V 0.04A

## Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

## THD:

6.51% at 120V, 13.57% at 277V

## Power Factor:

99% at 120V, 90.6% at 277V

## Construction

## Finish:

Formulated for high durability and long-lasting color

## Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

## Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

## Housing:

Precision die-cast aluminum housing, lens frame

## Mounting:

Surface plate and Junction box

## Green Technology:

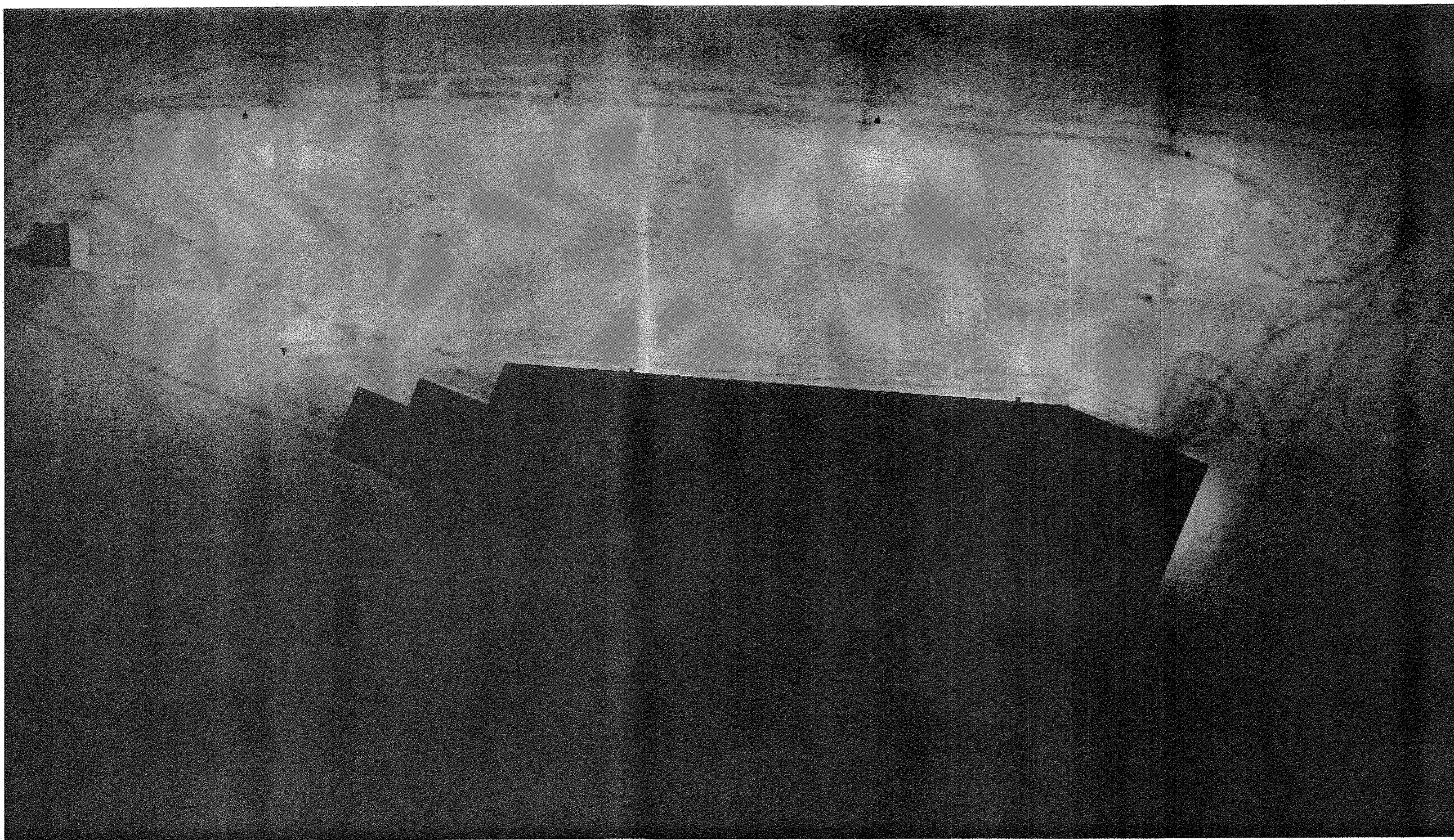
Mercury and UV free, RoHS-compliant components.

## WPLED10 - WALL MOUNTED LIGHT DETAIL

N.T.S.

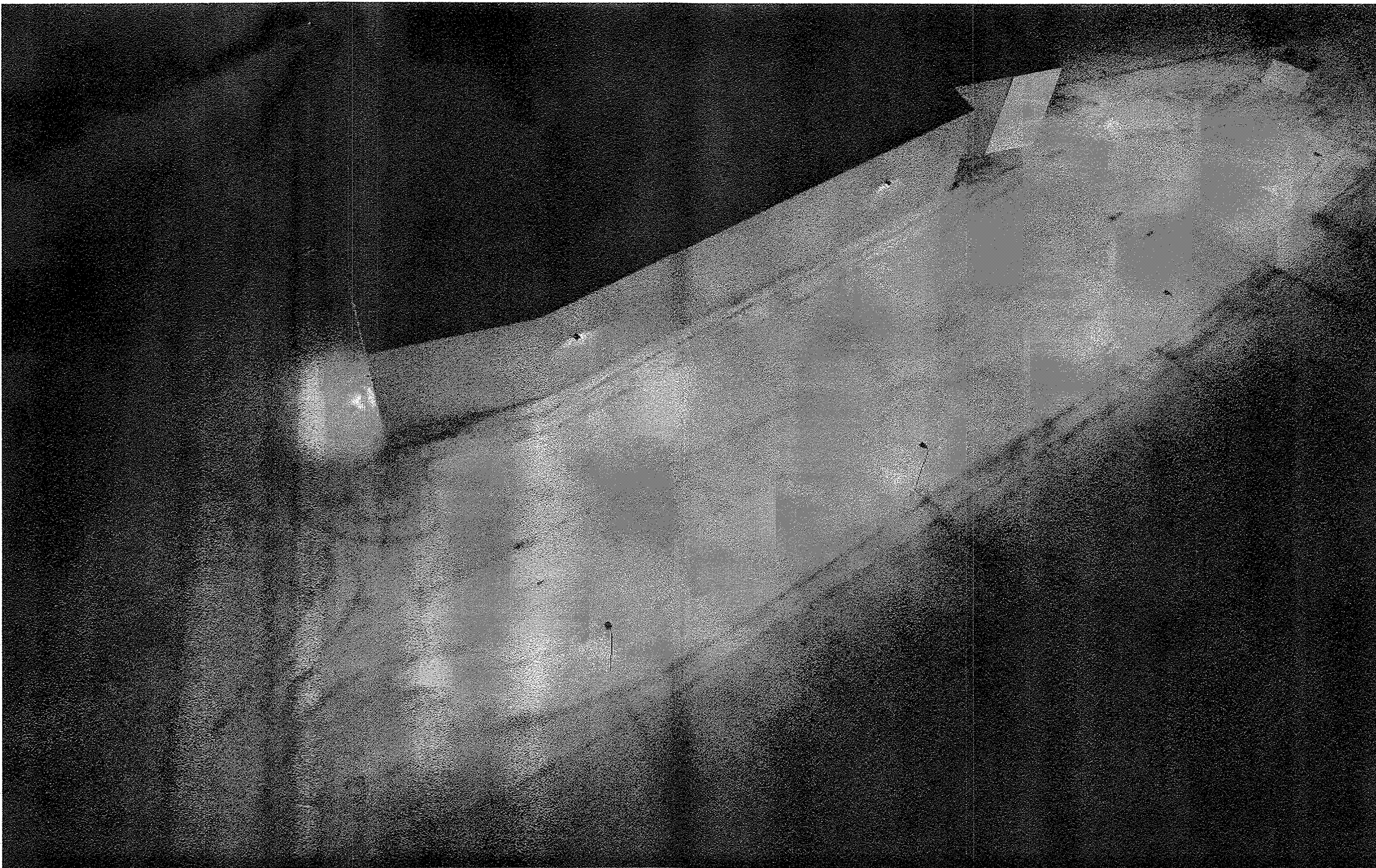
## PS4-11-15D2 - POLE DETAIL

N.T.S.



## ISO PLAN VIEW

N.T.S.



"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

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

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

REVISION	DATE	DESCRIPTION
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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 12/06/21
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

**AN&Z**  
**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
232 North Main Street  
New City, New York 10956  
Tel: (845) 634-4694  
Fax: (845) 634-5543  
E-mail: info@anzny.com  
Web: www.ANZNY.com

PROJECT:  
**S CORNER PLAZA**

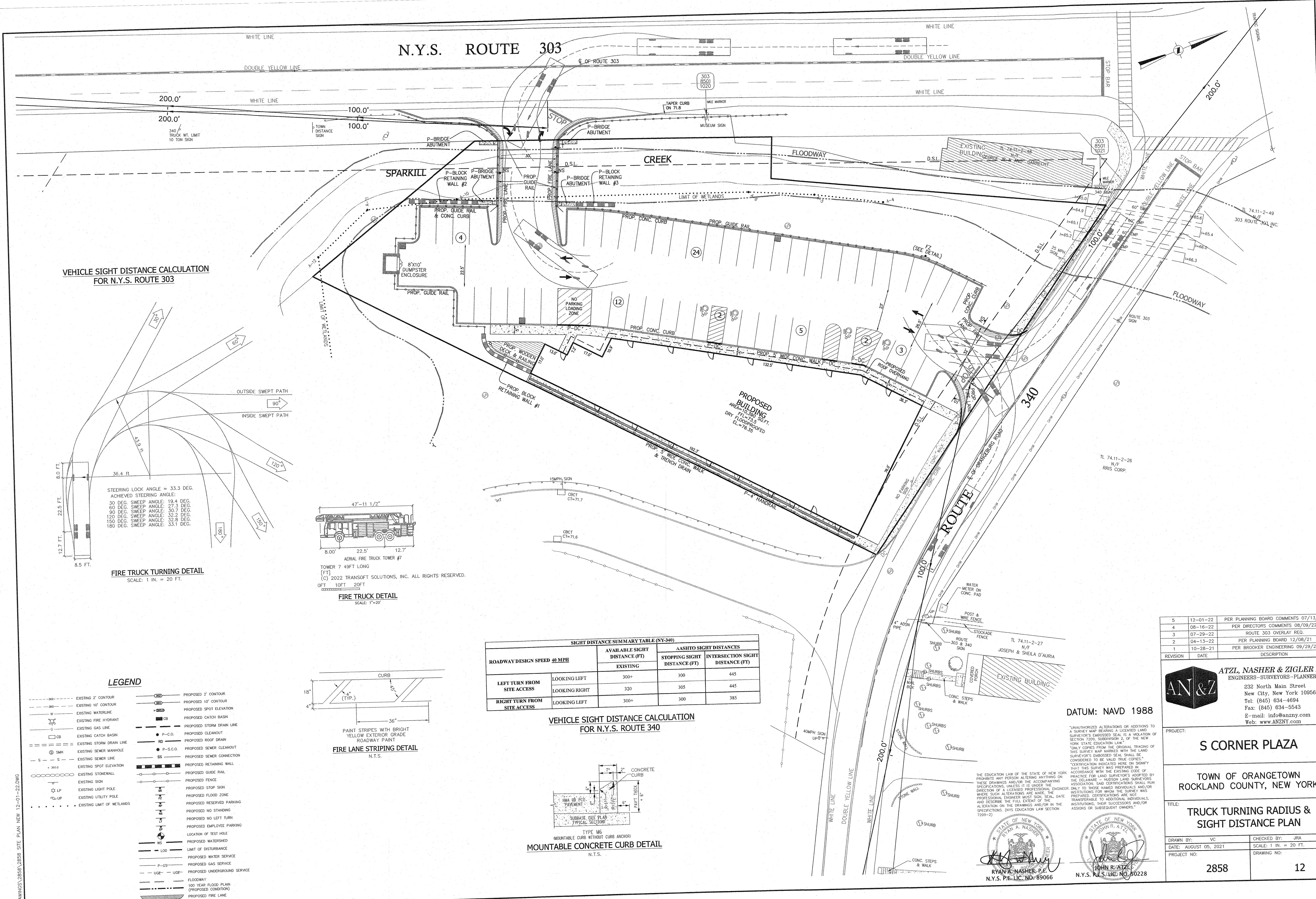
**RAB**  
170 Ludlow Avenue, Northvale, NJ 07647  
858.722-1601 • rablighting.com

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

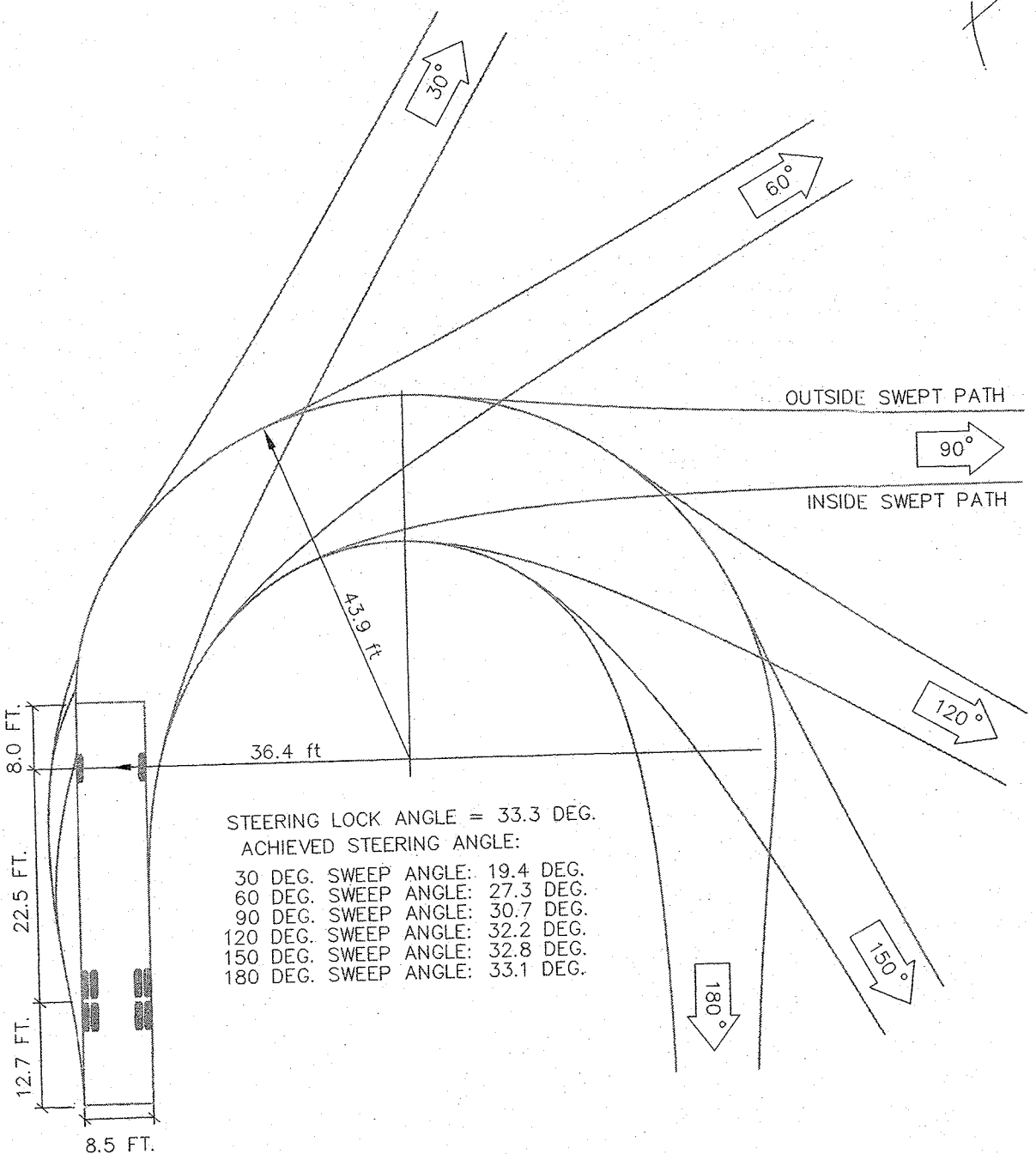
TITLE:  
**LIGHTING DETAILS**

DRAWN BY: VC	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 30 FT.
PROJECT NO: 2858	DRAWING NO: 11



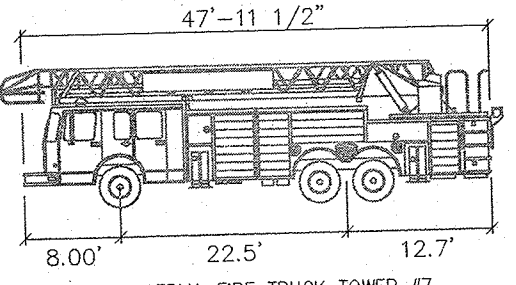


VEHICLE SIGHT DISTANCE CALCULATION FOR N.Y.S. ROUTE 303



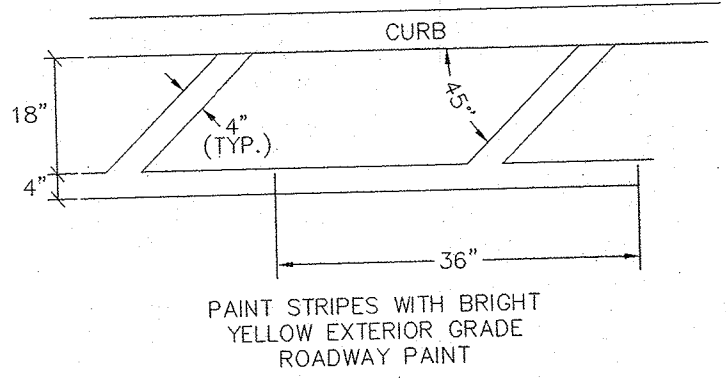
FIRE TRUCK TURNING DETAIL

SCALE: 1" = 20 FT.



FIRE TRUCK DETAIL

SCALE: 1" = 20'

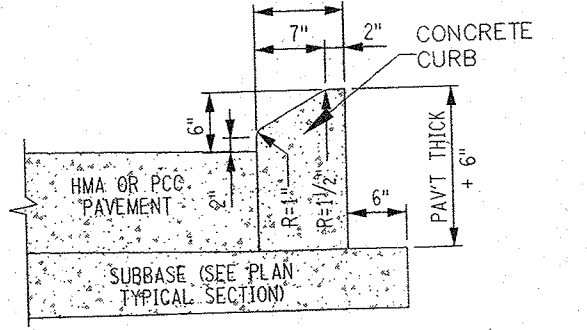


FIRE LANE STRIPING DETAIL

N.T.S.

SIGHT DISTANCE SUMMARY TABLE (NY-340)				
ROADWAY DESIGN SPEED 40 MPH		AVAILABLE SIGHT DISTANCE (FT)	AASHTO SIGHT DISTANCES	
		EXISTING	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE (FT)
LEFT TURN FROM SITE ACCESS	LOOKING LEFT	300+	300	445
	LOOKING RIGHT	320	305	445
RIGHT TURN FROM SITE ACCESS	LOOKING LEFT	300+	300	385

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



MOUNTABLE CONCRETE CURB DETAIL

N.T.S.

- 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
  - EXISTING LIMIT OF WETLANDS
  - PROPOSED 2' CONTOUR
  - PROPOSED 10' CONTOUR
  - PROPOSED SPOT ELEVATION
  - PROPOSED CATCH BASIN
  - PROPOSED STORM DRAIN LINE
  - PROPOSED CLEANOUT
  - PROPOSED ROOF DRAIN
  - PROPOSED SEWER CLEANOUT
  - PROPOSED SEWER CONNECTION
  - PROPOSED RETAINING WALL
  - PROPOSED GUIDE RAIL
  - PROPOSED FENCE
  - PROPOSED STOP SIGN
  - PROPOSED FLOOD ZONE
  - PROPOSED RESERVED PARKING
  - PROPOSED NO STANDING
  - PROPOSED NO LEFT TURN
  - PROPOSED EMPLOYEE PARKING
  - LOCATION OF TEST HOLE
  - PROPOSED WATERSHED
  - LIMIT OF DISTURBANCE
  - PROPOSED WATER SERVICE
  - PROPOSED GAS SERVICE
  - PROPOSED UNDERGROUND SERVICE
  - FLOODWAY
  - 100 YEAR FLOOD PLAIN (PROPOSED CONDITION)
  - PROPOSED FIRE LANE

REVISION	DATE	DESCRIPTION
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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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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Fax: (845) 634-5543  
E-mail: info@anzny.com  
Web: www.ANZNY.com

PROJECT: **S CORNER PLAZA**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE: **TRUCK TURNING RADIUS & SIGHT DISTANCE PLAN**

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



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.

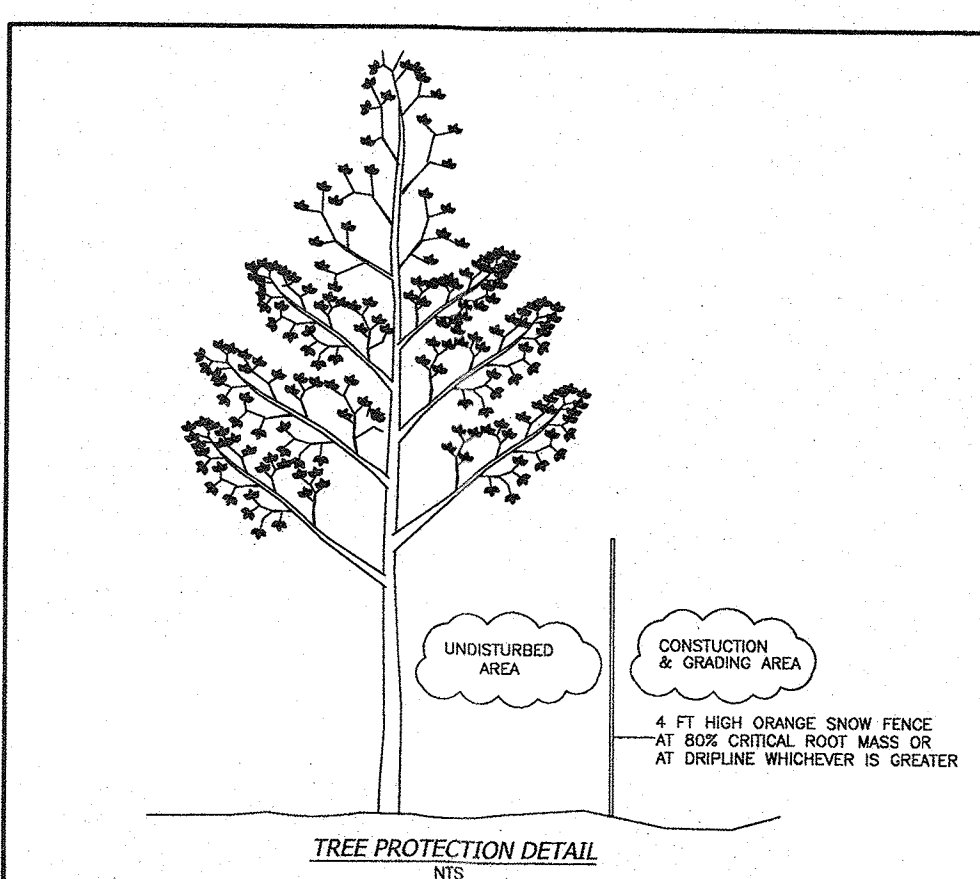
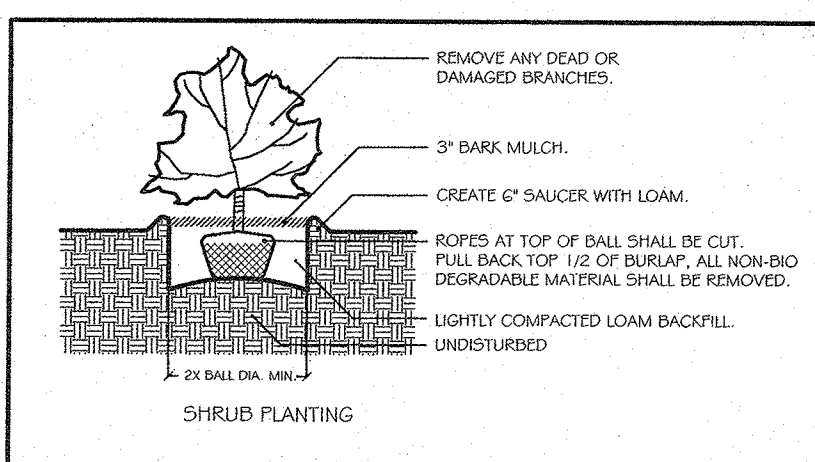
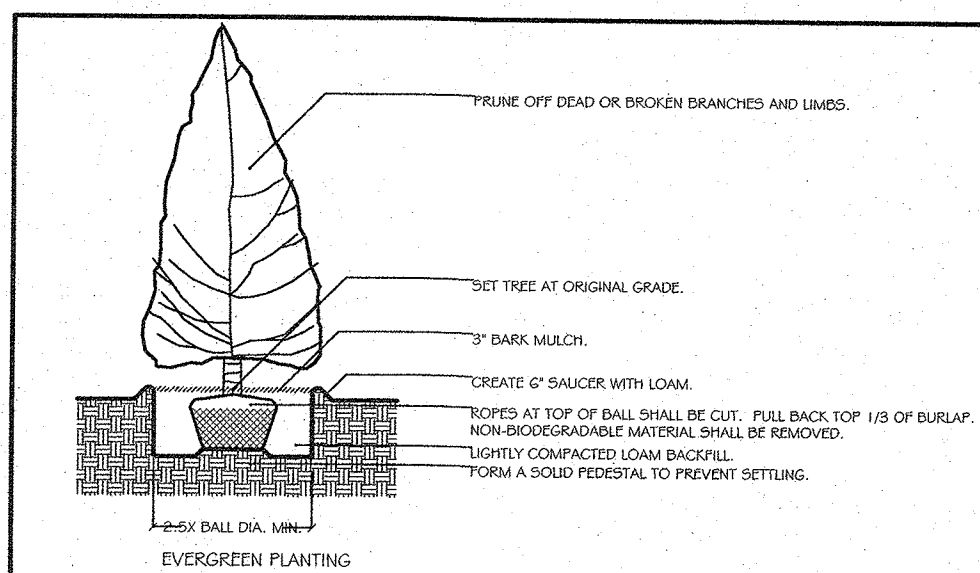
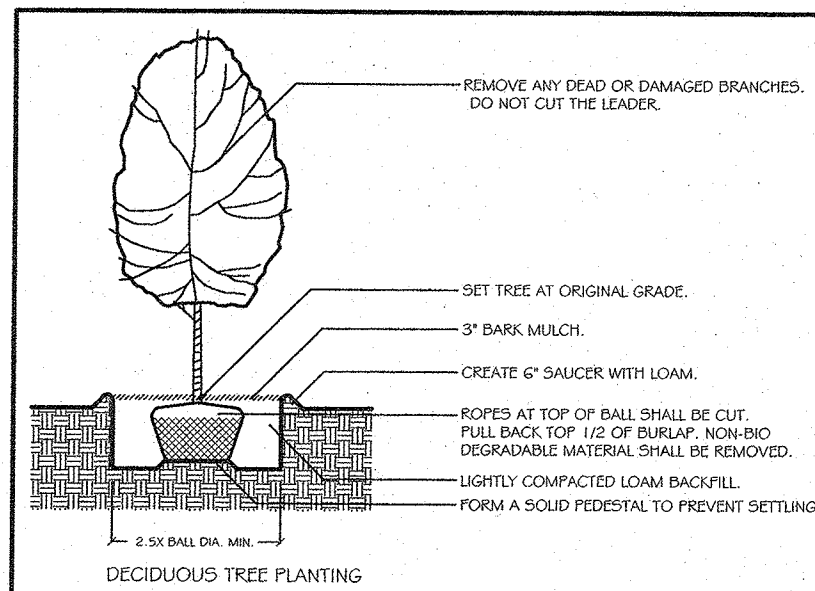
**PLANTING:** All plants shall be planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Pull back burlap from top of ball and cut wire on tree basket. Ensure that the burlap is not exposed above grade because of water 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 GROUND COVER) shall be mulched with three inches of shredded bark to conserve water and keep roots covered during initial growth stage. Do not place mulch heavily around crown of plants.

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

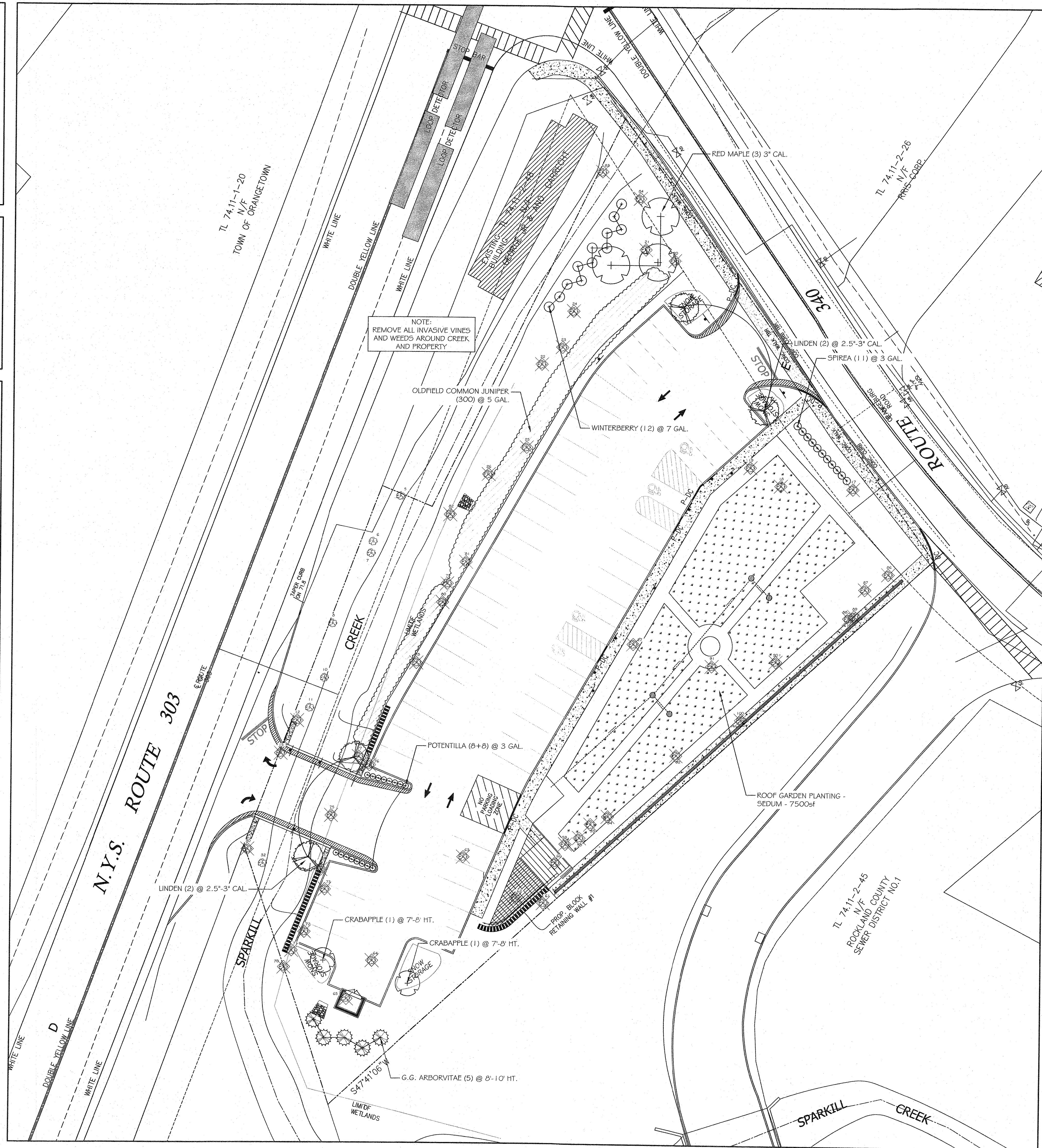
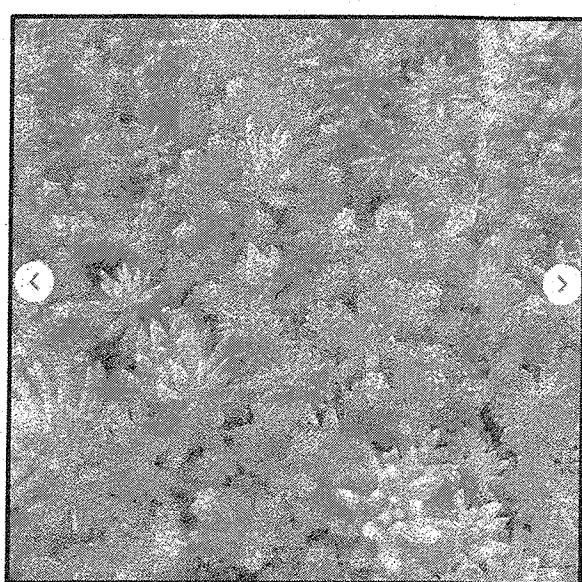
WATERING: All plants shall be watered by the contractor during the initial growth stage. Trees shall be heavily watered several times during the first month after planting and then regularly for the next two summers.

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



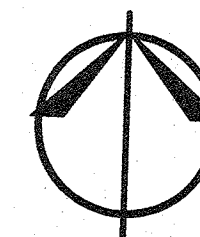
NUMBER	SIZE (IN)	TYPE
5	8	OAK
6	10	SYCAMORE
7	12	OAK
8	10	OAK
10	20	SYCAMORE
11	7	CHERRY
12	24	OAK
15	12	OAK
17	20	PINE
18	12	CEDAR
19	24	ASH
20	8	PINE
21	8	PINE
22	6	PINE
23	10	PINE
24	12	PINE
25	30	MAPLE
26	12	CHERRY
27	30	OAK
30	10	MAPLE
32	10	OAK
58	24	ASH
59	6	OAK
60	40	OAK
61	8	ELM
62	8	ELM
63	38	ASH
64	20	PINE
65	20	PINE
70	6/10	OAK
71	6/12/12	MAPLE
72	12	TWIN-MAPLE
73	6	SYCAMORE
74	10	OAK
75	20	ASH
76	20	OAK
77	8	ELM
78	24	BEECH
79	24	ELM
80	6	CHERRY
81	18	OAK
82	15	OAK
83	18	ASH
84	15	PINE
86	16	OAK
87	12	ASH
88	15	ASH
89	12	PINE
90	20	OAK
91	12	TULIP
92	12	OAK
93	12	ELM
94	24	OAK
100	6	APPLE

Site Planting				
	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
	<i>Acer rubrum</i>	Red Maple	3' cal.	3
	<i>Maackia 'Red Jade'</i>	Red Jade Crabapple	7'-8' ht.	2
	<i>Thuja plicata 'Green Giant'</i>	Green Giant Arborvitae	8'-10' ht.	5
	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	2.5'-3' cal.	4
<b>Shrubs</b>				
	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	7 gal.	12
	<i>Juniperus communis var. depressa</i>	Common Juniper	5 gal.	300
	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	3 gal.	16
	<i>Spiraea japonica 'Little Princess'</i>	Little Princess Spiraea	3 gal.	11
<b>Perennials</b>				
	<i>Sedum acre</i>	Stone Crop	Mats	750sqft



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REVISION	DATE
REV. 1	10/28/21
REV. 2	04/13/22
REV. 3	12/01/22

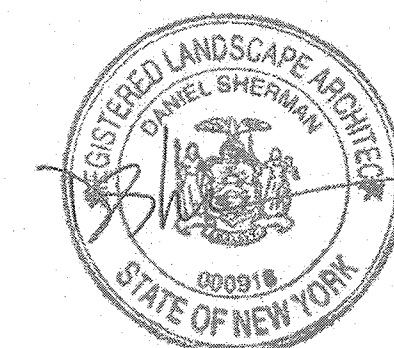
S CORNER  
PLAZA

2 RT 340  
ORANGEBURG, NY 10962

LANDSCAPE  
PLAN

DANIEL SHERMAN  
LANDSCAPE ARCHITECT  
4 BROADWAY - SUITE 9  
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PHONE: (914) 824 - 0999  
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dan.danshermanlandscape@gmail.com  
www.danshermanlandscape.com



DATE:

AUG. 5, 2021

SCALE:

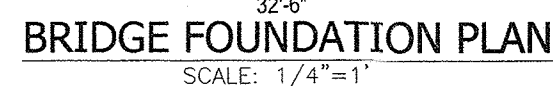
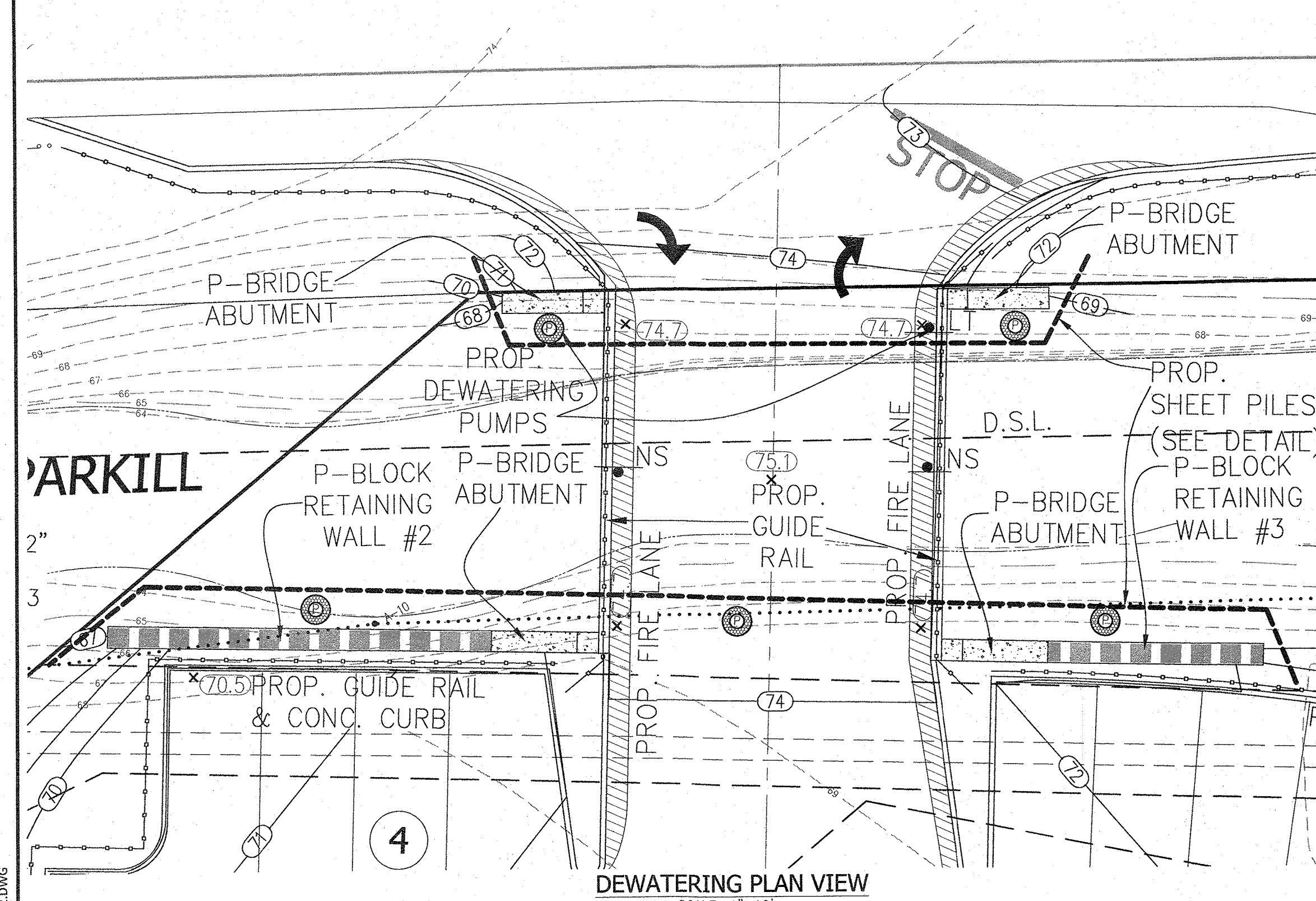
$$I'' = 20' - 0''$$

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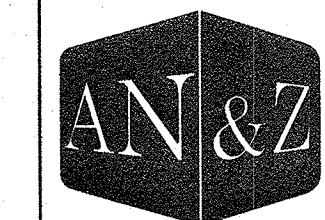
13





- | DESIGN DATA                        |  |
|------------------------------------|--|
| STRUCTURAL STEEL: SHAPES<br>PLATES | ASTM-A992 (GR. 50)<br>ASTM-A36   |
| ANCHOR BOLTS                       | ASTM-A36   |
| HIGH STRENGTH BOLTS                | ASTM-A325  |
| WELDING ELECTRODES-SERIES          | E70  |
| CONCRETE                           | $f = 5,000\text{PSI} @ 28 \text{ DAYS}$<br>$f = 4,000\text{PSI} @ 28 \text{ DAYS}$ |
| REINFORCING BARS                   | ASTM-A615, GRADE 60  |
| WELDED WIRE MESH                   | ASTM-A185  |
| LIVE LOAD: AASHTO HS20-44+         | 25% (HS25)   |

5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
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

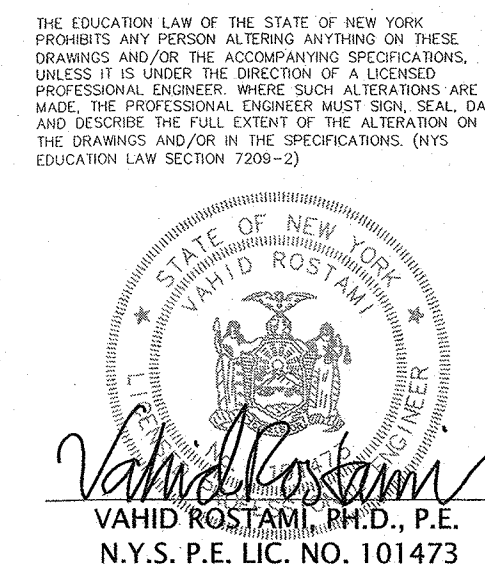
232 North Main Street  
New City, New York 10956  
Tel: (845) 634-4694  
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E-mail: [info@anzny.com](mailto:info@anzny.com)  
Web: [www.ANZNY.com](http://www.ANZNY.com)

S CORNER PLAZA

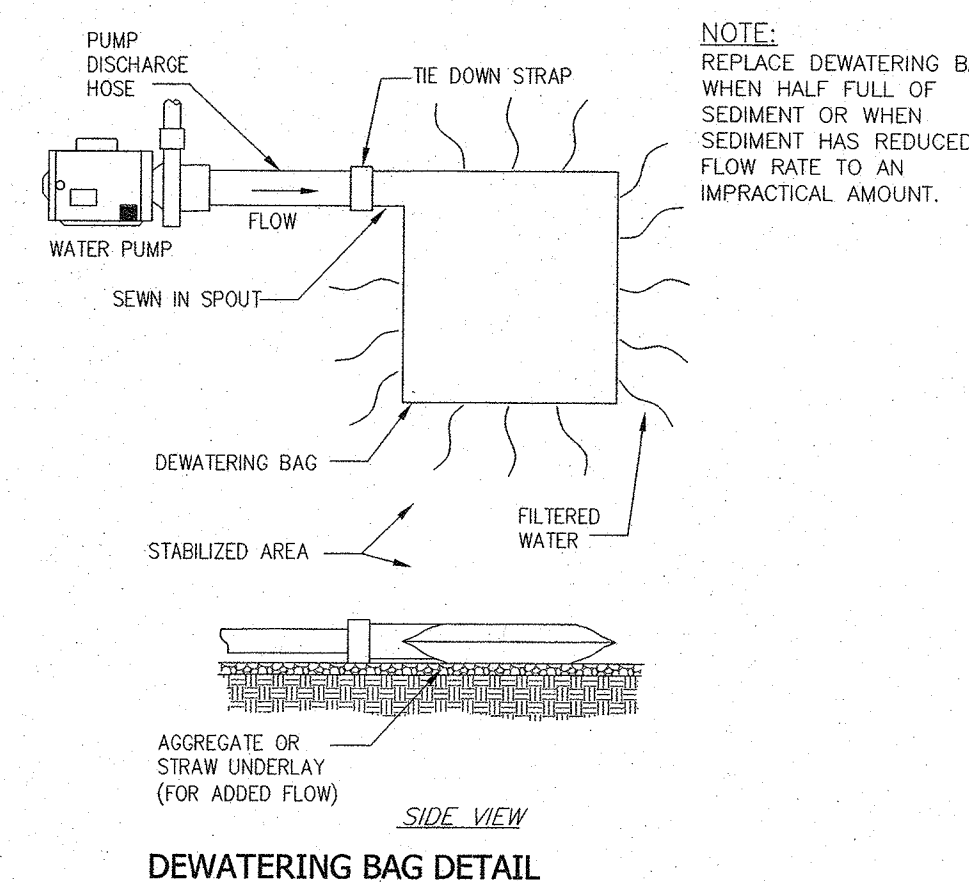
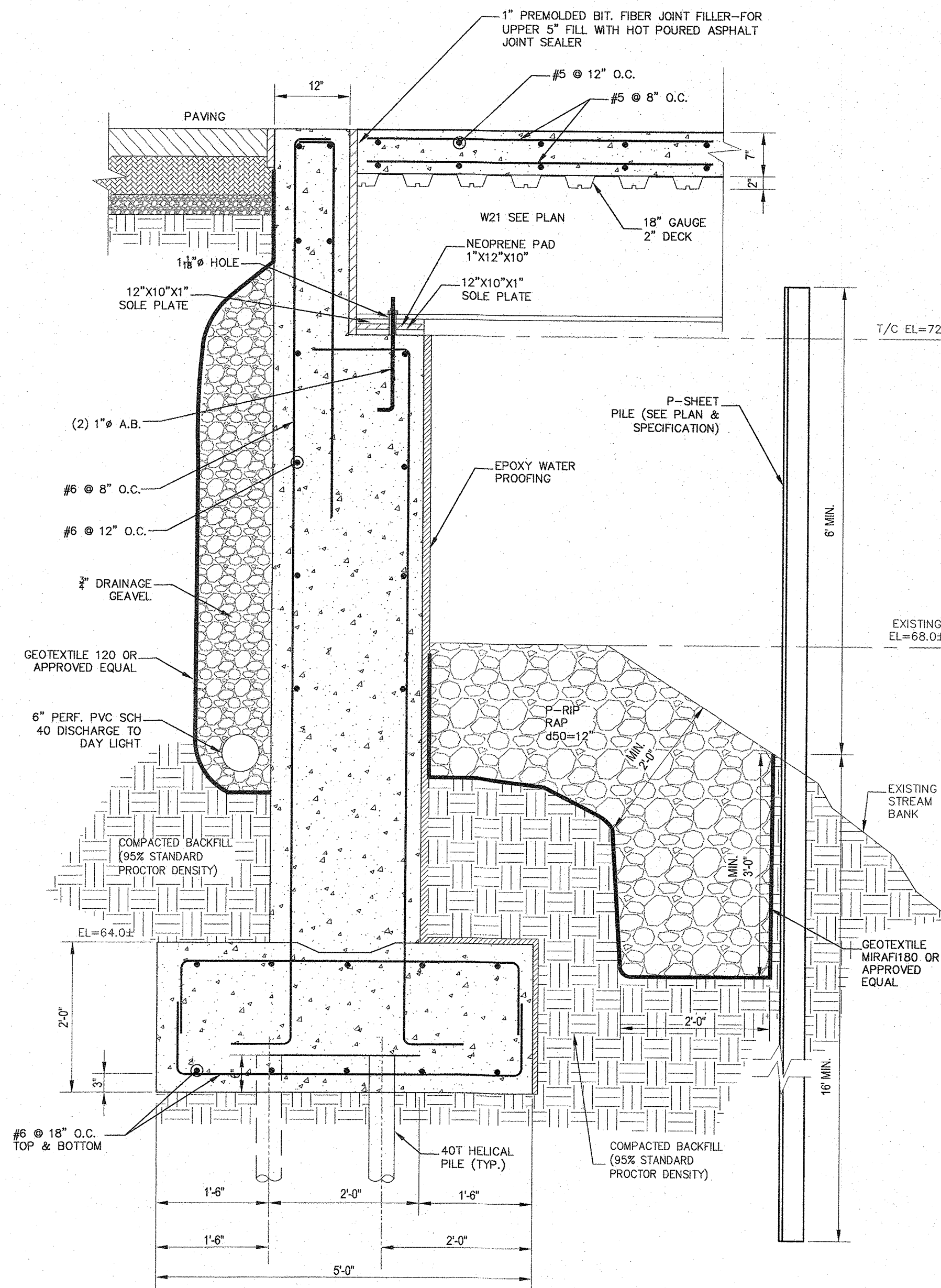
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

BRIDGE FRAMING PLAN

DRAWN BY: IS	CHECKED BY: VR
DATE: SEPTEMBER 27, 2022	SCALE: AS SHOWN
PROJECT NO:  2858	DRAWING NO:  14

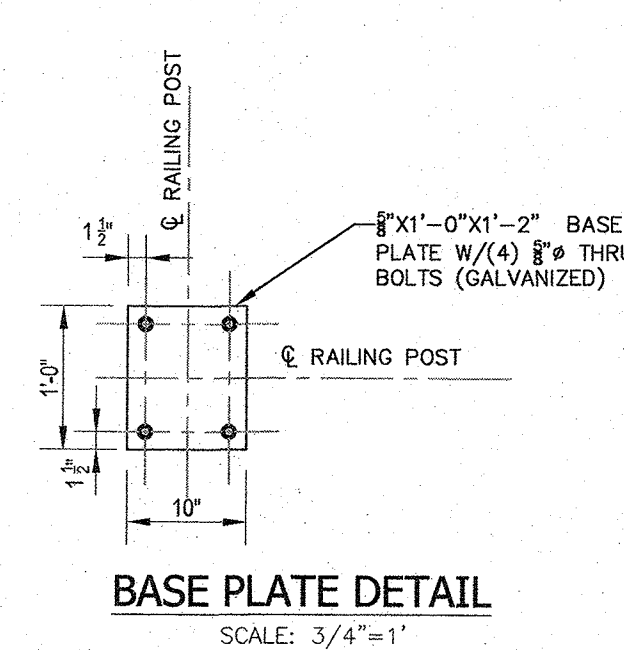
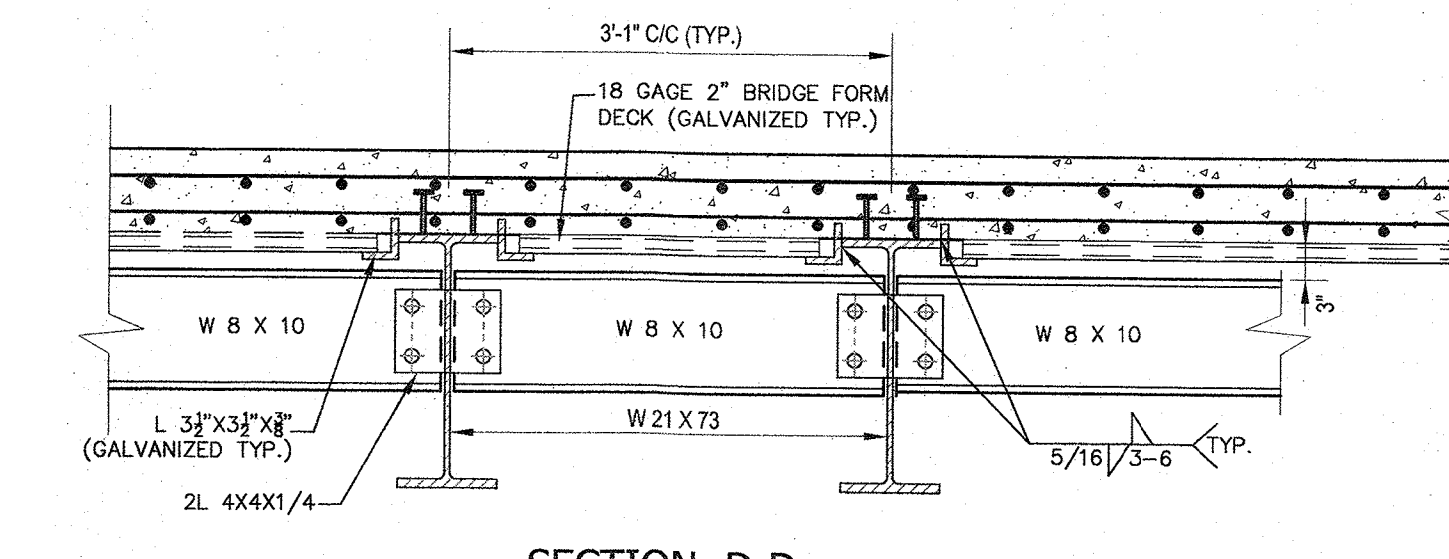
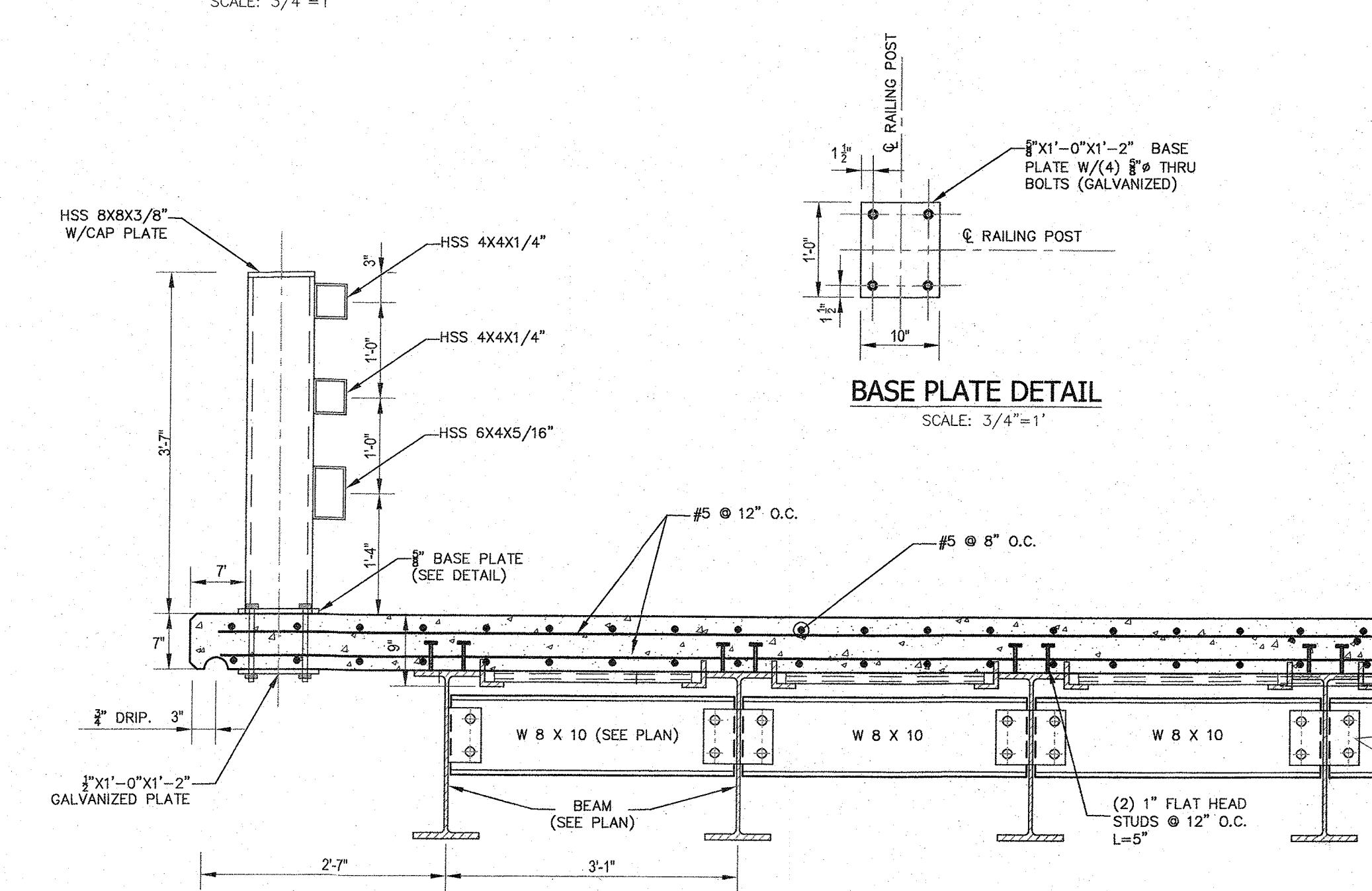
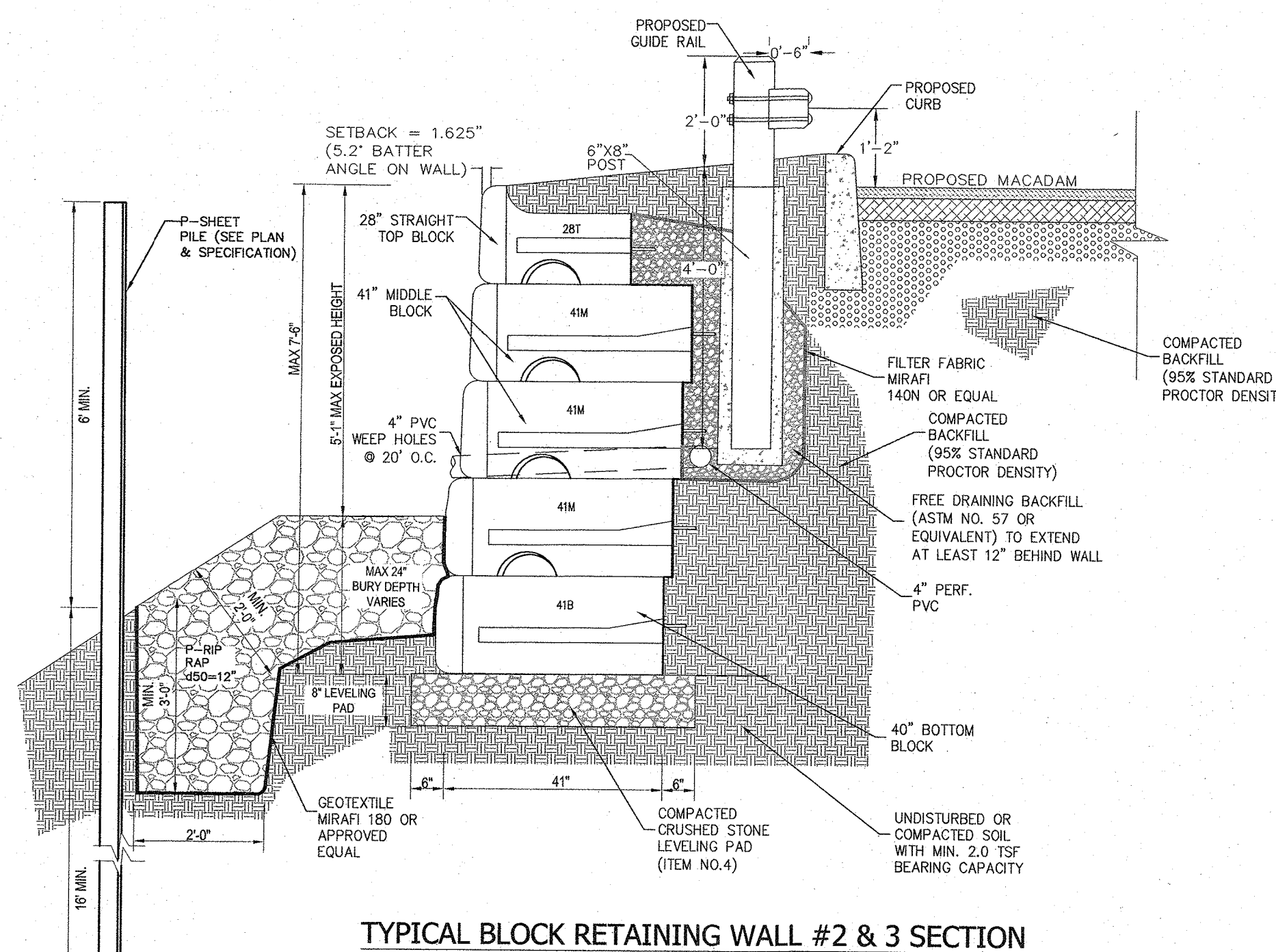
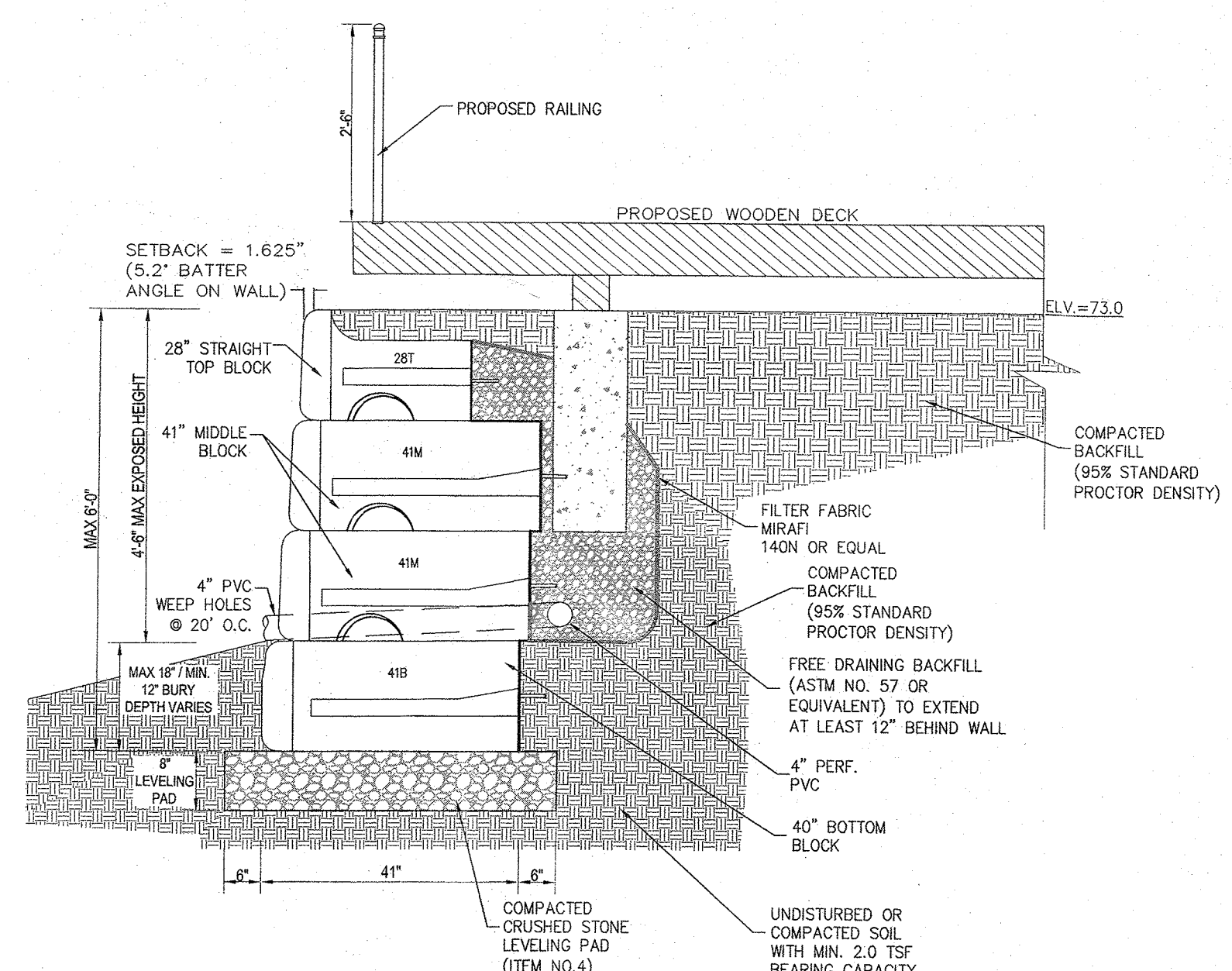






SECTION	WIDTH (W)	HEIGHT (H)	THICKNESS (T)	WEIGHT (Wt)	SECTION MODULUS (S)	MOMENT OF INERTIA (I)	COATING AREA (A)
SKL 16	27.50"	5.91"	0.276"	35.6 lb/ft	15.6 lb/ft	8.9 in <sup>4</sup> /ft	26.3 sq ft/ft

STEEL SHEET PILE SECTION DETAIL  
SCALE: 1"=1'



REVISION	DATE	DESCRIPTION
5	12-01-22	PER PLANNING BOARD COMMENTS 07/13/22
4	08-16-22	PER DIRECTORS COMMENTS 08/09/22
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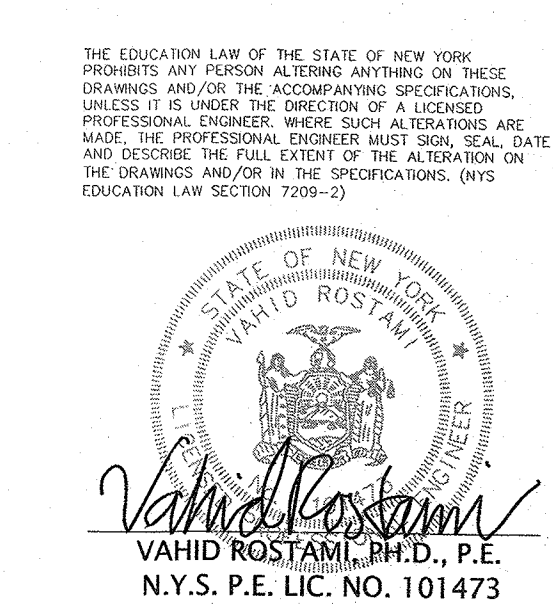
PROJECT: S CORNER PLAZA

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE: BRIDGE & WALL DETAIL

DRAWN BY: IS  
DATE: SEPTEMBER 27, 2022  
PROJECT NO: 2858

CHECKED BY: VR  
SCALE: AS SHOWN  
DRAWING NO: 15



P:\DRAWINGS\2858\2858 SITE PLAN NEW 12-01-22.DWG