TOWN OF HAVERSTRAW PLANNING BOARD RESOLUTION

Primespace Capital LLC
3 West Ramapo Road, Garnerville (Tax Map No. 26.09-4-33)

WHEREAS, the Applicant, Primespace Capital LLC ("Applicant"), proposes to convert a 2.28-acre vacant lot (formerly containing a single-family residential home that has since been demolished) to a 108,600-square foot self-storage facility ("Proposed Project"); and

WHEREAS, the subject property is located at 3 West Ramapo Road in the unincorporated Town and is shown on the Town tax map as 26.09-4-33 ("Property"); and

WHEREAS, the Applicant, with the consent of the owner of the Property, 31 Collins LLC, submitted the following applications to the Town:

1. Application to the Planning Board for site plan approval dated August 7, 2023
2. Petition to the Town Board dated December 21, 2023 seeking to rezone the Property from the R-15 zoning district to the C zoning district

WHEREAS, while processing these applications, it came to the Town Board's attention that the Town Code does not have regulations directly applicable to self-storage facilities, particularly as it relates to parking and, therefore, at the Town Board's April 9, 2024 meeting it proposed:

3. Local Law to regulate self-storage facilities in the unincorporated Town's C and PIO districts.

WHEREAS, the Planning Board served as lead agency for a coordinated review of this Type I action pursuant to the State Environmental Quality Review Act ("SEQRA"), which review included the zone text amendments and zone change, as well as the proposed site plan; and

WHEREAS, at its July 10, 2024 meeting, the Planning Board (1) adopted a SEQRA negative declaration finding the Proposed Project did not have the potential for any significant adverse environmental impacts, thus ending the SEQRA process and (2) issued a zoning report to the Town Board favorable of both the zoning petition and the zone text amendments; and

WHEREAS, at its September 10, 2024 meeting, the Town Board adopted Local Law # 1 of 2024 implementing zoning restrictions on self-storage uses in the C and PIO zoning districts and Local Law # 2 of 2024 rezoning the Property from the R-15 to the C zoning district; and

WHEREAS, in connection with the Proposed Project, the Applicant submitted the following signed and sealed plan set prepared by Atzl, Nasher & Zigler P.C. dated December 14, 2023 and last revised August 29, 2024 (except otherwise noted) consisting of: (1) Site Plan, (2) Existing Conditions Plan, (3) Grading Plan, (4) Erosion and Sediment Control Plan, (5) Details, (6) Details, (7) Tree Preservation Plan, (8) Landscaping Plan, (9) Planting Details, (10) Lighting Plan, (11), Wall Profile and Details (dated August 29, 2024), (12) Wall Notes & Specifications

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(dated August 29, 2024), (13) Drainage Map Existing Condition (Sheet E-1) and (14) Drainage Map Developed Conditions (Sheet D-1) (collectively, hereinafter referred to as the "Approved Plans"); and

WHEREAS, in accordance with General Municipal Law § 239-m, the site plan application was referred to the Rockland County Department of Planning, in response to which the Planning Board received a response dated March 6, 2024 recommending certain "modifications", which are addressed as follows:

1. The zone text amendments implemented by the Town Board as part of Local Law # 1 of 2024 address all bulk regulations related to the Proposed Project and render it conforming.
2. The Applicant has submitted responses to the Rockland County Highway Department's letter dated February 22, 2024 to the satisfaction of the Planning Board's consultants. As a condition of this resolution, the Applicant shall comply with any and all requirements set forth by the Rockland County Highway Department.
3. This application was submitted to the New York State Department of Transportation as part of the GML referral, and more than 30 days have elapsed without a response.
4. This application was sent to the County of Rockland Department of Health as part of the GML referral, and more than 30 days have elapsed without a response.
5. The Village of West Haverstraw submitted a letter to the Planning Board dated April 9, 2024 in response to the Applicant's self-storage facility proposal. To the extent the comments are substantive and were not already contained in the application materials the Village received, these comments were addressed by the Applicant's engineer to the satisfaction of the Town's engineer.
6. This application was sent to the County of Rockland Office of Fire and Emergency Services as part of the GML referral, and more than 30 days have elapsed without a response.
7. Prior to the start of construction or grading, the Town will ensure that all soil and erosion control measures that must be in place meet the latest edition (November 2016) of the New York State Standards for Erosion and Sediment Control.
8. A stormwater pollution prevention plan ("SWPPP") has been submitted by the Applicant that conforms to the current regulations and local ordinances.
9. The SWPPP establishes there will be no net increase in the peak rate of discharge from the site.
10. As a condition of this resolution, for the installation of the sanitary sewer system the engineering plans and specifications shall be reviewed and approved by the Rockland County Department of Health.
11. The parking requirements have been modified by Local Law # 1 of 2024 and the proposed parking is now zoning compliant. Based upon the studies submitted by the Applicant and reviewed by the Town's traffic engineering consultant, the Planning Board is satisfied that there is sufficient parking for the Proposed Project.

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12. The Planning Board is satisfied that the three snow storage areas shown on the site plan are sufficient.
13. As a condition of this resolution and as required by the Town Code, all signage shall comply with the Town's requirements.
14. The Planning Board overrides this comment because native plantings are more likely to be eaten by wildlife known to be in the area – such as deer – and screening is very important for this project because of the nearby residential properties. However, to the extent practicable, as determined by a landscape architect, the Planning Board agrees the Applicant should try to incorporate native plantings.
15. The Planning Board encourages, but does not require, the Applicant to consider renewable energy, including solar panels, as part of the Proposed Project.
16. Because of the Town Board's adoption of Local Law # 1 of 2024, a parking variance is not needed.
17. As a condition of this resolution, the Applicant shall ensure that the retaining walls are designed by a licensed New York State Professional Engineer and the plans shall be in compliance with the NYS Fire Prevention and Building Code.
18. This resolution will be submitted to the County Commissioner of Planning.
19. As a condition of this resolution, the Applicant shall comply with Executive Order 01-2017.
20. The comments in paragraph 20, which are observational and not part of the GML review, are duly noted. However, the Planning Board notes that this application was circulated to the Rockland County Department of Health and Rockland County Highway Department. Further, a zone change application for the Property was submitted to County Planning and a response was received by the Town dated April 1, 2024.

WHEREAS, the David B. Roche Volunteer Fire Company advised "the Thiells Fire Department has reviewed the projected site plan for 3 West Ramapo Road, Garnerville, NY. We do not have any comments, concerns or requests in the staging of this property;"

WHEREAS, the Planning Board held multiple duly-noticed public hearings on the application and members of the public having the opportunity to attend and be heard, the public hearing was closed on September 11, 2024; and

NOW THEREFORE,

BE IT RESOLVED, based upon the foregoing, the application for preliminary and final site plan approvals for the Proposed Project in accordance with the Approved Plans are granted with the following limitations and conditions:

1. Prior to the signing of the Approved Plans by the Planning Board Chairman, the following conditions must be met:

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a. Applicant shall comply with all rules, regulations and requirements of any and all agencies, entities, departments, boards and municipalities with jurisdiction over the Proposed Project, and this approval is conditioned upon the Applicant receiving any and all approvals/permits required by such agencies without material deviation from the Approved Plans.
b. The Applicant shall comply with all of the conditions noted in this Resolution in the discussion of County Planning's GML comments.
c. The hours of operation of the self-storage facility approved herein are limited to 7:00 a.m. to 9:00 p.m. and prior to signing by the Chairman, the Applicant shall include a note on the site plan stating such.
d. The Applicant shall obtain approval from the Architectural Review Board.
e. No portion of any approval by the Planning Board shall take effect until (1) all of the above-stated conditions are met, (2) the Approved Plans are signed by the Chairman of the Planning Board and (3) the Approved Plans signed by the Chairman of the Planning Board are filed with the Building Department.

2. Prior to issuance of a building permit, the Applicant shall complete the following:

    a. In accordance with Town Code § 137-96(A) and § A173-10(D), the Applicant shall provide a performance bond in a form satisfactory to the Planning Board attorney and in an amount satisfactory to the Town Consulting Engineer based upon the cost estimate of the site improvements as shown on the Approved Plans to ensure adequate completion of these improvements.
    b. In accordance with Town Code § A173-16(B), the Applicant shall provide escrow established based upon a percentage of the Town Consulting Engineer's cost estimate to ensure the site improvements can be inspected for compliance with the Approved Plans.
    c. The Applicant shall pay all outstanding monies owed to the Town in connection with the Planning Board and its consultants and staff processing, reviewing and preparing documentation on this application and the conditions of the Planning Board application and this Resolution.

3. The granting of this application shall not be deemed to relieve the Applicant of the need to obtain approvals or permits of any other board, agency or officer as prescribed by law or ordinance with regard to the Approved Plan or construction or any other phase of the project. Further, the granting of this application shall not be deemed to relieve the Applicant of the need to comply with any and all other local, state and federal requirements, including but not limited to compliance with the New York State Uniform Code and any applicable regulations related to the proposed use, location or construction.

4. All work shall be in strict compliance with the Approved Plans and all rules, regulations, laws and ordinances governing the Site Plan and construction on the site. In the event the Town Consulting Engineer, Superintendent of Highways and Building Inspector agree that, as a result of conditions in the field, field changes are necessary to complete the work of the Site Plan and if in the opinion of the Town

Consulting Engineer and Building Inspector such field changes are minor and do not have any material negative impact on the overall design of the Site Plan, traffic circulation and/or drainage of the site, including but not limited to roads, sewers and drainage, then the Town Consulting Engineer and Building Inspector may, upon the filing of amended plans which reflect such field changes, allow such changes. In all other circumstances any deviation from or change in the approved plans shall require application to this Board for amendment of this approval.

5. No work may be commenced on any portion of the site without first contacting the Building Inspector and Town Consulting Engineer to ensure that all permits and approvals have been obtained and all permit fees paid and to establish an inspection schedule. Failure to comply with this provision shall result in the immediate revocation of all permits issued by the Town along with the requirement to reapply (including the payment of application fees) for all such permits, the removal of all work performed and restoration to its original condition of any portion of the site disturbed and such other and additional civil and criminal penalties as the courts may impose.

6. The Property shall be inspected by the Building Inspector, the Town's Consultant Engineer, and any other consultants or professionals deemed necessary or appropriate by the Building Inspector to ensure that all construction, improvements and modifications were done in accordance with all applicable Federal, State and Local laws and regulations and all professional standards and guidelines prior to the field being operational.

7. This application is granted subject to the accuracy of the representations made by the Applicant and its representatives to the Planning Board in its written submissions and during the public hearing and if any material representation, whether or not it is included in this Resolution, is found to be inaccurate, at the discretion of the Planning Board the Applicant shall be required to make an application for an amended approval.

8. This Resolution shall be of no force or effect unless and until there is full compliance with all of its requirements and conditions.

BE IT FURTHER RESOLVED, by a supermajority vote the Planning Board hereby overrides the Rockland County Department of Planning's comment 14 for the reasons stated herein.

Dated as of September 11, 2024

_____

Chairman

In Favor:

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Opposed:
Abstain:
Absent:

DRAFT

Town of Haverstraw Town Board
Blaze 420 LLC Narrative Summary

- **Type of Business**
  - Company Name: Blaze 420 LLC
  - Use: New York State licensed cannabis retail dispensary providing quality, tested New York-grown cannabis products to consumers 21 years of age and older. Business will not allow on-site consumption.

- **Location & Building Specs**
  - 81 West Ramapo Road, Garnerville, NY
  - Includes drive through.

- **Intended hours of operation**
  - Monday - Wednesday: 8 am – 10 pm
  - Thursday - Friday: 8 am – 11 pm
  - Saturday: 10 am – 12 am
  - Sunday: 11 am – 9 pm

- **Operators' information – names, experience**
  - *Gregory and Milka:*
    - Greg and Milka Pereira are the owners of Blaze 420 LLC, a New York cannabis retail dispensary licensed in 2023. Prior to founding Blaze 420 LLC, Greg and Milka established and operated Urban Outreach since 2008. The mission of Urban Outreach, Inc. is to provide, competent, innovative, and quality training to organizations, businesses, and individuals in the communities in which they serve. The company has served over 3,100 community members with training, certification, and support to open in-home daycare centers, which is regulated by Department of Health and the Offices of Childcare and Family Services. Urban Outreach also offers NYS DMV certified impaired driver programs (IDPs), NYS court approved alcohol education programs (AEPs), and Mother Against Drunk Driving victim impact panels (VIPs).

      Gregory received his undergraduate degree in human services and graduate degree in Public Administration and has utilized his personal and educational experiences to provide effectual training. Gregory has extensive work experience in key management positions for a number of community based organizations in areas of HIV prevention, leadership development, young adult education, harm reduction, substance use/abuse, SUNY Health & Safety training, Department of Motor Vehicle DWI Programming, CPR and First Aid.

      Milka has worked for prestigious organizations, such as The New York Academy of Medicine, Services for the Under-served, New York Harm

Reduction Educators, Inc., the Bronx Defenders, Banana Kelly Improvement Association, HANDS program and Project Achieve. Through her work experience she has learned and then taught community outreach engagement, finding and recruiting hard to reach populations, conducting community assessments and providing training to community members in First Aid/CPR & AED.

- *Platform Cannabis Advisors*

  Ben and Matt founded Platform Cannabis Advisors (PCA) in September 2023. PCA's clients are licensed cannabis retailers. PCA supports its clients by securing their retail locations, providing start-up capital, and delivering wraparound business services, including ongoing operational support, compliance assistance, and accounting and bookkeeping.

  PCA opened its first client retail store, Flower Power Dispensers, in April 2024. The store is located on the Upper West Side of Manhattan, on 66th Street between Columbus Avenue and Central Park West.

  PCA is proud partners with one of the top venture capital firms in cannabis, Poseidon Asset Management, which was established in 2013. Poseidon's portfolio companies include market leading cannabis companies and ancillary cannabis businesses. Poseidon invested in PCA in April 2024 as part of their third fund, the Poseidon Garden Fund.

  Prior to starting PCA, Ben and Matt helped lead the policy team at the New York State Office of Cannabis Management (OCM), the state's cannabis regulatory agency.

- **Video & Alarm Surveillance and Security Systems:**
  - Video System
    - Contracting alarm and monitoring services with a national leader in security services.
    - External & internal CCTV cameras (minimum resolution capacity of 1280x720 pixels) covering all areas of the store, including ingress, egress, drive through, and storage and restricted areas.
    - Video footage stored for a minimum of ninety days.
    - Compliant with all OCM technical requirements, including still shot capabilities and time and date stamp.
    - Systems are monitored remote 24/7.
  - Alarm system
    - Motion detectors covering ingress and egress, vestibule, retail space, storage and restricted rooms, and administrative workspaces.
    - System will be professionally designed and monitored for full compliance with OCM regulations.
    - Instant lighting triggered by movement.

        - Systems are monitored remote 24/7.
    - Physical Security
        - Keeping brush and site lines on both sides of driveway unobstructed.
        - Dual door entry – unarmed security in vestibule.
        - Retail space will be monitored by contracted security vendor.
        - Outdoor lighting will be pointed downward and serve to illuminate exterior entry.
        - External movement detection sensors.
        - Entry doors are frosted so that no sales activity or product can be viewed from the exterior of the store
        - Electronic locks and secure portholes in each restricted access area door.
    - Process Security:
        - ID verification, only customers 21+ allowed in the store.
        - 0% cannabis products in inventory will be in the retail sales space (no self-service). All products, in compliance with New York State law, will be kept in secure storage until it is ready to be fulfilled for an order.
        - Priority lines for pre-order pick-ups and drive through.
    - Product Security:
        - Secured Areas within the unit for inventory and cash.
            - Cash Management and Transport procedures to limit security risk
            - Inventory Management procedures for intake and quarantine, including remedial provisions with the state
        - No cannabis waste will be produced or remain on-site.
    - Staffing
        - Trained staff with signed handbook per OCM rules.
        - Standard Operating Procedures for store, including loss of power and system access.
    - All product locked away at night, nothing even left in cars.

- ***Proposed changes to site, if any***
    - One interior wall to bifurcate the entire building.
    - Addition of a bathroom for employee use, where plumbing already exists.
    - Everything else will be movable and mounted wall displays and tech/equipment.

- **Walk-in Customer Experience**
    - Customers will enter the first set of doors. A security greeter will be in the Entry Vestibule checking IDs.
    - Sales Floor is behind second set of doors. Upon entry, customers will have option to (1) speak to a salesperson on the floor who can place an order via tablet, (2) walk up to a kiosk tablet (iPad or similar) where they can order their product, or (3) proceed to the point of sale, if they have placed a pre-paid pick-up order.
    - Trained salespersons, known in the industry as “budtenders”, are available to help customers find the right products for them.
    - No cannabis products or products for sale will be on the Sales Floor. Sales Floor will only have display packaging. In addition, the Sales Floor will feature the required signage under State regulations including warning against

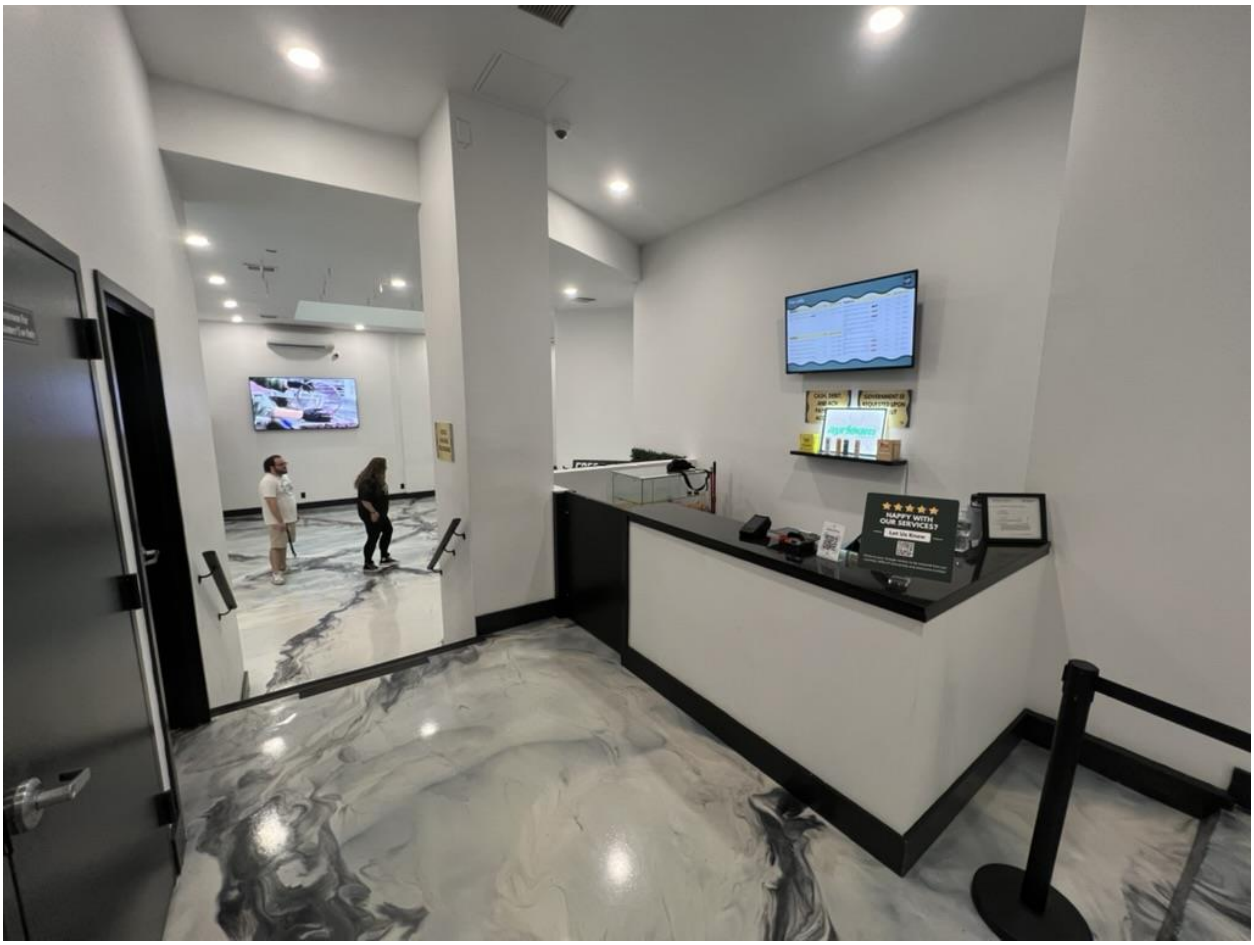
overconsumption, operating a motor vehicle, leaving cannabis unattended at home, serving or providing cannabis to minors.
    - Upon order being placed in tablet or kiosk, customer walks to Point of Sale, where customer ID is verified, customer payment is taken by cash, debit card, or ACH, and customer order is made ready for pick-up. Orders are fulfilled by staff in a secure Day Inventory Room, kept stocked out of an Backstock Inventory Room. Customers have the option of leaving the store with an exit package, pursuant to State regulations
    - Customer exits back to entry hall before exiting building. Staff will ensure products are not opened on site and no smoking occurs in the parking lot.

- **Proposed Drive Through Customer Experience**
    - Store will only operate a single lane on the drive through.
    - Customers in cars may enter drive through lane and either place an order based on a limited pick-up menu which is on display (not visible from the front of the store) or retrieve pick-up orders.
    - Customers will pull around to securitized pass-through window, where ID will be checked, and payments and products will be exchanged.
    - Customers will exit the property through the exit onto West Ramapo Road.

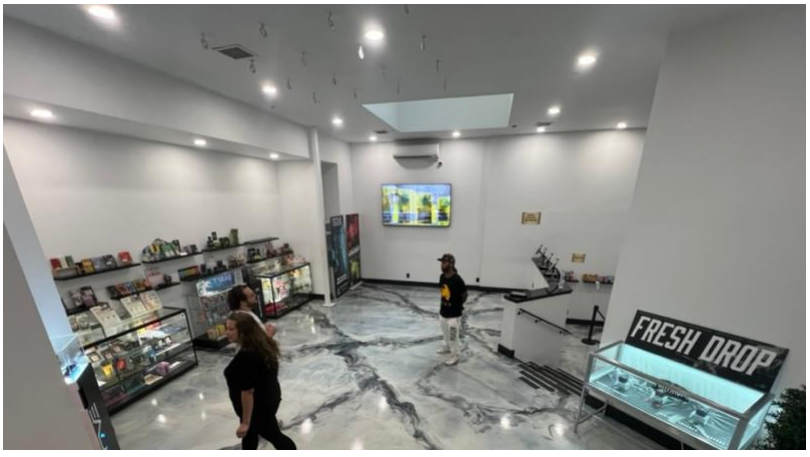
Example Store Flow Images
(*Platform Cannabis Advisors Client Flower Power Dispensers)*



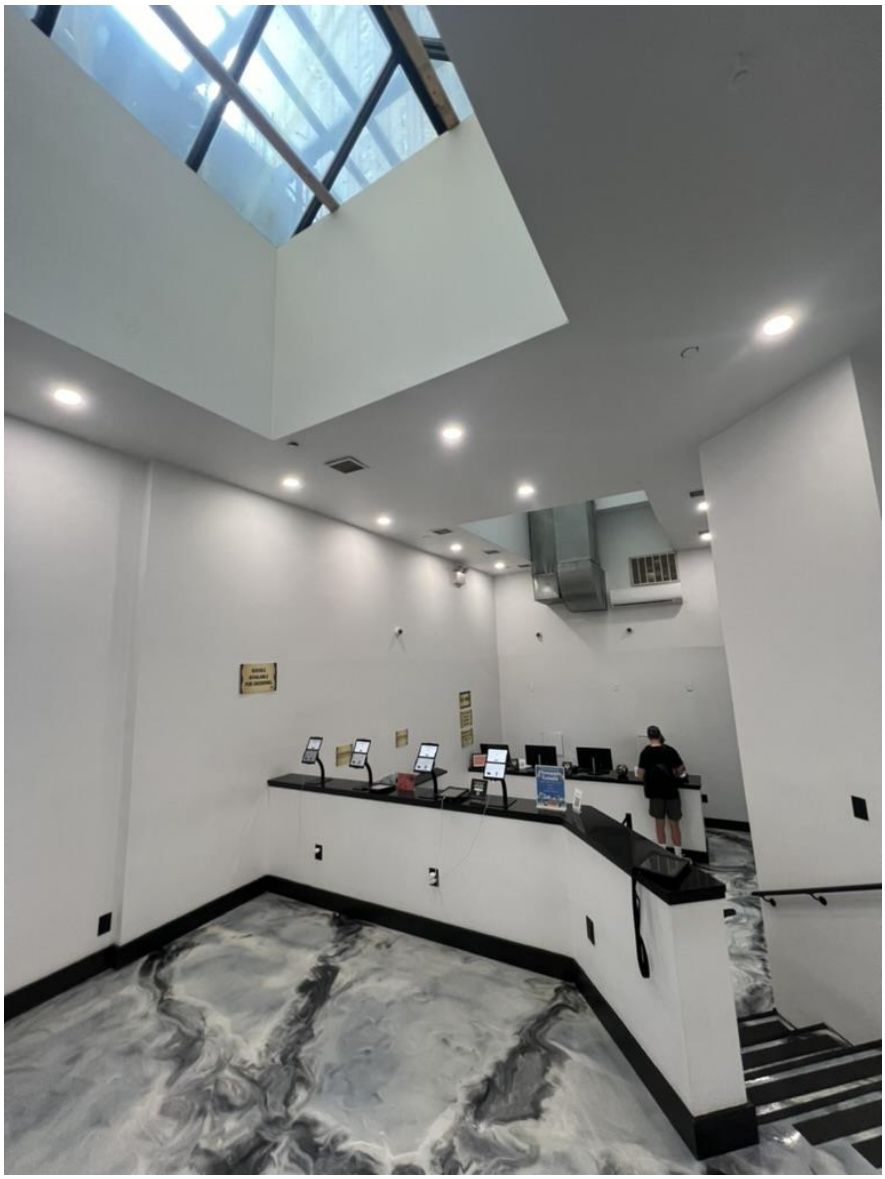
Store Entrance



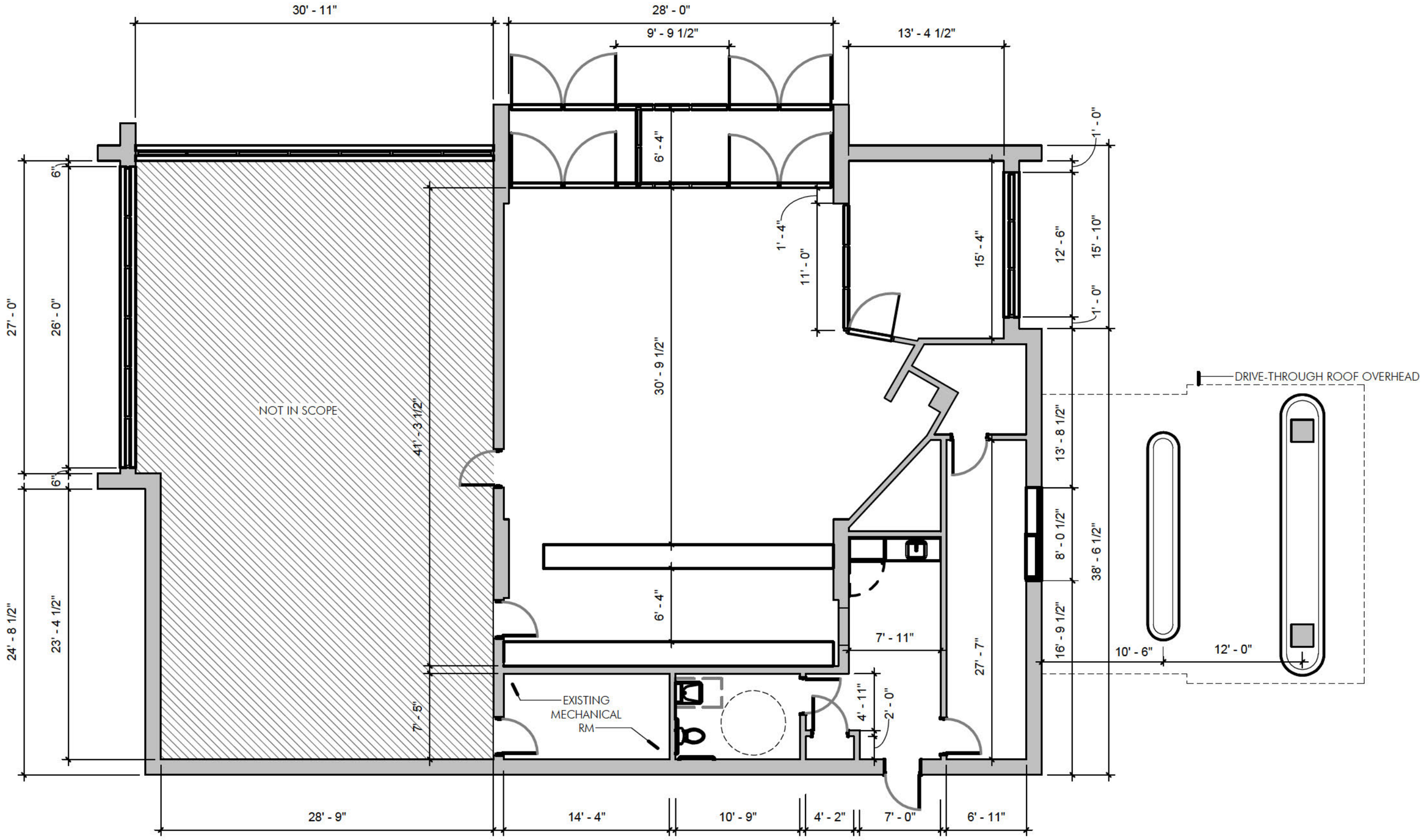
ADA-Accessible Sales Desk



Main Sales Floor + Ordering Kiosks



Kiosks + Point of Sale



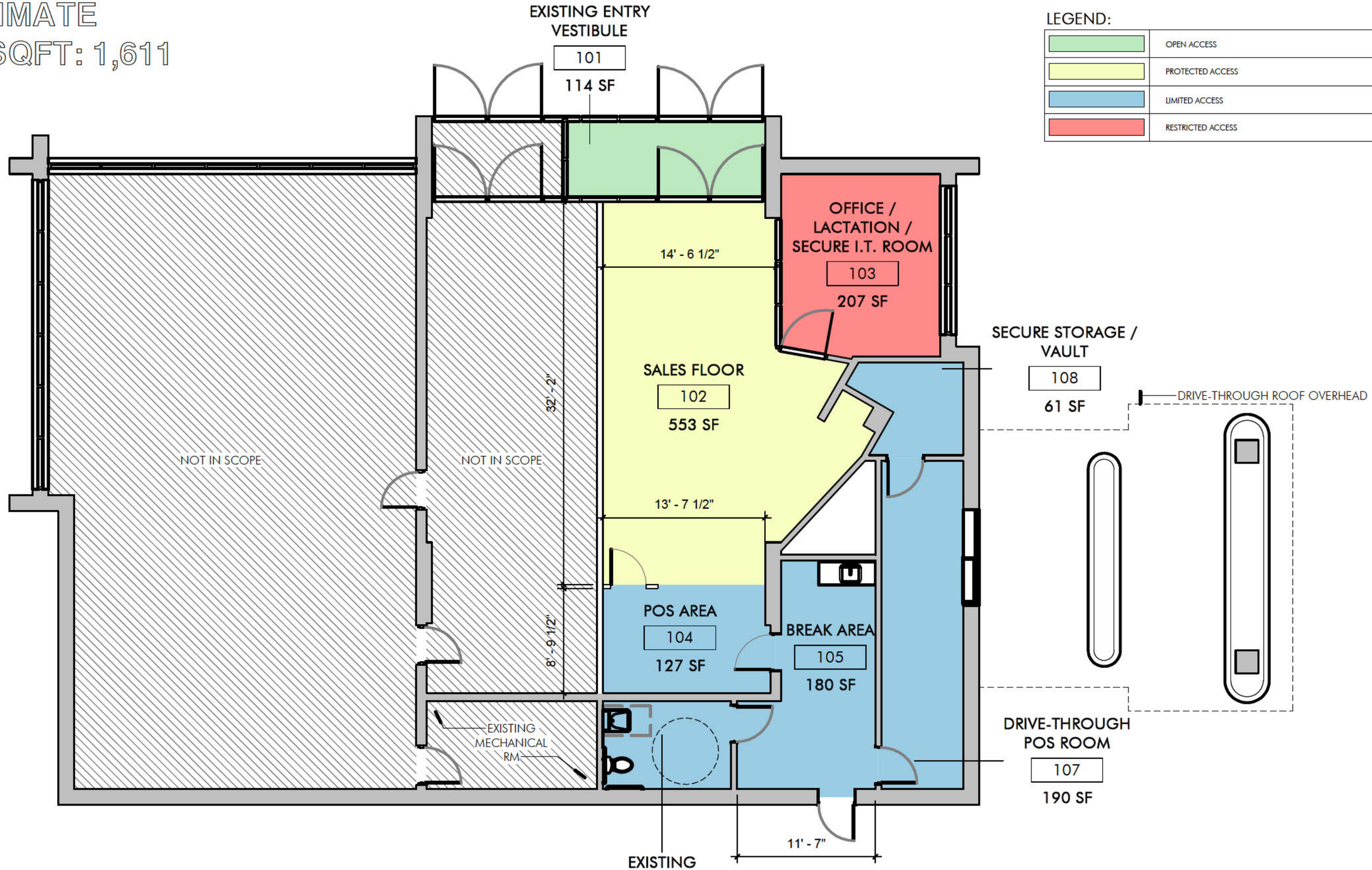
Project: BLAZE 420 RETAIL DISPENSARY
Address: 81 W RAMAPO RD GARNERVILLE, NY 10923
Drawing: EXISTING FLOOR PLAN
Date: 24.07.31
Scale: 1/8" = 1'-0"

AndersonArchitecture Studio, PC
Cannabis Industry Architects

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SK-1

APPROXIMATE
GROSS SQFT: 1,611



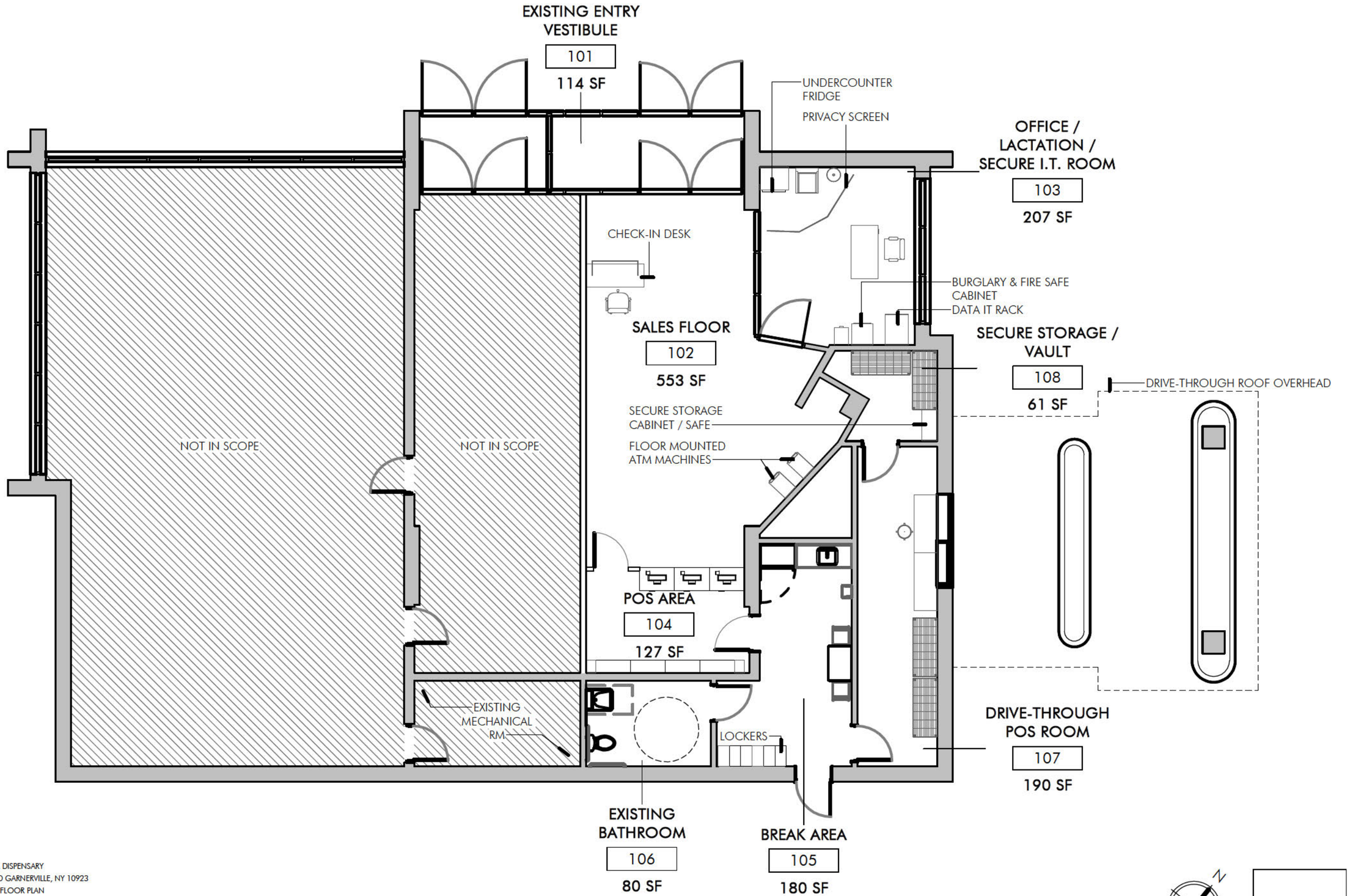
LEGEND:

	OPEN ACCESS
	PROTECTED ACCESS
	LIMITED ACCESS
	RESTRICTED ACCESS

Project: BLAZE 420 RETAIL DISPENSARY
Address: 81 W RAMAPO RD GARNERVILLE, NY 10923
Drawing: PROPOSED FLOOR PLAN
Date: 24.07.31
Scale: As indicated

AndersonArchitecture Studio, PC
Cannabis Industry Architects

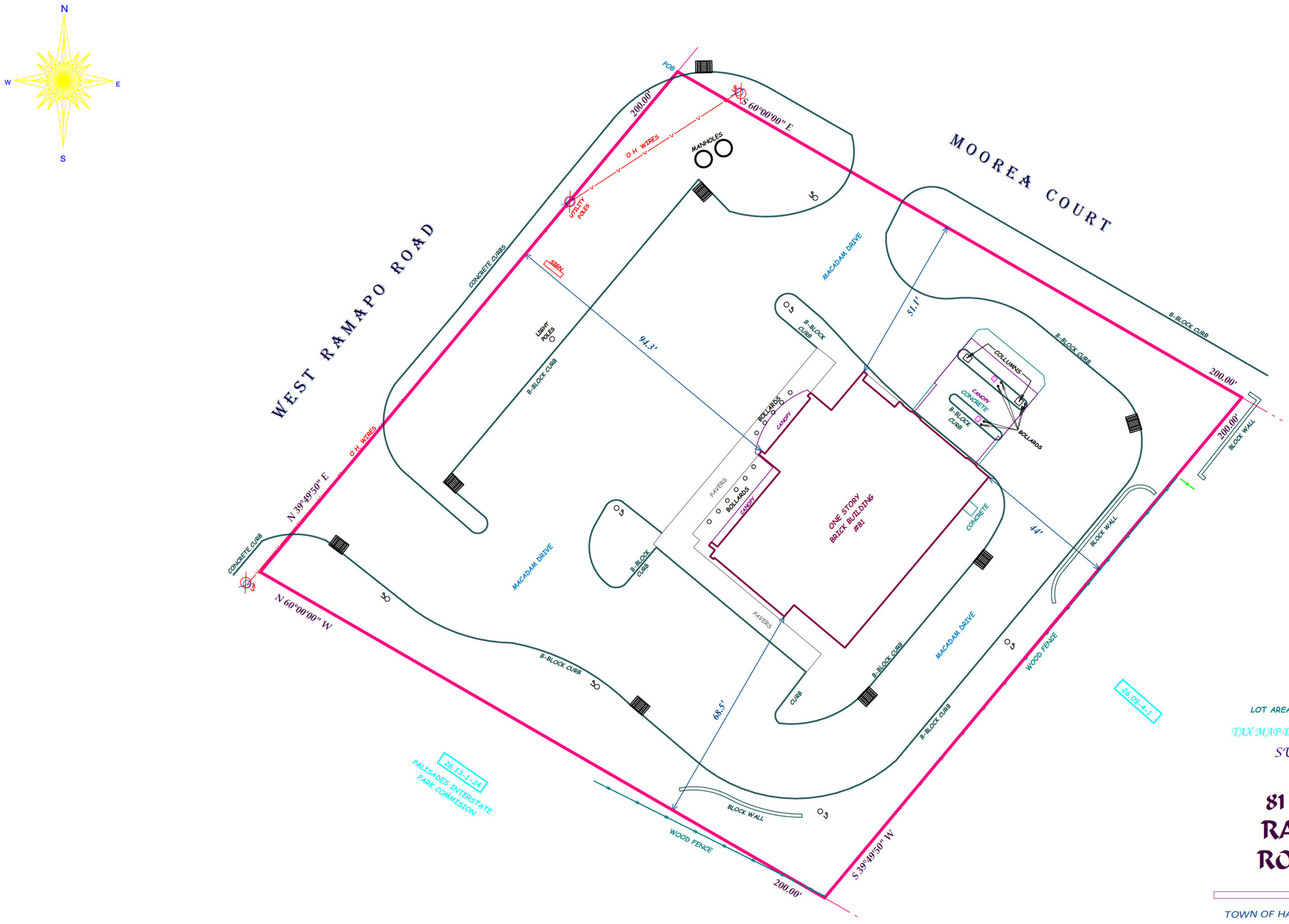
SK-2



Project: BLAZE 420 RETAIL DISPENSARY
Address: 81 W RAMAPO RD GARNERVILLE, NY 10923
Drawing: PROPOSED FF&E FLOOR PLAN
Date: 24.07.31
Scale: 1/8" = 1'-0"

AndersonArchitecture Studio, PC
Cannabis Industry Architects

SK-3



NOTE:
IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON ,UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.
ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.
THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

CERTIFIED TO:81 WEST RAMAPO ROAD, LLC
DAVID S. MESSER, ESQ.
FIRST NATIONAL TITLE INSURANCE COMPANY
NOVARE NATIONAL SETTLEMENT SERVICES
TD BANK, N.A.

LOT AREA = 39,407.74 SQUARE FEET

TAX MAP DESIGNATION: 26.09-4-1

SURVEY FOR

81 WEST RAMAPO ROAD, LLC

TOWN OF HAVERSTRAW, ROCKLAND COUNTY

GARNERVILLE, NEW YORK

JULY 23, 2020 SCALE : 1" = 20'

0 20 40 60

ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS,N.Y. 10984
845 429 5290 FAX 429 5974
LIC#50633

8609

PRELIMINARY & FINAL MAJOR SITE PLAN

PROPOSED COMMERCE BANK

FOR

COMMERCE BANK/ NORTH

BLOCK 4, LOT 1; SECTION # 26.09

ROUTE 202 (RAMAPO ROAD) & MOOREA COURT

TOWN OF HAVERSTRAW

ROCKLAND COUNTY, NEW YORK

OWNER'S ADJACENT TO PROPERTY

BLOCK 1, LOT 7
ABRAHAM, PRASAD
10 NARDIELLO DRIVE
GARNERVILLE, NY 10923

BLOCK 1, LOT 8
BERTOLINO, SALVATORE
8 NARDIELLO DRIVE
GARNERVILLE, NY 10923

BLOCK 1, LOT 24
PARISI, ANTHONY & SUSAN
15 SEMINARA CIRCLE
GARNERVILLE, NY 10923

BLOCK 4, LOT 2
WOZNICK, ANTHONY C. & VIRGINIA
6 MOOREA COURT
GARNERVILLE, NY 10923

BLOCK 4, LOT 9
PITTS, JEFFREY & MATOS, YASMINE
5 MOOREA COURT
GARNERVILLE, NY 10923

BLOCK 4, LOT 10
FUCHS, FRANK & CULHANE, MAUREEN
73 WEST RAMAPO ROAD
GARNERVILLE, NY 10923

BLOCK 5, LOT 15
SMITH, ROSEMARY & F. WILSON
1 SHERMAN DRIVE
GARNERVILLE, NY 10923

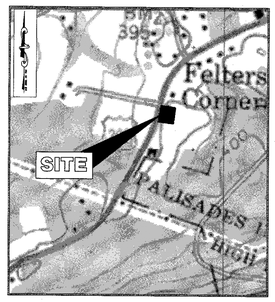
BLOCK 5, LOT 16
BULUSON, NIKKO & JASMINE
2 SHERMAN DRIVE
GARNERVILLE, NY 10923

AREA MAP
1" = 200'

AERIAL MAP
1" = 200'

DRAWING INDEX

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LIGHTING PLAN	7 of 11
SOIL EROSION & SEDIMENT CONTROL PLAN	8 of 11
DETAILS	9 of 11
DETAILS	10 of 11
STORM AND SANITARY SEWR PROFILES	11 of 11
PASSENGER CAR MANEUVERING PLAN	1 of 1
AERIAL EXHIBIT	1 of 1
ALTA/ACSM LAND TITLE SURVEY (BY OTHERS)	1 of 1



KEY MAP
1"= 600'

APPROVAL BLOCK

APPROVED BY THE PLANNING BOARD OF THE TOWN OF HAVERSTRAW, ROCKLAND COUNTY, NEW YORK

CHAIRPERSON _____ DATE _____

PREPARED BY

BOHLER ENGINEERING, P.C.

35 TECHNOLOGY DRIVE
WARREN, NEW JERSEY

BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936800

PROJECT: COMMERCE BANK/ NORTH
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY.

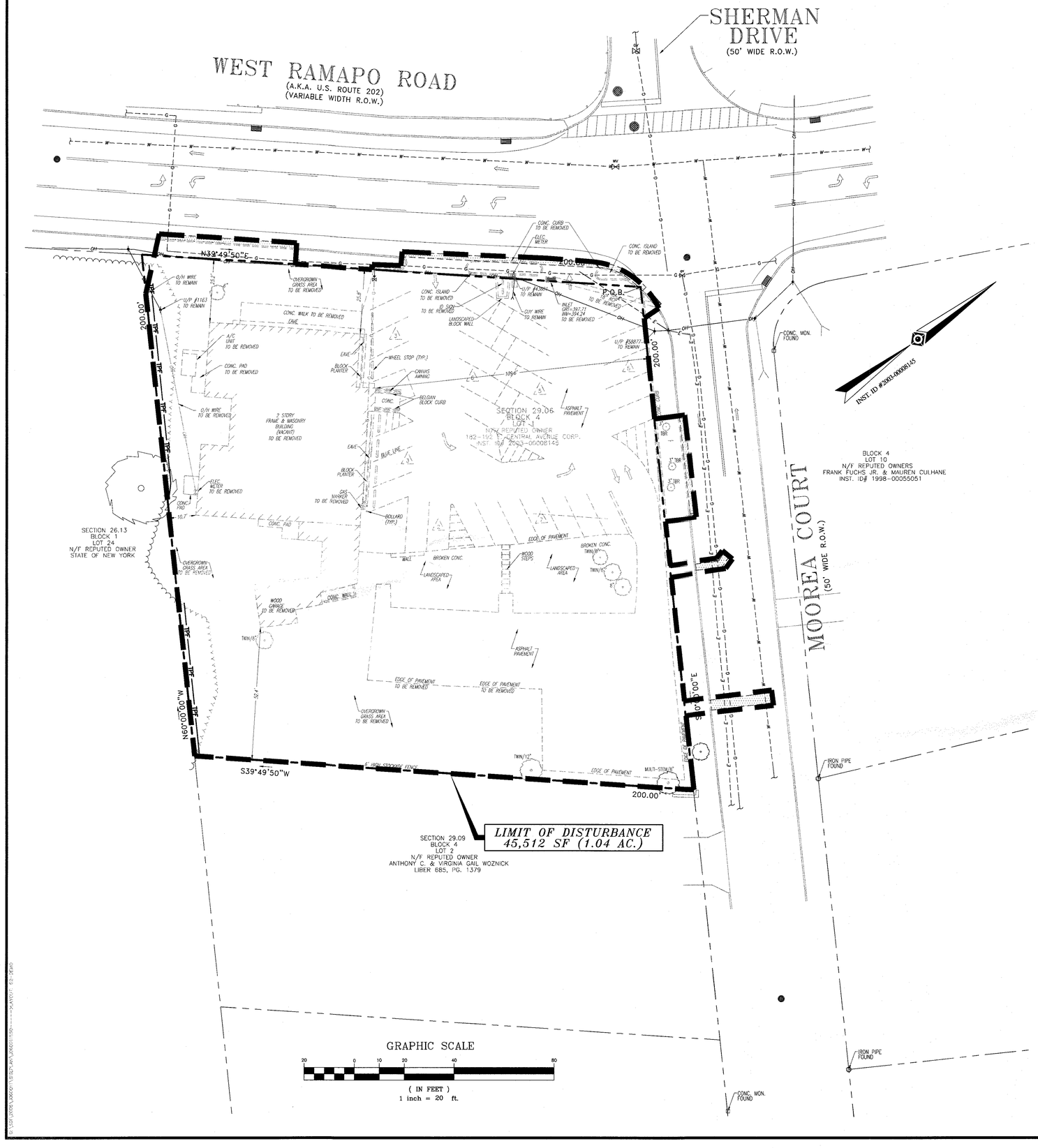
TITLE: COVER SHEET

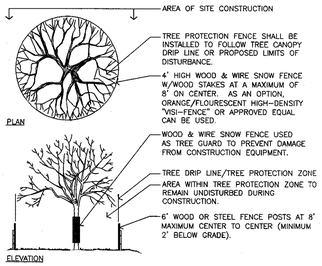
L.H. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
PENNSYLVANIA LICENSE No. 37184-R
NEW YORK LICENSE No. 63409
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

D.F. WISOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 42051
NEW YORK LICENSE No. 073745
CONNECTICUT LICENSE No. 22096

SCALE: (H) AS (V) SHOWN
DATE: 06/19/06
DRAWN BY: JSL
PROJECT No: J060011
CHECKED BY: BB/DFW
CAD I.D. #: J060011SC0
SHEET No: 1 OF 11
REV. No. 0
CONSTRUCTION CHECK _____ DATE _____

Rev. Date Comment





TREE PROTECTION DURING SITE CONSTRUCTION
NOT TO SCALE

Dig Safely. New York

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962

ALL EXISTING ON-SITE FEATURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

(060103-A17.04)

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED.

(060103-A17.04)

DEMOLITION NOTES: (D000103-10.6.05)

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   CONTROL POINT ASSOCIATES, INC.
   35 TECHNOLOGY DRIVE, 1ST FLOOR
   WARREN, NJ 07059
   DATED: 05/26/06
   JOB#: C06203
2. BOHLER ENGINEERING, P.C. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING, P.C. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   G. A COMPLETE INSPECTION CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
5. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
6. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS – OF – WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

NOTES
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH TOWN OF HAVERSTRAW AND LOCAL UTILITY COMPANY REQUIREMENTS.
4. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS

Rev.	Date	Comment	BY

BOHLER ENGINEERING, P.C.
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936800
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA

PROJECT: COMMERCE BANK/ NORTH
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

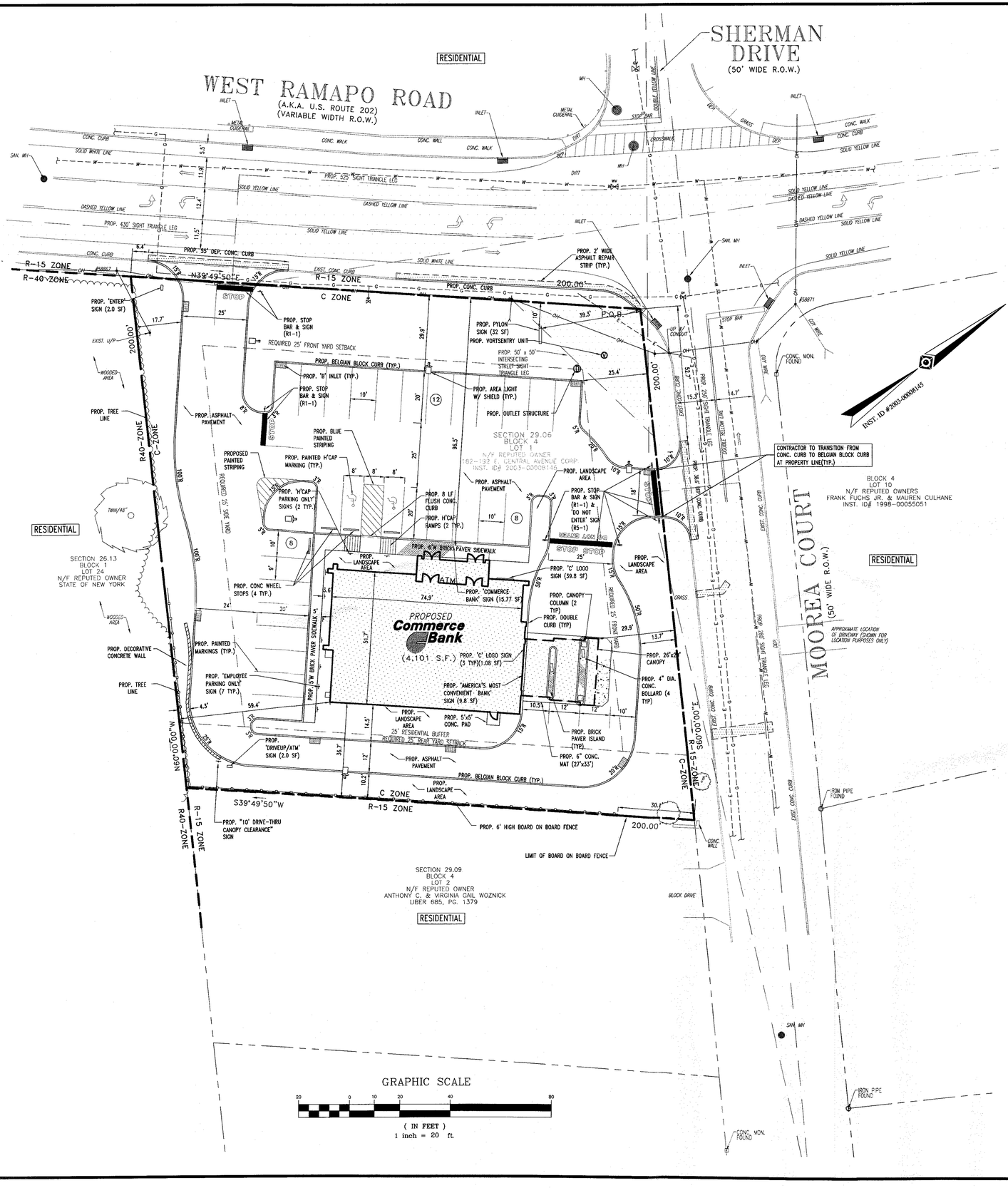
TITLE: DEMOLITION PLAN

L.H. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
PENNSYLVANIA LICENSE No. 37184-R
NEW YORK LICENSE No. 63409
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

D. F. WESOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24951
NEW YORK LICENSE No. 075745
COMMONWEALTH OF MASSACHUSETTS LICENSE No. 22098

SCALE: (H) 1"=20' (V)	DATE: 06/19/06
DRAWN BY: JSL	PROJECT No: J060011
CHECKED BY: BB/DFW	CAD ID: J:\J060011\SS0
CONSTRUCTION CHECK	DATE
SHEET No: 2 OF 11	REV. No: 0

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GENERAL NOTES (9/06/06)(11/6/06)

1. DRAWING IS BASED ON PLANS PREPARED BY: CONTROL POINT ASSOCIATES INC.
   35 TECHNOLOGY DRIVE
   WARREN, NEW JERSEY 07069
   FILE # C06203, DATED: 5-26-06
2. APPLICANT: COMMERCE BANK, NORTH
   7 NORTH WILLOW STREET
   SUITE D
   MONTCLAIR, NJ, 07042
   OWNER: 182-192 E. CENTRAL AVE. CORP.
   318 ASTOR STREET
   NEWARK, NEW JERSEY 07114
3. PARCEL: ROUTE 202 (RAMAPO ROAD) & MOOREA COURT
   BLOCK 4, LOT 1, SECTION 26.09
   TOWN OF HAVERSTRAW
   ROCKLAND COUNTY, NEW JERSEY
   ZONE: C (COMMERCIAL DISTRICT)
   BANK – PERMITTED USE
4. ZONE C: (COMERCIAL) BANK: PERMITTED USE
5. BULK REQUIREMENT

REQUIREMENT	C-ZONE	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	39,412.68 SF	39,412.68 SF
MIN. FRONT YARD SETBACK	25'	25.2'	29.9'
MIN. SIDE YARD SETBACK (ONE)	10' OR 25' *	109.6'	59.4'
MIN. SIDE YARD SETBACK (TOTAL)	25' OR 35' **	N/A	N/A
MIN. REAR YARD SETBACK	25'	52.4'	36.7'
MIN. LOT WIDTH	100'	200.0' ±	200.0' ±
MIN. LOT FRONTAGE	100'	200.0' ±	200.0' ±
MAX. BUILDING HEIGHT	35' / 2 & ½ STORIES	2 STORIES	27'-4"
MAX. IMPERVIOUS COVERAGE	N/S	61.9% (24,396 SF.)	64.4% (25,382 SF.)

*WHEN ADJACENT TO A NONRESIDENTIAL DISTRICT OR USE, 10 FEET SHALL BE REQUIRED; WHEN ADJACENT TO A RESIDENTIAL DISTRICT OR USE, 25 FEET SHALL BE REQUIRED

**WHEN ADJACENT TO A NONRESIDENTIAL DISTRICT OR USE, 25 FEET SHALL BE REQUIRED; WHEN ADJACENT TO A RESIDENTIAL DISTRICT OR USE, 35 FEET SHALL BE REQUIRED

(C)=CONFORMS
(V)=VARIANCE
(E)=EXIST. NON-CONFORMITY
N/A = NOT APPLICABLE
N/S = NOT SPECIFIED

6. PARKING (ORD 167– 68)

MIN. NUMBER OF SPACES REQUIRED: 1 SPACE PER EVERY 150 SF OF GROSS FLOOR AREA
THEREFORE: 4,101 SF x 1 SPACE / 150 SF = 27.34 SPACES
REQUIRED: 28 SPACES
PROPOSED: 28 SPACES (C)

A. MIN. PARKING SPACE SIZE: 10' x 20' REGULAR; 9' x 20' EMPLOYEE PARKING (REDUCTION ALLOWED BY PLANNING BOARD PER SECTION 167–68.0)
TWENTY ONE (21) 10' x 20'; SEVEN (7) 9' x 20' PROPOSED (C)

B. HANDICAPPED SPACES SHALL BE PROVIDED IN ACCORDANCE WITH NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, IN THE QUANTITY REQUIRED BY NEW YORK STATE VEHICLE AND TRAFFIC LAW AND ALL APPLICABLE FEDERAL LAWS, RULES AND REGULATIONS (ORD 167–68 H)
HANDICAPPED SPACE SIZE: 8' X 20' REQUIRED
ACCESS AISLE: 5' (C)

C. ACCESS NEAR STREET CORNERS (ORD 167–68 K)
NO ENTRANCE AND EXIT FOR ANY ACCESSORY STREET PARKING WITH OVER 10 PARKING SPACES SHALL BE LOCATED WITHIN 50' FROM AN INTERSECTION (C)

D. OFF–STREET PARKING SPACES: NO OFF–STREET PARKING SPACES ARE PERMITTED IN REQUIRED FRONT YARDS OR LOCATED WITHIN ANY REQUIRED USABLE OPEN SPACE (ORD. 167–61 D 1)

E. MIN DISTANCE FROM THE ENTRANCE TO A PARKING FIELD WITH MORE THAN 20 SPACES AND THE CLOSEST PARKING SPACE: 30' (ORD. 167–68 G) (C)

F. MIN. AISLE DISTANCE SEPARATION FOR BACK–TO–BACK SPACES: 25' (ORD. 167–67 F) (C)

G. PARKING SHALL BE NO CLOSER THAN 10 FEET TO ANY PROPERTY LINE OR STREET (TABLE OF GENERAL LAND USE REGULATIONS) (C)

7. LOADING BERTH: NOT REQUIRED FOR A BANK.
8. LANDSCAPING (ORD. A173–3)
   SCREENING SHALL BE LOCATED TO MINIMIZE GLARE FROM HEADLIGHTS, NOISE, LIGHT FROM STRUCTURES, THE MOVEMENT OF PEOPLE AND VEHICLES AND TO SHIELD ACTIVITIES FROM ADJACENT PROPERTIES WHEN NECESSARY. (C)
9. BUFFER REQUIREMENTS (ORD. 167–65)
   – ANY PARKING WITH 5 OR MORE SPACES, LOCATED IN OR WITHIN 50' OF ANY RESIDENTIAL DISTRICT OR USE SHALL HAVE A SCREEN BETWEEN THE SAME AND THE LOTS WITHIN SUCH RESIDENTIAL DISTRICTS, INCLUDING THOSE, IF ANY, LOCATED ACROSS A RESIDENTIAL STREET (ORD. 167–68 L) (C)
   – A MIN 15' BUFFER SHALL BE PROVIDED ADJACENT TO ANY 100–YEAR FLOOD PLAIN (N/A)
   – NO PARKING, LOADING OR STORAGE AREAS SHALL BE PROVIDED WITHIN 25 FEET OF ANY RESIDENTIAL DISTRICT, AND SUCH BUFFER STRIPS SHALL BE LANDSCAPED SO AS TO SCREEN SUCH AREAS FROM THE ADJOINING DISTRICTS (ORD. TABLE OF GENERAL LAND USE REGULATIONS) (C)
10. DRIVEWAY WIDTH (ORD 167–68 G)
   –MIN. ONE–WAY DRIVEWAY WIDTH: 12' FROM PARKING AREA WITH LESS THAN 12 PARKING SPACES (C)
   –MAX. ONE–WAY DRIVEWAY WIDTH: 25' (C)
   –MAX NUMBER OF DRIVEWAYS PERMITTED PROVIDING ACCESS TO A PUBLIC HIGHWAY: 2
   –MIN. DISTANCE OF SEPARATION BETWEEN THE ACCESS LANES: 50' (C)
11. ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
13. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN–OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
15. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
16. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
17. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING, P.C. AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, P.C. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
18. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
19. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.
20. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
21. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTINUGUOUS STRUCTURES, AS FIELD CONDITIONS
22. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
23. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL, INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
24. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
25. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF REQUIRED REVISIONS WHEN A CONFLICT IS IDENTIFIED.
26. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.
27. ALL CONTRACTORS MUST CARRY STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, P.C., AND ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING, P.C. WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
28. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, P.C., NOR THE PRESENCE OF BOHLER ENGINEERING, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. BOHLER ENGINEERING, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
29. BOHLER ENGINEERING, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REVIEW, COORDINATE AND APPROVE THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS, ALL ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT MEAN THAT BOHLER ENGINEERING, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING, P.C. IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
30. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOHLER ENGINEERING, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
31. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
32. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
33. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
34. TRASH HAULER ON A NIGHTLY BASIS, SIX (6) DAYS A WEEK DUE TO THE SENSITIVE NATURE OF THE MATERIAL. NO TRASH ENCLOSURE REQUIRED.
35. MANAGER, CUSTOMER SERVICE AND REPRESENTATIVES AND TELLERS. A MAXIMUM OF 7 TO 8 EMPLOYEES WORK ON ANY ONE SHIFT.
36. HOURS OF OPERATION:
   MONDAY–FRIDAY: 7:30 AM TO 8:00 PM
   SATURDAY: 7:30 AM TO 6:00PM
   SUNDAY: 11:00 AM TO 4:00 PM
   SEE LIGHTING PLAN FOR DETAILED INFORMATION REGARDING THE LIGHTING HOURS OF OPERATION.
37. THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
38. IMPERVIOUS COVERAGE:
   EXISTING: 61.9% (24,396 SF)
   PROPOSED: 64.4% (25,382 SF)
   INCREASE: 4.04% (986 SF)
39. REQUIRED APPROVALS:
   -TOWN OF HAVERSTRAW PLANNING BOARD
   -NEW YORK D.E.C.

SIGNAGE TABLE:

TYPE	ALLOWABLE ('C' ZONE)	PROPOSED
BUILDING MOUNTED:	MAX. AREA(ALL SIGNS ON SITE): 10% OF WALL AREA TO WHICH IT IS ATTACHED OR 120 SF WHICHEVER IS LESS THEREFORE: FRONT WALL (74.9 x 15.19 + 28.33 X 12.14) X 0.10 =148.16 SF. SIDE WALL (51.7 x 15.19+ 34.67 x 12.14) x 0.10 = 120.60 SF MAX PERMITTED ON SITE = 120 SF MAX. PROJECTION: 6' FROM THE BUILDING WALL OR 1' FROM THE ROOF OF A PARAPET WALL, BUT NO SIGN SHALL PROJECT OVER THE STREET MAX. HEIGHT: 3' ABOVE ROOF LEVEL OR 30' FROM THE GROUND LEVEL	FRONT WALL: ONE (1) 'C' LOGO SIGN @ 39.8 SF HEIGHT = 6' PROJECTION = 8" ONE (1) 'COMMERCE BANK' CANOPY SIGN @ 15.77 SF HEIGHT = 2'–4 ½" SIDE WALL: THREE (3) 'C' LOGO SIGN @ 1.08 SF HEIGHT = 1' ONE (1) 'AMERICA'S MOST CONVENIENT BANK' SIGN SIGN @ 9.8 SF HEIGHT = 1' SUB–TOTAL: 68.61 SF
FREESTANDING:	MAX. AREA: NOT SPECIFIED MAX HEIGHT: NOT SPECIFIED MIN. SETBACK FROM DESIGNATED STREET LINE: 10' NUMBER PERMITTED = NOT SPECIFIED	ONE (1) PYLON SIGN AREA= 32 SF SETBACK= 10' LENGTH= 6.75' HEIGHT= 14.75' SUB–TOTAL: 32 SF
DIRECTIONAL:	NOT SPECIFIED	ONE (1) 'ENTER' SIGN @ 2.0 SF HEIGHT = 2.0' ONE (1) 'ATM DRIVE–THRU' SIGN @ 2.0 SF HEIGHT = 2.0' SUB–TOTAL: 4.0 SF
TRAFFIC CONTROL:	NOT SPECIFIED	SIX (6) 'STOP' SIGNS FOUR (4) 'DO NOT ENTER' SIGNS

TOTAL: 104.61 SF (C)

(*) ALL PROPOSED SIGNS ARE INTERNALLY ILLUMINATED

Rev.	Date	Comment	BY

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35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936800

PROJECT: COMMERCE BANK/ NORTH
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

TITLE: SITE PLAN

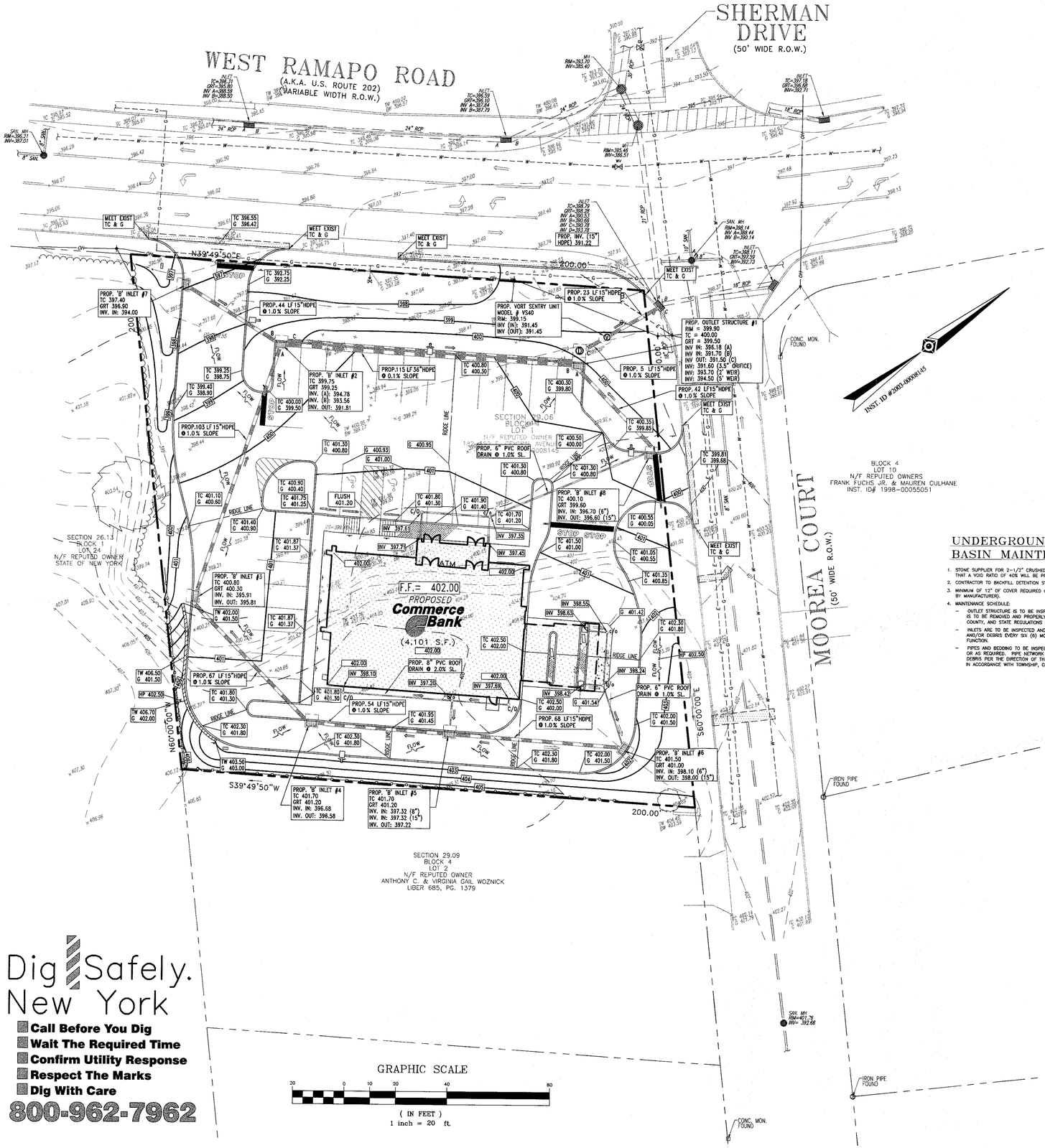
L.H. BOHLER

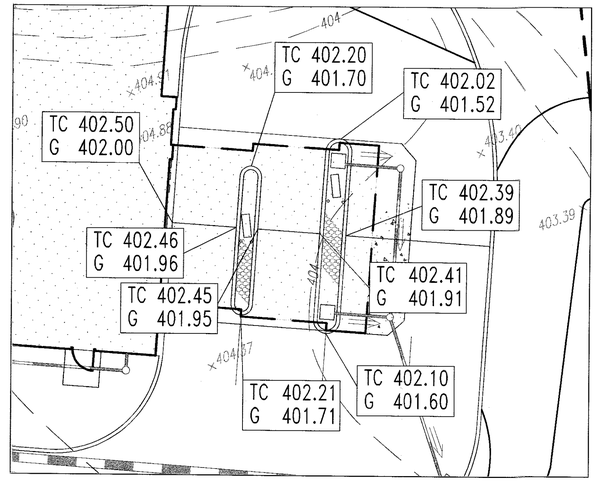
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
PENNSYLVANIA LICENSE No. 37184–R
NEW YORK LICENSE No. 63409
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

DAVID F. WISOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 42951
NEW YORK LICENSE No. 073745
CONNECTICUT LICENSE No. 22098

SCALE: (H) 1"=20' (V)	DATE: 06/19/06
DRAWN BY: JSL	PROJECT No: J060011
CHECKED BY: BB/DFW	CAD I.D. #: J060011SSO
CONSTRUCTION CHECK	DATE
SHEET No: 3 OF 11	REV. No. 0

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CANOPY GRADING PLAN

SCALE 1" = 10'

UNDERGROUND DETENTION BASIN MAINTENANCE NOTES:

(0010002-9.18.04)

1. STONE SUPPLIER FOR 2-1/2" CRUSHED STONE IN U.G. DETENTION BASIN TO CERTIFY THAT A VOID RATIO OF 40% WILL BE PROVIDED BY THE 2-1/2" STONE.
2. CONTRACTOR TO BACKFILL DETENTION SYSTEM WITH STONE IN 6" LIFTS.
3. MINIMUM OF 12" OF COVER REQUIRED OVER ALL PIPE (ADDITIONAL IF/WHERE RECOMMENDED BY MANUFACTURER).
4. MAINTENANCE SCHEDULE:
   - OUTLET STRUCTURE IS TO BE INSPECTED ANNUALLY AND RESIDUAL SEDIMENTATION IS TO BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE TOWNSHIP, COUNTY, AND STATE REGULATIONS AS NECESSARY.
   - INLETS ARE TO BE INSPECTED AND CLEANED TO REMOVE SEDIMENTATION, TRASH AND/OR DEBRIS EVERY SIX (6) MONTHS OR AS NECESSARY TO ENSURE PROPER FUNCTION.
   - PIPES AND BEDDING TO BE INSPECTED AT THE REQUEST OF THE TOWNSHIP ENGINEER OR AS REQUIRED. PIPE NETWORK SYSTEM TO BE CLEANED OF SEDIMENTATION AND DEBRIS PER THE DIRECTION OF THE TOWNSHIP ENGINEER. DEBRIS TO BE REMOVED IN ACCORDANCE WITH TOWNSHIP, COUNTY AND STATE REGULATIONS.

VORTSENTRY MAINTENANCE NOTES:

MAINTENANCE:

THE VORTSENTRY UNIT SHOULD BE PUMPED DOWN AT LEAST ONCE A YEAR AND A THOROUGH INSPECTION OF THE SEPARATION CHAMBER AND TREATMENT SUMP SHOULD BE PERFORMED. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE HEAVILY ON SITE ACTIVITIES THAN THE SIZE OF THE UNIT. E.G., UNSTABLE SOILS OR HEAVY WINTER SANDING WILL CAUSE THE GRIT CHAMBER TO FILL MORE QUICKLY BUT REGULAR SWEEPING WILL SLOW ACCUMULATION. THE UNITS INTERNAL COMPONENTS SHOULD NOT SHOW ANY SIGNS OF DAMAGE OR ANY LOOSENING OF THE BOLTS USED TO FASTEN THE VARIOUS COMPONENTS TO THE MANHOLE STRUCTURE AND TO EACH OTHER. IF ANY OF THE INTERNAL COMPONENTS IS DAMAGED OR IF ANY FASTENERS APPEAR TO BE DAMAGED OR MISSING PLEASE CONTACT CONTECH STORMWATER SOLUTIONS TO MAKE ARRANGEMENTS TO HAVE THE DAMAGED ITEMS REPAIRED OR REPLACED:

CONTECH STORMWATER SOLUTIONS
200 ENTERPRISE DRIVE
SCARBOROUGH
ME. 04074
PHONE: 1-877-907-8676
FAX: 207-885-9825

INSPECTION:

THE VORTSENTRY SHOULD BE CLEANED WHEN THE SEDIMENT DEPTH HAS ACCUMULATED TO A DEPTH OF THREE FEET IN THE TREATMENT SUMP. ALSO, THE CONDITION OF THE UNIT SHOULD BE CHECKED AFTER EVERY RUNOFF EVENT FOR THE FIRST 30 DAYS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE UNIT IS FUNCTIONING PROPERLY (NO BLOCKAGES AND OBSTRUTIONS TO THE INLET AND/ OR SEPARATION SCREEN). MEASURING THE AMOUNT OF SOLID MATERIALS THAT HAVE ACCUMULATED IN THE GRIT CHAMBER. THIS CAN BE DONE WITH A STADIA ROD OR SIMILAR MEASURING DEVICE. TWO MEASUREMENTS SHOULD BE TAKEN: ONE MEASUREMENT FROM THE MANHOLE OPENING TO THE TOP OF THE SEDIMENT PILE AND THE OTHER FROM THE MANHOLE OPENING TO THE WATER SURFACE.

CLEANING:

MAINTAINING THE VORTSENTRY IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER. THE MOST EFFECTIVE METHOD OF EXCAVATING POLLUTANTS FROM THE VORTSENTRY IS TO USE A VACUUM TRUCK. SINCE THERE ARE NO INTERNAL COMPONENTS THAT BLOCK ACCESS OR VIEW OF CAPTURED POLLUTANTS, MAINTENANCE IS VIRTUALLY IDENTICAL TO MAINTAINING A CATCH BASIN WITH A DEEP SUMP. THE MANHOLE COVER CAN BE REMOVED AND THE VACUUM HOSE CAN BE INSERTED INTO THE GRIT CHAMBER. ALL POLLUTANTS CAN BE REMOVED FROM THIS ONE ACCESS POINT. ONCE THE SYSTEM IS EMPTY, MANHOLE COVERS SHOULD BE SECURELY SEATED TO ENSURE THAT SURFACE RUNOFF DOES NOT LEAK INTO THE UNIT FROM ABOVE. IF A VACUUM TRUCK IS NOT AVAILABLE, A "CLAMSHELL" GRAB MAY BE USED, BUT IT IS DIFFICULT TO REMOVE ALL ACCUMULATED POLLUTANTS WITH SUCH DEVICES.

IN VORTSENTRY INSTALLATIONS WHERE THE RISK OF LARGE PETROLEUM SPILLS IS SMALL, FLOATING LIQUID CONTAMINANTS MAY NOT ACCUMULATE AS QUICKLY AS SEDIMENT. HOWEVER, ANY SPILL SHOULD BE CLEANED OUT IMMEDIATELY. MOTOR OIL AND OTHER HYDROCARBONS THAT ACCUMULATE ON A MORE ROUTINE BASIS SHOULD BE REMOVED WHEN AN APPRECIABLE LAYER HAS BEEN CAPTURED, TO REMOVE THESE POLLUTANTS, IT MAY BE PREFERABLE TO USE ADSORBENT PADS SINCE THEY ARE USUALLY CHEAPER TO DISPOSE OF THAN THE OIL WATER EMULSION THAT MAY BE CREATED BY VACUUMING THE OILY LAYER. FLOATING DEBRIS CAN BE VACUUMED OR NETTED OUT SEPARATELY IF ACCUMULATION OUTPACES SEDIMENT ACCUMULATION.

UTILITY LEGEND

(U010101 2-16-05)

- PROPERTY LINE
- W — APPROX. LOC. UNDERGROUND WATER LINE
- W — WATER LINE
- EXISTING STORM SEWER
- G — GAS MAIN
- G — APPROX. LOC. UNDERGROUND GAS LINE
- OH — EXISTING POWER POLE & O.H. ELECTRIC LINES
- T — APPROX. LOC. UNDERGROUND TEL. LINE
- UGE&T — PROPOSED UNDERGROUND ELECTRIC SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) PROPOSED CONDUIT FOR TELEPHONE SERVICE
- 600 — EXISTING CONTOUR & ELEVATION
- 600% — PROPOSED FINISH GRADE CONTOUR & ELEVATION
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED DIRECTION OF DRAINAGE FLOW ARROW
- xxxxxxx — EXISTING ELEVATION
- X TC 123.45 — EXIST. TOP OF CURB ELEVATION
- X G 122.95 — EXIST. GRADE ELEVATION
- PROPOSED YARD LIGHT
- C/O — PROP. CLEAN OUT
- HYDRANT
- UTILITY VALVE
- UTILITY POLE
- TRAFFIC SIGNAL
- TC xxxxxx / G xxxxxx — PROP. TOP OF CURB & FINISHED GRADE ELEV.
- TW xxxxxx / G xxxxxx — PROP. TOP OF WALL & FINISHED GRADE ELEV.

GRADING & UTILITY NOTES:

(0000102-10.6.05)

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
4. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
7. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
8. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
9. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALK, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
10. ALL FILL COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
11. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
12. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
13. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
15. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
16. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
17. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
18. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

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Respect The Marks
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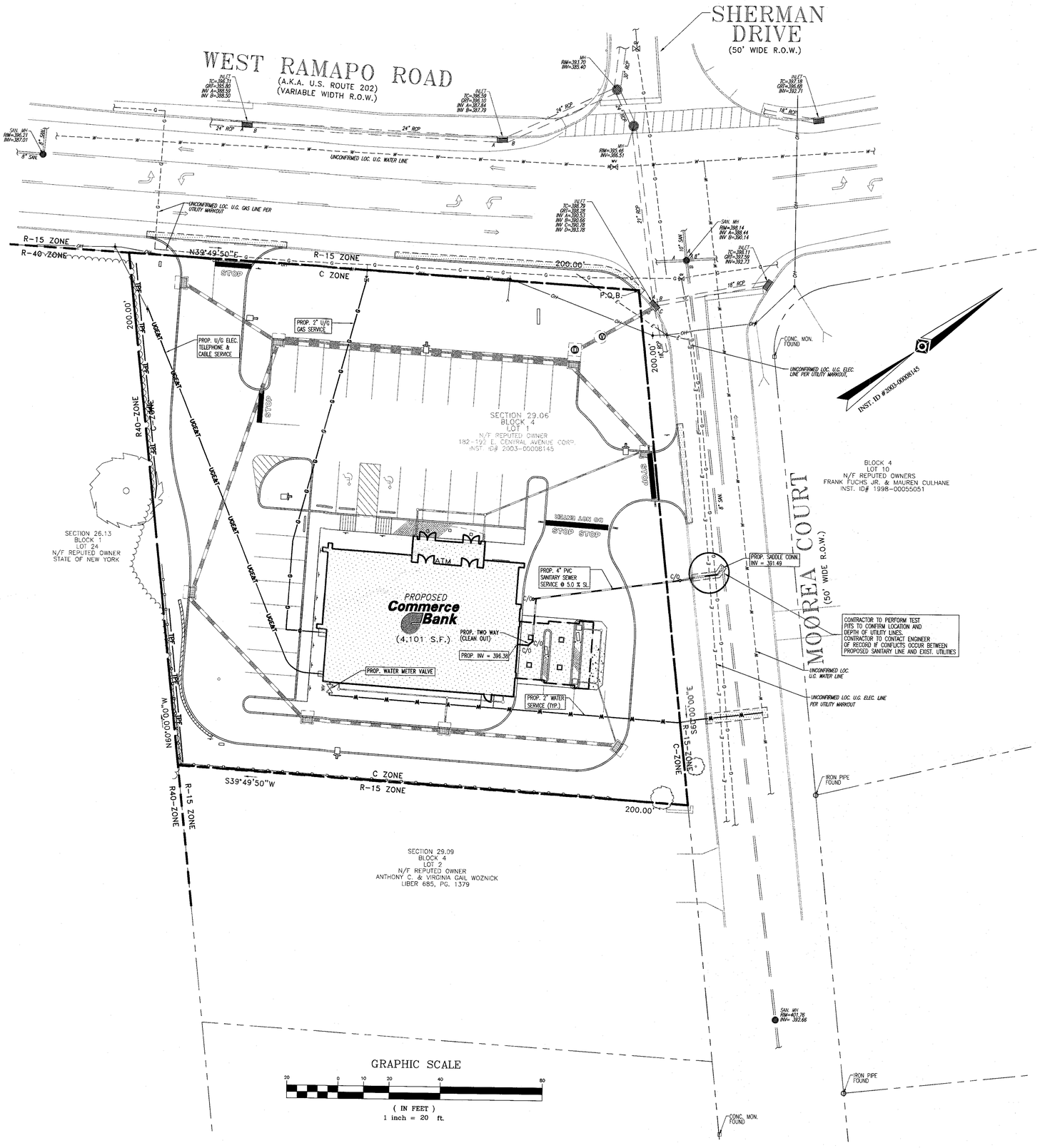
PROJECT: COMMERCE BANK/ NORTH
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
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TITLE: GRADING & DRAINAGE PLAN

L.H. BOHLER
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NEW JERSEY LICENSE No. 27410
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(U010101 2-16-05)

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(G000102-10.6.05)

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7. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
8. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
9. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
10. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
11. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
12. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
13. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
15. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
16. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
17. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
18. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

Rev.	Date	Comment	BY

BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936800
Other Office Locations:
■ Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA

PROJECT: COMMERCE BANK/ NORTH
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

TITLE: UTILITY PLAN

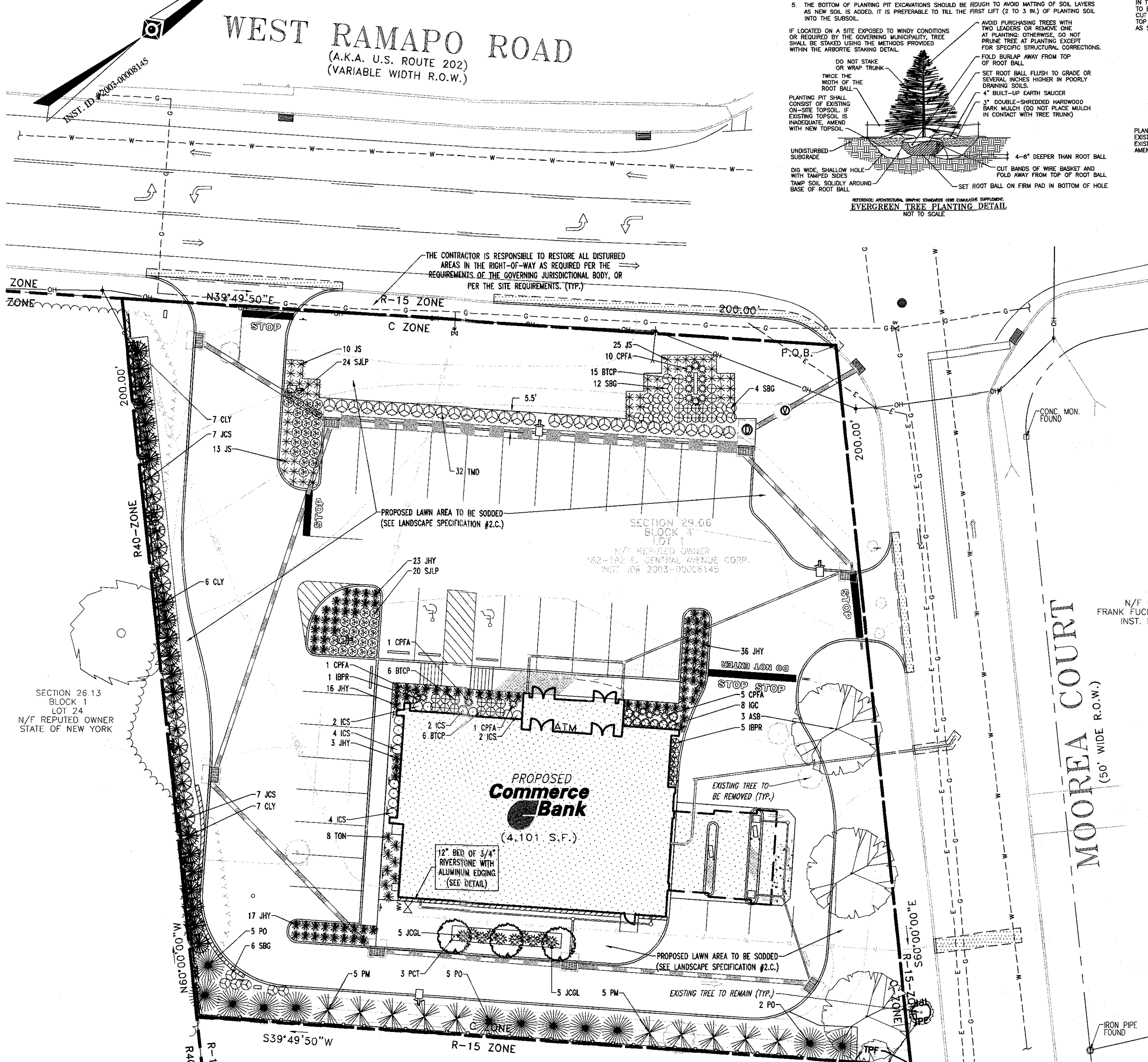
L.H. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
PENNSYLVANIA LICENSE No. 37184-R
NEW YORK LICENSE No. 63409
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

D. T. WESOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 42951
NEW YORK LICENSE No. 073745
CONNECTICUT LICENSE No. 22098

SCALE: (H) 1"=20' (V)	DATE: 06/19/06
DRAWN BY: JSL	PROJECT No: J060011
CHECKED BY: BB/DFW	CAD I.D.: J:\J060011\SS0
CONSTRUCTION CHECK	DATE

SHEET No: 5 OF 11
REV. No. 0

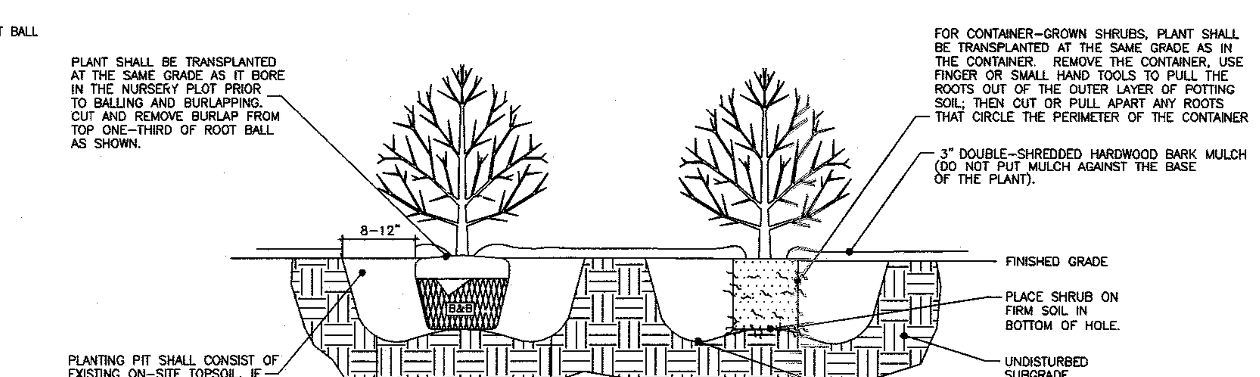
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NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

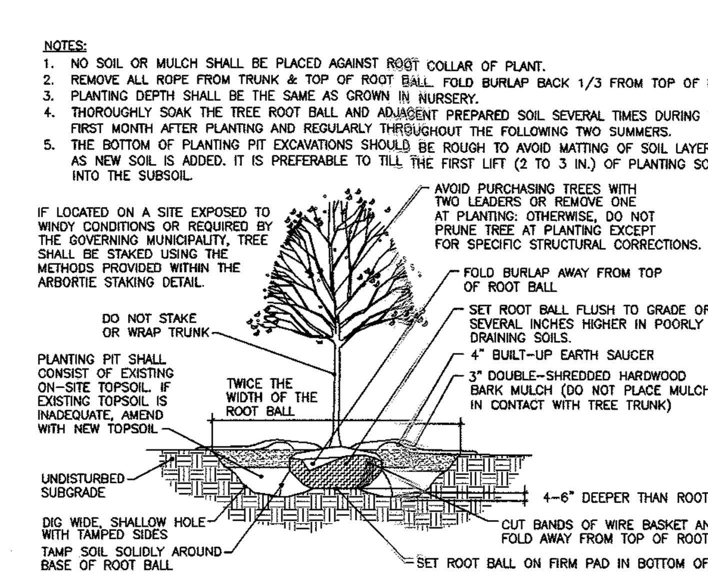
IF LOCATED ON A SITE EXPOSED TO WINDY CONDITIONS OR REQUIRED BY THE GOVERNING MUNICIPALITY, TREE SHALL BE STAKED USING THE METHODS PROVIDED WITHIN THE ARBORTIE STAKING DETAIL.
AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING: OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
DO NOT STAKE OR WRAP TRUNK
FOLD BURLAP AWAY FROM TOP OF ROOT BALL
TWICE THE WIDTH OF THE ROOT BALL
SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
4" BUILT-UP EARTH SAUCER
PLANTING PIT SHALL CONSIST OF EXISTING ON-SITE TOPSOIL. IF EXISTING TOPSOIL IS INADEQUATE, AMEND WITH NEW TOPSOIL
3" DOUBLE-SHREDDED HARDWOOD BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK)
UNDISTURBED SUBGRADE
4-6" DEEPER THAN ROOT BALL
DIG WIDE, SHALLOW HOLE WITH TAMPED SIDES
CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL – ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL – NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN – ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH – ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
I. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
II. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS: MARCH 15 TO DECEMBER 15
II. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

L. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 2 YEARS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

14. MAINTENANCE (ALTERNATIVE BID):
A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

COMPLIANCE CHART

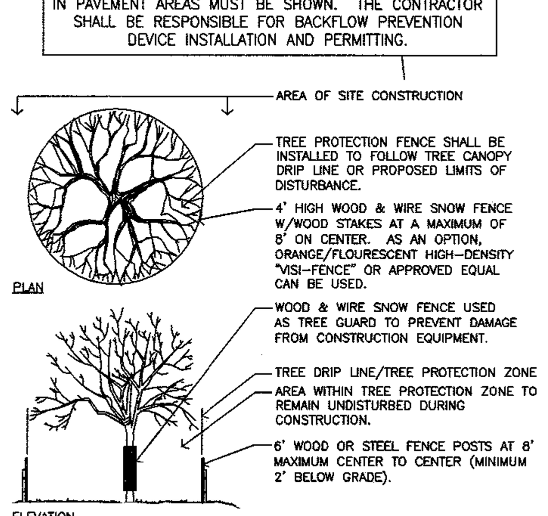
SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
§167-68(L) OFF-STREET PARKING REQUIREMENTS	SCREENING. ANY PART OF ANY OFF-STREET PARKING AREA WITH FIVE (5) OR MORE SPACES, LOCATED IN OR WITHIN FIFTY (50) FEET OF ANY R DISTRICT OR R DISTRICT USE, SHALL HAVE A SCREEN BETWEEN THE SAME LOTS WITHIN SUCH R DISTRICT, INCLUDING THOSE, IF ANY, LOCATED ACROSS A RESIDENTIAL STREET.	PARKING PROPOSED WITHIN 50 FEET OF R DISTRICT USE ALONG THE SOUTH WESTERN AND SOUTH EASTERN PROPERTY LINES. REQUIRED: SCREEN ALONG THE SOUTH WEST AND SOUTH EASTERN PROPERTY LINES. PROPOSED: SOUTH WEST PROPERTY LINE: JCS AND CLY SOUTH EAST PROPERTY LINE: PM AND PO	COMPLIES
§167-69(G) OFF-STREET LOADING REQUIREMENTS	SCREENING. ANY PART OF ANY OFF-STREET LOADING AREA WITH TWO (2) OR MORE SPACES, LOCATED IN OR WITHIN FIFTY (50) FEET OF ANY R DISTRICT OR R DISTRICT USE, SHALL HAVE A SCREEN BETWEEN THE SAME AND LOTS WITHIN SUCH R DISTRICT, INCLUDING THOSE, IF ANY, LOCATED ACROSS A RESIDENTIAL STREET.	(NO LOADING AREA PROPOSED)	NOT APPLICABLE
§A 173-3.C LANDSCAPING	(2) SCREENING SHALL BE LOCATED TO MINIMIZE GLARE FROM HEADLIGHTS, NOISE, LIGHT FROM STRUCTURES, AND TO SHIELD ACTIVITIES FROM ADJACENT PROPERTIES WHEN NECESSARY.	REQUIRED: HEADLIGHT SCREEN BETWEEN PARKING AND WEST RAMAPO ROAD PROPOSED: AN EVERGREEN SCREEN OF TMD AT A HEIGHT OF 24-28".	COMPLIES

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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

IRRIGATION NOTE:

CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN & BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT. SYSTEM DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING.



TREE PROTECTION DURING SITE CONSTRUCTION
NOT TO SCALE

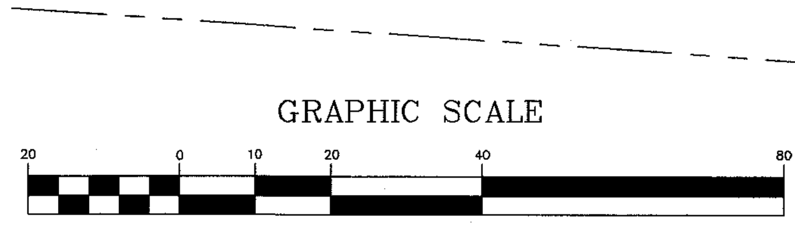
GENERAL NOTES

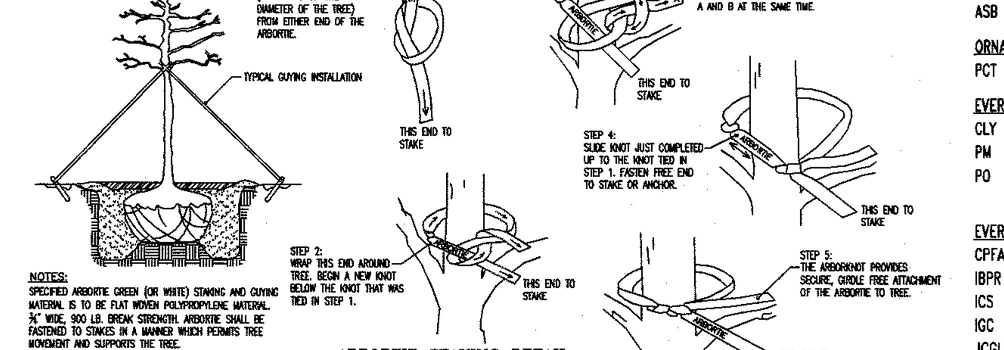
1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

2. THIS PLAN HAS BEEN DESIGNED BY BOHLER ENGINEERING, INC. TO MEET THE LANDSCAPE REQUIREMENTS OF COMMERCE BANK. FOR THE INSTALLATION OF LANDSCAPING SHOWN, ON SITE LANDSCAPING SHALL BE COORDINATED WITH THE FOLLOWING COMMERCE BANK REPRESENTATIVE:

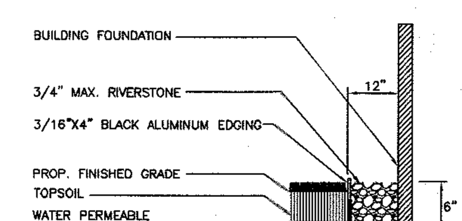
INTERARCH
11000 ATRIUM WAY
SUITE 100
MOUNT LAUREL, NJ 08054
856.439.9000
RAY ZEBROWSKI, RLA, CLA

3. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.





ARBORTIE STAKING DETAIL
NOT TO SCALE



RIVER STONE INSTALLATION DETAIL
NOT TO SCALE

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ASB	3	ACER SACCHARUM BONFIRE	BONFIRE SUGAR MAPLE	2 1/2-3" CAL.	B+B
ORNAMENTAL TREE(S)					
PCT	3	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	2 1/2" CAL. MIN.	B+B 4' CLEAR TRUNK FROM GRADE
EVERGREEN TREE(S)					
CLY	20	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5-6'	B+B
PM	10	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8-10'	B+B
PO	12	PICEA OMORIKA	SERBIAN SPRUCE	8-10'	B+B
	42				
EVERGREEN SHRUB(S)					
CPFA	18	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA NANA'	DWARF GOLD THREAD CYPRESS	24" SPRD. MIN.	#7 CAN
IBPR	6	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	4-5'	B+B
ICS	14	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30" MIN.	B+B
IGC	8	ILEX GLABRA COMPACTA	DWARF INKBERRY HOLLY	24-28"	B+B
JCGL	10	JUNIPERUS CHINENSIS 'PFITZERIANA AUREA GOLD LACE'	GOLD LACE JUNIPER	24" SPRD. MIN.	#5 CAN
JCS	14	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5-6'	B+B
JHY	95	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	#3 CAN
TMD	32	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-28"	B+B
TON	8	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	B+B
	205				
DECIDUOUS SHRUB(S)					
BTCP	27	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY RED BARBERRY	12-15"	#3 CAN
SBG	22	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	15-18"	#3 CAN
SJLP	44	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
	93				
GROUND COVER					
JS	48	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	#3 CAN

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

Rev.	Date	Comment	BY

BOHLER ENGINEERING, P.C.
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936800
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA

PROJECT: COMMERCE BANK/ NORTH
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

TITLE: LANDSCAPE PLAN

L.H. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
PENNSYLVANIA LICENSE No. 37184-R
NEW YORK LICENSE No. 63409
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

D.F. WISOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 42951
NEW YORK LICENSE No. 073745
CONNECTICUT LICENSE No. 22098

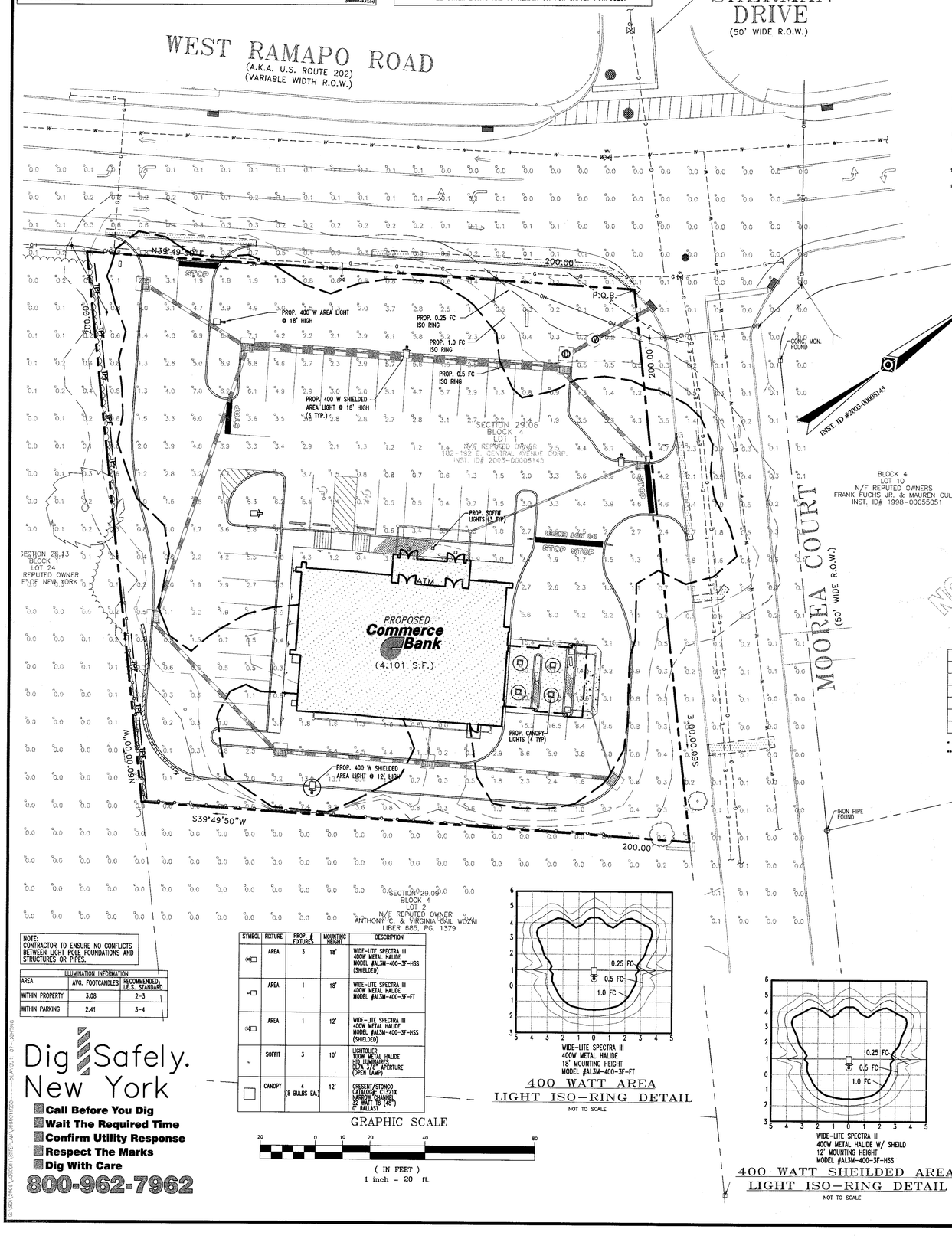
SCALE: (H) 1"=20' (V)	DATE: 06/19/06
DRAWN BY: JSL	PROJECT No: J060011
CHECKED BY: BB/DFW	CAD I.D. #: J060011LXO
CONSTRUCTION CHECK	DATE

SHEET No: 6 OF 11

REV. No. 0

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS. (000001-A.1.0a)

DELINEATES LIGHTS TO BE SHUT OFF ONE (1) HOUR) AFTER CLOSING. (INCLUDING CANOPY LIGHTS)
SEE SHEET THREE (3) FOR HOURS OF OPERATION.
ALL OTHER LIGHTS ARE TO REMAIN ON FOR SAFTEY PURPOSES.



NOTE: CONTRACTOR TO ENSURE NO CONFLICTS BETWEEN LIGHT POLE FOUNDATIONS AND STRUCTURES OR PIPES.

ILLUMINATION INFORMATION		
AREA	AVG. FOOTCANDLES	RECOMMENDED I.E.S. STANDARD
WITHIN PROPERTY	3.08	2-3
WITHIN PARKING	2.41	3-4

SYMBOL	FIXTURE	PROP. # FIXTURES	MOUNTING HEIGHT	DESCRIPTION
	AREA	3	18'	WIDE-LITE SPECTRA III 400W METAL HALIDE MODEL #AL3M-400-3F-HSS (SHIELDED)
	AREA	1	18'	WIDE-LITE SPECTRA III 400W METAL HALIDE MODEL #AL3M-400-3F-FT
	AREA	1	12'	WIDE-LITE SPECTRA III 400W METAL HALIDE MODEL #AL3M-400-3F-HSS (SHIELDED)
	SOFFIT	3	10'	LIGHTOLIER 100W METAL HALIDE HID LUMINAIRES 0.7A 3/8" APERTURE (OPEN LAMP)
	CANOPY	4 (8 BULBS EA.)	12'	CRESENT/STONCO CATALOG#: C1321X NARROW CHANNEL 32 WATT T8 (48") 0" BALLAST

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

WIDE-LITE SPECTRA III
400W METAL HALIDE
18' MOUNTING HEIGHT
MODEL #AL3M-400-3F-HSS

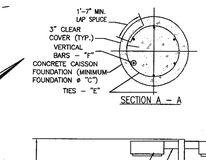
400 WATT AREA LIGHT ISO-RING DETAIL
NOT TO SCALE

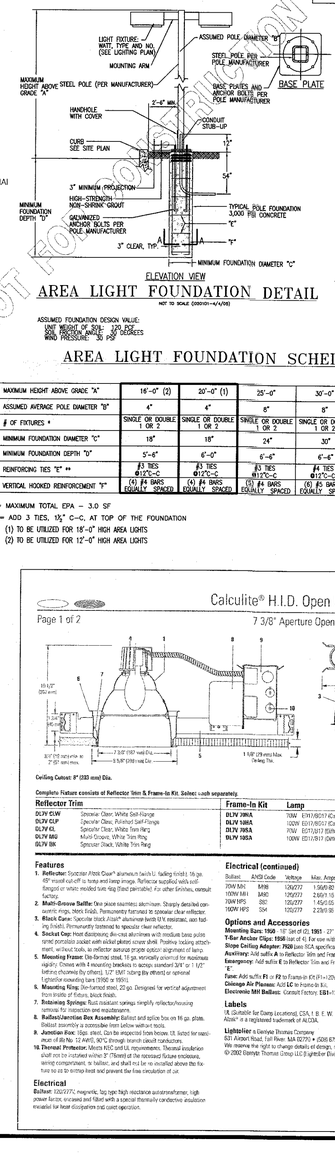
WIDE-LITE SPECTRA III
400W METAL HALIDE W/ SHIELD
12' MOUNTING HEIGHT
MODEL #AL3M-400-3F-HSS

400 WATT SHEILDED AREA LIGHT ISO-RING DETAIL
NOT TO SCALE

AREA LIGHT FOUNDATION NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF THE PROJECT'S STATE, LATEST EDITION AND ALL APPLICABLE FEDERAL AND STATE CODES, STANDARDS, REGULATIONS, AND LAWS.
2. STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE". DETAILS SHALL BE IN ACCORDANCE WITH ACI-315, MANUAL OF STANDARD PRACTICE: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT". FORMWORK SHALL CONFORM ACI-347 "GUIDE TO FORMWORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, AND COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS. CONTRACTOR SHALL ENSURE NO CONFLICTS BETWEEN LIGHT POLE FOUNDATIONS AND STRUCTURES OR PIPES.
4. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE.
5. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD.
7. ALL CONCRETE SHALL HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
8. ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
9. REINFORCING STEEL BARS SHALL BE MINIMUM ASTM A615, GRADE 60. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.
10. CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER ON SITE TO INSPECT AND APPROVE FILL AND SUBGRADE CONDITIONS PRIOR TO PLACING CONCRETE.
11. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH LIGHT POLE MANUFACTURER AND TO VERIFY APPLICABILITY OF AREA LIGHT POLE FOUNDATION DETAIL. IF SOIL CONDITIONS IN THE FIELD OR DESIGN ASSUMPTIONS ARE DIFFERENT THAN THOSE INDICATED ON THE CONTRACT DOCUMENTS OR DESIGN CALCULATIONS, ALL CONSTRUCTION ACTIVITIES ARE TO CEASE AND THE ENGINEER TO BE NOTIFIED IMMEDIATELY.





AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE (000001-A.4.0b)

ASSUMED FOUNDATION DESIGN VALUE:
UNIT WEIGHT OF SOIL: 120 PCF
SOIL FRICTION ANGLE: 30 DEGREES
WIND PRESSURE: 30 PSF

AREA LIGHT FOUNDATION SCHEDULE

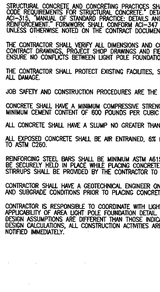
MAXIMUM HEIGHT ABOVE GRADE "A"	16'-0" (2)	20'-0" (1)	25'-0"	30'-0"	35'-0"	45'-0"
ASSUMED AVERAGE POLE DIAMETER "B"	4"	4"	6"	8"	9"	9"
# OF FIXTURES *	SINGLE OR DOUBLE 1 OR 2	SINGLE OR DOUBLE 1 OR 2	SINGLE OR DOUBLE 1 OR 2	SINGLE OR DOUBLE 1 OR 2	SINGLE OR DOUBLE 1 OR 2	SINGLE OR DOUBLE 1 OR 2
MINIMUM FOUNDATION DIAMETER "C"	18"	18"	24"	30"	36"	36"
MINIMUM FOUNDATION DEPTH "D"	5'-6"	6'-0"	6'-6"	6'-6"	7'-0"	8'-0"
REINFORCING TIES "E" **	#3 TIES @12"C-C	#3 TIES @12"C-C	#3 TIES @12"C-C	#4 TIES @12"C-C	#4 TIES @12"C-C	#4 TIES @12"C-C
VERTICAL HOOKED REINFORCEMENT "F"	(4) #4 BARS EQUALLY SPACED	(4) #4 BARS EQUALLY SPACED	(5) #4 BARS EQUALLY SPACED	(6) #5 BARS EQUALLY SPACED	(7) #5 BARS EQUALLY SPACED	(7) #5 BARS EQUALLY SPACED

* = MAXIMUM TOTAL EPA = 3.0 SF
** = ADD 3 TIES, ½" C-C, AT TOP OF THE FOUNDATION
(1) TO BE UTILIZED FOR 18'-0" HIGH AREA LIGHTS
(2) TO BE UTILIZED FOR 12'-0" HIGH AREA LIGHTS

NOT FOR CONSTRUCTION

Widelite AL3
SPECTRA III AREA LUMINAIRES
Bulletin No. AL3-110504

OVERALL DIMENSIONS
For reference only



* = ADD NOMINAL 2" FOR MOUNTING CLEARANCE WHEN USING 3" OR LARGER SQUARE POLE (NOT SHOWN)

EPA DATA (Effective Projected Area in ft2)

		Number of Fixtures			
		1	2	3	4
Arm Mount (SS / SP)	Flat Glass	1.5	3.0	4.5	5.0
18" Deep Housing	Sag Glass	2.1	4.2	5.9	7.0
12" Deep Housing	Flat Glass	2.0	4.0	5.6	6.5
	Sag Glass	2.2	4.7	6.1	6.4
POST TOP MOUNT (P-5)					
18" Deep Housing	Flat Glass	2.2	---	---	---
	Sag Glass	2.4	---	---	---
12" Deep Housing	Flat Glass	2.5	---	---	---

Consult Mounting Configuration sheet for pole 1 and handset factors for Sandblaster (SB) finish.

SPECIFICATIONS

HOUSING
Formed aluminum sheet metal housing and top. The sides and top shall be mechanically and chemically sealed to ensure a rain-tight seal.

OPTICAL MODULE
Rotatable multi-faceted segmented reflectors shall be made from high purity enhanced Super Sheet™ (94% reflectance) aluminum. Optical assemblies shall be field rotatable at 90° increments and exchangeable. Lamp orientation and lens flexibility allow the AL3 Series luminaries to provide optics meeting the IESNA definitions of Full Cutoff, Cutoff and Semi-Cutoff. Unique "F" optics (available for 400W and below) combine standard flat glass lens with desirable vertical lamp orientation to achieve Full Cutoff. The resulting luminaire is Dark Sky Ordinance compliant. Flat Glass with the advantage of precision uniformity (Vertical Lamp), delivering superior performance over conventional horizontally lamped optics.

LAMP ACCESS
Door frame shall be mitered anodized aluminum extrusion, gasketed to ensure a positive seal to the housing.

LENS
Lens shall be tempered glass to withstand thermal and physical shock. (Flat glass or sag glass determined by wattage and optics specified.)

SOCKET
A porcelain, 4KV pulse rated, grip-type mogul based socket shall be used to prevent lamp loosening and to maintain proper lamp positioning.

BALLAST
Ballast shall be high power factor with reliable starting to -20°C (-20°F) for Metal Halide, -34°C (-30°F) for Pulse Start Metal Halide, -40°C (-40°F) for High Pressure Sodium. 180°C (356°F) Class H insulation system. Crest factor does not exceed 1.8.

MOUNTING
Standard surface arm mount (field installed) shall be of heavy gauge extruded aluminum. Threaded tension nuts shall be used to bolt to square or round poles. Optional post top mount shall allow fixture to be mounted to square or round poles or tenons. For additional mounting options see section on page 2.

FINISH
Standard finish shall be UltraGlas® polyester powder electrostatically applied and oven cured to ensure extreme durability and high quality appearance. Dark bronze finish is standard. Other colors may be specified.

LISTINGS
UL/cUL Listed Luminaire, UL 1598, suitable for Wet Locations. Standard and conservicted to IP54. The quality systems of this facility have been Registered by UL to the ISO 9000 Series Standards.

WARRANTY / TERMS AND CONDITIONS
Mechanical, finish and electrical shall be covered by a limited 3-year warranty.
Warranty is 1 year when purchased with ASL (acrylic lens) option.
Wide-Lite's current Warranty may be found at www.wide-lite.com (keyword: warranty) as well as Wide-Lite's current Standard Terms and Conditions of Sale (keyword: terms).
All sales of items in this catalogue shall be subject to Wide-Lite's Standard Terms and Conditions of Sale current at the time of shipment. If you do not have a copy of Wide-Lite's Warranty and Standard Terms, please contact the factory for same prior to ordering.

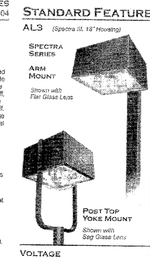
Fluorescent and HID lamps contain mercury. Disposal of these lamps is according to local, state or federal laws. Please contact your local authorities or the Lamp Recycling Council at 1-877-NO-BURNS for disposal of the lamp containing lamps.
www.mercurylamprecycling.com

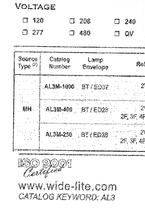
STANDARD FEATURES

SERIES (1) (2)

Metal Halide	Pulse Start Metal Halide	High Pressure Sodium
☐ AL3M-1000 (3)	☐ AL3P-1000 (3)	☐ AL3S-400
☐ AL3M-400	☐ AL3P-400 (3)(4)	☐ AL3S-250
☐ AL3M-250	☐ AL3P-320	☐ AL3S-150
☐ AL3M-175	☐ AL3P-250	

(1) "F" = Metal Halide, P = Pulse Start Metal Halide, S = Sodium Luminaire
(2) 120-480V unless 347 only Housing, 480-1000W Housing, 120 Only Housing
(3) 24 Bulletin not available.
(4) Not available in Horizontal Burn Lamps at time of printing.





VOLTAGE
☐ 120 ☐ 208 ☐ 240
☐ 277 ☐ 480 ☐ QV

DISTRIBUTION

VERTICAL LAMP OPTICS

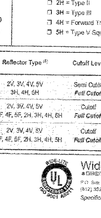
Full Cutoff, Flat Glass Lens
Available for Metal Halide and Pulse Start Metal Halide only. Limited to 400W and below.
☐ 2F = Type II
☐ 3F = Type III
☐ 4F = Forward Throw
☐ 5F = Type V Square

Cutoff / Semi-Cutoff, Sag Glass Lens
Lowest wattage (175-400W) achieves Cutoff classification. Highest wattage (400-1000W) achieves Semi-Cutoff classification.
☐ 2V = Type II
☐ 3V = Type III
☐ 4V = Forward Throw
☐ 5V = Type V Square

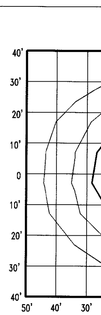
HORIZONTAL LAMP OPTICS

Full Cutoff, Flat Glass Lens
☐ 2H = Type II
☐ 3H = Type III
☐ 4H = Forward Throw
☐ 5H = Type V Square

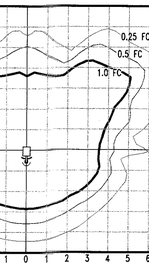
DISTRIBUTION PATTERNS



Source Type (1)	Catalog Number	Lamp Envelope	Reflector Type (2)	Cutoff Level	Jelt File Name (3)	Ballast Type (3)	ANSI Code	Line Current 120 / 208 / 240 / 277 / 480	Lbs. Weight
MH	AL3M-1000	BT / ED37	2V, 3V, 4V, 5V, 3H, 4H, 5H	Semi Cutoff / Full Cutoff	ah1kQ*).jes	CWA	M47 / H36	9.2 / 5.8 / 4.7 / 4.0 / 2.4	1660
MH	AL3M-400	BT / ED28	2V, 3V, 4V, 5V, 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff / Full Cutoff	ah1k0*).jes	CWA	M59 / H33	4.1 / 2.3 / 2.0 / 1.8 / 1.0	482
MH	AL3M-250	BT / ED28	2V, 3V, 4V, 5V, 2F, 3F, 4F, 5F, 2H, 3H, 4H, 5H	Cutoff / Full Cutoff	ah25k*).jes	CWA	M59 / H37	2.8 / 1.8 / 1.5 / 1.2 / 0.7	395

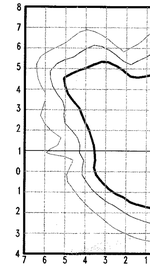


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a SAMLITE company
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(800) 950-9543 • Fax (512) 753-1359
Specifications and dimensions are subject to change without notice.



LIGHTOLIER - CALCULITE, HID LUMINARES FIXTURE
100W METAL HALIDE
10' MOUNTING HEIGHT
MODEL #DL7A 7 3/8" APERTURE (OPEN LAMP)

100 WATT SOFFIT LIGHT ISO-RING DETAIL
NOT TO SCALE



WIDE-LITE SPECTRA III
400W METAL HALIDE W/ SHEILD
18' MOUNTING HEIGHT
MODEL #AL3M-400-3F-HSS

400 WATT SHEILDED AREA LIGHT ISO-RING DETAIL
NOT TO SCALE

CRESENT/STONCO
CATALOG#: C1321X
NARROW CHANNEL
32 WATT T8 (48")
0" BALLAST
12' MOUNTING HEIGHT

(EACH FIXTURE IS MADE UP OF 8 C1321X BULBS)

CANOPY LIGHT ISO-RING DETAIL
NOT TO SCALE
(PER FIXTURE)

Crescent Stonco
1001 E. Wisconsin Ave. • Boonville, IN • (877) 866-5492 • 800

Narrow Channel (C)

ORDERING INFORMATION
Catalog Number: Example: C132 1X1Y

C | FAMILY: Model: Suffix Family name with "F" for Bandless Model. Ex. CT | NUMBER OF LAMPS (per fixture): 1 | LAMP TYPE CODE: 15-17W T5 (HO) / 17-17W T5 (HO) / 20-32W T12 (HO) / 25-28W T5 (HE) / 30-32W T8 (HO) / 34-40W T12 (HO) | VOLTAGE: 1-120 / 7-277 | BALLAST: Options Listed Below: Platform Matrix See Page C-10 / Above example: Electronic, T8 Instant Start, 1 Lamp, Optional | OPTIONS Options Listed Below Page C-10: Suffix catalog number with Option Code

PRODUCT FEATURES
- Snap-on channel cover and ends clip into molded tools for installation or maintenance.
- Combinations end plate/coupler can be used for individual mounting or rabbet into position between two fixtures, assuring integrity of row alignment.
- Symmetric and asymmetric reflectors are available for additional downlight and directional control.
- UL Damp Location labels are standard with this series.
- All 120 watt through 40 watt fixtures are suitable for mounting on low-density, ventilated fluorescent surfaces.

One-Lamp Photometric Data



Coefficients of Utilization (Zonal Cavity Method)
Floor Cavity Reflectance 0.20
Wall Reflectance: 50% / 30% / 10%
Ceiling Reflectance: 80 / 50 / 30 / 80 / 50 / 30 / 80 / 50 / 30
Room Cavity Ratio:
1 | 88 86 84 | 85 83 81 | 82 80 78
2 | 84 80 77 | 81 77 74 | 78 74 72
3 | 80 74 71 | 77 72 68 | 74 70 66
4 | 76 69 65 | 73 67 63 | 71 65 61
5 | 72 64 60 | 69 62 58 | 67 60 56
6 | 68 60 55 | 65 58 53 | 63 56 52
7 | 65 56 51 | 62 54 49 | 60 52 48
8 | 62 52 48 | 59 50 46 | 57 49 45
9 | 59 49 44 | 56 47 42 | 54 46 42
10 | 56 46 42 | 54 44 40 | 52 43 39

DIMENSIONS
All fits are 7.6" deep unless otherwise specified.



PRODUCT AVAILABILITY

Family	Nominal Size	Number of Lamps (per cross section)	Number of Lamps (per fixture)	Lamp Type Code	Length	Width	Height
C	1 1/2"	1	1	T8	16"	2 3/4"	3 1/2"
C	2"	1	1	17, 30	24"	2 3/4"	3 1/2"
C	2"	1	1	25, 30	32"	2 3/4"	3 1/2"
C	4"	1	1	32, 34	48"	2 3/4"	3 1/2"
CT	6"	1	2	32, 34	96"	2 3/4"	3 1/2"

SPECIFICATIONS
Housing in die-formed of extruded steel for uniformity and stability. All metal components are phosphate coated and finished in baked white enamel providing a minimum reflectance factor of 85%. Snap-on type channel covers can be removed without the use of tools. All units include combination end plate/ accutrim. Fixtures are UL-listed and bear union and UL labels. Standard voltage is 120 and 60 hz.

Fluorescent and HID lamps contain mercury. Disposal of these lamps is according to local, state or federal laws. Please contact your local authorities or the Lamp Recycling Council at 1-877-NO-BURNS for disposal of the lamp containing lamps.
www.mercurylamprecycling.com

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Calculite® H.I.D. Open Downlight DL7V
Page 1 of 2 — 7 3/8" Aperture Open Reflector Metal Halide/HPS

Ceiling Cutout: 8" (203 mm) Dia.

Complete Fixture consists of Reflector Trim & Frame-In Kit. Select each separately.

Reflector Trim		Frame-In Kit	Lamp
DL7V CLW	Specular Clear, White Self-Flange	DL7V 39WA	70W E17/BT/CT (Ceramic) Metal Halide
DL7V CLP	Specular Clear, Painted Self-Flange	DL7V 100A	100W E17/BT/CT (Ceramic) Metal Halide
DL7V CL	Specular Clear, White Trim Ring	DL7V 70SA	70W E17/ED17 (Diffuse) HPS
DL7V MG	Multi-Groove, White Trim Ring	DL7V 100SA	100W E17/ED17 (Diffuse) HPS
DL7V BK	Specular Black, White Trim Ring		

Features
1. **Reflector:** Specular Alzak Clear® aluminum (with UL ballast finish). 16 ga. .63" round-cut-off (1 lump end lamp) flange. Reflector supplied with self-flanged or white molded lens ring (field paintable). For other finishes, consult factory.
2. **Multi-Groove Reflector:** One piece specular aluminum. Sharply described concentric rings, blank finish. Permanently fastened to specular clear reflector.
3. **Socket Cup:** Heat-hardening, die-cast aluminum with medium base porcelain lined porcelain socket with nickel plated screw shell. Positive locking attachment, without tools, to reflector assures proper position alignment of lamp.
4. **Mounting Frame:** Die-formed steel, 16 ga. vertically oriented for maximum rigidity. Knock-out for mounting hardware to accept standard 3/4" or 1 1/2" (without chamber) by others). 1/2" EMT fitting (by others) or optional Type-less connecting bars (DL7V) or (DL7).
5. **Mounting Ring:** Die-formed steel, 20 ga. Designed for vertical adjustment from inside of fixture, black finish.
6. **Retaining Springs:** Rust resistant springs simplify reflector/housing removal for inspection and relamping.
7. **Reflector/Service Box Assembly:** Ballast and splice box on 16 ga. plate. Ballast assembly is removable from below without tools.
8. **Junction Box:** Slip, steel. Can be inspected from below. UL listed for maximum of (6) No. 12 AWG, 90°C through branch circuit conductors.
9. **Thermal Protector:** Meets NEC and UL requirements. Thermal insulation shall not be installed within 3" (76mm) of the recessed fixture enclosure, wiring compartment, or ballast, and shall not be so installed above the fixture so as to entrap heat and prevent the free circulation of air.

Electrical
Ballast: DL7V77C, magnetic, big type high resistance autotransformer, high power factor, encased and filled with a special thermally conductive insulation emulsion for heat dissipation and quiet operation.

Electrical (continued)

Ballast	ANSI Code	Voltage	Max. Amps	Input Watts
70W MH	M98	120/277	1.05/0.80	95
100W MH	M90	120/277	2.95/1.55	190
70W HPS	S62	120/277	1.45/0.55	64
100W HPS	S54	120/277	2.2/0.95	120

Options and Accessories
Mounting Bars: 1950 - 18" (set of (2), **1951** - 27" (set of (2).
T-Bar Anchor Clips: 1958 (set of 4). For use with concrete ceilings.
Slope Ceiling Adapter: 7620 (zero EGA specification shown).
Auxiliary: Add suffix **A** to Reflector Trim and Frame-In Kit. (See Spec Sheet "**A**".
Emergency: Add suffix **E** to Reflector Trim and Frame-In Kit. See Spec Sheet "**E**".
Fuse: Add suffix **F1** or **F2** to Frame-In Kit (F1=120V, F2=277V).
Chicago Air Plenums: Add **LC** to Frame-In Kit.
Electronic Mill Ballast: Consult Factory. **EB1**=120V, **EB2**=277V.

Labels
UL (Suitable for Damp Locations), CSA, I. B. E. W.
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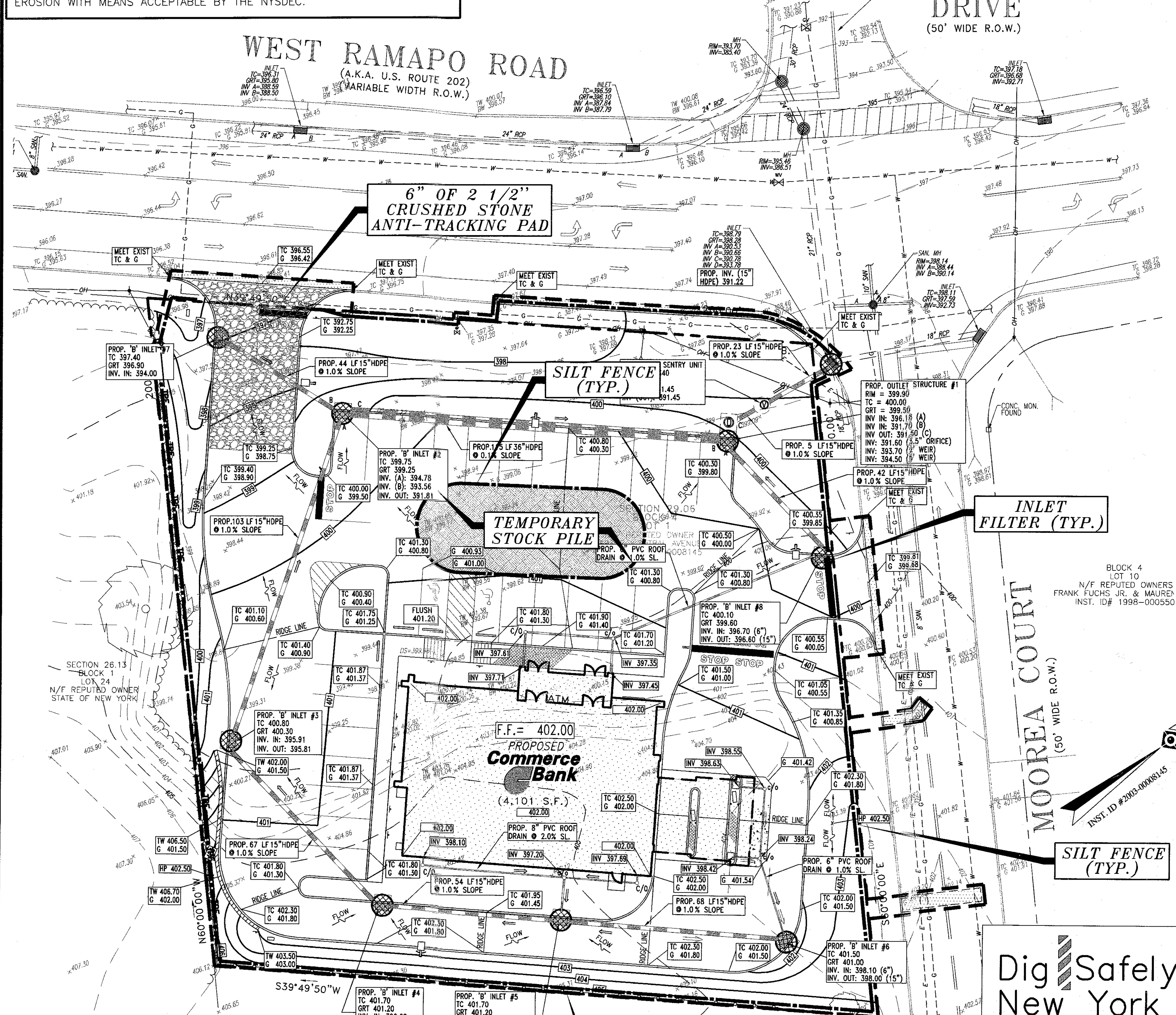
SCALE: (H) 1"=20' (V)
DATE: 06/19/06
DRAWN BY: JSL
PROJECT No: J060011
CHECKED BY: BB/DFW
CAD I.D. #: J060011SS0
SHEET No: 7 OF 11
REV. No. 0
CONSTRUCTION CHECK ____ DATE

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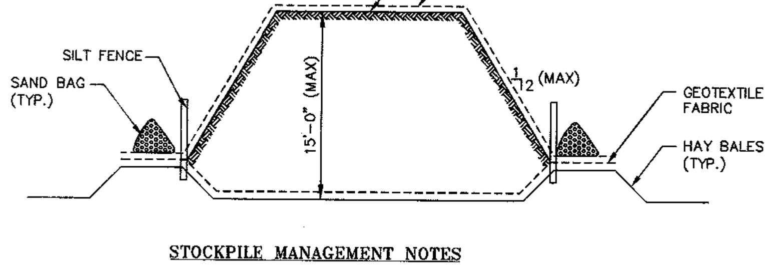
NOTICE: THE INFORMATION SHOWN ON THIS DRAWING IS BASED ON INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND OTHER SOURCES AND IS NOT GUARANTEED TO BE EXACT OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. ... SAFETY OF CONSTRUCTION. (000001-A.1.0a)

NOTE:
AT THE END OF EACH DAY, ALL EXCAVATED AREAS AND SOIL STOCKPILE AREA SHALL BE COVERED AND PROTECTED FROM ELEMENTS TO PREVENT SOIL EROSION WITH MEANS ACCEPTABLE BY THE NYSDEC.



THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS BY VARIOUS UTILITY AGENCIES AND RECORD DRAWINGS AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

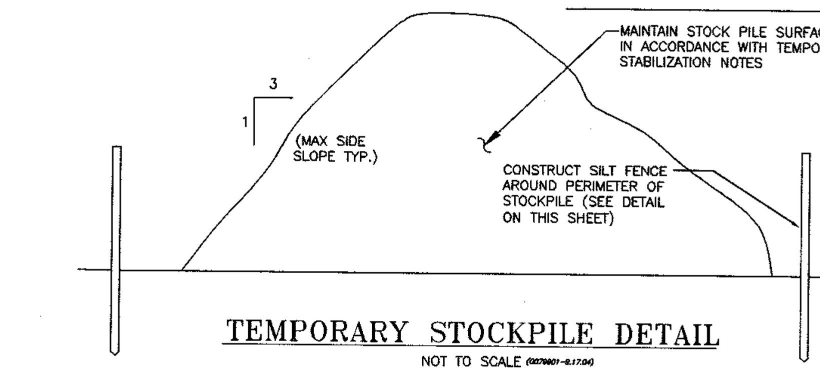
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STOCKPILE MANAGEMENT NOTES

1. PROTECTION OF STOCKPILES IS A YEAR-ROUND REQUIREMENT.
2. LOCATE STOCKPILES A MINIMUM 50 FT. AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE AND INLETS.
3. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
4. DURING THE RAINY SEASON, SOIL STOCKPILES SHALL BE PLACED ON AND COVERED WITH PLASTIC OR COMPARABLE MATERIAL AT ALL TIMES.
5. REPAIR AND/OR REPLACE PERIMETER CONTROLS AND COVERS AS NEEDED, OR AS DIRECTED BY THE ENGINEER, TO KEEP THEM FUNCTIONING PROPERLY.
6. SEDIMENTS SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD (1/3) OF THE BARRIER HEIGHT.

TEMPORARY STOCKPILE DETAIL
NOT TO SCALE



TEMPORARY STOCKPILE DETAIL
NOT TO SCALE (0070001-9.17.04)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STANDARD FOR DUST CONTROL

DEFINITION

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

WHERE APPLICABLE

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY

VEGETATIVE COVER- SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NO EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT	7:1	COARSE SPRAY	1,200
EMULSION			
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

TILLAGE- TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

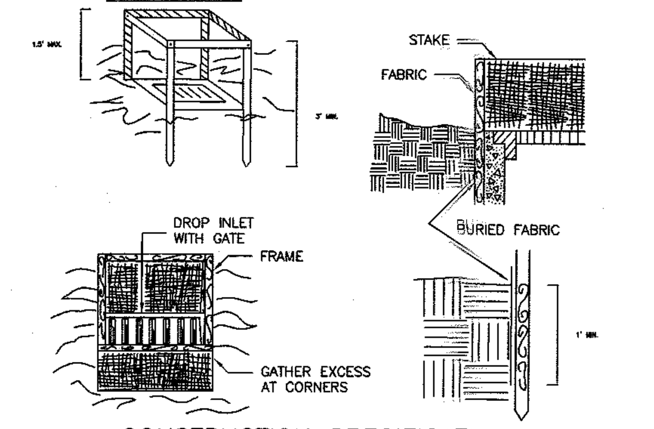
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

(0009903-9.17.04)



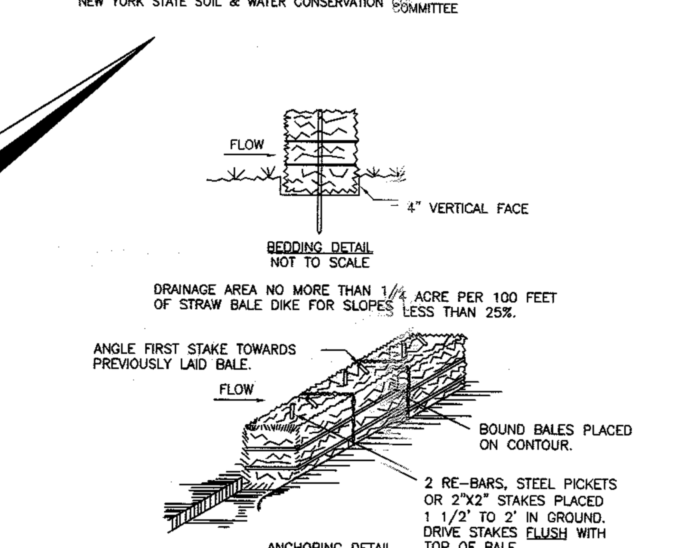
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION DETAIL
NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

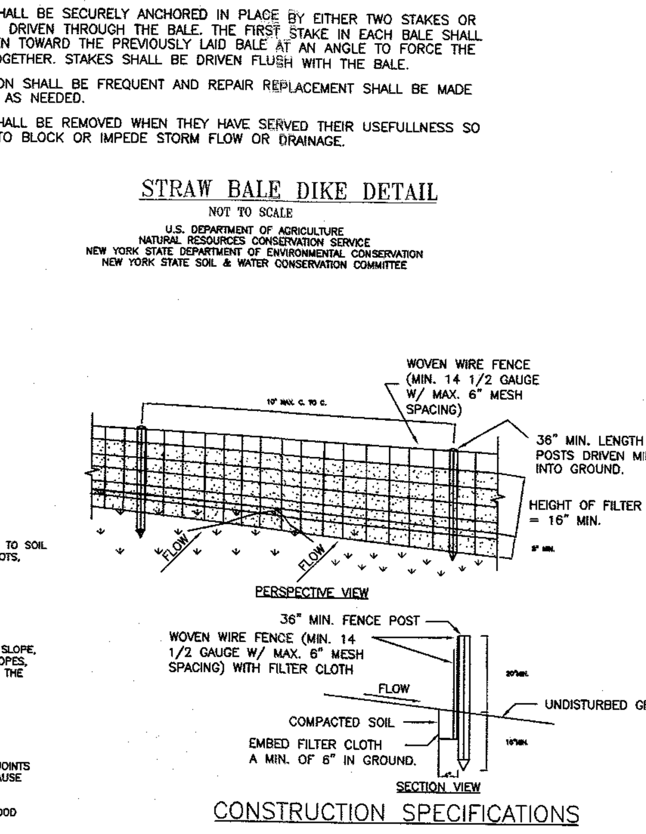


CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE DETAIL
NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STANDARD FOR PERMANENT STABILIZATION WITH SOD

METHODS AND MATERIALS

1. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
2. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
3. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)
4. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
5. FOR DRAUGHT SITES, A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
6. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

I. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS.

II. SOIL PREPARATION

A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ. FT
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	4	180
SANDY LOAM, LOAM, SILT LOAM	3	135
LOAMY SAND, SAND	2	90

PULVERIZED DOLOMITE LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCOING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.

C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

III. SOD PLACEMENT

A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.

C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.

D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).

E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.

F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS, AND CONTINUE IRRIGATION THROUGHOUT ENTIRE SEASON.

IV. TOP-DRESSING

IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.

A. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 OR EQUIVALENT AT 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET BETWEEN MARCH 15 AND APRIL 1.

B. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN SEPTEMBER 1 AND OCTOBER 15.

STABILIZATION SPECIFICATIONS – TEMPORARY SEEDING AND MULCHING:

- LIME – 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER – 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS:
  COOL SEASON:
  PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
  WARM SEASON:
  PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
- MULCH – SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.

STABILIZATION SPECIFICATIONS – PERMANENT SEEDING:

HARD FESCUE:	120 LBS/ACRE	OR	2.7 LBS/1,000 S.F.
PERENNIAL RYEGRASS:	30 LBS/ACRE	OR	0.7 LBS/1,000 S.F.
KENTUCKY BLUEGRASS:	40 LBS/ACRE	OR	0.9 LBS/1,000 S.F.

- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING

A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
(1) PEG AND TWINE
(2) MULCH NETTING
(3) LIQUID MULCH-BINDERS

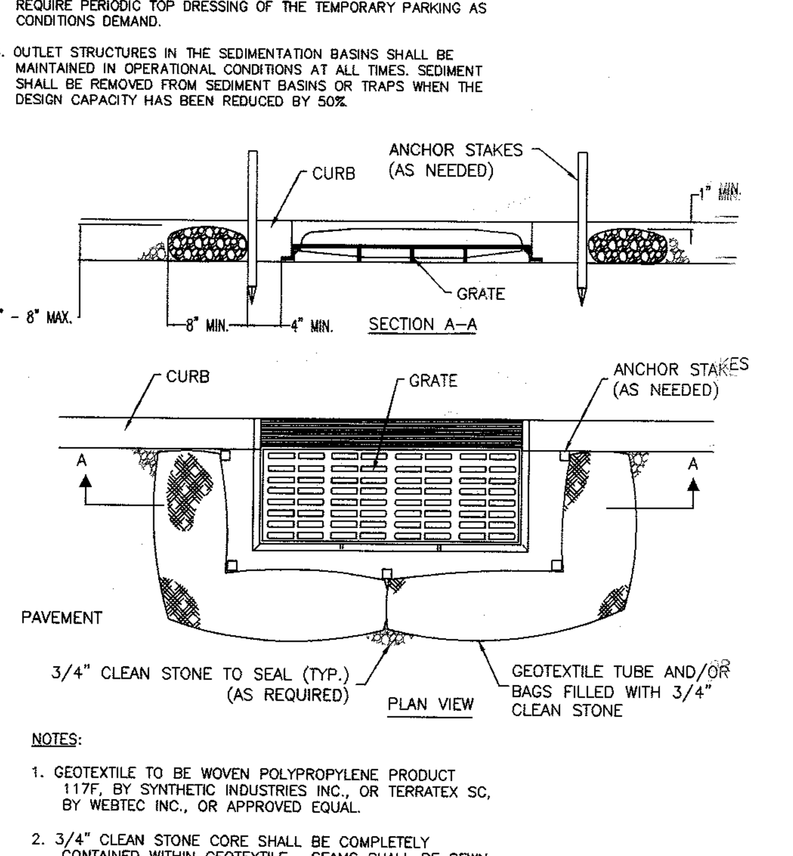
MULCH STABILIZATION

A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAYBE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAYBE USED.
F. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
(1) PEG AND TWINE
(2) MULCH NETTING
(3) LIQUID MULCH-BINDERS

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLANATION, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.



NOTES:

1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. ANCHOR STAKES OF WOOD OR METAL SHALL BE INSTALLED WHERE REQUIRED BY FIELD CONDITIONS TO PREVENT MOVEMENT OF BARRIER.
4. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
5. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
6. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. WHERE SLOPE REQUIRES, AN EARTHEN BERM SHALL BE INSTALLED TO DIRECT STORM FLOW INTO THE INLET, BUT NOT OVER THE CURB.
7. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
8. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

INLET FILTER DETAIL
NOT TO SCALE (0049901-9.17.04)

SOIL EROSION & SEDIMENT CONTROL NOTES:

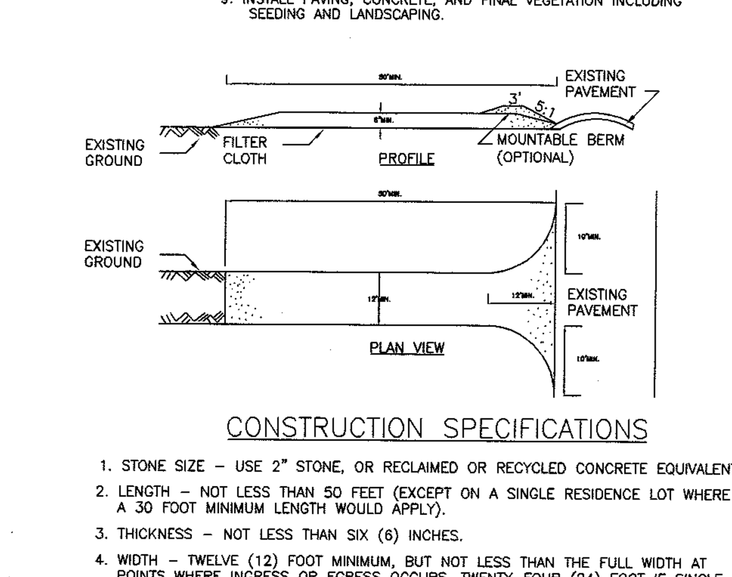
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BE BOUND IN ACCORDANCE WITH THE STATE STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
4. STABILIZATION SPECIFICATIONS – TEMPORARY SEEDING AND MULCHING:
   - LIME – 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER – 14 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
   - SEED – ANNUAL RYE GRASS 40 LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
   - MULCH – SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.
5. TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
9. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
10. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
11. A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. BLANKET SHALL BE 1-1/2" TO 2" CRUSHED STONE AND AT LEAST 30' X 100', AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
12. MAXIMUM SLIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
13. ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.
14. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
15. ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL).
16. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUT FALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
17. ALL DE-WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL).
18. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
19. PERMANENT STABILIZATION SPECIFICATIONS: SEEDING

PERENNIAL RYE GRASS	1/2 LB/1,000 SF
KENTUCKY BLUEGRASS	1 LB/1,000 SF
RED FESCUE	1/2 LB/1,000 SF
SPREADING FESCUE	1/2 LB/1,000 SF
LIME	90 LB/1,000 SF
FERTILIZER	14 LB/1,000 SF

20. PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
    A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
    B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
    C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
    (1) PEG AND TWINE
    (2) MULCH NETTING
    (3) LIQUID MULCH-BINDERS
21. ALL UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
22. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION.
23. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE REMOVED OR TREATED IN SUCH A WAY TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. (IF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED.)
24. ALL SITE WORK FOR SITE PLANS WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY .
25. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
26. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
27. ALL LANDSCAPING SHOWN ON THE SUBDIVISION AND SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
28. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCED FOR AN INSPECTION.
29. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
30. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITIONS(S), OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (I.E. WETLANDS U.S. ARMY CORP OF ENGINEERS).
31. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
32. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
33. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL, AS WELL AS COMPLIANCE WITH SPECIFIC REMEDIATION CONDITIONS IMPOSED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
34. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICES, SHALL BE INSTALLED UNDERGROUND.

SEQUENCE OF CONSTRUCTION:

1. INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING.
2. DEMOLITION OF THE EXISTING BUILDING AND ASPHALT AREAS AS SHOWN ON THE DEMOLITION PLAN
3. CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
4. EXCAVATION, CONSTRUCTION, AND STABILIZATION OF PERMANENT DETENTION BASIN AND INSTALL UNDERGROUND UTILITY PIPING AND DRAINAGE STRUCTURES.
5. EXCAVATE FOR BUILDING FOUNDATION.
6. COMPLETE BUILDING CONSTRUCTION.
7. EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
8. FINAL GRADING ON SITE.
9. INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.



CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ENTRANCE AND ANTI-TRACKING PAD
NOT TO SCALE

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

THIS PLAN TO BE USED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

Rev.	Date	Comment	BY

BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936800
Other Office Locations:
Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA

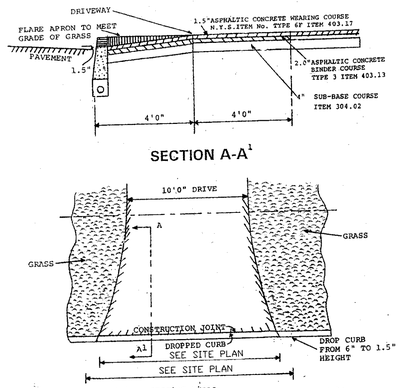
PROJECT: COMMERCE BANK/ NORTH
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

L.H. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
PENNSYLVANIA LICENSE No. 37184-R
NEW YORK LICENSE No. 63409
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

D. F. WISOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 42951
NEW YORK LICENSE No. 073745
CONNECTICUT LICENSE No. 22098

SCALE: (H) 1"=20' (V)	DATE: 06/19/06	SHEET No: 8 OF 11
DRAWN BY: JSL	PROJECT No: J060011	
CHECKED BY: BB/DFW	CAD I.D. #: J060011SS0	
CONSTRUCTION CHECK	DATE	REV. No. 0



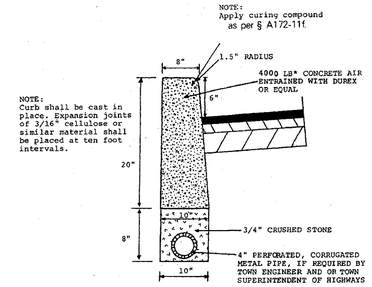
NOTE: These are minimum opening sizes; for wider driveways, wider openings with aprons of similar proportions may be constructed.

TOWN OF HAVERSTRAW CONSTRUCTION STANDARDS

DRIVEWAY ENTRANCE ON COLLECTOR AND LOCAL STREETS WITHOUT SIDEWALKS

FIGURE 13

1



NOTE:
Curb shall be cast in place. Expansion joints of 3/16" cellulose or similar material shall be placed at ten foot intervals.

* POUNDS PER SQUARE INCH

NOTE:
This detail shall only be used if approved by Planning Board.

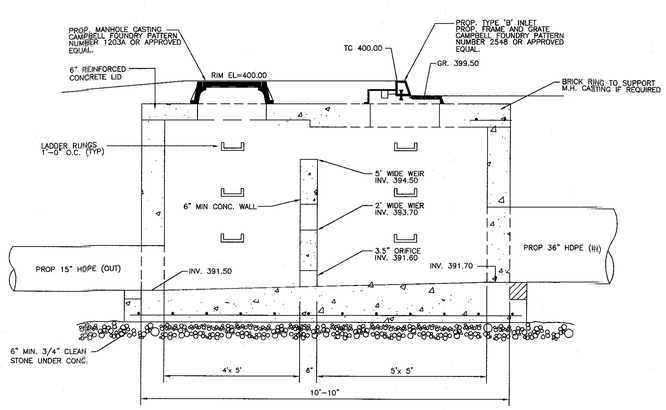
CONCRETE CURB AND UNDERDRAIN DETAIL

TOWN OF HAVERSTRAW CONSTRUCTION STANDARDS

FOR USE WITHIN R.O.W. ONLY

FIGURE 11

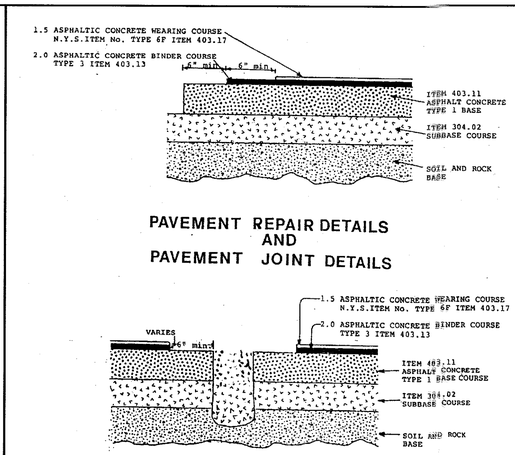
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OUTLET STRUCTURE DETAIL (MANHOLE & TYPE"B" INLET)

NOT TO SCALE (G020508-9.18.04)

3

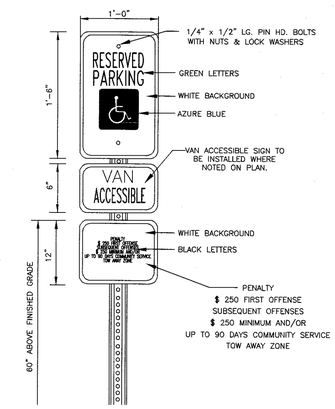


PAVEMENT REPAIR DETAILS AND PAVEMENT JOINT DETAILS

TOWN OF HAVERSTRAW CONSTRUCTION STANDARDS

FOR USE WITHIN R.O.W. ONLY

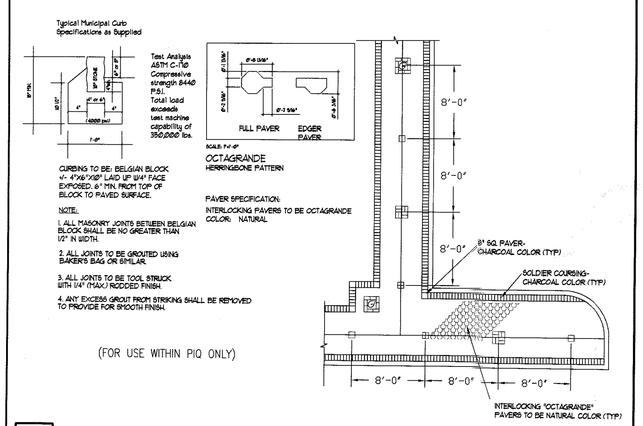
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HANDICAP PARKING SIGN W/ VAN ACCESSIBLE SIGN

NOT TO SCALE (R070502-10.3.05)

5

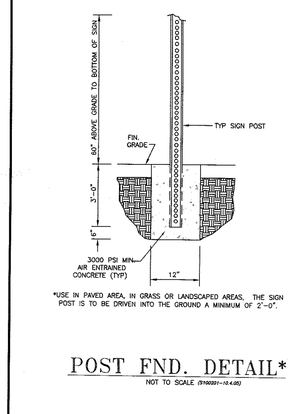


(FOR USE WITHIN PIQ ONLY)

INTERLOCKING BRICK PAVER DETAIL

NOT TO SCALE

6

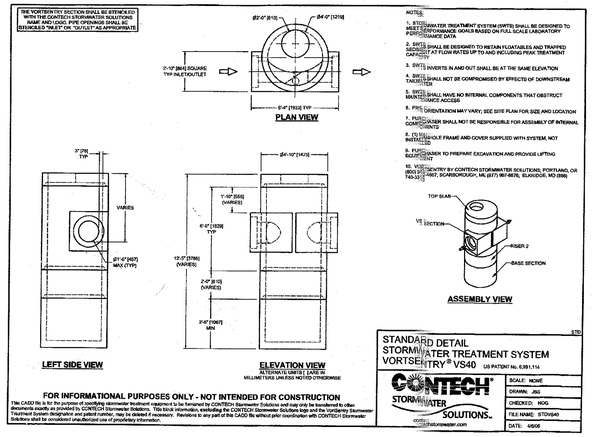


*USE IN PAVED AREA, IN GRASS OR LANDSCAPED AREAS. THE SIGN POST IS TO BE DRIVEN INTO THE GROUND A MINIMUM OF 2'-0".

POST FND. DETAIL*

NOT TO SCALE (5100201-10.4.05)

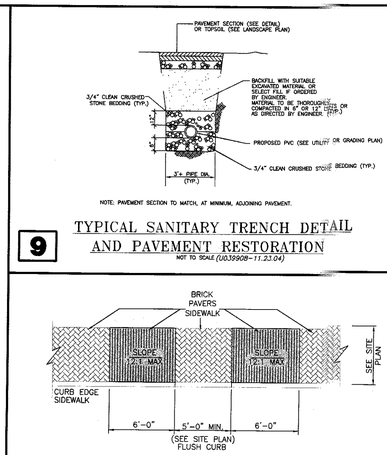
7



STORMWATER TREATMENT SYSTEM DETAIL

(N.T.S.)

8



NOTE: PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.

TYPICAL SANITARY TRENCH DETAIL AND PAVEMENT RESTORATION

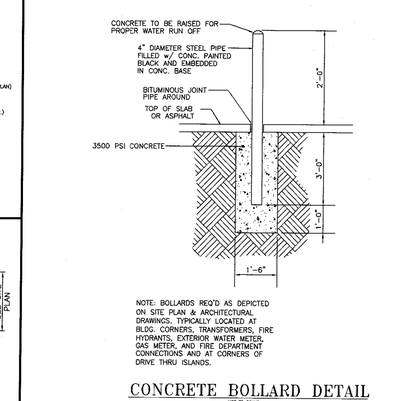
NOT TO SCALE (L033908-11.23.04)

9

HANDICAP RAMP DETAIL

NOT TO SCALE (R070112-8.17.04)

10

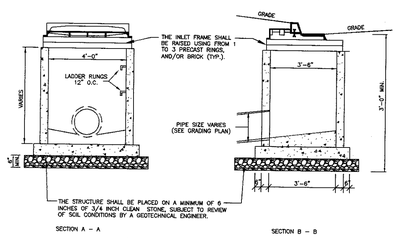


NOTE: BOLLARDS REQ'D AS DEPICTED ON SITE PLAN & ARCHITECTURAL DRAWINGS. TYPICALLY LOCATED AT BLDG. CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, AND FIRE DEPARTMENT CONNECTIONS AND AT CORNERS OF DRIVE THRU ISLANDS.

CONCRETE BOLLARD DETAIL

NOT TO SCALE

11

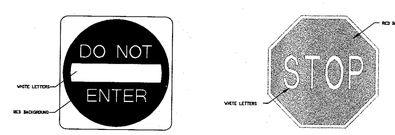


NOTES:
1. THE TYPE B INLET CONCRETE STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-20 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT.
2. THE INLET FRAME AND GRATE SHALL BE LABELED/DEFINED PER THE LOCAL COMMUNITY STANDARDS/REGULATIONS. THE INLET FRAME AND COVER SHALL MEET THE SIZE OF CAMBELL FOUNDRY PATTERN NO. 2618, WITH CURB PIECE, AND GRATE. IF THERE IS NO LOCAL STANDARD/ REGULATIONS, THE CAMBELL FOUNDRY PATTERN NO. 2618, WITH CURB PIECE, AND GRATE, OR ENGINEERING APPROVED EQUAL SHALL BE USED.
3. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED TO MEET A MINIMUM OF H-20 LOADING, UNLESS PRE-APPROVED IN WRITING BY THE ENGINEER, OR UNLESS NOTED ON THE INDIVIDUAL STRUCTURE NOTES.
4. PIPE PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 2500 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.

TYPE 'B' INLET (4'-0" x 3'-6")

NOT TO SCALE (G020308-12.28.04)

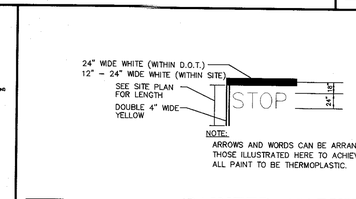
12



R5-1
30"x30"

R1-1
30"x30"

13

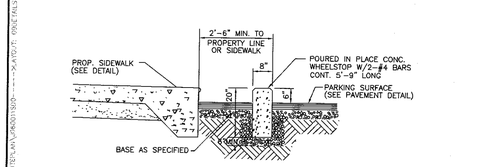


NOTE:
ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.
ALL PAINT TO BE THERMOPLASTIC.

PAINTED MARKING DETAILS

NOT TO SCALE (S080501-1.17.06)

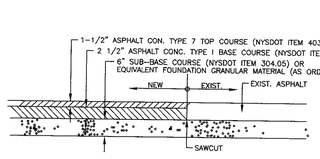
14



POURED IN PLACE CONC. WHEEL STOP DETAIL

NOT TO SCALE (S070901-9.17.04)

15

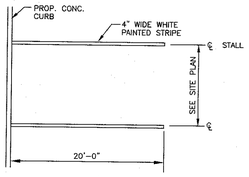


(FOR USE WITHIN TOWN OF HAVERSTRAW ONLY)

GENERAL PARKING AREA PAVING DETAIL

NOT TO SCALE

16

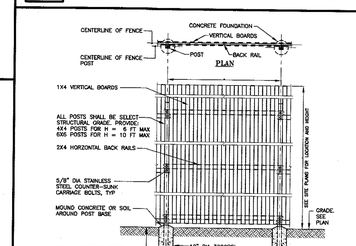


* FOR LENGTH AND WIDTH, SEE SITE PLAN.

STRIPING DETAIL

NOT TO SCALE (S070306-9.17.04)

17



BOARD ON BOARD FENCE DETAIL

NOT TO SCALE (S050101-3.21.06)

18

NOTE: TOWNSHIP OR COUNTY STANDARD DETAIL SUPERCEDE BOHLER DETAILS

Rev.	Date	Comment	BY

BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936200
Other Office Locations:
Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA

PROJECT: COMMERCE BANK/ NORTH
PROPOSED COMMERCE BANK
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

TITLE: DETAILS

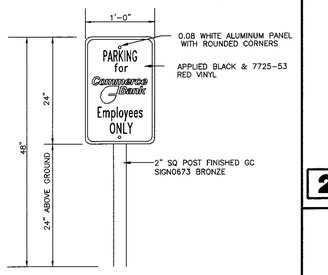
L.H. BOHLER — D. M. WISOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
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SCALE: (H) AS (V) SHOWN	DATE: 06/19/06
DRAWN BY: JSL	PROJECT No: J060011
CHECKED BY: BB/DFW	CAD I.D. #: J060011SD0
CONSTRUCTION CHECK	DATE

SHEET No: 9 OF 11

REV. No. 0

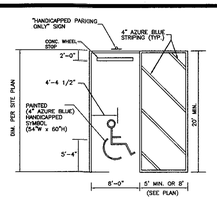
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EMPLOYEE PARKING SIGN

NOT TO SCALE

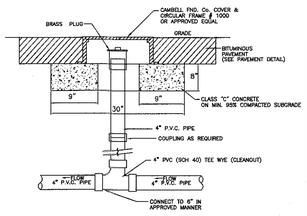
1



HANDICAPPED STALL MARKINGS

NOT TO SCALE (REVISED 9-17-04)

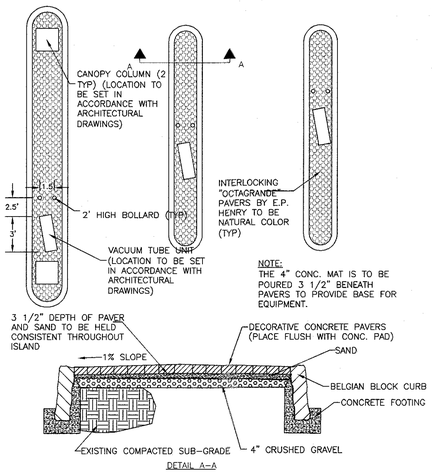
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CLEAN OUT DETAIL

NOT TO SCALE

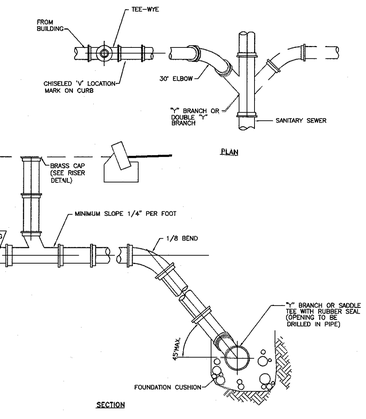
3



DRIVE-THRU ISLAND WITH PAVERS DETAIL

NOT TO SCALE

4



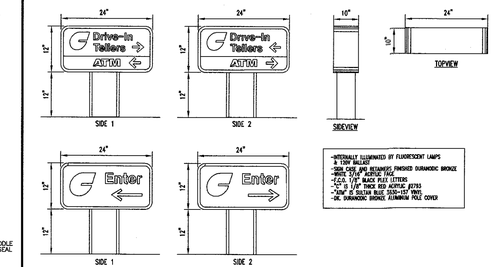
(U039904-9.17.04)

NOTE: REFER TO UTILITY PLAN FOR PIPE SIZES; VERIFY WITH ARCHITECTURAL PLANS. CONTACT ENGINEER WITH ANY CONFLICTS PRIOR TO ANY SEWER CONNECTION WORK.

STANDARD CONNECTION DETAIL

NOT TO SCALE

5

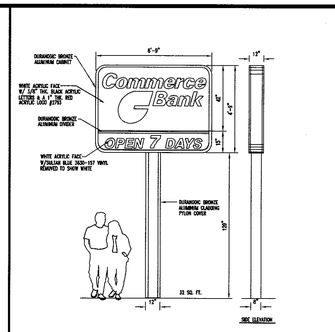


TYPICAL 12"x24" DIRECTIONAL

DIRECTIONAL SIGN DETAIL

NOT TO SCALE

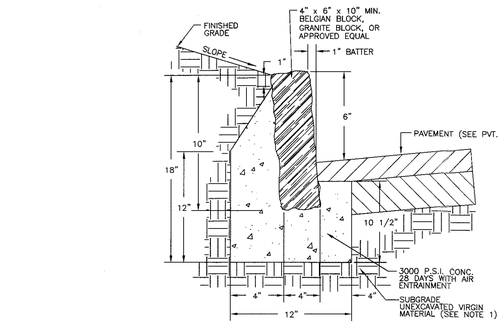
6



(32 SF) DOUBLE FACED PYLON SIGN

NOT TO SCALE

7



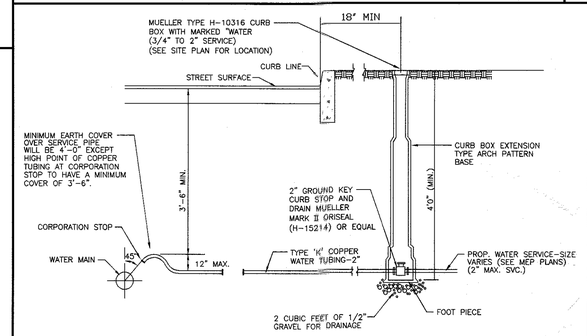
(FOR USE WITHIN PIQ ONLY)

NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. JOINTS SHALL BE NOT MORE THAN 1/4" WIDE FOR DRESSED BLOCK AND 3/8" WIDE FOR QUARRY SPLIT BLOCK. THE JOINTS SHALL BE POINTED WITH 1:1 CEMENT-SAND MORTAR.

BELGIAN BLOCK CURB DETAIL

NOT TO SCALE

8

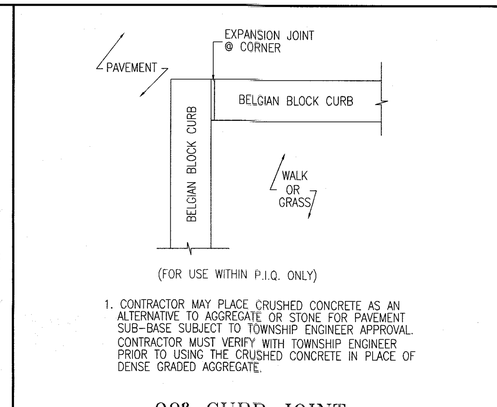


(U049902-9.17.04)

WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

9



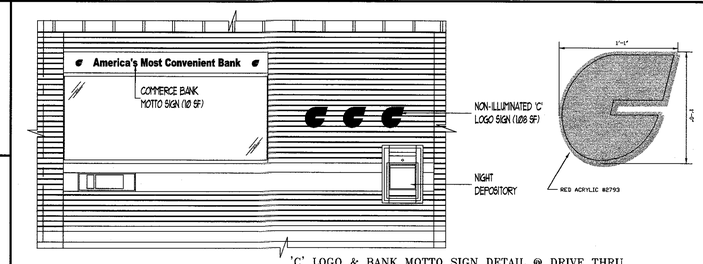
(FOR USE WITHIN P.I.Q. ONLY)

1. CONTRACTOR MAY PLACE CRUSHED CONCRETE AS AN ALTERNATIVE TO AGGREGATE OR STONE FOR PAVEMENT SUB-BASE SUBJECT TO TOWNSHIP ENGINEER APPROVAL. CONTRACTOR MUST VERIFY WITH TOWNSHIP ENGINEER PRIOR TO USING THE CRUSHED CONCRETE IN PLACE OF DENSE GRADED AGGREGATE.

90° CURB JOINT

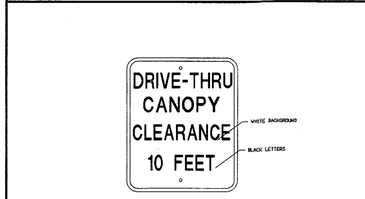
NOT TO SCALE

10



'C' LOGO & BANK MOTTO SIGN DETAIL @ DRIVE THRU

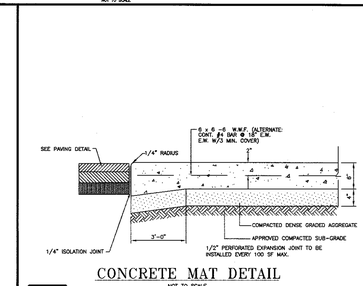
NOT TO SCALE



R12-1
24"x30"

10' DRIVE-THRU CANOPY CLEARANCE SIGN DETAIL

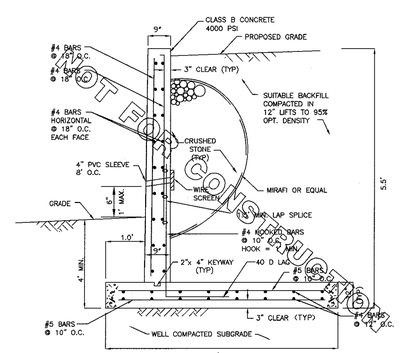
11



CONCRETE MAT DETAIL

NOT TO SCALE

12

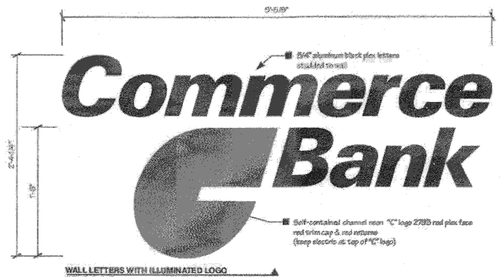


NOTE: THE CONTRACTOR IS RESPONSIBLE TO HAVE THE WALL SYSTEM DESIGNED AND DETAILED. THE DESIGN AND DETAILS SHALL BE SUBMITTED FOR REVIEW.

RETAINING WALL DETAIL

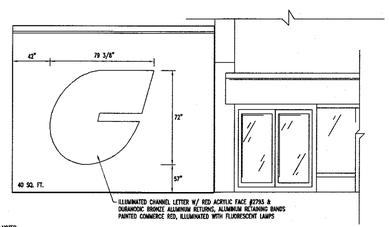
N.T.S. (REVISED 9-17-04)

13



15.77 SF

14



NOTES:
ILLUMINATED CHANNEL LETTER WITH RED ACRYLIC FACE #2793. ALUMINUM RETURNS FINISHED GO BOWN & HASS 27W3 WITH RED ALUMINUM RETAINING BANDS. ILLUMINATED WITH FLUORESCENT LAMPS.

6' CHANNEL LOGO SIGN DETAIL

NOT TO SCALE

14



NOTE: NEED ACCESS BEHIND ALL LETTERS FOR INSTALLATION & SERVICE

CHANNEL LETTERS DETAIL

NOT TO SCALE

15

NOTE: TOWNSHIP OR COUNTY STANDARD DETAIL SUPERCEDE BOHLER DETAILS

No.	Comment	Date	BY

BOHLER ENGINEERING, P.C.
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936800

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PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
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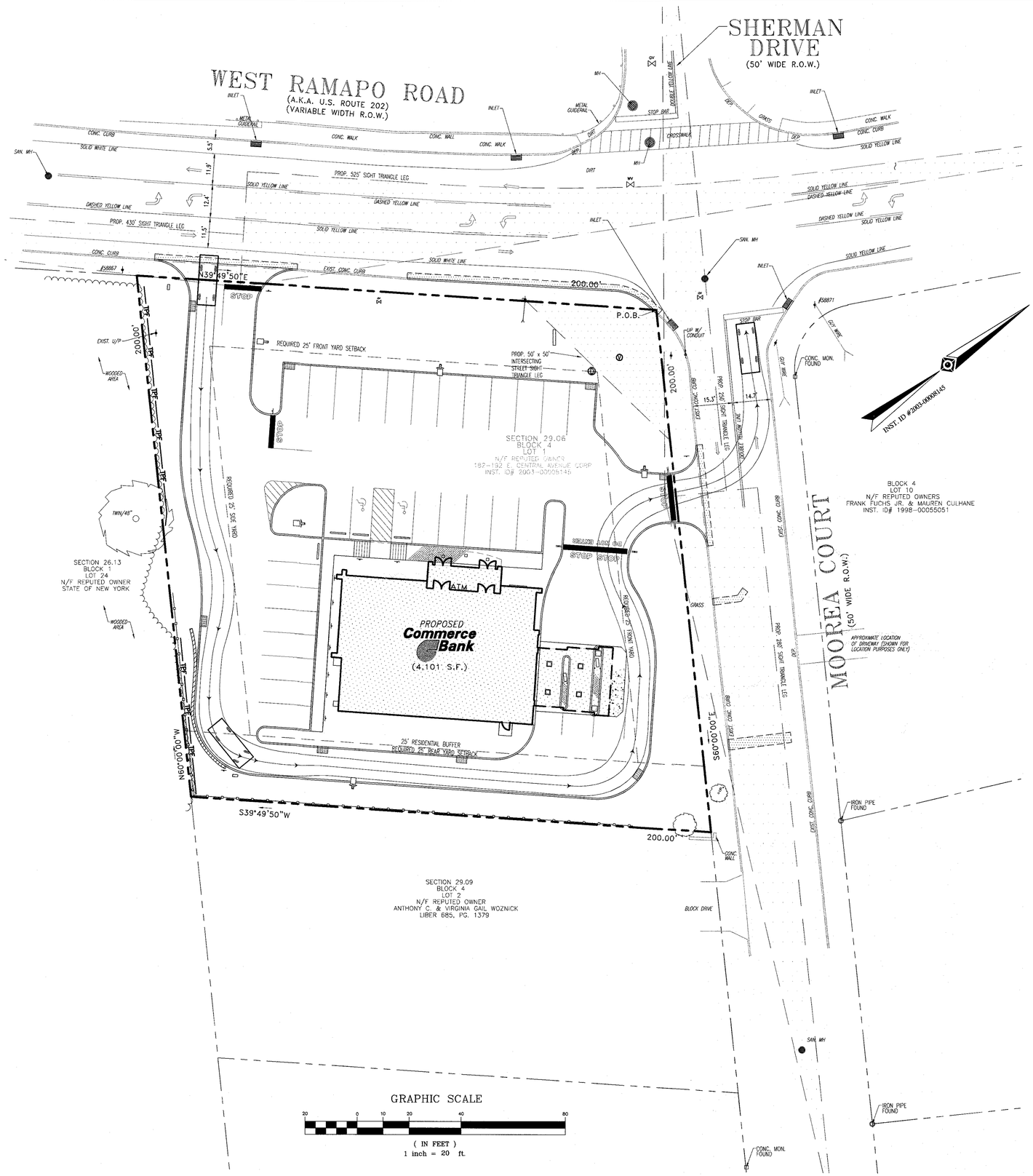
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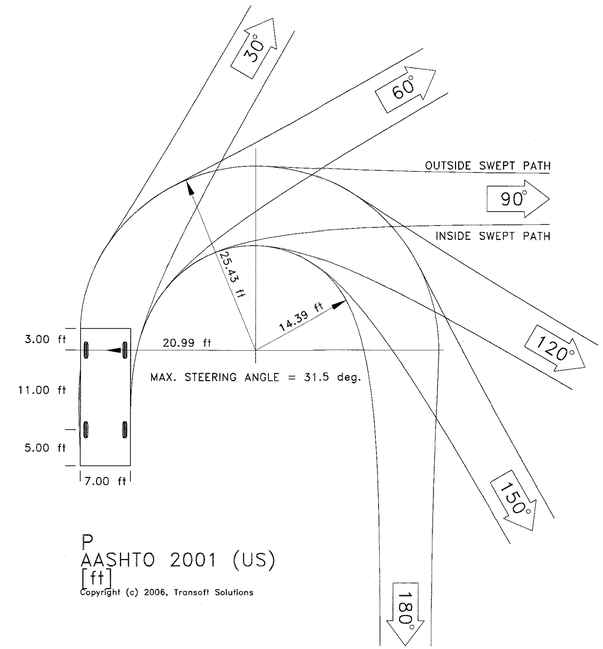
L.H. BOHLER
PROFESSIONAL ENGINEER
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CONNECTICUT LICENSE No. 17518
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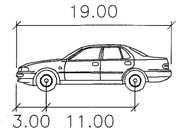
D. FINKELSTEIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. GE42951
NEW YORK LICENSE No. 097745
CONNECTICUT LICENSE No. PEC.0012098

SCALE: (H) AS (V) SHOWN
DATE: 06/19/06
DRAWN BY: JSL
PROJECT No. J060011
CHECKED BY: BB/DFW
CAD I.D. #: J060011SD0
SHEET No: 10 OF 11
REV. No. 0
CONSTRUCTION CHECK ____ DATE ____

R:\JOBS\2006\J060011\SITE\PLANS\J060011SD0.DWG — 9/18/2007 10:05:14 AM







P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.60

Rev.	Date	Comment	By

BOHLER ENGINEERING, P.C.
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27936800
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA

PROJECT: **COMMERCE BANK/ NORTH**
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

TITLE: **PASSENGER CAR MANUVERING PLAN**

L.H. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
PENNSYLVANIA LICENSE No. 37184--R
NEW YORK LICENSE No. 63409
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

D. FINKELSTEIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24951
NEW YORK LICENSE No. 076745
CONNECTICUT LICENSE No. 22098

SCALE: (H) 1"=20' (V)
DATE: 06/19/06
DRAWN BY: JSL
PROJECT No: J060011
CHECKED BY: BB/DFW
CAD I.D. #: J060011SS0
SHEET No: 1 OF 1
REV. No. 0
CONSTRUCTION CHECK DATE

E:\Civil\J060\J060011\Dgn\J060011SS0-----JULY07 11:39 TJBrin Color



AERIAL MAP
1" = 50'

Rev.	Date	Comment	BY

BOHLER ENGINEERING, P.C.
35 Technology Drive
Warren, NJ 07059
908.668.8300
908.754.4401 fax
www.bohlereng.com
New Jersey Auth. # 24GA27316200
CIVIL & CONSULTING ENGINEERS ■ PROJECT MANAGERS ■ ENVIRONMENTAL & SITE PLANNERS ■ MUNICIPAL ENGINEERS
Other Office Locations:
■ Albany, NY ■ Chalfont, PA ■ Purchase, NY ■ Ronkonkoma, NY ■ Sterling, VA ■ Southboro, MA ■ Towson, MD ■ Warrenton, VA

PROJECT: **COMMERCE BANK/ NORTH**
PROPOSED COMMERCE BANK
BLOCK 4, LOT 1, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

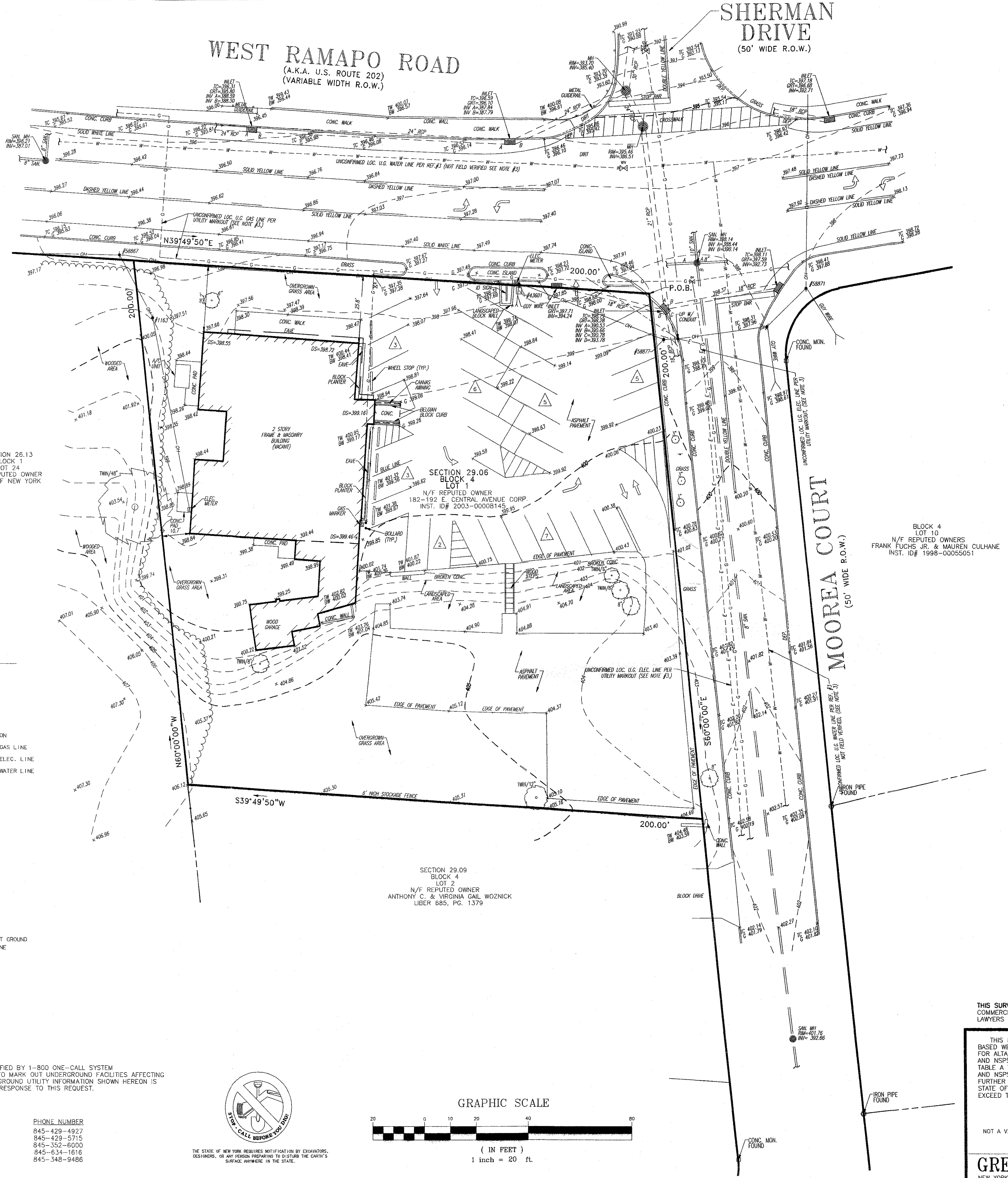
TITLE: **AERIAL EXHIBIT**

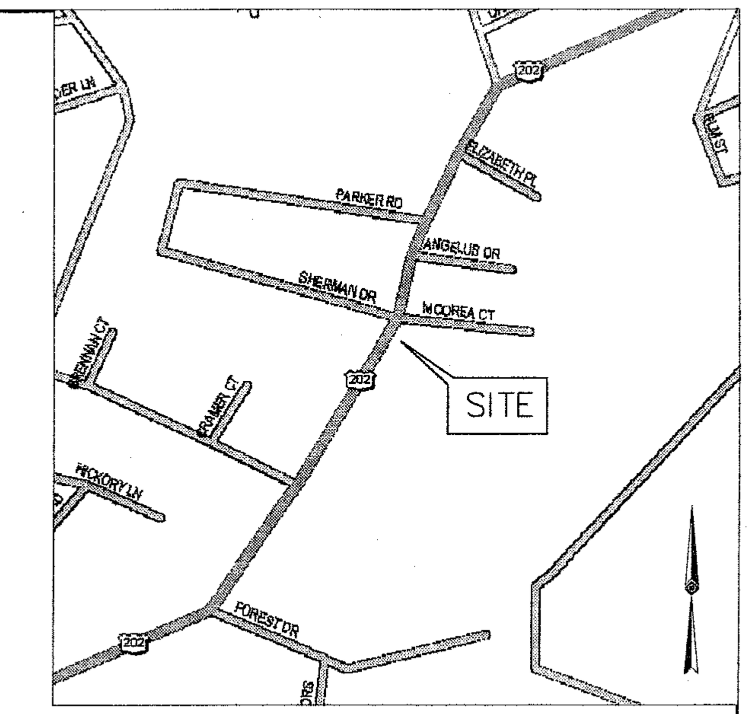
L.H. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 27410
PENNSYLVANIA LICENSE No. 37184-R
NEW YORK LICENSE No. 63409
CONNECTICUT LICENSE No. 17518
MASSACHUSETTS LICENSE No. 37025

D. F. WISOTSKY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04
NEW YORK LICENSE No. 073703
CONNECTICUT LICENSE No. 0028398
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

SCALE: (H) AS (V) SHOWN	DATE: 06/19/06
DRAWN BY: JSL	PROJECT No: J060011
CHECKED BY: DFW	CAD I.D. f: J060011SC0
CONSTRUCTION CHECK	DATE
SHEET No: 1 OF 1	REV. No. 0

G:\Civil\2006\J060011\SITE\Art\J060011SC0-----JUN/19/06 - 07:53:54 - CMcGirr





VICINITY MAP
© 2004 DeLorme. Street Atlas USA

LEGEND

----123----	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
— — G — —	UNCONFIRMED LOC. UNDERGROUND GAS LINE
— — E — —	UNCONFIRMED LOC. UNDERGROUND ELEC. LINE
— — W — —	UNCONFIRMED LOC. UNDERGROUND WATER LINE
—— OH ——	OVERHEAD WIRES
	UTILITY POLE
	GUY WIRE
	GAS METER
	ELECTRIC METER
	SIGN
	BOLLARD
DS=399.46	DOOR SILL
	METAL GUIDE RAIL
L.S.A.	LANDSCAPED AREA
	PAINTED ARROWS
WV	WATER VALVE
GV	GAS VALVE
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
TWIN/12"	TREE/TRUNK & SIZE
6	PARKING SPACE COUNT

NOTES:

1. PROPERTY KNOWN AS LOT 1, BLOCK 4 SECTION 26.09 AS IDENTIFIED ON THE OFFICIAL TAX MAP OF HAVERSTRAW TOWNSHIP, ROCKLAND COUNTY, NEW YORK.
2. AREA = 39,413 S.F. OR 0.905 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. **THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, TITLE NO. VJM 14306 LT, WITH AN EFFECTIVE DATE OF 3/15/2006 WHERE NO SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B.**
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS ARE BASED UPON REF #3, REPUTED TO BE U.S.C. & G.S. DATUM.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2 (d).

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF TOWNSHIP OF HARVERSTRAW, ROCKLAND COUNTY, STATE OF NEW YORK, SECTION 26.09.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF HAVERSTRAW, ROCKLAND COUNTY, NEW YORK," PANEL 10 OF 11, COMMUNITY-PANEL UMBER 360681 0010 C, EFFECTIVE DATE: JANUARY 6, 1982.
3. MAP ENTITLED "SUBDIVISION OF PROPERTY FOR GREENGLEN, GERNERVILLE, TOWN OF HAVERSTRAW, ROCKLAND COUNTY, NEW YORK," PREPARED BY WILLIAM B. DECKER, DATED NOVEMBER 10, 1972, FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON AUGUST 17, 1973 AS MAP #4492.

METES AND BOUNDS DESCRIPTION
LOT 1, BLOCK 4, SECTION 26.09
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, STATE OF NEW YORK

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE WEST RAMAPO ROAD (A.K.A. U.S. ROUTE 202 - VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHWESTERLY LINE OF MOOREA COURT (50 FOOT WIDE RIGHT-OF-WAY) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. ALONG THE SOUTHWESTERLY LINE OF MOOREA COURT, SOUTH 60 DEGREES - 00 MINUTES - 00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT, THENCE;
2. ALONG THE DIVIDING LINE BETWEEN LOT 1 & LOT 2, BLOCK 4, SECTION 26.09, SOUTH 39 DEGREES - 49 MINUTES - 50 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN LOT 1, BLOCK 4, SECTION 26.09 & LOT 24, BLOCK 1, SECTION 26.13, NORTH 60 DEGREES - 00 MINUTES - 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT, THENCE;
4. ALONG THE AFOREMENTIONED SOUTHEASTERLY LINE OF WEST RAMAPO ROAD, NORTH 39 DEGREES - 49 MINUTES - 50 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 39,413 SQUARE FEET OR 0.905 ACRES.

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, TITLE NUMBER VJM 14306 LT WITH AN EFFECTIVE DATE OF MARCH 15, 2006.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY 1-800 ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 05126040037

UTILITY COMPANY	PHONE NUMBER
CABLEVISION	845-429-4927
JOINT REGIONAL SEWER	845-429-5715
ORANGE & ROCKLAND UTILITIES	845-352-6000
UNITED WATER	845-634-1616
VERIZON	845-348-9486

STOP - CALL BEFORE YOU DIG!
THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY IS CERTIFIED TO:
COMMERCE BANK/NORTH
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 10, 11 (a), 11(b) & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

STATE OF NEW YORK · GREGORY S. GALLAS · 050124 · LICENSED LAND SURVEYOR · DATE

FIELD DATE	ALTA/ACSM LAND TITLE SURVEY
5-18-06	COMMERCE BANK/NORTH
FIELD BOOK NO. 06-06	81 WEST RAMAPO ROAD LOT 1, BLOCK 4. SECTION 26.09
FIELD BOOK PG. 38-39	TOWN OF HAVERSTRAW ROCKLAND COUNTY, NEW YORK
DRAWN: M.S.	CONTROL POINT ASSOCIATES, INC. 35 TECHNOLOGY DRIVE, WARREN, NJ 07059 908.668.0099 - 908.668.9595 FAX
REVIEWED: E.S.E.	NEW BRITAIN CORPORATE CENTER 1600 MANOR DRIVE, SUITE 120 CHALFONT, PA 18914 215.712.9800 - 215.712.9802 FAX

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
P.J.	5-26-2006	1"=20'	C06203	1 OF 1

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.

TOWN OF HAVERSTRAW PLANNING BOARD
ONE ROSMAN ROAD
GARNERVILLE, NY 10923
Phone # (845) 942-3710

Christie Tomm Addona, Attorney

Annette Hendrie, Clerk to the Boards

Site Plan Application Cover Sheet

Dear Applicant,

In order for the Planning Board to adequately review your application, it must be received by the Planning Board Clerk no later than 3:00PM, three (3) weeks prior to the regularly scheduled Planning Board Meeting.

If all items are not received by the deadline, the application will be considered incomplete and will NOT be reviewed.

Please make sure you are submitting a thorough and complete set.

Additional documents will only be accepted up to (5) days prior to the scheduled meeting.

Please submit the following in 10 (ten) sets:

1. A Detailed Narrative
   (What is being proposed, What is there now, background etc..)
2. A neatly filled out application, signed and notarized.
   Do not leave anything blank unless it does not pertain to your application
3. An EAF (Environmental Assessment Form)
4. A Checklist of Required Site Plan Information is provided for your convenience. Make sure all boxes are checked (√) appropriately.

An Application Fee of $350.00 Plus $200 Per 1000 Sq. Ft. of Building Space is required at the time of submission.

We accept Checks or Cash. We Do Not accept Credit Cards.

Make checks payable to The Town of Haverstraw.

Planning Board Meetings are scheduled for the second Wednesday of each month at 7:30PM in the Large Meeting Room.

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR SKETCH SITE PLAN APPLICATIONS

ITEM #	SKETCH PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	**Key Map:** A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	√		
(B)	**Structures, Wooded Areas & Topography:** The location & dimension of existing & proposed buildings and structures including dimensions from all existing & proposed lot lines; wooded areas; all trees more than 6 inches in diameter measured 4ft. above ground & the topography within the portion to be developed & within 100ft. thereof at 2ft. contours.	√		
(C)	**Owners:** The name of the owner of the subject property & all owners of property contiguous to & across existing or proposed streets from the subject property as disclosed by the most recent municipal tax records.	√		
(D)	**Identity:** The Tax Map sheet, block & lot numbers & zone district.	√		
(E)	**Easements, Watercourses & Rights-Of-Way:** The location of existing or proposed streets, roads, easements, public rights-of-way, streams, bridges, culverts, drainage ditches, natural watercourses, flood control	√		

	basins, floodways & floodplains in & within 200ft. of the development.			
(F)	**Public Areas:** Any existing or proposed parks, municipal lands, school sites, historic sites or other public areas shown on the duly adopted Master Plan and/or Official Map.	√		
(G)	**Lots:** The existing & proposed lot layout, lot dimensions, all required set back lines & lot areas of each lot (in square feet). Lots shall be by consecutive numbers for Minor & Major Subdivisions until given official lot number designations by the town.	√		
(H)	Date of Original Plan & any revisions, current plan name & old plan name if submitted previously under a different title.	√		

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR PRELIMINARY SITE PLAN APPLICATIONS

TEM #	PRELIMINARY PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABL
(A)	**Key Map:** A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	√		
(B)	**Lots:** Lot layout, lot dimensions, all required setback lines & individual lot areas in square feet & acreage. Lots shall be designated by consecutive numbers until given an official lot number designation by the Town Tax Assessor.	√		
(C)	**Other Contents:** The plan name, Tax Map sheet & date (if revision), block & lot numbers, date of plan preparation, scale, graphic scale & the following names & addresses: (1) Record owner(s) of property to be developed. If other than an individual, the corporate officers or partners or statutory agent. (2) The applicant (3) New York State licensed design professional who prepared the map, including seal, license number & signature.	√		
(D)	**Acreage:** Acreage of tract to be developed to nearest hundredth of an acre	√		
(E)	**Elevations & Contours:** Sufficient elevations & contours at 2ft. vertical intervals to determine the general slope & the natural drainage of the land & the high & low points for the entire tract & for a distance of 100ft. from the tract boundary. All elevations shall be based on United States Geological Survey datum.	√		

(F)	**Existing & Proposed Features:** The Site Plan shall show the location of all existing & proposed features, including but not limited to property lines, streets, buildings, structures, parking areas, driveways, curb cuts, watercourses, railroads, easements, bridges, culverts, drainpipes, sanitary sewers, water mains, power lines & any natural features such as wooded areas, trees over 6 inches in diameter (measured 4 ft. above ground) & rock formations. This data shall be determined by field and/or photogrammetric survey.	√		
(G)	**Streets:** Preliminary plans & profiles at a scale of not less than 1inch equals 50ft. horizontally & 1 inch equals 5ft. vertically, including cross sections every 50ft. or as specified by the town engineer of all proposed streets, curbs, gutters and/or sidewalks within the development & proposed connection with existing or future continuing streets. The radii distances of all street lines shall be shown.	√		
(H)	**Sewers, Drains & Ditches:** Preliminary Plans & profiles at a scale of 1 inch equals 50ft. horizontally & 1 inch equals 5 ft. vertically of all proposed and existing sanitary sewers, storm drains, drainage ditches & streams within the development, together with the locations, sizes, elevations, grades & capacities of any existing sanitary sewer, storm drain, drainage ditch, stream or watercourse to which the proposed facility shall be connected. When brook or stream channel improvements are proposed or required, the plans shall be approved by the New York State Department of Environmental Conservation and the Planning Board where applicable.	√		
(I)	**Set Back Lines:** All front, rear & Side Yard Lines shall be shown for all lots.	√		
(J)	**Deed Restrictions:** A copy of any existing & proposed covenants or deed restrictions applying to the land being developed shall be submitted with the preliminary plans to the Planning Board.			√

(K)	**Open Space:** Any open space proposed to be dedicated for public use, playgrounds or other public purposes shall be shown on the plan.	√		
(L)	**Support Capability:** When deemed necessary to determine the suitability of the soil to support new construction, the Planning Board shall require test holes or borings to be made by a New York State Engineer or an approved testing laboratory at the expense of the applicant and under direction of the town.			√
(M)	**Parking:** Indicate parking, loading docks, loading & unloading areas with dimensions, traffic patterns, access aisles, curb radii & bumpers.	√		
(N)	**Solid Waste:** Indicate location & design of existing & proposed methods of solid waste storage & disposal.		√	
(O)	**Landscaping & Buffering:** Indicate what will remain & what will be planted. Indicate common names of plant species, dimensions & spacing, approximate time of planting & maintenance plans.	√		
(P)	**Lighting:** Indicate types of standards & fixtures, locations, radii of light & intensities in footcandles.	√		
(Q)	**Signs:** Indicate location, dimensions & details.	√		
(R)	**Off Site Improvements:** When the development is contingent upon improvements outside the boundaries of the lot or tract to be developed, certification shall be supplied by the applicant, prior to Planning Board's consideration, that the improvements have been agreed to by the owner of the land on which improvements are to be made.			√

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR FINAL SITE PLAN APPLICATIONS

ITEM #	FINAL PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	**Identification:** Date, name & key map of the development, name of owner, scale & graphic scale. The final plan shall be drawn at a scale of not less than 1 inch equals 50ft.	√		
(B)	**Survey Data:** Tract boundary lines, rights-of-way, lines of streets, easements, land to be reserved or dedicated to public use & all lot lines with accurate dimensions. Where appropriate, the bearings, distances, arc lengths, central angles, tangents & radii of all curves , lot lines & areas of each lot in square feet shall be shown	√		
(C)	**Public Use:** The purpose of any easement or land reserved or dedicated for public use shall be indicated.			√
(D)	**Block & Lots:** All section, block & lot numbers shall be fixed by the Town Assessor.	√		
(E)	**Monuments:** Location & description of all required monuments shall be shown			√
(F)	**Consent of Owner:** Certification that the applicant is agent or owner of the land or that the owner has given consent to file said plan		√	
(G)	**Approval:** When approval of a plan is required by any agency, whether municipal, county or state, approval shall be certified on the plat			√
(H)	**Agreements:** Agreements providing for ownership of common areas, including the perpetual maintenance and continuance of ownership.		√	

New York State Department of Environmental Conservation

SEQR Regulations
http://www.dec.ny.gov/regs/4490.html

"The SEQR Handbook"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

All Forms
http://www.dec.ny.gov/permits/6191.html

"SEQR Cookbook"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/cookbook1.pdf

"Local Official's Guide to SEQR"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrofficials.pdf

"SEQR Flow Chart and Time Frames"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrflow2003.pdf

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Town of Haverstraw **Date Sent** _____

Board x **Planning** _____ **ZBA** _____ **Town/Village** **Meeting Date** _____

File Name _____
Contact Person Ira M. Emanuel, Esq.
Address 4 Laurel Road, New City, NY 10956

Referral Agencies
(Please indicate the agencies that have also received copies of this application)

_____ RC Highway Department
_____ RC Division of Environmental Resources
_____ RC Drainage Agency
_____ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
_____ RC Sewer District #1
_____ NYS Department of Environmental Conservation
x NYS Department of Transportation
_____ NYS Thruway Authority
_____ NY-NJ Trail Conference (Long Path)
x Palisades Interstate Park Commission
_____ US Army Corps of Engineers
_____ Cornell Cooperative Extension of Rockland County
_____ Adjacent Municipality _____
_____ Other _____

Pursuant to the General Municipal Law Article 12-B, Section
239 (n) ___ Subdivision
239 (l) & (m): x Site Plan ___ Variance ___ Special Permit ___ Zone Change/Amendment
___ Other – *Please list* _____

Location of Parcel(s) south side of US 202, 0 feet from intersection of Moorea Court, Garnerville, Town of Haverstraw
Acreage of Parcel (s) 0.93
Existing Sq. Footage 2000 **Proposed Sq. Footage** 2000

The Property in Question Lies Within 500 Feet of:

___ County Road
___ County Stream
___ County Park
___ County or State Facility
x State Road, Thruway, or Parkway
x State Park
___ Village, Town, or County Boundary
___ The Long Path

Map 26.09 **Block** 4 **Lot(s)** 1 **Map Date** _____
Map _____ **Block** _____ **Lot(s)** _____ **Current Zoning** C

Brief Project Description Reuse of existing building as licensed cannabis retail dispensary

Variances Needed (*if applicable*)	**Required**	**Provided**

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date August 1, 2024

Please check all that apply:

√ Planning Board	____ Municipal Board
____ Zoning Board of Appeals*	____ Historical Board
*(*Fill out* **Parts I & II** *of this form)*	____ Architectural Board

____ Subdivision ____ # of Lots ____ Pre-preliminary/Sketch
x Site Plan ____ Preliminary
____ Special Permit ____ Final
____ Conditional Use
____ Zoning Code Amendment
____ Zone Change
____ Variance

Project Name: Blaze 420 LLC

Tax Map Designation:

Section 26.09 Block 04 Lot(s) 01

Section ____ Block ____ Lot(s) ____

Location: On the South side of Route 202, Corner feet ____ of Moorea Court in the town/village of Haverstraw.

Street Address: 81 West Ramapo Road

Acreage of Parcel .93 **Zoning District** C

School District North Rockland **Postal District** Garnerville

Fire District Thiells Roseville Fire District **Ambulance District** Haverstraw

Water District Suez **Sewer District** JRSP

Project Description: *(If additional space required, please attach a narrative summary.)*

Licensed cannabis retail dispensary. Narrative summary attached.

APPLICATION REVIEW FORM

If **subdivision:**

1) Is any variance from the subdivision regulations required?_____
2) Is any open space being offered? ____ If so, what amount? _____
3) Is this a standard or average density subdivision?_____

If **site plan:**

1) Existing square footage 2000
2) Total square footage 2000
3) Number of dwelling units 0

If **special permit**, list special permit use and what the property will be used for.

Cannabis retail dispensary

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. _____

Are there **streams** on the site? If yes, please provide the names. No

Are there **wetlands** on the site? If yes, please provide the names and type. No

Project History: Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

n/a

APPLICATION REVIEW FORM

Contact Information:

Applicant: Blaze 420, LLC Phone #646-320-0400

Address 38 Gerardine Place (Street Name & Number) New City, (Post Office) NY (State) 10956 (Zip code)

Property Owner: 81 West Ramapo Road LLC Phone #917-566-8422

Address 22 Tokay Lane (Street Name & Number) Monsey, (Post Office) NY (State) 10952 (Zip code)

Engineer/Architect/Surveyor: Anderson Architecture Studio, PC Phone # (617) 515-2648

Address 1972 Massachusetts Avenue, 4R (Street Name & Number) Cambridge, (Post Office) MA (State) 02140 (Zip code)

Attorney: Ira Emanuel Phone # 845-634-4141

Address 4 Laurel Road (Street Name & Number) New City (Post Office) NY (State) 10956 (Zip code)

Contact Person: Gregory Pereira Phone # 646-320-0400

Address 38 Gerardine Place (Street Name & Number) New City, (Post Office) NY (State) 10956 (Zip code)

Copy to:
Ben Sheridan
917-428-1091
Ben@platformcanna.com
224 West 35th Street, Ste 500, #435,
NY, NY, 10001

Copy to:
Nathan Frost
212-836-7824
nathan.frost@arnoldporter.com
250 West 55th Street
NY, NY, 10019

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- √ State or County Road
- ____ Long Path
- ____ Municipal Boundary
- √ State or County Park
- ____ County Stream
- ____ County Facility

List name(s) of facility checked above.
US Route 202 and High Tor State Park

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

- ____ RC Highway Department
- ____ RC Drainage Agency
- x NYS Dept. of Transportation
- ____ NYS Thruway Authority
- ____ Adjacent Municipality ____
- ____ Other ____
- ____ RC Division of Environmental Resources
- ____ RC Dept. of Health
- ____ NYS Dept. of Environmental Conservation
- x Palisades Interstate Park Comm.

**All applicants must send copies of their applications and plans to:
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Town/Village of Haverstraw)

Blaze 420, LLC
Applicant's Name, being duly sworn, deposes and says:

I am the applicant in this matter. I make these statements to induce the Town/Village of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee None

b. Nature of interest None

c. If stockholder, number of shares None

d. If officer or partner, nature of office and name of partnership None

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. None

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of Haverstraw.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

APPLICATION REVIEW FORM

5. **Application Fee(s)**

I, Blaze 420, LLC, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

***The following paragraph is optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of Haverstraw from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature Gregory Pereira

Print Applicant's Name Blaze 420, LLC

SWORN to before me this

5th day of August, 2024

Eraina Collazo

Notary Public

ERAINA COLLAZO
Notary Public, State of New York
No. 01CO6119238
Qualified in Rockland County
Commission Expires Nov. 29, 2024

I have received from _____ the sum of _____ on this date _____.

_____
Municipal Clerk/Treasurer

Reviewed by the _____ on _____.

Action Taken: _____

APPLICATION REVIEW FORM

Owners of Nearby Properties:

That the following are all of the owners of property _____ *(distance)* from the premises as to which this application is being taken.

SECTION/BLOCK/LOT NAME ADDRESS

(use additional paper if needed)

SWORN to before this

_____ day of _____, 20_____

_____

Notary Public

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Haverstraw)

I, Ariel Jacobov, member of 81 West Ramapo Road LLC, being duly sworn, hereby depose and say that I reside at: 9 Cobblestone Farm Court, Suffern, 10901

in the county of Rockland in the state of New York.

I am the (* fee) owner in fee simple of premises located at:

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber _____ of conveyances, page _____ or as Instrument ID # 2020-00022898.

Said premises have been in my/its possession since 2020. Said premises are also known and designated on the Town of Haverstraw Tax Map as: section 26.09 block 4 lot(s) 1 .

I hereby authorize the within application on my behalf, and that the statements of fact contained in said application are true, and agree to be bound by the determination of the board.

Ariel Jacobov

Owner: 81 West Ramapo Road LLC
Mailing Address: 22 Tokay Lane,
Monsey, NY, 10952
917-566-8422

SWORN to before this
5th day of August, 2024

Notary Public

USOBUNANDU MBANEFO
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01MB6282531
COMM. EXP. MAY 28, 2026

* *If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.*

APPLICATION REVIEW FORM

PART II*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

( ) Area Variance from the requirement of Section _____;
( ) Use Variance from the requirement of Section _____;
( ) Special permit per the requirements of Section _____;
( ) Review of an administrative decision of the Building Inspector;
( ) An order to issue a Certificate of Occupancy;
( ) An order to issue a Building Permit;
( ) An interpretation of the Zoning Ordinance or Map;
( ) Certification of an existing non-conforming structure or use;
( ) Other (*explain*) _____;

_____

To permit construction, maintenance and use of _____

_____

_____

Previous Appeal:

a. A previous appeal ___has, or ___ has not, been made with respect to this property.
b. Such appeal was in the form of:
___ An AREA Variance; or
___ A USE Variance; or
___ Appeal from decision of Town Official or Officer; or
___ Interpretation of the Zoning Ordinance or Map; or
___Other
c. The previous appeal described above was appeal number _____,
dated_____ and was _____(Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE *(This section to be completed only for an AREA variance. Use additional pages, if needed.)*

This application seeks a variance from the provisions of Article _____,
Section(s) _____. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided

*e.g., *front yard, side setback, FAR, etc.*

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury?_____
Describe:_____

2. Is the variance substantial in relation to the zoning code? _____
Explain:_____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? _____

Explain:_____

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? _____

Explain:_____

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? _____
Explain:_____

_____

_____

6. Will there be any affect on governmental facilities or services if this variance is granted?_____
Describe:_____

_____

_____

7. Other factors I/we wish the Board to consider in this case are

_____

_____

_____

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

_____

_____

_____

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

_____

_____

_____

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

_____

_____

_____

4. The amount paid for the entire parcel was:_____

5. The date of purchase of the property was:_____

6. The present value of the entire property is:_____

7. The monthly expenses attributed to normal and usual maintenance of the property are:_____

8. The annual taxes on the property are:_____

9. The current income from the property is:_____

10. The amount of mortgages and other encumbrances on the property in question is:

a. Date of mortgage:_____
b. Scheduled maturity (payoff) date:_____
c. Present monthly payment amount:_____
d. Current principal balance:_____
e. Current interest rate:_____

11. Other factors I/we wish the Board to consider in this case are:

_____
_____
_____
_____
_____

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

_____

2. Nature of decision:

_____
_____

3. The decision described above is hereby appealed because:

_____
_____
_____
_____
_____

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:

_____
_____
_____
_____
_____

EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

PLANNING BOARD
TOWN OF HAVERSTRAW

NARRATIVE SUMMARY

81 WEST RAMAPO ROAD AMENDED SITE PLAN
Tax lot 26.09-4-1

81 West Ramapo Road is currently improved with a bank branch office building. It was last used by TD Bank, but originally built for Commerce Bank. The site is in a C district located on the south site of US Route 202 at the corner of Moorea Court in Garnerville.

The applicant, Blaze 420 LLC, wishes to use the building as a New York State-licensed adult recreational use cannabis dispensary. As a former bank branch, the building already has a number of security measures that can be used for the intended purpose.

The proposed use is allowed by right in the C district in which it is proposed, subject to the requirements of Zoning Code sec. 167-13.1. No changes are proposed for the existing layout. Interior alterations will be made to suit the proposed new use.

The proposed use is classified as "Cannabis business – retail use". No on-site consumption or production is proposed.

Submitted herewith for purposes of informal discussion are the following:

1. Site plan for Commerce Bank/North, last dated 06/09/2006
2. Site survey dated 07/23/2020
3. Proposed interior layout design
4. Operations and background narrative as presented to the Town Board for workshop purposes.
5. Planning Board application

As the project progresses, more formal materials will be provided.

Dated: NewCity, New York
August 2, 2024

EMANUEL LAW P.C.

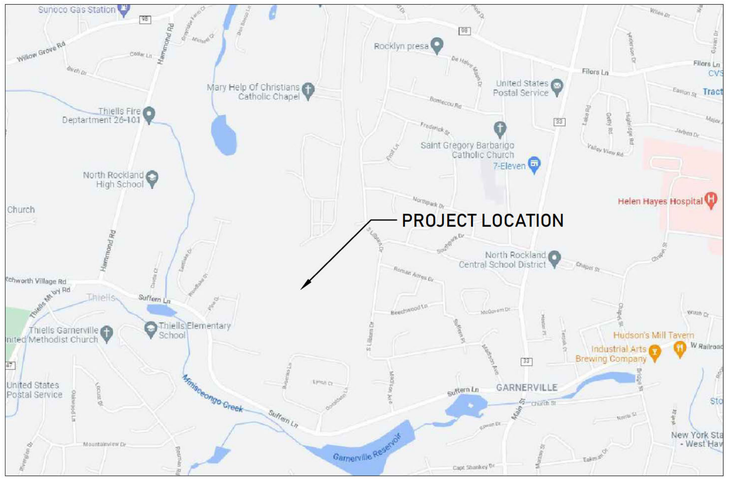
by:_____
Ira M. Emanuel

6,310 KW(DC) GROUND MOUNTED PHOTOVOLTAIC SYSTEM AT

MARIAN SHRINE

174 FILORS LANE, STONY POINT, NY 10980

VICINITY MAP:



AERIAL VIEW:



SYSTEM SUMMARY:

TOTAL DC SYSTEM SIZE:	6,310 kWDC
TOTAL AC SYSTEM SIZE:	5,000 kWAC
MODULE MANUFACTURER:	HANWHA
MODULE MODEL:	Q.PEAK DUO XL-G12S/BFG 675W
MODULES PER STRING:	22, 23
MODULE QUANTITY:	9,348
STRING QUANTITY:	423
MODULE TILT:	15°
MODULE AZIMUTH:	186.45°, 187°
INVERTER MANUFACTURER:	SUNGROW
INVERTER MODEL:	SG125HV
INVERTER QUANTITY:	(40) SG125HV

DESIGN CRITERIA:

WIND SPEED:	TBD
EXPOSURE CATEGORY:	TBD
GROUND SNOW LOAD:	30 PSF
2% AVG TEMPERATURE:	32°C
LOW TEMPERATURE:	-17°C

APPLICABLE CODES:

STRUCTURAL:	IBC 2015
CIVIL:	ASCE 7-10
ELECTRICAL:	NEC 2017
INTERCONNECTION:	IEEE 1547
INVERTER:	UL 1741
RACK GROUNDING:	UL 2703
MODULE:	UL 1703

PROJECT SCOPE:

INSTALLATION OF SOLAR MODULES SUPPORTED BY A GROUND MOUNTED RACKING SYSTEM. INSTALLATION OF INVERTERS AND ELECTRICAL DISTRIBUTION EQUIPMENT TO INTERCONNECT AT NEW ELECTRICAL SERVICE AT 13.2KV AND WILL BE OPERATED IN PARALLEL WITH THE ORANGE AND ROCKLAND ELECTRIC GRID PER THE REQUIREMENTS OF THE NEC..

PROJECT INFORMATION

PROJECT NAME:
MARIAN SHRINE

PROJECT ADDRESS:
174 FILORS LANE,
STONY POINT, NY 10980

PROJECT DEVELOPER
CORE DEVELOPMENT GROUP
860 WYCKOFF AVE,
SUITE 200, MAHWAH, NJ 07430

UTILITY SERVICE PROVIDER:
ORANGE & ROCKLAND (O&R)
PROJECT ID: CDG-00463

PROJECT DESIGNER:
AARON BEASLEY

DRAWING INDEX

G001	TITLE SHEET
G101	SITE PLAN
G103	DESIGN COMPARISON

REV	DATE	DESCRIPTION	ENG	CHK
4	8/29/23	PERMIT DESIGN OPEN FIELD Q CELL	AJB	
5	9/25/23	DESIGN OPEN FIELD Q CELL DCE	AJB	
6	11/17/23	DESIGN OPEN FIELD Q CELL DCE	AJB	
7	4/18/24	UPDATED COMMUNITY COMMENTS	AJB	
8	6/3/24	UPDATED COMMUNITY COMMENTS R2	AJB	

860 WYCKOFF AVE, SUITE 200
MAHWAH, NJ 07430
201.825.2195 WWW.COREDEVUSA.COM

SYSTEM SPECIFICATIONS:
DC SYSTEM SIZE: 6,310 kW
AC SYSTEM SIZE: 5,000 kW
MODULE TYPE: XL-G12S/BFG 675W
MODULE QUANTITY: 9,348
STRING QUANTITY: 423
ORIENTATION: PORTRAIT

PROJECT
MARIAN SHRINE
174 FILROSE LANE,
STONY POINT, NY 10980

PAGE SIZE
24" X 36"

SCALE
NONE

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER
G001

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SYSTEM SUMMARY	
TOTAL PV DC SYSTEM SIZE:	6,310 MW DC
TOTAL PV AC SYSTEM SIZE:	5,000 KW AC
MODULE MANUFACTURER:	HANWHA Q CELLS
MODULE MODEL:	Q.PEAK DUO XL-G12S/BFG 675
MODULES PER STRING:	22, 23
MODULE QUANTITY:	9,348
STRING QUANTITY:	423
RACKING:	FIXED TILT
ARRAY TILT:	15°
ARRAY AZIMUTH:	185.45°, 187°
INVERTER MANUFACTURER:	SUNGROW
PV INVERTER MODEL(S):	(40) SG125HV

NEW PARCEL SUBDIVISION
75 FT SETBACK FROM FENCE

EXISTING FENCE INTERSECTING WITH PROJECT BOUNDARIES TO BE REMOVED

EXISTING STONE WALL TO BE RELOCATED ON SITE

FORESTED AREA

SITE ACCESS ROAD

SITE FENCE LOCATED IN TREE REMOVAL AREA ESTIMATED AT 6.42 ACRES

SITE FENCE LOCATED IN TREE REMOVAL AREA ESTIMATED AT 6.97 ACRES

PV ARRAY 4,188 PANELS

PV ARRAY 5,160 PANELS

150 FT SETBACK FROM PROPERTY LINE

PROPERTY LINE

SWITCHBOARD, TRANSFORMER,RECLOSER, LOAD BREAK DISC, AUX TRANSFORMER AND AUX PANEL BOARD & CUSTOMER, METER INSTALLED ON A CONCRETE PAD

ACCESS GATE

SWITCHBOARD & TRANSFORMER

NEW AC TRENCH FOR CONDUCTORS

NEW 13.2KV LINE

PROPOSED UTILITY RECLOSER POLE

PROPOSED UTILITY METER POLE

PROPOSED POI AT EXISTING 13.2KV POLE
FEEDER: 27-6-13
UTILITY: ORANGE AND ROCKLAND

HIGH LAKE DRIVE

WOODLAKE DRIVE

PINE LANE

HEMLOCK LANE

SUFFERN DRIVE

MARGARET DRIVE

BUBENKO DRIVE

DONALDSON LANE

SOUTH LILBURN DRIVE

529 CORCMON

CHAINLINK FENCE

BLEACHERS

0 100' 200'

SYSTEM SPECIFICATIONS:	
DC SYSTEM SIZE:	6,310 KW
AC SYSTEM SIZE:	5,000 KW
MODULE TYPE:	XL-G12S/BFG 675W
MODULE QUANTITY:	9,348
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840 WYCKOFF AVE, SUITE 200
MAHWAH, NJ 07430
201.825.2195
WWW.COREDEVUSA.COM

PROJECT
MARIAN SHRINE
174 FILROSE LANE,
STONY POINT, NY 10980

PAGE SIZE
24" X 36"

SCALE
1" = 100'

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
G101

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LEGEND

- OLD FENCE
- NEW FENCE
- OLD TREE REMOVAL
- NEW TREE REMOVAL

NEW PARCEL SUBDIVISION
75 FT SETBACK FROM FENCE

FORESTED AREA

FORESTED AREA

PROPOSED FENCE
UPDATE IN RED, OLD
FENCE IN PURPLE

OLD TREE REMOVAL ACRE (ORANGE): 7.22
NEW TREE REMOVAL ACRE (GREEN): 6.97
REDUCTION OF: 3.51%

OLD TREE REMOVAL ACRE (ORANGE): 7.41
NEW TREE REMOVAL ACRE (GREEN): 6.42
REDUCTION OF: 13.36%

150 FT SETBACK FROM
PROPERTY LINE

150 FT SETBACK FROM
PROPERTY LINE

PROPERTY LINE

PROPOSED UTILITY
RECLOSER POLE

NEW 13.2KV LINE

CHAINLINK FENCE

CHAINLINK FENCE

BLEACHERS

WOODLAKE DRIVE

PINE DRIVE

HEMLOCK LANE

SUFFERN DRIVE

MARGARET DRIVE

BUBENKO DRIVE

SOUTH LILBURN DRIVE

DONALDSON LANE

20.17-1-3
20.17-1-4
20.17-1-5
20.17-1-6
20.17-1-7
20.17-1-8
20.17-1-9
20.17-1-10
20.17-1-18
20.17-1-19
20.17-1-20
20.17-1-21
20.17-1-22
20.17-1-23
20.17-1-24
20.17-2-1
20.17-2-2
20.17-2-3
20.17-2-4
20.17-2-5
20.17-2-6
20.17-2-7
20.17-2-35
20.17-2-36
20.17-2-37
20.17-2-38
20.17-2-39
20.17-2-40
20.17-2-41
20.17-2-42
20.17-2-10
20.17-3-87
20.17-3-86
20.17-3-85
20.17-3-84
20.17-3-81
20.17-3-80
20.17-3-79
20.17-3-78
20.17-3-77
20.17-3-76
20.17-3-75
20.17-3-74
20.17-3-73

N 26°56'38" E
N 31°10'41" E
N 23°49'45" E
N 67°07'17" W
S 60°47'19" E
S 64°45'15" E
N 64°16'50" W
N 64°58'50" W
(N 70°20'50" W)
N 70°11'50" W
(215.63')
214.80'
398.76'
538.57'
483.37'
457.33'
465.00'
1401.90'
1021.95'
50.04'
50.00'
150.00'
CONC MON
STONE WALLS
WALL
GRAVEL
MACADAM DRIVE
FRAME SHED
0 70' 140'

840 WYCKOFF AVE, SUITE 200
MAHWAH, NJ 07430
201.825.2195
WWW.COREDEVUSA.COM

REV	DATE	DESCRIPTION	ENG	CHK
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G103

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CORE DEVELOPMENT GROUP

Updated Project Narrative and Supporting Documentation 09/04/2024
Town of Haverstraw Planning Board
1 Rosman Road
Garnerville, NY 10923

RE : Marian Shrine – Subdivision Application and Site Plan Approval

Contents:

Summary and Narrative……1
SEAF Part 2 - Determinations from the Planning Board……2
SEAF Part 2 – Applicant Responses……3,4
Exhibit A – Decommissioning Plan……5-8
Exhibit B – Wetland Map (Leader)……9
Exhibit C - Relative Location to Project ……10
Exhibit D – Overall Topography……11
Exhibit E – Historical Aerial Images……12,13
Exhibit F – SHPO No-Impact Determination Letter……14

Submitted as Separate Documents:

- Updated Civil Plan Set, Signed and Sealed (Mainstay Engineering)
- SWPPP Report (Mainstay Engineering)
- Tree Removal Plan (Mainstay Engineering)
- Site Plan Detail with Setbacks

Proposed Project Summary:

Core Development Group is proposing to install a 5 MW AC fixed-tilt ground-mounted solar array photovoltaic system located entirely on a portion of Marian Shrine property in the Town of Haverstraw. The project will be split into two arrays - East and West - and shall be constructed in locations on the property that are currently wooded. In order to accommodate the solar array, approximately 13 acres of trees will be cleared. The land is gently sloping and will require minimal grading. An underground electrical pathway will connect the two arrays and proceed to the southwest to a point of interconnection with the existing local utility infrastructure on Suffern Lane.

Updated Narrative:

Core Development Group last appeared before the Planning Board on July 10, 2024. During that meeting, we presented our updated solar project design, featuring greater setbacks from neighboring properties. This new revision is intended to decrease the number of trees that will need to be removed, lessen the visual impact of the proposed project on neighboring properties, and also allow for more forested areas to remain untouched, thereby decreasing the effect on any stormwater or drainage issues. The attached additional documentation and separately submitted engineering plans are intended to serve as evidence of our ability to construct this project without negative impact to the surrounding areas.

CORE DEVELOPMENT GROUP

SEAF Part 2
Determinations from the Planning Board

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☑
3. Will the proposed action impair the character or quality of the existing community?	☐	☑
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☑
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☑
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☑
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

CORE DEVELOPMENT GROUP

SEAF Part 2
Applicant Responses

In response to the Short Environmental Assessment Form, Part 2, which lists the potential moderate to large impacts, the Applicant provides the following comments:

#2: Will the proposed action result in a change in the use or intensity of use of the land?

In response to comments received by Kauker & Kauker, Core has provided a tree removal plan which outlines the methods and procedures by which the existing trees shall be cleared from the site. This has been submitted as part of the engineering package dated 09/04/24. Grading required is minimal in scope and is described in detail on sheets C401 – C403 of the accompanying civil engineering plans.

#3: Will the proposed action impair the character or quality of the existing community?

In response to concerns from the local authorities and local community members, Core has redesigned the solar project to maximize the distance from any adjacent properties. In this new design the project area shall not extend any closer than 150' from existing property lines. This adjustment also allows for the maintenance of more existing forest, resulting in a lower potential visual impact. Core has engaged with a Landscape Architecture firm to produce a full visual impact study of viewsheds from adjacent properties, however that study is still in progress and was not available for submittal in time for the September Planning Board meeting. This additional documentation will be provided upon completion.

#8: Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?

The Marian Shrine property itself contains various historically and culturally significant resources, the most prominent of which is the Our Lady of the Rosary Statue. This monument, originally cast in Italy in 1959, stands 48 feet tall. Our review process with NYS SHPO identified this and all other significant site features. Due to their distance from the proposed project area and lack of visual impact, SHPO determined that the solar project has no impact on these resources, as outlined in their letter dated 11/15/23 (attached as *Exhibit F*). Further, the leadership at the Marian Shrine see no impact on the character of their facilities.

#9: Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

There is an existing 1.88 acre pond and 2.76 acres of wetlands on the Property. These features are approximately 1600' away from the proposed project area at the closest point. A wetland delineation shall be conducted by a licensed ecologist to ensure this wetland is not disturbed by the project. A map of the existing pond (*Exhibit B*), visual representation of the relative distance from the pond to the proposed project area (*Exhibit C*), and general topographic conditions (*Exhibit D*) have been attached as evidence of the absence of potential impact to this ecosystem.

Additionally, as shown in the historical aerial photography attached (*Exhibit E*), the Western portion of the forest was used as farm fields as recently as 2006 and has few mature trees.

#10: Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

The proposed project will not redirect any stormwater flows. The ground cover shall remain pervious and shall be stabilized both during and post construction. A SWPPP has been provided to demonstrate the overall behavior of any runoff. Any additional runoff created by the installation of the project shall be directed to an appropriately sized receptacle for retention on site, as detailed within the civil engineering plans from Mainstay Engineering.

Thank you for your consideration in this matter. Please direct any questions or communications to:

Kai Nybro, Project Developer
Core Development Group
860 Wyckoff Ave.
Mahwah, NJ 07430
(551) 315-3670
knybro@coredevusa.com

CORE DEVELOPMENT GROUP

Exhibit A
Solar Decommissioning Plan

Plan Conditions:
Prior to commencing with any decommissioning activities in accordance with this Plan, the Town of Haverstraw will provide documentation to process the appropriate permit(s). If the Project is to be redeveloped, a new building plan permit will be processed before any installation of new equipment. Alternatively, if the project will not be redeveloped, the following steps shall be taken.

Reasons for Solar Facility Abandonment:

- Commercial Operation Date does not commence within 18 months of the completion of construction
- Solar facility is non-operational for a period of over 12 months
- Facility owner/operator decides to retire the solar system
- Project reaches full-term of the designed lease and operational period (25 year base with 2x 5-year extension options)

Decommissioning of Facility After Ceasing Operation

General Environmental Protection

During decommissioning and restoration activities, general environmental protection and mitigation measures will be implemented. Many activities during decommissioning will be comparable to the construction phase, including the use of heavy equipment on site, preparing staging areas, and restoring constructible areas.

Pre-Decommissioning Activities

Prior to engaging in decommissioning activities, the Town of Haverstraw, along with any other applicable AHJs will provide documentation to process the appropriate permits in accordance with all relevant county, state, and federal statutes in place at the time of decommissioning.

Prior to any decommissioning or removal of equipment, staging areas will be delineated as appropriate. At the end of the Project's useful life, it will first be de-energized and isolated from all external electrical lines. All decommissioning activities will be conducted within designated areas; this includes ensuring that vehicles and personnel stay within the demarcated areas. Work to decommission the collector lines and Project-owned transmission lines will be conducted within the boundaries of the municipal road allowance and the appropriate private lands.

Equipment Decommissioning and Removal

The basic components of the Project are photovoltaic (PV) modules, mechanical racking system, electrical cabling, inverter racks, transformers and concrete pads as described below.

- Modules: The modules will be removed by hand and placed in a truck to be returned for recycling or disposal.
- Mechanical racking system: will be removed with an excavator with a demolition thumb. The recyclable metal will be loaded on trucks and hauled away for processing.

- Inverters Racks and Inverters: The inverters and all rack assemblies will be removed by hand and loaded on trucks for recycling.
- Transformers: Transformers will be removed in compliance and then loaded on to a truck with a crane and sent for recycling.
- Concrete pads: The equipment will be disconnected and transported off site by truck. The concrete foundations and support pads will be broken up by mechanical equipment (backhoe-hydraulic hammer/shovel, jackhammer), loaded onto dump trucks and removed from the site. Smaller pre-cast concrete support pads and/or pre-manufactured metal skids will be removed intact by cranes and loaded onto trucks for reuse or will be broken up and hauled away by dump trucks.

PV Module Collection and Recycling

All modules will be disconnected, removed from the racking, packaged and transported to a designated location for recycling or disposal. Any disposal or recycling will be done in accordance with applicable laws and requirements. The connecting underground cables and the junction boxes will be de-energized, disconnected, and removed. The mechanical racking system supporting the PV modules will be unbolted and dismantled by laborers using standard hand tools, possibly assisted by small portable cranes. All support structures will be completely removed by mechanical equipment and transported off site for salvage or reuse. Any demolition debris that is not salvageable will be transported by truck to an approved disposal area. Other salvageable equipment and/or material will be removed for the site for resale, scrap value or disposal.

Electrical Equipment and Inverters

All decommissioning of electrical devices, equipment, and wiring/cabling will be in accordance with local, state and federal laws. Any electrical decommissioning will include obtaining required permits, and following applicable safety procedures before de-energizing, isolating, and disconnecting electrical devices, equipment, and cabling.

Decommissioning will require the removal of the electrical equipment, including inverters, transformers, underground/aboveground cables, and overhead lines. Equipment and material may be salvaged for resale or scrap value depending on the market conditions.

Roads

All access roads will be removed to allow for the complete rehabilitation of these areas unless the landowner provides written consent to retain these features. Typically, the granular base covering of these areas will be removed using a wheel loader to strip off the material and dump trucks to haul the aggregate to a recycling facility or approved disposal facility. The underlying subsoil, if exhibiting significant compaction (more likely for the site entrance road than the interior access roads), will then be diced using a tractor and disc attachment to restore the soil structure and to aerate the soil. Clean topsoil will be imported on site by dump truck, replaced over the area and leveled to match the existing grade.

Fencing

All permanent fencing shall be removed, along with the associated post footings. All material will be loaded for removal from site and recycling.

Other Components

Unless retained for other purposes, removal of all other facility components from the site will be completed, including but not limited to surface drains, access road cross-culverts, and fencing. Anything deemed usable shall be recovered and reused elsewhere. All other remaining components will be considered as waste and managed according to local, state, and federal laws. For safety and security, the security fence will be dismantled and removed from the site after all major components, PV modules, tracker system and foundations have been removed.

Site Restoration

The following activities will be undertaken to restore the site to substantially its previous condition;

- Site cleanup, re-grading to original contours and, if necessary, restoration of surface drainage swales and ditches.
- Any trenches/drains excavated by the Project will be filled with suitable materials and leveled.
- Any road area will be removed completely, filled with suitable sub-grade material, and leveled.
- Any compacted ground will be tilled, mixed with suitable sub-grade materials, and leveled.
- Topsoil will be spread as necessary to ensure suitable conditions for vegetation re-growth and reseeded with native seed mix to promote vegetation.

Management of Wastes and Excess Materials

All waste and excess materials will be disposed of in accordance with local, state and federal laws. Waste that can be recycled under municipal programs will be done accordingly. Waste that requires disposal will be disposed of in a state licensed facility by a state licensed hauler.

Emergency Response and Communications Plans

During decommissioning, the project SPV will coordinate with local authorities, the public, and others as required to provide them with information about the ongoing activities. Besides regular direct/indirect communication, signs will be posted at the Project facility to give information to the local public and visitors. The Project contact information (telephone number, email and mailing address) will be made public for those seeking more information about the decommissioning activities and/or reporting emergencies and complaints. All inquiries will be directed to representatives of Core Development who will respond to any inquiry. In the event of an emergency, the project owner will mobilize its resources to the site to respond to the event. Personnel involved in decommissioning will be trained in the emergency response and communications procedures. Emergency response procedures will be prepared prior to decommissioning.

Project Decommissioning Cost Estimate

Cost Estimate

Core Development Group, LLC shall provide a detailed Decommissioning Cost Estimate, prepared by a Licensed Engineer, prior to the issuance of building permits, which shall include the following:

a. the gross estimated cost to perform Decommissioning as set forth in Section II above ("Gross Cost");

b. an increase of the Gross Cost by 10% in order to eliminate any discrepancy in cost estimation techniques (“Contingency”);

c. the estimated resale and salvage values associated with the Project equipment ("Salvage Value");

d. a reduction from the Salvage Value by 10% such that only 90% of the Salvage Value can be used as a credit against the Gross Cost and Admin Factor. The Salvage Value multiplied by 90% is the ("Salvage Credit").

Thus, the Decommissioning Cost Estimate formula is:

Gross Cost + Contingency - Salvage Credit = the "Decommissioning Cost Estimate".

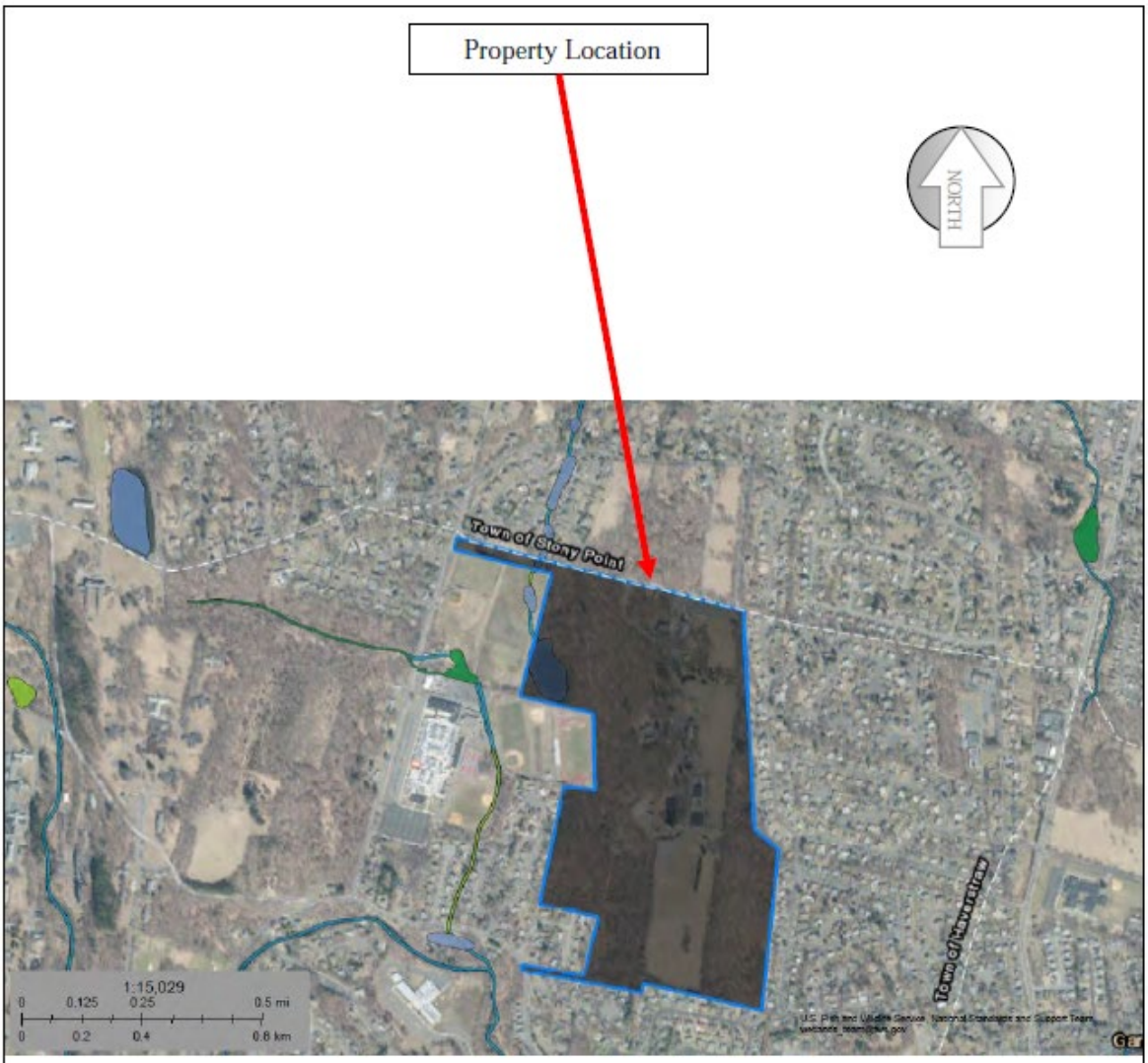
The Decommissioning Cost Estimate shall include a table allocating the net cost estimate across the Project area, based on the percentage of generating capacity in megawatts (MW) on each property ("Allocation Areas"). The Allocation Areas will be divided based upon the lease areas; however, Allocation Areas will reference the underlying land, in case ownership of the underlying land changes control during the life of the Project.

Security

Core Development Group, LLC shall comply with the requirements set forth by the Town of Haverstraw to provide an acceptable method of financial security in an amount equal to the Decommissioning Cost Estimate (as determined by a Licensed Engineer, per section 3), ("Decommissioning Security"). Decommissioning Security shall be provided by Core Development Group, LLC prior to the Commercial Operation Date.

CORE DEVELOPMENT GROUP

Exhibit B
Existing Wetlands Map

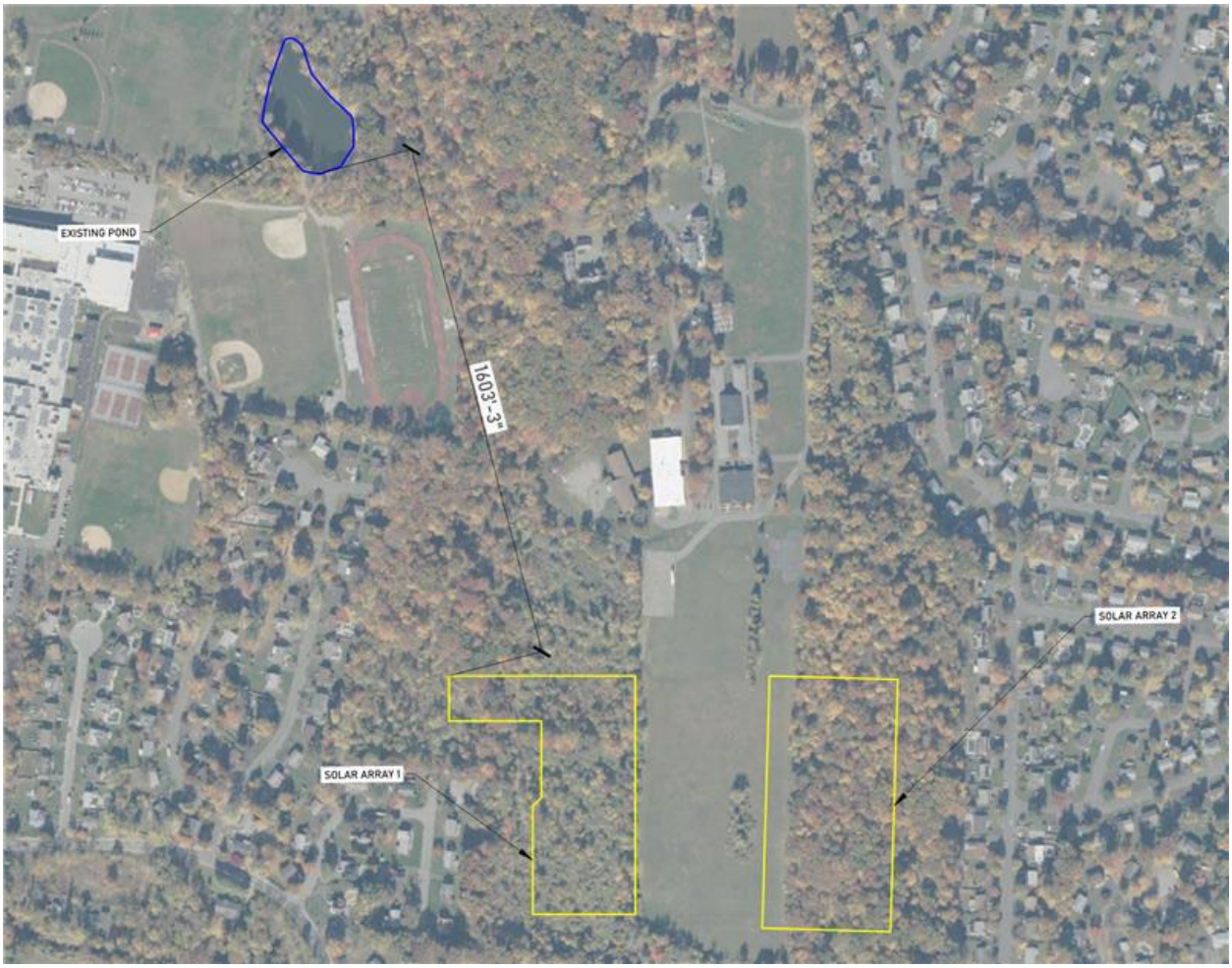


Title: Wetlands Map, 174 Filors Lane, Stony Point, New York 10980	Leader Professional Services, 271 Marsh Road, Suite 2, Pittsford, NY 14534, (585) 248-2413, FAX (585) 248-2834	Project: 1110.001	Drawn: SF	Figure: 3
Prepared For: Core Development Group, 860 Wycoff Avenue, Suite 200, Mahwah, New Jersey 10980		Date: 9/15/2023	Checked: MPR	
		Scale: Not to Scale	File Name: Wetlands Map	

CORE DEVELOPMENT GROUP

Exhibit C

Relative Location of Wetlands to Project Area



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Exhibit D

Overall Site Topography



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Exhibit E
Historical Aerial Images

2006



CORE DEVELOPMENT GROUP

1985



Exhibit F
SHPO Determination Letter

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

November 05, 2023

Kai Nybro
Project Developer
Core Development Group
860 Wyckoff Ave.
Suite 200
Mahwah, NJ 07430

Re: SEQRA
Marian Shrine Solar Array / 5MW / 15 Acres
174 Filors Ln, Stony Point, NY 10980
23PR06981

Dear Kai Nybro:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: C. Towers

New York State Office of Parks, Recreation and Historic Preservation
Division for Historic Preservation, Peebles Island, PO Box 189, Waterford, New York 12188-0189
(518) 237-8643 • https://parks.ny.gov/shpo

DEIS SCOPE
Letchworth Village Residential Development
Town of Haverstraw, Rockland County, New York

This document identifies the impacts to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Letchworth Village Residential Development and initial site plans, which provide for a 300-unit multi-family residential development located on Letchworth Village Road in the Town of Haverstraw, New York. This Scoping Document contains the items described in 6 CRR-NY Part 617.8 (E)(1) through (7).

Classification of Action: Type I

Lead Agency: **Planning Board**
Town of Haverstraw

Scoping Meeting: **TBD**

Scope Adoption: **TBD**

Description of the Proposed Action:

The proposed action is the development of 300 residential rental units within 7 3.5 story buildings situated on a ±22.93-acre parcel of land located on Letchworth Village Road. The site is within the R-120 "Rural Residence District", and the proposed actions requests a rezoning to the LA-17 "Luxury Apartment Multifamily District", where multifamily residential uses are principally permitted. Associated site improvements are proposed including access driveways, parking areas, a clubhouse, recreation areas (such as tennis or pickleball courts, pool, etc), site landscaping, retaining walls, stormwater management facilities, etc.

General Guidelines:

- The DEIS shall cover all items in this Final Scope and will conform to the format outlined in this document. Each impact issue (e.g., land use, traffic, etc.) shall be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the proposed action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues described in this Final Scope are addressed.

- Narrative discussions shall be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion shall summarize and highlight information presented graphically.

- Information shall be presented in a manner that can be readily understood by the public.
- Where reasonable and necessary, mitigation measures shall be incorporated into the proposed action if they are not already so included. For any mitigation measure listed in the Final Scope that is not incorporated into the proposed action, the specific reason why the Applicant

considers it unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the DEIS should explain the basis therefore.

- The document shall be written in the third person (i.e., the terms "we" and "our" shall not be used). The Applicant's conclusions and opinions, if given, shall be identified as those of the "Applicant". When describing the project and its potential impacts, the DEIS should use the word "would" rather than "will".

- The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

The DEIS shall contain the following information and address the following issues as they relate to the proposed action:

COVER SHEET identifying:

1. The Proposed Action and its location;
2. The name, address and telephone number of the Lead Agency and contact person;
3. The name, address and telephone number of the preparer of the DEIS; the date of DEIS submission and acceptance; and
4. The name, address and telephone number of the Applicant;
5. Public hearing date and DEIS comment period.

Following the cover sheet, a list (name, address and telephone numbers) of all consultants involved in the project should be provided.

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS shall include the following:

I. EXECUTIVE SUMMARY

The summary shall describe the Proposed Action, its significant impacts and mitigation measures, and the alternatives analyzed in the body of the document. It will also include a list of all required reviews and approvals from all governmental agencies, including the Town, County and State agencies. The use of tabular summaries is recommended.

II. PROJECT DESCRIPTION

With text accompanied by photographs, maps and/or sketches, as necessary, this section of the DEIS shall provide a full and clear description of the Proposed Action.

A. Project Location and Site Description

Identification and description of regional context and area location, tax map designation, site access, abutting land uses and zoning categories. This section shall include a description of all uses and

facilities that are currently located on the project site and a site survey.

B. Proposed Action

Include a detailed discussion of the proposed multi-family residential development, the proposed zoning and the proposed site plans for the phases(s) of development including:

i. Description of new buildings and their architecture/design
ii. Residential component
iii. Residential amenities component
iv. Green design and sustainability components
v. Site roadways, access and circulation
vi. Tree preservation, landscaping and buffers
vii. Recreation and open space
viii. Utilities and support facilities
ix. Site excavation, grading and fill plans
x. Stormwater management summary
xi. Construction staging summary

C. Project History

Description of the site's development history, including:

i. Original approvals/development of Letchworth Village

D. Statement of Project Purpose and Need

Description of the Applicant's needs and objectives for the development, and the benefit to the public, including:

i. Comprehensive market analysis taking into account market area demographics, renter demand, area rent and vacancy rates, and recent and projected supply. The analysis will also include a review of the 2024 Rockland County Housing Needs Assessment.

E. Reviews and Approvals

A complete list of all required reviews and approvals, and all Involved and Interested Agencies that will receive the DEIS.

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

This section of the DEIS shall include a comprehensive analysis of existing conditions, anticipated impacts in the build condition (and no-build condition, where applicable), and specific mitigation measures designed to address all significant adverse impacts.

A. Land Use and Zoning

i. Existing Conditions

1. Survey and analysis of existing land uses within 1/4 mile of the project site including a color land use map
2. Description and mapping of existing zoning within 1/4 mile of the pro including detailed description of zoning regulations that currently app (e.g., permitted uses, lot, bulk and parking requirements, setbacks and
3. Review of applicable Town of Haverstraw and Rockland County plan documents, including the Rockland County Comprehensive Plan (March 2011), and The Town of Haverstraw Comprehensive Plan, and the Town of Haverstraw Urban Renewal Plan.

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ii. Potential Impacts

1. Discussion of the relationship of the proposed development to overall land use patterns within the 1/4 mile study area, and compatibility with adjacent properties.
2. Discussion of the project's compliance or non-compliance with local land use policies and regulations.
3. Discuss the requested zone change from the R-120 to the LA-17 (Luxury Apartment Multifamily Residential) district, and the text amendment regarding the permitted building height in the LA-17 district.
4. Discussion of the project's relationship to Town and County planning proposals and policies.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

B. Visual Resources

i. Existing Conditions

1. Documentation of the visual character of the site and the immediately surrounding area through captioned photographs and narrative.
2. Description of on-site vegetative features, views offered into/from the subject property

ii. Potential Impacts

1. Preparation of building elevations, sketches and other illustrations.
2. Using captioned photographs, cross sections, photo-simulations and/or sketch renderings, provide an analysis of potential for impact on views to the development from the immediately surrounding area.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

C. Soils, Topography and Steep Slopes

i. Existing Conditions including a description and mapping of:

1. Soils
2. Topography
3. Steep Slopes (0-10%, 10%-15%, and 15% or greater)

ii. Potential Impacts

1. Preparation of grading plans and analyses of:
   a. Soil erosion
   b. Slope stabilization and
   c. Extent of rock removal, if required.
2. Estimate of cuts and fills.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

D. Flora, Fauna, and Habitat

i. Existing Conditions

1. Discussion of on-site species, vegetation / cover types and habitats.
2. Identification of any on-site or proximate rare, threatened, endangered or
species.

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ii. Potential Impacts

1. Discussion on impacts on resident plant and animal populations.
2. Discussion of potential effects on rare, threatened, endangered, or invasive s

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iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

~~D~~E. Stormwater Management

i. Existing Conditions

1. Description of existing regional and local drainage patterns and facilities, and all proximate waterbodies, watercourses and wetlands
2. Identification of discharge points for existing on-site drainage.
3. Calculation of pre-development stormwater flow volumes and peak discharge rates for the 1, 10, and 100-year storm events as required by the New York State Department of Environmental Conservation (NYSDEC) and the Town of Haverstraw

ii. Potential Impacts

1. Analysis of stormwater impacts from the proposed development, including

calculation of post-development runoff quantity for the 1, 10, and 100-year storms.
2. Description of the proposed stormwater management facilities.

iii. Proposed Mitigation
1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

FE. Water Supply and Sanitary Sewerage

i. Existing Conditions
1. Description and mapping of existing Veolia water supply infrastructure and Town sewer lines on-site and within adjacent roadways.
2. Description of Veolia water system and Joint Regional Sewerage Board sewage treatment system capacities.

ii. Potential Impacts
1. Description of the proposed water and sewer utilities system.
2. Estimates of projected water usage and sewage generation.
3. Analysis of the ability of existing infrastructure to accommodate projected domestic and fire flows.
~~3.~~4. Discussion of proposed infrastructure improvements and their potential imp
future development of the balance of the Letchworth Village property.

iii. Proposed Mitigation
1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

GF. Other Utilities and Services (Gas, Electric and Telecommunications)

i. Existing Conditions
1. Description of existing utility services in the vicinity of and provided to the site.

ii. Potential Impacts
1. Description of any proposed modifications to the existing utilities system.
~~2.~~ Projection of anticipated electricity and gas usage, and a~~A~~nalysis of the ability of existing systems to accommodate projected demands.

iii. Proposed Mitigation
1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

HG. Traffic, Transportation and Parking

i. Existing Roadway Inventory & Transportation Data Collection

Discuss the subject site's location along Letchworth Village Road (a Rockland Cou

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its relationship to other key roadways, places of interest, and institutions including nearby schools. Identify existing transit service including routes, bus stops, and facilities in the subject area. Perform a comprehensive roadway/intersection inventory including agency jurisdiction, roadway/pavement condition, lane geometry, traffic control, nearby school bus stops, posted speed limits, and presence of non-motorized transportation facilities such as sidewalks.

Perform a series of continuous and peak-period traffic counts on the surrounding roadways and at key intersections, respectively. Continuous counts shall include volume, speed, and classification for one typical week including Saturday and Sunday. Peak-period counts shall include vehicle turning movements inclusive of bicycles and pedestrians and be performed during typical weekday morning (7:00 a.m. to 9:00 a.m.) coinciding with school arrival, weekday afternoon (2:00 p.m. to 4:00 p.m.) coinciding with school dismissal, weekday evening (4:00 p.m. to 7:00 p.m.), and Saturday or Sunday midday (11:00 a.m. to 2:00 p.m.). In general, all traffic data collection shall avoid major holidays and inclement weather, and be performed when schools/colleges are in normal session.

Continuous Count Locations

1. Letchworth Village Road between Ridge Road and Thiells-Mt. Ivy Road

2. Ridge Road between Letchworth Village Road and Thiells-Mt. Ivy Road

3. Thiells-Mt. Ivy Road between Ridge Road and Anderson Road

4. Thiells-Mt. Ivy Road between Palisades Interstate Parkway NB off ramp and US Route 202

5. Willow Grove Road between Letchworth Village Road/Patriot Hills Lane and Palisades Interstate Parkway

6. US Route 202 between Palisades Interstate Parkway SB on/off ramps and Thi Road

Study Intersections (Turning Movement Counts)

1. Letchworth Village Road and Ridge Road

2. Letchworth Village Road and Storrs Road

3. Letchworth Village Road/Patriot Hills Lane and Willow Grove Road

4. Palisades Interstate Parkway NB on/off ramps and Willow Grove Road

5. Palisades Interstate Parkway SB on/off ramps and Willow Grove Road

6. Thiells-Mt. Ivy Road and Ridge Road

7. Thiells-Mt. Ivy Road and Rosman Road

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8. Thiells-Mt. Ivy Road and Palisades Interstate Parkway NB off ramp

9. Thiells-Mt. Ivy Road and US Route 202

10. NYS Route 45/Old Country Road and US Route 202

11. Palisades Interstate Parkway SB on/off ramps and US Route 202

12. Suffern Lane and Thiells-Mt. Ivy Road/Hammond Road

13. Suffern Lane/W. Railroad Avenue and Main Street/Central Highway

The transportation data shall be calibrated as necessary based on industry standards, appropriately balanced, and presented on traffic volume figures. The data will represent the 2024 Existing Condition traffic volumes.

Obtain and evaluate the most recent three-year period of crash history for the study intersections and the following road segments:

1. Letchworth Village Road between Willow Grove Road and Thiells-Mt. Ivy Ro

2. Ridge Road between Letchworth Village Road and Thiells-Mt. Ivy Road

3. Thiells-Mt. Ivy Road between Ridge Road and US Route 202

4. Willow Grove Road between Letchworth Village Road/Patriot Hills Lane and Palisades Interstate Parkway SB on/off ramps

The crash evaluation shall include summary tables detailing crash types, crash severity (e.g., injury, fatality), and crash rates with a comparison to statewide averages.

Perform intersection and stopping sight distance measurements in accordance with AASHTO guidelines and the prevailing roadway speed for the southbound Ridge Road approach to Letchworth Village Road. Identify if AASHTO sight distance guidelines are not met and propose ways to improve the sight lines as needed.

ii. 2024 Existing Condition Analysis

Develop a Synchro/SimTraffic model for the study roadway network and perform analysis for each intersection and study period. Report levels of service, delays, ar capacity ratios. Present results tabularly.

iii. Trip Generation and Trip Assignment

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Calculate the trip generation of the project based on the applicable land use(s) in the industry-standard Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Assign the site-generated traffic to study intersections based on the distribution of arriving and departing volumes, regional highway connections, points of interest, employment centers, shopping attractions, and schools.

Calculate non-vehicular trips for the project based on the Trip Generation Manual, 11th Edition, or other acceptable means. Identify where pedestrian traffic will be concentrated within the study roadway network and discuss how pedestrian trips can be accommodated safely. Pedestrian connections to nearby schools shall be included in this discussion.

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iv. Future Condition Traffic Volumes and Analysis

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Determine the project's "build" year and obtain concurrence from the Town of H and involved agencies. A design year (i.e., "build" plus "x" years) may be considere Apply an appropriate background growth rate to the Existing Condition traffic volumes. Identify ongoing and proposed roadway construction projects and other planned land development projects in the site vicinity that have the potential to influence and/or increase traffic volumes within the study network. Develop future No-Build Condition traffic volumes and present the same on traffic volume figures. Perform a capacity analysis using Synchro/SimTraffic software for each intersection and study period. Report levels of service, delays, and volume-capacity ratios. Present results tabularly.

Overlay site-generated traffic volume onto No-Build Condition traffic volumes to calculate Build Condition traffic volumes. Perform a capacity analysis using Synchro/SimTraffic software for each intersection and study period. Report levels of service, delays, and volume-capacity ratios. Present results tabularly.

Compare results of the No-Build Condition and Build Condition analyses and identity the project's quantitative impact on the roadway network and study intersections. Discuss how the project will affect traffic safety particularly at intersections/roadway segments that have crash rates higher than the statewide averages.

v. Transportation Mitigation

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For significant adverse impacts in the Build Condition, identify the appropriate mit conceptualize such improvements on an aerial basemap. Discuss the timeline for i responsibility, and the probable funding sources. Multi-modal connections, including new pedestrian desire lines, shall be considered in the development of mitigation measures. For intersections and roadway segments that have crash rates higher than the statewide averages, propose opportunities for safety improvements.

vi. On-Site Circulation and Parking

Evaluate and discuss internal site circulation for pedestrian and vehicles, internal t
and loading/unloading needs. Perform an analysis of the proposed off-street parkir
the anticipated peak parking demand based on industry-standard data. Explore efforts to
minimize creating surplus/underutilized off-street parking.

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I. Community Demographics, Facilities and Services

i. Existing Conditions

1. Discussion of existing multi-family housing market trends in Rockland County including the current population of the Town of Haverstraw and population change from 1994 to present.
2. Discussion of demographic factors such as income, employment, age, etc.
3. Describe Town facilities and other relevant service providers including:
   a. Town of Haverstraw Police Department
   b. Haverstraw Volunteer Ambulance Corps (HVAC)
   c. Thiells Fire Department

4. Discussion of North Rockland Central School District public school system including budget, enrollment trends and physical capacity of each school.

ii. Potential Impacts

1. Discuss anticipated project population and resulting increase in Town population.
2. Discussion of potential relationship/connectivity impacts to community facilities and services.
3. Discussion of emergency services access and circulation

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

J. Fiscal and Economic Conditions

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i. Existing Conditions

1. Describe current taxes provided to each taxing jurisdiction (Town, County, School District, etc.)
2. Summarize the current operating budgets of the Haverstraw Police Department, Haverstraw Volunteer Ambulance Corps. (HVAC), Thiells Fire Department, and the Haverstraw Department of Public Works.
3. Summarize the educational cost per student in the North Rockland Central School District utilizing NYS Education Department data.

ii. Potential Impacts

1. Estimate annual tax revenues to be generated to each taxing jurisdiction upon project completion using current tax rates.

2. Discuss potential impacts to community services including the Haverstraw Police Department, Haverstraw Volunteer Ambulance Corps. (HVAC), Thiells Fire Department, and the Haverstraw Department of Public Works.
3. Estimate potential impacts to the North Rockland Central School District.
4. Discuss employment generation resulting from construction and operation of the development.

iii. Proposed Mitigation
1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

K. Noise and Air Quality

i. Existing Conditions
1. Provide a qualitative description of the existing noise environment at the Pro
2. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation ambient air monitoring data.

ii. Potential Impacts
1. Provide a qualitative discussion of construction related impacts of noise and the Project's adherence to the Chapter 114, Noise, of the Haverstraw Town Code.
2. Provide a qualitative discussion of post-construction related impacts of noise and the Project's adherence to the Chapter 114, Noise, of the Haverstraw Town Code.
3. Provide a qualitative analysis of the potential air impacts resulting from site p construction activities, and post-construction activities.

i. Proposed Mitigation
1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

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L. Historic and Cultural Resources

i. Existing Conditions
1. Identification of potential significant resources based on the New York State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS).

ii. Potential Impacts
1. Identification of potential impacts to archeological or historic resources, if any.

iii. Proposed Mitigation
1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

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M. Construction

i. Potential Impacts
   1. Description of anticipated construction activities including site preparation, earthwork, removal of materials off-site, stockpiling, and rock removal, if necessary.
   2. Analysis of construction impacts including:
      a. Identification of types of construction equipment,
      b. Construction worker and vehicle traffic,
      c. Duration and hours of operation,
      d. Phasing,
      e. Staging,
      f. Identification of potential impacts from these construction activities such as noise, air quality, stormwater and traffic, including impacts of truck traffic during various times of day.

ii. Mitigation Measures
   1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

IV. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

A. Short-Term Construction Impacts

B. Long-Term Impacts

V. ALTERNATIVES

A. The "No Action" Alternative

B. Conventional Subdivision (existing R-120 Zoning)

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VII. GROWTH INDUCING ASPECTS

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY

IX. RESOURCES, including LEED Certification Objectives

X. SOURCES AND BIBLIOGRAPHY

XI. APPENDICIES

A. SEQRA Documentation, including EAF, Positive Declaration, and Scoping Outline

B. Relevant Correspondence

C. Technical Studies, including SWPPP and Traffic Study

~~**D. Detailed Site Plans**~~

D.

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