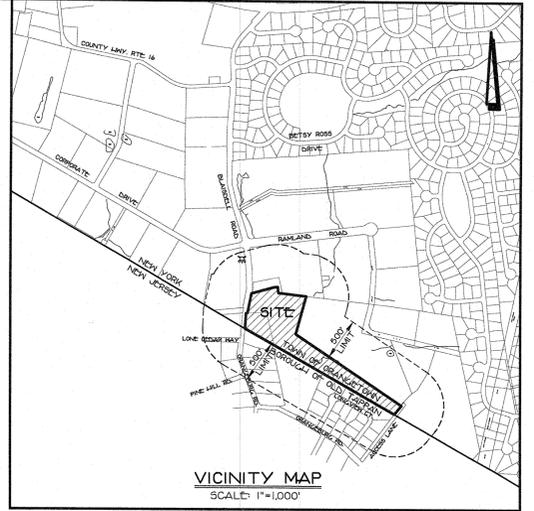


- NOTES:**
- THIS IS LOT 4, BLOCK 1, SECTION 7&08 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
 - TOTAL AREA OF TRACT: 651,908 SF. = 14.9657 ACRES
 - ZONE: L10
 - PROPOSED USE: ATHLETIC TRAINING
 - DATUM: USGS
 - SOURCE BENCHMARK: TOP SEWER MANHOLE - ELEV.=83.21 AT INTERSECTION RAMLAND RD. (SEE DRAWING 3 OF 6 FOR B.M. LOCATION)
 - RECORD OWNER & APPLICANT: PETER SKAE, 348 ROUTE 9W, PALISADES, NY, 10964
 - SCHOOL DISTRICT: PEARL RIVER CENTRAL SCHOOL DISTRICT, FIRE DISTRICT: PEARL RIVER FIRE DISTRICT, WATER DISTRICT: SUZ, LIGHTING DISTRICT: ROCKLAND AND ORANGE, SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 2396M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SUPERINTENDENT OF HIGHWAYS, AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5'-10' HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - DRIP LINE OF TREE CANOPY
 THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS - MIN. OF 8" OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4" OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED THE FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED BY MORE THAN 6", TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED, AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF 3' LARGER THAN THE TREE CANOPY.

- ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITIONS AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING IN THE SUBMISSION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (IE: WETLANDS-US ARMY CORPS OF ENGINEERS).
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.

- PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS AND REFUSE CONTROL.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE CASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- CLEARING LIMIT AREAS MUST BE MARKED IN THE FIELD PRIOR TO ANY GRADING ON CONSTRUCTION SITE TO AVOID ANY ENCROACHMENTS INTO THE WETLANDS AREA.
- STORMWATER MANAGEMENT PHASE II REGULATIONS: ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. 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 7:00 A.M. AND 10:00 P.M.
- THE STORMWATER MAINTENANCE AGREEMENT DECLARATION WAS RECORDED 06/29/2021 AS INSTRUMENT ID #2021-00027024.



TOWN FIRE PREVENTION NOTES:

- INSTALL AN NFPA 13 COMPLIANT FIRE SPRINKLER SYSTEM MAINTAINED ACCORDING TO NFPA 25.
- INSTALL AN NFPA 72 COMPLIANT FIRE ALARM SYSTEM CONNECTED TO ROCKLAND COUNTY 44-CONTROL WITH AMBER AND RED STROBES AS PER ORANGETOWN CODE.
- INSTALL PORTABLE FIRE EXTINGUISHERS AS PER NFPA 10.
- INSTALL EMERGENCY LIGHTING AS PER NEC.
- INSTALL KEY BOX.
- APPLY FOR AND MAINTAIN CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH FIRE INSPECTORS OFFICE.
- IF LIGHTWEIGHT TRUSSES ARE USED, A SIGN MUST BE PLACED ON THE EXTERIOR OF THE BUILDING FACING MAIN ENTRANCE.

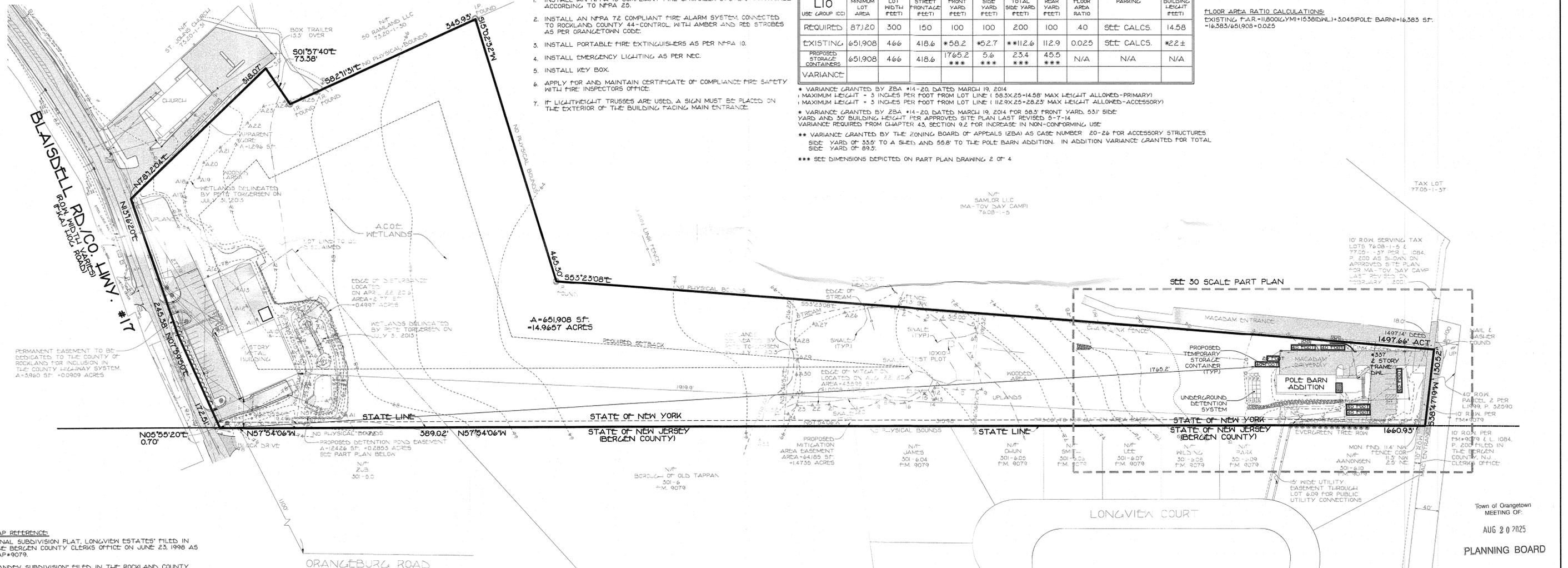
SPECIAL USE PERMIT REQUIRED:

LIO USE GROUP (CCI)	MINIMUM LOT AREA	LOT WIDTH (FEET)	STREET FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	FLOOR AREA RATIO	PARKING	BUILDING HEIGHT (FEET)
REQUIRED	87,120	300	150	100	100	200	100	.40	SEE CALCS.	14.58
EXISTING	651,908	466	418.6	*58.2	*52.7	*112.6	112.9	0.025	SEE CALCS.	*22±
PROPOSED STORAGE CONTAINERS	651,908	466	418.6	1765.2	5.6	23.4	45.5	N/A	N/A	N/A
VARIANCE										

BULK TABLE

* VARIANCE GRANTED BY ZBA #14-20, DATED MARCH 19, 2014
 † MAXIMUM HEIGHT = 3 INCHES PER FOOT FROM LOT LINE (08.9X.25=14.58' MAX HEIGHT ALLOWED-PRIMARY)
 ‡ MAXIMUM HEIGHT = 3 INCHES PER FOOT FROM LOT LINE (112.9X.25=28.23' MAX HEIGHT ALLOWED-ACCESSORY)
 § VARIANCE GRANTED BY ZBA #14-20, DATED MARCH 19, 2014 FOR 58.3' FRONT YARD, 53.1' SIDE YARD AND 30' BUILDING HEIGHT PER APPROVED SITE PLAN LAST REVISED 5-7-14
 ¶ VARIANCE REQUIRED FROM CHAPTER 43, SECTION 9.2 FOR INCREASE IN NON-CONFORMING USE
 ** VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS (ZBA) AS CASE NUMBER 20-26 FOR ACCESSORY STRUCTURES SIDE YARD OF 55.8' TO A SHED AND 55.8' TO THE POLE BARN ADDITION. IN ADDITION VARIANCE GRANTED FOR TOTAL SIDE YARD OF 99.3'.
 *** SEE DIMENSIONS DEPICTED ON PART PLAN DRAWING 2 OF 4

FLOOR AREA RATIO CALCULATIONS:
 EXISTING F.A.R.=11,800/G.Y.M.+1538(SI.M.L)+3,045(P.O.L.E. BARN)=16,385 SF.
 =16,385/651,908=0.025



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SITE PLAN OF TEMP. STORAGE CONTAINERS AT POLE BARN LOCATED IN TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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 SPARACO.STEVE@SELBY.COM WDBLS1@GMAIL.COM

7066
 APRIL 04, 2024
 1"=80'
 1 OF 4

MAP REFERENCE:
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 "LANDSLIDE SUBDIVISION" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON DECEMBER 27, 1985, BOOK 104, PAGE 69 AS MAP #5837.
 "MINOR SUBDIVISION-RAMLAND INDUSTRIAL PARK" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 10, 1970, BOOK 79, PAGE 65 AS MAP #3988.
 "SITE PLAN & EROSION CONTROL PLAN, LIMMER COMMERCIAL REF. CO. INC." DATED JUNE 20, 1997, LAST REVISED ON MARCH 22, 2000, PREPARED BY COSTA ENGINEERING CORPORATION, APPROVED ON MAY 14, 2003.
 "SITE PLAN OF PROPERTY FOR BLAISDELL DEVELOPMENT" PREPARED BY WILLIAM YOUNGBLOOD ASSOCIATES, DATED JUNE 10, 1993, LAST REVISED DECEMBER 15, 1994, APPROVED ON DECEMBER 16, 1994.
 "SITE PLAN FOR MA-TOV DAY CAMP" DATED NOVEMBER 2, 2000, LAST REVISED ON FEBRUARY 1, 2001, PREPARED BY MCDUGALL ENGINEERING ASSOCIATES INC.

DEED REFERENCE:
 L. 622, P. 2984-2990
 L. 1996, P. 12087
 L. 1998, P. 46159
 L. 2002, P. 11124
 L. 1999, P. 32590
 L. 2011, P. 33008
 L. 2005, P. 2671
 L. 2011, P. 46826
 L. 622, P. 2984
 L. 2010, P. 41024
 L. 2003, P. 71980
 L. 2008, P. 46093
 L. 2009, P. 10021
 L. 2010, P. 583
 L. 601, P. 420
 L. 641, P. 69
 L. 1079, P. 664
 L. 148, P. 2392

DISTRICTS:
 SCHOOL - PEARL RIVER CENTRAL SCHOOL DISTRICT
 FIRE - PEARL RIVER
 WATER - ORANGETOWN
 LIGHTING - ROCKLAND AND ORANGE
 SEWER - ORANGETOWN

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

14 NYCRR PART 753
 REVIEWED BY NY STATE DEPT. OF ENVIRONMENTAL CONSERVATION
NY STATE DEPT. OF ENVIRONMENTAL CONSERVATION
 1-800-962-7962

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
- ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
- THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
- ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED 14 1/2" DENSITY POLYETHYLENE UNLESS OTHERWISE SPECIFIED.
- ROOF LEADERS WHERE REQUIRED TO BE 6" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
- ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
- ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF 2% TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
- ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
- ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATER-TIGHT PLUG OR CAP ENCASED IN CONCRETE.
- WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
- CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
- RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.

WATER MAIN SAFETY NOTES:

- WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
- EXISTING THURST BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
- WHEN POSSIBLE A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.

EROSION CONTROL INFORMATION:

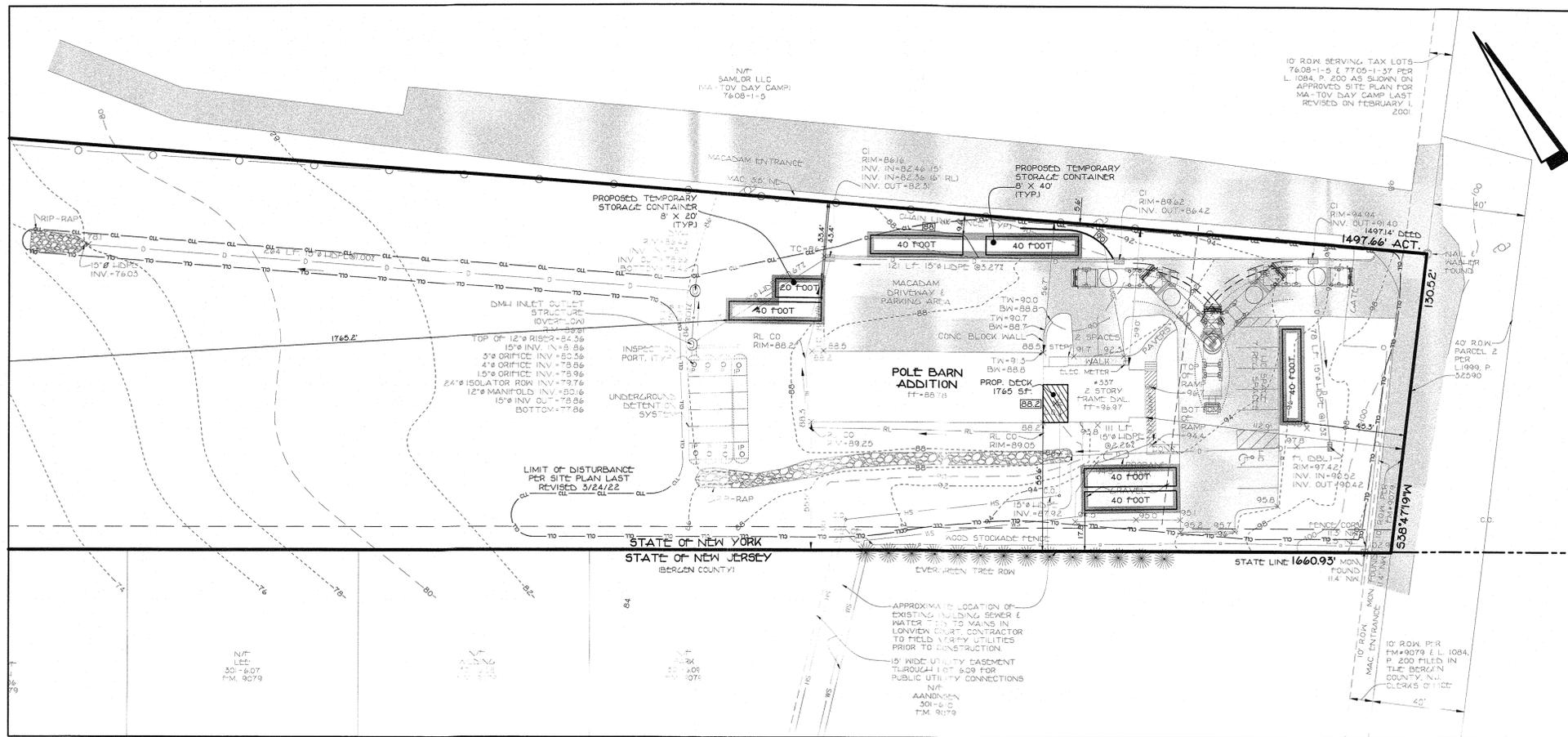
EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
- INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
- CONSTRUCT BERMS, TEMPORARY SHALES AND PILES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
- CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
- PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDDED WITH TEMPORARY RYE GRASS.
- INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
- INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
- CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
- COMPLETE THE GRADING.
- INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
- UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDDED WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OF DISTURBED AREA OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. SOIL TO BE SEEDDED AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHERE APPLICABLE.
- BARE SOIL SHOULD BE SEEDDED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED AREAS SHOULD BE SEEDDED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

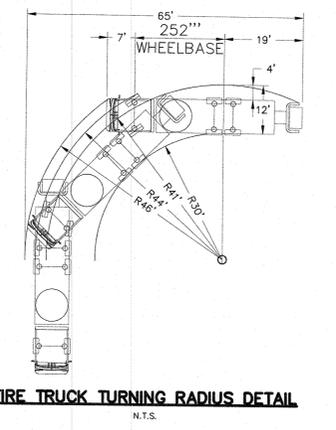
STANDARD EROSION CONTROL NOTES:

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING DARTHEEN BERMS, RIP-RAP, CRUSHED STONE DAMS OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS WHICH 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 UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS AND MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASIC COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SITUATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- PROVIDE INLET PROTECTION TO ALL INLETS ON SITE. (SEE DETAILS)



PART PLAN
SCALE: 1"=30'



FIRE TRUCK TURNING RADIUS DETAIL
N.T.S.

EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
---	---	SANITARY SEWER
⊙	⊙	SAN SEWER MANHOLE
---	---	SEWER SERVICE
---	---	CLEAN-OUT
---	---	WATER MAIN
---	---	WATER SERVICE
---	---	FIRE SERVICE
---	---	WATER VALVE
---	---	GAS MAIN
---	---	GAS SERVICE
---	---	GAS VALVE
---	---	DRAIN PIPE
---	---	DRAINAGE MANHOLE
---	---	CATCH BASIN
---	---	ROOF LEADER
---	---	FOOTING DRAIN
---	---	UTILITY POLE
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	10' CONTOUR INTERVAL
---	---	2' CONTOUR INTERVAL
---	---	SPOT GRADE

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- REVISIONS:**
- REV. AS PER CLIENT'S ATTORNEY AND TOWN COMMENTS 8-12-19
 - REV. AS PER TOWN COMMENTS 9-16-19
 - REV. AS PER OWNER COMMENTS 10-08-19
 - REV. AS PER P.E. APPROVAL 2-24-20
 - REV. AS PER TOWN ENG. COMMENTS 5-3-21
 - REV. ADD NOTE FOR STORMWATER MAINTENANCE AGREEMENT 9-13-21
 - REV. ADD VOLUMES TO DETENTION SYSTEM DETAILS 11-3-22
 - REV. TO LIGHT TRAILER LOCATIONS PER CLIENT'S REQUEST 11-05-24
 - REV. PER DEPUTY BLDG. INSPECTOR COMMENTS - 05-27-2025



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0 10 20 30 40 60 80 100 120 GRAPHIC SCALE

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SPARACO.STEVE@SLSNY.COM WYLS@GMAIL.COM

7066
APRIL 04, 2024
1"=30'
2 OF 4

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"LANDDEV SUBDIVISION" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON DECEMBER 27, 1985, BOOK 104, PAGE 69 AS MAP #5637.

"MINOR SUBDIVISION-RAMLAND INDUSTRIAL PARK" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 10, 1970, BOOK 79, PAGE 65 AS MAP #3988.

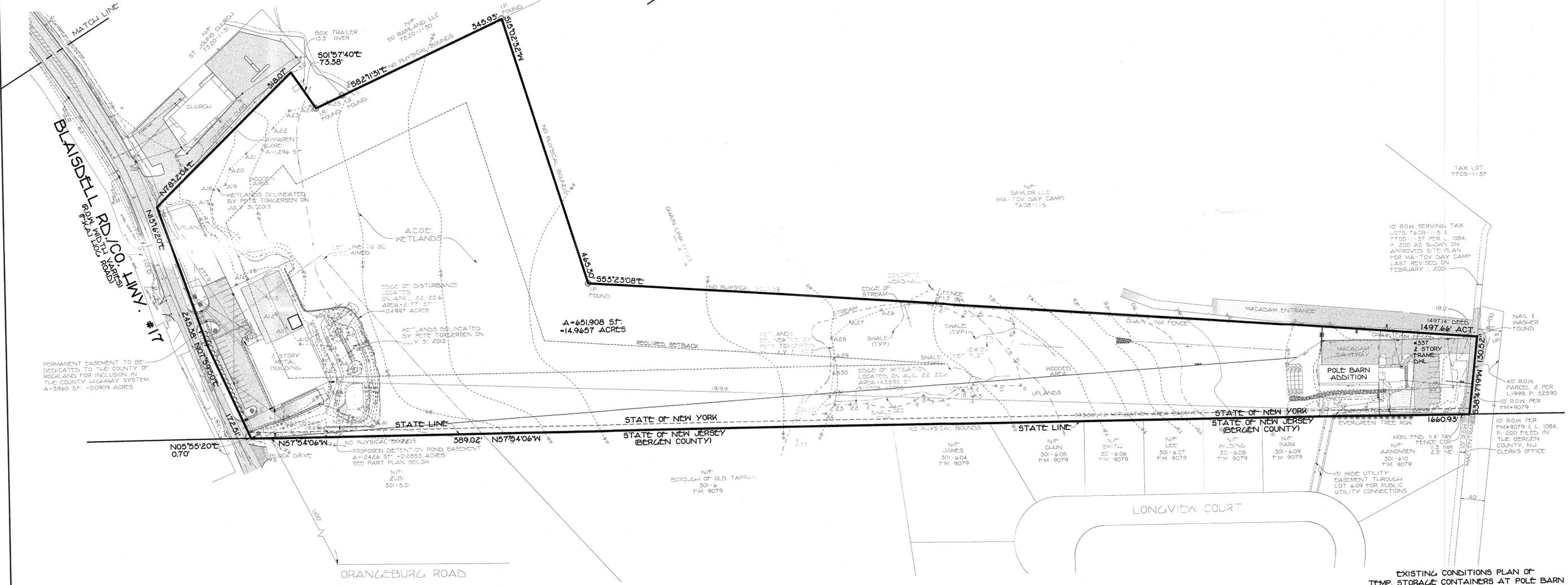
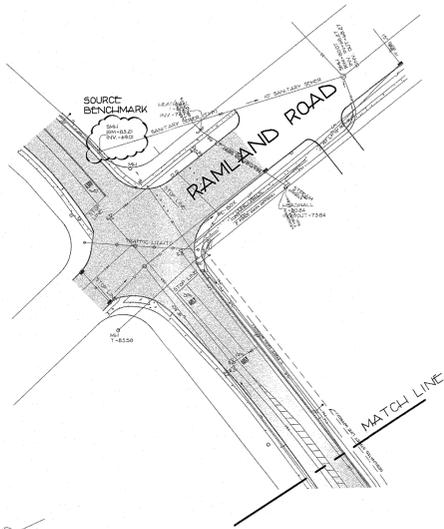
"SITE PLAN & EROSION CONTROL PLAN, LIMMER COMMERCIAL REFIN CO. INC." DATED JUNE 20, 1997, LAST REVISED ON MARCH 22, 2000, PREPARED BY COSTA ENGINEERING CORPORATION, APPROVED ON MAY 14, 2003.

"SITE PLAN OF PROPERTY FOR BLAZESDALE DEVELOPMENT" PREPARED BY WILLIAM YOUNGBLOOD ASSOCIATES, DATED JUNE 10, 1993, LAST REVISED DECEMBER 18, 1994, APPROVED ON DECEMBER 16, 1994.

"SITE PLAN FOR MA-TOV DAY CAMP" DATED NOVEMBER 2, 2000, LAST REVISED ON FEBRUARY 1, 2001, PREPARED BY MCDUGALL ENGINEERING ASSOCIATES INC.

DEED REFERENCE:

- L. 622, P. 2984-2990
- L. 1996, P. 12087
- L. 1998, P. 46199
- L. 2006, P. 11126
- L. 1999, P. 32590
- L. 2011, P. 35008
- L. 2006, P. 8671
- L. 2011, P. 6826
- L. 622, P. 2984
- L. 2010, P. 41024
- L. 2003, P. 71980
- L. 2008, P. 46093
- L. 2009, P. 10021
- L. 2010, P. 683
- L. 641, P. 69
- L. 1079, P. 684
- L. 148, P. 2392



A=651908 SF.
 =14.9657 ACRES

EXISTING CONDITIONS PLAN OF
 TEMP. STORAGE CONTAINERS AT POLE BARN
SKAE TRAINING
 LOCATED IN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 10/04/2023.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EASEMENT LAW. ANY COPIES OF THIS MAP NOT HAVING THE SURVEYOR OR ENGINEER SEAL SHALL BE CONSIDERED UNLAWFUL.

CERTIFICATION OF THE SURVEYOR IS VALID TO ADDITIONAL EDITIONS OF SUBSEQUENT OWNERS. USE OF UNSEALING THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS AN UNAUTHORIZED ALTERATION OF FEDERAL COPYRIGHT LAW (17 USC 109).

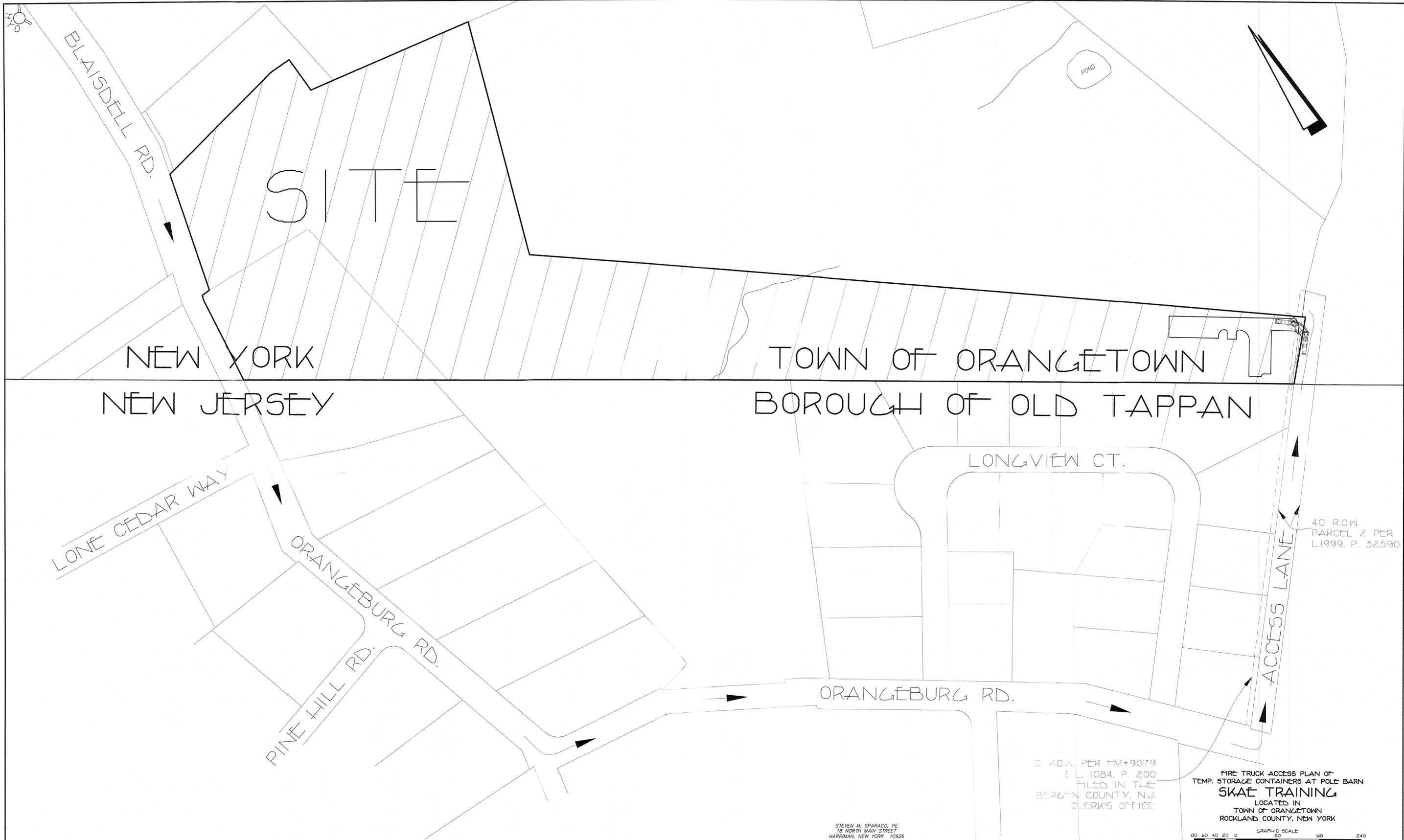
George D. Langberg
 GEORGE D. LANGBERG, PLS. #05091



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



SPARACO & YOUNGBLOOD, PLLC		FILE #	7066
CIVIL ENGINEERING & LAND SURVEYING		DATE	APRIL 04, 2024
SITE PLANNING		SCALE	1"=80'
18 NORTH MAIN STREET P.O. BOX 818 LARRIMAN N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 SPARACO.STEVE@SELBY.COM WYLS1@GMAIL.COM		DWG #	3 OF 4



SITE

NEW YORK

NEW JERSEY

TOWN OF ORANGETOWN

BOROUGH OF OLD TAPPAN

LONE CEDAR WAY

PINE HILL RD.
ORANGEBURG RD.

LONGVIEW CT.

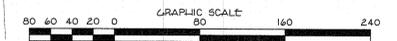
ORANGEBURG RD.

ACCESS LANE

40' R.O.W. PARCEL 2 PER L.1999, P. 32590

10' R.O.W. PER FM#9079 & L. 1084, P. 200 FILED IN THE BERGEN COUNTY, N.J. CLERK'S OFFICE

FIRE TRUCK ACCESS PLAN OF TEMP. STORAGE CONTAINERS AT POLE BARN SKAE TRAINING LOCATED IN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK



STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543



- REVISIONS:
1. REV. AS PER CLIENT'S ATTORNEY AND TOWN COMMENTS 8-12-19
 2. REV. AS PER TOWN COMMENTS 9-16-19
 3. REV. AS PER OWNER COMMENTS 10-08-19
 4. REV. AS PER P.B. APPROVAL 2-24-21
 5. REV. AS PER TOWN ENG. COMMENTS 5-5-21
 6. REV. ADD NOTE FOR STORMWATER MAINTENANCE AGREEMENT 9-15-21
 7. REV. ADD VOLUMES TO DETENTION SYSTEM DETAILS 1-3-22
 8. NO REVISION THIS SHEET

SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING * LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET P.O. BOX 818 HARRIMAN, N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-8901 SPARACO.STEVE@SELSNY.COM WYLS1@GMAIL.COM		7066 DATE: APRIL 04, 2024 SCALE: 1"=80' SHEET: 4 OF 4
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