

NO RIGHT TURN
TOWARDS
TENURE AVE
SIGN

YATTO LANE

TENURE AVENUE

SUMMIT AVENUE

N.Y.S. ROUTE 59

SMH#513.67
BOT#491.67

VILLAGE OF SPRING VALLEY, ROCKLAND COUNTY, NEW YORK
TABLE OF BULK REQUIREMENTS FOR POR DISTRICT (SECTION B-7)

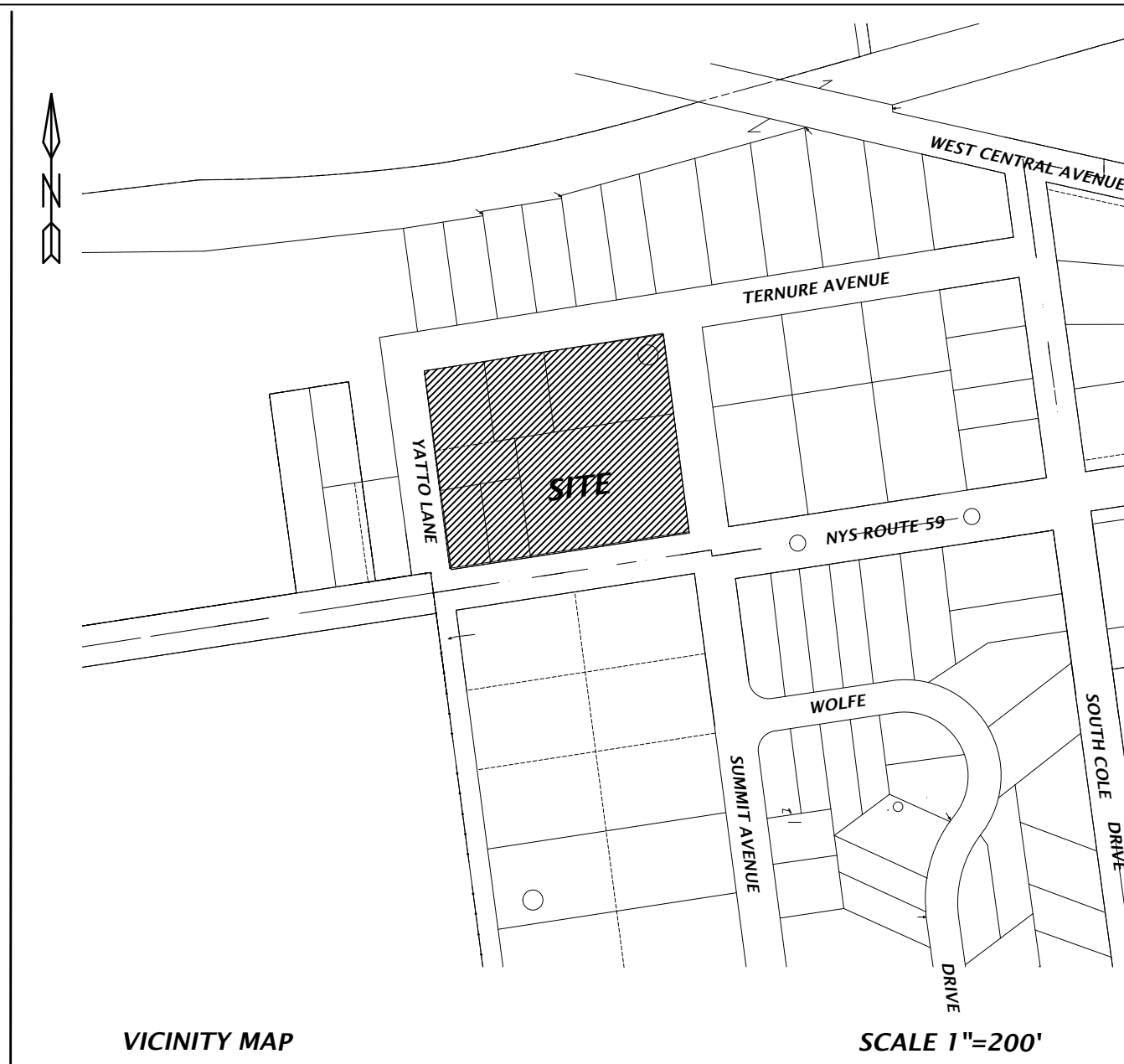
	MIN. LOT AREA (S.F.)	LOT WIDTH 59(FT)	LOT WIDTH YATTO (FT)	LOT WIDTH SUMMIT(FT)	FRONT YARD RT 59 (FT)	FRONT YARD YATTO (FT)	FRONT YARD SUMMIT (FT)	REAR YARD (FT)	MAX HEIGHT (FT)	FLOOR AREA RATIO (F.A.R.)	PARKING SPACES 1/250 FAR	PARKING SPACES SIZE
REQUIRED	10,000	105	105	105	30	30	30	30	35(3 STORIES)	0.3	258	9X19
GRANTED	74,990	300	250	250	21***	25*	23.9*	52.9'	45*** (2 STORIES)	0.53* / 0.45* NET	111*	8X19*
PROVIDED					22'		150'	45*** (3 STORIES)	0.65***		145***	

* VARIANCE GRANTED ON 12/23/2020

** VARIANCE GRANTED 3/9/23

*** VARIANCE REQUIRED

PARKING CALCULATIONS:
1 PARKING SPACE PER 250 SQFT
64,438 / 250=258 SPACES REQUIRED



- NOTES:
1. TAX MAP NUMBER- MAP 57.45-1-18
 2. APPLICANT:
HAMASPIK OF ROCKLAND COUNTY INC
324 RT 59
SPRING VALLEY, NY 10977
 3. OWNER- SAME AS APPLICANT
 4. TOTAL AREA= 74,990 SQUARE FEET = 1.72 ACRES
 5. TOTAL NUMBER OF LOTS 1
 6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP
AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION
239N OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
 7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS
AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES
 8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT
 9. NO 10' BUFFER REQUIRED PER MEETING DATED 5/2/2024

- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCSD#1
- 3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY,
NEW YORK, ON THE _____ DAY OF _____, 2022, SUBJECT TO
ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE,
MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.
SIGNED THIS _____ DAY OF _____, 2022.

CHAIRMAN

CLERK

APPROVED FOR FILING

OWNER

DATE



TOTAL LOTS AREA=74,990 SQUARE FEET
TAX MAP DESIGNATION: 57.45-1-18

PROPOSED LAYOUT
PLAN FOR

324 RT. 59

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

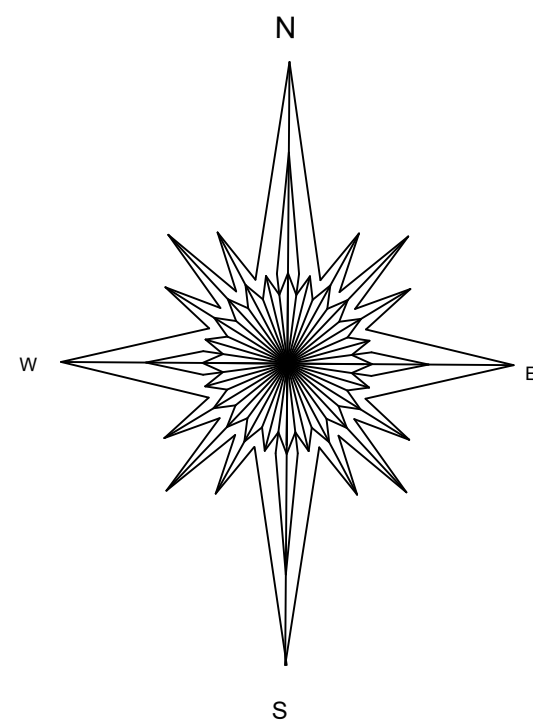
AUGUST 23, 2017 SCALE: 1" = 20'

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

LIC#76244

SHEET 1 OF 6 6 7 1 7

18	7/24/2024	LAYOUT
17	6/20/2024	SITE PLAN
16	6/16/24	PERMIT
15	4/30/2023	PERMIT
14	1/12/2023	CREATION OF SHEETS
13	11/21/2022	REVISION
12	10/3/2022	REVISION
11	3/1/2022	REVISION
10	3/1/2021	REVISION
9	2/28/2021	REVISION
8	2/14/2021	REVISION
7	2/2/2021	REVISION
6	1/28/2021	REVISION
5	1/5/2021	REVISION
4	12/16/2020	REVISION
3	11/20/2020	REVISION
2	9/13/2020	REVISION
1	9/15/2019	REVISION
#	DATE	DESCRIPTION



NO RIGHT TURN
TOWARDS
TENURE AVE
SIGN

YATTO LANE

TENURE AVENUE

SUMMIT AVENUE

N.Y.S. ROUTE 59

BASEMENT=502.0
FIRST FLOOR=511.5
SECOND FLOOR=525.0
THIRD FLOOR=538.5
TOP PARAPIT=546.0

PROPOSED 3 STORY
BUILDING PLUS A
BASEMENT/ROOFTOP

9) NO 10' BUFFER REQUIRED PER MEETING DATED 5/2/2024

20	7/24/2024	LAYOUT
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TOTAL LOTS AREA=67,491.04 SQUARE FEET
TAX MAP DESIGNATION: 57.45-1-5,
6, 7, 18, 19 & 20

GRADING, DRAINAGE
AND UTILITY PLAN FOR

324 RT. 59

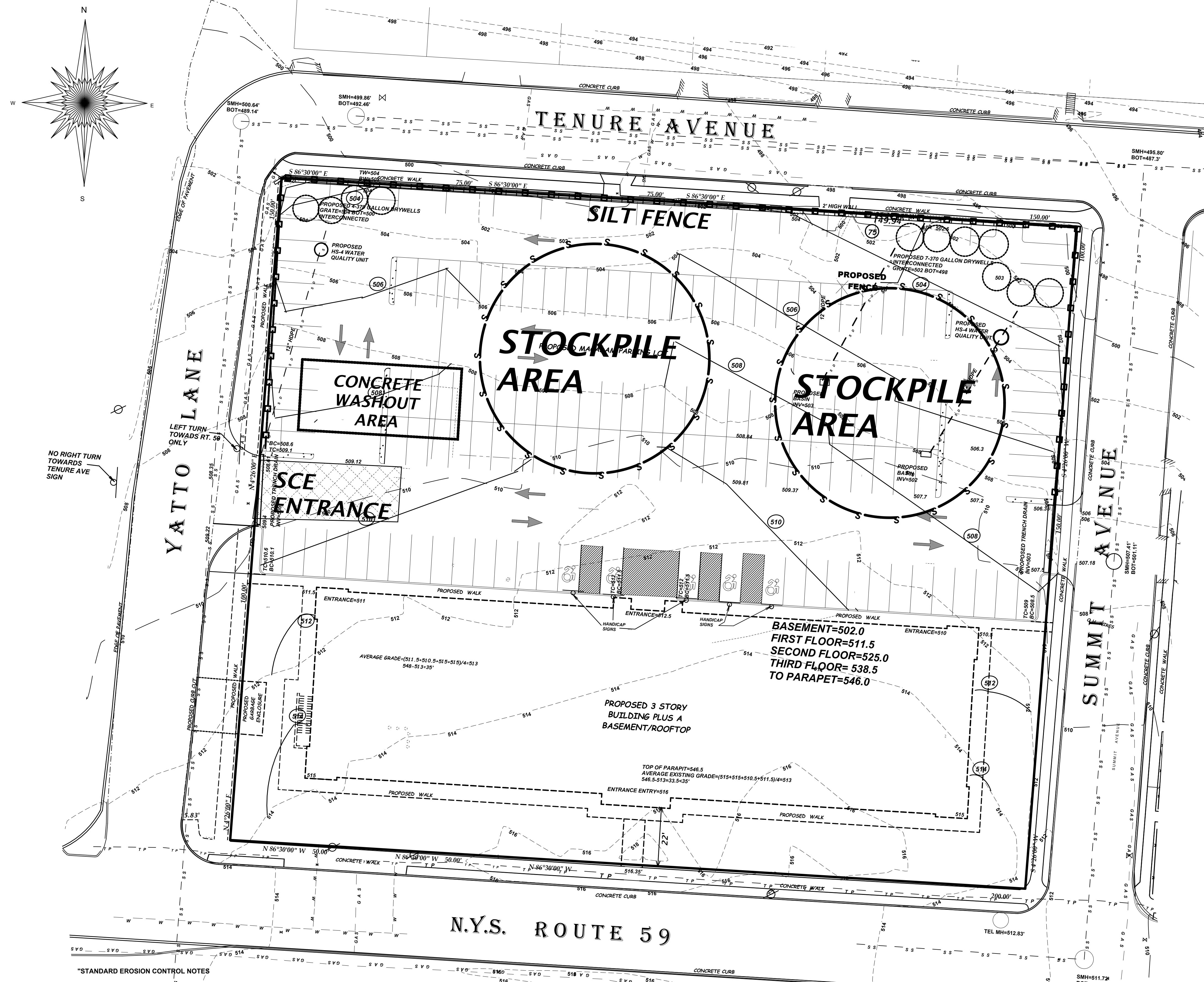
TOWN OF RAMAPO, ROCKLAND COUNTY
REV 9/15/19 REV 9/13/20
SPRING VALLEY, NEW YORK

AUGUST 23, 2017 SCALE: 1" = 20'

20 0 20 40

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"STANDARD EROSION CONTROL NOTES"

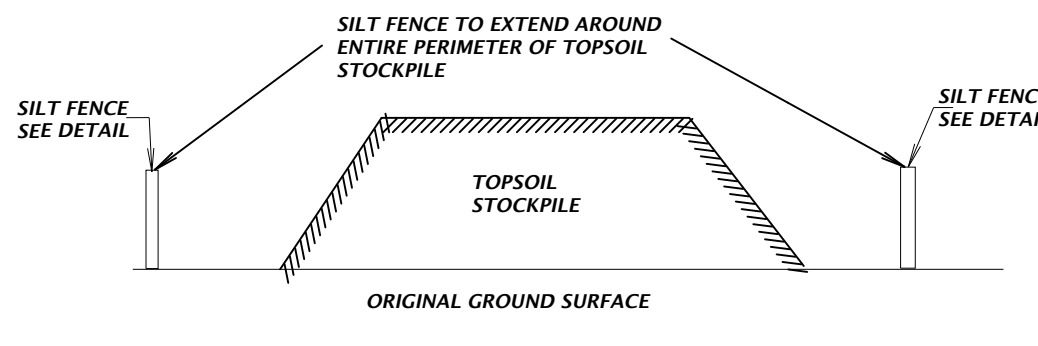
AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

(1) TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.

(2) ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.

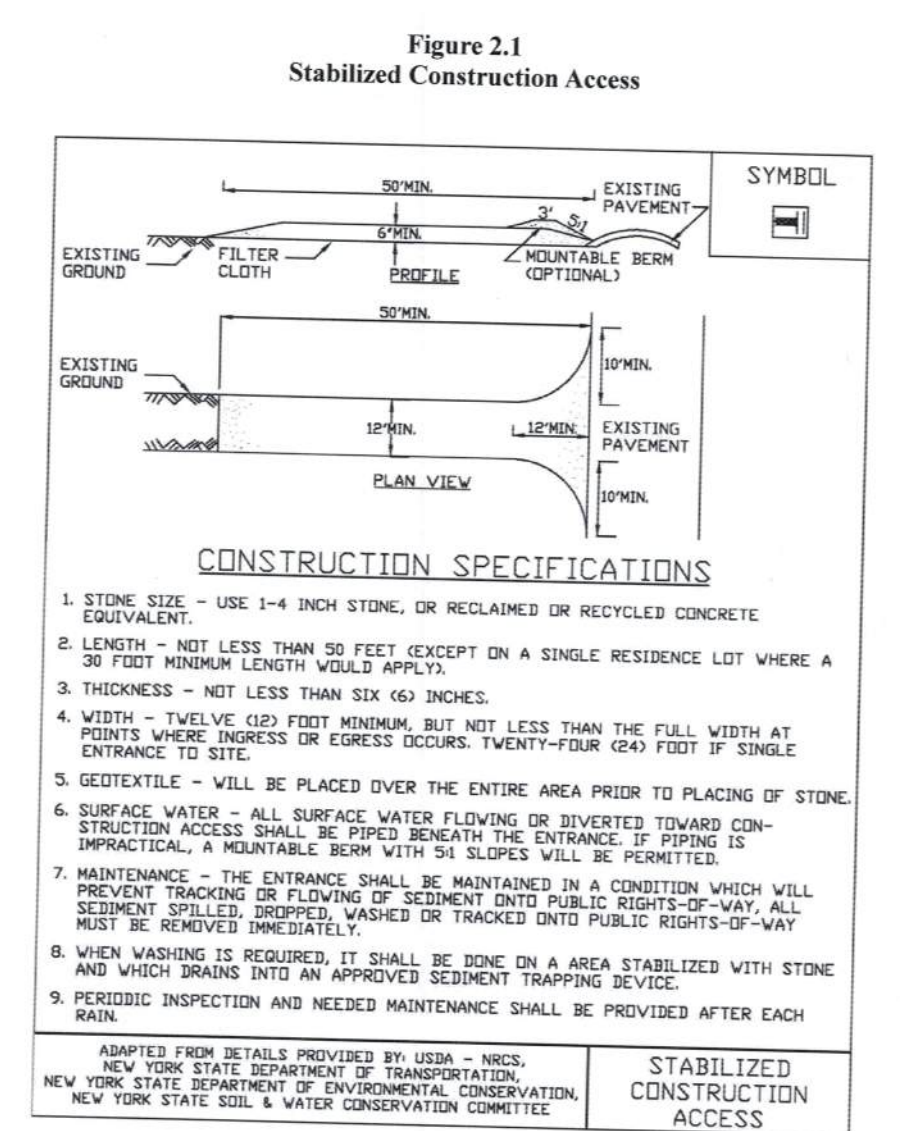
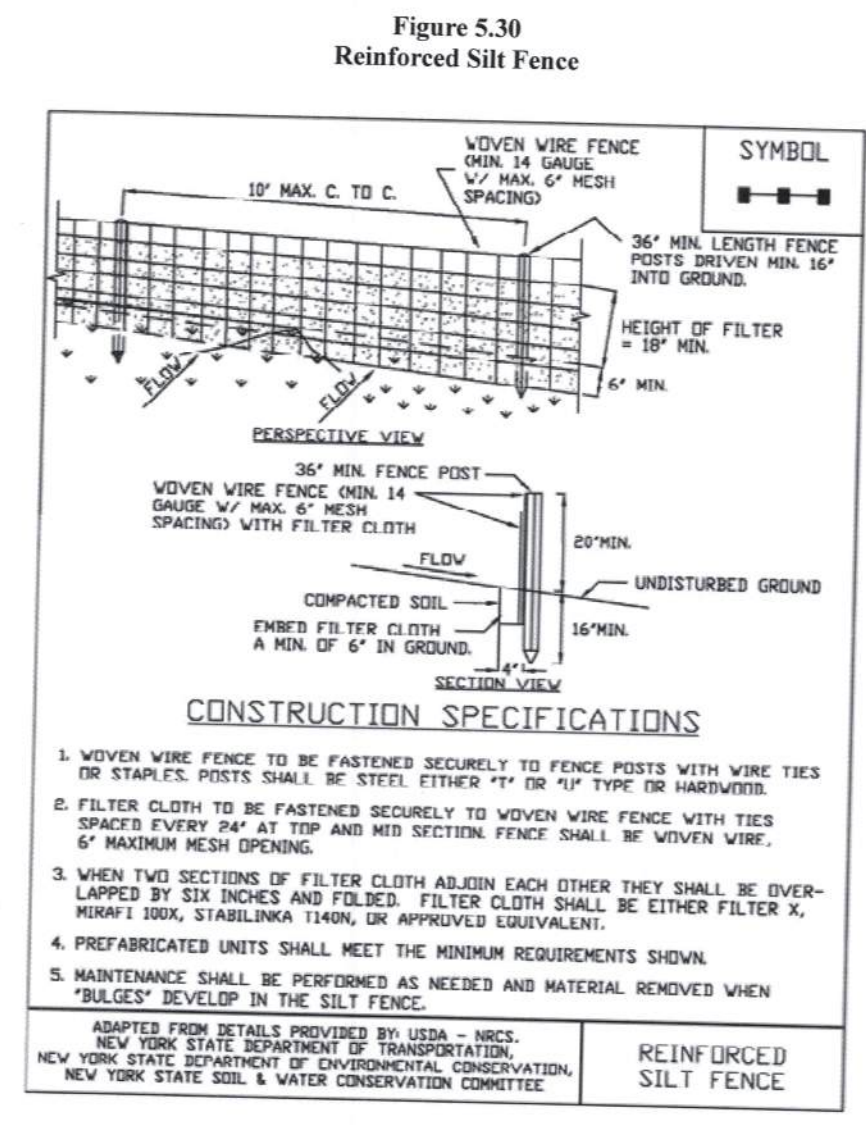
(3) SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.

(4) AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES MUST BE REMOVED.



- IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW BLANKET OR SEED TO MINIMIZE EROSION.
- INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
- SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES.
- SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED.

TEMPORARY TOPSOIL STOCKPILE
NOT TO SCALE



Eagle Manufacturing T8702XL Stormnest Catch Basin
Insert - Sediment, Rectangle X L Adjustable 25' - 42'

INLET PROTECTION ALL EXISTING BASINS AND PROPOSED BASINS

EROSION CONTROL & SEDIMENT NOTES:

- A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED AREAS SHALL BE SEEDDED DOWN OR MULCHED IMMEDIATELY.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
- DURING CONSTRUCTION, ALL STRUCTURE SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN.
- AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
- THE STORM DRAIN INLET STRUCTURES SHALL BE PROTECTED WITH A FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR THE BASE COURSE OF PAVEMENT IS INSTALLED.
- CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
- THE MACADAM SURFACE SHALL BE SWEEP "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURBS.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL POINTS WHERE A DISTURBED AREA MEETS AN IMPERVIOUS SURFACE. THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.
- CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE DICED OR OTHERWISE LOOSENED TO A DEPTH OF 12 INCHES PRIOR TO FINAL GRADING WITH TOPSOIL AND SEEDING.
- DRYWELLS AND DRAINAGE SHALL BE INSTALLED PRIOR TO FOUNDATION CONSTRUCTION AND PROTECTED IMMEDIATELY AFTER CONSTRUCTION. DURING CONSTRUCTION AFTER A RAINFALL EVENT, THE CONTRACTOR SHALL INSPECT THE DRYWELLS AND CLEAN IF NEEDED.

9) NO 10' BUFFER REQUIRED PER MEETING DATED 5/2/2024

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STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT



Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

Condition Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, tools, and screens. Under no circumstances will wash-water from these operations be allowed to infiltrate into the soil or enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be destroyed and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction/ demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the project's SWPPP. In that case, the material should be recycled as specified, or hauled and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.



TOTAL LOTS AREA=67,491.04 SQUARE FEET
TAX MAP DESIGNATION: 57.45-1-5,
6, 7, 18, 19 & 20

GRADING, DRAINAGE AND UTILITY PLAN FOR 324 RT. 59

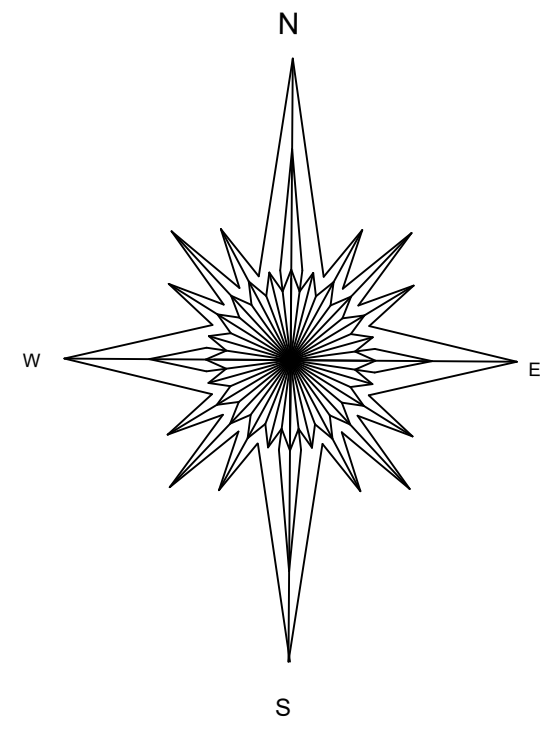
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REV 9/15/19 REV 9/13/20
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AUGUST 23, 2017 SCALE: 1" = 20'

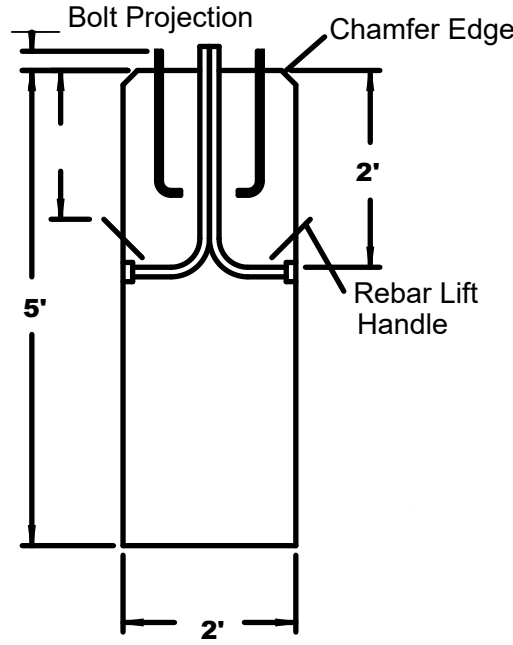
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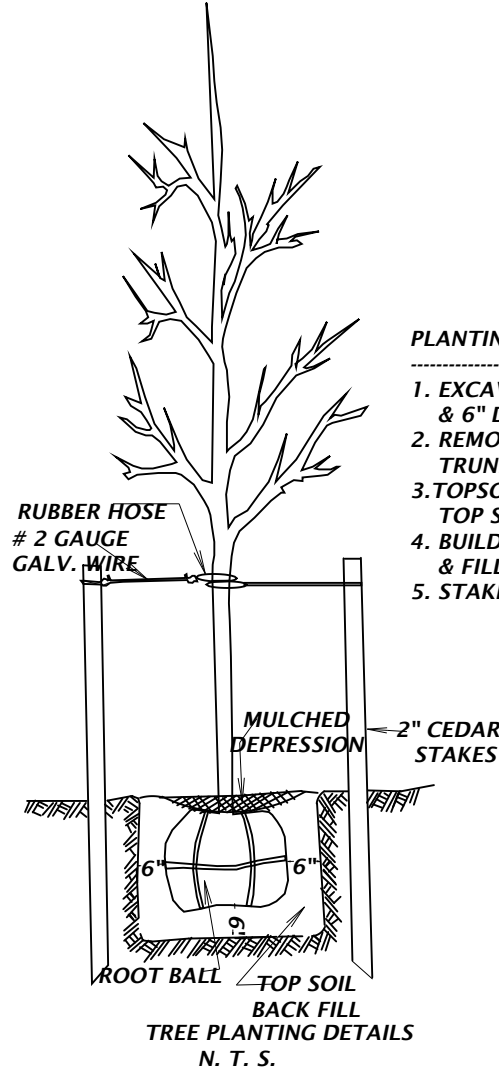
Side View



SPECIFICATIONS

Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: #4 Rebar
Air Entrainment: 5%

LIGHT POLE BASE



PLANTING NOTES:

- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THEN THE ROOT BALL
- REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM, BUT LEAVE BURLAP INTACT. WITH SHARP CUT SHIELD
- TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOP SOIL, 1 PART SAND & ONE PART HUMUS. 51W LED COLOR: BLACK & FILL WITH MULCH.
- BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
- STAKE ALL TREES WITH 2" CEDAR STAKES.

COOPER AVM VISION LED
AVM B02 SITE MEDIUM
WITH SHARP CUT SHIELD
15" MOUNTING HT
51W LED COLOR: BLACK

NOTES:

1. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAT-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.

2. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK. ANY LANDSCAPING REQUIRED AS A BUFFER TO SHIELD THE PARKING LOT SHALL REMAIN IN PERPETUITY AS LONG AS THE PARKING LOT EXISTS.

3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK", CURRENT EDITION.

4. ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHREDDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAMETER OF ROOTBALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.

5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.

6. ALL AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.

7. TREES SHOWN TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING AT THE DRIP LINE. IF DURING CONSTRUCTION, IT IS DETERMINED THAT A TREE PROPOSED TO REMAIN NEEDS TO BE REMOVED, THE APPLICANT SHALL CONTACT THE BUILDING INSPECTOR OR THE VILLAGE PLANNER TO DETERMINE APPROPRIATE MITIGATION. A SIMILAR SIZE AND TYPE OF TREE WILL BE SELECTED FOR ITS REPLACEMENT.

8. LAWN AREAS PREPARATION PER 1000 SF: (SHOW SPECIFICATIONS)
90 LBS HAY MULCH
15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE.
70 LBS GRANULATED LIMESTONE.

SEED MIXTURE: 30% tall fescue
40% red fescue
40% blue grass
20% ryegrass

9. PLANTING SOIL MIXTURE:
4 PARTS TOPSOIL
1 PART HUMUS
1 PART DEHYDRATED COW MANURE

1. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
2. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

1 MULCH ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH

2 STAKE ALL TREES WITH 2 CEDAR STAKES, RUBER HOSE AROUND TREE (6"0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.

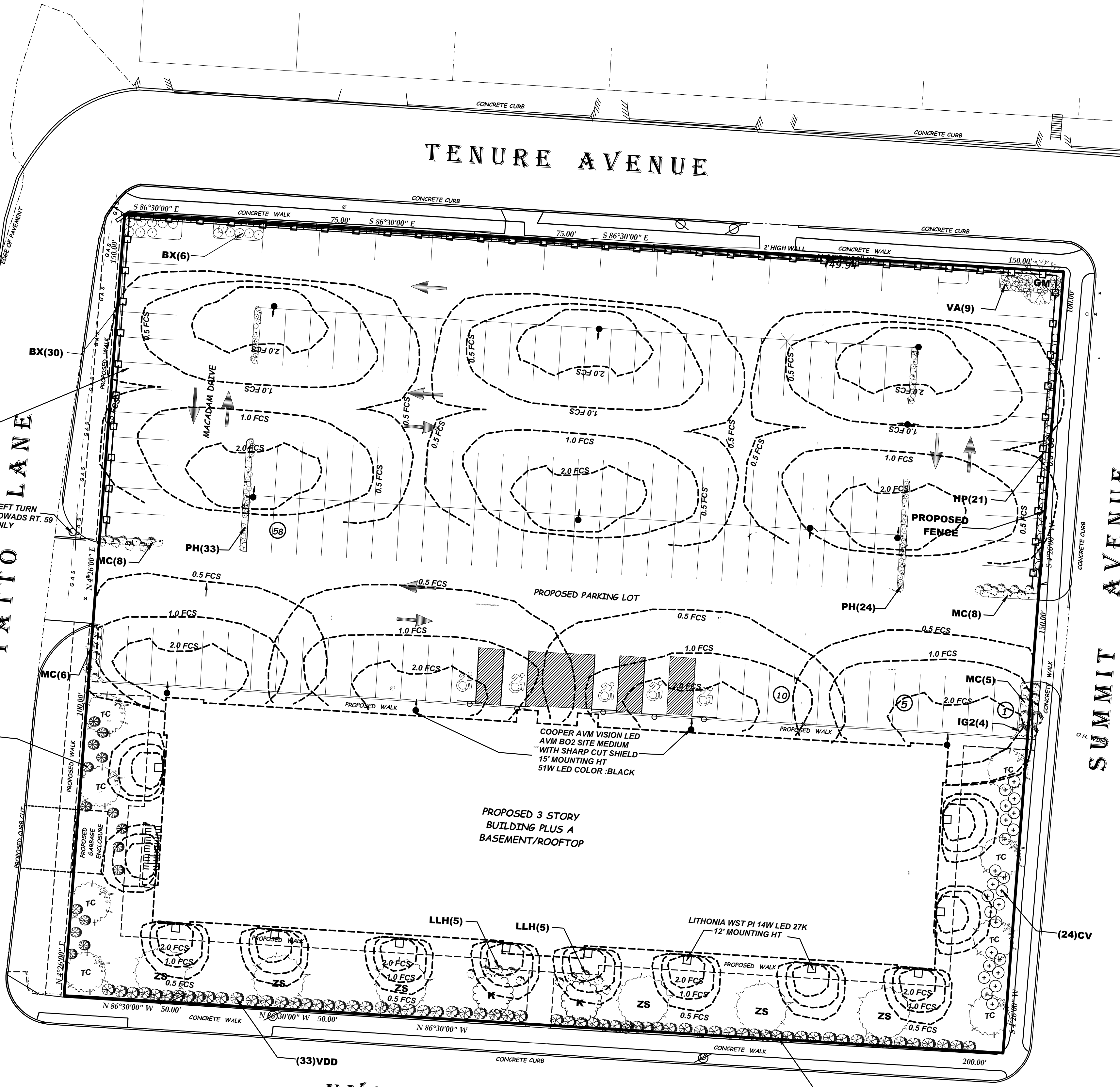
3 PLANT PITS SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT-HUMUS TO 4 PARTS TOP SOIL. ADD 3 YEAR EEESEY GROW FERTILIZER PACKETS (OR EQUAL): 1 PER INCH OF TREE CALIPER OR PER 12" HEIGHT OF SHURB.

4 GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS

5 ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.

6 PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL

7 ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN' STANDARDS.



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
GM	6	OCTOBER GLORY MAPLE / ACER RUBRUM 'OCTOBER GLORY'	2-1/2 -3" CAL
K	2	KOUSSA DOGWOOD / CORNUS KOUSSA	2" CAL
QR	1	RED OAK / QUERCUS RUBRA	2- 1/2 -3" CAL
TC	4	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2- 1/2 -3" CAL
ZS	4	SAWLEAF ZELKOVA / ZELKOVA SERRATA 'GREEN VASE'	2- 1/2 -3" CAL
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
BX	36	WINTER GEM BOXWOOD / BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	18-24" HT
CV	24	IVORY HALO DOGWOOD / CORNUS ALBA 'BAILHALO'	5 GAL
LLH	10	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'LIME LIGHT'	5 GAL
HF	21	SUNBURST HYPERICUM / HYPERICUM FRONDOSUM 'SUNBURST'	5 GAL
IG2	4	COMPACT INKBERRY / LLEX GLABRA 'COMPACTA'	3 GAL
MC	19	SPIREA / SPIREA X BUMALDA 'MAGIC CARPET'	3 GAL
VDD	66	DAVID VIBURNUM / VIBURNUM DAVIDII	5 GAL
VD	15	NORTHERN BURGUNDY ARROWOOD VIBURNUM / VIBURNUM DENTATUM 'MORTON'	5 GAL
VA	9	LEATHERLEAF VIBURNUM / VIBURNUM RHYTHIDOPHYLLUM 'ALLEGHANY'	36-42" HT
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT
PH	47	HAMELNB DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL

7065 LED

STANDARD NOTIFICATIONS

WARNING: This product is not to be used in areas where it will be exposed to direct sunlight. It is not to be used in areas where it will be exposed to direct sunlight. It is not to be used in areas where it will be exposed to direct sunlight.

LED PERFORMANCE - COLOR RENDERING INDEX (CRI) 90+ (Typical) 95+ (Optional) 98+ (Optional) 100+ (Optional)

LED PERFORMANCE - COLOR TEMPERATURE (K) 2700K (Typical) 3000K (Optional) 3500K (Optional) 4000K (Optional) 5000K (Optional) 6000K (Optional) 7000K (Optional) 8000K (Optional) 9000K (Optional) 10000K (Optional)

LED PERFORMANCE - LUMEN OUTPUT (LM) 1000 (Typical) 1500 (Optional) 2000 (Optional) 2500 (Optional) 3000 (Optional) 3500 (Optional) 4000 (Optional) 4500 (Optional) 5000 (Optional) 5500 (Optional) 6000 (Optional) 6500 (Optional) 7000 (Optional) 7500 (Optional) 8000 (Optional) 8500 (Optional) 9000 (Optional) 9500 (Optional) 10000 (Optional)

LED PERFORMANCE - BEAM ANGLE (°) 30° (Typical) 45° (Optional) 60° (Optional) 75° (Optional) 90° (Optional) 105° (Optional) 120° (Optional) 135° (Optional) 150° (Optional) 165° (Optional) 180° (Optional)

LED PERFORMANCE - MOUNTING HOLE (mm) 18mm (Typical) 20mm (Optional) 22mm (Optional) 24mm (Optional) 26mm (Optional) 28mm (Optional) 30mm (Optional) 32mm (Optional) 34mm (Optional) 36mm (Optional) 38mm (Optional) 40mm (Optional) 42mm (Optional) 44mm (Optional) 46mm (Optional) 48mm (Optional) 50mm (Optional) 52mm (Optional) 54mm (Optional) 56mm (Optional) 58mm (Optional) 60mm (Optional) 62mm (Optional) 64mm (Optional) 66mm (Optional) 68mm (Optional) 70mm (Optional) 72mm (Optional) 74mm (Optional) 76mm (Optional) 78mm (Optional) 80mm (Optional) 82mm (Optional) 84mm (Optional) 86mm (Optional) 88mm (Optional) 90mm (Optional) 92mm (Optional) 94mm (Optional) 96mm (Optional) 98mm (Optional) 100mm (Optional)

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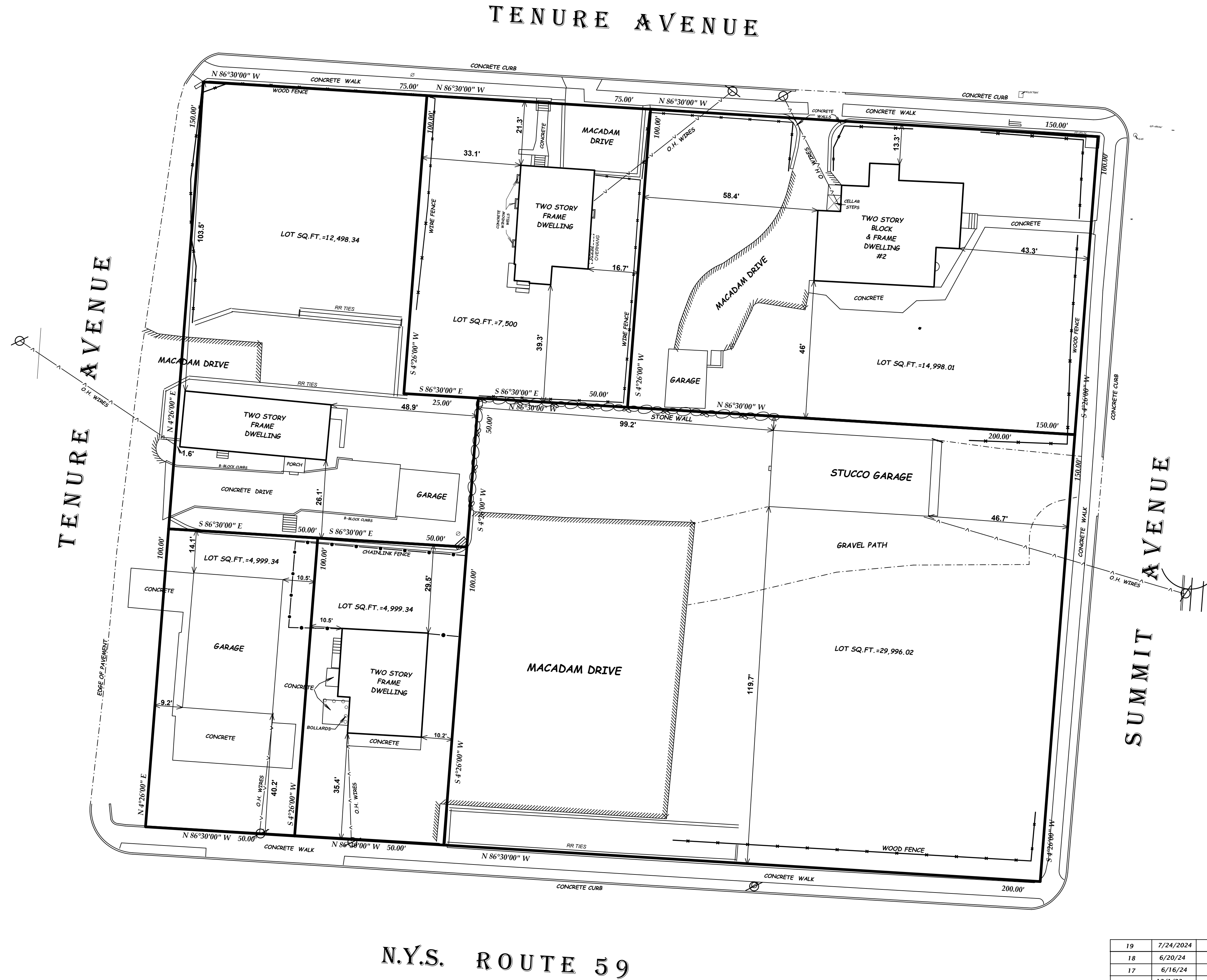
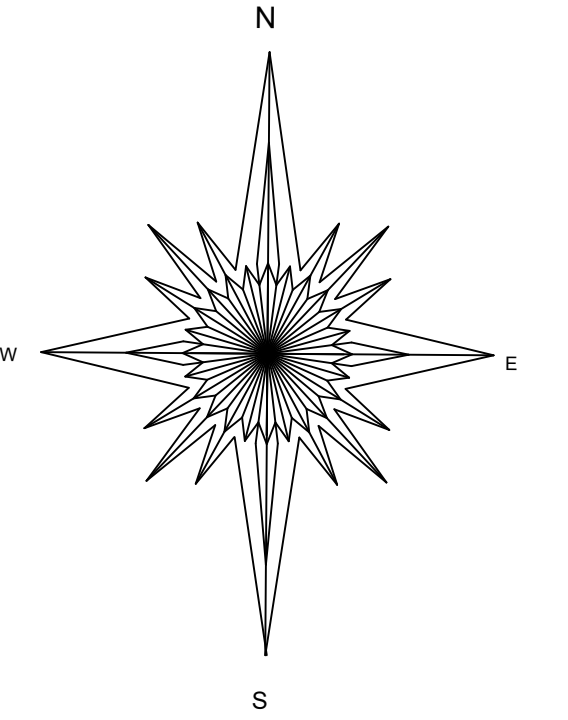
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TOTAL LOTS AREA=67491.05 SQUARE FEET

TAX MAP DESIGNATION: 57.45-1-5,
6, 7, 18, 19 & 20
SURVEY FOR
324 RT. 59

TOWN OF RAMAPO, ROCKLAND COUNTY
REV 2/2/21
SPRING VALLEY, NEW YORK

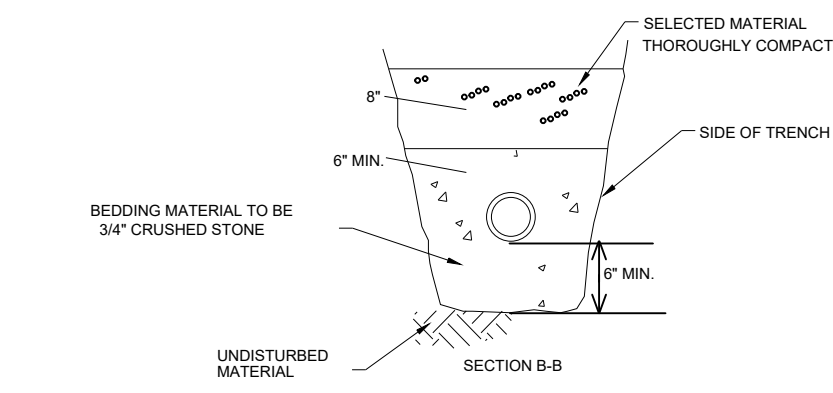
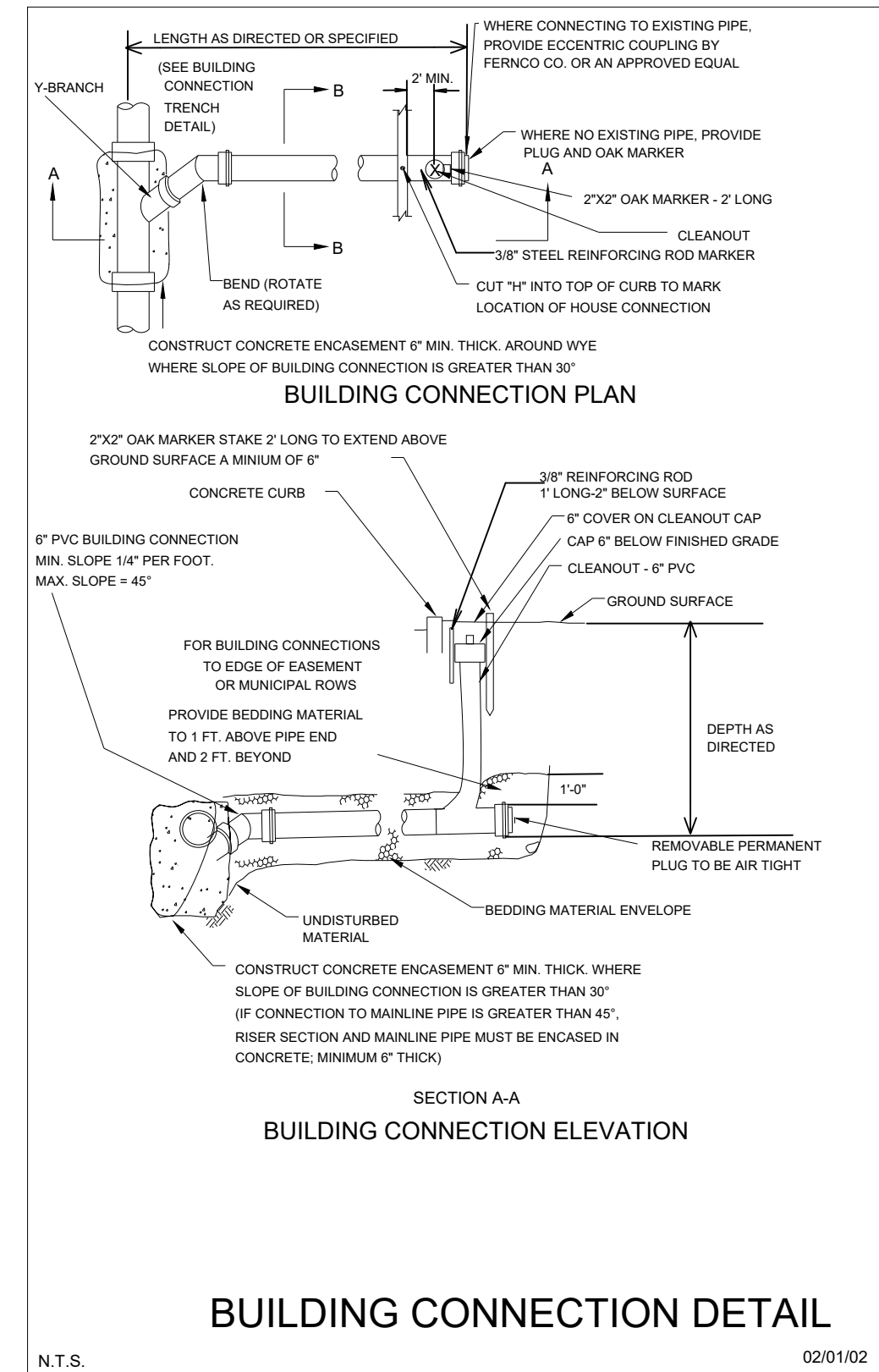
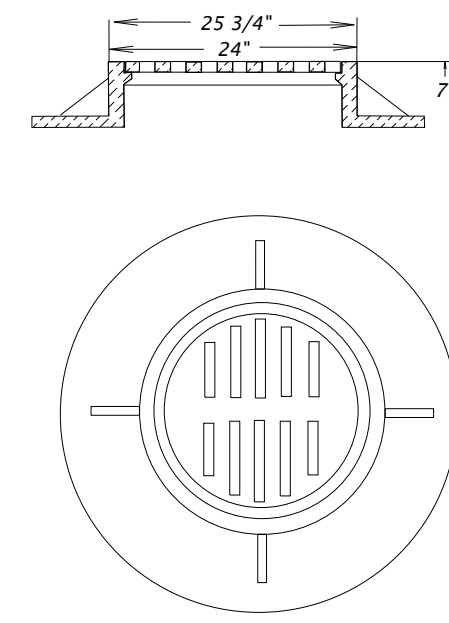
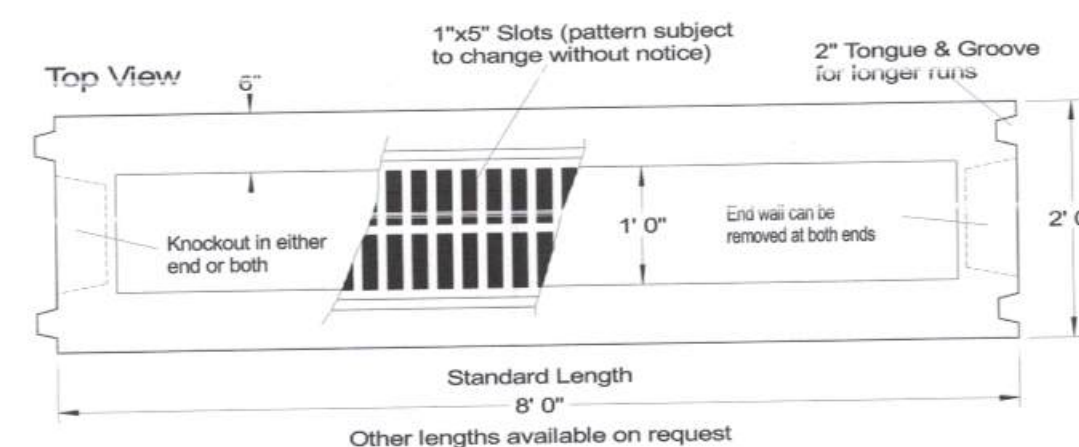
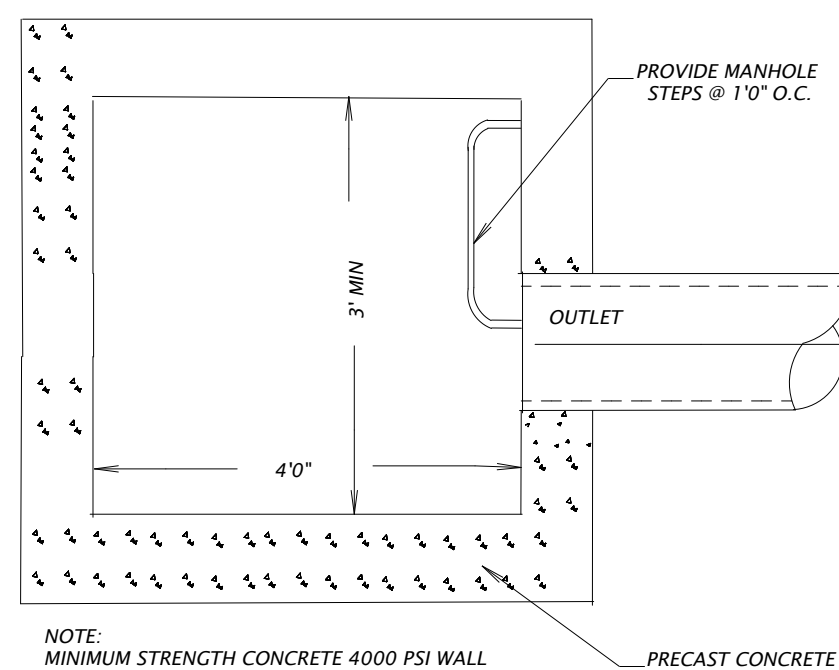
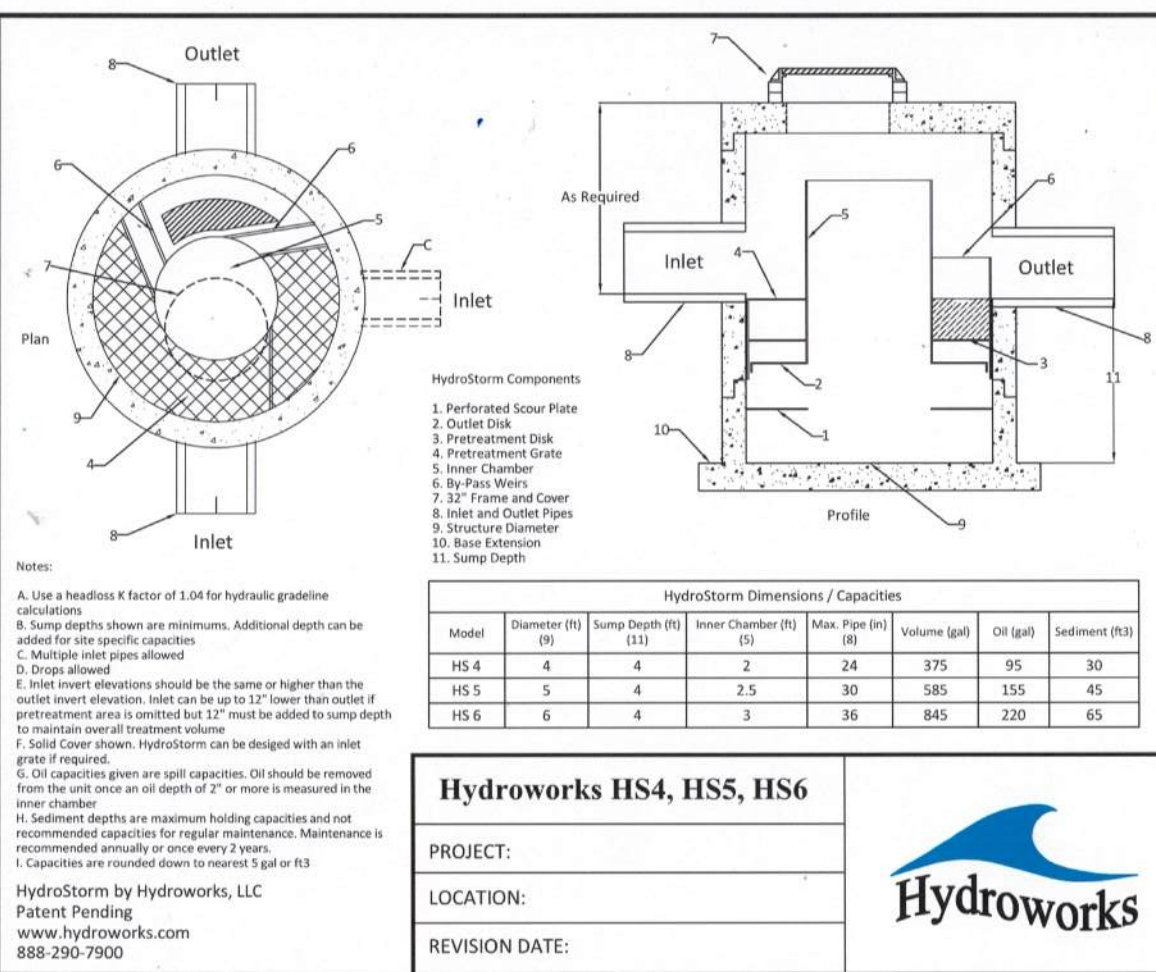
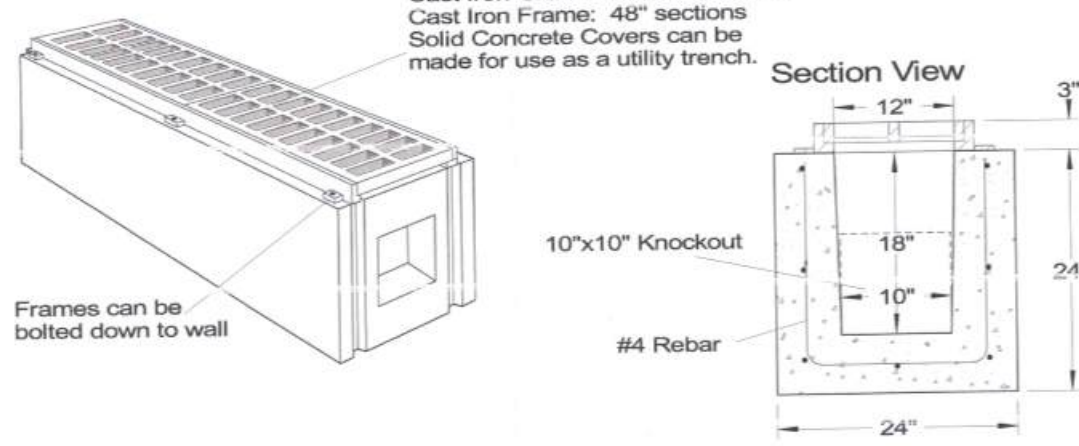
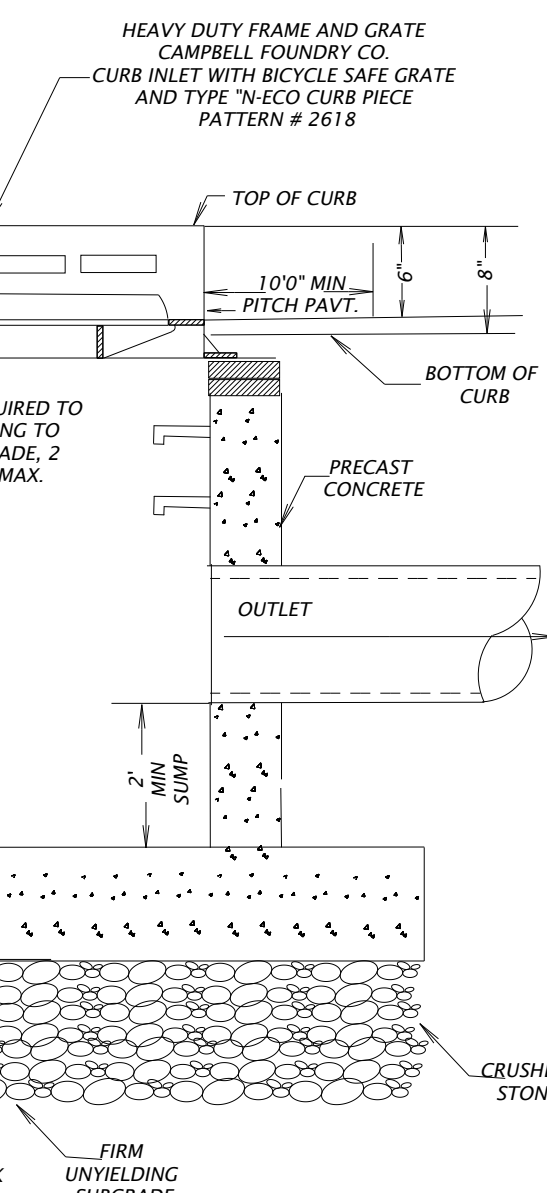
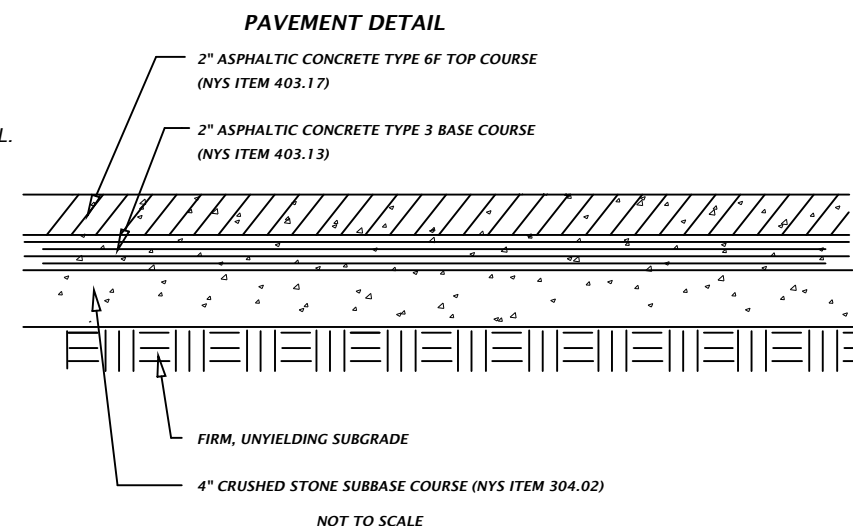
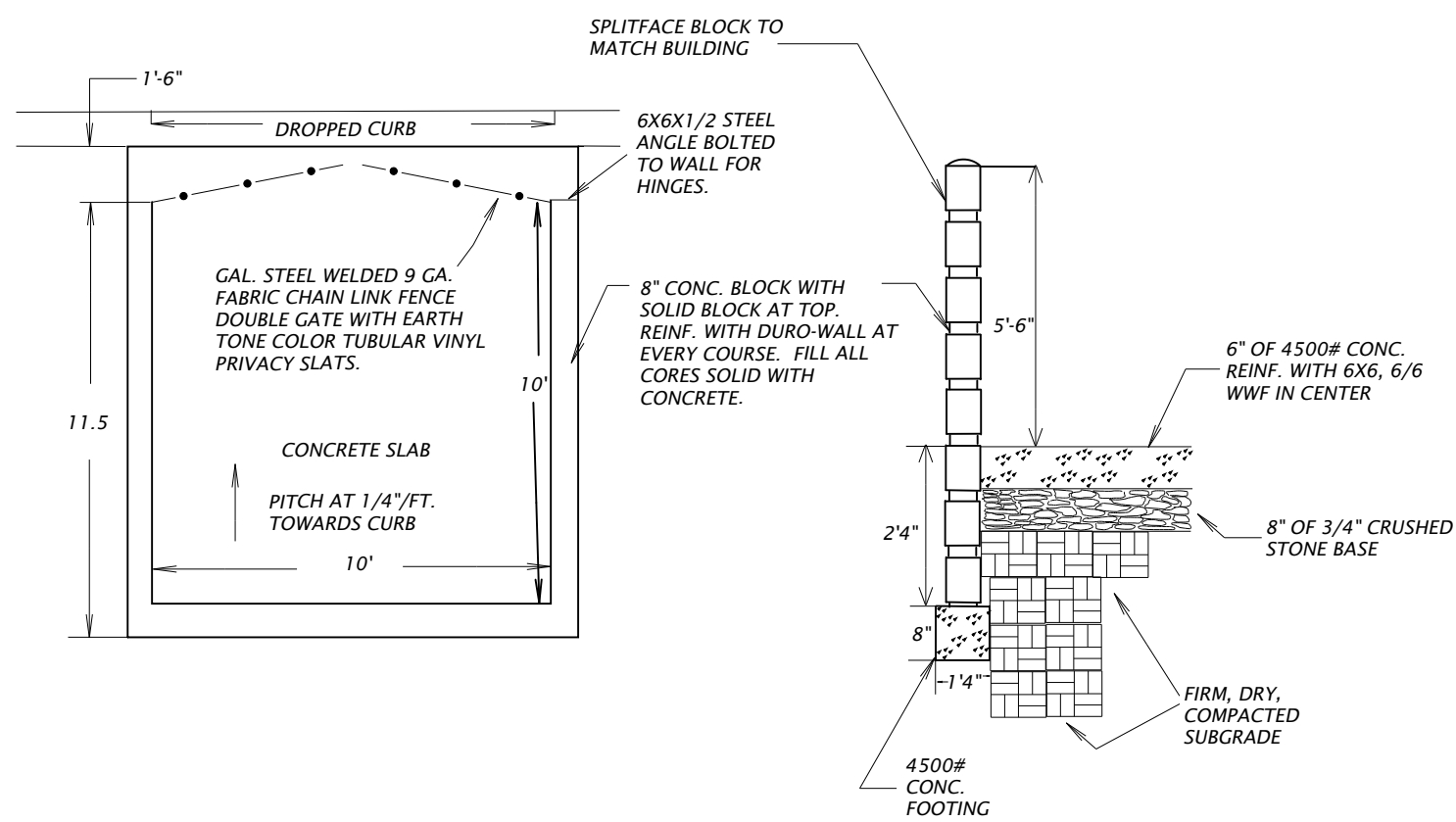
AUGUST 23, 2017 SCALE: 1" = 20'

ANTHONY R. CELESTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celestano LIC#50633

19	7/24/2024	LAYOUT
18	6/20/24	SITE PLAN
17	6/16/24	REVISIONS
16	12/1/23	REVISIONS
15	4/30/2023	PERMIT
14	1/12/2023	CREATION OF SHEETS
13	11/21/2022	REVISION
12	10/3/2022	REVISION
11	3/1/2022	REVISION
10	3/1/2021	REVISION
9	2/28/2021	REVISION
8	2/14/2021	REVISION
7	2/2/2021	REVISION
6	1/28/2021	REVISION
5	1/5/2021	REVISION
4	12/16/2020	REVISION
3	11/20/2020	REVISION
2	9/13/2020	REVISION
1	9/15/2019	REVISION
#	DATE	DESCRIPTION

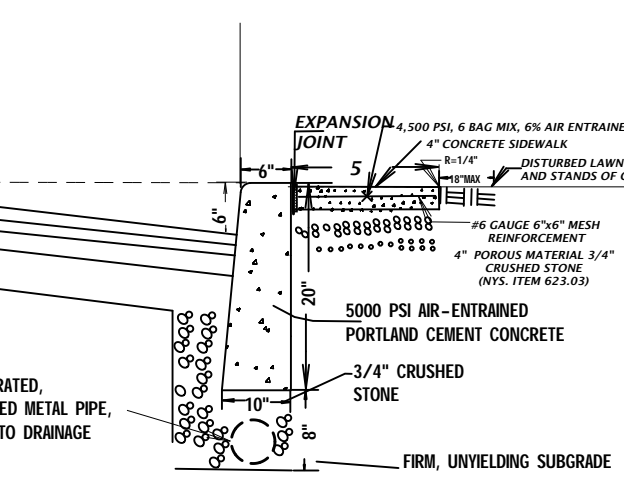
NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW
FOR ANY PERSON, UNLESS ACTING UNDER THE
DIRECTION OF A LICENSED LAND SURVEYOR, TO
ALTER AN ITEM IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE
LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
EMBOSSED OR INK SEAL, ARE THE PRODUCT OF THE
LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND
PURPOSE INDICATED HEREON. ANY EXTENSION OF
THE USE BEYOND THE PURPOSES AGREED TO
BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS
THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.



BUILDING CONNECTION TRENCH DETAIL

9) NO 10' BUFFER REQUIRED PER MEETING DATED 5/2/2024

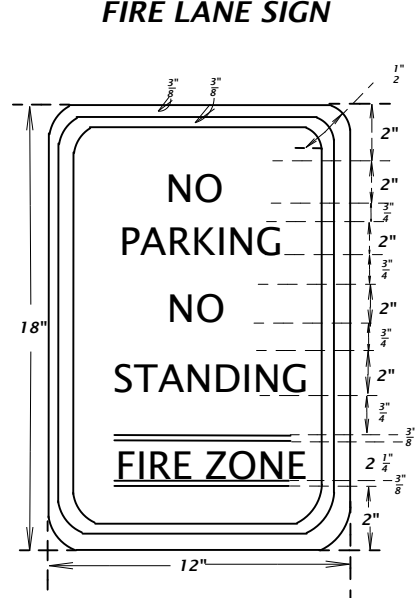
NO.	DATE	DESCRIPTION
19	7/24/2024	LAYOUT
18	6/20/24	SITE PLAN
17	6/16/24	REVISIONS
16	12/1/23	REVISIONS
15	4/30/2023	PERMIT
14	1/12/2023	CREATION OF SHEETS
13	11/21/2022	REVISION
12	10/3/2022	REVISION
11	3/1/2022	REVISION
10	3/1/2021	REVISION
9	2/28/2021	REVISION
8	2/14/2021	REVISION
7	2/2/2021	REVISION
6	1/28/2021	REVISION
5	1/5/2021	REVISION
4	12/16/2020	REVISION
3	11/20/2020	REVISION
2	9/13/2020	REVISION
1	9/15/2019	REVISION
#	DATE	DESCRIPTION



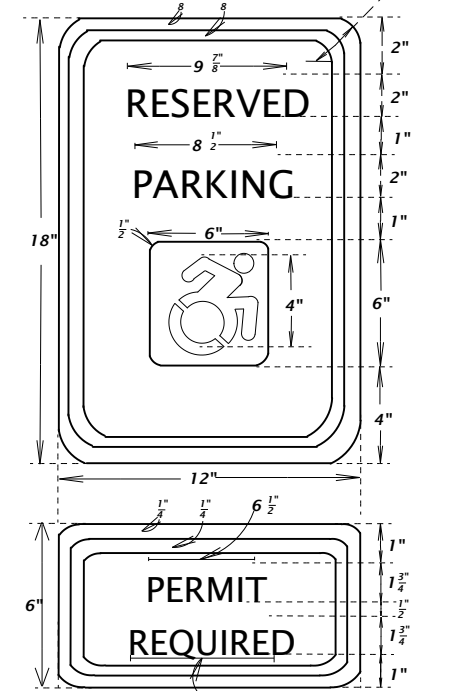
CONCRETE CURB AND SIDEWALK DETAIL

NOTE: PROVIDE EXPANSION JOINT AT 10'-0" MAX.

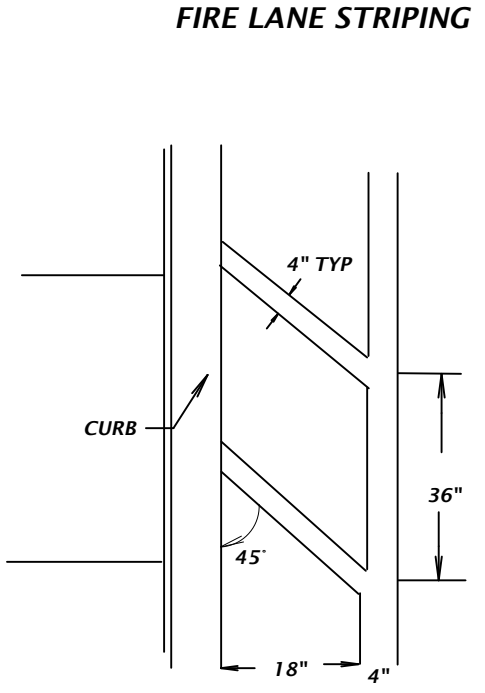
CONCRETE CURB AND SIDEWALK DETAIL



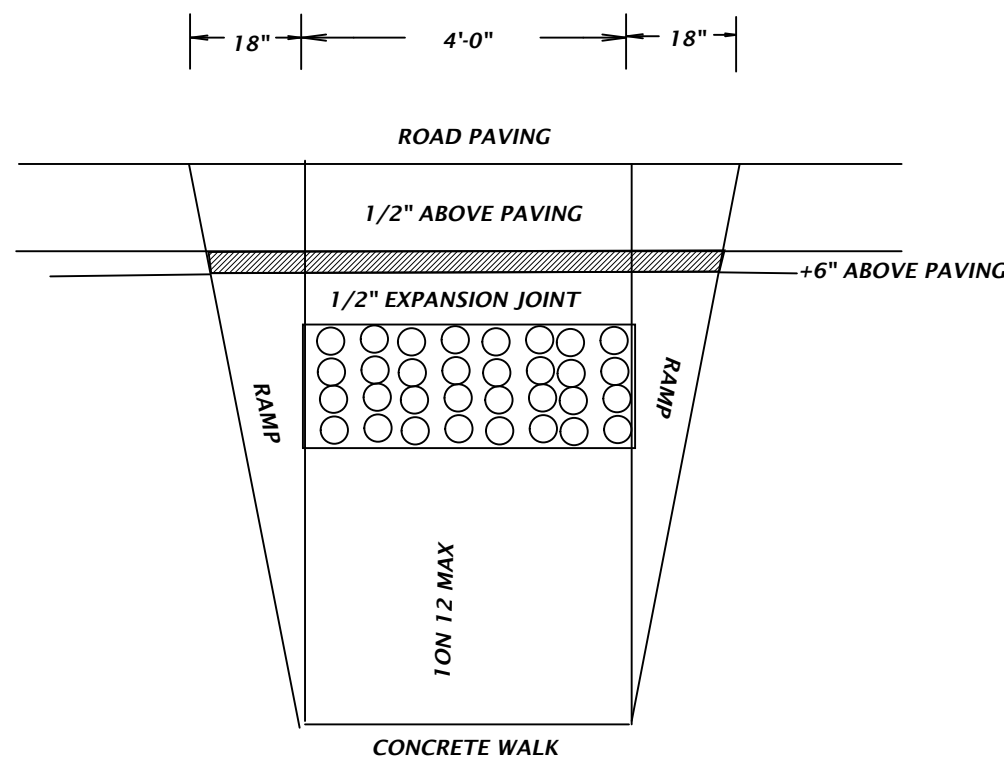
LETTERING AND BORDER - RED
BACKGROUND - WHITE
NOTE
1. THE SIGN IS TO BE POSTED PERPENDICULAR TO THE FLOW OF TRAFFIC
NOT TO SCALE



LETTERING AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE



PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT



DROP CURB DETAIL



TAX MAP DESIGNATION:
57.45-1-5, 6, 7, 18, 19 & 20

DETAIL SHEET FOR 324 RT. 59

TOWN OF RAMAPO, ROCKLAND COUNTY
REV 9/15/19 REV 9/13/20
SPRING VALLEY, NEW YORK

AUGUST 23, 2017 SCALE: 1" = 20'

ANTHONY R. CELENTANO P.E.

31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celetano LIC#76244

6 7 1 7

SHEET 6 OF 6