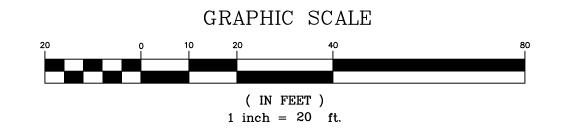


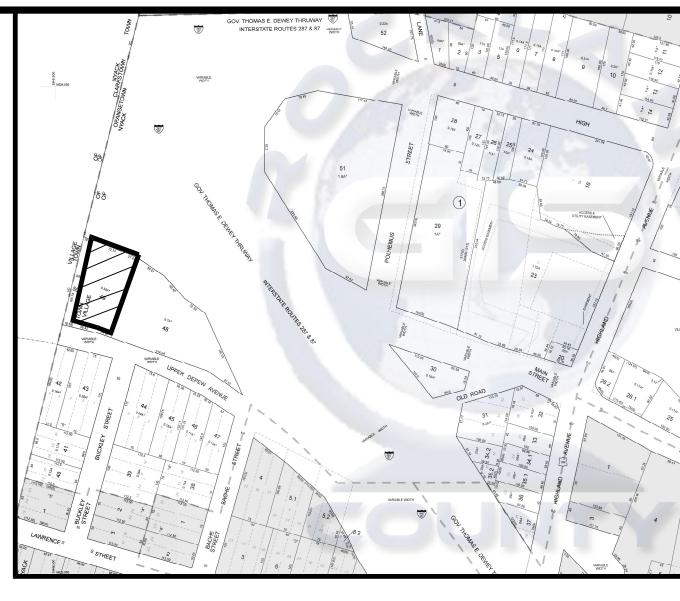
UPPER DEPEW AVENUE

VARIABLE WIDTH



	·	·	Вι	ılk Require	ement: Zone CC Whole:	sale storage/Wareh	nousing		·	_
			Min	Min				Max		
	Min Lot	Min Lot	Street	Front		Min Side Setback	Min Rear	Building		Min Usable
	Area	Width	Frontage	Setback	Min Side Setback (1)	(both)	Setback	Height	Max FAR	Open Space
					none required, but 5					
				15 FT (25	FT is provided, 15 FT	15 FT against		2 stories/		
Required	7,500 SF	60 FT	60 FT	FT max)	against residential	residential	25 FT	35 FT	0.5	50 per du
								1 story/ 20		
Provided	16,025 SF	96 FT	100 FT	60 FT*	0 FT	0 FT	40 FT	FT	0.37	n/a
						Yes for east side				
					Yes for east side	against				
Variance				Yes	against residential	residential				

PARKING REQUIREMENTS:
(1 SPACE/1,000 SF WAREHOUSE SPACE * 6,090 SF WAREHOUSE SPACE) + (1 SPACE/333 SF OFFICE * 2,030 SF OFFICE MEZZANINE) = 13 SPACES REQUIRED
14 SPACES PROVIDED



*VICINITY MAP*1" = 200'

GENERAL NOTES

- 1. THIS IS LOT 49 IN SECTION 65.36 BLOCK 1 AS SHOWN ON THE VILLAGE OF NYACK TAX MAP.
 2. AREA OF TRACT: 16,025 SF OR 0.3679 AC
- 4. NUMBER OF PROPOSED LOTS: 15. RECORD OWNER: CLAUDIO IODICE
- 834 HAVERSTRAW RD SUFFERN, NY 10901
- 6. APPLICANT: CLAUDIO IODICE 834 HAVERSTRAW RD
- SUFFERN, NY 10901 7. EXISTING USE: VACANT 8. PROPOSED USE: WAREHOUSE
- 9. ALL BUILDINGS TO BE SEVERED BY GRAVITY WITH A MIN. SLOPE OF 2%.
- 10. 3/4" CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED.

 11. ALL NEW UTILITIES TO BE UNDERGROUND.

 12. FIRE DISTRICT CENTRAL NYACK
- 13. SCHOOL DISTRICT CENTRAL NAAC
- 14. WATER DISTRICT VILLAGE OF NYACK
- 15. WATER SUPPLY BY VILLAGE OF NYACK
 16. SEWER DISTRICT ROCKLAND COUNTY SEWER DISTRICT NO. 1
- 18. SEWER AND WATER SERVICE LINES ARE TO BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.

 19. SANITARY SEWER INFILTRATION AND EXFILTRATION TESTING OF CONSTRUCTION STANDARDS FOR ROCKLAND COUNTY SEWER DISTRICT NO. 1 SPECIFIED THAT "THE
- INFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES." CERTIFICATED OF OCCUPANCY MAY NOT BE ISSUED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE VILLAGE OF CHESTNUT RIDGE. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT AND TO THE ROCKLAND SEWER DISTRICT NO. 1.
- 20. DURING THE COURSE OF CONSTRUCTION, THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS (IN CONSULTATION WITH APPROPRIATE AGENCIES) TO THE VILLAGE ENGINEER'S SATISFACTION.
- 21. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATÚM. 22. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- 23. DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN FIFTEEN (15) DAYS, SHALL BE TEMPORARILY SEEDED WITH 1/2 LB RYE GRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 1,000 SQ FT AND TEMPORARY DIVERSION DITCHES WILL BE ESTABLISHED WHERE NECESSARY
- ACROSS ROADWAYS, RIGHT OF WAY, AND INDIVIDUAL LOTS.

 24. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
- 25. ANY EXISTING SEWER CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB LINE WITH A PERMANENT WATERTIGHT PLUG OR CAP ENCASED IN CONCRETE.
- 26. THE LOCATION OF ALL EXISTING UTILITIES MUST BE FIELD VERIFIED.
 27. ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MUST BE DESIGNED, CERTIFIED AND INSPECTED BY A PROFESSIONAL ENGINEER.
- 28. NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
 29. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE
- DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
- APPLICANT ______ DATE _____
- OWNER ______ DATE ______ DATE ______ 30. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY
 - LICENSED PROFESSIONAL ENGINEER DATE
 OR LAND SURVEYOR

AUGUST 19, 2021 REV 1

EV 1 REV PER COMMENTS
SUE DESCRIPTION

S.B.L. 65.36 - 1 - 49 SITE PLAN

FOR

23 ROUTE 59
VILLAGE OF NYACK - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

139 Lafayette Avenue, 2nd Fl.
Suffern, NY 10901

Chester, NY 10918

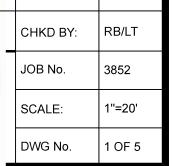
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DATE: DATE: 1/27/202

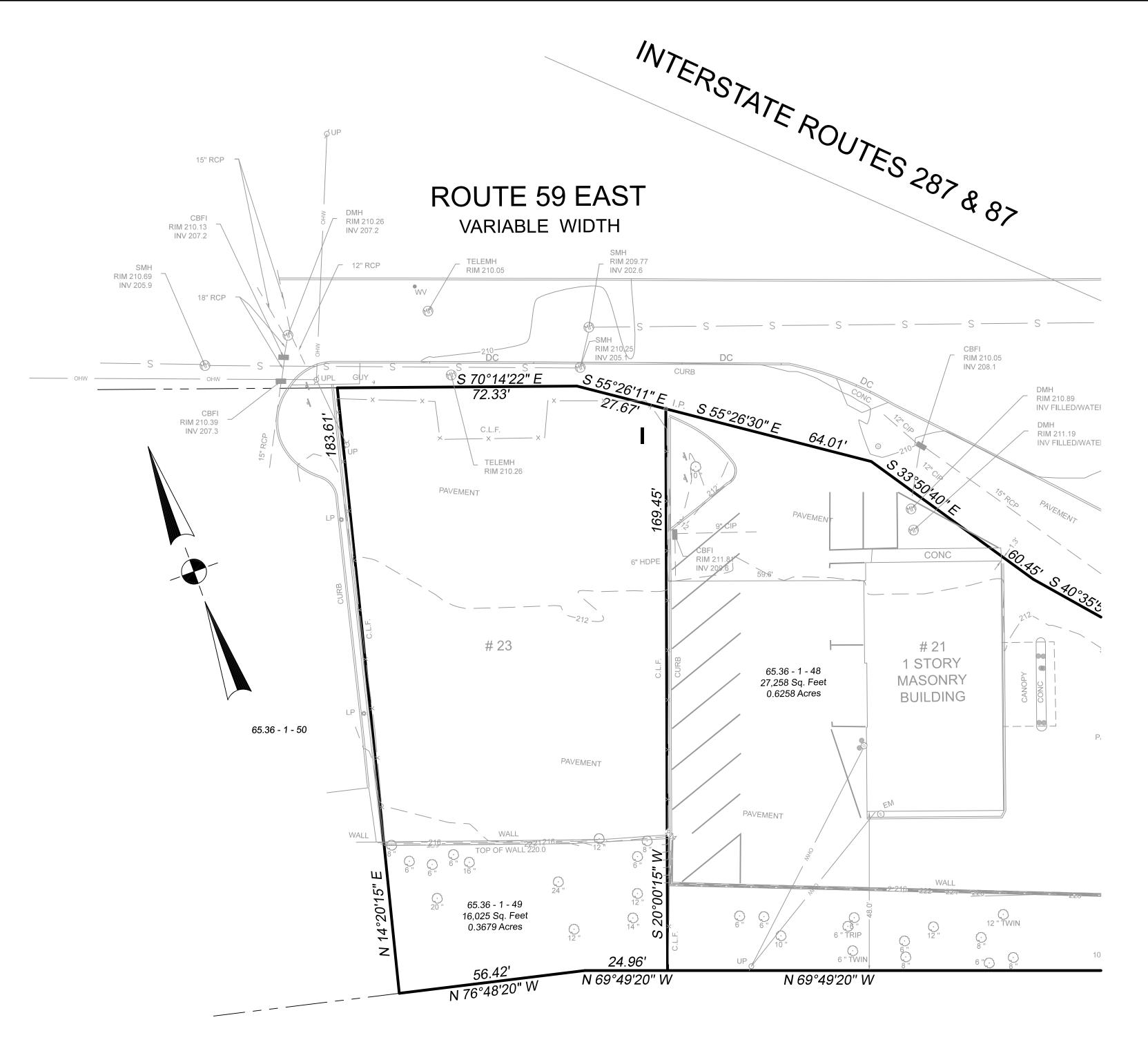
Civil Engineering & Land Surveying Services that Build Corming www.Civil-Tec.com

N.Y. Lic. No. 90143

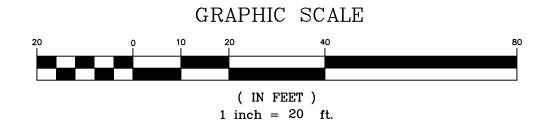
Rachel B. Barese, P.E.



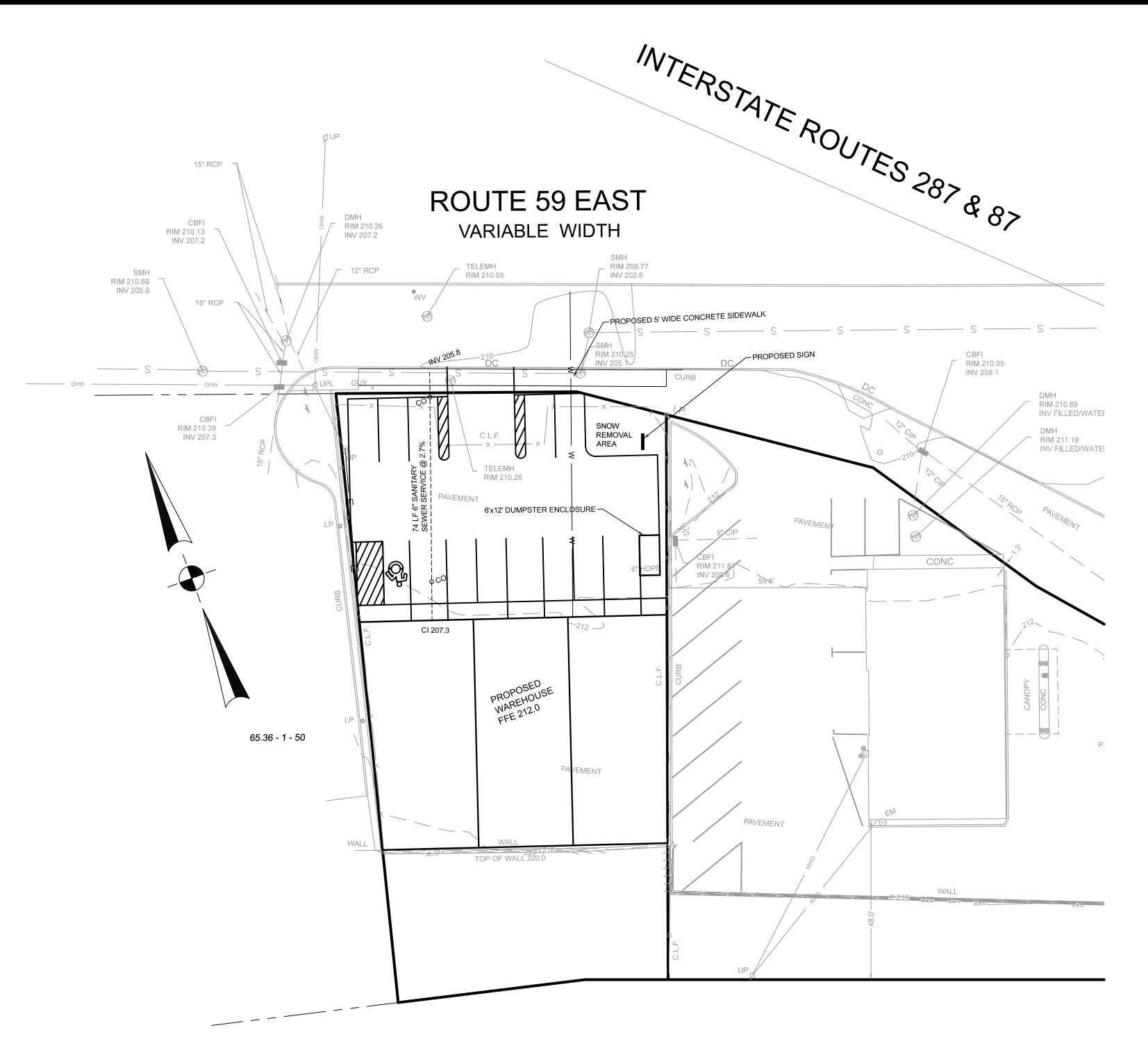
REVISIONS



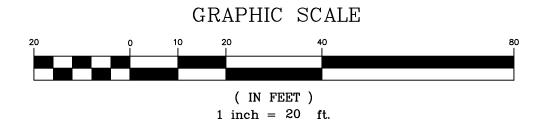
UPPER DEPEW AVENUE
VARIABLE WIDTH

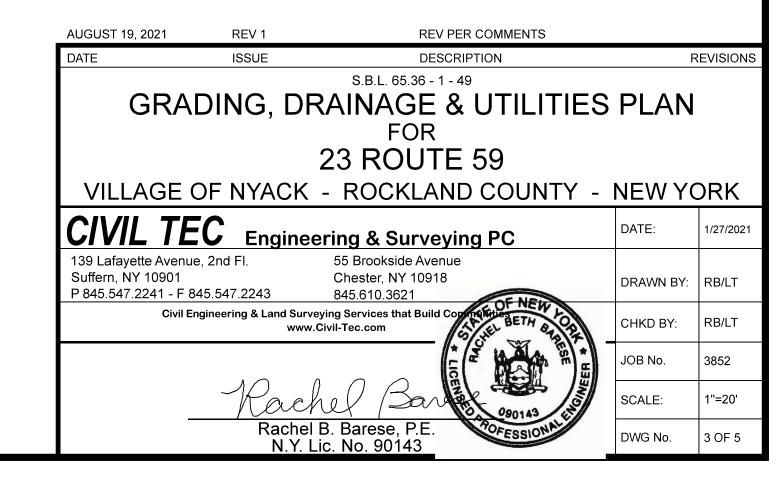


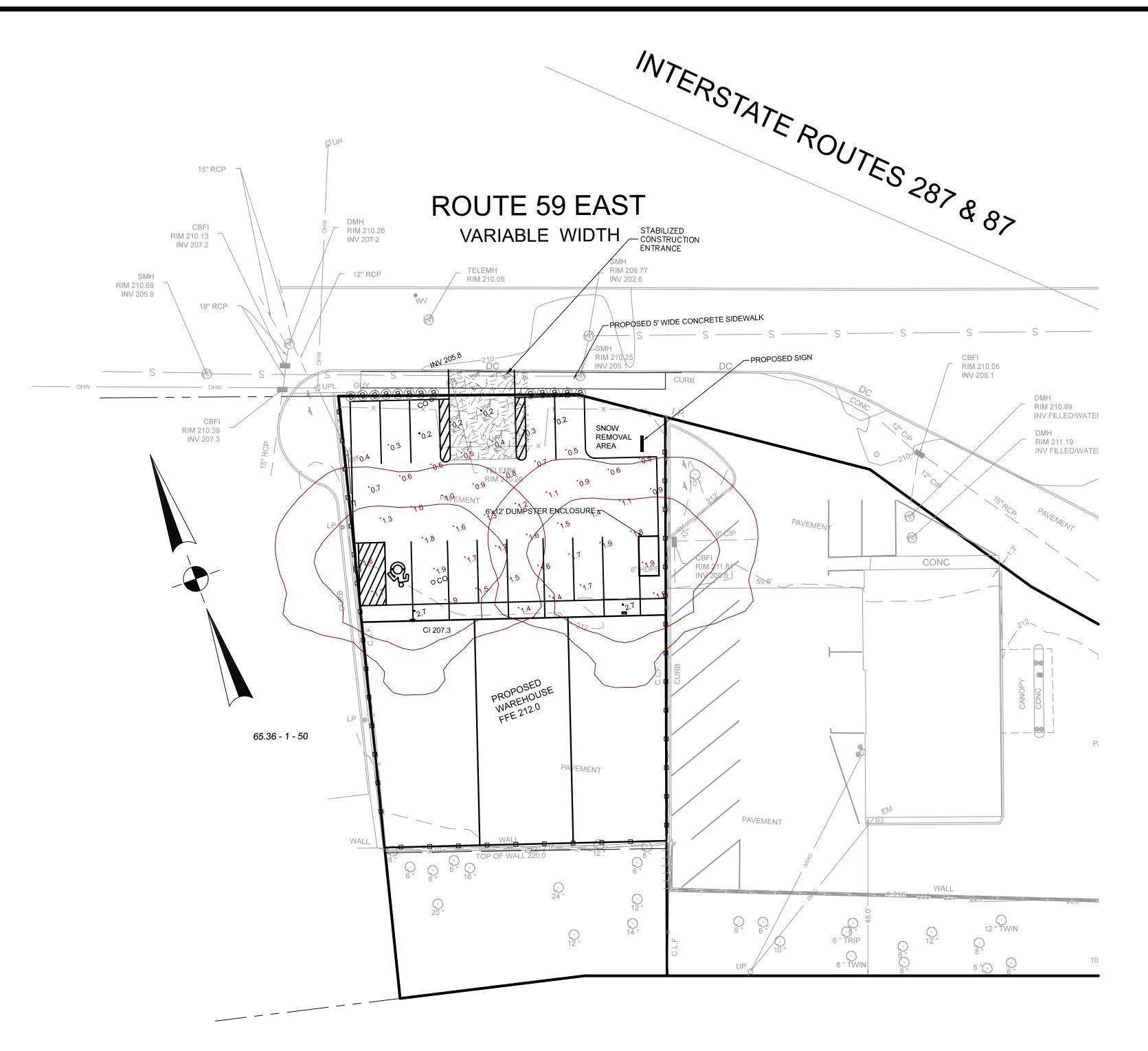
DATE	ISSUE	DESCRIPTION		R	REVISIONS
	EXI	S.B.L. 65.36 - 1 - 49 STING CONDIT FOR 23 ROUTE 59			
VILLAGE	OF NYACI	Control Control		NEW YO	ORK
CIVIL T	EC Engin	eering & Surveying Po	C	DATE:	8/19/21
139 Lafayette Ave Suffern, NY 10901 P 845.547.2241 -	nue, 2nd Fl. I	55 Brookside Avenue Chester, NY 10918 845.610.3621		DRAWN BY:	RB/LT
Civ		urveying Services that Build Communitie	E OF NEW,	CHKD BY:	RB/LT
	Ω		\$ 1 × 1 × 1 × 1	JOB No.	3852
	4/4	1. T// For		SCALE:	1"=20'
		N P. DOLSON, P.L.S. Lic. No. 50554	O50554 SUF	DWG No.	2 OF 5



UPPER DEPEW AVENUE
VARIABLE WIDTH

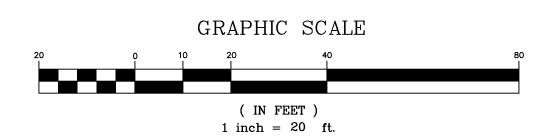






UPPER DEPEW AVENUE

VARIABLE WIDTH



LIGHTING:

2 WALLPACKS
MANUFACTURER: HOLOPHANE
CATALOG NUMBER: HLWPC2 P30 20K XX TFTM
DESCRIPTION: WALLPACK FULL CUTOFF LED, LED PERFORMANCE PACKAGE P10, 3000 SERIES CCT, VOLTAGE,
FORWARD THROW MEDIUM
WATTAGE: 71

STANDARD EROSION CONTROL NOTES

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

- 1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLAFIRY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHAL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- 2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS
- 100 LBS OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.

 3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED
- 4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

AND REMOVED AS DIRECTED BY APPROPRIATE MUNCIPAL AUTHORITIES.

STANDARD LANDSCAPE NOTES

- MULCH ALL PLANT BEDS AND TREES WITH A 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH.
- 2. STAKE ALL TREES WITH 2 CEDAR STAKES, RUBBER HOSE AROUND TREE (6'0" ABOVE GRAGE)
 AND TWISTED #10 GAUGE GALVANIZED WIRE.
 - 3. PLANT PITS SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT—HUMUS TO 4 PARTS TOPSOIL. ADD 3 YEAR EEESEY GROW FERTILIZER PACKETS (OR EQUAL) 1 PER INCH OF TREE CALIPER OF PER 12" HEIGHT OF SHRUB.
 - 4. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
 - 5. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED
 - DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
 - 6. PROVIDE THE VILLAGE OF CHESTNUT RIDGE BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.
 - 7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S STANDARDS.

NOTE

- 1. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF 2 PARTS TOPSOIL, 1 PART SAND AND 1 PART HUMUS.
- 2. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND CONFORM TO THE AMERICAN ASSOCIATION OF
- NURSERYMEN'S STANDARDS.

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 5. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOFITY 48 HOURS PRIOR TO PLANTING.
- 6. ALL DISTURBED AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE TOPSOILED SEEDED, UNLESS OTHERWISE NOTED.
- 7. LAWN AREA PREPARATION PER 1,000 SF:
 - 90 LBS HAY MULCH 15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE
 - 70 LBS GRANULATED LIMESTONE

SEED MIXTURE: 30% TALL FESCUE 30% RED FESCUE

20% BLUE GRASS 20% RYEGRASS

8. ALL DISTURBED LAND TO RECEIVE A MINIMUM OF 6" OF TOPSOIL.

9. STAKE ALL TREES WITH 2 CEDAR STAKES, RUBBER HOSE AROUND TREE (6'0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.

10. PLANT PITS SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL REMOVE ALL EXISTING SOIL AND

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11. PROVIDE THE VILLAGE OF CHESTNUT RIDGE BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.

		<u>PLANT LIST</u>	
KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
SHRUBS			
В	13	WINTER GEM BOXWOOD/CORNUS KOUSA	24" HT 3 GAL
		·	

AUGUST 19, 2021	REV 1	REV PER COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 65.36 - 1 - 49	
LIGHTING	. LANDSCA	PING & EROSION CONT	TROL PLAN
	,	FOR	
		3 ROUTE 59	

VILLAGE OF NYACK - ROCKLAND COUNTY - NEW YORK

 CIVIL TEC
 Engineering & Surveying PC
 DATE: 1/27/202

 139 Lafayette Avenue, 2nd Fl.
 55 Brookside Avenue

 Suffern, NY 10901
 Chester, NY 10918

 P 845.547.2241 - F 845.547.2243
 845.610.3621

 Civil Engineering & Land Surveying Services that Build Company (Sivil-Tec.com)

 CHKD BY:

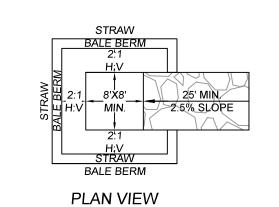
 RB/LT

 JOB No.

 3852

DWG No.

Rachel B. Barese, P.E. N.Y. Lic. No. 90143



ELEVATION VIEW

- 1. Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct
- drivers to the facility after their load is discharged. 2. All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point. If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location
- 3. All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should
- be pumped to a stabilized area, such as a grass filter strip. 4. Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled.
- Any excess wash water shall be pumped into a containment vessel and properly disposed of off site. 5. Dispose of the hardened material off-site in a construction/demolition landfill.
- 6. The plastic liner shall be replaced with each cleaning of the washout facility. 7. Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated
- 8. Perimeter berm shall have a minimum height of 1'.

CONCRETE WASHOUT STATION

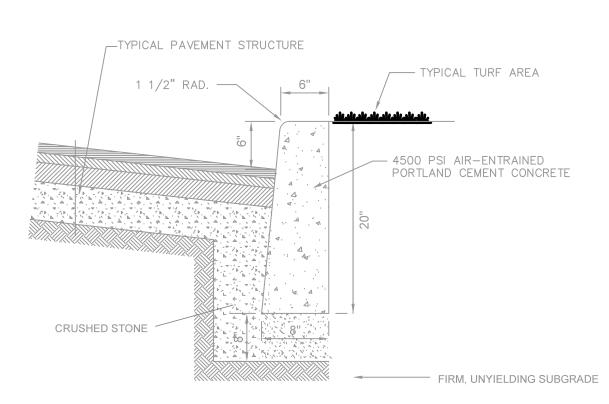


SIGN DETAIL SCALE: N. T. S.

FIRE ZONE

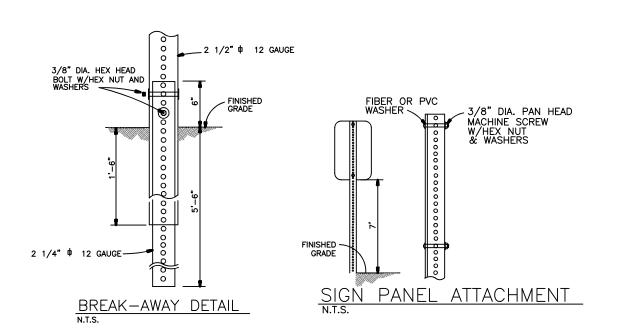
NO

PERMIT REQUIRED



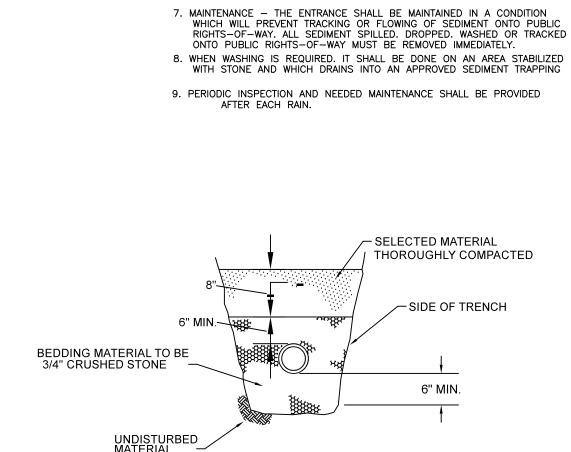
1) PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL NOT TO SCALE



GAL. STEEL WELDED 9 GA. FABRIC CHAIN LINK FENCE DOUBLE GATE WITH BLACK TUBULAR VINYL PRIVACY SLATS DROP CURB CONCRETE SLAB 3,000 PSI MIN 6" THICKNESS PITCH AT 1/4"/FT TOWARDS CURB ' HIGH GAL. STEEL WELDED 9 GA. FABRIC CHAIN LINK FENCE WITH BLACK TUBULAR VINYL PRIVACY SLATS

GARBAGE ENCLOSURE DETAIL SCALE: N. T. S.



CONSTRUCTION SPECIFICATIONS

PLACING OF STONE

3. THICKNESS - NOT LESS THAN 6 INCHES.

POINTS WHERE INGRESS OR EGRESS OCCURS.

6" THICK OF 2" STONE

FILTER FABRIC-TRIVIRA #1127

OR APPROVED EQUAL

STABILIZED CONSTRUCTION ENTRANCE

STONE SIZE — USE 2 INCHES 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).

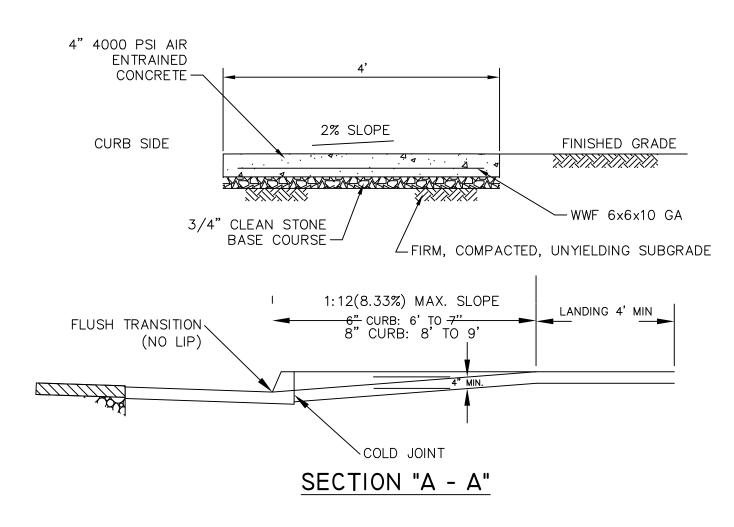
4. WIDTH - 12 FEET MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO

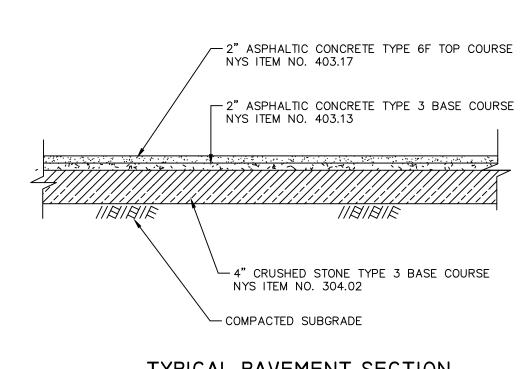
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL. A MOUNTABLE BERM WITH 5:1 SLOPES WILL

BUILDING CONNECTION TRENCH DETAIL

SECTION B-B



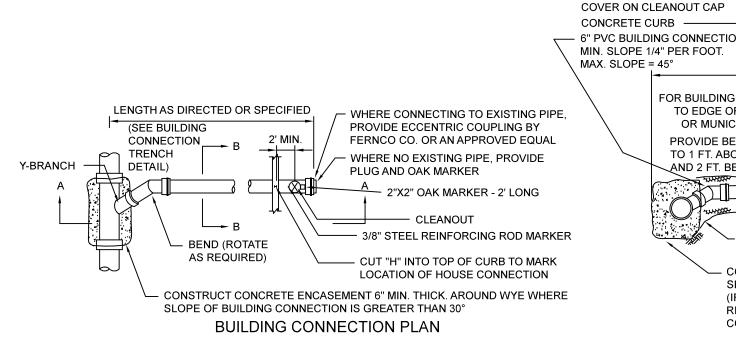
CONCRETE SIDEWALK SCALE: N. T. S.



TYPICAL PAVEMENT SECTION SCALE: N. T. S.

> ___ 3/8" REINFORCING ROD 1' LONG-2" BELOW SURFACE

— 2"x2" OAK MARKER STAKE 2'

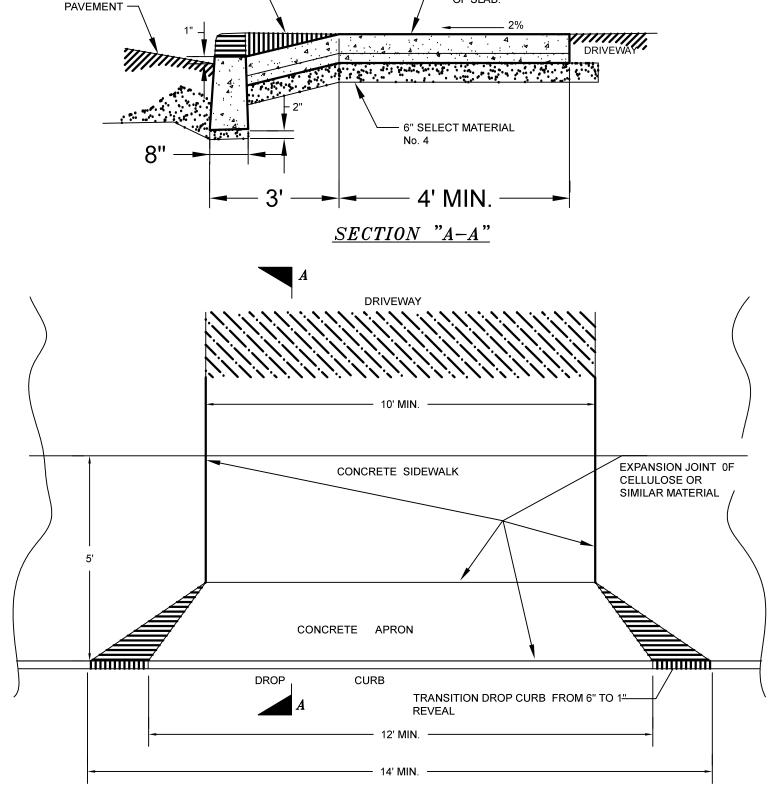


— 6" 4,000 PSI CONC. SLABS WITH #6 GAUGE 4"X4"

WIRE REINFORCING 2" FROM BOTTOM

LONG TO EXTEND ABOVE GROUND CONCRETE CURB ——— SURFACE A MINIMUM OF 6" 6" PVC BUILDING CONNECTION - CAP BELOW FINISHED GRADE MIN. SLOPE 1/4" PER FOOT. CLEANOUT - 6" PVC MAX. SLOPE = 45° GROUND SURFACE TO EDGE OF EASEMENT OR MUNICIPAL ROWS PROVIDE BEDDING MATERIAL TO 1 FT. ABOVE PIPE END AND 2 FT. BEYOND REMOVABLE PERMANENT PLUG TO BE AIR TIGHT BEDDING MATERIAL ENVELOPE 3/4" crushed stone, min. 6" around pipe CONSTRUCT CONCRETE ENCASEMENT 6" MIN. THICK. WHERE SLOPE OF BUILDING CONNECTION IS GREATER THAN 30° (IF CONNECTION TO MAINLINE PIPE IS GREATER THAN 45° RISER SECTION AND MAINLINE PIPE MUST BE ENCASED IN CONCRETE; MINIMUM 6" THICK). **BUILDING CONNECTION ELEVATION**

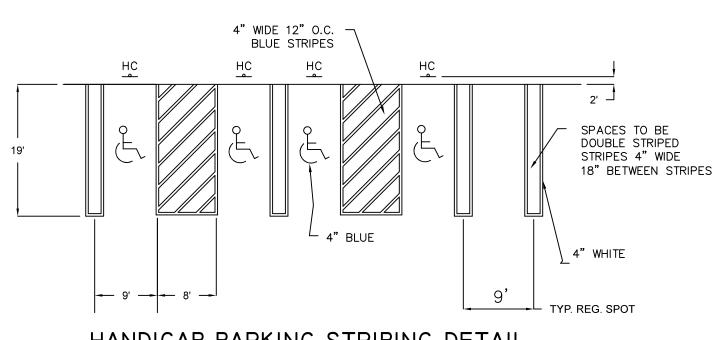
BUILDING CONNECTION DETAIL N.T.S.



FLARE APRON TO MEET

GRADE OR GRASS MALL

PLAN OF DRIVEWAY ENTRANCE WITH SIDEWALK NOT TO SCALE



HANDICAP PARKING STRIPING DETAIL SCALE: N. T. S.

REV 1

ISSUE

AUGUST 19, 2021

S.B.L. 65.36 - 1 - 49 **DETAILS** FOR 23 ROUTE 59 VILLAGE OF NYACK - ROCKLAND COUNTY - NEW YORK DATE:

REV PER COMMENTS

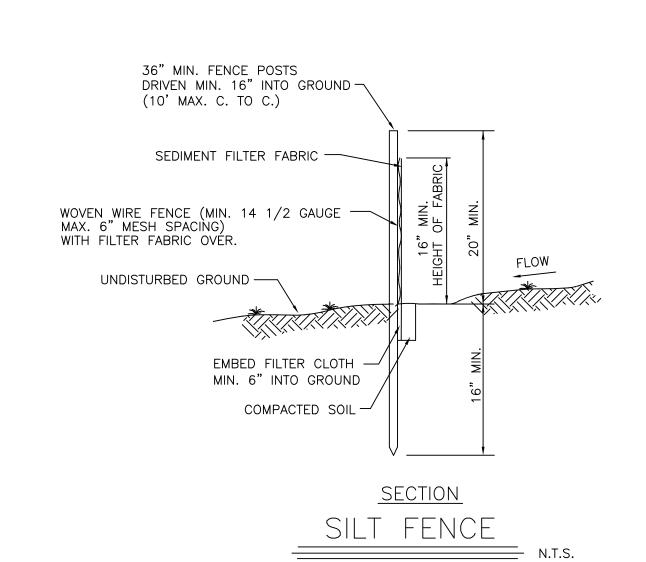
REVISIONS

DWG No.

DESCRIPTION

CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. 55 Brookside Avenue Suffern, NY 10901 Chester, NY 10918 DRAWN BY: RB/LT P 845.547.2241 - F 845.547.2243 Civil Engineering & Land Surveying Services that Build Co CHKD BY: www.Civil-Tec.com Rachel B. Barese, P

N.Y. Lic. No. 90143



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

WITH WIRE TIES OR STAPLES.

- 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS
- 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY
- SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL
- REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE. 5. POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARWOOD.
- 6. FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N
- OR APPROVED EQUAL. 7. PREFABRICATED UNIT - GEOFAB. ENVIROFENCE OR APPROVED EQUAL.