

PLANS PREPARED FOR  
**AMENDED FINAL SITE PLAN FOR  
 HILLSIDE COMMERCIAL PARK**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

**OWNER:**

TAC PEARL RIVER LLC  
 2100 POWERS FERRY ROAD  
 ATLANTA, GEORGIA 30339

**APPLICANT:**

MONTAR GROUP LLC  
 6100 LAKE FOREST DRIVE, SUITE 104  
 ATLANTA, GEORGIA 30328

**SITE ENGINEER:**

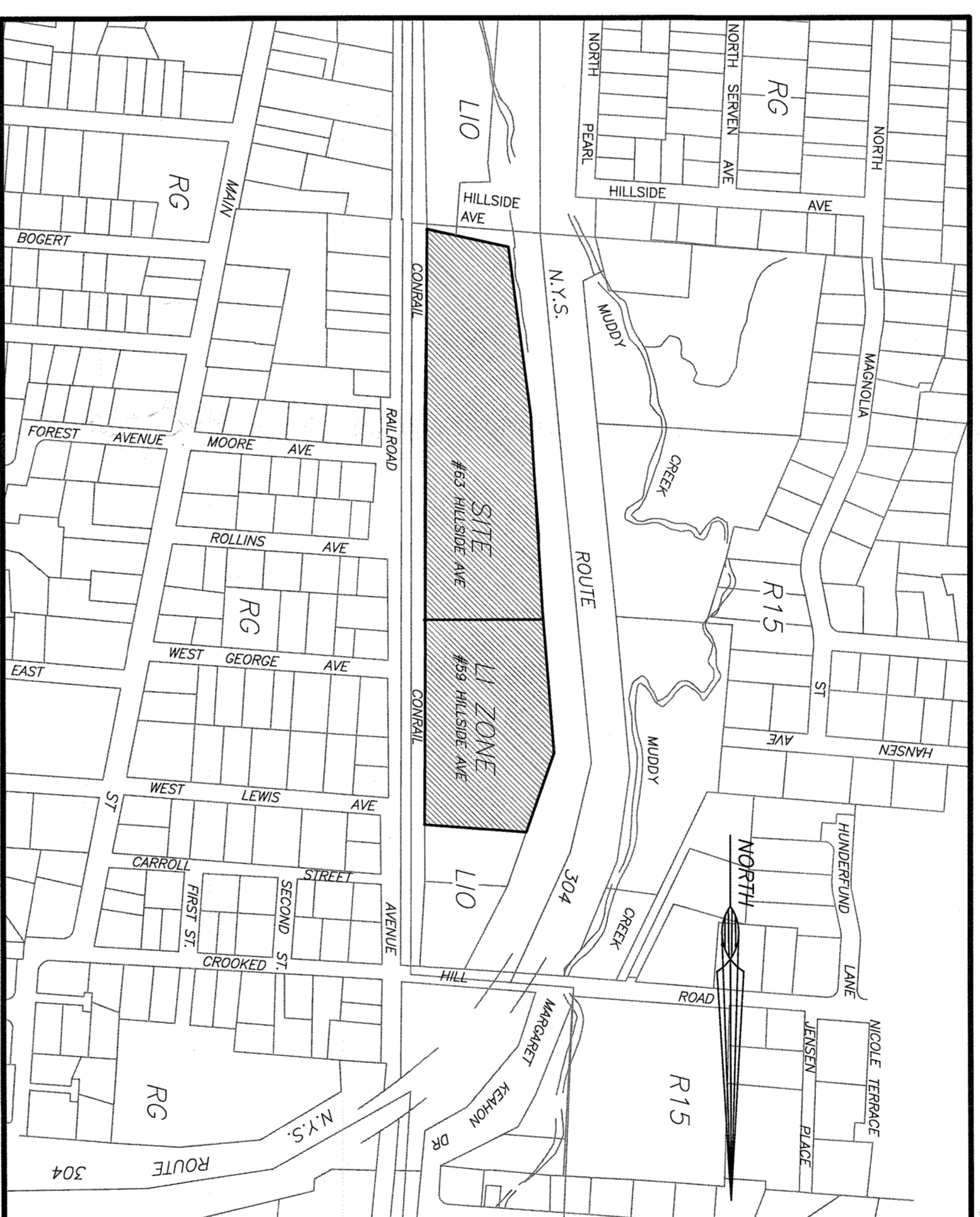
BROOKER ENGINEERING P.L.L.C.  
 76 LAFAYETTE AVENUE  
 SUFFERN, NEW YORK 10901  
 (845) 357-4411

**LAND SURVEYOR:**

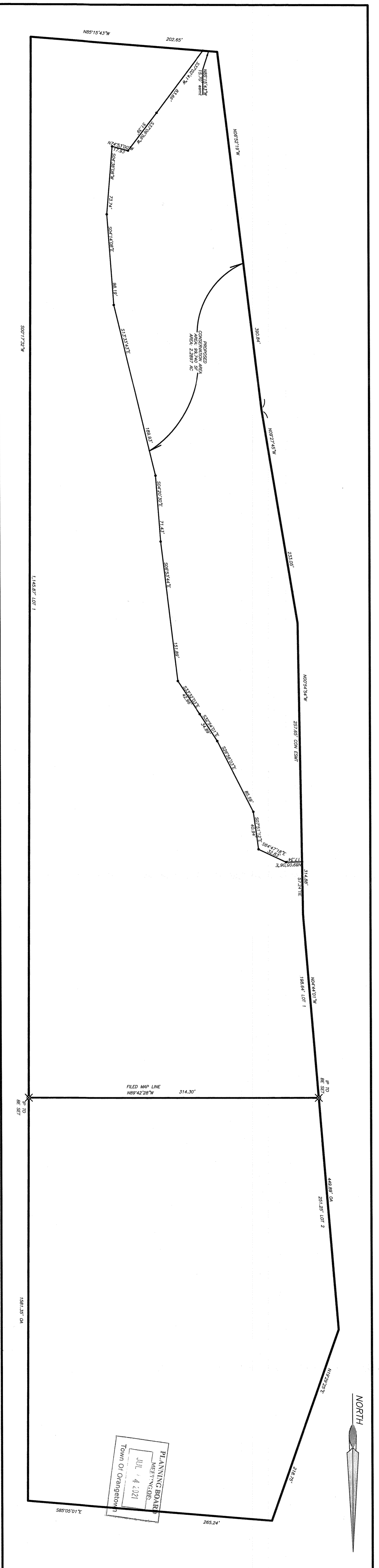
JAY A. GREENWELL, PLS  
 85 LAFAYETTE AVENUE  
 SUFFERN, NEW YORK 10901  
 (845) 357-0830

**LIST OF DRAWINGS**

1. TITLE SHEET
2. LAYOUT PLAN
3. GRADING AND UTILITY PLAN (1 OF 2)
4. SOIL EROSION & SEDIMENT CONTROL PLAN
5. LANDSCAPING & LIGHTING PLAN
6. ROAD PROFILES (2 OF 2)
7. ROAD PROFILES (2 OF 2)
8. DRAINAGE PROFILES & PUMP STATION DETAILS
9. CONSTRUCTION DETAILS (1 OF 3)
10. CONSTRUCTION DETAILS (2 OF 3)
11. CONSTRUCTION DETAILS (3 OF 3)
12. FIRE SERVICE AND ACCESS PLAN



**VICINITY MAP**  
 1" = 400'



**EASEMENT MAP**  
 1" = 50'

**NOTES:**

1. THIS IS A SITE PLAN OF SECTION 66.11 BLOCK 3 LOTS 39 AND 40 OF THE TOWN OF ORANGETOWN TAX MAP.
2. AREA OF PARCELS - 446,024 SF (10.22 ACRES)
3. OWNER - TAC PEARL RIVER LLC
4. APPLICANT - MONTAR GROUP LLC
5. APPLICANT - 2100 POWERS FERRY ROAD, ATLANTA, GA 30339
6. APPLICANT - 6100 LAKE FOREST DRIVE, SUITE 104, ATLANTA, GA 30328
7. PREPARED BY - BROOKER ENGINEERING, P.L.L.C.
8. PREPARED BY - 76 LAFAYETTE AVENUE, SUFFERN, NY 10901
9. WATER EXISTENT - SEE WATER MAIN MAP
10. 1/27/2021
11. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED WITH THE TOWN ENGINEER AND QUALIFIED REPRESENTATIVE OF THE PROPERTY OWNER TO ADDRESS SUCH A MEETING.
12. THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO MAINTAIN EROSION CONTROL DEVICES SHALL BE AS FOLLOWS:
  - A. THE PROPERTY OWNER SHALL MAINTAIN EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PERIOD.
  - B. THE PROPERTY OWNER SHALL MAINTAIN EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PERIOD.
  - C. THE PROPERTY OWNER SHALL MAINTAIN EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PERIOD.
  - D. THE PROPERTY OWNER SHALL MAINTAIN EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PERIOD.
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SIGNATURE BOX	
OWNER	DATE
PLANNING BOARD	DATE

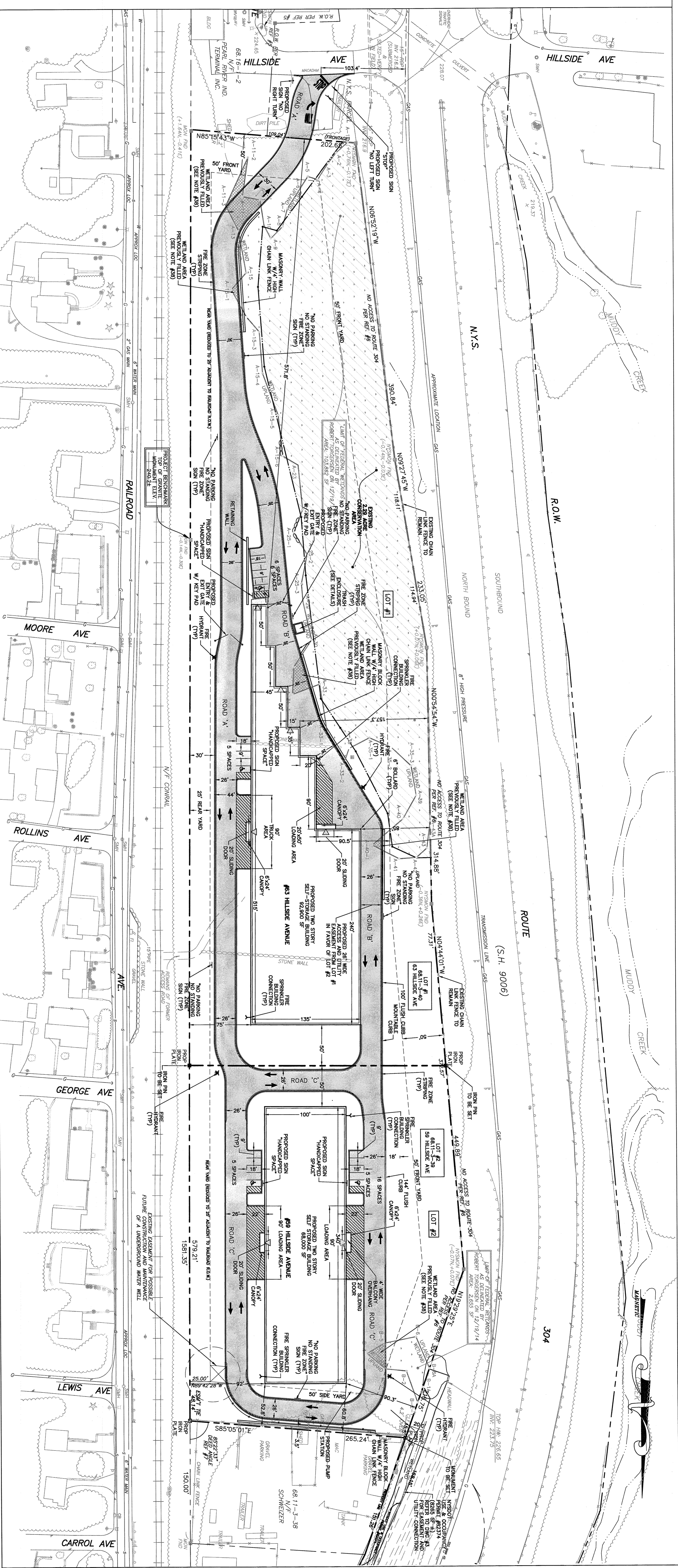
<p><b>BROOKER ENGINEERING, P.L.L.C.</b>          PROFESSIONAL ENGINEERS AND LAND SURVEYORS          76 LAFAYETTE AVENUE, SUITE 501          SUFFERN, NEW YORK 10901          (845) 357-4411</p>	<p><b>TOWN OF ORANGETOWN</b>          PLANNING BOARD          JUL 4 2021</p>
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<p><b>AMENDED FINAL SITE PLAN FOR          HILLSIDE COMMERCIAL PARK</b>          TOWN OF ORANGETOWN          ROCKLAND COUNTY, NEW YORK</p>	<p><b>TITLE SHEET</b></p>
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<p>PROJECT: AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK</p>	<p>DATE: 04/30/2021</p>
<p>PROFESSIONAL ENGINEER: JAY A. GREENWELL, PLS</p>	<p>DRAWING NO: T</p>



- NOTES:**
1. THIS IS A SITE PLAN OF SECTION 8&11 BLOCK 3 LOTS 38 AND 40 OF THE TOWN OF GRANGETOWN TIA MAP.
  2. AREA OF PARKING - 445,000 SF (1,122 ACRES)
  3. OWNER: 2100 PARKWAY DRIVE ROAD
  4. APPLICANT: AMSTERDAM DEVELOPMENT LLC
  5. APPLICANT: AMSTERDAM DEVELOPMENT LLC, 2100 PARKWAY DRIVE ROAD, ATWANTON, NY 12020
  6. DESIGN: BROOKER ENGINEERING, P.L.L.C., 74 LEICESTER AVENUE, SUITE 100, ROCKY HILL, CT 06186
  7. PREPARED: 10/12/2021
  8. DATE: 10/12/2021
  9. PROJECT: 2100 PARKWAY DRIVE ROAD
  10. REVISIONS: AS SHOWN
  11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF GRANGETOWN ZONING CODE (2016).
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**SELF-STORAGE BUILDING HEIGHT CALCULATION-59 HILLSIDE AVENUE**

AVERAGE ELEVATION OF PROPOSED FINISHED GRADE = 238.5

MAXIMUM ALLOWABLE BUILDING HEIGHT PER FOOT OF DISTANCE FROM LOT LINE = 6

MAXIMUM DISTANCE TO NORTHERLY LOT LINE = 50 FEET

MAXIMUM ALLOWABLE BUILDING HEIGHT = (6) X (50) = 300' = 29' FEET

MAXIMUM DISTANCE TO SOUTHERLY LOT LINE = 50 FEET

MAXIMUM ALLOWABLE BUILDING HEIGHT = (6) X (50) = 300' = 29' FEET

MAXIMUM DISTANCE TO WESTERLY LOT LINE = 50 FEET

MAXIMUM ALLOWABLE BUILDING HEIGHT = (6) X (50) = 300' = 29' FEET

MAXIMUM DISTANCE TO EASTERLY LOT LINE = 50 FEET

MAXIMUM ALLOWABLE BUILDING HEIGHT = (6) X (50) = 300' = 29' FEET

THE ROOF OF THE PROPOSED BUILDING WILL VARY, BUT IT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE DEFINITIONS WITHIN THE TOWN OF GRANGETOWN ZONING CODE.

**BULK TABLE OF REQUIREMENTS U ZONING DISTRICT (GROUP "C")**

DESCRIPTION	REQUIRED	PROPOSED - LOT #1	PROPOSED - LOT #2
MAXIMUM FLOOR AREA RATIO (SF PER 1,000 SF OF GROSS FLOOR AREA)	0.50	0.305	0.483
MINIMUM LOT AREA (SQ FEET)	2 ACRES	150	144
MINIMUM LOT WIDTH (FEET)	150	124.45	49.3
MINIMUM STREET FRONTAGE (FEET)	50	57.8	50
MINIMUM SETBACK (FEET)	50	50	50
MINIMUM FRONT YARD SETBACK (FEET)	50	50	50
MINIMUM SIDE YARD SETBACK (FEET)	50	50	50
MINIMUM REAR YARD SETBACK (FEET)	50	50	50
MINIMUM TOTAL BULKYWARE (FEET)	100	22*	75
MINIMUM SIDE YARD SETBACK (FEET)	50	50	50
MINIMUM REAR YARD SETBACK (FEET)	50	50	50
MINIMUM TOTAL COVERAGE (PERCENT)	75	36	36
MINIMUM BUILDING DISTANCE FROM LOT LINE	6 INCHES	6 INCHES	6 INCHES

**PARKING CALCULATION DATA**

LOT #	USE	REQUIREMENT	NUMBERS OF EMPLOYEES OR SPACES PER 2 EMPLOYEES OR FLOOR AREA	NUMBERS OF EMPLOYEES OR SPACES PROVIDED	SPACES PROVIDED
LOT #1	SELF-STORAGE	1 SPACE PER 2 EMPLOYEES OR FLOOR AREA	2 / 2 = 1	11 SPACES	11 SPACES
LOT #2	SELF-STORAGE	1 SPACE PER 2 EMPLOYEES OR FLOOR AREA	2 / 2 = 1	11 SPACES	11 SPACES

**LEGEND**

EXISTING	PROPOSED

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft

**PROJECT:** AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK  
**TOWN OF GRANGETOWN, ROCKLAND COUNTY, NEW YORK**

**LAYOUT PLAN**

**BROOKER ENGINEERING, PLLC**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
74 LEICESTER AVENUE, SUITE 100, ROCKY HILL, CT 06186  
PHONE: (860) 397-4411  
WWW.BROOKERENGINEERING.COM

**STUART STROW**  
PROFESSIONAL ENGINEER  
P.L.L.C., N.Y. LICENSE NO. 88879

**PROJECT NO:** 21044  
**DATE:** 04/30/2021  
**DRAWING NO:** 1



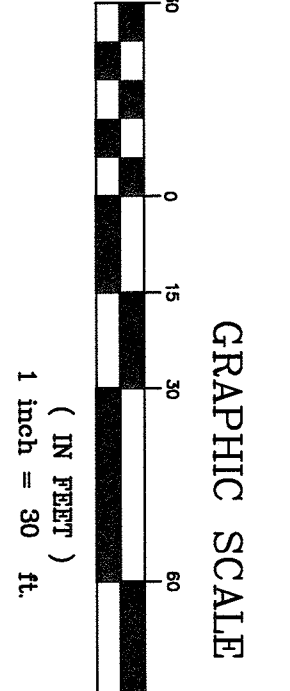
PROPOSED CONDITIONS  
100 YEAR FLOODPLAIN

PROPOSED CONDITIONS  
100 YEAR FLOODPLAIN  
ELEVATION=289 (NGVD 29)

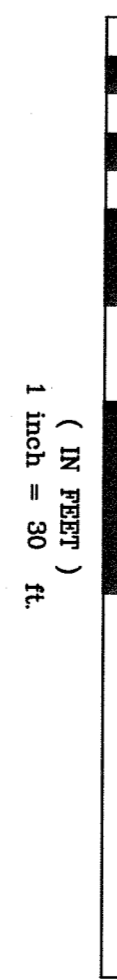
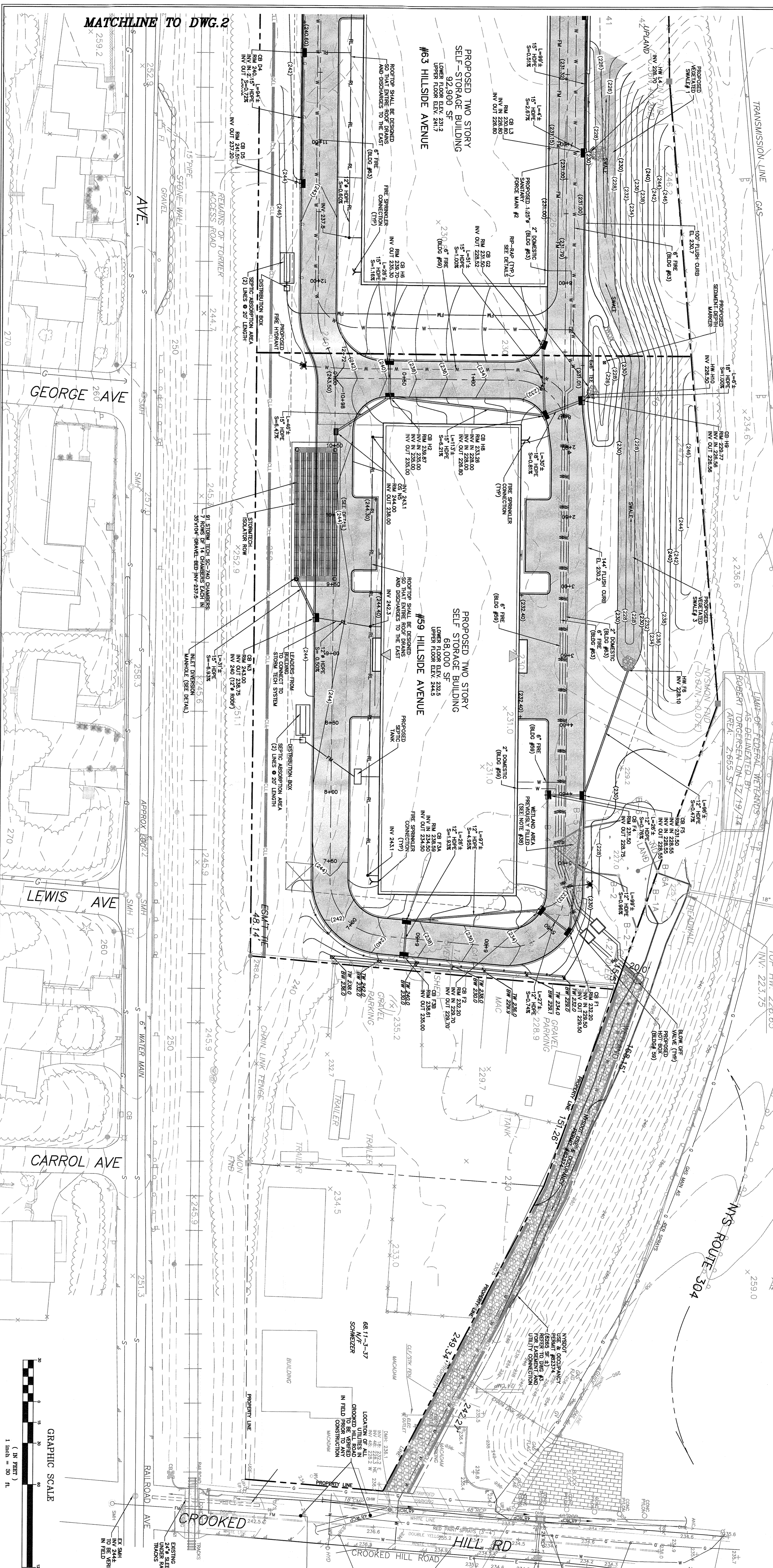
EXISTING  
2.29 ACRE  
CONSERVATION  
AREA

MATCHLINE TO DWG. 3

- GENERAL NOTES:**
1. THERE ARE NO STORMWATER "HOT SPOT" USES PROPOSED AT THIS SITE. ANY FUTURE "HOT SPOT" USES ON THIS PROPERTY, AS DEFINED IN THE INSPECTOR'S MANUAL, SHALL BE IDENTIFIED AND APPROVED AS SPECIFIED IN THE INSPECTOR'S MANUAL.
  2. FOR GRADING AND UTILITY DESIGN, SEE THE PROPOSED PRIVATE SANITARY SEWERS SYSTEM INCLUDING ALL PUMPING STATIONS, GRAVITY MAINS, AND FORCE MAINS ON THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF THE LOT(S).



<p><b>BROOKER ENGINEERING, P.L.C.</b> PROFESSIONAL ENGINEERS AND LAND SURVEYORS LAND DEVELOPMENT - MUNICIPAL, STRUCTURAL, INFRASTRUCTURE, SHIPYARD 74 Longfellow Avenue, Suite 501, ES Bempsey Valley, Rockland, NY 12578 (845) 357-4411</p>	
<p>PROJECT: <b>AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK</b> OWNED BY: HILLSIDE COMMERCIAL PARK ROCKLAND COUNTY, NEW YORK</p>	<p>TITLE: <b>GRADING AND UTILITY PLAN (1 OF 2)</b></p>
<p>FOR THE PURPOSES OF THE PROVISIONS OF ARTICLE 143, SECTION 7208, SUBSECTION 2, OF THE N.Y.S. EDUCATION LAW, ARTICLE 143, SECTION 7208, SUBSECTION 2.</p>	<p>DATE: 04/20/2021</p>
<p>PROJECT NO: 21044</p>	<p>DRAWING NO: 2</p>
<p>SCALE: 1"=50'</p>	<p>CHECKED: SS</p>
<p>GRAPHIC SCALE:</p>	<p>BY: JO</p>



**STORMWATER MANAGEMENT SYSTEM MAINTENANCE NOTES:**

MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER. THE FOLLOWING MAINTENANCE MEASURES SHALL BE PERFORMED ON A REGULAR BASIS TO MAINTAIN THE SYSTEM IN GOOD WORKING ORDER:

- STEP 1) INSPECT FACILITIES FOR THE FOLLOWING:
A.1. REMOVE DEBRIS FROM THE FACILITIES.
A.2. REMOVE ANY BLOCKAGES FROM THE FACILITIES.
A.3. REMOVE ANY BLOCKAGES FROM THE FACILITIES.
A.4. REMOVE ANY BLOCKAGES FROM THE FACILITIES.
A.5. REMOVE ANY BLOCKAGES FROM THE FACILITIES.

**VEGETATED SMALL MAINTENANCE MEASURES:**

- 1. MAINTAIN VEGETATION WITHIN THE FACILITIES.
2. MAINTAIN VEGETATION WITHIN THE FACILITIES.
3. MAINTAIN VEGETATION WITHIN THE FACILITIES.
4. MAINTAIN VEGETATION WITHIN THE FACILITIES.

**MAINTENANCE CONTROL NOTES:**

- 1. MAINTENANCE CONTROL NOTES.
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4. MAINTENANCE CONTROL NOTES.

**CONSTRUCTION NOTES:**

- 1. CONSTRUCTION NOTES.
2. CONSTRUCTION NOTES.
3. CONSTRUCTION NOTES.
4. CONSTRUCTION NOTES.

- 1. INSPECT SYSTEM AFTER EACH RAINFALL FOR STANDING WATER OR SEDIMENT ACCUMULATION.
2. CONDUCT VISUAL INSPECTION OF THE SYSTEM.
3. CONDUCT VISUAL INSPECTION OF THE SYSTEM.

- 1. MAINTAIN VEGETATION WITHIN THE FACILITIES.
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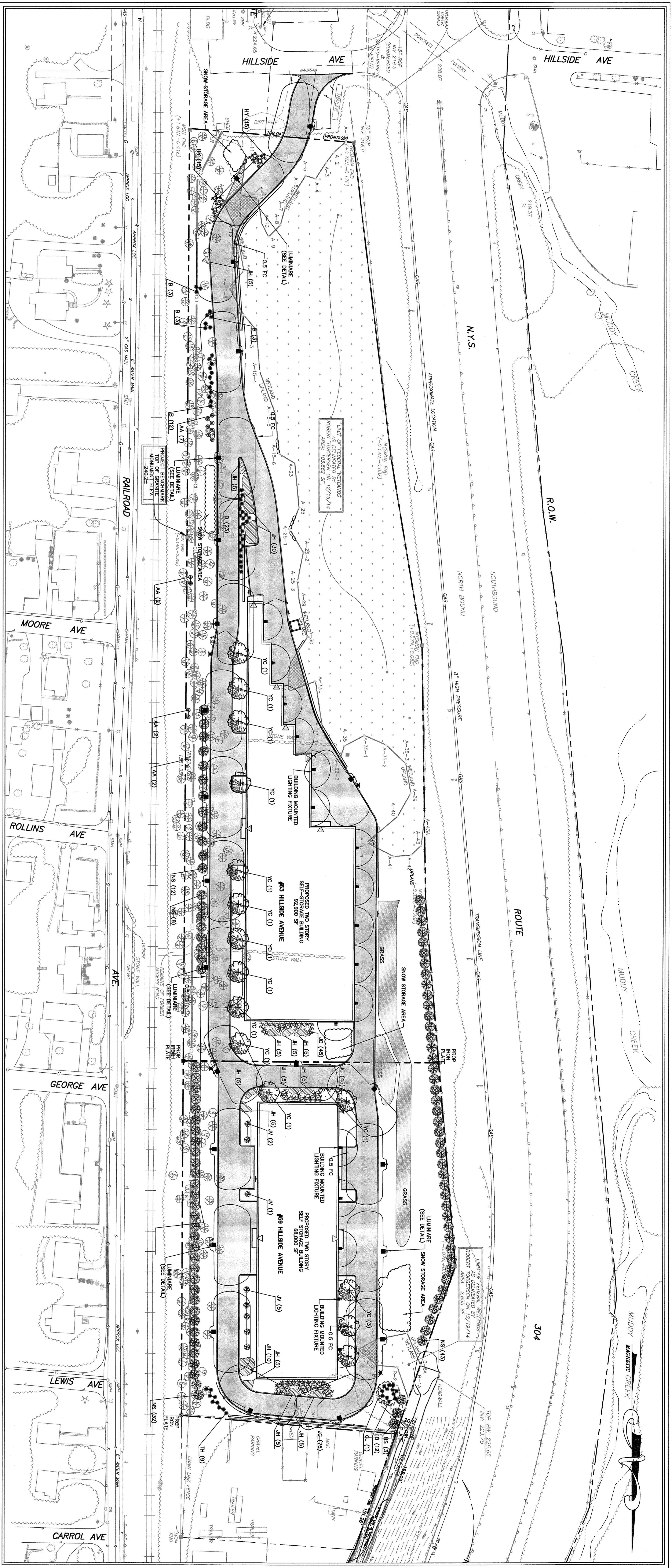
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- 1. CONSTRUCTION NOTES.
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LEGEND table with columns for EXISTING and PROPOSED. It lists various symbols for utility lines, property lines, and other site features.

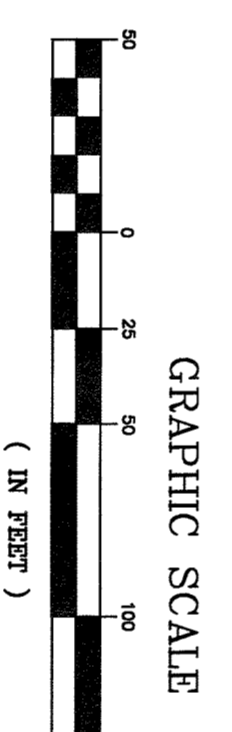
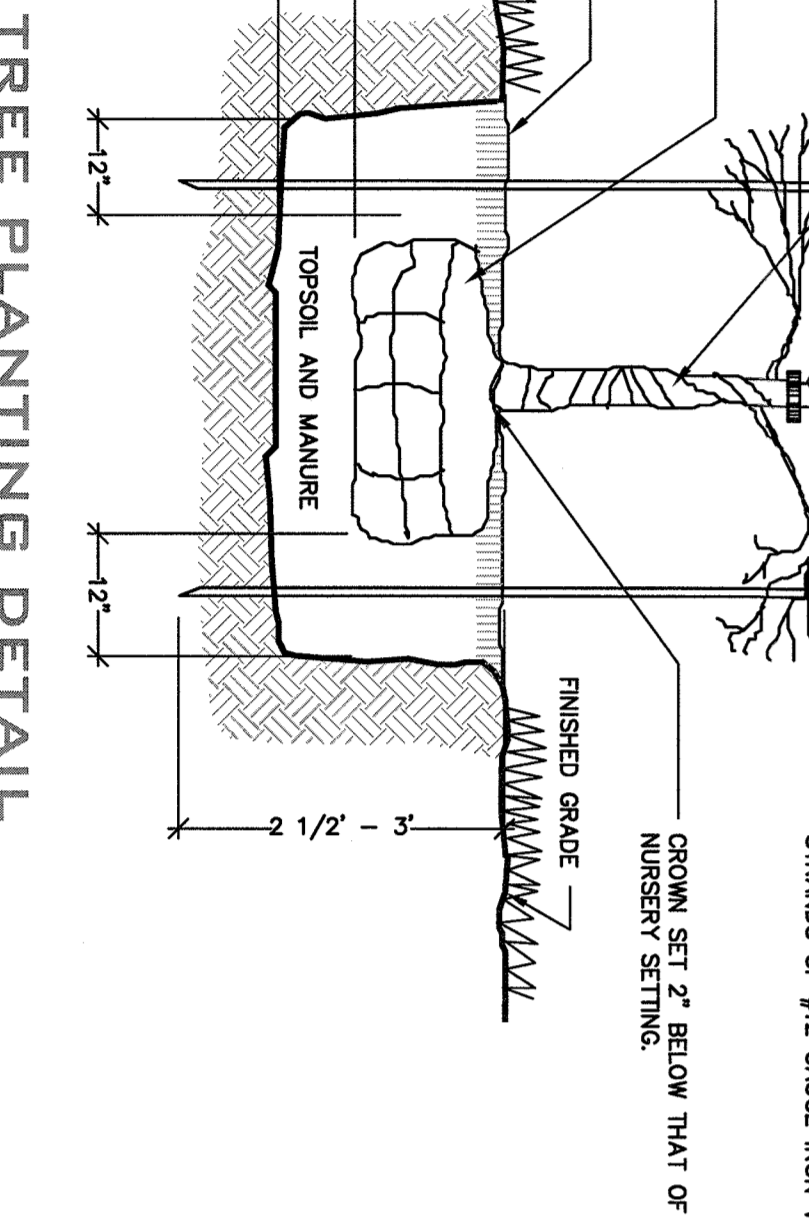
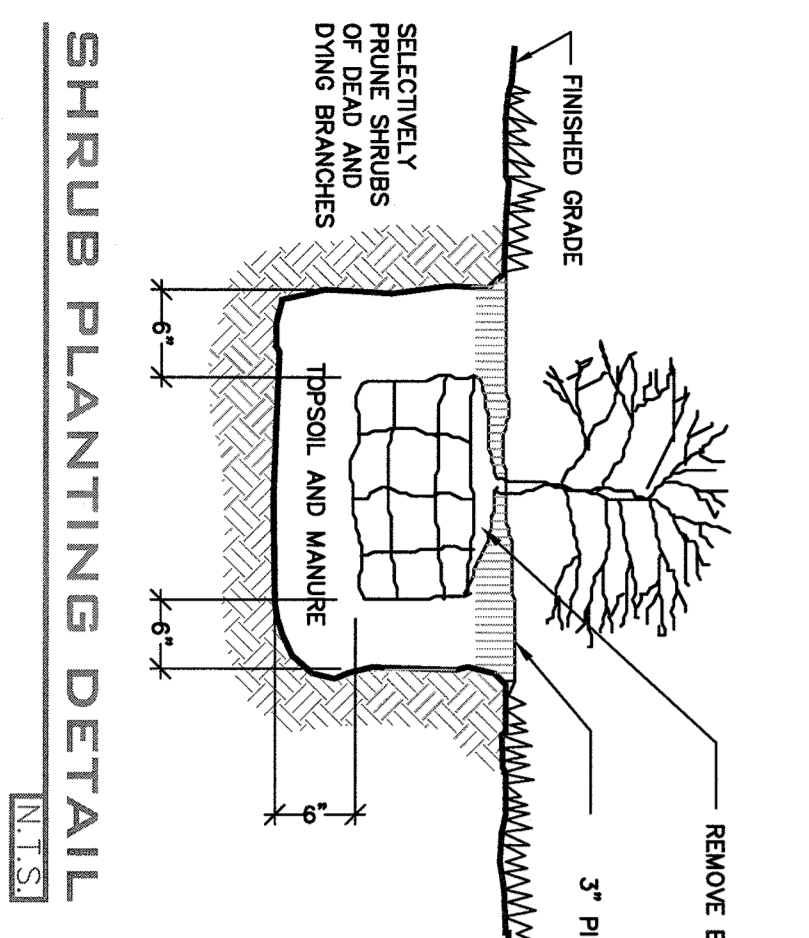
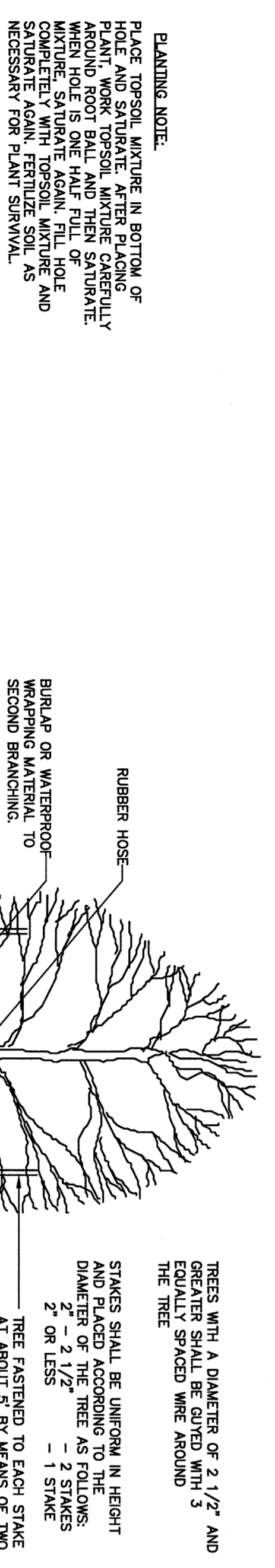
Project information block including: PROJECT: AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK; PROFESSIONAL ENGINEERS AND LAND SURVEYORS: BROOKER ENGINEERING, P.L.C.; DATE: 04/30/2021; DRAWING NO: 3.





**PLANT KEY**

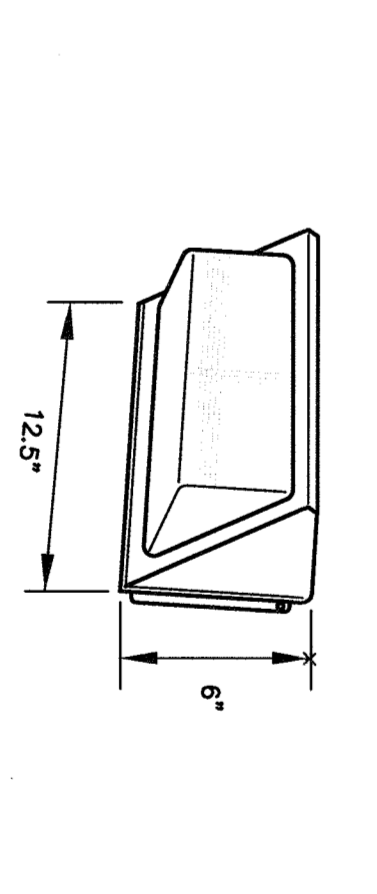
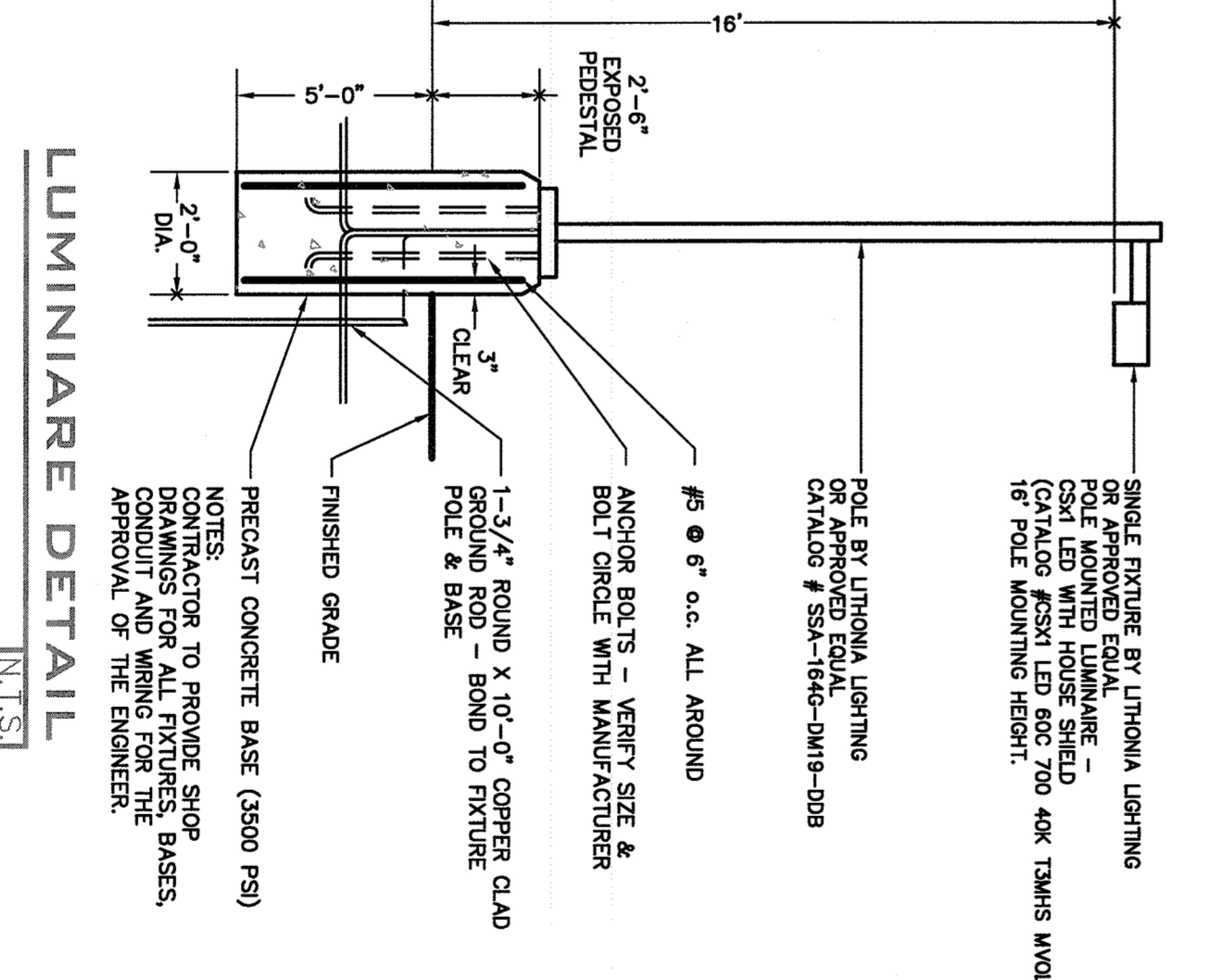
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
YC	15	YOSHINO FLOWERING CHERRY	PRUNUS YEDONENSIS	2'-2 1/2" cal., B&B
JH	110	ANDORA COMPACT JUNIPER	JUNIPERUS HORIZONTALIS 'PILIMOSA COMPACTA'	2 1/2" cal., B&B
JC	166	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3" cal., 3' OC
TH	9	HICKS YEW	TAXUS HICKS	2 1/2" cal., 3' OC
HY	30	HATFIELD YEW	TAXUS MEDIA HATFIELDI	2 1/2"-3" Ht. B&B @2 OC
B	56	WINTER OSM BOXWOOD	BOXUS MICROPHYLLA WINTER OSM'	8" Ht. @ 2 OC
AA	13	AMERICAN ARBORETAE	TILIA OCCIDENTALIS	12 Ht. 2 1/2"-3" CAL.
JV	8	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	2 1/2"-3" cal., B&B
QL	1	GREENSPRE LINDEN	TILIA CORDATA GREENSPRE	7-8 Ht. B&B 12' OC
NS	98	NORWAY SPRUCE	PICEA ABIES	7-8 Ht. B&B 12' OC



**LIGHTING NOTES:**

ALL LIGHTING ON THE SITE SHALL BE REDUCED AFTER DARK TO 1/2 BRIGHTNESS TO SAVE ENERGY.

ALL LIGHTING ON THE SITE SHALL BE REDUCED AFTER DARK TO 1/2 BRIGHTNESS TO SAVE ENERGY.



**EXISTING TREE LEGEND**

A = ASH	H = HICKORY	M = MAPLE
B = BIRCH	I = IRONWOOD	S = SASSAPARILLA
BE = BEECH	K = KUMAR	SI = SIKKIM
BN = BUTTERNUT	L = LOCUST	T = TULIP
C = CHERRY	M = MAPLE	W = WALNUT
CA = CANYON		

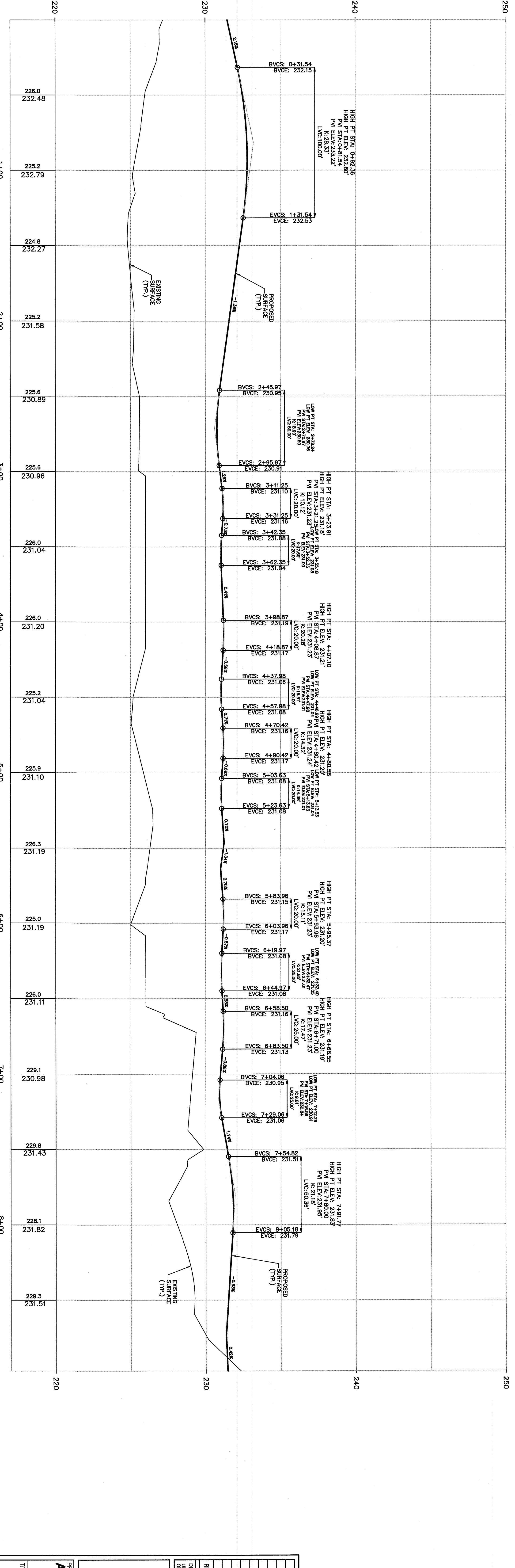
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**TITLE:** LANDSCAPING & LIGHTING PLAN

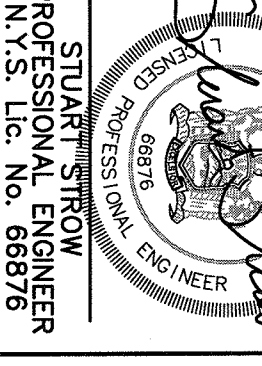
**PROFESSIONAL ENGINEERS AND LAND SURVEYORS:** BROOKER ENGINEERING, PLLC

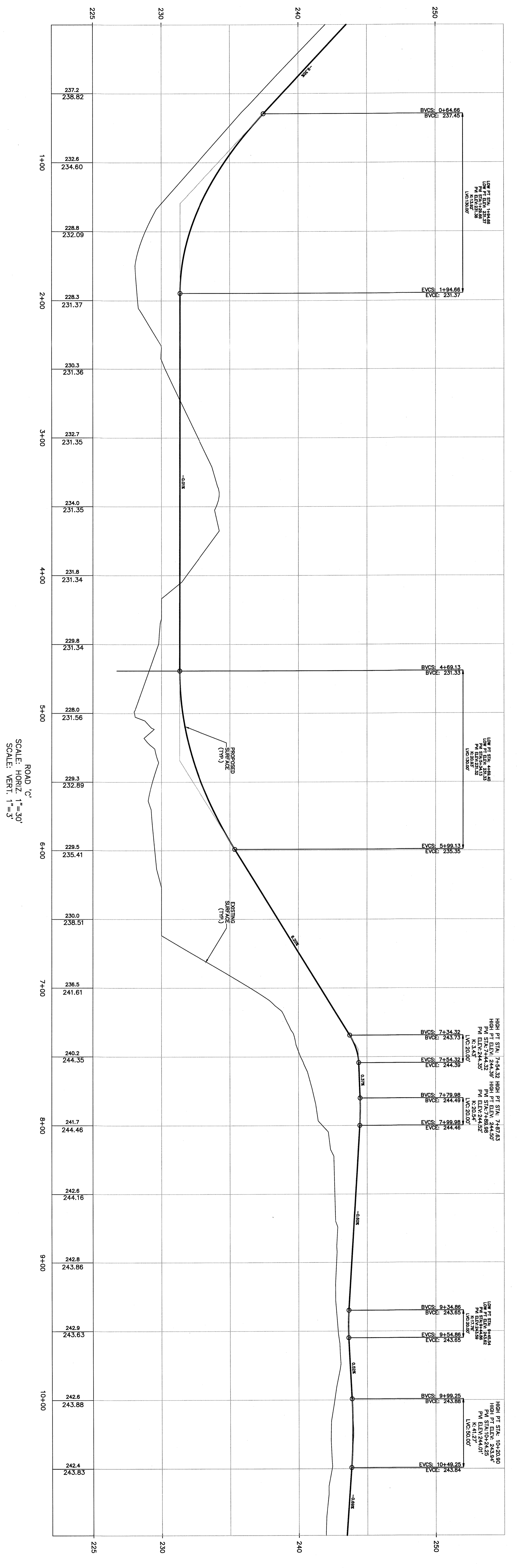
**DATE:** 04/30/2021

**DRAWING NO.:** 5

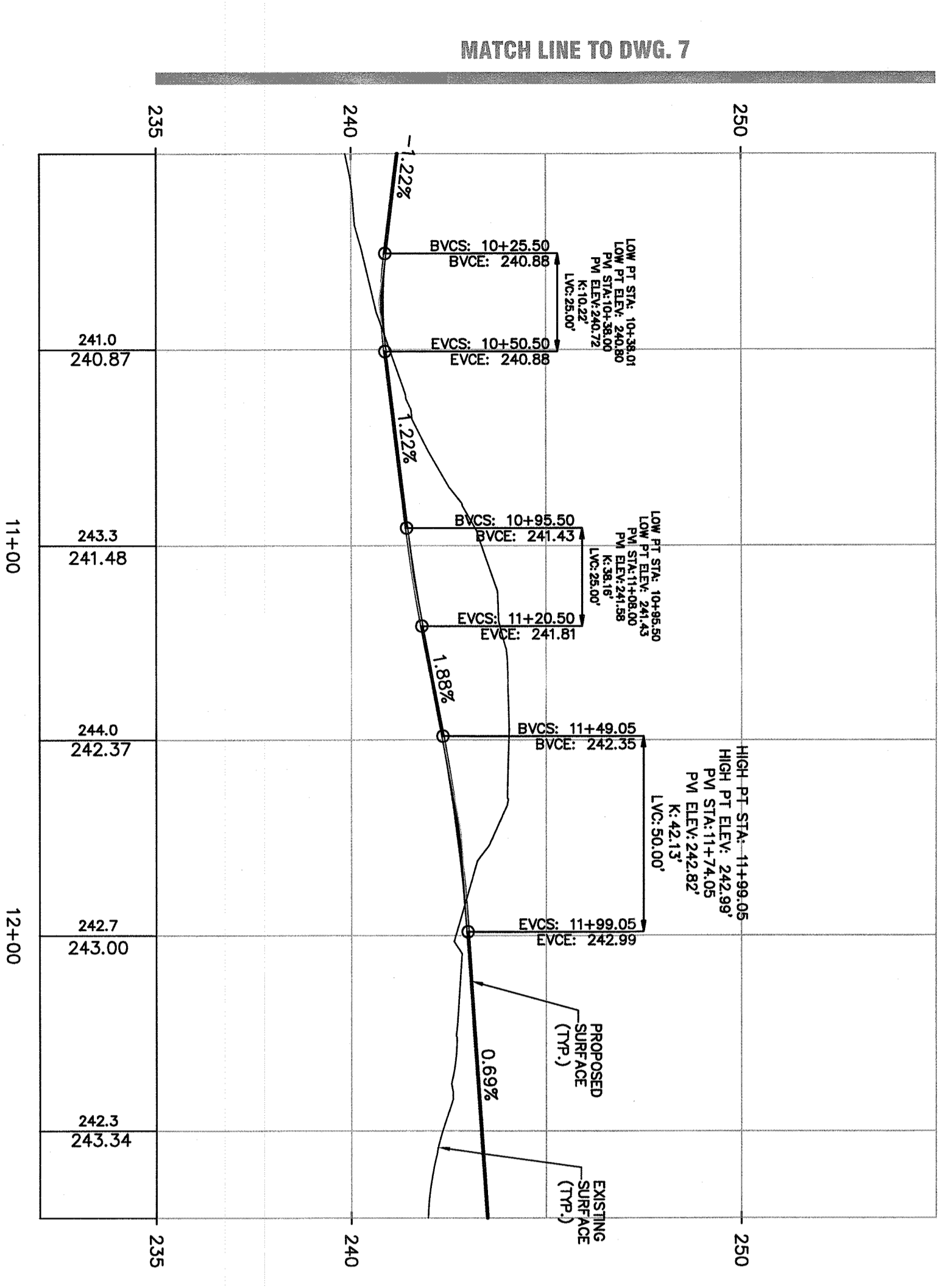


PROFILE - REV B  
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SCALE: VERT. 1"=3'

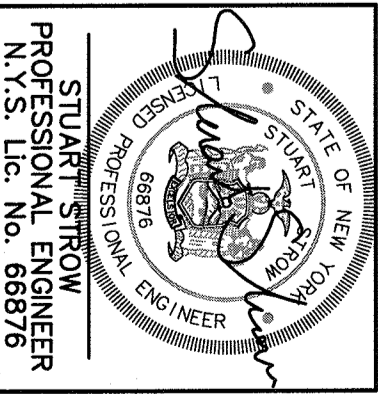
 STUART STROW ENGINEER No. 17273 N.Y.S. Lic. No. 68697E	<p><b>BROOKER ENGINEERING, PLLC</b></p> <p>PROFESSIONAL ENGINEERS AND LAND SURVEYORS</p> <p>LAND DEVELOPMENT - MUNICIPAL - STRUCTURAL - HYDROLOGICAL - SURVEYING</p> <p>74 Lafayette Avenue, Suite 501 56 Empire Valley Road, Suite 208          Suffern, NY 10981   Walden, NJ 07740          (845) 349-7411   (609) 399-1251</p>								
<p>PROJECT: <b>AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK ROAD PROFILES (1 OF 2)</b></p> <p>TITLE: _____</p>									
<p>PROJECT NO: 21044    DRAWN: JO    CHECKED: SS</p> <p>SCALE: AS SHOWN    GRAPHIC SCALE: _____</p> <p>DATE: 04/30/2021    DRAWING NO: 6</p>									
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REV	DESCRIPTION	BY	DATE						
1	AS PER REVIEW COMMENTS	JO	07/08/21						
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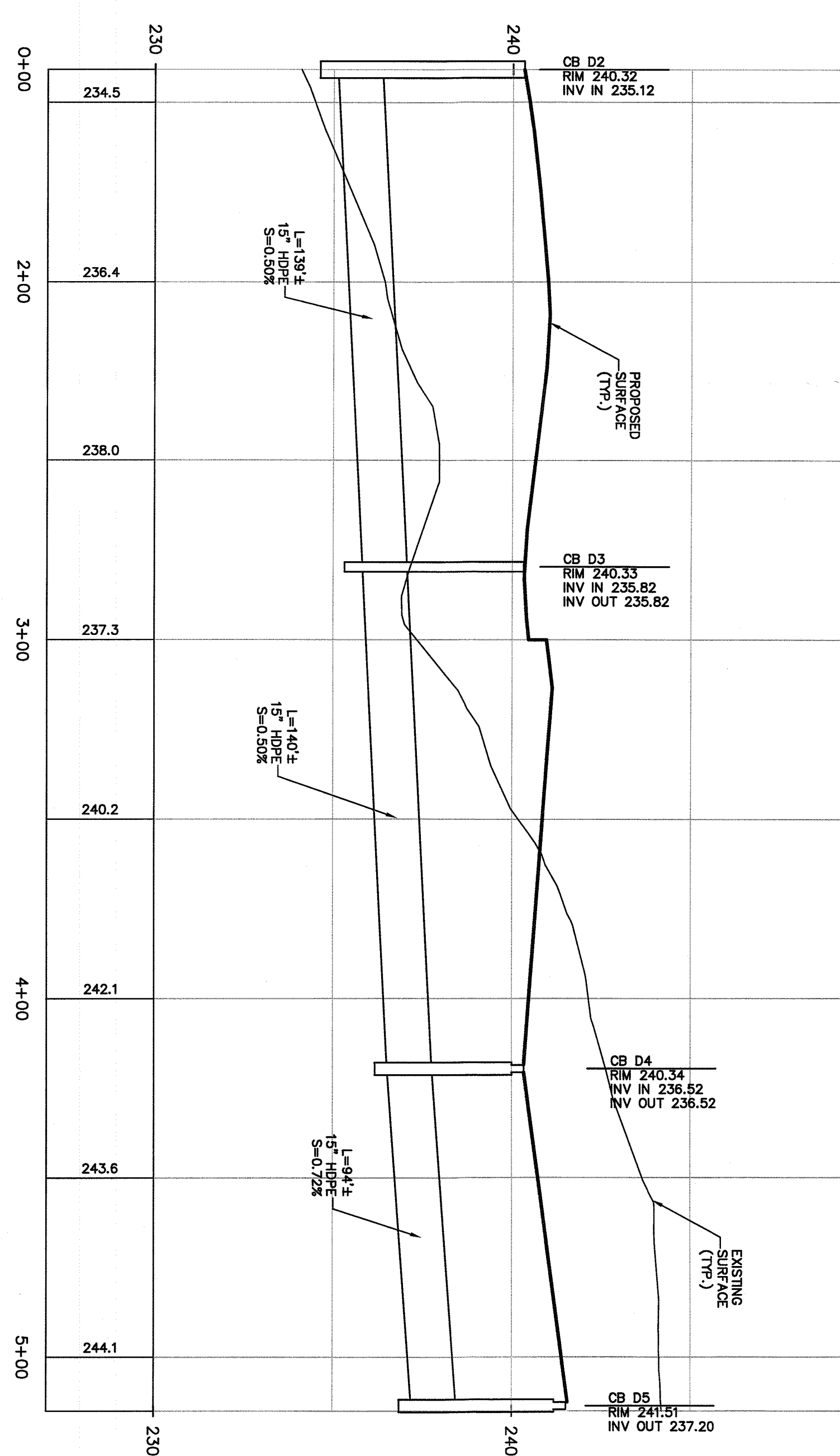
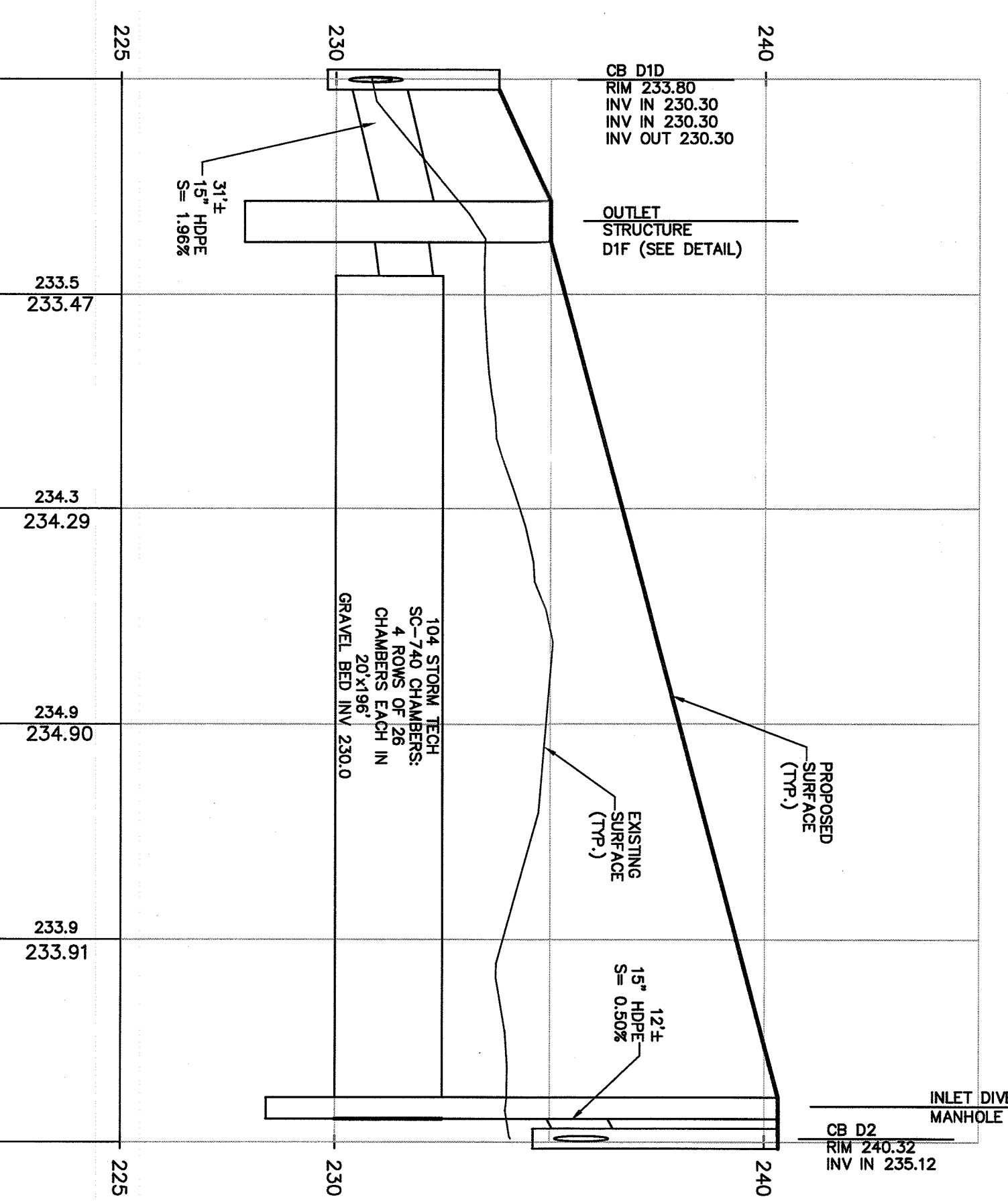
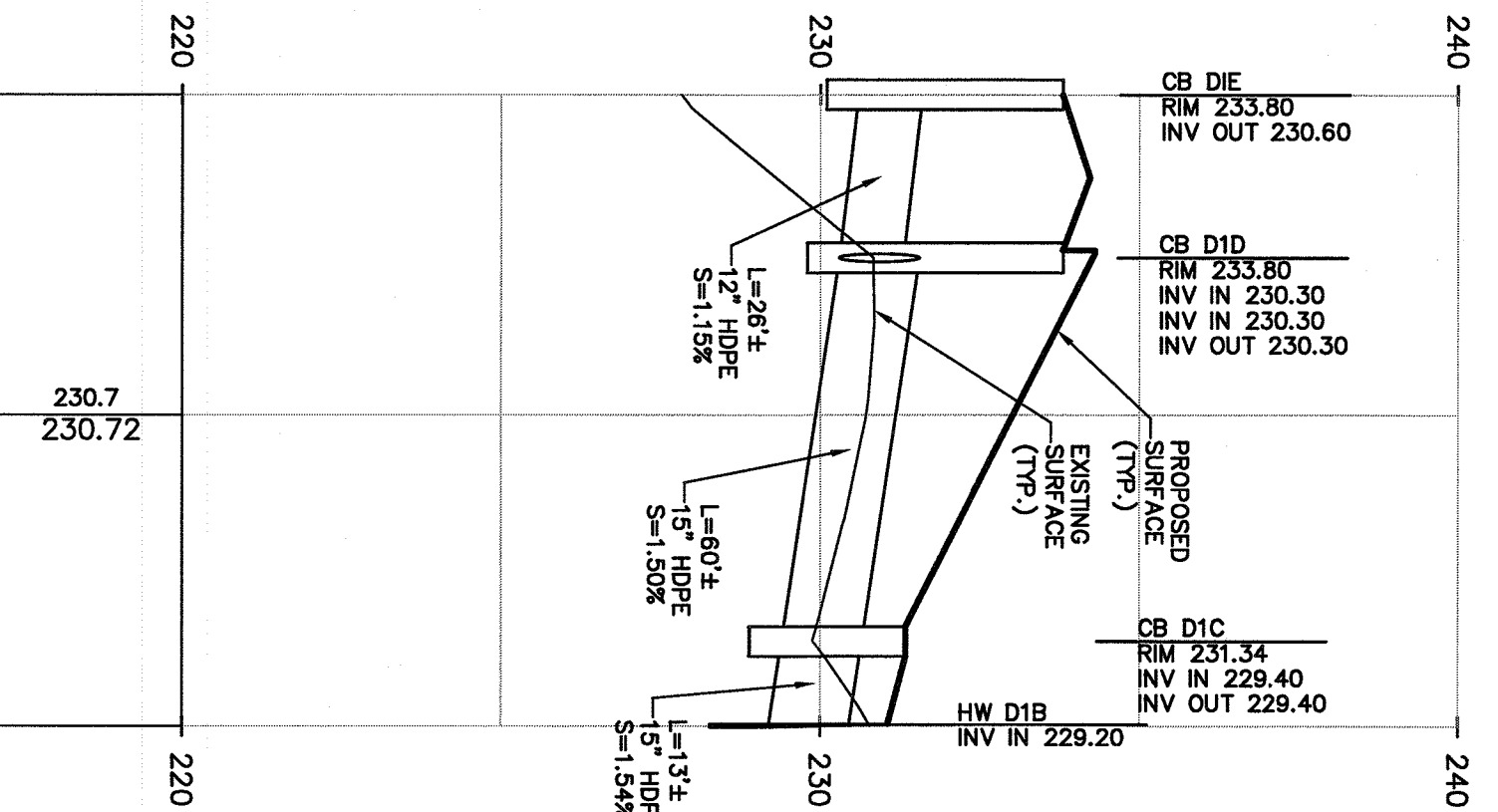
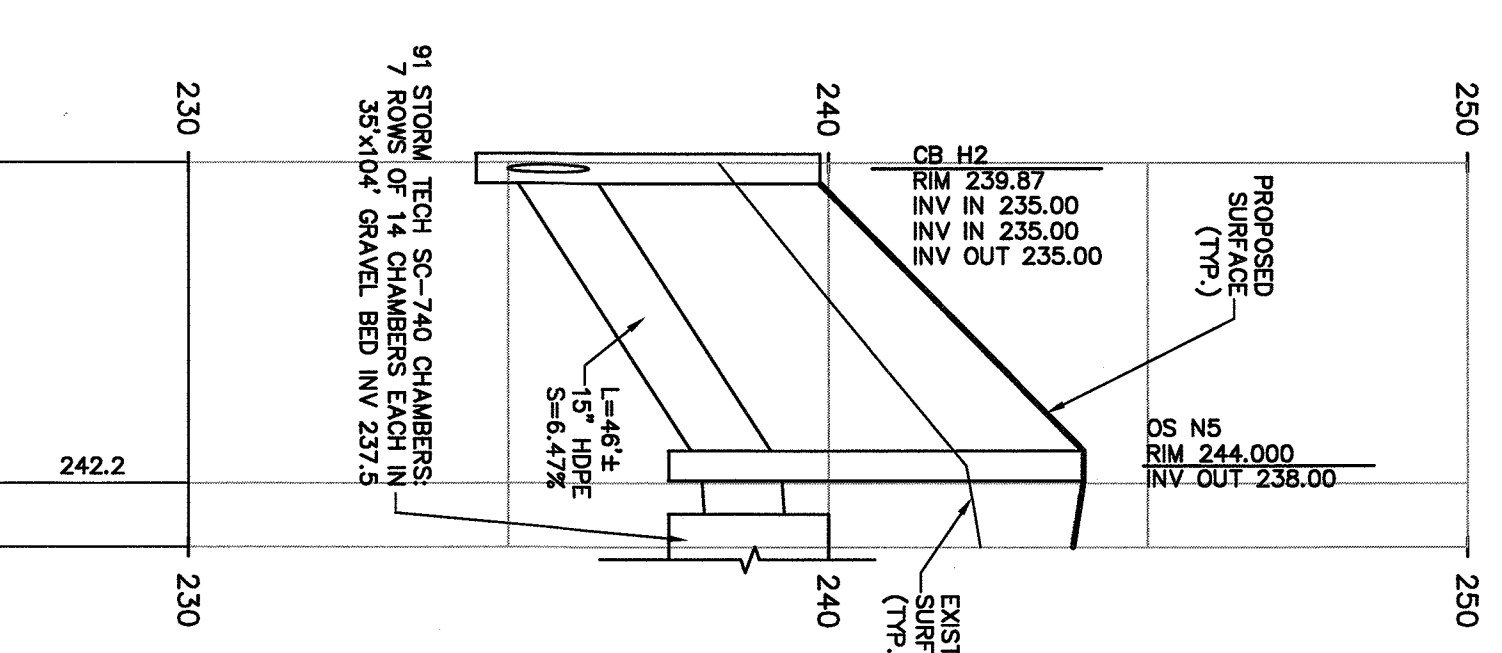
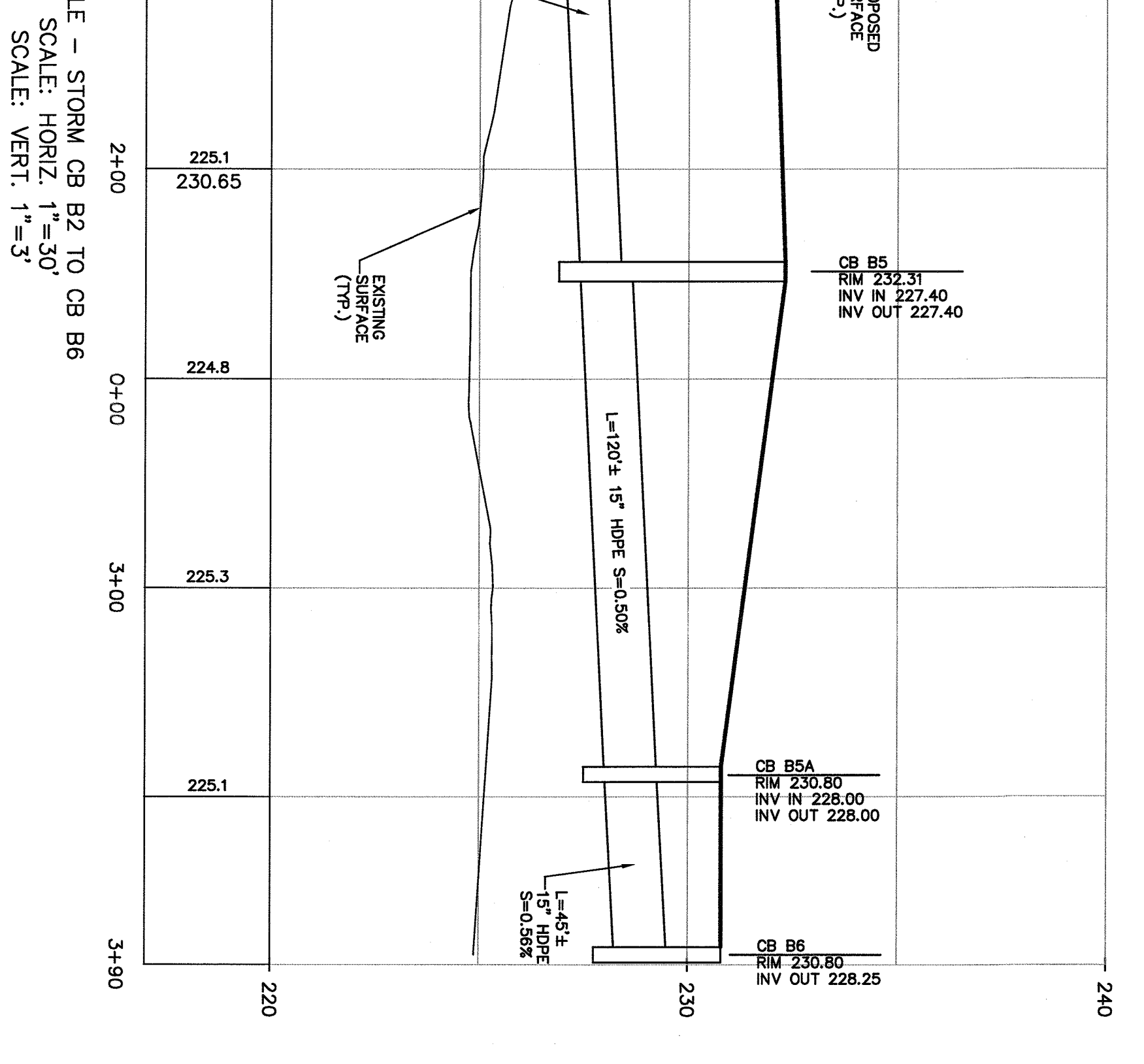
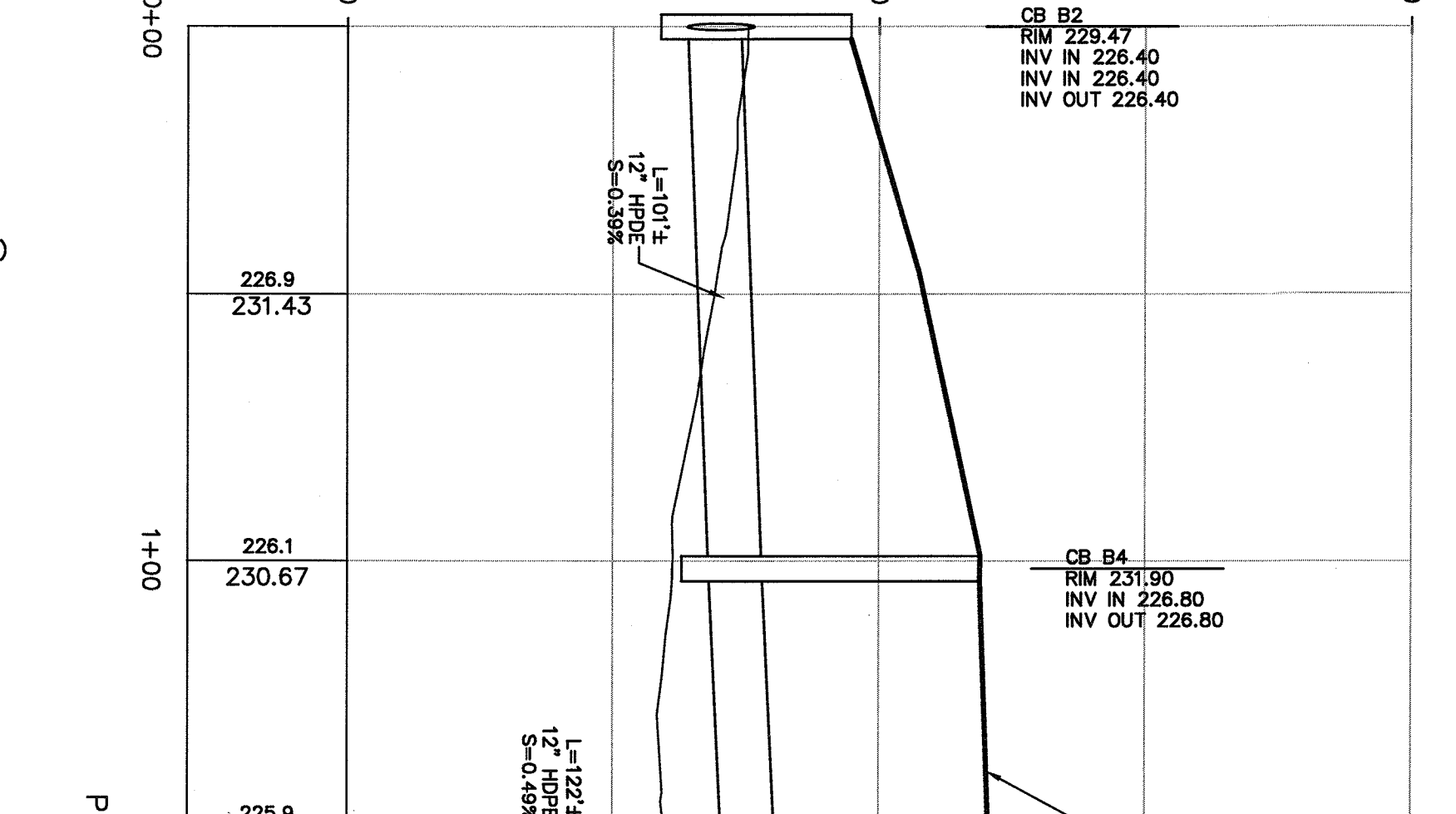
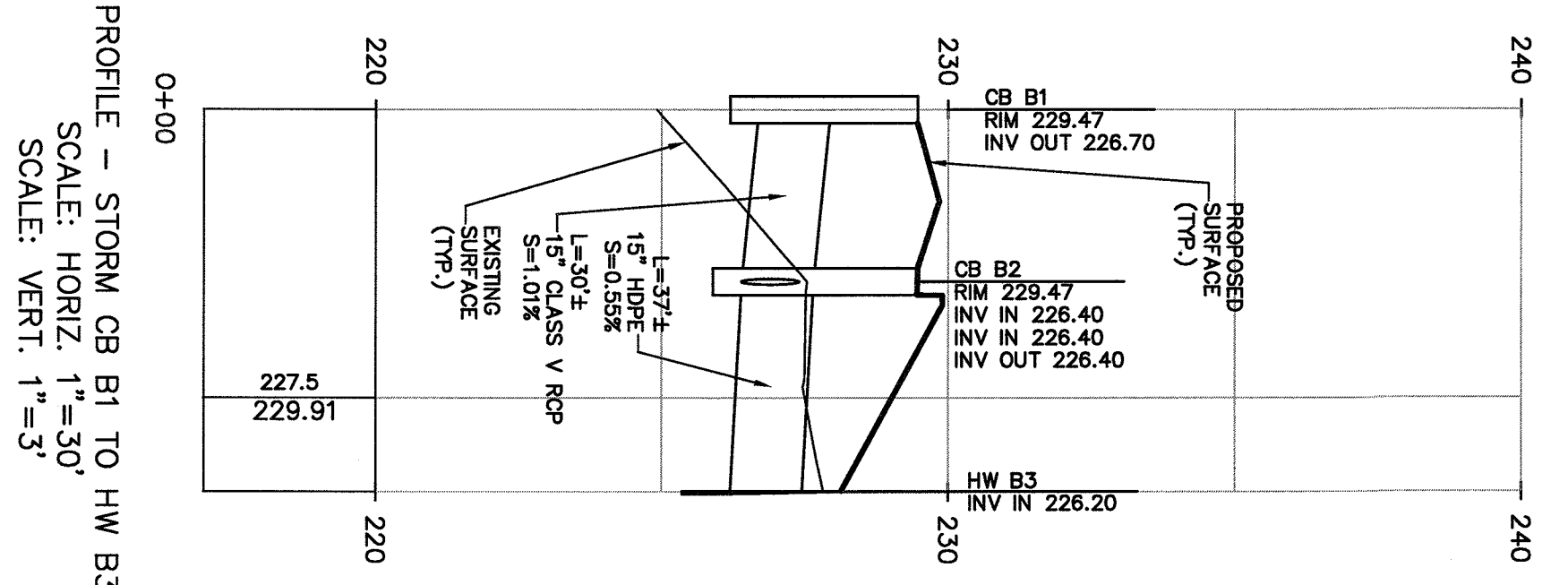
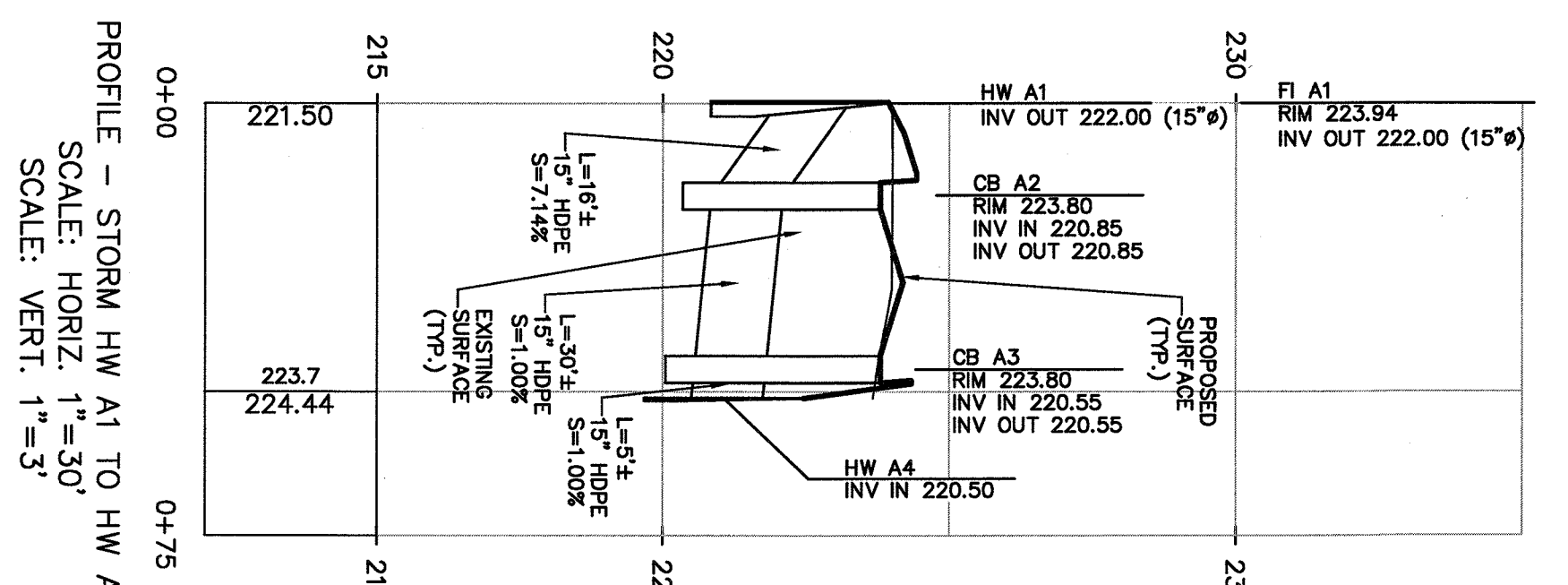
ROAD 'C'  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'



ROAD 'A'  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'

		<b>STUART STRON</b> PROFESSIONAL ENGINEER LICENSE NO. 58976									
DATE:	04/30/2021	DRAWING NO.:	7								
PROJECT NO.:	21044	DESIGNED BY:	JO								
SCALE:	AS SHOWN	CHECKED BY:	SS								
<b>DISCLAIMER:</b> THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.											
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NO.	DESCRIPTION	BY	DATE								
1	AS PER REVIEW COMMENTS	JO	07/06/21								
<b>PROJECT INFORMATION:</b> PROJECT: AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK LOCATION: ROCKLAND COUNTY, NEW YORK CLIENT: BROOKER ENGINEERING, PLLC ADDRESS: 74 Lafayette Avenue, Suite 501, Suffern, NY 10901 CONTACT: (845) 367-4111											





PROFILE - CB D1E TO HW D1B  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'

PROFILE - CB D1D TO CB D2  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'

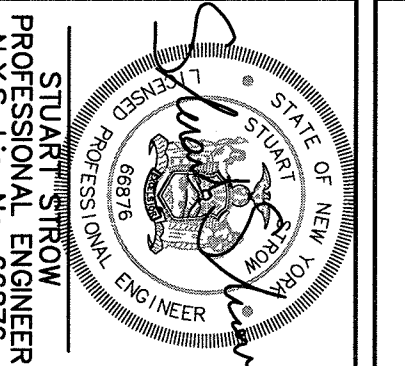
PROFILE - STORM CB D2 TO CB D5  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'

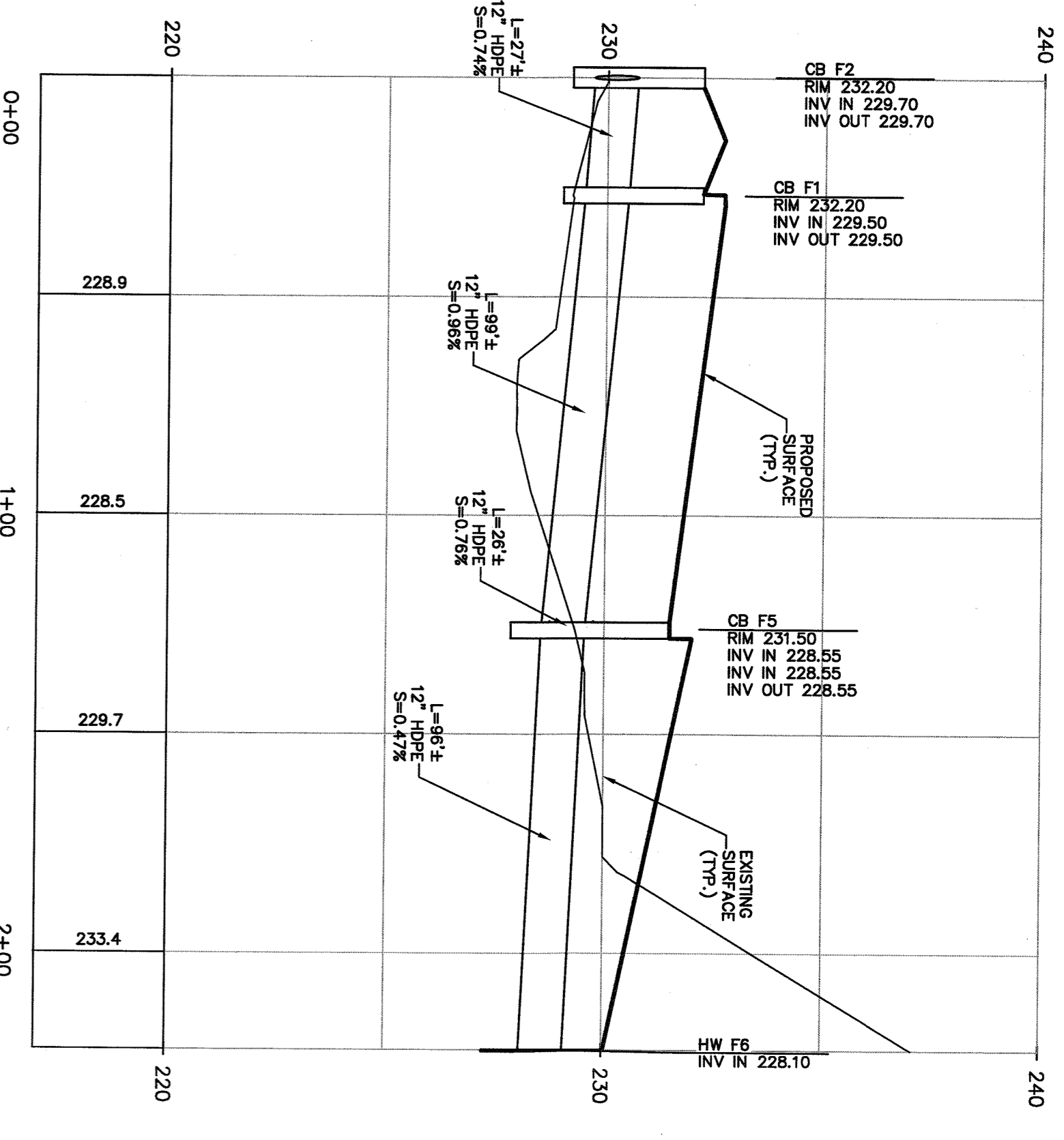
PROFILE - CB H2 TO 91' STORM TECH  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'

**BROOKER ENGINEERING, PLLC**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
LAND DEVELOPMENT - MUNICIPAL - STRUCTURAL - HYDROLOGICAL - SIMULATION  
74 Lafayette Avenue, Suite 200  
Rockland County, NY 10956  
(845) 357-4411

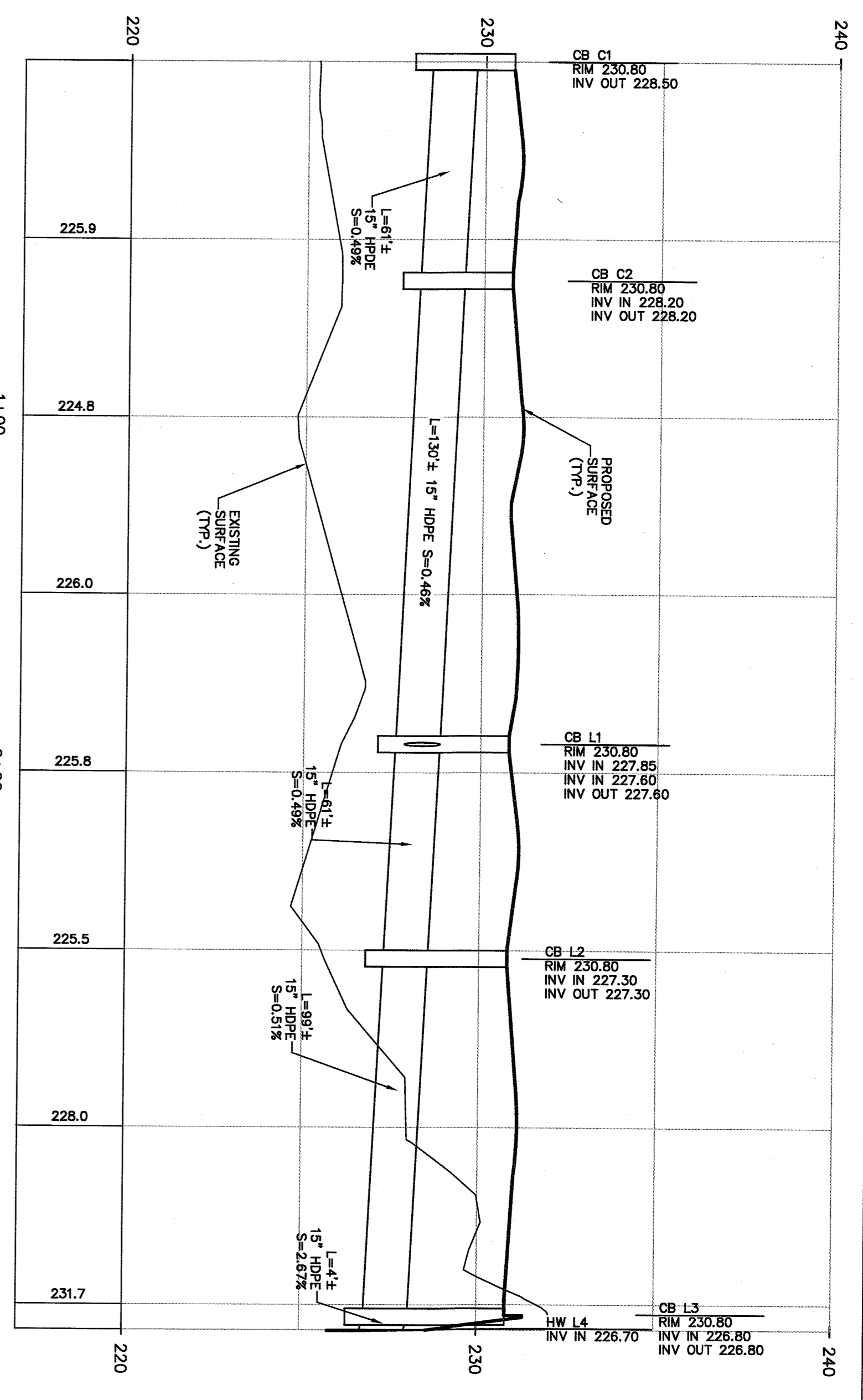
**AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK**  
ROCKLAND COUNTY, NEW YORK  
**DRAINAGE PROFILES**

PROJECT NO.: 21044  
SCALE: AS SHOWN  
DATE: 04/30/2021  
DRAWING NO.: 8



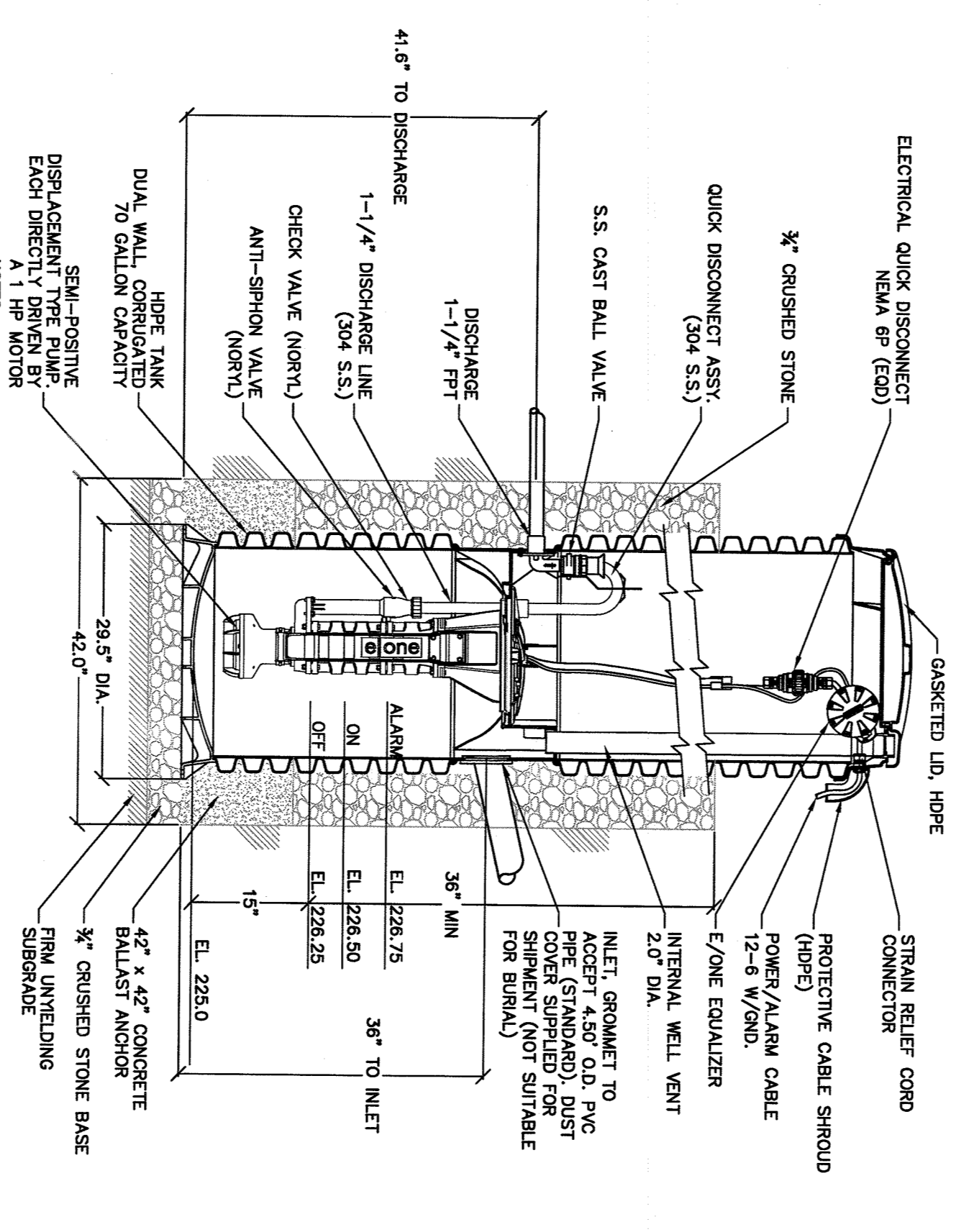


PROFILE - STORM CB F2 TO HW F6  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'



PROFILE - STORM CB C1 TO HW L4  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'

NOTE:  
1. THE OWNERSHIP AND MAINTENANCE OF THE PROPOSED PRIVATE SANITARY SEWERS SYSTEM SHALL BE THE RESPONSIBILITY OF THE MAN, AND ALL POWERING STATIONS (S), GRAVITY FORCE MAINS (G) ON THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF THE LOT(S).



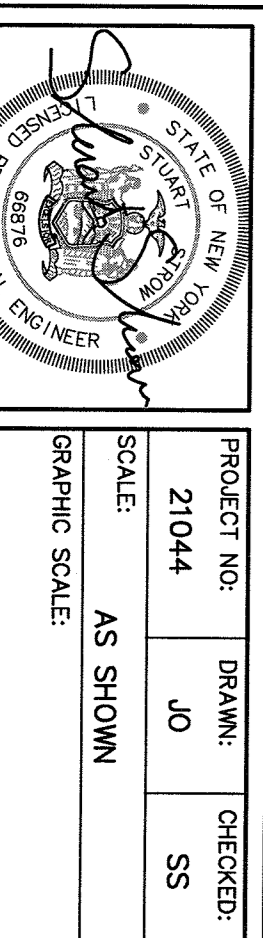
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N.T.S.

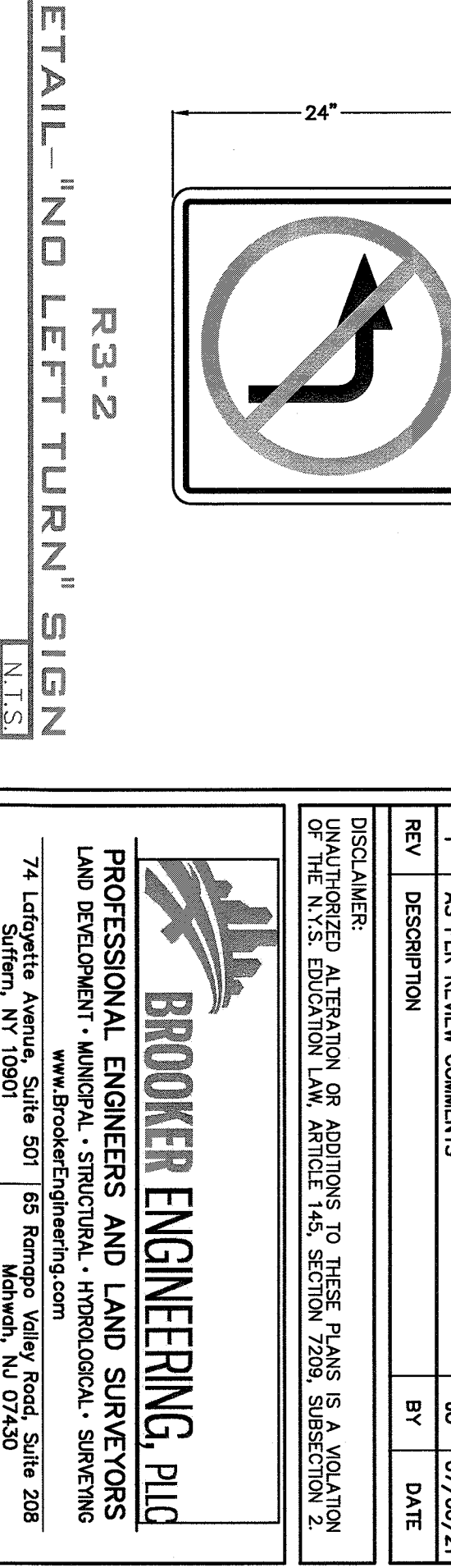
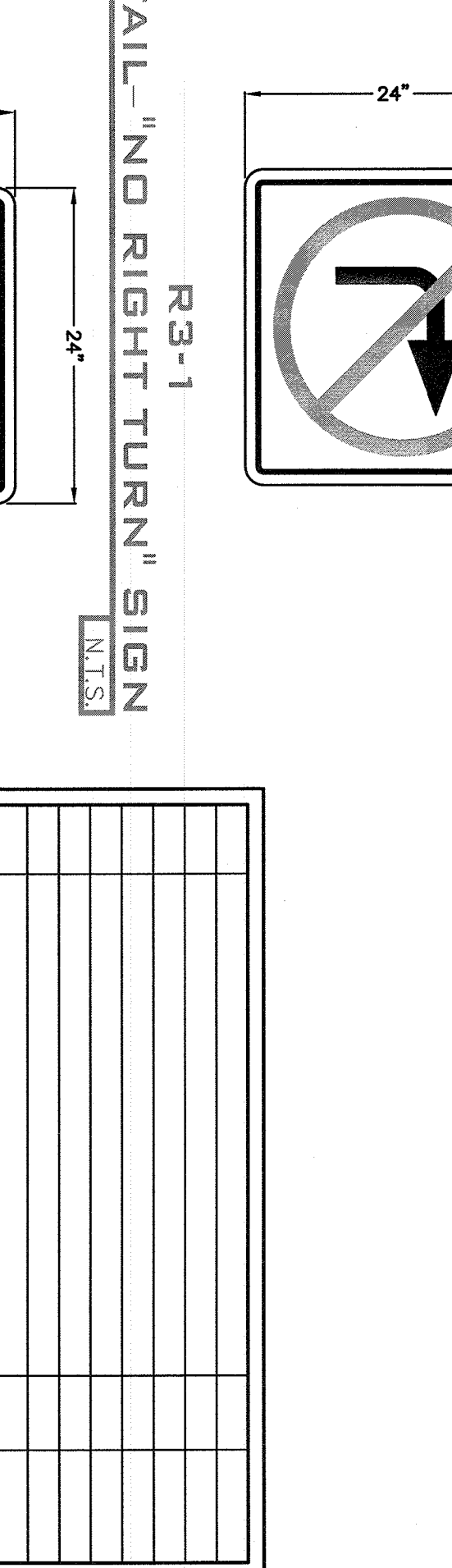
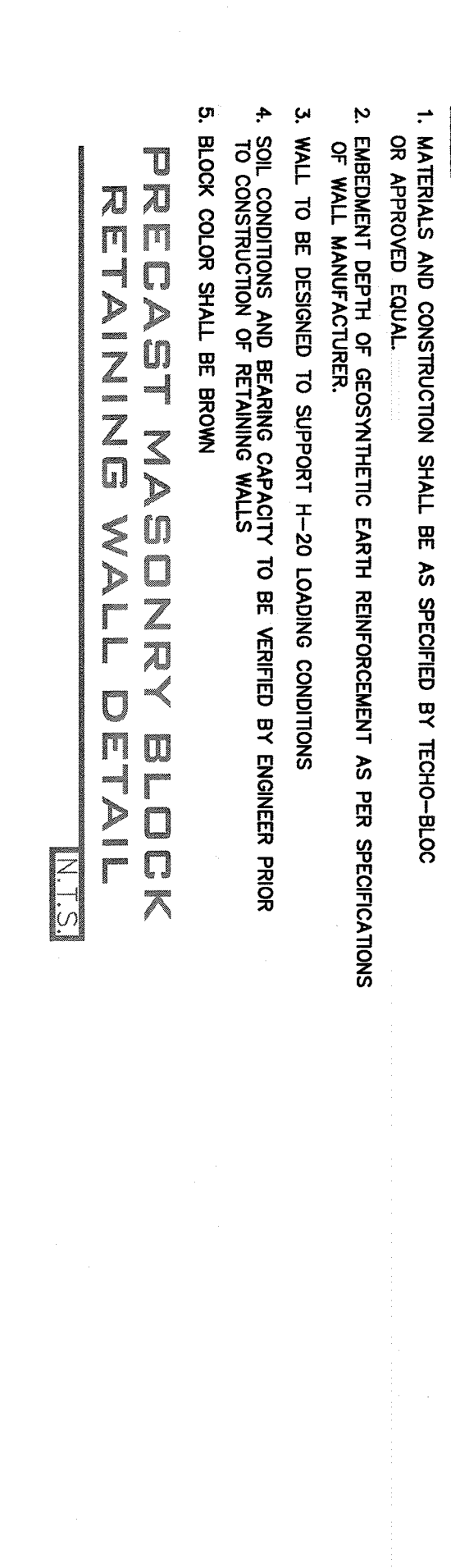
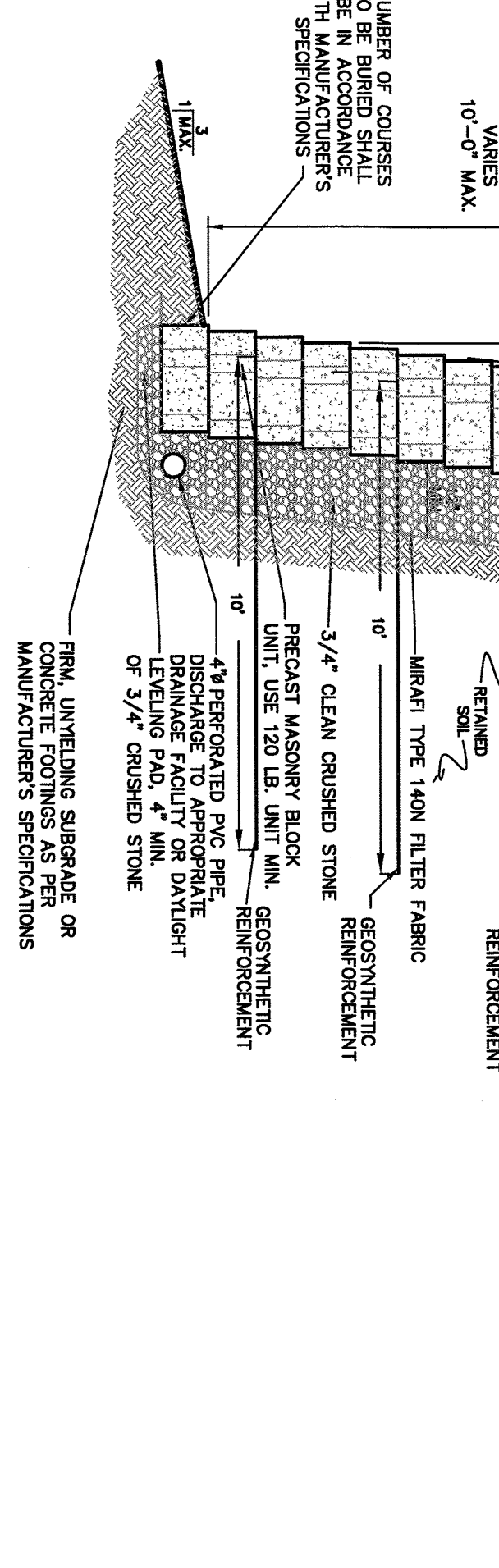
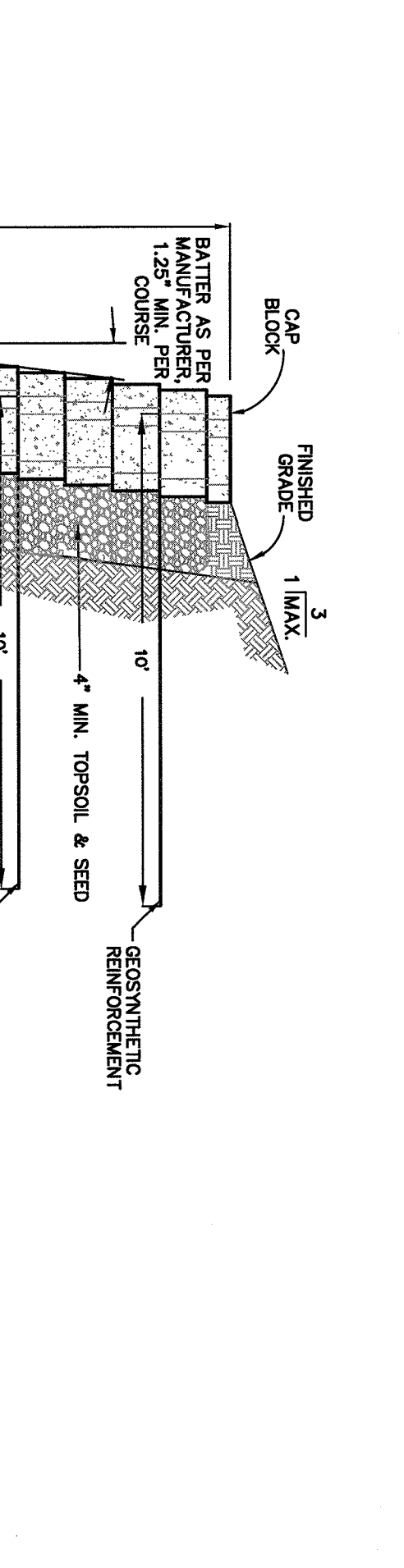
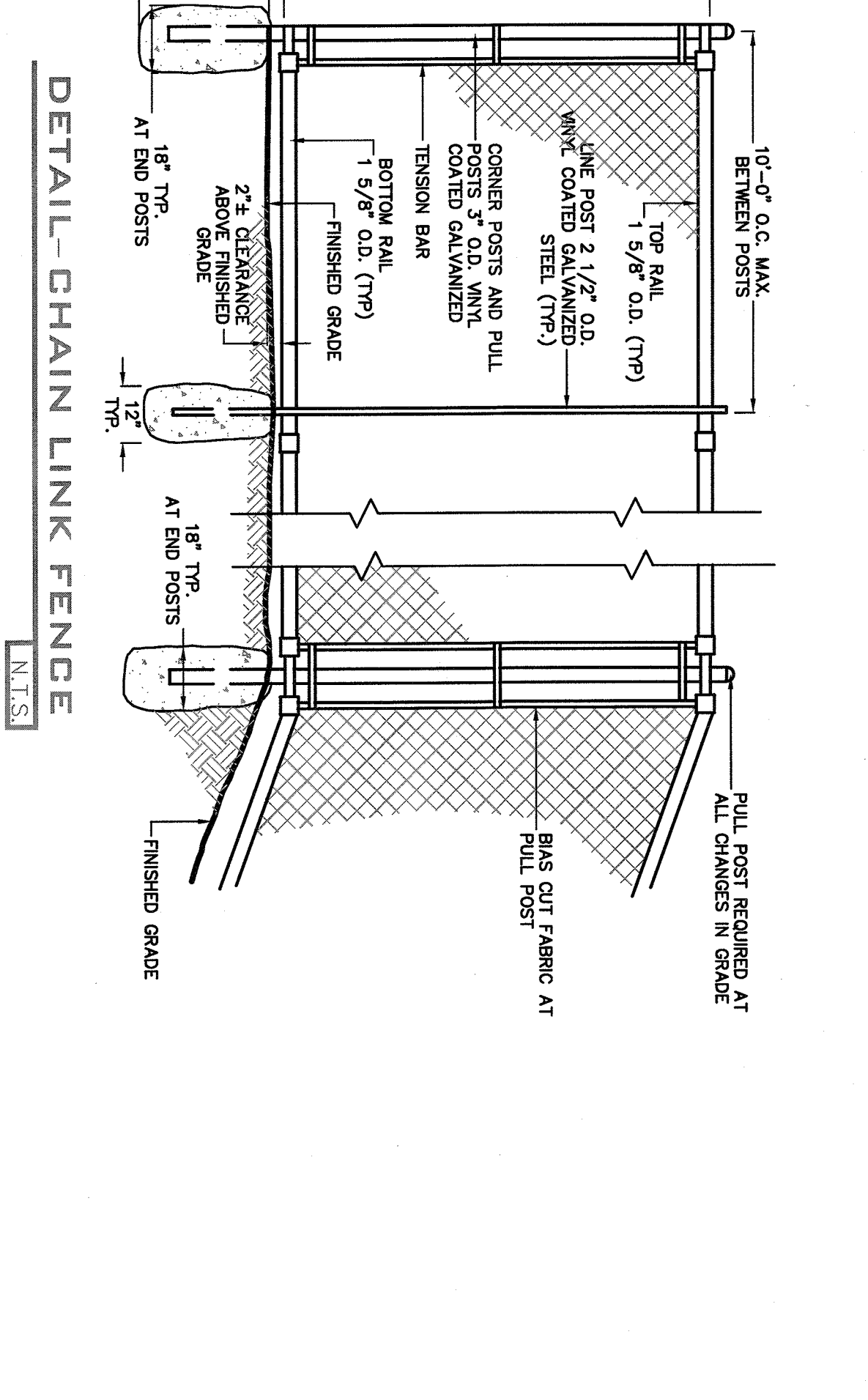
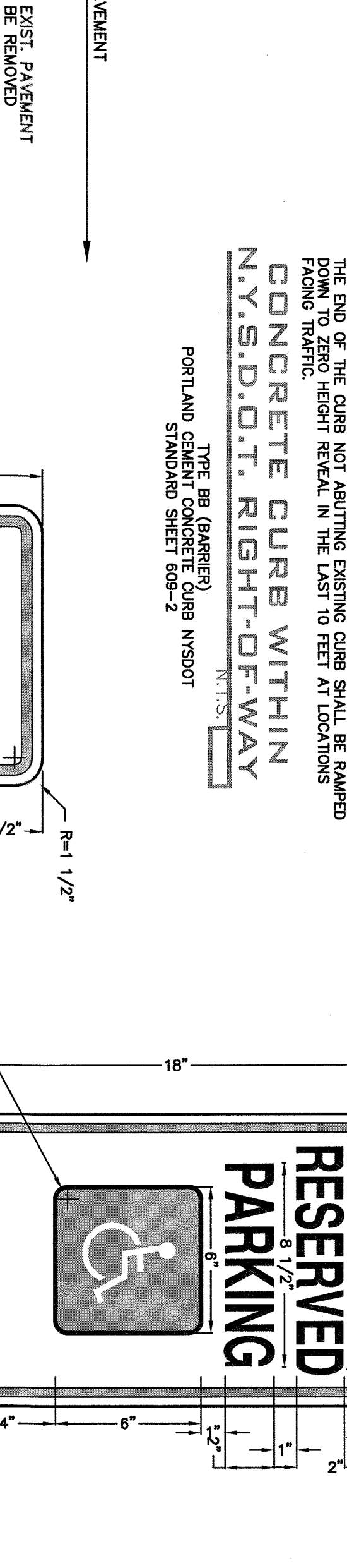
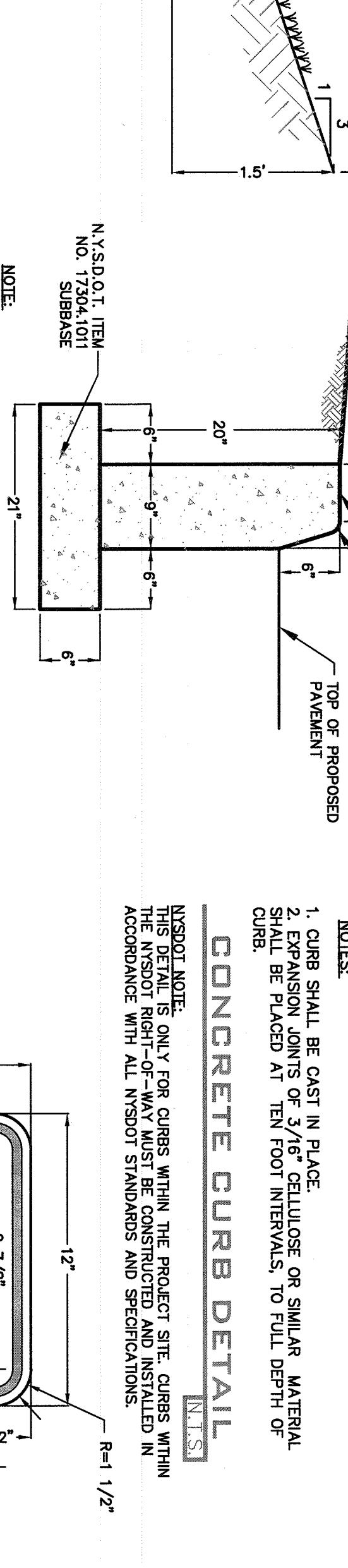
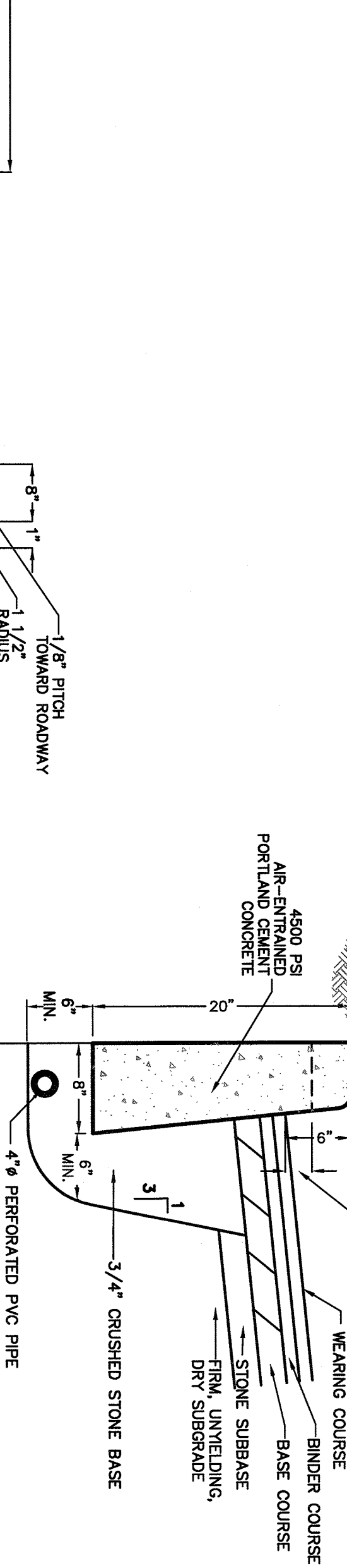
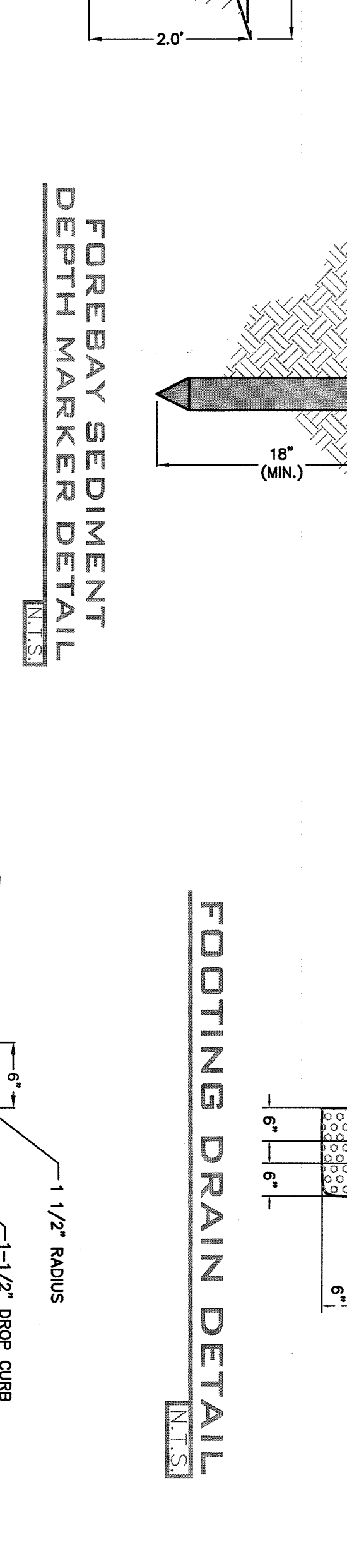
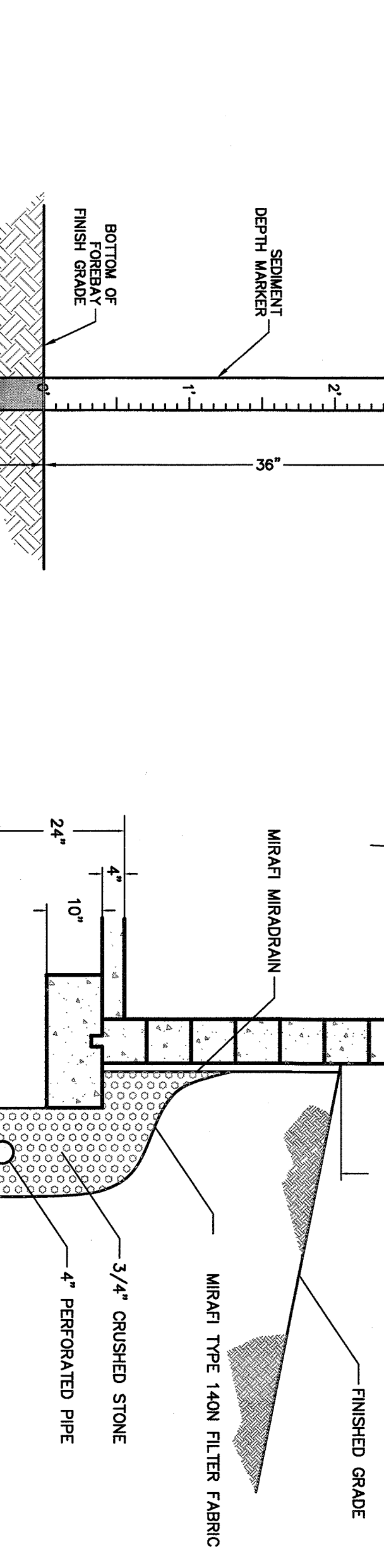
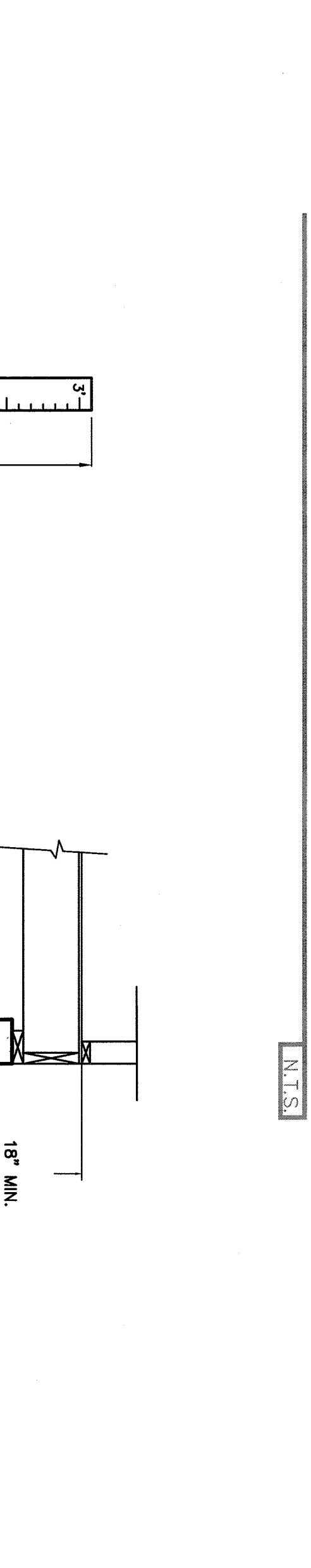
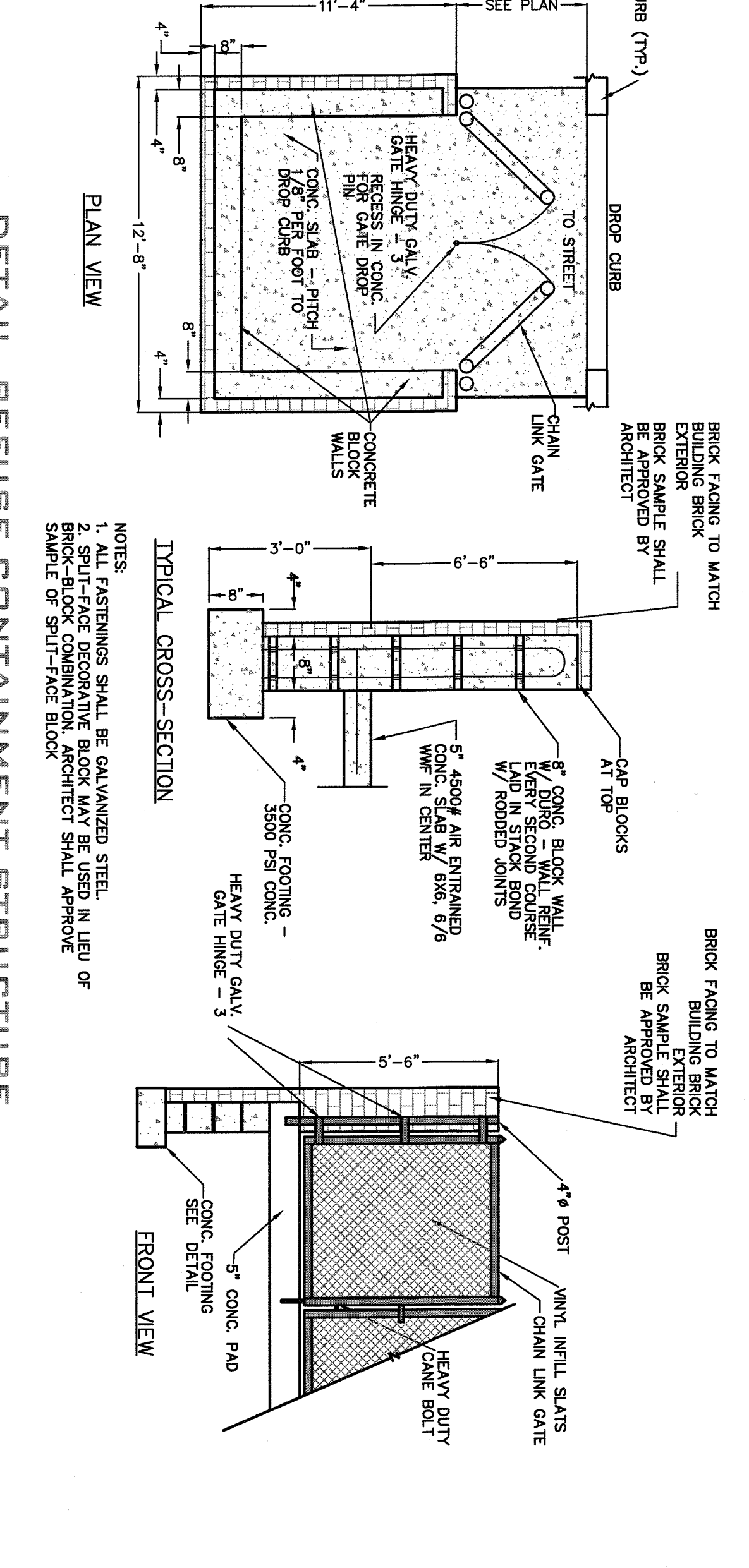
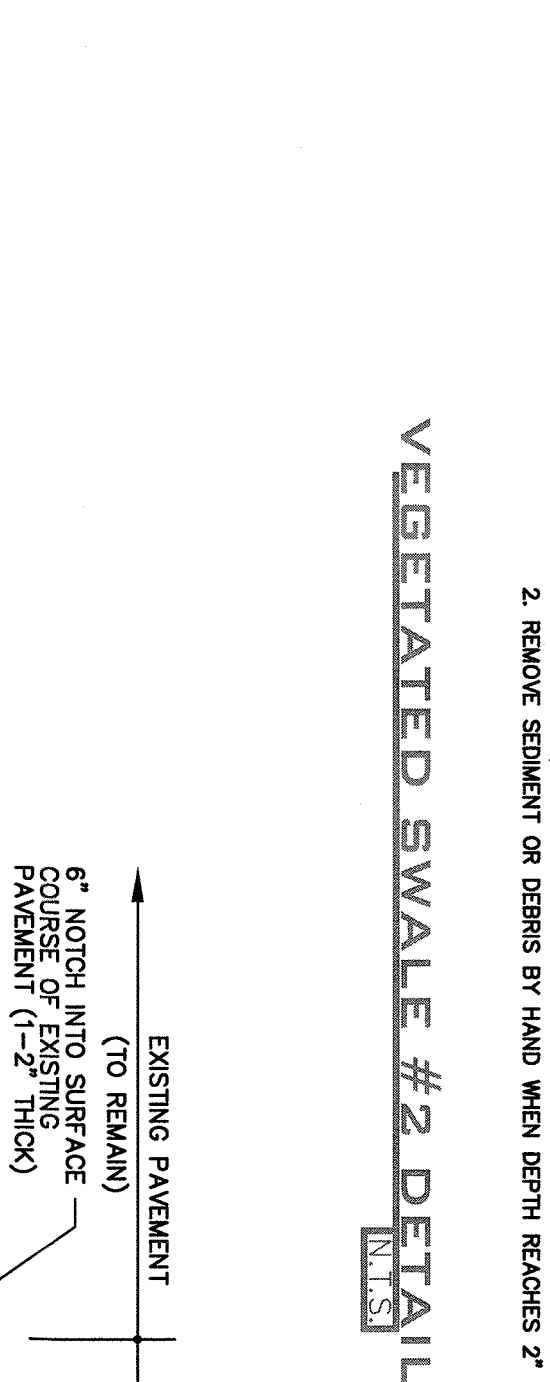
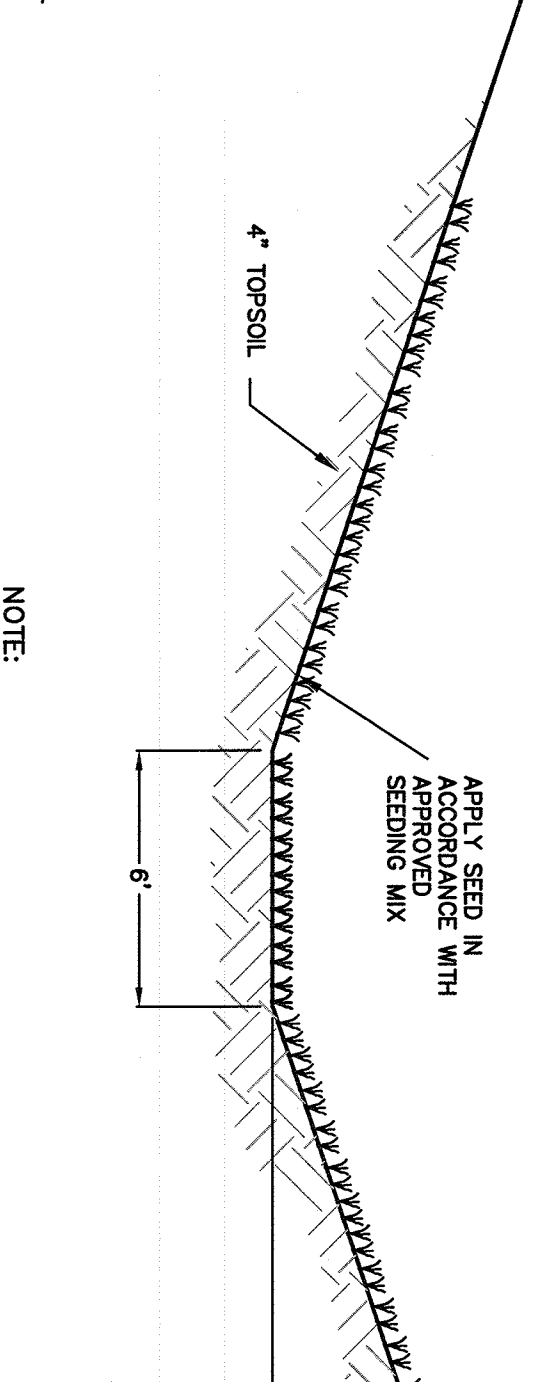
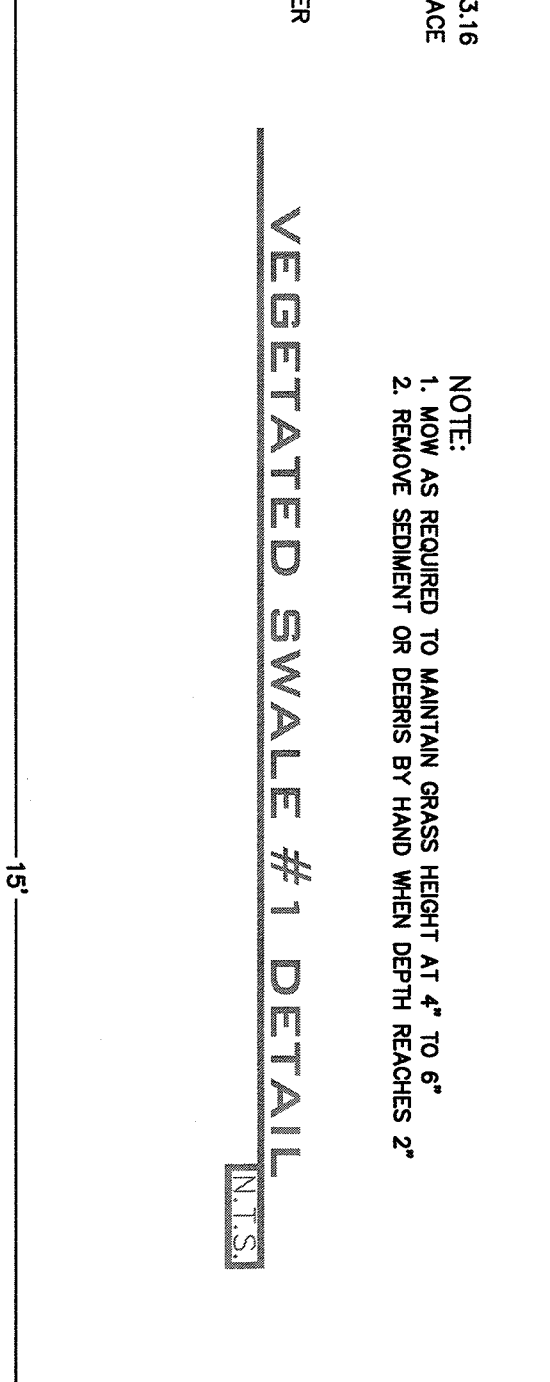
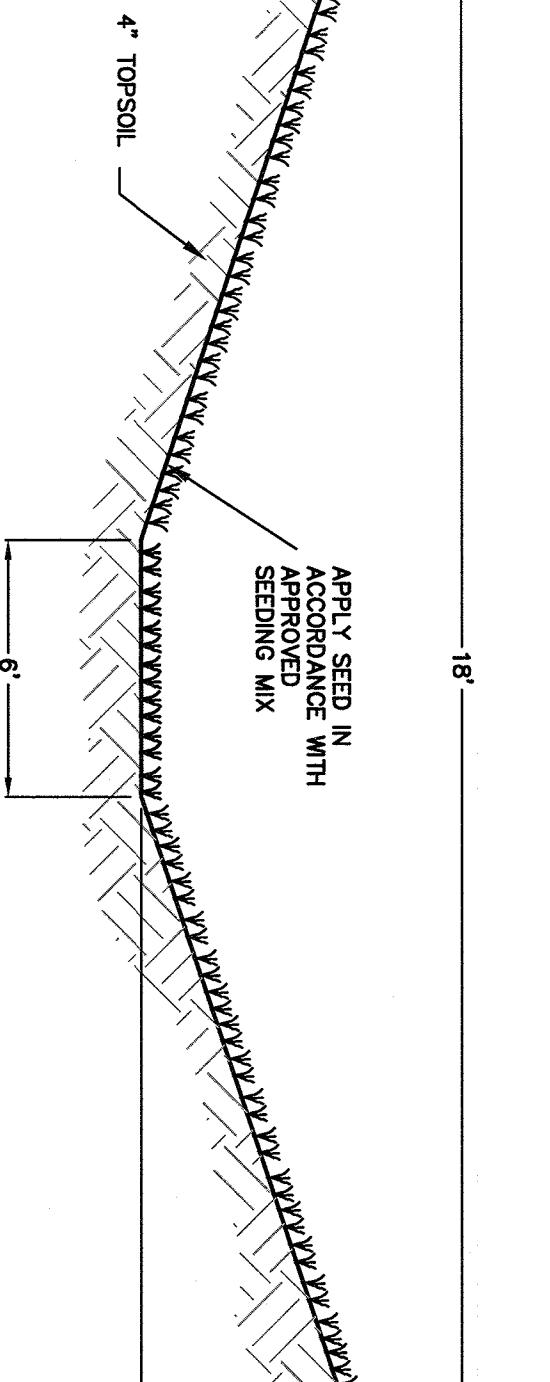
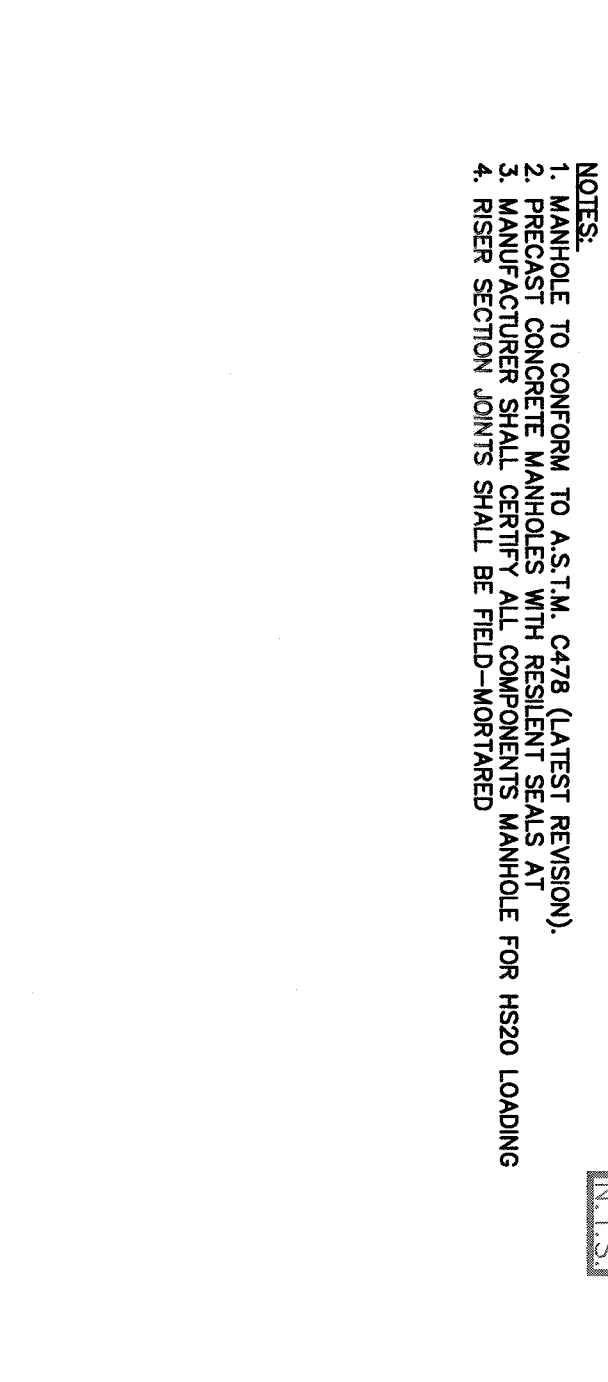
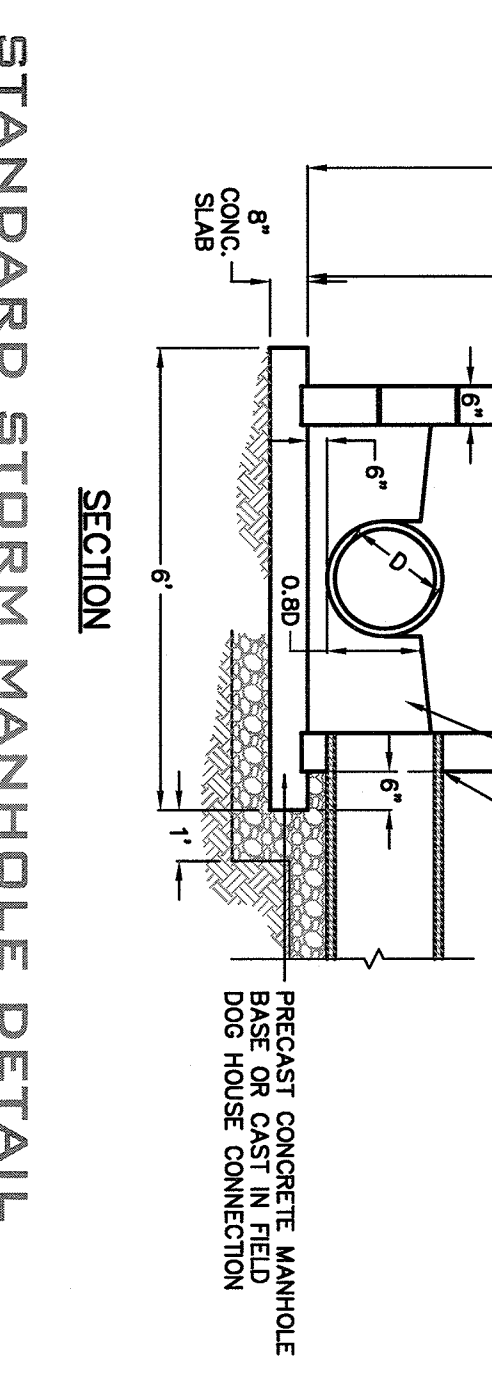
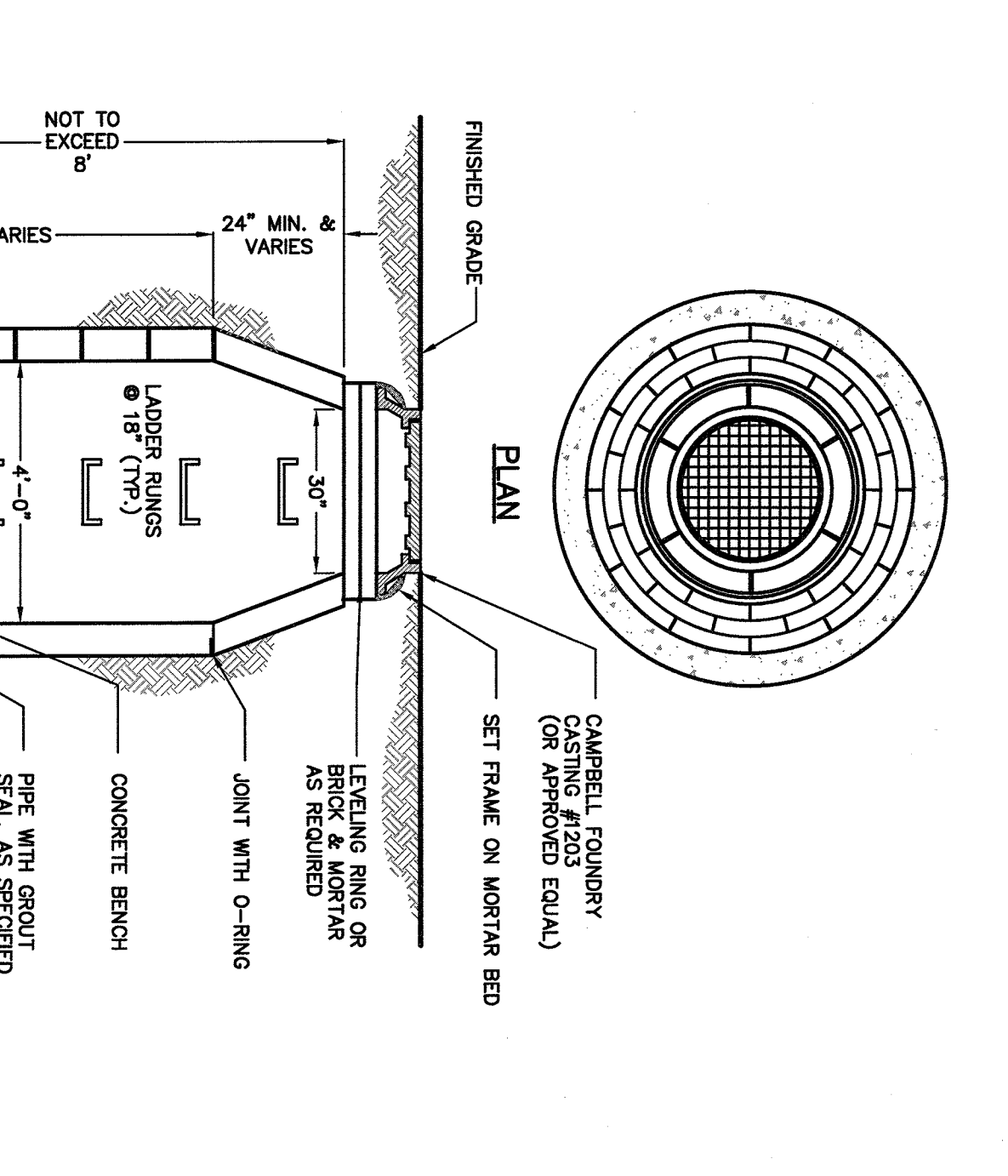
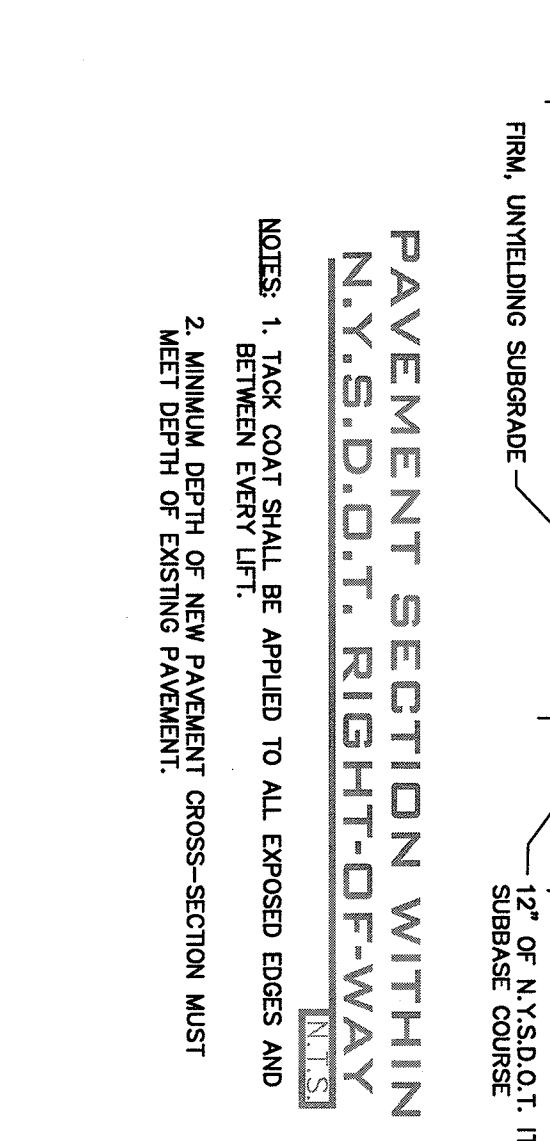
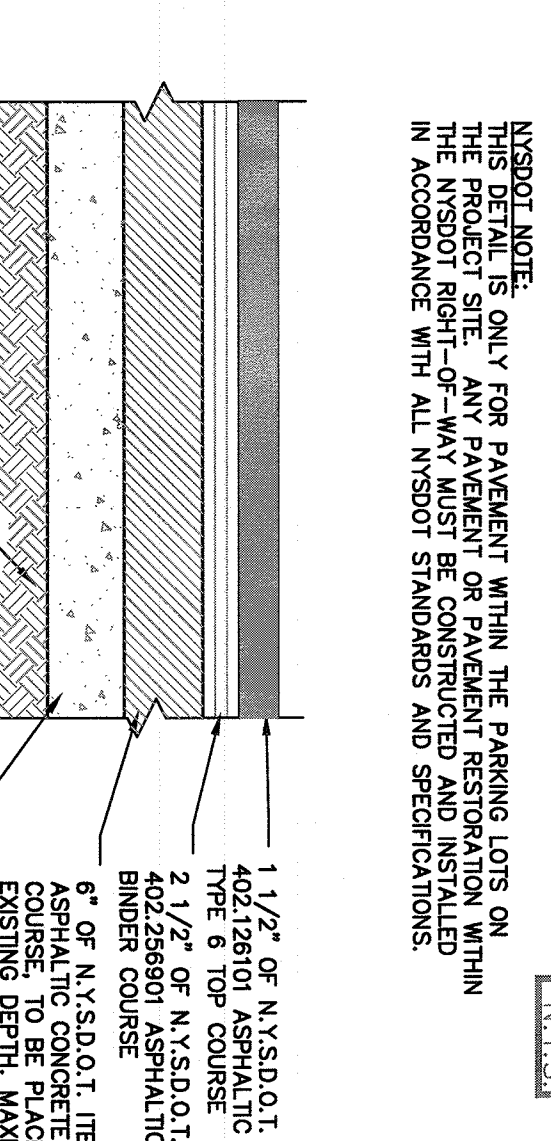
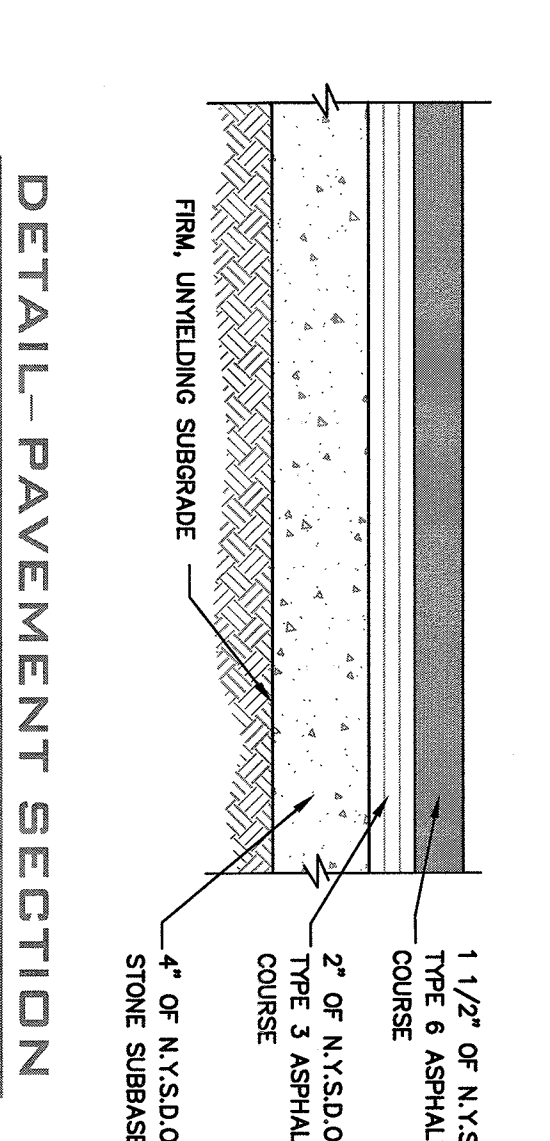
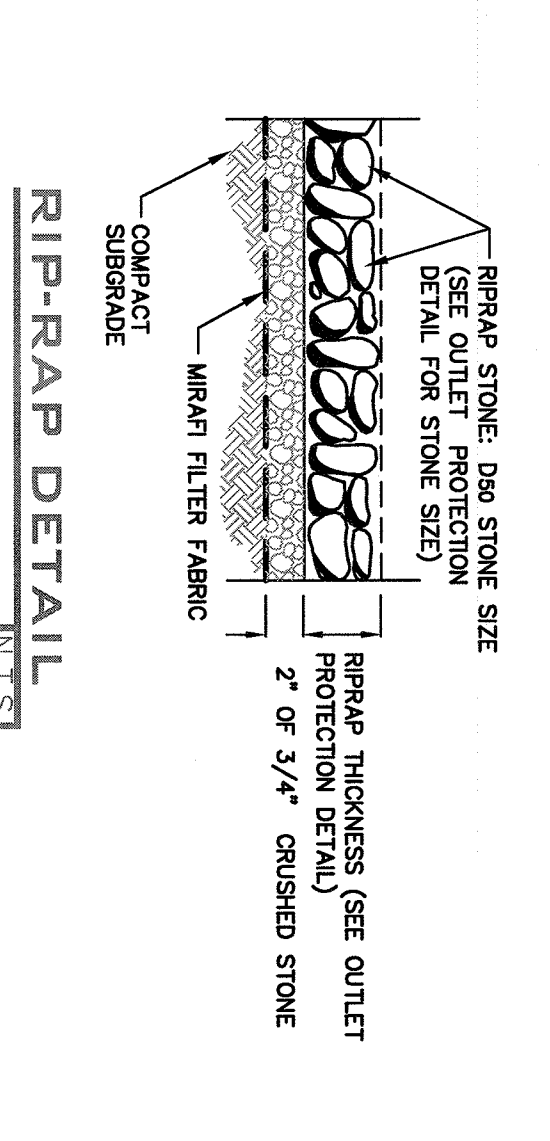
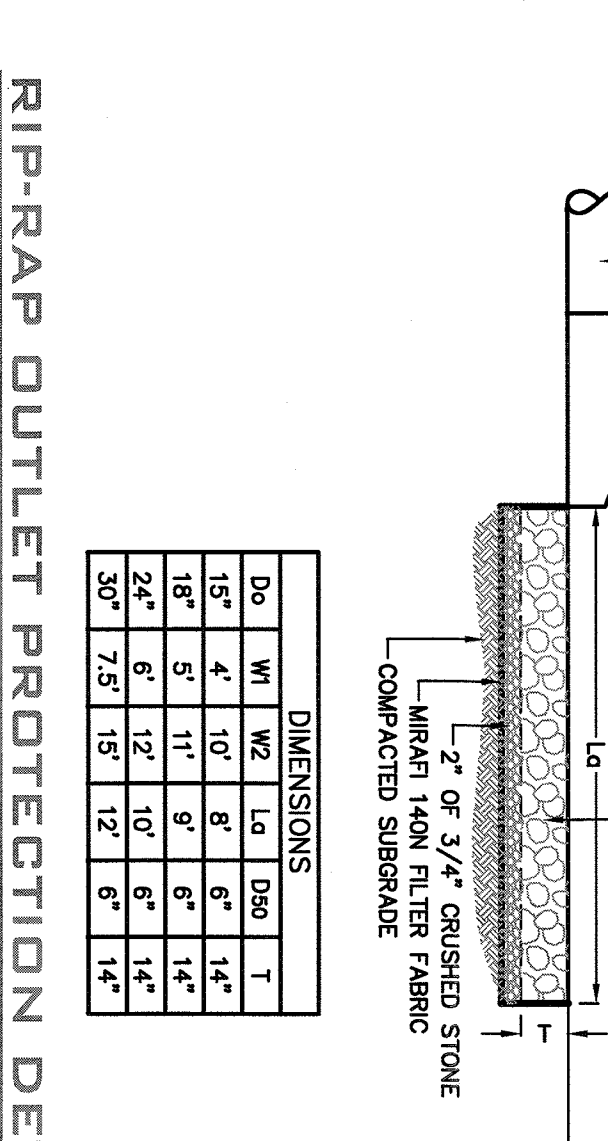
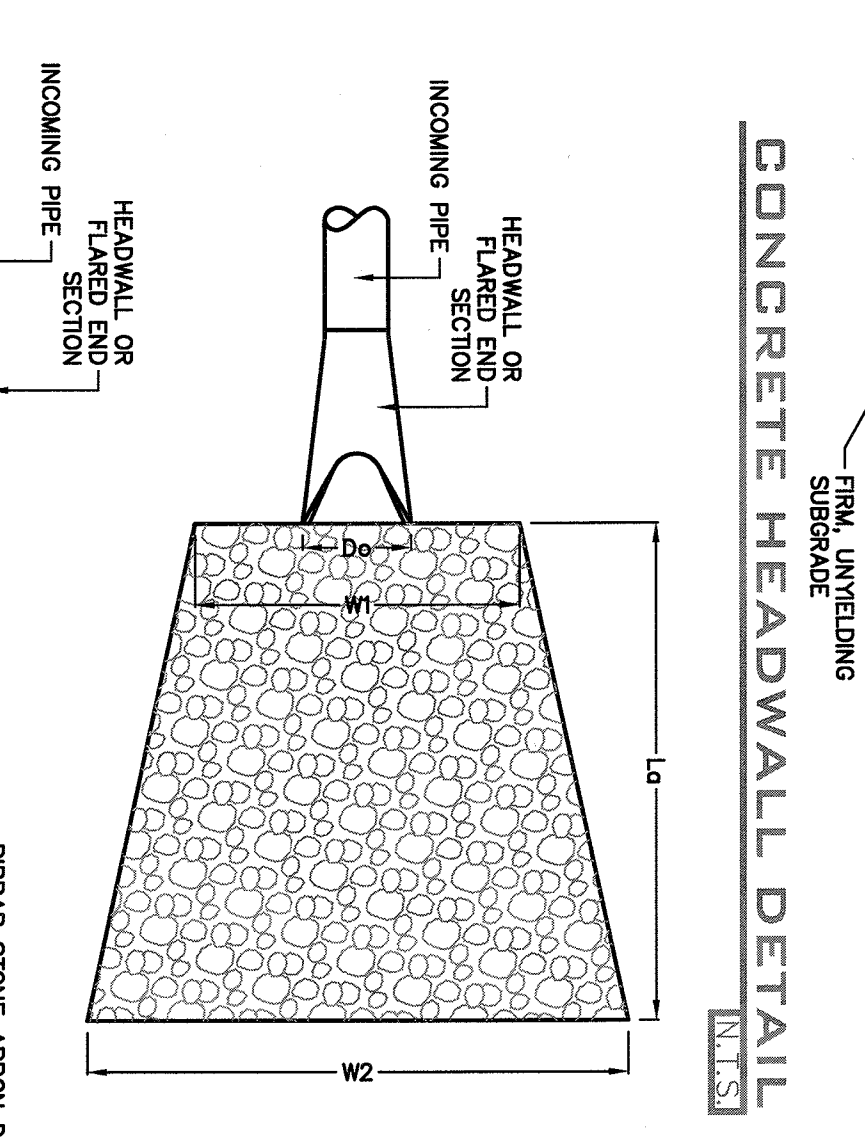
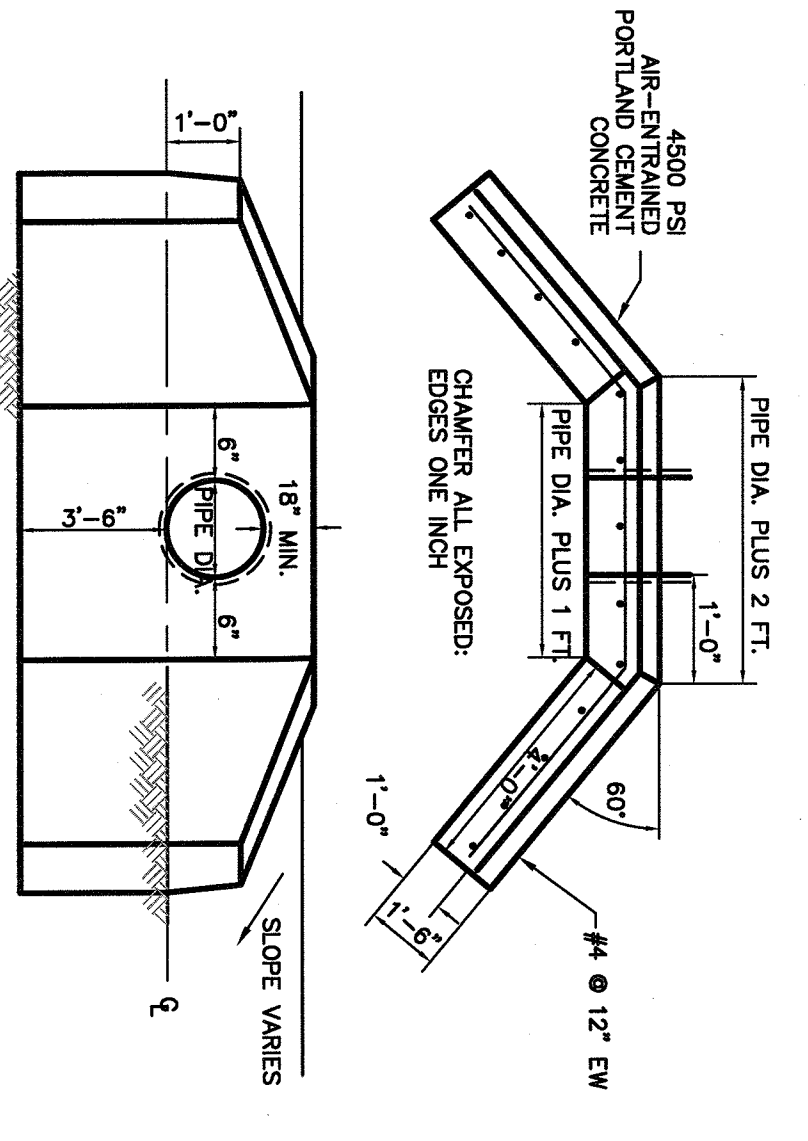
1. PACKAGED GENSER SEWER PUMP SHALL BE MODEL #1007-61 AS MANUFACTURED BY ENVIRONMENT ONE CORPORATION (EONE), HERRINGTOWN, NJ OR APPROVED EQUAL.
2. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS.
3. THE EJECTOR SEWER PUMP SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS.
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REV	DESCRIPTION	BY	DATE
1	AS PER REVIEW COMMENTS	JQ	07/26/21

**BROOKER ENGINEERING, P.C.**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
LAND DEVELOPMENT - MUNICIPAL, STRUCTURAL, INFRASTRUCTURE, SEWERWORK  
www.BrookerEngineering.com  
74 Littleton Ave., Suite 201 | 65 Raritan Valley Road, Suite 208  
(940) 397-4411 | (201) 884-1221

PROJECT:  
**AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK DRAINAGE PROFILES & PUMP STATION DETAILS**  
TITLE:  
PROJECT NO.: 21044  
SCALE: AS SHOWN  
DATE: 04/30/2021  
DRAWN: JQ  
CHECKED: SS  
GRAPHIC SCALE:  
DRAWING NO: 9

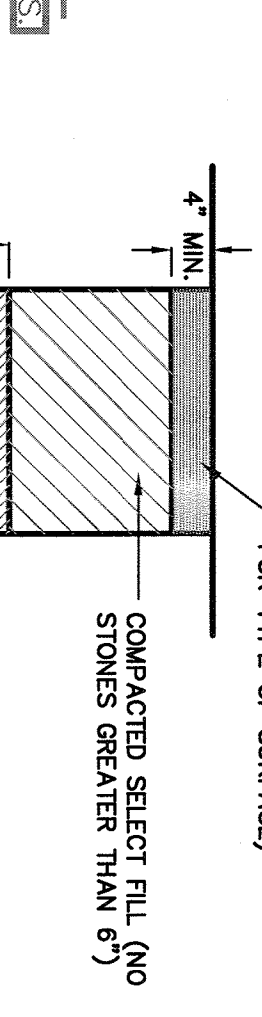
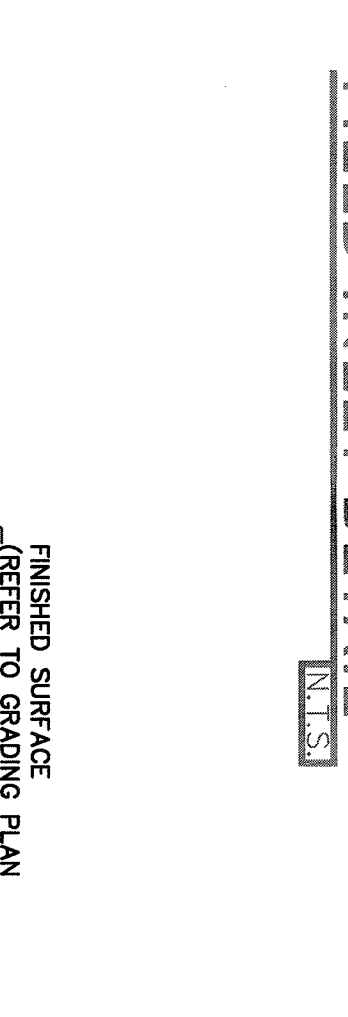
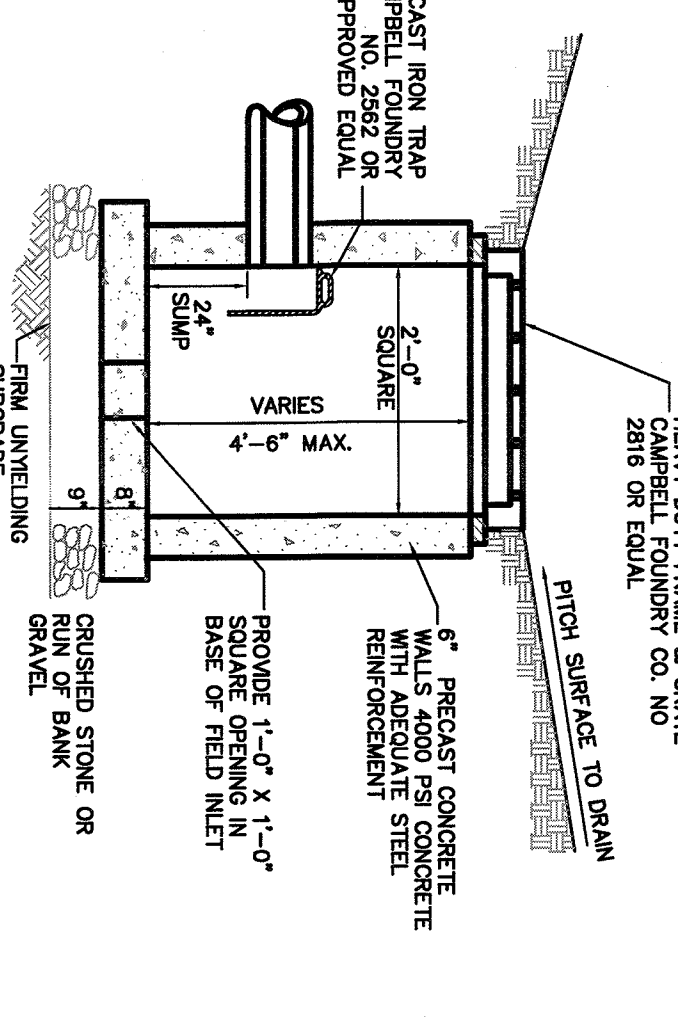
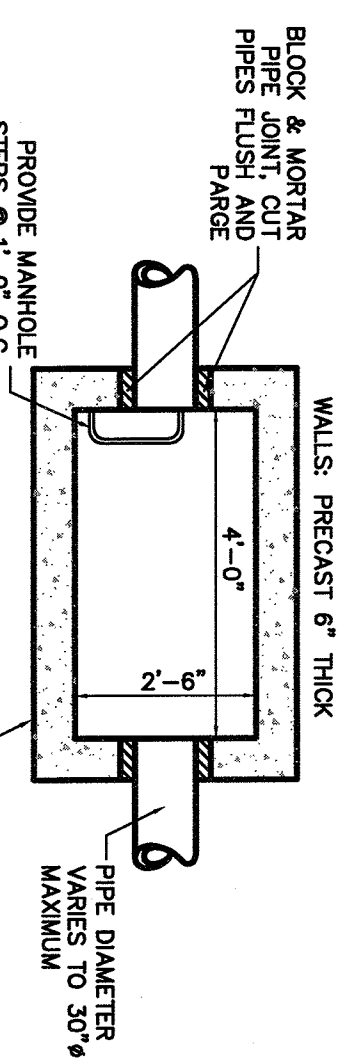
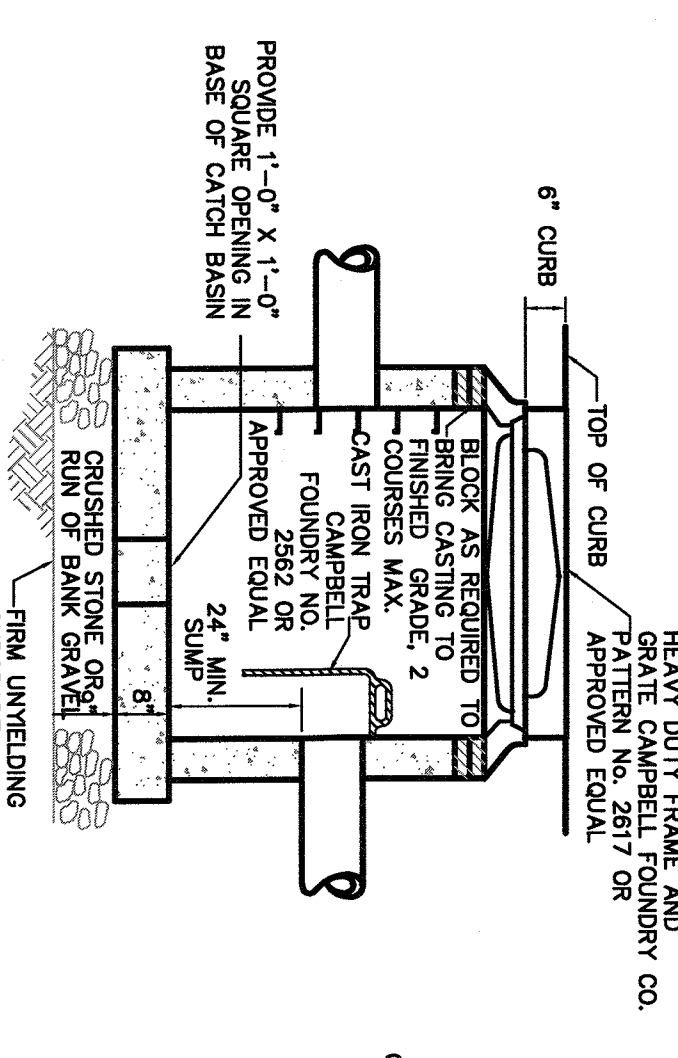




NO.	DATE	DESCRIPTION	BY	DATE
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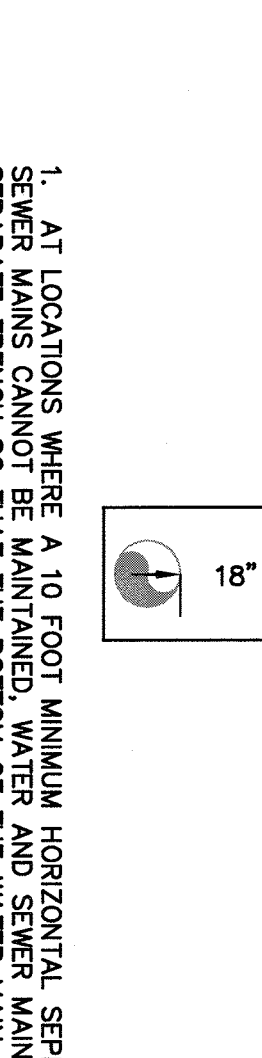
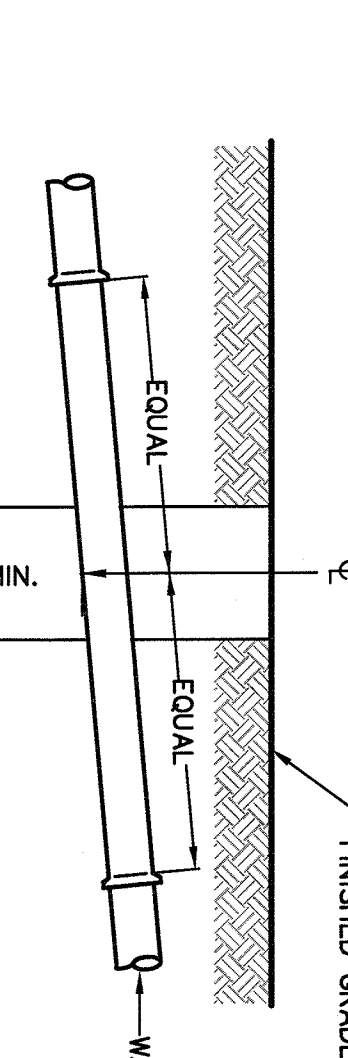
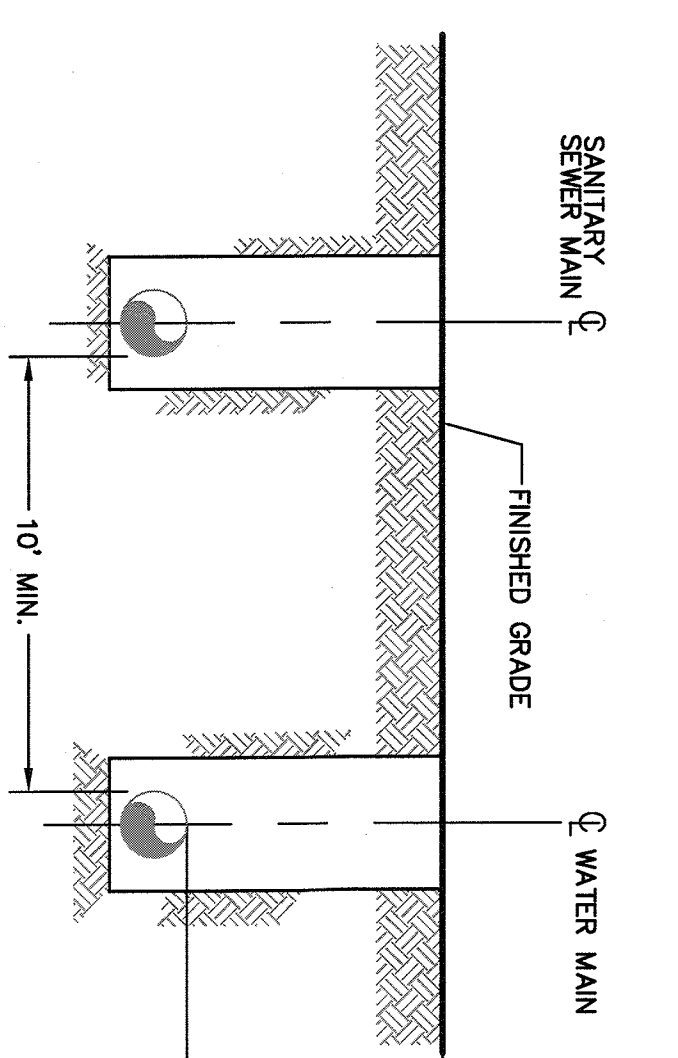
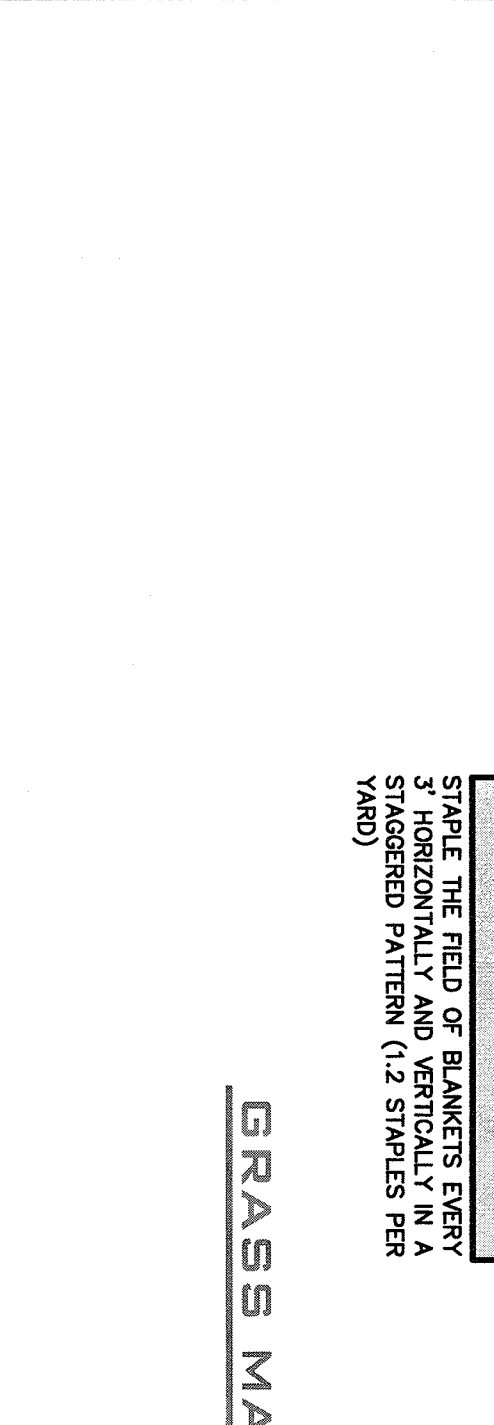
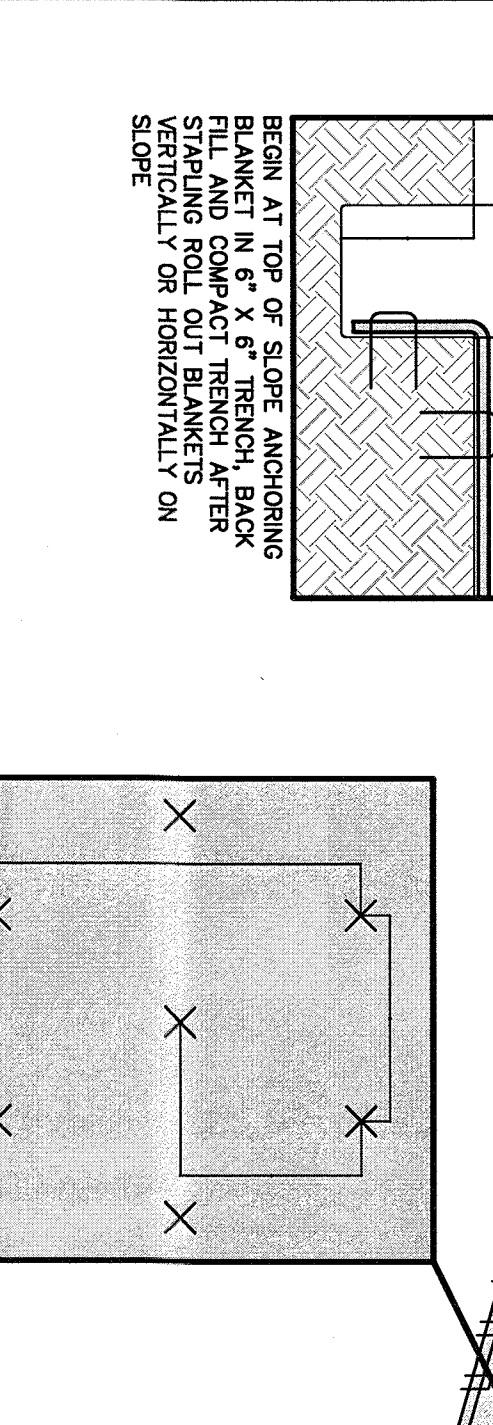
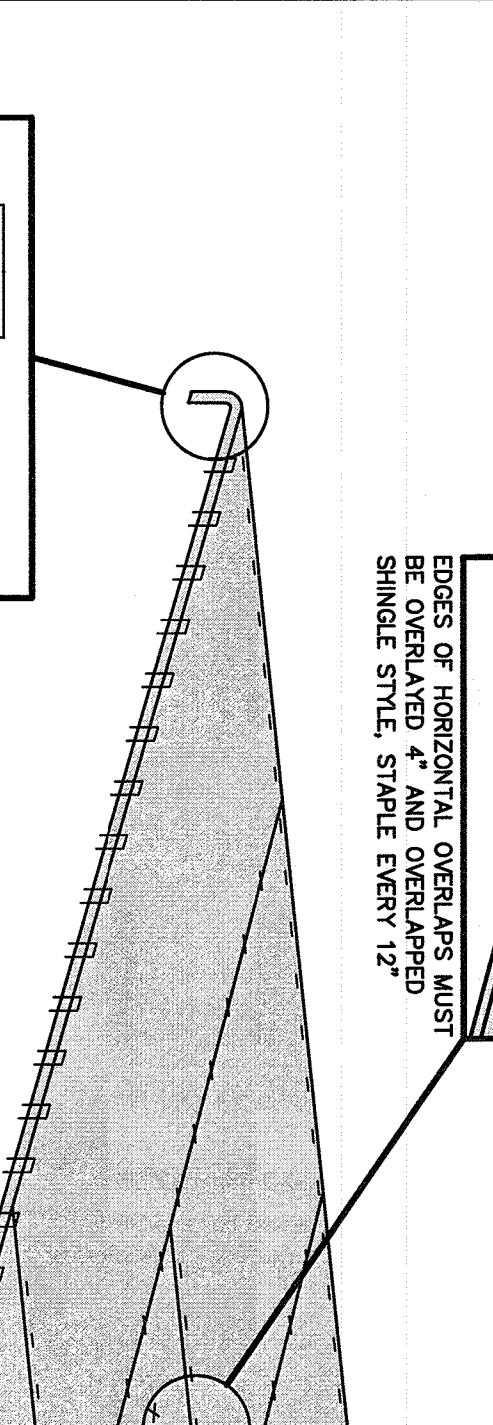
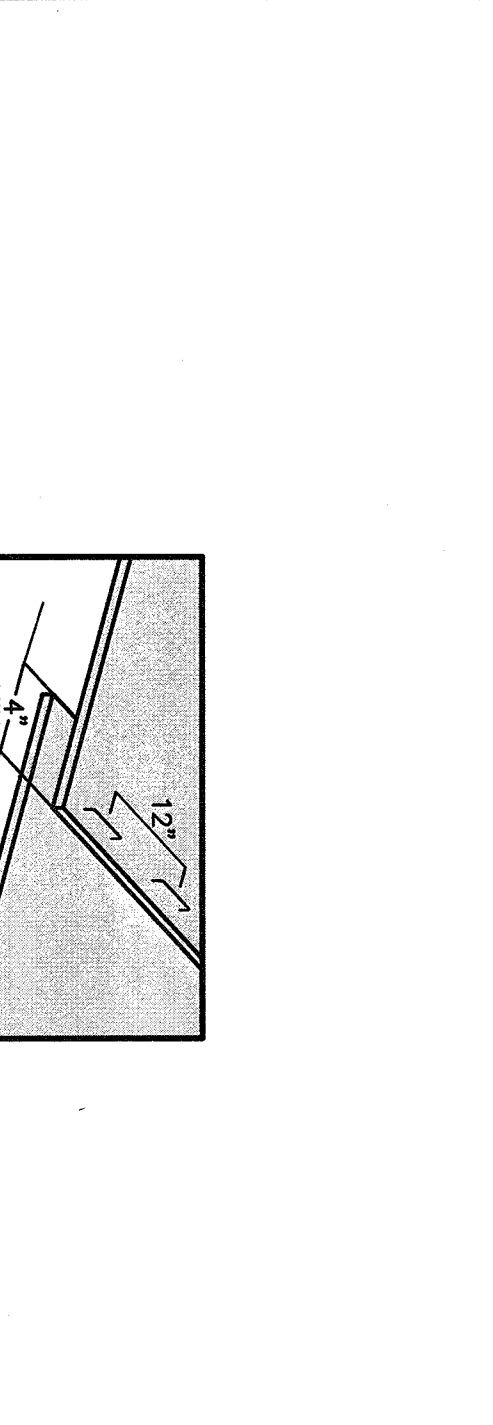
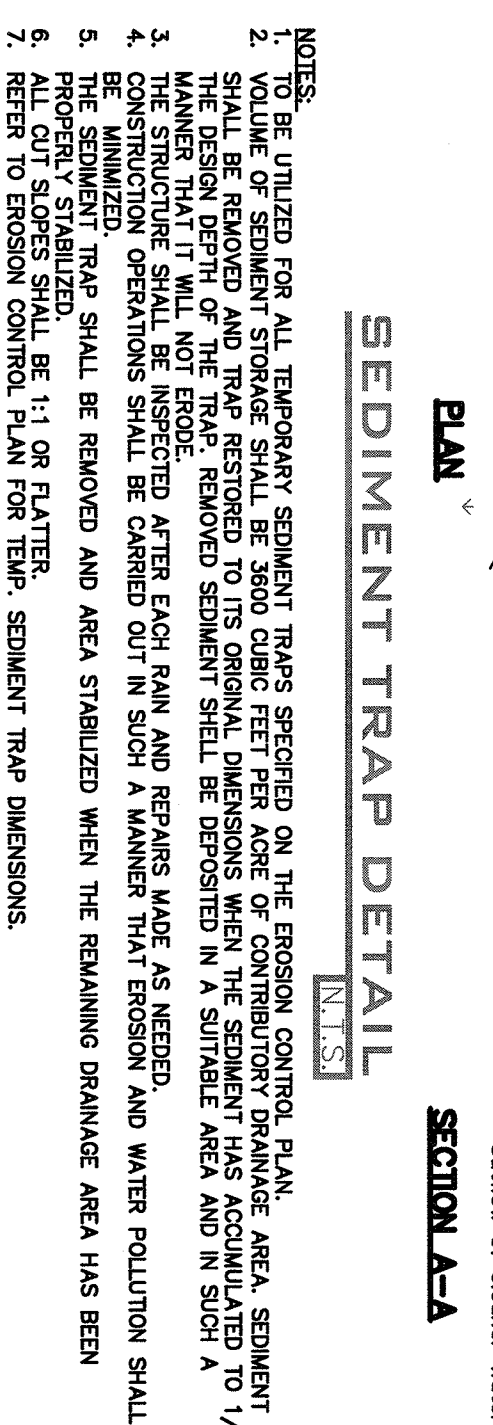
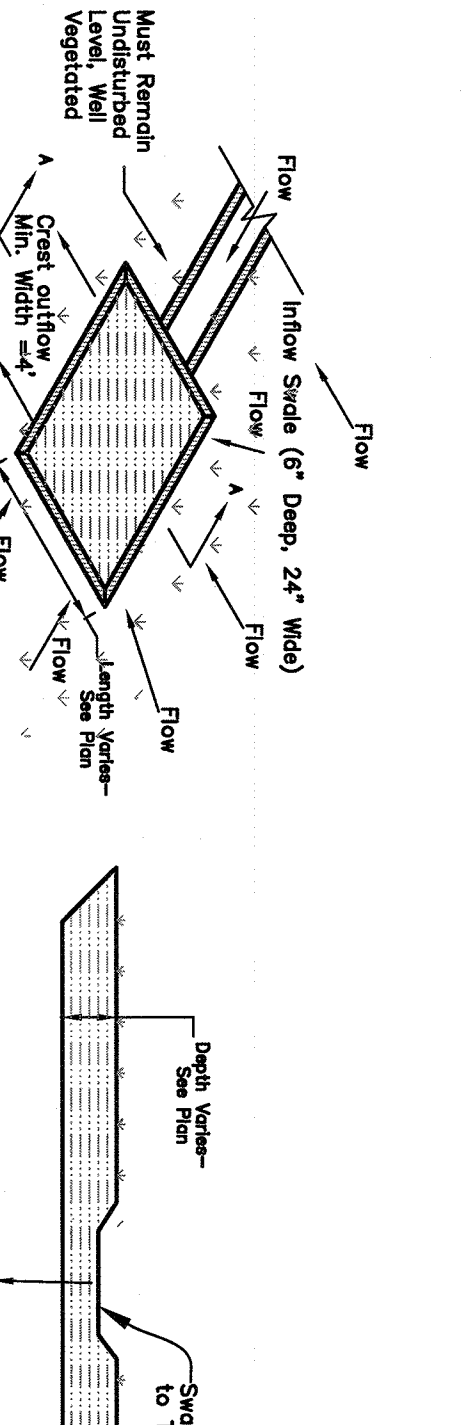
PROJECT: AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK  
 BROOKER ENGINEERING, PLLC  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 74 Lafayette Avenue, Suite 501  
 Rockland County, New York 10980  
 (845) 357-4411

PROJECT NO: 21044  
 SCALE: N.T.S.  
 DATE: 04/30/2021  
 DRAWING NO: 10



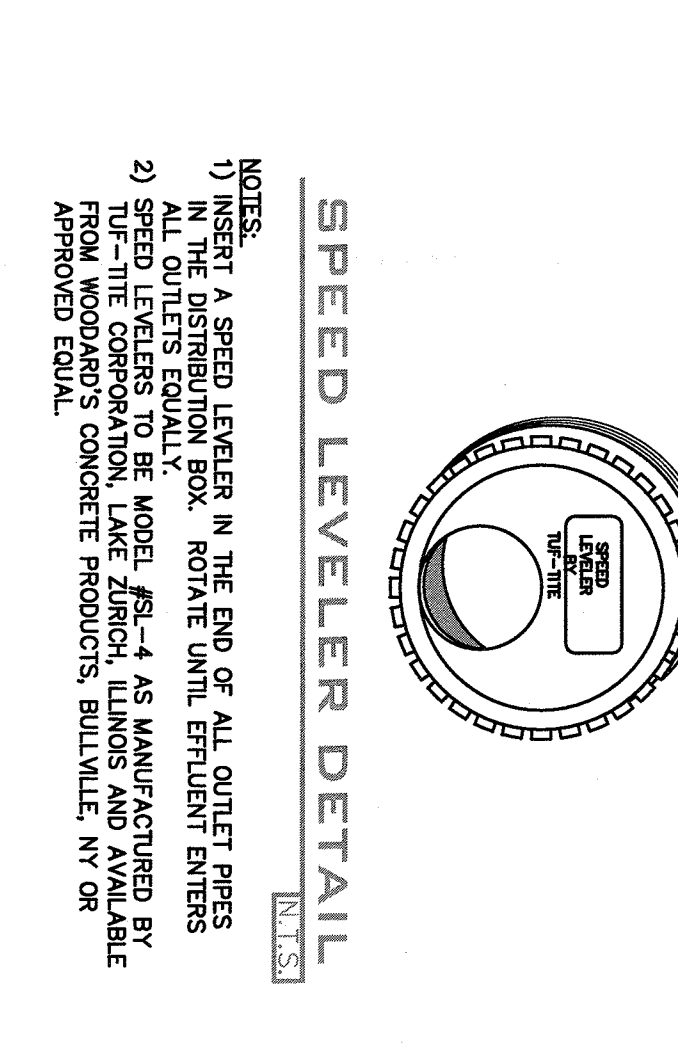
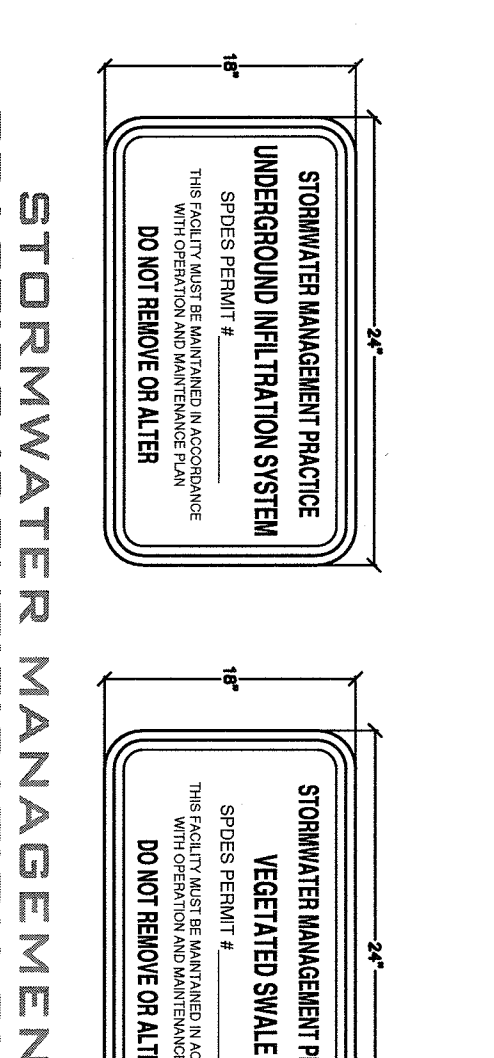
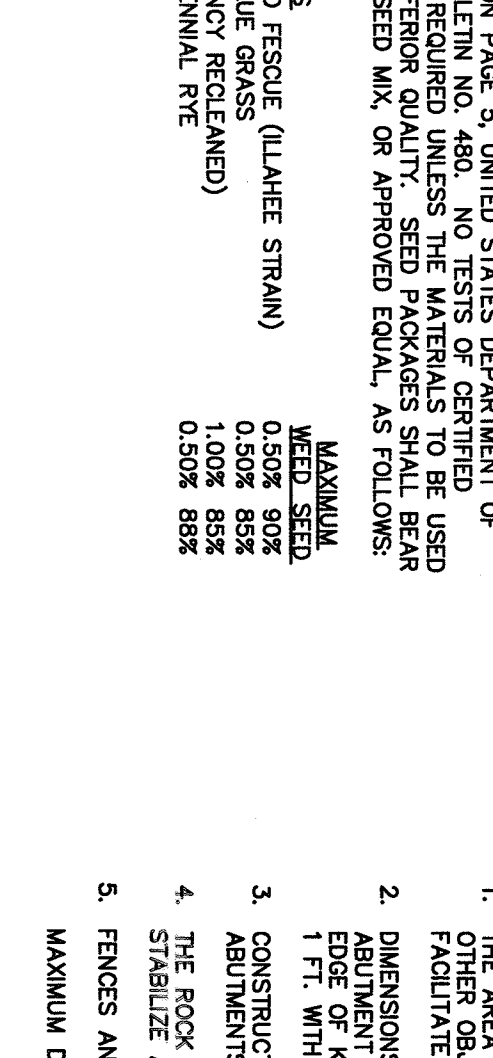
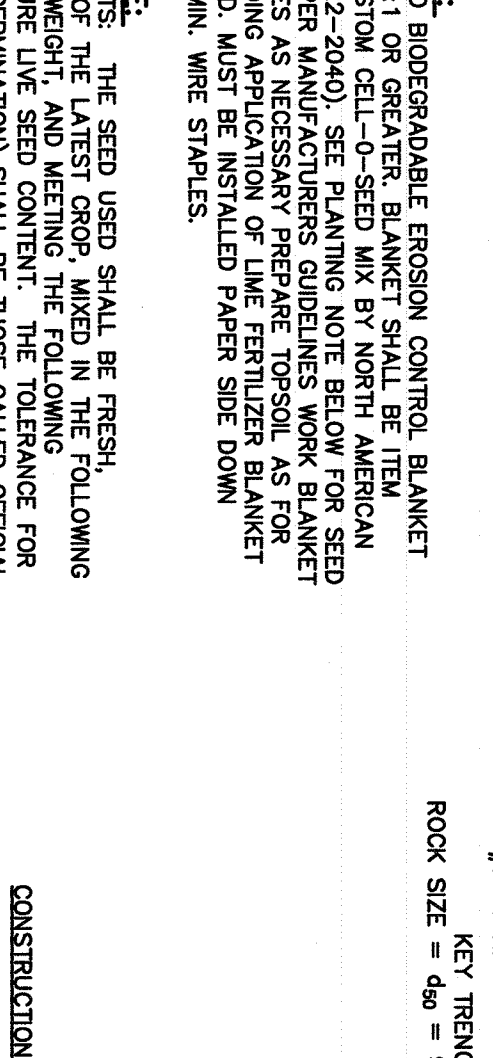
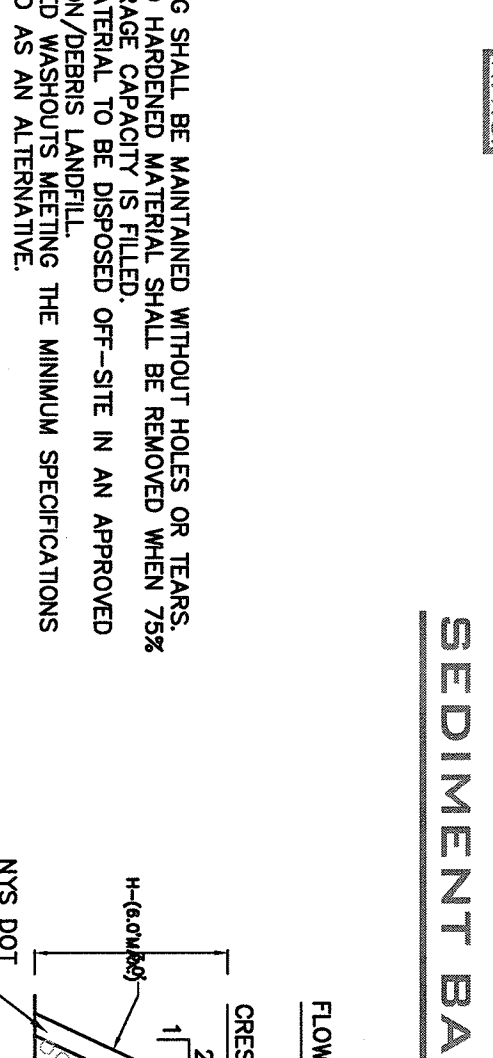
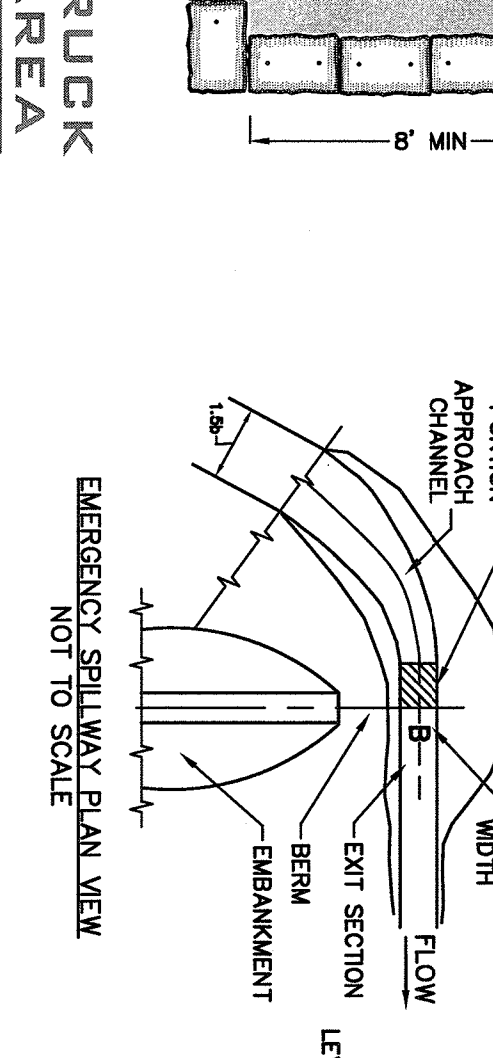
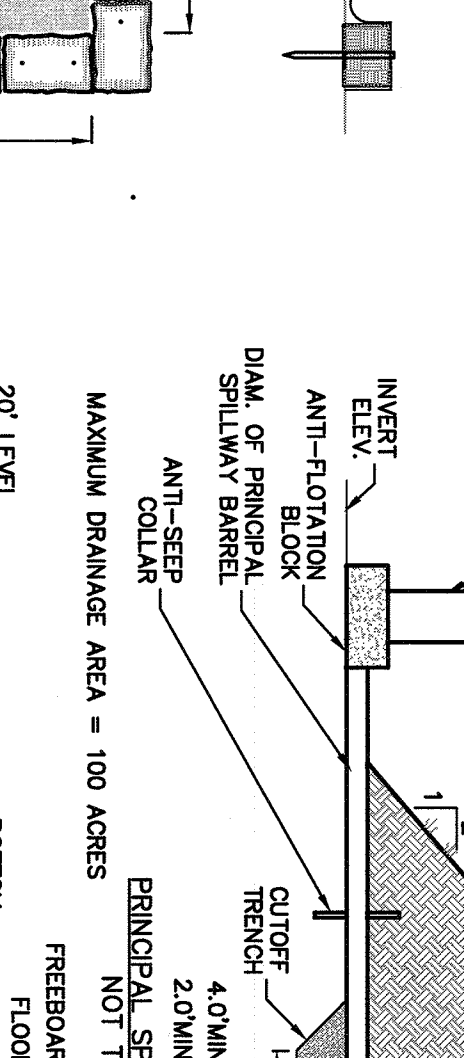
**Basin Notes:**

- ALL BASIN FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR MINIMUM DENSITY. LOW PERMEABLE SOIL, FREE OF ORGANIC MATERIALS, TO BE UTILIZED IN BASIN CONSTRUCTION.
- A LANDSCAPING PLAN FOR THE STORMWATER POND AND ITS BUFFER SHALL BE PREPARED TO INDICATE HOW STABILIZED AND ESTABLISHED.
- SHOP DRAWINGS OF ALL STRUCTURES TO BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



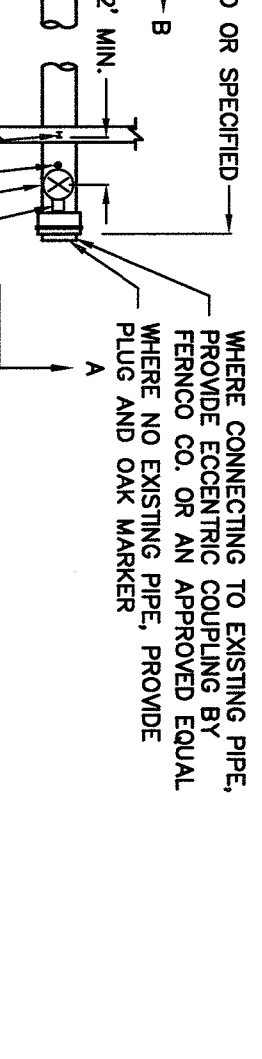
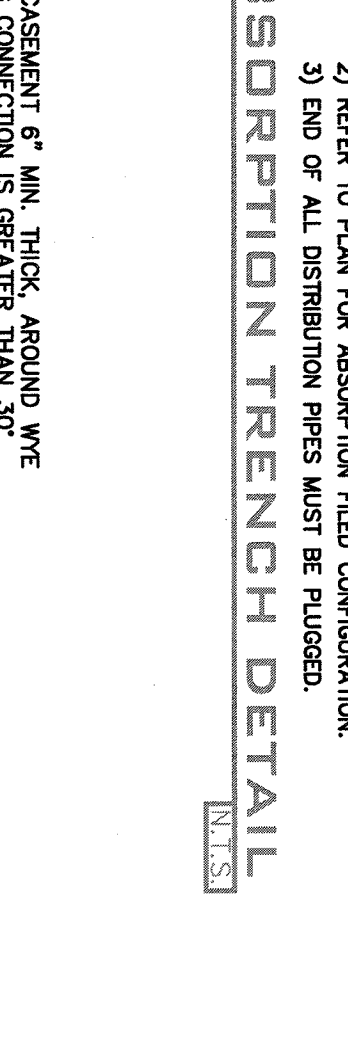
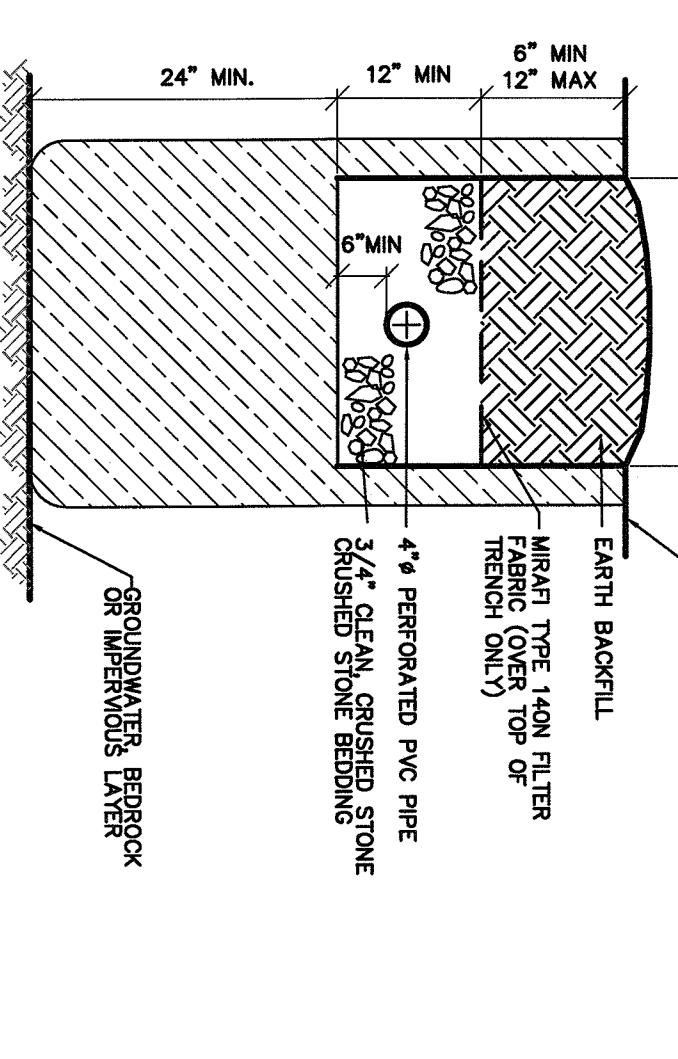
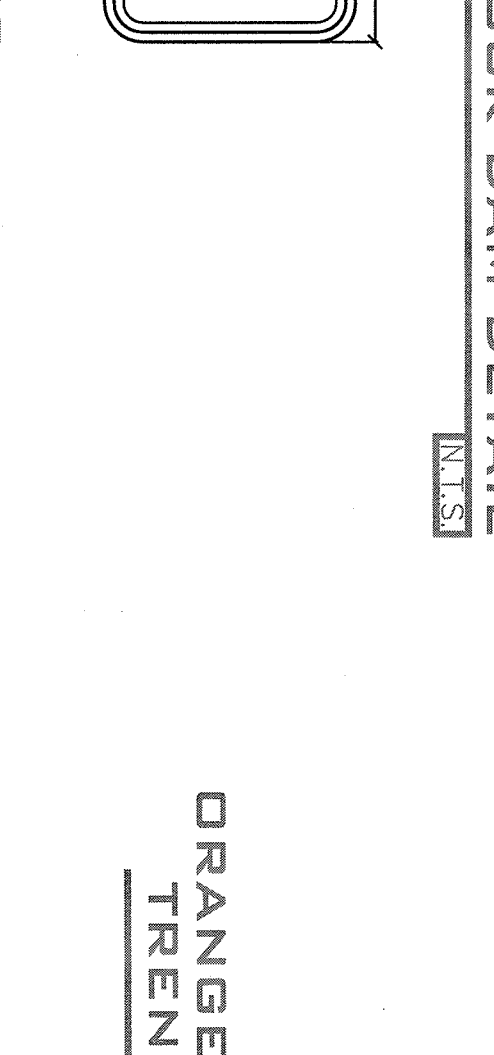
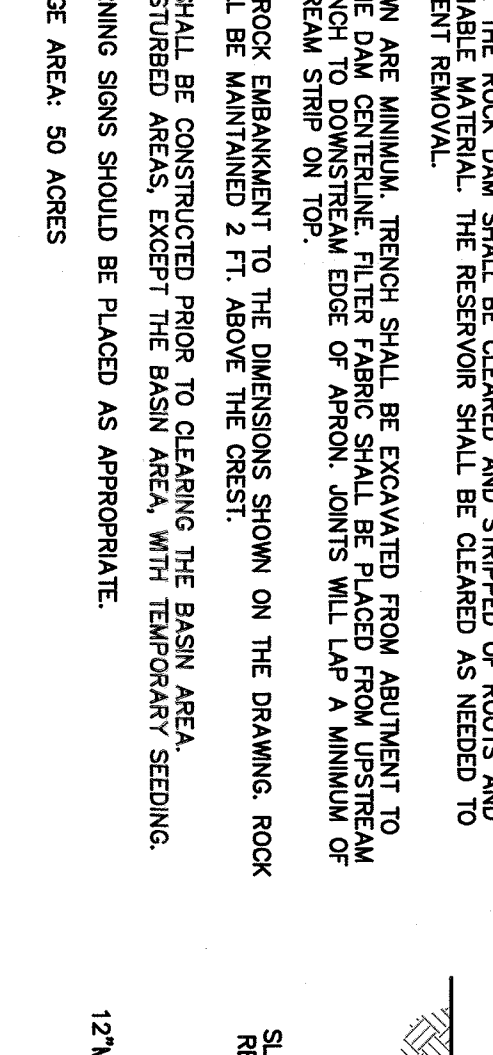
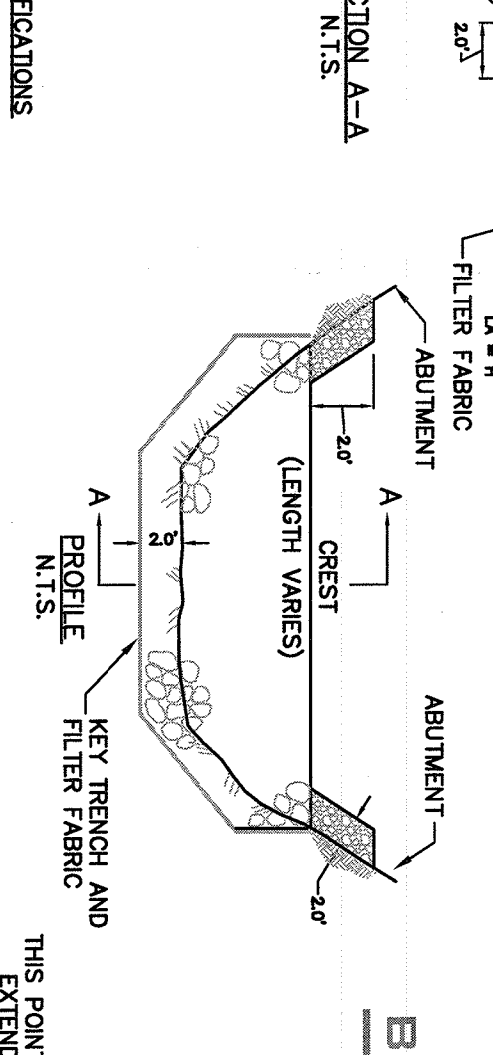
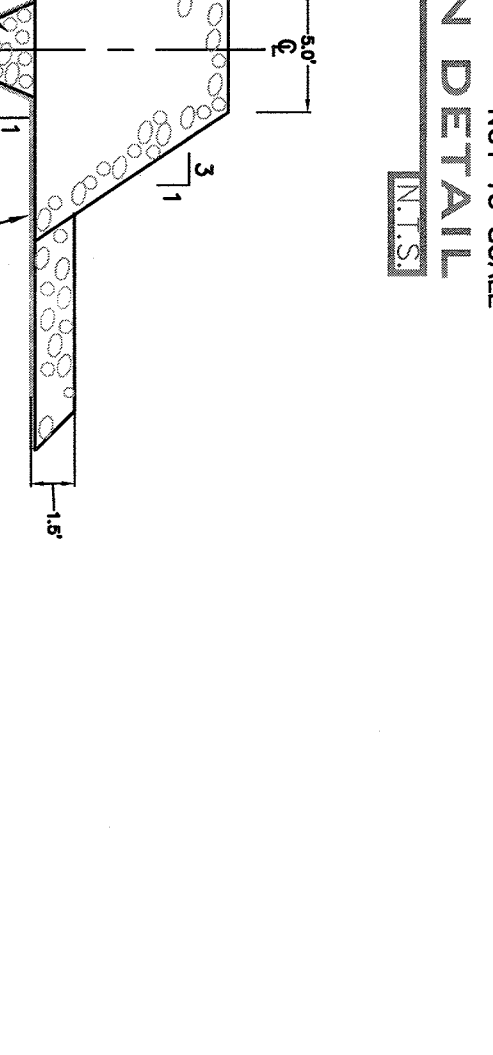
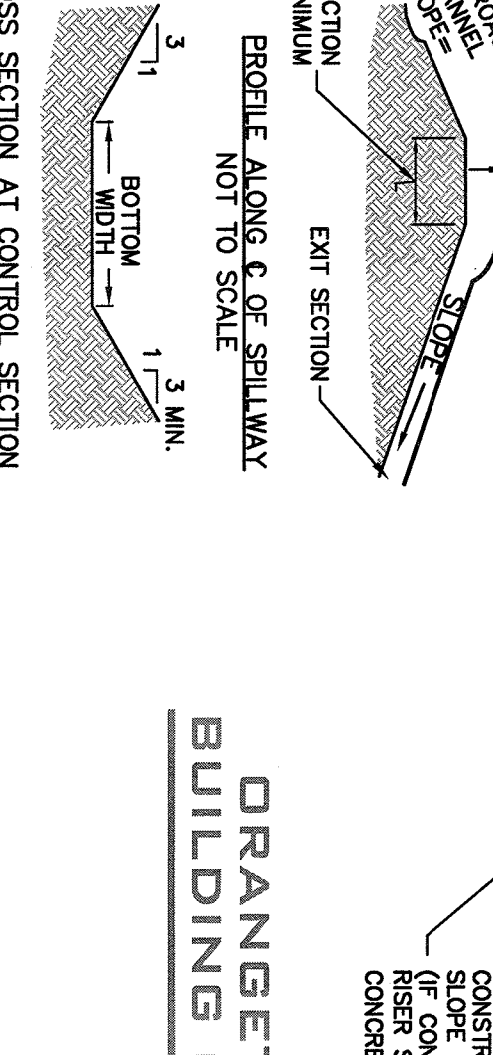
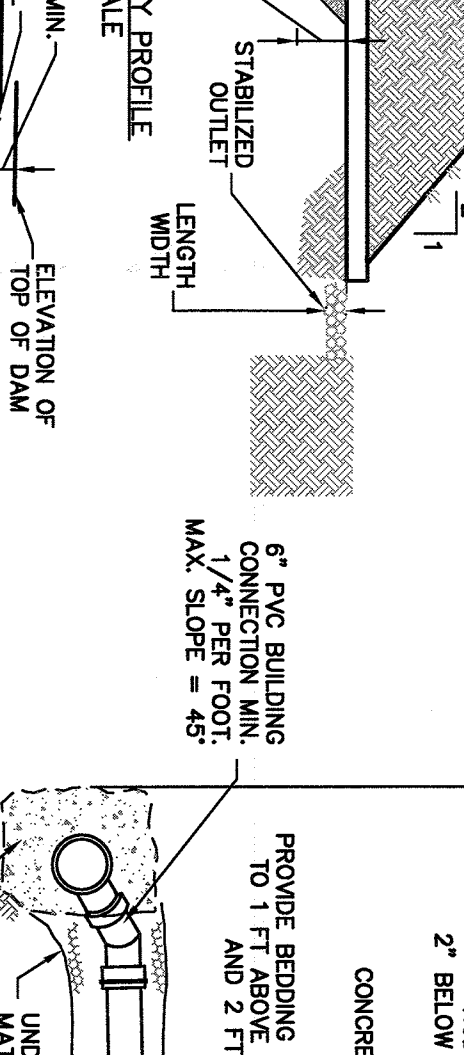
**Notes:**

- AT LOCATIONS WHERE A 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAINS IS REQUIRED, THE SEWER MAIN SHALL BE LOCATED ABOVE THE TOP OF THE WATER MAIN.
- AT LOCATIONS WHERE WATER AND SEWER MAINS CROSS:
  - A MINIMUM 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED.
  - A PIPE LENGTH OF SEWER PIPE AND FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT ALL PIPE JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE POINT OF CROSSING.



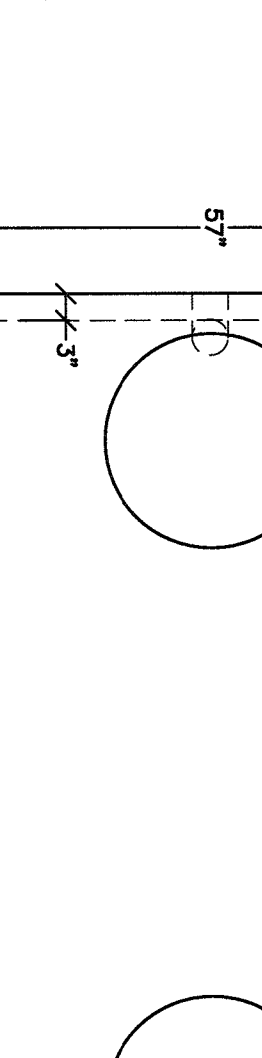
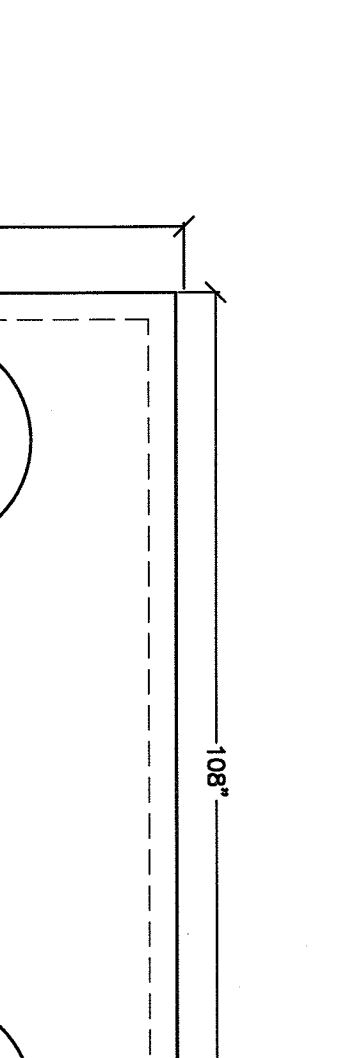
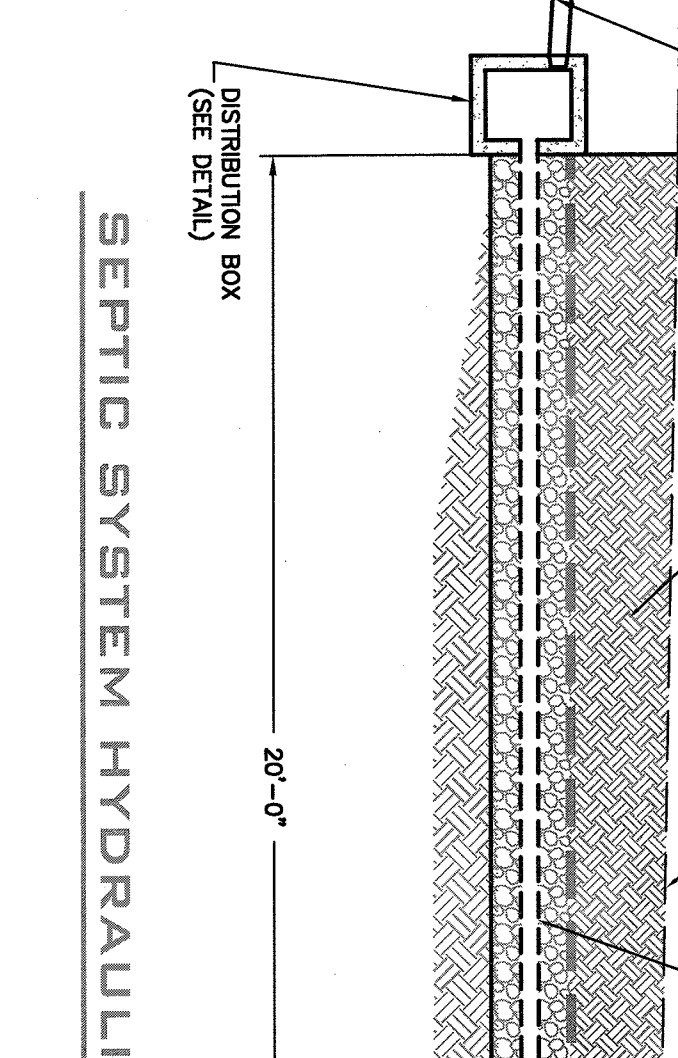
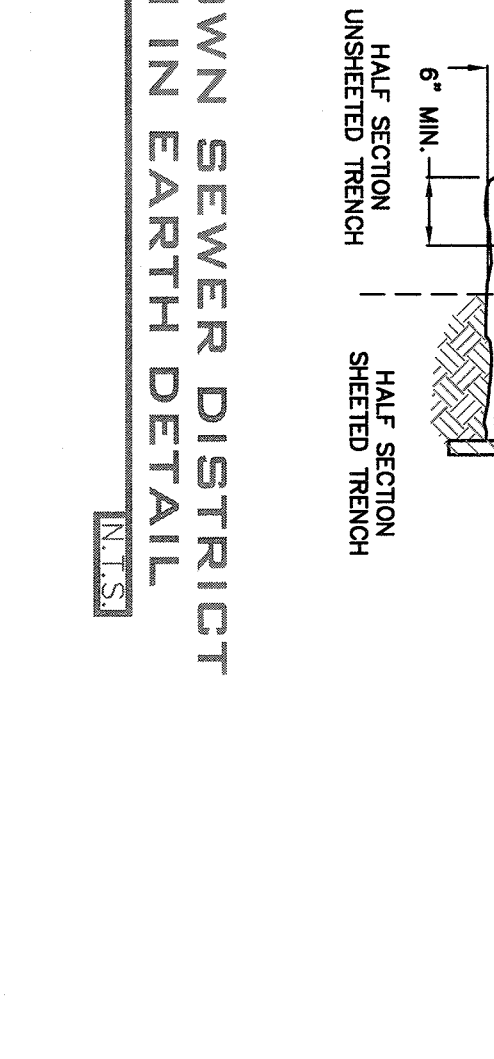
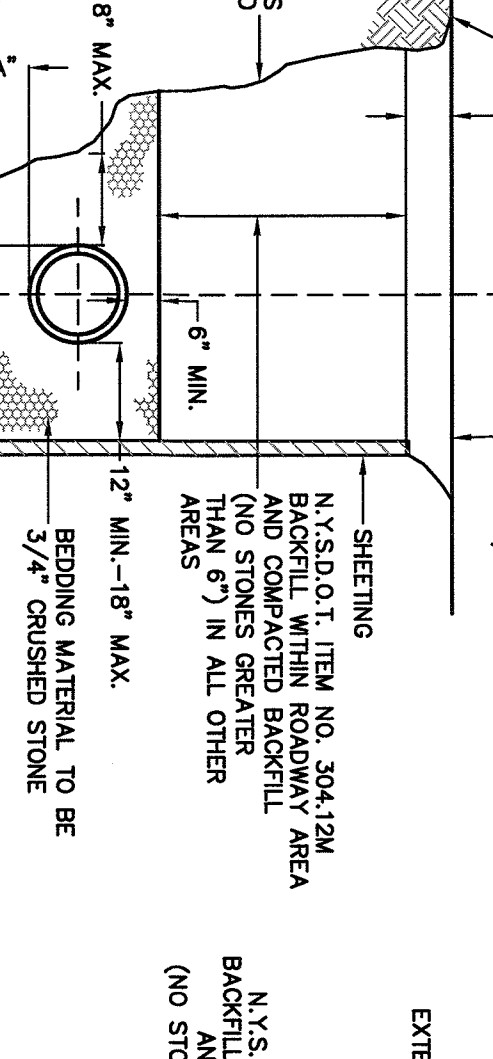
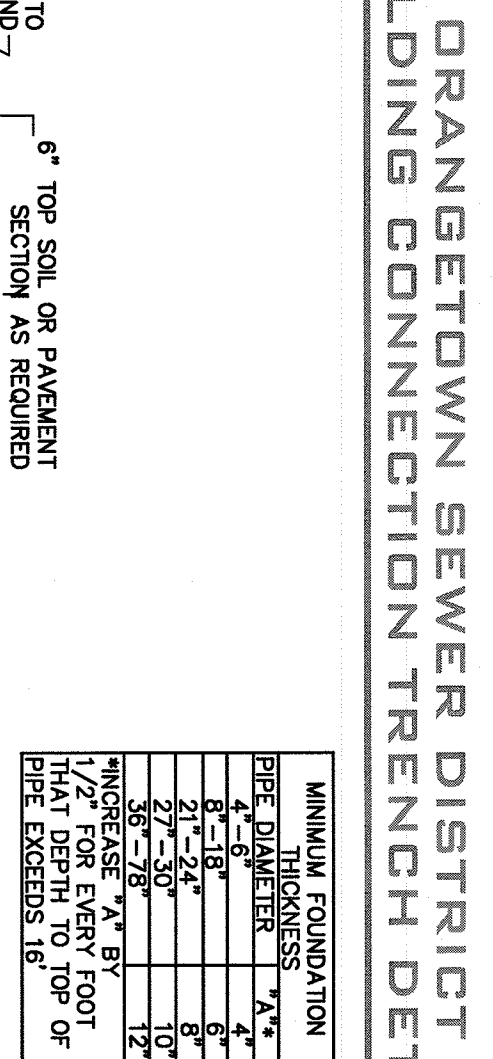
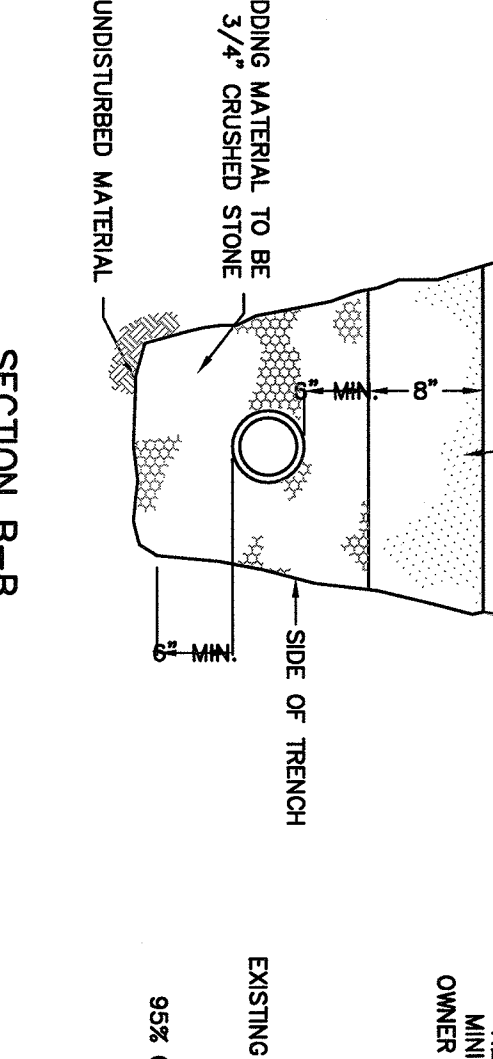
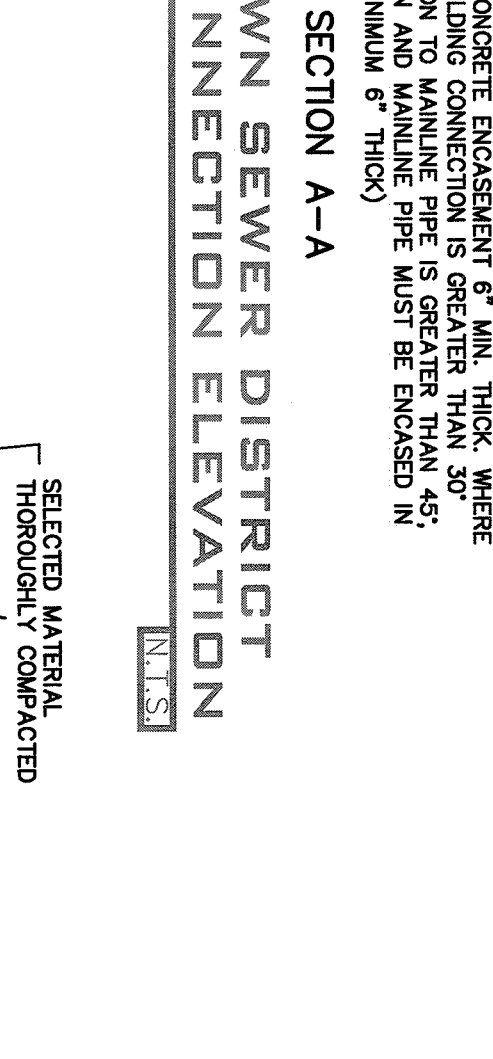
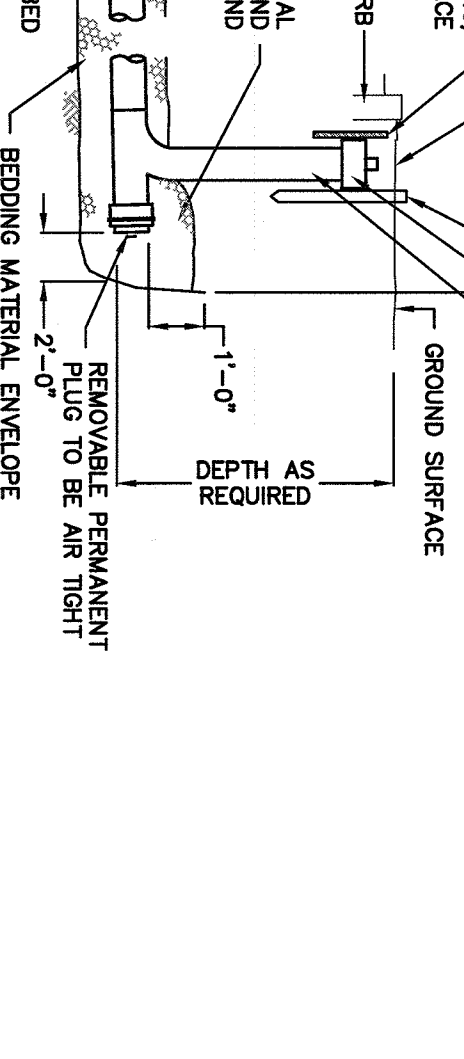
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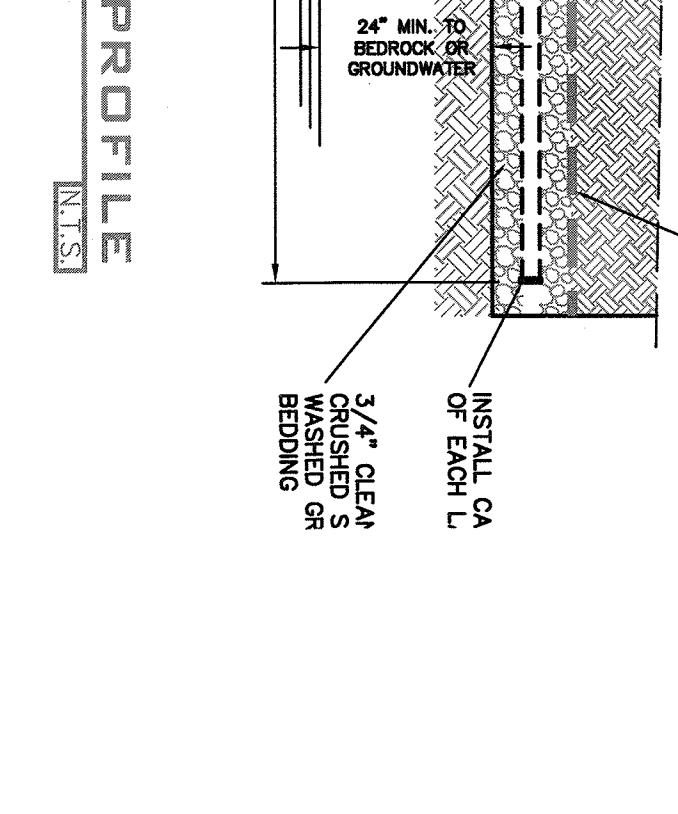
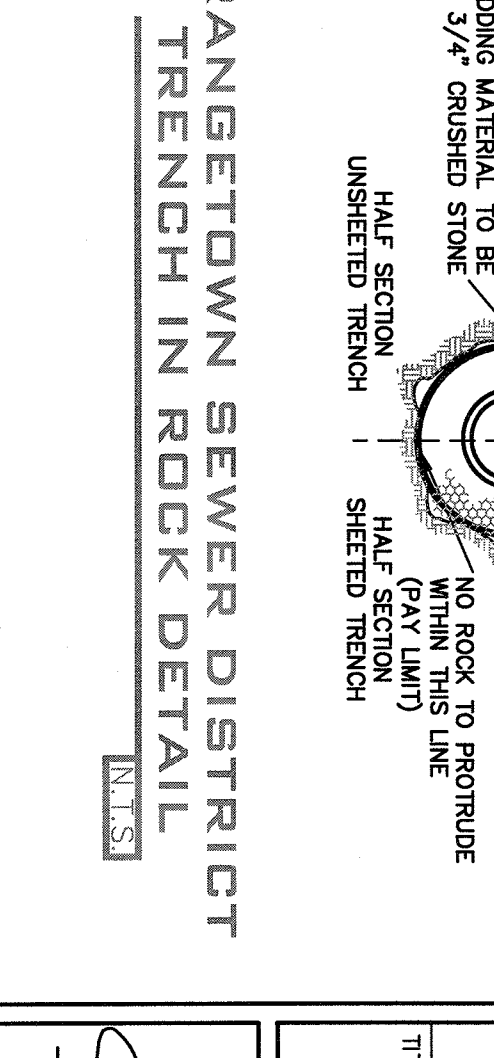
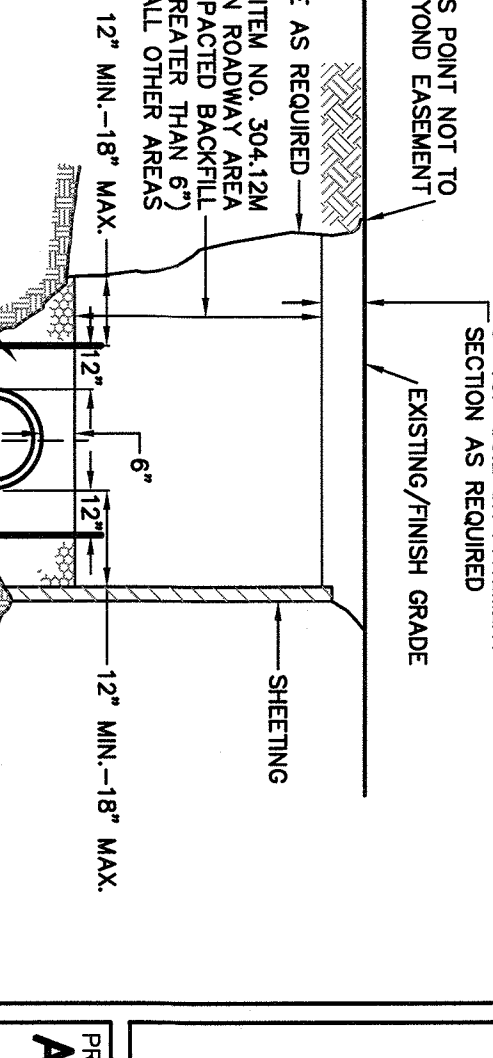
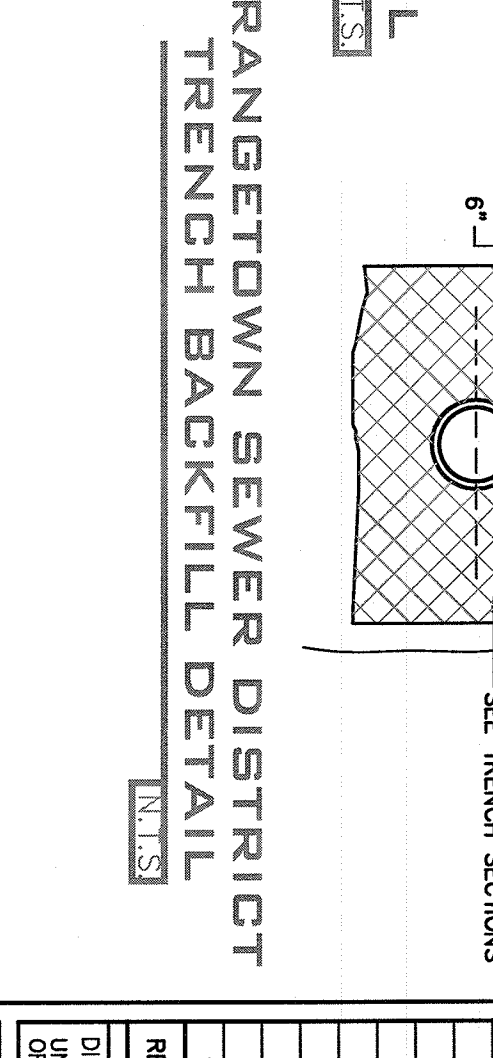
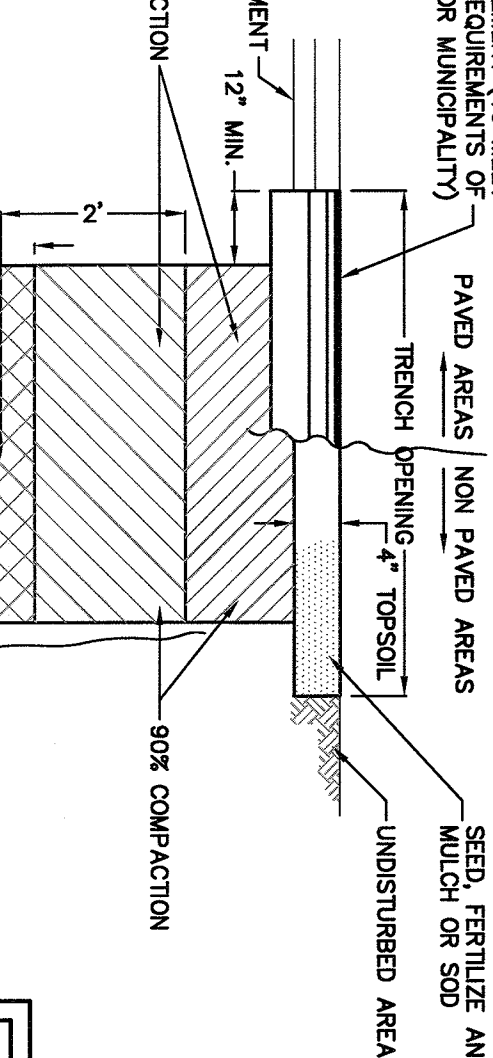
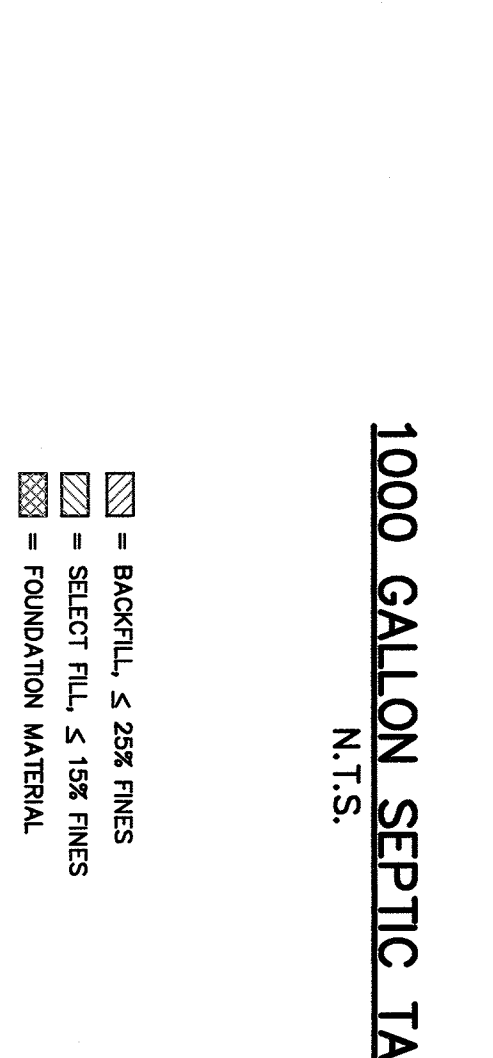
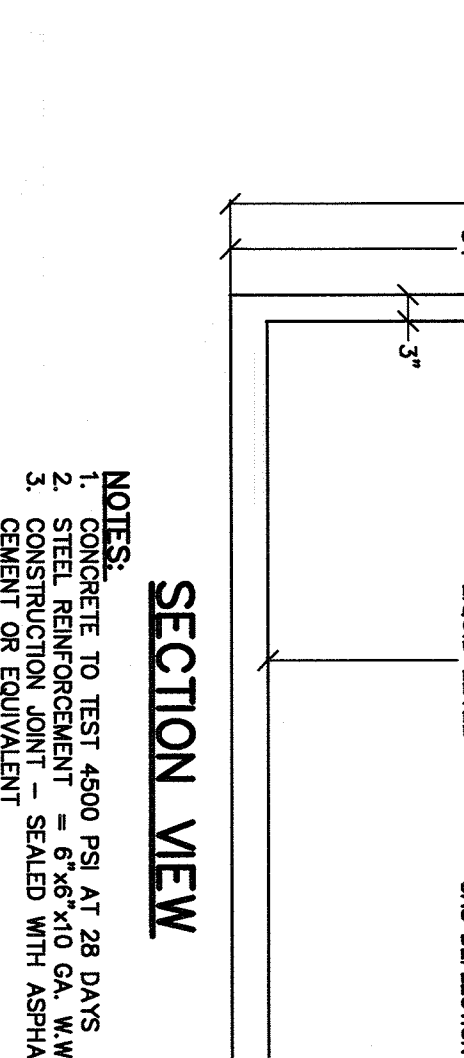
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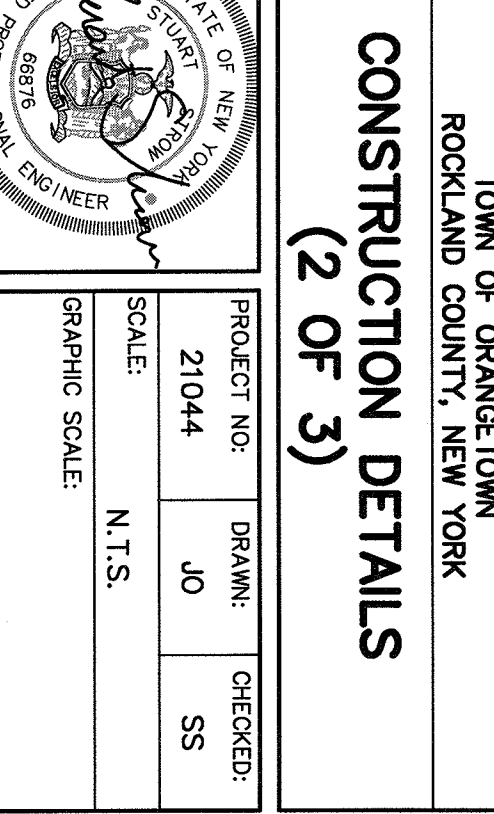
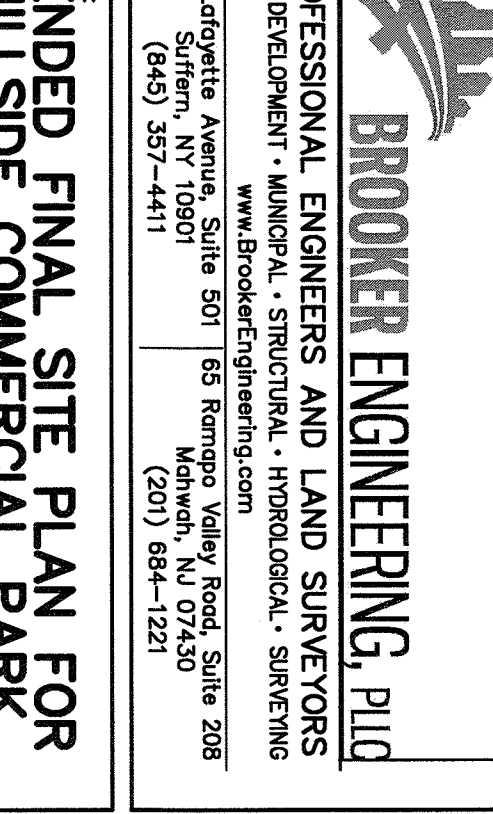
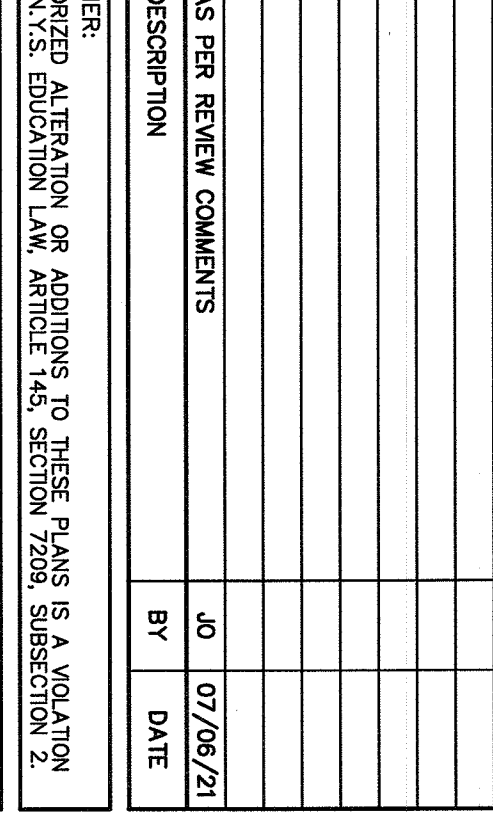
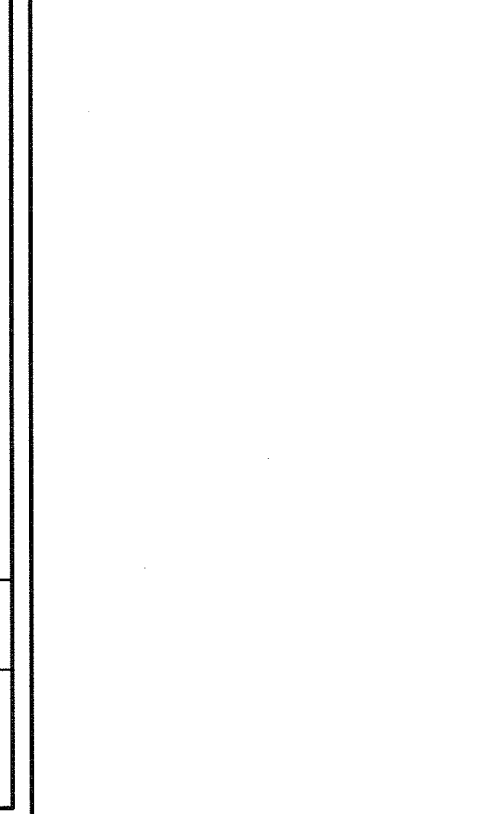
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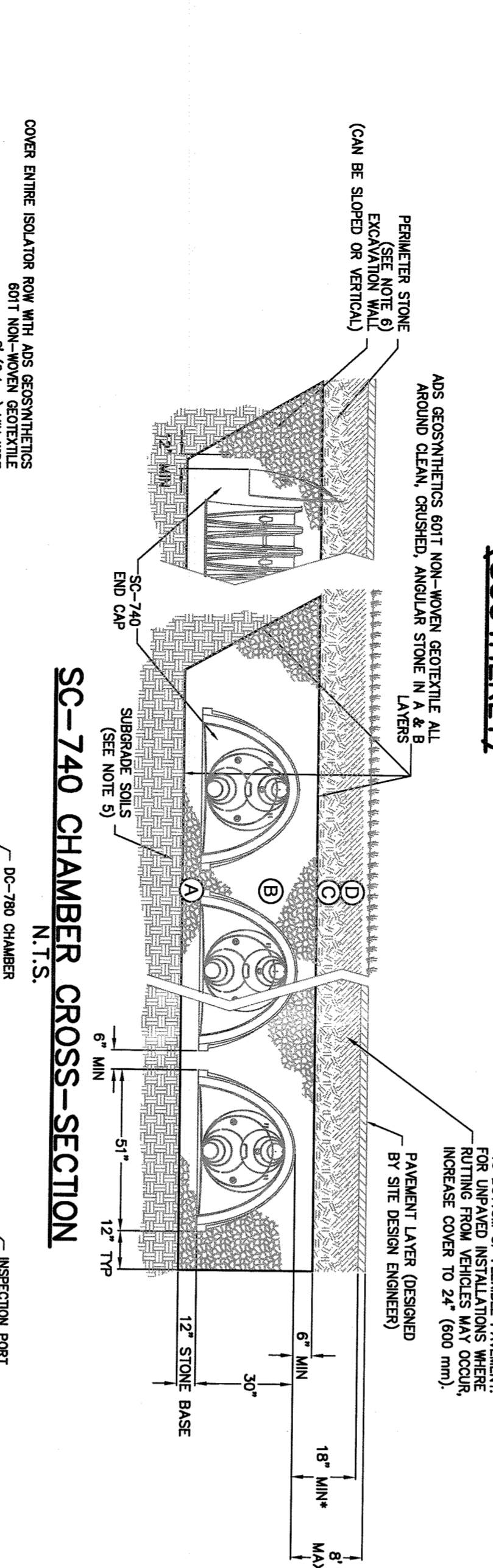
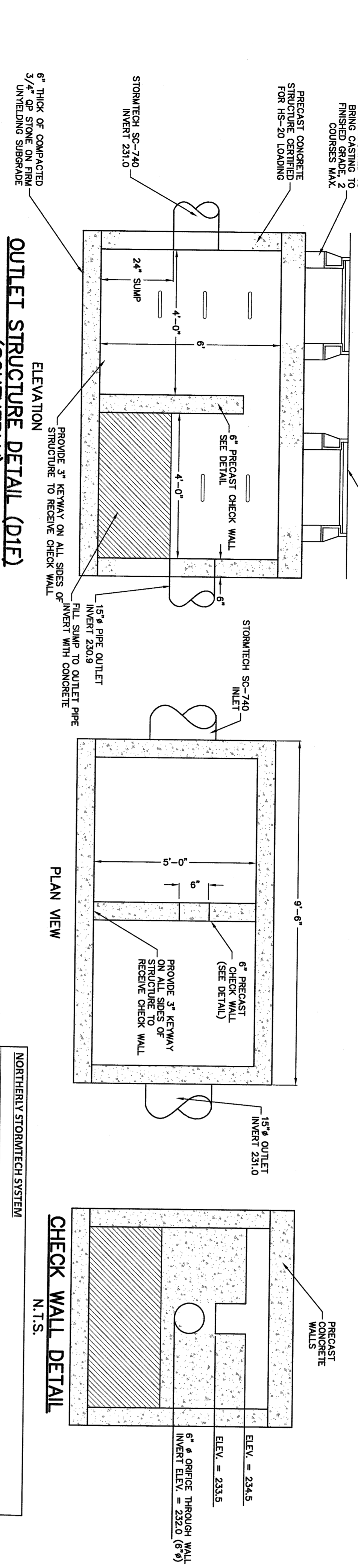
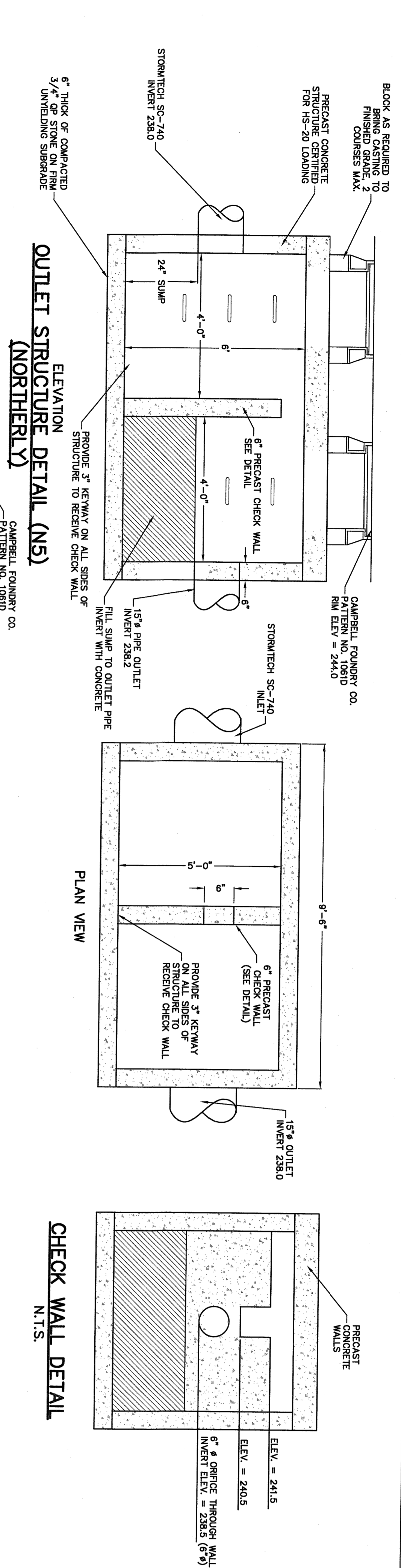
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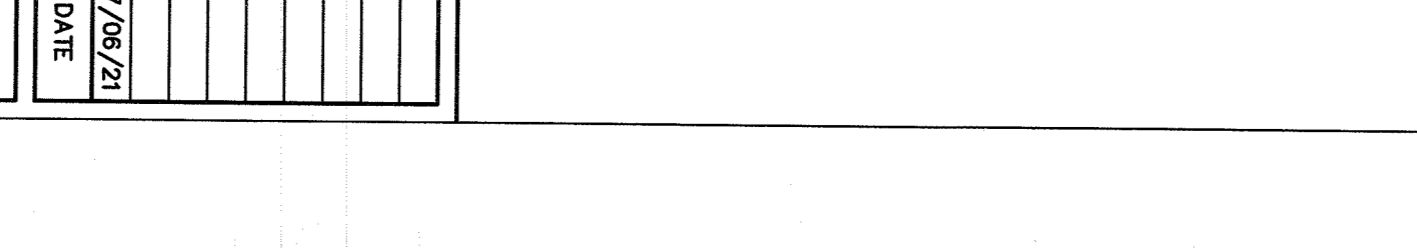
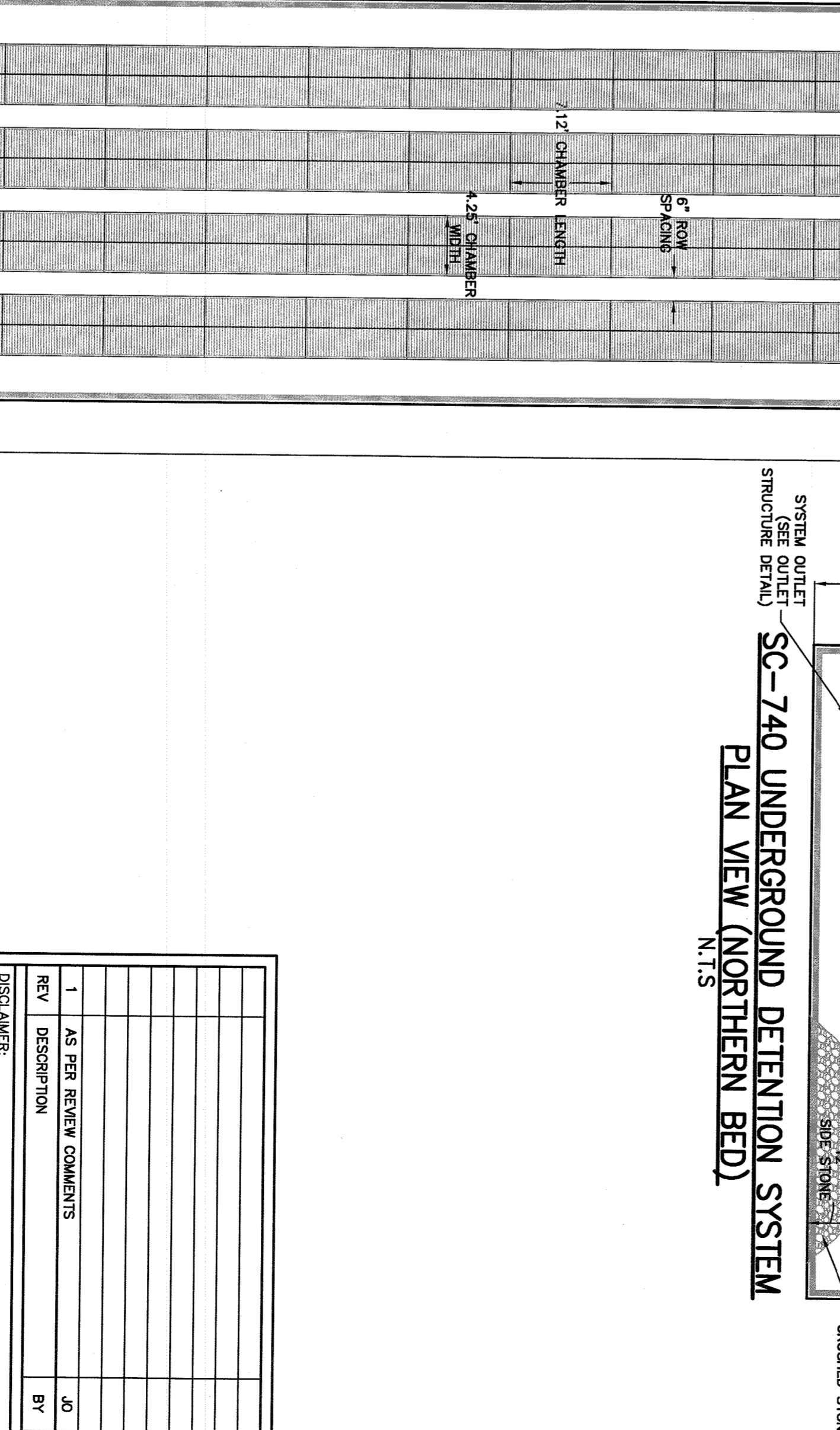
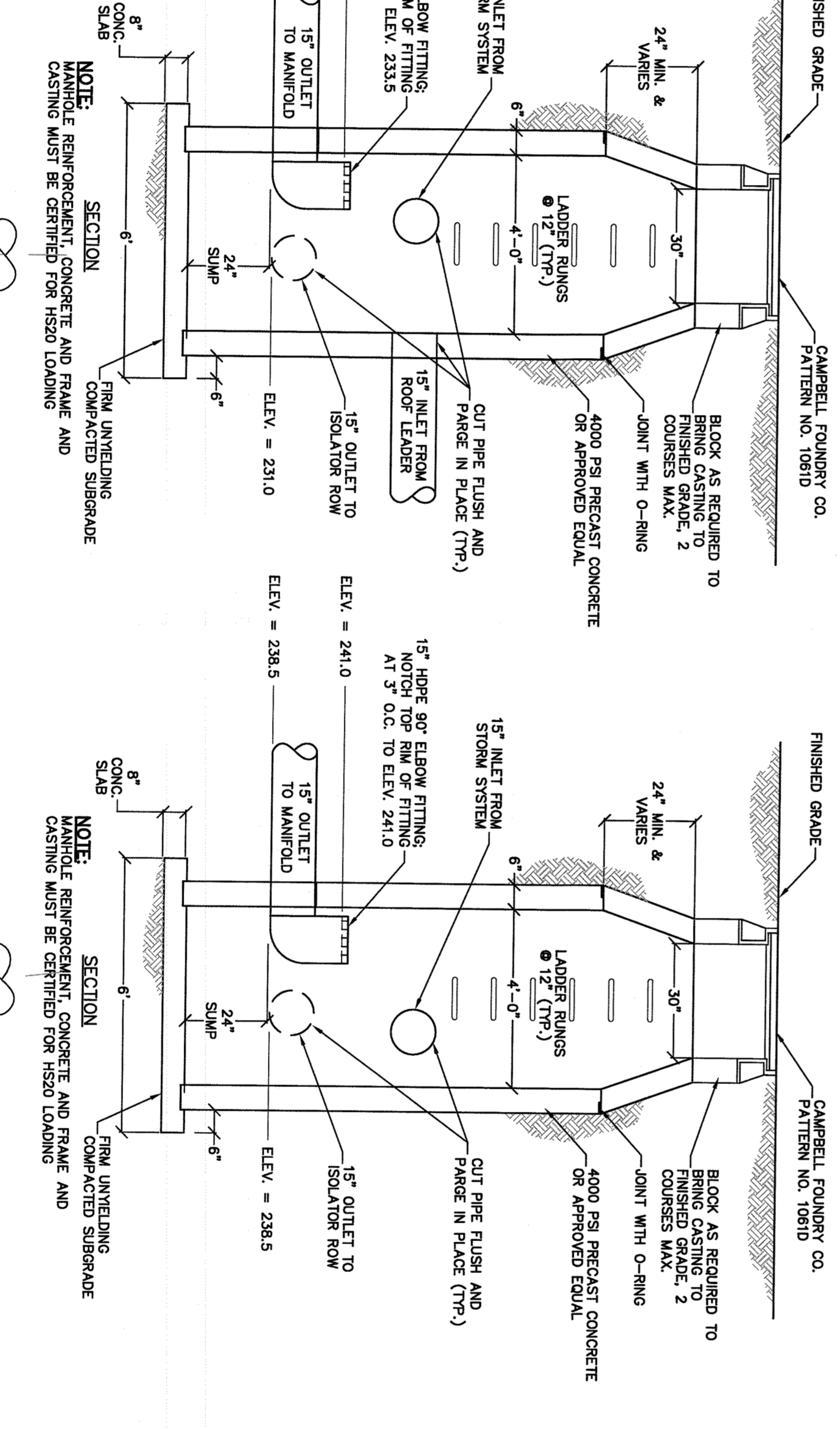
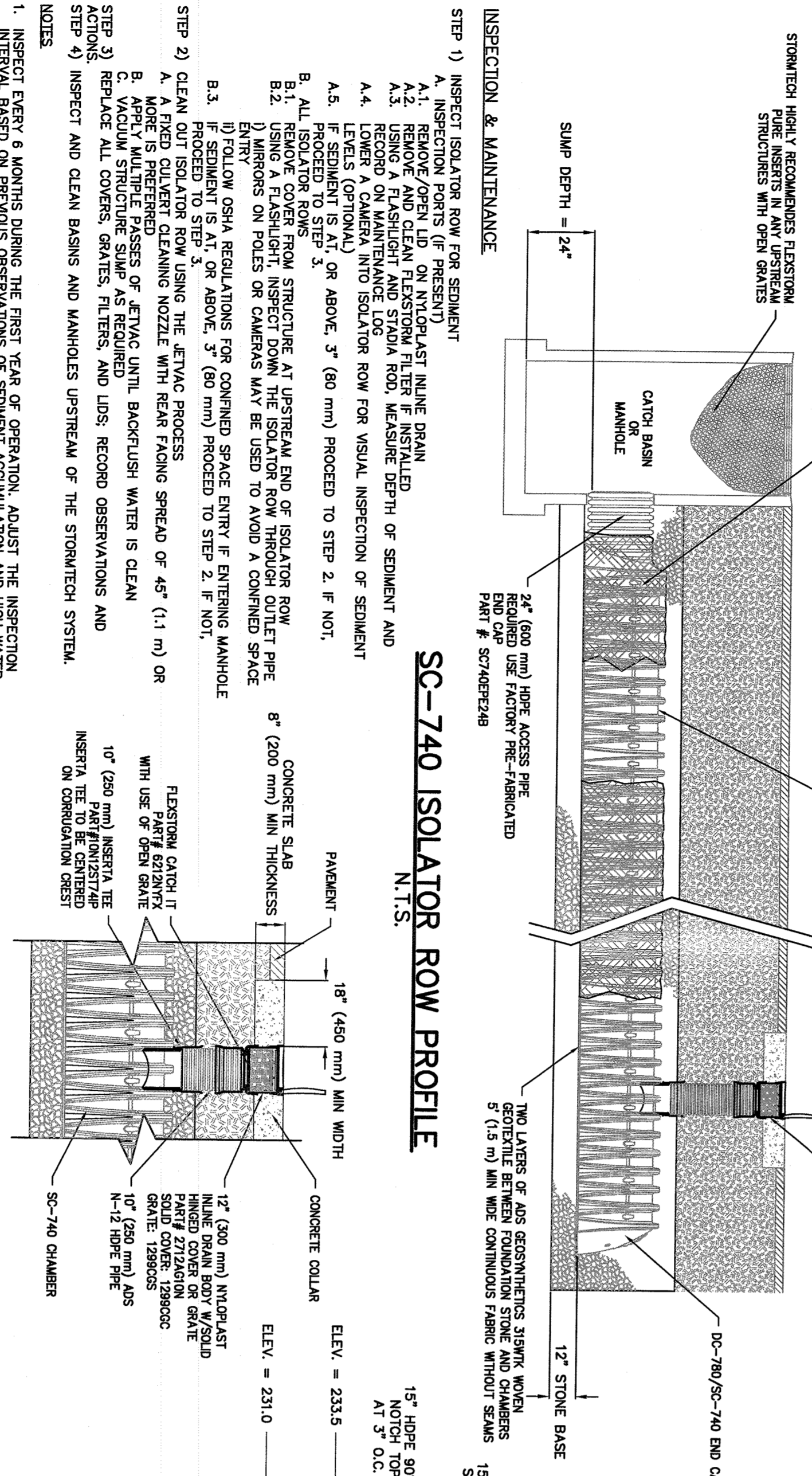




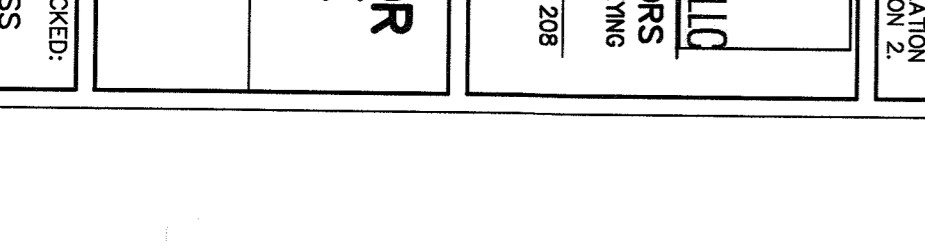
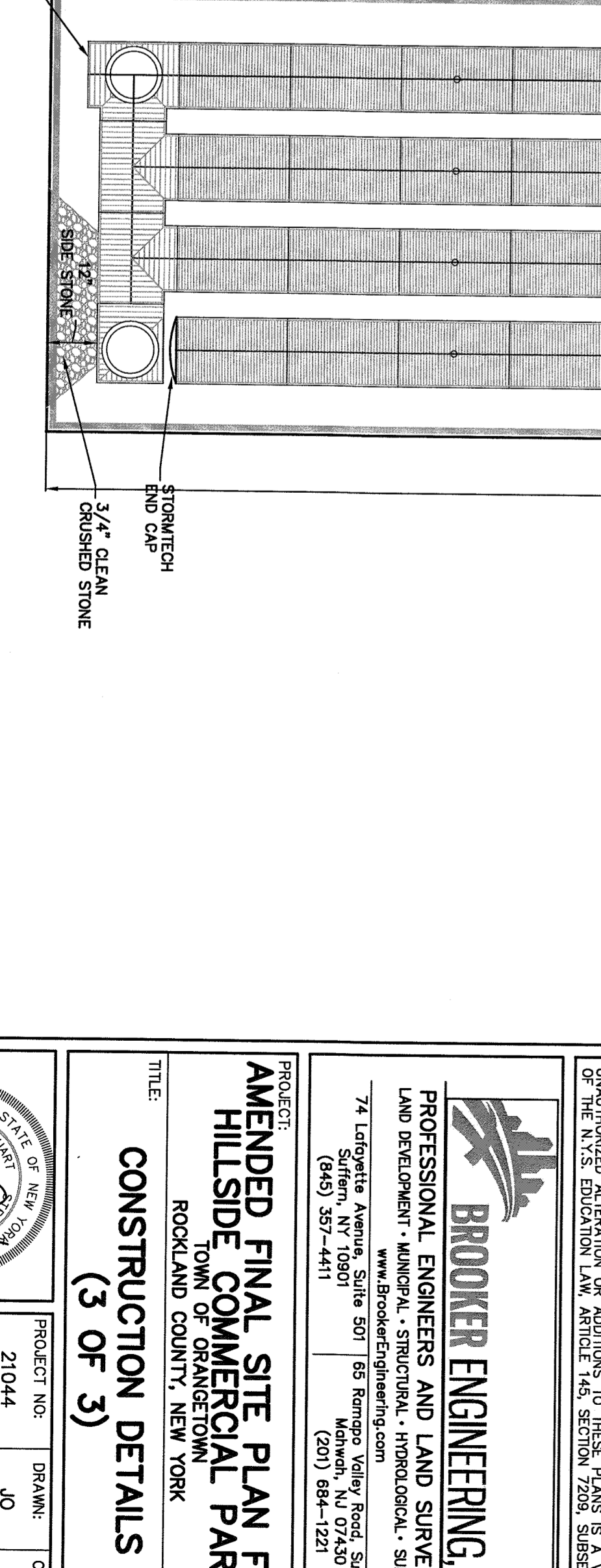
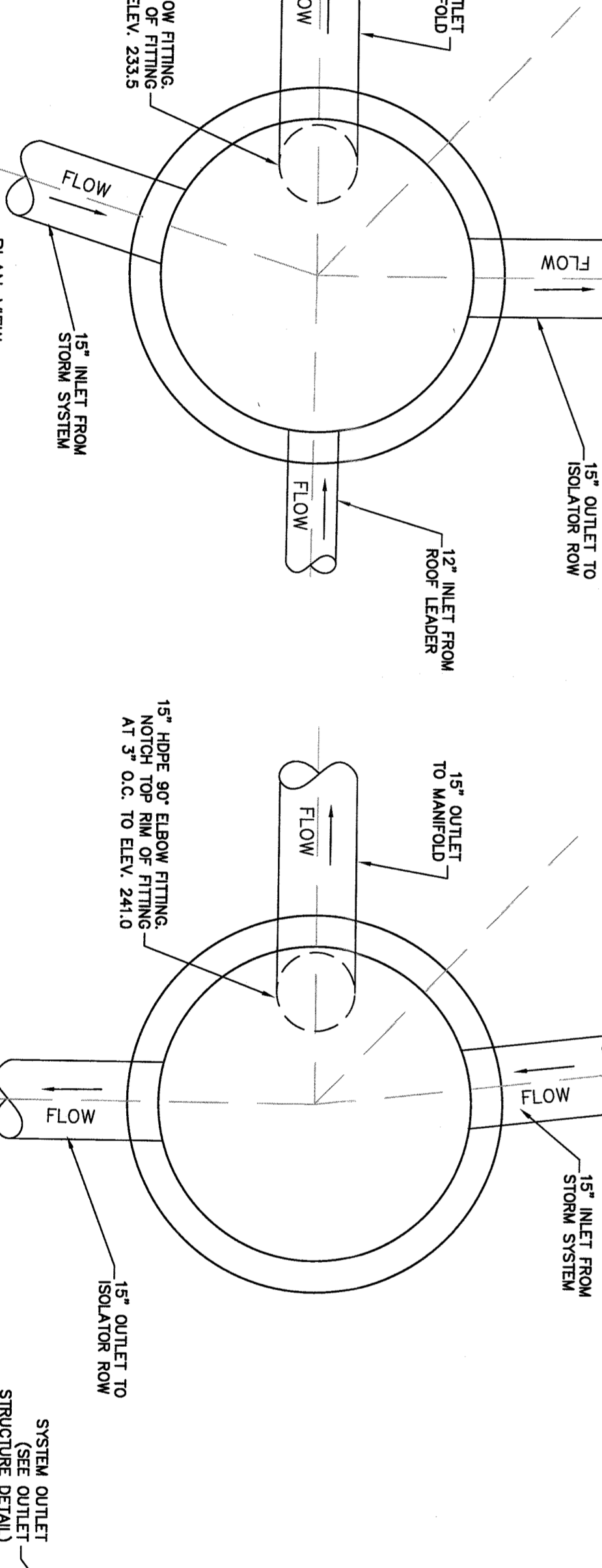
FREQUENCY	ELEVATION	STORAGE VOLUME (AC-FT)
1 YEAR	238.56	0.00
2 YEAR	238.94	0.01
10 YEAR	239.61	0.07
25 YEAR	240.10	0.12
100 YEAR	241.70	0.28

FREQUENCY	ELEVATION	STORAGE VOLUME (AC-FT)
1 YEAR	232.23	0.00
2 YEAR	232.62	0.03
10 YEAR	233.40	0.13
25 YEAR	234.35	0.19
100 YEAR	235.12	0.44



MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATION	COMPACTION / DENSITY REQUIREMENT
A	FINAL FILL MATERIAL FOR LAYERS TO THE BOTTOM OF FLOOR OR PAVEMENT OR THAT PAVEMENT SURFACE MAY BE PART OF THE 3\"/>	N/A	PREPARE FOR SITE DESIGN ENGINEER'S STRAINMENT MATERIAL AND PREPARATION REQUIREMENTS.
B	CONCRETE FROM THE FOUNDATION STONE TO THE SUBGRADE TO THE BOTTOM OF THE CHAMBER.	ASHTO M4.5 3.5, 4.4, 4.7, 5.0, 5.7	NO COMPACTION REQUIRED.
C	GRAVEL FROM THE TOP OF THE DAMBENT TO THE TOP OF THE 4\"/>	ASHTO M4.5 A-1, A-2, A-3, A-3.5 OR ASHTO M4.5 A-1, A-2, A-3, A-3.5, A-4, A-5	REACHED COMPACT MINIMUM LAYERS IN REVERSE ORDER OF LAYERS TO BE REACHED. REVERSE ORDER OF LAYERS TO BE REACHED TO EXCEED 20,000 LB (90 MN).
D	GRAVEL FROM THE TOP OF THE DAMBENT TO THE TOP OF THE 4\"/>	ASHTO M4.5 3.5, 4.4, 4.7, 5.0, 5.7	NO COMPACTION REQUIRED.



PLEASE NOTE: CAMPAIGN REGULATIONS ARE FOR ROADWAYS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD BE 3/8\"/>

1. STATIONARY CAMPAIGN REGULATIONS ARE FOR ROADWAYS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD BE 3/8\"/>

2. STATIONARY CAMPAIGN REGULATIONS ARE MET FOR #4 LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 4\"/>

3. WHERE VIBRATION SERVICES MAY BE COMPROMISED BY LOCATION, FOR STANDING DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY PAVING OR DRAINAGE WITHOUT COMPACTATION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTATION REQUIREMENTS.

SC-740 UNDERGROUND DETENTION SYSTEM  
PLAN VIEW (SOUTHERN BED)  
N.T.S.

**BROOKER ENGINEERING, PLLC**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
LAND DEVELOPMENT - MUNICIPAL, STRUCTURAL, INFRASTRUCTURE, SURVEYING  
74 Longview Avenue, Suite 507 | 65 Rensselaer Valley Road, Suite 205  
Saratoga Springs, NY 12057 | Mohawk, NY 12120  
(518) 587-4411 | (518) 864-1221

**PROJECT:**  
AMENDED FINAL SITE PLAN FOR  
HILLSIDE COMMERCIAL PARK  
ROCKLAND COUNTY, NEW YORK  
(3 OF 3)

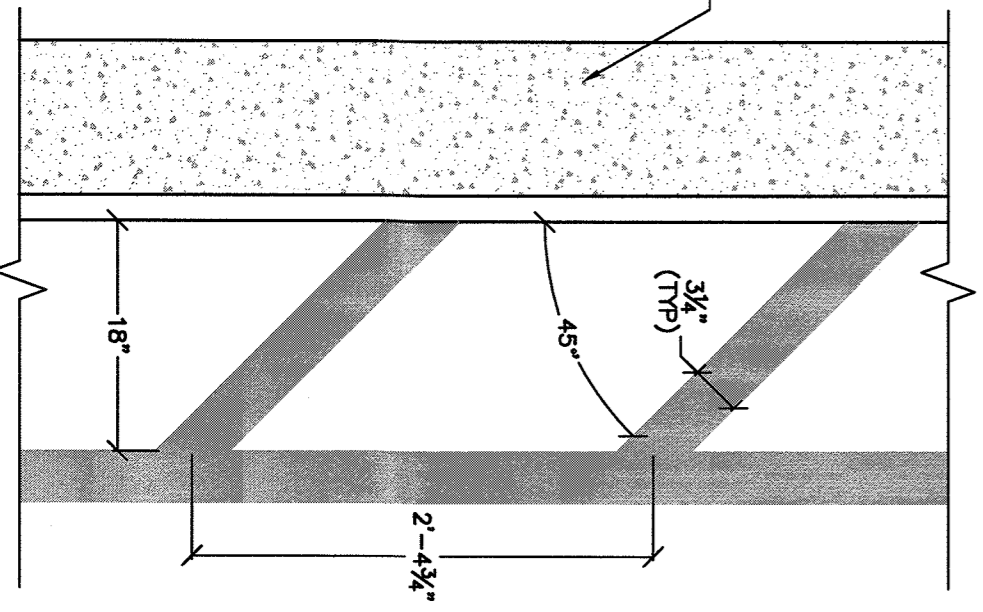
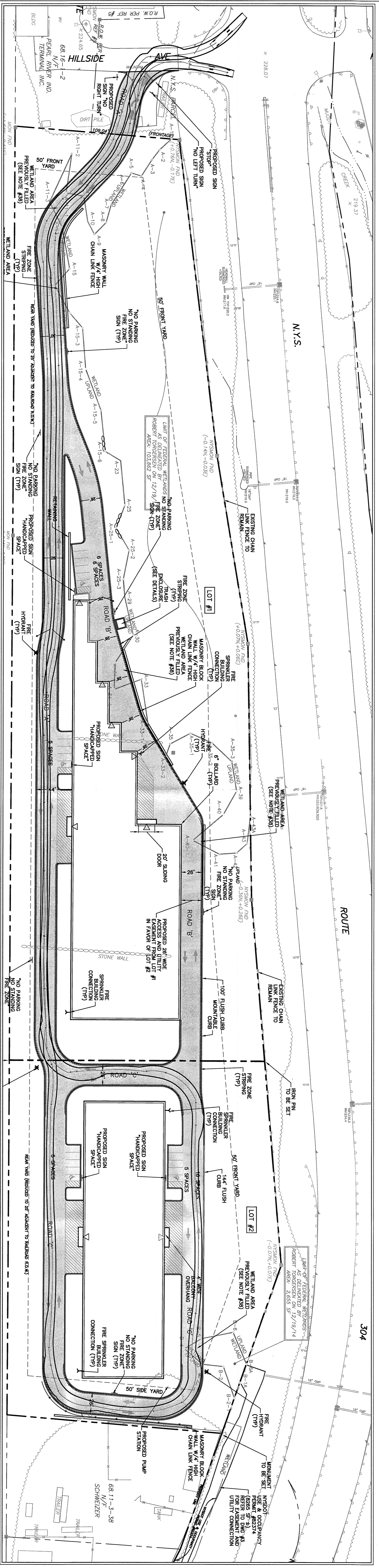
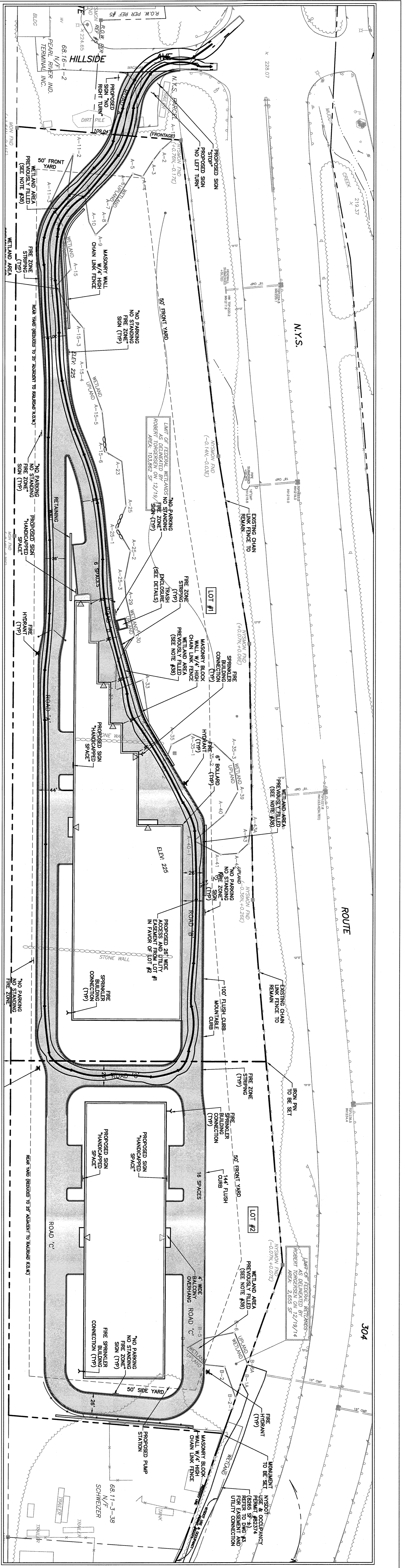
**PROJECT NO.:** 21044  
**SCALE:** N.T.S.  
**DATE:** 04/30/2021

**DESIGNER:** STUART STROW  
PROFESSIONAL ENGINEER  
DATE: 04/30/2021  
DRAWING NO. 12

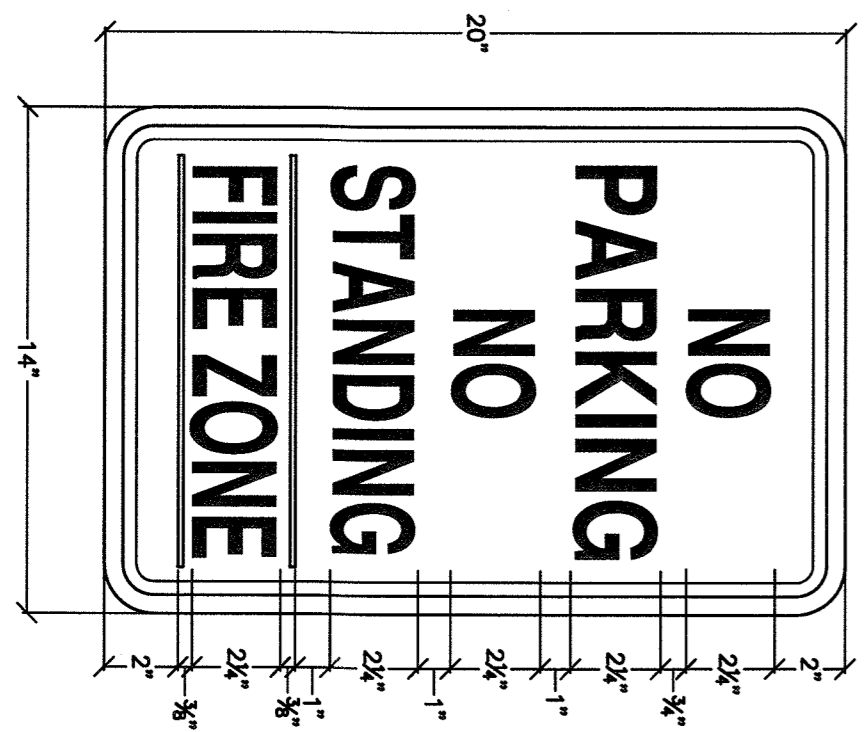
**REVISIONS:**

NO.	DESCRIPTION	BY	DATE
1	AS PER REVISION COMMENTS	SS	07/26/23

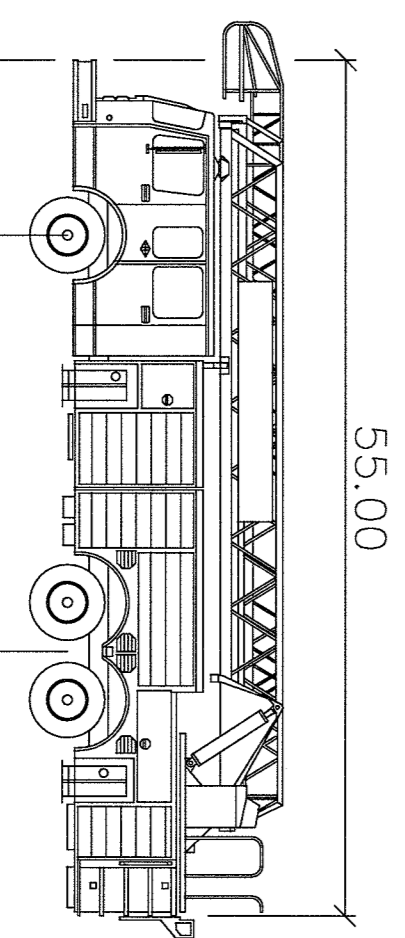
**DISCLAIMER:**  
UNAUTHORIZED ALTERATION OF ANYTHING TO THESE PLANS IS A VIOLATION OF PROFESSIONAL ENGINEERING AND LAND SURVEYING LAWS AND REGULATIONS. ANY SUCH ALTERATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BROOKER ENGINEERING, PLLC.



**FIRE ZONE STRIPING**  
N.T.S.



**NO PARKING / NO STANDING SIGN**  
N.T.S.



**55' LONG ORANGETOWN**  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 33.8

REV	DESCRIPTION	BY	DATE
1	AS PER REVIEW COMMENTS	JQ	07/26/21

DISCLAIMER:  
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 128, SECTION 2953, SUBSECTION 2.

**BROOKER ENGINEERING, P.L.C.**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
LAND DEVELOPMENT - MUNICIPAL - STRUCTURAL - HYDROLOGICAL - SURVEYING  
74 Lafayette Avenue, Suite 201, Ossining, NY 10587  
(914) 357-4411

**AMENDED FINAL SITE PLAN FOR HILLSIDE COMMERCIAL PARK**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
**FIRE SERVICE AND ACCESS PLAN**

PROJECT NO: 21044  
SCALE: 1"=50'  
BRAND: JO  
CHECKER: SS  
DATE: 04/30/2021  
DRAWING NO: 13