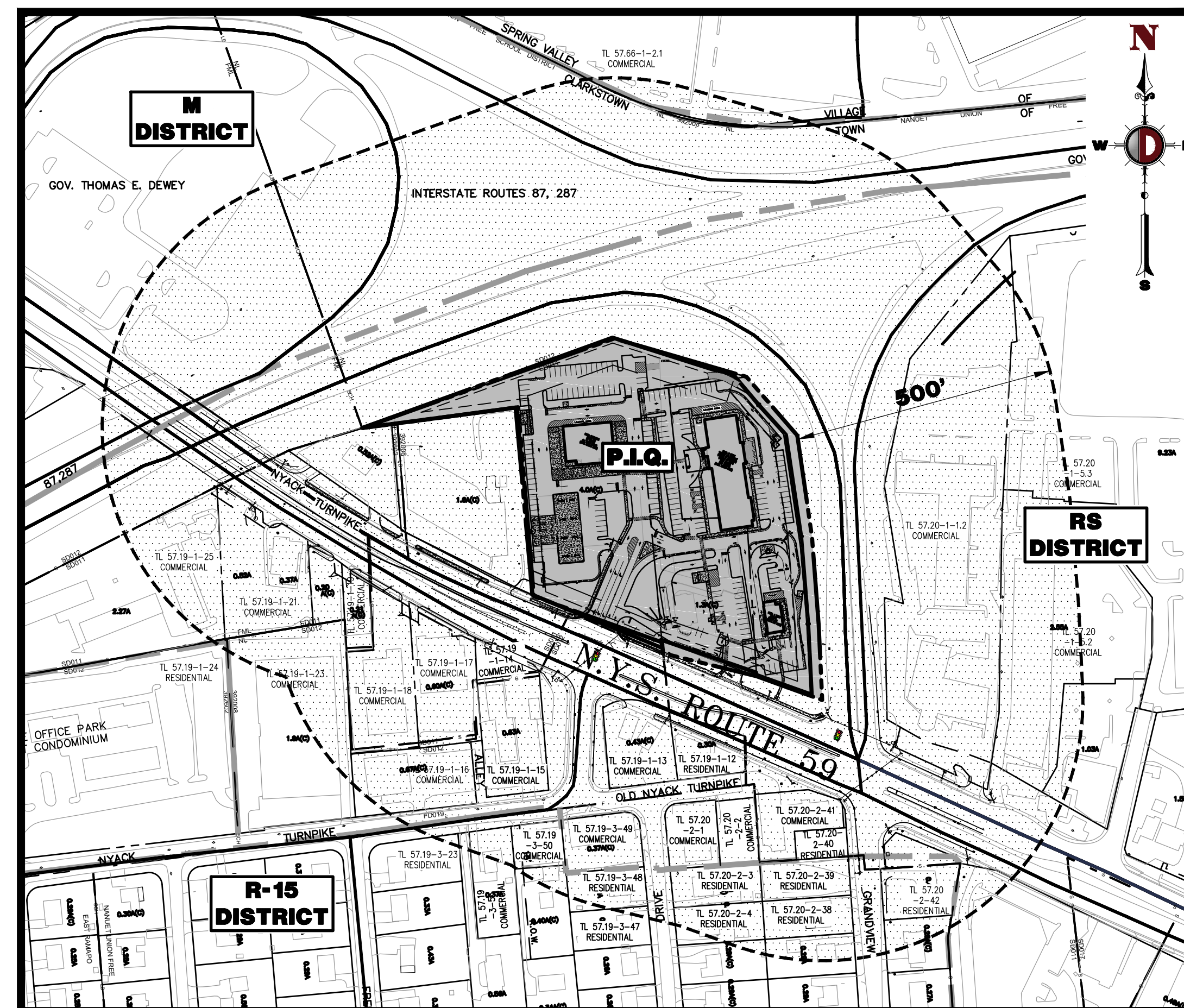


[illegible]

**VICINITY MAP**  
**1" = 200'**

<b>DRAWING INDEX</b>				
	SHEET NO.	ORIGINAL DATE	LAST REVISED	
COVER SHEET	1 OF 20	02/19/19	02/23/21	
AREA MAP	2 OF 20	02/19/19	02/23/21	
GENERAL NOTES	3 OF 20	02/19/19	02/23/21	
DEMOLITION & TREE PRESERVATION PLAN	4 OF 20	02/19/19	02/23/21	
OVERALL SITE PLAN	5 OF 20	02/19/19	02/23/21	
PRELIMINARY SITE PLAN	6 OF 20	02/19/19	02/23/21	
SIGNAGE PLAN	7 OF 20	02/19/19	02/23/21	
GRADING PLAN	8 OF 20	02/19/19	02/23/21	
DRAINAGE & UTILITY PLAN	9 OF 20	02/19/19	02/23/21	
LIGHTING AND FIRE LANE PLAN	10 OF 20	02/19/19	02/23/21	
LANDSCAPE PLAN	11 OF 20	02/19/19	02/23/21	
STORMWATER POLLUTION PREVENTION PLAN	12 OF 20	02/19/19	02/23/21	
CONSTRUCTION DETAILS	13-20 OF 20	02/19/19	02/23/21	
VEHICLE CIRCULATION PLANS	1-4 OF 4	02/19/19	02/23/21	

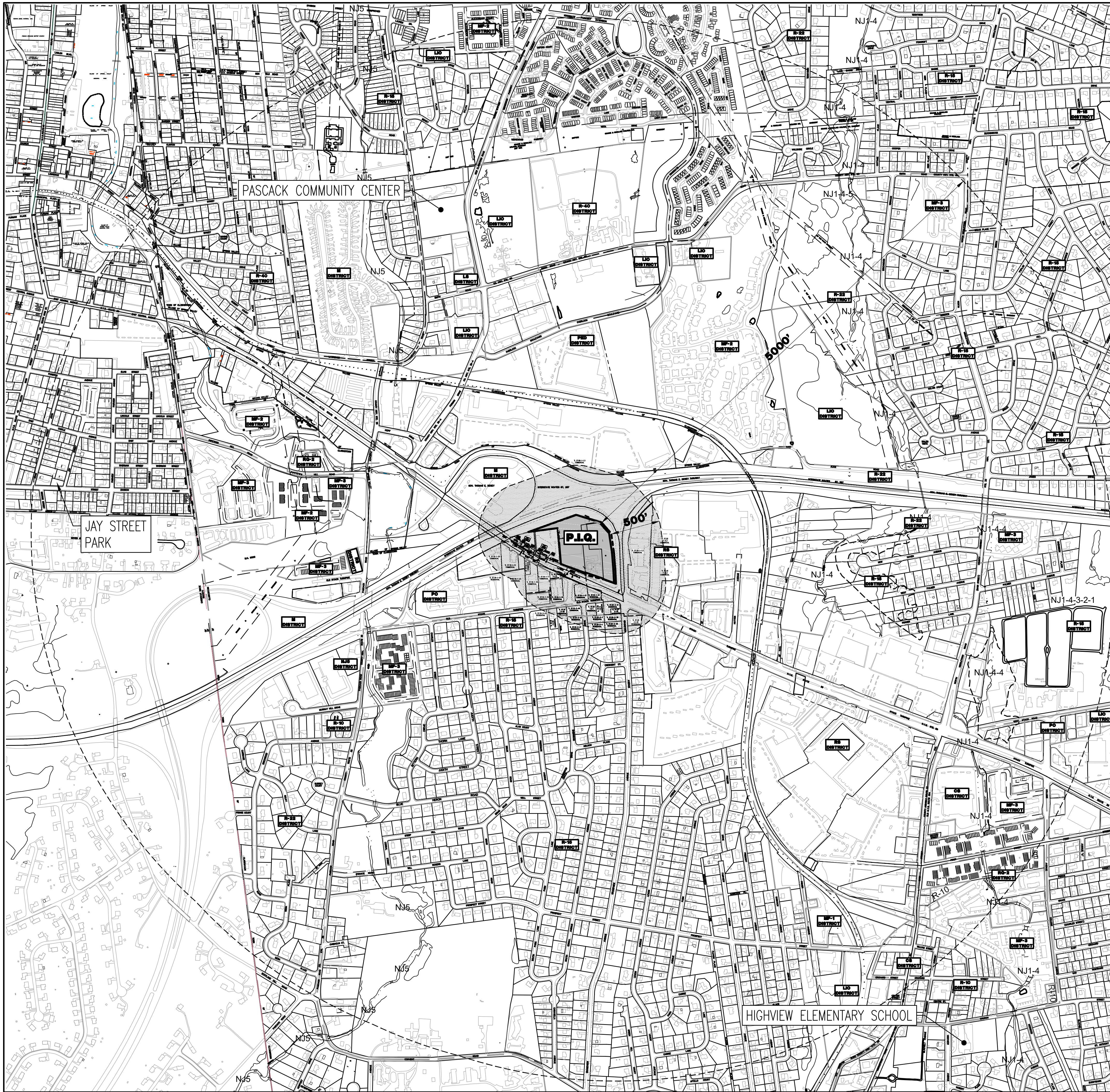
PREPARED BY  
DYNAMIC ENGINEERING CONSULTANTS, P.C.  
245 MAIN STREET - SUITE 110  
CHESTER, NJ 07930  
WWW.DYNAMICEC.COM



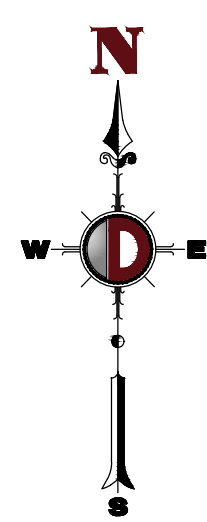
**AERIAL MAP**  
**1" = 200'**



Plotted: 03/01/21 - 1:12 PM. By: russell  
File: P:\CEPC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkstown NY\DWG\Site Plans\01685 500'01.dwg. ----> 02 AREA MAP

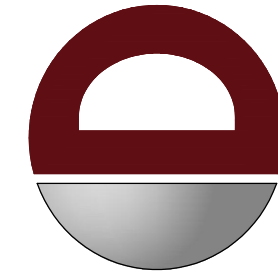


**LOCATION MAP**  
SCALE: 1" = 500'



**500' PROPERTY OWNERS LIST - DATE:**

TAX LOT NUMBER	NAME	USE
18	OLD NYACK TPKW CORP C/O JOHNSTON ADRIENNE 25 KIPP ROAD GOSHEN, NY 10924	57.20-2-1
	AMRAJ CORP 367 ROUTE 59 MANUET, NY 10954	57.19-2-1
	LADSA NANCY & ANDREW 3 GRANDVIEW AVE MANUET, NY 10954	27.20-2-40
	BHATTI REALTY LLC 315 RT 59 MANUET, NY 10954	57.19-1-13
	EXTRA SPACE PROPERTIES 127 LLC PARADISE TOWN-ESS #1055 PO BOX 800729 DALLAS, TX 75380	57.19-1-23
	EXTRA SPACE PROPERTIES 127 LLC PTA-EX #1055 PO BOX 320099 ALEXANDRIA, VA 22320	57.19-1-19
	RS MARULLO INC 35 DARTMOUTH RD COS COB, CT 06807	57.20-2-2
	362 MANUET ROUTE 59 REALTY LLC PO BOX 8086 JERSEY CITY, NJ 07308	57.19-1-8
	19 OLD NYACK TURNPIKE REALTY, LLC 19 OLD NYACK TURNPIKE REALTY MANUET, NY 10954	57.19-1-16
	STS OF NEW YORK C/O MAVIS TIRE SUPPLY LLC 358 SAW MILL RIVER ROAD MILLWOOD, NY 10546	57.19-1-15
	REJ KIDS, LLC 363 SPOOK ROCK RD BLDG K SUFFERN, NY 10901	57.19-1-17
	LXI MANUET, INC. 270 WEST ROUTE 59 MANUET, NY 10954	57.20-1-12
	SUSAN BETH REALTY LLC 175 ROUTE 304 BARDONIA, NY 10954	57.20-2-41
	MANUET 59 REALTY CORP 340-360 WEST ROUTE 59 MANUET, NY 10954	57.19-1-9
	DATILLO MICHAEL 50 S MAIN ST SPRING VALLEY, NY 10977	57.19-12
	REJ KIDS, LLC 363 SPOOK ROCK RD BLDG K SUFFERN, NY 10901	57.19-1-14
	351 WEST ROUTE 59 LLC 12 BAYBERRY ROAD ELMSFORD, NY 10523	57.19-1-18



**DYNAMIC**  
ENGINEERING  
TRAFFIC • SURVEY • PLANNING

REV	DATE	COMMENTS
7	02/23/21	REVISED PER ZONING BOARD APPROVAL
6	05/21/20	REVISED PER TOWN COMMENTS
5	05/21/20	REV. PER TOWN COMMENTS
4	04/17/20	REVISED PER TOWN COMMENTS
3	02/26/20	REVISED PER TOWN COMMENTS
2	10/02/19	REVISED PER TOWN COMMENTS
1	04/26/19	REVISED PER TOWN COMMENTS

COMMENTS:

CONSTRUCTION CHECK \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION CHECK \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT: **THRUWAY PLAZA OF ROCKLAND ASSOCIATES**  
**PROPOSED COMMERCIAL DEVELOPMENT**  
TAX LOTS 57.19-1-10 & 57.19-1-11  
NY STATE THRUWAY & NYSR 59  
TOWN OF CLARKSTOWN (MANUET), ROCKLAND COUNTY, NY

**811**  
Protect Yourself  
ALL STATES REQUIRE NOTIFICATION OF  
EXCAVATORS, DESIGNERS, OR ANY PERSON  
PREPARING TO USE THE EARTH'S  
SURFACE ANYWHERE IN ANY STATE  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:  
WWW.CALL811.COM

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING  
GEOTECHNICAL • ENVIRONMENTAL  
TRAFFIC • SURVEY • PLANNING & ZONING  
245 Main Street, Suite 110  
Chester, NJ 07930  
T: 908.879.9229 | F: 908.879.0222  
Additional offices conveniently located at:  
Lans Corners, New Jersey • T: 732.974.0119  
Spartanburg, New Jersey • T: 732.974.0119  
Newtown, Pennsylvania • T: 267.481.0076  
Allen, Texas • T: 972.334.2100  
Houston, Texas • T: 281.991.6001  
Austin, Texas • T: 512.844.2446  
Dayton, Ohio • T: 513.931.8570

www.dynamiccec.com

**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 99106

**JOSEPH G. JAWORSKI**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 075707

TITLE:  
**AREA MAP**

SCALE: (H) AS  
(V) SHOWN  
PROJECT No:  
1685-15-001

DATE:  
02/19/2019

DESIGNED BY:  
DTS

CHECKED BY:  
JGU

SHEET No:  
**2**

Rev. #:  
OF 20  
7



## GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
 MAP OF PROPERTY FOR M&T BANK  
 DYNAMIC SURVEY LLC  
 ATZEL, NASHIER & ZIGLER P.C.  
 NEW CITY, NEW YORK  
 PROJECT # 3304  
 DATED: JUNE 2, 2017  
 LAST REVISED: 08/07/2017  
 NJOOT SURVEY  
 DYNAMIC SURVEY LLC  
 1904 MAIN STREET  
 LAKE COWI, NEW JERSEY 07719  
 PROJECT # 1685-15-0015  
 DATE: 11/17/2020
- OWNER / APPLICANT: THRUWAY PLAZA OF ROCKLAND ASSOCIATES  
 1000 SUFERR, NY 10901
- PARCEL DATA:  
 TOWNSHIP 57.19-1.10 & 57.19-1.11  
 NY STATE HIGHWAY & NYSR 59  
 TOWN OF CLARKSTOWN (MANUET)  
 ROCKLAND COUNTY, NY  
 ZONE: RS (REGIONAL SHOPPING)  
 USE: RESTAURANTS - PERMITTED USE: HOTEL - PERMITTED USE: FOOD STORE - PERMITTED USE:  
 FUEL FILLING STATION - SPECIAL USE PERMIT REQUIRED
- SCHEDULE OF ZONING REQUIREMENTS (RS - REGIONAL SHOPPING ZONE, GROUP UJ §290 - ATTACHMENT 26 (TABLE 27))  

DISTRICT	RS DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF (0.46 AC)	289,914 SF (6.66 AC)	289,914 SF (6.66 AC)
MINIMUM LOT WIDTH	80'	518'	518'
MINIMUM FRONT YARD SETBACK			
-H.Y.S. ROUTE 59	40'	42.5'	42.5'
MINIMUM SIDE YARD SETBACK	25'	3.2' (E)	45.4'
MINIMUM COMBINED YARD SETBACK	50'	145.3'	102.4'
MINIMUM REAR YARD SETBACK	50'	10.4' (E)	10.4' (E)
MAXIMUM BUILDING HEIGHT	15' PLUS 1' PER 1' FROM STREET LINE TO BUILDING = 45.6' FROM NYS THRUWAY	3 STOREYS	45.3' (5 STOREYS)
MAXIMUM FLOOR AREA RATIO	0.50	0.13 (37,450 SF)	0.30 (87,243 SF)
MINIMUM BUFFER AREA			
-FRONT YARD	15'	0' (E)	2.3' (W)
-SIDE YARD	10% LOT WIDTH = 52.0'	3.2' (E)	0.0' (EAST) (W)
-REAR YARD	10'	5.7' (E)	5.5' (WEST) (W)
MAXIMUM LOT COVERAGE	N/A	73% (211,450 SF)	73.3% (212,500 SF)

(E): EXISTING NON-CONFORMITY (W): PROPOSED VARIANCE (W): WAIVER REQUESTED (W): VARIANCE GRANTED 1/25/21

  - REGIONAL SHOPPING DISTRICT  
 §290-260 ACCESS TO ACCESSORY PARKING SPACES AND LOADING BERTHS LOCATED WITHIN AN AREA IN THE RS DISTRICT SHALL BE FROM A MAJOR ROAD OTHER THAN THE EXCEPTION THAT THE AFORESAID ACCESS MAY BE PROVIDED FROM ANY OTHER ROAD UNDER EXPRESS RESOLUTION OF THE TOWN BOARD (COMPLIES)
  - PARKING REQUIREMENTS:  
 A. §290-ATTACHMENT 26 - RESTAURANTS SHALL BE SUPPLIED WITH PARKING SPACES BASED UPON THEIR SERVICE CLASSIFICATION:  
 STANDARD - AT LEAST 1 SPACE FOR EACH 100 OF GROSS FLOOR AREA  
 FAST FOOD - AT LEAST 1 SPACE FOR EACH 150 OF GROSS FLOOR AREA  
 HOTELS - AT LEAST 1 SPACE FOR EACH GUEST ROOM OR DWELLING UNIT;  
 THEREFORE:  
 FAST FOOD: (2,680 SF)(1) SPACE / 75 SF) = 36 SPACES  
 (1,844 SF)(1) SPACE / 75 SF) = 25 SPACES  
 FOOD STORE: (6,752 SF)(1) SPACE / 200 SF) = 34 SPACES  
 HOTEL: (121 ROOMS)(1) SPACE / ROOM) = 121 SPACES  
 TOTAL PARKING REQUIRED = 216 SPACES (COMPLIES)  
 TOTAL PARKING PROPOSED = 218 SPACES (COMPLIES)
  - §290-240 - THE SIZE OF THE PARKING SPACES, THEIR LAYOUT AND PROVISIONS FOR STANDING AREAS, ASLES FOR MANUEVERING, ENTRANCES AND EXIT DRIVEWAYS SHALL BE AS SHOWN ON THE SITE PLAN. (COMPLIES)
  - §294-16A(1) - THE FOLLOWING DESIGN CRITERIA IS APPLICABLE TO TWO-WAY (NINETY-DEGREE) PARKING SPACES:  
 STALL WIDTH SHALL BE 10 FEET, DEPTH SHALL BE 19.5 FEET (W)  
 ASLE WIDTH BETWEEN STALLS SHALL BE 25 FEET, 24' PROPOSED (W)  
 WALL-TO-WALL DISTANCE SHALL BE 64 FEET (COMPLIES)
  - §290-26 - UNOBSTRUCTED ACCESS TO AND FROM A STREET SHALL BE PROVIDED, SUCH ACCESS SHALL CONSIST OF AT LEAST TWO TWELVE-FOOT LANEWAYS FOR PARKING AREAS WITHIN 20 OR MORE SPACES, NO PARKING SPACE SHALL BE WITHIN 30 FEET OF ANY ENTRANCEWAY TO A PARKING-FILED HAVING A CAPACITY OF 20 OR MORE AUTOS. (COMPLIES)
  - LOADING REQUIREMENTS:  
 A. §290-ATTACHMENT 26 - FOR BUILDINGS WITH SERVICE ESTABLISHMENTS, 1 BERTH FOR 8,000 TO 25,000 SQUARE FEET OF GROSS FLOOR AREA, AND 1 ADDITIONAL FOR EACH 25,000 SQUARE FEET OR MORE OF GROSS FLOOR AREA, (COMPLIES)  
 B. §290-25 - NO OFF-STREET LOADING BERTH SHALL BE LOCATED WITHIN A REQUIRED FRONT YARD. (COMPLIES)  
 C. §290-25B - EACH REQUIRED LOADING BERTH SHALL BE AT LEAST 12 FEET LONG, 33 FEET LONG AND 14 FEET HIGH AND MAY BE LOCATED 10 FEET AWAY FROM THE REQUIRED REQUIRED ACCESS TO OFF-STREET LOADING AREAS OR ACCESS DRIVES TO UNOBSTRUCTED ACCESS AT LEAST 12 FEET WIDE AND FROM A STREET SHALL BE PROVIDED, SUCH ACCESS MAY BE COMBINED WITH ACCESS TO A PARKING LOT. (COMPLIES)
  - SPECIAL PERMIT USE REQUIREMENTS - GAS FILLING STATIONS:  
 A. §290-17(2) ALL MAJOR REPAIRS ARE MADE WITHIN A TOTALLY ENCLOSED STRUCTURE. (N/A)  
 B. §290-17(2.1) A MAXIMUM OF FIVE LICENSED VEHICLES CAN BE PARKED ON LOTS OF LESS THAN ONE ACRE AND ONE ADDITIONAL SUCH VEHICLE CAN BE PARKED FOR EACH 1/2 ACRE OF THE LOT AREA. (N/A)  
 C. §290-17(4) ALL GASOLINE PUMPS AND SERVICE FACILITIES SHALL BE SET BACK AT LEAST 20 FEET FROM THE FRONT LOT LINE. (COMPLIES)  
 D. §290-17(4) THE SITE IS NO CLOSER THAN 300 FEET TO A SCHOOL, CHURCH OR SIMILAR PLACE OF ASSEMBLY, AND NO CLOSER THAN 1,000 FEET TO AN EXISTING GASOLINE FILLING STATION OR TO A LOCATION WHERE A GASOLINE FILLING STATION IS BEING CONSIDERED. (COMPLIES)  
 E. §290-17(4) PROPERTY LINE, BOTH MEASUREMENTS TO BE MEASURED IN ANY DIRECTION, THE PROVISION SHALL NOT APPLY TO GASOLINE FILLING STATIONS EXISTING OR PROPOSED ON OPPOSITE SIDES OF A HIGHWAY BUILT BY A NONCARRIAGE MEAN, EXCEPT THAT IF THE PROPERTY IS LOCATED AT A STREET INTERSECTION, THE TOWN BOARD MAY WAIVE THIS DISTANCE REQUIREMENT; PROVIDED HOWEVER, THAT THE BOARD MAKES A SPECIFIC FINDING OF THE FACT TO SUPPORT THIS DETERMINATION, AN EXISTING GASOLINE FILLING STATION SHALL MAINTAIN AND MAINTAIN PROPERLY AROUND SUCH A VARIOUS SPECIAL PERMIT EXISTS AND UPON WHICH A GASOLINE FILLING STATION IS NOT YET CONSTRUCTED. (TOWN BOARD APPROVAL GRANTED 12/11/20)  
 F. §290-17(5) WITHIN 25 FEET OF RESIDENTIAL DISTRICTS NO VEHICLES MAY BE CONTINUALLY PARKED OUTSIDE FOR A PERIOD EXCEEDING THREE DAYS, AND NO BUS OR TRUCK OVER ONE-AND-ONE-HALF-TON CAPACITY NOR MORE THAN TWO PRIVATE PASSENGER CARS MAY BE PARKED OVER ANY ONE NIGHT. (N/A)  
 G. §290-24(1) 7-8.4 BUFFER AREAS OF 75 FEET SHALL BE REQUIRED FOR SPECIAL PERMIT USES, EXCEPT BOARD OF APPEALS OR TOWN BOARD AS PROVIDED FOR PARTICULAR USES TO REDUCE WIDTH OF BUFFER AREAS TO MORE THAN 75 FEET WHERE LOCAL CONDITIONS ARE SUBSTANTIALLY DIFFERENT FROM NEIGHBORING PROPERTIES. WHERE NEIGHBORING PROPERTIES INDICATED SUCH BUFFER AREAS SHALL BE PERMANENTLY MAINTAINED AND MAINTAINED IN HARMONY WITH THE LANDSCAPING OR NATURAL GROWTHS IN THE NEIGHBORHOOD. (W)
  - FOR STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
  - THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
  - THE CONTRACTOR SHALL INCLUDE THE REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
  - THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
  - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
  - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
  - ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONJUGIOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
  - ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. CONTRACTOR MUST HAVE THEIR CO. POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLE HARMLESS AND INDUINDTY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE. CONTRACTOR SHALL MAINTAIN AND MAINTAIN PROPERLY AROUND SUCH A VARIOUS SPECIAL PERMIT EXISTS AND UPON WHICH A GASOLINE FILLING STATION IS NOT YET CONSTRUCTED. (TOWN BOARD APPROVAL GRANTED 12/11/20)  
 ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDUINDTY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
  - NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES ASSUMED, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
  - DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
  - IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBIDDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
  - THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL SUCH AGREEMENTS.
  - IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY SUCH WORK, AND ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
  - ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
  - THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEGANCE, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
  - THE CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT PLAN AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDING NECESSARY PRECAUTIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD. THE CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS REVIEWED WITH FINAL FLOOR PLAN DRAWINGS MADE AT THE TIME OF THE SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFORMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NY STATE ADA REGULATION AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

## F.A.R. CALCULATION

DANN DONUTS = 1844 SF  
 GULF CHEK = 6,752 SF  
 HOLLEY INN EXPRESS = 13,883 SF/FLOOR  
 69,415 SF TOTAL  
 TACO BELL / KFC CELL TOWER ACCESSORY BLDG = 325 SF  
 TOTAL = 87,243 SF  
 87,243 SF / 289,914 SF = 0.30

## STANDARD SITE PLAN MAP NOTES

- DURING THE COURSE OF CONSTRUCTION THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION, AND SINKING PROBLEMS.
- BUILDING PERMIT SHALL SHOW THE LOWEST FLOOR ELEVATION APPROVED BY AND SUBJECT TO INSPECTION OF THE TOWN DIRECTOR OF ENVIRONMENTAL CONTROL.
- THE BUILDER SHALL COMPLY WITH ALL LOCAL LAWS, REGULATIONS, AND ORDINANCES OF THE TOWN OF CLARKSTOWN.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L AND M OF THE GENERAL MUNICIPAL LAW.
- DO NOT FILL AROUND TREES TO BE SAVED, LANDSCAPE AND TREE PRESERVATION TO BE PER DEFY REQUIREMENT.
- EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SPPP) AND AS MODIFIED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH THE NYSDEC GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES.
- LIGHT SOURCES OF ALL FIXTURES SHALL NOT BE VISIBLE FROM STREETS OR PRIVATE DRIVEWAYS AND SHALL NOT CREATE GLARE ONTO ADJOINING PROPERTIES.
- FOOTING AND ROAD DRAINOS TO BE PIPED TO THE DRAINAGE SYSTEM OR A FREE DRAINAGE OUTLET.
- ENTRANCE ROAD AND PARKING AREA TO HAVE CONCRETE CURBING.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND EXCEPT AS SHOWN.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE BUILDING INSPECTOR, THE REGISTERED LANDSCAPE ARCHITECT WILL CERTIFY THAT THE WORK ON THE SITE HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN OF THE APPLICANT OR BUILDER PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- A WRITTEN ONE YEAR GUARANTEE WILL BE PROVIDED BY THE APPLICANT AND WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL CONTROL STATING THAT ALL PLANTS WHICH ARE OR ARE LIKELY TO DIE WITHIN THE GUARANTEE PERIOD WILL BE REPLACED. THE CERTIFICATE OF OCCUPANCY MAY BE REVOKED FOR FAILURE TO HONOR THE TERMS OF THE GUARANTEE.
- NO BUILDING PERMIT FOR A BUILDING OR SITE PLAN APPROVAL SHALL BE ISSUED BY THE BUILDING INSPECTOR EXCEPT UPON AUTHORIZATION OF AND IN CONFORMITY WITH THE SITE PLAN APPROVED BY THE PLANNING BOARD.
- ANY PROPOSED RETAINING WALLS SHALL BE DESIGNED AND INSPECTED DURING CONSTRUCTION, AND CERTIFIED THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND ENGINEER IN THE STATE OF NEW YORK.
- ALL NEW PAVEMENT MARKINGS SHALL BE EPOXY OR PREFORMED.
- ALL NEW SIGNS AND PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE NYS MUTCD.
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE INSPECTOR AND THE APPLICANT SHALL EXECUTE AN ENFORCEMENT CONSENT AGREEMENT WITH THE TOWN, FIRE LANE SIGNAGE AND STRIPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN OF THE APPLICANT OR BUILDER PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE BUILDING. THIS WORK SHALL NOT BE SUBJECT TO ESCROW DEPOSIT. FIRE LANE SIGNAGE AND STRIPING SHALL BE MAINTAINED BY THE OWNER TO THE SATISFACTION OF THE FIRE INSPECTOR.
- ALL EXISTING LOTS ENCOMPASSED BY PROPOSED SITE BOUNDARY SHALL BE CONSOLIDATED INTO ONE LOT AND COORDINATED WITH THE TOWN OF CLARKSTOWN

## NYSDOT NOTES

- ALL LANE AND SHOULDER CLOSURES MUST COMPLY WITH NYS STANDARD SHEETS 619-10, 619-11, 619-12, 619-20, 619-30, 619-41, AND 619-50.
- APPLICANT MUST REPLACE DAMAGED TRAFFIC SIGNAL LOOPS WITH WIRELESS DETECTORS TO MEET CURRENT STANDARDS. RAY NOXON FROM THE TRAFFIC SIGNAL DEPARTMENT MUST BE CONTACTED PRIOR TO EXAMINING THE NYS RIGHT-OF-WAY TO MARK OUT EXISTING SIGNAL EQUIPMENT AT 914-941-4475.
- APPLICANT MUST HAVE ALL LANDSCAPING IN THE NYS RIGHT-OF-WAY APPROVED BY NYSDOT PRIOR TO PLANNING.
- IN THE EVENT THAT EXISTING CONCRETE MONUMENTS ARE DAMAGED OR ALTERED, CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE MONUMENT IN ACCORDANCE WITH NYSDOT SIGNING STANDARDS.
- DETECTABLE WARNING FIELDS SHALL NOT BE USED AT DRIVEWAY CROSSINGS ON STATE ROADWAYS.

## DEMOLITION NOTES

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOSTS, DERRICKS OR OTHER SUITABLE METHODS.
- BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT EXPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADEQUATE GUARANTEE IS APPLICABLE)
- DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. ALL OPEN UTILITY LINES WITH CONCRETE CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF EASEMENT, CHANL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS, SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
- ALL DEMOLITION AND REMOVAL OF MATERIALS TO BE REMOVED TO THE GROUND BY MEANS OF HOSTS, DERRICKS OR OTHER SUITABLE METHODS. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- ALL DEMOLITION AND REMOVAL OF MATERIALS TO BE REMOVED TO THE GROUND BY MEANS OF HOSTS, DERRICKS OR OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT TRAFFIC, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- USE WATERING, TEMPORARY ENCLOSURES AND OTHER SAFETY LINES TO PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
- CONTRACTOR TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

### NOTES:

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
- ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

## GRADING NOTES

- GRADE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MOISTURE PROPORTION DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM DENSITY. CONTRACTOR SHALL SUBMIT A COMPACTATION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND OUTLETS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GRADE ABOVE CURB CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF OBSCURES AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEMAED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN AREA PARKING SPACES AND ADA ACCESS ISSUES. CONTRACTOR TO ENSURE A MAXIMUM OF 3% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL BE IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

## DETENTION/INFILTRATION BASIN FUNCTIONAL NOTES

- STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO INSURE THEIR FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STORMWATER INFILTRATION. THE PRIVATE OWNER OF THE SYSTEM MUST BE PROVIDED MAINTENANCE.
- RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY, WITH PERMANENT ARRANGEMENTS THAT IS SHALL PASS TO ANY SUCCESSIVE OWNER, UNLESS ASSUMED BY A GOVERNMENTAL AGENCY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: VISUAL INSPECTION OF ALL SYSTEM COMPONENTS AT LEAST TWICE EACH YEAR; VACUUMING OF ALL STORMWATER INLETS ONCE EVERY SIX MONTHS (FREQUENCY OF VACUUMING MAY BE ADJUSTED TO ONCE A YEAR IF FIRST-YEAR MAINTENANCE RECORDS INDICATE THAT SEDIMENT AND DEBRIS ACCUMULATION IS INCONSIDERABLE); REVERSE FLOWING AND VACUUMING IF SYSTEM INSPECTIONS INDICATE SIGNIFICANT ACCUMULATION OF SEDIMENT IN THE PIPES; AND PERIODIC REMOVAL AND DISPOSAL OF OTHER MATERIAL AND DEBRIS.
- IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS IN NEED OF MAINTENANCE, THE OWNER SHALL AFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE. IF THE OWNER FAILS OR REFUSES TO PERFORM SUCH MAINTENANCE AND REPAIR, THE MUNICIPALITY MAY IMMEDIATELY PROCEED TO DO SO AND SHALL BILL THE COST THEREOF TO THE OWNER.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL BE IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

## UTILITY NOTES

- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 PIPE, UNLESS OTHERWISE DESIGNATED.
- THE MINIMUM DRAINAGE PIPE FOR DOMESTIC WATER SERVICES SHALL BE 1" NCH.
- SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE 30R-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
- ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN, SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUIV.
- WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
- ROOF LEADER COLLECTION PIPES ARE NOT TO BE CONSIDERED IN NATURE AND ARE NOT FOR CONNECTION TO THE SEWER. ACTUAL ROOF LEADER COLLECTION PIPES IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPES SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
- ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
- ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-776, CLASS II, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-901, CLASS 4E, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C-990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-990.
- HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPES) AND ASTM F2881 (36"-60" PIPES). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3022 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE APPLIED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- PIPE LENGTHS ON THESE PLANS ARE BEING MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LONGER AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.
- JOINTS MUST HAVE BUTYL RUBBER SEALS WITH MORTAR IN AND OUT, AND THEN TO BE COATED WITH "TWO-SHIELD" EPDM RUBBER SEAL WRAP OR APPROVED EQUIV.

## EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP MAIN WITH CEMENT-UNLINED, CLASS 52 PIPE. ALL MAINS MUST BE APPROVED BY THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP MAIN IN A.D.R. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO CONSTRUCTION. ANY NEW SERVICE TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTERIORY AND CAPABLE OF LINE. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND PAVE BETWEEN THE EDGE OF THE R.O.W. AND THE CURB LINE TO WITH A PERMANENT WATERPROOF PLUS OR CAP ENCASED IN CONCRETE. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

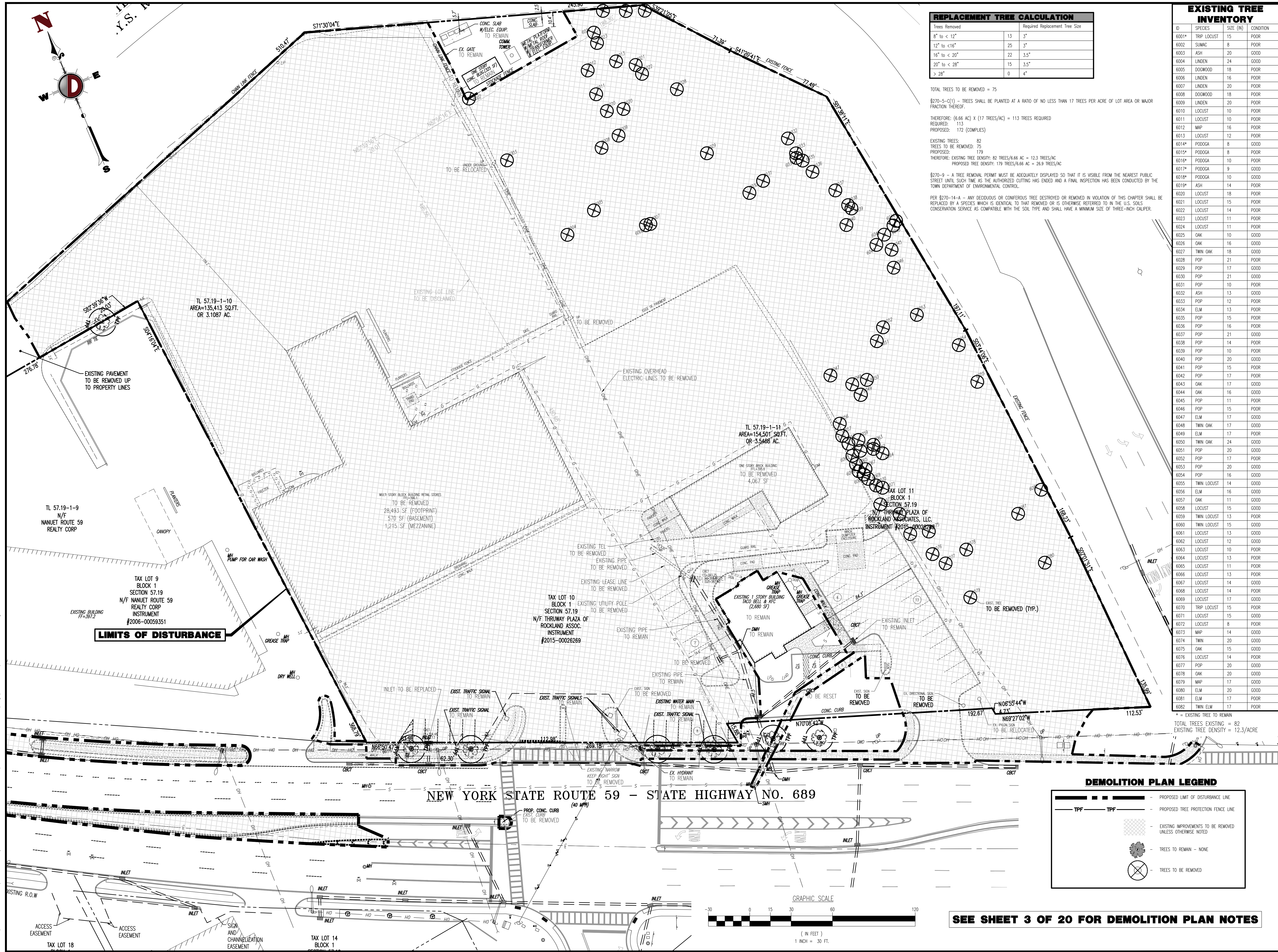
## ADA NOTES

ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

- SIDEWALKS/ ACCESSIBLE ROUTES**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
  - CROSS SLOPE: 1:48 (2.08%) MAX. 1.0% MIN. (1.5% MAX. FOR NEW CONSTRUCTION)
  - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
  - CHANGE IN LEVELS: 1" MAX. HEIGHT OR 3" MAX. HEIGHT WITH BEVELED EDGE
  - BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS:** 1" MAX. WIDTH
- ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- CURB RAMP:**
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
  - SIDE FILLING: 1:10 (10%) MAX. (WHERE PERS CROSS RAMP)</



Plotted: 03/01/21 - 1:12 PM. By: russell  
File: P:\CEPC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkston NY\DWG\Site Plans\01685 5001587.dwg. ---> 04 DEMOLITION & TREE PRESERVATION PLAN



REPLACEMENT TREE CALCULATION			
Trees Removed	Required Replacement Tree Size		
8" to < 12"	13	3"	
12" to < 16"	25	3"	
16" to < 20"	22	3.5"	
20" to < 28"	15	3.5"	
> 28"	0	4"	

TOTAL TREES TO BE REMOVED = 75

§270-5-C(1) - TREES SHALL BE PLANTED AT A RATIO OF NO LESS THAN 17 TREES PER ACRE OF LOT AREA OR MAJOR FRACTION THEREOF.

THEREFORE: (6.66 AC) X (17 TREES/AC) = 113 TREES REQUIRED

REQUIRED: 113

PROPOSED: 172 (COMPLIES)

EXISTING TREES: 82

TREES TO BE REMOVED: 75

PROPOSED: 179

THEREFORE: EXISTING TREE DENSITY: 82 TREES/6.66 AC = 12.3 TREES/AC

PROPOSED TREE DENSITY: 179 TREES/6.66 AC = 26.9 TREES/AC

§270-9 - A TREE REMOVAL PERMIT MUST BE ADEQUATELY DISPLAYED SO THAT IT IS VISIBLE FROM THE NEAREST PUBLIC STREET UNTIL SUCH TIME AS THE AUTHORIZED CUTTING HAS ENDED AND A FINAL INSPECTION HAS BEEN CONDUCTED BY THE TOWN DEPARTMENT OF ENVIRONMENTAL CONTROL.

PER §270-14-A - ANY DECIDUOUS OR CONIFEROUS TREE DESTROYED OR REMOVED IN VIOLATION OF THIS CHAPTER SHALL BE REPLACED BY A SPECIES WHICH IS IDENTICAL TO THAT REMOVED OR IS OTHERWISE REFERRED TO IN THE U.S. SOILS CONSERVATION SERVICE AS COMPATIBLE WITH THE SOIL TYPE AND SHALL HAVE A MINIMUM SIZE OF THREE-INCH CALIBER.

EXISTING TREE INVENTORY				
ID	SPECIES	SIZE (IN)	CONDITION	
6001*	TRIP LOCUST	15	POOR	
6002	SUMAC	8	POOR	
6003	ASH	20	GOOD	
6004	LINDEN	24	GOOD	
6005	DOGWOOD	18	POOR	
6006	LINDEN	16	POOR	
6007	LINDEN	20	POOR	
6008	DOGWOOD	18	POOR	
6009	LINDEN	20	POOR	
6010	LOCUST	10	POOR	
6011	LOCUST	10	POOR	
6012	MAP	16	POOR	
6013	LOCUST	12	POOR	
6014*	PODOGGA	8	GOOD	
6015*	PODOGGA	8	POOR	
6016*	PODOGGA	10	POOR	
6017*	PODOGGA	9	GOOD	
6018*	PODOGGA	10	GOOD	
6019*	ASH	14	POOR	
6020	LOCUST	18	POOR	
6021	LOCUST	15	POOR	
6022	LOCUST	14	POOR	
6023	LOCUST	11	POOR	
6024	LOCUST	11	POOR	
6025	OAK	10	GOOD	
6026	OAK	16	GOOD	
6027	TWIN OAK	18	GOOD	
6028	POP	21	POOR	
6029	POP	17	GOOD	
6030	POP	21	GOOD	
6031	POP	10	POOR	
6032	ASH	13	GOOD	
6033	POP	12	POOR	
6034	ELM	13	POOR	
6035	POP	15	POOR	
6036	POP	16	POOR	
6037	POP	21	GOOD	
6038	POP	14	POOR	
6039	POP	10	POOR	
6040	POP	20	GOOD	
6041	POP	15	POOR	
6042	POP	17	POOR	
6043	OAK	17	GOOD	
6044	OAK	16	GOOD	
6045	POP	11	POOR	
6046	POP	15	POOR	
6047	ELM	17	GOOD	
6048	TWIN OAK	17	GOOD	
6049	ELM	17	POOR	
6050	TWIN OAK	24	GOOD	
6051	POP	20	GOOD	
6052	POP	17	POOR	
6053	POP	20	GOOD	
6054	POP	16	GOOD	
6055	TWIN LOCUST	14	GOOD	
6056	ELM	16	GOOD	
6057	OAK	11	GOOD	
6058	LOCUST	15	GOOD	
6059	TWIN LOCUST	13	POOR	
6060	TWIN LOCUST	15	GOOD	
6061	LOCUST	13	GOOD	
6062	LOCUST	12	GOOD	
6063	LOCUST	10	POOR	
6064	LOCUST	13	POOR	
6065	LOCUST	11	POOR	
6066	LOCUST	13	POOR	
6067	LOCUST	14	GOOD	
6068	LOCUST	14	POOR	
6069	LOCUST	17	GOOD	
6070	TRIP LOCUST	15	POOR	
6071	LOCUST	15	GOOD	
6072	LOCUST	8	POOR	
6073	MAP	14	GOOD	
6074	TWIN	20	GOOD	
6075	OAK	15	GOOD	
6076	LOCUST	14	POOR	
6077	POP	20	GOOD	
6078	OAK	20	GOOD	
6079	MAP	17	GOOD	
6080	ELM	20	GOOD	
6081	ELM	17	POOR	
6082	TWIN ELM	17	POOR	

DEMOLITION PLAN LEGEND			
---	PROPOSED LIMIT OF DISTURBANCE LINE		
---	PROPOSED TREE PROTECTION FENCE LINE		
---	EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED		
---	TREES TO REMAIN - NONE		
---	TREES TO BE REMOVED		

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING  
GEOTECHNICAL • ENVIRONMENTAL  
TRAFFIC • SURVEY • PLANNING & ZONING  
245 Main Street, Suite 110  
Chester, NJ 07930  
T: 908.879.9229 F: 908.879.0222  
Additional offices conveniently located at:  
Lancaster, New Jersey • T: 717.394.0119  
Spartanburg, South Carolina • T: 803.732.4119  
Newport News, Virginia • T: 757.481.0076  
Allen, Texas • T: 972.334.2100  
Houston, Texas • T: 281.291.6400  
Austin, Texas • T: 512.244.2446  
Delray Beach, Florida • T: 561.921.8570  
www.dynamiccec.com

**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 99106

**JOSEPH G. JAWORSKI**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 97507

**TITLE: DEMOLITION & TREE PRESERVATION PLAN**

SCALE: (H) 1"=30'  
(V) 1"=30'  
DATE: 02/19/2019  
PROJECT No: 1685-15-001  
SHEET No: 4  
DESIGNED BY: DTS  
CHECKED BY: JGJ  
Rev. #:





COMMENTS:	<div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> <span>CONSTRUCTION CHECK</span> <span>DATE</span> </div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> <span>CONSTRUCTION CHECK</span> <span>DATE</span> </div>
-----------	---

**PROJECT:**

**THRUWAY PLAZA OF ROCKLAND ASSOCIATES**

**PROPOSED COMMERCIAL DEVELOPMENT**

TAX LOTS 57.19-1-10 & 57.19-1-11

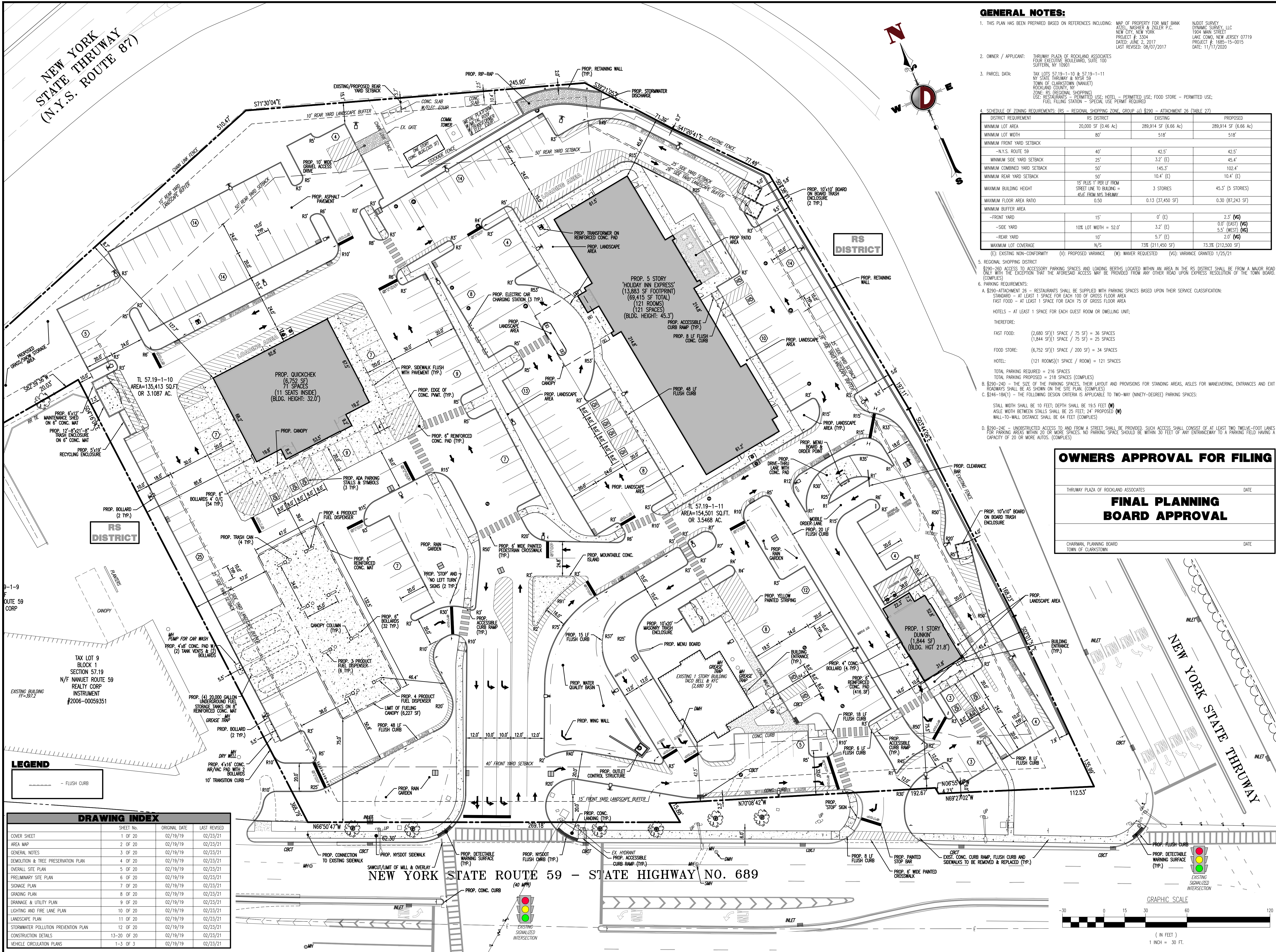
NY STATE THRUWAY & NYSR 59

TOWN OF CLARKSTOWN (NAHSET), ROCKLAND COUNTY, NY





Plotted: 03/01/21 - 1:12 PM, By: russell  
File: P:\CEPC PROJECTS\1685 Thruway Plaza of Rockland Associates\1685 Site Plans\1685 5001551.dwg, ---> 06 PRELIMINARY SITE PLAN



#### GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: MAP OF PROPERTY FOR M&T BANK, ATTEL, WASHNET & ZIGLER P.C., 1804 MAIN STREET, NEW CITY, NEW YORK, PROJECT # 1304, DATED: JUNE 2, 2017, LAST REVISED: 06/07/2017.
- OWNER / APPLICANT: THRUWAY PLAZA OF ROCKLAND ASSOCIATES, FOUR EXECUTIVE BOULEVARD, SUITE 100, SUFFERN, NY 10901.
- PARCEL DATA: TAX LOTS 57.19-1-10 & 57.19-1-11, NY STATE THRUWAY & NYSR 59, TOWN OF CLARKSTOWN (NANUET), ROCKLAND COUNTY, NY. ZONE: RS (REGIONAL SHOPPING). USE: RESTAURANTS - PERMITTED USE; HOTEL - PERMITTED USE; FOOD STORE - PERMITTED USE; FUEL FILLING STATION - SPECIAL USE PERMIT REQUIRED.
- SCHEDULE OF ZONING REQUIREMENTS: (RS - REGIONAL SHOPPING ZONE, GROUP AU 8290 - ATTACHMENT 26 (TABLE 27))

DISTRICT REQUIREMENT	RS DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF (0.46 AC)	289,914 SF (6.66 AC)	289,914 SF (6.66 AC)
MINIMUM LOT WIDTH	80'	518'	518'
MINIMUM FRONT YARD SETBACK			
-N.Y.S. ROUTE 59	40'	42.5'	42.5'
MINIMUM SIDE YARD SETBACK	25'	3.2' (E)	45.4'
MINIMUM COMBINED YARD SETBACK	50'	145.3'	102.4'
MINIMUM REAR YARD SETBACK	50'	10.4' (E)	10.4' (E)
MAXIMUM BUILDING HEIGHT	15' (1ST FLOOR 15' FROM STREET LINE TO BUILDING = 45.6' FROM NYS THRUWAY)	3 STORIES	45.3' (5 STORIES)
MAXIMUM FLOOR AREA RATIO	0.50	0.13 (37,450 SF)	0.30 (87,243 SF)
MINIMUM BUFFER AREA			
-FRONT YARD	15'	0' (E)	2.3' (V6)
-SIDE YARD	10% LOT WIDTH = 52.0'	3.2' (E)	0.0' (EAST) (V6)
-REAR YARD	10'	5.7' (E)	5.5' (WEST) (V6)
MAXIMUM LOT COVERAGE	N/S	73% (211,450 SF)	73.3% (212,500 SF)

(E): EXISTING NON-CONFORMITY (V): PROPOSED VARIANCE (W): WAIVER REQUESTED (V6): VARIANCE GRANTED 1/25/21
- REGIONAL SHOPPING DISTRICT: 8290-260 ACCESS TO ACCESSORY PARKING SPACES AND LOADING DOCKS LOCATED WITHIN AN AREA IN THE RS DISTRICT SHALL BE FROM A MAJOR ROAD ONLY WITH THE EXCEPTION THAT THE ACCESS SHALL BE PROVIDED FROM ANY OTHER ROAD UPON EXPRESS RESOLUTION OF THE TOWN BOARD. (COMPLIES)
- PARKING REQUIREMENTS:

A. 8290-ATTACHMENT 26 - RESTAURANTS SHALL BE PROVIDED WITH PARKING SPACES BASED UPON THEIR SERVICE CLASSIFICATION:  
STANDARD - AT LEAST 1 SPACE FOR EACH 100 OF GROSS FLOOR AREA  
FAST FOOD - AT LEAST 1 SPACE FOR EACH 75 OF GROSS FLOOR AREA  
HOTELS - AT LEAST 1 SPACE FOR EACH GUEST ROOM OR DWELLING UNIT;  
THEREFORE:  
FAST FOOD: (2,680 SF) (1 SPACE / 75 SF) = 36 SPACES  
(1,844 SF) (1 SPACE / 75 SF) = 25 SPACES  
FOOD STORE: (6,752 SF) (1 SPACE / 200 SF) = 34 SPACES  
HOTEL: (121 ROOMS) (1 SPACE / ROOM) = 121 SPACES  
TOTAL PARKING REQUIRED = 216 SPACES  
TOTAL PARKING PROVIDED = 218 SPACES (COMPLIES)

B. 8290-240 - THE SIZE OF THE PARKING SPACES, THEIR LAYOUT AND PROVISIONS FOR STANDING AREAS, ASLES FOR MANEUVERING, ENTRANCES AND EXIT ROADS SHALL BE AS SHOWN ON THE SITE PLAN. (COMPLIES)

C. 8246-18A(1) - THE FOLLOWING DESIGN CRITERIA IS APPLICABLE TO TWO-WAY (NINETY-DEGREE) PARKING SPACES:  
STALL WIDTH SHALL BE 10 FEET; DEPTH SHALL BE 19.5 FEET (W)  
ASLE WIDTH BETWEEN STALLS SHALL BE 25 FEET; 24' PROPOSED (W)  
WALL-TO-WALL DISTANCE SHALL BE 64 FEET (COMPLIES)

D. 8290-24E - UNOBSTRUCTED ACCESS TO AND FROM A STREET SHALL BE PROVIDED. SUCH ACCESS SHALL CONSIST OF AT LEAST TWO TWELVE-FOOT LANES FOR PARKING AREAS WITHIN 20 OR MORE SPACES. NO PARKING SPACE SHOULD BE WITHIN 30 FEET OF ANY ENTRANCEWAY TO A PARKING FIELD HAVING A CAPACITY OF 20 OR MORE AUTOS. (COMPLIES)

#### OWNERS APPROVAL FOR FILING

THRUWAY PLAZA OF ROCKLAND ASSOCIATES

DATE

#### FINAL PLANNING BOARD APPROVAL

CHAIRMAN, PLANNING BOARD  
TOWN OF CLARKSTOWN

DATE

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING  
TRAFFIC • SURVEY • PLANNING & ZONING  
245 Main Street, Suite 110  
Chester, NJ 07930  
T: 908.879.9229 | F: 908.879.0222  
Additional offices conveniently located at:  
Lansdale, PA • T: 717.234.4100  
Spartanburg, SC • T: 803.531.4100  
Dallas, TX • T: 972.234.4100  
Denver, CO • T: 303.234.4100  
www.dynamicce.com

**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 99106

**JOSEPH G. JAWORSKI**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 07507

**PRELIMINARY SITE PLAN**  
SCALE: (H) 1"=30' DATE: 02/19/2019  
PROJECT NO: 1685-15-001  
SHEET NO: 6 OF 20  
DRAWN BY: GH/JDG  
DESIGNED BY: DTS  
CHECKED BY: JGU



Plotted: 03/01/21 - 1:13 PM. By: russell  
File: P:\CEPC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkstown NY\Site Plans\01685 001SP7.dwg, ---> 07 SIGNAGE PLAN



SIGNAGE TABLE

SIGN	REQUIREMENTS	PROPOSED
MONUMENT	NUMBER OF SIGNS: ONE (1) PER STREET FRONTAGE MAXIMUM SIGN HEIGHT: 20' MINIMUM SIGN SETBACK: 25' FROM R-0-W 4" FROM BUILDING	NUMBER OF SIGNS: TWO (2) M MAXIMUM SIGN HEIGHT: 20' MINIMUM SIGN SETBACK: 20'
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE		

**DYNAMIC**  
ENGINEERING  
• SURVEY • TRAFFIC

REV	DATE	COMMENTS
7	02/23/21	REVISED PER ZONING BOARD APPROVAL
6	08/03/20	REVISED PER TOWN COMMENTS
5	05/21/20	REV. PER TOWN COMMENTS
4	04/17/20	REVISED PER TOWN COMMENTS
3	02/26/20	REVISED PER TOWN COMMENTS
2	10/02/19	REVISED PER TOWN COMMENTS
1	04/26/19	REVISED PER TOWN COMMENTS

COMMENTS:

CONSTRUCTION CHECK DATE CONSTRUCTION CHECK DATE

PROJECT: **THRUWAY PLAZA OF ROCKLAND ASSOCIATES**  
PROPOSED COMMERCIAL DEVELOPMENT  
TAX LOTS 57.19-1-10 & 57.19-1-11  
NY STATE THRUWAY & NYSR 59  
TOWN OF CLARKSTOWN (NANUET), ROCKLAND COUNTY, NY

**811**  
Call before you dig  
PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF  
ENGINEERS, DESIGNERS, OR ANY PERSON  
PREPARING TO DISTURB THE EARTH'S  
SURFACE ANYWHERE IN ANY STATE  
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT:  
[WWW.CALL811.COM](http://WWW.CALL811.COM)

**DYNAMIC**  
ENGINEERING  
LAND DEVELOPMENT CONSULTING • PERMITTING  
GEOTECHNICAL • ENVIRONMENTAL  
TRAFFIC • SURVEY • PLANNING & ZONING  
245 Main Street, Suite 110  
Chester, NJ 07930  
T: 908.879.9229 | F: 908.879.0222  
Additional offices conveniently located at:  
Lansdale, PA • T: 481.254.1010  
Spartanburg, SC • T: 803.531.0110  
Newtown, PA • T: 610.481.0076  
Allen, TX • T: 972.334.1200  
Houston, TX • T: 281.991.6000  
Austin, TX • T: 512.846.2446  
Delray Beach, FL • T: 561.921.8570  
[www.dynamiccec.com](http://www.dynamiccec.com)

**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 99106

**JOSEPH G. JAWORSKI**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 075707

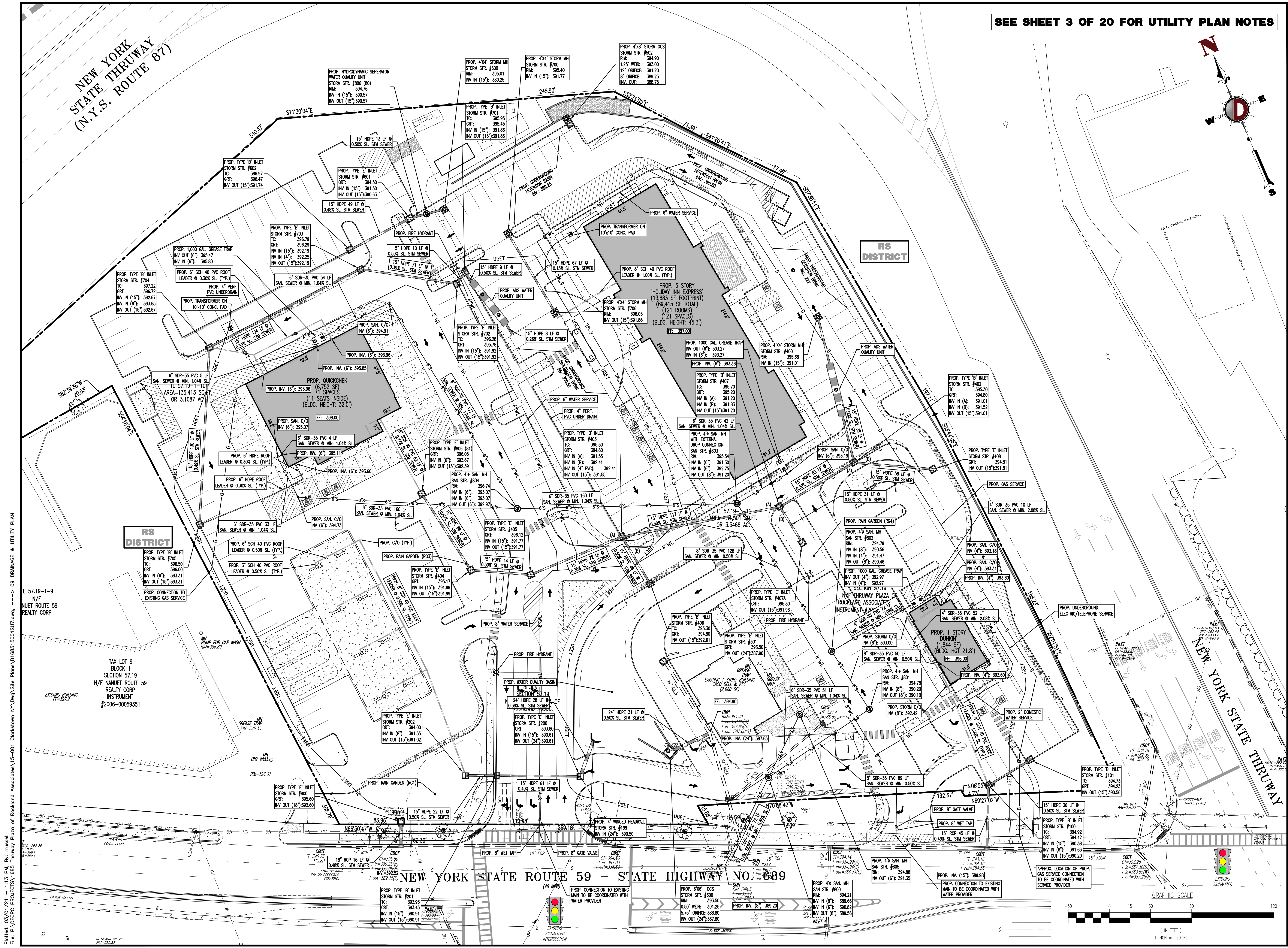
TITLE:  
**SIGNAGE PLAN**

SCALE: (H) 1"=30'  
(V) 1"=30'  
DATE: 02/19/2019  
PROJECT No: 1685-15-001  
SHEET No: 7  
Rev. #:  
7

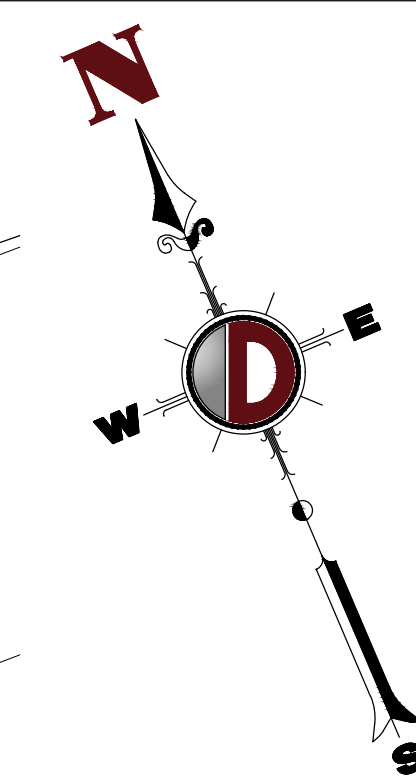








SEE SHEET 3 OF 20 FOR UTILITY PLAN NOTES



**DYNAMIC**  
ENGINEERING  
SURVEY • TRAFFIC

REV.	DATE	BY	COMMENTS
1	02/19/2019	DTS	DESIGNED
2	02/19/2019	JGJ	CHECKED
3	02/19/2019	JGJ	DESIGNED
4	02/19/2019	JGJ	CHECKED
5	02/19/2019	JGJ	DESIGNED
6	02/19/2019	JGJ	CHECKED
7	02/19/2019	JGJ	DESIGNED

PROJECT: **THRUWAY PLAZA OF ROCKLAND ASSOCIATES**  
PROPOSED COMMERCIAL DEVELOPMENT  
TAX LOTS 57.19-1-10 & 57.19-1-11  
NEW YORK STATE THRUWAY & NYSDOT 59  
TOWN OF CLARKSTOWN (NANETTE), ROCKLAND COUNTY, NY

CONSTRUCTION CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

**811**  
Call before you dig  
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: [WWW.CALL811.COM](http://WWW.CALL811.COM)

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING  
GEO/TECHNICAL • ENVIRONMENTAL  
TRAFFIC • SURVEY • PLANNING & ZONING  
245 Main Street, Suite 110  
Chester, NJ 07930  
T: 908.879.9229 | F: 908.879.0222  
Additional offices conveniently located at:  
Lansdale, PA • T: 717.234.0119  
Spartanburg, SC • T: 803.537.4119  
Newtown, PA • T: 610.481.0076  
Albany, NY • T: 518.234.0119  
Harrisburg, PA • T: 717.234.0119  
Delaware, DE • T: 302.481.0076

**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 99106

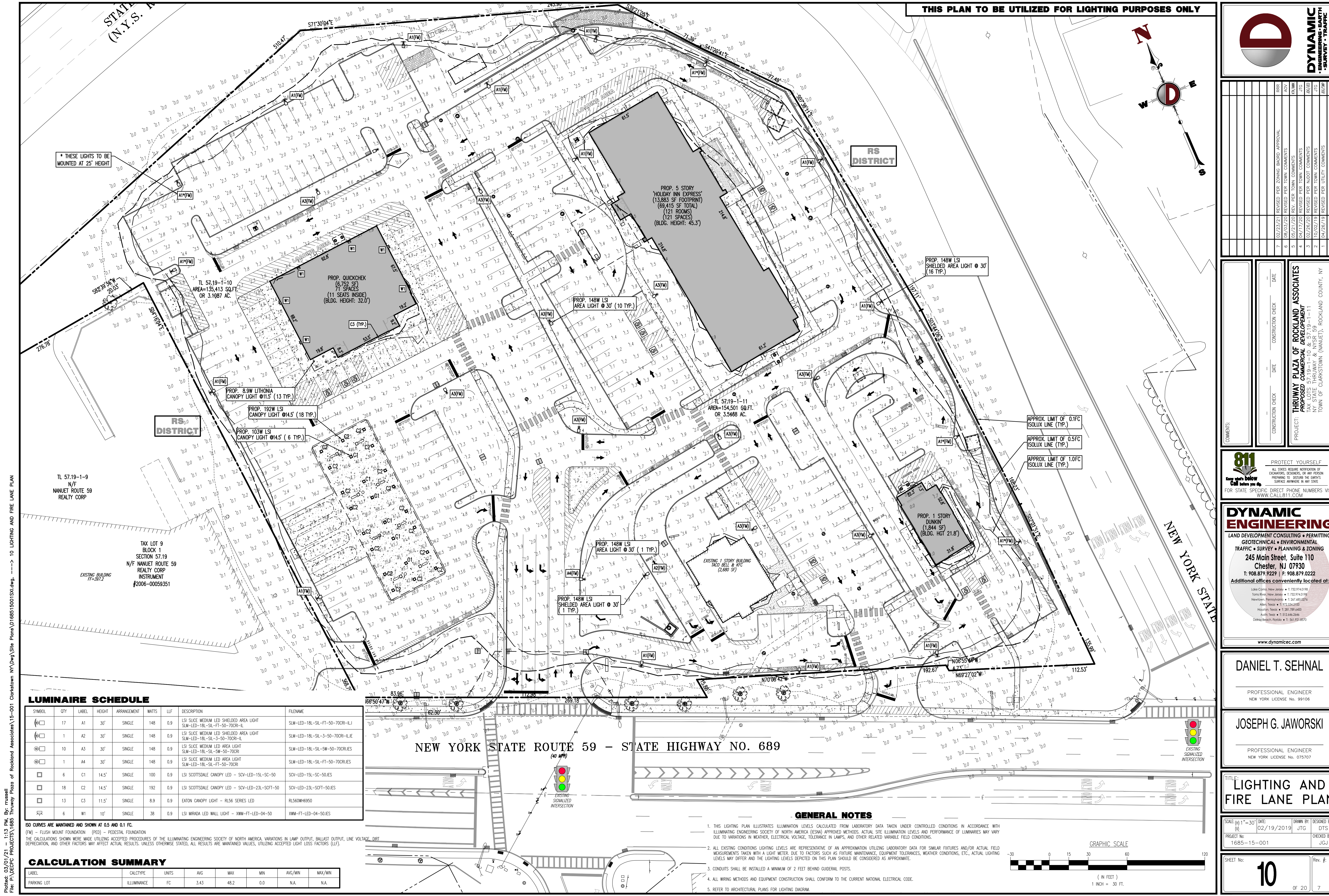
**JOSEPH G. JAWORSKI**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 075707

TITLE: **DRAINAGE & UTILITY PLAN**

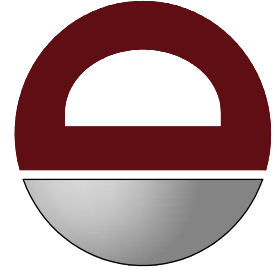
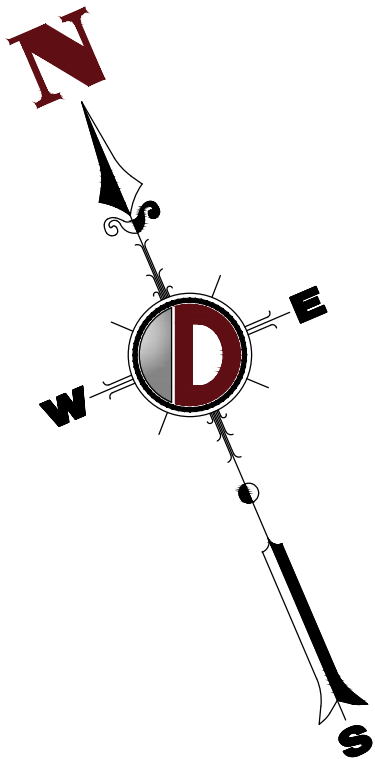
SCALE: (H) 1" = 30' DATE: 02/19/2019 DRAWN BY: DTS  
(V) 1" = 30' GH: JGJ  
PROJECT NO: 1685-15-001 CHECKED BY: JGJ  
SHEET NO: **9** OF 20 REV. #:

Plotted: 03/01/21 - 1:13 PM By: russell  
File: P:\CEPC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkstown NY\DWG\Site Plans\15001501.dwg, ---> 09 DRAINAGE & UTILITY PLAN





THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



**DYNAMIC**  
ENGINEERING  
SURVEY • TRAFFIC

REV.	DATE	COMMENTS
1	04/26/19	REVISED PER UTILITY COMMENTS
2	02/02/19	REVISED PER TOWN COMMENTS
3	02/26/20	REVISED PER NJDOT COMMENTS
4	04/17/20	REVISED PER TOWN COMMENTS
5	05/21/20	REVISED PER TOWN COMMENTS
6	08/03/20	REVISED PER ZONING BOARD APPROVAL
7	02/23/21	REVISED PER ZONING BOARD APPROVAL

COMMENTS:

PROJECT: **THRUWAY PLAZA OF ROCKLAND ASSOCIATES**  
PROPOSED COMMERCIAL DEVELOPMENT  
TAX LOTS 57.19-1-10 & 57.19-1-11  
NY STATE THRUWAY (NANUET), ROCKLAND COUNTY, NY

CONSTRUCTION CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_  
CONSTRUCTION CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

**811**  
Call before you dig

PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF  
EXCAVATORS, DESIGNERS, OR ANY PERSON  
PREPARING TO DISTURB THE EARTH'S  
SURFACE ANYWHERE IN ANY STATE  
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT:  
[WWW.CALL811.COM](http://WWW.CALL811.COM)

**DYNAMIC ENGINEERING**

LAND DEVELOPMENT CONSULTING • PERMITTING  
GEOTECHNICAL • ENVIRONMENTAL  
TRAFFIC • SURVEY • PLANNING & ZONING

245 Main Street, Suite 110  
Chester, NJ 07930  
T: 908.879.9229 | F: 908.879.0222  
Additional offices conveniently located at:

Little Rock, New Jersey • T: 732.974.0119  
Spartanburg, New Jersey • T: 732.974.0119  
Newtown, Pennsylvania • T: 267.481.0076  
Allen, Texas • T: 972.334.2100  
Houston, Texas • T: 281.287.6400  
Austin, Texas • T: 512.244.2446  
Delray Beach, Florida • T: 561.921.8570

[www.dynamiccec.com](http://www.dynamiccec.com)

**DANIEL T. SEHNAL**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 99106

**JOSEPH G. JAWORSKI**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 97507

TITLE: **LIGHTING AND FIRE LANE PLAN**

SCALE: (H) 1"=30'  
(V) 1"=30'

DATE: 02/19/2019

DRAWN BY: JTG

DESIGNED BY: DTS

PROJECT NO: 1685-15-001

CHECKED BY: JGJ

SHEET NO: **10**

Rev. #:

OF 20

7

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	HEIGHT	ARRANGEMENT	WATTS	LLF	DESCRIPTION	FILENAME
	17	A1	30'	SINGLE	148	0.9	LSI SLICE MEDIUM LED SHIELDED AREA LIGHT SLM-LED-18L-SL-FIT-50-70CRI-LJ	SLM-LED-18L-SL-FIT-50-70CRI-LJ
	1	A2	30'	SINGLE	148	0.9	LSI SLICE MEDIUM LED SHIELDED AREA LIGHT SLM-LED-18L-SL-3-50-70CRI-LJ	SLM-LED-18L-SL-3-50-70CRI-LJ
	10	A3	30'	SINGLE	148	0.9	LSI SLICE MEDIUM LED AREA LIGHT SLM-LED-18L-SL-5W-50-70CRI	SLM-LED-18L-SL-5W-50-70CRI
	1	A4	30'	SINGLE	148	0.9	LSI SLICE MEDIUM LED AREA LIGHT SLM-LED-18L-SL-FIT-50-70CRI	SLM-LED-18L-SL-FIT-50-70CRI
	6	C1	14.5'	SINGLE	100	0.9	LSI SCOTTSDALE CANOPY LED - SCV-LED-15L-SC-50	SCV-LED-15L-SC-50-IES
	18	C2	14.5'	SINGLE	192	0.9	LSI SCOTTSDALE CANOPY LED - SCV-LED-23L-SOFT-50	SCV-LED-23L-SOFT-50-IES
	13	C3	11.5'	SINGLE	8.9	0.9	EATON CANOPY LIGHT - RL56 SERIES LED	RL56WH16950
	6	W1	10'	SINGLE	38	0.9	LSI MIRADA LED WALL LIGHT - XWM-FIT-LED-04-50	XWM-FIT-LED-04-50-IES

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.  
(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION  
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DISTANCE, DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

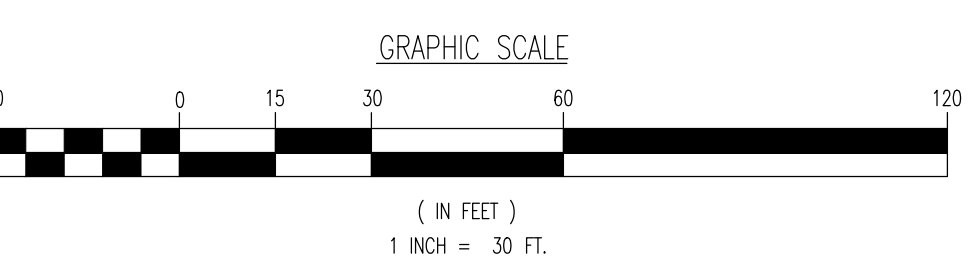
CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	ILLUMINANCE	FC	3.43	48.2	0.0	N.A.	N.A.

NEW YORK STATE ROUTE 59 - STATE HIGHWAY NO. 689

GENERAL NOTES

- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUARDRAIL POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR LIGHTING DIAGRAM.



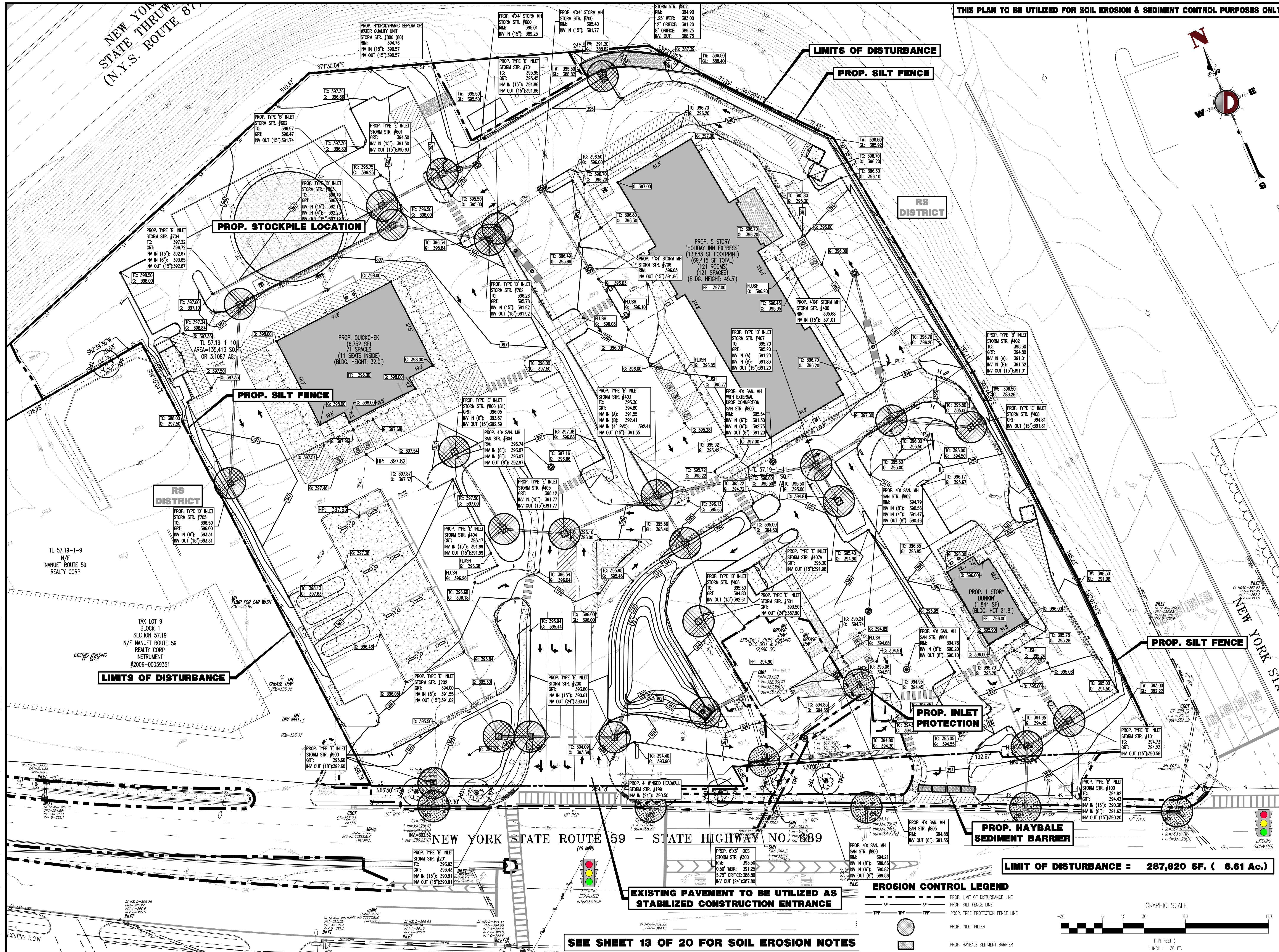
Plotted: 03/01/21 - 1:13 PM. By: russell  
File: P:\CECPC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clerkston NY\DWG\Site Plans\1685 5001501SL.dwg, -----> 10 LIGHTING AND FIRE LANE PLAN



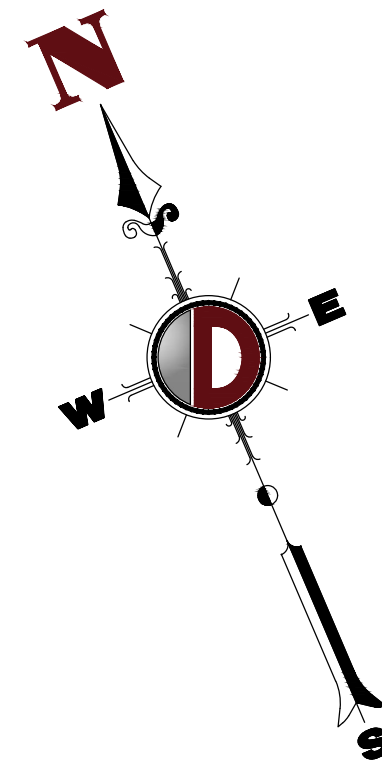




Plotted: 03/01/21 - 1:14 PM, By: russell  
File: P:\CEC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkstown NY\DWG\Site Plans\15-001 Stormwater Pollution Prevention Plan



THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



**DYNAMIC**  
ENGINEERING  
CONSULTANTS, PC  
TRAFFIC • SURVEY • PLANNING • ZONING

REV.	DATE	COMMENTS
1	04/26/19	REVISED PER TOWN COMMENTS
2	02/02/20	REVISED PER TOWN COMMENTS
3	02/02/20	REVISED PER TOWN COMMENTS
4	04/17/20	REVISED PER TOWN COMMENTS
5	05/21/20	REVISED PER TOWN COMMENTS
6	05/21/20	REVISED PER TOWN COMMENTS
7	02/23/21	REVISED PER ZONING BOARD APPROVAL

**PROJECT:** THRUWAY PLAZA OF ROCKLAND ASSOCIATES  
PROPOSED COMMERCIAL DEVELOPMENT  
TAX LOTS 57.19-1-10 & 57.19-1-11  
NY STATE THRUWAY & NYSR 59  
TOWN OF CLARKSTOWN (NANETTE), ROCKLAND COUNTY, NY

**811**  
Call before you dig  
PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY CONSTRUCTION. PREPARING TO DIG? CALL 811. SURFACE ANYWHERE IN ANY STATE.  
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: [WWW.CALL811.COM](http://WWW.CALL811.COM)

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING  
TRAFFIC • SURVEY • PLANNING • ZONING  
245 Main Street, Suite 110  
Chester, NJ 07930  
T: 908.879.9229 | F: 908.879.0222  
Additional offices conveniently located at:  
Lans Corners, New Jersey • T: 732.974.0119  
Spartanburg, South Carolina • T: 703.723.0119  
Newtown, Pennsylvania • T: 570.481.0076  
Allen, Texas • T: 972.334.2100  
Houston, Texas • T: 281.381.6400  
Austin, Texas • T: 512.244.2446  
Delray Beach, Florida • T: 561.931.8570  
[www.dynamicce.com](http://www.dynamicce.com)

**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 99106

**JOSEPH G. JAWORSKI**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 075707

**TITLE:** STORMWATER POLLUTION PREVENTION PLAN

SCALE: (H) 1"=30' DATE: 02/19/2019 DRAWN BY: DTS  
(V) PROJECT NO: 1685-15-001 CHECKED BY: JGJ

SHEET NO: **12** OF 20 Rev. #:







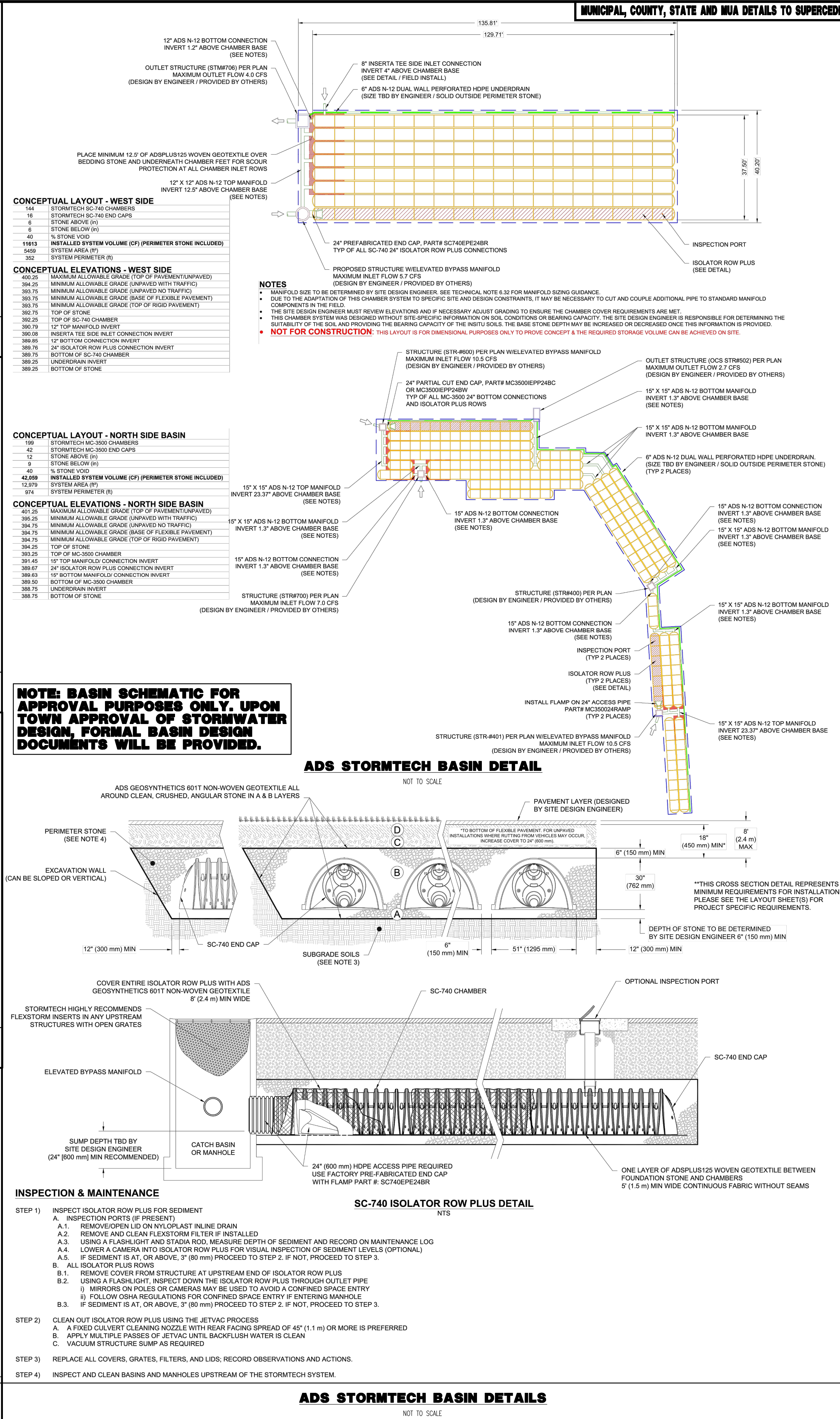
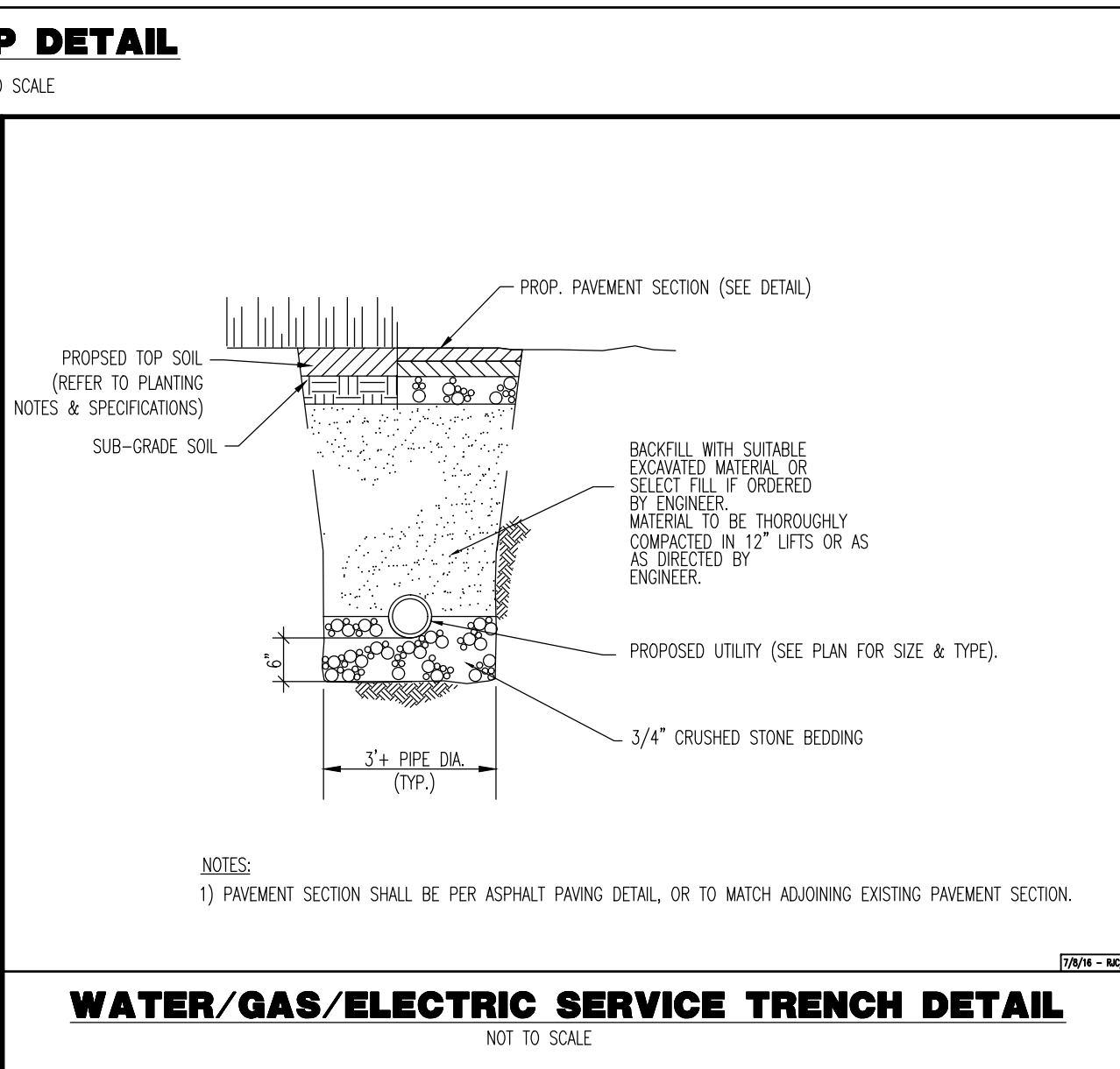
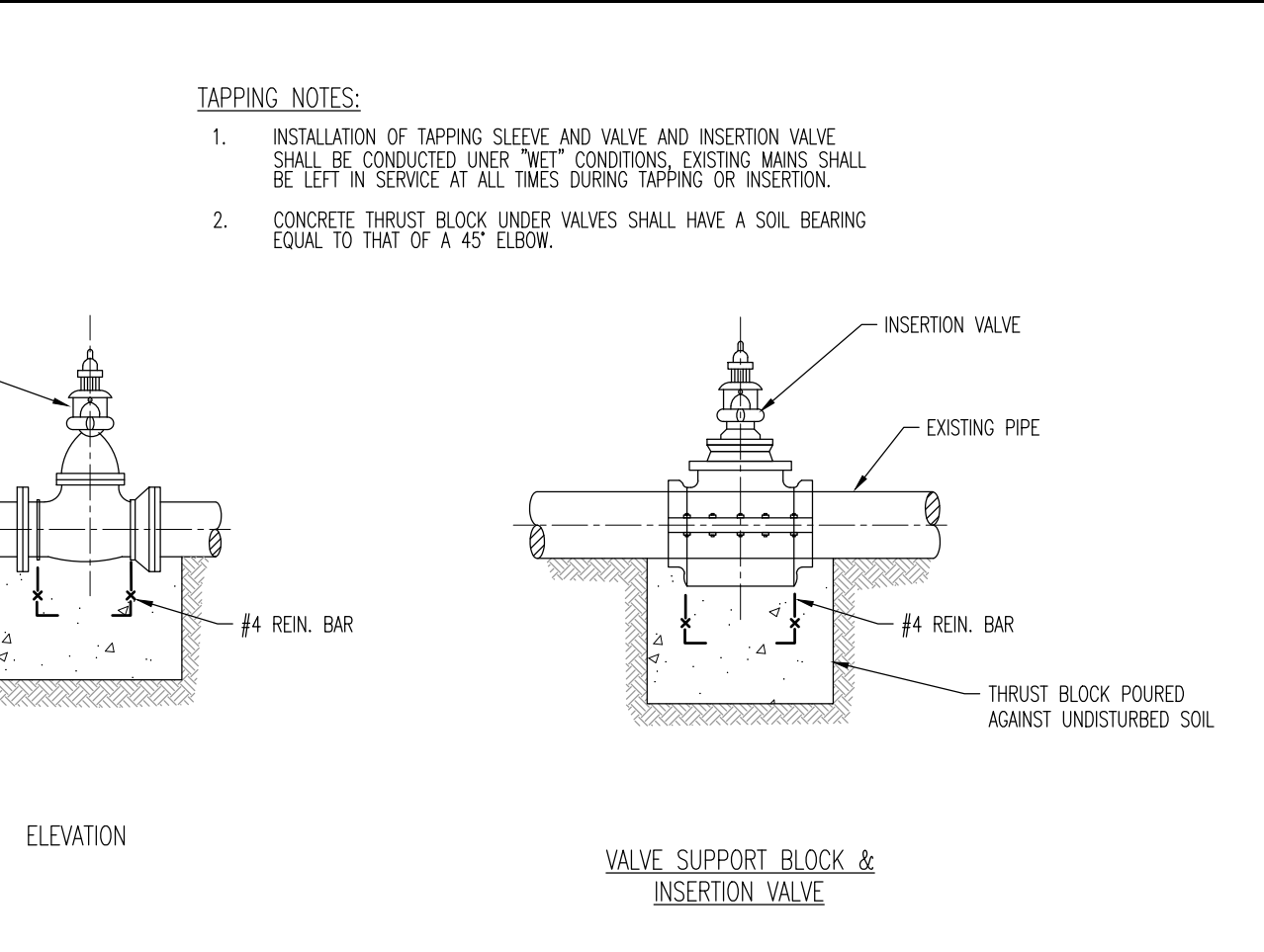
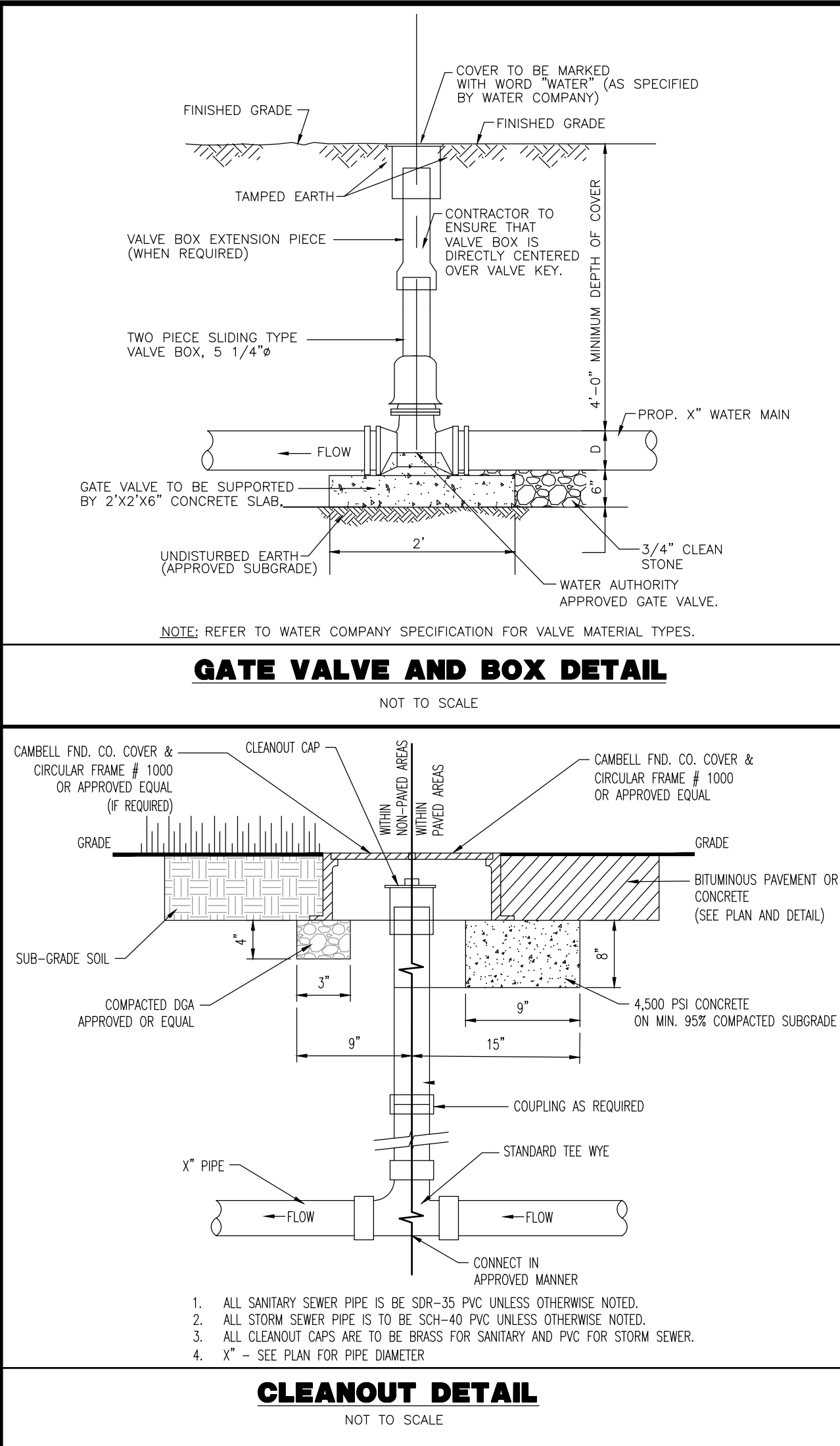
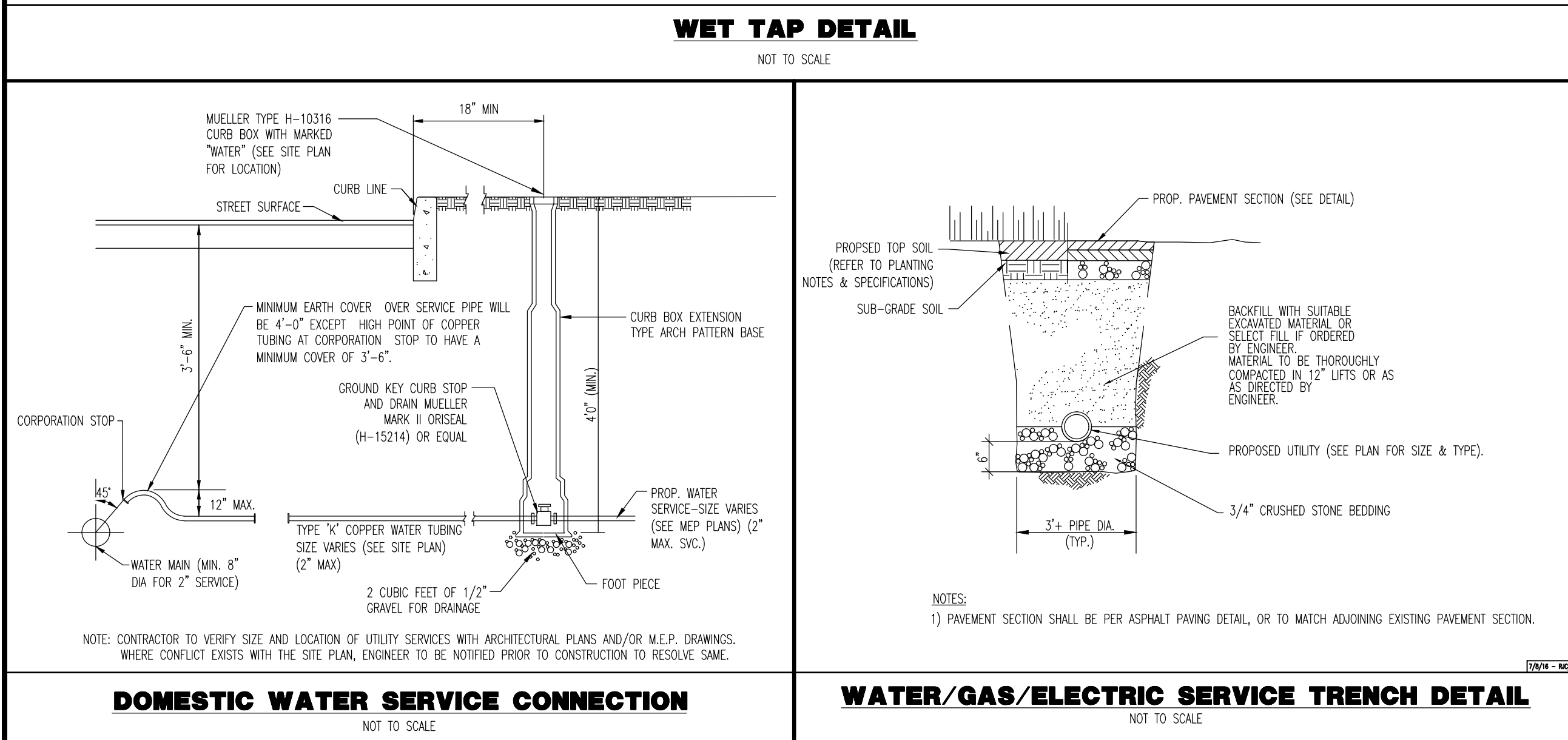
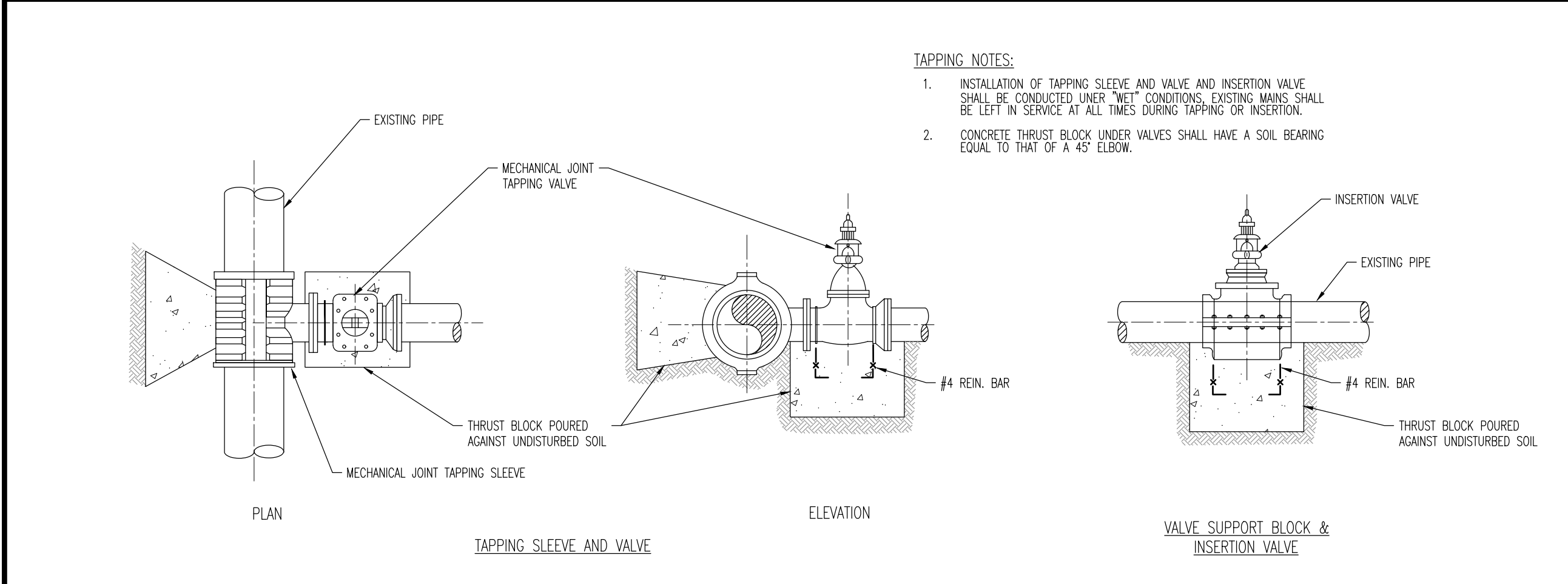
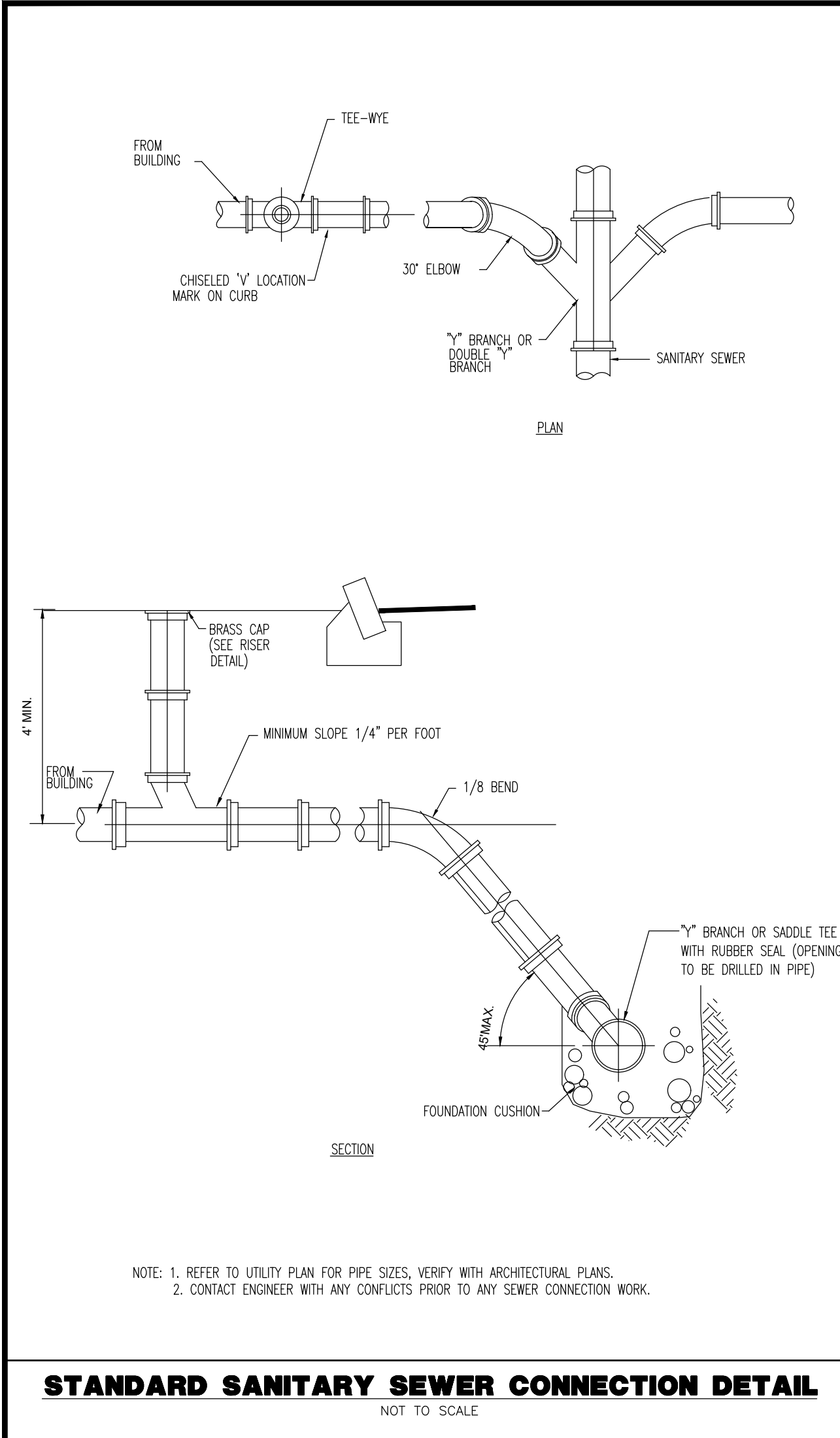








Plotted: 03/01/21 - 1:15 PM, By: russell  
File: P:\CEPC PROJECTS\1685 Thruway Plaza\1685 Site Plans\1685 5001237.dwg, ----> 16 CONSTRUCTION DETAILS



MUNICIPAL, COUNTY, STATE AND NJA DETAILS TO SUPERCEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

**DYNAMIC ENGINEERING**  
• ENGINEERING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS
1	04/26/19	REVISED PER UTILITY COMMENTS
2	04/26/19	REVISED PER UTILITY COMMENTS
3	02/26/20	REVISED PER NJDOT COMMENTS
4	04/17/20	REVISED PER TOWN COMMENTS
5	05/21/20	REV. PER TOWN COMMENTS
6	08/03/20	REVISED PER TOWN COMMENTS
7	02/23/21	REVISED PER ZONING BOARD APPROVAL

PROJECT: **THRUWAY PLAZA OF ROCKLAND ASSOCIATES**  
**PROPOSED COMMERCIAL DEVELOPMENT**  
TAX LOTS 57.19-1-10 & 57.19-1-11  
NY STATE THRUWAY & NYSDOT, ROCKLAND COUNTY, NY  
TOWN OF CLARKSTOWN (NANJETA)

PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF  
EROSION, DESIGNERS, OR ANY PERSON  
PREPARING TO DISRUPT THE EARTH'S  
SURFACE ANYWHERE IN ANY STATE  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:  
[WWW.CALL811.COM](http://WWW.CALL811.COM)

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING  
TRAFFIC • SURVEY • PLANNING & ZONING  
245 Main Street, Suite 110  
Chester, NJ 07930  
T: 908.879.9229 | F: 908.879.0222  
Additional offices conveniently located at:  
Lans Corners, New Jersey • T: 732.974.0199  
Spartanburg, New Jersey • T: 732.974.0199  
Newtown, Pennsylvania • T: 267.485.0076  
Allen, Texas • T: 972.534.2100  
Houston, Texas • T: 281.289.6400  
Austin, Texas • T: 512.646.2446  
Delray Beach, Florida • T: 561.921.8570

**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 99106

**JOSEPH G. JAWORSKI**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 07507

TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) AS SHOWN  
PROJECT No: 1685-15-001

DATE: 02/19/2019  
DRAWN BY: DTS  
CHECKED BY: JGJ

SHEET No: **16**  
Rev. #:

OF 20







[illegible]

COMMENTS:	<div style="display: flex; justify-content: space-between;"> <div>             _____              CONSTRUCTION CHECK           </div> <div>             _____              DATE           </div> </div>	<div style="display: flex; justify-content: space-between;"> <div>             _____              CONSTRUCTION CHECK           </div> <div>             _____              DATE           </div> </div>
-----------	---	---



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

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

## DYNAMIC ENGINEERING

**LAND DEVELOPMENT CONSULTING • PERMITTING  
GEOTECHNICAL • ENVIRONMENTAL  
TRAFFIC • SURVEY • PLANNING & ZONING**

**245 Main Street, Suite 110  
Chester, NJ 07930**

**T: 908.879.9229 | F: 908.879.0222**

**Additional offices conveniently located at:**

Lake Como, New Jersey • T: 732.974.0198  
Toms River, New Jersey • T: 732.974.0198  
Newtown, Pennsylvania • T: 267.685.0276  
Allen, Texas • T: 972.534.2100  
Houston, Texas • T: 281.789.6400  
Austin, Texas • T: 512.846.2646  
Delray Beach, Florida • T: 561.921.8570

[www.dynamicec.com](http://www.dynamicec.com)

DANIEL T. SEHNAL

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 99104

JOSEPH G. JAWORSKI

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 07570

TITLE: CONSTRUCTION DETAILS

SCALE: (H) AS (V) SHOWN	DATE: 02/19/2019	DRAWN BY: GH	DESIGNED BY: DTS
PROJECT No: 1685-15-001			CHECKED BY: JGJ

SHEET No: **18** OF 20









COPYRIGHT © 2018 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED



- |   |  |
|---|--|
| SHEET No: <span style="font-size: 2em; font-weight: bold; margin-left: 20px;">20</span> | Rev. #: <span style="font-size: 2em; font-weight: bold; margin-left: 20px;">7</span> |
| OF 20   |  |