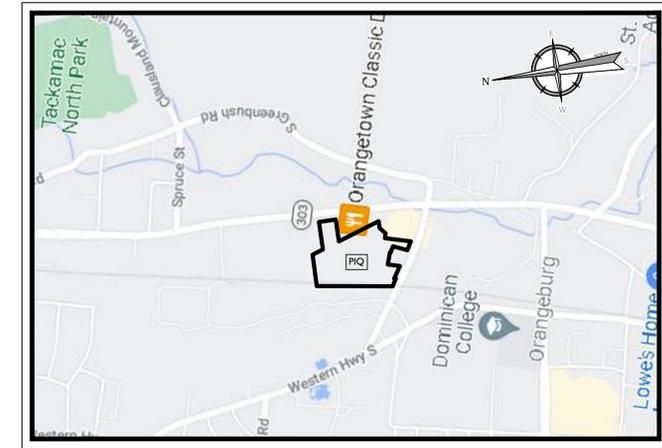


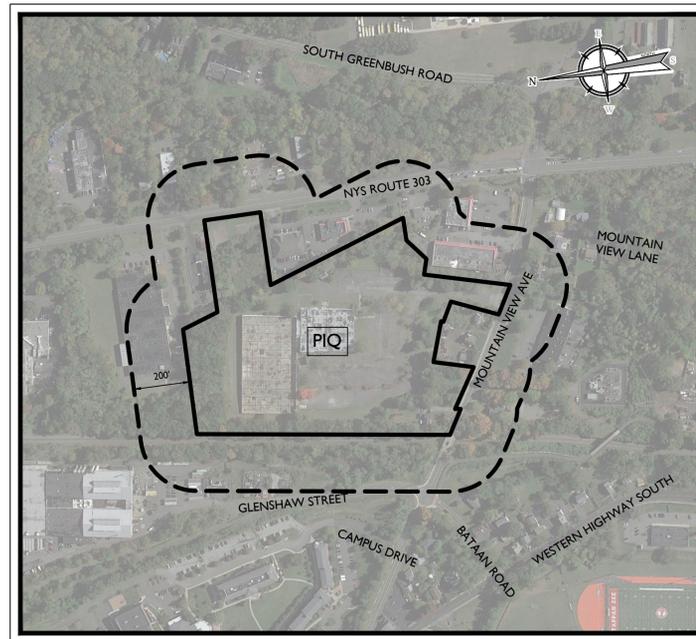
FINAL SITE PLAN FOR WPT ACQUISITIONS, LLC PROPOSED WAREHOUSE SECTION 74.07, BLOCK 1, LOTS 2, 33, & 36 TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK



VICINITY MAP

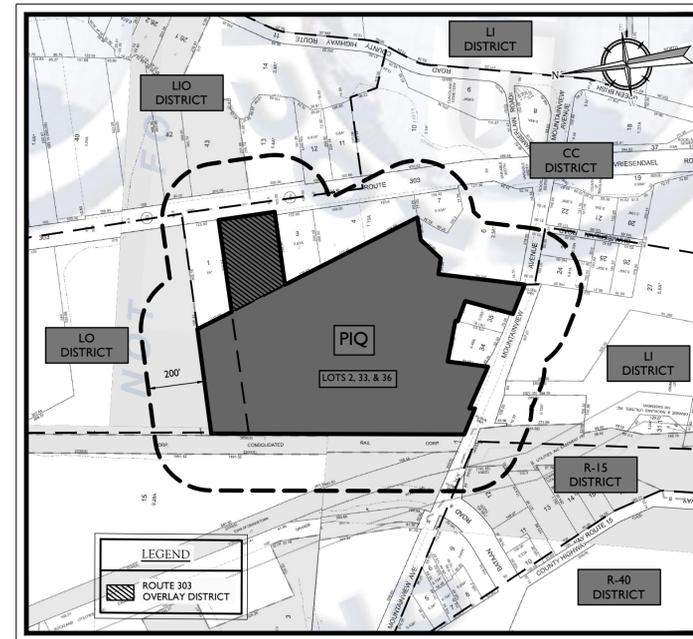
SOURCE: GOOGLE MAPS
1000 0 1000
SCALE : 1" = 1000'

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AERIAL MAP

SOURCE: GOOGLE EARTH
300 0 300
SCALE : 1" = 300'



TAX & ZONING MAP

SOURCE: ROCKLAND COUNTY GIS WEBSITE
300 0 300
SCALE : 1" = 300'

PROPERTY OWNERS WITHIN 200'	
PARCEL ID NO.	OWNER'S NAME/ADDRESS
70.19.1-41	Mark Derfuss 525 Rte 303, Orangeburg, NY 10962
70.19.1-42	523 Route 303 Real Estate LLC, 523 Rte 303, Orangeburg, NY 10962
70.19.1-43	Brian DiGirolamo, 70 S. Greenbush Rd. Orangeburg, NY 10962
70.19.1-44	300 North Main LLC, 3 South Post Ln, Airmont, NY 10952
74.06-3-9	Christopher M. Meyers, 30 Mountainview Ave, Orangeburg, NY 10962
74.06-3-11	Nail D. Leibesberger, 469 Western Hwy, Orangeburg, NY 10962
74.06-3-12	Addolorata Grillo, 21 Bataan Rd, Orangeburg, NY 10962
74.07-1-1	James E. McCluskey, 467 Western Hwy, Orangeburg, NY 10962
74.07-1-1	LMAM Properties LLC, 45 Wolfe Cir, W. Nyack, NY 10994
74.07-1-2	Eastcoast BLR 1993 LLC, 3 Reuten Dr, Closter, NJ 07624
74.07-1-3	BCR Realty LLC, Robert Stable, 16 Lark St, Pearl River, NY 10965
74.07-1-4	Classic North Realty LLC, 512 Route 303, Orangeburg, NY 10962
74.07-1-6	Town Plaza II LLC The Azarian Group LLC, 6 Prospect St 2A, Midland Park, NJ 07432
74.07-1-7	Nolan Monuments Inc, 508 Route 303, Orangeburg, NY 10962
74.07-1-10	125 Greenbush LLC, 16 Squadron Blvd Ste 106, New City, NY 10956
74.07-1-11	511 Route 303 LLC, 70 S Greenbush Rd, Orangeburg, NY 10962
74.07-1-12	Cesare Tullio, 9 Ventnor Ct, Warstown, NJ 08758
74.07-1-13	515 Route 303 LLC, 70 S. Greenbush Rd, Orangeburg, NY 10962
74.07-1-14	I S Realty LLC, 70 S. Greenbush Rd, Orangeburg, NY 10962
74.07-1-32	Mountview Prop of Rockland LLC, 15 Inwood Dr, Bardonia, NY 10954
74.07-1-33	East Coast BLR 1993 LLC, 3 Reuten Dr, Closter, NJ 07624
74.07-1-34	John Nevins, 17 Mountainview Ave, Orangeburg, NY 10962
74.07-1-35	Thomas Finsterwald, 15 Mountainview Ave, Orangeburg, NY 10962
74.07-1-36	Eastcoast BLR 1993 LLC, 3 Reuten Dr, Closter, NJ 07624

PREPARED BY:

COLLIERS ENGINEERING & DESIGN, CT, P.C.
300 TICE BOULEVARD, SUITE 101
WOODCLIFF LAKE, NJ 07677

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REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	5/22/22	CMA		
2	10/7/22	CMA		
3	3/9/23	DIG		
4	5/17/24	DIG		
5	5/17/24	DIG		
6	4/22/25	JAG		
7	5/15/25	NJ		

Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017609

FINAL SITE PLAN
FOR
WPT ACQUISITIONS, LLC
SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TICE BOULEVARD
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTANTS

SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DGC/CMA CHECKED BY: JBC
PROJECT NUMBER: 21003528A DRAWING NAME: C-COVER
SHEET TITLE: COVER SHEET
SHEET NUMBER: 1 of 24

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

OWNER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN AT THE REGULAR MEETING OF _____ DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL NOTES

- THE SUBJECT PROPERTY IS KNOWN AS LOTS(2, 33, AND 36 IN BLOCK 1 AS SHOWN ON SHEET 74.07 OF THE OFFICIAL TAX MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, REVISED THROUGH FEBRUARY 28, 2019.
- THE PROPERTY IS LOCATED IN THE LIGHT INDUSTRIAL (L), LABORATORY-OFFICE (LO), AND RETAIL-COMMERCE (CC) ZONE DISTRICTS AND CONTAINS A TOTAL TRACT AREA OF 1601.33376 SF, ±13.80 ACRES.
- OWNER: 13 MOUNTAIN VIEW, LLC
130 SOUTH FIFTH STREET, SUITE 2675
MINNEAPOLIS, MN 55402
- APPLICANT: 13 MOUNTAIN VIEW, LLC (SAME AS OWNER)
130 SOUTH FIFTH STREET, SUITE 2675
MINNEAPOLIS, MN 55402
- THE SUBJECT PROPERTY IS PRESENTLY AN ABANDONED RELIGIOUS BUILDING. THE APPLICANT PROPOSES TO DEVELOP A 175,760 SF BUILDING WHICH INCLUDES 173,160 SF OF WAREHOUSE SPACE AND 2,600 SF OF OFFICE SPACE. PROPOSED WORK ALSO INCLUDES SITE APPURTENANCES SUCH AS PARKING, LIGHTING, AND LANDSCAPING.
- ZONE DATA: LIGHT INDUSTRIAL DISTRICT (L) ZONE) - PROPOSED USE LOCATED ENTIRELY IN THIS ZONE
RETAIL COMMERCE DISTRICT (CC ZONE)
LABORATORY OFFICE DISTRICT (LO ZONE)
ROUTE 303 OVERLAY DISTRICT
- LAND USE: EXISTING USE: RELIGIOUS USE (NON-PERMITTED USE)
PROPOSED USE: WAREHOUSE (PERMITTED USE)
"ZBA DETERMINATION #21-83 USE VARIANCE NOT REQUIRED
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM A PLAN ENTITLED "ALTAIN/SPS LAND TITLE SURVEY LOTS 2, 33, & 36, BLOCK 1, SECTION 74.07 518 NYSR 303 AND 13 & 21 MOUNTAIN VIEW AVENUE ORANGETOWN (TOWN OF ORANGETOWN), ROCKLAND COUNTY, STATE OF NEW YORK," SHEET 1 OF 2, DATED DECEMBER 28, 2020, LAST REVISED JANUARY 20, 2021, PREPARED BY GALLAS SURVEYING GROUP, P.L.L.C. NO. 50124 OF NEW YORK.

THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.

- NO FRESH-WATER WETLANDS ARE KNOWN TO EXIST ON THE SITE FROM AVAILABLE ONLINE MAPPING.
- NO 10 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP NUMBER 36087C0187G FOR THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED MARCH 3, 2014 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - A NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2002, AS SUPPLEMENTED.
 - CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

- REFUSE AND RECYCLABLES SHALL BE STORED WITHIN THE SCREENED TRASH ENCLOSURE AS NOTED ON THE PLANS.
- CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAPPED ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS LOCATED ON PUBLIC ROADWAYS.
- TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH DWELLING/BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL PLOT PLANS/ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERT MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
- THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER'S ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES. INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SEWER ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT OR THE TOWN OF ORANGETOWN.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE AND ARCHITECTURAL PLANS HAVE BEEN APPROVED BY ACABOR, AND SITE AND DRAINAGE PLANS BY THE ORANGETOWN PLANNING BOARD.
- THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE ORANGETOWN PLANNING BOARD.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & 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 & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- A FIELD PERCOLATION TEST SHALL BE ADMINISTERED TO ENSURE ADEQUACY OF DESIGNED DRAINAGE SYSTEM. THE APPLICANT'S ENGINEER SHALL PROVIDE A COPY OF THE FIELD PERCOLATION TEST TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AND THE BUILDING DEPARTMENT, DEMONSTRATING COMPLIANCE WITH THE DESIGN.
- TREE PROTECTION: THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO §21-25 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIEM TREES AND BUFFER AREAS 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 THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - DRIP LINE OF THE 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 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:
- A LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH 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 A GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WILLED ANOR PRESERVED IN A RAISED BED, WITH THE TREE WILD RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.

- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENT CONTROL MEASURES. THE APPLICANT SHALL CONTACT THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- PRIOR AT LEAST 14 DAYS TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEPT. OF THE PUBLIC ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF ORANGETOWN HIGHWAY DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ON TOWN LAND.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS.
- THE LAYOUT PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.18M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

DEMOLITION NOTES

- THE DEMOLITION PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
 - BOUNDARY AND TOPOGRAPHIC SURVEY FOR LOTS 2, 33, & 36, BLOCK 1, SECTION 74.07, PREPARED BY GALLAS SURVEYING GROUP, DATED 12/28/20, LAST REVISED 1/20/21.
 - REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION FOR PROPOSED WAREHOUSE DISTRIBUTION FACILITY, PREPARED BY DYNAMIC EARTH, DATED 11/19/20.
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 & 661) AND THE NEW YORK PROTECTION OF UNDERGROUND FACILITIES ACT (DIG SAFE LAW, 16 NYCRR PART 753) AS AMENDED.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH THE ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:
 - OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
 - NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 - LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.

- IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO BE REMOVED. ALL REPAIRS SHALL USE NEW MATERIALS. THE REPAIRS SHALL RESTORE THEM TO THEIR ORIGINAL DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

- CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
- CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES. TO BE PROVIDED TO THE OWNER UPON REQUEST.
- CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
- GC IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.

- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- THE DEMOLITION PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.18M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- CONTRACTORS MUST OBTAIN REQUIRED INSURANCE AND SIGN A WAIVER TO DEFEND, INDEMNIFY, SAVE AND HOLD HARMLESS THE COUNTY OF ROCKLAND AND ROCKLAND COUNTY SEWER DISTRICT NO. 1 FROM ANY CLAIMS ARISING FROM WORK PERFORMED WITHIN ROCKLAND COUNTY SEWER DISTRICT NO. 1 EASEMENTS.
- IF ANY FOUNDATION WORK OR OTHER TYPES OF MAJOR EXCAVATION WORK IS TO BE DONE WITHIN CLOSE PROXIMITY TO THE EASEMENT BOUNDARY, THE ROCKLAND COUNTY SEWER DISTRICT NO. 1 MUST BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE. SHORING OR OTHER TYPES OF PRECAUTIONS MAY BE NEEDED TO PROTECT THE SEWER MAIN AT THE EXPENSE OF THE PROPERTY OWNER.

GENERAL PLANTING NOTES

A. GENERAL

- THE LANDSCAPE PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
- OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

B. PLANT MATERIAL

- PLANT MATERIAL:
 - PLANT MATERIAL SHALL CONFORM WITH THE ANSI Z60.1-2004 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL AND BRANCHING PATTERN.
 - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.
 - ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.
 - THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.

- PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR.

- PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.

- SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED BY THE CONTRACTOR.

- GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN ONE YEAR OF ONE GROWING SEASON. TREE STAKES, WRAPPING, AND PLASTIC CHAINS SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

C. PLANTING PROCEDURES

- PLANTING BEDS:
 - PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH WELL DRAINING AND FERTILE SOILS. SOILS SHALL BE SANDY LOAM, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
 - PLANTING BEDS SHALL RECEIVE THREE (3) INCHES OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.
 - SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

- PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.

- PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FIRM, AND NOT MUDDY AT TIME OF PLANTING.

- PLANTING METHODS:
 - TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.
 - STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER.
 - THREE STAKES SHALL ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 1/2 TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.
 - TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF PLASTIC CHAIN LINK TREE TIE (1/2" WIDE RECOMMENDED FOR TREES UP TO 2 1/2" IN CALIPER).

- SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.
- AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.

- B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.

- CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER 1/3 OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

D. MAINTENANCE

- PRUNING:
 - EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 - SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A PLUME HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE TRIMMED TO NOT TO HAVE BRANCHES BELOW 7'-0".
 - THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

- LAWN AREAS:
 - THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE SEED SPECIFICATIONS AS NOTED ON THE PHASE II SOIL EROSION AND SEDIMENT CONTROL SHEET.
 - SOD, IF SPECIFIED, SHALL CONSIST OF A NEW YORK CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.

- EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.

- SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

- VEGETATION THAT DIES DURING ANY SEASON SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

BUREAU OF FIRE PREVENTION NOTES

- INSTALL AN NFPA 11 COMPLIANT FIRE SPRINKLER SYSTEM, ENGINEERED FOR THE ENTIRE PURPOSED SQUARE FOOTAGE AND COMMODITY IT IS PROTECTING WITH PLANS AND DESIGN SUBMITTED FOR APPROVAL FROM THE BUREAU BEFORE SPRINKLER WORK BEGINS. MAINTAINED AS PER NFPA 25.
- INSTALL AN NFPA 72 COMPLIANT FIRE ALARM SYSTEM CONNECTED TO ROCKLAND COUNTY 44-CONTROL, WITH PLANS, CALCULATIONS, AND CUTO SHEETS SUBMITTED TO THE BUREAU FOR APPROVAL BEFORE FIRE ALARM WORK BEGINS, WITH RED AND AMBER STROBES AS PER ORANGETOWN CODE.
- PROVIDE PORTABLE FIRE EXTINGUISHERS AS PER NFPA 10.
- EMERGENCY LIGHTING AND EXIT LIGHTING AS PER NFPA 96.
- CARBON MONOXIDE DETECTORS AS PER NFPA 720.
- APPLY FOR AND MAINTAIN A CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH THE BUREAU, PAY FOR A HAZARDOUS MATERIALS PERMIT, IF APPLICABLE.
- KEY BOX LOCATION TO BE DETERMINED BY BUREAU OF FIRE PREVENTION.

PLANT DETAIL NOTES

- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- PLANTING MUST BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE TIME OF FINAL ACCEPTANCE BY THE TOWN OF ORANGETOWN. CONTRACTOR SHALL REMOVE WRAPPING AT THE END OF GUARANTEE PERIOD.
- BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
- PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

LIGHTING PLAN NOTES

- REFER TO SHEET 13 FOR LIGHTING ORDERING INFORMATION AND SHEET 30 FOR LIGHTING DETAILS.
- LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
- ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BEHIND CURBS.
- POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
- UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
- CONCRETE FOOTINGS FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
- ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
- SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
- LUMINAIRES TO BE MANUFACTURED BY GARDCO OR APPROVED EQUAL.
- LUMINAIRES AND POLE FINISHES TO BE BLACK.
- THE LIGHTING PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.

ADA NOTES TO CONTRACTOR

NOTES:

- CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE PROJECT. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN, AND CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE LATEST FEDERAL PROPOSED "ACCESSIBILITY" GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).
- FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS AND ANY SUPPLEMENTAL STATE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION.
 - CURB RAMPS - SLOPES MUST NOT EXCEED 1:12 (8.3%).
 - LANDINGS
 - LANDINGS AT CURB RAMPS - MUST BE 4 FT, MIN., X 4 FT, MIN. AND ARE TO BE INCREASED TO 5 FEET WHERE THE LANDING SPACE (TURNING SPACE) IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
 - LANDINGS AT RAMPS - MUST BE 5 FT MIN. IN THE DIRECTION OF TRAVEL AND BE PROVIDED AT EACH END OF THE RAMP. MUST PROVIDE POSITIVE DRAINAGE (1/4" MIN.), AND MUST NOT EXCEED 1/4" (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION, WHEN LANDING IS ALSO A TURNING SPACE, IT MUST BE A MINIMUM 5 FT X 5 FT.
 - LANDINGS AT DOORWAYS - SEE NOTE # F.BLOW.

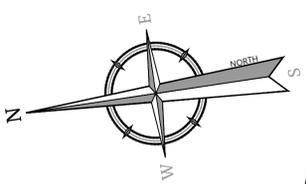
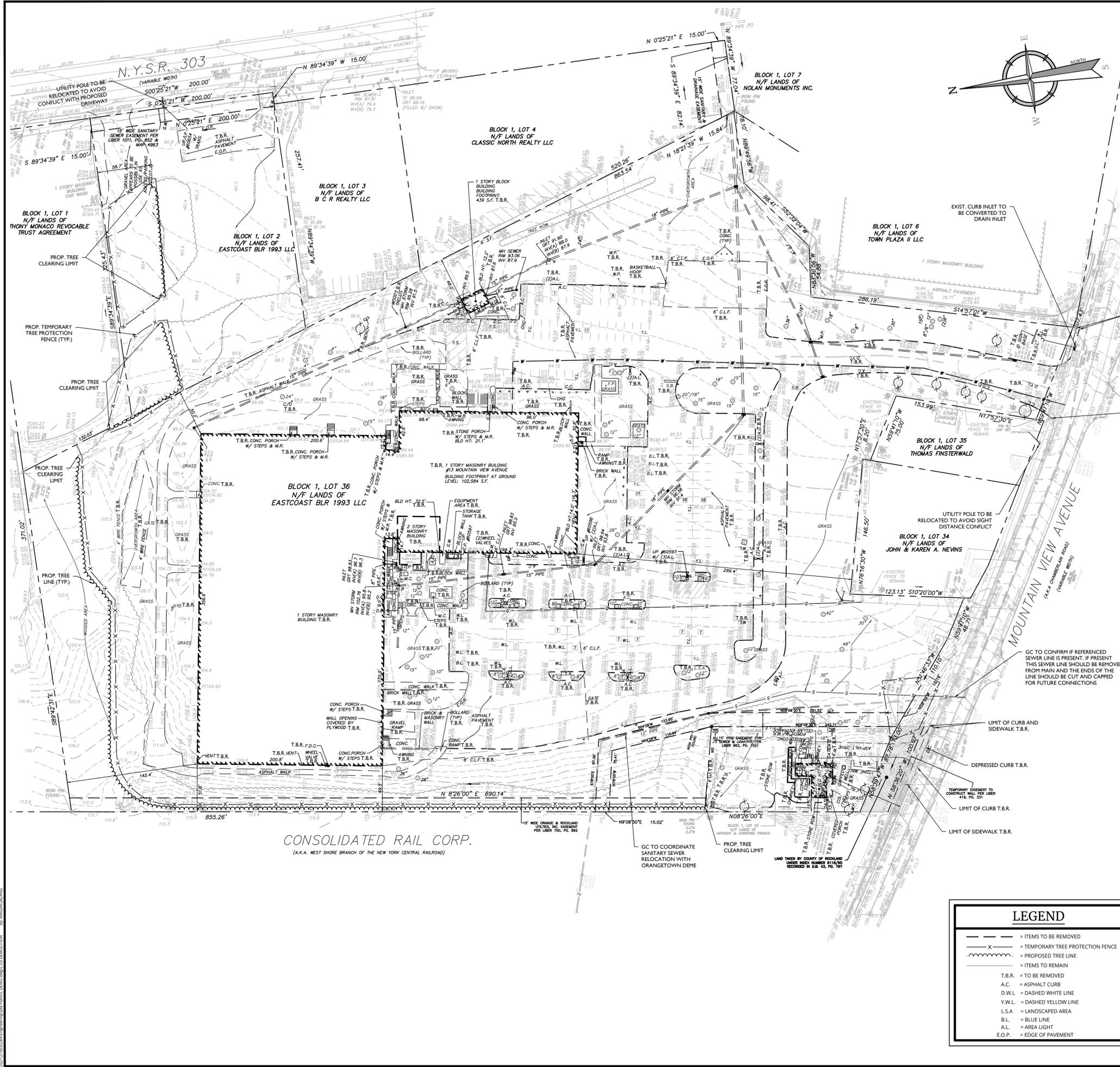
(NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

- IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL, INCLUDING WHETHER OR NOT FALL PROTECTION IS REQUIRED.
- IT IS RECOMMENDED THAT THE CONTRACTOR CHECK THE SLOPE OF FORMWORK FOR COMPLIANCE WITH ADA STANDARDS PRIOR TO POURING CONCRETE.

- EXTERIOR DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1/48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA IS GENERALLY 5 FT X 5 FT, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS. (SEE APPLICABLE CODE SECTIONS).

- CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION.
- CONTRACTOR TO INSTALL ALL STORM/STRAINING SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY/SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
- WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON MOUNTAIN VIEW AVENUE, OWNED AND OPERATED BY VEOLIA NORTH AMERICA. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MONITORING TO THE AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC SPOXY TYPE COATING. ALL TYPE SERVICE PIPES TO BE 1" DIAMETER TYPE K SEAMLESS COPPER. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.

- SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON MOUNTAIN VIEW AVENUE, OWNED AND OPERATED BY ORANGETOWN SEWER DISTRICT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS, EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY. SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
- ALL MATERIALS USED FOR SANITARY SEWER SYSTEMS SHALL BE MANUFACTURED IN THE UNITED STATES, WHEREVER AVAILABLE, AS GOVERNED BY P.L. 1982, c. 107, EFFECTIVE DATE



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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	9/22/22	CWA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
2	10/2/22	CWA	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS
3	3/9/23	DIG	REVISED PER 3/2/23 PRC MEETING
4	3/1/24	DIG	REVISED PER PLANNING BOARD COMMENTS
5	5/17/24	CWA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	6/22/24	JAG	REVISED PER 6/20/24 COMMENTS
7	9/15/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS



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N.Y. C.O.A.#: 0017609

FINAL SITE PLAN

FOR
WPT ACQUISITIONS, LLC

SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers
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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/22/2021	DG/CMA	JBC
PROJECT NUMBER:	21003528A	DRAWING NAME:	C-DEMO

DEMOLITION & EXISTING CONDITIONS PLAN

SHEET NUMBER:
3 of 24

THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

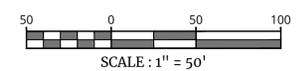
SEE SHEET 2 FOR DEMOLITION NOTES

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH THE SOIL EROSION & SEDIMENT CONTROL PLAN

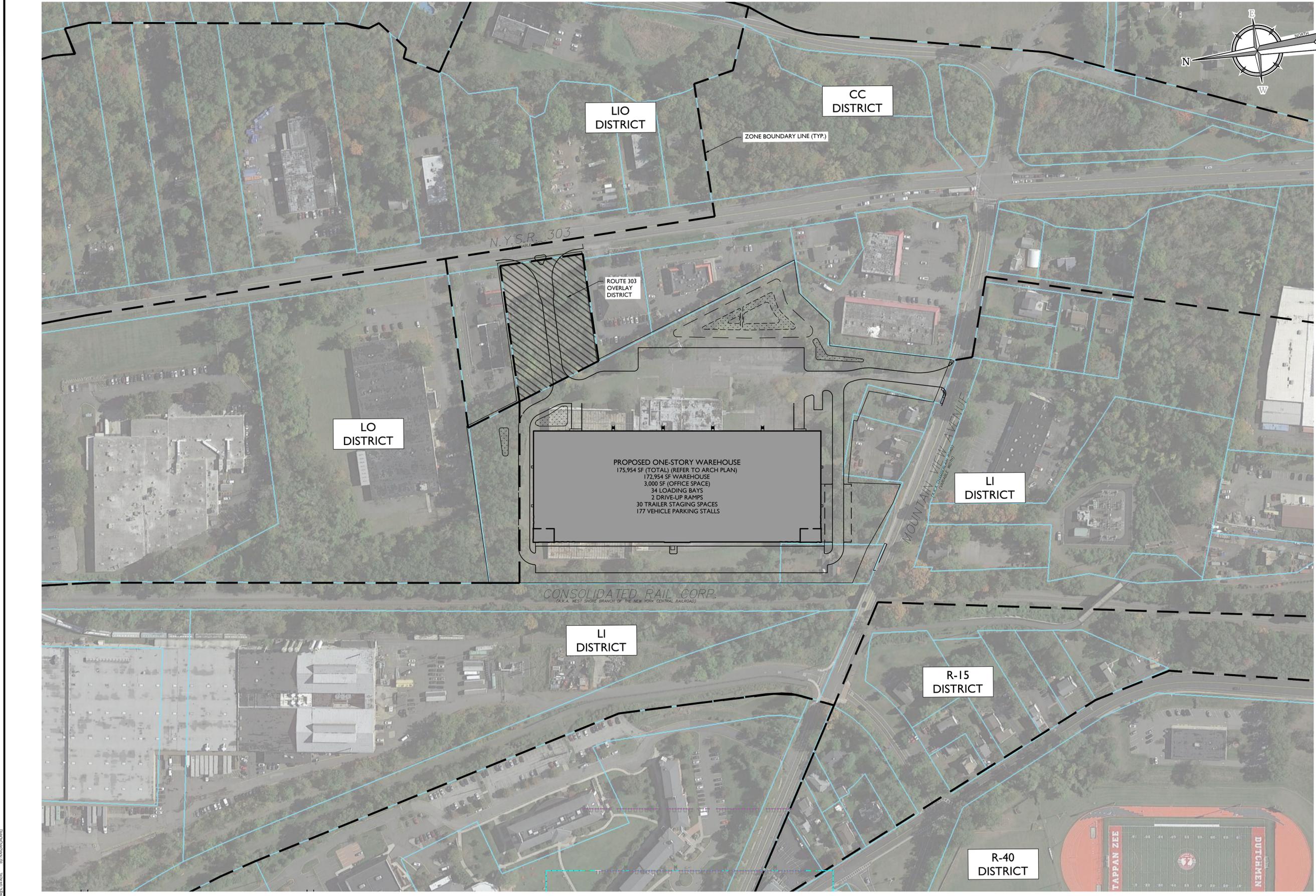
EXISTING BUILDING CONCRETE, EXTERIOR CONCRETE, AND CONCRETE MASONRY UNITS WILL BE CRUSHED TO A 3" 5" GRADATION FOR REUSE AS A SUBGRADE MATERIAL. ASPHALT WILL BE MILLED FOR REUSE UNDER PROPOSED ASPHALT PAVEMENT SECTIONS.

LEGEND

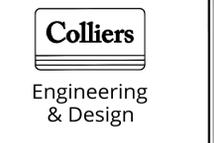
	= ITEMS TO BE REMOVED
	= TEMPORARY TREE PROTECTION FENCE
	= PROPOSED TREE LINE
	= ITEMS TO REMAIN
T.B.R.	= TO BE REMOVED
A.C.	= ASPHALT CURB
D.W.L.	= DASHED WHITE LINE
Y.W.L.	= DASHED YELLOW LINE
L.S.A.	= LANDSCAPED AREA
BL.	= BLUE LINE
A.L.	= AREA LIGHT
E.O.P.	= EDGE OF PAVEMENT



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



PROPOSED ONE-STORY WAREHOUSE
 175,954 SF (TOTAL) (REFER TO ARCH PLAN)
 172,954 SF WAREHOUSE
 3,000 SF (OFFICE SPACE)
 34 LOADING BAYS
 2 DRIVE-UP RAMPS
 30 TRAILER STAGING SPACES
 177 VEHICLE PARKING STALLS



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1	9/22/22	CWA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
2	10/7/22	CWA	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS
3	3/9/23	DIG	REVISED PER 3/23/23 PRC MEETING
4	3/13/24	DIG	REVISED PER PLANNING BOARD COMMENTS
5	5/17/24	CWA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	8/22/24	JAG	REVISED PER P03 COMMENTS
7	9/19/25	NI	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS



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 N.Y. C.O.A. #: 0017609

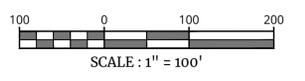
FINAL SITE PLAN
 FOR
WPT ACQUISITIONS, LLC
 SECTION 74.07
 BLOCK 1
 LOTS 2, 33 & 36
 518 NYSR 303 AND 13 & 21
 MOUNTAINVIEW AVENUE
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

Colliers
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 300 Tice Boulevard
 Suite 101
 Woodcliff Lake, NJ 07677
 Phone: 845.352.0411
 COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/22/2021	DG/CMA	JBC
PROJECT NUMBER:	DRAWING NAME:		
21003528A	C-AERL		

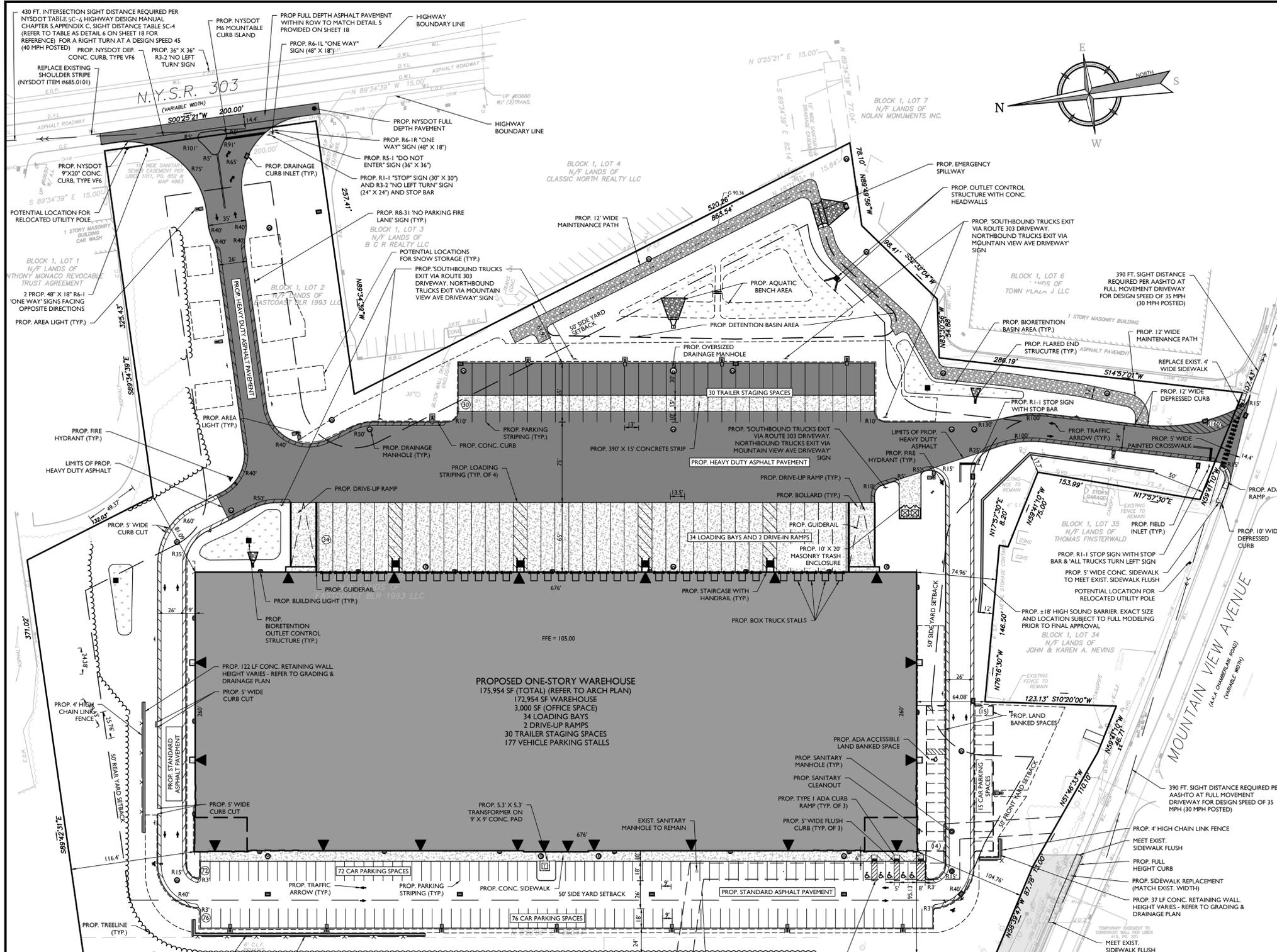
SHEET TITLE:
AERIAL PLAN

SHEET NUMBER:
4 of 24



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2025110301528A\Engineering\Site Plans\C-AERL.dwg, 04/14/25, 10:48:48 AM



ZONING TABLE

TABLE OF BULK REQUIREMENTS						
ZONES: LI (LIGHT INDUSTRIAL) DISTRICT						
LO (LABORATORY-OFFICE) DISTRICT						
CC (RETAIL-COMMERCE) DISTRICT						
ITEM	REQUIRED (LI)	REQUIRED (LO)	REQUIRED (CC)	EXISTING	PROVIDED	COMPLIES
MIN. LOT AREA	2 ACRES	2 ACRES	1 ACRE	±601,333.76 SF (13.80 ACRES)	±601,333.76 SF (13.80 ACRES)	YES
MAX. F.A.R.	0.50	0.40	0.30	0.17	0.29	YES
MAX. LOT COVERAGE	80%	75%	75%	44.77% (275,202.76 SF)	±62.84% (±377,931 SF)*	YES
MIN. LOT WIDTH	150'	300'	100'	522.6 SF	522.6 SF	YES
MIN. STREET FRONTAGE	150'	150'	100'	565.02'	565.02'	YES
REQUIRED FRONT YARD	50'	100'	50'	395.8'	104.76'	YES
REQUIRED SIDE YARD	50'	25'	20'	50.7'	95.13' - 81.09'	YES
TOTAL SIDE YARD	100'	50'	35'	> 100'	177.09'	YES
REQUIRED REAR YARD	50'	25'	50'	142.3'	116.4'	YES
MAX. BUILDING HEIGHT**	6' PER FOOT OF DISTANCE FROM LOT LINE*** (52-96')	3' PER FOOT OF DISTANCE FROM LOT LINE*** (26-48')	NONE	< 50'	±43' - 3 1/2'	YES

* LOT COVERAGE ASSUMING LAND BANKED SPACES ARE NEVER CONSTRUCTED = ±62% (±372,876 SF)

** BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE ALONG THE WALL OF A BUILDING, OR ADJACENT TO THE SIDE OF A NON-BUILDING USE, TO THE HIGHEST POINT OF THE ROOF OR PARAPET FOR FLAT ROOFS OR SHED ROOFS, TO THE DECK LINE FOR MANSARD ROOFS, AND TO THE MEAN BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBLE ROOFS OF SUCH BUILDING, OR NONBUILDING USE, EXCEPT AS SPECIFICALLY EXEMPTED IN §5.23

*** PER CHAPTER 43 ATTACHMENT 18. NOTE #7 STATES THAT REQUIRED FRONT YARD AND MAXIMUM BUILDING HEIGHT ARE SUBJECT TO §5.11 WHERE THE DESIGNATED STREET LINE CAN BE USED AS A LOT LINE. IN THIS INSTANCE THE DESIGNATED STREET LINE IS THE LOT LINE BORDERING MOUNTAIN VIEW AVENUE (105.91' FROM PROPOSED BUILDING)

PARKING AND LOADING

PARKING:

A. WAREHOUSE USES SHALL PROVIDE ONE (1) PARKING SPACE FOR EVERY TWO (2) EMPLOYEES, OR ONE (1) PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA (§43-3.1)

REQUIRED: 1 EMPLOYEE PER 1,500 SF = (175,954 SF) / (1,500 SF) = 117 EMPLOYEES = 117 EMPLOYEES / 2 = 58 SPACES REQUIRED

PROVIDED: 143 STANDARD SPACES
5 HANDICAP SPACES
29 LAND BANKED SPACES
177 TOTAL PARKING SPACES

LOADING:

A. LOADING BERTHS SHALL BE AT LEAST 12 FEET WIDE AND 45 FEET LONG, WITH A CLEAR HEIGHT OF 15 FEET (§43-6.42)

B. FOR MANUFACTURING, WHOLESALE AND STORAGE USES AND FOR DRY-CLEANING AND RUG-CLEANING ESTABLISHMENTS AND LAUNDRIES: ONE LOADING BERTH SHALL BE PROVIDED FOR EACH 10,000 SQUARE FEET OF FLOOR AREA OR LESS AND ONE ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 SQUARE FEET OF FLOOR AREA, OR MAJOR FRACTION THEREOF, SO USED. (§43-6.41.1)

1 + (165,760 SF) / (10,000 SF) = 10 SPACES REQUIRED
36 SPACES PROVIDED (INCLUDES 2 DRIVE-UP RAMP, COMPLIES)

DISTRICTS

ZONE DISTRICTS: LI, LO, AND CC ZONES

SCHOOL DISTRICT: SOUTH ORANGETOWN

CENTRAL SCHOOL DISTRICT

WATER DISTRICT: VEOLIA NORTH AMERICA

SEWER DISTRICT: ORANGETOWN

FIRE DISTRICT: BLAUVELT

PROPOSED IMPERVIOUS AREA CALCULATION

WAREHOUSE BUILDING: 175,954 SF. (4.03 AC)

LOADING DOCKS AND TRAILER PARKING: 97,196 SF. (2.23 AC)

DRIVEWAYS & DRIVE AISLES: 46,536 SF. (1.06 AC)

PASSENGER VEHICLE PARKING: 42,320 SF. (0.97 AC)

CURBING & SIDEWALK: 9,315 SF. (0.21 AC)

LAND BANKED SPACES: 5,055 SF. (0.11 AC)

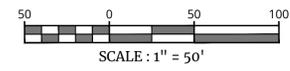
CONCRETE PAD FOR TRANSFORMER: 936 SF. (0.02 AC)

TRASH ENCLOSURE: 813 SF. (0.01 AC)

TOTAL: 378,125 SF. (8.68 AC)****

**** = ASSUMING THE LAND BANKED SPACES ARE NEVER CONSTRUCTED THE TOTAL IMPERVIOUS AREA WOULD BE 372,876 SF. (8.56 AC)

EXISTING		LEGEND		PROPOSED	
12+00	13+00	TRANSVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00	13+00	
---	---	RIGHT OF WAY LINE	---	---	
---	---	PROPERTY LINE	---	---	
---	---	EDGE OF PAVEMENT	---	---	
---	---	CURB	---	---	
---	---	DEPRESSED CURB	---	---	
---	---	SIDEWALK	---	---	
---	---	FENCES	---	---	
---	---	TREELINE	---	---	
---	---	ROADWAY SIGNS	---	---	
---	---	STALL COUNT	---	---	
---	---	ADA ACCESSIBLE STALL	---	---	
---	---	DEPRESSED CURB AND ADA RAMP	---	---	
---	---	DIRECTION OF TRAFFIC FLOW	---	---	
---	---	DOOR LOCATION	---	---	



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1	02/22/22	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING	CMA	
2	10/17/22	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS	CMA	
3	3/30/23	REVISIONS PER PLANNING BOARD COMMENTS	DIG	
4	5/1/24	REVISIONS PER PLANNING BOARD COMMENTS	DIG	
5	5/17/24	REVISIONS PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024	DIG	
6	6/22/24	REVISIONS PER BOARD COMMENTS	JAG	
7	9/15/25	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS	NJ	

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FINAL SITE PLAN
FOR
WPT ACQUISITIONS, LLC
SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE

TOWN OF ORANGETOWN
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SCALE: AS SHOWN	DATE: 11/22/2021	DRAWN BY: DGC/MA	CHECKED BY: JBC
PROJECT NUMBER: 21003528A	DRAWING NAME: C-LAY1		

SHEET TITLE: **LAYOUT PLAN**

SHEET NUMBER: **5 of 24**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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CONSOLIDATED RAIL CORP.
(A.K.A. WEST SHORE BRANCH OF THE NEW YORK CENTRAL RAILROAD)

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS

GENERATOR TESTING SHALL ONLY OCCUR BETWEEN THE HOURS OF 9:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY.

ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

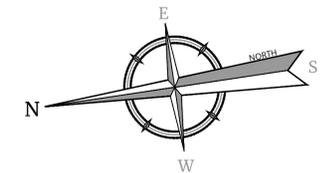
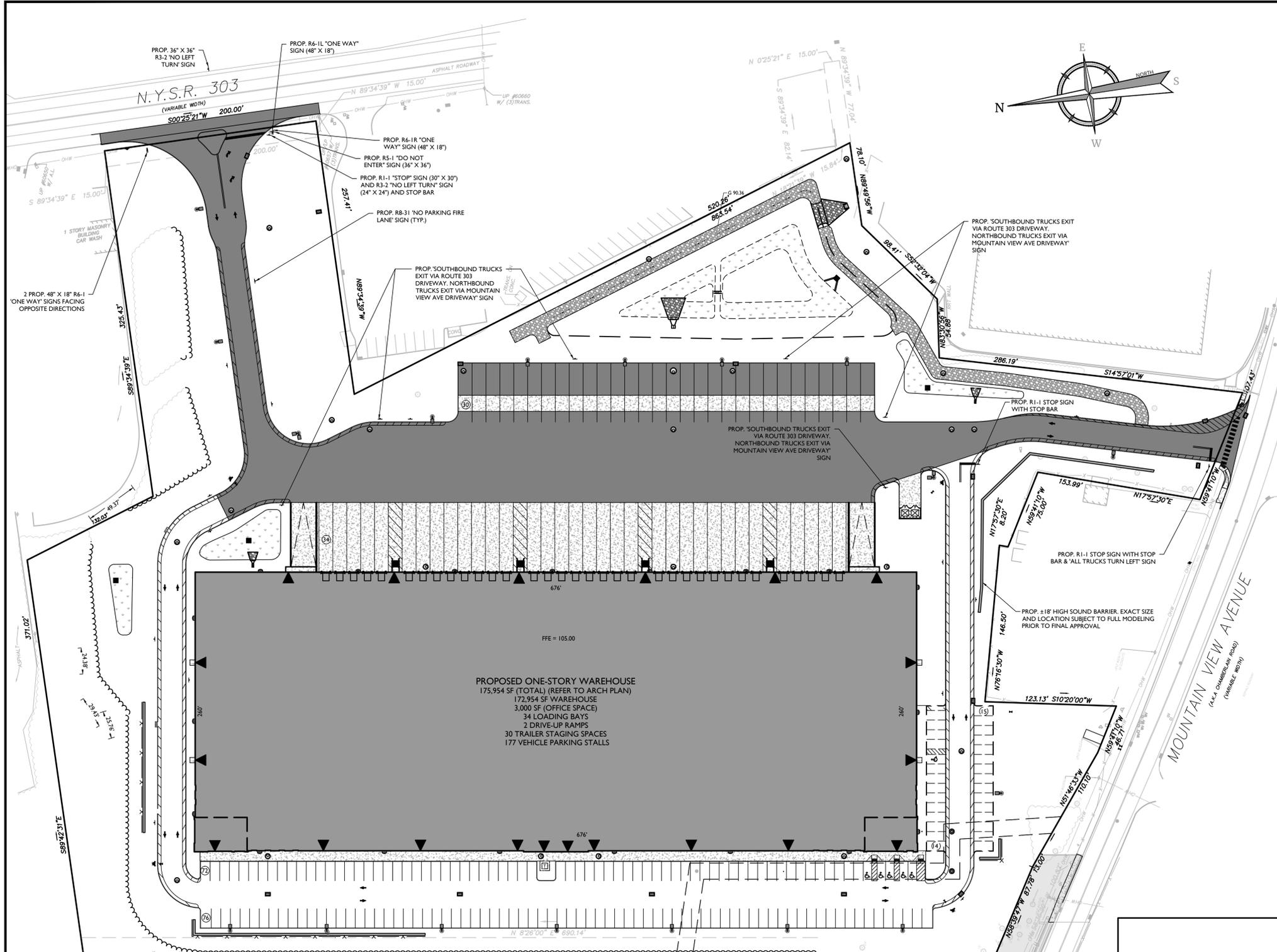
THE SITE SHALL OPERATE 24 HOURS A DAY, HOWEVER TRUCK MOVEMENTS ARE PROHIBITED BETWEEN THE HOURS OF 11:00 PM AND 6:00 AM, PREVAILING TIME.

GENERAL NOTES SHOWN ON SHEET 2

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.64(b) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

THIS SITE PLAN IS FOR A TENANT THAT MEETS THE LAND USE CODE OF 150 - WAREHOUSING, ONLY. ANY TENANT CLASSIFIED UNDER A DIFFERENT LUC WOULD REQUIRE AN AMENDED SITE PLAN APPLICATION BE MADE TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.

TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES



WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH THE SOIL EROSION & SEDIMENT CONTROL PLAN

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THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.8(4) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

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TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

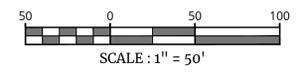
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<p>30" x 30"</p> <p>COLORS: LETTERS & BORDER = BLACK BACKGROUND = WHITE (RETROREFLECTIVE)</p> <p>TRUCK WAYFINDING SIGN DETAIL</p> <p>NOT TO SCALE</p>	<p>18" x 24"</p> <p>'ALL TRUCKS TURN LEFT' SIGN DETAIL (AT MOUNTAINVIEW AVE)</p> <p>NOT TO SCALE</p>
<p>24" x 24"</p> <p>COLORS: CIRCLE & DIAGONAL = RED (RETROREFLECTIVE) SYMBOL & BORDER = BLACK BACKGROUND = WHITE (RETROREFLECTIVE)</p> <p>R3-2 SIGN DETAIL (ON-SITE)</p> <p>NOT TO SCALE</p>	<p>36" x 36"</p> <p>COLORS: CIRCLE & DIAGONAL = RED (RETROREFLECTIVE) SYMBOL & BORDER = BLACK BACKGROUND = WHITE (RETROREFLECTIVE)</p> <p>R3-2 SIGN DETAIL (ROUTE 303)</p> <p>NOT TO SCALE</p>
<p>12" x 18"</p> <p>R8-31 SIGN DETAIL</p> <p>NOT TO SCALE</p>	

30" x 30"

COLORS: LEGEND = WHITE (RETROREFLECTIVE) BACKGROUND = RED (RETROREFLECTIVE)

R1-1 SIGN DETAIL

NOT TO SCALE MCCM-SIGN-REGU-R1-1 12/01/20

<p>36" x 12"</p> <p>COLORS: LEGEND = BLACK BACKGROUND = BLACK ARROW = WHITE (RETROREFLECTIVE)</p> <p>R6-1L SIGN DETAIL (ON-SITE)</p> <p>NOT TO SCALE MCCM-SIGN-REGU-R6-1 12/01/20</p>	<p>36" x 12"</p> <p>COLORS: LEGEND = BLACK BACKGROUND = BLACK ARROW = WHITE (RETROREFLECTIVE)</p> <p>R6-1R SIGN DETAIL (ON-SITE)</p> <p>NOT TO SCALE MCCM-SIGN-REGU-R6-1 12/01/20</p>
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7	9/12/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

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FINAL SITE PLAN

FOR **WPT ACQUISITIONS, LLC**

SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE

TOWN OF ORANGETOWN
ROCKLAND COUNTY
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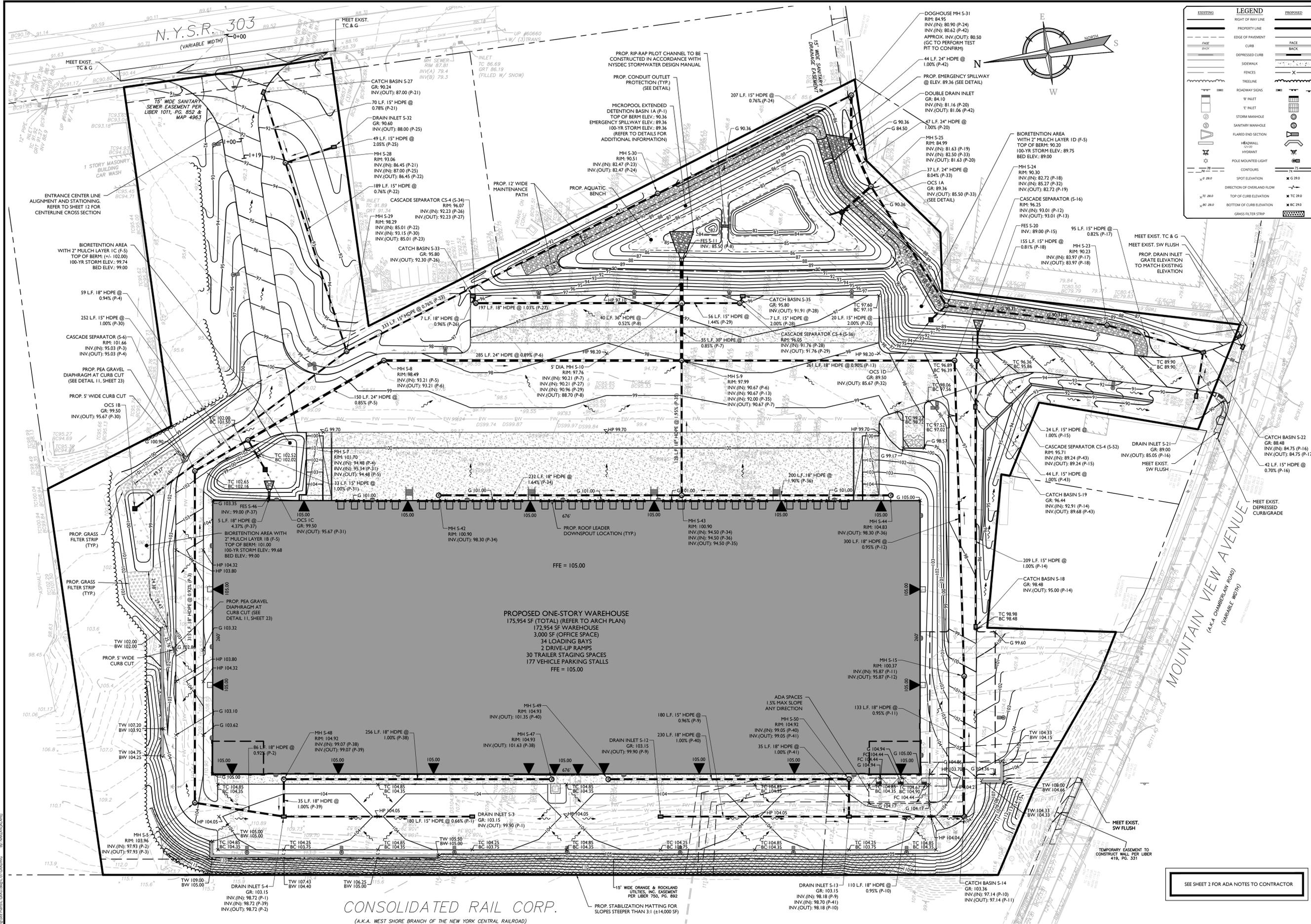
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SCALE: AS SHOWN	DATE: 11/22/2021	DRAWN BY: DGC/CMA	CHECKED BY: JBC
PROJECT NUMBER: 21003528A	DRAWING NAME: C-LAY1		

SHEET TITLE: **WAYFINDING SIGNAGE AND STRIPING PLAN**

SHEET NUMBER: **6 of 24**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



EXISTING	LEGEND	PROPOSED
RIGHT OF WAY LINE	PROPERTY LINE	RIGHT OF WAY LINE
EDGE OF PAVEMENT	CURB	EDGE OF PAVEMENT
DEPRESSED CURB	SIDEWALK	DEPRESSED CURB
TRELLISE	ROADWAY SIGNS	TRELLISE
ROADWAY SIGNS	'W' INLET	ROADWAY SIGNS
'W' INLET	STORM MANHOLE	'W' INLET
STORM MANHOLE	FLARED END SECTION	STORM MANHOLE
FLARED END SECTION	HYDRANT	FLARED END SECTION
HYDRANT	POLE MOUNTED LIGHT	HYDRANT
POLE MOUNTED LIGHT	CONTOURS	POLE MOUNTED LIGHT
CONTOURS	SPOT ELEVATION	CONTOURS
SPOT ELEVATION	DIRECTION OF OVERLAND FLOW	SPOT ELEVATION
DIRECTION OF OVERLAND FLOW	TOP OF CURB ELEVATION	DIRECTION OF OVERLAND FLOW
TOP OF CURB ELEVATION	BOTTOM OF CURB ELEVATION	TOP OF CURB ELEVATION
BOTTOM OF CURB ELEVATION	GRASS FILTER STRIP	BOTTOM OF CURB ELEVATION
GRASS FILTER STRIP		GRASS FILTER STRIP

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6	4/22/24	JAG	REVISED PER BOY COMMENTS
7	3/15/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

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FINAL SITE PLAN

FOR
WPT ACQUISITIONS, LLC

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SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DGC/CMA CHECKED BY: JBC
PROJECT NUMBER: 21003528A DRAWING NAME: C-GRAD SHEET TITLE: GRADING & DRAINAGE PLAN
SHEET NUMBER: 7 of 24

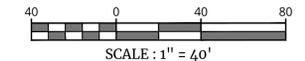
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TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

SEE SHEET 2 FOR ADA NOTES TO CONTRACTOR



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4	9/13/24	CMA	REVISED PER PLANNING BOARD COMMENTS
5	9/17/24	CMA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	8/22/26	JAG	REVISED PER 8/20/26 COMMENTS
7	9/15/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS



Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987.1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017609

FINAL SITE PLAN

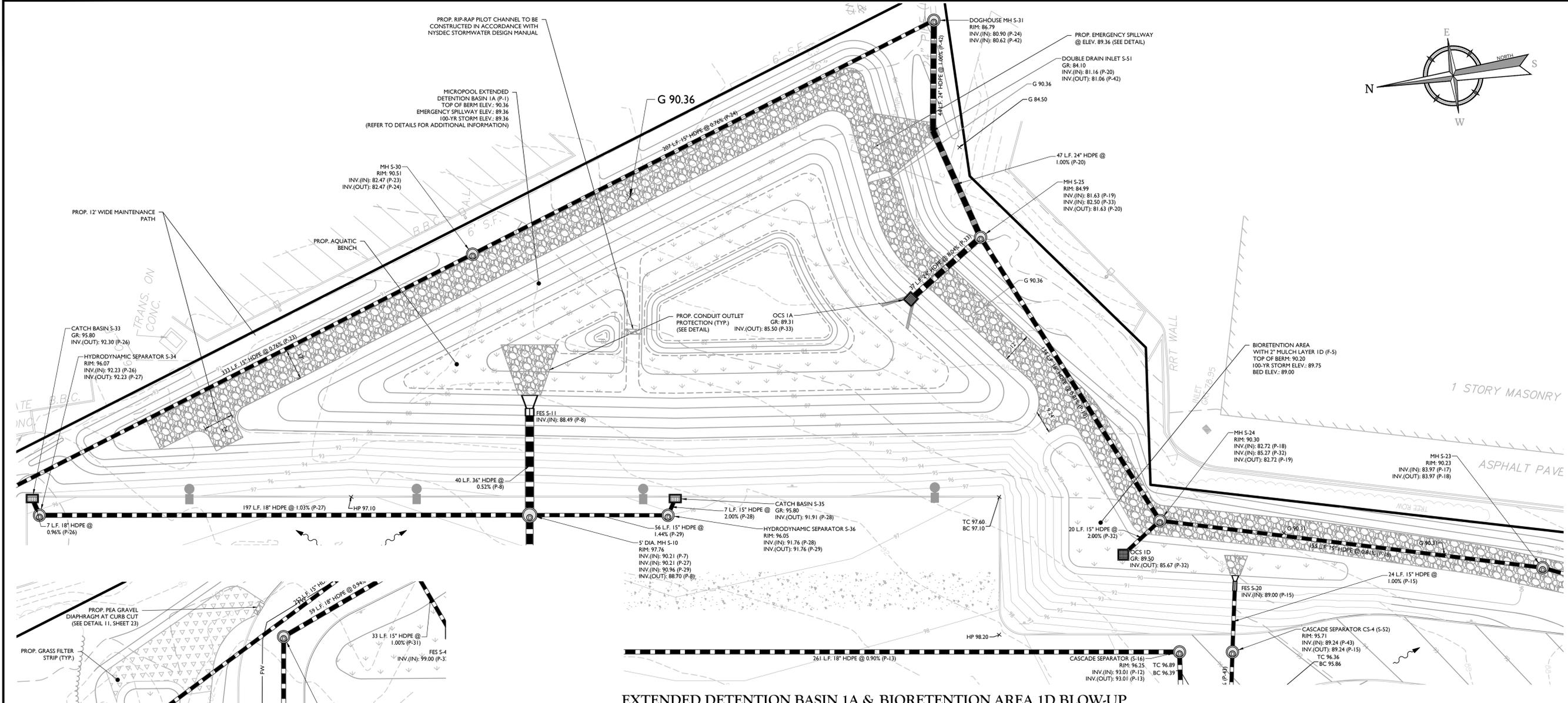
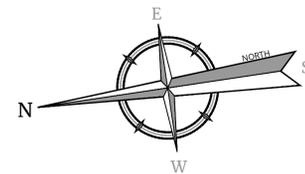
FOR
WPT ACQUISITIONS,
LLC
SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21
MOUNTAINVIEW AVENUE

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTANTS

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/22/2021	DG/CMA	JBC
PROJECT NUMBER:	DRAWING NAME:		
21003528A	C-UTIL		

STORMWATER MANAGEMENT PRACTICE BLOW-UPS



EXTENDED DETENTION BASIN 1A & BIORETENTION AREA 1D BLOW-UP



TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

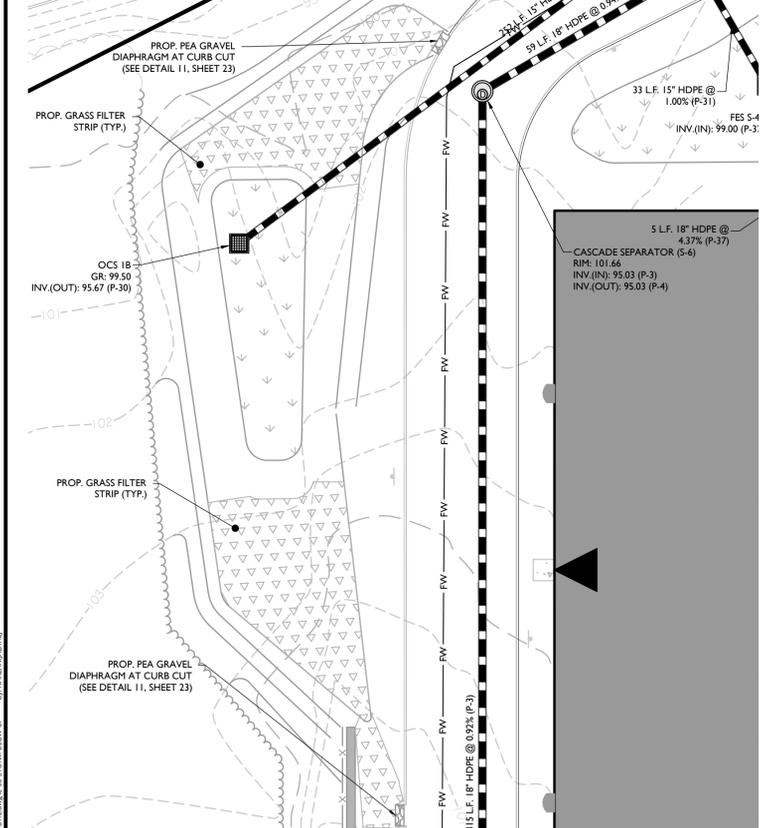
WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH THE SOIL EROSION & SEDIMENT CONTROL PLAN

THE PROPOSED SANITARY MAIN RELOCATION SHALL BE "TYED," TESTED AND THE MANHOLES VACUUM TESTED IMMEDIATELY AFTER CONSTRUCTION, PRIOR TO THE PROPOSED WAREHOUSE BEING TIED INTO THE TOWN SYSTEM.

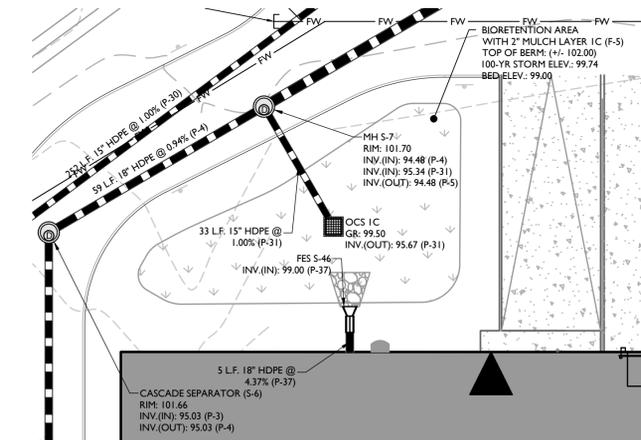
THE PROPOSED SANITARY MAIN RELOCATION SHALL BE INSTALLED, INSPECTED, TESTED AND ACCEPTED PRIOR TO THE PROPOSED WAREHOUSE BEING TIED INTO THE TOWN SYSTEM.

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.8(d) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

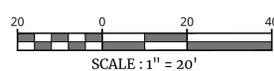
CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.

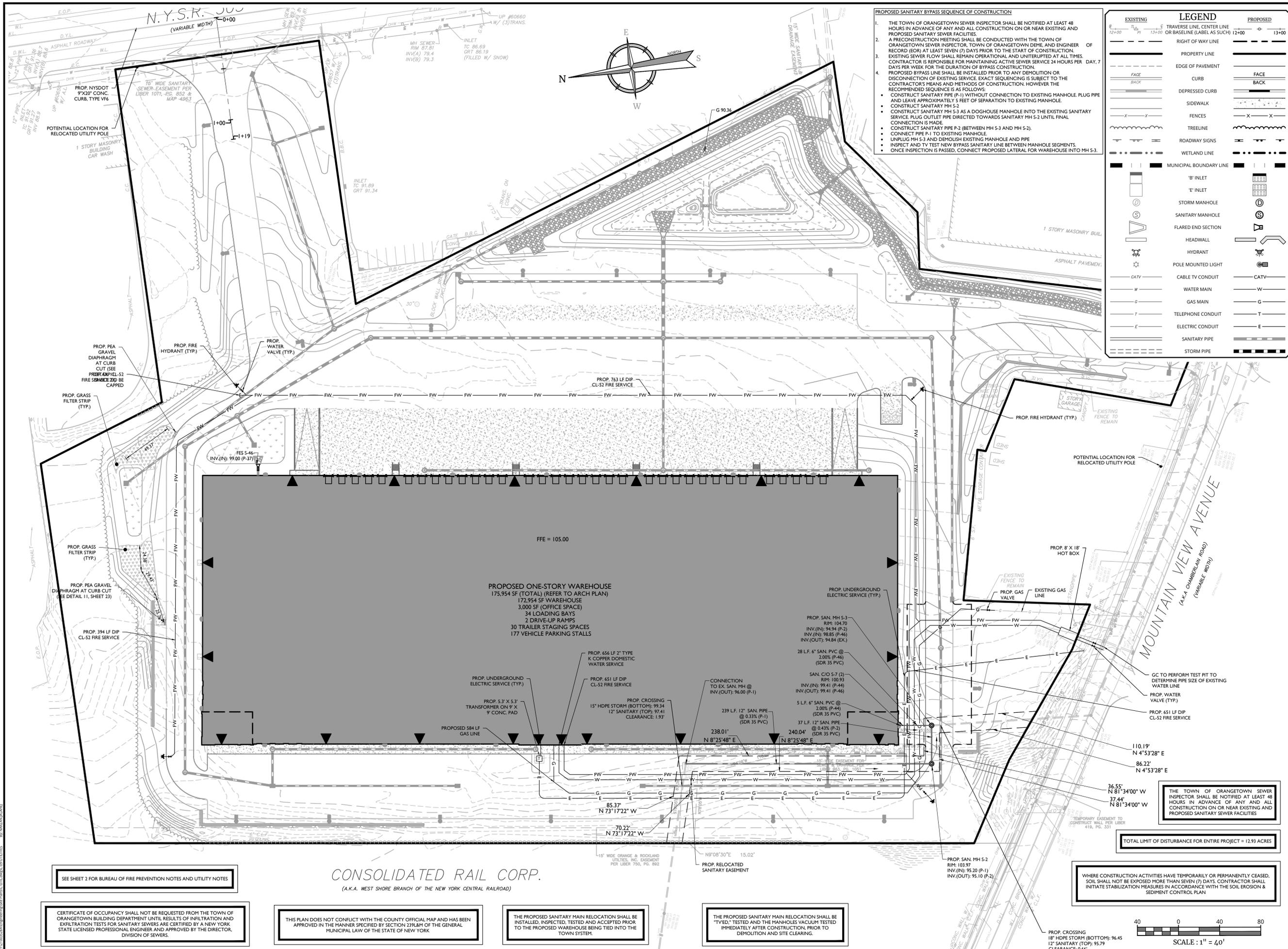


BIORETENTION AREA 1B BLOW-UP



BIORETENTION AREA 1C BLOW-UP





- PROPOSED SANITARY BYPASS SEQUENCE OF CONSTRUCTION**
1. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.
 2. A PRECONSTRUCTION MEETING SHALL BE CONDUCTED WITH THE TOWN OF ORANGETOWN SEWER INSPECTOR, TOWN OF ORANGETOWN ENGINEER AND ENGINEER OF RECORD (EOR) AT LEAST SEVEN (7) DAYS PRIOR TO THE START OF CONSTRUCTION. EXISTING SEWER FLOW SHALL REMAIN OPERATIONAL AND UNINTERRUPTED AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACTIVE SEWER SERVICE 24 HOURS PER DAY, 7 DAYS PER WEEK FOR THE DURATION OF BYPASS CONSTRUCTION.
 3. PROPOSED BYPASS LINE SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR DISCONNECTION OF EXISTING SERVICE. EXACT SEQUENCING IS SUBJECT TO THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION. HOWEVER, THE RECOMMENDED SEQUENCE IS AS FOLLOWS:
 - CONSTRUCT SANITARY PIPE (P-1) WITHOUT CONNECTION TO EXISTING MANHOLE. PLUG PIPE AND LEAVE APPROXIMATELY 5 FEET OF SEPARATION TO EXISTING MANHOLE.
 - CONSTRUCT SANITARY MH S-2
 - CONSTRUCT SANITARY MH S-3 AS A DOGHOUSE MANHOLE INTO THE EXISTING SANITARY SERVICE. PLUG OUTLET PIPE DIRECTED TOWARDS SANITARY MH S-2 UNTIL FINAL CONNECTION IS MADE.
 - CONSTRUCT SANITARY PIPE P-2 (BETWEEN MH S-3 AND MH S-2).
 - CONNECT PIPE P-1 TO EXISTING MANHOLE.
 - UNPLUG MH S-3 AND DEMOLISH EXISTING MANHOLE AND PIPE
 - INSPECT AND TV TEST NEW BYPASS SANITARY LINE BETWEEN MANHOLE SEGMENTS.
 - ONCE INSPECTION IS PASSED, CONNECT PROPOSED LATERAL FOR WAREHOUSE INTO MH S-3.

EXISTING	LEGEND	PROPOSED
12+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
13+00	RIGHT OF WAY LINE	13+00
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	'B' INLET	---
---	'E' INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	HEADWALL	---
---	HYDRANT	---
---	POLE MOUNTED LIGHT	---
---	CABLE TV CONDUIT	---
---	WATER MAIN	---
---	GAS MAIN	---
---	TELEPHONE CONDUIT	---
---	ELECTRIC CONDUIT	---
---	SANITARY PIPE	---
---	STORM PIPE	---

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Doing Business as **MASER CONSULTANTS**

811 PROTECT YOURSELF

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	9/22/22	CWA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
2	10/17/22	CWA	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS
3	3/9/23	DIG	REVISED PER 3/2/23 PRC MEETING
4	9/13/24	DIG	REVISED PER PLANNING BOARD COMMENTS
5	9/17/24	CWA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	9/22/24	JMS	REVISED PER P-107 COMMENTS
7	9/15/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

Jesse Barrett Cokeley
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 090987-1
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 N.Y.C.O.A.#: 0017609

FINAL SITE PLAN

FOR **WPT ACQUISITIONS, LLC**

SECTION 74.07
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 ROCKLAND COUNTY
 NEW YORK

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 COLLIER ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTANTS

SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: JBC CHECKED BY: JBC
 PROJECT NUMBER: 21003528A DRAWING NAME: C-UTIL

UTILITIES PLAN

SHEET NUMBER: 9 of 24

SEE SHEET 2 FOR BUREAU OF FIRE PREVENTION NOTES AND UTILITY NOTES

CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.

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THE PROPOSED SANITARY MAIN RELOCATION SHALL BE "TVED," TESTED AND THE MANHOLES VACUUM TESTED IMMEDIATELY AFTER CONSTRUCTION, PRIOR TO DEMOLITION AND SITE CLEARING.

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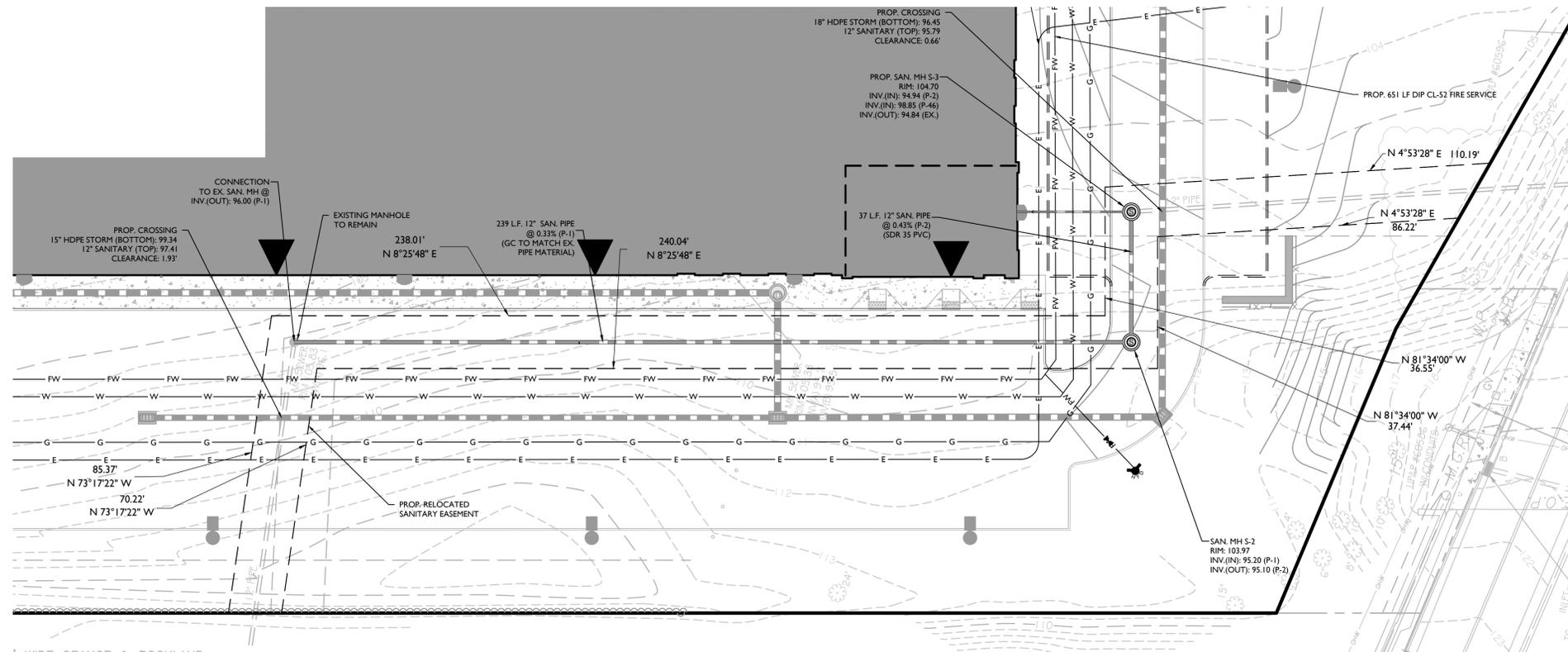
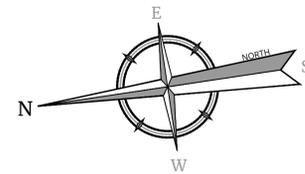
SCALE: 1" = 40'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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SANITARY RELOCATION BLOW-UP



PROPOSED SANITARY BYPASS SEQUENCE OF CONSTRUCTION

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TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

FINAL SITE PLAN
FOR
WPT ACQUISITIONS, LLC
SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE
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ROCKLAND COUNTY
NEW YORK

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Engineering & Design
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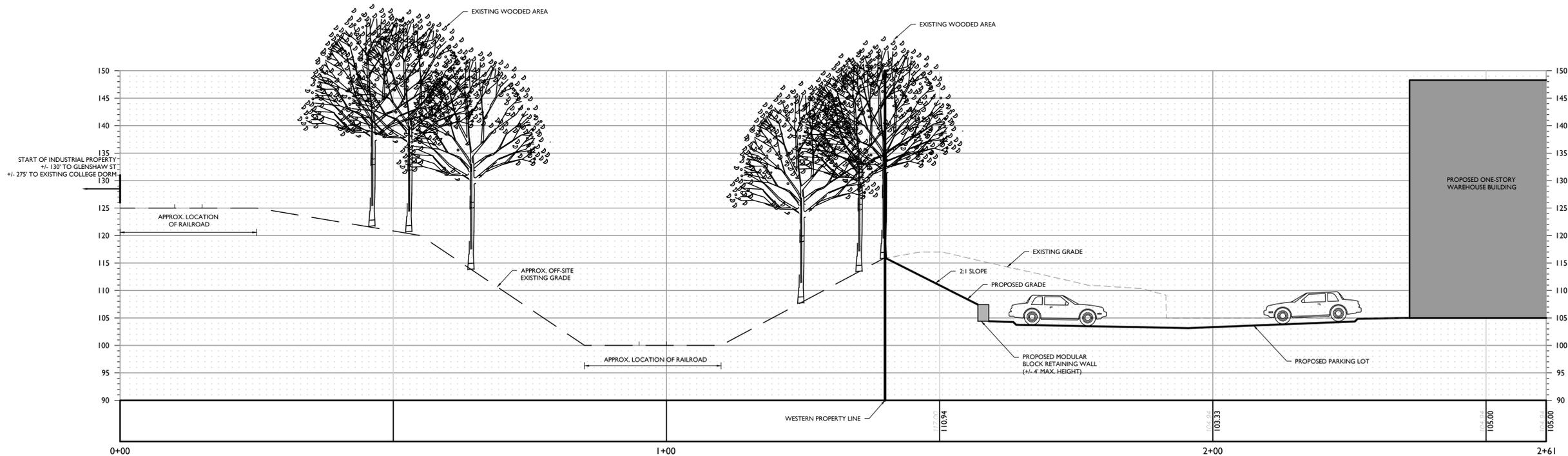
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AS SHOWN	11/22/2021	DG/CMA	JBC
PROJECT NUMBER:	DRAWING NAME:		
21003528A	C-UTIL		

SHEET NUMBER:
SANITARY BLOW-UP
10 of 24

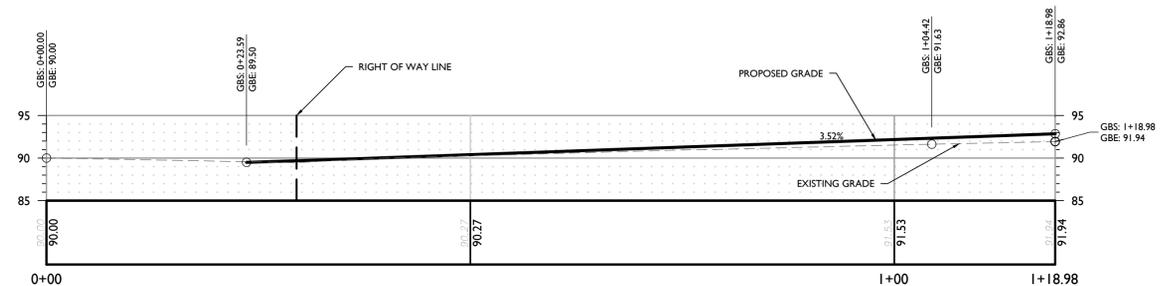


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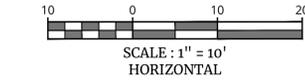
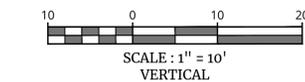
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



PROFILE OF CROSS SECTION AT WESTERN PROPERTY LINE
HORIZONTAL : 1" = 10'
VERTICAL : 1" = 10'



PROFILE OF NYS ROUTE 303 ENTRANCE CENTERLINE
HORIZONTAL : 1" = 10'
VERTICAL : 1" = 10'



REV	DATE	DRAWN BY	DESCRIPTION
1	8/22/22	CWA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
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4	5/13/24	DIG	REVISIONS PER PLANNING BOARD COMMENTS
5	5/17/24	CWA	REVISIONS PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	8/22/24	JAG	REVISIONS PER PDC COMMENTS
7	9/12/25	NJ	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS



Jesse Barrett Cokeley
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LICENSE NUMBER: 090361
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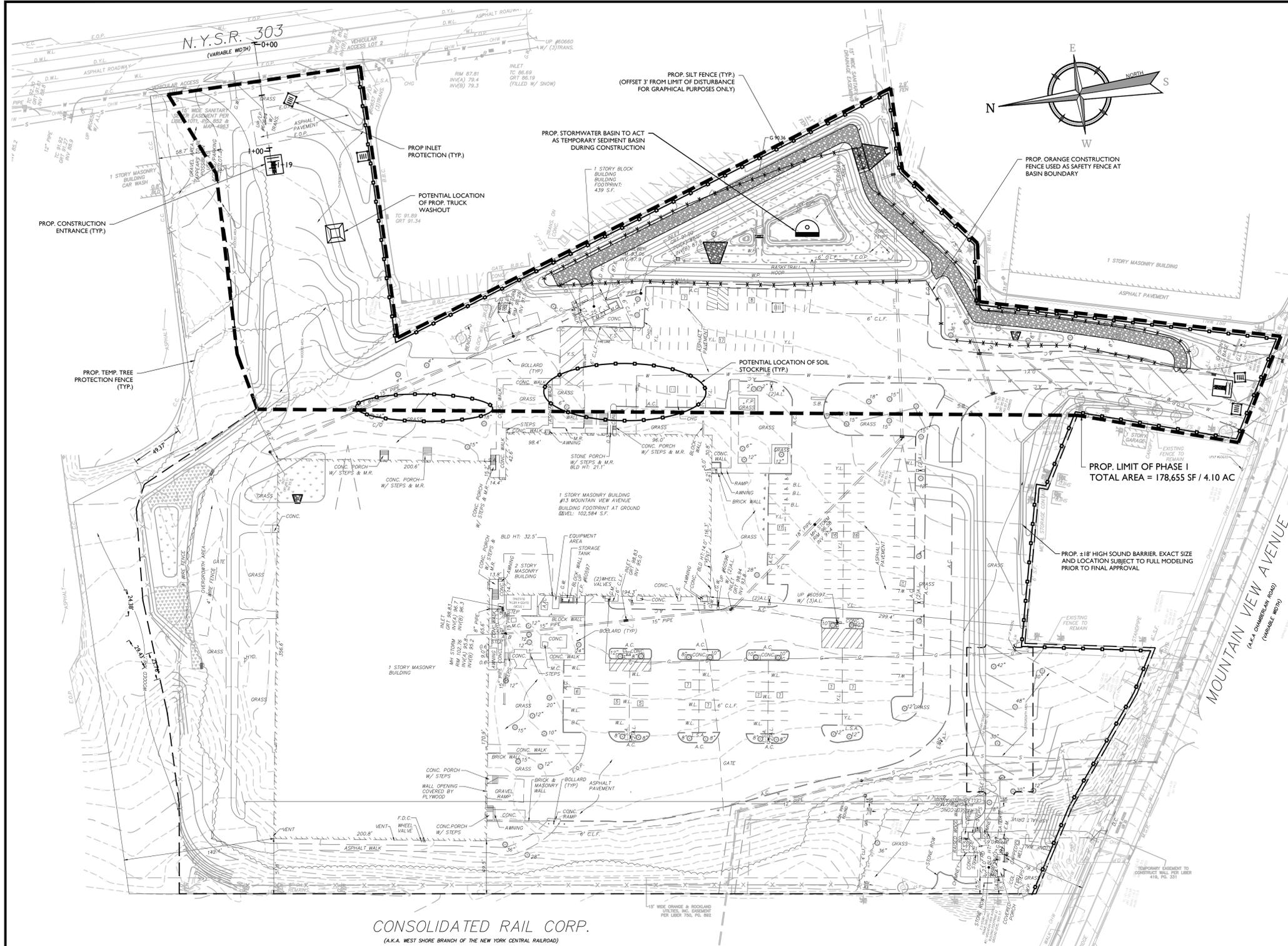
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/22/2021	DG/CMA	JBC
PROJECT NUMBER:	DRAWING NAME:		
21003528A	C-XSEC		

SHEET TITLE:
SITE CROSS SECTION

SHEET NUMBER:
12 of 24



SOIL EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL CALL FOR A CODE 53 MARK-OUT OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN CONTRACTOR, DESIGN ENGINEER, AND TOWN OF ORANGETOWN.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL DEVICES SHOWN AND DESCRIBED IN CURRENT PHASE (STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, INLET FILTERS, TEMPORARY DIVERSION SWALES & BERMS, TEMPORARY SEDIMENT BASINS, ETC.) PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL STABILIZATION IS ESTABLISHED OR OTHERWISE DIRECTED.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES OR INSPECTORS, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR DRAINAGE SYSTEM.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PROVIDED BY NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).
- WHEN EROSION CONTROL MEASURES, INCLUDING TEMPORARY SEDIMENT BASINS, HAVE REACHED 25% CAPACITY, CONTRACTOR SHALL REMOVE SEDIMENT TO ENSURE PROPER FUNCTIONALITY. SEDIMENT BASINS SHALL BE CLEANED UPON STABILIZATION AT THE END OF CONSTRUCTION.
- CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, SOY OR TURF) OR NONVEGETATIVE (E.G. GEOTEXTILES, RIP RAP, HARDCAPES OR GABIONS) PER SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY, GP-0-20-001.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION.
- PERMANENT VEGETATION TO BE SEEDING OR SODED ON ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
- A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS FOR DRIVE AISLES AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN SEVEN (7) DAYS OF THE PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (E.G. STEEP SLOPES) WILL RECEIVE TEMPORARY STABILIZATION. ANY STEEP SLOPES RECEIVING UTILITY INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E., SLOPES GREATER THAN 3:1).
- UNFILTERED DEWATERING IS NOT PERMITTED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS.
- ALL SOIL WASHED, DROPPED, SPILED OR TRACKED OUTSIDE THE LIMIT OF EACH PHASE OR ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEEP, CLEANED OR REMOVED IMMEDIATELY.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH STATE STANDARDS.
- ACTIVE PHASE TO BE COMPLETELY STABILIZED PRIOR TO PROCEEDING TO SUBSEQUENT PHASES.
- THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

THE MAXIMUM AMOUNT OF SOIL EXPOSURE IS LIMITED TO 14 DAYS (7 DAYS IF A WAIVER IS APPROVED)

GC TO REMOVE/ADJUST SILT FENCE AS NEEDED FOR UTILITY INSTALLATION

THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

SEE SHEET 11 FOR SOIL EROSION AND SEDIMENT CONTROL GENERAL SEEDING NOTES, AND CONTINUATION OF CONSTRUCTION SEQUENCE NOTES

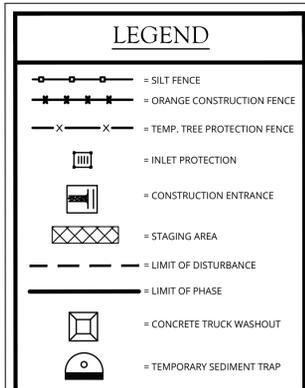
ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY

SEE CONSTRUCTION DETAILS FOR SOIL EROSION AND SEDIMENT CONTROL DETAILS

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH SOIL EROSION & SEDIMENT CONTROL NOTE #7 ON THIS PLAN



SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

- GENERAL SEQUENCE NOTES THAT APPLY TO ALL PHASES:
- THE ENGINEERING INSPECTOR SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES, INLET FILTERS AND CONSTRUCTION ENTRANCE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - STABILIZATION** - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, OR GABIONS).
 - MAINTENANCE** - SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FIXED VERTICAL SEDIMENT DEPTH MARKER SHOULD BE INSTALLED TO MONITOR THE CAPACITY.
 - ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.
 - THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.
 - NO MORE THAN 10 ACRES OF LAND SHALL BE DISTURBED AT ONE TIME.
 - EXISTING ON-SITE UTILITIES TO BE MARKED OUT PRIOR TO CONSTRUCTION. EXTREME CARE AND CAUTION SHALL BE USED WHEN PERFORMING ANY WORK NEAR EXISTING UTILITY LINES.

- PHASE I: CONSTRUCTION ENTRANCES AND STORMWATER BASIN INSTALLATION
- TOTAL LIMIT OF DISTURBANCE = 4.10 ACRES
- INSTALL CONSTRUCTION ENTRANCES AT MAIN ENTRANCES ON SOUTH AND EAST SIDES OF SITE.
 - INSTALL SILT FENCE AS SHOWN ON PLAN.
 - THE PROPOSED SANITARY MAIN RELOCATION SHALL BE INSTALLED, INSPECTED, "TVED" TESTED, THE MANHOLES VACUUM TESTED AND ACCEPTED PRIOR TO THE PROPOSED WAREHOUSE BEING TIED INTO THE TOWN SYSTEM. THE SANITARY SEWER RELOCATION SHALL BE CONSTRUCTED SUCH THAT THE EXISTING SEWER LINE REMAINS OPERATIONAL AT ALL TIMES. REFER TO PROPOSED CONSTRUCTION SEQUENCE FOR THIS BYPASS LINE ON THE UTILITIES PLAN (SHEET 9 OF 24)
 - CONSTRUCT STORMWATER BASIN TO BE UTILIZED AS TEMPORARY SEDIMENT BASIN PER PLAN SPECIFICATIONS. EXCAVATED MATERIAL FROM STORMWATER BASINS TO BE STOCKPILED AS SHOWN ON PLAN. STOCKPILE TO BE STABILIZED IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL AS PER DETAIL.
 - INSTALL SAFETY FENCE UPON BASIN CONSTRUCTION AS SHOWN ON PLAN.
 - REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM DEMOLITION ACTIVITIES.
 - INSTALL ASPHALT DRIVEWAYS, CATCH BASINS, AND CONCRETE CURBING AT MAIN ENTRANCES.
 - ROUGH GRADE VEGETATED AREAS AROUND DRIVEWAY ENTRANCES.
 - ONCE THE SITE IS CLEAR OF DEBRIS AND THE SURROUNDING AREA IS STABILIZED, PHASE 2 MAY BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 10 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

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Doing Business as **MASER**

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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DISBURSERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION
1	9/22/22	CMA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
2	10/7/22	CMA	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS
3	3/9/23	DIG	REVISED PER 3/22/23 PRC MEETING
4	9/13/24	DIG	REVISED PER PLANNING BOARD COMMENTS
5	9/17/24	CMA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	9/22/24	JMS	REVISED PER 9/20/24 COMMENTS
7	9/19/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

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FINAL SITE PLAN

FOR
WPT ACQUISITIONS, LLC

SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers
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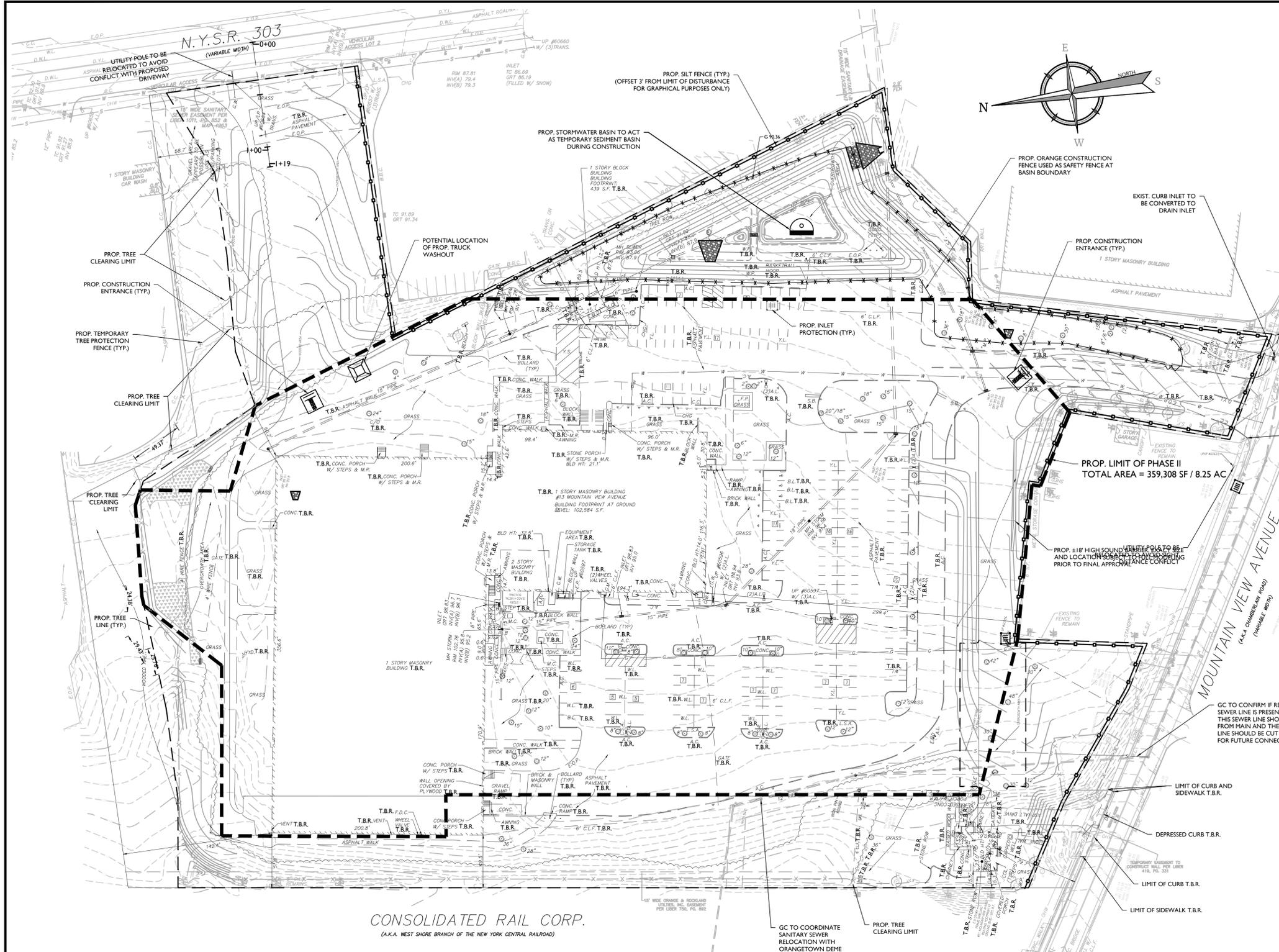
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300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DGC/CMA CHECKED BY: JBC
PROJECT NUMBER: 21003528A DRAWING NAME: C-SESC

SHEET TITLE: PHASE I SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 13 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



SOIL EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL CALL FOR A CODE 53 MARK-OUT OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN CONTRACTOR, DESIGN ENGINEER, AND TOWN OF ORANGETOWN.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL DEVICES SHOWN AND DESCRIBED IN CURRENT PHASE (STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, INLET FILTERS, TEMPORARY DIVERSION SWALES & BERMS, TEMPORARY SEDIMENT BASINS, ETC.) PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL STABILIZATION IS ESTABLISHED OR OTHERWISE DIRECTED.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES OR INSPECTORS, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR DRAINAGE SYSTEM.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PROVIDED BY NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).
- WHEN EROSION CONTROL MEASURES, INCLUDING TEMPORARY SEDIMENT BASINS, HAVE REACHED 25% CAPACITY, CONTRACTOR SHALL REMOVE SEDIMENT TO ENSURE PROPER FUNCTIONALITY. SEDIMENT BASINS SHALL BE CLEANED UPON STABILIZATION AT THE END OF CONSTRUCTION.
- CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, SOD OR TURF) OR NONVEGETATIVE (E.G. GEOTEXTILES, RIP RAP, HARDCAPES OR GABIONS) PER SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY, GP-0-20-001.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION.
- PERMANENT VEGETATION TO BE SEEDED OR SODED ON ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
- A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS FOR DRIVE AISLES AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN SEVEN (7) DAYS OF THE PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (E.G. STEEP SLOPES) WILL RECEIVE TEMPORARY STABILIZATION. ANY STEEP SLOPES RECEIVING UTILITY INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E., SLOPES GREATER THAN 3:1).
- UNFILTERED DEWATERING IS NOT PERMITTED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF EACH PHASE OR ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEEP, CLEANED OR REMOVED IMMEDIATELY.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH STATE STANDARDS.
- ACTIVE PHASE TO BE COMPLETELY STABILIZED PRIOR TO PROCEEDING TO SUBSEQUENT PHASES.
- THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

THE MAXIMUM AMOUNT OF SOIL EXPOSURE IS LIMITED TO 14 DAYS (7 DAYS IF A WAIVER IS APPROVED)

GC TO REMOVE/ADJUST SILT FENCE AS NEEDED FOR UTILITY INSTALLATION

THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

SEE SHEET 11 FOR SOIL EROSION AND SEDIMENT CONTROL GENERAL SEEDING NOTES, AND CONTINUATION OF CONSTRUCTION SEQUENCE NOTES

ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY

SEE CONSTRUCTION DETAILS FOR SOIL EROSION AND SEDIMENT CONTROL DETAILS

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH SOIL EROSION & SEDIMENT CONTROL NOTE #7 ON THIS PLAN

GC TO CONFIRM IF REFERENCED SEWER LINE IS PRESENT. IF PRESENT THIS SEWER LINE SHOULD BE REMOVED FROM MAIN AND THE ENDS OF THE LINE SHOULD BE CUT AND CAPPED FOR FUTURE CONNECTIONS

LIMIT OF CURB AND SIDEWALK T.B.R.

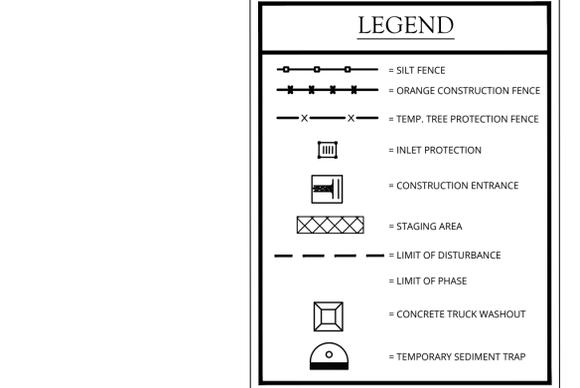
DEPRESSED CURB T.B.R.

LIMIT OF CURB T.B.R.

LIMIT OF SIDEWALK T.B.R.

GC TO COORDINATE SANITARY SEWER RELOCATION WITH ORANGETOWN DEME

PROP. TREE CLEARING LIMIT



SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

- GENERAL SEQUENCE NOTES THAT APPLY TO ALL PHASES:
- THE ENGINEERING INSPECTOR SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES, INLET FILTERS AND CONSTRUCTION ENTRANCE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
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 - NO MORE THAN 10 ACRES OF LAND SHALL BE DISTURBED AT ONE TIME.
 - EXISTING ON-SITE UTILITIES TO BE MARKED OUT PRIOR TO CONSTRUCTION. EXTREME CARE AND CAUTION SHALL BE USED WHEN PERFORMING ANY WORK NEAR EXISTING UTILITY LINES.
- PHASE II: DEMOLITION OF EXISTING BUILDING AND PARKING LOT
- TOTAL LIMIT OF DISTURBANCE = 8.25 ACRES
- INSTALL CONSTRUCTION ENTRANCES AT THE LIMITS OF PHASE 2 AS INDICATED ON THIS PLAN.
 - INSTALL TRUCK WASHOUT AT THE LIMIT OF PHASE 2.
 - DEMOLISH THE EXISTING BUILDING, PARKING LOT, AND SITE FEATURES AS INDICATED ON THIS PLAN AND THE DEMOLITION PLAN.
 - REPAIR ANY DAMAGED SOIL EROSION AND SEDIMENT CONTROL MEASURES FROM CONSTRUCTION ACTIVITY.
 - THE TEMPORARY SEDIMENT TRAP WILL REMAIN WITHIN THE STORMWATER BASIN FOR THE DURATION OF CONSTRUCTION. SEDIMENT SHOULD BE CLEARED OUT FROM THE TEMPORARY SEDIMENT TRAP ON A REGULAR BASIS AND THE TEMPORARY SEDIMENT TRAP SHOULD BE REPAIRED AS NEEDED.
 - ONCE CONSTRUCTION OF THE PROPOSED BUILDING, LOADING AREA, AND BIORETENTION BASIN ARE COMPLETED AND THE SURROUNDING AREA IS STABILIZED PHASE 3 CAN BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 10 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
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6	9/22/24	JAG	REVISED PER BOY COMMENTS
7	9/19/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

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FINAL SITE PLAN

FOR
WPT ACQUISITIONS, LLC

SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

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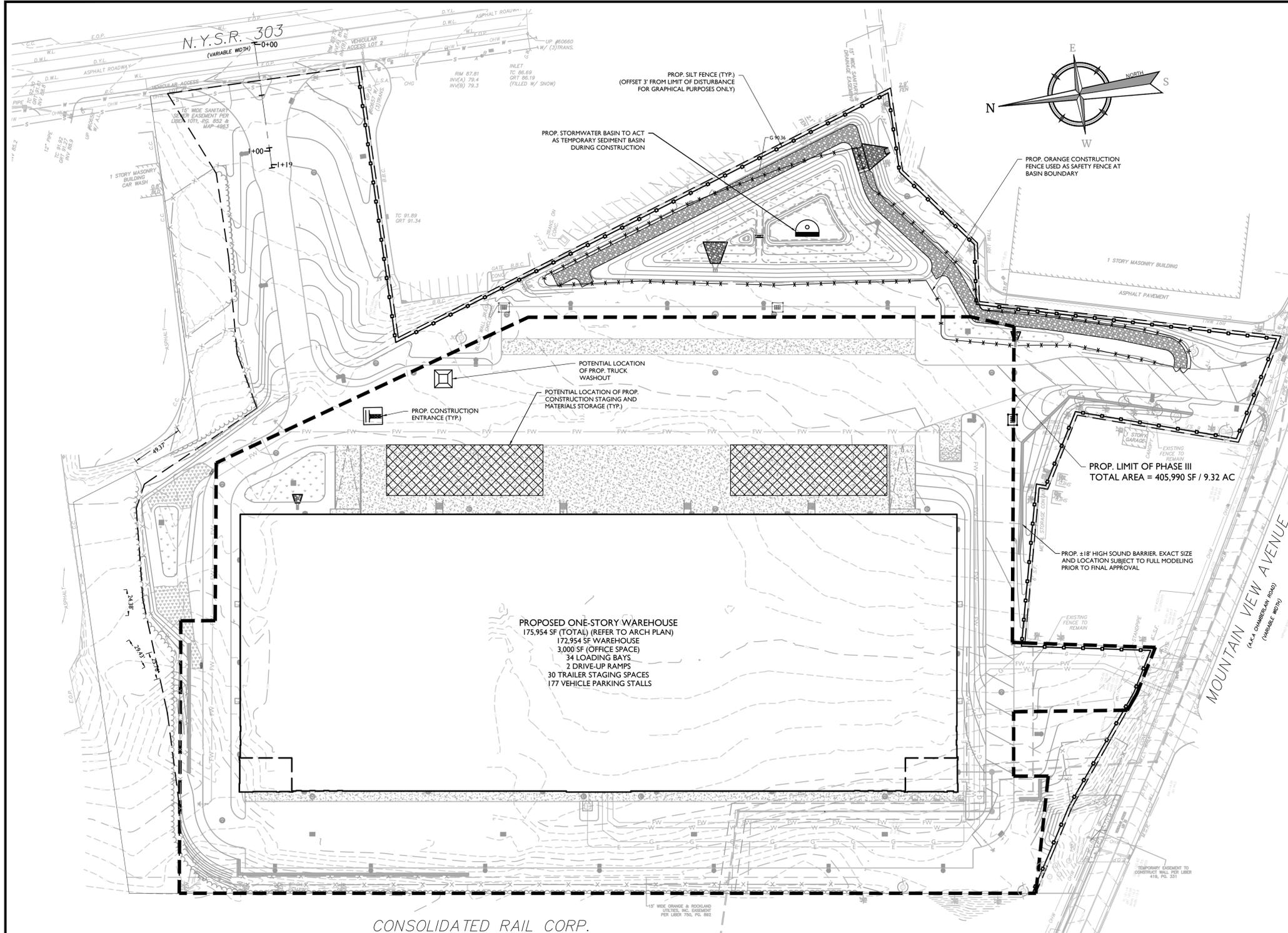
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SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DGC/CMA CHECKED BY: JBC
PROJECT NUMBER: 21003528A DRAWING NAME: C-SECC

SHEET TITLE: **PHASE II SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER: 14 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SOIL EROSION AND SEDIMENT CONTROL NOTES

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- CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, SOD OR TURF) OR NONVEGETATIVE (E.G. GEOTEXTILES, RIP RAP, HARDSCAPES OR GABIONS) PER SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY, GP-0-20-001.
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- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS.
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- ACTIVE PHASE TO BE COMPLETELY STABILIZED PRIOR TO PROCEEDING TO SUBSEQUENT PHASES.
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THE MAXIMUM AMOUNT OF SOIL EXPOSURE IS LIMITED TO 14 DAYS (7 DAYS IF A WAIVER IS APPROVED)	GC TO REMOVE/ADJUST SILT FENCE AS NEEDED FOR UTILITY INSTALLATION
THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES	ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND
	THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY
	SEE CONSTRUCTION DETAILS FOR SOIL EROSION AND SEDIMENT CONTROL DETAILS
	TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES
	WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH SOIL EROSION & SEDIMENT CONTROL NOTE #7 ON THIS SHEET

CONSOLIDATED RAIL CORP.
(A.K.A. WEST SHORE BRANCH OF THE NEW YORK CENTRAL RAILROAD)

GENERAL SEEDING NOTES

- TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
- PERMANENT LAWN SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31; AND AUGUST 16 AND OCTOBER 15.

MIX #15 -	HARD FESCUE	120 LBS/ACRE
	PERENNIAL RYE GRASS	30 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	40 LBS/ACRE
OR		
MIX #16 -	TALL FESCUE	160 LBS/ACRE
	PERENNIAL RYE GRASS (BLEND)	20 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	20 LBS/ACRE
- DETENTION BASIN TO BE SEEDED WITH ERNST SEED MIX 127 OR APPROVED EQUIVALENT.
- PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE, SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
- FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-20 APPLIED AT A RATE OF 14# PER 1000 SF OR AS DETERMINED BY SOIL TESTS. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 90# PER 1000 SF. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT RATE OF 135# PER 1000 SF.
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 7.
- MULCH TO CONSIST OF SMALL GRASS STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES OF 90 TO 115 LBS. PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
- WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (CONT.)

- GENERAL SEQUENCE NOTES THAT APPLY TO ALL PHASES:
- THE ENGINEERING INSPECTOR SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES, INLET FILTERS AND CONSTRUCTION ENTRANCE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - STABILIZATION - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, OR GABIONS).
 - MAINTENANCE - SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FIXED VERTICAL SEDIMENT DEPTH MARKER SHOULD BE INSTALLED TO MONITOR THE CAPACITY.
 - ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.
 - THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.
 - NO MORE THAN 10 ACRES OF LAND SHALL BE DISTURBED AT ONE TIME.
 - EXISTING ON-SITE UTILITIES TO BE MARKED OUT PRIOR TO CONSTRUCTION. EXTREME CARE AND CAUTION SHALL BE USED WHEN PERFORMING ANY WORK NEAR EXISTING UTILITY LINES.
- PHASE III: PROPOSED BUILDING AND PARKING LOT CONSTRUCTION
- TOTAL LIMIT OF DISTURBANCE: 9.32 ACRES
- INSTALL ANY ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS PER THE APPROVED PLAN.
 - INSTALL CONSTRUCTION ENTRANCE AND TRUCK WASHOUT FOR PHASE 3.
 - ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
 - THE TEMPORARY SEDIMENT TRAP WILL REMAIN WITHIN THE STORMWATER BASIN FOR THE DURATION OF CONSTRUCTION. SEDIMENT SHOULD BE CLEARED OUT FROM THE TEMPORARY SEDIMENT TRAP ON A REGULAR BASIS AND THE TEMPORARY SEDIMENT TRAP SHOULD BE REPAIRED AS NEEDED.
 - EXCAVATE FOR UTILITY AND STORMWATER TRENCHING.
 - INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES AS INDICATED ON THE GRADING PLAN AND UTILITY PLAN.
 - ROUGH GRADE THE LIMITS WITHIN PHASE 3.
 - INSTALL CURBING, PREPARE SUBBASE, AND THEN PAVE (BASE COURSE) PROPOSED PARKING LOT AND DRIVE AISLES BASED ON THE GRADING PLAN.
 - BEGIN CONSTRUCTION OF BUILDING FOUNDATION.

LEGEND

- [Symbol] = SILT FENCE
- [Symbol] = ORANGE CONSTRUCTION FENCE
- [Symbol] = TEMP. TREE PROTECTION FENCE
- [Symbol] = INLET PROTECTION
- [Symbol] = CONSTRUCTION ENTRANCE
- [Symbol] = STAGING AREA
- [Symbol] = LIMIT OF DISTURBANCE
- [Symbol] = LIMIT OF PHASE
- [Symbol] = CONCRETE TRUCK WASHOUT
- [Symbol] = TEMPORARY SEDIMENT TRAP

SCALE: 1" = 50'

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5	9/17/24	CWA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	8/22/24	JAG	REVISED PER 8/20/24 COMMENTS
7	9/19/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

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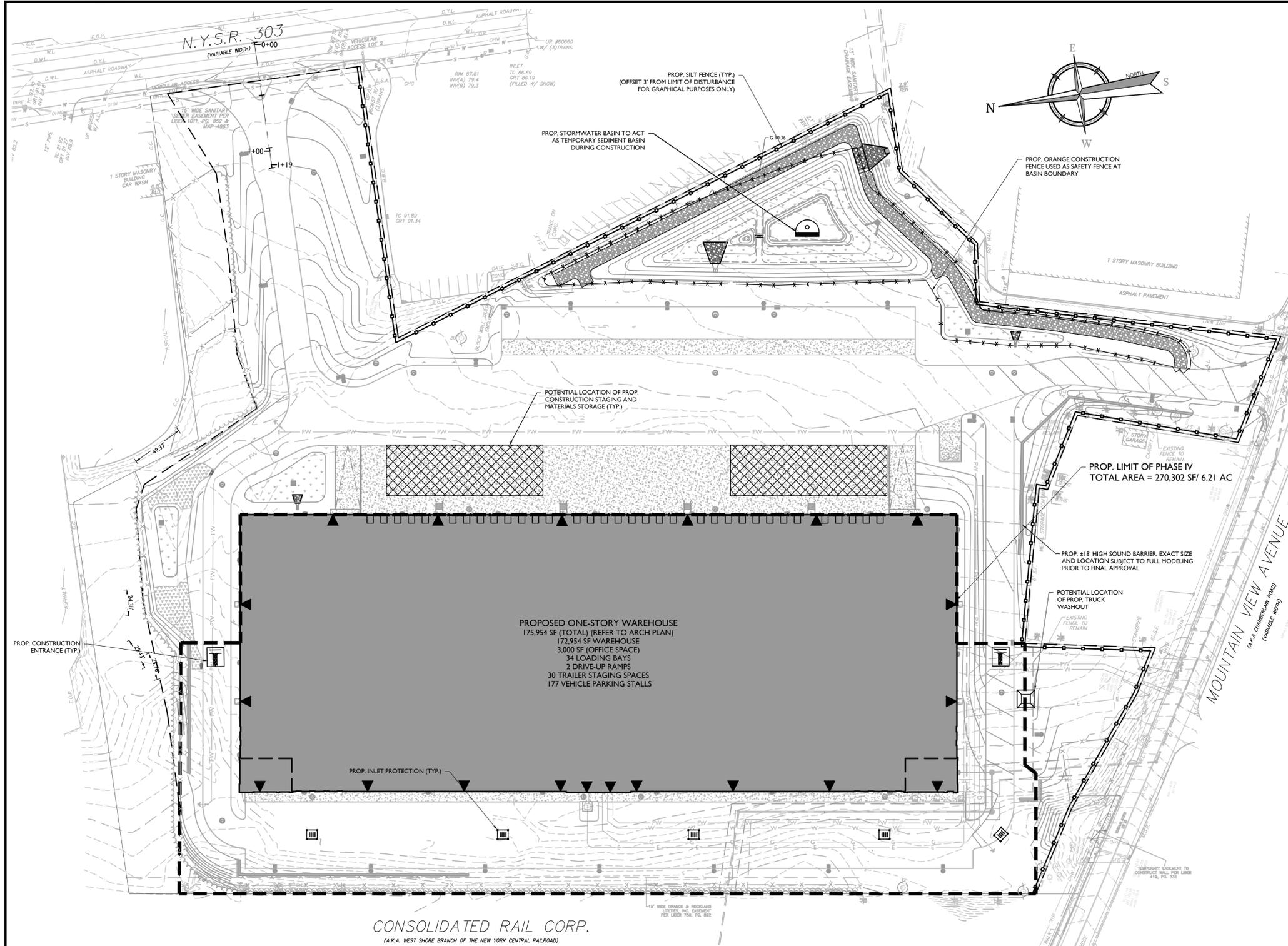
FINAL SITE PLAN
FOR
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SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DGC/CMA CHECKED BY: JBC
PROJECT NUMBER: 21003528A DRAWING NUMBER: C-55C

SHEET TITLE: **PHASE III SOIL EROSION & SEDIMENT CONTROL PLAN**
SHEET NUMBER: 15 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SOIL EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL CALL FOR A CODE 53 MARK-OUT OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN CONTRACTOR, DESIGN ENGINEER, AND TOWN OF ORANGETOWN.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL DEVICES SHOWN AND DESCRIBED IN CURRENT PHASE (STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, INLET FILTERS, TEMPORARY DIVERSION SWALES & BERMS, TEMPORARY SEDIMENT BASINS, ETC.) PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL STABILIZATION IS ESTABLISHED OR OTHERWISE DIRECTED.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES OR INSPECTORS, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR DRAINAGE SYSTEM.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PROVIDED BY NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).
- WHEN EROSION CONTROL MEASURES, INCLUDING TEMPORARY SEDIMENT BASINS, HAVE REACHED 25% CAPACITY, CONTRACTOR SHALL REMOVE SEDIMENT TO ENSURE PROPER FUNCTIONALITY. SEDIMENT BASINS SHALL BE CLEANED UPON STABILIZATION AT THE END OF CONSTRUCTION.
- CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, SOD OR TURF) OR NONVEGETATIVE (E.G. GEOTEXTILES, RIP RAP, HARDCAPES OR GABIONS) PER SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY, GP-0-20-001.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION.
- PERMANENT VEGETATION TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
- A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS FOR DRIVE AISLES AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN SEVEN (7) DAYS OF THE PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (E.G. STEEP SLOPES) WILL RECEIVE TEMPORARY STABILIZATION. ANY STEEP SLOPES RECEIVING UTILITY INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (E. SLOPES GREATER THAN 3:1).
- UNFILTERED DEWATERING IS NOT PERMITTED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF EACH PHASE OR ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEEP, CLEANED OR REMOVED IMMEDIATELY.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH STATE STANDARDS.
- ACTIVE PHASE TO BE COMPLETELY STABILIZED PRIOR TO PROCEEDING TO SUBSEQUENT PHASES.
- THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

THE MAXIMUM AMOUNT OF SOIL EXPOSURE IS LIMITED TO 14 DAYS (7 DAYS IF A WAIVER IS APPROVED)

GC TO REMOVE/ADJUST SILT FENCE AS NEEDED FOR UTILITY INSTALLATION

THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

SEE SHEET 11 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND GENERAL SEEDING NOTES

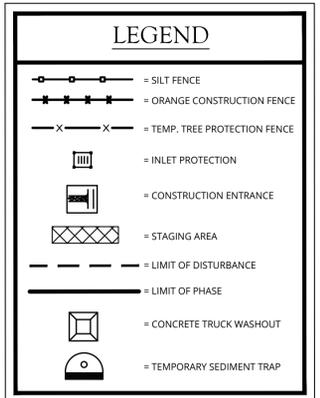
ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY

SEE CONSTRUCTION DETAILS FOR SOIL EROSION AND SEDIMENT CONTROL DETAILS

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH SOIL EROSION & SEDIMENT CONTROL NOTE #7 ON THIS SHEET



SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (CONT.)

- GENERAL SEQUENCE NOTES THAT APPLY TO ALL PHASES:
- THE ENGINEERING INSPECTOR SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES, INLET FILTERS AND CONSTRUCTION ENTRANCE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - THE PROPOSED SANITARY MAIN RELOCATION SHALL BE INSTALLED, INSPECTED, "TYED" TESTED, THE MANHOLES VACUUM TESTED AND ACCEPTED PRIOR TO THE PROPOSED WAREHOUSE BEING TIED INTO THE TOWN SYSTEM.
 - STABILIZATION - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, OR GABIONS).
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 - ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.
 - THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.
 - NO MORE THAN 10 ACRES OF LAND SHALL BE DISTURBED AT ONE TIME.
 - EXISTING ON-SITE UTILITIES TO BE MARKED OUT PRIOR TO CONSTRUCTION. EXTREME CARE AND CAUTION SHALL BE USED WHEN PERFORMING ANY WORK NEAR EXISTING UTILITY LINES.
- PHASE IV: COMPLETION OF BUILDING AND PARKING LOT CONSTRUCTION
- TOTAL LIMIT OF DISTURBANCE: 6.21 ACRES
- INSTALL ANY ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS PER THE APPROVED PLAN.
 - INSTALL CONSTRUCTION ENTRANCE AND TRUCK WASHOUT FOR PHASE 4.
 - COMPLETE CONSTRUCTION OF WAREHOUSE BUILDING.
 - EXCAVATE PARKING LOT WEST OF THE WAREHOUSE FOR UTILITY AND STORMWATER TRENCHING.
 - INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES AS INDICATED ON THE GRADING PLAN AND UTILITY PLAN.
 - ROUGH GRADE WESTERN PARKING LOT WITHIN THE LIMITS OF PHASE 4.
 - INSTALL CURBING, PREPARE SUBBASE, AND THEN PAVE (BASE COURSE) PROPOSED WESTERN PARKING LOT AND DRIVE AISLES BASED ON THE GRADING PLAN.
 - INSTALL RETAINING WALLS ON THE WEST SIDE OF THE SITE PER THE LAYOUT AND GRADING PLAN.
 - PAINT PARKING STRIPING PER LAYOUT PLAN.
 - AFTER COMPLETION OF CONSTRUCTION, FINISH GRADE TO FINAL ELEVATIONS AND APPLY SEED OR SOD ON ALL LAWN AREAS. AFTER STABILIZATION HAS BEEN ESTABLISHED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. REMOVE ALL EROSION CONTROL DEVICES. THE TEMPORARY SEDIMENT TRAP CAN BE MUCKED OUT AND CONVERTED FROM A TEMPORARY SEDIMENT BASIN TO A PERMANENT STORMWATER BASIN, AND ALL STORMWATER CAN BE BROUGHT ONLINE. MAINTAIN ALL LAWN AND LANDSCAPED AREAS TO ENSURE A VIABLE STABILIZED VEGETATIVE COVER.

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5	5/17/24	CMA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	6/22/24	JAG	REVISED PER DOT COMMENTS
7	9/15/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

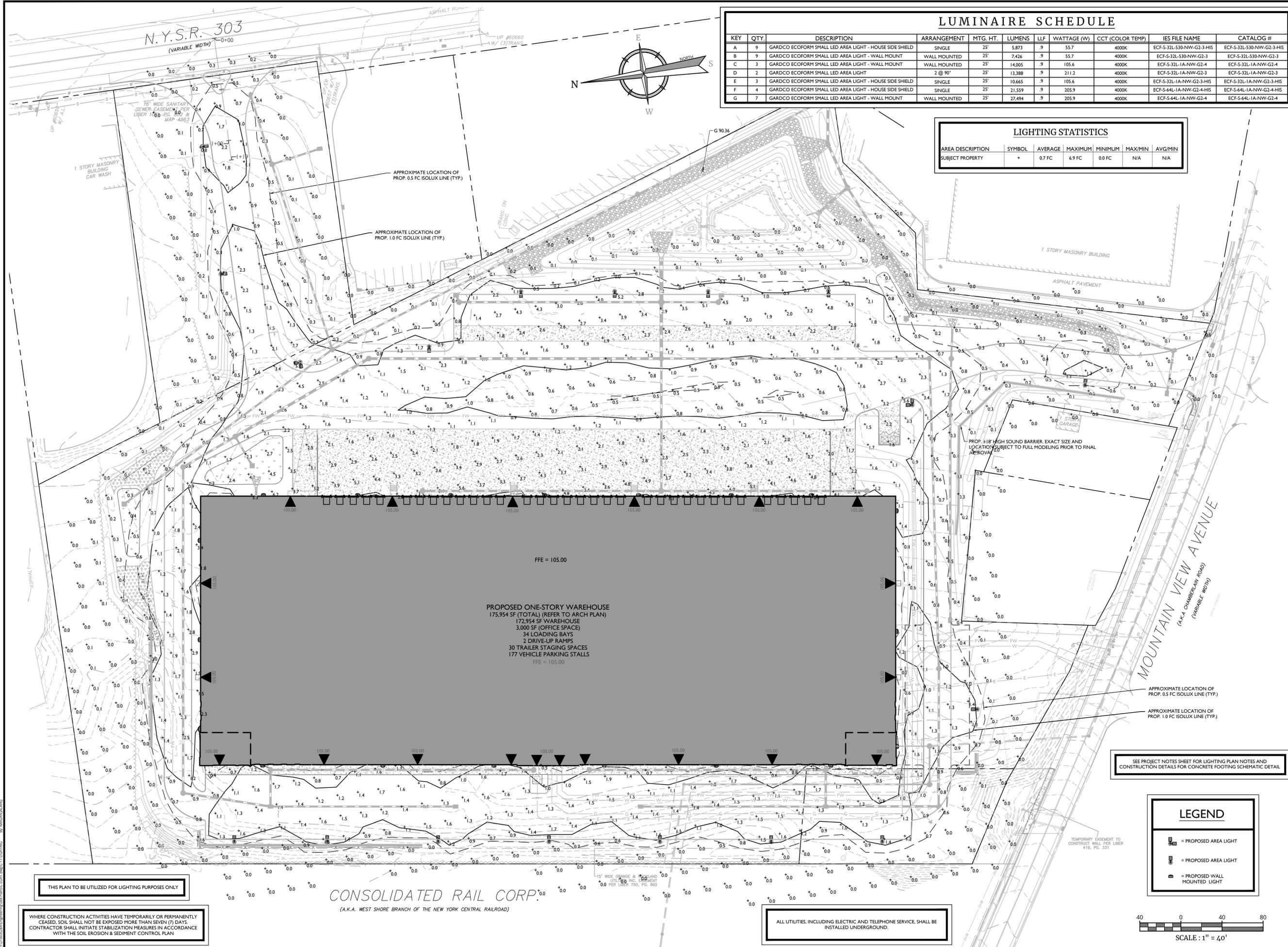
Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09087-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y.C.O.A.#: 0017609

FINAL SITE PLAN
FOR
WPT ACQUISITIONS, LLC
SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

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PROJECT NUMBER: 21003528A DRAWING NAME: C-SECC
SHEET TITLE: PHASE IV SOIL EROSION & SEDIMENT CONTROL PLAN
SHEET NUMBER: 16 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LUMINAIRE SCHEDULE

KEY	QTY	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS	LLF	WATTAGE (W)	CCT (COLOR TEMP)	IES FILE NAME	CATALOG #
A	9	GARDCO ECOFORM SMALL LED AREA LIGHT - HOUSE SIDE SHIELD	SINGLE	25'	5,873	.9	55.7	4000K	ECF-S-32L-S30-NW-G2-3-HIS	ECF-S-32L-S30-NW-G2-3-HIS
B	9	GARDCO ECOFORM SMALL LED AREA LIGHT - WALL MOUNT	WALL MOUNTED	25'	7,426	.9	55.7	4000K	ECF-S-32L-S30-NW-G2-3	ECF-S-32L-S30-NW-G2-3
C	3	GARDCO ECOFORM SMALL LED AREA LIGHT - WALL MOUNT	WALL MOUNTED	25'	14,005	.9	105.6	4000K	ECF-S-32L-1A-NW-G2-4	ECF-S-32L-1A-NW-G2-4
D	2	GARDCO ECOFORM SMALL LED AREA LIGHT	2 @ 90'	25'	13,388	.9	211.2	4000K	ECF-S-32L-1A-NW-G2-3	ECF-S-32L-1A-NW-G2-3
E	3	GARDCO ECOFORM SMALL LED AREA LIGHT - HOUSE SIDE SHIELD	SINGLE	25'	10,665	.9	105.6	4000K	ECF-S-32L-1A-NW-G2-3-HIS	ECF-S-32L-1A-NW-G2-3-HIS
F	4	GARDCO ECOFORM SMALL LED AREA LIGHT - HOUSE SIDE SHIELD	SINGLE	25'	21,559	.9	205.9	4000K	ECF-S-64L-1A-NW-G2-4-HIS	ECF-S-64L-1A-NW-G2-4-HIS
G	7	GARDCO ECOFORM SMALL LED AREA LIGHT - WALL MOUNT	WALL MOUNTED	25'	27,494	.9	205.9	4000K	ECF-S-64L-1A-NW-G2-4	ECF-S-64L-1A-NW-G2-4

LIGHTING STATISTICS

AREA DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
SUBJECT PROPERTY	+	0.7 FC	6.9 FC	0.0 FC	N/A	N/A

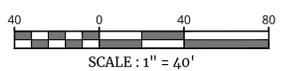
FFE = 105.00

PROPOSED ONE-STORY WAREHOUSE
 175,954 SF (TOTAL) (REFER TO ARCH PLAN)
 172,954 SF WAREHOUSE
 3,000 SF (OFFICE SPACE)
 34 LOADING BAYS
 2 DRIVE-UP RAMPS
 30 TRAILER STAGING SPACES
 177 VEHICLE PARKING STALLS
 FFE = 105.00

SEE PROJECT NOTES SHEET FOR LIGHTING PLAN NOTES AND CONSTRUCTION DETAILS FOR CONCRETE FOOTING SCHEMATIC DETAIL

LEGEND

	= PROPOSED AREA LIGHT
	= PROPOSED WALL MOUNTED LIGHT



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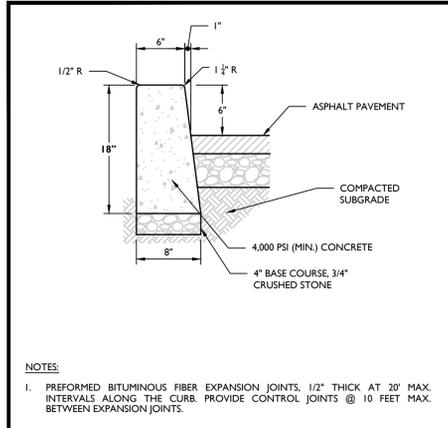
SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DGC/CMA CHECKED BY: JBC
PROJECT NUMBER: 21003528A DRAWING NAME: C-LGHT

SHEET TITLE: **LIGHTING PLAN**
SHEET NUMBER: 17 of 24

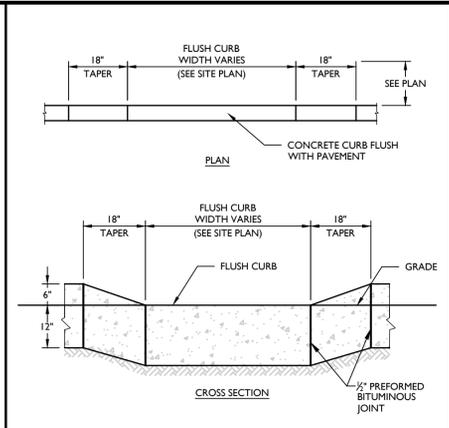
THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH THE SOIL EROSION & SEDIMENT CONTROL PLAN

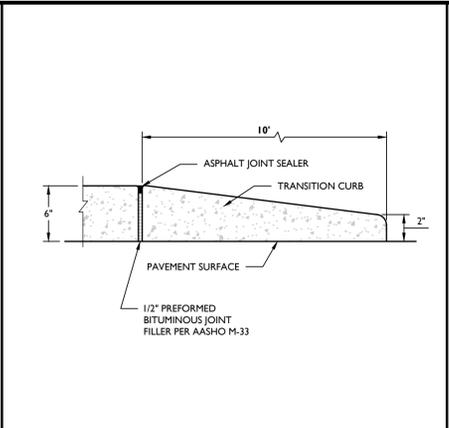
ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.



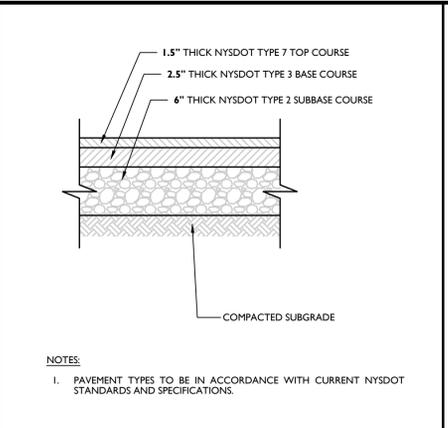
1 CONCRETE CURB (ASPHALT PAVEMENT) DETAIL (ON-SITE)
 NOT TO SCALE MCNV-SITE-CURB-1000 MOD: 11/17/21 07/01/19



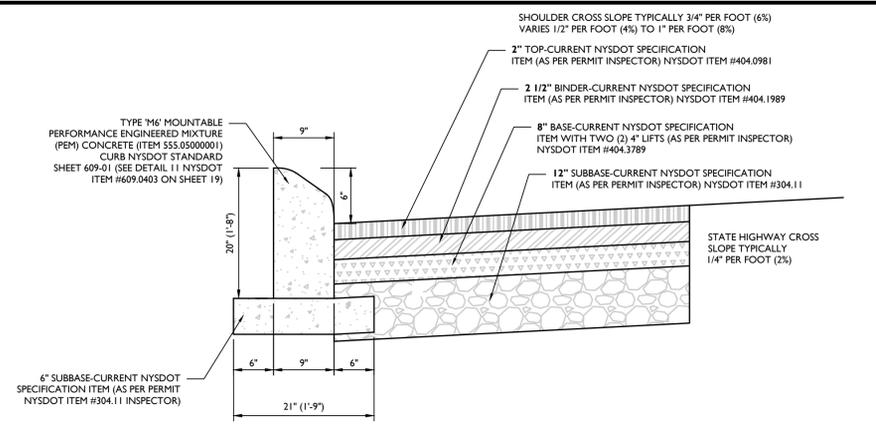
2 CONCRETE FLUSH CURB DETAIL
 NOT TO SCALE MCNV-SITE-CURB-1300 07/01/19



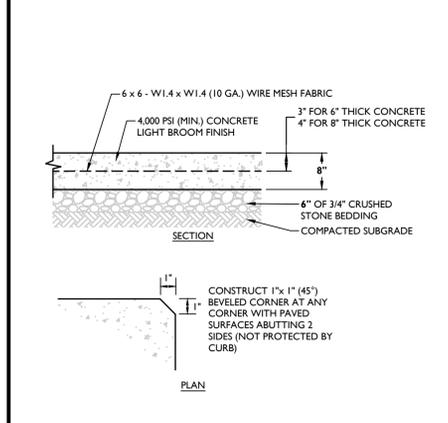
3 CURB TAPER DETAIL
 NOT TO SCALE MCNV-SITE-CURB-1900 07/01/19



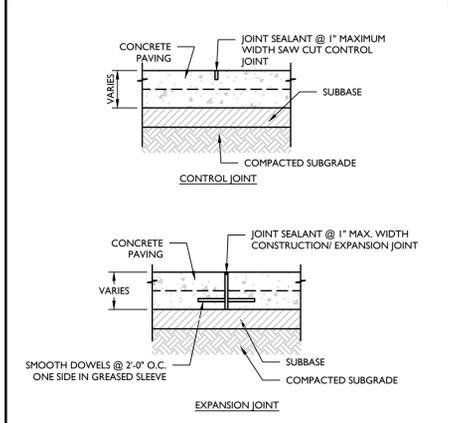
4 STANDARD ASPHALT PAVEMENT DETAIL (ON-SITE)
 NOT TO SCALE MCNV-SITE-PMVT-1000 MOD: 11/17/21 07/01/19



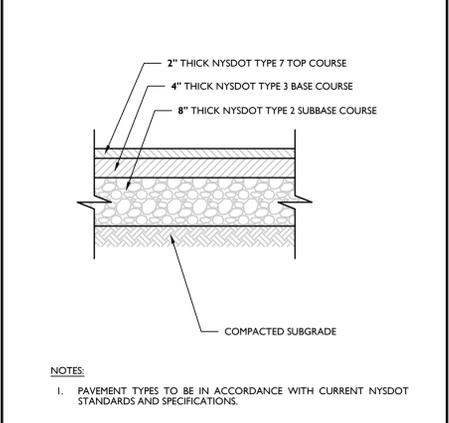
5 CURB AND SHOULDER DETAIL (R.O.W) PER N.Y.S.D.O.T. REQUIREMENTS
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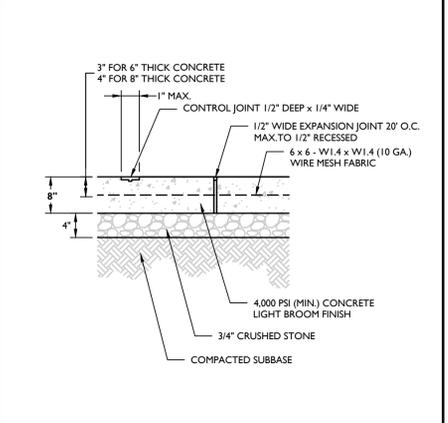
6 CONCRETE LOADING PAD DETAIL
 NOT TO SCALE MCNV-SITE-PMVT-1600 MOD: 11/18/21 07/01/19



7 CONCRETE PAVING JOINTS DETAIL
 NOT TO SCALE MCNV-SITE-PMVT-1700 MOD: 11/18/21 07/01/19



8 HEAVY-DUTY ASPHALT PAVEMENT DETAIL
 NOT TO SCALE MCNV-SITE-PMVT-1100 MOD: 11/18/21 07/01/19



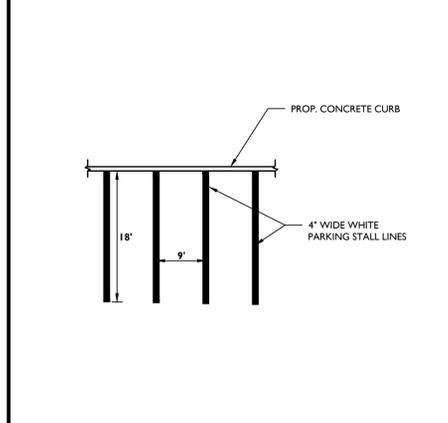
9 CONCRETE PAVEMENT DETAIL
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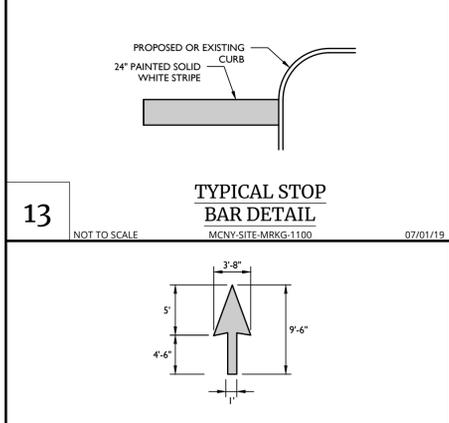
10 R3-2 SIGN DETAIL (ON-SITE)
 NOT TO SCALE MCM-SIGN-REGU-R3-2 MOD: 11/18/21 07/01/19



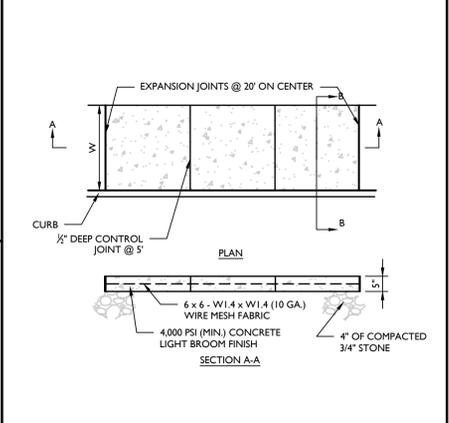
11 R3-2 SIGN DETAIL (ROUTE 303)
 NOT TO SCALE MCM-SIGN-REGU-R3-2 MOD: 11/18/21 07/01/19



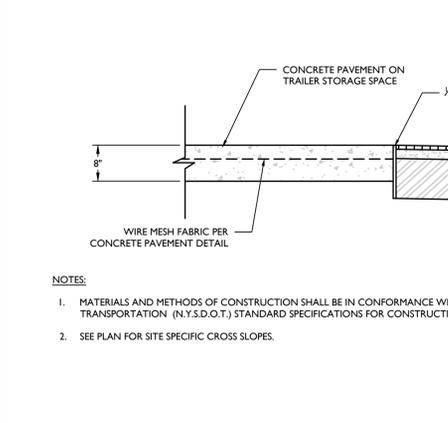
12 TYPICAL PARKING STALL STRIPING DETAIL
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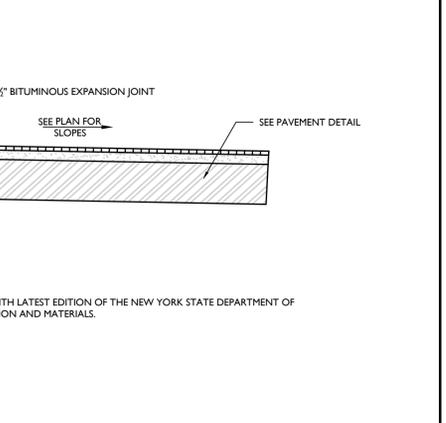
13 STRAIGHT PAVEMENT ARROW DETAIL
 NOT TO SCALE MCNV-SITE-MRKG-1100 07/01/19



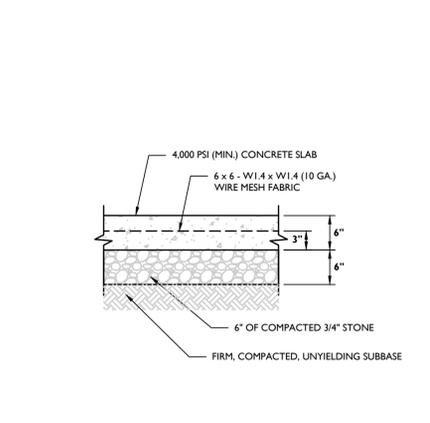
14 CONCRETE/PAVEMENT TRANSITION DETAIL
 NOT TO SCALE MCNV-SITE-PMVT-2000 MOD: 11/15/21 07/01/19



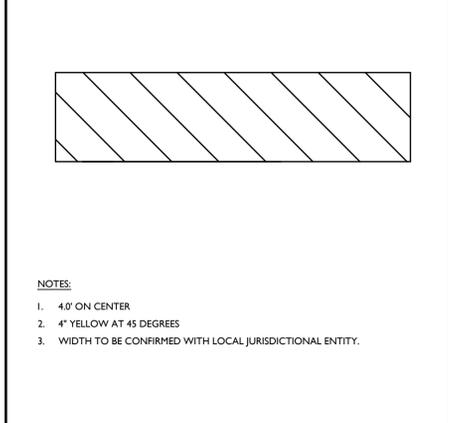
15 CONCRETE/PAVEMENT TRANSITION DETAIL
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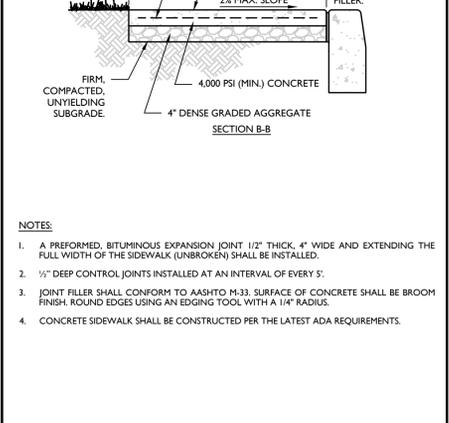
16 TRASH ENCLOSURE CONCRETE PAD DETAIL
 NOT TO SCALE MCNV-SITE-PMVT-2100 07/01/19



17 ACCESSIBLE SYMBOL DETAIL
 NOT TO SCALE MCNV-SITE-MRKG-2000 07/01/19



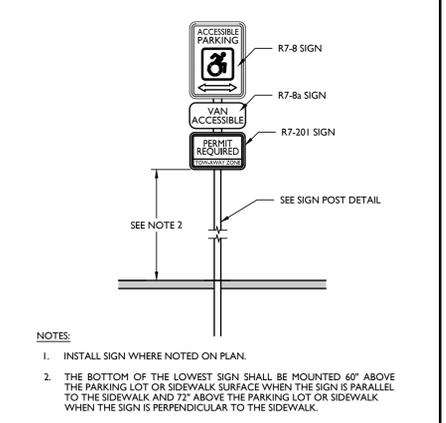
18 FIRE LANE / LOADING AREA STRIPING DETAIL
 NOT TO SCALE MCNV-SITE-MRKG-2100 MOD: 11/18/21 07/01/19



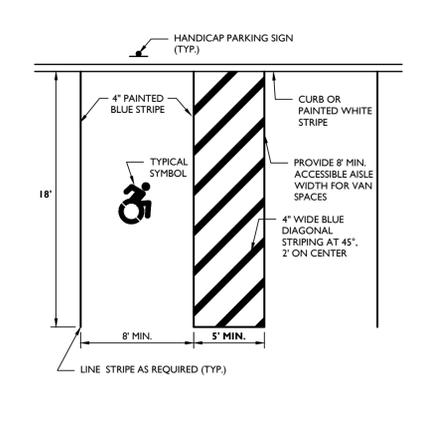
19 REINFORCED CONCRETE SIDEWALK (NEXT TO CURB DETAIL)
 NOT TO SCALE MCNV-SITE-PMVT-1800 MOD: 11/18/21 07/01/19



20 R1-1 SIGN DETAIL
 NOT TO SCALE MCM-SIGN-REGU-R1-1 12/01/20



21 ACCESSIBLE PARKING SIGN DETAIL
 NOT TO SCALE MCNV-SITE-MRKG-2200 07/01/19



22 ACCESSIBLE PARKING LINE STRIPE STALL DETAIL
 NOT TO SCALE MCNV-SITE-MRKG-1801 07/01/19

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REV	DATE	DRAWN BY	DESCRIPTION
1	9/22/22	CWA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
2	10/7/22	CWA	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS
3	9/30/23	DIG	REVISED PER PLANNING BOARD COMMENTS
4	9/13/24	DIG	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
5	9/17/24	CWA	REVISED PER BOARD COMMENTS
6	8/22/26	JAG	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS
7	9/15/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

Jesse Barrett Cokeley
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 090887-1
 COLLIER'S ENGINEERING & DESIGN CT, P.C.
 N.Y. C.O.A. #: 0017609

FINAL SITE PLAN
 FOR
WPT ACQUISITIONS, LLC
 SECTION 74.07
 BLOCK 1
 LOTS 2, 33 & 36
 518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

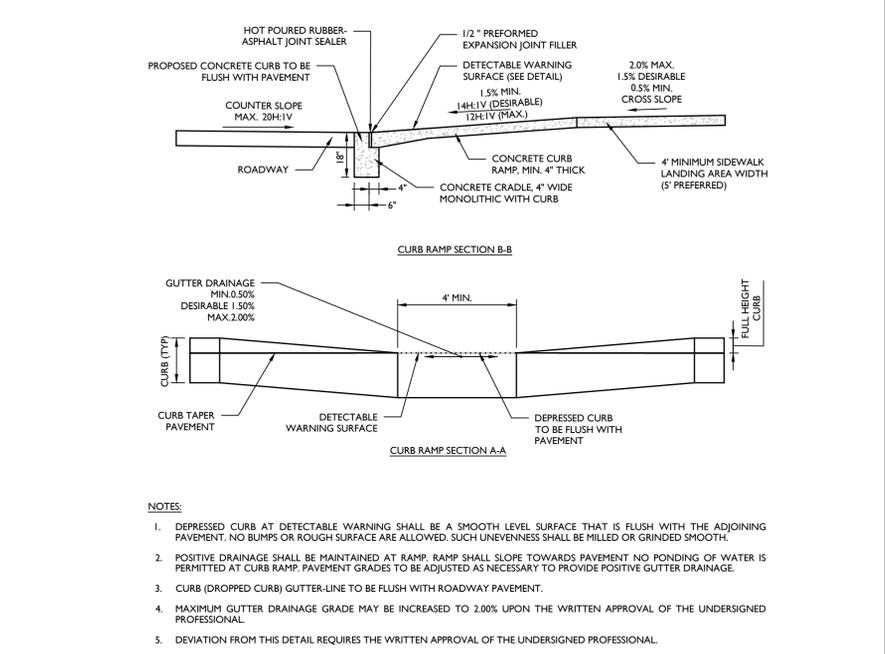
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 WOODCLIFF LAKE
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 Woodcliff Lake, NJ 07677
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SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DGC/CMA CHECKED BY: JBC
 PROJECT NUMBER: 21003528A DRAWING NAME: C-DTL5
 SHEET TITLE: CONSTRUCTION DETAILS
 SHEET NUMBER: 18 of 24

2025/10/03/09:28AM/Engineering/Graphic/DTLS/21003528A/18-DTALS By: MASER/JAG/HAH

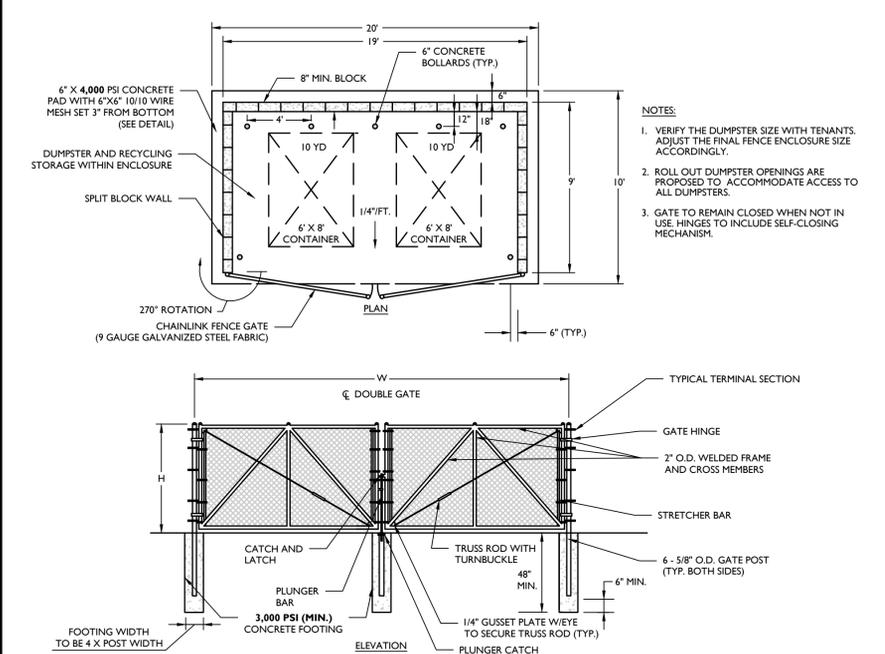
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

- NOTES:**
- CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
 - LANDING AREA APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
 - CURB AT RAMP OPENING (FLUSH CURB) TO BE FLUSH WITH ROADWAY PAVEMENT.
 - CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.
 - MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER. RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON APPROVAL OF THE ENGINEER.
 - MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50%. THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPES TO MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.
 - ACCESSIBLE RAMPS SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.
 - DEVIATIONS FROM THE CURB RAMP DETAILS REQUIRE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
 - THE RAMP SURFACE SHALL HAVE A NON-SLIP, HAND BROOMED FINISH.
 - CONCRETE EXPANSION JOINTS SHALL HAVE A FIRM SURFACE WITH 1/4" BEVELED CONCRETE EDGES. THE JOINT SURFACE SHALL NOT BE MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.
 - CURB RAMP MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.
 - THE CLEAR SPACE SHALL BE INCREASED TO 5 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
 - THE MAXIMUM SEPARATION BETWEEN THE BACK OF CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4' X 4' CLEAR SPACE.
 - SEE SEPARATE DETAILS FOR "DETECTABLE WARNING SURFACE" AND "CURB RAMP SECTIONS".
 - WHERE SIDE FLARES ARE NOT REQUIRED, PROVIDE AN 18" CURB TAPER TO THE FLUSH CURB.
 - ALL CURB RAMP FLUSH CURB SHALL BE MADE WITH CONCRETE CURB CRADLE REGARDLESS OF THE CURB MATERIAL USED THROUGHOUT THE SITE.

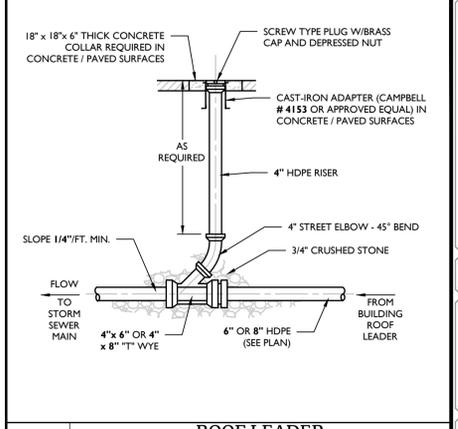


1 CURB RAMP NOTES
MCNV-SITE-HADA-2500 07/01/19

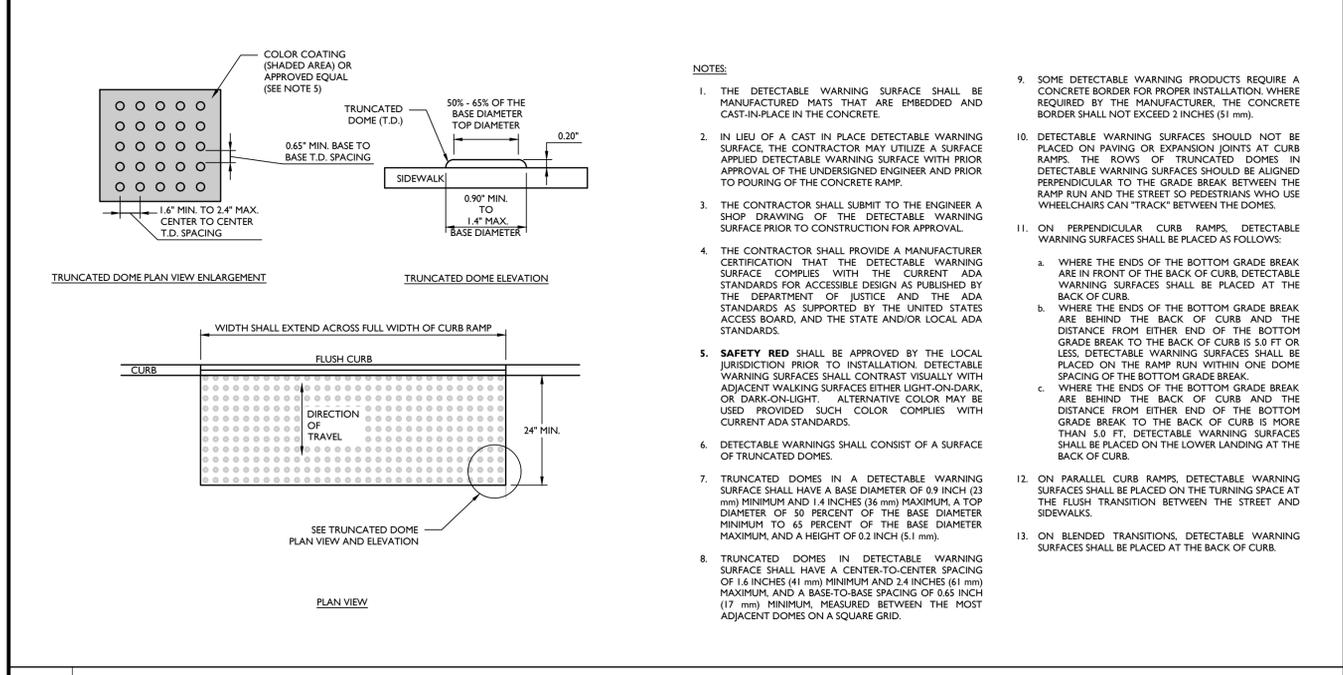
2 CURB RAMP SECTIONS DETAIL
MCNV-SITE-HADA-2000 07/01/19



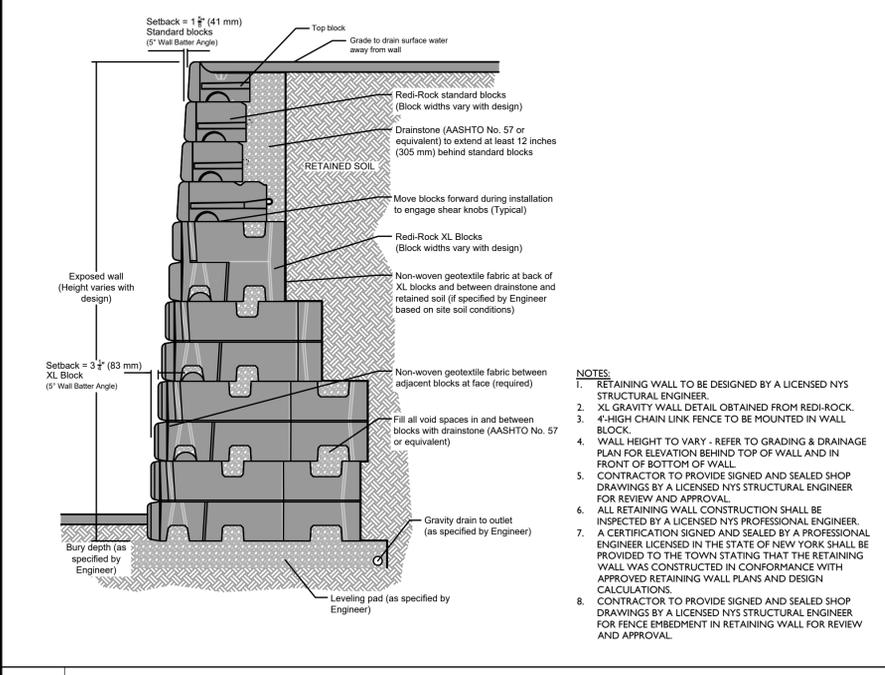
3 REFUSE/RECYCLING ENCLOSURE (WITH DOUBLE CHAIN LINK GATE) DETAIL
MCCM-SITE-FNCE-2201 11/21/21



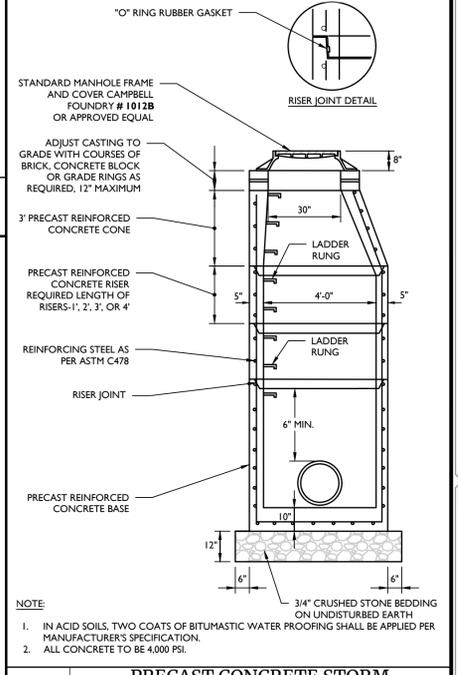
4 ROOF LEADER CLEANOUT DETAIL
MCNV-UTIL-STRM-1900 07/01/19



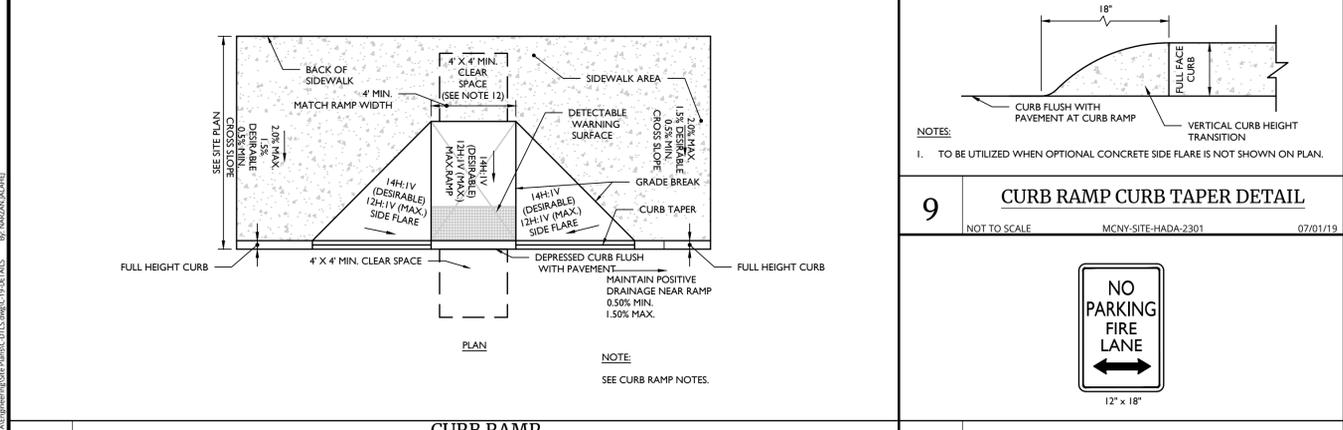
5 DETECTABLE WARNING SURFACE DETAIL
MCNV-SITE-HADA-2100 07/01/19



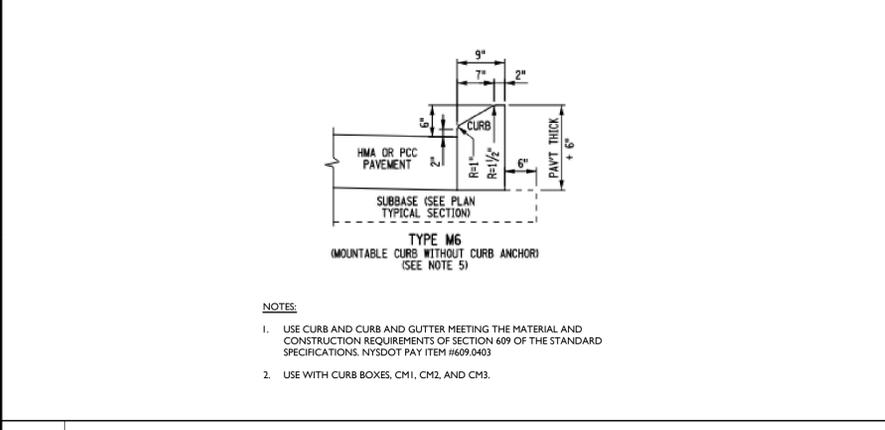
6 TYPICAL REDI-ROCK RETAINING WALL DETAIL
GNRL-DTLS-STND-GRID 3/30/23



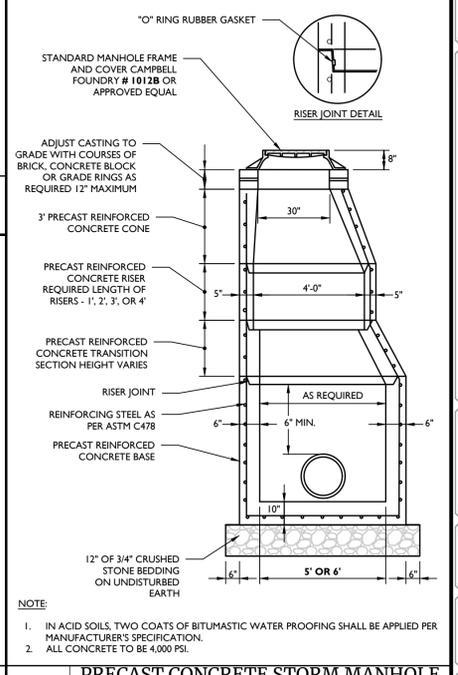
7 PRECAST CONCRETE STORM MANHOLE 4\"/>



8 CURB RAMP TYPE 1 DETAIL
MCNV-SITE-HADA-1000 11/19/21



9 CURB RAMP CURB TAPER DETAIL
MCNV-SITE-HADA-2301 07/01/19



12 PRECAST CONCRETE STORM MANHOLE (OVERSIZED) DETAIL
MCNV-UTIL-STRM-1601 07/01/19

10 R8-31 SIGN DETAIL
MCCM-SIGN-GENL-1700 07/01/19

11 NYSDOT 609-01 M6 MOUNTABLE CURB DETAIL (ROUTE 303)
11/30/21

12 PRECAST CONCRETE STORM MANHOLE (OVERSIZED) DETAIL
MCNV-UTIL-STRM-1601 07/01/19

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REV	DATE	DRAWN BY	DESCRIPTION
1	9/22/22	CWA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
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3	3/9/23	DIG	REVISED PER 3/22/23 PREC. MEETING
4	3/13/24	DIG	REVISED PER PLANNING BOARD COMMENTS
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6	8/22/24	JAG	REVISED PER BOY COMMENTS
7	9/12/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

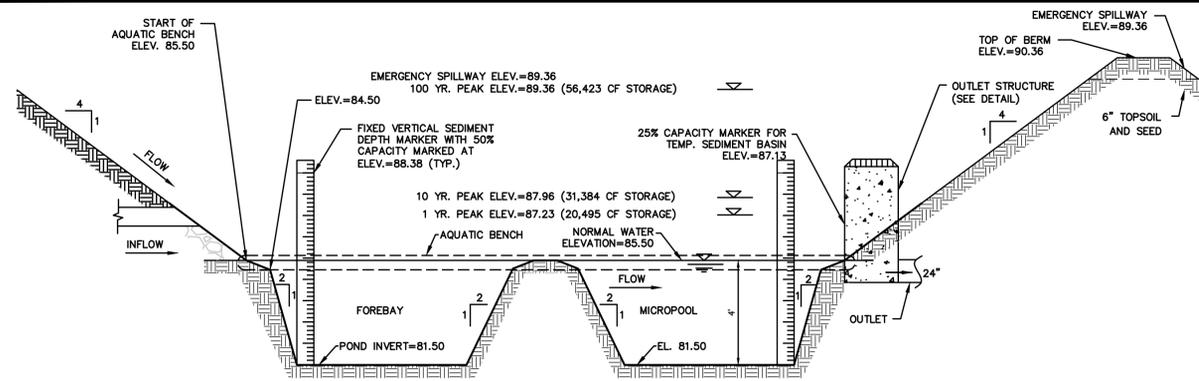
Jesse Barrett Cokley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017609

FINAL SITE PLAN
FOR
WPT ACQUISITIONS, LLC
SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21
MOUNTAINVIEW AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers Engineering & Design
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PROJECT NUMBER: 21003528A DRAWING NAME: C-DTLS
SHEET TITLE: CONSTRUCTION DETAILS
SHEET NUMBER: 19 of 24

2025/10/10 09:28:46 (Drawing) Colliers Engineering & Design, Inc. 19 of 24 Details

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EXTENDED DETENTION BASIN (1A) DETAIL

1

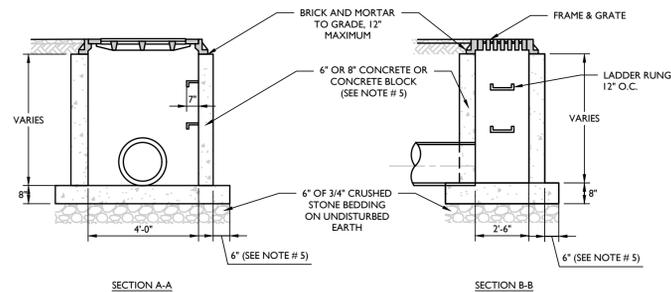
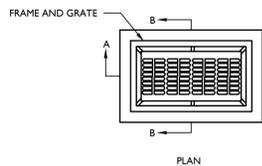
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GNRL-DTL5-STND-GRID

11/19/21

NOTES:

1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALLS JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7' X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS. 12" O.C.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY # 3408 OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE EITHER 8" THICK CONCRETE OR 8" SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



SINGLE DRAIN INLET DETAIL

2

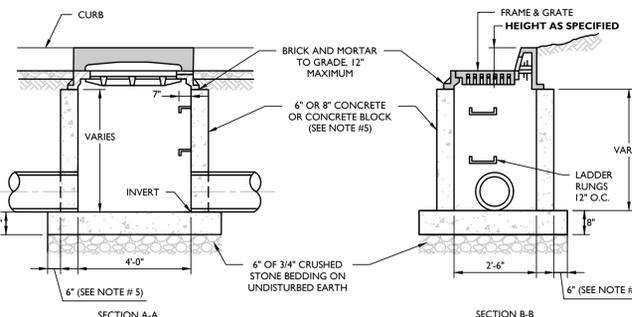
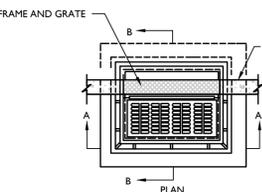
NOT TO SCALE

MCNY-UTIL-STRM-1000

07/01/19

NOTES:

1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALL JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7' X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS. 12" O.C. OR APPROVED EQUIVALENT.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY # 2617, OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE 8" THICK CONCRETE OR SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



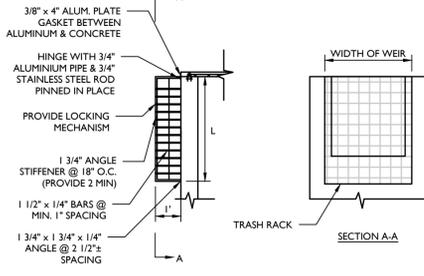
SINGLE CATCH BASIN DETAIL

8

NOT TO SCALE

MCNY-UTIL-STRM-1100

07/01/19



- TRASH RACK NOTES:**
1. MINIMUM BAR SPACING: 1 INCH.
 2. MAXIMUM BAR SPACING: 1/3 THE DIAMETER OF THE ORIFICE OR 1/3 THE WIDTH OF WEIR, WITH A MAXIMUM SPACING OF 6 INCHES, FOR ELEVATIONS IN EXCESS OF WATER QUALITY DESIGN STORM.
 3. MAXIMUM AVERAGE VELOCITY OF FLOW THROUGH CLEAN RACK: 2.5 FEET/SECOND.
 4. CONSTRUCTED OR RIGID, DURABLE AND CORROSION RESISTANT MATERIAL, AND DESIGNED TO WITHSTAND A PERPENDICULAR LIVE LOADING OF 300 LBS/SF.
 5. CONTRACTOR TO SUBMIT SHOP DRAWINGS.

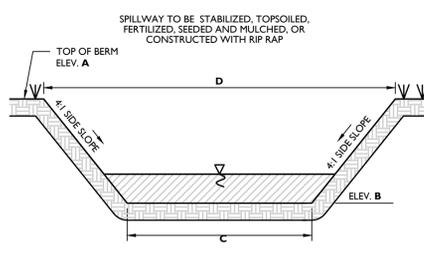
FLAT TRASH RACK DETAIL

3

NOT TO SCALE

MCNY-UTIL-STMW-2000

07/01/19



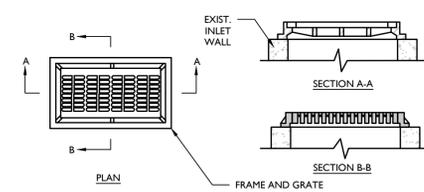
BASIN #	A	B	C	D
1A	90.36	89.36	20 FT.	28 FT.

- NOTES:**
1. 0% SLOPE ACROSS EMERGENCY SPILLWAY.
 2. SPILLWAY SURFACE TO BE STABILIZED AS SHOWN ON THE PLANS.

EMERGENCY SPILLWAY DETAIL

5

NOT TO SCALE



- NOTES:**
1. REMOVE EXISTING CASTING, MORTAR, ETC. FROM TOP OF EXISTING INLET WALLS TO PROVIDE A CLEAN, SMOOTH AND LEVEL SURFACE FOR PROPOSED CASTING TO BE SET ON.
 2. IF REQUIRED, EITHER REMOVE COURSES OF CONCRETE BLOCK, SAWCUT SOLID CONCRETE WALLS TO REDUCE TOP OF WALL ELEVATION, OR INSTALL COURSES OF CONCRETE BRICK AND/OR CONCRETE SPACERS WITH MORTAR SUCH THAT THE NEW CASTING WILL BE FLUSH WITH THE PROPOSED GRADE.
 3. INLET FRAME AND GRATE TO BE CAMPBELL FOUNDRY # 3408 OR APPROVED EQUAL.
 4. NEW CASTING TO BE SECURED ON INLET WALLS USING 1:2 CEMENT TO SAND MORTAR.

CONVERT CATCH BASIN TO DRAIN INLET DETAIL

9

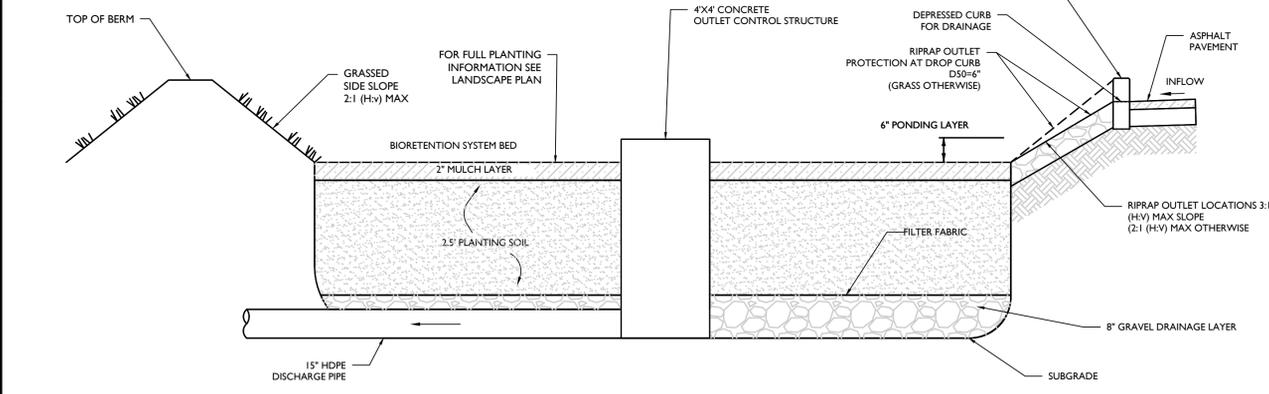
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MCNY-UTIL-STRM-1500

07/01/19

TYPICAL BIORETENTION AREA PLANT SCHEDULE

TREES	COMMON NAME	CONT.	SIZE	HEIGHT	REMARKS
	Betula nigra	River Birch	CONT.	6' - 8'	MULTISTEM / TYP. SPECIES HABIT
SHRUBS	COMMON NAME	CONT.	SIZE	HEIGHT	REMARKS
	Aronia Arbutifolia	Red Chokeberry	CONT.	24'-30'	TYPICAL SPECIES HABIT
	Clethra Alnifolia	'Hummingbird'	CONT.	18'-24'	TYPICAL SPECIES HABIT
	Ilex Glabra	Hickberry	CONT.	18'-24'	TYPICAL SPECIES HABIT
	Sambucus Canadensis	Elderberry	CONT.	18'-24'	TYPICAL SPECIES HABIT
	Viburnum Dentatum	Arrowwood Viburnum	CONT.	18'-24'	TYPICAL SPECIES HABIT
PERENNIALS	COMMON NAME	CONT.	HEIGHT	REMARKS	
	Aster Novae Angliae	New England Aster	1 Gal. CONT.	Clumps, 24" O.C.	
	Deschampsia Cespitosa	Tufted Hair Grass	#SP4 CONT.	Clumps, 12" O.C.	
	Echinacea Purpurea	Coneflower	1 Gal. CONT.	Clumps, 24" O.C.	
	Juncus Effusus	Common Rush	#SP4 CONT.	Clumps, 12" O.C.	



BIORETENTION ELEVATIONS

SYSTEM	OUTLET NAME	OUTLET SIZE	GROUNDWATER ELEVATION	BED ELEVATION	WQ ELEV. & STORAGE	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION
1B	OC5 1B	4'X4'	X	99.0	99.50 (1,493 CF)	99.68	101.0
1C	OC5 1C	4'X4'	X	99.0	99.50 (3,011 CF)	99.74	VARIES +/- 102
1D	OC5 1D	4'X4'	X	89.0	89.50 (2,291 CF)	89.76	90.25

- NOTES:**
1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
 2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

BIORETENTION SYSTEM CROSS SECTION DETAIL

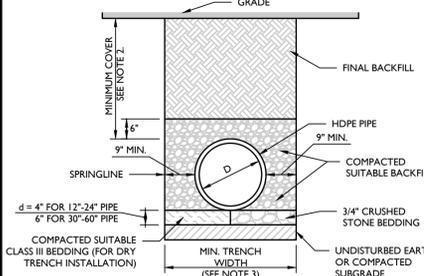
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MCNY-UTIL-STMW-2400

MOD: 08/10/22

07/01/19



- NOTES:**
1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
 2. MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
 3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.

HDPE STORM PIPE BEDDING DETAIL

6

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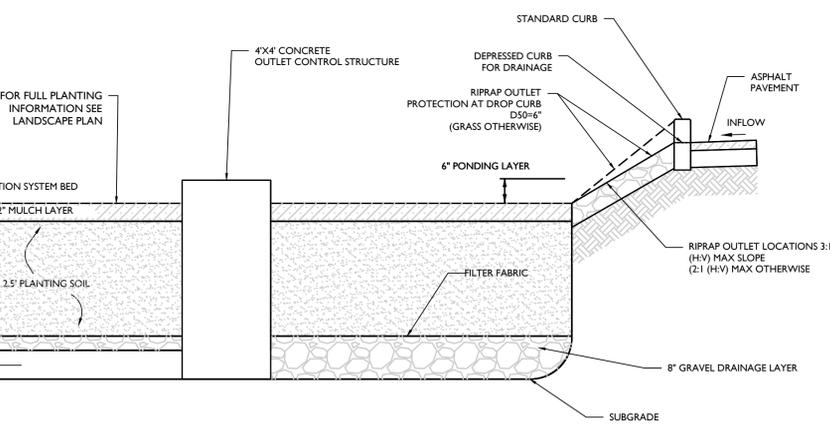
MCNY-UTIL-STRM-2302

07/01/19

PLANTING SOIL NOTE:

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM OR ML CLASSIFICATIONS ON THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (P ₂ O ₅)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (K ₂ O)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 ppm
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%



- NOTES:**
1. CONTRACTOR TO SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL.
 2. ALL CONCRETE TO BE 4,000 PSI (MIN).

CURB CUT FOR DRAINAGE (W/PEA GRAVEL DIAPHRAGM) DETAIL

7

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11/19/21

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REV.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	9/22/22	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING	CWA	
2	10/7/22	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS	DIG	
3	9/30/23	REVISED PER 3/22/23 PREC. MEETING	DIG	
4	9/13/24	REVISED PER PLANNING BOARD COMMENTS	DIG	
5	9/17/24	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024	JAG	
6	8/22/26	REVISED PER BOY COMMENTS	JAG	
7	9/15/25	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS	NJ	

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N.Y. C.O.A.#: 0017609

FINAL SITE PLAN
FOR
WPT ACQUISITIONS, LLC
SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21
MOUNTAINVIEW AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/22/2021	DIG/CMA	JBC

PROJECT NUMBER:	DRAWING NAME:
21003528A	CD-TLS

SHEET TITLE: **CONSTRUCTION DETAILS**

SHEET NUMBER: **20 of 24**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

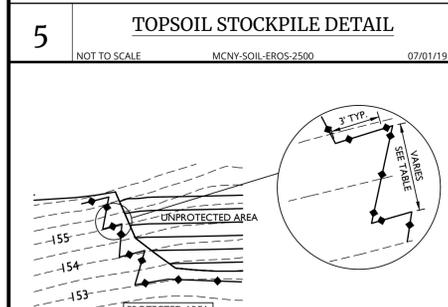
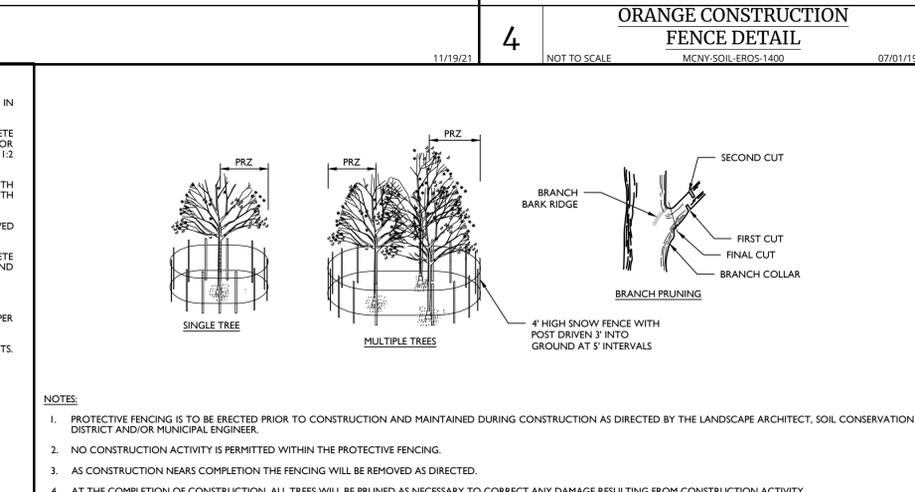
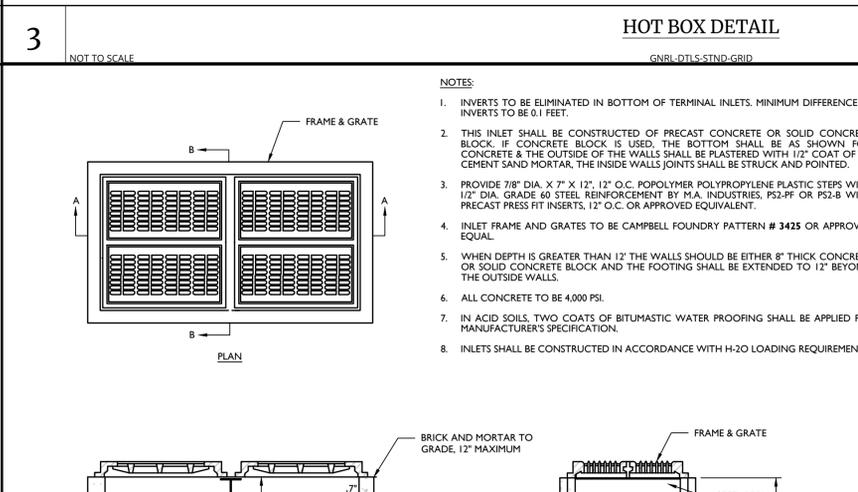
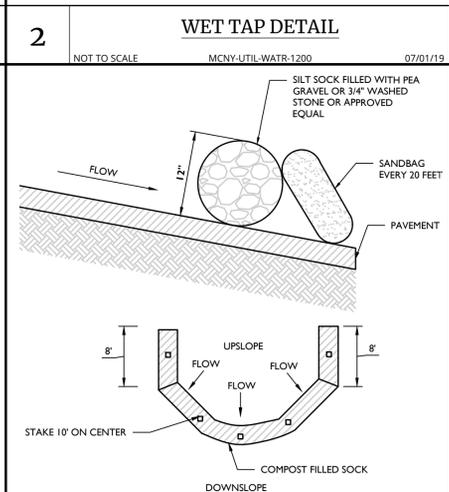
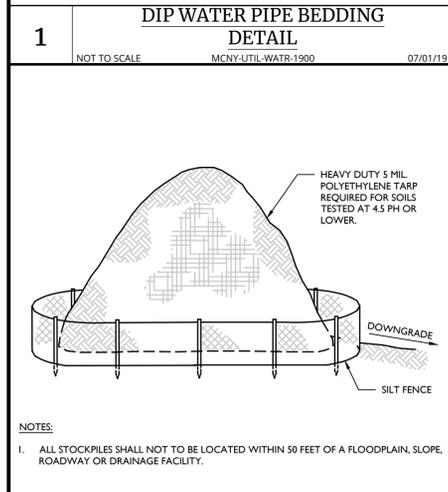
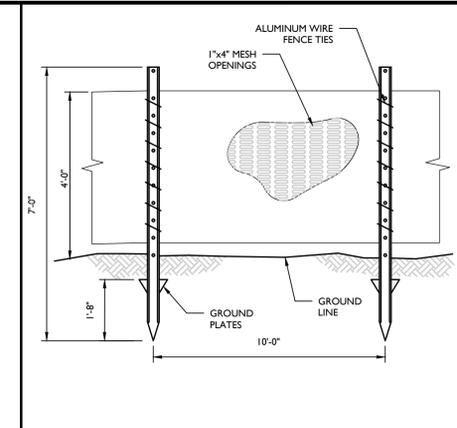
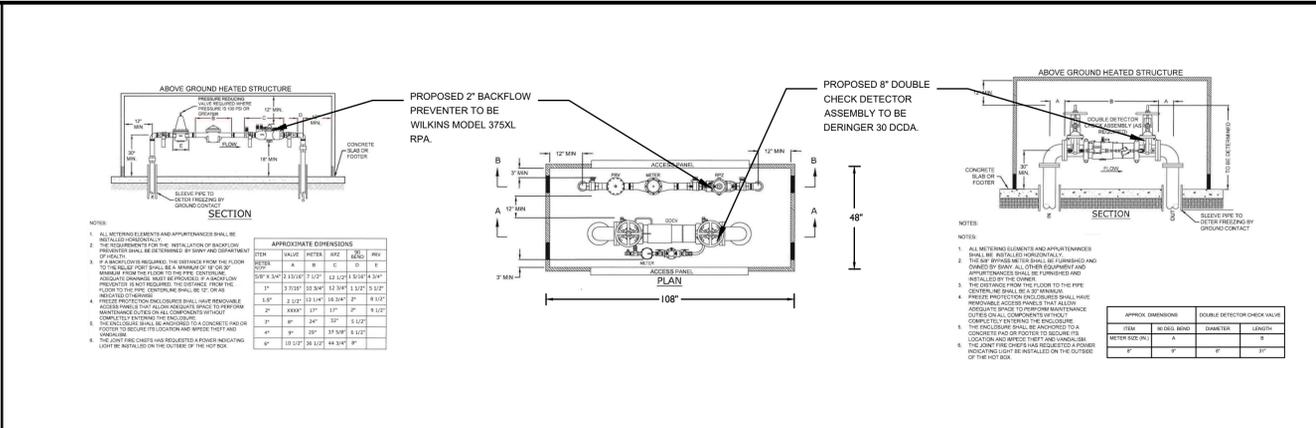
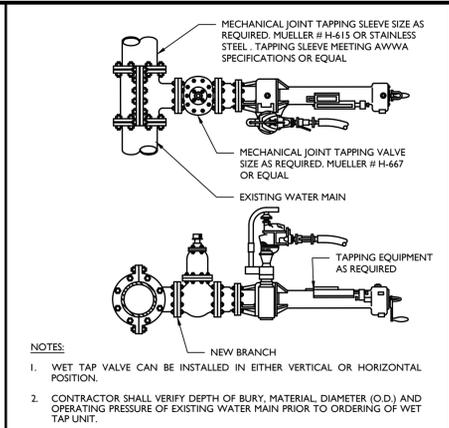
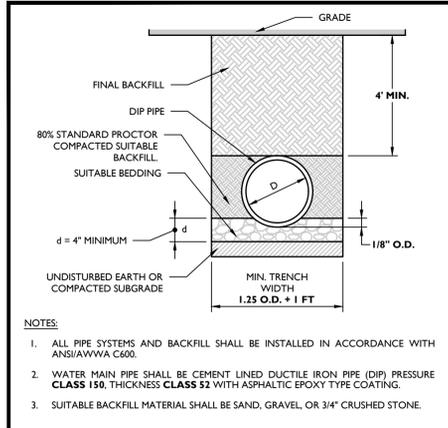
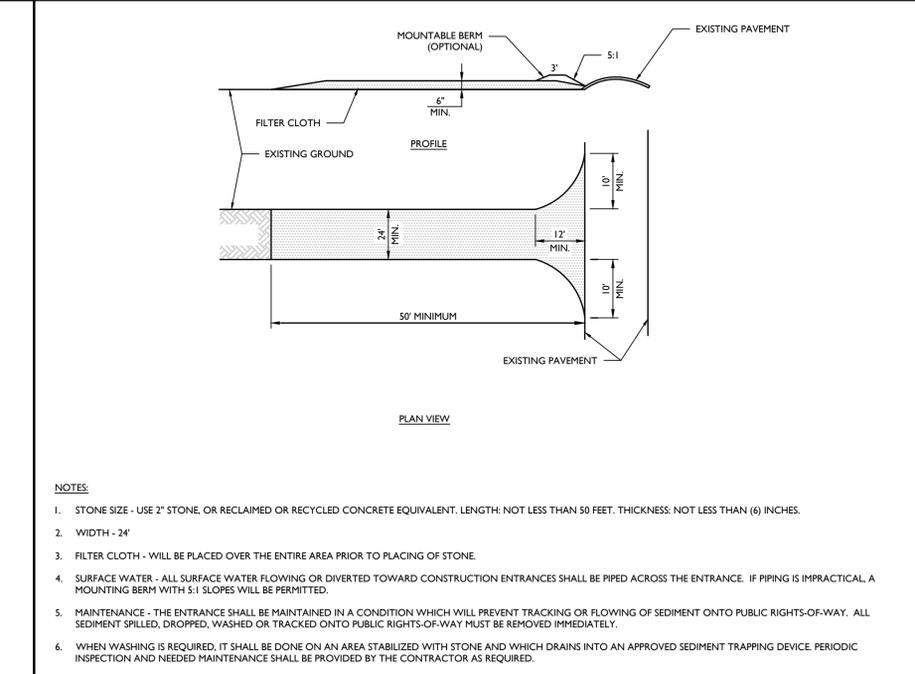
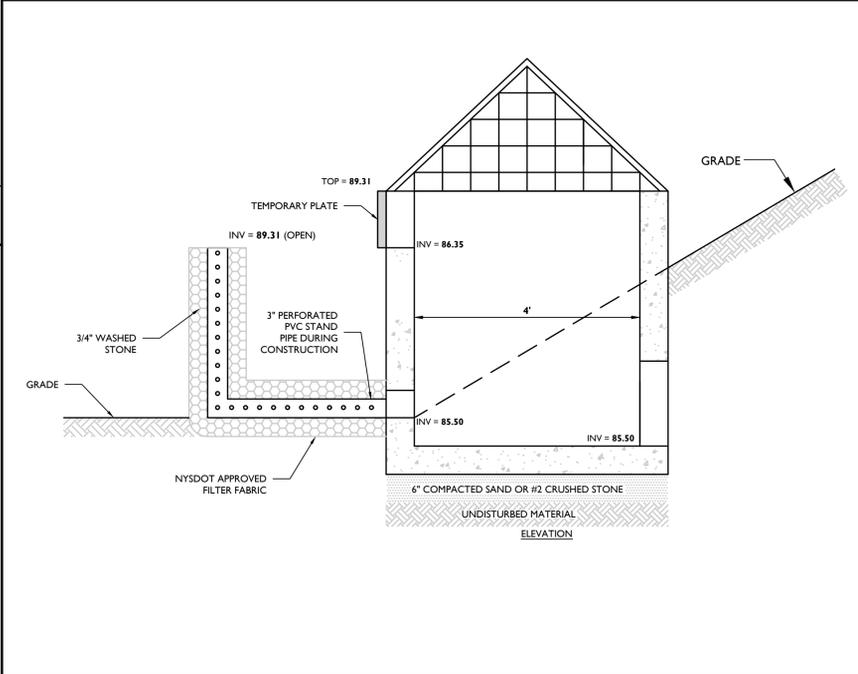
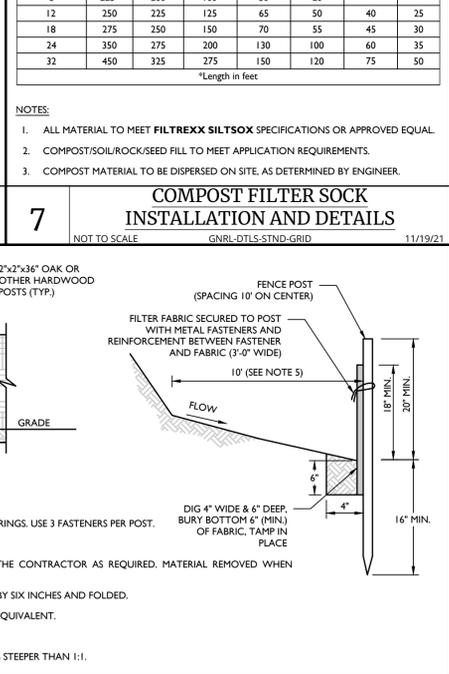
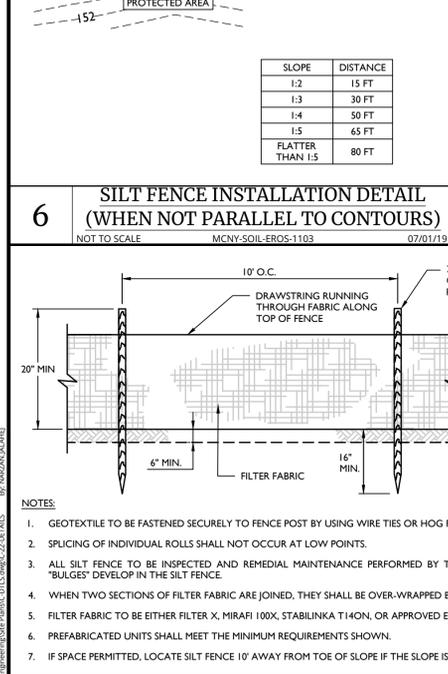
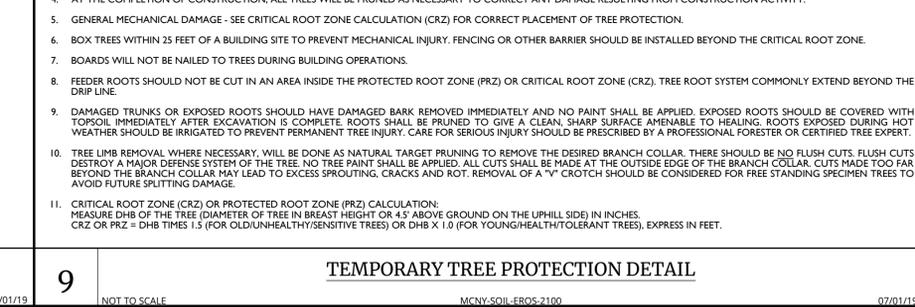
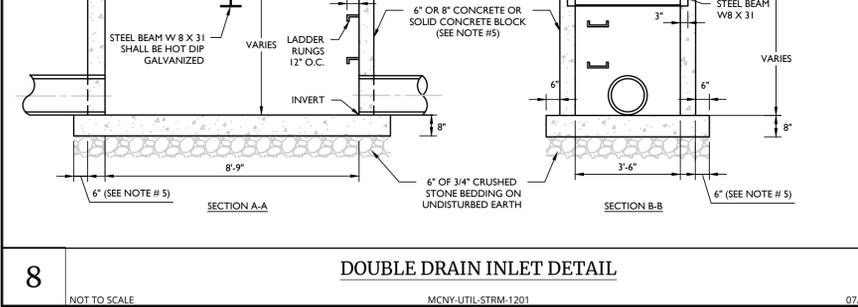


TABLE: SLOPE vs DISTANCE

SLOPE	DISTANCE
1:2	15 FT
1:3	30 FT
1:4	50 FT
1:5	65 FT
FLATTER THAN 1:5	80 FT



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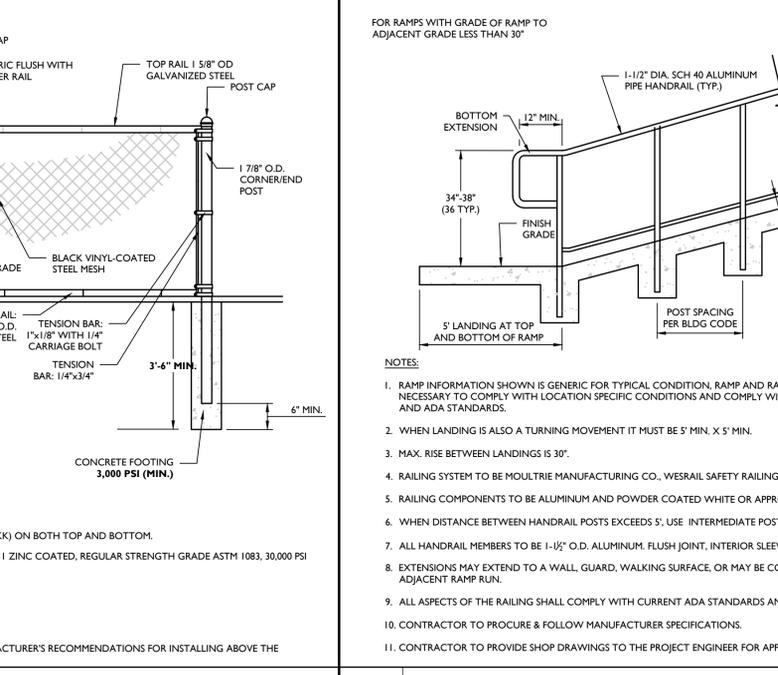
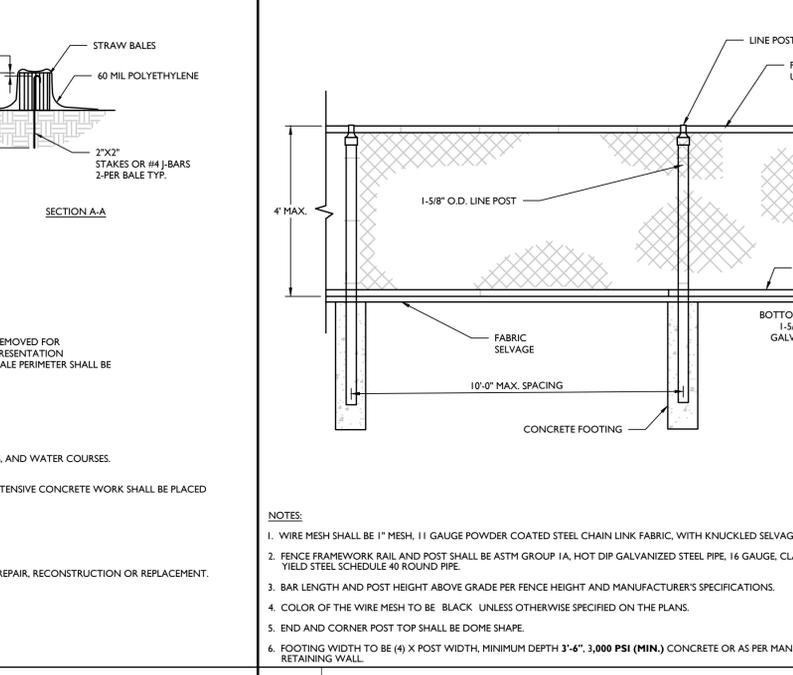
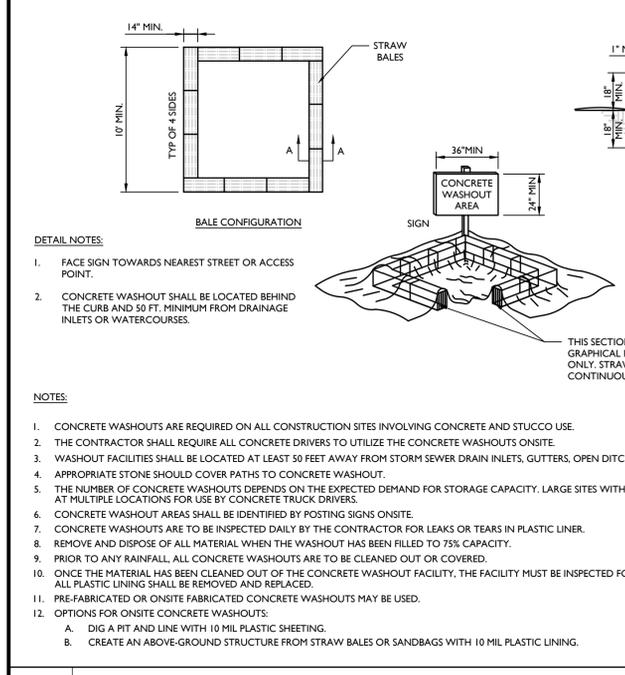
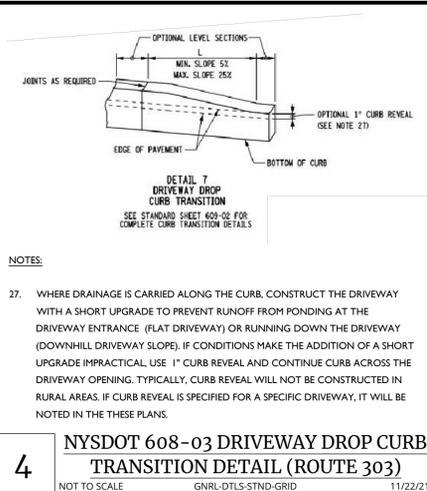
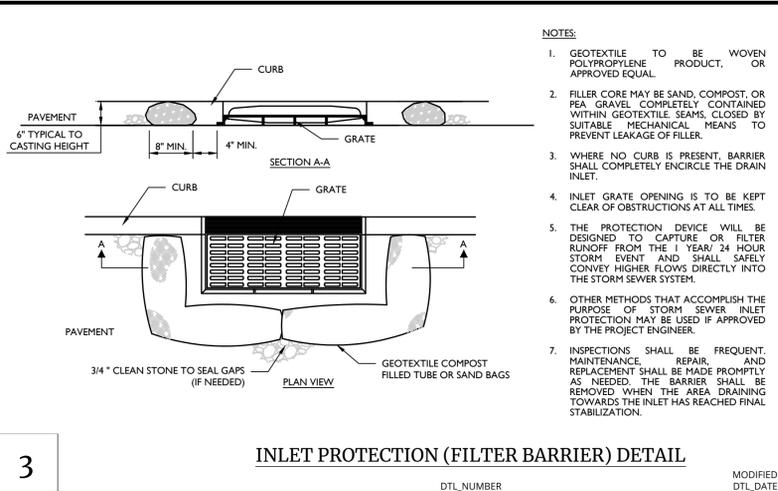
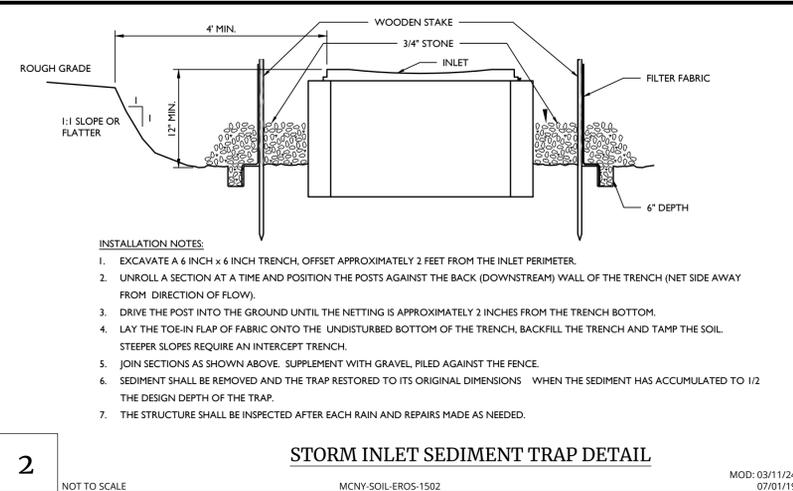
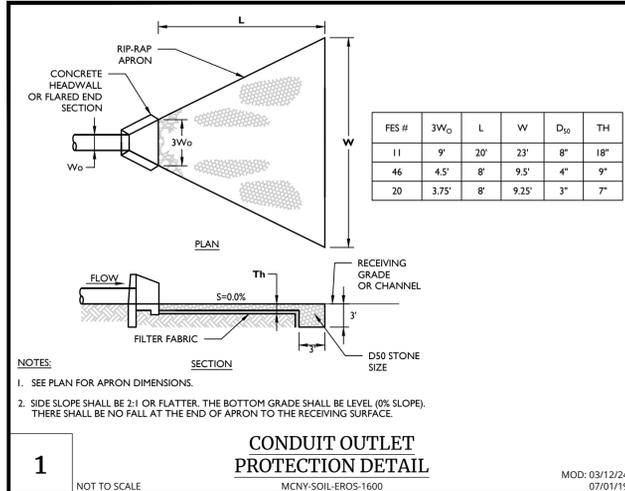
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1	9/22/22	CWA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
2	10/7/22	CWA	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS
3	3/9/23	DIG	DIG REVISIONS PER PLANNING BOARD COMMENTS
4	3/13/24	CWA	REVISIONS PER PLANNING BOARD COMMENTS
5	5/17/24	CWA	REVISIONS PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	6/22/24	JAG	REVISIONS PER BOY COMMENTS
7	9/12/25	NJ	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS

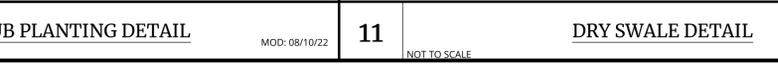
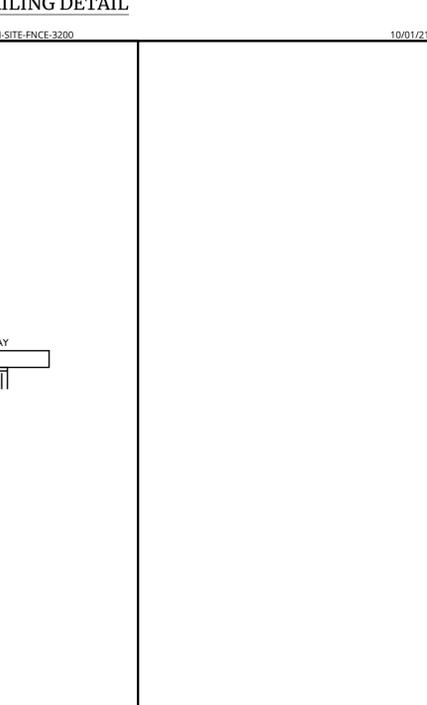
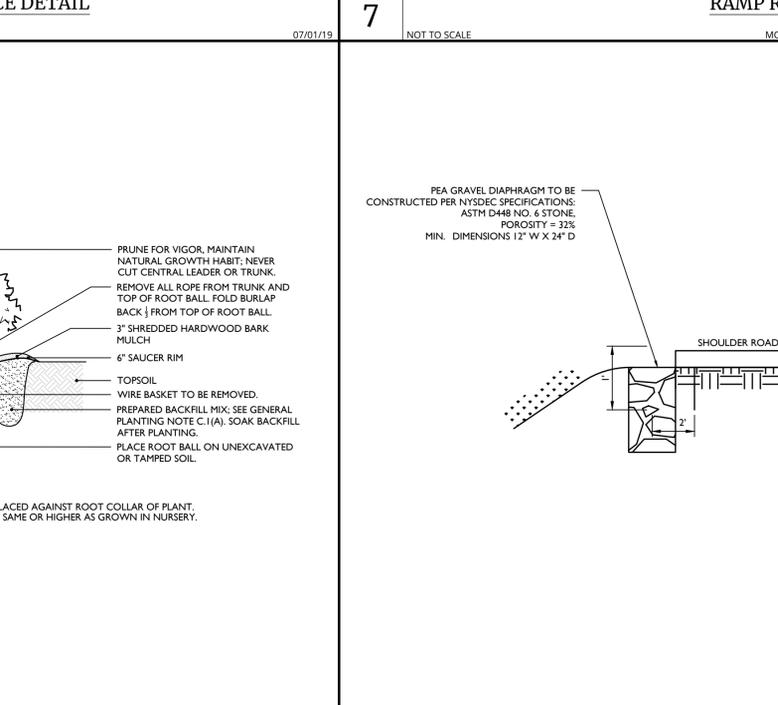
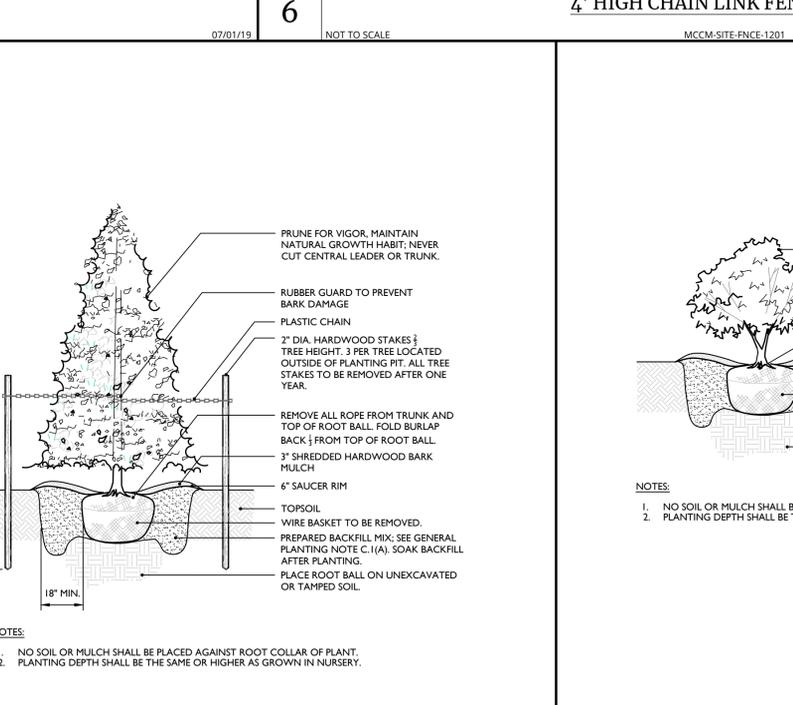
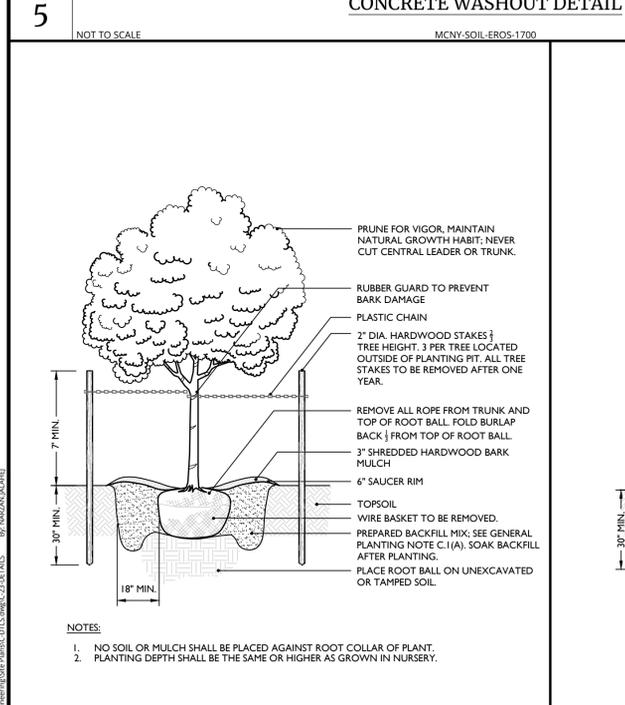
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FINAL SITE PLAN
FOR WPT ACQUISITIONS, LLC
SECTION 74.07 BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY
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1	9/22/22	CWA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
2	10/7/22	CWA	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS
3	9/30/23	DIG	REVISED PER 30223 PRC MEETING
4	9/13/24	DIG	REVISED PER PLANNING BOARD COMMENTS
5	9/17/24	CWA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	8/22/26	JAG	REVISED PER 807 COMMENTS
7	9/15/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS



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NO. 090987-1

FINAL SITE PLAN

FOR
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SECTION 74.07
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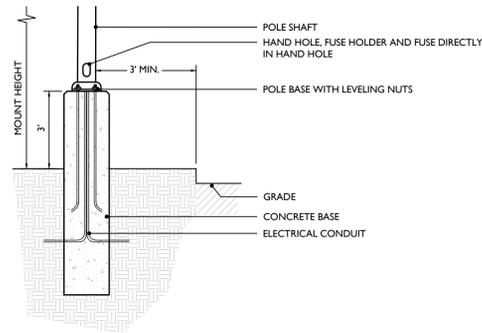
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SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DG/CMA CHECKED BY: JBC
PROJECT NUMBER: 21003528A DRAWING NAME: C-DTL5

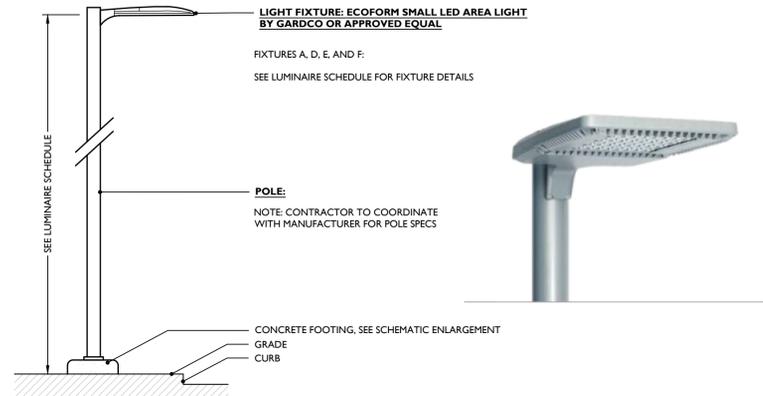
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SHEET NUMBER: 23 of 24

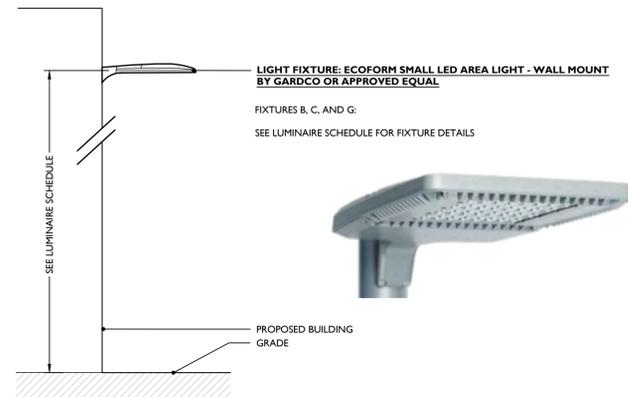
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



- NOTES:**
- FOOTING SHOWN IS SCHEMATIC ONLY.
 - SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND SIZING OF THE CONCRETE FOOTING SHALL BE PREPARED BY A NY STATE LICENSED PROFESSIONAL ENGINEER, AND SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
 - SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATED OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE AREAS BEFORE DRILLING POLE BASES.



- NOTES:**
- LIGHT AND POLE TO BE MANUFACTURED BY GARDCO OR APPROVED EQUAL.
 - LIGHT AND POLE FINISH TO BE BLACK.
 - MOUNTING HEIGHT TO BE MEASURED FROM EXTERIOR FINISHED GRADE TO LIGHT SOURCE.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.



- NOTES:**
- LIGHT TO BE MANUFACTURED BY GARDCO OR APPROVED EQUAL.
 - LIGHT FINISH TO BE BLACK.
 - MOUNTING HEIGHT TO BE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
 - MOUNTING LOCATIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS.

1 CONCRETE FOOTING SCHEMATIC DETAIL

MOD: 08/15/22

2 POLE MOUNTED LUMINAIRE DETAIL

MOD: 08/15/22

3 WALL MOUNTED LUMINAIRE DETAIL

MOD: 08/15/22



48" x 18" FOR ROUTE 303 SIGNS

COLORS:
LEGEND = BLACK
BACKGROUND = BLACK
ARROW = WHITE (RETROREFLECTIVE)



48" x 18" FOR ROUTE 303 SIGNS

COLORS:
LEGEND = BLACK
BACKGROUND = BLACK
ARROW = WHITE (RETROREFLECTIVE)

4 R6-1L SIGN DETAIL (ON-SITE)

NOT TO SCALE MCCM-SIGN-REGU-R6-1 12/01/20

5 R6-1R SIGN DETAIL (ON-SITE)

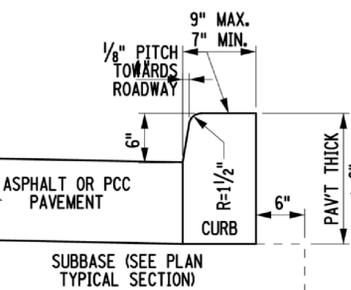
NOT TO SCALE MCCM-SIGN-REGU-R6-1 12/01/20

Table 5C-4 Design Intersection Sight Distance (in feet) - Case B2 - Right Turn From Stop and - Case B3 - Crossing Maneuver

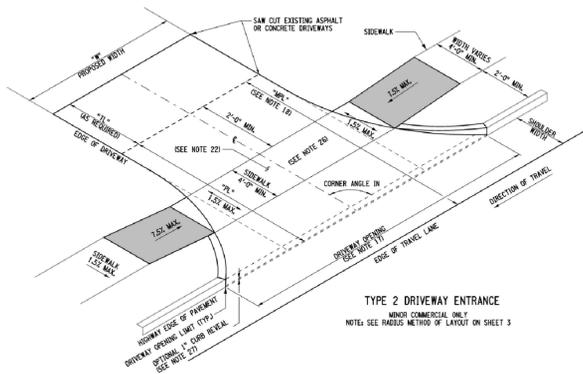
Design Speed (mph)	Passenger Car Case B2 - Lane Entered Case B3 - Lanes Crossed			Single-Unit Truck Case B2 - Lane Entered Case B3 - Lanes Crossed			Combination Truck Case B2 - Lane Entered Case B3 - Lanes Crossed		
	1	2	3	1	2	3	1	2	3
15	145	155	170	190	205	220	235	250	265
20	195	210	225	250	275	295	310	330	350
25	240	260	280	315	340	365	390	415	440
30	290	310	335	375	410	440	465	495	525
35	335	365	390	440	475	510	545	580	615
40	385	415	445	500	545	595	620	660	700
45	430	465	500	565	610	665	695	745	790
50	480	515	555	625	680	730	775	825	875
55	530	570	610	690	745	805	850	910	965
60	575	620	665	750	815	875	930	990	1050
65	625	670	720	815	880	950	1005	1075	1140
70	670	725	775	875	950	1020	1085	1155	1225

6 SIGHT DISTANCE TABLE PER NYSOT HIGHWAY DESIGN MANUAL CHAPTER 5 APPENDIX C DATED 1/24/2025

7 TYPE VF6 (VERTICAL FACED CURB WITHOUT CURB ANCHOR SEE NOTE 4)



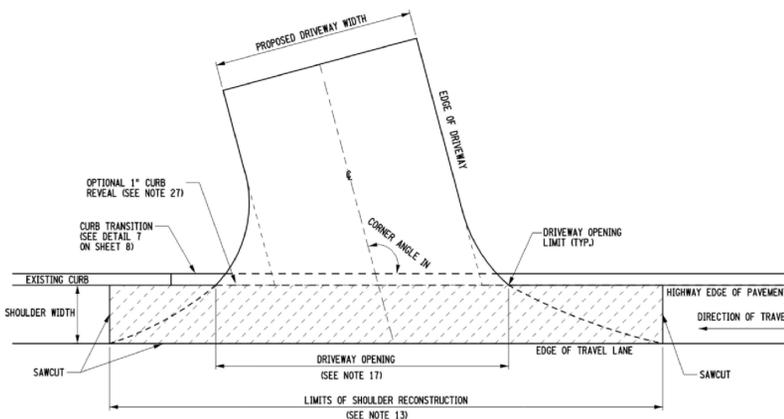
NOT TO SCALE



- NOTES:**
- WHERE THERE ARE CONSTRAINTS THAT PREVENT THE CONSTRUCTION OF THE DRIVEWAY OPENING USING EITHER OF THE LAYOUT METHODS, THE ENGINEER MAY SPECIFY A SMALL CORNER CURB RADIUS OF 2' (OR A 1/2" BULL NOSE CURB ALONG LOW SPEED HIGHWAYS), PROVIDED THE DRIVEWAY OPENING MEETS THE REQUIREMENTS OF THE "DRIVEWAY OPENING" TABLES ON NYSOT 608-03 SHEET 4 OF 9.
 - FOR RESIDENTIAL DRIVEWAYS, THE MINIMUM PAVING LIMIT SHALL BE 10' FROM THE OUTSIDE EDGE OF TRAVEL LANE OR 2' BEHIND ANY SIDEWALK, IF PRESENT, WHICHEVER IS GREATER. FOR MINOR COMMERCIAL DRIVEWAYS, THE MINIMUM PAVING LIMIT SHALL BE 30' FROM THE OUTSIDE EDGE OF TRAVEL LANE, OR 2' BEHIND ANY SIDEWALK, IF PRESENT, OR EXTEND TO THE RIGHT-OF-WAY LINE, WHICHEVER IS GREATER. THE PAVING LIMIT MAY EXTEND BEYOND THE MINIMUM PAVING LIMIT FOR NEW DRIVEWAYS AND TO TRANSITION TO EXISTING PAVED DRIVEWAYS. THE PAVING LIMIT IS SHOWN ON THE CONTRACT PLANS.
 - WHERE DRAINAGE IS CARRIED ALONG THE CURB, CONSTRUCT THE DRIVEWAY WITH A SHORT UPGRADE TO PREVENT RUNOFF FROM PONDING AT THE DRIVEWAY ENTRANCE (FLAT DRIVEWAY) OR RUNNING DOWN THE DRIVEWAY (DOWNHILL DRIVEWAY SLOPE). IF CONDITIONS MAKE THE ADDITION OF A SHORT UPGRADE IMPRACTICAL, USE 1" CURB REVEAL AND CONTINUE CURB ACROSS THE DRIVEWAY OPENING. TYPICALLY, CURB REVEAL WILL NOT BE CONSTRUCTED IN RURAL AREAS. IF CURB REVEAL IS SPECIFIED FOR A SPECIFIC DRIVEWAY, IT WILL BE NOTED IN THESE PLANS.

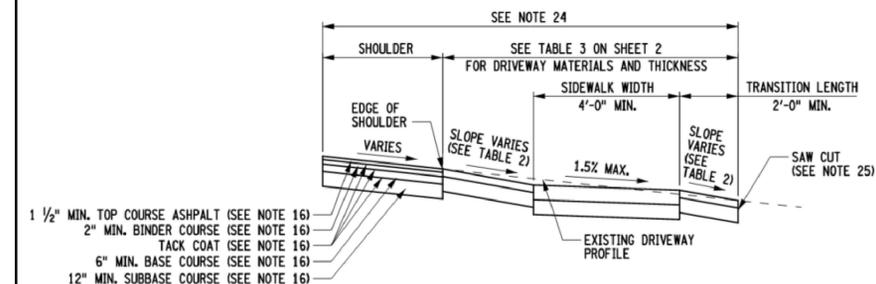
8 NYSOT 608-03 MINOR COMMERCIAL DRIVEWAY (ROUTE 303)

NOT TO SCALE GNRL-DT15-STND-GRID 11/22/21



9 DETAIL 8 TYPICAL DRIVEWAY ENTRANCE LIMITS OF SHOULDER RECONSTRUCTION

NOT TO SCALE GNRL-DT15-STND-GRID XX/XX/XX



- 1 1/2" MIN. TOP COURSE ASPHALT (SEE NOTE 16)
- 2" MIN. BINDER COURSE (SEE NOTE 16)
- TACK COAT (SEE NOTE 16)
- 6" MIN. BASE COURSE (SEE NOTE 16)
- 12" MIN. SUBBASE COURSE (SEE NOTE 16)

10 DETAIL 10 SHOULDER AND DRIVEWAY RECONSTRUCTION PROFILE FOR ASPHALT SHOULDER

NOT TO SCALE GNRL-DT15-STND-GRID XX/XX/XX

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REV	DATE	DRAWN BY	DESCRIPTION
1	8/22/22	CMA	REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING
2	10/7/22	CMA	REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS
3	3/9/23	DIG	REVISED PER 3/22/23 PRC MEETING
4	3/1/24	CMA	REVISED PER PLANNING BOARD COMMENTS
5	5/17/24	CMA	REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024
6	6/22/24	JAG	REVISED PER BOB COMMENTS
7	9/12/25	NJ	REVISED PER MULTIPLE AGENCY REVIEW AND COMMENTS

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N.Y. C.O.A.#: 0017609

FINAL SITE PLAN
FOR
WPT ACQUISITIONS, LLC
SECTION 74.07
BLOCK 1
LOTS 2, 33 & 36
518 NYSR 303 AND 13 & 21 MOUNTAINVIEW AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

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SCALE: AS SHOWN DATE: 11/22/2021 DRAWN BY: DGC/CMA CHECKED BY: JBC
PROJECT NUMBER: 21003528A DRAWING NAME: C-DT15
SHEET TITLE: CONSTRUCTION DETAILS
SHEET NUMBER: 24 of 24