

SLOPE AREA REDUCTIONS:
25'-64.841
251'-532' = 592' (50,873 X 7.5=381,440)
351'-002' = 1,007' (43,081)
TOTAL REDUCTION 40,810 SF

ZONING AREA CALCULATIONS
ZONING LOT AREA = Slope Reductions + Zoning Lot Area
350,899 SF = 40,810 SF + 390,089 SF (3,544.6 AC)

BULK TABLE

ZONE	MINIMUM	LOT	MINIMUM	MINIMUM	TOTAL	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM
	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA	FLOOR AREA
OT-18	10,400	150	35	35	70	35	130	40	0.75	6.92	N/A								
REQUIRED	10,400	150	35	35	70	35	130	40	0.75	6.92	N/A								
EXISTING	10,400	150	35	35	70	35	130	40	0.75	6.92	N/A								
PROPOSED	10,400	150	35	35	70	35	130	40	0.75	6.92	N/A								

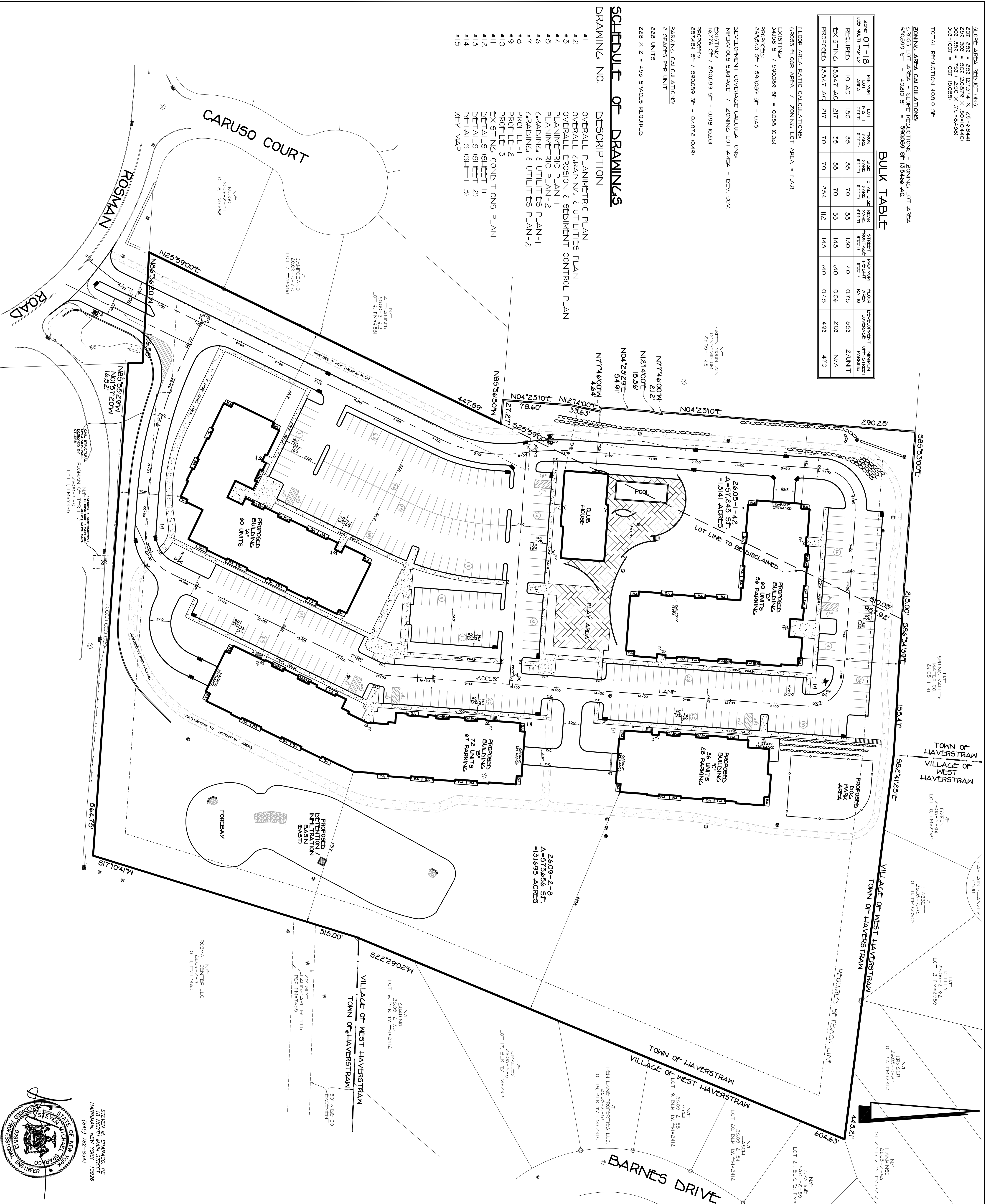
FLOOR AREA RATIO CALCULATIONS:
GROSS FLOOR AREA / ZONING LOT AREA = FAR

EXISTING: 34,126 SF / 390,089 SF = 0.088 (0.06)
PROPOSED: 245,940 SF / 390,089 SF = 0.63
DEVELOPMENT COVERAGE CALCULATIONS:
IMPROVED SURFACE / ZONING LOT AREA = DEV. COV.
EXISTING: 116,776 SF / 390,089 SF = 0.198 (0.20)
PROPOSED: 287,484 SF / 390,089 SF = 0.4872 (0.49)

SCHEDULE OF DRAWINGS

DRAWING NO. DESCRIPTION

- #1 OVERALL PLANIMETRIC PLAN
- #2 OVERALL GRADING & UTILITIES PLAN
- #3 OVERALL EROSION & SEDIMENT CONTROL PLAN
- #4 PLANIMETRIC PLAN-1
- #5 GRADING & UTILITIES PLAN-2
- #6 GRADING & UTILITIES PLAN-1
- #7 PROFILE-2
- #8 PROFILE-1
- #9 PROFILE-2
- #10 EXISTING CONDITIONS PLAN
- #11 DETAILS (SHEET 1)
- #12 DETAILS (SHEET 2)
- #13 DETAILS (SHEET 3)
- #14 KEY MAP
- #15



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OAK TREE APARTMENTS
FOR LOCATED IN
TOWN OF HAVERSTRAM
ROCKLAND COUNTY, NEW YORK

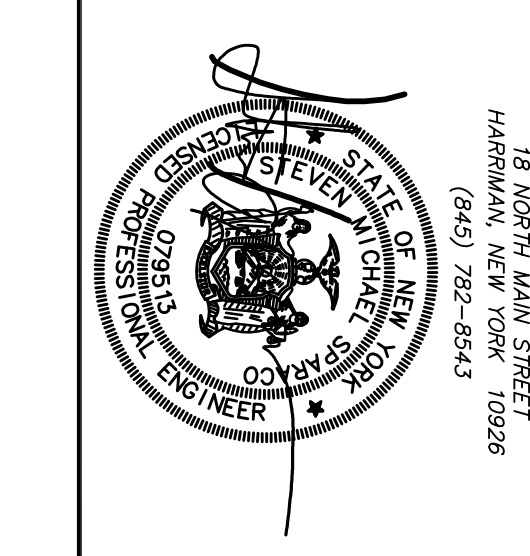
REVISIONS

NO.	DATE	DESCRIPTION
		APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF HAVERSTRAM ON THE DATE OF THE PUBLICATION OF THIS PLAN. ANY CHANGE OR MODIFICATION TO THIS PLAN SHALL BE MADE BY RESOLUTION OF THE PLANNING BOARD AND SHALL BE IN WRITING AND SIGNED BY THE TOWN ENGINEER OR HIS DEPUTY.

NOTES

- 1. THIS IS A SITE PLAN OF TAX LOT 42, BLOCK 1, SECTION 26.09, LOT 8, MAP 2, SECTION 26.09, BLOCK 1, LOT 42 - 57,245 SF - 1.3141 ACRES
- 2. SECTION 26.09, BLOCK 1, LOT 42 - 57,245 SF - 1.3141 ACRES
- 3. ZONING DISTRICT - R2-DW-18
- 4. PROPOSED USE: APARTMENTS
- 5. RECORD OWNER: OAK TREE APARTMENTS, LLC
16 SQUADRON BLVD SUITE 104
NEW CITY, NY 10956
- 6. APPLICANT: OAK TREE APARTMENTS, LLC
16 SQUADRON BLVD SUITE 104
NEW CITY, NY 10956
- 7. FIRE DISTRICT: HAVERSTRAM
- 8. SCHOOL DISTRICT: NORTH ROCKLAND
- 9. WATER DISTRICT: UNITED WATER
- 10. WATER SUPPLIED BY: UNITED WATER NEW YORK
- 11. SEWER DISTRICT:
- 12. DATUM USED: NAVD-1829
- 13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- 14. THERE ARE NO COVENANTS OR RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATING TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN.
- 15. NO SIGNS OTHER THAN THOSE SHOWN ON THIS PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
- 16. THE UNDERSIGNED OWNER AND/OR APPLICANT AS CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WRITING SITE PLAN AND LANDSCAPING DRAWINGS FOR THE ENTIRE LOT SHOWN HEREON IN ACCORDANCE WITH THE APPROVED SITE PLAN. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

OWNER _____ DATE _____
APPLICANT _____ DATE _____
CHAIRMAN _____
CLERK _____



GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND RISK OF OBTAINING PERMISSIONS FOR MAINTAINING, CONTINUOUS UTILITY SERVICE AND REPAIRS TO ALL UTILITIES LOCATED AT THE SITE.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AT ALL TIMES. ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION SHALL BE RESTORED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPAIRED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITIES AND UTILITY STRUCTURES MADE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINISH, SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN REMOVED OR SHUT DOWN CONDITION.
7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ACCURATE SURVEY AND TO OBTAIN PERMISSIONS AND APPROVALS FOR ALL UTILITIES TO BE LOCATED, EXPOSED AND SECURED TO ASSURE NO DAMAGE OR DISTURBANCE TO EXISTING WORK.
8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
9. THE POINT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM AREAS AS POSSIBLE.
10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HDPE DENSITY POLYETHYLENE HDPE UNLESS OTHERWISE SPECIFIED.
11. BOSS LEADERS W/LED REQUIRED TO BE # 6 DIA SSRI 50 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
12. ALL NEW WATER MAINS AND RELATED APPOINTANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
13. ALL SANITARY HOUSE CONNECTIONS TO BE # 4 DIA CAST IRON WITH A MINIMUM GAUGE OF # 21 TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING, BEYOND THE FIRST CLEAN OUT, 50 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
16. ANY EXISTING HOUSE CONNECTIONS PROPOSED TO BE ABANDONED MUST BE PLUGGED AND DETACHED TO THE EDGE OF THE ROAD AND THE CURB LINE WITH A PERMANENT REINFORCED CONCRETE CURB AND GUTTER. THE CURB LINE WITH A PERMANENT REINFORCED CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED AND SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT.
17. MAKE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 2' FROM THE DESIGN FINISHED GRADE WITH ADJUSTMENT FOR GRASSES IN THE SLOPING AREA SHALL BE MAINTAINED FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
18. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
19. 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 LICENSED STRUCTURAL ENGINEER.
20. THE EXISTING WELL IS TO BE DECOMMISSIONED IN ACCORDANCE WITH ARTICLE II OF THE ROCKLAND COUNTY SANITARY CODE UNLESS A REVERSED LETTER TO THE CONTRACTOR FROM THE ENVIRONMENTAL ENGINEER IS RECEIVED WITHIN 90 DAYS OF THE SIGNATURE OF A CERTIFICATE OF OCCUPANCY.

WATER MAIN SAFETY NOTES:

1. MAINS SHALL BE LOCATED FROM MAIN EXPOSURE POINT.
2. EXISTING TARGET BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTORED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
3. MAIN PRESSURE & WATER MAIN SHOULD BE TURNED OFF AND PRESSURE REDUCED BEFORE STARTING MAIN.

LINE NO.	START ELEV.	END ELEV.	TYPE	INVERT	CONDITION
TH-101	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-102	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-103	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-104	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-105	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-106	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-107	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-108	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-109	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-110	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-111	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-112	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-113	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-114	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-115	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-116	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-117	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-118	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-119	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-120	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE
TH-121	344.2	276.1	TH-14"	120	NO ROCK, NO MANHOLE



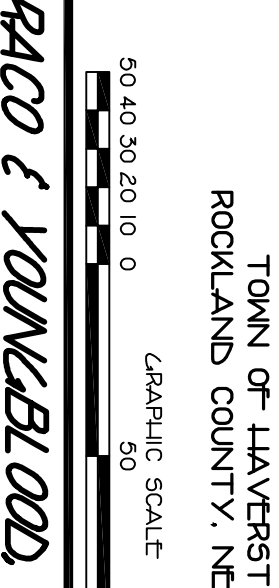
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM SURVEY DATA AND FIELD LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION SHALL BE RESTORED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.



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OAK TREE APARTMENTS
 FOR OVERALL GRADING & UTILITY PLAN
 LOCATED IN THE TOWN OF HAVERSTRAM
 ROCKLAND COUNTY, NEW YORK

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DATE	FILE	SCALE
FEB. 06, 2020	5Y-1385	1"=50'
		2 OF 15

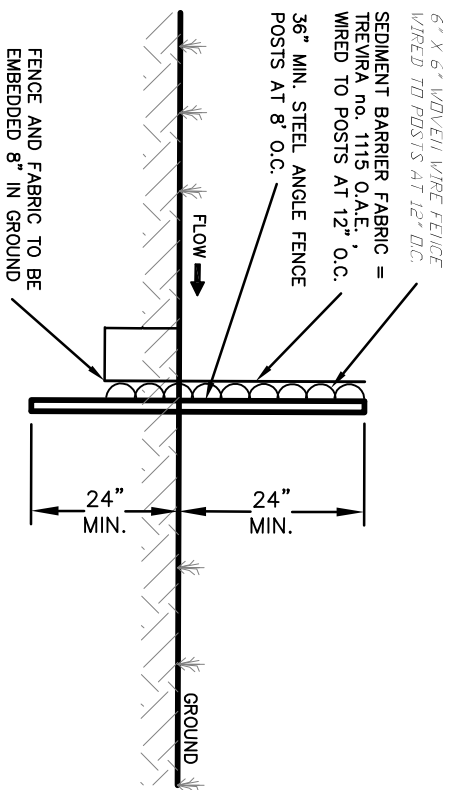
EROSION CONTROL INFORMATION

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING, OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCES AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STORAGE.
5. CONSTRUCTION ENTRANCES, STORM AND SEWER LINES AND NECESSARY TO DIRECT RUNOFF TO STORM OR SEWER COLLECTION SYSTEMS SHALL BE INSTALLED PRIOR TO ANY DISTURBED AREAS.
6. CLEAR EXCAVATION, TRIM AND STABILIZE TOPSOIL FROM AREAS TO BE FILLED OR EXCAVATED, TRIM AND STABILIZE TOPSOIL FROM AREAS TO BE DISTURBED.
7. REPAIR EXCAVATION AND FILL TO GRAD, LAND TO BE DISTURBED SHALL BE COVERED WITH TOPSOIL AND STABILIZED WITH TEMPORARY ROPE CURBS COVER.
8. INITIAL OPERATIONS UTILITIES MATERIALS AND CONSTRUCTION MATERIALS SHALL BE STORED IN A COVERED AREA TO PREVENT EROSION AND SEDIMENTATION.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND SAND COURSES OF PAVED AREAS, PAISE CURBS OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF DRIVEWAYS OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDS WITH LIVE PLANTING MATERIALS TO BE MAINTAINED FOR A PERIOD OF 12 MONTHS. THE LANDSCAPE ARCHITECT FOR THIS SITE SHALL TO BE APPROVED AS DIRECTED BY THE LOCAL UNDERGROUND UTILITIES MARKED IN THE FIELD.
14. APPROVED SITE PLANS, SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHICH ARE TO BE MAINTAINED FOR THE LIFE OF THE PROJECT.
15. PAISE SOIL SHALL BE SEEDS WITHIN 14 DAYS OF EXPOSURE. LANDSCAPERS SHALL BE SEEDS OR COMPLETED AREAS SHOULD BE SEEDS DOWN TO CONSTRUCTION IS SUSPENDED OR COMPLETED. A PERMANENT HX NEEDS TO BE USED TO CHASE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTES

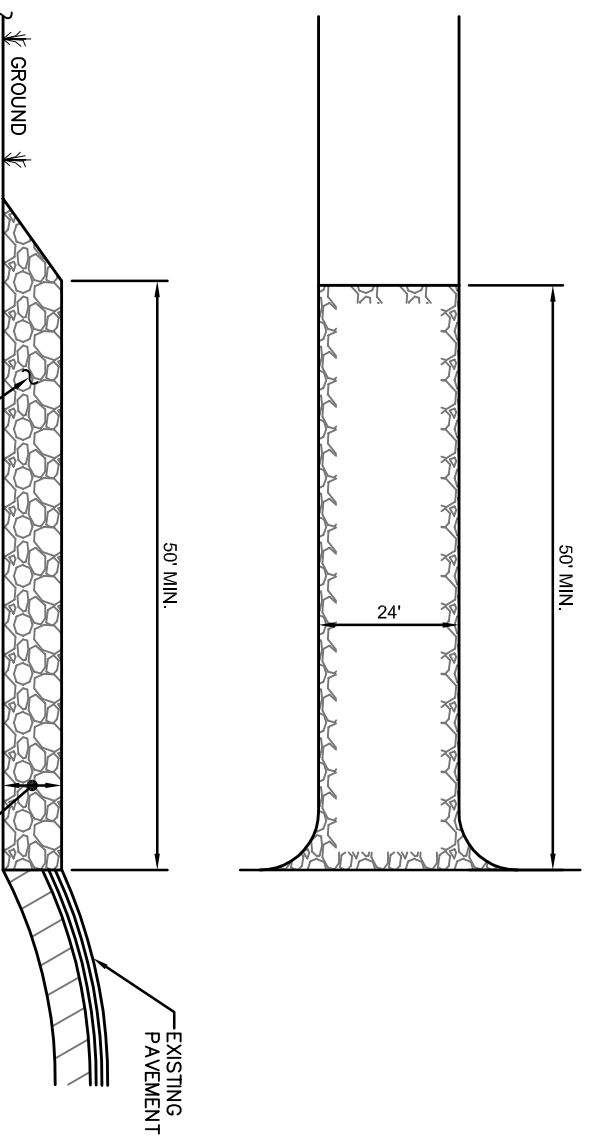
- ANY EROSION CONTROL SYSTEM SHALL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. MEASURES TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:
1. TEMPORARY SEDIMENTATION ENTRANCES SHALL BE PROVIDED AT EVERY CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT FROM ENTERING THE SITE. THESE ENTRANCES SHALL BE CONSTRUCTED TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THESE ENTRANCES SHALL BE CONSTRUCTED TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THESE ENTRANCES SHALL BE CONSTRUCTED TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. ALL DISTURBED AREAS EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR MORE THAN 180 DAYS OF EXPOSURE SHALL BE SEEDS WITHIN 14 DAYS OF EXPOSURE. LANDSCAPERS SHALL BE SEEDS OR COMPLETED AREAS SHOULD BE SEEDS DOWN TO CONSTRUCTION IS SUSPENDED OR COMPLETED. A PERMANENT HX NEEDS TO BE USED TO CHASE CONTINUAL STABILIZATION.
 3. ALL TYPICAL LEAVES THE SITE IN SITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SITE SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL).



- NOTES:**
1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIERS.
 2. MAINTAIN FENCE TO INSURE SEDIMENT EMPLOYMENT QUALITIES DURING CONSTRUCTION.
 3. REMOVE EXCESS SET PERIODICALLY AND WHEN BUILDS DEVELOPE.
 4. FENCE SYMBOL ON PLAN =

SEDIMENT BARRIER FENCE

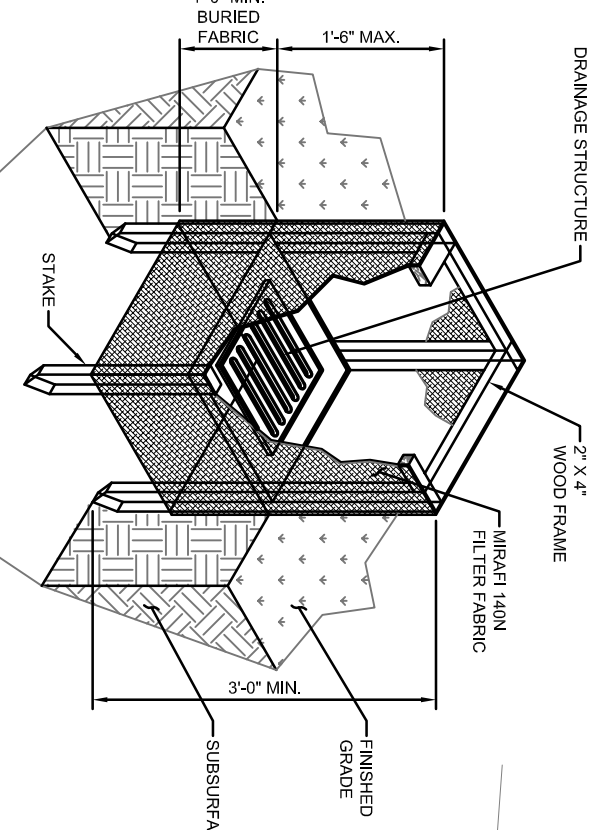
N.T.S.



- NOTES:**
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

STABILIZED CONSTRUCTION ENTRANCE

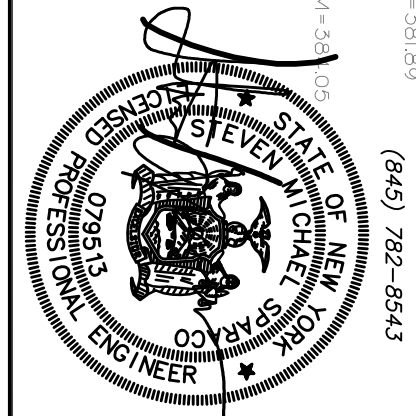
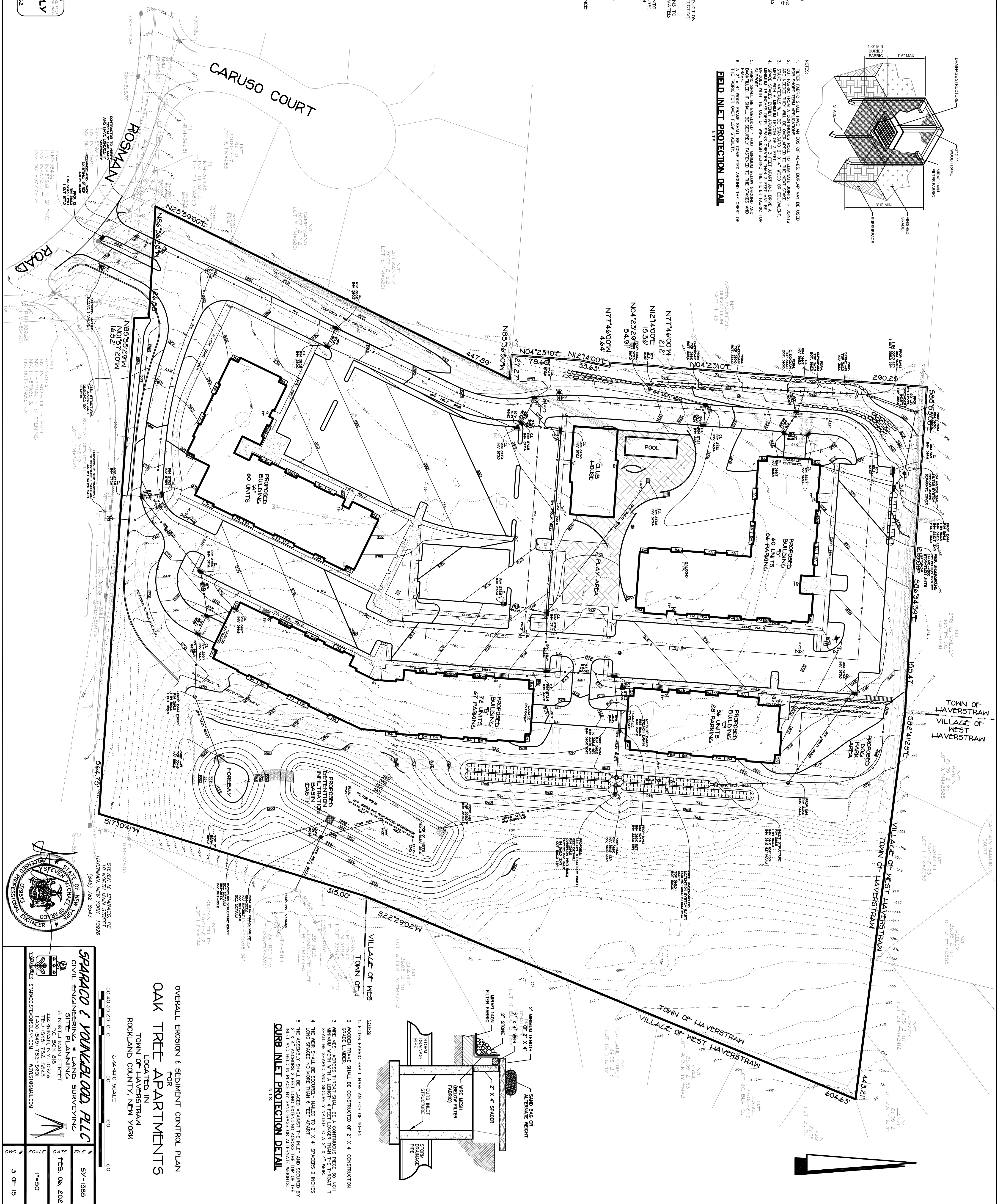
N.T.S.



- NOTES:**
1. THIS FABRIC SHALL HAVE AN EGS OF 40-80. BRUSH MAT MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. GET FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NECESSARY, THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. STAKE MATERIALS SHALL BE STAKED TO 2' X 4' WOOD OR EQUIVALENT.
 4. STAKE STRIPS SHALL BE PLACED AT 3' INTERVALS AND ONE A FEET FROM THE CURB.
 5. FABRIC SHALL BE SEWED TO 1 FOOT MINIMUM BELOW GROUND AND 2' X 4' WOOD FRAME SHALL BE SECURELY FASTENED TO THE STAKES AND THE FABRIC FOR OPEN TOWN DRAINAGE.

FIELD INLET PROTECTION DETAIL

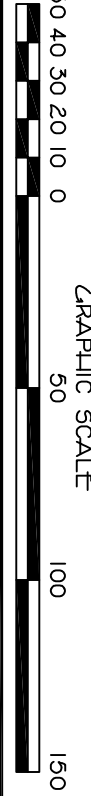
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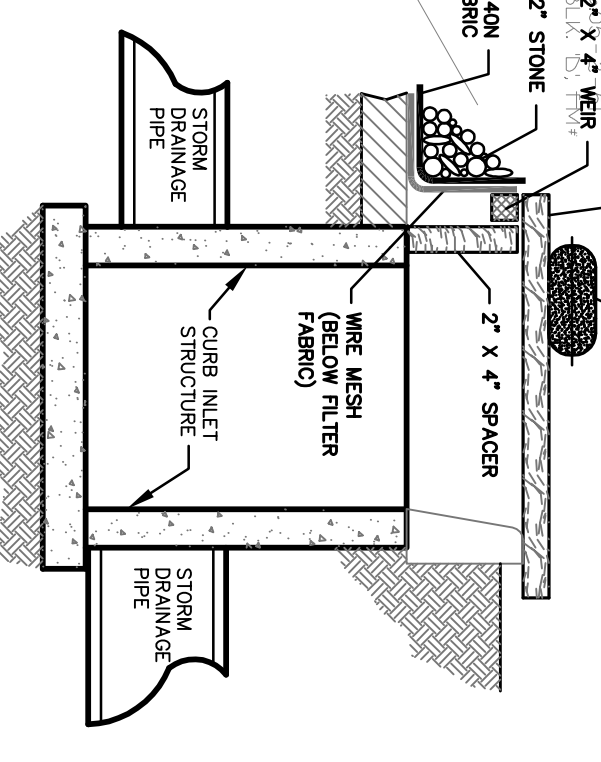
SPARACO & YOUNGBLOOD, PLLC
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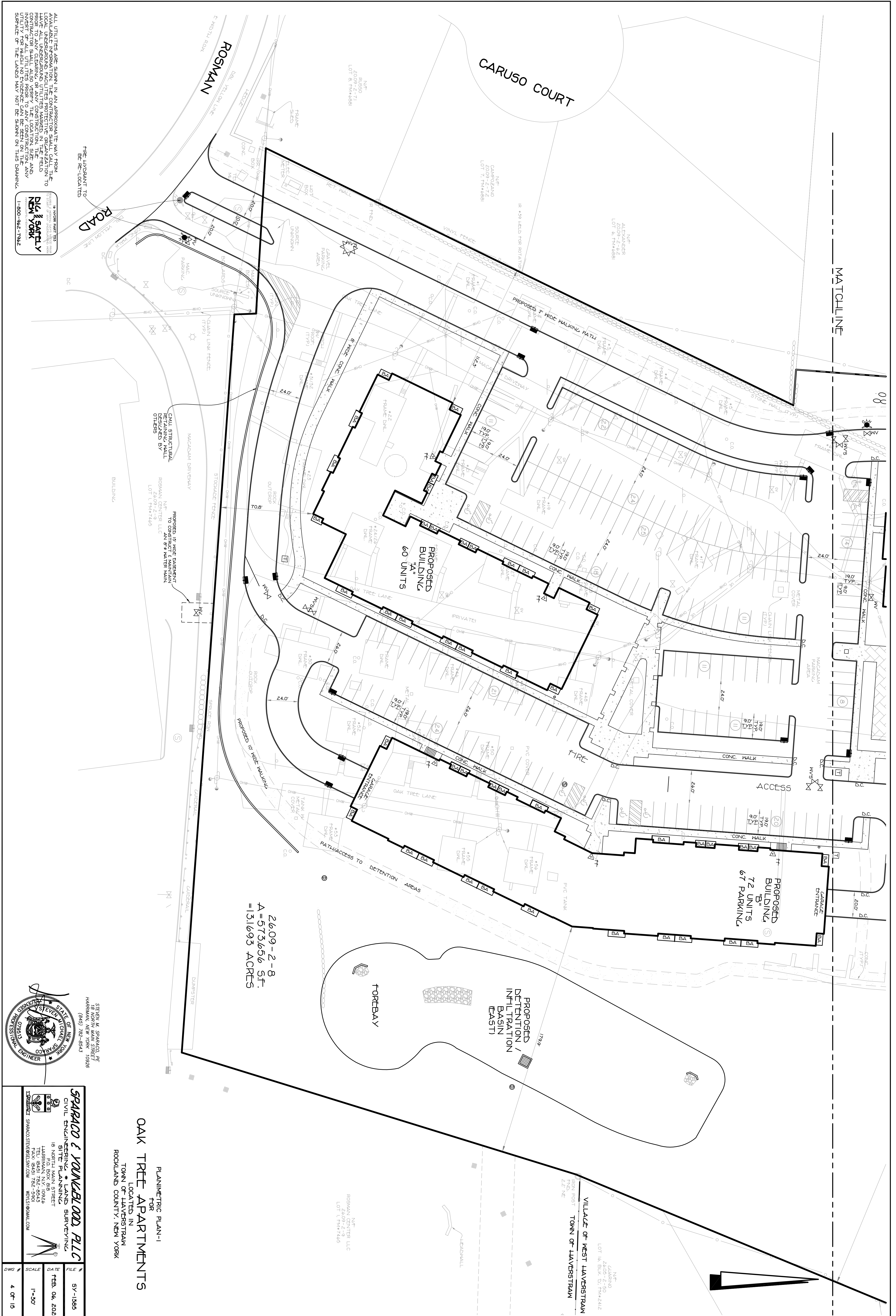
DATE: FEB. 09, 2020
 SCALE: 1"=50'
 FILE: 5Y-1385
 DWG: 3 OF 15

OVERALL EROSION & SEDIMENT CONTROL PLAN
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK



- NOTES:**
1. FILTER FABRIC SHALL HAVE AN EGS OF 40-80.
 2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2' X 4" CONSTRUCTION GRADE LUMBER.
 3. WIRE MESH AGAINST THREAT SHALL BE A CONTINUOUS PIECE 30 INCH LONGER THAN THE CURB. THE MESH SHALL BE STAPLED TO THE CURB. THE MESH SHALL BE STAPLED AND SECURELY TIED TO A 2' X 4" WOOD FRAME. LONG SPACERS NO MORE THAN 8 FEET APART.
 4. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2' X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE CURB.
 5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2' X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE CURB.

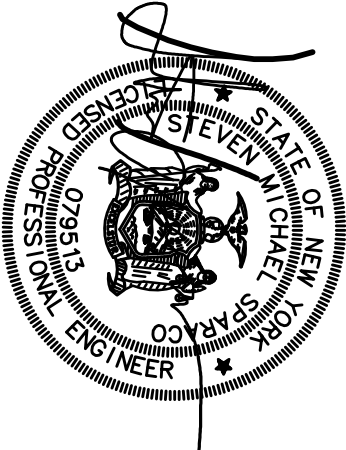




26.09-2-8
 A=573,656 SF.
 =13.1693 ACRES

PLANIMETRIC PLAN-1
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVYSTRAM
 ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, P.E.
 18 NORTH MAIN STREET
 HAVYSTRAM, NY 10928
 (845) 782-5843



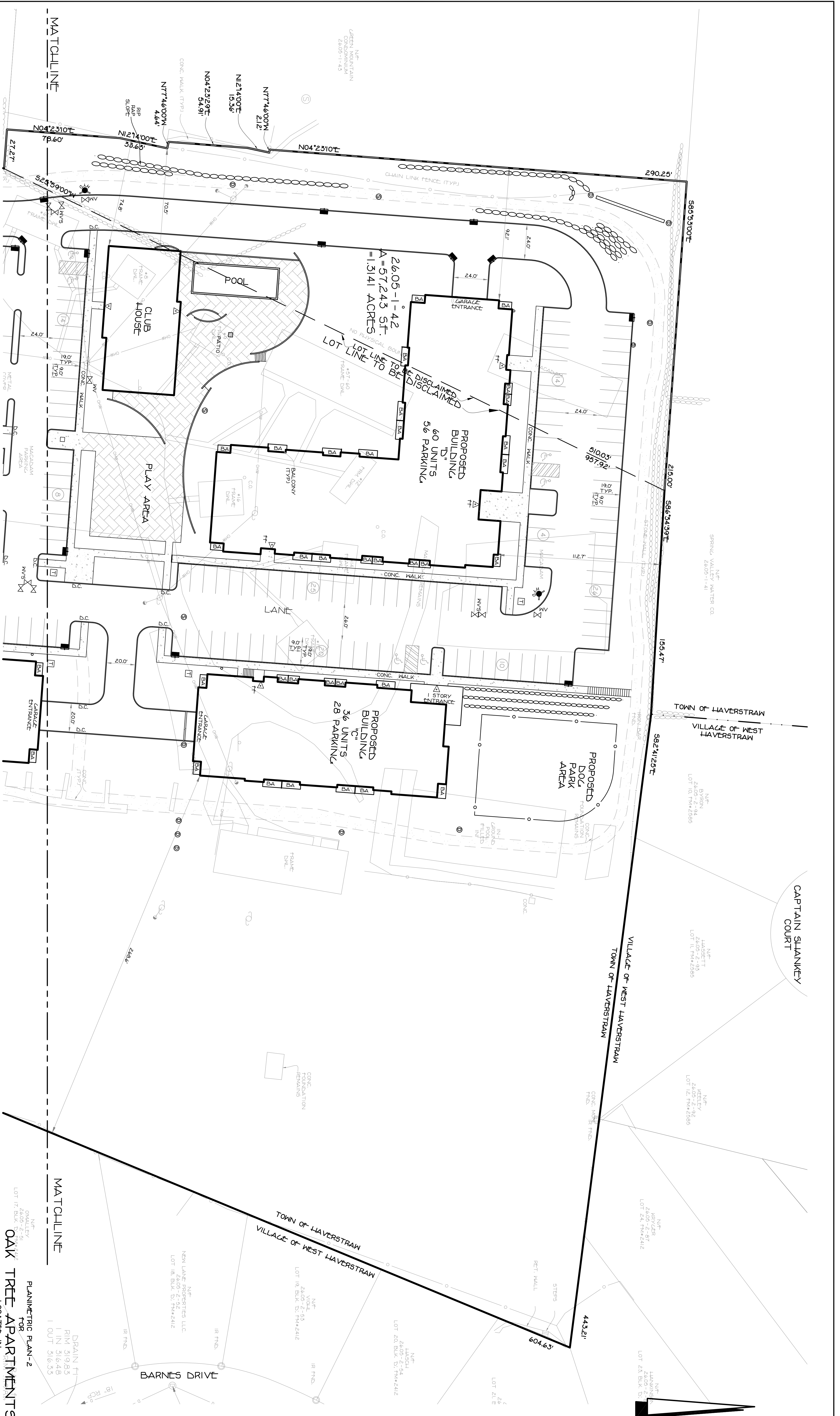
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 SITE PLANNING

18 NORTH MAIN STREET
 LUGER P.O. BOX 818
 HAVYSTRAM, NY 10928
 TEL: (845) 782-5843
 FAX: (845) 782-5900
 WWW.SPACOLL.COM

DATE: FEB. 06, 2020
 SCALE: 1"=30'
 FILE: SY-1385

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM THE LOCAL UNDERGROUND UTILITIES MARKING ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

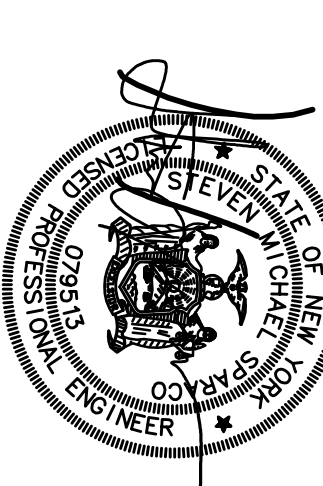
18 NORTH MAIN ST
DIG & SAFELY
 NEW YORK
 1-800-962-7782



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM LOCAL UNDERGROUND UTILITIES MARKED IN THE FIELD. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



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PLANIMETRIC PLAN-2
FOR
OAK TREE APARTMENTS
LOCATED IN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

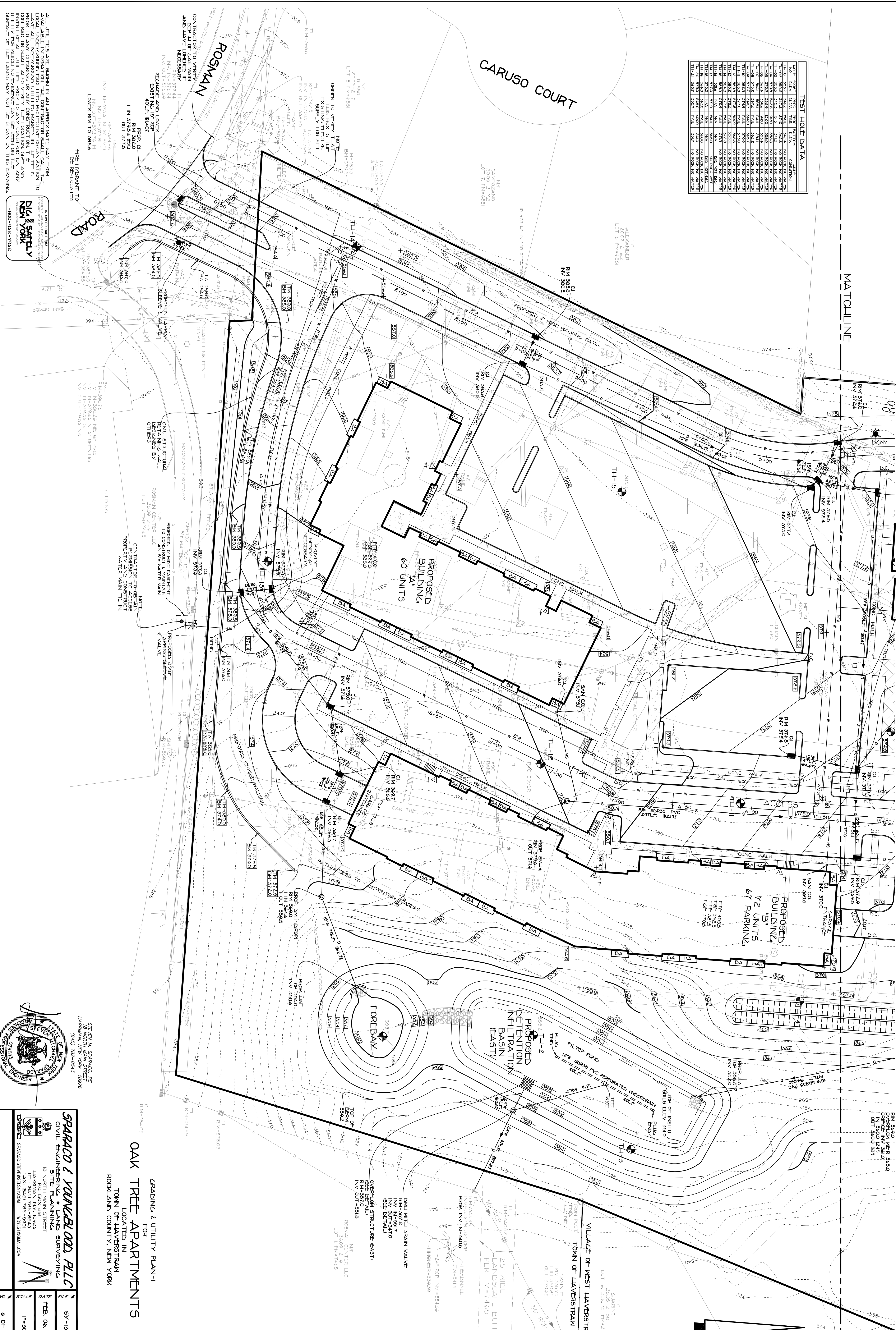
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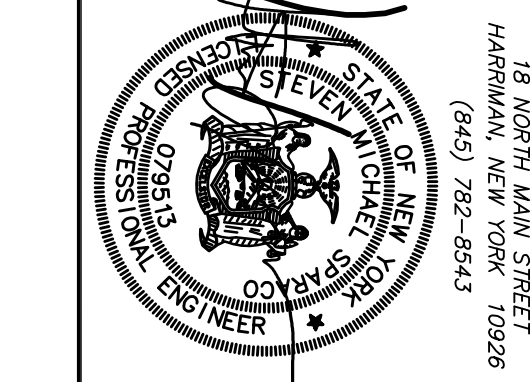
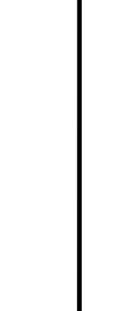
FILE	5Y-1385
DATE	FEB. 06, 2020
SCALE	1"=30'
DWG	5 OF 15

TEST HOLE DATA

TEST HOLE NO.	DEPTH	CONDI.	DATE
TH-1	33.0	NO ROCK	08/18/2017
TH-2	33.0	NO ROCK	08/18/2017
TH-3	33.0	NO ROCK	08/18/2017
TH-4	33.0	NO ROCK	08/18/2017
TH-5	33.0	NO ROCK	08/18/2017
TH-6	33.0	NO ROCK	08/18/2017
TH-7	33.0	NO ROCK	08/18/2017
TH-8	33.0	NO ROCK	08/18/2017
TH-9	33.0	NO ROCK	08/18/2017
TH-10	33.0	NO ROCK	08/18/2017
TH-11	33.0	NO ROCK	08/18/2017
TH-12	33.0	NO ROCK	08/18/2017
TH-13	33.0	NO ROCK	08/18/2017
TH-14	33.0	NO ROCK	08/18/2017
TH-15	33.0	NO ROCK	08/18/2017
TH-16	33.0	NO ROCK	08/18/2017
TH-17	33.0	NO ROCK	08/18/2017
TH-18	33.0	NO ROCK	08/18/2017
TH-19	33.0	NO ROCK	08/18/2017
TH-20	33.0	NO ROCK	08/18/2017
TH-21	33.0	NO ROCK	08/18/2017
TH-22	33.0	NO ROCK	08/18/2017
TH-23	33.0	NO ROCK	08/18/2017
TH-24	33.0	NO ROCK	08/18/2017
TH-25	33.0	NO ROCK	08/18/2017
TH-26	33.0	NO ROCK	08/18/2017
TH-27	33.0	NO ROCK	08/18/2017
TH-28	33.0	NO ROCK	08/18/2017
TH-29	33.0	NO ROCK	08/18/2017
TH-30	33.0	NO ROCK	08/18/2017



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM
LOCAL UNDERGROUND UTILITIES MAPS IN THE FIELD.
LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO
HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD
CONTRACTOR SHALL VERIFY THE LOCATION SIZE AND
INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND
INVERT OF ALL UTILITIES SHALL BE SHOWN ON THIS DRAWING.
SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.
1-800-962-7982

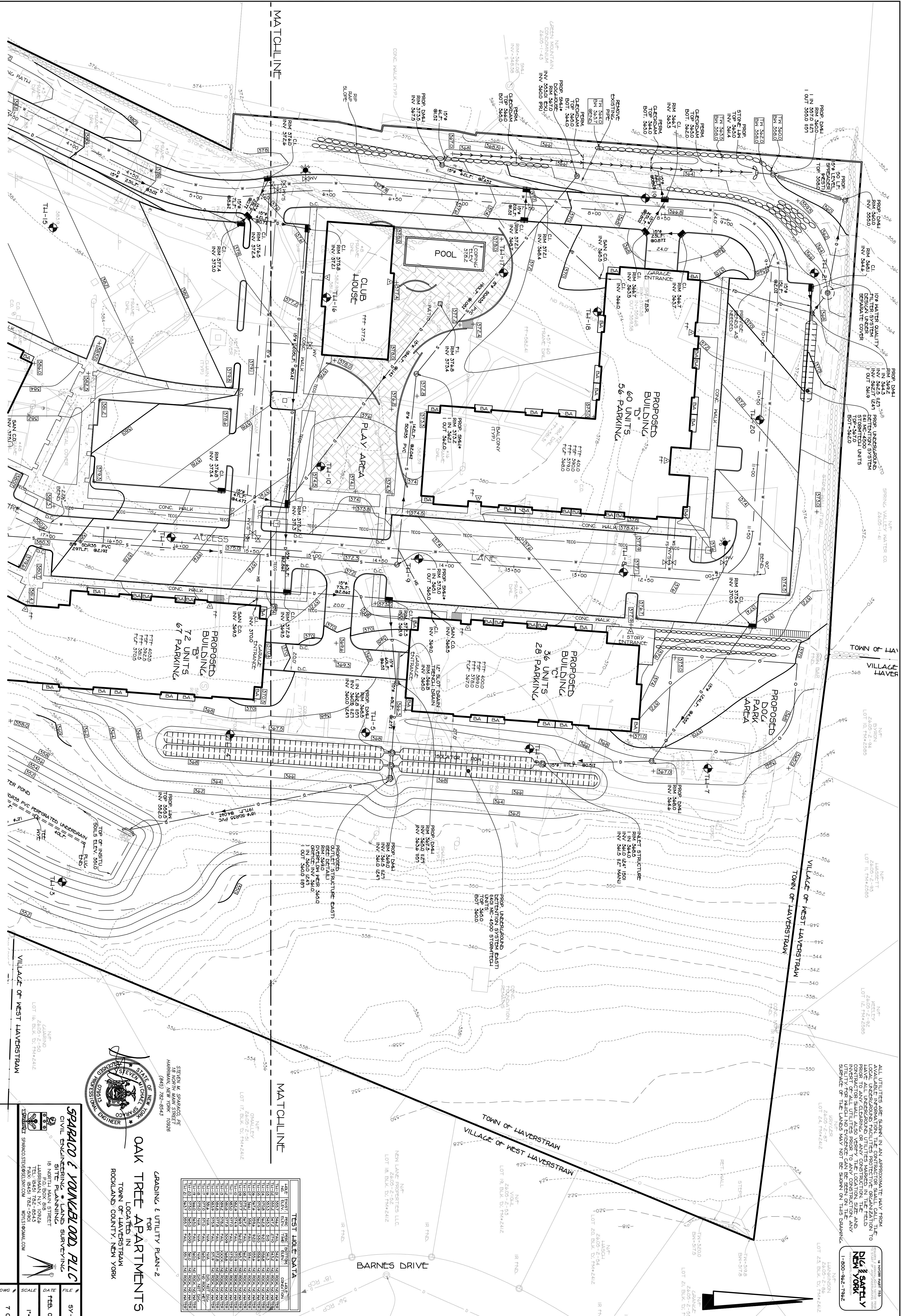


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OAK TREE APARTMENTS
TOWN OF HAVENSTRAM
ROCKLAND COUNTY, NEW YORK

CRADING & UTILITY PLAN-1
FOR
TOWN OF HAVENSTRAM
LANDSCAPE BUFFER
PER TM# 7.4.6.5

FILE	5Y-1385
DATE	Feb. 06, 2020
SCALE	1"=30'
SCALE	6"=15'



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE UTILITY LOCATOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF WEST HAVERSTRAM AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF WEST HAVERSTRAM AND THE STATE OF NEW YORK.

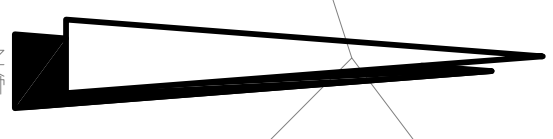
TOWN OF WEST HAVERSTRAM

TOWN OF WEST HAVERSTRAM

TOWN OF WEST HAVERSTRAM

TOWN OF WEST HAVERSTRAM

TOWN OF WEST HAVERSTRAM



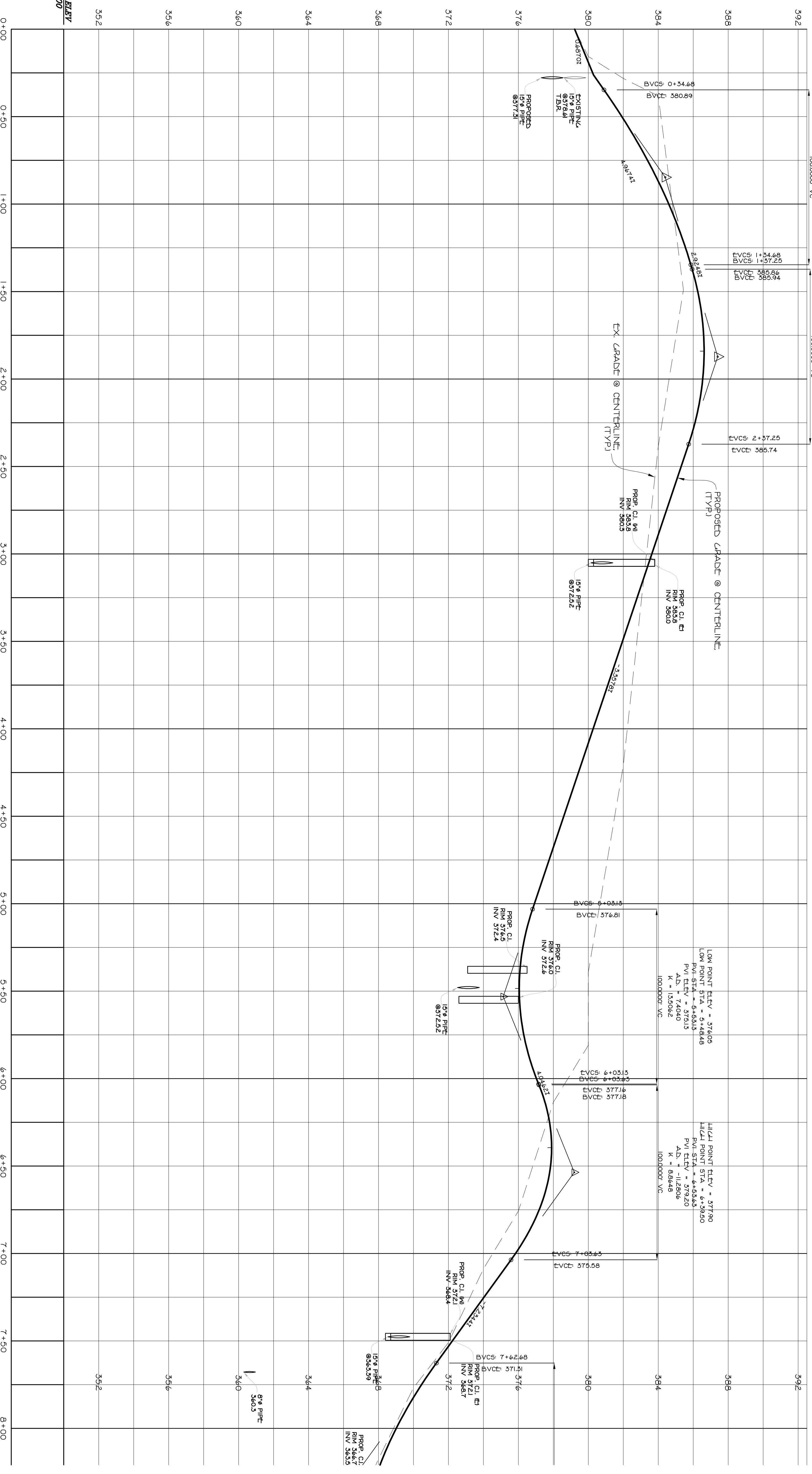
TEST	DATE	BY	RESULT	REMARKS
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2	01/15/20	SM	NO	NO RECORD ON MATTER
3	01/15/20	SM	NO	NO RECORD ON MATTER
4	01/15/20	SM	NO	NO RECORD ON MATTER
5	01/15/20	SM	NO	NO RECORD ON MATTER
6	01/15/20	SM	NO	NO RECORD ON MATTER
7	01/15/20	SM	NO	NO RECORD ON MATTER
8	01/15/20	SM	NO	NO RECORD ON MATTER
9	01/15/20	SM	NO	NO RECORD ON MATTER
10	01/15/20	SM	NO	NO RECORD ON MATTER
11	01/15/20	SM	NO	NO RECORD ON MATTER
12	01/15/20	SM	NO	NO RECORD ON MATTER
13	01/15/20	SM	NO	NO RECORD ON MATTER
14	01/15/20	SM	NO	NO RECORD ON MATTER
15	01/15/20	SM	NO	NO RECORD ON MATTER
16	01/15/20	SM	NO	NO RECORD ON MATTER
17	01/15/20	SM	NO	NO RECORD ON MATTER
18	01/15/20	SM	NO	NO RECORD ON MATTER
19	01/15/20	SM	NO	NO RECORD ON MATTER
20	01/15/20	SM	NO	NO RECORD ON MATTER
21	01/15/20	SM	NO	NO RECORD ON MATTER
22	01/15/20	SM	NO	NO RECORD ON MATTER
23	01/15/20	SM	NO	NO RECORD ON MATTER
24	01/15/20	SM	NO	NO RECORD ON MATTER
25	01/15/20	SM	NO	NO RECORD ON MATTER
26	01/15/20	SM	NO	NO RECORD ON MATTER
27	01/15/20	SM	NO	NO RECORD ON MATTER
28	01/15/20	SM	NO	NO RECORD ON MATTER
29	01/15/20	SM	NO	NO RECORD ON MATTER
30	01/15/20	SM	NO	NO RECORD ON MATTER



STEVEN M. SPARACO, P.E.
 GRADING & UTILITY PLAN-2
 OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAM
 ROCKLAND COUNTY, NEW YORK

SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 LAMPSON, NEW YORK 10943
 TEL: (845) 782-5900
 FAX: (845) 782-5900
 WWW.SPACOROLL.COM

DATE: FEB. 06, 2020
 SCALE: 1"=30'
 DWG: 7-01-15



ROAD PROFILE STA: 0+00 TO 7+50
SCALE H-1"=30', V-1"=5'

LIQUID POINT ELEV = 388.62
 LOW POINT STA = 1+87.25
 PVI STA = 1+87.25
 PVI ELEV = 387.40
 A.D. = -4.0861
 K = 244.731

LIQUID POINT ELEV = 388.62
 LOW POINT STA = 1+87.25
 PVI STA = 1+87.25
 PVI ELEV = 387.40
 A.D. = -4.0861
 K = 244.731

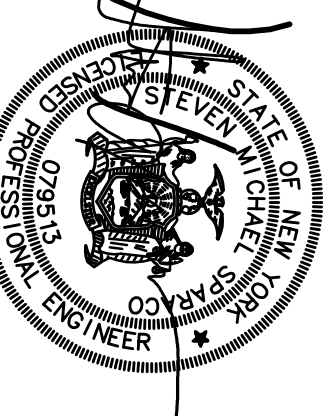
LOW POINT ELEV = 376.05
 LOW POINT STA = 5+48.49
 PVI STA = 5+48.49
 PVI ELEV = 375.20
 A.D. = -4.0861
 K = 125.062

LIQUID POINT ELEV = 377.90
 LOW POINT STA = 6+53.63
 PVI STA = 6+53.63
 PVI ELEV = 379.20
 A.D. = -4.0861
 K = 186.648

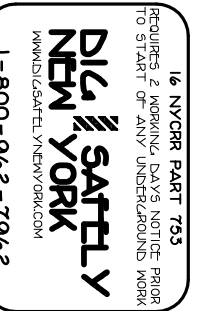
LOW POINT ELEV = 374.58
 LOW POINT STA = 7+03.63
 PVI STA = 7+03.63
 PVI ELEV = 375.20
 A.D. = -4.0861
 K = 125.062

PROFILE-1
 TOR
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE
 18 NORTH MAIN STREET
 HAVERSTRAW, NY 10926
 (845) 782-8843

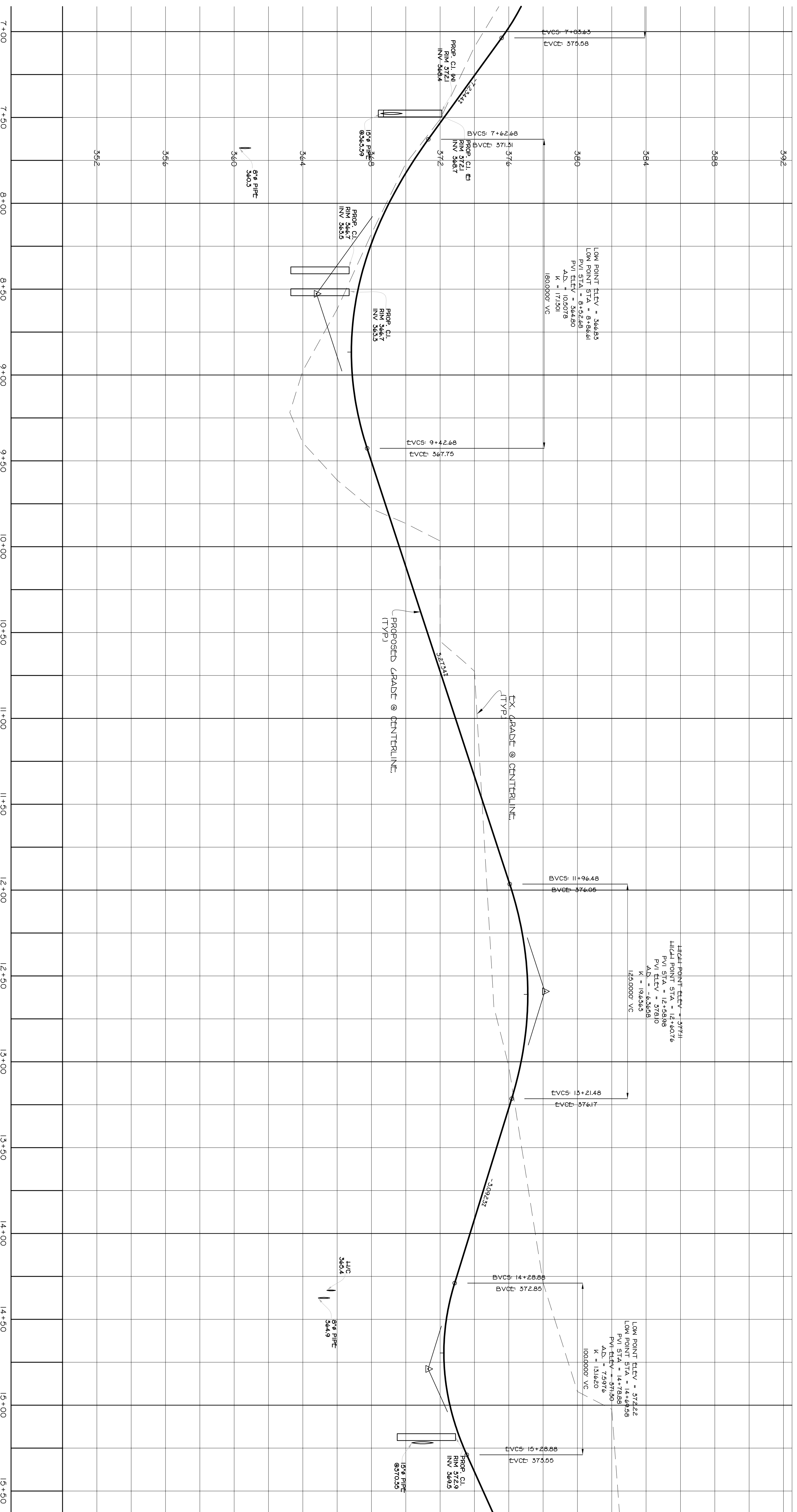


ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM THE LOCAL UNDERGROUND UTILITIES MARKERS IN THE FIELD. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND INVERT OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



SPARACO & YOUNGBLOND, PLLC
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 HAVERSTRAW, NY 10926
 TEL: (845) 782-8843
 FAX: (845) 782-5900
 WWW.SPACONLINE.COM

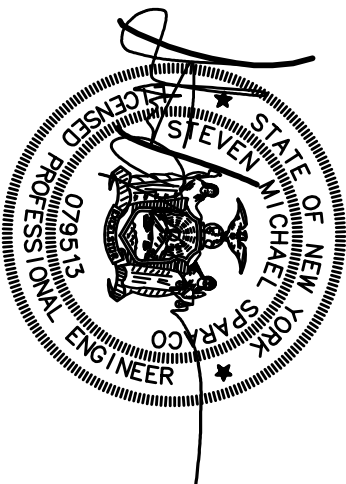
FILE: 5Y-1385
 DATE: FEB. 06, 2020
 SCALE: 1"=30'
 DWG #: 9-07-15



ROAD PROFILE STA: 7+50 TO 15+00
 SCALE: H-1"=30', V-1"=3'

PROFILE-2
 TOR
 OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

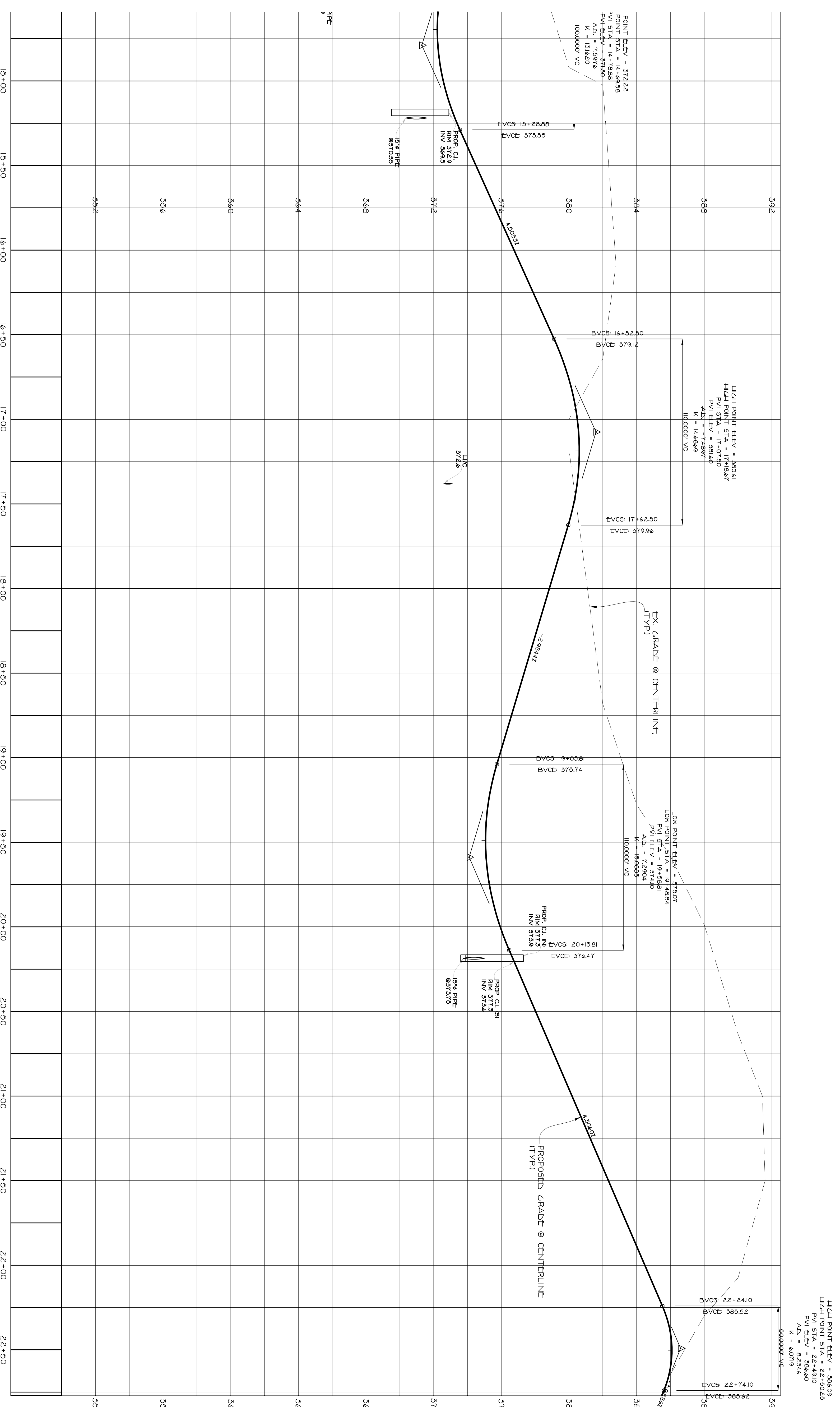
STEVEN M. SPARACO, PE
 18 NORTH MAIN STREET
 HAVERSTRAW, NY 10926
 (845) 782-8643



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 SITE PLANNING
 18 NORTH MAIN STREET
 HAVERSTRAW, NY 10926
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 FAX: (845) 782-5300
 WWW.SPAMAIL.COM

DWG #	SCALE	DATE	FILE
9	1"=30'	FEB. 06, 2020	5Y-1385

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM LOCAL UNDERGROUND UTILITIES MARKERS IN THE FIELD. CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.
DIG & SAFELY
 NEW YORK
 1-800-942-7982

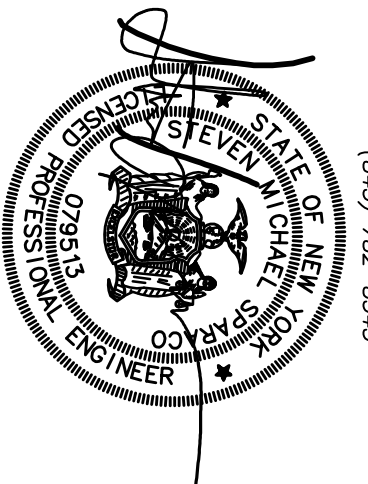


ROAD PROFILE STA. 15+00 TO 22+77.10

SCALE: H-1"=50' V-1"=3'

PROFILE-3
 FOR
 OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE
 18 NORTH MAIN STREET
 HAVERSTRAW, NY 10926
 (845) 782-8643



SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 SITE PLANNING
 18 NORTH MAIN STREET
 HAVERSTRAW, NY 10926
 TEL: (845) 782-8643
 FAX: (845) 782-5300
 WWW.SPACONYS.COM

DATE	FILE
FEB. 06, 2020	5Y-1385
SCALE	DWG
1"=30'	10 OF 15

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM LOCAL UNDERGROUND UTILITIES MARKERS IN THE FIELD. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

DIG & SATTEL
 NEW YORK
 1-800-942-7782

MAP REFERENCE:
SUBDIVISION OF SECTION FOUR, CARNEVILLE HEIGHTS, SECTION IV, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON AUGUST 11, 1998 AS MAP #2585.

AMENDED MAP OF CARNEVILLE HEIGHTS, SECTION THREE, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON APRIL 3, 1996 AS MAP #2412.

ROSMAN RIDGE, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE AS MAP #6681.

ROSMAN CENTERMINOR 2 LOT SUBDIVISION PLAT, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON OCT. 10, 2001 AS MAP #7445.

SECTION NUMBER THREE, CARNEVILLE HEIGHTS, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON DECEMBER 16, 1995 AS MAP #2398.

MINOR SUBDIVISION MAP SEC. 45, BULK 1 LOTS 61 & 62 FOR M. SULLIVAN & M. RILEY, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON NOVEMBER 30, 1990 AS MAP #6919.

TINIAL PLAT SUBDIVISION OF CENTINIAL WEST, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON DECEMBER 15, 1970 AS MAP #4106.

SUBDIVISION ROSMAN ESTATES, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON OCTOBER 6, 1993 AS MAP #9536.

DEED REFERENCE:
1999/41923
1999/42546
1998/28752
1999/56034
681/972
1996/1419
2009/23547
639/241
948/242
1999/4883
2009/49480
2009/23547
2015/20124
2014/31079
2010/45853
660/190
1999/466
1999/4827
1999/4833
2009/13998
965/613
2002/52893

SLOPE AREA CALCULATIONS:
207-237 = 257 (27774 X 25-6644)
237-302 = 507 (20879 X 50-10440)
302-302 = 703 (11290 X 73-84381)
302-1002 = 1008 (103088)

TOTAL REDUCTION 4080 SF

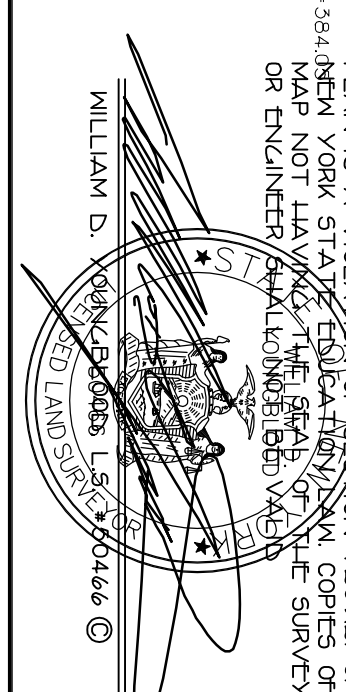
ZONING AREA CALCULATIONS:
68055 LOT AREA
4080 SF = 99069 SF 15946 AC.

SLOPES

RANGE	AREA (SF)	% OF LOT AREA
207-237	27,374	4.34
237-302	20,879	3.31
302-302	11,290	1.78
OVER 5%*	15,088	2.39

TEST HOLE DATA

DATE TESTED	DEPTH	TYPE	PERCENT	CONDITION
11-10-03	5.02	TH-1	NO	NO ROCK NO MATES
11-10-03	5.02	TH-2	NO	NO ROCK NO MATES
11-10-03	5.02	TH-3	NO	NO ROCK NO MATES
11-10-03	5.02	TH-4	NO	NO ROCK NO MATES
11-10-03	5.02	TH-5	NO	NO ROCK NO MATES
11-10-03	5.02	TH-6	NO	NO ROCK NO MATES
11-10-03	5.02	TH-7	NO	NO ROCK NO MATES
11-10-03	5.02	TH-8	NO	NO ROCK NO MATES
11-10-03	5.02	TH-9	NO	NO ROCK NO MATES
11-10-03	5.02	TH-10	NO	NO ROCK NO MATES
11-10-03	5.02	TH-11	NO	NO ROCK NO MATES
11-10-03	5.02	TH-12	NO	NO ROCK NO MATES
11-10-03	5.02	TH-13	NO	NO ROCK NO MATES
11-10-03	5.02	TH-14	NO	NO ROCK NO MATES
11-10-03	5.02	TH-15	NO	NO ROCK NO MATES
11-10-03	5.02	TH-16	NO	NO ROCK NO MATES
11-10-03	5.02	TH-17	NO	NO ROCK NO MATES
11-10-03	5.02	TH-18	NO	NO ROCK NO MATES
11-10-03	5.02	TH-19	NO	NO ROCK NO MATES
11-10-03	5.02	TH-20	NO	NO ROCK NO MATES
11-10-03	5.02	TH-21	NO	NO ROCK NO MATES
11-10-03	5.02	TH-22	NO	NO ROCK NO MATES
11-10-03	5.02	TH-23	NO	NO ROCK NO MATES
11-10-03	5.02	TH-24	NO	NO ROCK NO MATES
11-10-03	5.02	TH-25	NO	NO ROCK NO MATES
11-10-03	5.02	TH-26	NO	NO ROCK NO MATES
11-10-03	5.02	TH-27	NO	NO ROCK NO MATES
11-10-03	5.02	TH-28	NO	NO ROCK NO MATES
11-10-03	5.02	TH-29	NO	NO ROCK NO MATES
11-10-03	5.02	TH-30	NO	NO ROCK NO MATES
11-10-03	5.02	TH-31	NO	NO ROCK NO MATES
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11-10-03	5.02	TH-68	NO	NO ROCK NO MATES
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11-10-03	5.02	TH-70	NO	NO ROCK NO MATES
11-10-03	5.02	TH-71	NO	NO ROCK NO MATES
11-10-03	5.02	TH-72	NO	NO ROCK NO MATES
11-10-03	5.02	TH-73	NO	NO ROCK NO MATES
11-10-03	5.02	TH-74	NO	NO ROCK NO MATES
11-10-03	5.02	TH-75	NO	NO ROCK NO MATES
11-10-03	5.02	TH-76	NO	NO ROCK NO MATES
11-10-03	5.02	TH-77	NO	NO ROCK NO MATES
11-10-03	5.02	TH-78	NO	NO ROCK NO MATES
11-10-03	5.02	TH-79	NO	NO ROCK NO MATES
11-10-03	5.02	TH-80	NO	NO ROCK NO MATES
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11-10-03	5.02	TH-85	NO	NO ROCK NO MATES
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11-10-03	5.02	TH-87	NO	NO ROCK NO MATES
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11-10-03	5.02	TH-90	NO	NO ROCK NO MATES
11-10-03	5.02	TH-91	NO	NO ROCK NO MATES
11-10-03	5.02	TH-92	NO	NO ROCK NO MATES
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11-10-03	5.02	TH-94	NO	NO ROCK NO MATES
11-10-03	5.02	TH-95	NO	NO ROCK NO MATES
11-10-03	5.02	TH-96	NO	NO ROCK NO MATES
11-10-03	5.02	TH-97	NO	NO ROCK NO MATES
11-10-03	5.02	TH-98	NO	NO ROCK NO MATES
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11-10-03	5.02	TH-100	NO	NO ROCK NO MATES



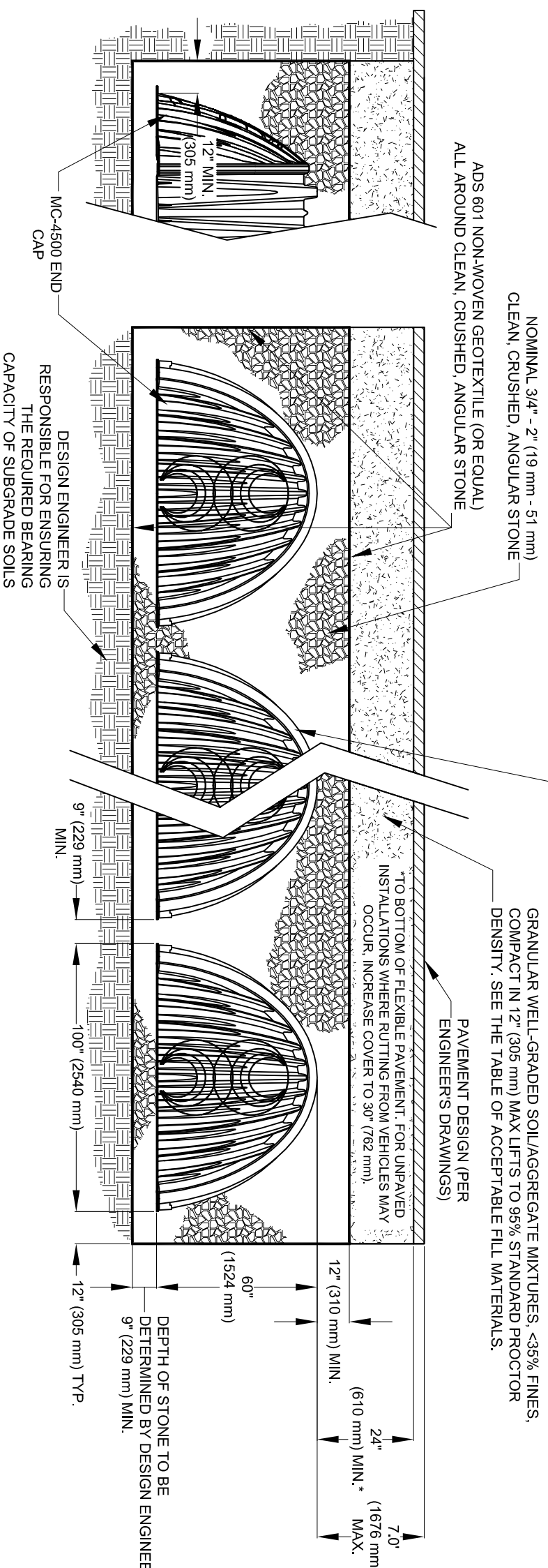
SPARCO & YOUNGBLOND, PLLC
CIVIL ENGINEERING & LAND SURVEYING
18 NORTH MAIN STREET
LARGO, NY 11460
TEL: (646) 762-6643
FAX: (646) 762-5900
WWW.SPARCOYOUNGBLOND.COM

DATE: FEB. 06, 2020
SCALE: 1"=50'
DWG: 11 OF 15

EXISTING CONDITIONS
FOR
OAK TREE APARTMENTS
LOCATED IN
ROCKLAND COUNTY, NEW YORK

CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2773 STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.

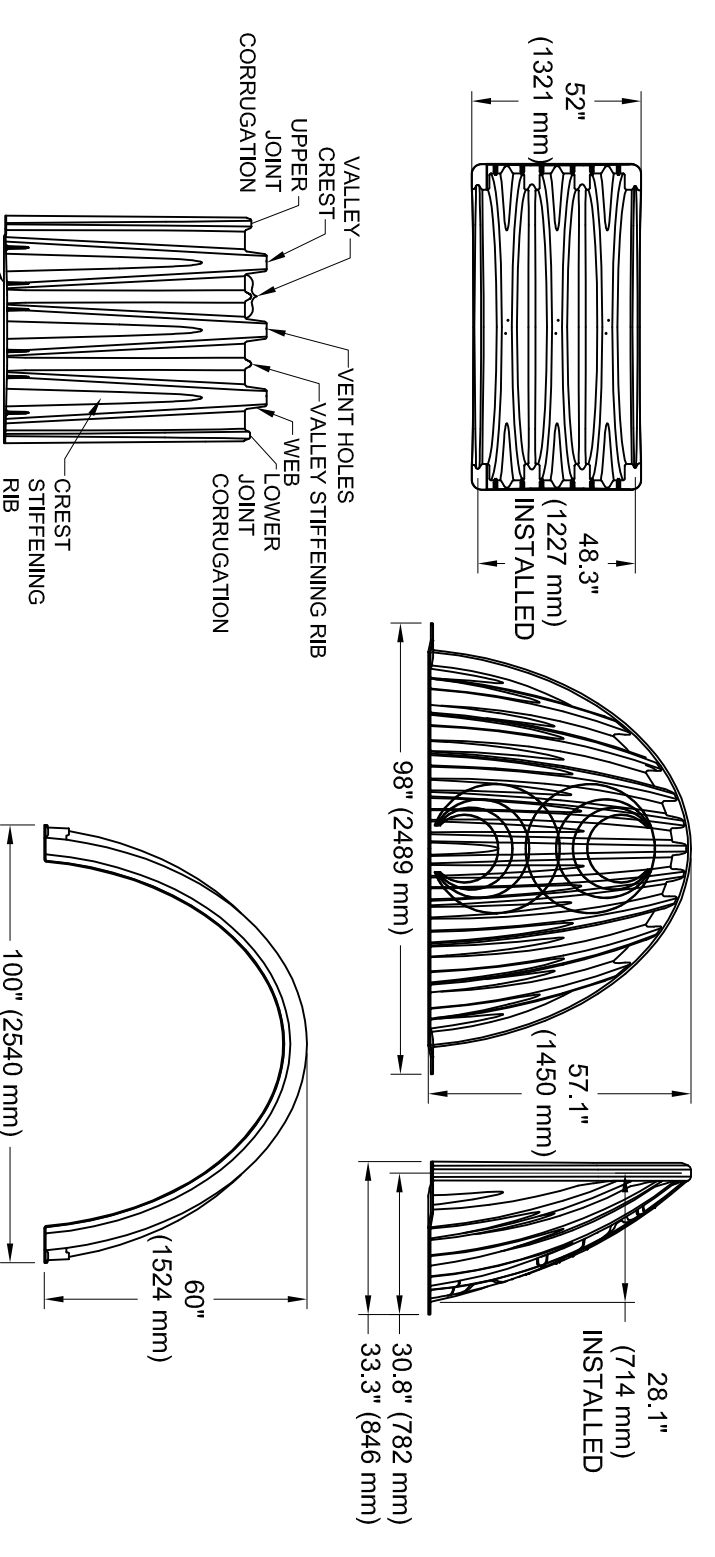
GRAVELLARY WEL-GRAGED SOIL AGGREGATE MUST BE 3/8" FINES, COMPACT IN 12" (305 mm) MAX LIFTS TO 95% STANDARD PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS. PAVEMENT DESIGN (PER ENGINEER'S DRAWINGS).



THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE ASHOTO LIFTED BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR FEMT AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

STORMTECH MC-4500 CROSS-SECTION

N.T.S.

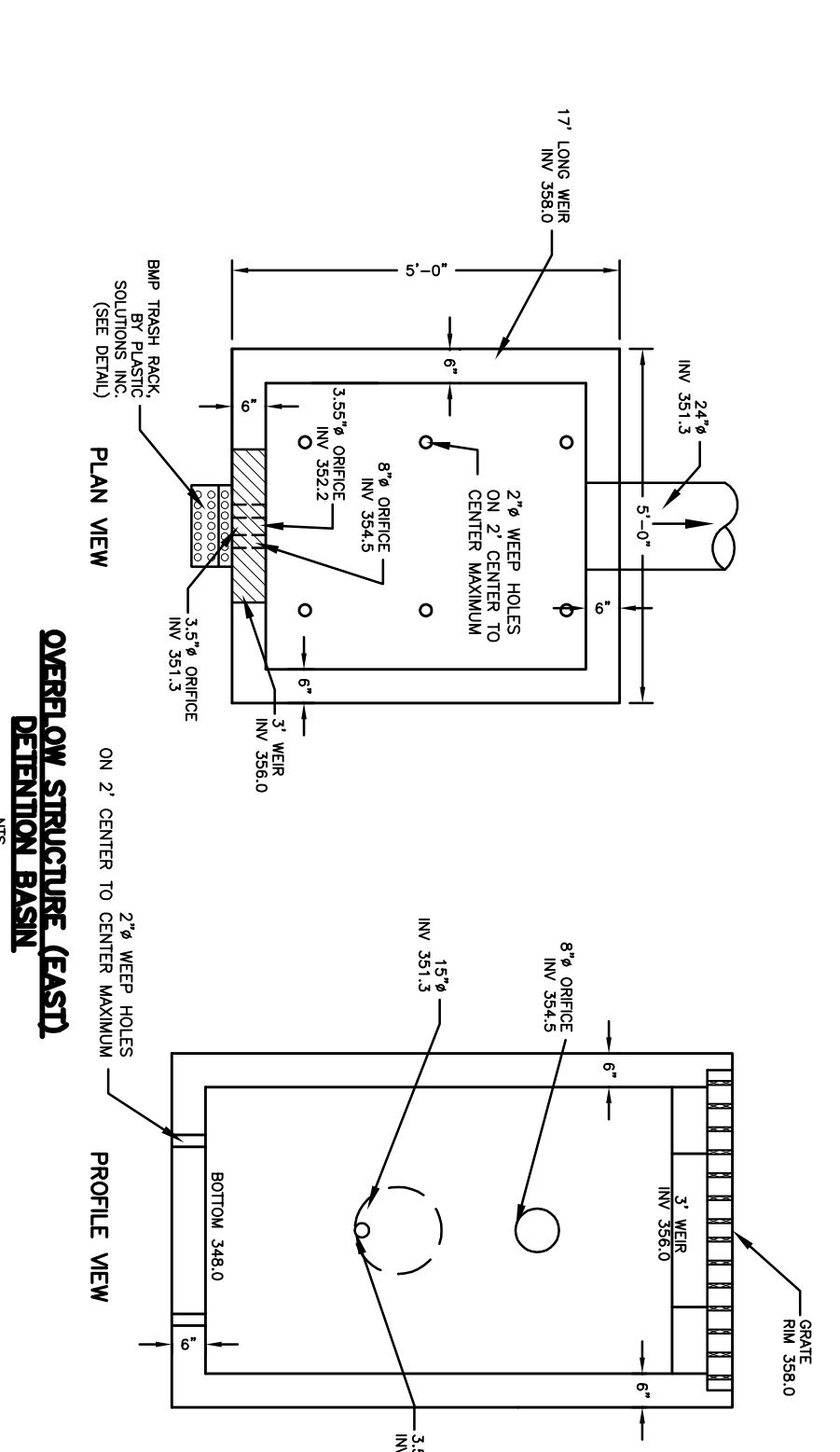


NOMINAL CHAMBER SPECIFICATIONS
 CHAMBER LENGTH (L)
 100.0' (30.48 m)
 CHAMBER STORAGE
 106.5 ft³ (3.01 m³)
 MINIMUM INSTALLED STORAGE -
 162.6 ft³ (4.60 m³)
 NOMINAL WEIGHT
 128 lbs (58 kg)

NOMINAL END CAP SPECIFICATIONS
 SIZE (W x H x INSTALLED LENGTH)
 98.0' x 57.1' x 28.1' (2489 mm x 1450 mm x 714 mm)
 END CAP STORAGE
 26.8 ft³ (0.76 m³)
 MINIMUM INSTALLED STORAGE -
 98.0 ft³ (2.78 m³)
 NOMINAL WEIGHT
 80 lbs (36 kg)

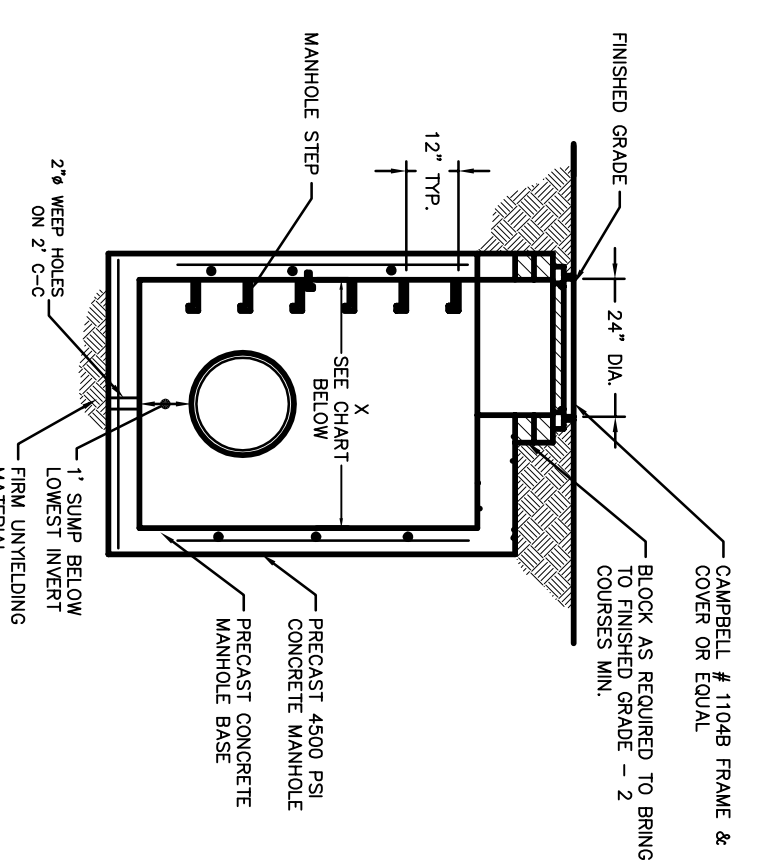
STORMTECH MC-4500 CHAMBER

N.T.S.



NOTE
 AS IN GENERAL NOTE #18, CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.

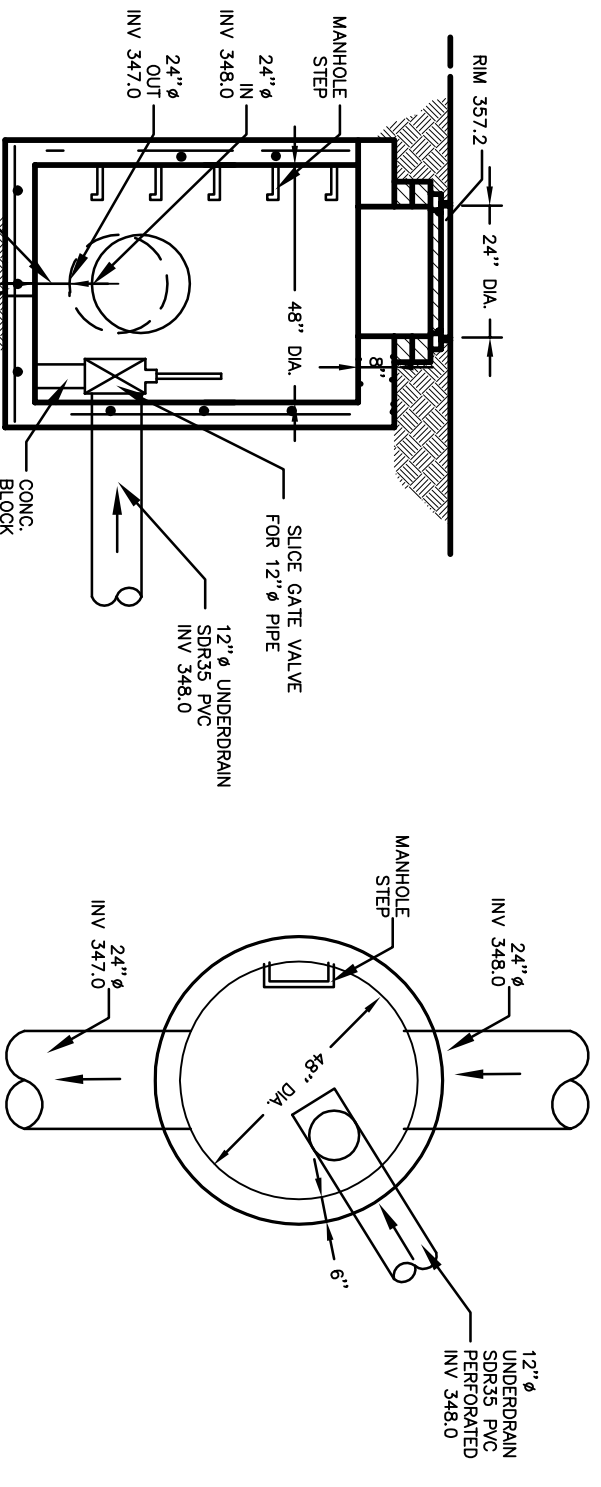
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM THE LOCAL UNDERGROUND UTILITIES MAPS AND THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND INVERT OF THE CHAMBER SHALL BE FIELD-MARKED. SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



NOTES
 1. MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
 2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT JOINTS.
 3. FOR H2O LOADING - COVER Y ALL COMPONENTS MANHOLE.
 4. RISER SECTION JOINTS SHALL BE FIELD-MARKED.

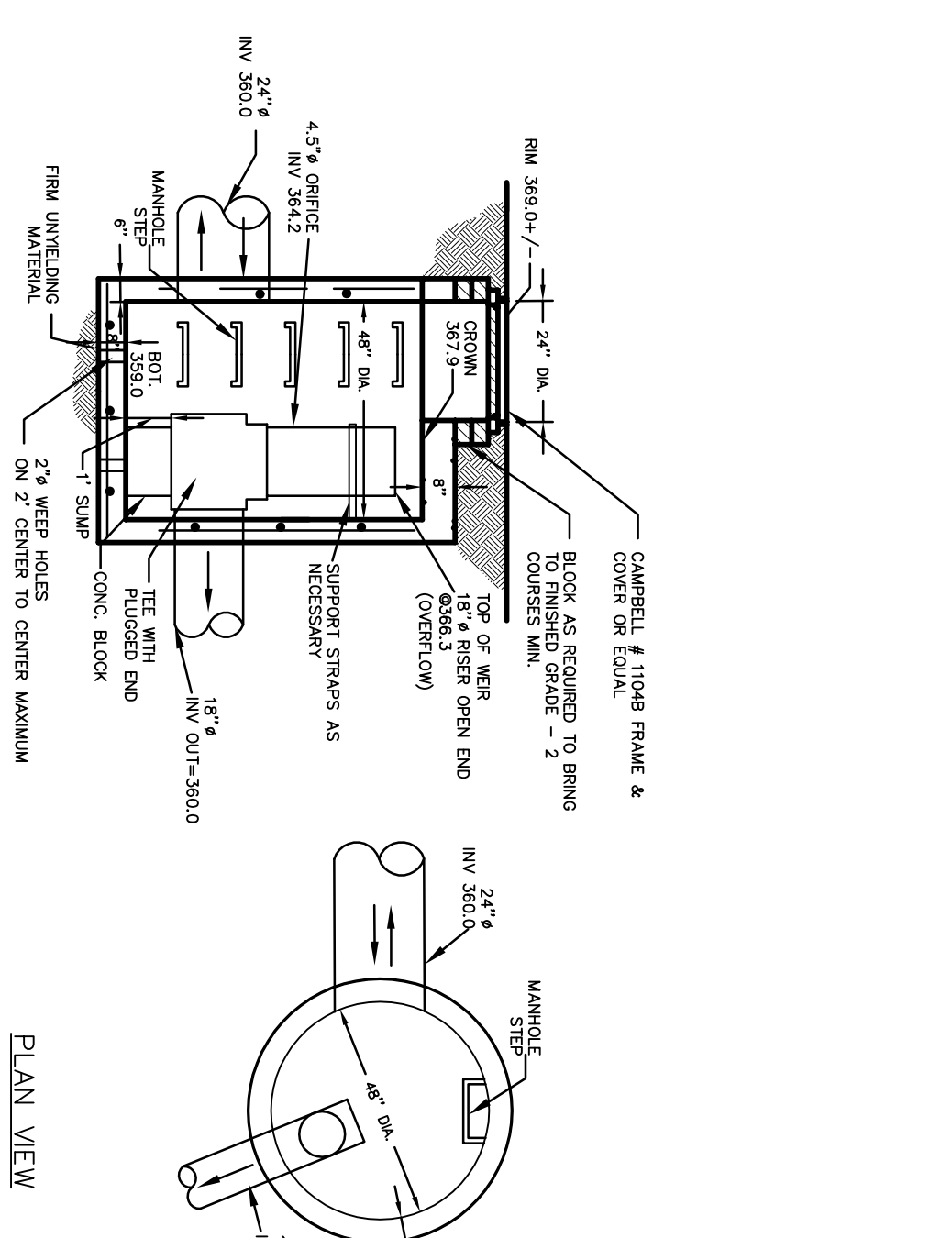
STORM DRAIN MANHOLE (D&H)

N.T.S.



UNDERDRAIN MANHOLE (EAST)

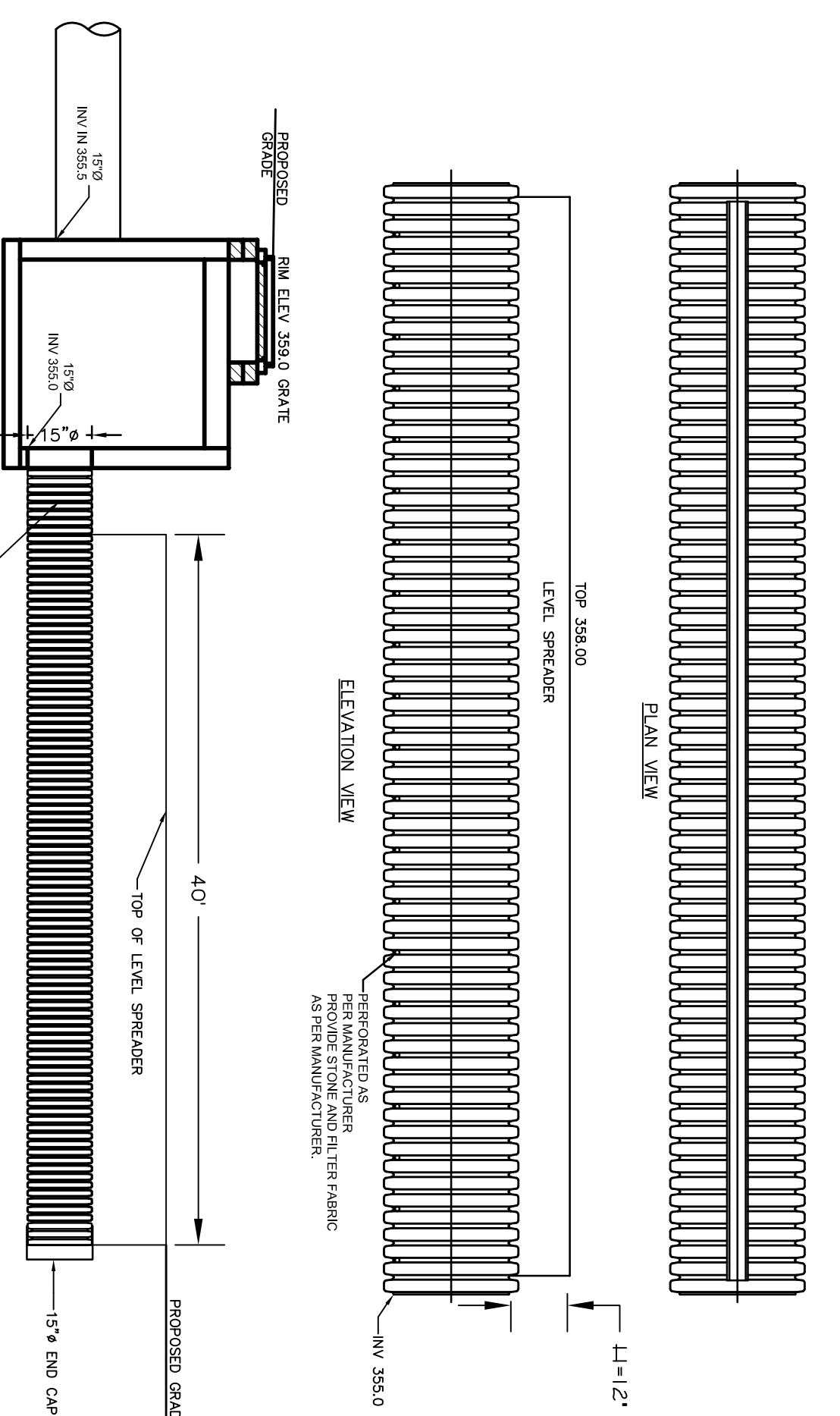
N.T.S.



NOTES
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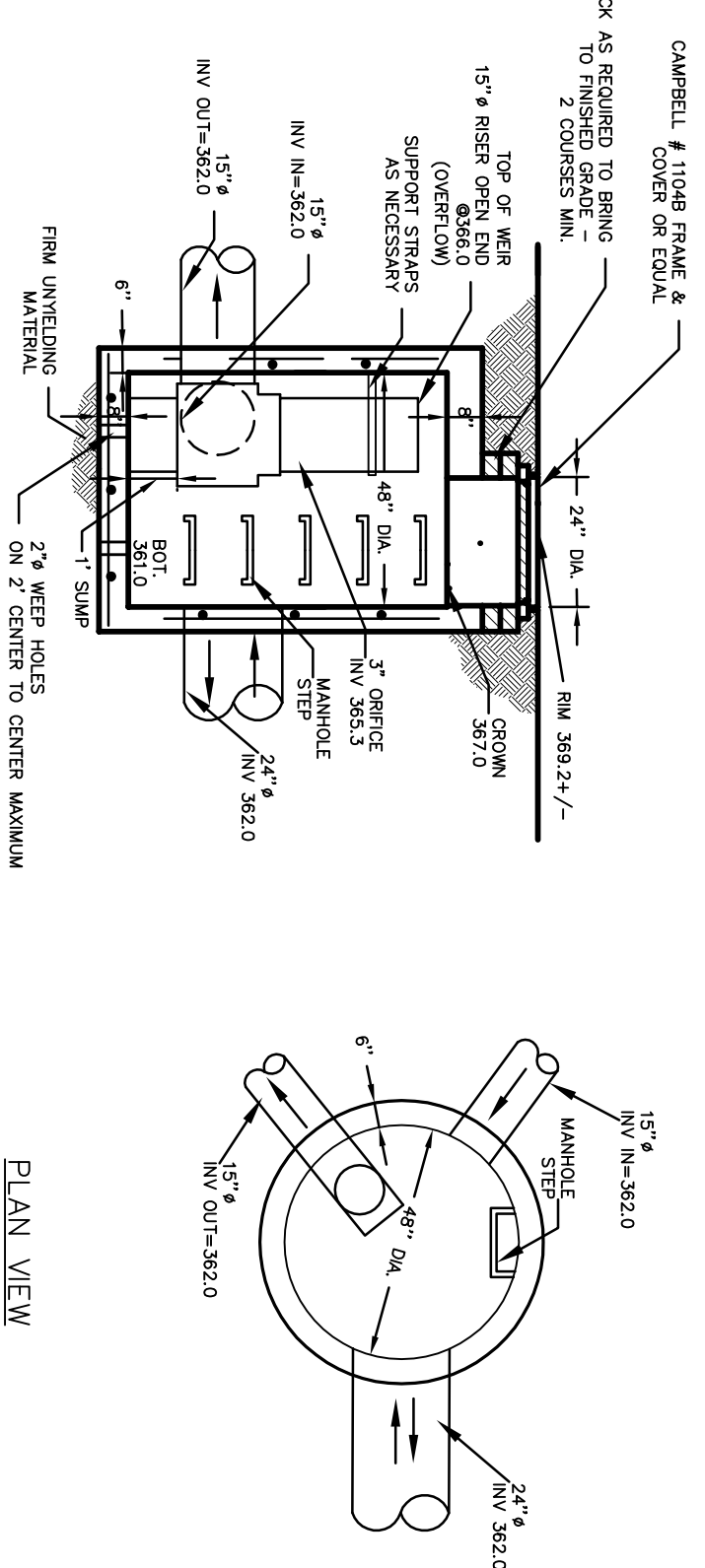
OUTLET STRUCTURE (EAST)-MC4500

N.T.S.



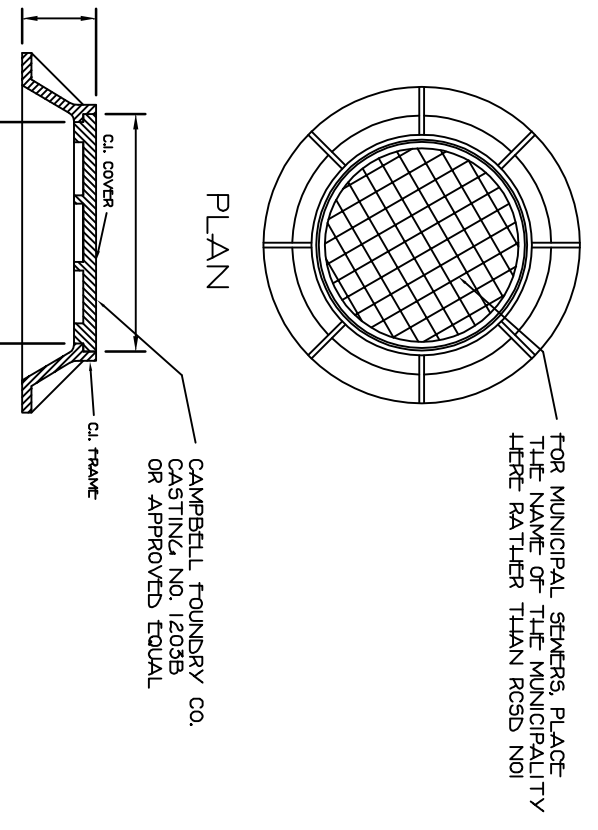
LEVEL SPREADER (WEST)

N.T.S.



OUTLET STRUCTURE (WEST)-MC4500

N.T.S.

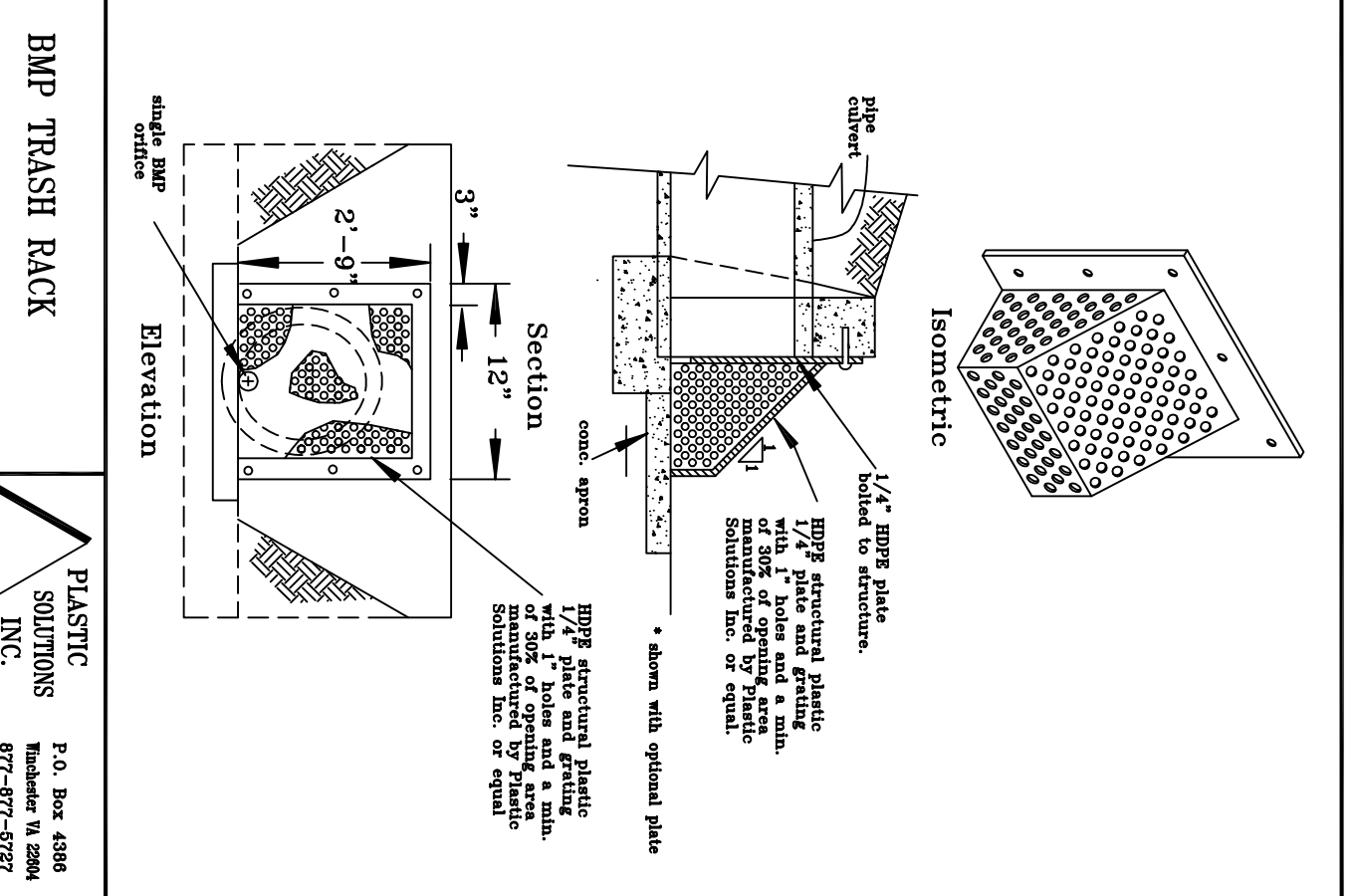


DETAILS (SHEET 1)

OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVENSTAM
 ROCKLAND COUNTY, NEW YORK

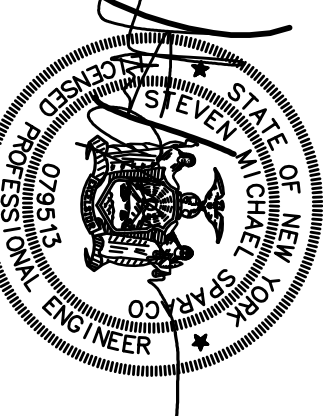
STEVEN M. SPARACO, PE
 18 NORTH MAIN STREET
 HAVENSTAM, NY 10926
 (845) 782-8643

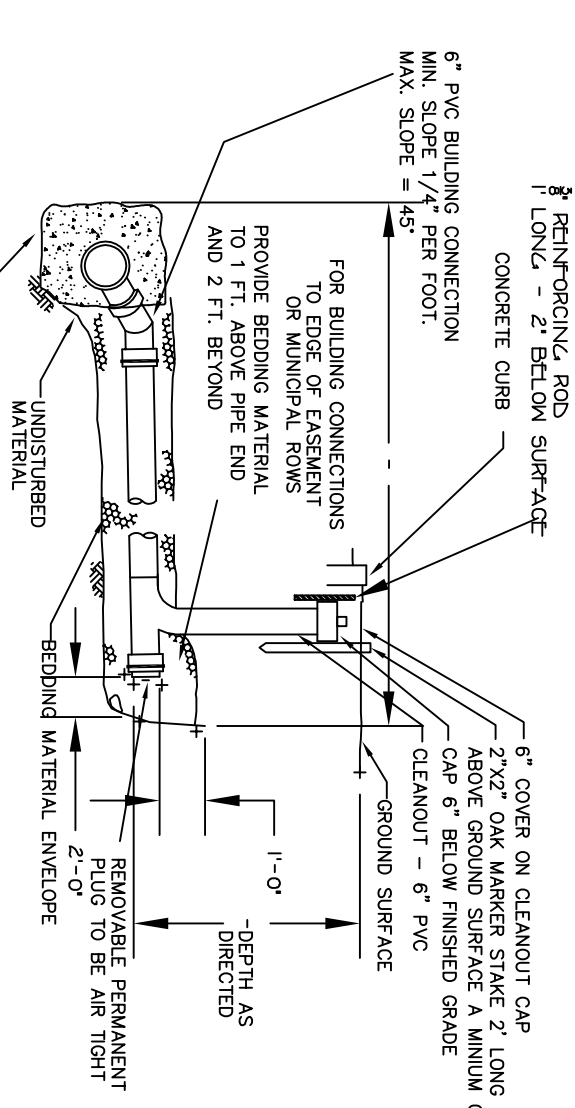
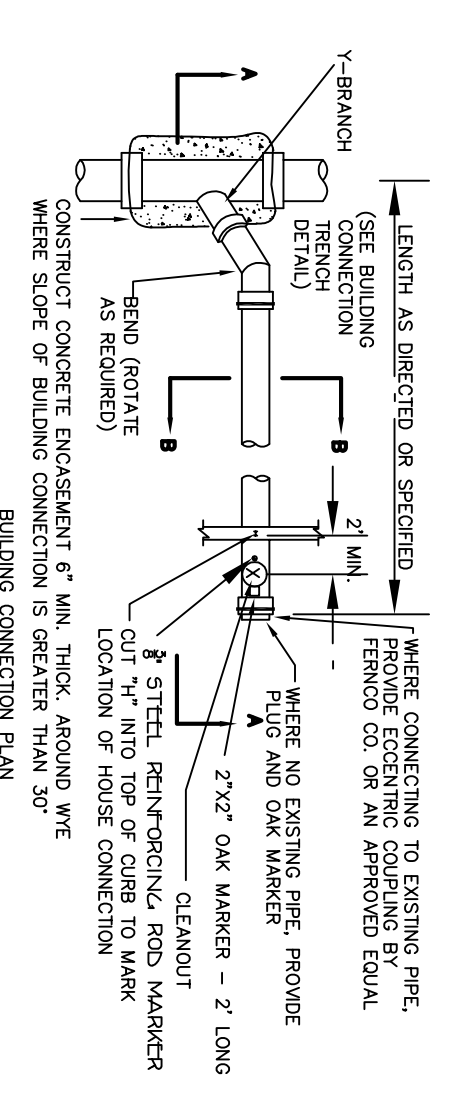
SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 SUITE PLANNING
 LARGENTON, NY 10926
 TEL: (845) 782-6643
 FAX: (845) 782-5900
 WWW.SPACONYS.COM



BMP TRASH RACK

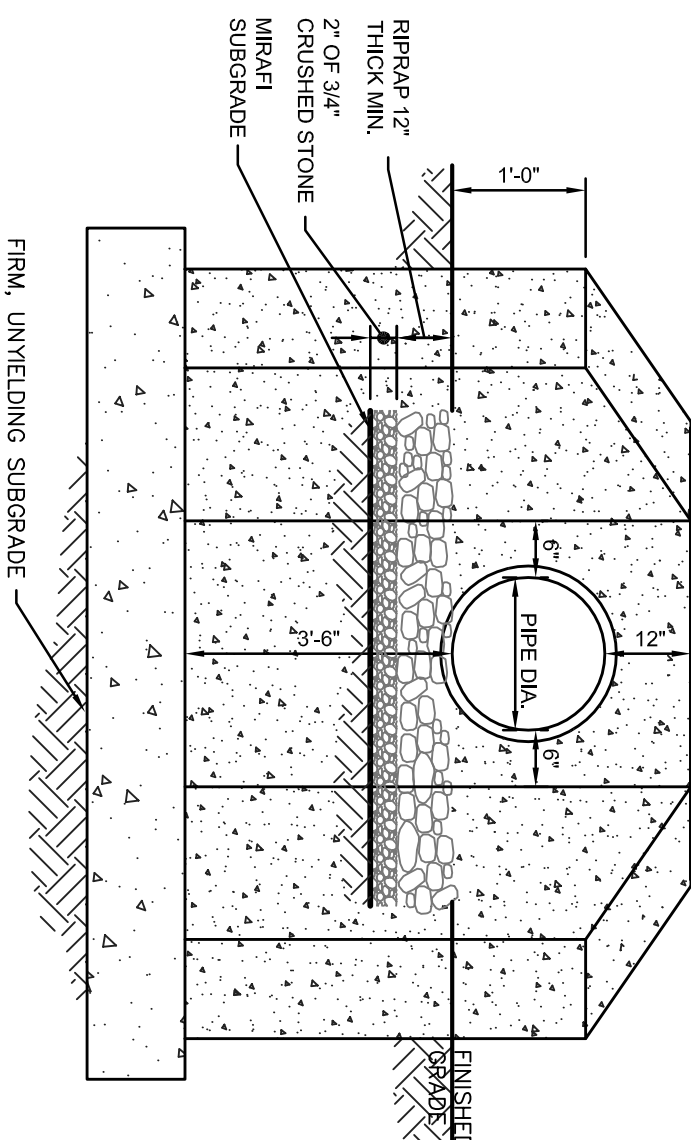
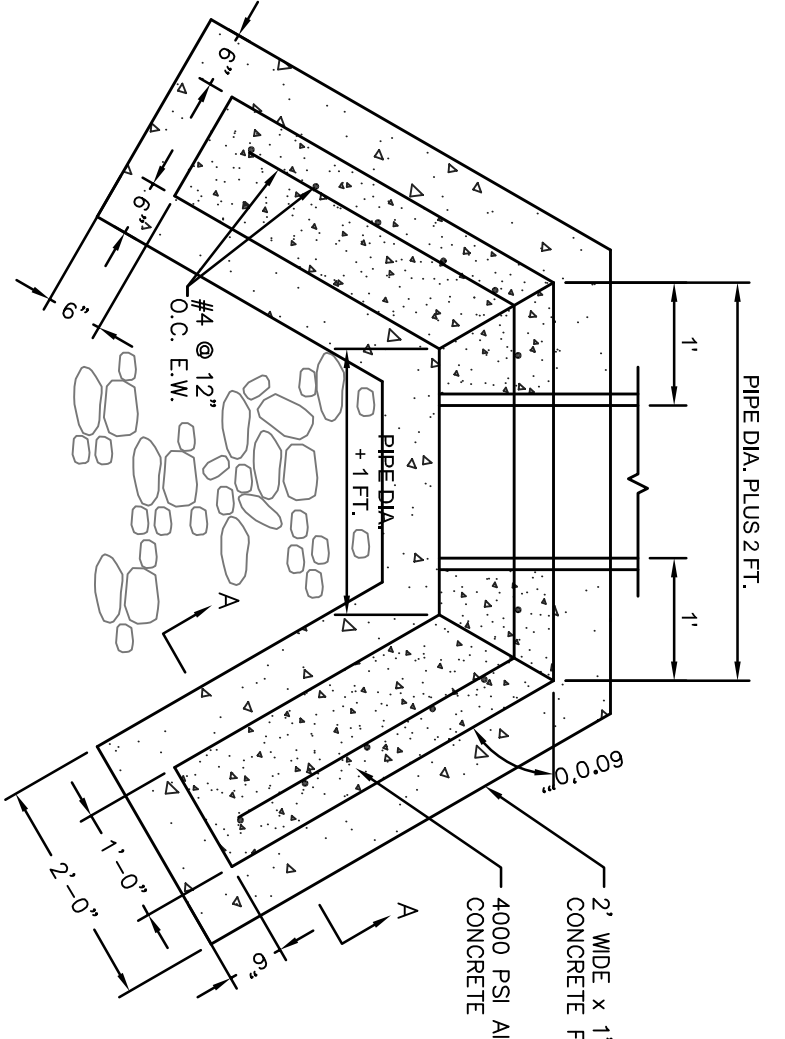
PLASTIC SOLUTIONS
 P.O. Box 4588
 Haverhill, MA 01830
 977-877-4277
 WWW.PLASTICSOL.COM



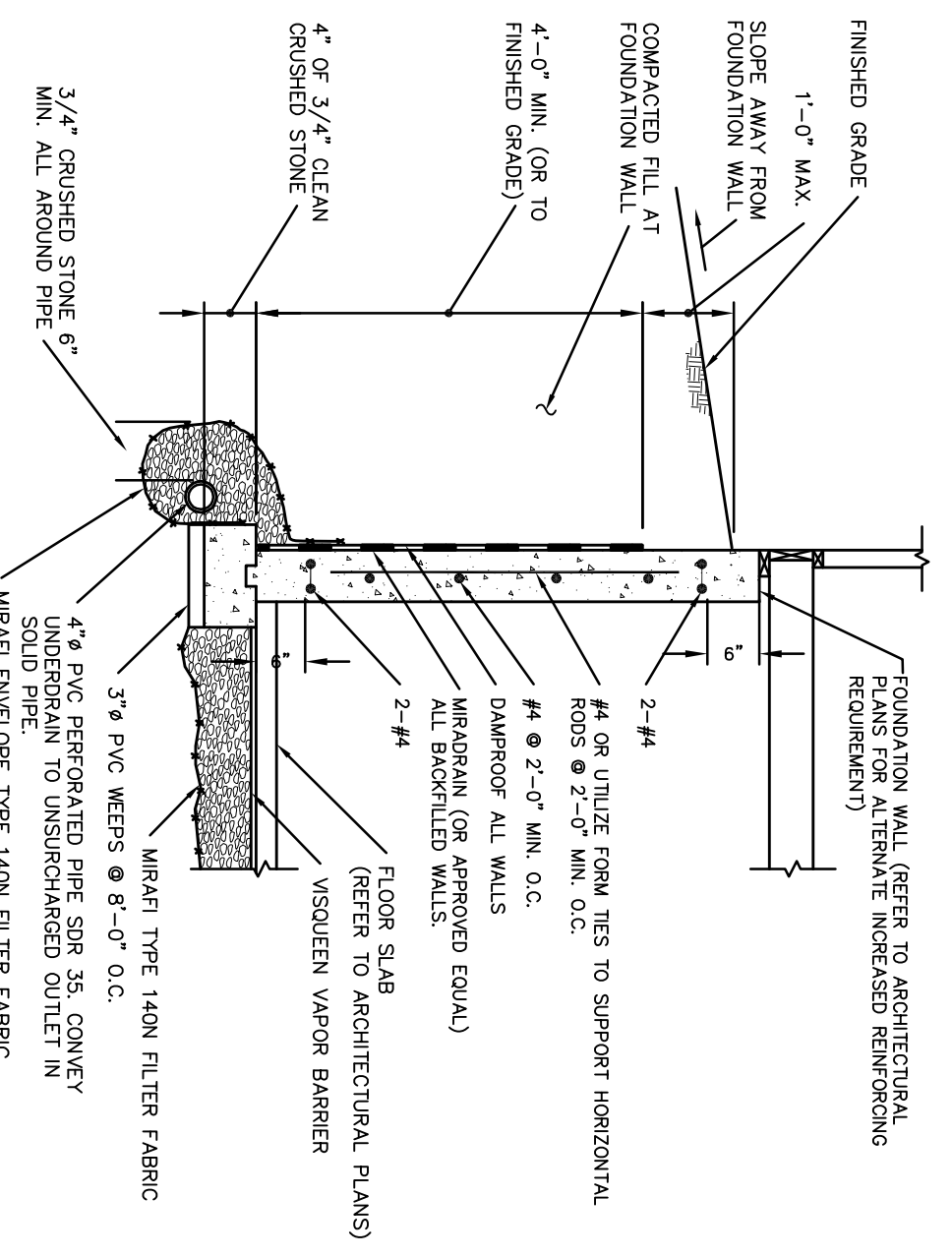


**BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL**

**BUILDING CONNECTION
TRENCH DETAIL**

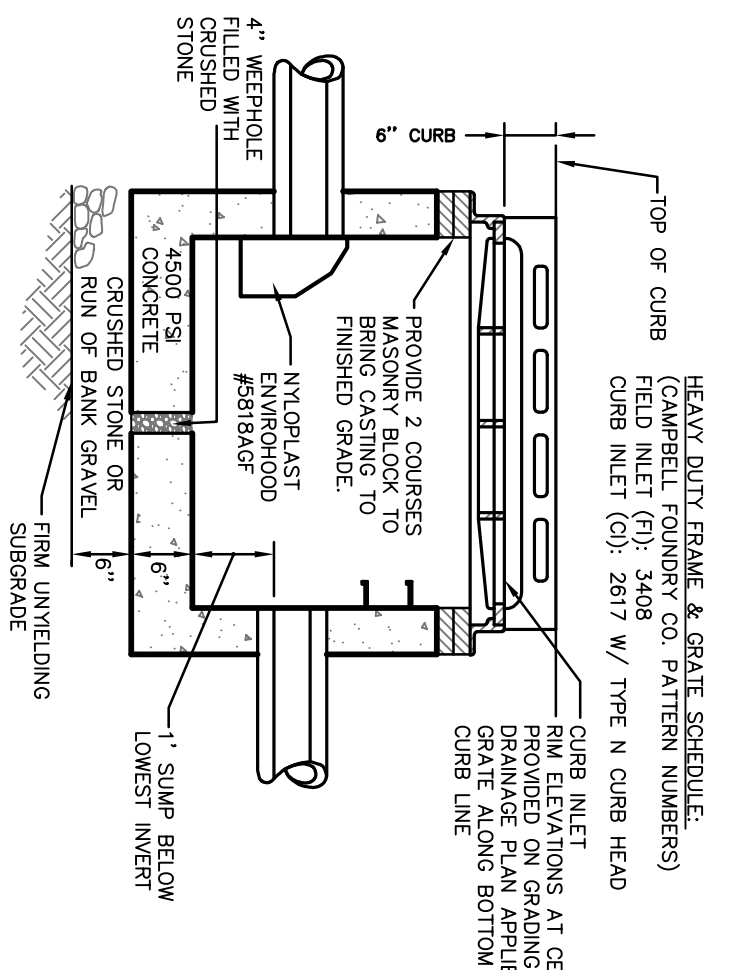
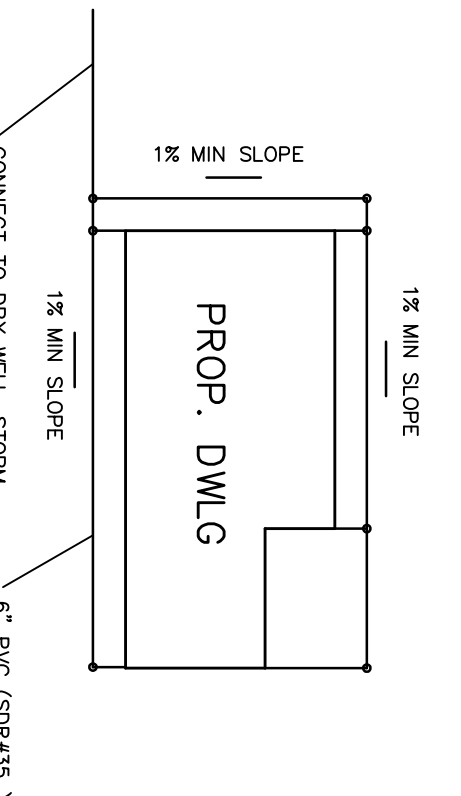


HEADWALL DETAIL

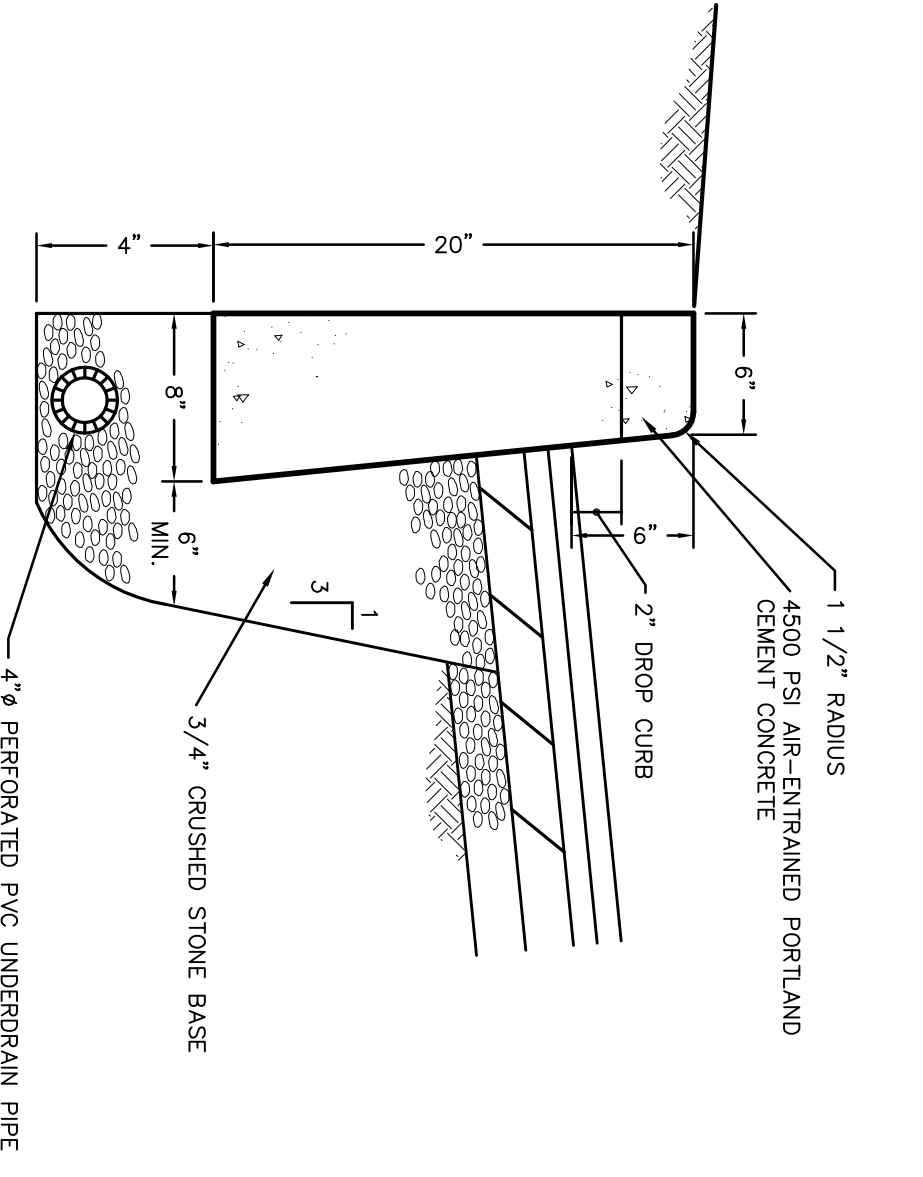
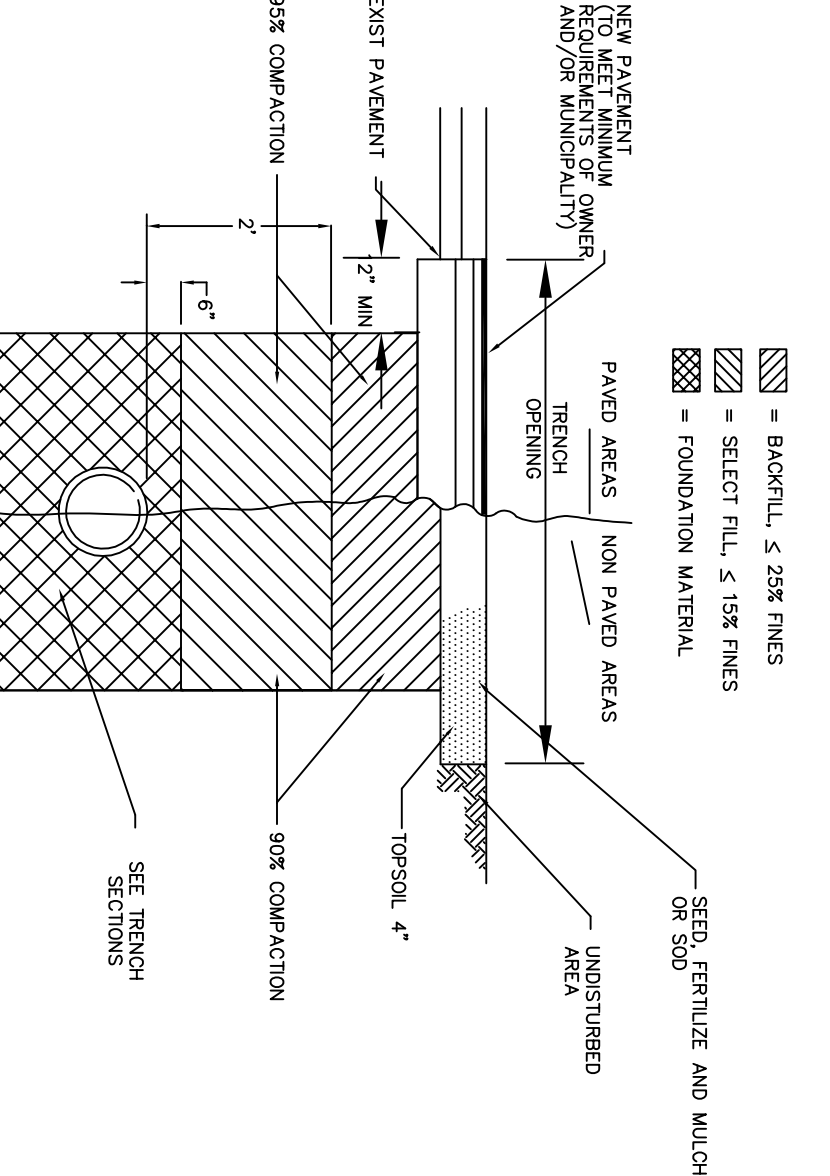


FOUNDATION UNDERDRAIN DETAIL

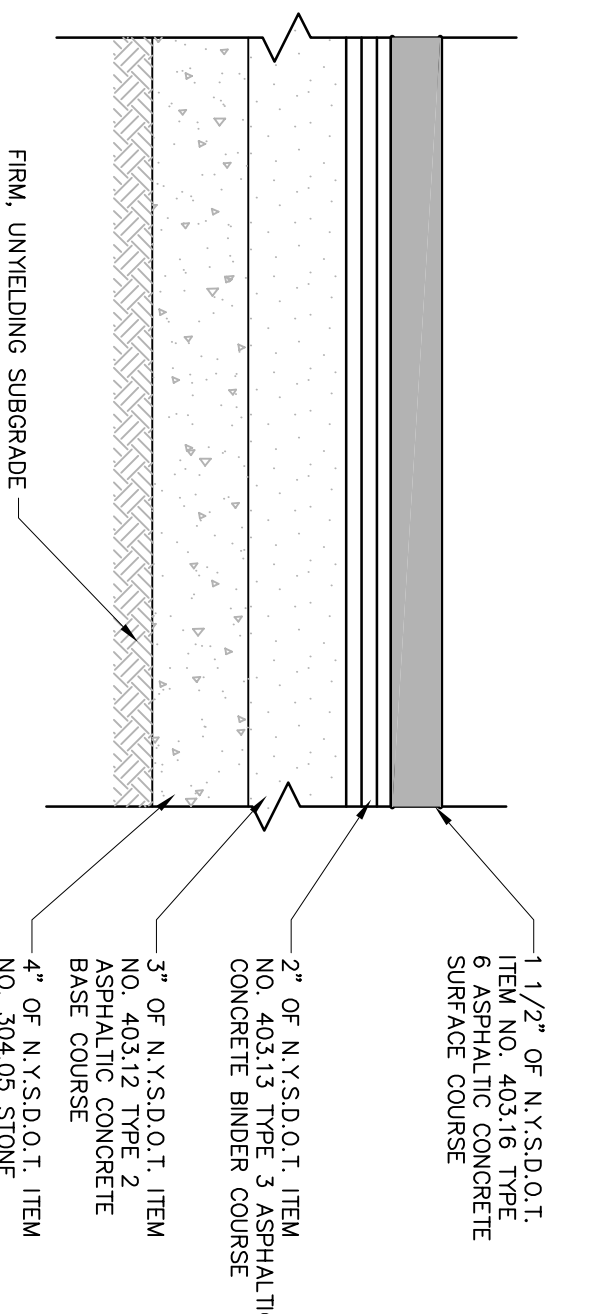
TYPICAL ROOF DRAIN SCHEMATIC



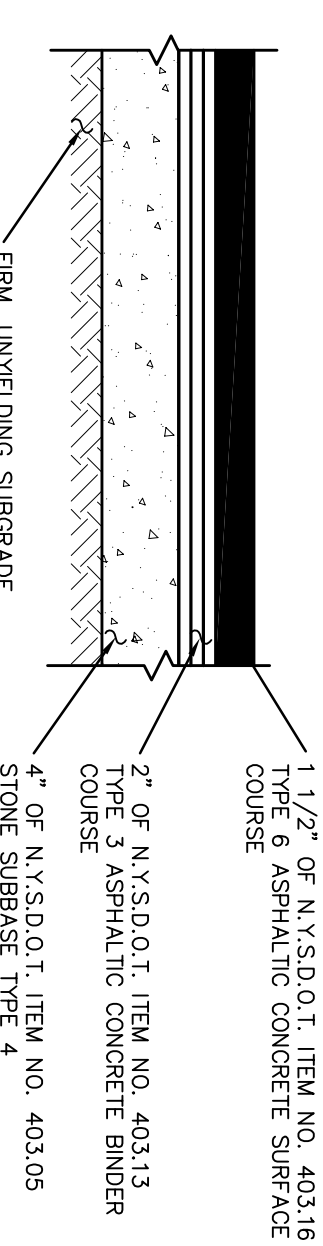
PIPE TRENCH BACKFILL DETAIL



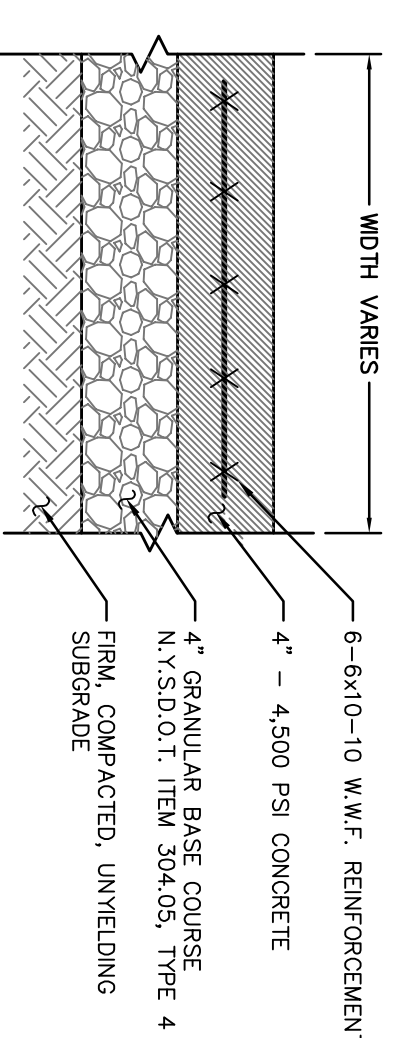
CURB DETAIL - CONCRETE



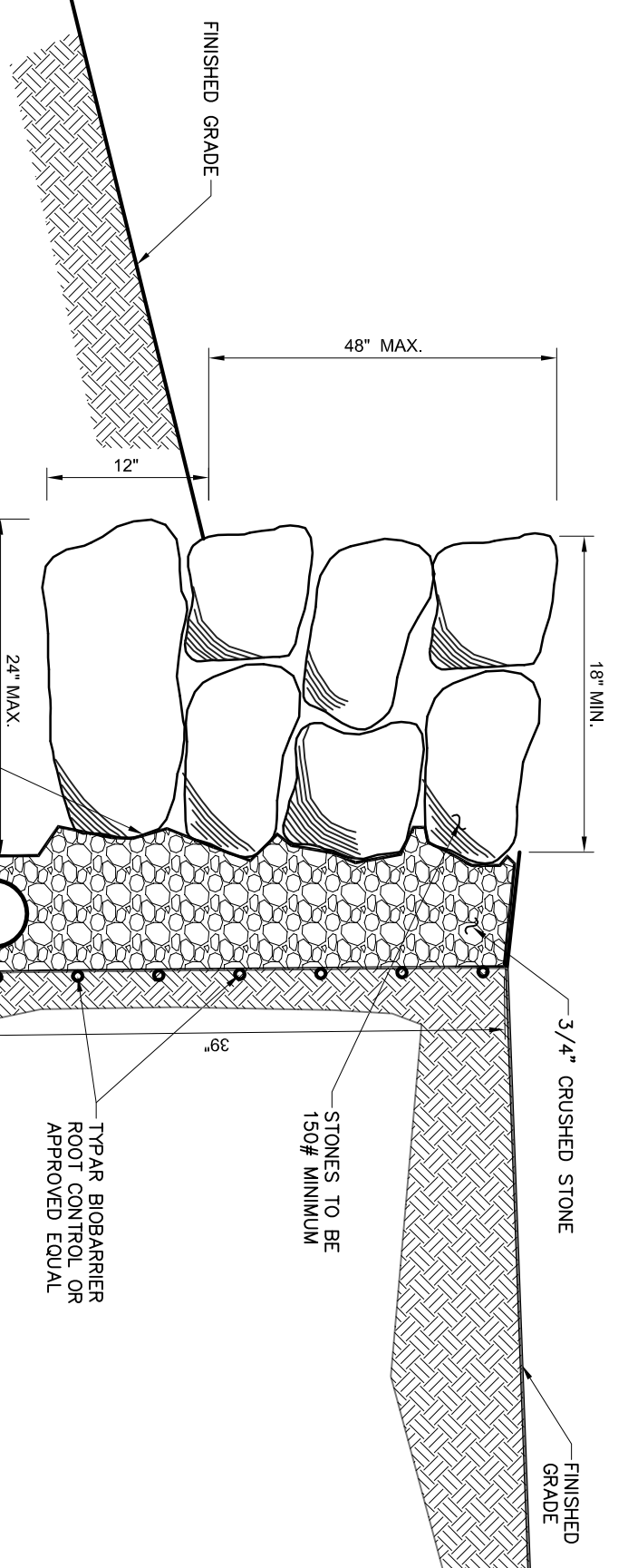
PAVEMENT SECTION - ROAD



PAVEMENT SECTION - PARKING LOT



CONCRETE SIDEWALK DETAIL



STONE RETAINING WALL DETAIL

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HAWTHORNE, NJ 07035
(908) 282-8643



OAK TREE APARTMENTS

LOCATED IN
TOWN OF HAVERTOWN
ROCKLAND COUNTY, NEW YORK

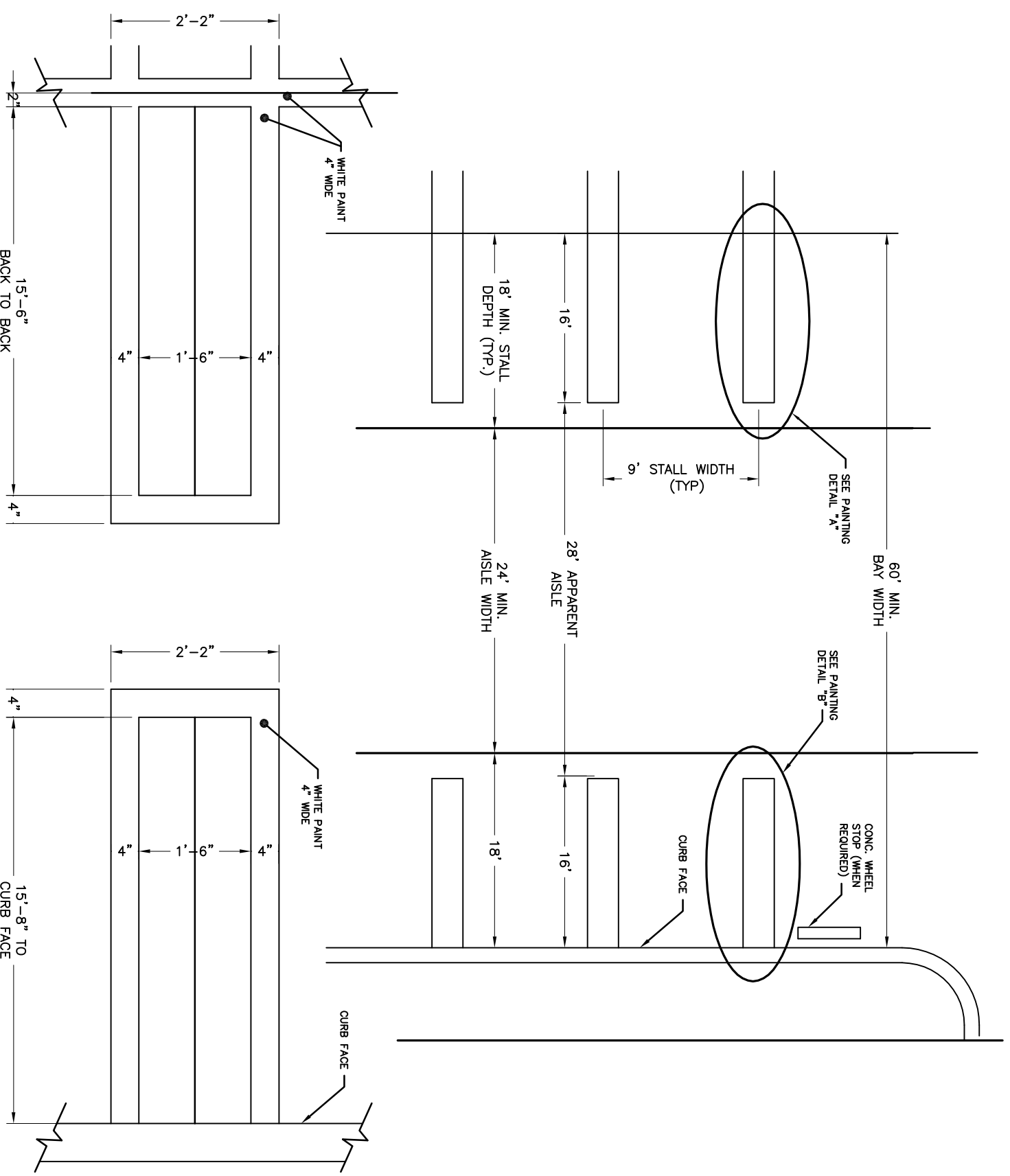
SPARACO & YOUNGBLOND, PLLC

CIVIL ENGINEERING & LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
LARGENTON, NY 12524
TEL: (646) 782-6643
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WWW.SPACONYS.COM

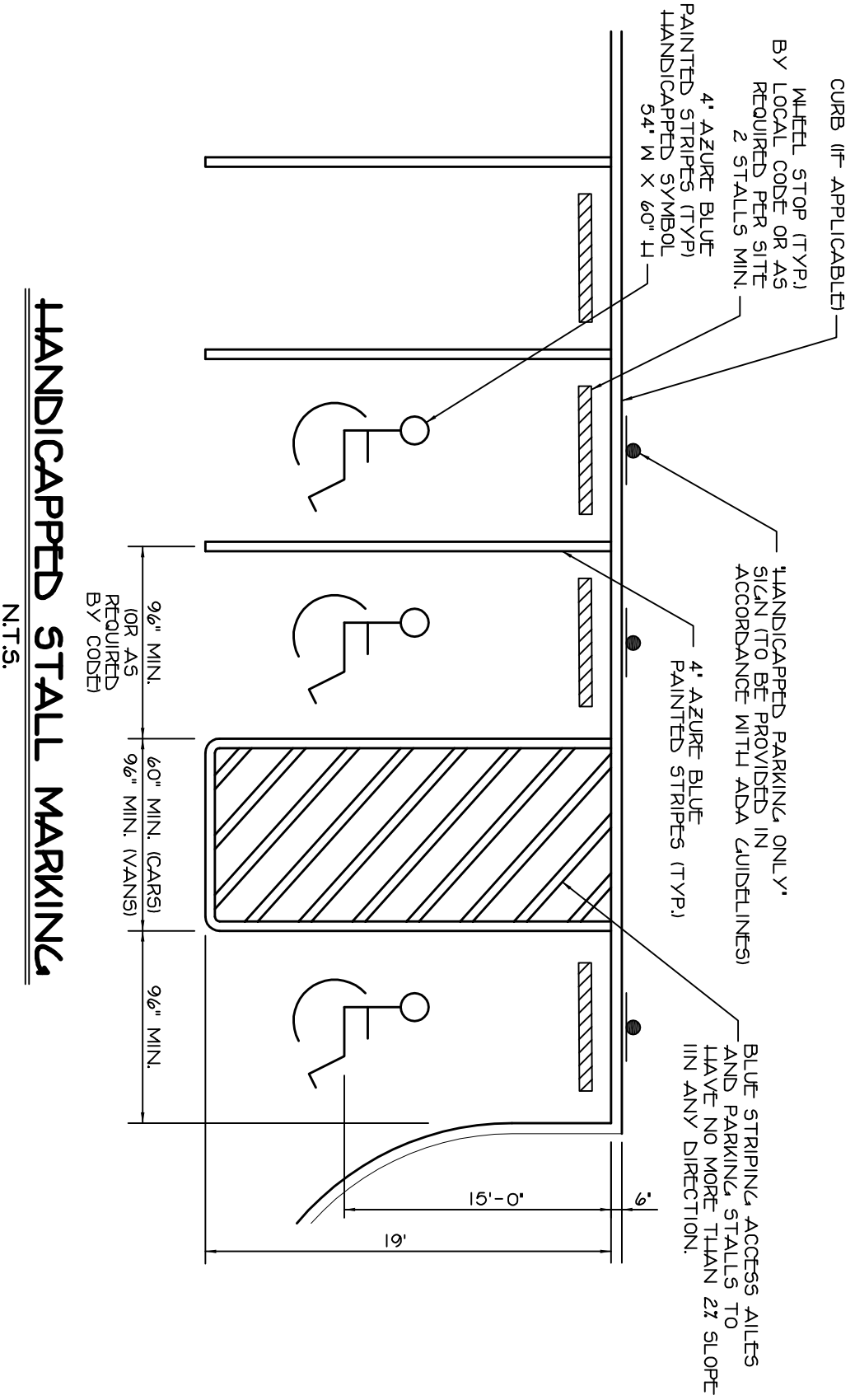
DATE	FILE	SCALE
Feb. 06, 2020	5Y-1385	AS NOTED
DWG NO.	13 OF 15	

NOTE:
AS IN GENERAL NOTE #18 CONTRACTOR TO OBTAIN
AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES
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BEFORE MANUFACTURING.

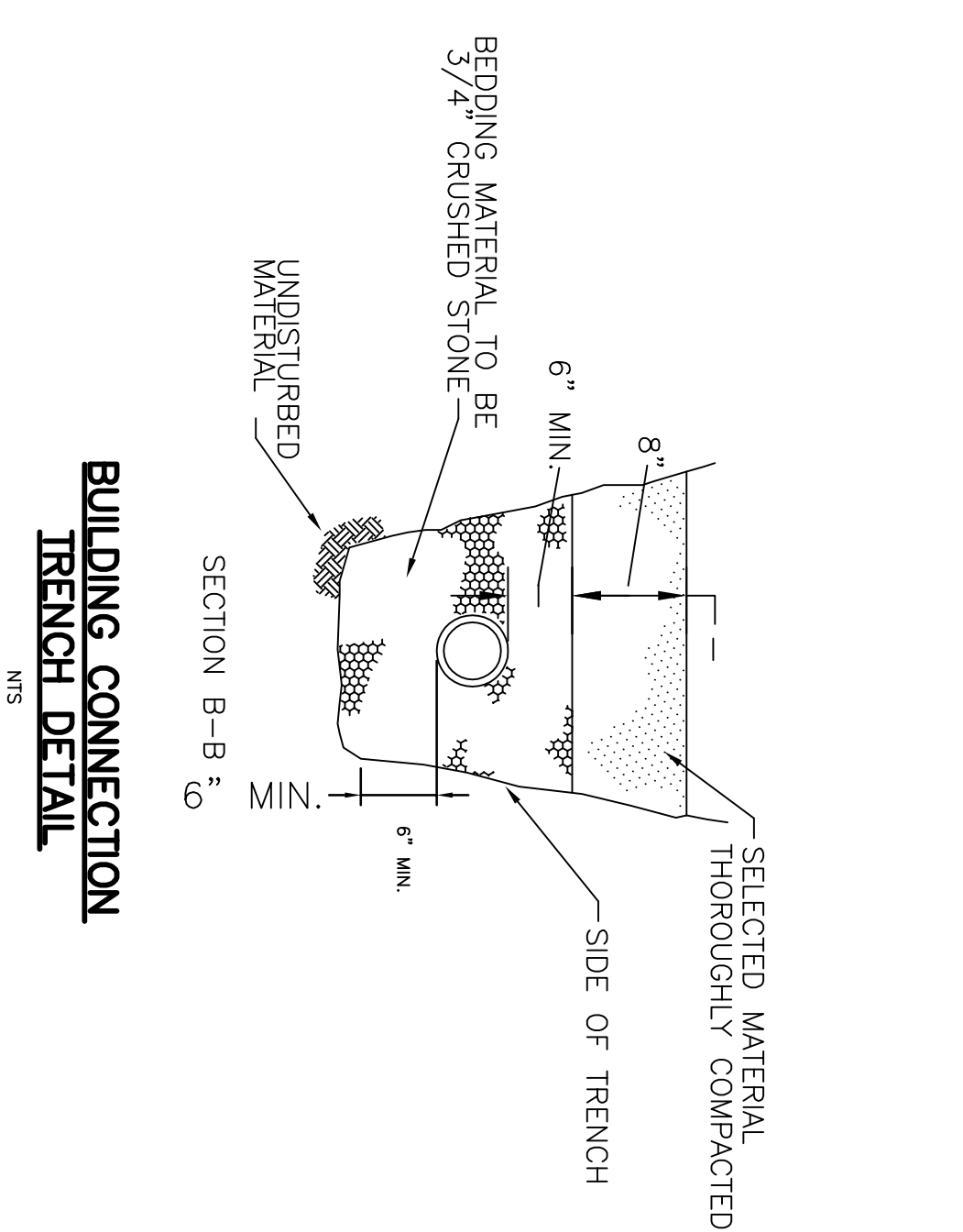
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM
LOCAL UNDERGROUND UTILITIES RECORDS IN THE FIELD
AND CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND
DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND
INVERT OF ALL UTILITIES SHALL BE SHOWN ON THIS DRAWING.
1-800-962-7782



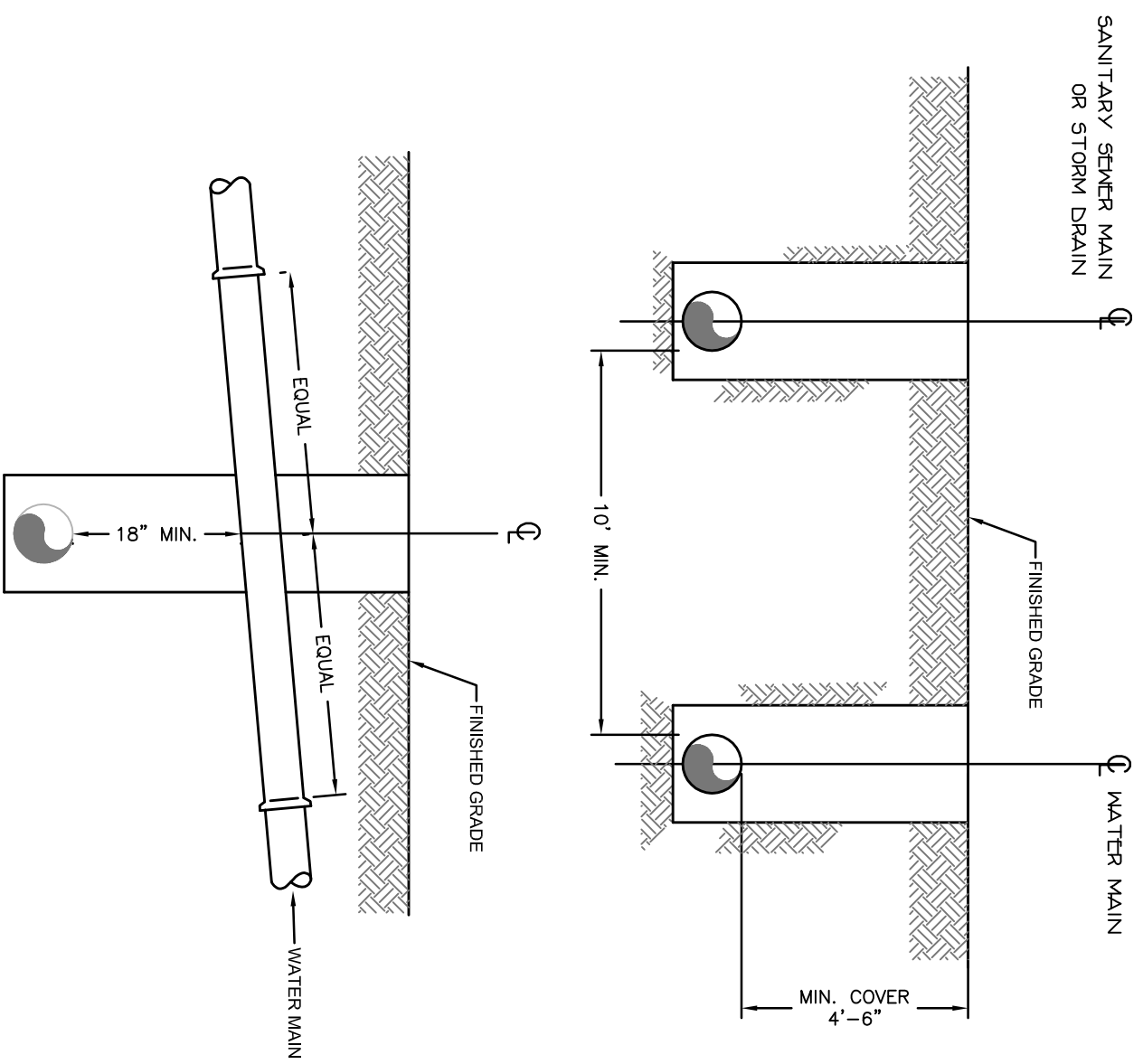
PARKING AND STRIPING DETAIL
N.T.S.



HANDICAPPED STALL MARKING
N.T.S.

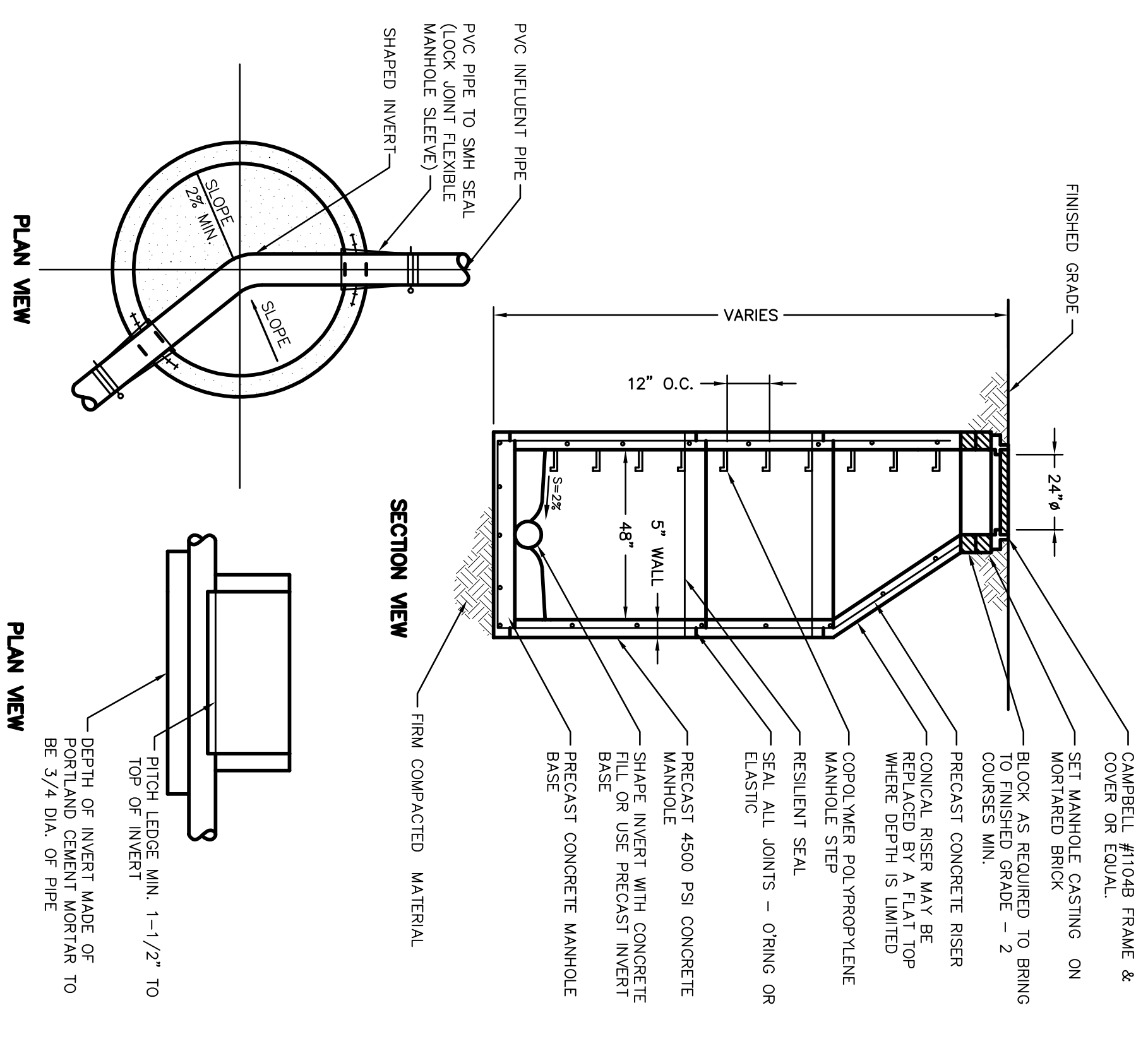


BUILDING CONNECTION TRENCH DETAIL
N.T.S.



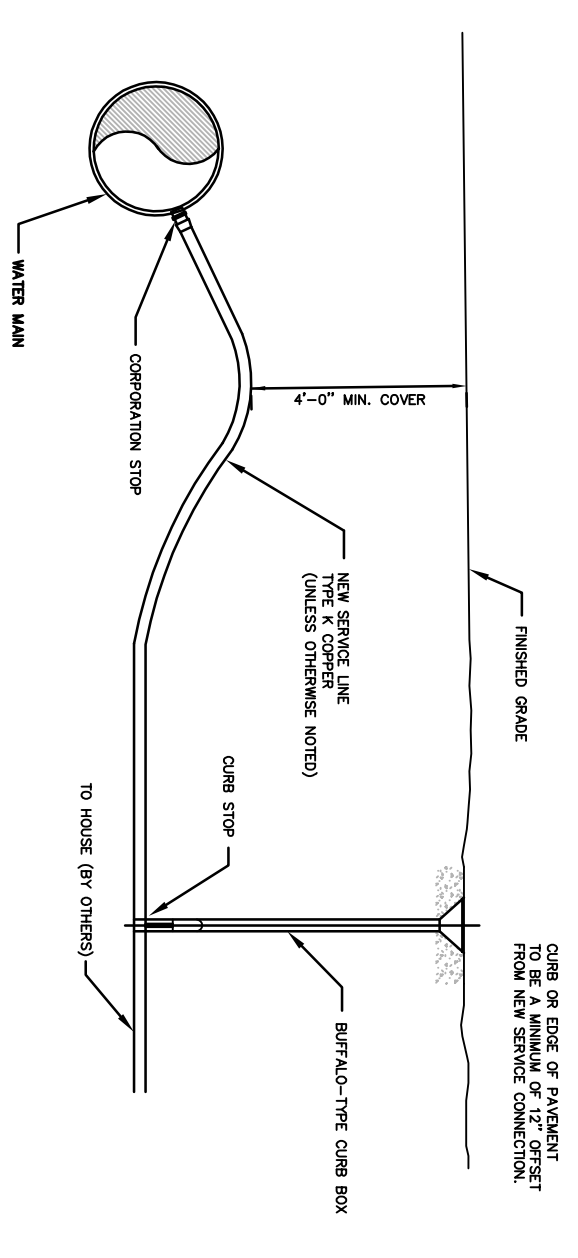
1. AT LOCATIONS WHERE WATER AND SEWER/STORM MAINS CROSS.
2. A MINIMUM 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED.
3. A FULL LENGTH OF SEWER/STORM PIPE AND FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT ALL PIPE JOINTS ARE SPACED AS FAR AS POSSIBLE FROM THE POINT OF CROSSING.

TYPICAL WATER & SEWER/STORM SEPARATION
N.T.S.



- NOTES:
1. MANHOLES TO CONFORM TO A.S.T.M. C478 (LATEST REVISION)
 2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT MANHOLE AND PIPE JOINTS.

SANITARY MANHOLE DETAIL
N.T.S.



WATER CONNECTION DETAIL
N.T.S.

DETAILS (SHEET 3)
FOR
OAK TREE APARTMENTS
LOCATED IN
TOWN OF HAVERSHAM
ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HAWKING (646) 782-8643



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PO BOX 818
LARGENTON (646) 782-8643
TEL: (646) 782-8643
FAX: (646) 782-5900
WWW.SPACONLINE.COM

FILE	DATE	SCALE
5Y-1385	FEB. 06, 2020	AS NOTED

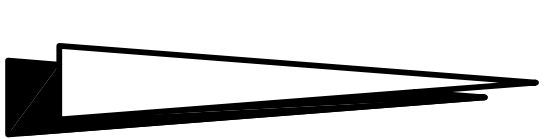
DWG NO. 14 OF 15

NOTE:
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CIVIL ENGINEERING & LAND SURVEYING
1-800-962-7782



KEY MAP
FOR
OAK TREE APARTMENTS
LOCATED IN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY INVERT OF UTILITIES SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



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SITE PLANNING

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LARGO, NY 10986
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WWW.SPACOYOUNGBL.COM

FILE # 5Y-1385
DATE FEB. 06, 2020
SCALE 1" = 500'
DWG # 15 OF 15