

PRELIMINARY SITE PLAN

FOR

THRUWAY PLAZA OF ROCKLAND ASSOCIATES PROPOSED COMMERCIAL DEVELOPMENT

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

NY STATE THRUWAY & N.Y.S.R. 59

TOWN OF CLARKSTOWN (NANUET), ROCKLAND COUNTY, NEW YORK



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 UTILITY COMMENTS

CONSTRUCTION CHECK	DATE	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		

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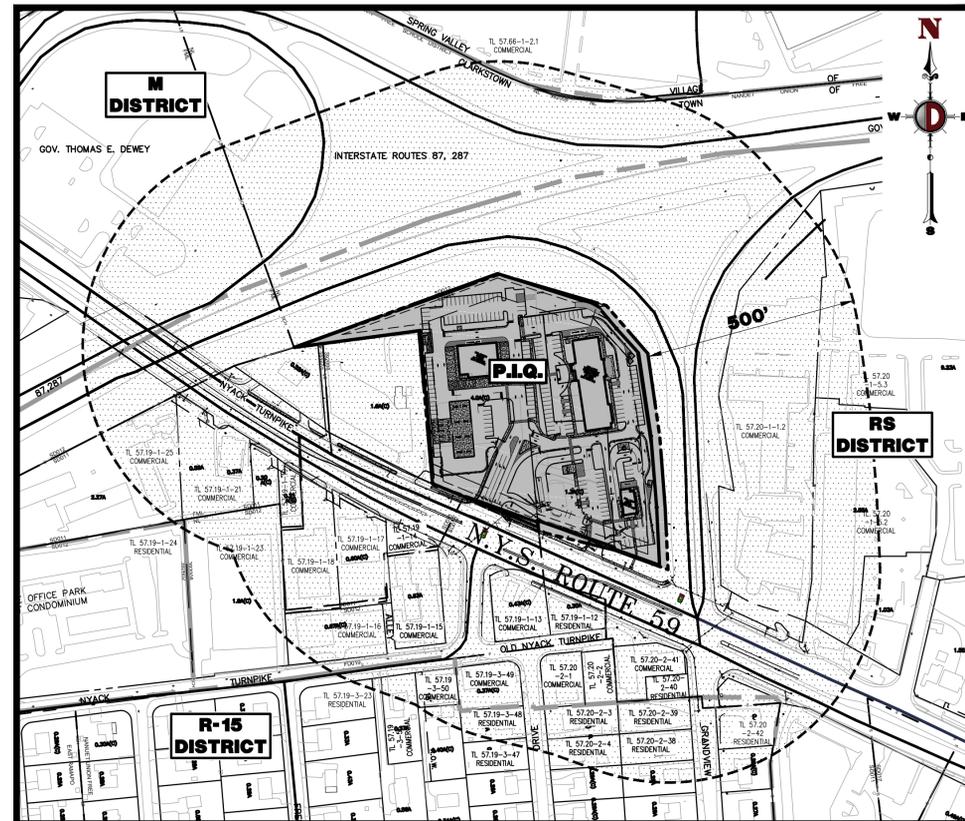
DANIEL T. SEHNAL
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JOSEPH G. JAWORSKI
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TITLE:
COVER SHEET

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

SHEET No: **1** OF 20 Rev. #: 7



VICINITY MAP
1" = 200'



AERIAL MAP
1" = 200'

	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.
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 File: P:\CEPC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkstown NY\Dwg\Site Plans\1685 15001007.dwg, ----> 02 AREA MAP

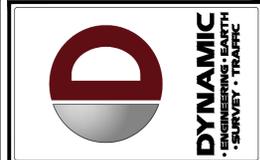


LOCATION MAP
 SCALE: 1" = 500'



500' PROPERTY OWNERS LIST - DATE:

TAX LOT NUMBER	NAME	USE
18	OLD NYACK TPK COOP C/O JOHNSTON ADRIANE 25 KIPP ROAD COSSHEN, NY 10924	57.20-2-1
	AMBAJ CORP 367 ROUTE 59 NANUET, NY 10954	57.19-2-1
	LAOSA NANCY & ANDREW 3 GRANDVIEW AVE NANUET, NY 10954	27.20-2-40
	BHATTI REALTY LLC 315 RT 59 NANUET, NY 10954	57.19-1-13
	EXTRA SPACE PROPERTIES 127 LLC PARADISE TAX-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 NANUET ROUTE 59 REALTY LLC PO BOX 8089 JERSEY CITY, NJ 07308	57.19-1-8
	19 OLD NYACK TURNPIKE REALTY, LLC 19 OLD NYACK TURNPIKE REALTY NANUET, NY 10954	57.19-1-16
	STS OF NEW YORK C/O MANS TIRE SUPPLY LLC 358 SAW MILL RIVER ROAD MILLWOOD, NY 10546	57.19-1-15
	RBV KIDS, LLC 363 SPOOK ROCK RD BLDG K SUFFERN, NY 10901	57.19-1-17
	LIO NANUET, INC. 270 WEST ROUTE 59 NANUET, NY 10954	57.20-1-12
	SUSAN BETH REALTY LLC 175 ROUTE 304 BARBOONA, NY 10954	57.20-2-41
	NANUET 59 REALTY CORP 340-360 WEST ROUTE 59 NANUET, NY 10954	57.19-1-9
	DATILO MICHAEL 50 S MAIN ST SPRING VALLEY, NY 10977	57.19-12
	RBV 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



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CONSTRUCTION CHECK DATE CONSTRUCTION CHECK DATE

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TITLE:
AREA MAP

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: **2** OF 20
 Rev. #: 7

GENERAL NOTES:

Table with 4 columns: DISTRICT, EXISTING, PROPOSED, COMMENTS. Includes zoning information and site plan details.

5. REGIONAL SHOPPING DISTRICT: 8290-260 ACCESS TO ACCESSORY PARKING SPACES AND LOADING BERTHS LOCATED WITHIN AN AREA IN THE RS DISTRICT SHALL BE FROM A MAJOR ROAD ONLY WITH THE EXCEPTION THAT THE AFORESAID ACCESS MAY BE PROVIDED FROM ANY OTHER ROAD UPON EXPRESS RESOLUTION OF THE TOWN BOARD.

6. PARKING REQUIREMENTS: A. 8290-ATTACHMENT 26 - RESTAURANTS SHALL BE SUPPLIED WITH PARKING SPACES BASED UPON THEIR SERVICE CLASSIFICATION: STANDARD - AT LEAST 1 SPACE FOR EACH 100 GROSS FLOOR AREA...

7. LOADING REQUIREMENTS: A. 8290-ATTACHMENT 26 - FOR BUILDINGS WITH SERVICE ESTABLISHMENTS, 1 BERTH FOR 8,000 TO 25,000 SQUARE FEET OF GROSS FLOOR AREA, AND 1 ADDITIONAL BERTH FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA...

8. SPECIAL PERMIT USE REQUIREMENTS - GAS FILLING STATIONS: A. 8290-170(1) ALL MAJOR REPAIRS ARE MADE WITHIN A TOTALLY ENCLOSED STRUCTURE, (N/A)

9. TOWN BOARD APPROVAL: A. 8290-TABLE 7-8.4 BUFFER AREAS OF 75 FEET SHALL BE REQUIRED FOR SPECIAL PERMIT USES, EXCEPT BOARDS OF APPEALS OR TOWN BOARD AS REFERRED TO IN PARAGRAPH 10.1.2. ABOVE. INSTEAD OF 75 FEET, A 50 FOOT LOCAL BUFFER SHALL BE REQUIRED FOR THE LIMITED PURPOSE OF CHECKING SUBSTITUTED APPLICANT PROTECTION FROM NEIGHBORHOOD PROPERTIES RESEMBLING SICH PAPER AREAS SHALL BE PERMANENTLY LANDSCAPED AND MAINTAINED IN HARMONY WITH THE LANDSCAPING OR NATURAL GRASSES IN THE NEIGHBORHOOD. (N)

10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

11. THE SOLS 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 SOLS REPORT & PLANS.

12. THE SOLS 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 SOLS REPORT & PLANS.

13. THE PROVISIONS 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 GRASSES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

14. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE.

15. GUARANTEE: A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. UPON ACCEPTANCE OF JOB, THE CONTRACTOR SHALL BE RELEASED FROM THE OBLIGATION OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.

16. MAINTENANCE: A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS LEAVING THE WORK AREA CLEAN AND FREE OF ALL PLANTING AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR 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 MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

18. 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.

19. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FROM SUCH DEVIATIONS FROM THE OWNER AND ENGINEER. IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY SUCH WORK DONE, 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 OR COSTS OF ANY NATURE RESULTING THEREFROM.

20. 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.

21. 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 ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

22. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FLOOR.

23. CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS SPECIFIED 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

Table with 2 columns: Description and Value. Includes items like DWAIN DONUTS, FUELING CANYON, HOLDING BIN EXPRESS, etc.

STANDARD SITE PLAN MAP NOTES

- 1. DURING THE COURSE OF CONSTRUCTION THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION, AND SALTING PROBLEMS.
2. THE BUILDER SHALL COMPLY WITH ALL LOCAL LAWS, REGULATIONS, AND ORDINANCES OF THE TOWN OF CLARKSTOWN.
3. 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.

NYSDOT NOTES

- 1. 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.
2. APPLICANT MUST REPLACE DAMAGED TRAFFIC SIGNAL LOOPS WITH WIRELESS DETECTORS TO MEET CURRENT STANDARDS. RAY NOVAEX FROM THE TRAFFIC SIGNAL SYSTEM MUST BE CONTACTED PRIOR TO EXAMINING THE NYS RIGHT-OF-WAY TO MARK OUT EXISTING SIGNAL EQUIPMENT AT 914-941-4475.
3. APPLICANT MUST HAVE ALL LANDSCAPING IN THE NYS RIGHT-OF-WAY APPROVED BY NYSDOT PRIOR TO PLANNING.

DEMOLITION NOTES

- 1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.

EXISTING UTILITY NOTES

- 1. CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
3. CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS.

GRADING NOTES

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOLS REPORT AND REFLECTING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOLS REPORT.
2. CONTRACTOR SHALL SUBMIT A COMPACTION 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 SOLS REPORT.

DETENTION/INFILTRATION BASIN MANIFEST NOTES

- 1. STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO INSURE THEIR FUNCTION AT DESIGN CAPACITY AND TO PREVENT HAZARDS ASSOCIATED WITH DEBRIS BLOCKING THE PRIMARY OWNERS PROPERTY AND STORMWATER COLLECTION SYSTEMS.
2. 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.
3. 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 FULFILL SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE.

UTILITY NOTES

- 1. 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.
2. 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.
3. 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.

PLANTING NOTES

- 1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AND CORRECT GRASSES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, WOOLYWOOD ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONDITIONS NECESSARY TO THE GROWTH OF PLANT MATERIAL.

PLANTING SPECIFICATIONS

- 1. CONTRACTOR SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:
A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (DOT) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED CODE.
2. SOILS - ALL AREAS TO BE PLANTED TO A DEPTH OF 4". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULMINATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
3. PLANTS - ALL PLANTS SHALL BE WELL ROOTED, FREE FROM DISEASE AND INSECTS.

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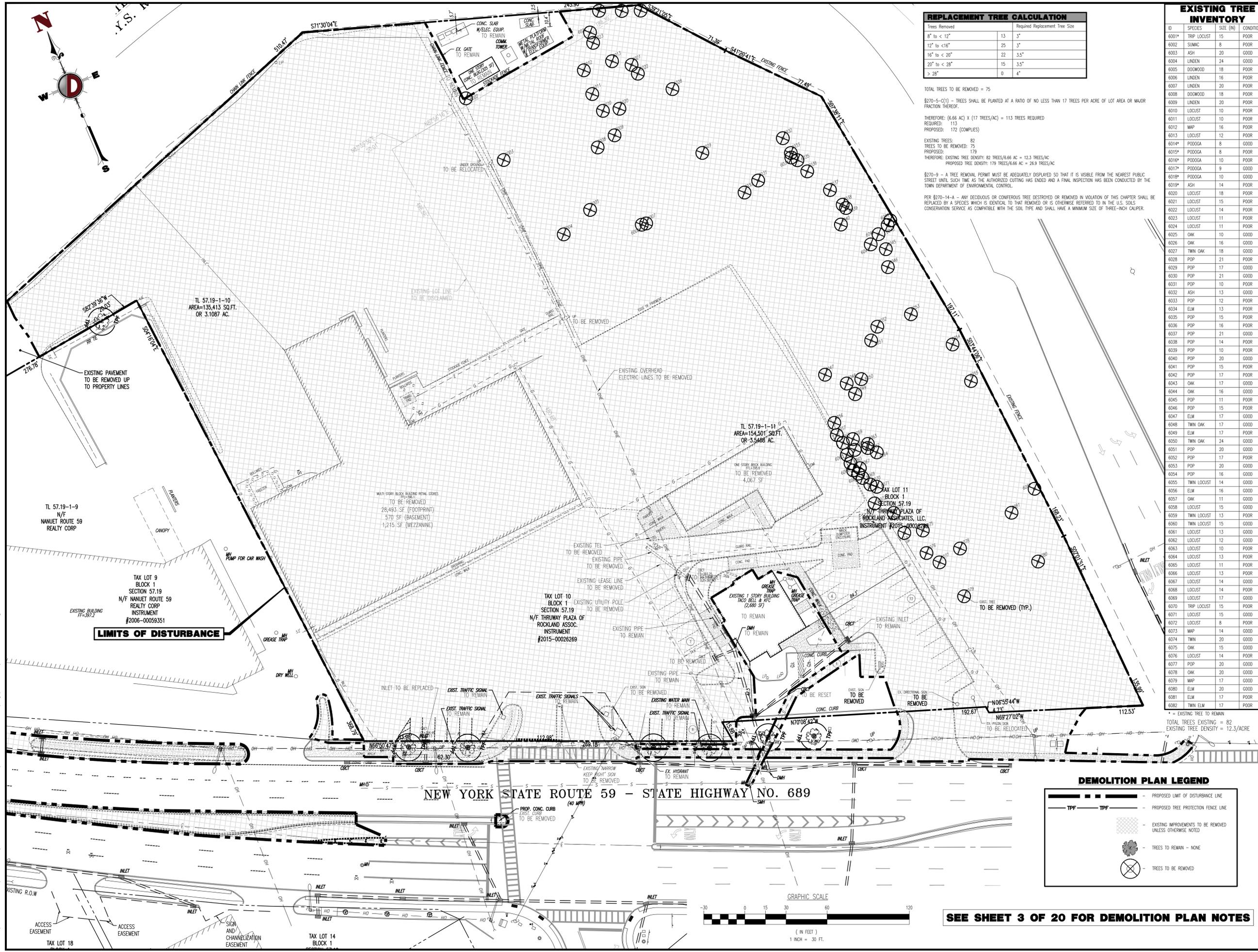
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GENERAL NOTES section with a large number 3 and page number 20.

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\1685 15001SR7.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"

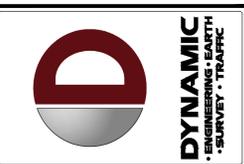
TOTAL TREES TO BE REMOVED = 75
 §270-5-C(1) - TREES SHALL BE PLANTED AT A RATIO OF NO LESS THAN 17 TREES PER ACRE OF LOT AREA OR MAJOR FRACTION THEREOF.
 THEREFORE: (6.66 AC) x (17 TREES/AC) = 113 TREES REQUIRED
 REQUIRED: 113
 PROPOSED: 172 (COMPLIES)

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 CALIPER.

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	



REV.	DATE	COMMENTS
1		
2		
3		
4		
5		
6		
7		

THRUWAY PLAZA OF ROCKLAND ASSOCIATES
 PROPOSED COMMERCIAL DEVELOPMENT
 TAX LOTS 9, 10, 11 & 14
 NY STATE THRUWAY & NYSR 59
 TOWN OF CLARKSTOWN (NANUET), ROCKLAND COUNTY, NY

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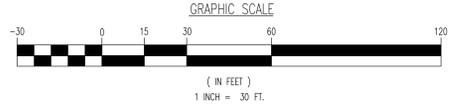
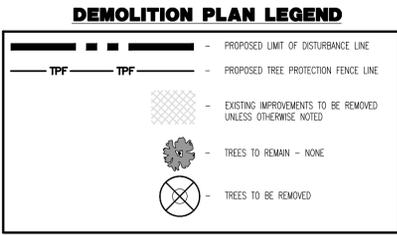
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 NEW YORK LICENSE NO. 99106

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

DEMOLITION & TREE PRESERVATION PLAN

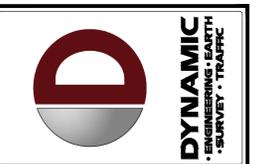
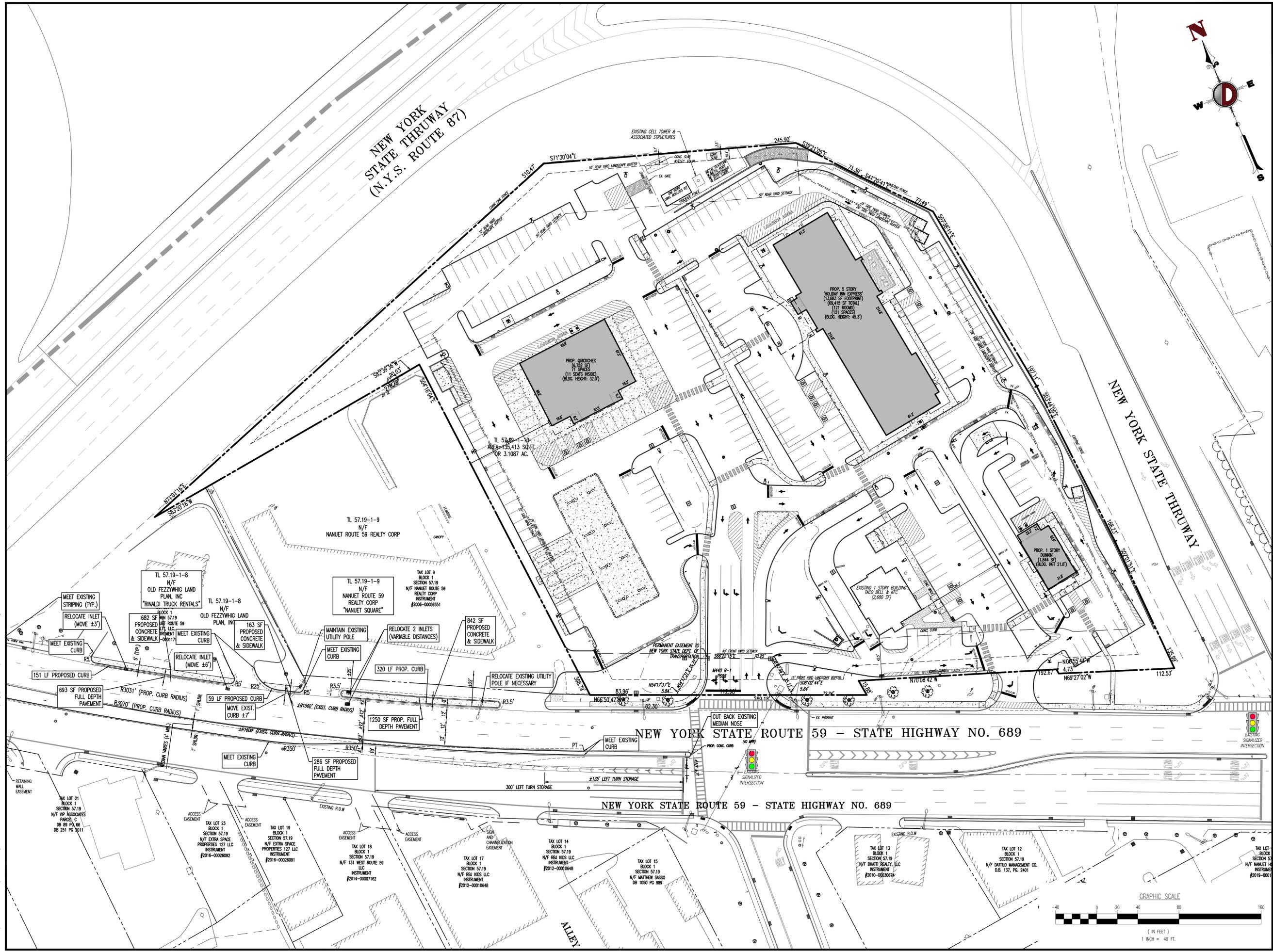
SCALE: (H) 1" = 30' (V) 1" = 10'
 DATE: 02/19/2019
 DRAWN BY: DTS
 CHECKED BY: JGJ
 PROJECT NO: 1685-15-001

SHEET NO: **4** OF 20
 REV. #: 7



SEE SHEET 3 OF 20 FOR DEMOLITION PLAN NOTES

Plotted: 03/01/21 - 1:12 PM, By: russell
 File: P:\CEPC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clerkstown NY\DWG\Site Plans\0168515001S01.dwg, ---> 05 OVERALL SITE PLAN



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 UTILITY COMMENTS

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 (UNINC.), ROCKLAND COUNTY, NY

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JOSEPH G. JAWORSKI
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 NEW YORK LICENSE NO. 075707

OVERALL SITE PLAN
 SCALE: (H) 1" = 40' (V) DATE: 02/19/2019 DRAWN BY: JTG DESIGNED BY: DTS
 PROJECT NO: 1685-15-001 CHECKED BY: JGJ
 SHEET NO: **5** OF 20

NEW YORK STATE THRUWAY (N.Y.S. ROUTE 87)

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: MAP OF PROPERTY FOR M&T BANK AT&L, WASHBURN & ZOLLER P.C. NEW CITY, NEW YORK. PROJECT # 3304. 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 ROCKLAND COUNTY, NY ZONE: RS (REGIONAL SHOPPING) USE: RESTAURANTS - PERMITTED USE; HOTEL - PERMITTED USE; FOOD STORE - PERMITTED USE; PAVILION FILLING STATION - SPECIAL USE PERMIT REQUIRED
- SCHEDULE OF ZONING REQUIREMENTS (RS - REGIONAL SHOPPING ZONE, GROUP UJ 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'
MINIMUM SIDE YARD SETBACK		25'	3.2' (E)
MINIMUM COMBINED YARD SETBACK		50'	145.3'
MINIMUM REAR YARD SETBACK		50'	10.4' (E)
MAXIMUM BUILDING HEIGHT	15' PLUS 1" PER 1" FROM STREET LINE TO BUILDING	3 STORES	45.3' (5 STORES)
MAXIMUM FLOOR AREA RATIO	0.50	0.13 (37,450 SF)	0.30 (87,243 SF)
MINIMUM BUFFER AREA			
-FRONT YARD	15'	0'	2.3' (V6)
-SIDE YARD	100' 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)
- EXISTING NON-COMFORMITY (V); PROPOSED VARIANCE (W); WAIVER REQUESTED (V6); VARIANCE GRANTED 1/25/21
- REGIONAL SHOPPING DISTRICT 8290-260 ACCESS TO ACCESSORY PARKING SPACES AND LOADING BERTHS PROVIDED WITHIN AN AREA IN THE RS DISTRICT SHALL BE FROM A MAJOR ROAD ONLY WITH THE EXCEPTION THAT THE ADDRESS 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 SUPPLIED WITH PARKING SPACES BASED UPON THEIR SERVICE CLASSIFICATION:
 - FAST FOOD - AT LEAST 1 SPACE FOR EACH 100 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
 - B. 8290-240 - THE SIZE OF THE PARKING SPACES, THEIR LAYOUT AND PROVISIONS FOR STANDING AREAS, ASLES FOR MANEUVERING, ENTRANCES AND EXIT ROADWAYS 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 (M)
 - ASLE WIDTH BETWEEN STALLS SHALL BE 25 FEET; 24' PROPOSED (M)
 - WALL-TO-WALL DISTANCE SHALL BE 64 FEET (COMPLIES)
 - D. 8290-24E - UNRESTRICTED 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)



NO.	DATE	REVISION	BY
1	02/19/19	REVISED PER ZONING BOARD APPROVAL	JGJ
2	02/19/19	REVISED PER TOWN COMMENTS	JGJ
3	02/19/19	REVISED PER TOWN COMMENTS	JGJ
4	02/19/19	REVISED PER TOWN COMMENTS	JGJ
5	02/19/19	REVISED PER TOWN COMMENTS	JGJ
6	02/19/19	REVISED PER TOWN COMMENTS	JGJ
7	02/19/19	REVISED PER ZONING BOARD APPROVAL	JGJ

OWNERS APPROVAL FOR FILING

THRUWAY PLAZA OF ROCKLAND ASSOCIATES

FINAL PLANNING BOARD APPROVAL

CHAIRMAN, PLANNING BOARD

TOWN OF CLARKSTOWN

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JOSEPH G. JAWORSKI

PROFESSIONAL ENGINEER

NEW YORK LICENSE NO. 075707

TITLE: **PRELIMINARY SITE PLAN**

SCALE: (H) 1" = 30' DATE: 02/19/2019 DRAWN BY: GH/JDG DESIGNED BY: DTS

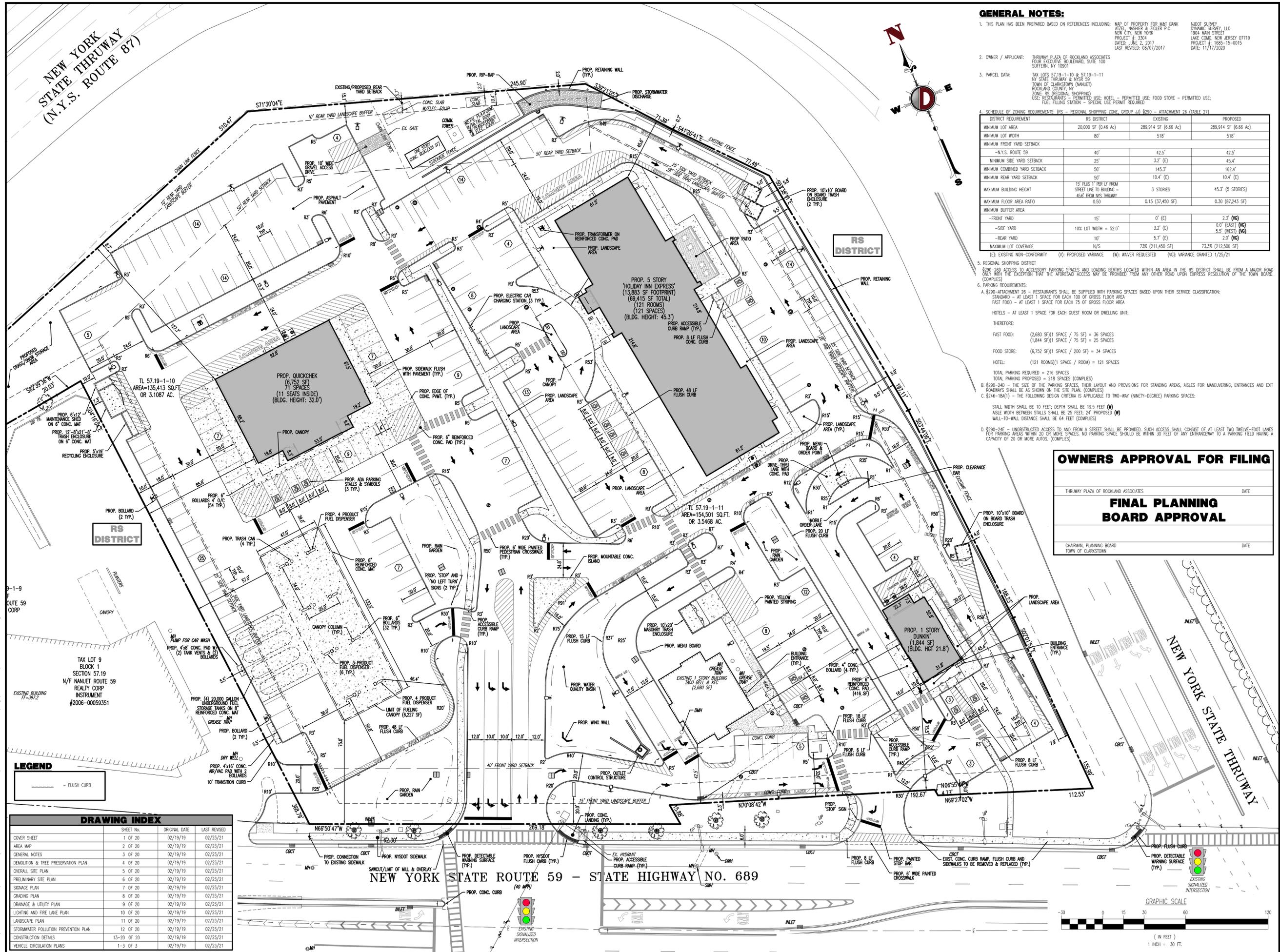
PROJECT No: 1685-15-001 CHECKED BY: JGJ

SHEET No: **6** OF 20

Plotted: 03/01/21 1:12 PM, By: rrusalei
 File: P:\CEC\PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkstown NY\Draw\Site Plans\168515001SDS.dwg, ---> 06 PRELIMINARY SITE PLAN

DRAWING INDEX

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

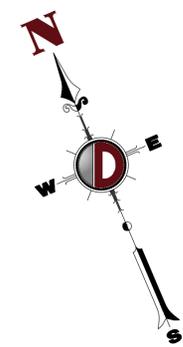


NEW YORK STATE THRUWAY (N.Y.S. ROUTE 87)

SIGNAGE TABLE

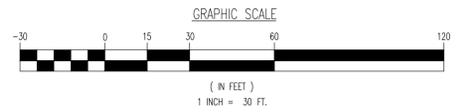
SIGN	REQUIREMENTS	PROPOSED
MONUMENT	NUMBER OF SIGNS: ONE (1) PER STREET FRONTAGE	NUMBER OF SIGNS: TWO (2) (V)
	MAXIMUM SIGN HEIGHT: 20'	MAXIMUM SIGN HEIGHT: 20'
	MINIMUM SIGN SETBACK: 25' FROM R-O-W	MINIMUM SIGN SETBACK: 25'
		4' FROM BUILDING

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE



SITE SIGN INDEX

SIGN	DESCRIPTION	MUTCD NO./SIZE
A		R1-1 30"x30"
B		R5-1 30"x30"
C		12"x18"
D		12"x18"
E		12"x18"
F		R7-8A 18"x9"
G		R3-2 30"x30"
H		R5-2a 30"x30"
I		R3-1 30"x30"



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
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1	04/26/19	REVISED PER UTILITY 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

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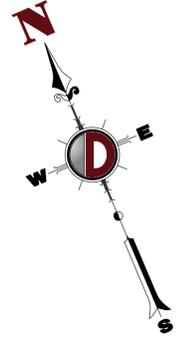
JOSEPH G. JAWORSKI
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 NEW YORK LICENSE NO. 075707

TITLE:
SIGNAGE PLAN

SCALE: (H) 1" = 30' DATE: 02/19/2019 DRAWN BY: DESIGNED BY:
 (V) GH DTS
 PROJECT NO: 1685-15-001 CHECKED BY: JGJ
 SHEET NO: **7** OF 20

Plotted: 03/01/21 1:13 PM, By: russell
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NEW YORK STATE THRUWAY (N.Y.S. ROUTE 87)



REV.	DATE	BY	COMMENTS
7	02/23/21		REVISED PER ZONING BOARD APPROVAL
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5	05/21/20		REVISED PER TOWN COMMENTS
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3	02/26/20		REVISED PER TOWN COMMENTS
2	10/02/19		REVISED PER TOWN COMMENTS
1	04/26/19		REVISED PER UTILITY COMMENTS
			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
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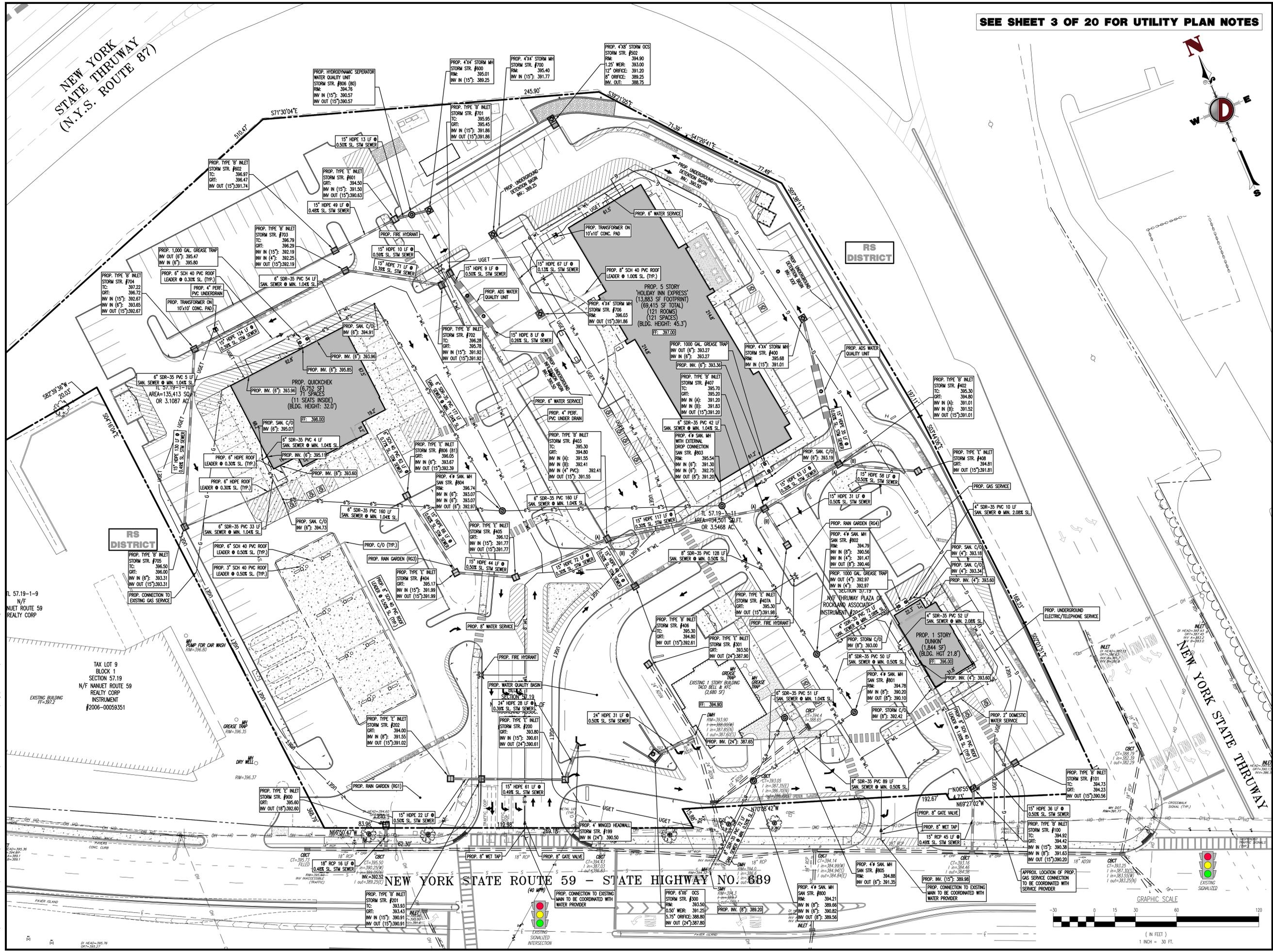
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 PROFESSIONAL ENGINEER
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DRAINAGE & UTILITY PLAN

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



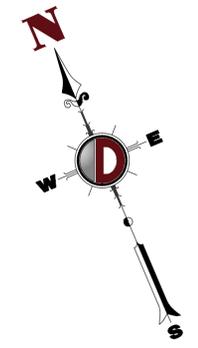
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NE STATE ROUTE 59 (N.Y.S. ROUTE 689)

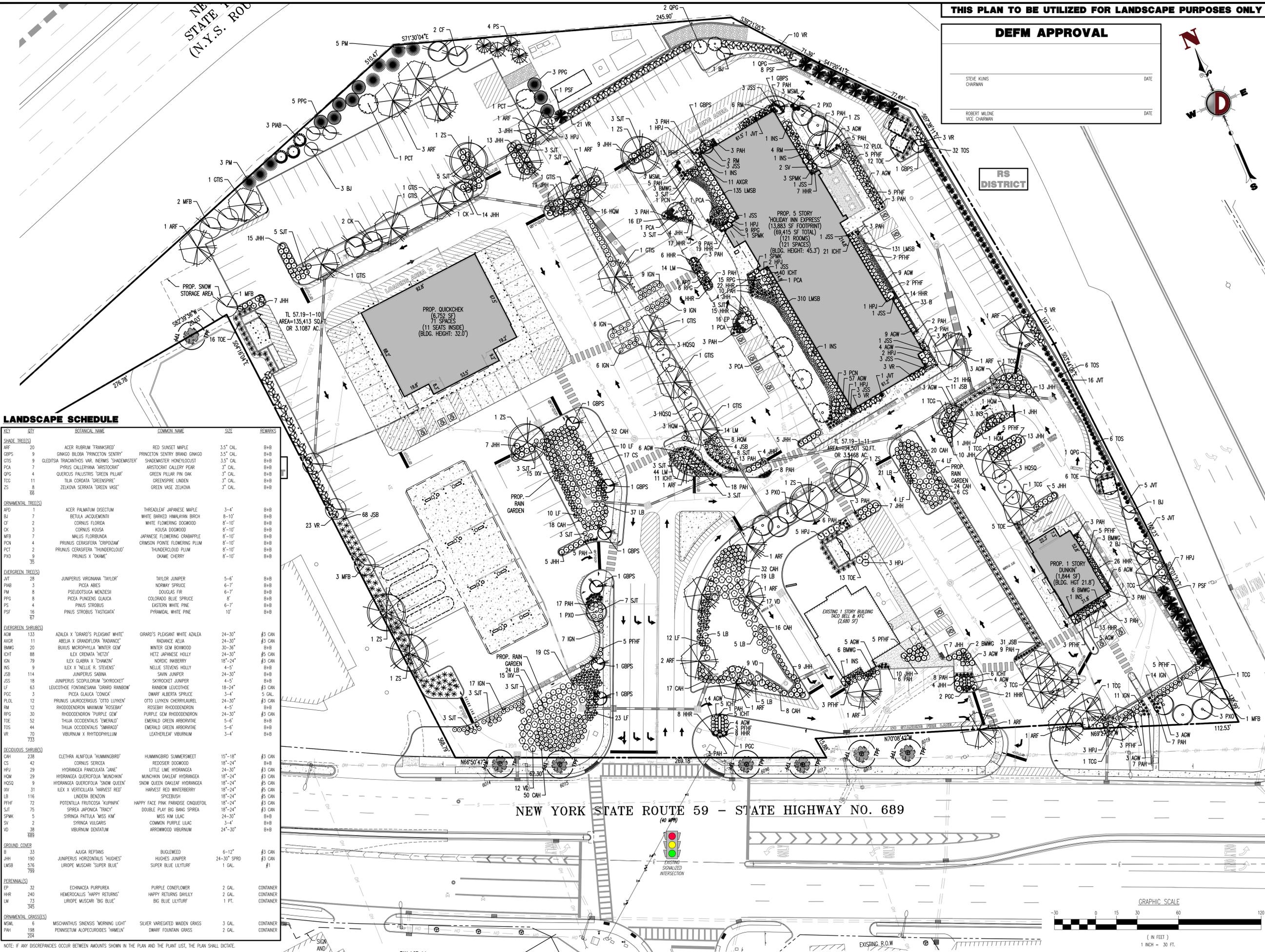
THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

DEFM APPROVAL

STEVE KUNS CHAIRMAN	DATE
ROBERT MALONE VICE CHAIRMAN	DATE



RS DISTRICT



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
ARF	20	ACER RUBRUM 'FRANKSREY'	RED SUNSET MAPLE	3.5" CAL	B+B
GBPS	9	CINQUEFOID BLOOM 'PRINCETON SENTRY'	PRINCETON SENTRY BRAND CINQUEFOID	3.5" CAL	B+B
GTS	9	GLEDISIA TRIACANTHOS VAR. 'INERMIS' SHADENMASTER	SHADENMASTER HONEYLOCUST	3.5" CAL	B+B
PCA	7	PIRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT CALLERY PEAR	3" CAL	B+B
QPC	4	QUERCUS PALustris 'GREEN PILLAR'	GREEN PILLAR PIN OAK	3" CAL	B+B
TCG	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL	B+B
ZS	16	ZELKOWA SCORRIATA 'GREEN VASE'	GREEN VASE ZELKOWA	3" CAL	B+B
ORNAMENTAL TREES					
BD	1	ACER PALMATUM DISSECTUM	THREADEDLEAF JAPANESE MAPLE	3'-4"	B+B
BJ	2	BETULA JACQUEMONTII	WHITE BARKED HIMALAYAN BIRCH	8'-10"	B+B
CF	7	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8'-10"	B+B
CK	3	CORNUS KOUSA	KOUSA DOGWOOD	8'-10"	B+B
MFB	3	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	8'-10"	B+B
PCN	4	PRUNUS CERAIFERA 'CROCODAM'	CRIMSON POINT FLOWERING PLUM	8'-10"	B+B
PCT	2	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	8'-10"	B+B
PKA	9	PRUNUS X 'OKAME'	OKAME CHERRY	8'-10"	B+B
EVERGREEN TREES					
JVT	28	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	5'-6"	B+B
PHAB	3	PICEA ABIES	NORWAY SPRUCE	6'-7"	B+B
PM	8	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	6'-7"	B+B
PPG	8	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	8"	B+B
PS	4	PINUS STROBUS	EASTERN WHITE PINE	6'-7"	B+B
PSF	16	PINUS STROBUS 'YASTIGATA'	PYRAMIDAL WHITE PINE	10"	B+B
EVERGREEN SHRUBS					
ACW	133	AZALEA X 'ORARD'S PLEASANT WHITE'	ORARD'S PLEASANT WHITE AZALEA	24"-30"	#3 CAN
AKXR	11	ABELIA X GRANDIFLORA 'RADIANCE'	RADIANCE ABELIA	24"-30"	#3 CAN
BWNG	20	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30"-36"	B+B
ICHT	88	ILEX CRENATA 'HETZI'	HETZI JAPANESE HOLLY	24"-30"	#5 CAN
IGN	79	ILEX GLABRA X 'OHAMZIN'	NORDIC HOLLERY	18"-24"	#3 CAN
INS	9	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	4'-5"	B+B
JSB	114	JUNIPERUS SAGINA	SWAIN JUNIPER	24"-30"	B+B
JSS	18	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	4'-5"	B+B
LF	63	LEUCODIUM FONTANESIANA 'ORARD RAINBOW'	RAINBOW LEUCODIUM	18"-24"	#3 CAN
PGC	3	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	3'-4"	5 GAL
PLOL	12	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRYLAUREL	24"-30"	#3 CAN
RM	12	RHOODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHOODODENDRON	4'-5"	B+B
RPG	30	RHOODODENDRON 'PURPLE GEM'	PURPLE GEM RHOODODENDRON	24"-30"	#3 CAN
TCE	44	THALIA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORESCENS	5'-6"	B+B
TOS	30	THALIA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORESCENS	5'-6"	B+B
VR	70	VIOLARIA X RHYTHYDOPHYLLUM	LEATHERLEAF VIOLARIA	3'-4"	B+B
733					
DECIDUOUS SHRUBS					
CAH	238	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	15"-18"	#3 CAN
CS	42	CORNUS SERICEA	REDDOSIER DOGWOOD	18"-24"	B+B
HPJ	29	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	24"-30"	#3 CAN
HOM	29	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	18"-24"	#3 CAN
HOSQ	9	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	18"-24"	#5 CAN
IIV	31	ILEX X VERTICILLATA 'HARVEST RED'	HARVEST RED WINTERBERRY	18"-24"	#5 CAN
LB	116	LINDERA BENZON	SPICEBUSH	18"-24"	#5 CAN
PPHF	72	POTENTILLA FRUTICOSA 'KUPINPA'	HAPPY FACE PINK PARADISE CINQUEFOID	18"-24"	#3 CAN
SJT	75	SPIREA JAPONICA 'TRACY'	DOUBLE PLAY BIG BANG SPIREA	18"-24"	#3 CAN
SPMK	5	SYRINGA PATTILIA 'MISS KIM'	MISS KIM LILAC	24"-30"	B+B
SV	2	SYRINGA VULGARIS	COMMON PURPLE LILAC	3'-4"	B+B
VD	38	VIOLARIA DENTATUM	ARROWWOOD VIOLARIA	24"-30"	B+B
889					
GROUND COVER					
B	33	ASUCA REPTANS	BUGLEWEED	6"-12"	#3 CAN
JHH	190	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	24"-30" SPRD	#3 CAN
MSB	576	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LILYTURF	1 GAL	#1
799					
PERENNIALS					
EP	32	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL	CONTAINER
HRR	240	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL	CONTAINER
LM	73	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER
745					
ORNAMENTAL GRASSES					
MSL	6	MISCHANTHUS SENENSIS 'MORNING LIGHT'	SILVER VAREGATED MILDEN GRASS	3 GAL	CONTAINER
PAH	188	PENNISETUM ALOPECUROIDES 'HAMMILL'	DWARF FOUNTAIN GRASS	2 GAL	CONTAINER
204					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.



REV.	DATE	COMMENTS
1	09/26/19	REVISED PER UTILITY COMMENTS
2	09/26/19	REVISED PER UTILITY COMMENTS
3	02/26/20	REVISED PER NADOT COMMENTS
4	04/17/20	REVISED PER TOWN COMMENTS
5	05/21/20	REV. PER TOWN COMMENTS
6	05/03/20	REVISED PER ZONING BOARD APPROVAL
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 09
 TOWN OF CLARKSTOWN (MANUET), ROCKLAND COUNTY, NY

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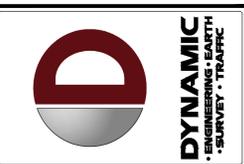
DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 99106

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

TITLE: **LANDSCAPE PLAN**
 SCALE: (H) 1"=30' (V) DATE: 02/19/2019 DRAWN BY: DTS DESIGNED BY: DTS
 PROJECT No: 1685-15-001 CHECKED BY: JGJ
 SHEET No: **11** OF 20 Rev. # 7

NEW YORK STATE THRUWAY (N.Y.S. ROUTE 87)

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



REV.	DATE	COMMENTS
7	02/23/21	REVISED PER ZONING BOARD APPROVAL
6	05/03/20	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 UTILITY COMMENTS
		DATE

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 (NANTUE), ROCKLAND COUNTY, NY

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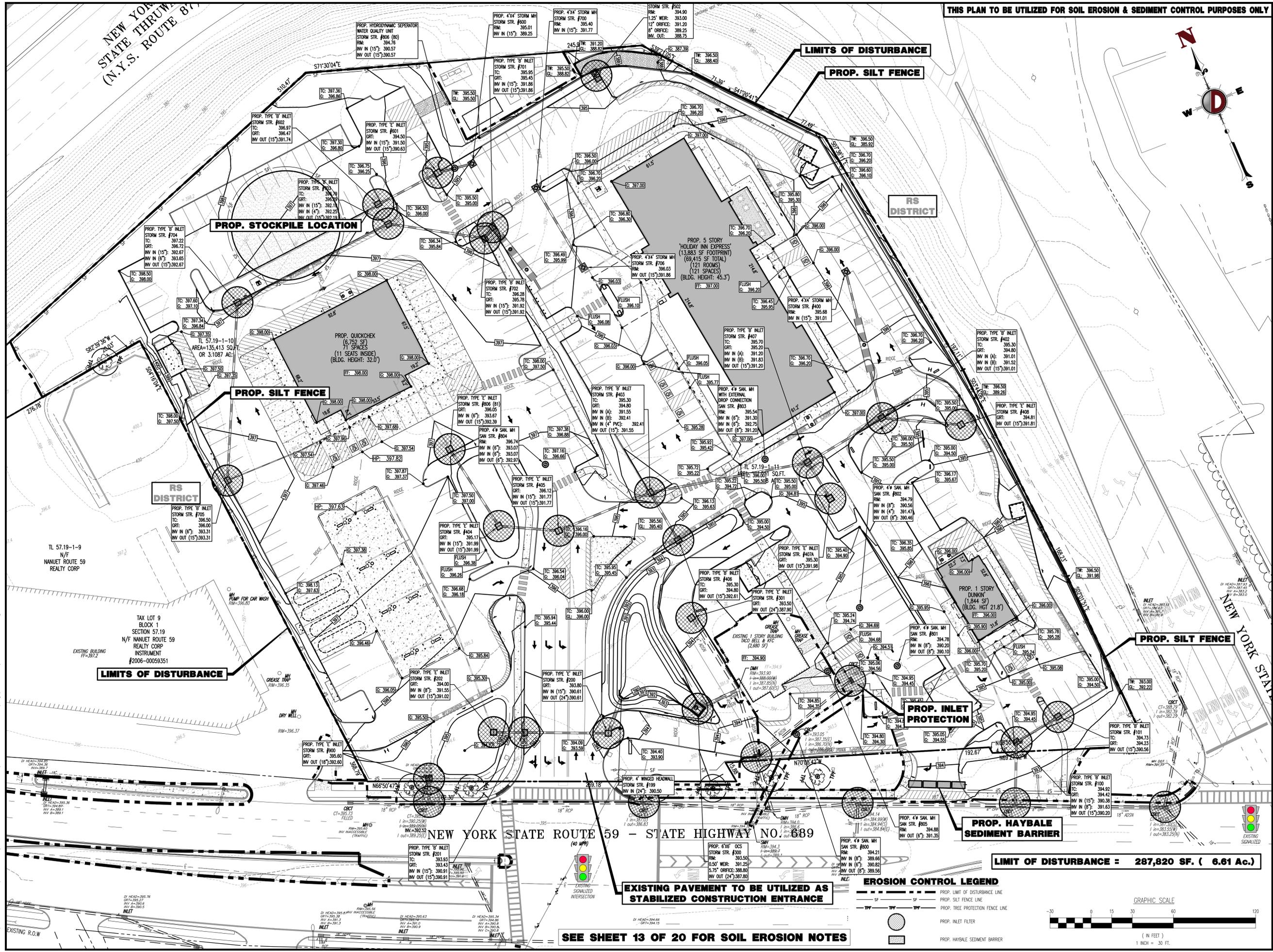
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DANIEL T. SEHNAL
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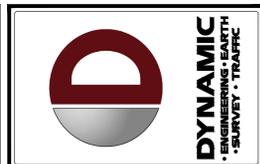
JOSEPH G. JAWORSKI
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 07507

TITLE: **STORMWATER POLLUTION PREVENTION PLAN**

SCALE: (H) 1"=30' DATE: 02/19/2019 DRAWN BY: DTS DESIGNED BY: DTS
 PROJECT No: 1685-15-001 CHECKED BY: JGJ
 SHEET No: **12** OF 20



Plotted: 03/07/21 1:14 PM, By: rrusalek
 File: P:\CEC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkstown NY\DWG\Site Plans\1685 15001 SWEP.dwg -> 12 STORMWATER POLLUTION PREVENTION PLAN



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 NJDOT COMMENTS
2	10/02/19	REVISED PER TOWN COMMENTS
1	04/26/19	REVISED PER UTILITY COMMENTS

PROJECT: **THRUWAY PLAZA OF ROCKLAND ASSOCIATES**
PROPOSED COMMERCIAL DEVELOPMENT
 TAX LOTS 57.19-1-10 & 57.19-1-11
 NY STATE THRUWAY & NYSR 09
 TOWN OF CLARKSTOWN (UNINC.), ROCKLAND COUNTY, NY

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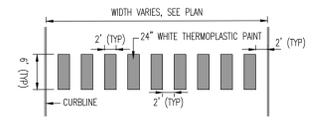
TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) AS DATE: 02/19/2019 DRAWN BY: DESIGNED BY:
 (V) SHOWN GH DTS

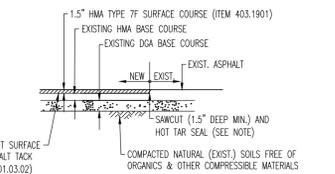
PROJECT No: 1685-15-001 CHECKED BY: JGJ

SHEET No: **14** Rev. #: 7

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



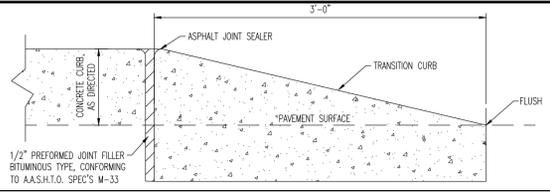
PAINTED CROSSWALK STRIPING DETAIL
NOT TO SCALE



MILLING & OVERLAY DETAIL

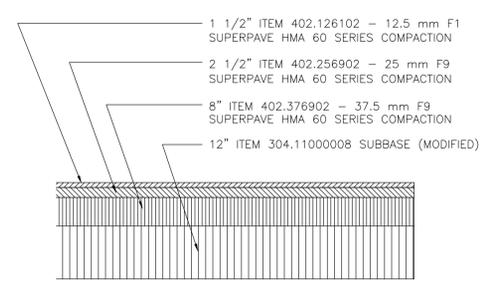
- NOTES:
1. REMOVE THE HMA MATERIAL LEFT BY THE DRUM ROLLING AT THE LIMITS OF THE MILLING OPERATION. ENSURE THAT THE FACE IS CLEAN AND VERTICAL BY SAWCUTTING OR TRANSVERSE MILLING.
 2. ALL PAVEMENT SECTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 3. SEE PAVING DETAILS FOR ADDITIONAL INFORMATION.

MILLING DETAILS
NOT TO SCALE



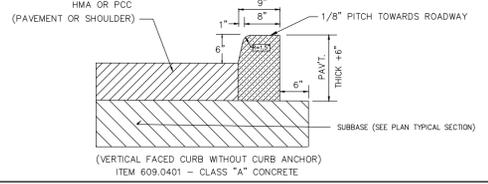
VERTICAL CURB TAPER DETAIL
NOT TO SCALE

NOTE: SEE CURB DETAIL FOR MATERIAL SPECIFICATIONS, BEDDING REQUIREMENTS, ETC.

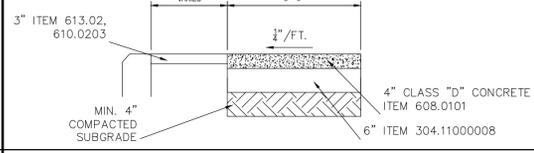


ALL PAVEMENT ITEMS TO BE VERIFIED WITH NYSDOT MATERIALS GROUP PRIOR TO CONSTRUCTION

FULL DEPTH TYPICAL NYSDOT DRIVEWAY PAVEMENT SECTION DETAIL
NOT TO SCALE

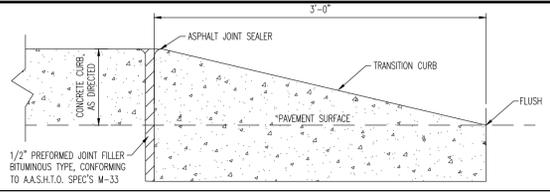


NYSDOT CURB TYPE VF150
NOT TO SCALE

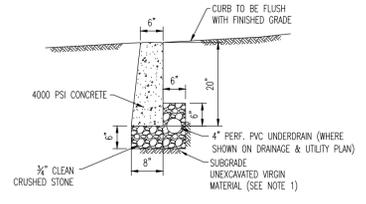


NYSDOT SIDEWALK DETAIL
NOT TO SCALE

NOTE: SEE CURB DETAIL FOR MATERIAL SPECIFICATIONS, BEDDING REQUIREMENTS, ETC.



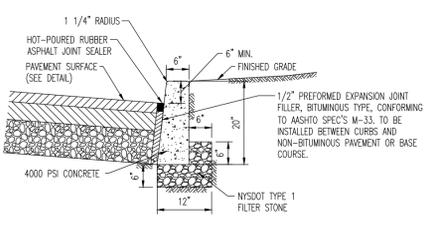
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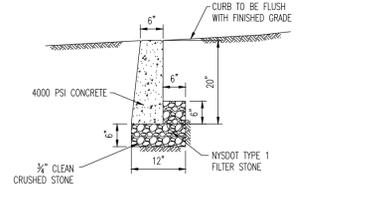
FLUSH CURB

- NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4\"/>
 2. TRANSVERSE JOINTS 1/2\"/>
 3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2\"/>
 5. THESE SPECIFICATIONS ALSO MEET PDS DESIGN STANDARDS.

CONCRETE CURB DETAIL
NOT TO SCALE



6\"/>

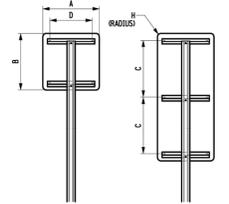


FLUSH CURB

- NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH NYSDOT TYPE 1 FILTER STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
 2. TRANSVERSE JOINTS 1/2\"/>
 3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2\"/>
 5. THESE SPECIFICATIONS ALSO MEET PDS DESIGN STANDARDS.

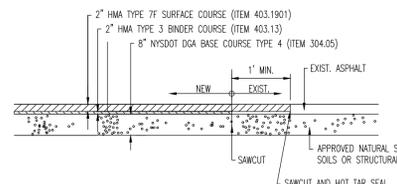
NYSDOT CONCRETE CURB DETAIL
NOT TO SCALE

A	B	C	D	H	AREA (SQ. FT.)	SEE NOTE
21"	21"	15"	15"	1 1/2"	3.1	
24"	24"	18"	18"	1 1/2"	4.0	
30"	30"	24"	24"	1 1/2"	6.3	
20"	18"	12"	15"	1 1/2"	2.5	
21"	15"	9"	15"	1 1/2"	2.2	
24"	6"	9"	18"	1 1/2"	1.0	
24"	6"	9"	18"	1 1/2"	1.3	
24"	12"	6"	18"	1 1/2"	2.0	
24"	15"	9"	18"	1 1/2"	2.5	
24"	18"	12"	18"	1 1/2"	3.0	
30"	10"	6"	24"	1 1/2"	2.1	
30"	15"	9"	24"	1 1/2"	3.1	
30"	18"	12"	24"	1 1/2"	3.8	
30"	21"	15"	24"	1 1/2"	4.4	
30"	24"	18"	24"	1 1/2"	5.0	
24"	30"	22"	18"	1 1/2"	5.0	
24"	36"	24"	18"	1 1/2"	6.0	
30"	36"	24"	24"	1 1/2"	7.5	
24"	54"	24"	18"	1 1/2"	9.0	2
30"	42"	18"	24"	1 1/2"	8.8	2

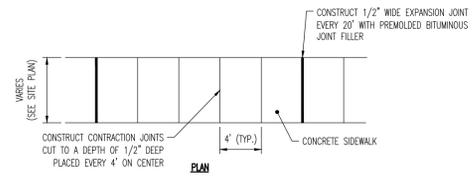


- NOTES:
1. SIGN BLANKS SHALL BE 10 GAUGE THICK ALUMINUM. FIBERGLASS REINFORCED PLASTIC MAY BE USED FOR SIGN PANELS UP TO 48" X 48".
 2. THESE PANELS USE THE "C" DIMENSION TRUSS FOR EITHER MOUNTING HOLES OR HORIZONTAL Z BARS.
 3. THE "PAYMENT AREA", WHICH INCLUDES FABRICATION WASTAGE, SHALL BE USED ONLY FOR DETERMINING PAYMENT FOR NON-RECTANGULAR SIGN BLANKS.
 4. INTERMEDIATE SIZE SIGN BLANKS THAT ARE NOT SHOWN, SHALL BE FABRICATED SIMILAR TO THE CLOSEST SHOWN SIZE.
 5. SIGN PANELS WIDER THAN SHOWN SHALL BE FABRICATED AS SHOWN ON THE CURRENT "LARGE GAUGE SIGNS" STANDARD SHEET.
 6. ADDITIONAL SIGN BLANK DIMENSIONS ARE GIVEN IN "STANDARD HIGHWAY SIGNS", FEDERAL HIGHWAY ADMINISTRATION.
 7. THE HORIZONTAL Z BAR LENGTH SHALL BE A MINIMUM OF 1" LONGER THAN THE CENTER TO CENTER DISTANCE BETWEEN EXTREME MOUNTING HOLES. WHERE POSTS ARE LOCATED AT THE END OF HORIZONTAL Z BAR, THE HORIZONTAL Z BAR SHALL EXTEND BEYOND THE SIDE OF THE POST A MINIMUM OF ONE (1)" AND A MAXIMUM OF 2".
 8. ALUMINUM Z BARS WEIGHING ONE POUND PER FOOT AND MEASURING 2 1/2" X 1 1/2" X 1/4" MAY BE PREPUNCHED WITH 1/4" HOLES AT 1" CENTERS ALONG THE ENTIRE LENGTH.
 9. POST AND HORIZONTAL Z BAR ARRANGEMENTS ARE SHOWN FOR COMMON BLANKS. THESE ARRANGEMENTS MAY BE ADJUSTED AS NECESSARY WHERE A NUMBER OF SIGN BLANKS ARE GROUPED IN SIGN ASSEMBLIES OR WHERE ADDITIONAL POSTS ARE REQUIRED DUE TO POST CAPACITY LIMITATIONS.
 10. MATERIALS ARE PER SUBSECTION:
 - T20-01 ALUMINUM SIGN PANELS
 - T20-02 STYRENE-BUTADIENE GLAZERS AND WISCELLANEOUS HARDWARE
 - T20-03 FIBERGLASS REINFORCED PLASTIC SIGN PANELS
 11. WHERE TOP-LOAD REFLECTIVE SHEETING GLASS OR PLASTIC IS REQUIRED, NYLON OR PLASTIC WASHERS SHALL BE INSTALLED BETWEEN FASTENER BOLT HEADS OR NUTS AND THE REFLECTIVE SHEETING ON THE SIGN FACE.
 12. POSTS AND POST FOOTINGS SHALL BE INSTALLED AS SPECIFIED ON THE APPROPRIATE STANDARD SHEETS OR AS PER MANUFACTURERS INSTRUCTIONS.
 13. THE TOP HOLES SHOWN ON THE HORIZONTAL Z BARS ARE FOR THE PANEL TO HORIZONTAL Z BAR CONNECTIONS. THE BOTTOM HOLES ON THE HORIZONTAL Z BARS ARE FOR THE HORIZONTAL Z BAR TO SIGN POST CONNECTIONS. THE HOLES SHOWN ON PANELS WITHOUT HORIZONTAL Z BARS ARE FOR PANEL TO POST CONNECTIONS.

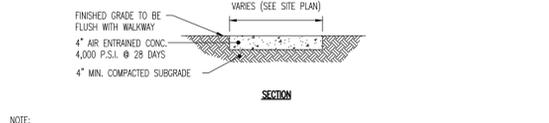
NYSDOT SIGN POST DETAIL
N.T.S.



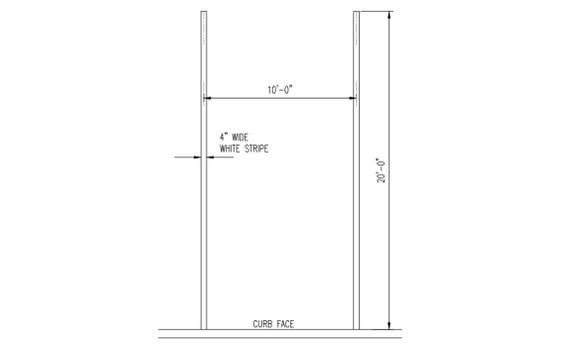
PAVING DETAIL
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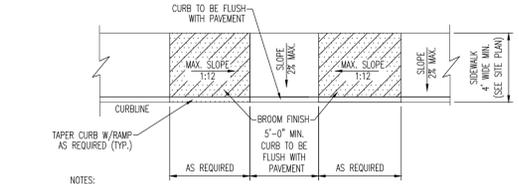
SIDEWALK DETAIL
NOT TO SCALE



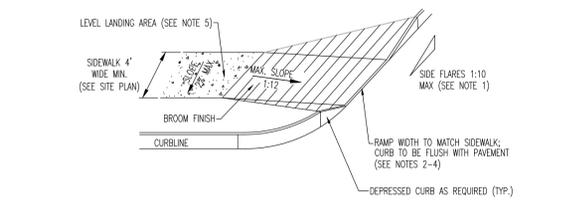
- NOTE:
1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
 2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
 3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
 4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.



PARKING STALL STRIPING DETAIL
NOT TO SCALE



ACCESSIBLE PARALLEL CURB RAMP DETAIL
NOT TO SCALE



ACCESSIBLE PERPENDICULAR CURB RAMP DETAIL (W/ FLARE SIDES)
NOT TO SCALE

- NOTES:
1. WHERE A PEDESTRIAN CIRCULATION PATH CROSSED THE CURB RAMP, FLARE SIDES SHALL BE PROVIDED AT A SLOPE NO STEEPER THEN 1:10.
 2. CONSTRUCT DEPRESSED CURB FOR CURB RAMP FLUSH TO ADJACENT PAVEMENT. GRADE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
 3. CURB RAMP MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.
 4. COUNTER SLOPES OF ADVANCING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.
 5. A LEVEL LANDING AREA (MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF THE RAMP. THE LANDING CLEAR LENGTH SHALL BE 36" MIN AND THE CLEAR WIDTH SHALL BE AS WIDE AS THE RAMP.
 6. CURB RAMP, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

Plotted: 03/01/21 - 1:14 PM, By: rrusalei
 File: P:\CEPC PROJECTS\1685 Thruway Plaza of Rockland Associates\15-001 Clarkstown NY\DWG\Site Plans\1685 15001.dwg, --- 14 CONSTRUCTION DETAILS



REV.	DATE	DESCRIPTION
1	04/26/19	REVISED PER UTILITY COMMENTS
2	04/26/19	REVISED PER TOWN COMMENTS
3	02/26/20	REVISED PER TOWN COMMENTS
4	04/17/20	REVISED PER TOWN COMMENTS
5	05/21/20	REVISED PER TOWN COMMENTS
6	06/03/20	REVISED PER TOWN COMMENTS
7	02/23/21	REVISED PER ZONING BOARD APPROVAL

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 09
 TOWN OF CLARKSTOWN (MANUET), ROCKLAND COUNTY, NY

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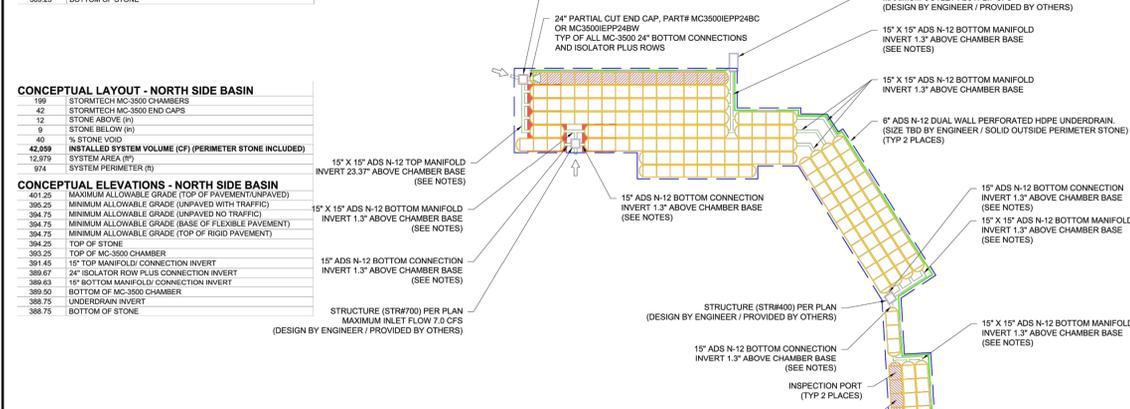
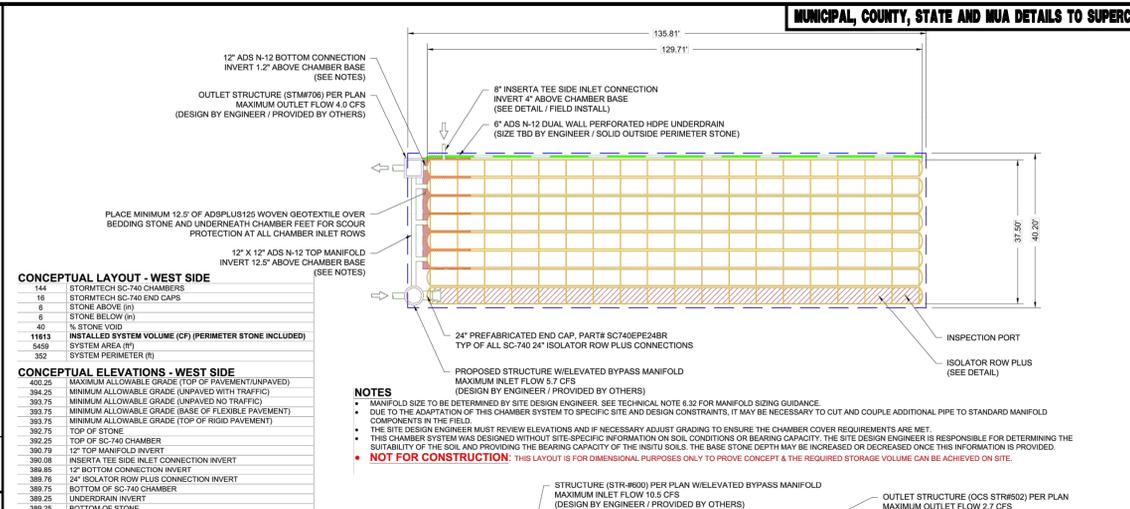
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JOSEPH G. JAWORSKI
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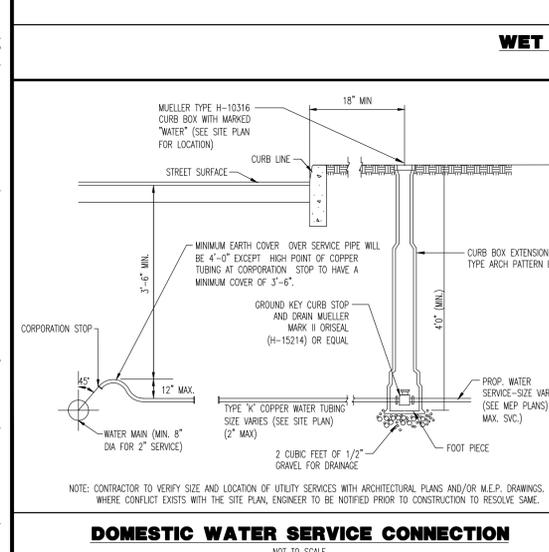
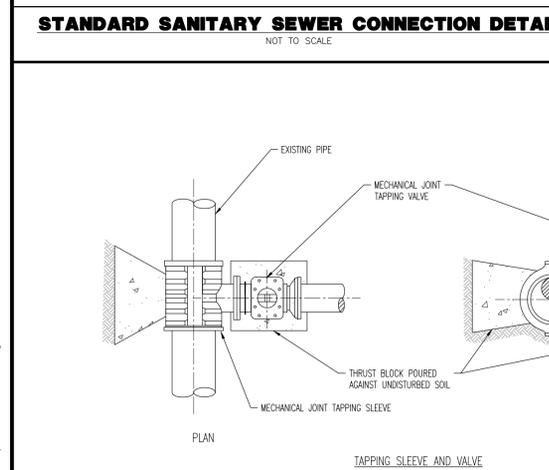
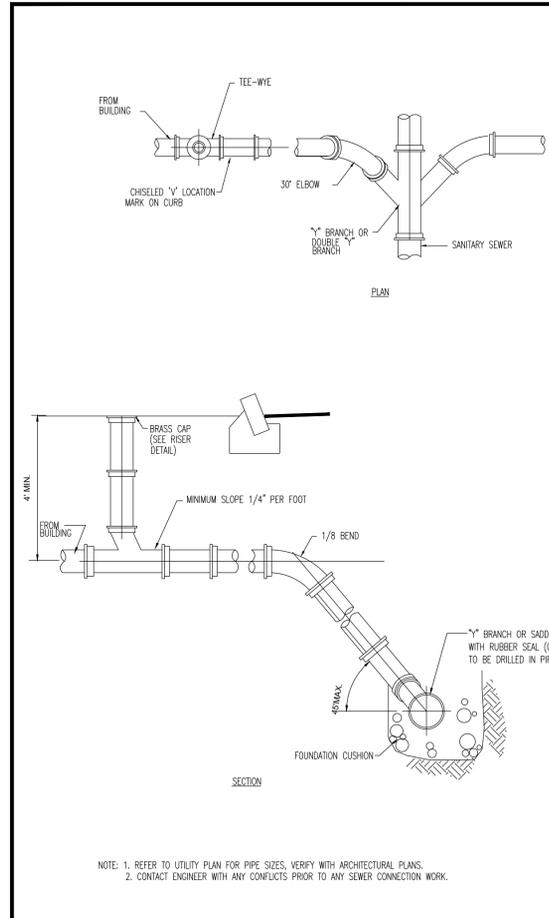
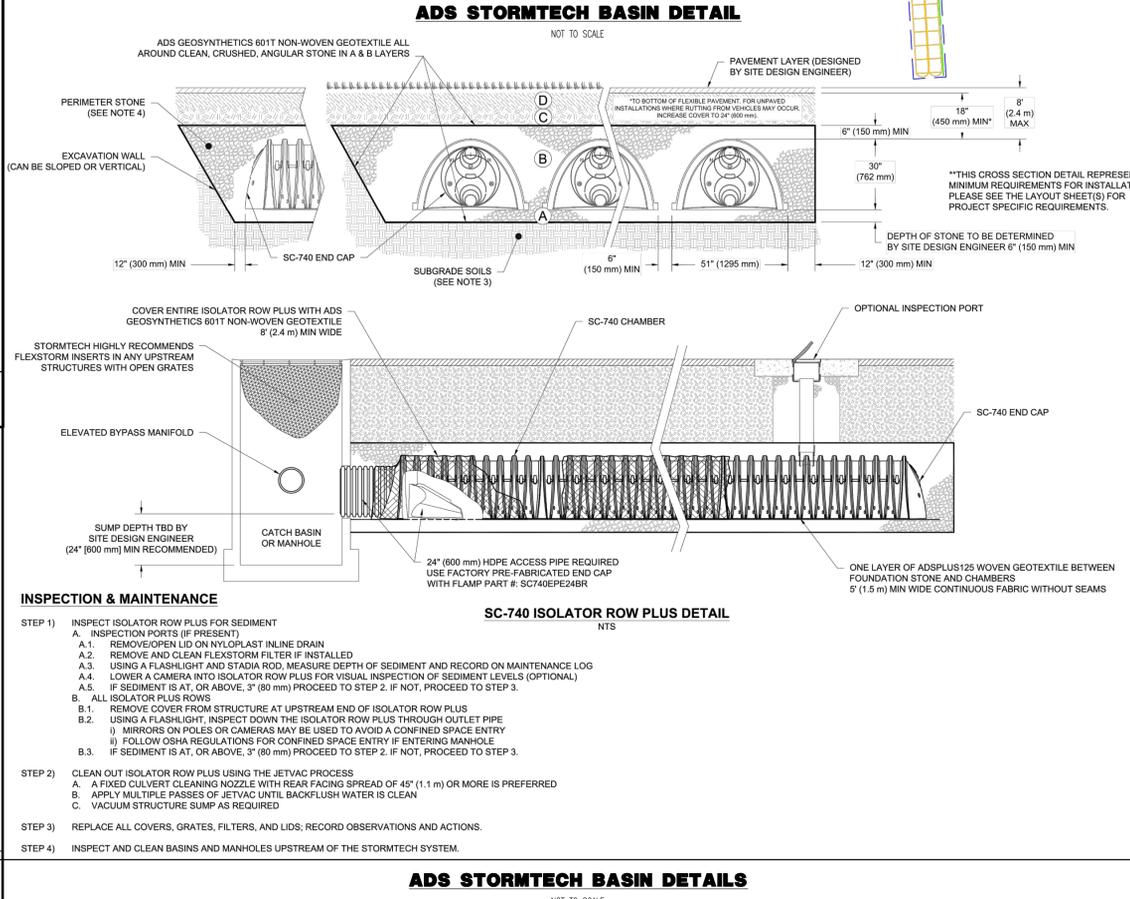
TITLE: **CONSTRUCTION DETAILS**

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

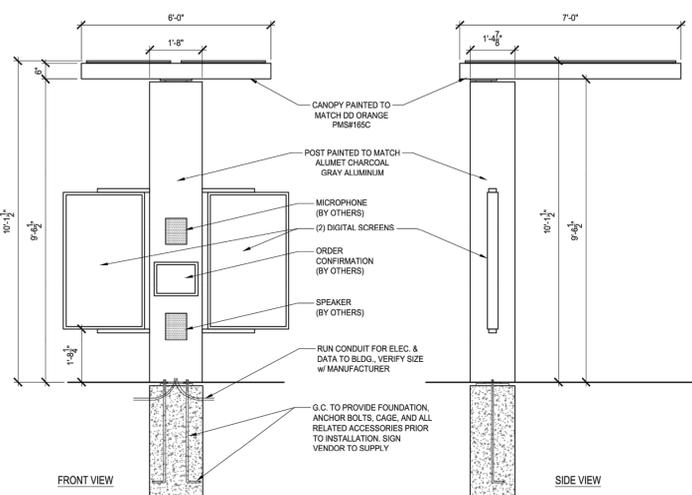
SHEET No: **16** OF 20



NOTE: BASIN SCHEMATIC FOR APPROVAL PURPOSES ONLY. UPON TOWN APPROVAL OF STORMWATER DESIGN, FORMAL BASIN DESIGN DOCUMENTS WILL BE PROVIDED.

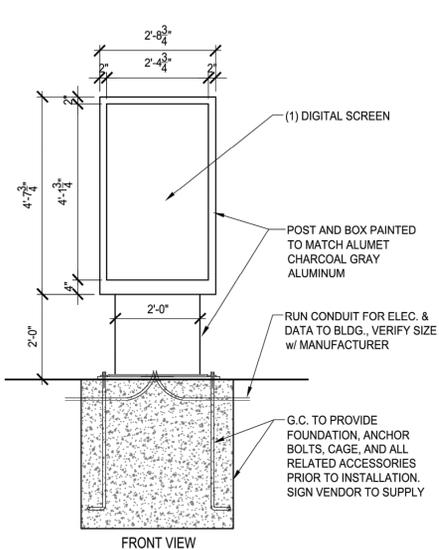


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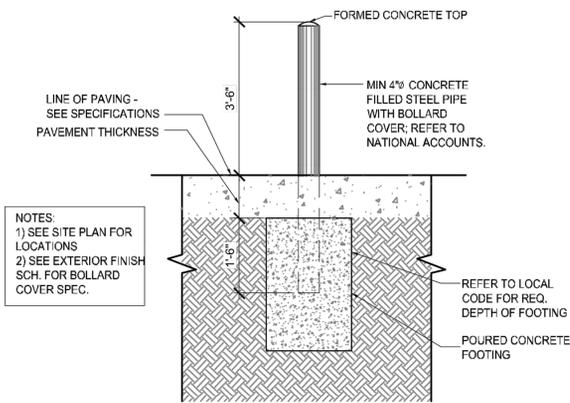
DUNKIN DONUTS DRIVE-THRU MENU & CANOPY DETAIL

NOT TO SCALE



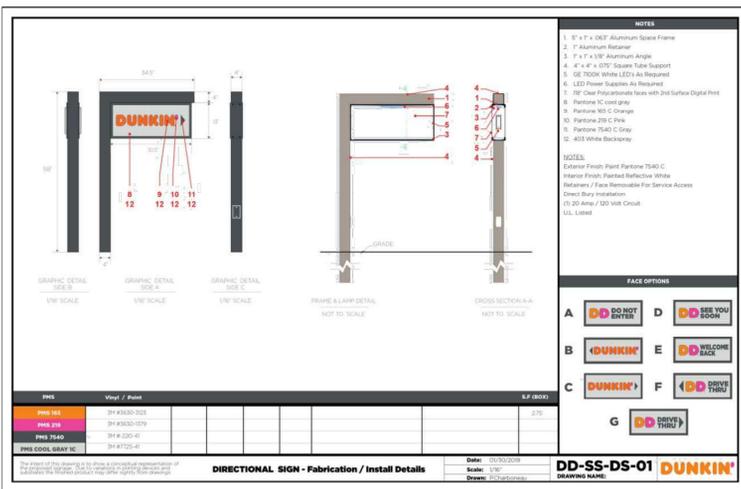
DUNKIN DONUTS DIGITAL PREVIEW BOARD DETAIL

NOT TO SCALE



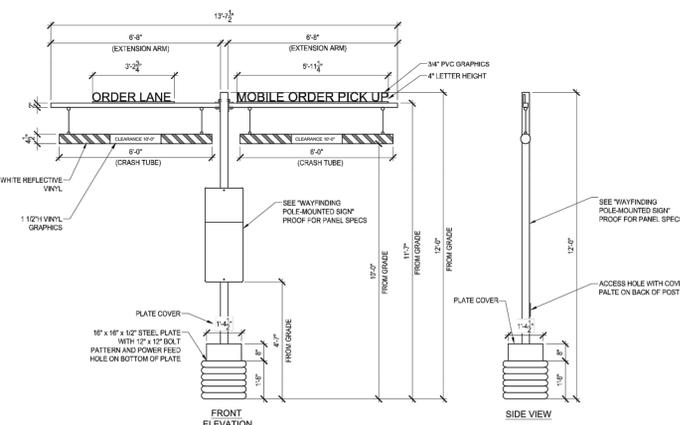
DUNKIN DONUTS BOLLARD DETAIL

NOT TO SCALE



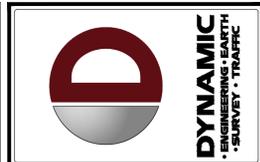
DUNKIN DONUTS DIRECTIONAL SIGN DETAIL

NOT TO SCALE



DUNKIN DONUTS DOUBLE ARM CLEARANCE BAR DETAIL

NOT TO SCALE



REV.	DATE	COMMENTS
1	04/26/19	REVISED PER UTILITY COMMENTS
2	10/02/19	REVISED PER TOWN COMMENTS
3	02/26/20	REVISED PER NJDOT COMMENTS
4	04/17/20	REVISED PER NJDOT COMMENTS
5	05/21/20	REV. 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
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 NY STATE THRUWAY & NYSR 09
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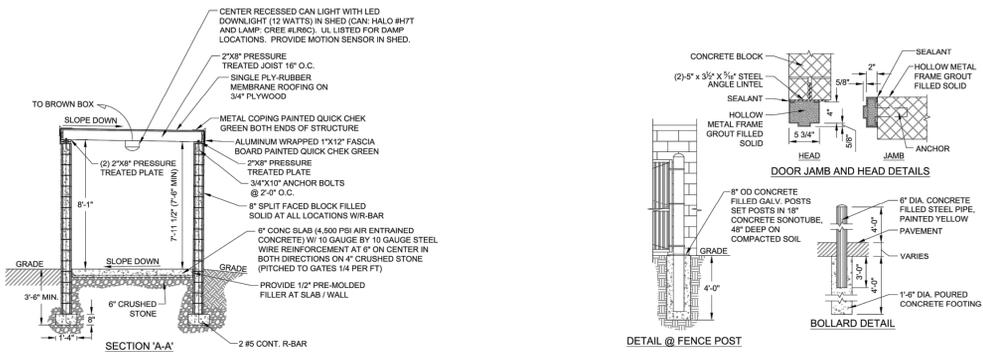
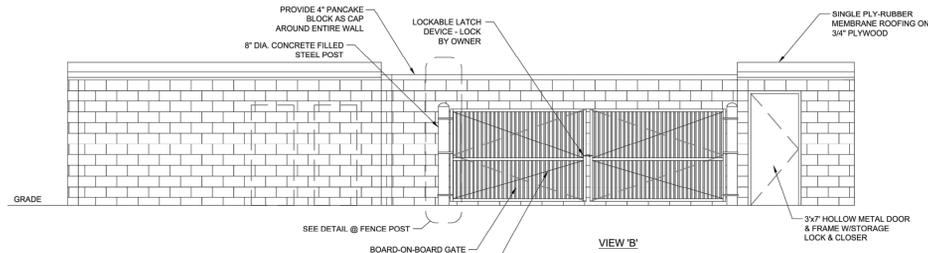
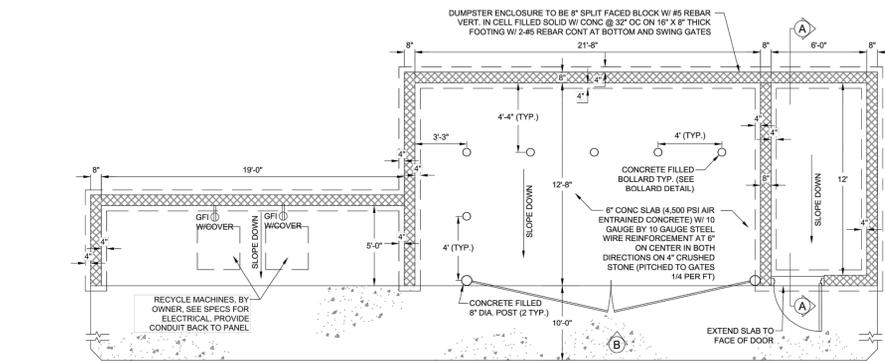
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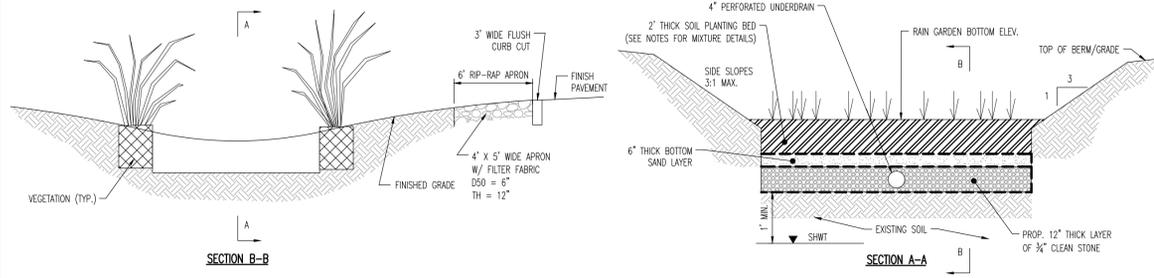
TITLE: **CONSTRUCTION DETAILS**
 SCALE: (H) AS SHOWN
 DATE: 02/19/2019
 DRAWN BY: GH
 DESIGNED BY: DTS
 PROJECT No: 1685-15-001
 CHECKED BY: JGJ
 SHEET No: **18** OF 20
 Rev. #: 7

Plotted: 03/01/21 - 1:16 PM, By: russell
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TRASH ENCLOSURE, MAINTENANCE SHED AND RECYCLING SHELTER DETAIL

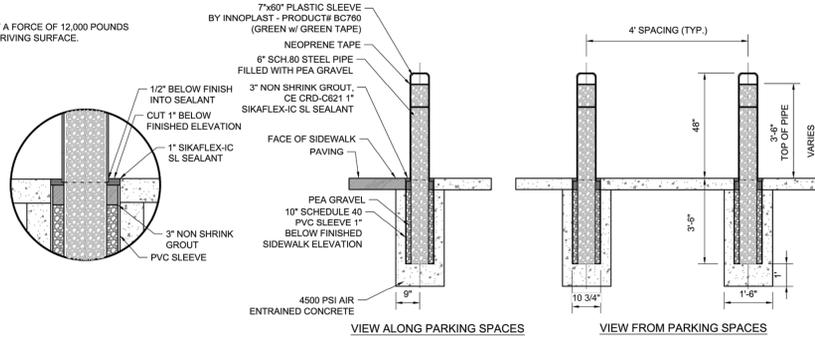
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"RAIN GARDEN" STORMWATER BMP DETAIL

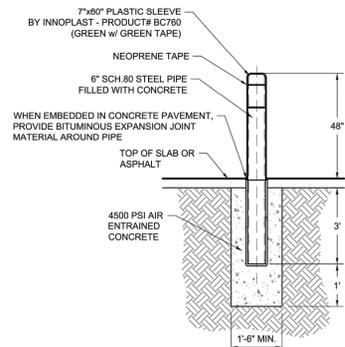
NOT TO SCALE

- NOTES:**
- BOLLARDS AT CANOPY TO HAVE GREEN COVERS, BOLLARDS AT BUILDING TO HAVE GREEN COVERS, AND BOLLARDS AT HANDICAP PARKING AND ACCESS AISLES TO HAVE BLUE COVERS.
 - BOLLARD MUST RESIST A FORCE OF 12,000 POUNDS APPLIED 30" ABOVE THE DRIVING SURFACE.



QUICKCHECK BOLLARD DETAIL

NOT TO SCALE



QUICKCHECK PUMP & TANK BOLLARD DETAIL

NOT TO SCALE

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

- NOTES:**
- THE PLANTING SOIL BED MATERIAL SHOULD CONSIST OF THE FOLLOWING MIX BY WEIGHT: 85-90% SANDS, WITH NO MORE THAN 25% OF THE SANDS AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX SHALL THEN BE AMENDED WITH 3 TO 7% ORGANICS. THE MIX MUST BE CERTIFIED BY EITHER THE VENDOR WHO PREPARES THE SOIL OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. PRESENT DURING ANY ON-SITE SOIL MATERIAL MIXING, THE MATERIAL'S PH SHOULD RANGE FROM 5.5 TO 6.5. THE MATERIAL SHALL BE PLACED IN 12 TO 18 HIGH LIFTS. ADDITIONAL MATERIAL MAY BE NECESSARY TO ACCOUNT FOR THE SUBSEQUENT SETTLING OF THE MATERIAL OVER TIME.
 - BOTTOM SAND LAYER MUST CONSIST OF K5 SAND WITH A MAXIMUM OF 15% FINES AND A MINIMUM PERMEABILITY RATE OF 20 INCHES PER HOUR.
 - RAIN GARDEN CONSTRUCTION MUST NOT COMPACT SOILS BELOW RAIN GARDEN BOTTOM.
 - THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE RAIN GARDEN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED RAIN GARDEN 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 HAVE AN 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 RAIN GARDEN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND RAIN GARDEN PERMEABILITY TESTING.
 - PERMEABILITY TESTING OF SUBSOILS SHALL BE PERFORMED PRIOR TO CONSTRUCTION TO CONFIRM REQUIRED SOIL PERMEABILITY.
 - SEE TYPICAL RAIN GARDEN PLANTING DETAIL ON BUILDING SPECIFIC SITE PLAN SHEETS.

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
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 SCALE: (H) AS SHOWN
 DATE: 02/19/2019
 DRAWN BY: AOV
 DESIGNED BY: DTS
 PROJECT No: 1685-15-001
 CHECKED BY: JGJ
 SHEET No: **20** OF 20
 Rev. #: 7