

SITE DEVELOPMENT PLANS

FOR

7-ELEVEN

LOCATION OF SITE
26 ROUTE 6, TOWN OF DEERPARK,
ORANGE CNTY, NEW YORK STATE
MAP 57, BLOCK 2, LOT 15



SITE LOCATION MAP
SCALE: 1" = 2000'
SOURCE: BING MAP



AERIAL MAP
SCALE: 1" = 500'
SOURCE: BING MAPS

OWNER
MOUHAMMAD RIZKALLAH
LACOURT HOLDINGS, LLC
30 COLLEGE AVE
SOMERVILLE, MA 02144

DEVELOPER
LASALLE ROAD COMPANIES, LLC
10 WATERSIDE DRIVE, SUITE 301
FARMINGTON, CT 06032

PREPARED BY

BOHLER

CONTACT: STEVEN WILSON

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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	5/28/2026	TOWN SUBMISSION	SG
2	6/11/2026	CLIENT COMMENTS	SG
3	6/19/2026	TOWN SUBMISSION	SG
4	09/11/2026	TOWN SUBMISSION	SG
5	10/04/2026	TOWN SUBMISSION	SG



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PRELIMINARY

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PROJECT No.: NYB240610.00
DRAWN BY: AKD
CHECKED BY: SRW
DATE: 05/11/2026
CAD ID: P-CIVL-CNDS-NYB240610.00-0A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

LASALLE ROAD COMPANIES, LLC

PROPOSED DEVELOPMENT

MAP 57, BLOCK 2, LOT 15
26 ROUTE 6,
TOWN OF DEERPARK,
ORANGE COUNTY,
NEW YORK STATE

BOHLER
BOHLER ENGINEERING, LLC
ENGINEERING AND SURVEYING NY, LLC
59 WOLF ROAD, FLOOR 2
ALBANY, NY 12205
Phone: (518) 438-9900
www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 5 - 10/04/2026

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT. WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER INFORMATION.

(Rev. 10/2025)

- (Rev. 10/2025)

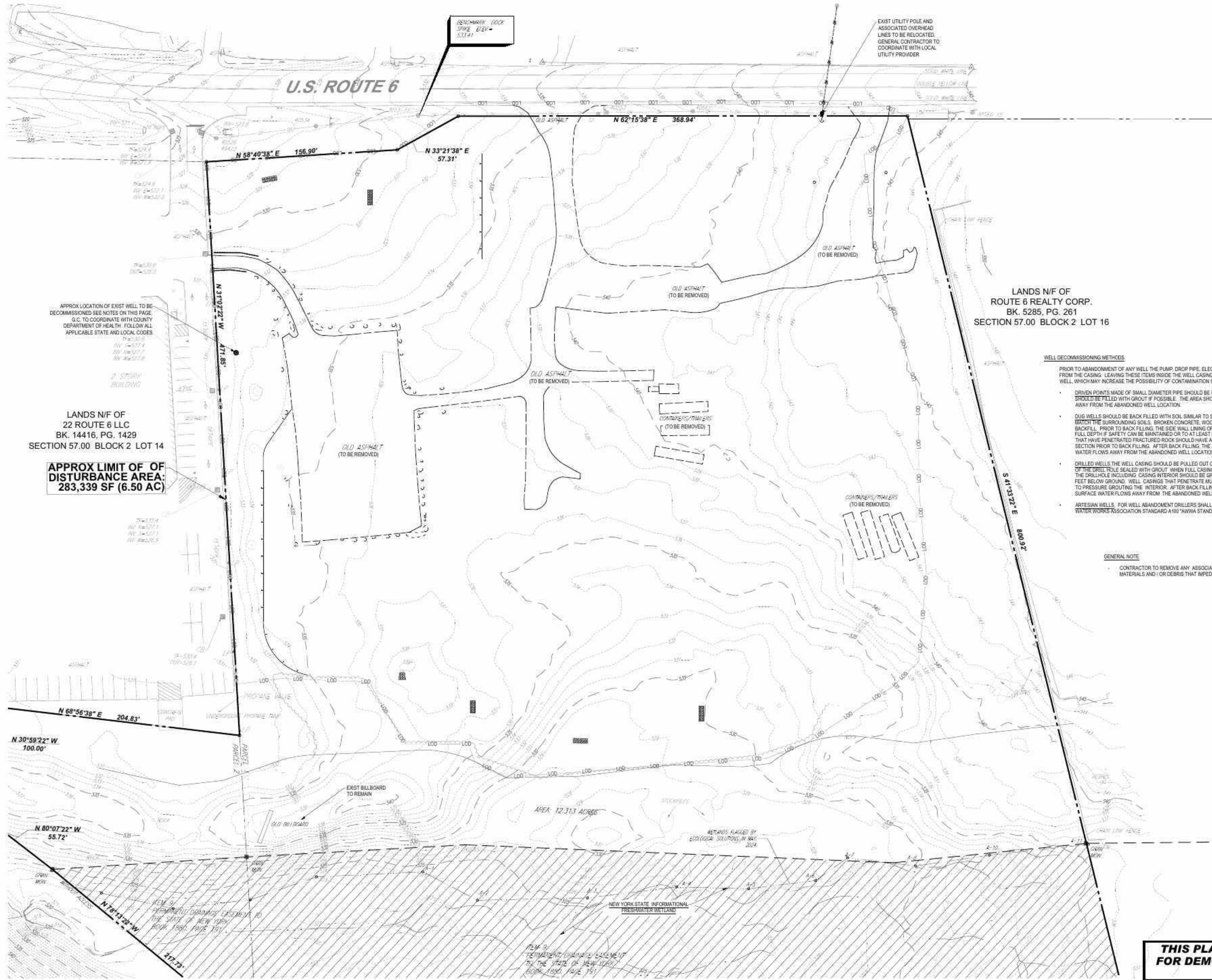
- (Rev. 10/2025)

- (Rev. 10/2025)

- (Rev. 1/2025)

- (Rev. 10/2025)

- REVISION 5 - 10/04/2026



WELL DECOMMISSIONING METHODS

- PRIOR TO ABANDONMENT OF ANY WELL THE PUMP, DROP PIPE, ELECTRICAL CONTROLS, ETC. MUST BE REMOVED FROM THE CASING. LEAVING THESE ITEMS INSIDE THE WELL CASING WILL CAUSE VODS WHEN FILLING THE WELL, WHICH MAY INCREASE THE POSSIBILITY OF CONTAMINATION OF THE WELL AND LOCAL AQUIFERS.
- DRIVEN POINTS MADE OF SMALL DIAMETER PIPE SHOULD BE PULLED OUT OF THE GROUND. THE HOLE SHOULD BE FILLED WITH GROUT IF POSSIBLE. THE AREA SHOULD BE GRADED SO THAT SURFACE WATER FLOWS AWAY FROM THE ABANDONED WELL LOCATION.
 - DUG WELLS SHOULD BE BACK FILLED WITH SOIL SIMILAR TO SURROUNDING SOILS, AND COMPACTED TO MATCH THE SURROUNDING SOILS. BROKEN CONCRETE, WOOD, OR OTHER DEBRIS SHOULD NOT BE USED AS BACKFILL. PRIOR TO BACK FILLING, THE SIDE WALL LINING OF THE DUG WELL SHOULD BE REMOVED TO THE FULL DEPTH IF SAFETY CAN BE MAINTAINED OR TO AT LEAST FOUR FEET BELOW GROUND LEVEL. DUG WELLS THAT HAVE PENETRATED FRACTURED ROCK SHOULD HAVE A CEMENT OR GROUT SEAL PLACED IN THE ROCK SECTION PRIOR TO BACK FILLING. AFTER BACK FILLING, THE AREA SHOULD BE GRADED SO THAT SURFACE WATER FLOWS AWAY FROM THE ABANDONED WELL LOCATION.
 - DRILLED WELLS THE WELL CASING SHOULD BE PULLED OUT OF THE GROUND OR OVERDRILLED, AND THE LENGTH OF THE DRILLHOLE SEALED WITH GROUT. WHEN FULL CASING REMOVAL IS IMPRACTICAL, THE ENTIRE LENGTH OF THE DRILLHOLE INCLUDING CASING INTERIOR SHOULD BE GROUTED, AND THE CASING CUT OFF AT LEAST FOUR FEET BELOW GROUND. WELL CASINGS THAT PENETRATE MULTIPLE AQUIFERS SHOULD BE PERFORATED PRIOR TO PRESSURE GROUTING THE INTERIOR. AFTER BACK FILLING, THE AREA SHOULD BE GRADED SO THAT SURFACE WATER FLOWS AWAY FROM THE ABANDONED WELL LOCATION.
 - ARTESIAN WELLS, FOR WELL ABANDONMENT DRILLERS SHALL FOLLOW THE PROCEDURES FOUND IN AMERICAN WATER WORKS ASSOCIATION STANDARD A100 "AWWA STANDARD FOR WATER WELLS".

GENERAL NOTE

- CONTRACTOR TO REMOVE ANY ASSOCIATED IMPROVEMENTS / DELETERIOUS MATERIALS AND / OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS.

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	5/28/2026	TOWN SUBMISSION	SG
2	6/11/2026	CLIENT COMMENTS	SG
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PROJECT No.: NYB240610.00
DRAWN BY: AKD
CHECKED BY: SRW
DATE: 05/11/2026
CAD LD: P-CIVIL-SITE-NYB240610.00-GA

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

LASALLE ROAD COMPANIES, LLC

PROPOSED DEVELOPMENT

MAP 57, BLOCK 2, LOT 15
26 ROUTE 6,
TOWN OF DEERPARK,
ORANGE COUNTY,
NEW YORK STATE



59 WOLF ROAD, FLOOR 2
ALBANY, NY 12205
Phone: (518) 438-9900
www.BohlerEngineering.com



SHEET TITLE:

**EXISTING CONDITIONS/
DEMOLITION
PLAN**

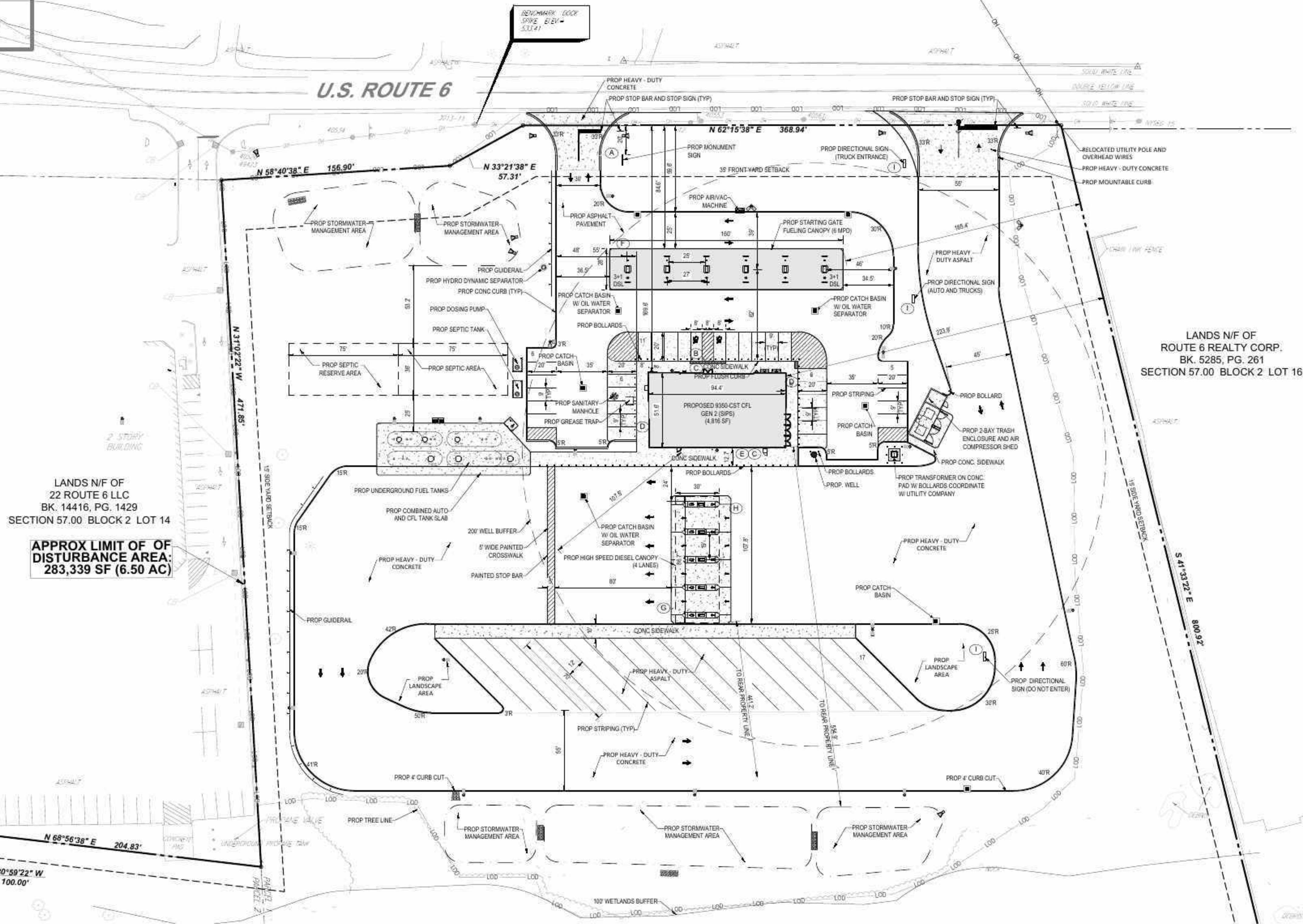
SHEET NUMBER:

C-201

REVISION 5 - 10/04/2026



U.S. ROUTE 6



LANDS N/F OF
22 ROUTE 6 LLC
BK. 14416, PG. 1429
SECTION 57.00 BLOCK 2 LOT 14

APPROX LIMIT OF OF
DISTURBANCE AREA:
283,339 SF (6.50 AC)

LANDS N/F OF
ROUTE 6 REALTY CORP.
BK. 5285, PG. 261
SECTION 57.00 BLOCK 2 LOT 16

ZONING TABLE

ZONE: IB - INTERCHANGE BUSINESS
MAP 57, BLOCK 2, LOT 15

APPLICANT / OWNER INFORMATION

APPLICANT: LASALLE ROAD COMPANIES, LLC
10 WATERSIDE DRIVE, SUITE 301
FARMINGTON, CT 06032

PROPERTY OWNER: MOUJAB Z RIZKALLAH LACOURT HOLDINGS, LLC
30 COLLEGE AVE
SOMERVILLE, MA 02144

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA	\$ 230-15	40,000 SF	12.31 AC
MIN LOT WIDTH	\$ 230-15	200.0'	576'
MIN LOT DEPTH	\$ 230-15	200.0'	778'
MIN YARD SETBACKS			
FRONT YARD	\$ 230-15	35.0' FROM STREET R/W	84.6'
SIDE YARD	\$ 230-15	15.0' FROM SIDE LOT LINE	165.4'
REAR YARD	\$ 230-15	35' FROM REAR LOT LINE	441.2'
MAX PERMITTED HEIGHT	\$ 230-15	75'	19'
MAX BUILDING COVERAGE	\$ 230-15	40%	0.9%
MAX LOT COVERAGE	\$ 230-15	70%	31.5%
MIN FRONT PARKING SETBACK	\$ 230-16	20.0' FROM STREET R/W	58.0'
PARKING SPACES	\$ 230-16	19 SPACES	34 SPACES
ACCESS PARKING SPACES		2 SPACES	2 SPACES
PARKING STALL CRITERIA STANDARD 9'x18'		USE / CATEGORY: COMMERCIAL REQUIRED PARKING: 1 SPACE PER 250 SF OF FLOOR AREA CALCULATION: 4,818 SF / 250 = 19 SPACES REQUIRED	
		VARIANCE REQUIRED	

PROPOSED SIGNS

	SIGN	AREA
A	MONUMENT SIGN	48.3 SF
NORTH ELEVATION		
B	7-ELEVEN WALL SIGN (84")	44.91 SF
C	WELCOME SIGN	3.0 SF
	TOTAL	47.66 SF
SOUTH ELEVATION		
E	7-ELEVEN CHANNEL LETTER SIGN (72")	27.03 SF
C	WELCOME SIGN	3.0 SF
	TOTAL	30.03 SF
EAST ELEVATION		
D	7-ELEVEN CHANNEL LETTER SIGN (84")	36.75 SF
WEST ELEVATION		
D	7-ELEVEN CHANNEL LETTER SIGN (84")	36.75 SF
CANOPY		
F	CANOPY SIGN (30')	33.38 SF
DIESEL CANOPY		
G	7-FLEET CANOPY (VINYL LETTERS)	25.82 SF
H	7-FLEET CANOPY (CHANNEL LETTERS)	25.88 SF
I	DIRECTIONAL SIGN	2.0 SF

GROUND / POLE SIGNS

ITEM	CODE	PERMITTED	PROPOSED
MAX SIGN AREA	\$ 230-30	1 SF PER 2 LF OF LOT FRONTAGE (MAX. 100 SF)	48.3 SF
MIN SIGN SETBACK	\$ 230-30	5 FT	20.0 FT
MAX HEIGHT ABOVE GRADE	\$ 230-30	1/2 DISTANCE TO HIGHWAY	10.0 FT
DIRECTIONAL SIGN MAX AREA	\$ 230-30	2 SF	2.0 SF

WALL SIGNS

ITEM	CODE	PERMITTED	PROPOSED
MAX SIGN AREA	\$ 230-30	20% OF BLDG. FACADE AREA (200 SF MAX.)	SEE BELOW

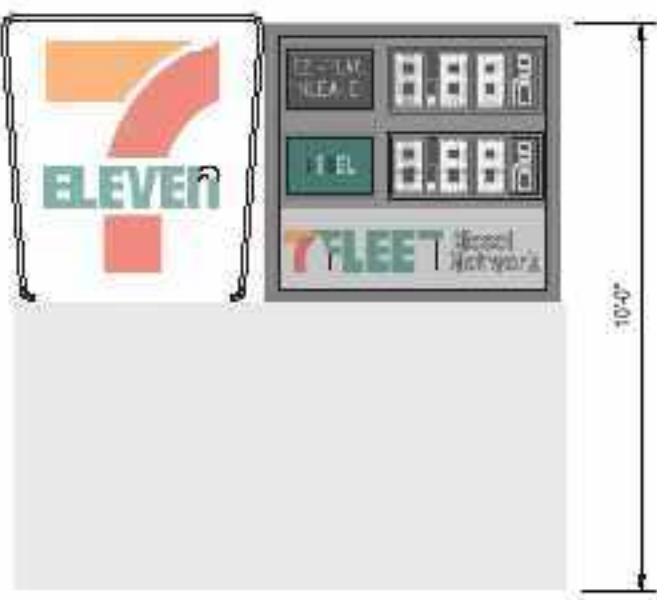
STOPPING DISTANCES (FEET)

LOCATION	TRAVEL DIRECTION	85th PERCENTILE SPEED (mph)	GUIDELINE	FIELD MEASUREMENT
US ROUTE 6 / EAST DRIVEWAY	EB WB	45 45	360 360	530 745
US ROUTE 6 / WEST DRIVEWAY	EB WB	45 45	360 360	515 850

TRAFFIC EVALUATION BY LANSING ENGINEERING DATED: MAY 29, 2026

GENERAL NOTES

- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PERFORMING EITHER LOW-PRESSURE AIR TESTING OR A HYDROSTATIC EXFILTRATION TESTS ON THE CATCH BASINS AND STORM WATER PIPES WITHIN 200' OF THE PROPOSED WELL.
- ALL UNDERGROUND FUEL LINES WITHIN 200' OF THE WELL WILL BE AIR TESTED PRIOR TO BEING BACK FILLED.



MONUMENT SIGN (A) 48.3 SF



WALL SIGN (B) 84" = 44.91 SF



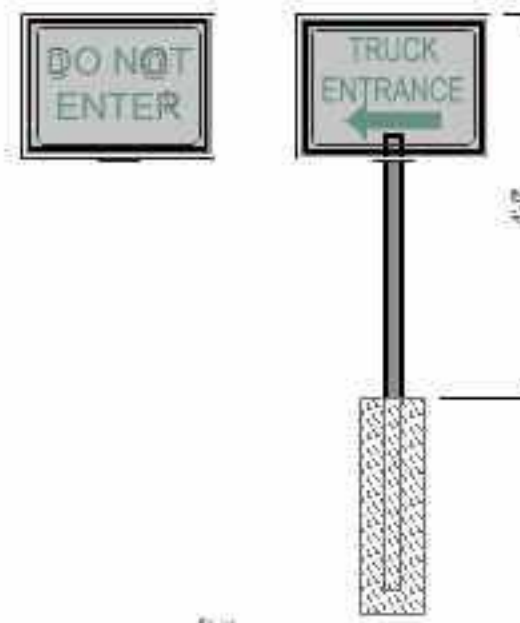
CHANNEL WALL SIGN (E) 72" = 27.03 SF
(F) 84" = 36.75 SF



CANOPY SIGN (F) 33.38 SF



CFL CANOPY SIGN (G) (H) 25.8 SF



DIRECTIONAL SIGN (I) 2.0 SF

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	5/28/2026	TOWN SUBMISSION	SG
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FOR

LASALLE ROAD COMPANIES, LLC

PROPOSED DEVELOPMENT

MAP 57, BLOCK 2, LOT 15
26 ROUTE 6,
TOWN OF DEERPARK,
ORANGE COUNTY,
NEW YORK STATE



59 WOLF ROAD, FLOOR 2
ALBANY, NY 12205
Phone: (518) 438-9900
www.BohlerEngineering.com



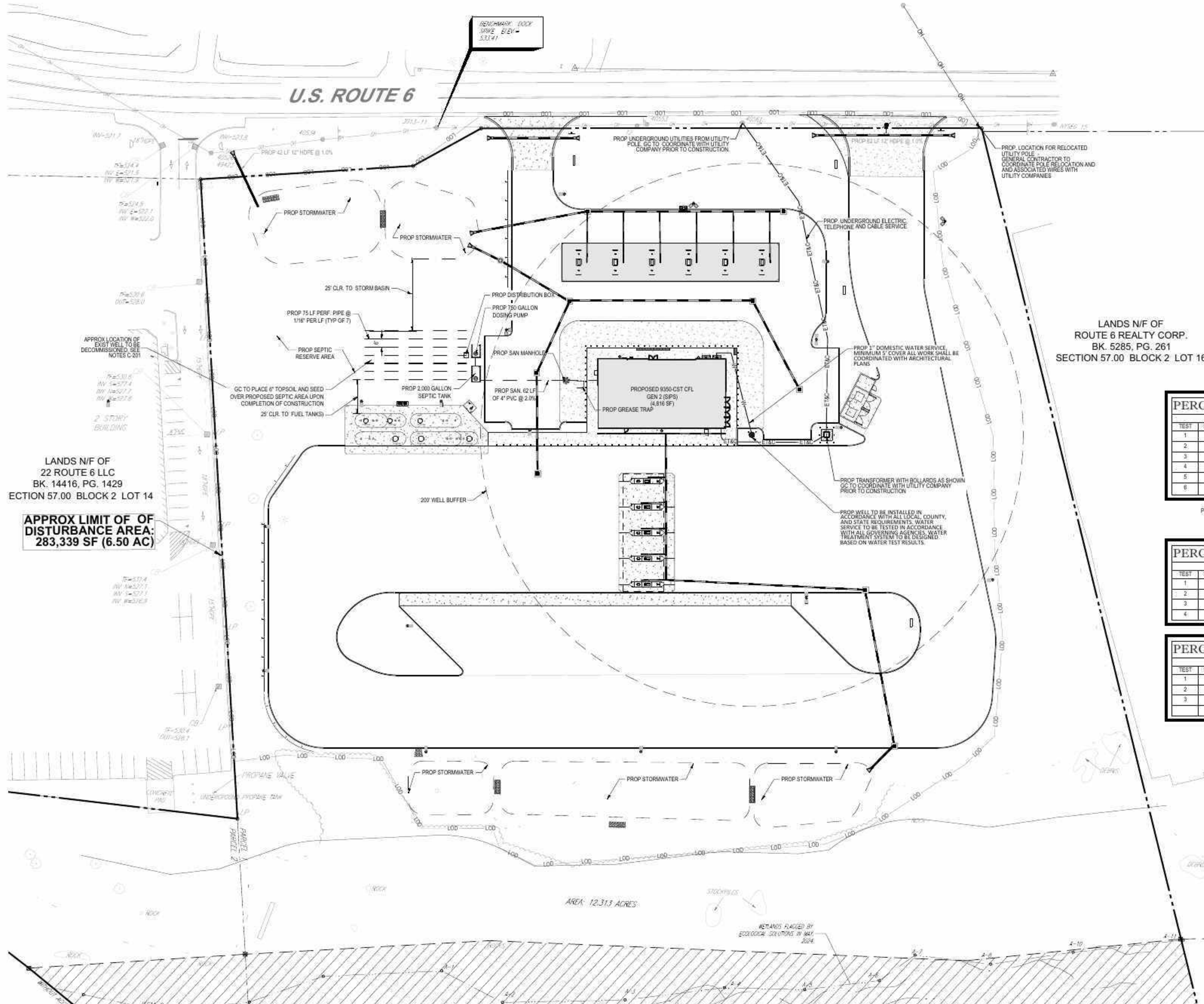
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 5 - 10/04/2026



PERCOLATION TEST				
TEST HOLE 3				
TEST	START TIME	STOP TIME	TIME	
1	9:18	9:19	1.0 MIN	
2	9:26	9:27	1.0 MIN	
3	9:27	9:28	1.8 MIN	
4	9:28	9:30	2.0 MIN	
5	9:30	9:32	2.0 MIN	
6	9:32	9:34	2.0 MIN	

PERCOLATION TEST RESULTS:
(PERFORMED APRIL 28, 2026 BY BOHLER ENGINEERING)
P-4 PERCOLATION TEST LOCATION
DEPTH = 18"
STABILIZED RATE: 2 MIN. PER INCH

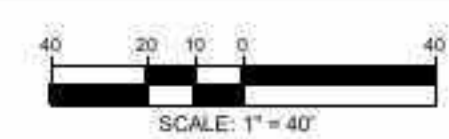
PERCOLATION TEST				
TEST HOLE 5				
TEST	START TIME	STOP TIME	TIME	
1	11:30	11:31	1.8 MIN	
2	11:35	11:37	2.0 MIN	
3	11:37	11:39	2.8 MIN	
4	11:39	11:41	2.0 MIN	

PERCOLATION TEST RESULTS:
(PERFORMED SEPTEMBER 10, 2026 BY BOHLER ENGINEERING)
P-4 PERCOLATION TEST LOCATION
DEPTH = 18"
STABILIZED RATE: 2 MIN. PER INCH

PERCOLATION TEST				
TEST HOLE 6				
TEST	START TIME	STOP TIME	TIME	
1	11:32	11:34	2.0 MIN	
2	11:37	11:38	2.0 MIN	
3	11:39	11:41	2.0 MIN	

DESIGN	
WASTEWATER FLOWS*	
USE: SERVICE STATION	
THREE TOILETS: 400 GALLONS PER UNIT	
AVERAGE WATER USE = 1,200 GPD	
SEPTIC TANK SIZING	
AVERAGE WATER USE = 1,200 GPD	
TANK SIZE 1.5 (DAILY WATER FLOWS)	
1.5 x 1,200 GPD	
REQUIRED = 1,800 GALLONS	
PROVIDED = 2,000 GALLONS	
ABSORPTION FIELD	
WATER USE = 1,200 GPD	
PERCOLATION RATE: 2 MIN.	
ABSORPTION APPLICATION RATE = 1.20	
ABSORPTION AREA REQUIRED = 1,000 SF	
2" WIDE TRENCH LENGTH REQUIRED = 600 FT	
TRENCH LENGTH PROVIDED (7) 79' LATERALS = 526 FL	
* DESIGN FLOWS PER NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS	

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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REVISIONS				
REV	DATE	COMMENT	BY	CHKD
1	5/28/2026	TOWN SUBMISSION	SG	
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PROJECT No.: NYB240010.00
DRAWN BY: AKD
CHECKED BY: SRW
DATE: 05/11/2026
CAD LD: P-CIVIL-SITE-NYB240010.00-GA

PROJECT:
PROPOSED SITE PLAN DOCUMENTS

FOR
LASALLE ROAD COMPANIES, LLC

PROPOSED DEVELOPMENT
MAP 57, BLOCK 2, LOT 15
26 ROUTE 6,
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NEW YORK STATE

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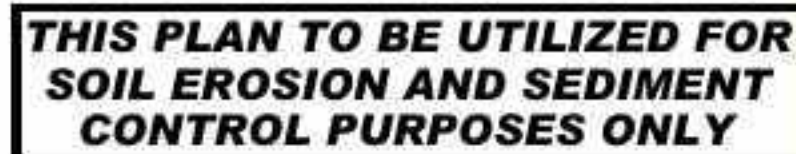
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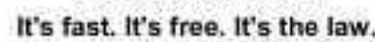
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 5 - 10/04/2026



REV	DATE	COMMENT	DRAWN CHECKED
1	5/28/2026	TOWN SUBMISSION	SC SV
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- FOR -

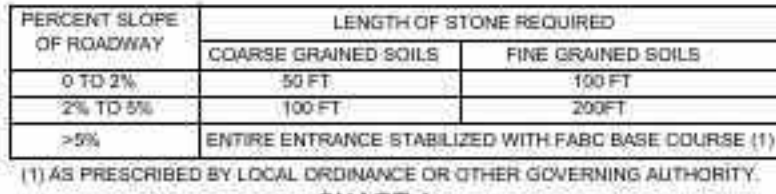
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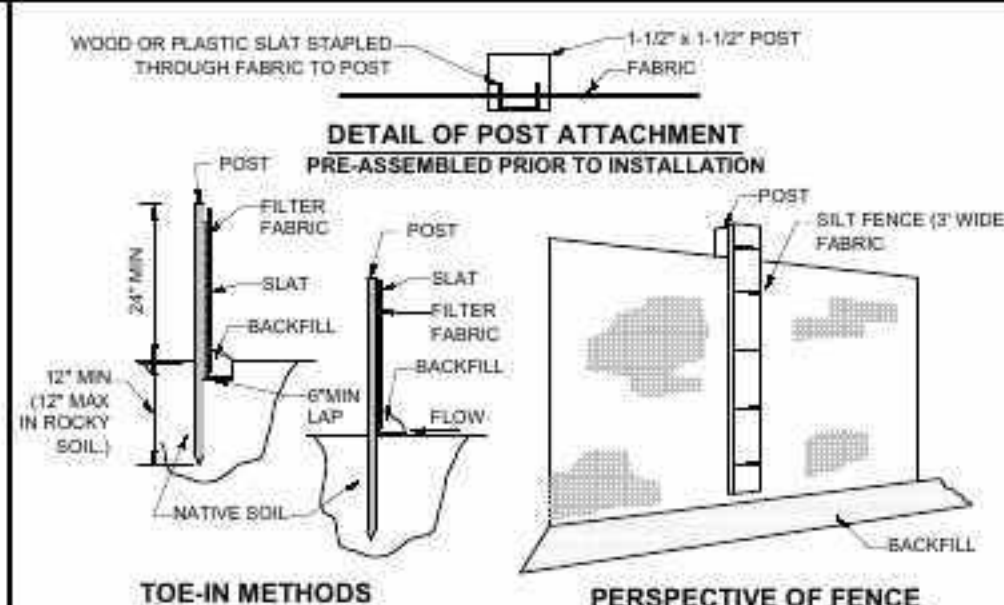


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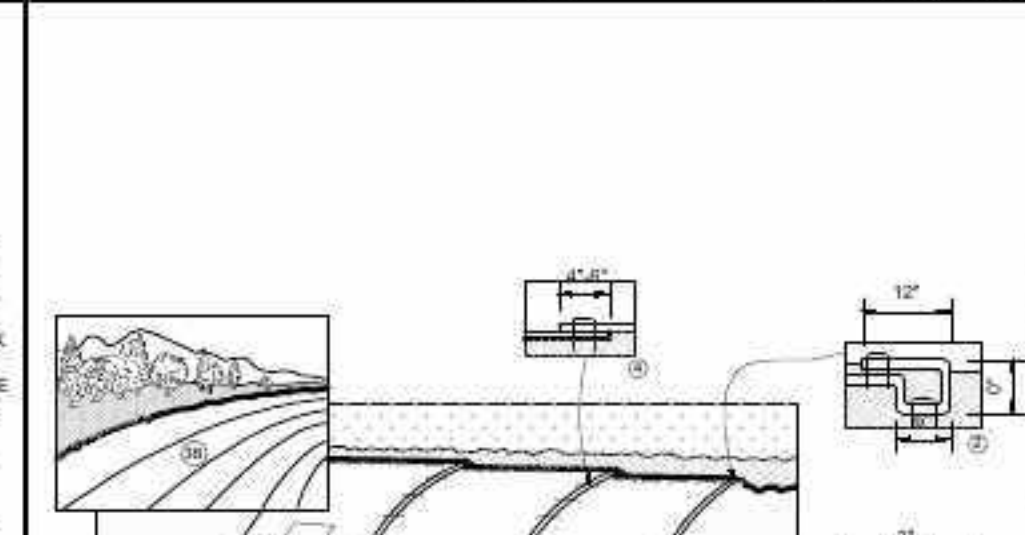
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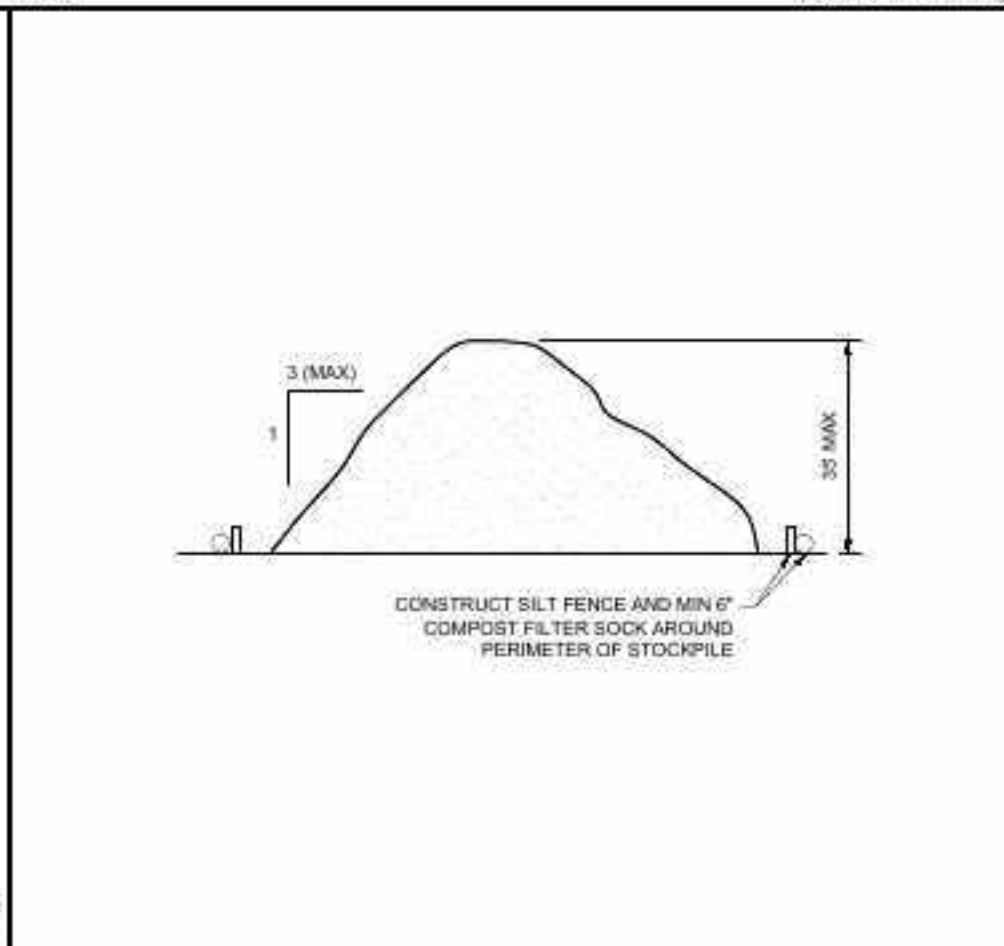
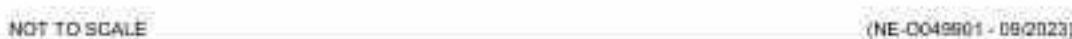
**CONCRETE WASTE
MANAGEMENT AREA**



SILT FENCE

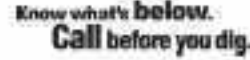


EROSION CONTROL BLANKET STEEP SLOPE PROTECTION



TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK

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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

**LASALLE ROAD
COMPANIES, LLC**

**PROPOSED
DEVELOPMENT**

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26 ROUTE 6,
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NEW YORK STATE

BOHLER BOHLER PLANNING, LANDSCAPE ARCHITECTURE
ENGINEERING AND BUILDING INC.

59 WOLF ROAD FLOOR 2

ALBANY, NY 12205

Phone: (518) 438-9900
www.BohlerEngineering.com

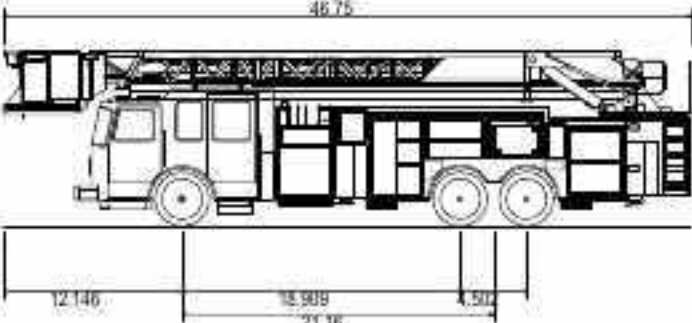
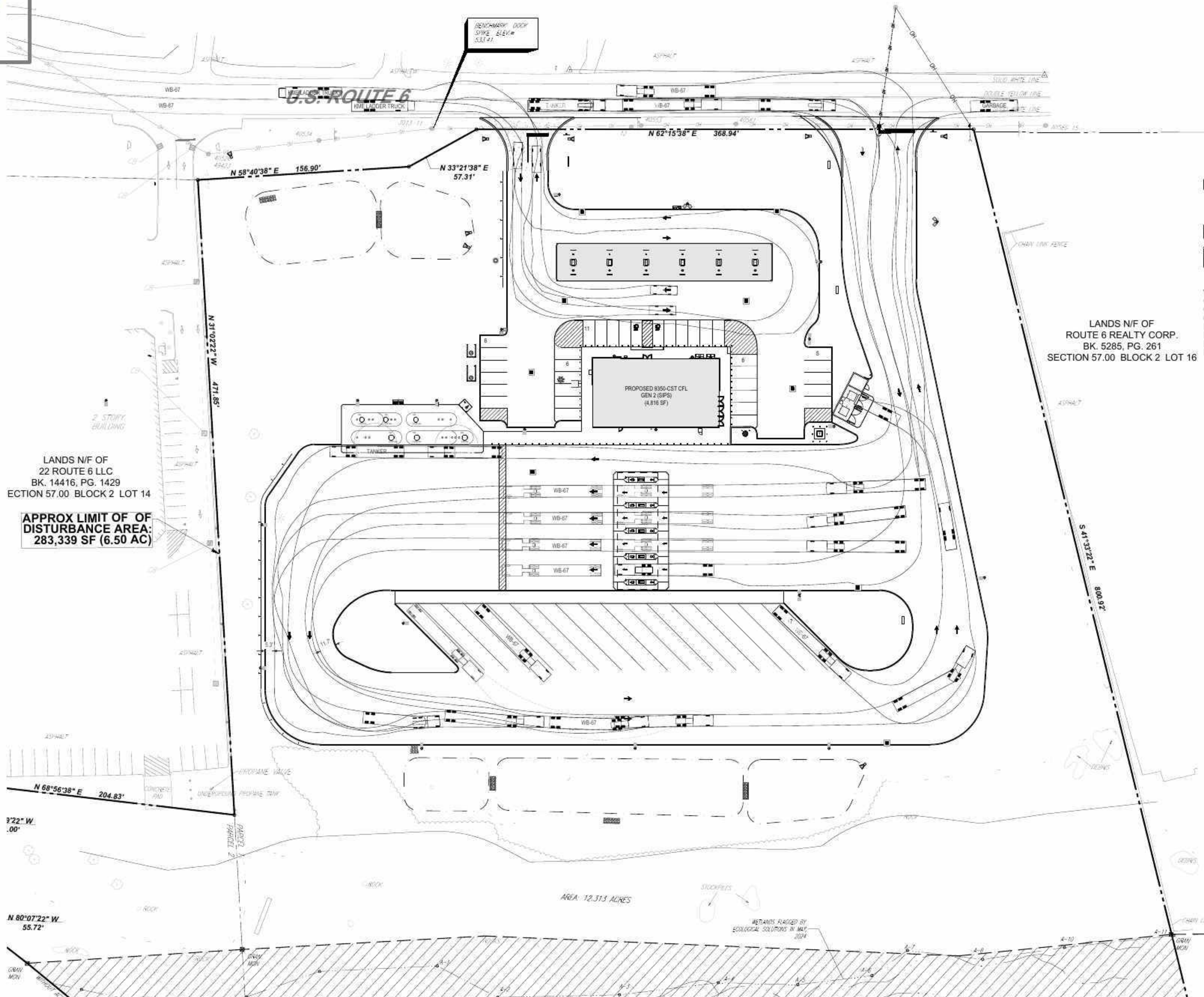


SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL
NOTES AND
DETAILS**

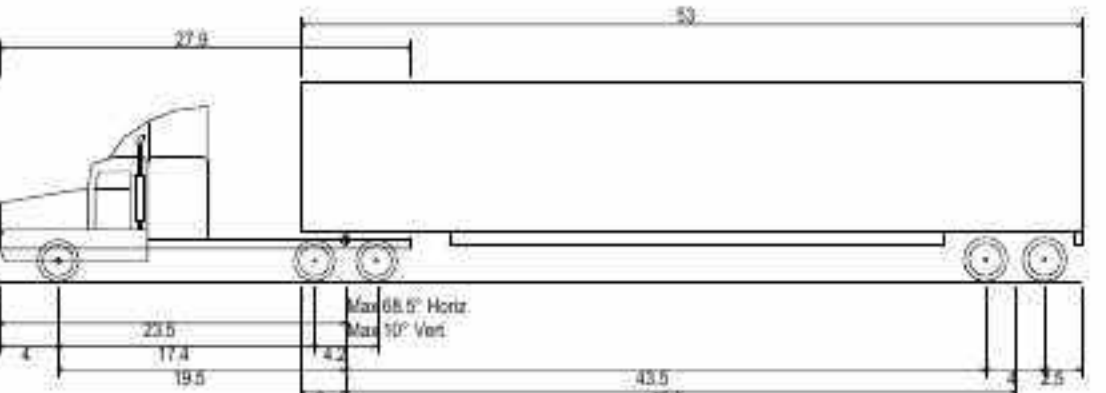
SHEET NUMBER

C-803

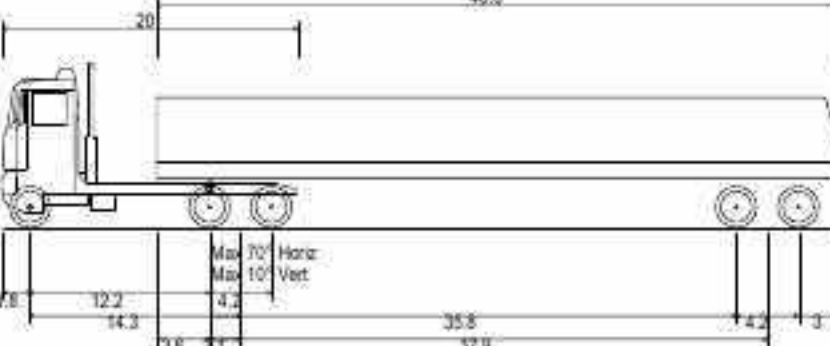
REVISION 5 - 10/04/2026



KME PREDATOR 102' AERIALCAT FIRE TRUCK
Overall Length 46.75ft
Overall Width 12.14ft
Overall Body Height 18.90ft
Min Body Ground Clearance 21.16ft
Track Width 4.50ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 41.750ft



WB-67 - Interstate Semi-Trailer
Overall Length 73.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.50ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°



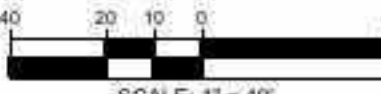
SPEEDWAY FUEL TANKER 60'
Overall Length 57.00ft
Overall Width 8.50ft
Overall Body Height 11.14ft
Min Body Ground Clearance 1.054ft
Track Width 8.00ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

LANDS N/F OF
ROUTE 6 REALTY CORP.
BK. 5285, PG. 261
SECTION 57.00 BLOCK 2 LOT 16

LANDS N/F OF
22 ROUTE 6 LLC
BK. 14416, PG. 1429
ECTION 57.00 BLOCK 2 LOT 14

APPROX LIMIT OF OF
DISTURBANCE AREA:
283,339 SF (6.50 AC)

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	BY	CHKD
1	5/28/2026	TOWN SUBMISSION	SG	SW
2	6/11/2026	CLIENT COMMENTS	SG	SW
3	6/19/2026	TOWN SUBMISSION	SG	SW
4	08/11/2026	TOWN SUBMISSION	SG	SW
5	10/04/2026	TOWN SUBMISSION	SG	SW

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PROJECT No.: NYB240610.00
DRAWN BY: AKD
CHECKED BY: SRW
DATE: 05/11/2026
CAD LD: P-CIVIL-SITE-NYB240610.00-0A

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

FOR

**LASALLE ROAD
COMPANIES, LLC**

PROPOSED
DEVELOPMENT
MAP 57, BLOCK 2, LOT 15
26 ROUTE 6,
TOWN OF DEERPARK,
ORANGE COUNTY,
NEW YORK STATE

BOHLER
59 WOLF ROAD, FLOOR 2
ALBANY, NY 12205
Phone: (518) 438-9900
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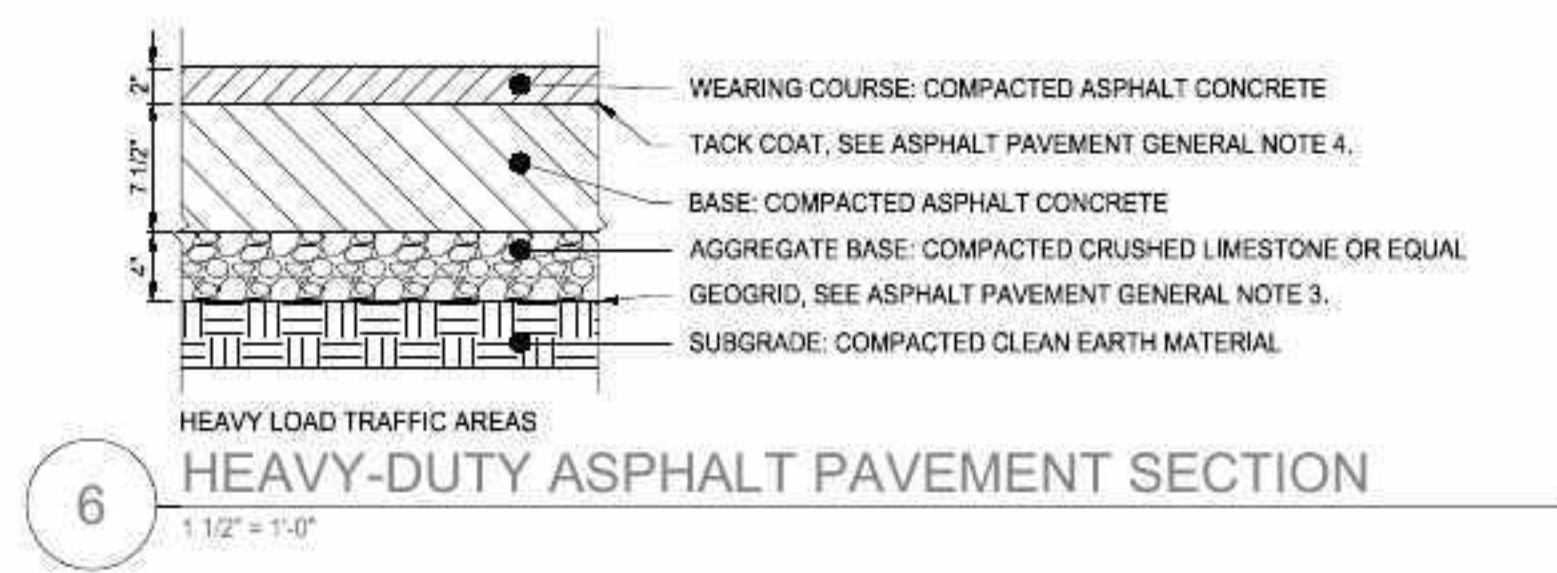
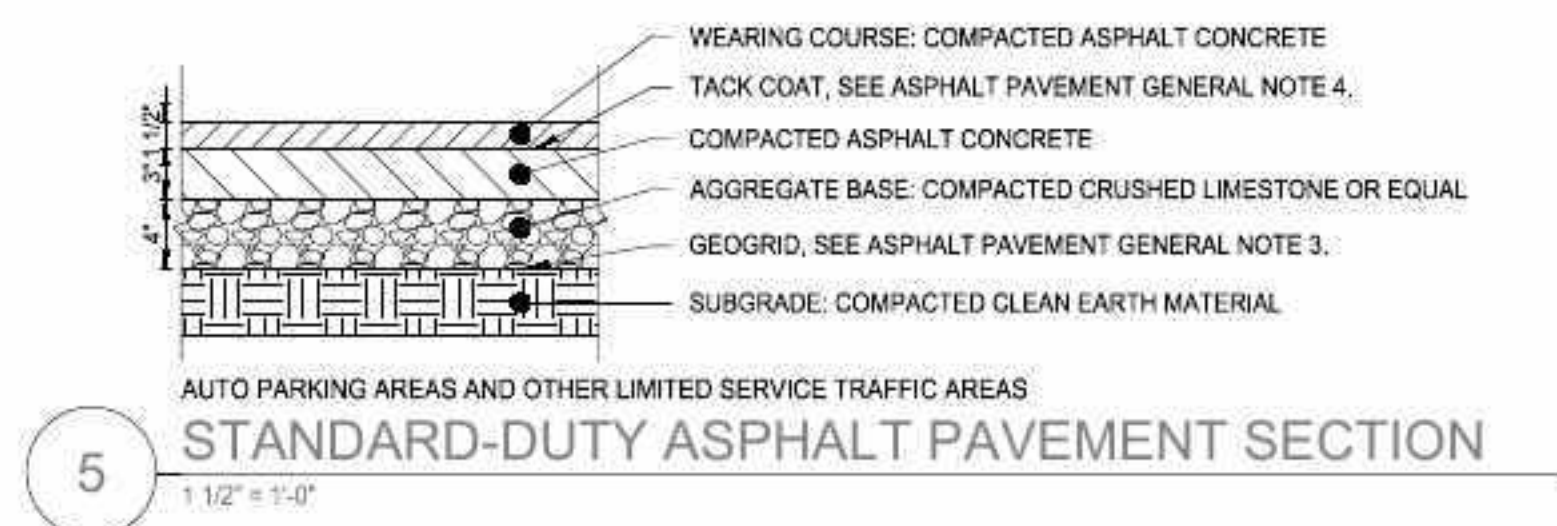
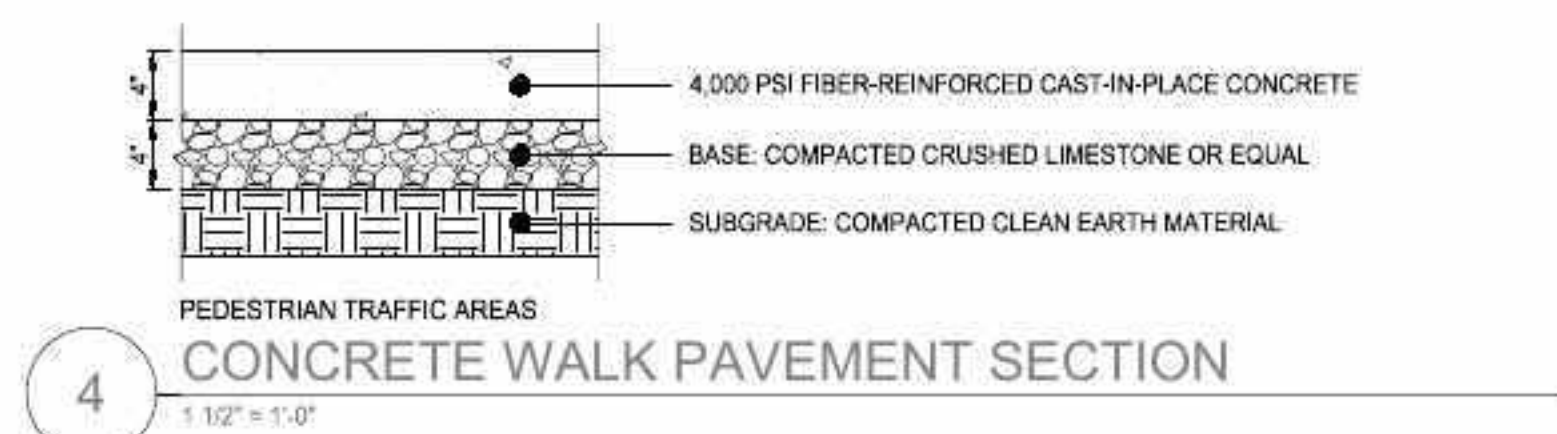
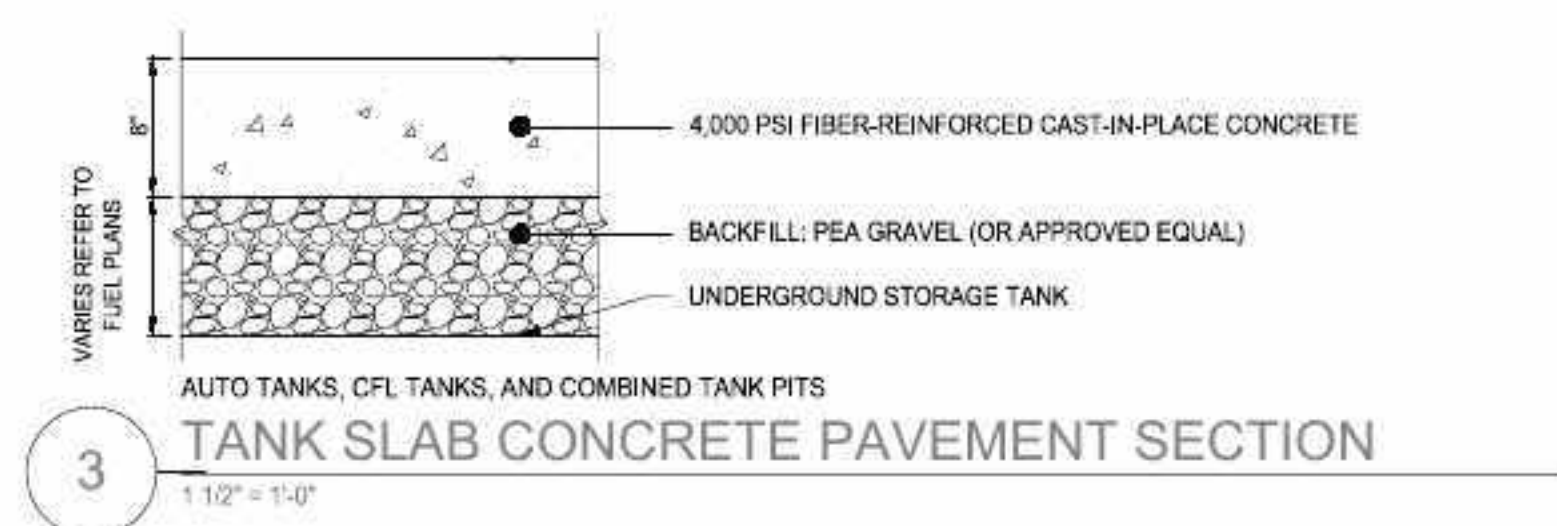
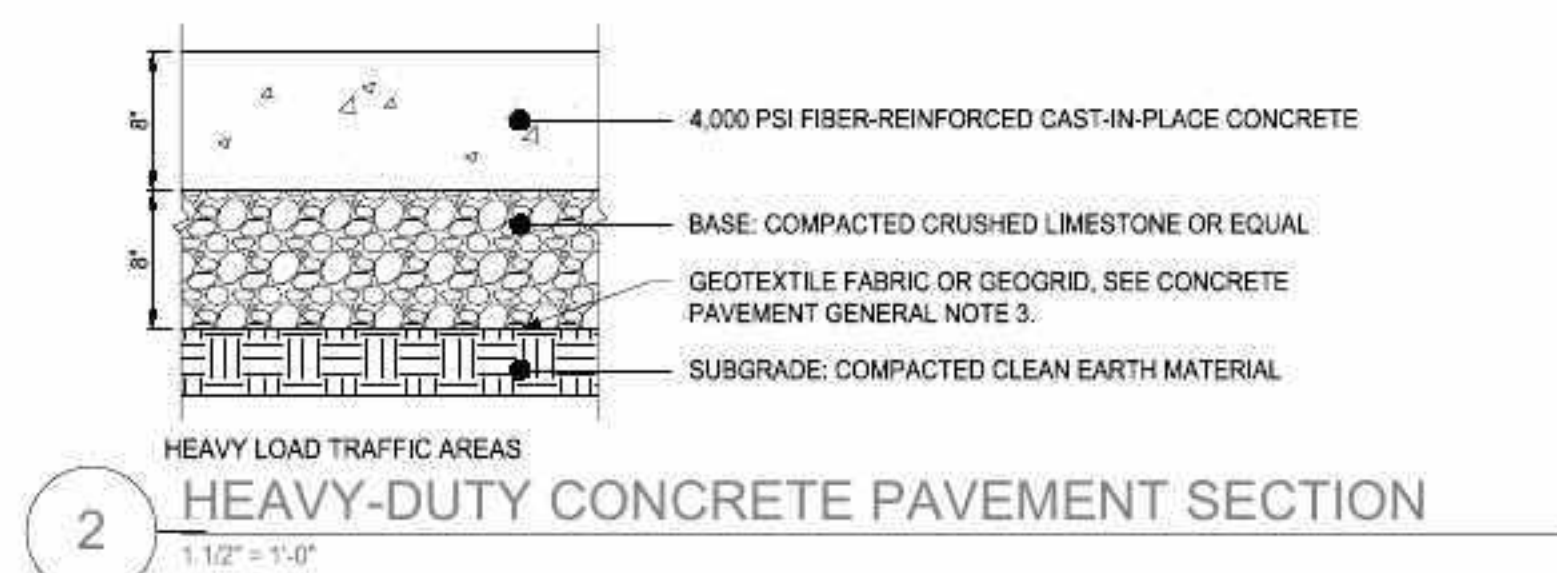
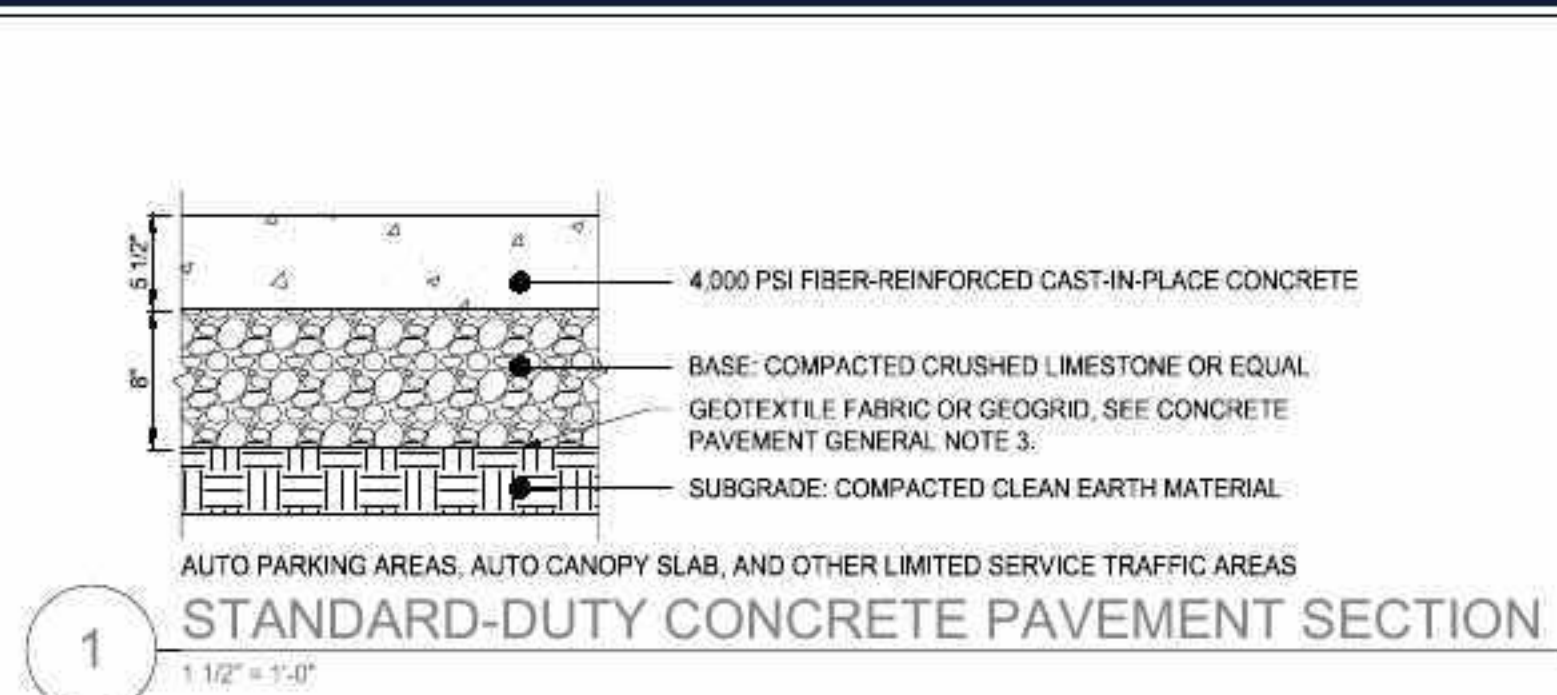
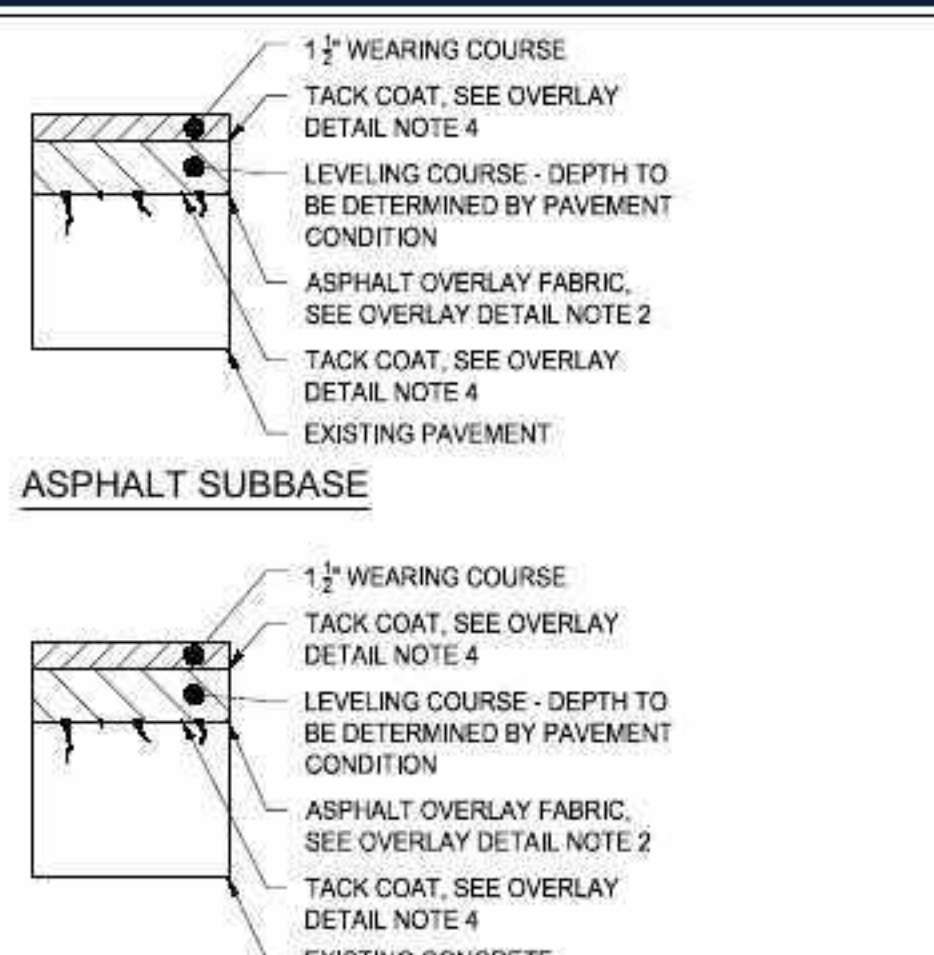
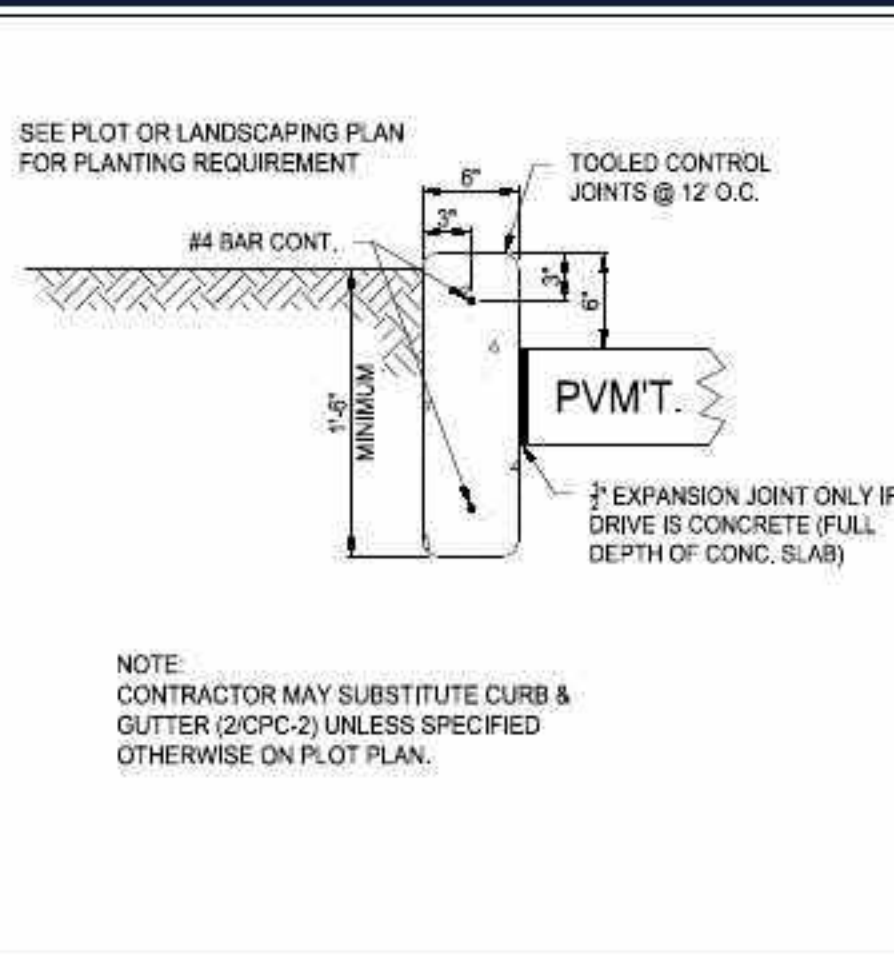
SHEET TITLE:

**TRUCK
CIRCULATION**

SHEET NUMBER:

C-804

REVISION 5 - 10/04/2026



- PAVING EXECUTION NOTES:**
1. LOCATE AND INSTALL CONSTRUCTION, ISOLATION, AND EXPANSION JOINTS AS INDICATED OR REQUIRED.
 2. PLACE CONCRETE IN A CONTINUOUS OPERATION WITHIN PLANNED JOINTS OR SECTIONS. DO NOT ADD WATER TO ADJUST SLUMP.
 3. FLOAT SURFACES TO TRUE PLANES WITHIN A TOLERANCE OF $\frac{1}{4}$ INCH IN 10 FEET.
 4. TOOL EDGES AND JOINTS TO A RADIUS OF $\frac{1}{4}$ INCH FOR SIDEWALKS.
 5. ALLOW CONCRETE PAVING TO CURE FOR A MINIMUM OF 28 DAYS AND DRY BEFORE STARTING PAVEMENT MARKING.
 6. APPLY TRAFFIC PAINT WITH MECHANICAL EQUIPMENT TO A MINIMUM WET FILM THICKNESS OF 15 MILS.
 7. PROTECT CONCRETE PAVING FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVING FOR AT LEAST 14 DAYS.

- CONCRETE PAVEMENT GENERAL NOTES:
1. SEE FUEL PROTOTYPE FOR ADDITIONAL REQUIREMENTS FOR TANK SLABS.
 2. SEE FUEL PROTOTYPE FOR ADDITIONAL REQUIREMENTS FOR DISPENSER ISLAND SLABS.
 3. A GEOTEXTILE OR GEOGRID IS ONLY NEEDED WHEN THE GEOTECHNICAL REPORT AND/OR A GEOTECH EXPERT REQUIRES IT FOR THE SPECIFIC SITE'S SOIL CONDITIONS.
 4. UNDISTURBED SOIL OR COMPACTED BACK FILL NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (AASHTO-T-180).
 5. REFER TO CIVIL DESIGN GUIDELINES (CDG) FOR PAVEMENT LOCATION GUIDANCE.
 6. CONTRACTOR REFER TO THE GEOTECH REPORT FOR PAVEMENT AND FOUNDATION DESIGN AND CONSTRUCTION RECOMMENDATIONS IF MORE STRINGENT THAN PROTOTYPE DETAILS.
 7. COMPACTION IS NOT REQUIRED OVER THE TANK PIT(S).

[illegible]

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PROJECT No.:	NYB240010.00
DRAWN BY:	AKD
CHECKED BY:	SRW
DATE:	05/11/2026
CAD LD.:	P-CIVL-CNDS-NYB240010.00-0A

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

_____ FOR _____

**LASALLE ROAD
COMPANIES, LLC**

**PROPOSED
DEVELOPMENT**

**MAP 57, BLOCK 2, LOT 15
26 ROUTE 6,
TOWN OF DEERPARK,
ORANGE COUNTY,
NEW YORK STATE**

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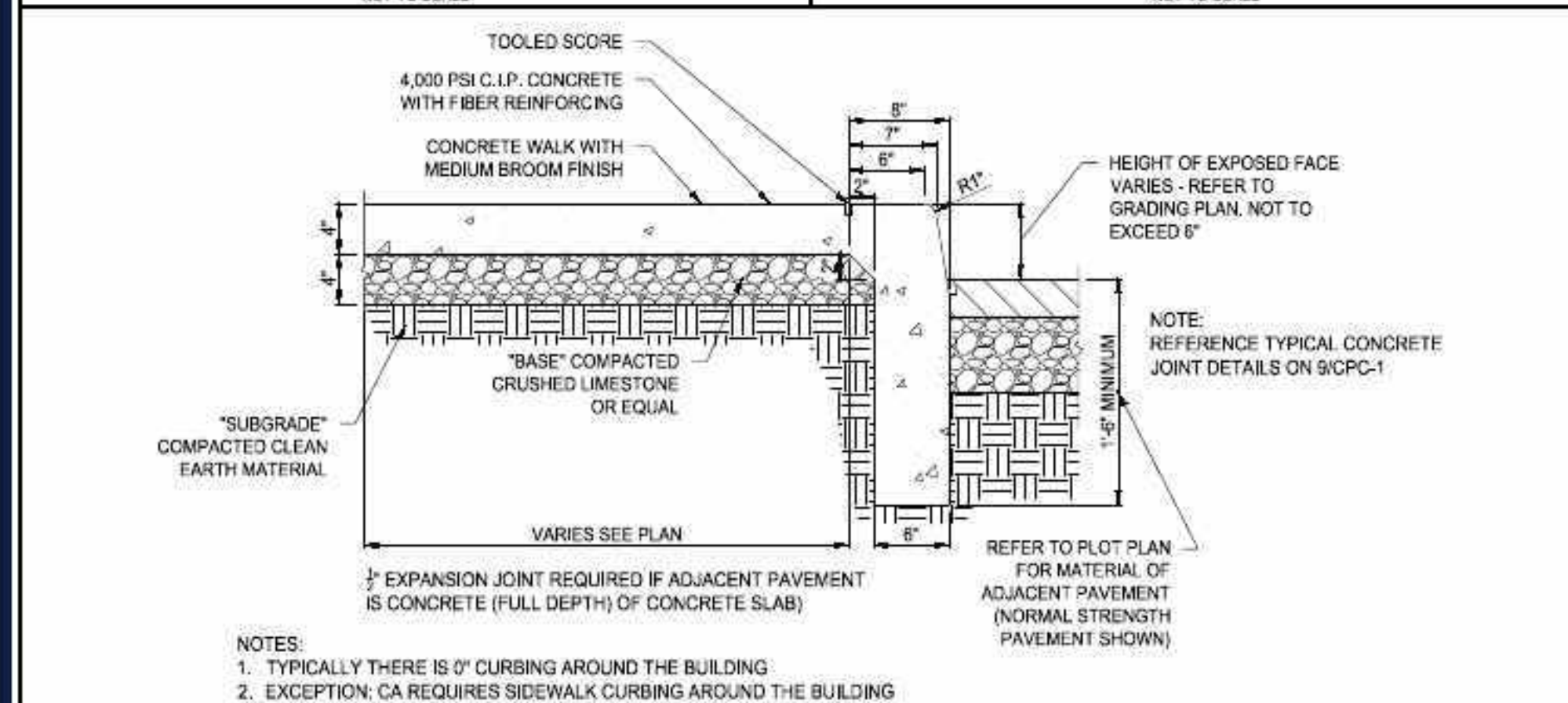


SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:
C-901

REVISION 5 - 10/04/2026



CONCRETE MONOLITHIC CURB AND WALK SECTION

NOT TO SCALE

ASPHALT SEALING

1. SURFACE CLEANING
THE SURFACE TO BE SEALED SHALL BE FREE FROM DIRT AND OTHER FOREIGN MATTER. ANY ACCUMULATIONS OF OIL OR GREASE SHALL BE CLEANED OFF THE PAVEMENT WITH DETERGENT SOLUTION. THE RESIDUE OF WHICH SHALL BE THOROUGHLY WASHED AWAY WITH CLEAN WATER BEFORE SEALANT IS APPLIED.
2. SEALING:
THE SEAL COATING MATERIAL SHALL BE COMPRISED OF A RUBBERIZED COAL-TAR PITCH EMULSION AND SHALL MEET OR EXCEED FEDERAL SPECIFICATION R-P-355e. SUPPLIED IN CONCENTRATED FORM, IT SHALL BE DILUTED A MINIMUM OF 15% AND A MAXIMUM OF 20% WITH FRESH CLEAN WATER. THE SEALANT MATERIAL SHALL COME IN 5 GALS PER GALLON OF FINE, CLEAN, DIRT SOLICAS AND MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
#16	100
#30	80-100
#50	10-60
#100	0-5

THE SEALANT SHALL BE APPLIED TO THE PAVEMENT IN TWO COATS AT THE RATE OF 0.08 TO 0.12 GALLONS PER SQUARE YARD. A LATEX ADDITIVE MAY ALSO BE ADDED TO THE SEALANT TO ALLOW FOR QUICKER DRYING TIME IN THOSE AREAS SPECIFIED BY OWNER'S REPRESENTATIVE.

ASPHALT SEALING NOTES

NOT TO SCALE

ASPHALT OVERLAY PAVEMENT SECTIONS

NOT TO SCALE

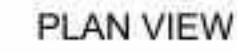
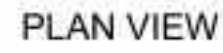
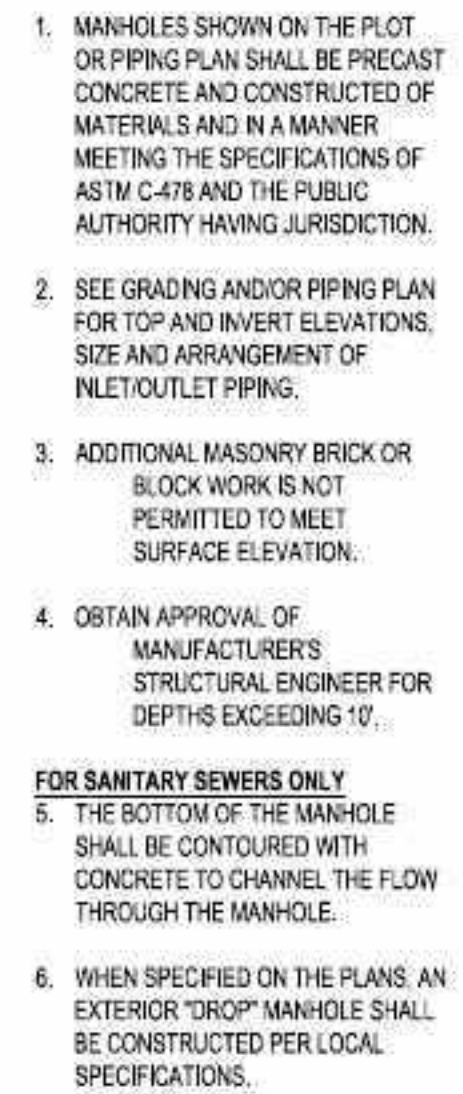
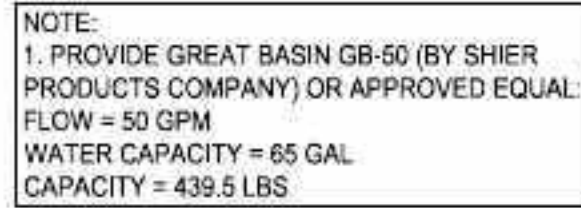
CONCRETE PAVEMENT JOINT DETAILS		
TYPE OF JOINT	USE DESCRIPTION	DETAIL
A. CONTROL JOINT ("S.J." ON FUEL PROTOTYPES) 1. SAWN 2. PREMOLD STRIP 3. HAND FORMED AND SAWN AT CRITICAL JOINTS	USE SPECIFICATION ACI 308R-06 TO PLACE CONTROL JOINTS SO AS TO UNIFORMLY DIVIDE SLABS INTO NOMINAL 12' x 12' (STANDARD-DUTY) OR 16' x 16' (HEAVY-DUTY) SECTIONS. (SEAL CONTROL JOINTS ONLY IF SPECIFIED ON DRAWINGS OR BY OWNER'S REPRESENTATIVE.	
B. EXPANSION JOINT (ISOLATION JOINT)	PLACE AGAINST CONCRETE TANK SLAB, ABUTTING ROADWAY PAVEMENTS AND STRUCTURES (BUILDINGS, CANOPY COLUMNS, CATCH BASINS, ETC.)	
C. CONSTRUCTION JOINT ("C.J." ON FUEL PROTOTYPES)	CONSTRUCTION JOINTS MUST BE APPROVED BY OWNER'S REPRESENTATIVE. PLACE WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.	

CONCRETE PAVING JOINTING SECTIONS

NOT TO SCALE

ASPHALT PAVING SECTIONS

NOT TO SCALE



NOTE:
DESIGN ENGINEER TO VERIFY DIMENSIONS AND
TYPE OF RIP-RAP WITH LOCAL/STATE REGULATIONS



NOTE:
RIP-RAP CLASSIFICATION SPECIFICATIONS

PROTECTIVE APRON AT CULVERT WITHOUT DITCH



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PROJECT No.:	NYB240010.00
DRAWN BY:	AKD
CHECKED BY:	SRW
DATE:	05/11/2026
CAD ID.:	P-CIVL-CNDS-NYB240010.00-0A

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

FOR

**LASALLE ROAD
COMPANIES, LLC**

**PROPOSED
DEVELOPMENT**

MAP 57, BLOCK 2, LOT 15
26 ROUTE 6,
TOWN OF DEERPARK,
ORANGE COUNTY,
NEW YORK STATE

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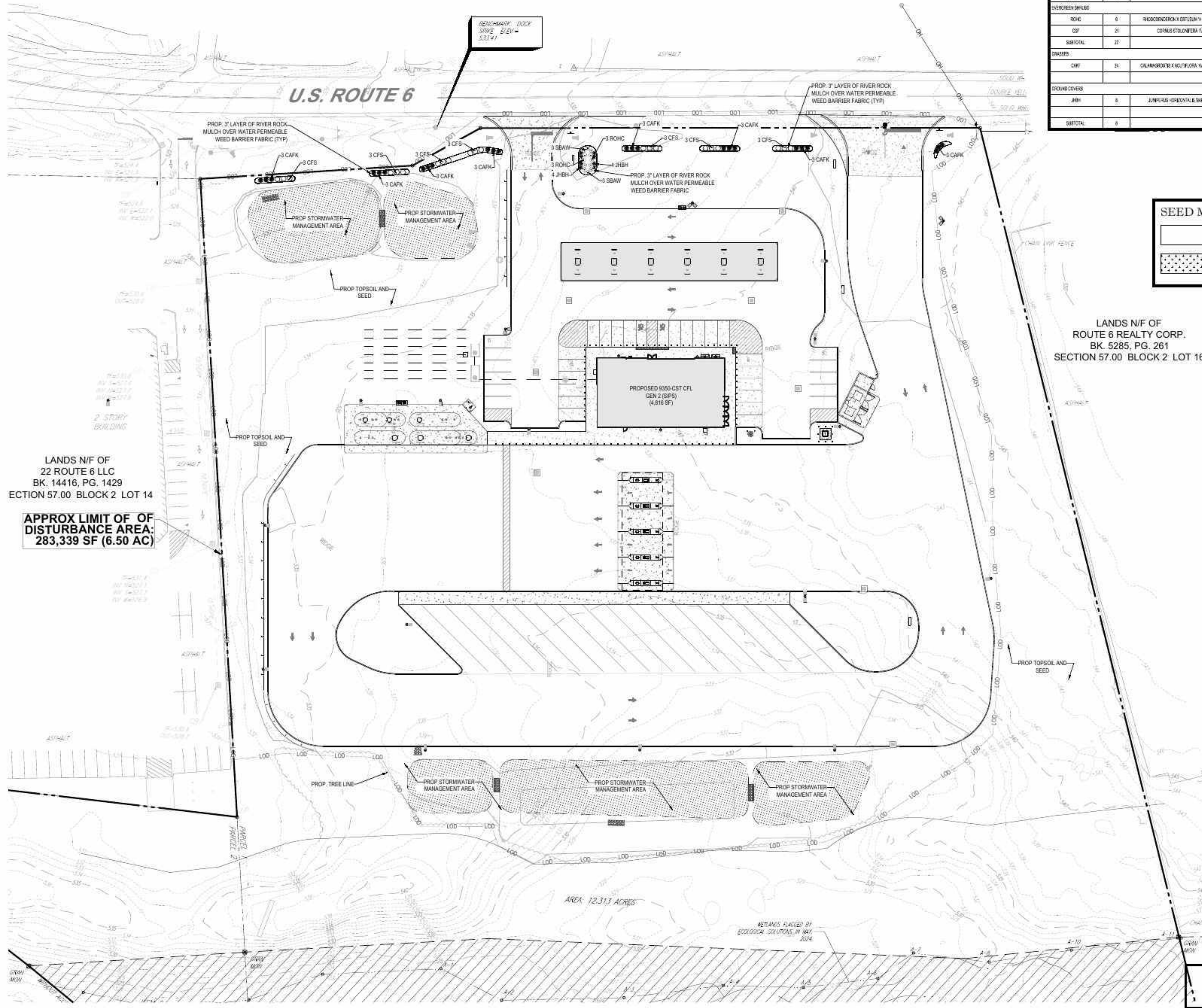


SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:
C-902

REVISION 5 - 10/04/2026



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS SHRUBS:					
EBAN	6	SPERMA X BULMICA 'ANTHONY WATERS'	ANTHONY WATERS SPERMA	15-24"	CONTAINER
SUBTOTAL	6				
EVERGREEN SHRUBS:					
ROHC	6	ROODONCHRON X DUTSUN 'MAG CRIMSON'	MAG CRIMSON ROHC	15-24"	CONTAINER
CSP	24	CORNAE STOLONIFERA FABRO	WHITE FRETED THIE DOORWOOD	24-30"	CONTAINER
SUBTOTAL	30				
GRASSES:					
CMY	24	CALAMAGROSTIS X AGT 'WILSON VARI FORTISER	FEATHER REED GRASS	1-24"	CONTAINER
SUBTOTAL	24				
GROUND COVERS:					
JRH	8	JANIPUS HORIZONTALIS VAR HARDY	BAN WARRIOR CREEPING JAWER	15-18" SPAC.	CONTAINER
SUBTOTAL	8				

SEED MIX KEY	
	PROPOSED TOPSOIL AND SEED
	PROPOSED BASIN SEED MIX

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REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	DRAWN BY
1	5/28/2026	TOWN SUBMISSION	SG	SW
2	6/11/2026	CLIENT COMMENTS	SG	SW
3	6/19/2026	TOWN SUBMISSION	SG	SW
4	28/11/2026	TOWN SUBMISSION	SG	SW
5	10/04/2026	TOWN SUBMISSION	SG	SW

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DRAWN BY: AKD
CHECKED BY: SRW
DATE: 05/11/2026
CAD LD: P-CIVIL-SITE-NYB240610.00-0A
PROJECT:

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FOR
LASALLE ROAD COMPANIES, LLC
PROPOSED DEVELOPMENT
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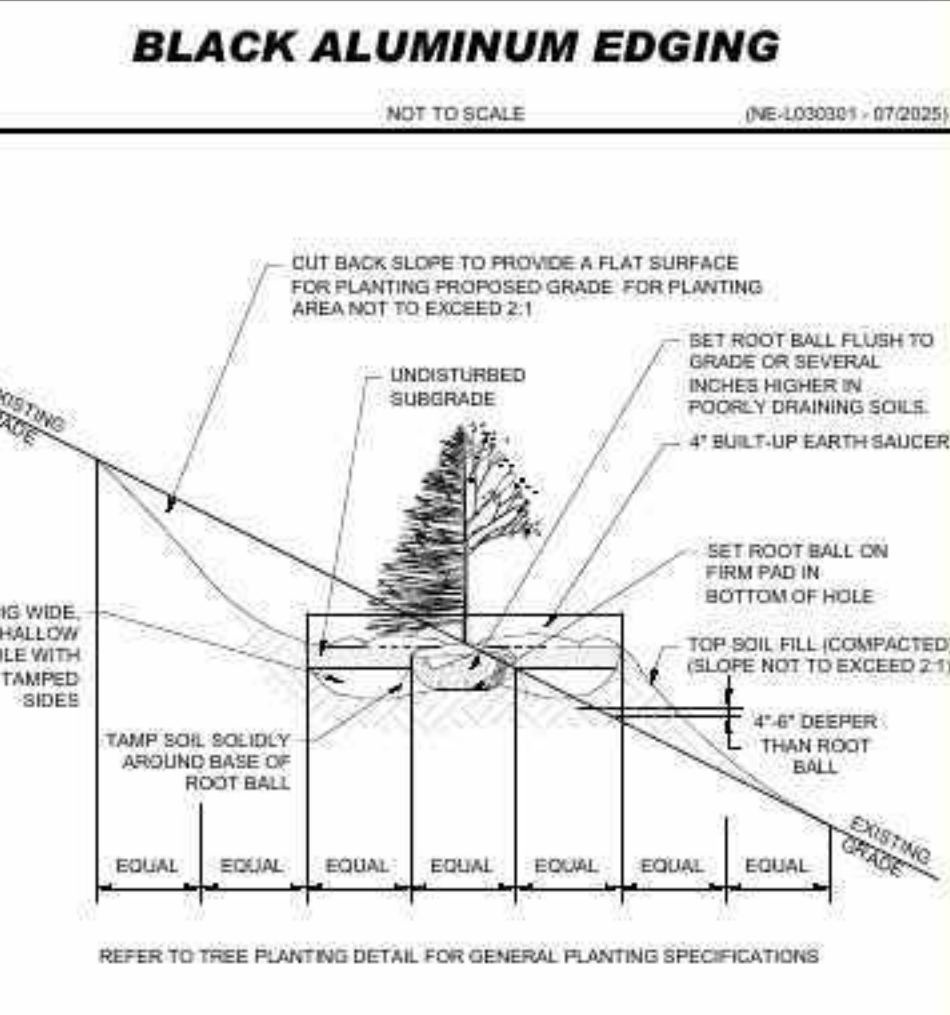
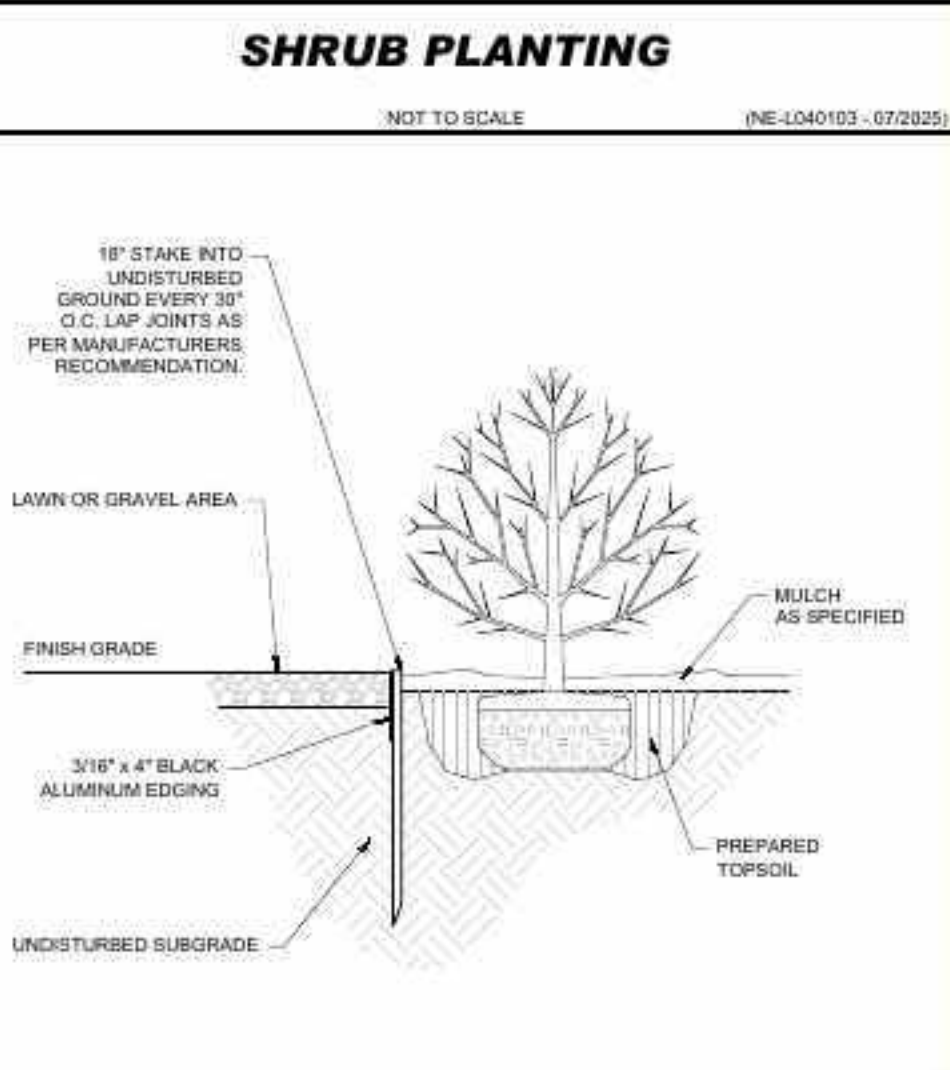
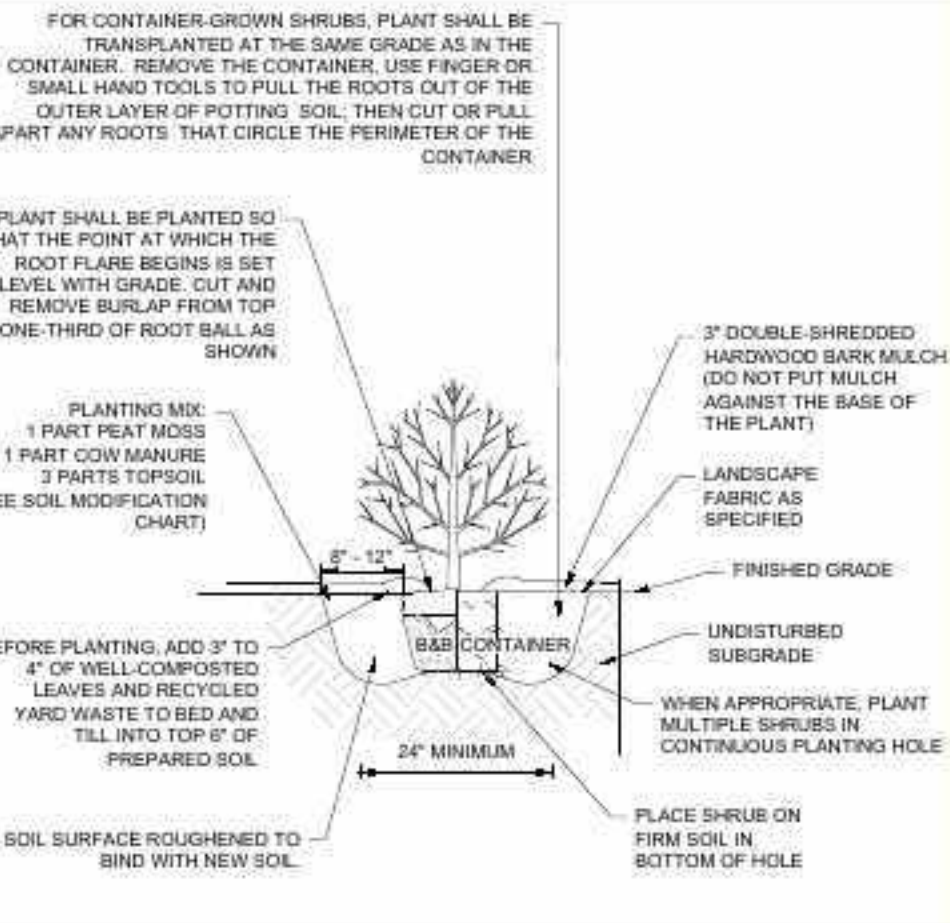
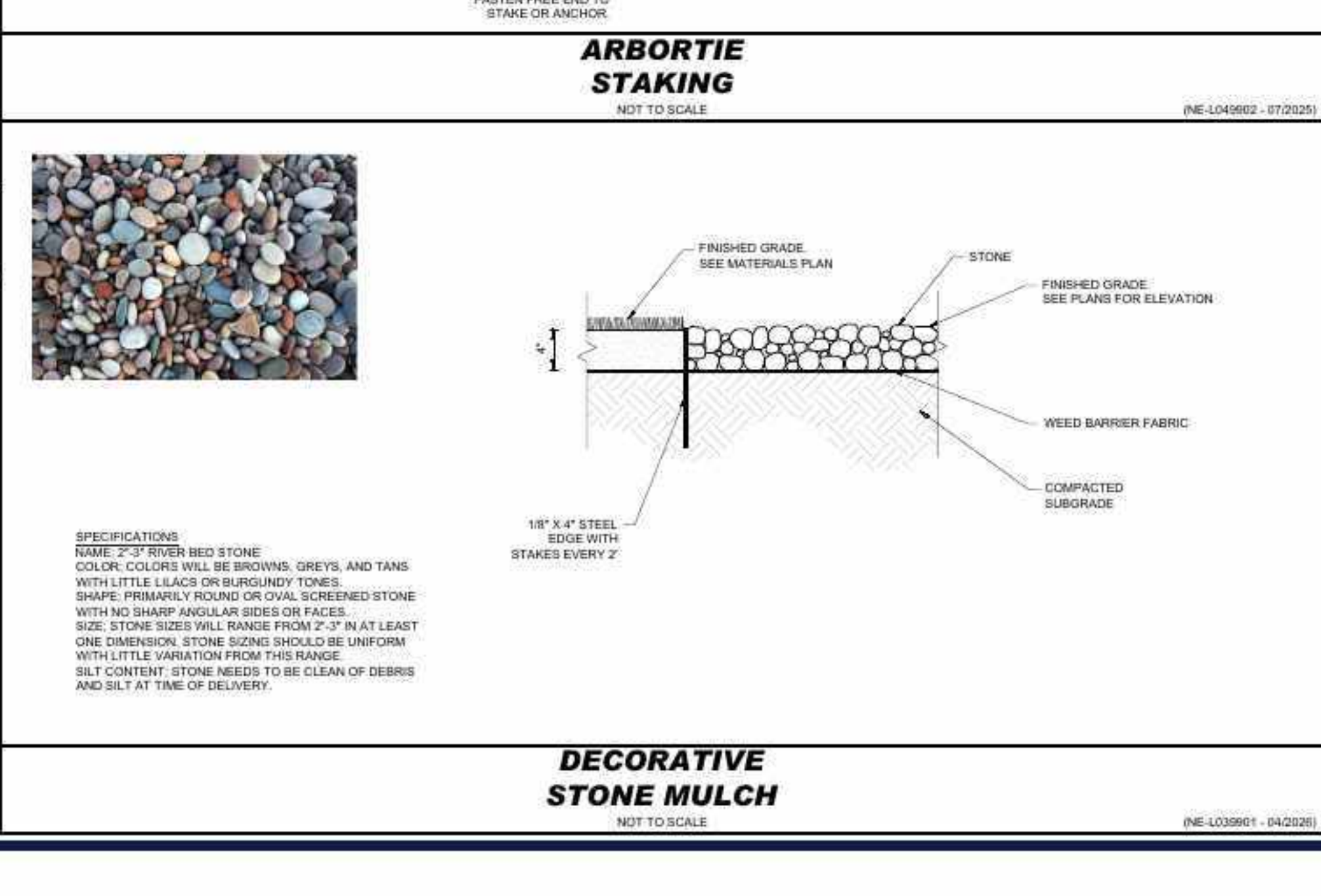
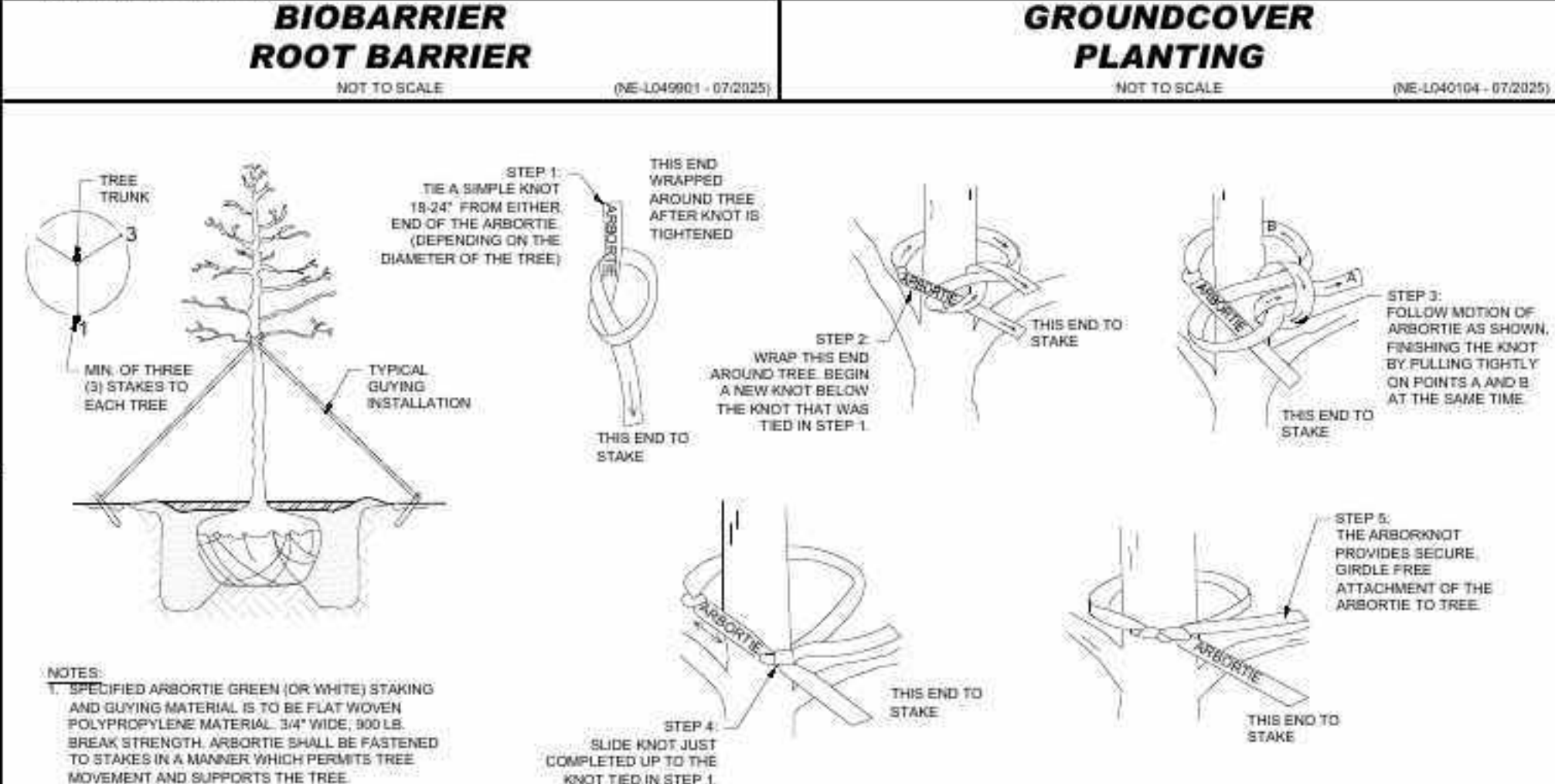
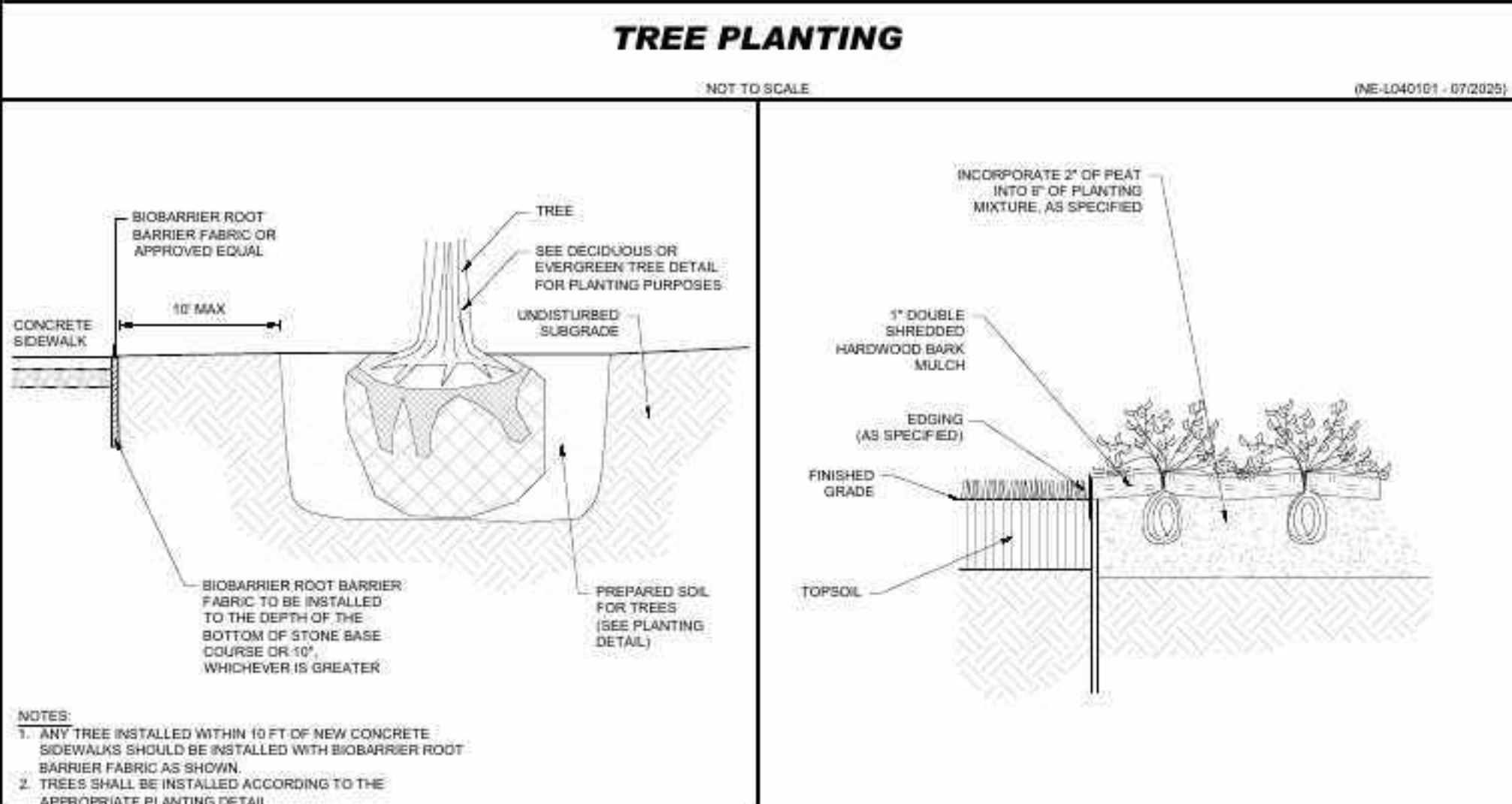
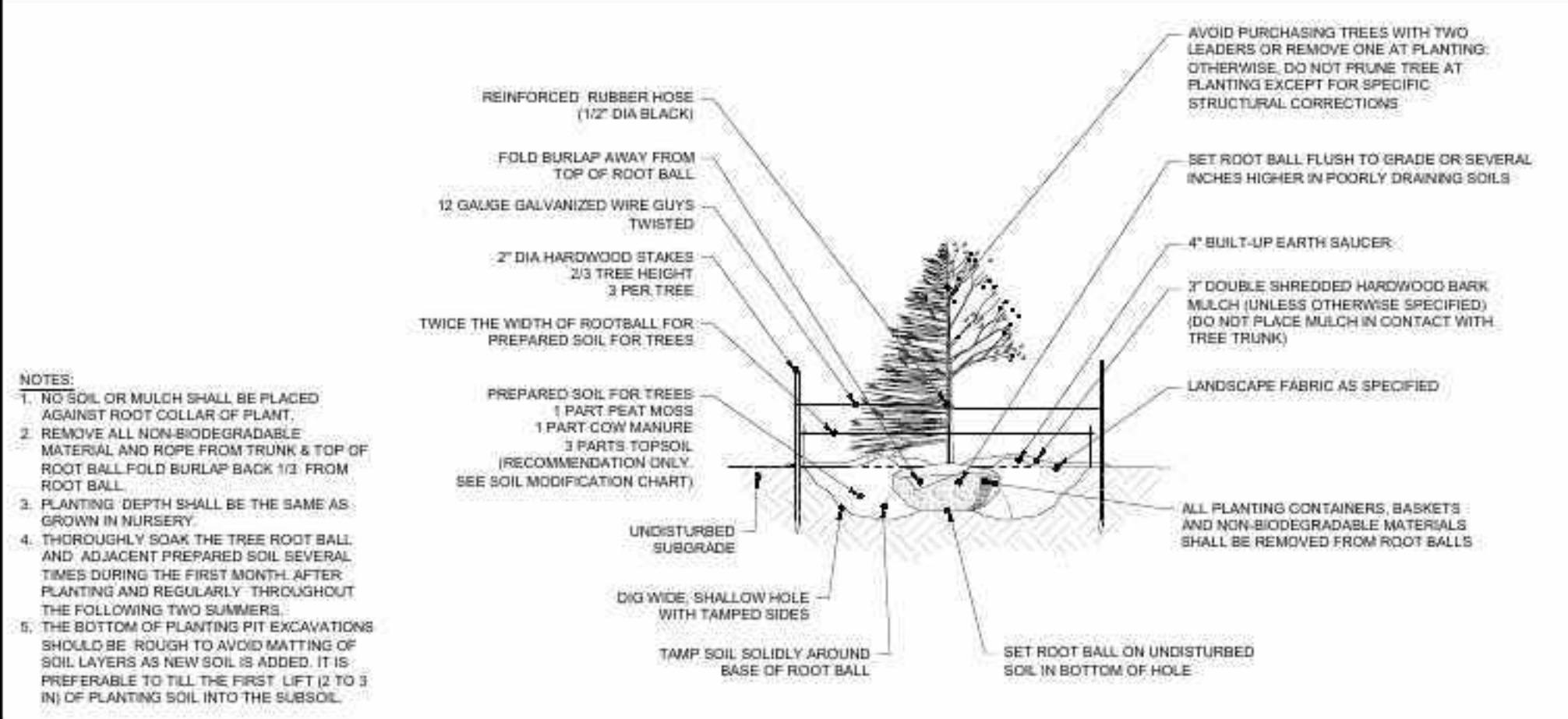
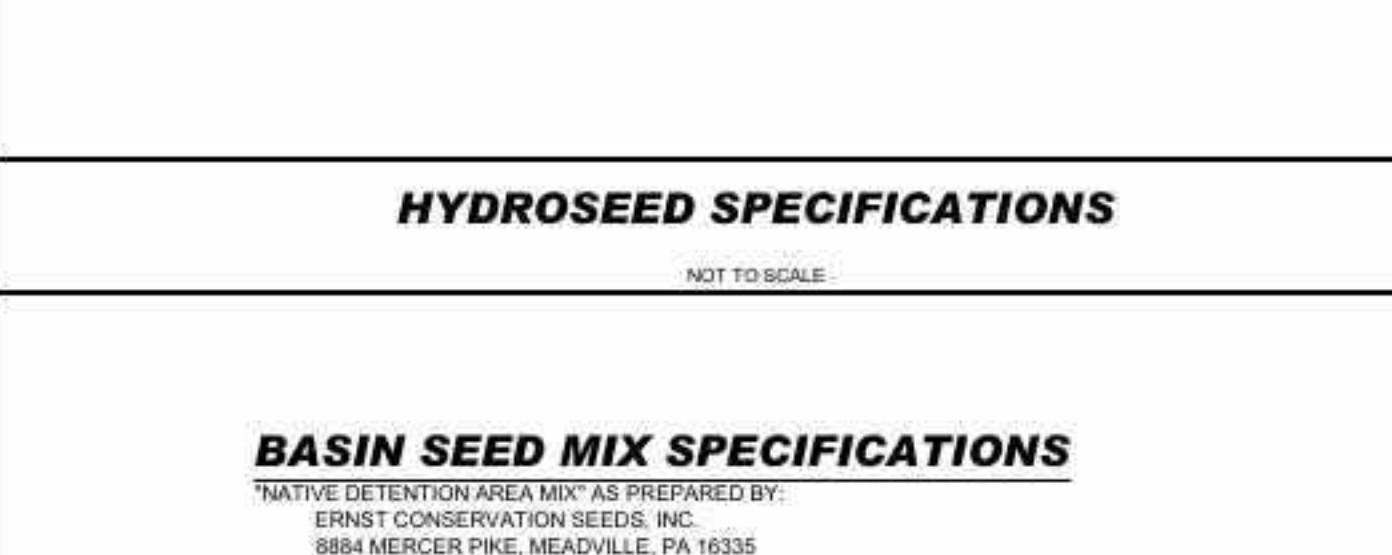
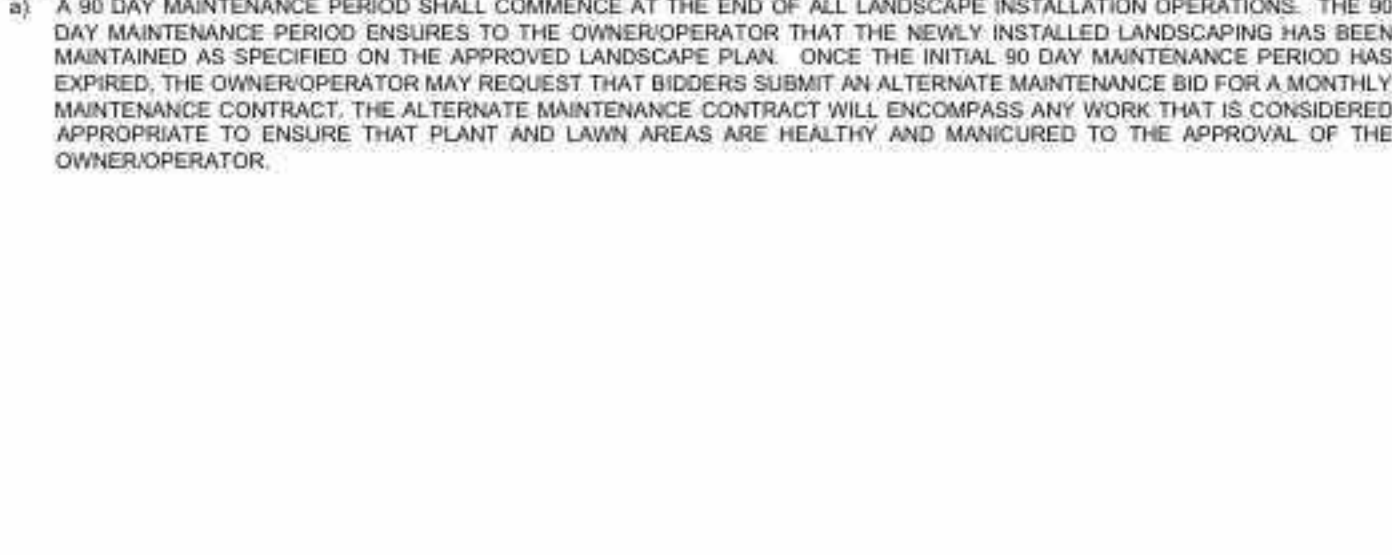
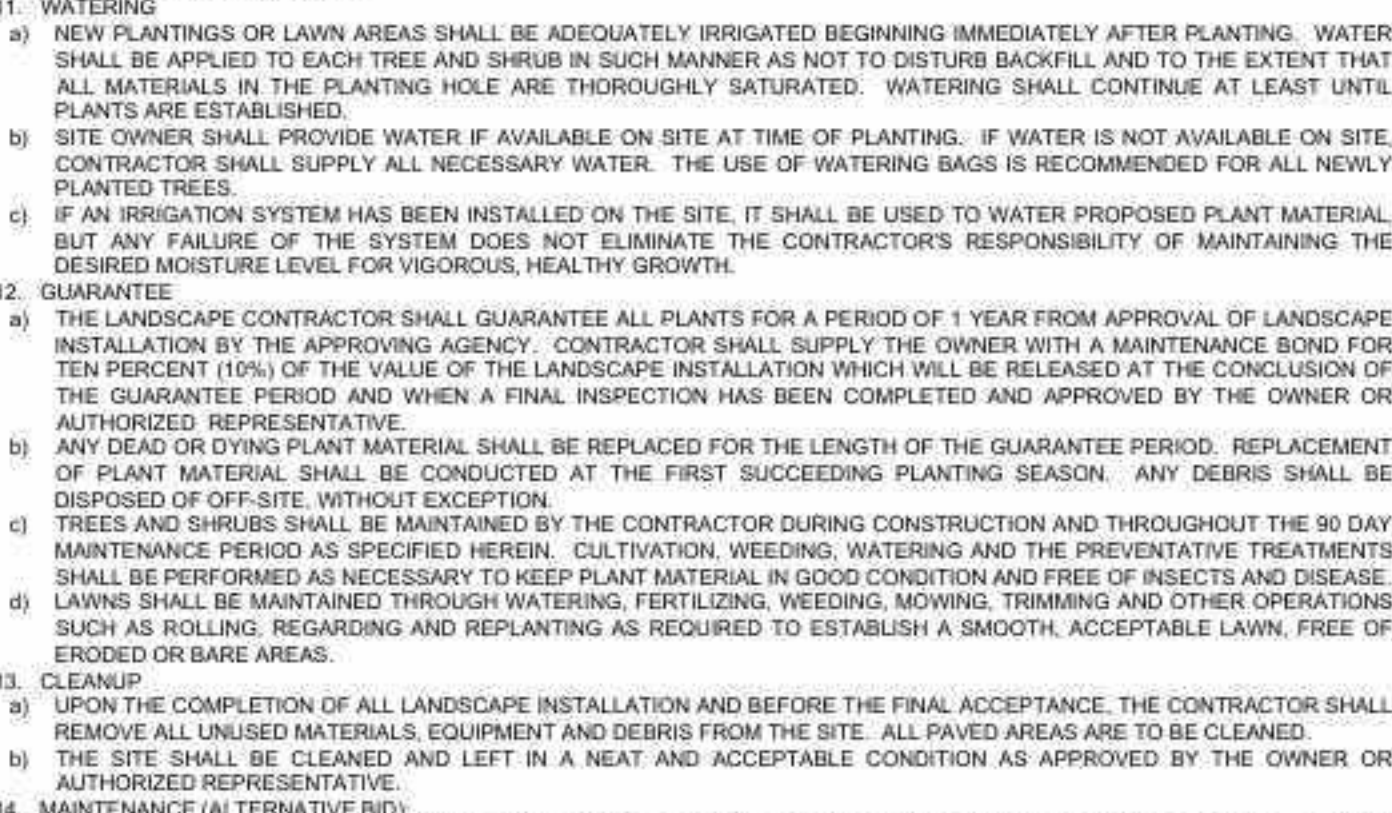


SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-101
REVISION 5 - 10/04/2026

UPSTATE NEW YORK LANDSCAPE SPECIFICATION

1. SCOPE OF WORK:
- a) THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
- a) GENERAL: ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- b) TOPSOIL: NATURAL, FRABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- c) LAWN:
- (c)a) ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
- (c)b) LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- (c)c) SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE SUGGLED TO HOLD SOD IN PLACE.
- (c)d) MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.
- d) FERTILIZER:
- (d)a) FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- (d)b) FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. CONTRACTOR TO ADHERE TO STATE REGULATIONS REGARDING APPLICATION OF FERTILIZERS.
- e) PLANT MATERIAL:
- (e)a) ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
- (e)b) IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- (e)c) PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- (e)d) TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- (e)e) ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- (e)f) CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- (e)g) SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- (e)h) TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES
- a) CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- b) WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTORS EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS
- a) BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- b) ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
- c) CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION
- a) CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- b) A FORTY-FOUR INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE POLYESTER "VISI-FENCE" OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- c) WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- d) AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. SOIL MODIFICATIONS
- a) CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- b) LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- c) THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
- (c)a) TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- (c)b) TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
- (c)d) MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. FINISHED GRADING
- a) UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
- b) LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
- c) ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- d) ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOILING
- a) CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- b) ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- c) CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
- d) ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.1)).
- (d)a) 20 POUNDS GRO-POWER OR APPROVED SOIL CONDITIONER/FERTILIZER
- (d)b) 20 POUNDS NITRO-FORM (COURSE) 36-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
- e) THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
- a) INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD. AFTER DELIVERY, PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- b) 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.
- c) ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- d) ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- e) POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- f) PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT CONSIDERATION SEASONS IN THIS REGARD AS FOLLOWS:
- (f)a) PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS.
- (f)b) PLANTS: MARCH 15 TO DECEMBER 15
- (f)c) LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- (f)d) PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

- g) FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON.
- ACER RUBRUM
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELREUTERIA
LIQUIDAMBAR STYRACIFLUA
LIRIODENDRON TULIPIFERA
PLATANUS X ACERIFOLIA
POPULUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES
- h) PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- (h)a) 1 PART PEAT MOSS
(h)b) 1 PART COMPOSTED COW MANURE BY VOLUME
(h)c) 3 PARTS TOPSOIL BY VOLUME
(h)d) 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
- (h)(i)a) 2 TABLETS PER 1 GALLON PLANT
(h)(i)b) 3 TABLETS PER 3 GALLON PLANT
(h)(i)c) 4 TABLETS PER 15 GALLON PLANT
(h)(i)d) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- i) FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
- j) ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
- k) ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- l) GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- m) ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
- n) ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- o) ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
10. TRANSPLANTING (WHEN REQUIRED)
- a) ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
- b) IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- c) PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- d) UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- e) TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- f) TRANSPLANTS DUE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING
- a) NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- b) SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- c) IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE
- a) THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- b) ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- c) TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE. LAWNS SHALL BE MAINTAINED THROUGH WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING. REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. CLEANUP
- a) UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- b) THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
14. MAINTENANCE (ALTERNATIVE BID)
- a) A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	BY	CHKD
1	5/28/2026	TOWN SUBMISSION	SG	SG
2	6/11/2026	CLIENT COMMENTS	SG	SG
3	6/19/2026	TOWN SUBMISSION	SG	SG
4	09/11/2026	TOWN SUBMISSION	SG	SG
5	10/04/2026	TOWN SUBMISSION	SG	SG

811

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PRELIMINARY

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PROJECT No.: NYB240610.00
DRAWN BY: AKD
CHECKED BY: SRW
DATE: 05/11/2026
CAD ID: P-CVL-CNDS-NYB240610.00-0A

PROPOSED SITE PLAN DOCUMENTS

FOR

LASALLE ROAD COMPANIES, LLC

PROPOSED DEVELOPMENT

MAP 57, BLOCK 2, LOT 15
26 ROUTE 6,
TOWN OF DEERPARK,
ORANGE COUNTY,
NEW YORK STATE

BOHLER

59 WOLF ROAD, FLOOR 2
ALBANY, NY 12205
Phone: (518) 438-9900
www.BohlerEngineering.com

STATE OF NEW YORK
Professional Engineer
No. 08620

SHEET TITLE:

LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:

L-102

REVISION 5 - 10/04/2026



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

ALL POLES TO BE LOCATED 5 FT BEHIND FACE OF CURB

FOOTCANDLES LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE

NOTES

- AREA LIGHT POLE MOUNTED FIXTURES ARE MOUNTED ON A 11 FT POLE AND 2 FT POLE ATOP A 3 FT CONCRETE BASE

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AIR VAD	4.86	7.4	3.2	1.19	1.19
APPROACH	4.19	7.0	1.7	2.44	4.12
CANOPY TO BUILDING	11.29	21.3	3.2	3.53	6.66
DIESEL CANOPY	32.60	79	17	3.09	4.65
GAS CANOPY	47.72	93	23	2.07	2.74
PAVED AREA	5.63	19.4	1.8	3.13	8.56
PROPERTY LINE	0.64	0.2	0.0	N.A.	N.A.
SEMI TRUCK AREA	4.77	21.0	1.0	4.77	21.00
SIDEWALK AND SIDE PARKING	9.84	44.7	1.8	5.47	24.83
TANK PAD	10.93	14.7	3.8	3.04	4.08
TRASH PAD	4.95	5.8	4.1	1.21	1.41
UNDEFINED	0.85	20.5	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	ARR. WATTS	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
12	C1	Single		12500	1.030	B3-UD-G1	77.96	935.76	Lithonia Lighting	PONY LED ALQ2 SSWW2 FPLC MVOLT DWXHD M3 (CCT: 3000K - 13000L)
18	C2	Single		12500	1.030	B3-UD-G1	77.96	1247.68	Lithonia Lighting	PONY LED ALQ2 SSWW2 FPLC MVOLT DWXHD M3 (CCT: 3000K - 13000L) + PONYDT XXXXX J12
12	D6	Single		15248	1.030	B3-UD-G2	99.2	1190.4	Lithonia Lighting	PONY LED ALQ2 SSWW2 FPLC MVOLT DWXHD M3 (CCT: 3000K - 16900L)
1	D3B1	Single		11187	1.030	B0-UD-G3	123.94	123.94	Lithonia Lighting	DSX1 LED P4 30K 70CRI BL3 MVOLT SPA FAO XXXXX
2	D41	Single		15612	1.030	B2-UD-G4	123.94	247.88	Lithonia Lighting	DSX1 LED P4 30K 70CRI T4M MVOLT SPA FAO XXXXX
1	D42	2 @ 180°		15612	1.030	B2-UD-G4	247.88	247.88	Lithonia Lighting	DSX1 LED P4 30K 70CRI T4M MVOLT SPA FAO XXXXX
1	D47	2 @ 90°		15612	1.030	B2-UD-G4	247.88	247.88	Lithonia Lighting	DSX1 LED P4 30K 70CRI T4M MVOLT SPA FAO XXXXX
1	D4B1	2 @ 90°		11554	1.030	B0-UD-G3	247.88	247.88	Lithonia Lighting	DSX1 LED P4 30K 70CRI BL3 MVOLT SPA FAO XXXXX
1	G31	Single		54030	1.030	B4-UD-G5	462.45	462.45	Lithonia Lighting	DSX2 LED P8 30K 70CRI T1M MVOLT SPA FAO XXXXX
1	G3B1	Single		35295	1.030	B1-UD-G5	462.45	462.45	Lithonia Lighting	DSX2 LED P8 30K 70CRI BL3 MVOLT SPA FAO XXXXX
6	G41	Single		54336	1.030	B4-UD-G5	462.45	2774.7	Lithonia Lighting	DSX2 LED P8 30K 70CRI T4M MVOLT SPA FAO XXXXX
1	G42	2 @ 180°		54336	1.030	B4-UD-G5	924.9	924.9	Lithonia Lighting	DSX2 LED P8 30K 70CRI T4M MVOLT SPA FAO XXXXX
3	G4B1	Single		40584	1.030	B0-UD-G5	462.45	1387.35	Lithonia Lighting	DSX2 LED P8 30K 70CRI BL3 MVOLT SPA FAO XXXXX
1	GR1	Single		39661	1.030	B2-UD-G5	462.45	462.45	Lithonia Lighting	DSX2 LED P8 30K 70CRI BL3 MVOLT SPA FAO XXXXX
7	S1	Single		5244	1.030	B2-UD-G5	37.64	263.48	Lithonia Lighting	SONY LED ALQ2 SSWW2 FPLC MVOLT DWXHD M3 (SETTING 2, CCT: 3000K) + PONYDT XXXXX J12
7	W1	Single		5719	1.030	B1-UD-G1	47.21	330.47	Lithonia Lighting	WPX2 LED 30K MVOLT XXXXX

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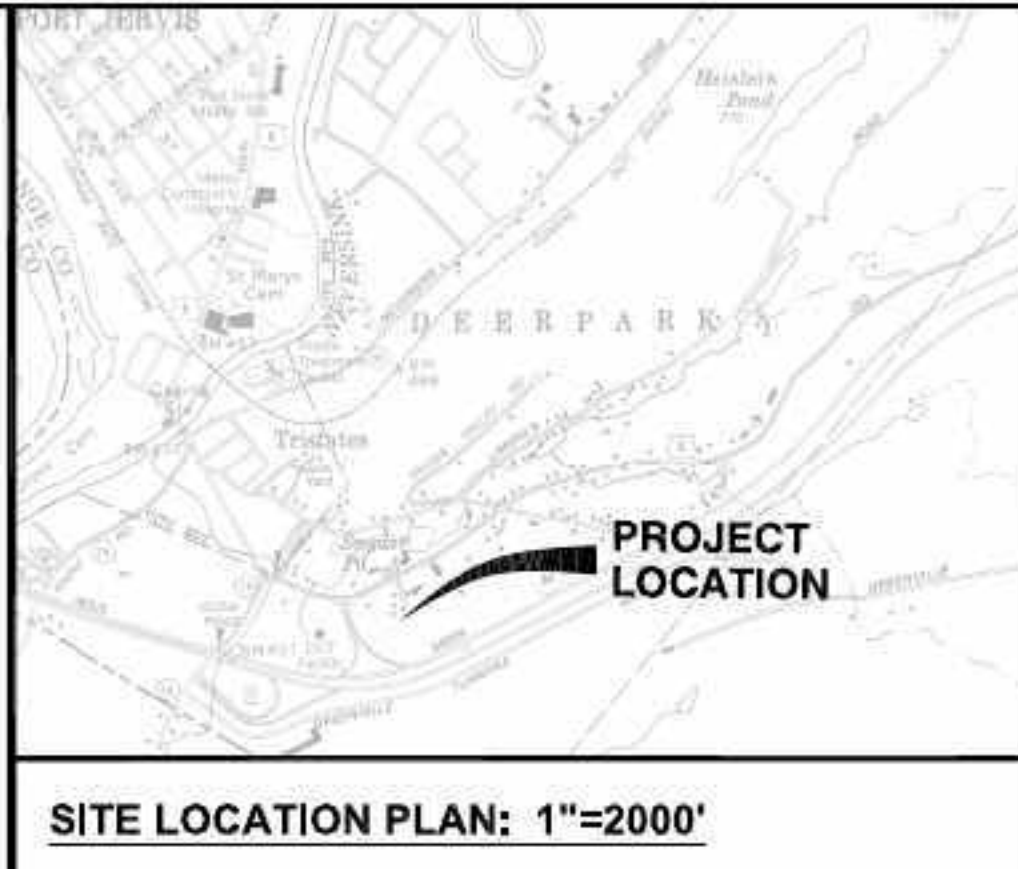
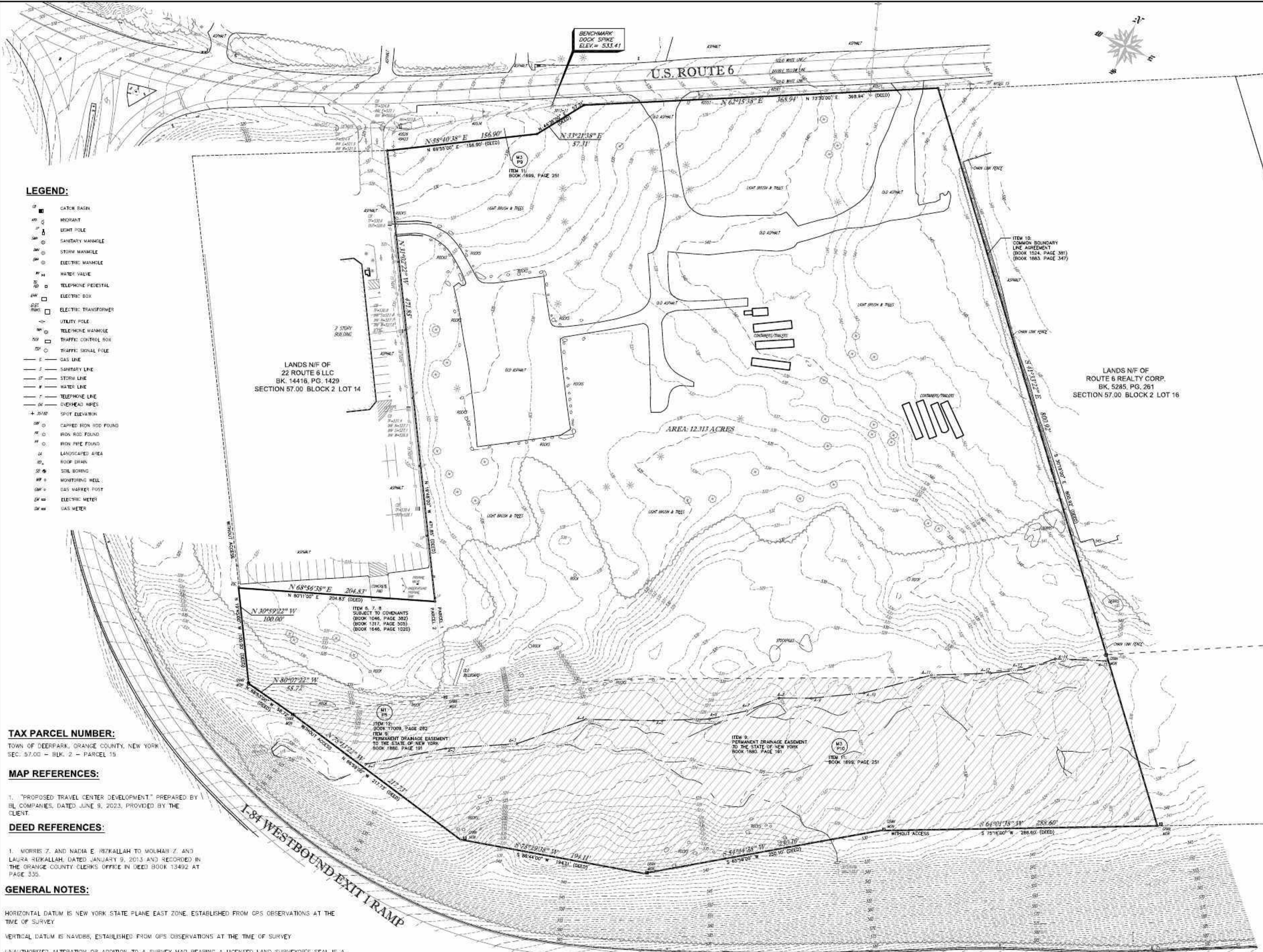
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REV.	BY	DATE	DESCRIPTION
R1	CIS	9/25/26	UPDATED FIXTURE SELECTION

SCALE: 1" = 40'
LAYOUT BY: CIS
DWG SIZE: D
DATE: 05/21/26

PROJECT NAME:
7-ELEVEN
DEERPARK, NY
DRAWING NUMBER:
RL-11230-S1-R1





LEGEND:

- CATCH BASIN
- HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- UTILITY POLE
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- TELEPHONE LINE
- OVERHEAD WIRES
- SPOT ELEVATION
- CAPRIED IRON ROD FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- LANDSCAPED AREA
- ROOF DRAIN
- SOIL BORING
- MONITORING WELL
- GAS WARRER POST
- ELECTRIC METER
- GAS METER

TAX PARCEL NUMBER:

TOWN OF DEERPARK, ORANGE COUNTY, NEW YORK
SEC. 57.00 - BLK. 2 - PARCEL 15

MAP REFERENCES:

- "PROPOSED TRAVEL CENTER DEVELOPMENT" PREPARED BY BL COMPANIES, DATED JUNE 9, 2023, PROVIDED BY THE CLIENT.

DEED REFERENCES:

- MORRIS Z. AND NADIA E. RIZKALLAH TO MOUHAB Z. AND LAURA RIZKALLAH, DATED JANUARY 9, 2013 AND RECORDED IN THE ORANGE COUNTY CLERKS OFFICE IN DEED BOOK 13492 AT PAGE 335.

GENERAL NOTES:

HORIZONTAL DATUM IS NEW YORK STATE PLANE EAST ZONE, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY.
VERTICAL DATUM IS NAVD83, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY.
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

FLOOD ZONE NOTE:

PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED MAP NUMBER 36071C0381E, PANEL 381 OF 630, OF THE TOWN OF DEERPARK, COMMUNITY NUMBER 360812, ORANGE COUNTY, N.Y., BEARING AN EFFECTIVE DATE OF AUGUST 3, 2009.

SITE ADDRESS:

26 US ROUTE 6
PORT JERVIS, NEW YORK 12771

CERTIFICATION:

THIS IS TO CERTIFY TO MOUHAB Z. RIZKALLAH, LAURA RIZKALLAH AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS WAS COMPLETED IN DECEMBER, 2024.

SIGNED: Vincent P. Ausfeld
N.Y.S. REGISTRATION NO. 049597
DATE: DECEMBER 21, 2024

LEGAL DESCRIPTION - SCHEDULE A:

PARCEL I:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF DEERPARK, COUNTY OF ORANGE AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE #6, AND BEING A COMMON CORNER BETWEEN THE LANDS OF THE GRANTORS AND THE LANDS OF MARKOVITS AND FURTHER BEING NORTH 24° 31' WEST 209.53 FEET FROM THE NORTHEASTERLY MOST CORNER OF THE MAIN BUILDING OF THE PAINTED APRONS MOTEL AND GOING THENCE SOUTH 30° 19' EAST 800.92 FEET TO A POINT, THENCE ALONG THE RIGHT OF WAY OF INTERSTATE 84, SOUTH 75° 16' WEST 288.6 FEET TO A POINT, THENCE SOUTH 65° 59' WEST 250.1 FEET TO A POINT, THENCE SOUTH 85° 14' WEST 194.11 FEET TO A POINT, THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING ALONG THE LAND FORMERLY OF CARROLL AND NOW OF HERVEE, NORTH 19° 48' WEST 720.89 FEET TO A HUB IN THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED U.S. ROUTE #6, THENCE ALONG SAID RIGHT OF WAY OF U.S. ROUTE #6 NORTH 69° 55' EAST 156.9 FEET TO A MONUMENT, THENCE NORTH 44° 36' EAST 57.31 FEET TO A MONUMENT, THENCE NORTH 73° 30' EAST 368.94 FEET TO THE POINT AND PLACE OF BEGINNING.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PARCEL A PERMANENT EASEMENT TO THE STATE OF NEW YORK FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING AND MAINTAINING THEREON A DRAINAGE DITCH IN AND TO THE FOLLOWING PIECE OR PARCEL:
BEGINNING AT A FOUND GRANITE MONUMENT THAT IS SOUTH 30° 19' EAST 614.92 FEET FROM AN IRON PIN IN THE RIGHT OF WAY LINE OF U.S. ROUTE #6 AND FOLLOWING ALONG THE LANDS OF MARKOVITS SOUTH 30° 19' EAST 186.0 FEET TO A POINT, THENCE FOLLOWING THE RIGHT OF WAY OF INTERSTATE #84 SOUTH 75° 16' WEST 288.6 FEET TO A POINT, THENCE SOUTH 65° 59' WEST 250.1 FEET TO A POINT, THENCE SOUTH 86° 44' WEST 194.11 FEET TO A POINT, THENCE NORTH 19° 48' WEST 149.0 FEET TO A FOUND MONUMENT, THENCE NORTH 70° 19' EAST 180.23 FEET TO A MONUMENT, THENCE NORTH 75° 54' EAST 352.1 FEET TO A MONUMENT, THENCE NORTH 67° 44' EAST 158.63 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL II:
ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE TOWN OF DEERPARK, COUNTY OF ORANGE AND STATE OF NEW YORK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A HUB IN THE LINE OF LAND PREVIOUSLY OWNED BY JOSEPH CARROLL AND THE LANDS OF THE GRANTORS HEREIN AND BEING SOUTH 19° 48' EAST 471.82 FEET FROM A HUB IN THE RIGHT OF WAY U.S. ROUTE #6 AND GOING THENCE SOUTH 19° 48' EAST 248.0 FEET TO A POINT, THENCE SOUTH 65° 59' WEST 217.73 FEET TO A CONCRETE MONUMENT, THENCE NORTH 68° 53' WEST 55.72 FEET TO A MONUMENT, THENCE NORTH 19° 45' WEST 100.0 FEET TO A HUB, THENCE NORTH 80° 11' EAST 204.89 FEET TO THE POINT AND PLACE OF BEGINNING.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PARCEL A PERMANENT EASEMENT TO THE STATE OF NEW YORK FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING AND MAINTAINING A DRAINAGE DITCH IN AND TO THE FOLLOWING PARCEL OF LAND:
BEGINNING AT A CONCRETE MONUMENT SOUTH 19° 48' EAST 571.82 FEET FROM A HUB IN THE RIGHT OF WAY OF U.S. ROUTE #6 AND GOING THENCE SOUTH 19° 48' EAST 149.0 FEET TO A POINT, THENCE NORTH 66° 59' WEST 217.73 FEET TO A MONUMENT, THENCE NORTH 69° 51' EAST 159.78 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTES CORRESPONDING TO TITLE COMMITMENT:

- BASED UPON REVIEW OF FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. 3020-1233684, EFFECTIVE DATE SEPTEMBER 13, 2024, SCHEDULE B-II (EXCEPTIONS):
- ITEM 5. COVENANTS AND RESTRICTIONS, ALONG WITH RESERVATION OF MINERAL RIGHTS CONTAINED IN INDENTURE RECORDED ON 01/29/1878 IN (AS) LIBER 283 CP 308. (COPY ILLEGIBLE)
 - ITEM 6. COVENANTS AND RESTRICTIONS, WITH RIGHT TO USE DRIVE-WAY CONTAINED IN INDENTURE RECORDED ON 06/08/1947 IN (AS) LIBER 1046 CP 381 AND REPEATED IN DEEDS OF RECORD, IS UNPLOTTABLE AS DESCRIBED AND AFFECTS PARCEL 2 AND IS SHOWN HEREON.
 - ITEM 7. COVENANTS AND RESTRICTIONS CONTAINED IN INDENTURE RECORDED ON 06/16/1950 IN (AS) LIBER 1161 CP 330 AND REPEATED IN LIBER 1317 CP 505, IS UNPLOTTABLE AS DESCRIBED AND AFFECTS PARCEL 2 AND IS SHOWN HEREON.
 - ITEM 8. COVENANTS AND RESTRICTIONS CONTAINED IN INDENTURE RECORDED ON 09/09/1963 IN (AS) LIBER 1646 CP 1020, IS UNPLOTTABLE AS DESCRIBED AND AFFECTS PARCEL 2 AND IS SHOWN HEREON.
 - ITEM 9. DRAINAGE DITCH EASEMENT, WITH RESERVATION CONTAINED IN INDENTURE RECORDED ON 02/30/1971 IN (AS) LIBER 1880 CP 191 AND REPEATED IN DEEDS OF RECORD, AFFECTS THE PREMISES AND IS SHOWN HEREON.
 - ITEM 10. BOUNDARY LINE AGREEMENT RECORDED 10/09/1959 IN (AS) LIBER 1524 CP 381 AND CORRECTED BY CORRECTION BOUNDARY LINE AGREEMENT RECORDED 09/02/1971 IN LIBER 1883 CP 347 AFFECTS THE PREMISES AND IS SHOWN HEREON.
 - ITEM 11. NOTICE OF APPROPRIATION DATED 02/04/1965 AND RECORDED ON 02/04/1965 IN LIBER 1699 CP 251 AFFECTS THE PREMISES AND IS SHOWN HEREON, WITH REGARD THERETO:
A) AFFIDAVIT OF PERSONAL SERVICE DATED 04/13/1965 AND RECORDED ON 04/27/1965 IN LIBER 1709 CP 302. (SEE POST)
 - ITEM 12. NOTICE OF APPROPRIATION DATED 02/15/1965 AND RECORDED ON 02/15/1965 IN LIBER 1700 CP 251 AFFECTS THE PREMISES AND IS SHOWN HEREON, WITH REGARD THERETO:
A) AFFIDAVIT OF PERSONAL SERVICE DATED 04/13/1965 AND RECORDED ON 04/27/1965 IN LIBER 1709 CP 302. (SEE POST)
 - ITEM 13. THE SOUTHERLY LINE OF THE PREMISES HEREIN FRONTS ON INTERSTATE HIGHWAY NO. 84. THIS IS A LIMITED ACCESS HIGHWAY AND NO RIGHTS OF INGRESS AND EGRESS FROM THE LAND TO SAID HIGHWAY ARE INSURED.

					26 ROUTE 6		
					ALTA/NSPS LAND TITLE SURVEY OF THE LANDS OF MOUHAB Z. AND LAURA RIZKALLAH		
					TOWN OF DEERPARK	ORANGE COUNTY, N.Y.	
					SCALE: 1"=40'	DECEMBER 14, 2024	
					DRAWN BY: KDW	PROJECT NO: 24-3821	
					 Ausfeld & Waldruft Land Surveyors LLP 323 CLINTON STREET, SCHENECTADY NY Phone: (518) 346-1595 Fax: 518-770-1655		VINCENT P. AUSFELD P.L.S. LICENSE #49597 www.awslsp.com
				12.21.24			