

6/16

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: June 15, 2023

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| New York State Dept. of Transportation | ✓ Rockland County Planning |
| Palisades Interstate Park Commission | ✓ Rockland County Highway |
| ✓ Orange and Rockland Utilities | |
| Orangetown Highway | |

Review of Plans: One Ramland Road (1547 CSR-Orangeburg), Orangeburg, NY

Section 73.20 Block 1 Lots 23 & 24; LIO zone

This matter is scheduled for:

Chapter 43, LIO District, Section 3.12, Group CC, Columns 4 (Floor Area Ratio: .40 permitted, .23 existing, .45 proposed) . 8 (Front Yard: 100' required, 92.7' granted in ZBA# 13-32 dated May 15, 2013, 92.8' proposed), 12 (Building Height: 25' permitted, 37' existing, 60' proposed) and from LIO District refers to LO District Column7 #2 (Loading Berths shall be within completely enclosed buildings: 4 outdoor loading berths are proposed, variance granted in ZBA #13-32 dated May 15, 2013 for an addition to the existing building The premises are located at 1 Ramland Road, Orangeburg, New York and identified on the Orangetown Tax Map as Section 73.20, Block 1, Lots 23 & 24 in the LIO zoning district.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: July 19, 2023

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on Wednesday July 19, 2023. Kindly forward your completed review to this office by July 19, 2023.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGETOWN, N.Y. 10962

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: March 7, 2023

To: Planning Board

From: Jane Slavin, RA,
Director O.B.Z.P.A.E.

Subject: **One Ramland Road Site Plan**
Prepreliminary/Preliminary/Final Site Plan
and SEQRA Review
1 Ramland Road, Orangeburg
73.20/1/24; LIO zoning district

PB #23-14

Submission Reviewed:

Site plan package as prepared by JMC Engineering, dated 10/18/2022.

- 1) The applicant received the following prior approvals for a similar project in 2013;
 - Planning Board Final PB#13-32 – Subject to conditions July 24, 2013.
 - Zoning Board variances ZBA#13-32, May 15, 2013.
 - Front Yard 100' required with 92.7' existing and 92.8' proposed.
 - Building Height permitted 23.2' with 60' approved.
 - Outdoor loading berths, 4 approved.
 - Zoning Board Performance Standards approval ZBA #13-33, May 15, 2013
 - ACABOR approval #13-35, July 11, 2013.

however, the current application now has the building shifted to the south with the south facing proposed wall of the building aligning with the existing;

- 2) Applicant must return to the ZBA for reapproval of the prior variances and per Chapter 43, Table 3.12, FAR required is 40% with 45% proposed, variance required.
- 3) Even though this is a corner lot, the Total Side Yard shall be added to the zoning chart.
- 4) A generator testing scheduled shall be provided.
- 5) The fuel tank specifications shall be provided.

- 6) What is the height, details and specifications on the sound wall?
- 7) Areas shall be designated for snow removal on the plans.
- 8) A refuse area and enclosure shall be shown on the plans.
- 9) Applicant must obtain Performance Standards review and approval of the IUC.
- 10) ACABOR review and approval is required.
- 11) The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: Ramland Building Expansion

Street Address: 1 Ramland Road, Orangeburg, New York 10962

Tax Map Designation:

Section: 73.20 Block: 1 Lot(s): 24

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Ramland Road, approximately 0 feet of the intersection of Blaisdell, in the Town of Orangetown in the hamlet/village of Orangeburg.

Acreage of Parcel <u>23.8</u>	Zoning District <u>LIO</u>
School District <u>South Orangetown</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Orangeburg</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*

Expansion of Existing Facility (Approx 230,000 sq. ft.) with Project Accessories

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 6-14-23 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

SWIS	PRINT KEY	NAME	ADDRESS
392489	73.16-2-38	Allan Essenfeld	270 Trenton Pl,Orangeburg, NY 10962
392489	73.16-2-39	Marc Greenbaum	271 Trenton Pl,Orangeburg, NY 10962
392489	73.16-2-53	Daniel M Moughty	223 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.16-2-54	Thomas Fennell	222 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.16-2-55	Patrick Cortright	221 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.16-2-56	Kathleen M Lynch	220 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.16-2-57	Francesco Marchese	219 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.16-2-58	Sarah J Ma	250 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.16-2-59	George Bor-Huey Lin	273 Brandywine Dr,Orangeburg, NY 10962
392489	73.16-2-60	Kojo G Addai	274 Brandywine Dr,Pearl River, NY 10965
392489	73.16-2-61	Luana E Haraguchi	249 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.16-2-62	Sijimole Koshy	248 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.16-2-75	Cecilia Pantua-Evasco	277 Blaisdell Rd,Orangeburg, NY 10962
392489	73.16-2-76	Juliet Fishkow	279 Blaisdell Rd,Orangeburg, NY 10962
392489	73.16-2-77	Arif Masood	275 Brandywine Dr,Orangeburg, NY 10962
392489	73.20-1-2	Ricardo Romero	276 Brandywine Dr,Orangeburg, NY 10962
392489	73.20-1-3	Denis Sahmanovik	281 Blaisdell Rd,Orangeburg, NY 10962
392489	73.20-1-4	Antonia Galletti	277 Brandywine Dr,Orangeburg, NY 10962
392489	73.20-1-5	Shih Wei Lee	278 Brandywine Dr,Orangeburg, NY 10962
392489	73.20-1-6	Brendan Rogers	279 Brandywine Dr,Orangeburg, NY 10962
392489	73.20-1-7	Kuriakose Parakkattu	280 Brandywine Dr,Orangeburg, NY 10962
392489	73.20-1-8	Edward Mc Donald	252 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.20-1-9	Mathew Melathe	253 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.20-1-10	Valdo K Vaher	254 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.20-1-11	Robert Diercks	255 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.20-1-12	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
392489	73.20-1-13	Edgardo T Talatala	257 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.20-1-14	Richard J Kostik	258 Betsy Ross Dr,Orangeburg, NY 10962
392489	73.20-1-15	Khurum J Dar	261 Trenton Pl,Orangeburg, NY 10962
392489	73.20-1-16	Stephen G Del Savio	262 Trenton Pl,Orangeburg, NY 10962
392489	73.20-1-17	Margaret Leavey Skvorec	263 Trenton Pl,Orangeburg, NY 10962
392489	73.20-1-18	Andrew W Palladino	264 Trenton Pl,Orangeburg, NY 10962
392489	73.20-1-24	1547 CSR - Orangeburg LLC	96 Freneau Ave, Matawan, NJ 07747
392489	73.20-1-25	Fifteenfortyseven Critical Sys	6 Ramland Rd,Orangeburg, NY 10962
392489	73.20-1-26	Subaru Distributors Corp	35 W Jefferson Ave,Pearl River, NY 10965
392489	73.20-1-28	Ramland Road Associates LLC	3 Reuten Dr,Closter, NJ 07624
392489	73.20-1-29	EastCoast BLR 1993 LLC	26 Orangeburg Rd,Orangeburg, NY 10962
392489	73.20-1-30	Town Of Orangetown	151 N Main St Ste 400,New City, NY 10956
392489	73.20-1-31	50 Ramland LLC	331 Blaisdell Rd,Orangeburg, NY 10962
392489	73.20-1-32	Koenig Management Ltd	1 Corporate Dr,Orangeburg, NY 10962
392489	73.20-1-36	St John's Malankara Orthodox	1700 Broadway Fl 9,New York, NY 10019
392489	73.20-1-1.1	Rathmagurry Realty Inc	4100 RCA Blvd Ste 100,Palm Beach Gardens, FL 33410
392489	73.20-1-1.2	Cardiovascular Research Fnd	151 N Main St Ste 400,New City, NY 10956
		Chromalloy Gas Turbine LLC	
		300 Blaisdell Realty LLC	
		Koenig Management	
392489	73.20-1-27	MADT Attn: ARC.com Fabrics	33 Ramland Road S., Orangeburg, NY 10962
392489	76.08-1-6	BNM Properties LLC	37 Ramland Road, Orangeburg, NY 10962
392489	76.08-1-5	Samlor LLC, Attn: Michael Fink	36 Raymond Ave., Spring Valley, NY 10977
392489	76.08-1-4	VHSP Properties LLC	348 Route 9W, Palisades, NY 10964
		Borough of Old Tappan NJ	227 Old Tappan Rd, Old Tappan, NJ 07675
		Borough Hall	

Project Narrative

Re: 1 Ramland Road – Building Expansion

1547CSR is planning to construct the previously approved, 2013 building expansion. The existing Data Center facility is projected to be fully occupied within the next 18 months, which triggers the need for this expansion.

We have utilized the existing approved plans and updated these plans to reflect the latest site conditions, occupancy requirements, parking spot requirements and also the latest and greatest construction and efficiency techniques. Furthermore, all elements of the pre-approval have not changed, the square footage and elevations remain the same.

This expansion also triggers the need for a 50MW onsite substation which was previously discussed with O&R utilities during the pre-approval phase in 2013. We intend to coordinate the remaining utility requirements with O&R to align the new substation construction with the building expansion. This onsite substation was also included in the 2013 previous approval.

The expansion will be a 25MW, Tier 3 (concurrent maintainability), three-story Data Center with direct access to the existing 1 Ramland Data Center building, via the 2nd floor connection. The floor slab elevation will match the existing building, we will maintain a fire drive/pass through as per the previous approvals. The Data Center space will be situated on the second and third floor. The ground floor will be dedicated to Data Entry rooms, substations, switchgear, generators, UPS systems, loading bays, storage rooms & lobby/security check in. The Mechanical cooling plant serving all building spaces will be located on the roof as per the previous approvals, as illustrated on the elevations.

Clerk of Boards Review:
Date: Initials:

Building Dept. (Accepted By):
Date: Initials:

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410 ext. 4330
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: Ramland Building Expansion
PROPERTY ADDRESS: 1 Ramland Rd., Orangeburg, NY 10962
TAX LOT ID: 73.20 Block 1 LOT 24
NAME OF APPLICANT: 1547 CSR-ORANGEBURG, LLC
OWNER OF PROPERTY: Same
Land Use Application/Brief Description of Project: Expansion of existing facility (w/ 230,000 sq ft) with project accessories

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required of both the owner and applicant (if not the same) when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Entity:	<u>1547 CSR-ORANGEBURG, LLC</u>
Address:	<u>96 Freneau Ave., Matawan, NJ 07747</u>
Telephone Number:	<u>732-441-1547 (office) 732-233-0549 (cell)</u>
E-Mail Address:	<u>phynes@1547realty.com</u>
State/Date of Formation:	<u>9/2/21</u>
Contact Person:	<u>Patrick Hynes</u>

PART TWO:

6. Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
7. Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
8. List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
9. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

DONT
IF
CONTACT

Name of Individual	Address	Telephone	Email	Interest or Role in Entity
1. 1547 CSR Orangeburg	76 Freneau Ave. Hartmann	770 441 447	fraymond@1547realty	100%
2. Todd Raymond	??	??	??	Manager
3. Terry Martin	??	??	tmartin@1547realty	Authorized Signatory
4. Patrick Hynes	11	732 441-1547	phynes@1547realty.com	Authorized Signatory
5.	Cell Phone	732 233-0549		
6.				

PART THREE:

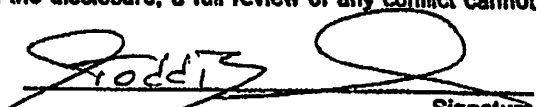
10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Town of Orangetown Office of Building Clerk and Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

STATE OF NEW YORK
Jersey)
MORMOUTH) ss.:
COUNTY OF ROCKLAND)

I, J. Todd Raymond, being duly sworn, deposes and says that I am (Title) Authorized Signatory, an active or qualified member of the 1547 CSR - Orangeburg, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.


Signature

Sworn to and subscribed in my presence

This 5th day of January, 2023

Karen F. Polito
NOTARY PUBLIC

DECISION

**FRONT YARD, BUILDING HEIGHT, OUTDOOR LOADING BERTH,
VARIANCES APPROVED**

To: Donald Brenner (One Ramland Road)
4 Independence Avenue
Tappan, New York 10983

ZBA # 13-32
Date: May 15, 2013

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#13-32: Application of One Ramland Road for variances from Chapter 43 (Zoning), Section 3.12, LIO District, CC Group, Columns 8 (Front Yard: 100' required, 92.7' existing), 12 (Building Height: 23.2' permitted, 60' proposed); Section 6.41 b & f: (10 loading berths required; 4 proposed); and LIO District refers to LO District Column 7 #2 (Loading Berths shall be within completely enclosed buildings: 4 outdoor berths are proposed) for a Data Storage Facility. The premises are located at 1 Ramland Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lots 23 & 24; LIO zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, May 15, 2013 at which time the Board made the determination hereinafter set forth.

Donald Brenner, Attorney, Stephen Tepperman Consultant, Patrick Hynes, Owner, Joseph Modafferi, P.E., Brett Crossland, MEP Engineer, and Brook Crossan, Sound Engineer, appeared and testified.

The following documents were presented:

1. Architectural plans dated 02/15/2013 with the latest revision date of 04/02/2013, signed and sealed by Diego A. Villareale, P.E, (11 pages).
2. A letter dated March 13, 2013 from John Giardiello, P.E., Director, Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown.
3. A letter dated May 3, 2013 from the County of Rockland Department of Planning signed by Thomas Vanderbeek, P.E., Commissioner of Planning.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that since the Planning board noticed its intent to declare itself Lead Agency for this application and distributed those notices of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning board acting as Lead Agency for this application, pursuant to coordinated review under the State Environmental Quality Review Act Regulations §617.6 (b) (3); and since the Planning Board conducted SEQRA review on March 27, 2013, rendered environmental determinations of **no** significant adverse environmental impacts to result from the proposed land use actions (i. e., A "Negative Declaration" or "Neg. Dec."), the ZBA is bound by the Planning Board's Neg Dec and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations §617.6 (b) (3). The motion was seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Ms. Salomon, aye; Ms. Castelli, aye; Mr. Bosco, aye; and Ms. Albanese, aye.

Donald Brenner, Attorney, testified that the client received a preliminary approval and a neg dec on March 23, 2013 for the application; that they have moved the new portion of the building closer to the commercial property line and away from the residential zone; that this is the cause for the increase in the building height; and that this type of business, a data center, does not need as many loading berths as a warehouse.

Jay Greenwell, L.S., testified that the Planning board looked at the application very carefully and they have kept the buffer; that they are planting and screening the retaining wall in the rear of the building which is housing some of the chillers; that they cannot continue the planting along the parking lot because that is federal wetland and cannot be touched; and the existing tree line in the buffer area is tall and provides screening.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested front yard, building height and outdoor loading berth variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The property is located in an LIO zone which abuts with a residential zone and the applicant has maintained the required buffer and increased the height of the building in order to stay as far away from the residential zone as possible. The Board viewed the decrease in the required number of loading berths positively because there would be less impact on the abutting residential properties.
2. The requested front yard, building height and loading berth variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The property is located in an LIO zone which abuts with a residential zone and the applicant has maintained the required buffer and increased the height of the building in order to stay as far away from the residential zone as possible. The Board viewed the decrease in the required number of loading berths positively because there would be less impact on the abutting residential properties.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.

4. The requested front yard, building height, and loading berth variances, although substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. . The property is located in an LIO zone which abuts with a residential zone and the applicant has maintained the required buffer and increased the height of the building in order to stay as far away from the residential zone as possible. The Board viewed the decrease in the required number of loading berths positively because there would be less impact on the abutting residential properties.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the front yard, building height, and loading berth variances are APPROVED; AND FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance, Performance Standards Approval, or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance, Performance Standards Approval, or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance, performance standards approval, or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance, Performance Standards Review, or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the front yard, building height and loading berth variances was presented and moved by Ms. Salomon, seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Ms. Castelli, aye; Ms. Salomon, aye; Mr. Bosco, aye; and Ms. Albanese, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: May 15, 2013

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By _____
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR -na

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

PRELIMINARY SITE PLAN APPROVAL DRAWINGS

DATA CENTER BUILDING EXPANSION

TAX MAP SECTION 73.20 | BLOCK 1 | LOT 23, 24
 ROCKLAND COUNTY
 1 RAMLAND ROAD
 TOWN OF ORANGETOWN, NEW YORK

JMC Drawing List:

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS
- C-100 LAYOUT PLAN
- C-110 FIRE TRUCK ACCESS PLAN
- C-200 GRADING PLAN
- C-300 UTILITIES PLAN
- C-400 EROSION AND SEDIMENT CONTROL PLAN
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- C-903 CONSTRUCTION DETAILS
- C-904 CONSTRUCTION DETAILS
- C-905 CONSTRUCTION DETAILS
- L-100 LANDSCAPING PLAN

Applicant:

RAMLAND HOLDINGS, LLC
 96 FRENEAU AVENUE
 MATAWAN, NEW JERSEY 07747
 (732) 441-1547

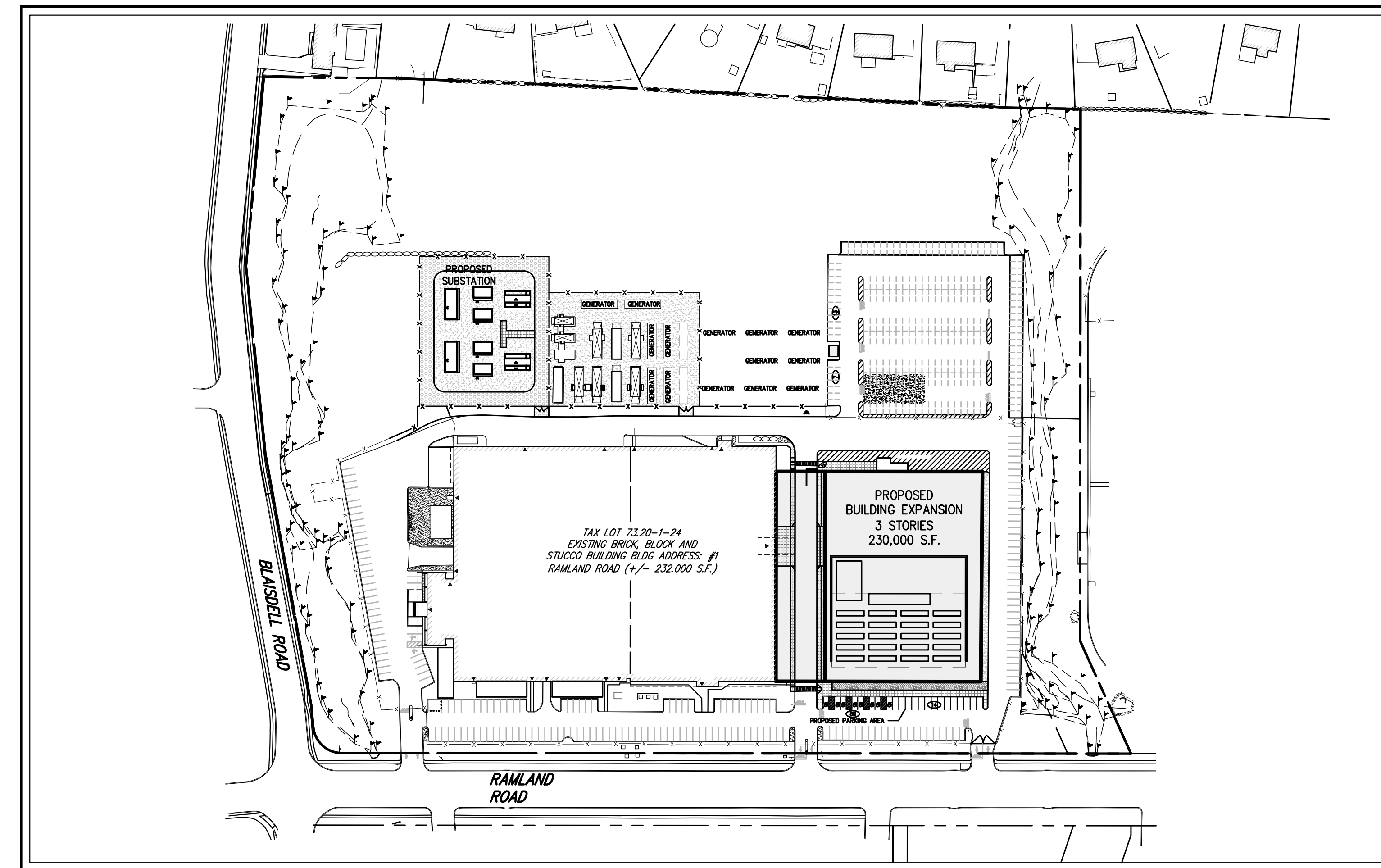
JMC Site Planner, Civil & Traffic Engineer,
 and Landscape Architect
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

Architect:

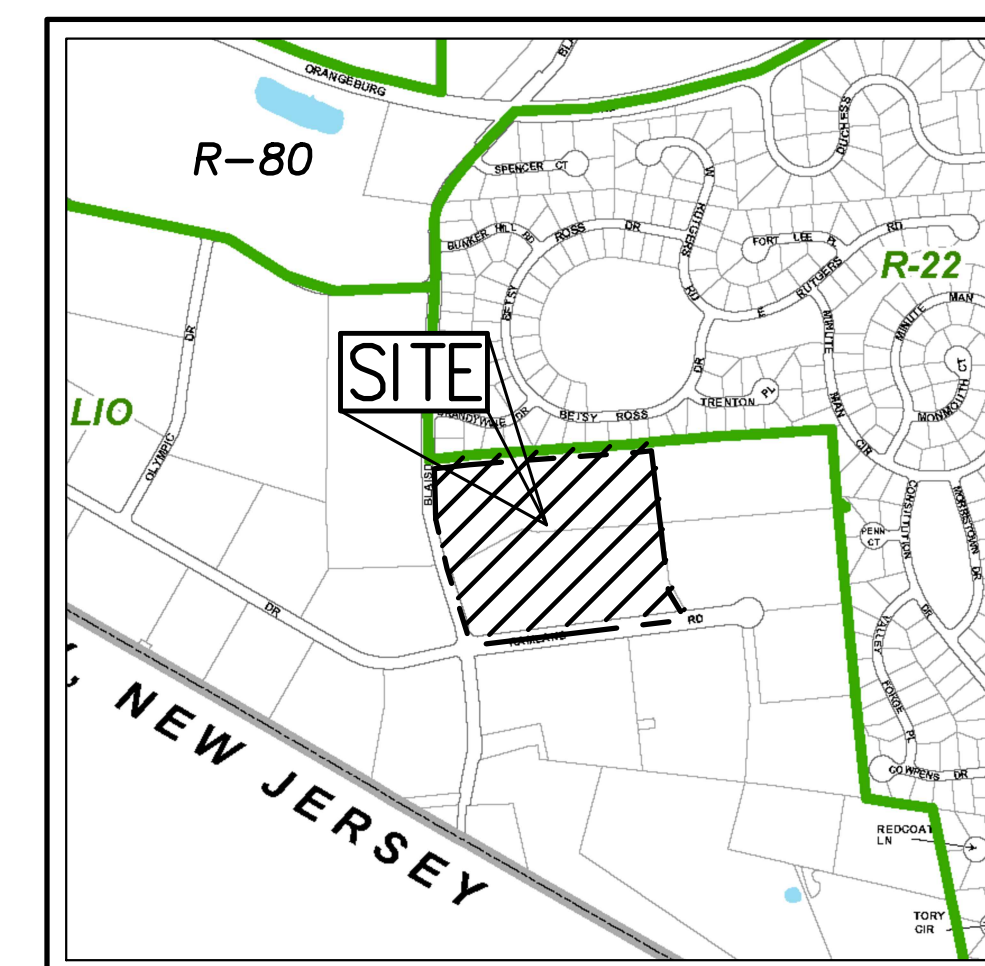
MICHELLE DROLLETTE ARCHITECT LLC
 129 EAST HIGH STREET
 HELLERTOWN, PA 18055
 (917) 519-1533

Surveyor:

JAY A. GREENWELL, PLS, LLC.
 35 WAYNE AVENUE
 SUFFERN, NEW YORK 10901
 (845) 357-0830



AREA MAP
 SCALE: N.T.S



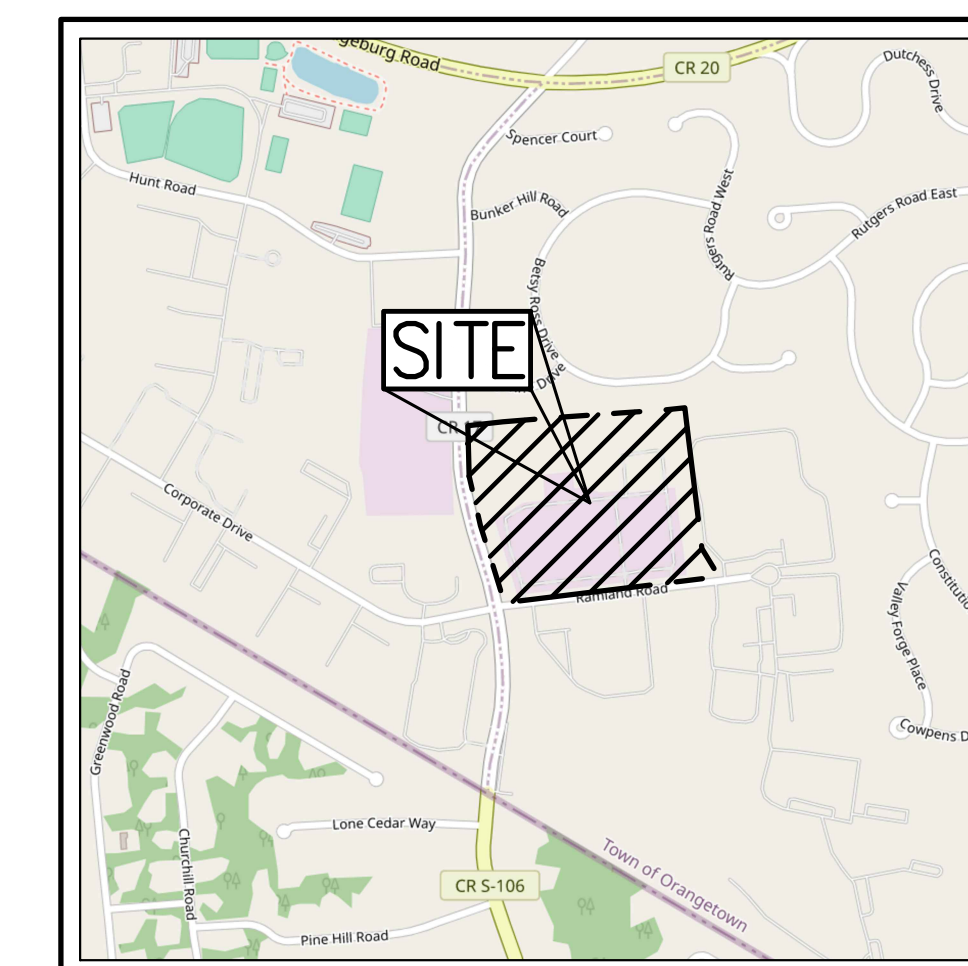
ZONING MAP
 SCALE: 1" = 1,000'
 SOURCE: TITLE / YEAR

ORANGETOWN ZONING DESIGNATION KEY

R-22	MEDIUM DENSITY RESIDENCE ZONE
R-80	RURAL RESIDENCE ZONE
LIO	LIGHT INDUSTRIAL-OFFICE ZONE

LEGEND

---	SITE PROPERTY LINE
---	ZONING BOUNDARY



VICINITY MAP
 SCALE: 1" = 1,000'
 SOURCE: TITLE / YEAR

TABLE OF LAND USE

SECTION 73.20, BLOCK 1, LOT 23, 24
 ZONE "LIO" - "LIGHT INDUSTRIAL-OFFICE DISTRICT" USE GROUP "CC"
 PROPOSED USE: DATA PROCESSING CENTER
 FIRE DISTRICT: TAPPAN
 WATER DISTRICT: PEARL RIVER
 SCHOOL DISTRICT: PEARL RIVER
 SEWER DISTRICT: ORANGETOWN

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (ACRES)	2 ACRES MIN.	23.8 ACRES	23.8 ACRES
LOT WIDTH (FEET)	300 MIN.	930	930
LOT FRONTAGE (FEET)	150 MIN.	1,124	1,124
LOT DEPTH (FEET)	N/A	-	-
BUILDING HEIGHT: 3 INCHES/FOOT FROM LOT LINE (FEET)	100' FROM LOT LINE = 25 FT (MAX.)	37	60 ⁽¹⁾
MAXIMUM FLOOR AREA RATIO	0.40	0.23	0.45 ⁽¹⁾
LOT COVERAGE (PERCENT)	75% MAX.	44%	47%
YARDS			
FRONT BUILDING SETBACK (FEET)	100 MIN.	92.8 ⁽²⁾	92.8 ⁽²⁾
REAR BUILDING SETBACK (FEET)	100 MIN.	381	381
SIDE BUILDING SETBACK (FEET)	100 MIN.	169	135
RESIDENTIAL DISTRICT A BUFFER (FEET)	100 MIN.	100	+100
TOTAL SIDE YARD (FEET)	200 MIN.	591	304
PARKING/LOADING SUMMARY			
TOTAL SPACES REQUIRED RESEARCH/LABORATORIES: 1 SPACE/2 EMPLOYEES: (20 EMPLOYEES = 10 SPACES)	310	747	423
OFFICES: 1 SPACE/200 S.F. OF GROSS FLOOR AREA (60,000 S.F. = 300 SPACES)			
HANDICAP SPACES PROVIDED (SPACES)	9	15	10
STANDARD SPACES PROVIDED (SPACES)	-	732	415

(1) VARIANCE REQUIRED
 (2) EXISTING NON-CONFORMITY

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATOR'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. PLACING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE RAMPED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By
1.	REVISED PER PRC COMMENTS	03/31/2023	BD
2.	REVISED PER TOWN COMMENTS	05/02/2023	RR

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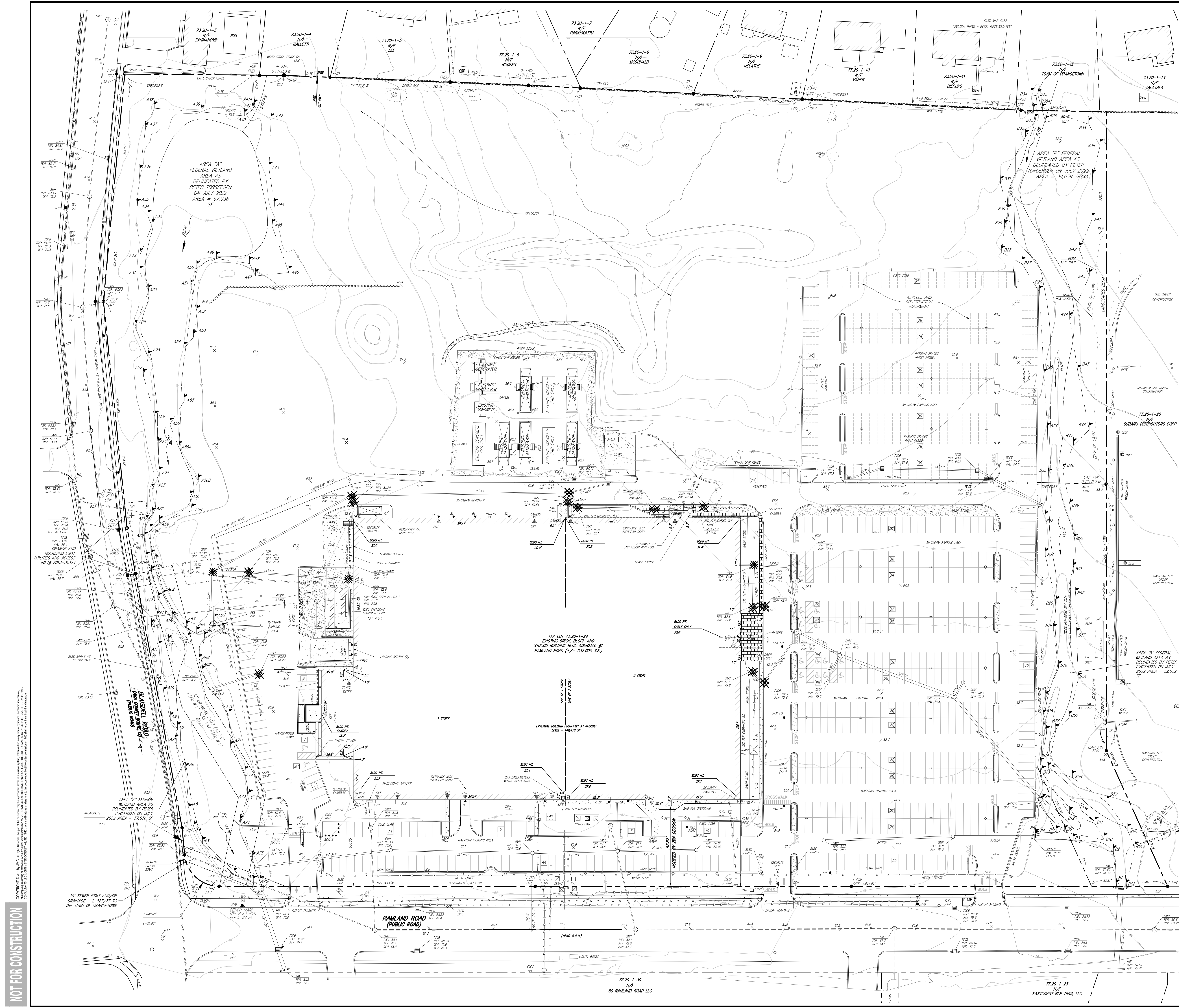


JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com

Drawn: RR	Approved: BD
Scale: NOT TO SCALE	
Date: 10/18/2022	
Project No: 13016	
Sheet: COVER	COVER.1ar
Drawing No: C-000	

NOT FOR CONSTRUCTION

Previous Editions Obsolete



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	MISCELLANEOUS BOUNDARIES AND LABELS
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING WATERCOURSE LINE
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
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[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
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[Symbol]	EXISTING GRAVEL
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[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT WALL MOUNTED
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING BUILDING ENTRANCE
[Symbol]	EXISTING BOLLARD

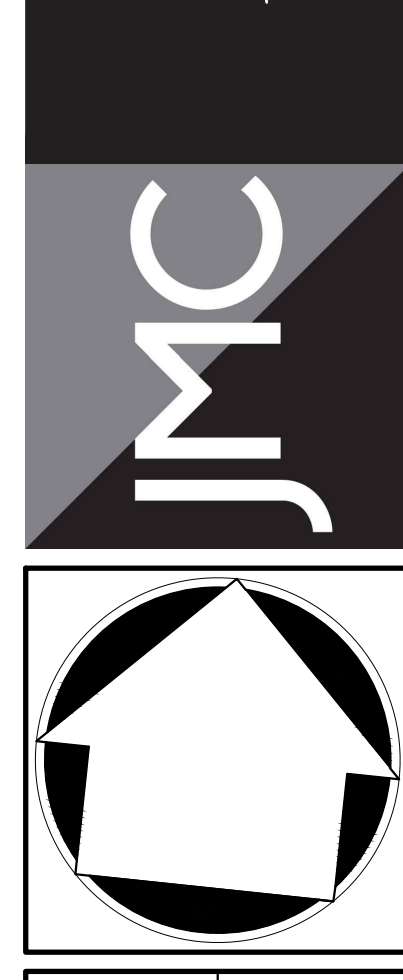
NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SITE DEVELOPMENT PLAN FOR EXPANSION," PREPARED BY JAY A. GREENWELL, P.L.S., LLC, DATED 08/04/2022.

Date	03/31/2023
By	BO
Revision	05/02/2023
1.	REVISED PER PRC COMMENTS
2.	REVISED PER TOWN COMMENTS

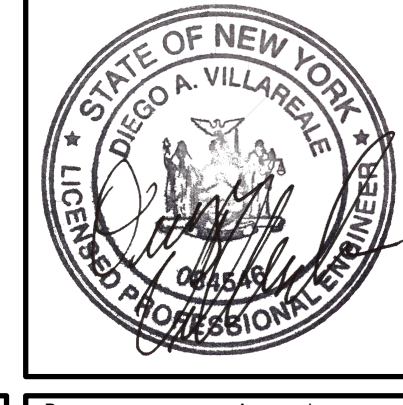
APPLICATION NUMBER: **RAWLAND HOLDINGS, LLC**
 96 FRENEAU AVENUE
 MATAWAN, NEW JERSEY 07747

ARCHITECT: **MICHELLE DROLETTE ARCHITECT, LLC**
 129 EAST HIGH STREET
 HELLETTOWN, PA 18055

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EXISTING CONDITIONS PLAN
DATA CENTER BUILDING EXPANSION
 1 RAMLAND ROAD
 TOWN OF ORANGETOWN, NEW YORK

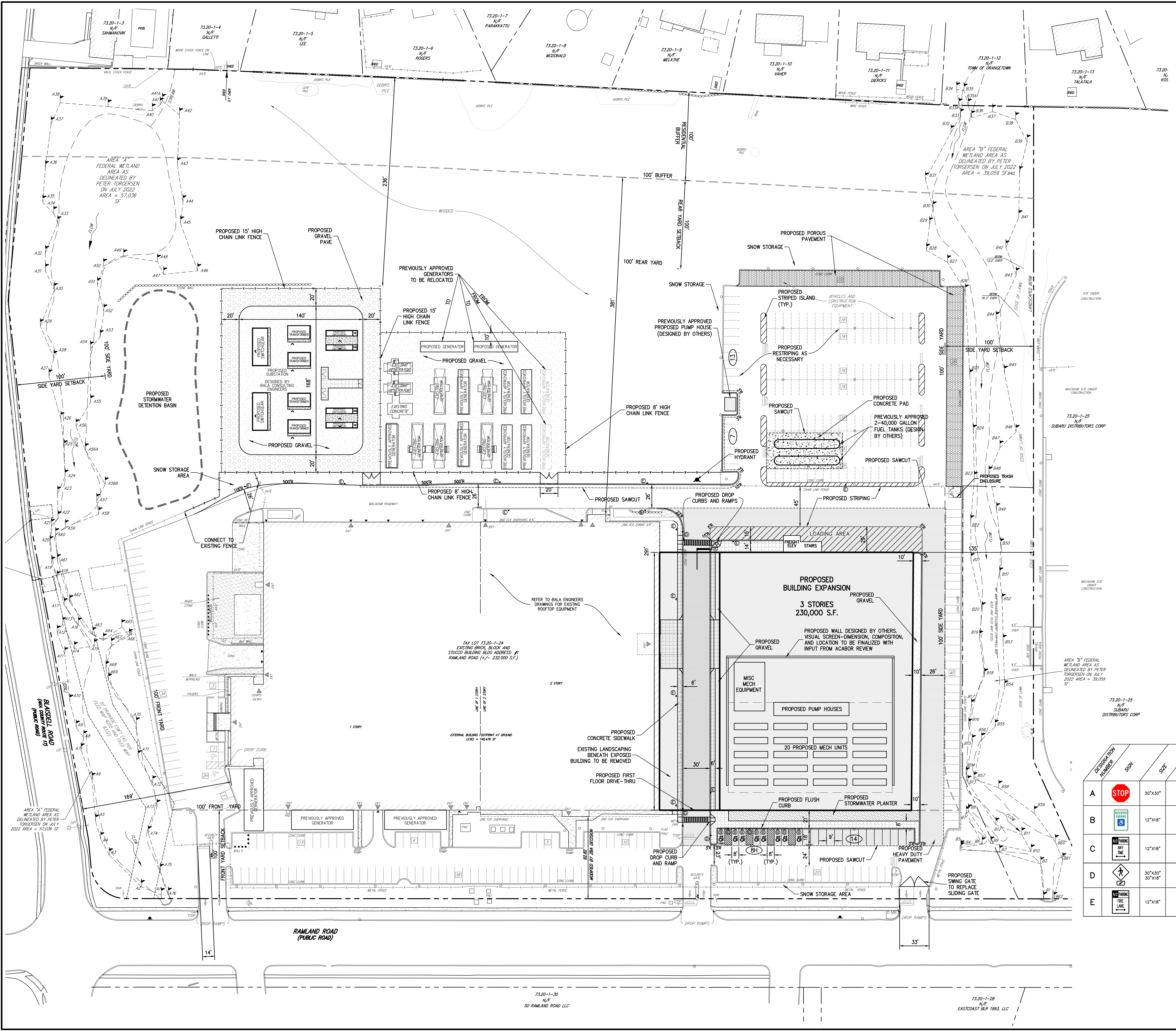


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Scale: 1" = 40'
 Date: 10/18/2022
 Project No: 13016
 Title: C-010 EXIST
 Drawing No:

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING WATERCOURSE BOUNDARY
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING HANDICAP PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP (DET 25)
- PROPOSED SAWCUT LINE
- PROPOSED SPACED PARKING SPACES WITH NUMBER OF SPACES INDICATED
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAD
- PROPOSED GRAVEL
- PROPOSED GRAVEL PAVE
- PROPOSED POROUS PAVEMENT
- PROPOSED LANDSCAPED AREA
- PROPOSED RELOCATED CHAIN LINK FENCE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED TREES

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY ENTITLED, "SITE DEVELOPMENT PLAN FOR EXPANSION," PREPARED BY JAY A. GREENWELL, PLS., L.L.C., DATED 08/04/2022.
 - 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.
 - EXISTING FENCING DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM DRAWING ENTITLED, "SITE LAYOUT" PREPARED BY SERVICE WORKS INC., DATED 10/07/2014.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MONITORING TYPE	MONITORING HEIGHT	REGULATORY REFLECTORIZED
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1 X
B	PERMITTED PARKING	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 X
C	NO PARKING ANY TIME	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2 X
D	NO PARKING FIRE LANE	30"x30" 30"x18"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W1-2 W16-7P X
E	NO PARKING FIRE LANE	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2 (MODIFIED) X

APPLICATION NUMBER: RR

DATE: 03/31/2023

REVISION: REVISED PER PRC COMMENTS 05/02/2023

DATE: 05/02/2023

APPLICANT: RAWLAND HOLDINGS, LLC
96 FRENEAU AVENUE
MATTAWAN, NEW JERSEY 07747

ARCHITECT: MICHELLE DROLETTE ARCHITECT, LLC
129 EAST HIGH STREET
HELLERTOWN, PA 18055

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - BRITAIN, NY 10504
voice 914.273.5225 - fax 914.273.2102
www.jmcplic.com

LAYOUT PLAN
DATA CENTER BUILDING EXPANSION
1 RAMLAND ROAD
TOWN OF ORANGETOWN, NEW YORK

Scale: 1" = 40'

Date: 10/18/2022

Project No: 13016

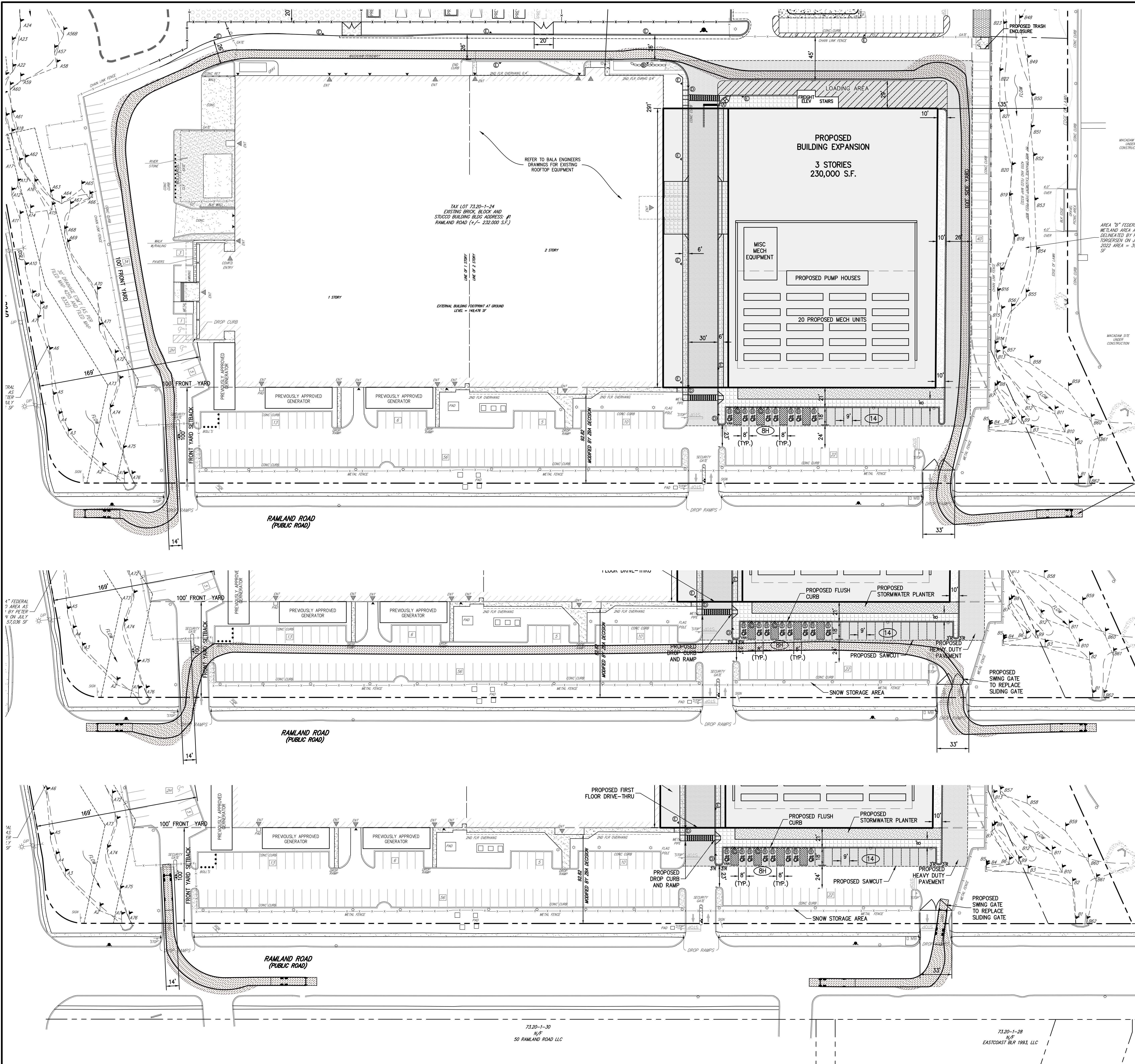
Drawing No: C-100

Drawn: RR

Approved: BD

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C-100

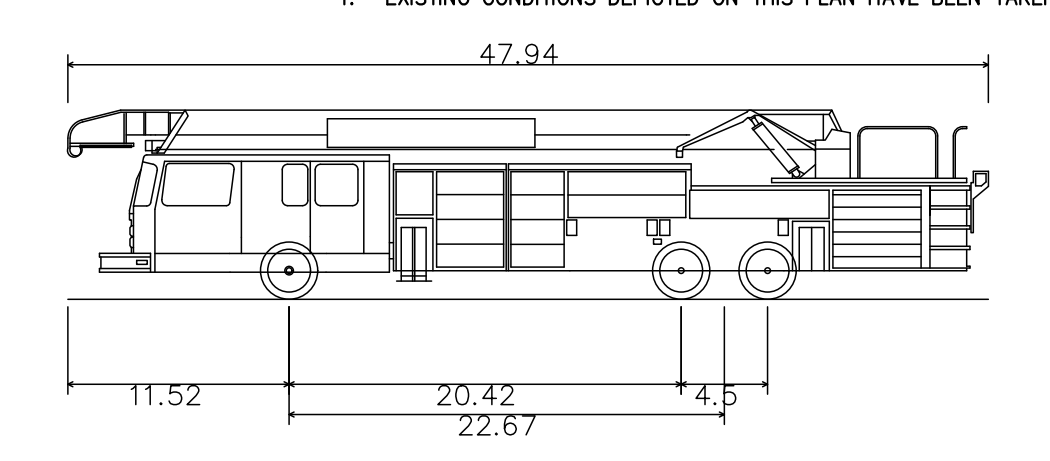


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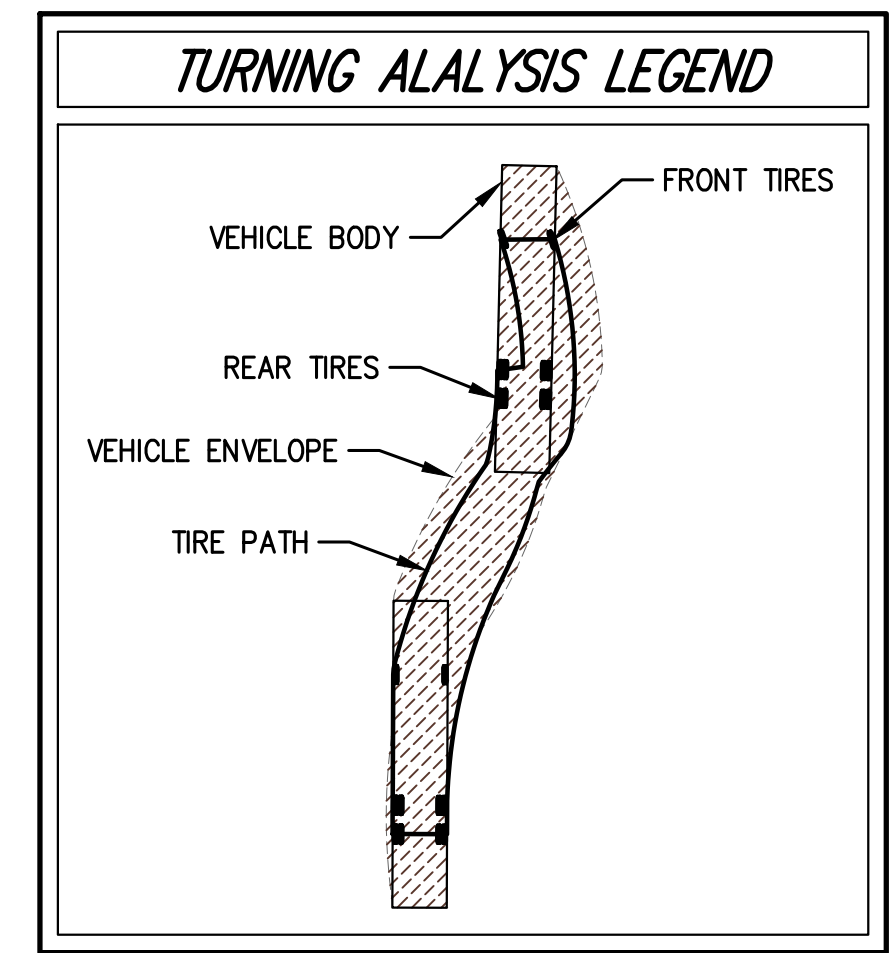
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	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
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	EXISTING RETAINING WALL
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	PROPOSED LANDSCAPED AREA
	PROPOSED RELOCATED CHAIN LINK FENCE
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED TREES

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM



Copy of 2001 Spartan Fire Truck - 47FT
 Overall Length 47.940ft
 Overall Width 8.500ft
 Overall Body Height 8.51ft
 Min Body Ground Clearance 0.950ft
 Track Width 0.500ft
 Lock-to-lock time 0.00s
 Max Wheel Angle 45.00°



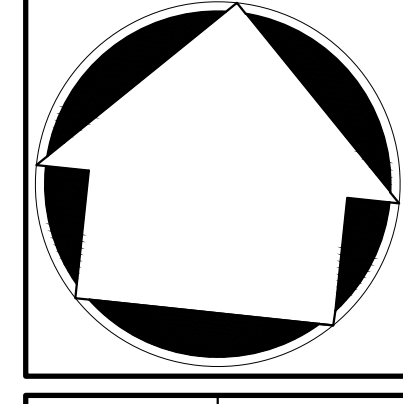
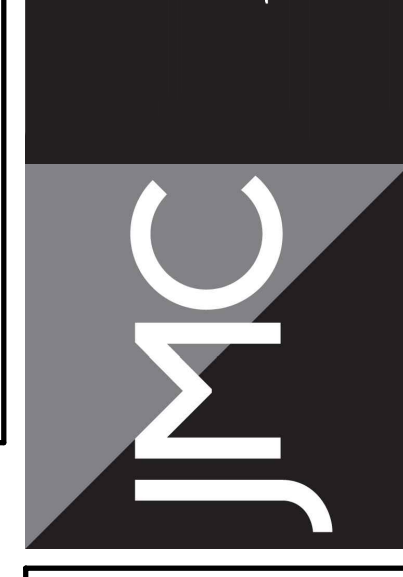
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By	Date
BO	03/31/2023
RR	05/02/2023
Revision	
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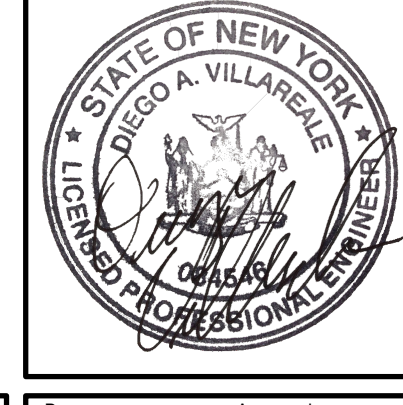
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ARCHITECT: **MICHELLE DROLETTE ARCHITECT, LLC**
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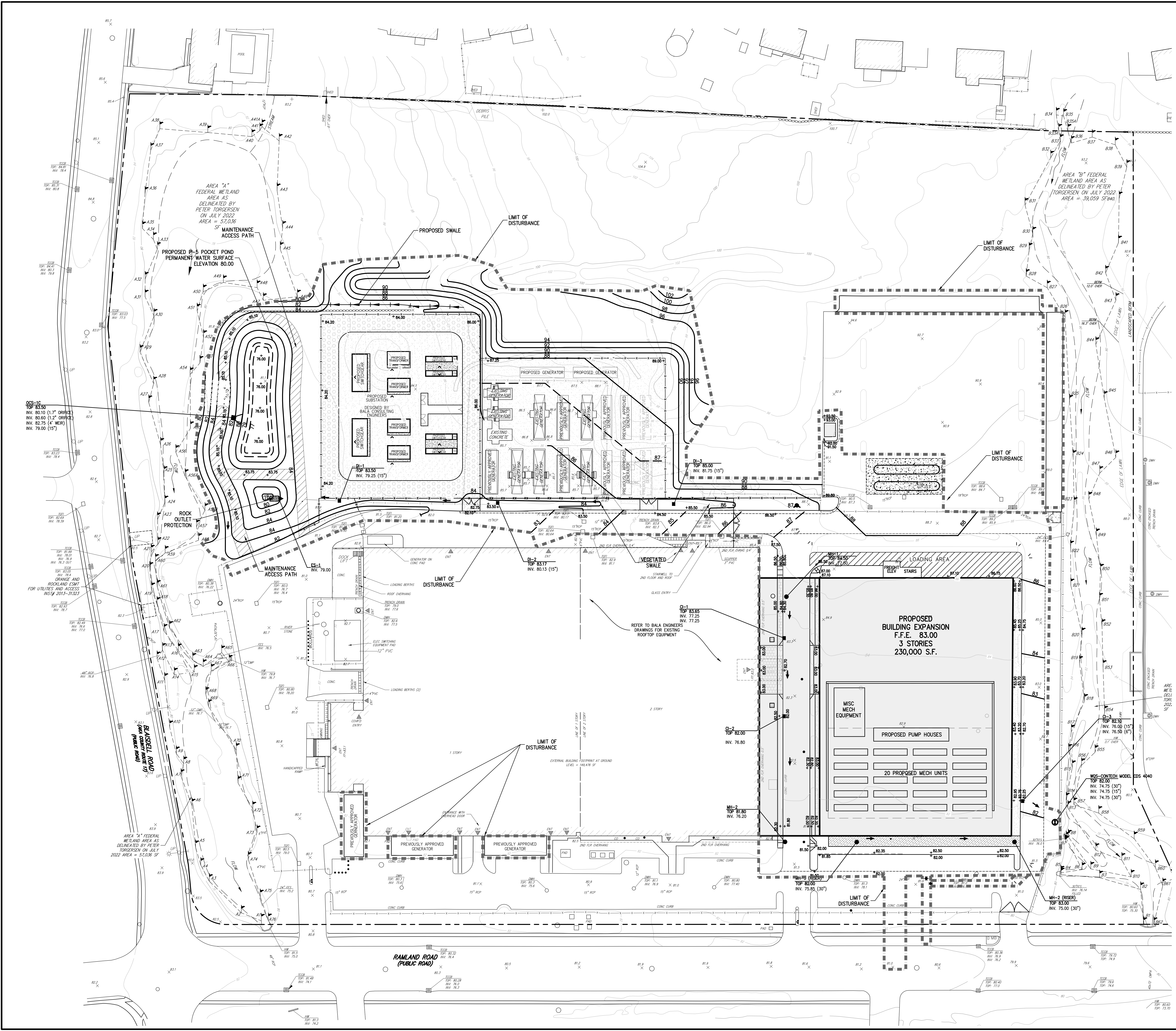
FIRE TRUCK ACCESS PLAN
 DATA CENTER BUILDING EXPANSION
 1 RAMLAND ROAD
 TOWN OF ORANGETOWN, NEW YORK



Client	RR	Approved	BO
Scale	1" = 40'		
Date	10/18/2022		
Project No.	13016		
1306-LA001	C-110	FIRE TRUCK	BO
Drawing No.	C-110		

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

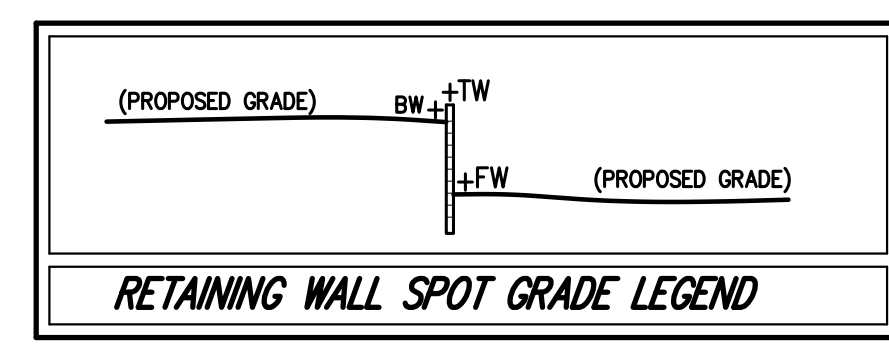


LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED MAINTENANCE ACCESS PATH

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY ENTITLED, "SITE DEVELOPMENT PLAN FOR EXPANSION," PREPARED BY JAY A. GREENWELL, PLS, LLC, DATED 08/04/2022.
- WETLAND DELINEATION DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY ENTITLED, "SITE DEVELOPMENT PLAN FOR EXPANSION," PREPARED BY JAY A. GREENWELL, PLS, LLC, DATED 08/04/2022.



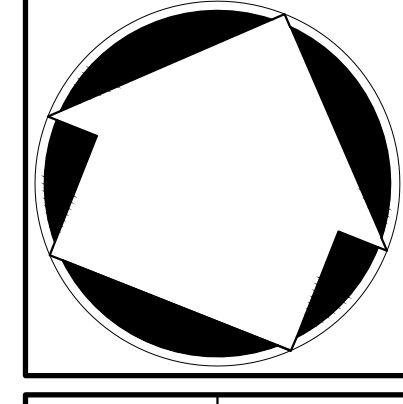
By	Date
BD	03/31/2023
RR	05/02/2023
RR	

APPLICATION NO. 1. REVISED PER PRC COMMENTS
2. REVISED PER TOWN COMMENTS

APPLICANT/OWNER: **RAMLAND HOLDINGS, LLC**
96 FRENEAU AVENUE
MATATAWN, NEW JERSEY 07747

ARCHITECT: **MICHELLE DROLETTE ARCHITECT, LLC**
129 EAST HIGH STREET
HELLETTOWN, PA 18055

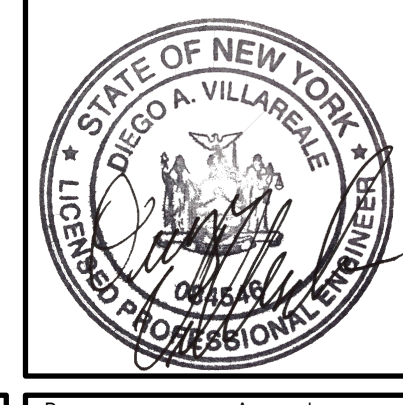
JMC Planning, Engineering, Landscape Architecture & Land Shaping, PLLC
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GRADING PLAN

DATA CENTER BUILDING EXPANSION

1 RAMLAND ROAD
TOWN OF ORANGETOWN, NEW YORK



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Scale: 1" = 40'

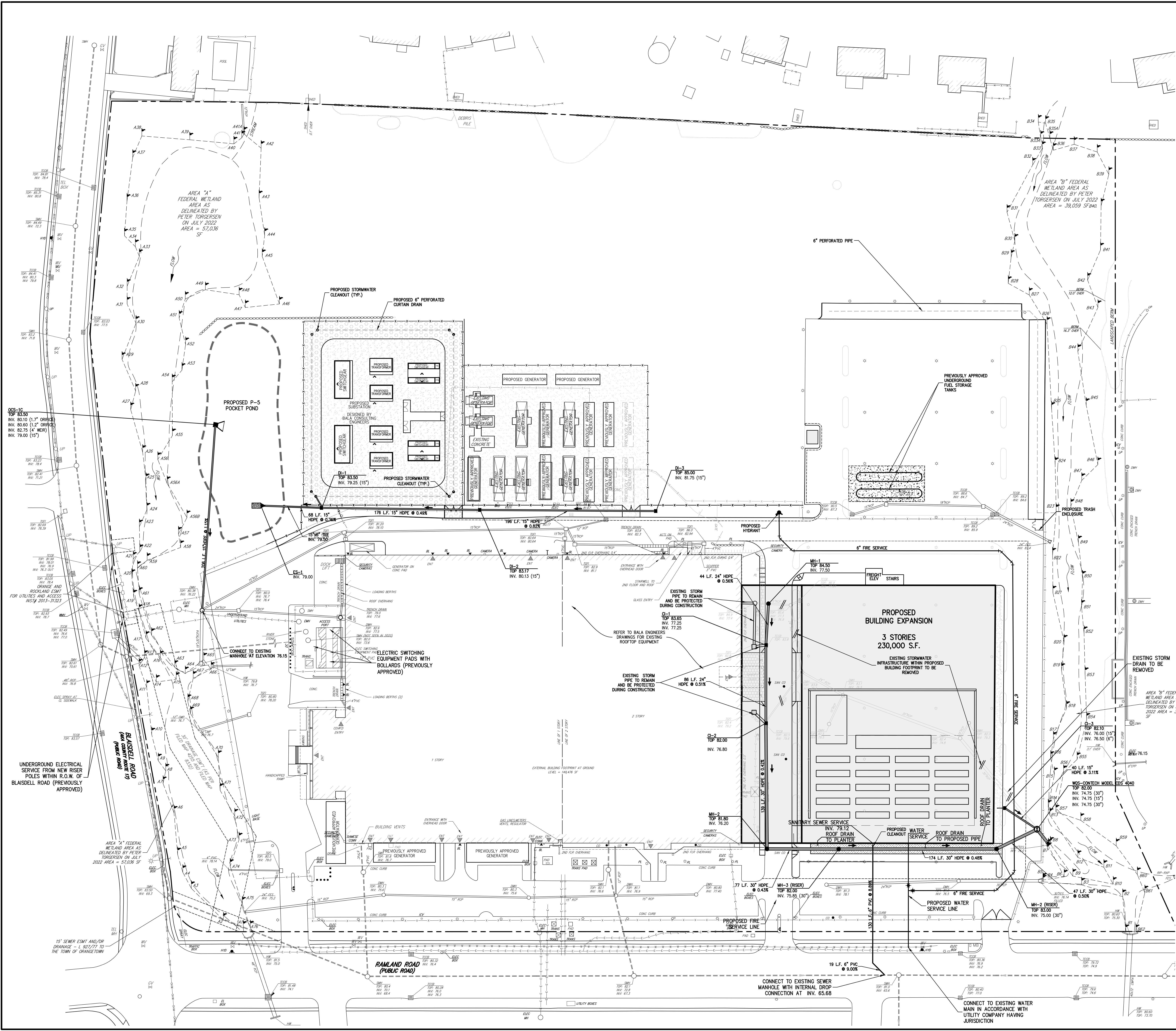
Date: 10/18/2022

Project No: 13016

Drawing No: GRADING

Sheet No: **C-200**

NOT FOR CONSTRUCTION



LEGEND

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[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING STORM DRAIN LINE AND SIZE
[Symbol]	EXISTING SANITARY LINE AND SIZE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
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[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED CONCRETE SIDEWALK
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[Symbol]	PROPOSED STORM DRAIN MANHOLE
[Symbol]	PROPOSED TYPE DI DRAIN INLET
[Symbol]	PROPOSED END SECTION
[Symbol]	PROPOSED WATER QUALITY STRUCTURE
[Symbol]	PROPOSED OUTLET CONTROL STRUCTURE
[Symbol]	PROPOSED CLEANOUT
[Symbol]	PROPOSED STORM DRAIN LINE & SIZE
[Symbol]	PROPOSED 6" PERFORATED PIPE
[Symbol]	PROPOSED SANITARY SEWER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
[Symbol]	RELOCATED LIGHT
[Symbol]	EXISTING FEATURE TO BE REMOVED

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY ENTITLED "SITE DEVELOPMENT PLAN FOR EXPANSION" PREPARED BY JAY A. GREENWELL, PLS, L.L.C., DATED 08/04/2022.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2924. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
 - ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
 - EXISTING STORM DRAINS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
 - ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL, SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.

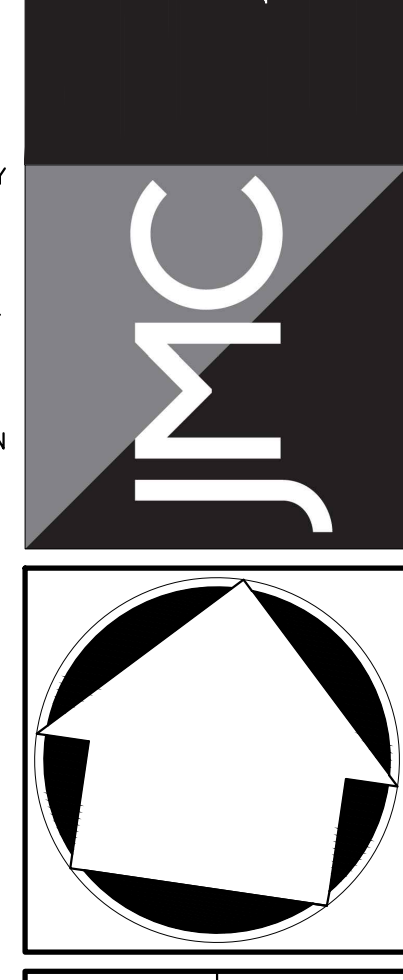
Date	03/31/2023
By	BD
Revision	05/02/2023
1.	REVISED PER PRC COMMENTS
2.	REVISED PER TOWN COMMENTS

APPLICATION PREPARED BY:
RAWLAND HOLDINGS, LLC
86 FRENEAU AVENUE
MATAMORAN, NEW JERSEY 07747

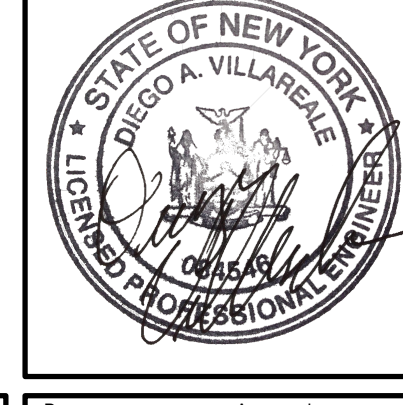
ARCHITECT:
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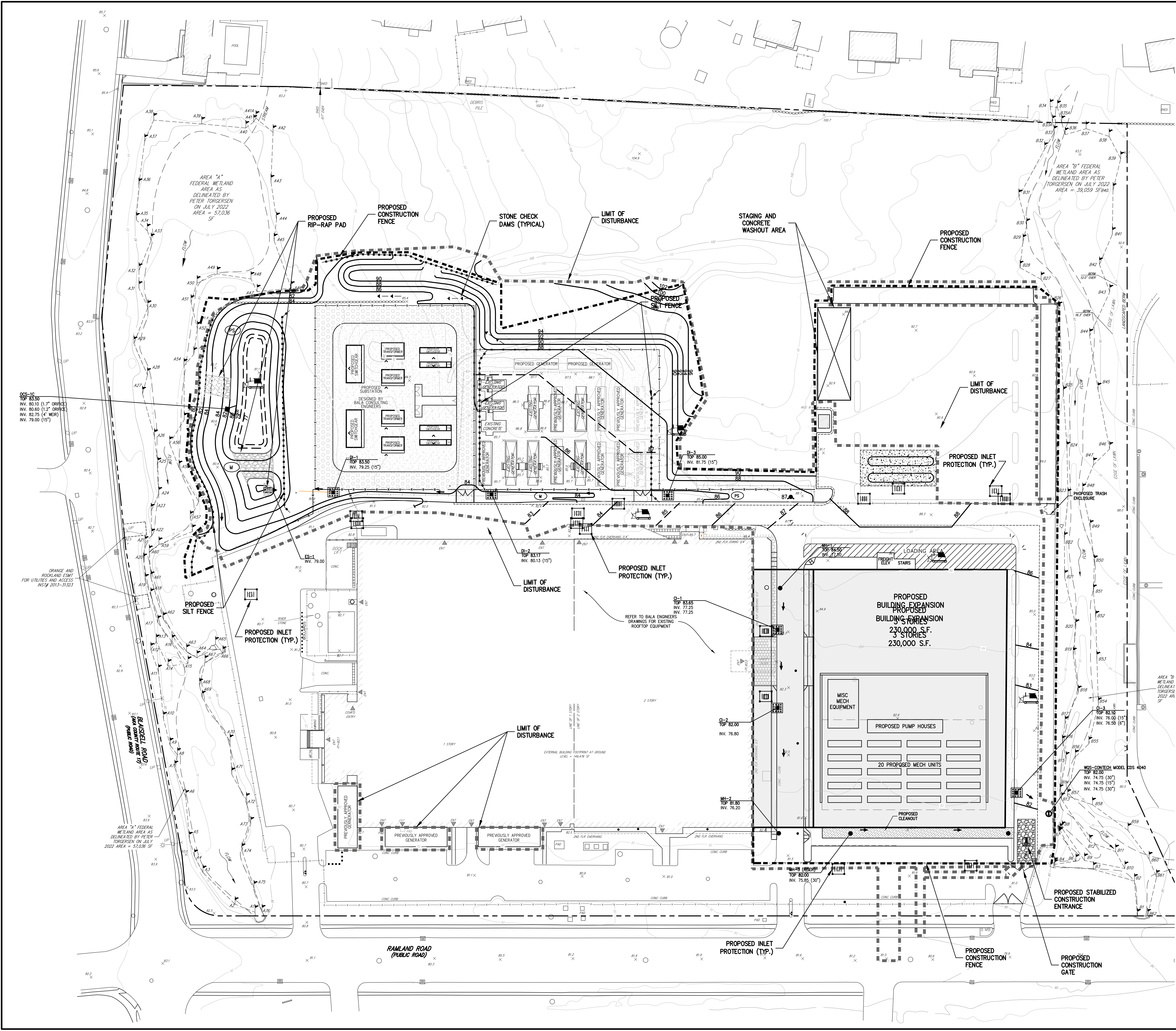
UTILITIES PLAN
DATA CENTER BUILDING EXPANSION
1 RAWLAND ROAD
TOWN OF ORANGETOWN, NEW YORK



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Scale: 1" = 40'
Date: 10/18/2022
Project No: 13016
Drawing No: UTILITIES
Drawing No: C-300

NOT FOR CONSTRUCTION



LEGEND

[Symbol]	PROPOSED SILT SACK INLET PROTECTION
[Symbol]	PROPOSED STONE AND BLOCK INLET PROTECTION
[Symbol]	PROPOSED LAND GRADING
[Symbol]	PROPOSED PERMANENT SEEDING
[Symbol]	PROPOSED MULCHING
[Symbol]	PROPOSED CONSTRUCTION FENCE
[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	STONE CHECK DAM

- NOTES:**
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 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
 - 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 AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM THE 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 APPROVED 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 OF PLYWOOD BOARDS OVER THE AREA TO BE PROTECTED.
 THE BUILDER OR HIS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED TO MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
 - EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDING WITH THE FOLLOWING GRASS MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION AT A RATE OF 8 POUNDS PER 1000 S.F. IN THE FOLLOWING PROPORTIONS:
 - CRESTING RED FESCUE 30 %
 - PERENNIAL RYE GRASS 70 %
 - GRASS SEED MIX FOR EROSION AND SEDIMENT CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
 - SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 LBS. PER 1,000 S.F./5000) THAT THE MULCH FORMS A CONTINUOUS BLANKET.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE REPRODUCED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE TOWN ENGINEER.
 - CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 - THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS.
 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
 - STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED. STOCKPILED EXCAVATED MATERIAL SHALL HAVE SILT FENCE LOCATED AROUND PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPED ON EXISTING TRAFFIC CIRCULATION ROUTES.
 - 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 THE OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

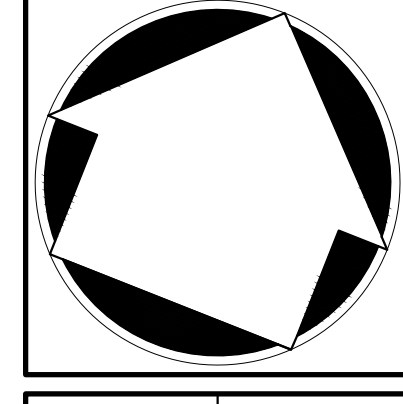
Date	03/31/2023
By	BD
Revised	05/02/2023
Revised	RR
Revised	RR

APPLICANT/OWNER:
RAMLAND HOLDINGS, LLC
96 FRENEAU AVENUE
MATAMOROS, NEW JERSEY 07747

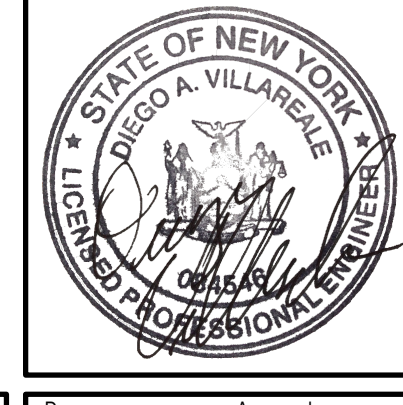
ARCHITECT:
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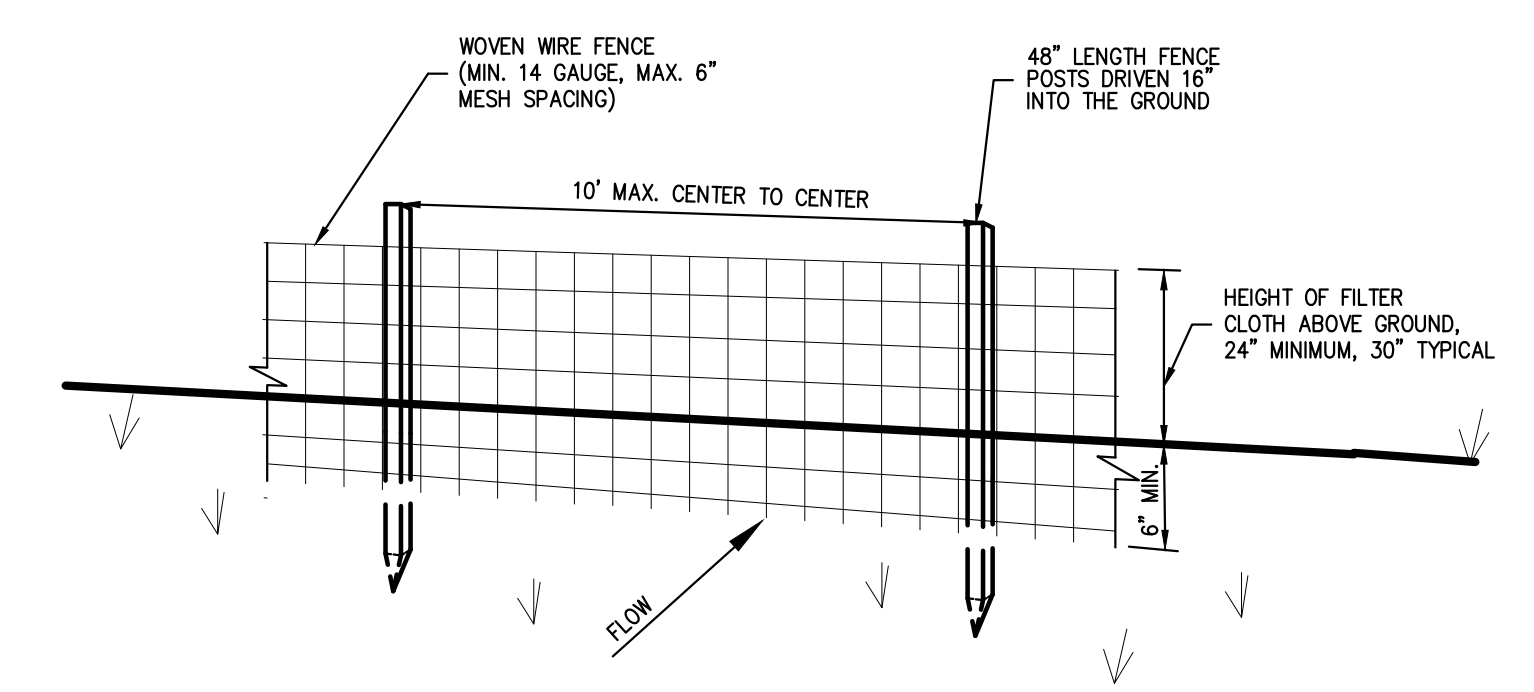


EROSION AND SEDIMENT CONTROL PLAN
DATA CENTER BUILDING EXPANSION
1 RAMLAND ROAD
TOWN OF ORANGETOWN, NEW YORK

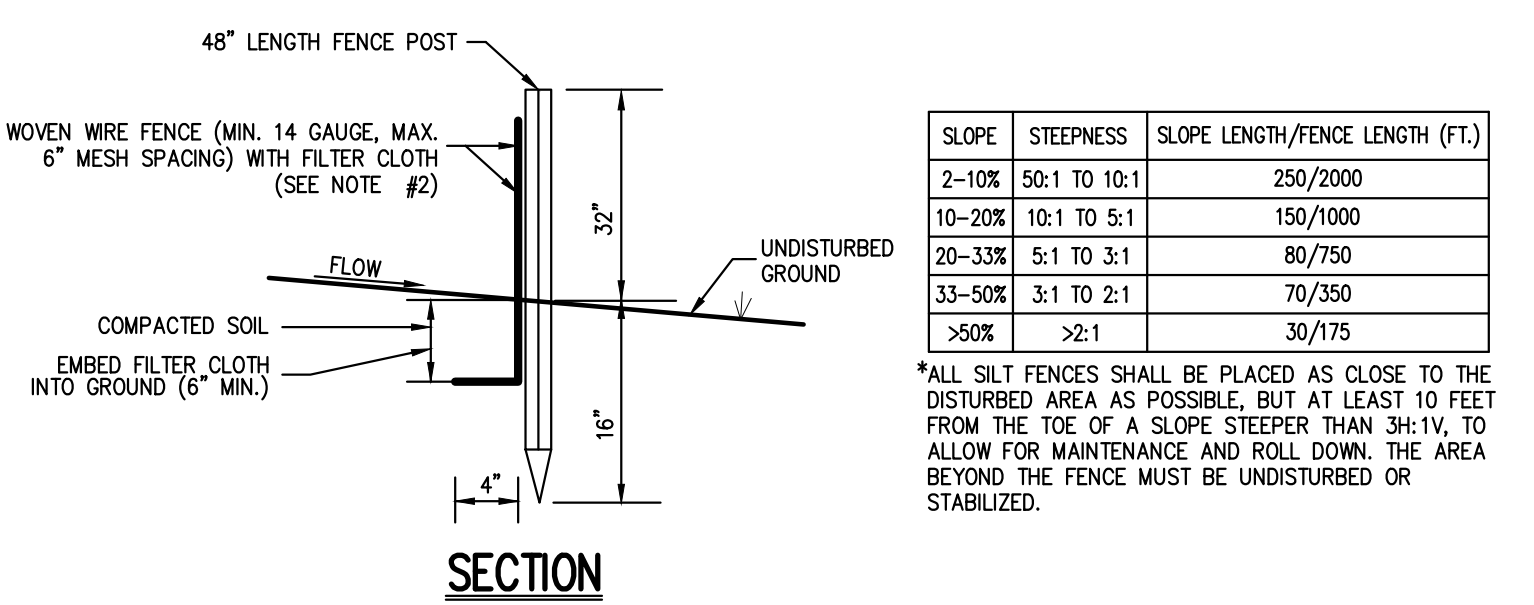


Drawn	RR	Approved	BD
Scale	1" = 40'		
Date	10/18/2022		
Project No.	13016		
Drawn No.	SE	SE	SE
C-400			

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PERSPECTIVE VIEW



SECTION

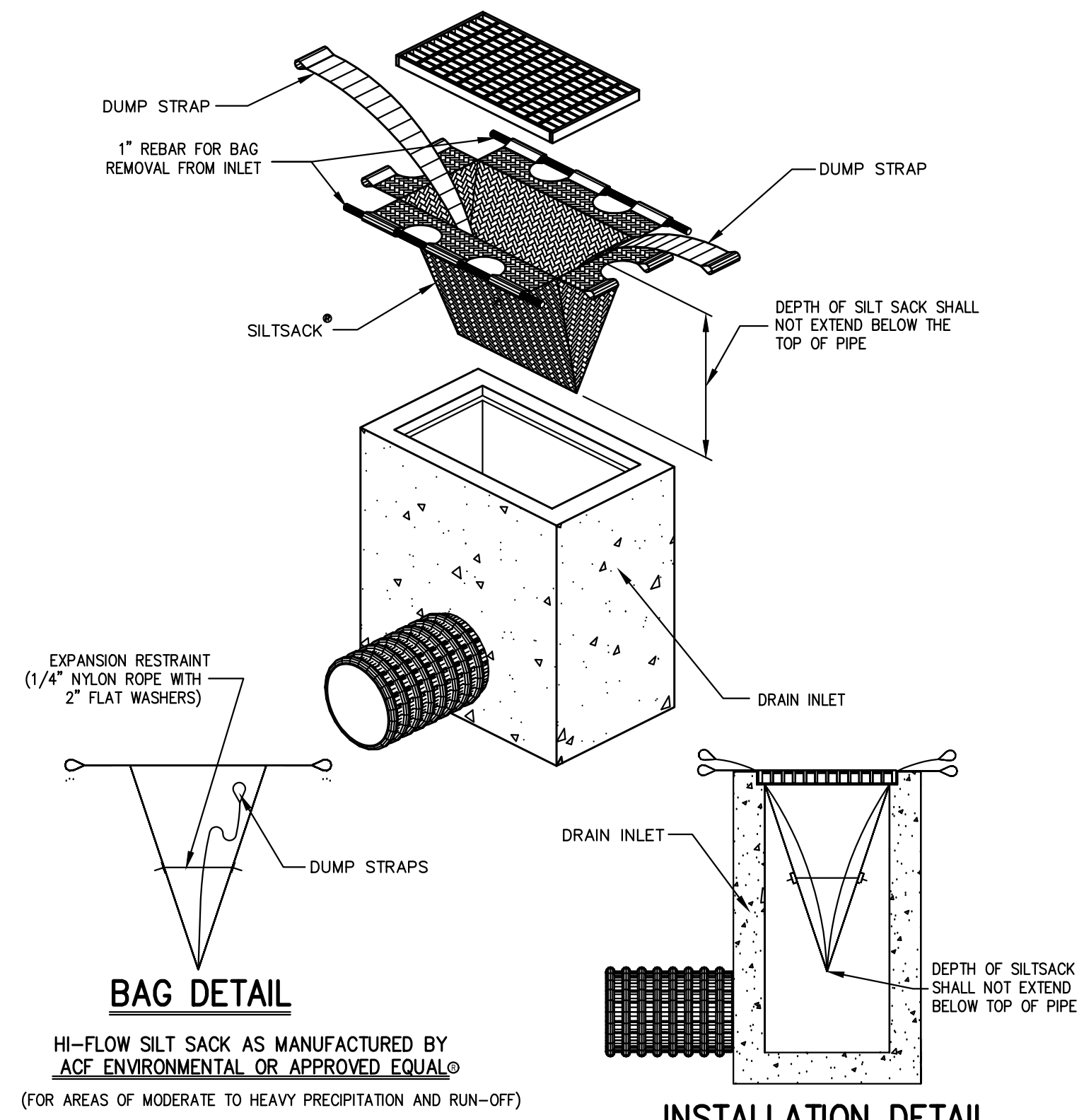
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (F:L)
2-10%	5:1 TO 10:1	250/2000
10-20%	10:1 TO 5:1	150/1000
20-33%	5:1 TO 3:1	80/750
33-50%	3:1 TO 2:1	70/350
>50%	>2:1	30/175

ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3:1. TO ALLOW FOR MAINTENANCE AND ROLL DOWN THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.

- NOTES:**
1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
 2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED FILTER CLOTH SHALL BE EITHER FILTER X, WRAP TACK, STAPLONKA T140N, OR APPROVED EQUAL.
 4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUAL.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

1



BAG DETAIL

INSTALLATION DETAIL

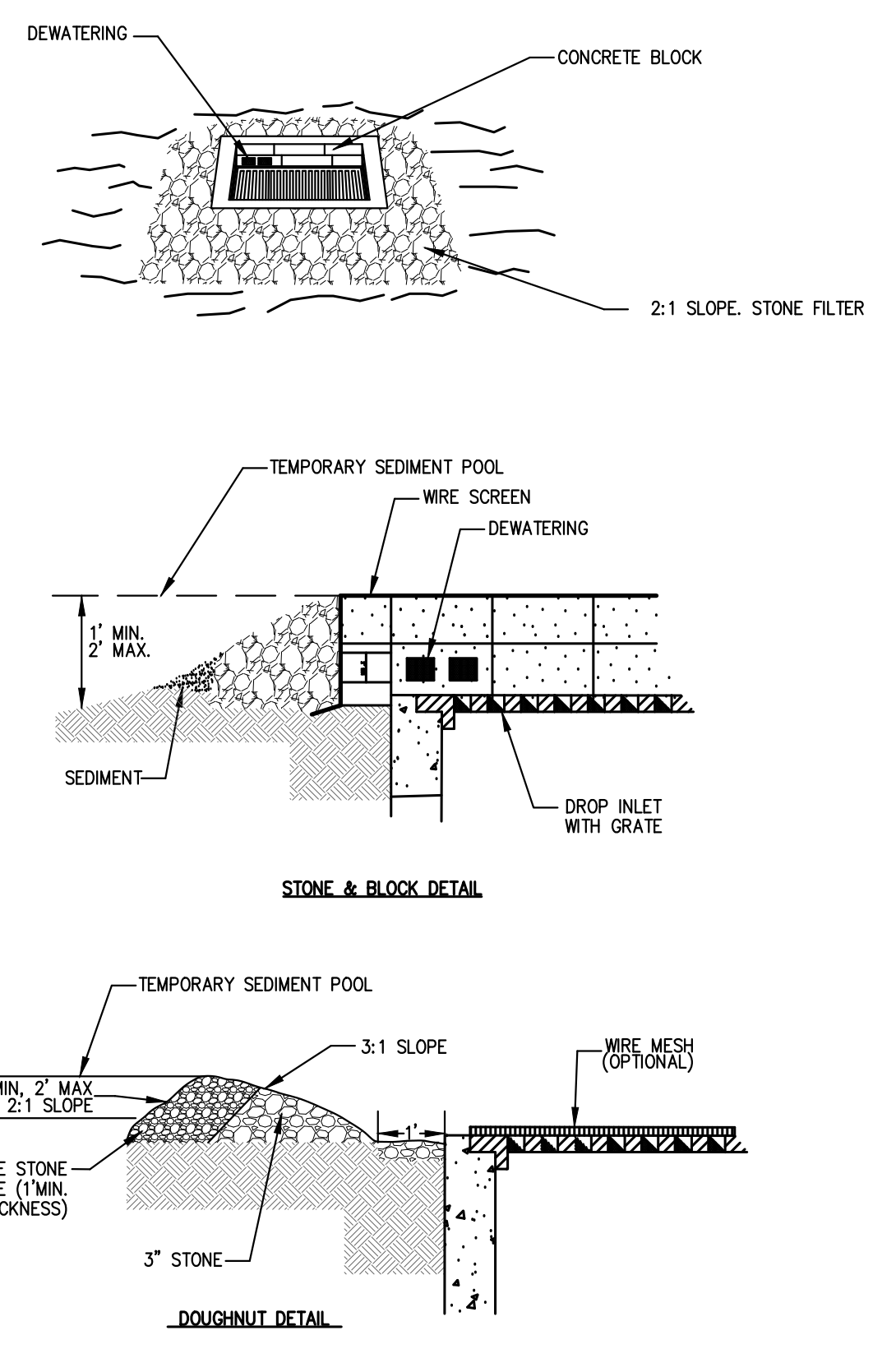
HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL (FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRIAXIAL TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPROXIMATE OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

NOTE: CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.

MANUFACTURED INSERT INLET PROTECTION

2

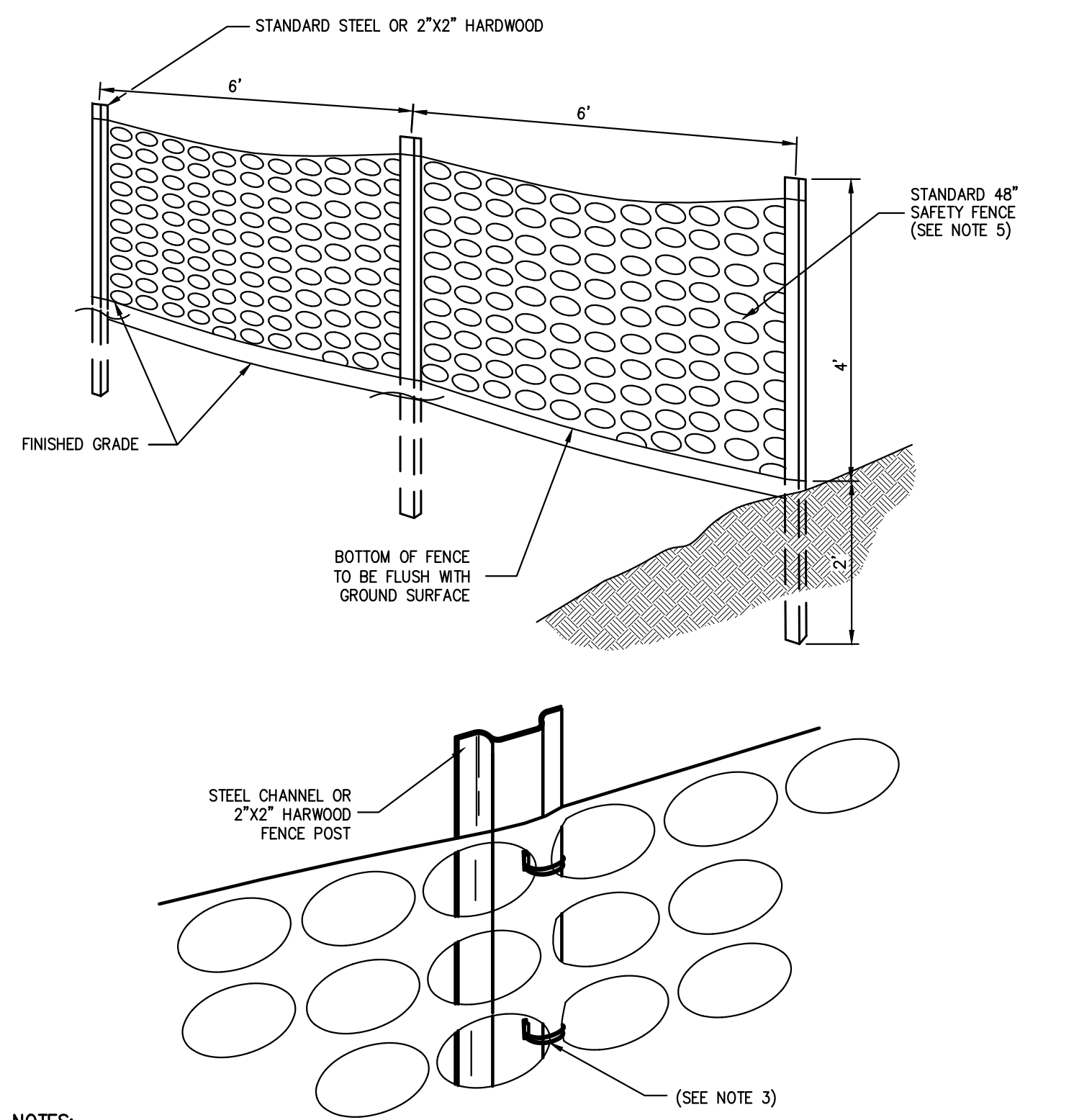


STONE & BLOCK DETAIL

- NOTES:**
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
 2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 3. USE CLEAN STONE 1/2" TO 3/4" IN DIAMETER PLACED 2" BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
 4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3" STONE AS SHOWN ON THE DRAWINGS.

STONE & BLOCK DROP INLET PROTECTION

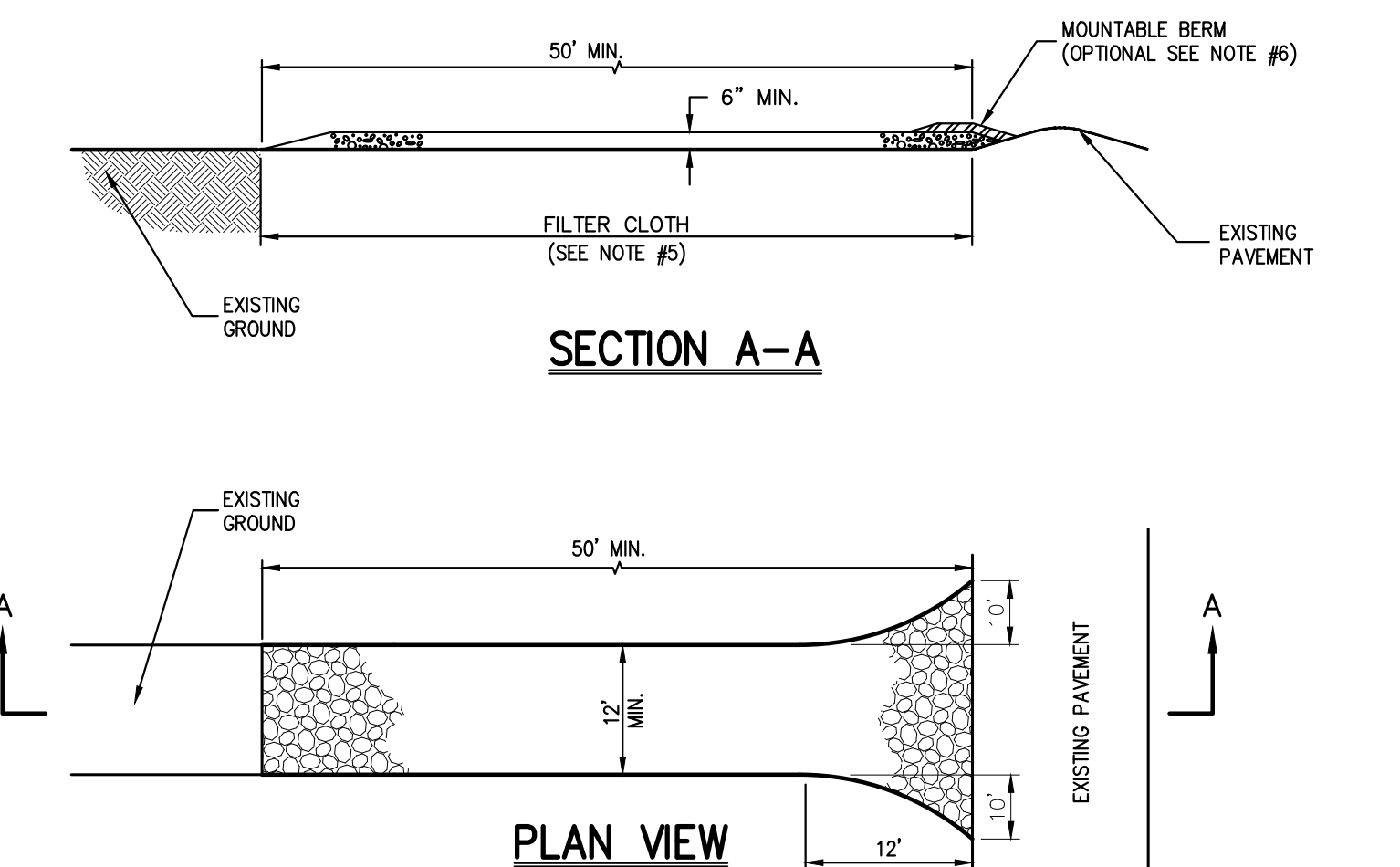
3



- NOTES:**
1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
 2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
 3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
 4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
 5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
 6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE

4



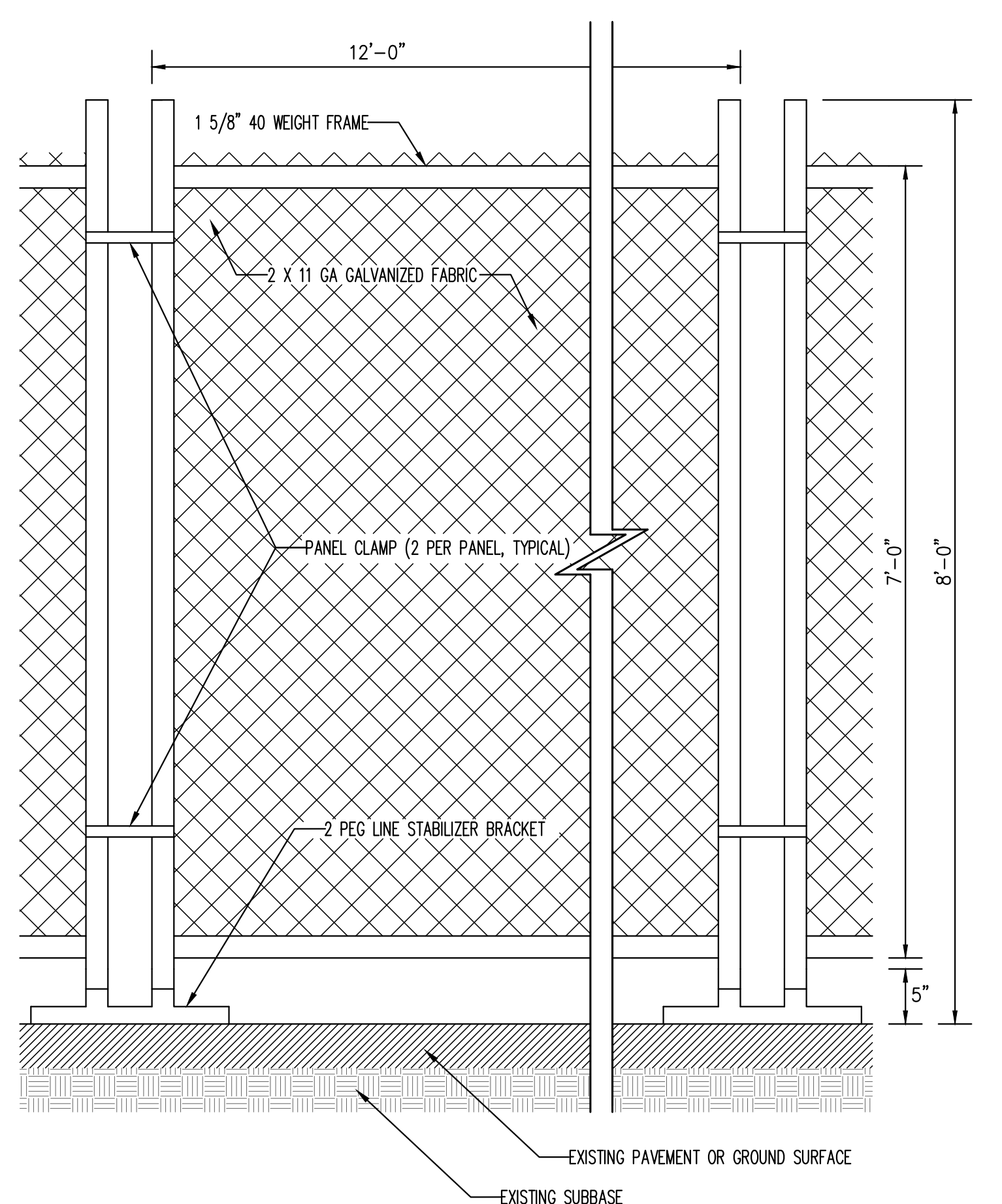
SECTION A-A

PLAN VIEW

- NOTES:**
1. STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

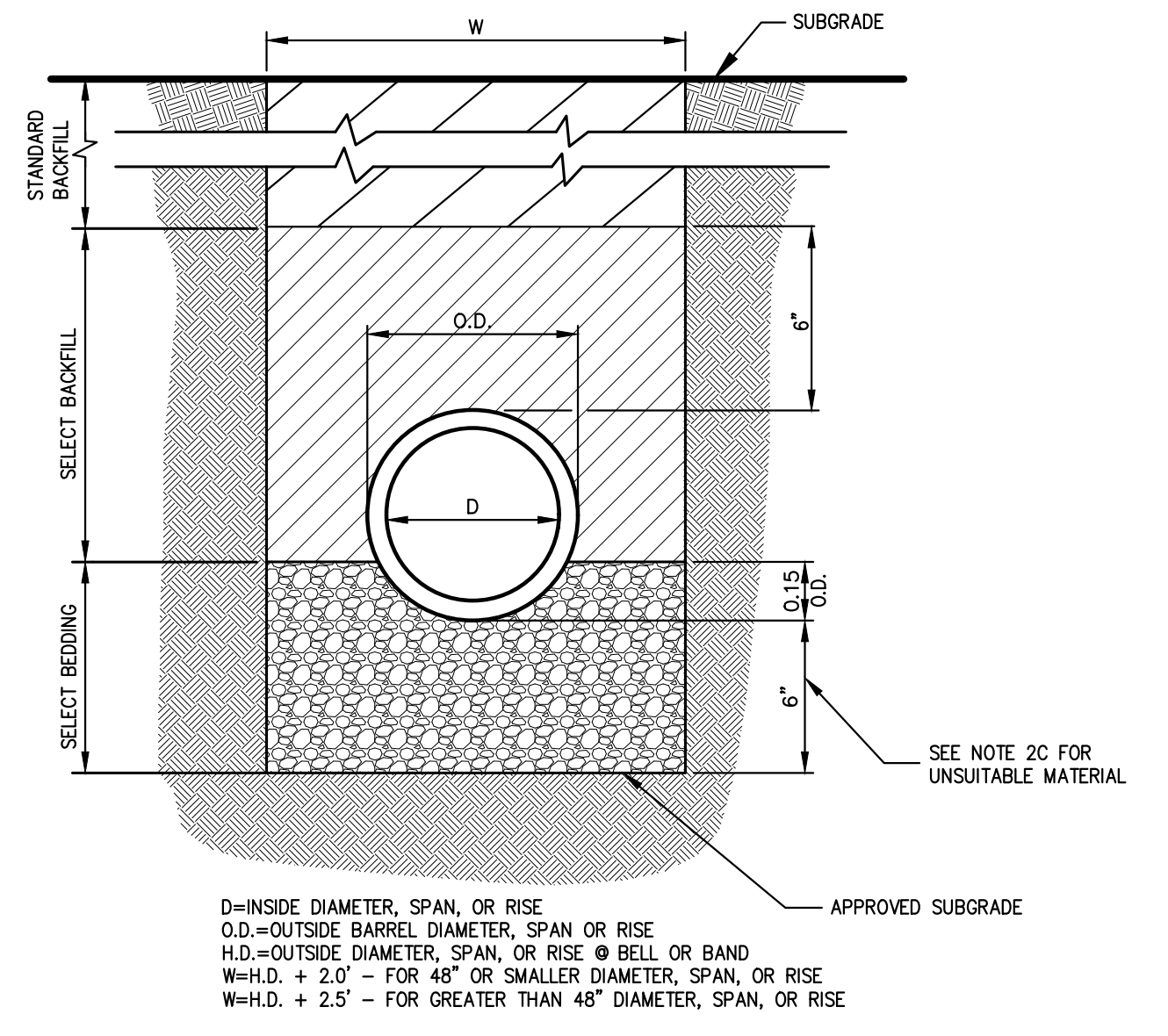
5



NOTE: STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE

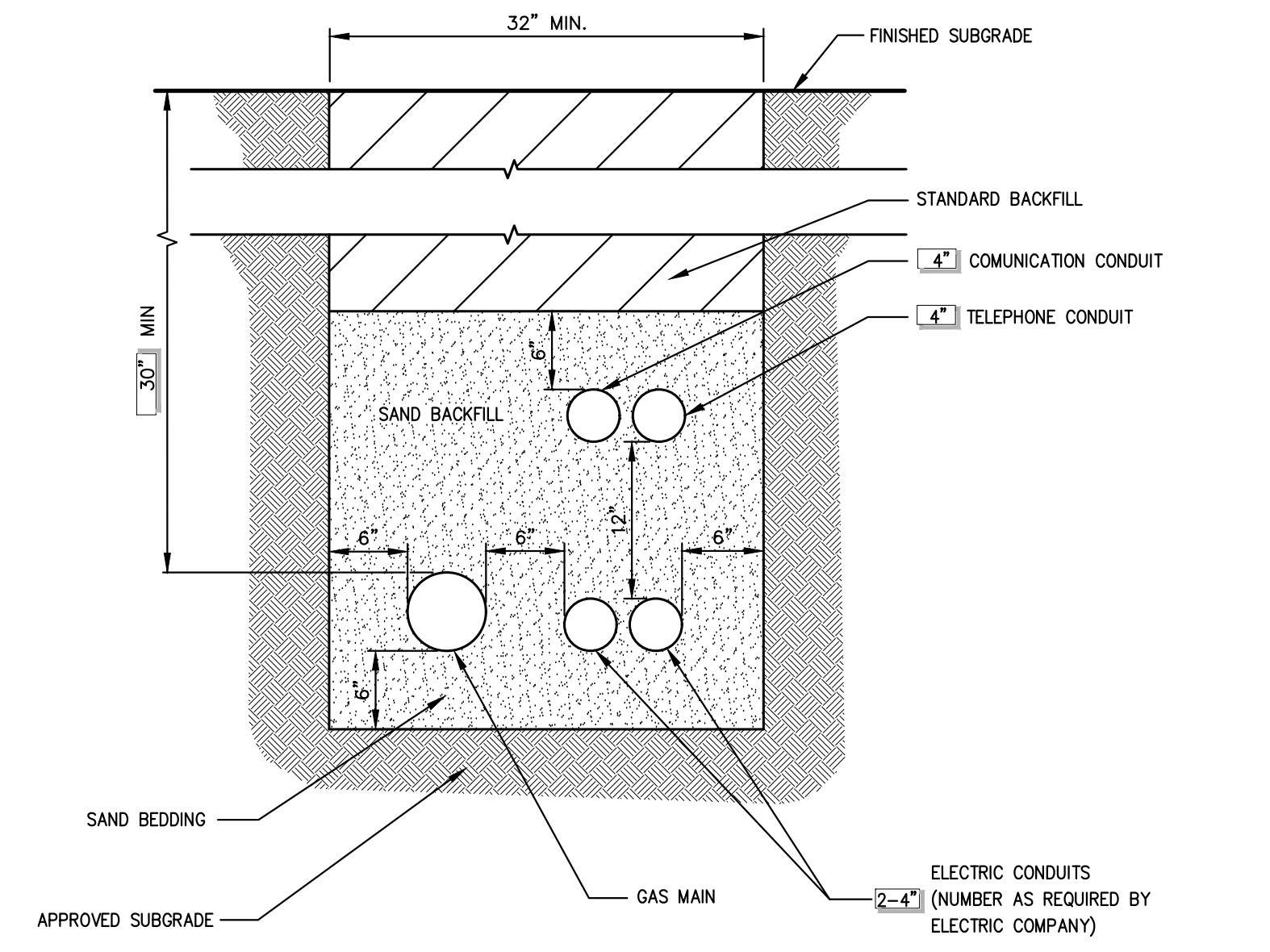
6



- NOTES:**
1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
 - A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
 - B. 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
 2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
 - A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
 - B. WHEN ROCK OR HARDSPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
 - C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
 3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
 4. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH

7



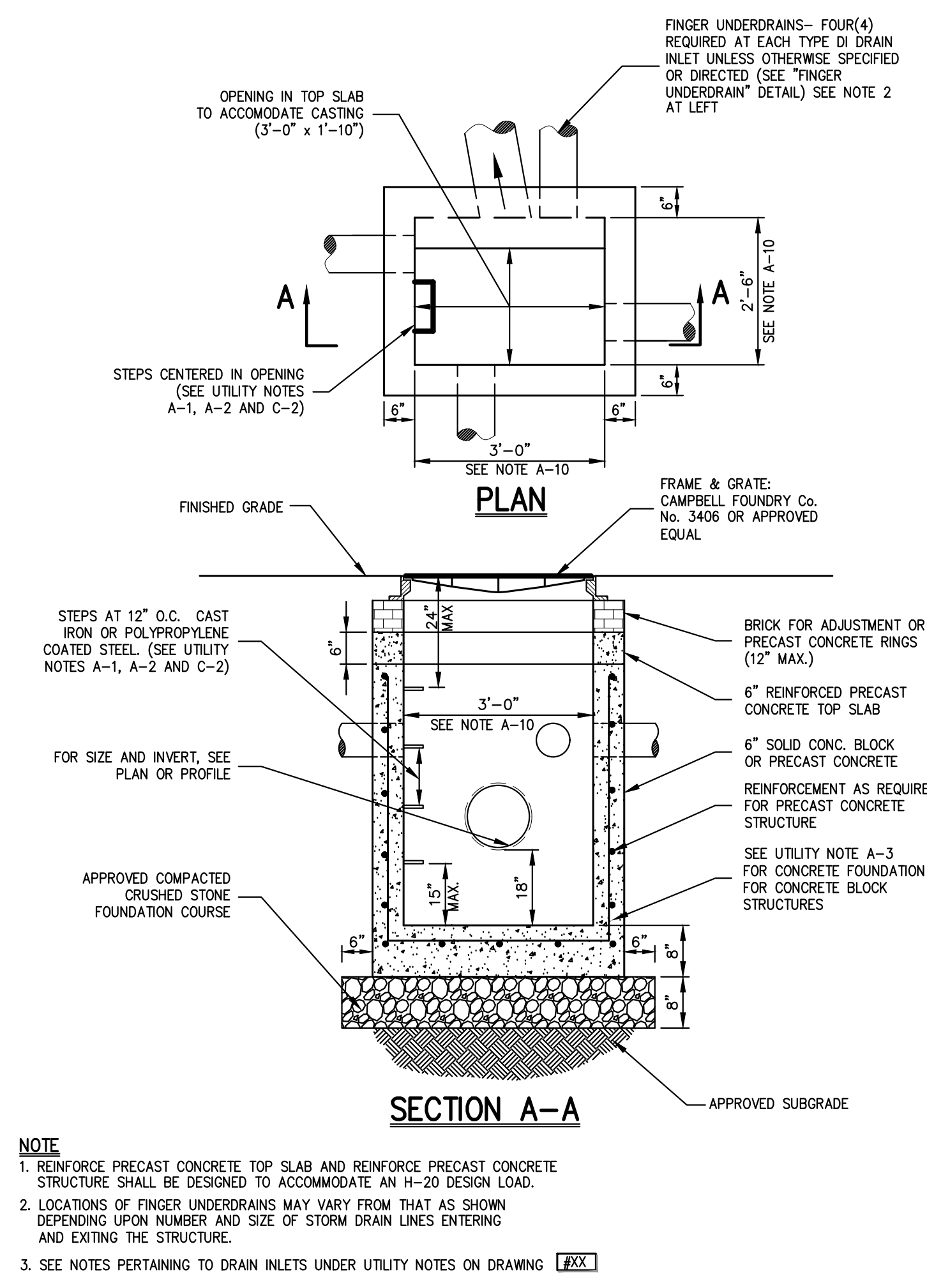
- NOTES:**
1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
 2. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

UTILITY TRENCH DETAIL

8

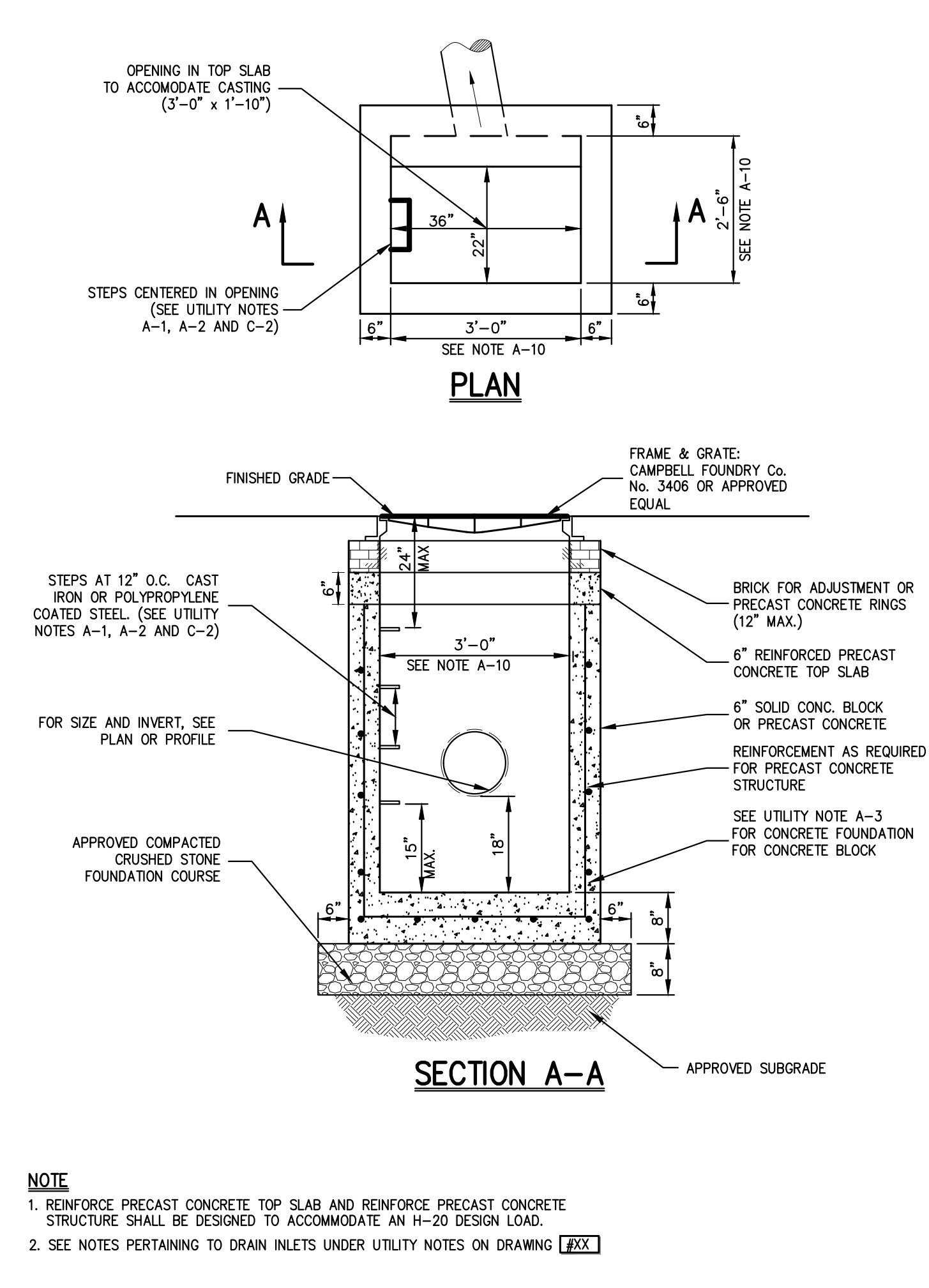
NOT FOR CONSTRUCTION

By	BD	03/31/2023
Revision	RR	05/02/2023
No.	1.	REVISED PER PRC COMMENTS
	2.	REVISED PER TOWN COMMENTS
	2.	REVISED PER TOWN COMMENTS
		05/02/2023
		RR
APPLICANT/OWNER RAMLAND HOLDINGS, LLC 96 FRENEAU AVENUE MATAMOROS, NEW JERSEY 07747		
ARCHITECT MICHELLE DROLETTE ARCHITECT, LLC 129 EAST HIGH STREET HELLERTOWN, PA 18055		
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC JMC Site Development Consultants, LLC John Meyer Consulting, Inc. 120 BEDFORD ROAD - ARDURINK, NY 10504 voice 914.273.5225 • fax 914.273.2102 www.jmcplic.com		
JMC		
CONSTRUCTION DETAILS DATA CENTER BUILDING EXPANSION 1 RAMLAND ROAD TOWN OF ORANGE TOWN, NEW YORK		
ANY ALTERATION OF PLANS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.		
Drawn	RR	Approved
Scale	NOT TO SCALE	
Date	10/18/2022	
Project No.	13016	
JMC-SEMS	C-900	
Drawing No.	C-900	



DRAIN INLET (TYPE DI)
(with sump-with finger underdrains)

9



DRAIN INLET (TYPE DI)
(with sump-w/o finger underdrains)

10

NOTES PERTAINING TO DRAIN INLETS

A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKKA-SET AS MANUFACTURED BY THE SIKKA CHEMICAL CORP.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

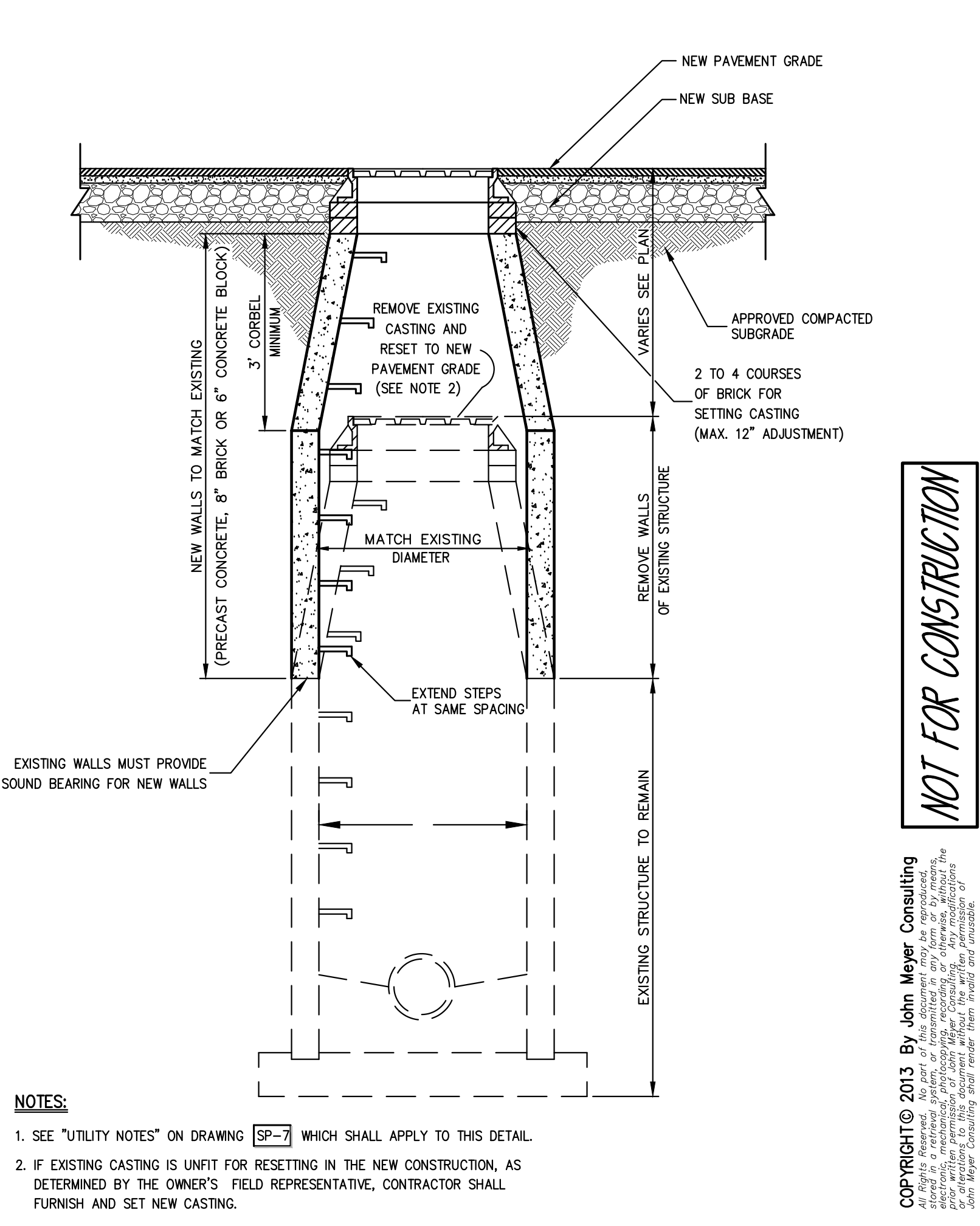
NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

C-2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

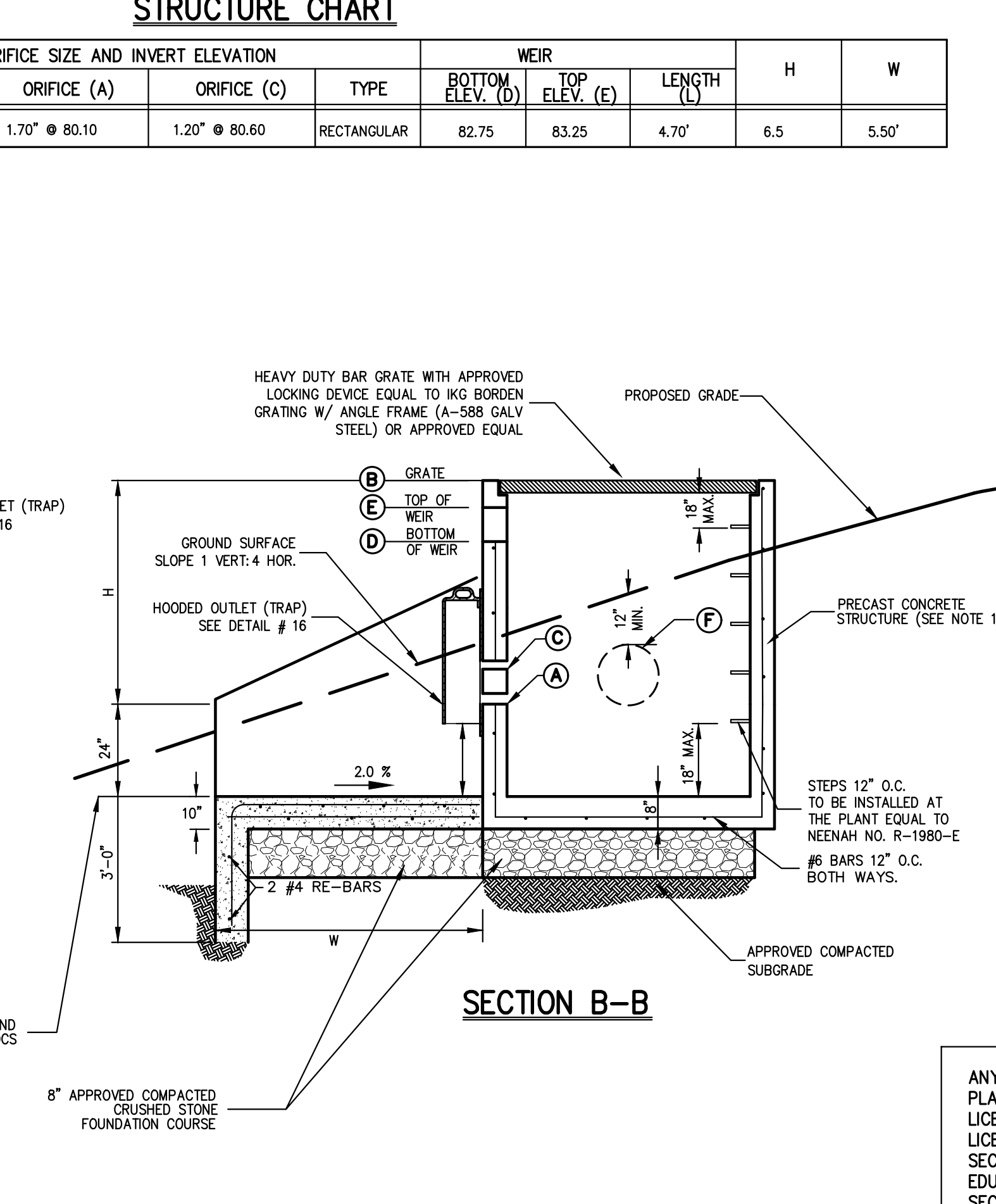
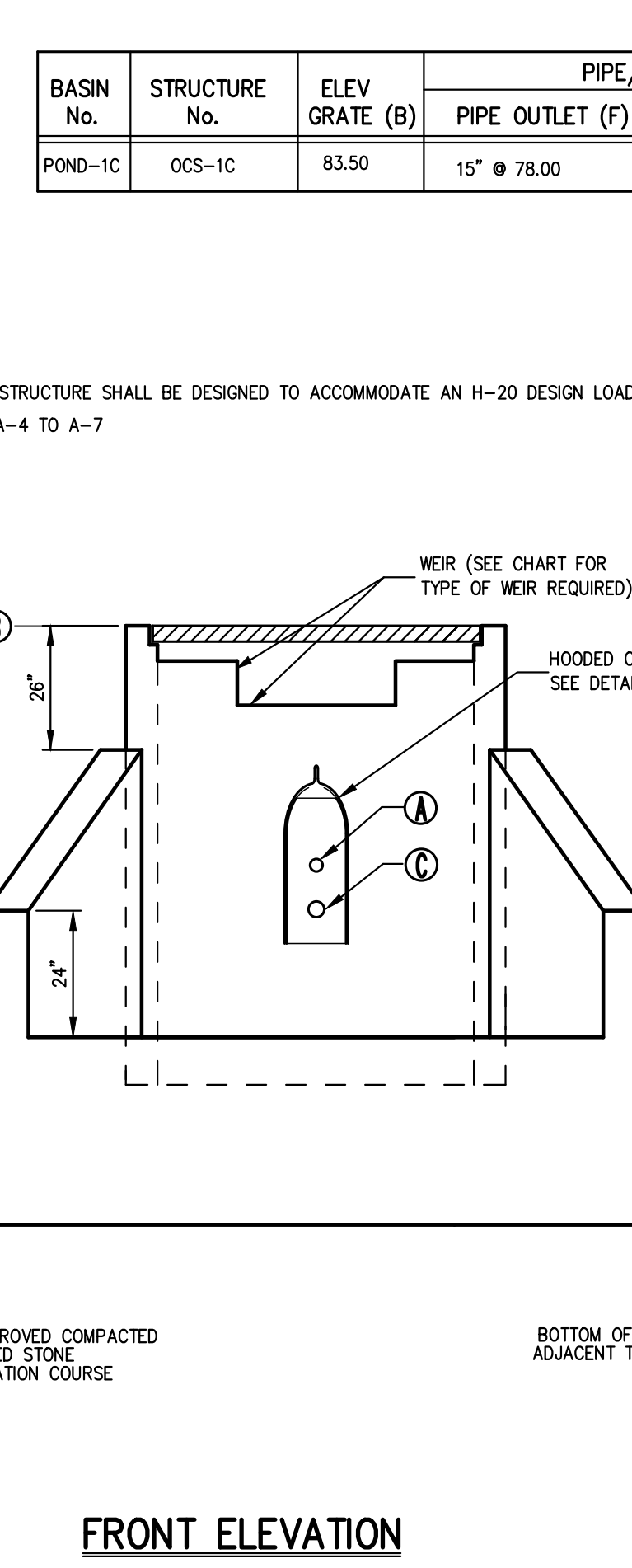
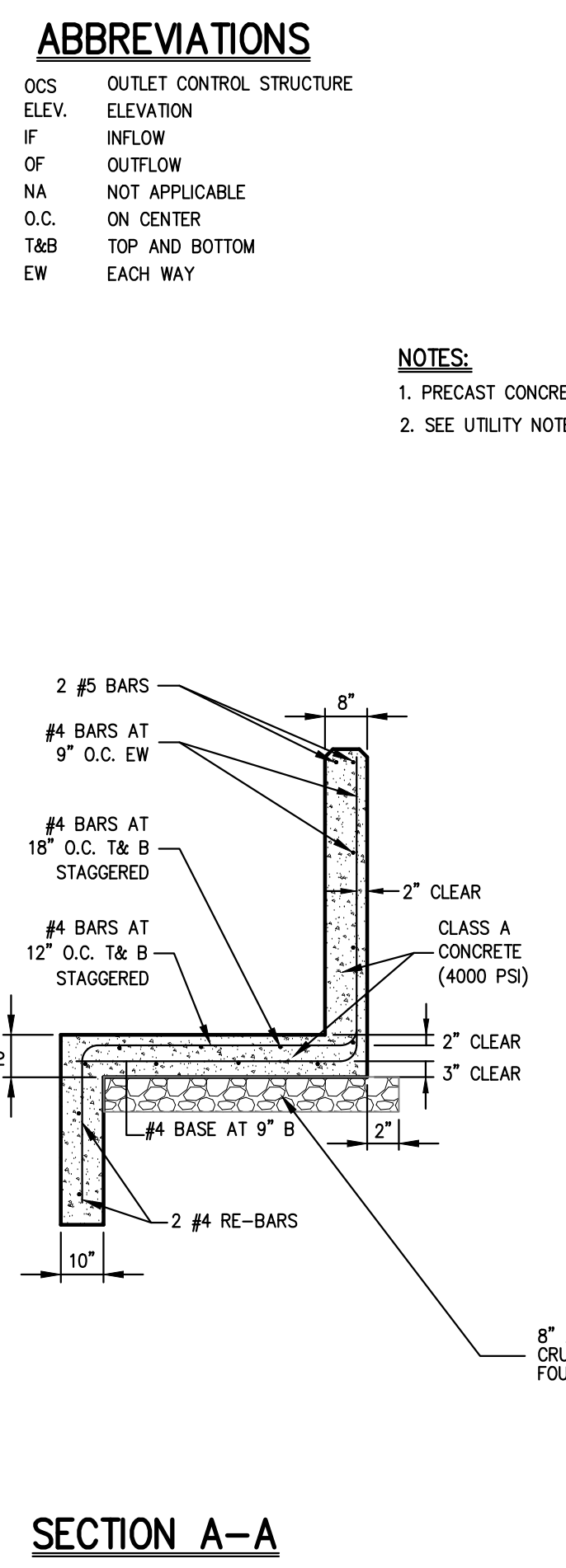
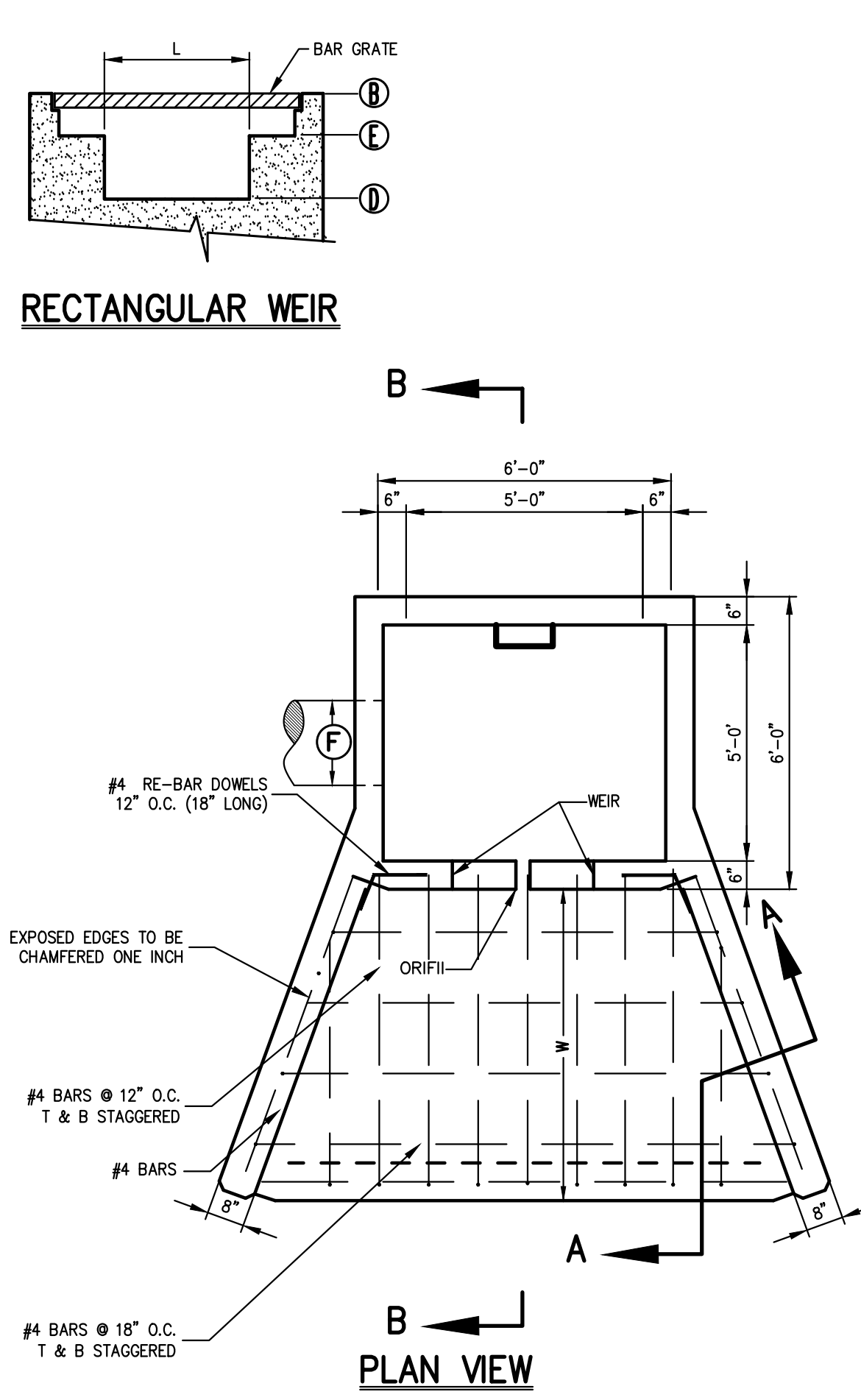
UTILITY NOTES

11



EXISTING MANHOLE RECONSTRUCTED AND RAISED

12



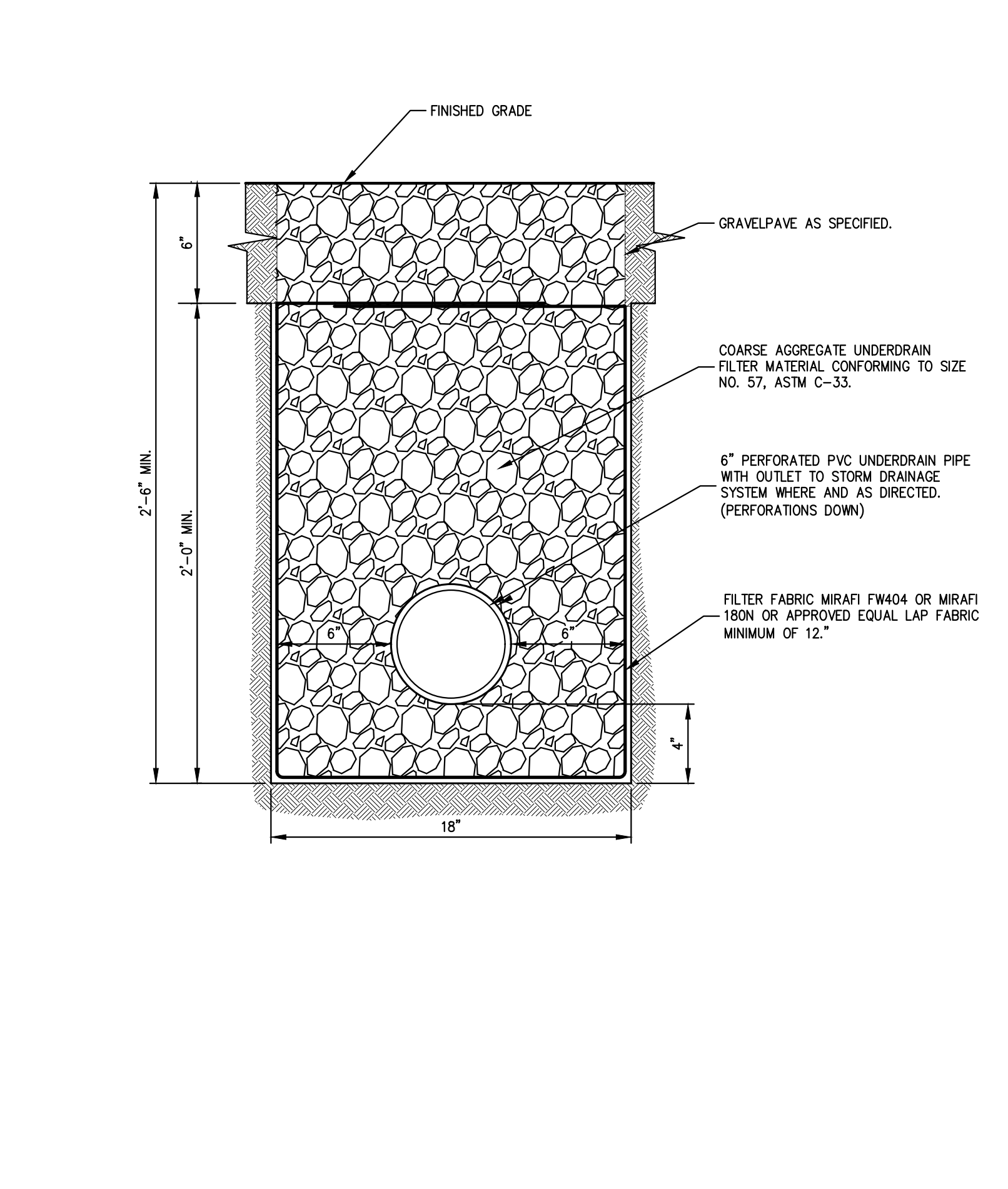
OUTLET CONTROL STRUCTURE
(Square)

13

STRUCTURE CHART

BASIN No.	STRUCTURE No.	ELEV. GRADE (B)	PIPE/ORIFICE SIZE AND INVERT ELEVATION			WEIR TYPE	WEIR		H	W	
			PIPE OUTLET (F)	ORIFICE (A)	ORIFICE (C)		BOTTOM ELEV. (D)	TOP ELEV. (E)			LENGTH (L)
POND-1C	OCS-1C	83.50	15" Ø 78.00	1.70" Ø 80.10	1.20" Ø 80.60	RECTANGULAR	82.75	83.25	4.70'	6.5	5.50'

13



PIPE UNDERDRAIN
(EXPOSED GRAVEL)

14

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

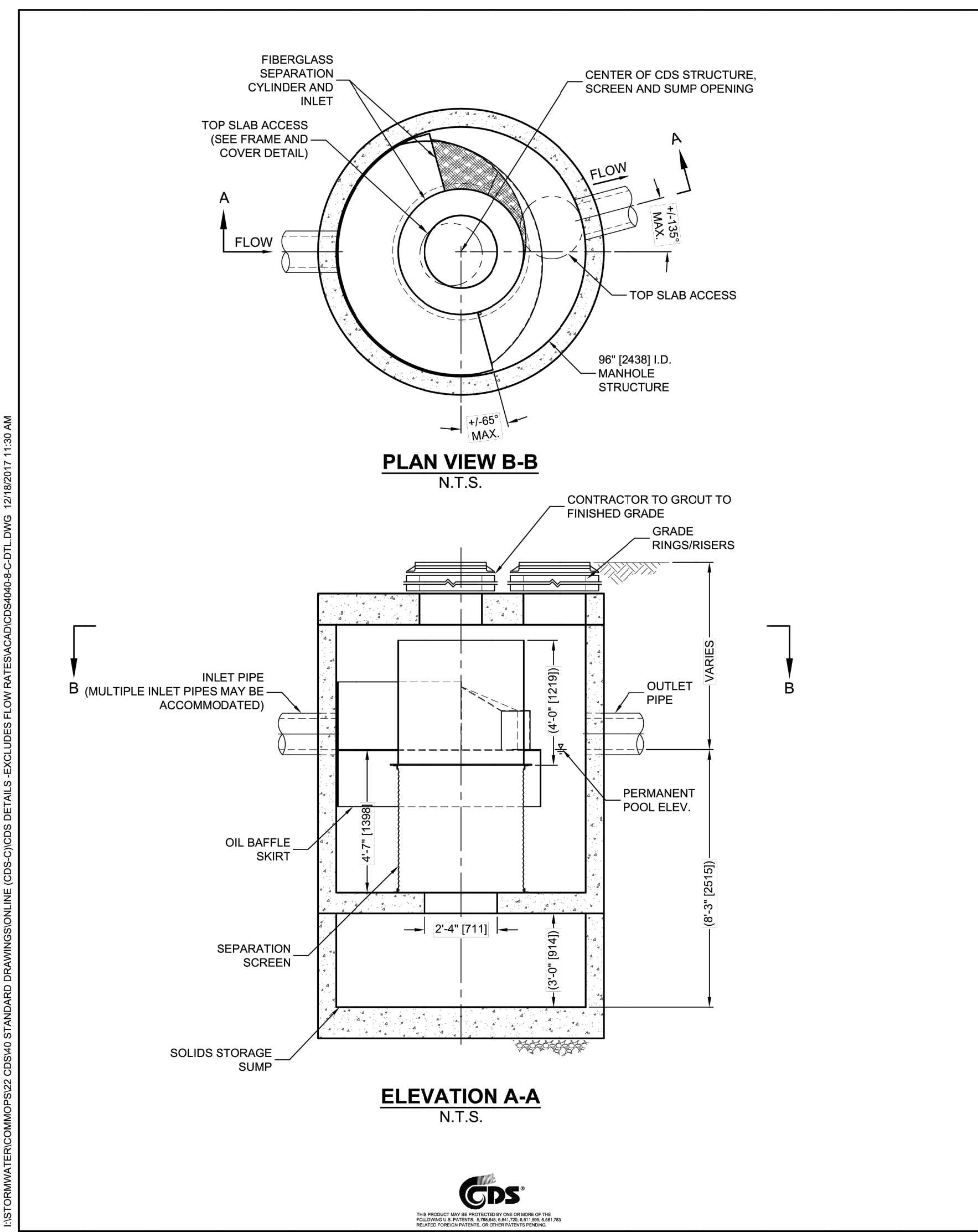
APPLICATION NO. **RAMLAND HOLDINGS, LLC**
 96 FRENEAU AVENUE
 MATATAWAN, NEW JERSEY 07747
 ARCHITECT: **MICHELLE DROLETTE ARCHITECT, LLC**
 129 EAST HIGH STREET
 HELLETTOWN, PA 18055

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - BRIDGEVIEW, NY 10514
 voice 914.273.8225 - fax 914.273.2102
 www.jmcpilc.com

JMC
CONSTRUCTION DETAILS
DATA CENTER BUILDING EXPANSION
 TOWN OF ORANGE TOWN, NEW YORK

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Date: **RR** Approved: **BD**
 Scale: **NOT TO SCALE**
 Date: **10/18/2022**
 Project No: **13016**
 1306-GENS C-901
 Drawing No: **C-901**



CDS4040-8-C DESIGN NOTES

THE STANDARD CDS4040-8-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE/SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION
SEDIMENT WEIR FOR NADEP/NUCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/S)			
PEAK FLOW RATE (CFS OR L/S)			
RETURN PERIOD OF PEAK FLOW (YRS)			
SCREEN APERTURE (2400 OR 4700)			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
RIM ELEVATION			
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH (I) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

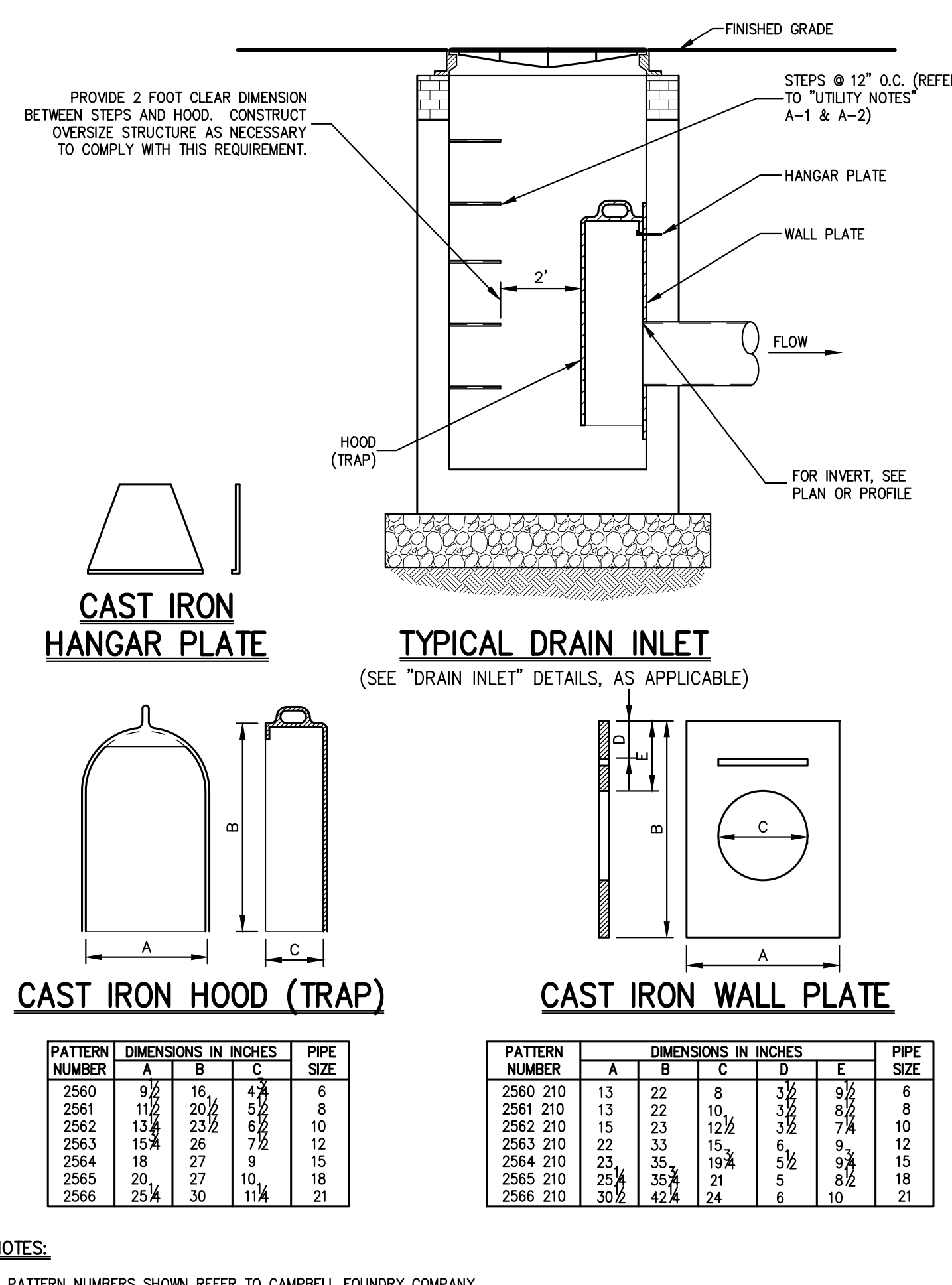
- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9035 Centre Pointe Dr., Suite 400, West Chester, OH 45399
900-338-1122 613-445-7000 613-945-7993 FAX

CDS4040-8-C
INLINE CDS
STANDARD DETAIL

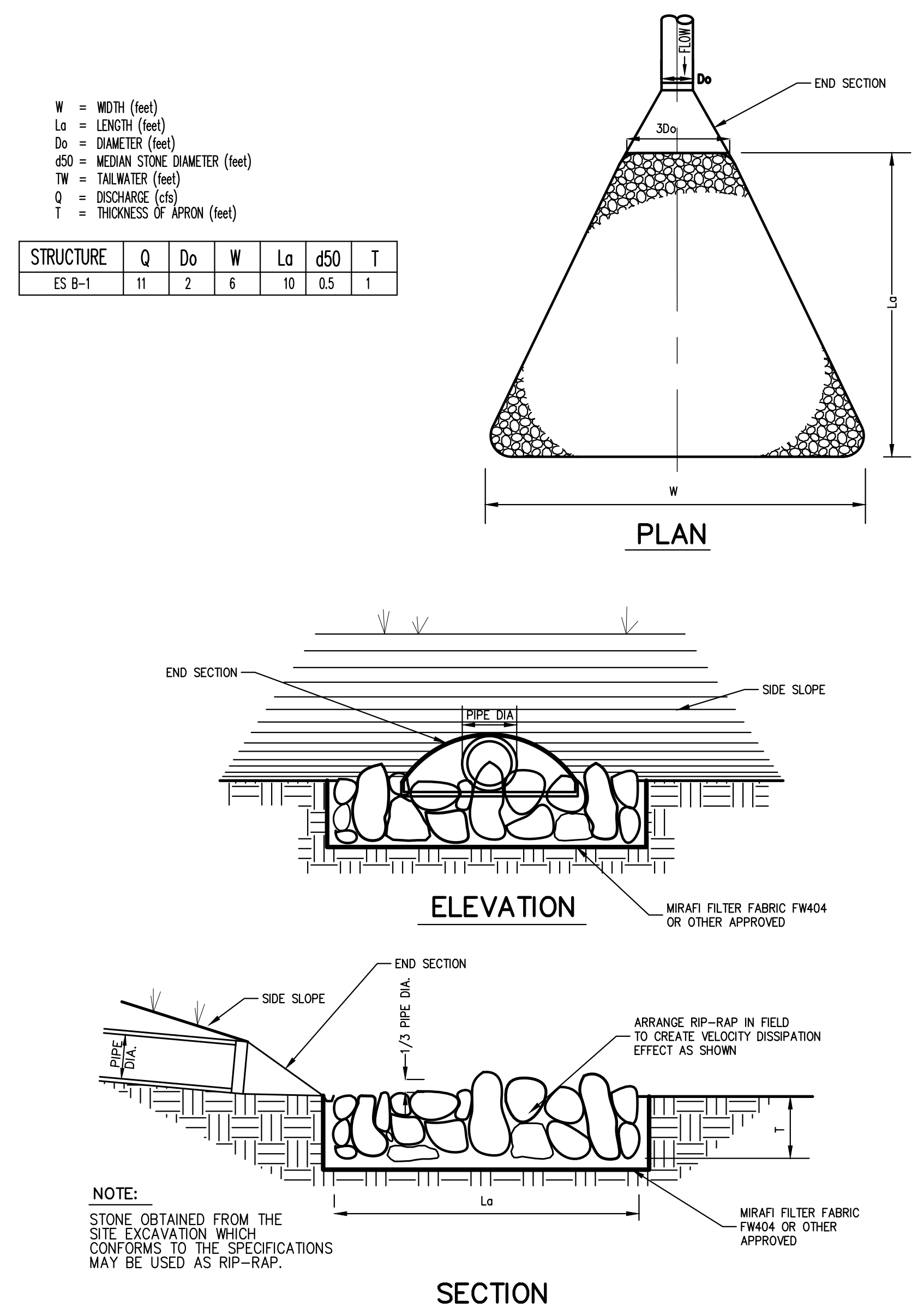
CONTECH CDS 4040

15



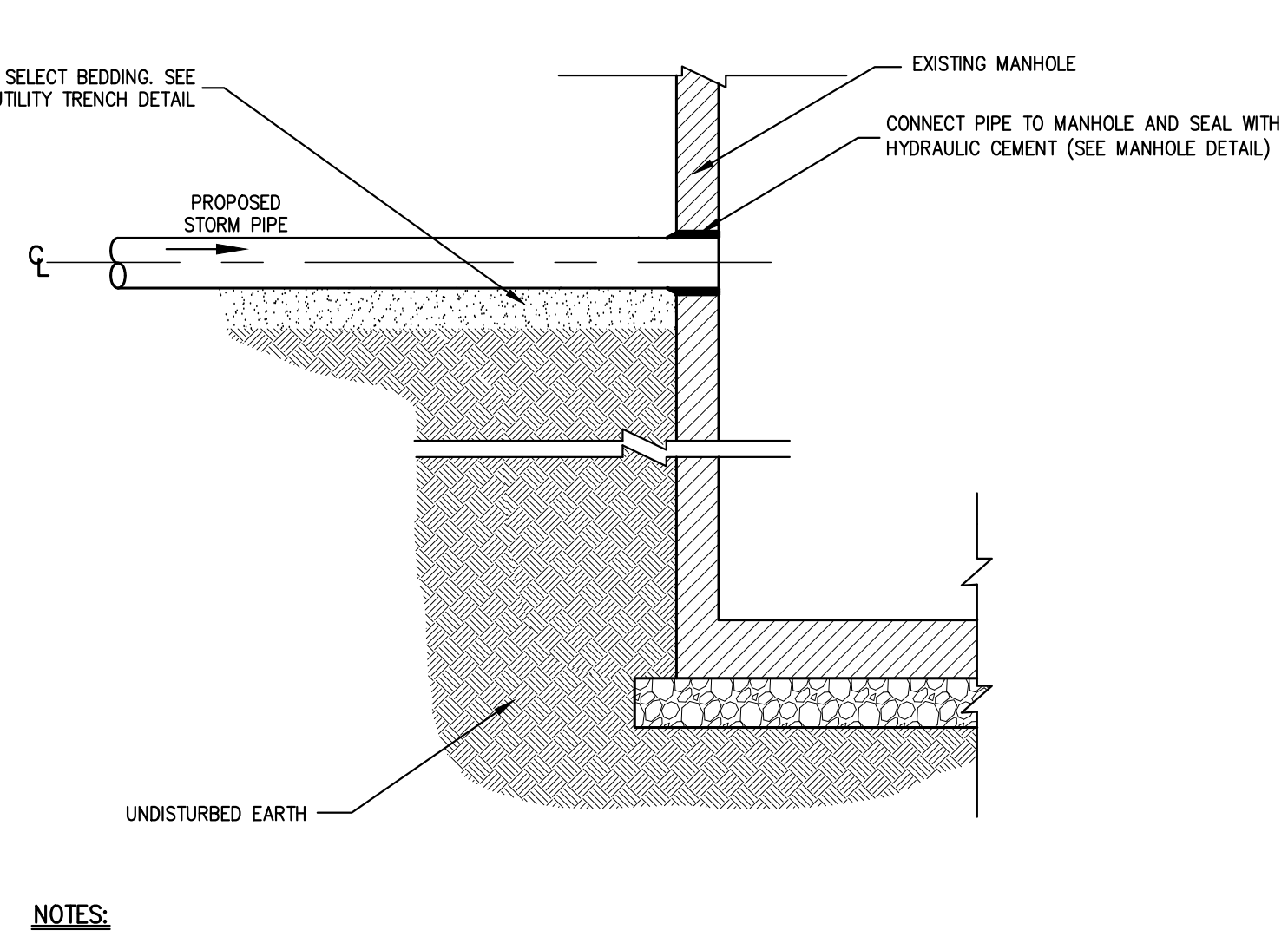
HOODED OUTLET (TRAP)

16



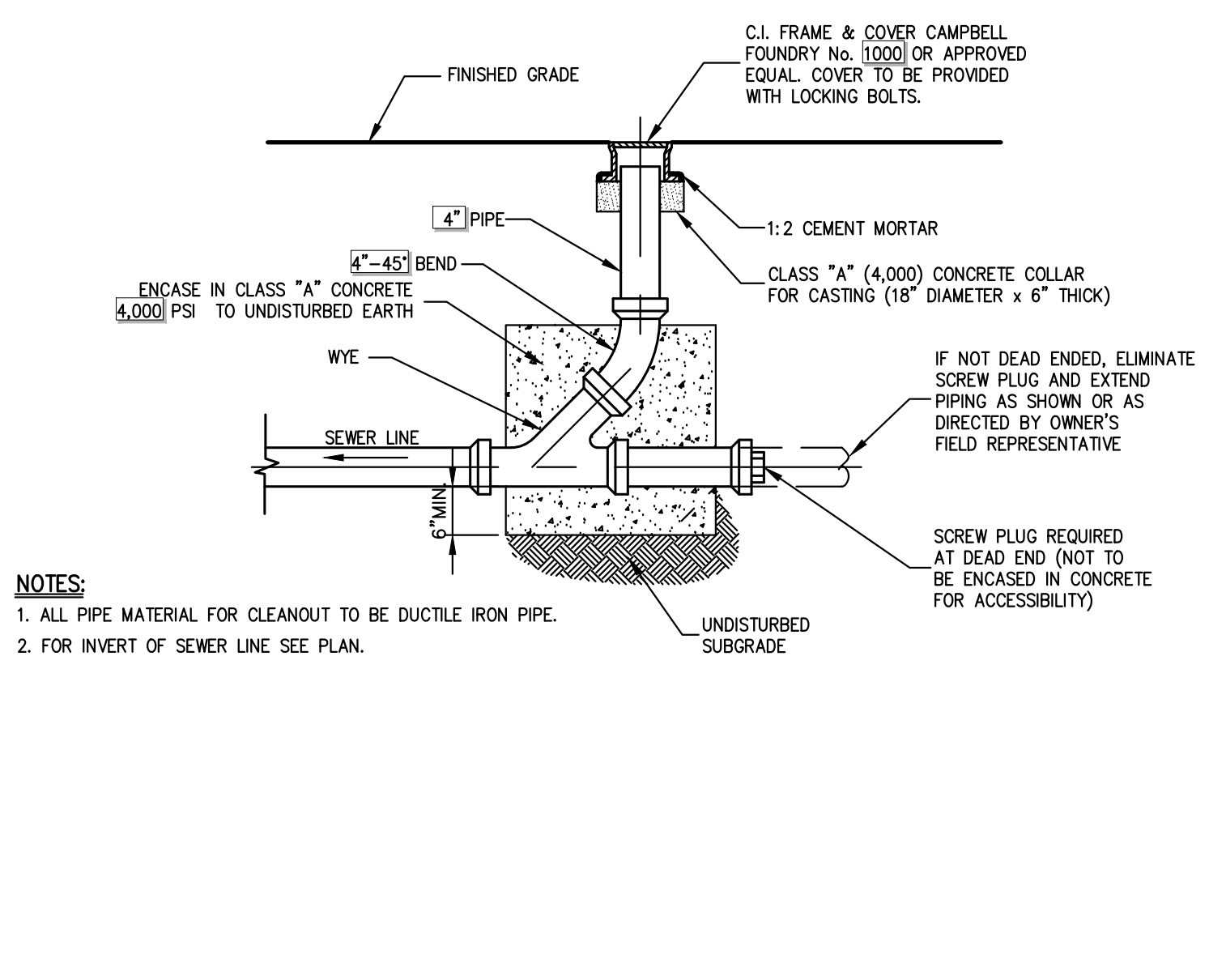
ROCK OUTLET PROTECTION

17



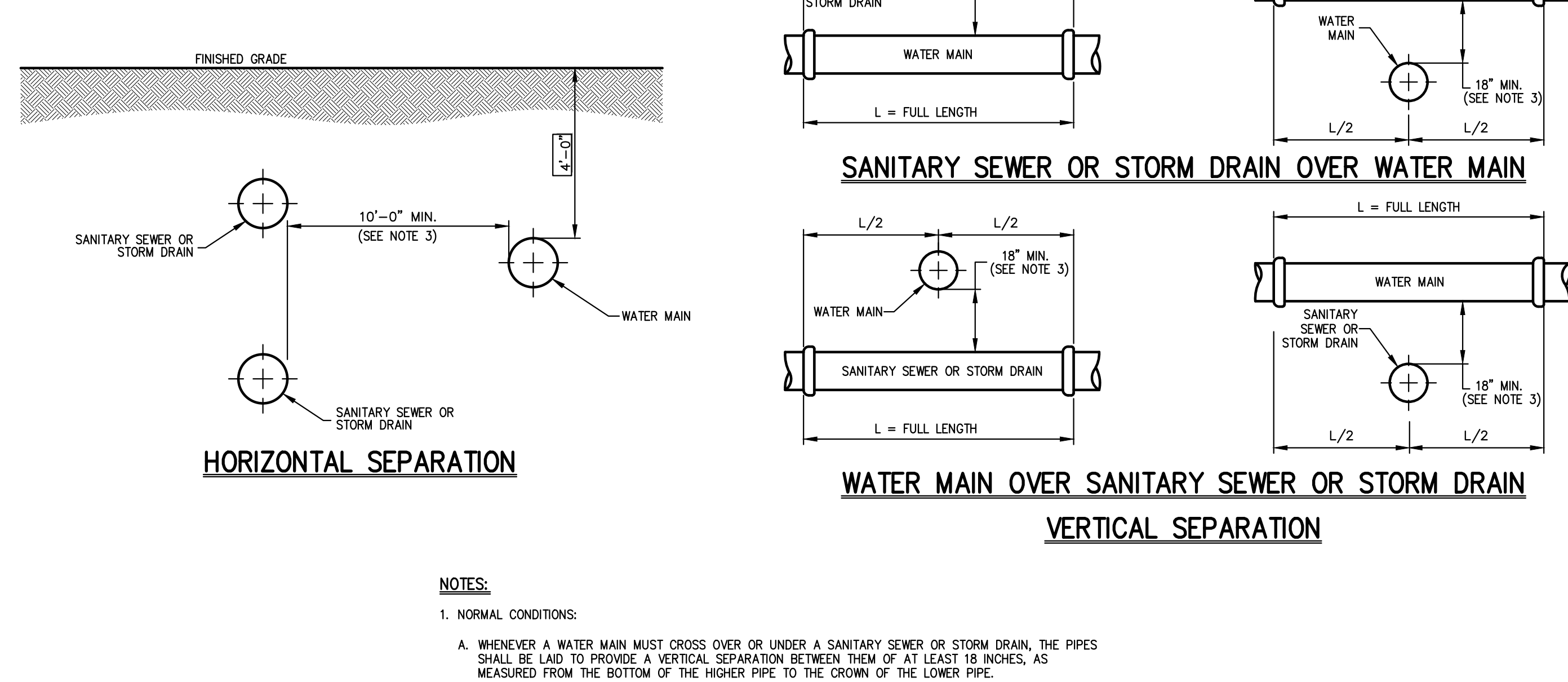
STORM PIPE CONNECTION AT EXISTING MANHOLE

18



CLEANOUT W/O MANHOLE

20



SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES

21

NOT FOR CONSTRUCTION

APPLICANT/OWNER:
RAWLAND HOLDINGS, LLC
96 FRENEAU AVENUE
MATATAWAN, NEW JERSEY 07747

ARCHITECT:
MICHELLE DROLETTE ARCHITECT, LLC
129 EAST HIGH STREET
HELLERTOWN, PA 18055

DATE: 03/31/2023
BY: BD

REVISION:

No.	Revision	Date
1.	REVISED PER PRC COMMENTS	05/02/2023
2.	REVISED PER TOWN COMMENTS	05/02/2023

Scale: NOT TO SCALE
Project No.: 13016
Drawing No.: C-902

State of New York Professional Engineer Seal:
J.M.C. Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
J.M.C. Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARTHUR, NY 10504
voice 914.273.6225 • fax 914.273.2102
www.jmcpic.com

J.M.C.

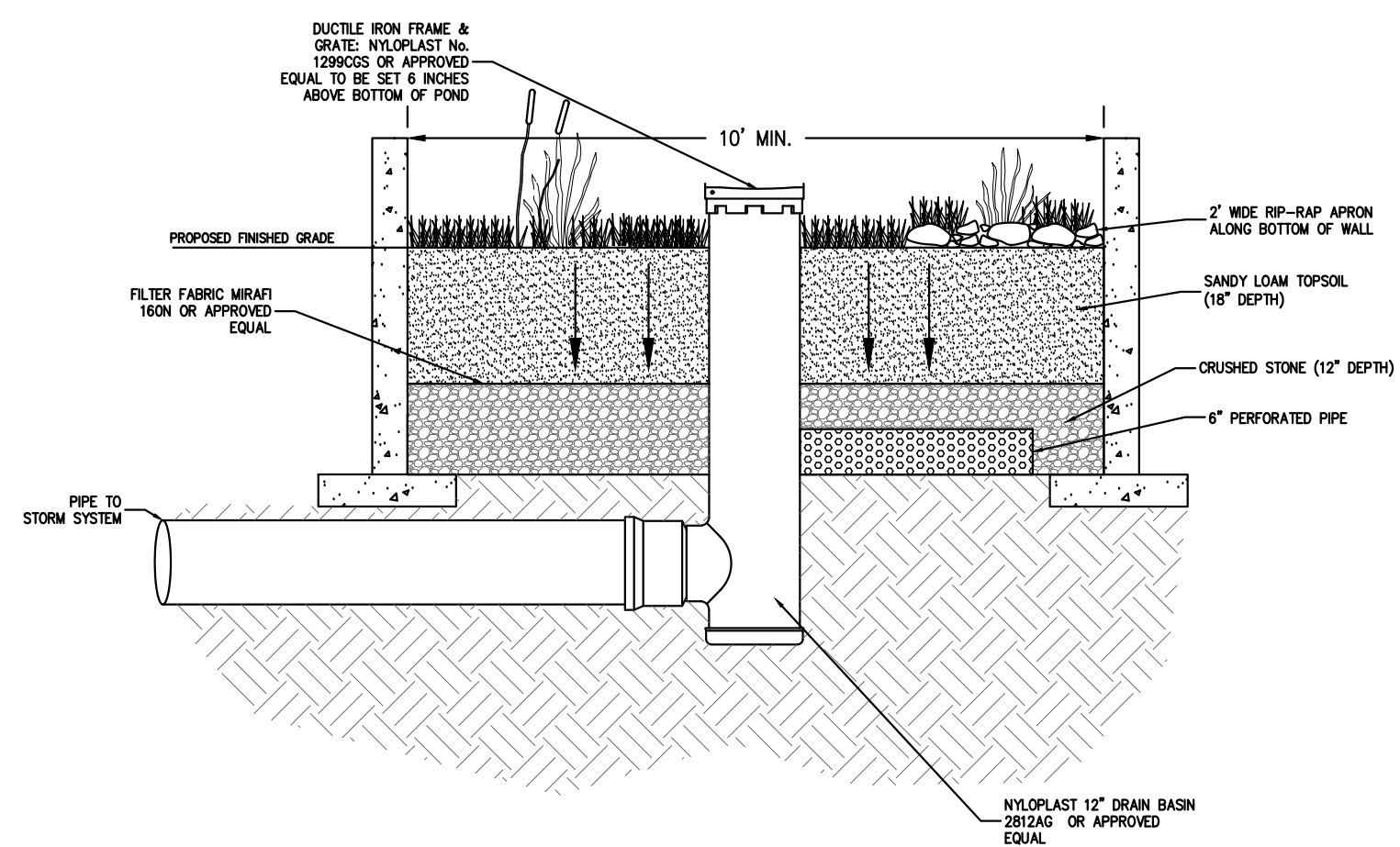
CONSTRUCTION DETAILS

DATA CENTER BUILDING EXPANSION

1 RAWLAND ROAD
TOWN OF ORANGE TOWN, NEW YORK

State of New York Professional Engineer Seal:
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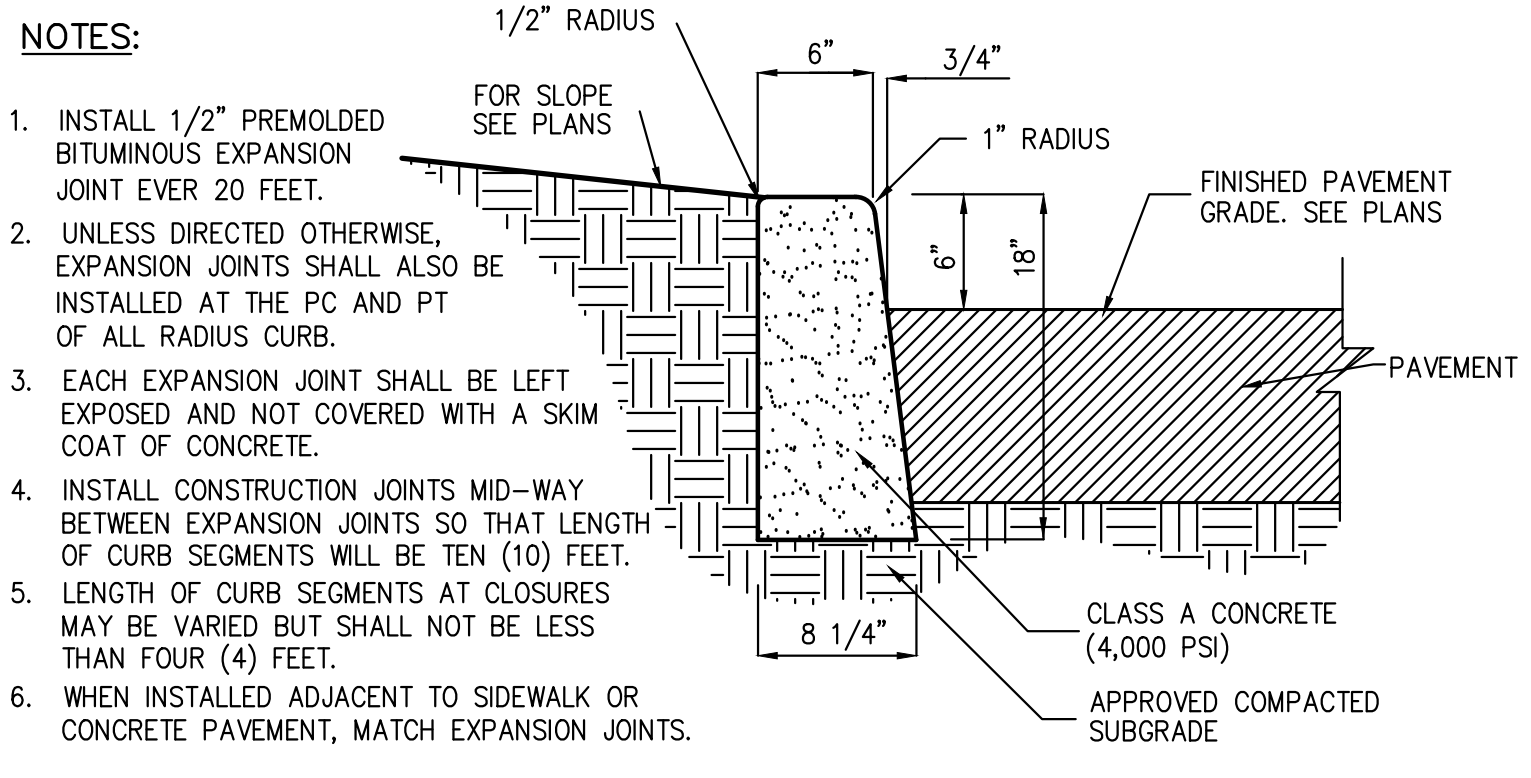
Scale: NOT TO SCALE
Project No.: 13016
Drawing No.: C-902



- NOTES:**
- FLOW-THROUGH AND INFILTRATION STORMWATER PLANTERS SHOULD NOT RECEIVE DRAINAGE FROM IMPERVIOUS AREAS GREATER THAN 15,000 SQUARE FEET.
 - INFILTRATION PLANTERS SHOULD BE LOCATED A MINIMUM DISTANCE OF TEN FEET FROM STRUCTURES.
 - RIP-RAP MUST BE PLACED BELOW DOWNSPOUTS OR WHERE STORMWATER ENTERS THE PLANTER TO PREVENT EROSION.
 - STORMWATER PLANTERS ARE DESIGNED TO POND WATER LESS THAN 12 HOURS, WITH A MAXIMUM OF PONDING DEPTH OF 12 INCHES.
 - FLOW-THROUGH AND INFILTRATION PLANTERS MUST HAVE A MINIMUM WIDTH OF 1.5 AND 2.5 FEET, RESPECTIVELY.
 - SOILS SPECIFICATIONS FOR THE STORMWATER PLANTERS GROWING MEDIUM SHOULD ALLOW AN INFILTRATION RATE OF 2 INCHES PER HOUR, AND 5 INCHES AN HOUR FOR THE DRAINAGE LAYER.
 - SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
 - THE GROWING MEDIUM DEPTH FOR ALL THREE STORMWATER PLANTERS TYPES SHOULD BE AT LEAST 18 INCHES. GROWING MEDIA SHOULD BE A UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE) AND 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE.
 - FOR INFILTRATION AND FLOW-THROUGH PLANTERS THE DRAINAGE LAYER SHOULD HAVE A MINIMUM DEPTH OF 12 INCHES. DRAINAGE LAYER SHOULD BE CLEAN SAND WITH 100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE.
 - A MINIMUM INFILTRATION DEPTH OF 3 FEET SHOULD BE PROVIDED BETWEEN THE BOTTOM OF THE INFILTRATION PRACTICE AND ANY IMPERMEABLE BOUNDARIES, SUCH AS THE SEASONAL HIGH GROUNDWATER LEVEL OR ROCK.
 - INFILTRATION PLANTERS MUST BE DESIGNED AND CONSTRUCTED WITH NO LONGITUDINAL OR LATERAL SLOPE.

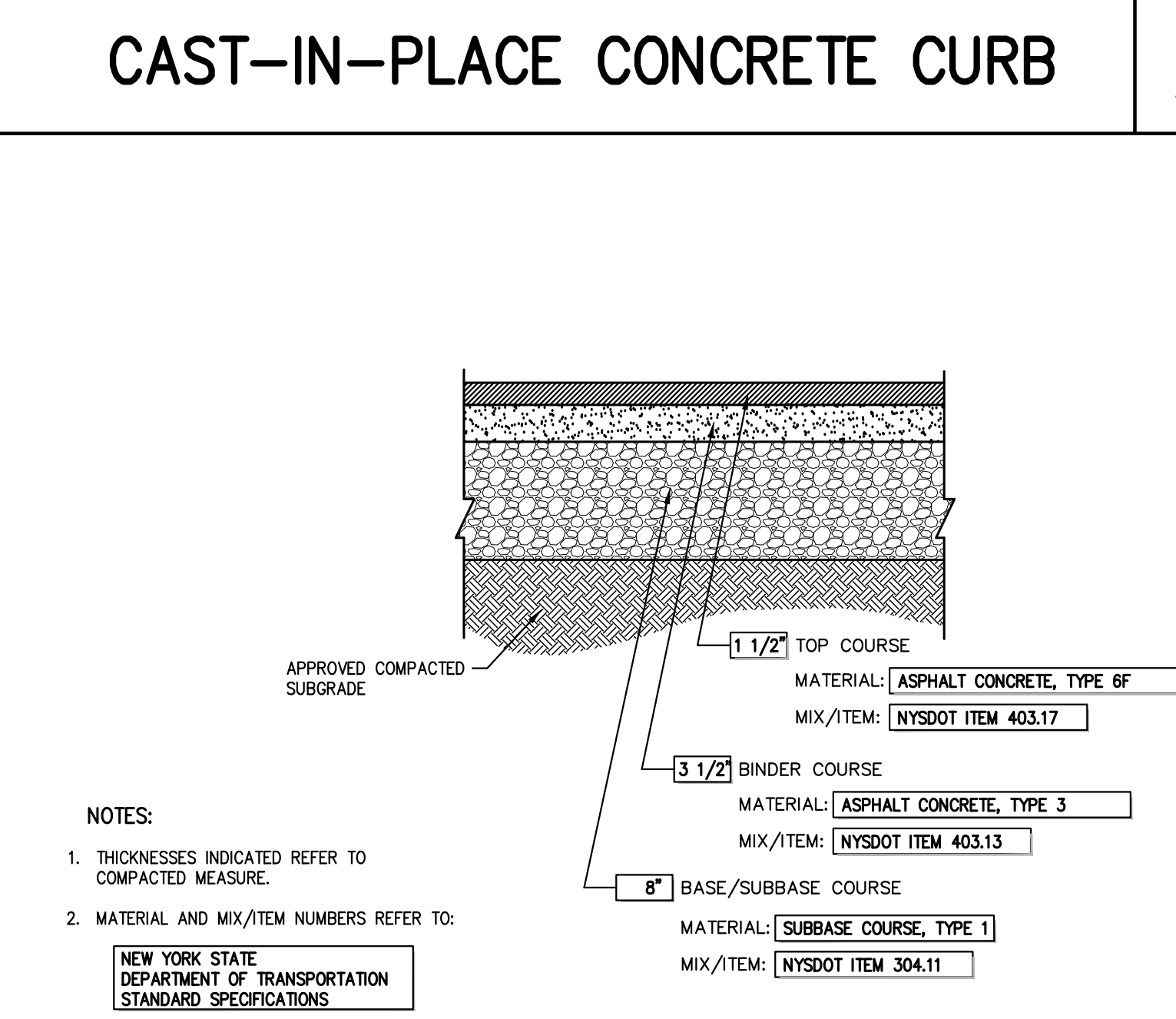
INFILTRATION STORMWATER PLANTER
(WITH UNDER DRAIN)

22



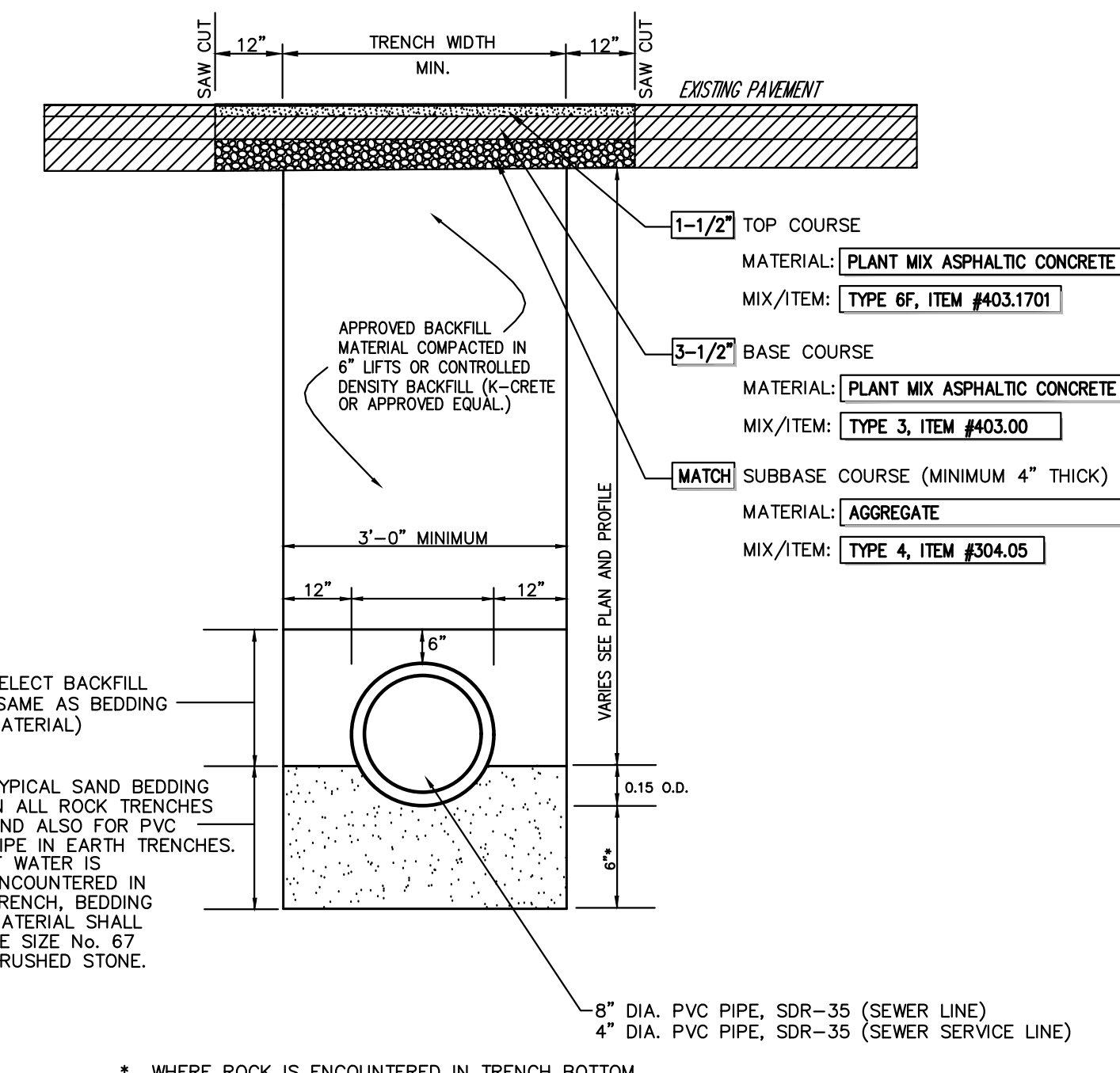
CAST-IN-PLACE CONCRETE CURB

23



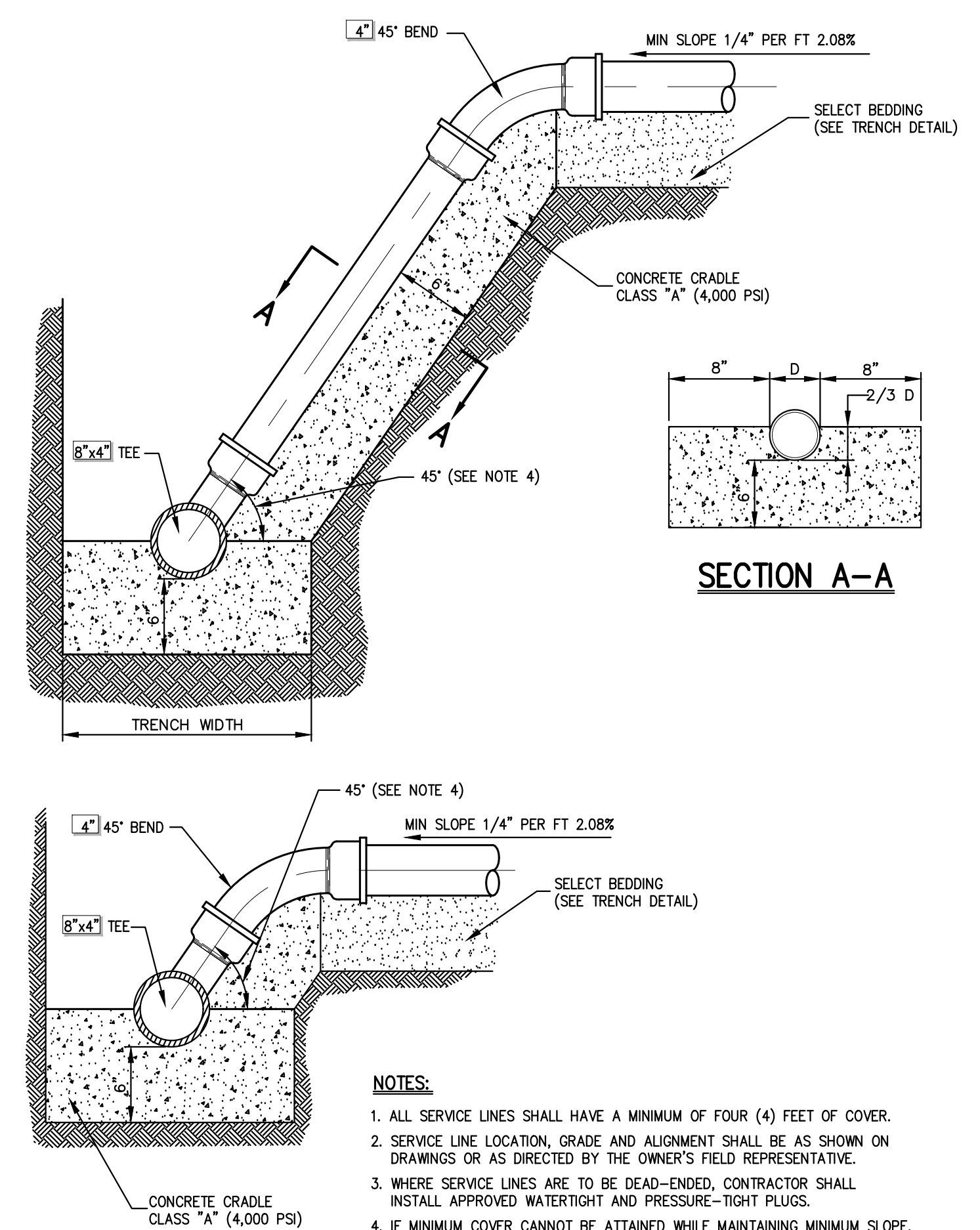
SITE PAVEMENT
(Heavy Duty)

24



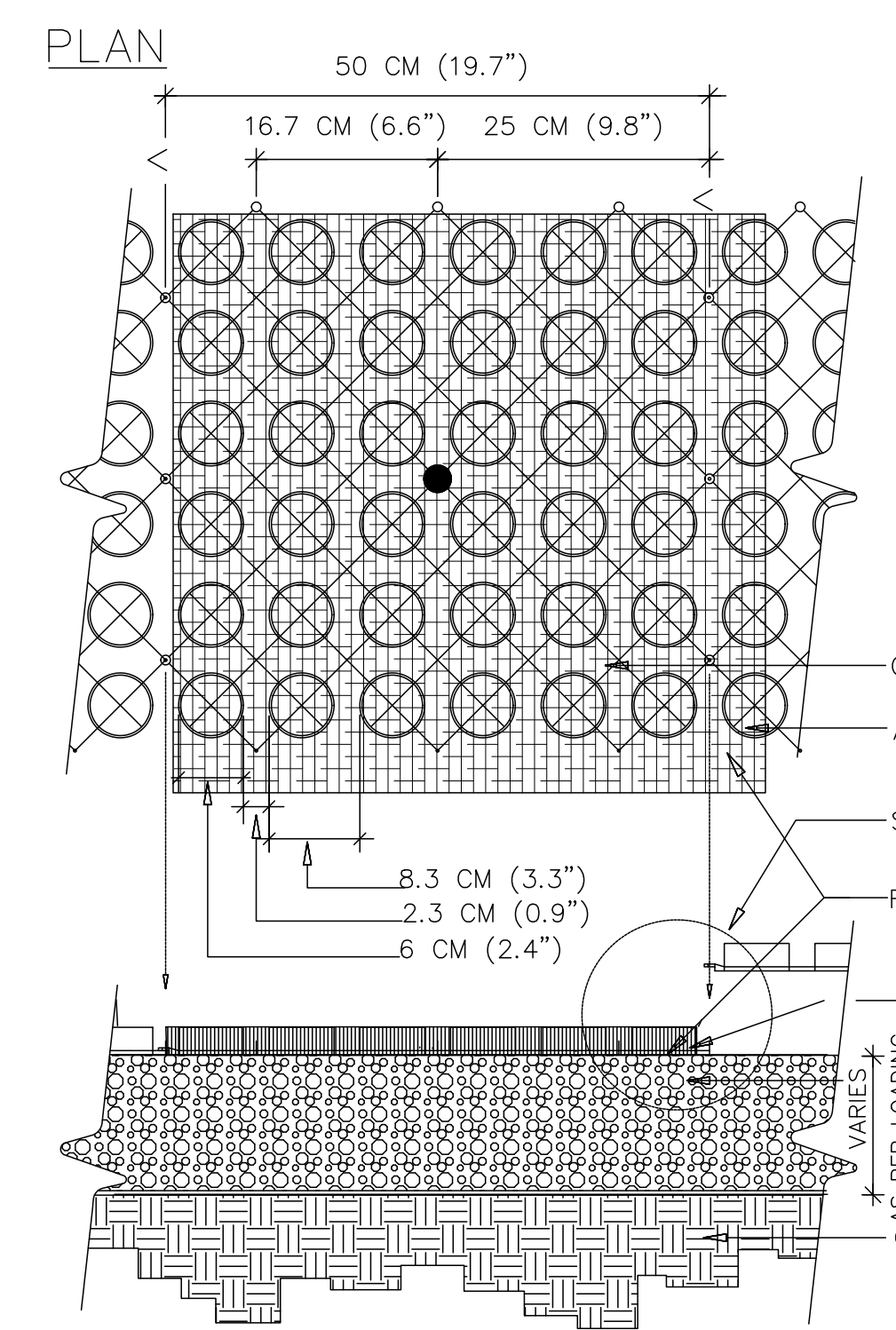
TRENCH PAVEMENT REPLACEMENT

25



SANITARY SEWER SERVICE CONNECTION

26



- SPECIFICATIONS**
- UNITS**
UNIT SIZE - 50 CM X 50 CM X 2.5 CM OR 1 M X 1 M X 2.5 CM (20\"/>

AVAILABLE IN 9 STANDARD ROLL SIZES

UNIT WEIGHT - 538 GRAMS (19 OZ.) OR 2.2 KG (4.8 POUNDS)
STRENGTH - 1121 KG/GM (15,940 PSI)
COLOR - BLACK (STANDARD)
RESIN - 100% POST-CONSUMER RECYCLED HDPE
FABRIC WEIGHT - 1.4 TO 1.7 OZ/SY(47-58 GM/M)
TENSILE - 120 LB/FT (585 KG/M)
FLOW - 275 GAL/MIN/SF (11,200 L/MIN/M)

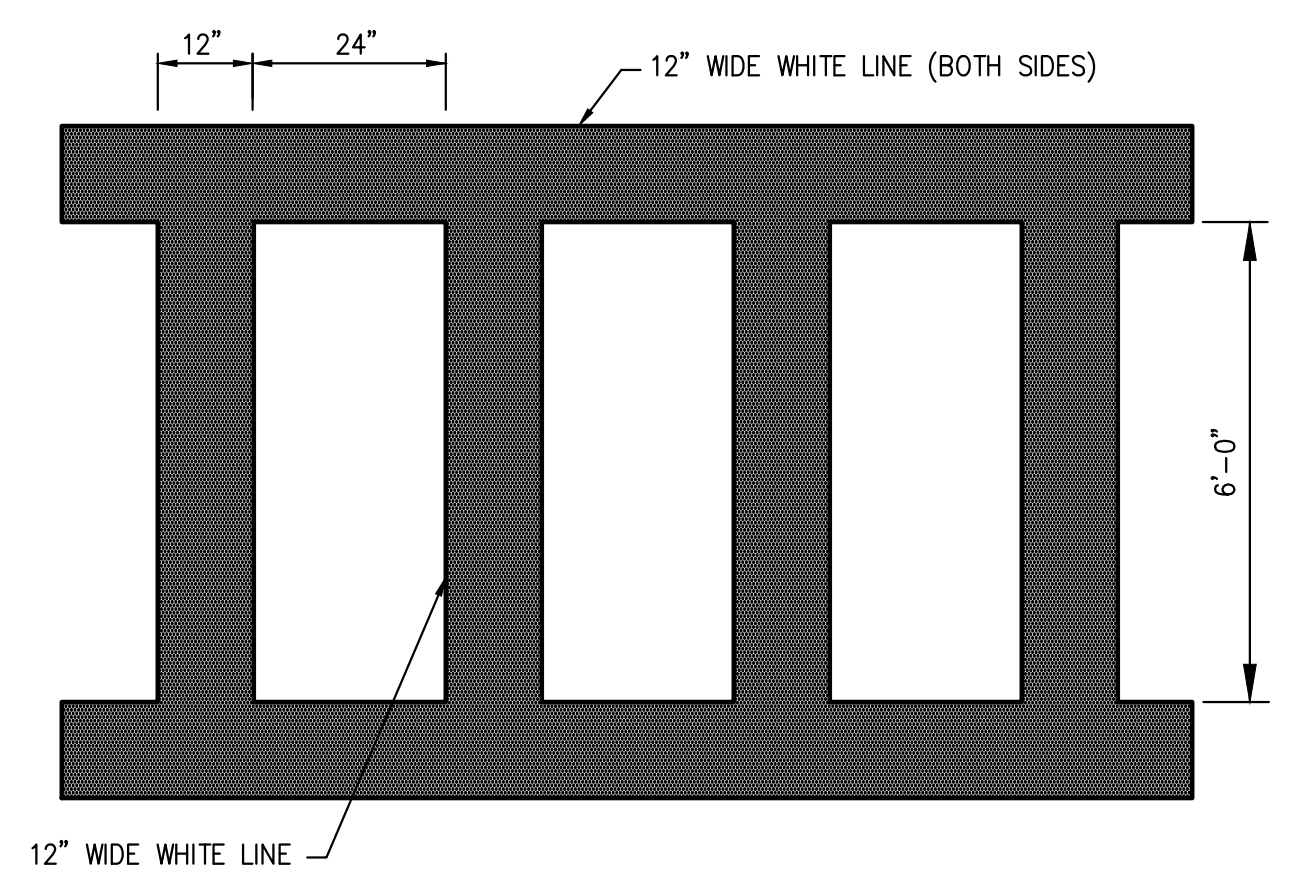
- GRAVELPAVE2
ADJACENT GRAVELPAVE2
SEE ENLARGEMENT BELOW
FILTER FABRIC ATTACHED TO BOTTOM OF GRAVELPAVE2
GRAVELPAVE2 FILLED WITH 3/16\"/>

NOTES:

 - INSTALL AS PER MANUFACTURERS TECHNICAL SPECIFICATIONS AND INSTALLATION PROCEDURES.
 - GRAVEL PAVERS TO WITHSTAND HS-20 LOADING.

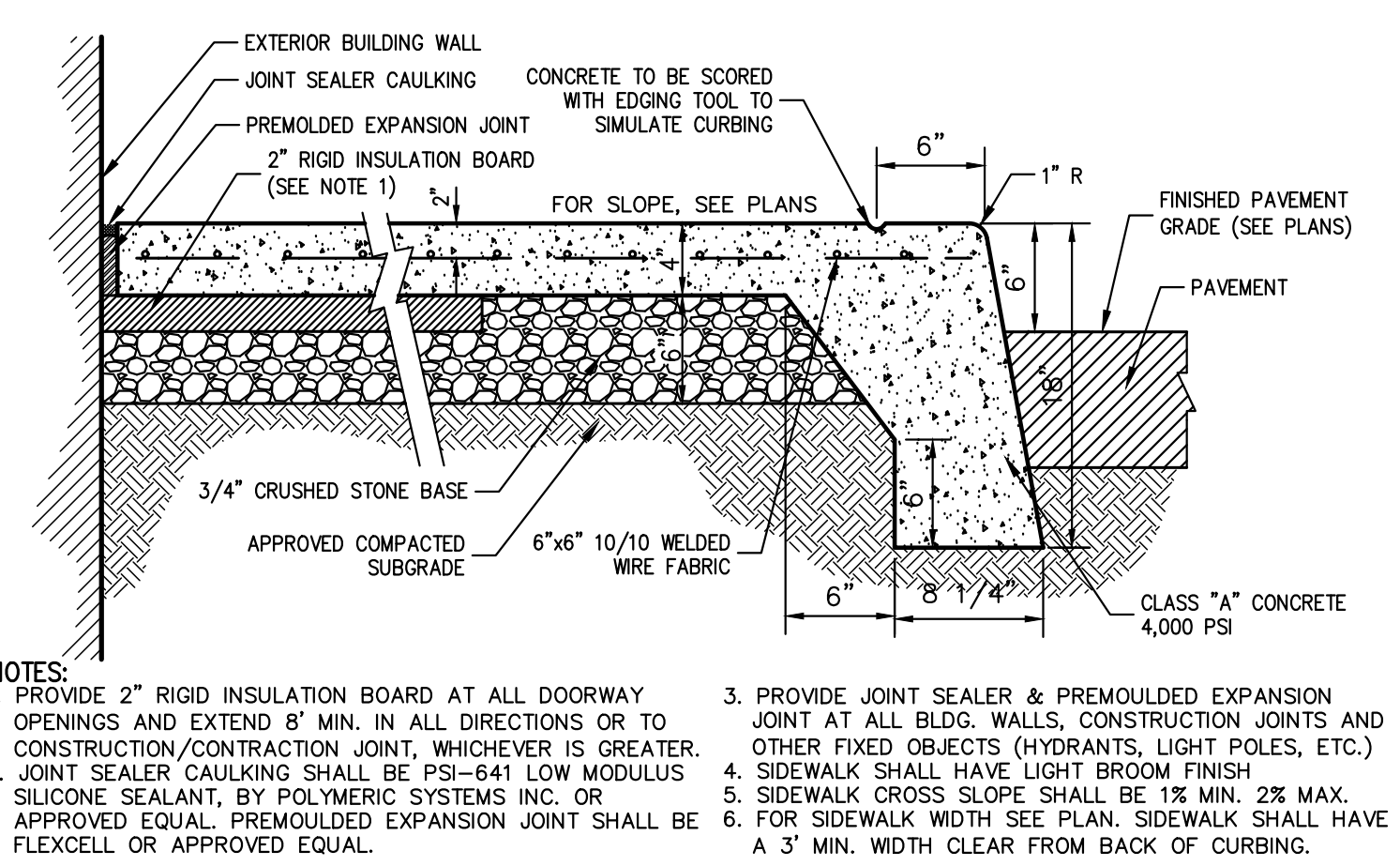
GRAVEL PAVE
(GRAVELPAVE2)

27



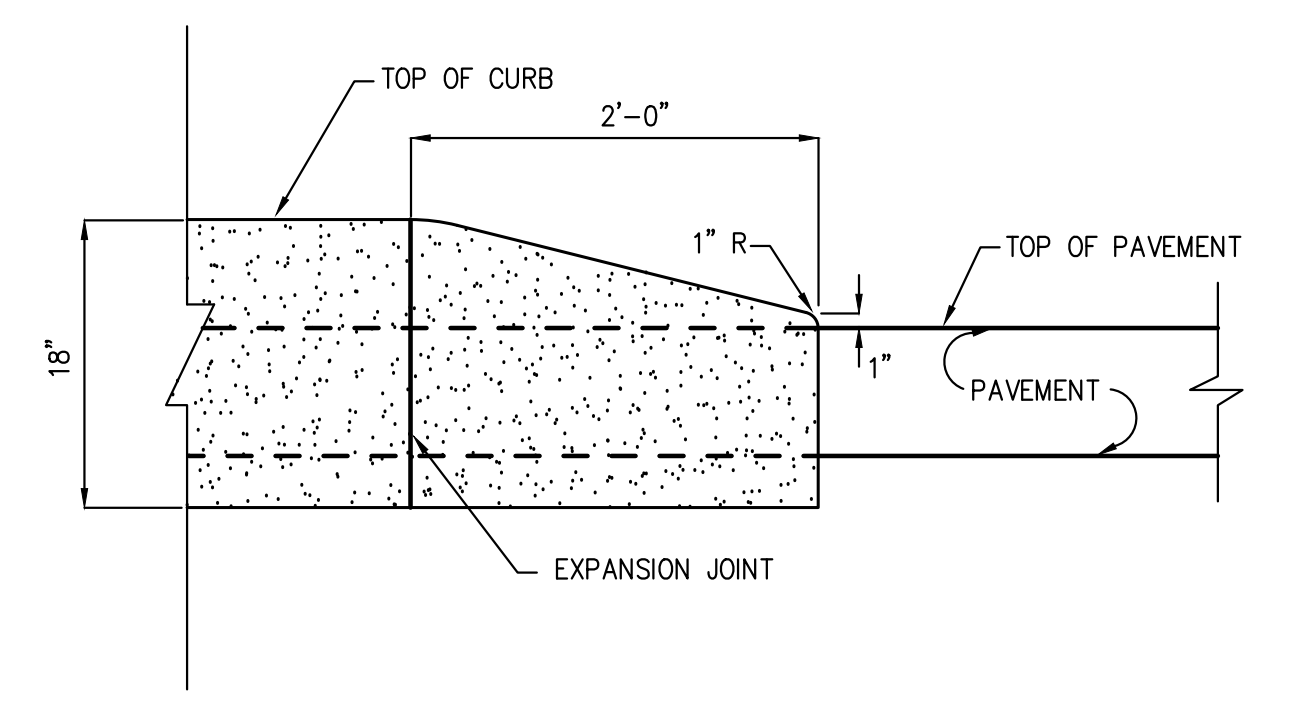
PEDESTRIAN CROSSING

28



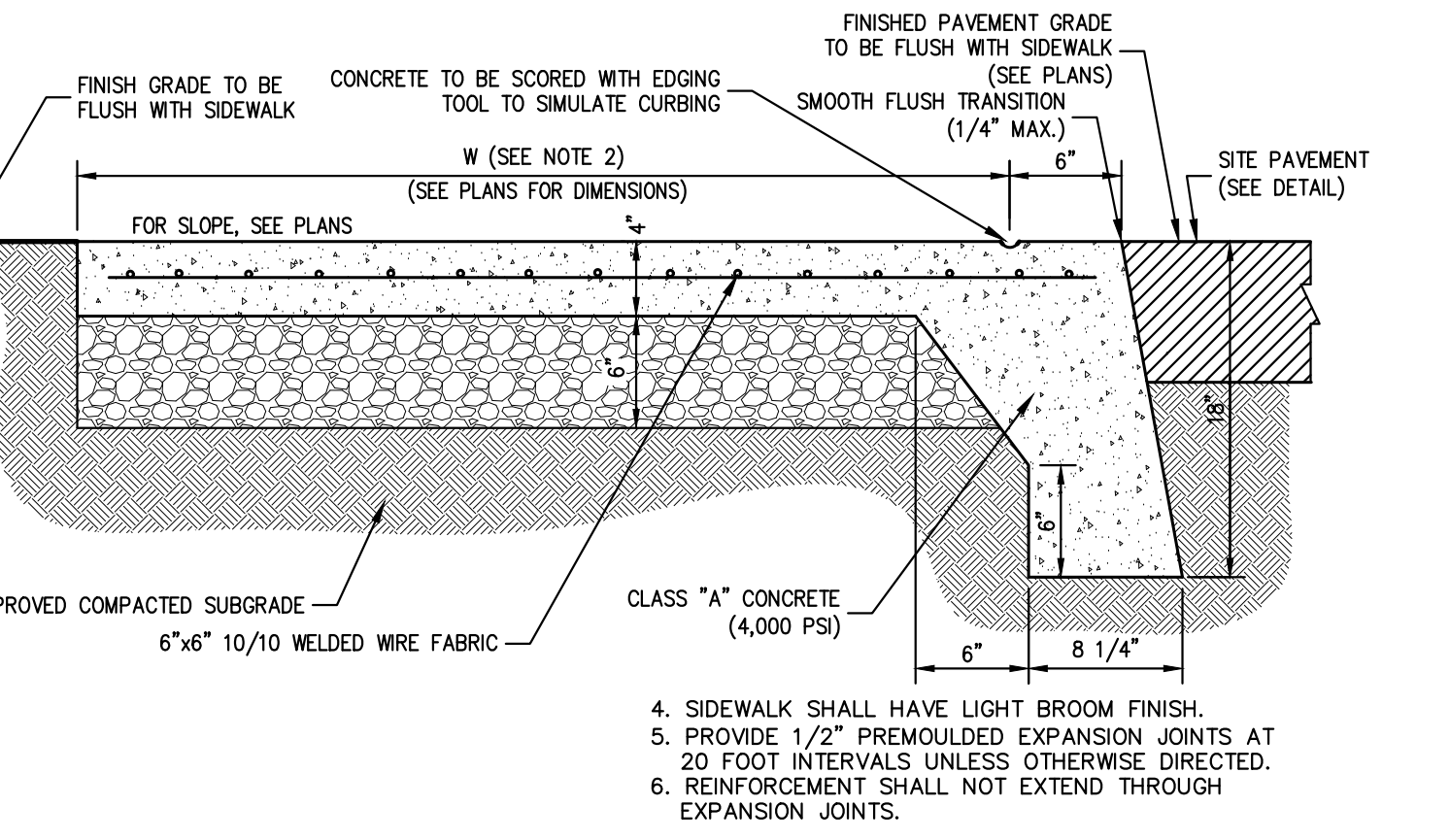
BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK

30



CONCRETE CURB ENDING

29



MONOLITHIC CONCRETE FLUSH CURB AND SIDEWALK

31

NOT FOR CONSTRUCTION

Date	Revision
03/31/2023	BD
05/02/2023	RR
05/02/2023	RR

APPLICANT/OWNER: **RAWLAND HOLDINGS, LLC**
86 FRENEAU AVENUE
MATATAWN, NEW JERSEY 07747

ARCHITECT: **MICHELLE DROLETTE ARCHITECT, LLC**
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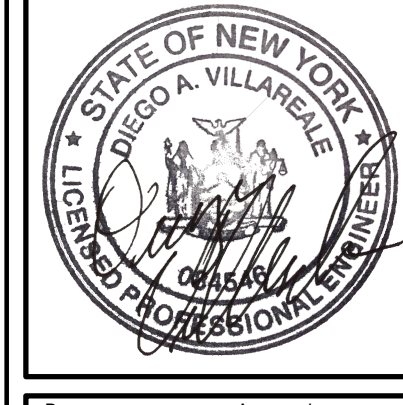
JMC

CONSTRUCTION DETAILS

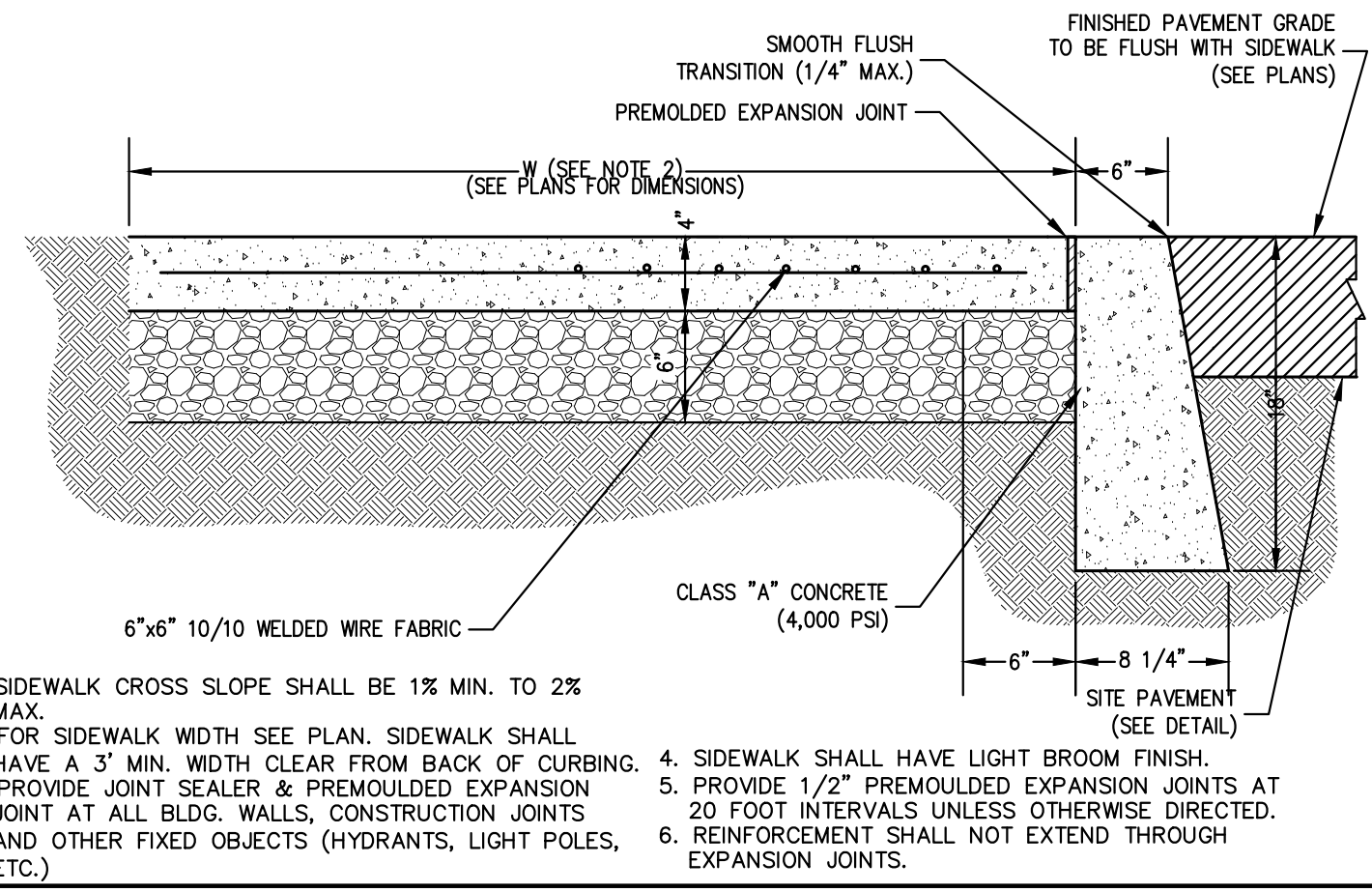
DATA CENTER BUILDING EXPANSION

1 RAWLAND ROAD
TOWN OF ORANGE TOWN, NEW YORK

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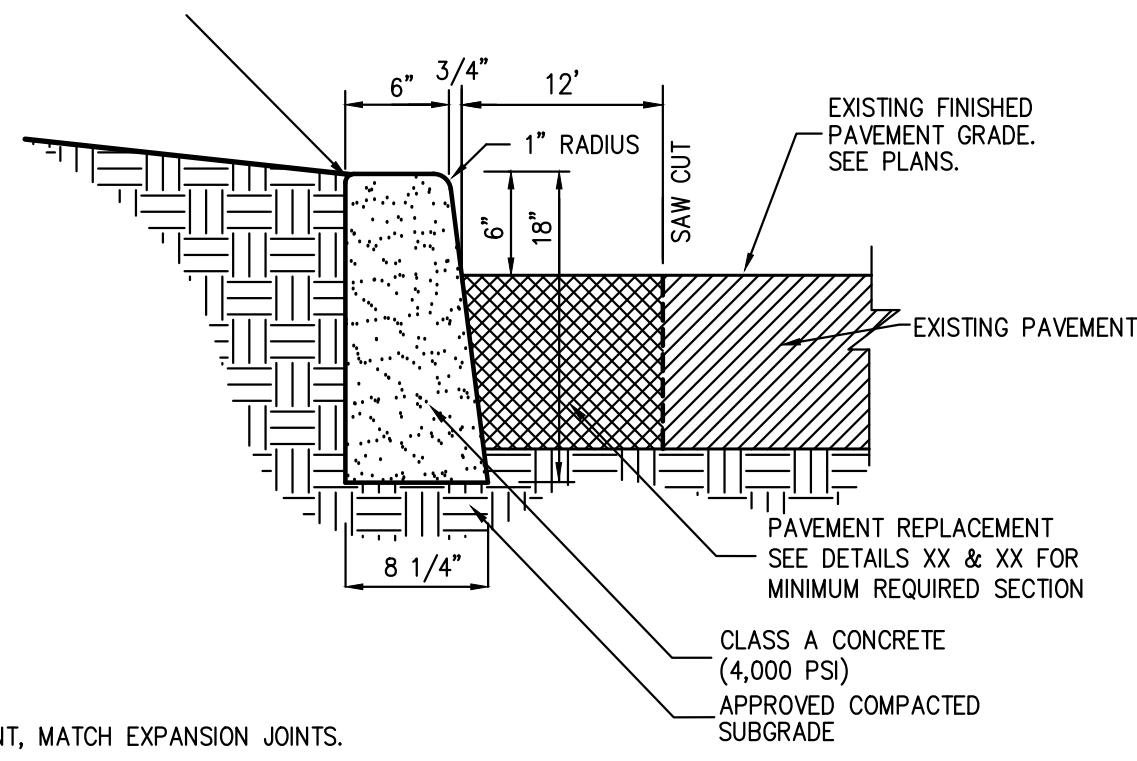
Client:	RR	Approved:	BD
Scale:	NOT TO SCALE		
Date:	10/18/2022		
Project No.:	13016		
1306-GENS:	C-903		
Drawing No.:	C-903		



CONCRETE FLUSH CURB AND SIDEWALK

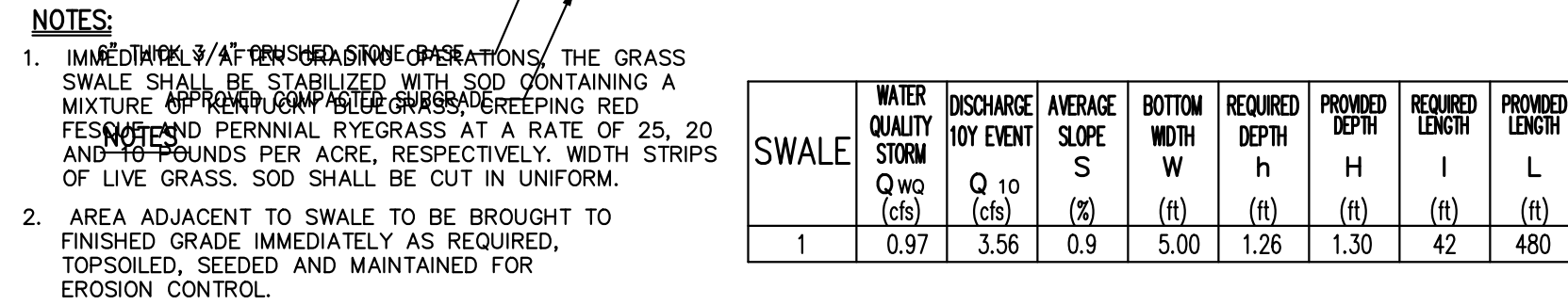
32

- SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
- FOR SIDEWALK WIDTH SEE PLAN, SIDEWALK SHALL HAVE A 3" MIN. WIDTH CLEAR FROM BACK OF CURBING.
- PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.).
- SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
- PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20' FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
- REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.



CAST-IN-PLACE CONCRETE CURB (IN EXISTING PAVEMENT)

33

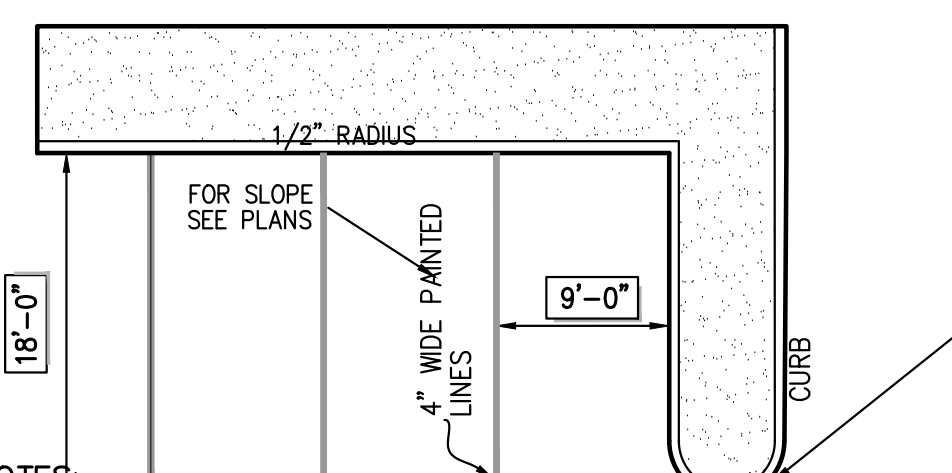


VEGETATED SWALE

37

- IN AREAS WHERE SOD STRIPS ARE USED, THE GRASS SHALL BE STABILIZED WITH SOD CONTAINING A MIXTURE OF PERENNIAL AND ANNUAL GRASSES. RED FESCUE AND PERENNIAL RYEGRASS AT A RATE OF 25, 20 AND 25 POUNDS PER ACRE, RESPECTIVELY, WITH STRIPS OF LIVE GRASS. SOD SHALL BE CUT IN UNIFORM.
- AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.

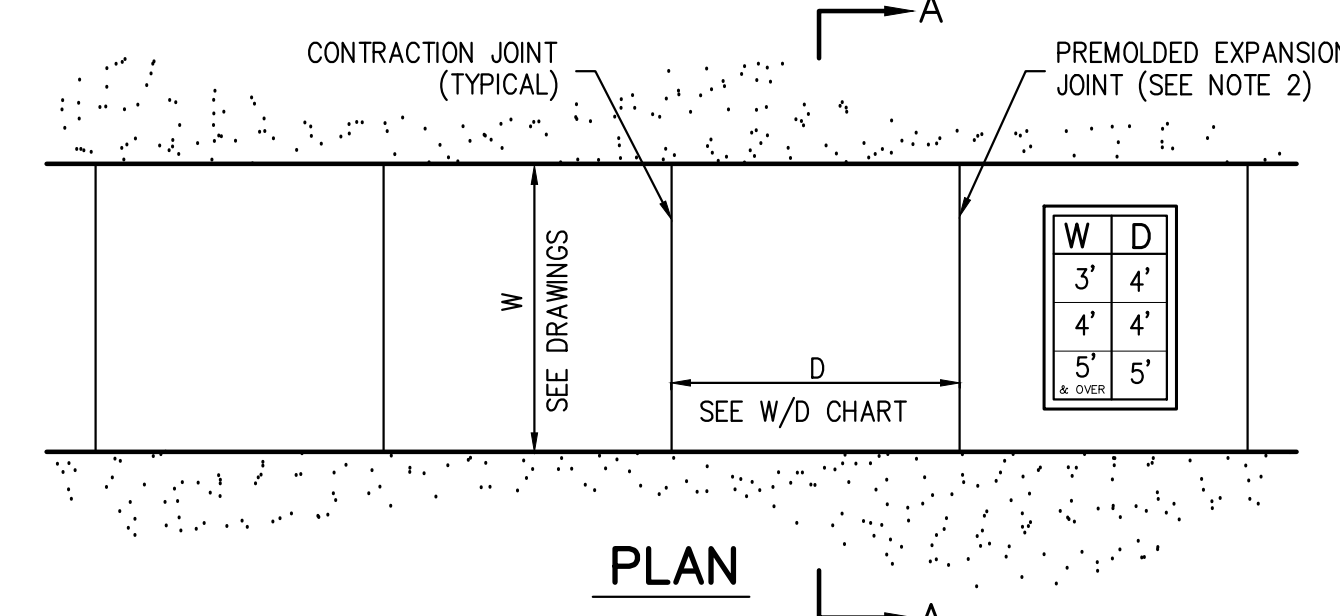
SWALE	WATER QUALITY SOD	DISCHARGE (cfs)	AVERAGE SLOPE	BOTTOM WIDTH (ft)	REQUIRED DEPTH (ft)	PROVIDED DEPTH (ft)	REQUIRED LENGTH (ft)	PROVIDED LENGTH (ft)
1	0.97	3.56	0.9	5.00	1.26	1.30	42	480



90° PARKING (SINGLE STRIPING-CURBED END)

38

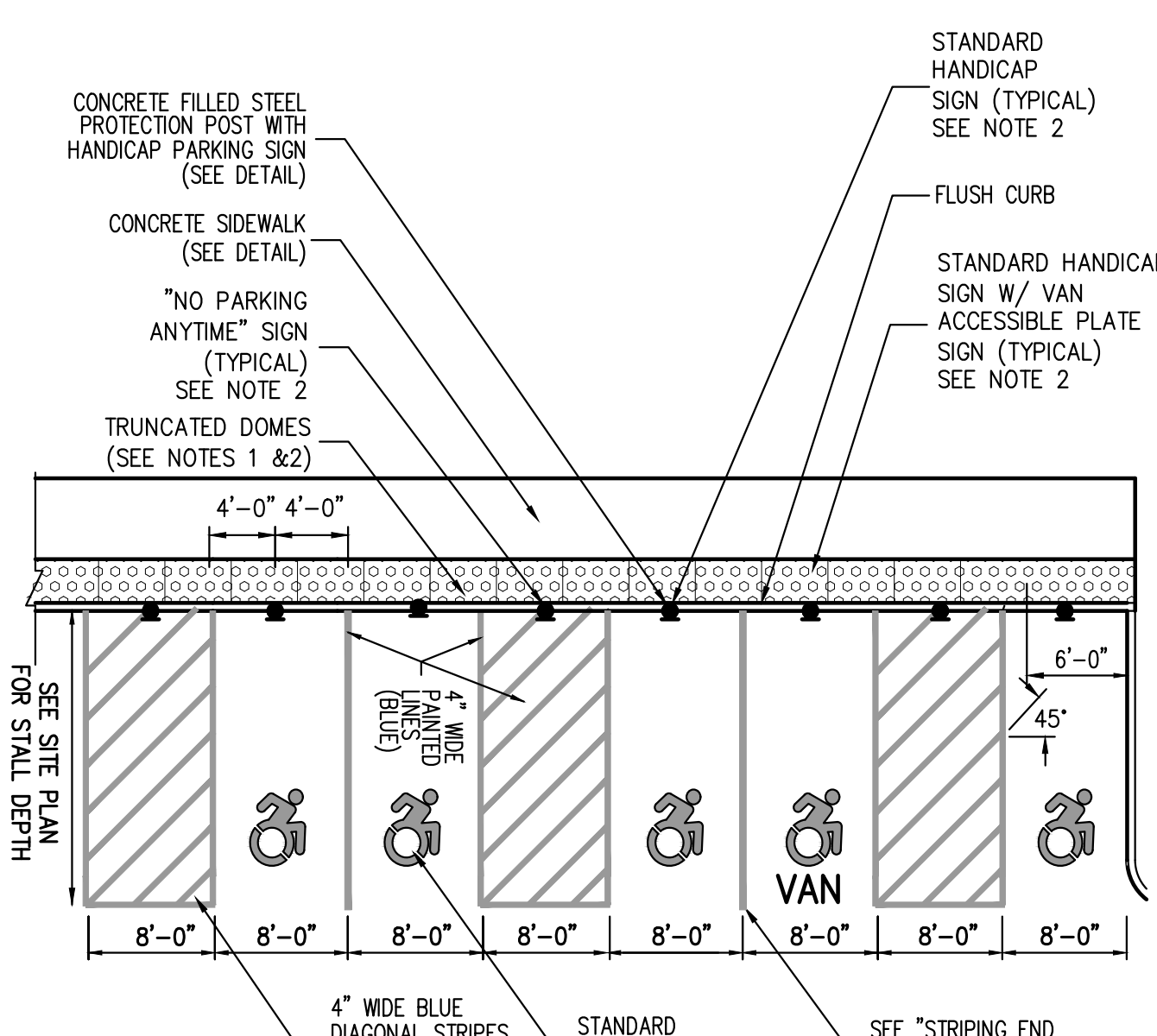
- INSTALL 1/2" PREMOULDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
- INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
- LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
- WHEN INSTALLED ADJACENT TO SIDEWALK OR



CONCRETE SIDEWALK

34

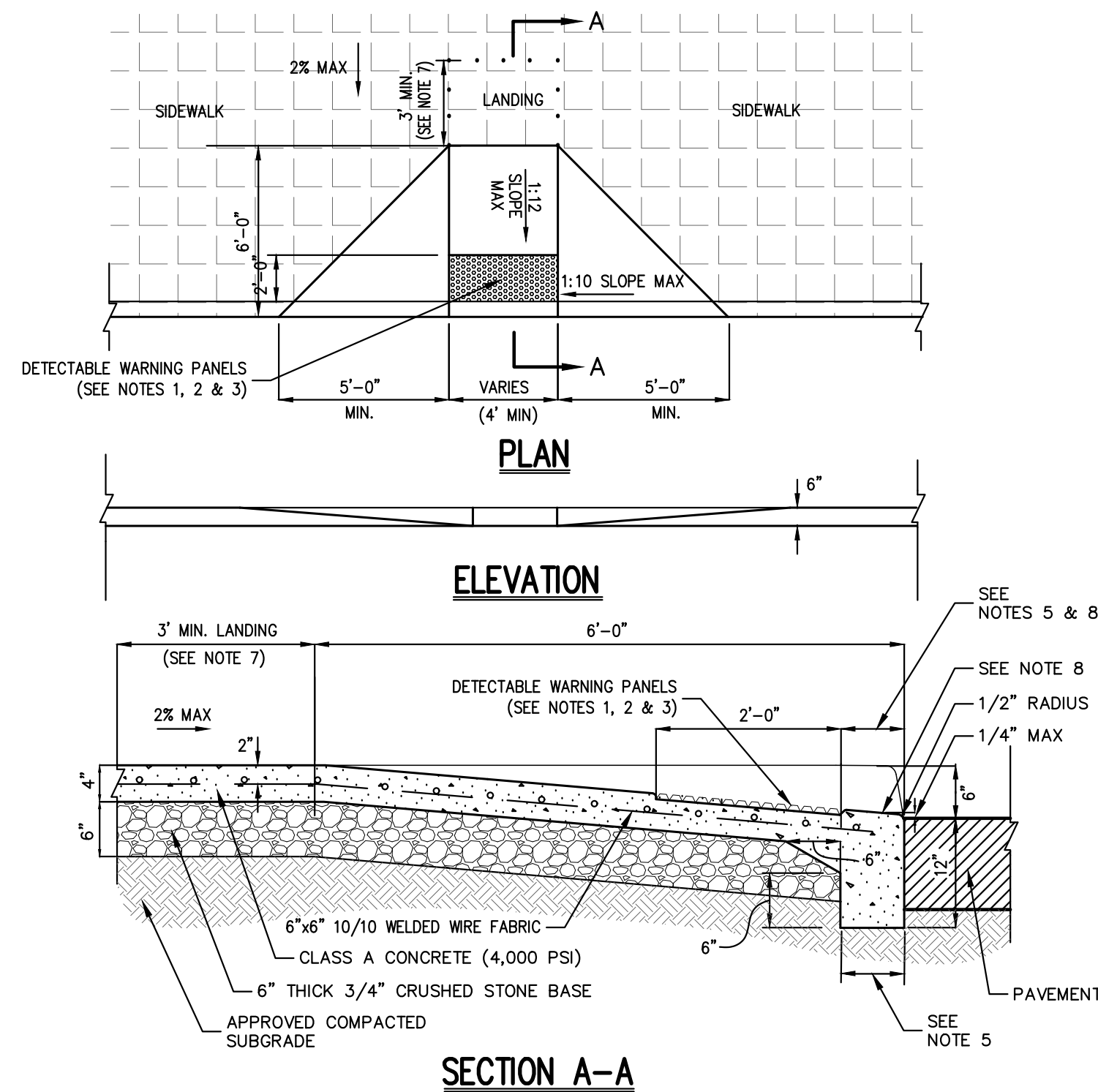
- SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
- PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
- REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
- SIDEWALK SHALL HAVE LIGHT BROOM FINISH.



HANDICAP PARKING (SINGLE STRIPING - CURBLINE ALIGNMENT - W/SIDEWALK) (NEW YORK)

39

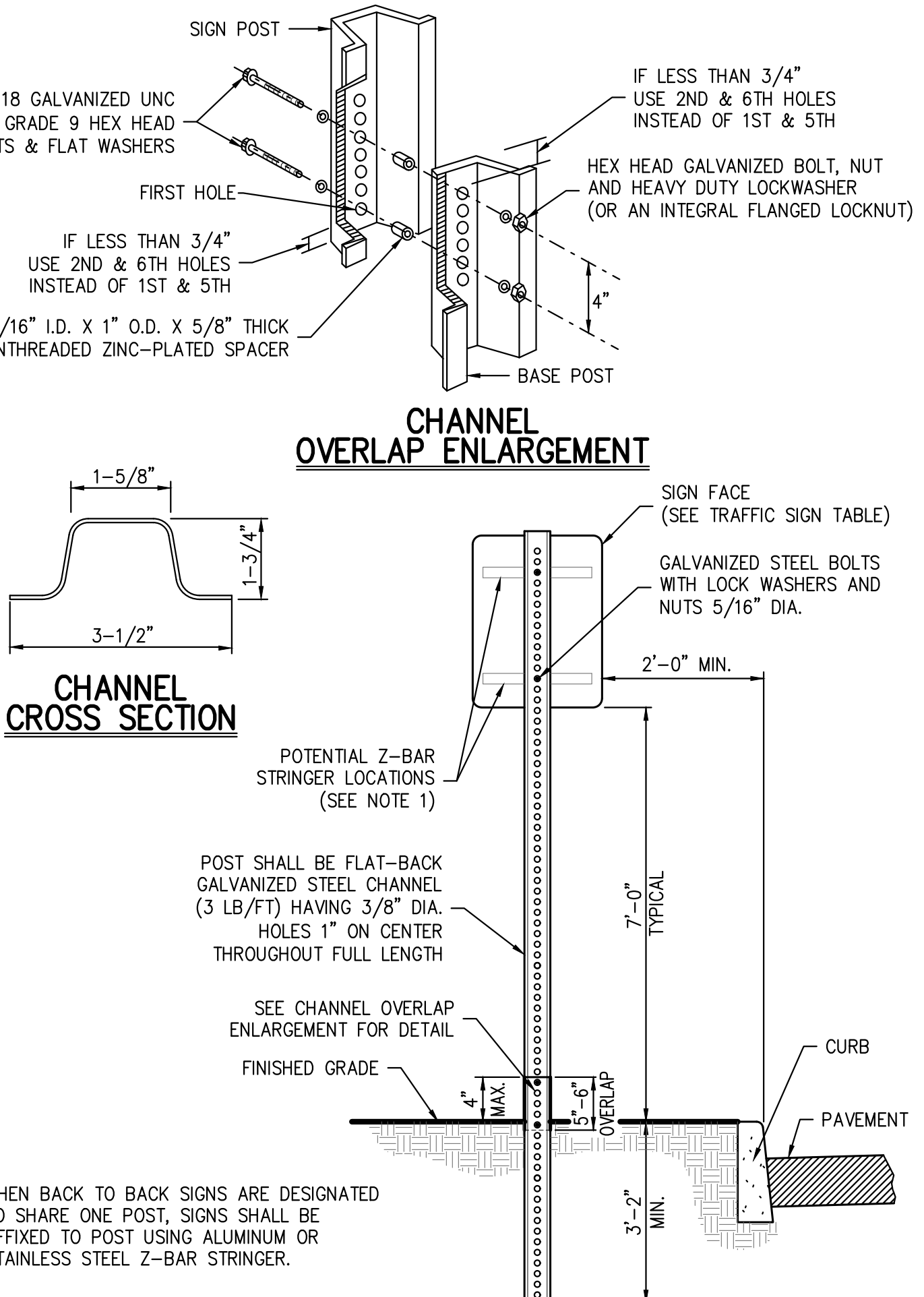
- RAMPS AND SIDE RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
- THEY SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), DATED JULY 26, 1991 AND SUBSEQUENT REVISIONS.
- SLOPES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 1:5%.
- SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.



DROP CURB & RAMP (TYPE A) WITH DETECTABLE WARNING

35

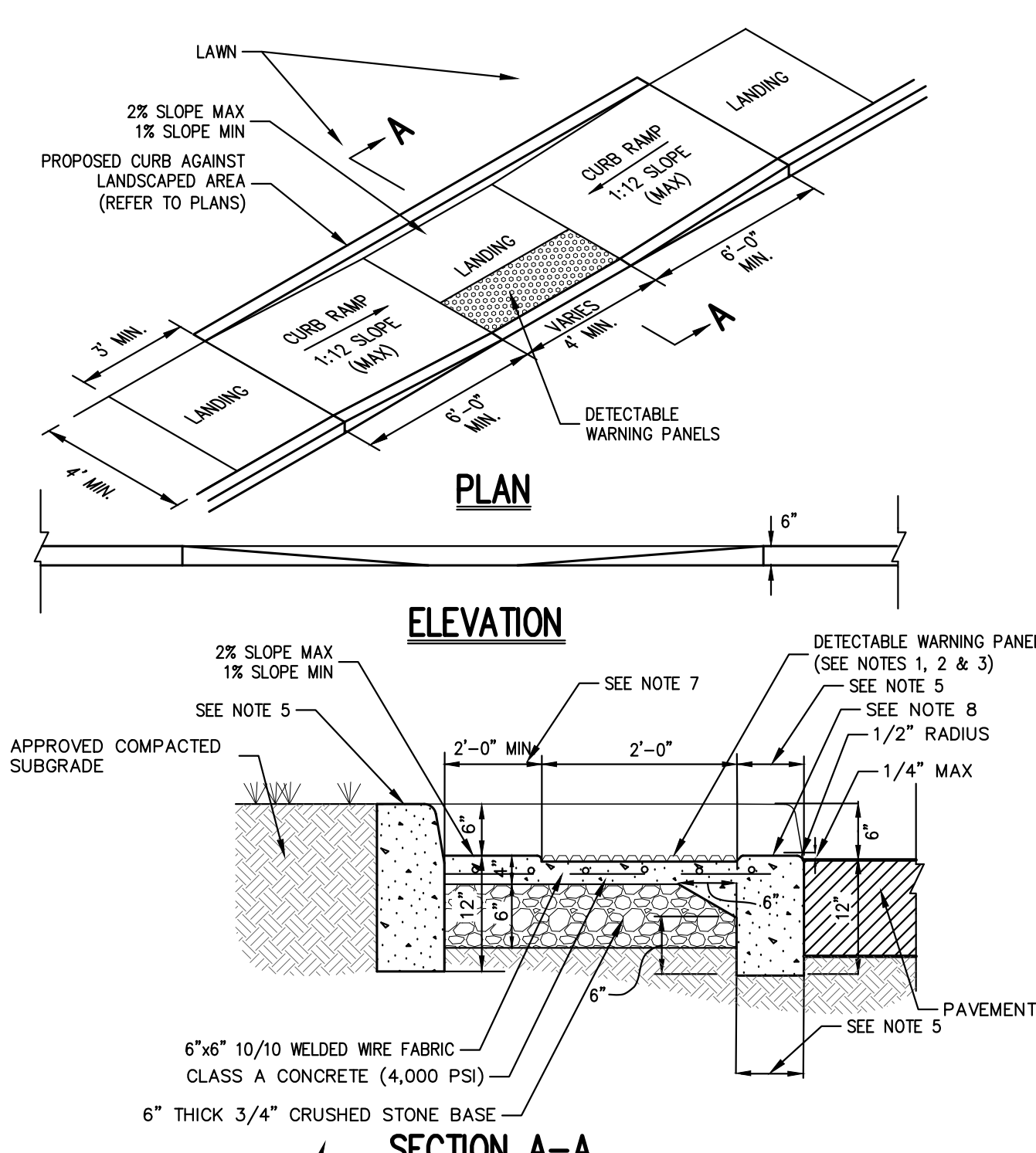
- RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
- DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
- 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
- CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
- RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
- WHEN LANDING OF RAMP ADJACENT TO A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF: MANUAL SWING DOORS = 60" MIN. FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.



TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

40

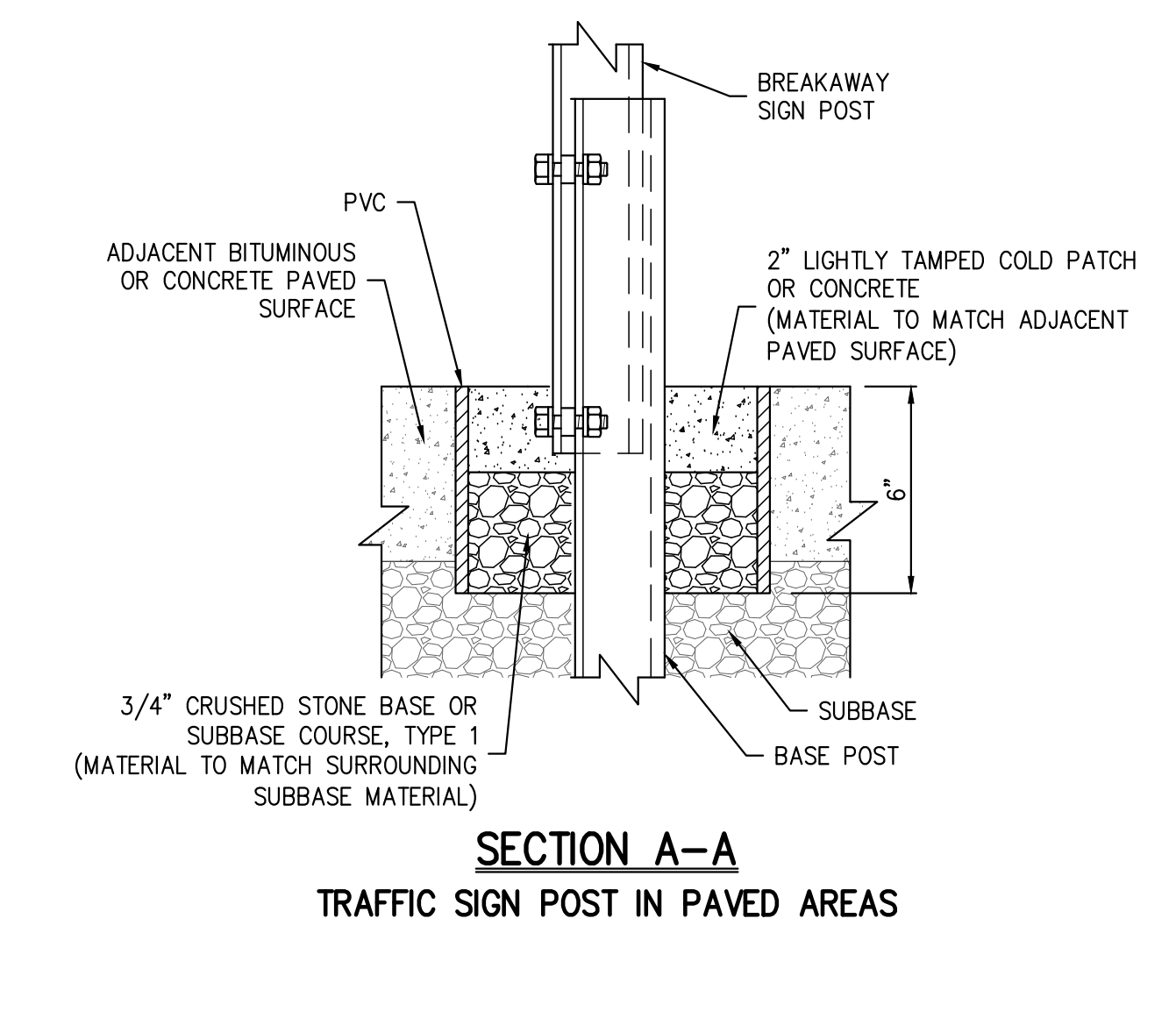
- WHEN BACK TO BACK SIGNS ARE DESIGNATED TO SHARE ONE POST, SIGNS SHALL BE AFFIXED TO POST USING ALUMINUM OR STAINLESS STEEL Z-BAR STRINGER.



DROP CURB & RAMP (TYPE B) WITH DETECTABLE WARNING

36

- RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
- DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
- 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
- SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
- FOR SIDEWALK WIDTH SEE PLAN, SIDEWALK SHALL HAVE A 3" MIN. WIDTH CLEAR FROM BACK OF CURBING.
- PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.).
- SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
- PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20' FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
- REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.



SECTION A-A TRAFFIC SIGN POST IN PAVED AREAS

NOT FOR CONSTRUCTION

No.	Revision	Date
1.	REVISED PER TOWN COMMENTS	03/31/2023
2.	REVISED PER TOWN COMMENTS	05/02/2023
3.	REVISED PER TOWN COMMENTS	05/02/2023

APPLICANT/OWNER: **RAMLAND HOLDINGS, LLC**
 96 FRENEAU AVENUE
 MATAWAN, NEW JERSEY 07747

ARCHITECT: **MICHELLE DROLETTE ARCHITECT, LLC**
 129 EAST HIGH STREET
 HELLETTOWN, PA 18055

JMC Planning, Engineering, Landscaping
 Architecture & Land Surveying, PLLC
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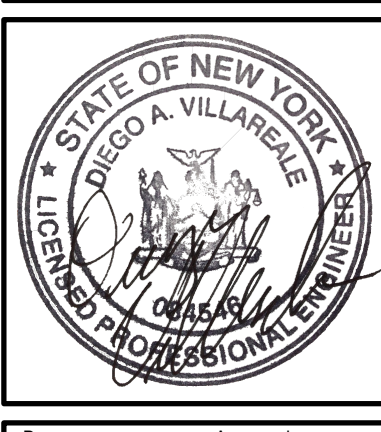
JMC

CONSTRUCTION DETAILS

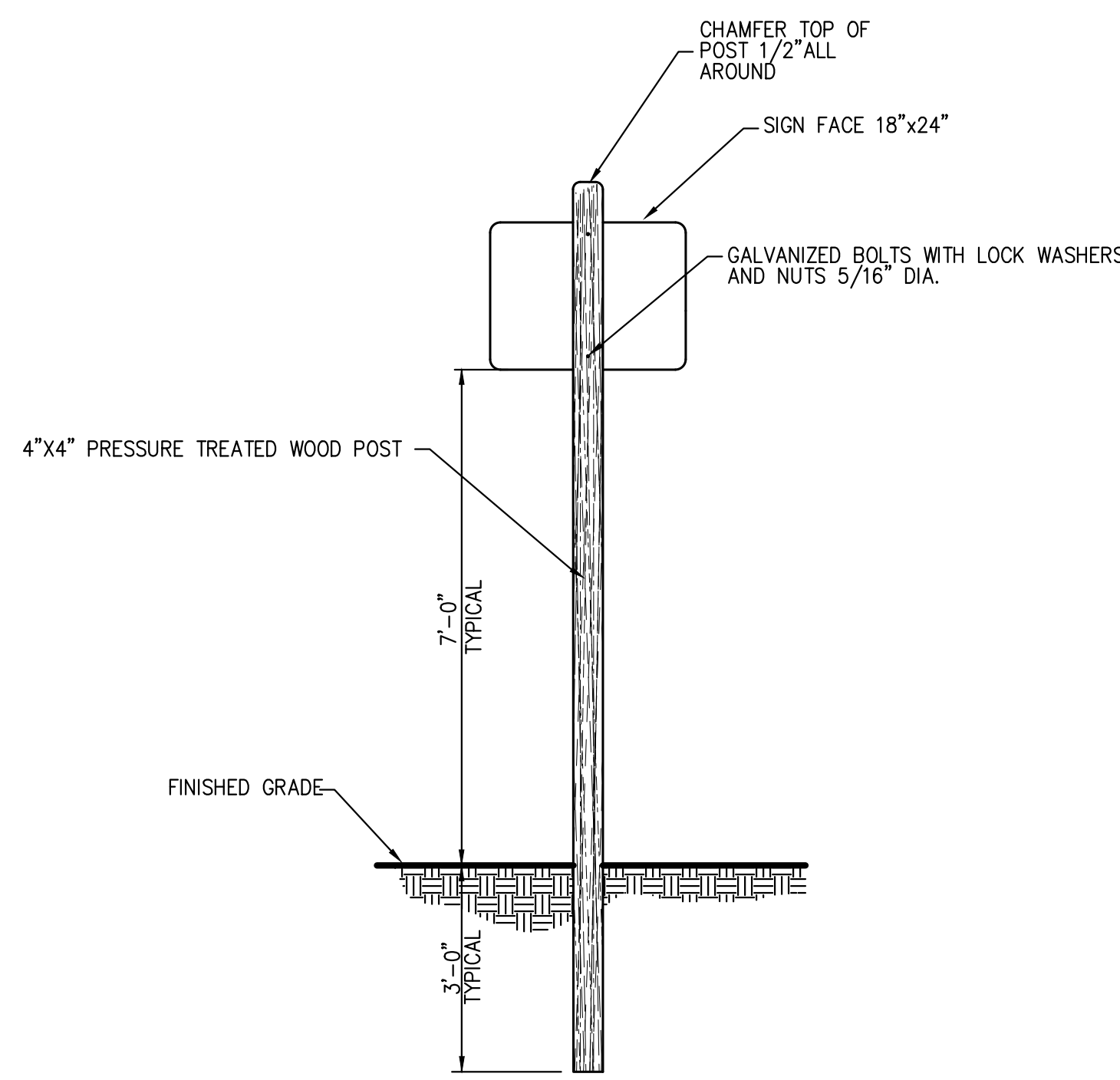
DATA CENTER BUILDING EXPANSION

1 RAMLAND ROAD
 TOWN OF ORANGE TOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, DETAILS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



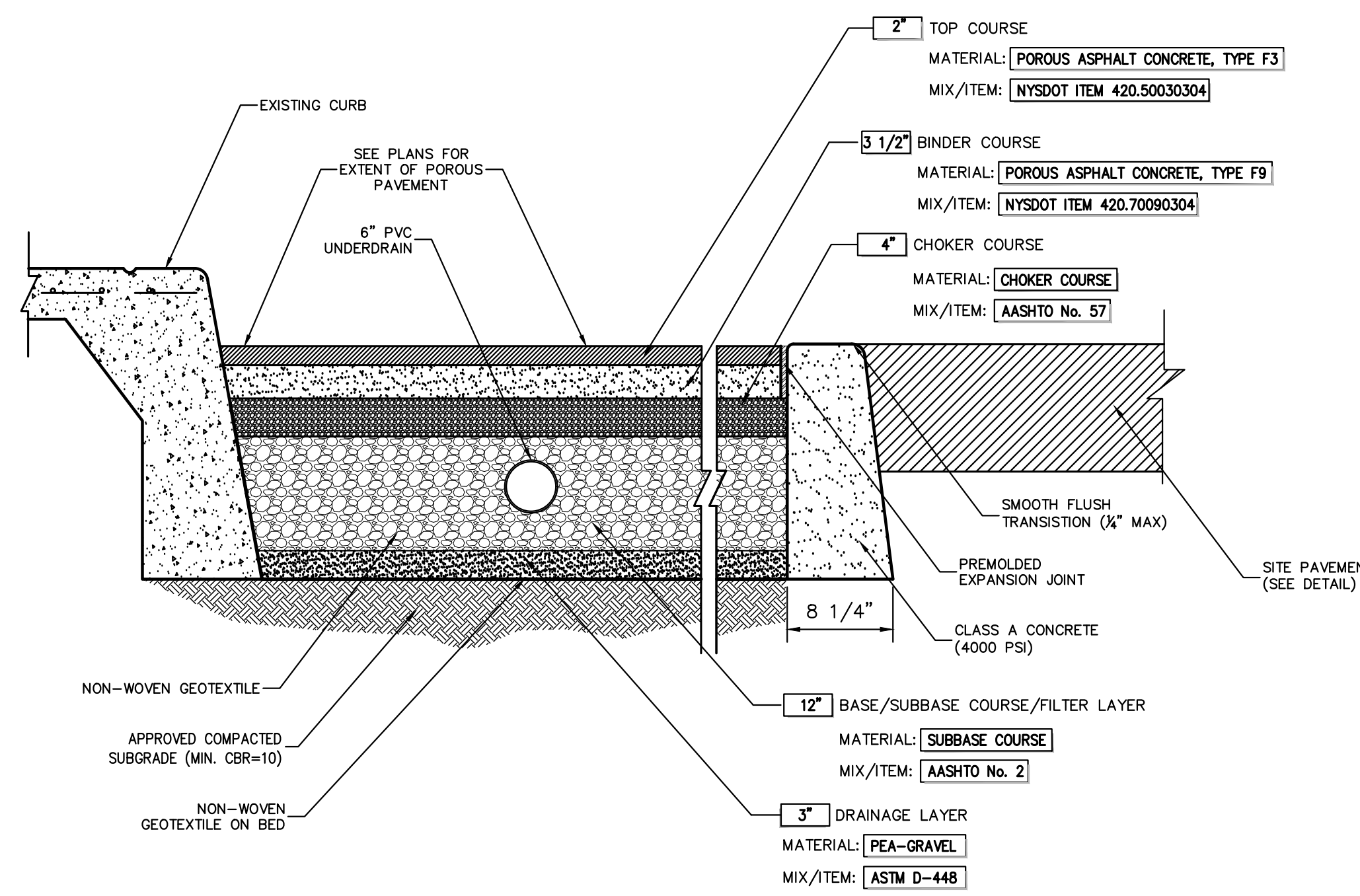
Client:	RR	Approved:	BD
Scale:	NOT TO SCALE		
Date:	10/18/2022		
Project No.:	13016		
1306-GENS:	C-904		
Drawing No.:	C-904		



- NOTES:**
1. THE SIGN MUST BE ERRECTED IN THE IMMEDIATE VICINITY OF THE STORMWATER PRACTICE, BEARING THE FOLLOWING INFORMATION:
STORMWATER MANAGEMENT PRACTICE—(NAME OF THE PRACTICE)
PROJECT IDENTIFICATION—(SPDES CONSTRUCTION PERMIT #)
MUST BE MAINTAINED IN ACCORDANCE WITH O&M PLAN
DO NOT REMOVE OR ALTER
 2. A SHOP DRAWING OF THE PROPOSED SIGN WITH ALL PERTINENT INFORMATION SHALL BE PROVIDED TO JOHN MEYER CONSULTING PRIOR TO FABRICATION AND INSTALLATION.

**STORMWATER MANAGEMENT SIGN
(WOOD)**

41

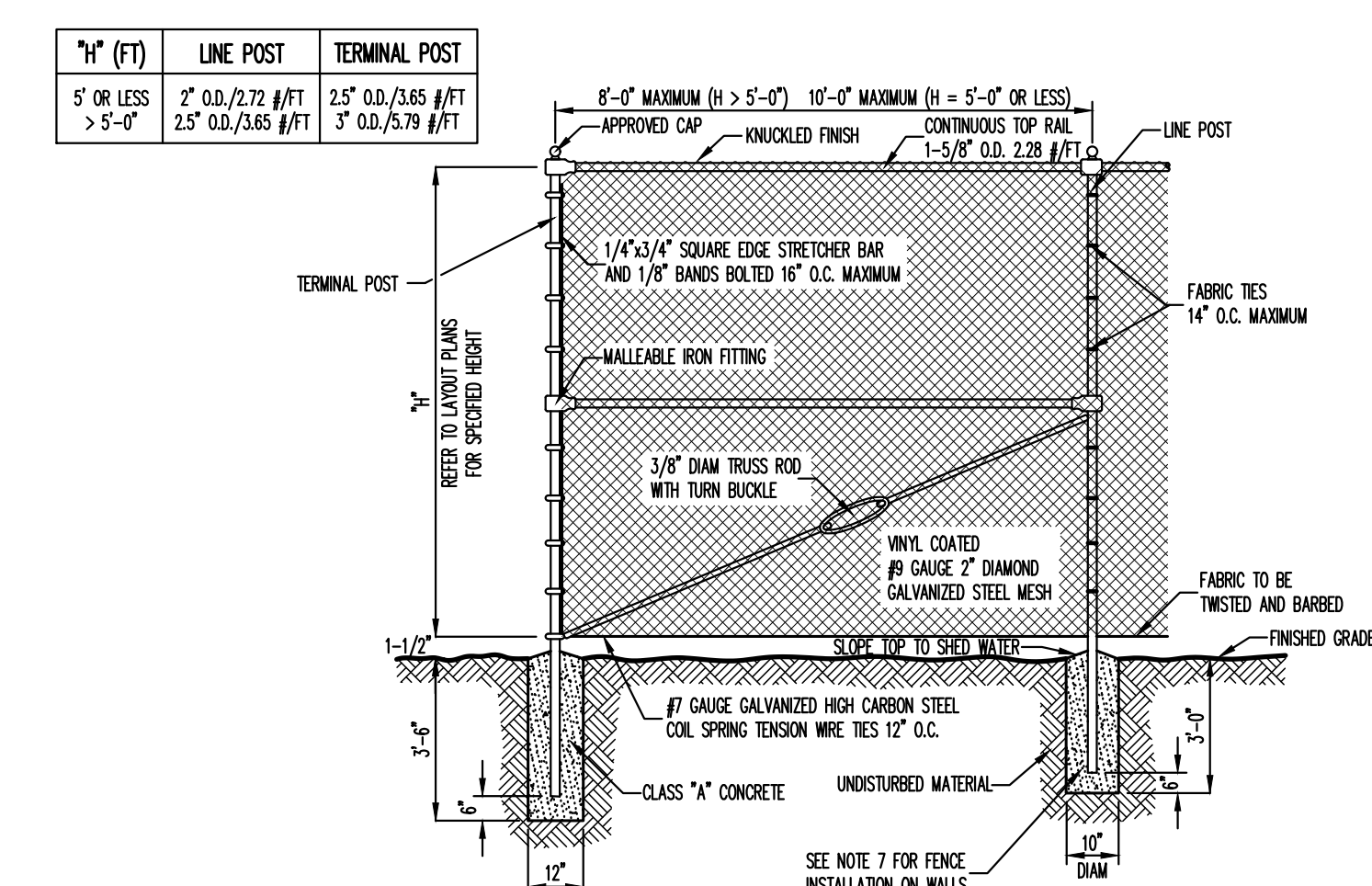


POROUS PAVEMENT

- NOTES:**
1. THICKNESSES INDICATED REFER TO COMPACTED MEASUREMENT.
 2. MATERIAL AND MIX/ITEM NUMBERS REFER TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), AND AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).

POROUS PAVEMENT

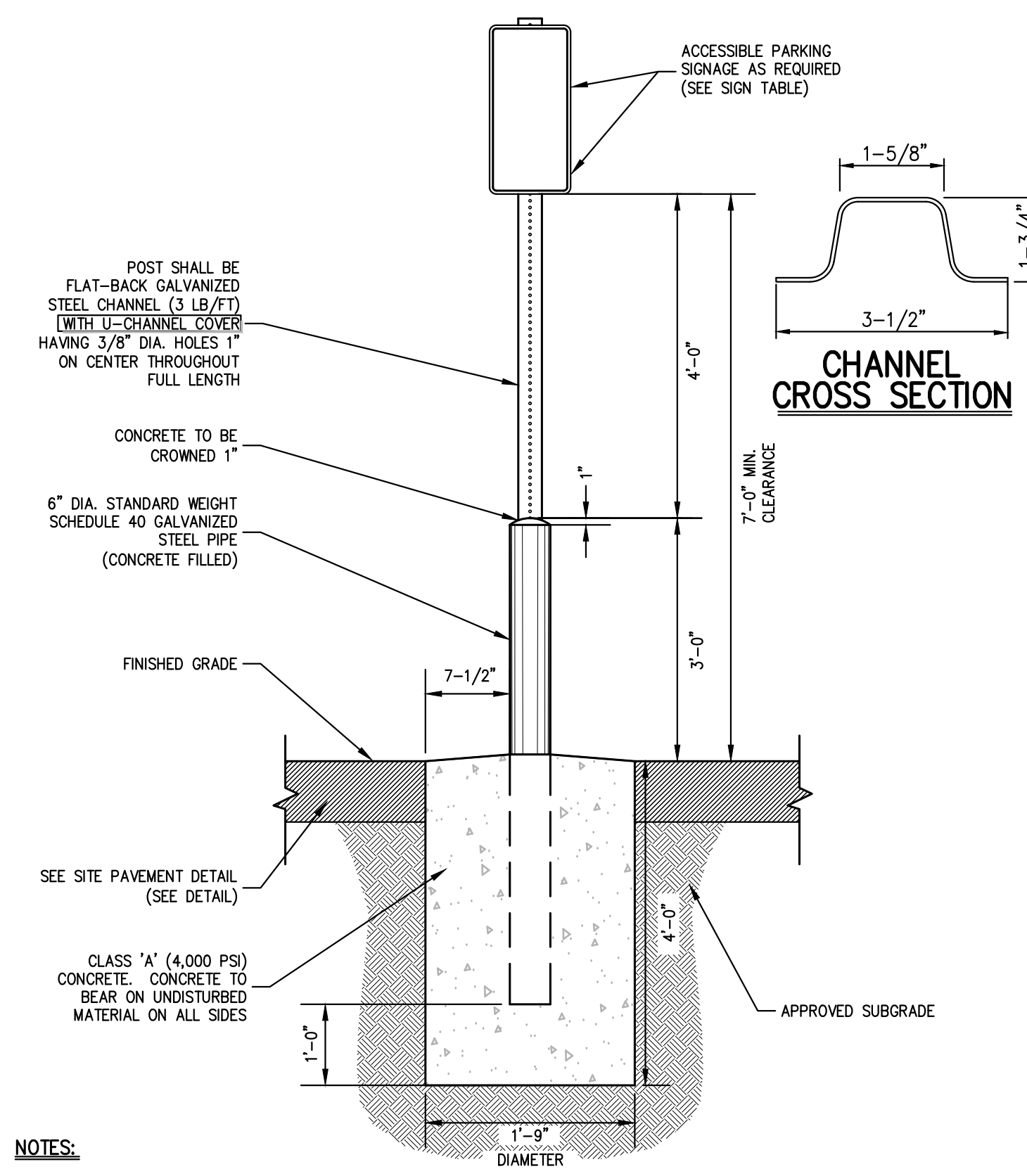
42



- NOTES:**
1. ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE VINYL COATED. COLOR OF VINYL COATING SHALL BE BLACK.
 2. POST AND RAILS SHALL BE STANDARD FULL WEIGHT VINYL COATED GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A-120. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REROLLED PIPE.
 3. FITTINGS SHALL BE VINYL COATED WALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A-47 GALVANIZED IN ACCORDANCE WITH ASTM A-153.
 4. FABRIC SHALL BE 3 GAUGE GALVANIZED 7 MESH WHICH SHALL BE VINYL CLAD IN CONFORMANCE WITH THE REQUIREMENTS OF AASHTO M-181, TYPE II. VINYL COATING SHALL BE FIRMLY AND CONTINUOUSLY EXTRUSION BONDED TO THE GALVANIZED STEEL WIRE. TOP SERRATION SHALL HAVE KNOCKED FINISH.
 5. TENSION WIRE SHALL BE VINYL COATED 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A-641 AS MODIFIED HEREIN. THE TENSION STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 OZ. PER SQUARE FOOT.
 6. FABRIC TIES SHALL BE MINIMUM 9 GAUGE VINYL COATED GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
A. 14" O.C. AT LINE POSTS
B. 24" O.C. AT TOP RAIL
C. 12" O.C. AT TENSION WIRE
 7. WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE IMBEDDED A MINIMUM OF TWELVE (12) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER SIZE SLEEVES TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
 8. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
 9. PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.

**CHAIN LINK FENCE
(VINYL COATED)**

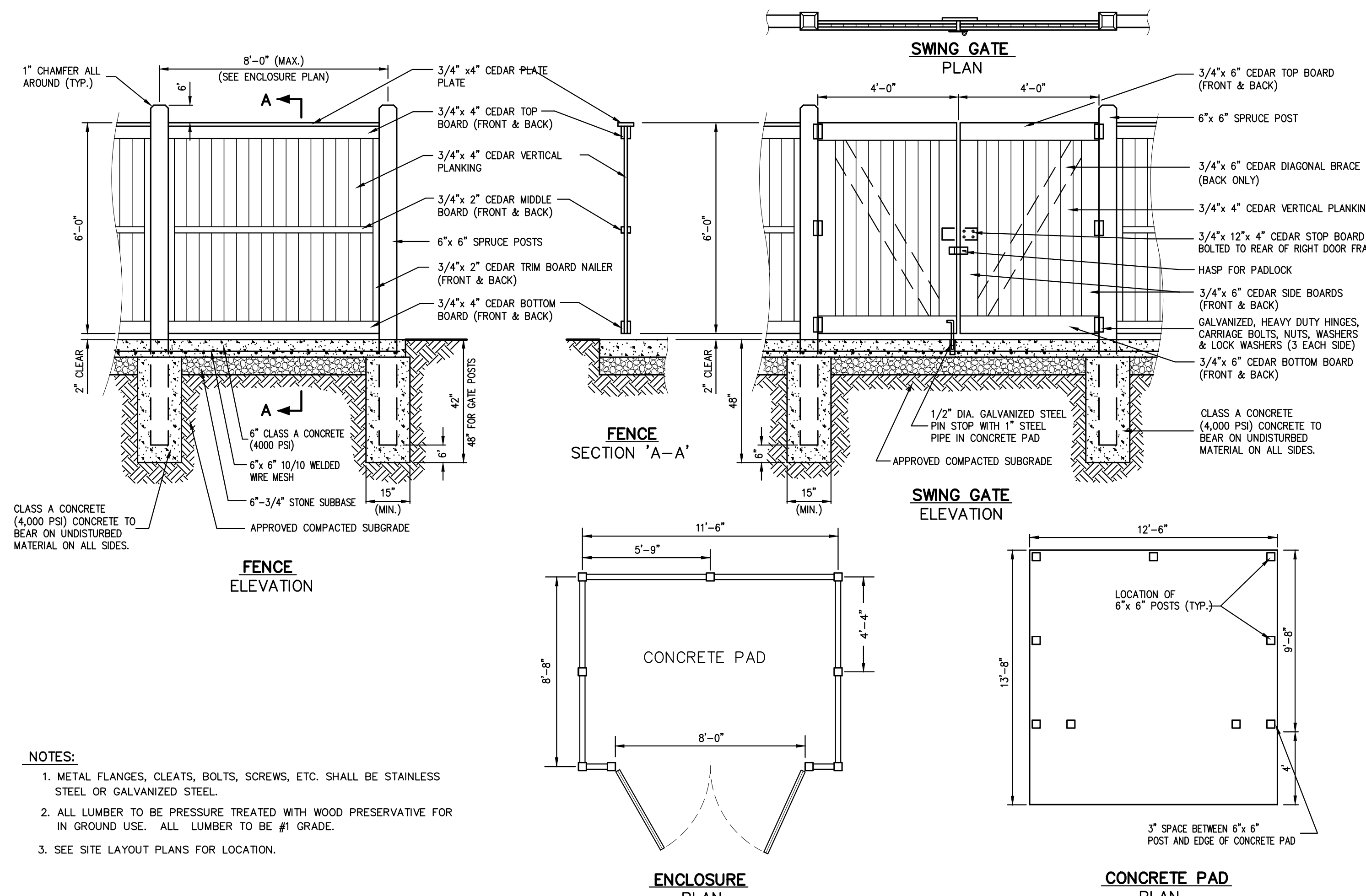
43



- NOTES:**
1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE
 2. POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
 4. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.).
IF U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

ACCESSIBLE PARKING SIGN DETAIL

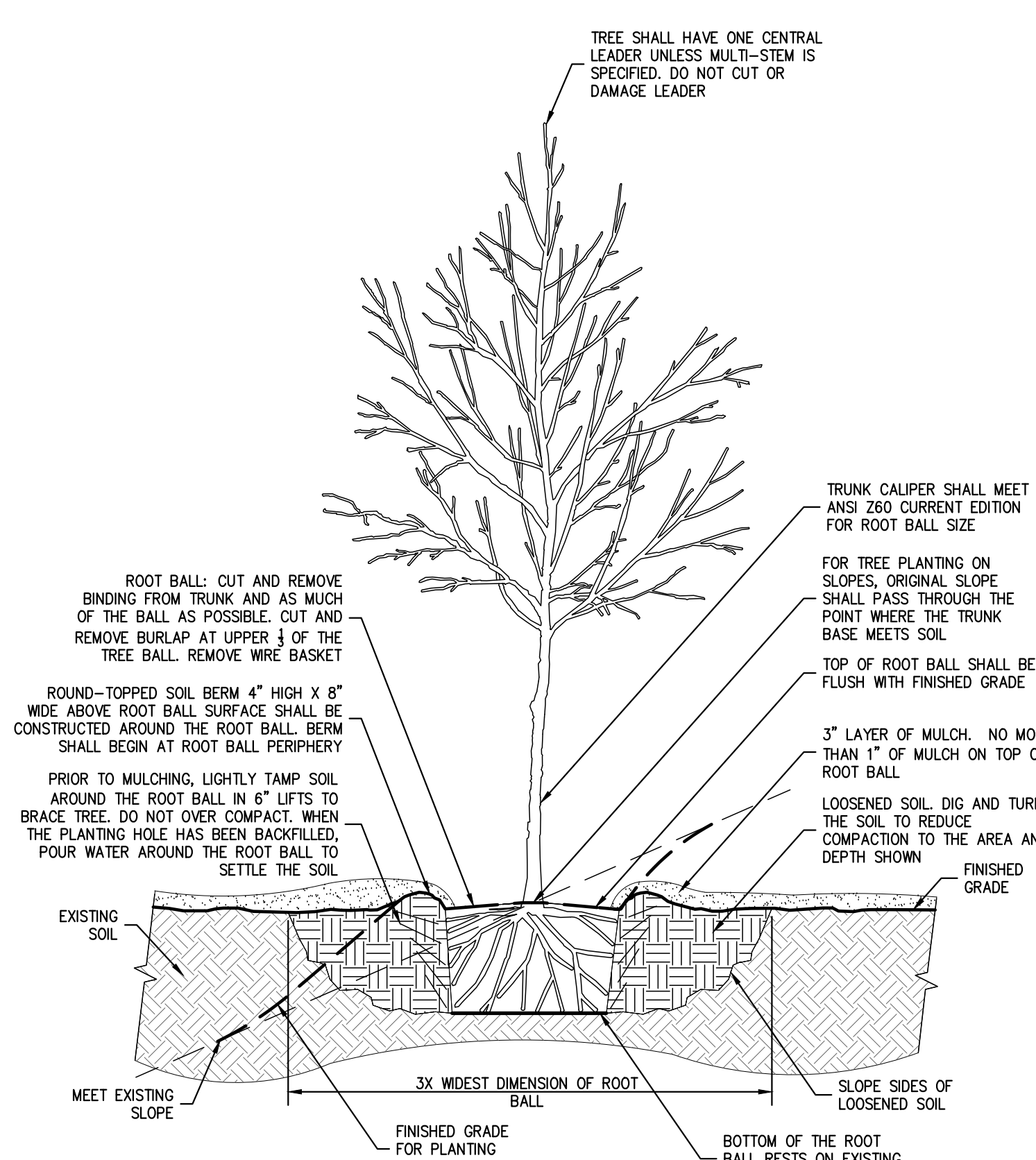
44



- NOTES:**
1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
 2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
 3. SEE SITE LAYOUT PLANS FOR LOCATION.

**TRASH ENCLOSURE WITH CONCRETE PAD
(WOOD)**

45



- NOTES:**
1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
 2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
 3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
 4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

**TREE PLANTING
(DECIDUOUS AND EVERGREEN)**

46

NOT FOR CONSTRUCTION

Revision	Date	By
1.	03/31/2023	BD
2.	05/02/2023	RR
2.	05/02/2023	RR

APPLICANT/OWNER:
RAWLAND HOLDINGS, LLC
86 FRENEAU AVENUE
MATATAWAN, NEW JERSEY 07747

ARCHITECT:
MICHELLE DROLETTE ARCHITECT, LLC
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120 BEDFORD ROAD • ARTHUR, NY 10514
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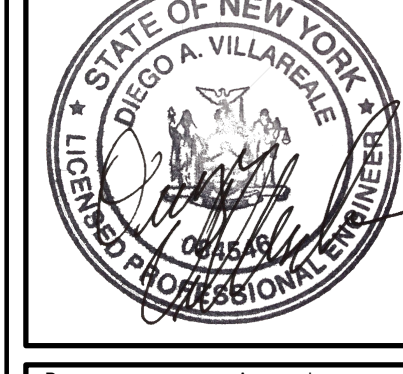
JMC

CONSTRUCTION DETAILS

DATA CENTER BUILDING EXPANSION

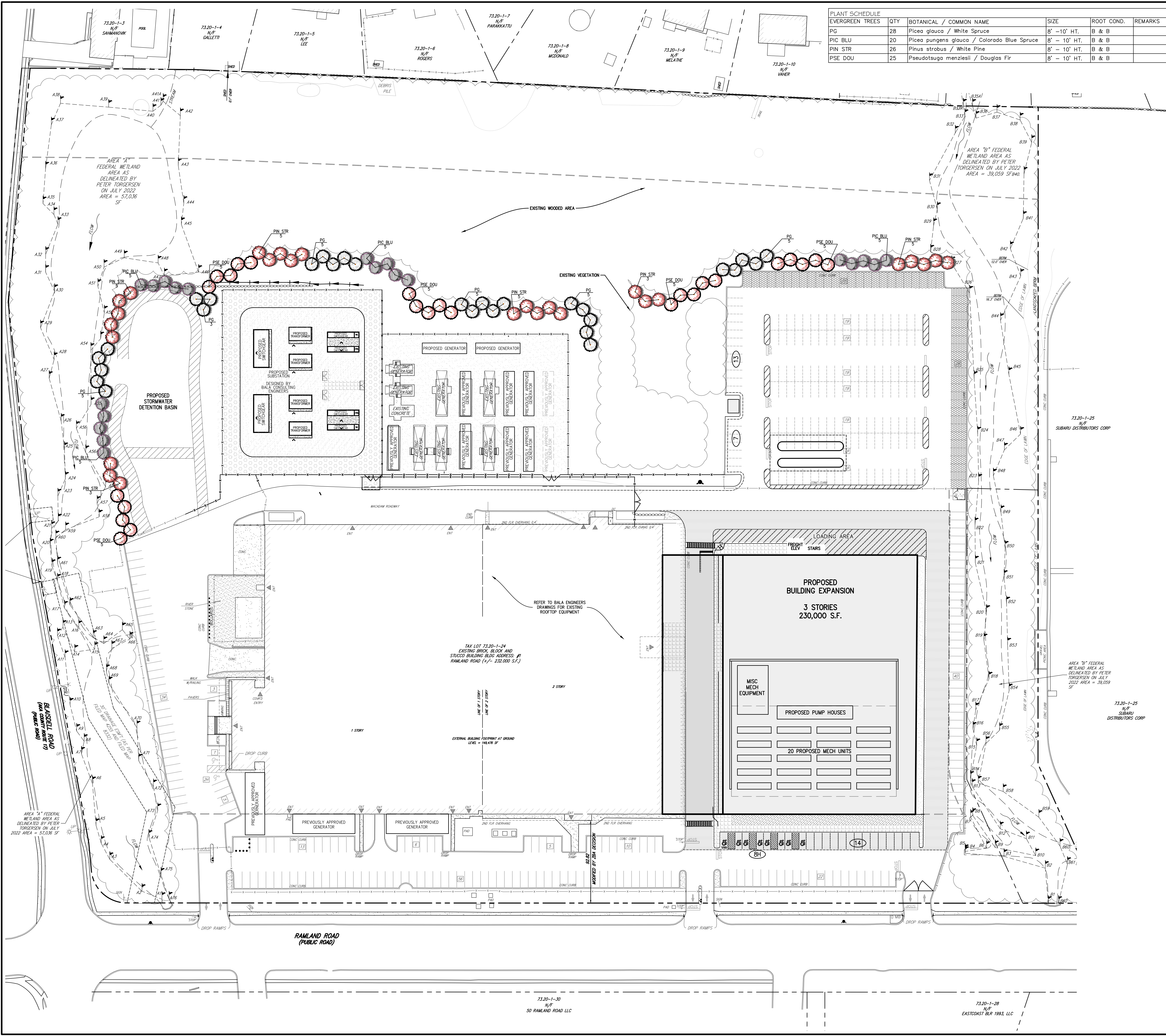
1 RAWLAND ROAD
TOWN OF ORANGE TOWN, NEW YORK

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Client:	RR	Approved:	BD
Scale:	NOT TO SCALE		
Date:	10/18/2022		
Project No.:	13016		
1306-GENS:	C-905		
Drawing No.:	C-905		

NOT FOR CONSTRUCTION



PLANT SCHEDULE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
EVERGREEN TREES					
PG	28	Picea glauca / White Spruce	8' - 10' HT.	B & B	
PIC BLU	20	Picea pungens glauca / Colorado Blue Spruce	8' - 10' HT.	B & B	
PIN STR	26	Pinus strobus / White Pine	8' - 10' HT.	B & B	
PSE DOU	25	Pseudotsuga menziesii / Douglas Fir	8' - 10' HT.	B & B	

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WATERCOURSE BOUNDARY
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING HANDICAP PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP (DET 25)
	PROPOSED SAWCUT LINE
	PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED 12' WIDE WHITE STOP LINE
	PROPOSED PEDESTRIAN CROSSING
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE PAD
	PROPOSED GRAVEL
	PROPOSED GRAVEL PAVE
	PROPOSED POROUS PAVEMENT
	PROPOSED LANDSCAPED AREA
	PROPOSED RELOCATED CHAIN LINK FENCE
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED TREES

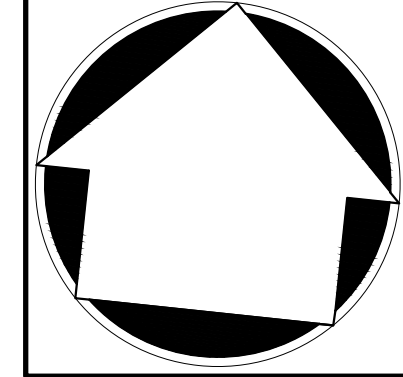
- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY ENTITLED, "SITE DEVELOPMENT PLAN FOR EXPANSION," PREPARED BY JAY A. GREENWELL, PLS, L.L.C., DATED 08/04/2022.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES 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 THE OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - EXISTING FENCING DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM DRAWING ENTITLED, "SITE LAYOUT" PREPARED BY SERVICE WORKS INC. DATED 10/07/2014.

Date	Revision
03/31/2023 <td>BD</td>	BD
05/02/2023 <td>RR</td>	RR

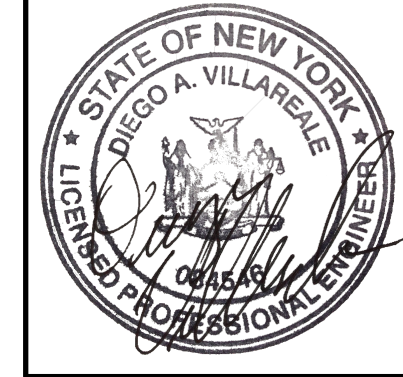
APPLICATION PREPARED BY:
RAWLAND HOLDINGS, LLC
 96 FRENEAU AVENUE
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ARCHITECT:
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LANDSCAPING PLAN
DATA CENTER BUILDING EXPANSION
 1 RAMLAND ROAD
 TOWN OF ORANGETOWN, NEW YORK



Client:	RR	Approved:	BD
Scale:	1" = 40'	Date:	10/18/2022
Project No.:	13016	Sheet No.:	L-100
Drawing No.:	L-100	LAYOUT	

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