

NOTES:

- UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE BASED UPON EXISTING MAPPING PROVIDED BY ST. THOMAS AQUINAS COLLEGE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FOLLOW UNDERGROUND UTILITIES CALL CENTER GUIDELINES.
- SUBJECT TO A SANITARY SEWER EASEMENT TO LANDS NOW OR FORMERLY OF BELL (TAX LOTS 74.12-1-18 & 74.16-1-3) AND RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE IN LIBER 769 OF DEEDS, PAGE 773, NO PHYSICAL EVIDENCE FOUND.
- SUBJECT TO A FIFTEEN FEET WIDE EASEMENT TO ORANGE & ROCKLAND UTILITIES, INC. AND NEW YORK TELEPHONE COMPANY FOR UTILITY FACILITIES FOR THE THREE STUDENT HOUSING BUILDINGS TO THE WESTERN PORTION OF THE SITE, RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE IN LIBER 2 OF LAND RECORDS, PAGE 1220.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWER DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
- LOT DRAINAGE ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
- DATUM: U.S.G.S.-DRAINAGE MANHOLE IN PARKING LOT NORTH OF TENNIS COURTS, DATUM NAVD 1988
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST FITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
- DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER (SEE DETAIL).
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING). SAID PINS SHOWN THUS: ●
- THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
- SEWERLINES AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
- TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LAKEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE (SAND, RAY GRAVEL, OR OTHER SUITABLE MATERIALS). DIVERSION CHANNELS, BERMS OR THE CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LAKEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FALL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFURNISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MILCOH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS PRACTICALLY AS FEASIBLE BY THE INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPIE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SLOTTED DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
- PERMANENT VEGETATION COVER SPECIFICATIONS:
LAWN AREA - PER 1,000 S.F.
15 LBS. 10-4-4 20% SLOW RELEASE FERTILIZER
70 LBS. GRANULATED LIMESTONE
4 LBS. SEED MIXTURE
40% KENTUCKY BLUE
40% RED FESCUE
10% PERENNIAL Ryegrass
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 LAW OF THE GENERAL MUNICIPAL LAW.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF MILLIATUR AND OXIDATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE TOWN SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- THE TOWN OF ORANGETOWN BUREAU OF FIRE PREVENTION REQUIRES THE FOLLOWING:
1) THE ENTIRE STRUCTURE SHALL BE COMPLETELY SPRINKLERED IN ACCORDANCE TO NFPA 13 AND MAINTAINED ACCORDING TO NFPA 25.
2) A COMPLETE FIRE ALARM SYSTEM WITH A DIRECT CONNECTION TO ROCKLAND COUNTY 44 CONTROL INSTALLED ACCORDING TO NFPA 72.
3) PORTABLE FIRE EXTINGUISHERS INSTALLED AND MAINTAINED ACCORDING TO NFPA 10.
- TREE PROTECTION:
A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES ARE AS FOLLOWS:
A) NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
B) THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
C) TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
D) TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.
E) NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
F) IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS OR THROUGH THE USE OF RETAINING WALLS.
G) IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS.
- ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS.
- NO CERTIFICATE OF OCCUPANCY (C.O.) OR TEMPORARY C.O. SHALL BE ISSUED BY THE BUILDING DEPARTMENT TO S.T.A.C. FOR THE PROPOSED NEW DOMINIUM UNITS. THE BUILDING DEPARTMENT RECEIVES A LETTER FROM THE DEPT. STATING THAT THE PUBLIC IMPROVEMENTS TO THE TOWN SANITARY PUMPING STATION HAVE BEEN COMPLETED, INSPECTED AND ACCEPTED BY THE TOWN DEPT./SEWER DEPARTMENT. THIS ACCEPTANCE INCLUDES "AS-BUILT" DRAWINGS, OPERATION MANUALS, WARRANTIES, ETC.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00AM TO 7:00PM, MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00AM AND 10:00PM.

MATCH LINE DRAWING NO. 2

STREAM CLASSIFICATION
STREAM NUMBER H-13
CLASSIFICATION: "C"

TABLE OF BULK REQUIREMENTS
ZONE: R-40 GROUP: F

ITEM	REQUIRED	EXISTING	PROPOSED BUILDING
MAXIMUM FLOOR AREA RATIO	0.15	0.195	0.195
MINIMUM LOT AREA	5 ACRES	27.5 ACRES	27.5 ACRES
MINIMUM LOT WIDTH	400 FEET	1,250 FEET	1,250 FEET
MINIMUM STREET FRONTAGE	50 FEET	2,766 FEET	2,766 FEET
MINIMUM FRONT YARD	50 FEET	101 FEET (KINGS HWY.)	101 FEET (KINGS HWY.)
MINIMUM SIDE YARD	30 FEET	132 FEET	N/A
MINIMUM TOTAL SIDE YARD	80 FEET	N/A	N/A
MINIMUM REAR YARD	50 FEET	N/A	N/A
MAXIMUM BUILDING HEIGHT	25 FEET (DORMITORY) 3 IN./FT. (ALL OTHER BUILDINGS)	33.5 FEET (DORMITORY)	N/A

LEGEND

---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	EXISTING WATERLINE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS LINE
---	EXISTING CATCH BASIN
---	EXISTING STORM DRAIN LINE
---	EXISTING SEWER MANHOLE
---	EXISTING SEWER LINE
---	EXISTING SPOT ELEVATION
---	EXISTING STONEWALL
---	EXISTING OVERHEAD WIRES
---	EXISTING SIGN
---	EXISTING LIGHT POLE
---	EXISTING UTILITY POLE
---	EXISTING WATER VALVE
---	EXISTING GAS VALVE

SITE ADDRESS:
ST. THOMAS AQUINAS COLLEGE
125 ROUTE 340
SPARKILL, N.Y. 10976-1053

LOT AREA:
27,5141 ACRES

OWNER & APPLICANT:
ST. THOMAS AQUINAS COLLEGE
C/O J. DONINI-VP OF ADMINISTRATION
125 ROUTE 340
SPARKILL, N.Y. 10976-1053

TAX MAP REFERENCE:
TOWN OF ORANGETOWN
TAX MAP SECTION 74.12, BLOCK 1, LOT 29
TAX MAP SECTION 74.16, BLOCK 1, LOT 1

DISTRICTS:
SCHOOL DISTRICT - SOUTH ORANGETOWN
FIRE DISTRICT - CENTRAL SCHOOL DISTRICT NO. 1
WATER DISTRICT - PALISADES
SEWER DISTRICT - SPARKILL - PALISADES
LIGHTING DISTRICT - ORANGETOWN SEWER DISTRICT
TOWN OF ORANGETOWN

OWNER OR REPRESENTATIVES APPROVAL FOR FILING

OWNER OR REPRESENTATIVE: _____ DATE: _____

DRAWING LIST

DRAWING NO.	TITLE	ORIGIN DATE
DRAWING 1	EXISTING CONDITION PLAN	MAY 13, 2025
DRAWING 2	EXISTING CONDITION PLAN	MAY 13, 2025
DRAWING 3	SITE PLAN	MAY 13, 2025
DRAWING 4	GRADING PLAN & DETAILS	MAY 13, 2025
DRAWING 5	EROSION & SEDIMENT CONTROL PLAN	MAY 13, 2025



"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SIGNATURE SHALL BE A VIOLATION OF SECTION 2007, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL RECORDING OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S SIGNATURE SHALL BE CONSIDERED TO BE TRUE AND CORRECT COPIES."
"THESE COPIES ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH THEY WERE PREPARED AND FOR WHICH THEY WERE SPECIFICALLY DESIGNED. ANY USE OF THESE COPIES FOR ANY OTHER PURPOSES SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF CARE AND ETHICS OF THE SURVEYING PROFESSION AND DOES NOT EXTEND TO ANY OTHER MATTER."
"THESE COPIES ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH THEY WERE PREPARED AND FOR WHICH THEY WERE SPECIFICALLY DESIGNED. ANY USE OF THESE COPIES FOR ANY OTHER PURPOSES SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF CARE AND ETHICS OF THE SURVEYING PROFESSION AND DOES NOT EXTEND TO ANY OTHER MATTER."



REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
ENGINEERS - SURVEYORS - PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.anzny.com

PROJECT:
ST. THOMAS AQUINAS COLLEGE FITNESS COURT PLAN

**TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK**

TITLE:
OVERALL EXISTING CONDITION PLAN

DRAWN BY: LF	CHECKED BY: JRA
DATE: MAY 13, 2025	SCALE: 1 IN. = 50 FT.
PROJECT NO: 2486-G	DRAWING NO: 1

MATCH LINE DRAWING NO. 1

7415-1-17
N/F
ST. THOMAS AQUINAS COLLEGE
186 ACS.

TL 7415-1-15
N/F
ROCKLAND COUNTRY
SEWER DIST. NO.1

TL 7415-1-24
N/F
DOMINICAN CONVENT OF OUR LADY
CAMP VENTURE INC.

TL 7411-1-23
N/F
CONSOLIDATED RAIL CORP.

TL 67-602-1.2
N/F
DOMINICAN CONVENT
OUR LADY OF THE ROSARY

STREAM CLASSIFICATION
STREAM NUMBER: H-13
CLASSIFICATION: C

LEGEND

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- --- EXISTING WATERLINE
- --- EXISTING FIRE HYDRANT
- --- EXISTING GAS LINE
- --- EXISTING CATCH BASIN
- --- EXISTING STORM DRAIN LINE
- --- EXISTING SEWER MANHOLE
- --- EXISTING SEWER LINE
- --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING OVERHEAD WIRES
- --- EXISTING SIGN
- --- EXISTING LIGHT POLE
- --- EXISTING UTILITY POLE
- --- EXISTING WATER VALVE
- --- EXISTING GAS VALVE



STATE OF NEW YORK
RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
JOHN R. ATZL, P.E.
N.Y.S. P.E. LIC. NO. 60228

REVISION	DATE	DESCRIPTION

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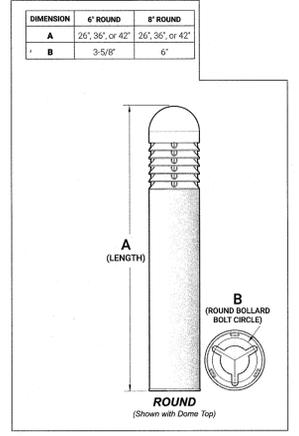
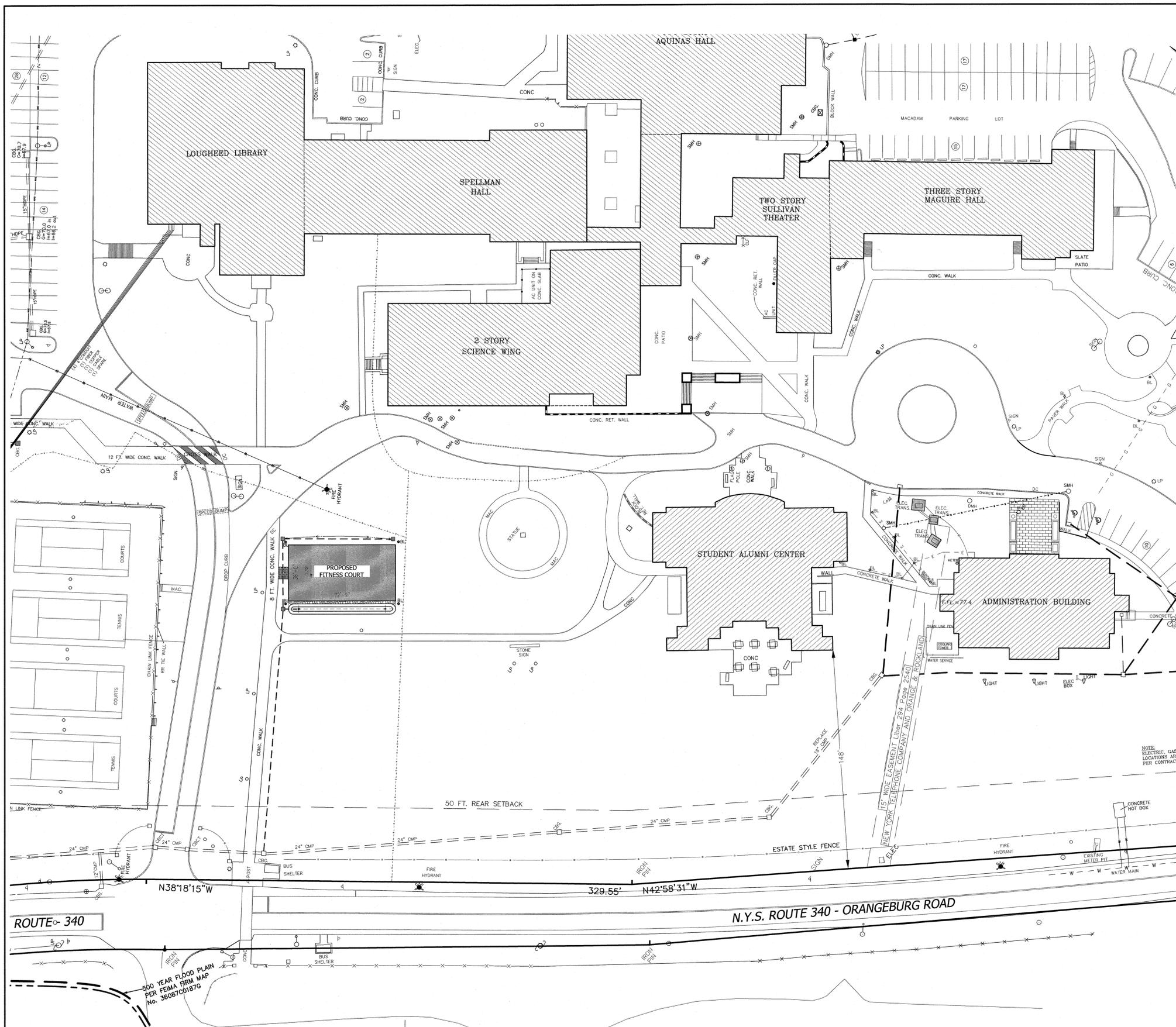
PROJECT:
**ST. THOMAS AQUINAS COLLEGE
FITNESS COURT PLAN**

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
**OVERALL
EXISTING CONDITION PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: MAY 13, 2025	SCALE: 1 IN. = 50 FT.
PROJECT NO: 2486-G	DRAWING NO: 2

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EXTERIOR LIGHTING:
 NLS LIGHTING SEA SIDE BOLLARD
 (4) S50-3-6R-SL-16L-53-30K7-UNV-AB-FIN-BABA

NOTE: ELECTRIC, GAS LOCATIONS ARE PER CONTRACT

- LEGEND**
- 2' --- EXISTING 2' CONTOUR
 - 10' --- EXISTING 10' CONTOUR
 - --- EXISTING WATERLINE
 - --- EXISTING FIRE HYDRANT
 - --- EXISTING GAS LINE
 - CB --- EXISTING CATCH BASIN
 - --- EXISTING STORM DRAIN LINE
 - SH --- EXISTING SINKER MANHOLE
 - S --- S --- EXISTING SINKER LINE
 - --- EXISTING SPOT ELEVATION
 - --- EXISTING STONEWALL
 - DHW --- EXISTING OVERHEAD WIRES
 - --- EXISTING SIGN
 - LP --- EXISTING LIGHT POLE
 - UP --- EXISTING UTILITY POLE
 - --- EXISTING WATER VALVE
 - --- EXISTING GAS VALVE
 - --- PROPOSED 2' CONTOUR
 - --- PROPOSED 10' CONTOUR
 - --- PROPOSED SPOT ELEVATION
 - CB --- PROPOSED CATCH BASIN
 - --- PROPOSED DRAINAGE PIPE
 - BL --- PROPOSED BOLLARD LIGHT

TABLE OF BULK REQUIREMENTS
 ZONE: R-40 GROUP: F

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PROJECT:
**ST. THOMAS AQUINAS COLLEGE
 FITNESS COURT PLAN**

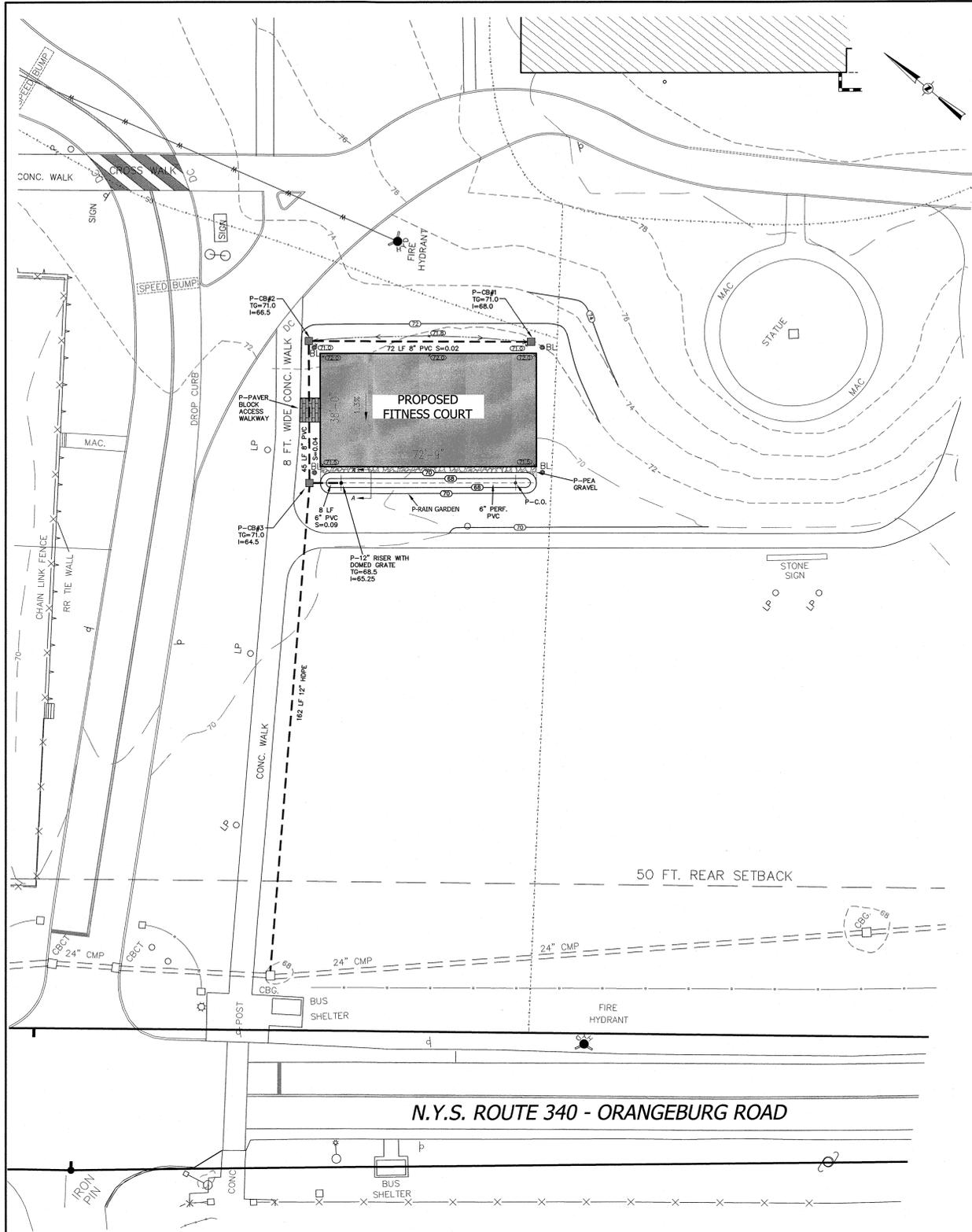
TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE:
SITE PLAN

DRAWN BY: LF	CHECKED BY: JRA
DATE: MAY 13, 2025	SCALE: 1 IN. = 30 FT.
PROJECT NO: 2486-G	DRAWING NO: 3



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SPECIFICATIONS FOR RAIN GARDEN

MATERIAL SPECIFICATIONS:
 THE ALLOWABLE MATERIALS TO BE USED IN RAIN GARDEN AREA ARE DETAILED IN TABLE 1.

PLANTING SOIL:
 THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE RAIN GARDEN AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF NOXIOUS WEEDS.

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:
 PH RANGE 5.2 - 7.0
 ORGANIC MATTER 1.5 - 4%
 MAGNESIUM LB./AC
 PHOSPHORUS P205 75 LB./AC
 POTASSIUM K2O 85 LB./AC
 SOLUBLE SALTS NOT TO EXCEED 500 PPM

ALL RAIN GARDEN AREAS SHALL HAVE A MINIMUM OF ONE TEST. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOP SOIL WAS EXCAVATED. SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY. SHOULD THE PH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MOOPIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.

COMPACTION:
 IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE RAIN GARDEN AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF RAIN GARDEN AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT. LIGHT EQUIPMENT WITH TURF TIRE TYPES, USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE RAIN GARDEN FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACATURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT GO DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE RAIN GARDEN FACILITY BEFORE BACK FILLING THE REQUIRED SAND LAYER. PUMP ANY PONDING WATER BEFORE PREPARING (ROTOTILLING) BASE. WHEN BACK FILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACK FILLING THE RAIN GARDEN FACILITY, PLACE SOIL IN LIFTS 12" OR GREATER. DO NOT USE HEAVY EQUIPMENT WITHIN THE RAIN GARDEN BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE RAIN GARDEN MATERIALS BY HAND OR WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

PLANT INSTALLATION:
 1. MULCH AROUND INDIVIDUAL PLANTS ONLY. SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE RAIN GARDEN AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.

- THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE.
- ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.
- TREES SHALL BE BRACED USING 2" X 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.
- GRASSES AND LEGUME SEED SHALL BE TILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.
- THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE RAIN GARDEN STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS, DEFLEATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH IS USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.

MISCELLANEOUS:
 THE RAIN GARDEN FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

PLANTING NOTES, MAINTENANCE AND SPECIFICATION:

- ALL PLANTING SHALL BE LOCATED, INSPECTED AND APPROVED BY A CERTIFIED LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL CHECK SOIL PH PRIOR TO START OF WORK AND AMEND AS REQUIRED TO BALANCE REQUIRED PH RANGE OF 5.2-7.0.
- PLANTS SHALL BE MIXED IN GROUP IN ALL DESIGNATED ZONES AS SHOWN ON DRAWING.
- PLANTS TO BE PLACED AT APPROXIMATE SPACING THROUGHOUT IN ZONES AS SHOWN ON DRAWING.
- PLANTS TO BE PLANTED IN GROUPS IN ZONES AS SHOWN ON DRAWING.
- ALL PLANTS SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIALLY PERMITTED IN EACH INSTANT.
- PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND BE DENSELY FOULATED WHEN IN LEAF.
- PLANTS SHALL BE VIGOROUS AND FREE FROM DEFECTS, DISEASE, INSECT PESTS, EGGS OR LARVAE, SUN SCALDS, INJURIES AND ABRASIONS OF THE BARK. THEY SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS.
- PLANTS SHALL BE CONTAINER GROWN OR BURLAP BALLED. FRESHLY DUG PLANTS, HEELED IN PLANTS OR PLANTS FROM COLD STORAGE SHALL NOT BE ACCEPTABLE.
- MEASUREMENT OF SHRUBS SHALL BE TAKEN WHEN THEIR BRANCHES ARE IN NORMAL POSITION. THE HEIGHT AND SPREAD DIMENSION SHALL BE APPROVED BY A CERTIFIED LANDSCAPE ARCHITECT.
- GROUND COVER PLANTS SHALL BE FURNISHED IN POTS, UNLESS OTHERWISE SPECIFIED. THE PLANT SHALL HAVE SUFFICIENT GROWTH TO HOLD SOIL IN PLACE WHEN REMOVE FROM THE POT.
- ALL THE PLANT SHALL BE SELECTED AND PLANTED AS SPECIFIED IN THE TABULATE LIST ABOVE ACCORDING TO THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL IN APPENDIX H.
- PLANTING SOIL SHALL BE COMPOSED OF A MIXTURE OF ONE PART TOPSOIL AND ONE PART ROOTED MANURE OR PEAT.
- MULCH SHALL BE IN CONFORMANCE WITH AS SPECIFIED IN NOTE #1 UNDER THE PLANT INSTALLATION GUIDELINE.
- FERTILIZER SHALL BE A STANDARD COMMERCIAL GRADE OF ORGANIC OR INORGANIC FERTILIZER OF (5-10-5) OR APPROVED EQUAL.
- ADDITIONAL CRUSHED STONE 1 1/2" DIAMETER SHALL BE PLACED A MINIMUM OF 12" BELOW IN EXCAVATED TREE PITS BY OVER DIGGING DEEPER PITS TO A MINIMUM OF 12" DEPTH OR AS DIRECTED, IF THE NATURAL DRAINAGE IS UNSUITABLE FOR PROPER DRAINAGE FROM PITS.
- PLANT PITS SHALL BE 2X THE WIDTH OF ROOT BALL AND 6" REMOVE EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, ONE PART DEHYDRATED COW MANURE AND FOUR PARTS TOPSOIL. MIX 5-10-5 (50%) SLOW-RELEASE FERTILIZER (ROOTS OR RAPID GROW) IN ALL PLANTING BEDS AT SPECIFIED RATE. FOR EVERGREEN PLANTING ADD 1 lb. per 100 square ft. OF PLANT BED AREA OF AMMONIUM SULFATE AND SUPERPHOSPHATE.
- MAINTENANCE OF ALL PLANTS SHALL BE REQUIRED FROM THE TIME OF PLANTING UNTIL THE INITIAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, TIGHTENING, AND REPAIRING, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND REMOVAL OF DEAD MATERIALS. NO PLANTS WILL BE ACCEPTABLE UNLESS THEY SHOW A HEALTHY AND SATISFACTORY FOLIAGE CONDITION.

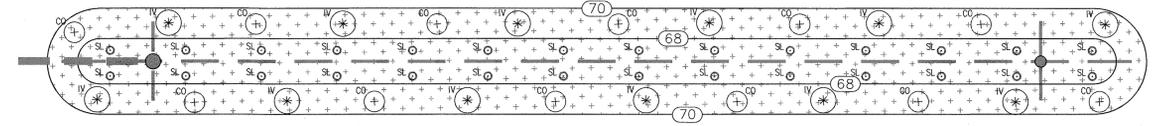
RAIN GARDEN PLANT LIST PER NYSDEC SWMDM

PLANT NAME	SYMBOL	ZONE	INUNDATION TOLERANCE	WILDLIFE VALUE	NOTES	SIZE & REMARKS	QUANTITY
SHRUB							
WINTERBERRY (LILEX VERTICILLATA)	IV (+)	3,4,5	YES	HIGH COVER AND FRUIT FOR BIRDS. HEDDS BERRIES INTO WINTER.	FULL SUN TO PARTIAL SHADE. SEASONALLY FLOODED AREAS	30"-36" CON.	12
BUTTBUSH (CEPHALANTHUS OCCIDENTALIS)	CO (+)	2,3,4,5	YES	HIGH DUCKS AND SHOREBIRDS. SEEDS, NECTAR AND NESTING.	FULL SUN TO PARTIAL SHADE. WILL GROW IN DRY AREAS.	3'-6" HT.	11
EMERGENT HERBACEOUS							
ARROWHEAD, DUCK POTATO (SAGITTARIA LATIFOLIA)	SL O	2,3	UP TO 1 FT.	MODERATE TUBERS AND SEEDS EATEN BY DUCKS	AGGRESSIVE COLONIZER.	PLANT 5' O.C.	14

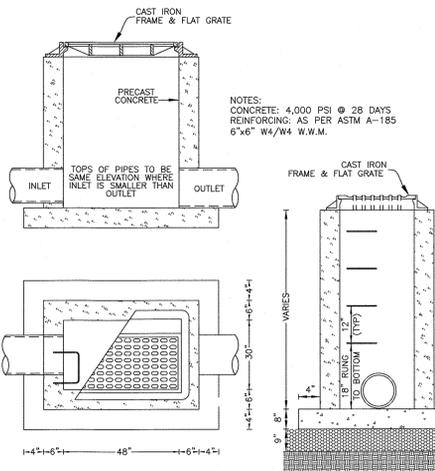
ZONES 2,3: LOWEST ZONE
ZONES 3,4: MIDDLE ZONE
ZONES 5,6: OUTER ZONE

TABLE 1: MATERIALS SPECIFICATIONS FOR RAIN GARDEN

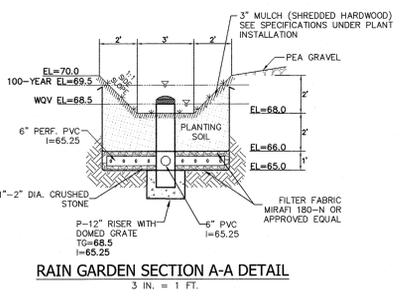
PARAMETER	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE YOUR LOCAL NRCS SPECIFICATIONS GUIDANCE.	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOIL	SAND 35 - 60% SILT 30 - 55% CLAY 10 - 25%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM MULCH
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN	PEA GRAVEL: ASTM D 448 ORNAMENTAL STONE, WASHED COBBLES	PEA GRAVEL: NO. 6 STONE: 2" TO 5"	N/A
GEOTEXTILE	CLASS "C" APPARENT OPENING SIZE (ASTM-D-4751) GRAB TENSILE STRENGTH (ASTM-D-4633) BURST STRENGTH (ASTM-D-4833)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY



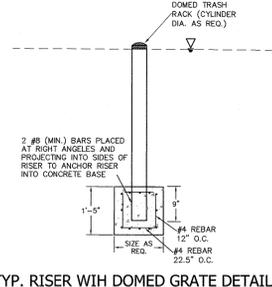
P-RAIN GARDEN PLAN VIEW
 SCALE: 1" = 5'



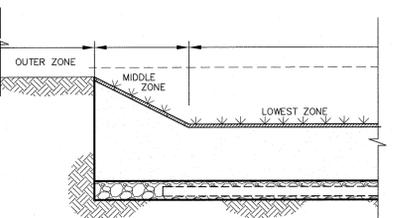
PRECAST STANDARD CATCH BASIN DETAIL
 N.T.S.



RAIN GARDEN SECTION A-A DETAIL
 3 IN. = 1 FT.



TYP. RISER WITH DOMED GRATE DETAIL
 N.T.S.



PLANTING ZONE FOR RAIN GARDEN FACILITIES
 N.T.S.

- LEGEND**
- 30' --- EXISTING 2' CONTOUR
 - 10' --- EXISTING 10' CONTOUR
 - --- EXISTING WATERLINE
 - --- EXISTING FIRE HYDRANT
 - --- EXISTING GAS LINE
 - CB --- EXISTING CATCH BASIN
 - --- EXISTING STORM DRAIN LINE
 - --- EXISTING SEWER MANHOLE
 - S --- S --- EXISTING SEWER LINE
 - + 36.0 --- EXISTING SPOT ELEVATION
 - --- EXISTING STONEWALL
 - CHW --- EXISTING OVERHEAD WIRES
 - --- EXISTING SIGN
 - LP --- EXISTING LIGHT POLE
 - UP --- EXISTING UTILITY POLE
 - --- EXISTING WATER VALVE
 - --- EXISTING GAS VALVE
 - --- EXISTING 2' CONTOUR
 - --- PROPOSED 10' CONTOUR
 - --- PROPOSED SPOT ELEVATION
 - CB --- PROPOSED CATCH BASIN
 - --- PROPOSED DRAINAGE PIPE
 - BL --- PROPOSED BOLLARD LIGHT



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PROJECT: **ST. THOMAS AQUINAS COLLEGE FITNESS COURT PLAN**

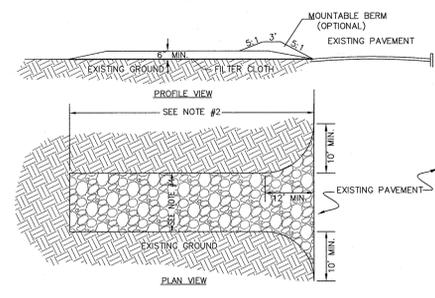
TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE: **GRADING PLAN & DETAILS**

DRAWN BY: ED	CHECKED BY: JRA
DATE: MAY 13, 2025	SCALE: 1 IN. = 20 FT.
PROJECT NO:	DRAWING NO:
2486-G	4

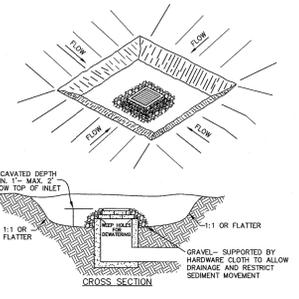
STATE OF NEW YORK
 JOHN R. ATZL
 N.Y.S. P.E. LIC. NO. 69066

STATE OF NEW YORK
 RYAN A. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 69066



SPECIFICATIONS FOR STORM INLET PROTECTION

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RETURNED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.



FIELD INLET PROTECTION DETAIL #2
N.T.S.

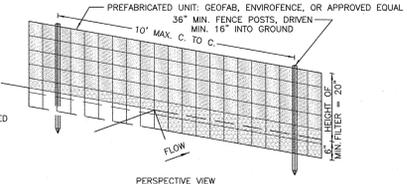
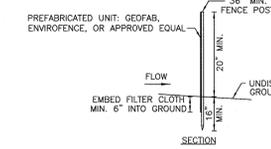
SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6 IN.
4. WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24 FT. IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

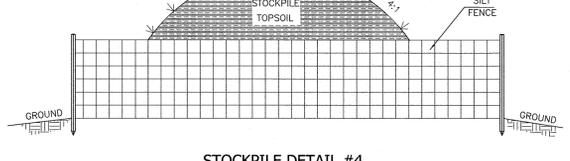
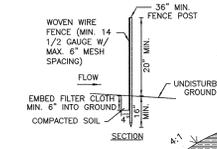
CONSTRUCTION ENTRANCE DETAIL #1
N.T.S.

CONSTRUCTION NOTES FOR PRE-FABRICATED SILT FENCE

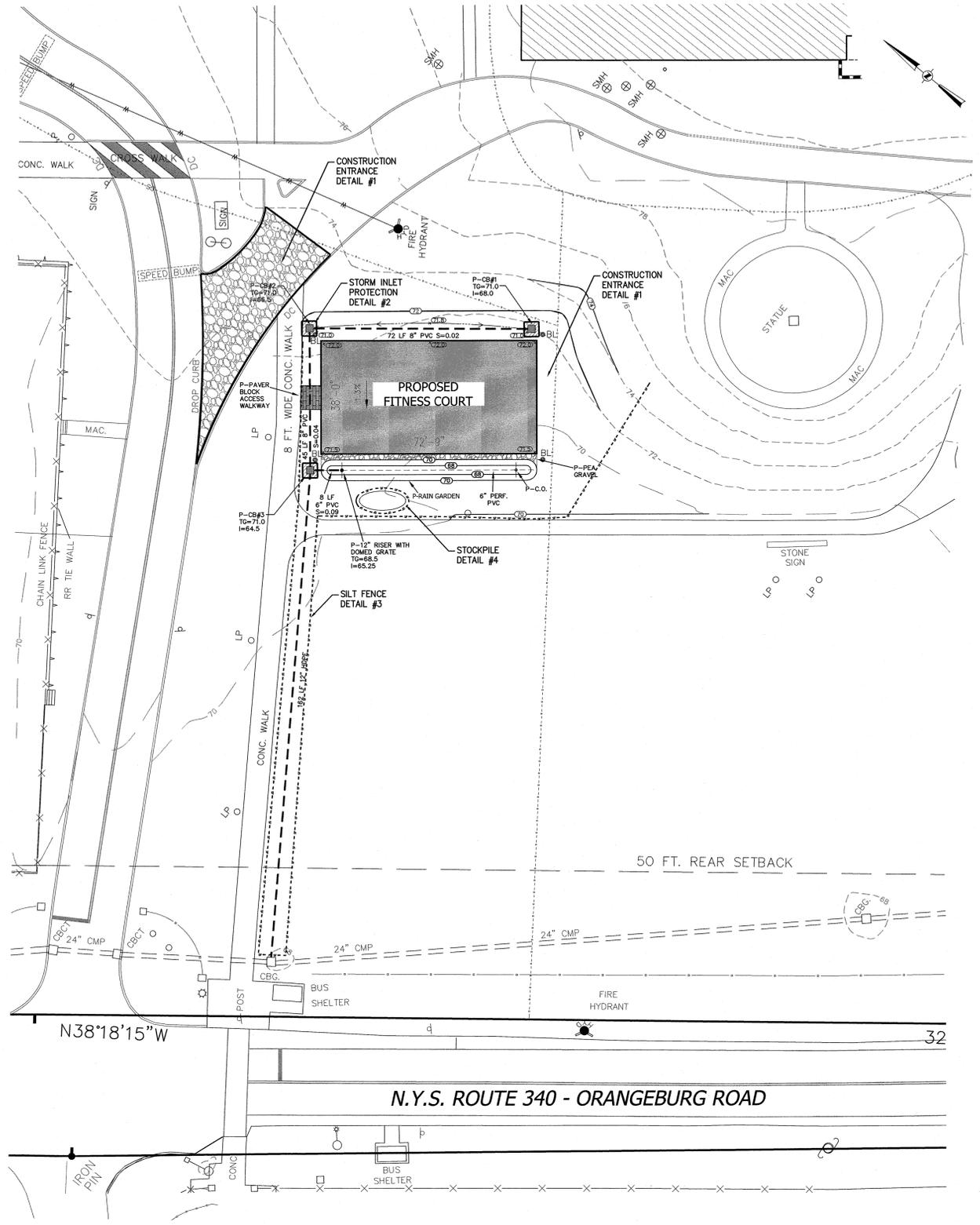
1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



SILT FENCE DETAIL #3
N.T.S.



STOCKPILE DETAIL #4
N.T.S.



LEGEND

- 30' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- --- EXISTING WATERLINE
- --- EXISTING FIRE HYDRANT
- --- EXISTING GAS LINE
- --- EXISTING CATCH BASIN
- --- EXISTING STORM DRAIN LINE
- --- EXISTING SEWER MANHOLE
- --- EXISTING SPOT ELEVATION
- --- EXISTING STORM WALL
- --- EXISTING OVERHEAD WIRES
- --- EXISTING SIGN
- --- EXISTING LIGHT POLE
- --- EXISTING UTILITY POLE
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PROJECT: **ST. THOMAS AQUINAS COLLEGE FITNESS COURT PLAN**

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN

DRAWN BY: ED CHECKED BY: JRA
DATE: MAY 13, 2025 SCALE: 1 IN. = 20 FT.
PROJECT NO: DRAWING NO:

2486-G 5

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N.Y.S. P.E. LIC. NO. 80228

P:\DRAWINGS\2486-G SITE PLAN 5-13-25.DWG