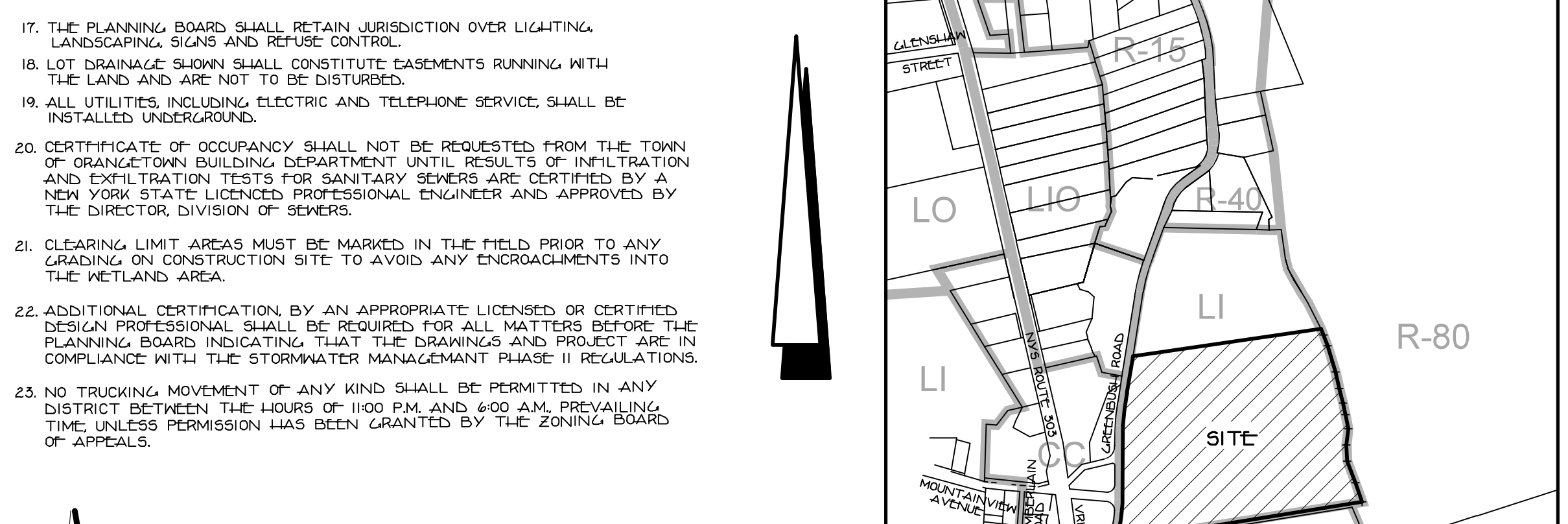


- NOTES**
- THIS IS A SITE PLAN OF LOTS 151, BLOCK 1, SECTION 74.07 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
  - TOTAL AREA OF TRACT: 24.5311 ACRES
  - ZONE: LI
  - PROPOSED USE: WAREHOUSE
  - LOT 151 NAVY 29 SOURCE: BENCHMARK RIM EXISTING, SAN M4 87.20, LOCATED APPROX. 128' SW OF NW CORNER OF LOT 74.07-1-151, IN SOUTH GREENBUSH ROAD.
  - RECORD OWNER & APPLICANT: ALEXANDER PROPERTIES 125 GREENBUSH AVENUE ORANGETOWN, NY 10962
  - SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL FIRE DISTRICT: ORANGETOWN FIRE DEPT. WATER DISTRICT: VEOLIA LIGHTING DISTRICT: ORANGETOWN SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

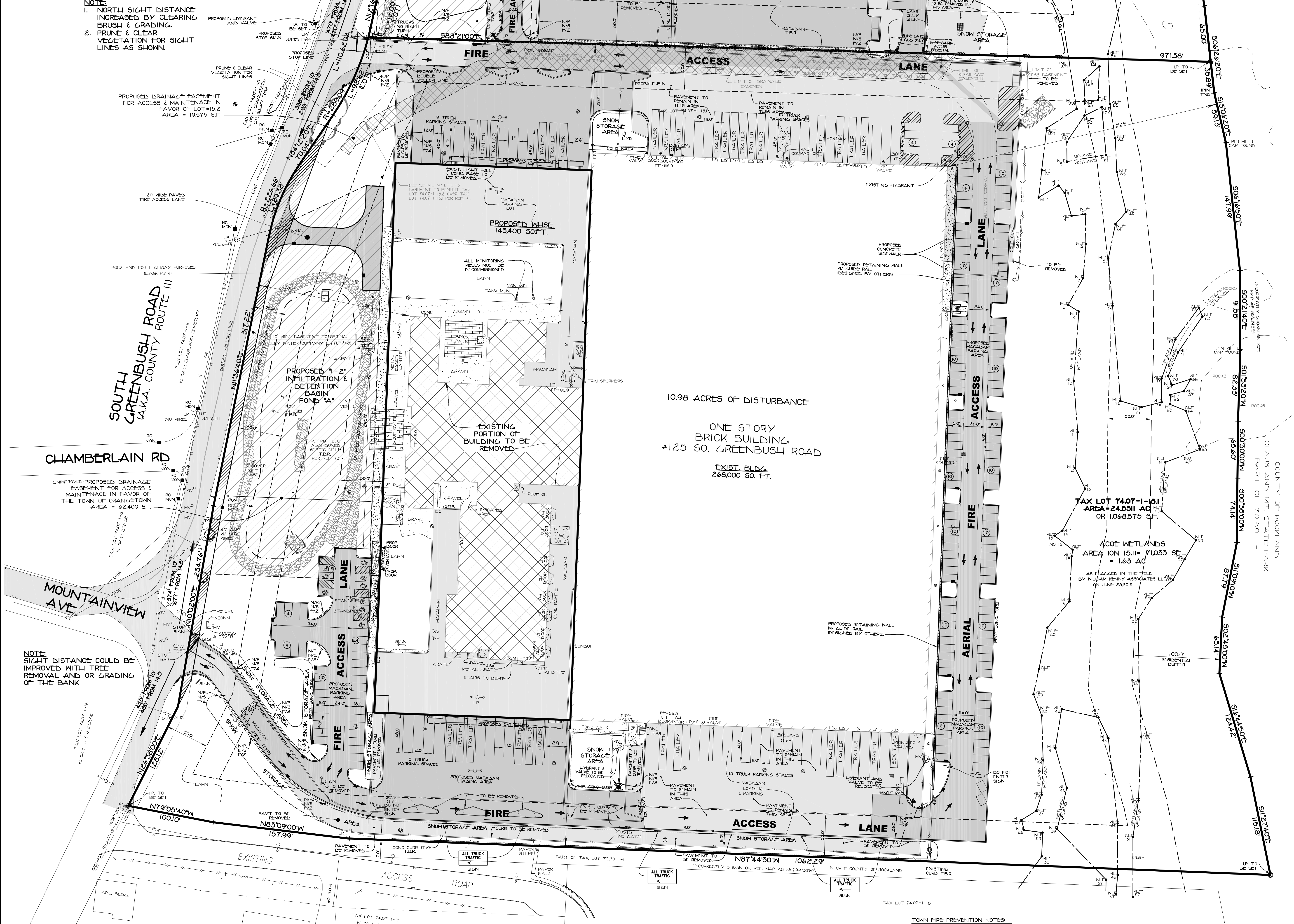
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
  - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY
  - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES
  - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 9'-10' HEIGHT.

- CONTINUED.
  - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
    - 2' DRIP LINE OF TREE CANOPY.
 THE METHOD CHOSEN SHALL BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
    - LIGHT TO HEAVY IMPACTS - MIN. OF 8" OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
    - LIGHT IMPACTS ONLY - INSTALLATION OF 5/4" OF PLYWOOD OR BOARDS OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED THE FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED BY MORE THAN 4", TREES DESIGNATED TO BE PRESERVED SHALL BE KILLED, AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF 9' LARGER THAN THE TREE CANOPY.
- ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING ENGINEER SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DENE AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION OF ANY REQUIRED PUBLIC IMPROVEMENTS OR PRIVATE SANITARY OR STORM SEWER IMPROVEMENTS, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DENE, THE APPLICANT OR THE APPLICANT'S ENGINEER. RECOMMENDATIONS TO CORRECT THE CONDITIONS OR ORDER A MODIFICATION THEREOF IN THE EVENT OF THE APPLICANT'S APPLICANT'S ENGINEER'S DISAGREEMENT WITH THE DESIGN OF DENE, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING IN THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLANDS REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (E.G. WETLANDS-US ARMY CORPS OF ENGINEERS).
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- PRIOR AT LEAST 14 DAYS TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPER-INTENDENT OF HIGHWAYS AND DENE WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS FOR CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.



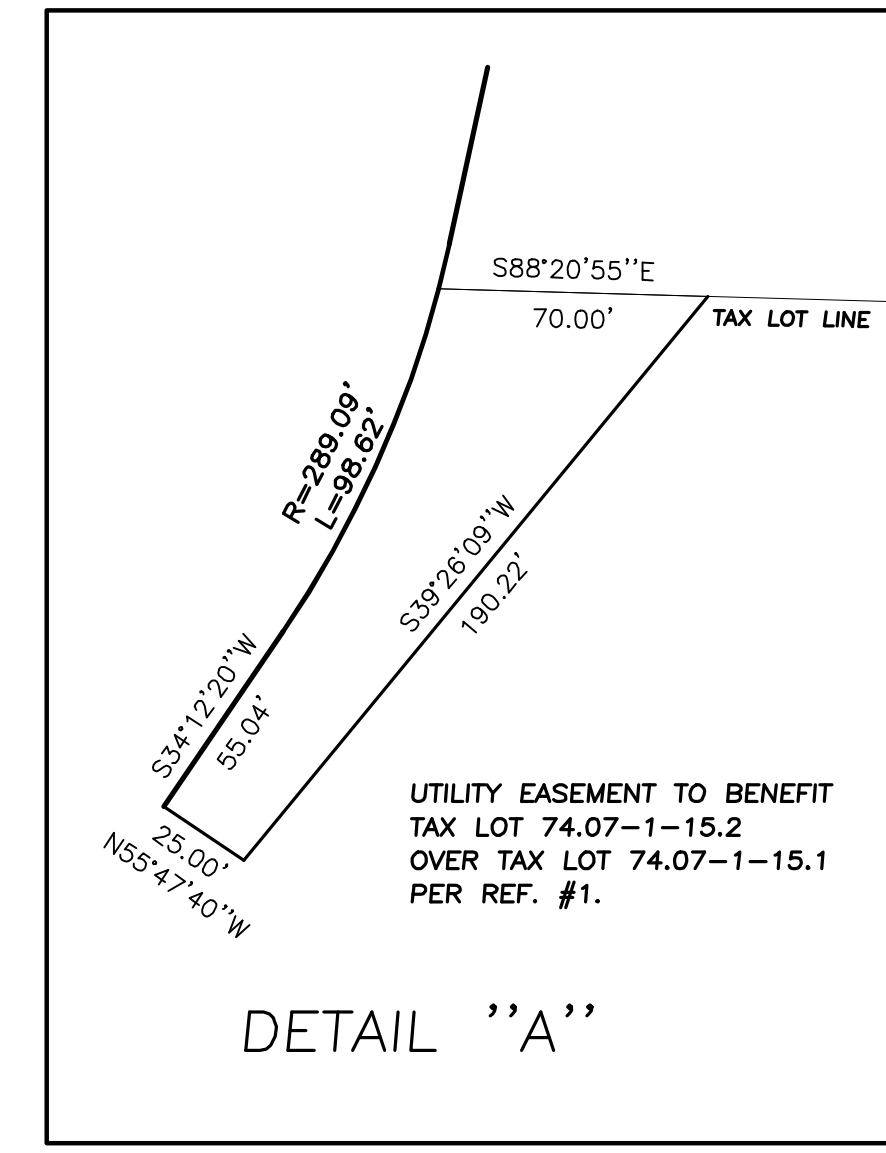
**NOTE**

- NORTH SIGHT DISTANCE INCREASED BY CLEARING BRUSH & GRADING.
- PRUNE & CLEAR VEGETATION FOR SIGHT LINES AS SHOWN.



**SCHEDULE OF DRAWINGS**

DRAWING NO.	DESCRIPTION
#1	PLANIMETRIC PLAN
#2	OVERALL COMPOSITE PLAN WITH HYDRANT LOCATIONS AND FIRE ACCESS LANES
#3	GRADING & UTILITY PLAN
#4	EROSION & SEDIMENT CONTROL PLAN
#5	PLANNING PLAN
#6	EXISTING CONDITIONS PLAN
#7	EASEMENT MAP
#8	PROPOSED INFILTRATION & DETENTION BASIN POND "A"
#9	DRAINAGE & SEWER PROFILES
#10	DETAILS SHEET 1
#11	DETAILS SHEET 2
#12	RETAINING WALL DETAIL BY BART M. RODI
#13	LIGHTING PLAN
#14	RAB LIGHTING RENDERINGS
#15	RAB LIGHTING SCHEDULE & SUMMARY
#16	PLANTING PLAN - YOST DESIGN



**LOT 151 CALCULATIONS:**

**PARKING CALCULATIONS (TOWN CODES)**

AT LEAST ONE SPACE REQUIRED FOR EVERY TWO EMPLOYEES

60 EMPLOYEES / 1 SPACE PER 2 EMPLOYEES = 30 SPACES

33 SPACES REQUIRED FOR 66 EMPLOYEES

168 SPACES PROVIDED

**TRUCKS:**

42 PARKING SPACES

32 DOCKING SPACES

74 TOTAL TRUCK SPACES PROVIDED

**PROPOSED LOT AREA CALCULATIONS:**

LOT AREA - DEDICATION AREA = PROPOSED LOT AREA

1049375 SF - 7901 SF = 1048575 SF

**FLOOR AREA RATIO CALCULATIONS:**

GROSS FLOOR AREA / LOT AREA = F.A.R.

EXISTING: 38462 SF / 1048575 SF = 0.298

PROPOSED: 411400 SF / 1048575 SF = 0.588

**LAND COVERAGE RATIO CALCULATIONS:**

IMPROVED SURFACE / LOT AREA = RATIO

EXISTING: 58292 SF / 1048575 SF = 0.546

PROPOSED: 666242 SF / 1048575 SF = 0.628

**LEGEND**

EXISTING	LEGEND	PROPOSED
CB	CATCH BASIN/FIELD INLET	CB
DL	DRAIN LINE	DL
SMH	SANITARY MANHOLE / PIPE	SMH
EP	EDGE OF PAVEMENT	EP
M	MACADAM / PAVEMENT	M
C	CONCRETE CURB	C
G	GAS LINE / VALVE	G
W	WATER LINE / VALVE	W
U	UTILITY POLE	U
LP	LIGHT POLE	LP
OW	OVERHEAD WIRES	OW
UE	UNDERGROUND ELECTRIC	UE
LD	LOADING DOCK	LD
FV	FIRE VALVE	FV
DC	DROP CURB	DC
HI	FIRE HYDRANT	HI

PLANIMETRIC PLAN FOR 125 GREENBUSH PROPERTIES LOCATED IN ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

- REV. PER LANDSCAPE ARCH. - 6/20/2018
- REV. PER GEORGE REVIEW - 11/28/2018
- REV. PER COMMENTS - 05/22/2019
- REV. ADD HANDICAP PARKING - 07/30/2019
- REV. PER TRAFFIC ENGINEER - 11/04/2020
- REV. PER COMMENTS - 09/10/2021
- REV. PER COMMENTS - 04/05/2022
- REV. PER COMMENTS - 09/01/2022
- REV. PER PRC COMMENTS - 4/24/23
- REV. PER COMMENTS - 08/18/2023
- REV. GENERAL - 01/05/2024

**SPARACO & YOUNGBLOOD, PLLC**

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STEVEN M. SPARACO, PE  
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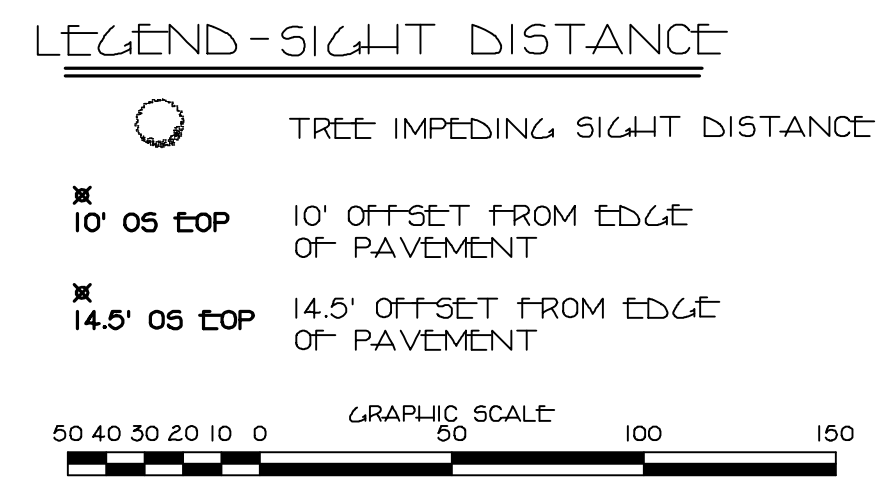
STATE OF NEW YORK  
SEAL OF STEVEN M. SPARACO, PE  
LICENSED PROFESSIONAL ENGINEER

SY-1386  
JUNE 16, 2018  
1" = 50'  
1 OF 16

**BULK TABLE FOR LOT 15.1**

LI USE GROUP 100	MINIMUM LOT AREA (FEET)	LOT WIDTH (FEET)	STREET FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL FLOOR AREA (FEET)	REAR YARD (FEET)	FLOOR AREA RATIO	LAND COVERAGE RATIO	BUILDING HEIGHT (FEET)
REQUIRED	2 AC.	150	150	50	50	200	50	0.50	0.80	40
EXISTING	24.5 AC.	946.2	938.1	178.2	125.6	272.1	218.9	0.298	0.546	40
PROPOSED	24.5 AC.	946.2	938.1	125.4	269.7	219.0	0.588	0.628	40	

- TOWN FIRE PREVENTION NOTES**
- INSTALL AN NFPA 13 COMPLIANT FIRE SPRINKLER SYSTEM MAINTAINED ACCORDING TO NFPA 25.
  - INSTALL AN NFPA 72 COMPLIANT FIRE ALARM SYSTEM, CONNECTED TO ROCKLAND COUNTY 44-CONTROL, WITH ANSUL AND RED STRIPES AS PER ORANGETOWN CODE.
  - INSTALL PORTABLE FIRE EXTINGUISHERS AS PER NFPA 10.
  - INSTALL EMERGENCY LIGHTING AS PER NEC.
  - INSTALL KEY BOX.
  - APPLY FOR AND MAINTAIN CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH FIRE INSPECTOR'S OFFICE.
  - IF LIGHTWEIGHT TRUSSES ARE USED, A SIGN MUST BE PLACED ON THE EXTERIOR OF THE BUILDING FACING MAIN ENTRANCE.



**DIG SAFELY NEW YORK**

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

- REFERENCES**
- BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGETOWN GALLERY CORP. FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
  - OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MCS27
  - UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE, 11/17/2017
  - TOP FROM GEOMAPS AERIAL COMPILATION; DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

**REFERENCE**

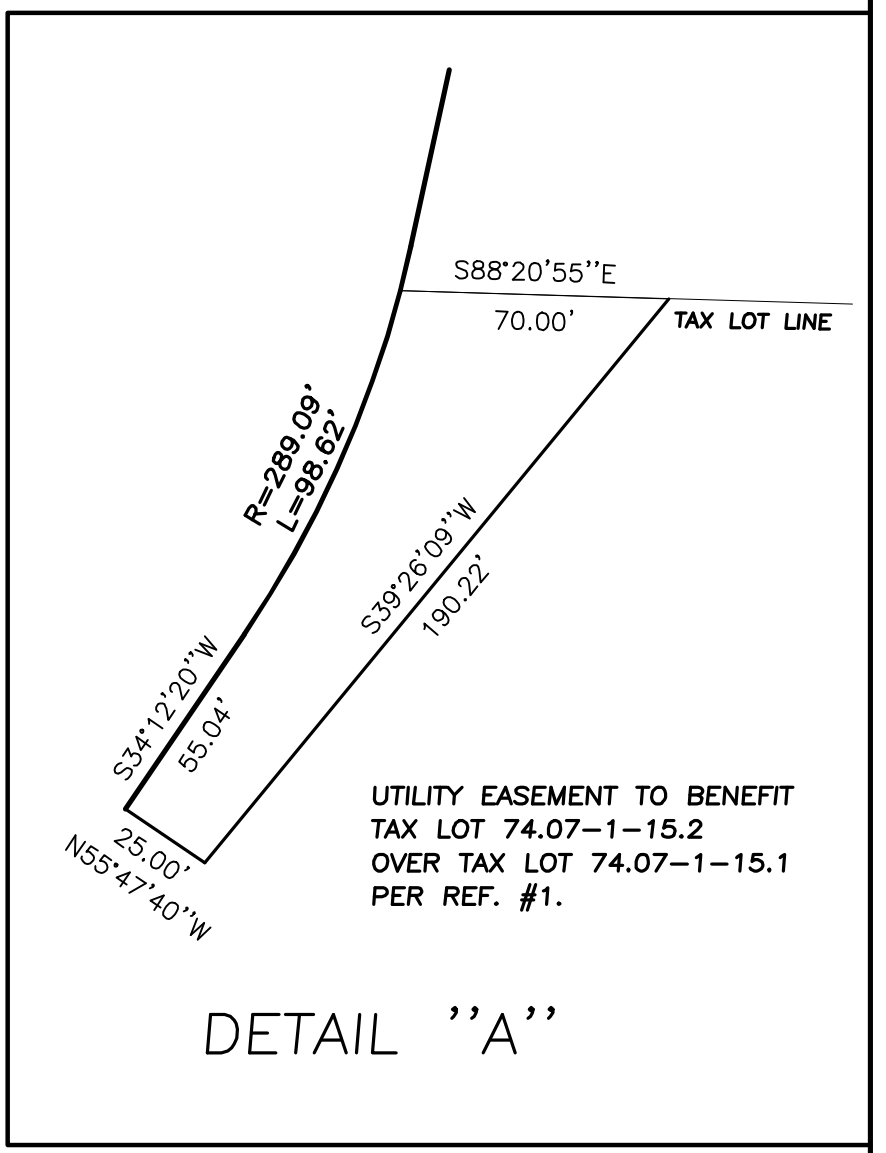
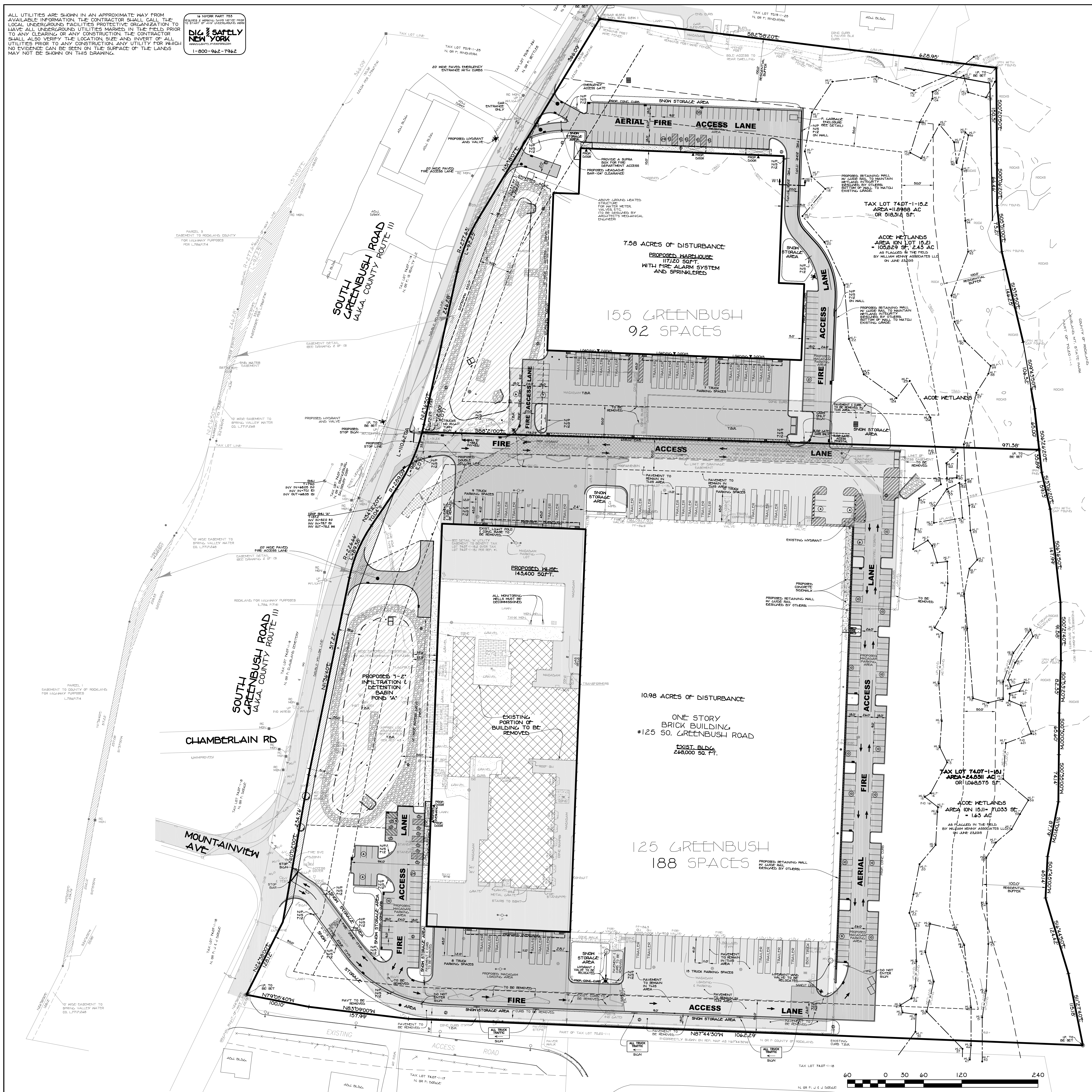
EXISTING BOUNDARIES, STRUCTURES, TOPOGRAPHY, WETLANDS, UTILITIES AND ALL OTHER EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE SHOWN AS PER SURVEY ENTITLED: "TOPOGRAPHIC SURVEY OF PROPERTY FOR 125 GREENBUSH LLC, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, PREPARED BY JAY A. GREENWELL PLS, LLC, DATED OCT 25, 2017, LAST REVISED NOV. 30, 2017.

APPLICANT REQUESTS PERMISSION FOR PARKING IN REQUIRED YARD



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

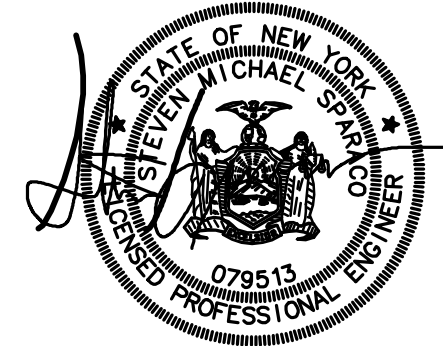
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**NEW YORK**  
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 1-800-962-7362



OVERALL COMPOSITE PLAN WITH HYDRANT LOCATIONS  
 AND FIRE ACCESS LANES FOR  
**125 & 155 GREENBUSH PROPERTIES**  
 LOCATED IN  
 ORANZEBURG  
 TOWN OF ORANZETOWN  
 ROCKLAND COUNTY, NEW YORK

REV: PER COMMENTS - 04/05/2022  
 REV: PER COMMENTS - 09/01/2022  
 REV: PER COMMENTS - 09/01/22  
 REV: GENERAL - 01/05/2024

STEVEN M. SPARACO, PE  
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SY-1386  
 SEPT. 15, 2021  
 1" = 60'  
 2 OF 16

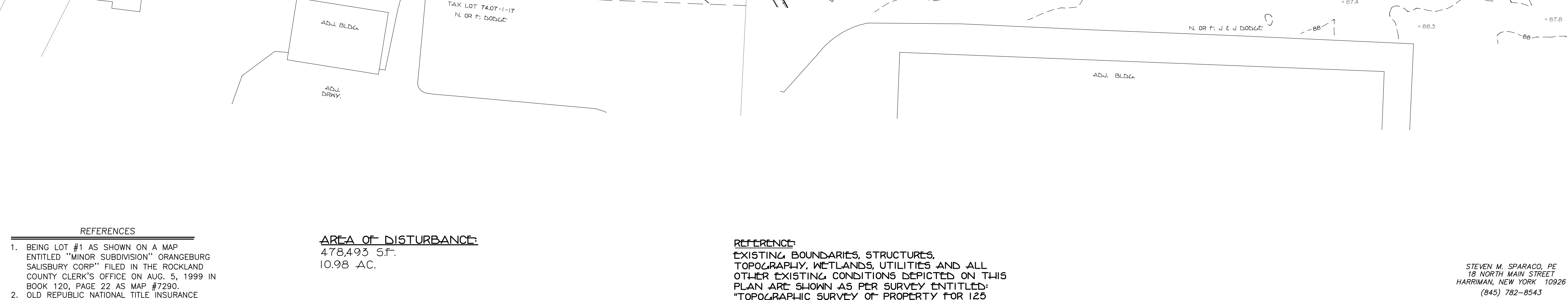
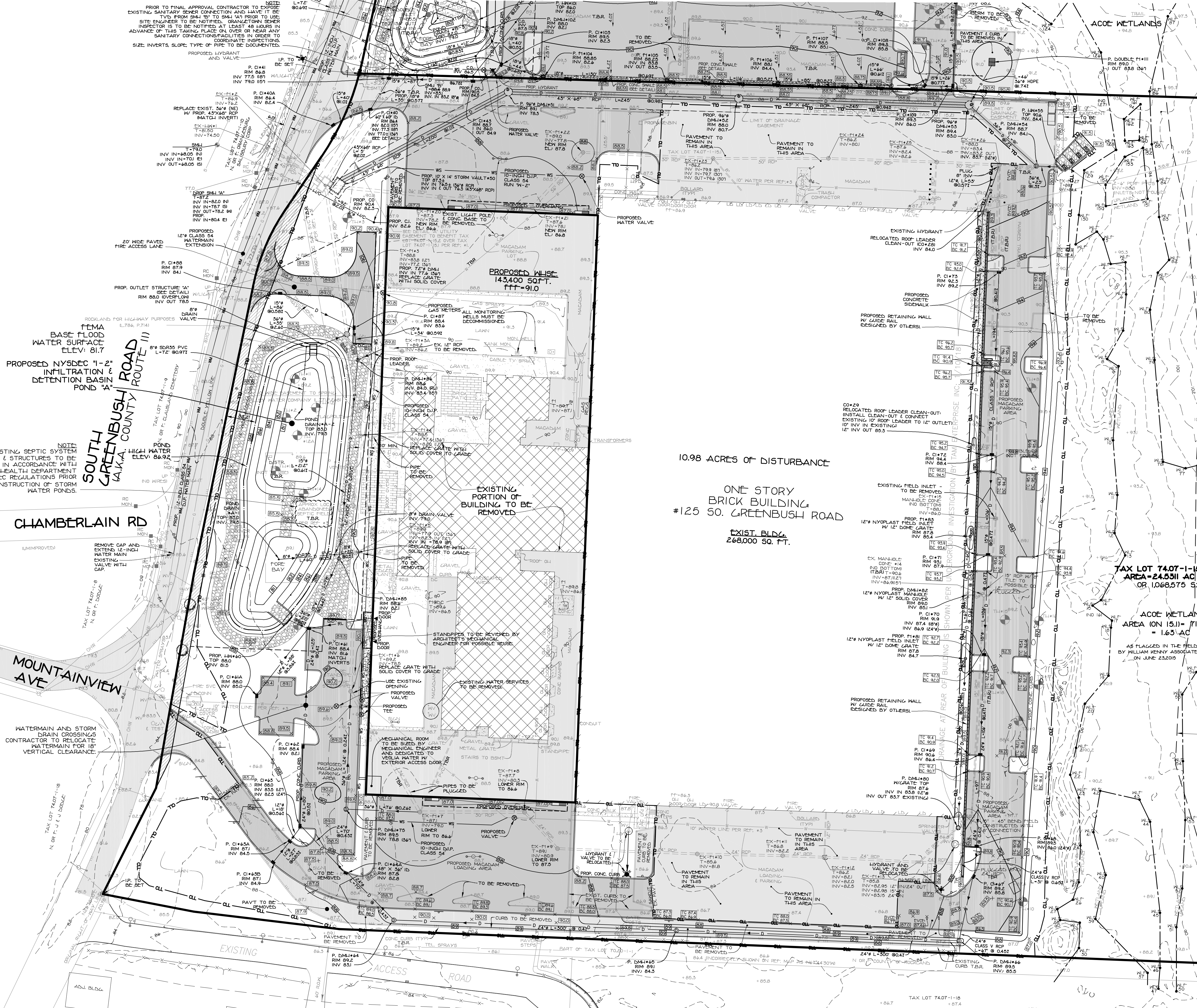
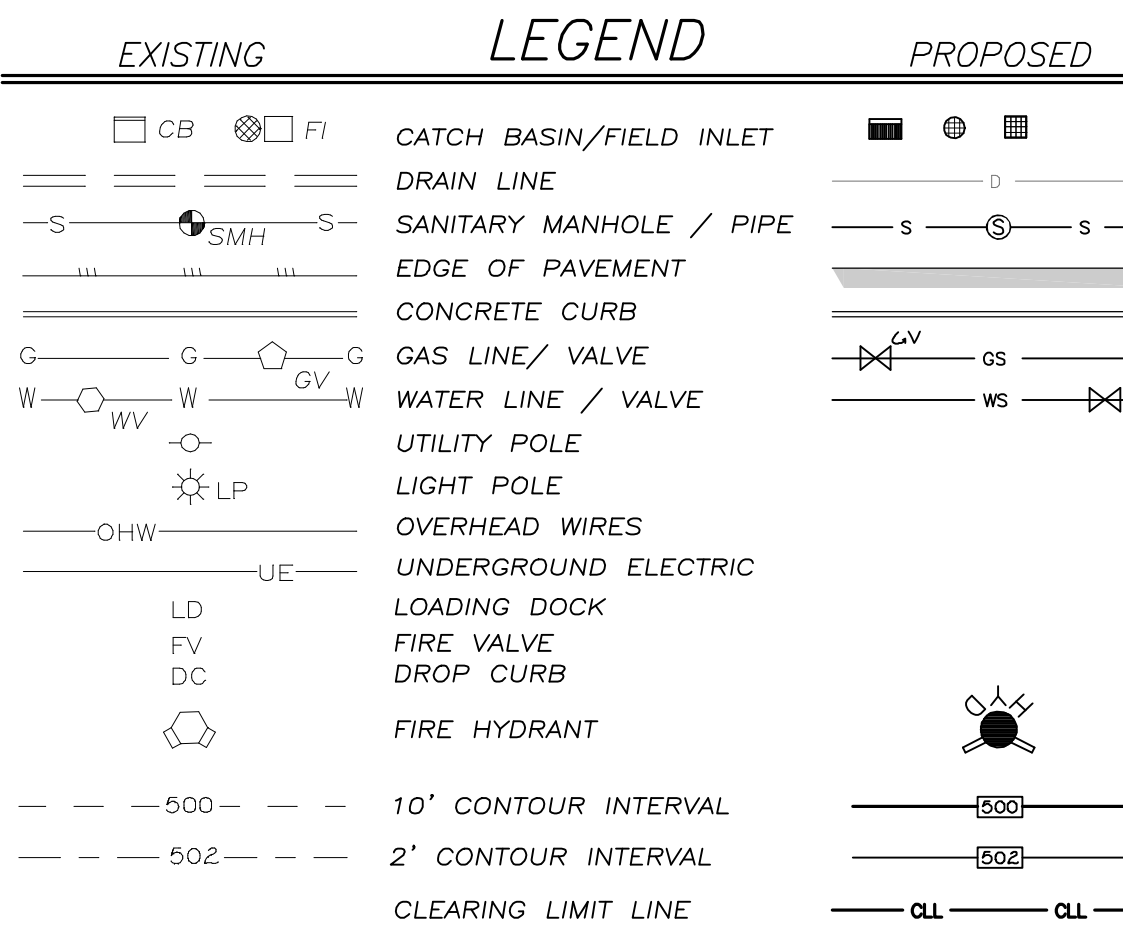


- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTIGUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
  - 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.
  - EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
  - PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - UTILITIES AND UTILITY STRUCTURES (WHERE 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.
  - CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SECURE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
  - ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
  - 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.
  - ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED LEGAL-DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE SPECIFIED.
  - ROOF LEADERS WHERE REQUIRED TO BE 4" DIA. SDR 35 PVC PIPE AND HILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
  - ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECTS MECHANICAL ENGINEER.
  - ALL SANITARY LEADER CONNECTIONS TO BE 4" DIA. CAST IRON WITH A MINIMUM GRADE OF 2% TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING BEYOND THE FIRST CLEAN OUT. SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
  - ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
  - ANY EXISTING LEASE CONNECTIONS PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATER-TIGHT PLUG OR CAP ENGAGED IN CONCRETE.
  - WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
  - CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
  - RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
  - THE GRANITON SEWER INSPECTOR IS TO BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION TAKING PLACE ON OR NEAR ANY SANITARY CONNECTION/FACILITIES IN ORDER TO COORDINATE INSPECTIONS.

- WATER MAIN SAFETY NOTES:**
- WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
  - EXISTING THURST BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
  - WHEN POSSIBLE A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.

**TEST HOLE DATA**

TEST HOLE NO.	EXIST. ELEV.	PERC. RATE	PERC. BOTTOM	CONDITION
TH-12	89.22	0.12	79.95	NO ROCK WATER
TH-13	89.22	0.12	79.72	NO ROCK WATER
TH-14	89.12	0.09	79.67	NO ROCK WATER
TH-15	89.04	0.04	79.94	NO ROCK WATER
TH-16	89.04	0.04	79.64	NO ROCK WATER
TH-17	89.50	N/A	89.50	NO ROCK WATER
TH-18	89.00	N/A	89.00	NO ROCK WATER
TH-19	89.02	N/A	89.02	NO ROCK WATER
TH-20	89.01	N/A	89.01	NO ROCK WATER



**GRADING & UTILITY PLAN FOR 125 GREENBUSH PROPERTIES**  
LOCATED IN ORANGEBURG, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

REV. PER LANDSCAPE ARCHT. - 6/20/2018  
REV. PER GEOTECH REVIEW - 11/28/2018  
REV. PER COMMENTS - 05/22/2019  
REV. ADD LANDSCAP PARKING - 07/30/2019  
REV. PER TRAFFIC ENGINEER - 11/01/2020  
REV. PER COMMENTS - 09/15/2021  
REV. PER COMMENTS - 04/05/2022  
REV. PER COMMENTS - 09/01/2022  
REV. PER COMMENTS - 08/18/2023  
REV. GENERAL - 01/05/2024

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SY-1386  
MAY 24, 2018  
1" = 50'  
3 OF 16



**EROSION CONTROL INFORMATION:**

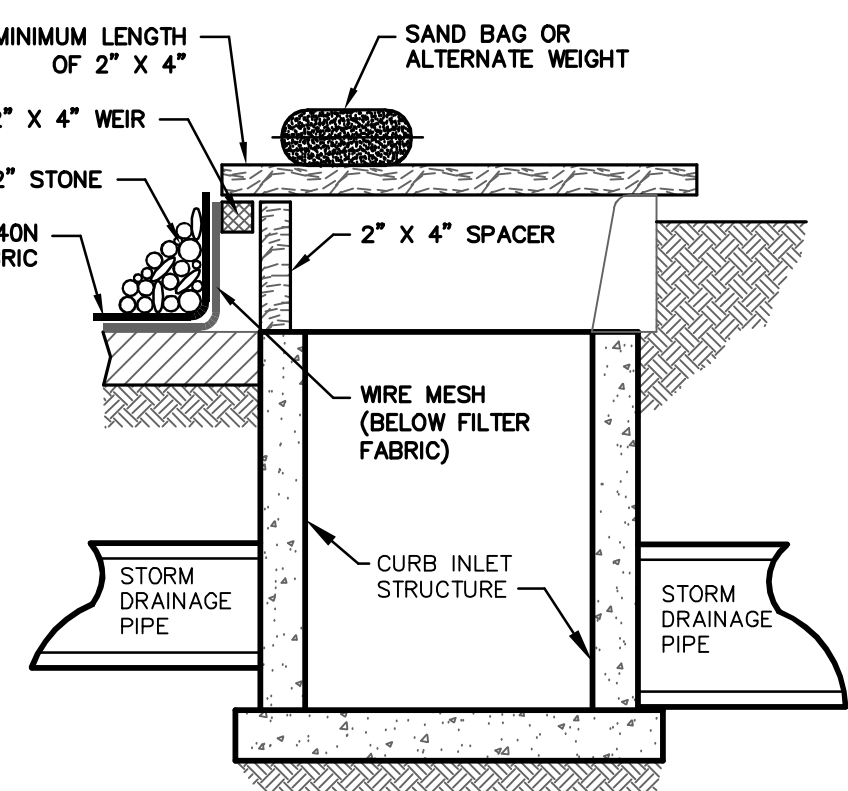
**EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND NOTIFICATION OF PROPOSED STRUCTURES AND UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SWALES AND PILES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDS WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS, GRATES OF CURBS AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BARE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF CURBS AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT, RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDS WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OF DISTURBED AREA OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. SOILS TO BE AMENDED AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #10 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEEDS WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDS DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX SHOULD BE USED TO ENSURE CONTINUAL STABILIZATION.

**STANDARD EROSION CONTROL NOTES:**

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

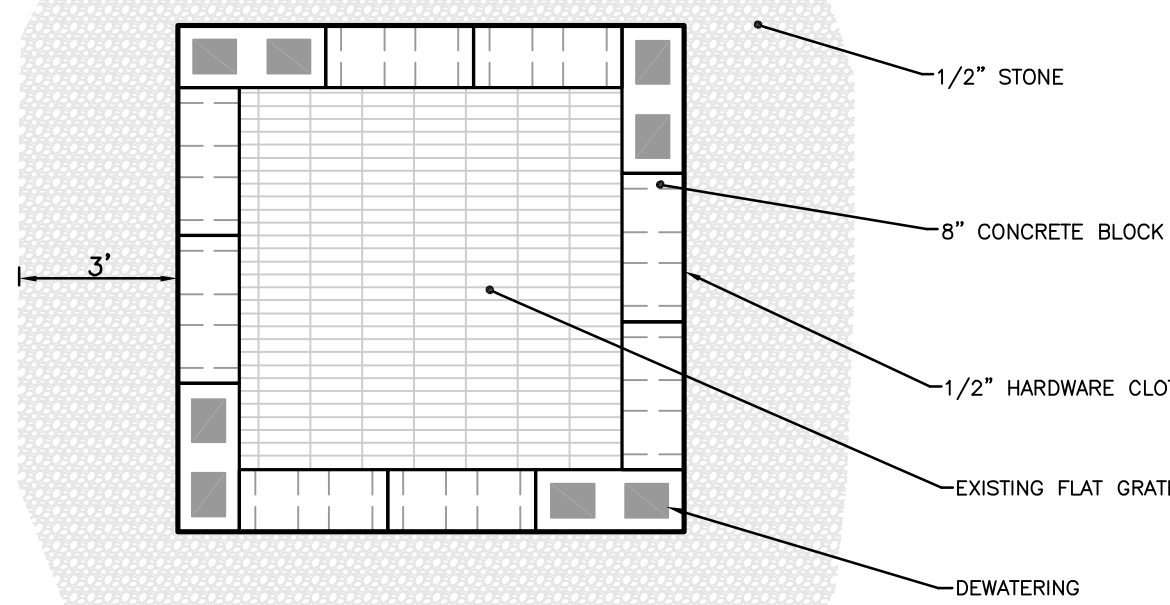
1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EXISTING DITCHES, BERM, GRASSES, STONE CURBS OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN MATERIALS ARE DEPOSITED INTO THE ENTRAPMENT AREAS WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDS WITH 1/2 LB. OF RYE GRASS AND MULCHED WITH 100 LBS. OF STRAW OR LAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS EARLY AS PRACTICAL BY INSTALLATION OF THE BARE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. 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 PLAN.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL).



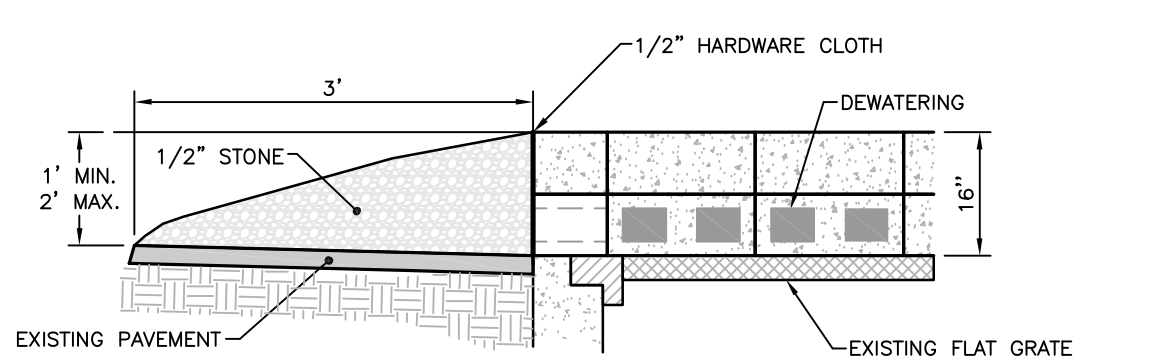
**NOTES:**

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

**CURB INLET PROTECTION DETAIL**  
N.T.S.



**PLAN VIEW**  
N.T.S.

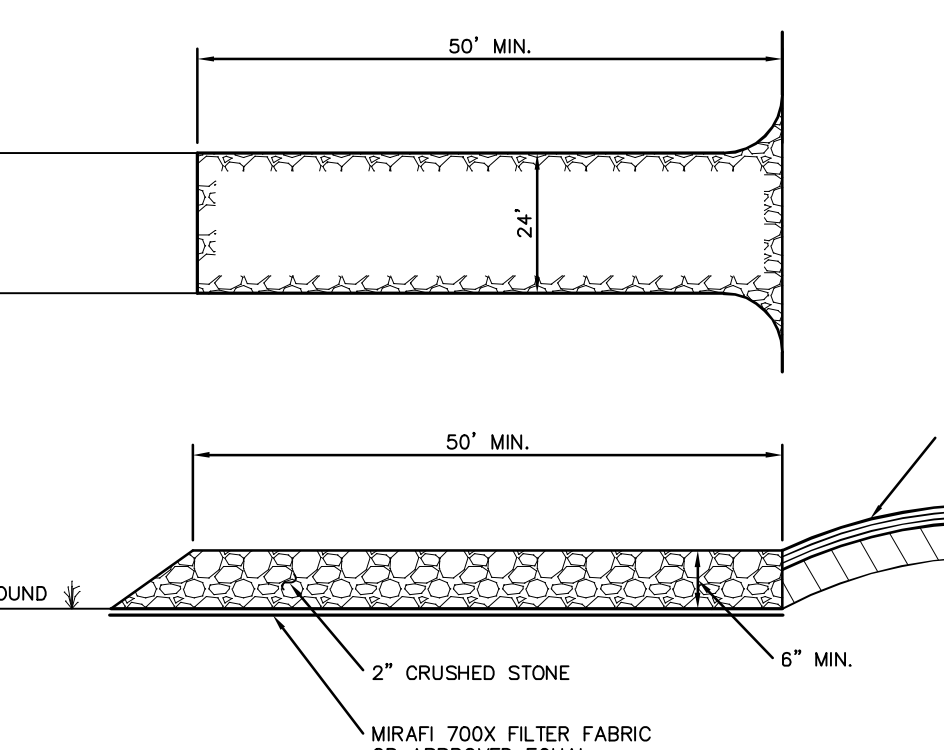
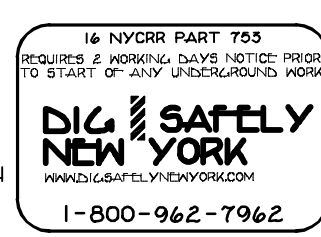


**NOTES:**

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW BEST OFINLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2% SLOPE OR FLATTER.
4. SYMBOL [Symbol]

**STONE & BLOCK INLET PROTECTION**  
N.T.S.

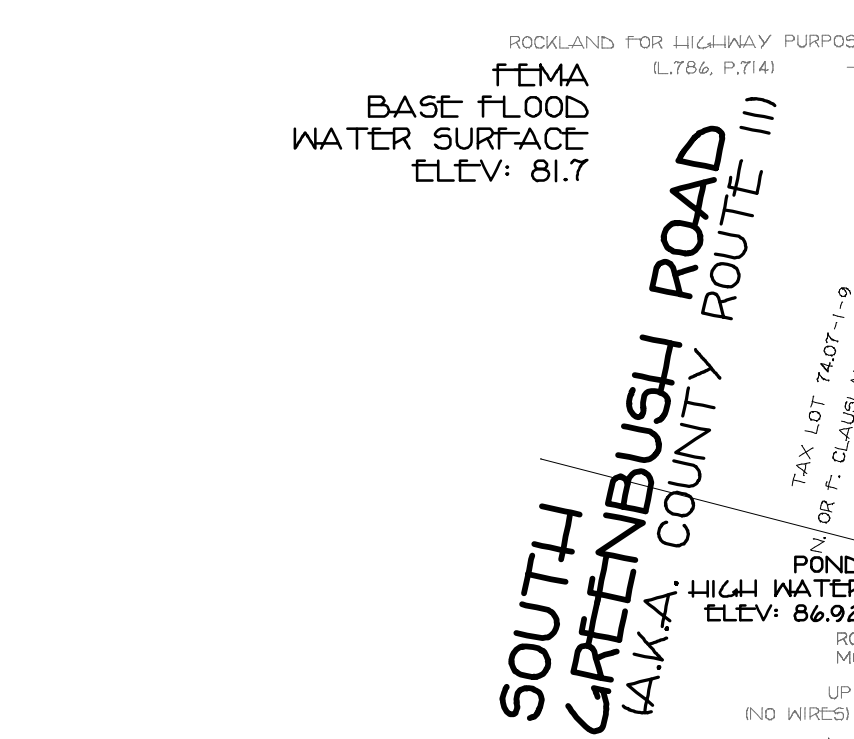
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTION ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



**NOTES:**

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

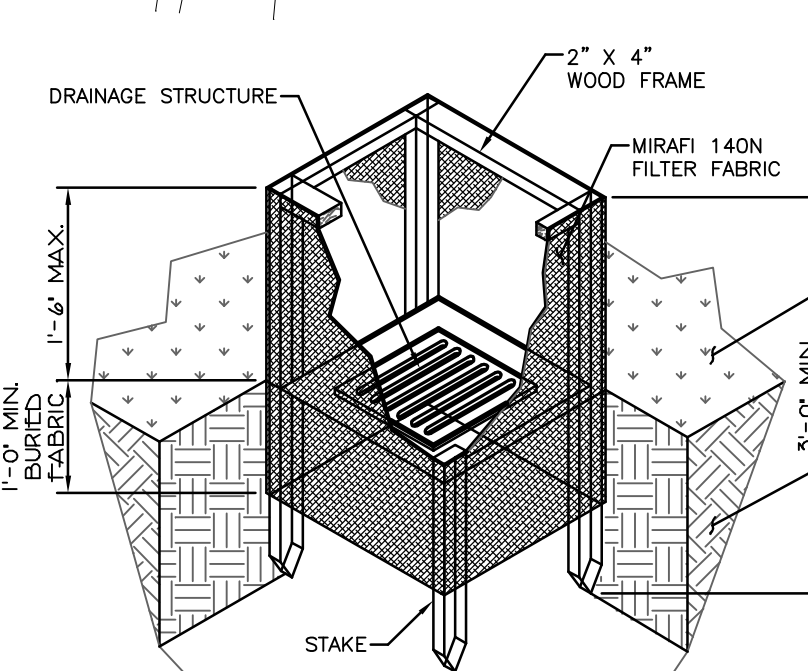
**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



**CHAMBERLAIN RD**

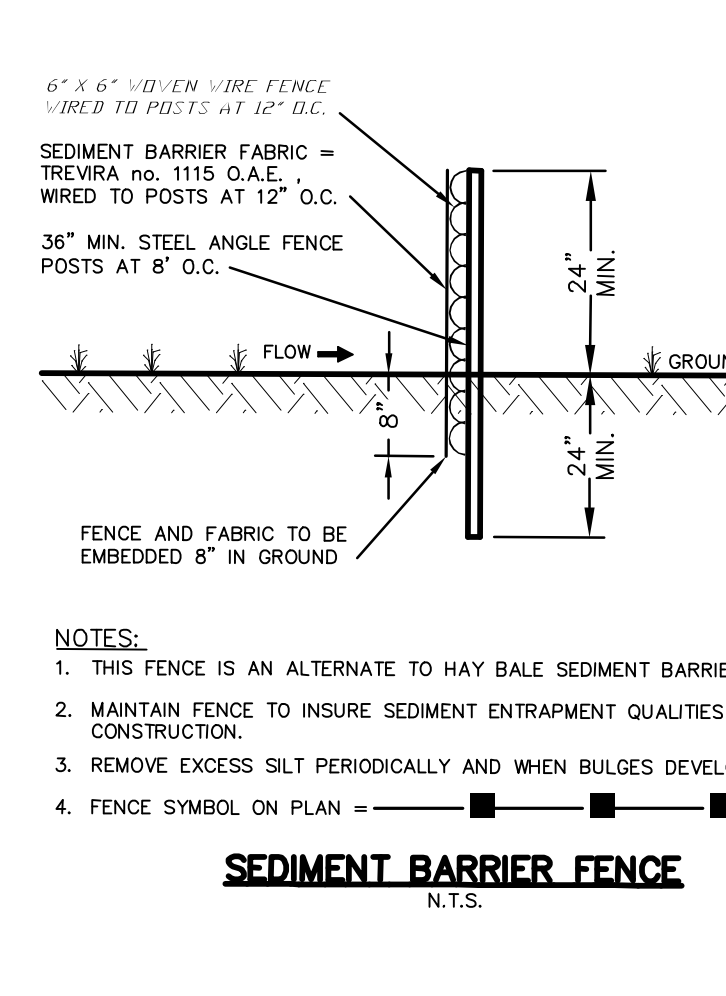
**MOUNTAINVIEW AVE**

EXISTING	LEGEND	PROPOSED
[Symbol]	CATCH BASIN/FIELD INLET	[Symbol]
[Symbol]	DRAIN LINE	[Symbol]
[Symbol]	SANITARY MANHOLE / PIPE	[Symbol]
[Symbol]	EDGE OF PAVEMENT	[Symbol]
[Symbol]	MACADAM / PAVEMENT	[Symbol]
[Symbol]	CONCRETE CURB	[Symbol]
[Symbol]	GAS LINE / VALVE	[Symbol]
[Symbol]	WATER LINE / VALVE	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	LIGHT POLE	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	LOADING DOCK	[Symbol]
[Symbol]	FIRE VALVE	[Symbol]
[Symbol]	DROP CURB	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	10' CONTOUR INTERVAL	[Symbol]
[Symbol]	2' CONTOUR INTERVAL	[Symbol]
[Symbol]	STONE & BLOCK INLET PROTECTION	[Symbol]
[Symbol]	CURB & FIELD INLET PROTECTION	[Symbol]
[Symbol]	SILT FENCE	[Symbol]
[Symbol]	DOUBLE SILT FENCE	[Symbol]
[Symbol]	CLEARING LIMIT LINE	[Symbol]



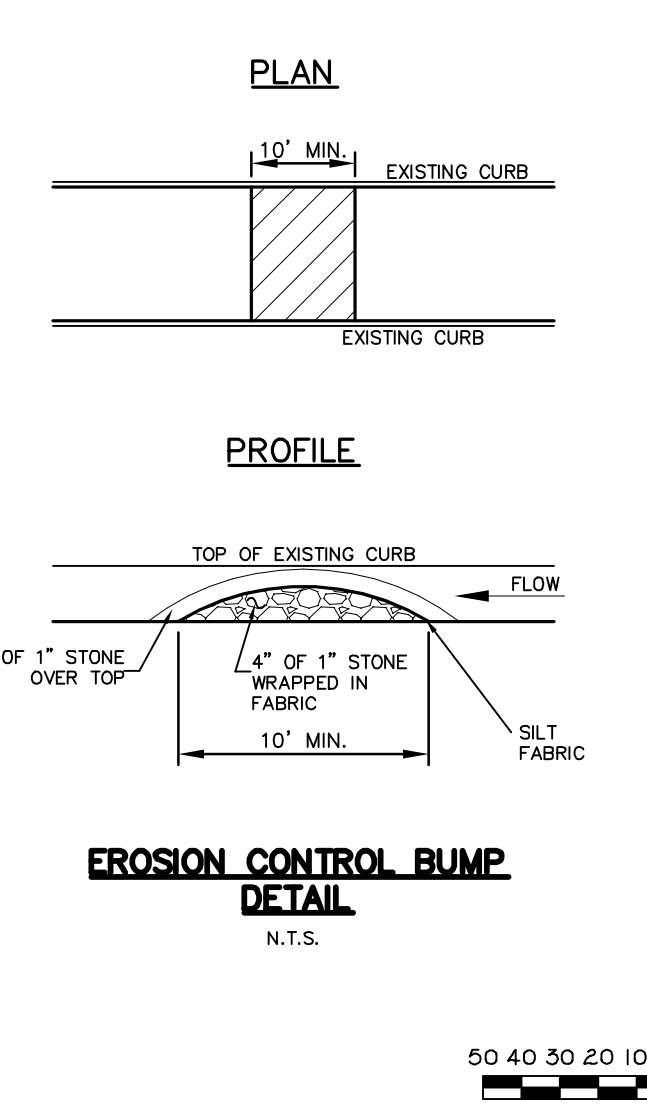
**FIELD INLET PROTECTION DETAIL**  
N.T.S.

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT. METAL WITH MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACING GREATER THAN 3 FEET BE BEHIND WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
6. CAN ALSO BE USED FOR PRELIMINARY CURB INLET PROTECTION FOR PROPOSED CATCH BASINS WITHOUT CASTINGS.
7. SYMBOL [Symbol]
8. SYMBOL [Symbol]



**SEDIMENT BARRIER FENCE**  
N.T.S.

1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIERS.
2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
4. FENCE SYMBOL ON PLAN



**EROSION CONTROL BUMP DETAIL**  
N.T.S.

**REFERENCE:**  
EXISTING BOUNDARIES, STRUCTURES, TOPOGRAPHY, WETLANDS, UTILITIES AND ALL OTHER EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE SHOWN AS PER SURVEY ENTITLED: "TOPOGRAPHIC SURVEY OF PROPERTY FOR 125 GREENBUSH LLC, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY JAY A. GREENWELL PLS, LLC, DATED OCT. 25, 2017, LAST REVISED NOV. 30, 2017.

**REFERENCES:**

1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGETOWN SALESURRY CORP" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
2. OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MAG527.
3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
4. TOPOG FROM GEOMAPS AERIAL COMPILATION; DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

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SITE PLANNING  
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FAX: (845) 782-9901  
WWW.SPARACOENGINEERS.COM WYS1806M.COM

SY-1386  
JUNE 15, 2018  
1" = 50'  
4 OF 16

10.98 ACRES OF DISTURBANCE  
ONE STORY BRICK BUILDING  
#125 SO. GREENBUSH ROAD

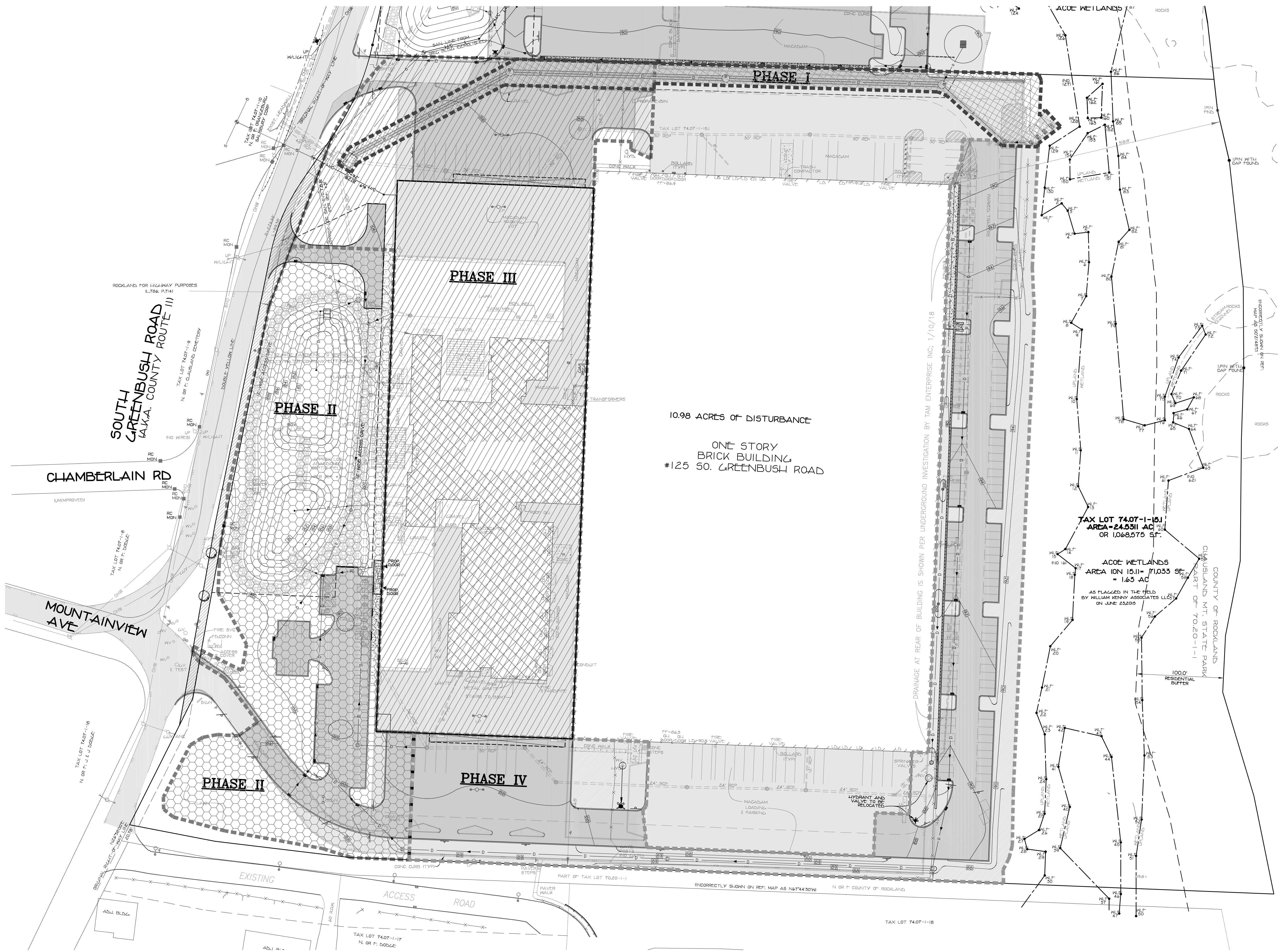
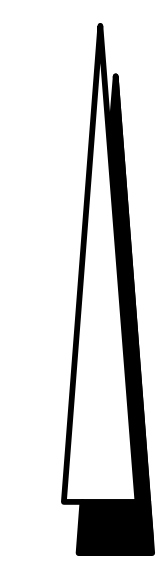
TAX LOT 7407-1-16J  
AREA = 2.431 AC  
OR 1,068,575 SF

ACOE WETLANDS  
AREA (ON 15.1) = 71,033 SF  
= 1.63 AC  
AS FLAGGED IN THE FIELD  
BY WILLIAM KERRY ASSOCIATES LLC  
ON JUNE 2009

EROSION & SEDIMENT CONTROL PLAN  
FOR  
**125 GREENBUSH PROPERTIES**  
LOCATED IN  
ORANGETOWN  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

SY-1386  
JUNE 15, 2018  
1" = 50'  
4 OF 16





EXISTING	LEGEND	PROPOSED
CB	CATCH BASIN/FIELD INLET	CB
D	DRAIN LINE	D
S	SANITARY MANHOLE / PIPE	S
EMH	EDGE OF PAVEMENT	EMH
M	MACADAM / PAVEMENT	M
C	CONCRETE CURB	C
G	GAS LINE / VALVE	G
W	WATER LINE / VALVE	W
U	UTILITY POLE	U
LP	LIGHT POLE	LP
OHW	OVERHEAD WIRES	OHW
UE	UNDERGROUND ELECTRIC	UE
LD	LOADING DOCK	LD
FV	FIRE VALVE	FV
DC	DROP CURB	DC
H	FIRE HYDRANT	H

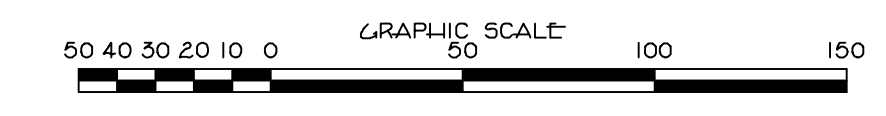
PLACING PLAN  
FOR  
**125 GREENBUSH PROPERTIES**  
LOCATED IN  
ORANGETOWN  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**AREA OF DISTURBANCE:**  
478,493 S.F.  
10.98 AC.

**PHASING AREA OF DISTURBANCE (A.O.D.):**  
I = 24,937 SQ. FT. (0.57 AC)\*  
II = 125,791 SQ. FT. (2.89 AC)  
III = 199,877 SQ. FT. (4.59 AC)  
IV = 136,801 SQ. FT. (3.14 AC)



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



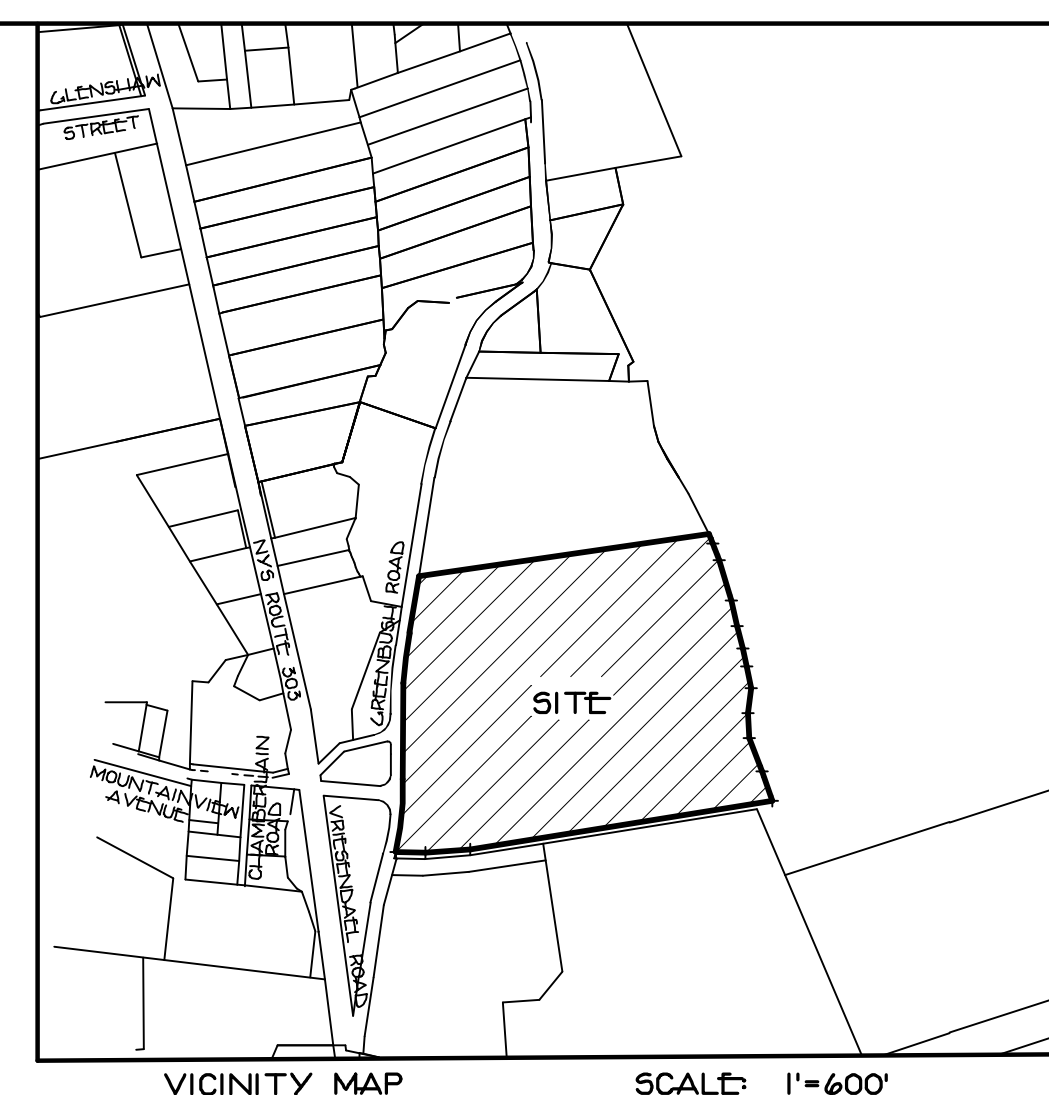
STEVEN M. SPARACO, PE  
18 NORTH MAIN STREET  
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**SPARACO & YOUNGBLOOD, PLLC**  
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SITE PLANNING

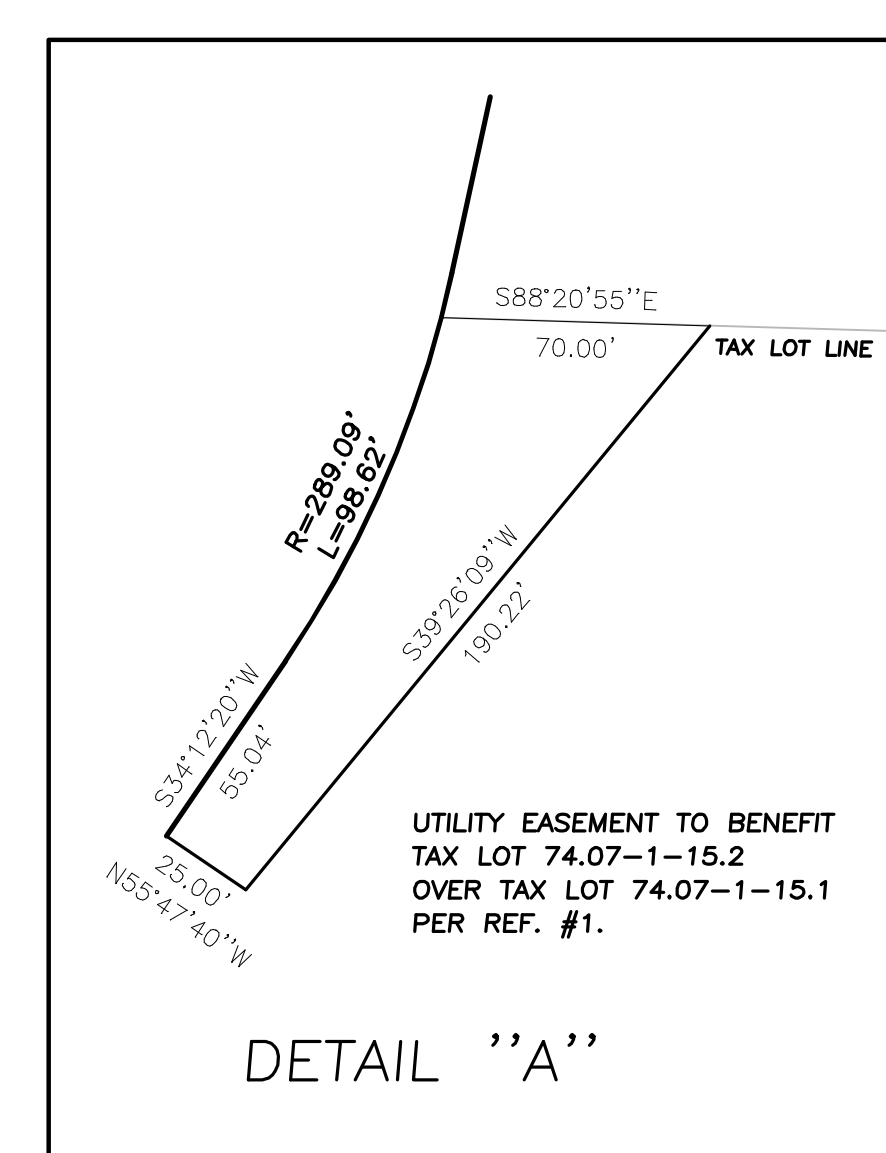
18 NORTH MAIN STREET  
P.O. BOX 618  
HARRIMAN, N.Y. 10926  
TEL: (845) 782-8543  
FAX: (845) 782-5901  
E-MAIL: SPARACO@STEVENMSPARACO.COM WBY151@GMAIL.COM

SY-1386  
JAN. 5, 2024  
1" = 50'  
5 OF 16

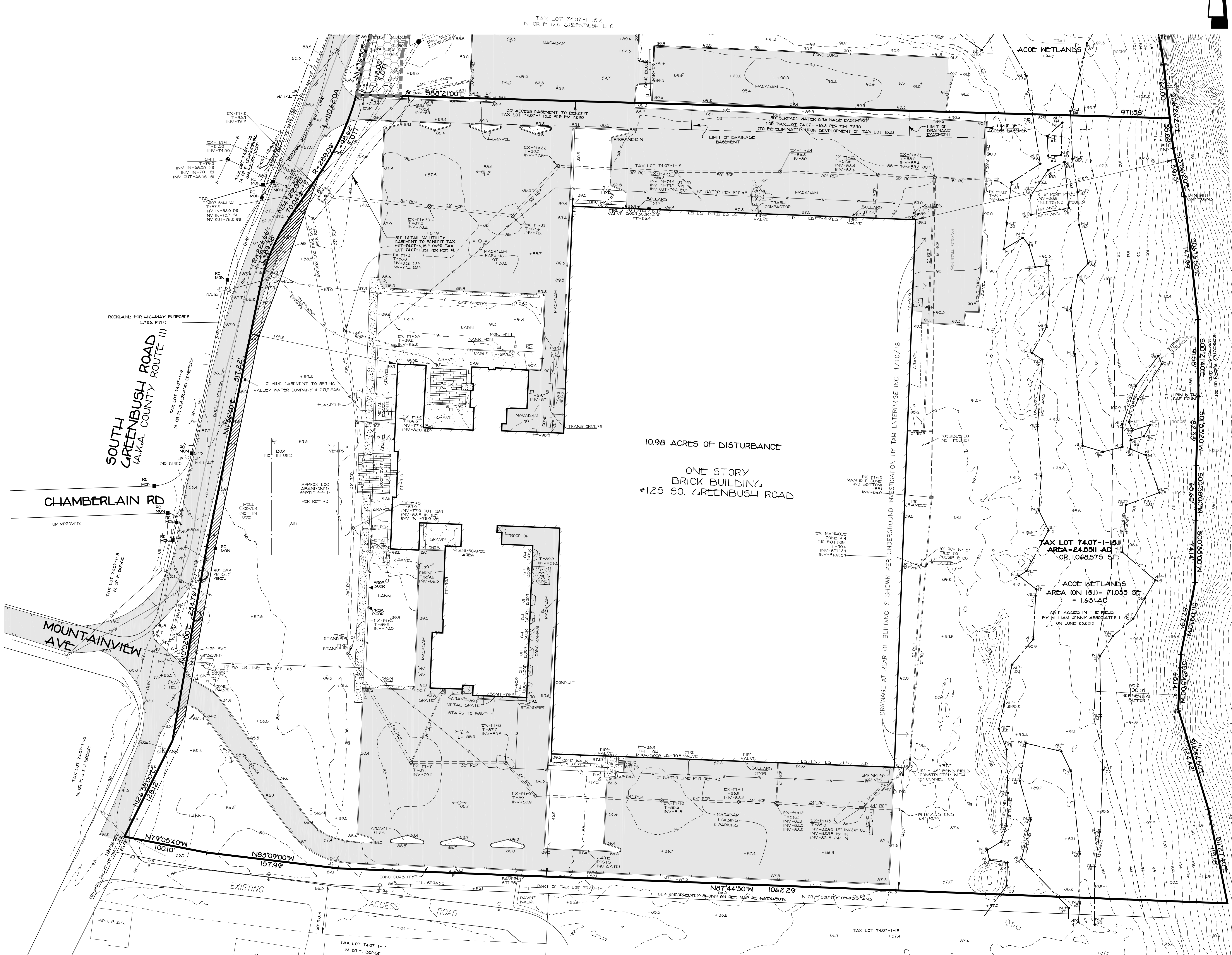




VICINITY MAP SCALE: 1"=600'



DETAIL "A"



COUNTY OF ROCKLAND  
CLAUDEMAN, N.Y. STATE PARK

EXISTING		LEGEND	
[Symbol]	CB	[Symbol]	FI
[Symbol]	DR	[Symbol]	DR
[Symbol]	SMH	[Symbol]	SMH
[Symbol]	CP	[Symbol]	CP
[Symbol]	GL	[Symbol]	GL
[Symbol]	WV	[Symbol]	WV
[Symbol]	LP	[Symbol]	LP
[Symbol]	OW	[Symbol]	OW
[Symbol]	LD	[Symbol]	LD
[Symbol]	TV	[Symbol]	TV
[Symbol]	DC	[Symbol]	DC

EXISTING CONDITIONS PLAN FOR  
**125 GREENBUSH PROPERTIES**  
LOCATED IN ORANZEBURG  
TOWN OF ORANZETOWN  
ROCKLAND COUNTY, NEW YORK

REV: PER LANDSCAPE ARCHT - 6/20/2018  
REV: PER GEOTECH REVIEW - 11/20/2018  
REV: PER COMMENTS - 05/22/2019  
REV: ADD HANDICAP PARKING - 07/30/2019  
REV: PER TRAFFIC ENGINEER - 11/04/2020  
REV: PER COMMENTS - 09/19/2021  
REV: PER COMMENTS - 04/05/2022  
REV: PER COMMENTS - 09/01/2022  
REV: GENERAL - 01/05/2024

- REFERENCES
1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANZEBURG SALISBURY CORP" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
  2. OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MCS27
  3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
  4. TOPO FROM GEOMAPS AERIAL COMPILATION; DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

REFERENCE  
EXISTING BOUNDARIES, STRUCTURES, TOPOGRAPHY, WETLANDS, UTILITIES AND ALL OTHER EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE SHOWN AS PER SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY FOR 125 GREENBUSH LLC, TOWN OF ORANZETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY JAY A. GREENWELL, P.E., DATED OCT 29, 2017, LAST REVISED NOV. 30, 2017.

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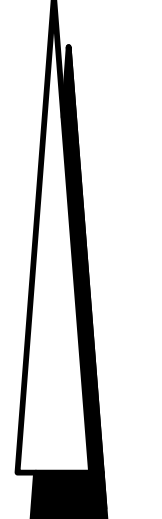
SY-1386  
MAY 24, 2018  
1" = 50'  
6 OF 16

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

14 NYSD PART 175  
REGISTERED PROFESSIONAL ENGINEER  
**DIANE M. SAELY**  
NEW YORK  
1-800-962-7962







PROPOSED DRAINAGE EASEMENT FOR ACCESS & MAINTENANCE IN FAVOR OF LOT #15.2 AREA = 19,075 SF.

ROCKLAND FOR 1/4-4WAY PURPOSES L786, P7141

**SOUTH GREENBUSH ROAD**  
TAKA COUNTY ROUTE III

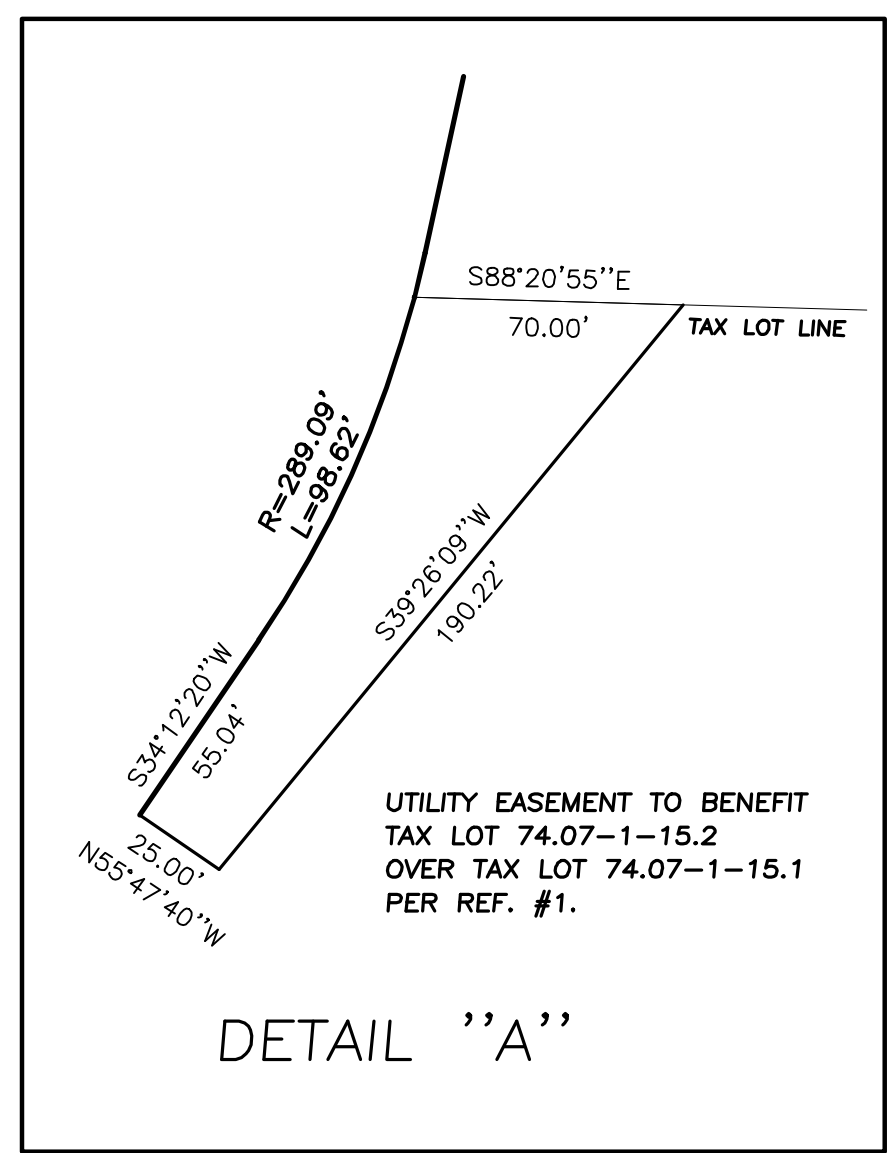
**CHAMBERLAIN RD**

**MOUNTAINVIEW AVE**

10.98 ACRES OF DISTURBANCE  
ONE STORY BRICK BUILDING  
#125 SO. GREENBUSH ROAD

TAX LOT 74.07-1-15.1  
AREA = 24,5311 AC  
OR 1068,570 SF.

ACOE WETLANDS  
AREA 10N 15.1J = 71033 SF  
= 1.63 AC  
AS FLAGGED IN THE FIELD  
BY WILLIAM KENNY ASSOCIATES LLC  
ON JUNE 23, 2010



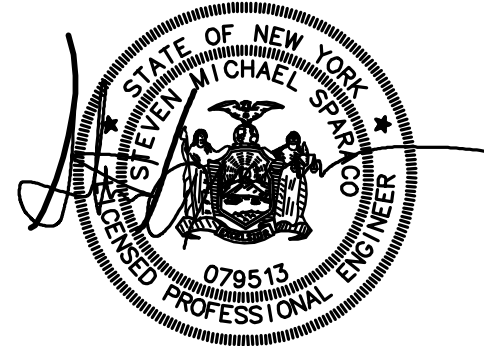
LEGEND table with columns for EXISTING and PROPOSED symbols and descriptions for catch basins, drainage lines, manholes, pavement, curbs, gas/water lines, utility poles, overhead wires, loading docks, and fire valves.

- REFERENCES: 1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGETOWN SAUBURY CORP... 2. OLD REPUBLIC NATIONAL TITLE INSURANCE... 3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17... 4. TOPO FROM GEOMAPS AERIAL COMPILATION...

REFERENCE: EXISTING BOUNDARIES, STRUCTURES, TOPOGRAPHY, WETLANDS, UTILITIES AND ALL OTHER EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE SHOWN AS PER SURVEY ENTITLED: "TOPOGRAPHIC SURVEY OF PROPERTY FOR 125 GREENBUSH LLC, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY JAY A. GREENWELL PLS, LLC, DATED OCT 25, 2017, LAST REVISED NOV. 30, 2017.

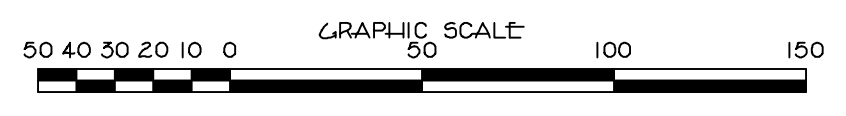
EASEMENT MAP FOR 125 GREENBUSH PROPERTIES LOCATED IN ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE 18 NORTH MAIN STREET HARRISMAN, NEW YORK 10926 (845) 782-8543

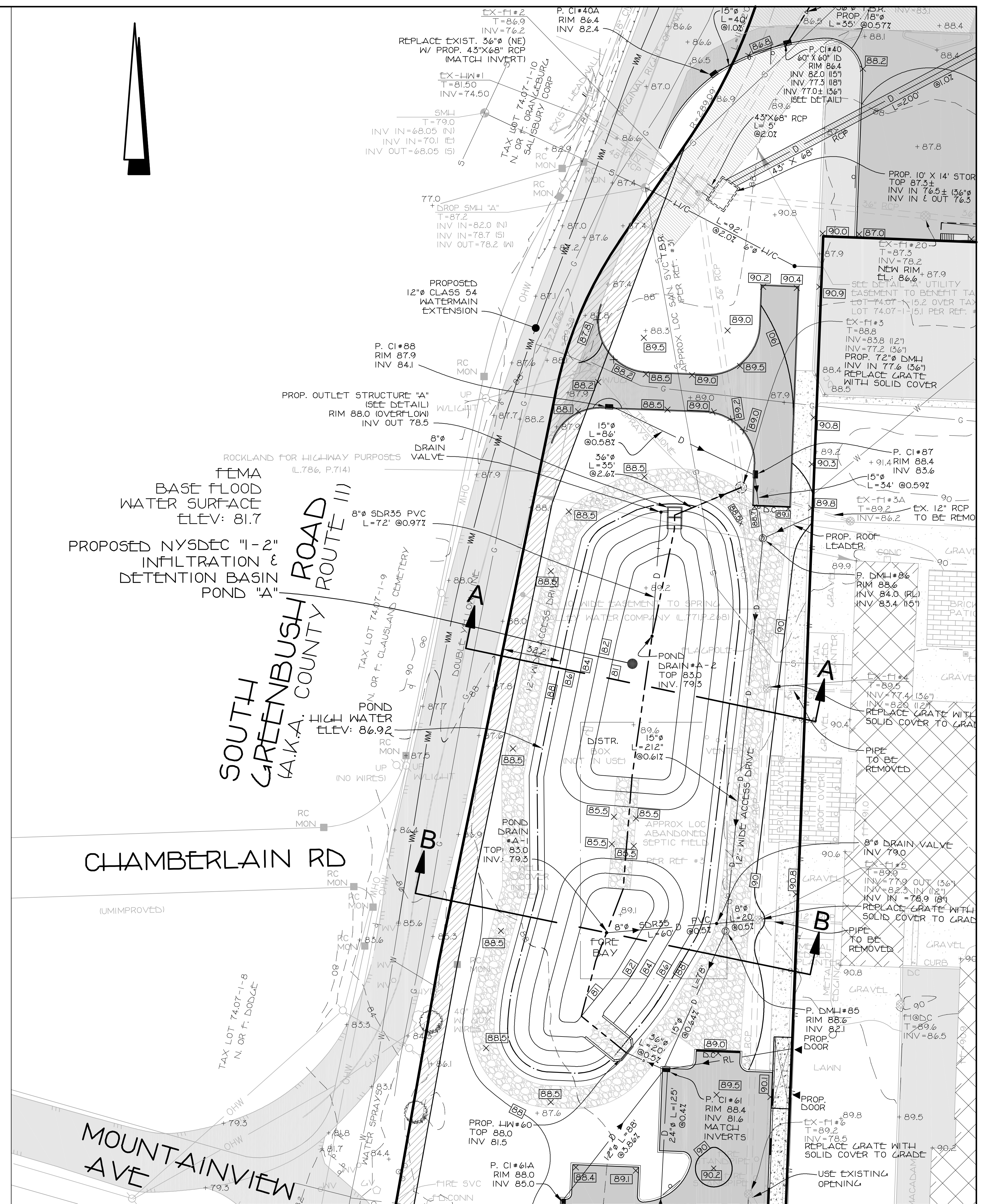
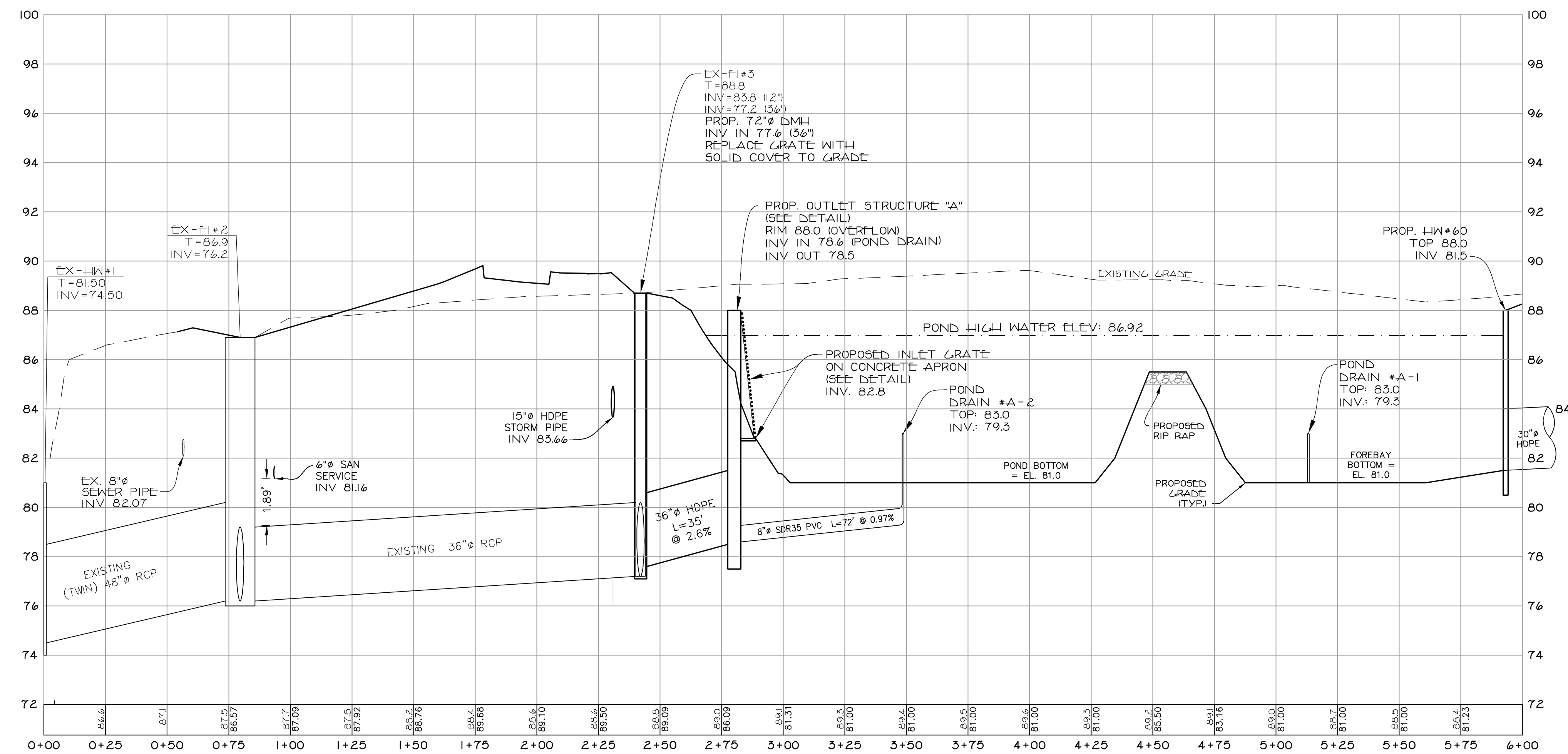
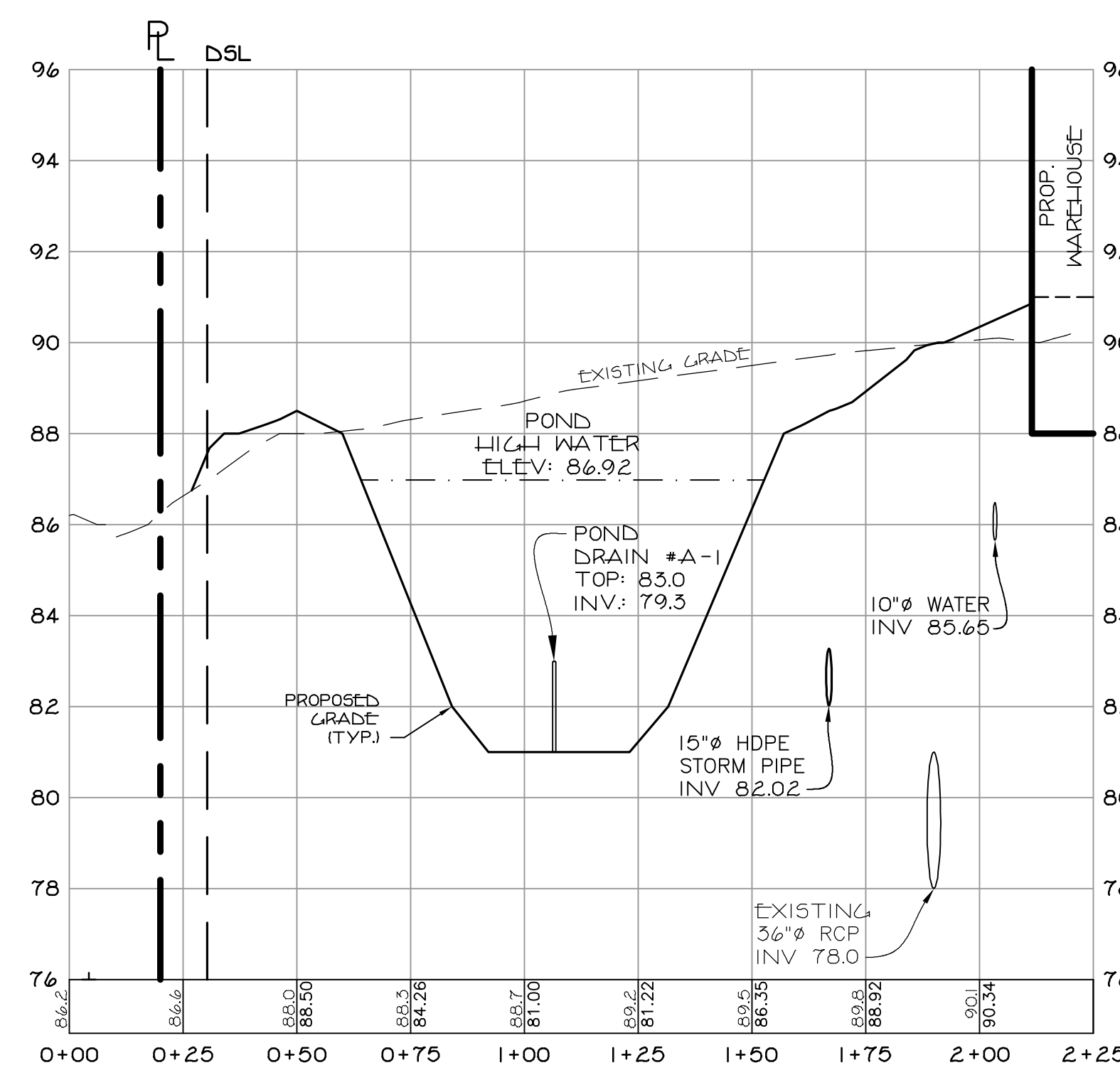
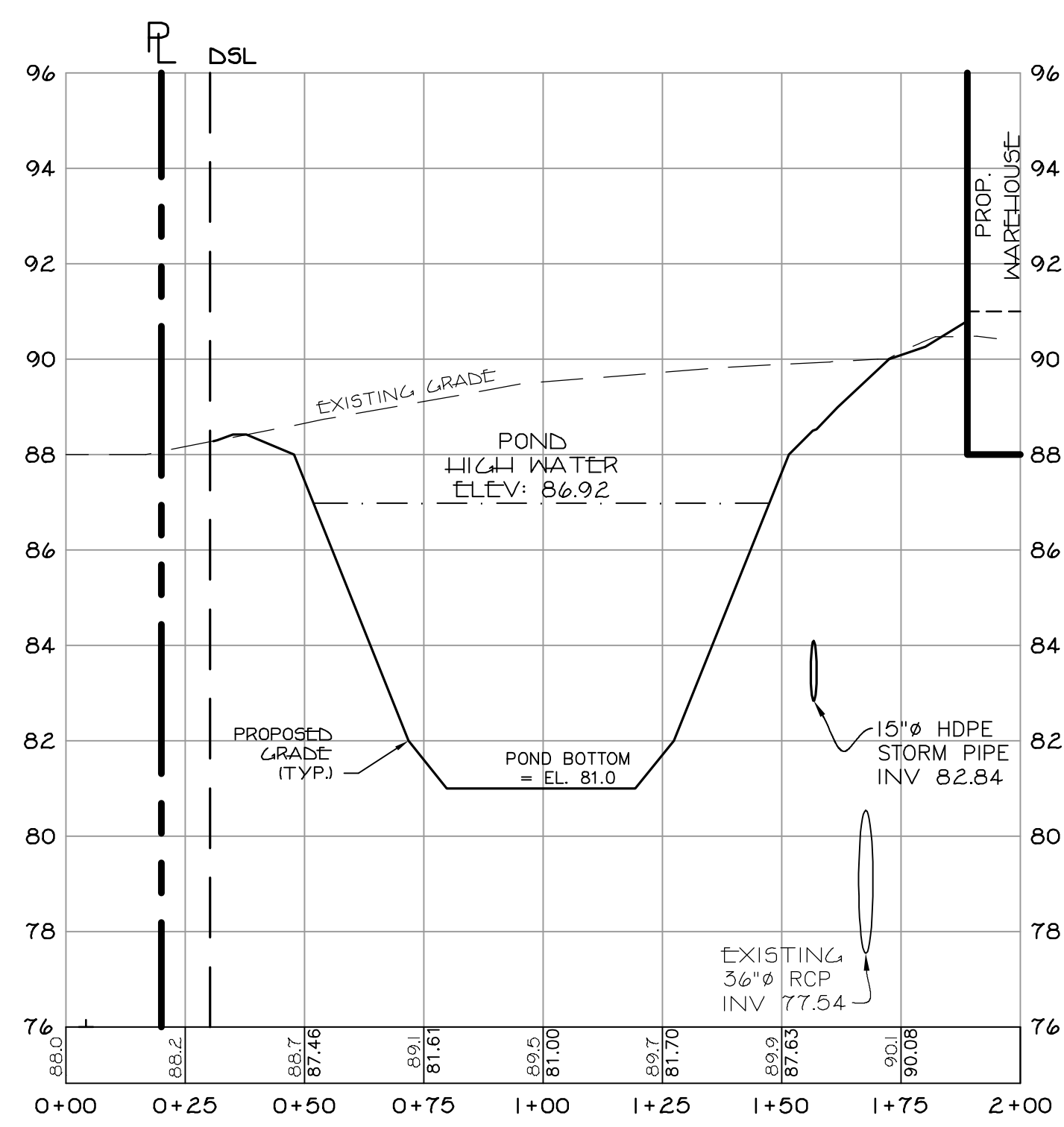


REV: GENERAL - 1/5/2024

SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING • SITE PLANNING. 18 NORTH MAIN STREET P.O. BOX 618 HARRISMAN, NY 10926 TEL: (845) 782-8543 FAX: (845) 782-5901







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14 NYSDEC PART 155  
DESIGN & SAFETY NEW YORK  
1-800-962-7962

STEVEN M. SPARACO, PE  
18 NORTH MAIN STREET  
HARRIMAN, NEW YORK 10926  
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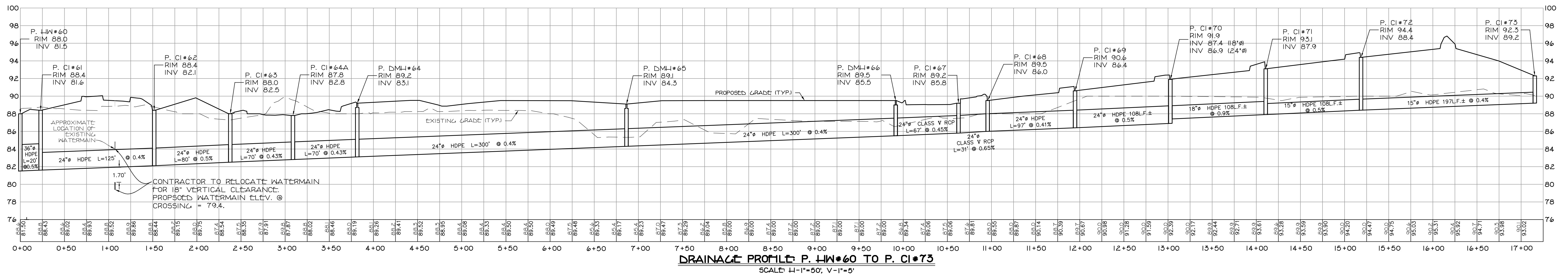
PROPOSED NYSDEC "1-2" INFILTRATION & DETENTION BASIN POND #A (PROFILE & SECTIONS) FOR 125 GREENBUSH PROPERTIES LOCATED IN ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

REV: PER COMMENTS - 09/01/2022  
REV: PER COMMENTS - 01/05/2024

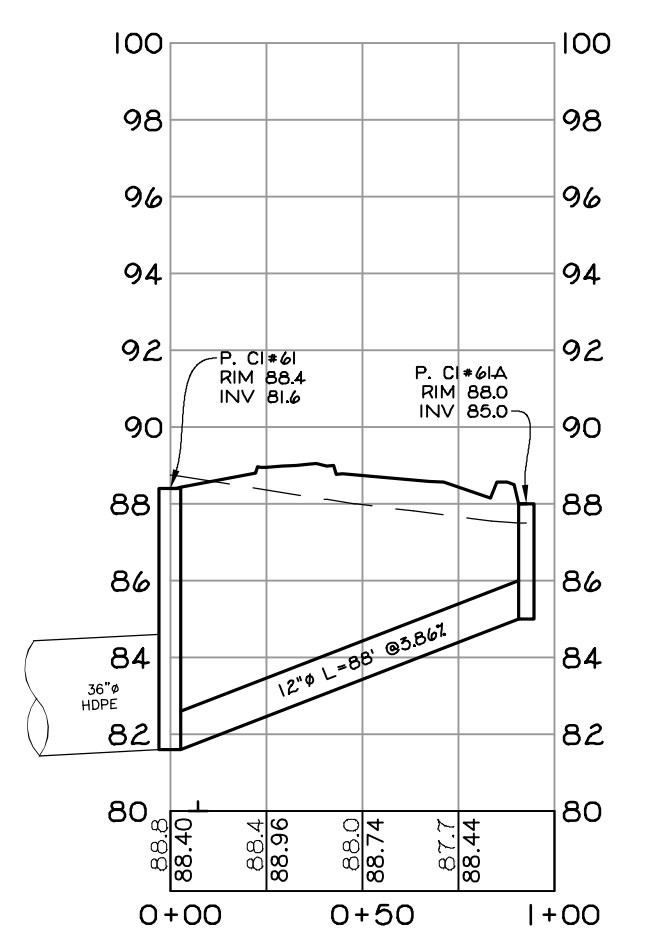
**SPARACO & YOUNGBLOOD, PLLC**  
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SITE PLANNING  
P.O. BOX 918  
18 NORTH MAIN STREET  
HARRIMAN, NY 10926  
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FAX: (845) 782-9901  
E: SPARACO@STEVENMSPARACO.COM W: WWW.SY-1386.COM

SY-1386  
APR. 5, 2022  
AS NOTED  
8 OF 16

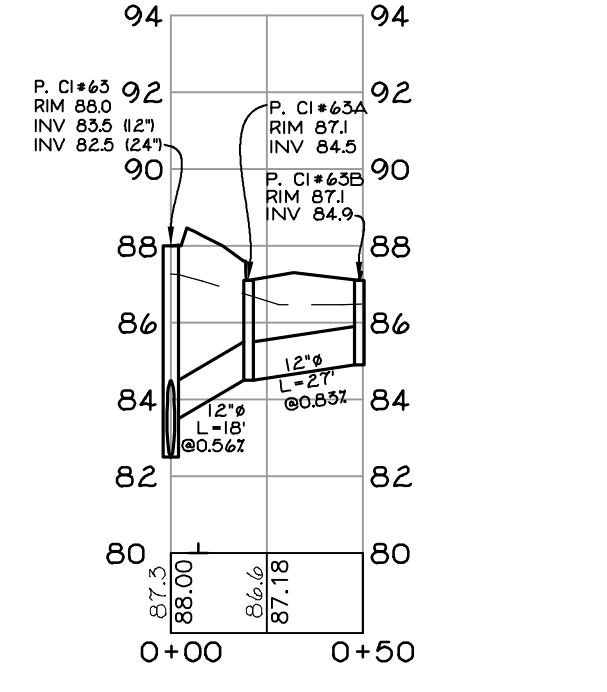




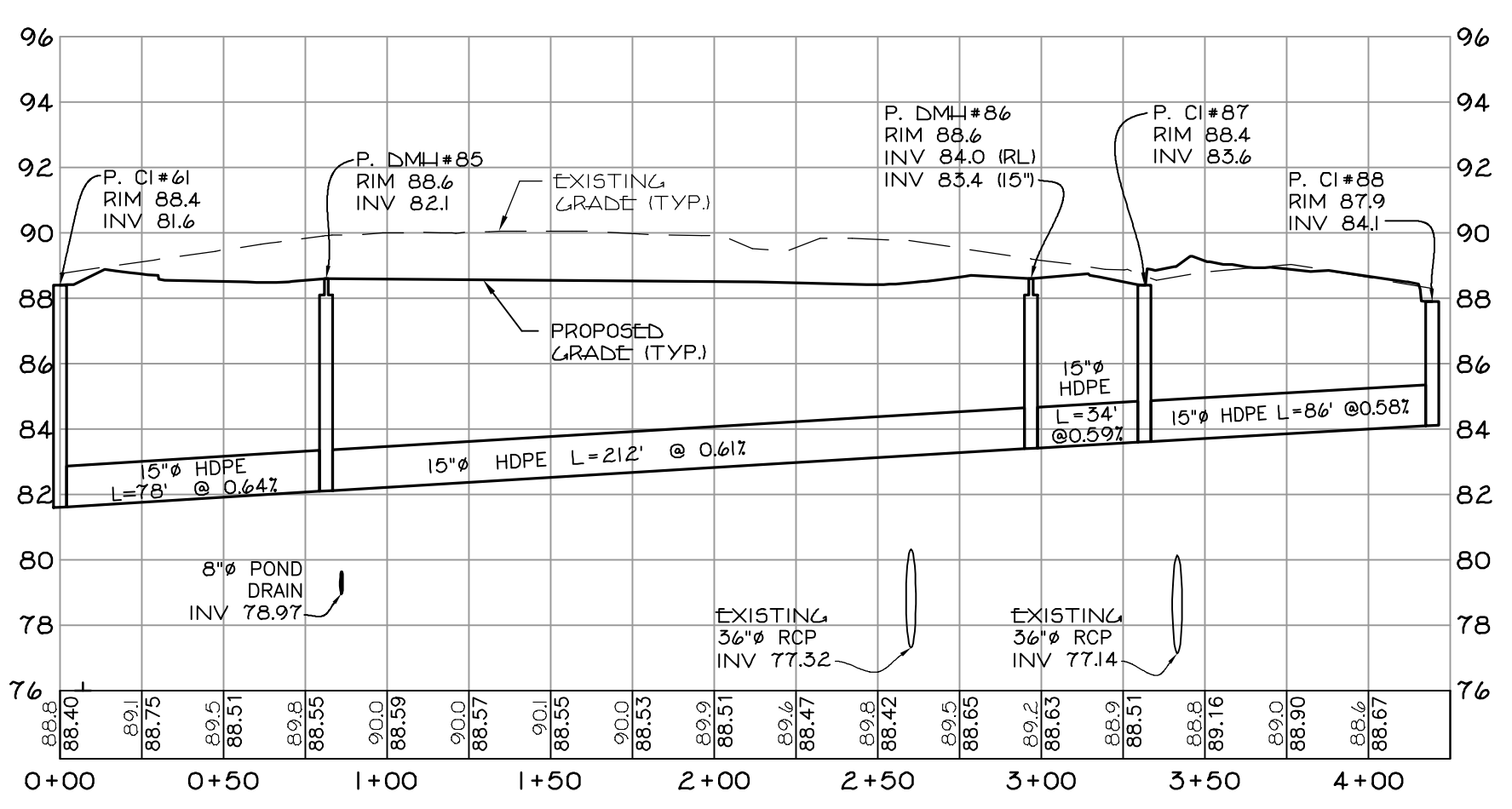
**DRAINAGE PROFILE: P. LI#60 TO P. CI#73**  
SCALE: H-1"=50', V-1"=5'



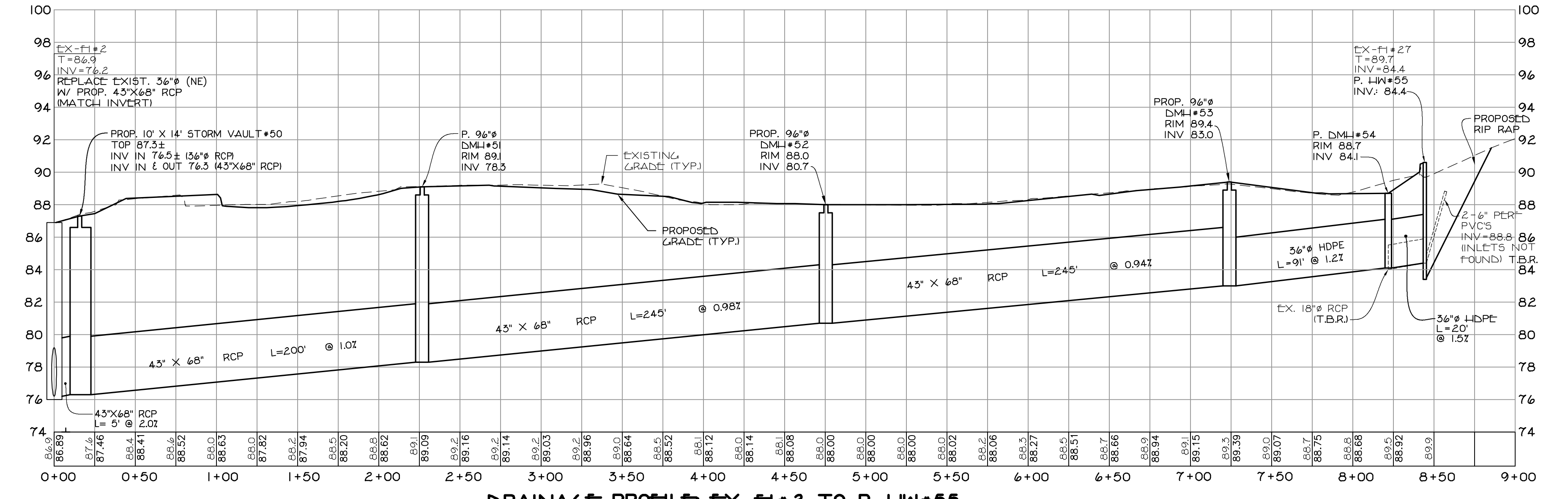
**DRAINAGE PROFILE: P. CI#61 TO P. CI#61A**  
SCALE: H-1"=50', V-1"=5'



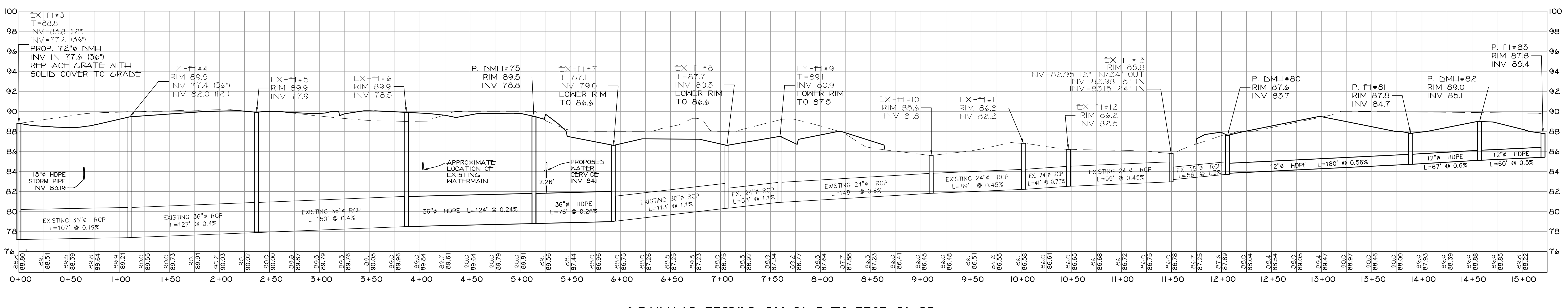
**DRAINAGE PROFILE: P. CI#65B TO P. CI#65**  
SCALE: H-1"=50', V-1"=5'



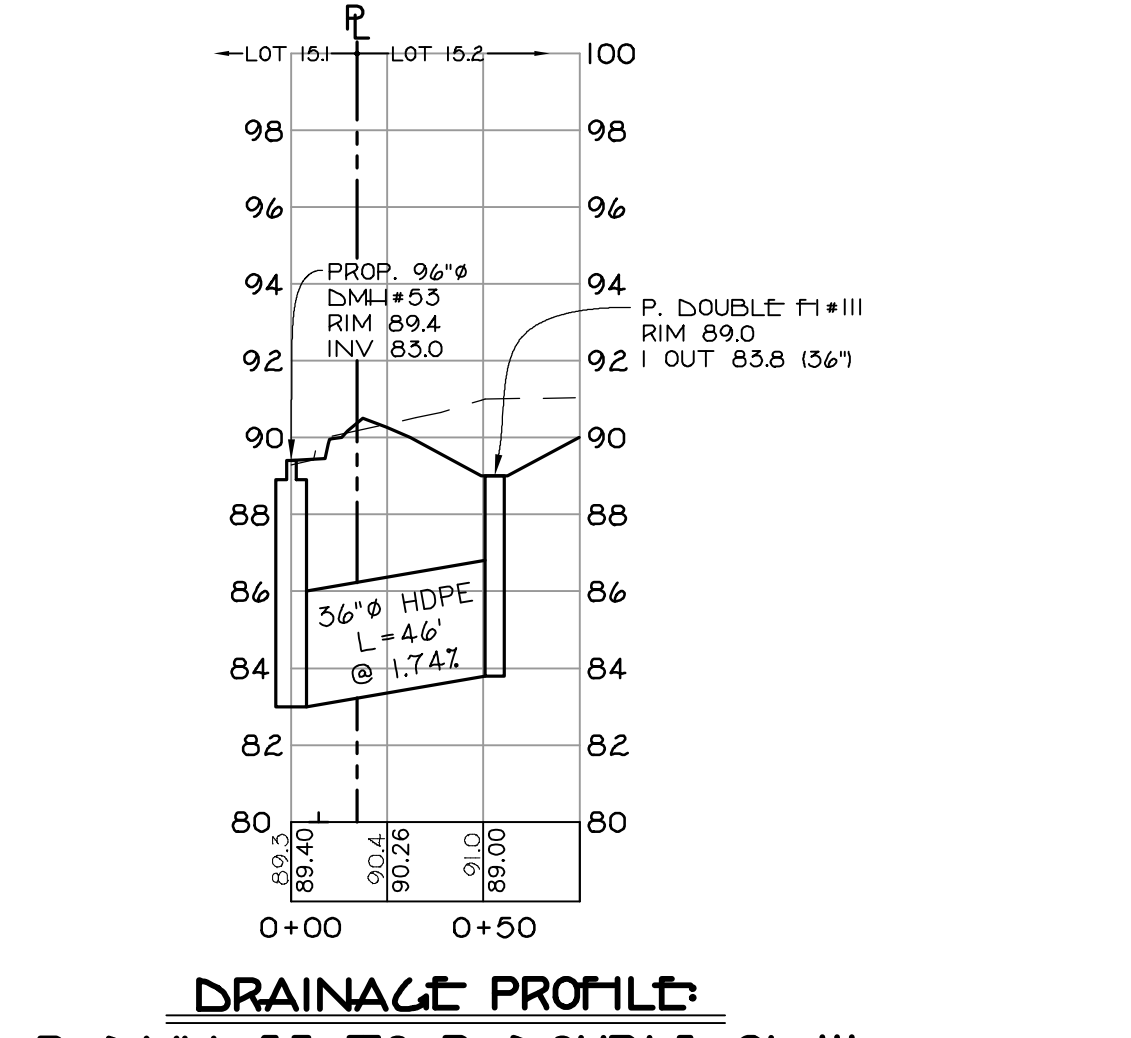
**DRAINAGE PROFILE: P. CI#61 TO P. CI#88**  
SCALE: H-1"=50', V-1"=5'



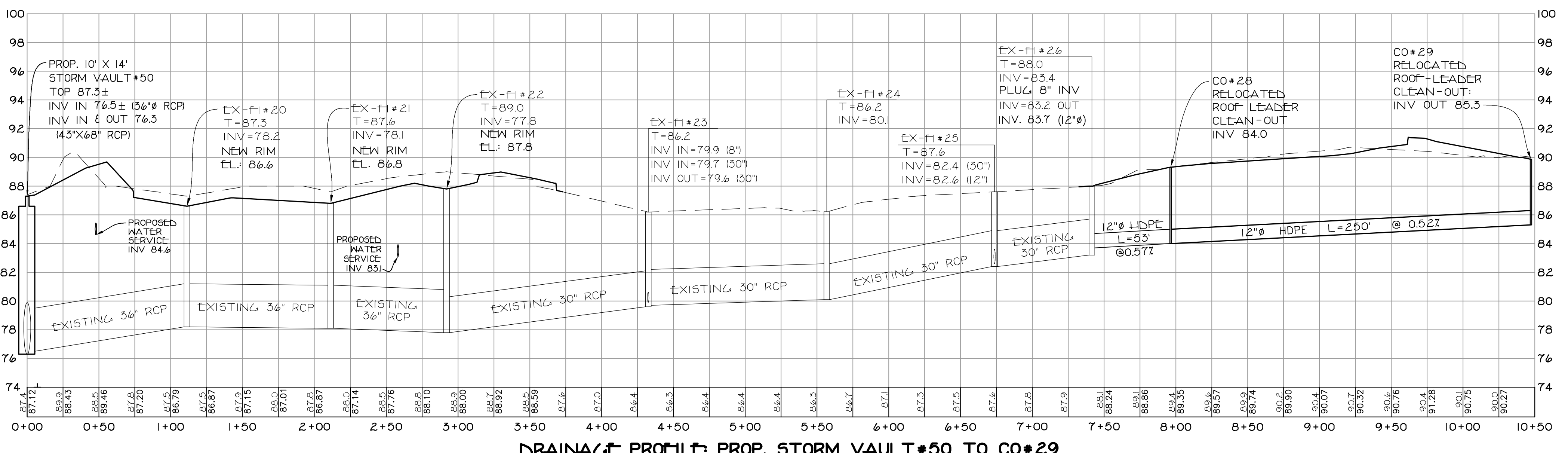
**DRAINAGE PROFILE: EX-FI#2 TO P. LI#55**  
SCALE: H-1"=50', V-1"=5'



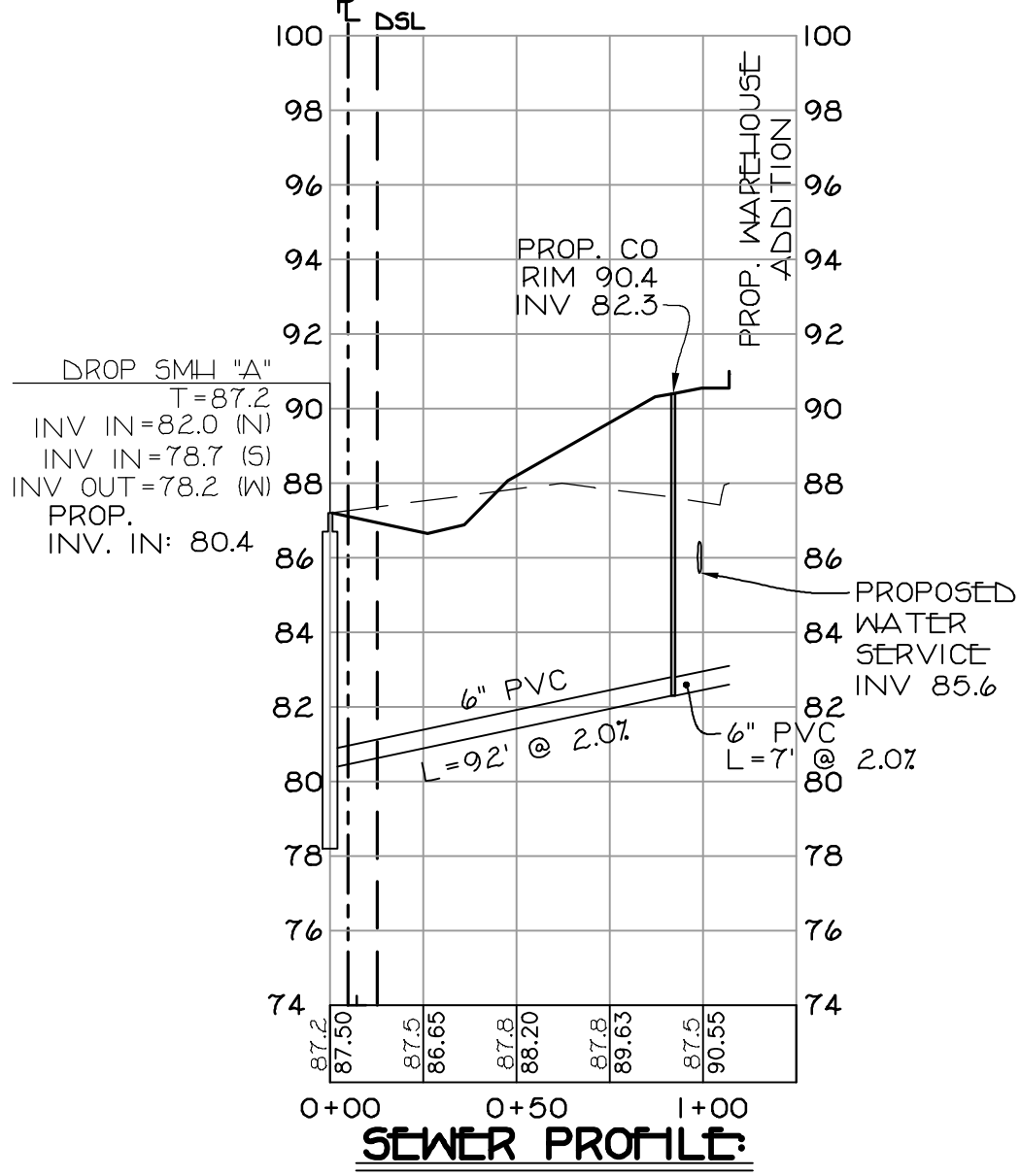
**DRAINAGE PROFILE: EX-FI#3 TO PROP. FI#83**  
SCALE: H-1"=50', V-1"=5'



**DRAINAGE PROFILE: P. DM#53 TO P. DOUBLE CI#11**  
SCALE: H-1"=50', V-1"=5'



**DRAINAGE PROFILE: PROP. STORM VAULT#50 TO CO#29**  
SCALE: H-1"=50', V-1"=5'



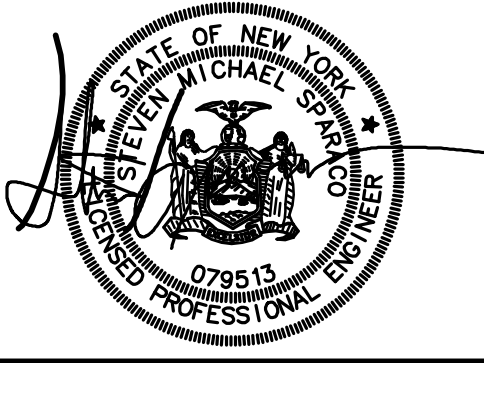
**SEWER PROFILE: SMI 'A' TO PROPOSED ADDITION**  
SCALE: H-1"=50', V-1"=5'

**DRAINAGE & SEWER PROFILES FOR 125 GREENBUSH PROPERTIES**  
LOCATED IN ORANZEBURG TOWN OF ORANZETOWN ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE  
18 NORTH MAIN STREET  
HARRISMAN, NEW YORK 10926  
(845) 782-5943

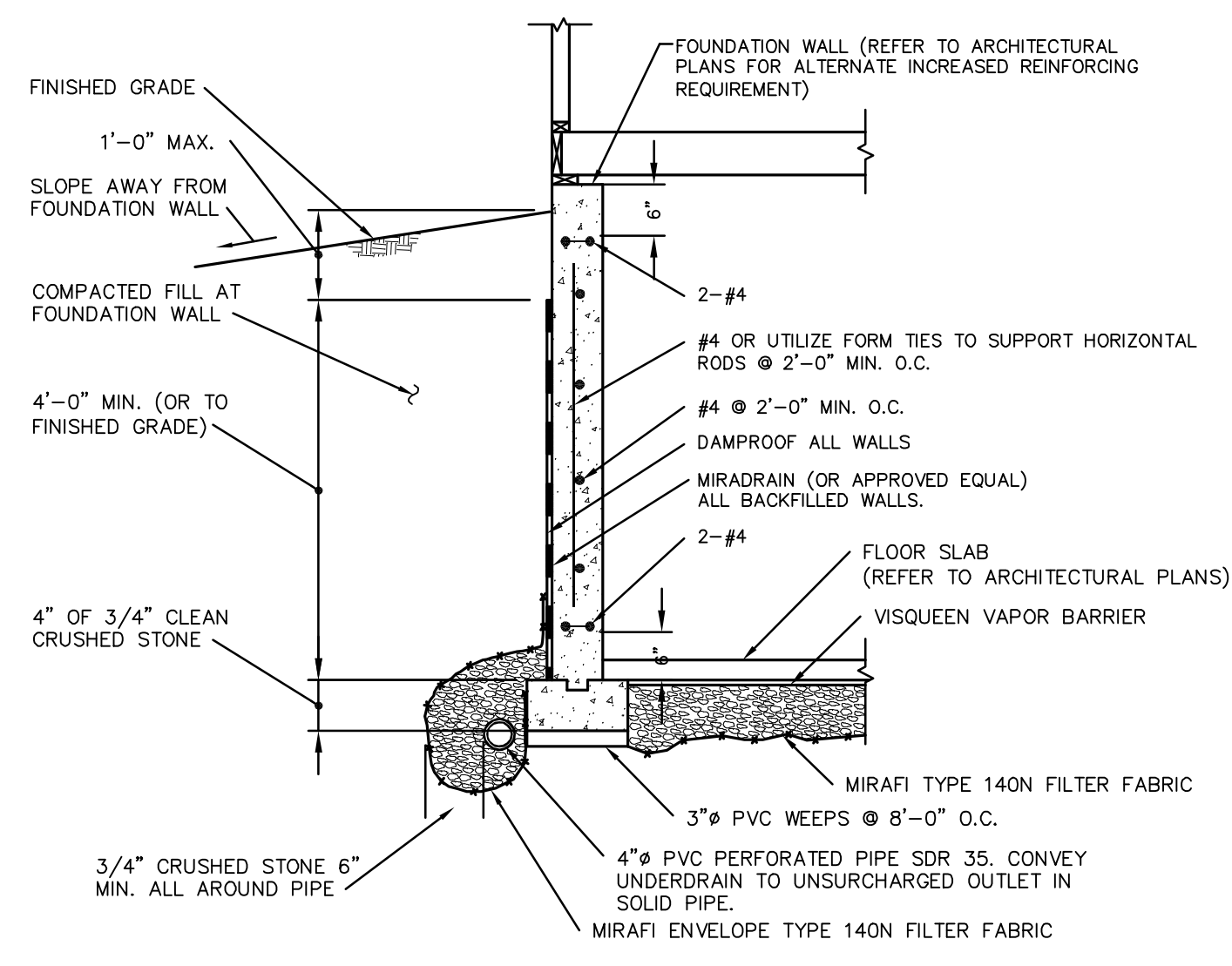
REV: PER COMMENTS - 04/05/2022  
REV: PER COMMENTS - 03/01/2022  
REV: GENERAL - 01/05/2024

**SPARACO & YOUNGBLOOD, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
SITE PLANNING  
18 NORTH MAIN STREET  
P.O. BOX 618  
HARRISMAN, N.Y. 10926  
TEL: (845) 782-5943  
FAX: (845) 782-5901  
WWW.SPARACOENGINEERS.COM WDS1@GMAIL.COM



SY-1386  
SEPT. 15, 2021  
AS SHOWN  
9 OF 16



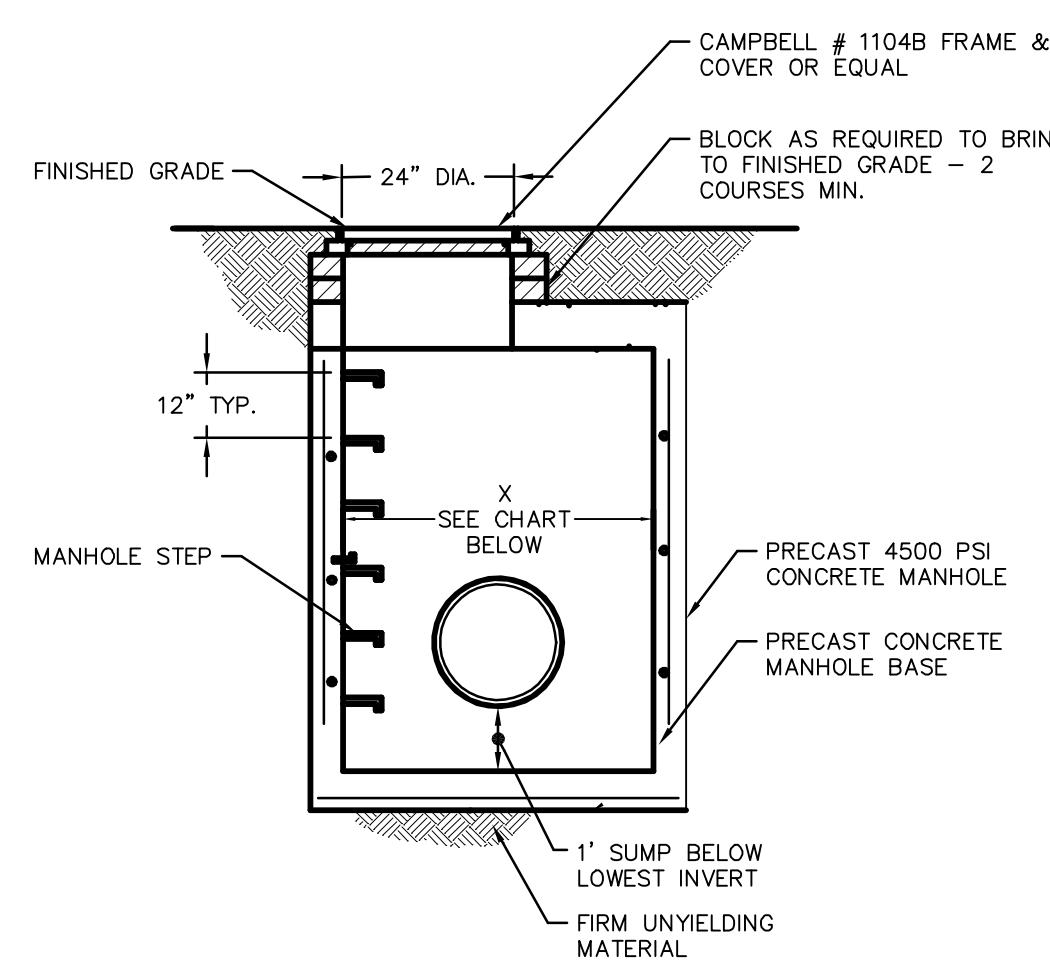


**NOTES:**

1. CONVEY ALL ROOF LEADERS AWAY FROM DWELLING IN SEPARATE AND INDEPENDENT 4" (MINIMUM) SDR 35 PVC PIPE.
2. NO CONNECTIONS TO UNDERDRAIN SYSTEM FROM OTHER SOURCES ARE PERMITTED.
3. BACKFILLING OF WALL IS NOT PERMITTED UNTIL FRAMING IS COMPLETED OR WALL IS SUPPORTED INSIDE.
4. STEEL REINFORCEMENT SHOWN IS MINIMUM REQUIREMENT. SEE ARCHITECTURAL PLANS FOR ALTERNATE INCREASED REINFORCING REQUIREMENT.

**FOUNDATION UNDERDRAIN DETAIL**

N.T.S.

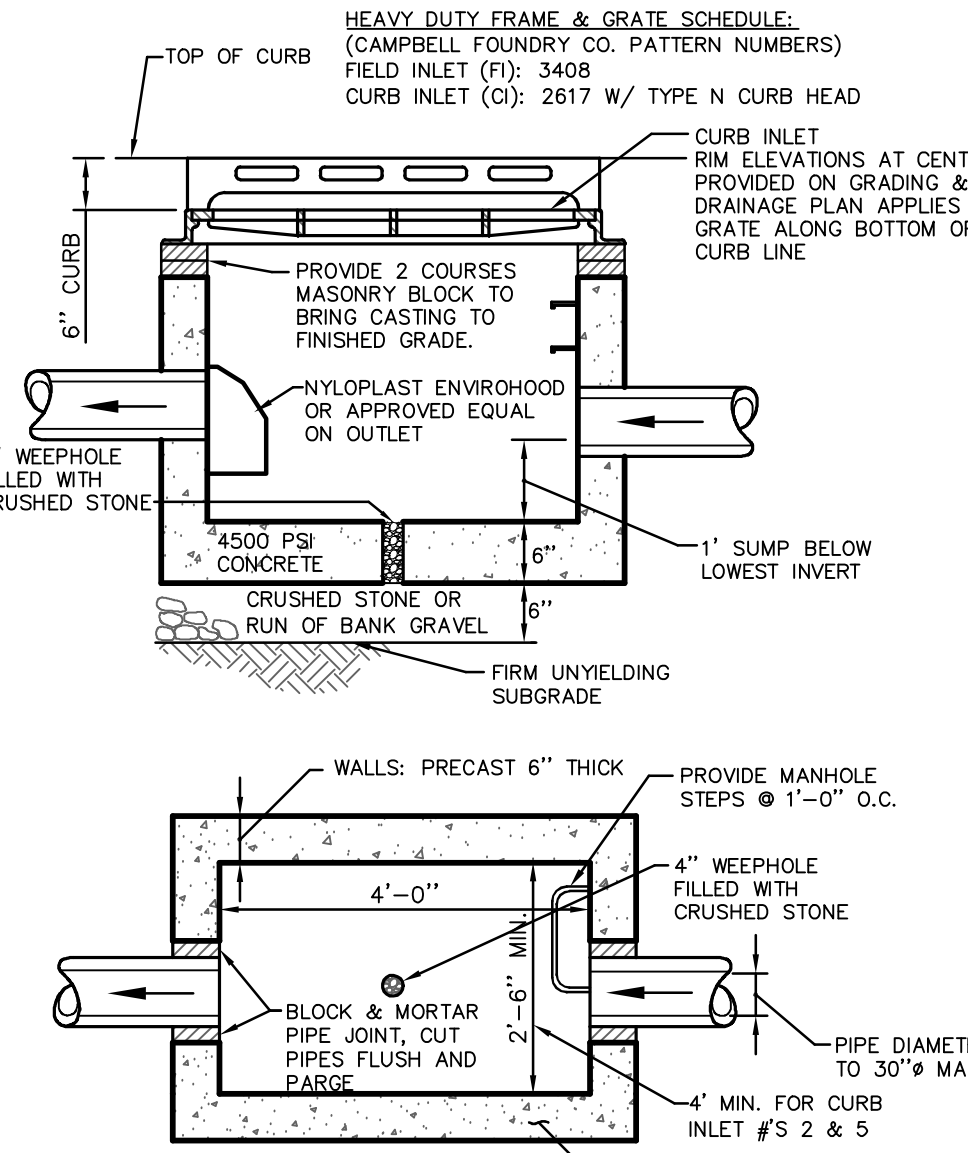


**NOTES:**

1. MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT JOINTS.
3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR HSDO LOADING.
4. RISER SECTION JOINTS SHALL BE FIELD-MORTARED.

**DRAINAGE MANHOLE (DMH)**

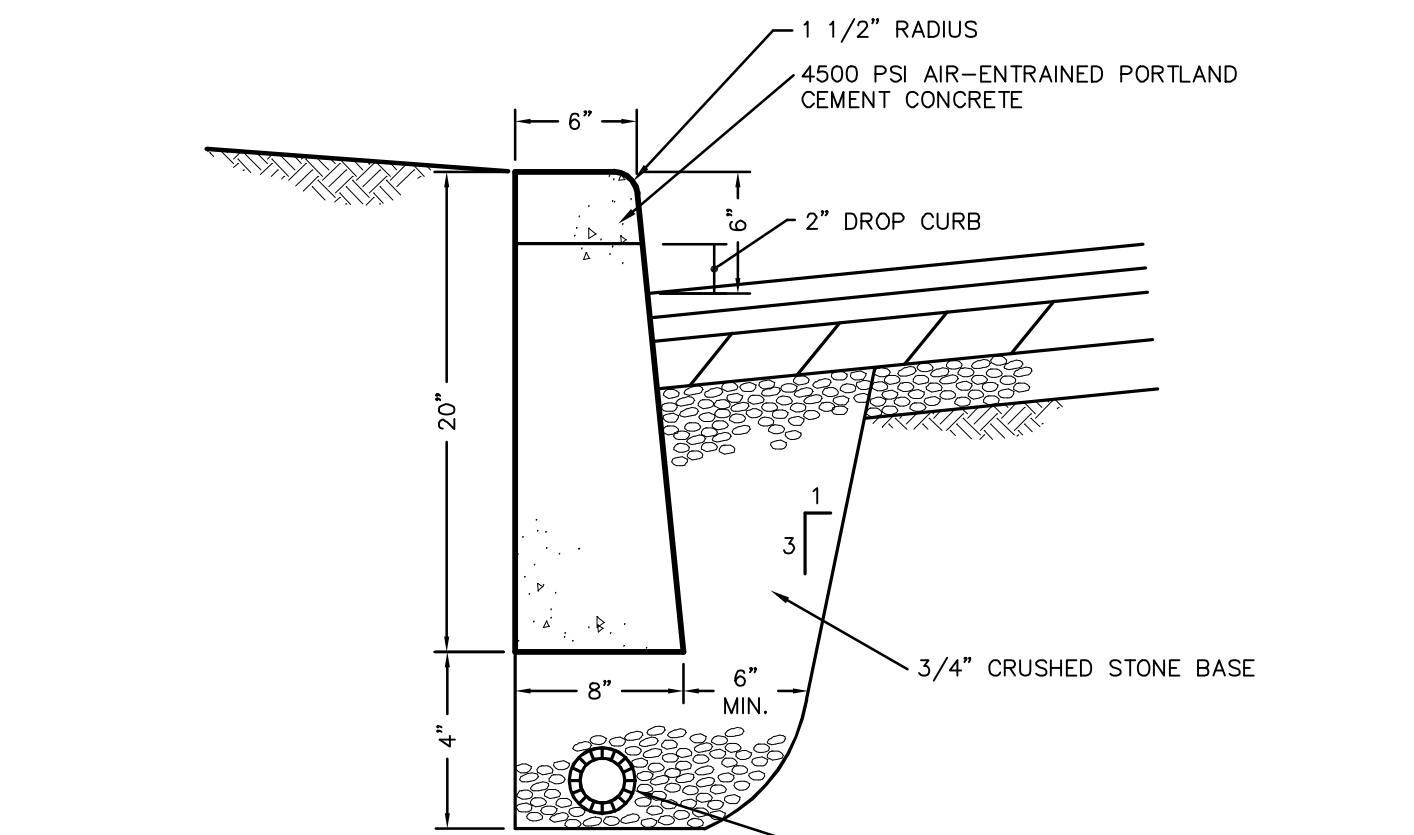
N.T.S.



**CATCH BASIN, CURB INLET (CI) WITH TYPE N HEAD & FIELD INLET (FI) DETAIL**

N.T.S.

- NOTES:**
1. SLOPE CASTINGS TO MATCH SLOPE OF FINISHED PAVEMENT GRADE.
  2. MINIMUM STRENGTH CONCRETE 4500 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H2O HIGHWAY LOAD AND SOIL LOADS.
  3. NYLOPLAST ENVIROHOOD OR APPROVED EQUAL TO BE INSTALLED ON OUTLET.

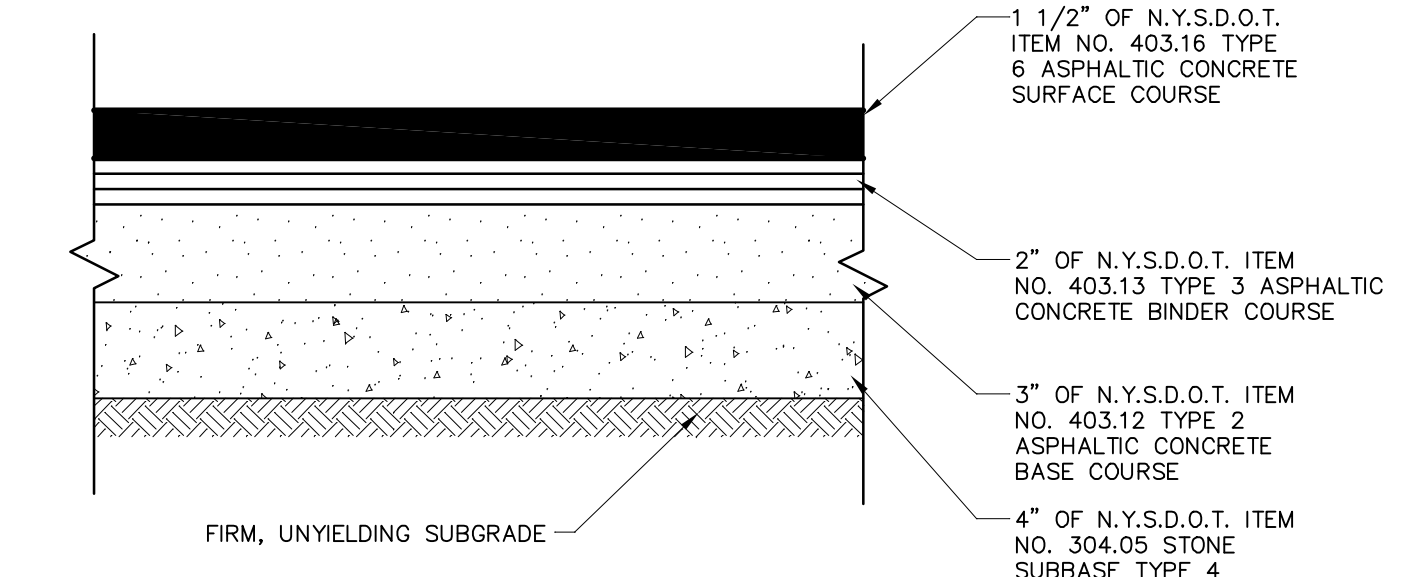


**NOTES:**

1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

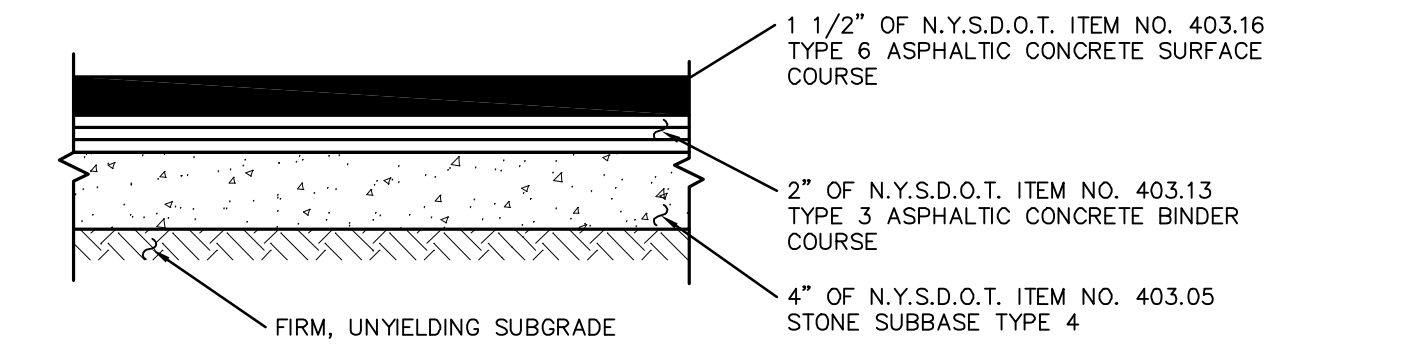
**CURB DETAIL: CONCRETE**

N.T.S.



**PAVEMENT SECTION: ROAD**

N.T.S.

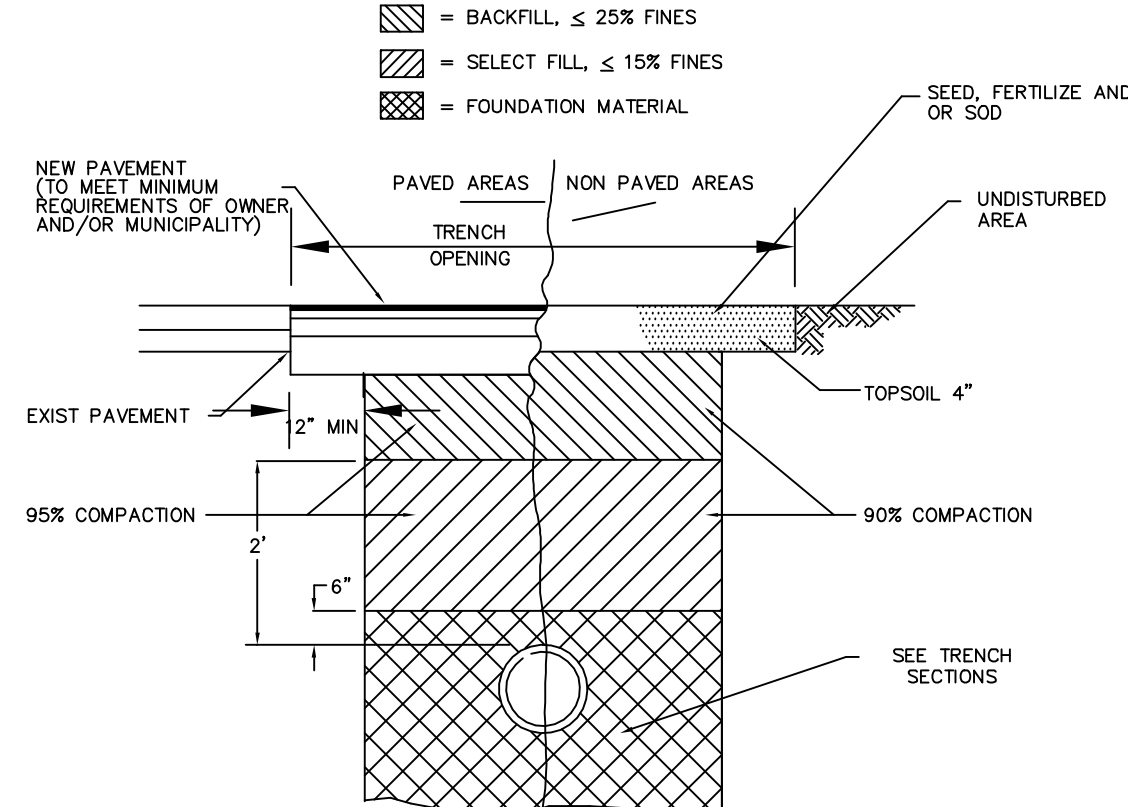


**NOTES:**

- THIS SECTION TO BE UTILIZED AT PARKING LOTS FOR PASSENGER CAR PARKING AND AISLES ONLY. NOT FOR USE AT ROADS, DRIVEWAYS OR LOADING ZONES.

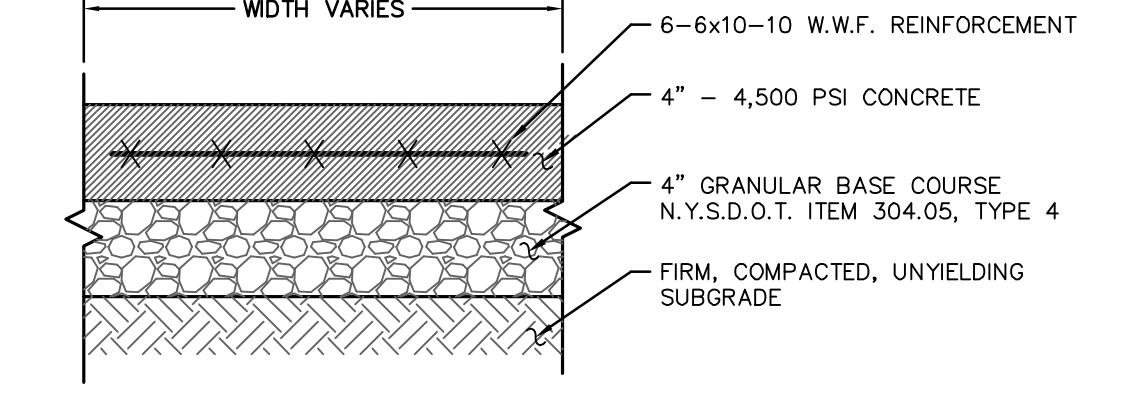
**PAVEMENT SECTION: PARKING LOT**

N.T.S.



**PIPE TRENCH BACKFILL DETAIL**

N.T.S.

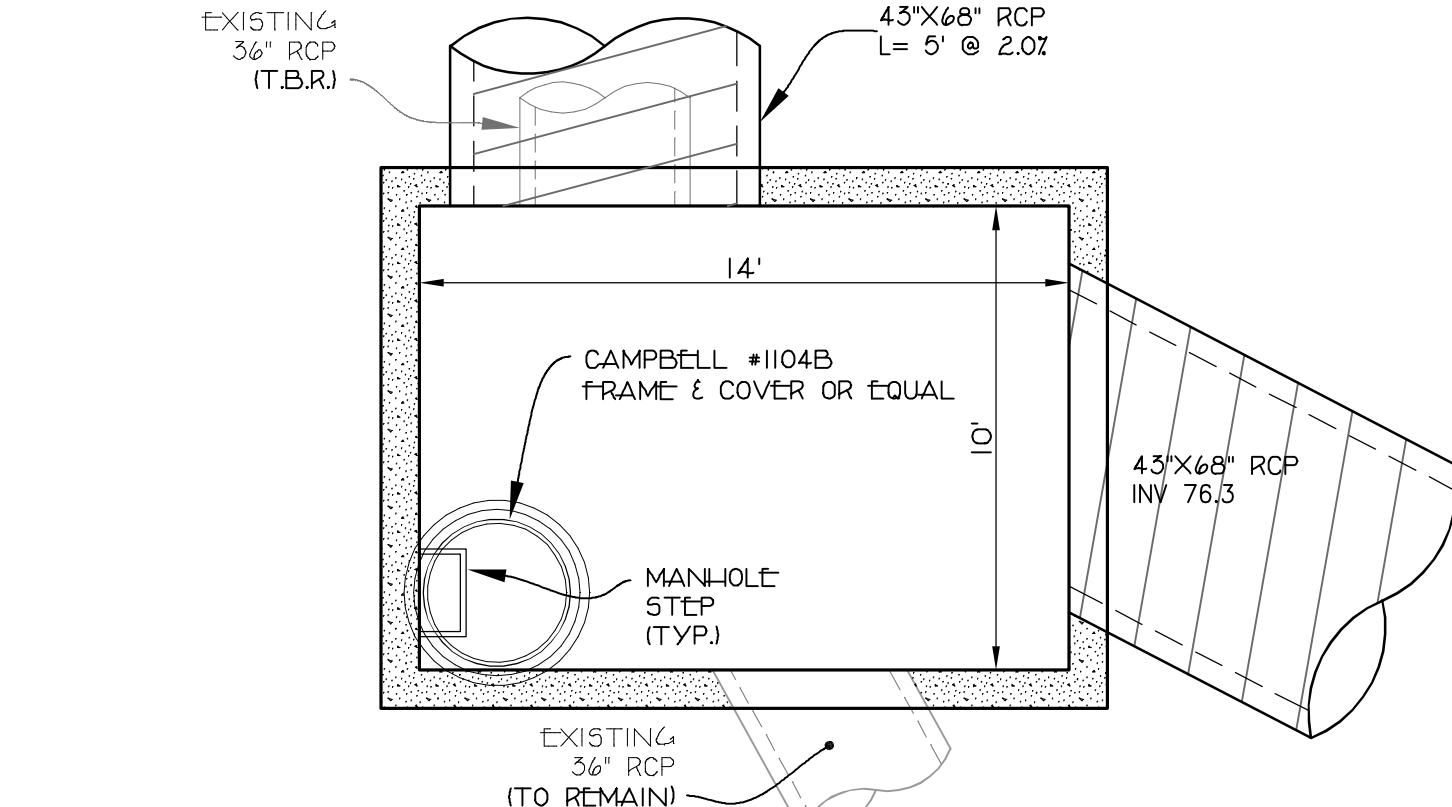


**NOTES:**

1. BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
2. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24" O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.

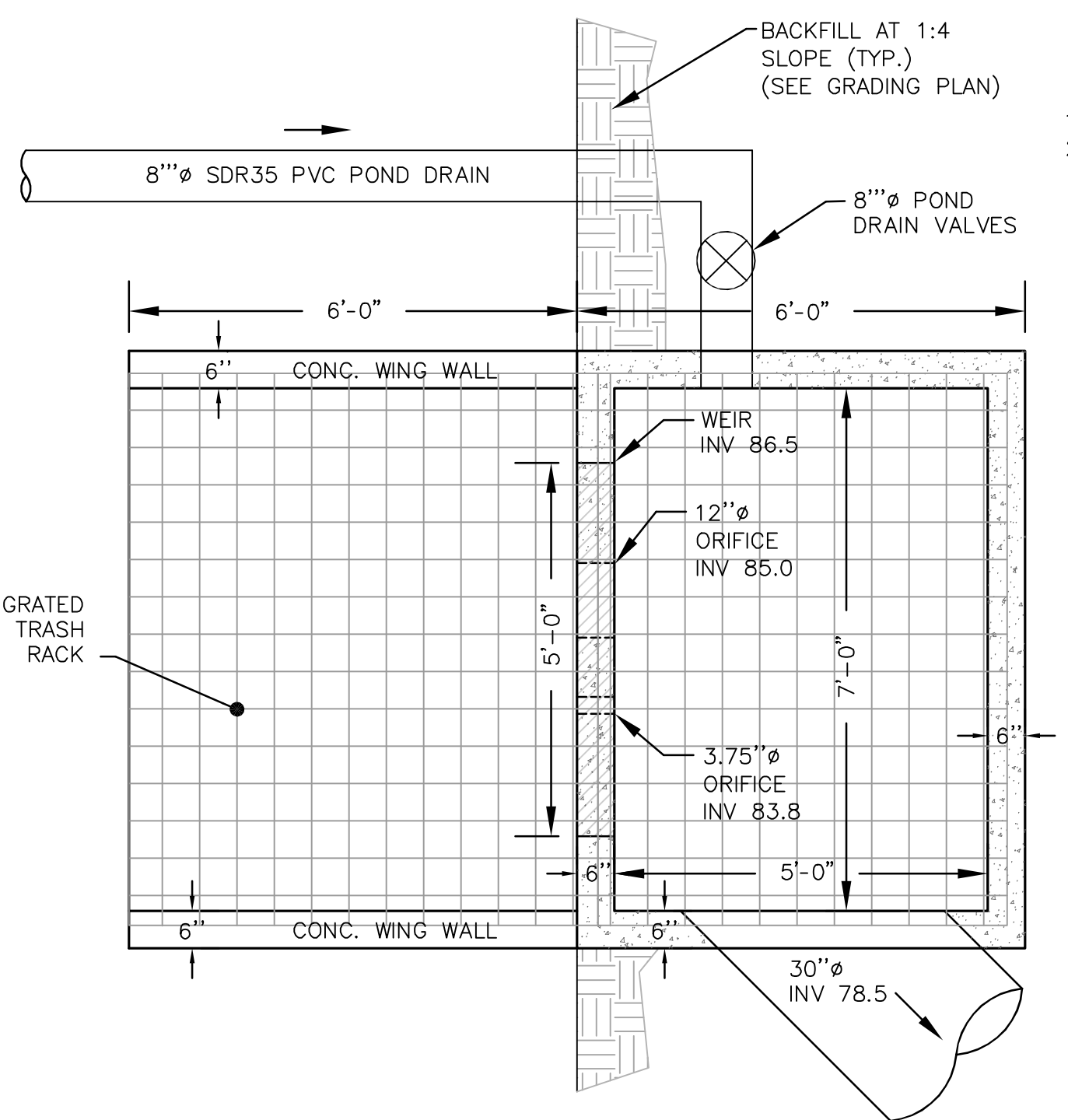
**CONCRETE SIDEWALK DETAIL**

N.T.S.

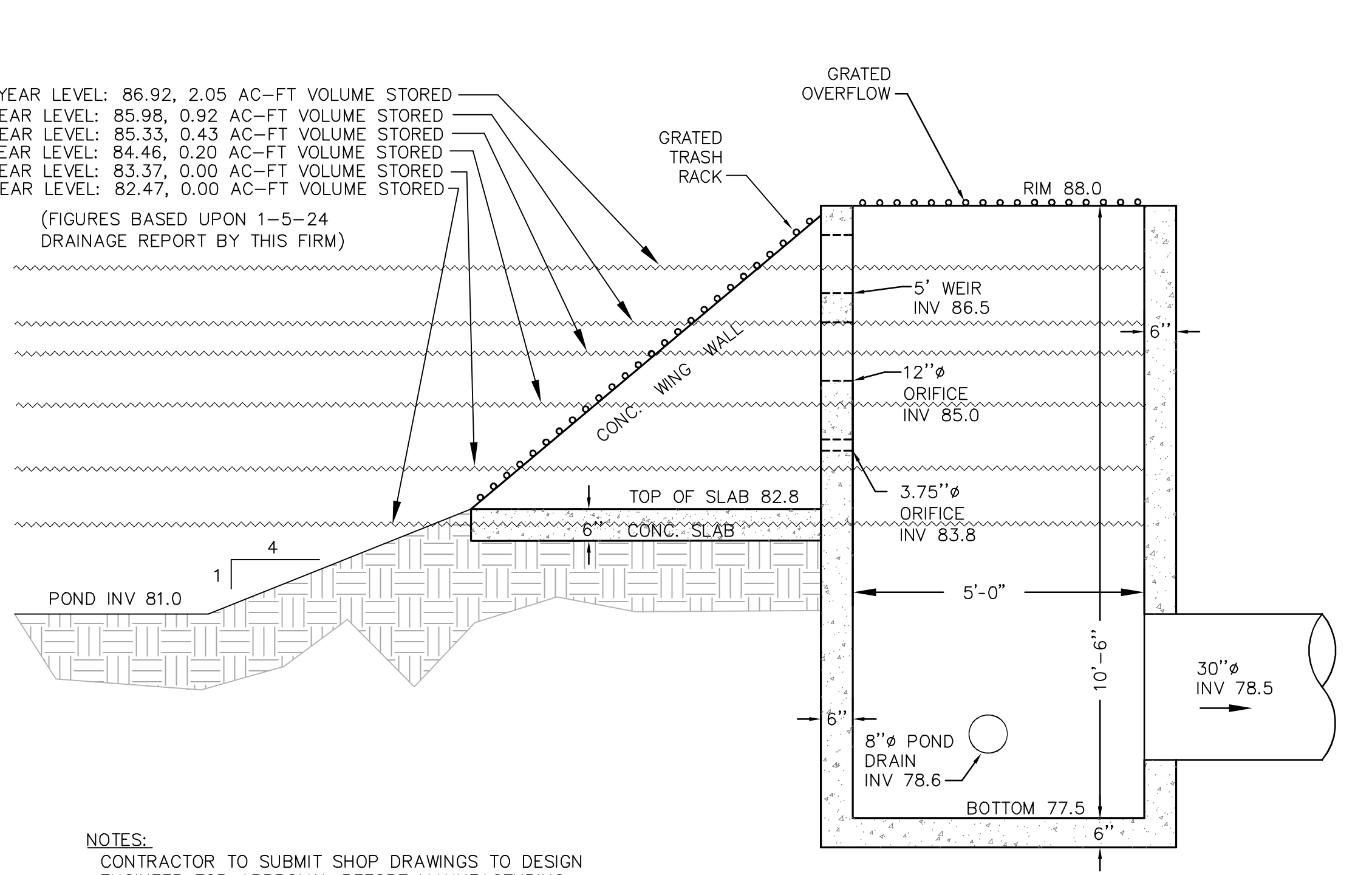


**PROPOSED STORM DRAIN VAULT #50**

N.T.S.



**PLAN VIEW**



**PROFILE VIEW**

**DETENTION SYSTEM INLET/OUTLET STRUCTURE "A" @ POND "A"**

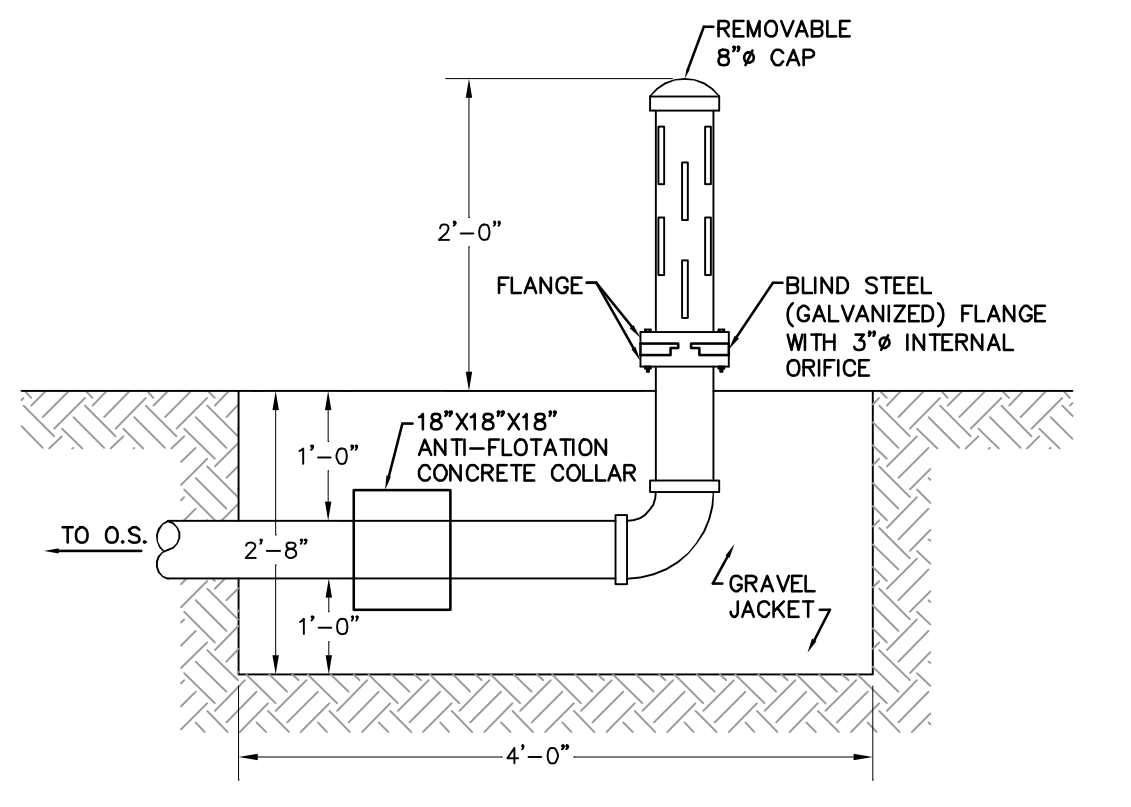
**DETAIL LOT 15.1**

N.T.S.

100-YEAR LEVEL: 86.92, 2.05 AC-FT VOLUME STORED  
 25-YEAR LEVEL: 85.98, 0.92 AC-FT VOLUME STORED  
 10-YEAR LEVEL: 85.33, 0.43 AC-FT VOLUME STORED  
 5-YEAR LEVEL: 84.46, 0.20 AC-FT VOLUME STORED  
 2-YEAR LEVEL: 83.37, 0.00 AC-FT VOLUME STORED  
 1-YEAR LEVEL: 82.47, 0.00 AC-FT VOLUME STORED

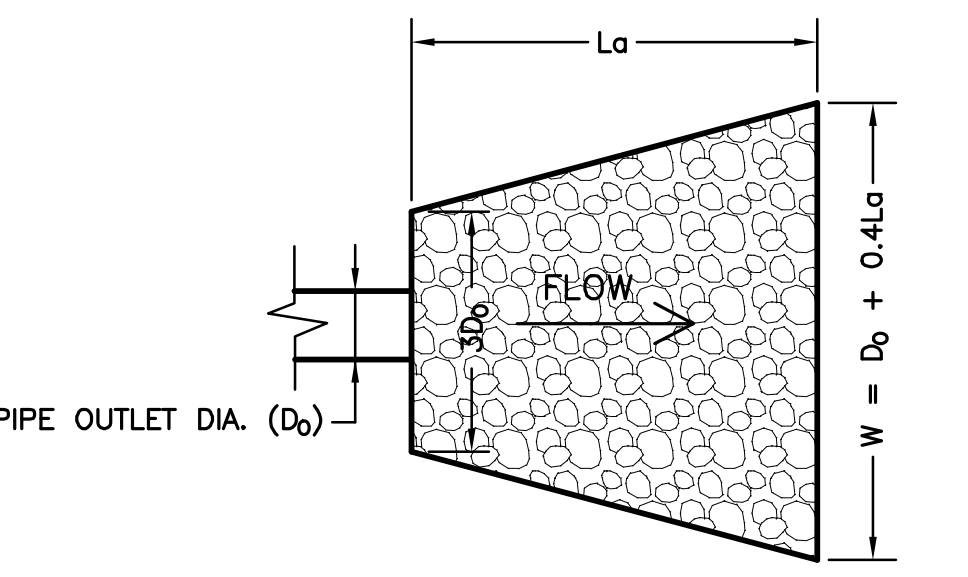
(FIGURES BASED UPON 1-5-24 DRAINAGE REPORT BY THIS FIRM)

- NOTES:**
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL BEFORE MANUFACTURING



**POND DRAIN DETAIL (NYSDEC STANDARD)**

N.T.S.

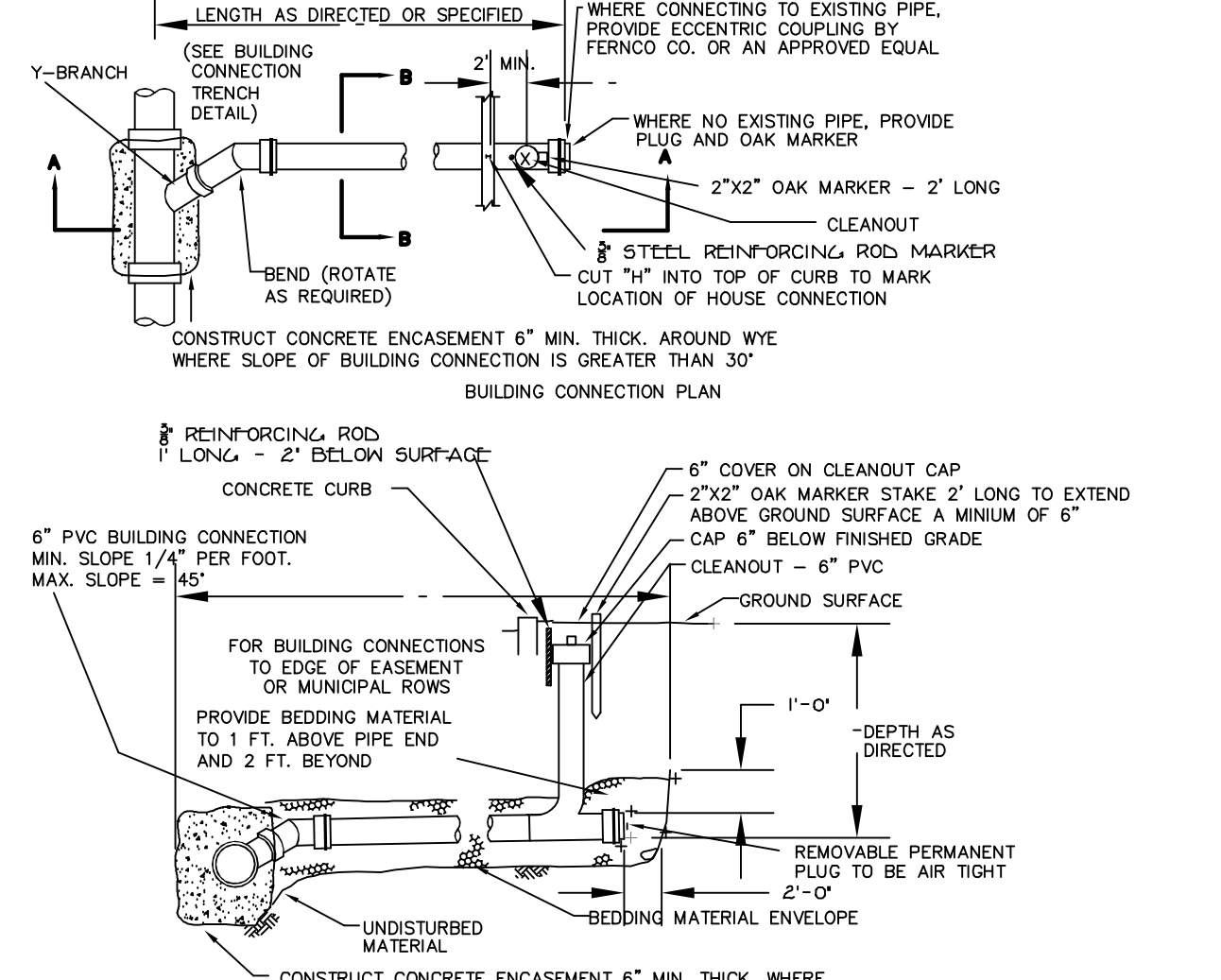


**RIP RAP OUTLET PROTECTION DETAIL**

N.T.S.

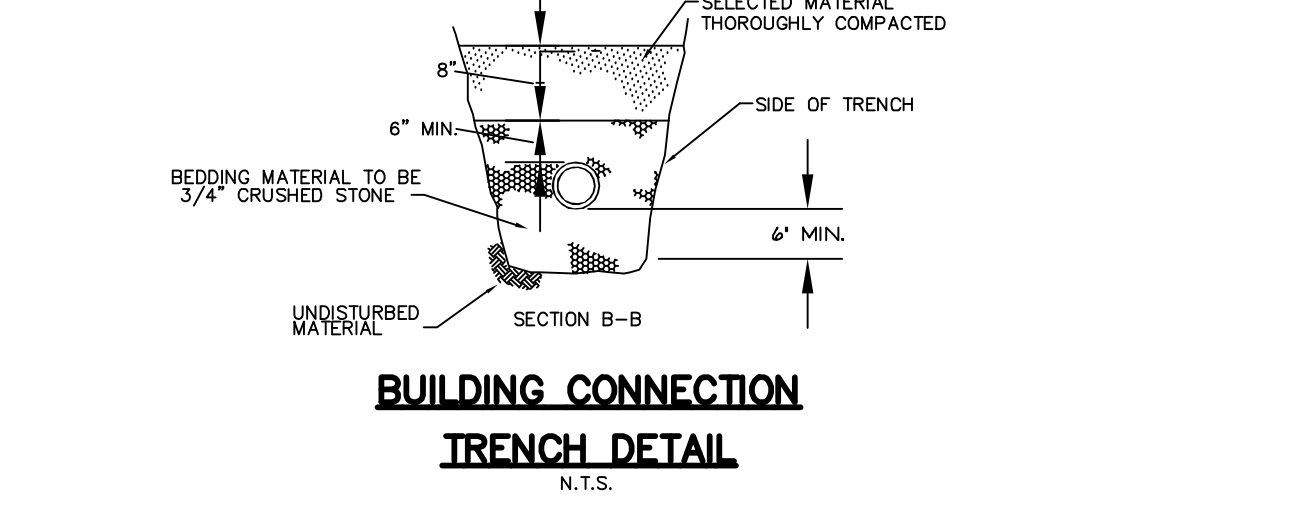
STUDY POINT	DIMENSIONS (MIN.)				
	D <sub>0</sub>	3D <sub>0</sub>	W	L <sub>a</sub>	D <sub>50</sub> THICKNESS
POINT "A"	36"	9'	19'	40'	0.4' 12"
COMB-A (BASIN A)	36"	9'	9'	14'	0.2' 12"

**PIPE OUTLET DIA. (D<sub>0</sub>)**



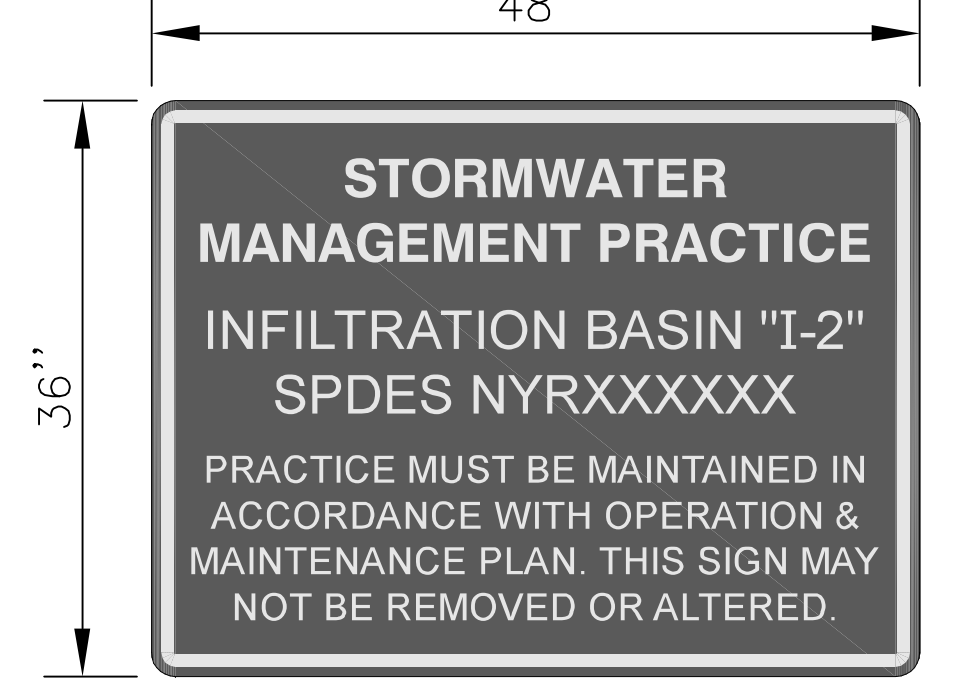
**BUILDING CONNECTION ELEVATION BUILDING CONNECTION DETAIL**

N.T.S.



**BUILDING CONNECTION TRENCH DETAIL**

N.T.S.



- NOTES:**
1. INSERT SPDES CONSTRUCTION PERMIT NUMBER.
  2. SIGN SHALL HAVE WHITE LETTERS ON GREEN BACKGROUND.

**NYSDEC STORMWATER MANAGEMENT PRACTICE SIGN**

N.T.S.

DETAILS SHEET 1 FOR 125 GREENBUSH PROPERTIES LOCATED IN ORANZEBURG TOWN OF ORANZETOWN ROCKLAND COUNTY, NEW YORK

- REVI: PER LANDSCAPE ARCHT - 6/20/2018  
 REVI: PER OBSERVE REVIEW - 11/23/2018  
 REVI: PER COMMENTS - 09/22/2019  
 REVI: ADD HANDICAP PARKING - 07/30/2019  
 REVI: PER TRAFFIC ENGINEER - 11/04/2020  
 REVI: PER COMMENTS - 09/10/2021  
 REVI: PER COMMENTS - 04/05/2022  
 REVI: PER COMMENTS - 09/01/2022  
 REVI: GENERAL - 01/05/2024

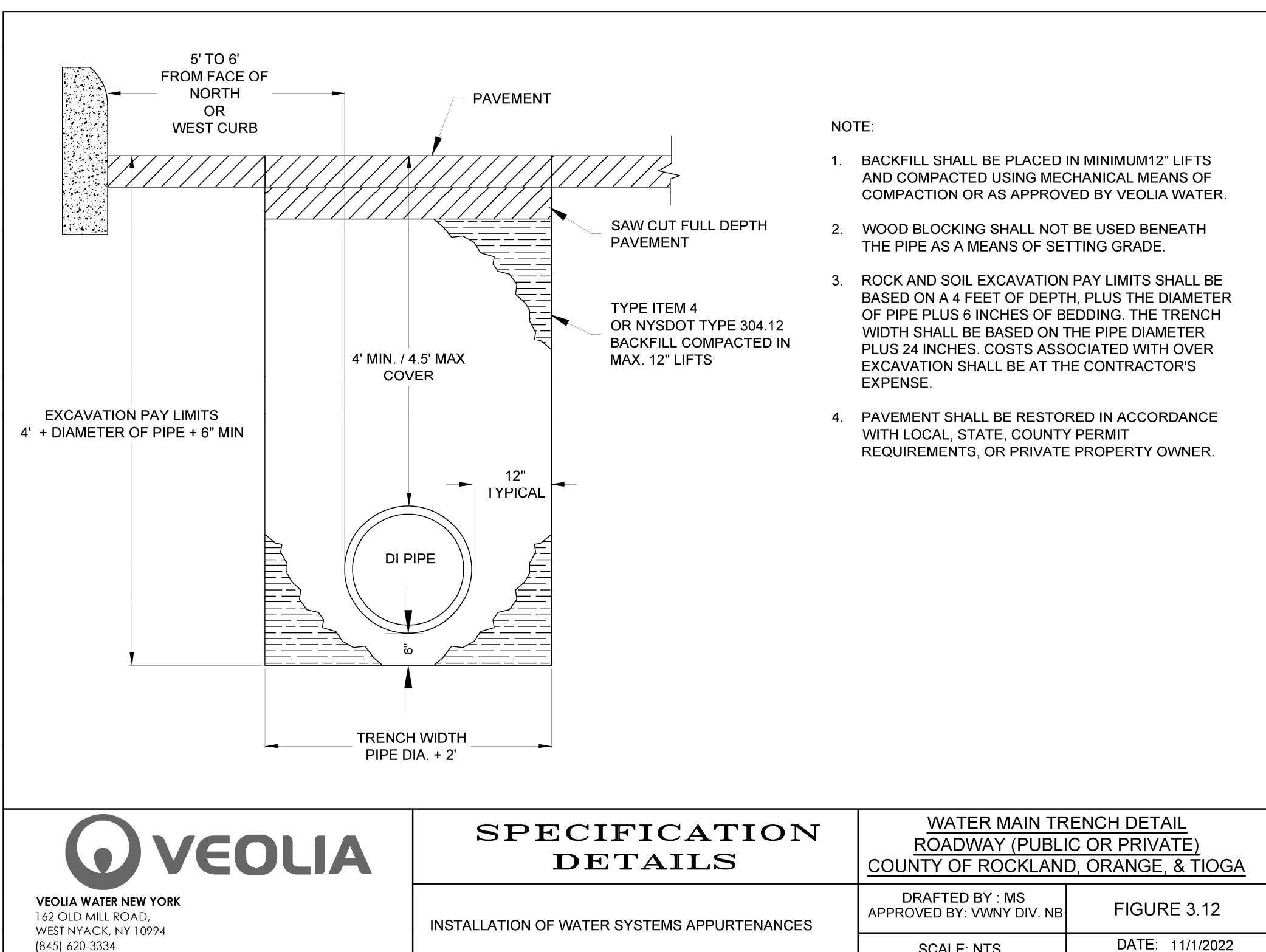
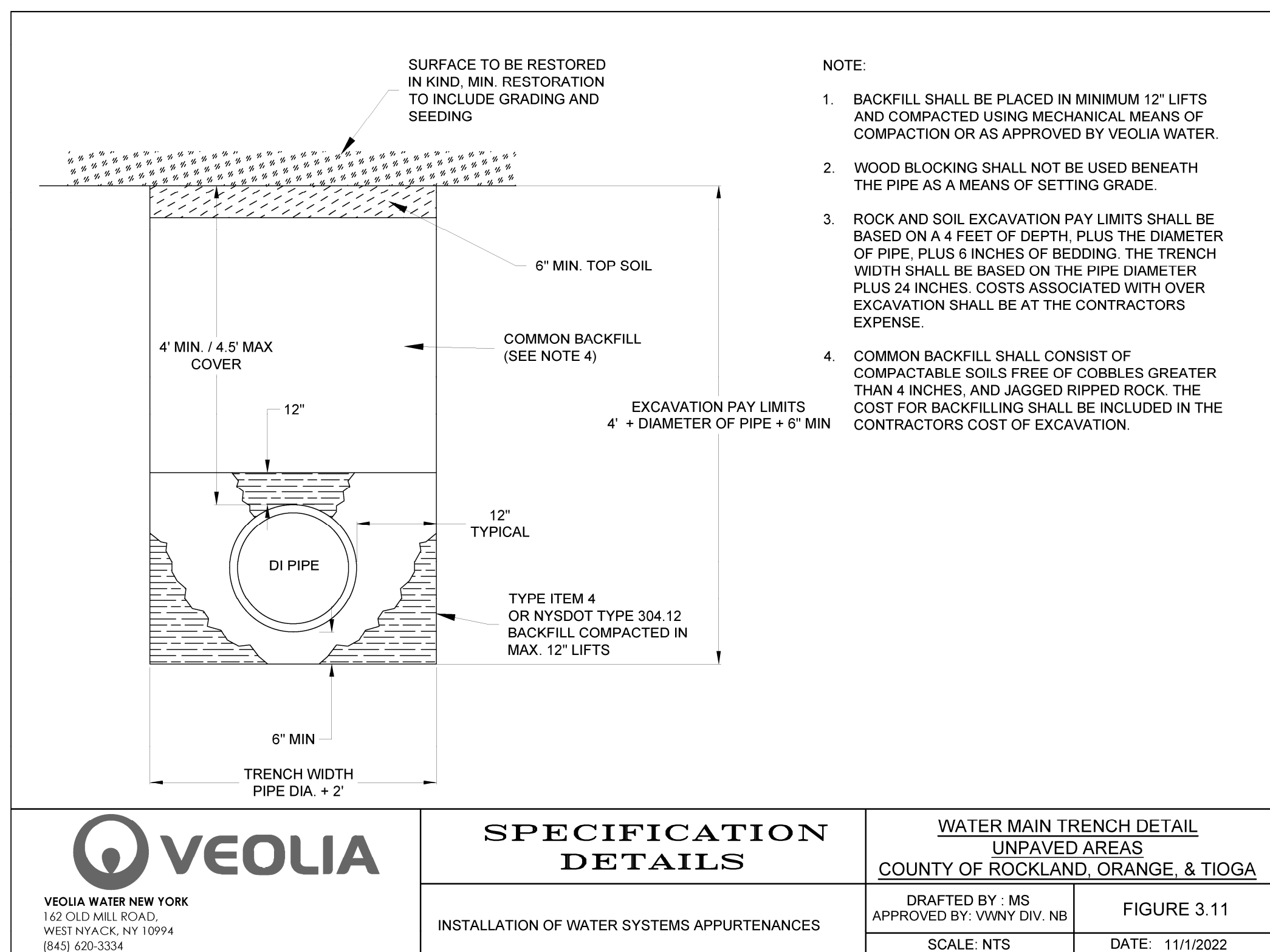
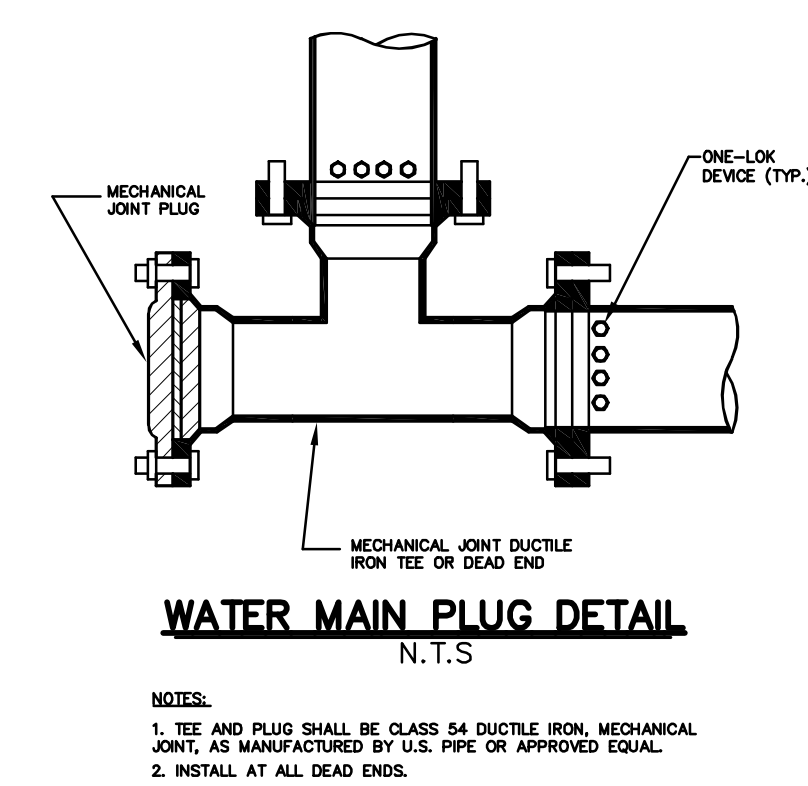
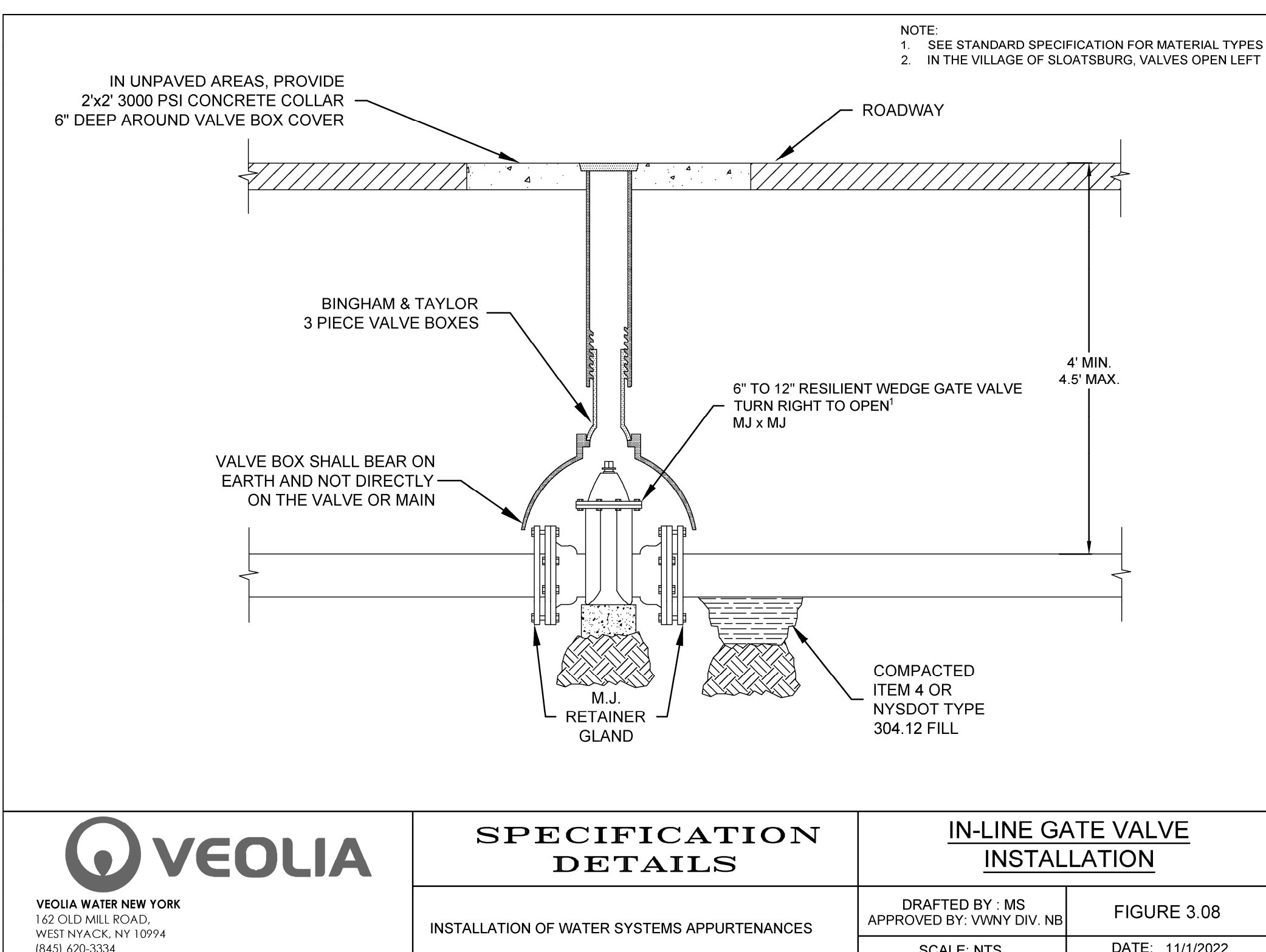
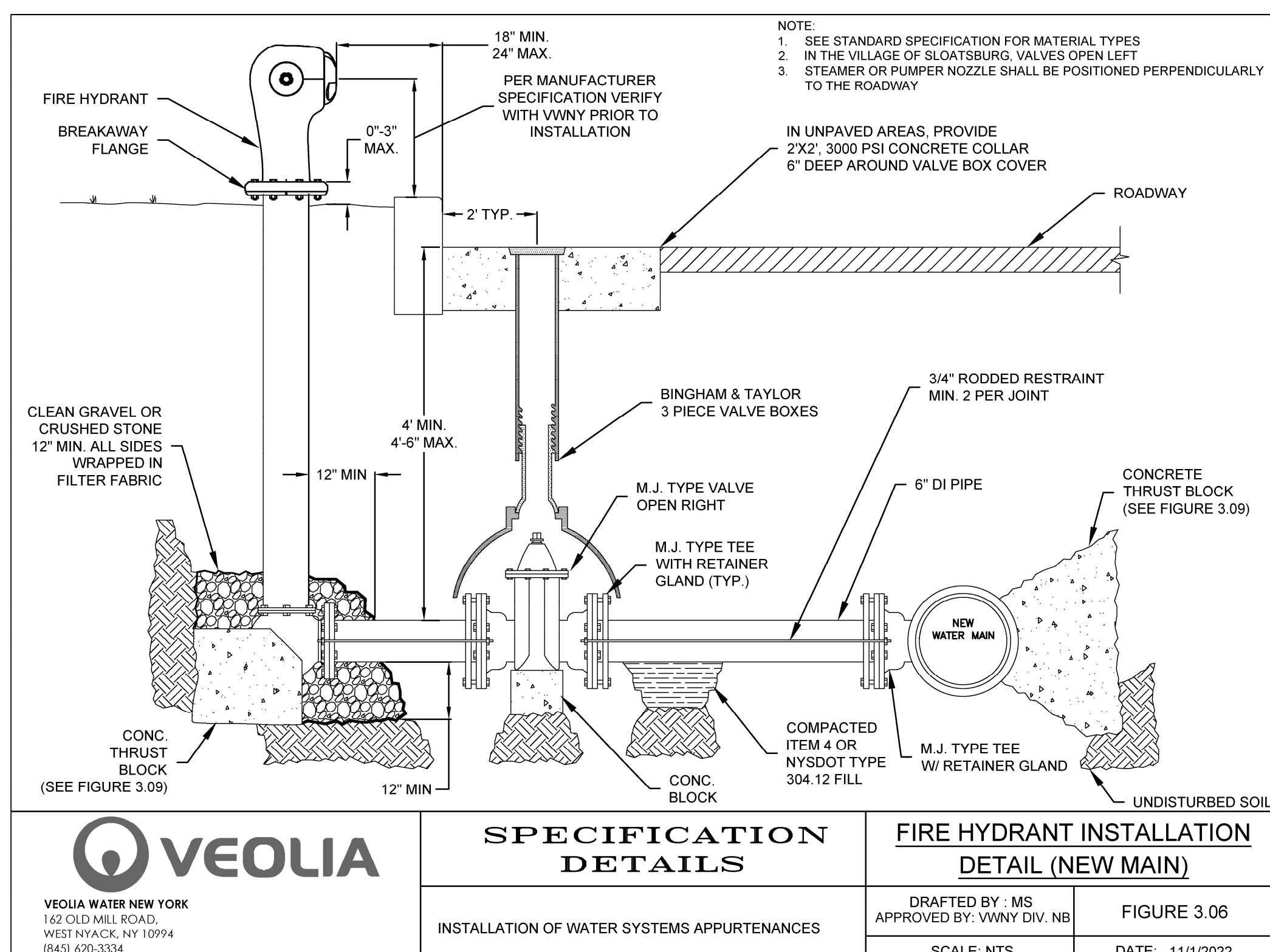
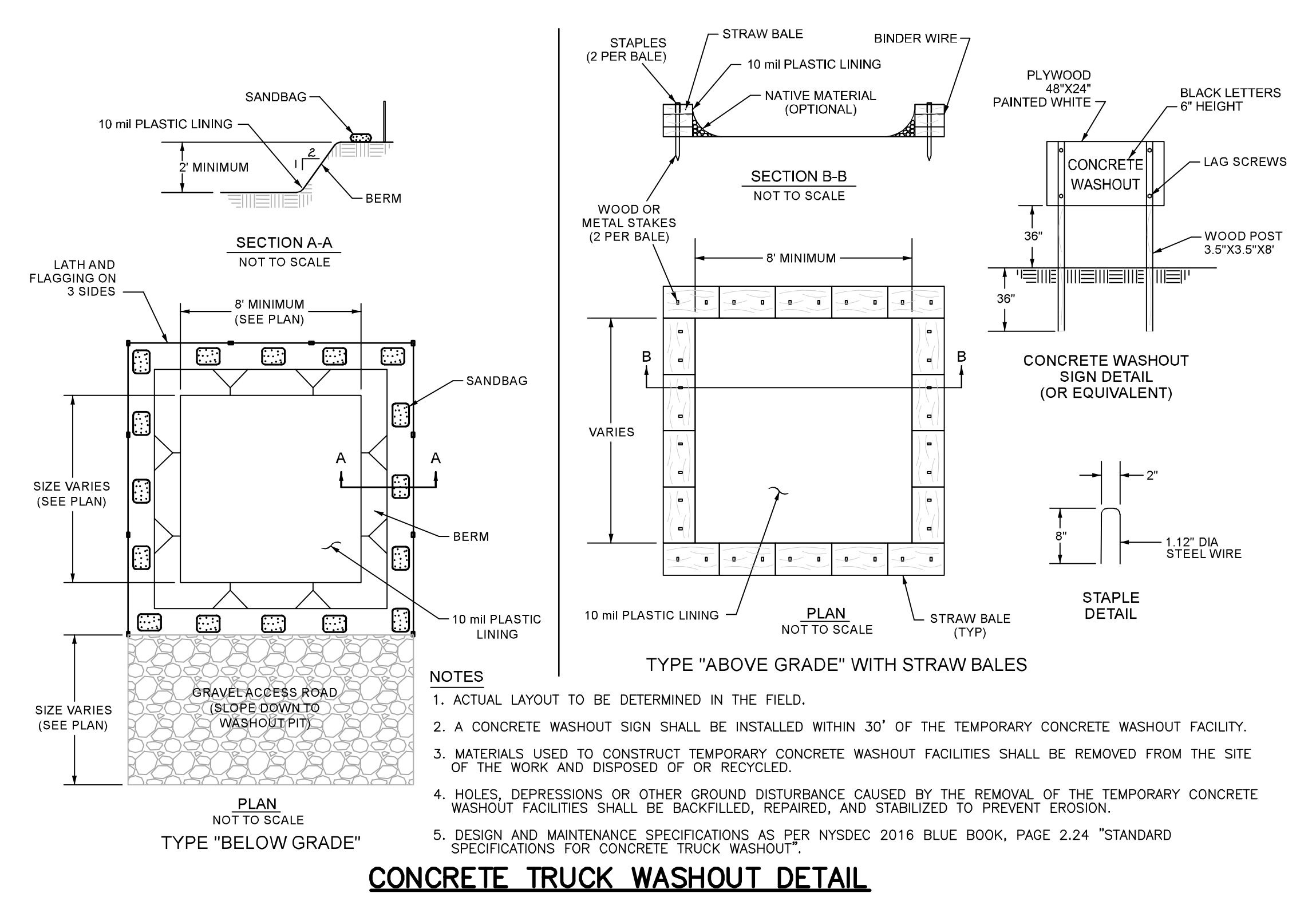
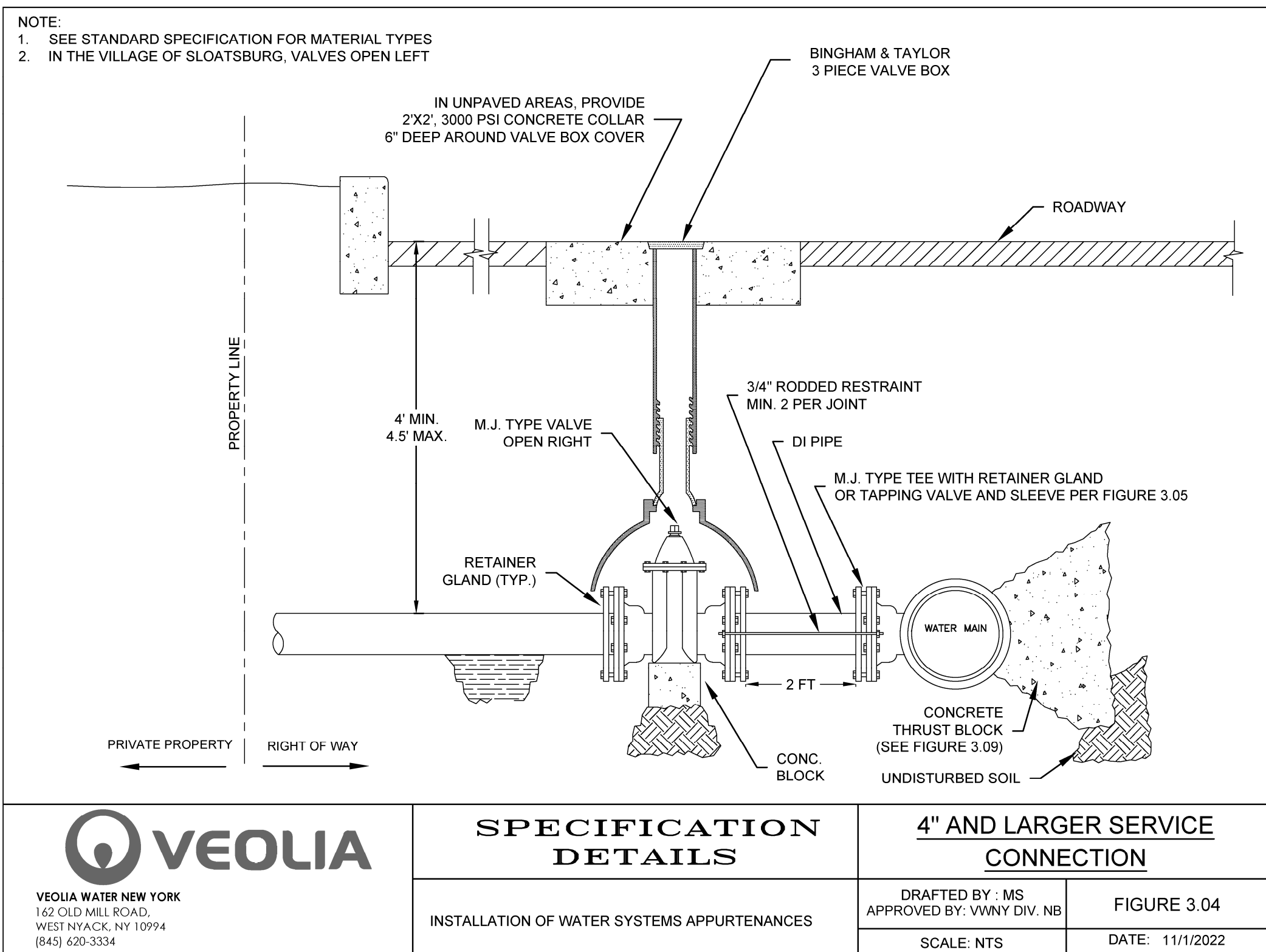
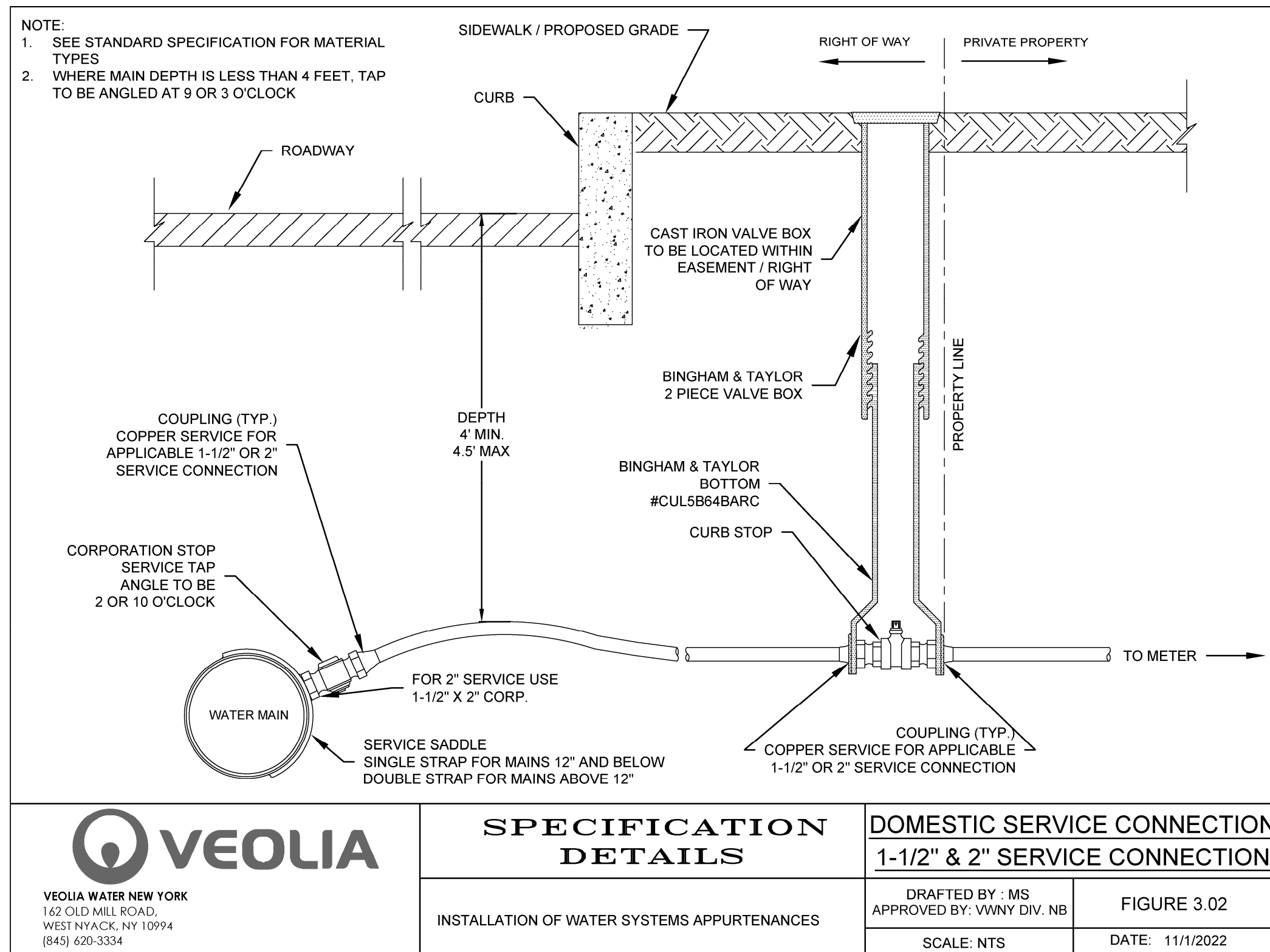
STEVEN M. SPARACO, PE  
 18 NORTH MAIN STREET  
 HARRIMAN, NEW YORK 10926  
 (845) 782-8543



**SPARACO & YOUNGBLOOD, PLLC**  
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 18 NORTH MAIN STREET  
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 HARRIMAN, N.Y. 10926  
 TEL: (845) 782-8543  
 FAX: (845) 782-5901  
 WWW.SPARACOANDYOUNGBLOOD.COM WDL518@GMAIL.COM

SY-1386  
 MAY 24, 2018  
 N T S  
 10 OF 16





DETAILS SHEET 2 FOR 125 GREENBUSH PROPERTIES LOCATED IN ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

REV: PER LANDSCAPE ARCHITECT - 6/20/2018  
 REV: PER DEZPAE REVIEW - 11/20/2018  
 REV: PER COMMENTS - 02/22/2019  
 REV: ADD HANDICAP PARKING - 07/30/2019  
 REV: PER TRAFFIC ENGINEER - 11/10/2020  
 REV: PER COMMENTS - 09/15/2021  
 REV: PER COMMENTS - 04/00/2022  
 REV: PER COMMENTS - 09/01/2022  
 REV: GENERAL - 01/05/2024



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 SITE PLANNING

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 HARRISMAN, NY 10926  
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 FAX: (845) 782-5901  
 E-MAIL: SPARACO@SELSNY.COM WYLS1@GMAIL.COM

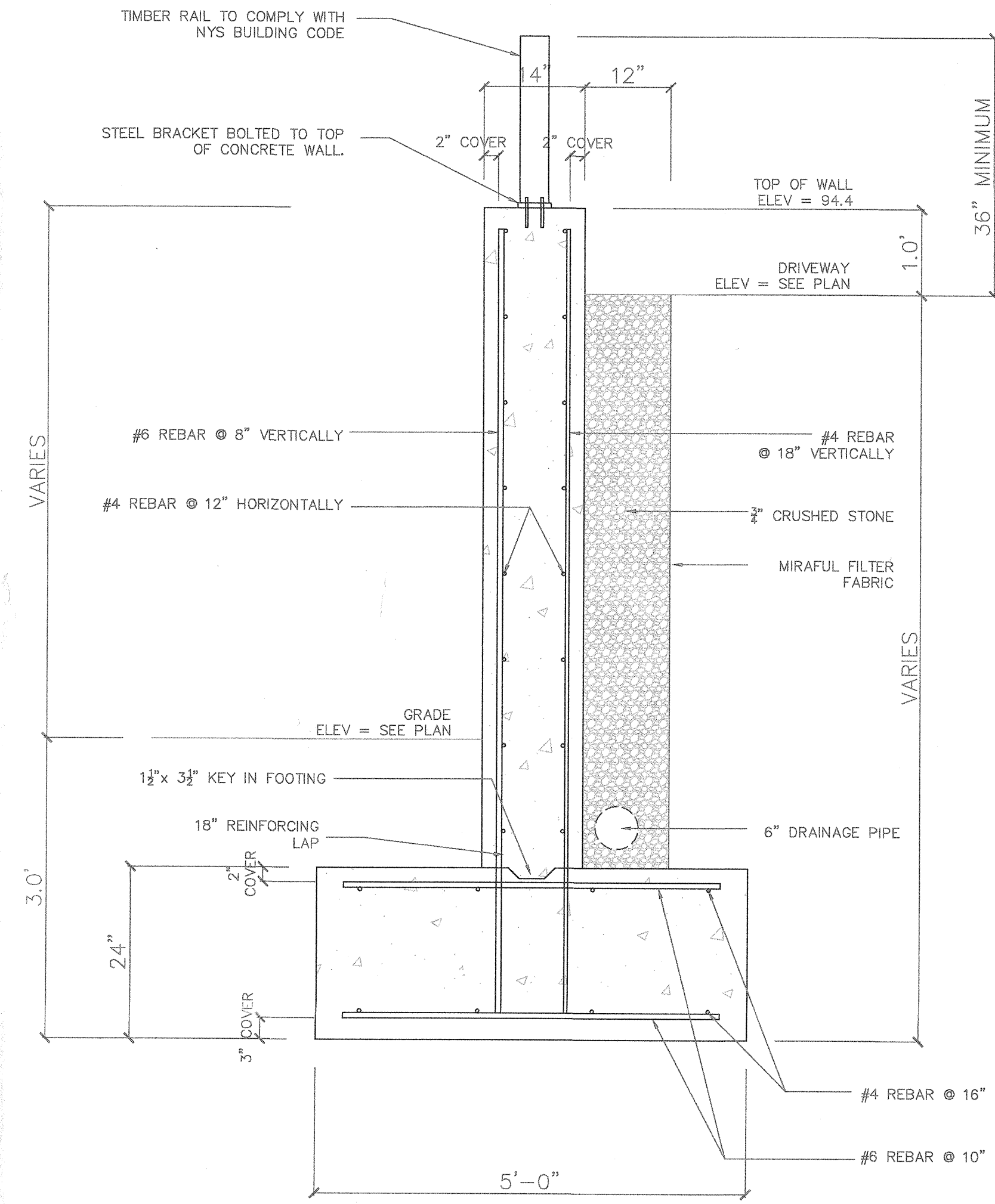
SY-1386  
 MAY 24, 2018  
 N T S  
 11 OF 16

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYSDOT PART 753  
 100% QUALITY CONTROL REQUIRED  
**DIG SAFELY NEW YORK**  
 1-800-962-7962



BUILDING SIDE



RETAINING WALL SECTION DETAIL

SCALE: 3/4"=1'-0"

NOTE:  
 WALL DESIGNED FOR 6'-3"  
 MAXIMUM HEIGHT FOR  
 EXPOSED SECTION OF THE  
 WALL.

DO NOT SCALE PRINTS

RETAINING WALL DETAIL

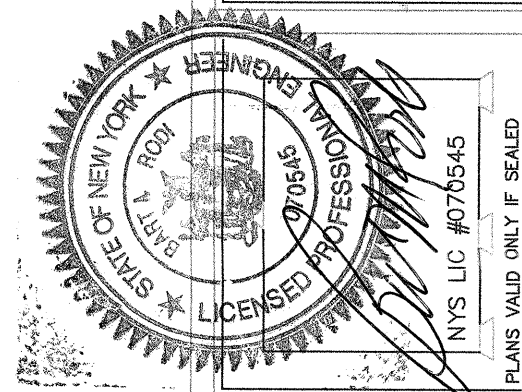
BART M. RODI — ENGINEER  
 RESIDENTIAL & COMMERCIAL  
 234 SOUTH GRANT AVE  
 CONGERS, NEW YORK 10920  
 (845) 268-6663

ALEXANDER PROPERTIES  
 125 GREENBUSH ROAD  
 ORANGETOWN, NEW YORK

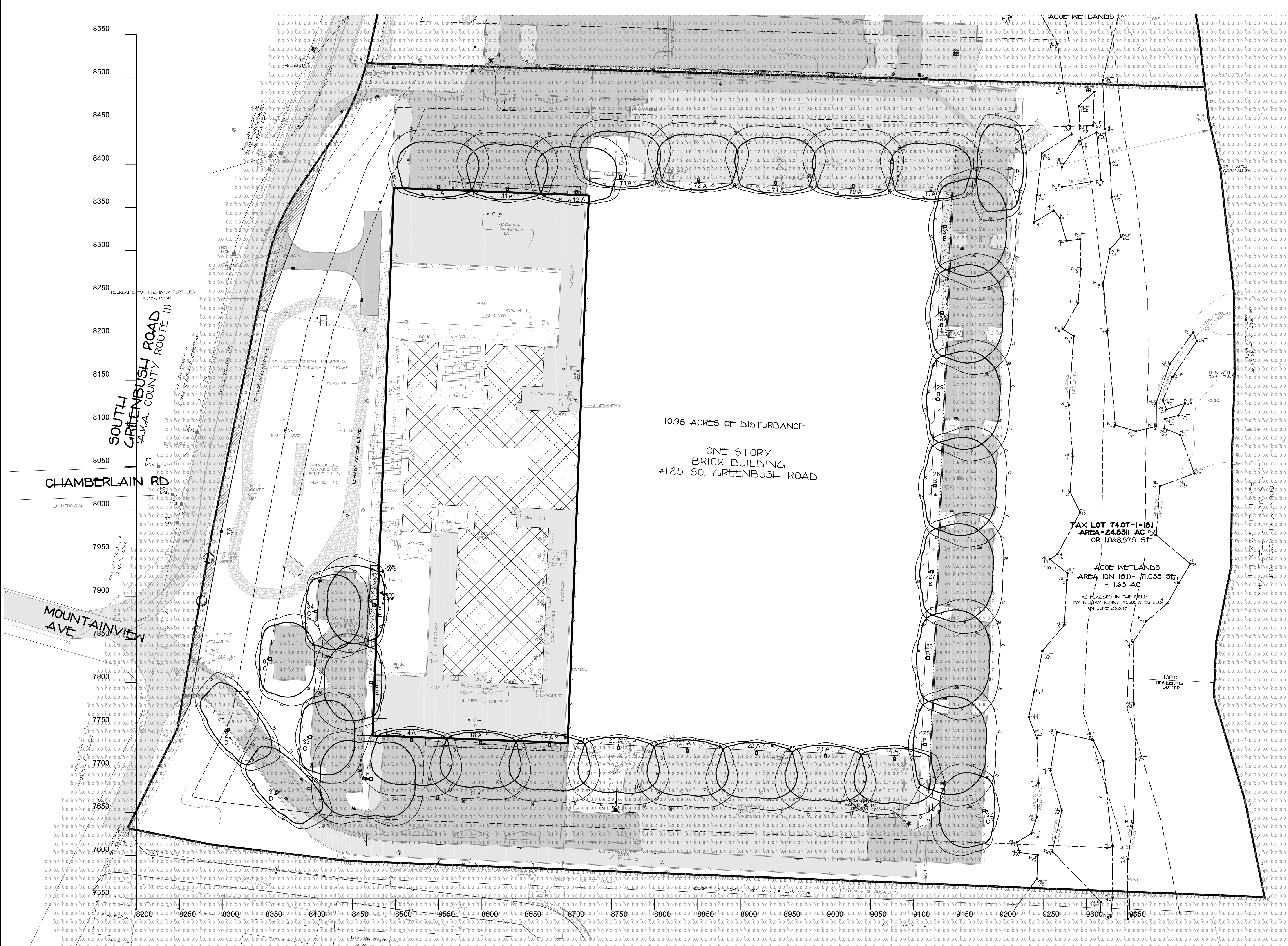
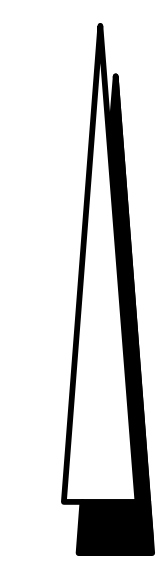
DATE: 5 FEBRUARY 2024  
 SCALE: AS NOTED  
 SHEET: S-1

DATE: 7 FEBRUARY 2024  
 13 FEBRUARY 2024

DATE:







**NOTE:**  
 ALL LIGHTING CALCULATIONS AND FOOT CANDLE VALUES SHOWN ON THIS PLAN BY RAB LIGHTING, AS PER LIGHTING PLANS FOR 125 GREENBUSH ROAD, DATED 12/13/23.

EXISTING	LEGEND	PROPOSED
	CATCH BASIN/FIELD INLET	
	DRAIN LINE	
	SANITARY MANHOLE / PIPE	
	EDGE OF PAVEMENT	
	MACADAM / PAVEMENT	
	CONCRETE CURB	
	GAS LINE / VALVE	
	WATER LINE / VALVE	
	UTILITY POLE	
	LIGHT POLE	
	OVERHEAD WIRES	
	UNDERGROUND ELECTRIC	
	LOADING DOCK	
	FIRE VALVE	
	DROP CURB	
	FIRE HYDRANT	

**LIGHTING PLAN FOR  
 125 GREENBUSH PROPERTIES  
 LOCATED IN  
 ORANGETOWN  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK**

IN ACCORD WITH THE  
 ENGINEERING PROFESSIONAL  
 SEAL OF THE STATE OF NEW YORK  
**NEW YORK**  
 1-800-962-7962

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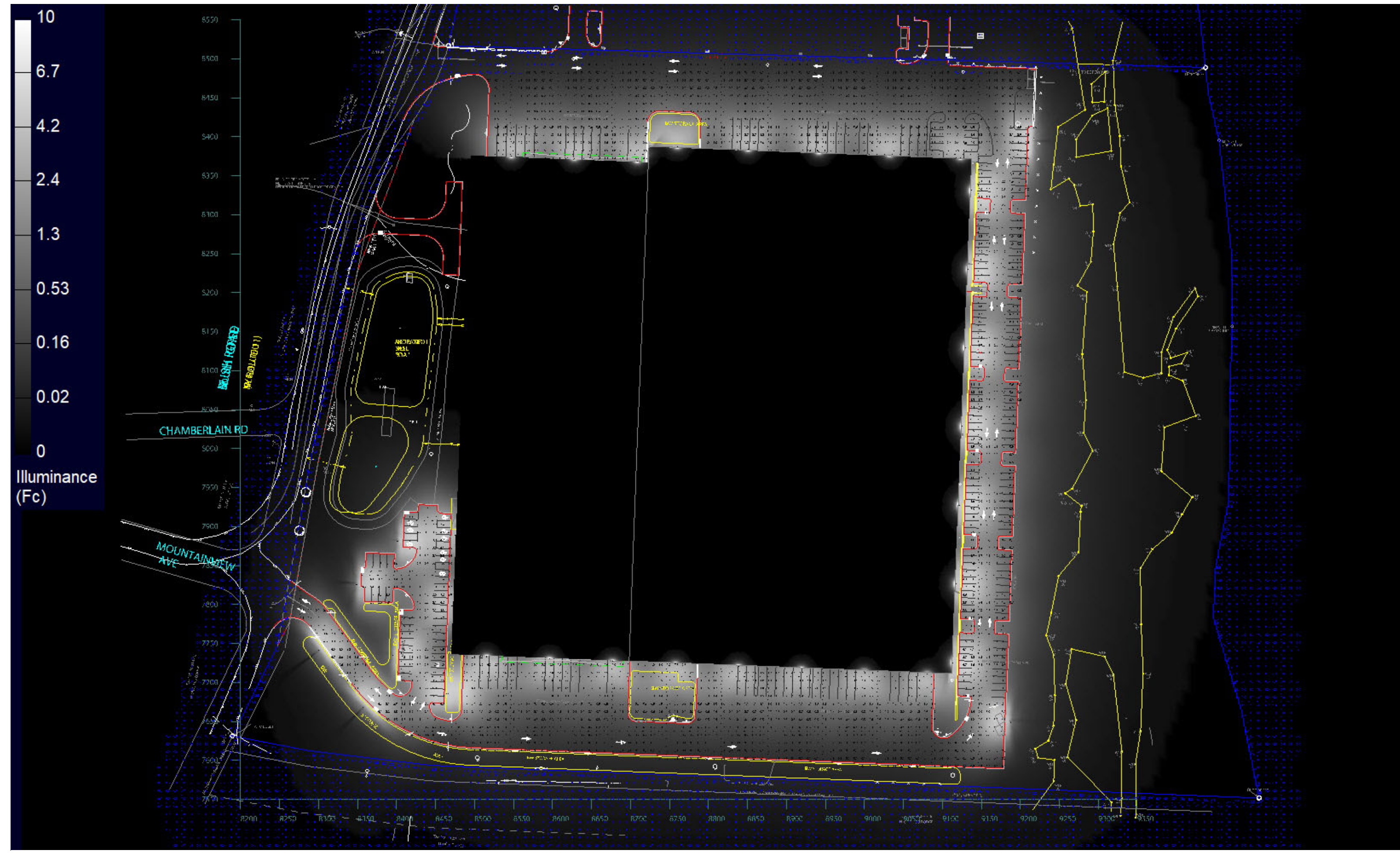
STATE OF NEW YORK  
 ENGINEERING PROFESSIONAL SEAL  
 02913

**SPARACO & YOUNGBLOOD, PLLC**  
 CIVIL ENGINEERING • LAND SURVEYING  
 SITE PLANNING

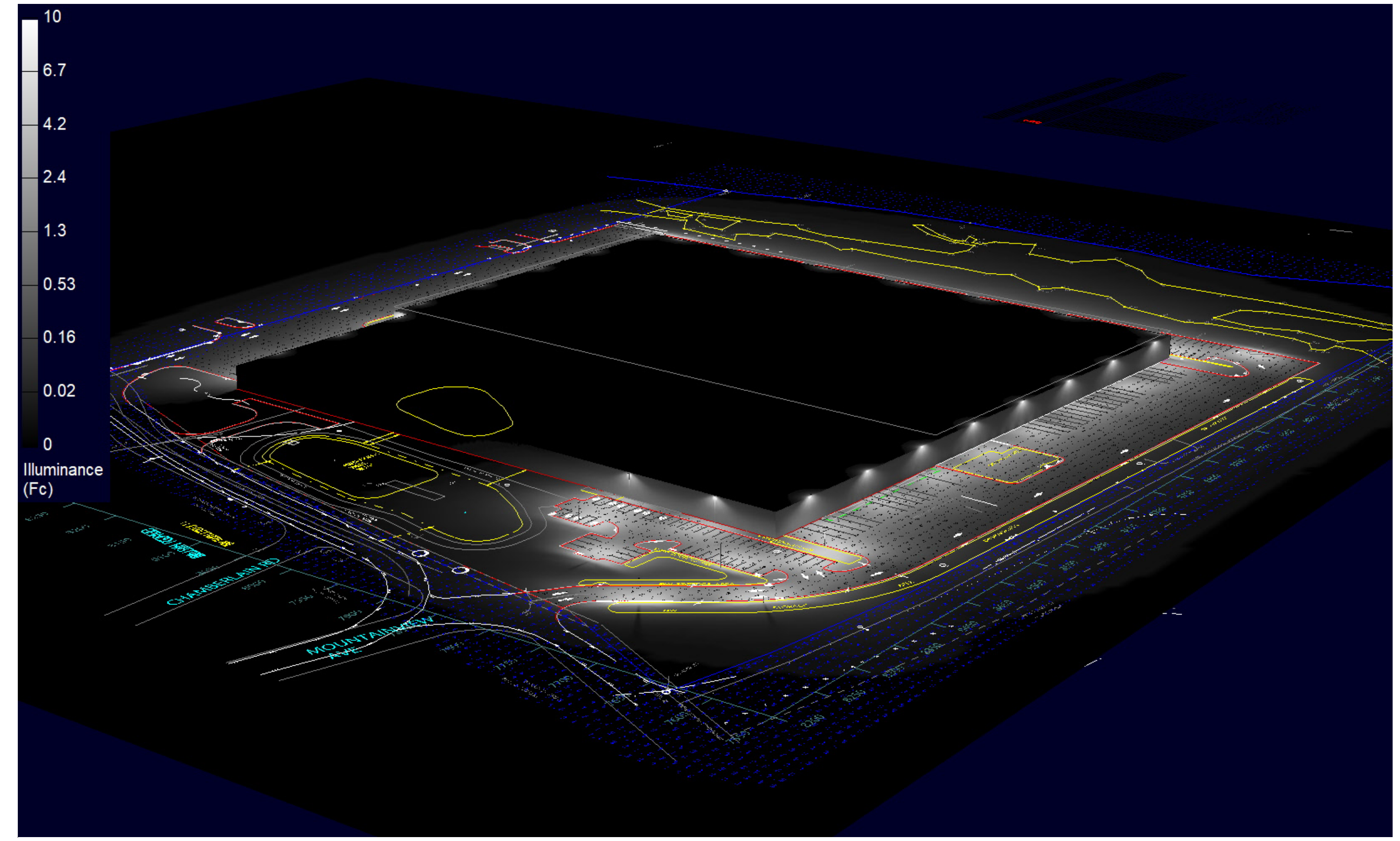
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 E-MAIL: SPARACO@STEVENMSPARACO.COM WYLS1@GMAIL.COM

SY-1386  
 JAN. 5, 2024  
 1" = 50'  
 15 07' 16"

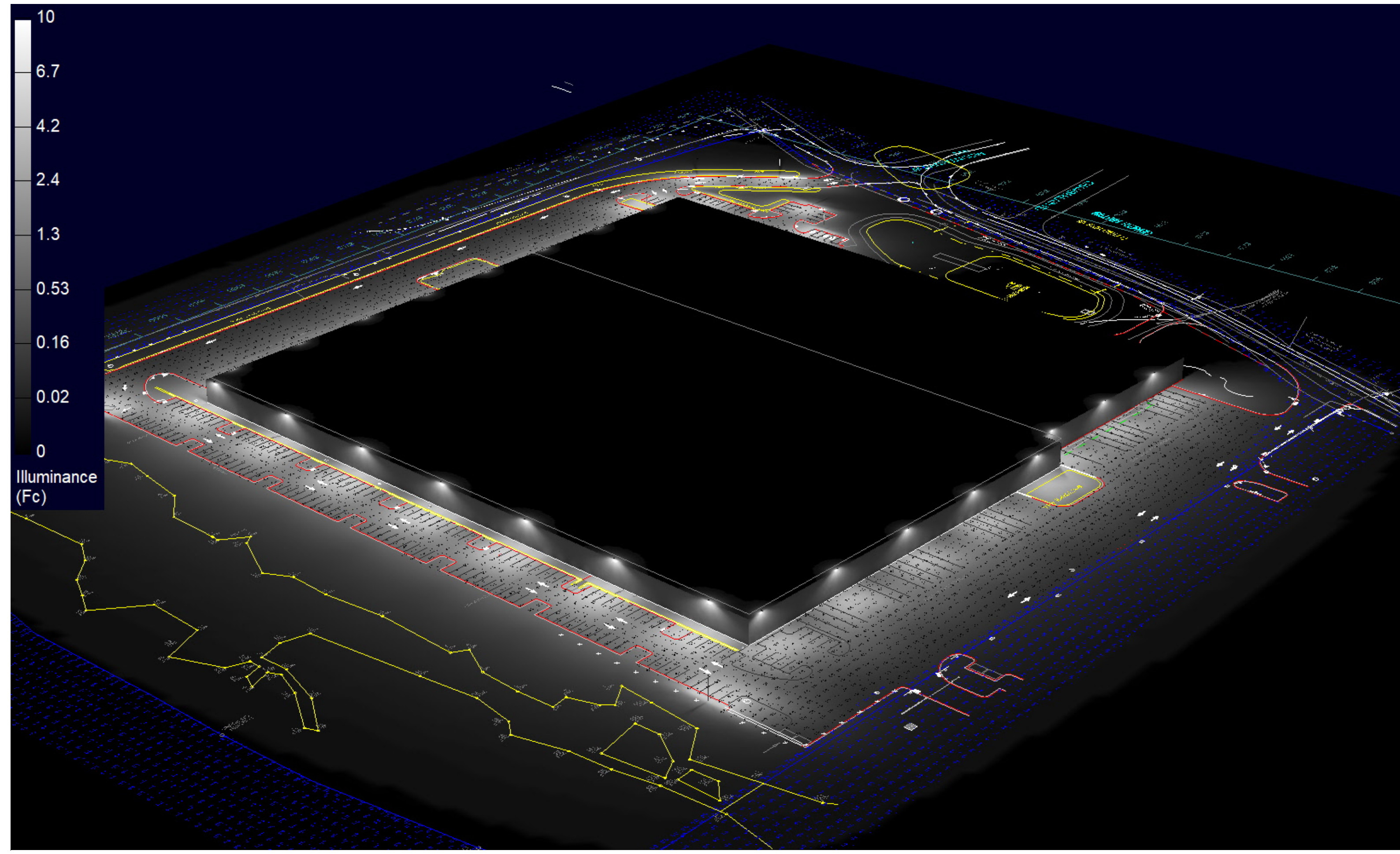




RenderViewpoint\_1



RenderViewpoint\_2



RenderViewpoint\_3

The Lighting Analysis, Energy Analysis and Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. All recommendations, design parameters and other information is to be verified to actual conditions. RAB does not warrant, either implied or stated, nor represent the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements and measurements of those codes. The Lighting Design is provided as a part of a project's construction information package and should not be relied upon for any purpose, intended or unintended, other than that for which it was prepared. RAB Lighting Inc. is not responsible for any errors or omissions in the Lighting Design or for any consequences that may arise from the use of the Lighting Design. Occasional Lighting Design provided user errors that are then updated prior to an order and such updates could change the luminous output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Scale as noted	PROJECT # 175985
Date: 12/13/2023	CASE # 01237160
Filename: 125 Greenbush Road 01237160A.AGI	
Drawn By: Donald G. Andrews	

Job Name:  
125 Greenbush Road  
Orangeburg, NY  
Lighting Layout  
Version A

Prepared For:  
Donald G. Andrews  
28 Brunswick Avenue  
Edison, NJ 08818-0377  
Tel: 732-985-8866



Calculation Summary												
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type	
CalcPts_1 Parking	Illuminance	Fc	1.35	6.0	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal	
CalcPts_2 Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	N.A.	Horizontal	
CalcPts_3 Offsite	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal	

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating	
	16	A	ALEDS4TSFN_80w	Single	10616	10616	1.000	Slipfitter Mount   Type IV   4000k CCT	82	82	1312	B1-U0-G2	
	7	B	ALEDM4TSFN_150w	Single	19644	19644	1.000	Slipfitter Mount   Type IV   4000k CCT	146.8	146.8	1027.6	B2-U0-G4	
	4	C	ALEDM4TN_78w	Single	10750	10750	1.000	Pole Mounted   Type IV   4000k CCT	74.8	74.8	299.2	B1-U0-G3	
	3	D	ALEDM3TN_78w	Single	10765	10765	1.000	Pole Mounted   Type III   4000k CCT	76	76	228	B1-U0-G2	
	2	E	ALEDM4TWMN_78w	Single	10750	10750	1.000	Wall Mounted   Type IV   4000k CCT	74.8	74.8	149.6	B1-U0-G3	
	1	F	ALEDM4TN_78w x 2 @ 180°	Back-Back	10750	21500	1.000	Pole Mounted   Type IV   4000k CCT	74.8	149.6	149.6	B1-U0-G3	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
2	D	8303.097	7743.023	20	36.237	0
3	D	8360.234	7670.64	20	44.673	0
4	A	8518.472	7737.233	25	267.742	0
5	E	8478.935	7890.049	22.5	178.64	0
6	E	8475.599	7800.111	22.5	178.64	0
7	F	8467.902	7688.724	20	177.779	0
7	F	8467.902	7688.724	20	357.779	0
8	C	8351.243	7827.46	20	357.779	0
9	A	8549.779	8370.67	25	88.35	0
10	D	9214.89	8394.974	20	177.71	0
11	A	8629.719	8367.561	25	88.35	0
12	A	8709.658	8364.452	25	88.35	0
17	A	9120.078	8368.459	25	88.35	0
18	A	8598.413	7734.173	25	267.742	0
19	A	8678.353	7731.069	25	267.742	0
20	A	8758.292	7727.967	25	267.742	0
21	A	8838.232	7724.857	25	267.742	0
22	A	8918.171	7721.748	25	267.742	0
23	A	8998.111	7718.638	25	267.742	0
24	A	9078.05	7715.529	25	267.742	0
25	B	9109.227	7728.681	25	357.78	0
26	B	9113.125	7828.605	25	357.78	0
27	B	9117.023	7928.529	25	357.78	0
28	B	9120.921	8028.453	25	357.78	0
29	B	9124.819	8128.377	25	357.78	0
30	B	9128.718	8228.301	25	357.78	0
31	B	9132.616	8328.225	25	357.78	0
32	C	9185.39	7651.711	20	177.78	0
33	C	8397.617	7737.323	20	357.779	0
34	C	8404.01	7882.525	20	357.779	0
70	A	9030.191	8371.935	25	88.35	0
71	A	8940.305	8375.446	25	88.35	0
72	A	8850.42	8378.94	25	88.35	0
73	A	8760.534	8382.435	25	88.35	0
Total Quantity: 34						



ALEDS4TSFN\_80w



ALEDM4TSFN\_150w



ALEDM4TN\_78w



ALEDM3TN\_78w



ALEDM4TWMN\_78w



ALEDM4TN\_78w x 2 @ 180°

NOTES:

\* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

\* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

\* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

\* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

\* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

\* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

\* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

\* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

\* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

\* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

\* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

\* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

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Scale as noted	PROJECT # 175985
	CASE # 01237160
Date: 12/13/2023	Filename: 125 Greenbush Road 01237160A.AGI
Drawn By: Donald G. Andrews	
Job Name: 125 Greenbush Road Orangeburg, NY	Lighting Layout Version A
Prepared For: Dustin Sisk 28 Brunswick Avenue Edison, NJ 08818-0377 Tel: 732-985-8866	Filename: C:\Lib Files\Damini\125 Greenbush Road 01237160A.AGI
	408 W. 4th Street, New York, NY 10014 888-732-7000 • rablighting.com



SURVEYOR:

**NEW WAREHOUSE**  
125 S GREENBUSH ROAD  
ORANGEBURG, NY 10962

DATE: NOVEMBER 28, 2018  
DRAWN BY: ZJS  
JOB NO: 062018  
SCALE: 1" = 40'  
FILENAME: 2024\_0124\_125-155  
S\_Greenbush

REVISIONS:  
8/7/2019  
5/31/2022  
7/27/2022  
12/1/2023  
12/6/2023  
12/13/2023  
1/24/2024

Blythe M Yost ASLA | Registered Landscape Architect

**PLANTING PLAN 125**

SHEET NO.

**L-702**

**PLANT SCHEDULE 125**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	
<b>TREES</b>				
23	Betula nigra	River Birch Multi-Trunk	7-8'	
15	Gleditsia triacanthos f. inermis	Thornless Honey Locust	3-3.5'	
10	Picea abies	Norway Spruce	10-12'	
11	Picea abies	Norway Spruce	16-18'	
16	Picea omorika	Serbian Spruce	8-10'	
7	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2.5-3'	
1	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	3.5-4'	
10	Quercus palustris	Pin Oak	3.5-4'	
<b>SHRUBS</b>				
158	Buxus sempervirens	American Boxwood	30-32"	
130	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	5 Gal	
<b>GRASSES</b>				
50	Miscanthus sinensis 'Morning Light'	Eulalia Grass	2 Gal	
138	Panicum virgatum 'Northwind'	Switch Grass	2 Gal	
<b>QTY BOTANICAL NAME COMMON NAME SIZE SPACING</b>				
<b>GROUND COVERS</b>				
430	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 Gal	24" o.c.



Gleditsia triacanthos



Prunus 'Kwanzan'



Betula nigra



Quercus robur 'Fastigiata'



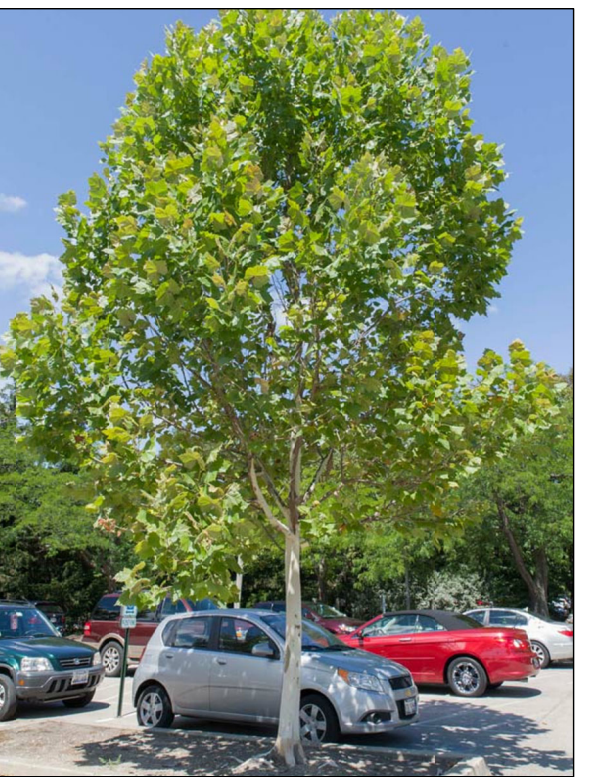
Quercus palustris



Picea abies



Picea omorika



Platanus x acerifolia 'Bloodgood'



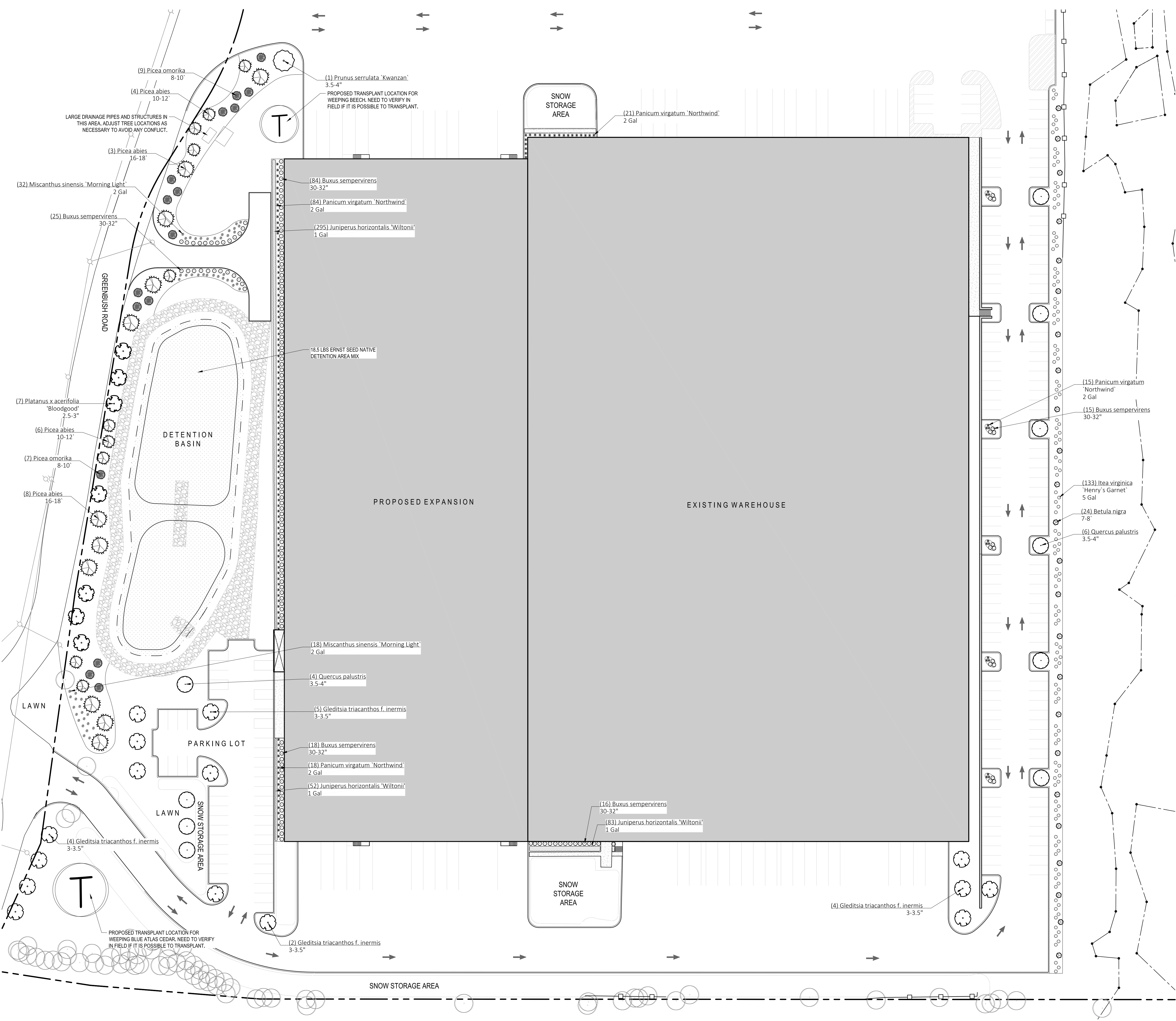
Miscanthus 'Morning Light'



Panicum virgatum 'Northwind'



Juniperus horizontalis 'Wiltonii'



**NATIVE DETENTION AREA MIX**

SEED MIX  
ERNST SEED NATIVE DETENTION AREA MIX: 1 & 5 lbs

- 32% Panicum clandestinum 'Toga'
- 20% Carex vulpinoidea, PA Ecotype
- 20% Elymus virginicus, PA Ecotype
- 20% Panicum virgatum 'Shawnee'
- 4% Agrostis perennans, NY Ecotype
- 2% Juncus tenuis, PA Ecotype
- 1% Juncus effusus
- 1% Panicum rigidulum, PA Ecotype
- Deerantonum 'Toga'
- Fox Sedge, PA Ecotype
- Virginia Wildrye, PA Ecotype
- Switchgrass 'Shawnee'
- Autumn Donggrass, Albany Pine Bush-NY Ecotype
- Path Rush, PA Ecotype
- Soft Rush
- Redtop Panicgrass, PA Ecotype



Detention Basin Seed Mix



Existing Weeping Blue Atlas Cedar



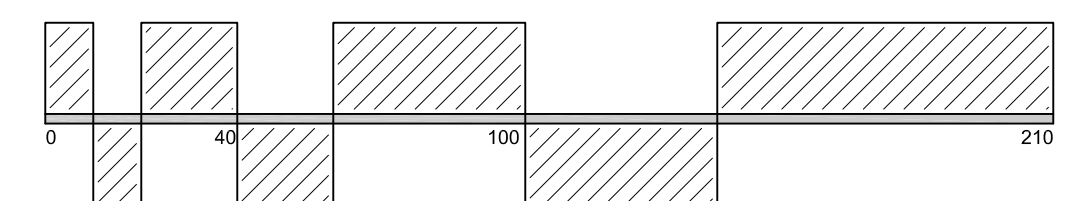
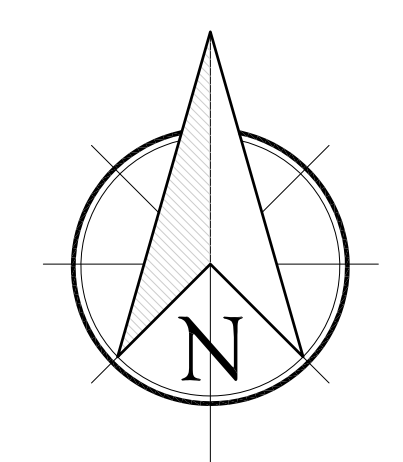
Existing Weeping Beech



Buxus sempervirens



Itea virginica 'Henry's Garnet'



TO SCALE WHEN PLOTTED ON 30X42