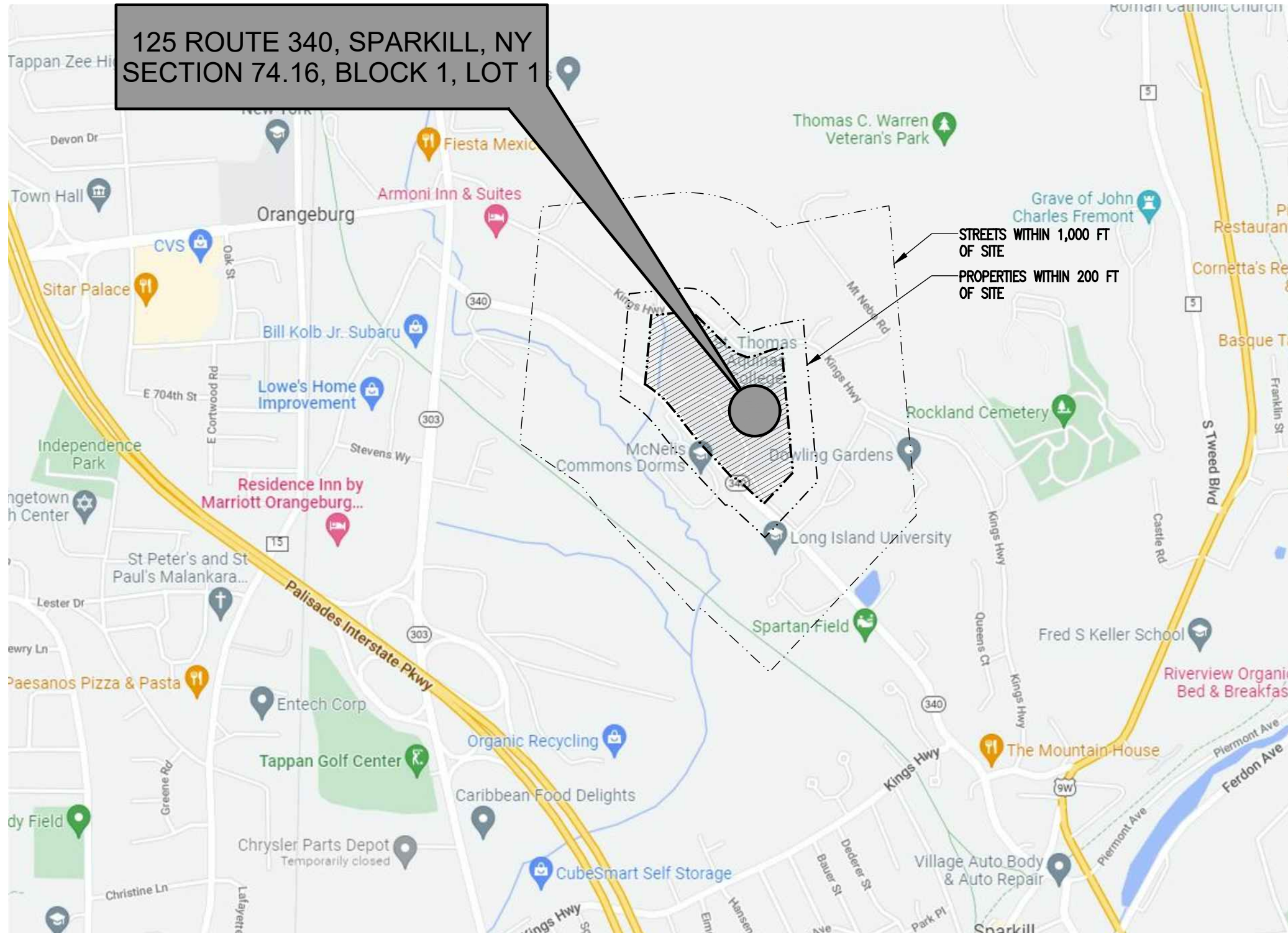


1 ZONING DIAGRAM
1" = 80'-0"

ST. THOMAS AQUINAS COLLEGE
125 NY-340, SPARKILL, NEW YORK

ST. THOMAS AQUINAS COLLEGE OBSERVATION CLASSROOM

01.16.2023 - FOR ACABOR REVIEW



2 VICINITY MAP
SCALE: 1" = 1000'

125 NY-340 SPARKILL, NY					
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK					
SECTION:	74.16	BLOCK:	1	LOT:	1
ZONE:	R-40	GROUP:	F		
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	
MAXIMUM FLOOR AREA RATIO	0.15	0.194	0.195*	YES	
MAXIMUM DEVELOPMENT COVERAGE	0.75	0.697	0.698**	NO	
MINIMUM LOT AREA	5 ACRES	27.5 ACRES	27.5 ACRES	NO	
MINIMUM LOT WIDTH	400 FT	1,250 FT	1,250 FT	NO	
MINIMUM STREET FRONTAGE	50 FT	2,766 FT	2,766 FT	NO	
MINIMUM FRONT YARD	50 FT	101 FT (KINGS HWY)	241.25 FT (NY-340)	NO	
MINIMUM SIDE YARD	30 FT	132 FT	224.08 FT	NO	
MINIMUM TOTAL SIDE YARD	80 FT	297 FT	364.42 FT	NO	
MINIMUM REAR YARD	50 FT	N/A	N/A	NO	
MAXIMUM BUILDING HEIGHT	8 INCHES (PER FOOT FROM LOT LINE) = 224.08 FT * 8 = 1,792.64 IN = 149.38 FT	33.5 FT (DORMITORY)	32 FT	NO	
PARKING REQUIREMENTS*** (ART. III, S3.11, COL. 6)	820 SPACES	740 SPACES	740 SPACES	YES	

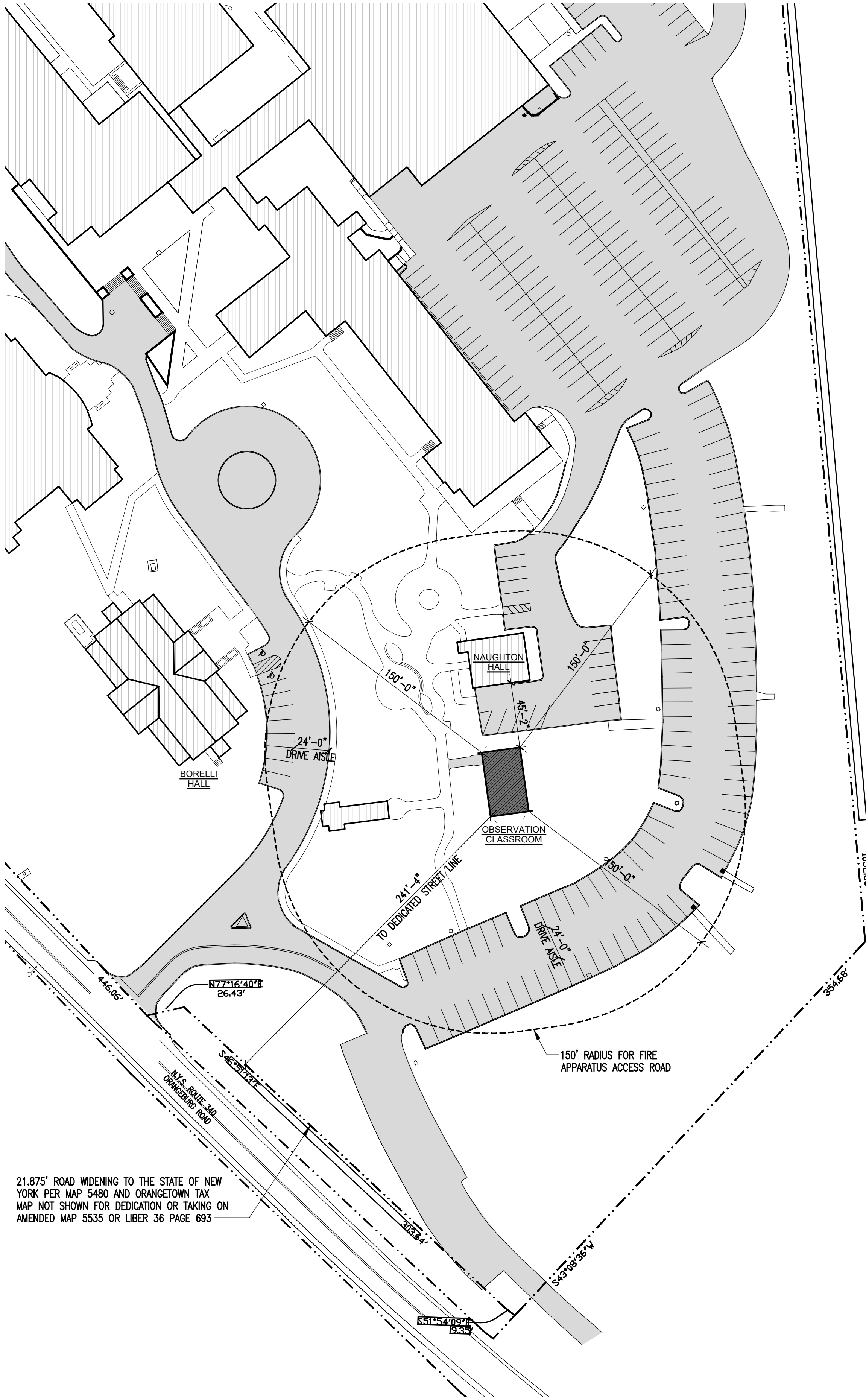
NOTES:
* FAR CALCULATIONS: SITE AREA = 1197900 SF, EXISTING FAR = 0.194 = 232,392.6 SF, ADDITIONAL FLOOR AREA = 1,191 SF, TOTAL AREA = 233,583.6 SF / 1197900 = 0.195 FAR
** COVERAGE CALCULATIONS: SITE AREA = 1197900 SF, EXISTING COVERAGE = 0.697 = 834,836.3 SF, ADDITIONAL COVERAGE = 1,346.3 SF, TOTAL COVERAGE = 836,282.6 SF = 0.698
*** PARKING REQUIREMENTS
SCHOOL: 1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA, BUT NOT LESS THAN 1 SPACE/6 STUDENTS
TOTAL AREA OF ACADEMIC & ADMINISTRATIVE BUILDING (INCLUDING PROPOSED OBSERVATION CLASSROOM) = 162,700 + 1,191 = 163,891 SQ. FT.
163,891 SQ.FT. / 1 SPACE/200 SQ.FT. = 819.46 OR 820 SPACES REQUIRED
1,011 STUDENTS / 1 SPACE/6 STUDENTS = 168.5 OR 169 SPACES REQUIRED
740 TOTAL SPACES PROVIDED ON NORTHEAST SIDE OF ROUTE 340 VARIANCE FOR 74 SPACES GRANTED ON MAY 15, 2019 AS ZBA #19-46
VARIANCE REQUIRED FOR 80 SPACES TOTAL

3 ZONING TABLE
N.T.S.

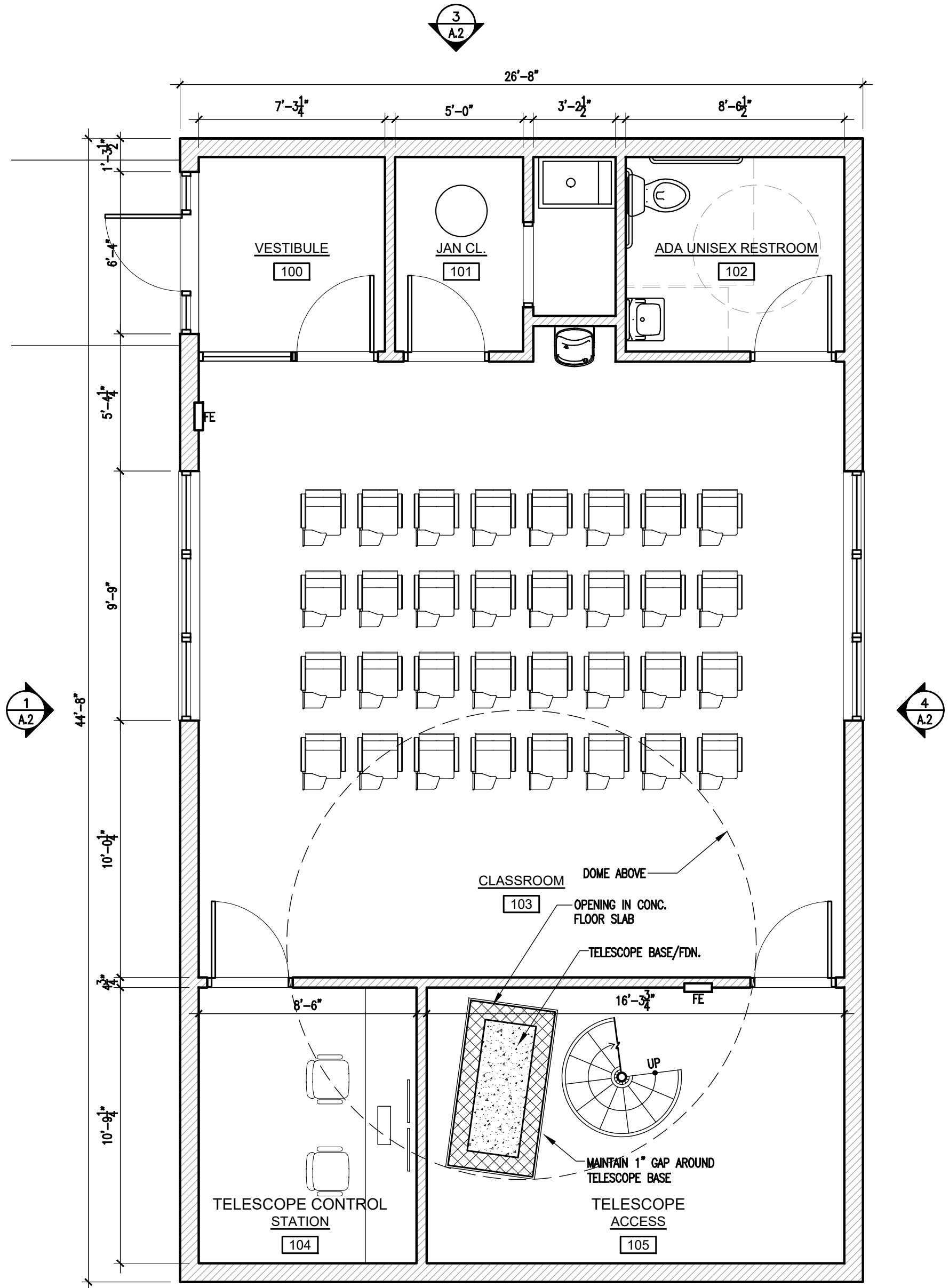


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A.0



1 PARTIAL SITE PLAN
1" = 50'-0"



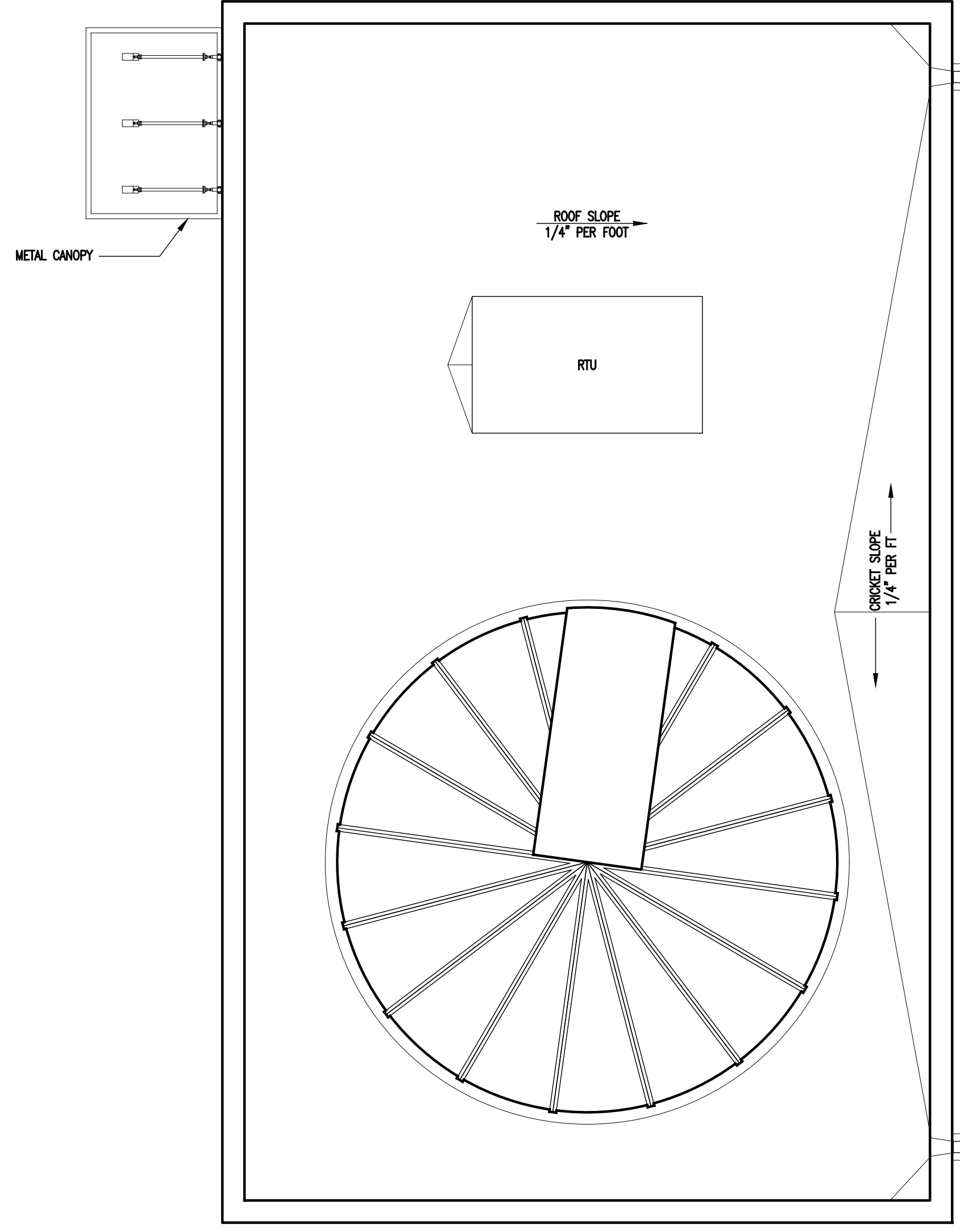
2 PROPOSED PLAN
1/4" = 1'-0"



4 AERIAL VIEW OF EXISTING SITE CONDITIONS
N.T.S.



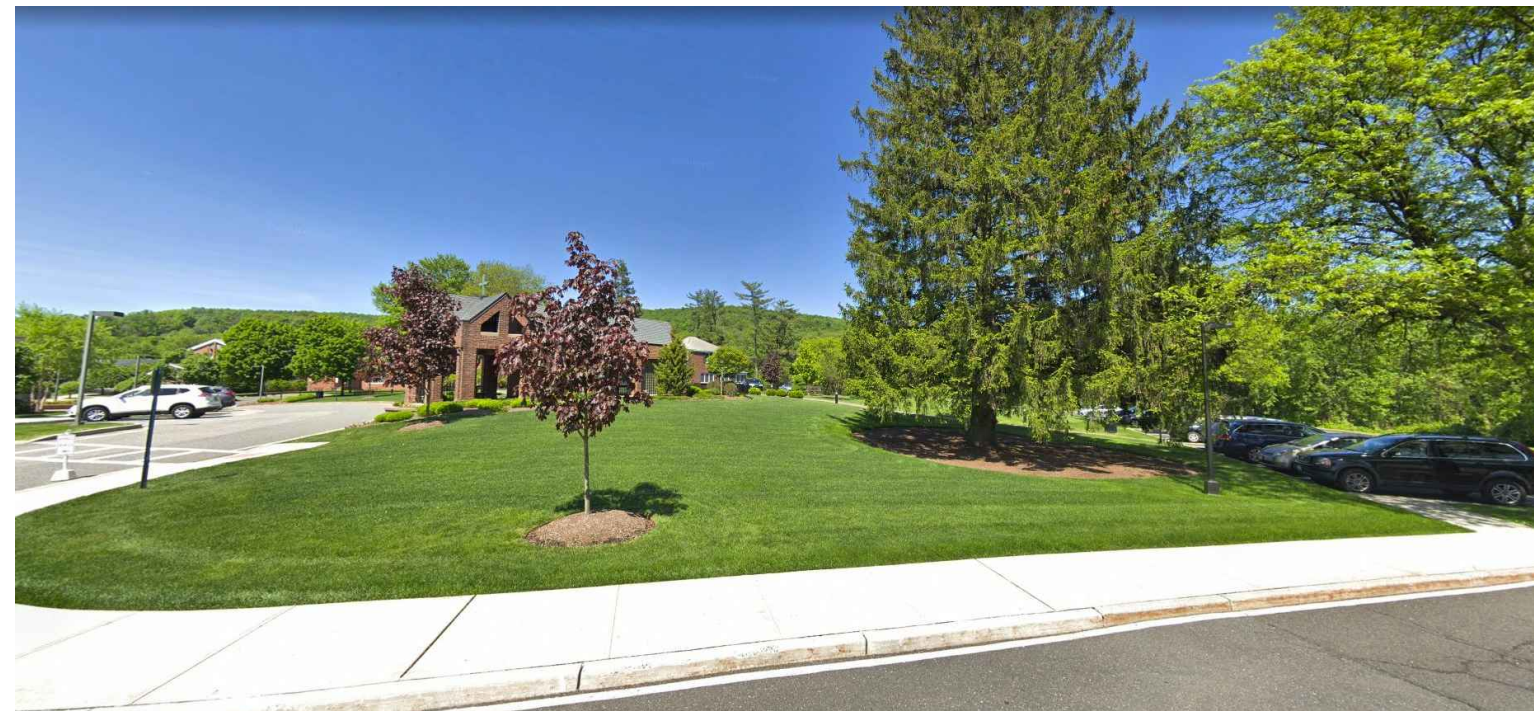
5 AERIAL VIEW OF EXISTING SITE CONDITIONS
N.T.S.



3 ROOF PLAN
1/4" = 1'-0"

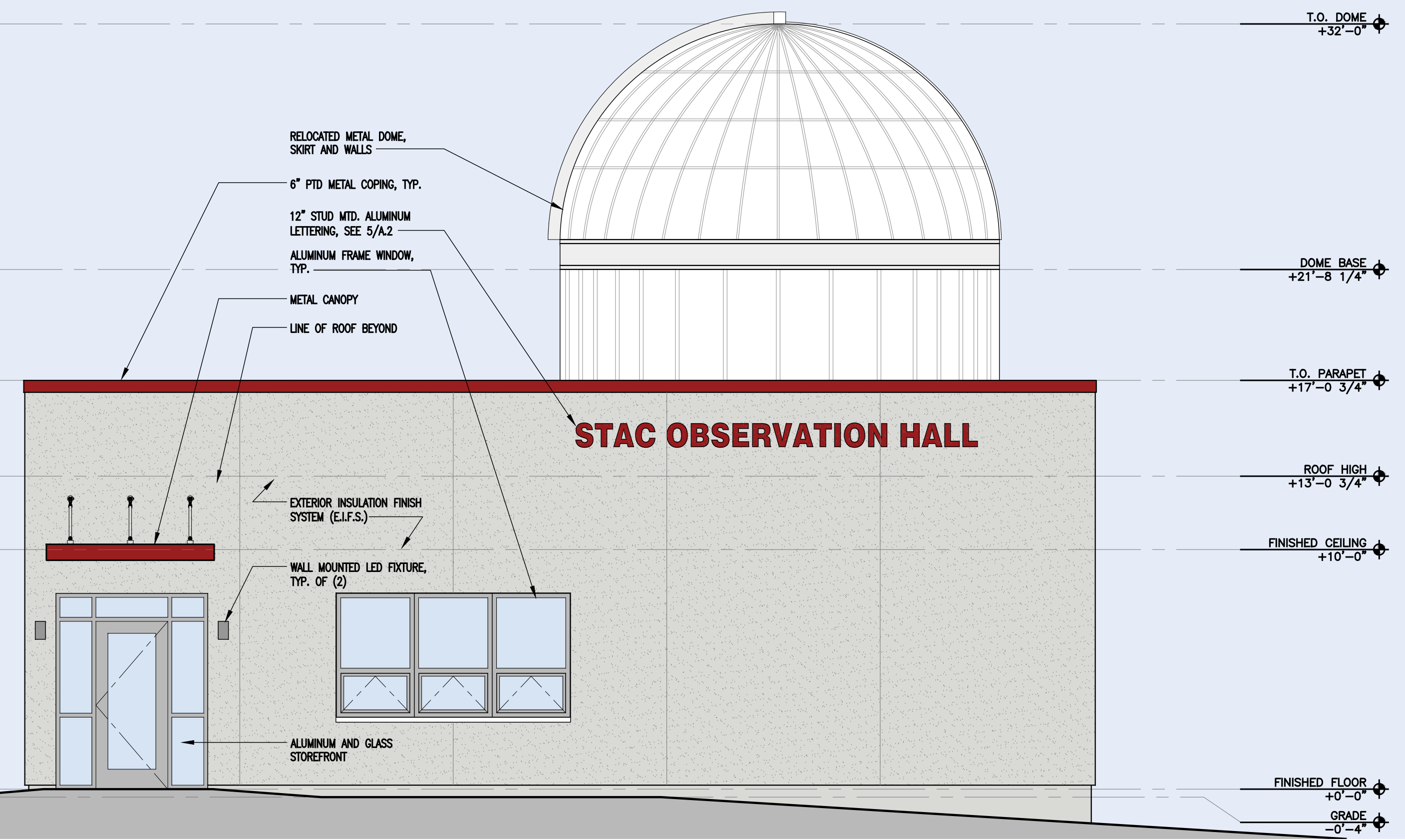


6 AERIAL VIEW OF EXISTING SITE CONDITIONS
N.T.S.

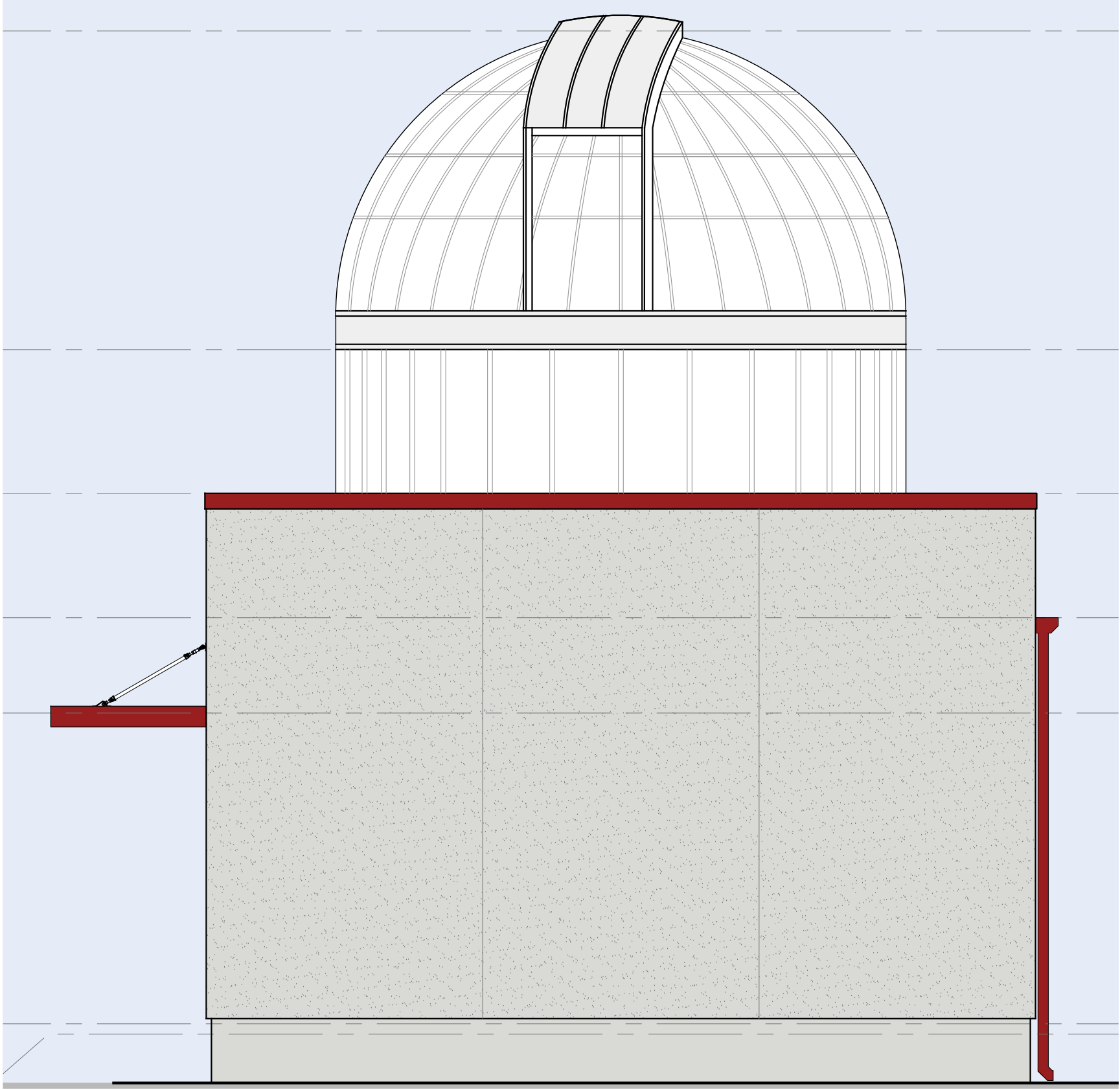


7 STREET VIEW OF EXISTING SITE CONDITIONS
N.T.S.

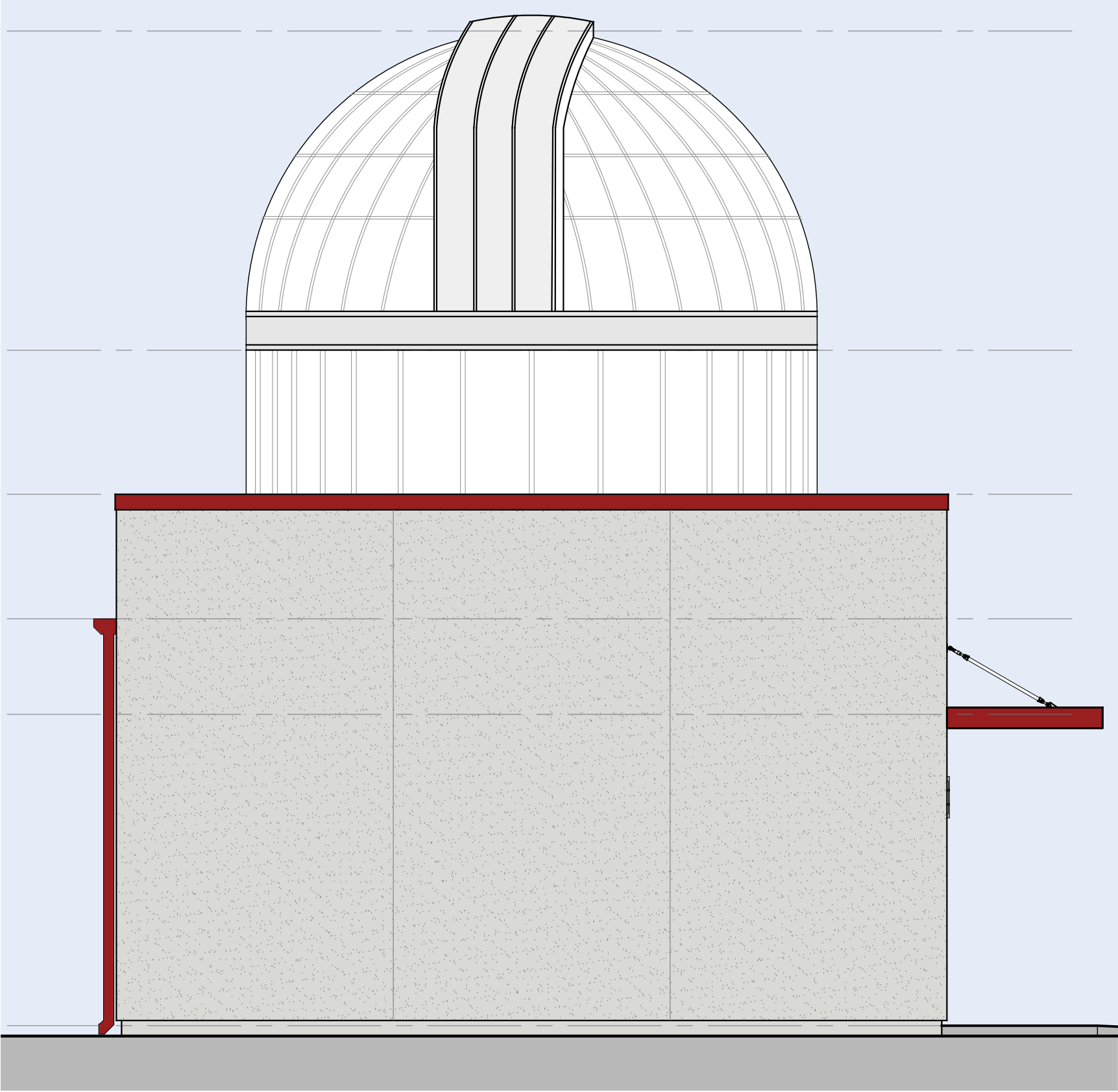




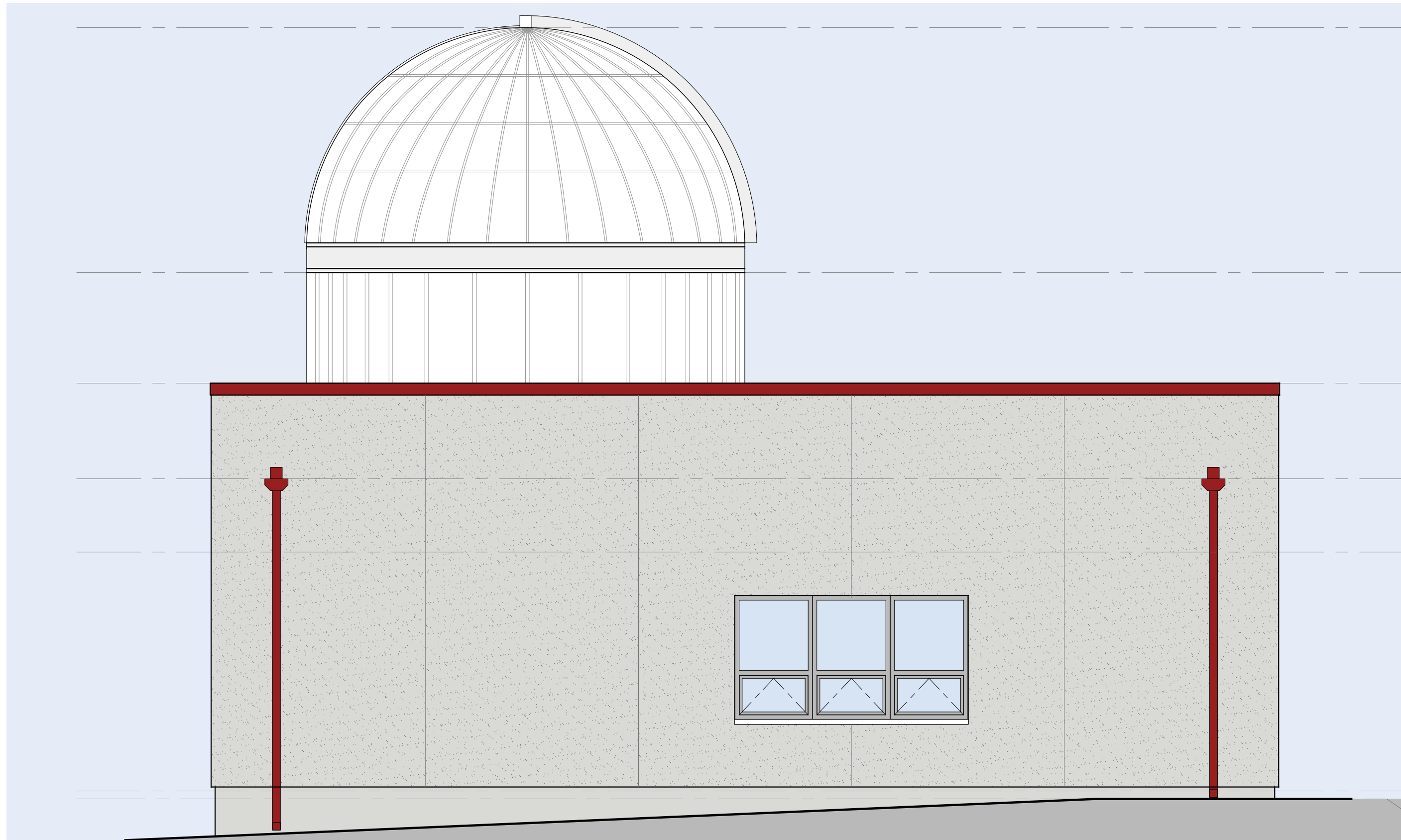
1 WEST ELEVATION
1/4" = 1'-0"



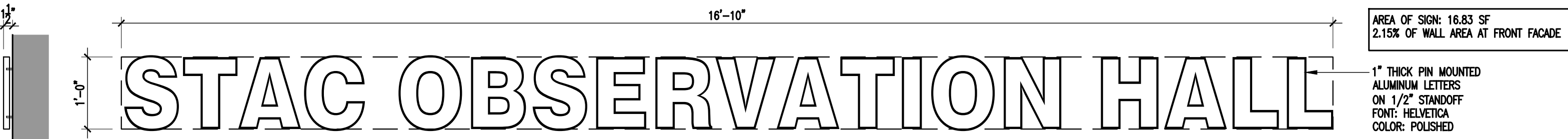
2 SOUTH ELEVATION
1/4" = 1'-0"



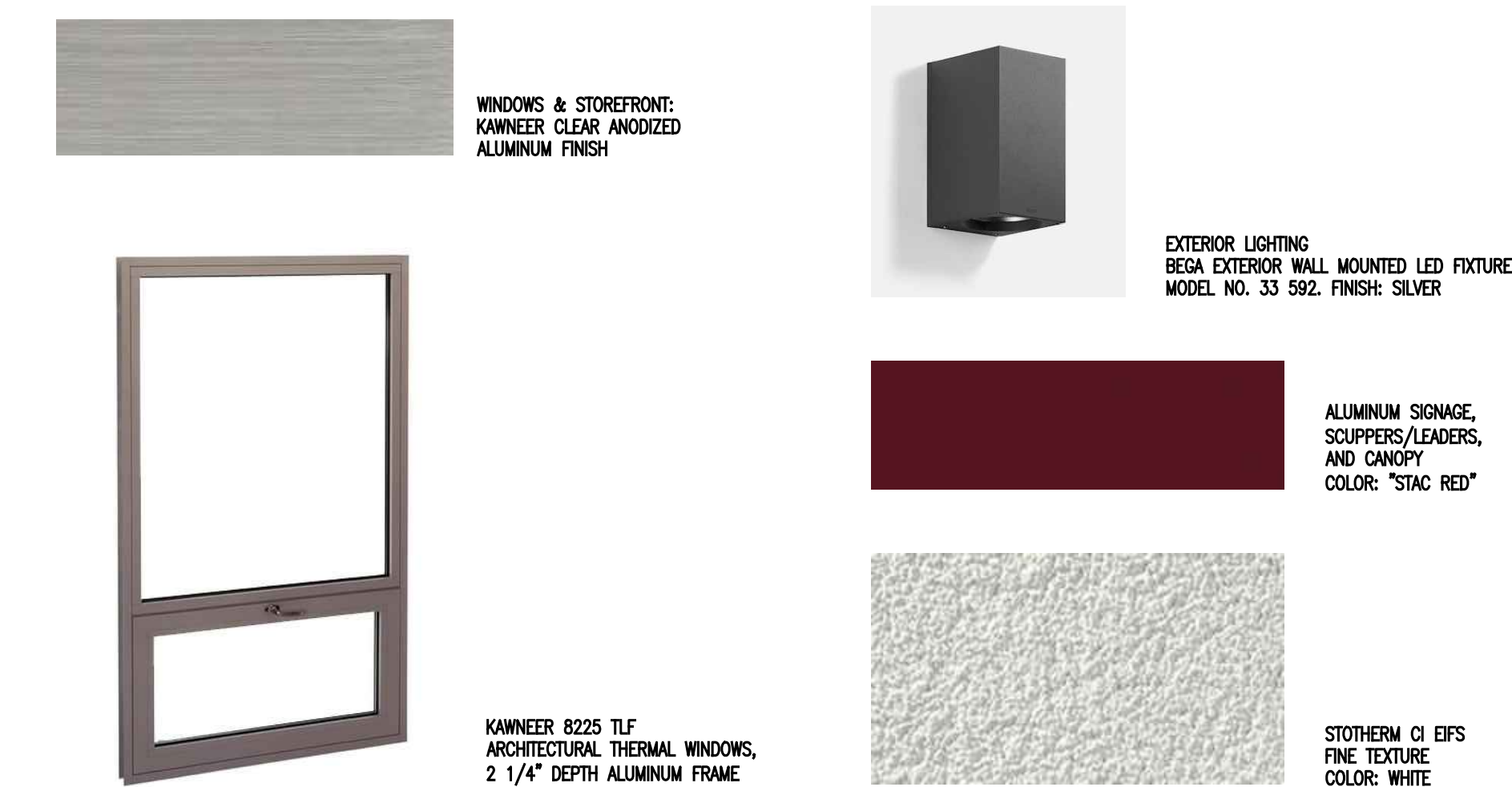
3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



5 SIGNAGE DETAILS
3/4" = 1'-0"



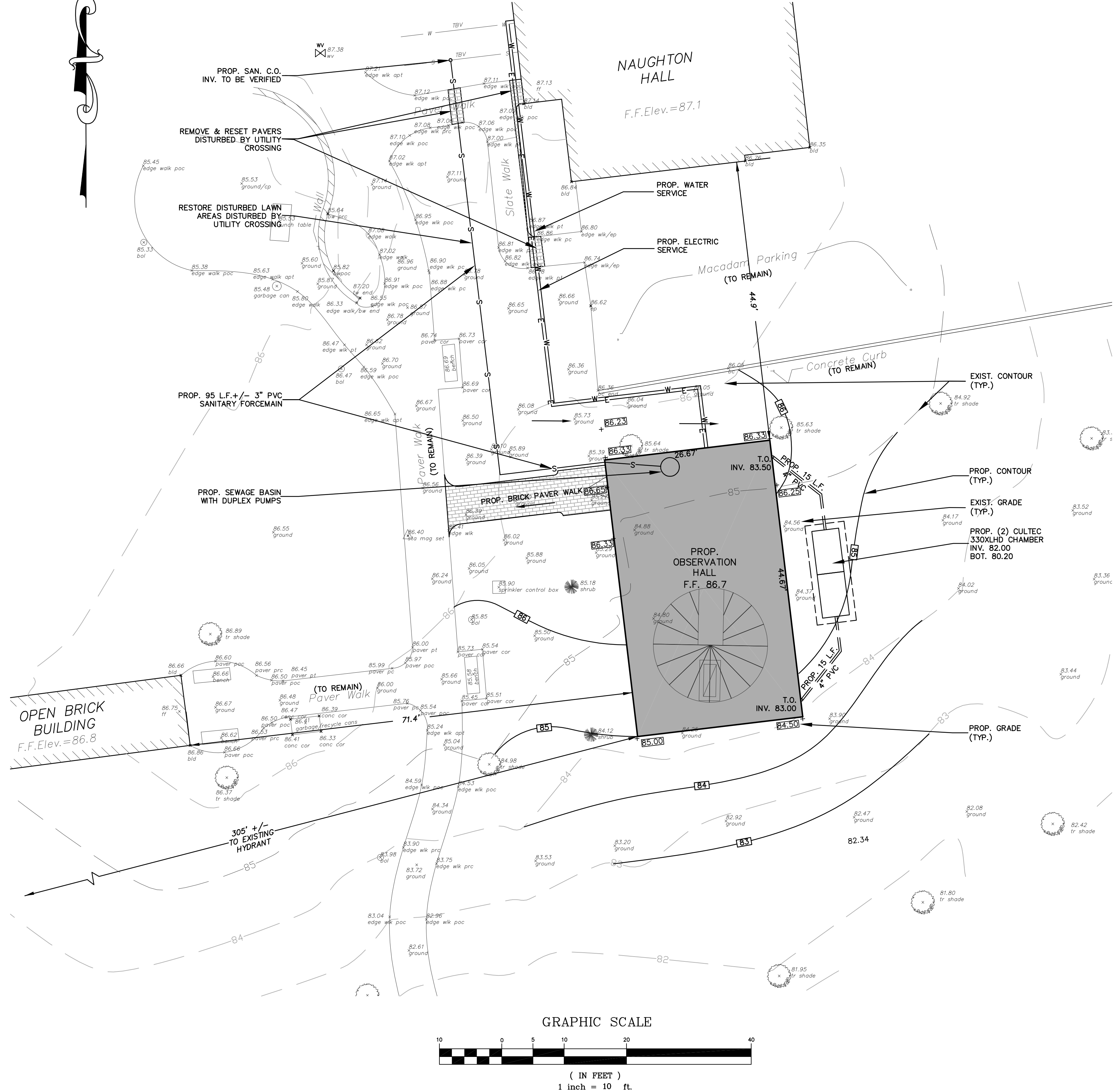
6 EXTERIOR MATERIALS
N.T.S.



7 PHOTO OF METAL DOME
N.T.S.

GENERAL NOTES

1. RECORD OWNER : SAINT THOMAS AQUINAS COLLEGE
125 ROUTE 340
SPARKILL, NY 10976
2. APPLICANT : SAINT THOMAS AQUINAS COLLEGE
(C/O MR. PETER SKAE)
125 ROUTE 340
SPARKILL, NY 10976
3. EXISTING TAX LOT : 74.16-1-1
4. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
5. DUE TO THE ASSUMPTION OF A PERCOLATION RATE FOR THE DESIGNED DRAINAGE SYSTEM THE APPLICANT'S ENGINEER SHALL ADMINISTER A FIELD PERCOLATION TEST PRIOR TO THE INSTALLATION OF THE PROPOSED CHAMBERS, TO ENSURE ADEQUACY OF THE DESIGNED DRAINAGE SYSTEM. THE APPLICANT'S ENGINEER SHALL PROVIDE A COPY OF THE PERCOLATION TEST TO DEME AND THE BUILDING DEPARTMENT.
6. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
7. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
8. ALL BUILDING SEWER CONNECTIONS SHALL BE GRAVITY SEWERS WITH A MINIMUM SLOPE OF 2%.
9. WATER TO BE SUPPLIED BY VEOLIA NORTH AMERICA.
10. * THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.*
11. "CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS."
12. ALL DRAINAGE STRUCTURES MUST MEET REQUIREMENTS OF NYS STANDARD SHEETS AND MUST BE FABRICATED BY A NYS APPROVED SOURCE.
13. REFERENCE TO: SITE PLAN PREPARED BY ATZL, NASHER & ZIGLER P.C. DATED 3/ 12 /20 AS PROJECT NO. 2486-F.
14. 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 MAY BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
15. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - d. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - + LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - + LIGHT IMPACTS ONLY - INSTALLATION OF 3/4" INCH PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE AREA TO BE PROTECTED.
16. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
17. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
17. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
18. MAINTENANCE OF STORMWATER SYSTEM
 1. MAINTENANCE OF THE SUBJECT PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
 2. MAINTENANCE SHALL INCLUDE THE FOLLOWING:
 - PERIODIC CLEANING OF ROOF LEADERS TO PREVENT DEBRIS FROM ENTERING THE CHAMBERS (SIX MONTH INTERVALS).
 - MOWING AND FERTILIZING OF GRASS AREAS. ALSO, PRUNING AND FERTILIZING OF TREES AND SHRUBS (DURING SEASONAL INTERVALS).
 - CHAMBERS SHALL BE INSPECTED AND MAINTAINED YEARLY. CONTACT PERSON PETER SKAE FOR YEARLY REPORT TO BE SUBMITTED TO DEME.



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 HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

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12.20.22 ISSUED FOR ZONING BOARD REVIEW
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9.1.22 ISSUED FOR BUILDING DEPT REVIEW

ST. THOMAS AQUINAS COLLEGE
OBSERVATION HALL

125 NY-340 SPARKILL, NY

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+ ARCHITECTS PC

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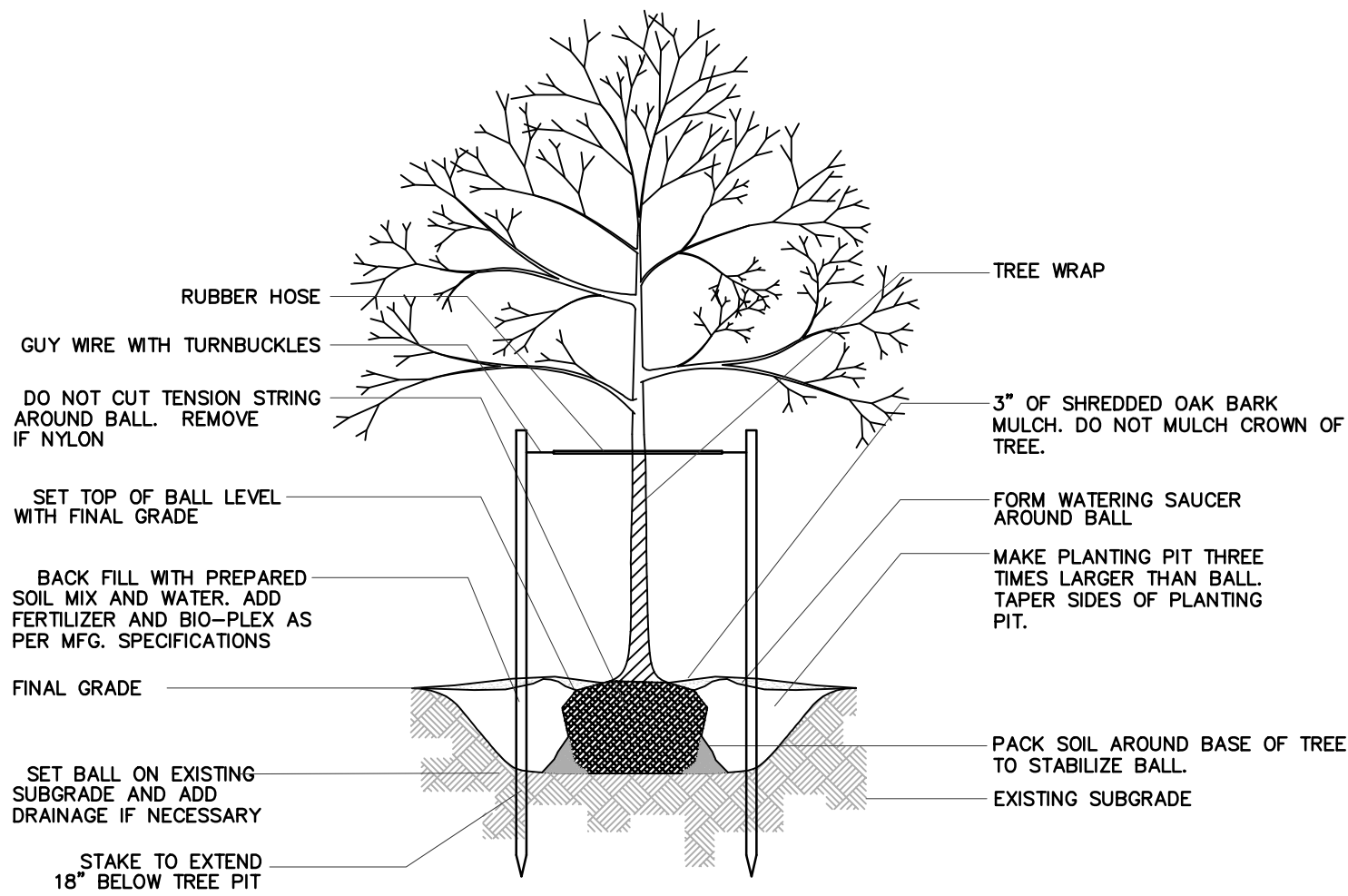
GRADING & UTILITIES PLAN

SCALE: AS NOTED
DATE: 07.26.22
FILE: 2207/CURRENT/
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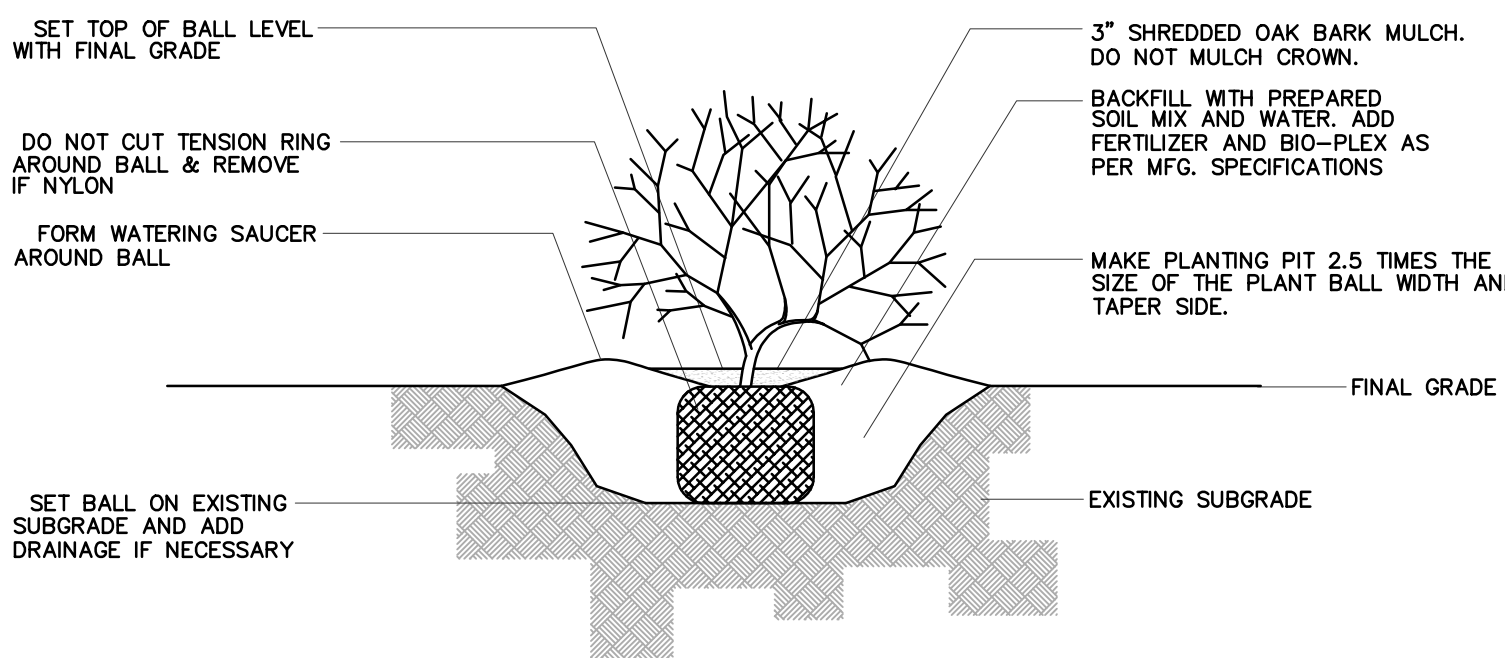
S.1

LANDSCAPE NOTES:

1. EVERY EFFORT TO BE MADE BY THE CONTRACTOR TO PREVENT/MINIMIZE COMPACTION OF SOIL IMMEDIATELY OVER THE TREES ROOT SYSTEM WITHIN THE DRIP LINE.
2. ALL STUMPS AND OTHER TREE PARTS, LITTER, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
3. PRIOR TO ANY EXCAVATION FOR THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY FOR CORRECTIVE ACTION. ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING, SODDING OR PLANTING.
6. TOPSOIL SHALL BE A NATURAL, FRIABLE TOPSOIL, REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF SUBSOIL, FOREIGN MATTER, TOXIC SUBSTANCES AND ANY HARMFUL MATERIAL.
7. BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 1/5 PEAT MOSS, 4/5 TOPSOIL. ADD 15 LBS. OF 20-10-5 FERTILIZER PER CUBIC YARD OF BACKFILL. BACKFILL MATERIAL BY ANALYSIS SHALL HAVE AT LEAST 15% ORGANIC MATERIAL.
8. ALL PLANT MATERIAL THAT IS TO BE INSTALLED TO BE IN FULL COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
9. ALL LANDSCAPE MATERIALS TO BE OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE.
10. ALL TREES, SHRUBS, AND GROUND COVERS TO COMPLY WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" AND AS FURTHER SPECIFIED.
11. ALL TREES TO BE STRAIGHT TRUNKED AND LEADER(S) INTACT.
12. PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
13. IF AFTER REGRADING AND ROCK IS EXPOSED, PLANTINGS SHALL BE ADJUSTED ACCORDINGLY.
14. **MAINTENANCE:**
 - BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
 - MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.
 - MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH, RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - MAINTAIN LAWNS FOR NOT LESS THAN THE PERIOD STATED BELOW, AND LONGER AS REQUIRED TO ESTABLISH A ACCEPTABLE LAWN.
 - 1. SEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
 - 2. IF SEEDED IN FALL AND NOT GIVEN A FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 - 3. SODDED LAWNS, NOT LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION.
 - MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
15. NO PROPOSED PLANTINGS SHALL IMPEDE SIGHT DISTANCE NOW OR IN THE FUTURE.
16. TREES TO BE SAVED SHALL BE PROTECTED WITH SNOW FENCING TO THE DRIP LINE DURING CONSTRUCTION.

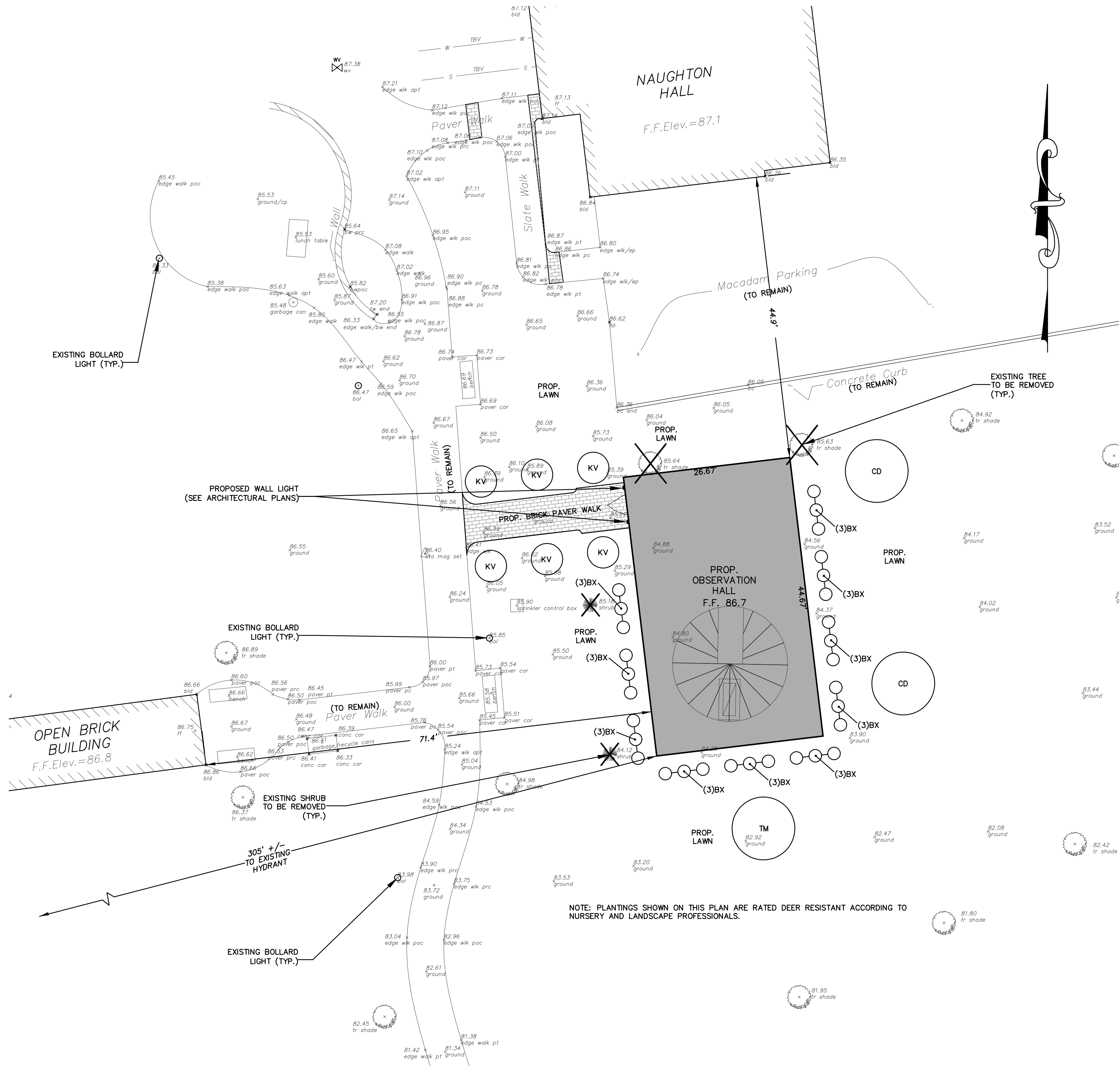


DECIDUOUS TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
KV	6	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	2 gal .can.	2'-3'	UNIFORM SIZE & SHAPE
BX	30	BUXUS x 'GREEN GEM'	GREEN GEM BOXWOOD	1 gal .can.	18\"-24\"	UNIFORM SIZE & SHAPE
TM	1	ACER BUERGERIANUM 'TRIDENT'	TRIDENT MAPLE	B & B	15'-18'	UNIFORM SIZE & SHAPE
CD	2	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	B & B	13'-15'	UNIFORM SIZE & SHAPE

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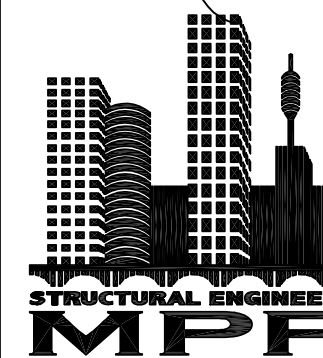
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LANDSCAPE & LIGHTING PLAN

SCALE: AS NOTED

DATE: 07.26.22

FILE: 2207/CURRENT/

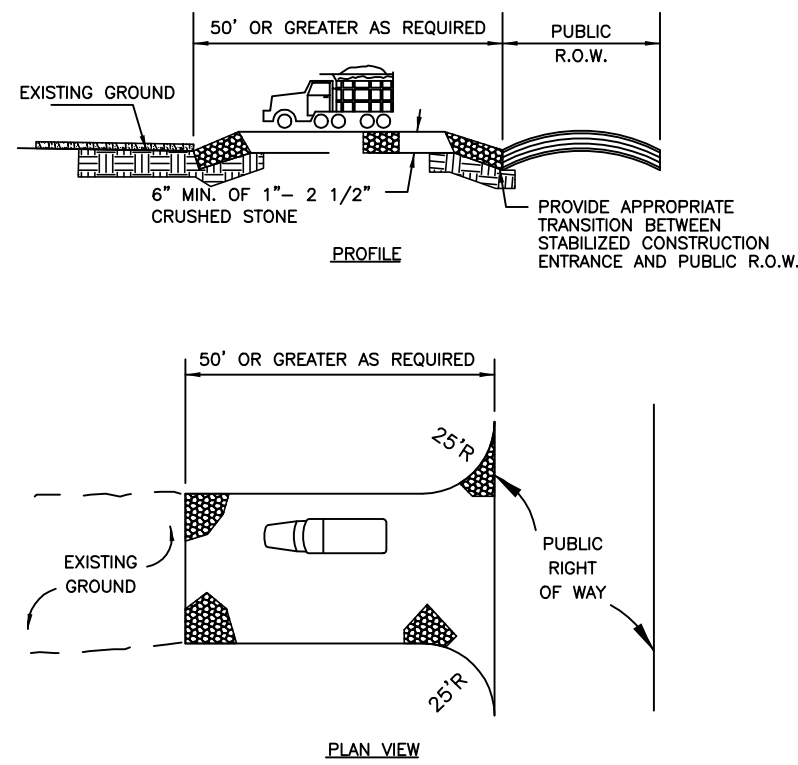
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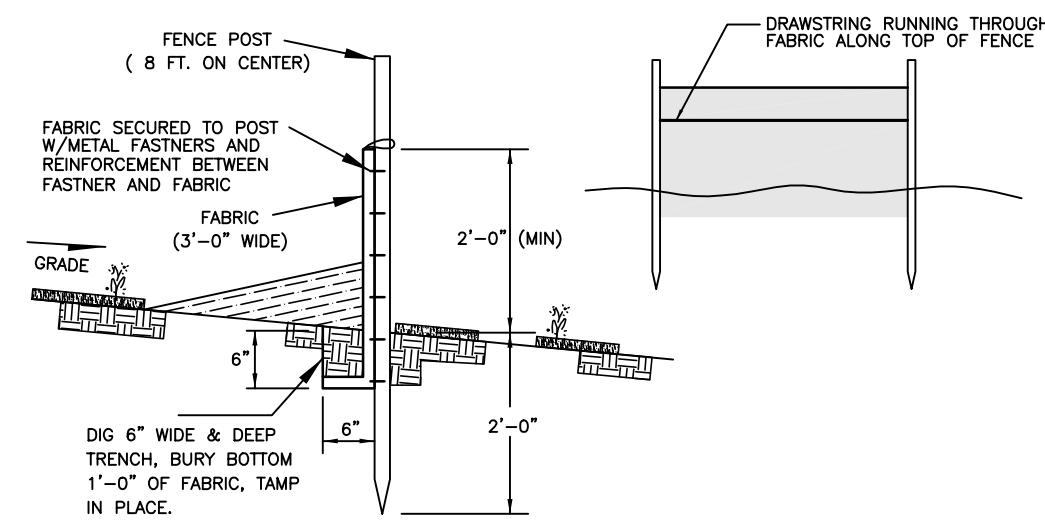
S.2

SOIL EROSION AND SEDIMENT CONTROL NOTES

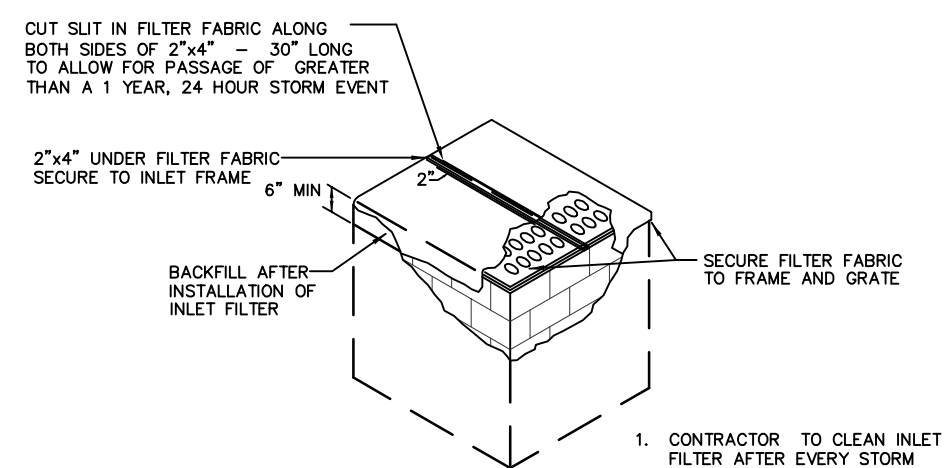
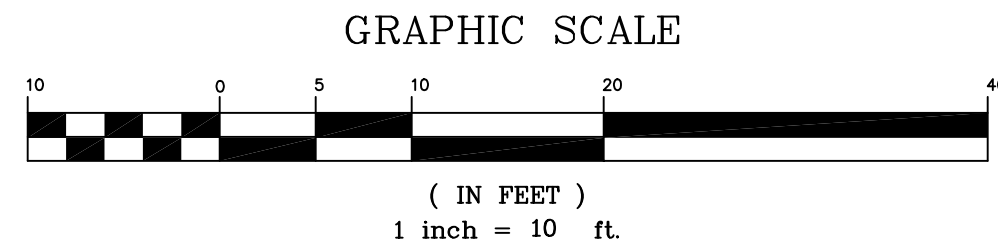
1. All soil erosion and sediment control practices will be installed in accordance with the NY Standards for Soil Erosion and Sediment Control, and will be installed in proper sequence and maintained until permanent protection is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed area will be mulched with salt hay or equivalent and bound in accordance with the NY Standards (i.e. peg and twine, mulch netting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NY Standards.
4. **Stabilization Specifications:**
 - A. Temporary Seeding and Mulching:
 - Lime – 90 lbs/1,000 sf ground limestone; Fertilizer – 14 lbs/1,000 sf; 10–20–10 or equivalent worked into soil a minimum of 4".
 - Seed – Annual Ryegrass 40 lbs/acre or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch – Salt hay or small grain straw at a rate of 70 to 90 lbs/1,000 sf, to be applied according to the NY Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - B. Permanent Seeding and Mulching:
 - Lime – 90 lbs/1,000 sf ground limestone; Fertilizer – 14 lbs/1,000 sf; 10–20–10 or equivalent worked into soil a minimum of 4".
 - Seed – Perennial Ryegrass 40 lbs/acre or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch – Salt hay or small grain straw at a rate of 70 to 90 lbs/1,000 sf; to be applied according to the NY Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binding).
5. Temporary berms are to be installed on all cleared roadways and easement areas in accordance with the NY Standards.
6. The site shall at all times be graded and maintained such that all storm-water run-off is diverted to soil erosion and sediment control facilities.
7. All sedimentation structures will be inspected and maintained on a regular basis.
8. Stockpiles are not to be located within 50' of a floodplain, slope, roadway, or drainage facility. The base of all stockpiles should be protected by a hay bale barrier or sediment fence.
9. A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Solid blanket will be composed of 2½" crushed stone, 6" thick, will be at least 30'x100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
10. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the local authorities.
11. All driveways must be stabilized with 2½" crushed stone or subbase prior to individual lot construction.
12. Paved roadways must be kept clean at all times.
13. All catch basin inlets will be protected with a crushed stone or fabric filter (filter details appear on the plan).
14. All storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- 15 All dewatering operations must discharge directly into a sediment filter area. The sediment filter should be composed of a suitable sediment filter fabric (see detail).



STABILIZED CONSTRUCTION ENTRANCE



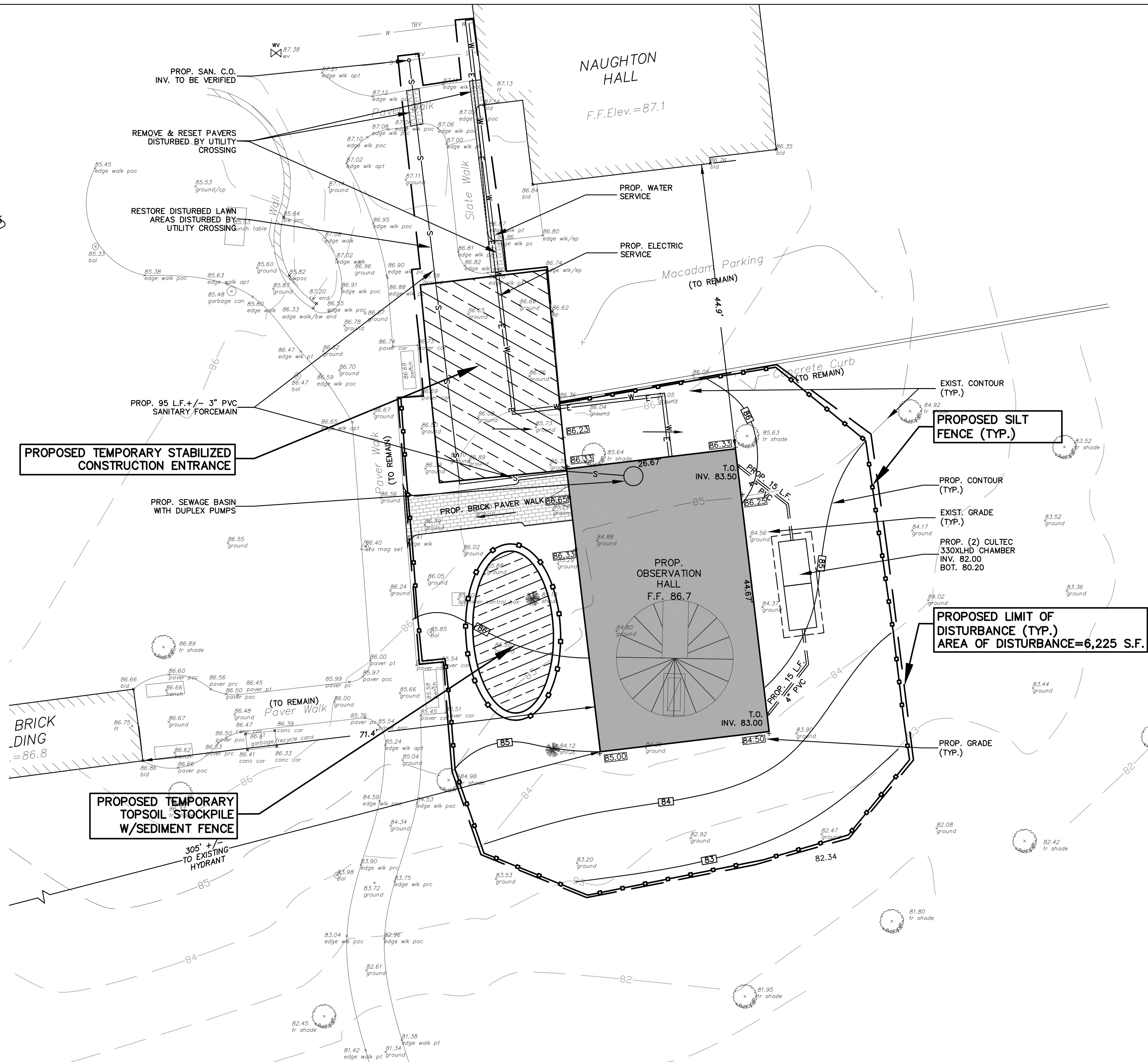
SILT FENCE DETAIL



FLAT GRATE TYPE INLET FILTER DETAIL

- LOT DEVELOPMENT CONSTRUCTION SEQUENCE
1. INSTALL SILT FENCES, INSTALL CONSTRUCTION ACCESS DRIVEWAY, STRIP TOPSOIL – 1 WEEK
 2. EXCAVATE FOR BUILDING FOUNDATION. 2 WEEKS
 3. CONSTRUCT DRAINAGE SYSTEM & UTILITY SERVICES. – 2 WEEKS.
 4. CONSTRUCT BUILDING. – 6 MONTHS.
 5. CONSTRUCT SIDEWALK.– 2 DAYS
 6. FINAL GRADING, PLANTING, SEEDING.–2 WEEKS.
 7. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON PERMANENT STABILIZATION OF DISTURBED AREAS. 1 WEEK.

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 HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.



1.16.23 FOR ACABOR REVIEW
12.20.22 ISSUED FOR ZONING BOARD REVIEW
10.6.22 ISSUED FOR PLANNING BOARD REVIEW
9.1.22 ISSUED FOR BUILDING DEPT REVIEW

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SOIL EROSION AND SEDIMENT
CONTROL PLAN

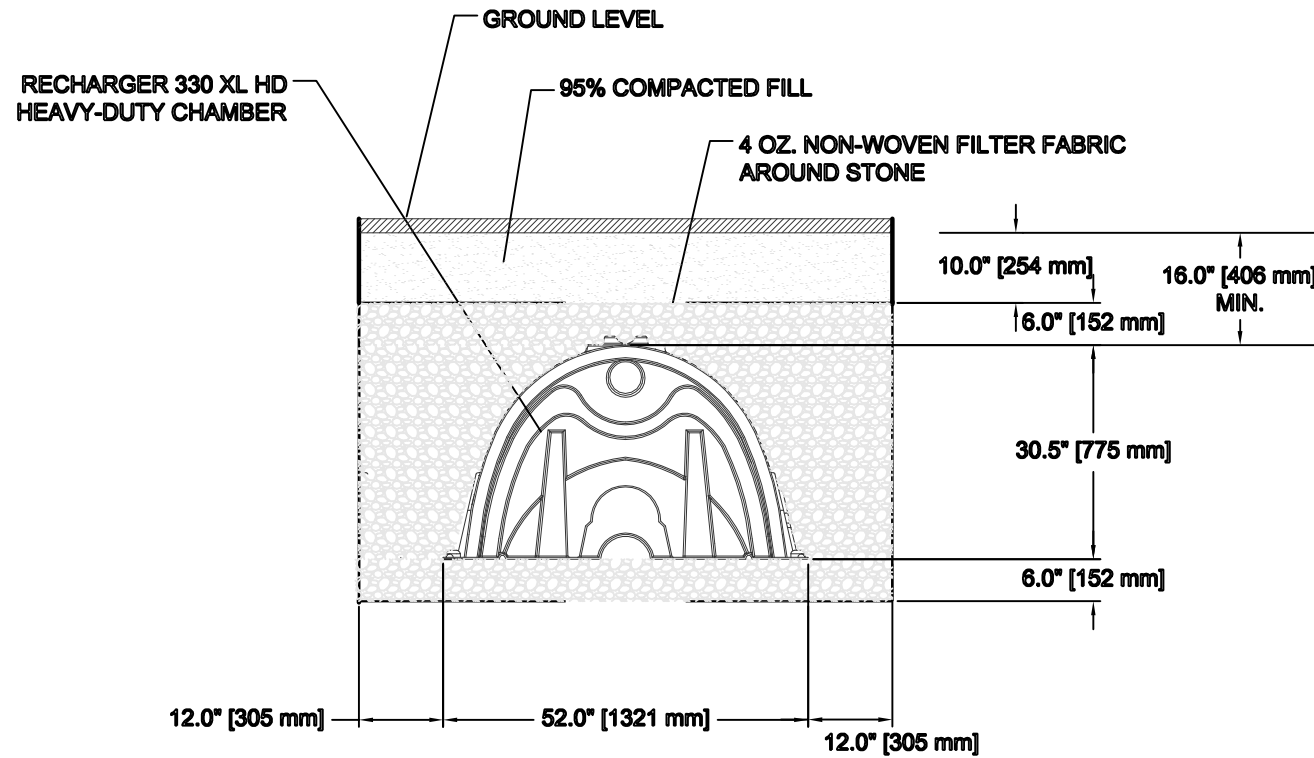
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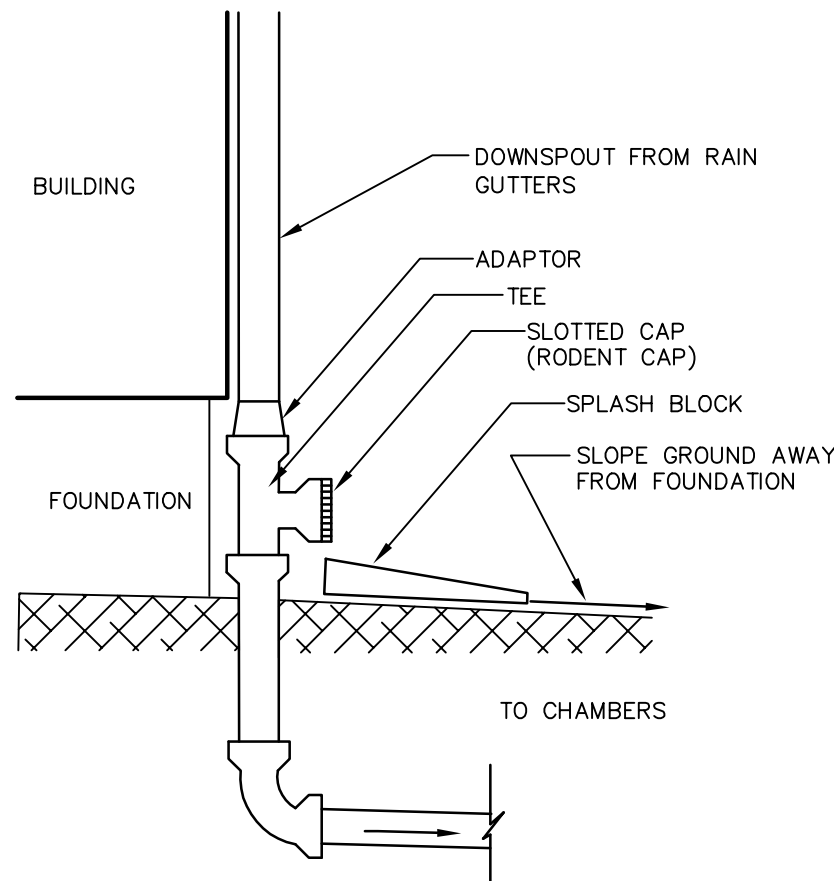
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S.3

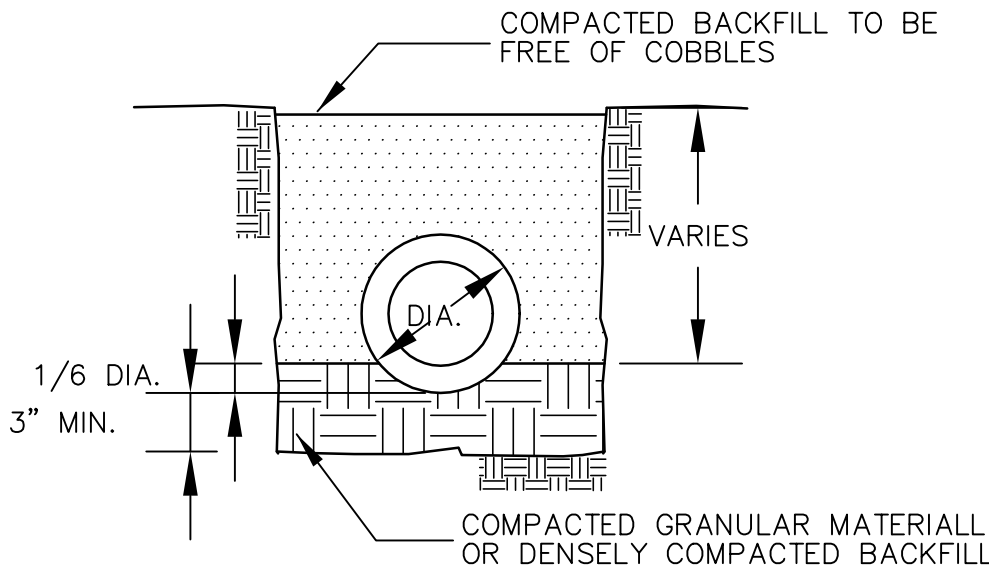


GENERAL NOTES
RECHARGER 330 XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CFT/PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED
INSTALLATION GUIDELINES.
USE RECHARGER 330 XL HD HEAVY DUTY FOR TRAFFIC AND/OR
H2O APPLICATIONS.
ALL RECHARGER 330 XL HD HEAVY DUTY UNITS ARE MARKED
WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE
LENGTH OF THE CHAMBER.
ALL RECHARGER 330 XL HD CHAMBERS MUST BE INSTALLED IN
ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND
FEDERAL REGULATIONS.

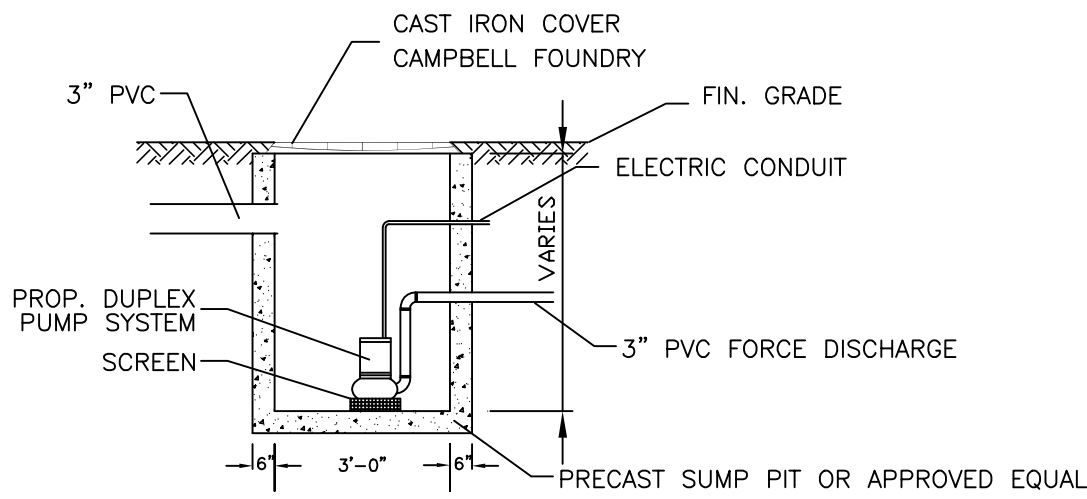
CULTEC RECHARGER 330 XL
TYPICAL CROSS SECTION
N. T. S.



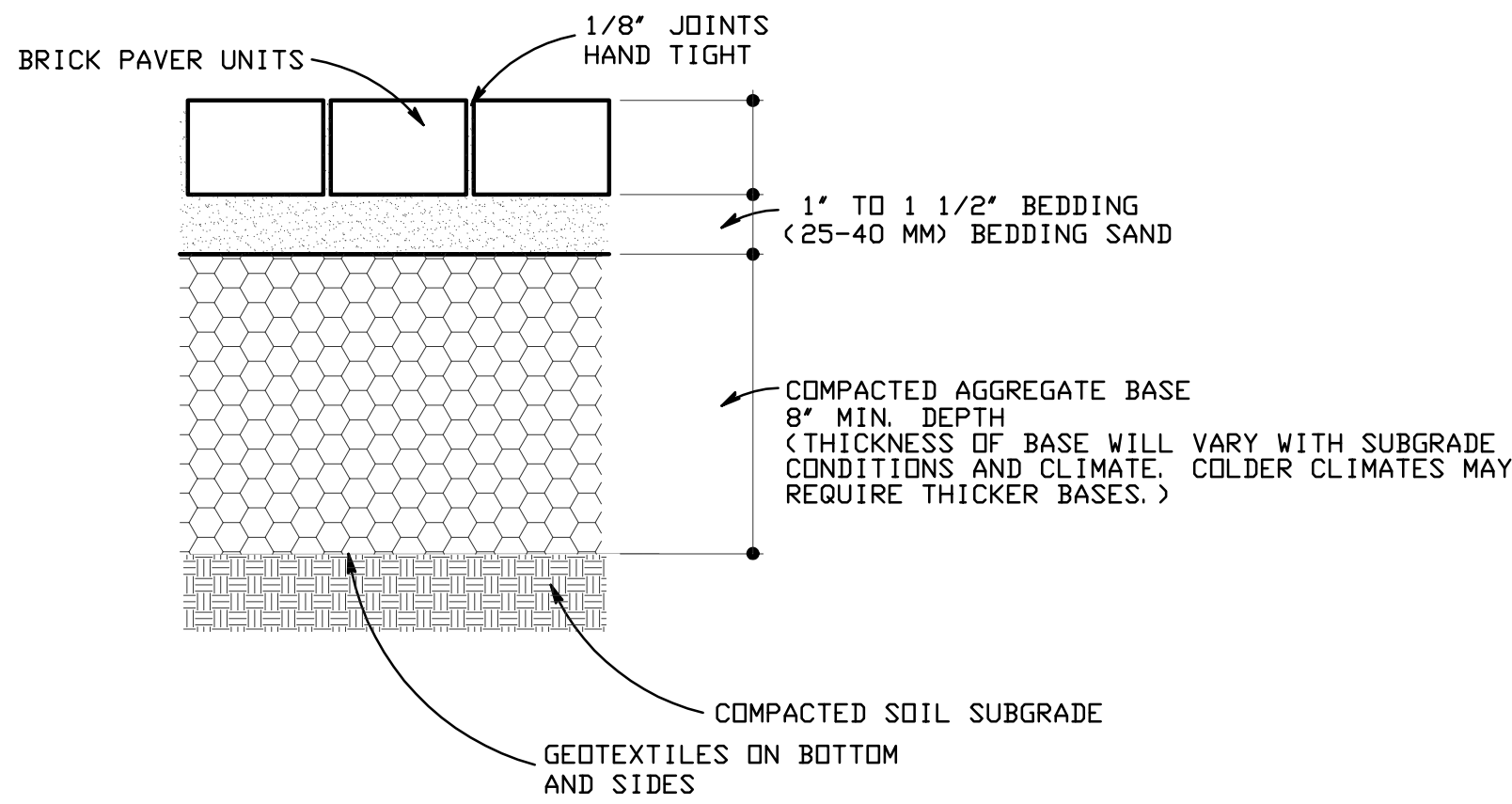
TEE OVERFLOW DETAIL
N. T. S.



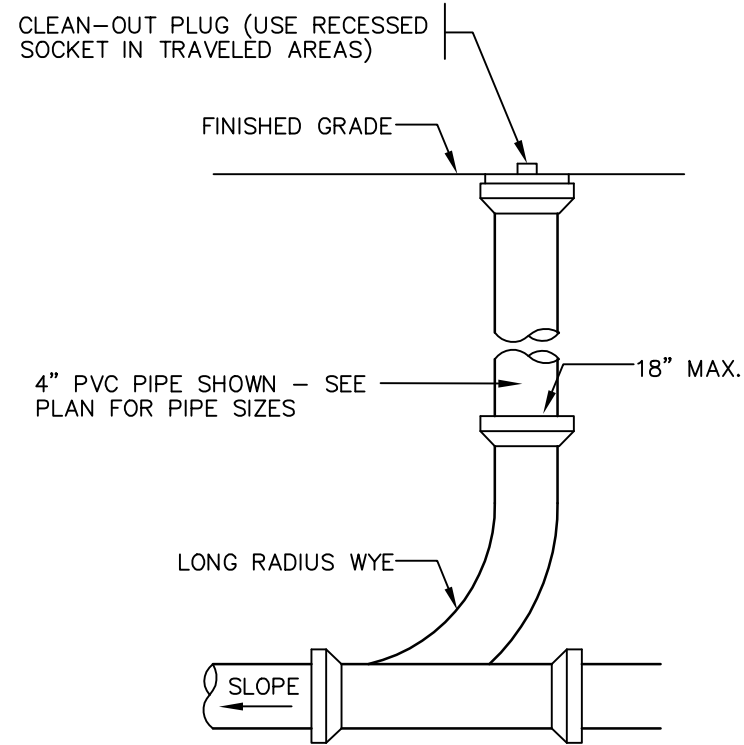
PIPE TRENCH BEDDING DETAIL
N. T. S.



SECTION A-A
SEWAGE BASIN DETAIL
NOTE: SEWAGE BASIN & PUMP DETAILS TO BE DETERMINED.
N. T. S.



BRICK PAVER DETAIL
N. T. S.



PIPE CLEAN-OUT DETAIL
N.T.S.

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S.4