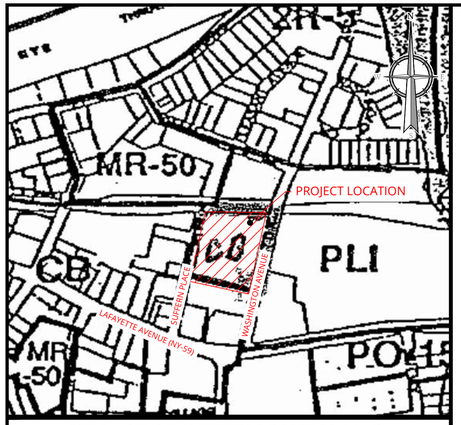


VILLAGE OF SUFFERN ZONING MAP
SCALE: 1" = 300'
SOURCE: VILLAGE OF SUFFERN

SITE PLANS
FOR
SUFFERN WA LLC
37 WASHINGTON AVENUE DEVELOPMENT
SECTION 54.36, BLOCK 1, LOT 6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY, NEW YORK



LOCATION MAP
SOURCE: NYS CLEARINGHOUSE

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GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS SECTION 54.36, BLOCK 1, LOT 6.1 IN THE VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK.
2. THE PROPERTY IS LOCATED IN THE CB (CENTRAL BUSINESS) ZONING DISTRICT. THE TAX LOTS CONTAINS A TRACT AREA OF ±81,280 SQ. FT., ±1.87 ACRES.

OWNERS — COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY, 67 N. MAIN STREET, NEW CITY, NY 10956

APPLICANT — SUFFERN WA LLC, 308 WEST 94TH STREET, SUITE 231, NEW YORK, NY 10025

3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM THE FOLLOWING PLANS:
   A) PLAN ENTITLED "TOPOGRAPHIC SURVEY FOR EXTELL DEVELOPMENT". PREPARED BY COLLIERS ENGINEERING & DESIGN; DATED FEBRUARY 6, 2025.
   B) EXISTING SITE INFORMATION TAKEN FROM MAP ENTITLED EXISTING BASE MAP FOR AVON PRODUCTS INC." PREPARED BY MASER CONSULTING DATED JANUARY 13. 2003
4. THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
5. NO WETLANDS ARE KNOWN TO EXIST ON OR ADJACENT TO THE PROJECT SITE.
6. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36087C0132G DATED 03/03/2014 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
8. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
9. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
10. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
12. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
13. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
    A. "TRAFFIC IMPACT STUDY" PREPARED FOR EXTELL DEVELOPMENT COMPANY AND PREPARED BY COLLIERS ENGINEERING & DESIGN DATED MARCH 04, 2025.
    B. "PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN" PREPARED FOR SUFFERN WA LLC AND PREPARED BY COLLIERS ENGINEERING & DESIGN DATED SEPTEMBER 29, 2025.

SITE NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
5. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
6. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
   A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2024; AS SUPPLEMENTED.
   B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN IN SUFFERN PLACE. FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL & ROCKLAND COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE CLASS 52 AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO THE 10" CLAY SEWER IN WASHINGTON AVENUE. ON-SITE GRAVITY PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
6. ALL WATER SERVICES SHOULD BE SEPARATED FROM SANITARY SEWER BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
7. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
9. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

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REV	DATE	DESCRIPTION

SUFFERN WA LLC

SITE PLAN

37 WASHINGTON AVENUE DEVELOPMENT

TAX LOT: 54.36-1-6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY
NEW YORK STATE



Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

SHEET NAME:

COVER SHEET

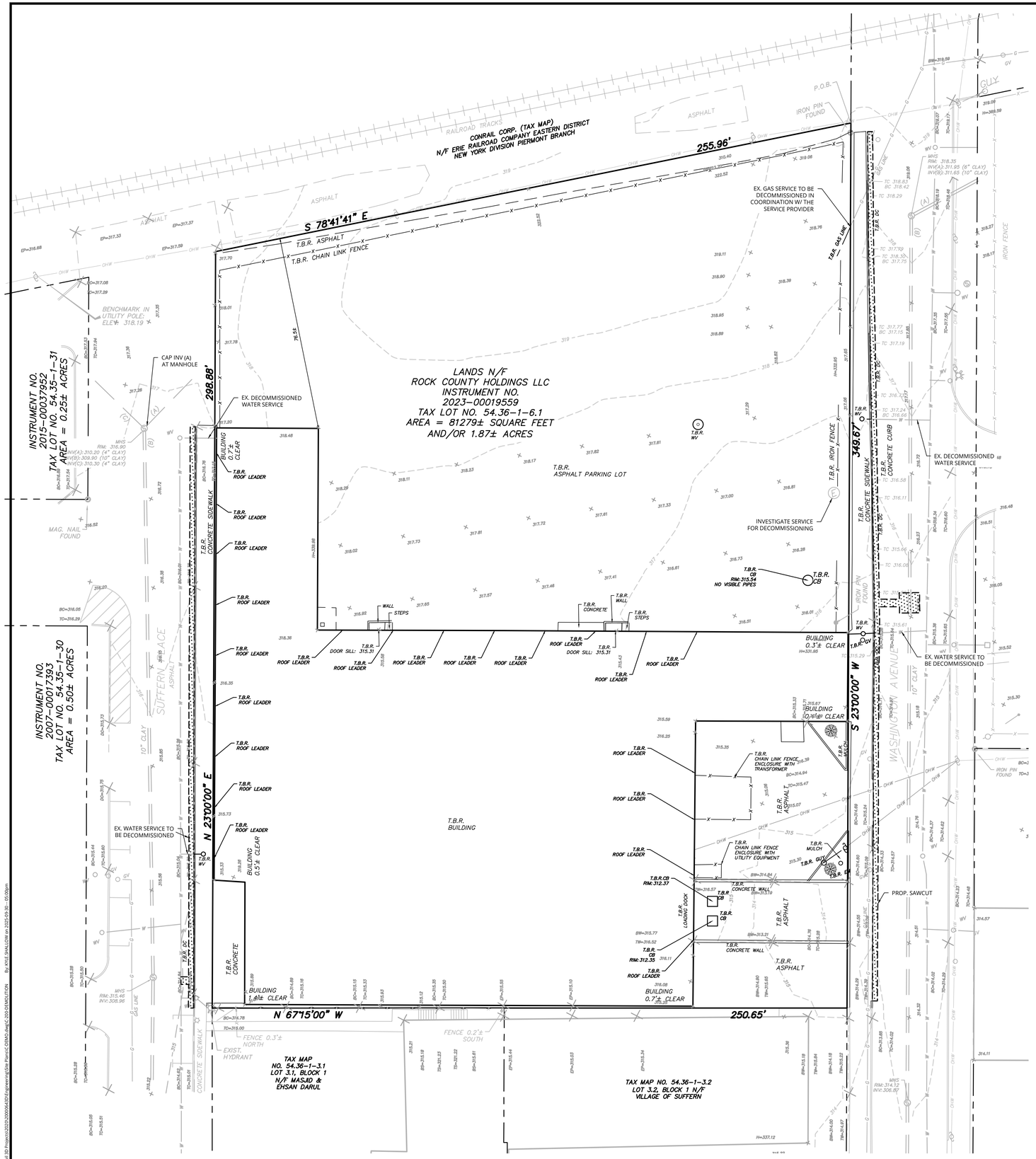
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C-100

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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DEMOLITION NOTES:

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UDIG NY, 811 OR WWW.UDIGNY.ORG. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH UDIG NY AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIERS ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE "EROSION AND SEDIMENT CONTROL PLAN," THIS DRAWING SET).
   - B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   - D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   - F. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
6. COLLIERS ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY (AS APPLICABLE).
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
13. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
14. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
15. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE. INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAW AND REGULATIONS.

DEMOLITION LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- DEPRESSED CURB
- PAVEMENT STRIPING
- OVERHEAD WIRES — OHW — OHW — OHW —
- EASEMENTS
- MAJOR CONTOUR
- MINOR CONTOUR
- STORMWATER PIPES
- TREEROW / HEDGE
- TREELINE
- BOUNDARY EVIDENCE
- SIGN
- POST / BOLLARD
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- CATCH BASIN
- SAWCUT AREA

TBR = TO BE REMOVED
UTP = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR. = GRATE
CO = CLEANOUT

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REV	DATE	DESCRIPTION

SUFFERN WA LLC

SITE PLAN

37 WASHINGTON AVENUE DEVELOPMENT

TAX LOT: 54.36-1-6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY
NEW YORK STATE

REGISTERED LANDSCAPE ARCHITECT
JUSTIN E. DATES
001964
STATE OF NEW YORK

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

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SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

SHEET NAME:

EXISTING CONDITIONS & SITE DEOMOLITION PLAN

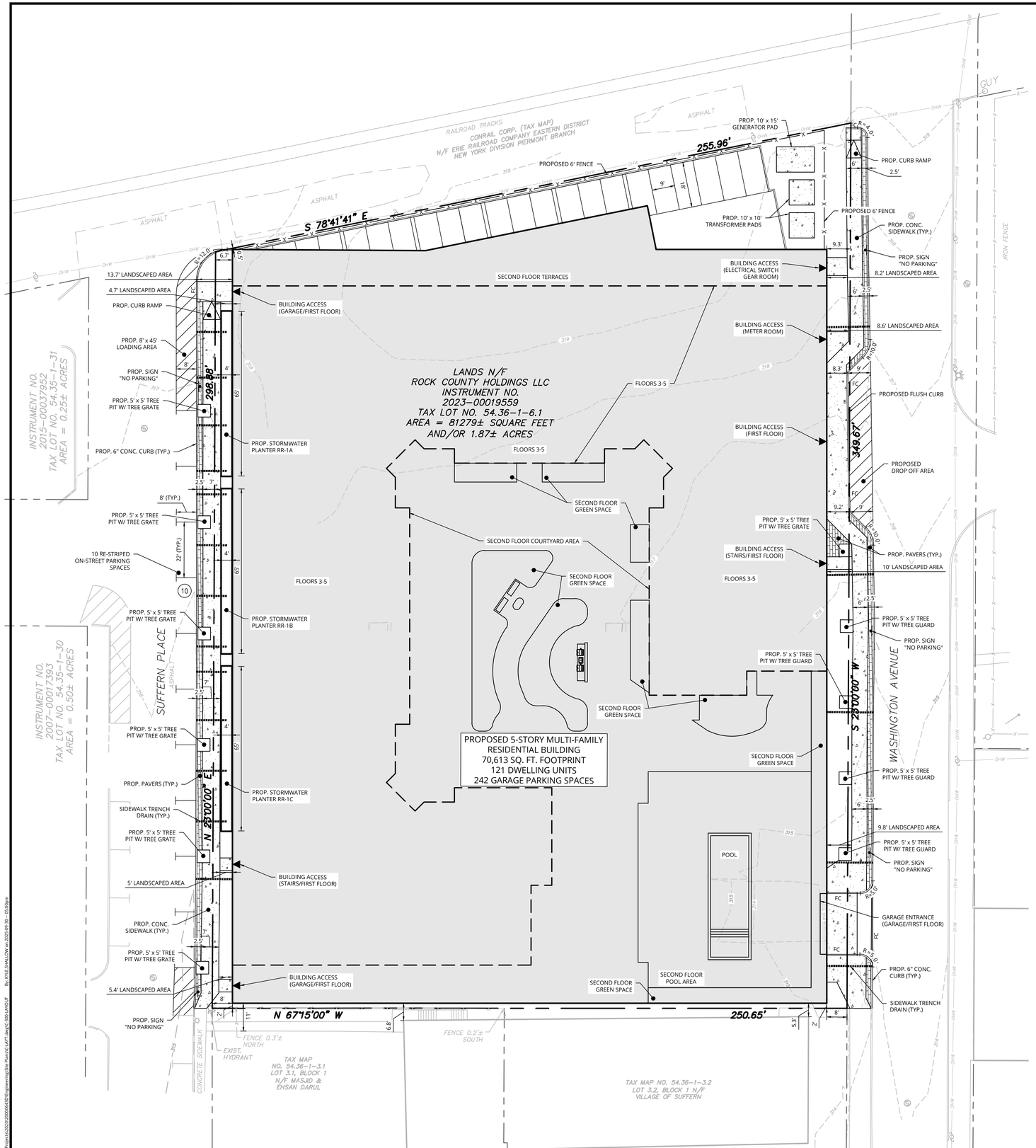
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C:\Civil 3D Projects\2020\20000643D\Engineering\Site Plans\C-DEMO.dwg, C-200 DEMOLITION By: KYLE SHALLOW at 2025-09-30 - 01:00pm



ZONING DISTRICT:

EXISITNG: CB (CENTRAL BUSINESS)

PROPOSED: TDD (TRANSIT DEVELOPMENT DISTRICT)
USE PERMITTED BY RIGHT: HIGH RISE MULTIPLE DWELLINGS

TABLE OF BULK REQUIREMENTS

PROPOSED: TDD - TRANSIT DEVELOPMENT DISTRICT			
MINIMUM	REQUIRED	PROVIDED	REMARKS
LOT AREA	40,000 SQ. FT.	81,279 SQ. FT.	OK
LOT WIDTH	100 FT.	298 FT.	OK
FRONT YARD SETBACK	N/A	6.7 FT.	OK
SIDE YARD SETBACK	N/A	0.5 FT.	OK
TOTAL SIDE YARD SETBACK	N/A	2.5 FT.	OK
REAR YARD SETBACK	N/A	N/A	OK
MAXIMUM			
DEVELOPMENT COVERAGE	90%	89.5%	OK
BUILDING HEIGHT	6 STORIES AND 75 FT.	5 STORIES AND 59.5 FT.	OK
DENSITY	65 DWELLING UNITS PER ACRE	64.7 DWELLING UNITS PER ACRE	OK

PARKING REQUIREMENTS:

MINIMUM REQUIRED:
1.50 SPACES PER DWELLING UNIT WHICH MAY INCLUDE AVAILABLE OFFSITE PARKING ACCEPTABLE TO THE PLANNING BOARD AS PART OF THE SITE PLAN REVIEW, BUT AT LEAST 1.25 SPACES PER DWELLING UNIT MUST BE ON-SITE.

121 DWELLING UNITS = 182 TOTAL SPACES (152 ON-SITE) REQUIRED

PROVIDED

ON-SITE PARKING PROVIDED = 242 SPACES
STREET PARKING PROVIDED = 10 SPACES
TOTAL PARKING PROVIDED = 252 SPACES

OWNER:

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY
67 N. MAIN STREET
NEW CITY, NY 10956

APPLICANT:

SUFFERN WA LLC
308 WEST 94TH STREET, SUITE 231
NEW YORK, NY 10025

TAX LOTS:

54.36-1-6.1
AREA = 1.87 ACRES

SURVEY REFERENCE:

1. EXISTING SITE INFORMATION TAKEN FROM MAP ENTITLED "TOPOGRAPHIC SURVEY FOR EXTELL DEVELOPMENT" PREPARED BY COLLIERS ENGINEERING & DESIGN CT P.C., DATED 02/06/2025.
2. EXISTING SITE INFORMATION TAKEN FROM MAP ENTITLED "EXISTING BASE MAP FOR AVON PRODUCTS INC." PREPARED BY MASER CONSULTING, DATED 01/13/2003.

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE/ PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	FLUSH CURB	FC
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	V

SCALE : 1" = 20'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

N
W E
SOUTH
S

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REV	DATE	DESCRIPTION

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SITE PLAN

37 WASHINGTON AVENUE DEVELOPMENT

TAX LOT: 54.36-1-6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY
NEW YORK STATE

NEW YORK REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

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555 Hudson Valley Avenue, Suite 101
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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

SHEET NAME:

DIMENSION PLAN

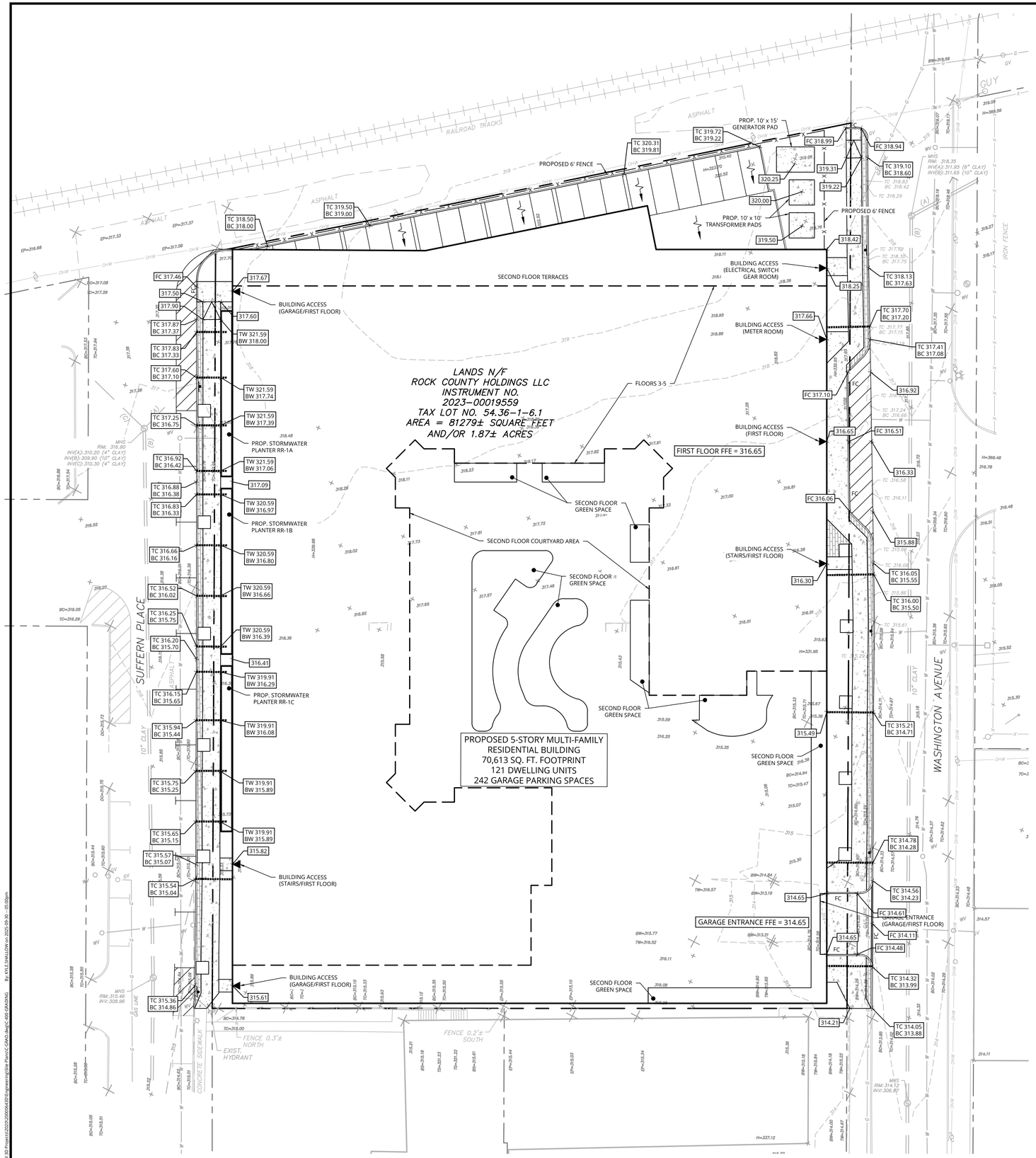
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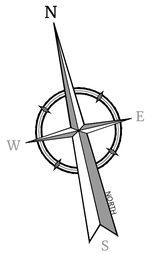
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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ADA INSTRUCTIONS TO CONTRACTOR:

1. CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

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

   A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   B. CURB RAMPS- SLOPES SHALL NOT EXCEED 1:12 (8.3%).

   C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1 :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.

   E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

   F. DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE/ PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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REV	DATE	DESCRIPTION

SUFFERN WA LLC

SITE PLAN

37 WASHINGTON AVENUE DEVELOPMENT

TAX LOT: 54.36-1-6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY
NEW YORK STATE



Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

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New Windsor, NY 12553
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SCALE: AS SHOWN	DRAWN BY: KAS
DESIGNED BY: JED	REVIEWED BY: ABF
DATE ISSUED: 09/30/2025	PROJECT NUMBER: 20000643D

SHEET NAME:

GRADING PLAN

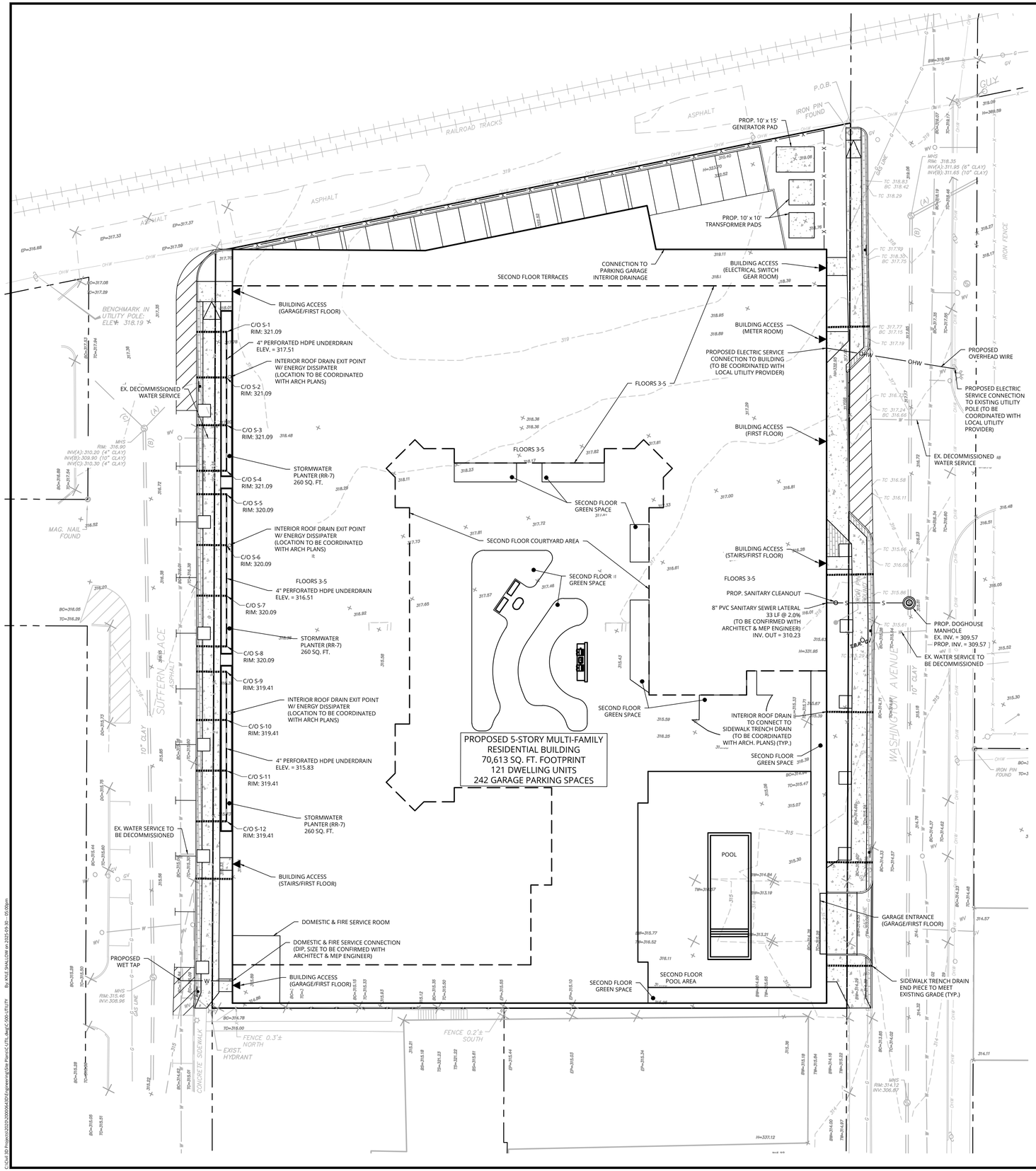
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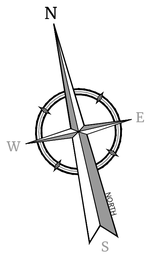
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UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
3. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE IN SUFFERN PLACE, OWNED AND OPERATED BY THE VILLAGE OF SUFFERN WATER DEPARTMENT.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN IN WASHINGTON AVENUE, OWNED AND OPERATED BY THE VILLAGE OF SUFFERN SEWER DEPARTMENT. PIPE MATERIALS SHALL BE PVC SDR 35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
6. ALL WATER LINES SHOULD BE SEPARATED FROM SANITARY SEWER BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF HEALTH.
7. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
9. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE	CURB	FACE
BACK		BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

SHEET NAME:

DRAINAGE & UTILITY PLAN

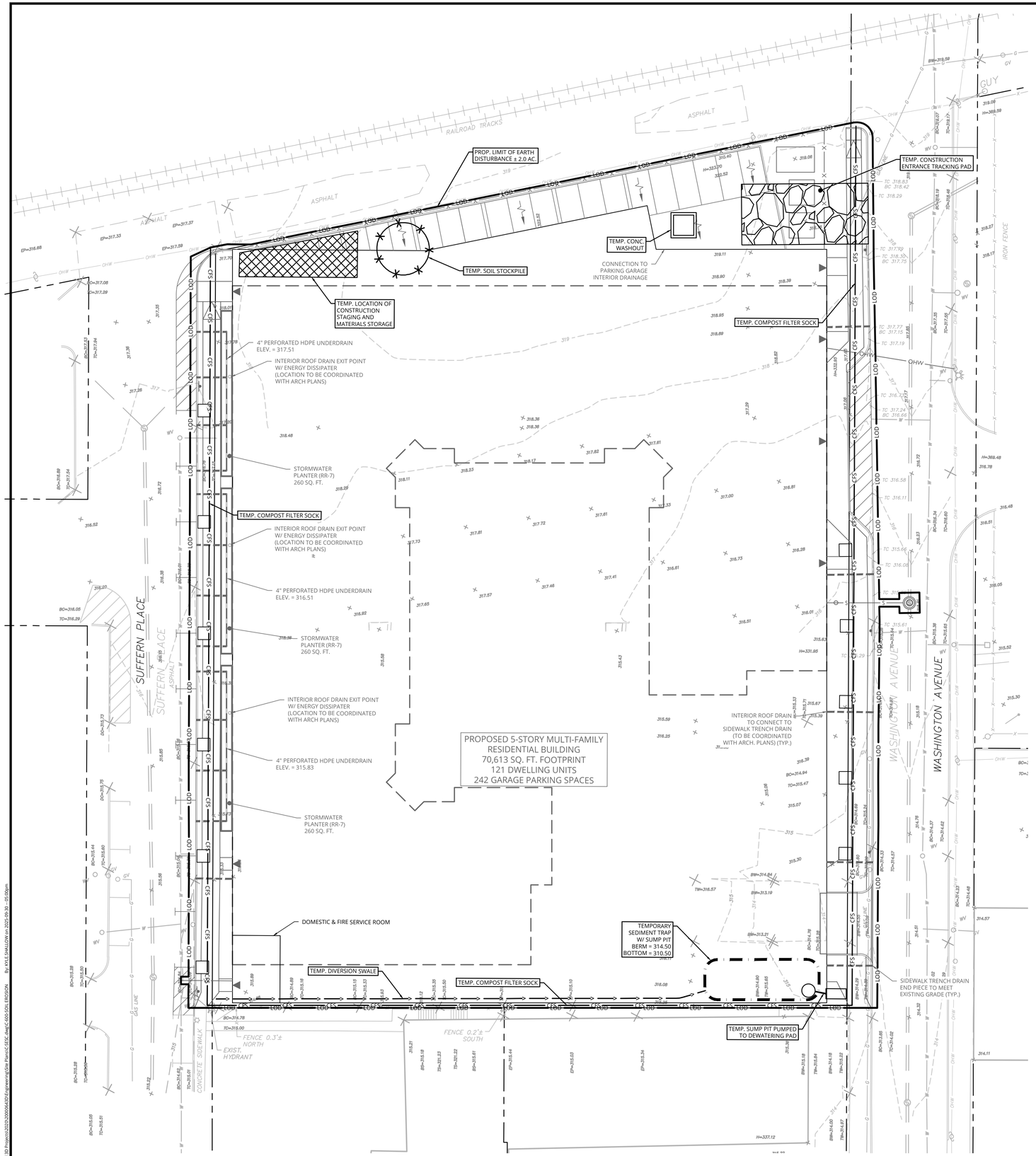
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LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- LOD — LIMIT OF DISTURBANCE
- CFS — COMPOST FILTER SOCK
- STABILIZED CONSTRUCTION ENTRANCE
- MATERIAL STOCKPILE
- CONCRETE WASHOUT

N / E / W / S

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND SEVEN (7) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED OR SODDED (SEE PLANS) ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
8. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
9. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
10. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
11. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
12. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
13. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
14. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
15. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCTION MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
17. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
18. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
19. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
20. ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION** AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.
21. EROSION & SEDIMENT CONTROL INSPECTIONS MUST NOTE THE AMOUNT OF AREA DISTURBED

**FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

22. UPON FINAL STABILIZATION BEING MET, THE CONTRACTOR SHALL CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-25-001 OR AS AMENDED. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS' CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 4" DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

NOTE: DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE REACHED FINAL STABILIZATION BEFORE INITIATING THE NEXT PHASE.

MAINTENANCE AGREEMENT NOTE:

THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY (IF AN MS4 COMMUNITY) RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE MUNICIPALITY TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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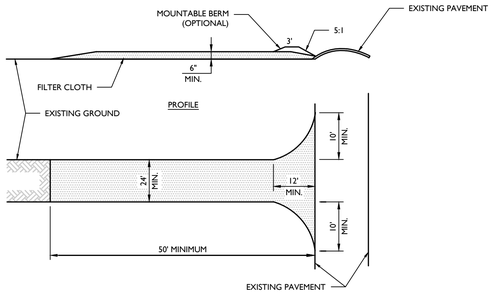
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SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

SHEET NAME:
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:
C-600



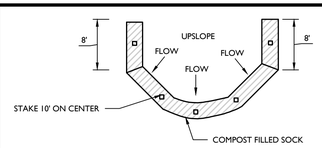
PLAN VIEW

NOTES:

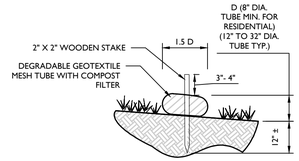
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT, LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
2. WIDTH - 24'
3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1000 | 07/01/19



PLAN VIEW



SECTION

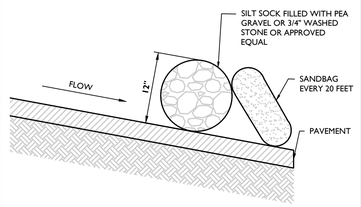
DIA. (in.)	SLOPE%						
	2	5	10	20	25	33	50
8	225*	200	100	50	20	-	-
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35
32	450	325	275	150	120	75	50
*Length in feet							

NOTES:

1. ALL MATERIAL TO MEET **FILTREXX SILTSOX** SPECIFICATIONS OR APPROVED EQUAL.
2. COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

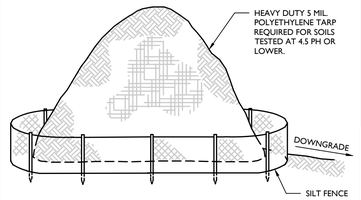
COMPOST FILTER SOCK DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1200 | 05/01/17



SILT SOCK INSTALLATION ON PAVEMENT DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1201 | 07/01/19

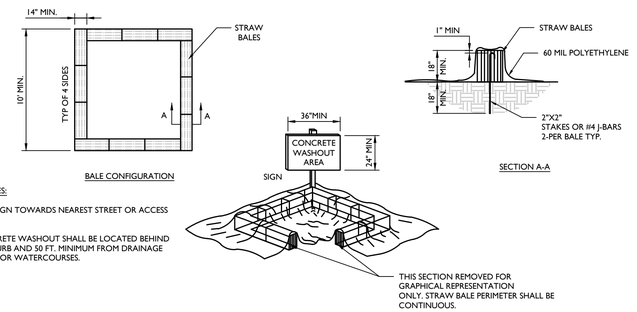


NOTES:

1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-2500 | 07/01/19



DETAIL NOTES:

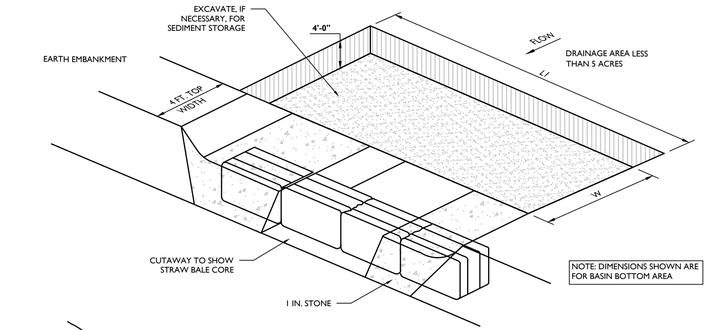
1. FACE SIGN TOWARDS NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

NOTES:

1. CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
5. THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
6. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
7. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
8. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
9. PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
10. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
11. PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
12. OPTIONS FOR ONSITE CONCRETE WASHOUTS:
    A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
    B. CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

CONCRETE WASHOUT DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1700 | 07/01/19



ELEVATION

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN WETLANDS OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

SIZING CALCULATIONS

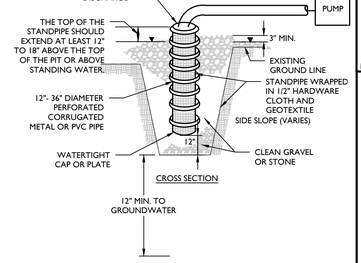
NOTE:

1. 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE.

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS, ADDITIONAL MAY BE REQUIRED BASED UPON OTHER ON-SITE CONDITIONS AND CONTRACTOR SCHEDULE AND PHASING ACTIVITIES.

STONE OUTLET SEDIMENT TRAP DETAIL

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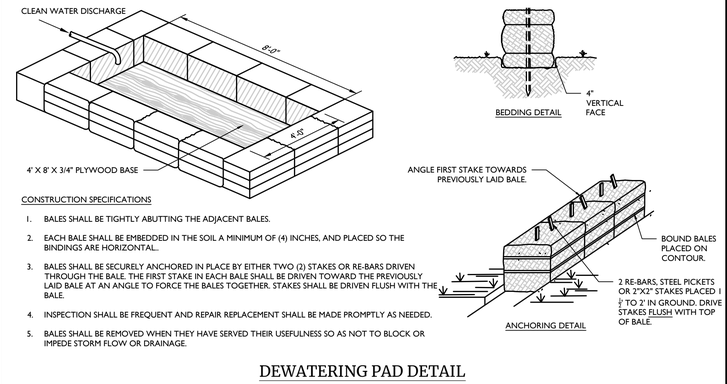


NOTES:

1. PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER DIAMETER CORRUGATED OR PVC PIPE. THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE PERFORATIONS SHALL BE 1/2" X 6" SLITS OR 1" DIAMETER HOLES.
3. A BASE OF FILTER MATERIAL CONSISTING OF CLEAN 2" STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.

SUMP PIT DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1900 | 07/01/19



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL..
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO (2) STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

DEWATERING PAD DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1801 | 07/01/19

C:\Civil 3D Projects\2020\20000643D\Engineering\Site Plans\C-SHEETS\C-601 SOIL EROSION DETAILS By: KYLE SHALLOW on 2025-09-30 - 10:50am

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REV	DATE	DESCRIPTION

SUFFERN WA LLC

SITE PLAN

37 WASHINGTON AVENUE DEVELOPMENT

TAX LOT: 54.36-1-6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY
NEW YORK STATE



Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

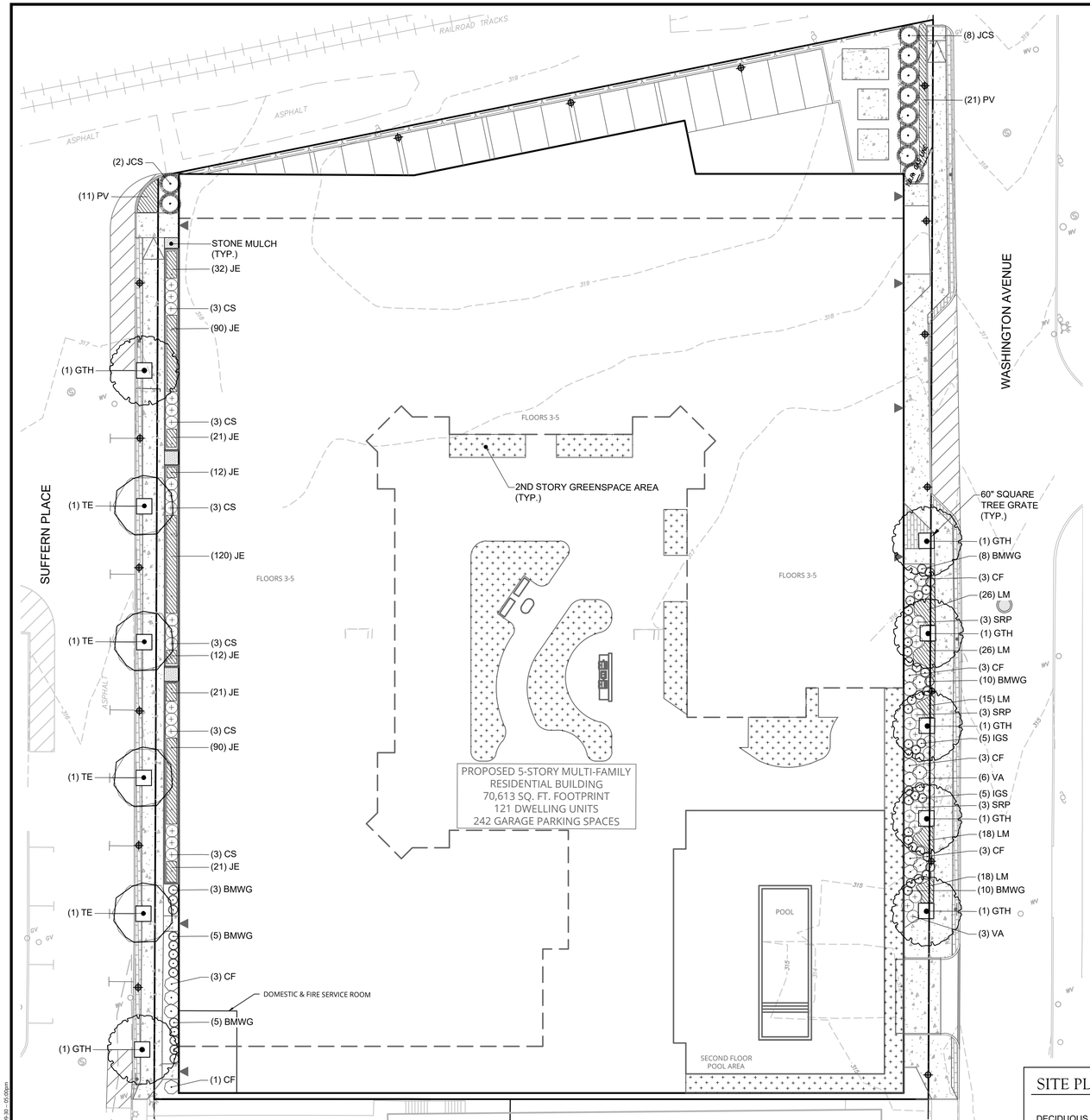
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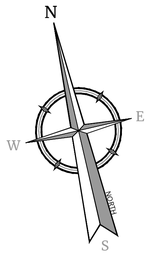
SOIL EROSION & SEDIMENT CONTROL DETAILS

DRAWING NUMBER:

C-601

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



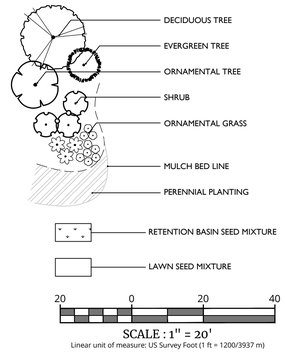


GENERAL PLANTING NOTES:

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.
11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
12. OPTIMUM PLANTING TIME:
    DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30.
    CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1.

    PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.
13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR. WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT OF THE DAY.
14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
15. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
16. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
17. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

LANDSCAPE LEGEND:



SITE PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL	SIZE	REMARKS
GTH	7	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HALKA'	HALKA HONEYLOCUST	B & B	2 1/2-3"		STRAIGHT LEADER/SYM. BRANCHING
TE	4	TILIA X EUCHLORA	CRIMEAN LINDEN	B & B	2 1/2-3"		STRAIGHT LEADER/SYM. BRANCHING
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**CAL**	**SIZE**	**REMARKS**
BMWG	41	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	CONT.		24"-30"	TYPICAL SPECIES HABIT
CF	16	CALYCANTHUS FLORIDUS	CAROLINA ALLSPICE	CONT.		24"-30"	TYPICAL SPECIES HABIT
CS	18	CORNUS SERICEA	RED-OSIER DOGWOOD	CONT.		24"-30"	TYPICAL SPECIES HABIT
IGS	10	ILEX GLABRA `SHAMROCK`	INKBERRY	CONT.		24"-30"	TYPICAL SPECIES HABIT
JCS	10	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	CONT.		6`-7`	TYPICAL SPECIES HABIT
SRP	9	SYRINGA 'RED PIXIE'	RED PIXIE LILAC	CONT.		18"-24"	TYPICAL SPECIES HABIT
VA	9	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	CONT.		18"-24"	TYPICAL SPECIES HABIT
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**			
JE	419	JUNCUS EFFUSUS	COMMON RUSH	SP4 POT			CLUMPS, 12" O.C.
LM	103	LIRIOPE MUSCARI	BIG BLUE LILYTURF	SP4 POT			CLUMPS, 18" O.C.
PV	32	PANICUM VIRGATUM	SWITCH GRASS	1 GAL.			CLUMPS, 24" O.C.

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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

SHEET NAME:

LANDSCAPE PLAN

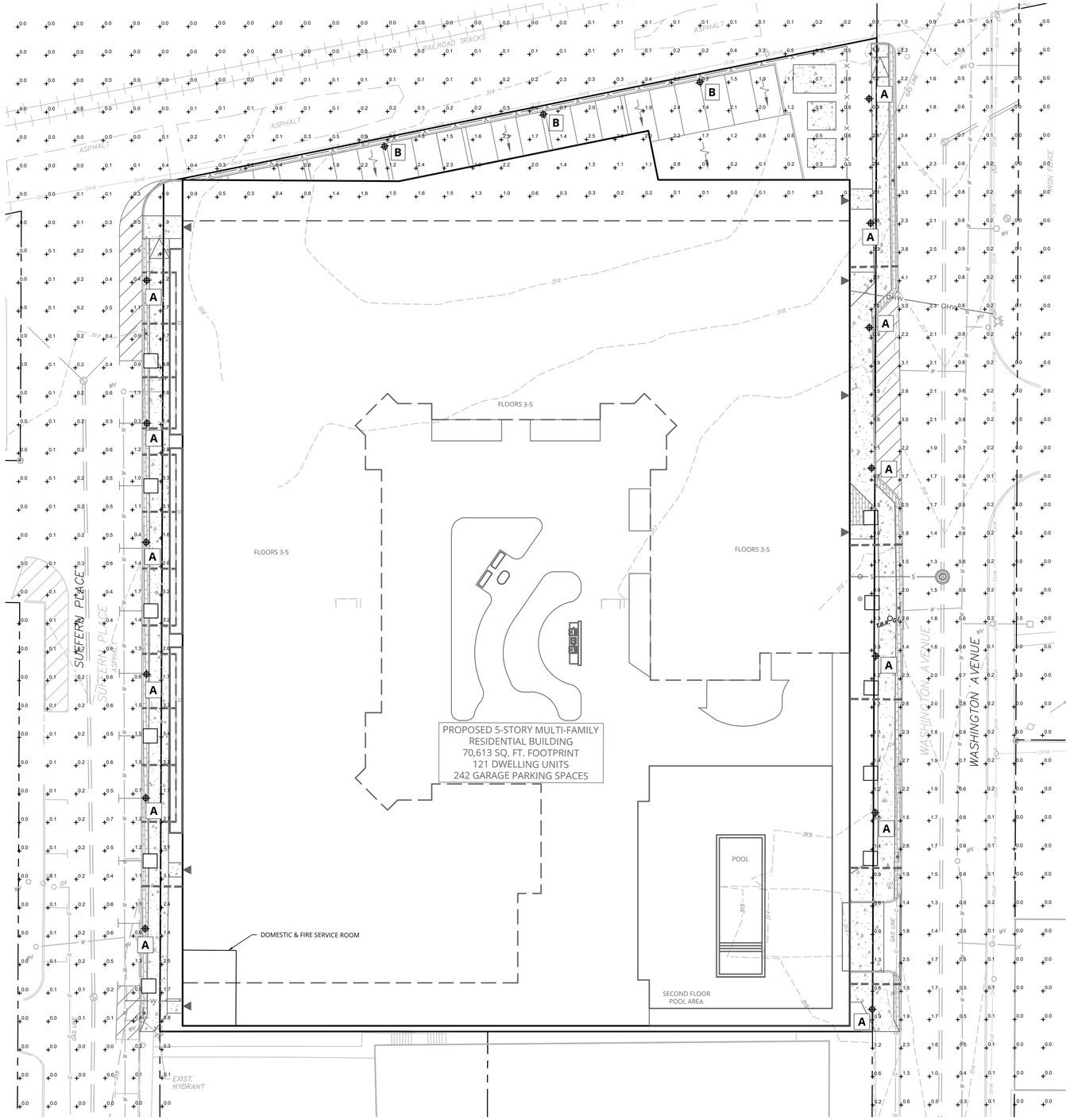
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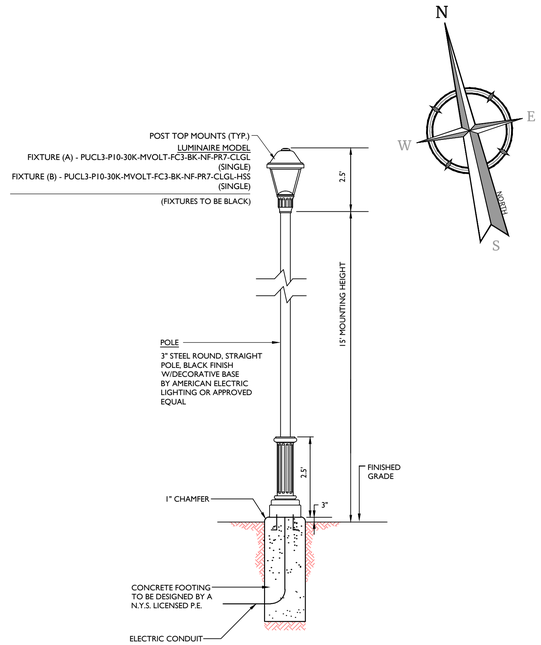
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LUMINAIRE SCHEDULE								
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	COLOR TEMP.	LLF	CATALOG #
A	13	HOLOPHANE TAFT SERIES, POST-TOP, FULL CUTOFF LED	SINGLE (POLE)	15'	4,302	3000K	0.92	PUCL3-P10-30K-MVOLT-FC3-BK-NF-PR7-CLGL
B	3	HOLOPHANE TAFT SERIES, POST-TOP, FULL CUTOFF LED	SINGLE (POLE)	15'	3,543	3000K	0.92	PUCL3-P10-30K-MVOLT-FC3-BK-NF-PR7-CLGL-HSS

1. LIGHT FIXTURE VOLTAGE REQUIREMENTS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING.



POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE

NOTES:

1. LUMINAIRES AND POLES TO BE MANUFACTURED BY HOLOPHANE (MANUFACTURER TO CONFIRM POLE SIZE) OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
4. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.
5. PROPOSED POLES HEIGHT TO BE MODIFIED IN FIELD TO MEET DESIGN (IF NEEDED).

CALCULATION SUMMARY						
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
STUDY AREA SUMMARY*	ILLUMINANCE	FC	1.7	4.1	0.2	8.5:1

*STUDY AREA LIMITS ARE ALONG STREET FRONTAGES TO CURBLINES & OPEN SURFACE PARKING AREA.

ZONING NOTE:

GENERAL DESIGN GUIDELINES FOR LIGHTING INTENSITIES:
228-25.B.11.D - MAXIMUM AT PROPERTY LINES: 0.6 FOOTCANDLE

PROJECT SEEKS VARIATION FROM THE PLANNING BOARD FROM THIS FOOTCANDLE LEVEL BASED ON PROPOSED STREETSCAPE IMPROVEMENTS AND LOCATION OF STREET LIGHTS IN CLOSE PROXIMITY TO PROPERTY LINES.

LIGHTING NOTES:

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. POLES AND FIXTURES AS SUPPLIED BY: HOLOPHANE
3. LAMPS ARE TO BE LEDs. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINARIES SCHEDULE.
4. FIXTURES AND POLES ARE TO BE BLACK.
5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
10. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

LIGHTING LEGEND:

SINGLE FIXTURE POLE LIGHT

0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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REV	DATE	DESCRIPTION

SUFFERN WA LLC

SITE PLAN

37 WASHINGTON AVENUE DEVELOPMENT

TAX LOT: 54.36-1-6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY
NEW YORK STATE

NEW YORK REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

SHEET NAME:

LIGHTING PLAN

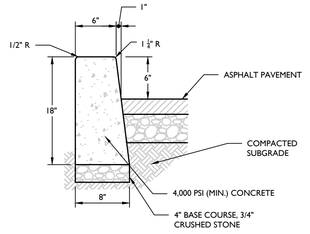
DRAWING NUMBER:

C-800

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2024\20000643D\Engineering\Site Plans\C-LIGHT.dwg, C-800 LIGHTING, by: KYLE SHALLOW on 2025-09-30 - 09:09pm

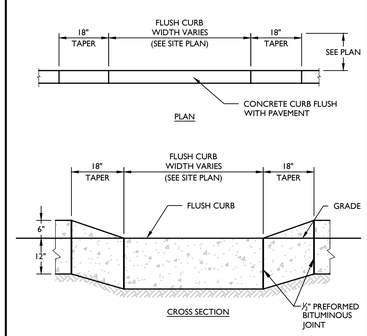


NOTES:

1. PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB. PROVIDE CONTROL JOINTS @ 10 FEET MAX. BETWEEN EXPANSION JOINTS.

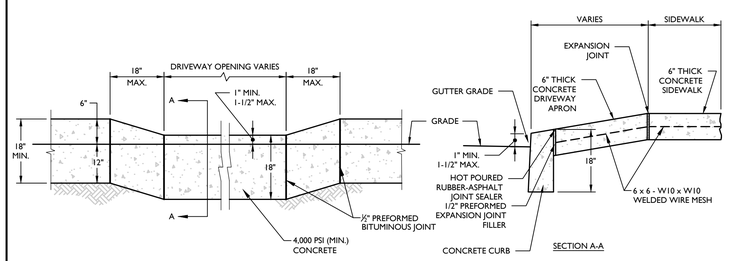
1 CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

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



2 CONCRETE FLUSH CURB DETAIL

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

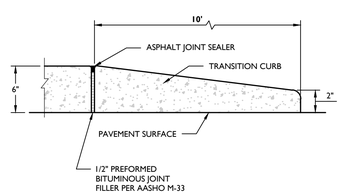


NOTES:

1. DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

3 DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL

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



4 CURB TAPER DETAIL

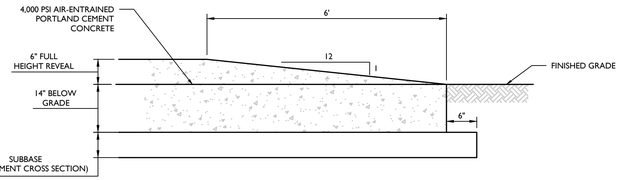
NOT TO SCALE MCNY-SITE-CURB-1900 07/01/19

NOTES:

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

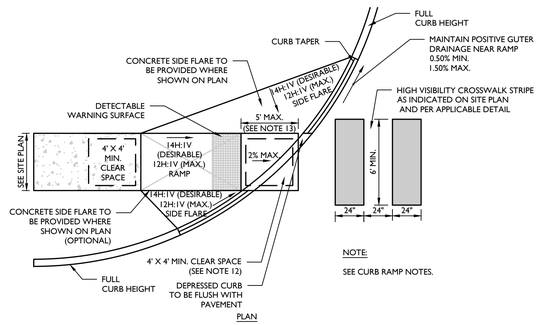
5 CURB RAMP NOTES

MCNY-SITE-HADA-2500 07/01/19



6 TERMINAL CURB DETAIL

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

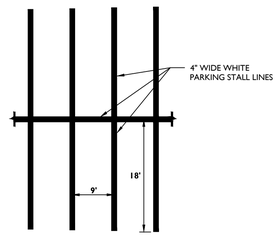


NOTE:

SEE CURB RAMP NOTES.

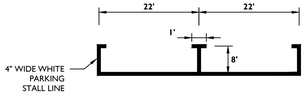
7 CURB RAMP TYPE 5 DETAIL

NOT TO SCALE MCNY-SITE-HADA-1400 07/01/19



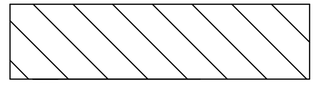
8 TYPICAL PARKING STALL STRIPING DETAIL

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



11 PARALLEL PARKING DETAIL

NOT TO SCALE MCNY-SITE-MRKG-1002 07/01/19

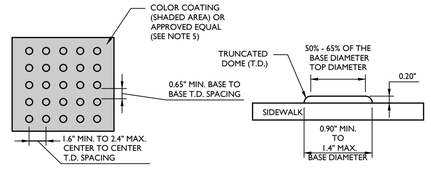


NOTES:

1. 4.0' ON CENTER
2. 4" YELLOW AT 45 DEGREES
3. WIDTH TO BE CONFIRMED WITH LOCAL JURISDICTIONAL ENTITY.

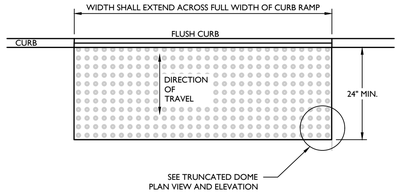
10 FIRE ZONE / LOADING AREA STRIPING DETAIL

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



TRUNCATED DOME PLAN VIEW ENLARGEMENT

TRUNCATED DOME ELEVATION



PLAN VIEW

NOTES:

1. THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
2. IN LIEU OF A CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE UNDERSIGNED ENGINEER AND PRIOR TO POURING OF THE CONCRETE RAMP.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
4. THE CONTRACTOR SHALL PROVIDE A MANUFACTURER CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE AND THE ADA STANDARDS AS SUPPORTED BY THE UNITED STATES ACCESS BOARD, AND THE STATE AND/OR LOCAL ADA STANDARDS.
5. **SAFETY RED** SHALL BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. ALTERNATIVE COLOR MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.
6. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES.
7. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm).
8. TRUNCATED DOMES IN DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 mm) MINIMUM AND 2.4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
9. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. WHERE REQUIRED BY THE MANUFACTURER, THE CONCRETE BORDER SHALL NOT EXCEED 2 INCHES (51 mm).
10. DETECTABLE WARNING SURFACES SHOULD NOT BE PLACED ON PAVING OR EXPANSION JOINTS AT CURB RAMPS. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET SO PEDESTRIANS WHO USE WHEELCHAIRS CAN "TRACK" BETWEEN THE DOMES.
11. ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED AS FOLLOWS:
    a. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.
    b. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5.0 FT OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.
    c. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5.0 FT, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE LOWER LANDING AT THE BACK OF CURB.
12. ON PARALLEL CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALKS.
13. ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.

9 DETECTABLE WARNING SURFACE DETAIL

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

Civil 3D Projects\2025\20000643D\Engineering\Site Plans\CPTS.dwg, CPDT DETAILS By: KYLE SHALLOW on 2025-09-30 - 10:50am

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REV	DATE	DESCRIPTION

SUFFERN WA LLC

SITE PLAN

37 WASHINGTON AVENUE DEVELOPMENT

TAX LOT: 54.36-1-6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY
NEW YORK STATE



Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

Colliers Engineering & Design

NEWBURGH
555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
JED	ABF
DATE ISSUED:	PROJECT NUMBER:
09/30/2025	20000643D

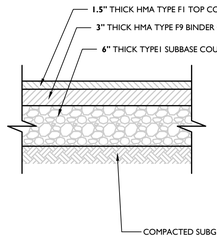
SHEET NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C-901

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

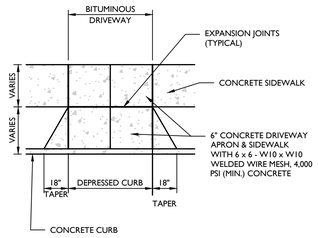


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

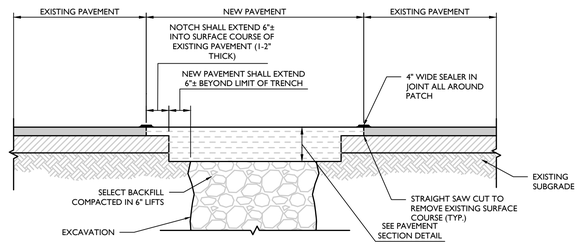
1 STANDARD ASPHALT PAVEMENT DETAIL

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



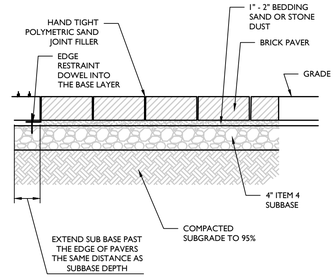
2 CONCRETE DRIVEWAY APRON DETAIL

NOT TO SCALE MCNY-SITE-PVMT-1400 07/01/19



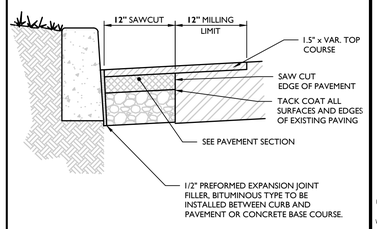
3 PAVEMENT OPENING REPAIR DETAIL

NOT TO SCALE MCNY-SITE-PVMT-1900 07/01/19



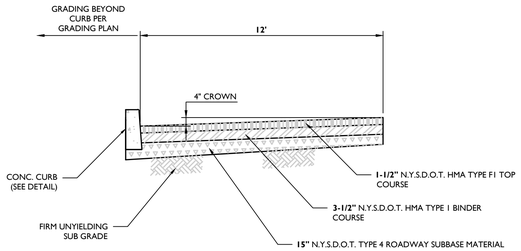
4 TYPICAL STANDARD PAVER SECTION DETAIL

NOT TO SCALE MCNY-SITE-PVMT-2600 07/01/19



5 SAWCUT AND PAVEMENT RESTORATION DETAIL

NOT TO SCALE MCNY-SITE-PVMT-2800 07/01/19

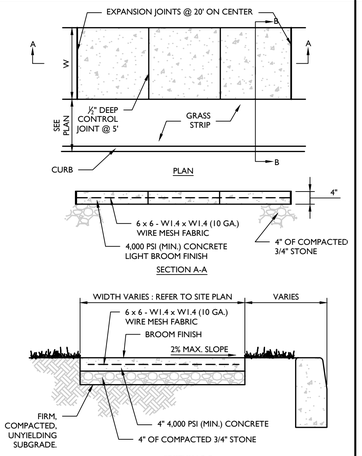


NOTES:

1. ALL TREES WITHIN R.O.W. LINES TO BE REMOVED.
2. THIS PAVEMENT SECTION IS TO BE USED FOR ALL PROPOSED ROADWAYS AND PARKING AREAS UNLESS SPECIFIED OTHERWISE ON THE PLANS.

6 ROADWAY PAVEMENT DETAIL

NOT TO SCALE MCNY-SITE-PVMT-3000 07/01/19

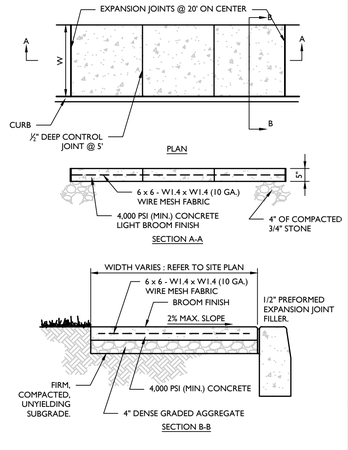


NOTES:

1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
2. ½" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF EVERY 5'.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

7 REINFORCED CONCRETE SIDEWALK (NEXT TO GRASS) DETAIL

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

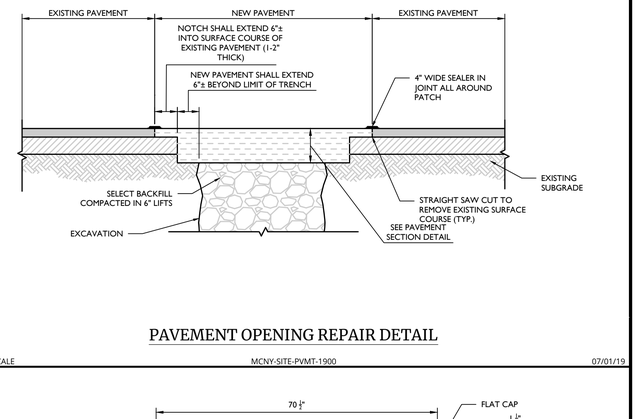


NOTES:

1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
2. ½" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF EVERY 5'.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

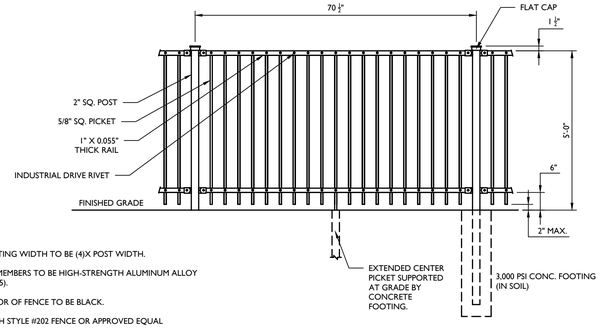
8 REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

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



9 PAVEMENT OPENING REPAIR DETAIL

NOT TO SCALE MCNY-SITE-PVMT-1900 07/01/19



NOTES:

1. FOOTING WIDTH TO BE (4)X POST WIDTH.
2. ALL MEMBERS TO BE HIGH-STRENGTH ALUMINUM ALLOY (HS-35).
3. COLOR OF FENCE TO BE BLACK.
4. JERITH STYLE #202 FENCE OR APPROVED EQUAL

10 5' JERITH FENCING DETAIL

NOT TO SCALE MCCM-SITE-FNCE-3000 07/01/19

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REV	DATE	DESCRIPTION

SUFFERN WA LLC

SITE PLAN

37 WASHINGTON AVENUE DEVELOPMENT

TAX LOT: 54.36-1-6.1
VILLAGE OF SUFFERN
ROCKLAND COUNTY
NEW YORK STATE



Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

Colliers Engineering & Design

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SCALE: AS SHOWN
DRAWN BY: KAS
DESIGNED BY: JED
REVIEWED BY: ABF
DATE ISSUED: 09/30/2025
PROJECT NUMBER: 20000643D

SHEET NAME:

CONSTRUCTION DETAILS

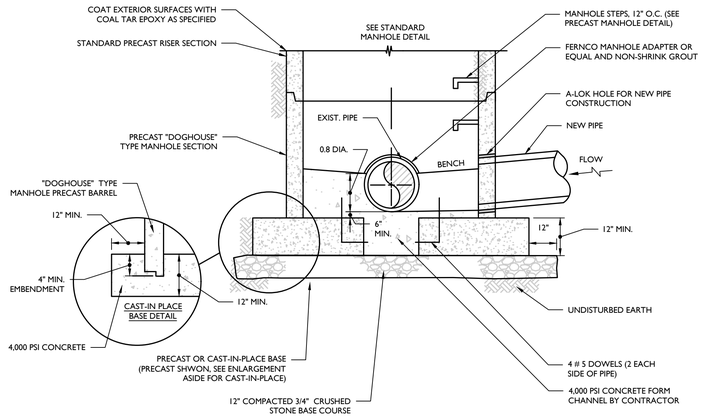
DRAWING NUMBER:

C-902

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

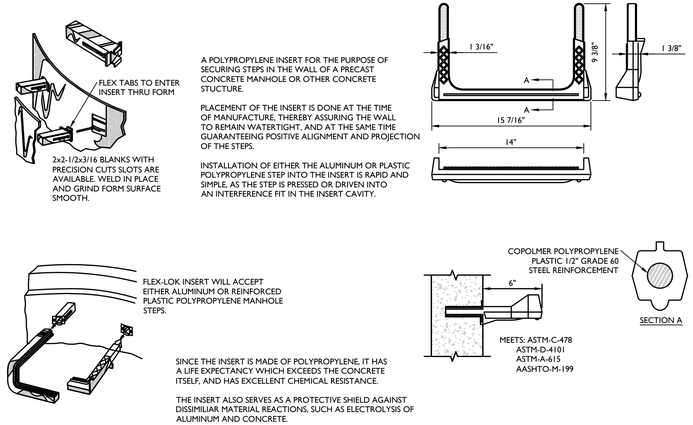
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2020\20000643\Engineering\Site Plans\C-DTLS.dwg, C-902 DETAILS By: KYLE SHALLOW on 2025-09-30 - 10:50pm



1 DOGHOUSE MANHOLE DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1100 07/01/19

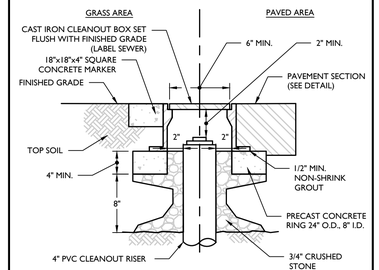


NOTES:

1. STEP INSERTS TO BE AS MANUFACTURED BY A-LOK PRODUCTS OR APPROVED EQUAL.

2 LADDER RUNG (COPOLYMER) DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1500 07/01/19

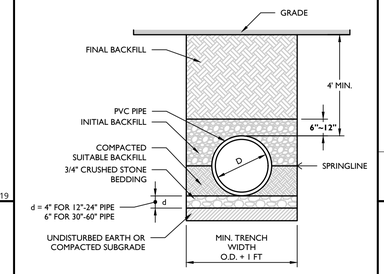


NOTES

1. ALL PVC CLEANOUTS TO HAVE CAST IRON FRAME AND COVER PROTECTION BOX. DESIGN FOR H20 LOADING.

3 CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1600 07/01/19

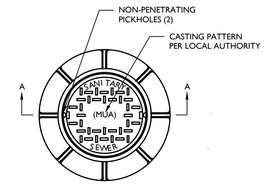


NOTES:

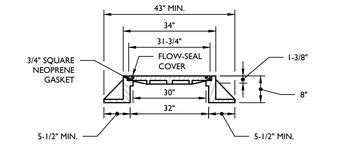
1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.

7 PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-2803 07/01/19



PLAN



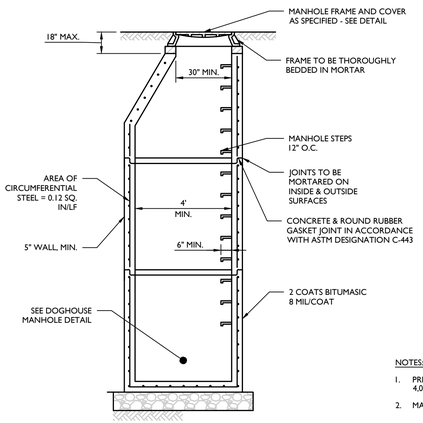
SECTION A-A

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE CAMPBELL FOUNDRY PATTERN # **1012B** WITH FLOW-SEAL COVER OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY JURISDICTIONAL AUTHORITY.
2. MANHOLE FRAME AND COVER TO BE HEAVY DUTY, CONFORMING TO ASTM SPECIFICATION A-48 CLASS 30-B WITH SHOP COAT OF ASPHALTIC PITCH.
3. IN EASEMENTS AND REMOTE AREAS, COVER LOCKING DEVICES OF BRONZE AND KEY SHALL BE PROVIDED.
4. WATERTIGHT MANHOLE FRAME AND COVER SHALL BE PATTERN # **6548** AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR APPROVED EQUAL.

4 SANITARY MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1001 07/01/19



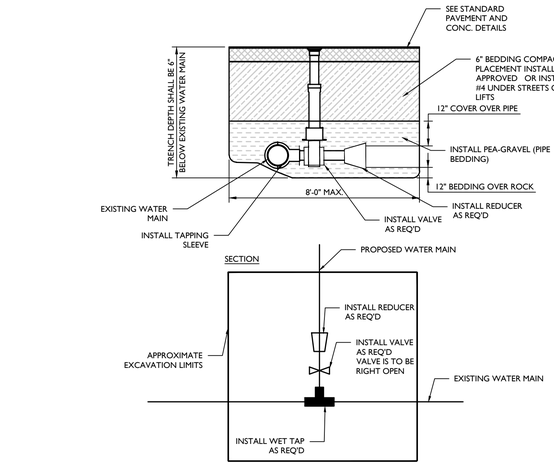
NOTES:

1. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH ASTM C-478, 4,000 PSI CONCRETE.
2. MANHOLE TO BE CAPABLE OF H20 LOADING.

SECTION A-A

5 SANITARY PRECAST MANHOLE DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1000 07/01/19



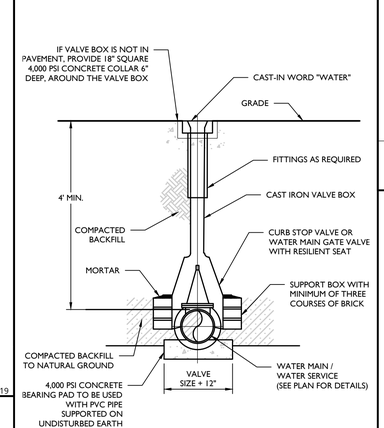
PLAN

NOTE:

1. ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

6 WATER MAIN TAPPING SLEEVE & VALVE DETAIL

NOT TO SCALE MCNY-UTIL-WATR-2300 07/01/19

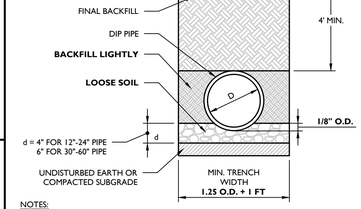


NOTES:

1. VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED DEEPER THAN 5 FEET.
2. CURB STOP VALVE BOX SHALL BE MUELLER EXTENSION TYPE WITH ARCH PATTERN BASE, OR APPROVED EQUAL.
3. WATER MAIN VALVE BOX SHALL BE SCREW TYPE ADJUSTABLE MODE, **FIGURE # 4905-22 AS MANUFACTURED BY BINGHAM & TAYLOR OR APPROVED EQUAL.**

9 WATER VALVE BOX DETAIL

NOT TO SCALE MCNY-UTIL-WATR-1600 07/01/19



NOTES:

1. ALL FORCE MAIN PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600.
2. WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE CLASS 150, THICKNESS **CLASS 52** WITH ASPHALTIC EPOXY TYPE COATING.
3. LOOSE SOIL OR SELECTED MATERIAL SHALL BE NATIVE SOIL FREE OR ROCKS, FOREIGN MATERIALS AND FROZEN EARTH.

8 DIP WATER PIPE BEDDING (TYPE 3) DETAIL

NOT TO SCALE MCNY-UTIL-WATR-1901 07/01/19

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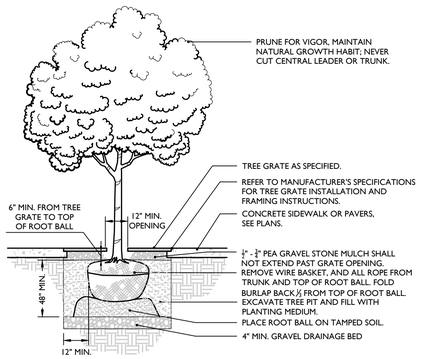
DRAWING NUMBER:

C-903

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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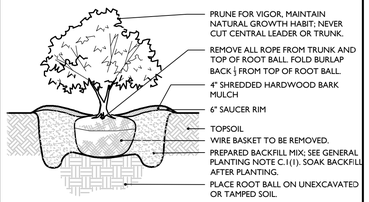
NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. SEE TREE GRATE DETAIL FOR TREE GRATE SPECIFICATIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.

1

DECIDUOUS TREE WITH TREE GRATE DETAIL

NOT TO SCALE CELS-PLNT-TREE-1002 05/01/25



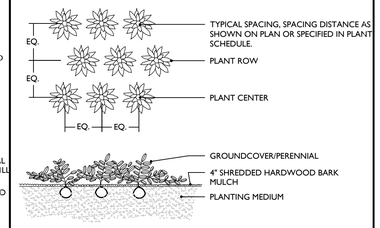
NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

2

SHRUB PLANTING DETAIL

NOT TO SCALE CELS-PLNT-SHRB-1000 05/01/25



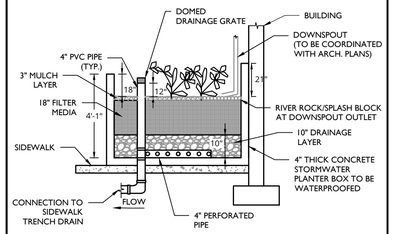
NOTES:

1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

3

GROUNDCOVER/PERENNIAL PLANTING DETAIL

NOT TO SCALE CELS-PLNT-SHRB-1300 05/21/25



NOTES:

1. STORMWATER PLANTER TO BE MANUFACTURED BY TOURNESOL SITEWORKS, BIORETENTION PLANTER MODEL No. 180718421 OR APPROVED EQUAL.

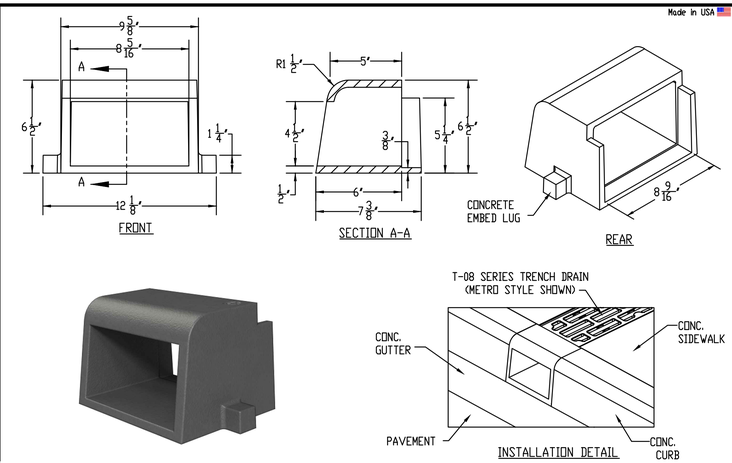
GROWING SOIL MEDIA NOTES:

1. THE FILTER MEDIA DEPTH FOR THE PLANTER TO BE A MINIMUM OF 18 INCHES. FILTER MEDIA SHOULD BE UNIFORM MIXTURE OF 60-75% ASTM C-33 SAND AND 25-40% TOPSOIL.
2. DRAINAGE LAYER TO BE AASHTO NO. 57 STONE, WASHED, NO FINES.
3. FILTER MEDIA AND DRAINAGE LAYER TO BE IN ACCORDANCE WITH THE 2024 NYSSDM.

TYPICAL STORMWATER PLANTER

NOT TO SCALE MOD: 03/26/25 07/01/19

Made in USA

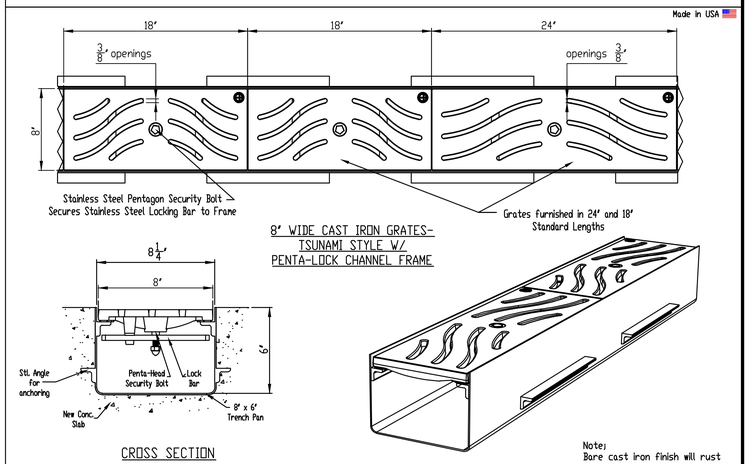


Product No. : C-846T

Material: ASTM-A48 Class 30B Gray Iron
Finish: Plain, or anti-skid black powder coat
Weight: 28.5 lbs. ea.

EVERGRATE
A DIVISION OF JR HOE

Made in USA



Product No. : T-08C Tsunami

Grate Material: ASTM-A48 Class 35B Gray Iron
Grate Finish: Plain or anti-skid Black Powder Coat
Frame Material: A36 Mild Steel
Frame Finish: Plain or Hot Dip Galvanized
Grate + Frame Weight: 25.3 lbs./LF.
8" x 18" : Open Area 21.5 sq. in.
8" x 24" : Open Area 28.6 sq. in.
Load Class-B, ADA Compliant Grating

EVERGRATE
A DIVISION OF JR HOE

SIDEWALK TRENCH DETAIL

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DESIGNED BY: JED
REVIEWED BY: ABF
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C-904

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