

SITE PLANS PREPARED FOR

# MONTEBELLO WAREHOUSE

VILLAGE OF MONTEBELLO  
ROCKLAND COUNTY, NEW YORK

APPLICANT – OWNER

CROWN MILLWORK CORP.  
33 MURRAY HILL DRIVE  
NANUET, NY 10954  
(845) 371-2200

SITE ENGINEER

WEINBERGLIM ENGINEERING  
7 PATRICIA LANE  
SPRING VALLEY, NY 10977  
(845) 570-0401

ARCHITECT

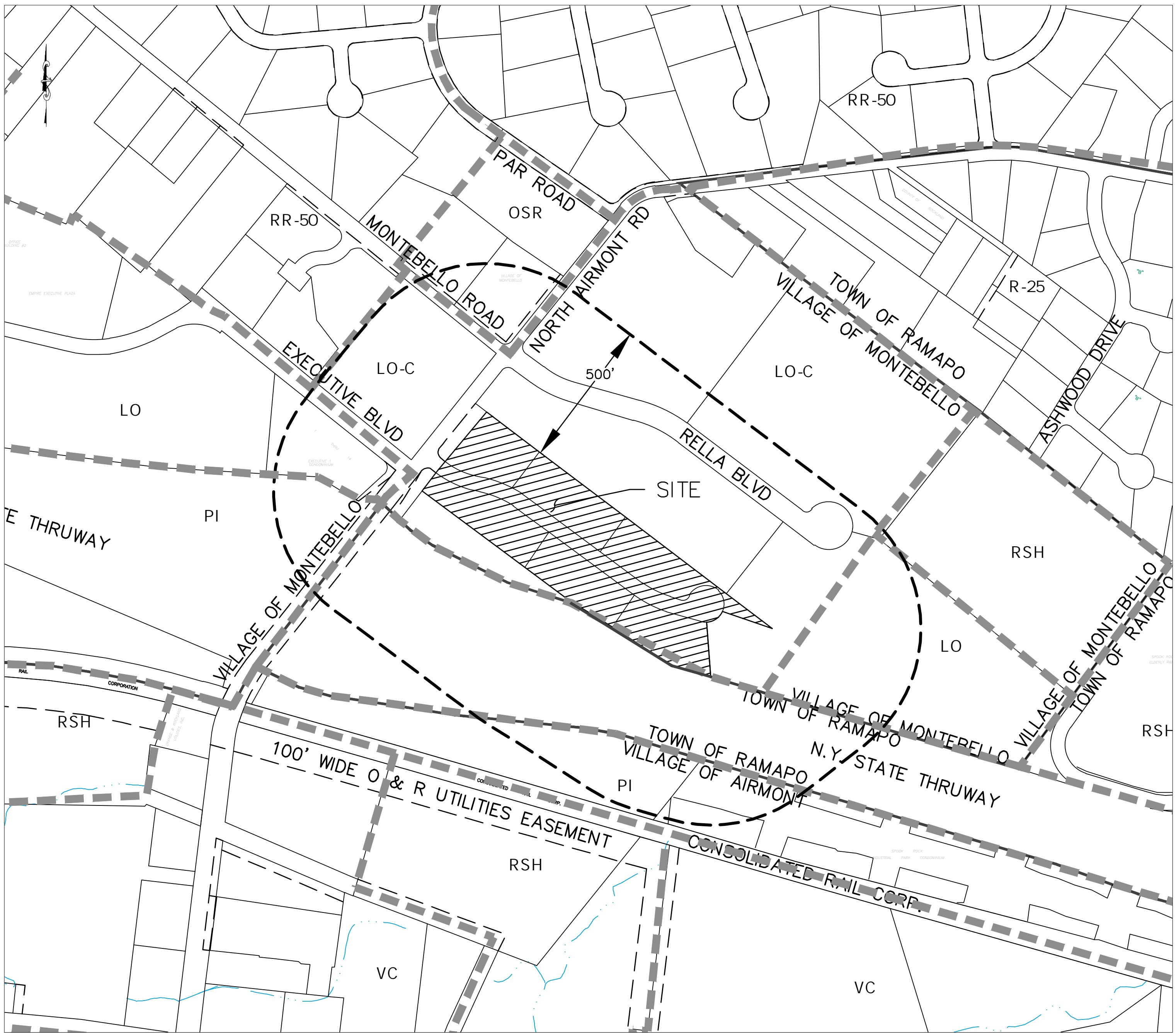
THE DIETZ PARTNERSHIP ARCHITECTS  
90 EAST HALSEY ROAD, SUITE 201  
PARSIPPANY, NJ 07054  
(973) 884-7400

LAND SURVEYOR

CLEARPOINT SURVEYING, DPC  
640 HERMAN ROAD, UNIT 1  
JACKSON, NJ 08527  
(732) 905-5463

TRAFFIC ENGINEER

COLLIERS ENGINEERING & DESIGN  
400 COLUMBUS AVENUE, SUITE 180E  
VALHALLA, NY 10595  
(877) 627-3772



LIST OF DRAWINGS

NO.	DRAWING NAME	ORIGINAL DATE	LAST REVISION DATE
1	TITLE SHEET	5/26/2025	1/15/2026
2	LAYOUT PLAN	6/7/2023	1/15/2026
3	GRADING, DRAINAGE & UTILITY PLAN	1/15/2026	
4	EROSION CONTROL PLAN	1/15/2026	
5	TRUCK TURN ANALYSIS - IN	5/1/2025	
6	TRUCK TURN ANALYSIS - OUT	5/1/2025	
7	FIRE TRUCK TURN ANALYSIS	5/1/2025	1/15/2026
8	SANITARY PROFILE	1/15/2026	
9	LANDSCAPING PLAN	1/15/2026	
10	LIGHTING PLAN	1/15/2026	
11	CONSTRUCTION DETAILS	5/26/2025	1/15/2026

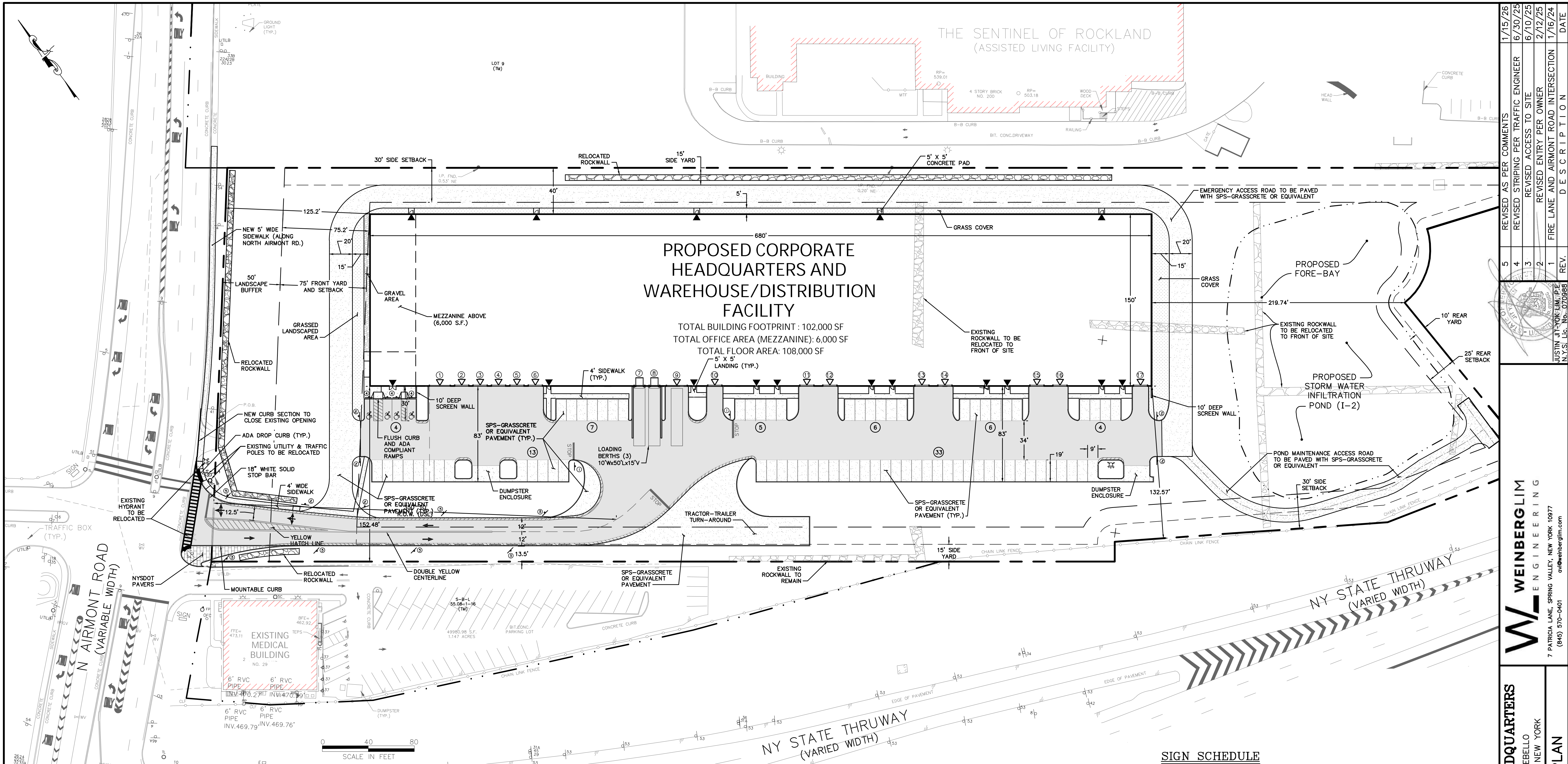
1	SUBDIVISION PLAT	3/26/2025	1/15/2026
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**WEINBERGLIM**  
ENGINEERING  
7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977  
(845) 570-0401  
o@weinberglim.com

**MONTEBELLO WAREHOUSE**  
VILLAGE OF MONTEBELLO  
ROCKLAND COUNTY, NEW YORK  
**TITLE SHEET**

Job number:  
23001  
Drawn by:  
TR  
Checked by:  
AMW  
Date:  
05/26/2025  
Scale:  
1"=250'  
Drawing Number:





PARKING CALCULATIONS

PARKING REQUIRED  
1 SPACE PER 2 WAREHOUSE EMPLOYEES  
+ 1 SPACE PER 150 S.F. OF OFFICE SPACE  
60 WAREHOUSE EMPLOYEES / 2 = 30 SPACES  
6,000 S.F. OFFICE SPACE / 150 = 40 SPACES  
TOTAL REQUIRED PARKING = 70 SPACES  
PARKING PROVIDED = 78 SPACES

LOADING CALCULATIONS PER SEC 195-35

1 BERTH FOR THE FIRST 20,000 S.F. 1 BERTH  
1 BERTH FOR EACH 40,000 S.F. AND A MAJOR PORTION, THEREOF.. 2 BERTHS  
TOTAL REQUIRED BERTHS: 3 BERTHS  
TOTAL PROVIDED BERTHS: 3 BERTHS

DEVELOPMENT COVERAGE CALCULATIONS

LOT AREA: 358,174.0 S.F.  
BUILDING: 102,000 S.F.  
GRASSCRETE: 42,989 S.F.  
MINUS 57.5% PERVIOUS AREA = 23,868 S.F.  
ASPHALT PAVEMENT: 47,370 S.F.  
NYSOT PAVEMENT: 264 S.F.  
SIDEWALKS: 3,102 S.F.  
DUMPSTER PADS: 651 S.F.  
TOTAL IMPERVIOUS AREA: 177,255 S.F.  
LOT COVERAGE: 177,255 / 358,174 = 49.5%

FLOOR AREA CALCULATIONS

PROPOSED FLOOR AREA:  
MAIN FLOOR: 102,000 SF  
MEZZANINE LEVEL: 6,000 SF  
TOTAL FLOOR AREA: 108,000 SF  
FLOOR AREA RATIO: 108,000/358,174 = 0.30

PAVEMENT LEGEND

HEAVY DUTY ASPHALT  
SPS-GRASSCRETE  
(EMERGENCY ACCESS ROAD)

SITE DEVELOPMENT PLAN NOTES:

- THESE ARE LOTS 10, 11, 12, 13, 14 & 15 IN SECTION 55.08, BLOCK 1 AS SHOWN ON THE VILLAGE OF MONTEBELLO TAX MAP.
- TOTAL AREA OF TRACT: 8.2 ACRES (358,174 S.F.)
- ZONE: LO-C
- PROPOSED USE: WAREHOUSE (CORPORATE HEADQUARTERS)
- RECORD OWNER: GP 33 N. AIRMONT ROAD LLC
- APPLICANT/OWNER: SAME AS ABOVE
- FIRE DISTRICT: TALLMAN
- SCHOOL DISTRICT: SUFFERN CENTRAL, 392601
- WATER DISTRICT: VEOLIA, N.Y.
- WATER SUPPLIED: VEOLIA, N.Y.
- SEWER DISTRICT: ROCKLAND COUNTY SEWER
- DATUM: N.A.V.D. 88
- ALL UTILITIES UNDERGROUND, ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
- NO SIGN(S) OTHER THAN THOSE SHOWN ON THESE DRAWINGS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
- THESE PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:
- ALL CONSTRUCTION TO MEET WITH CURRENT VILLAGE OF MONTEBELLO SPECIFICATIONS
- ALL TRAFFIC SIGNS SHALL CONFORM WITH "N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING, DIGGING, OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.
- THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

SIGN SCHEDULE

SYMBOL	SIGN	MUTCD SIGN NO.	PLAN REFERENCE	SIZE
1	STOP	R1-1	STOP	36" X 36"
2	DO NOT ENTER	R5-1	DO NOT ENTER	30" X 30"
3	NO PARKING NO STANDING FIRE ZONE	CUSTOM	FIRE ZONE	12" X 18"
4	RESERVED PARKING	CUSTOM	ADA RESERVED SPACE	12" X 18"
5	TRUCKS OVER 10 TONS NO RIGHT TURN	CUSTOM	TRUCKS NO RIGHT TURN	24" X 36"
	PERMIT REQUIRED	CUSTOM		24" X 12"

TABLE OF BULK REQUIREMENTS, ZONE LO-C, USE GROUP N  
TAX LOT NUMBER: SECTION 55.08, BLOCK 1, LOTS 10, 11, 12, 13, 14 & 15

DESCRIPTION	MINIMUM LOT AREA	MINIMUM LOT WIDTH (IN FEET)	MINIMUM YARDS AND SETBACKS (IN FEET)						STREET FRONTAGE	MAXIMUM HEIGHT	MAXIMUM DEVELOPMENT COVERAGE	MAXIMUM FLOOR AREA RATIO (F.A.R.)
			FRONT SETBACK	FRONT YARD	SIDE SETBACK	TOTAL SIDE SETBACK	SIDE YARD	REAR SETBACK				
REQUIRED	5 ACRES	100	75	20	30	60	15	25	33	50	50%	0.45
PROVIDED	358,174 SF 8.2 ACRES	342.5	75.2	75.2	40	172.6	40	219.7	343	46	49.5%	0.30

LICENSED PROFESSIONAL ENGINEER

DATE

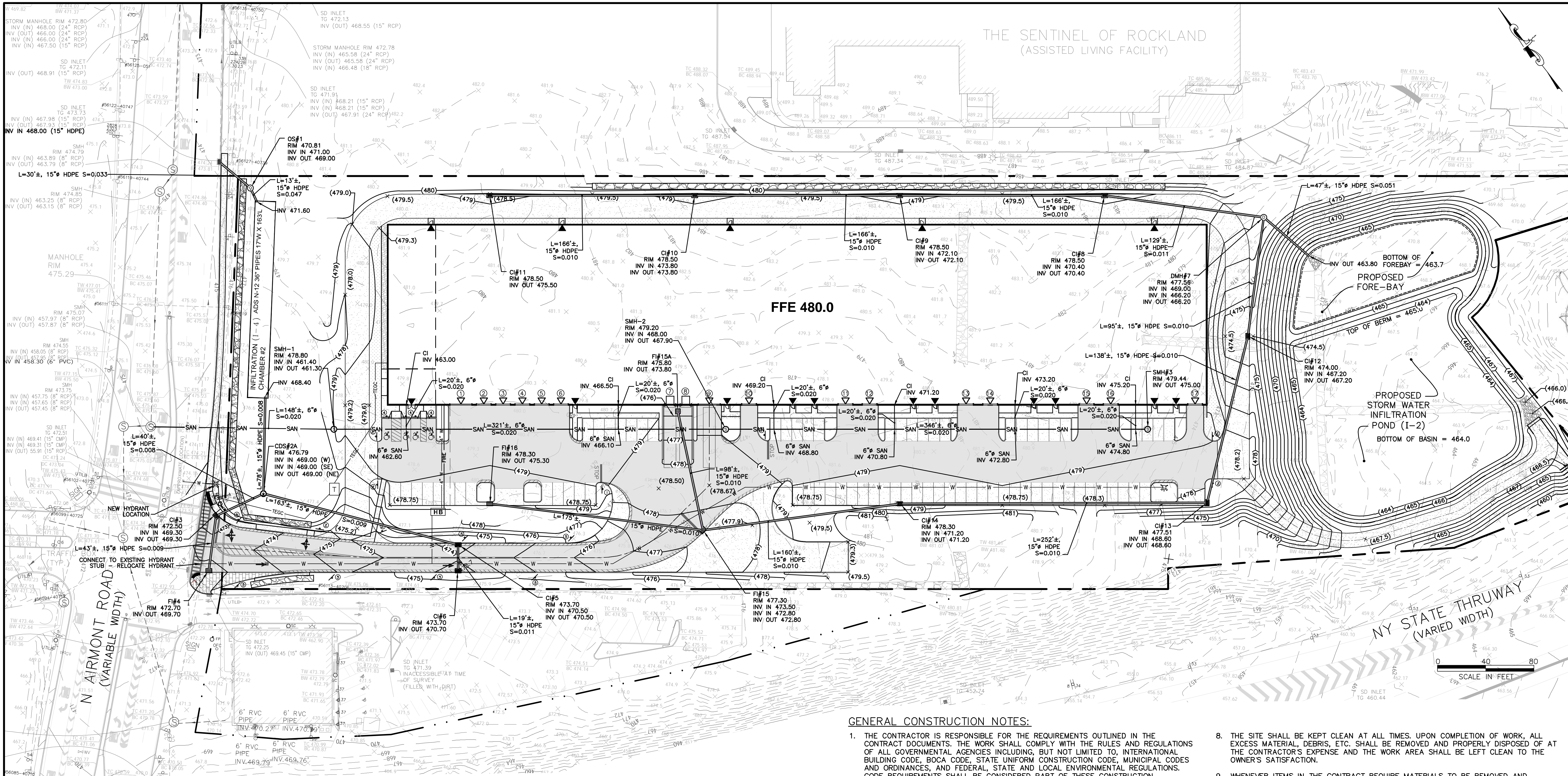
WEINBERGLIM  
ENGINEERING

CORPORATE HEADQUARTERS  
VILLAGE OF MONTEBELLO  
ROCKLAND COUNTY, NEW YORK

Job number: 23001  
Drawn by: TP  
Date: 6/7/2023  
Scale: 1"=40'  
Drawing Number: 2

REV.	DESCRIPTION	DATE
5	REVISED AS PER COMMENTS	1/15/26
4	REVISED STRIPING PER TRAFFIC ENGINEER	6/30/25
3	REVISED ACCESS TO SITE	6/10/25
2	REVISED ENTRY PER OWNER	2/12/25
1	FIRE LANE AND AIRMONT ROAD INTERSECTION	1/16/24





#### GRADING AND DRAINAGE NOTES:

- ALL STORM DRAINAGE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE SPECIFIED. ALL SPECIFIED RCP SHALL BE CLASS V.
- ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
- PRIVATE UNDERDRAIN OUTLET LINES SHALL BE 4" SOLID PVC SDR-35. UNDERDRAINS SHALL BE PIPED INDEPENDENTLY AND NO OTHER DRAINAGE MAY BE CONNECTED TO UNDERDRAIN LINES. UNDERDRAINS MAY ONLY DISCHARGE AT NON-SURCHARGED LOCATIONS. PROVIDE PLASTIC OR STAINLESS STEEL SCREEN AT UNDERDRAINS WHICH OUTLET TO DAYLIGHT.
- REFER TO EROSION CONTROL PLANS FOR CLEARING LIMIT LINE.

#### UTILITY NOTES:

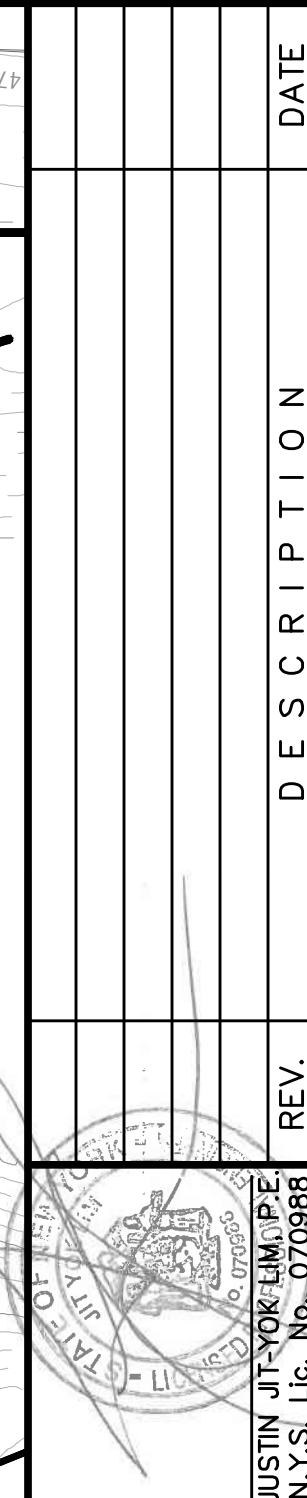
- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
- ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
- ALL SANITARY LINES, EXCEPT HOUSE CONNECTIONS, TO BE SDR 35, UNLESS OTHERWISE SPECIFIED.
- ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. SDR 35 PVC, UNLESS SPECIFIED AS D.I.P. ALL HOUSE CONNECTION SHALL HAVE A 2% MINIMUM SLOPE.
- ALL WATER LINES TO BE CLASS 54 DUCTILE IRON PIPE.
- ALL GAS & ELECTRIC UTILITIES SHALL BE INSTALLED PER ORANGE & ROCKLAND UTILITY REQUIREMENTS. DESIGN SPECIFICATIONS FOR GAS, TELEPHONE, ELECTRIC, CABLE, ETC., SHALL BE SPECIFIED BY THE ARCHITECTURAL MECHANICAL ENGINEER.
- ALL STORZ FIRE CONNECTIONS CONNECTIONS AS APPROVED BY THE TALLMAN FIRE DEPARTMENT. SIGNAGE IDENTIFYING CONNECTION SHALL BE PROVIDED. CONNECTIONS SHALL NOT BE OBSTRUCTED BY PLANTINGS. FIRE HYDRANT MAKE AND MODEL SHALL BE AS DESIGNATED BY THE TALLMAN FIRE DEPARTMENT.
- LOCATION OF KNOX BOX AND ALARM PANEL TO BE PROVIDED AND BUILDING TO BE FULLY SPRINKLERED.
- THE SANITARY SEWER SYSTEM SHALL BE TESTED TO MEET THE REQUIREMENTS OF THE ROCKLAND COUNTY SEWER DISTRICT #1 INCLUDING PRESSURE TESTS OF PIPES AND VACUUM TESTS OF MANHOLES.

#### GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE REQUIREMENTS OUTLINED IN THE CONTRACT DOCUMENTS. THE WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES INCLUDING, BUT NOT LIMITED TO, INTERNATIONAL BUILDING CODE, BOCA CODE, STATE UNIFORM CONSTRUCTION CODE, MUNICIPAL CODES AND ORDINANCES, AND FEDERAL, STATE AND LOCAL ENVIRONMENTAL REGULATIONS. CODE REQUIREMENTS SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS, WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO WORK.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND SHALL OBSERVE ALL SAFETY REQUIREMENTS ESTABLISHED BY OSHA AND ANY JURISDICTIONAL AGENCIES AND THE OWNER. WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENTS SHALL APPLY. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY 24 HOURS PER DAY UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK INDICATED IN A SAFE, ORDERLY, AND PROFESSIONAL MANNER BY EXPERIENCED WORKMEN.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, NOR FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL DIMENSIONS ARE MEASURED TO THE ROUGH UNLESS OTHERWISE NOTED. ELEVATIONS AND DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS IN THE FIELD PRIOR TO THE USE OF SUCH INFORMATION IN BIDDING OR CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO ASSURE PROPER FIT OF FINISHED WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR ACCURACY. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
- THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE WILL NOT BE DAMAGED. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND PROPERLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
- WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE INCLUDED IN THE BASE BID.
- UTILITY LOCATIONS AND DEPTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES (PUBLIC AND PRIVATE) IN WORK AREA BY CALLING 'DIG SAFELY NEW YORK' 1-800-962-7962, PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. UTILITIES AND UTILITY FACILITIES THAT ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER AND ENGINEER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION, PROTECTION AND/OR TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED WITHIN THE WORK AREA.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS SERVICE OF ALL EXISTING UTILITIES WITHIN THE WORK AREA AT ALL TIMES.
- ALL CONTOUR ELEVATIONS ARE  $\pm 1$  FOOT. THIS INCLUDES ALL EXISTING GRADE LINES SHOWN IN PROFILES.
- ALL LANDS DISTURBED IN THE PUBLIC RIGHT-OF-WAY SHALL BE RESTORED TO THE NATIVE CONDITIONS OR AS DIRECTED BY THE RIGHT-OF-WAY OWNER.
- TREE CLEARING SHALL BE LIMITED TO THE WITHIN THE SILT FENCE LINE (OR AS IDENTIFIED BY A CLEARING LIMIT LINE) AND ONLY AS NECESSARY FOR SITE CONSTRUCTION.
- ANY TREES TO REMAIN SHALL BE PROTECTED FROM ROOT DAMAGE DUE TO CONSTRUCTION. PROTECTION ZONE SHALL BE A RADIUS OF 1' PER 1" CALIPER OF THE TREE.
- CONTRACTOR WILL BE RESPONSIBLE TO ADHERE TO ALL NECESSARY REMEDIAL ACTIONS IDENTIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN AS WELL AS THE DIRECTION OF THE QUALIFIED INSPECTOR TO MAINTAIN ADHERENCE TO THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY

<b>WEINBERGLIM</b> ENGINEERING 7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977 (845) 570-0401 o@weinberglim.com		REV.	DESCRIPTION	DATE
<b>CORPORATE HEADQUARTERS</b> VILLAGE OF MONTEBELLO ROCKLAND COUNTY, NEW YORK		Job number:	23001	
		Drawn by:	MAK	
		Date:	1/15/2026	
		Scale:	1"=40'	
		Drawing Number:	3	

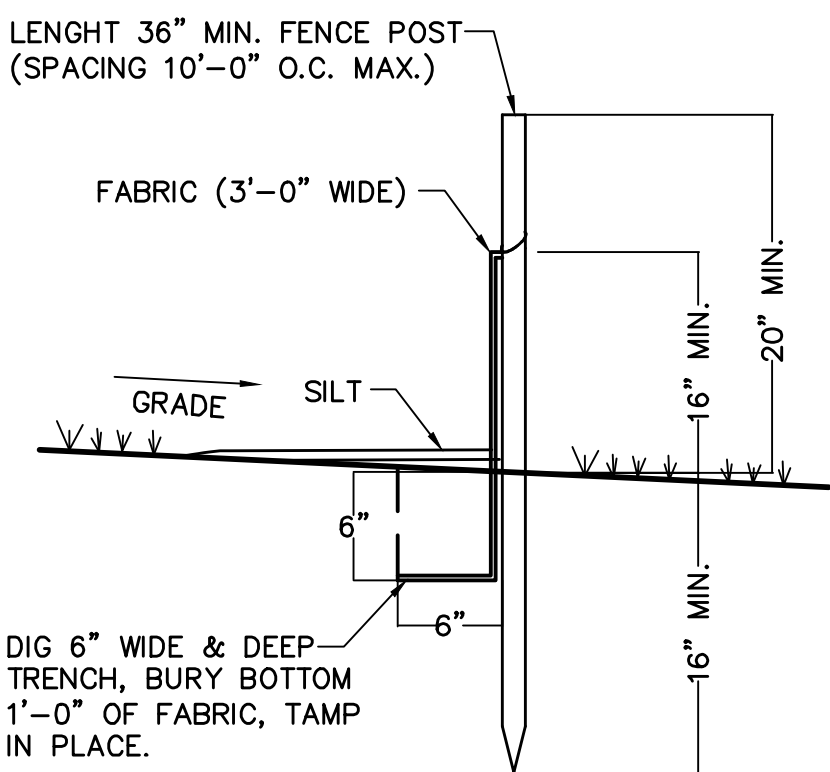




**CORPORATE HEADQUARTERS**  
VILLAGE OF MONTEBELLO  
ROCKLAND COUNTY, NEW YORK

**EROSION CONTROL PLAN**

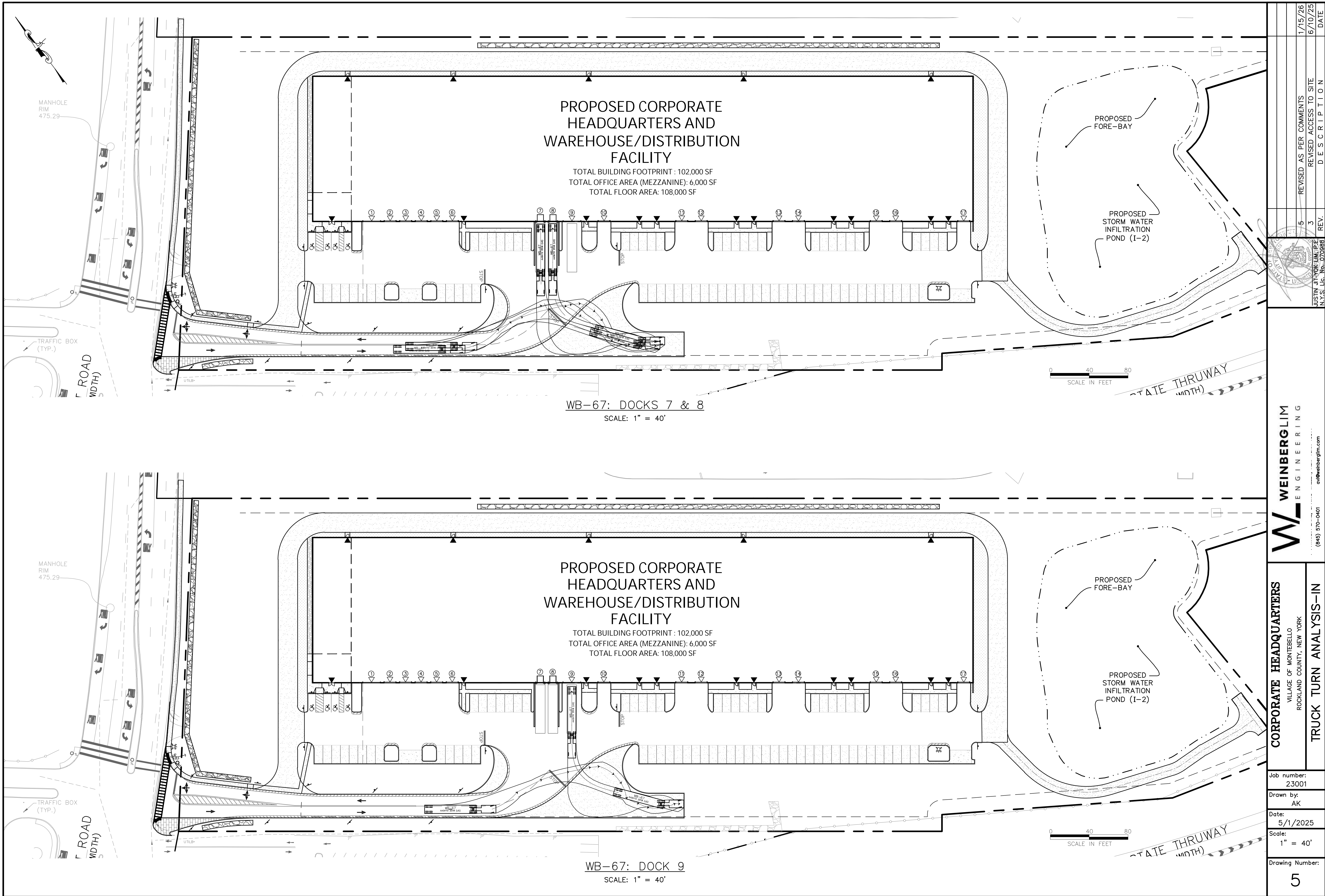
Job number:	23001
Drawn by:	MAK
Date:	1/15/2026
Scale:	1"=40'
Drawing Number:	8



1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

N.T.S.



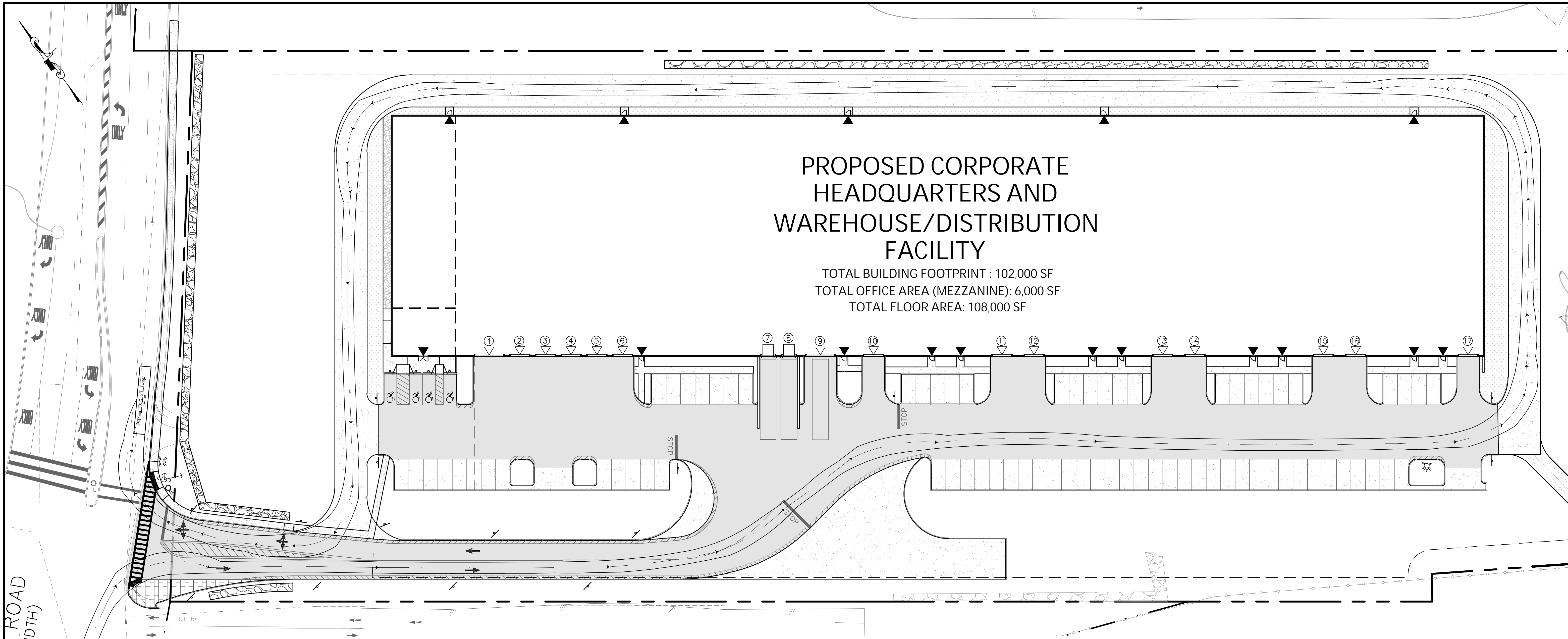


WEINBERGLIM ENGINEERING		1/15/26
CORPORATE HEADQUARTERS VILLAGE OF MONTEBELLO ROCKLAND COUNTY, NEW YORK		6/10/25
TRUCK TURN ANALYSIS-IN		DATE
Job number:	23001	
Drawn by:	AK	
Date:	5/1/2025	
Scale:	1" = 40'	
Drawing Number:	5	
REVISED AS PER COMMENTS		5
REVISED ACCESS TO SITE		3
DESCRIPTION		REV.
JUSTIN JI-YOK LIM, P.E.		
N.Y.S. Lic. No. 070986		



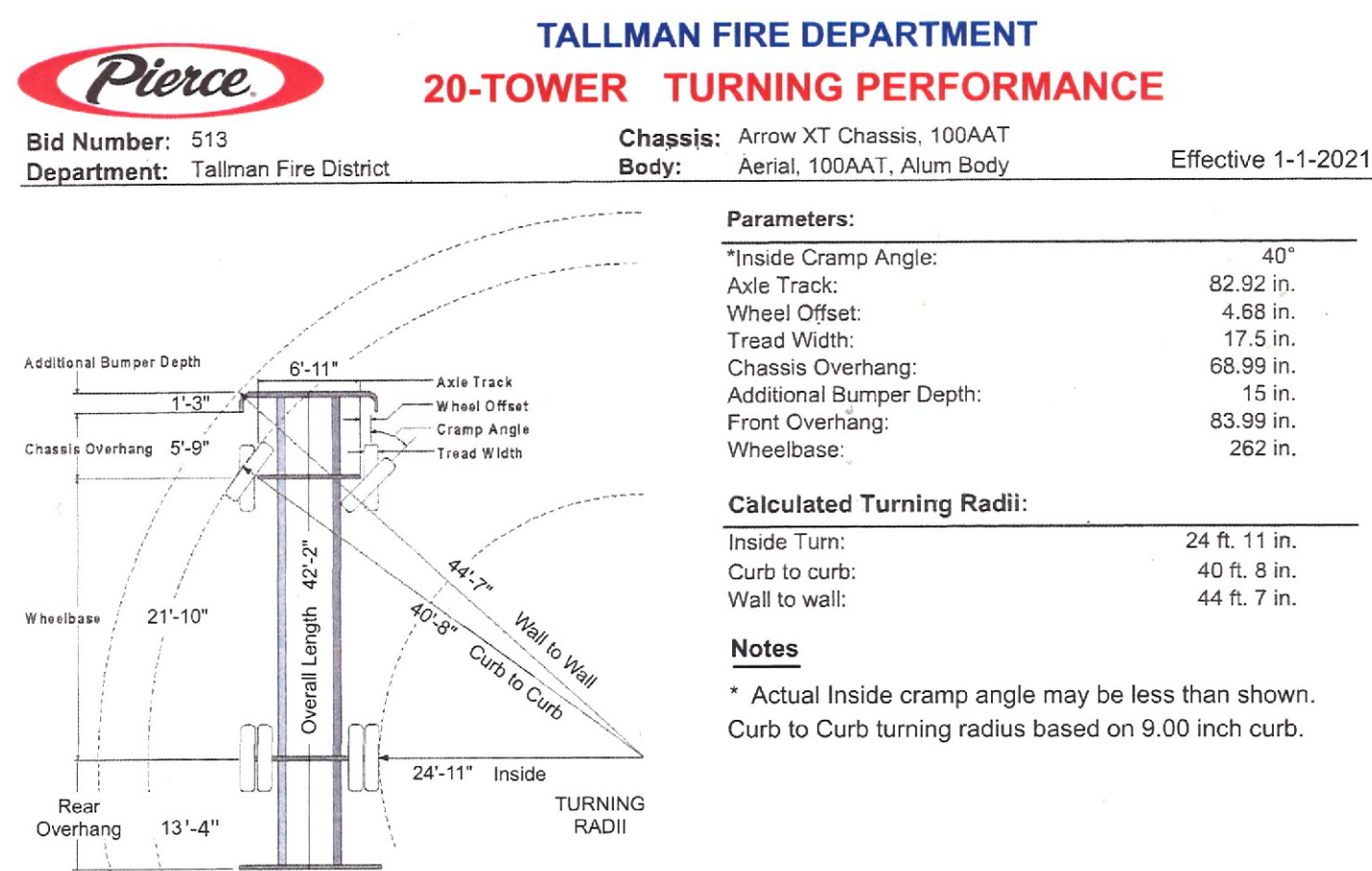






FIRE TRUCK: 2020 PIERCE ARROW "20-TOWER"  
SCALE: 1" = 30'

0 30 60  
SCALE IN FEET



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7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977  
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ow@weinberglim.com

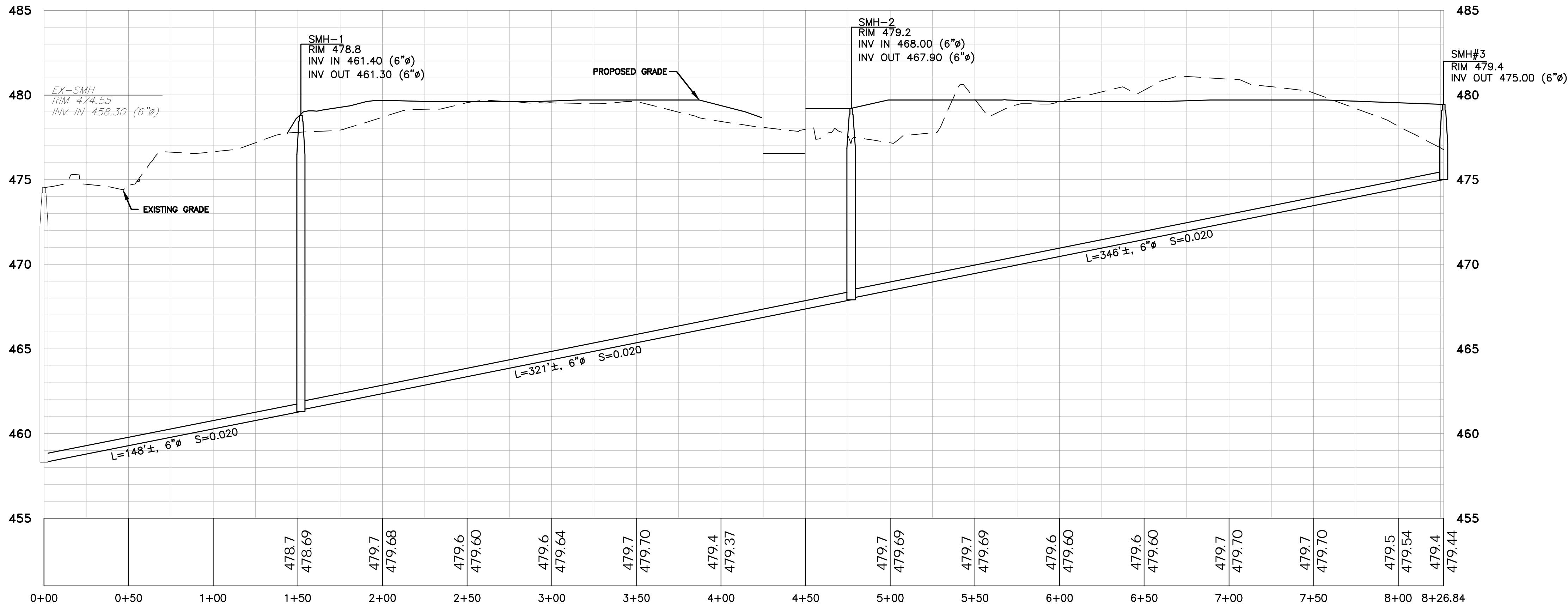
**CORPORATE HEADQUARTERS**  
VILLAGE OF MONTEBELLO  
ROCKLAND COUNTY, NEW YORK  
**FIRE TRUCK TURN ANALYSIS**

Job number:  
23001  
Drawn by:  
AK  
Date:  
5/1/2025  
Scale:  
1" = 30'  
Drawing Number:  
7

1/15/26  
DATE  
5  
REV.  
JUSTIN JI-YOK LIM, P.E.  
N.Y.S. Lic. No. 070988  
REVISIONS  
DESCRIPTION



C:\Users\MichaelOneDrive - Anvers Engineering\Firm\Jobs\230001 - Montebello Warehouse\CD\2001\_CAD\CSD\_2001\_DESIGN\BASE.dwg, 6 SAN PROFILE, 1/15/2026 12:08:42 PM, ARCH-Tul (bsead D (36.00 x 24.00 Inches), 1:1



PROFILE: SANITARY  
(STA: 0+00.00 TO STA: 8+26.84)  
SCALE:  
Vertical: 1" = 4'  
Horizontal: 1" = 40'

**MONTEBELLO WAREHOUSE**  
VILLAGE OF MONTEBELLO  
ROCKLAND COUNTY, NEW YORK  
**SANITARY PROFILE**

Job number:  
23001  
Drawn by:  
MAK  
Checked by:  
AMW  
Date:  
1/15/2026  
Scale:  
AS SHOWN  
Drawing Number:

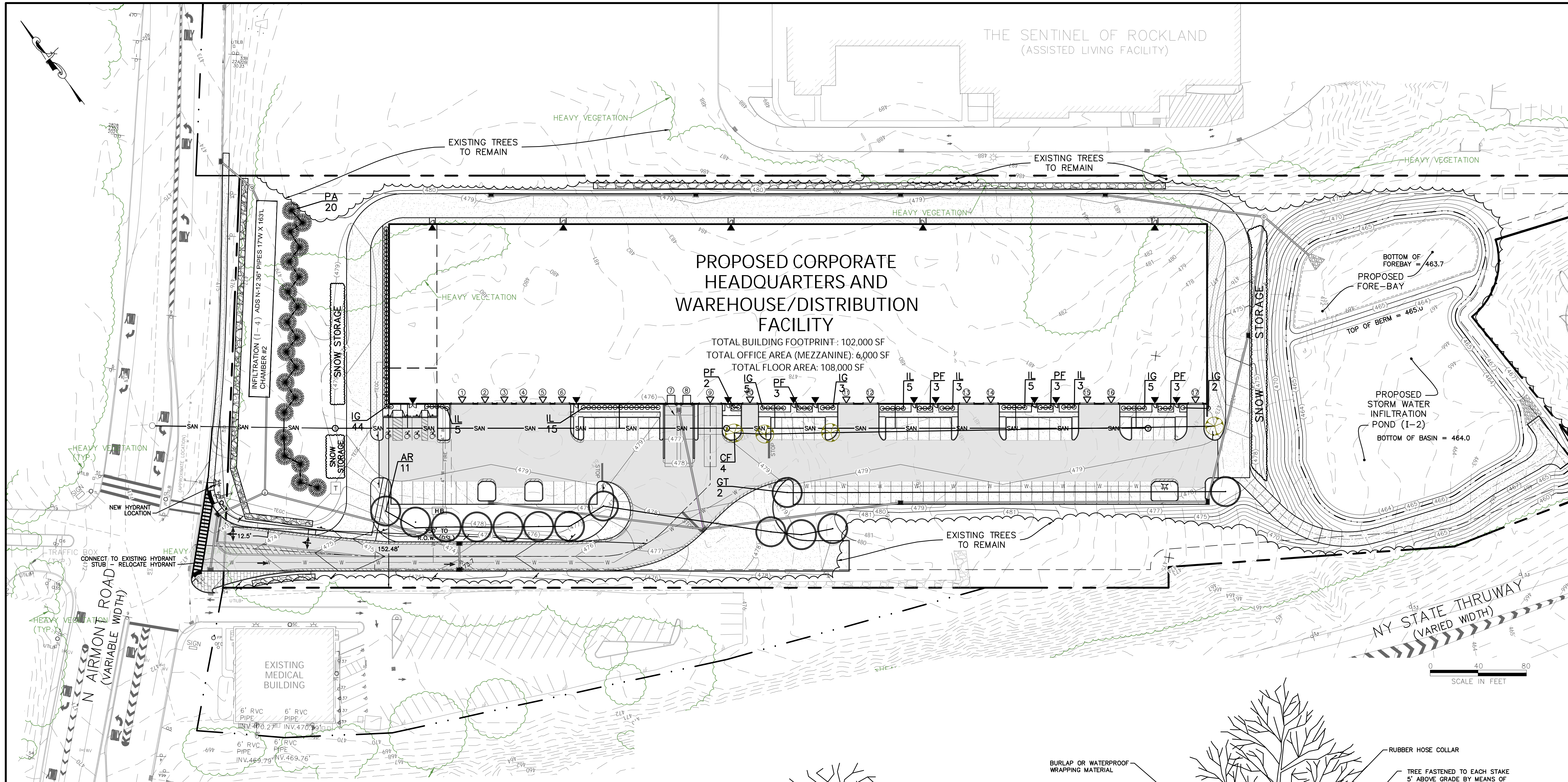
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**WEINBERGLIM**  
ENGINEERING  
7 PATRICK LANE, SPRING VALLEY, NEW YORK 10977  
(845) 570-0401  
cv@weinberglim.com



REV.	DESCRIPTION	DATE





### Planting Legend

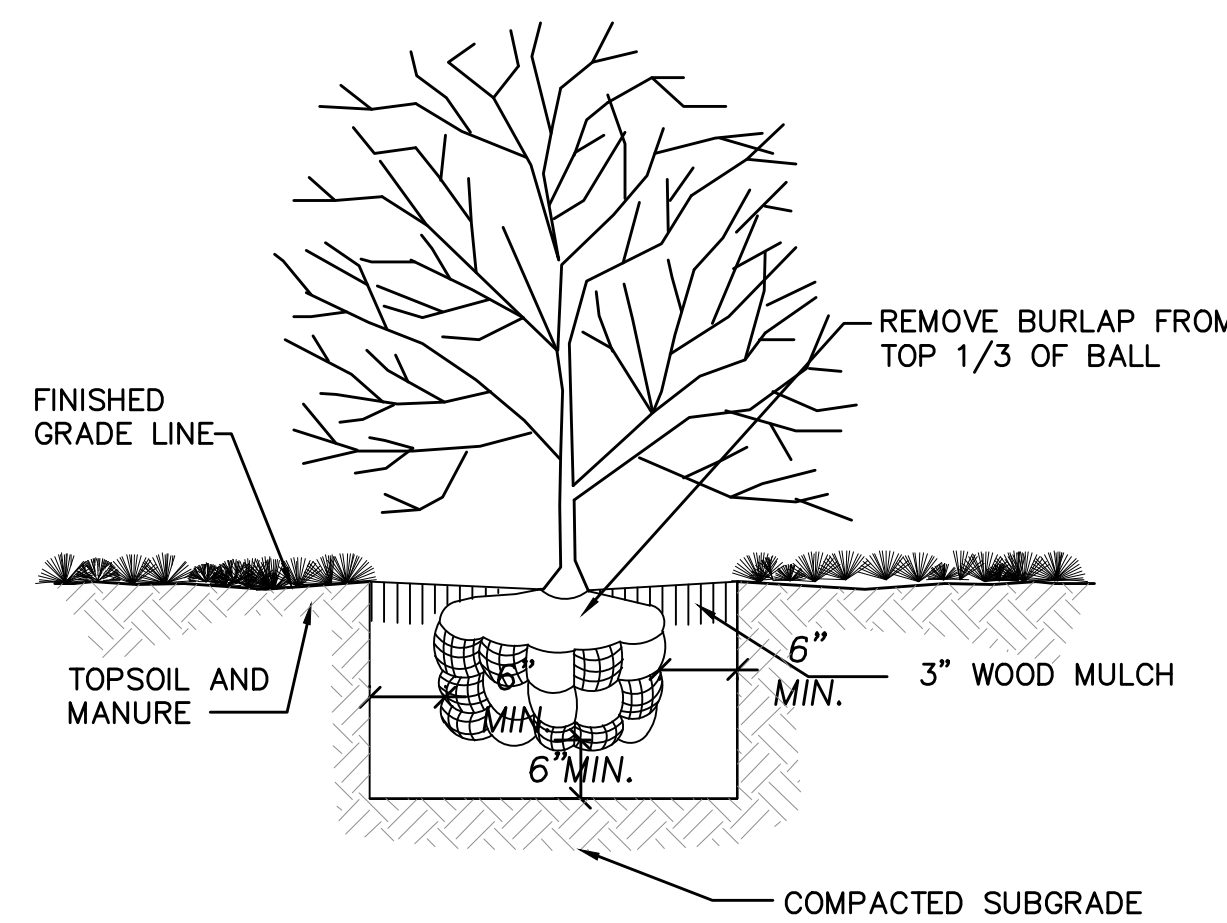
- Shade Tree
- Shade Tree
- Screen Tree
- Ornamental Tree
- Shrubs

#### PLANT LIST:

Abb.	Botanical Name	Common Name	Size	Quantity
<b>Screen Trees</b>				
PA	Picea abies	Norway Spruce	6-7' ht., B&B	20
<b>Shade Trees</b>				
AR	Acer rubrum 'Polara'	Red Maple	3.5-4" cal., B&B	11
GT	Gleditsia triacanthos 'inermis'	Honeylocust	3.5-4" cal., B&B	2
<b>Ornamental Tree</b>				
CF	Cornus Florida	Flowering Dog	5-6' ht., B&B	4
<b>Shrubs</b>				
IL	Ilex verticillata 'Winter red'	Winter Red Winterberry	2-3' ht.	36

#### PLANTING NOTES:

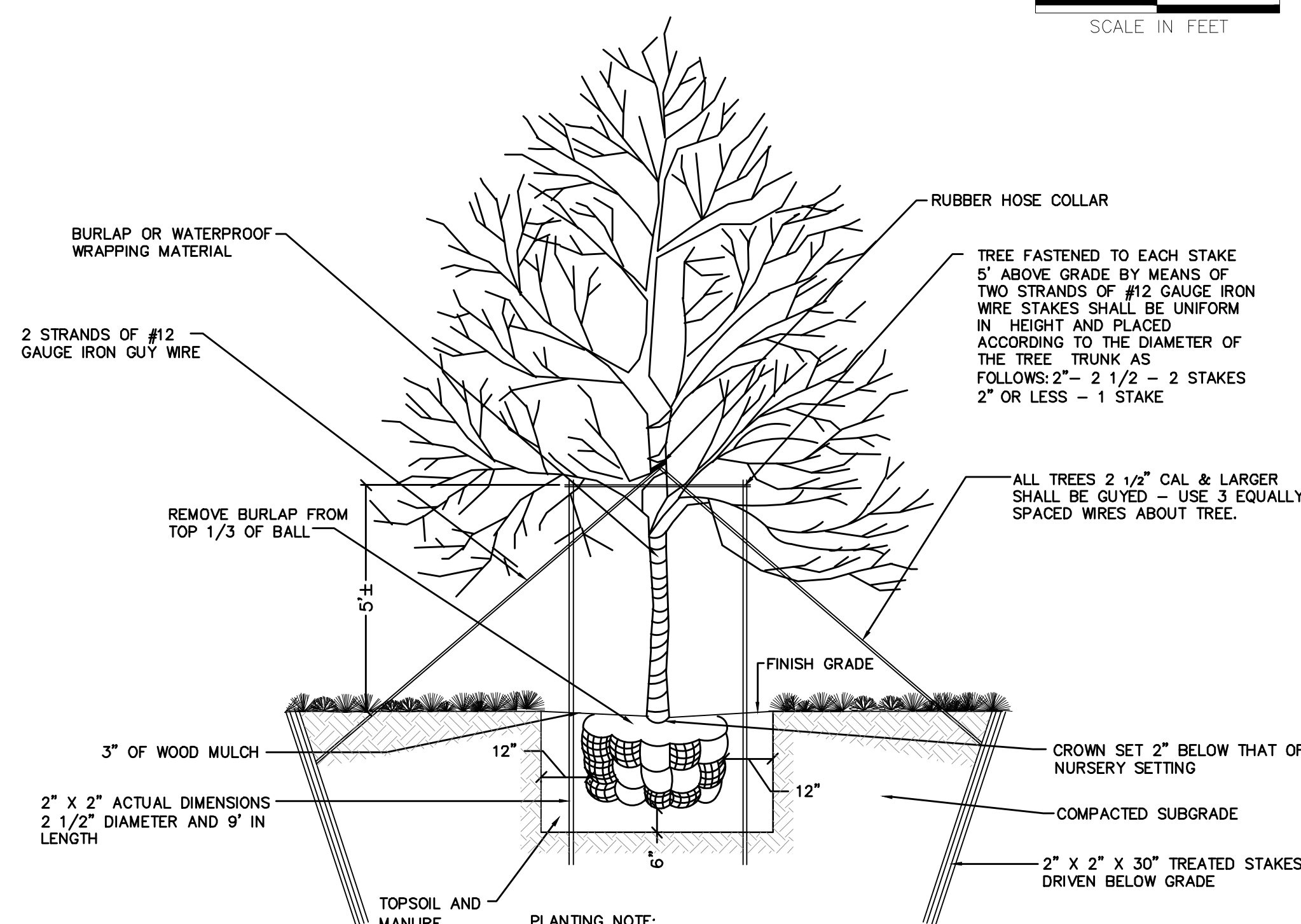
- MULCH ALL PLANT BEDS WITH A 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH.
- STAKE ALL TREES WITH 2 CEDAR STAKES, RUBBER HOSE TREE (6" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
- PLANT PITS SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT-HUMUS TO 4 PARTS TOPSOIL. ADD 3 YEAR EESSET GROW FERTILIZER PACKETS (OR EQUAL) - 1 PER INCH OF TREE CALIPER OR PER 12" HEIGHT OF SCRUB.
- GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
- ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
- CONTRACTOR SHALL SUBMIT A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL TO VILLAGE OF CHESTNUT RIDGE BUILDING INSPECTOR.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S STANDARDS.



#### SHRUB PLANTING DETAIL

N.T.S.

- NOTE: 1. SELECTIVELY PRUNE SHRUBS OF DEAD AND DYING BRANCHES.  
2. PLACE TOPSOIL MIXTURE IN BOTTOM OF HOLE AND SATURATE. AFTER PLACING PLANT, WORK TOPSOIL MIXTURE CAREFULLY AROUND ROOT BALL AND THEN SATURATE. WHEN HOLE IS ONE HALF FULL OF MIXTURE, SATURATE AGAIN. FILL HOLE COMPLETELY WITH TOPSOIL MIXTURE AND SATURATE AGAIN. FERTILIZE SOIL AS NECESSARY FOR PLANT SURVIVAL.

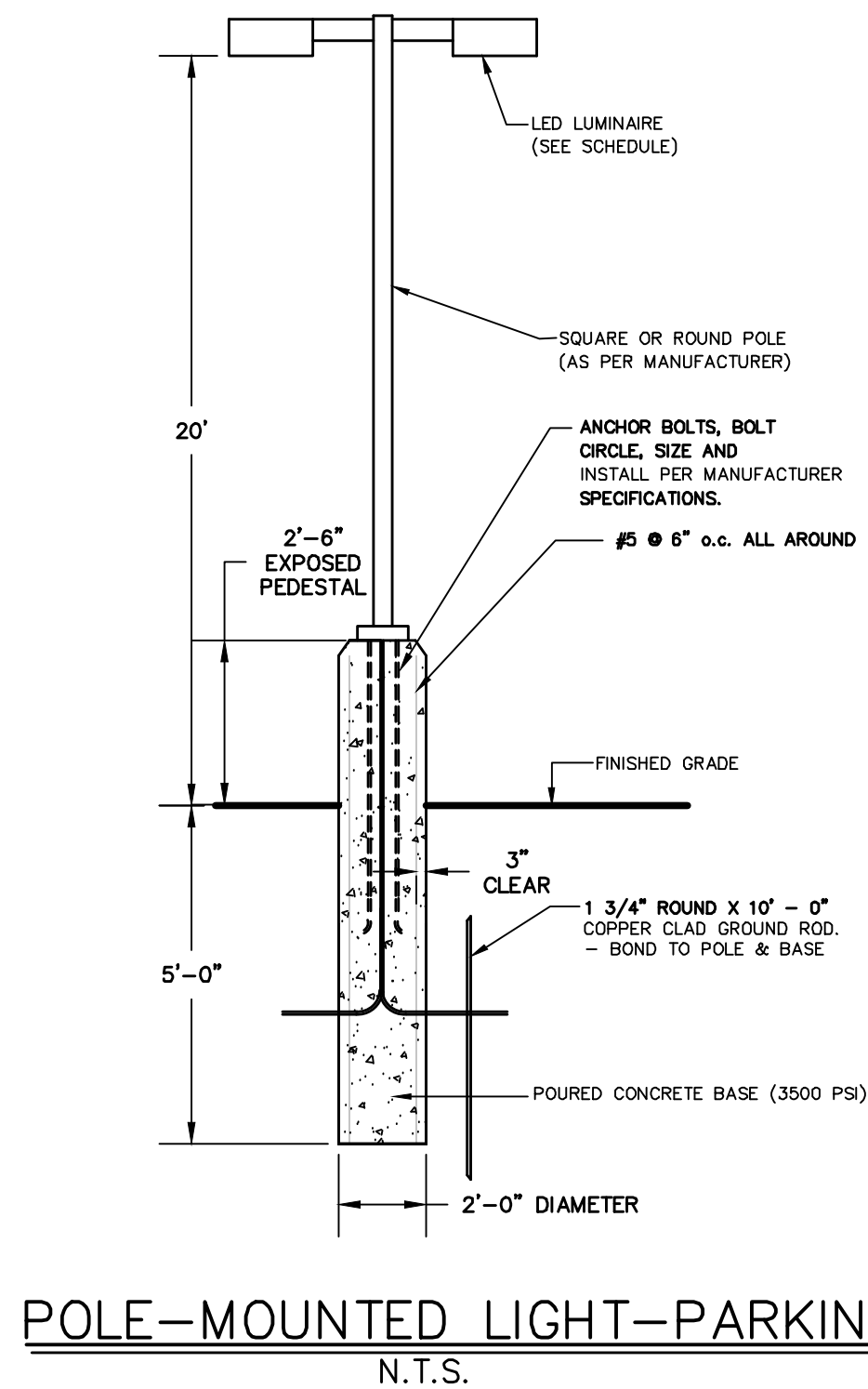
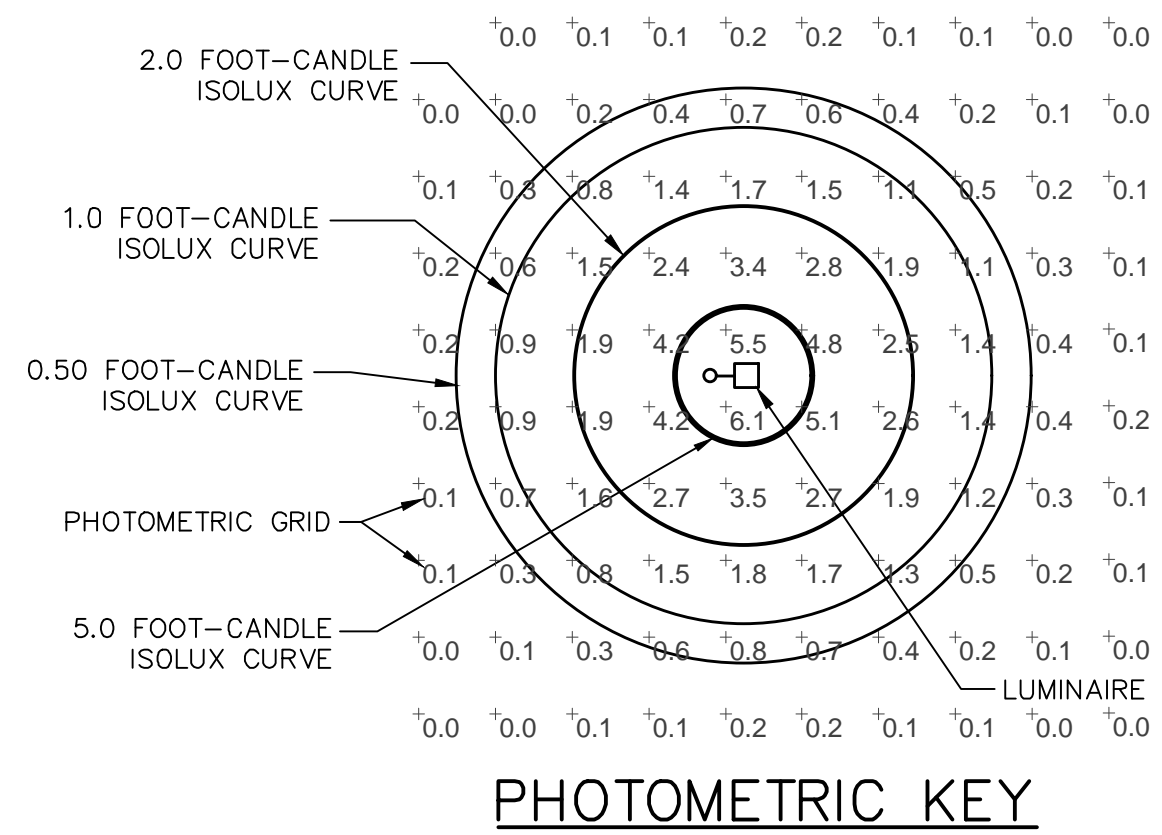
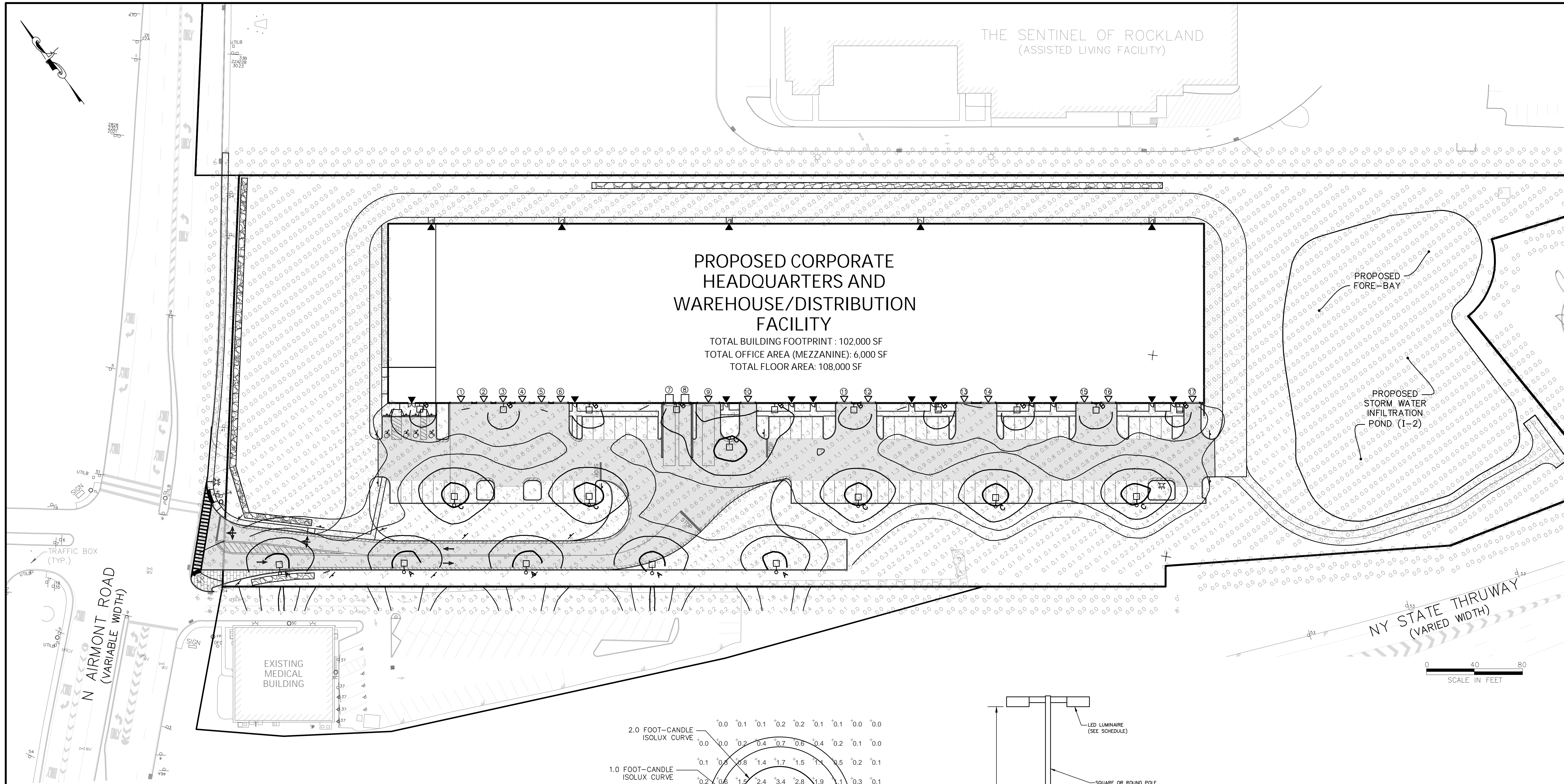


#### TREE PLANTING DETAIL

N.T.S.

WEINBERGLIM ENGINEERING 7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977 (845) 570-0401 o@weinberglim.com		DESCRIPTION	REV.	DATE
CORPORATE HEADQUARTERS VILLAGE OF MONTEBELLO ROCKLAND COUNTY, NEW YORK				
LANDSCAPING PLAN				
Job number: 23001				
Drawn by: MAK				
Date: 1/15/26				
Scale: 1"=40'				
Drawing Number: 9				





### GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.75
MAXIMUM FOOT-CANDLES	7.7
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	7.66 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.75 / 0.00

### LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS
A	○□	5	EAX1 Area Luminaire ALO Package (MAX default setting) 3000K CCT Type 4 House side shield (1 sided back only)	ELECTRONIC	POLE	Lithonia Lighting, EAX1 ALO 30K T4 HS	120V 1P 2W
B	◻	10	EAX1 Area Luminaire P1 Package 3000K CCT Type 4 House side shield (1 sided back only)	ELECTRONIC	WALL	Lithonia Lighting, EAX1 P1 30K T4 HS	120V 1P 2W
C	○□	6	EAX1 Area Luminaire ALO Package (MAX default setting) 3000K CCT Type 4	ELECTRONIC	POLE	Lithonia Lighting, EAX1 ALO 30K T4	120V 1P 2W

WEINBERGLIM  
ENGINEERING

7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977  
(845) 570-0401  
on@weinberglim.com

CORPORATE HEADQUARTERS

VILLAGE OF MONTEBELLO  
ROCKLAND COUNTY, NEW YORK

Job number:  
23001

Drawn by:  
MAK

Date:  
1/15/2026

Scale:  
1"=40'

Drawing Number:  
11

DESCRIPTION

REV.

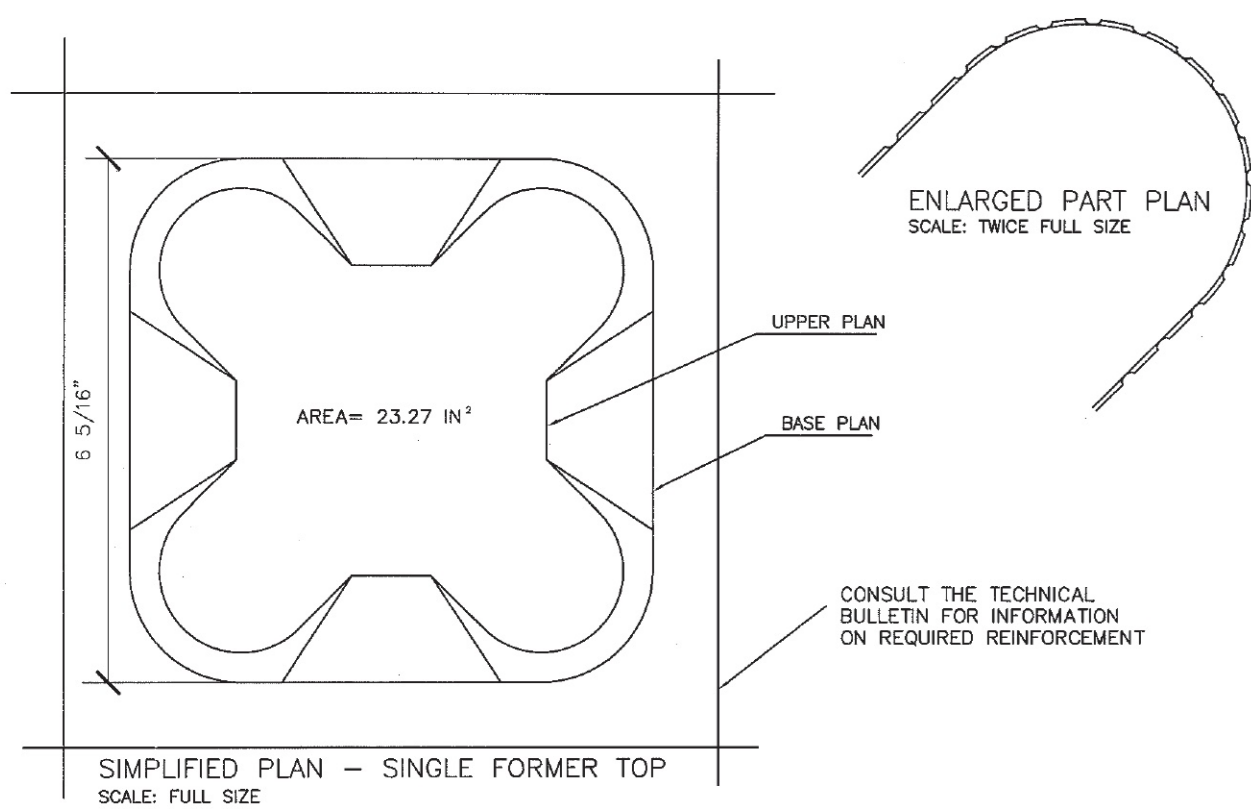
DATE

JUSTIN J. YOKUM, P.E.  
N.Y.S. Lic. No. 070986

NY STATE ENGINEERING

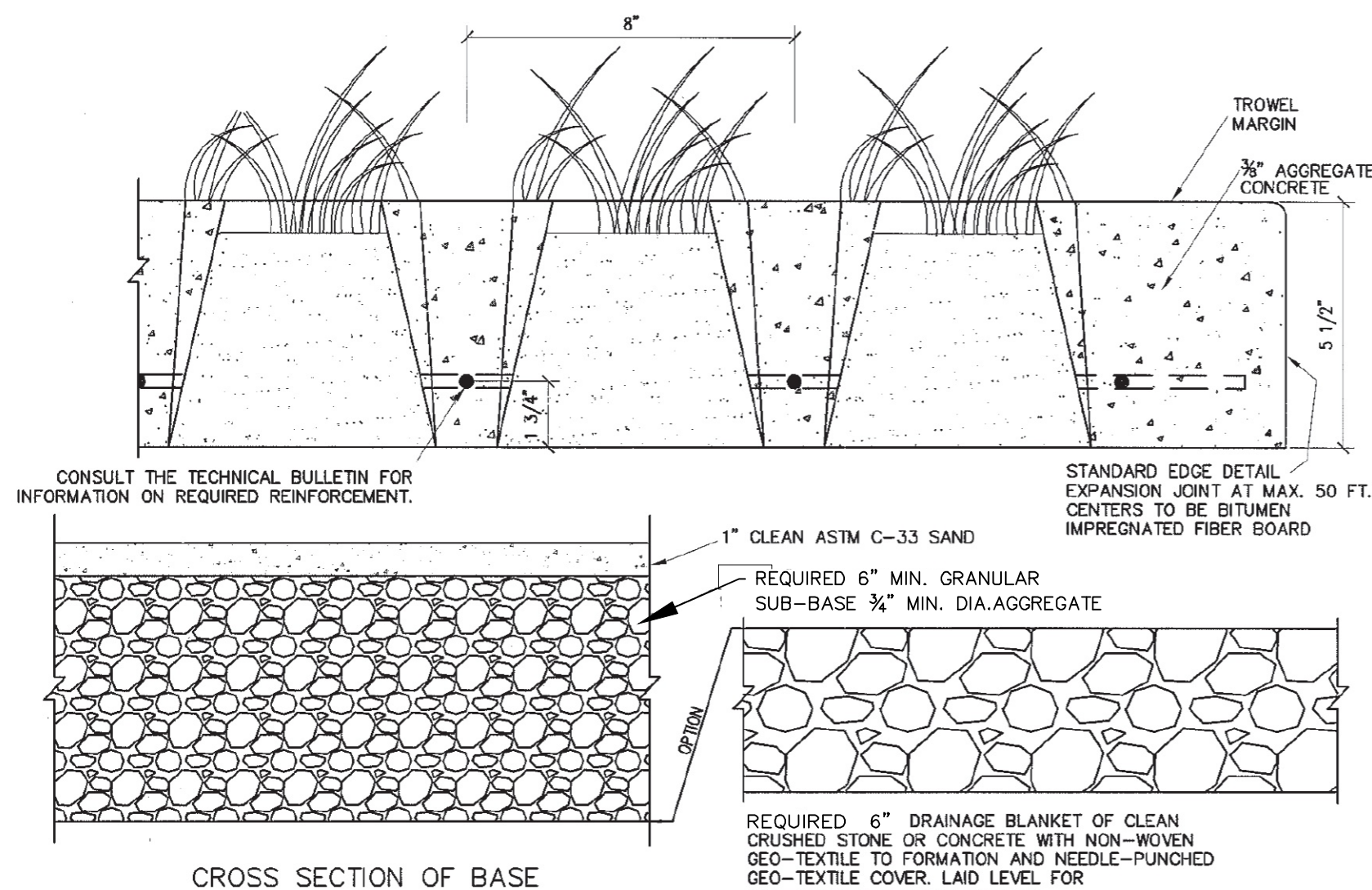


SINGLE USE 5 1/2" MOLDED PULP FORMER



PLAN VIEW

SINGLE USE 5 1/2" MOLDED PULP VOID GRASSED SYSTEM

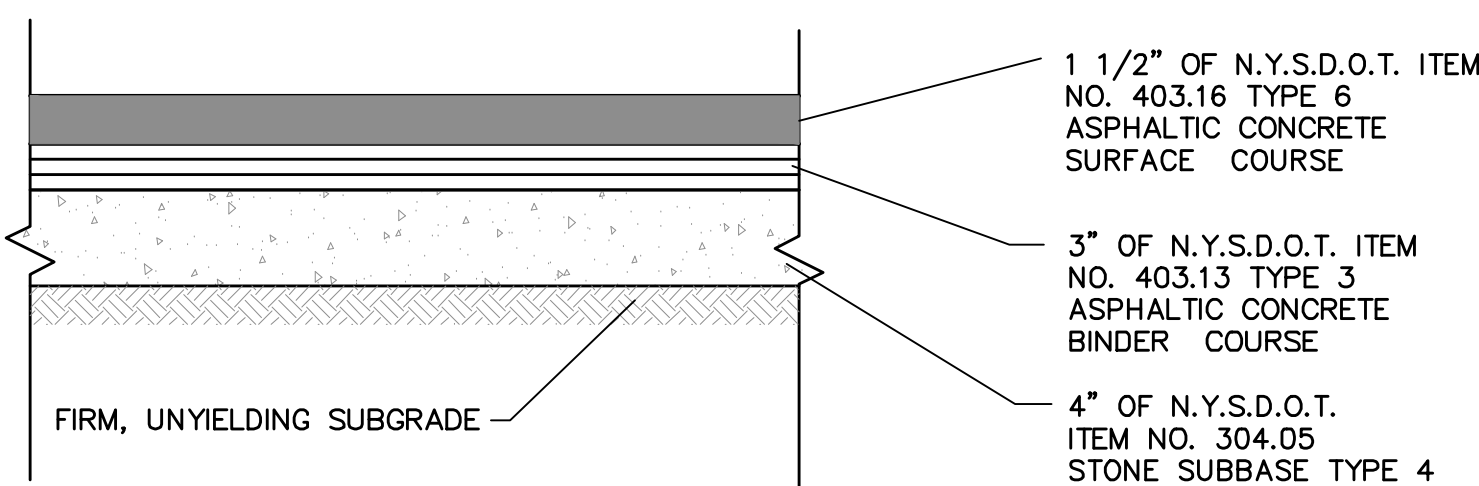


CROSS SECTION OF BASE

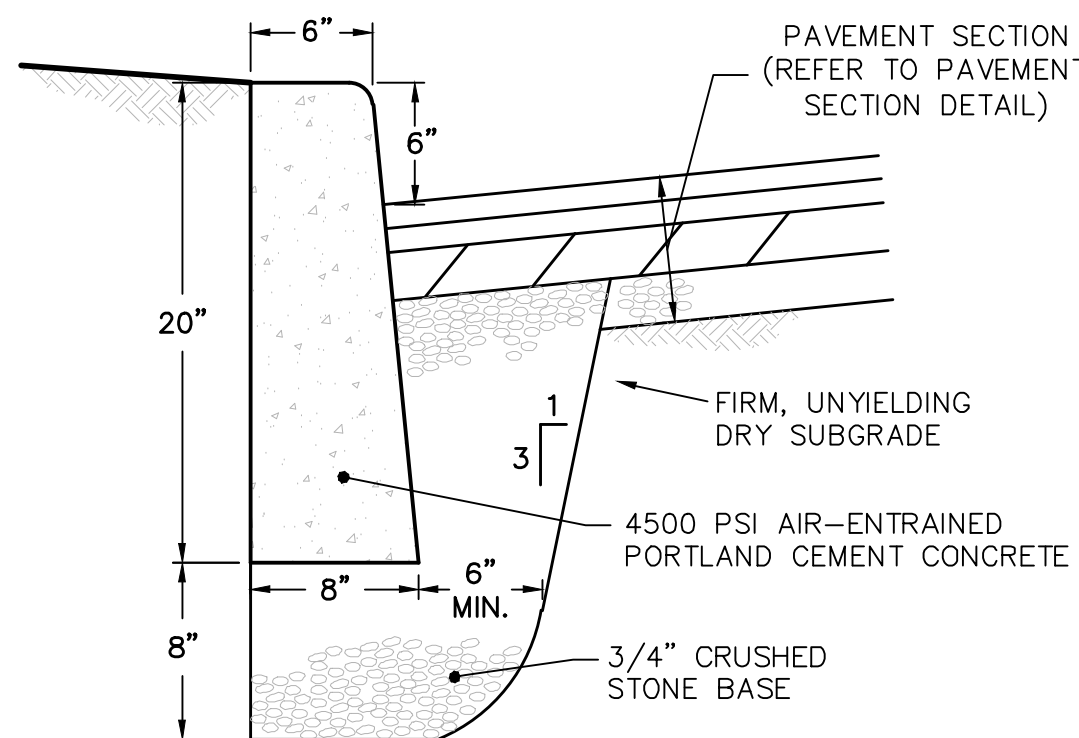
PROFILE VIEW

DATE: 03/02/2007

SPS-GRASSCRETE PAVEMENT DETAILS

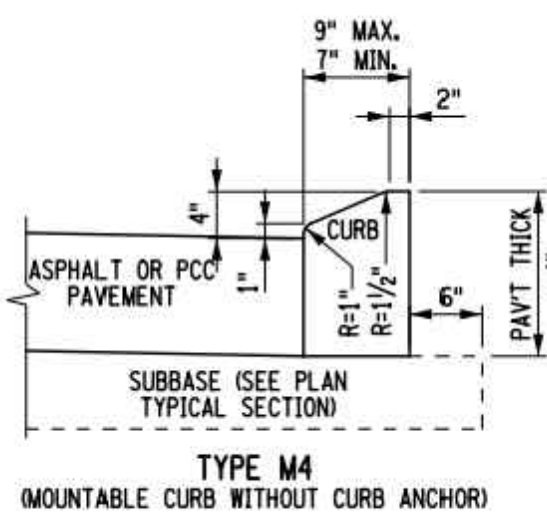


PAVEMENT SECTION DETAIL  
N.T.S.



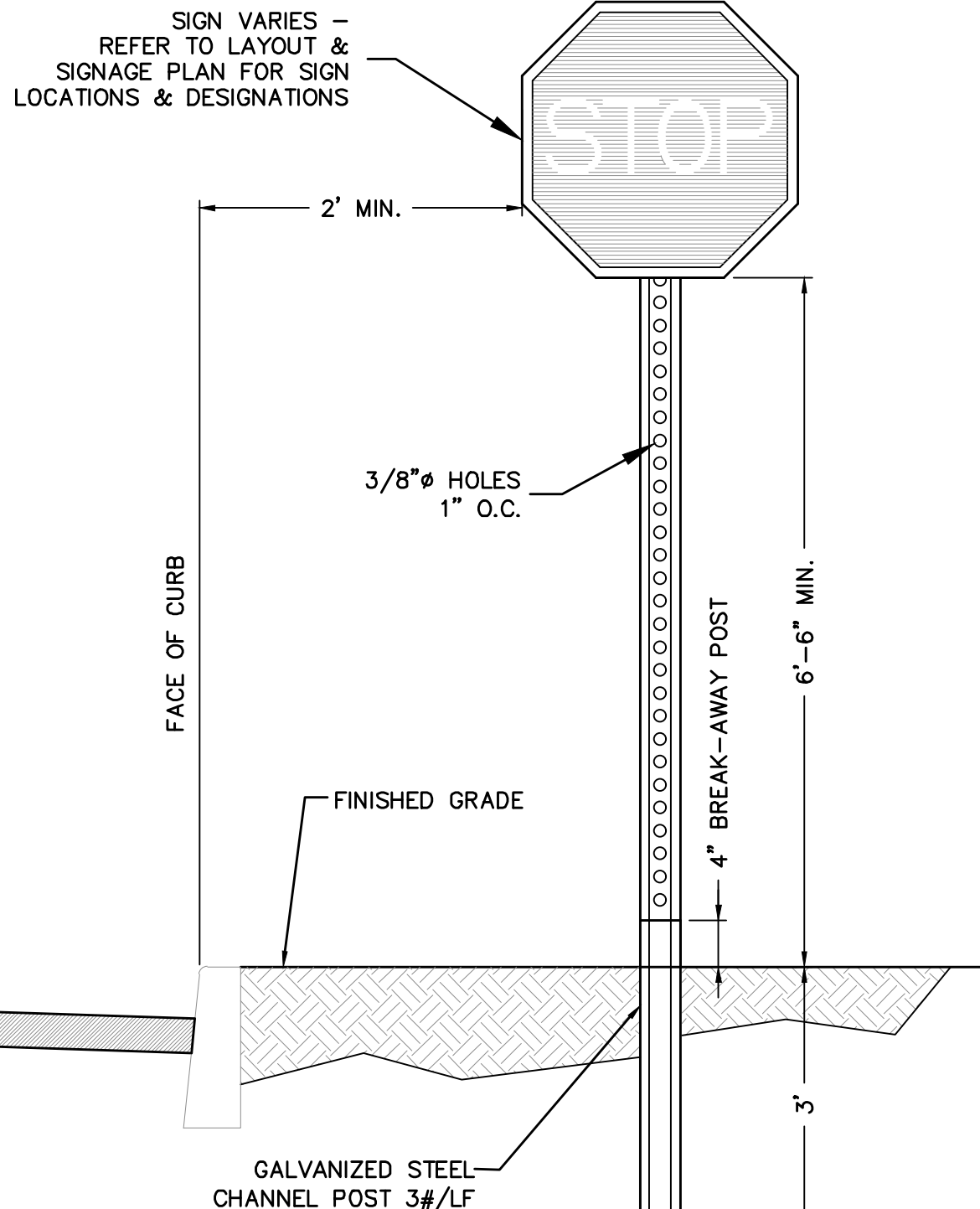
CURB DETAIL: CONCRETE  
N.T.S.

- NOTES:
1. CURB SHALL BE CAST IN PLACE.
  2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
  3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

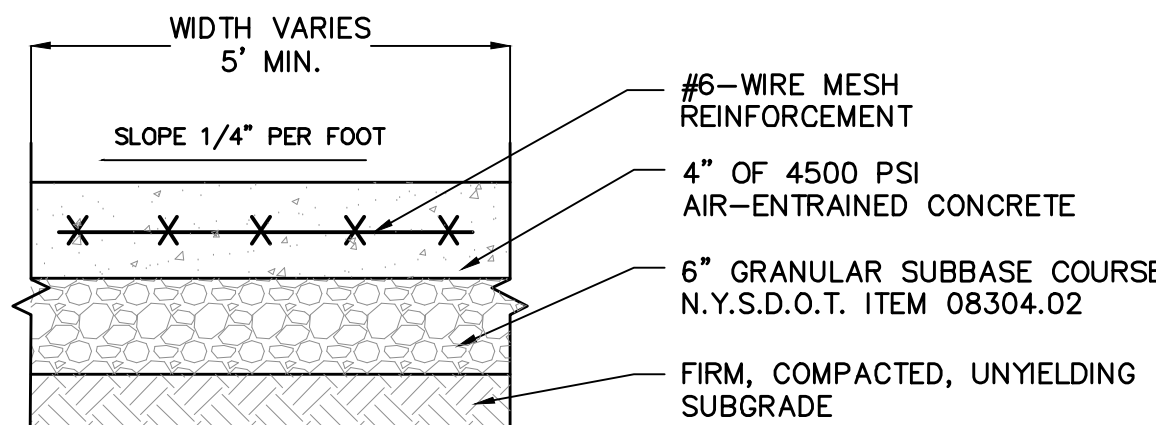


CURB DETAIL: MOUNTABLE  
N.T.S.

- NOTES:
1. CURB SHALL BE CAST IN PLACE.
  2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
  3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

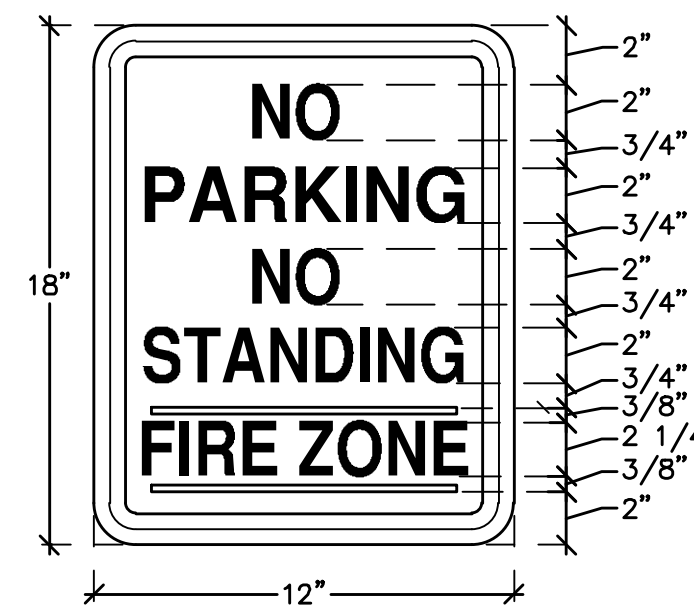


SIGN DETAIL  
N.T.S.

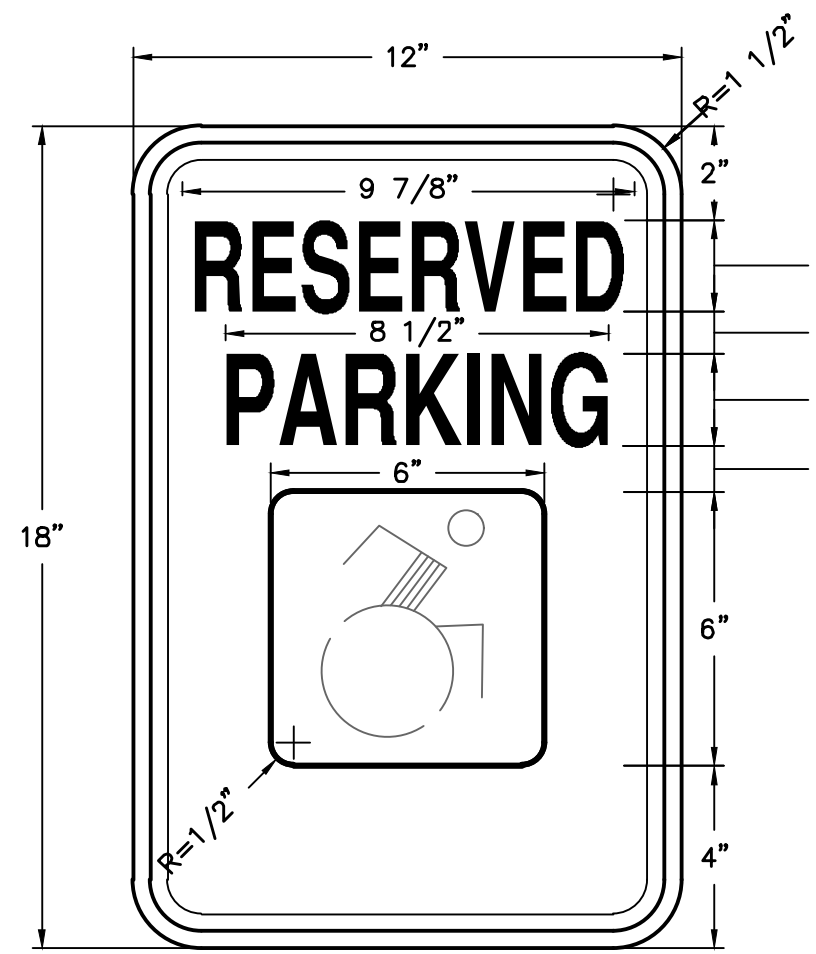


CONCRETE SIDEWALK DETAIL  
N.T.S.

- NOTES:
1. PLACE CONTRACTION JOINTS EQUAL TO WALK WIDTH OR 6'-0" O.C.
  2. BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
  3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24' O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.

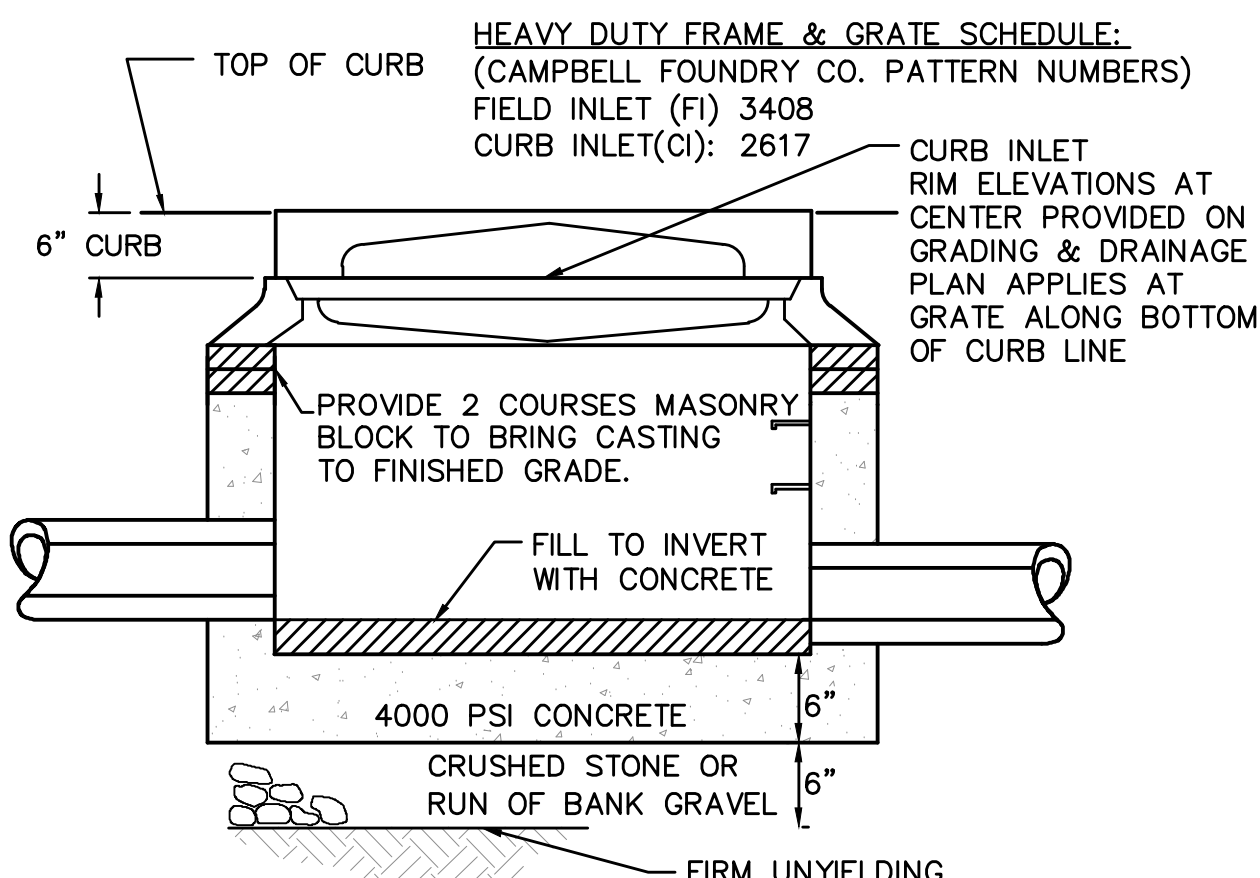


TYPICAL NPNSFZ SIGN DETAIL  
N.T.S.



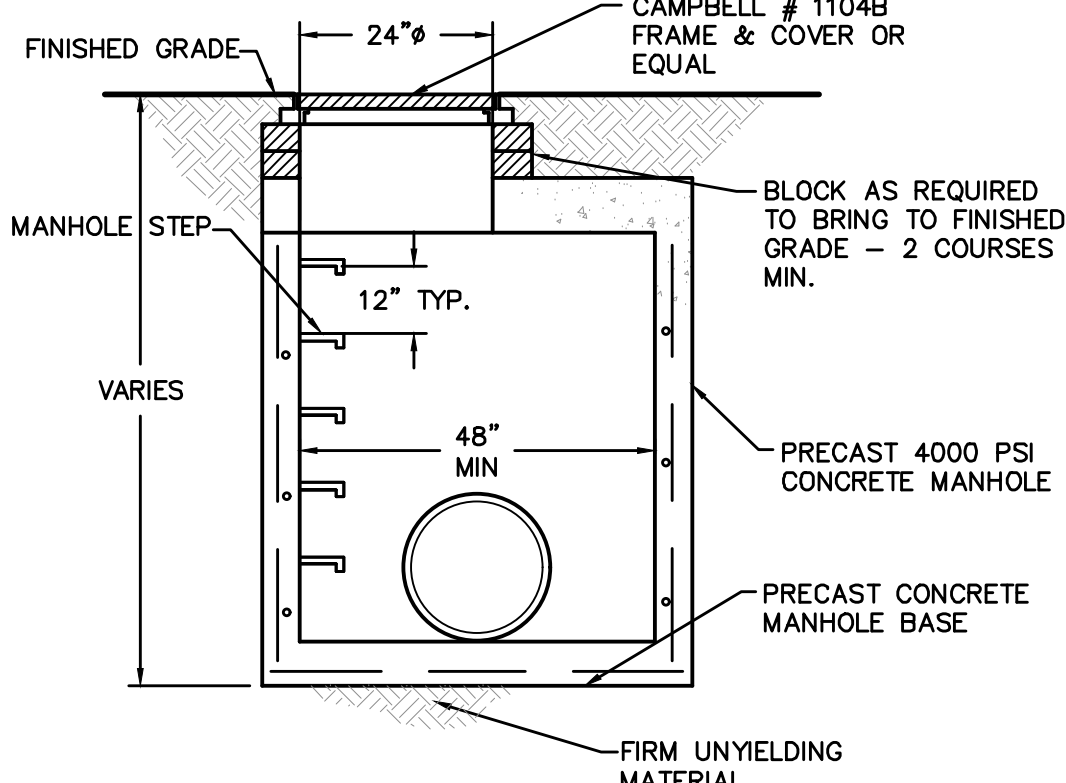
HANDICAP PARKING SIGN  
N.T.S.

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



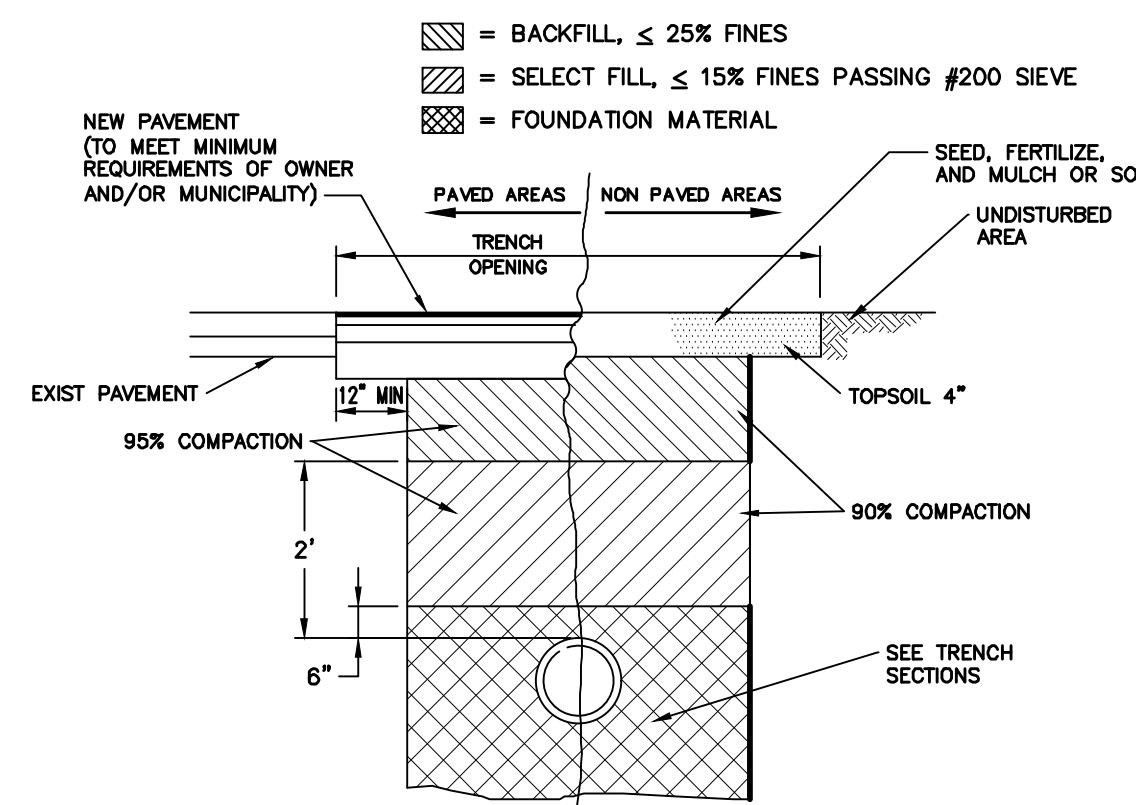
STANDARD CATCH BASIN DETAIL  
CURB INLET (CI) & FIELD INLET (FI)  
N.T.S.

- NOTES:
1. SLOPE CASTINGS TO MATCH SLOPE OF FINISHED PAVEMENT GRADE.
  2. MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 4" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.
- MAINTENANCE NOTES:
1. A LEGALLY BINDING MAINTENANCE AGREEMENT TO BE PREPARED FOR THE VILLAGE OF CHESTNUT RIDGE FOR FUTURE MAINTENANCE AND UPKEEP.
  2. ALL DRAINAGE STRUCTURES (INCLUDING CATCH BASINS AND DRAINAGE MANHOLES) AND DRAINAGE SYSTEM SHALL BE INSPECTED ANNUALLY TO ENSURE PROPER CONVEYANCE. MAINTENANCE SHALL BE PERFORMED AS REQUIRED.

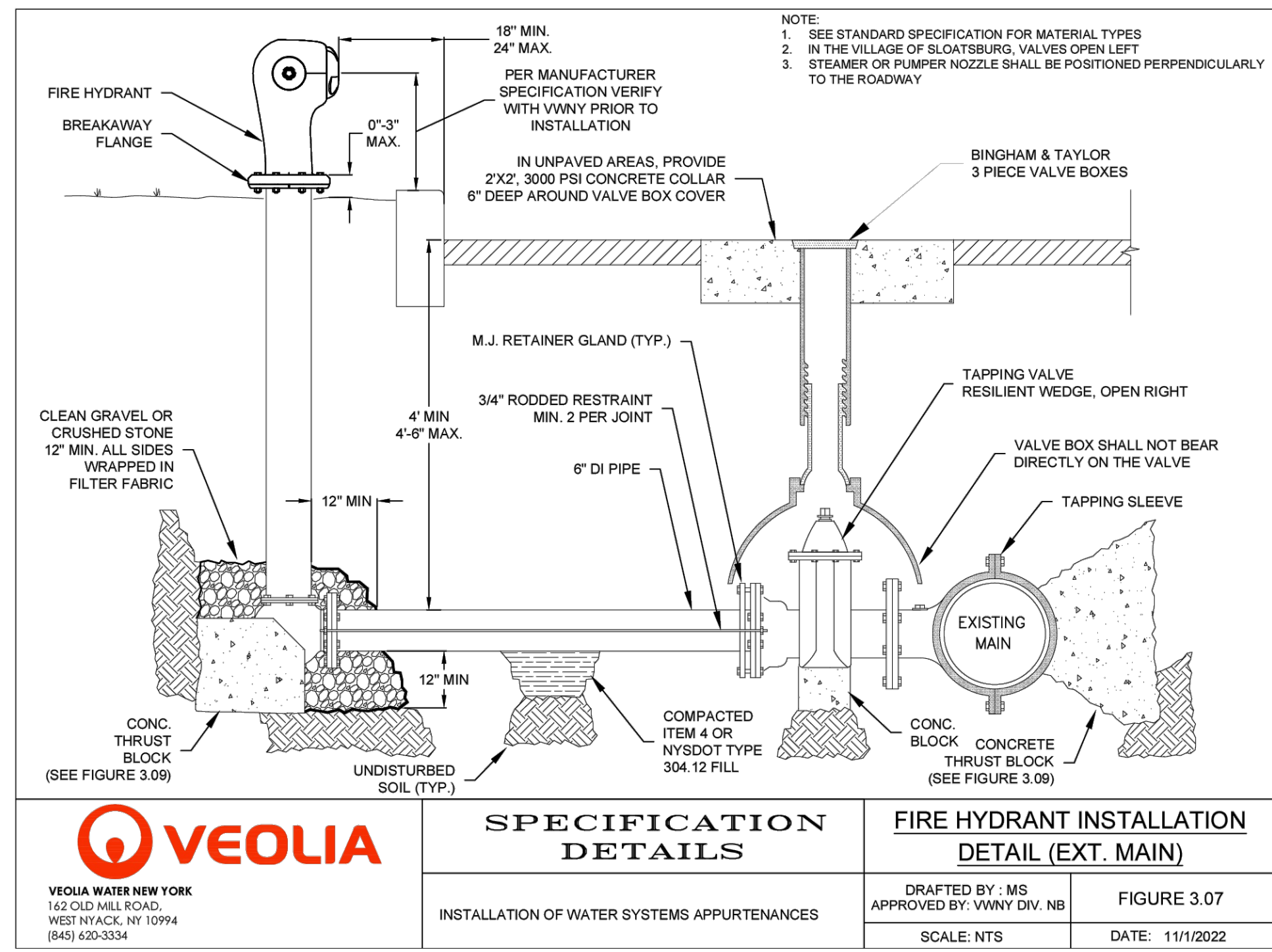


STORM MANHOLE DETAIL  
N.T.S.

- NOTES:
1. MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
  2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT
  3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR HS20 LOADING
  4. RISER SECTION JOINTS SHALL BE FIELD-MORTARED



PIPE TRENCH BACKFILL DETAIL  
N.T.S.



**VEOLIA**  
VEOLIA WATER NEW YORK  
162 OLD MILL ROAD  
WEST NYACK, NY 10994  
(845) 620-3334

**SPECIFICATION  
DETAILS**  
INSTALLATION OF WATER SYSTEMS APPURTENANCES

**FIRE HYDRANT INSTALLATION  
DETAIL (EXT. MAIN)**  
DRAFTED BY: MS  
APPROVED BY: VVNY DIV. NB  
SCALE: NTS  
DATE: 11/1/2022



