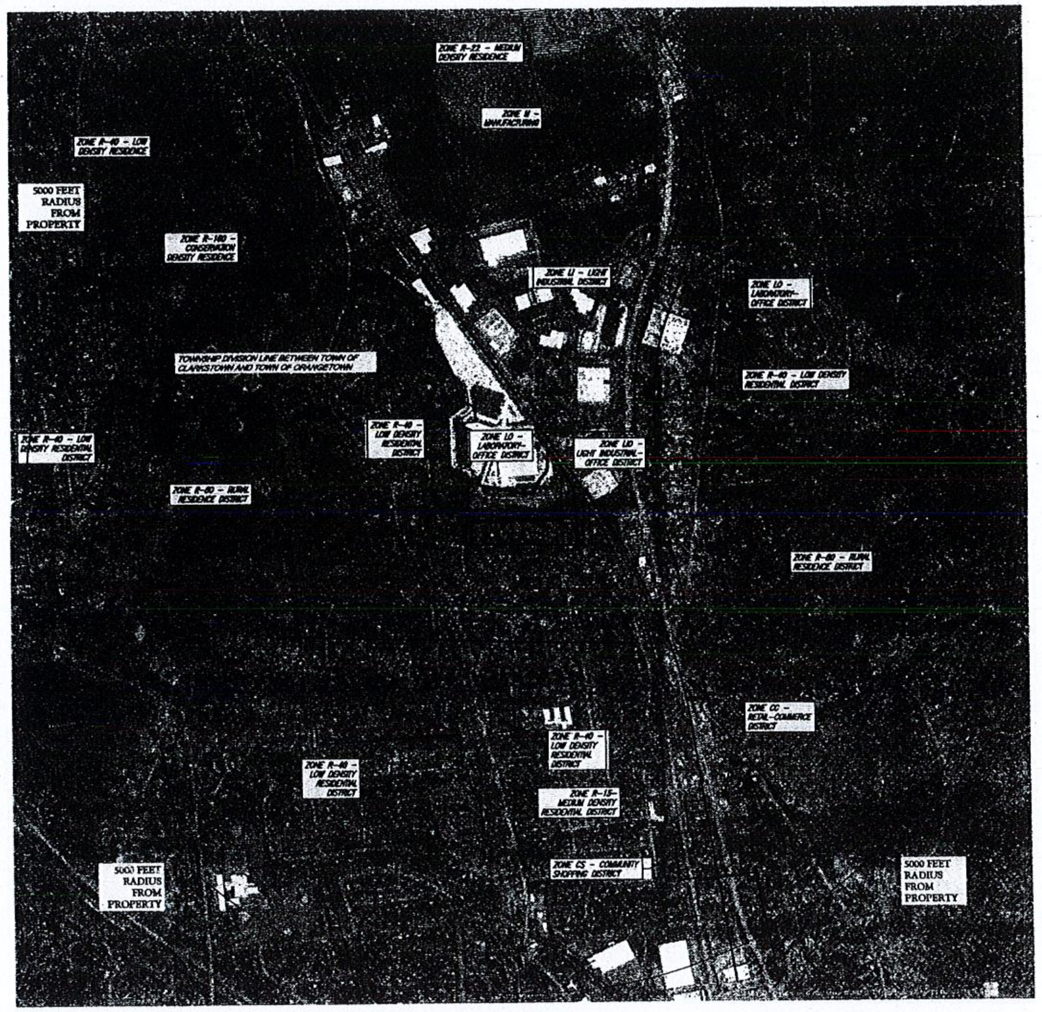
ZONE R-22 - MEDIUM DENSITY RESIDENCE
ZONE M - MANUFACTURING
ZONE R-40 - LOW DENSITY RESIDENCE
5000 FEET RADIUS FROM PROPERTY
ZONE R-140 - CONSERVATION DENSITY RESIDENCE
ZONE LI - LIGHT INDUSTRIAL DISTRICT
ZONE LO - LABORATORY-OFFICE DISTRICT
TOWNSHIP DIVISION LINE BETWEEN TOWN OF CLARKSTOWN AND TOWN OF ORANGETOWN
ZONE R-40 - LOW DENSITY RESIDENTIAL DISTRICT
ZONE R-40 - LOW DENSITY RESIDENTIAL DISTRICT
ZONE R-40 - LOW DENSITY RESIDENTIAL DISTRICT
ZONE LO - LABORATORY-OFFICE DISTRICT
ZONE LIO - LIGHT INDUSTRIAL-OFFICE DISTRICT
ZONE R-80 - RURAL RESIDENCE DISTRICT
ZONE R-80 - RURAL RESIDENCE DISTRICT
ZONE CC - RETAIL-COMMERCE DISTRICT
ZONE R-40 - LOW DENSITY RESIDENTIAL DISTRICT
ZONE R-40 - LOW DENSITY RESIDENTIAL DISTRICT
ZONE R-15 - MEDIUM DENSITY RESIDENTIAL DISTRICT
ZONE CS - COMMUNITY SHOPPING DISTRICT
5000 FEET RADIUS FROM PROPERTY
5000 FEET RADIUS FROM PROPERTY

LOCATION MAP
1" = 1000'

LEGEND

- 124 / 125 — EXISTING CONTOUR
- OVERHEAD WIRES
- OH — OVERHEAD WIRES
- HYDRANT
- Ⓢ SANITARY/SEWER MANHOLE
- CATCH BASINS
- UP — UTILITY POLE
- UP/LP/SP — UTILITY POLE/LIGHT POLE/SOLAR PANEL
- SIGN
- TYP — TYPICAL
- EOG — EDGE OF GRAVEL
- *345.85'* EXISTING DIMENSION
- 503.91' PROPOSED DIMENSION

ZONE REQUIREMENT	ZONE LO	ZONE R-40	EXISTING (LOT 50.4)	EXISTING (LOT 47)	PROPOSED
MINIMUM LOT AREA	2 AC	40,000 SF	11.131 AC (484,886 SF)	2.053 AC (89,427 SF)	13.184 AC (574,313 SF)
MINIMUM LOT WIDTH	300 FT	150 FT	1,071.80 FT	191.63 FT	1,263.43 FT
MINIMUM LOT FRONTAGE	150 FT	100 FT	69.48 FT (E)	31.60 FT (E)	101.08 FT (E)
MINIMUM FRONT YARD SETBACK	100 FT	50 FT	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	100 FT	50 FT	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK	100 FT	30 FT	N/A	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK	200 FT	80 FT	N/A	N/A	N/A
MAXIMUM LAND COVERAGE	50%	N/A	15.1 % (73,310 SF)	N/A	41.7% (239,490 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

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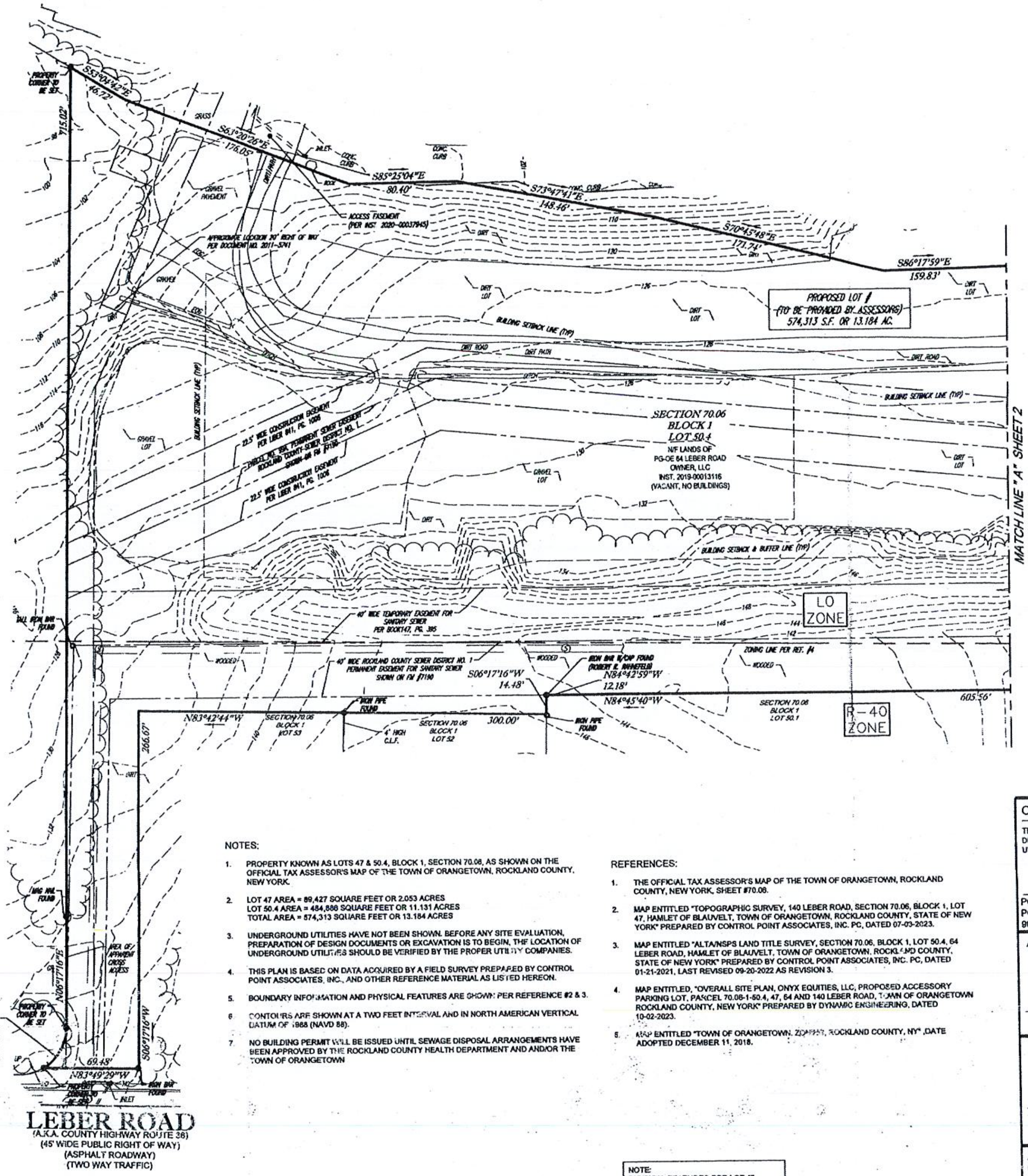
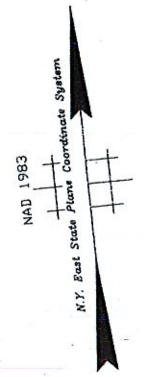
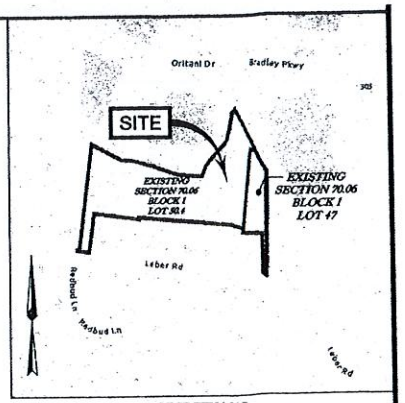

PROPERTY CORNER TO BE SET
S53°04'42"E 46.72'
715.02'
GRASS
S63°20'26"E 176.05'
INLET
CONC. CURB
S85°25'04"E 80.40'
S73°47'41"E 148.46'
S70°45'48"E 171.74'
S86°17'59"E 159.83'
GRAVEL PAVEMENT
ACCESS EASEMENT (PER INST. 2020-00037945)
APPROXIMATE LOCATION 20' RIGHT OF WAY PER DOCUMENT NO. 2011-5741
PROPOSED LOT / (TO BE PROVIDED BY ASSESSORS) 574,313 S.F. OR 13.184 AC.
BUILDING SETBACK LINE (TYP)
DIRT ROAD
DIRT PATH
DIRT LOT
GRAVEL LOT
22.5' WIDE CONSTRUCTION EASEMENT PER LIBER 841, PG. 1006
PARCEL NO. 99K PERMANENT SEWER EASEMENT ROCKLAND COUNTY SEWER DISTRICT NO. 1 SHOWN ON FM #7190
22.5' WIDE CONSTRUCTION EASEMENT PER LIBER 841, PG. 1006
SECTION 70.06 BLOCK 1 LOT 50.4
N/F LANDS OF PG-OE 64 LEBER ROAD OWNER, LLC INST. 2019-00013116 (VACANT, NO BUILDINGS)
BUILDING SETBACK & BUFFER LINE (TYP)
MATCH LINE "A" SHEET 2
LO ZONE
40' WIDE TEMPORARY EASEMENT FOR SANITARY SEWER PER BOOK147, PG. 395
40' WIDE ROCKLAND COUNTY SEWER DISTRICT NO. 1 PERMANENT EASEMENT FOR SANITARY SEWER SHOWN ON FM #7190
ZONING LINE PER REF. #4
WOODED
IRON BAR FOUND
IRON BAR W/CAP FOUND (ROBERT R. RAHNEFELD)
S06°17'16"W 14.48'
N84°42'59"W 12.18'
N84°45'40"W
605.56'
SECTION 70.06 BLOCK 1 LOT 50.1
R-40 ZONE
N83°42'44"W
SECTION 70.06 BLOCK 1 LOT 53
SECTION 70.06 BLOCK 1 LOT 52
300.00'
IRON PIPE FOUND
4' HIGH C.L.F.
266.67'
MAG NAIL FOUND
AREA OF APPARENT CROSS ACCESS
N06°17'16"E
S06°17'16"W
PROPERTY CORNER TO BE SET
R=35.09'
Δ=058°59'27"
L=36.13
CHB=N35°47'00"E
CHD=34.55
69.48'
N83°49'29"W
INLET
LEBER ROAD
(A.K.A. COUNTY HIGHWAY ROUTE 36)
(45' WIDE PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)




Oritani Dr
Bradley Pkwy
SITE
EXISTING SECTION 70.06 BLOCK 1 LOT 50.4
EXISTING SECTION 70.06 BLOCK 1 LOT 47
Leber Rd

VICINITY MAP
©2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

1. PROPERTY KNOWN AS LOTS 47 & 50.4, BLOCK 1, SECTION 70.06, AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
2. LOT 47 AREA = 89,427 SQUARE FEET OR 2.053 ACRES
   LOT 50.4 AREA = 484,886 SQUARE FEET OR 11.131 ACRES
   TOTAL AREA = 574,313 SQUARE FEET OR 13.184 ACRES
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. BOUNDARY INFORMATION AND PHYSICAL FEATURES ARE SHOWN PER REFERENCE #2 & 3.
6. CONTOURS ARE SHOWN AT A TWO FEET INTERVAL AND IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
7. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND AND/OR THE TOWN OF ORANGETOWN

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, SHEET #70.06.
2. MAP ENTITLED "TOPOGRAPHIC SURVEY, 140 LEBER ROAD, SECTION 70.06, BLOCK 1, LOT 47, HAMLET OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, DATED 07-03-2023.
3. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, SECTION 70.06, BLOCK 1, LOT 50.4, 64 LEBER ROAD, HAMLET OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, DATED 01-21-2021, LAST REVISED 09-20-2022 AS REVISION 3.
4. MAP ENTITLED, "OVERALL SITE PLAN, ONYX EQUITIES, LLC, PROPOSED ACCESSORY PARKING LOT, PARCEL 70.06-1-50.4, 47, 64 AND 140 LEBER ROAD, TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK" PREPARED BY DYNAMIC ENGINEERING, DATED 10-02-2023.
5. MAP ENTITLED "TOWN OF ORANGETOWN, ZONING, ROCKLAND COUNTY, NY" ,DATE ADOPTED DECEMBER 11, 2018.

NOTE:
PHYSICAL FEATURES FOR LOT 47 SHOWN ARE THOSE EXISTING ON 06-21-2023 AND PHYSICAL FEATURES FOR LOT 50.4 SHOWN ARE THOSE EXISTING ON 09-20-2022. CURRENT CONDITIONS HAVE NOT BEEN SHOWN.

OWNERS CERTIFICATION:

THE OWNER, OR HIS DULY AUTHORIZED REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF ORANGETOWN ALL THE STREETS, EASEMENTS, PARKS AND REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT AND GRADING AND CONSTRUCTION PLANS.

DATE

PG-OE 64 LEBER ROAD OWNER, LLC
PG-OE 140 LEBER ROAD OWNER, LLC
900 ROUTE 9 NORTH, SUITE 400, WOODBRIDGE, NEW JERSEY 07095

All taxes have been paid to date.

PLANNING BOARD
MEETING OF
JAN 24
Town of Orangetown

Receiver of taxes DATE

This plat is approved by The Commissioner of Public Works.

DATE

COMMISSIONER OF PUBLIC WORKS TOWN OF ORANGETOWN

Approved by resolution of the Planning Board of the Town of Orangetown, New York, on the _____ day of __________, 20__, upon due compliance with Sections 451 and 452 of the Rockland County Administrative Code, [1] and subject to all requirements and conditions of said resolution. Any change, erasure, modification, or revision of this plat, as approved, shall void this approval. Signed this _____ day of __________, 20__, by

Planning Board Chairman ______________________

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
		-	-	-	-

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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JAMES D. SENS 050846

10-17-2023
DATE

JAMES D. SENS
NEW YORK PROFESSIONAL LAND SURVEYOR #050846

FIELD DATE -	MINOR SUBDIVISION SECTION 70.06, BLOCK 1, LOTS 47 & 50.4 64 & 140 LEBER ROAD HAMLET OF BLAUVELT, TOWN OF ORANGETOWN ROCKLAND COUNTY, STATE OF NEW YORK
FIELD BOOK NO. -	
FIELD BOOK PG. -	
FIELD CREW -	CONTROL POINT ASSOCIATES INC PC 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 908.668.0099 · 908.668.9595 FAX WWW.CPASURVEY.COM
DRAWN: UB	

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
KVG	JDS	10-17-2023	1"=50'	01-190059-00	1 OF 2

GRAPHIC SCALE
1 0 0.5 1 2 4
(IN FEET)
1 inch = 1 ft.

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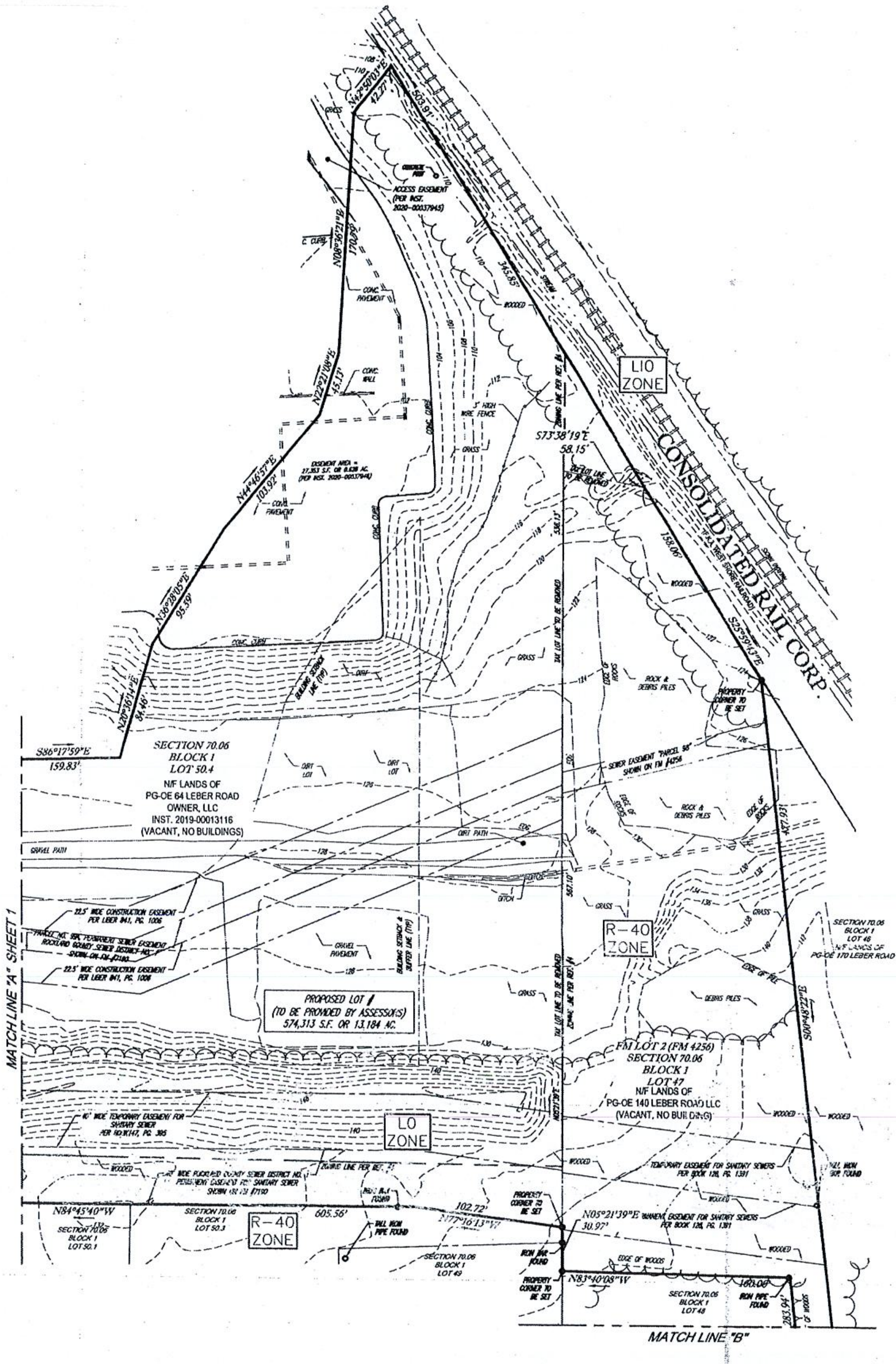
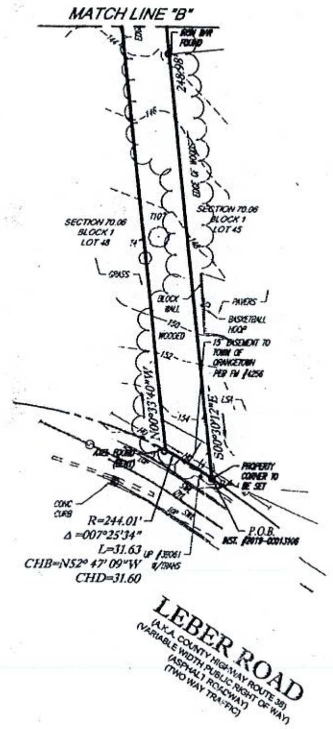
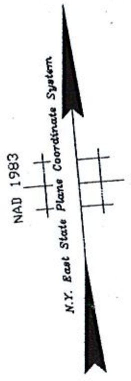
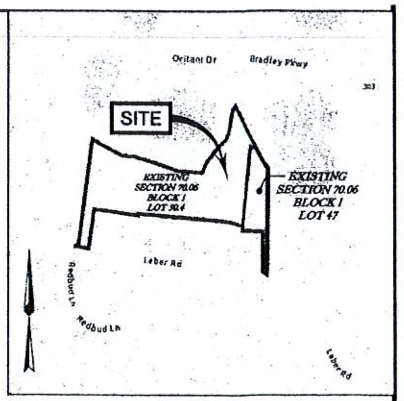
LEGEND

124 / 125	EXISTING CONTOUR
	OVERHEAD WIRES
OH	OVERHEAD WIRES
	HYDRANT
Ⓢ	SANITARY/SEWER MANHOLE
▦ ▦	CATCH BASINS
UP	UTILITY POLE
UPLPSP	UTILITY POLE/LIGHT POLE/SOLAR PANEL
	SIGN
TYP	TYPICAL
EDG	EDGE OF GRAVEL
345.85'	EXISTING DIMENSION
503.91'	PROPOSED DIMENSION









VICINITY MAP
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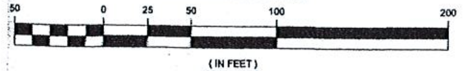
(NOT TO SCALE)

NOTE:
PHYSICAL FEATURES FOR LOT 47 SHOWN ARE THOSE EXISTING ON 06-21-2023 AND PHYSICAL FEATURES FOR LOT 50.4 SHOWN ARE THOSE EXISTING ON 09-20-2022. CURRENT CONDITIONS HAVE NOT BEEN SHOWN.

SEE SHEET 1 OF 2 FOR NOTES AND REFERENCES

GRAPHIC SCALE



(IN FEET)
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050846

JAMES D. SENS
NEW YORK PROFESSIONAL LAND SURVEYOR #050846

10-17-2023
DATE

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
	-	-	-	-	-

FIELD DATE: -
FIELD BOOK NO.: -
FIELD BOOK PG: -
FIELD CREW: -
DRAWN: UB

MINOR SUBDIVISION
SECTION 70.06, BLOCK 1, LOTS 47 & 50.4
64 & 140 LEBER ROAD
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK

CONTROL POINT
ASSOCIATES INC PC
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 · 908.668.9595 FAX
WWW.CPASURVEY.COM

CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.230.1744

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
KVG	JDS	10-17-2023	1"=50'	01-190059-00	2 OF 2

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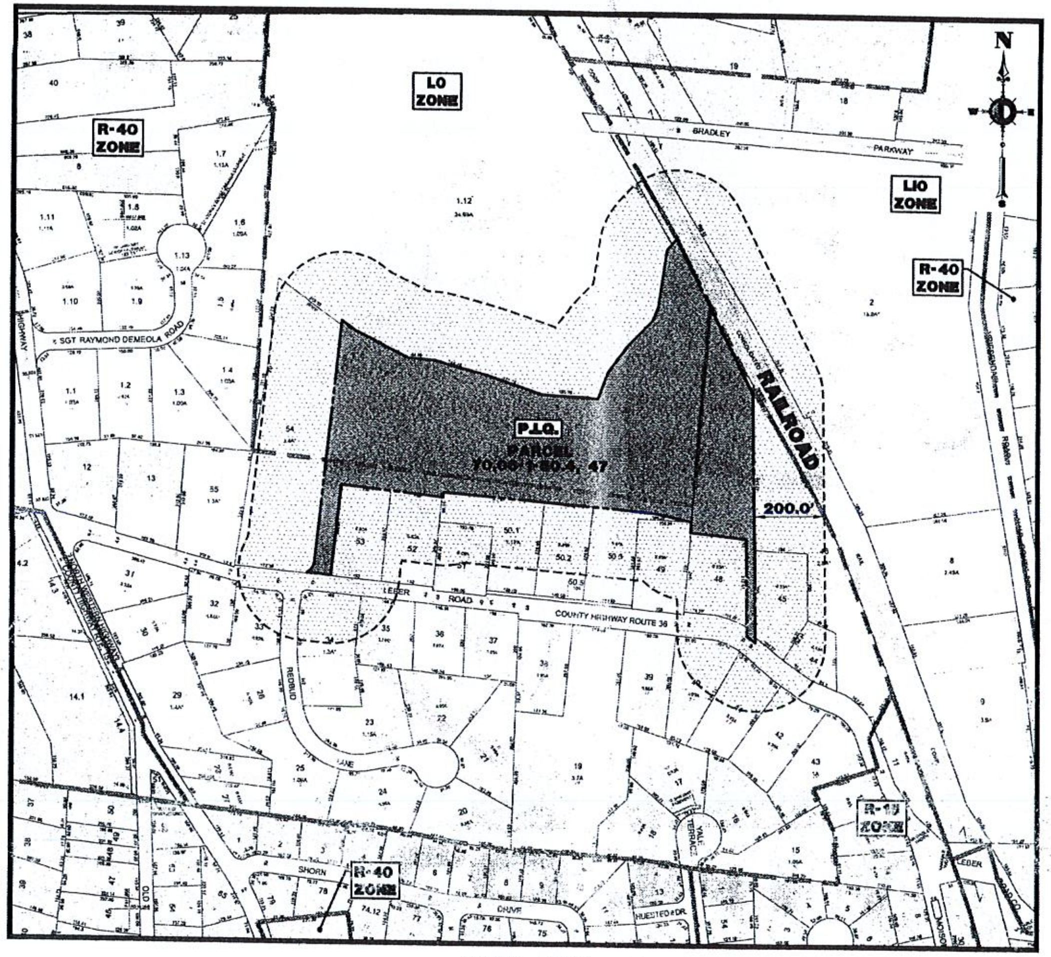
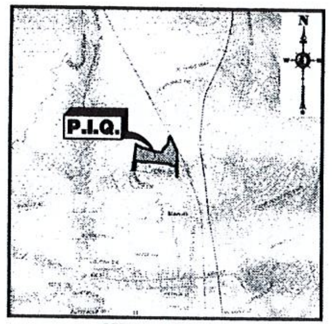
PRELIMINARY AND FINAL SITE PLAN
FOR
ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4 & 47; TAX MAP SHEET #70.06 - LATEST REV. DATED 06-16-1992
64 & 140 LEBER ROAD,
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX	
COVER SHEET	1 of 22
AERIAL MAP	2 of 22
OVERALL SITE PLAN	3 of 22
SITE PLAN 'A'	4 of 22
SITE PLAN 'B'	5 of 22
DEMOLITION PLAN 'A'	6 of 22
DEMOLITION PLAN 'B'	7 of 22
GRADING PLAN 'A'	8 of 22
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DRAINAGE AND UTILITY PLAN 'A'	10 of 22
DRAINAGE AND UTILITY PLAN 'B'	11 of 22
LANDSCAPE PLAN 'A'	12 of 22
LANDSCAPE PLAN 'B'	13 of 22
LIGHTING PLAN 'A'	14 of 22
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SOIL EROSION AND SEDIMENT CONTROL PLAN 'A'	16 of 22
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CONSTRUCTION DETAILS	19 of 22
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VEHICLE CIRCULATION PLAN (CAR CARRIER TRAILER)	21 of 22
VEHICLE CIRCULATION PLAN (FIRE)	22 of 22

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICEC.COM

DYNAMIC

REV.	DATE	COMMENTS	BY

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DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY: -

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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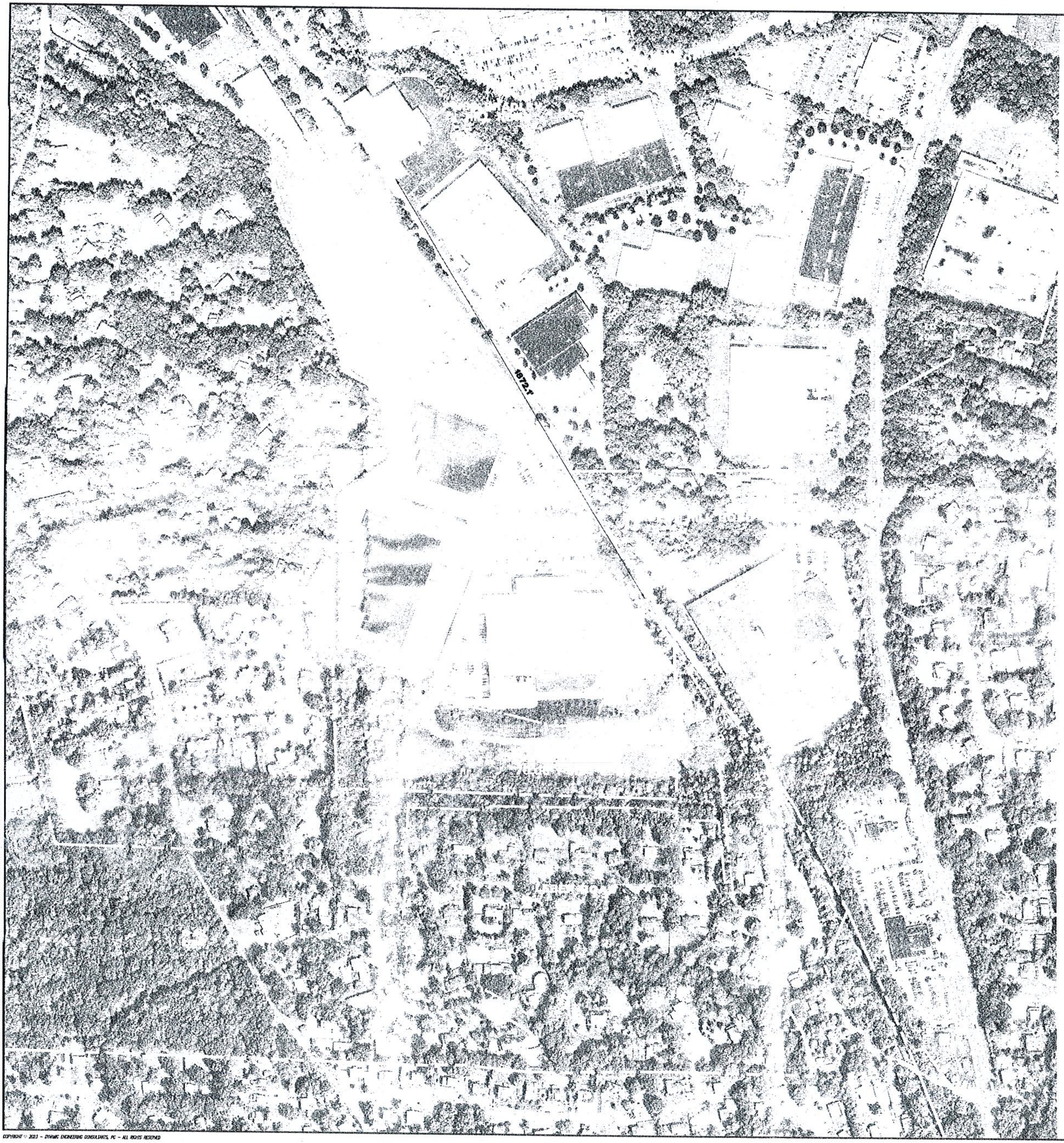
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097839

TITLE:
COVER SHEET

SCALE: (H) AS (V) SHOWN
DATE: 10/02/2023
PROJECT No: 1739-22-02023
SHEET No: 1 OF 22
Rev. #: 0



N
W E
S

LEGEND

PROPERTY LINE

200' OFFSET LINE

ZONE LINE

GRAPHIC SCALE

(IN FEET)
1 INCH = 150 FT

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 07/18/22. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

Plotted: 10/09/23 - 3:44 PM, By: lwerace
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\D173922020235AD.dwg, ---> 02 AERIAL MAP

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REV.	DATE	COMMENTS	BY

[illegible] SET IS FOR PERMITTING PURPOSES
[illegible] MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: [illegible] DRAWN BY: AD CHECKED BY: RPF

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
[illegible] -1-50.4, 47
[illegible] BER ROAD
[illegible] GETOWN, ROCKLAND [illegible], NEW YORK

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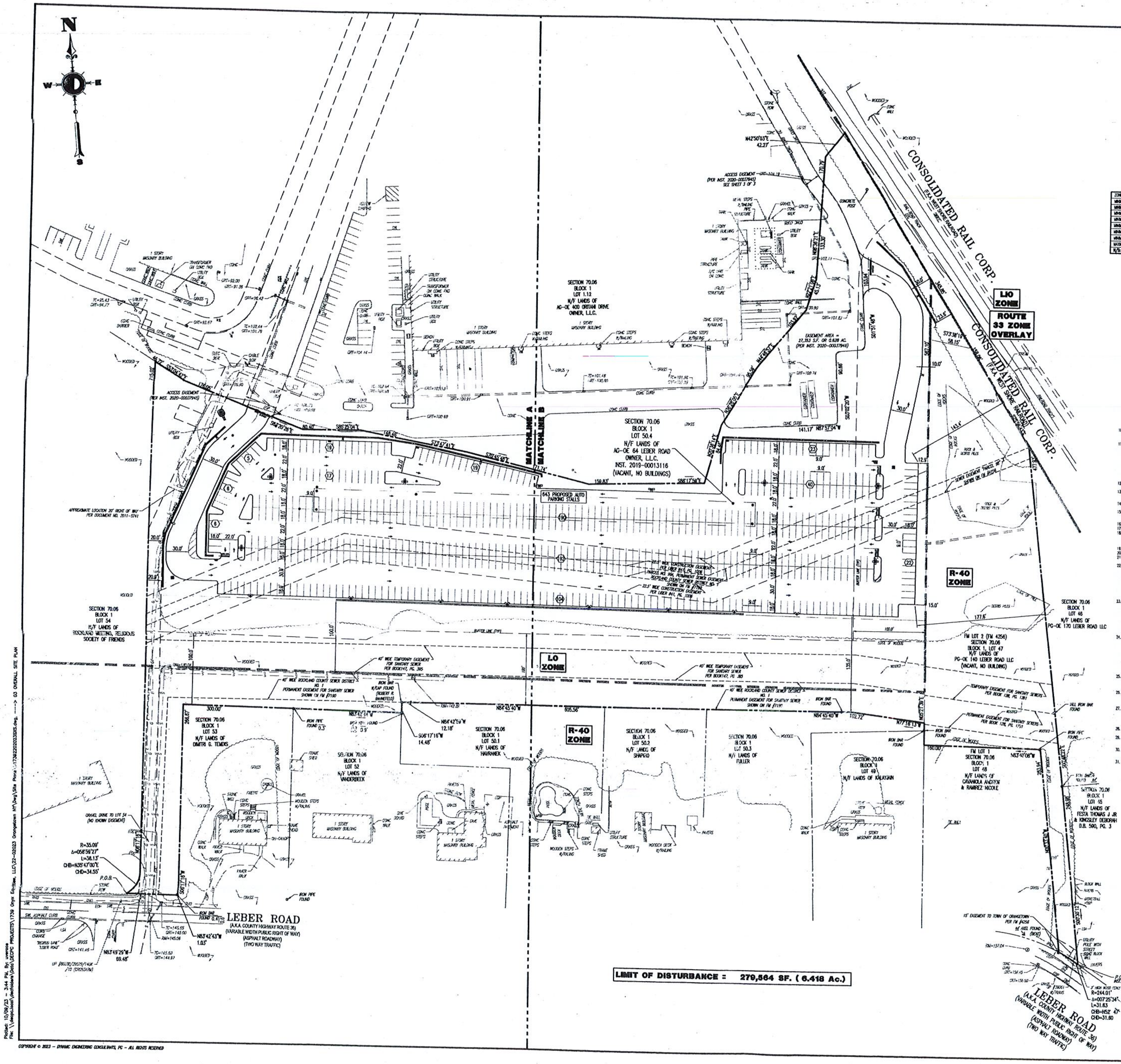
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
AERIAL MAP

SCALE: (H) 1"=150'
(V)
DATE: 10/02/2023
PROJECT No:
1739-22-02023

SHEET No:
2
OF 22
Rev. #:
0



Plotted: 10/09/23 – 3:44 PM, By: uverace
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\1739220202355XS.dwg, ----> 03 OVERALL SITE PLAN

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   ALTA/NSPS LAND TITLE SURVEY
   CONTROL POINT ASSOCIATES, INC.
   30 INDEPENDENCE BOULEVARD, SUITE 100
   WARREN, NJ 07059
   SURVEYOR FILE NO: 01-190059-00

2. APPLICANT: ONYX EQUITIES, LLC
   ONE GATEWAY CENTER, SUITE 2400
   NEWARK, NJ 07102

3. OWNER (LOT 50.4): PG-OE 64 LEBER ROAD OWNER LLC
   (LOT 47): PG-OE 140 LEBER ROAD OWNER LLC

4. PARCEL DATA: PARCELS: 70.06-1-50.4
   70.06-1-47
   TOWN OF ORANGETOWN
   ROCKLAND COUNTY, NY

5. ZONE: ZONE LO (LABORATORY OFFICE DISTRICT)/R-40 (LOW DENSITY RESIDENTIAL DISTRICT)

6. EXISTING USE: VACANT

7. PROPOSED USE: ACCESSORY PARKING LOT (PERMITTED ACCESORY USE) (§ 43 ATTACHMENT 8)

8. SCHEDULE OF ZONING REQUIREMENTS (§ 43 ATTACHMENT 15)

ZONE REQUIREMENT	ZONE LO	ZONE R-40	EXISTING (LOT 50.4)	EXISTING (LOT 47)	PROPOSED
MINIMUM LOT AREA	2 AC	40,000 SF	11.131 AC (484,886 SF)	2.053 AC (89,427 SF)	13.184 AC (574,313 SF)
MINIMUM LOT WIDTH	300 FT	150 FT	1,071.80 FT	191.63 FT	1,263.43 FT
MINIMUM LOT FRONTAGE	150 FT	100 FT	89.48 FT (E)	31.80 FT (E)	101.08 FT (E)
MINIMUM FRONT YARD SETBACK	100 FT	50 FT	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	100 FT	50 FT	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK	100 FT	30 FT	N/A	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK	200 FT	80 FT	N/A	N/A	N/A
MAXIMUM LAND COVERAGE	50%	N/A	15.1 % (73,310 SF)	N/A	41.7% (239,490 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

9. PARKING REQUIREMENTS
   - A. NO UNLICENSED AUTOMOBILE OR TRUCK MAY BE PARKED OUT OF DOORS ON ANY PROPERTY. THE NUMBER OF VEHICLES ALLOWED TO PARK ON ANY PROPERTY SHALL BE LIMITED TO THE NUMBER OF PARKING SPACES LEGALLY PROVIDED ON THE PROPERTY. (§ 6.1.8)
   - B. ACCESSORY OFF-STREET PARKING SPACES, OPEN OR ENCLOSED, SHALL BE PROVIDED FOR ANY LOT FOR ANY USE SPECIFIED IN USE TABLE, COLUMN 8. ANY LAND WHICH IS DEVELOPED AS A UNIT UNDER SINGLE OWNERSHIP AND CONTROL WITH USES SUBJECT TO THE REGULATIONS OF USE TABLE, COLUMN 8, SHALL BE CONSIDERED A SINGLE LOT FOR THE PURPOSE OF SUCH REGULATIONS. HOWEVER, SUCH REQUIREMENTS SHALL NOT APPLY TO AN ADDITION TO OR RECONSTRUCTION OF A CHURCH, WHERE SUCH ADDITION OR RECONSTRUCTION IS ON LAND OWNED PRIOR TO THE EFFECTIVE DATE OF THIS CODE. (§ 6.31)
   - C. AREAS WHICH MAY BE COMPUTED AS OPEN OR ENCLOSED OFF-STREET PARKING SPACES INCLUDE ANY PRIVATE GARAGE, CARPORT OR OTHER AREA AVAILABLE FOR PARKING, OTHER THAN A STREET OR A DRIVEWAY, EXCEPT THAT A DRIVEWAY WITHIN A REQUIRED FRONT YARD FOR A SINGLE-FAMILY OR TWO-FAMILY RESIDENCE MAY COUNT AS TWO PARKING SPACES OTHER THAN ON A CORNER LOT, AS PROVIDED IN § 5.225. (§ 6.32)
   - D. REQUIRED ACCESSORY PARKING SPACES, OPEN OR ENCLOSED, MAY BE PROVIDED UPON THE SAME LOT AS THE USE TO WHICH THEY ARE ACCESSORY, OR ELSEWHERE, PROVIDED THAT ALL SPACES THEREIN ARE LOCATED WITHIN 1,000 FEET WALKING DISTANCE OF SUCH LOT. IN ALL CASES, SUCH PARKING SPACES SHALL CONFORM TO ALL THE REGULATIONS FOR THE DISTRICT IN WHICH THEY ARE LOCATED, AND IN NO EVENT SHALL SUCH PARKING SPACES BE LOCATED IN ANY R DISTRICT UNLESS THE USES TO WHICH THEY ARE ACCESSORY ARE PERMITTED IN SUCH DISTRICTS. SUCH SPACES SHALL BE IN THE SAME OWNERSHIP AS THE USE TO WHICH THEY ARE ACCESSORY AND SHALL BE SUBJECT TO DEED RESTRICTION, FILED WITH THE COUNTY CLERK, BINDING THE OWNER AND HIS HEIRS AND ASSIGNS TO MAINTAIN THE REQUIRED NUMBER OF SPACES AVAILABLE EITHER THROUGHOUT THE EXISTENCE OF SUCH USE TO WHICH THEY ARE ACCESSORY OR UNTIL SUCH SPACES ARE PROVIDED ELSEWHERE. (§ 6.33) (VARIANCE)
   - E. SUCH OFF-STREET PARKING SPACES SHALL BE SO LAID OUT THAT IT SHALL NOT BE NECESSARY FOR A VEHICLE PARKED THEREON TO BACK INTO ANY PUBLIC HIGHWAY. AT THE EXIT FROM ALL SUCH AREAS A SIGN SHALL BE PROMINENTLY DISPLAYED ADVISING USERS OF THE PARKING SPACE THAT BACKING INTO THE PUBLIC HIGHWAY IS PROHIBITED. (§ 6.331)
   - F. A PARKING SPACE SHALL BE CONSIDERED A SPACE NINE FEET WIDE AND 18 FEET LONG, EXCLUSIVE OF STANDING AREA AND AISLES FOR MANEUVERING. ENTRANCE AND EXIT ROADWAYS SHALL NOT BE COMPUTED AS PARKING SPACE EXCEPT FOR ONE-FAMILY AND TWO-FAMILY RESIDENCES. AISLE WIDTH SHALL NOT BE LESS THAN 20 FEET FOR 60° OR 22 FEET FOR 90° PARKING. (§ 6.34)
   - G. UNOBSTRUCTED ACCESS TO AND FROM STREETS SHALL BE PROVIDED. SUCH ACCESS SHALL CONSIST OF NOT MORE THAN ONE TWENTY-FOOT LANE FOR PARKING AREA WITH LESS THAN 20 SPACES AND NOT MORE THAN FOUR TWENTY-FOOT LANES FOR PARKING AREAS WITH 20 SPACES OR MORE, EXCEPT ALONG STATE HIGHWAYS THE WIDTH OF ACCESS SHALL NOT EXCEED 35 FEET. NOT MORE THAN TWO LANES MAY BE SO LOCATED SO AS TO PROVIDE ACCESS TO THE SAME PUBLIC HIGHWAY. ALL SUCH ACCESS LANES SHALL BE SEPARATE FROM ANY OTHER ACCESS LANE BY A CURBING OF SUFFICIENT HEIGHT TO PREVENT TRAFFIC OVER THE SAME AND SEPARATING THE ACCESS LANES BY A DISTANCE OF AT LEAST 50 FEET. (§ 6.35)
   - H. REQUIRED PARKING SPACES, OPEN OR ENCLOSED, MAY BE PROVIDED IN SPACES DESIGNED TO SERVE JOINTLY TWO OR MORE ESTABLISHMENTS, WHETHER OR NOT LOCATED ON THE SAME LOT, PROVIDED THAT THE NUMBER OF REQUIRED SPACES IN SUCH JOINT FACILITIES SHALL NOT BE LESS THAN THE TOTAL REQUIRED FOR ALL SUCH ESTABLISHMENTS. (§ 6.37)
   - I. NO ENTRANCE OR EXIT FOR ANY ACCESSORY OFF-STREET PARKING AREA WITH OVER 10 PARKING SPACES, NOR ANY LOADING BERTH, SHALL BE LOCATED WITHIN 50 FEET OF THE INTERSECTION OF ANY TWO STREET LINES. (§ 6.51)
   - J. WHEN A LOT IS LOCATED PARTLY IN ONE DISTRICT AND PARTLY IN ANOTHER DISTRICT, THE REGULATIONS FOR THE DISTRICT REQUIRING THE GREATER NUMBER OF PARKING SPACES OR LOADING BERTHS SHALL APPLY TO ALL OF THE LOT. PARKING SPACES OR LOADING BERTHS ON SUCH A LOT MAY BE LOCATED WITHOUT REGARD TO DISTRICT LINES, PROVIDED THAT NO SUCH PARKING SPACE OR LOADING BERTHS SHALL BE LOCATED IN ANY R DISTRICT, UNLESS THE USE TO WHICH THEY ARE ACCESSORY IS PERMITTED IN SUCH DISTRICT. (§ 6.53)
10. BUFFER REQUIREMENTS
    - A. WHERE THE SIDE OR REAR LOT LINE OF A LOT IN LO ADJOINS OR LIES WITHIN TWENTY-FIVE (25) FEET OF ANY R DISTRICT A 100-FOOT-WIDE BUFFER SHALL BE REQUIRED. (§ 43 ATTACHMENT 18) (VARIANCE)
11. IF ANY LOT CAPABLE OF SUBDIVISION IS DIVIDED BY A DISTRICT BOUNDARY, THE PART OF SUCH LOT WITHIN EACH DISTRICT SHALL BE REGULATED BY ALL THE USE AND BULK REGULATIONS OF THAT DISTRICT, EXCEPT THAT THE MAXIMUM FLOOR AREA OR MAXIMUM NUMBER OF DWELLING UNITS SHALL BE EQUAL TO THE SUM OF THE FLOOR AREAS AND DWELLING UNITS PERMITTED ON EACH PART OF THE LOT, AND THE USABLE OPEN SPACE SHALL BE EQUAL TO THE SUM OF THE USABLE OPEN SPACE REQUIRED ON EACH PART OF THE LOT. IF ANY PART OF SUCH LOT DIVIDED BY A DISTRICT BOUNDARY IS IN A RESIDENTIAL DISTRICT, THE DISTRICT BOUNDARY LINE SHALL BE CONSIDERED A LOT LINE FOR PURPOSES OF DETERMINING COMPLIANCE WITH BULK REGULATIONS.HOWEVER, THE MAXIMUM FLOOR AREA OF AN EXISTING OR PROPOSED BUILDING IN ANY NONRESIDENTIAL AREA OF A LOT DIVIDED BY A DISTRICT BOUNDARY LINE SHALL NOT BE INCREASED BY THE INCLUSION OF ANY RESIDENTIAL FLOOR AREA PERMITTED IN THE RESIDENTIAL AREA OF A LOT DIVIDED BY SUCH DISTRICT BOUNDARY LINE, NOR SHALL THE NUMBER OF RESIDENTIAL DWELLING UNITS BE INCREASED BY THE NONRESIDENTIAL FLOOR AREA PERMITTED IN THE NONRESIDENTIAL AREA OF SUCH LOT DIVIDED BY A DISTRICT BOUNDARY LINE. (§ 5.12)
12. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
13. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
15. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
16. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
17. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
18. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
19. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
20. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
21. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
22. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
24. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
26. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
27. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
28. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
29. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
30. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
31. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NEW YORK STATE REQUIREMENTS AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

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REV.	DATE	COMMENTS	BY

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DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY:

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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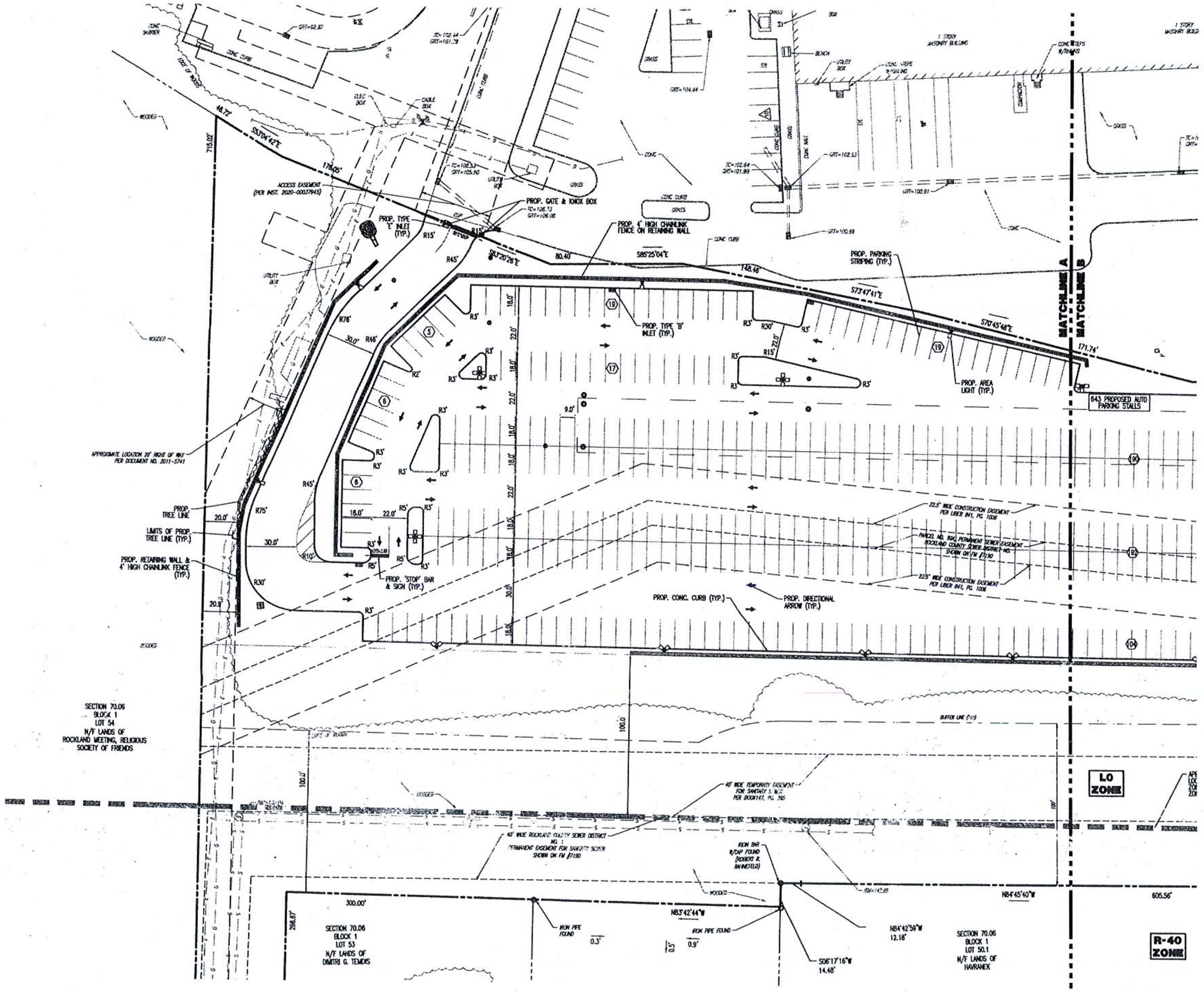
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

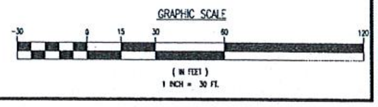
TITLE:
OVERALL SITE PLAN

SCALE: (H) 1"=50'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 3 OF 22
Rev. #: 0



LIMIT OF DISTURBANCE = 279,564 SF. (6.418 Ac.)



Plotted: 10/09/23 - 3:44 PM, By: uveroce
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\D1739220202302SXS.dwg, ---> 04 SITE PLAN 'A'

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PROPOSED ACCESSORY PARKING LOT
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64 AND 140 LEBER ROAD
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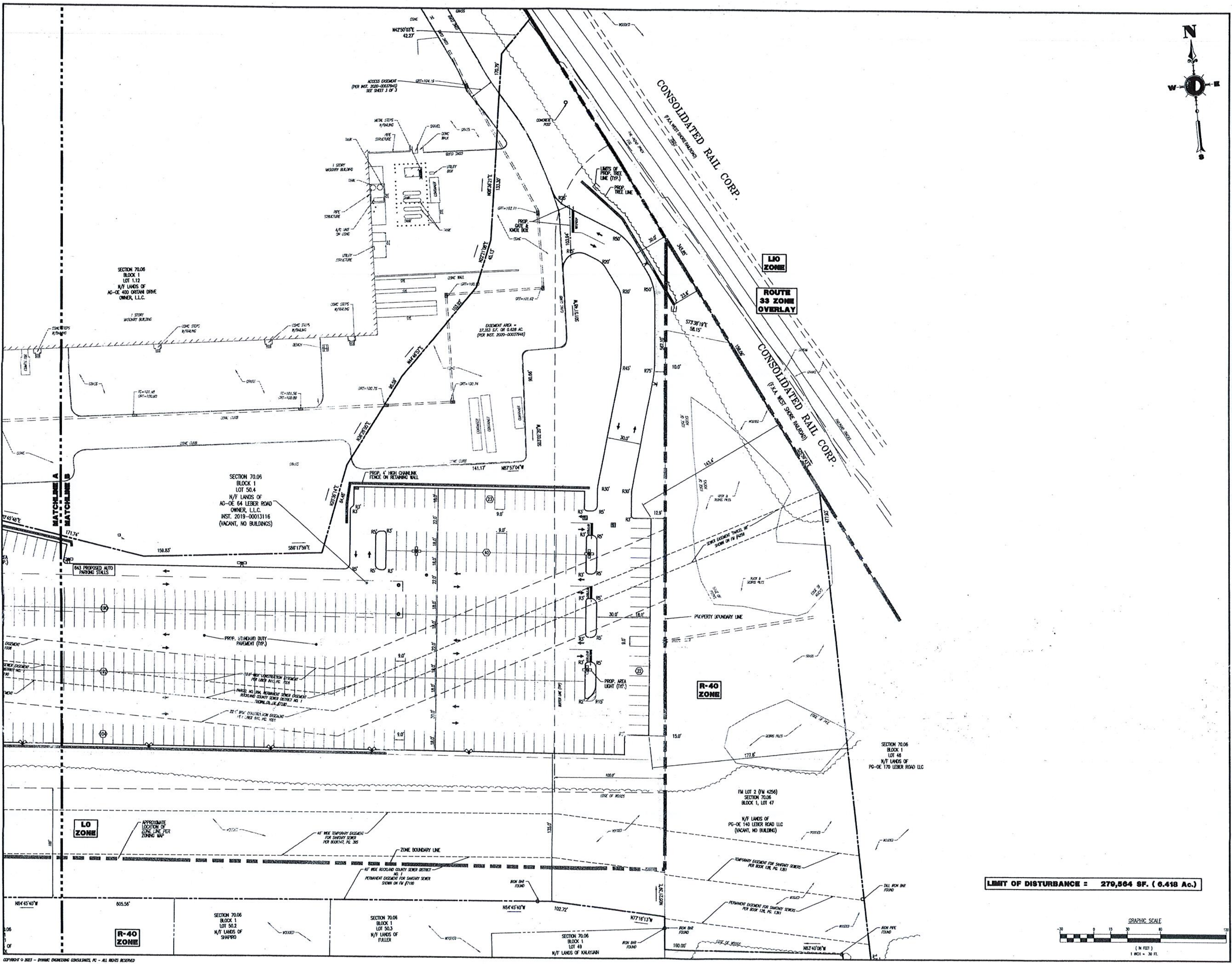
NEW YORK LICENSE No. 097639

TITLE:
SITE PLAN 'A'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023
SHEET No: 4 OF 22
Rev. #: 0


CONSOLIDATED RAIL CORP.
(F.K.A. WEST SHORE RAILROAD)
LIO ZONE
ROUTE 33 ZONE OVERLAY
ACCESS EASEMENT (PER INST. 2020-00037945) SEE SHEET 3 OF 3
N42°50'03"E 42.27'
170.79'
N08°36'21"E 133.30'
N22°21'08"E 45.13'
N44°46'57"E 103.92'
N36°28'05"E 95.59'
N20°36'14"E 84.46'
S86°17'59"E 150.83'
171.74'
S01°51'48"W
S73°38'19"E 58.15'
345.85'
158.06'
567.10'
1 STORY MASONRY BUILDING
CONTAINER
CONCRETE POST
LIMITS OF PROP. TREE LINE (TYP.)
PROP. TREE LINE
PROP. GATE & KNOX BOX
EASEMENT AREA = 27,353 S.F. OR 0.628 AC. (PER INST. 2020-00037946)
SECTION 70.06 BLOCK 1 LOT 1.12 N/F LANDS OF AG-OE 400 ORITANI DRIVE OWNER, L.L.C.
SECTION 70.06 BLOCK 1 LOT 50.4 N/F LANDS OF AG-OE 64 LEBER ROAD OWNER, L.L.C. INST. 2019-00013116 (VACANT, NO BUILDINGS)
PROP. 4' HIGH CHAINLINK FENCE ON RETAINING WALL
MATCHLINE A
MATCHLINE B
643 PROPOSED AUTO PARKING STALLS
PROP. STANDARD DUTY PAVEMENT (TYP.)
PROP. AREA LIGHT (TYP.)
PROPERTY BOUNDARY LINE
R-40 ZONE
LO ZONE
APPROXIMATE LOCATION OF ZONE LINE PER ZONING MAP
40' WIDE TEMPORARY EASEMENT FOR SANITARY SEWER PER BOOK147, PG. 395
ZONE BOUNDARY LINE
40' WIDE ROCKLAND COUNTY SEWER DISTRICT NO. 1 PERMANENT EASEMENT FOR SANITARY SEWER SHOWN ON FM #7190
N84°45'40"W 605.56'
N84°45'40"W 102.72'
N77°16'13"W
N05°21'39"E
N83°40'08"W 160.00'
177.6'
SECTION 70.06 BLOCK 1 LOT 50.2 N/F LANDS OF SHAPIRO
SECTION 70.06 BLOCK 1 LOT 50.3 N/F LANDS OF FULLER
SECTION 70.06 BLOCK 1 LOT 49 N/F LANDS OF KALAYJAIN
FM LOT 2 (FM 4256) SECTION 70.06 BLOCK 1, LOT 47
N/F LANDS OF PG-OE 140 LEBER ROAD LLC (VACANT, NO BUILDING)
SECTION 70.06 BLOCK 1 LOT 46 N/F LANDS OF PG-OE 170 LEBER ROAD LLC
TEMPORARY EASEMENT FOR SANITARY SEWERS PER BOOK 128, PG. 1391
PERMANENT EASEMENT FOR SANITARY SEWERS PER BOOK 128, PG. 1391
IRON BAR FOUND
TALL IRON BAR FOUND
IRON PIPE FOUND
EDGE OF WOODS
WOODED
N
S
W
E
GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

LIMIT OF DISTURBANCE = 279,564 SF. (6.418 Ac.)

Plotted: 10/09/23 - 3:44 PM, By: uveroce
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\017392

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REV.	DATE	COMMENTS	BY

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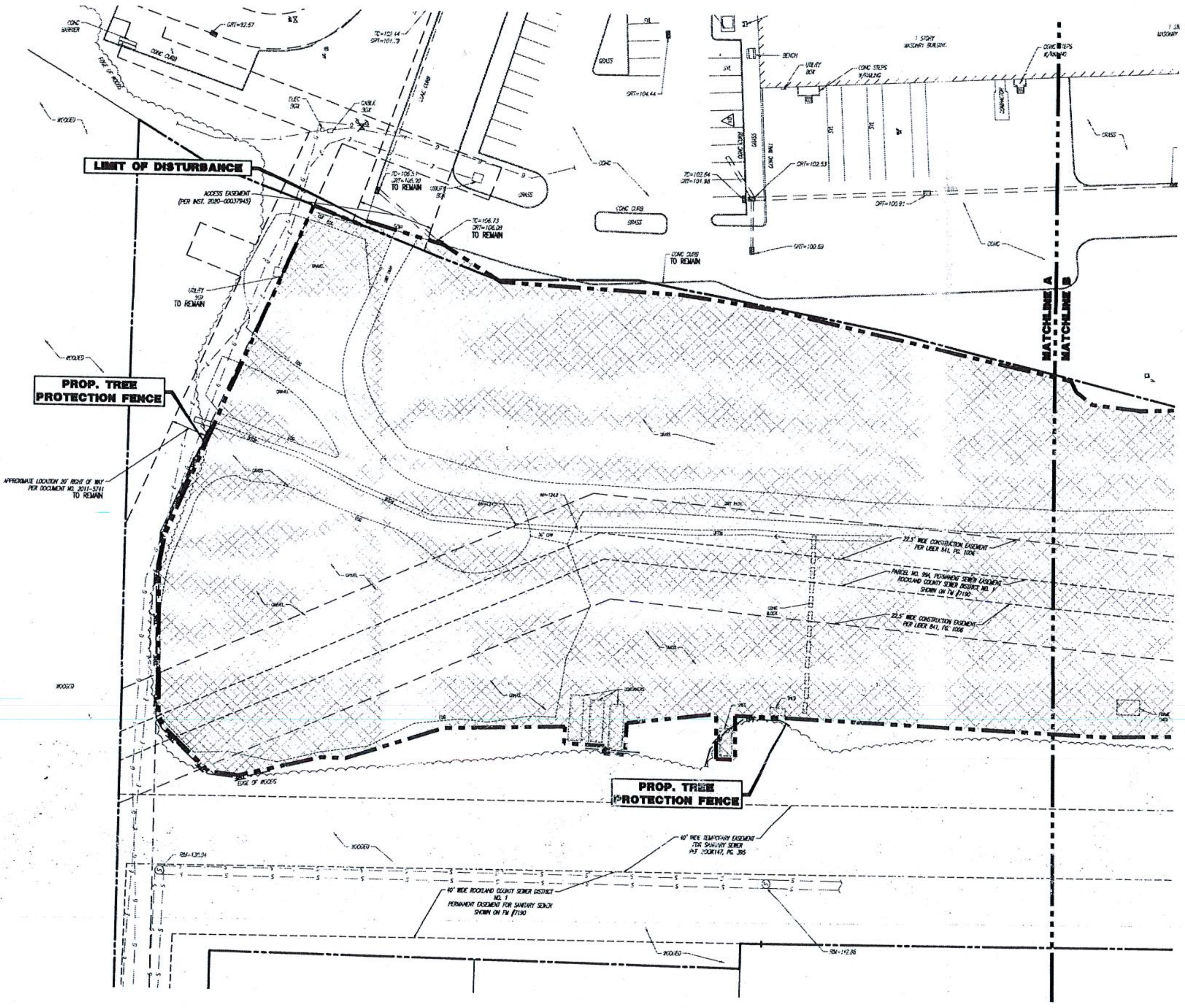
TITLE:
SITE PLAN 'B'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 5 OF 22
Rev. #: 0


LIMIT OF DISTURBANCE
ACCESS EASEMENT (PER INST. 2020-00037945)
UTILITY POLE TO REMAIN
WOODED
PROP. TREE PROTECTION FENCE
APPROXIMATE LOCATION 20' RIGHT OF WAY PER DOCUMENT NO. 2011-5741 TO REMAIN
ELEC BOX
CABLE BOX
GRAVEL
GRASS
CONC CURB
1 STORY MASONRY BUILDING
CONC STEPS W/RAILING
UTILITY BOX
BENCH
MATCHLINE A
MATCHLINE B
22.5' WIDE CONSTRUCTION EASEMENT PER LIBER 841, PG. 1006
PARCEL NO. 994, PERMANENT SEWER EASEMENT ROCKLAND COUNTY SEWER DISTRICT NO. 1 SHOWN ON FM #7190
22.5' WIDE CONSTRUCTION EASEMENT PER LIBER 841, PG. 1006
CONC BLOCK
CONTAINERS
PROP. TREE PROTECTION FENCE
40' WIDE TEMPORARY EASEMENT FOR SANITARY SEWER PER 200K147, PG. 395
40' WIDE ROCKLAND COUNTY SEWER DISTRICT NO. 1 PERMANENT EASEMENT FOR SANITARY SEWER SHOWN ON FM #7190
RIM=112.86
WOODED

DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. VERIFY THAT ALL ENVIRONMENTAL CONCERNS INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, AND TRANSFORMERS HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE ARE NOT SHOWN ON THE PLANS. REFER TO ENVIRONMENTAL REPORTS AND DOCUMENTS FOR LOCATIONS AND DISPOSAL PROCEDURES.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND

━━ ■ ■ ━━ - PROPOSED LIMIT OF DISTURBANCE LINE
—— TPF —— TPF —— - PROPOSED TREE PROTECTION FENCE LINE
▨ - EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
● - TREES TO REMAIN
⊗ - TREES TO BE REMOVED
◎ - TREES TO BE TRANSPLANTED/RELOCATED

LIMIT OF DISTURBANCE = 279,564 SF. (6.418 Ac.)

NOTE: ALL EXISTING UTILITIES TO REMAIN, UNLESS SPECIFICALLY NOTED.

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: LJV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY: –

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEGER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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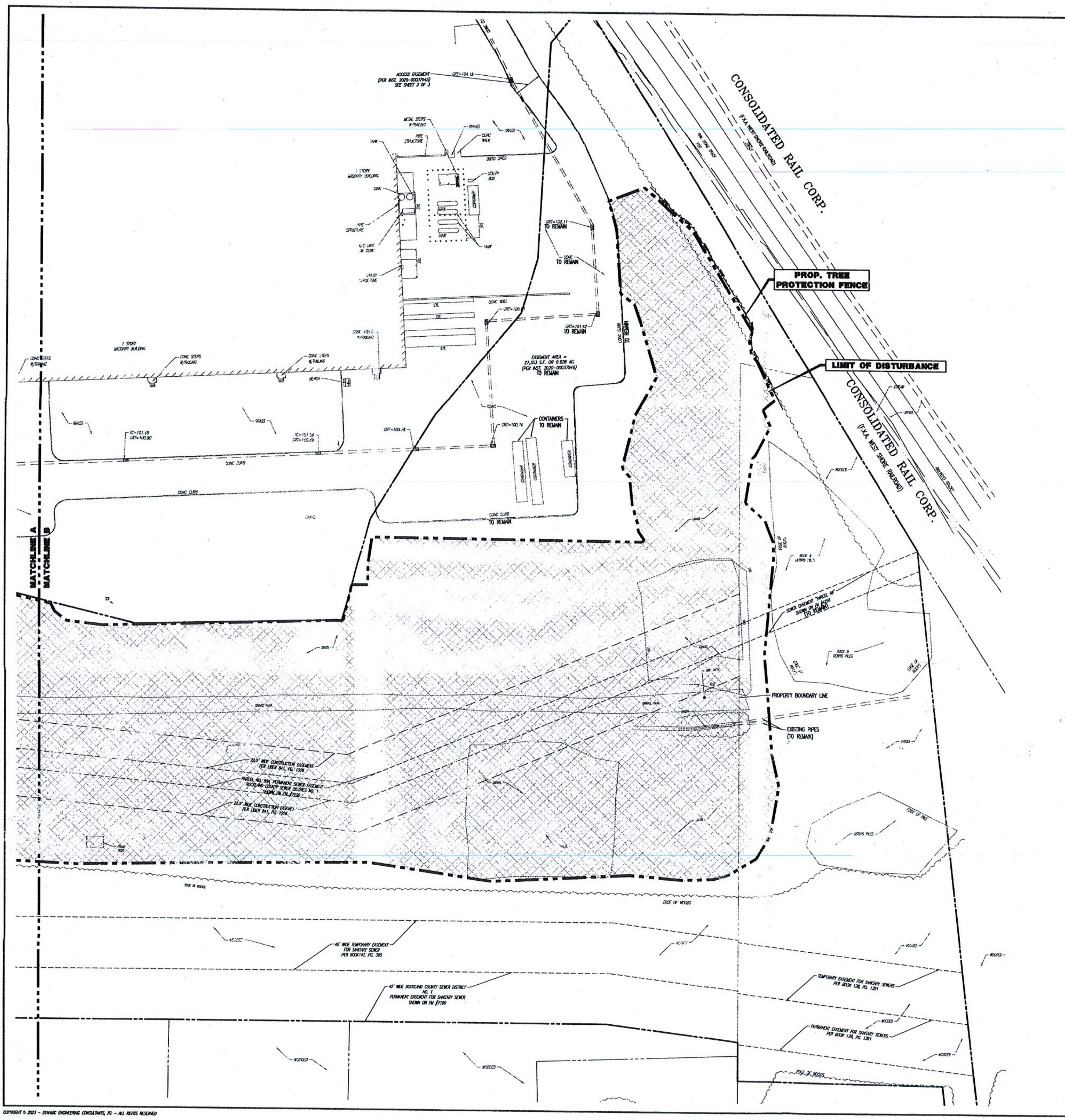
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 68523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
DEMOLITION PLAN 'A'

SCALE: (H) 1"=30' (V) –
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 6 OF 22
Rev. #: 0


CONSOLIDATED RAIL CORP.
(F.K.A. WEST SHORE RAILROAD)
CONSOLIDATED RAIL CORP.
(F.K.A. WEST SHORE RAILROAD)
RAILROAD TRACKS
PROP. TREE PROTECTION FENCE
LIMIT OF DISTURBANCE
ACCESS EASEMENT (PER INST. 2020-00037945) SEE SHEET 3 OF 3
GRT=104.19
METAL STEPS W/RAILING
PIPE STRUCTURE
GRAVEL
CONC WALK
GRASS
TANK
CONC CURB
1 STORY MASONRY BUILDING
UTILITY BOX
CONTAINER
PIPE STRUCTURE
A/C UNIT ON CONC
UTILITY STRUCTURE
GRT=102.11 TO REMAIN
CONC TO REMAIN
CONC WALL
GRT=101.62 TO REMAIN
CONC STEPS W/RAILING
EASEMENT AREA = 27,353 S.F. OR 0.628 AC. (PER INST. 2020-00037946) TO REMAIN
1 STORY MASONRY BUILDING
CONC STEPS W/RAILING
BENCH
CONTAINERS TO REMAIN
GRT=100.76
GRT=100.74
TC=101.56
CONC CURB TO REMAIN
MATCHLINE A
MATCHLINE B
SEWER EASEMENT "PARCEL 98" SHOWN ON FM #4256 (TO REMAIN)
ROCK & DEBRIS PILES
EDGE OF WOODS
PROPERTY BOUNDARY LINE
EXISTING PIPES (TO REMAIN)
GRAVEL PATH
22.5' WIDE CONSTRUCTION EASEMENT PER LIBER 841, PG. 1006
PARCEL NO. 99A, PERMANENT SEWER EASEMENT ROCKLAND COUNTY SEWER DISTRICT NO. 1 SHOWN ON FM #7190
22.5' WIDE CONSTRUCTION EASEMENT PER LIBER 841, PG. 1006
FRAME SHED
DEBRIS PILES
EDGE OF PILE
EDGE OF WOODS
WOODED
40' WIDE TEMPORARY EASEMENT FOR SANITARY SEWER PER BOOK147, PG. 395
40' WIDE ROCKLAND COUNTY SEWER DISTRICT NO. 1 PERMANENT EASEMENT FOR SANITARY SEWER SHOWN ON FM #7190
TEMPORARY EASEMENT FOR SANITARY SEWERS PER BOOK 128, PG. 1391
PERMANENT EASEMENT FOR SANITARY SEWERS PER BOOK 128, PG. 1391

DEMOLITION NOTES

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NOTES

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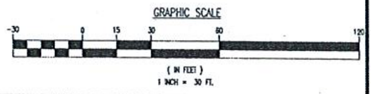
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND

▬ ▪ ▪ ▬	PROPOSED LIMIT OF DISTURBANCE LINE
——TPF——TPF——	PROPOSED TREE PROTECTION FENCE LINE
▨	EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
●	TREES TO REMAIN
⊗	TREES TO BE REMOVED
○	TREES TO BE TRANSPLANTED/RELOCATED

LIMIT OF DISTURBANCE = 279,564 SF. (6.418 Ac.)

NOTE: ALL EXISTING UTILITIES TO REMAIN, UNLESS SPECIFICALLY NOTED.



Plotted: 10/09/23 - 3:45 PM, By: uverace
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\01739220202335P0.dwg. ---> 07 DEMOLITION PLAN 'B'

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LAND DEVELOPMENT CONSULTING • PERMITTING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY: --

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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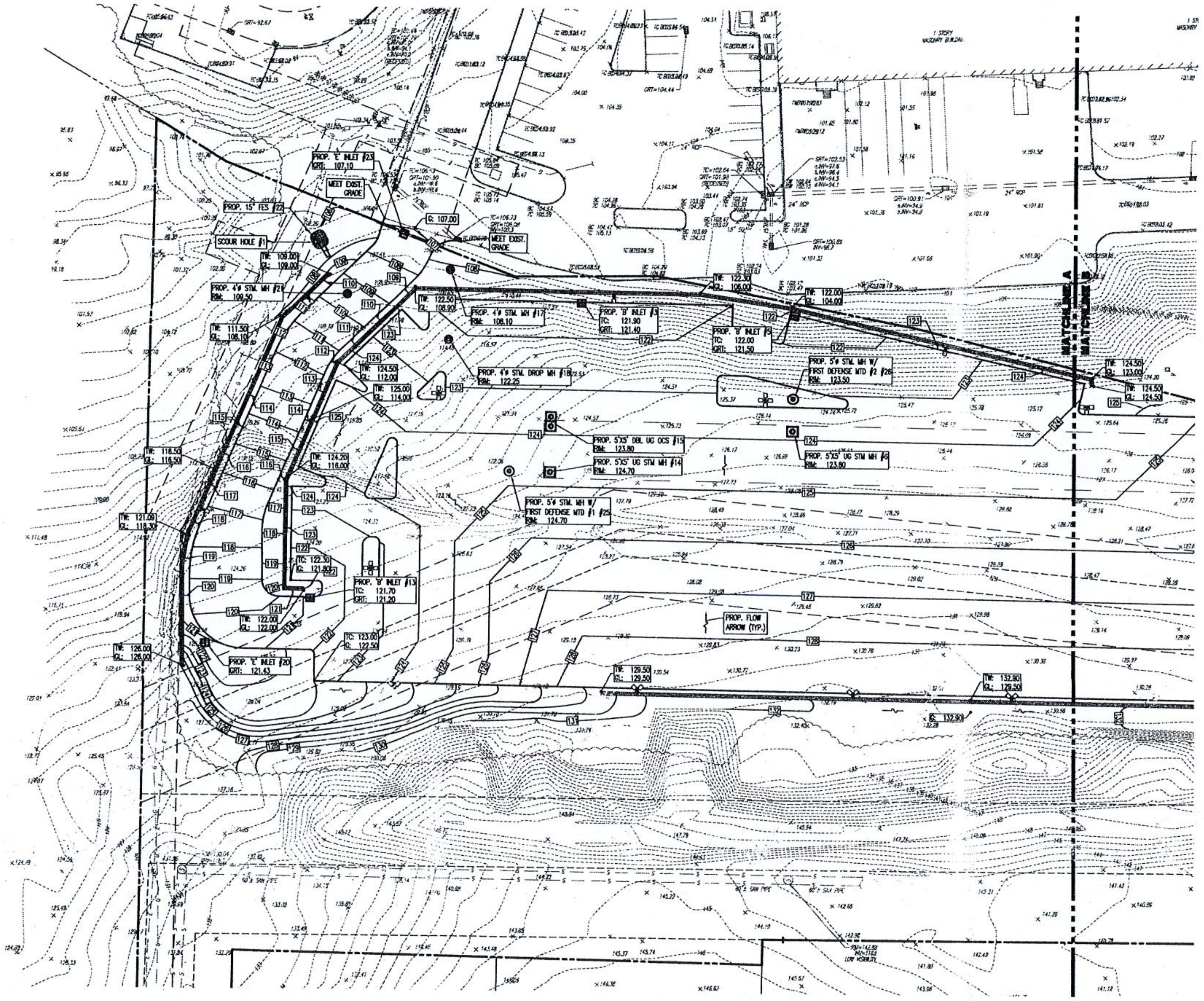
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
DEMOLITION
PLAN 'B'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 7 OF 22
Rev. #: 0



NOTE: CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF POTENTIAL SEWER MAIN WITHIN PERMANENT SEWER EASEMENT. SHOULD THE PROPOSED GRADING NOT PROVIDE SUFFICIENT PIPE COVER, THE UNDERSIGNED ENGINEER SHOULD BE CONTACTED IMMEDIATELY.

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

- EXIST. CABLE LINE
- EXIST. ELECTRIC LINE
- EXIST. FIBER OPTIC LINE
- EXIST. GAS LINE
- EXIST. OVERHEAD WIRES
- EXIST. TELEPHONE LINE
- EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- EXIST. WATER LINE
- EXIST. FIRE SERVICE
- EXIST. SANITARY SEWER LINE
- EXIST. FORCE MAIN
- EXIST. STORM DRAIN LINE
- EXIST. MINOR CONTOUR & ELEVATION
- EXIST. MAJOR CONTOUR & ELEVATION
- EXIST. MONITORING WELL
- EXIST. SPOT ELEVATIONS
- EXIST. GUTTER ELEV.
- EXIST. TOP OF CURB ELEV.
- EXIST. FINISH FLOOR ELEV.
- EXIST. GARAGE FLOOR ELEV.
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC BOX
- EXIST. CLEAN OUT
- EXIST. WELL
- EXIST. WATER SHUT OFF VALVE
- EXIST. TELEPHONE BOX
- EXIST. CABLE TV BOX
- EXIST. UTILITY POLE
- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. SHOE BOX LIGHT
- EXIST. COBRA LIGHT POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. MANHOLE
- EXIST. 'A' INLET
- EXIST. 'B' INLET
- EXIST. 'E' INLET
- EXIST. YARD INLET
- EXIST. FLARED END SECTION
- EXIST. HEADWALL

- PROP. CABLE LINE
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- APPROX. TEST PIT LOCATION
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- TW: 000.00 / GL: 000.00 PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
- TC: 000.00 / GH: 000.00 / GL: 000.00 PROP. TOP OF EXTENDED CURB, (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. STORM CLEANOUT
- PROP. SANITARY CLEANOUT
- PROP. AREA LIGHT
- PROP. OUTLET CONTROL STRUCTURE
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. 'A' INLET
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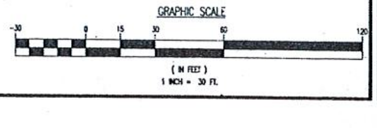
- PROP. FLARED END SECTION
- PROP. HEADWALL

LIMIT OF DISTURBANCE = 279,564 SF. (6.418 Ac.)



REV. | DATE | COMMENT | BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY: -

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

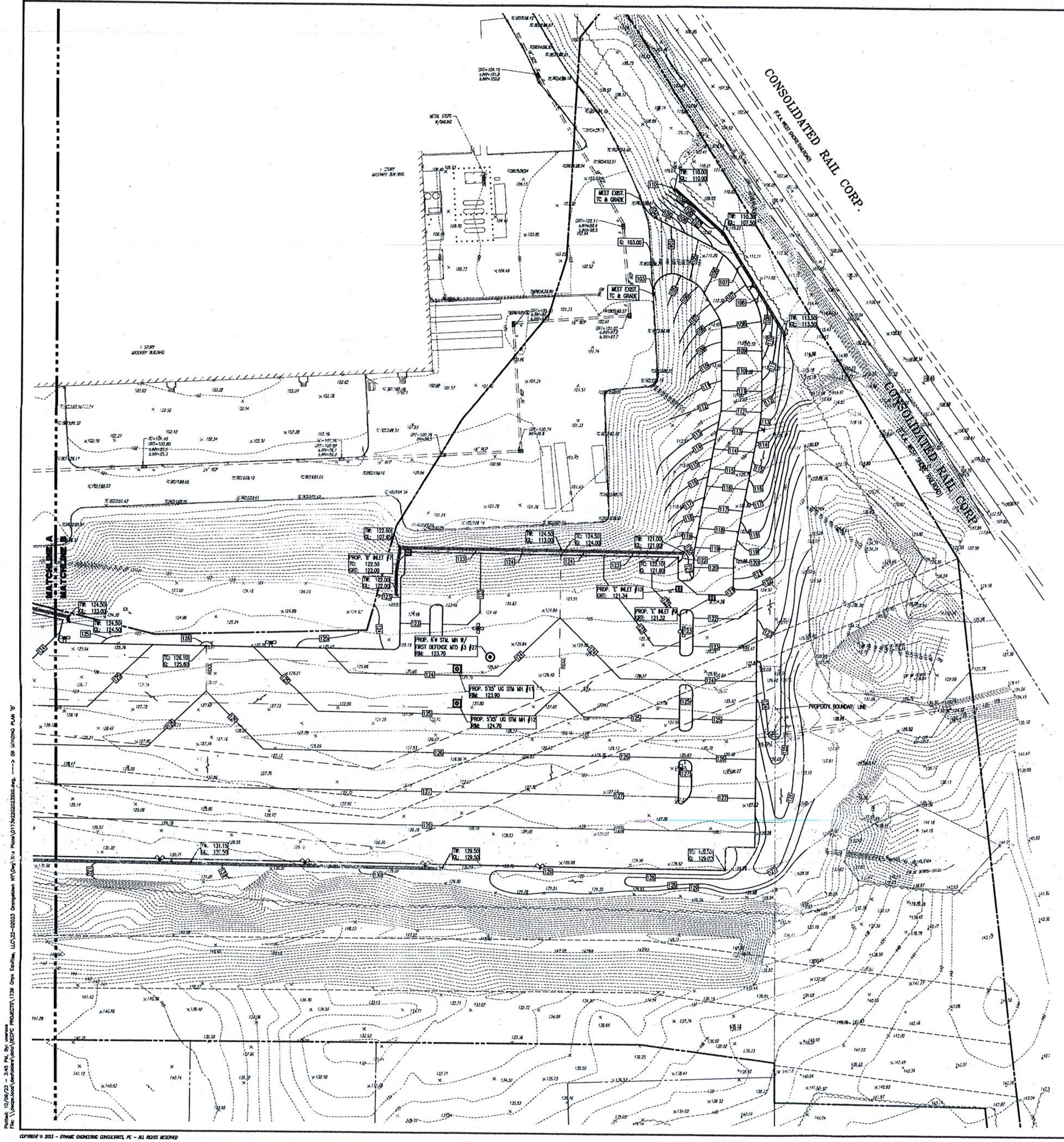
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
GRADING PLAN
'A'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 8 OF 22
Rev. #: 0

Plotted: 10/09/23 - 3:45 PM, By: uverace
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\D1739220202335XG.dwg, ----> 08 GRADING PLAN 'A'



GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
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EXIST. MINOR CONTOUR & ELEVATION EXIST. MAJOR CONTOUR & ELEVATION	PROP. FINISH GRADE CONTOUR & ELEVATION

- EXIST. MONITORING WELL
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- APPROX. TEST PIT LOCATION
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LIMIT OF DISTURBANCE = 279,564 SF. (6.418 Ac.)

NOTE: CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF POTENTIAL SEWER MAIN WITHIN PERMANENT SEWER EASEMENT. SHOULD THE PROPOSED GRADING NOT PROVIDE SUFFICIENT PIPE COVER, THE UNDERSIGNED ENGINEER SHOULD BE CONTACTED IMMEDIATELY.

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

DYNAMIC
EARTH • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY:

PROJECT:
ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 68523

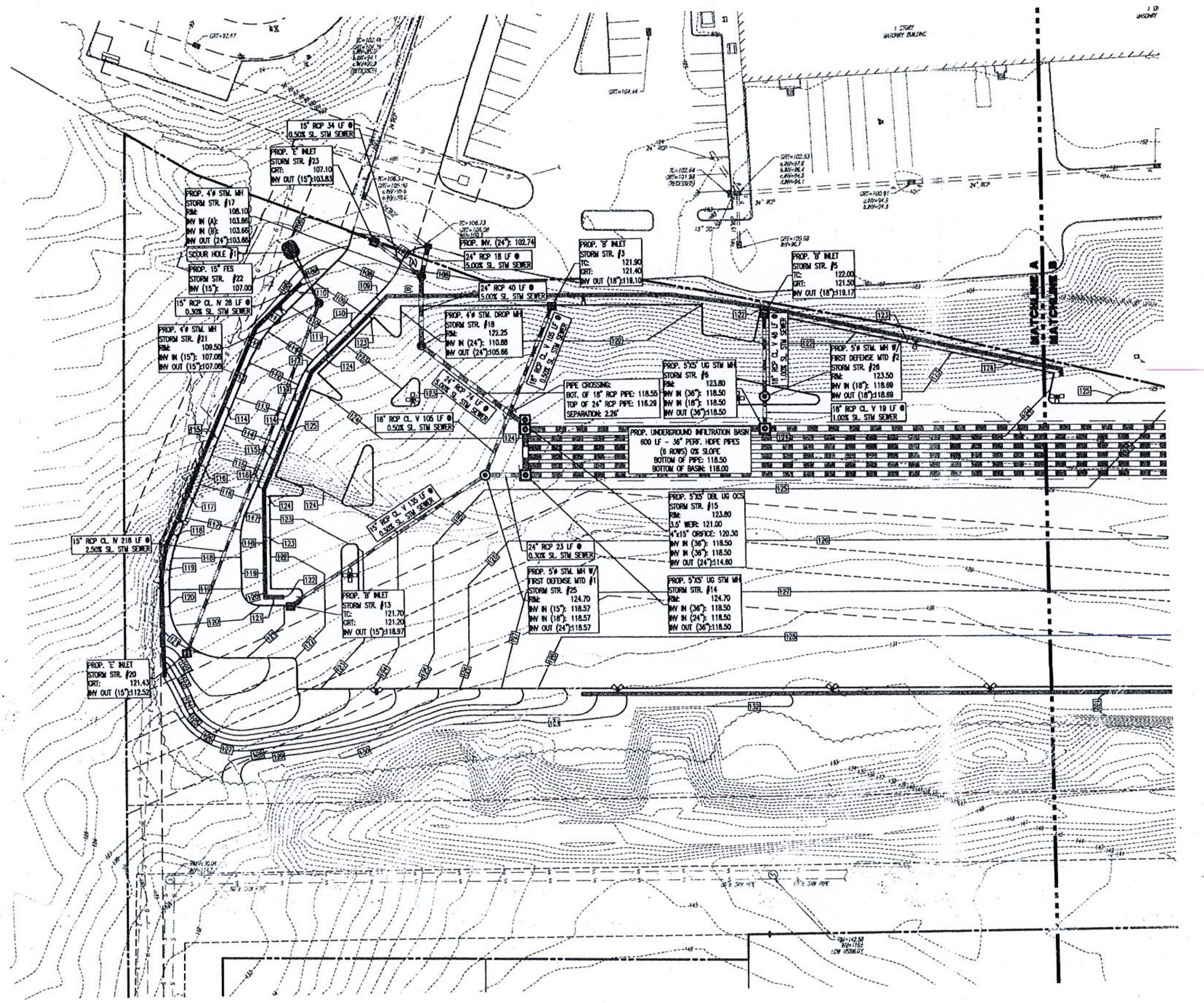
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
GRADING PLAN
'B'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 9 OF 22
Rev. #: 0

Plotted: 10/09/23 - 3:45 PM, By: uverose
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\01739220202335XG.dwg, ---> 09 GRADING PLAN 'B'


15" RCP 34 LF @ 0.50% SL. STM SEWER
PROP. 'E' INLET STORM STR. #23 GRT: 107.10 INV OUT (15"):103.83
PROP. 4'ø STM. MH STORM STR. #17 RIM: 108.10 INV IN (A): 103.66 INV IN (B): 103.66 INV OUT (24"):103.66
SCOUR HOLE #1
PROP. 15" FES STORM STR. #22 INV (15"): 107.00
15" RCP CL. IV 28 LF @ 0.30% SL. STM SEWER
PROP. 4'ø STM. MH STORM STR. #21 RIM: 109.50 INV IN (15"): 107.08 INV OUT (15"):107.08
15" RCP CL. IV 218 LF @ 2.50% SL. STM SEWER
PROP. 'E' INLET STORM STR. #20 GRT: 121.43 INV OUT (15"):112.52
PROP. INV. (24"): 102.74
24" RCP 18 LF @ 5.00% SL. STM SEWER
24" RCP 40 LF @ 5.00% SL. STM SEWER
PROP. 4'ø STM. DROP MH STORM STR. #18 RIM: 122.25 INV IN (24"): 110.88 INV OUT (24"):105.66
24" RCP 74 LF @ 5.00% SL. STM SEWER
18" RCP CL. V 105 LF @ 0.50% SL. STM SEWER
15" RCP CL. V 135 LF @ 0.30% SL. STM SEWER
PROP. 'B' INLET STORM STR. #13 TC: 121.70 GRT: 121.20 INV OUT (15"):118.97
PROP. 'B' INLET STORM STR. #3 TC: 121.90 GRT: 121.40 INV OUT (18"):119.10
PROP. 'B' INLET STORM STR. #5 TC: 122.00 GRT: 121.50 INV OUT (18"):119.17
PIPE CROSSING: BOT. OF 18" RCP PIPE: 118.55 TOP OF 24" RCP PIPE: 116.29 SEPARATION: 2.26'
PROP. 5'X5' UG STM MH STORM STR. #6 RIM: 123.80 INV IN (36"): 118.50 INV IN (18"): 118.50 INV OUT (36"):118.50
18" RCP CL. V 48 LF @ 1.00% SL. STM SEWER
PROP. 5'ø STM. MH W/ FIRST DEFENSE MTD #2 STORM STR. #26 RIM: 123.50 INV IN (18"): 118.69 INV OUT (18"):118.69
18" RCP CL. V 19 LF @ 1.00% SL. STM SEWER
PROP. UNDERGROUND INFILTRATION BASIN 600 LF - 36" PERF. HDPE PIPES (6 ROWS) 0% SLOPE BOTTOM OF PIPE: 118.50 BOTTOM OF BASIN: 118.00
PROP. 5'X5' DBL UG OCS STORM STR. #15 RIM: 123.80 3.5' WEIR: 121.00 4"x15" ORIFICE: 120.30 INV IN (36"): 118.50 INV IN (36"): 118.50 INV OUT (24"):114.60
24" RCP 23 LF @ 0.30% SL. STM SEWER
PROP. 5'ø STM. MH W/ FIRST DEFENSE MTD #1 STORM STR. #25 RIM: 124.70 INV IN (15"): 118.57 INV IN (18"): 118.57 INV OUT (24"):118.57
PROP. 5'X5' UG STM MH STORM STR. #14 RIM: 124.70 INV IN (36"): 118.50 INV IN (24"): 118.50 INV OUT (36"):118.50
MATCHLINE A
MATCHLINE B
1 STORY MASONRY BUILDING

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE, OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

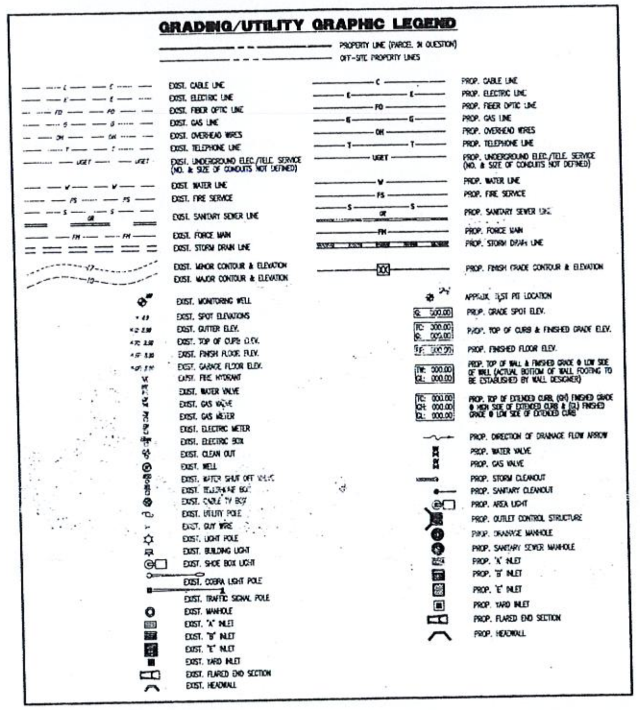
EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

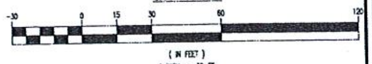
UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. ALL SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE APPROVING AUTHORITY. WHERE APPROPRIATE CROSSING SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWER CROSSING OVER SEWER LINES.
8. ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC PIPE MATERIAL UNLESS OTHERWISE DESIGNATED. SEWER PIPES INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
13. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
14. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
15. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
16. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
17. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
18. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

GRADING/UTILITY GRAPHIC LEGEND



GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

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REV.	DATE	COMMENTS	BY

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DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY: -

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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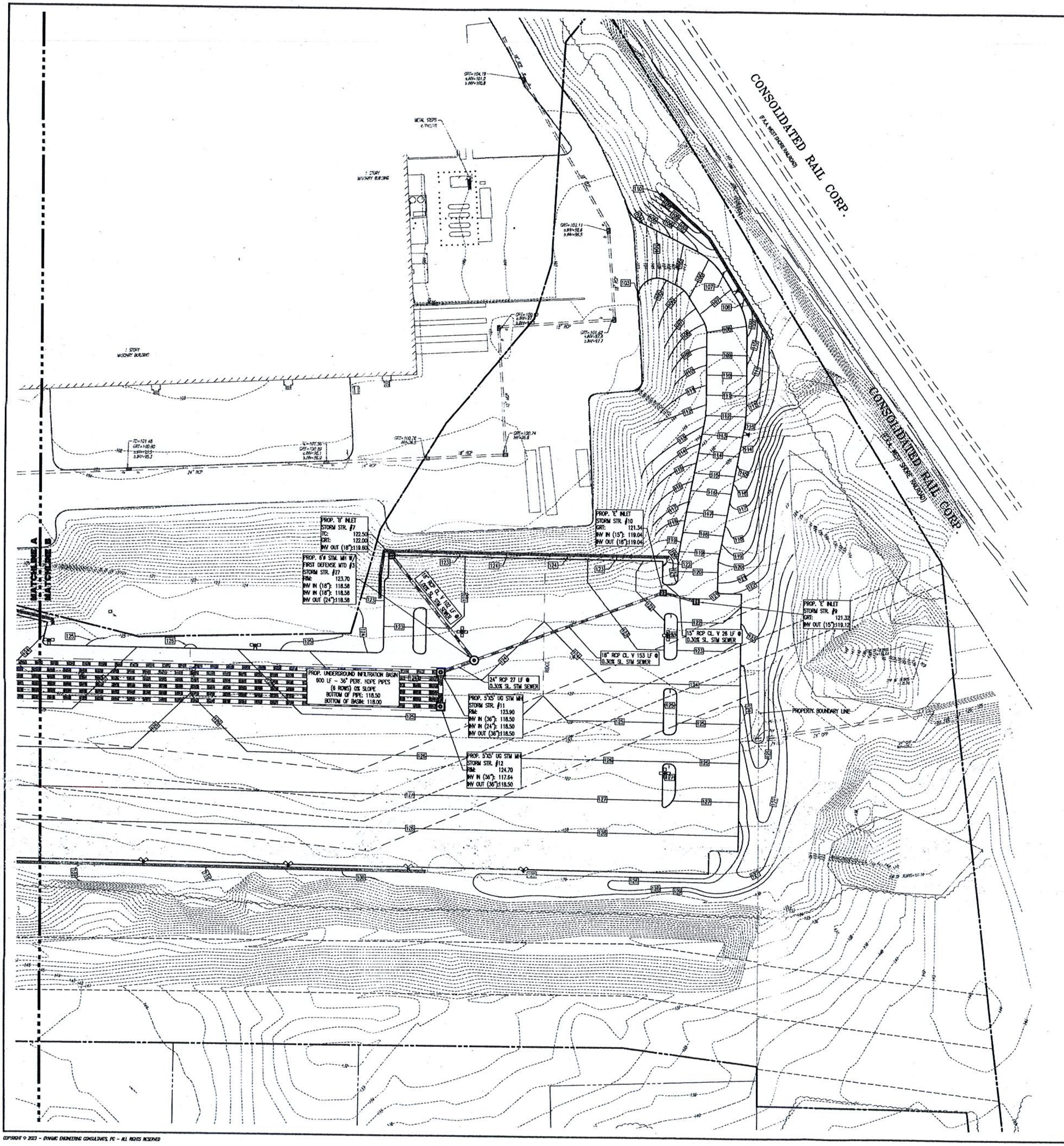
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 68523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
DRAINAGE AND UTILITY PLAN 'A'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023
SHEET No: 10 OF 22
Rev. #: 0

Plotted: 10/09/23 - 3:45 PM, By: uvelcoe



EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. ALL SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE APPROVING AUTHORITY. WHERE APPROPRIATE CROSSING SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWER CROSSING OVER SEWER LINES.
8. ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC PIPE MATERIAL UNLESS OTHERWISE DESIGNATED. SEWER PIPES INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
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GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

EXIST. CABLE LINE
EXIST. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
EXIST. GAS LINE
EXIST. OVERHEAD WIRES
EXIST. TELEPHONE LINE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. WATER LINE
EXIST. FIRE SERVICE
EXIST. SANITARY SEWER LINE
EXIST. FORCE MAIN
EXIST. STORM DRAIN LINE
EXIST. MINOR CONTOUR & ELEVATION
EXIST. MAJOR CONTOUR & ELEVATION
EXIST. MONITORING WELL
EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. UTILITY POLE
EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. COBRA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "E" INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL

PROP. CABLE LINE
PROP. ELECTRIC LINE
PROP. FIBER OPTIC LINE
PROP. GAS LINE
PROP. OVERHEAD WIRES
PROP. TELEPHONE LINE
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
PROP. WATER LINE
PROP. FIRE SERVICE
PROP. SANITARY SEWER LINE
PROP. FORCE MAIN
PROP. STORM DRAIN LINE
PROP. FINISH GRADE CONTOUR & ELEVATION
APPROX. TEST PIT LOCATION
PROP. GRADE SPOT ELEV.
PROP. TOP OF CURB & FINISHED GRADE ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
PROP. TOP OF EXTENDED CURB, (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
PROP. DIRECTION OF DRAINAGE FLOW ARROW
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. 'A' INLET
PROP. 'B' INLET
PROP. 'E' INLET
PROP. YARD INLET
PROP. FLARED END SECTION
PROP. HEADWALL

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

Plotted: 10/09/23 – 3:45 PM, By: uveroce
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\01739220\2023UU.dwg, ——> 11 DRAINAGE AND UTILITY PLAN 'B'

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REV.	DATE	COMMENTS	BY

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DRAWN BY:	DESIGNED BY:	CHECKED BY:	CHECKED BY:
UV	AG	RPF	-

PROJECT:
ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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TITLE:
DRAINAGE AND UTILITY PLAN 'B'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 11 OF 22
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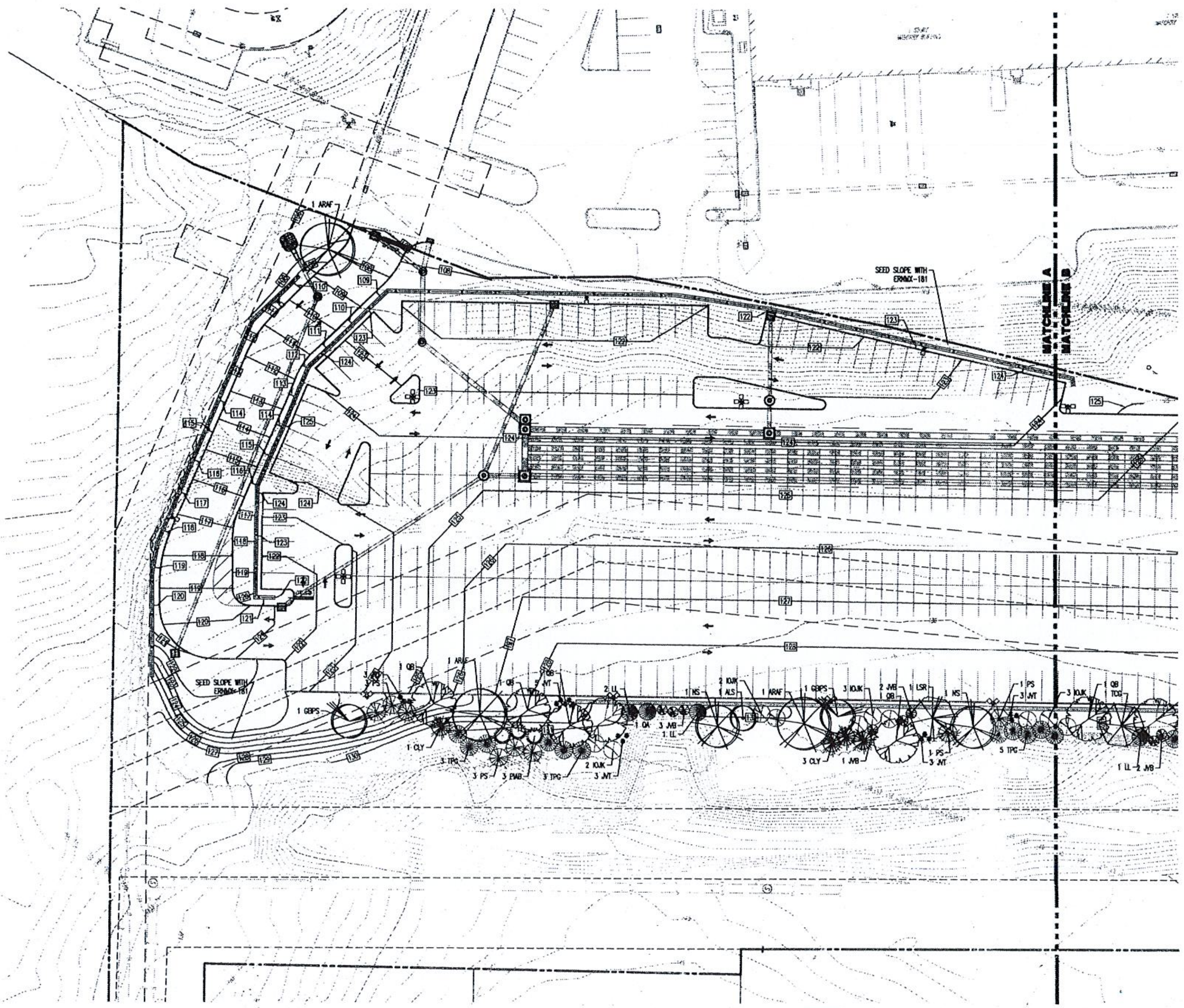


THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15 9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELREUTERIA
LIQUIDAMBAR STYRACIFLUA
LIRIODENDRON TULIPIFERA
PLATANUS ACERIFOLIA

POPULUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
SALIX WEEPING VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS".
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE "GRO- POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAYS WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      20 POUNDS 'GRO-POWER'
      150 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP

   SOIL MODIFICATIONS:
   A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
   B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
   C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      1 PART PEAT MOSS BY VOLUME
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
         2 TABLETS PER 1 GAL. PLANT
         3 TABLETS PER 5 GAL. PLANT
         4 TABLETS PER 15 GAL. PLANT
         LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
   A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
   B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
   C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
   A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
   A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
   B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

ERNST CONSERVATION SEEDS

NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS (ERNMIX-181):

BOTANICAL NAME	COMMON NAME
31.10 % SORGHASTRUM NUTANS, NEW ENGLAND 2 ECOTYPE	INDIANGRASS, NEW ENGLAND 2 ECOTYPE
20.00 % LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
14.00 % ANDROPOGON GERARDII, 'NIAGARA'	BIG BLUESTEM, 'NIAGARA'
10.00 % ELYMUS VIRGINICUS, MADISON-NY ECOTYPE	VIRGINIA WILDRYE, MADISON-NY ECOTYPE
7.00 % ELYMUS CANADENSIS	CANADA WILDRYE
4.00 % AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE	AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE
4.00 % PANICUM VIRGATUM, 'CARTHAGE', NC ECOTYPE	SWITCHGRASS, 'CARTHAGE', NC ECOTYPE
3.00 % PANICUM CLANDESTINUM, TIOGA	DEERTONGUE, TIOGA
1.50 % ECHINACEA PURPUREA	PURPLE CONEFLOWER
1.30 % CHAMAECRISTA FASCICULATA, PA ECOTYPE	PARTRIDGE PEA, PA ECOTYPE
1.20 % HELIOPSIS HELIANTHOIDES, PA ECOTYPE	OXEYE SUNFLOWER, PA ECOTYPE
1.00 % COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
1.00 % RUDBECKIA HIRTA	BLACKEYED SUSAN
0.30 % MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE	WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE
0.20 % ASCLEPIAS SYRIACA	COMMON MILKWEED
0.20 % SOLIDAGO RUGOSA, PA ECOTYPE	WRINKLELEAF GOLDENROD, PA ECOTYPE
0.10 % ASTER LATERIFLORUS	CALICO ASTER
0.10 % ASTER PILOSUS, PA ECOTYPE	HEATH ASTER, PA ECOTYPE
TOTAL	

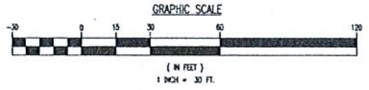
SEEDING RATE: 60 LB PER ACRE, OR 1.5 LB PER 1,000 SQ FT
EROSION CONTROL AND RE-VEGETATION

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARAF	5	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2 1/2-3" CAL.	B+B
ARF	10	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B
GBPS	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY BRAND GINKGO	2 1/2-3" CAL.	B+B
LSR	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL.	B+B
NS	3	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3" CAL.	B+B
QA	6	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
QB	6	QUERCUS BOREALIS	NORTHERN RED OAK	2 1/2-3" CAL.	B+B
QPG	3	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	3-3 1/2"	B+B
TCG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2-3" CAL.	B+B
	75				
ORNAMENTAL TREE(S)					
ALS	5	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	8-10'	B+B
EVERGREEN TREE(S)					
CLY	10	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
IOJK	25	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT AMERICAN HOLLY	6-8'	B+B
JVB	25	JUNIPERUS VIRGINIANA 'BURKII'	BURKII RED CEDAR	6-8'	B+B
JVT	35	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	5-6'	B+B
LL	9	LARIX LARICINA	EASTERN LARCH	8-10'	B+B
PIAB	6	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
PS	16	PINUS STROBUS	EASTERN WHITE PINE	6-7'	B+B
TPG	21	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8'	B+B
	147				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

SEE SHEET 20 OF 22 FOR LANDSCAPE PLAN DETAILS



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File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\01779220202355L0.dwg, ---> 12 LANDSCAPE PLAN 'A'

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REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY:

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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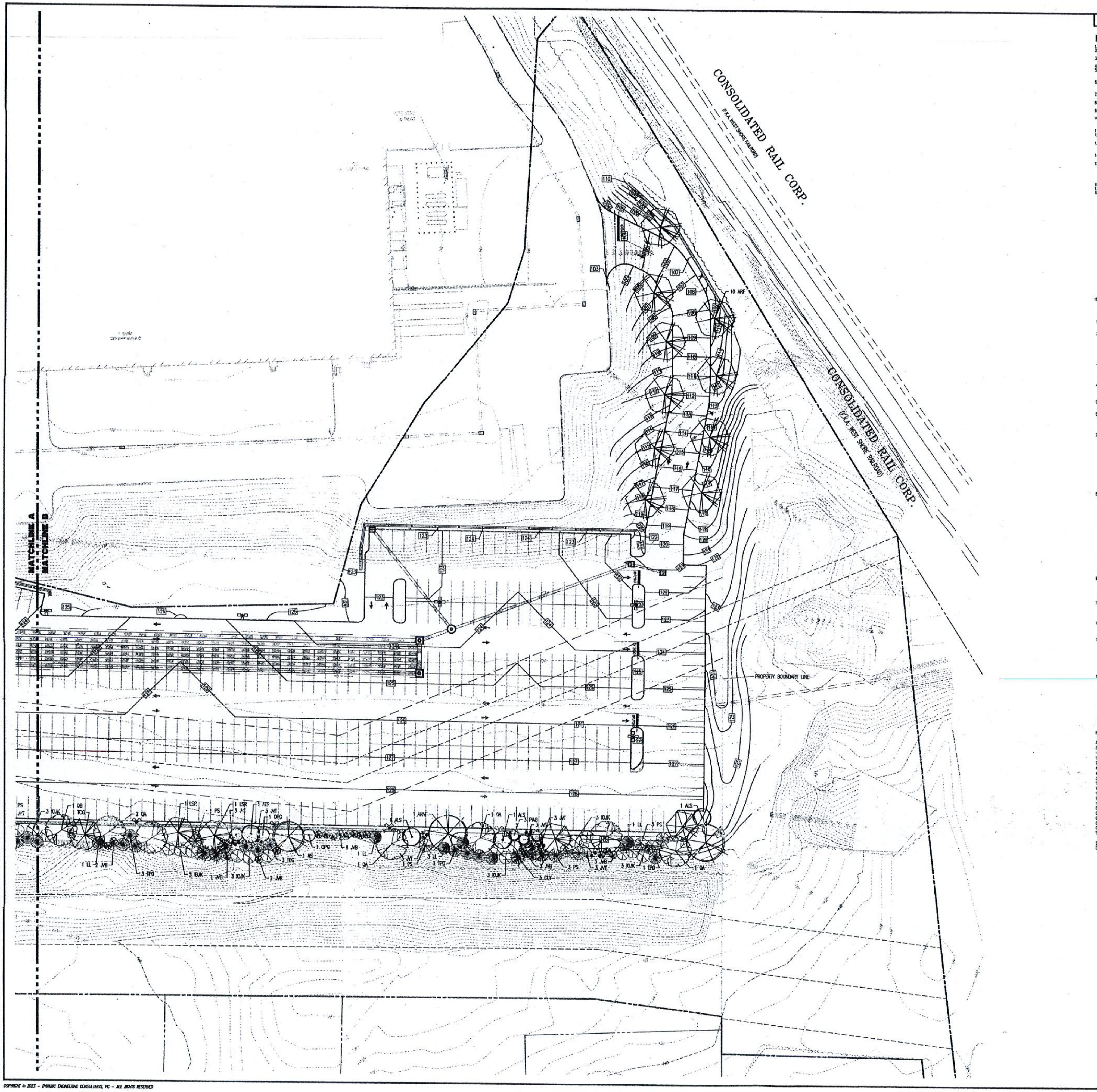
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
LANDSCAPE PLAN 'A'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 12 OF 22
Rev. #: 0



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15 9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELREUTERIA
LIQUIDAMBAR STYRACIFLUA
LIRIODENDRON TULIPIFERA
PLATANUS ACERIFOLIA
POPULUS VARIETIES
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PYRUS VARIETIES
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TILIA TOMENTOSA
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   - B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   - C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   - D. MULCH – FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   - A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMS'.
   - B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE 'GRO-POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   - A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAYS WORK.
5. WEEDING
   - A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   - A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   - A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
     - 20 POUNDS 'GRO-POWER'
     - 100 POUNDS AGRICULTURAL GYPSUM
     - 20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP

   SOIL MODIFICATIONS:
   - A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
   - B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
   - C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING

   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   - A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
     - 1 PART PEAT MOSS BY VOLUME
     - 1 PART COW MANURE BY VOLUME
     - 3 PARTS TOPSOIL BY VOLUME
     - 21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
       - 2 TABLETS PER 1 GAL. PLANT
       - 3 TABLETS PER 5 GAL. PLANT
       - 4 TABLETS PER 15 GAL. PLANT
       - LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   - B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   - C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   - D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   - E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   - F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   - A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   - B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   - C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   - D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
    - A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
    - B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
    - C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
    - A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
    - A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
    - B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
    - C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

ERNST CONSERVATION SEEDS

NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS (ERNMX-181):

BOTANICAL NAME	COMMON NAME
31.10 % SORGHASTRUM NUTANS, NEW ENGLAND 2 ECOTYPE	INDIANGRASS, NEW ENGLAND 2 ECOTYPE
20.00 % LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
14.00 % ANDROPOGON GERARDII, 'NIAGARA'	BIG BLUESTEM, 'NIAGARA'
10.00 % ELYMUS VIRGINICUS, MADISON-NY ECOTYPE	VIRGINIA WILDRYE, MADISON-NY ECOTYPE
7.00 % ELYMUS CANADENSIS	CANADA WILDRYE
4.00 % AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE	AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE
4.00 % PANICUM VIRGATUM, 'CARTHAGE', NC ECOTYPE	SWITCHGRASS, 'CARTHAGE', NC ECOTYPE
3.00 % PANICUM CLANDESTINUM, TIOGA	DEERTONGUE, TIOGA
1.50 % ECHINACEA PURPUREA	PURPLE CONEFLOWER
1.30 % CHAMAECRISTA FASCICULATA, PA ECOTYPE	PARTRIDGE PEA, PA ECOTYPE
1.20 % HELIOPSIS HELIANTHOIDES, PA ECOTYPE	OXEYE SUNFLOWER, PA ECOTYPE
1.00 % COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
1.00 % RUDBECKIA HIRTA	BLACKEYED SUSAN
0.30 % MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE	WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE
0.20 % ASCLEPIAS SYRIACA	COMMON MILKWEED
0.20 % SOLIDAGO RUGOSA, PA ECOTYPE	ROUGHLEAF GOLDENROD, PA ECOTYPE
0.10 % ASTER LATERIFLORUS	CALICO ASTER
0.10 % ASTER PILOSUS, PA ECOTYPE	HEATH ASTER, PA ECOTYPE
100%	

SEEDING RATE: 60 LB PER ACRE, OR 1.5 LB PER 1,000 SQ FT
EROSION CONTROL AND RE-VEGETATION

N

S

SEE SHEET 20 OF 22 FOR LANDSCAPE PLAN DETAILS

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

DYNAMIC
• ENGINEERING • EARTH
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REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES
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DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY: --

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

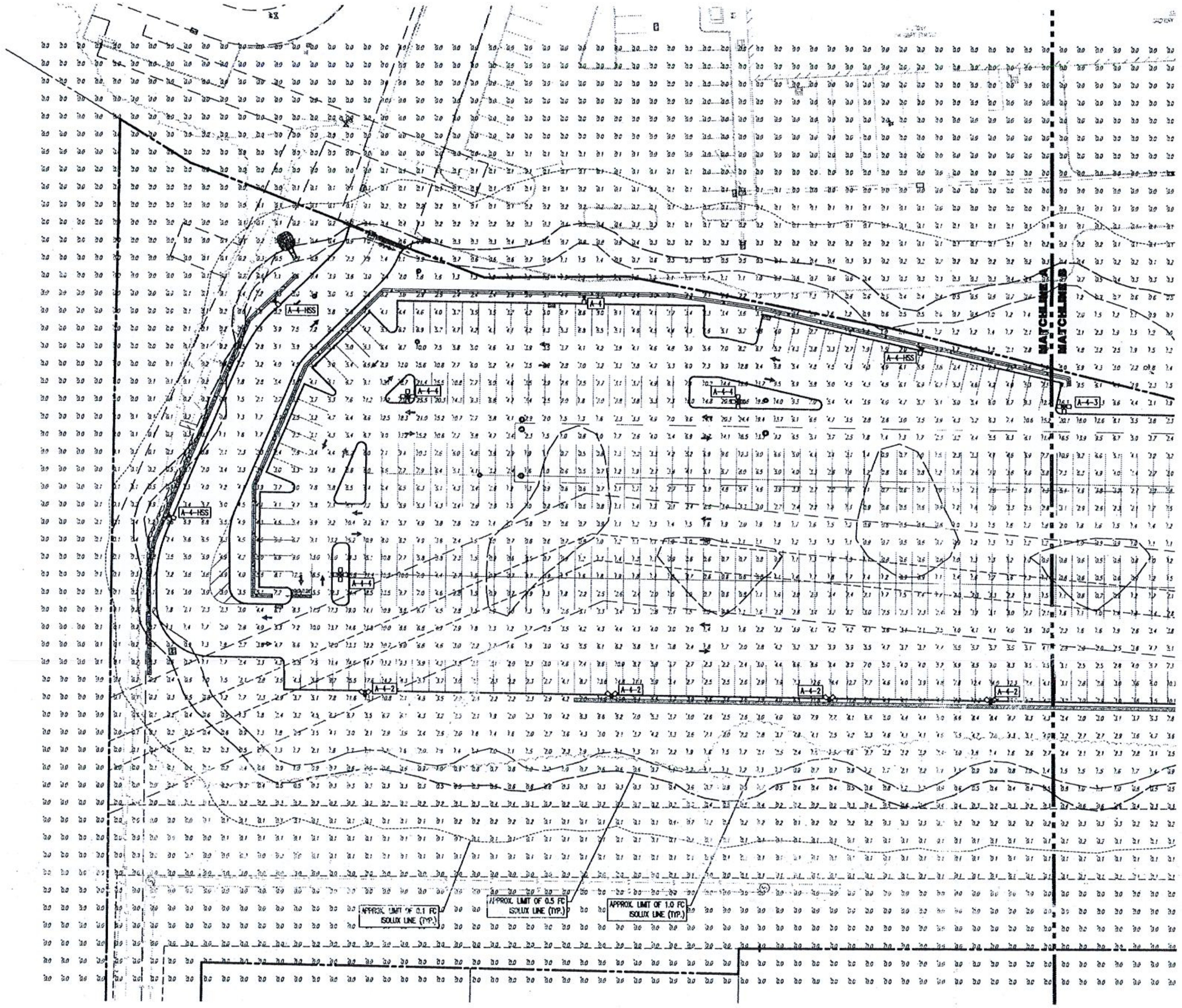
TITLE:
LANDSCAPE
PLAN 'B'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 13 OF 22
Rev. #: 0

Plotted: 10/09/23 - 3:46 PM, By: uverace
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\D1739222020235LO.dwg, ---> 13 LANDSCAPE PLAN 'B'

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY


A-4-HSS
A-4
A-4-HSS
A-4-4
A-4-4
A-4-3
A-4-HSS
A-4-4
A-4-2
A-4-2
A-4-2
A-4-2
MATCHLINE A
MATCHLINE B
APPROX. LIMIT OF 0.1 FC ISOLUX LINE (TYP.)
APPROX. LIMIT OF 0.5 FC ISOLUX LINE (TYP.)
APPROX. LIMIT OF 1.0 FC ISOLUX LINE (TYP.)

GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
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3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.
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LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	2	A-4-3	189.54	25'	3 @ 90 DEGREES	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4	RSX2 LED P4 40K R4.IES
	5	A-4-HSS	189.54	25'	SINGLE	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4 HS	RSX2 LED P4 40K R4 HS.IES
	6	A-4-4	189.54	25'	4 @ 90 DEGREES	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4	RSX2 LED P4 40K R4.IES
	1	A-4	189.54	25'	SINGLE	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4	RSX2 LED P4 40K R4.IES
	8	A-4-2	189.54	25'	2 @ 90 DEGREES	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4	RSX2 LED P4 40K R4.IES

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.

(FM) – FLUSH MOUNT FOUNDATION (PED) – PEDESTAL FOUNDATION

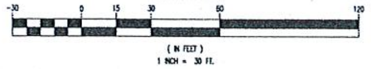
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

STATISTICAL AREA SUMMARY

LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PAVEMENT	4.50	26.8	0.5	9.18	53.60	LIGHT LEVELS IN PAVEMENT

SEE SHEET 20 OF 22 FOR LIGHTING PLAN DETAILS

GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

DYNAMIC
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• SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES
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UV	AG	RPF	–

PROJECT: **ONYX EQUITIES, LLC**
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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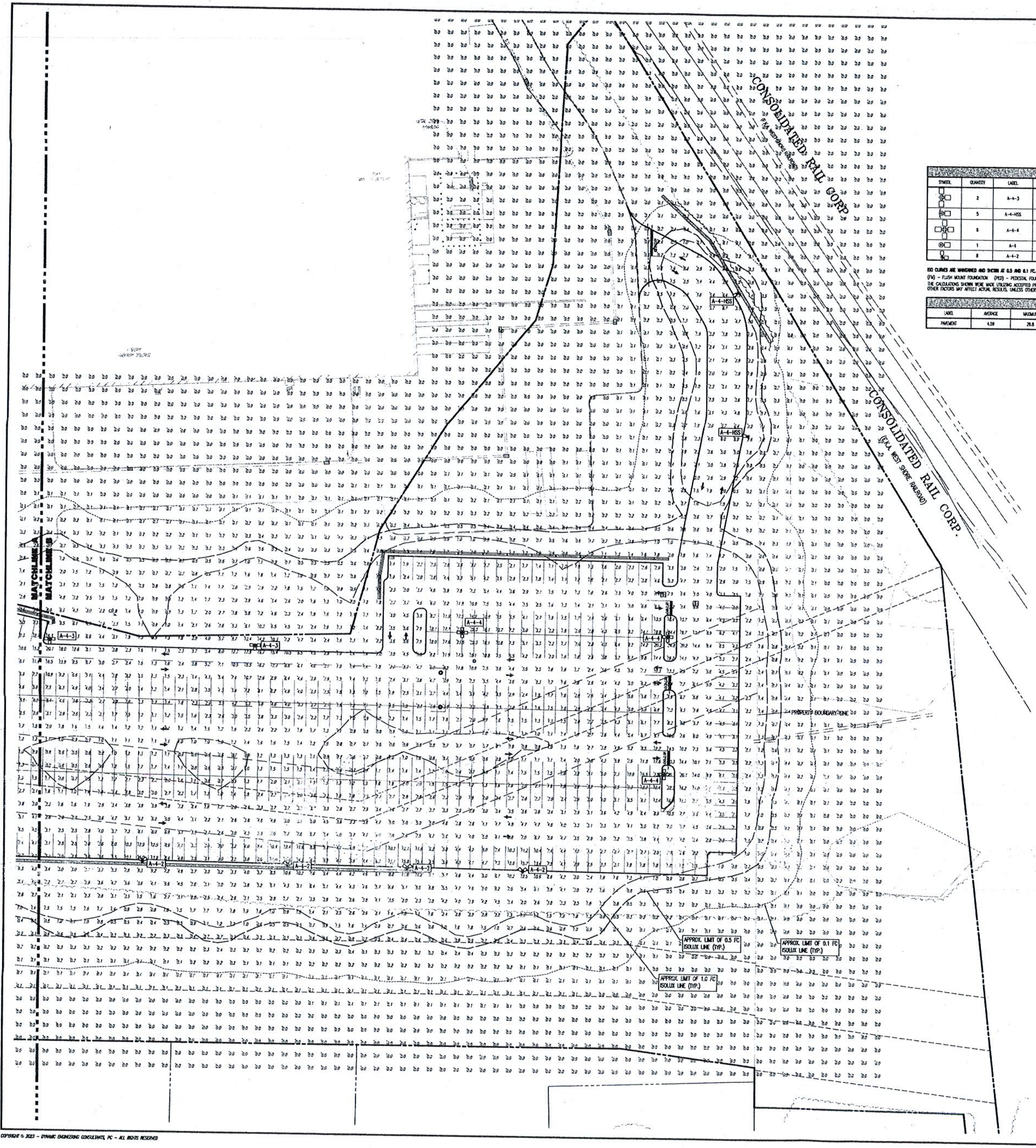
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

TITLE:
LIGHTING PLAN
'A'

SCALE: (H) 1"=30' (V)	DATE: 10/02/2023
PROJECT No: 1739-22-02023	

SHEET No: 14 OF 22
Rev. #: 0

Plotted: 10/09/23 – 3:46 PM, By: uveroce
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\01739220202350.dwg. ---> 14 LIGHTING PLAN 'A'


CONSOLIDATED RAIL CORP.
CONSOLIDATED RAIL CORP.
(F/K/A WEST SHORE RAILROAD)
MATCHLINE 'A'
MATCHLINE 'B'
A-4-HSS
A-4-HSS
A-4-3
A-4-4
A-4-4
A-4-4
A-4-2
A-4-2
A-4-2
PROPERTY BOUNDARY LINE
APPROX. LIMIT OF 0.5 FC ISOLUX LINE (TYP.)
APPROX. LIMIT OF 0.1 FC ISOLUX LINE (TYP.)
APPROX. LIMIT OF 1.0 FC ISOLUX LINE (TYP.)

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	2	A-4-3	189.54	25'	3 @ 90 DEGREES	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4	RSX2 LED P4 40K R4.IES
	5	A-4-HSS	189.54	25'	SINGLE	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4 HS	RSX2 LED P4 40K R4 HS.IES
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	1	A-4	189.54	25'	SINGLE	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4	RSX2 LED P4 40K R4.IES
	8	A-4-2	189.54	25'	2 @ 90 DEGREES	1.000	LITHONIA LIGHTING	RSX2 LED P4 40K R4	RSX2 LED P4 40K R4.IES

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STATISTICAL AREA SUMMARY

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PAVEMENT	4.59	26.8	0.5	9.18	53.60	LIGHT LEVELS IN PAVEMENT

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SEE SHEET 20 OF 22 FOR LIGHTING PLAN DETAILS

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

Plotted: 10/09/23 - 3:46 PM, By: uverooe
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\D17392202023SI0.dwg, ----> 15 LIGHTING PLAN 'B'

DYNAMIC

REV.	DATE	COMMENTS	BY

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UV	AC	RPF	-

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JOSHUA M. SEWALD
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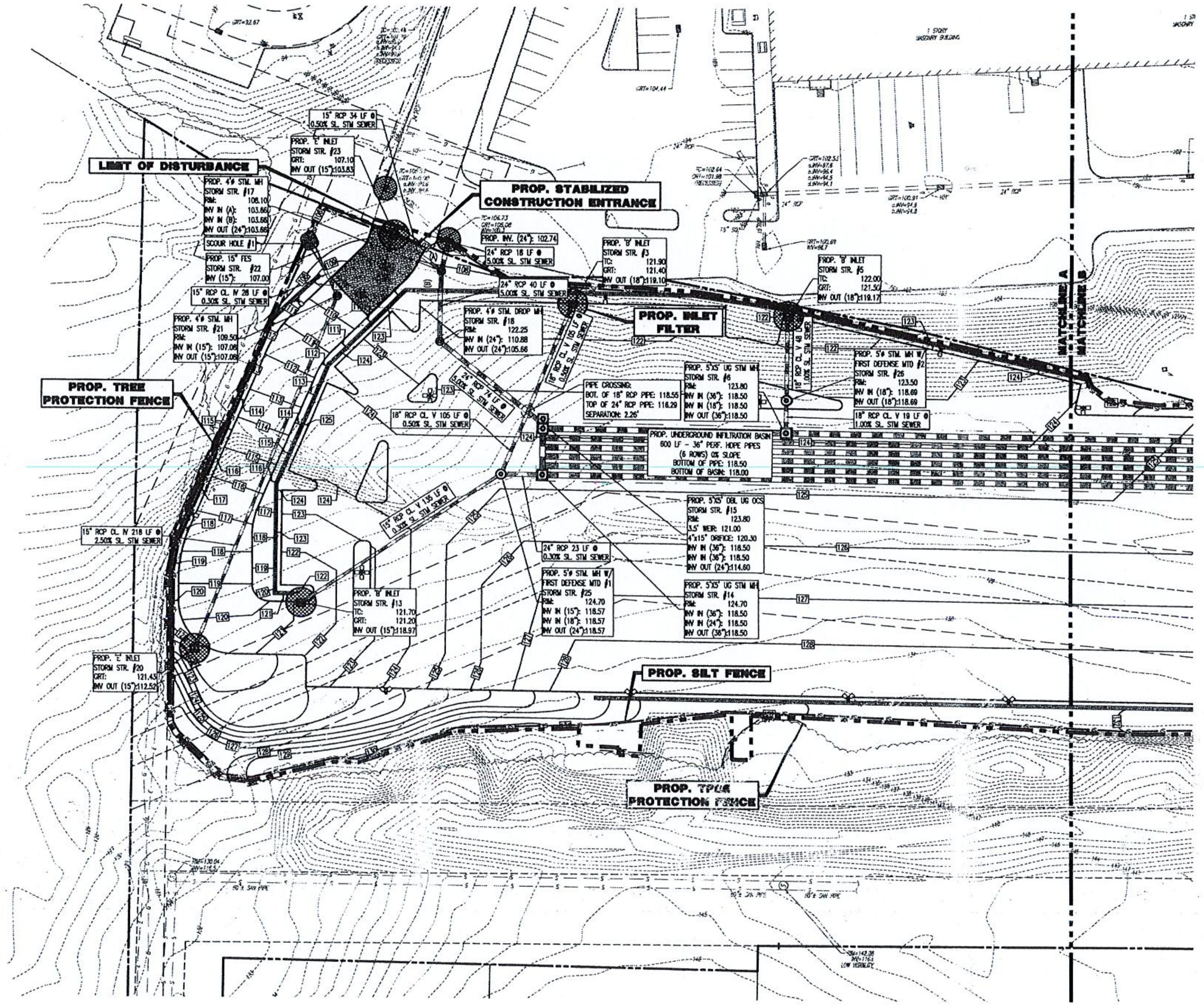
NEW YORK LICENSE No. 097639

TITLE:
LIGHTING PLAN 'B'

SCALE: (H) 1"=30' (V)	DATE: 10/02/2023
PROJECT No: 1739-22-02023	

SHEET No: **15** OF 22 Rev. #: 0

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY


1 STORY MASONRY BUILDING
LIMIT OF DISTURBANCE
PROP. STABILIZED CONSTRUCTION ENTRANCE
PROP. TREE PROTECTION FENCE
PROP. INLET FILTER
PROP. SILT FENCE
PROP. TREE PROTECTION FENCE
MATCHLINE A
MATCHLINE B
15" RCP 34 LF @ 0.50% SL. STM SEWER
PROP. 'E' INLET STORM STR. #23 GRT: 107.10 INV OUT (15"):103.83
PROP. 4'ø STM. MH STORM STR. #17 RIM: 108.10 INV IN (A): 103.66 INV IN (B): 103.66 INV OUT (24"):103.66
SCOUR HOLE #1
PROP. 15" FES STORM STR. #22 INV (15"): 107.00
15" RCP CL. IV 28 LF @ 0.30% SL. STM SEWER
PROP. 4'ø STM. MH STORM STR. #21 RIM: 109.50 INV IN (15"): 107.06 INV OUT (15"):107.06
PROP. INV. (24"): 102.74
24" RCP 18 LF @ 5.00% SL. STM SEWER
24" RCP 40 LF @ 5.00% SL. STM SEWER
PROP. 'B' INLET STORM STR. #3 TC: 121.90 GRT: 121.40 INV OUT (18"):119.10
PROP. 'B' INLET STORM STR. #5 TC: 122.00 GRT: 121.50 INV OUT (18"):119.17
PROP. 4'ø STM. DROP MH STORM STR. #18 RIM: 122.25 INV IN (24"): 110.88 INV OUT (24"):105.66
18" RCP CL. V 105 LF @ 0.50% SL. STM SEWER
24" RCP 74 LF @ 5.00% SL. STM SEWER
18" RCP CL. V 48 LF @ 1.00% SL. STM SEWER
PIPE CROSSING: BOT. OF 18" RCP PIPE: 118.55 TOP OF 24" RCP PIPE: 116.29 SEPARATION: 2.26'
PROP. 5'X5' UG STM MH STORM STR. #6 RIM: 123.80 INV IN (36"): 118.50 INV IN (18"): 118.50 INV OUT (36"):118.50
PROP. 5'ø STM. MH W/ FIRST DEFENSE MTD #2 STORM STR. #26 RIM: 123.50 INV IN (18"): 118.69 INV OUT (18"):118.69
18" RCP CL. V 19 LF @ 1.00% SL. STM SEWER
PROP. UNDERGROUND INFILTRATION BASIN 600 LF – 36" PERF. HDPE PIPES (6 ROWS) 0% SLOPE BOTTOM OF PIPE: 118.50 BOTTOM OF BASIN: 118.00
15" RCP CL. V 135 LF @ 0.30% SL. STM SEWER
PROP. 5'X5' DBL UG OCS STORM STR. #15 RIM: 123.80 3.5' WEIR: 121.00 4"x15" ORIFICE: 120.30 INV IN (36"): 118.50 INV IN (36"): 118.50 INV OUT (24"):114.60
24" RCP 23 LF @ 0.30% SL. STM SEWER
PROP. 5'ø STM. MH W/ FIRST DEFENSE MTD #1 STORM STR. #25 RIM: 124.70 INV IN (15"): 118.57 INV IN (18"): 118.57 INV OUT (24"):118.57
PROP. 5'X5' UG STM MH STORM STR. #14 RIM: 124.70 INV IN (36"): 118.50 INV IN (24"): 118.50 INV OUT (36"):118.50
15" RCP CL. IV 218 LF @ 2.50% SL. STM SEWER
PROP. 'B' INLET STORM STR. #13 TC: 121.70 GRT: 121.20 INV OUT (15"):118.97
PROP. 'E' INLET STORM STR. #20 GRT: 121.43 INV OUT (15"):112.52
TC=106.73 GRT=105.08
GRT=102.53
GRT=100.91
GRT=100.69
GRT=104.44
24" RCP
15" RCP
108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129

SEE SHEET 18 OF 22 FOR SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

LIMIT OF DISTURBANCE = 279,564 SF. (6.418 Ac.)

EROSION CONTROL LEGEND

— — — PROP. LIMIT OF DISTURBANCE LINE
—SF—SF—SF— PROP. SILT FENCE LINE
—TPF—TPF—TPF— PROP. TREE PROTECTION FENCE LINE
● PROP. INLET FILTER
▨ PROP. HAYBALE SEDIMENT BARRIER

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

DYNAMIC
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• SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY:	DESIGNED BY:	CHECKED BY:	CHECKED BY:
UV	AG	RPF	–

PROJECT: **ONYX EQUITIES, LLC**
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06–1–50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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ROBERT P. FREUD
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NEW YORK LICENSE No. 097639

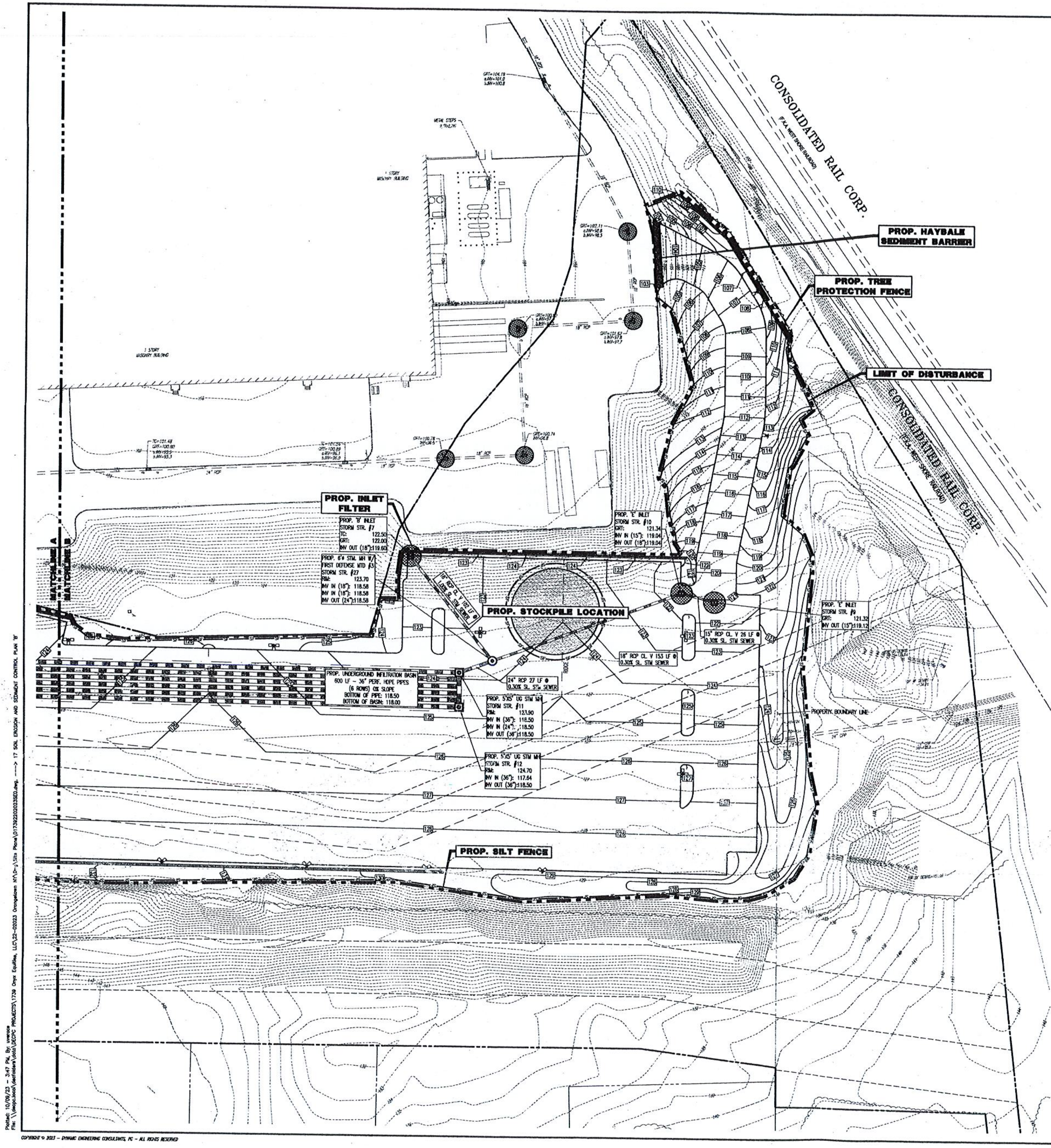
TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN 'A'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 16 OF 22
Rev. #: 0

Plotted: 10/09/23 – 3:47 PM, By: uveroce
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\D17392202023SED.dwg, ---> 16 SOIL EROSION AND SEDIMENT CONTROL PLAN 'A'

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



SEE SHEET 18 OF 22 FOR SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

LIMIT OF DISTURBANCE = 279,564 SF. (6.418 Ac.)

EROSION CONTROL LEGEND

— — — —	PROP. LIMIT OF DISTURBANCE LINE
—SF—SF—SF—	PROP. SILT FENCE LINE
—TPF—TPF—TPF—	PROP. TREE PROTECTION FENCE LINE
●	PROP. INLET FILTER
▨	PROP. HAYBALE SEDIMENT BARRIER

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF
CHECKED BY: -

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TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN 'B'

SCALE: (H) 1"=30'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 17 OF 22
Rev. #: 0

Plotted: 10/09/23 - 3:47 PM, By: uverace
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\D-J\Site Plans\01739220202315E0.dwg, ---> 17 SOIL EROSION AND SEDIMENT CONTROL PLAN 'B'

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

CONSTRUCTION PHASING:

PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING.
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
PHASE 3: EXCAVATION, CONSTRUCTION, AND STABILIZATION OF BASIN(S), EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
PHASE 4: EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
PHASE 5: FINAL GRADING ON SITE.
PHASE 6: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BE BOUND IN ACCORDANCE WITH THE STATE STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
4. STABILIZATION SPECIFICATIONS – TEMPORARY SEEDING AND MULCHING:
   - LIME – 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER – 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
   - SEEDS:
     COOL SEASON:
     PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
     WARM SEASON:
     PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
   - MULCH – SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.
5. TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER 3:1).
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
11. A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. BLANKET SHALL BE 1-1/2" TO 2" CRUSHED STONE AND AT LEAST 30' X 100', AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
12. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
13. ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.
14. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
15. ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL).
16. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUT FALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
17. ALL DE-WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL).
18. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
19. PERMANENT STABILIZATION SPECIFICATIONS: SEEDING
20. PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
    A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
    B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
    C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
       (1) PEG AND TWINE
       (2) MULCH NETTING
       (3) LIQUID MULCH-BINDERS
21. ALL UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
22. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION.
23. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE REMOVED OR TREATED IN SUCH A WAY TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. (IF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED.)
24. ALL SITE WORK FOR SITE PLANS WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
25. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
26. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING

- LIME – 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER – 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".

- SEEDS:

COOL SEASON: PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.

WARM SEASON: PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.

- MULCH – SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.

STABILIZATION SPECIFICATIONS - PERMANENT SEEDING

- PERMANENT STABILIZATION SPECIFICATIONS: SEEDING

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.

2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2	LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1	LB/1,000 SQ FT
RED FESCUE	1 1/2	LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2	LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14	LBS/1,000 SQ FT
MULCH		LBS/1,000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

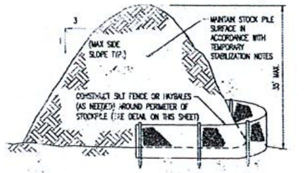
- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING

A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.

B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.

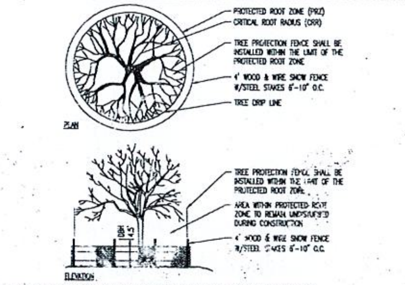
C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:

(1) PEG AND TWINE
(2) MULCH NETTING
(3) LIQUID MULCH-BINDERS


3
1
(MAX SIDE SLOPE TYP.)
MAINTAIN STOCK PILE SURFACE IN ACCORDANCE WITH TEMPORARY STABILIZATION NOTES
CONSTRUCT SILT FENCE OR HAYBALES (AS NEEDED) AROUND PERIMETER OF STOCKPILE (SEE DETAIL ON THIS SHEET)
30' MAX.

TEMPORARY STOCKPILE DETAIL

NOT TO SCALE


PROTECTED ROOT ZONE (PRZ)
CRITICAL ROOT RADIUS (CRR)
TREE PROTECTION FENCE SHALL BE INSTALLED WITHIN THE LIMIT OF THE PROTECTED ROOT ZONE
4' WOOD & WIRE SNOW FENCE W/STEEL STAKES 8'-10' O.C.
TREE DRIP LINE
PLAN
TREE PROTECTION FENCE SHALL BE INSTALLED WITHIN THE LIMIT OF THE PROTECTED ROOT ZONE.
AREA WITHIN PROTECTED ROOT ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION
4' WOOD & WIRE SNOW FENCE W/STEEL STAKES 8'-10' O.C.
DBH
4.5'
ELEVATION

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE

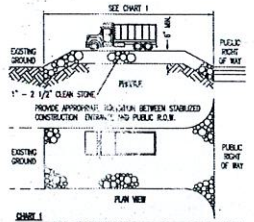


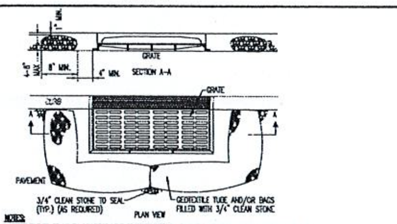
CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

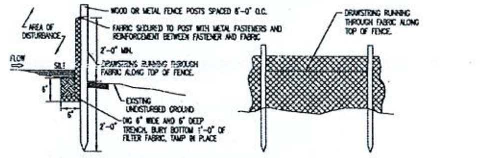
NOT TO SCALE


6" MIN.
SECTION A-A
GRATE
CURB
PAVEMENT
3/4" CLEAN STONE TO SEAL (TYP.) (AS REQUIRED)
GEOTEXTILE TUBE AND/OR BAGS FILLED WITH 3/4" CLEAN STONE
PLAN VIEW

NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

INLET FILTER DETAIL

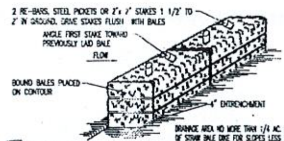
NOT TO SCALE


AREA OF DISTURBANCE
WOOD OR METAL FENCE POSTS SPACED 8'-0" O.C.
FABRIC SECURED TO POST WITH METAL FASTENERS AND REINFORCEMENT BETWEEN FASTENER AND FABRIC
2'-0" MIN.
FLOW
SILT
DRAWSTRING RUNNING THROUGH FABRIC ALONG TOP OF FENCE.
6"
6"
EXISTING UNDISTURBED GROUND
DIG 6" WIDE AND 6" DEEP TRENCH, BURY BOTTOM 1'-0" OF FILTER FABRIC, TAMP IN PLACE
2'-0"
DRAWSTRING RUNNING THROUGH FABRIC ALONG TOP OF FENCE.

1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL

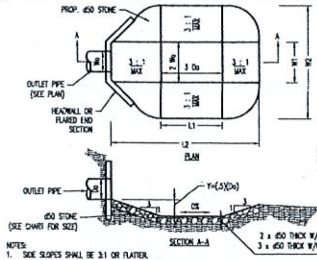
NOT TO SCALE


2 RE-BARS, STEEL PICKETS OR 2"x 2" STAKES 1 1/2' TO 2' IN GROUND. DRIVE STAKES FLUSH WITH BALES
ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE
FLOW
BOUND BALES PLACED ON CONTOUR
4" ENTRENCHMENT
DRAINAGE AREA NO MORE THAN 1/4 AC. PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%

NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAYBALE SEDIMENT BARRIER DETAIL

NOT TO SCALE


PROP. d50 STONE
A
A
OUTLET PIPE (SEE PLAN)
HEADWALL OR FLARED END SECTION
3:1 MAX
2 Wo
3 Do
3:1 MAX
3:1 MAX
L1
L2
W1
W2
PLAN
OUTLET PIPE
Y=(.5)(Do)
3
1
0%
d50 STONE (SEE CHART FOR SIZE)
SECTION A-A
2 x d50 THICK W/ FILTER FABRIC
3 x d50 THICK W/O FILTER FABRIC

SCOUR HOLE #	W1	W2	L1	L2	d50	Y	Do
1	2.5'	6.25'	3.75'	7.5'	6"	7.5"	15"

NOTES:
1. SIDE SLOPES SHALL BE 3:1 OR FLATTER.
2. THE BOTTOM GRADE SHALL BE 0.0% (LEVEL).
3. THERE SHALL BE NO OVERFALL AT THE END OF THE APRON OR AT THE END OF THE CULVERT.
4. NO BENDS OR CURVES AT THE INTERSECTION OF THE CONDUIT AND APRON OR SCOUR HOLE WILL BE PERMITTED.
5. THE USE OF SCOUR HOLES SHALL COMPLY WITH COUNTY OR LOCAL ORDINANCES WHICH COULD RESTRICT THE USE OF SUCH DEVISES DUE TO THE POSSIBLE PROBLEMS WITH MOSQUITO BREEDING.
6. FIFTY (50) PERCENT BY WEIGHT OF THE STONE MIXTURE SHALL BE SMALLER THAN THE MEDIAN SIZE STONE DESIGNATED AS D50. CONSTRUCTED ON A BEDDING OF FOUR (4) INCHES OF 3/4 INCH CLEAN STONE ON APPROVED FILTER FABRIC MATERIAL.
7. FILTER FABRIC SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NY.

PREFORMED SCOUR HOLE DETAIL

NOT TO SCALE

DYNAMIC
• ENGINEERING • EARTH
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REV.	DATE	COMMENTS	BY

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UV	AG	RPF	–

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 86523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

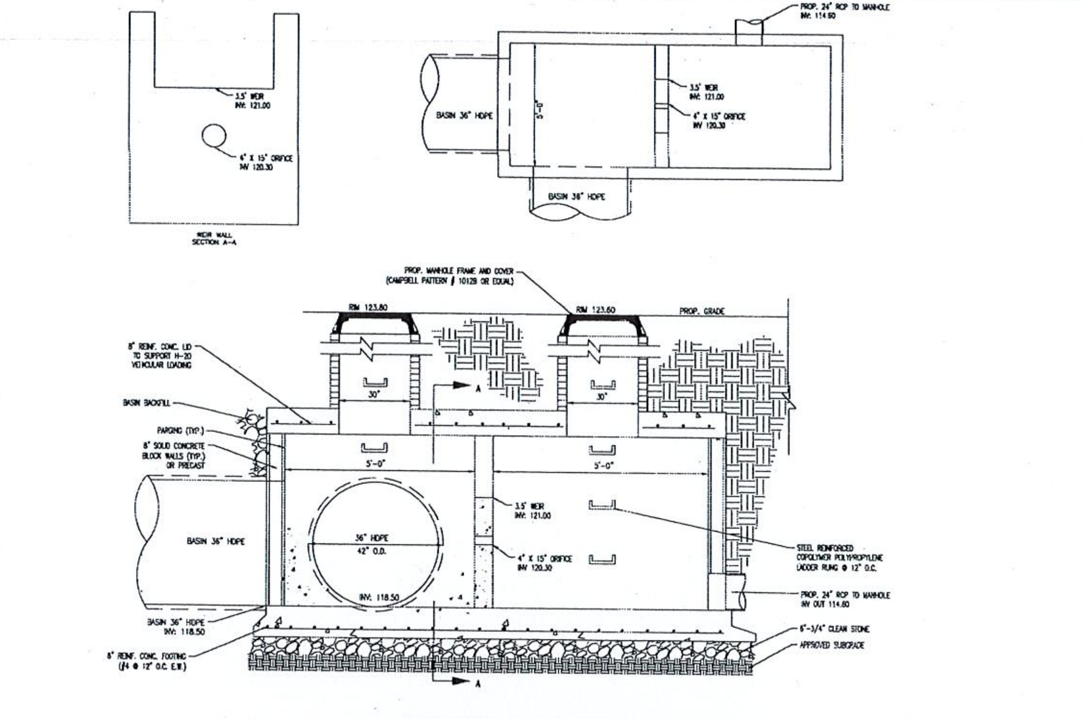
TITLE:
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SCALE: (H) NOT TO (V) SCALE
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 18 OF 22
Rev. #: 0

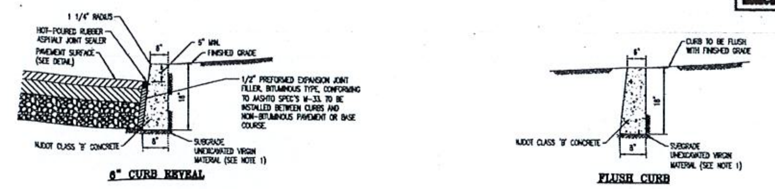
Plotted: 10/09/23 – 3:47 PM, By: [illegible] File: [illegible] 18 SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE


PROP. 24" RCP TO MANHOLE INV. 114.60
3.5' WEIR INV. 121.00
4" X 15" ORIFICE INV 120.30
BASIN 36" HDPE
WEIR WALL SECTION A-A
PROP. MANHOLE FRAME AND COVER (CAMPBELL PATTERN # 1012B OR EQUAL)
RIM 123.80
RIM 123.60
PROP. GRADE
8" REINF. CONC. LID TO SUPPORT H-20 VEHICULAR LOADING
BASIN BACKFILL
PARGING (TYP.)
8" SOLID CONCRETE BLOCK WALLS (TYP.) OR PRECAST
5'-0"
36" HDPE 42" O.D.
INV. 118.50
STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
PROP. 24" RCP TO MANHOLE INV OUT 114.60
6"-3/4" CLEAN STONE
APPROVED SUBGRADE
BASIN 36" HDPE INV. 118.50
8" REINF. CONC. FOOTING (#4 @ 12" O.C. E.W.)

OUTLET STRUCTURE DETAIL (OCS)
STORM STRUCTURE #25

NOT TO SCALE


1 1/4" RADIUS
HOT-POURED RUBBER ASPHALT JOINT SEALER
PAVEMENT SURFACE (SEE DETAIL)
6" MIN.
FINISHED GRADE
1/2" PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, CONFORMING TO AASHTO SPEC'S M-33, TO BE INSTALLED BETWEEN CURBS AND NON-BITUMINOUS PAVEMENT OR BASE COURSE.
NJDOT CLASS 'B' CONCRETE
SUBGRADE UNEXCAVATED VIRGIN MATERIAL (SEE NOTE 1)
8"
18"
CURB TO BE FLUSH WITH FINISHED GRADE

6" CURB REVEAL

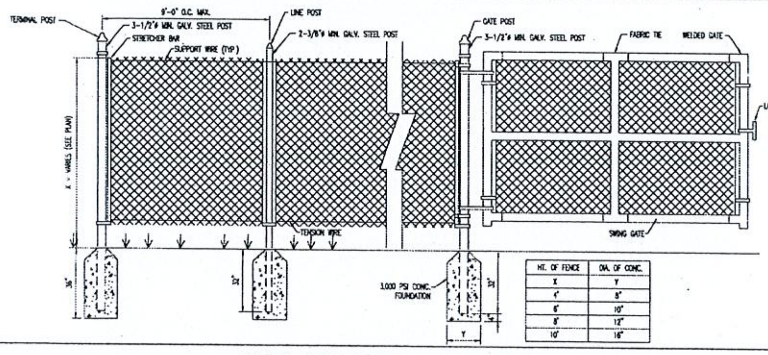
FLUSH CURB

NOTES:

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTOM-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.

CONCRETE CURB DETAIL

NOT TO SCALE

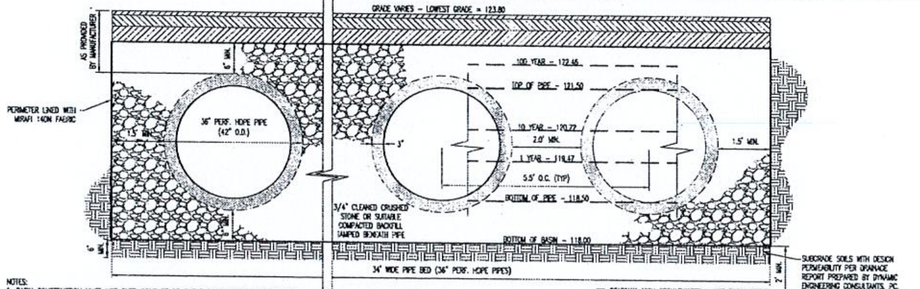


HT. OF FENCE	DIA. OF CONC.
X	Y
4'	8"
6'	10"
8'	12"
10'	16"

02/04/22 - JGJ

CHAIN LINK FENCE W/GATE DETAIL

NOT TO SCALE

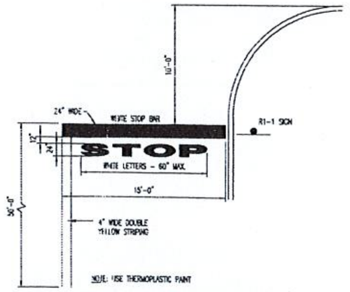

GRADE VARIES – LOWEST GRADE = 123.80
AS PROVIDED BY MANUFACTURER
PERIMETER LINED WITH MIRAFI 140N FABRIC
100 YEAR – 122.45
TOP OF PIPE – 121.50
10 YEAR – 120.77
2 YEAR – 119.87
5.5' O.C. (TYP)
BOTTOM OF PIPE – 118.50
BOTTOM OF BASIN – 118.00
36" PERF. HDPE PIPE (42" O.D.)
1.5' MIN.
3/4" CLEANED CRUSHED STONE OR SUITABLE COMPACTED BACKFILL TAMPED BENEATH PIPE
34' WIDE PIPE BED (36" PERF. HDPE PIPES)
SUBGRADE SOILS WITH DESIGN PERMEABILITY PER DRAINAGE REPORT PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, PC.
SEASONAL HIGH GROUNDWATER – NOT ENCOUNTERED
2' MIN.

NOTES:

1. BASIN CONSTRUCTION MUST NOT OVER COMPACT OR SMEAR SOILS BELOW BASIN BOTTOM.
2. OWNER SHALL CONTACT AND ENGAGE DYNAMIC EARTH, LLC TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA. CONTRACTOR SHALL CONTACT DYNAMIC EARTH AT (908) 879-7095 (WWW.DYNAMIC-EARTH.COM) AT ONSET OF PROJECT TO CONFIRM REQUIREMENTS AND COORDINATE INSPECTIONS.
3. TOPSOIL AND UNSUITABLE MATERIALS (INCLUDING ANY SOILS WITH INSUFFICIENT PERMEABILITY) ARE TO BE STRIPPED FROM BASIN BOTTOM AREA AND REPLACED WITH SUITABLE MATERIAL PROVIDING PERMEABILITY RATES MEETING THE DESIGN CRITERIA. CONTRACTOR SHALL SUBMIT PROPOSED REPLACEMENT MATERIAL USED AND ITS CORRESPONDING PERMEABILITY RATE FOR APPROVAL BY DYNAMIC EARTH. REFER TO THE TEST PIT AND/OR SOIL BORING RECORDS AND STORMWATER MANAGEMENT REPORT TO CONFIRM THE DEPTH OF THE ZONE OF INFILTRATION.

36" HDPE SCHEMATIC UNDERGROUND BASIN DETAIL

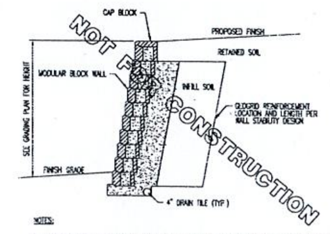
NOT TO SCALE



NOTE: USE THERMOPLASTIC PAINT

CONTROLLED INTERSECTION STRIPING AND SIGNAGE DETAIL

NOT TO SCALE

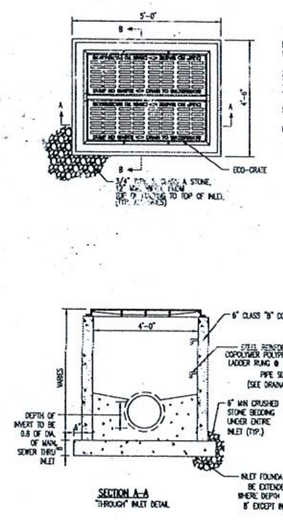


NOTES:

1. DETAIL IS FOR SITE PLAN REVIEW ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
2. A DESIGN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER FOR ALL RETAINING WALLS SHALL BE FOR REVIEW TO THE MUNICIPAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
3. WALL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SCHEMATIC MODULAR BLOCK RETAINING WALL DETAIL

NOT TO SCALE

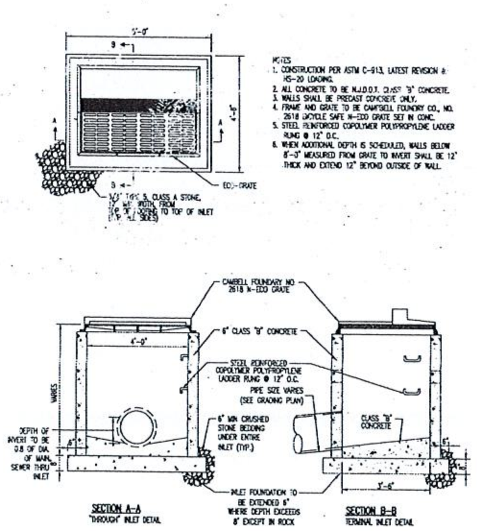

5'-0"
4'-6"
ECO-GRATE
6" CLASS "B" CONCRETE
STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
PIPE SIZE VARIES (SEE GRADING PLAN)
6" MIN CRUSHED STONE BEDDING UNDER ENTIRE INLET (TYP.)
CLASS "B" CONCRETE
DEPTH OF INVERT TO BE 0.8 OF DIA. OF MAIN SEWER THRU INLET
INLET FOUNDATION TO BE EXTENDED 6" WHERE DEPTH EXCEEDS 8' EXCEPT IN ROCK
SECTION A-A "THROUGH" INLET DETAIL
SECTION B-B TERMINAL INLET DETAIL

NOTES

1. CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
2. ALL CONCRETE TO BE N.J.D.O.T. CLASS "B" CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 3425 BICYCLE SAFE, ECO-GRATE SET IN CONC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.

TYPE 'E' INLET

NOT TO SCALE

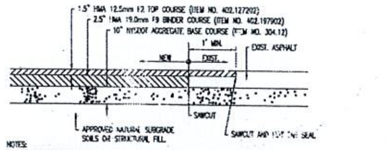

5'-0"
4'-6"
ECO-GRATE
CAMBELL FOUNDARY NO 2618 N-ECO GRATE
6" CLASS "B" CONCRETE
STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
PIPE SIZE VARIES (SEE GRADING PLAN)
6" MIN CRUSHED STONE BEDDING UNDER ENTIRE INLET (TYP.)
CLASS "B" CONCRETE
DEPTH OF INVERT TO BE 0.8 OF DIA. OF MAIN SEWER THRU INLET
INLET FOUNDATION TO BE EXTENDED 6" WHERE DEPTH EXCEEDS 8' EXCEPT IN ROCK
SECTION A-A "THROUGH" INLET DETAIL
SECTION B-B TERMINAL INLET DETAIL

NOTES

1. CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
2. ALL CONCRETE TO BE N.J.D.O.T. CLASS "B" CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 2618 BICYCLE SAFE N-ECO GRATE SET IN CONC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.

TYPE 'B' INLET

NOT TO SCALE

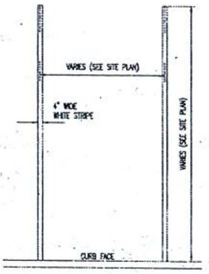

1.5" 9MA 12.5mm 12 TOP COURSE (ITEM NO. 402.127202)
2.5" 9MA 19.0mm F9 BINDER COURSE (ITEM NO. 402.197902)
10" NYSDOT AGGREGATE BASE COURSE (ITEM NO. 304.12)
1" MIN.
EXIST. ASPHALT
NEW
EXIST.
SAWCUT
APPROVED NATURAL SUBGRADE SOILS OR STRUCTURAL FILL
SAWCUT AND TACK JOINT SEAL

NOTES:

1. ALL PAVEMENT SECTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. OWNER SHALL CONTACT AND ENGAGE DYNAMIC EARTH, LLC. TO INSPECT AND TEST SUBGRADE SOILS. CONTRACTOR SHALL CONTACT DYNAMIC EARTH, LLC. AT (908) 879-7095 (WWW.DYNAMIC-EARTH.COM) AT ONSET OF CONSTRUCTION TO CONFIRM REQUIREMENTS AND COORDINATE INSPECTIONS.
3. SUBGRADE SOILS SHALL BE APPROVED BY DYNAMIC EARTH, LLC. APPROVED NATURAL SOILS SHALL BE COMPACTED AND PROOFROLLED WITH A LOADED TANDEM AXLE TRUCK TO A FIRM AND UNYIELDING CONDITION. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR STABILIZED AS DIRECTED BY DYNAMIC EARTH, LLC. ANY STRUCTURAL FILL AT OR BELOW PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM-D1557.
4. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTION DESCRIPTION.

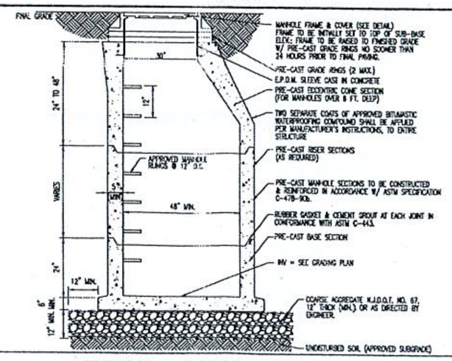
STANDARD DUTY ASPHALT PAVEMENT DETAIL

NOT TO SCALE



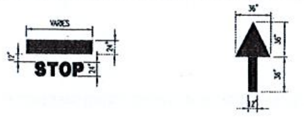
PARKING STALL STRIPING DETAIL

NOT TO SCALE


FINAL GRADE
MANHOLE FRAME & COVER (SEE DETAIL) FRAME TO BE INITIALLY SET TO TOP OF SUB-BASE ELEV.; FRAME TO BE RAISED TO FINISHED GRADE W/ PRE-CAST GRADE RINGS NO SOONER THAN 24 HOURS PRIOR TO FINAL PAVING.
PRE-CAST GRADE RINGS (2 MAX.)
E.P.D.M. SLEEVE CAST IN CONCRETE
PRE-CAST ECCENTRIC CONE SECTION (FOR MANHOLES OVER 8 FT. DEEP)
TWO SEPARATE COATS OF APPROVED BITUMASTIC WATERPROOFING COMPOUND SHALL BE APPLIED PER MANUFACTURER'S INSTRUCTIONS, TO ENTIRE STRUCTURE
PRE-CAST RISER SECTIONS (AS REQUIRED)
PRE-CAST MANHOLE SECTIONS TO BE CONSTRUCTED & REINFORCED IN ACCORDANCE W/ ASTM SPECIFICATION C-478-90b.
RUBBER GASKET & CEMENT GROUT AT EACH JOINT IN CONFORMANCE WITH ASTM C-443.
PRE-CAST BASE SECTION
INV = SEE GRADING PLAN
COARSE AGGREGATE N.J.D.O.T. NO. 67, 12" THICK (MIN.) OR AS DIRECTED BY ENGINEER.
UNDISTURBED SOIL (APPROVED SUBGRADE)
30"
48" MIN.
24" TO 48"
12"
VARIES
APPROVED MANHOLE RUNGS @ 12" O.C.

TYPICAL PRECAST STORM MANHOLE

NOT TO SCALE



NOTE: ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT. ALL PAINT TO BE THERMOPLASTIC.

PAINTED MARKING DETAILS

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• SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

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PROJECT:
ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

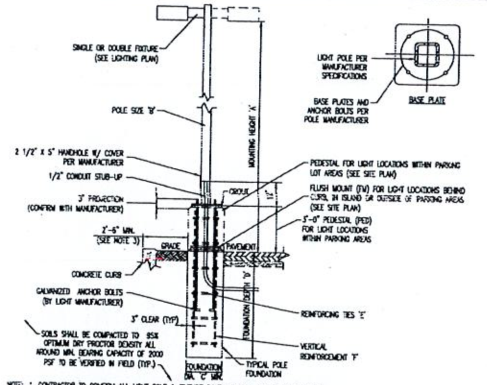
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
CONSTRUCTION DETAILS

SCALE: NOT TO SCALE
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 19 OF 22
Rev. #: 0

MUNICIPAL, COUNTY, STATE AND NHA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE


SINGLE OR DOUBLE FIXTURE (SEE LIGHTING PLAN)
LIGHT POLE PER MANUFACTURER SPECIFICATIONS
POLE SIZE 'B'
BASE PLATES AND ANCHOR BOLTS PER POLE MANUFACTURER
BASE PLATE
MOUNTING HEIGHT 'A'
2 1/2" X 5" HANDHOLE W/ COVER PER MANUFACTURER
1/2" CONDUIT STUB-UP
PEDESTAL FOR LIGHT LOCATIONS WITHIN PARKING LOT AREAS (SEE SITE PLAN)
GROUT
FLUSH MOUNT (FM) FOR LIGHT LOCATIONS BEHIND CURB, IN ISLAND OR OUTSIDE OF PARKING AREAS (SEE SITE PLAN)
3" PROJECTION (CONFIRM WITH MANUFACTURER)
1/2"
3'-0" PEDESTAL (PED) FOR LIGHT LOCATIONS WITHIN PARKING AREAS
2'-6" MIN. (SEE NOTE 3)
GRADE
PAVEMENT
CONCRETE CURB
GALVANIZED ANCHOR BOLTS (BY LIGHT MANUFACTURER)
FOUNDATION DEPTH 'D'
REINFORCING TIES 'E'
3" CLEAR (TYP)
SOILS SHALL BE COMPACTED TO 95% OPTIMUM DRY PROCTOR DENSITY ALL AROUND MIN. BEARING CAPACITY OF 2000 PSF TO BE VERIFIED IN FIELD (TYP.)
VERTICAL REINFORCEMENT 'F'
FOUNDATION DIA. 'C' MIN.
TYPICAL POLE FOUNDATION

NOTE:
1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ADJUSTED POLE HEIGHT RESULTING IN MOUNTING HEIGHT 'A', TAKING INTO CONSIDERATION PEDESTAL (PED) OR FLUSH MOUNT (FM) FOUNDATION DESIGNATION AT EACH POLE LOCATION.
3. PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
4. BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

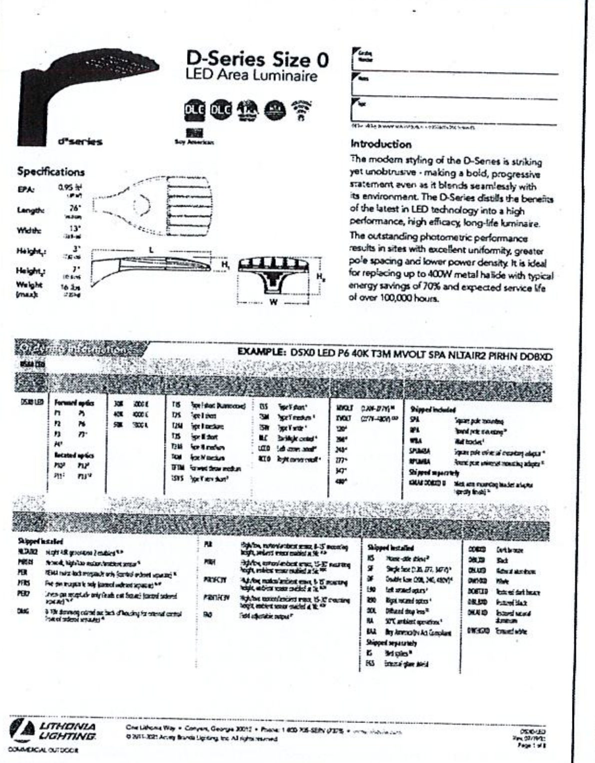
LIGHT POLE FOUNDATION SCHEDULE		
MOUNTING HEIGHT ABOVE GRADE 'A'	15'	20'
POLE DIA. 'B'	6" SQUARE (OR PER MANUFACTURER)	6" SQUARE (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE	SINGLE OR DOUBLE
FOUNDATION DIAMETER 'C'	18" DIA. ROUND	18" DIA. ROUND
FOUNDATION DEPTH 'D'	5.0'	5.5'
REINFORCING TIES 'E'	#4 @ 16" O.C.	#4 @ 12" O.C.
VERTICAL REINFORCEMENT 'F'	(6) #5 BARS EQUALLY SPACED	(6) #6 BARS EQUALLY SPACED

SOIL NOTES
1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.

CONCRETE NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE ACI AND UNIFORM BUILDING CODE.

AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE



D-Series Size 0
LED Area Luminaire

d"series

Buy American

Specifications

EPA: 0.95 ft²

Length: 26"

Width: 13"

Height₁: 3"

Height₂: 7"

Weight (max): 16 lbs

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

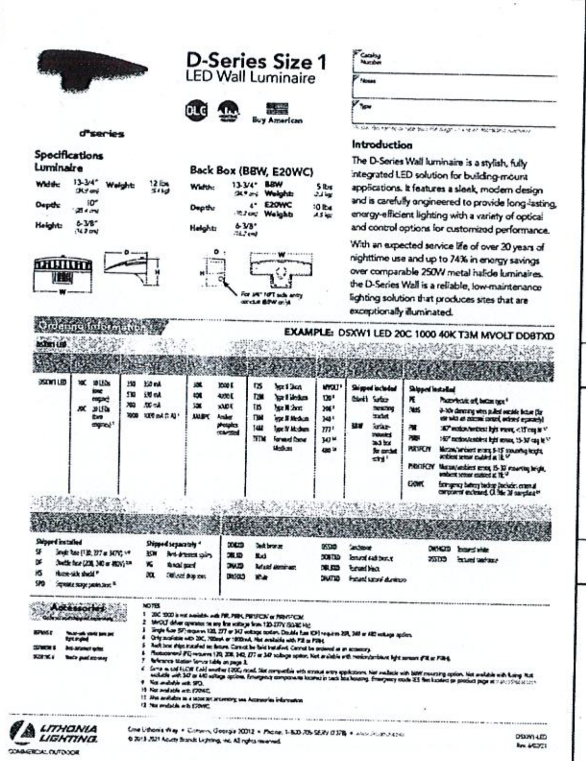
Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

LITHONIA LIGHTING

COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378)



D-Series Size 1
LED Wall Luminaire

d"series

Buy American

Specifications
Luminaire

Width: 13-3/4" Weight: 12 lbs

Depth: 10"

Height: 6-3/8"

Back Box (BBW, E20WC)

Width: 13-3/4" BBW Weight: 5 lbs

Depth: 4" E20WC Weight: 10 lbs

Height: 6-3/8"

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

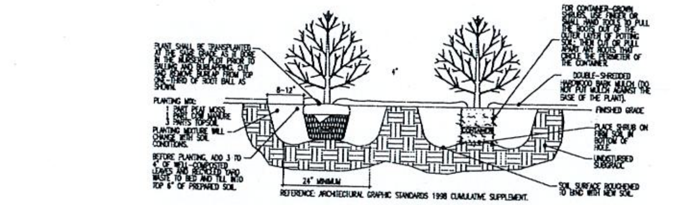
With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

LITHONIA LIGHTING

COMMERCIAL OUTDOOR

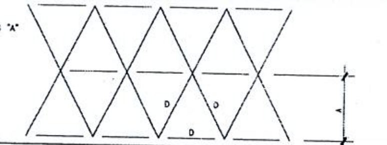

PLANT SHALL BE TRANSPLANTED AT THE SAME GRADE AS IT BORE IN THE NURSERY PLOT PRIOR TO BALLING AND BURLAPPING. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF ROOT BALL AS SHOWN.
8-12"
PLANTING MIX:
1 PART PEAT MOSS
1 PART COW MANURE
3 PARTS TOPSOIL
PLANTING MIXTURE WILL CHANGE WITH SOIL CONDITIONS.
BEFORE PLANTING, ADD 3 TO 4" OF WELL-COMPOSTED LEAVES AND RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.
24" MINIMUM
4'
FOR CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.
DOUBLE-SHREDDED HARDWOOD BARK MULCH (DO NOT PUT MULCH AGAINST THE BASE OF THE PLANT).
FINISHED GRADE
CONTAINER
PLACE SHRUB ON FIRM SOIL IN BOTTOM OF HOLE
UNDISTURBED SUBGRADE
SOIL SURFACE ROUGHENED TO BIND WITH NEW SOIL

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

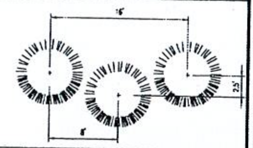
NOT TO SCALE

SPACING "D"	SPACING "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.56"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"



PERENNIAL GROUNDCOVER/SPACING DETAIL

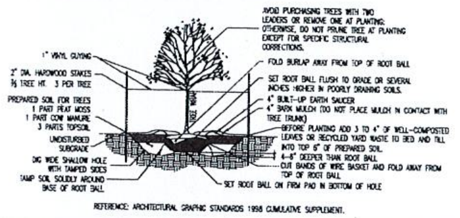
NOT TO SCALE



EVERGREEN SCREENING SPACING DETAIL

NOT TO SCALE

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ⅓ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

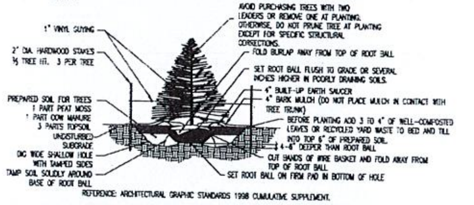

AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
1" VINYL GUYING
FOLD BURLAP AWAY FROM TOP OF ROOT BALL
2" DIA. HARDWOOD STAKES ⅔ TREE HT. 3 PER TREE
SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
PREPARED SOIL FOR TREES
1 PART PEAT MOSS
1 PART COW MANURE
3 PARTS TOPSOIL
TREE WRAP
4" BUILT-UP EARTH SAUCER
4" BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK)
BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.
UNDISTURBED SUBGRADE
4-6" DEEPER THAN ROOT BALL
DIG WIDE SHALLOW HOLE WITH TAMPED SIDES
CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

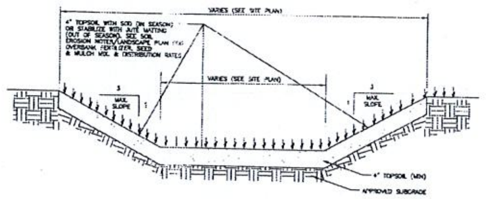
NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ⅓ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.


AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
1" VINYL GUYING
FOLD BURLAP AWAY FROM TOP OF ROOT BALL
2" DIA. HARDWOOD STAKES ⅔ TREE HT. 3 PER TREE
SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
4" BUILT-UP EARTH SAUCER
4" BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK)
PREPARED SOIL FOR TREES
1 PART PEAT MOSS
1 PART COW MANURE
3 PARTS TOPSOIL
BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.
UNDISTURBED SUBGRADE
4-6" DEEPER THAN ROOT BALL
DIG WIDE SHALLOW HOLE WITH TAMPED SIDES
CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

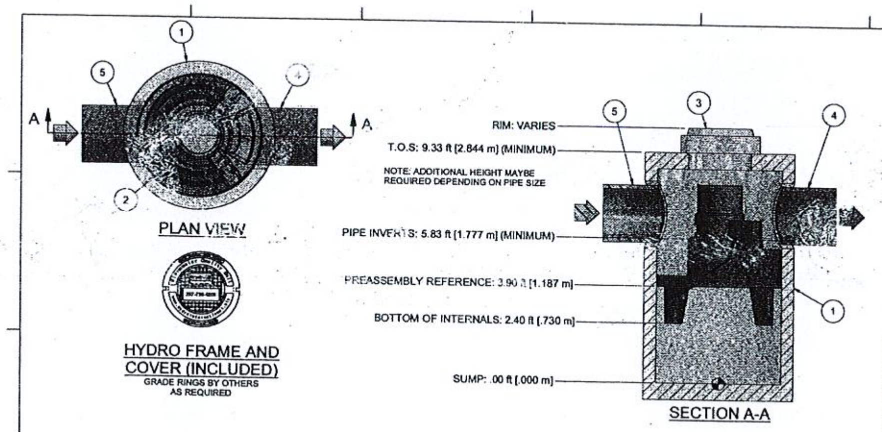
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE


VARIES (SEE SITE PLAN)
4" TOPSOIL WITH SOD (IN SEASON) OR STABILIZE WITH JUTE MATTING (OUT OF SEASON). SEE SOIL EROSION NOTES/LANDSCAPE PLAN FOR OVERBANK FERTILIZER, SEED & MULCH MIX. & DISTRIBUTION RATES
VARIES (SEE SITE PLAN)
3
1
MAX. SLOPE
3
1
MAX. SLOPE
4" TOPSOIL (MIN)
APPROVED SUBGRADE

GRASS SWALE DETAIL

NOT TO SCALE


1
5
4
2
A
A
PLAN VIEW
3
5
4
1
RIM: VARIES
T.O.S: 9.33 ft [2.844 m] (MINIMUM)
NOTE: ADDITIONAL HEIGHT MAYBE REQUIRED DEPENDING ON PIPE SIZE
PIPE INVERTS: 5.83 ft [1.777 m] (MINIMUM)
PREASSEMBLY REFERENCE: 3.90 ft [1.187 m]
BOTTOM OF INTERNALS: 2.40 ft [.730 m]
SUMP: .00 ft [.000 m]
SECTION A-A

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PRODUCT SPECIFICATION:
1. Peak Hydraulic Flow: 20.0 cfs (566 l/s)
2. Min Sediment Storage Capacity: 1.1 cu. yd. (0.8 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

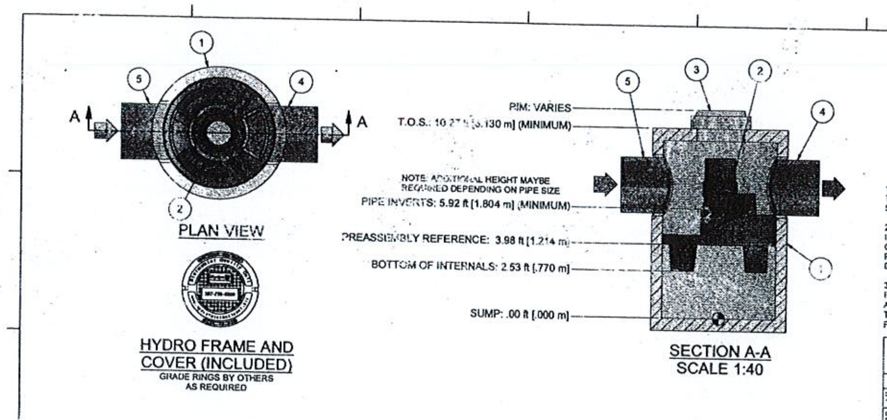
GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	60	1500	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

PROJECTION
IF IN DOUBT ASK
DATE: 10/7/2019
SCALE: 1:30
DRAWN BY: ER
CHECKED BY: MRJ
APPROVED BY:
Title: 5-ft DIAMETER FIRST DEFENSE
GENERAL ARRANGEMENT
Hydro International
hydro-int.com
HYDRO INTERNATIONAL
WEIGHT: 19346 lbmass
MATERIAL:
STOCK NUMBER:
DRAWING NO.: FD GA-5
SHEET SIZE: B
SHEET: 1 OF 1
Rev: -

5' FIRST DEFENSE

NOT TO SCALE


1
5
4
2
A
A
PLAN VIEW
5
3
2
4
1
RIM: VARIES
T.O.S.: 10.27 ft [3.130 m] (MINIMUM)
NOTE: ADDITIONAL HEIGHT MAYBE REQUIRED DEPENDING ON PIPE SIZE
PIPE INVERTS: 5.92 ft [1.804 m] (MINIMUM)
PREASSEMBLY REFERENCE: 3.98 ft [1.214 m]
BOTTOM OF INTERNALS: 2.53 ft [.770 m]
SUMP: .00 ft [.000 m]
SECTION A-A
SCALE 1:40

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PRODUCT SPECIFICATION:
1. Peak Hydraulic Flow: 32.0 cfs (906 l/s)
2. Min Sediment Storage Capacity: 1.6 cu. yd. (1.2 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 30 in. (750 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 30".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	30 (MAX)	750 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	30 (MAX)	750 (MAX)	INLET PIPE (BY OTHERS)

PROJECTION
IF IN DOUBT ASK
DATE: 12/7/2020
SCALE: 1:40
DRAWN BY: ER
CHECKED BY: MRJ
APPROVED BY:
Title: 6-ft DIAMETER FIRST DEFENSE
GENERAL ARRANGEMENT
Hydro International
hydro-int.com
HYDRO INTERNATIONAL
WEIGHT: 20949 lbmass
MATERIAL:
STOCK NUMBER: 1
DRAWING NO.: FD GA-6
SHEET SIZE: B
SHEET: 1 OF 1
Rev: -

6' FIRST DEFENSE

NOT TO SCALE

DYNAMIC
• ENGINEERING • EARTH
• SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: UV
DESIGNED BY: AG
CHECKED BY: RPF

PROJECT: ONYX EQUITIES, LLC
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 68523

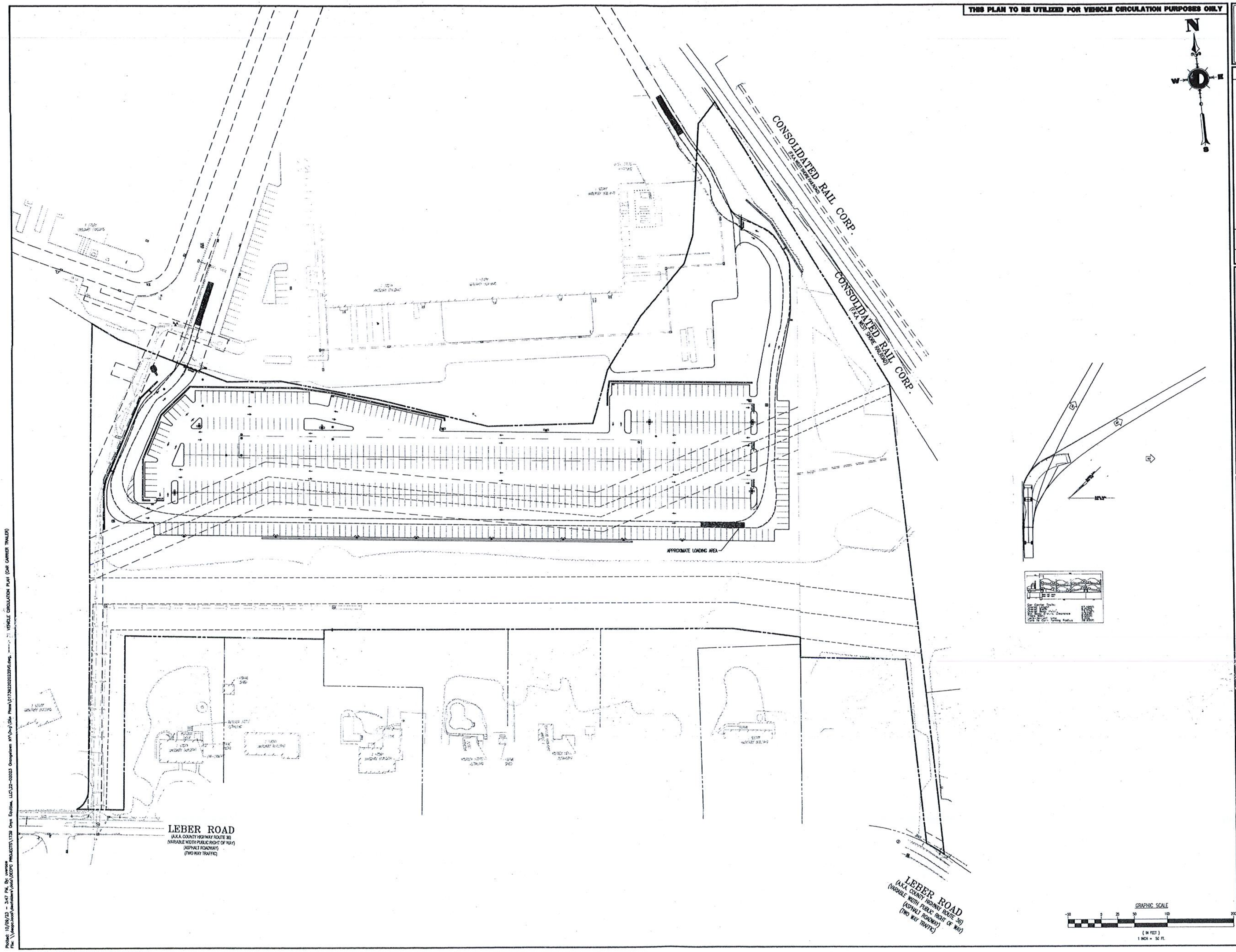
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

TITLE:
CONSTRUCTION DETAILS

SCALE: NOT TO SCALE
DATE: 10/02/2023
PROJECT No: 1739-22-02023

SHEET No: 20 OF 22
Rev. #: 0

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



Plotted: 10/09/23 - 3:47 PM, By: uvence
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\01739220202323SV0.dwg, ---- 21 VEHICLE CIRCULATION PLAN (CAR CARRIER TRAILER)

DYNAMIC
ENGINEERING • LAND SURVEYING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY:	DESIGNED BY:	CHECKED BY:	CHECKED BY:
UV	AG	RPF	-

PROJECT: **ONYX EQUITIES, LLC**
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 88523

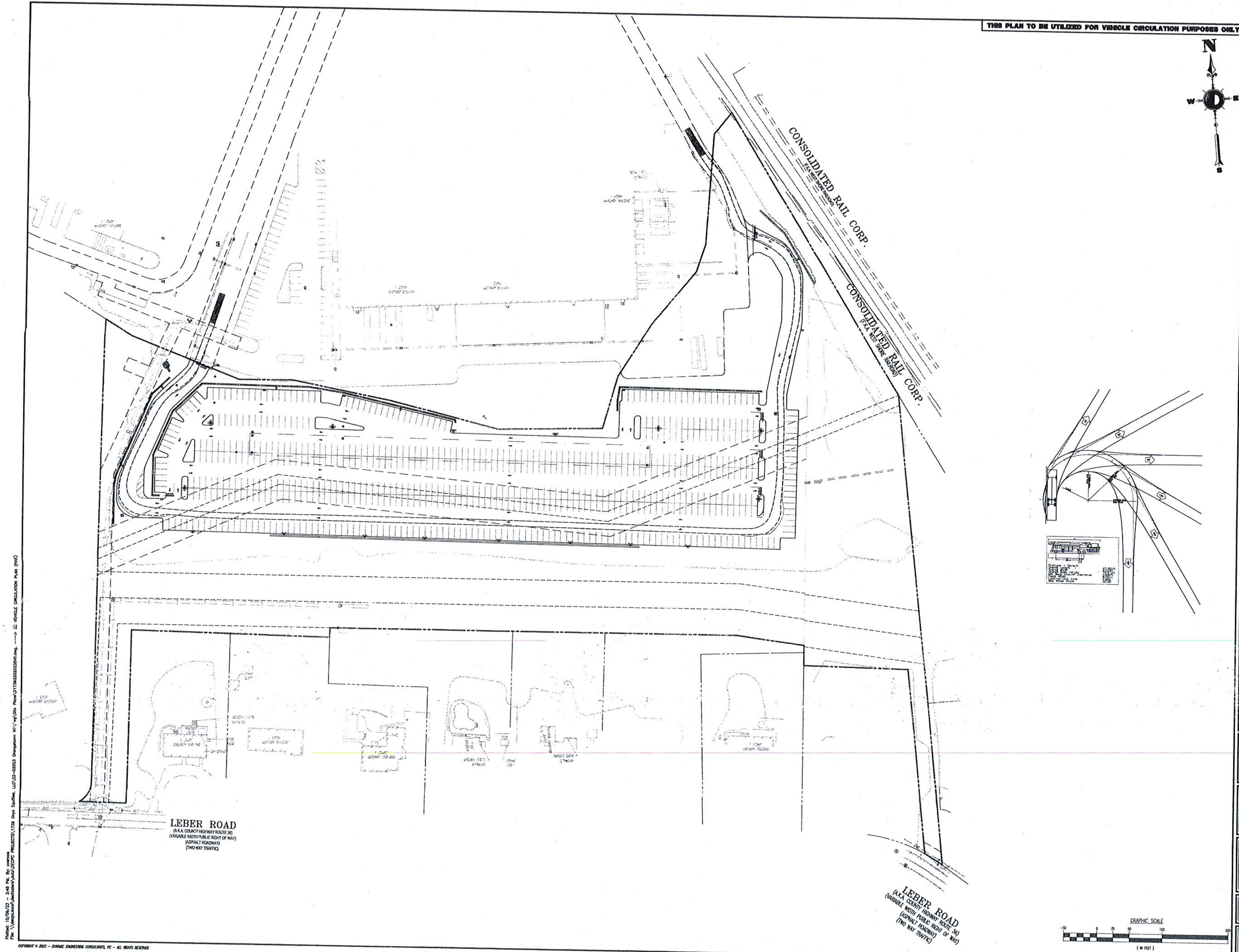
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097839

TITLE: VEHICLE CIRCULATION PLAN (CAR CARRIER TRAILER)

SCALE: (H) 1"=50' (V)	DATE: 10/02/2023
PROJECT No: 1739-22-02023	

SHEET No:	Rev. #:
21 OF 22	0

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY


N
W
E
S
CONSOLIDATED RAIL CORP.
(F.K.A. WEST SHORE RAILROAD)
CONSOLIDATED RAIL CORP.
(F.K.A. WEST SHORE RAILROAD)
LEBER ROAD
(A.K.A. COUNTY HIGHWAY ROUTE 36)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
LEBER ROAD
(A.K.A. COUNTY HIGHWAY ROUTE 36)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
GRAPHIC SCALE
-50
0
25
50
100
200
(IN FEET)
1 INCH = 50 FT.

Plotted: 10/09/23 – 3:48 PM, By: uveroce
File: \\decpc.local\decfolders\data\DECPC PROJECTS\1739 Onyx Equities, LLC\22-02023 Orangetown NY\Dwg\Site Plans\D173922202023SV0.dwg, ----> 22 VEHICLE CIRCULATION PLAN (FIRE)

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY:	DESIGNED BY:	CHECKED BY:	CHECKED BY:
UV	AG	RPF	–

PROJECT: **ONYX EQUITIES, LLC**
PROPOSED ACCESSORY PARKING LOT
PARCEL 70.06-1-50.4, 47
64 AND 140 LEBER ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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NEW YORK LICENSE No. 88523

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

TITLE:
VEHICLE CIRCULATION PLAN (FIRE)

SCALE: (H) 1"=50'
(V)
DATE: 10/02/2023
PROJECT No: 1739-22-02023
SHEET No: 22 OF 22
Rev. #: 0