

SURFACE AREA REDUCTIONS:
 251-48441
 231-532 = 502 (50,879 X .50=10,144.40)
 502-332 = 732 (11,250 X .75=8,438)
 502-1002 = 1002 (10,000)

TOTAL REDUCTION 40810 SF
 TOTAL GROSS LOT AREA
 630286 SF OR 14,4834 ACRES

ZONING AREA CALCULATIONS
 GROSS LOT AREA = SURFACE REDUCTIONS - ZONING LOT AREA
 630286 SF - 40810 SF = 590089 SF 13,5466 AC

BULK TABLE

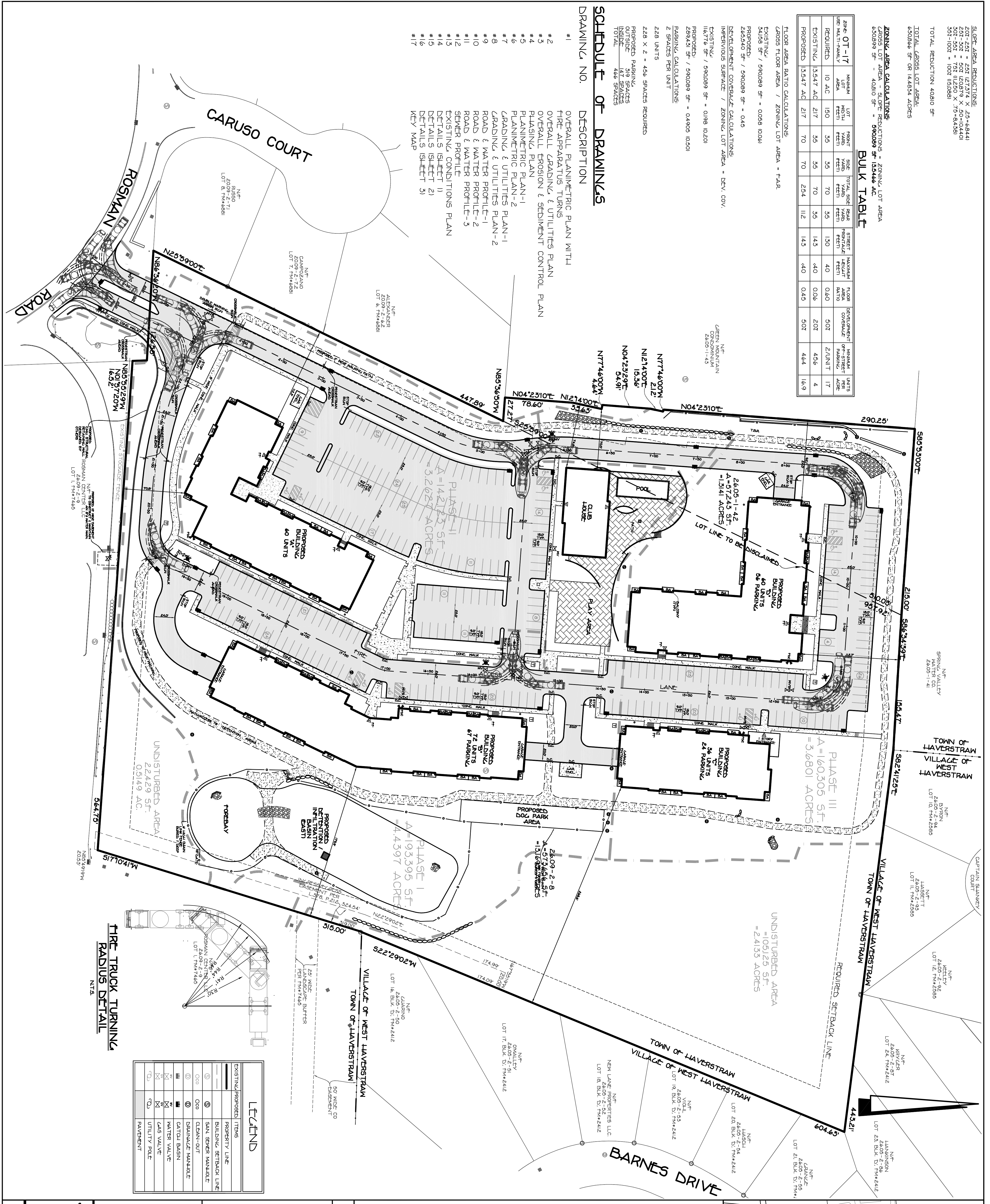
PROP. LOT #	MINIMUM LOT AREA (SQ. FT.)	MINIMUM YARD FRONT (FEET)	MINIMUM YARD REAR (FEET)	MINIMUM YARD SIDE (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT (FEET)	FLOOR AREA COEFFICIENT	MAXIMUM NUMBER OF UNITS PER ZONING UNIT
REQUIRED	10 AC	150	35	70	35	40	0.60	507
EXISTING	13,547 AC	217	35	70	35	143	0.06	207
PROPOSED	13,547 AC	217	70	70	294	143	0.45	507

FLOOR AREA RATIO CALCULATIONS
 GROSS FLOOR AREA / ZONING LOT AREA = F.A.R.

EXISTING: 34108 SF / 590089 SF = 0.058 (0.06)
 PROPOSED: 266540 SF / 590089 SF = 0.45
 DEVELOPMENT COVERAGE CALCULATIONS:
 IMPROVED SURFACE / ZONING LOT AREA = DEV. COV.
 EXISTING: 16,776 SF / 590089 SF = 0.08 (0.20)
 PROPOSED: 289431 SF / 590089 SF = 0.49 (0.50)
 PARKING CALCULATIONS:
 2 SPACES PER UNIT
 228 UNITS
 228 X 2 = 456 SPACES REQUIRED
 PROPOSED PARKING: 456 SPACES
 EXISTING PARKING: 177 SPACES
 TOTAL: 633 SPACES

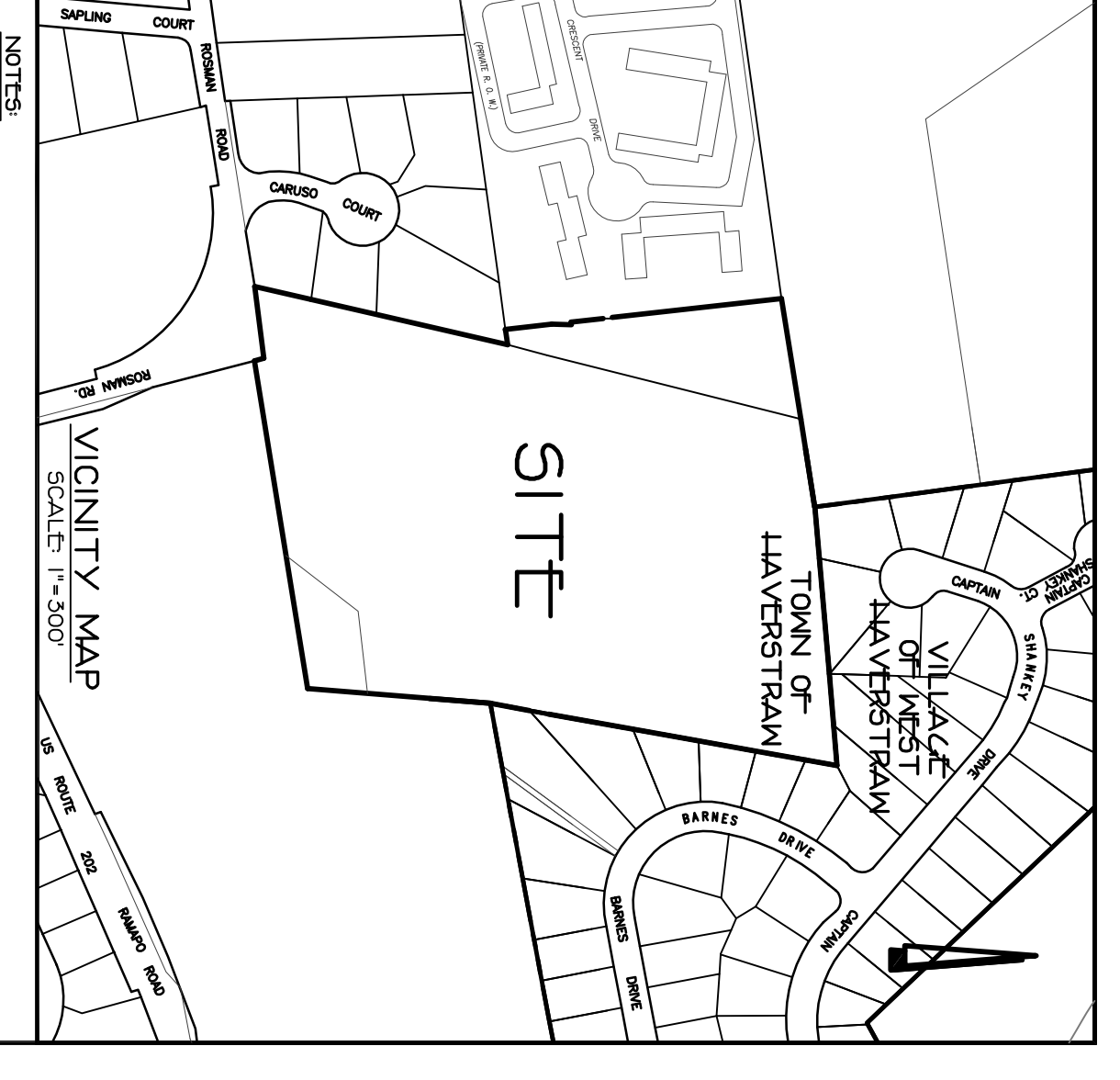
SCHEDULE OF DRAWINGS

DRAWING NO.	DESCRIPTION
#1	OVERALL PLANNIMETRIC PLAN WITH THE APARTATUS TURNS
#2	OVERALL GRADING & UTILITIES PLAN
#3	OVERALL EROSION & SEDIMENT CONTROL PLAN
#4	PLANNING PLAN
#5	PLANNIMETRIC PLAN-1
#6	PLANNIMETRIC PLAN-2
#7	GRADING & UTILITIES PLAN-1
#8	GRADING & UTILITIES PLAN-2
#9	ROAD & WATER PROFILE-1
#10	ROAD & WATER PROFILE-2
#11	ROAD & WATER PROFILE-3
#12	SEWER PROFILE
#13	EXISTING CONDITIONS PLAN
#14	DETAILS (SHEET 1)
#15	DETAILS (SHEET 2)
#16	DETAILS (SHEET 3)
#17	KEY MAP



LEGEND

EXISTING/PROPOSED	ITEMS
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	SEWER MAINLINE
---	CLEAN-OUT
---	DRAINAGE MANHOLE
---	CATCH BASIN
---	WATER VALVE
---	GAS VALVE
---	UTILITY POLE
---	PAYMENT



- NOTES**
- THIS IS A SITE PLAN OF TAX LOT 42 BLOCK 1 SECTION 26.09 LOT 8 MAP 26.09-2-92 AS SHOWN ON THE TOWN OF HAVERSTRAM TAX MAP
 - SECTION 26.09, BLOCK 1, LOT 42 - 57,243 SF - 1,3141 ACRES
 - SECTION 26.09, BLOCK 2, LOT 42 - 57,243 SF - 1,3141 ACRES
 - SECTION 26.09, BLOCK 3, LOT 42 - 57,243 SF - 1,3141 ACRES
 - PROPOSED USE: APARTMENTS
 - RECORD OWNER: OAK TREE APARTMENTS, LLC 16 SULLYSON BLVD SUITE 104 NEW CITY, NY 10956
 - APPLICANT: OAK TREE APARTMENTS, LLC 16 SULLYSON BLVD SUITE 104 NEW CITY, NY 10956
 - TIRE DISTRICT: HAVERSTRAM
 - SCHOOL DISTRICT: NORTH ROCKLAND
 - WATER SUPPLIED BY: SUEZ WATER
 - SEWER DISTRICT: JOINT REGIONAL SEWERAGE BOARD
 - DATUM USED: NAD-83
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
 - THERE ARE NO COVENANTS OR RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATING TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN.
 - NO SIGNS OTHER THAN THOSE SHOWN ON THIS PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
 - THE UNDERLINED OWNER AND/OR APPLICANT AS CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN DEVELOPMENT OF THE ISSUANCE OF ALL SURVEYING SHALL BE THE RESPONSIBILITY OF THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

REVISIONS

NO.	DESCRIPTION	DATE

OWNER: OAK TREE APARTMENTS, LLC
DATE: _____

APPLICANT: OAK TREE APARTMENTS, LLC
DATE: _____

PRELIMINARY
 OVERALL WORKING PLAN & FIRE APPARATUS TURNS
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAM
 ROCKLAND COUNTY, NEW YORK

SPARCO & YOUNGBLOOD, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 16 NORTH MAIN STREET
 LARGENTON, NY 10926
 TEL: (845) 792-6643
 FAX: (845) 792-5900
 WWW.SPACONYSURVEYS.COM

SCALE: 1" = 50'
DATE: APR. 14, 2021
FILE: SY-1385
DWG: 1 OF 17

LEGEND	
---	EXISTING/PROPOSED UTILITY
—	PROPERTY 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
—	SEWALVE MANHOLE
—	CATCH BASIN
—	UTILITY POLE
—	TELEPHONE ELECTRIC
—	OVERHEAD ELECTRIC
—	10' CONTOUR INTERVAL
—	2' CONTOUR INTERVAL
—	SPOT GRADE
—	WALL & CURB ELEVATIONS



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM LOCAL UNDERGROUND UTILITIES RECORDS. THE 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.

DIC & SATELY
REGISTERED PROFESSIONAL ENGINEER
NEW YORK
1-800-942-7982

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

DATE: APR. 14, 2021
SCALE: 1"=50'
DWG: 2 OF 17

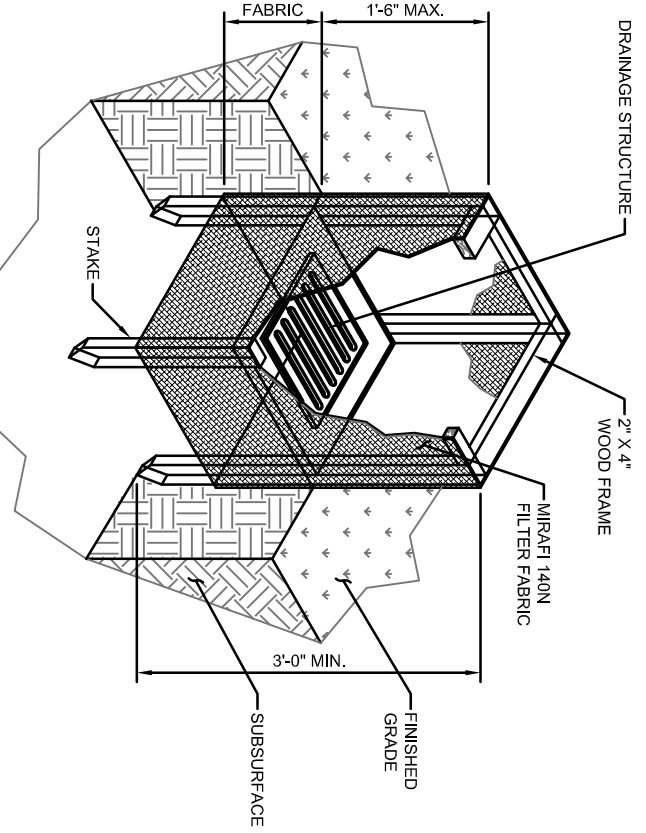
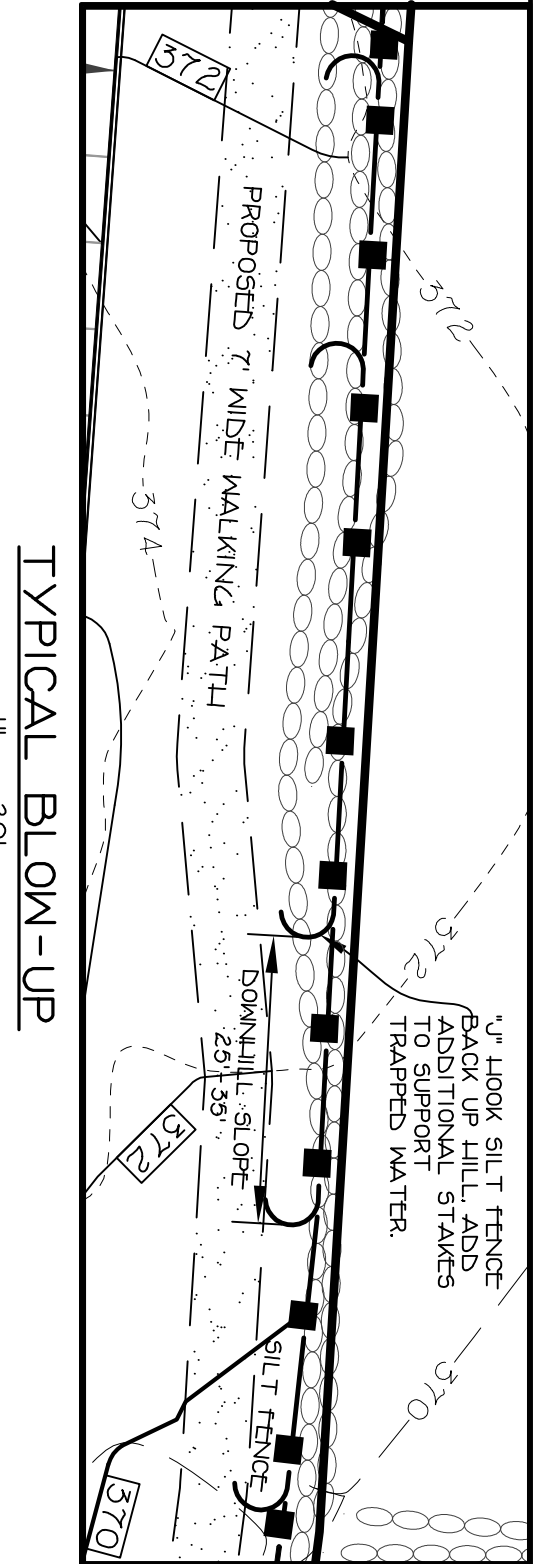
SPARCO & YONKEROOD, PLLC
CIVIL ENGINEERING & LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
LARGO, NY 10843
TEL: (646) 782-6643
FAX: (646) 782-5300
WWW.SPARCO.COM

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 OF UTILITIES.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETELY STABILIZED.
 3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
 4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS REMOVED FOR TOPSOIL STORAGE.
 5. CONSTRUCT EROSION CONTROL AREAS AS NECESSARY TO DIRECT RUNOFF TO STABILIZED CONSTRUCTION ENTRANCE AND TO PREVENT EROSION.
 6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED WITH TOPSOIL FROM AREAS TO BE DISTURBED.
 7. PREPARE EXCAVATION AND HILL TO BE FILLED WITH TOPSOIL BY DEEPS.
 8. INSTALL CONSTRUCTION UTILITIES, UTILITIES AND UTILITIES AS SECTION OF PLAN AND SURFACE RUNOFF.
 9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
 10. CONSTRUCT CURBS AND INSTALL BARRIERS AND BINDER COURSES OF PAVED AREAS. BARRIERS OF THE CURB AND FIELD INLETS ACCORDINGLY.
 11. COMPLETE THE GRADING.
 12. INSTALL SURFACE COURSE OF PAVEMENT, BARRIERS OF CURBS AND FIELD INLETS TO FINAL ELEVATION.

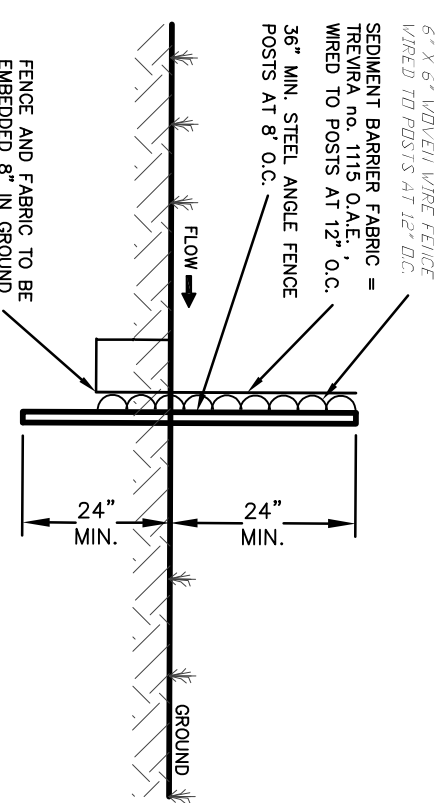
STANDARD EROSION CONTROL NOTES

- 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:
1. TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AT ANY DISTURBED AREA TO BE GRADDED OR EXCAVATED. THESE AREAS SHALL BE CONSTRUCTED AS FOLLOWS:
 - a. MAY BE CREATED UTILIZING EXISTING BARRIERS, STONE DAMS OR SLOTTED CURBS.
 - b. SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT AND WASTES ARE DIRECTED INTO THE ENTRAPMENT AREA.
 - c. SHALL BE CONSTRUCTED TO BE CAPABLE OF WITHSTANDING A DESIGN FLOOD FROM FURTHER EROSION.
 2. ALL DISTURBED AREAS EXCEPT ROADWAYS WHICH WILL REMAIN UNPAVED FOR MORE THAN 90 DAYS SHALL BE STABILIZED WITH TOPSOIL OR LAISSEZ FOUS SOIL. ROADWAYS SHALL BE STABILIZED AS PRACTICALLY AS POSSIBLE BY INSTALLATION OF THE BARRIERS.
 3. SILT THAT LEAVES THE SITE IN SHITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE AGENCY AUTHORITIES.
 4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY STABILIZATION SHALL BE REMOVED AND THE PERMANENT STABILIZATION SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
 5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE SEE DETAIL.



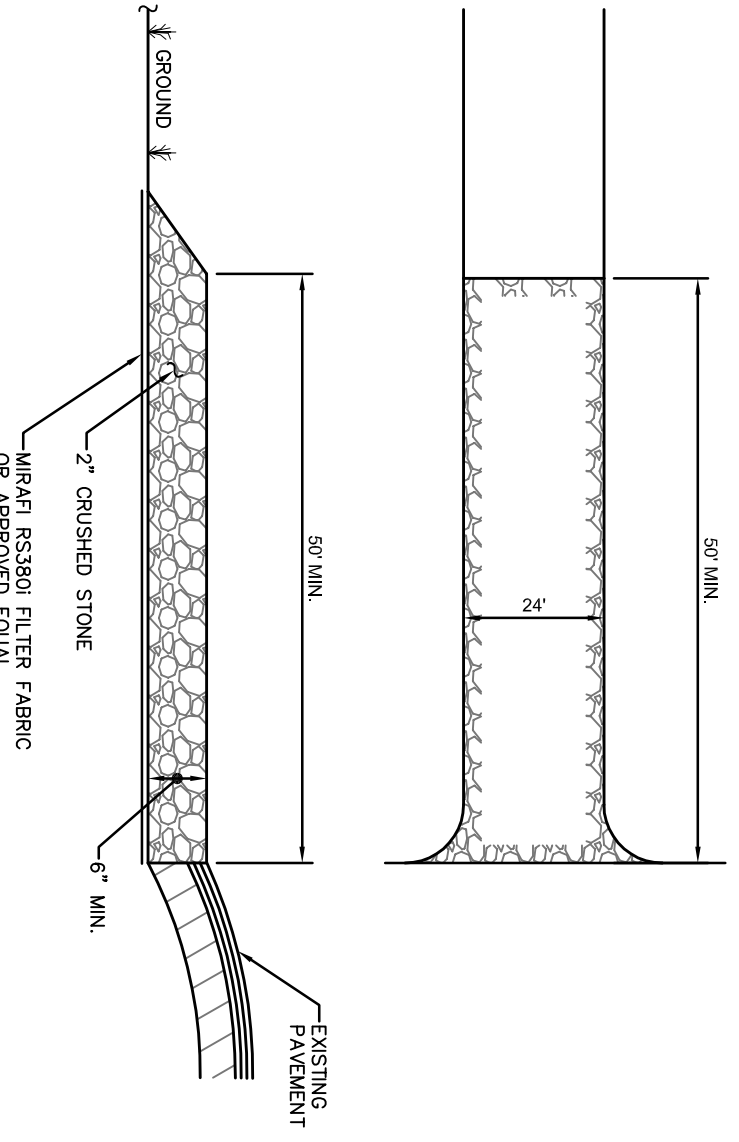
- NOTES**
1. FILTER FABRIC SHALL HAVE AN EGS OF 40-85.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NECESSARY, THEY SHALL BE REINFORCED WITH 2\"/>

FIELD INLET PROTECTION DETAIL



- NOTES**
1. THIS FENCE IS AN ALTERNATE TO ANY BARRIERS SEDIMENT BARRIERS.
 2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
 3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BUILDING DEVELOPE.
 4. FENCE SWING ON PLAN -

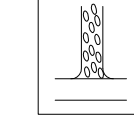
SEDIMENT BARRIER FENCE



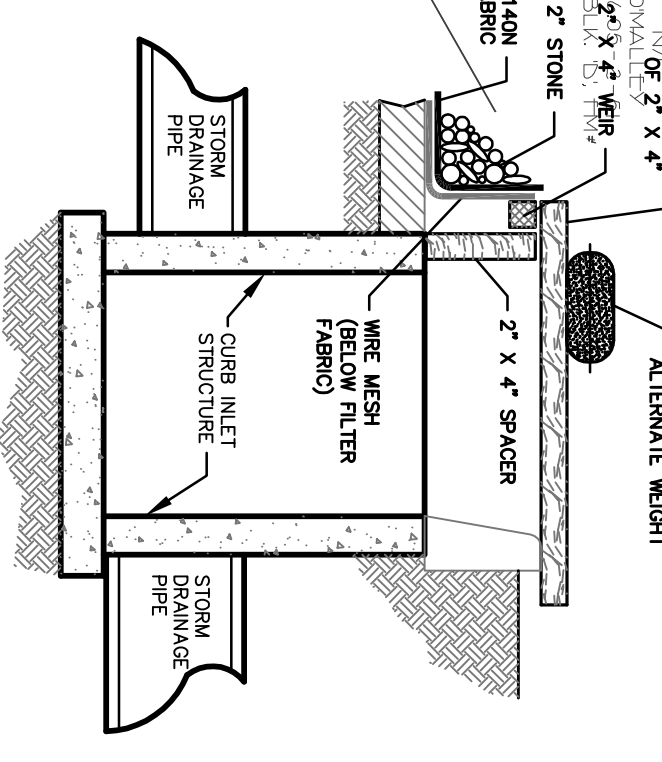
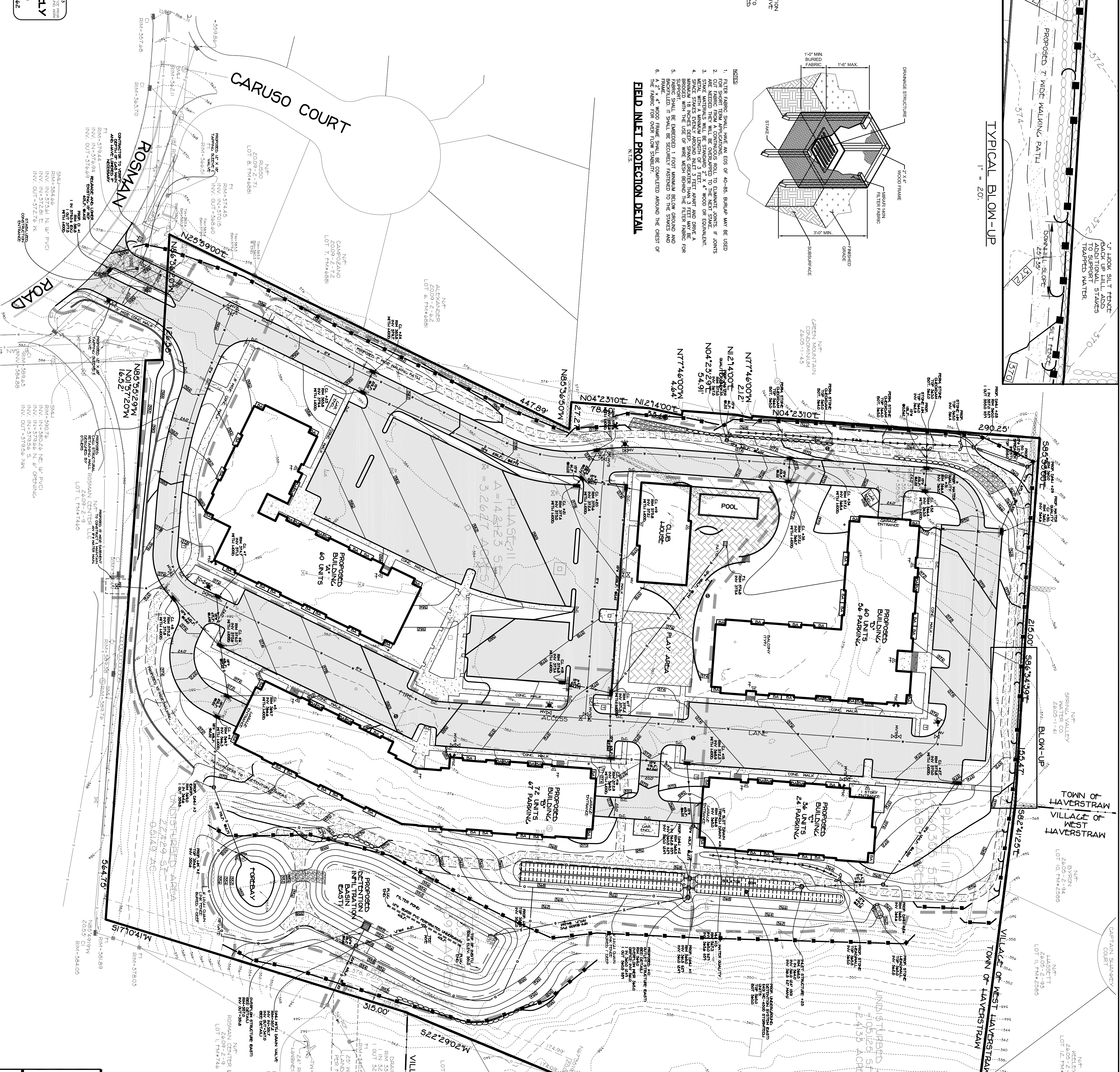
- NOTES**
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

STABILIZED CONSTRUCTION ENTRANCE

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



DIG & SATLEY
NEW YORK
1-800-942-7982



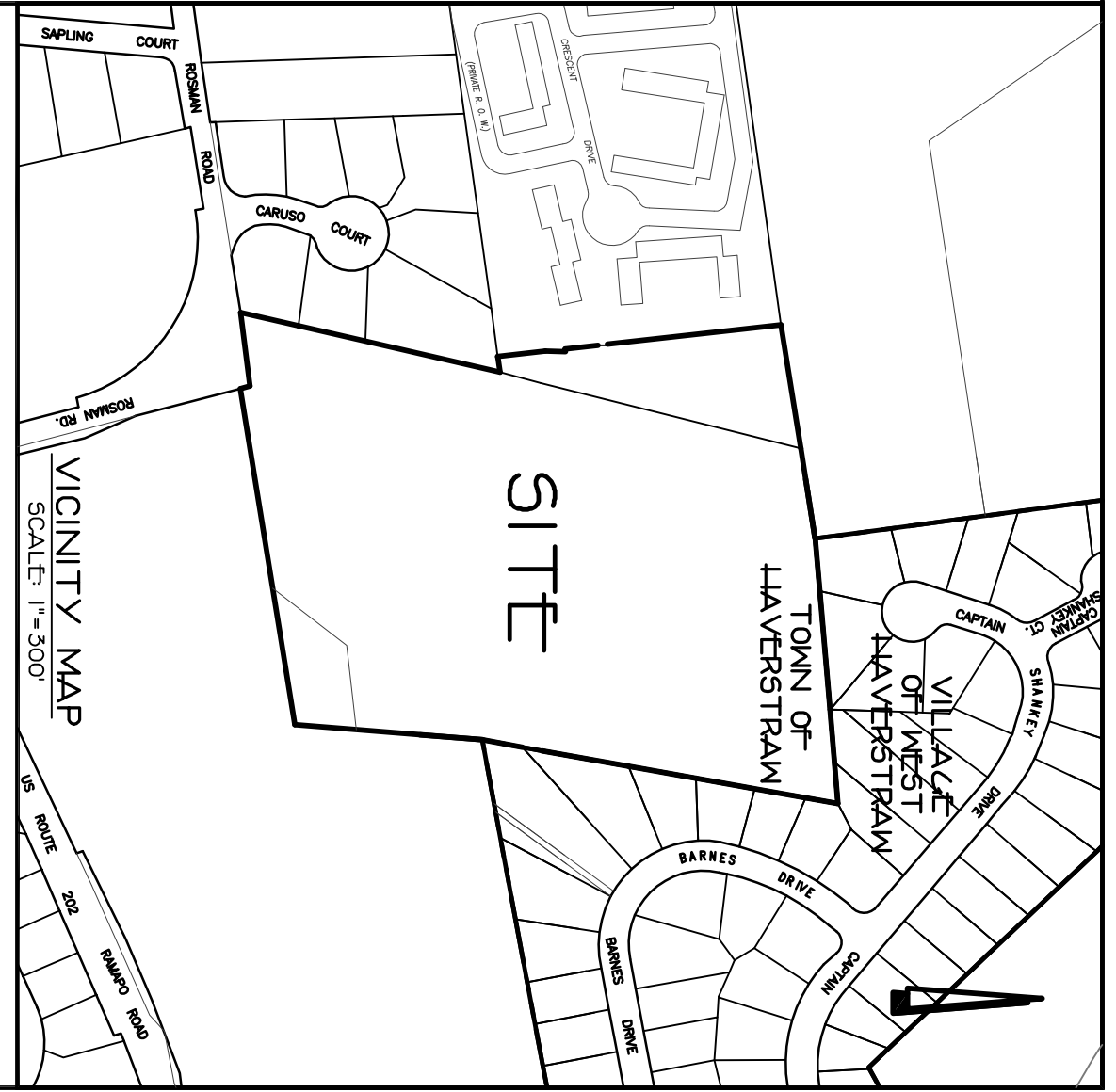
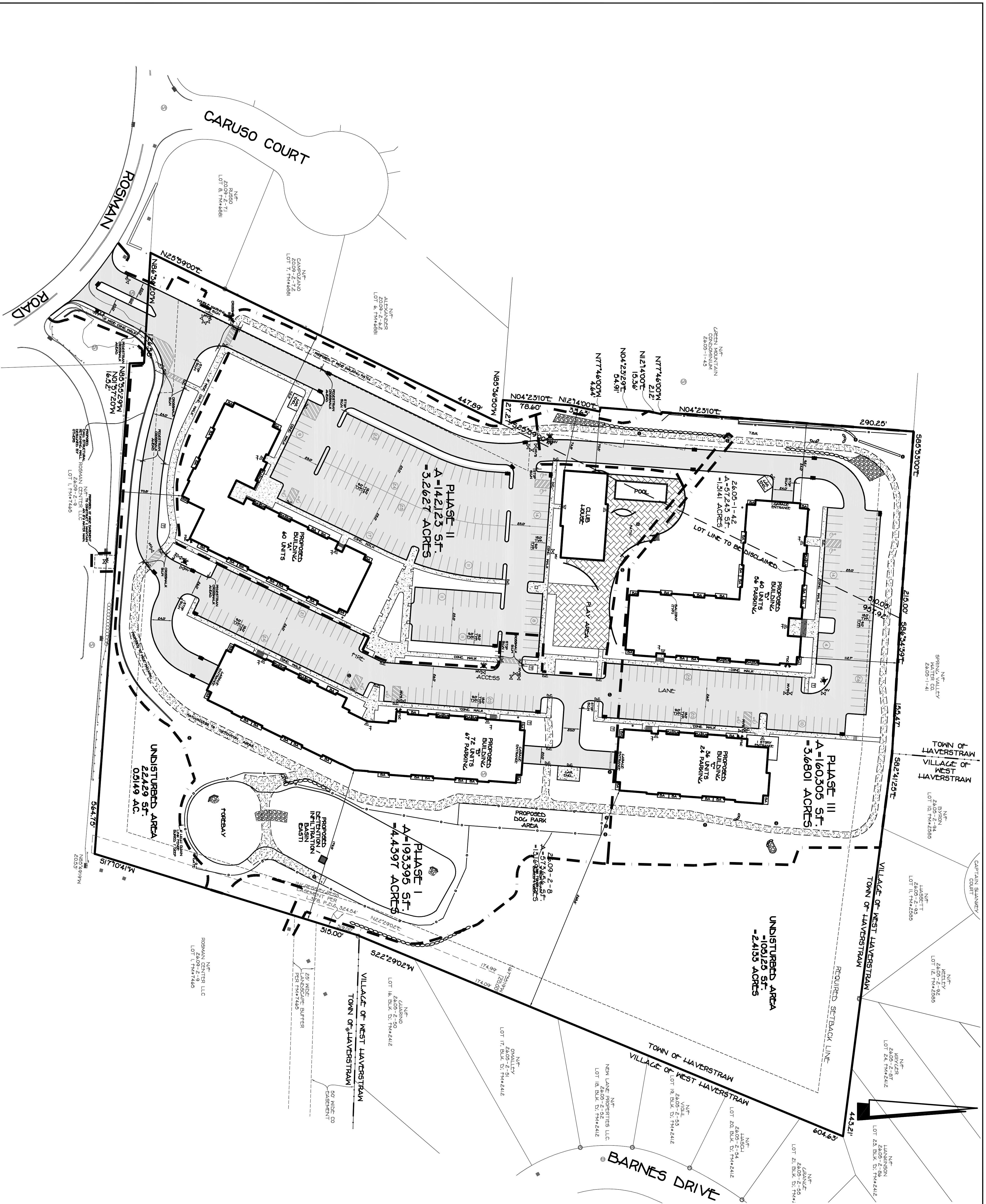
- NOTES**
1. FILTER FABRIC SHALL HAVE AN EGS OF 40-85.
 2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2\"/>

CURB INLET PROTECTION DETAIL

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

SPARCO & YONKELOOD, PLLC
CIVIL ENGINEERING & LAND SURVEYING
18 NORTH MAIN STREET
LARGENTON, NY 10943
TEL: (843) 782-6643
FAX: (843) 782-5901
WWW.SPARCOYONKELOOD.COM

DATE: APR. 14, 2021
SCALE: 1"=50'
DWG: 3 OF 17



NO.	DATE	DESCRIPTION

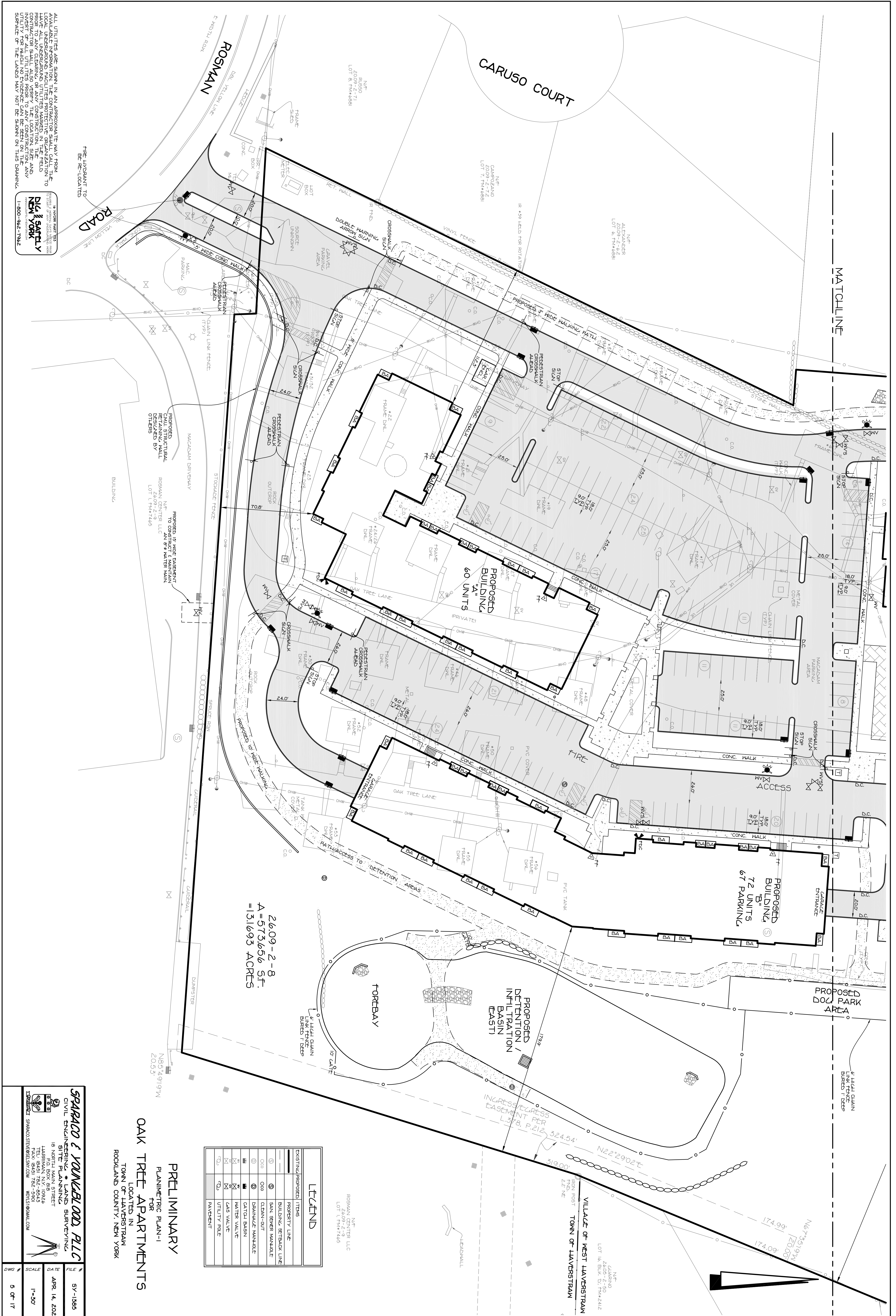
PRELIMINARY
 PLANNING PLAN
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAM
 ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
 0 50 100 150
 FEET

SPARCO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 SITE PLANNING

18 NORTH MAIN STREET
 LARGENTON, NY 10924
 TEL: (845) 792-6643
 FAX: (845) 792-5300
 WWW.SPACONLINE.COM

FILE	DATE	SCALE	DWG
5Y-1385	APR. 14, 2021	1"=50'	4 OF 17



26.09-2-8
 A=573,656 SF.
 B=1,316,935 ACRES

LEGEND	
(Symbol)	EXISTING/PROPOSED ITEMS
(Symbol)	PROPERTY LINE
(Symbol)	BUILDING SETBACK LINE
(Symbol)	RAIN SCOUR MANHOLE
(Symbol)	CLEAN-OUT
(Symbol)	DRAINAGE MANHOLE
(Symbol)	CATCH BASIN
(Symbol)	WATER VALVE
(Symbol)	GAS VALVE
(Symbol)	UTILITY POLE
(Symbol)	PAVEMENT

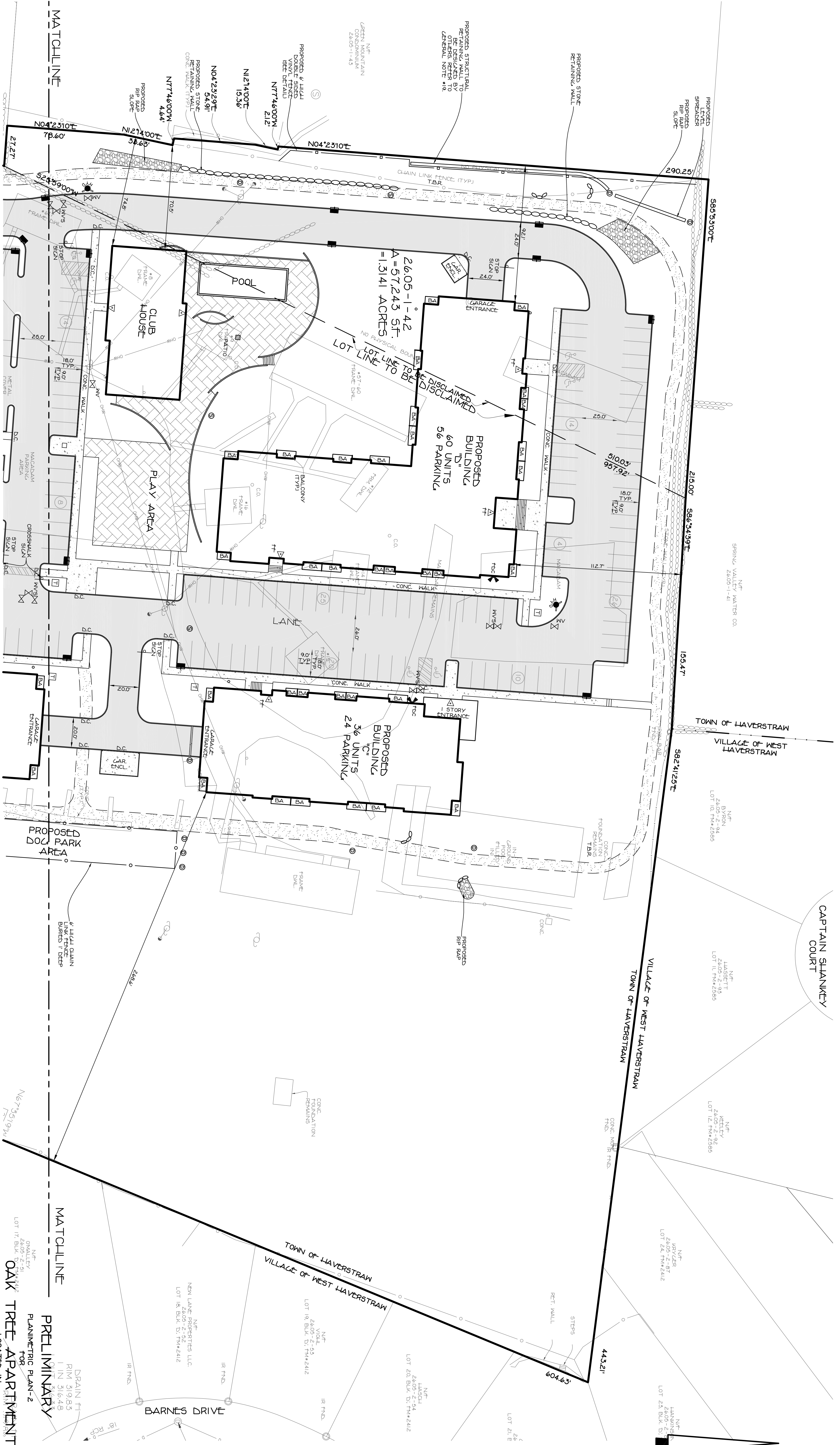
PRELIMINARY
 PLANIMETRIC PLAN-1
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVRESTRAM
 ROCKLAND COUNTY, NEW YORK

SPARCO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 SITE PLANNING
 18 NORTH MAIN STREET
 LUGBURN, NY 12548
 TEL: (845) 782-9943
 FAX: (845) 782-5900
 WWW.SPACORNY.COM

DATE: APR. 14, 2021
 SCALE: 1"=30'
 FILE: SY-1385

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO 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.

DIG & SAFELY
 NEW YORK
 1-800-962-7982



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

18 NORTH MAIN ST. 2ND FLOOR NEW YORK CITY OFFICE OF THE CITY ENGINEER
DIC & SATELY
 NEW YORK
 1-800-942-7942

LEGEND	
	EXISTING/PROPOSED ITEMS
	PROPERTY LINE
	BUILDING SETBACK LINE
	SAN SEWER MANHOLE
	CLEAN-OUT
	DRAINAGE MANHOLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	PAVEMENT

SPARCO & YONKELOOD, PLLC
 CIVIL ENGINEERING • LAND SURVEYING
 18 NORTH MAIN STREET
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 WWW.SPACOD.COM

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

5Y-1385

DATE: APR. 14, 2021
 SCALE: 1"=30'
 DWG: 6 OF 17

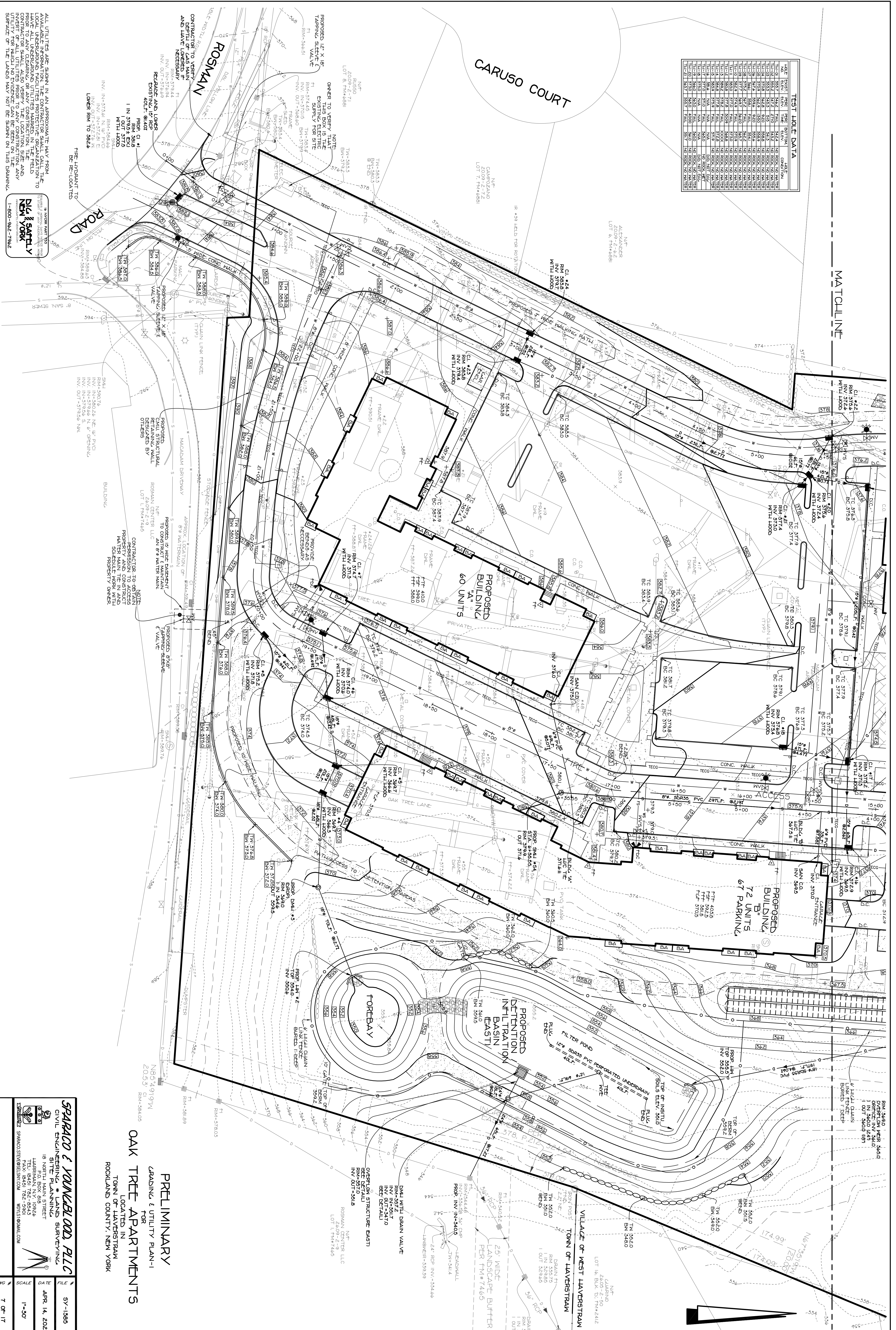
TEST POINT	DATE	DEPTH	TYPE	RELATION	CONDITION
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TH-12	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-13	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-14	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-15	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-16	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-17	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-18	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-19	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-20	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
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TH-70	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-71	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
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TH-73	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
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TH-80	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-81	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-82	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-83	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-84	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-85	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-86	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-87	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-88	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-89	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-90	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-91	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-92	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-93	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-94	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-95	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-96	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-97	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-98	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-99	05/07	3442	FWL	3442	NO ROCK (NO MATERS)
TH-100	05/07	3442	FWL	3442	NO ROCK (NO MATERS)

CARUSO COURT

MATCHLINE

ROSMAN

ROAD



CONTRACTOR TO VERIFY DEPTH OF GAS MAIN AND HAVE NECESSARY REGRADING AND LOWER EXISTING ELECTRICAL SERVICE TO 40 FT. BELOW FINISH 1 IN 3/32" EXC WITH LLOOD

PROPOSED 12" X 18" TAPPING ELECTRICAL SERVICE FOR SITE

PROPOSED 12" X 18" TAPPING ELECTRICAL SERVICE FOR SITE

PROPOSED 12" X 18" TAPPING ELECTRICAL SERVICE FOR SITE

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SPARCO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 LARGO, NY 11434
 TEL: (646) 782-5543
 FAX: (646) 782-5300
 WWW.SPARCOYOUNGBLOND.COM

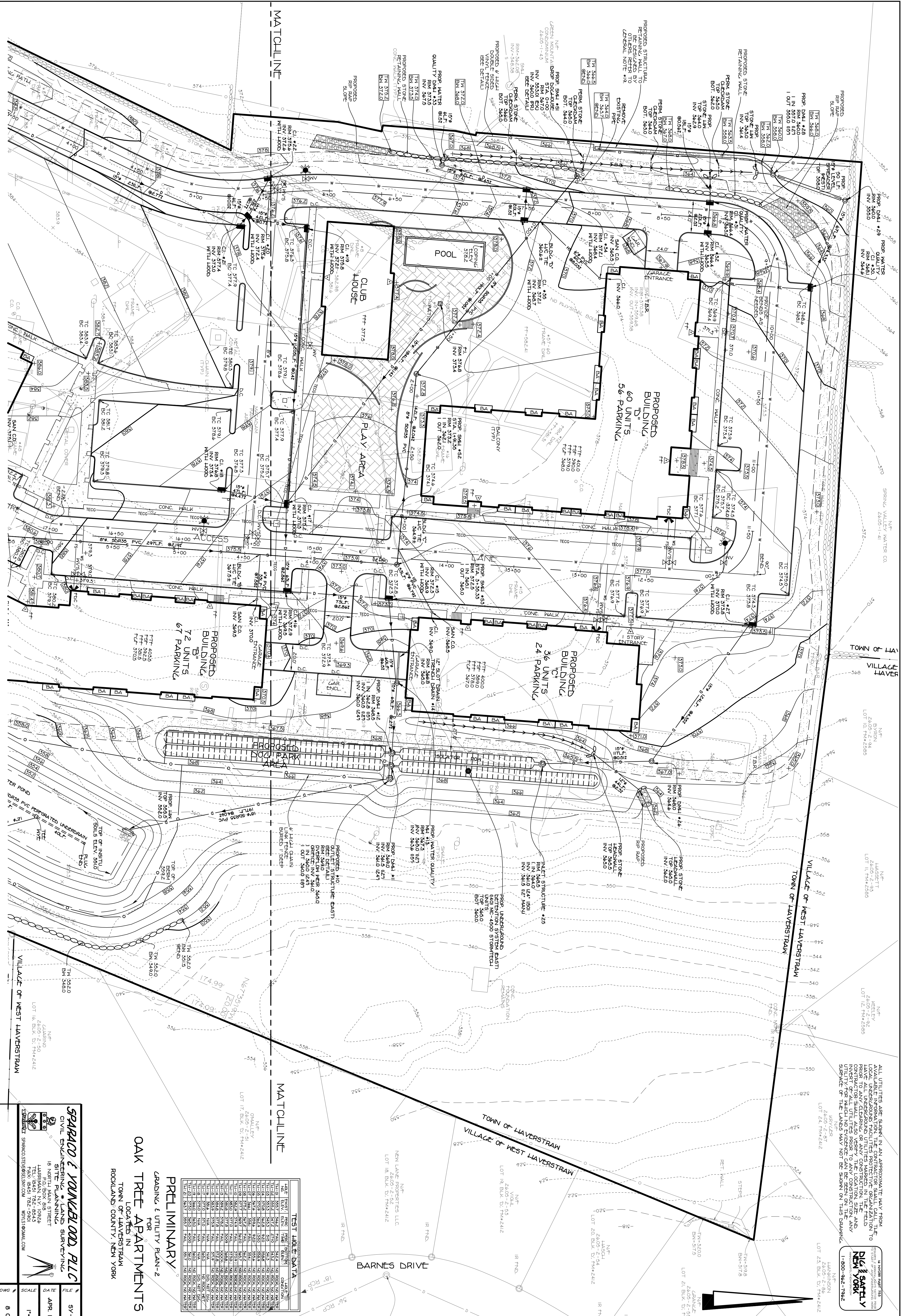
PRELIMINARY
 GRADING & UTILITY PLAN-1
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVENSTRAM
 ROCKLAND COUNTY, NEW YORK

FILE 5Y-1385

DATE APR. 14, 2021

SCALE 1"=30'

DWG 7 OF 17



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 HAVERSTRAW AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF HAVERSTRAW AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

TEST POINT DATA

NO.	ELEV.	TYPE	CONDITION
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100	421.5	BM	NO RECORD

PRELIMINARY
 GRADING & UTILITY PLAN-2
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

SPARCO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 SUITE 200
 HAVERSTRAW, NY 10924
 TEL: (845) 782-5900
 FAX: (845) 782-5900
 WWW.SPARCO-YS.COM

DATE: APR. 14, 2021
 SCALE: 1"=30'
 DWG: 9-01-17

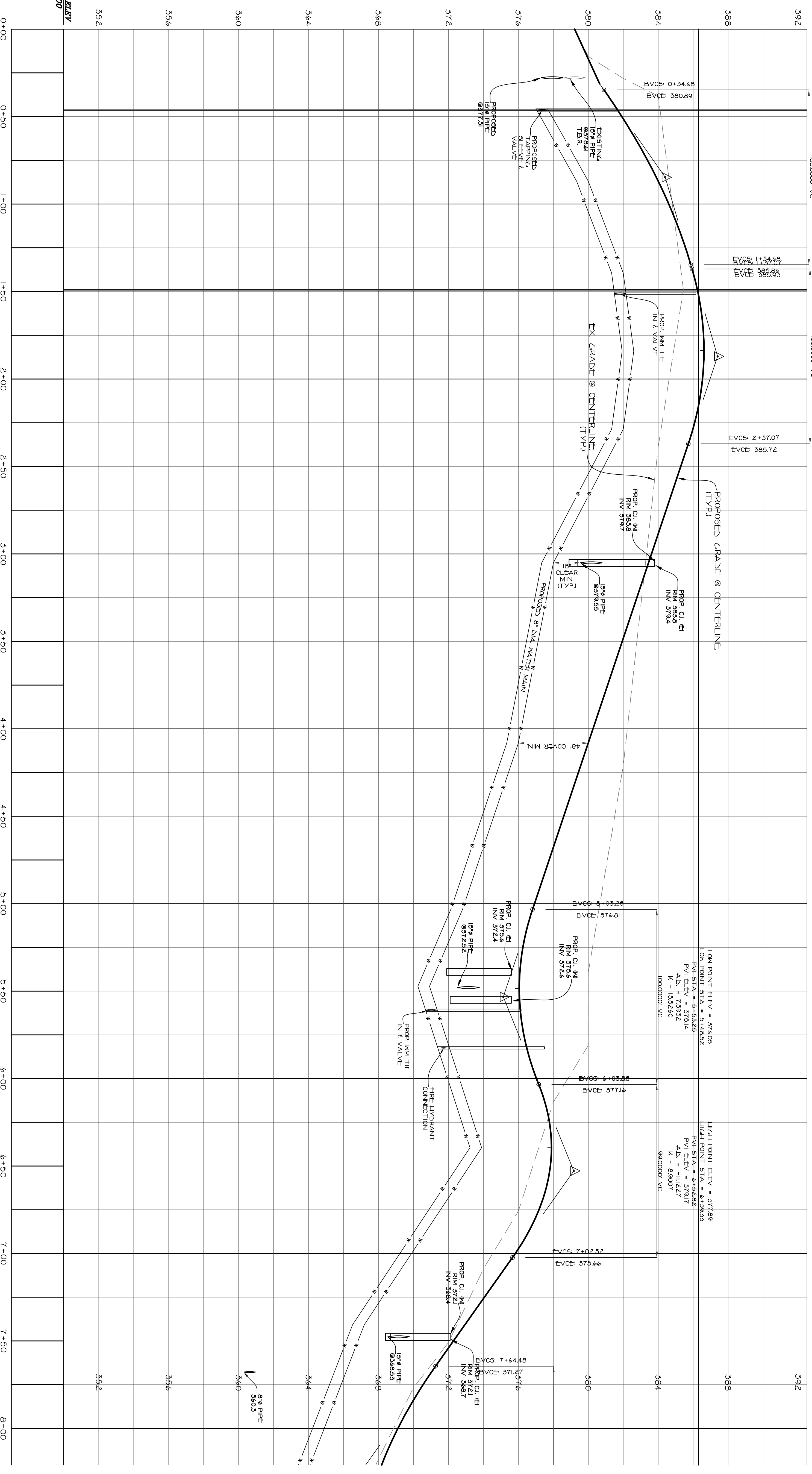
HIGH POINT ELEV. = 386.61
 LOW POINT STA. = 1+87.07
 PVI STA. = 1+87.07
 PVI ELEV. = 387.39
 A.D. = -4.0861
 K = 24.4731

HIGH POINT ELEV. = 386.61
 LOW POINT STA. = 2+37.07
 PVI STA. = 2+37.07
 PVI ELEV. = 388.93
 A.D. = -4.0861
 K = 15.9444

LOW POINT ELEV. = 376.00
 LOW POINT STA. = 5+48.52
 PVI STA. = 5+48.52
 PVI ELEV. = 379.14
 A.D. = -1.5249
 K = 100.0000

HIGH POINT ELEV. = 377.89
 HIGH POINT STA. = 6+35.33
 PVI STA. = 6+35.33
 PVI ELEV. = 379.17
 A.D. = 1.8907
 K = 99.0000

HIGH POINT ELEV. = 375.66
 HIGH POINT STA. = 7+02.32
 PVI STA. = 7+02.32
 PVI ELEV. = 375.66
 A.D. = 1.8907
 K = 99.0000



ROAD PROFILE STA: 0+00 TO 7+50
 SCALE H-1"=30', V-1"=3'

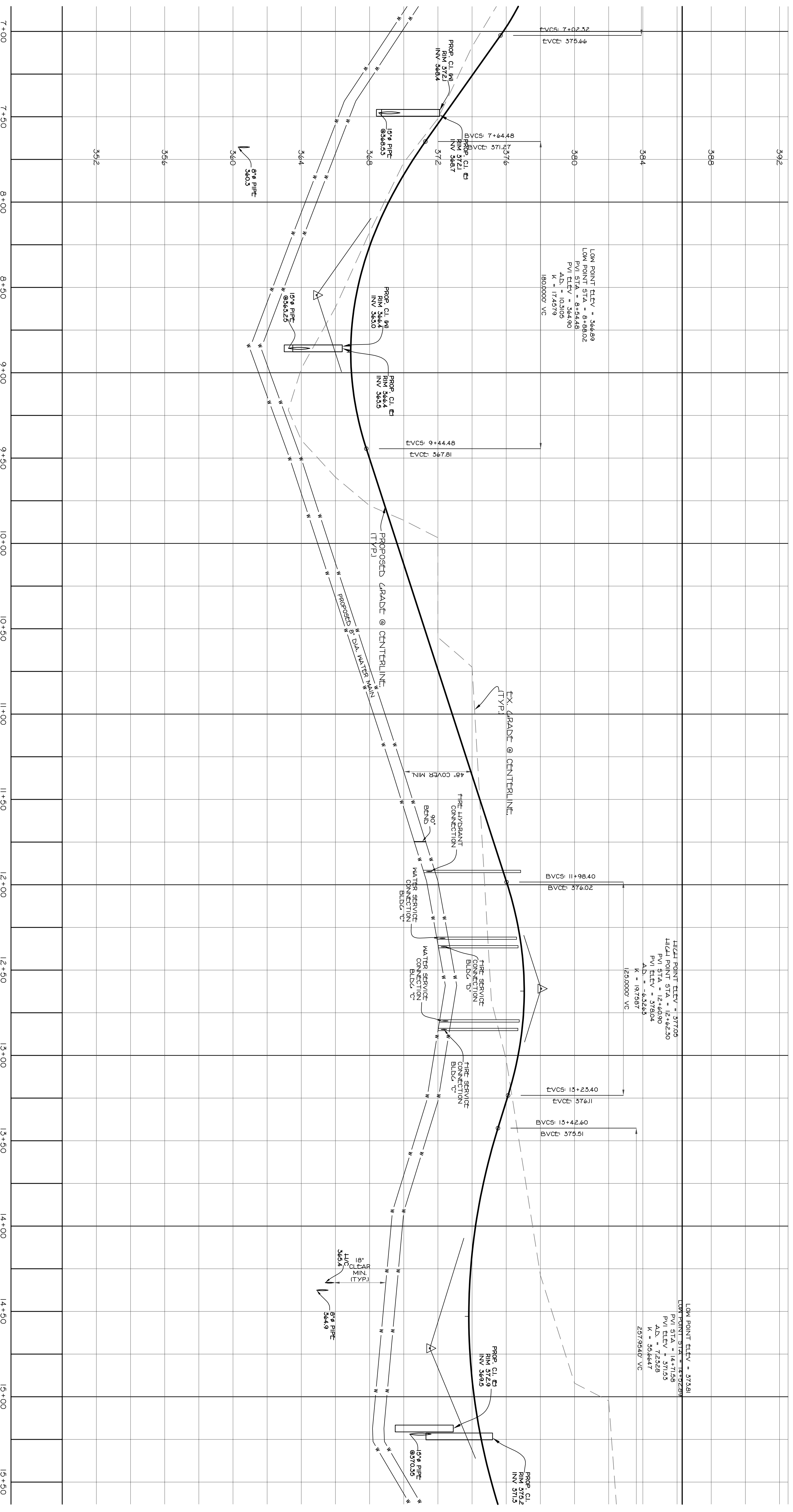
PRELIMINARY
 ROAD & WATER PROFILE-1
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM
 LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO
 HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD
 CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND
 DEPTH 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.



SPARCO & YOUNGBLOND, PLLC
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 SITE PLANNING
 18 NORTH MAIN STREET
 LUGER, BOX 818
 TOWN OF HAVERSTRAW
 NY 12529
 TEL: (845) 782-6643
 FAX: (845) 782-5300
 WWW.SPACONLINE.COM

FILE	5Y-1385
DATE	APR. 14, 2021
SCALE	1"=30'
DWG #	9 OF 17



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

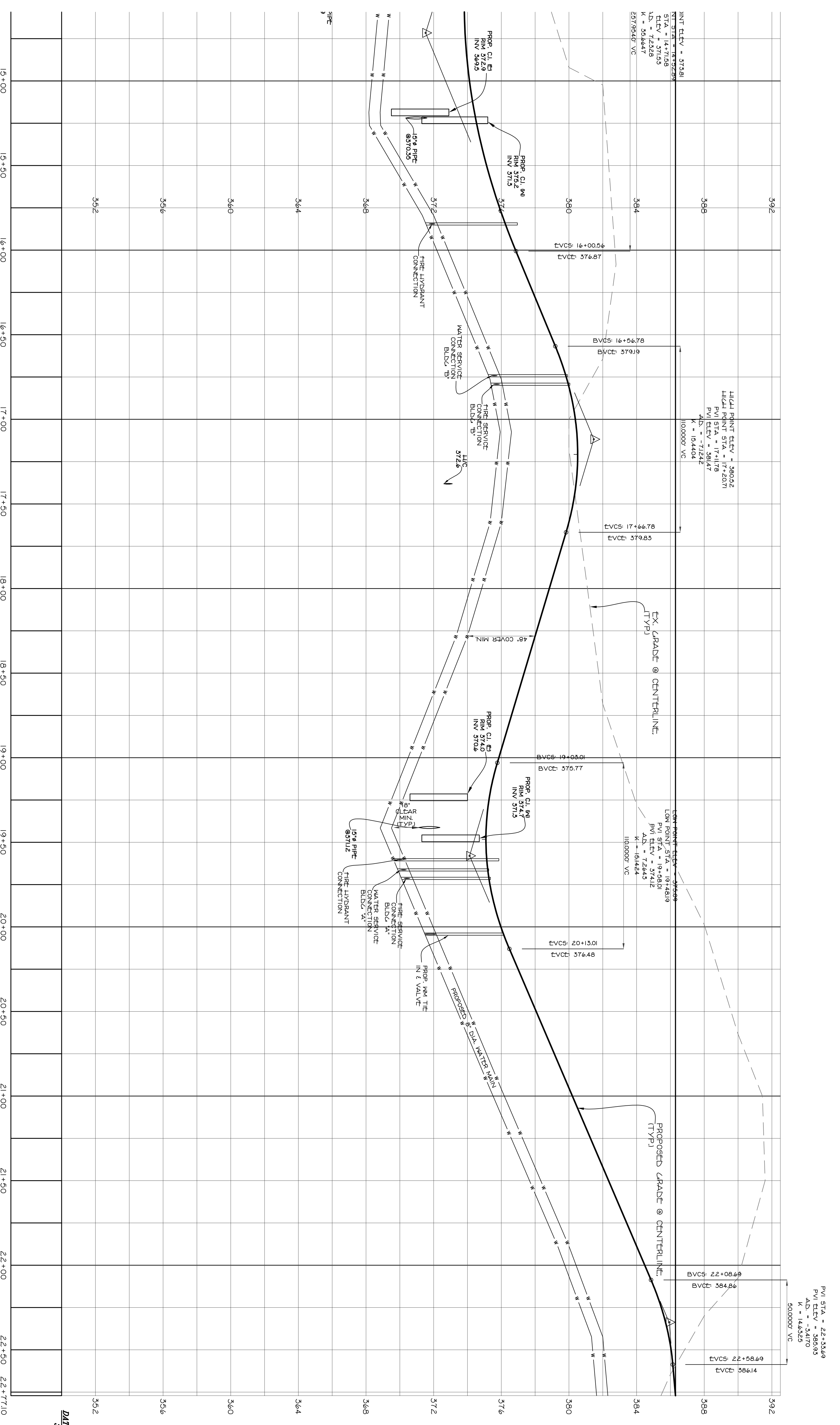
PRELIMINARY
 ROAD & WATER PROFILE-2
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

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



SPARCO & YOUNGBLOND, PLLC
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 18 NORTH MAIN STREET
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 FAX: (845) 782-5300
 WWW.SPACONYSURV.COM

FILE: SY-1385
 DATE: APR. 14, 2021
 SCALE: 1"=30'
 DWG: 10 OF 17

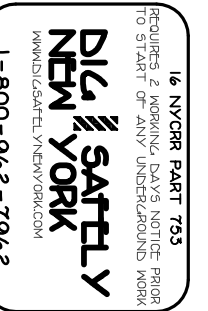


ROAD PROFILE STA: 15+00 TO 22+77.10
SCALE: H-1"=50', V-1"=5'

PRELIMINARY
FOR
ROAD & WATER PROFILE-3
OAK TREE APARTMENTS
LOCATED IN
TOWN OF HAVENSTRAM
ROCKLAND COUNTY, NEW YORK

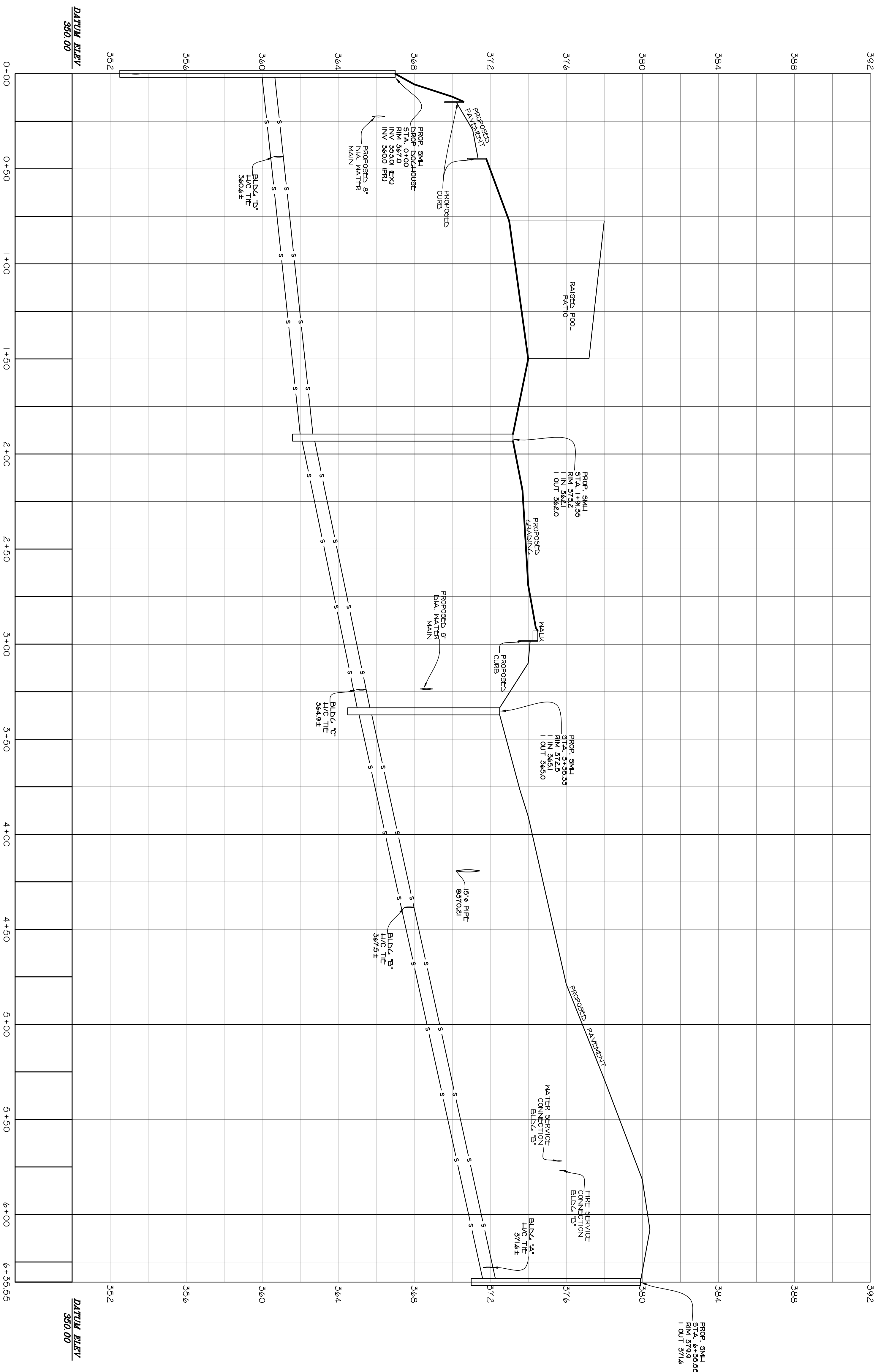
DATE: 09/20/09

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED 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.



SPARCO & YOUNGBLOND, PLLC
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FAX: (646) 782-5900
WWW.SPARNCO.COM

FILE: 5Y-1385
DATE: APR. 14, 2021
SCALE: 1"=30'
DWG: 11 OF 17



SEWER PROFILE STA: 0+00 TO 6+35.55

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

PRELIMINARY
 SEWER PROFILE
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSHAM
 ROCKLAND COUNTY, NEW YORK

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM
 LOCAL UNDERGROUND UTILITIES MAPPED IN THE FIELD
 LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO
 HAVE ALL UNDERGROUND UTILITIES MAPPED 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.



SPARCO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
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 LUGBURN, NY 12548
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 FAX: (845) 782-5300
 WWW.SPARNY.COM

FILE	5Y-1385
DATE	APR. 14, 2021
SCALE	1"=30'
DWG	12 OF 17

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 #2388.

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

FINAL 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 #9336.

DEED REFERENCE:

- 1999/41923
- 1999/42546
- 1998/28752
- 1999/56034
- 681/972
- 1996/1419
- 2009/23547
- 686/241
- 1999/4883
- 2009/48980
- 2009/23547
- 2015/20124
- 2014/31079
- 2010/45853
- 660/190
- 1999/466
- 1999/4843
- 2009/13998
- 965/613
- 2002/52893

SLOPE AREA CALCULATIONS:
 207'-23" x 25' 1277.74 X 25=4644
 237'-30" x 50' 11867.9 X 50=10440
 302'-30" x 75' 11250 X 75=8438
 302'-100" x 100' 11000

ZONING AREA CALCULATIONS:
 2009 LOT AREA = 40810 SF = 930099 SF 15946 AC.
 456999 SF = 104810 SF = 900099 SF 15946 AC.

SLOPES

RANGE	AREA (SF)	% OF LOT AREA
207'-23"	27,274	4.34
237'-30"	20,879	3.31
302'-30"	11,250	1.78
OVER 5%	15,088	2.39

TEST HOLE DATA

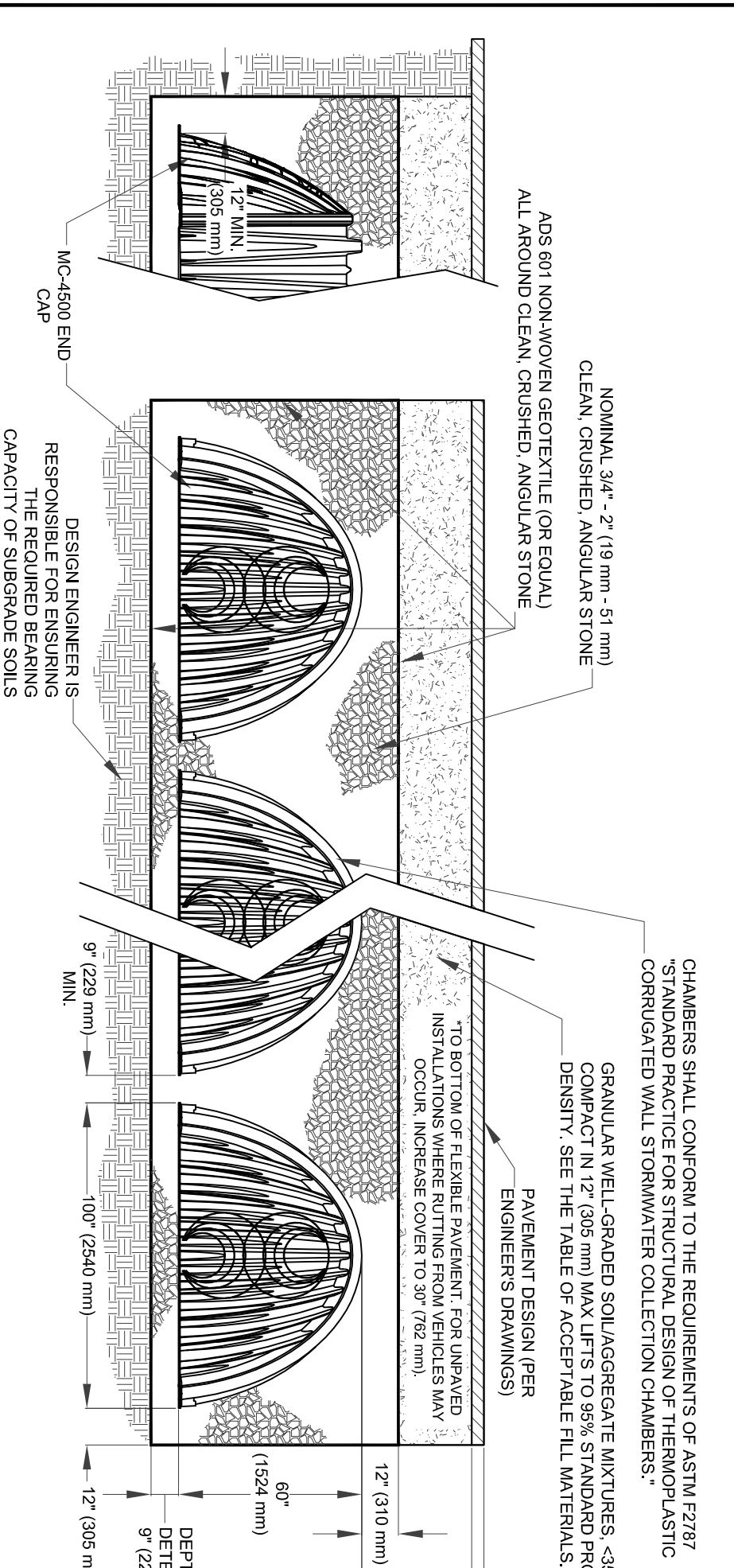
DATE TESTED	TEST TYPE	CONDITION
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11-10-03	SH-4	NO ROCK NO WATER
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11-10-03	SH-7	NO ROCK NO WATER
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11-10-03	SH-98	NO ROCK NO WATER
11-10-03	SH-99	NO ROCK NO WATER
11-10-03	SH-100	NO ROCK NO WATER



PRELIMINARY
 EXISTING CONDITIONS
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

SPARCO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 SUITE PLANNING
 LARGO, NY 10984
 TEL: (845) 782-6643
 FAX: (845) 782-5900
 WWW.SPACOROSURVEYS.COM

DATE: APR. 14, 2021
 FILE: SY-1385
 SCALE: 1"=50'
 DWG: 13 OF 17



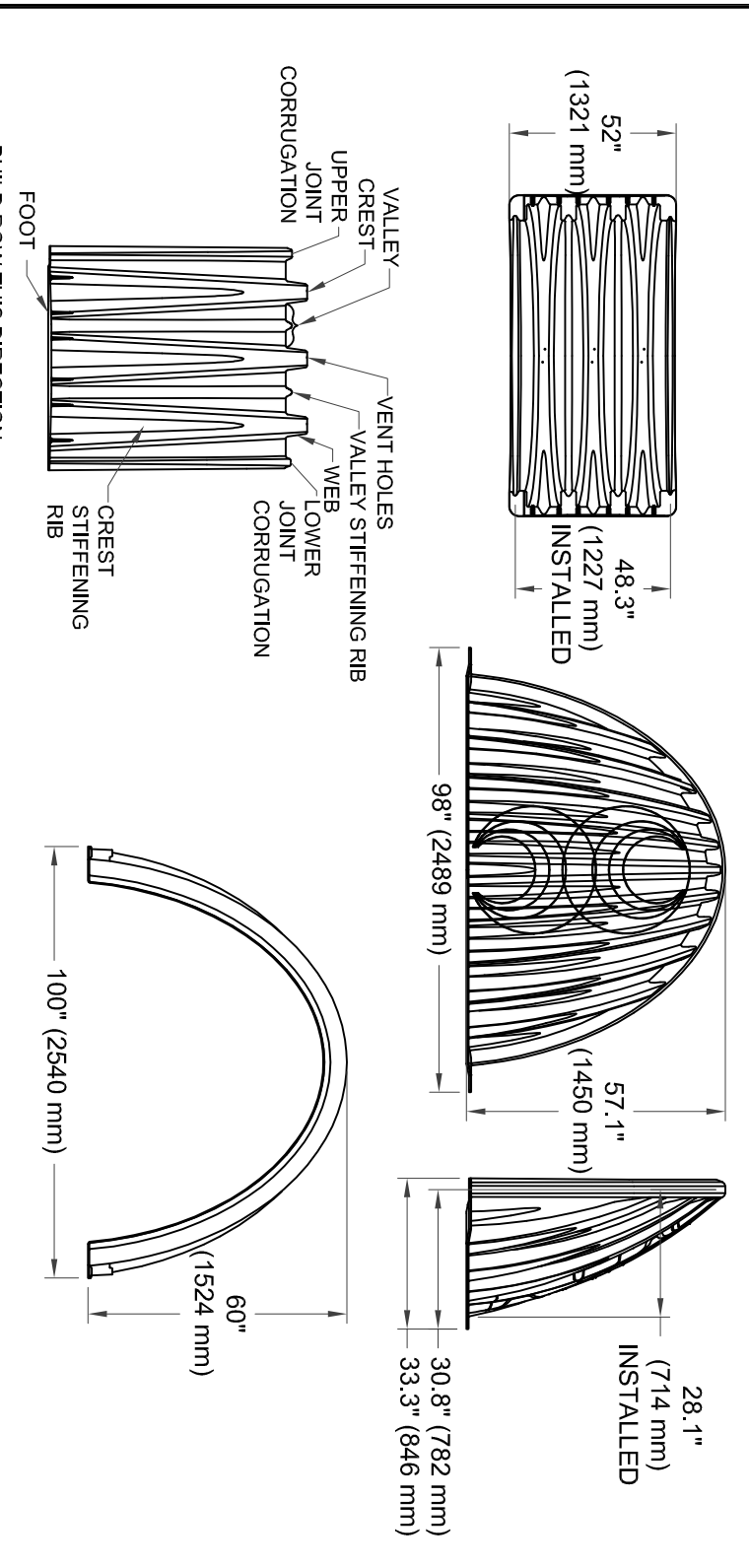
CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2377 STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.

GRAVULAR WELL-GRADED SOIL AGGREGATE MUST BE 3/8\"/>

DESIGN ENGINEER IS RESPONSIBLE FOR ENSURING CAPACITY OF SUBGRADE SOILS

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

STORMTECH MC-4500 CROSS-SECTION



NOMINAL CHAMBER SPECIFICATIONS

CHAMBER STORAGE CAPACITY (12\"/>

MINIMUM INSTALLED STORAGE - 102.6 FT³ (4.60 m³)

NOMINAL WEIGHT - 128 lbs (58 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH) - 96.0\"/>

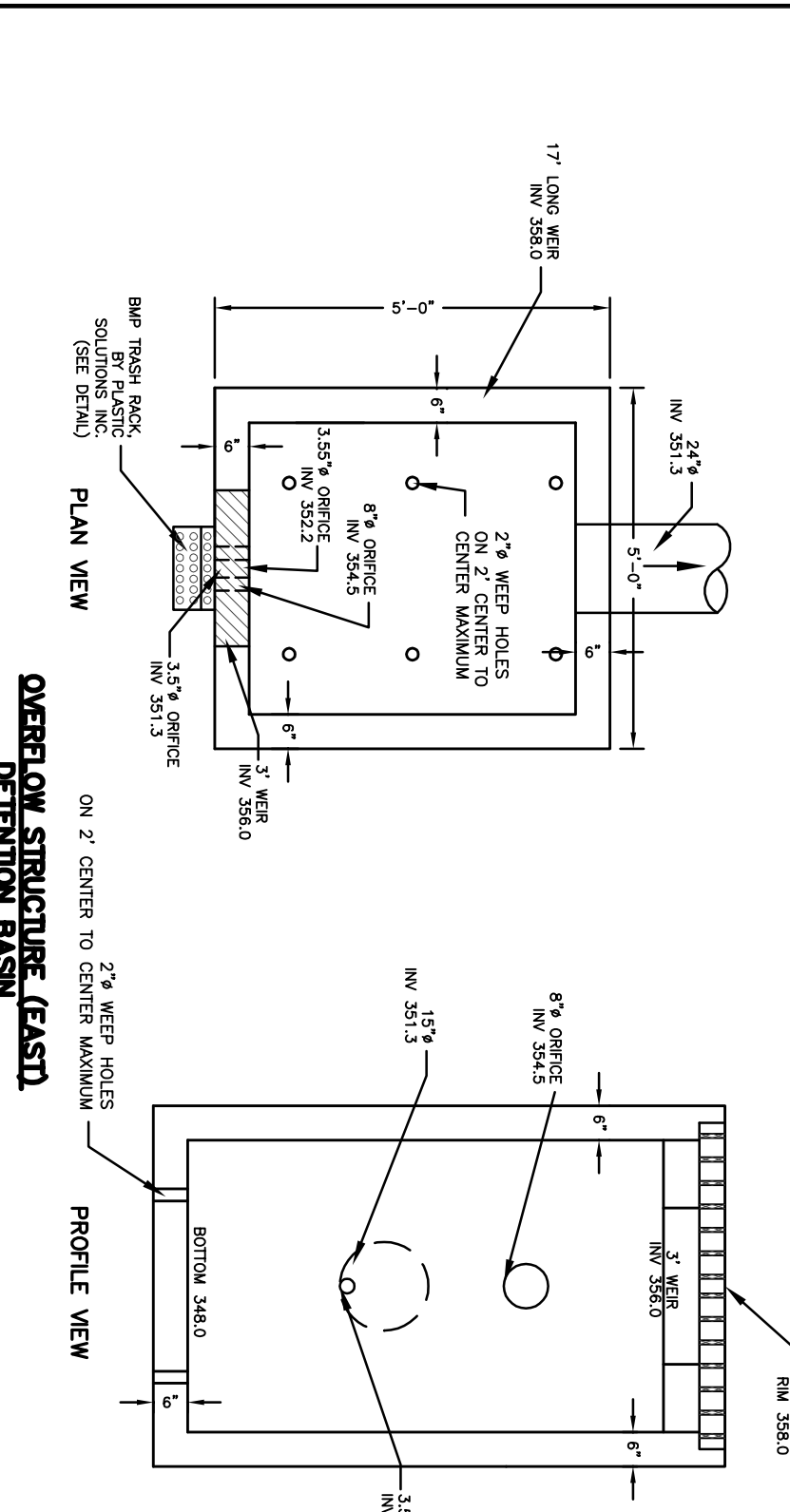
END CAP STORAGE - 26.8 FT³ (0.76 m³)

MINIMUM INSTALLED STORAGE - 98.0 FT³ (2.78 m³)

NOMINAL WEIGHT - 80 lbs (36 kg)

STORMTECH MC-4500 CHAMBER

N.T.S.



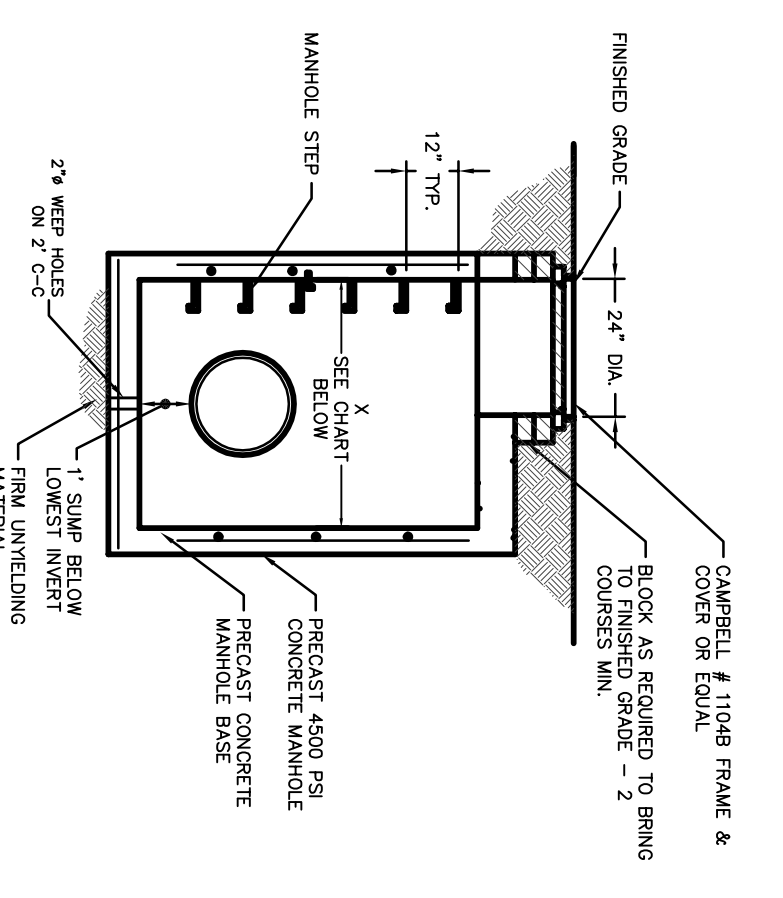
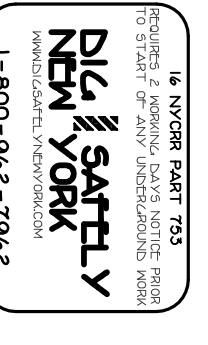
OVERFLOW STRUCTURE (CAST) DETENTION BASIN

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 LOCAL UNDERGROUND UTILITIES MAPS 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.

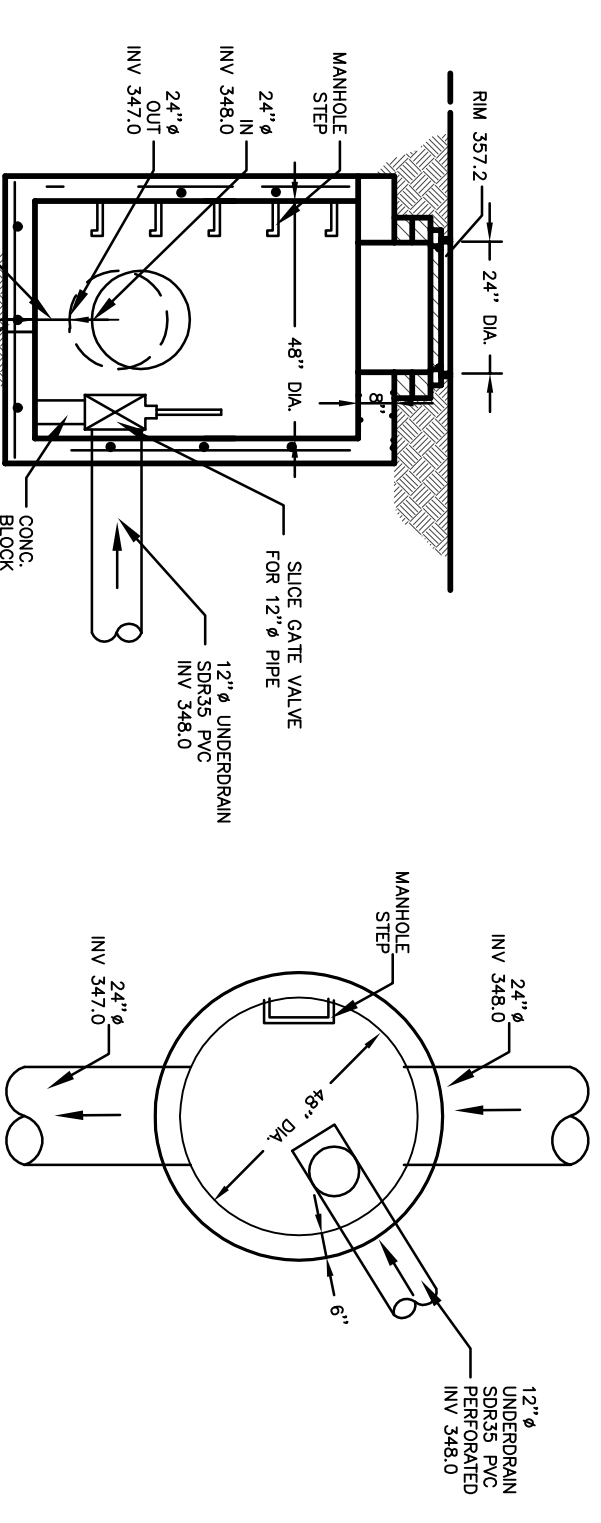


NOTES

- MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
- RECAST CONCRETE MANHOLES WITH RESISTANT SEALS AT JOINTS.
- FOR H2O2 LOADING - SEE CHART "CONCRETE MANHOLE RESISTANT SEALS".
- RISER SECTION JOINTS SHALL BE FIELD-WORKED.

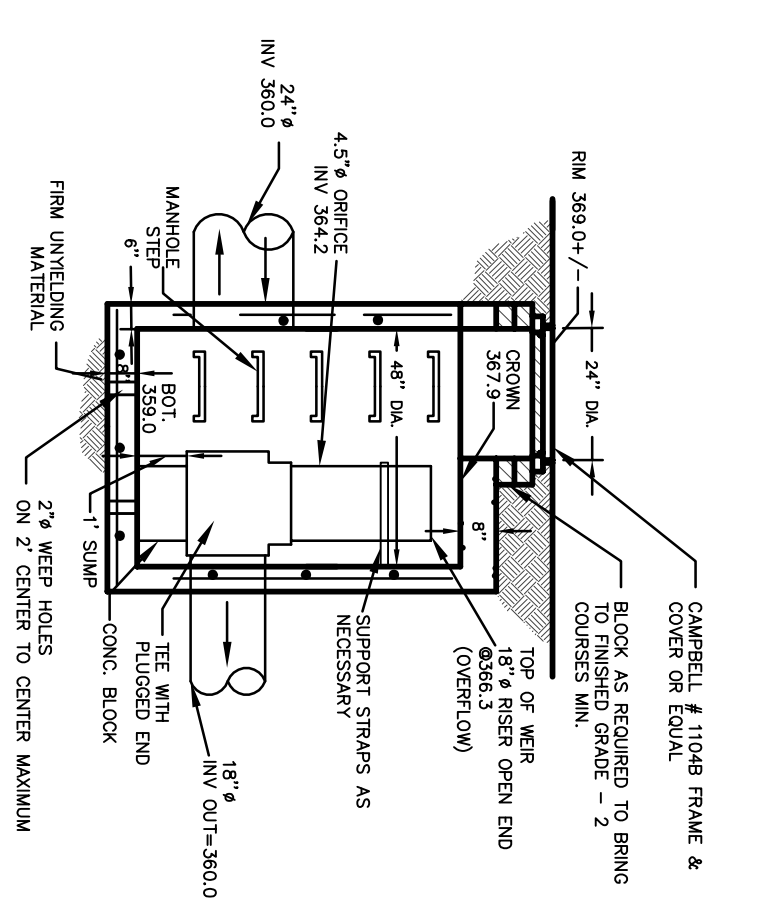
STORM DRAIN MANHOLE (DWH)

N.T.S.



UNDERGROUND MANHOLE (CAST)

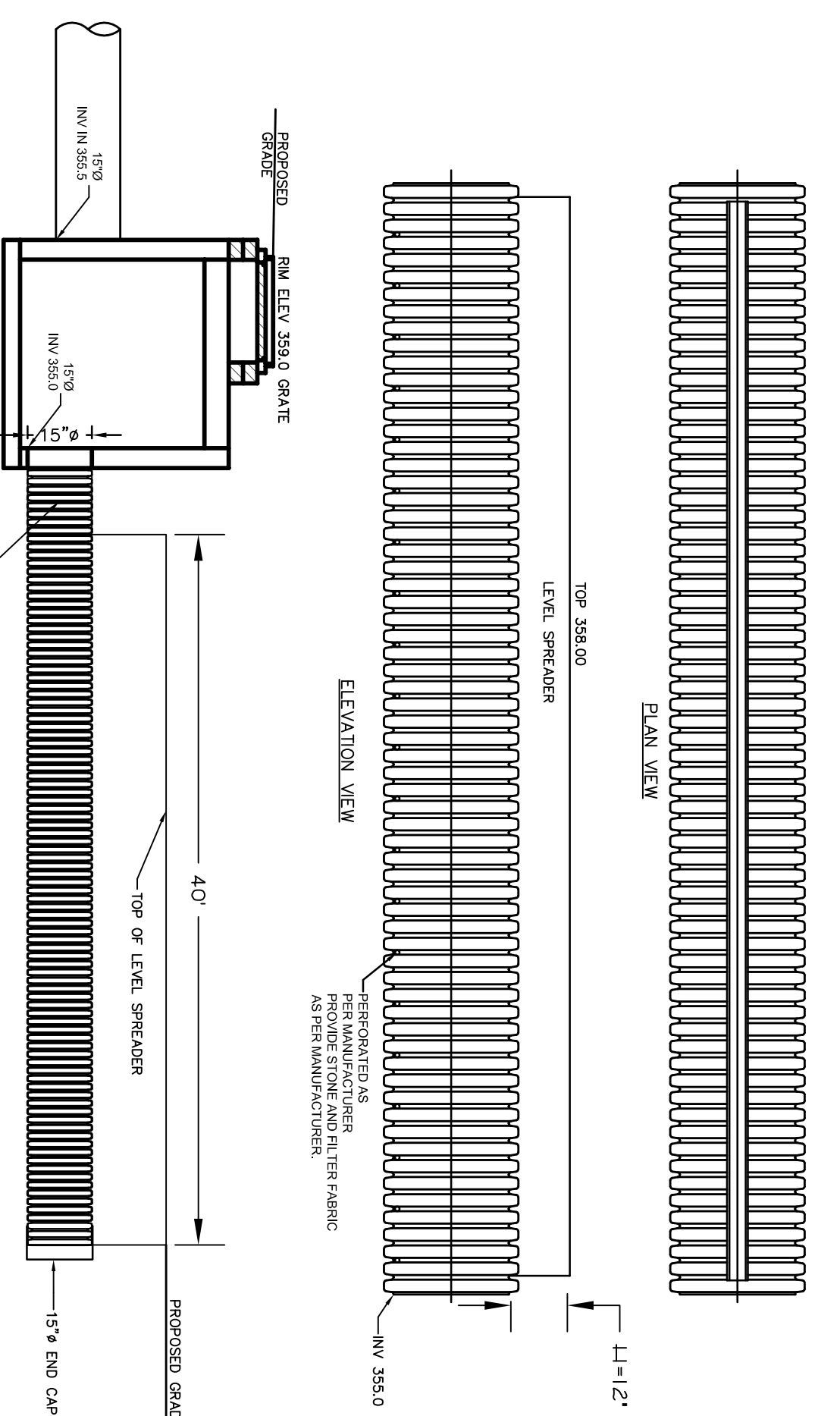
N.T.S.



OUTLET STRUCTURE (CAST) MC4500

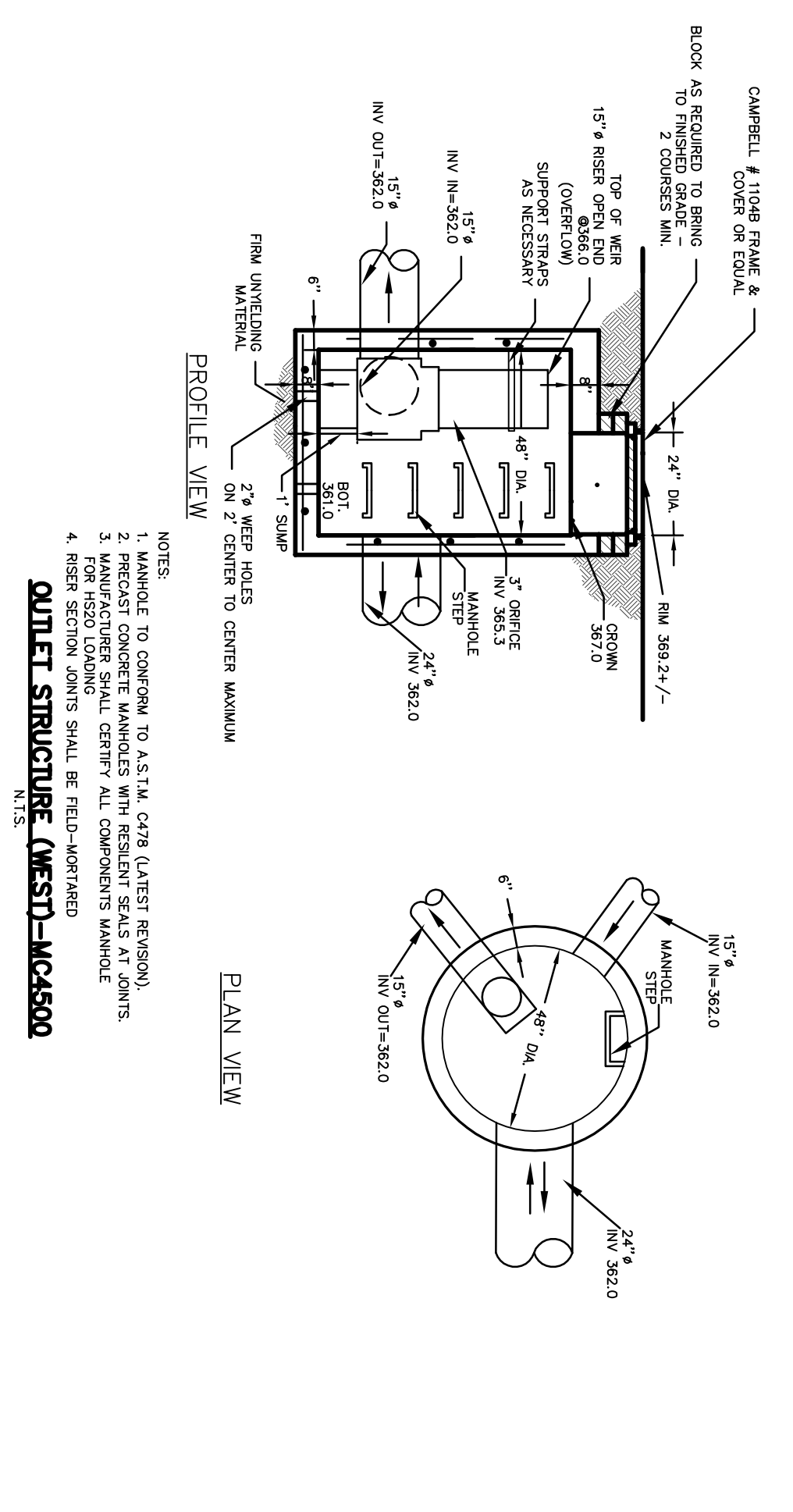
NOTES

- MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
- RECAST CONCRETE MANHOLES WITH RESISTANT SEALS AT JOINTS.
- FOR H2O2 LOADING - SEE CHART "CONCRETE MANHOLE RESISTANT SEALS".
- RISER SECTION JOINTS SHALL BE FIELD-WORKED.



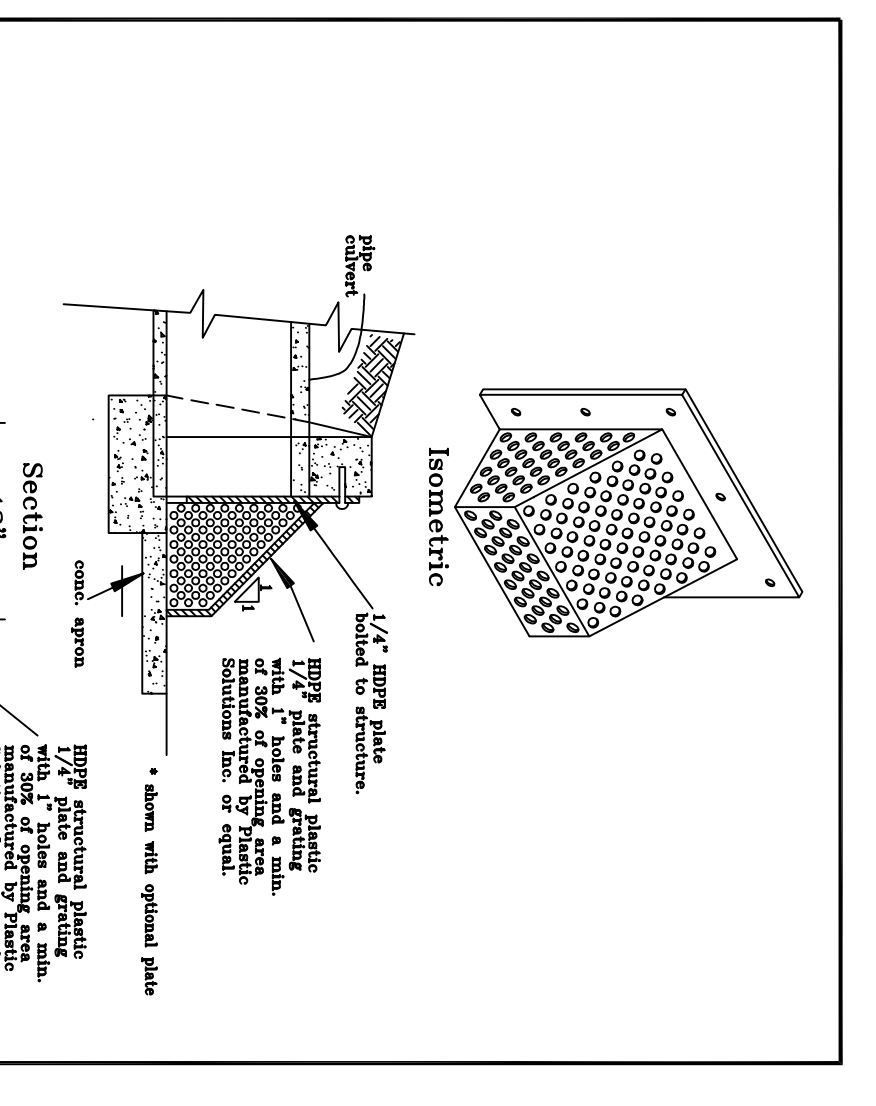
LEVEL SPREADER (CAST)

N.T.S.



OUTLET STRUCTURE (CAST) MC4500

N.T.S.



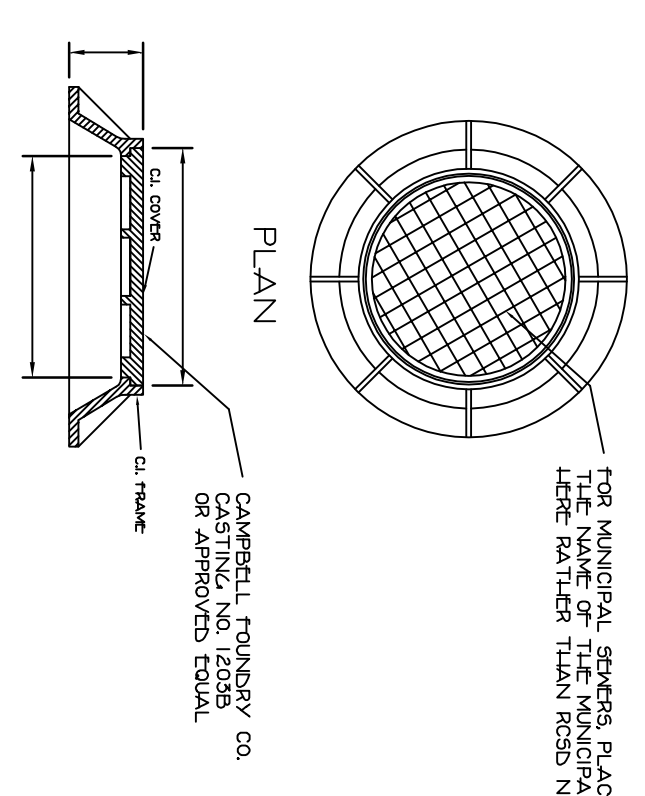
BMP TRASH RACK

PLASTIC SOLUTIONS INC.

P.O. Box 4588
Rutherford, NJ 07070
977-977-4272

OAK TREE APARTMENTS

LOCATED IN
TOWN OF HAVENSTAM
ROCKLAND COUNTY, NEW YORK

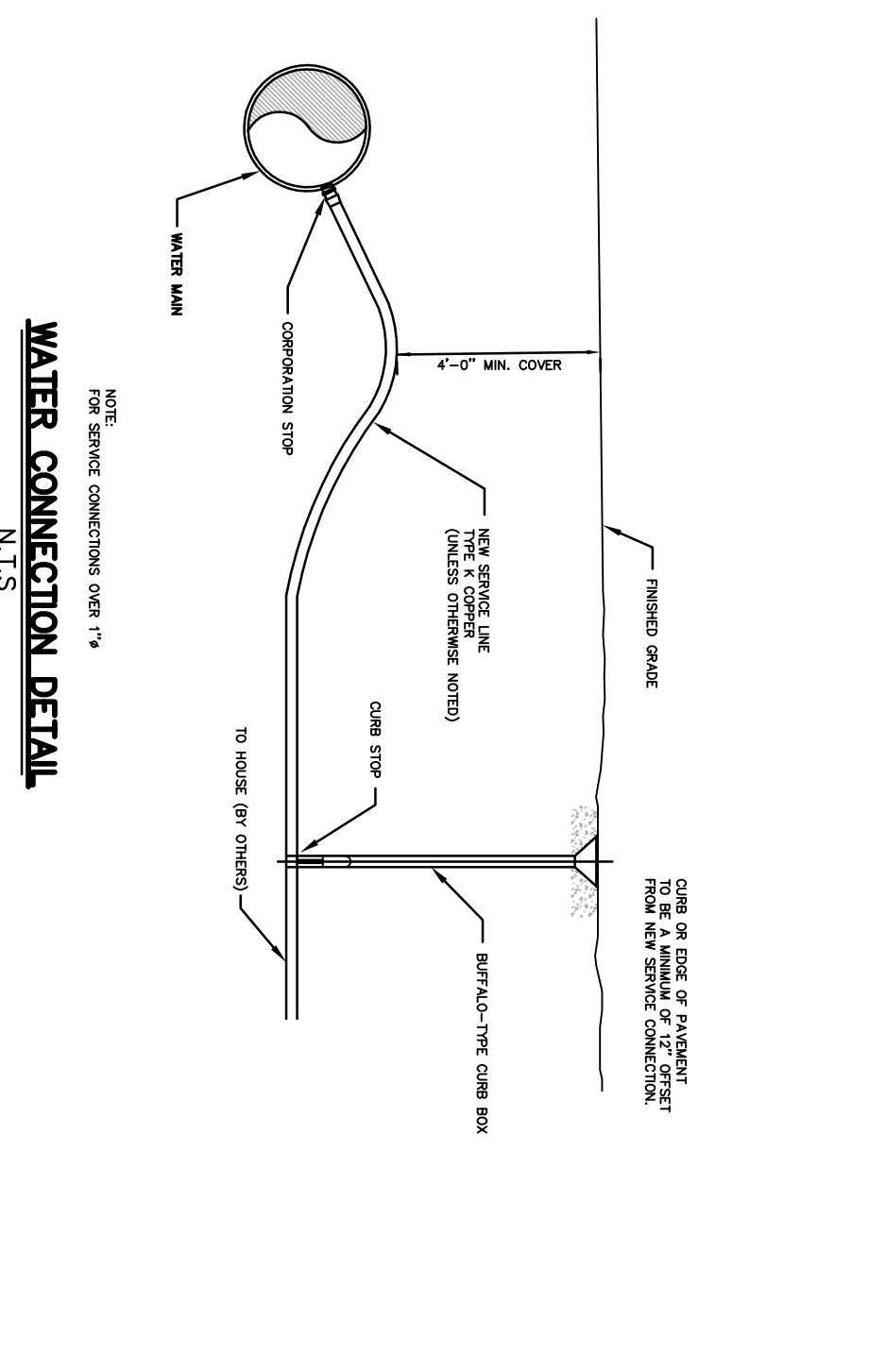
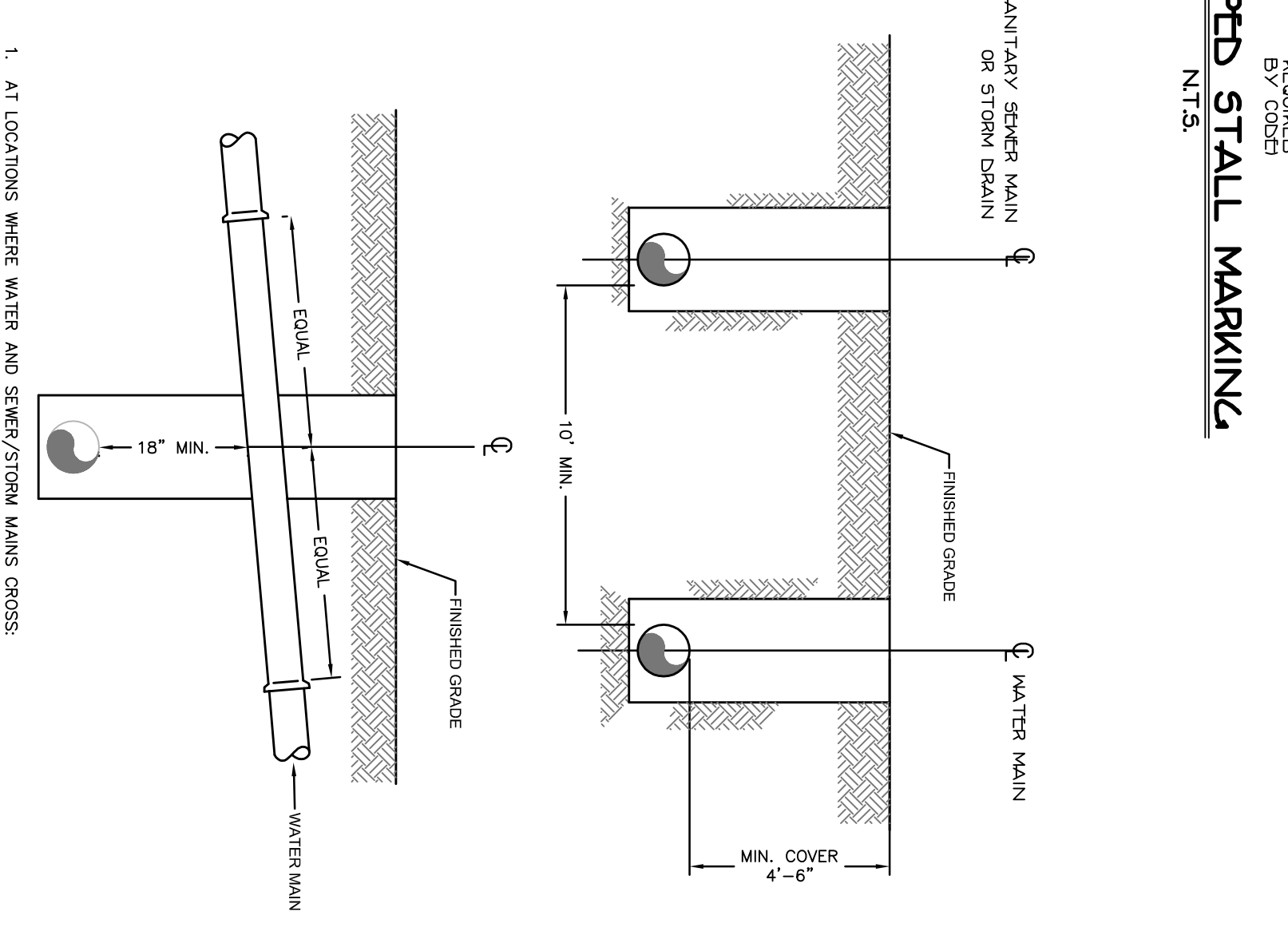
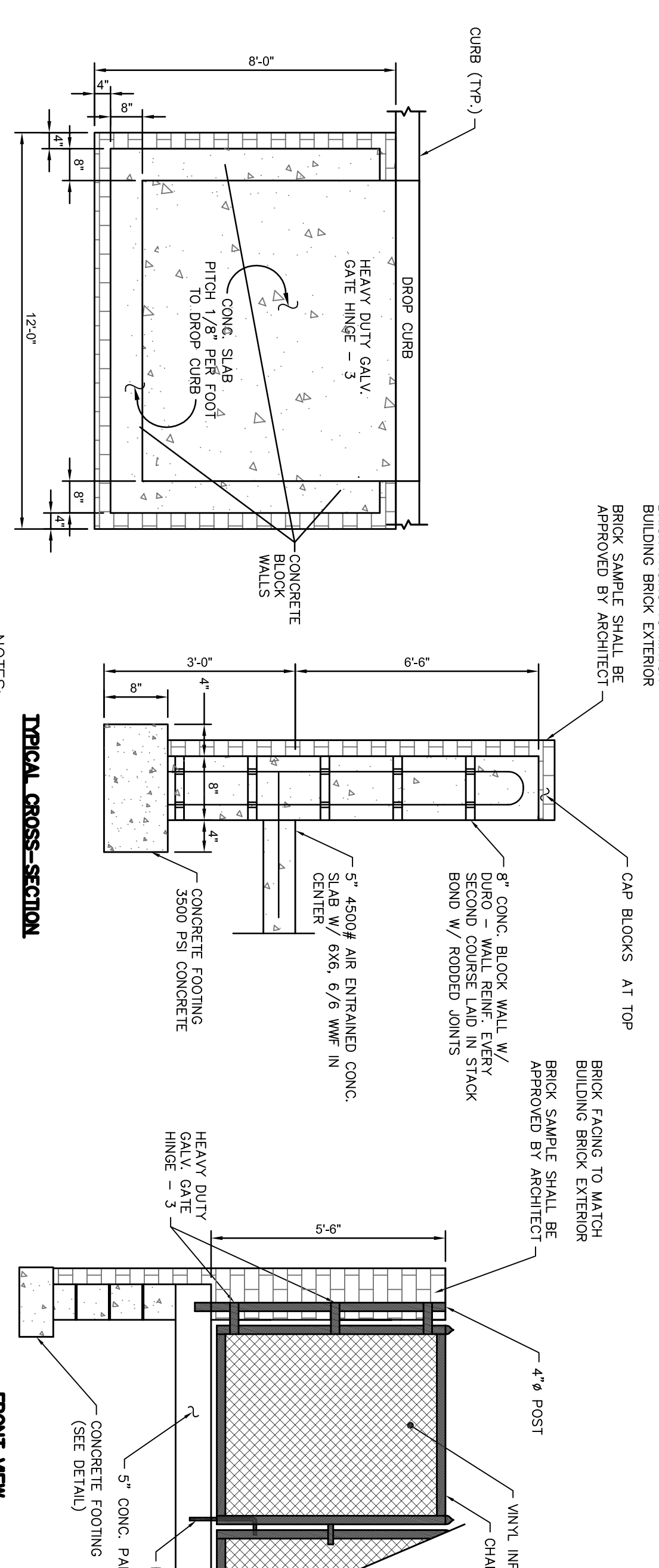
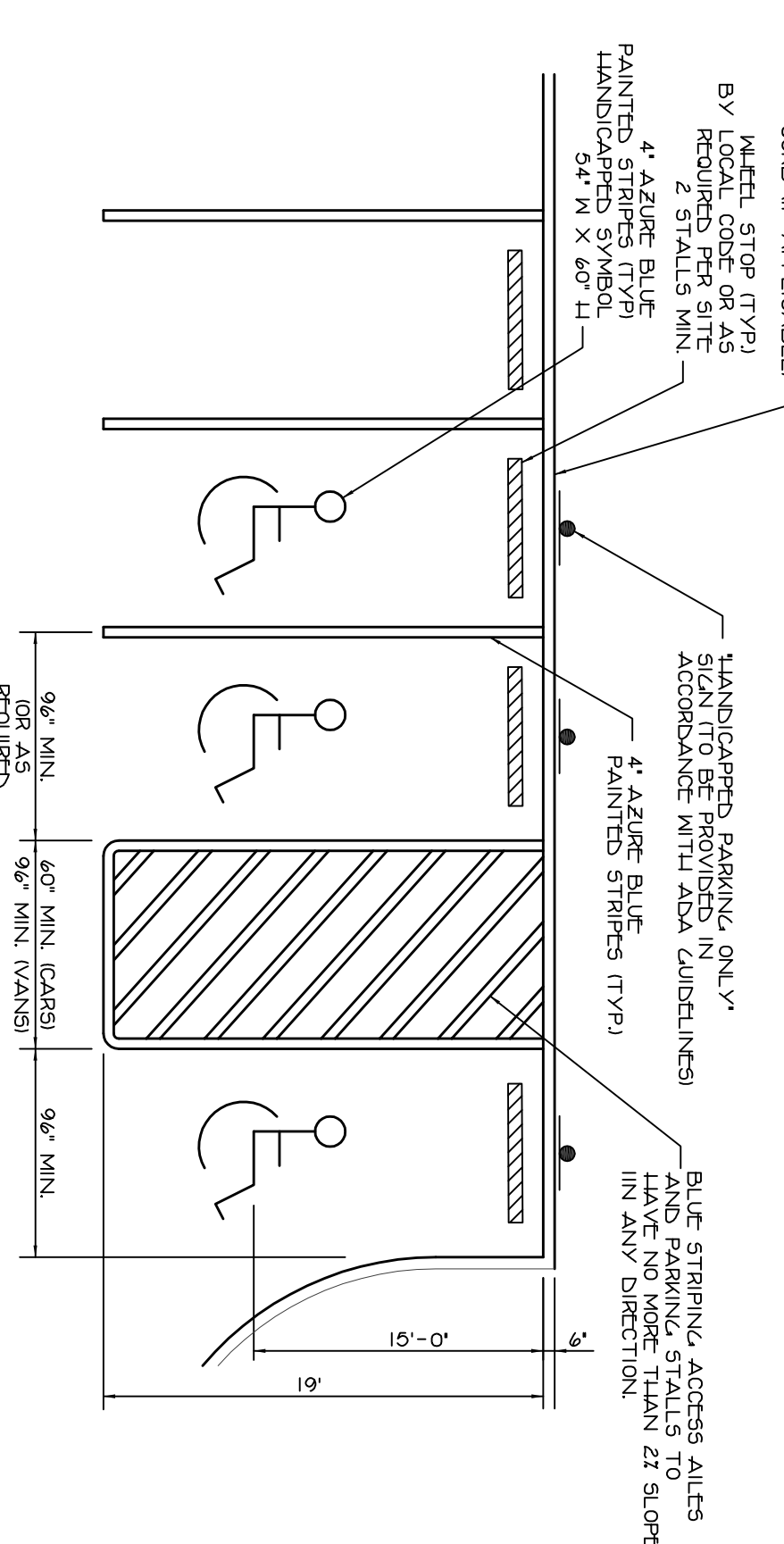
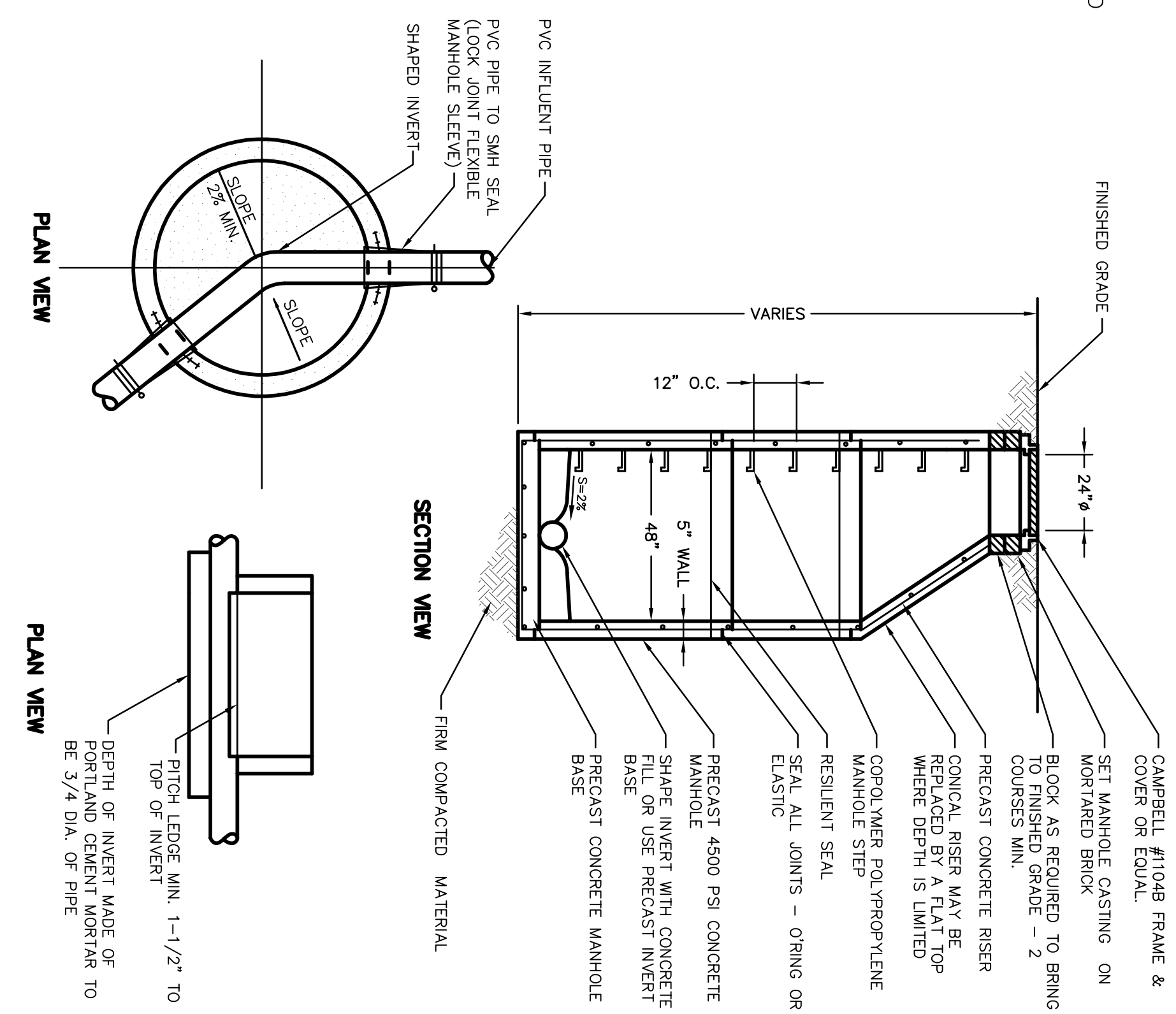
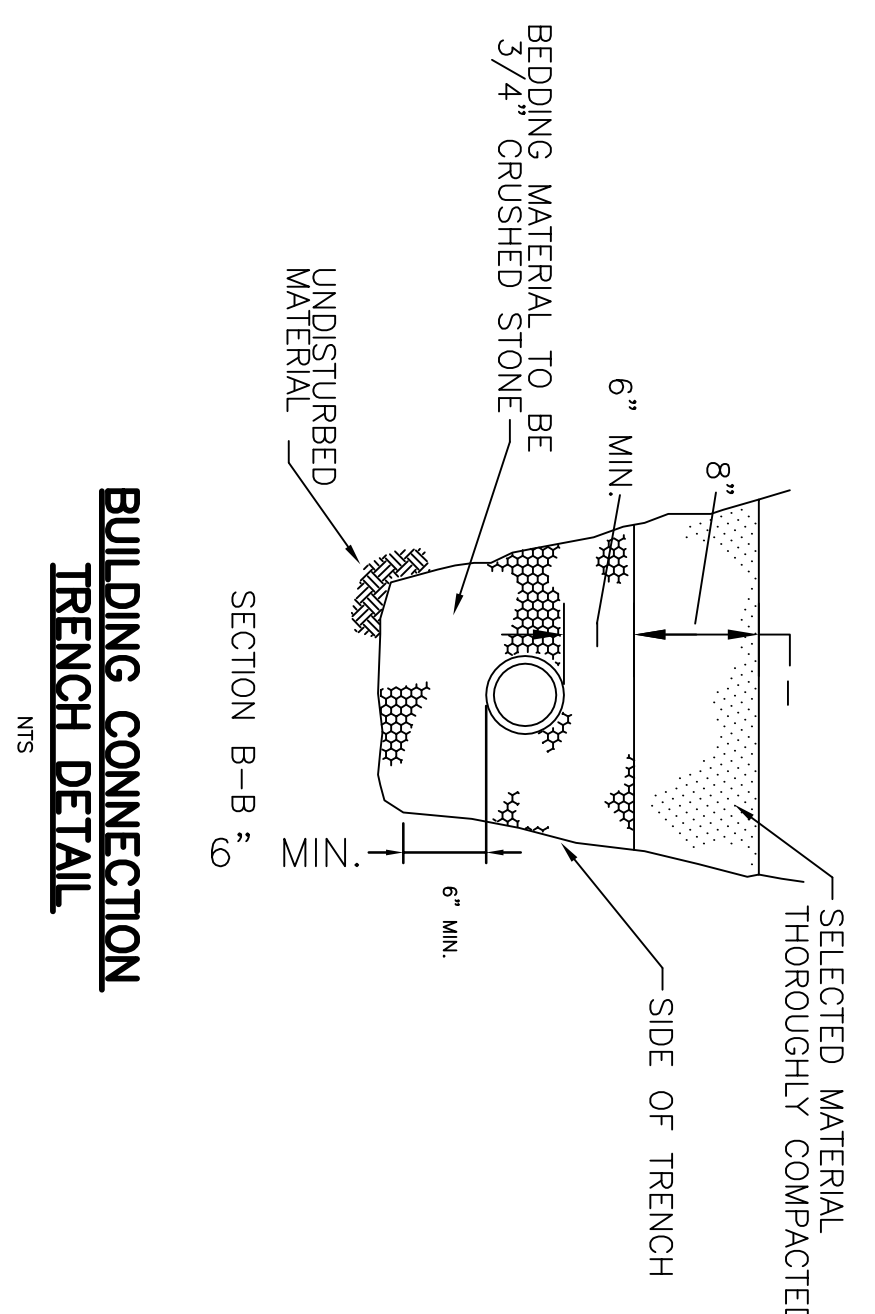
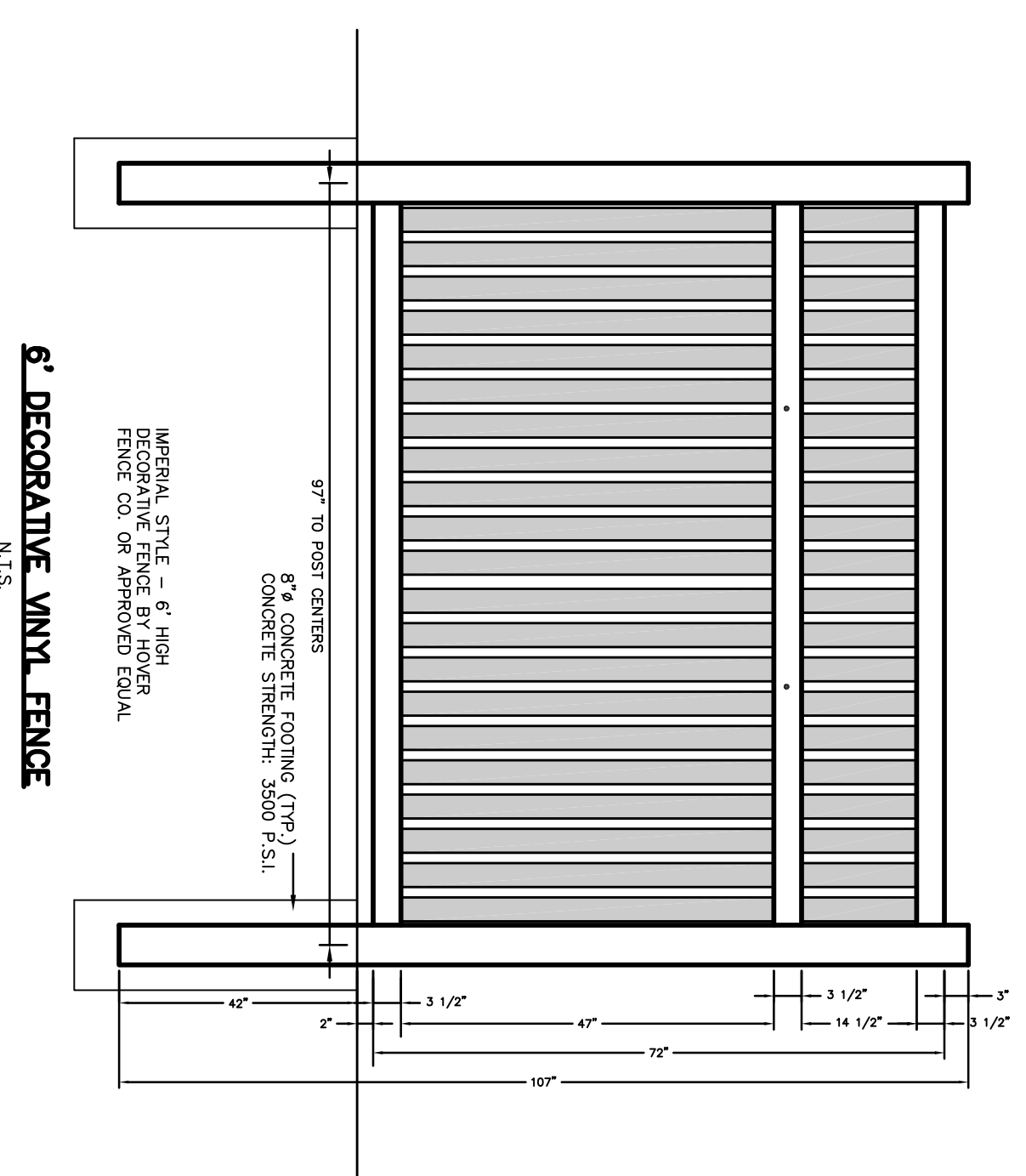
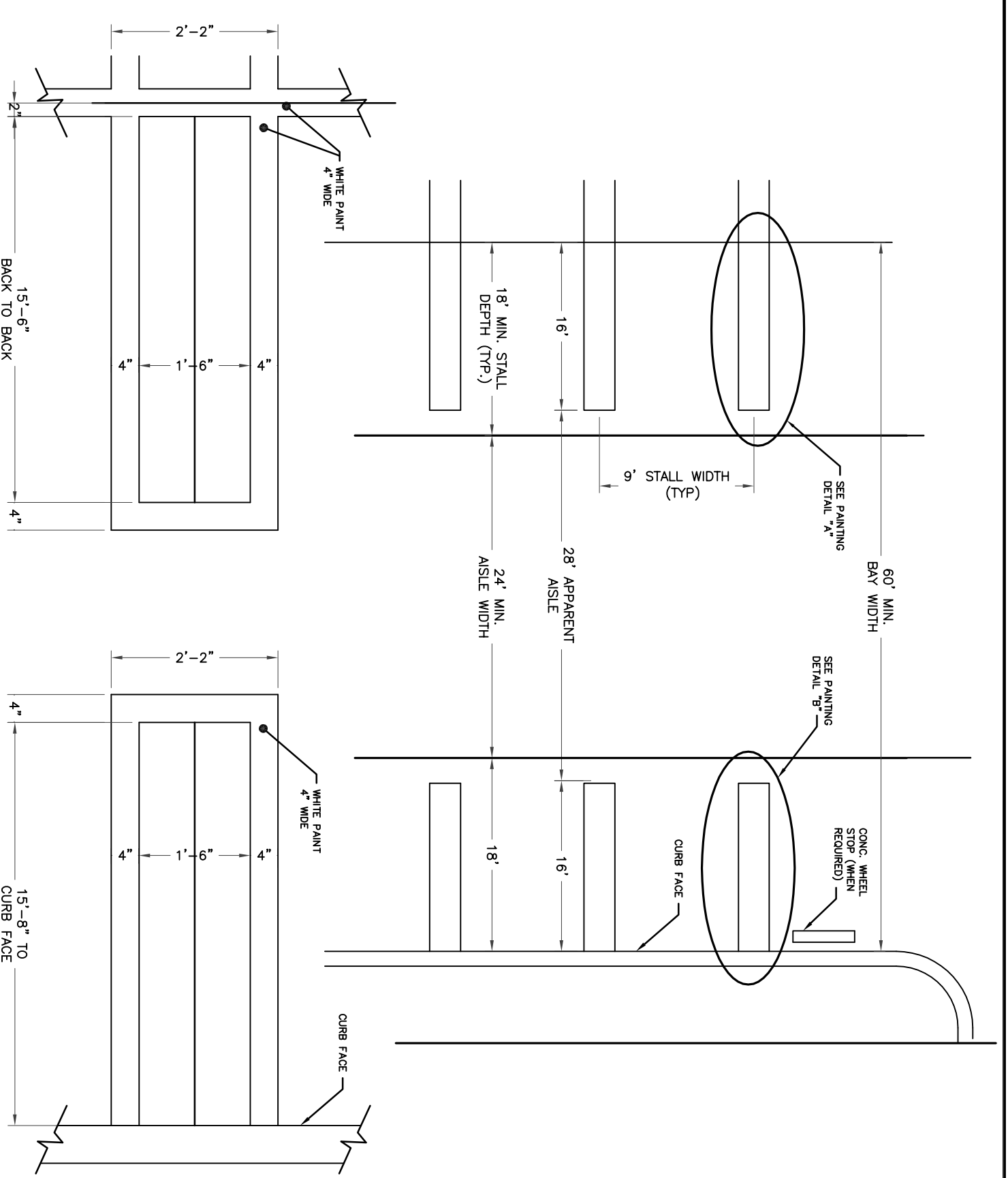


SPARCO & YOUNGBLOND, PLLC

CIVIL ENGINEERING & LAND SURVEYING
SITE PLANNING

18 NORTH MAIN STREET
LARGO, NY 10542
TEL: (845) 762-6643
FAX: (845) 762-5300
WWW.SPACONLINE.COM

DATE: APR. 14, 2021
SCALE: AS NOTED
DWG: 14 OF 17



PRELIMINARY
 TORR
 OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVENSTRAM
 ROCKLAND COUNTY, NEW YORK

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM THE FIELD SURVEY. THE 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. SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

DIC & SATELLY
 NEW YORK
 18 WOODBURY BLVD
 ROCKLAND COUNTY, NY 10986
 1-800-942-7782

SPARCO & YOUNGBLOND, PLLC	FILE	5Y-1385
CIVIL ENGINEERING & LAND SURVEYING	DATE	APR. 14, 2021
SITE PLANNING	SCALE	AS NOTED
18 NORTH MAIN STREET LARGENTON, NY 10943 TEL: (845) 782-6643 FAX: (845) 782-5900 WWW.SPACOSURVEYS.COM	DWG	16 OF 17



PRELIMINARY
 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.



SPARCO & YONKELOD, PLLC			
CIVIL ENGINEERING • LAND SURVEYING			
SITE PLANNING			
18 NORTH MAIN STREET PO BOX 918 LARSEN, NY 10943 TEL: (843) 782-6643 FAX: (843) 782-5300 WWW.SPARNYON.COM			
SCALE	DATE	FILE	
1" = 500'	APR. 14, 2021	SY-1585	
DWG #	17	OF	17