

OWNER:

ORANGE AND ROCKLAND UTILITIES, INC.
1 BLUE HILL PLAZA
PEARL RIVER, NY 10965

APPLICANT:

ORANGE AND ROCKLAND UTILITIES, INC.
1 BLUE HILL PLAZA
PEARL RIVER, NY 10965

GENERAL STRUCTURAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, VERIFY ALL DIMENSIONS IN FIELD.
2. CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER.
3. ALL CONTRACTORS SHALL COORDINATE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS WITHIN THE CONTRACT DOCUMENTS.
4. CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LIVE LOADS = 100 psf.
5. IN CASE OF A DISCREPANCY BETWEEN THE DRAWINGS, SPECIFICATIONS, AND NOTES OR AMONG DRAWINGS, THE STRONGEST, THE LARGEST QUANTITY, AS DETERMINED BY SNS SHALL GOVERN WITHOUT ADDITIONAL EXPENSE TO THE OWNER OR SNS.
6. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR THE FOLLOWING ITEMS THAT WILL NOT BE REVIEWED BY SNS OR THE OWNER:
 - A. DEVIATIONS FROM CONTRACT DOCUMENTS.
 - B. DIMENSIONS, ELEVATIONS AND CONDITIONS TO BE CONFIRMED AND CORRELATED AT THE SITE.
 - C. FABRICATION PROCESS INFORMATION.
 - D. MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OF CONSTRUCTION AND CONSTRUCTION SAFETY.
 - E. COORDINATION OF THE WORK OF ALL TRADES.
 - F. REFERENCE SUBMITTALS.
7. REFERENCE SNS CIVIL DRAWINGS FOR EXTERIOR GRADE, PAVING AND BURIED UTILITIES.
8. ALL EXCAVATION ON THIS SITE SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT "OSHA EXCAVATION REGULATIONS" AND ANY APPLICABLE STATE, LOCAL, FEDERAL AND ORANGE & ROCKLAND REQUIREMENTS.
9. CONTRACTOR SHALL DESIGN, FURNISH, AND PLACE ALL SUPPORTS TEMPORARY OR PERMANENT WHETHER SHORING, SHEETING, OR BRACING, SO THAT NO HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT OCCURS TO EXISTING STRUCTURES, STREETS, OR UTILITIES ADJACENT TO THE PROJECT SITE.
10. CONTROL SURFACE & SUBSURFACE WATER DURING CONSTRUCTION SO THAT FOUNDATION WORK WILL BE DONE IN DRY AND ON UNDISTURBED SOIL.
11. CONTRACTOR SHALL ASCERTAIN EXISTENCE OF UNDERGROUND UTILITY LINES BEFORE EXCAVATION IS BEGUN AND SHALL PROVIDE PROTECTION FOR SAME.
12. OWNER SHALL ENGAGE A SOILS ENGINEER TO INSPECT AND ASCERTAIN THE SOIL PRIOR TO PLACING CONCRETE. SOILS ENGINEER SHALL ALSO INSPECT AND TEST PLACEMENT AND COMPACTION OF CONTROLLED FILL THROUGHOUT SITE. TESTING SHALL BE COORDINATED WITH SPECIFICATIONS.
13. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
14. ALL SHOP DRAWINGS MUST BE CHECKED BY THE FABRICATOR AND BEAR CHECKER'S INITIALS, BEFORE BEING SUBMITTED FOR REVIEW. THE CONTRACTOR SHALL CHECK ALL SHOP DRAWINGS FOR COMPLIANCE WITH CONTRACT DOCUMENTS AND HIS APPROVAL STAMP SHALL BE PLACED ON EACH SHOP DRAWING INDICATING SUCH, BEFORE BEING SUBMITTED FOR REVIEW.
15. IF THE FABRICATOR HAS BEEN AUTHORIZED TO USE SNS DRAWINGS AS ERECTION DRAWINGS, THE FABRICATOR MUST REMOVE ALL TITLE BLOCKS, PROFESSIONAL SEALS AND ANY OTHER REFERENCES TO SNS FROM THAT ERECTION DRAWING. THE FABRICATOR'S NAME AND TITLES SHALL BE PLACED ON THE ERECTION DRAWINGS.
16. SUBMIT TWO (2) PRINTS EACH OF SHOP DRAWING FOR ENGINEER/ARCHITECT REVIEW. SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION, AND ARE TO BEAR THE CONTRACTOR'S STAMP SIGNIFYING SUCH.
17. REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY CONTRACT REQUIREMENTS, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE SHOP DRAWINGS.
18. ALL SHOP DRAWINGS SHALL BE PREPARED ON 24"x36" MINIMUM SIZE SHEETS. ANY CHANGES TO THE SHOP DRAWINGS SINCE THE PREVIOUS SUBMITTAL MUST BE CIRCLED AND NOTED AS A REVISION. SHOP DRAWINGS WILL BE RETURNED UNREVIEWED IF REVISIONS ARE NOT CIRCLED/BUBBLED/CLOUED.
19. SHOP DRAWINGS AND FABRICATION OF MATERIALS SHALL CONFORM TO THE MOST CURRENT DRAWINGS AND SPECIFICATIONS.
20. ANY WORK DONE PRIOR TO RECEIPT OF OWNER APPROVED SHOP DRAWINGS IS AT THE CONTRACTOR'S RISK AND SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
21. CONTRACTOR TO PROVIDE SUBMITTALS FOR STRUCTURAL WORK FOR: 1) TEST DATA FOR EACH AGGREGATE USED (TO INCLUDE AS A MINIMUM PLANT LOCATION, SIEVE ANALYSIS, SPECIFIC GRAVITY, ABSORPTION AND SOUNDNESS), 2) REBAR TYPE, 3) REINFORCEMENT CHAIRS, 4) CONCRETE MIX, 5) FORM RELEASE AGENT, 6) CURING, 7) NON-SHRINK GROUT.
22. CONCRETE TESTING SHALL BE PERFORMED FOR CONCRETE SLUMP AND BREAK.
23. ANY SHEETING, AND SHORING THAT MAY BE REQUIRED DURING CONSTRUCTION SHALL BE DESIGNED BY OTHERS (NOT SNS).
24. EXCESS EXCAVATION MATERIAL TO BE STOCKPILED AND TESTED. ALL MATERIAL WILL BE SENT TO ORU APPROVED FACILITIES.
25. SUBSURFACE INVESTIGATION REPORT #26.0092959.00, DATED SEPTEMBER 01, 2023, PREPARED BY GZA GEOTECHNICAL OF NEW YORK, LOCATED AT 104 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001 TELEPHONE: (212)694-6140. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THIS REPORT AND FOLLOW IT'S RECOMMENDATIONS. THIS REPORT IS MADE PART OF THE CONSTRUCTION CONTRACT.

GENERAL SITE NOTES:

1. CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS, SIZES & DEPTH, FOR ALL UTILITIES WITH THE VILLAGE ENGINEER AND UTILITY COMPANIES, PRIOR TO COMMENCING WORK.
2. CONTRACTORS SHALL CONTACT THE VILLAGE ENGINEER PRIOR TO START OF WORK.
3. CONTRACTOR SHALL CONTACT THE VILLAGE ENGINEER, AND UTILITY COMPANIES TO ARRANGE FOR PROPER REMOVAL, RELOCATION AND OR REPAIRS OF ANY UNDERGROUND UTILITIES AND OTHER SERVICES WHICH MAY INTERFERE THROUGHOUT THE COURSE OF CONSTRUCTION.
4. CONTRACTOR SHALL REPLACE AND OR REPAIR ANY EXISTING DRIVEWAY MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
5. ALL NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT SHALL TAPER FLUSH TO MATCH EXISTING.
6. CONTRACTOR SHALL MAKE PROVISIONS TO CONTROL GROUND WATER AS REQUIRED FOR EXCAVATION AND FILL OPERATION.
7. ALL DIMENSIONS, EXISTING AND NEW, TO BE VERIFIED BY CONTRACTOR IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL ASCERTAIN EXISTENCE OF UNDERGROUND UTILITY LINES BEFORE EXCAVATION IS BEGUN AND SHALL PROVIDE PROTECTION FOR SAME.
9. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
10. ALL FILL SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY WHEN TESTED IN ACCORDANCE WITH ASTM D1557.
11. PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
12. PROJECT SHALL BE EXECUTED IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE NEW YORK STATE BUILDING CODE, IN CONJUNCTION WITH THE LOCAL CODES.
13. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHEETING, AND SHORING TO PREVENT EXCAVATION WALLS FROM COLLAPSING. PROTECTIVE MEASURES SHALL REMAIN IN PLACE UNTIL ALL WORK IS COMPLETED AND PERSONNEL HAVE LEFT THE EXCAVATED SITE.
14. CONTRACTOR SHALL MAINTAIN HIS AREA CLEAN AT ALL TIMES AND SHALL CLEAN UP AFTER COMPLETION OF HIS WORK.
15. CONTRACTOR SHALL PROVIDE ALL REQUIRED PUMPING CAPACITY TO KEEP ALL EXCAVATIONS DRY DURING HIS OPERATION.
16. CONTRACTOR SHALL PROVIDE BARRICADES, SHEETING, SHEET PILING, AND OTHER NECESSARY MEASURES TO PROTECT PERSONNEL FROM EXCAVATED AREAS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ANY UNDERGROUND UTILITIES OR TO THE BUILDINGS.
18. CONTRACTOR SHALL SLOPE PAVEMENT 1" AT ALL CATCH BASINS, 3.0' AROUND SUCH THAT PAVEMENT TAPERS FLUSH WITH TOP OF GRATE.
19. AT THE COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS BUILT CONDITIONS PLANS PREPARED BY LICENSED SURVEYOR FOR THE OWNER ON AUTOCAD PLOT, LATEST EDITION.
20. CONTRACTOR SHALL CALL, "CALL BEFORE YOU DIG", PRIOR TO COMMENCING TO ASCERTAIN LOCATION OF EXISTING UTILITIES.
21. CONTRACTOR SHALL INCLUDE IN THEIR BID PRICE, TO OBTAIN THE SERVICES OF A LICENSED SURVEYOR PRIOR TO CONSTRUCTION TO PROVIDE ALL CONSTRUCTION STAKINGS/LAYOUTS, LOCATIONS OF EXISTING UTILITIES, ETC. NECESSARY FOR CONSTRUCTION.
22. SNS DRAWINGS ARE BASED ON EXISTING DRAWINGS RECEIVED FROM O&R, NOT ACTUAL, UPDATED SURVEY PROVIDED BY LICENSED SURVEYOR. CONTRACTOR/SURVEYOR SHALL PROVIDE ALL EXISTING INFORMATION FOUND IN THE FIELD TO REVIEW FOR ANY DISCREPANCIES.
23. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND CERTIFICATIONS FOR THE CONSTRUCTION.
24. CONTRACTOR MUST PROVIDE ALL MANUALS AND AS-BUILT DRAWINGS AT THE COMPLETION OF THIS PROJECT AND THEY MUST BE CLEARLY INDICATED ON CONTRACTOR'S SCHEDULE.
25. ALL AFFIDAVITS REQUIRED BY REGULATIONS MUST BE SUBMITTED AT THE PROJECT COMPLETION.
26. ALL INSPECTIONS REQUIRED BY THE LATEST BUILDING CODES AND THAT OF THE LOCAL BUILDING DEPARTMENT SHALL BE PERFORMED BY AN INDEPENDENT INSPECTION FIRM RETAINED BY THE OWNER.
27. SHEETING/SHORING DESIGN IS REQUIRED BY ORANGE & ROCKLAND UTILITIES, INC. AND SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK. ENGINEER SHALL PROVIDE SIGNED & SEALED DRAWINGS AS REQUIRED.
28. OWNER SHALL RETAIN SERVICES OF A GEOTECHNICAL ENGINEER & ANY OTHER PROFESSIONAL AS REQUIRED INCLUDING IN THE STATE OF NEW YORK TO INSPECT AND ASCERTAIN THE SOIL PRIOR TO PLACING CONCRETE. SOILS ENGINEER SHALL ALSO INSPECT AND TEST PLACEMENT AND COMPACTION OF CONTROLLED FILL THROUGHOUT SITE.
29. AT THE COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS BUILT CONDITIONS PLANS FOR THE OWNER USING THE LATEST VERSION OF CLIENT APPROVED COMPUTER AIDED DESIGN (CAD) SOFTWARE.

CONCRETE NOTES:

1. DESIGN, MIX, MANUFACTURE, AND PLACING OF CONCRETE SHALL CONFORM TO CURRENT ACI SPECIFICATIONS.
2. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304, LATEST EDITION. CONCRETE SHALL NOT BE SUBJECT TO DROPS IN EXCESS OF FIVE (5) FEET.
3. CALCIUM CHLORIDE SHALL NOT BE PERMITTED NOR SHALL ANY ADMIXTURE CONTAINING CALCIUM CHLORIDE BE PERMITTED.
4. ALL NORMAL WEIGHT CONCRETE SHALL CONTAIN A WATER REDUCING ADMIXTURE CONFORMING TO ASTM C494, TYPE A, F OR G.
5. ALL CONCRETE SHALL BE: 4,500 psi at 28 DAYS U.O.N. WITH WATER-CEMENTITIOUS RATIO OF 0.45 AND SHALL CONTAIN AN AIR-ENTRAINED ADMIXTURE CONFORMING WITH ASTM C260. THE AMOUNT OF ENTRAINED AIR SHALL BE 6% +/- 1% AND SHALL HAVE A LIGHT BROOM FINISH (U.O.N.)
6. CONCRETE SHALL BE DISCHARGED AT THE SITE WITHIN 1-1/2 HOURS AFTER WATER HAS BEEN ADDED TO THE CEMENT AND AGGREGATES. ADDITION OF WATER TO THE MIX AT THE PROJECT SITE WILL NOT BE PERMITTED. ALL WATER MUST BE ADDED AT THE BATCH PLANT.
7. ALL FILL SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY WHEN TESTED IN ACCORDANCE WITH ASTM D1557.
8. CONTRACTOR SHALL COORDINATE THE PLACEMENT OF, OR BOX OUT FOR ALL PIPE SLEEVES, OPENINGS, ETC. REQUIRED FOR VARIOUS TRADES.
9. CONTRACTOR SHALL COORDINATE AND NOTIFY OTHER TRADES IN SUFFICIENT TIME TO ALLOW THEM TO SET ANCHORS, INSERTS, BOLTS, HANGERS, ETC. AS REQUIRED FOR THEIR USE BEFORE THE CONCRETE POUR.
10. WHEN STRUCTURAL DRAWINGS DO NOT SHOW EMBEDDED ITEMS RELATING TO OTHER TRADES, CONTRACTOR SHALL REFER TO APPROPRIATE DRAWINGS AND VERIFY SETTING OF SUCH ITEMS IN FORMS BEFORE CONCRETE IS POURED.
11. REINFORCING BARS ARE TO BE OF NEW BILLET STEEL, INTERMEDIATE GRADE ASTM, A615 GRADE 60 AND SHALL HAVE DEFORMATION IN ACCORDANCE WITH ASTM A305. WELDING OR TACK WELDING A615 REINFORCING BARS SHALL NOT BE PERMITTED.
12. REINFORCING BAR LAP SPLICES AND ANCHORAGE LENGTH SHALL CONFORM WITH, "MINIMUM LAP SPLICE AND ANCHORAGE DIMENSION TABLE" UNLESS NOTED OTHERWISE ON THE DRAWINGS.
13. WELDED WIRE FABRIC: ASTM A185
14. CONTRACTOR SHALL PROVIDE ALL HIGH CHAIRS, SPACERS, SUPPORTS, ETC. NECESSARY FOR PROPER PLACEMENT OF REINFORCING STEEL. SUPPORTS SHALL BE TIED TO REINFORCING STEEL PRIOR TO POURING CONCRETE.
15. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED, WETTED, AND SLASHED WITH CEMENT GROUT JUST BEFORE PLACING NEW CONCRETE.
16. CONTRACTOR SHALL FILL ALL CONSTRUCTION AND CONTRACTION JOINTS WITH DURAL 340 FILLER OR OTHER APPROVED BY CON ED EQUAL (CONTRACTOR TO OBTAIN INFO FROM CURRENT CON ED MSDS DATABASE).
17. FOR IN S/LAB SLAB VIEWS SIZE AND LOCATION REFER TO MEP DRAWINGS.

SPECIAL INSPECTIONS:

1. ALL NEW STEEL, CONCRETE, MASONRY CONSTRUCTION SHALL BE INSPECTED AS OUTLINED IN 2020 IBC-1901 CHAPTER 17 "SPECIAL INSPECTIONS AND TESTS".
2. PROJECT OWNER SHALL HIRE A TESTING LAB TO PERFORM REQUIRED INSPECTIONS.

DEWATERING NOTES:

INSTALLATION:

- A. INSTALL A DEWATERING SYSTEM TO LOWER AND CONTROL GROUND SURFACE WATER IN ORDER TO PERMIT EXCAVATION, CONSTRUCTION OF STRUCTURE, AND PLACEMENT OF BACKFILL MATERIALS TO BE PERFORMED UNDER DRY CONDITIONS. MAKE THE DEWATERING SYSTEM ADEQUATE TO PRE-DRAIN THE WATER-BEARING STRATA ABOVE AND BELOW THE BOTTOM OF STRUCTURE FOUNDATIONS, UTILITIES AND OTHER EXCAVATIONS.
 - B. IN ADDITION, REDUCE HYDROSTATIC PRESSURE HEAD IN WATER-BEARING STRATA BELOW STRUCTURE FOUNDATIONS, UTILITY LINES, AND OTHER EXCAVATIONS, TO EXTENT THAT WATER LEVELS IN CONSTRUCTION AREA ARE A MINIMUM OF 300 MM (1 FOOT) BELOW PREEXISTING EXCAVATION SURFACE AT ALL TIMES.
- OPERATION:
- A. PRIOR TO ANY EXCAVATION BELOW THE GROUND WATER TABLE, PLACE SYSTEM INTO OPERATION TO LOWER WATER TABLE AS REQUIRED AND OPERATE IT CONTINUOUSLY 24 HOURS A DAY, 7 DAYS A WEEK UNTIL UTILITIES AND STRUCTURES HAVE BEEN SATISFACTORILY CONSTRUCTED, WHICH INCLUDES THE PLACEMENT OF BACKFILL MATERIALS AND DEWATERING IS NO LONGER REQUIRED.
 - B. PLACE AN ADEQUATE WEIGHT OF BACKFILL MATERIAL TO PREVENT BUOYANCY PRIOR TO DISCONTINUING OPERATION OF THE SYSTEM.

- EXCAVATION DEWATERING:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FACILITIES REQUIRED TO DVERT, COLLECT, CONTROL, AND REMOVE WATER FROM ALL CONSTRUCTION WORK AREAS AND EXCAVATIONS.
 2. DRAINAGE FEATURES SHALL HAVE SUFFICIENT CAPACITY TO AVOID FLOODING OF WORK AREAS.
 3. DRAINAGE FEATURES SHALL BE SO ARRANGED AND ALTERED AS REQUIRED TO AVOID DEGRADATION OF THE FINAL EXCAVATED SURFACE(S).
 4. THE CONTRACTOR SHALL UTILIZE ALL NECESSARY EROSION AND SEDIMENT CONTROL MEASURES AS DESCRIBED HEREIN TO AVOID CONSTRUCTION RELATED DEGRADATION OF THE NATURAL WATER QUALITY.
- C. DEWATERING EQUIPMENT SHALL BE PROVIDED TO REMOVE AND DISPOSE OF ALL SURFACE AND GROUND WATER ENTERING EXCAVATIONS, TRENCHES, OR OTHER PARTS OF THE WORK DURING CONSTRUCTION. EACH EXCAVATION SHALL BE KEPT DRY DURING SUBGRADE PREPARATION AND CONTINUALLY THEREAFTER UNTIL THE STRUCTURE TO BE BUILT, OR THE PIPE TO BE INSTALLED THEREIN, IS COMPLETED TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOTATION, OR OTHER CAUSE WILL RESULT.
- STANDBY EQUIPMENT:
- PROVIDE COMPLETE STANDBY EQUIPMENT, INSTALLED AND AVAILABLE FOR IMMEDIATE OPERATION, AS MAY BE REQUIRED TO ADEQUATELY MAINTAIN DE-WATERING ON A CONTINUOUS BASIS AND IN THE EVENT THAT ALL OR ANY PART OF THE SYSTEM MAY BECOME INADEQUATE OR FAIL.

SVOC NEW OFFICE ADDITION

AT SPRING VALLEY

FOR



ORANGE AND ROCKLAND UTILITIES, INC.

PEARL RIVER NEW YORK

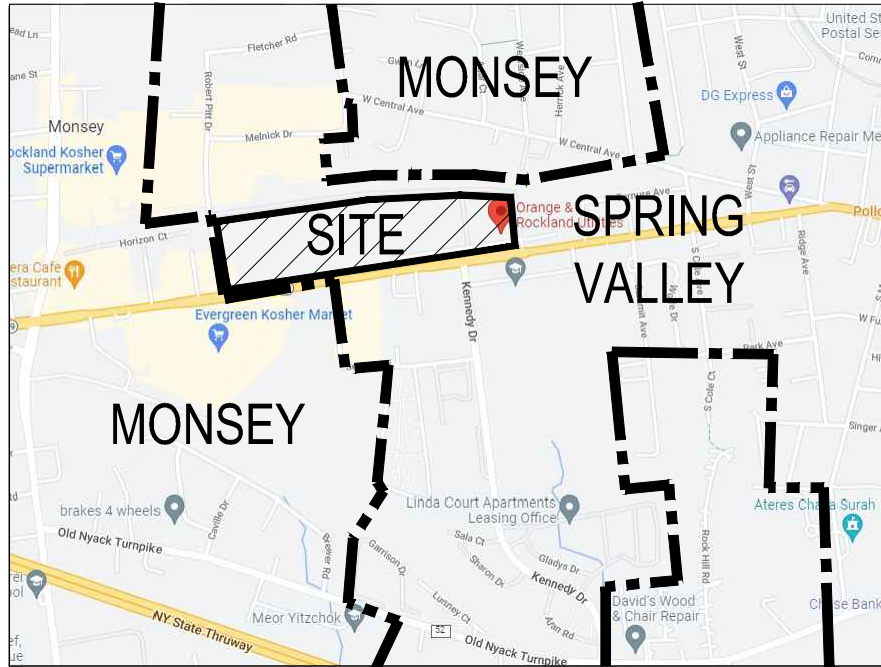
TAX MAP ID 56.52-1-2

390 WEST ROUTE 59

VILLAGE OF SPRING VALLEY

TOWN OF RAMAPO

ROCKLAND COUNTY, NEW YORK



KEY PLAN
SCALE: NTS

TAX MAP ID 56.52-1-2			
ZONE - PLANNED LIGHT INDUSTRIAL DISTRICT			
BULK REQUIREMENTS			
	AS PER ZONING ORDINANCE	EXISTING	PROPOSED
MIN LOT AREA	25,000 SF (0.57 AC)	1,501,793.5 SF (34.85 AC)	NO CHANGE
MIN LOT WIDTH	125 FT	2,690 FT	NO CHANGE
MIN FRONT YARD	35 FT	135 FT	NO CHANGE
MIN SIDE YARD	10 FT	246 FT	NO CHANGE
MIN TOTAL SIDE YARDS	20 FT	N/A	N/A
MIN REAR YARD	40 FT	41.6 FT	NO CHANGE
MAX BLDG HEIGHT	35 FT, 3 STORIES	35 FT, 3 STORIES	41.9 (13')*, 3 STORIES
MAX FLD	0.3	0.11	0.14 (2)
PARKING SPACES	687 (3)	754 SPACES	762 SPACES

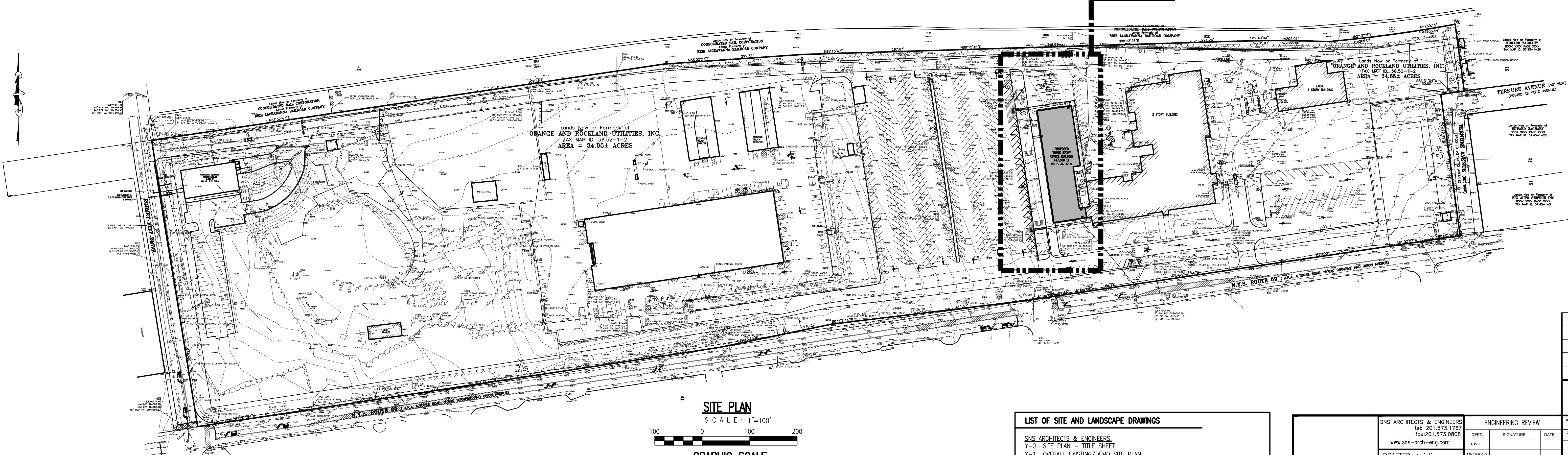
NOTES:

- 1 - VARIANCE REQUIRED - NEW BUILDING HEIGHT PROPOSED 41.9 FT>35 FT MAX BUILDING HEIGHT PERMITTED
- 2 - FAR CALCULATIONS:
EXIST: 2,460+4,500+43,165+2,225+15,900+85,800+10,300+1,960 = 166,310 SF/1,501,793.5 SF = 0.11
PROPOSED: 166,310 SF (EXIST) + 47,650 NEW = 213,960 SF/1,501,793.5 SF = 0.14
- 3 - PARKING SPACES REQUIRED:

CHAPTER A. APPENDIX A. TABLE OF GENERAL USE REQUIREMENTS	
§ A-12. P.U. DISTRICT	
D. MINIMUM OFF-STREET PARKING SPACES:	
D. (16)	1. PET BUILDING: 2,460 SF - RESEARCH/TESTING: 1 PARKING SPACE FOR EACH 400 SF = 6.1 ≈ 7 SPACES
D. (5)	4,500 SF - OFFICE: 1 PARKING SPACE FOR EACH 250 SF = 18 SPACES
D. (17)	2. SVOC: 43,165 SF - WAREHOUSING: 1 PARKING SPACE FOR EACH 1,000 SF = 43.1 ≈ 44 SPACES
D. (16)	2,225 SF - TESTING: 1 PARKING SPACE FOR EACH 400 SF = 5.5 SPACES ≈ 6 SPACES
D. (5)	15,900 SF - OFFICE: 1 PARKING SPACE FOR EACH 250 SF = 63.6 SPACES ≈ 64 SPACES
D. (5)	3. SVOC: 85,800 SF - OFFICE: 1 PARKING SPACE FOR EACH 250 SF = 343.2 ≈ 344 SPACES
D. (18)	4. TRANSPORTATION BUILD: 10,300 SF - AUTO/TREKING: 1 PARKING SPACE FOR 2 EMPLOYEES = 10 PEOPLE = 5 SPACES
D. (5)	5. TRAILER: 1,960 SF - OFFICE: 1 PARKING SPACE FOR EACH 250 SF = 7.84 ≈ 8 SPACES
EXIST BUILDINGS - 496 SPACES REQUIRED	
D. (5)	6. SVOC - PROPOSED 3 STORY OFFICE ADDITION: 47,650 SF - OFFICE: 1 PARKING SPACE FOR EACH 250 SF = 190.6 ≈ 191 SPACES
PROPOSED BUILDING - 191 SPACES REQUIRED	
EXIST + PROPOSED TOTAL = 496 + 191 = 687 SPACES REQUIRED	

- * - AVERAGE GRADE ELEVATION = 503.1'
BLDG. FIN FL. ELEV. 504.0' + 41.0' (TO FLAT ROOF, NOT INCLUDING PARAPET OR MECH. UNITS) = 545.0'
545.0'-503.1' (AVERAGE PROPOSED FINISHED GRADE) = 41.9' = PROPOSED HEIGHT OF BLDG. PER DEFINITION §255-6, OF ZONING CODE.

AREA OF WORK



LIST OF SITE AND LANDSCAPE DRAWINGS

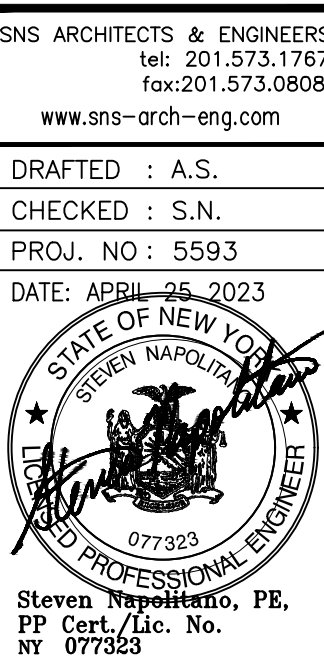
SNS ARCHITECTS & ENGINEERS:
Y-0 SITE PLAN - TITLE SHEET
Y-1 OVERALL EXISTING/DEMO SITE PLAN
Y-2 OVERALL PROPOSED SITE PLAN
Y-2B SITE PLAN EXISTING/PROPOSED CONDITIONS
Y-3 DETAILS & NOTES
YS-1 SOIL EROSION AND SEDIMENT CONTROL PLAN - NOTES & DETAILS
YS-2 SOIL EROSION AND SEDIMENT CONTROL PLAN - NOTES & DETAILS
L102 LANDSCAPE DEVELOPMENT - NEW BUILDING

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-25
D	REVISED PER CML REVIEW	01-28-25
C	FOR PLANNING BOARD FILING AND APPROVAL	05-15-24
B	FOR CDCR FILING	03-05-24
A	FOR CLIENT REVIEW	02-22-24



ORANGE AND ROCKLAND UTILITIES, INC.
PEARL RIVER NEW YORK

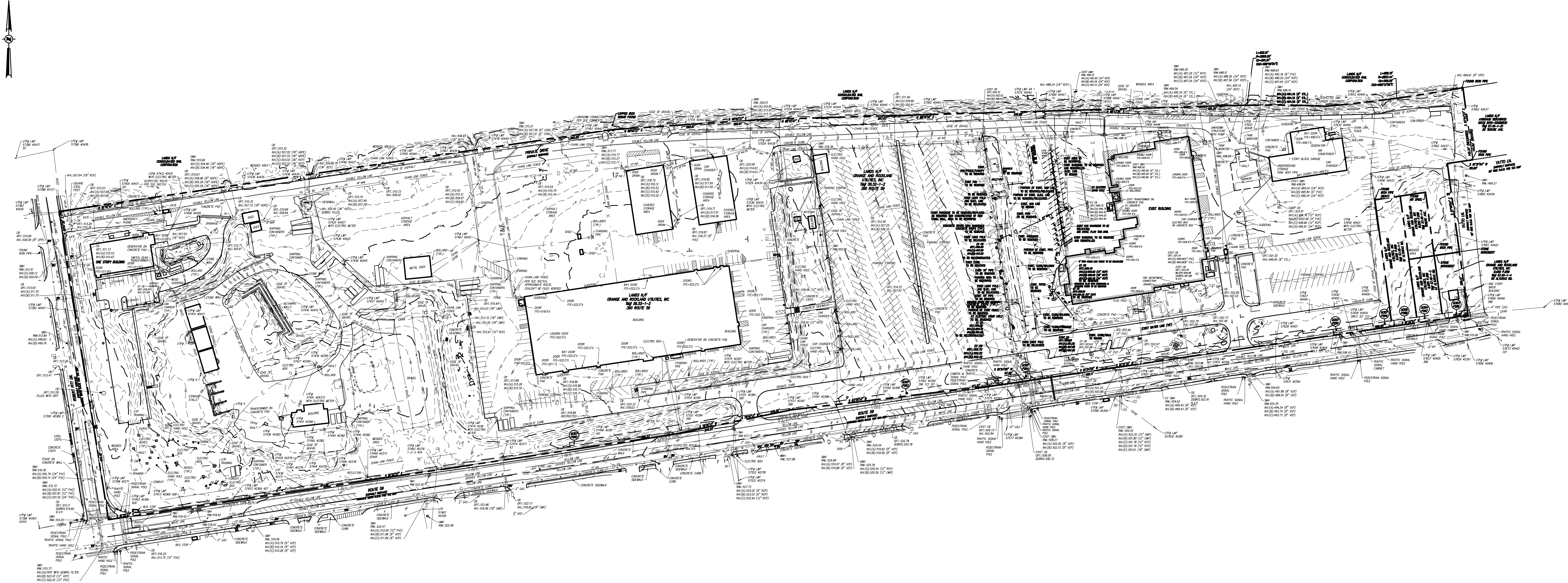
APPROVED		SITE PLAN TITLE SHEET	
DATE		SVOC NEW OFFICE ADDITION	
☐ INFORMATION ☐ COMMENTS ☐ CONSTRUCTION	DATE	TAX MAP ID 56.52-1-2 390 WEST ROUTE 59 VILLAGE OF SPRING VALLEY TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK	
	FILE NO.	DRAWING NUMBER	SHEET
	AS NOTED	5593	Y-0 1 OF 8 1
DESIGN REVIEW	DATE	SCALE	REV.
PEARL RIVER			
ROCKLAND COUNTY, NEW YORK			



SNS ARCHITECTS & ENGINEERS
401.201.573.0808
www.sns-arch-eng.com
DRAFTED : A.S.
CHECKED : S.N.
PROJ. NO. : 5593
DATE: APRIL 26, 2023
Sloan Napolitano, PE,
PE Cert. Lic. No.
077323

John Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE, PP
Robert Nocella, AIA

KNOW WHATS BELOW
CALL 811 BEFORE YOU DIG
OR 800-962-7962



OVERALL SITE PLAN
SCALE: 1"=100'
GRAPHIC SCALE
SCALE: 1"= 100'

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
BUILDING SETBACK	---
DRAINAGE PIPE	—D—
CATCH BASIN	—CB—
DRAINAGE M.H.	—MH—
SANITARY SEWER LINE	—S—
SANITARY SEWER M.H.	—SMH—
WATER MAIN LINE	—W—
FIRE LINE	—F—
IRRIGATION MAIN	—I—
TELEPHONE LINE	—T—
ELECTRIC LINE	—E—
TEL. & ELEC. LINE	—T-E—
GAS MAIN LINE	—G—
SPRINKLER	—SP—
FIRE HYDRANT	—FH—
WATER VALVE	—WV—
PAVEMENT	—PAV—
CONCRETE CURB	—CC—
SPOT ELEVATION	—SE—
LIGHT POLE	—LP—
I.E.	—IE—
T.G.	—TG—

KNOW WHAT'S BELOW
CALL 811 BEFORE YOU DIG
OR 800-962-7962

CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED SURVEYOR IN THE STATE OF NEW YORK TO VERIFY IN FIELD EXISTING GRADING CONDITIONS AT THE SITE AS WELL AS ASCERTAIN EXISTENCE OF ALL UTILITIES, ABOVE GROUND & BELOW GROUND USING UNDERGROUND UTILITY LOCATING EQUIPMENT PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES & SHALL INCLUDE ALL NECESSARY WORK IN THEIR CONSTRUCTION BID.

FOR ALL EXISTING AND PROPOSED LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS

CONTRACTOR SHALL REPLACE/REPAIR ALL CONCRETE CURB, SIDEWALK AND PAVEMENT DAMAGED DURING CONSTRUCTION (TYP.). TOP OF NEW CURB, SIDEWALK AND PAVEMENT SHALL MATCH FLUSH WITH EXIST.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-25
D	REVISED PER CML REVIEW	01-28-25
C	FOR PLANNING BOARD FILING AND APPROVAL	05-15-24
B	FOR CDRC FILING	03-05-24
A	FOR CLIENT REVIEW	02-22-24

ORANGE AND ROCKLAND UTILITIES, INC.
PEARL RIVER NEW YORK

SNS ARCHITECTS & ENGINEERS
INC. 201.573.1767
www.sns-arch-eng.com

DRAFTED : A.S.
CHECKED : S.N.
PROJ. NO : 5593
DATE: APRIL 26, 2023

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
CIVIL		
METTERING		
RELAY		
TRANS. & SUBS.		

DESIGN REVIEW

DATE	SCALE

APPROVED

DATE	SCALE

AS NOTED

OVERALL EXISTING/DEMO SITE PLAN

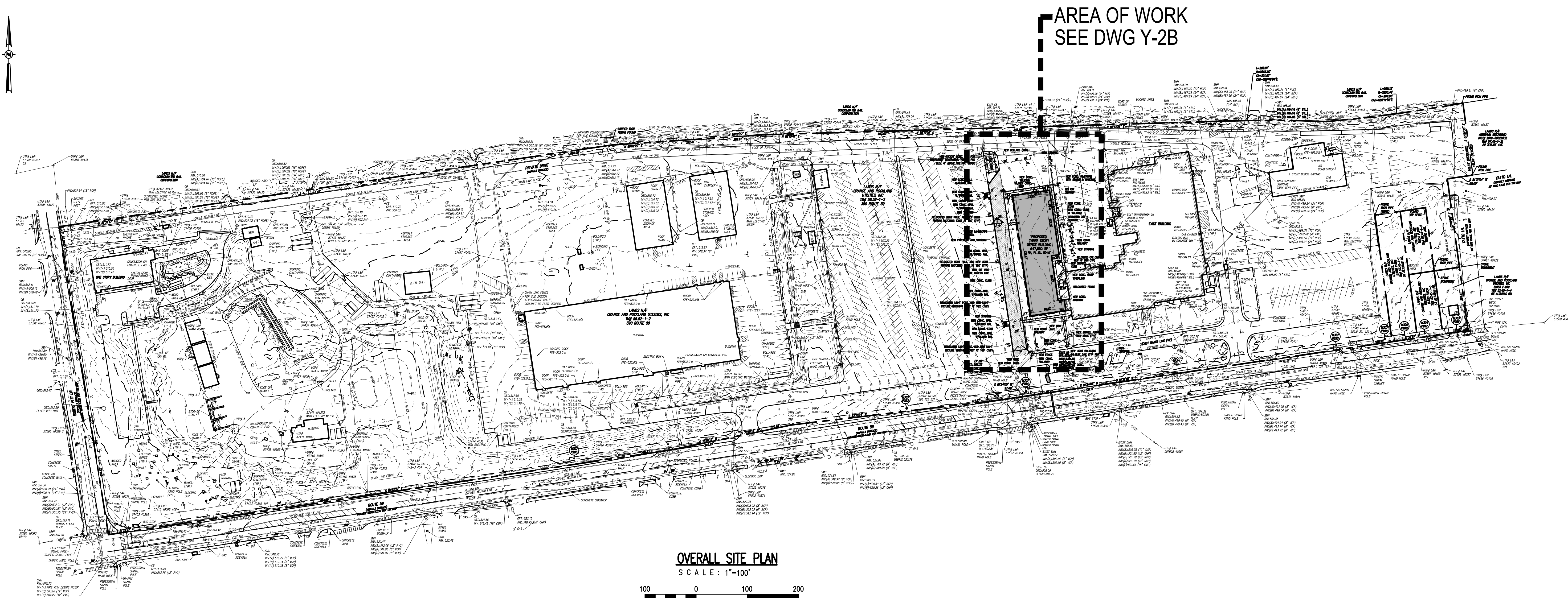
SVOC NEW OFFICE ADDITION
TAX MAP ID 04.82-1-8
SUN WEST ROUTE 88
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

FILE NO.	DRAWING NUMBER	SHEET	REV.
5593	Y-1	2 OF 8	1

PEARL RIVER
ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE MONTVALE NEW JERSEY 07645

John Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE, PP
Robert Nocella, AIA



OVERALL SITE PLAN
SCALE: 1"=100'

GRAPHIC SCALE
SCALE: 1"=100'

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
BUILDING SETBACK	---
DRAINAGE PIPE	D
CATCH BASIN	CB
DRAINAGE M.H.	M.H.
SANITARY SEWER LINE	S
SANITARY SEWER M.H.	S.M.H.
WATER MAIN LINE	W
FIRE LINE	F
IRRIGATION MAIN	I
TELEPHONE LINE	T
ELECTRIC LINE	E
TEL. & ELEC. LINE	T-E
GAS MAIN LINE	G
SPRINKLER	SP
FIRE HYDRANT	HY
WATER VALVE	WV
PAVEMENT	PAV
CONCRETE CURB	CC
SPOT ELEVATION	SE
LIGHT POLE	LP
I.E.	I.E.
T.G.	T.G.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-25
D	REVISED PER CML REVIEW	01-28-25
C	FOR PLANNING BOARD FILING AND APPROVAL	05-15-24
B	FOR CDRC FILING	03-05-24
A	FOR CLIENT REVIEW	02-22-24

ORANGE AND ROCKLAND UTILITIES, INC.
PEARL RIVER NEW YORK

SNS ARCHITECTS & ENGINEERS
INC. 201.573.1767
www.sns-arch-eng.com

DRAFTED : A.S.
CHECKED : S.N.
PROJ. NO : 5593
DATE: APRIL 26, 2023

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
CIVIL		
METTERING		
RELAY		
TRANS. & SUBS.		

OWN: [] DES: [] CPO: []
DESIGN REVIEW: [] DATE: []

APPROVED

DATE: []

DATE: []

OVERALL PROPOSED SITE PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 04.80-1-8
300 WEST ROUTE 80
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

FILE NO. 5593
DRAWING NUMBER Y-2
SHEET 3 OF 8
REV. 1

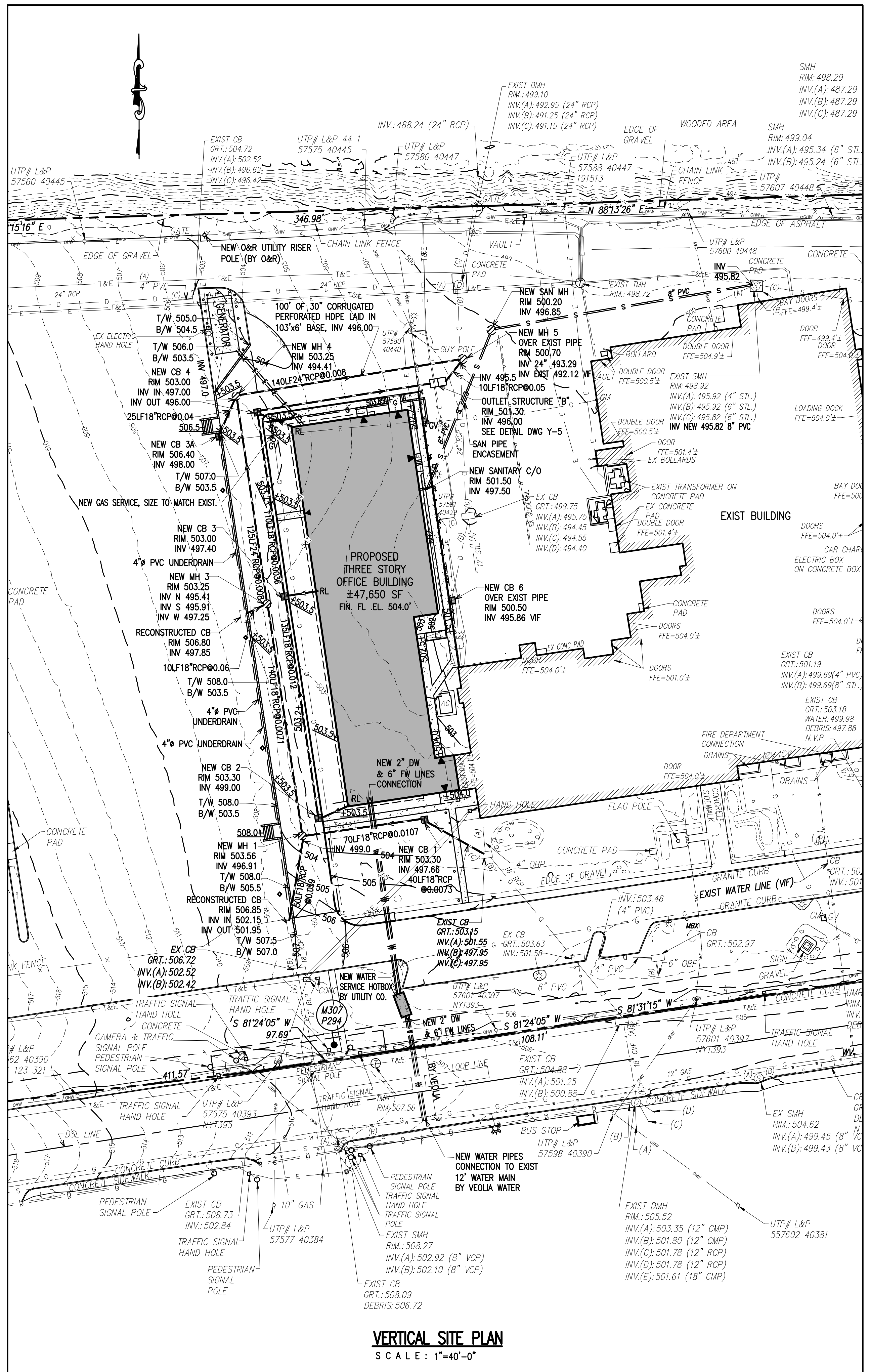
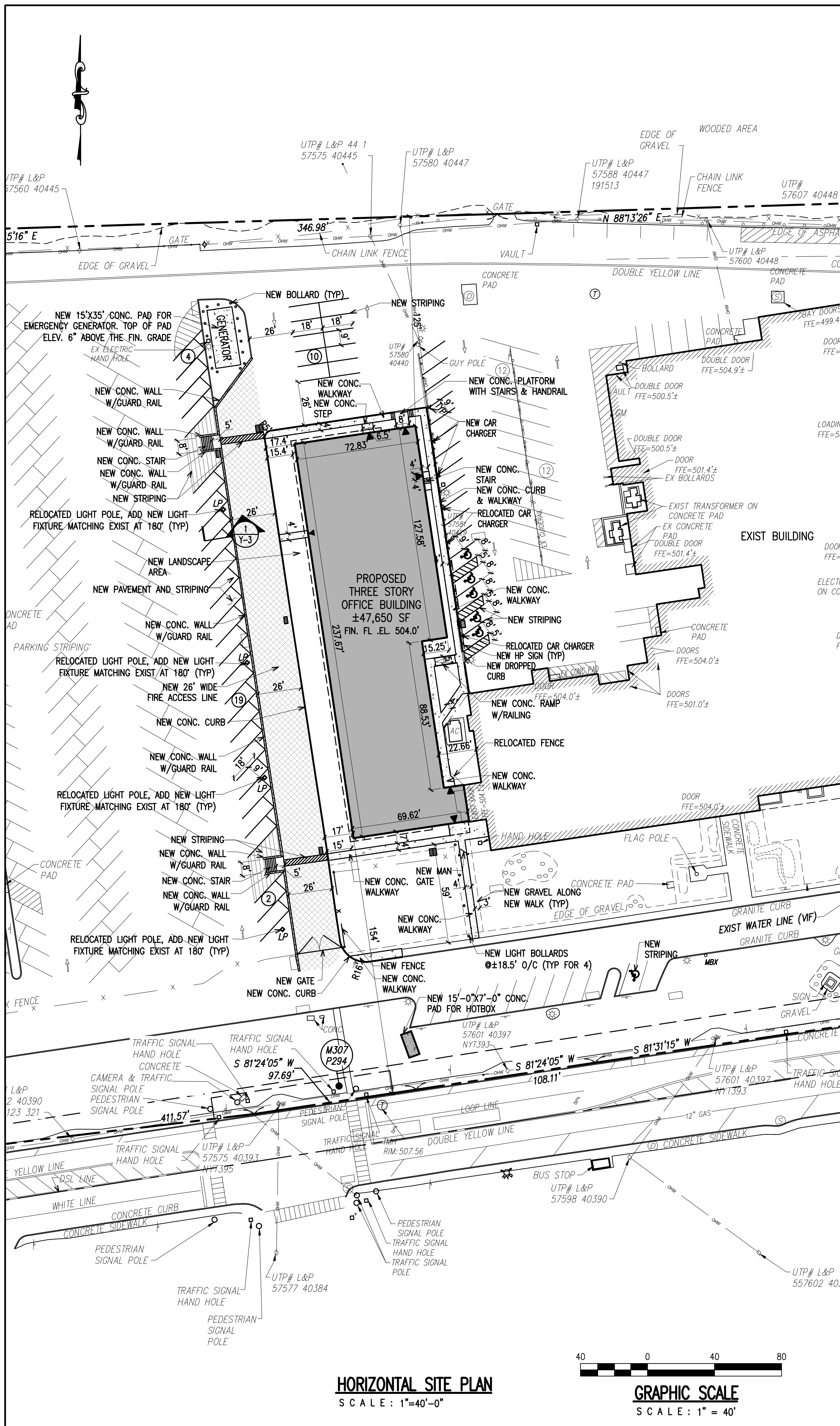
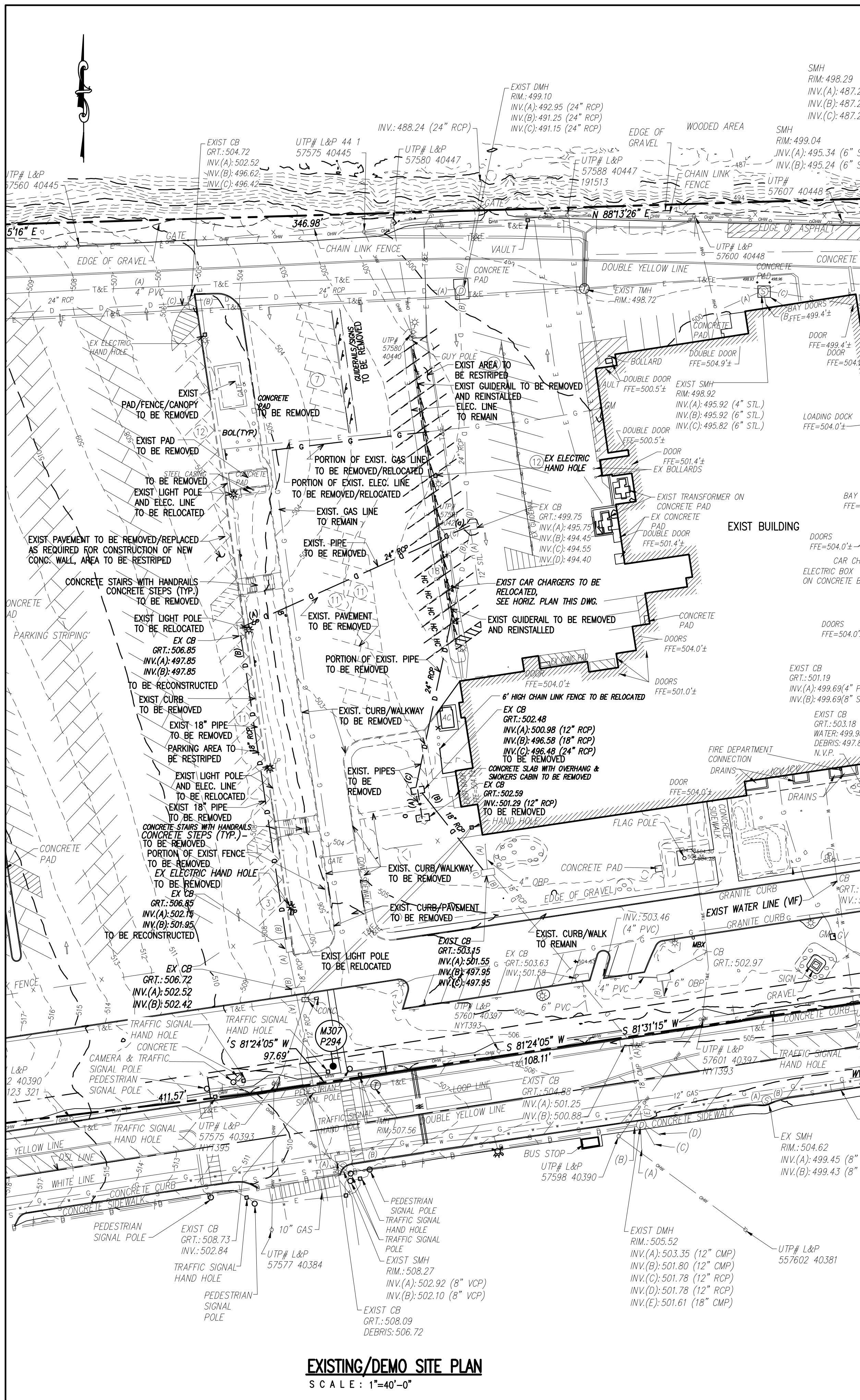
PEARL RIVER
ROCKLAND COUNTY, NEW YORK

ONE PARAGON DRIVE MONTVALE NEW JERSEY 07645

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CONTRACTOR SHALL REPLACE/REPAIR ALL CONCRETE CURB, SIDEWALK AND PAVEMENT DAMAGED DURING CONSTRUCTION (TYP.). TOP OF NEW CURB, SIDEWALK AND PAVEMENT SHALL MATCH FLUSH WITH EXIST.

FOR ALL EXISTING AND PROPOSED LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	---	---
CATCH BASIN	---	---
DRAINAGE M.H.	---	---
SANITARY SEWER LINE	---	---
SANITARY SEWER M.H.	---	---
WATER MAIN LINE	---	---
FIRE LINE	---	---
IRRIGATION MAIN	---	---
TELEPHONE LINE	---	---
ELECTRIC LINE	---	---
TEL. & ELEC. LINE	---	---
GAS MAIN LINE	---	---
SPRINKLER	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
PAVEMENT	---	---
CONCRETE CURB	---	---
SPOT ELEVATION	---	---
LIGHT POLE	---	---
T.G.	---	---

KNOW WHAT'S BELOW
CALL 811 BEFORE YOU DIG
OR 800-962-7962

FOR ALL EXISTING AND PROPOSED LANDSCAPE
INFORMATION REFER TO LANDSCAPE PLANS

CONTRACTOR SHALL REPLACE/REPAIR ALL CONCRETE CURB, SIDEWALK AND PAVEMENT DAMAGED DURING
CONSTRUCTION (TYP.). TOP OF NEW CURB, SIDEWALK AND PAVEMENT SHALL MATCH FLUSH WITH EXIST.

Fire Truck Circulation Plan
SCALE: N.T.S.

CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED SURVEYOR
IN THE STATE OF NEW YORK TO VERIFY IN FIELD EXISTING GRADING
CONDITIONS AT THE SITE AS WELL AS ASCERTAIN EXISTENCE OF ALL
UTILITIES ABOVE GROUND & BELOW GROUND USING UNDERGROUND
UTILITY LOCATING EQUIPMENT PRIOR TO CONSTRUCTION AND SHALL
NOTIFY ENGINEER OF ANY DISCREPANCIES & SHALL INCLUDE ALL
NECESSARY WORK IN THEIR CONSTRUCTION BID.

1 ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING 04-28-25

2 REVISED PER CML REVIEW 01-28-25

3 FOR PLANNING BOARD FILING AND APPROVAL 05-15-24

4 FOR CORC FILING 03-05-24

5 FOR CLIENT REVIEW 02-22-24

ORANGE AND ROCKLAND UTILITIES, INC.

PEARL RIVER NEW YORK

SNS ARCHITECTS & ENGINEERS
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ENGINEERING REVIEW
DATE: 06-20-23

APPROVED
DATE: 06-20-23

DATE: 06-20-23

SITE PLAN EXISTING/PROPOSED CONDITIONS - NEW BUILDING

SVC NEW OFFICE ADDITION

FILE NO. 5593

DRAWING NUMBER Y-2B

SHEET 4 OF 8

REV. 1

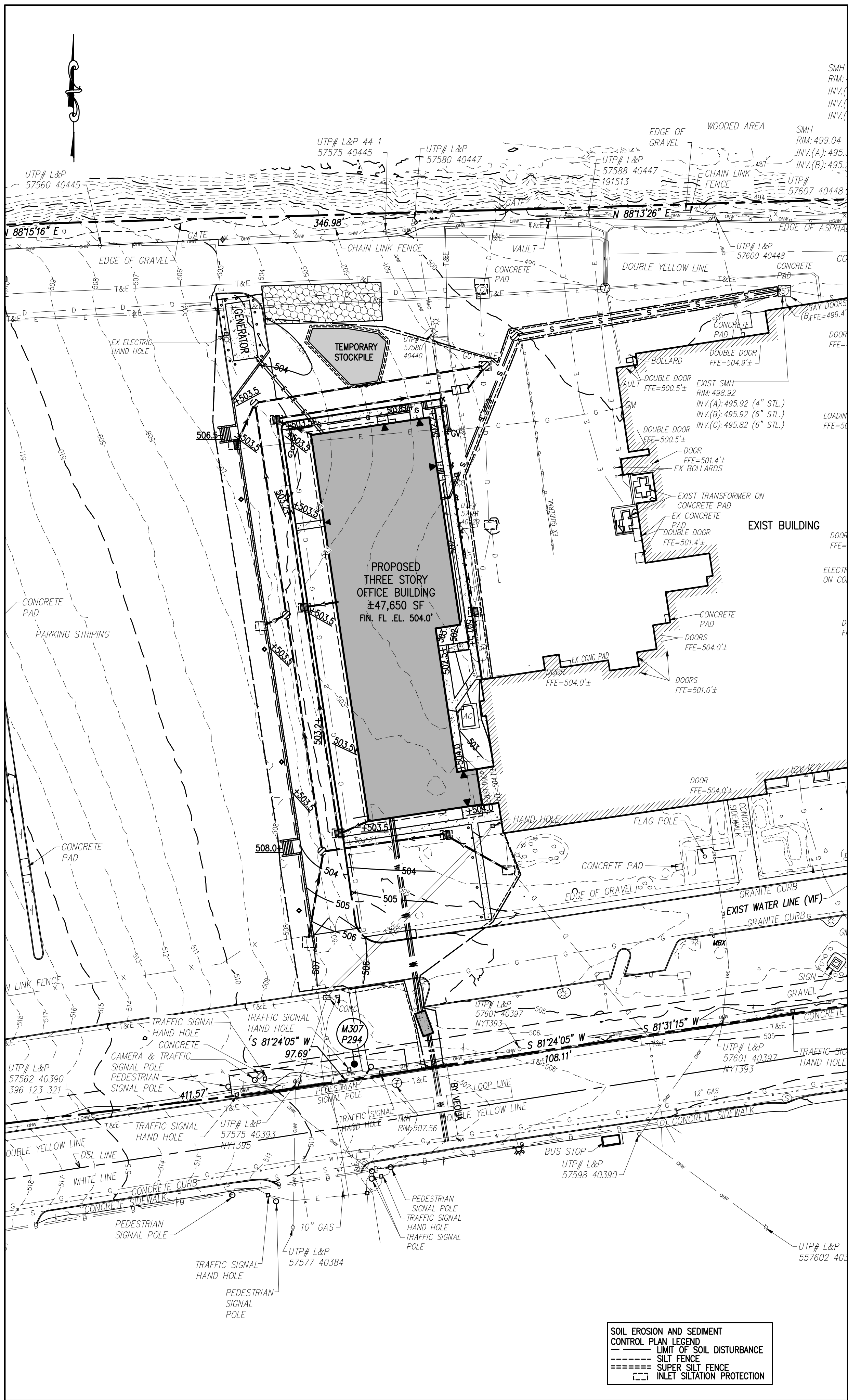
PEARL RIVER

ROCKLAND COUNTY, NEW YORK

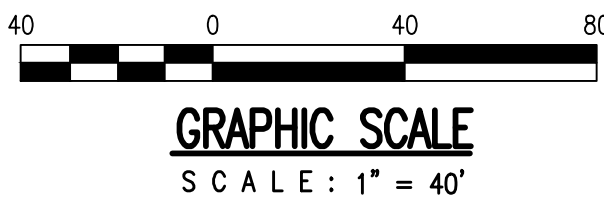
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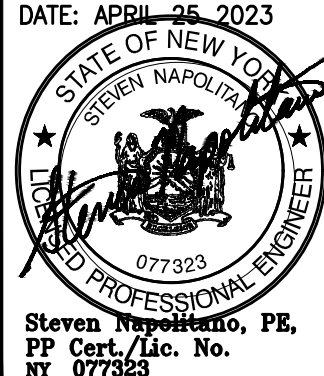


SOIL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=40'-0"



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PEARL RIVER NEW YORK

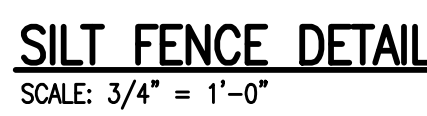
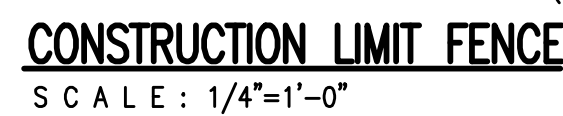
SNS ARCHITECTS & ENGINEERS INC. 201.573.1767 www.sns-arch-eng.com DRAFTED : A.S. CHECKED : S.N. PROJ. NO : 5593 DATE: APRIL 26, 2023 	ENGINEERING REVIEW			APPROVED		SOIL EROSION AND SEDIMENT CONTROL PLAN		
	DEPT.	SIGNATURE	DATE	DATE	☐ INFORMATION ☐ COMMENTS ☐ BID ☐ CONSTRUCTION			
	CIVIL							
	METTERING							
DESIGN REVIEW	DATE	SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.		
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PEARL RIVER			ROCKLAND COUNTY, NEW YORK					
SNS Architects & Engineers, PC ONE PARAGON DRIVE MONTVALE NEW JERSEY 07645			John Lignos, AIA Lorin J. Sonenshine, AIA Steven Napolitano, PE, PP Robert Nocella, AIA					



1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.



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 EVERYWHERE 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.



1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE POSTS AND THE FABRIC. THE FABRIC MUST BE FASTENED SUCH THAT IT RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADJUST STRENGTH.



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

1. SURFACE WATER - ALL SURFACE WATER FLOWING OR INVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPE CATCHED THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
2. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF MATERIALS ONTO THE ADJACENT PROPERTY. WHEN ADDITIONAL STONE OR OTHER MATERIALS ARE REQUIRED, THE CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
3. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW YORK (MY STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- ANY AREA WITHIN THE CONSTRUCTION AREA THAT IS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING; IF THE SEASON PROVIDES TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, IN ACCORDANCE WITH THE NY STANDARDS (a.s. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- 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 LIQUID MULCH BINDER AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NY STANDARDS.
4. STABILIZATION SPECIFICATIONS:
 - A. TEMPORARY SEEDING AND MULCHING:
 - LIME - 100 lbs./1,000 of ground LIMESTONE; FERTILIZER - 11 lbs./1,000 of, 10-20-10 OR EQUIVALENT
 - WORKED INTO THE SOIL A MINIMUM OF 4" -
 - SEED - PERENNIAL RHYGRASS 40 lbs./acre (1 lb./100 of) OR OTHER APPROVED SEEDS; 15 AND 10 SEEDS PER SPOONFUL OF SEEDS BETWEEN JUNE 15 AND OCTOBER 15
 - MULCH - SALT HAY OR SMALL GRASS STRAW AT A RATE OF 70 TO 90 lbs./1,000 of to BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (a.s. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - B. PERMANENT SEEDING AND MULCHING:
 - LIME - 100 lbs./1,000 of ground LIMESTONE; FERTILIZER - 11 lbs./1,000 of, 10-20-10 OR EQUIVALENT
 - WORKED INTO THE SOIL A MINIMUM OF 4" -
 - SEED - TURF TYPE TALL FESCUE (BLENDED OF 3 CULTIVARS) 150 lbs./acre (3.5 lbs./1,000 of) OR APPROVED SEEDS; PLANT FESCUE (BLENDED OF 3 CULTIVARS) 150 lbs./acre (3.5 lbs./1,000 of) OR APPROVED SEEDS
 - MULCH - SALT HAY OR SMALL GRASS STRAW AT A RATE OF 70 TO 90 lbs./1,000 of to BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (a.s. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. ALL AT-TIME EROSION AND SEDIMENT CONTROL MEASURES AND ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1 1/2 - 2" CRUSHED STONE, 8" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A 1/2" THICK SYNTHETIC GEOTEXTILE.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
10. ALL EROSION AND SEDIMENT STABILIZED WITH 1 1/2 - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL, WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO ANY DRAINAGE-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER.
13. ALL DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DRAINAGE OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER.
15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD.
16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE TREE TOP LINE OR BEYOND.
17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BEYOND STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ANY EROSION OR SEDIMENTATION THAT OCCURS OFF-SITE AS A RESULT OF CONSTRUCTION WILL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL MUST BE AVAILABLE AT ALL TIMES TO THE VILLAGE ENGINEER.
20. THE VILLAGE ENGINEER MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
21. THE EROSION AND SEDIMENT CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:
 - TEMPORARY SEDIMENTATION CONTROL AREAS SHALL BE PROVIDED AS SLOPE LOCATIONS TO INTERCEPT EXCESS RAINFALL. EXCESS RAINFALL SHALL BE DIVERTED TO THE EXTERIOR SEALS, WHICH SHALL BE STABILIZED WITH LABRURY SILT LADEN RUNOFF FROM THE SITE.
 - SEDIMENTATION AREAS MAY BE BAKCWOATED OR MAY BE CREATED UTILIZING EARTHEN BARRS, RIP-RAP OR CRUSHED STONE DAMS, BAY DALS, OR OTHER SUITABLE MATERIALS. INVERSION SLOPES, BERMS, OR OTHER CANALIZATION SHALL BE CONSTRUCTED TO PREVENT SEDIMENT FROM ENTERING THE EXTERIOR SEALS. SEDIMENTATION AREAS WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER CONSTRUCTION. SEDIMENTED AREAS SHALL BE CLEANED AND RESEEDED WITHIN 30 DAYS. SEEDING SHALL BE TEMPORARY SEEDING WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR BAY PER 1,000 SQUARE FEET. RAINFALL SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE EROSION AND SEDIMENT CONTROL SYSTEM.
 - SILT THAT LEAVES THE SITE OR SITE OF REQUIRED REQUIREMENTS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 - SILT AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY STABILIZATION DEVICES SHALL BE REMOVED AND ALL AREAS RESEED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS PER DETAILS ON THIS DRAWING.
2. INSTALL ENFORCEMENT AT LIMITS OF CONSTRUCTION & EQUIPMENT BARRIER FENCING.
3. CONSTRUCT TEMPORARY DITCHES AND SEDIMENT CATCHING BASINS, TEMPORARY OUTLET STRUCTURES, AND SEDIMENT TRAPS TO REMOVE EXISTING UNSUITABLE VEGETATION AND DEBRIS IN AREAS WHERE NECESSARY. ANY VEGETATION THAT REMAINS SHALL BE PROPERLY PROTECTED AND KEPT IN ITS NATURAL STATE.
4. STRIP AND STOCKPILE TOPSOIL.
5. PRELIMINARY SUB-GRADING OF AREAS TO BE DEVELOPED.
6. LAYOUT AND LOCATION OF PROPOSED PARKING AREAS, ROADWAY, DRAINAGE FACILITIES AND UTILITIES.
7. CONSTRUCTION OF PROPOSED DRAINAGE AND UNDERGROUND UTILITIES AND INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES WHICH ARE AFFECTED (SUCH AS INLET PROTECTION DEVICES).
8. PREPARATION OF SUB-GRADE SHALL BE PERFORMED IMMEDIATELY FOLLOWING PRELIMINARY GRADING IN ORDER TO STABILIZE PAVEMENT AREAS.
9. CONSTRUCTION OF ALL PROPOSED CURBS.
10. INSTALLATION OF BASE-COURSE FOR PAVEMENT AREAS, IF WEATHER PERMITS.
12. REMOVAL OF ALL SEDIMENT CONTROL DEVICES PERTAINING TO INLET PROTECTION.
13. COMPLETION OF ALL FINAL SURFACE PAVEMENT, IF WEATHER PERMITS.
14. COMPLETION OF CONSTRUCTION.

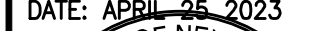
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PEARL RIVER NEW YORK

SWS ARCHITECTS & ENGINEERS Tel: 201-573-1767 Fax: 201-573-0808 www.sws-arch-eng.com	ENGINEERING REVIEW			APPROVED	SOIL EROSION AND SEDIMENT CONTROL PLAN-NOTES & DETAILS SVOC NEW OFFICE ADDITION TAX MAP ID 06-02-1-2 390 WEST ROUTE 59 VILLAGE OF SPRING VALLEY TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK
	DEPT.	SIGNATURE	DATE	DATE	
DRAFTED : A.S.	CIVIL			☐ INFORMATION	
CHECKED : S.N.	METERING			☐ COMMENTS	
PROJ. NO: 5593	RELAY			☐ BID	
DRAWN: RWJ, CS, RGG	TRANS. & SUB.			☐ CONSTRUCTION	

DATE: APR 28, 2023

	OWN	DES	CHKD	SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
	DESIGN REVIEW			DATE	AS NOTED	5593	YS-2	7 OF 8



- o John Lignos, AIA
- o Lorin J. Sonenshine, AIA

- Steven Napolitano, PE, PP

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SNS ARCHITECTS & ENGINEERS
tel: 201.573.1767
fax:201.573.0808
www.sns-arch-eng.com

DRAFTED : A.S.
CHECKED : S.N.
PROJ. NO : 5593
DATE: APRIL 25, 2023

STATE OF NEW YORK
SEAL OF THE
ENGINEERING BOARD
077323
PROFESSIONAL ENGINEER

Steven Napolitano, PE,
PP Cert./Lic. No. NY
077323

1. ALL THREE LANE TITS, PLANT BEDS, AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH (AFTER SETTLEMENT) OF SUCCEDED HARDWOOD MULCH.
2. THIS DRAINAGE SHALL BE USED FOR LANDSCAPE DEVELOPMENT PURPOSES ONLY.
3. ALL PLANT MATERIAL THAT OCCURS IN SLOPED AREAS IN EXCESS OF 3:1 SHALL BE PLACED IN THE FIELD, DIRECTED BY THE LANDSCAPE ARCHITECT.
4. ALL TREE STAKING, GUYING, AND WRAPPING SHALL BE REMOVED AFTER ONE YEAR. NO WIRE IS TO BE USED FOR GUYING.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF ACCEPTANCE, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM DISEASE, INADEQUATE WATERING, OR OTHER CAUSES BEYOND THE CONTROL OF THE LANDSCAPE ARCHITECTS ATTENTION.
6. ALL SHRUB, FLOWER, AND GROUNDCOVER BEDS SHALL BE PITCHED OR CROWNED TO ASSURE A MINIMUM SURFACE PITCH OF 3% FOR POSITIVE SURFACE DRAINAGE.
7. ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF ACCEPTANCE, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM DISEASE, INADEQUATE WATERING, OR OTHER CAUSES BEYOND THE CONTROL OF THE LANDSCAPE ARCHITECTS ATTENTION. CONTRACTOR, IF NOT MAINTAINING THE PROPERTY DURING THE GUARANTEE PERIOD, SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE LANDSCAPE. CONTRACTOR SHALL BE RESPONSIBLE FOR DEALING ANY MAINTENANCE PRACTICES HE OBSERVES WHICH WOULD IN ANY MANNER WEAKEN HIS GUARANTEE OBLIGATION.
8. ALL AREAS BEYOND THE LIMIT OF LAWN/GROUNDCOVER AREAS THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION AND/OR TO COMPLY WITH STANDARDS INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
9. ALL TREES ADJACENT TO CURBS (OR EDGE OF PAVEMENT) SHALL BE PLACED 3'-6" AWAY FROM THE CURB FAS MEASURED TO THE TRUNK. CURBS SHALL BE PLACED TO PROTECT TREES FROM DAMAGE TO TRUNKS AND BRANCHES. CURBS OR AS NOTED ON THE LANDSCAPE PLAN. ALL TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS SHALL BE BRANched TO PROTECT FROM DAMAGE TO TRUNKS AND BRANCHES. CURBS SHALL BE PLACED TO PROTECT TREES FROM DAMAGE TO TRUNKS AND BRANCHES. CURBS OR AS NOTED ON THE LANDSCAPE PLAN. ALL TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS SHALL BE BRANched TO PROTECT FROM DAMAGE TO TRUNKS AND BRANCHES. CURBS SHALL BE PLACED TO PROTECT TREES FROM DAMAGE TO TRUNKS AND BRANCHES. CURBS OR AS NOTED ON THE LANDSCAPE PLAN.
10. ALL PLANT MATERIAL MUST COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "STANDARD FOR NURSERY STOCK".
11. PLANT QUANTITIES ARE GIVEN FOR COMPARISON PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ORDERING PLANT MATERIAL THAT MEETS THE SPECIFICATIONS AND MATTER SPECIFIED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN PLANT SCHEDULE QUANTITIES AND PLANS SHALL IMMEDIATELY BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR REVIEW AND CORRECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR ANY ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT AND AS APPROVED BY THE BOROUGH LANDSCAPE ARCHITECT.
12. APPLY ANTI-DESICCANT PRIOR TO THE ONSET OF WINTER AND AGAIN IN MID-WINTER, USING POWER SPRAY TO PROVIDE AN ANTI-DESICCANT COMPLETION OF THE WINTER. ANTI-DESICCANT SHALL BE APPLIED TO ALL TREES AND SHRUBS ARE MOVED IN FULL-LEAF. SPRAY WITH ANTI-DESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO WEEKS AFTER INSTALLATION.
13. ALL PLANTED TREES, SHRUBS, GROUNDCOVERS AND ANNUAL FLOWERS, SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE IS TRANSFERRED TO THE FIELD, MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, CONTROL OF INSECTS, FUNGUS, AND OTHER HORTICULTURAL OPERATIONS NECESSARY FOR THE PROPER MAINTENANCE OF THE LANDSCAPE.
14. PLANT LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SUBJECT TO FIELD AND UTILITY LOCATIONS.
15. ANY CHANGES TO AN APPROVED LANDSCAPING PLAN MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT AND AS APPROVED BY THE BOROUGH LANDSCAPE ARCHITECT.
16. PLANT BACKFILL MUST CONTAIN THE FOLLOWING:
 - 1 PART AMENDED TOPSOIL, (SCREENED) WITH FERTILIZATION AS REQUIRED BELOW:

FERTILIZATION: 1. FOR TREES, SHRUBS AND ALL GROUND COVER (HERBACEOUS AND CONIFEROUS): "TERRA-SORB" AG AT THE RATE OF 32 OZ PER CUBIC YARD OF SOIL MIX.
2. FOR TREES AND SHRUBS (EXCLUDING CONIFEROUS GROUND COVER): PHC HEALTHY START 3-4-3 ORGANIC FERTILIZER CONDITIONER, SHALL BE APPLIED AT 1/2 LB. PER TRUNK DIAMETER (CAL. INCH) FOR TREES. FOR SHRUBS, USE THE FOLLOWING TABLE:

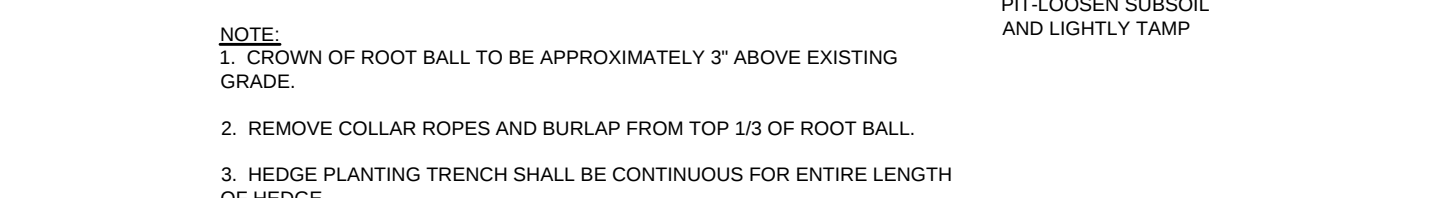
FOR HERBACEOUS AND CONIFEROUS GROUND COVER: DRY ROOTS 2 SHALL BE APPLIED AT THE FOLLOWING RATES:

CONIFEROUS GROUND COVER:			
<u>PLANT SIZE</u>	<u>RATE CUPS</u>	<u>LBS.</u>	<u>#PLANT BAG</u>
15-18" B&B	1 1/2	3/4	37

HERBACEOUS GROUND COVER: 20LBS./1000 SQUARE FEET.

FOR LAWN AND SEEDING AREAS: 10-6-4 50% ORGANIC FERTILIZER AT THE RATE OF 20LBS. PER 1,000 SQUARE FEET (OR AS REQUIRED BY TOPSOIL ANALYSIS REPORT).

17. STEEP SLOPES AND DISTURBED LAWN AREAS TO BE SEEDDED WITH ERNST MIX 181 OR APPROVED EQUAL. SEE PLAN FOR APPROXIMATE LOCATION. SEE BREAKDOWN OF SEED MIXTURE.



SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

[illegible]

NOTE: F.P.E. = FULL TO POT EDGE.

N.T.S.



S. C. A. I. E. : 1"=20'-0"



SCALE: NOT TO SCALE

4/00/0005

LEGEND

EXISTING TREES TO

ONE PARA

never,

ORANGE AND RO

- John Lignos, AIA
- Lorin J. Senenichine, AIA

SINS Architects & Engineers, PC
ONE BARACON DRIVE MONTVALE NEW JERSEY 07645