



Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

Jesse Barrett Cokley NEW YORK LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: 09087-01 COLLIERS ENGINEERING & DESIGN CT, P.C. N.Y. C.O.A.#: 0017609

PRELIMINARY SITE PLAN FOR 622 ROUTE 303 LLC PROJECT AL FOXIE

SBL: 65.14-1-11.2 & 11.3 TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK STATE

WOODCLIFF LAKE 300 TREE BOLLWEVER Suite 101 WOODCLIFF LAKE, NY 07777 PHONE: 845.352.0411 COLLIERS ENGINEERING & DESIGN, INC. 622 ROUTE 303 AL FOXIE PROJECT

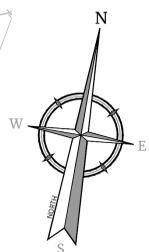
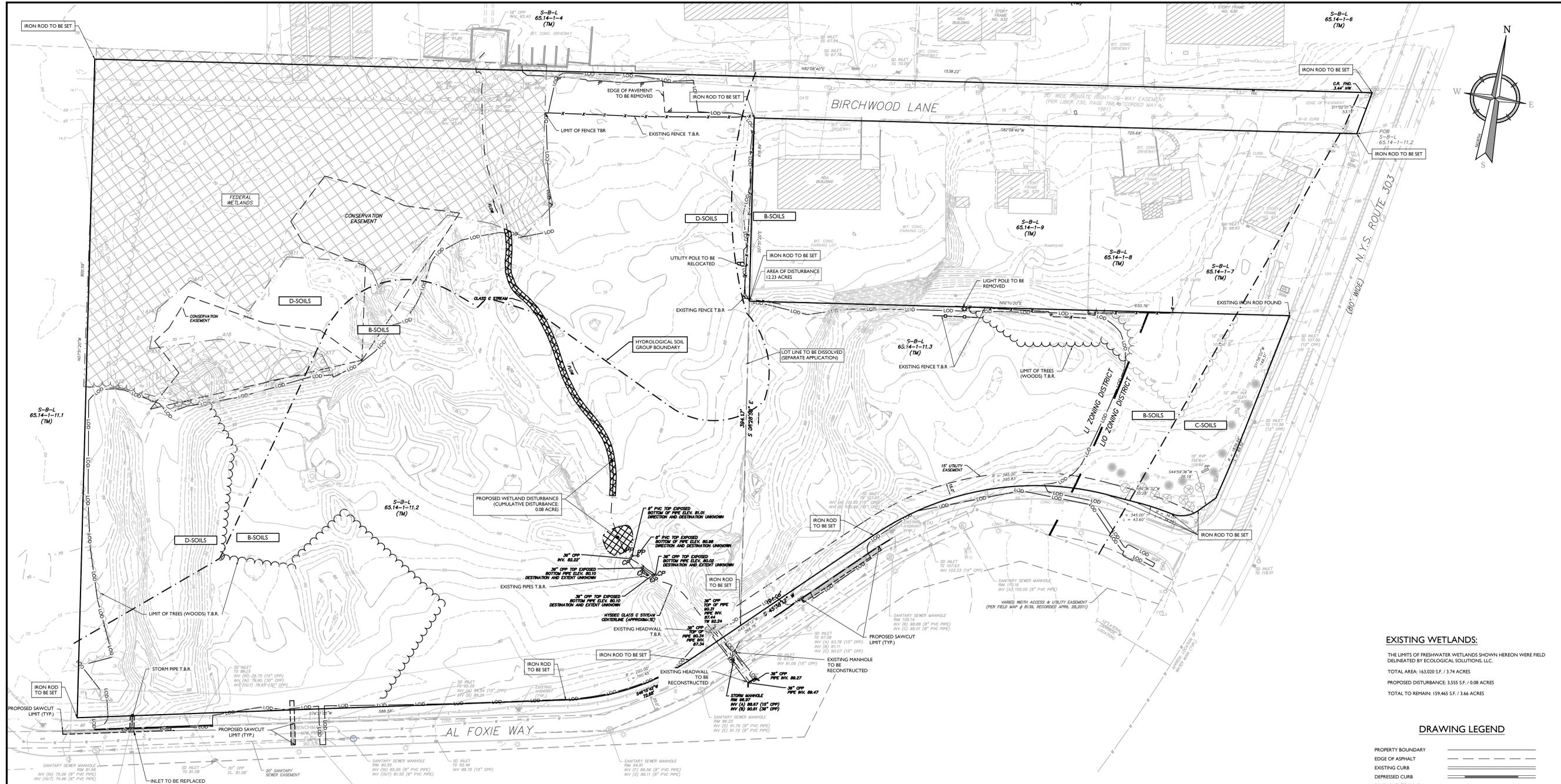
DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR

PROJECT NUMBER: 22002634A DRAWING NAME: C-DEM

SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER: 02 of 23

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



EXISTING WETLANDS: THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC. TOTAL AREA: 163,920 S.F. / 3.74 ACRES. PROPOSED DISTURBANCE: 3,555 S.F. / 0.08 ACRES. TOTAL TO REMAIN: 159,465 S.F. / 3.66 ACRES.

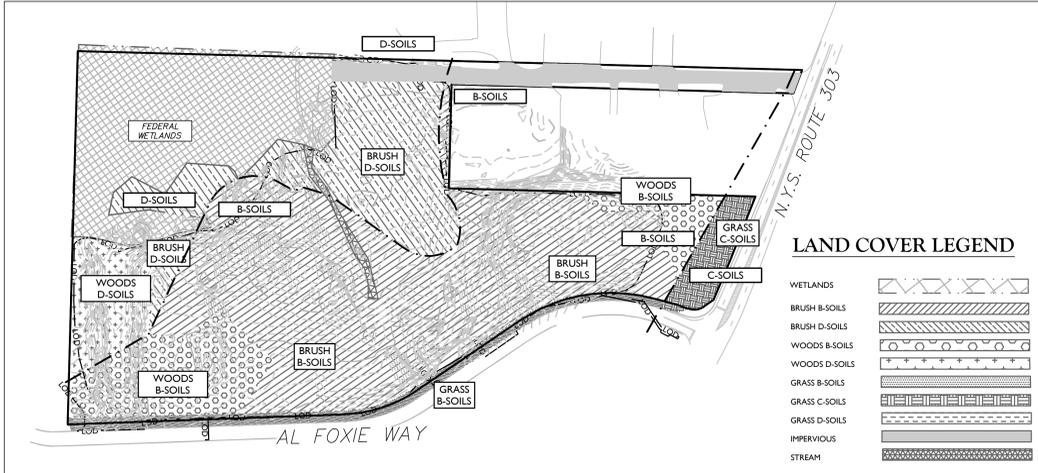
DRAWING LEGEND

- PROPERTY BOUNDARY
EDGE OF ASPHALT
EXISTING CURB
DEPRESSED CURB
PAVEMENT STRIPING
OVERHEAD WIRES
WATERLINE MARKOUT
EASEMENTS
MAJOR CONTOUR
MINOR CONTOUR
SANITARY PIPES
STORMWATER PIPES
TREES / HEDGE
TREELINE
BOUNDARY EVIDENCE SIGN
POST / BOLLARD
UTILITY POLE
GUT WIRE
LIGHT POLE
SANITARY MANHOLE
SANITARY CLEANOUT
DRAINAGE MANHOLE
CATCH BASIN
TBR = TO BE REMOVED
UTR = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR = GRATE
CO = CLEANOUT
EXISTING WETLANDS
WETLAND DISTURBANCE
SAW CUT PAVEMENT

DEMOLITION NOTES:

- 1. 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, DIG SAFELY, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIERS ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
6. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE 'EROSION AND SEDIMENT CONTROL PLAN' THIS DRAWING SET).
7. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
8. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC., WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
9. PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
10. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
11. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
12. COLLIERS ENGINEERING & DESIGN 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 O.S.H.A. REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
13. 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 DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
14. ROCK EXCAVATIONS (AS APPLICABLE) WILL BE PERFORMED BY MECHANICAL MEANS ONLY. IF USE OF BLASTING IS REQUIRED FOR ROCK EXCAVATION, THE CONTRACTOR SHALL SECURE ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS (INCLUDING TOWN CODE CHAPTER 88A - EXPLOSIVES) SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.
15. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE 'MANUAL ON UNIFORM TRAFFIC CONTROL', AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
16. 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 (AS APPLICABLE).
17. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
20. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
21. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
22. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
23. THIS SET OF PLANS IS NOT DETECTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERGROUND 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 LAW AND REGULATIONS.
24. PRIOR TO CONSTRUCTION COMMENCING A NYS LICENSED SURVEYOR SHALL ESTABLISH PROPERTY BOUNDARIES, SET IRON RODS AT ALL CORNERS IF NOT CURRENTLY ESTABLISHED, DELINEATE LIMITS OF DISTURBANCE, AND ESTABLISH WETLAND BOUNDARY.
25. SETTING OF IRON RODS MUST BE COORDINATED WITH SURVEYOR.
26. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED 2016.

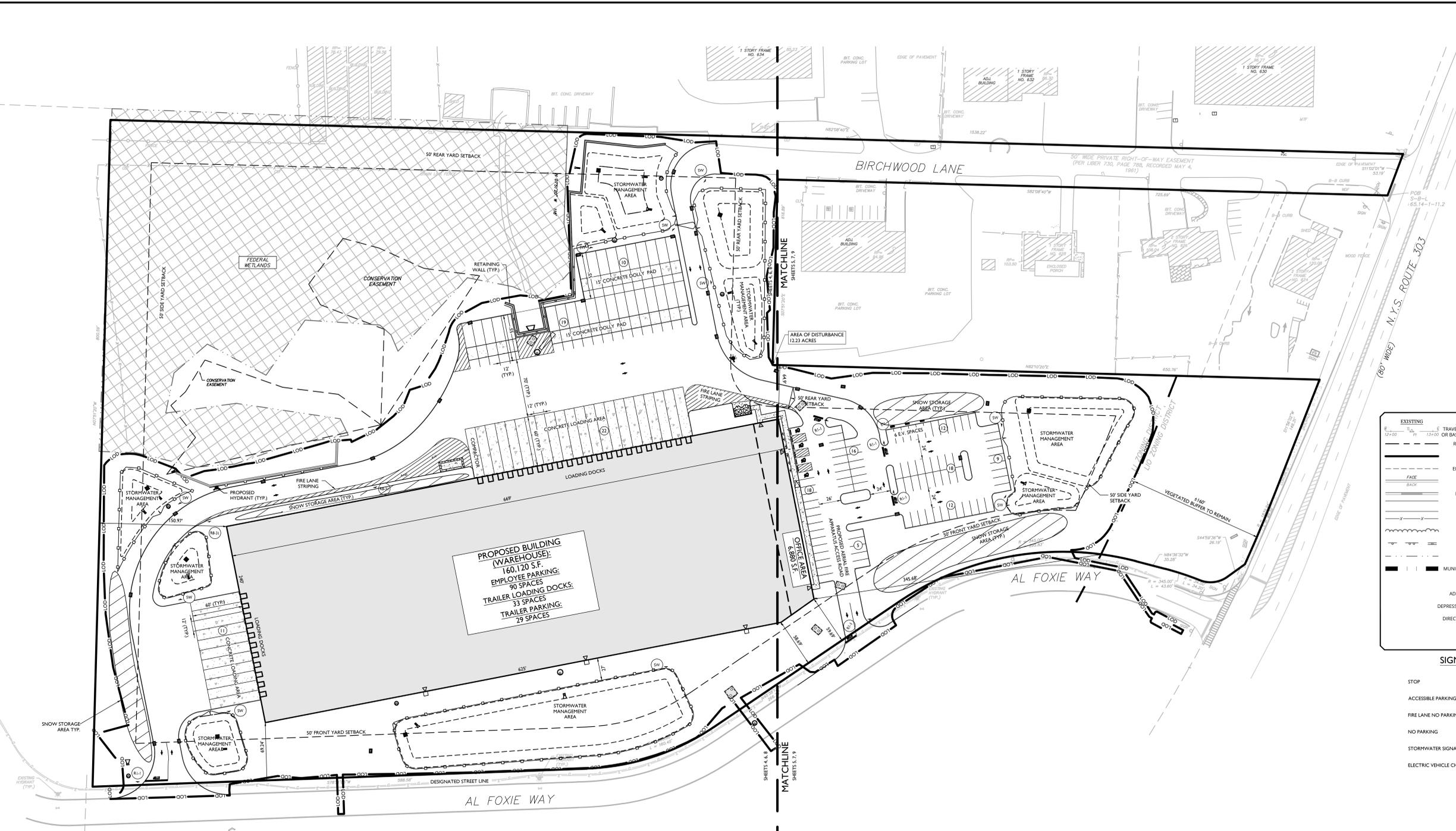
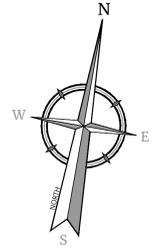
LAND COVER KEY MAP (1" = 150')



LAND COVER LEGEND

- WETLANDS
BRUSH B-SOILS
BRUSH D-SOILS
WOODS D-SOILS
WOODS B-SOILS
GRASS B-SOILS
GRASS D-SOILS
IMPERVIOUS
STREAM

SCALE: 1" = 50'



EXISTING	LEGEND	PROPOSED
---	TRAVERSE LINE, CENTER LINE	---
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---
---	SPLIT RAIL FENCE	---
---	GUIDE RAIL	---

**SIGN LEGEND:**

- STOP
- ACCESSIBLE PARKING
- FIRE LANE NO PARKING
- NO PARKING
- STORMWATER SIGNAGE
- ELECTRIC VEHICLE CHARGING

**BULK TABLE**

ZONING DISTRICT: LI (LIGHT INDUSTRIAL)  
USE PERMITTED BY RIGHT: WHOLESALERS OR STORAGE, WAREHOUSES, BUSINESS & PROFESSIONAL OFFICES.  
ZONING DISTRICT: LI0 (LIGHT INDUSTRY OVERLAY);  
NO PROPOSED USE

TABLE OF BULK REQUIREMENTS				
MINIMUM	REQUIRED (LI)	REQUIRED (LI0)	PROVIDED	REMARKS
LOT AREA	2 ACRES	2 ACRES	805,725 SF / 118.5 ACRES	OK
FRONT YARD SETBACK	50 FEET	100 FEET	58.49 FEET	OK
REAR YARD SETBACK	50 FEET	100 FEET	64.90 FEET	OK
DEAR YARD SETBACK	50 FEET	100 FEET	150.97 FEET	OK
TOTAL SIDE YARD	100 FEET	200 FEET	496.65 FEET	OK
STREET FRONTAGE <sup>(1)</sup>	150 FEET	150 FEET	1,249 FEET	OK
LOT WIDTH <sup>(1)</sup>	150 FEET	300 FEET	1,249 FEET	OK
OPEN AREA	20%	50%	58.25% (480,759 SF)	OK
MAXIMUM				
BUILDING HEIGHT <sup>(2)</sup>	6' PER FOOT OF DISTANCE FROM LOT LINE <sup>(3)</sup> (29.35 FEET)	6' PER FOOT OF DISTANCE FROM LOT LINE <sup>(3)</sup> (29.35 FEET)	50.74 FEET	VARIANCE REQUIRED
LAND COVERAGE	80%	0.50	41.8% (337,759 SF)	OK
F.A.R. (FLOOR AREA RATIO)	0.50	0.50	0.21 (170,759 SF)	OK

(1) MEASURED ALONG AL FOXIE WAY  
(2) 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 PARAPET FOR FLAT ROOFS OR SHED ROOFS, TO THE DECK LINE FOR GAMBREL ROOFS, AND TO THE MEAN BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBREL ROOFS OF SUCH BUILDING OR NON BUILDING USE, EXCEPT AS SPECIFICALLY EXEMPT IN SECTION 1.3.3.  
(3) PER CHAPTER 43 ATTACHMENT 18, NOTE #7 STATES THAT REQUIRED FRONT YARD AND MAXIMUM BUILDING HEIGHT ARE SUBJECT TO SECTION 5.1.1 WHERE THE DESIGNATED STREET LINE CAN BE USED AS A LOT LINE. IN THIS INSTANCE THE DESIGNATED STREET LINE IS THE LOT LINE BORDERING AL FOXIE WAY(2) FROM THE PROPOSED BUILDING

**SOIL EROSION AND SEDIMENT CONTROL NOTE**  
IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED 2016.

**TAX LOT: PARKING & LOADING REQUIREMENTS:**

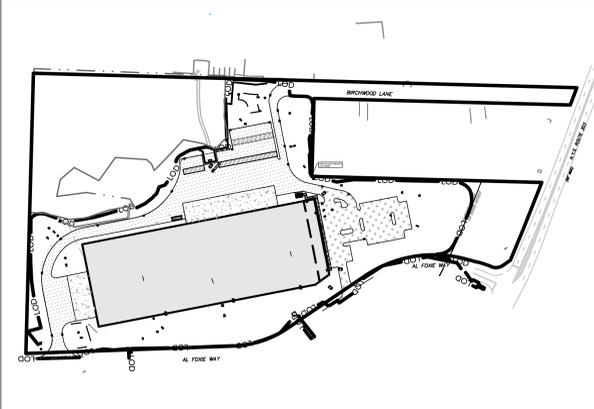
**EXISTING TAX LOTS:**  
SBL: 65.14-1-11.2  
157,932 S.F. / 3.6 ACRES  
SBL: 65.14-1-11.3  
647,793 S.F. / 14.9 ACRES  
**PROPOSED COMBINED TAX LOT:**  
805,725 S.F. / 18.5 ACRES

**REQUIRED PARKING:**  
WAREHOUSE (160,120 S.F. + 4,880 S.F. MEZZANINE = 167,000 S.F.):  
1 PER 2 EMPLOYEES/135 EMPLOYEES = 68 SPACES  
ACRES  
TOTAL REQUIRED PARKING: 68 SPACES  
TOTAL PROVIDED PARKING: 90 SPACES  
\*PARKING PROVIDED WOULD ALLOW THREE SHIFTS OF 45 EMPLOYEES PER SHIFT.

**LOADING BERTHS:**  
WAREHOUSE:  
1 PER 10,000 S.F. OF FLOOR AREA AND ONE ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 S.F.; (160,120-10,000) / 20,000 = 9 REQUIRED  
OFFICE:  
NOT REQUIRED  
TOTAL PROVIDED LOADING BERTHS:  
29 LOADING BERTHS PROVIDED<sup>(1)(2)</sup>

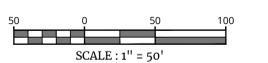
(1) PER CHAPTER 43, TABLE 1.11, LI DISTRICT, COLUMN #7, #2. SAME AS CS #6. \*NO OUTDOOR LOADING BERTHS ARE PERMITTED EXCEPT BY PERMISSION OF THE ZBA OR PLANNING BOARD. (VARIANCE)  
(2) PER CHAPTER 43, TABLE 1.11, LI DISTRICT, COLUMN #7, ADDITIONAL USE REGULATIONS. #1. SAME AS #8, #9, #10. \*NO TRUCKING MOVEMENT OF ANY KIND SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HOURS OF 11:00PM AND 6:00 AM, UNLESS PERMISSION HAS BEEN GRANTED BY THE ZBA. (VARIANCE)

**PAVEMENT KEY MAP (NOT TO SCALE)**



**PAVEMENT LEGEND**

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE DOLLY PAD
- STANDARD ASPHALT PAVEMENT



**PRELIMINARY SITE PLAN**  
FOR  
**622 ROUTE 303 LLC**  
PROJECT AL FOXIE  
SBL: 65.14-1-11.2 & 11.3  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK STATE

WOODCLIFF LAKE  
300 TEE BOLLINGER  
Suite 101  
WOODCLIFF LAKE, NY 09177  
Phone: 845.352.0411  
COLLIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MASER (CITY)

Colliers  
Engineering & Design  
DATE: 01/03/2023  
AS SHOWN: MMS  
PROJECT NUMBER: 22002634A  
DRAWING NAME: C-LAY1  
SHEET TITLE: OVERALL DIMENSION PLAN  
SHEET NUMBER: 03 of 23

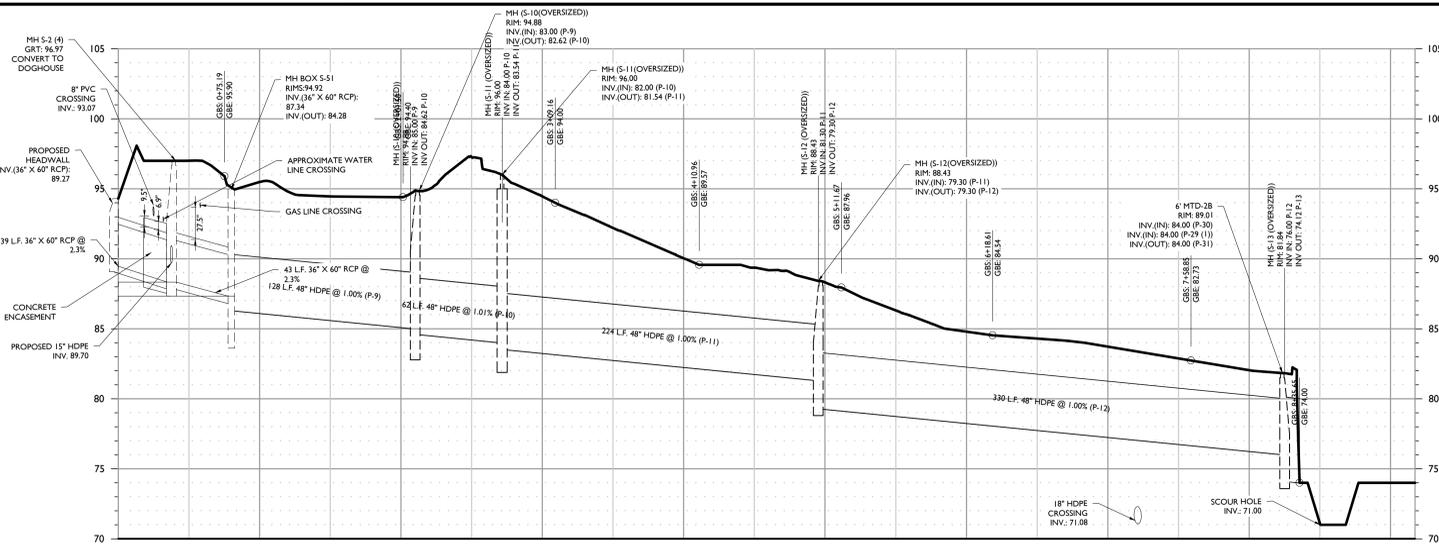
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



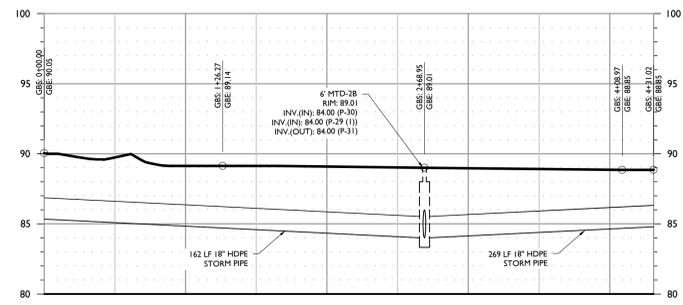




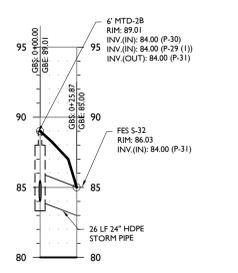




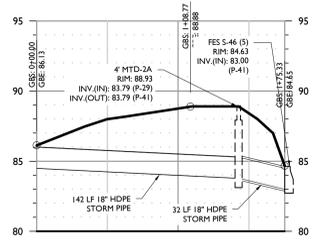
STORM PIPE PROFILE ALIGNMENT 1



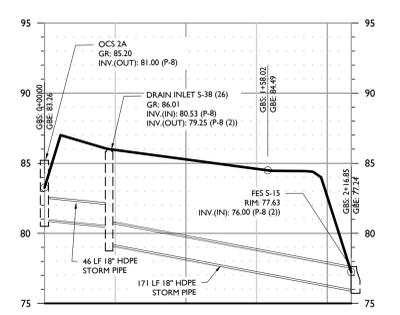
STORM PIPE PROFILE ALIGNMENT 2



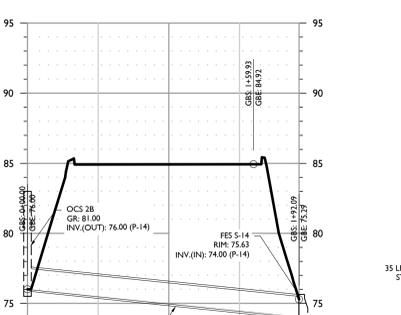
STORM PIPE PROFILE ALIGNMENT 3



STORM PIPE PROFILE ALIGNMENT 4

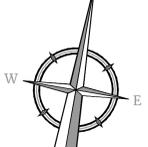


STORM PIPE PROFILE ALIGNMENT 5









UTILITY NOTES

- 1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST FIT PRIOR TO CONSTRUCTION.
2. THE 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.
3. THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
4. 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.
5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON AL FOXIE WAY, OWNED AND OPERATED BY WFLA NORTH AMERICA. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL ACCORDING TO THE AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ADHESIVE EPOXY TYPE COATING. ALL WATER 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.
6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON AL FOXIE WAY, 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 DUCTILE IRON PIPE, 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.
7. ALL MATERIALS USED FOR SANITARY SEWER SYSTEMS SHALL BE MANUFACTURED IN THE UNITED STATES, WHENEVER AVAILABLE, AS GOVERNED BY P.L. 1982, c. 107, EFFECTIVE DATE OCTOBER 3, 1982.
8. SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 18 INCHES HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. ANY WATER SERVICE LOCATED IN THE SAME TRENCH AS A SEWER LINE MUST BE LOCATED ABOVE AND TO ONE SIDE OF THE SEWER LINE AT LEAST ONE FOOT AWAY FROM THE SEWER LINE. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
10. TELEPHONE, ELECTRIC AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
11. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
12. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED CASSETT (TYLUX SUPERSLIP OR EQUIVALENT), AND 12" HIGH DENSITY POLYETHYLENE PIPE (HDPE), HANCOCK SURE-LOCK, HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
13. A COPY OF THE ENGINEER'S CERTIFICATION, SANITARY SEWER TEST RESULTS AND AS-BUILTS ARE TO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT.
14. THE TOWN OF ORANGETOWN WILL NOT RELEASE CERTIFICATES OF OCCUPANCY UNTIL A CERTIFICATE OF APPROVAL HAS BEEN RELEASED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT.
15. 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.

UTILITY DEMAND CALCULATION

DESIGN FLOWS BELOW ARE BASED ON NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER SYSTEMS, DATED MARCH 2014. PER TABLE 8.3 TYPICAL PER UNIT HYDRAULIC LOADINGS (GALLONS PER DAY) FACTORY / DISTRIBUTION WAREHOUSE = 12 GPD PER EMPLOYEE PER SHIFT 135 EMPLOYEES x 12 = 1,620 GPD

LEGEND table with columns for EXISTING and PROPOSED. Includes symbols for TRVERSE LINE, CENTER LINE, RIGHT OF WAY LINE, PROPERTY LINE, EDGE OF PAVEMENT, CURB, DEPRESSED CURB, SIDEWALK, FENCES, TREELINE, ROADWAY SIGNS, WETLAND LINE, MUNICIPAL BOUNDARY LINE, 'B' INLET, 'S' 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.

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION. Contains revision history for the drawing.

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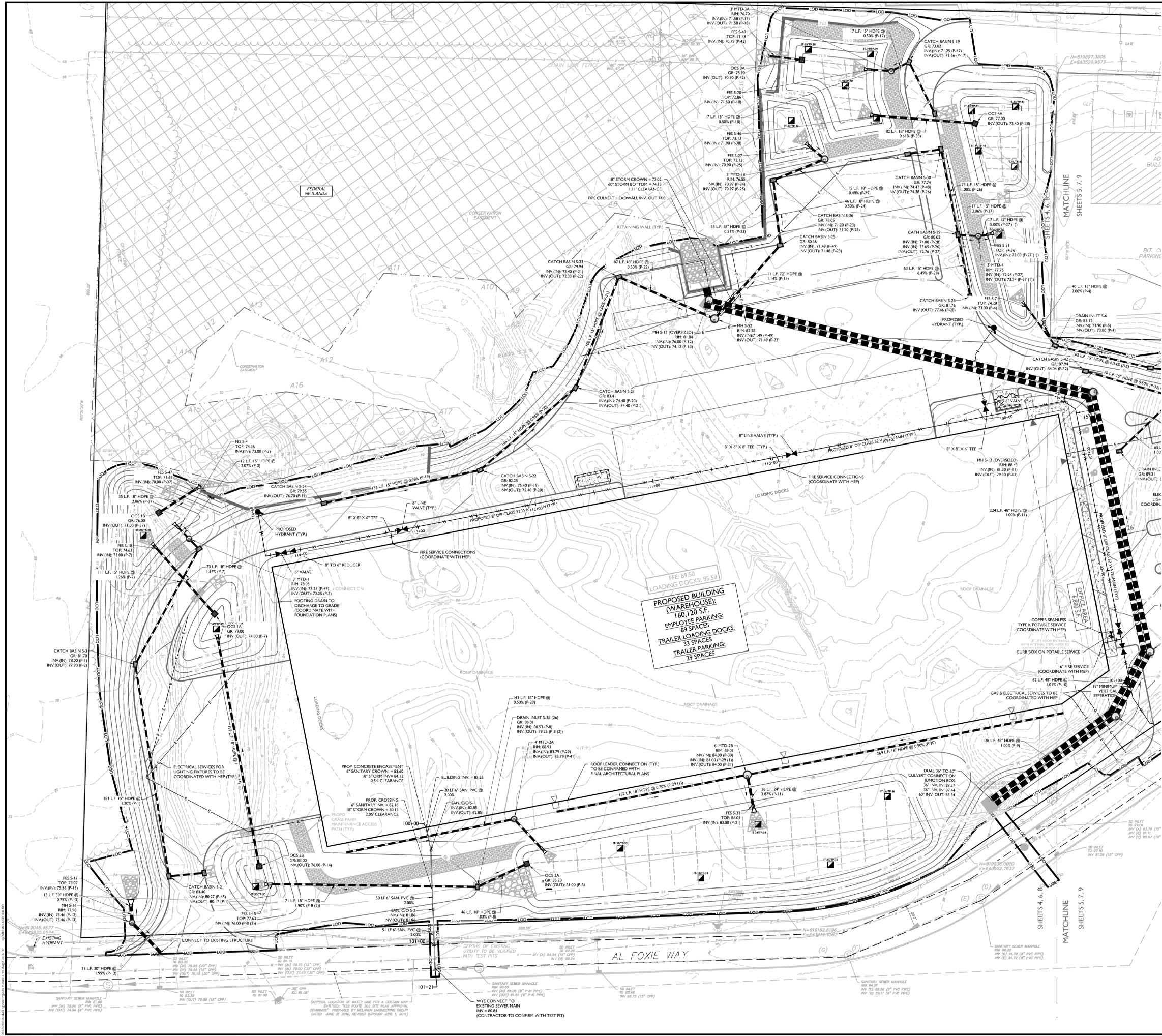
Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 09080701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.# 0017069

PRELIMINARY SITE PLAN FOR 622 ROUTE 303 LLC PROJECT AL FOXIE

SBL: 65.14-11.2 & 11.3
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK STATE

WOODCLIFF LAKE
301 TEE BOLLINGER
Suite 101
WOODCLIFF LAKE, NY 09177
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CORP. (TWO)

SCALE: 1" = 30'
08 of 23
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



PROPOSED BUILDING (WAREHOUSE): 60,120 S.F.
EMPLOYEE PARKING: 89 SPACES
TRAILER LOADING DOCKS: 33 SPACES
TRAILER PARKING: 29 SPACES

SCALE: 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.









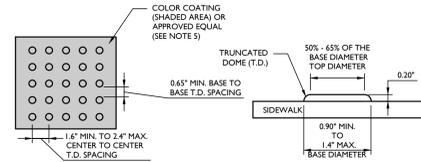












**NOTES:**

- THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
- IN LIEU OF A CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE UNDERSIGNED ENGINEER AND PRIOR TO POURING OF THE CONCRETE RAMP.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
- THE CONTRACTOR SHALL PROVIDE A MANUFACTURER CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE AND THE ADA STANDARDS AS SUPPORTED BY THE UNITED STATES ACCESS BOARD, AND THE STATE AND LOCAL ADA STANDARDS.
- SAFETY RED** SHALL BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ALTERNATIVE COLORS MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.
- DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES.
- TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 39 INCH (33 mm) MINIMUM AND 4 INCHES (36 mm) MAXIMUM A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER (17 mm) MINIMUM, MEASURED BETWEEN THE POINT ADJACENT DOMES ON A SQUARE GRID.
- SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION, WHERE REQUIRED BY THE MANUFACTURER, THE CONCRETE BORDER SHALL NOT EXCEED 2 INCHES (51 mm).
- DETECTABLE WARNING SURFACES SHOULD NOT BE PLACED ON PAVING OR EXPANSION JOINTS AT CURB RAMPS, THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET TO PEDESTRIANS WHO USE WHEELCHAIRS CAN "TRACK" BETWEEN THE DOMES.
- ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED AS FOLLOWS:
  - WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.
  - WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5.0 FT OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE RAMP RUN WITHIN ONE DOPE SPACING OF THE BOTTOM GRADE BREAK.
  - WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5.0 FT, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE LOWER LANDING AT THE BACK OF CURB.
- ON PARALLEL CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALKS.
- ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.

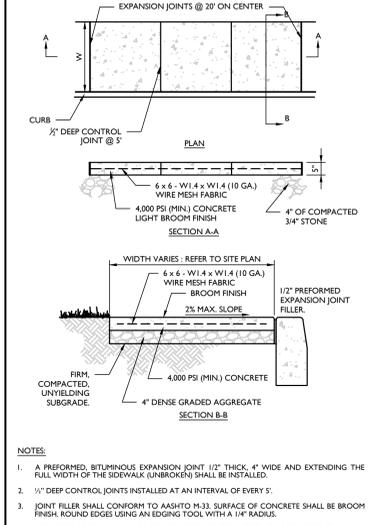
**DETECTABLE WARNING SURFACE DETAIL**

NOT TO SCALE MCNY-SITE-HADA-2100 07/01/19

- 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 1:2H: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 0.5%. THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.0% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPE 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 1/2" 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.

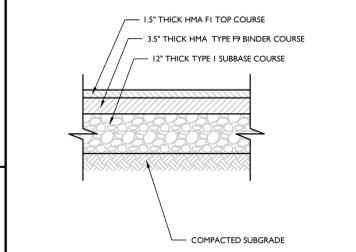
**CURB RAMP NOTES**

NOT TO SCALE MCNY-SITE-HADA-2500 07/01/19



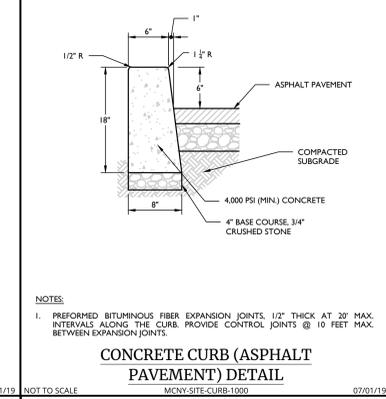
**STANDARD ASPHALT PAVEMENT DETAIL**

NOT TO SCALE MCNY-SITE-PMVT-1000 07/01/19



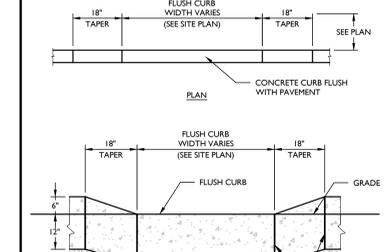
**HEAVY-DUTY ASPHALT PAVEMENT DETAIL**

NOT TO SCALE MCNY-SITE-PMVT-1100 07/01/19



**CONCRETE CURB (ASPHALT PAVEMENT) DETAIL**

NOT TO SCALE MCNY-SITE-CURB-1000 07/01/19

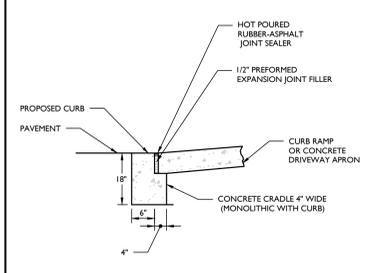


**CONCRETE FLUSH CURB DETAIL**

NOT TO SCALE MCNY-SITE-CURB-1300 07/01/19

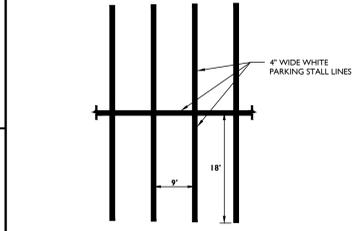
**REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL**

NOT TO SCALE MCNY-SITE-PMVT-1800 07/01/19



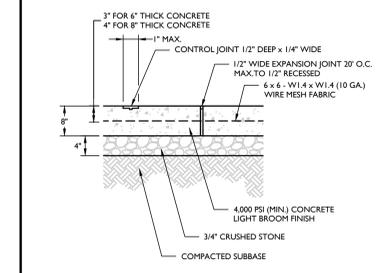
**FLUSH CURB AND CRADLE DETAIL**

NOT TO SCALE MCNY-SITE-HADA-2300 07/01/19



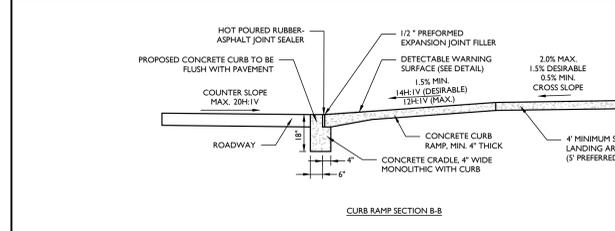
**TYPICAL PARKING STALL STRIPING DETAIL**

NOT TO SCALE MCNY-SITE-MRKG-1000 07/01/19



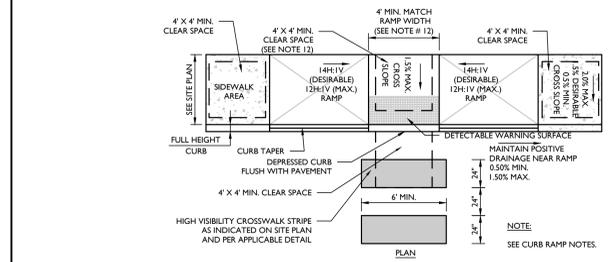
**CONCRETE PAVEMENT DETAIL**

NOT TO SCALE MCNY-SITE-PMVT-1500 07/01/19



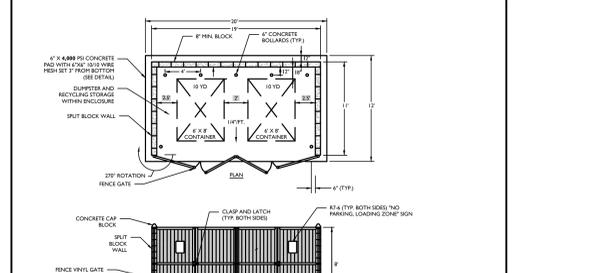
**CURB RAMP SECTIONS DETAIL**

NOT TO SCALE MCNY-SITE-HADA-2000 07/01/19



**CURB RAMP TYPE 7 DETAIL**

NOT TO SCALE MCNY-SITE-HADA-1600 07/01/19



**REFUSE/RECYCLING ENCLOSURE (WITH DOUBLE GATE) DETAIL**

NOT TO SCALE MCNY-SITE-PMVT-2000 07/01/19



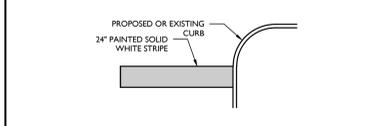
**"STOP & ONLY" PAVEMENT MARKING DETAIL**

NOT TO SCALE MCNY-SITE-MRKG-1300 07/01/19



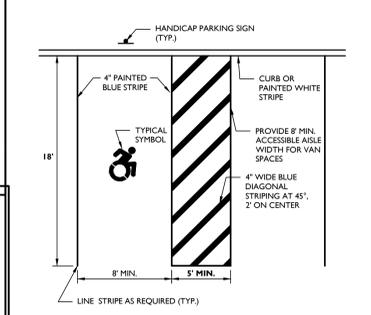
**R8-3a SIGN DETAIL**

NOT TO SCALE MCM-SIGN-REGU-R8-3A 12/01/20



**TYPICAL STOP BAR DETAIL**

NOT TO SCALE MCNY-SITE-MRKG-1100 07/01/19



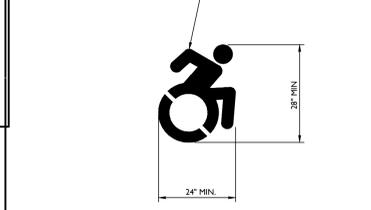
**R8-3a SIGN DETAIL**

NOT TO SCALE MCNY-SITE-MRKG-1801 07/01/19



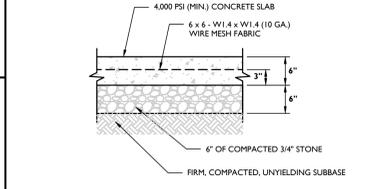
**ACCESSIBLE PARKING LINE STRIPE STALL DETAIL**

NOT TO SCALE MCNY-SITE-MRKG-1801 07/01/19



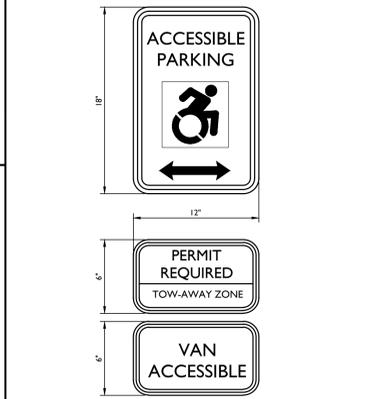
**ACCESSIBLE SYMBOL DETAIL**

NOT TO SCALE MCNY-SITE-MRKG-2000 07/01/19



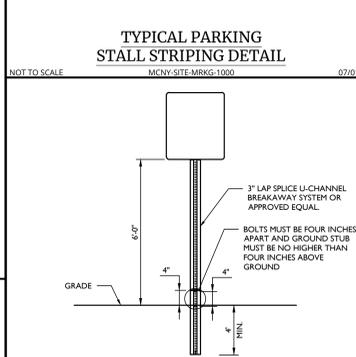
**TRASH ENCLOSURE CONCRETE PAD DETAIL**

NOT TO SCALE MCNY-SITE-PMVT-2100 07/01/19



**SIGN FOR ACCESSIBLE PARKING SPACE DETAIL**

NOT TO SCALE MCNY-SITE-HADA-2400 07/01/19



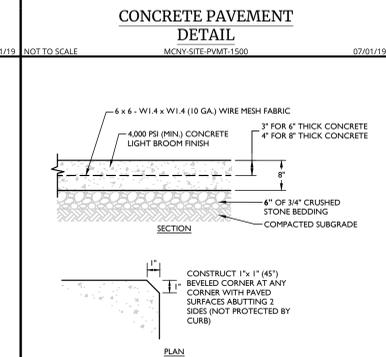
**BREAKAWAY SIGN POST DETAIL**

NOT TO SCALE MCM-SIGN-GENI-6102 07/01/19



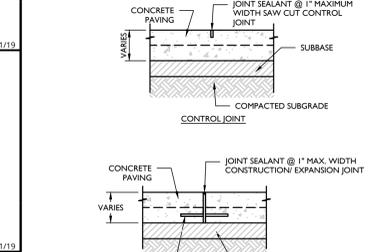
**R8-31 SIGN DETAIL**

NOT TO SCALE MCM-SIGN-GENI-1700 07/01/19



**CONCRETE LOADING PAD DETAIL**

NOT TO SCALE MCNY-SITE-PMVT-1600 07/01/19



**CONCRETE PAVING JOINTS DETAIL**

NOT TO SCALE MCNY-SITE-PMVT-1700 07/01/19

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REV	DATE	DESCRIPTION	DRAWN BY	DESCRIPTION
1	08/02/2019	ISSUED FOR REMOVAL OF SUBGRADE INSTALLATION CHAIRS.	JAC	ISSUED FOR REMOVAL OF SUBGRADE INSTALLATION CHAIRS.
2	08/02/2019	ISSUED FOR REMOVAL OF SUBGRADE INSTALLATION CHAIRS.	JAC	ISSUED FOR REMOVAL OF SUBGRADE INSTALLATION CHAIRS.
3	07/22/2019	ISSUED FOR REMOVAL OF SUBGRADE INSTALLATION CHAIRS.	JAC	ISSUED FOR REMOVAL OF SUBGRADE INSTALLATION CHAIRS.
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**Jesse Barrett Cokley**  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 090887-01  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A.#: 0017809

**PRELIMINARY SITE PLAN**  
FOR  
**622 ROUTE 303 LLC**  
**PROJECT AL FOXIE**  
SBL: 65.14-11.2 & 11.3  
**TOWN OF ORANGETOWN**  
**ROCKLAND COUNTY**  
**NEW YORK STATE**

**Colliers Engineering & Design**  
WOODCLIFF LAKE  
300 TEE BOLLINGER  
Suite 101  
WOODCLIFF LAKE, NY 07077  
PHONE: 845.352.0411  
COLLIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MASER CORP. (NY)  
SCALE: AS SHOWN DATE: 01/03/2023 DRAWN BY: MAS CHECKED BY: CDR  
PROJECT NUMBER: 22002634A DRAWING NAME: C-0115  
SHEET TITLE: SITE DETAILS  
SHEET NUMBER: 18 of 23









