

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

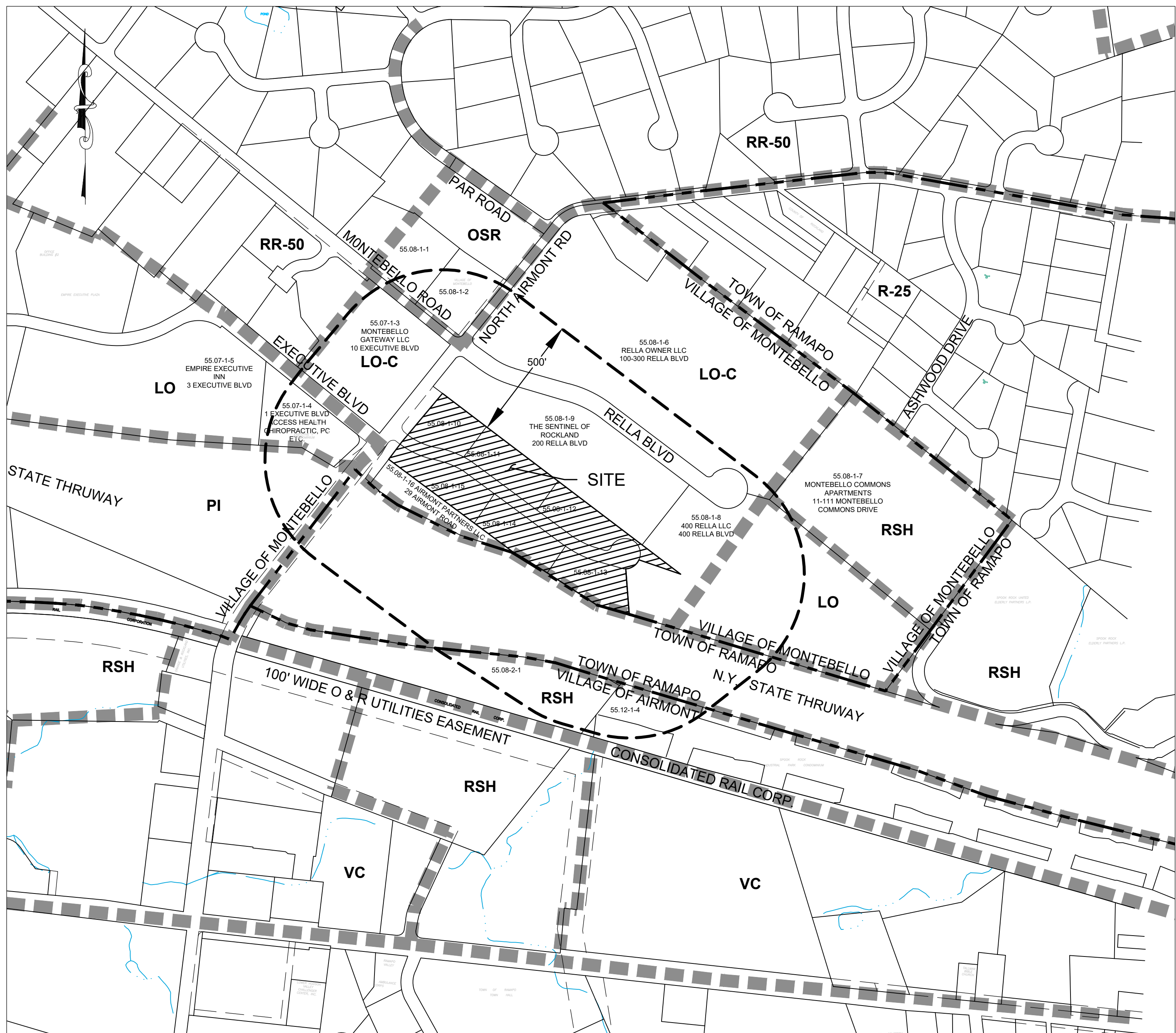
THE DIETZ PARTNERSHIP ARCHITECTS
90 EAST HALSEY ROAD, SUITE 201
PARSIPPANY, NJ 07054
(973) 884-7400

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



SCALE: 1" = 300'

LIST OF DRAWINGS			
NO.	DRAWING NAME	ORIGINAL DATE	LAST REVISION DATE
1	TITLE SHEET	5/26/2025	6/18/2026
2	LAYOUT PLAN	6/7/2023	6/18/2026
3	GRADING, DRAINAGE & UTILITY PLAN	1/15/2026	6/18/2026
4	EROSION CONTROL PLAN	1/15/2026	6/18/2026
5	TRUCK TURN ANALYSIS - IN	5/1/2025	6/18/2026
6	TRUCK TURN ANALYSIS - OUT	5/1/2025	6/18/2026
7	FIRE TRUCK TURN ANALYSIS	5/1/2025	1/15/2026
8	SANITARY PROFILE	1/15/2026	6/18/2026
9	STORM PROFILES	3/20/2026	6/18/2026
10	LIGHTING PLAN	1/15/2026	6/18/2026
11	CONSTRUCTION DETAILS (1 OF 2)	5/28/2025	3/20/2026
12	CONSTRUCTION DETAILS (2 OF 2)	3/20/2026	6/18/2026
13	VISUAL CROSS-SECTION PLAN	3/20/2026	
14	CROSS-SECTION PROFILES (1 OF 2)	3/20/2026	
15	CROSS-SECTION PROFILES (2 OF 2)	3/20/2026	
L-701	PLANTING PLAN by Yost Design (1 OF 2)	5/28/2026	
L-801	PLANTING DETAILS by Yost Design (2 OF 2)	5/28/2026	

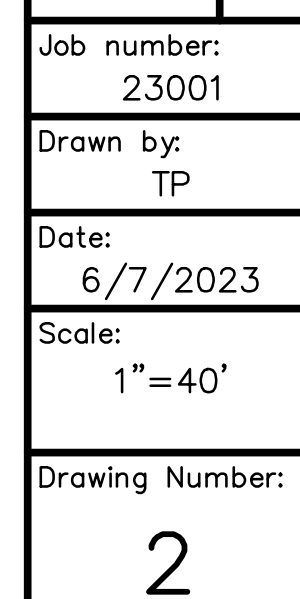


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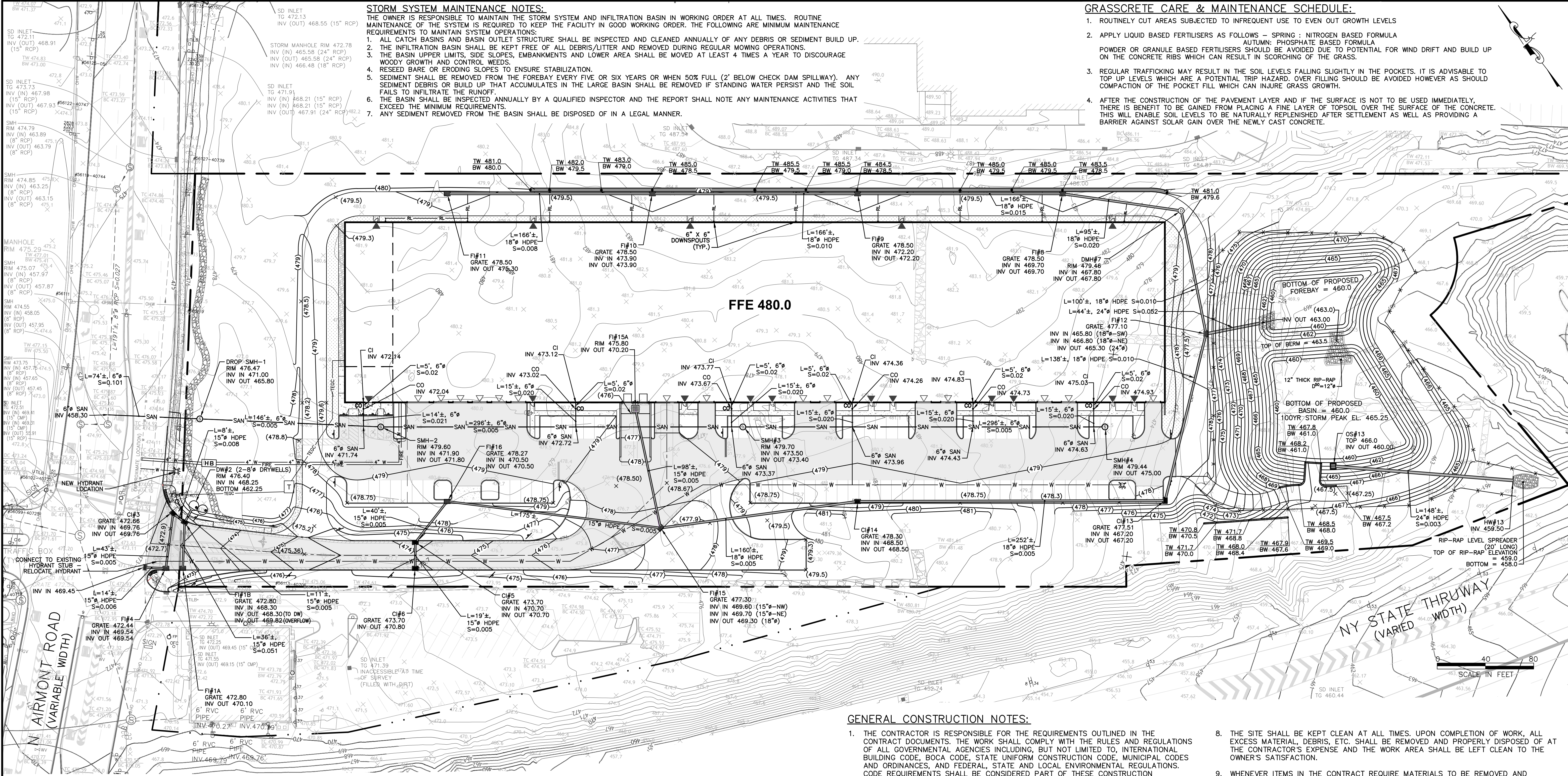
WEINBERGLIM
ENGINEERING
7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977
(845) 570-0401
ov@weinberglim.com

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:
AS NOTED
Drawing Number:
1



LICENSED PROFESSIONAL ENGINEER DATE



STORM SYSTEM MAINTENANCE NOTES:
THE OWNER IS RESPONSIBLE TO MAINTAIN THE STORM SYSTEM AND INFILTRATION BASIN IN WORKING ORDER AT ALL TIMES. ROUTINE MAINTENANCE OF THE SYSTEM IS REQUIRED TO KEEP THE FACILITY IN GOOD WORKING ORDER. THE FOLLOWING ARE MINIMUM MAINTENANCE REQUIREMENTS TO MAINTAIN SYSTEM OPERATIONS:
1. ALL CATCH BASINS AND BASIN OUTLET STRUCTURE SHALL BE INSPECTED AND CLEANED ANNUALLY OF ANY DEBRIS OR SEDIMENT BUILD UP.
2. THE INFILTRATION BASIN SHALL BE KEPT FREE OF ALL DEBRIS/LITTER AND REMOVED DURING REGULAR MOWING OPERATIONS.
3. THE BASIN UPPER LIMITS, SIDE SLOPES, EMBANKMENTS AND LOWER AREA SHALL BE MOVED AT LEAST 4 TIMES A YEAR TO DISCOURAGE WOODY GROWTH AND CONTROL WEEDS.
4. RESEED BARE OR ERODING SLOPES TO ENSURE STABILIZATION.
5. SEDIMENT SHALL BE REMOVED FROM THE FOREBAY EVERY FIVE OR SIX YEARS OR WHEN 50% FULL (2' BELOW CHECK DAM SPILLWAY). ANY SEDIMENT DEBRIS OR BUILD UP THAT ACCUMULATES IN THE LARGE BASIN SHALL BE REMOVED IF STANDING WATER PERSIST AND THE SOIL FAILS TO INFILTRATE THE RUNOFF.
6. THE BASIN SHALL BE INSPECTED ANNUALLY BY A QUALIFIED INSPECTOR AND THE REPORT SHALL NOTE ANY MAINTENANCE ACTIVITIES THAT EXCEED THE MINIMUM REQUIREMENTS.
7. ANY SEDIMENT REMOVED FROM THE BASIN SHALL BE DISPOSED OF IN A LEGAL MANNER.

GRASSCRETE CARE & MAINTENANCE SCHEDULE:
1. ROUTINELY CUT AREAS SUBJECTED TO INFREQUENT USE TO EVEN OUT GROWTH LEVELS
2. APPLY LIQUID BASED FERTILISERS AS FOLLOWS – SPRING : NITROGEN BASED FORMULA
AUTUMN: PHOSPHATE BASED FORMULA
POWDER OR GRANULE BASED FERTILISERS SHOULD BE AVOIDED DUE TO POTENTIAL FOR WIND DRIFT AND BUILD UP ON THE CONCRETE RIBS WHICH CAN RESULT IN SCORCHING OF THE GRASS.
3. REGULAR TRAFFICKING MAY RESULT IN THE SOIL LEVELS FALLING SLIGHTLY IN THE POCKETS. IT IS ADVISABLE TO TOP UP LEVELS WHICH ARE A POTENTIAL TRIP HAZARD. OVER FILLING SHOULD BE AVOIDED HOWEVER AS SHOULD COMPACTION OF THE POCKET FILL WHICH CAN INJURE GRASS GROWTH.
4. AFTER THE CONSTRUCTION OF THE PAVEMENT LAYER AND IF THE SURFACE IS NOT TO BE USED IMMEDIATELY, THERE IS BENEFIT TO BE GAINED FROM PLACING A FINE LAYER OF TOPSOIL OVER THE SURFACE OF THE CONCRETE. THIS WILL ENABLE SOIL LEVELS TO BE NATURALLY REPLENISHED AFTER SETTLEMENT AS WELL AS PROVIDING A BARRIER AGAINST SOLAR GAIN OVER THE NEWLY CAST CONCRETE.

GRADING AND DRAINAGE NOTES:

1. ALL STORM DRAINAGE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE SPECIFIED. ALL SPECIFIED RCP SHALL BE CLASS V.
2. 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.
3. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. 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.
5. PRIVATE UNDERDRAIN OUTLET LINES SHALL BE 4"Ø 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.
6. REFER TO EROSION CONTROL PLANS FOR CLEARING LIMIT LINE.
7. ALL ROOF DRAINS ARE TO BE CONNECTED TO THE ON-SITE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THIS PLAN.

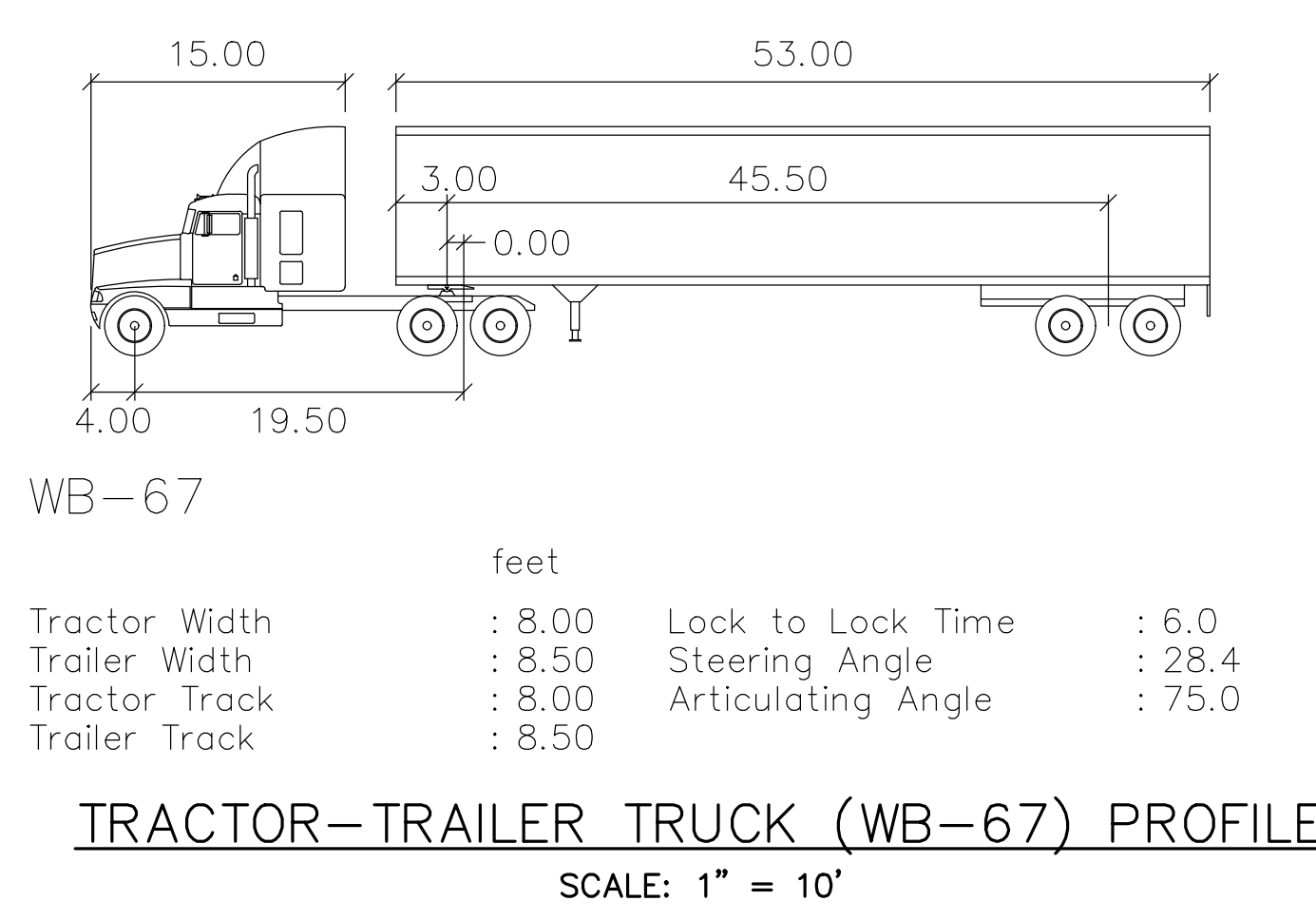
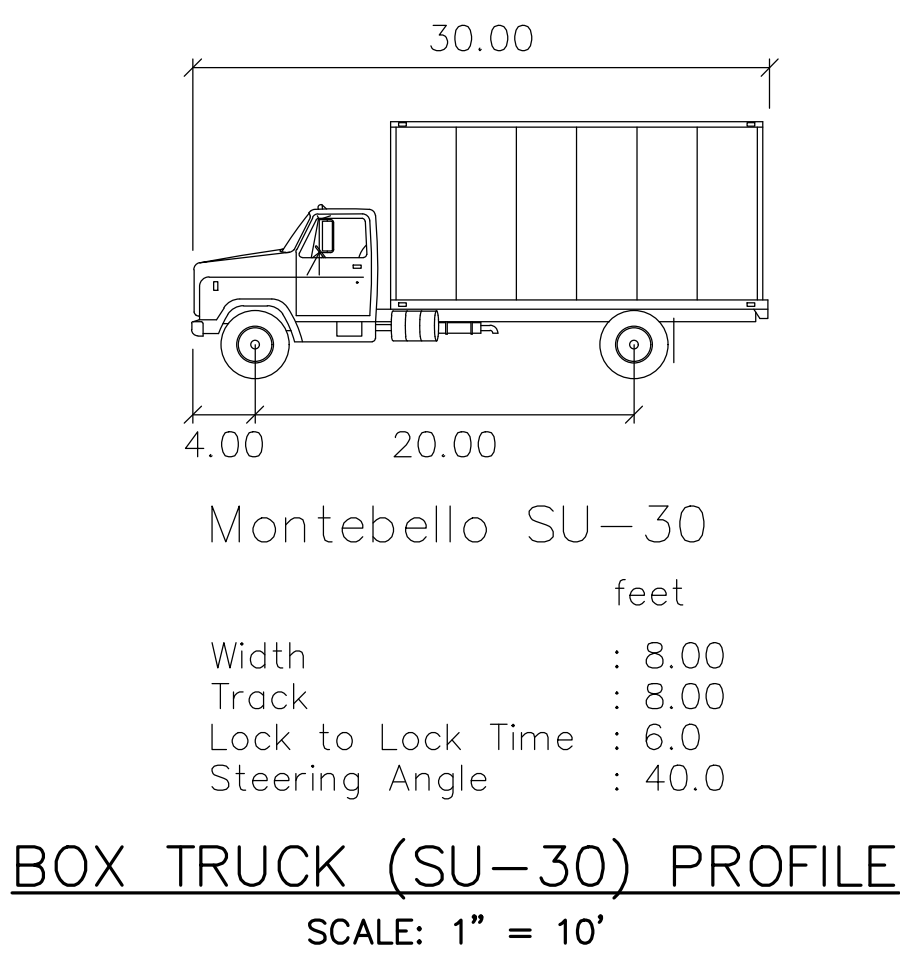
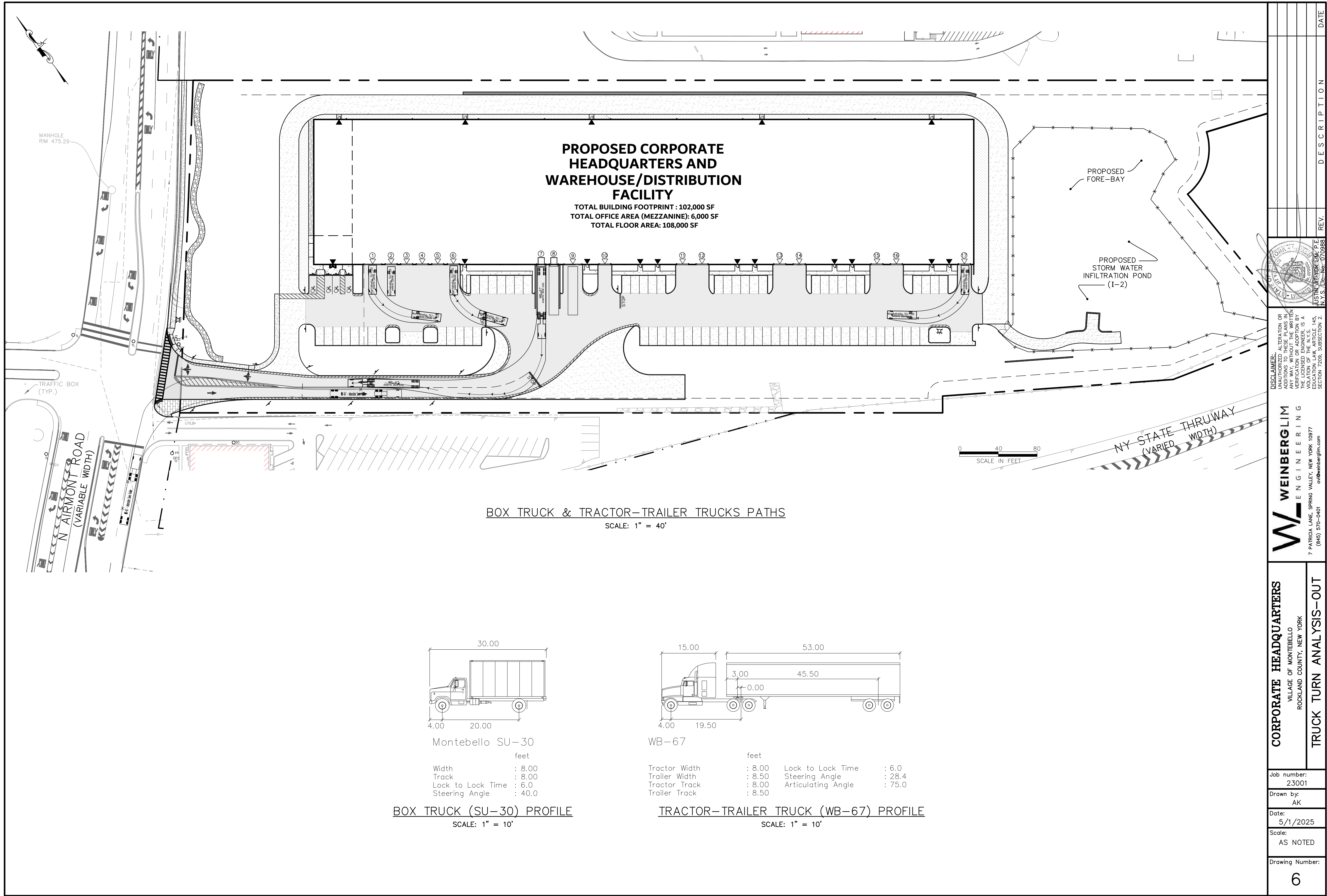
UTILITY NOTES:

1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. 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.
3. EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
4. 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.
5. 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.
6. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
7. ALL SANITARY LINES, EXCEPT HOUSE CONNECTIONS, TO BE SDR 35, UNLESS OTHERWISE SPECIFIED.
8. 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.
9. ALL WATER LINES TO BE CLASS 54 DUCTILE IRON PIPE.
10. 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.
11. 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.
12. LOCATION OF KNOX BOX AND ALARM PANEL TO BE PROVIDED AND BUILDING TO BE FULLY SPRINKLERED.
13. 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.
14. IF THE LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE MUST BE INSTALLED.

GENERAL CONSTRUCTION NOTES:

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO WORK.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION, PROTECTION AND/OR TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED WITHIN THE WORK AREA.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS SERVICE OF ALL EXISTING UTILITIES WITHIN THE WORK AREA AT ALL TIMES.
13. ALL CONTOUR ELEVATIONS ARE ±1 FOOT. THIS INCLUDES ALL EXISTING GRADE LINES SHOWN IN PROFILES.
14. 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.
15. 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.
16. 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.
17. 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 NYSEDC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY

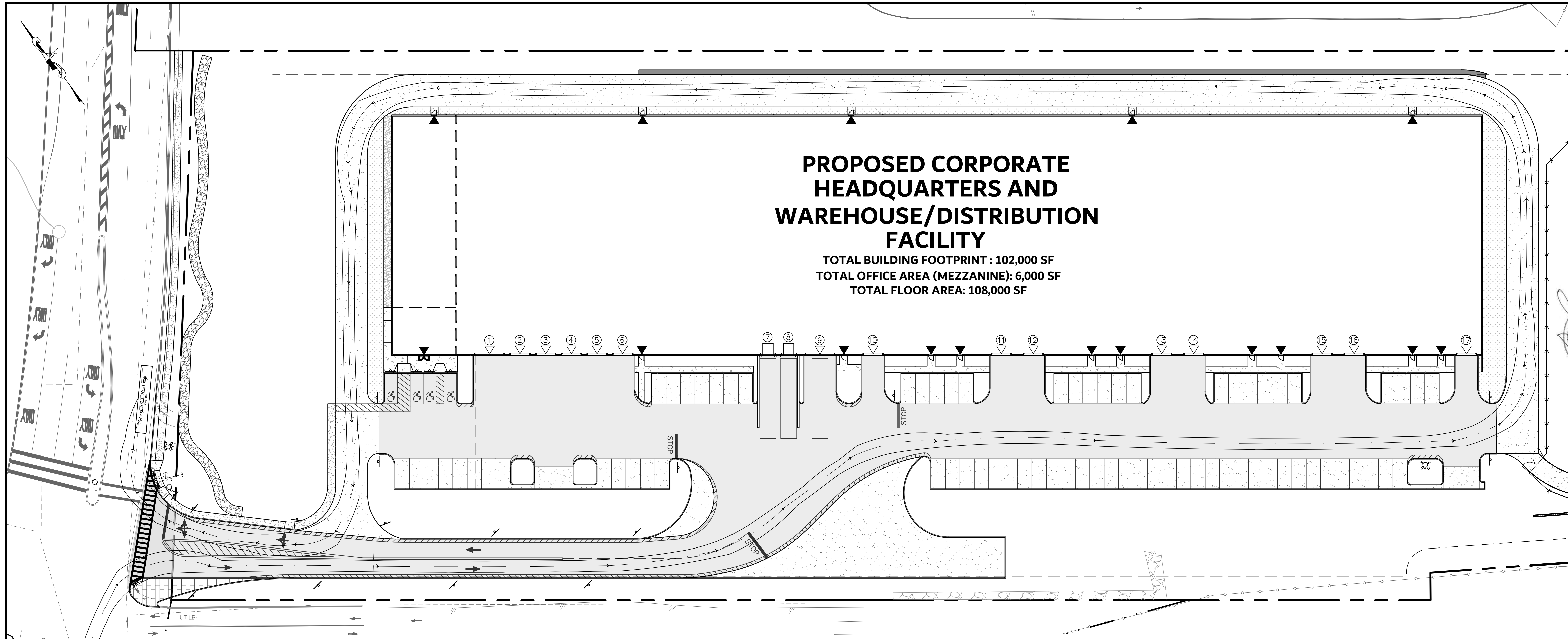
WEINBERGLIM ENGINEERING 7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977 (845) 570-0401 ow@weinberglim.com	DISCLAIMER: UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IN ANY MANNER ARE PROHIBITED. THE LICENSED ENGINEER, IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 1209, SUBSECTION 2.	7	6	REVISAS PER COMMENTS	REVISAS PER COMMENTS	DATE
CORPORATE HEADQUARTERS VILLAGE OF MONTEBELLO ROCKLAND COUNTY, NEW YORK	GRADING, DRAINAGE & UTILITY PLAN					
Job number: 23001						
Drawn by: MAK						
Date: 1/15/2026						
Scale: 1"=40'						
Drawing Number: 3						



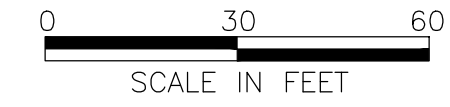
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WEINBERGLIM ENGINEERING 7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977 (845) 570-0401 o@weinberglim.com		DESCRIPTION	REV.
CORPORATE HEADQUARTERS VILLAGE OF MONTEBELLO ROCKLAND COUNTY, NEW YORK		DATE	
TRUCK TURN ANALYSIS-OUT		Job number: 23001	
		Drawn by: AK	
		Date: 5/1/2025	
		Scale: AS NOTED	
		Drawing Number: 6	

PROPOSED CORPORATE HEADQUARTERS AND WAREHOUSE/DISTRIBUTION FACILITY

TOTAL BUILDING FOOTPRINT : 102,000 SF
TOTAL OFFICE AREA (MEZZANINE): 6,000 SF
TOTAL FLOOR AREA: 108,000 SF



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



Bid Number: 513
Department: Tallman Fire District

TALLMAN FIRE DEPARTMENT

20-TOWER TURNING PERFORMANCE

Chassis: Arrow XT Chassis, 100AAT
Body: Aerial, 100AAT, Alum Body

Parameters:

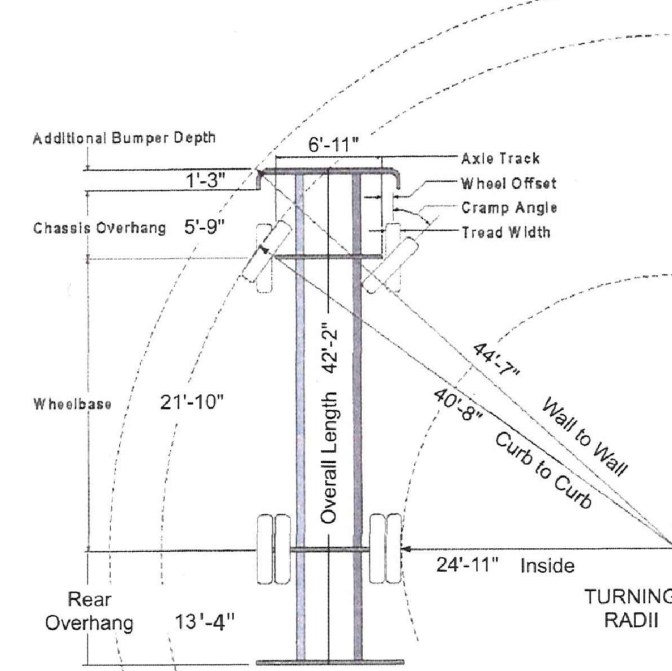
*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.5 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	15 in.
Front Overhang:	83.99 in.
Wheelbase:	262 in.

Calculated Turning Radii:

Inside Turn:	24 ft. 11 in.
Curb to curb:	40 ft. 8 in.
Wall to wall:	44 ft. 7 in.

Notes

* Actual Inside cramp angle may be less than shown.
Curb to Curb turning radius based on 9.00 inch curb.



Definitions

Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This radius assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This radius takes into account any front overhang due to chassis, bumper extensions and/or aerial devices.

TALLMAN FIRE DEPARTMENT

TURNING ANALYSIS REQUIREMENTS

1. The analysis shall be shown on the plan at a scale of 1" = 20' whenever possible to assure readability.
2. The plan shall identify that the analysis is based on the specifications for this truck .
3. The tracks for both the wheels and the overhang shall be shown and identified as such.
4. The tracks shall be shown for the entirety of the truck's travel into the property, throughout the property and exiting the property.

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W/ WEINBERGLIM
ENGINEERING
7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977
(845) 570-0401
aw@weinberglim.com

CORPORATE HEADQUARTERS
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK

FIRE TRUCK TURN ANALYSIS

Job number:
23001

Drawn by:
AK

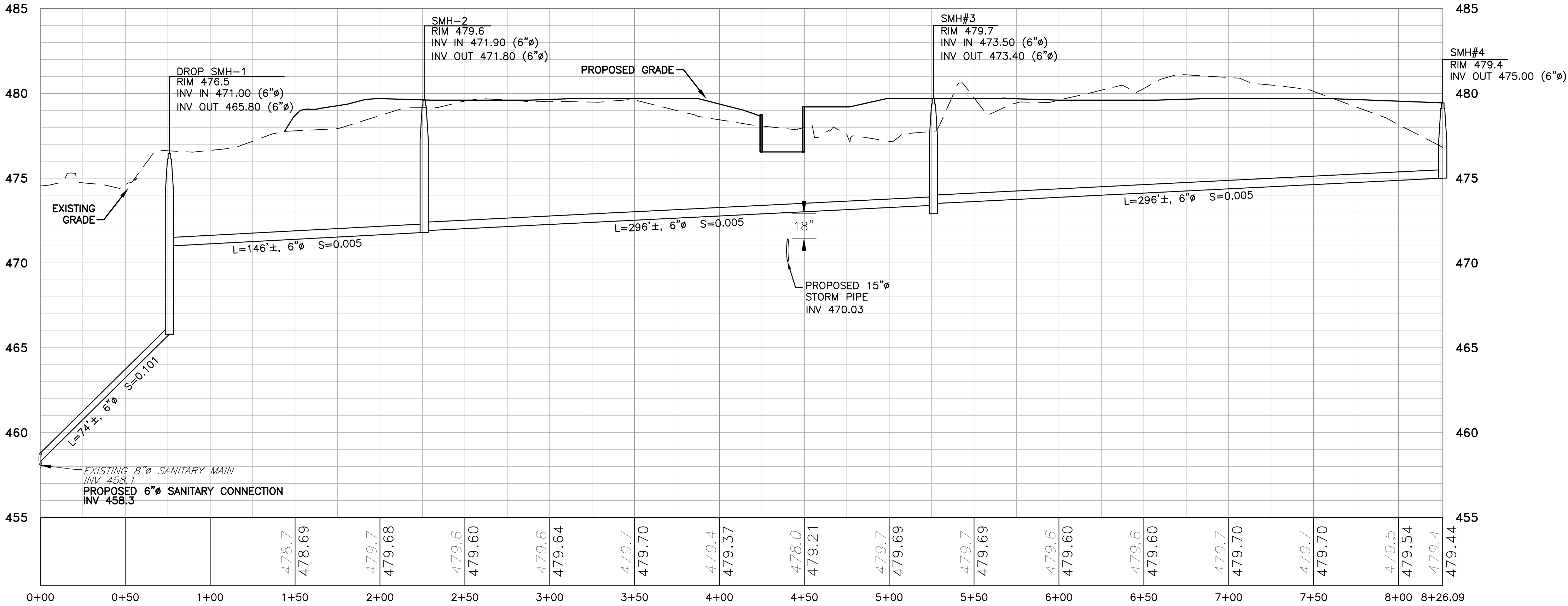
Date:
5/1/2025

Scale:
1" = 30'

Drawing Number:

7

C:\Users\Moham\OneDrive - Avenue Engineering\Engineering\Final\Jobs\2323001 - Montebello Warehouse\CAD\23001 - San Profile.dwg, 8 SAN PROFILE, 6/18/2026 9:43:08 AM, ARCH, All based D (56.00 x 24.00 inches), 1:1



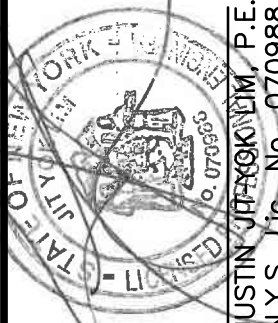
PROFILE: SANITARY
(STA: 0+00.00 TO STA: 8+26.09)
SCALE:
Vertical: 1" = 4'
Horizontal: 1" = 40'

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

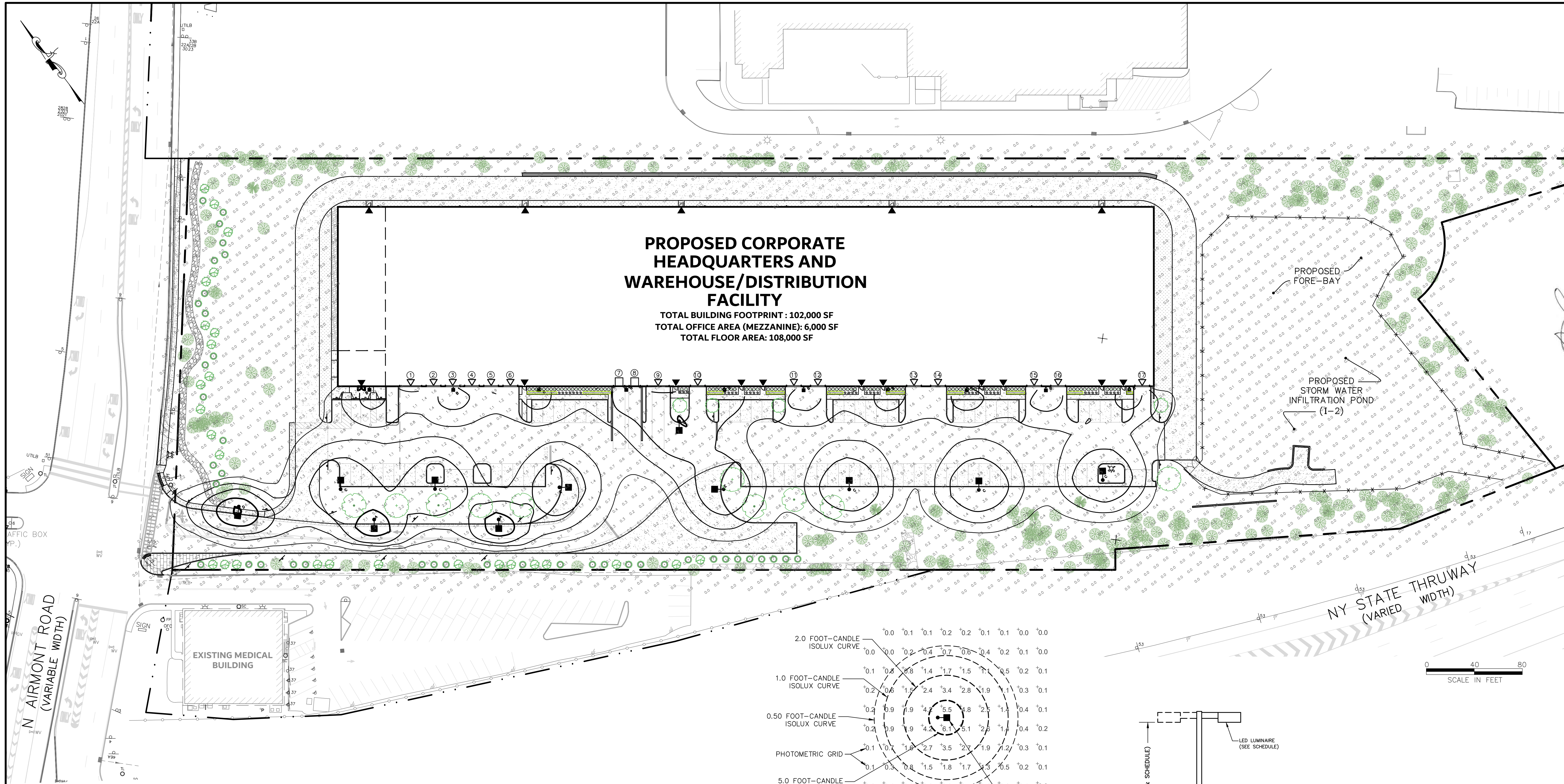
Job number:
23001
Drawn by:
MAK
Checked by:
AMW
Date:
1/15/2026
Scale:
AS SHOWN
Drawing Number:
8

WEINBERGLIM
ENGINEERING
7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10877
(845) 570-0401
aw@weinberglim.com

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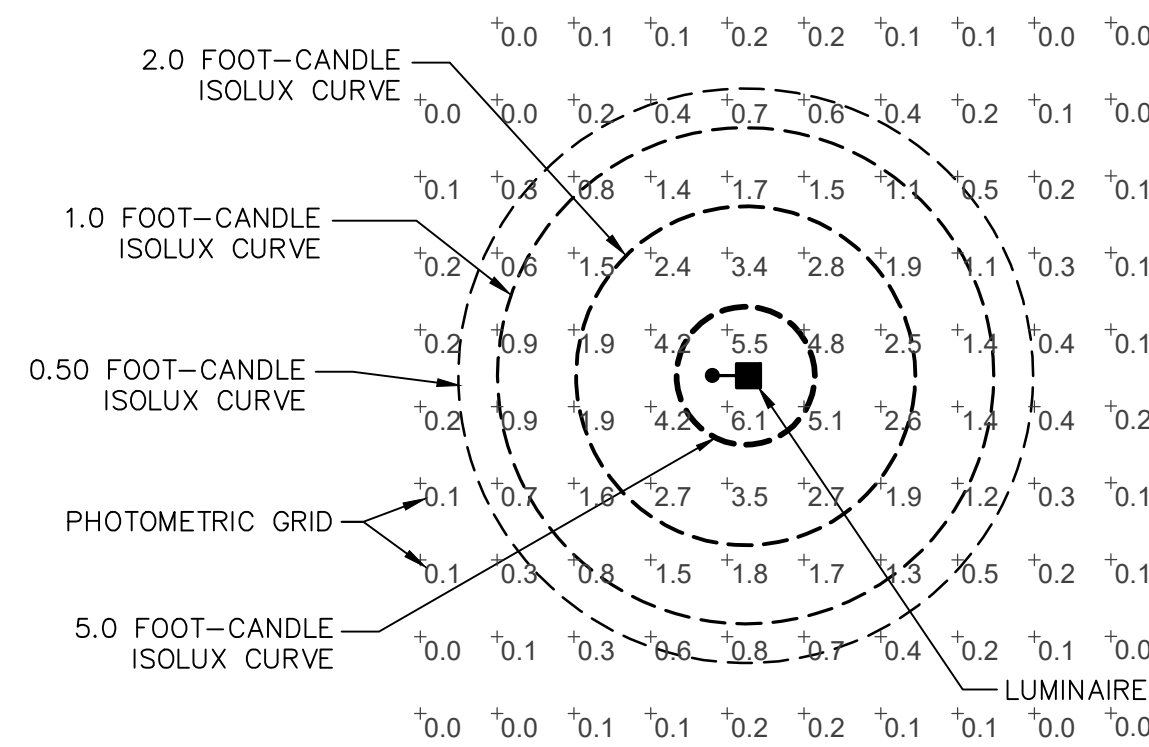


REV.	DESCRIPTION	DATE
7	REVISED AS PER COMMENTS	6/18/26
6	REVISED AS PER COMMENTS	3/20/26

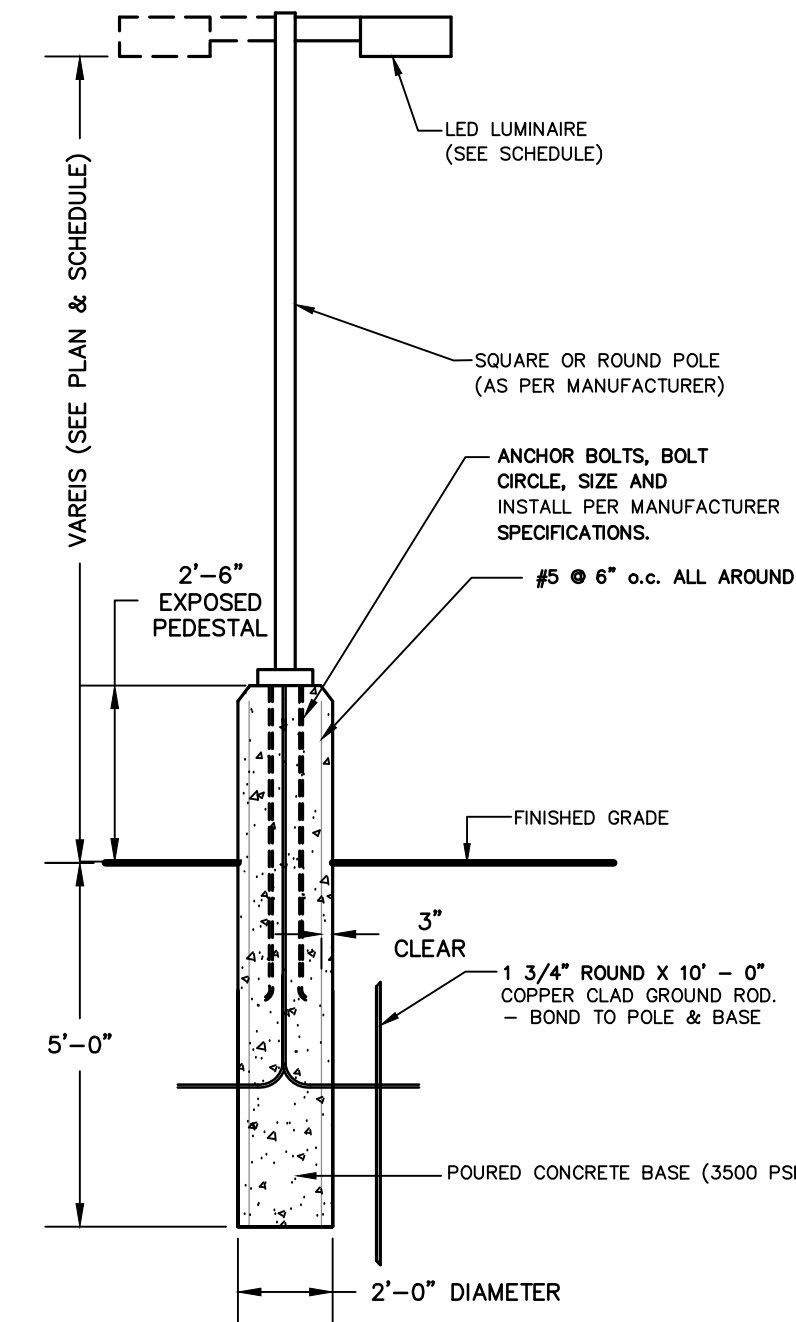


**PROPOSED CORPORATE
HEADQUARTERS AND
WAREHOUSE/DISTRIBUTION
FACILITY**

TOTAL BUILDING FOOTPRINT: 102,000 SF
TOTAL OFFICE AREA (MEZZANINE): 6,000 SF
TOTAL FLOOR AREA: 108,000 SF



PHOTOMETRIC KEY



POLE-MOUNTED LIGHT-PARKING
N.T.S.

**ON-SITE
PHOTOMETRIC
SCHEDULE**

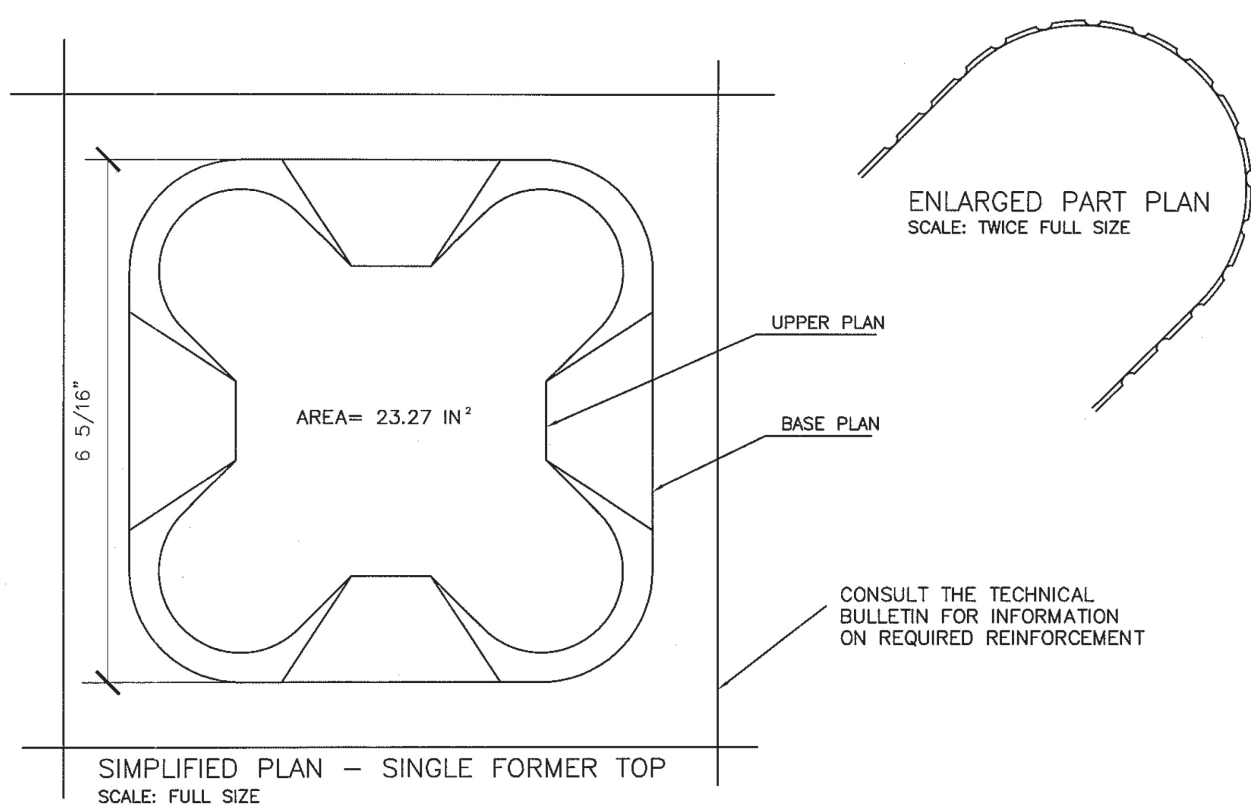
AVERAGE FOOT-CANDLES	0.64
MAXIMUM FOOT-CANDLES	12.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	12.49 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.64 / 0.00

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QTY.	MODEL	DESCRIPTION	MOUNTING TYPE	MOUNTING HIGHT	VOLTS	IES FILE
A	●■	2	Lithonia Lighting, EAX1 ALO 30K T2 EGSF	EAX1 Area Luminaire ALO Package (MAX default setting) 3000K CCT Type 2 External glare 3 sided shield (front facing)	POLE	16'	120V 1P 2W	EAX1 ALO 30K T2 EGSF
B	■	10	Lithonia Lighting, EAX1 P1 30K T4 HS	EAX1 Area Luminaire P1 Package 3000K CCT Type 4 House side shield (1 sided back only)	WALL	20'	120V 1P 2W	EAX1 P1 30K T4 HS
C	●■	6	Lithonia Lighting, EAX1 ALO 30K T5 HS	EAX1 Area Luminaire ALO Package (MAX default setting) 3000K CCT Type 5 House side shield (1 sided back only)	POLE	20'	120V 1P 2W	EAX1 ALO 30K T5 HS
D	●■	1	Lithonia Lighting, EAX1 ALO 30K SO HS	EAX1 Area Luminaire ALO Package (MAX default setting) 3000K CCT Type 3 (SO default setting) House side shield (1 sided back only)	POLE	16'	120V 1P 2W	EAX1 ALO 30K SO HS
E	●■	2	Lithonia Lighting, EAX1 ALO 30K T5	EAX1 Area Luminaire ALO Package (MAX default setting) 3000K CCT Type 5	POLE	20'	120V 1P 2W	EAX1 ALO 30K T5

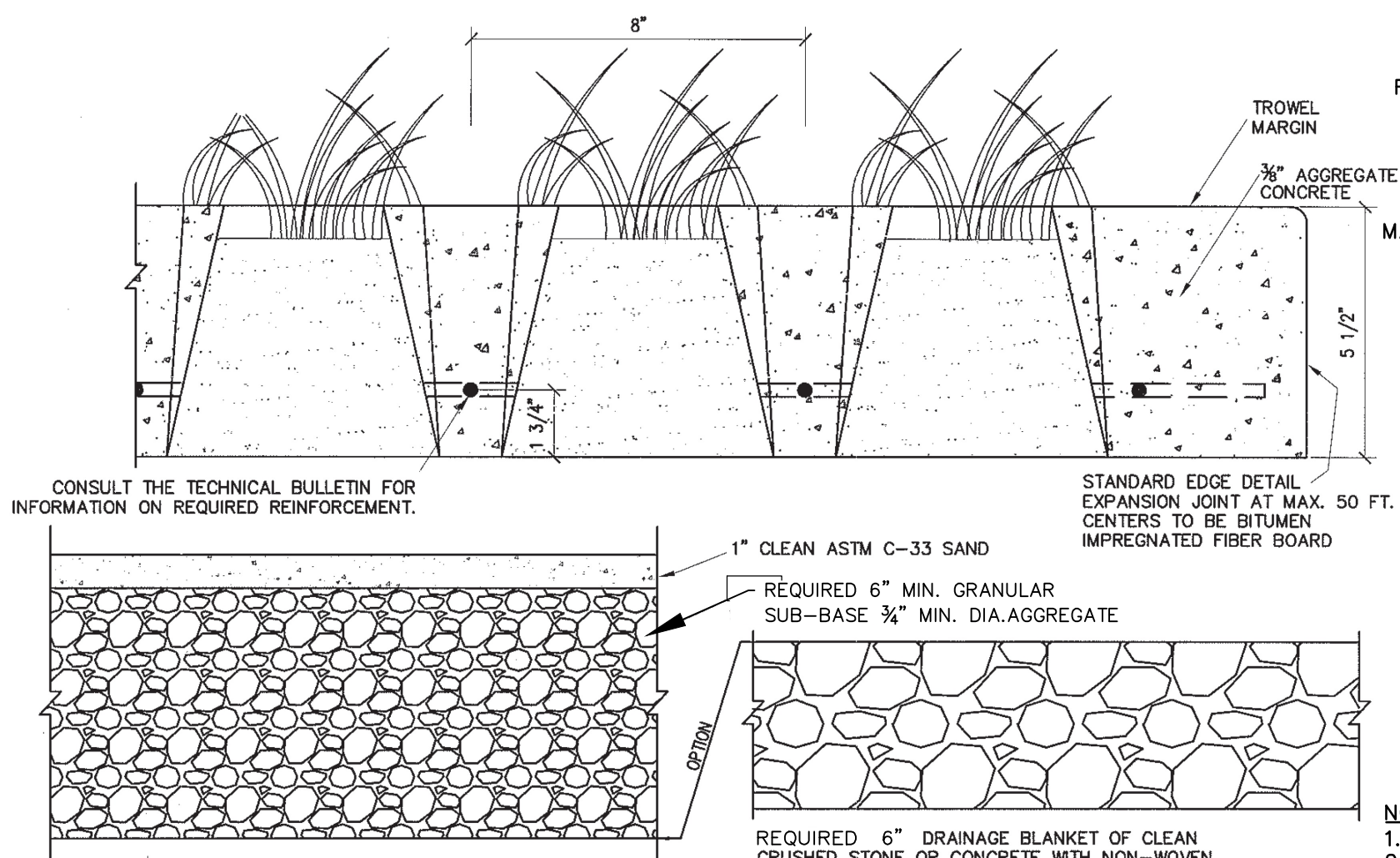
DISCLAIMER: UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IN ANY MANNER ARE PROHIBITED. THE LICENSED ENGINEER, IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 1209, SUBSECTION 2.		7 REV.		6 REV.	3/20/26 DATE
WEINBERGLIM ENGINEERING 7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977 (845) 570-0401 ov@weinberglim.com		CORPORATE HEADQUARTERS VILLAGE OF MONTEBELLO ROCKLAND COUNTY, NEW YORK		LIGHTING PLAN	
Job number: 23001		Drawn by: MAK		Date: 1/15/2026	
Scale: 1"=40'		Drawing Number: 10			

SINGLE USE 5 1/2" MOLDED PULP FORMER



PLAN VIEW

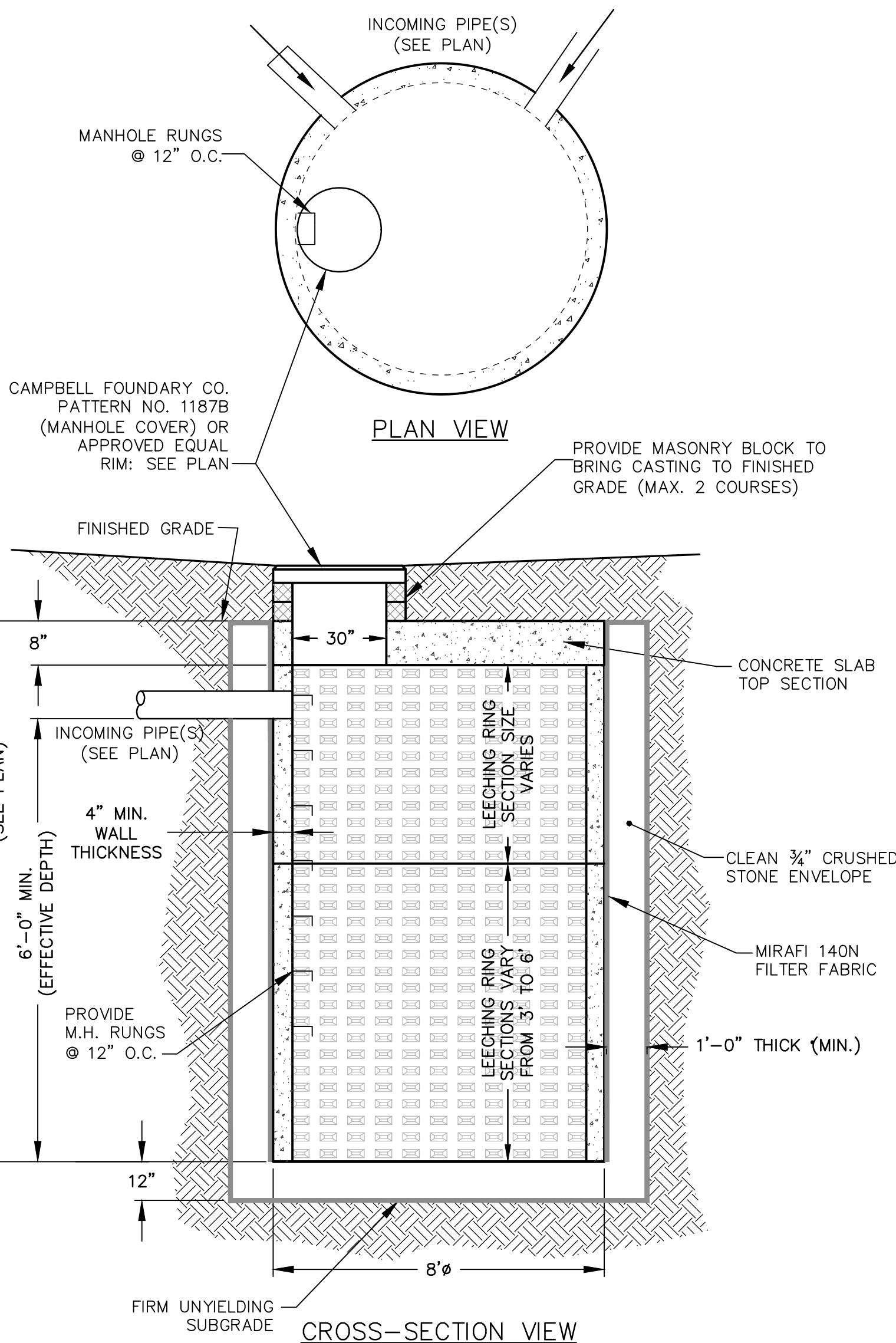
SINGLE USE 5 1/2" MOLDED PULP VOID GRASSED SYSTEM



CROSS SECTION OF BASE

PROFILE VIEW

SPS-GRASSCRETE PAVEMENT DETAILS

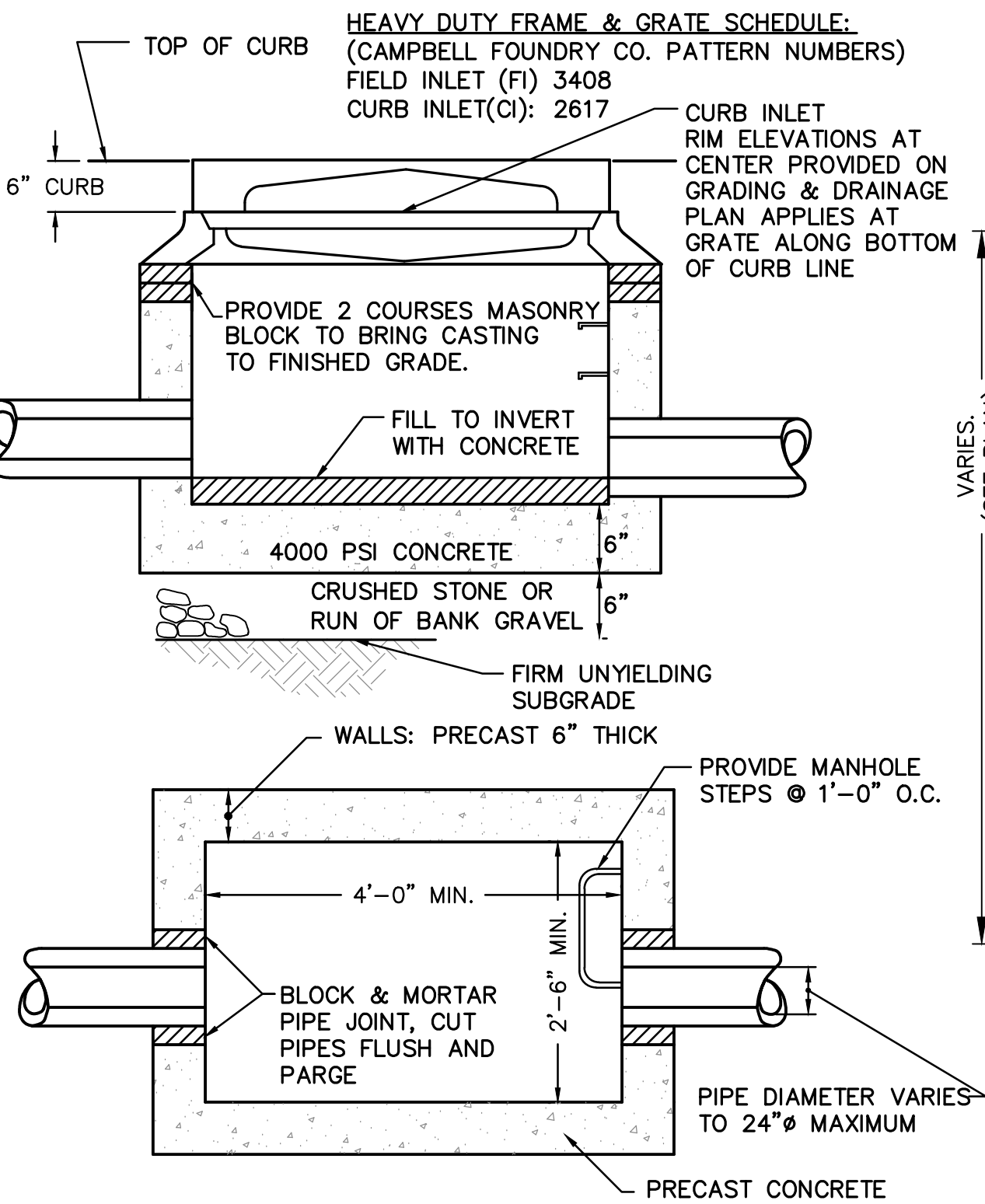


TYPICAL DRYWELL SECTION

VOLUME PER 10' Ø DRYWELL W/8' EFFECTIVE DEPTH = 548 FT³

NOTES:

- CONTRACTOR TO SUBMIT P.E. CERTIFIED SHOP DRAWINGS FOR APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
- MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 4" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND CONSTRUCTION LOADS.
- REFER TO GRADING AND UTILITIES PLANS FOR ADDITIONAL SIZING, SPECIFICATION AND CONFIGURATION DETAILS.



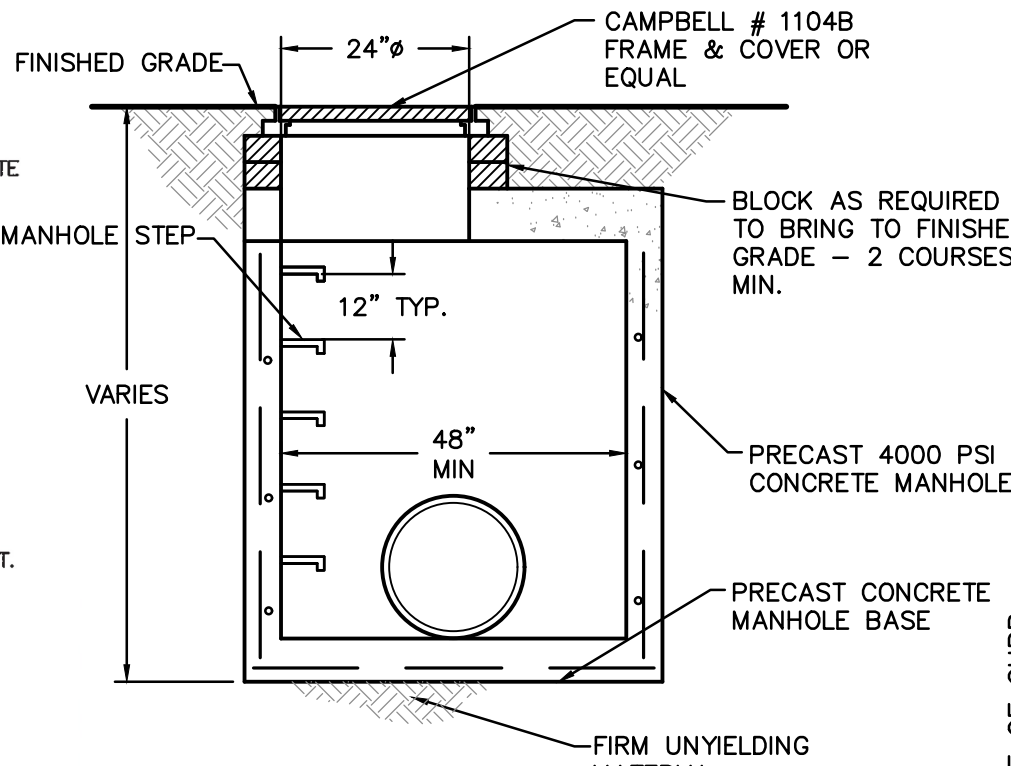
STANDARD CATCH BASIN DETAIL
CURB INLET (CI) & FIELD INLET (FI)

NOTES:

- SLOPE CASTINGS TO MATCH SLOPE OF FINISHED PAVEMENT GRADE.
- MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 4" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

MAINTENANCE NOTES:

- A LEGALLY BINDING MAINTENANCE AGREEMENT TO BE PREPARED FOR THE VILLAGE OF CHESTNUT RIDGE FOR FUTURE MAINTENANCE AND UPKEEP.
- 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.

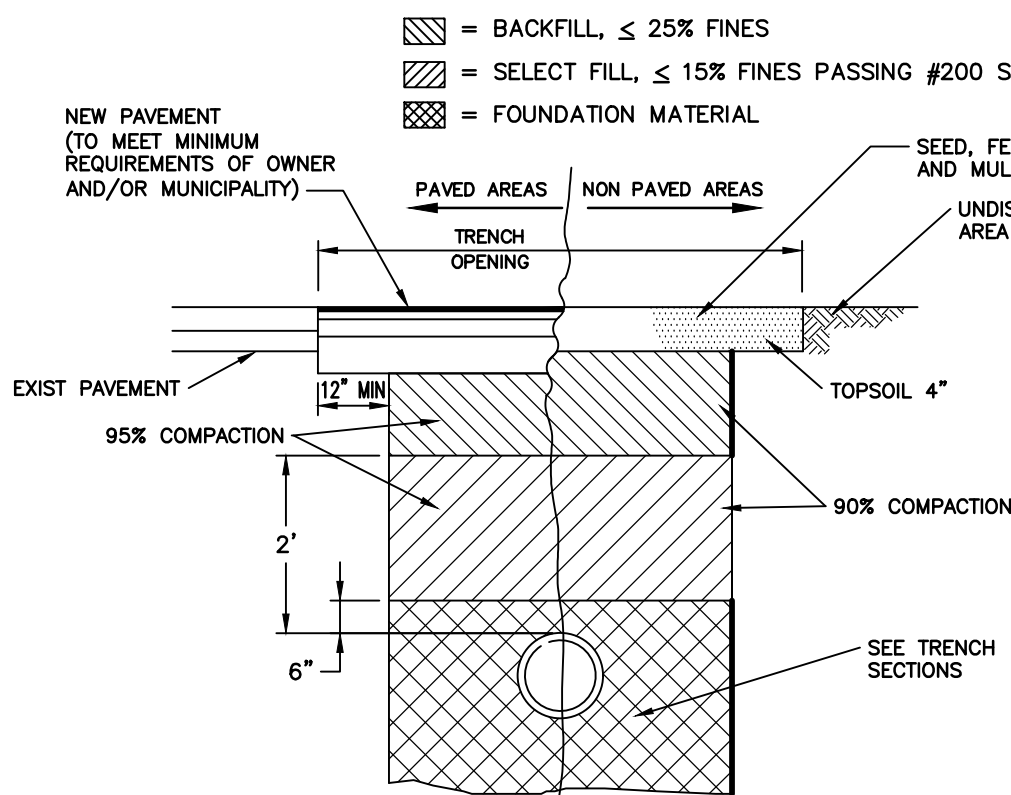


STORM MANHOLE DETAIL

N.T.S.

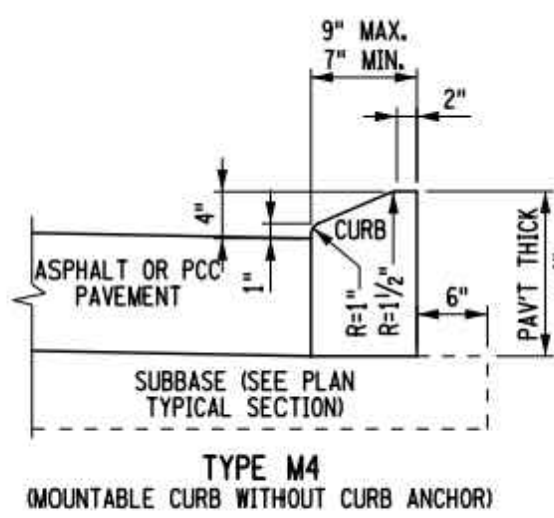
- NOTES:
- MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
 - PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT
 - MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR HS20 LOADING
 - RISE SECTION JOINTS SHALL BE FIELD-MORTARED

DATE: 03/02/2007



PIPE TRENCH BACKFILL DETAIL

N.T.S.



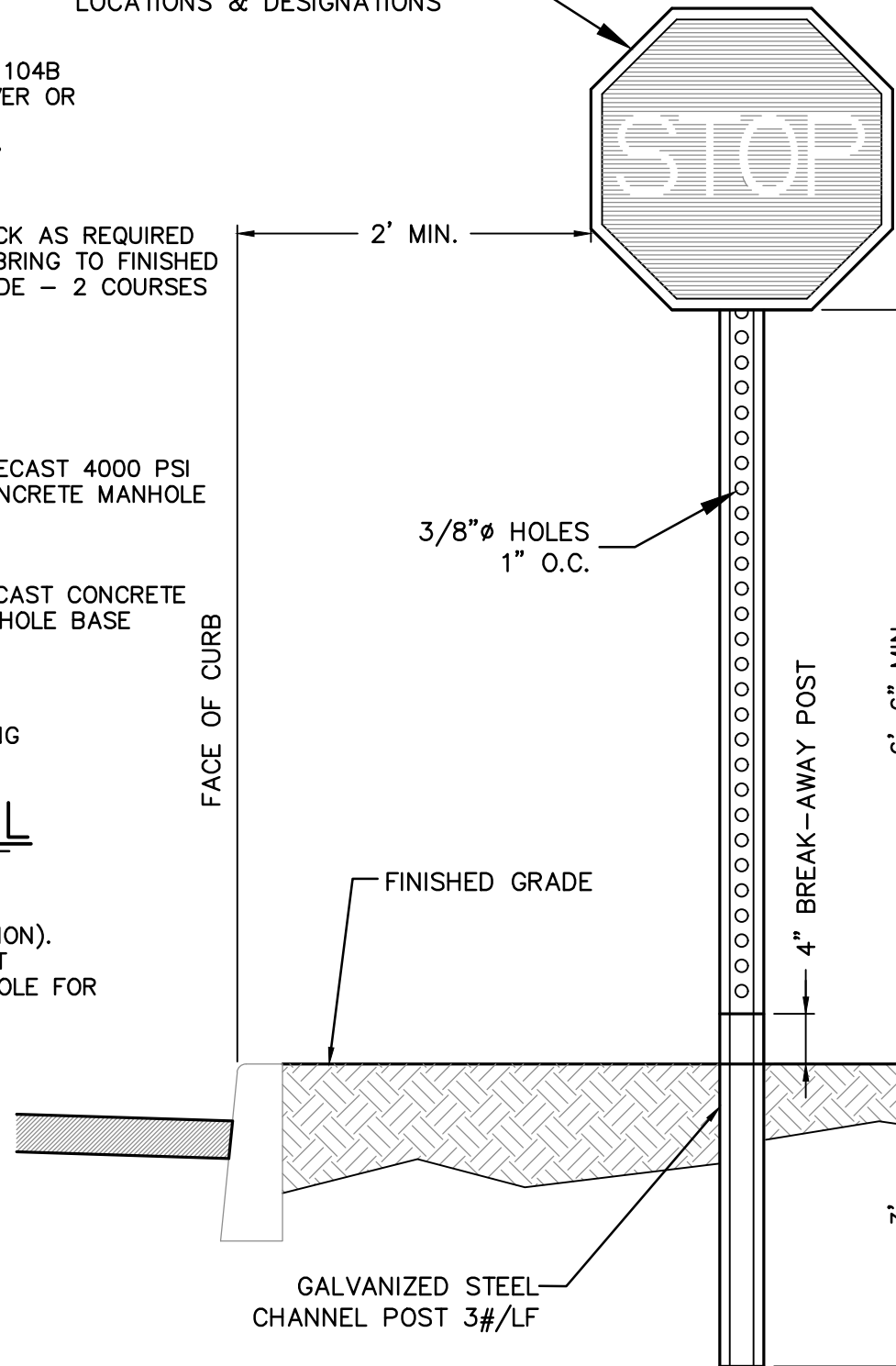
CURB DETAIL: MOUNTABLE

N.T.S.

NOTES:

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

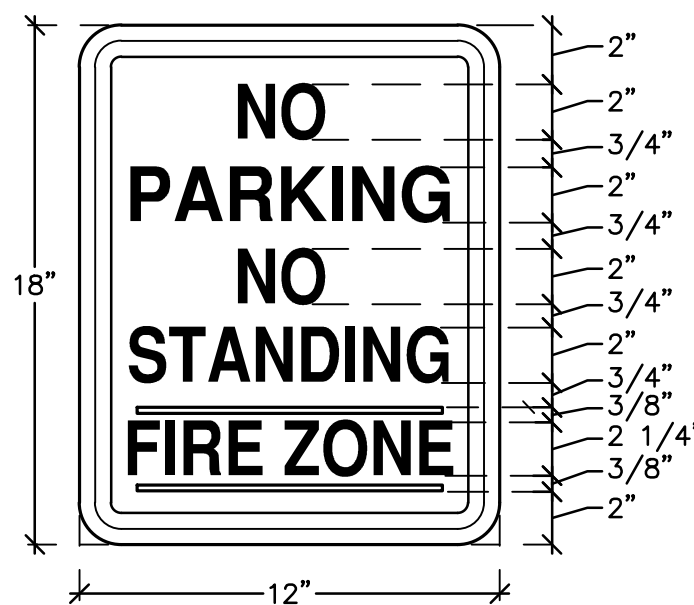
SIGN VARIES -
REFER TO LAYOUT &
SIGNAGE PLAN FOR SIGN
LOCATIONS & DESIGNATIONS



SIGN DETAIL

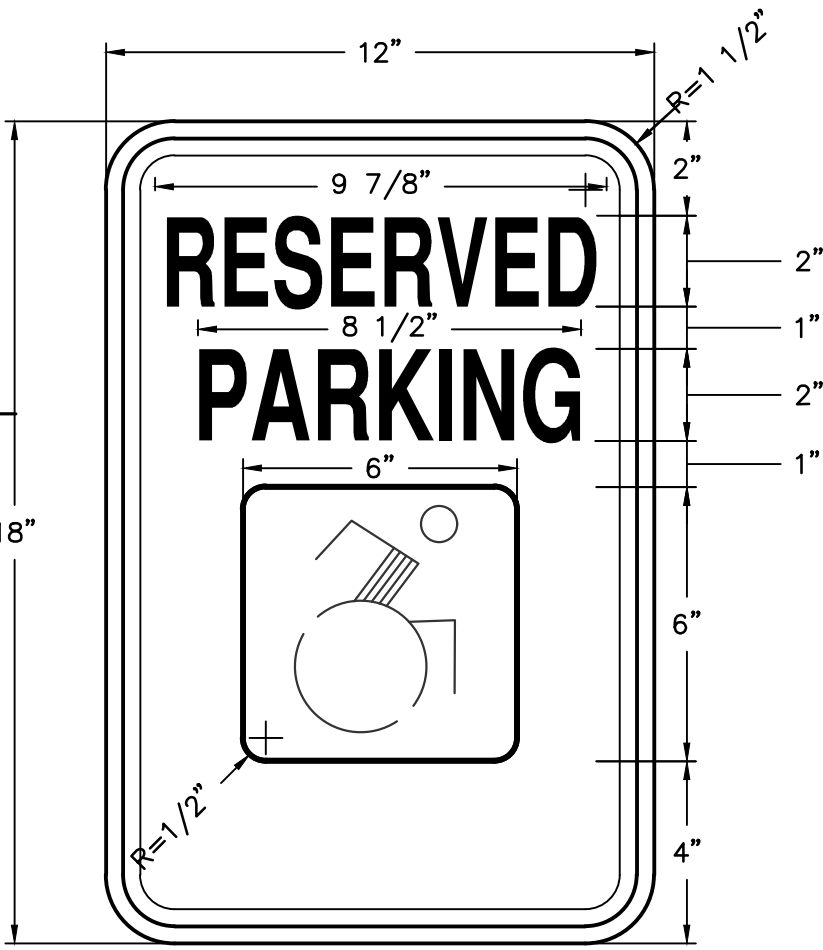
N.T.S.

NOTE:
ALL SIGNS OTHER THAN HANDICAPPED THAT ARE SPECIFIED ON
THE LAYOUT PLAN SHALL ALSO UTILIZE THIS DETAIL FOR MOUNTING
PURPOSES.



TYPICAL NPNSFZ SIGN DETAIL

N.T.S.

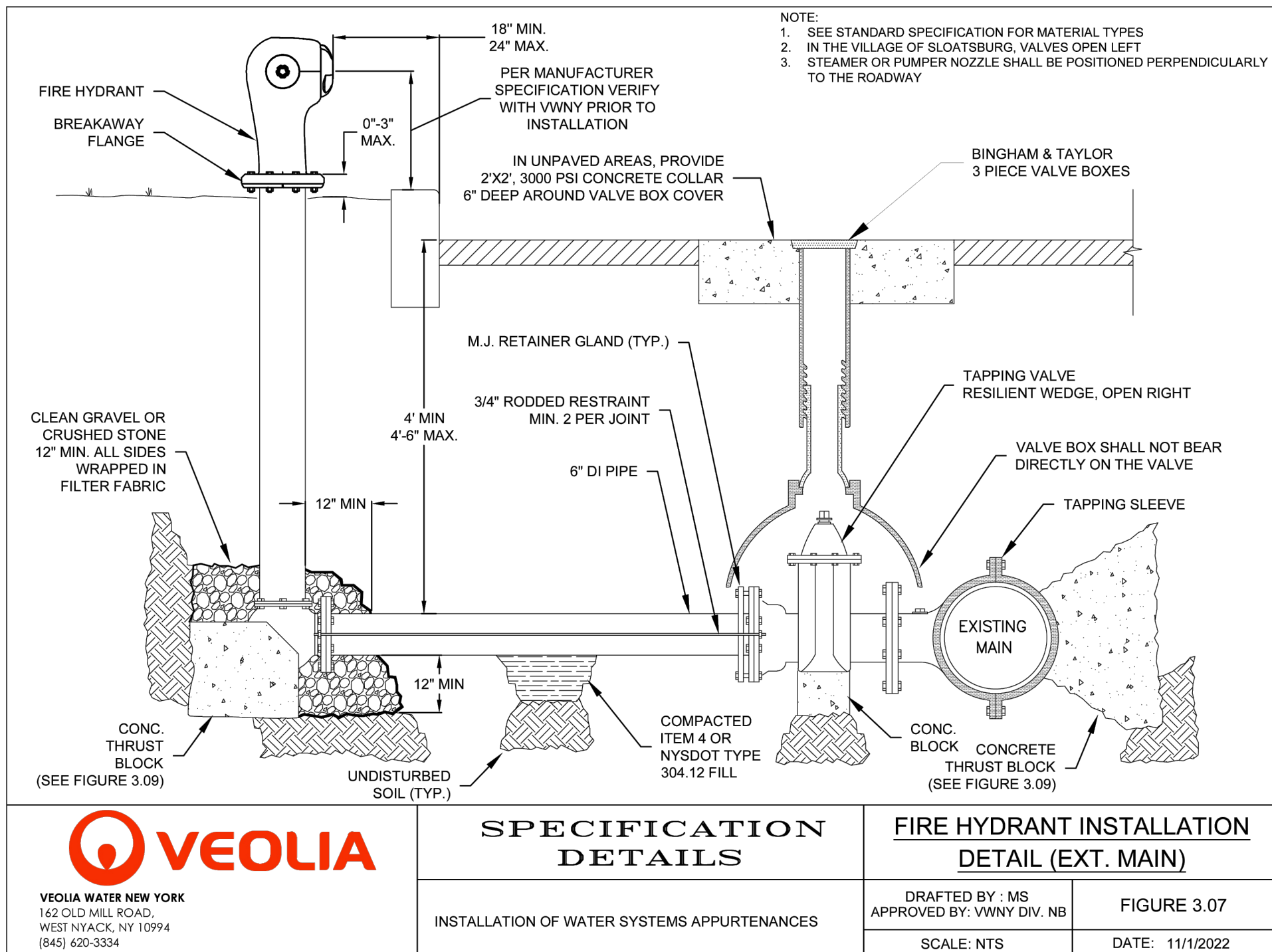


HANDICAP PARKING SIGN

N.T.S.

PERMIT
REQUIRED

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



VEOLIA

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

SPECIFICATION
DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

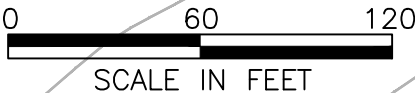
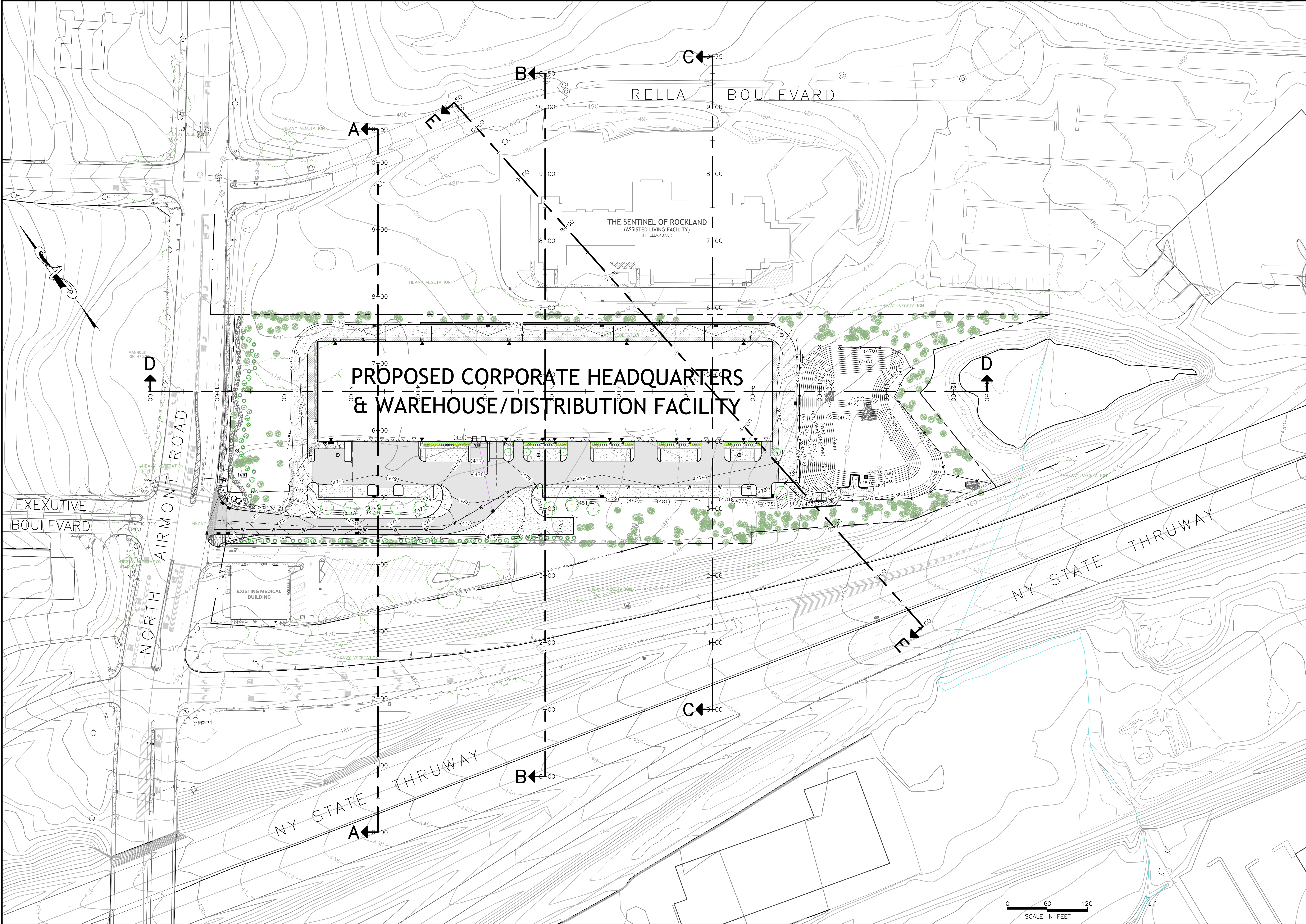
FIRE HYDRANT INSTALLATION
DETAIL (EXT. MAIN)

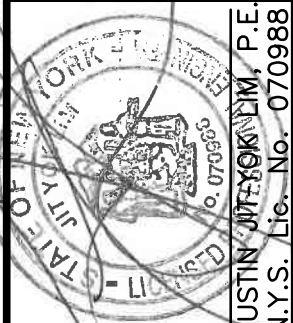
DRAFTED BY: MS
APPROVED BY: VVNY DIV. N8
SCALE: NTS
DATE: 11/1/2022

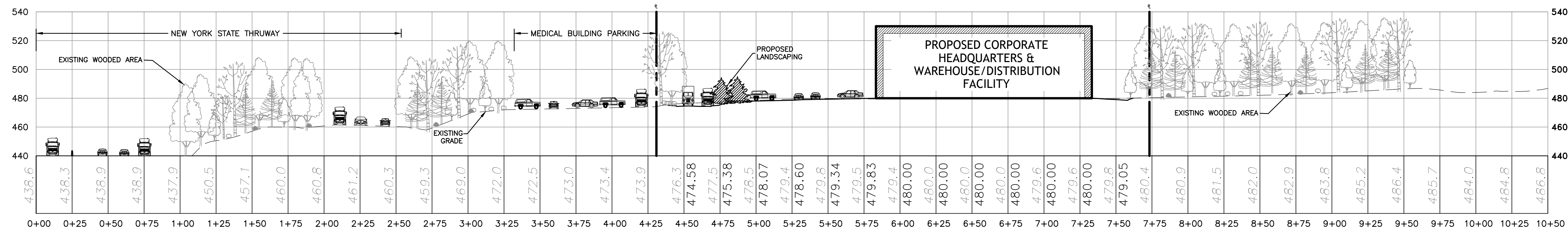
DATE	6/10/25
REVISED AS PER COMMENTS	1/15/26
REVISED AS PER COMMENTS	3/20/26
DESCRIPTION	CONSTRUCTION DETAILS (1 OF 2)
REV.	3
REVISION	JUSTIN WITKOWSKI, P.E. N.Y.S. Lic. No. 070888
DATE	5/26/2025
Job number:	23001
Drawn by:	ML
Date:	5/26/2025
Scale:	N.T.S.
Drawing Number:	11

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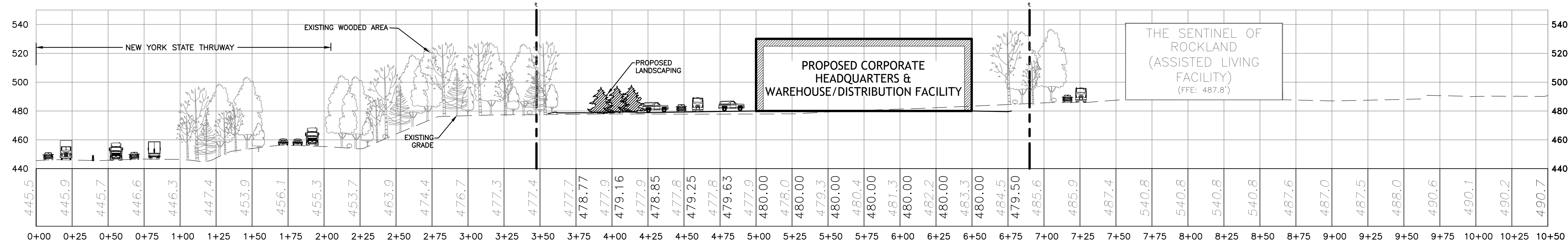
CORPORATE HEADQUARTERS
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK



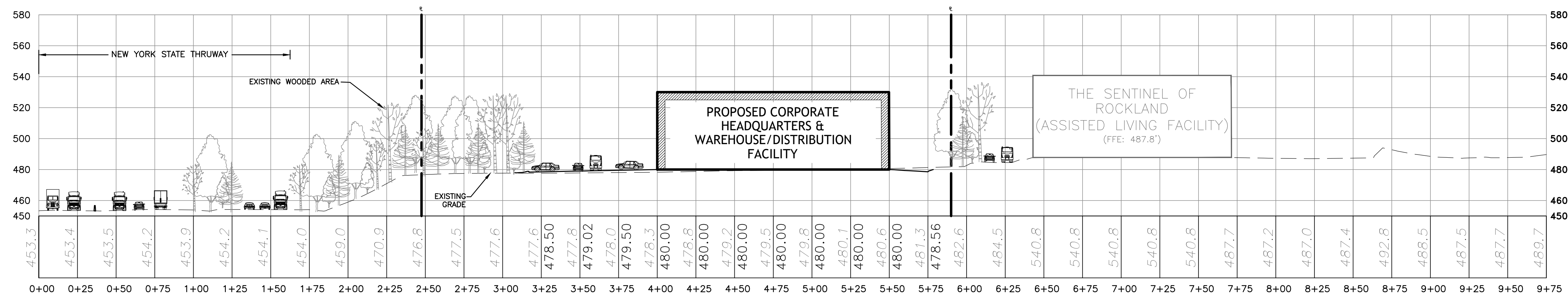
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WEINBERGLIM ENGINEERING 7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977 (845) 570-0401 en@weinberglim.com		DESCRIPTION	
CORPORATE HEADQUARTERS VILLAGE OF MONTEBELLO ROCKLAND COUNTY, NEW YORK		REV.	
VISUAL CROSS-SECTION PLAN		DATE	
Job number: 23001			
Drawn by: MAK			
Date: 3/20/2026			
Scale: 1"=60'			
Drawing Number: 13			



CROSS-SECTION: A-A
SCALE: 1" = 40'



CROSS-SECTION: B-B
SCALE: 1" = 40'



CROSS SECTION: C-C
SCALE: 1" = 40'

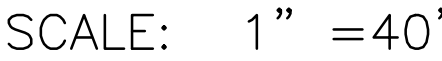
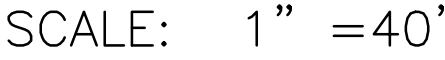
REV.	DESCRIPTION	DATE

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ENGINEERING
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(845) 570-0401
enr@weinberglim.com

CORPORATE HEADQUARTERS
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK
CROSS-SECTION PROFILES (1 OF 2)

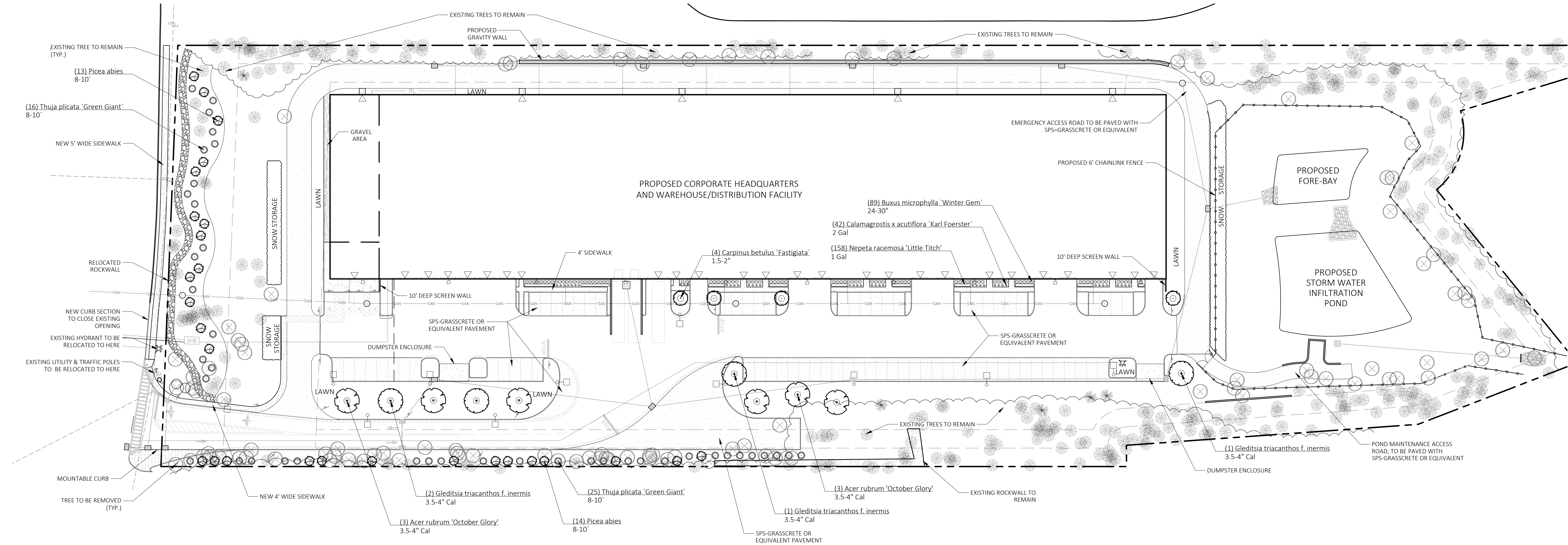
Job number:
23001
Drawn by:
MAK
Date:
3/20/2026
Scale:
AS SHOWN
Drawing Number:



Vertical: $1'' = 4'$

Horizontal: $1'' = 40'$

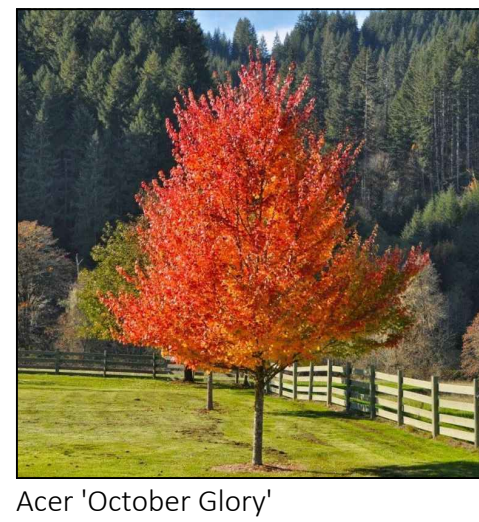
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Drawn by:	MAK
Date:	3/20/2026
Scale:	AS SHOWN
Drawing Number:	



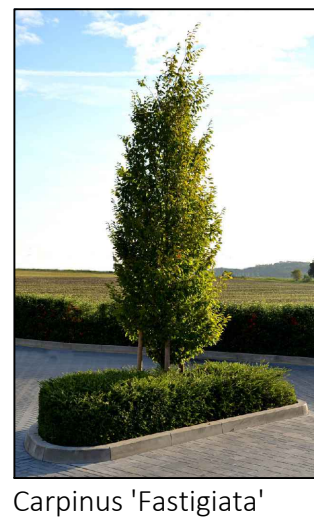
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
TREES					
	6	Acer rubrum 'October Glory'	October Glory Red Maple	3.5-4" Cal	
	4	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	1.5-2"	
	4	Gleditsia triacanthos f. inermis	Thornless Honey Locust	3.5-4" Cal	
	27	Picea abies	Norway Spruce	8-10'	
	41	Thuja plicata 'Green Giant'	Western Red Cedar	8-10'	
SHRUBS					
	89	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	24-30"	
GRASSES					
	42	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 Gal	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PERENNIALS					
	158	Nepeta racemosa 'Little Titch'	Little Titch Catmint	1 Gal	18" o.c.

PLANT IMAGES



Acer 'October Glory'



Carpinus 'Fastigiata'



Gleditsia 'Inermis'



Picea abies



Thuja 'Green Giant'



Buxus 'Winter Gem'



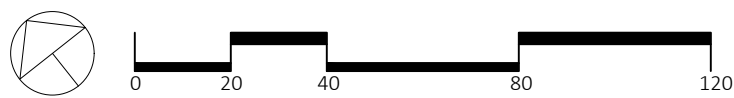
Calamagrostis 'Karl Foerster'



Nepeta 'Little Titch'

PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INsofar as it is PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- ALL PLANTING BEDS SHALL BE PREPPED WITH 2" TOP SOIL, 1" OF COMPOST AND MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDING IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.



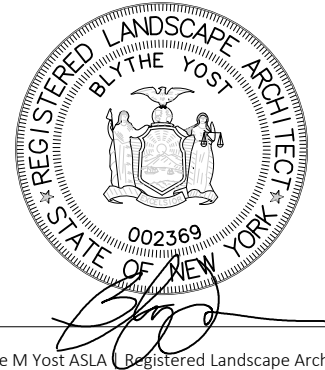
TO SCALE WHEN PLOTTED ON 24x36
PROGRESS SET NOT FOR CONSTRUCTION

SURVEYOR:

CORPORATE HEADQUARTERS
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK

DATE: MAY 28, 2026
DRAWN BY: AVM
JOB NO: 052826
SCALE: 1" = 40'
FILENAME: 2026_0602 Montebello Warehouse

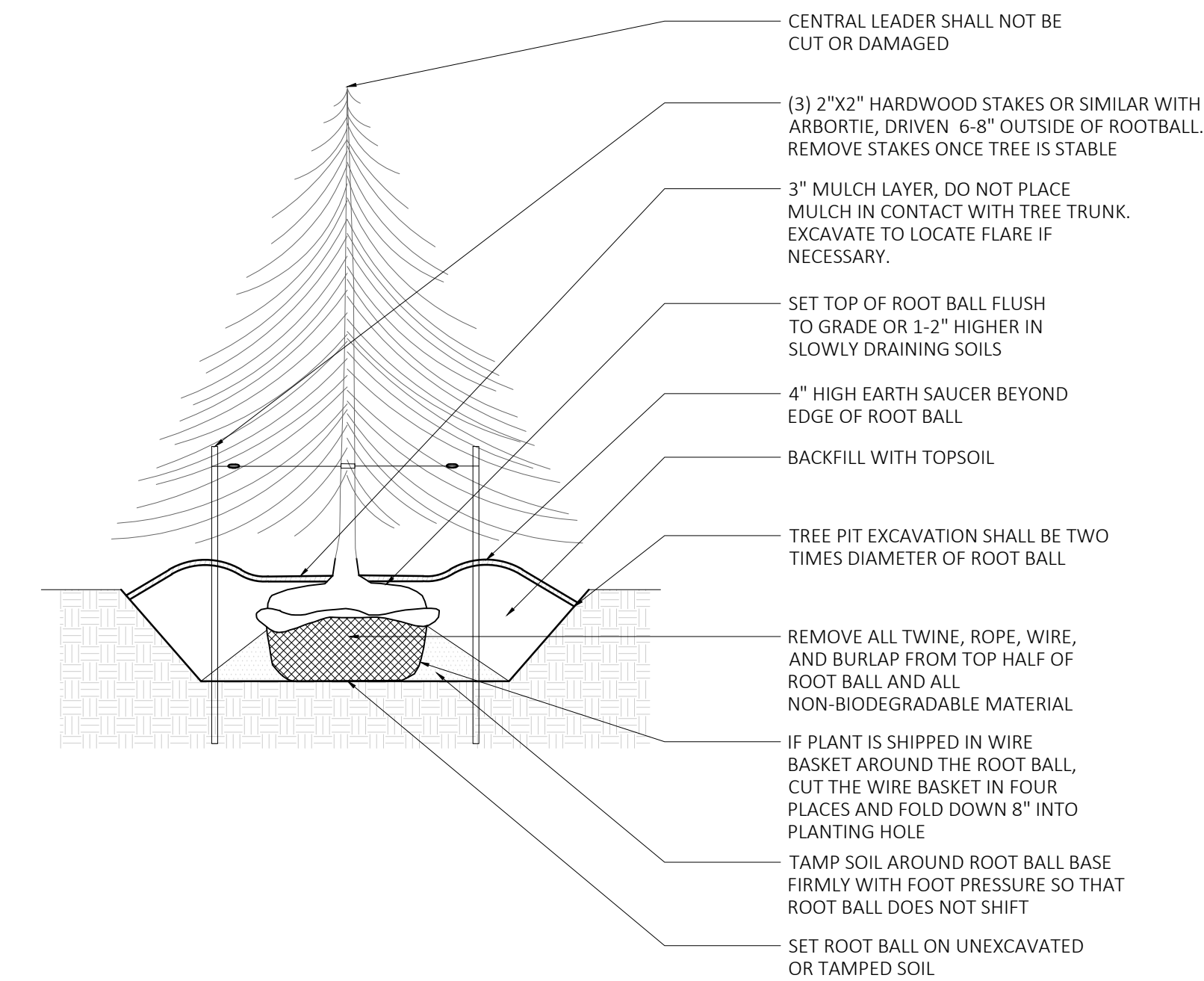
REVISIONS:



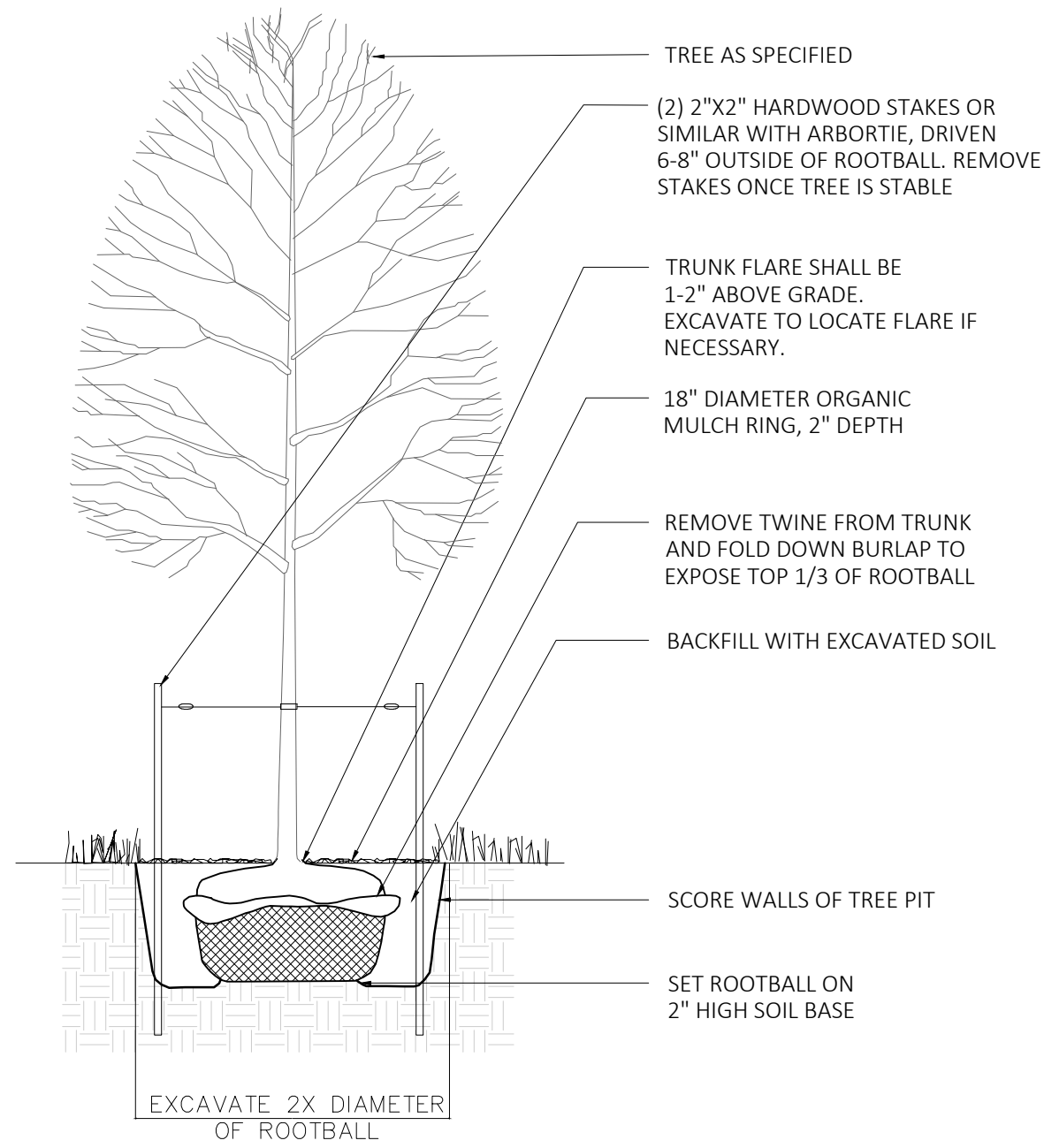
PLANTING
PLAN

SHEET NO.

L-701



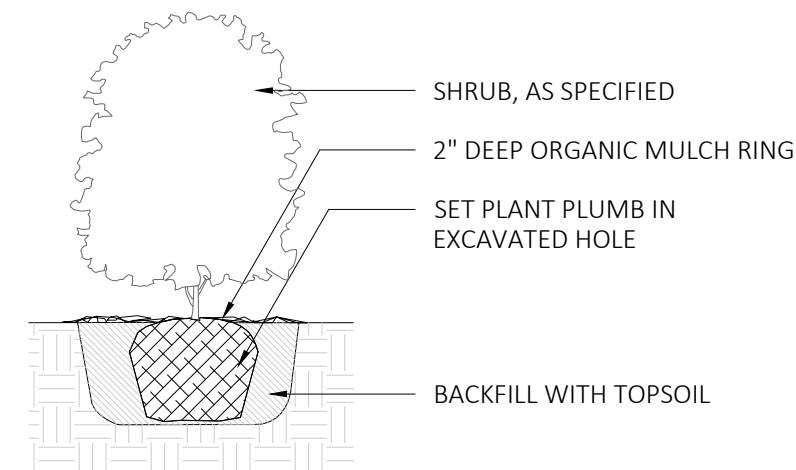
1 EVERGREEN TREE PLANTING
SCALE: 1/4"=1'



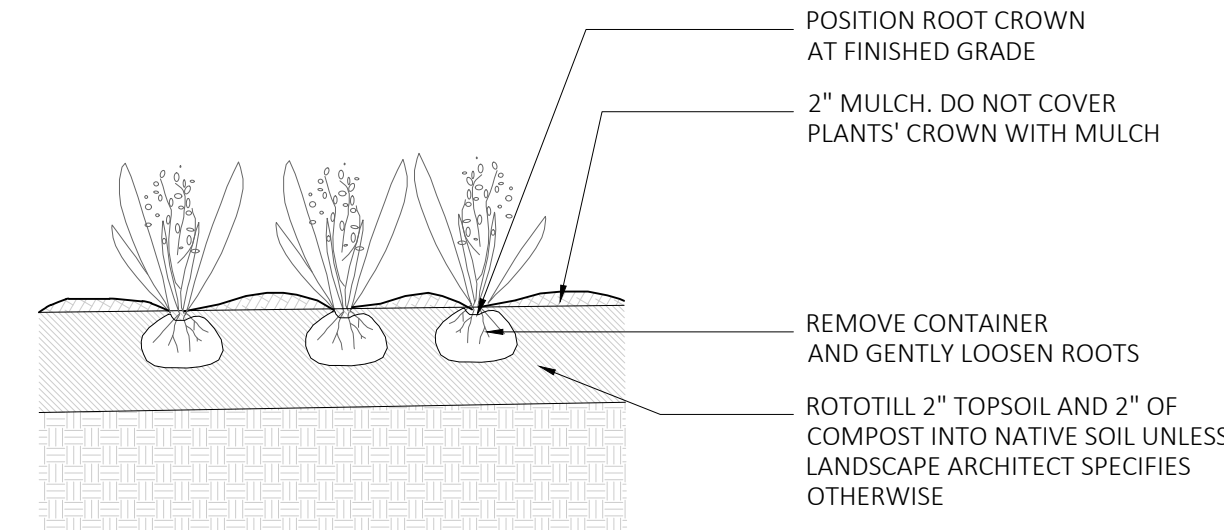
2 DECIDUOUS TREE PLANTING
SCALE: 1/4"=1'

NOTES:

1. SET TREE PLUMB.
2. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
3. REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF THE ROOTBALL.
4. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
5. DO NOT ADD ANY SOIL AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
6. DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLARE IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.



3 SHRUB PLANTING
SCALE: 1/2"=1'



4 GROUNDCOVER PLANTING
SCALE: 1/2"=1'

NOTES:

1. FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER. TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
3. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION INSTALLED.
4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.