

- NOTES**
- THIS IS A SITE PLAN OF LOTS 15.2, BLOCK 1, SECTION 74.07 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
 - TOTAL AREA OF TRACT: 11.8988 ACRES
 - ZONE: LI
 - PROPOSED USE: WAREHOUSE
 - LOT: 15.2
 - SOURCE: BENCHMARK RIM EXISTING, SAN M4 87.20, LOCATED APPROX. 128' SW OF NW CORNER OF LOT 74.07-1-151, IN GREENBUSH ROAD.
 - RECORD OWNER & APPLICANT: ALEXANDER PROPERTIES 125 GREENBUSH AVENUE ORANGETOWN, NEW YORK 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 230.6M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

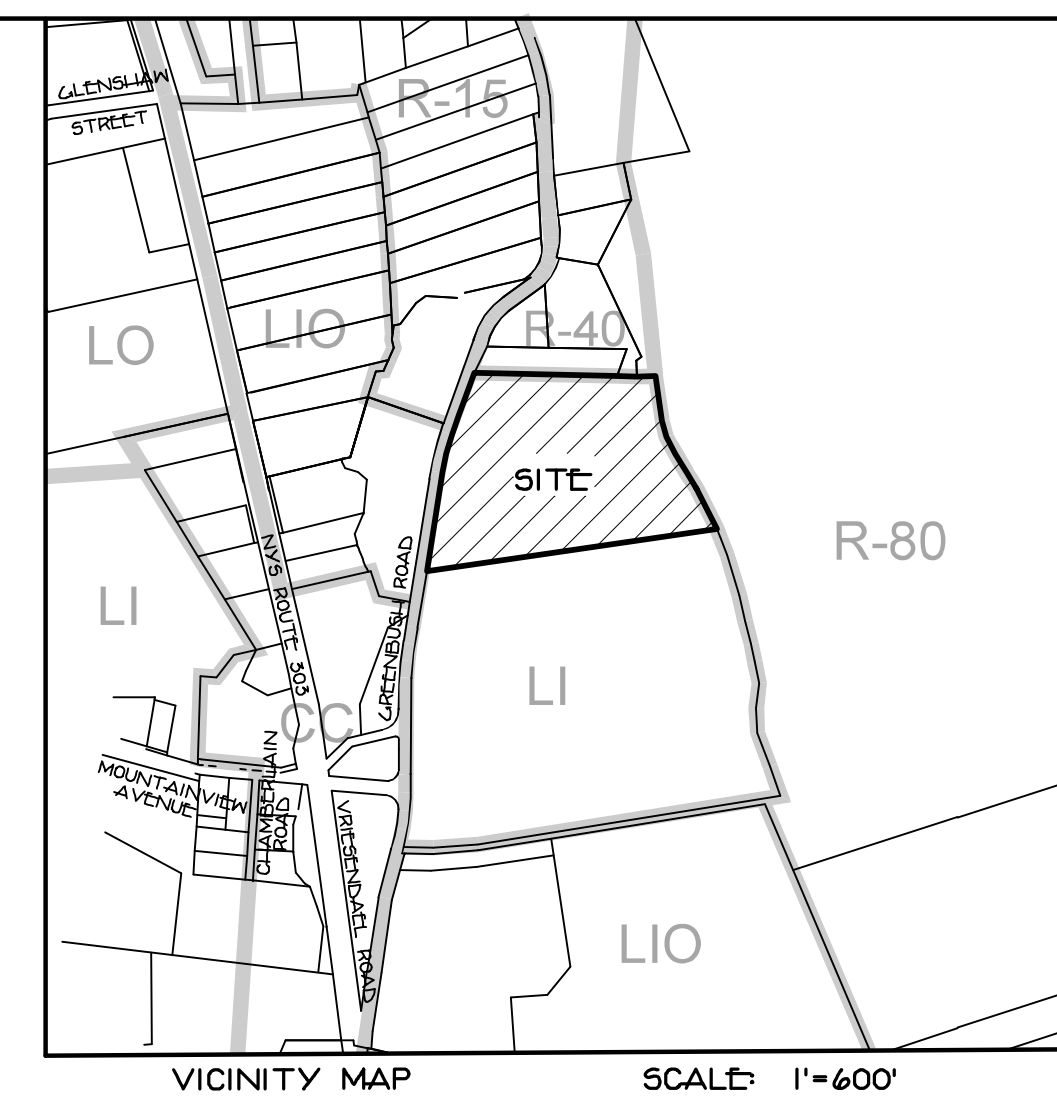
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SUPERINTENDENT OF HIGHWAYS, 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 5'-10" HEIGHT.

- CONTINUED.
- THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE 8" FOOT RADIUS FROM TRUNK PER INCH DBH
 - DRIP LINE OF TREE CANOPY
 - THE METHOD CHOSEN SHOULD 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 ALLEGED 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 OF 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 HELLED, AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF 3' 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.
- 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 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 CONTRACTORS TRAILER IF ANY IS PROPOSED SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.

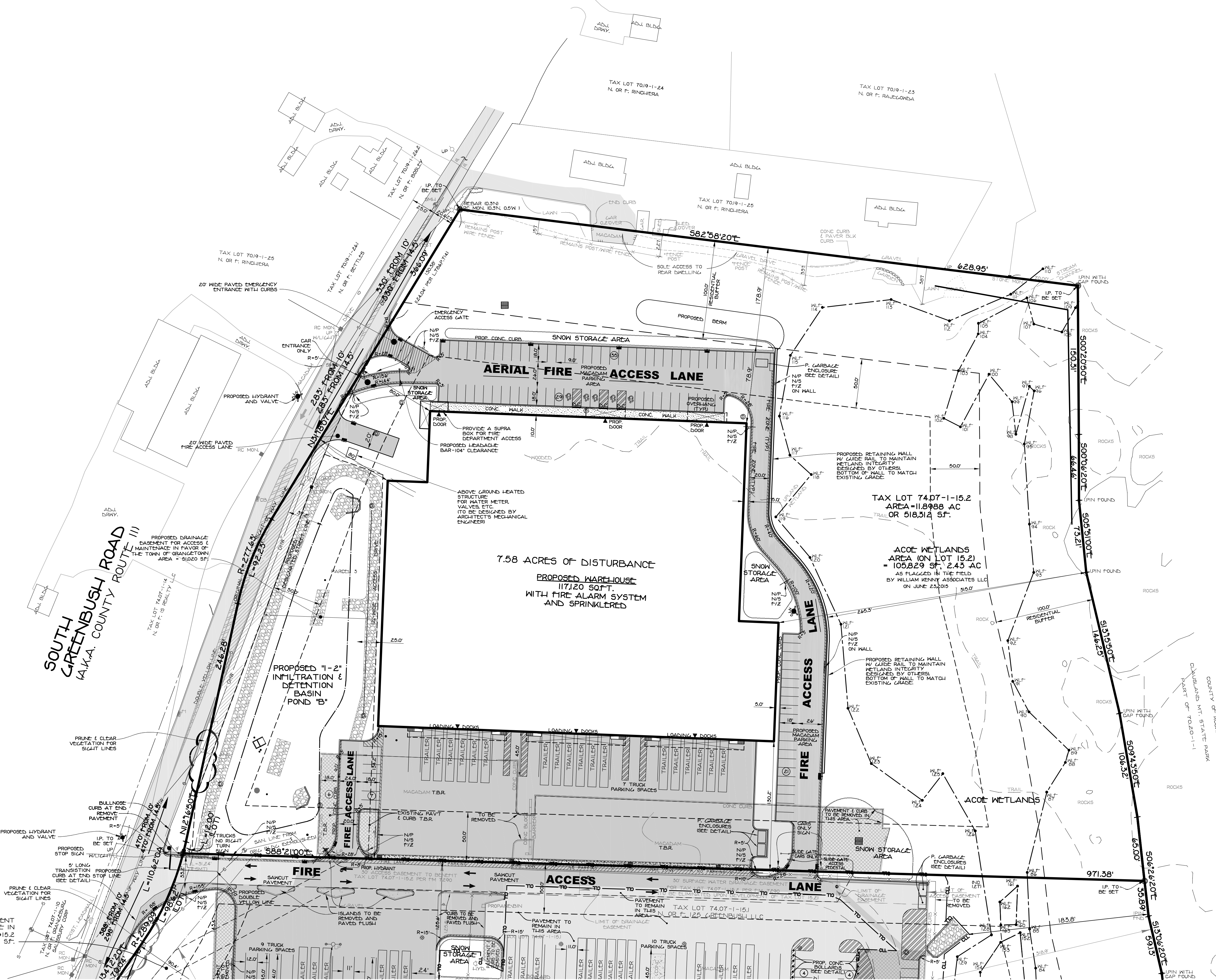
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION OF ANY REQUIRED PUBLIC IMPROVEMENTS OR PRIVATE SANITARY OR STORM SEWER IMPROVEMENTS, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DENE, THE APPLICANT OR THE APPLICANT'S ENGINEER. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT OR DESIGN MODIFICATION TO BE GIVEN SUCH AREAS TO SECURE APPROPRIATE PERMANENT AND SATISFACTORY CONSTRUCTION. DENE SHALL INVESTIGATE THE CONDITIONS AND SHALL EITHER APPROVE THE APPLICANT'S APPLICANT'S ENGINEER'S 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 PRIOR 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 CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.

- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS AND FENCE CONTROL.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- ALL UTILITIES INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXPLORATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR DIVISION OF SEWERS.
- CLEARING LIMIT AREAS MUST BE MARKED IN THE FIELD PRIOR TO ANY GRADING ON CONSTRUCTION SITE TO AVOID ANY ENCROACHMENTS INTO THE WETLANDS AREA.
- ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
- NO TRUCKING MOVEMENT OF ANY KIND SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HOURS OF 10:00 PM AND 6:00 AM, PREVIOUS PERMISSION HAS BEEN GRANTED BY THE ZONING BOARD OF APPEALS.



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-CENTRAL WITH AMBER AND RED STROBES 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 INSPECTORS OFFICE.
- IF LIGHTWEIGHT TRUSSES ARE USED, A SIGN MUST BE PLACED ON THE EXTERIOR OF THE BUILDING FACING MAIN ENTRANCE.



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 "B"
#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 15.2 CALCULATIONS:

PARKING CALCULATIONS (TOWN CODES)
 AT LEAST ONE SPACE REQUIRED FOR EVERY TWO EMPLOYEES
 50 EMPLOYEES / 1 SPACE PER 2 EMPLOYEES = 25 SPACES
 25 SPACES REQUIRED
 92 SPACES PROVIDED

TRUCKS:
 7 PARKING SPACES
 18 DOCKING SPACES
 25 TOTAL TRUCK SPACES PROVIDED

PROPOSED LOT AREA CALCULATIONS:
 LOT AREA - DEDICATION AREA = PROPOSED LOT AREA
 518,312 SF - 7,674 SF = 510,638 SF

FLOOR AREA RATIO CALCULATIONS:
 GROSS FLOOR AREA / LOT AREA = F.A.R.
 EXISTING: N/A

PROPOSED:
 117,120 SF. / 510,638 SF. = 0.2294 = 0.23

LAND COVERAGE RATIO CALCULATIONS:
 IMPERVIOUS SURFACE / LOT AREA = RATIO
 EXISTING: 44,728 SF. / 518,312 SF. = 0.086
 PROPOSED: 251,519 SF. / 510,638 SF. = 0.492

LEGEND - SIGHT DISTANCE

10' 05" TOP	10' OFFSET FROM EDGE OF PAVEMENT
14.5' 05" TOP	14.5' OFFSET FROM EDGE OF PAVEMENT

LEGEND

EXISTING	PROPOSED	
CB	FI	CATCH BASIN/FIELD INLET
DL	DL	DRAIN LINE
SMH	SMH	SANITARY MANHOLE / PIPE
EP	EP	EDGE OF PAVEMENT
CC	CC	CONCRETE CURB
GL	GL	GAS LINE / VALVE
WL	WL	WATER LINE / VALVE
UP	UP	UTILITY POLE
LP	LP	LIGHT POLE
OW	OW	OVERHEAD WIRES
UE	UE	UNDERGROUND ELECTRIC
LD	LD	LOADING DOCK
FV	FV	FIRE VALVE
DC	DC	DROP CURB
HY	HY	FIRE HYDRANT

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

REV. PER LANDSCAPE ARCHT - 6/20/2018
 REV. PER OS&P&E REVIEW - 11/28/2018
 REV. PER COMMENTS - 02/12/2019
 REV. ADD LANDCAP 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 - 08/08/2023
 REV. GENERAL - 01/05/2024

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 WWW.SPACOSYS.COM WWS180W.COM

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

BULK TABLE FOR LOT 15.2

LI	MINIMUM LOT AREA (FEET)	STREET FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE (FEET)	FLOOR AREA RATIO	LAND COVERAGE RATIO	BUILDING HEIGHT (FEET)
REQUIRED	2 AC.	150	50	50	200	50	0.50	0.80	40
EXISTING	11.9 AC.	711.0	716.6	N/A	N/A	N/A	N/A	0.086	40
PROPOSED	11.7 AC.	711.0	716.6	80	78.9	309.1	2.653	0.251	40

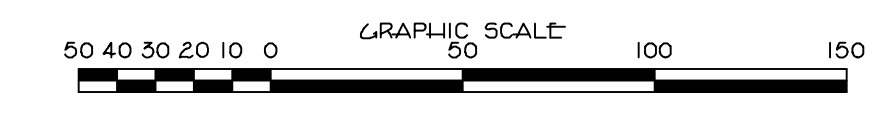
APPLICANT REQUESTS PERMISSION FOR PARKING IN REQUIRED YARD

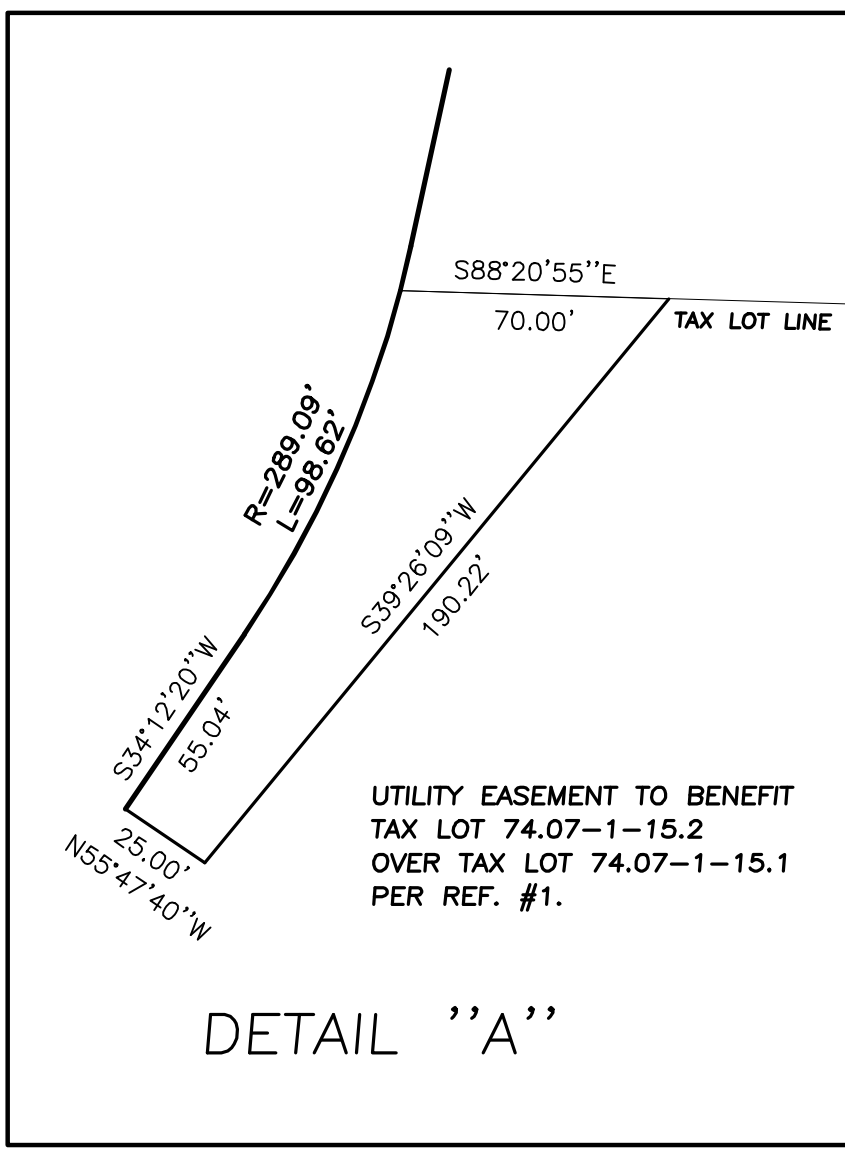
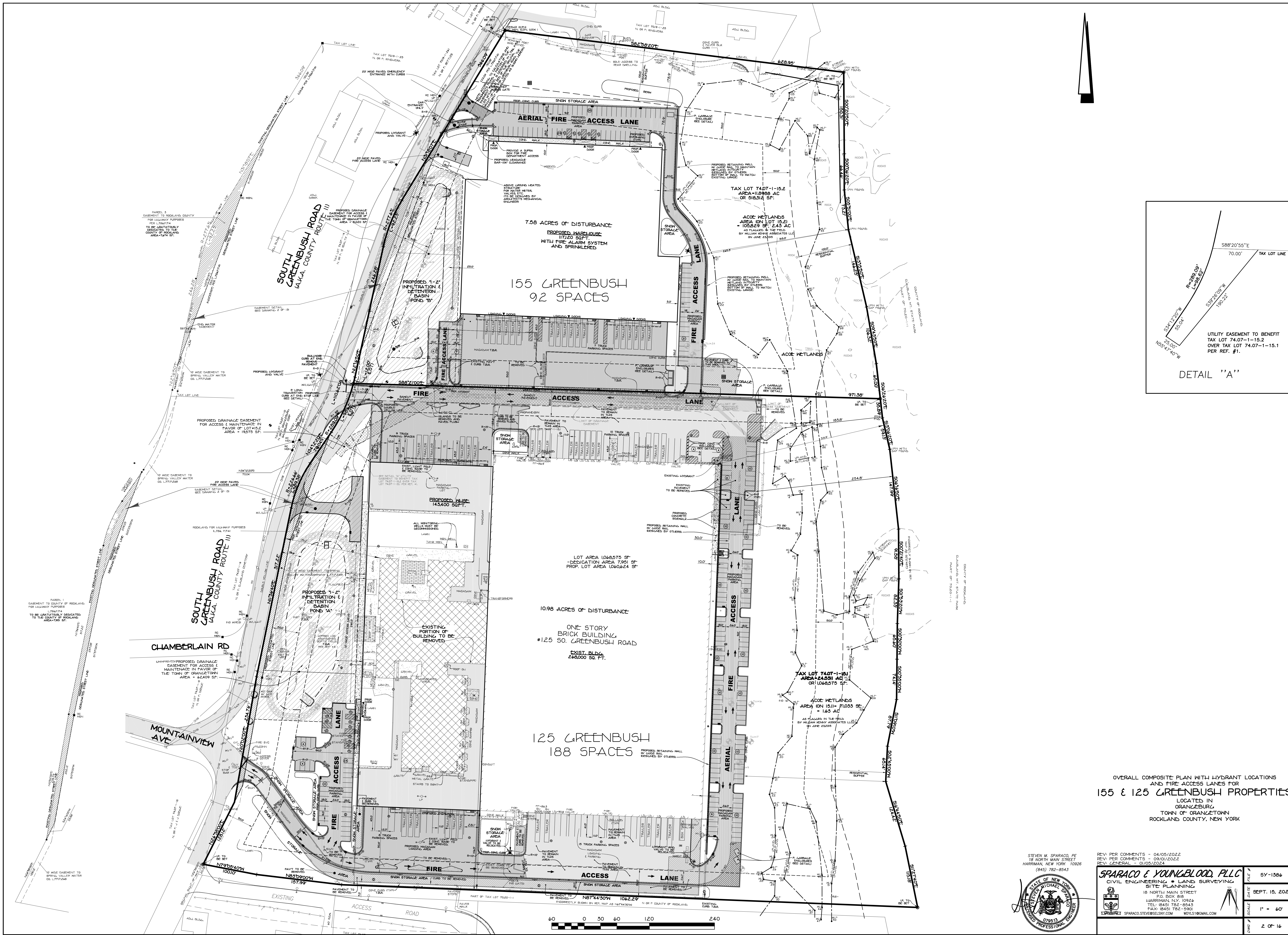
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION SIZE 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.

14 NORTH MAIN STREET
 OFFICE OF THE TOWN ENGINEER
 TOWN OF ORANGETOWN
 1-800-962-7962

- REFERENCES**
- BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGETOWN SALISBURY 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 #M05527
 - UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
 - 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 ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY JAY A. GREENWELL PLS, LLC DATED OCT 20, 2017, LAST REVISED NOV. 30, 2017.





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

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



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SY-1386
SEPT. 10, 2021
1" = 60'
2 OF 16



EROSION CONTROL INFORMATION:

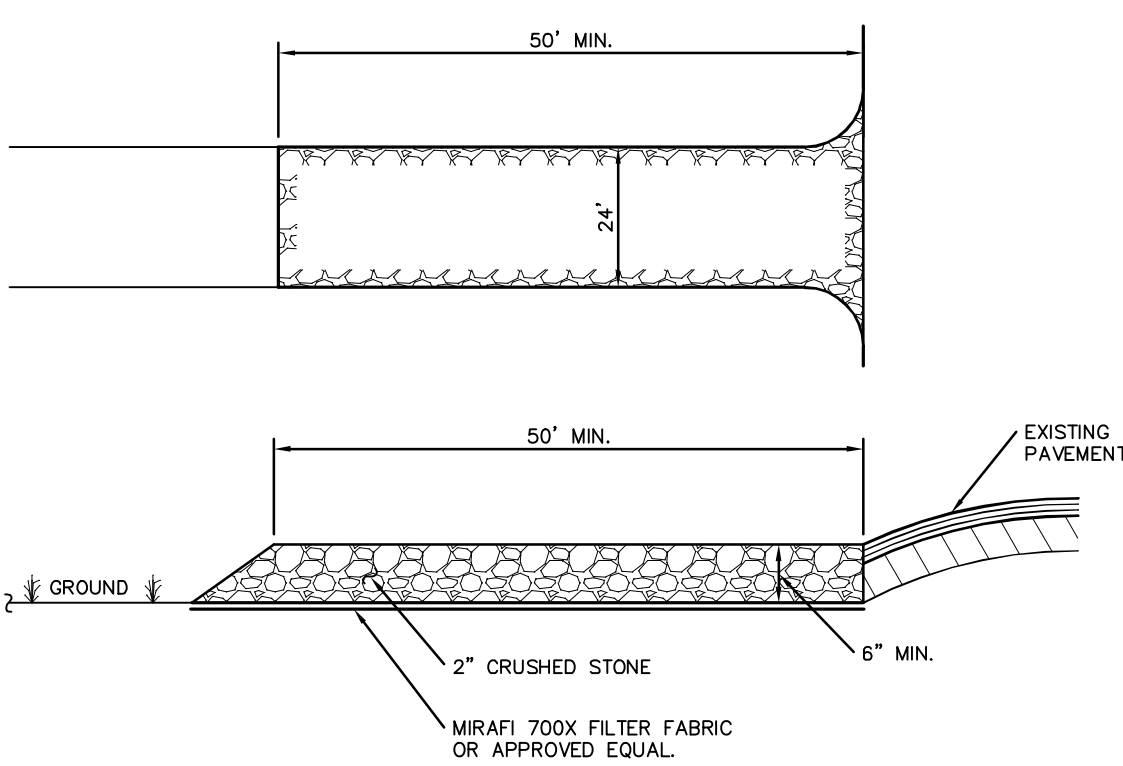
EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION 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 SHALES AND PIPES 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 SEED WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB 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 THE CURB 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 SEED 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 PLANS.
14. FOR INDIVIDUAL HOUSES (SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #10 WHERE APPLICABLE).
15. BARE SOIL SHOULD BE SEED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTIS:

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 FEASIBLE, 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 ENGRAVED OR MAY BE CREATED UTILIZING CARTLAIN, BERMS, RIP-RAP, CRUSHED STONE DAMS OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED 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 90 DAYS SHALL BE TEMPORARILY SEED WITH 1/2 LB. OF RYE GRASS AND MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPID AS PRACTICAL BY INSTALLATION OF THE BARE SOIL COURSE.
3. SILT THAT LEAVES THE SITE IN VIOLATION OF THE REGULATORY AGENCIES 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 PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL).

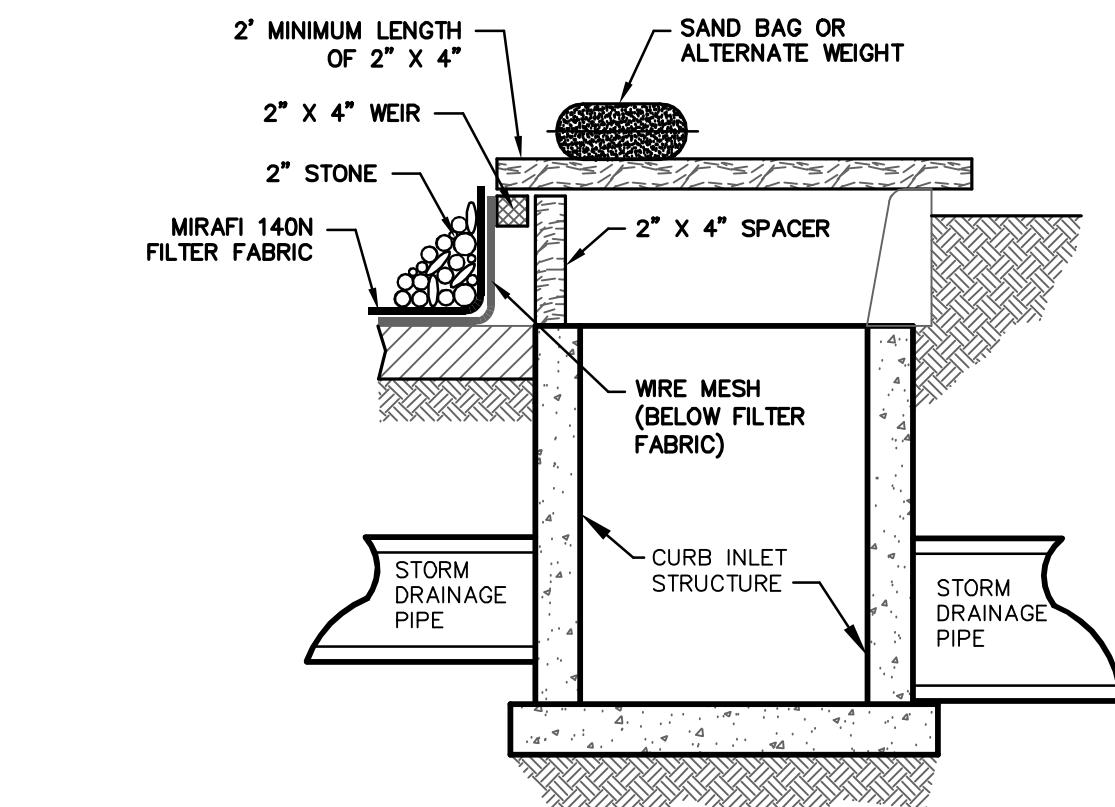


NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

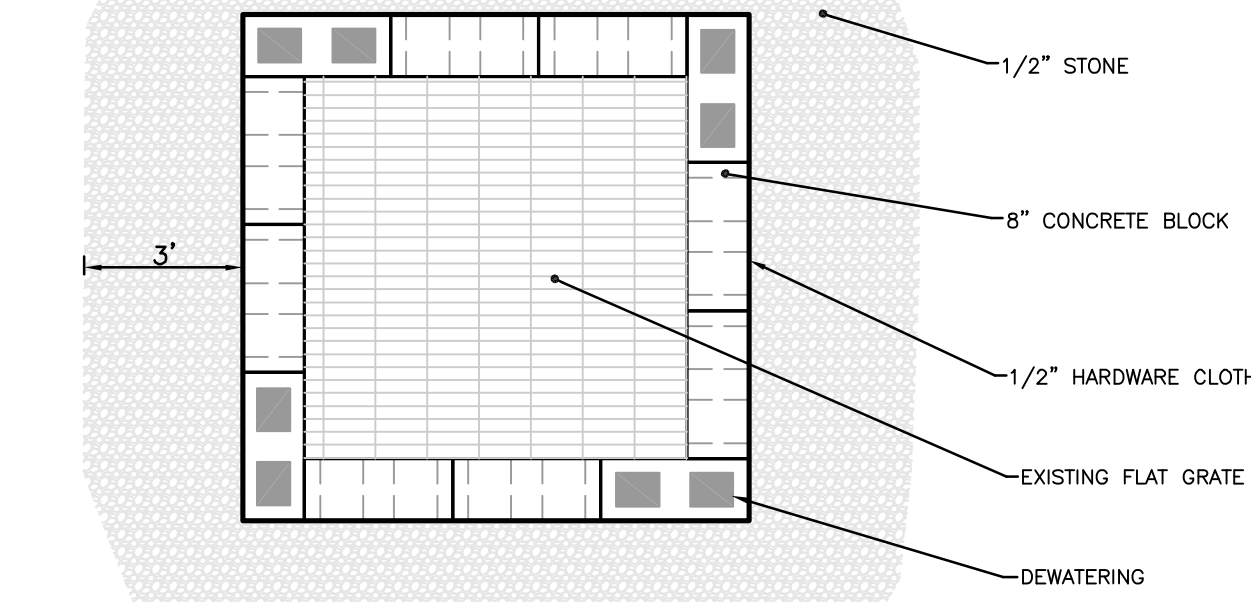


NOTES:

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.

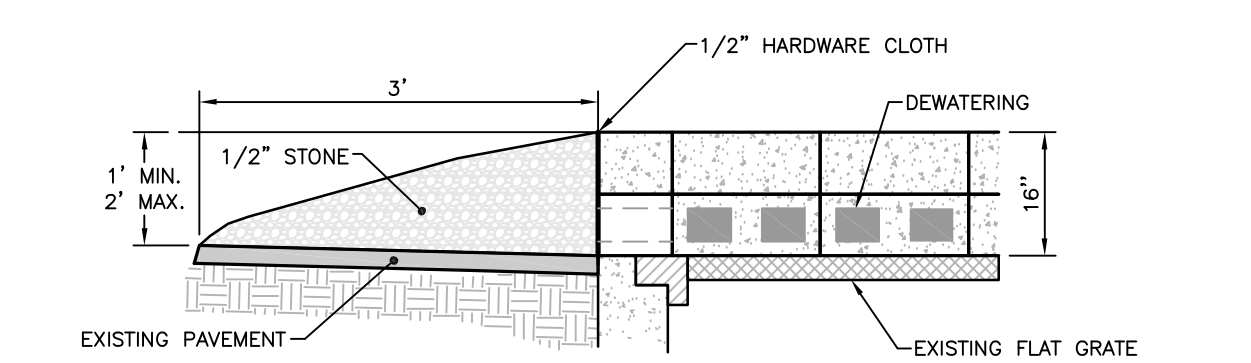
CURB INLET PROTECTION DETAIL

N.T.S.



PLAN VIEW

N.T.S.



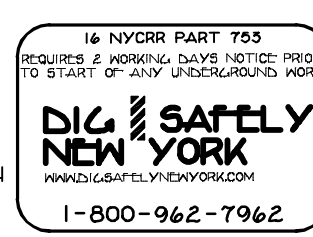
NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2" INCHES MINIMUM BELOW BEST OF INLET 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 2:1 SLOPE OR FLATTER.
4. SYMBOL

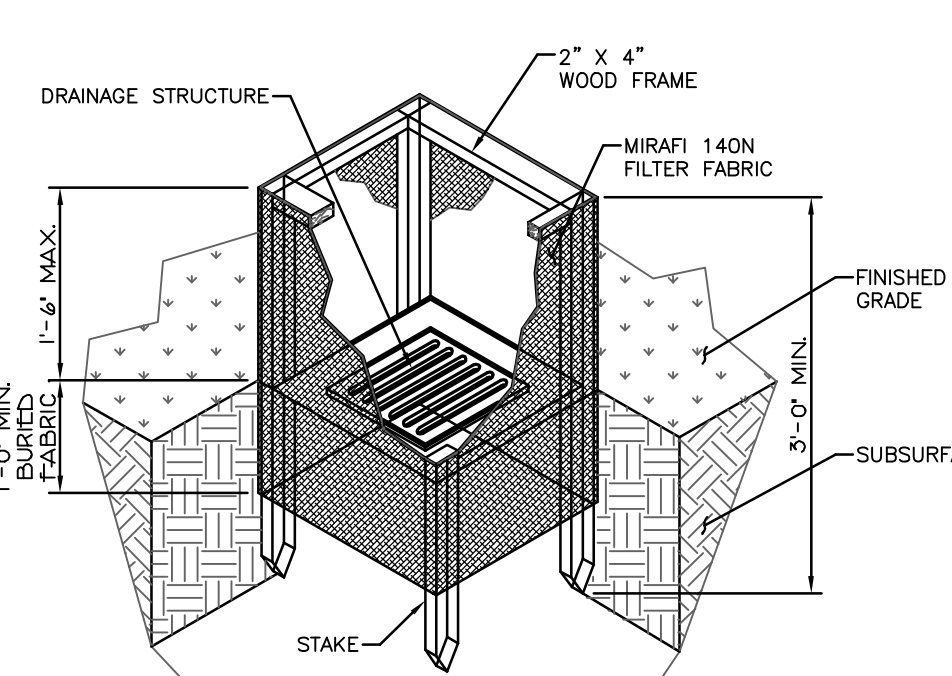
STONE & BLOCK INLET PROTECTION

N.T.S.

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EXISTING	LEGEND	PROPOSED
CB	CATCH BASIN/FIELD INLET	CB
FI	FI	FI
DL	DRAIN LINE	DL
SMH	SANITARY MANHOLE / PIPE	SMH
CP	EDGE OF PAVEMENT	CP
GC	CONCRETE CURB	GC
GL	GAS LINE / VALVE	GL
WL	WATER LINE / VALVE	WL
UP	UTILITY POLE	UP
LP	LIGHT POLE	LP
OW	OVERHEAD WIRES	OW
UE	UNDERGROUND ELECTRIC	UE
LD	LOADING DOCK	LD
FV	FIRE VALVE	FV
DC	DROP CURB	DC
HY	FIRE HYDRANT	HY
10'	10' CONTOUR INTERVAL	10'
2'	2' CONTOUR INTERVAL	2'
SB	STONE & BLOCK INLET PROTECTION	SB
CF	CURB & FIELD INLET PROTECTION	CF
SF	SILT FENCE	SF
DF	DOUBLE SILT FENCE	DF
CL	CLEARING LIMIT LINE	CL



NOTES:

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 A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED 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. IT CAN ALSO BE USED FOR PRELIMINARY CURB INLET PROTECTION FOR PROPOSED CATCH BASINS WITHOUT CASTINGS.
7. SYMBOL
8. SYMBOL

FIELD INLET PROTECTION DETAIL

N.T.S.



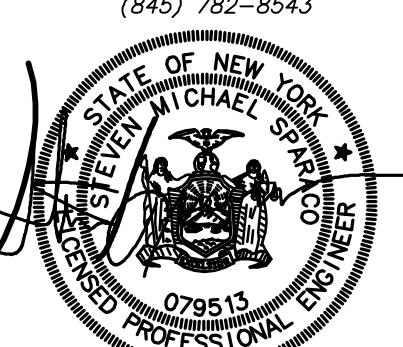
REFERENCE:

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. GREENKELL PLS, LLC, DATED OCT. 25, 2017, LAST REVISED NOV. 30, 2017.

REFERENCES:

1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGEBOURG SALESURVY 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 #MAG327.
3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
4. TOPD FROM GEOMAPS AERIAL COMPILATION; DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

STEVEN M. SPARACO, PE
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(845) 782-8543

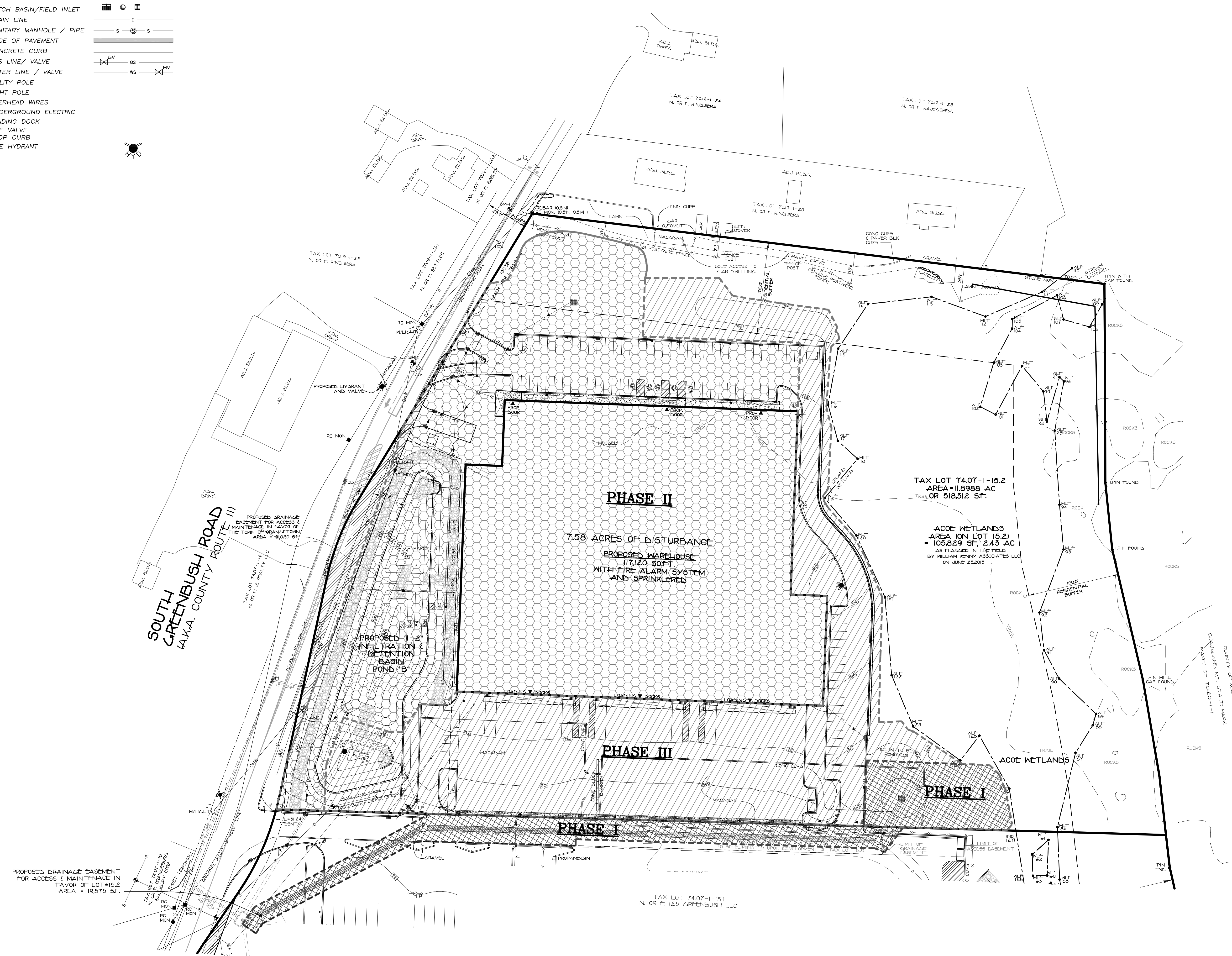


EROSION & SEDIMENT CONTROL PLAN FOR 155 GREENBUSH PROPERTIES
LOCATED IN ORANGETOWN TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

REVI. PER LANDSCAPE ARCHT. - 6/20/2018
REVI. PER OS&EAC REVIEW - 11/28/2018
REVI. PER COMMENTS - 02/28/2019
REVI. ADD LANDCAP PARKING - 07/30/2019
REVI. PER TRAFFIC ENGINEER - 11/01/2020
REVI. PER COMMENTS - 09/15/2021
REVI. PER COMMENTS - 04/05/2022
REVI. PER COMMENTS - 03/01/2022
REVI. GENERAL - 01/05/2024

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FAX: (845) 782-5901
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EXISTING	LEGEND	PROPOSED
	CATCH BASIN/FIELD INLET	
	DRAIN LINE	
	SANITARY MANHOLE / PIPE	
	EDGE OF 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	

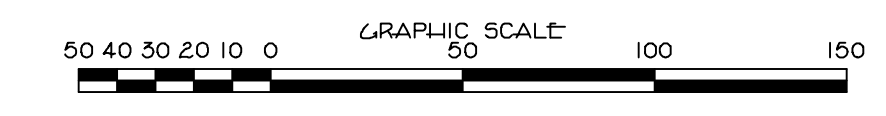


PHASING AREA OF DISTURBANCE (A.O.D.):
 I = 28,451 SQ. FT. (0.65 AC)
 II = 210,143 SQ. FT. (4.82 AC)
 III = 118,787 SQ. FT. (2.73 AC)

NOTE:
 MAJORITY OF PHASE I IS OFF-SITE WORK.

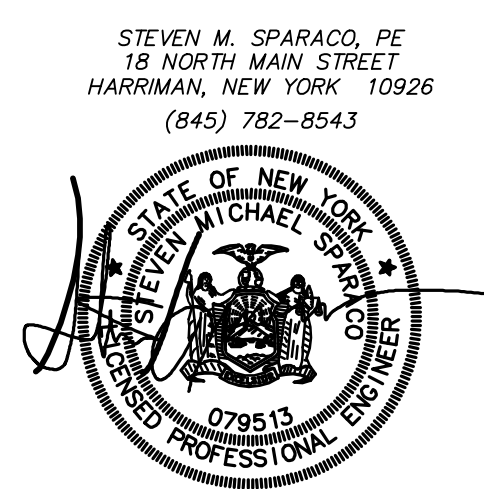
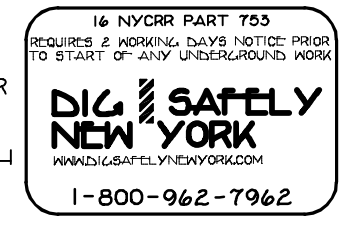
- REFERENCES**
1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGEBURG SALESBURY CORP" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
 2. OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MAC527
 3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
 4. TOPO FROM GDMAPS AERIAL COMPILATION; DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

REFERENCE:
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PHASING PLAN FOR
155 GREENBUSH PROPERTIES
 LOCATED IN
 ORANGETOWN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

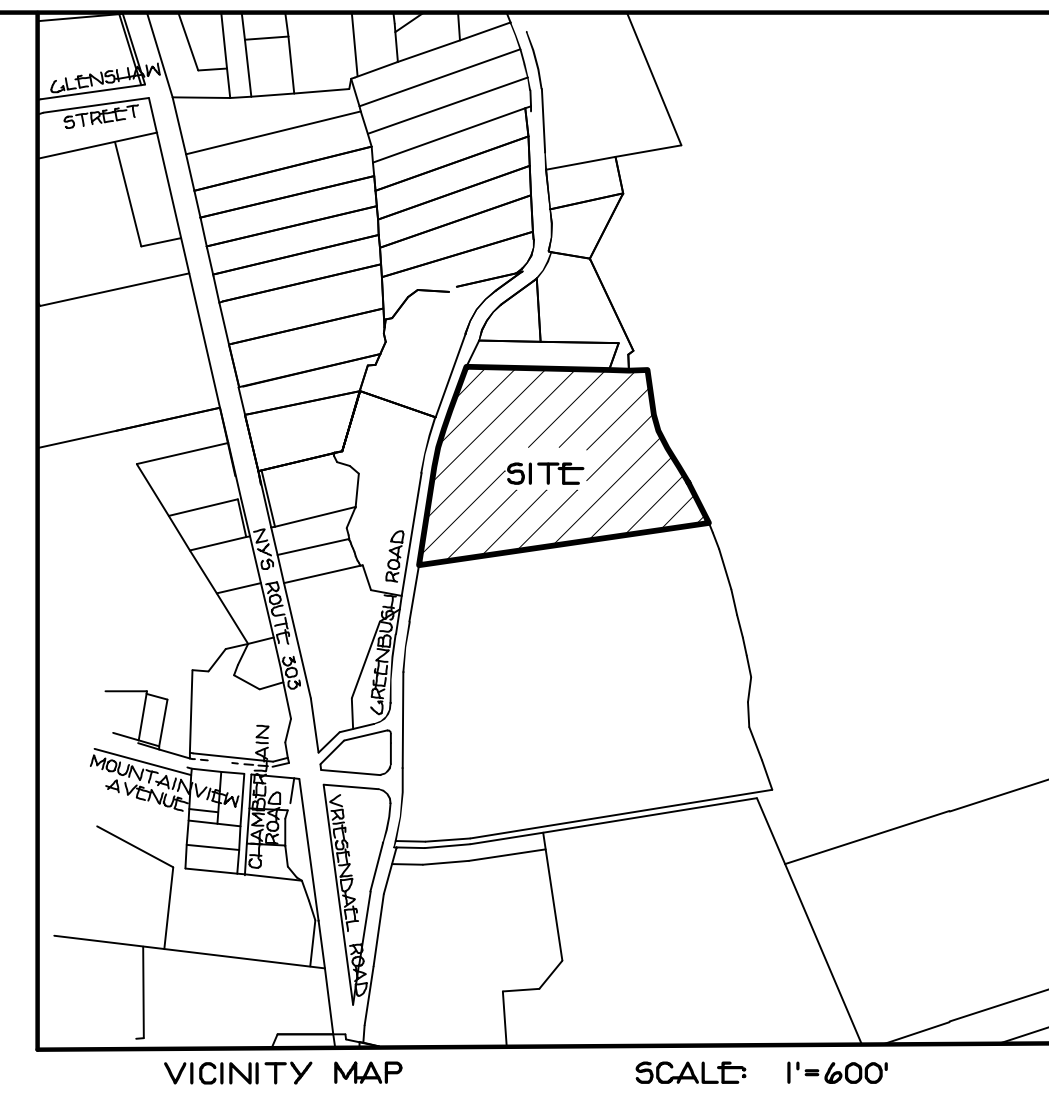
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND 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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 FAX: (845) 782-5903
 WWW.SPARACOENGINEERS.COM WDWLS1@GMAIL.COM

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

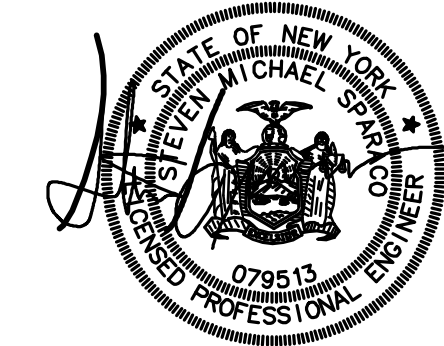


EXISTING		LEGEND	
	CB		CATCH BASIN/FIELD INLET
	DL		DRAIN LINE
	SMH		SANITARY MANHOLE / PIPE
	EP		EDGE OF PAVEMENT
	CC		CONCRETE CURB
	G		GAS LINE / VALVE
	W		WATER LINE / VALVE
	UP		UTILITY POLE
	LP		LIGHT POLE
	OHW		OVERHEAD WIRES
	UE		UNDERGROUND ELECTRIC
	LD		LOADING DOCK
	FV		FIRE VALVE
	DC		DROP CURB
	FH		FIRE HYDRANT

EXISTING CONDITIONS PLAN FOR
155 GREENBUSH PROPERTIES
 LOCATED IN
 ORANGETOWN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

REV: PER LANDSCAPE ARCHT - 6/20/2018
 REV: PER 022PAC REVIEW - 11/28/2018
 REV: PER COMMENTS - 02/02/2019
 REV: ADD HANDICAP 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 - 03/01/2022
 REV: GENERAL - 01/05/2024

STEVEN M. SPARACO, PE
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 WWW.SPARACOANDYOUNGBLOOD.COM

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

REFERENCES

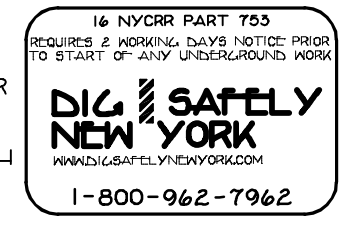
1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGETOWN SALISBURY CORP. FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
2. OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MKS27.
3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
4. TOPD FROM GEOMAPS AERIAL COMPILATION, DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

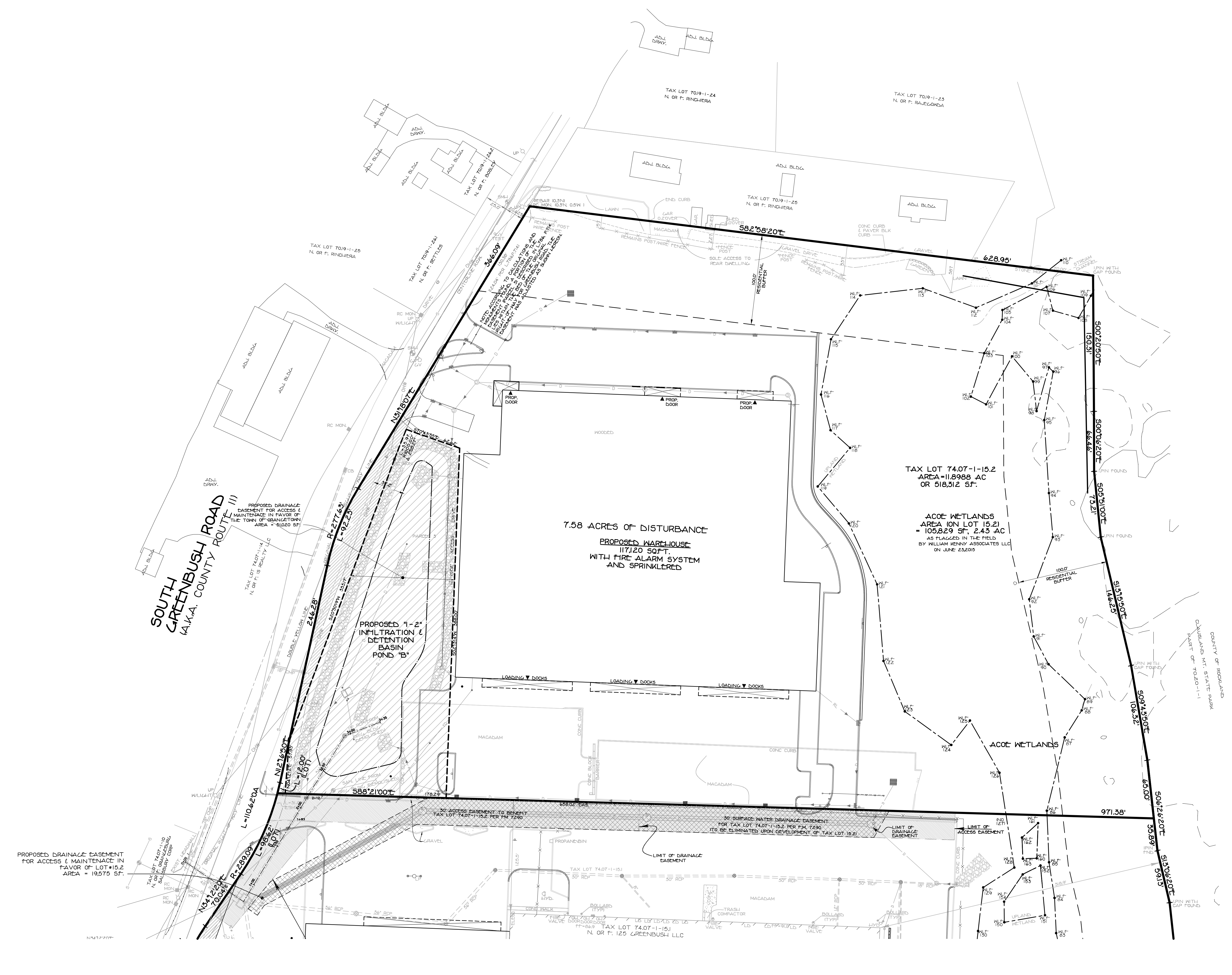
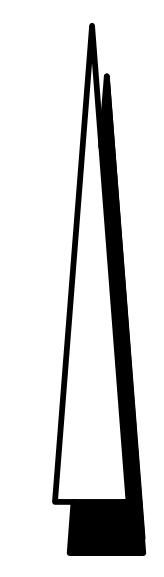
REFERENCE

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EXISTING	LEGEND	PROPOSED
	CATCH BASIN/FIELD INLET	
	DRAIN LINE	
	SANITARY MANHOLE / PIPE	
	EDGE OF 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	

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

- REFERENCES**
1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGETOWN 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 #M6527.
 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.

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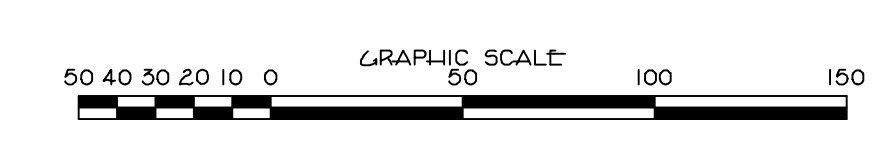
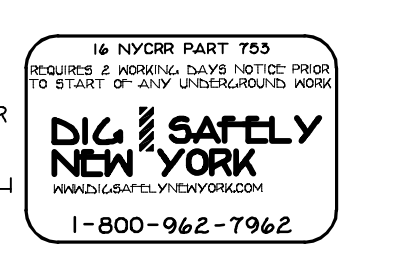
REVISION GENERAL - 01/05/2024

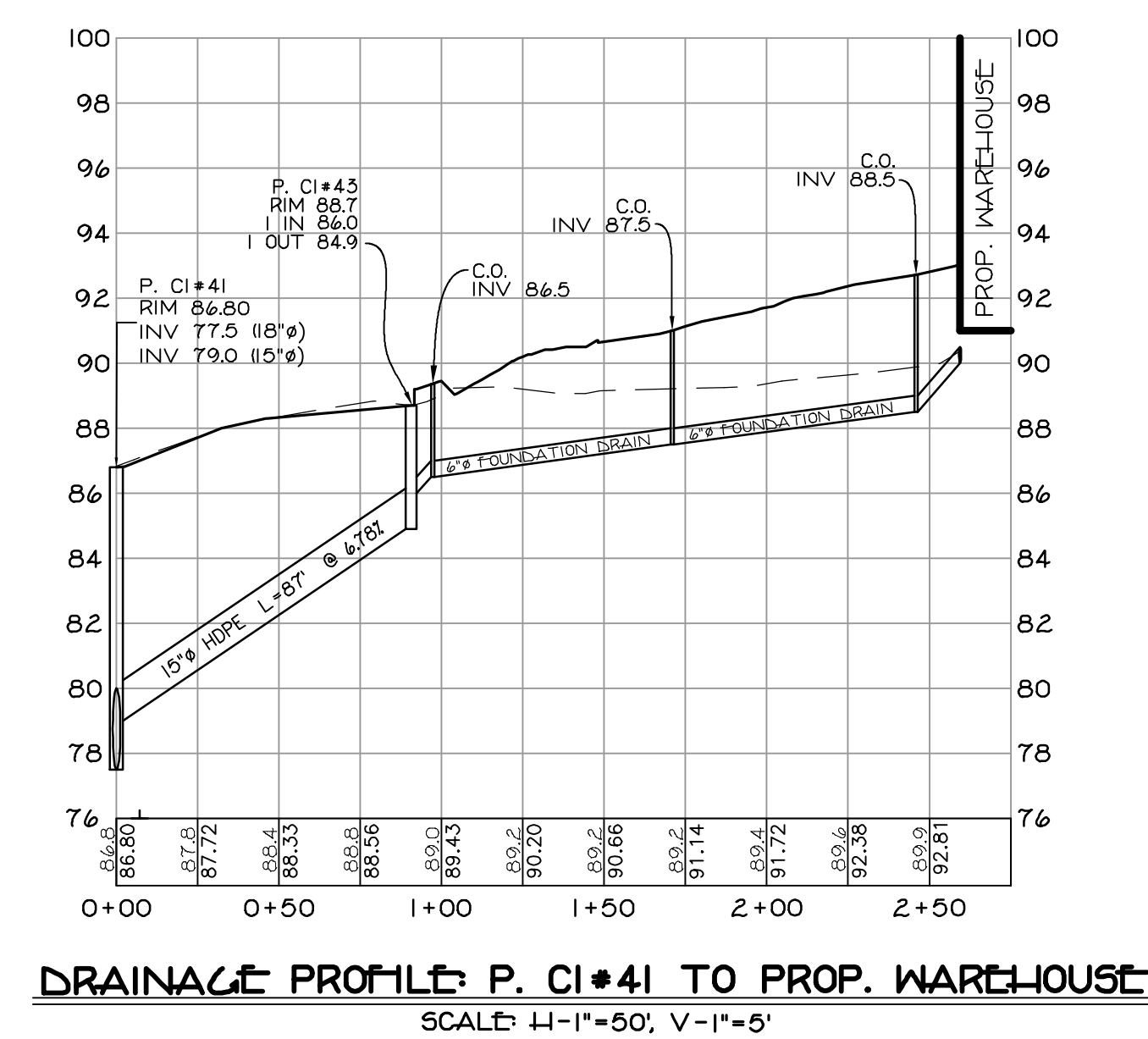
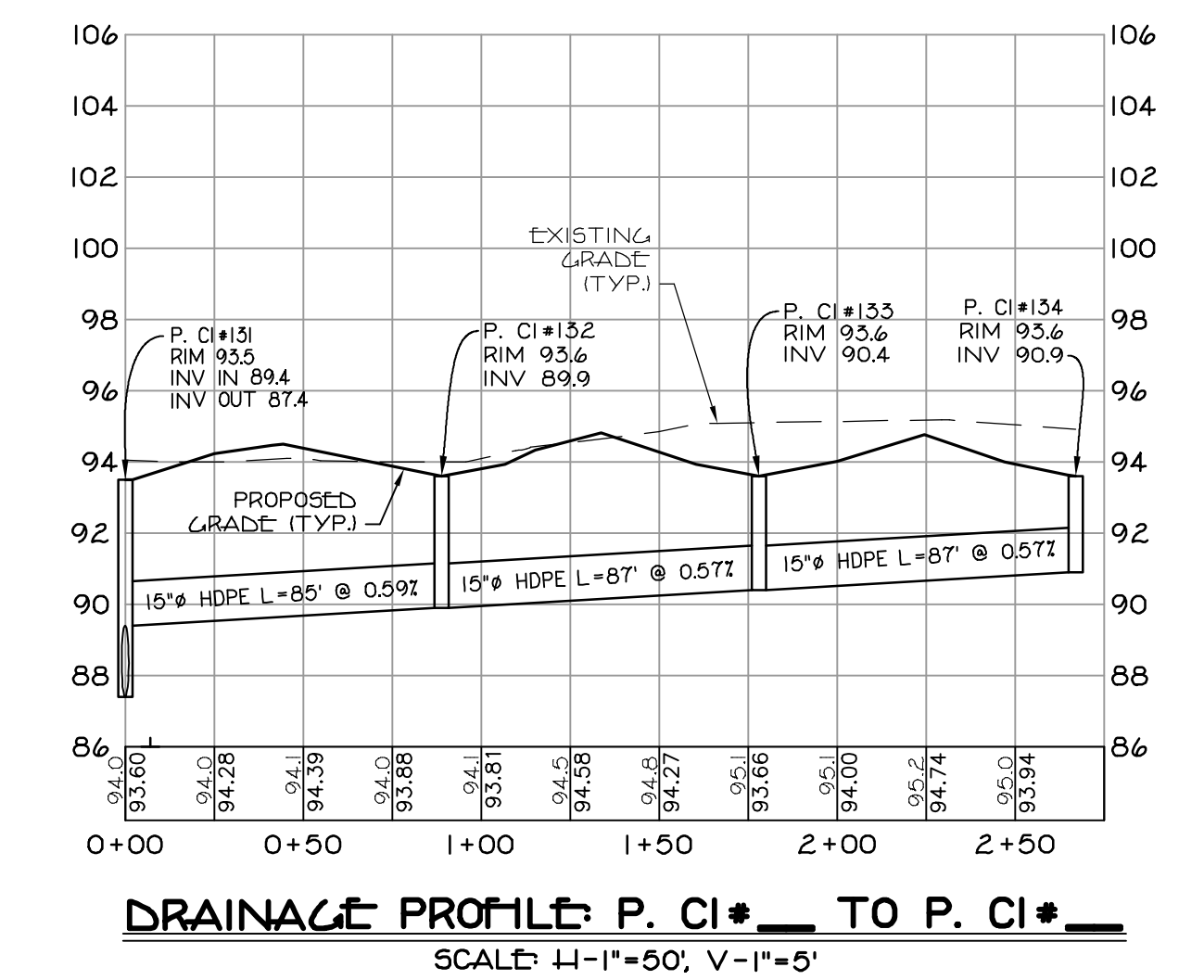
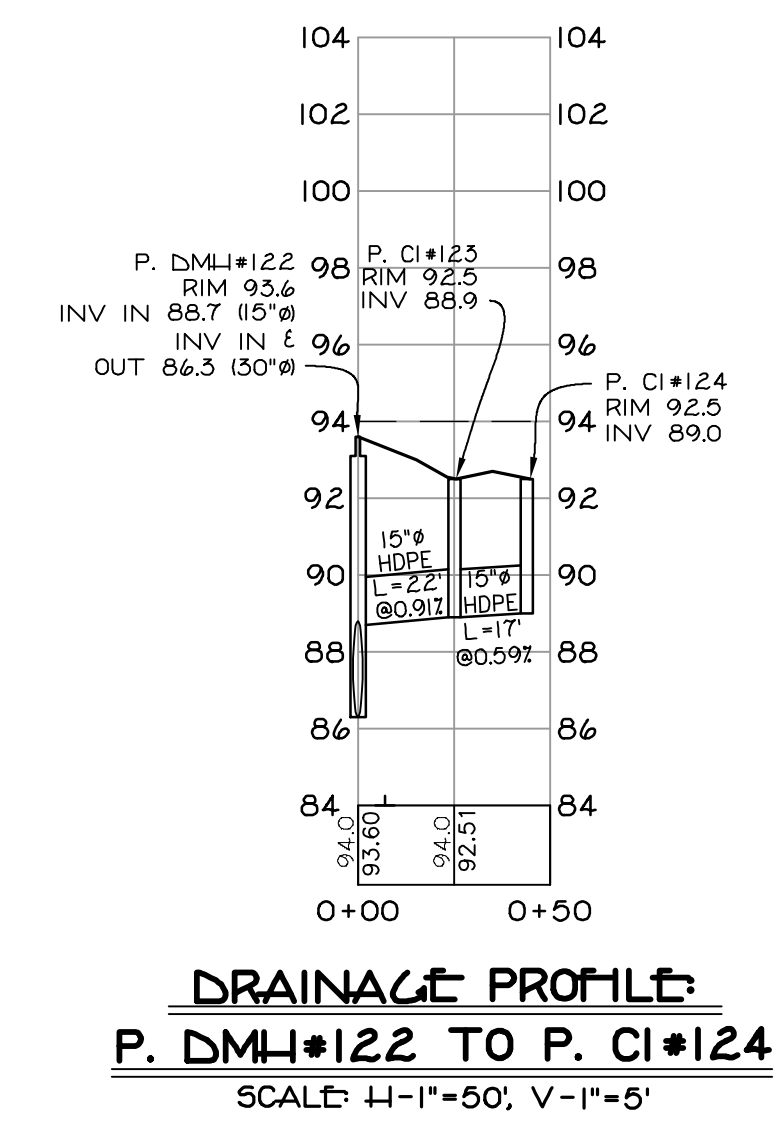
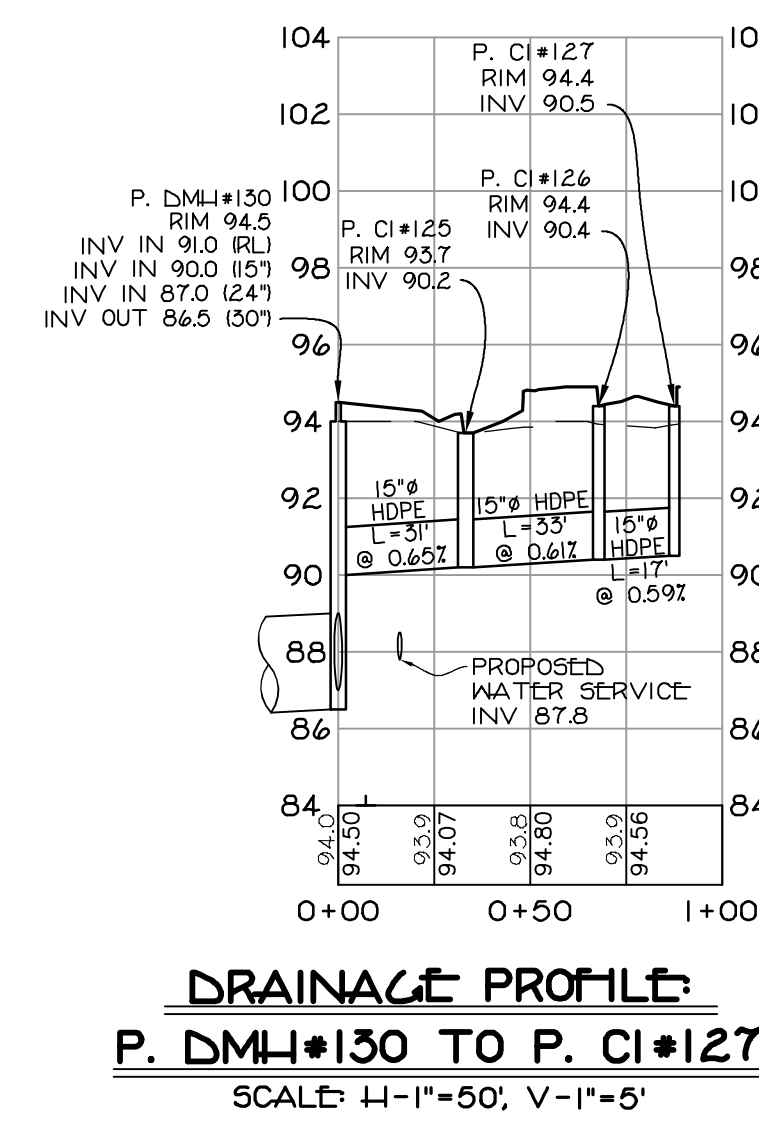
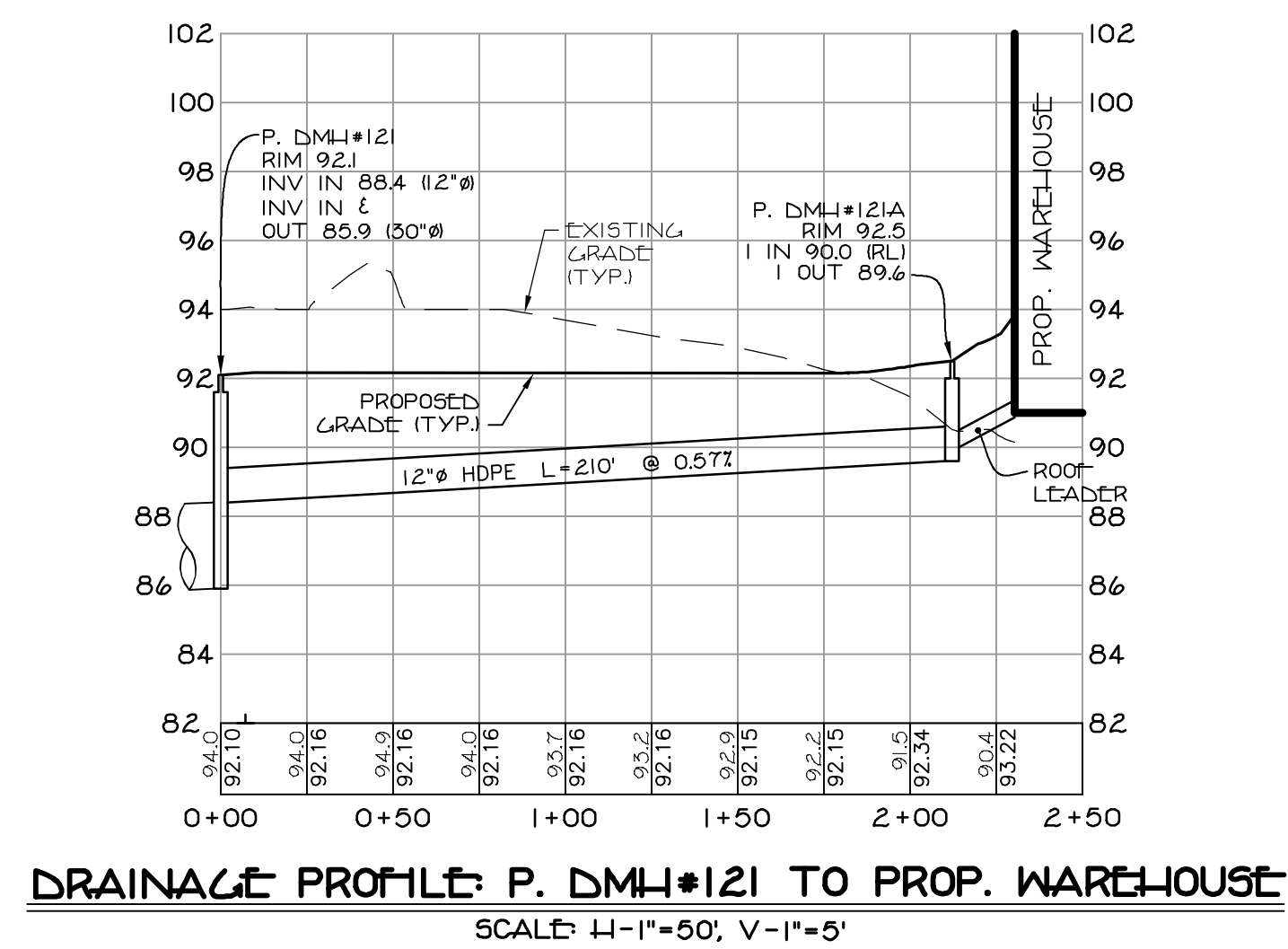
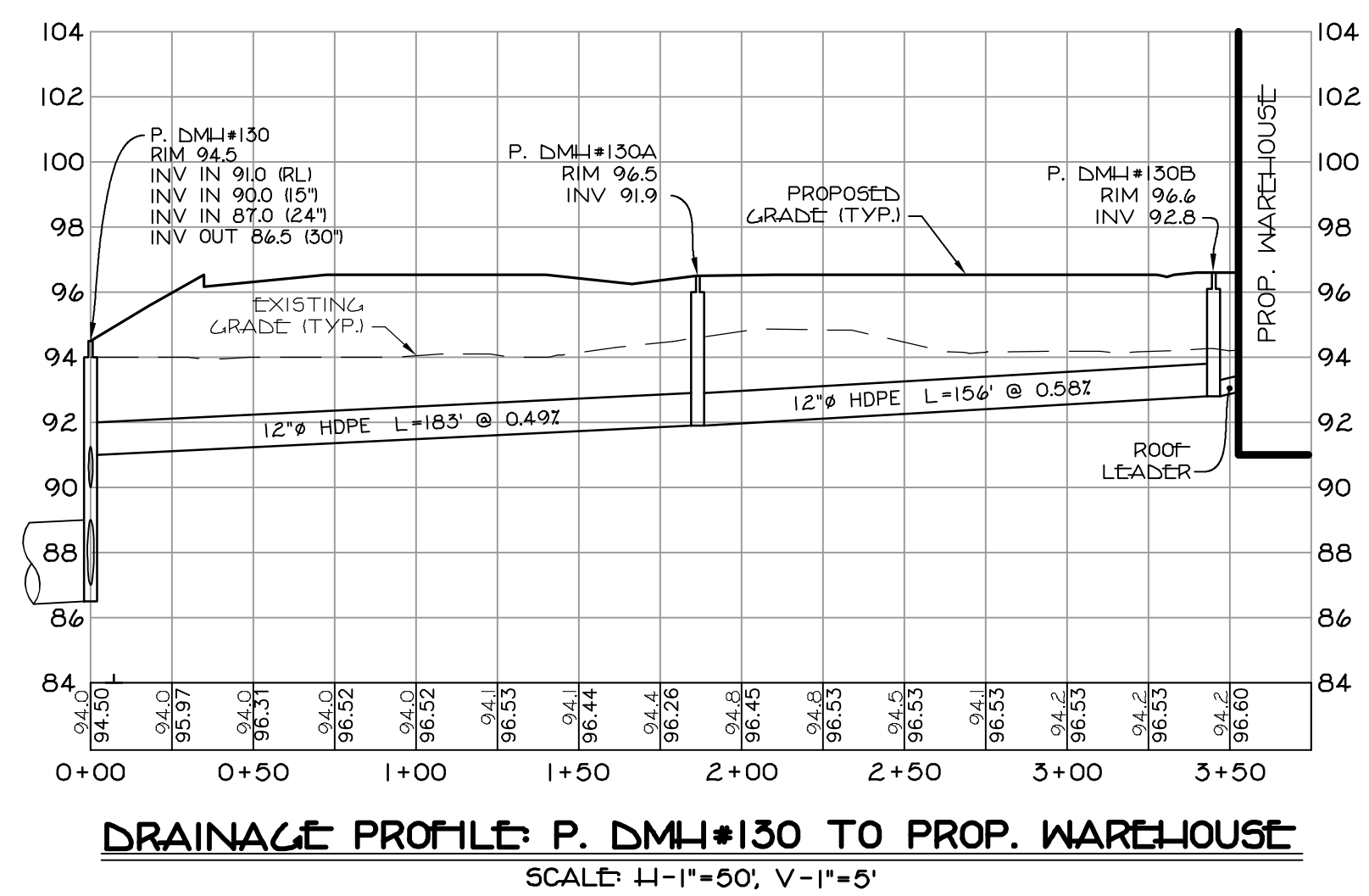
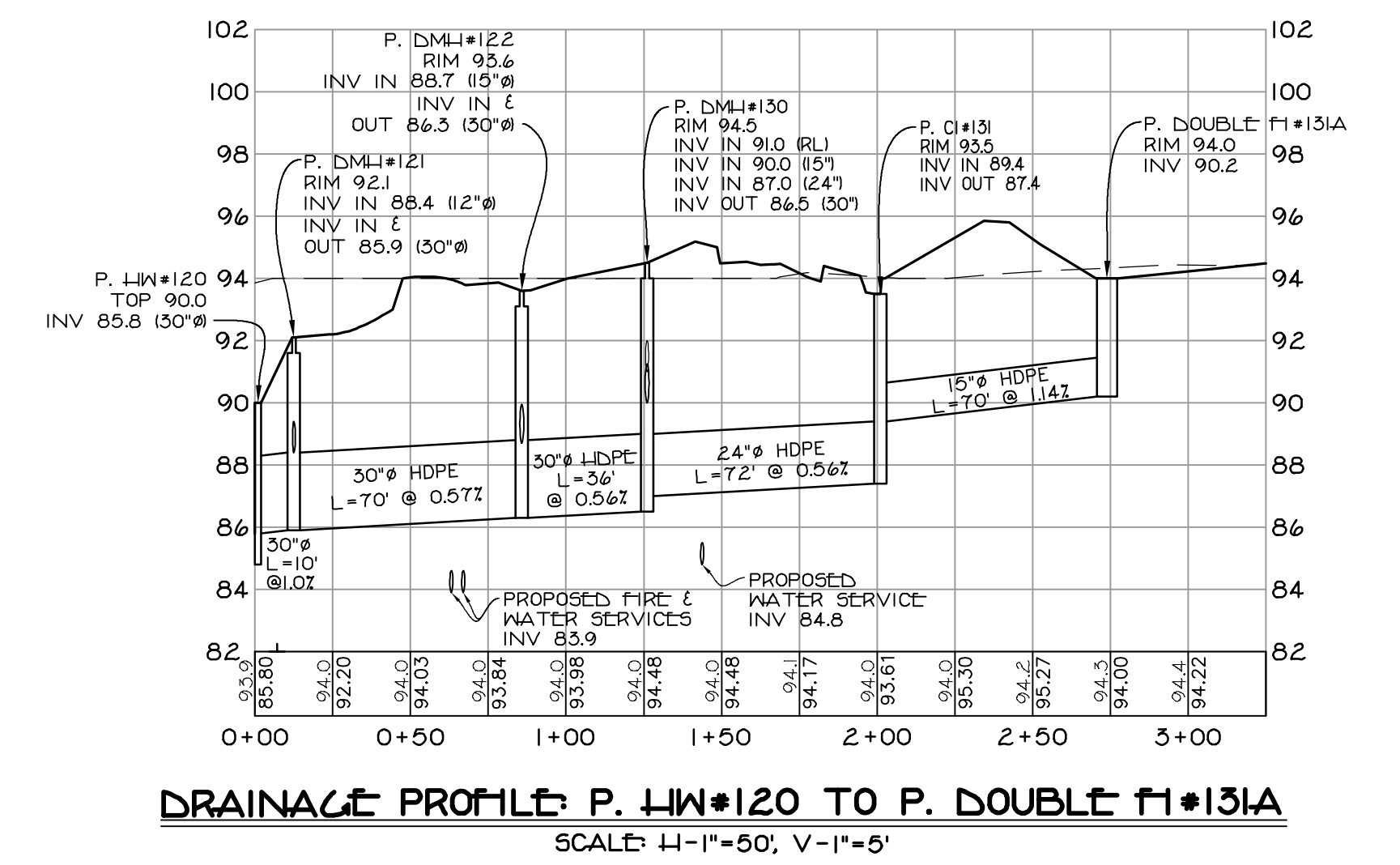
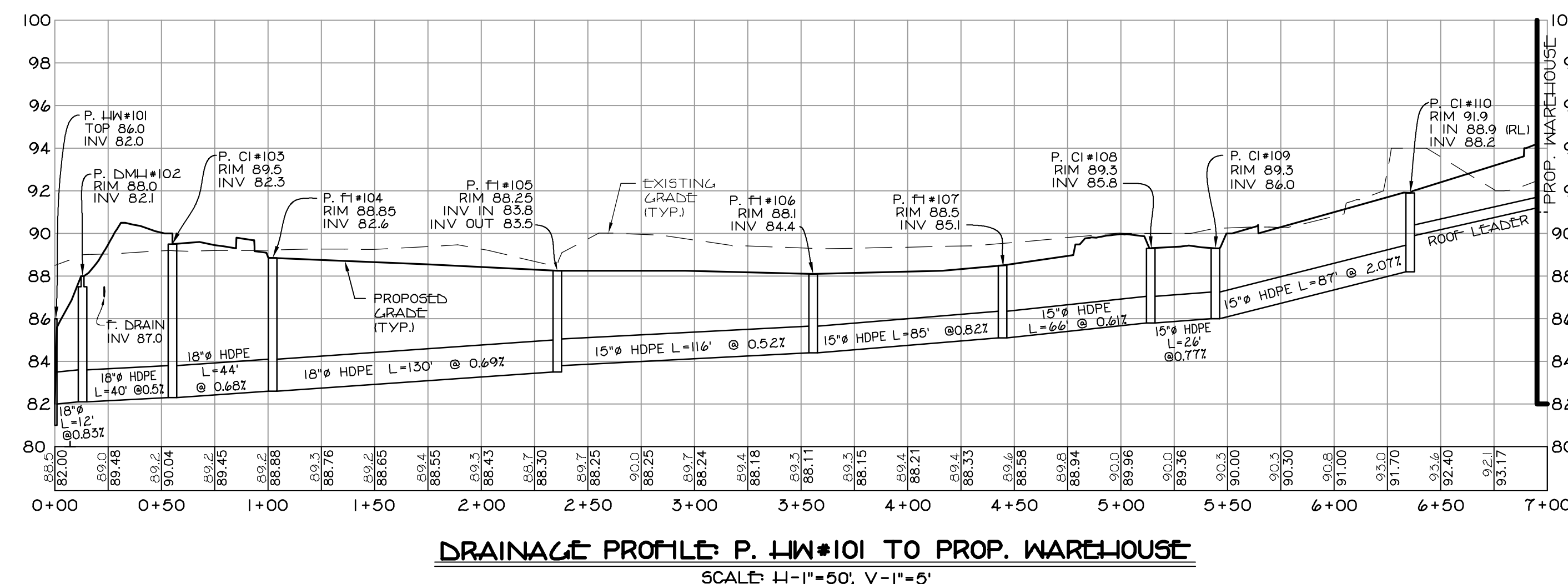
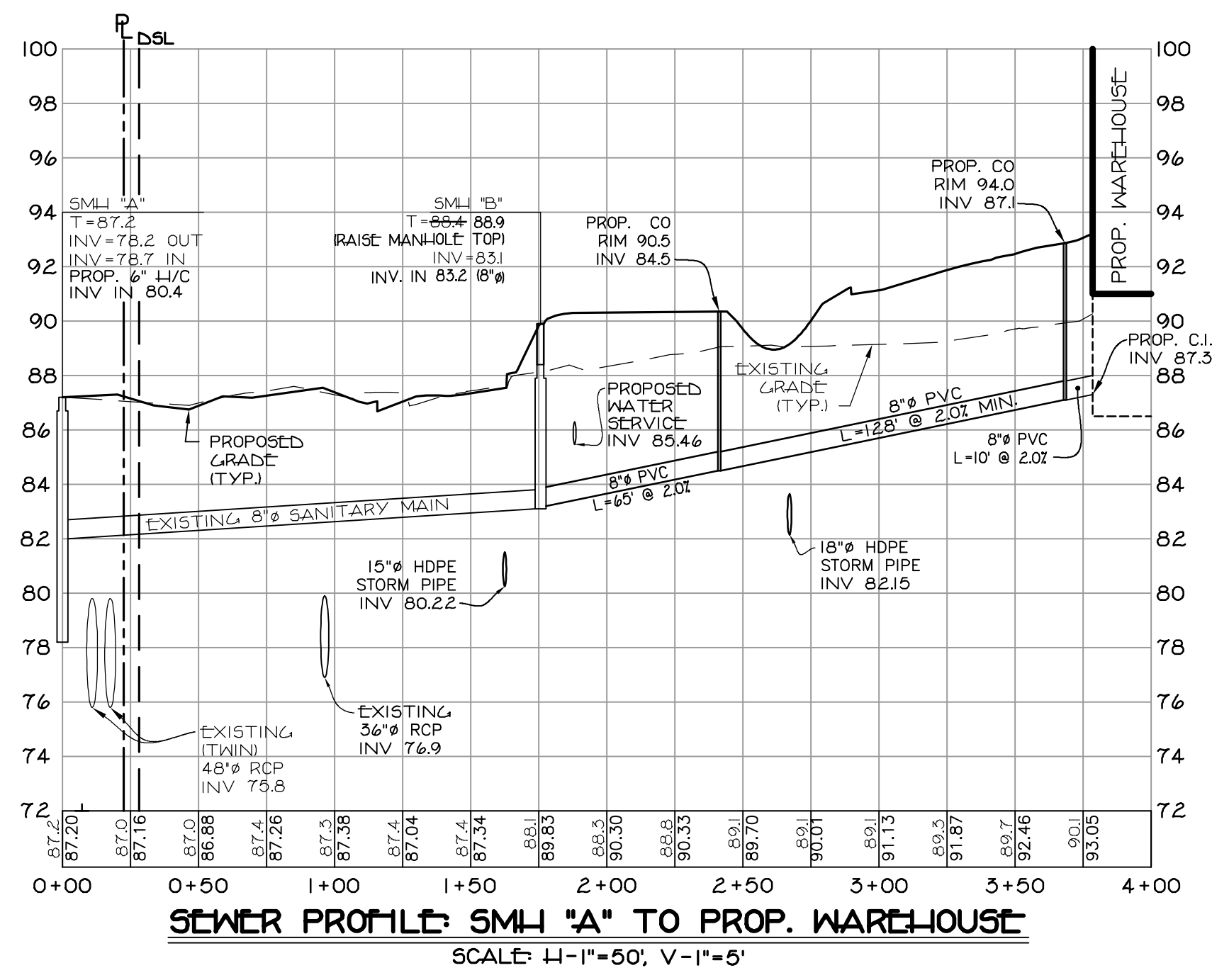
SPARACO & YOUNGBLOOD, PLLC
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SY-1386
 AUG 8, 2023
 1" = 50'
 7 OF 16

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DRAINAGE PROFILES
FOR
155 GREENBUSH PROPERTIES
LOCATED IN
ORANGETOWN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

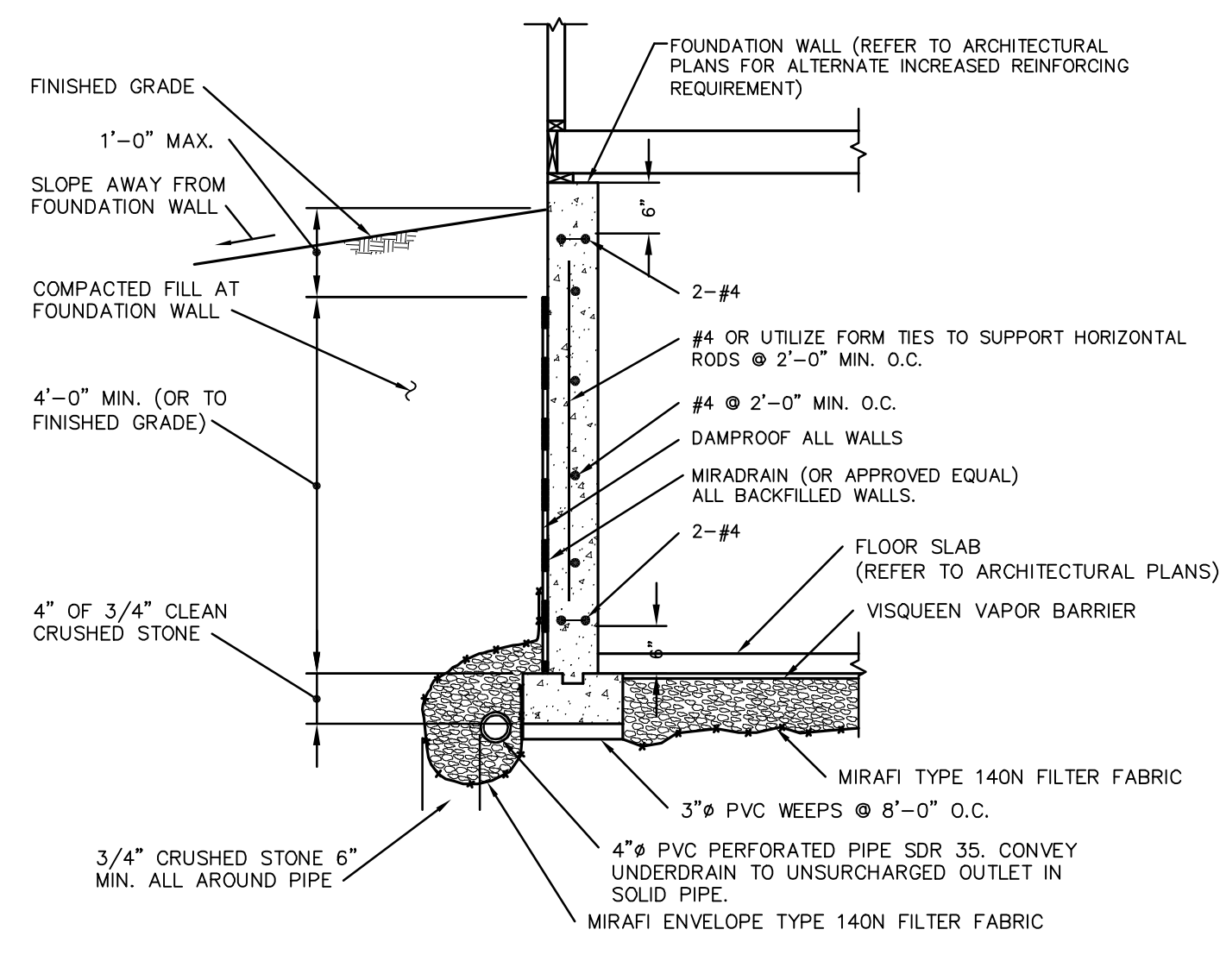
STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

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



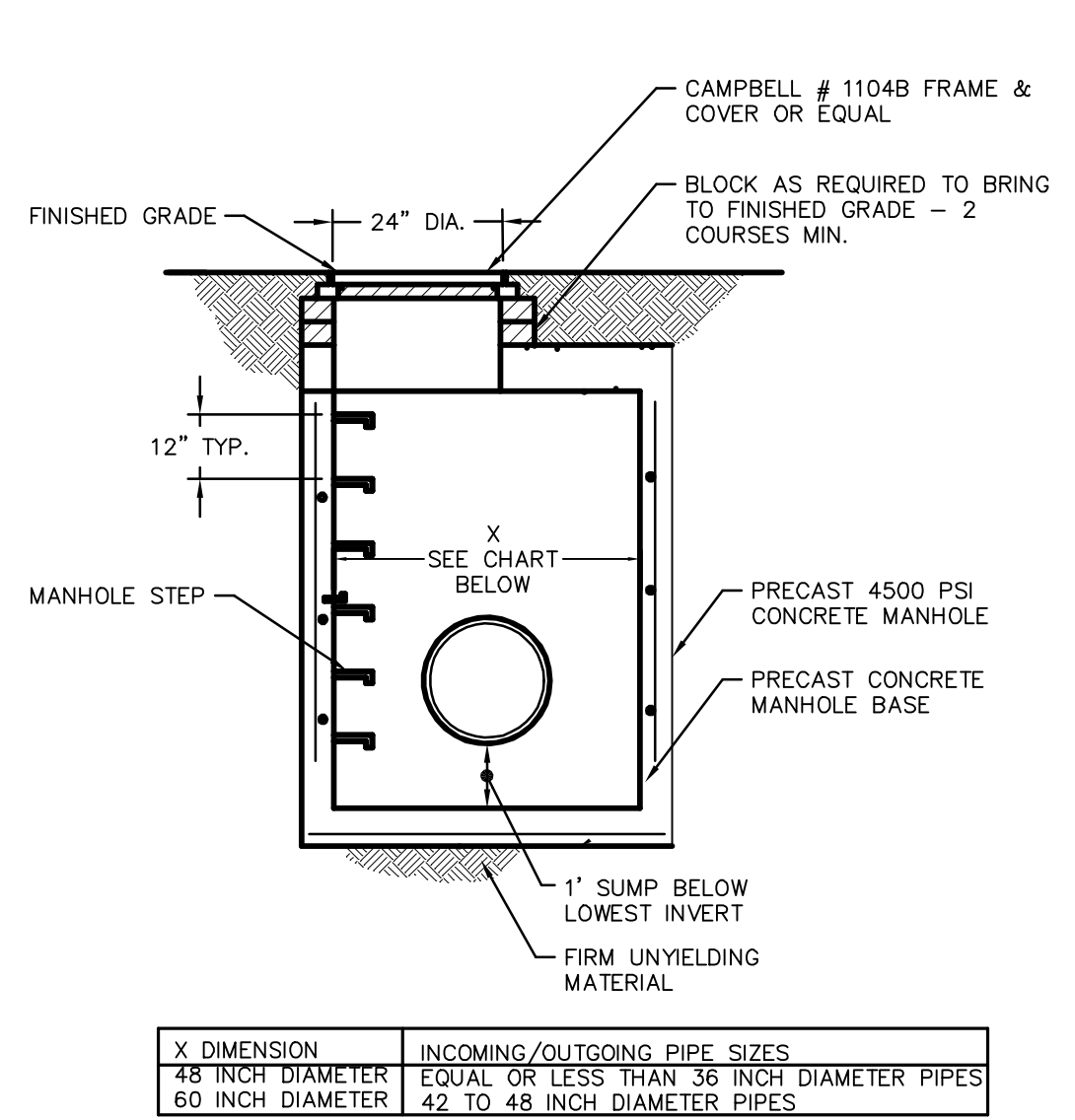
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WWW.SPARACOENGINEERS.COM WYLS1806ML.COM

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



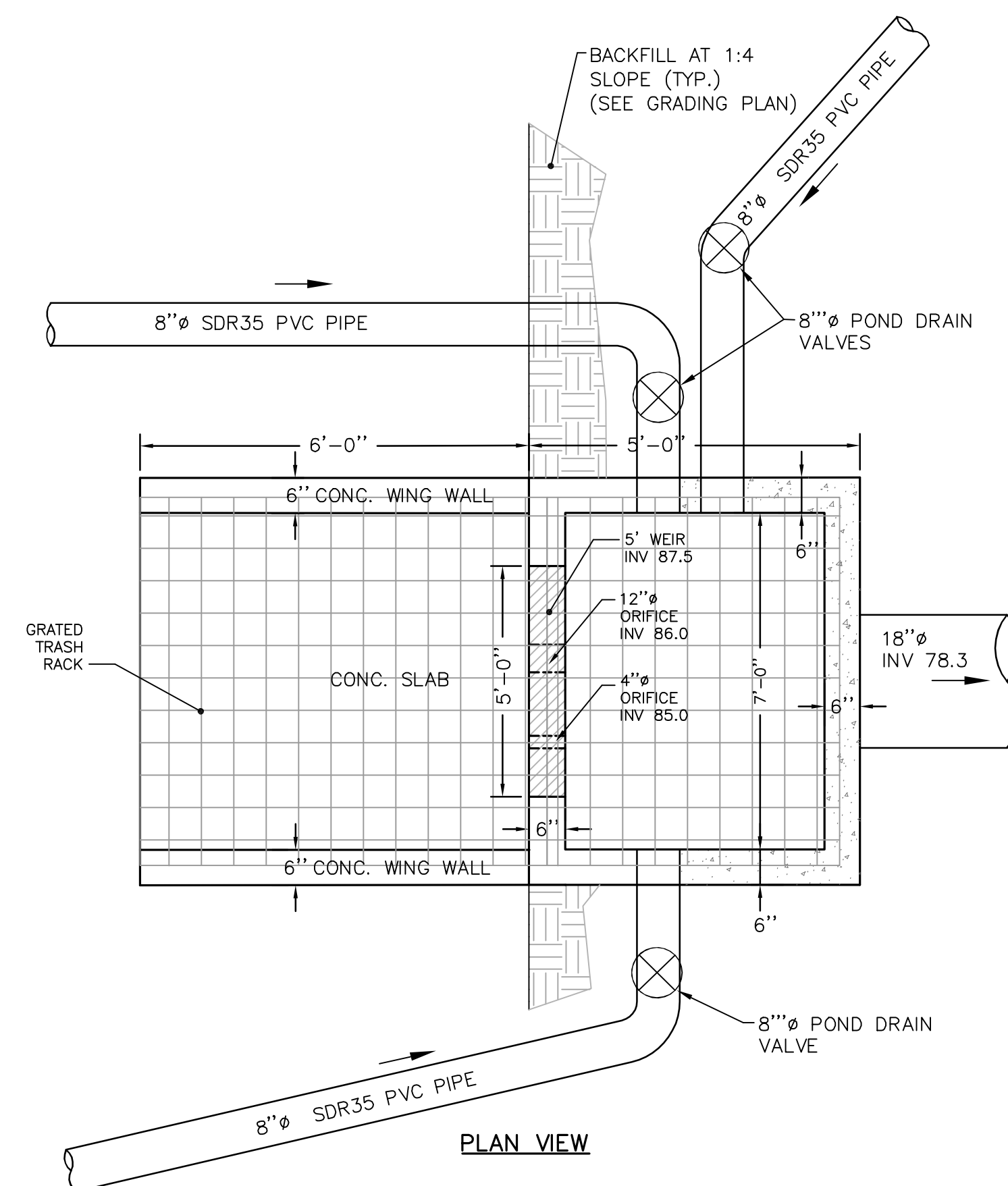
- NOTES:**
- CONVEY ALL ROOF LEADERS AWAY FROM DWELLING IN SEPARATE AND INDEPENDENT 4" (MINIMUM) SDR 35 PVC PIPE.
 - NO CONNECTIONS TO UNDERDRAIN SYSTEM FROM OTHER SOURCES ARE PERMITTED.
 - BACKFILLING OF WALL IS NOT PERMITTED UNTIL FRAMING IS COMPLETED OR WALL IS SUPPORTED INSIDE.
 - STEEL REINFORCEMENT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

FOUNDATION UNDERDRAIN DETAIL
N.T.S.



- NOTES:**
- MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
 - PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT JOINTS.
 - MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR H202 LOADING.
 - RISER SECTION JOINTS SHALL BE FIELD-MORTARED.

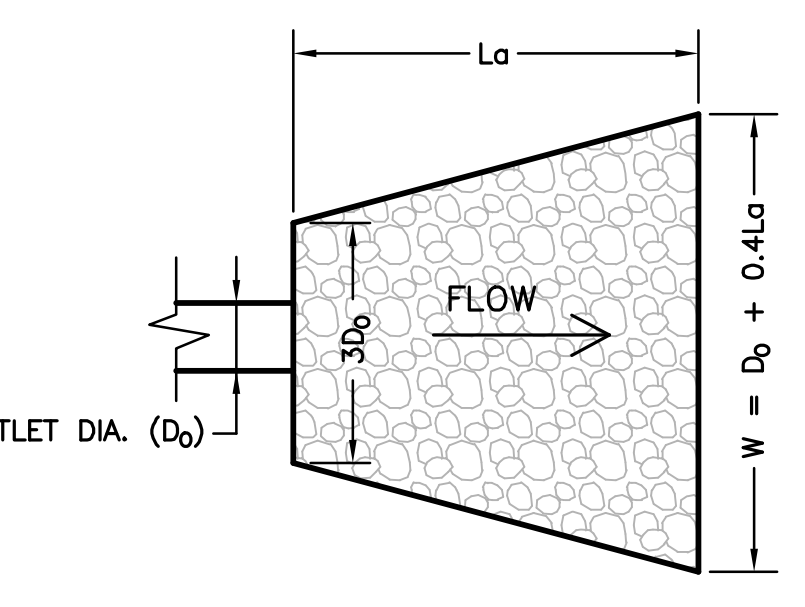
DRAINAGE MANHOLE (DMH)
N.T.S.



100-YEAR LEVEL: 87.64, 2.74 AC-FT VOLUME STORED
 25-YEAR LEVEL: 86.99, 1.38 AC-FT VOLUME STORED
 10-YEAR LEVEL: 86.50, 0.74 AC-FT VOLUME STORED
 5-YEAR LEVEL: 86.04, 0.49 AC-FT VOLUME STORED
 2-YEAR LEVEL: 85.66, 0.36 AC-FT VOLUME STORED
 1-YEAR LEVEL: 85.41, 0.25 AC-FT VOLUME STORED
 (FIGURES BASED UPON 1-5-24 DRAINAGE REPORT BY THIS FIRM)

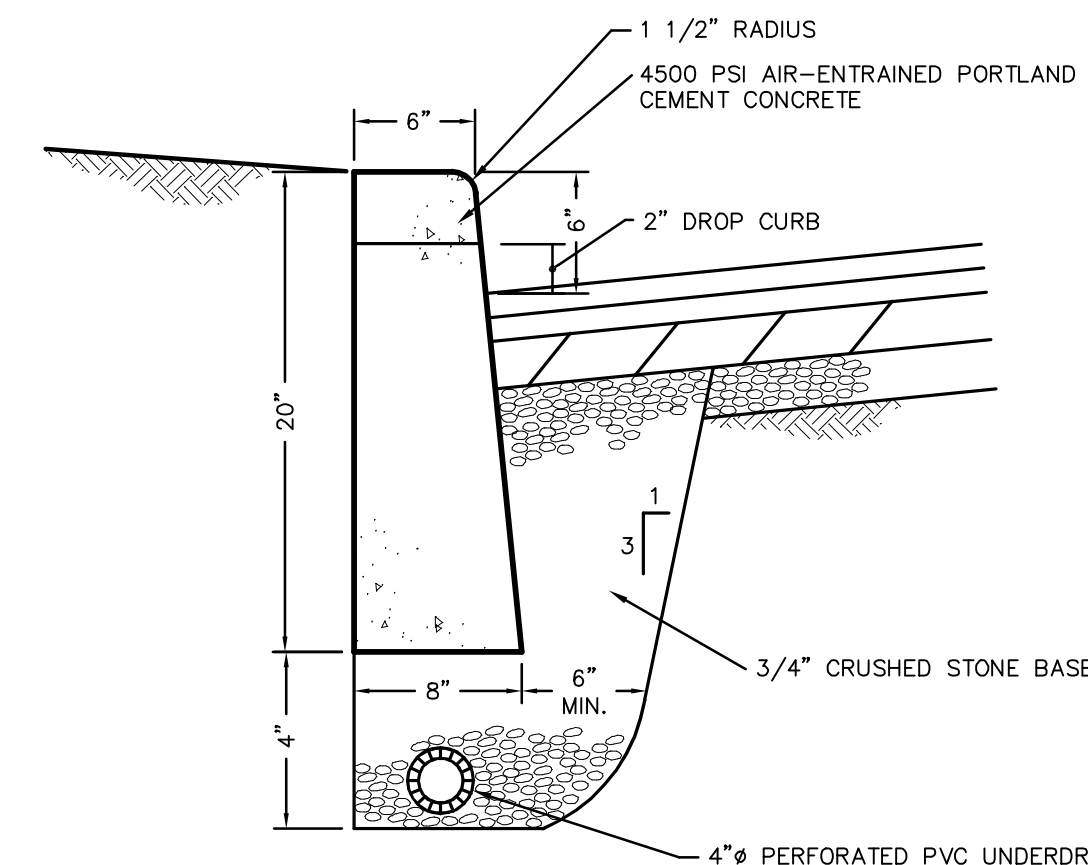
- NOTES:**
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL BEFORE MANUFACTURING

DETENTION SYSTEM INLET/OUTLET STRUCTURE "B" @ POND "B" DETAIL LOT 15.2
N.T.S.



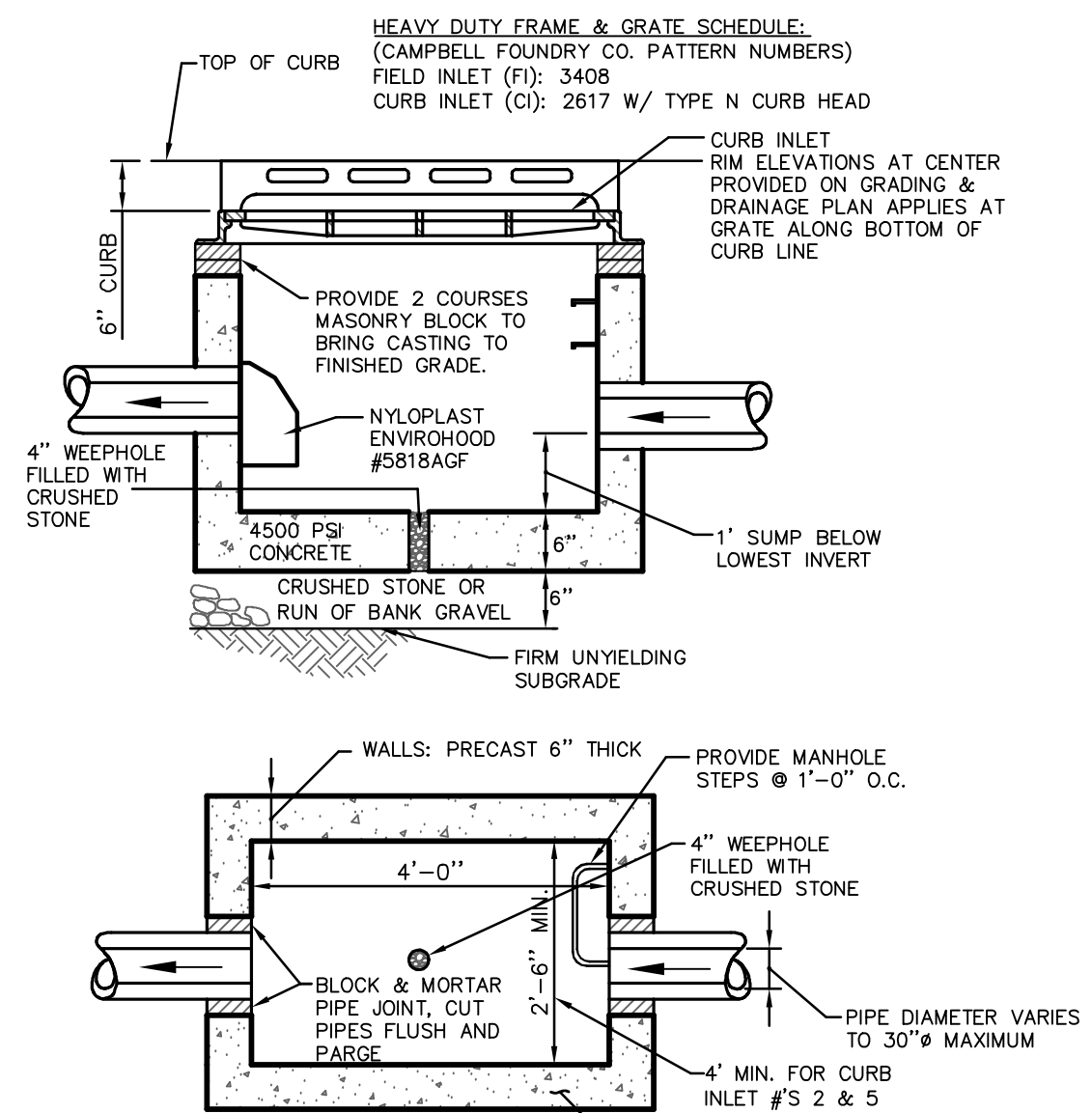
STUDY POINT	DIMENSIONS (MIN.)				
	D ₀	3D ₀	W	La	D ₅₀ THICKNESS
"SITE-9"	18"	4.5'	6'	10'	0.35" 12"
COMB 9A (BASIN B)	30"	7.5'	7'	11'	0.2" 12"

RIP RAP OUTLET PROTECTION DETAIL
N.T.S.



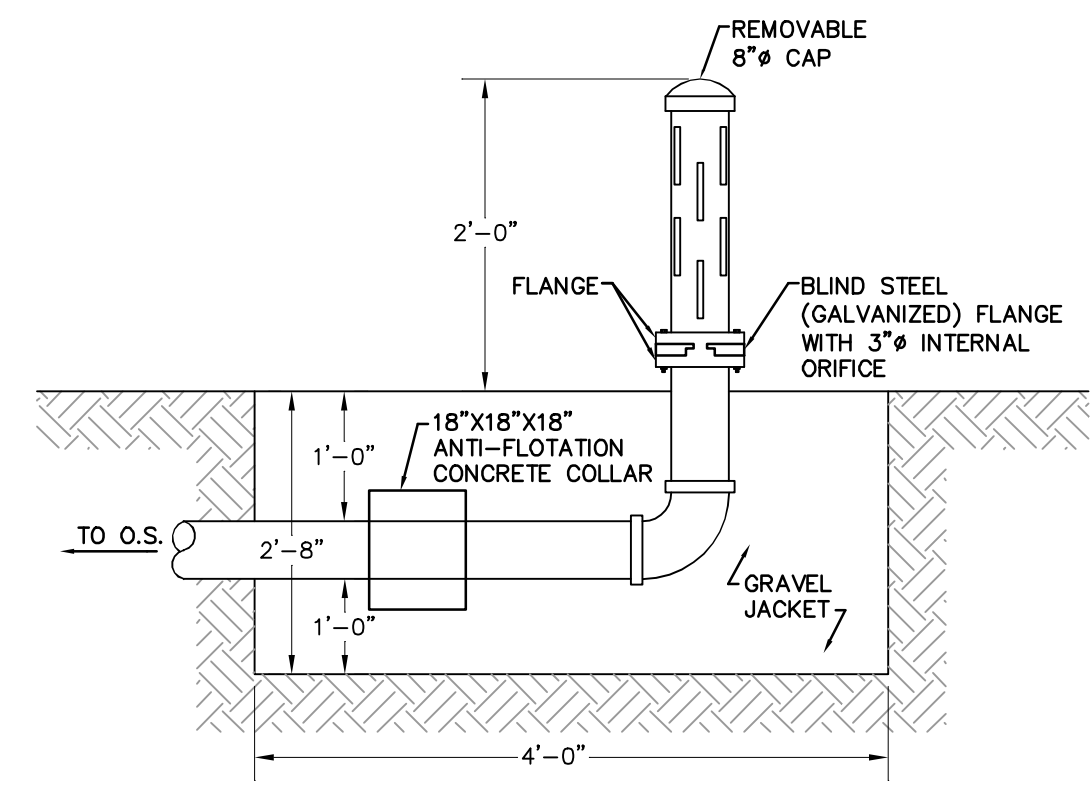
- NOTES:**
- CURB SHALL BE CAST IN PLACE.
 - EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
 - UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

CURB DETAIL: CONCRETE
N.T.S.

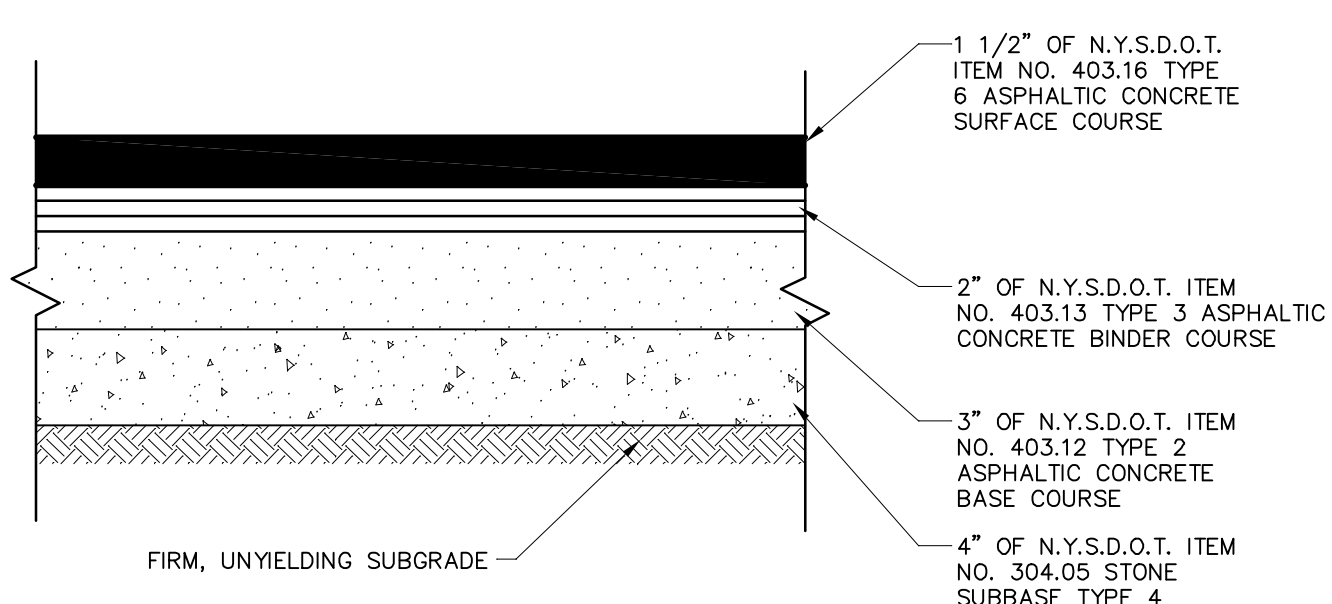


- NOTES:**
- SLOPE CASTINGS TO MATCH SLOPE OF FINISHED PAVEMENT GRADE.
 - MINIMUM STRENGTH CONCRETE: 4500 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.
 - HOOD TO BE INSTALLED ON OUTLET.

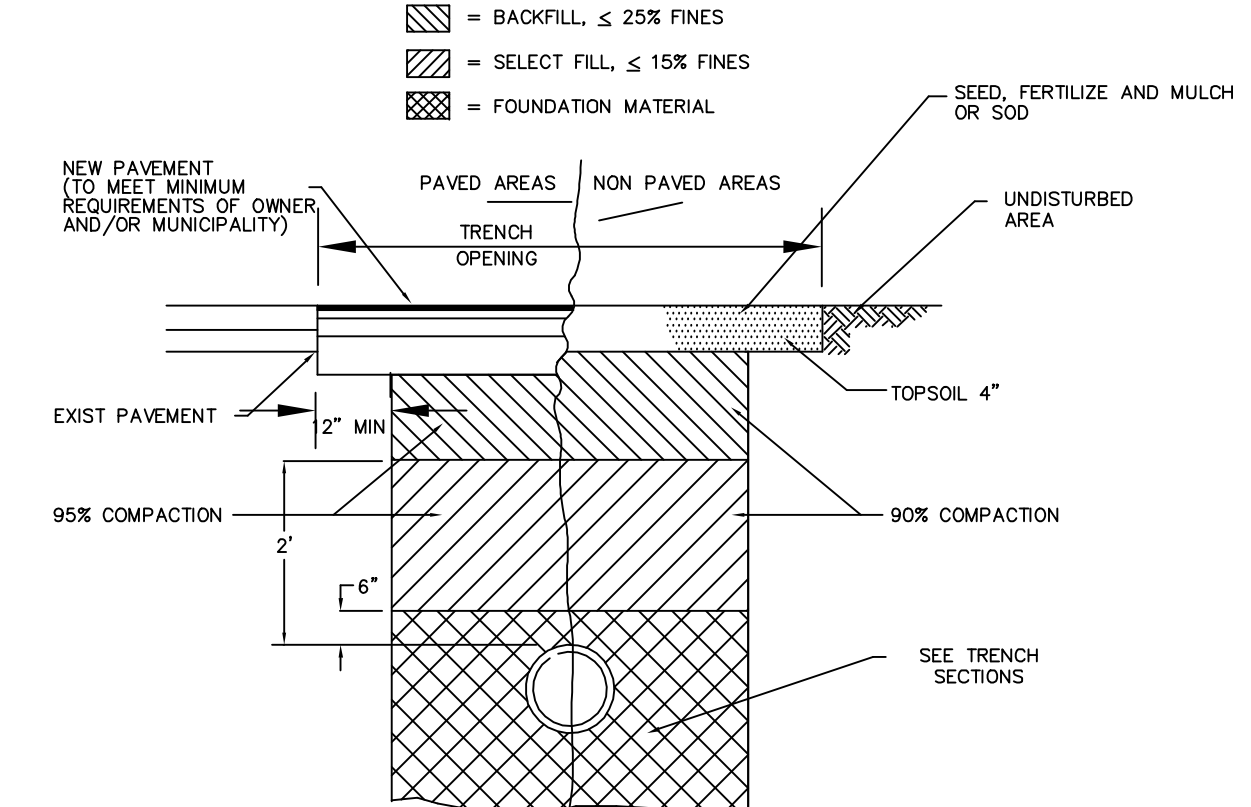
CATCH BASIN, CURB INLET (CI) WITH TYPE N HEAD & FIELD INLET (FI) DETAIL
N.T.S.



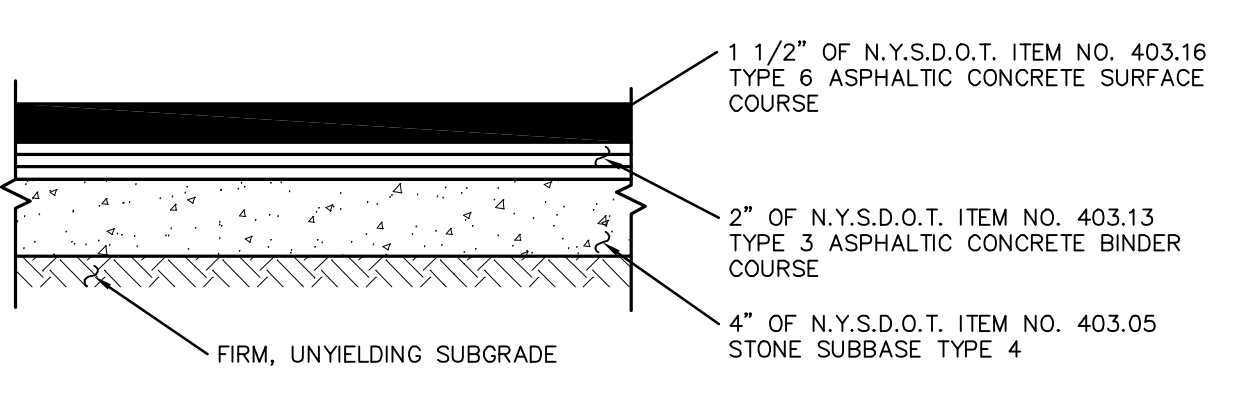
POND DRAIN DETAIL (NYSDEC STANDARD)
N.T.S.



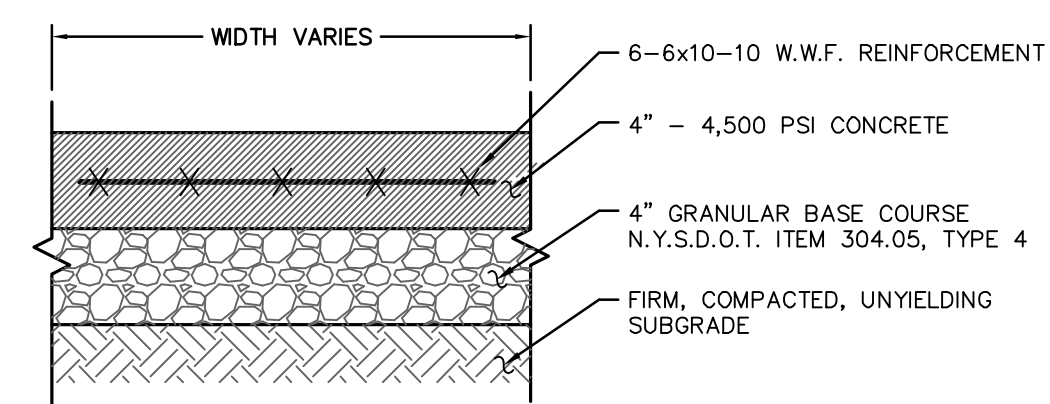
PAVEMENT SECTION: ROAD
N.T.S.



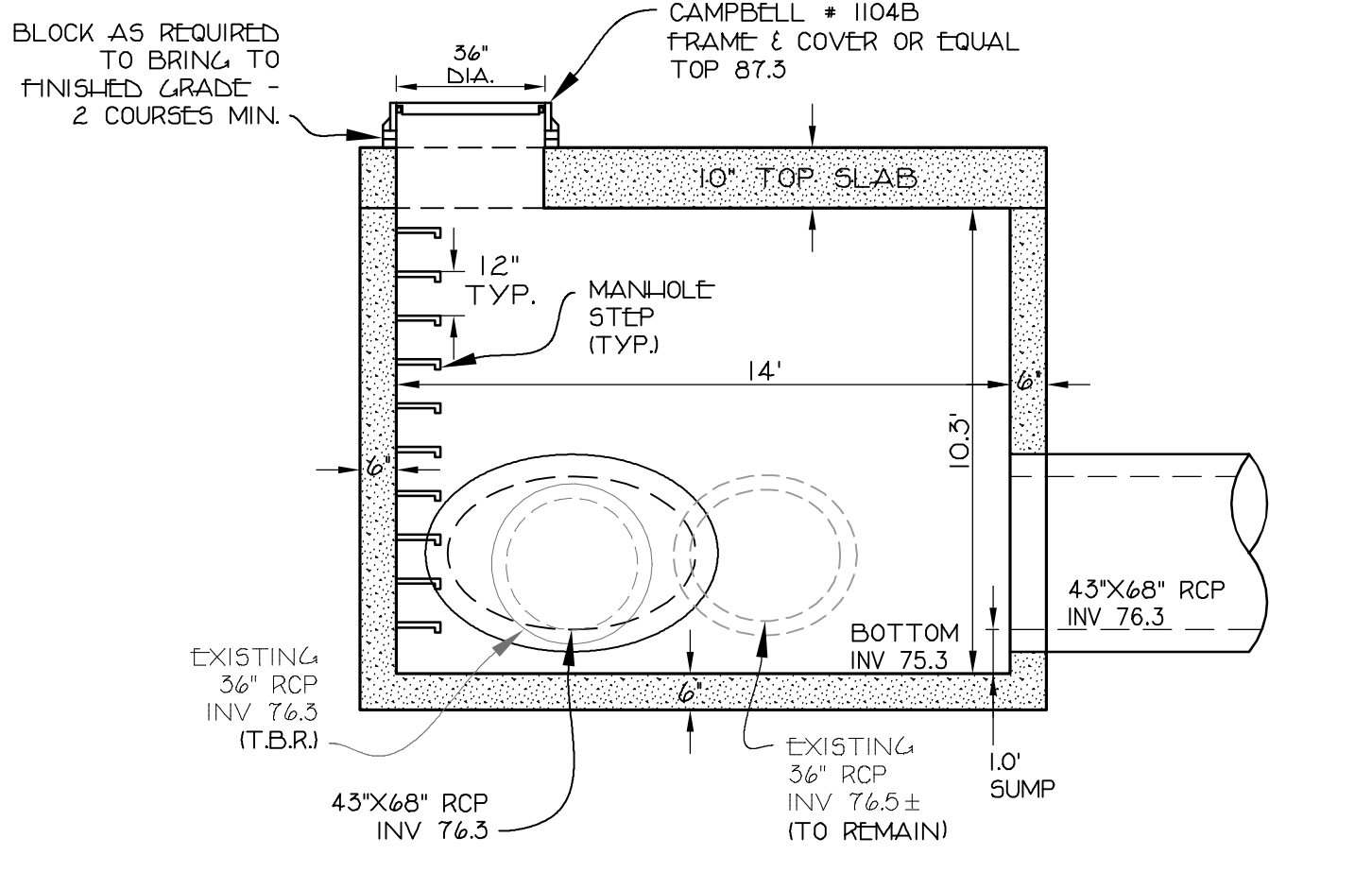
PIPE TRENCH BACKFILL DETAIL
N.T.S.



PAVEMENT SECTION: PARKING LOT
N.T.S.



CONCRETE SIDEWALK DETAIL
N.T.S.

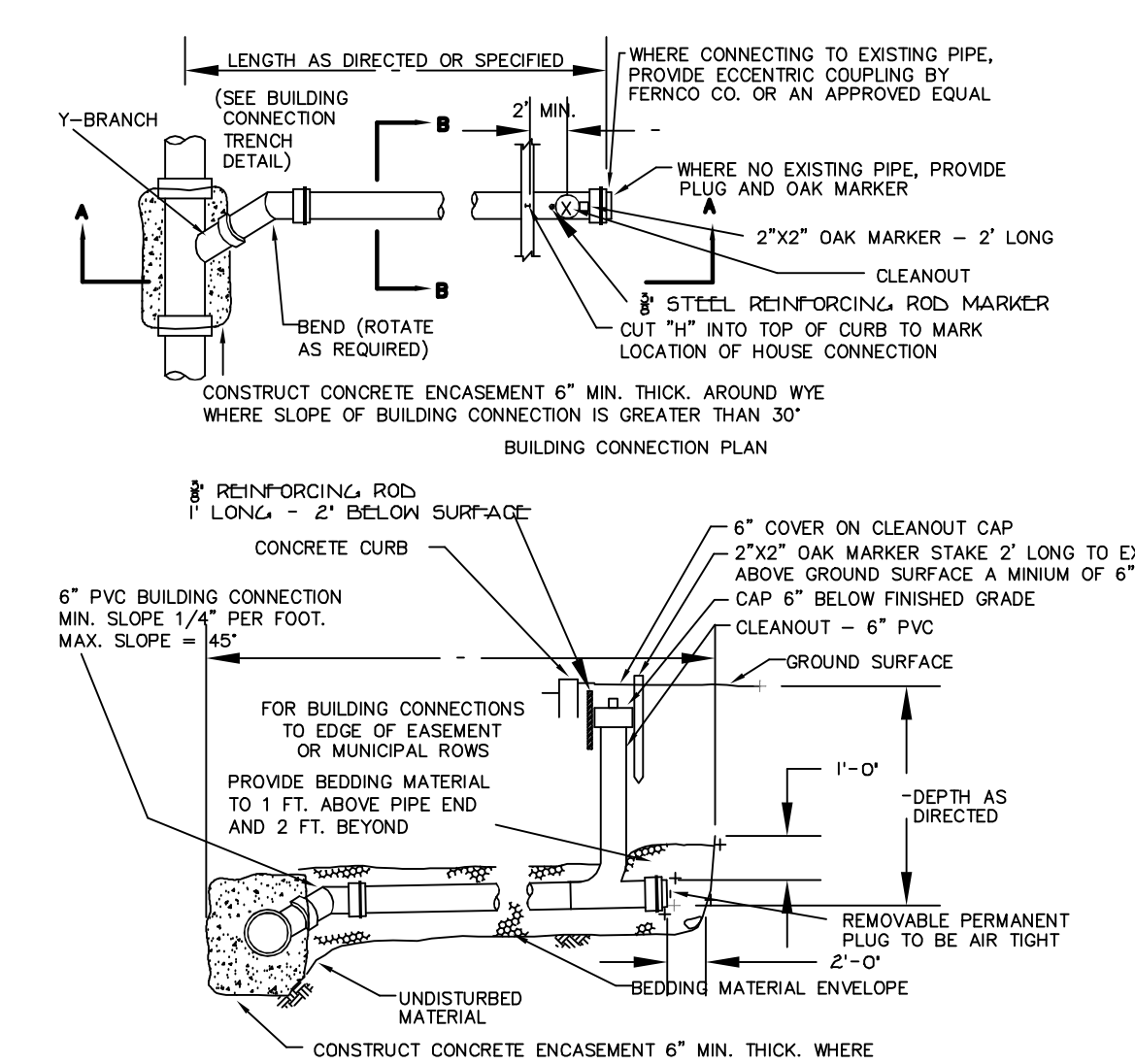


PROPOSED STORM DRAIN VAULT #50
N.T.S.

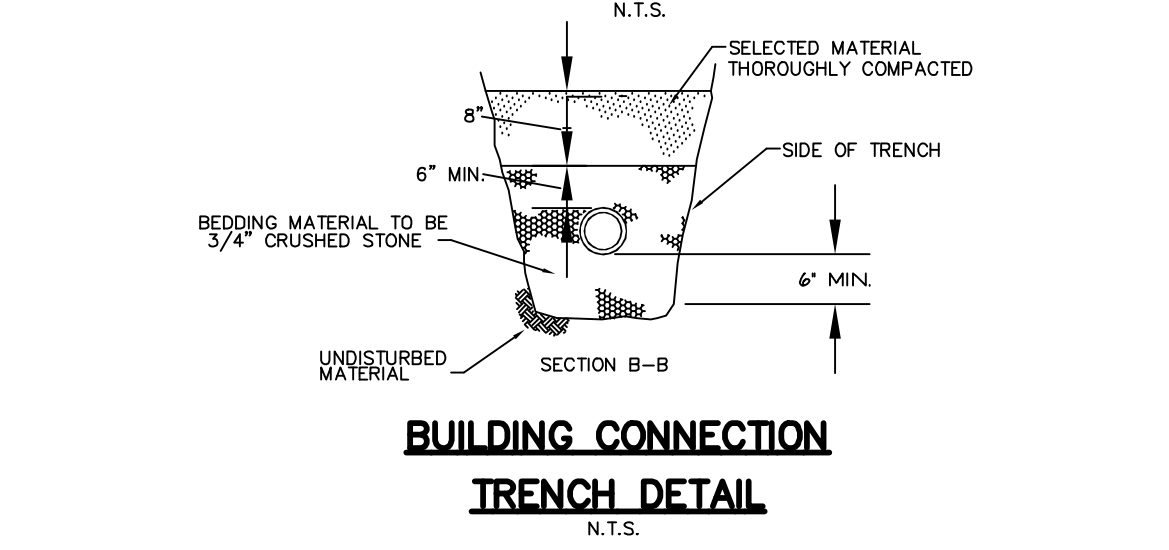


- NOTES:**
- INSERT SPDES CONSTRUCTION PERMIT NUMBER.
 - SIGN SHALL HAVE WHITE LETTERS ON GREEN BACKGROUND.

NYSDEC STORMWATER MANAGEMENT PRACTICE SIGN
N.T.S.



BUILDING CONNECTION ELEVATION BUILDING CONNECTION DETAIL
N.T.S.

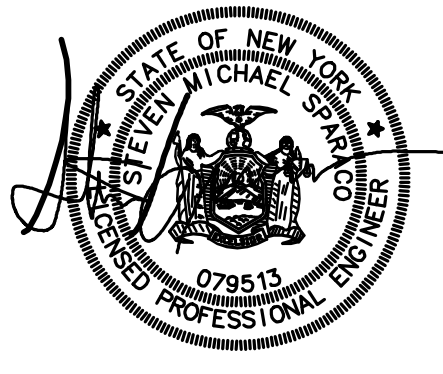


BUILDING CONNECTION TRENCH DETAIL
N.T.S.

DETAILS SHEET 1 FOR 155 GREENBUSH PROPERTIES LOCATED IN ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

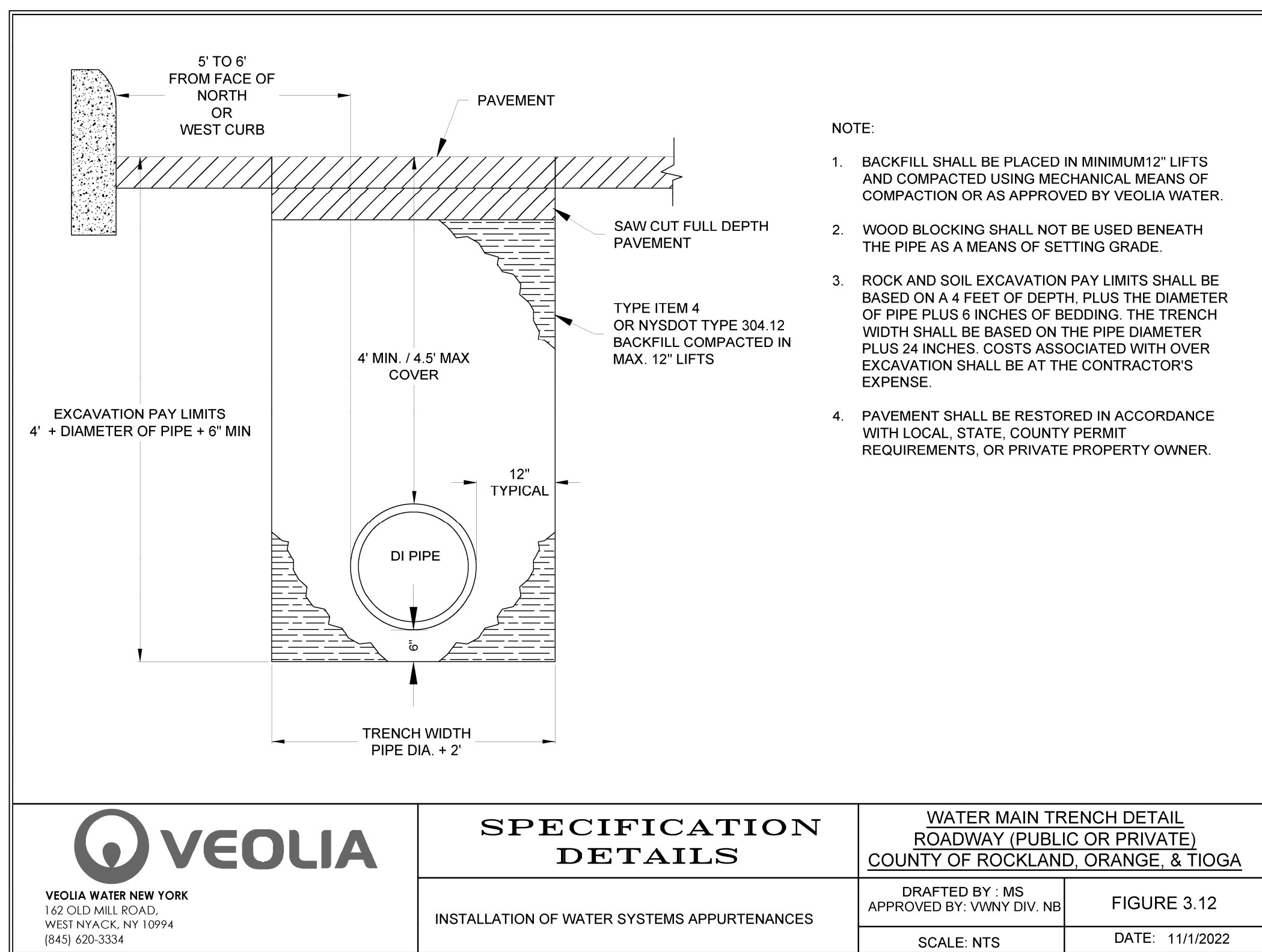
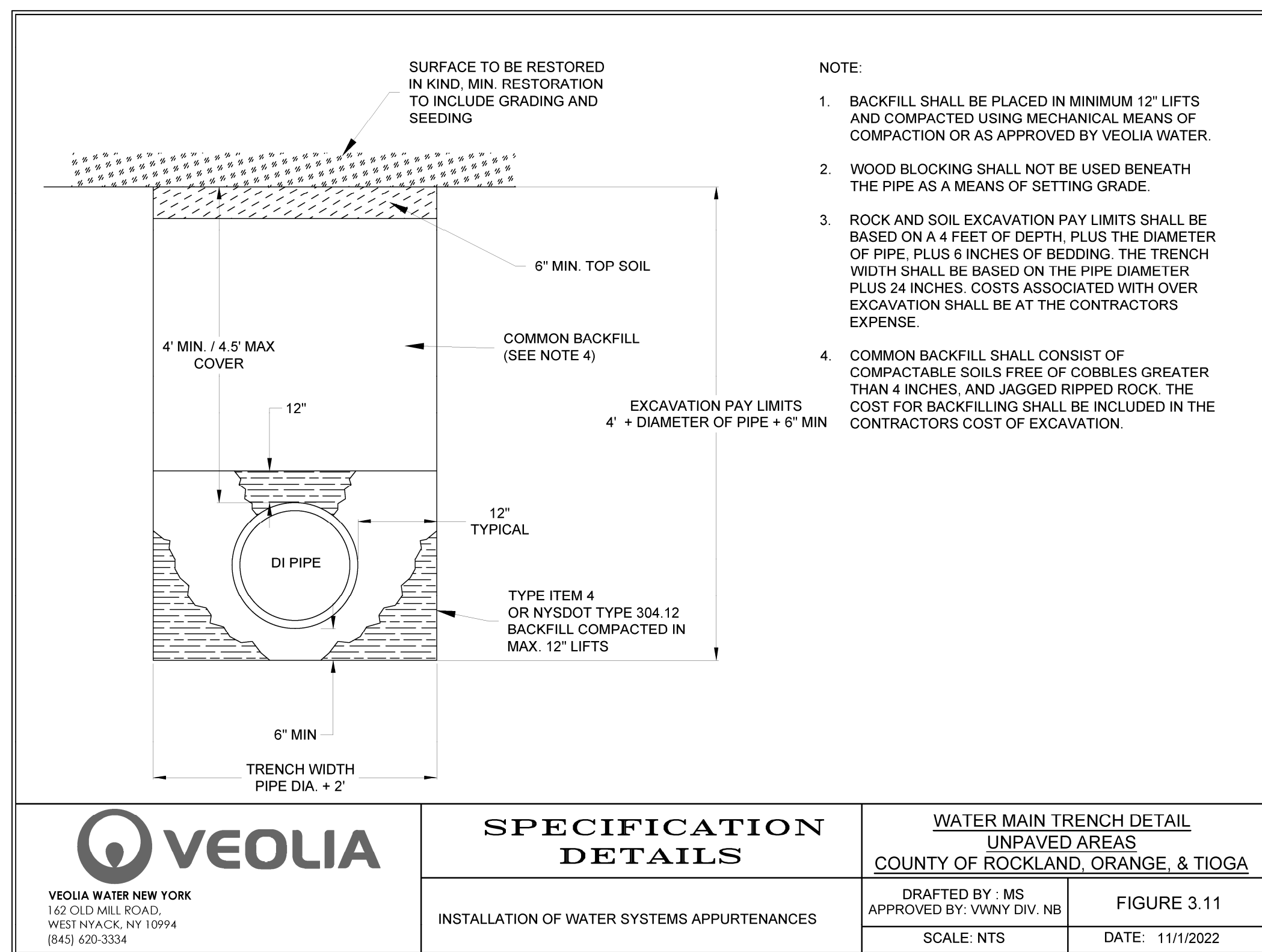
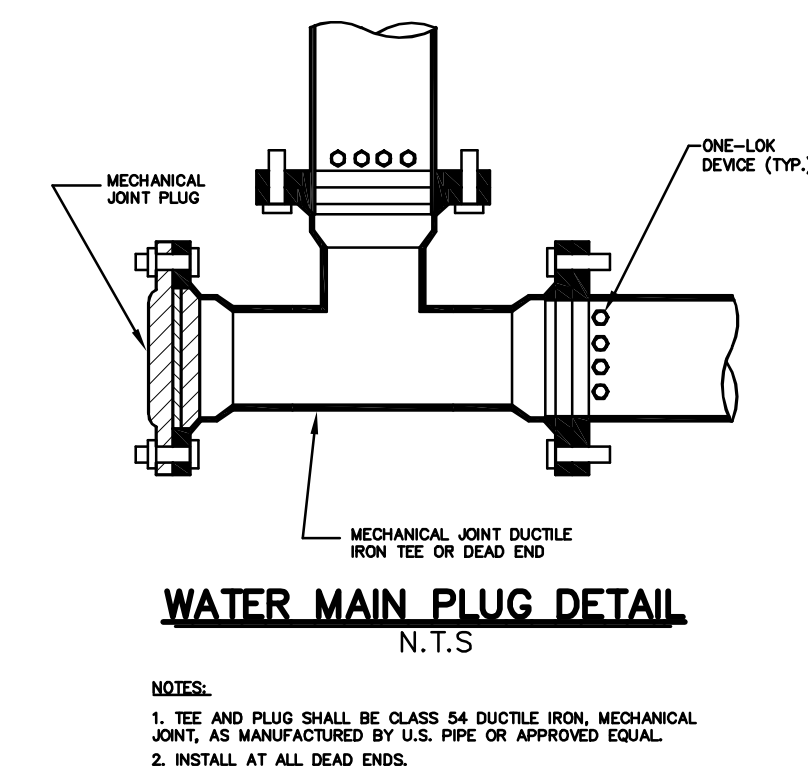
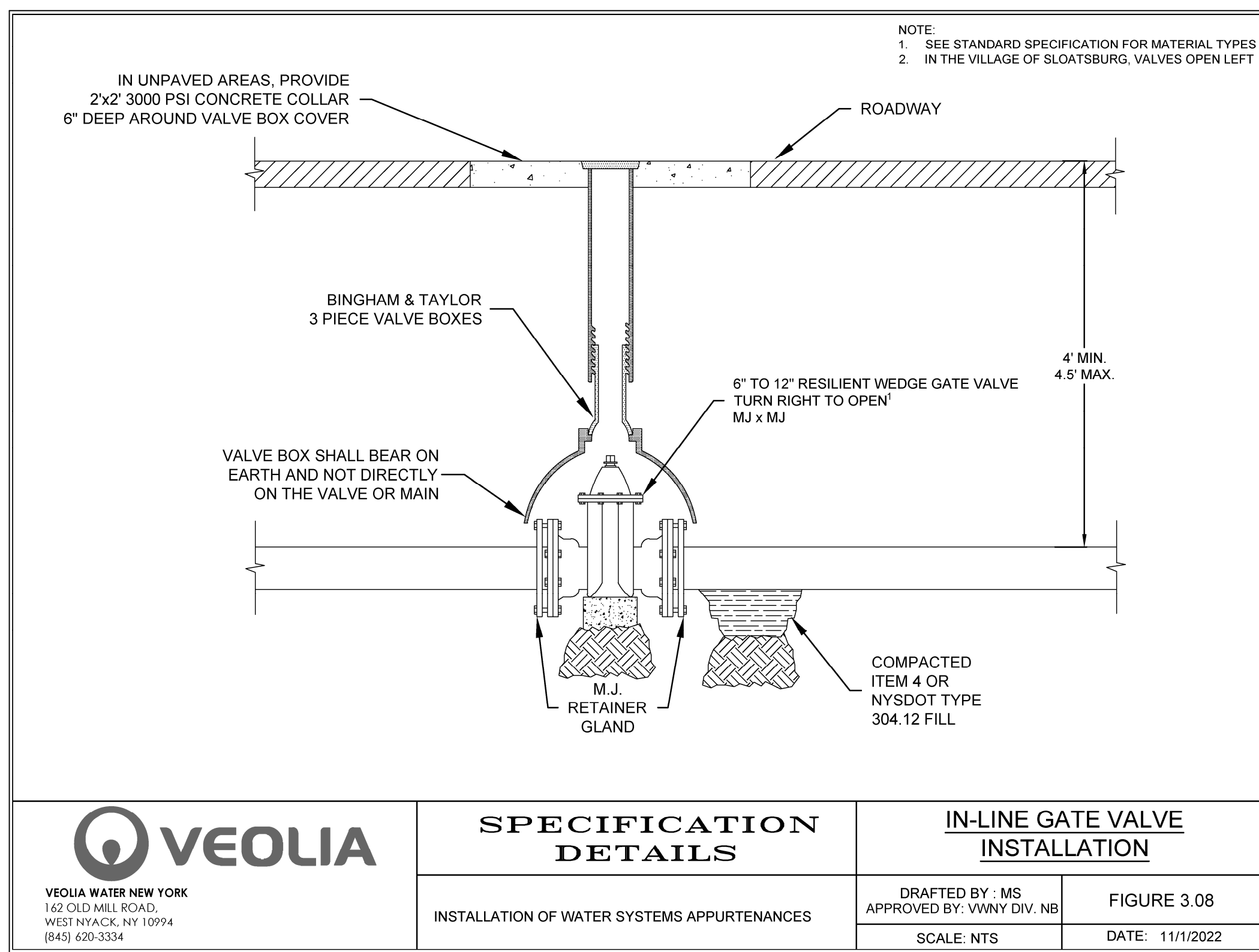
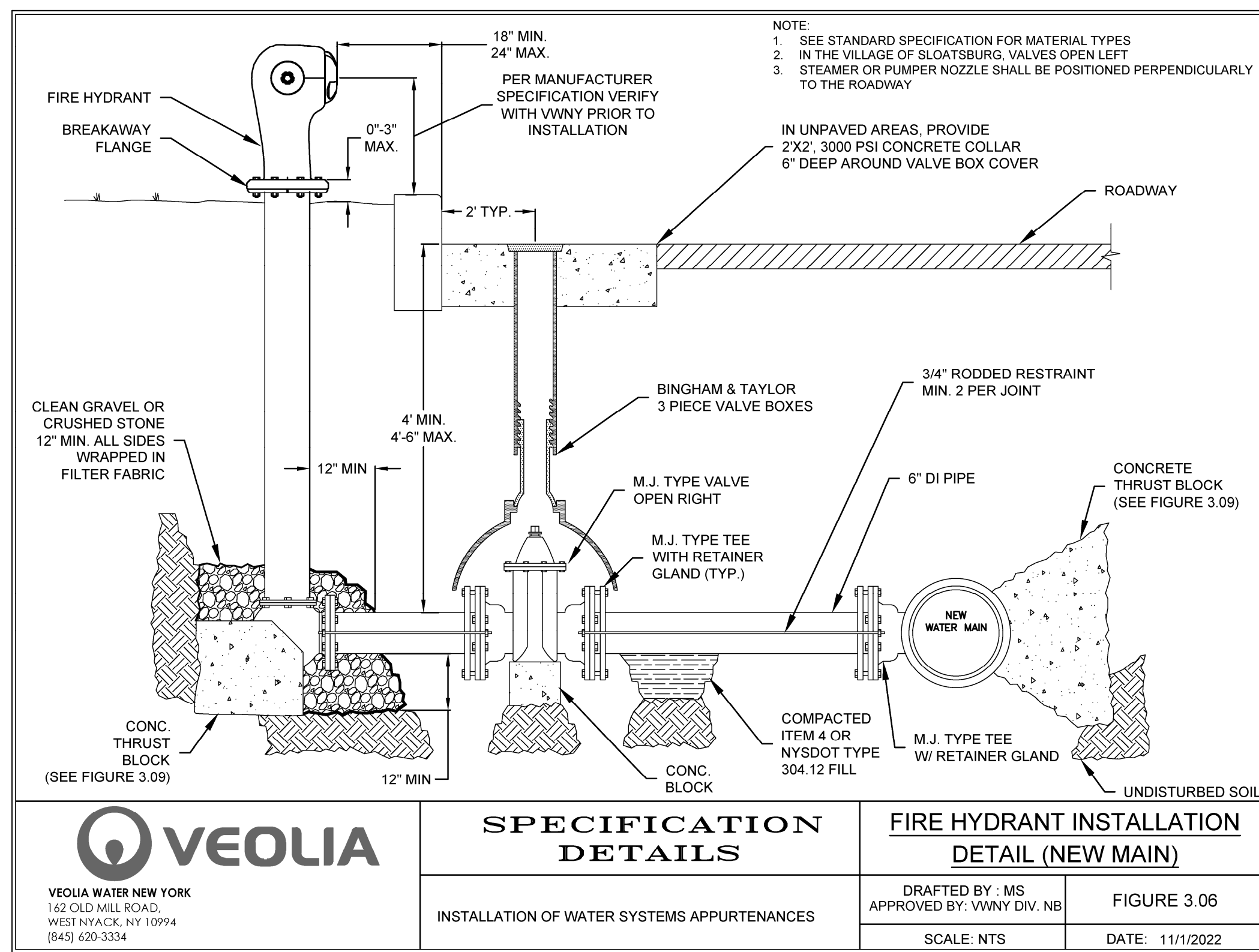
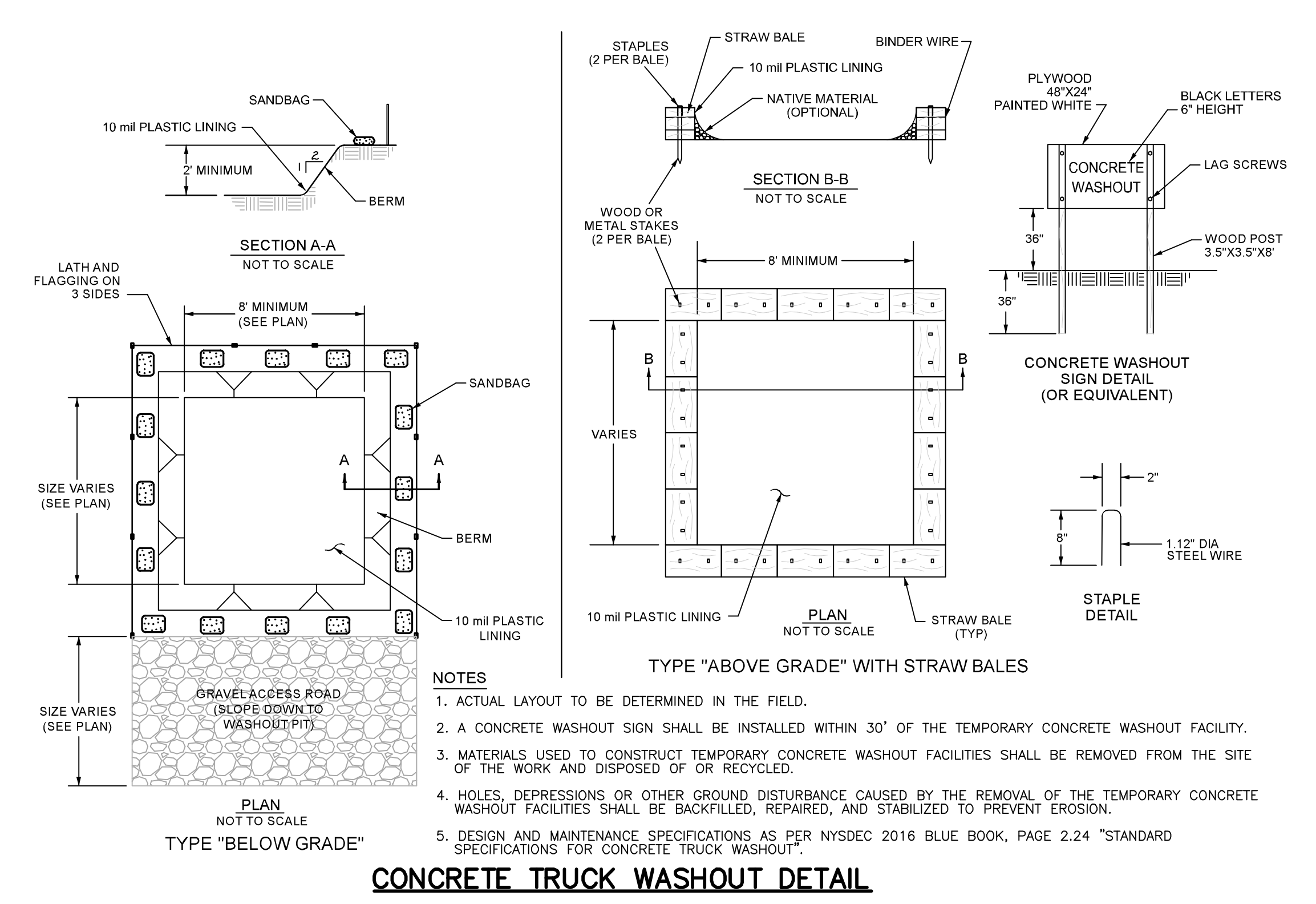
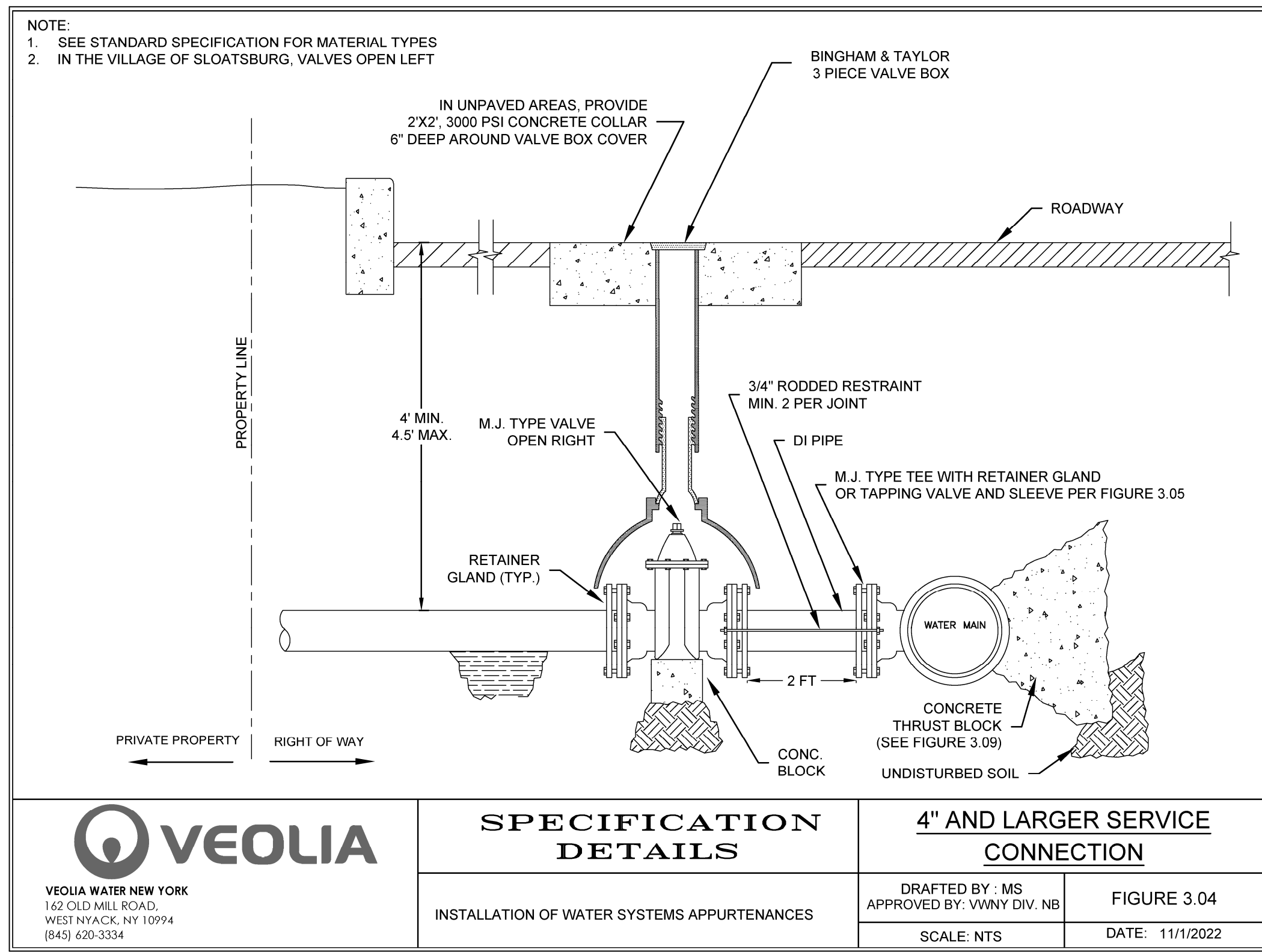
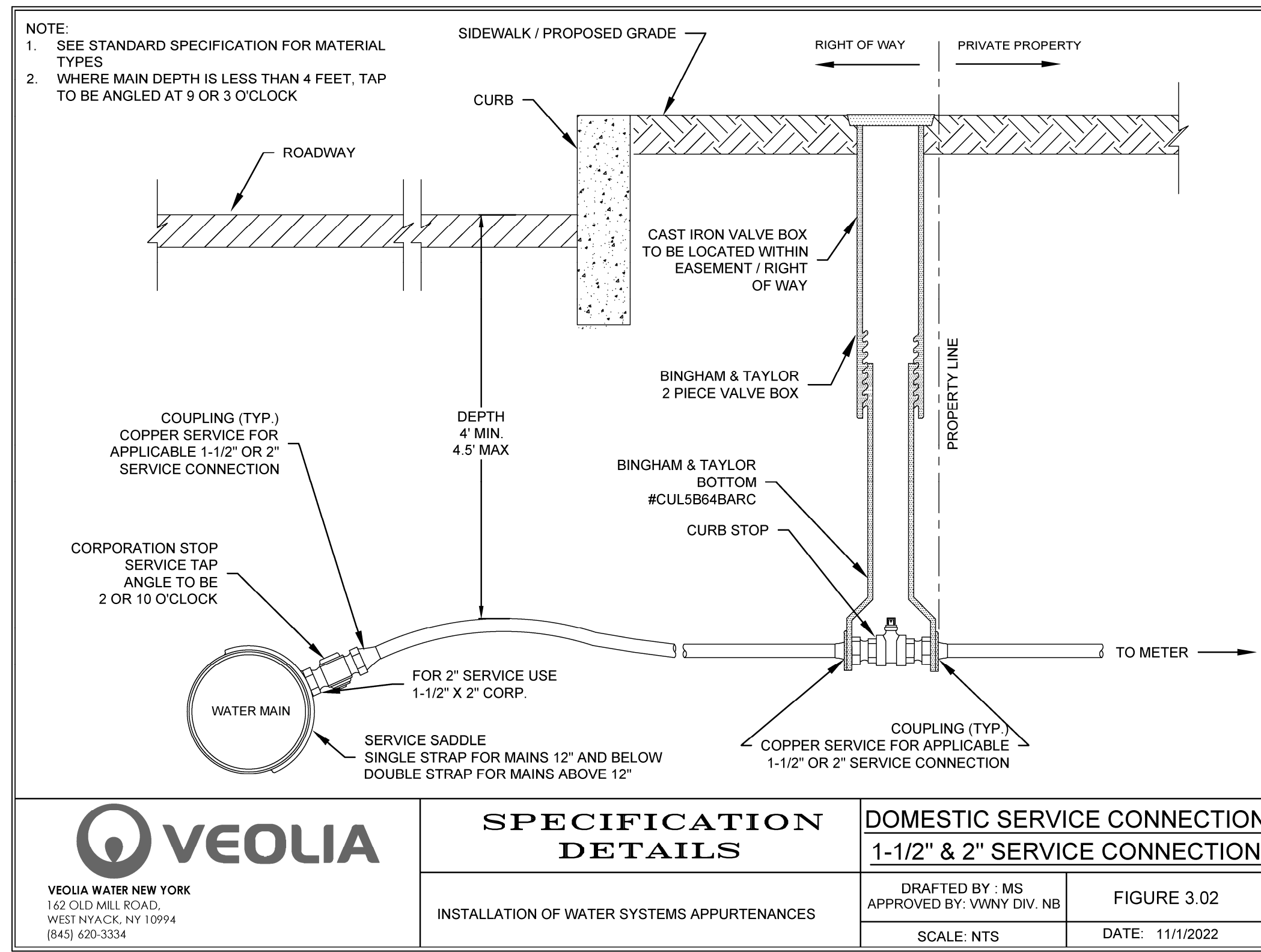
- REV. PER LANDSCAPE ARCHT - 6/20/2018
 REV. PER O&P&C REVIEW - 11/28/2018
 REV. PER COMMENTS - 09/12/2019
 REV. ADD LANDSCAPE PARKING - 07/30/2019
 REV. PER TRAFFIC ENGINEER - 11/01/2020
 REV. PER COMMENTS - 09/15/2021
 REV. PER COMMENTS - 04/05/2022
 REV. PER COMMENTS - 03/01/2022
 REV. GENERAL - 01/05/2024

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 (845) 782-8543



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 FAX: (845) 782-5901
 WWW.SPARACOEYS.COM WYLS100@GMAIL.COM

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



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

REV. PER LANDSCAPE ARCH. - 6/20/2018
 REV. PER O&PAC REVIEW - 11/28/2018
 REV. PER COMMENTS - 02/22/2019
 REV. ADD LANDCAP PARKING - 07/30/2019
 REV. PER TRAFFIC ENGINEER - 11/01/2020
 REV. PER COMMENTS - 09/15/2021
 REV. PER COMMENTS - 04/05/2022
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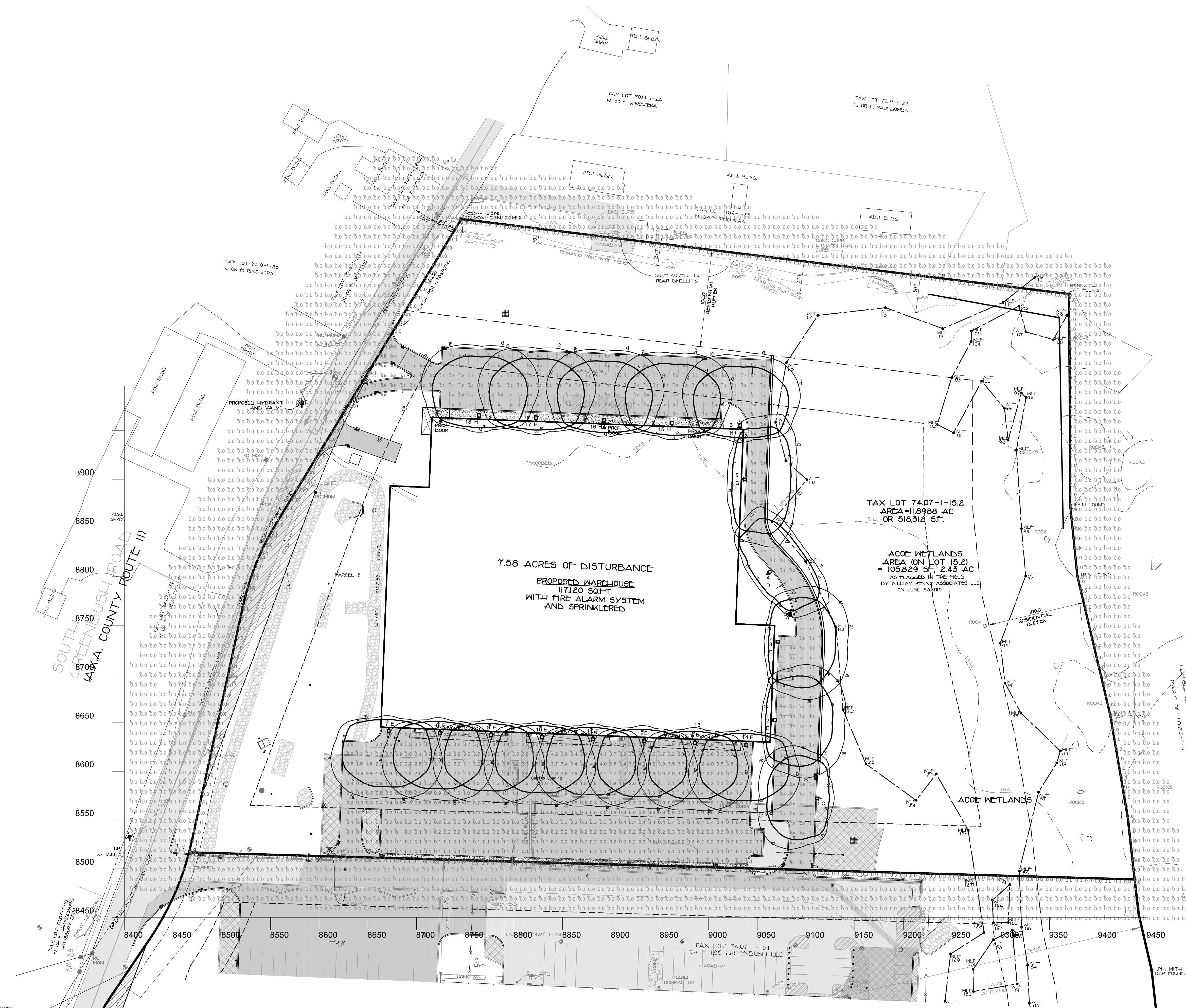
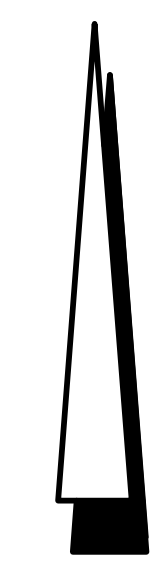


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SY-1386
 MAY 24, 2018
 N T S
 11 OF 16

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
 1-800-962-7962
DIG SATFELY NEW YORK

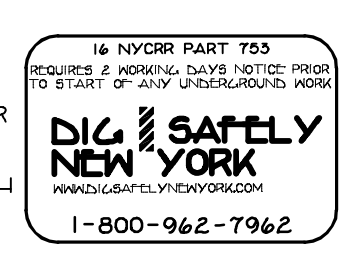


NOTE:
ALL LIGHTING CALCULATIONS AND FOOT CANDLE VALUES SHOWN ON THIS PLAN BY RAB LIGHTING, AS PER LIGHTING PLANS FOR 125 GREENBUSH ROAD, DATED 12/13/23.

EXISTING	LEGEND	PROPOSED
CB	CATCH BASIN/FIELD INLET	CB
DL	DRAIN LINE	DL
SMH	SANITARY MANHOLE / PIPE	SMH
EP	EDGE OF PAVEMENT	EP
CC	CONCRETE CURB	CC
GL	GAS LINE / VALVE	GL
WL	WATER LINE / VALVE	WL
UP	UTILITY POLE	UP
LP	LIGHT POLE	LP
OW	OVERHEAD WIRES	OW
UE	UNDERGROUND ELECTRIC	UE
LD	LOADING DOCK	LD
FV	FIRE VALVE	FV
DC	DROP CURB	DC
FH	FIRE HYDRANT	FH

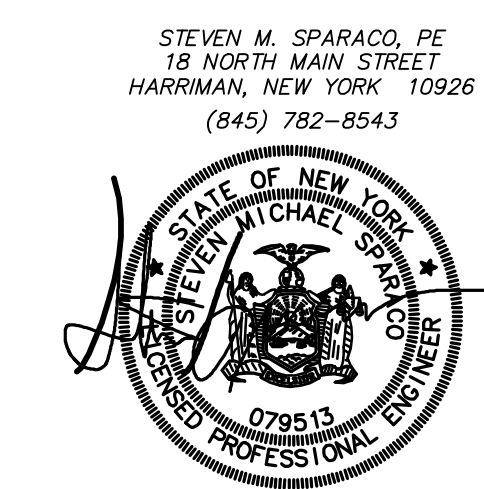
LIGHTING PLAN
FOR
155 GREENBUSH PROPERTIES
LOCATED IN
ORANGETOWN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

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- 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 #MKS27.
 3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
 4. TOPO FROM GEDMAPS 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.



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

Calculation Summary												
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type	
CalcPts_Loading	Illuminance	Fc	1.37	4.3	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal	
CalcPts_Offsite	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal	
CalcPts_Parking	Illuminance	Fc	1.97	6.8	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal	
CalcPts_Property Line	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	N.A.	Horizontal	
CalcPts_Sidewalk	Illuminance	Fc	2.84	3.8	0.5	5.68	7.60	Readings taken @ 0'-0" AFG	4	4	Horizontal	

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating	
	1	C	ALEDM4TN_78w	Single	10750	10750	1.000	Pole Mounted Type IV 4000k CCT	74.8	74.8	74.8	B1-U0-G3	
	1	D	ALEDM3TN_78w	Single	10765	10765	1.000	Pole Mounted Type III 4000k CCT	76	76	76	B1-U0-G2	
	10	E	ALEDM4TWMN_78w	Single	10750	10750	1.000	Wall Mounted Type IV 4000k CCT	74.8	74.8	748	B1-U0-G3	
	1	G	ALEDM3TWMN_78w	Single	10765	10765	1.000	Wall Mounted Type III 4000k CCT	76	76	76	B1-U0-G2	
	5	H	ALEDM4TWMN_90w	Single	12911	12911	1.000	Wall Mount Type IV 4000k CCT	91.3	91.3	456.5	B1-U0-G3	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	C	9115.279	8572.178	20	177.78	0
2	E	9064.145	8652.95	25	357.78	0
3	E	9067.223	8733.412	25	357.78	0
4	D	9059.557	8802.503	20	35.728	0
5	G	9033.52	8900.055	25	357.798	0
6	H	9032.172	8951.452	24	87.78	0
7	E	8671.523	8645.192	24	268.35	0
8	E	8723.984	8643.158	24	268.35	0
9	E	8776.444	8641.124	24	268.35	0
10	E	8828.905	8639.09	24	268.35	0
11	E	8881.366	8637.056	24	268.35	0
12	E	8933.827	8635.022	24	268.35	0
13	E	8986.287	8632.987	24	268.35	0
14	E	9038.748	8630.953	24	268.35	0
15	H	8962.225	8954.164	24	87.78	0
16	H	8892.277	8956.876	24	87.78	0
17	H	8822.33	8959.588	24	87.78	0
18	H	8763.945	8961.861	24	87.78	0

Total Quantity: 18



ALEDM4TN_78w



ALEDM3TN_78w



ALEDM4TWMN_78w



ALEDM3TWMN_78w



ALEDM4TWMN_90w

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 # 01237015
Date: 12/13/2023	Filename: 155.Greenbush Road 01237015A.AGI
Drawn By: Donald G. Andrews	

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

Prepared For:
Dustin Sisk
28 Brunswick Avenue
Edison, NJ 08818-0377
Tel: 732-985-8866



SURVEYOR:

NEW WAREHOUSE
155 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
12/4/2023
1/24/2024

By: M Yost ASLA | Registered Landscape Architect

**PLANTING
PLAN 155**

SHEET NO.

L-701

PLANT SCHEDULE 155

QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
8	Acer rubrum	Red Maple	3-3.5"
6	Gleditsia triacanthos f. inermis	Thornless Honey Locust	3-3.5"
9	Picea abies	Norway Spruce	10-12'
5	Picea abies	Norway Spruce	16-18'
10	Picea omorika	Serbian Spruce	8-10'
4	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2.5-3"
4	Quercus palustris	Pin Oak	3.5-4"
24	Thuja plicata 'Green Giant'	Western Red Cedar	8-10'

SHRUBS			
22	Buxus sempervirens	American Boxwood	30-32"
GRASSES			
108	Miscanthus sinensis 'Morning Light'	Eulalia Grass	2 Gal
73	Panicum virgatum 'Northwind'	Switch Grass	2 Gal

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUND COVERS				
85	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 Gal	24" o.c.



Gleditsia triacanthos



Picea abies



Miscanthus 'Morning Light'



Picea omorika



Platanus x acerifolia



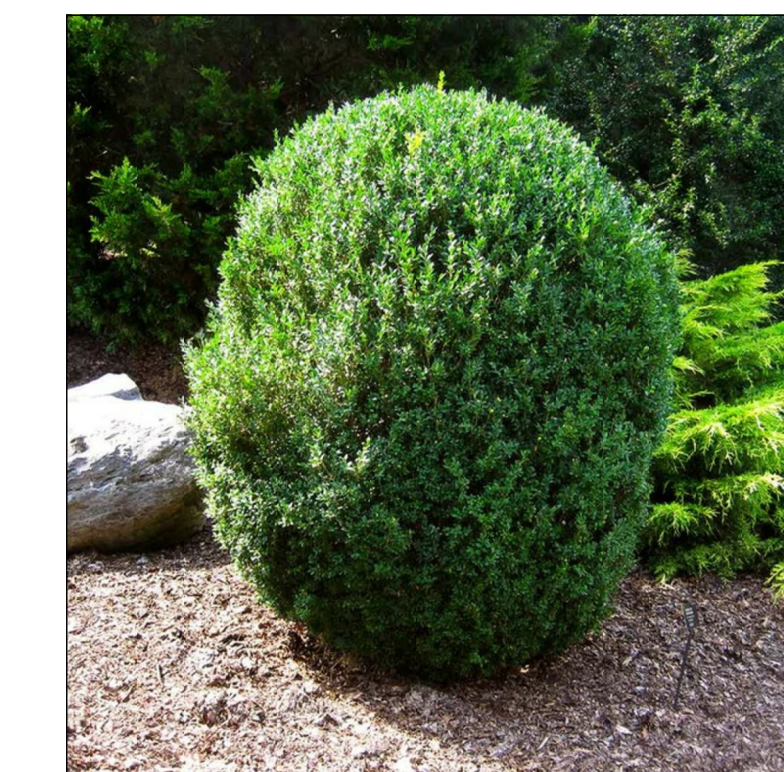
Thuja plicata 'Green Giant'



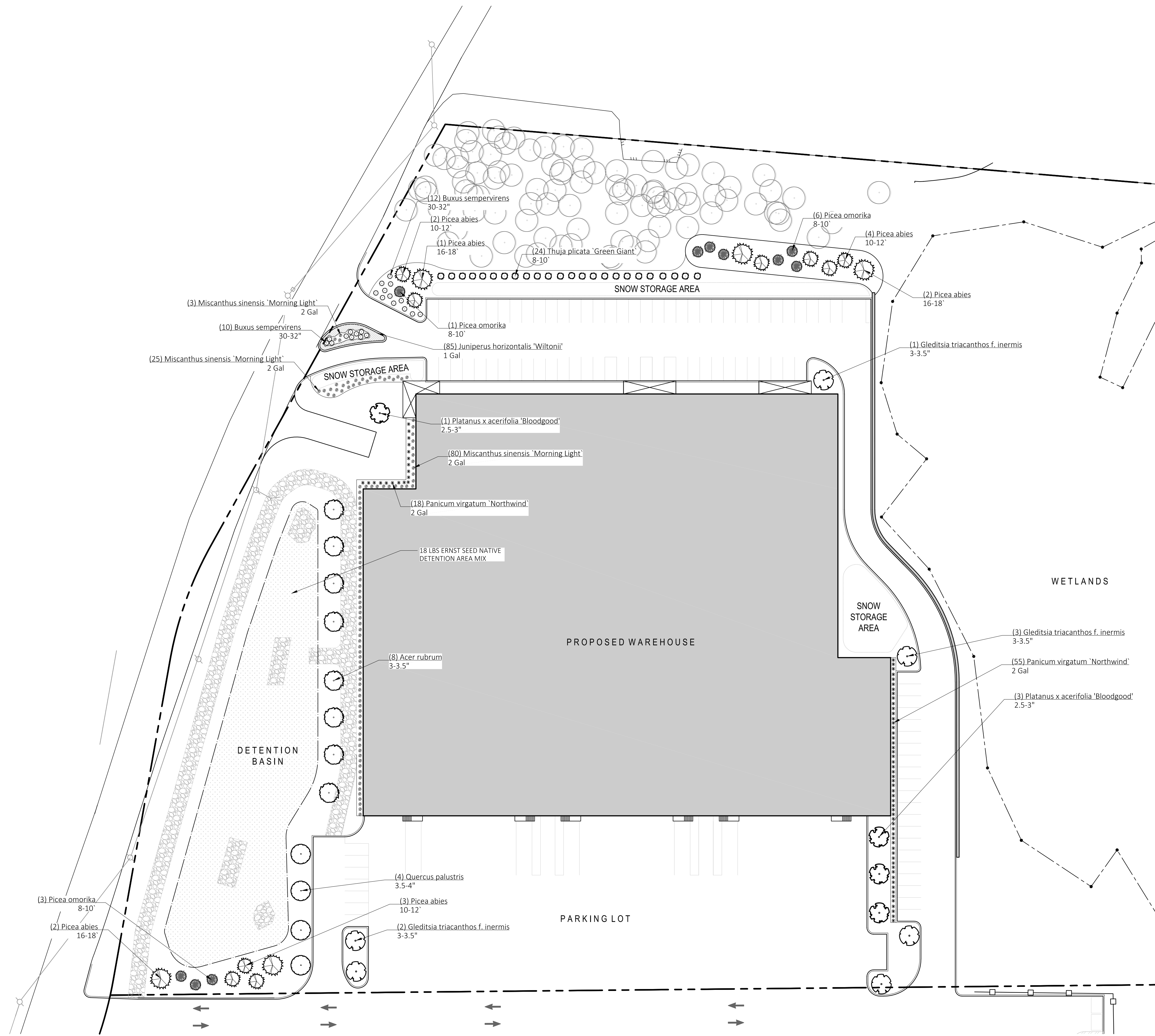
Panicum 'Northwind'



Juniperus horizontalis 'Wiltonii'



Buxus sempervirens

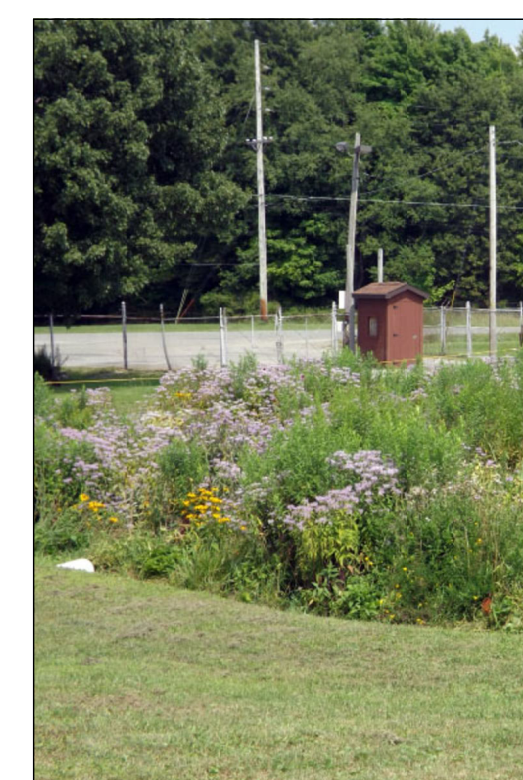


NATIVE DETENTION AREA MIX

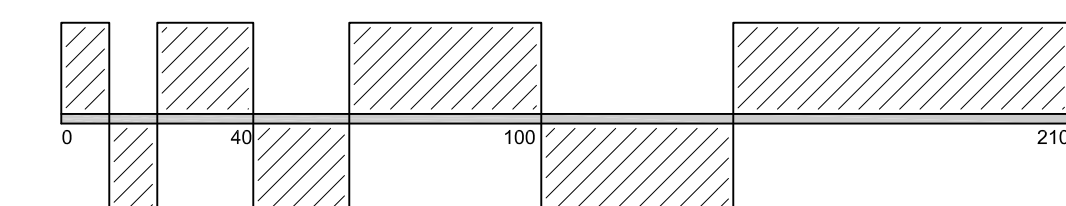
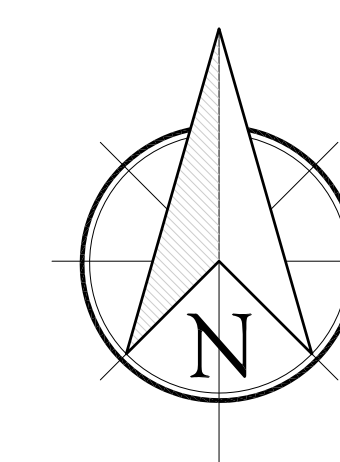
SEED MIX

ERNST SEED NATIVE DETENTION AREA MIX: 1.6 lbs

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



Detention Basin Seed Mix



TO SCALE WHEN PLOTTED ON 30X42