17

DRAWINGS LIST:

PAGE SHEET SHEET TITLE

 $1. \quad C-000 \quad GENERAL \quad NOTES$

2. C-001 EXISTING CONDITIONS

3. C-002 EROSION AND SEDIMENT CONTROL

4. C-003 DEMO PLAN

5. C-101 SITE PLAN

6. C-201 SITE UTILITY AND GRADING PLAN

17

7. C-601 SITE LIGHTING PLAN 8. C-602 SITE LIGHTING PLAN - BUILDING SECOND FLOOR

16

15

9. C-901 DETAILS

 $10. \quad C-902 \quad DETAILS$

 $12. \quad C-904 \quad DETAILS$

 $11. \quad C-903 \quad DETAILS$

18

EROSION AND SEDIMENT CONTROL NOTES:

13

1. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

2. CONSTRUCTION VEHICLES AND EQUIPMENT ENTERING AND EXITING THE SITE MUST ENTER AND EXIT AT THE STABILIZED CONSTRUCTION ENTRANCE LOCATION(S) ONLY. MEASURES MUST BE TAKEN TO PREVENT SOIL AND SEDIMENT FROM A VEHICLE'S TIRES FROM BEING DEPOSITED ONTO THE PUBLIC ROADS.

11

10

3.UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO THE COUNTY OF ROCKLAND COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.

4.IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

5.BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS THAT MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN. THE OPERATOR MUST

RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY OF ROCKLAND.

6. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY OF ROCKLAND, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

7.A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

8. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A NY ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER. (THIS IS

A NUMBERED SYMBOL NOT A NOTE.)

9.EROSION AND SEDIMENT BMPS (BEST MANAGEMENT PRACTICES) MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.

10.IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE. THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

11.UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

12.SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE

SWALES AND IMMEDIATELY STABILIZED. OR PLACED IN TOPSOIL STOCKPILES.

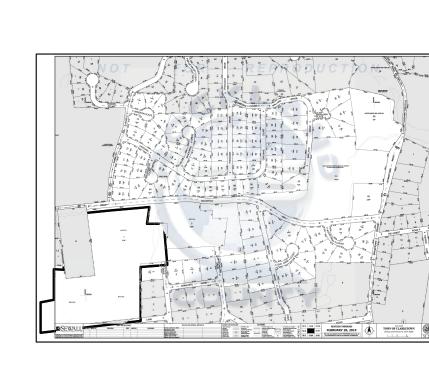
13.THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

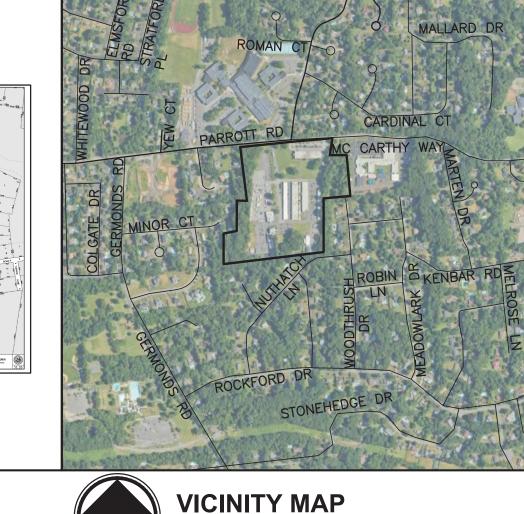
BMPS - AFTER DISTURBANCE

TO RESIST SLIDING AND OTHER MOVEMENTS.

1. WITHIN FOURTEEN (14) DAYS OF ACHIEVING FINAL SITE STABILIZATION, TEMPORARY EROSION AND SEDIMENT BMPS CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED

2. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT









BULK REQUIREMENTS TOWN CLARKSTOWN R-22 MEDIUM DENSITY RESIDENTIAL

BULK TABLE REQUIREMENTS MINIMUM REQUIRED

BULK ITEM <u>REQUIRED</u> <u>PROVIDED</u> LOT AREA 80.000 1,176,120 LOT WIDTH 175 >175 FRONT SETBACK (FT) >50 REAR SETBACK >60 ONE SIDE >40 BOTH SIDES >90

MAXIMUM PERMITTED **BULK ITEM** <u>PROVIDED</u> BUILDING COVERAGE (%) 21% BUILDING HEIGHT ≤35' <21%

21% LOT COVERAGE PROPERTY ADDRESS 65 PARROTT ROAD WEST NYACK, NY 10994

> TAX MAP TOWN OF WEST NYACK, NY SECTION 51.20, LOT 2, BLOCK 1 SECTION 51.20, LOT 2, BLOCK 2 SECTION 51.19, LOT 2, BLOCK 6

> OWNER & DEVELOPER ROCKLAND BOCES 65 PARROTT ROAD, NYACK NY

> > EXISTING USE

SCHOOL

SCHOOL

PROPOSED USE

REFERENCE LAN ASSOCIATES PARTIAL TOPOGRAPHIC SURVEY 8-8-23 JOB NUMBER 4.1460.06.01.

FILE NUMBER 14600601S1

212-545-7878 office www.structuralengineerwebsite.com Food Service Consultant:

> ELITE | STUDIO E 1865 New Hwy #1 Farmingdale, NY, 11735 631-420-9400 office www.elitestudioe.com

ARCHITECT

KSQ Architects PC dba KSQ Design

215 W 40th St - 15th flr

New York, NY 10018 646.435.0660 office www.ksq.design

ROCKLAND BOCES

845-627-4700 office

West Nyack, NY, 10994

www.rocklandboces.org

Civil & MEP Engineer

Middletown, NY 10940

845.343.1481 office

Structural Engineer

New York, NY 10016

www.fellp.com

FE #: 23-284

Fellenzer Engineering LLP

22 Mulberry Street, Suite 2A

GACE CONSULTING ENGINEERS

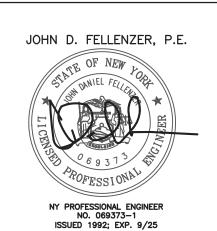
148 Madison Avenue, Fourth Floor

65 Parrott Rd.

Owner

Construction Manager:

ARRIS CONTRACTING COMPANY, Inc. 189 Smith Street Poughkeepsie, NY 12601 845-473-3600 office www.arriscontracting.com

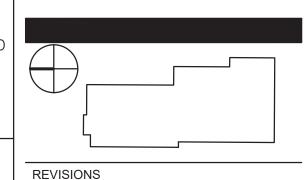


It is a violation of Title VIII, Article 147 of NYS Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and the notation "altered by" followed by his or her signature and a specific description of the alterations made.

ROCKLAND BOCES P-TECH C-TEC BUILDING

SED #: 50-90-00-00-0-044-001

65 PARROT RD, WEST NYACK, NY 10994



Description **ISSUED:** BID SET ISSUANCE

DATE: 6/30/25

SCALE: AS SHOWN SHEET NAME:

GENERAL NOTES

SHEET NUMBER:

REFERENCE SCALE

5/16/2024 9:02:28 AM

12

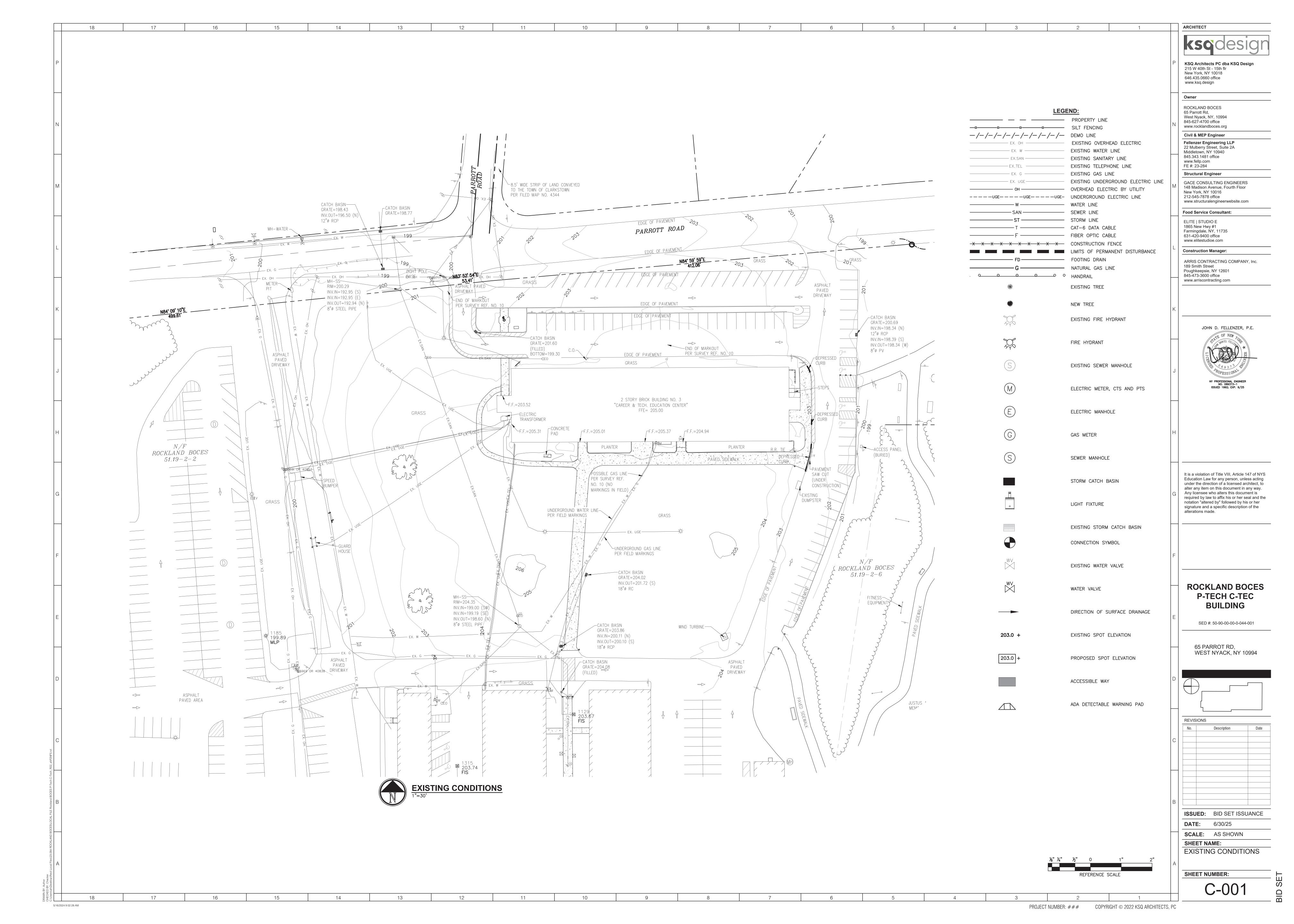
13

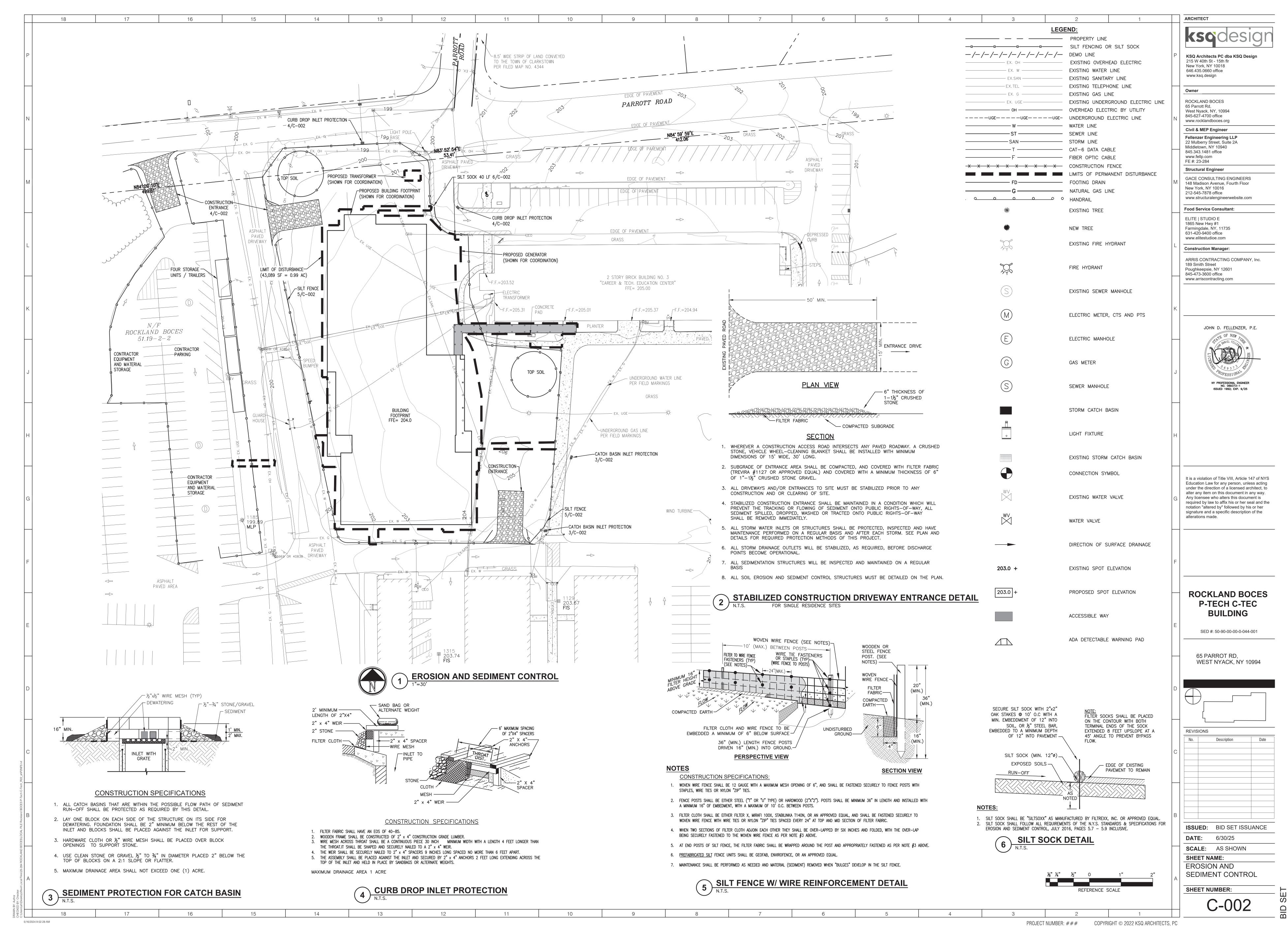
11

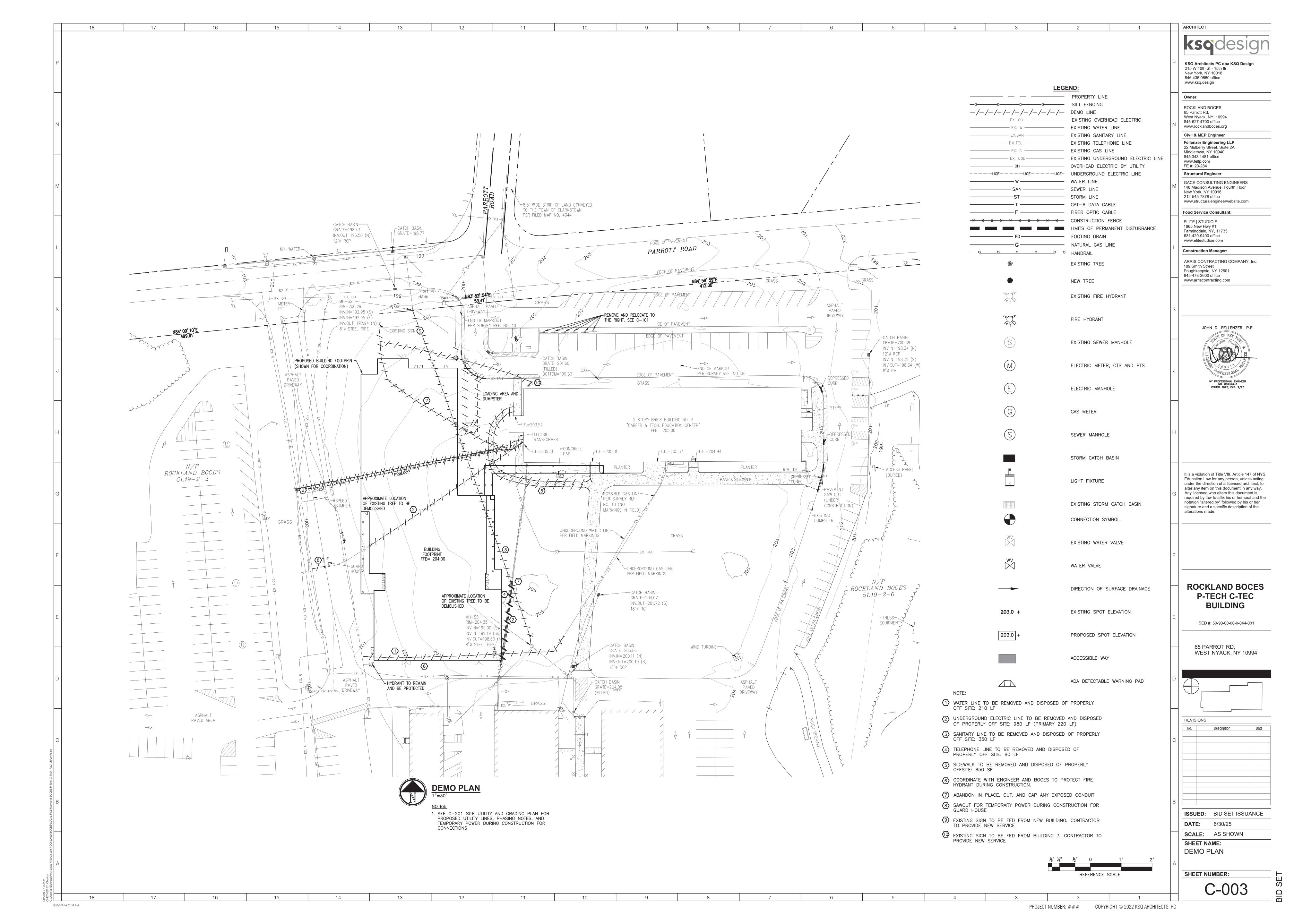
10

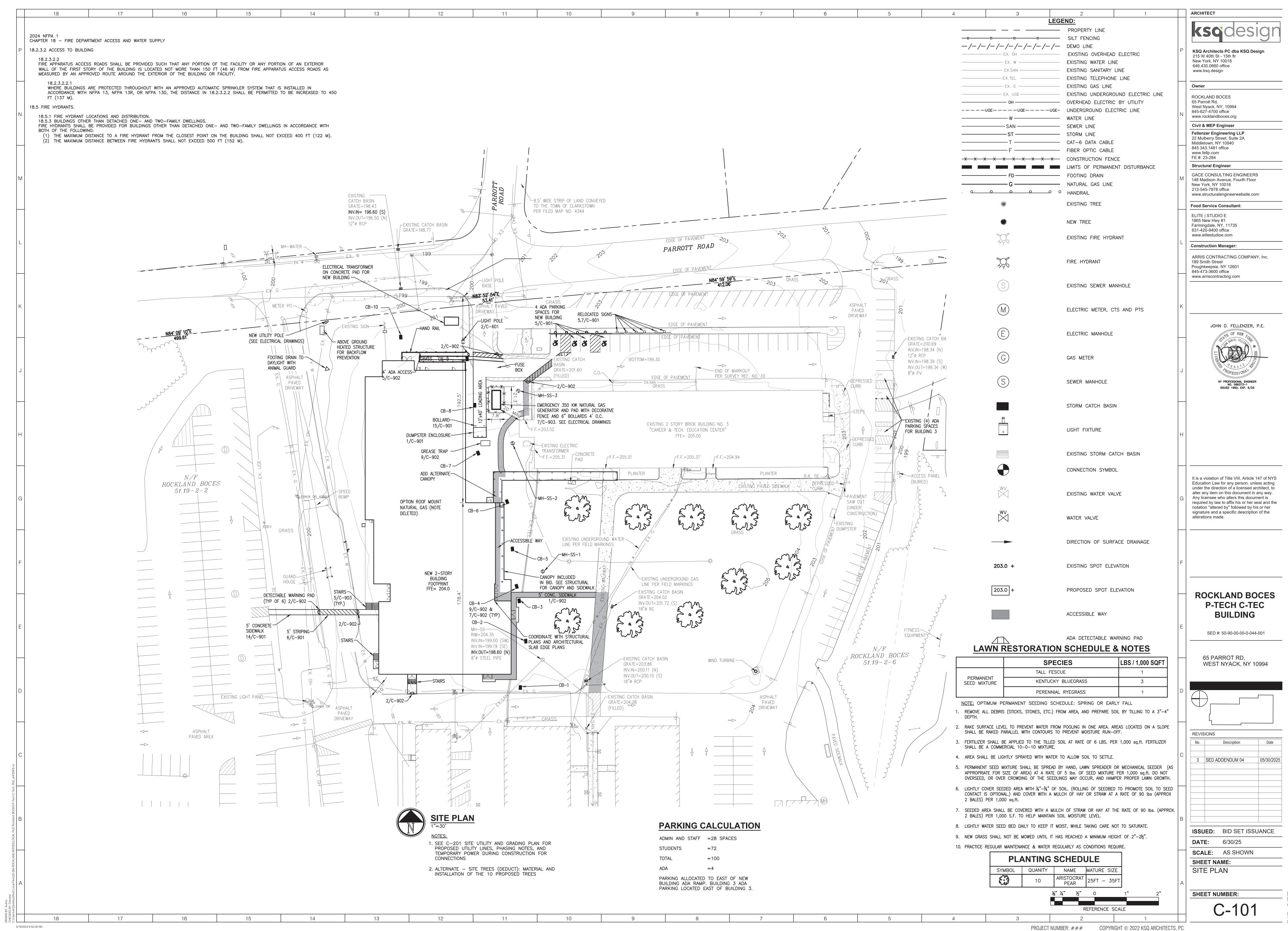
7

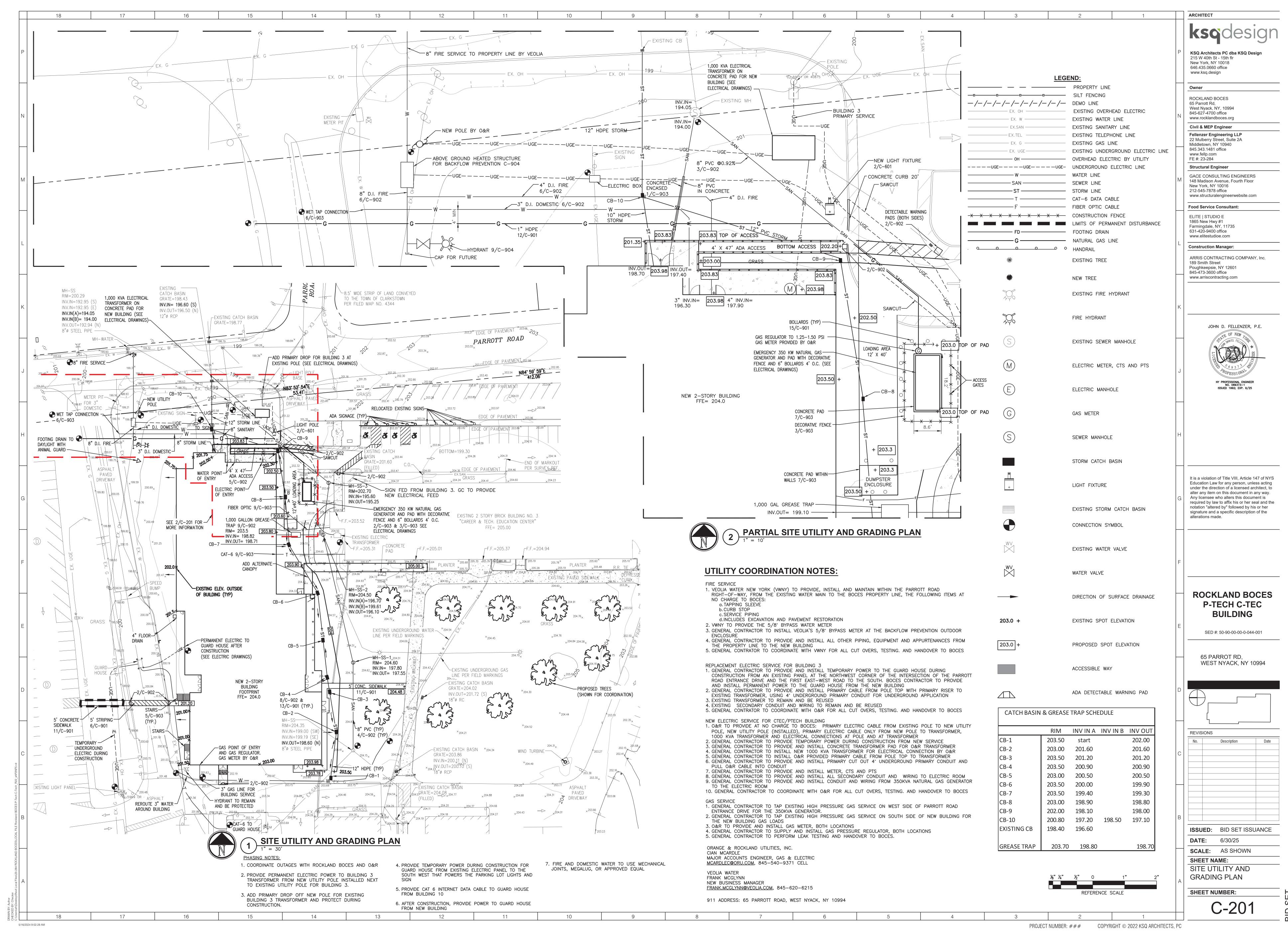
PROJECT NUMBER: ### COPYRIGHT © 2022 KSQ ARCHITECTS, PC

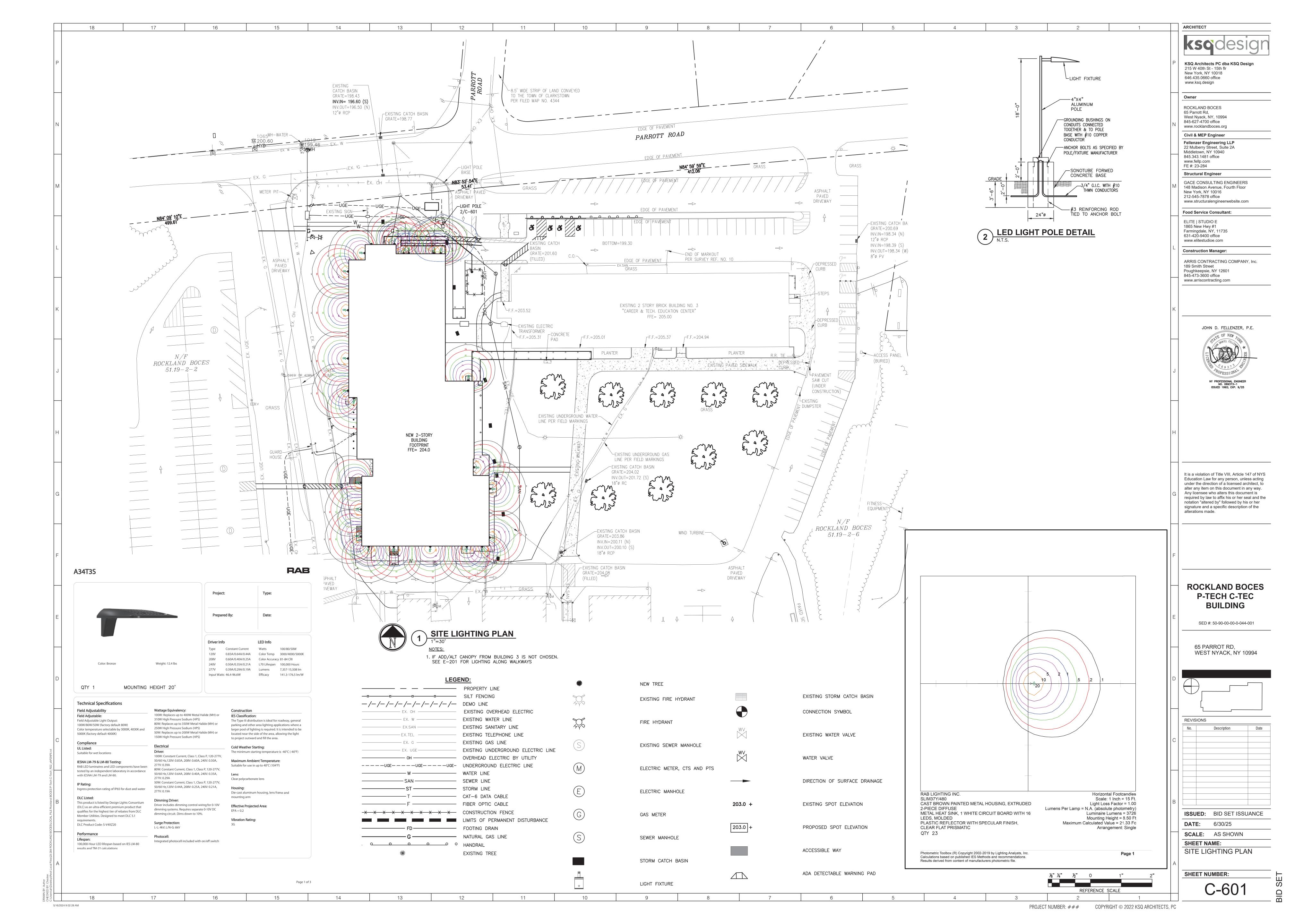


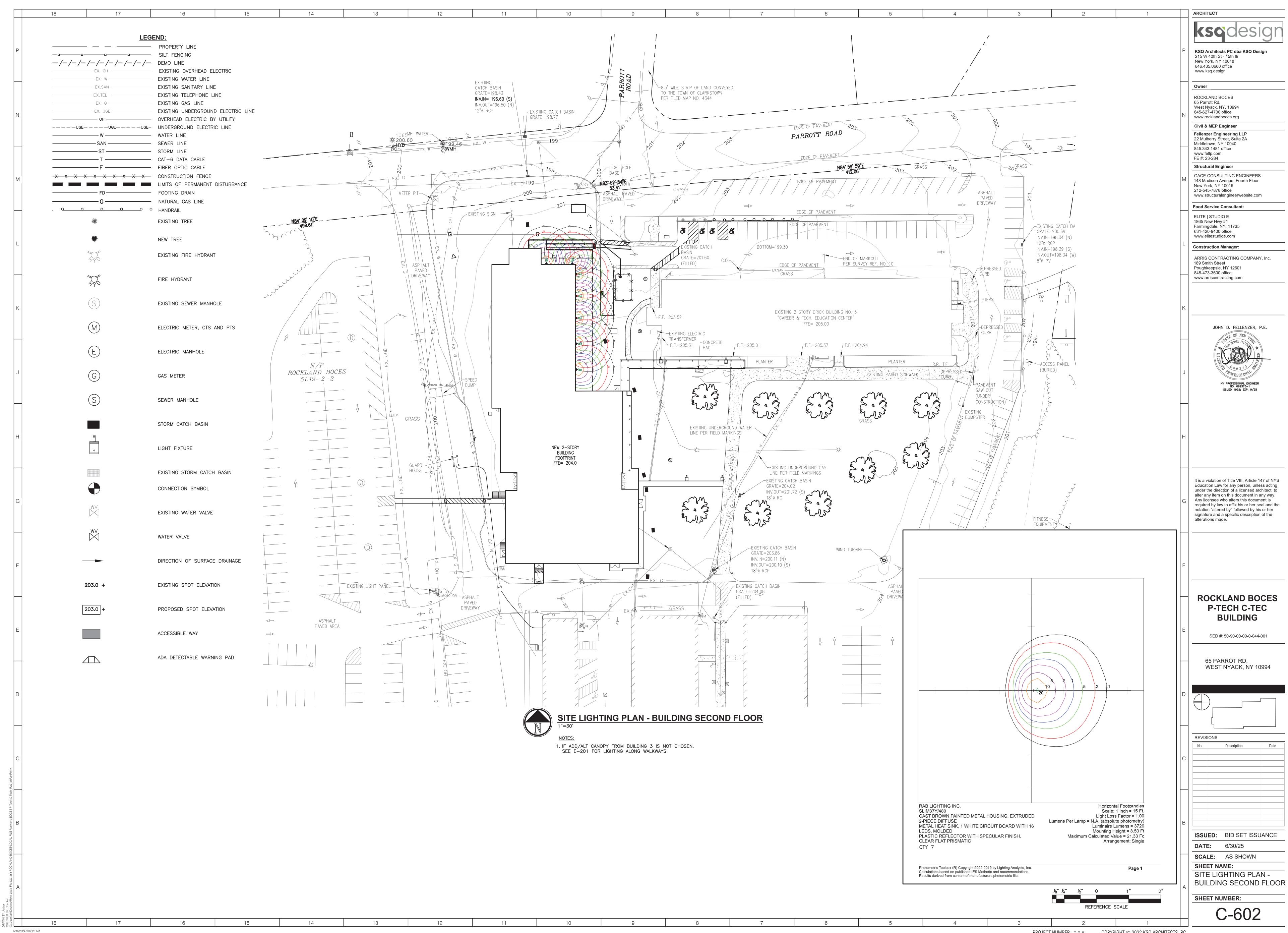




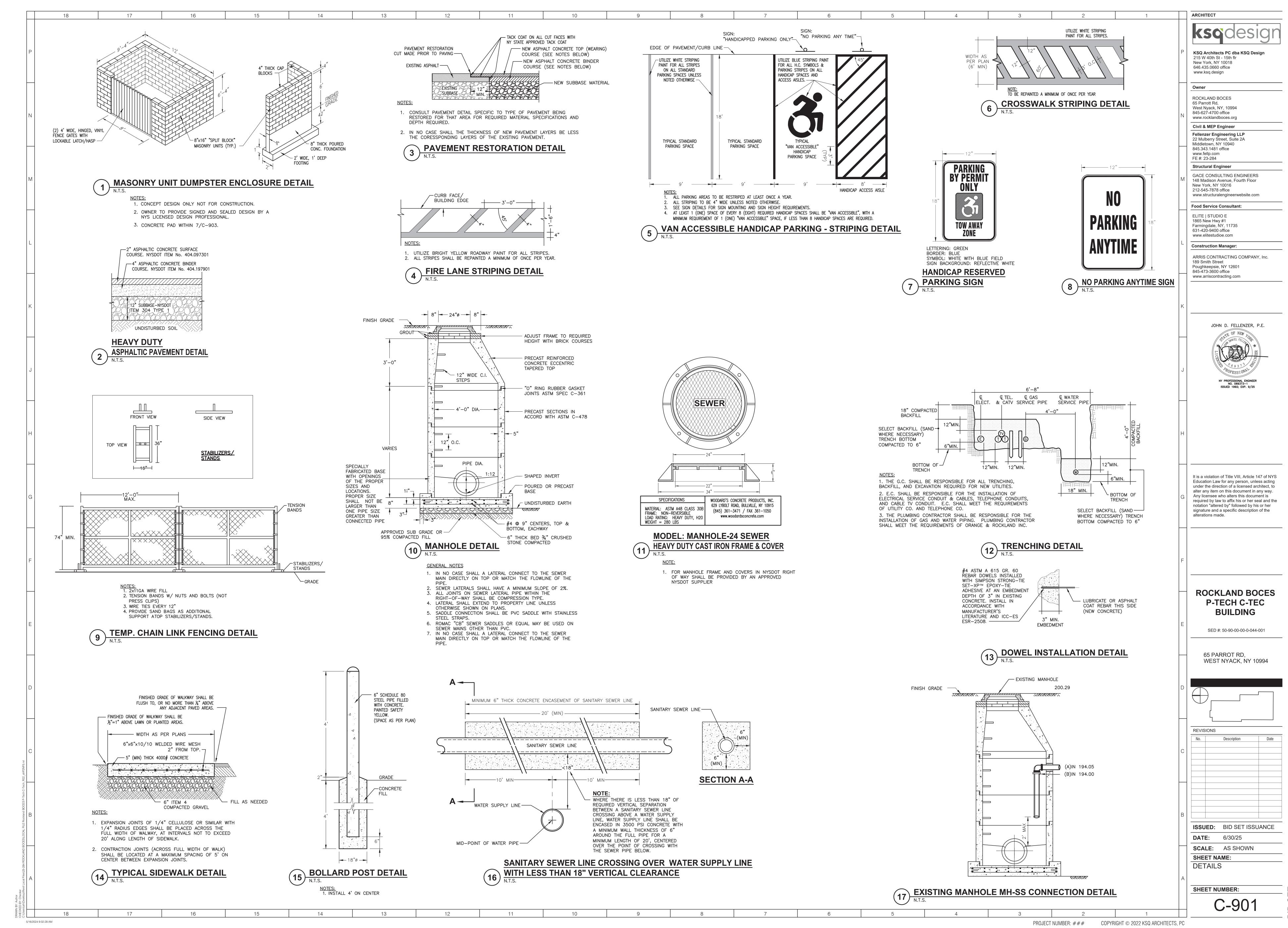


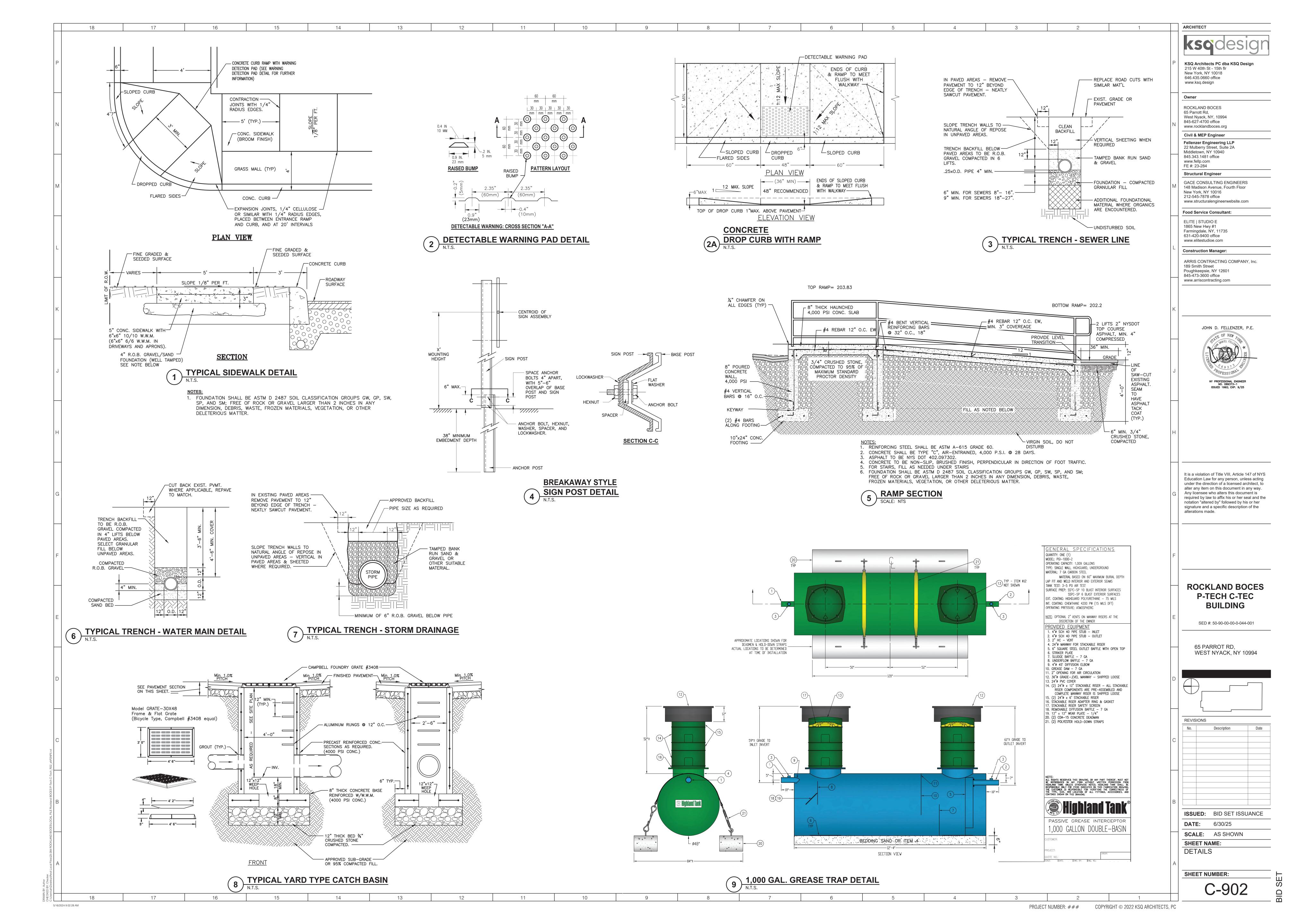


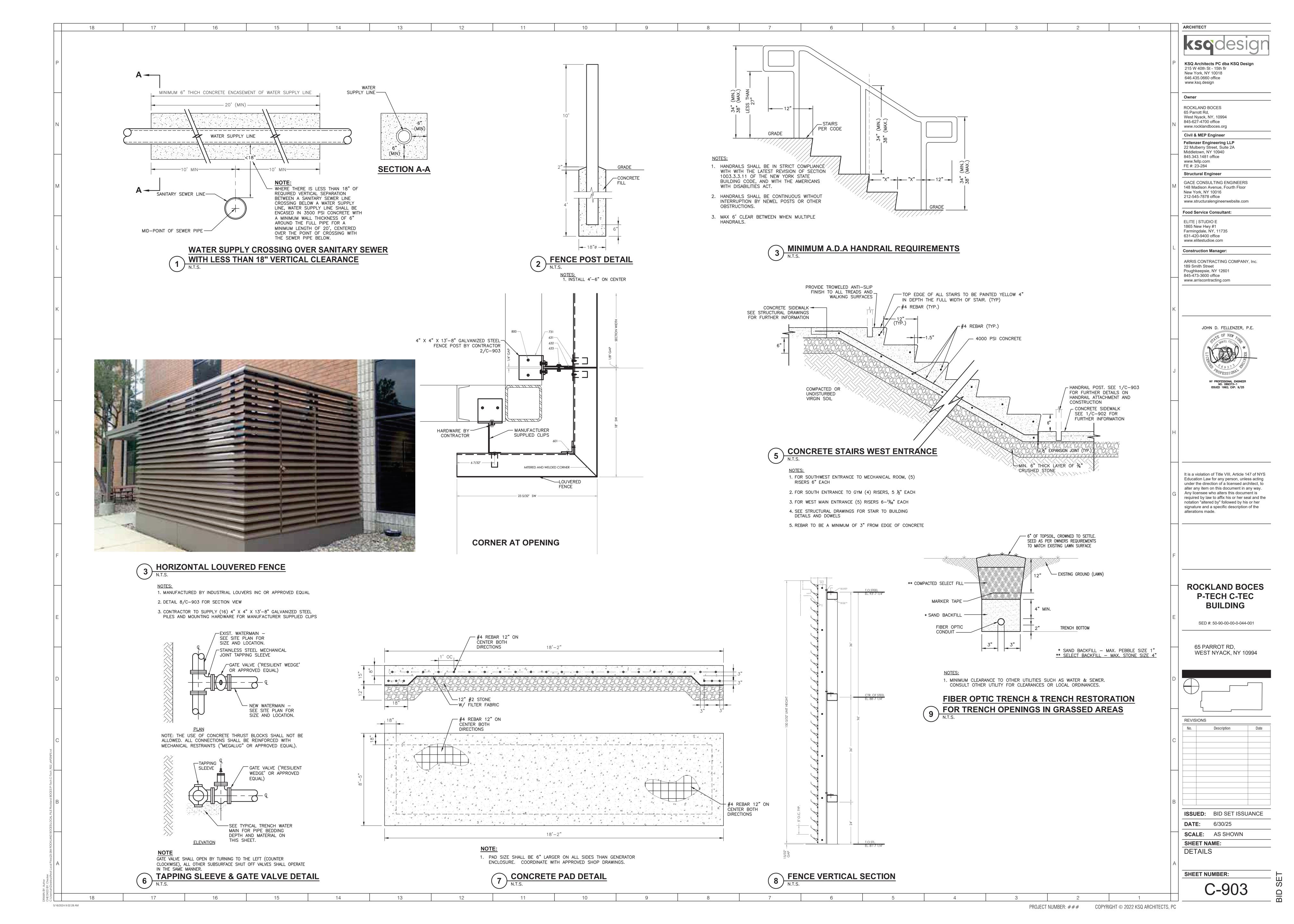


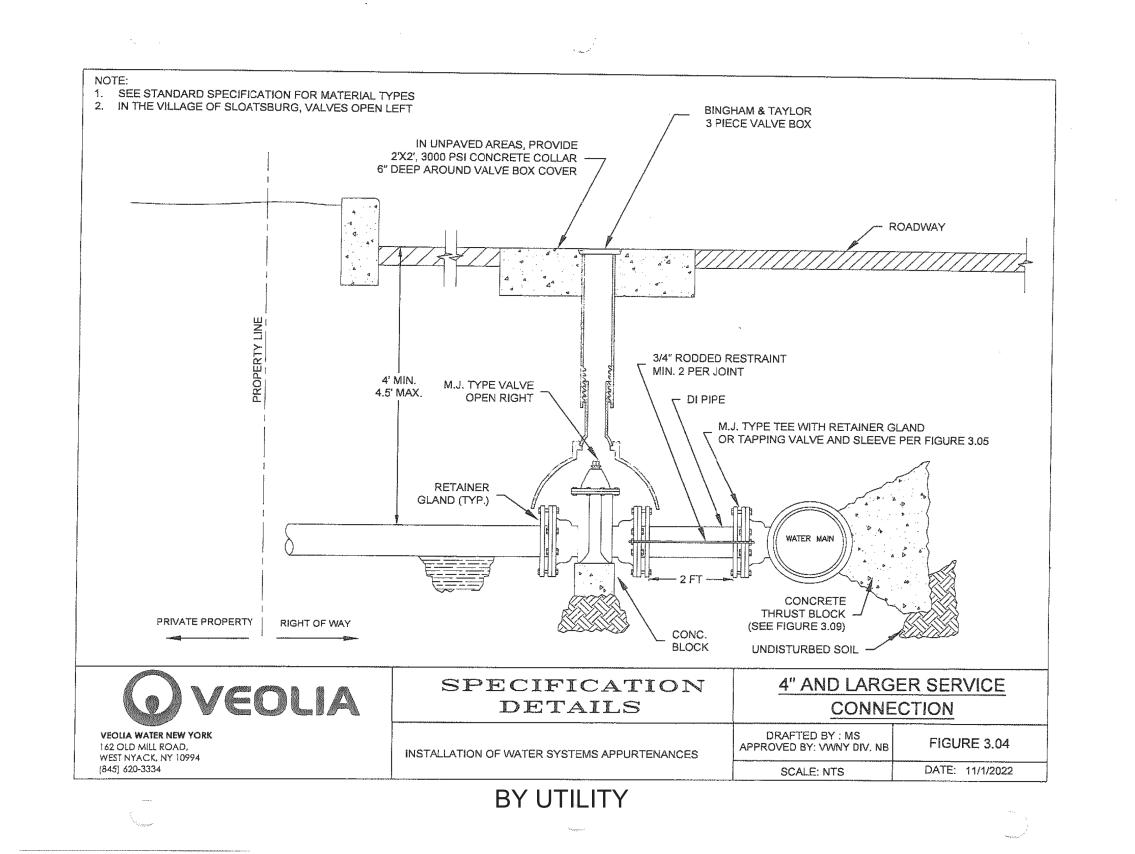


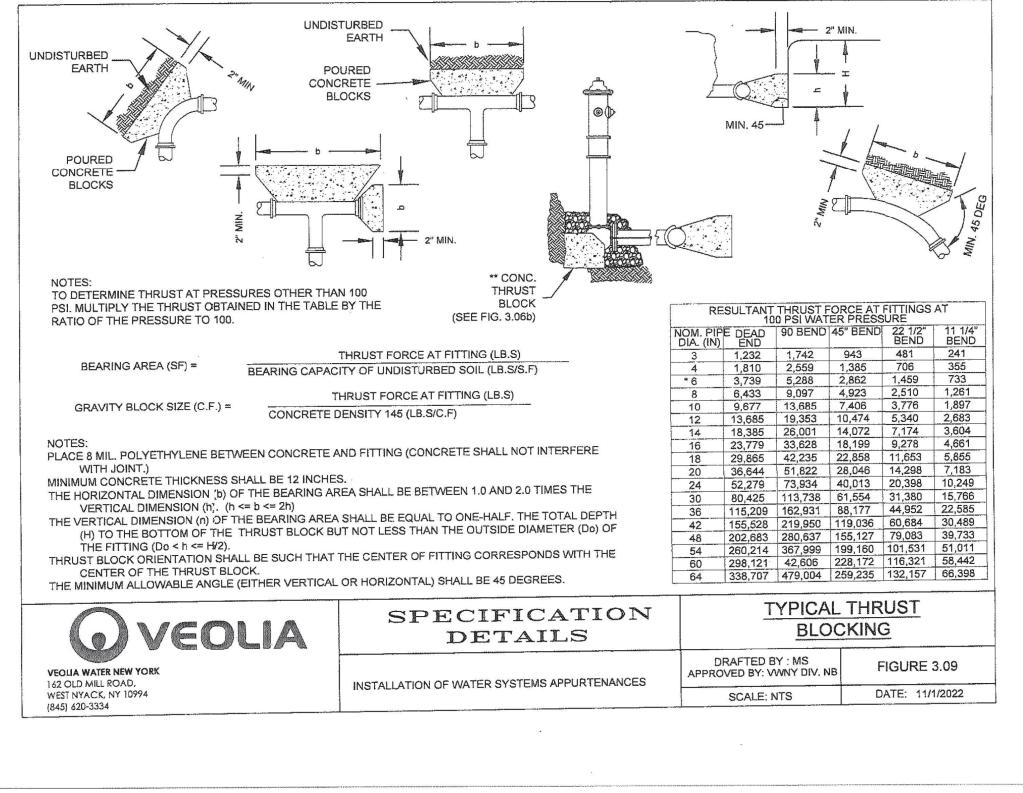
PROJECT NUMBER: ### COPYRIGHT © 2022 KSQ ARCHITECTS, PC

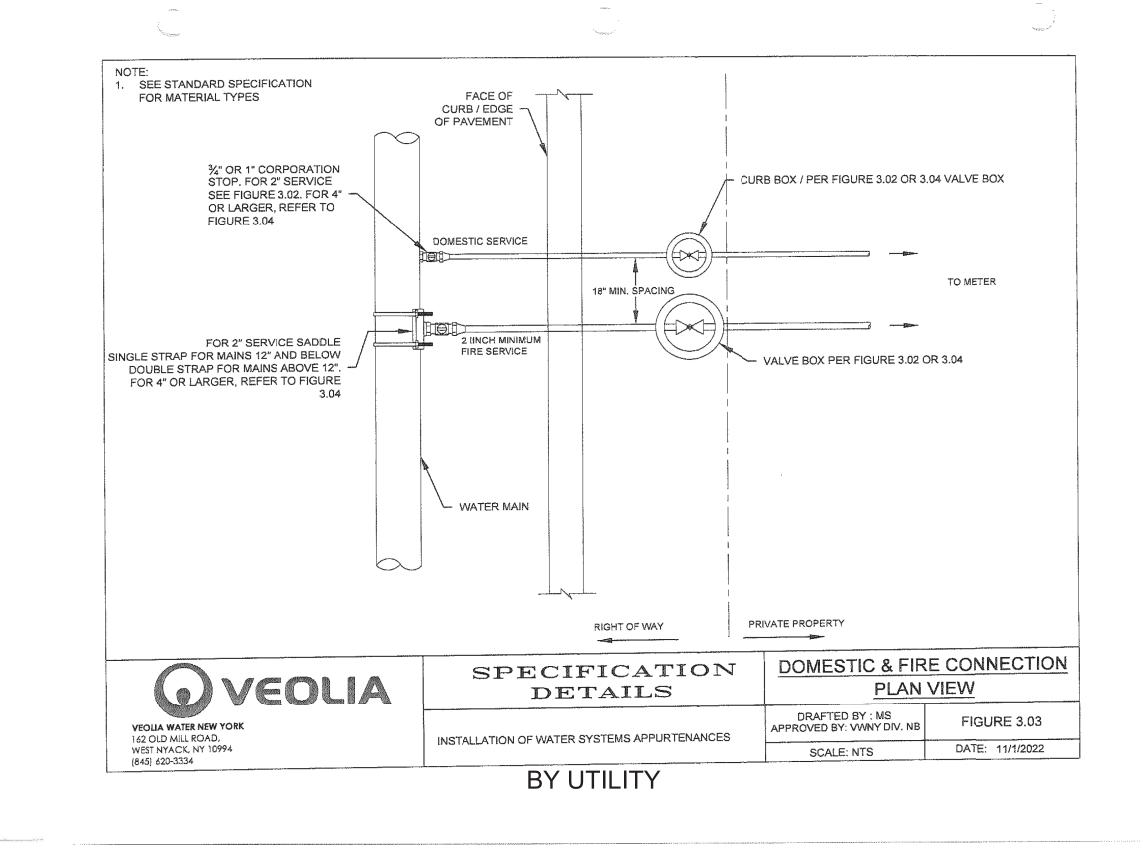


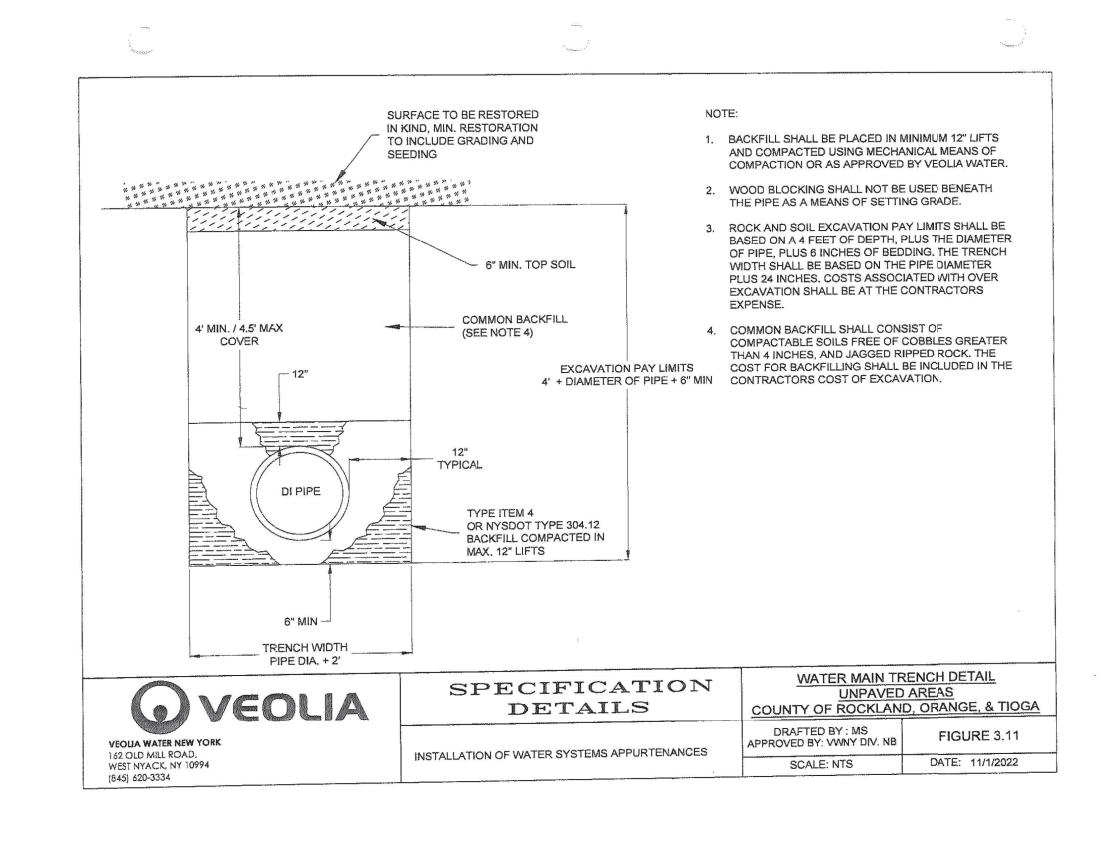


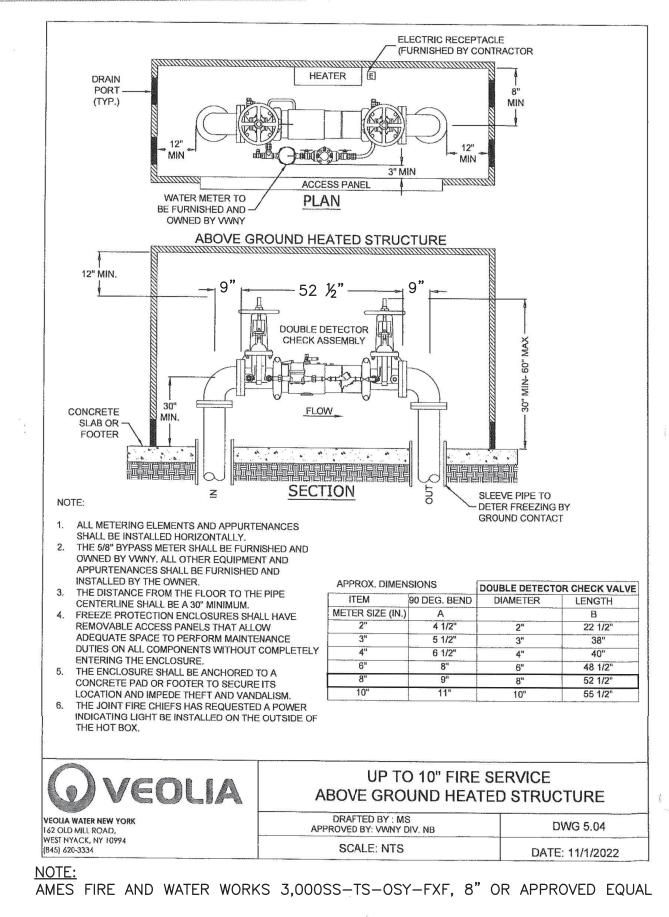


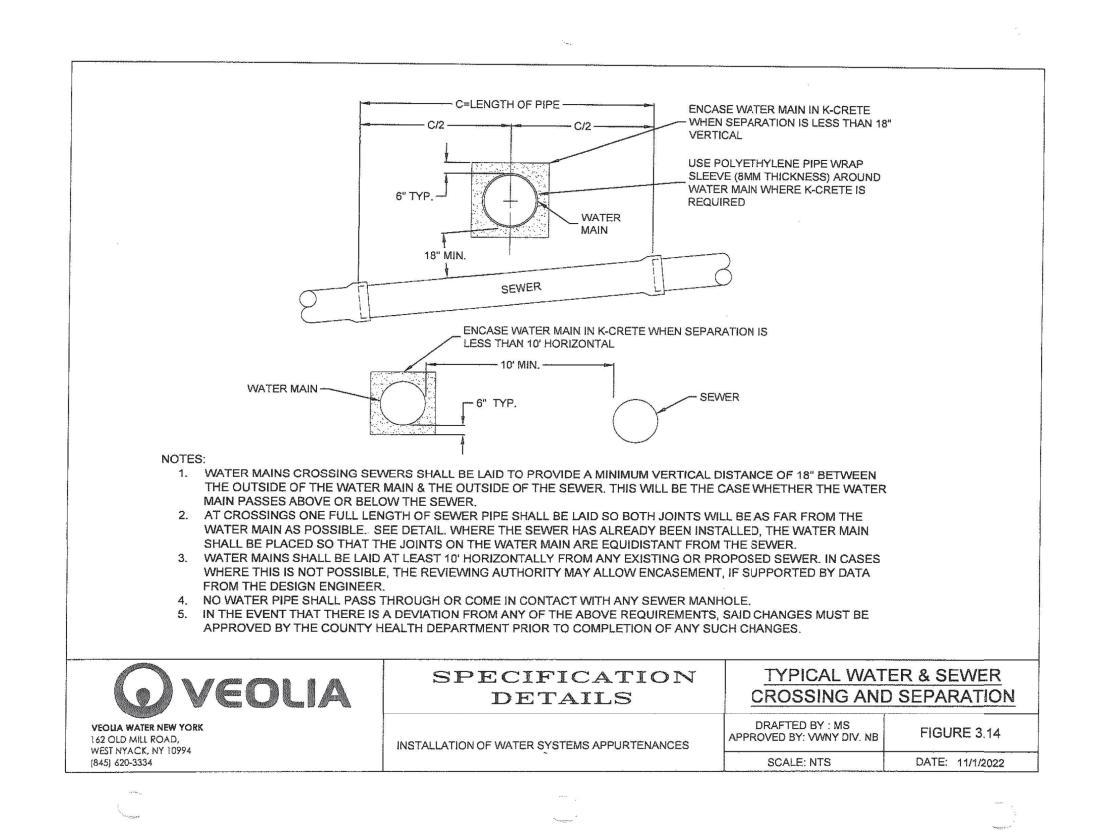


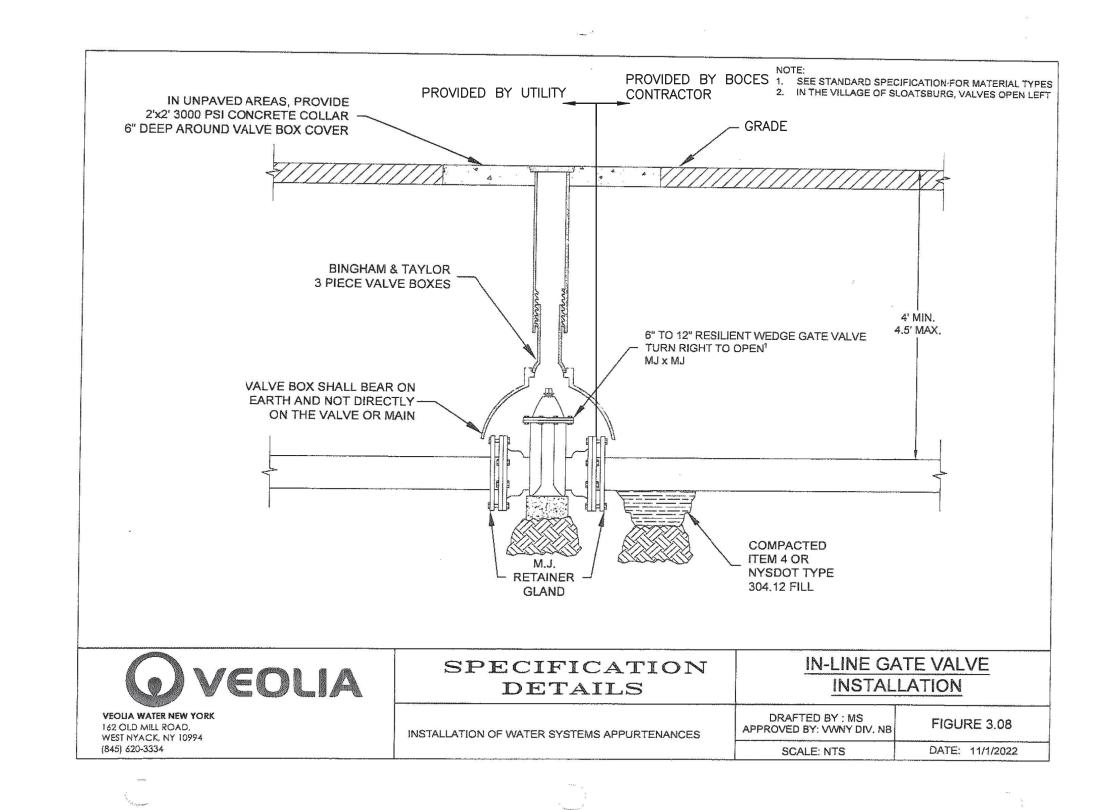








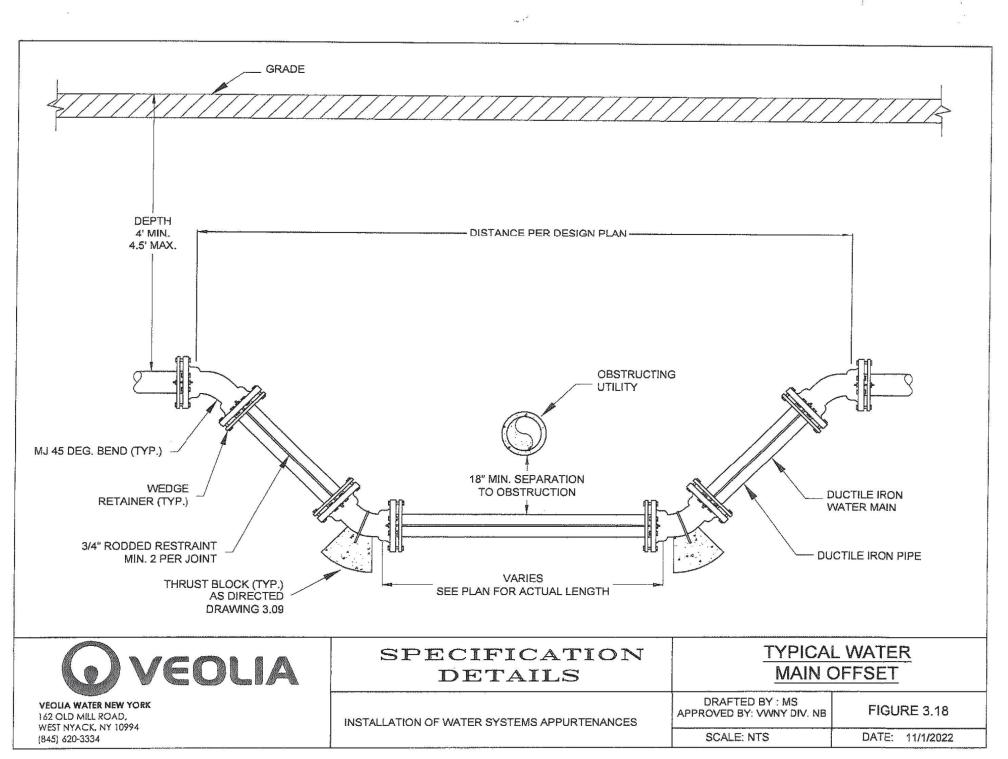




15

17

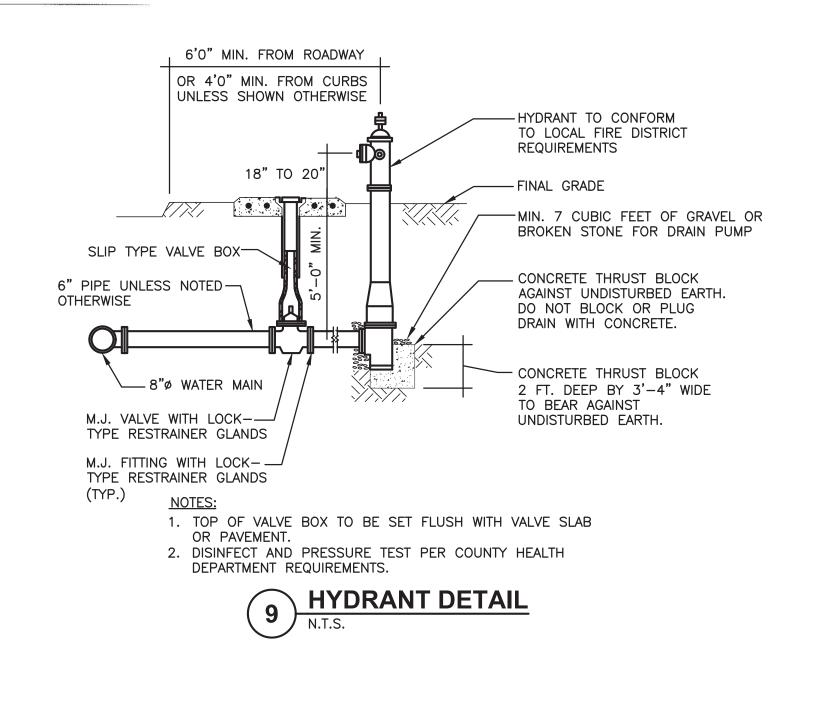
5/16/2024 9:02:28 AM



10

11

13



1. SEE FIRE SERVICE NOTES ON DRAWING C-201

KSQ Architects PC dba KSQ Design
215 W 40th St - 15th flr
New York, NY 10018
646.435.0660 office
www.ksq.design

Owner

ROCKLAND BOCES

West Nyack, NY, 10994

www.rocklandboces.org

Civil & MEP Engineer

Fellenzer Engineering LLP 22 Mulberry Street, Suite 2A Middletown, NY 10940 845.343.1481 office

GACE CONSULTING ENGINEERS

148 Madison Avenue, Fourth Floor

www.structuralengineerwebsite.com

ARRIS CONTRACTING COMPANY, Inc.

JOHN D. FELLENZER, P.E

ISSUED 1992; EXP. 9/25

It is a violation of Title VIII, Article 147 of NYS

Education Law for any person, unless acting

under the direction of a licensed architect, to

required by law to affix his or her seal and the

ROCKLAND BOCES

P-TECH C-TEC

BUILDING

SED #: 50-90-00-00-0-044-001

WEST NYACK, NY 10994

Description

ISSUED: BID SET ISSUANCE

DATE: 6/30/25

SHEET NAME:

SHEET NUMBER

DETAILS

SCALE: AS SHOWN

65 PARROT RD,

REVISIONS

alter any item on this document in any way.

notation "altered by" followed by his or her

signature and a specific description of the

alterations made.

Any licensee who alters this document is

845-627-4700 office

65 Parrott Rd,

www.fellp.com

Structural Engineer

New York, NY 10016

Food Service Consultant:

Farmingdale, NY, 11735

631-420-9400 office

www.elitestudioe.com

Construction Manager:

Poughkeepsie, NY 12601

189 Smith Street

845-473-3600 office www.arriscontracting.com

212-545-7878 office

ELITE | STUDIO E

1865 New Hwy #1

FE #: 23-284

C-904