

SLOPE AREA REDUCTIONS:
 25'-4844'
 203'-502' X 502'-60879' X 430'-10440'
 302'-302' X 732'-11250' X 75'-84381'
 302'-1002' X 1002'-150881'

TOTAL REDUCTION 40810 SF

ZONING AREA CALCULATIONS:
 26095 LOT AREA = SLOPE REDUCTIONS = ZONING LOT AREA
 430899 SF = 40810 SF = 390089 SF 153446 AC.

BULK TABLE

ZONE	MINIMUM UNIT AREA	LOT AREA	MINIMUM UNIT YIELD	TOTAL UNIT YIELD	TOTAL SQUARE FEET	TOTAL SQUARE FEET PER UNIT	MINIMUM UNIT YIELD	TOTAL UNIT YIELD	TOTAL SQUARE FEET	TOTAL SQUARE FEET PER UNIT
OT-18	10 AC	150	35	35	70	35	130	40	0.75	652
REQUIRED										2/UNIT
EXISTING	35477 AC	217	35	35	70	35	143	40	0.06	202
PROPOSED	35477 AC	217	662	253.7	101.5	1431	40	0.43	456	

FLOOR AREA RATIO CALCULATIONS:
 26095 FLOOR AREA / ZONING LOT AREA = FAR

EXISTING:
 54108 SF / 390089 SF = 0.098 10.061

PROPOSED:
 249189 SF / 390089 SF = 0.443 10.431

DEVELOPMENT COVERAGE CALCULATIONS:
 IMPROVED SURFACE / ZONING LOT AREA = DEV. COV.

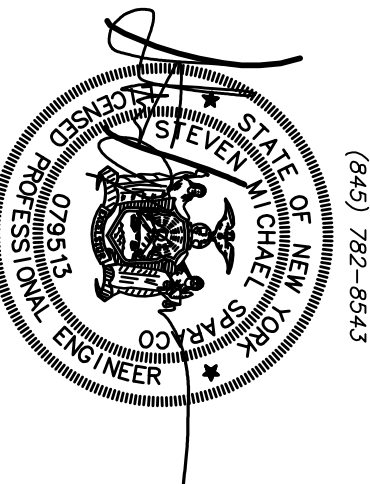
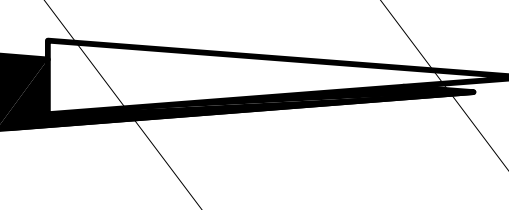
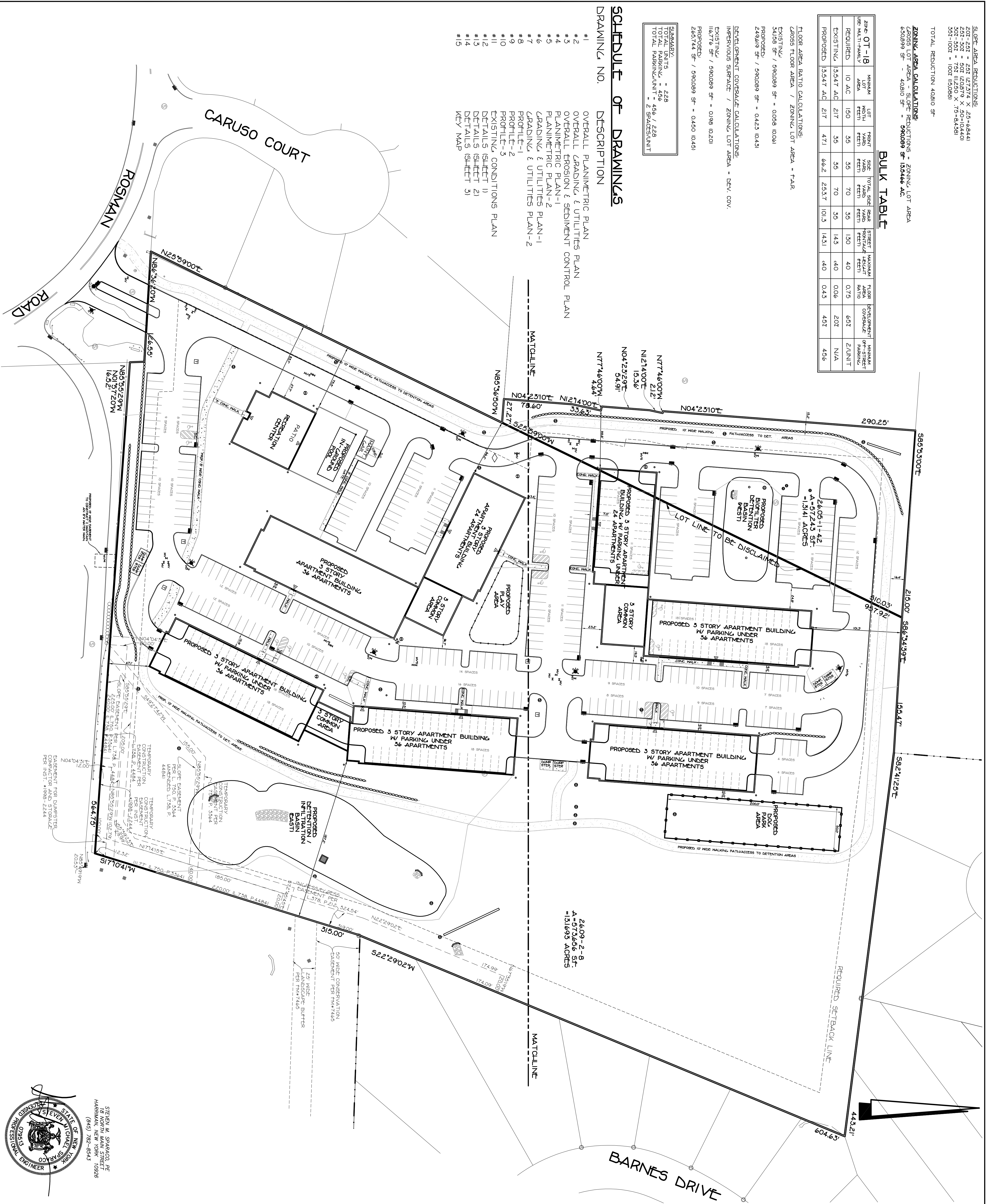
EXISTING:
 116776 SF / 390089 SF = 0.198 10.201

PROPOSED:
 265744 SF / 390089 SF = 0.450 10.451

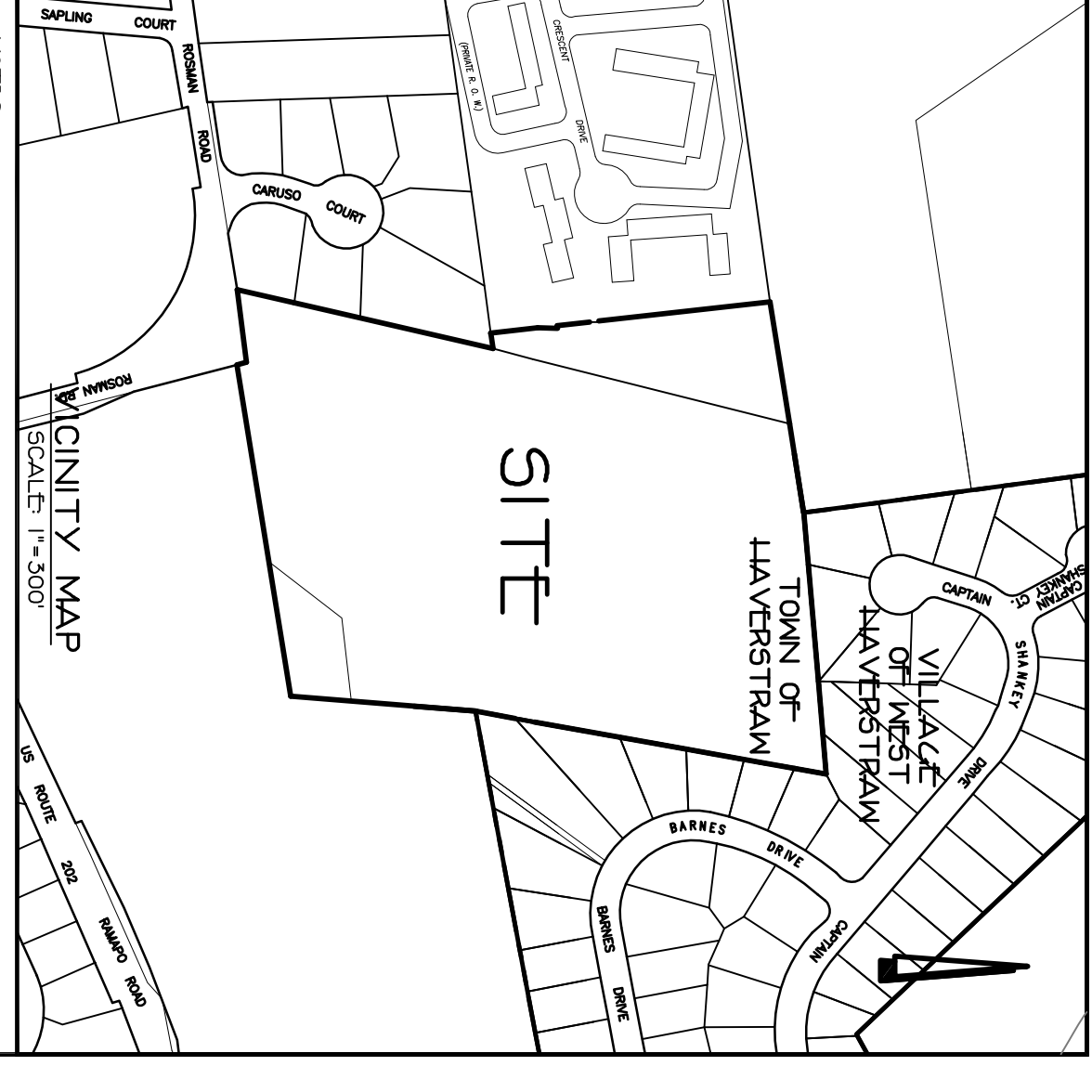
SUMMARY:
 TOTAL PARKING/UNIT = 2.28
 TOTAL PARKING/UNIT = 456 / 228
 TOTAL PARKING/UNIT = 2 SPACES/UNIT

SCHEDULE OF DRAWINGS

DRAWING NO.	DESCRIPTION
#1	OVERALL PLANNIMETRIC PLAN
#2	OVERALL GRADING & UTILITIES PLAN
#3	OVERALL EROSION & SEDIMENT CONTROL PLAN
#4	PLANNIMETRIC PLAN-1
#5	PLANNIMETRIC PLAN-2
#6	GRADING & UTILITIES PLAN-1
#7	GRADING & UTILITIES PLAN-2
#8	PROFILE-1
#9	PROFILE-2
#10	PROFILE-3
#11	EXISTING CONDITIONS PLAN
#12	DETAILS (SHEET 1)
#13	DETAILS (SHEET 2)
#14	DETAILS (SHEET 3)
#15	KEY MAP



STEVEN M. SPARACO, P.E.
 HARBORMAN, NEW YORK 10926
 (845) 782-8543



- NOTES:**
- THIS IS A SITE PLAN OF TAX LOT 42, BLOCK 1, SECTION 26.09, LOT 8, MAP BLOCK 2, SECTION 26.09, AS SHOWN ON THE TOWN OF LAVERSTRAM TAX MAP.
 - SECTION 26.09, BLOCK 1, LOT 42 - 57,245 SF - 131.91 ACRES.
 - SECTION 26.09, BLOCK 2, LOT 8 - 57,646 SF - 131.693 ACRES.
 - ZONE OT-18 MULTI-FAMILY.
 - PROPOSED USE: APARTMENTS.
 - RECORD OWNER: OAK TREE APARTMENTS, LLC, 16 SQUADRON BLVD, SUITE 104, NEW CITY, NY 10956.
 - APPLICANT: OAK TREE APARTMENTS, LLC, NEW CITY, NY 10956.
 - TIRE DISTRICT: LAVERSTRAM.
 - SCHOOL DISTRICT: NORTH ROCKLAND.
 - WATER DISTRICT: UNITED WATER.
 - WATER SUPPLIED BY: UNITED WATER, NEW YORK.
 - SEWER DISTRICT: 11.
 - DATUM: USGS NAD-1829.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRICAL SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
 - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE 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.
 - TENANTS ARE TO BE ADVISED OF THIS CONDITION.
 - THE UNDERLINED OWNER AND APPLICANT AS CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN DEVELOPMENT OF THE ISSUANCE OF ALL PERMITS FROM THE TOWN OF LAVERSTRAM. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT: DATE: _____

OWNER: DATE: _____

REVISIONS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF LAVERSTRAM, NEW YORK, ON THIS DATE OF _____.

REVISIONS: _____

PRELIMINARY
 OVERALL PLANNIMETRIC PLAN
 FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF LAVERSTRAM
 ROCKLAND COUNTY, NEW YORK

SCALE: GRAPHIC SCALE
 0 50 100 150
 1" = 50'

DATE: JUNE 21, 2019
 FILE: SY-1885
 SCALE: 1" = 50'
 DWG: 1 OF 15

SPARACO & YOUNGBLOOD, PLLC
 CIVIL ENGINEERING • LAND SURVEYING
 SITE PLANNING
 18 NORTH MAIN STREET
 LAMONT, NY 10942
 TEL: (845) 782-8543
 FAX: (845) 782-5900
 WWW.SPACOBUILD.COM

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 FOR ANY DAMAGE TO EXISTING UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AT NO ADDITIONAL COST.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES 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. CONTRACTOR 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. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING THE UTILITIES IN PROPER POSITION THROUGHOUT CONSTRUCTION.
7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ACCURATE SURVEY AND FIELD LOCATIONS OF ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AT NO ADDITIONAL COST.
8. ALL NEW UTILITY SERVICE CONNECTIONS INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND COMMUNICATIONS ARE TO BE INSTALLED UNDERGROUND.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED FOR THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED AS POSSIBLE.
10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HDPE DENSITY POLYETHYLENE HDPE UNLESS OTHERWISE SPECIFIED.
11. BOP LEADERS WILL BE REQUIRED TO BE 6" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
12. ALL NEW WATER MAINS AND RELATED APPLIANCES TO BE SPECIFIED BY ARCHITECTS/MECHANICAL ENGINEER.
13. ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM LEAK OF 50 PPG PIPE MAY BE USED IN LEAD 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 CONNECTIONS.
16. ANY EXISTING HOUSE CONNECTIONS TO BE ABANDONED MUST BE PLUGGED AND THE LOCATION OF THE PLUG TO BE MARKED. THE CURB LINE WITH A PERMANENT MARKING SHALL BE USED TO MARK THE LOCATION OF THE PLUG.
17. MAKE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE DESIGN FINISHED GRADE ELEVATION FOR GARAGES IN TOWNHOMES AND SHALL BE REVIEWED 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 REVISED LETTER TO THE CONTRACTOR FROM THE DESIGN ENGINEER IS RECEIVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

WATER MAIN SAFETY NOTES:

1. ALL EXISTING WATER MAINS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. EXISTING THREAT 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 RELEASED BEFORE CONSTRUCTION.

LINE	DEPTH	TYPE	CONDI
TH-10	50.00	18" RCP	NO
TH-11	50.00	18" RCP	NO
TH-12	50.00	18" RCP	NO
TH-13	50.00	18" RCP	NO
TH-14	50.00	18" RCP	NO
TH-15	50.00	18" RCP	NO
TH-16	50.00	18" RCP	NO
TH-17	50.00	18" RCP	NO
TH-18	50.00	18" RCP	NO
TH-19	50.00	18" RCP	NO
TH-20	50.00	18" RCP	NO
TH-21	50.00	18" RCP	NO
TH-22	50.00	18" RCP	NO
TH-23	50.00	18" RCP	NO
TH-24	50.00	18" RCP	NO
TH-25	50.00	18" RCP	NO
TH-26	50.00	18" RCP	NO
TH-27	50.00	18" RCP	NO
TH-28	50.00	18" RCP	NO
TH-29	50.00	18" RCP	NO
TH-30	50.00	18" RCP	NO
TH-31	50.00	18" RCP	NO
TH-32	50.00	18" RCP	NO
TH-33	50.00	18" RCP	NO
TH-34	50.00	18" RCP	NO
TH-35	50.00	18" RCP	NO
TH-36	50.00	18" RCP	NO
TH-37	50.00	18" RCP	NO
TH-38	50.00	18" RCP	NO
TH-39	50.00	18" RCP	NO
TH-40	50.00	18" RCP	NO
TH-41	50.00	18" RCP	NO
TH-42	50.00	18" RCP	NO
TH-43	50.00	18" RCP	NO
TH-44	50.00	18" RCP	NO
TH-45	50.00	18" RCP	NO
TH-46	50.00	18" RCP	NO
TH-47	50.00	18" RCP	NO
TH-48	50.00	18" RCP	NO
TH-49	50.00	18" RCP	NO
TH-50	50.00	18" RCP	NO



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM FIELD SURVEY. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AT NO ADDITIONAL COST.

DIG SAFETY
NEW YORK
1-800-942-7982



SPARACO & YOUNGBLOND, PLLC
CIVIL ENGINEERING & LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
LARGO, NY 10801
TEL: (646) 782-6943
FAX: (646) 782-5000
WWW.SPACONYS.COM

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

DATE: JUNE 21, 2019
SCALE: 1"=50'
FILE: SY-1385
DWG: 2 OF 15



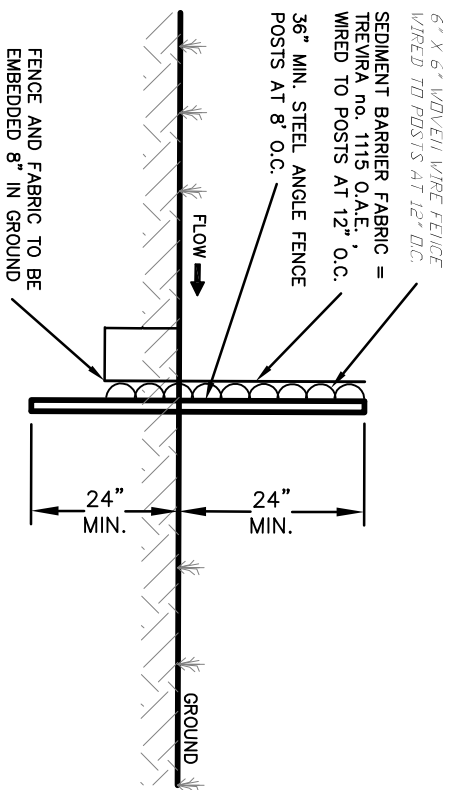
EROSION CONTROL INFORMATION:

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 STOCKPILING.
5. CONSTRUCT PERIMETER DETENTION BASINS AND AREAS AS NECESSARY TO DIRECT RUNOFF TO STABILIZED CONSTRUCTION ENTRANCES.
6. CLEAR EXCAVATION, TREE VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED, STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED, STABILIZED CONSTRUCTION WITH TEMPORARY ROPE CHANNEL COVER.
7. PREPARE EXCAVATION AND FILL TO BULKY LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDS WITH TEMPORARY ROPE CHANNEL COVER AND SURFACE RUNOFF.
8. INITIAL OPERATIONS UTILITIES MATERIALS AND CATCH BASIN DETENTION AREAS SHALL BE PROTECTED AT CURB AND FIELD INLETS.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND SAND COURSES OF PAVED AREAS. PAVE CURBS OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVER/CONCRETE OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDS WITH 1/2" LUSCIOUS BERMUDA SEEDS AT 100 LBS/AC. TOPSOIL SHALL BE STOCKPILED AND PROTECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. SOILS TO BE AMENDED AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. ALL DISTURBED AREAS SHALL BE RECOVERED AND APPROVED SITE PLANS.
14. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 11 TO 113 WEEKS.
15. PAVE SOIL SHOULD BE SEEDS WITHIN 14 DAYS OF EXPOSURE. LANDSCAPE ARCHITECT SHALL BE CONSULTED FOR ALL DISTURBED AREAS. ALL DISTURBED AREAS SHOULD BE STOCKPILED DOWN OR CONSTRUCTION IS SUSPENDED OR COMPLETED. A PERMANENT HX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

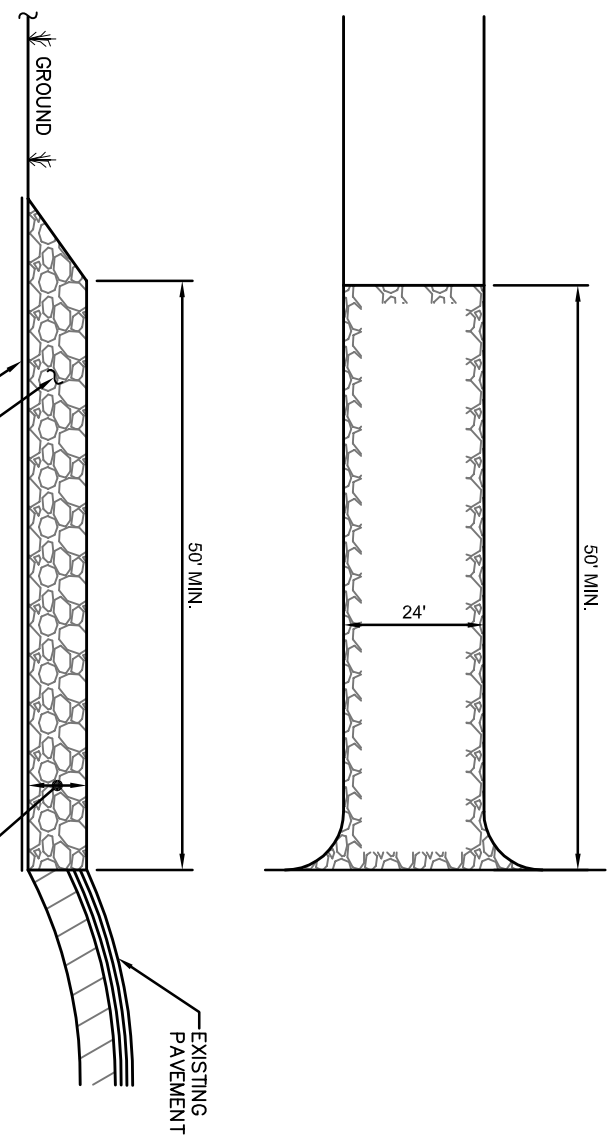
STANDARD EROSION CONTROL NOTES:

- 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 ALL AREAS TO BE DISTURBED. ENTRANCES SHALL BE CONSTRUCTED TO OR MAY BE GRADED TO UTILIZE EXISTING BERM, RIP-RAP, GRADED STONE CURBS, OR SIMILAR. ENTRANCES SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LOADS ENTERING ARE DIRECTED INTO THE CONSTRUCTION AREA. MATERIALS SHALL BE PLACED AS DIRECTED IN AREAS SUBJECT TO FURTHER EROSION.
 2. ALL DISTURBED AREAS EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR WORK SHALL BE SEEDS WITHIN 14 DAYS OF EXPOSURE. LANDSCAPE ARCHITECT SHALL BE CONSULTED FOR ALL DISTURBED AREAS. ALL DISTURBED AREAS SHOULD BE STOCKPILED DOWN OR CONSTRUCTION IS SUSPENDED OR COMPLETED. A PERMANENT HX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.
 3. SILT TRAP 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 APPROVED SITE PLANS SHALL BE MAINTAINED AS SHOWN IN CONFORMANCE WITH THE APPROVED SITE PLANS.
 5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL).



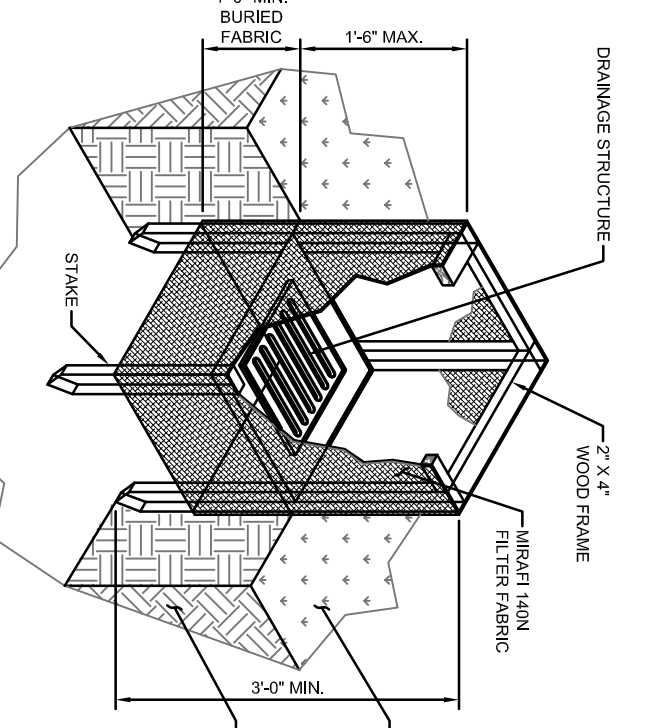
SEDIMENT BARRIER FENCE
N.T.S.

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



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

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



FIELD INLET PROTECTION DETAIL
N.T.S.

- NOTES:
1. CURB FABRIC SHALL HAVE AN EGS OF 40-85. BRUSH MAT BE USED FOR SHORT TERM APPLICATIONS.
2. CURB FABRIC SHALL BE CONSTRUCTED TO EXISTING CURBS IF JOINTS ARE NOT NECESSARY.
3. STAKE MATERIALS SHALL BE STOCKPILED 2' X 4" WOOD OR EQUIVALENT.
4. STAKE STRIPS SHALL BE SECURED TO CURB WITH 2" GALVANIZED STEEL BRACKETS WITH THE USE OF WIRE BUSH BEHIND THE FILTER FABRIC FOR PROTECTION.
5. FABRIC SHALL BE SECURED 1 FOOT MINIMUM BELOW GRADING AND RAMPED TO 1 FOOT MINIMUM ABOVE GRADING.
6. A 2' X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OPEN TON SUBMITT.

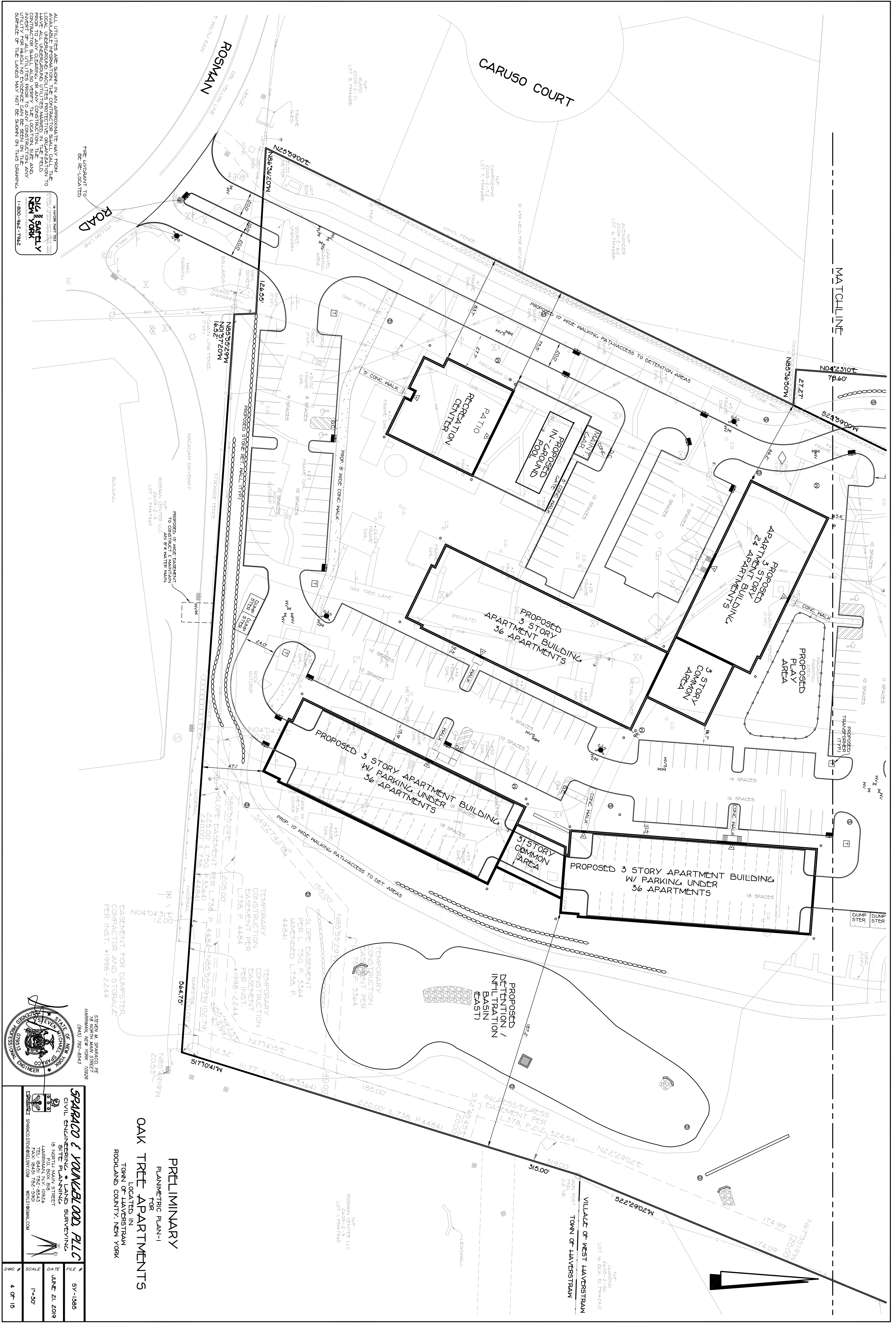


PRELIMINARY
OVERALL EROSION & SEDIMENT CONTROL PLAN
FOR
OAK TREE APARTMENTS
LOCATED IN
TOWN OF HAVERTHAM
ROCKLAND COUNTY, NEW YORK

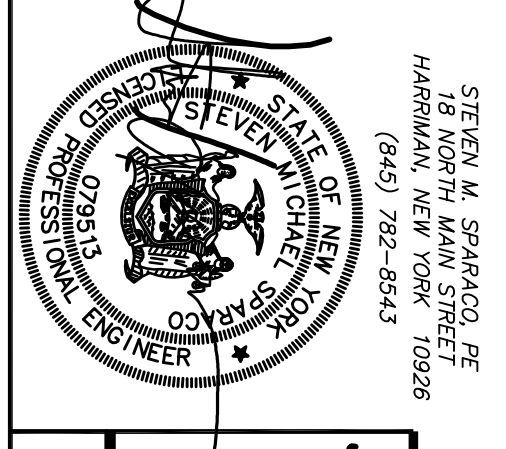
SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING & LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
LARGENTON, NY 10943
TEL: (845) 782-8543
FAX: (845) 782-8543
WWW.SPACONYSURVEYS.COM

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARTWICK, NEW YORK 10928
(845) 782-8543
REGISTERED PROFESSIONAL ENGINEER
NO. 079513

FILE	DATE	SCALE
5Y-1895	JUNE 21, 2019	1"=50'
3-07-15		



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



SPARACO & YOUNGBLOND, PLLC

CIVIL ENGINEERING • LAND SURVEYING • SITE PLANNING

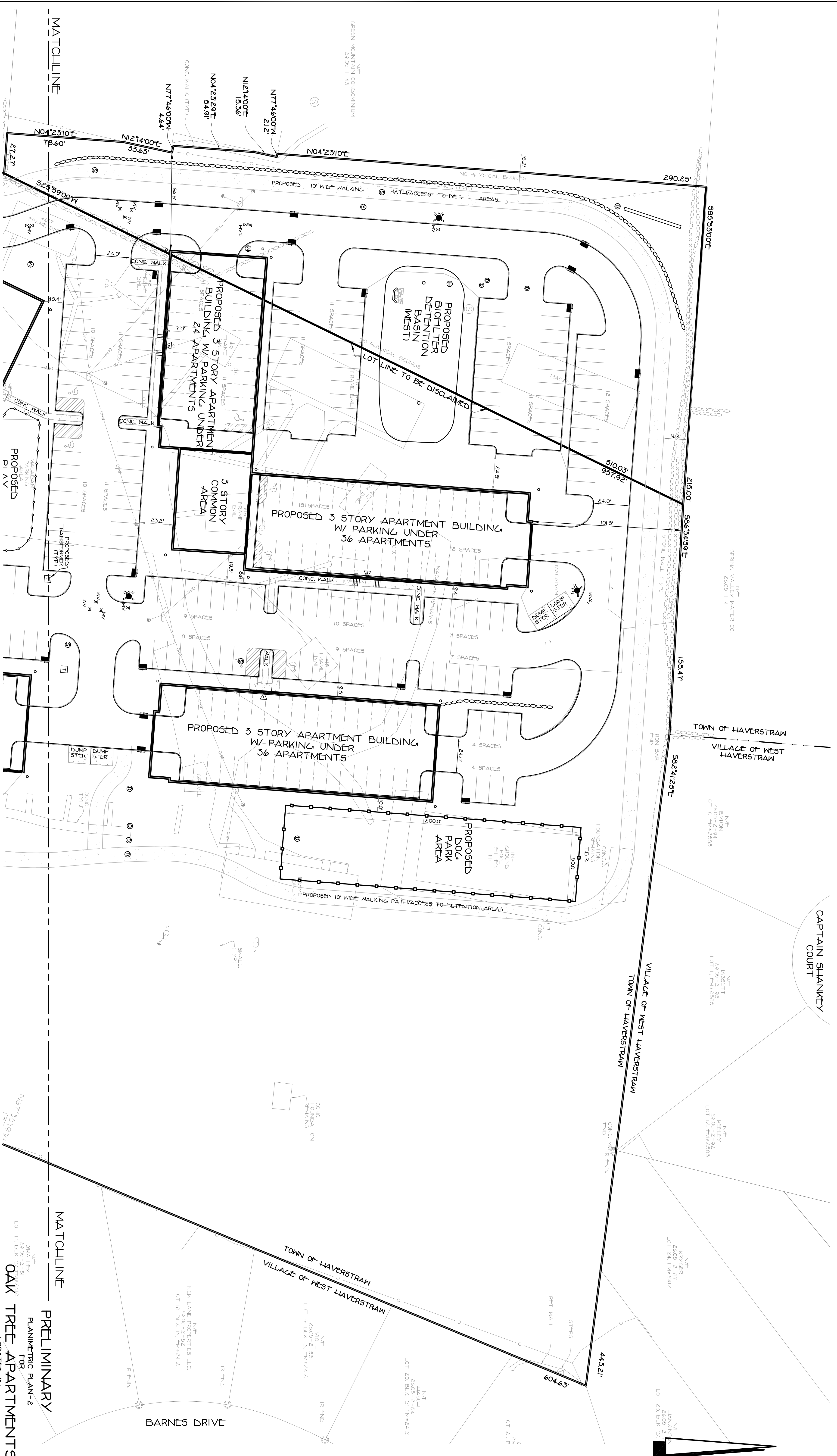
18 NORTH MAIN STREET
 HAVERSTRAM, NY 10988
 TEL: (845) 782-4843
 FAX: (845) 782-5900
 WWW.SPACOYOUNGBLOND.COM

FILE	DATE	SCALE	DWG
5Y-1895	JUNE 21, 2019	1"=30'	4 OF 15

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM
 SURFACE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND
 DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND
 INVERT OF ALL UTILITIES 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.

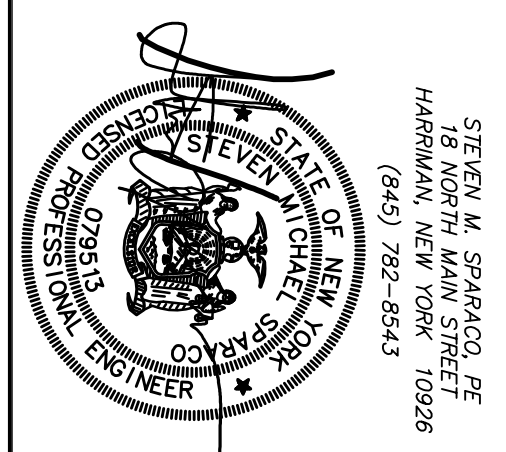
FIRE HYDRANT TO
 BE RE-LOCATED

18 NORTH MAIN STREET
SPARACO & YOUNGBLOND
 NEW YORK
 1-800-962-7782



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.

DIG & SAFELY
NEW YORK
 18 WOODBURY BLVD
 1-800-962-7982



STEVEN M. SPARACO, PE
 18 NORTH MAIN STREET
 HARTWICK, NEW YORK 10928
 (607) 782-8543

SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 HARTWICK, NEW YORK 10928
 TEL: (607) 782-8543
 FAX: (607) 782-5900
 WWW.SPACOLL.COM

FILE	DATE	SCALE	DWG
5Y-1385	JUNE 21, 2019	1"=30'	5 OF 15

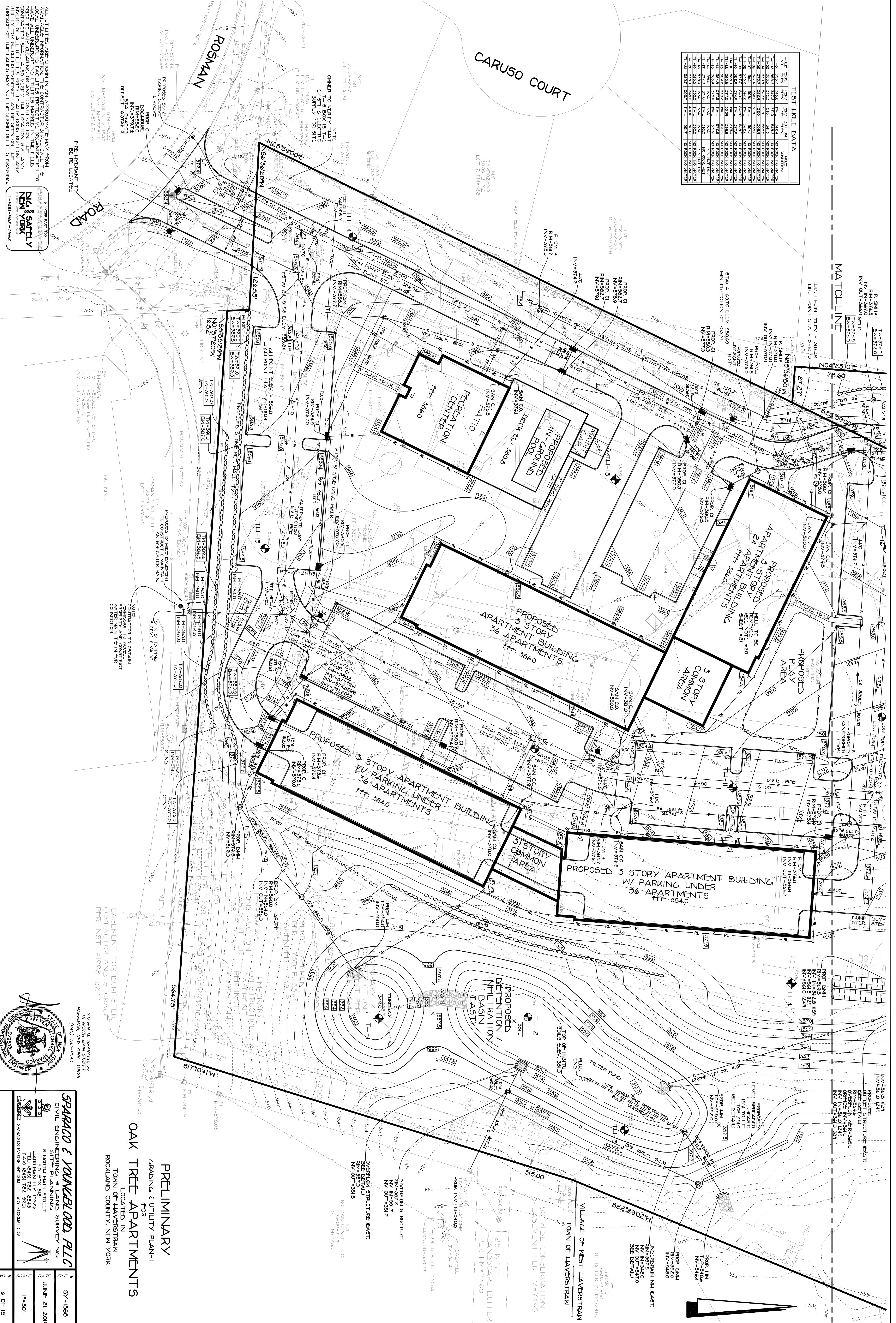
PRELIMINARY
PLANIMETRIC PLAN-2
FOR
OAK TREE APARTMENTS
 LOCATED IN
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

TEST HOLE DATA	NO.	DEPTH	DATE	CONDITION
TH-1	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-2	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-3	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-4	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-5	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-6	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-7	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-8	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-9	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-10	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-11	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-12	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-13	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-14	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-15	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-16	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-17	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-18	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-19	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-20	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-21	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-22	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-23	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-24	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-25	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-26	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-27	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-28	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-29	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-30	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-31	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-32	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-33	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-34	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-35	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-36	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-37	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-38	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-39	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-40	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-41	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-42	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-43	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-44	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-45	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-46	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-47	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-48	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-49	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-50	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-51	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-52	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-53	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-54	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-55	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-56	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-57	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-58	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-59	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-60	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-61	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-62	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-63	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-64	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-65	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-66	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-67	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-68	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-69	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-70	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-71	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-72	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-73	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-74	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-75	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-76	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-77	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-78	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-79	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-80	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-81	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-82	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-83	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-84	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-85	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-86	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-87	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-88	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-89	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-90	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-91	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-92	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-93	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-94	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-95	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-96	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-97	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-98	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-99	354.2	10.00	NOV-2018	NO RECORD NO DATA
TH-100	354.2	10.00	NOV-2018	NO RECORD NO DATA

CARUSO COURT

ROSMAN

MATCHLINE



ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

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 THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

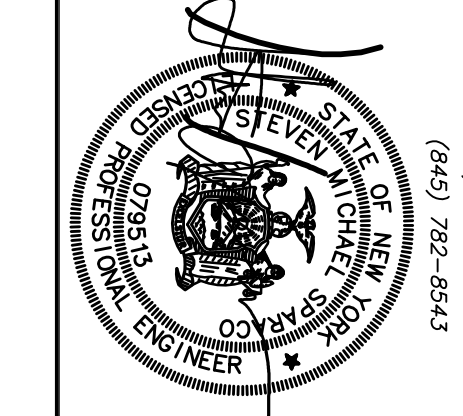
OWNER TO VERIFY THAT EXISTING ELECTRICAL SUPPLY FOR SITE

CONTRACTOR TO OBTAIN PROPERTY AND CONSTRUCT CONNECTION

EASEMENT FOR DUMPSTER COMPACTOR AND STORAGE PER INST. # 1998-2244

PROPOSED TO WIDE WALKING PATH/ACCESS TO DETENTION AREAS

PROPOSED TO WIDE WALKING PATH/ACCESS TO DETENTION AREAS

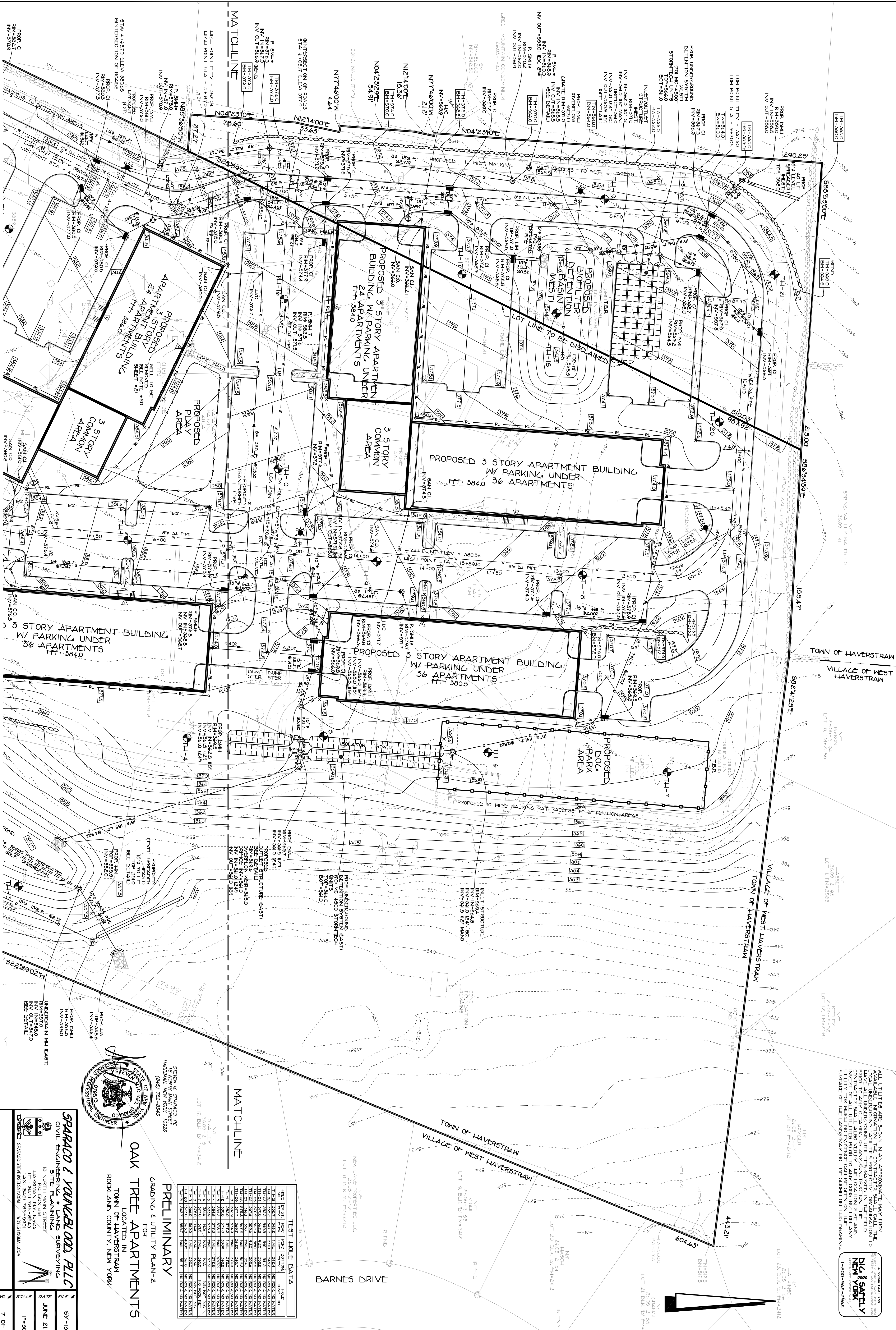


SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 LITTLE ROCK, AR 72202
 TEL: (501) 782-6643
 FAX: (501) 782-5900
 WWW.SPACOROLLERS.COM

OAK TREE APARTMENTS
 TOWN OF LAVERGISTRAM
 ROCKLAND COUNTY, NEW YORK

PRELIMINARY
 GRADING & UTILITY PLAN-1

DATE: JUNE 21, 2019
 SCALE: 1"=30'
 FILE: SY-1385
 SHEET: 6 OF 15

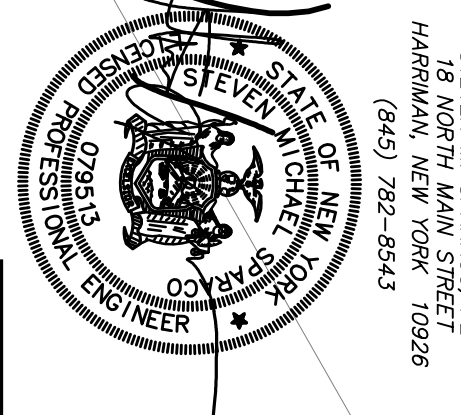


ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE UTILITY LOCATOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INVERTS FOR ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO THE LANDS MAY NOT BE SHOWN ON THIS PLAN.

REG. 1-800-962-7962

TEST LOT DATA

TEST NO.	TEST DATE	TEST TYPE	TEST RESULT	TEST COMMENTS
11-1	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-2	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-3	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-4	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-5	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-6	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-7	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-8	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-9	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-10	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-11	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-12	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-13	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-14	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-15	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-16	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-17	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-18	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-19	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-20	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-21	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-22	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-23	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-24	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-25	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-26	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-27	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-28	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-29	11/15/18	SWELLING	NO SWELLING	NO SWELLING
11-30	11/15/18	SWELLING	NO SWELLING	NO SWELLING



SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 LARSEN RD. BOX 818
 TULSA, OK 74103
 TEL: (918) 762-9943
 FAX: (918) 762-9900
 WWW.SPACONLINE.COM

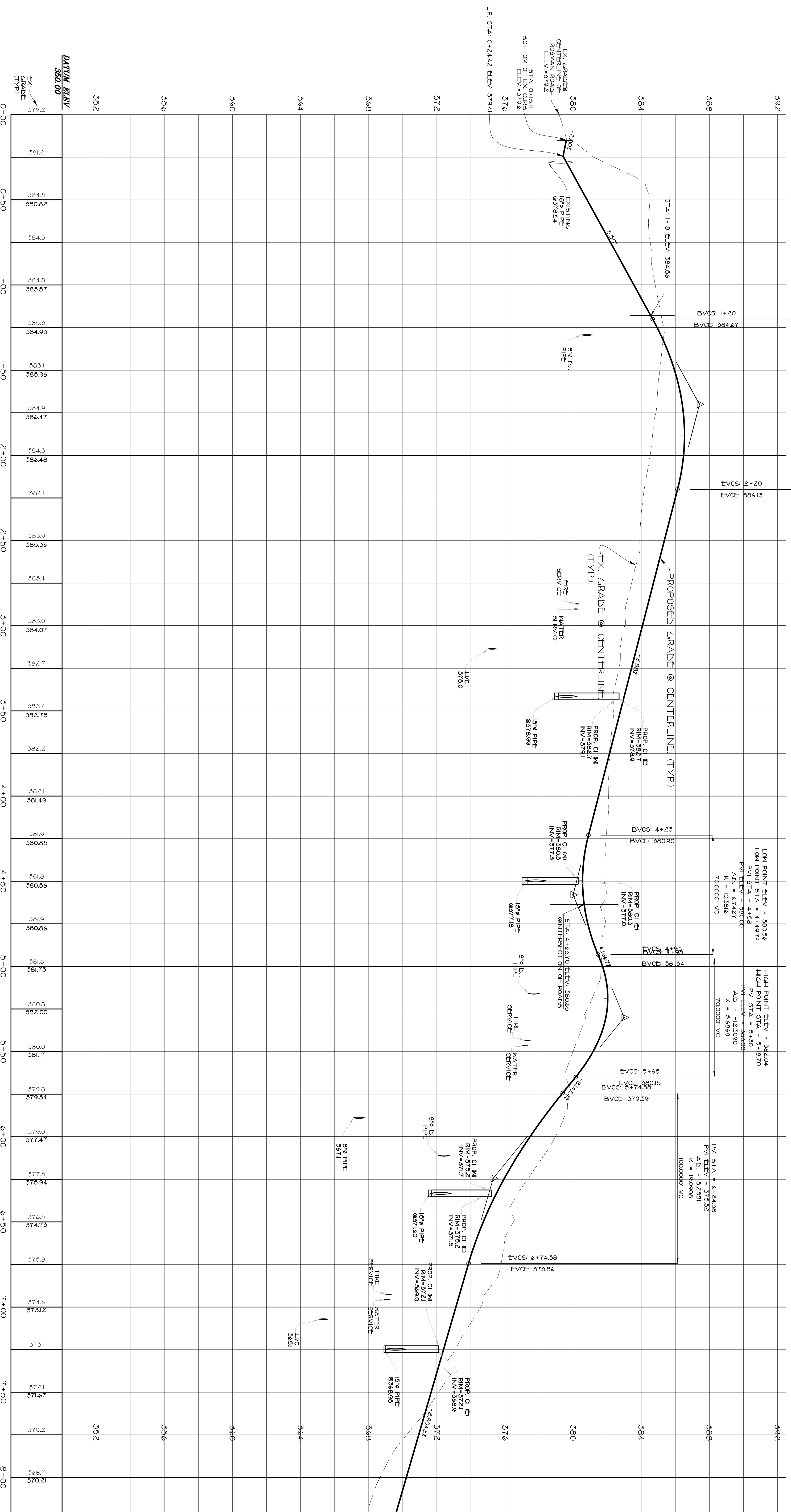
STEVEN M. SPARACO, P.E.
 HARRISBURG, NEW YORK 10926
 (845) 782-8543

OAK TREE APARTMENTS
 TOWN OF HAVERSTRAW
 ROCKLAND COUNTY, NEW YORK

GRADING & UTILITY PLAN-2
 FOR
 TOWN OF HAVERSTRAW

DATE JUN 21 2019
SCALE 1"=30'
FILE 5Y-1385
DATE 7-07-15

HIGH POINT ELEV = 384.44
 HIGH POINT STA = 1+8810
 PVI STA = 387.42
 PVI ELEV = 387.42
 K = 12.5823
 L = 12.5823
 100.0000' VC



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

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

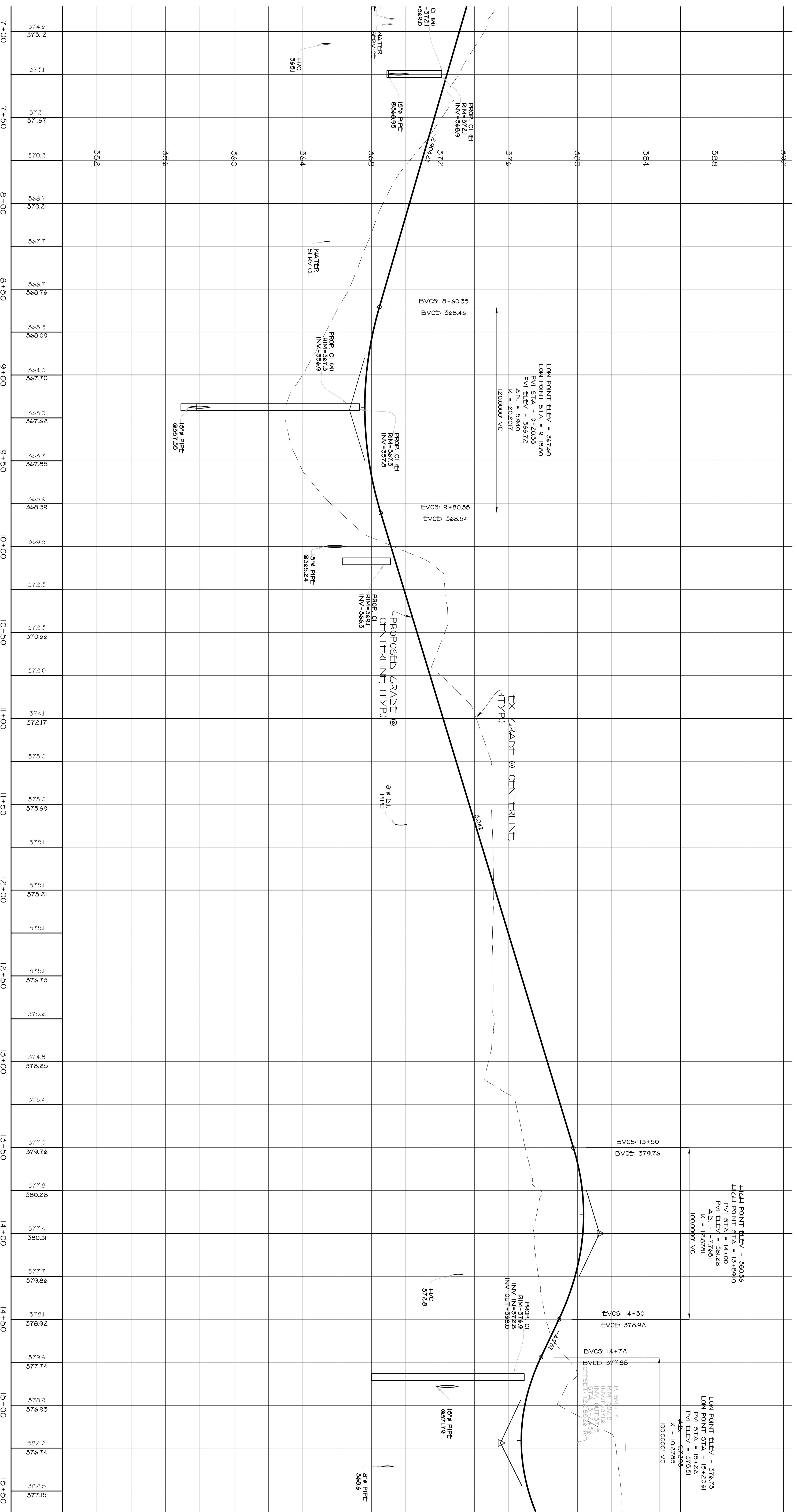
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM LOCAL UNDERGROUND UTILITIES MARKERS IN THE FIELD. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND INVERT OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



STEVEN M. SPARACO, PE
 LICENSE NO. 10926
 HARRISBURG, NEW YORK
 (845) 782-8543



SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 SITE PLANNING
 18 NORTH MAIN STREET
 LUGBURN, NY 12548
 TEL: (845) 782-8543
 FAX: (845) 782-5300
 WWW.SPACONLINE.COM



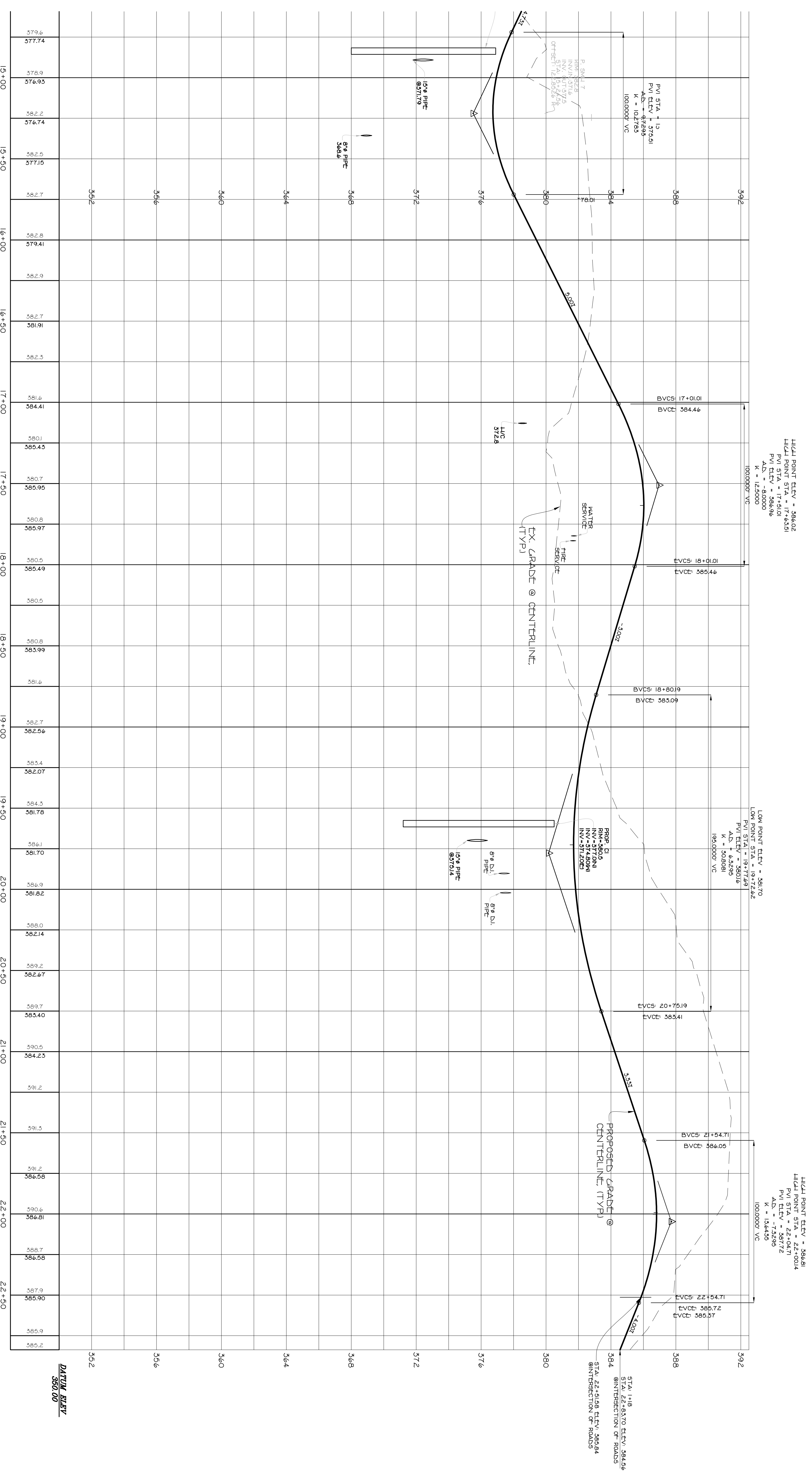
ROAD PROFILE STA: 7+50 TO 15+00
SCALE: H=1"=50' V=1"=3'

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

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



SPARACO & YOUNGBLOND, PLLC
CIVIL ENGINEERING & LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
LUGO, NY 12543
TEL: (845) 782-8543
FAX: (845) 782-5900
WWW.SPACONYS.COM



ROAD PROFILE STA: 15+00 TO 22+84.63
 SCALE: H-I"=50'; V-I"=3'

DATUM ELEV
360.00

PRELIMINARY
 PROFILE-3
 TOR
 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.



SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 SITE PLANNING
 18 NORTH MAIN STREET
 LARGO, NY 10517
 TEL: (845) 782-8843
 FAX: (845) 782-5300
 WWW.SPACONYS.COM

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 CENTENNIAL 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
- 1999/28752
- 1999/56034
- 681/972
- 1996/1419
- 2009/23547
- 638/241
- 948/242
- 1999/4883
- 2009/49480
- 2009/23547
- 2015/20124
- 2014/31079
- 2010/45853
- 660/190
- 1999/466
- 1999/4627
- 1999/4843
- 2009/13998
- 965/613
- 2002/52893

SLOPE AREA CALCULATIONS:
 209'-23" x 25' 127724 X 25-4644
 231'-30" x 50' 12079 X 50-10440
 302'-100" x 75' 11250 X 75-84381
 302'-100" x 100' 110200

TOTAL REDUCTION 4080 SF

ZONING LOT AREA CALCULATIONS:
 2095 LOT AREA SLOPE REDUCTIONS = 2095 LOT AREA
 496599 SF - 4080 SF = 990899 SF 159446 AC.

SLOPES

RANGE	AREA (SF)	Z OF LOT AREA
209'-23"	27,374	4.34
231'-30"	2,079	3.31
302'-100"	11,250	1.78
OVER 5%	15,088	2.39

TEST HOLE DATA

DATE TESTED	TESTER	DEPTH	TYPE	PERCENT	CONSTRUCTION
11-10-03	5542	7.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	14.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	21.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	28.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	35.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	42.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	49.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	56.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	63.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	70.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	77.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	84.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	91.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	98.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	105.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	112.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	119.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	126.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	133.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	140.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	147.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	154.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	161.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	168.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	175.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	182.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	189.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	196.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	203.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	210.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	217.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	224.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	231.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	238.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	245.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	252.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	259.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	266.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	273.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	280.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	287.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	294.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	301.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	308.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	315.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	322.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	329.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	336.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	343.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	350.00	TH-1	NO	NO ROCK NO MATS
11-10-03	5542	357.00	TH-1	NO	NO ROCK NO MATS



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM LOCAL UNDERGROUND UTILITIES MAPS AND RECORDS. THE CONTRACTOR SHALL 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.



WILLIAM D. ...

SPARCO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 18 NORTH MAIN STREET
 LARGENTON, NY 10846
 TEL: (646) 792-6643
 FAX: (646) 792-5930
 WWW.SPARCOYOUNGBLOND.COM

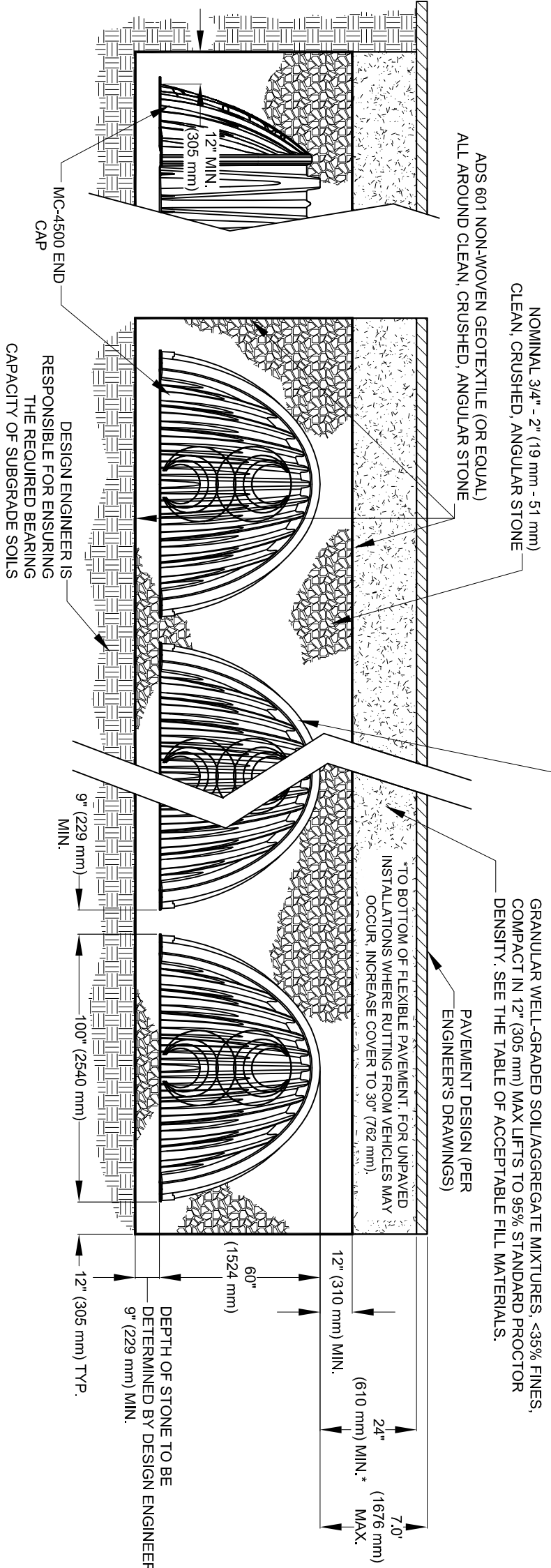
FILE	DATE	SCALE
5Y-1385	JUNE 21, 2019	1"=50'

DWG 11 OF 15

CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2373 STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.

GRAVELLY WELL-GRADED 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.

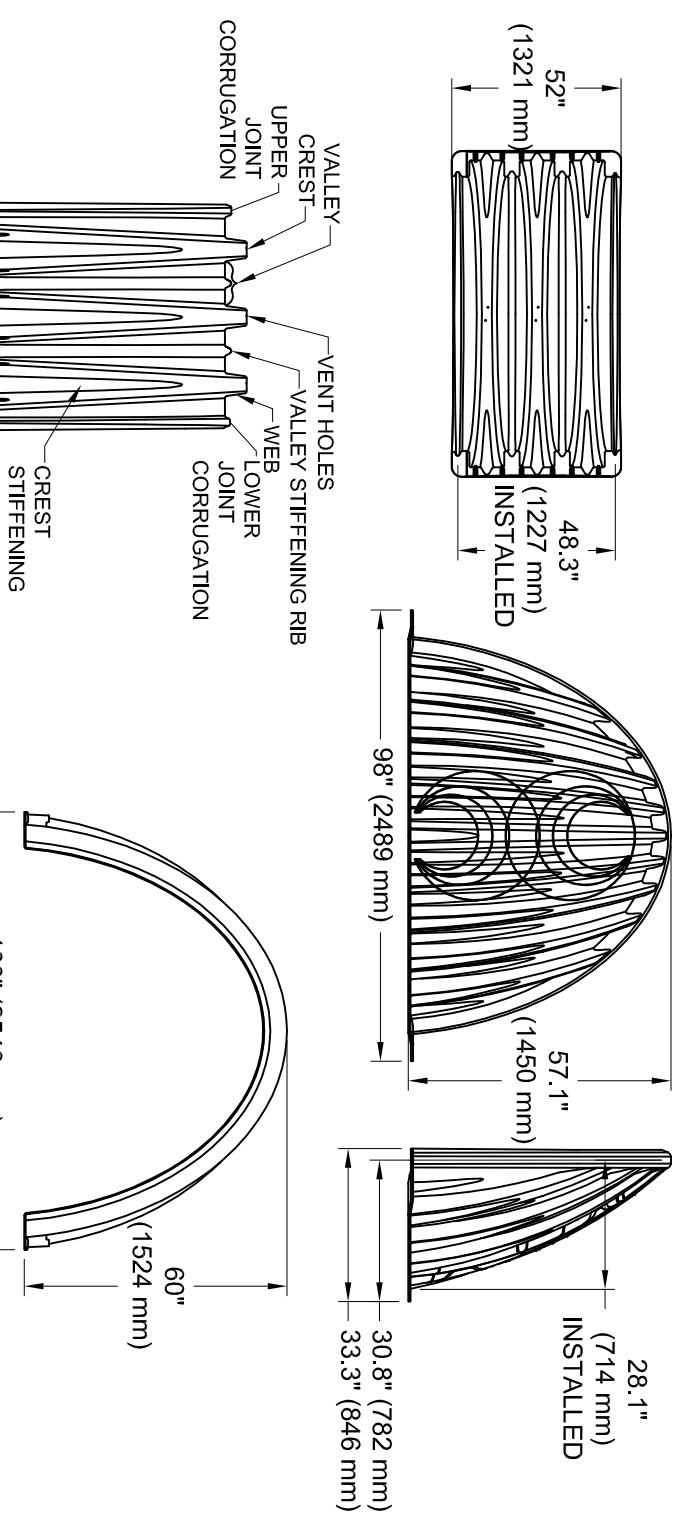
PAVEMENT DESIGN (PER ENGINEER'S DRAWINGS)



THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE ASPHALT LIFT PROPOSE DESIGN SPECIFICATIONS SECTION 12 FOR FORTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

STORMTECH MC-4500 CROSS-SECTION

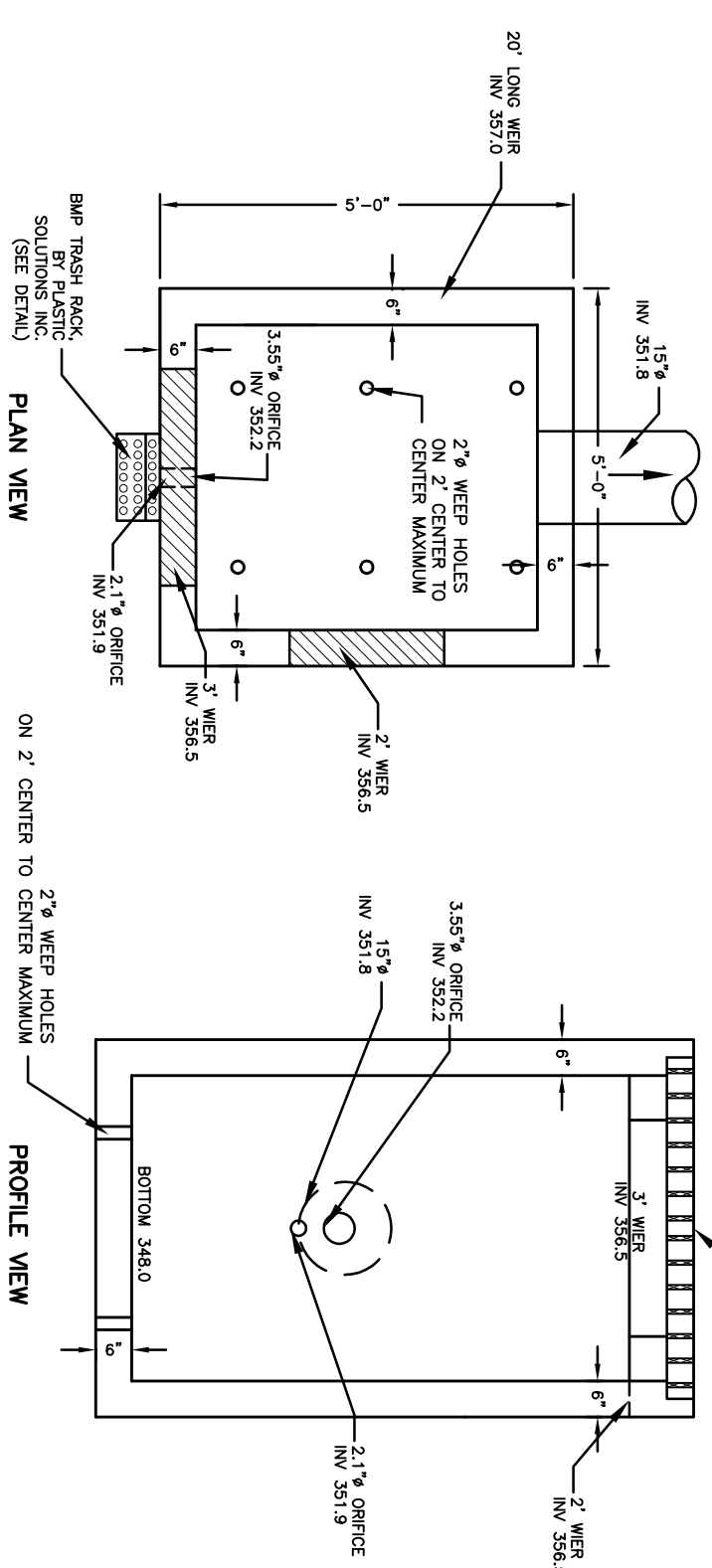
N.T.S.



NOMINAL CHAMBER SPECIFICATIONS
 CHAMBER STORAGE CAPACITY: 100.07' x 60.07' x 48.37\"/>

STORMTECH MC-4500 CHAMBER

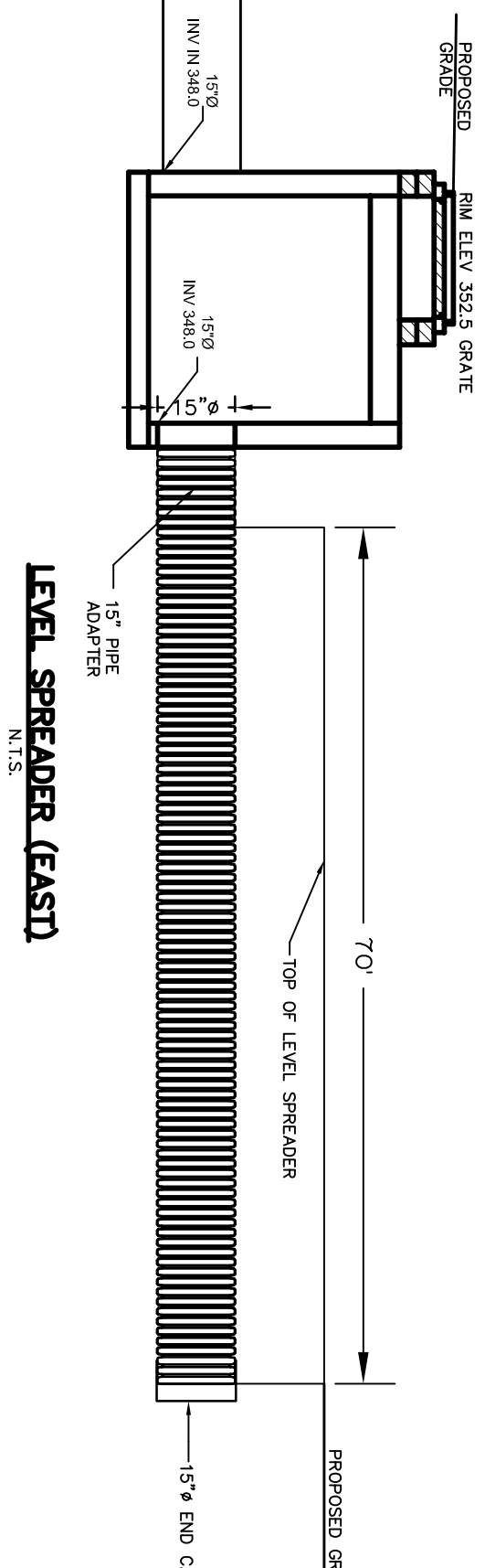
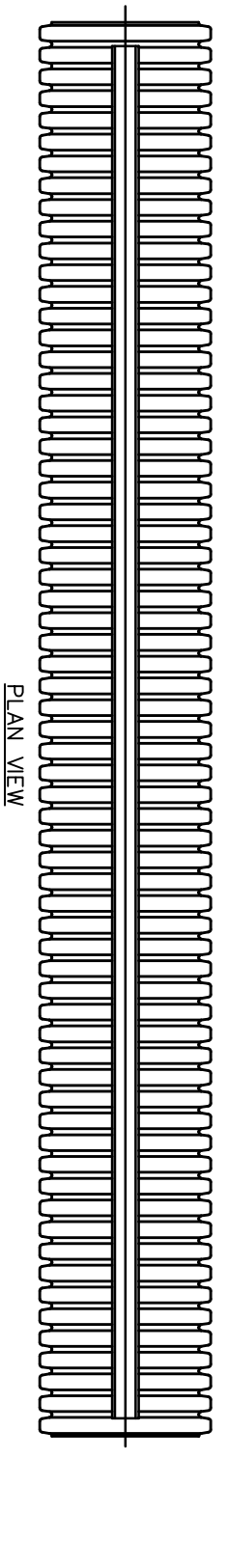
N.T.S.



OVERFLOW STRUCTURE (CAST)

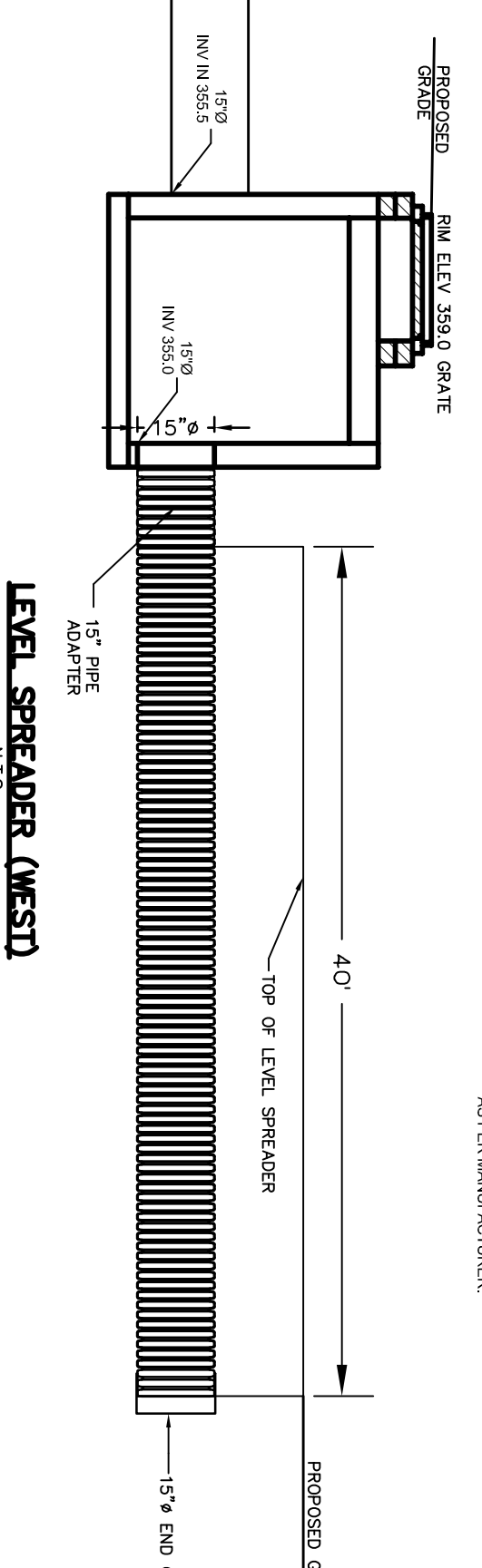
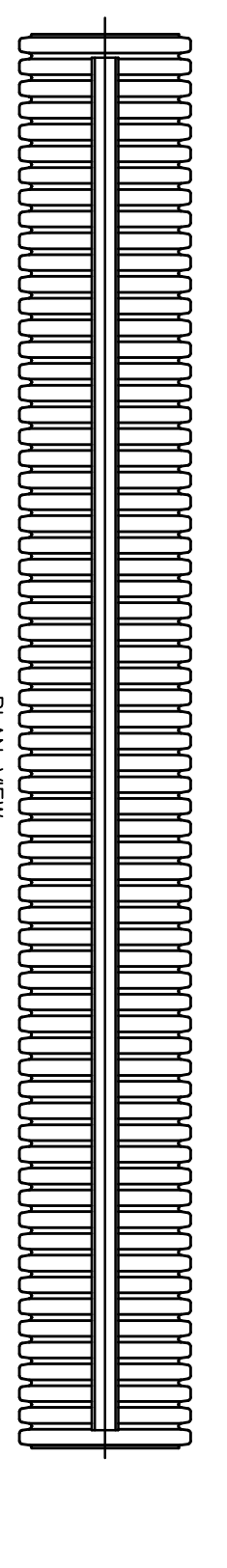
OUTLET STRUCTURE (CAST)

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.



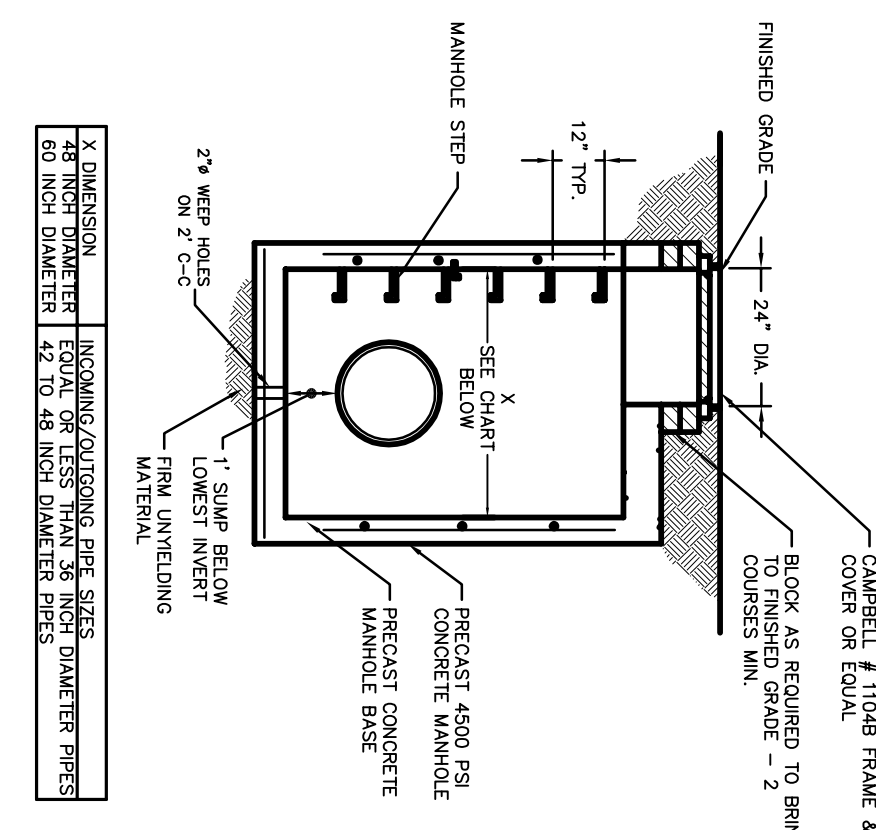
LEVEL SPREADER (EAST)

N.T.S.



LEVEL SPREADER (WEST)

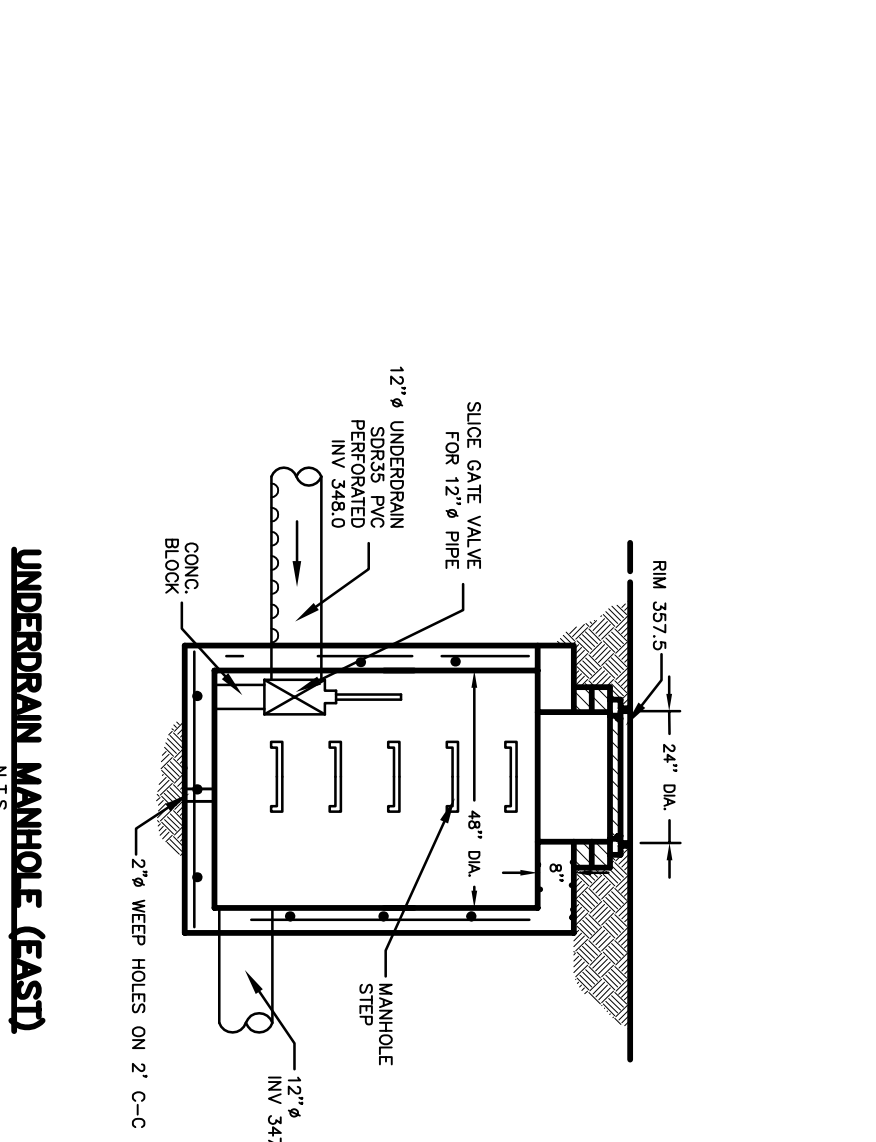
N.T.S.



NOTES:
 1. MANHOLE TO CONFORM TO A.S.T.M. C498 (LATEST REVISION).
 2. PRECAST CONCRETE MANHOLES WITH RESIDENT SEALS AT JOINTS.
 3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE.
 4. RISER SECTION JOINTS SHALL BE FIELD-WORKED.

STORM DRAIN MANHOLE (DMH)

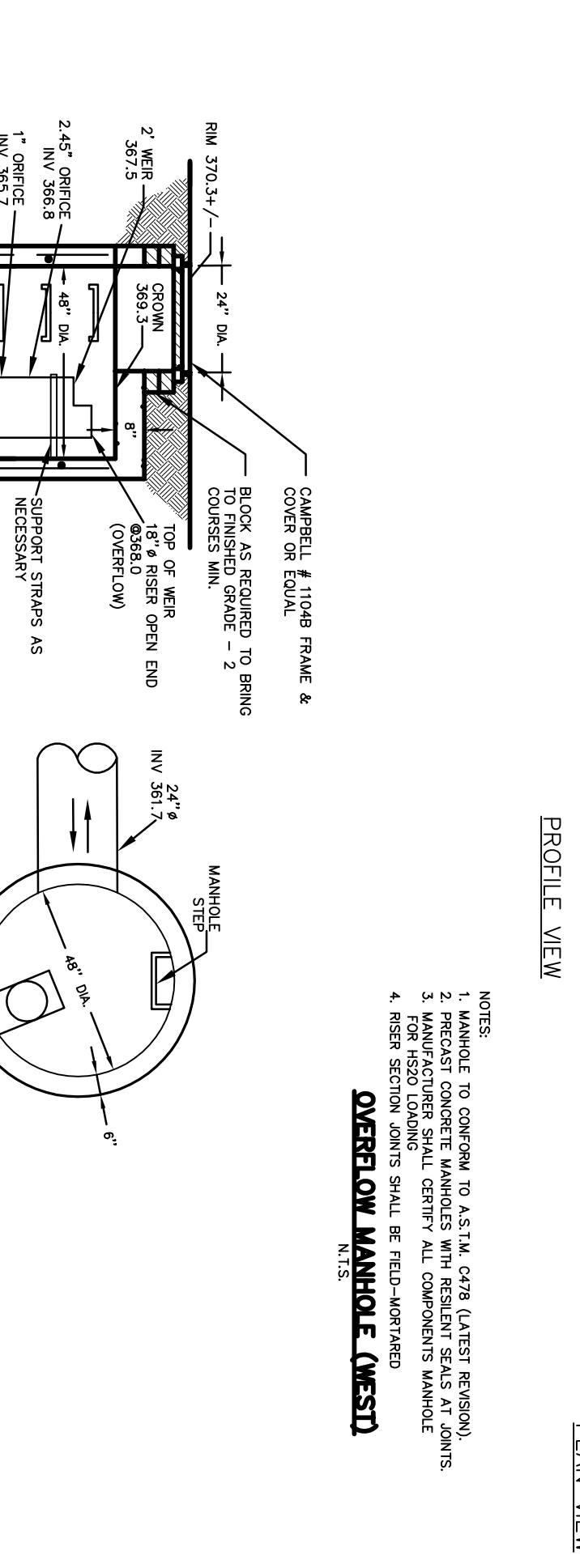
N.T.S.



NOTES:
 1. MANHOLE TO CONFORM TO A.S.T.M. C498 (LATEST REVISION).
 2. PRECAST CONCRETE MANHOLES WITH RESIDENT SEALS AT JOINTS.
 3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE.
 4. RISER SECTION JOINTS SHALL BE FIELD-WORKED.

UNDERDRAIN MANHOLE (EAST)

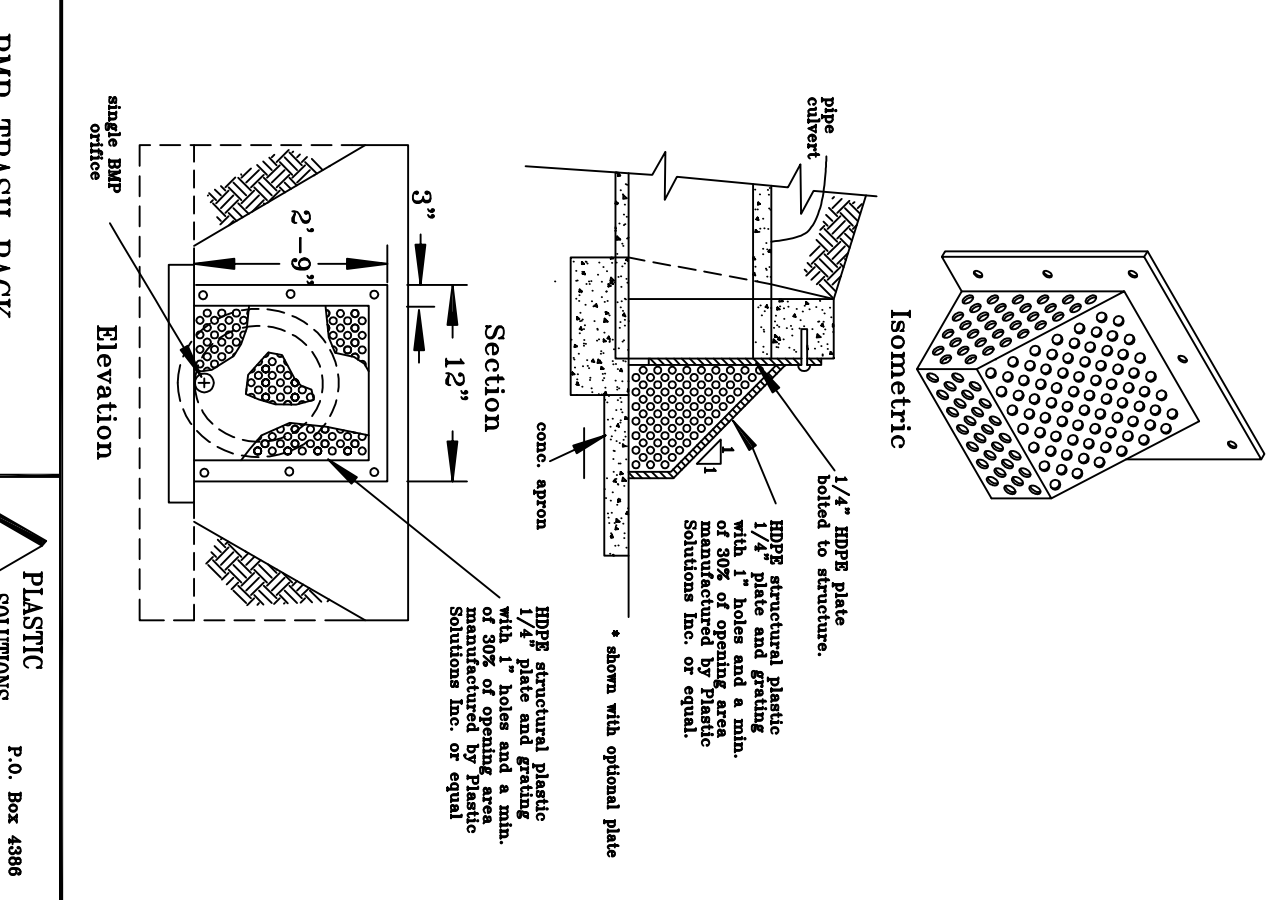
N.T.S.



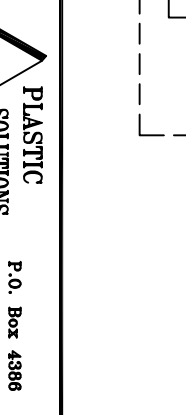
OVERFLOW MANHOLE (WEST)

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.



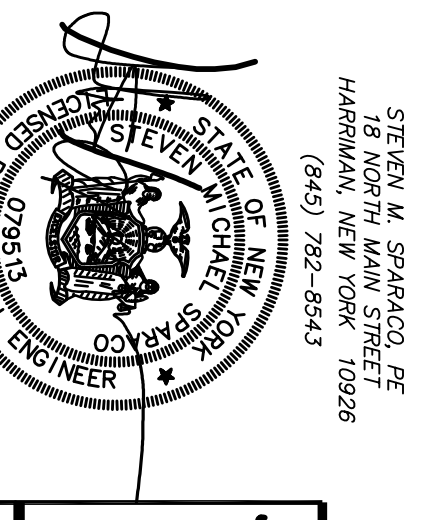
BMP TRASH RACK



MANHOLE FRAME & COVER

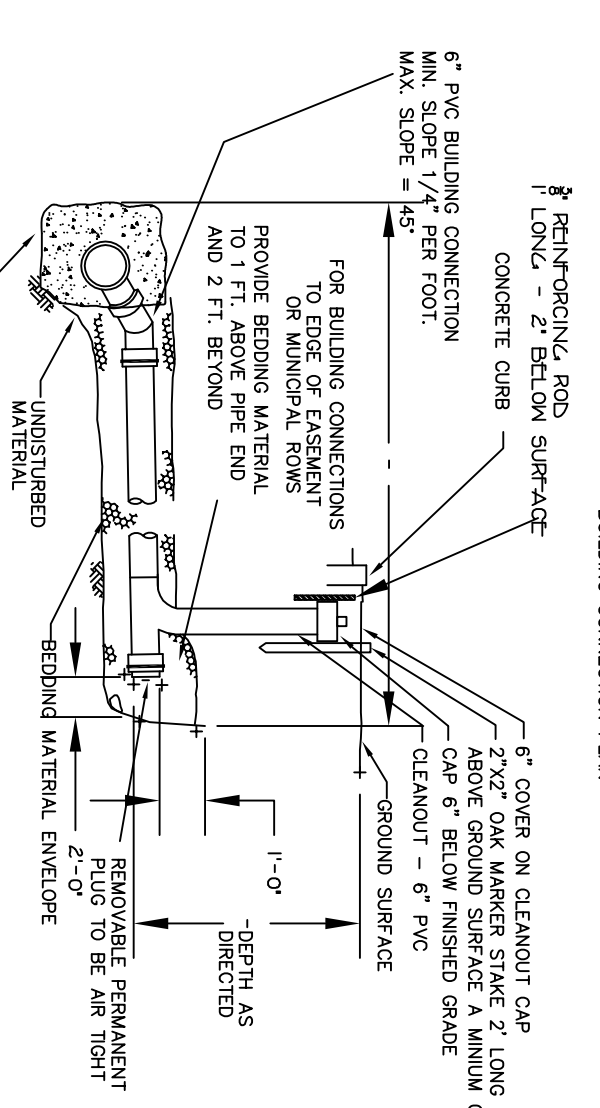
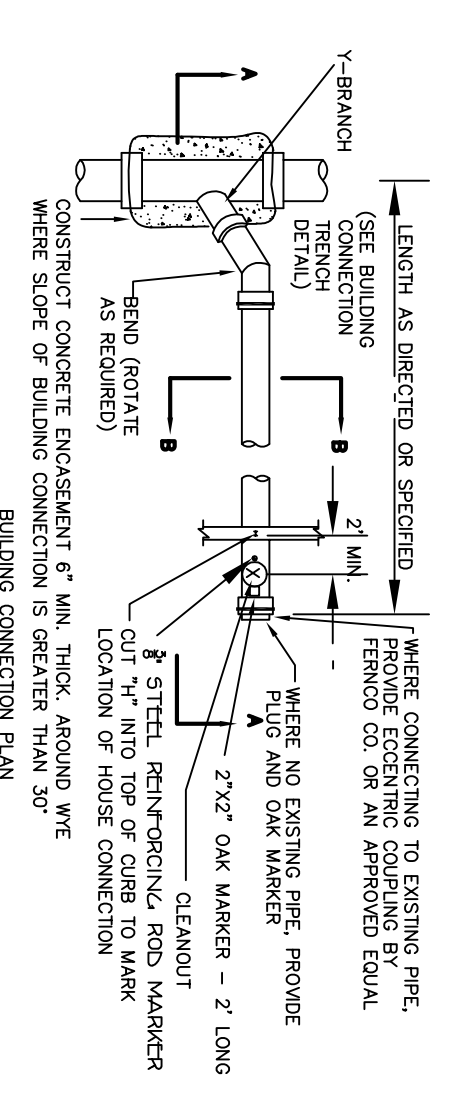
PRELIMINARY DETAILS (SHEET 1)

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



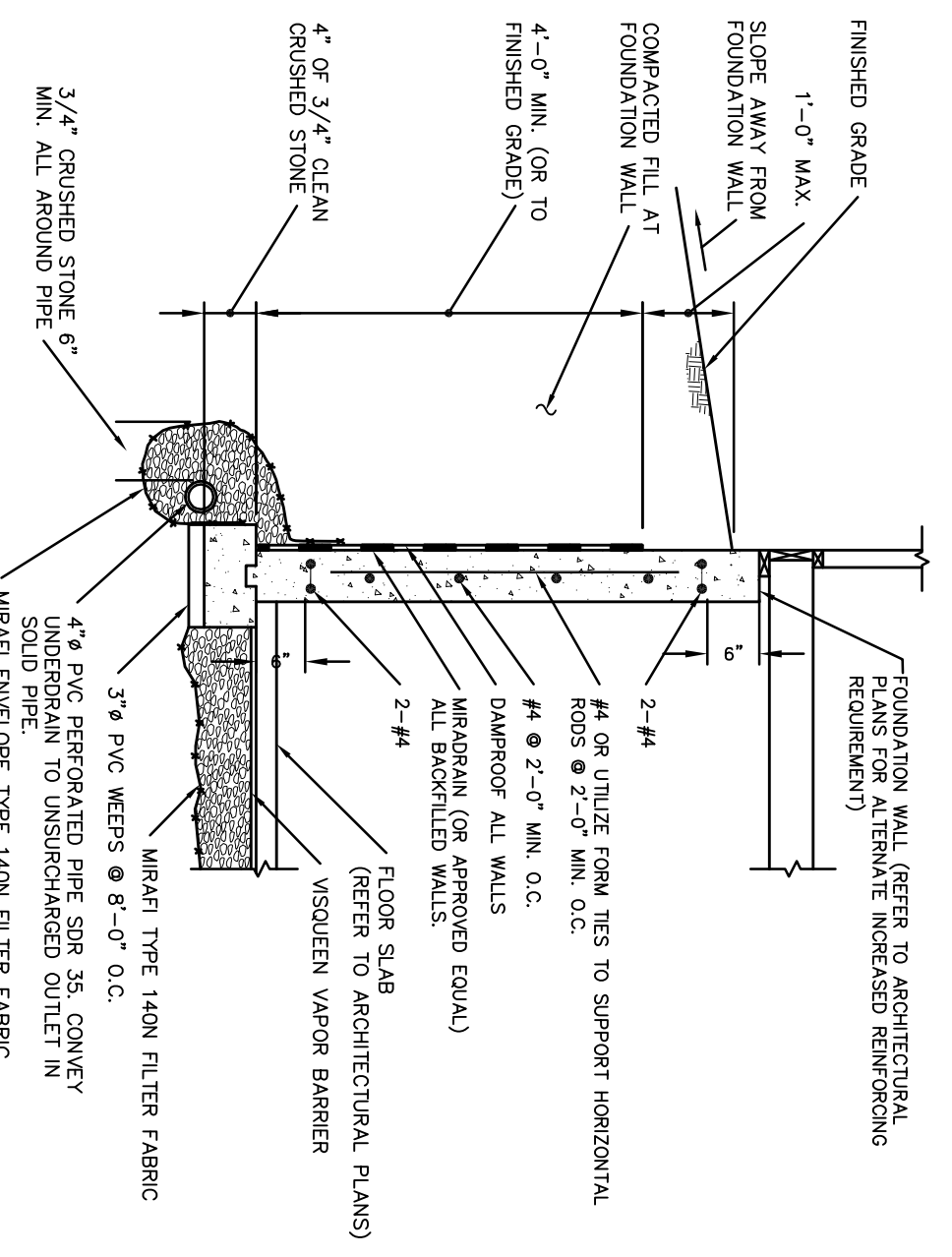
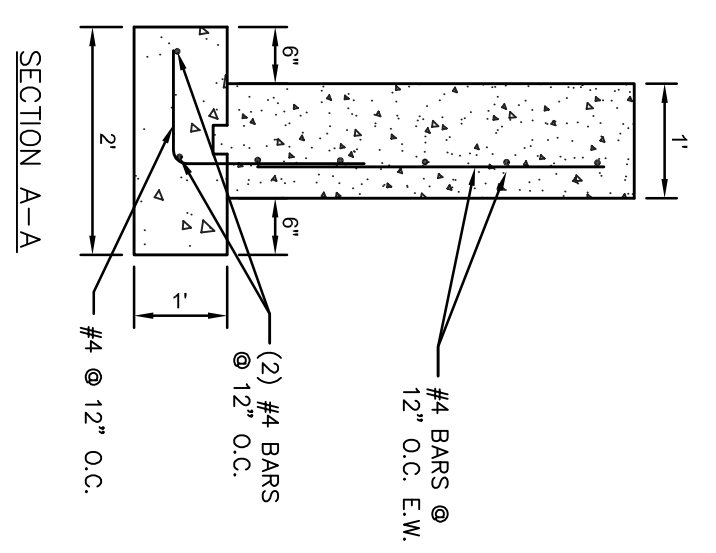
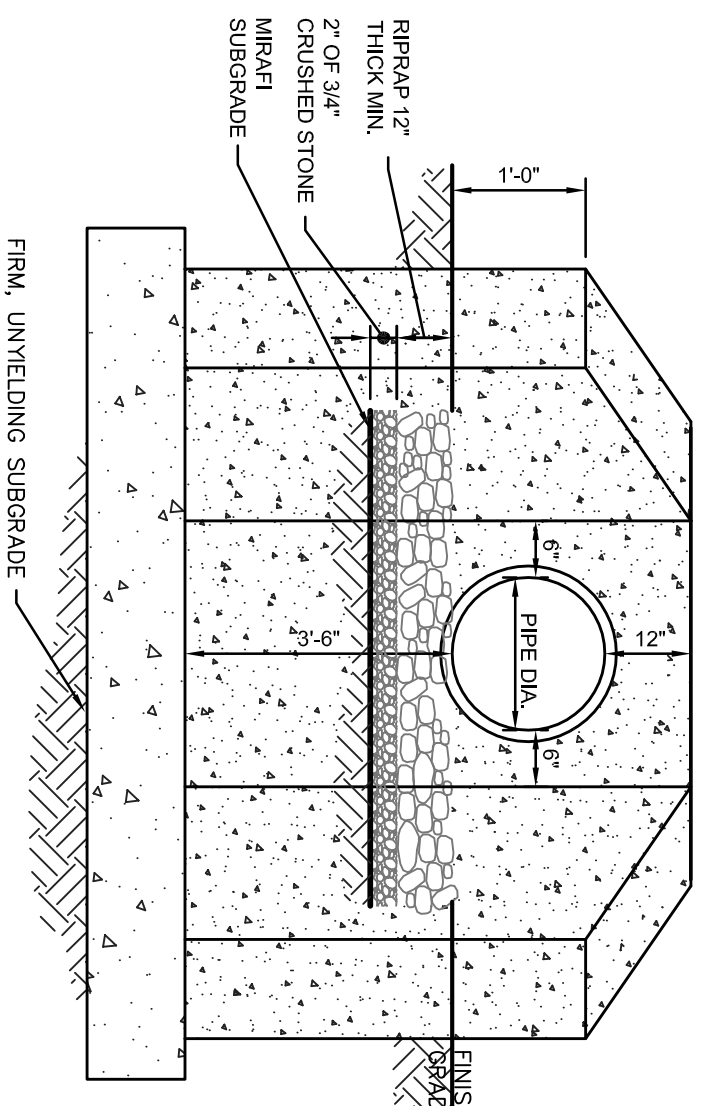
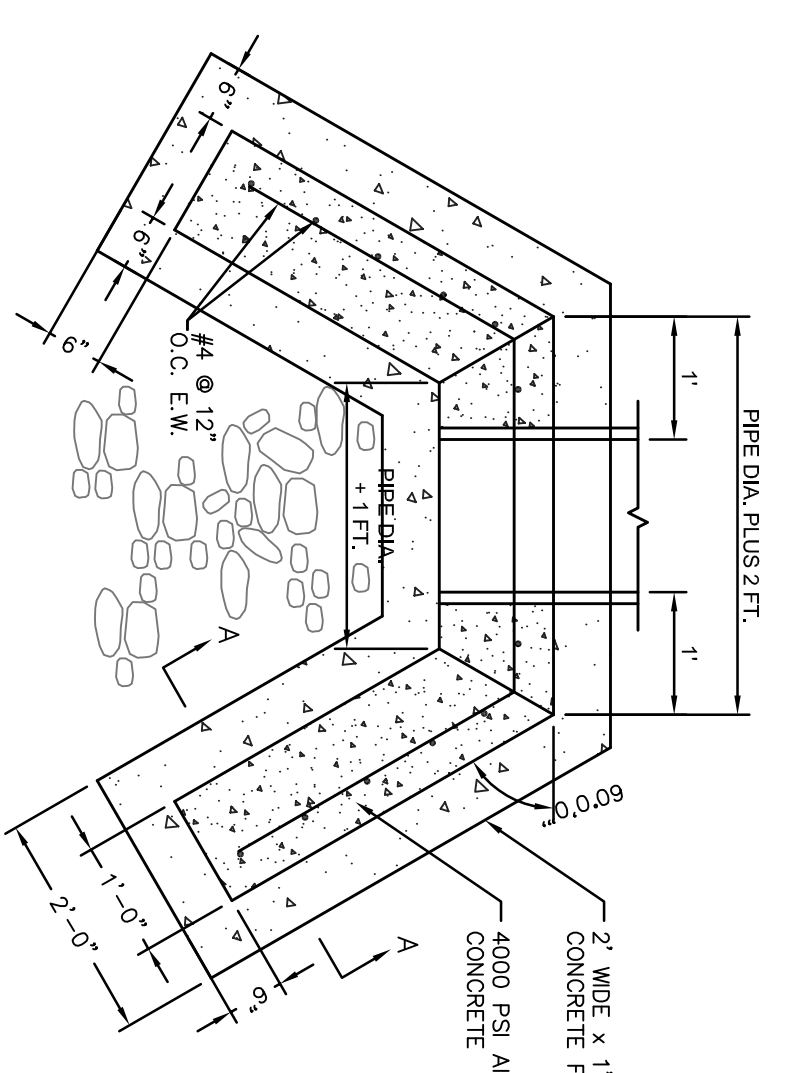
SPARACO & YOUNGBLOND, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 16 NORTH MAIN STREET
 LARGENTON, NY 10846
 TEL: (845) 782-6643
 FAX: (845) 782-5300
 WWW.SPACONYS.COM

FILE	5Y-1385
DATE	JUNE 21, 2019
SCALE	AS NOTED
DWG	12 OF 15



BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL

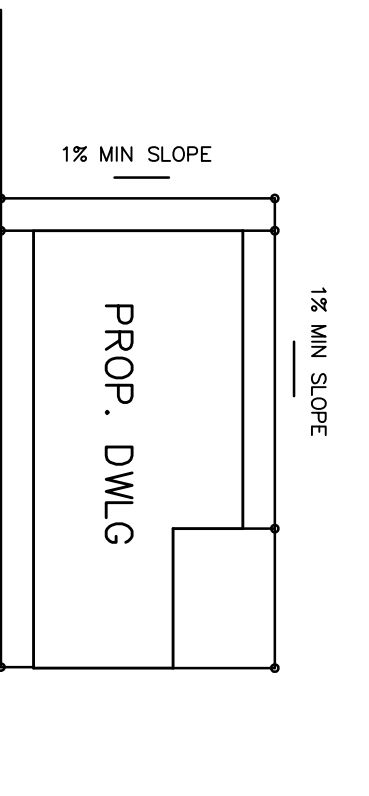
BUILDING CONNECTION
TRENCH DETAIL



FOUNDATION UNDERDRAIN DETAIL

N.T.S.

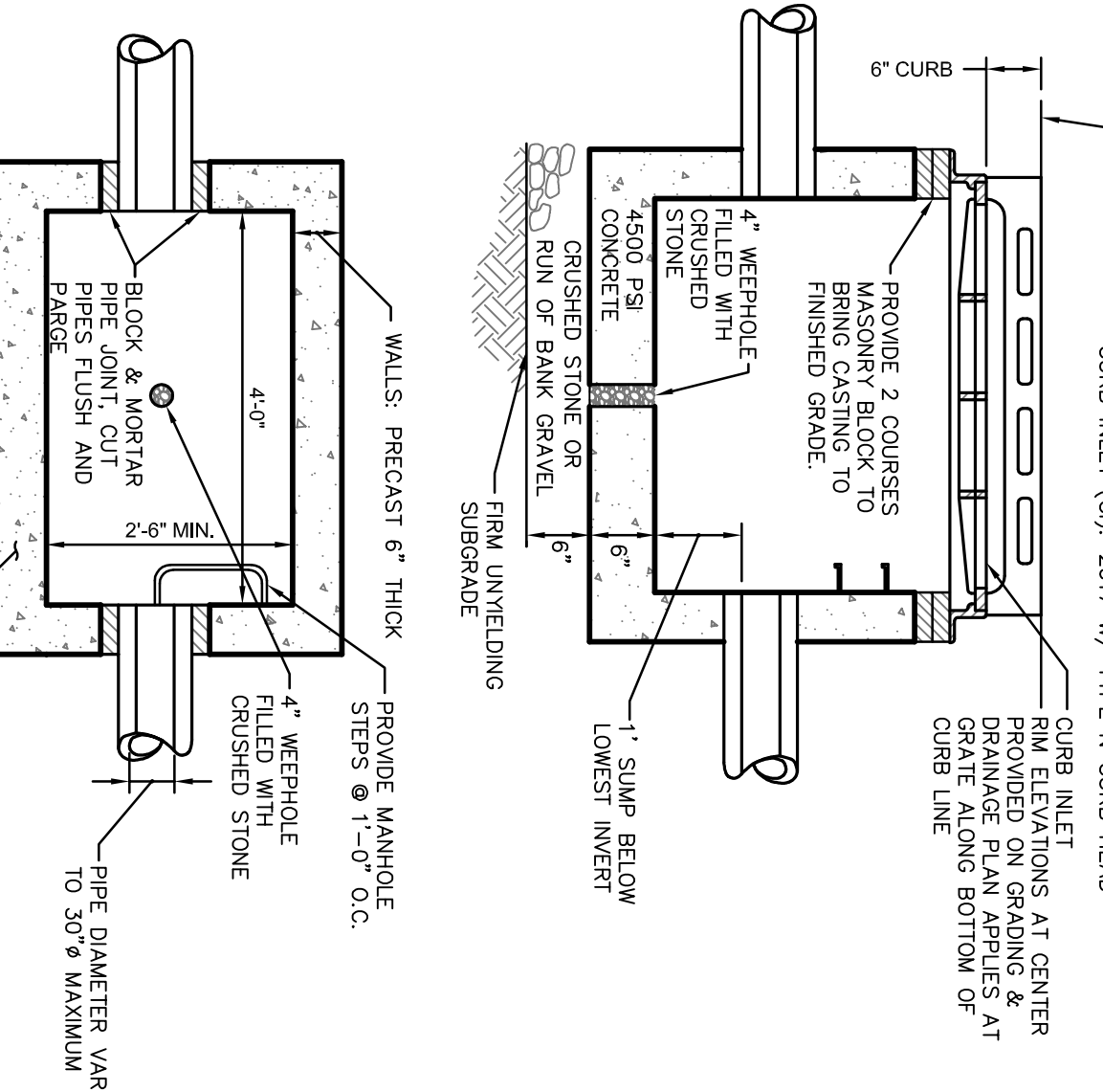
- NOTES:
1. CONVEY ALL ROOF LEADERS AWAY FROM DWELING IN SEPARATE AND INDEPENDENT 4" (MINIMUM) SDR 35 PVC PIPE.
 2. NO CONNECTIONS TO UNDERDRAIN SYSTEM FROM OTHER SOURCES ARE PERMITTED.
 3. BACKFILLING OF WALL IS NOT PERMITTED UNTIL FRAMING IS COMPLETED OR WALL IS SUPPORTED INSIDE.
 4. STEEL REINFORCEMENT SHOWN IS MINIMUM REQUIREMENT. SEE REQUIREMENT FOR ALTERNATE INCREASED REINFORCING.



TYPICAL ROOF DRAIN SCHEMATIC

N.T.S.

- NOTES:
1. CONNECT ALL ROOF LEADERS TO 6" PVC SEE ARCHITECT PLAN FOR LEADER LOCATIONS.



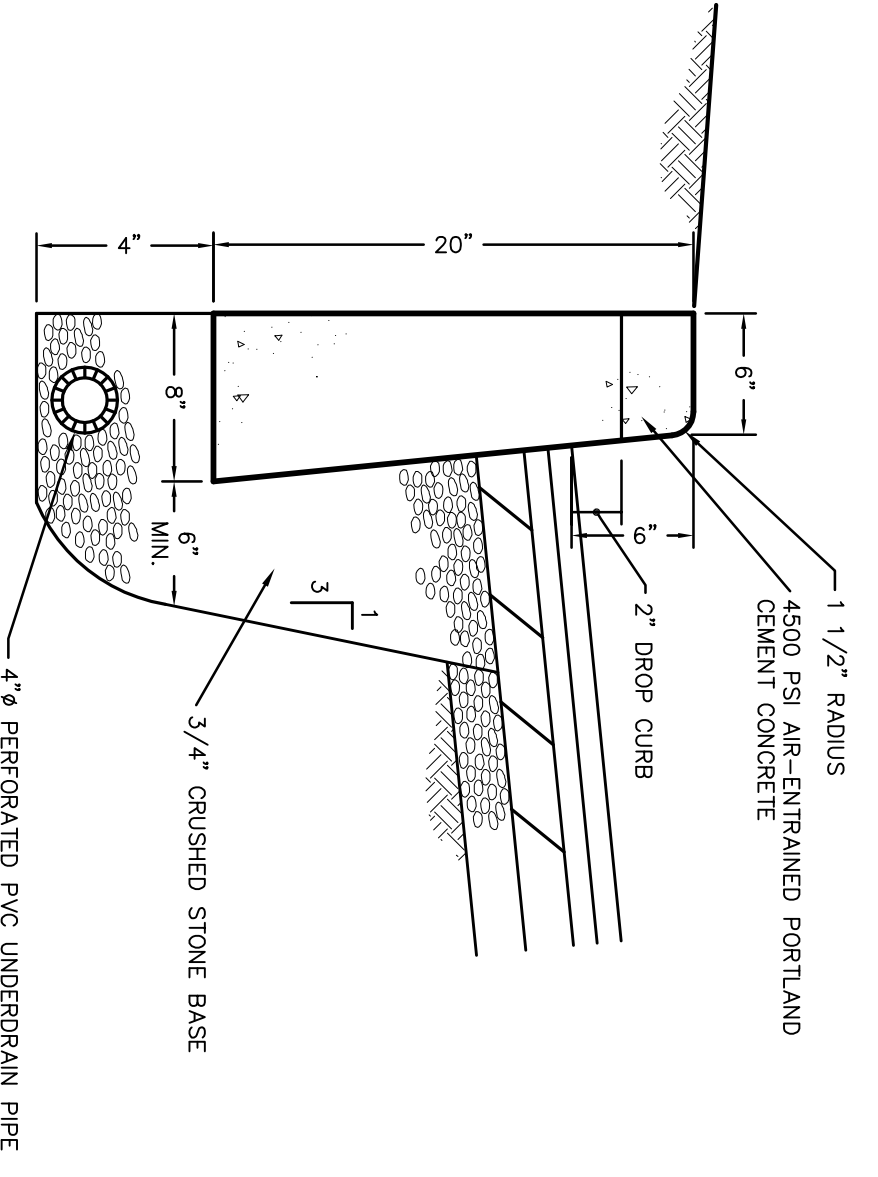
PIPE TRENCH BACKFILL DETAIL

N.T.S.

- NOTES:
1. CURB SHALL BE CAST IN PLACE.
 2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
 3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

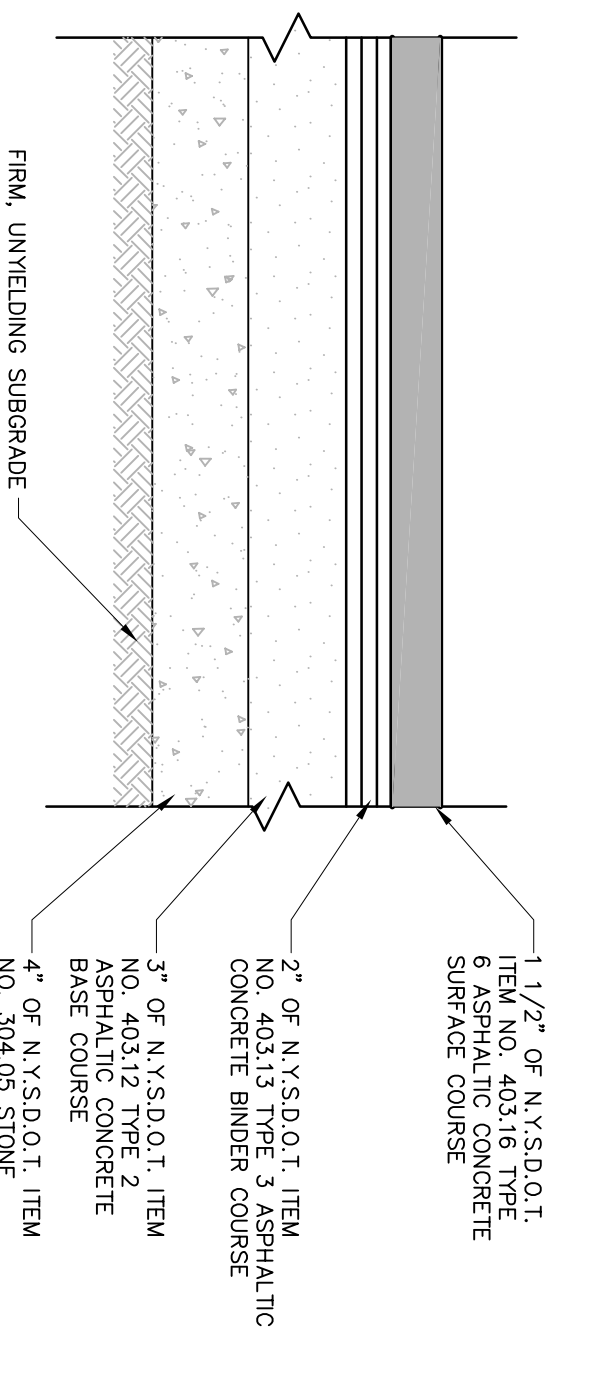
CURB DETAIL - CONCRETE

N.T.S.



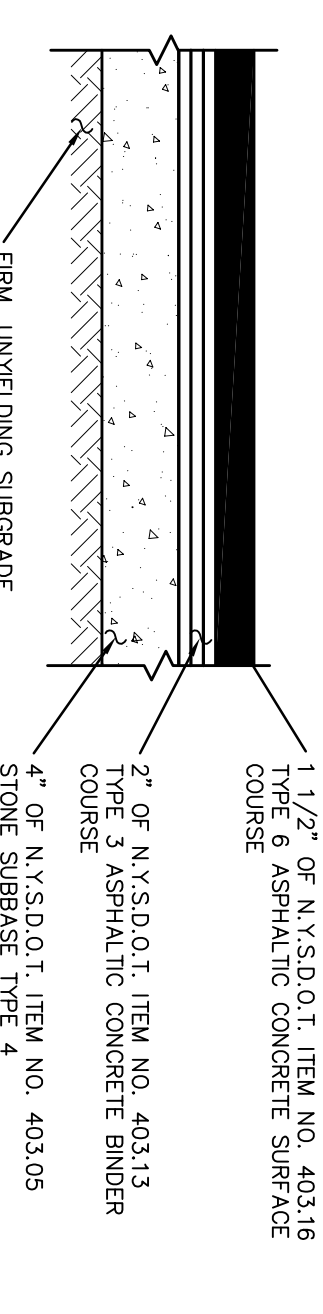
PAYEMENT SECTION: ROAD

N.T.S.



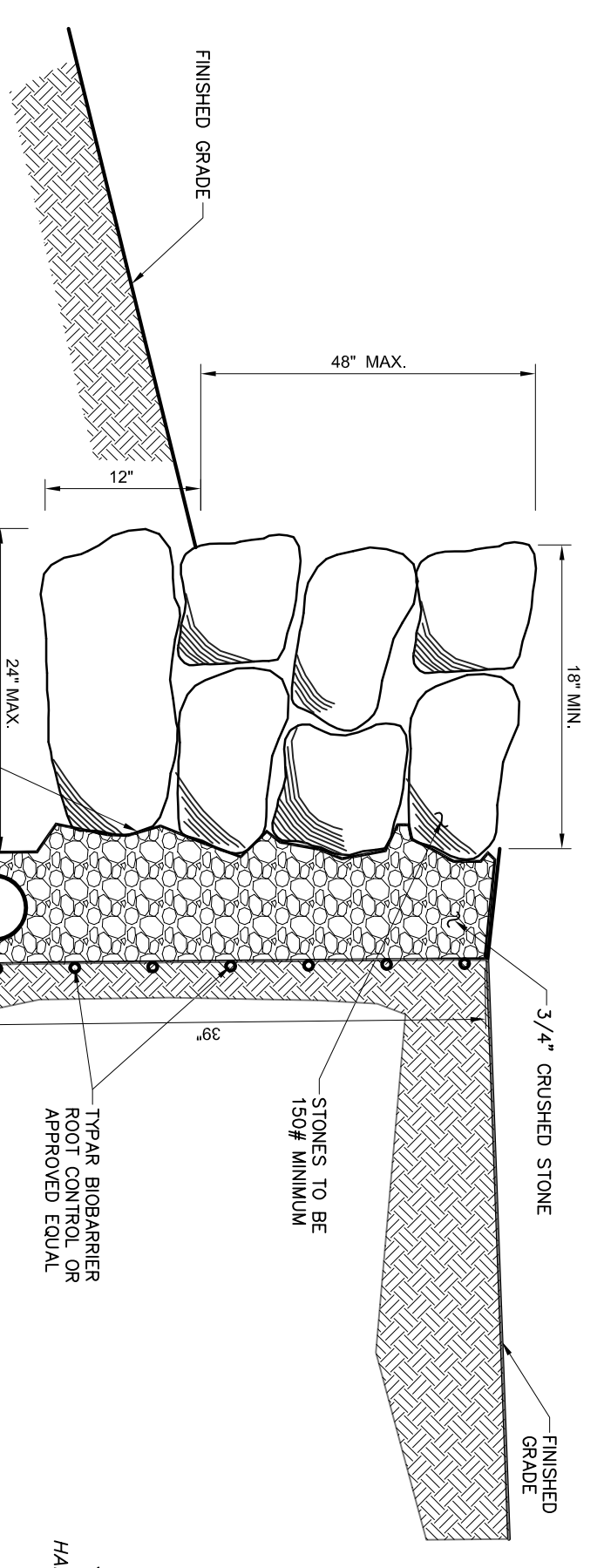
PAYEMENT SECTION: PARKING LOT

N.T.S.



- NOTES:
1. SLOPE CASTINGS TO MATCH SLOPE OF FINISHED PAVEMENT GRADE.
 2. MINIMUM STRENGTH CONCRETE 4500 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H2O HIGHWAY LOAD AND SOIL LOADS.
- CATCH BASIN, CURB INLET (CI) WITH TYPE N HEAD & FIELD INLET (FD) DETAIL**

N.T.S.

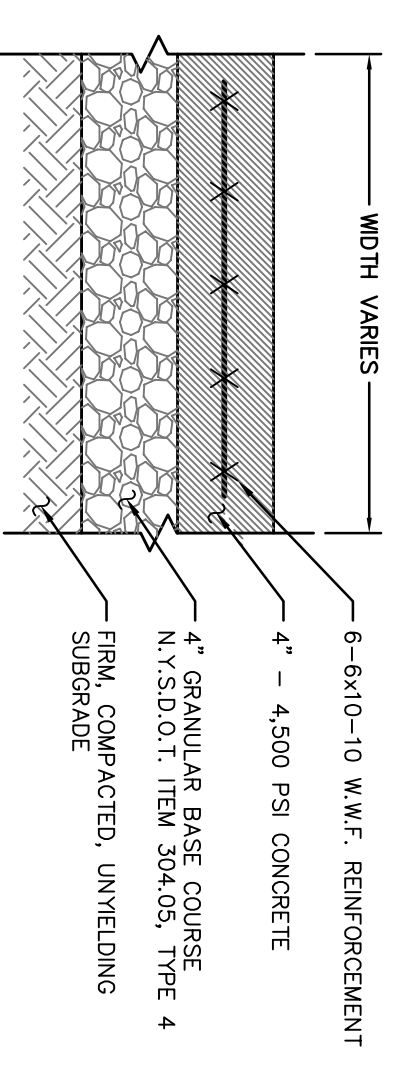


STONE RETAINING WALL DETAIL

N.T.S.

- NOTES:
1. BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
 2. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
 3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24' O.C. MAXIMUM AGAINST CONCRETE BUILDINGS AND OTHER STRUCTURES.
- CONCRETE SIDEWALK DETAIL**

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.

HEADWALL DETAIL

N.T.S.

CHAMFER ALL EXPOSED EDGES ONE INCH

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



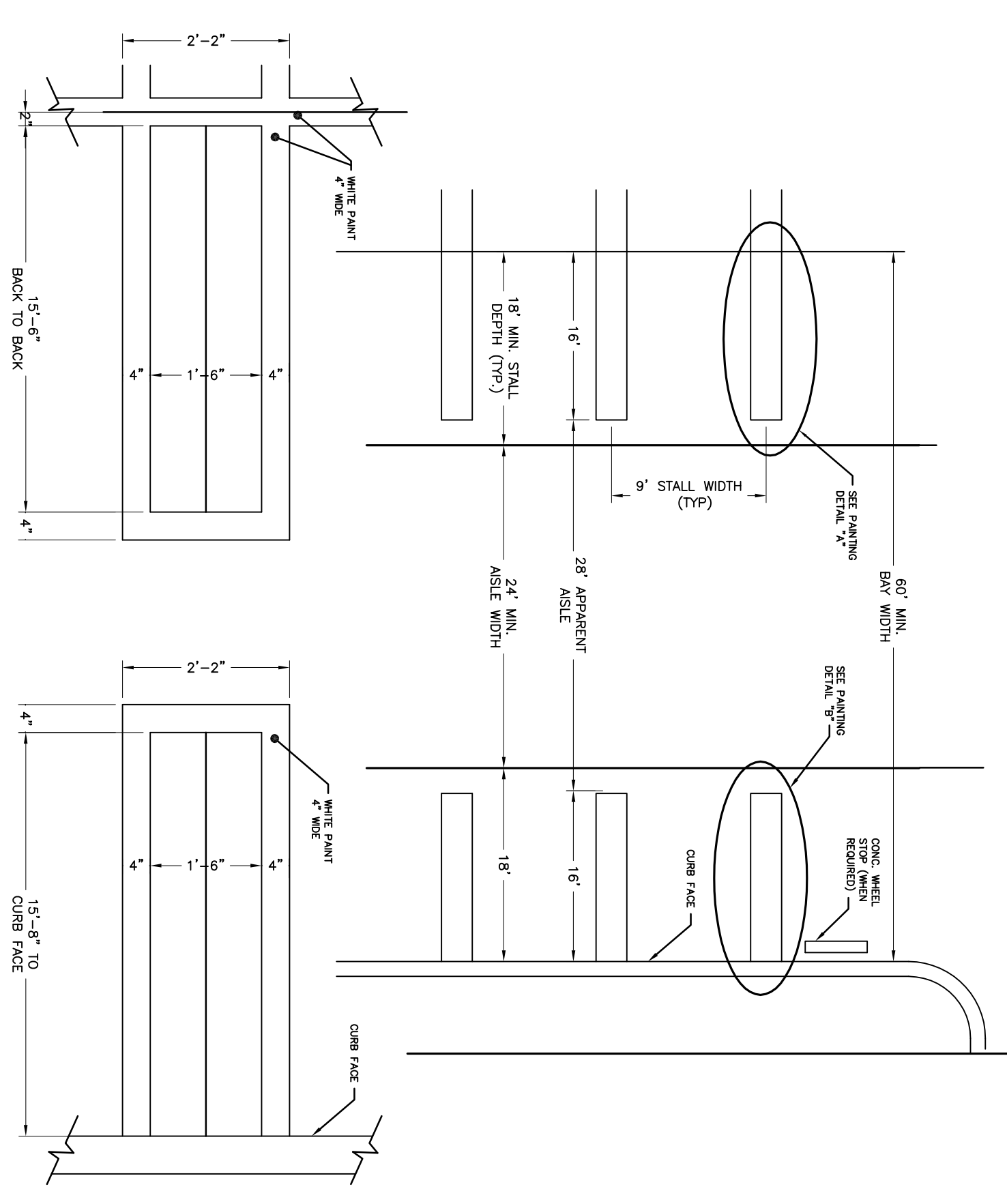
STEVEN M. SPARACO, PE
HARRISBURG, NEW YORK 10926
(845) 782-8843



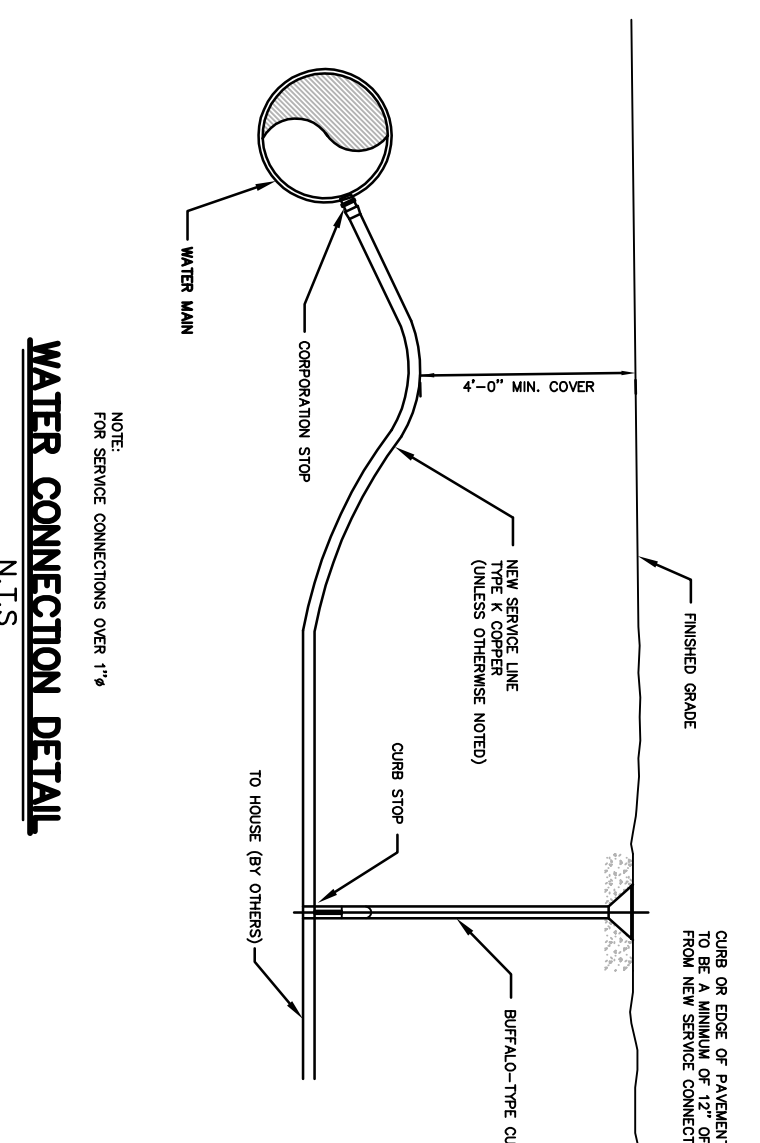
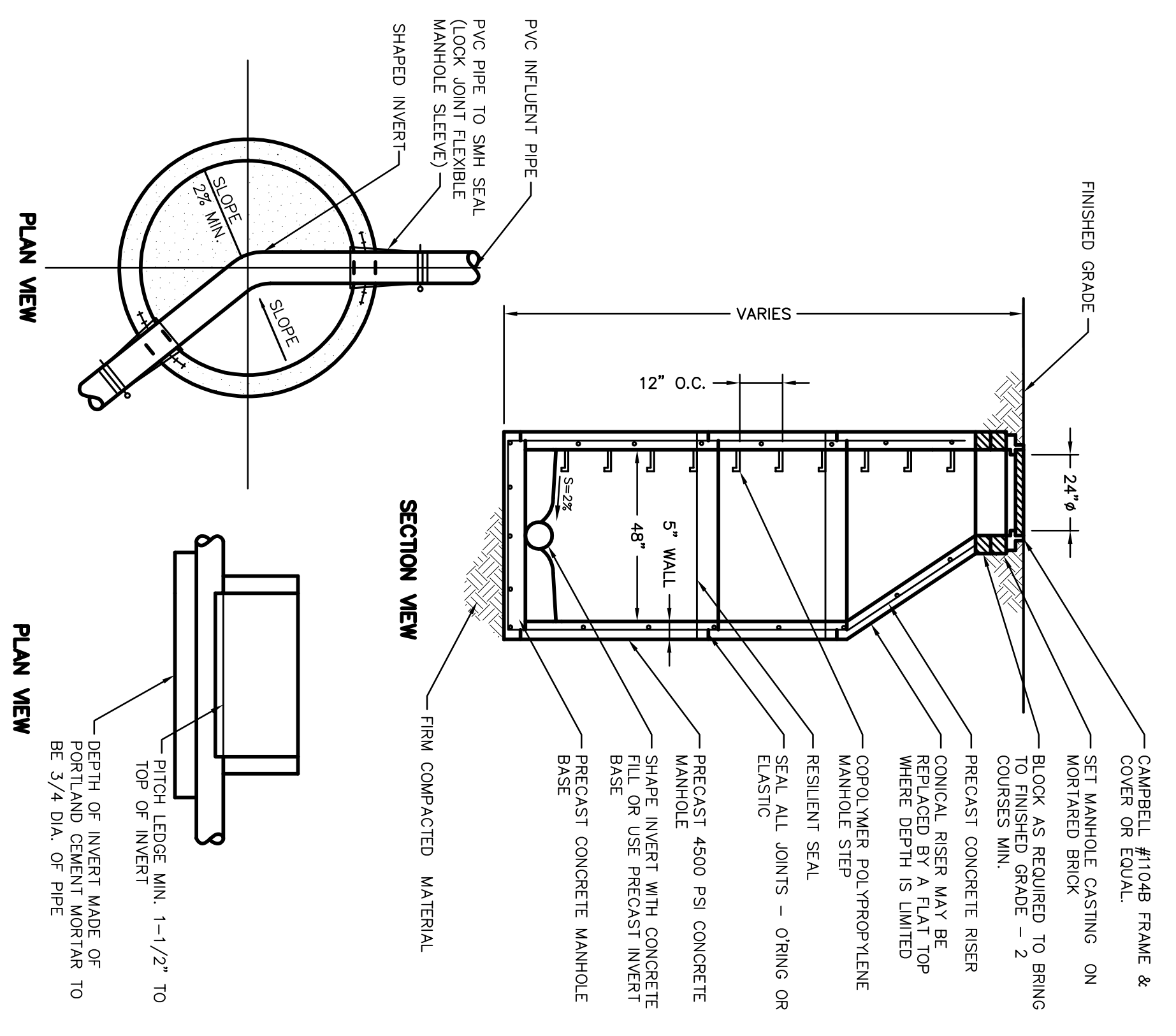
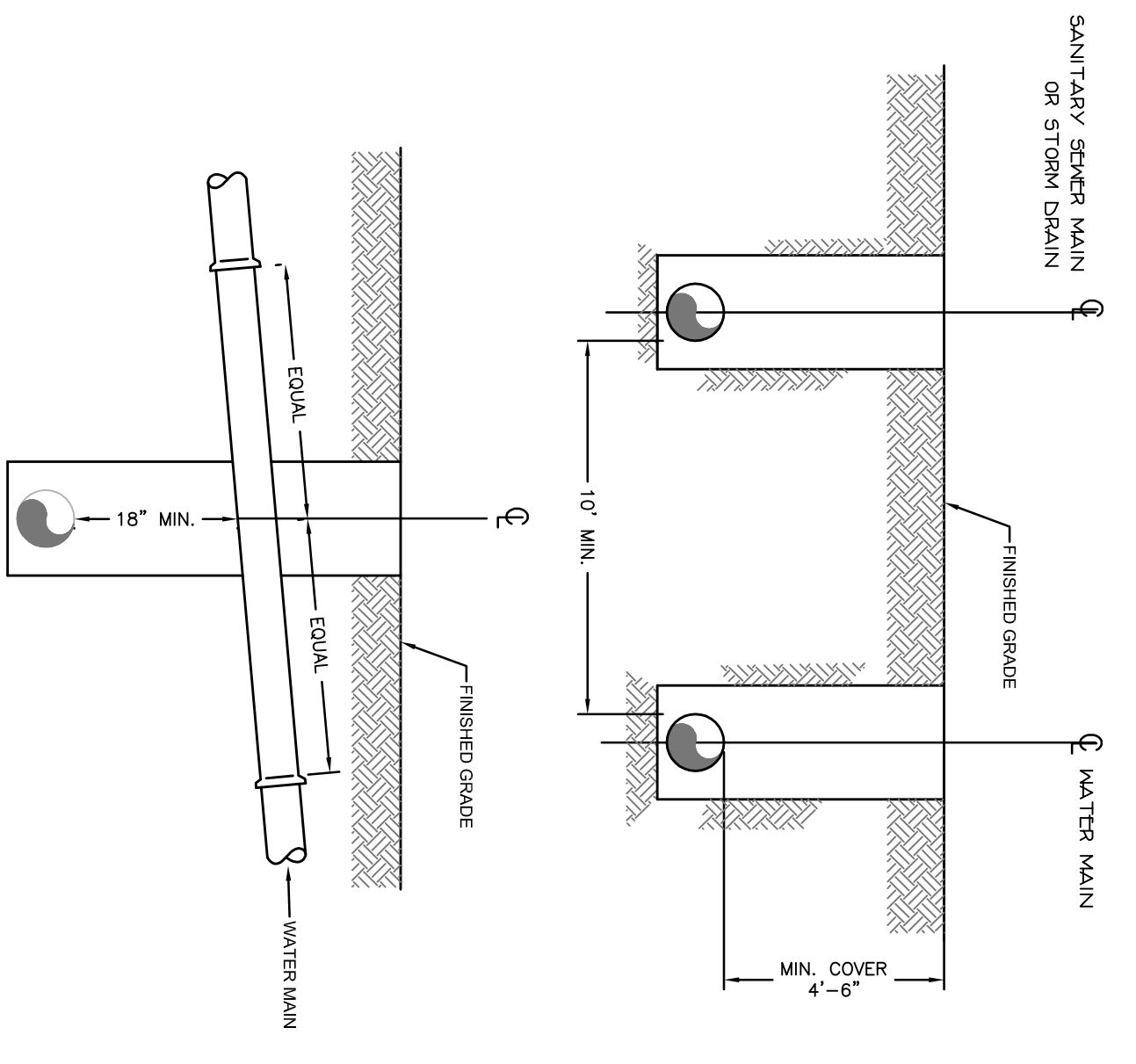
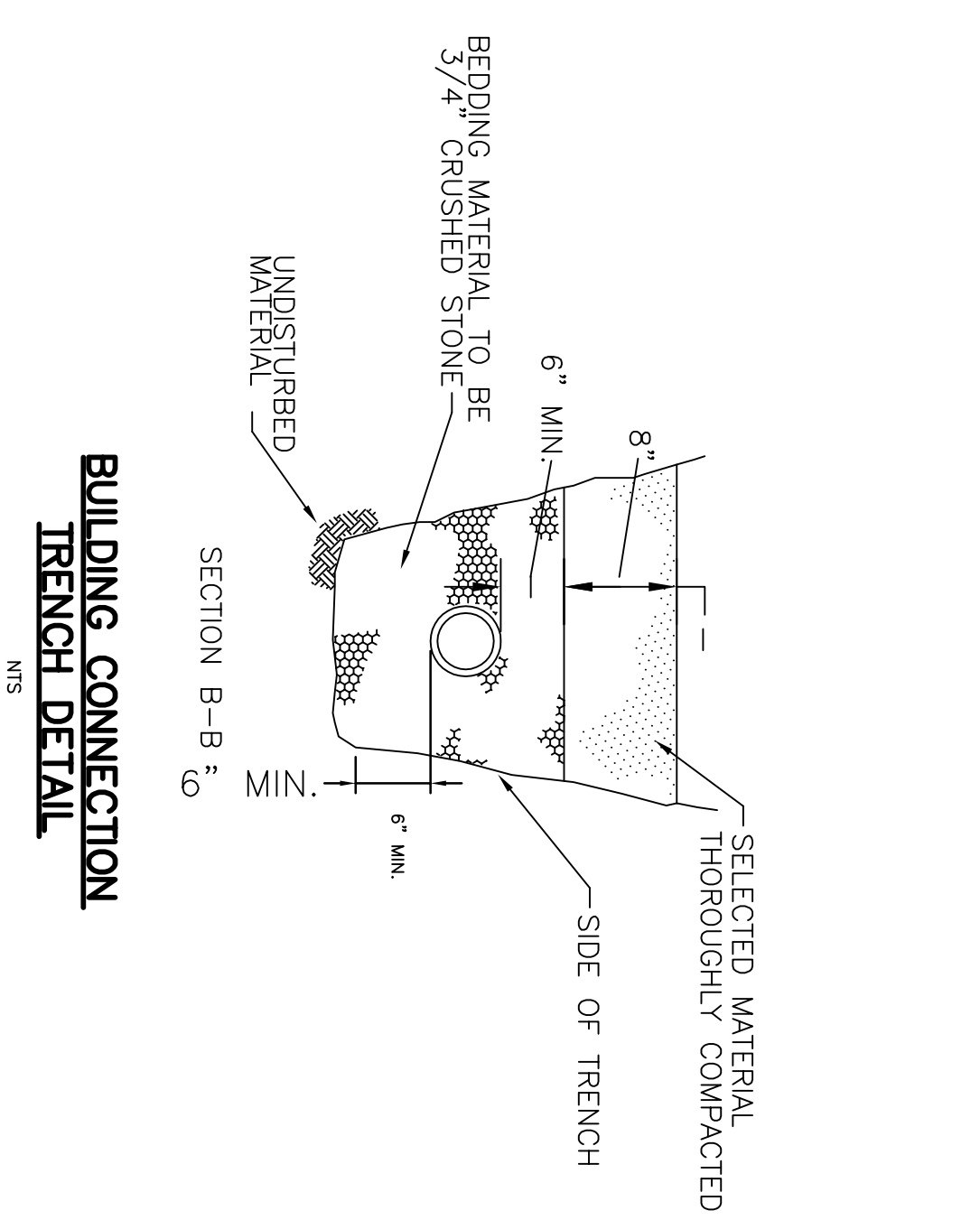
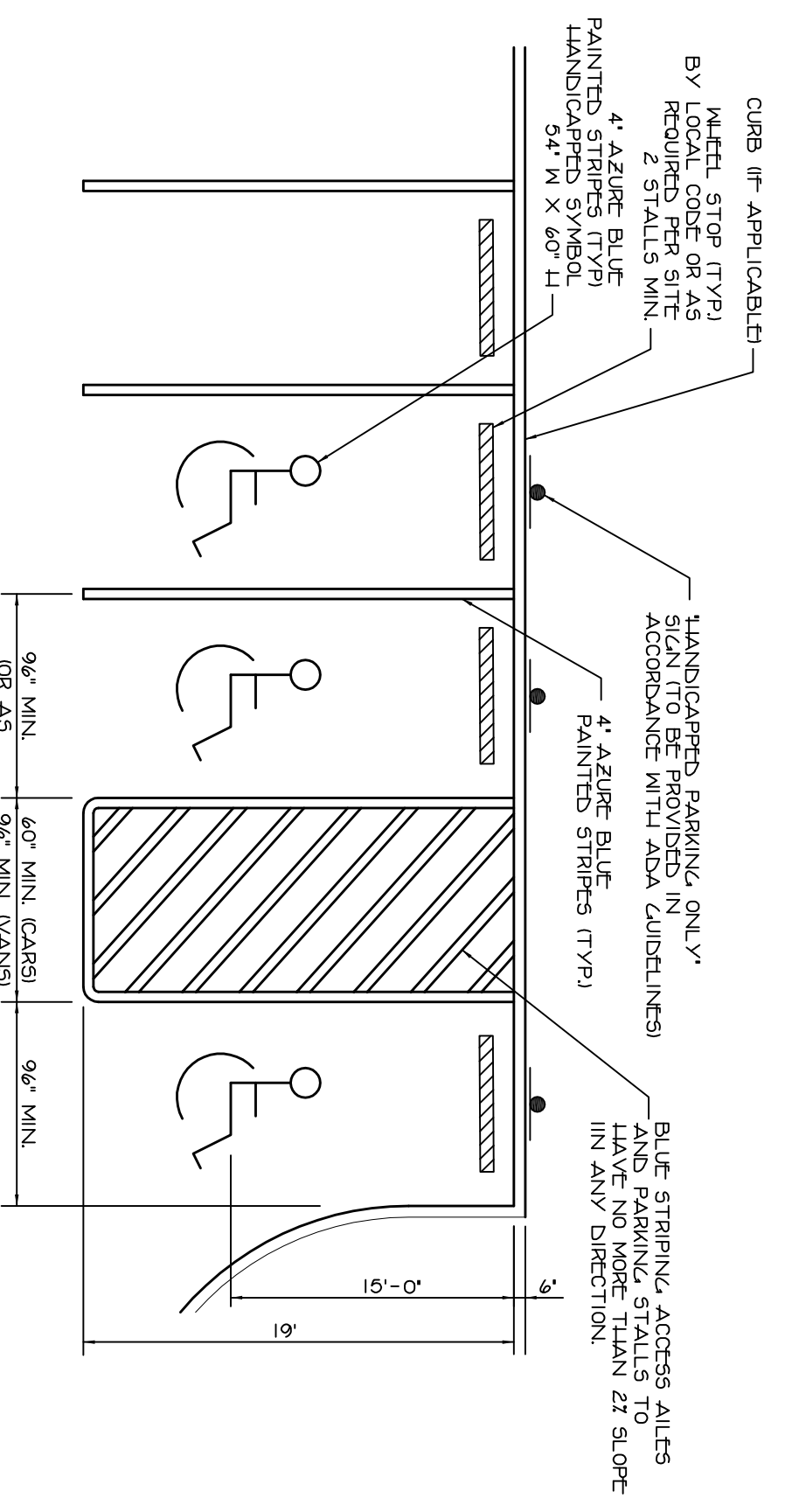
PRELIMINARY
DETAILS SHEET 21
TOWN OF OAK TREE APARTMENTS
LOCATED IN
ROCKLAND COUNTY, NEW YORK

SPARACO & YOUNGBLOND, PLLC
CIVIL ENGINEERING & LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
LUDLOW, NY 12546
TEL: (645) 782-8843
FAX: (645) 782-5900
WWW.SPARACO.COM

DATE	FILE	SCALE
JUNE 21, 2019	5Y-1385	AS NOTED
DWG		
13 OF 15		



HANDICAPPED STALL MARKING.
N.T.S.



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

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.

18 WORKER ROAD 753
NEW YORK, NY 10019
TEL: (646) 782-8843
FAX: (646) 782-8843
WWW.DIG&SATTEL.NY.NY.COM
DIG & SATTEL
NEW YORK



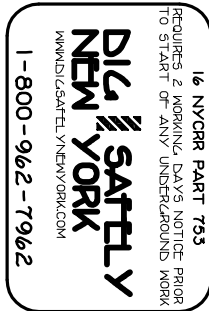
SPARACO & YOUNGBLOND, PLLC
CIVIL ENGINEERING & LAND SURVEYING
18 NORTH MAIN STREET
SUITE PLANNING
ROCKY HILL, CT 06154
TEL: (860) 782-8843
FAX: (860) 782-5900
WWW.SPACONYSURV.COM

FILE	5Y-1385
DATE	JUNE 21, 2019
SCALE	AS NOTED
DWG	14 OF 15



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 INVERTS SHALL BE SHOWN IN THE DRAWING. THE LOCATION AND SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



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

18 NORTH MAIN STREET
 PO BOX 818
 LARSEN, NY 10943
 TEL: (843) 782-6643
 FAX: (843) 782-5300
 WWW.SPARNCO.COM

DATE: JUNE 21, 2019
 SCALE: 1" = 500'
 FILE: SY-1385
 DWG: 15 OF 15