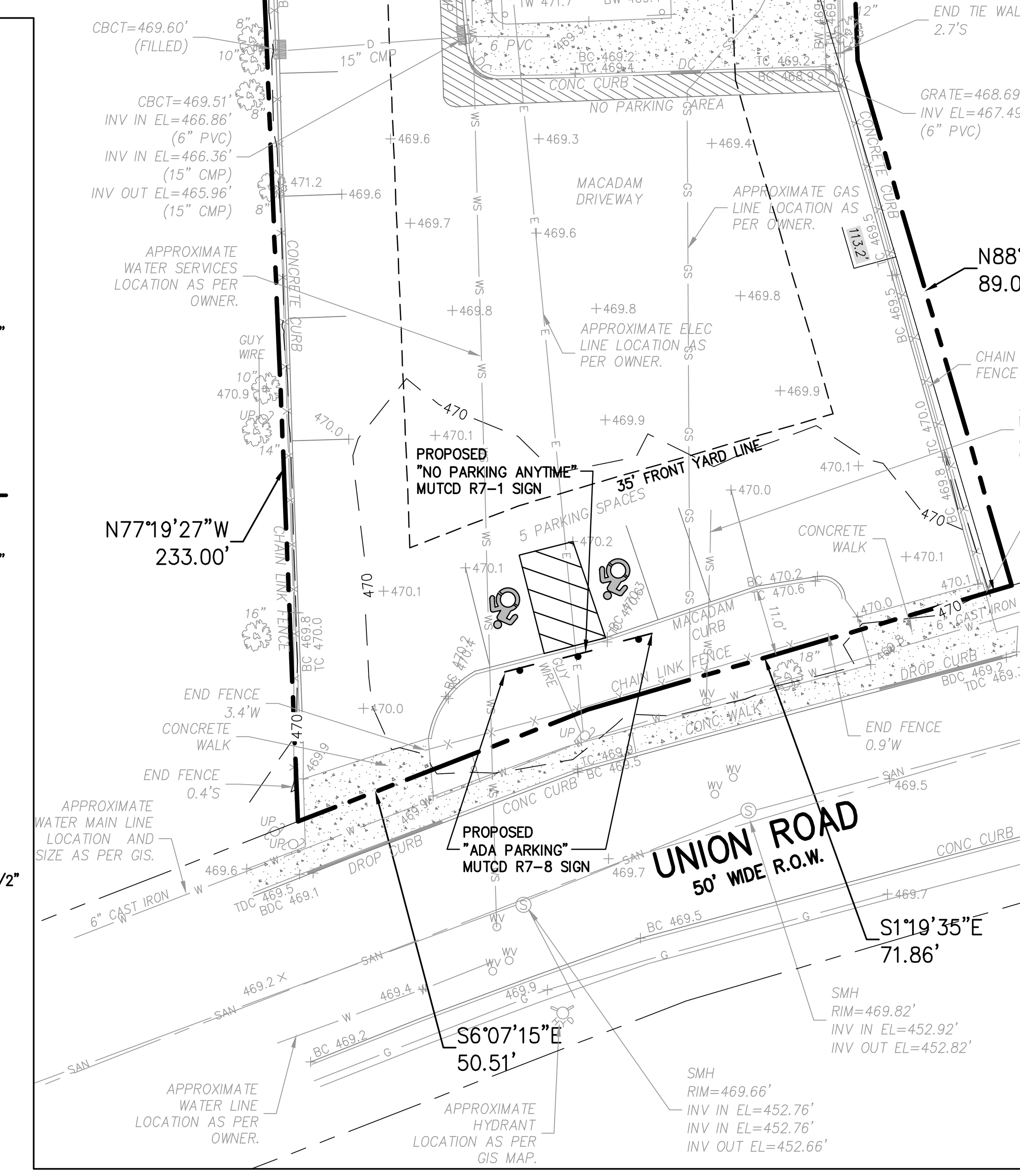
CONSOLIDATED RAIL CORPORATION



LAYOUT PLAN
SCALE: 1" = 20'

GENERAL NOTES

1. THIS IS LOT 16 IN BLOCK 2 OF SECTION 57.22 IN THE VILLAGE OF SPRING VALLEY.
2. AREA OF LOT 57.22-2-16...... 1.299 ACRES (56,589.5 SF)
3. ZONE .... R-2 (PROPOSED)
4. USES .... ELEMENTARY AND SECONDARY SCHOOL.
5. USE GROUP .... "B":FOR ELEMENTARY AND SECONDARY SCHOOL
6. RECORD OWNER AND APPLICANT .... TALMUD TORAH KHAL ADAS YEREIM, 33 UNION ROAD, SPRING VALLEY, NY 10977, ATT.: LAZAR KATZ
7. FIRE DISTRICT .... SPRING VALLEY FP002
8. SCHOOL DISTRICT .... E. RAMAPO CENTRAL
9. WATER DISTRICT .... NR 1WD001
10. WATER SUPPLY BY .... VEOLIA NORTH AMERICA
11. SEWER DISTRICT .... RR SD #100
12. VERTICAL DATUM .... NAVD 88
13. HORIZONTAL DATUM .... ASSUMED
14. ALL UTILITIES TO BE UNDERGROUND.
15. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THESE PLANS.
16. PROPERTY LINE, TOPOGRAPHIC SURVEY AND EXISTING CONDITIONS FROM A SURVEY PREPARED BY FRONTIER SURVEYING AND MAPPING, L.L.C DATED 07/22/2024.

LETTERING AND BORDER – RED
BACKGROUND – WHITE

SIGN "NO PARKING ANY TIME"
N.T.S.

BULK REQUIREMENTS
ZONE: R-2 DISTRICT (PROPOSED)
USE: PRIVATE ELEMENTARY AND SECONDARY SCHOOL (BY VILLAGE BOARD SPECIAL PERMIT)
USE GROUP: "B"

	MINIMUM LOT AREA, S.F.	MINIMUM LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM HEIGHT, (FT/ST)	FLOOR AREA RATIO (FAR)	PRINCIPAL USES ON ONE LOT
REQUIRED	25,000	100	35	20	40	40	35 FT 3 STORIES	0.30	1
EXISTING	56,589.5	113.39	113.2	7.8[1]	44.5	13.3[1]	<35 FT 2 STORIES	0.21	1
PROPOSED	56,589.5	113.39	113.2	12.5[2]	20.3[2]	12.3[2]	30 FT 3 STORIES	0.43[2,3]	2[2]

1. EXISTING NON- CONFORMING
2. VARIANCE REQUIRED
3. FAR BASED ON EXTERIOR DIMENSIONS. ACTUAL FAR WILL BE LESS.

FLOOR AREA RATIO CALCULATION

EXISTING GROSS FLOOR AREA
FIRST FLOOR AREA = 6,087.33 SF.
SECOND FLOOR AREA = 6,087.33 SF.

TOTAL 1 = 12,175.46 SF

EX. FAR = 12,175.46 SF / 56,589.5 SF= 0.21

PROPOSED GROSS FLOOR AREA
BASEMENT FLOOR AREA = 3,104.60 SF.
FIRST FLOOR AREA = 3,104.60 SF.
SECOND FLOOR AREA = 3,104.60 SF.
THIRD FLOOR AREA = 3,104.60 SF.

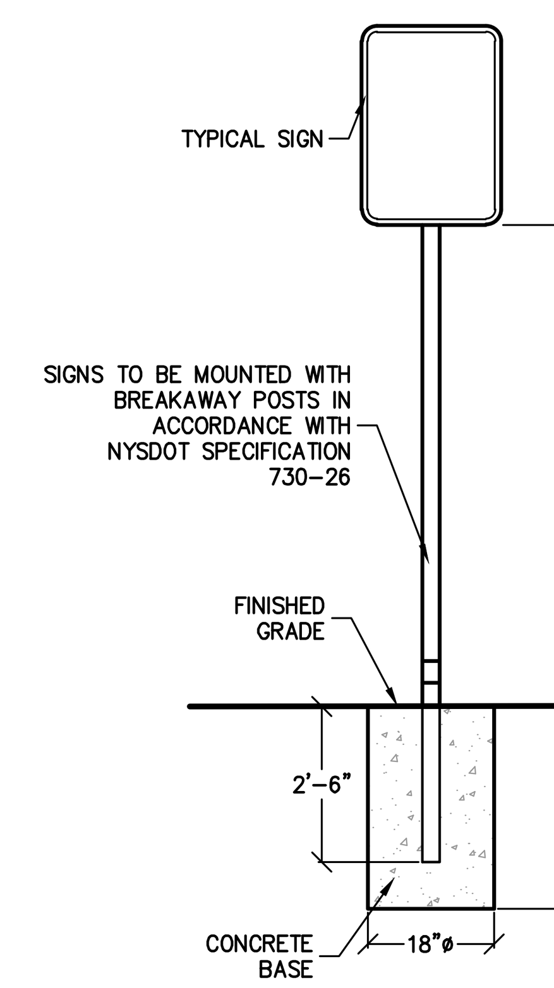
TOTAL 2 = 12,418.40 SF

TOTAL 1 + TOTAL 2 = 24,593.86 SF

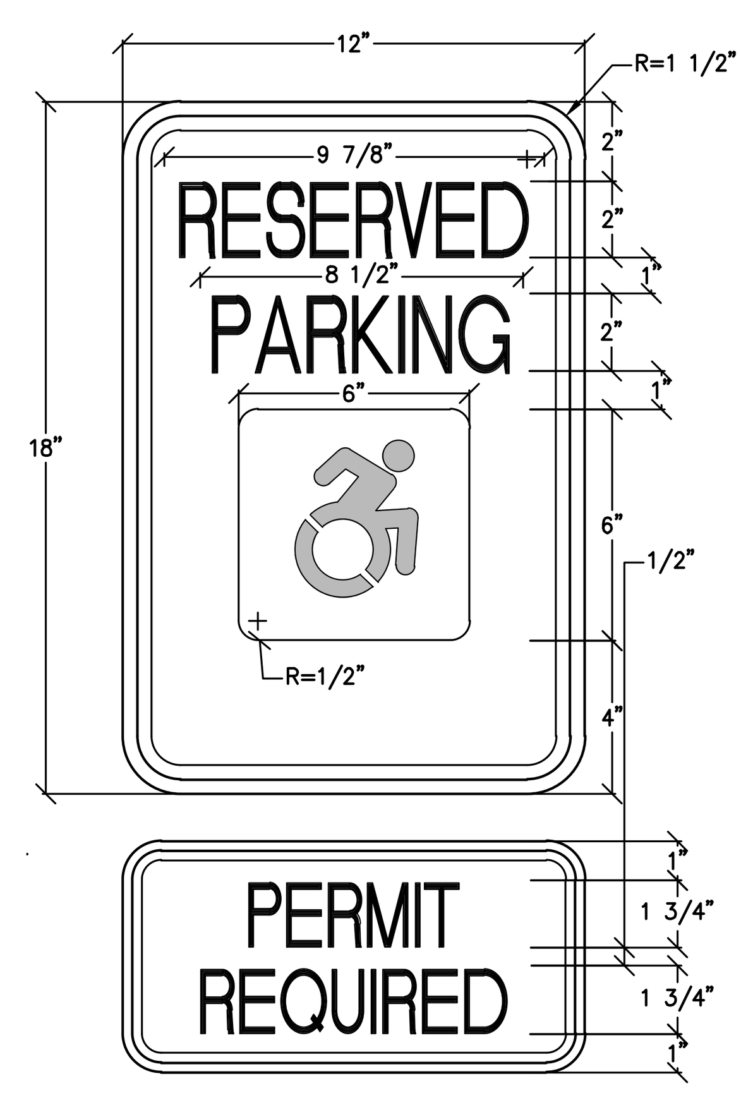
PROP. FAR = 24,593.86 SF / 56,589.5 SF= 0.43

PARKING CALCULATIONS

USE	REQUIREMENT	REQUIRED	PROVIDED
PRIVATE ELEMENTARY AND SECONDARY SCHOOL	1 SPACE PER 12 SEATS OR STUDENTS OF ELEMENTARY GRADE *AS PER SECTION A-2:R2 (D)(9)* 1 SPACE PER 5 SEATS OR STUDENTS IN ALL OTHER GRADES *AS PER SECTION A-2:R2 (D)(9)*	EXISTING ELEMENTARY 310 STUDENTS/12 SPACES = 26 SPACES EXISTING SECONDARY 70 STUDENTS/5 SPACES = 14 SPACES TOTAL EXISTING=40 SPACES	68 SPACES
SECONDARY SCHOOL	1 SPACE PER 5 SEATS OR STUDENTS IN ALL OTHER GRADES *AS PER SECTION A-2:R2 (D)(9)*	PROPOSED SECONDARY 45 STUDENTS/5 SPACES = 9 SPACES TOTAL PROPOSED= 9 SPACES TOTAL REQUIRED=40+9= 49 SPACES	67 SPACES WITH 3 ADA PARKING SPACES.



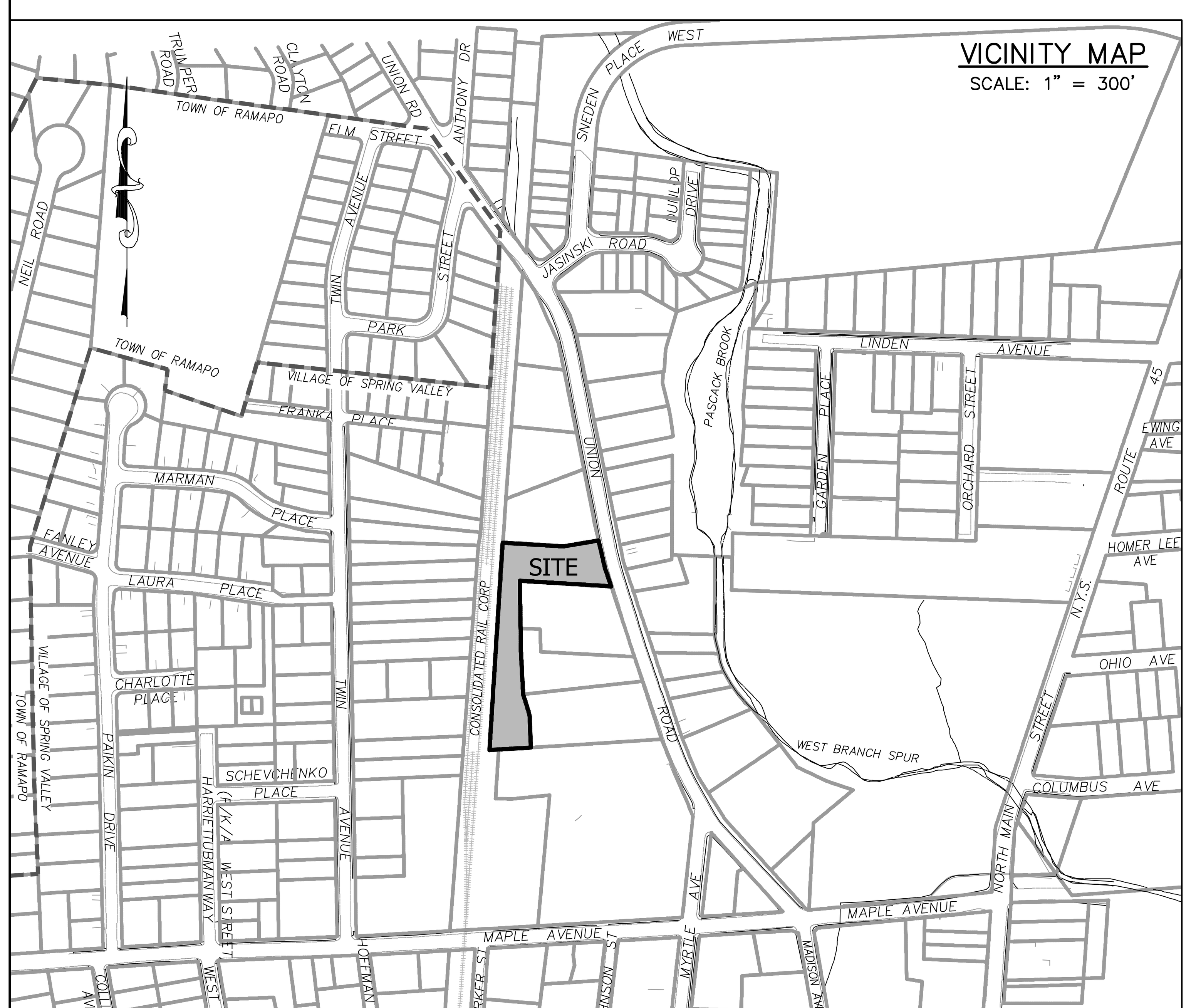
TYPICAL SIGN MOUNTING DETAIL
N.T.S.



LETTERING AND BORDER – GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND – WHITE

SIGN FOR A.D.A. PARKING SPACE
N.T.S.

VICINITY MAP
SCALE: 1" = 300'



DRAWING LIST:

1. SITE LAYOUT PLAN
2. GRADING, UTILITY AND EROSION CONTROL PLAN
2A. LIGHTING AND PLANTING PLAN
3. SCHOOL BUS MANEUVER PLAN
4. FIRE TRUCK MANEUVER PLAN
5. CONSTRUCTION DETAILS

REV	DESCRIPTION	BY	DATE
2	PROPOSED R-2 ZONING	HL	4/28/25
1	GENERAL REVIEW	HL	12/17/24

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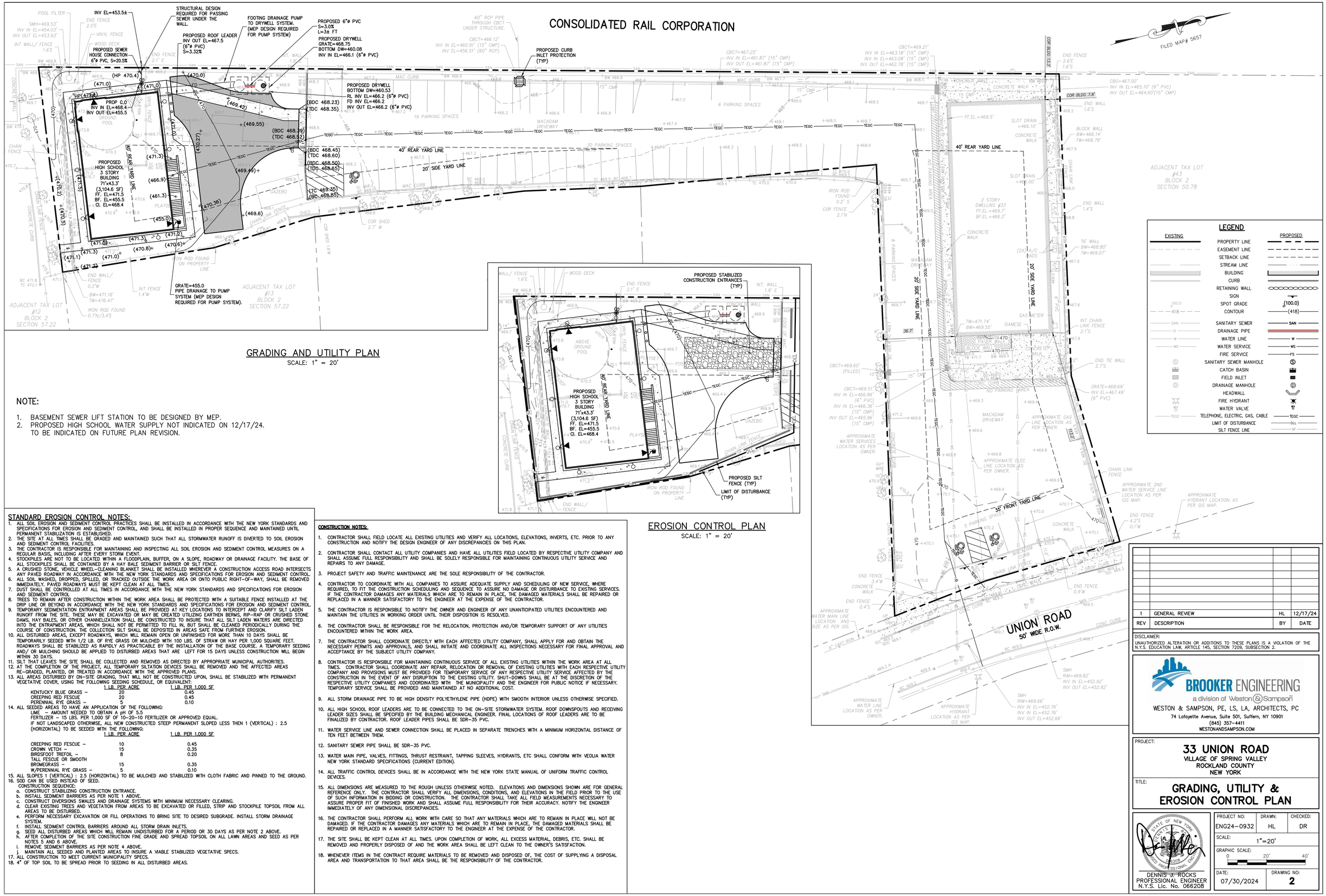
PROJECT:
33 UNION ROAD
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY
NEW YORK

TITLE:
SITE LAYOUT PLAN

DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208

PROJECT NO: ENG24-0932 | DRAWN: HL | CHECKED: DR
SCALE: 1"=20'
GRAPHIC SCALE: 0 20' 40'
DATE: 07/30/2024
DRAWING NO: 1



GRADING AND UTILITY PLAN
SCALE: 1" = 20'

EROSION CONTROL PLAN
SCALE: 1" = 20'

NOTE:

1. BASEMENT SEWER LIFT STATION TO BE DESIGNED BY MEP.
2. PROPOSED HIGH SCHOOL WATER SUPPLY NOT INDICATED ON 12/17/24. TO BE INDICATED ON FUTURE PLAN REVISION.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	STREAM LINE	
	BUILDING	
	CURB	
	RETAINING WALL	
	SIGN	
100.0	SPOT GRADE	(100.0)
418	CONTOUR	(418)
SAN	SANITARY SEWER	SAN
D	DRAINAGE PIPE	
W	WATER LINE	W
WS	WATER SERVICE	WS
	FIRE SERVICE	FS
	SANITARY SEWER MANHOLE	
	CATCH BASIN	
	FIELD INLET	
	DRAINAGE MANHOLE	
	HEADWALL	
	FIRE HYDRANT	
	WATER VALVE	
TEGC	TELEPHONE, ELECTRIC, GAS, CABLE	TEGC
	LIMIT OF DISTURBANCE	DLL
	SILT FENCE LINE	SF

STANDARD EROSION CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY 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 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 COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 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 RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON-SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
KENTUCKY BLUE GRASS –	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS –	5	0.10

14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:
    LIME – AMOUNT NEEDED TO OBTAIN A pH OF 5.5
    FERTILIZER – 15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.
    IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDED WITH THE FOLLOWING:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
CREEPING RED FESCUE –	10	0.45
CROWN VETCH –	15	0.35
BIRDSFOOT TREFOIL –	8	0.20
TALL FESCUE OR SMOOTH BROMEGRASS –	15	0.35
W/PERENNIAL RYE GRASS –	5	0.10

15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
16. SOD CAN BE USED INSTEAD OF SEED.
    CONSTRUCTION SEQUENCE:
    a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
    b. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.
    c. CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
    d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
    e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
    f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
    g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.
    h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.
    i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
    j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE SPECS.
17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND VERIFY ALL LOCATIONS, ELEVATIONS, INVERTS, ETC. PRIOR TO ANY CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
3. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO EXISTING SERVICES. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER AND ENGINEER OF ANY UNANTICIPATED UTILITIES ENCOUNTERED AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION, PROTECTION AND/OR TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED WITHIN THE WORK AREA.
7. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH EACH AFFECTED UTILITY COMPANY, SHALL APPLY FOR AND OBTAIN THE NECESSARY PERMITS AND APPROVALS, AND SHALL INITIATE AND COORDINATE ALL INSPECTIONS NECESSARY FOR FINAL APPROVAL AND ACCEPTANCE BY THE SUBJECT UTILITY COMPANY.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS SERVICE OF ALL EXISTING UTILITIES WITHIN THE WORK AREA AT ALL TIMES. CONTRACTOR SHALL COORDINATE ANY REPAIR, RELOCATION OR REMOVAL OF EXISTING UTILITIES WITH EACH RESPECTIVE UTILITY COMPANY AND PROVISIONS MUST BE PROVIDED FOR TEMPORARY SERVICE OF ANY RESPECTIVE UTILITY SERVICE AFFECTED BY THE CONSTRUCTION IN THE EVENT OF ANY DISRUPTION TO THE EXISTING UTILITY. SHUT-DOWNS SHALL BE AT THE DISCRETION OF THE RESPECTIVE UTILITY COMPANIES AND COORDINATED WITH THE MUNICIPALITY AND THE ENGINEER FOR PUBLIC NOTICE IF NECESSARY. TEMPORARY SERVICE SHALL BE PROVIDED AND MAINTAINED AT NO ADDITIONAL COST.
9. ALL STORM DRAINAGE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH INTERIOR UNLESS OTHERWISE SPECIFIED.
10. ALL HIGH SCHOOL ROOF LEADERS ARE TO BE CONNECTED TO THE ON-SITE STORMWATER SYSTEM. ROOF DOWNSPOUTS AND RECEIVING LEADER SIZES SHALL BE SPECIFIED BY THE BUILDING MECHANICAL ENGINEER. FINAL LOCATIONS OF ROOF LEADERS ARE TO BE FINALIZED BY CONTRACTOR. ROOF LEADER PIPES SHALL BE SDR-35 PVC.
11. WATER SERVICE LINE AND SEWER CONNECTION SHALL BE PLACED IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL DISTANCE OF TEN FEET BETWEEN THEM.
12. SANITARY SEWER PIPE SHALL BE SDR-35 PVC.
13. WATER MAIN PIPE, VALVES, FITTINGS, THRUST RESTRAINT, TAPPING SLEEVES, HYDRANTS, ETC SHALL CONFORM WITH VEOLIA WATER NEW YORK STANDARD SPECIFICATIONS (CURRENT EDITION).
14. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
15. ALL DIMENSIONS ARE MEASURED TO THE ROUGH UNLESS OTHERWISE NOTED. ELEVATIONS AND DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS IN THE FIELD PRIOR TO THE USE OF SUCH INFORMATION IN BIDDING OR CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO ASSURE PROPER FIT OF FINISHED WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR ACCURACY. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
16. THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE WILL NOT BE DAMAGED. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
17. THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND PROPERLY DISPOSED OF AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
18. WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REV	DESCRIPTION	BY	DATE
1	GENERAL REVIEW	HL	12/17/24

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

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PROJECT:
33 UNION ROAD
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY
NEW YORK

TITLE:
GRADING, UTILITY & EROSION CONTROL PLAN

DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208

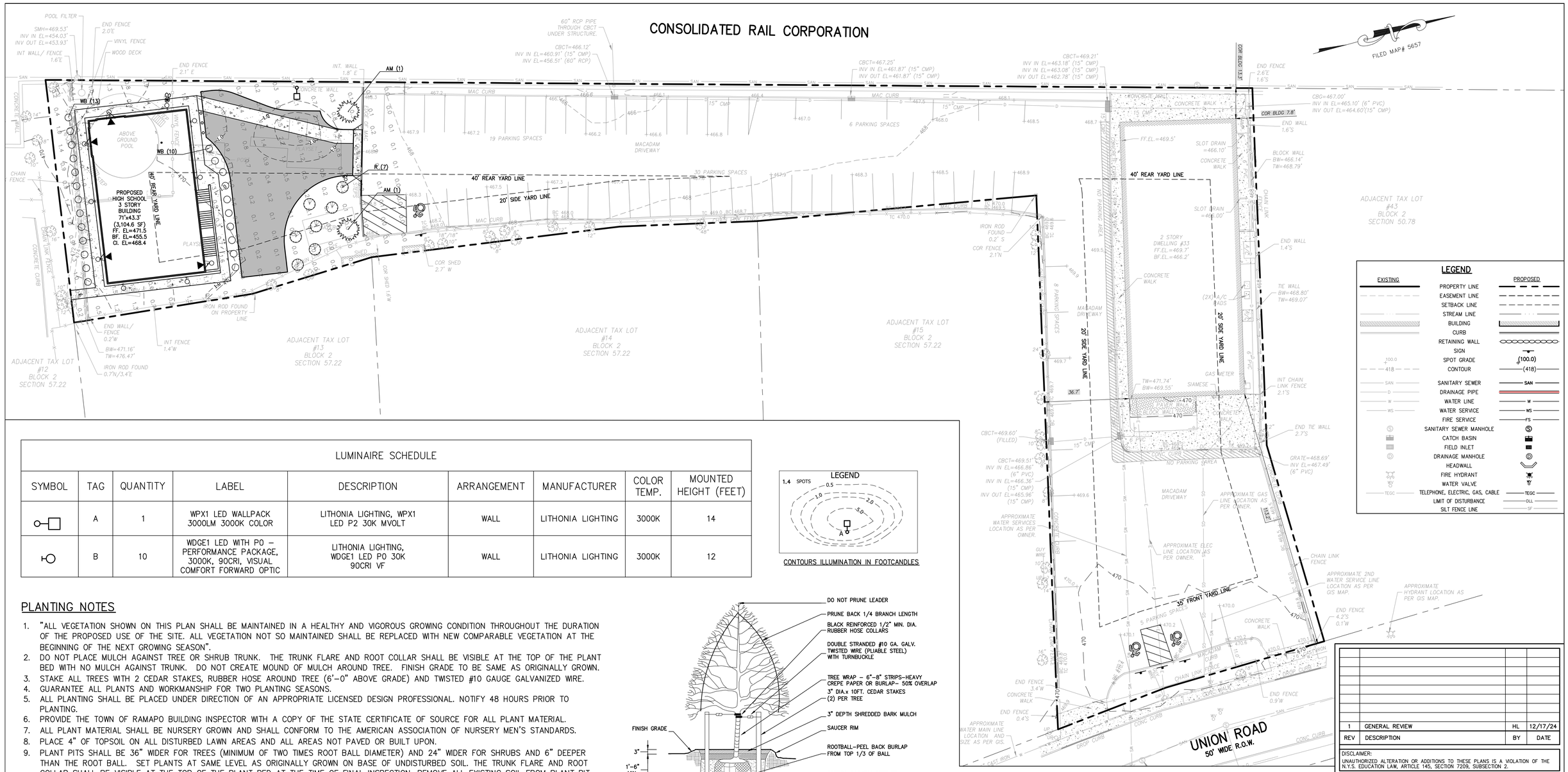
PROJECT NO:	DRAWN:	CHECKED:
ENG24-0932	HL	DR

SCALE: 1"=20'

GRAPHIC SCALE: 0 — 20' — 40'

DATE: 07/30/2024

DRAWING NO: 2



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	STREAM LINE	
	BUILDING	
	CURB	
	RETAINING WALL	
	SIGN	
100.0	SPOT GRADE	(100.0)
418	CONTOUR	(418)
SAN	SANITARY SEWER	SAN
D	DRAINAGE PIPE	
W	WATER LINE	W
WS	WATER SERVICE	WS
	FIRE SERVICE	FS
	SANITARY SEWER MANHOLE	
	CATCH BASIN	
	FIELD INLET	
	DRAINAGE MANHOLE	
	HEADWALL	
	FIRE HYDRANT	
	WATER VALVE	
TEGC	TELEPHONE, ELECTRIC, GAS, CABLE	TEGC
	LIMIT OF DISTURBANCE	DLL
	SILT FENCE LINE	SF

LUMINAIRE SCHEDULE

SYMBOL	TAG	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT	MANUFACTURER	COLOR TEMP.	MOUNTED HEIGHT (FEET)
○—□	A	1	WPX1 LED WALLPACK 3000LM 3000K COLOR	LITHONIA LIGHTING, WPX1 LED P2 30K MVOLT	WALL	LITHONIA LIGHTING	3000K	14
○—	B	10	WDGE1 LED WITH PO – PERFORMANCE PACKAGE, 3000K, 90CRI, VISUAL COMFORT FORWARD OPTIC	LITHONIA LIGHTING, WDGE1 LED PO 30K 90CRI VF	WALL	LITHONIA LIGHTING	3000K	12

CONTOURS ILLUMINATION IN FOOTCANDLES

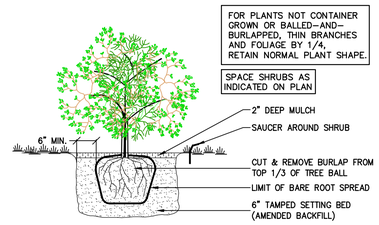
PLANTING NOTES

1. "ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON".
2. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND OF MULCH AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY GROWN.
3. STAKE ALL TREES WITH 2 CEDAR STAKES, RUBBER HOSE AROUND TREE (6'–0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
4. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
5. ALL PLANTING SHALL BE PLACED UNDER DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
6. PROVIDE THE TOWN OF RAMAPO 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.
8. PLACE 4" OF TOPSOIL ON ALL DISTURBED LAWN AREAS AND ALL AREAS NOT PAVED OR BUILT UPON.
9. PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND 6" DEEPER THAN THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS; AND FOUR PART TOP SOIL. ADD 3 YEAR EEESEYGROW FERTILIZER POCKETS (OR EQUAL) – 1 PER INCH OF TREE CALIPER OR PER 12" HEIGHT OF SHRUB.
10. FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15LBS. PER 1000 SQUARE FEET OF 10–20–10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
11. FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10–20–10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS. LAWN AREAS SHALL BE SEEDED AT 5 LBS. PER 1000 SF. WITH THE FOLLOWING SEED MIX: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS, AND 20 % YORKTOWN PERENNIAL RYE OR APPROVED EQUIVALENT. MULCH NEWLY SEEDED LAWN AT 90 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
13. THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. CHANGES TO THE SITE PLAN FROM THAT SHOWN ON THE PLANTING PLAN THAT CAUSE DIFFERENT SITE AREAS AVAILABLE FOR PLANTING SHALL HAVE PLANTING ADJUSTED ON SITE BY THE DESIGN PROFESSIONAL. THE QUANTITIES OF PLANTS SHOWN ON THE PLANT LIST ARE NOT GUARANTEED. THE QUANTITIES OF PLANTINGS SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.

PLANTING TABLE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
R	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	2.5 FEET HIGH	11
AM	ACER FREEMANII ARMSTRONG	ARMSTRONG MAPLE	2" CAL.	2
WB	BUXUS MICROPHYLLA	WINTER GREEN BOXWOOD	3 GAL.	23

DECIDUOUS TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

REV	DESCRIPTION	BY	DATE
1	GENERAL REVIEW	HL	12/17/24

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BROOKER ENGINEERING
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WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
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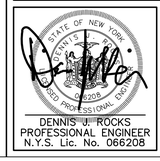
WESTONANDSAMPSON.COM

PROJECT:
33 UNION ROAD
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY
NEW YORK

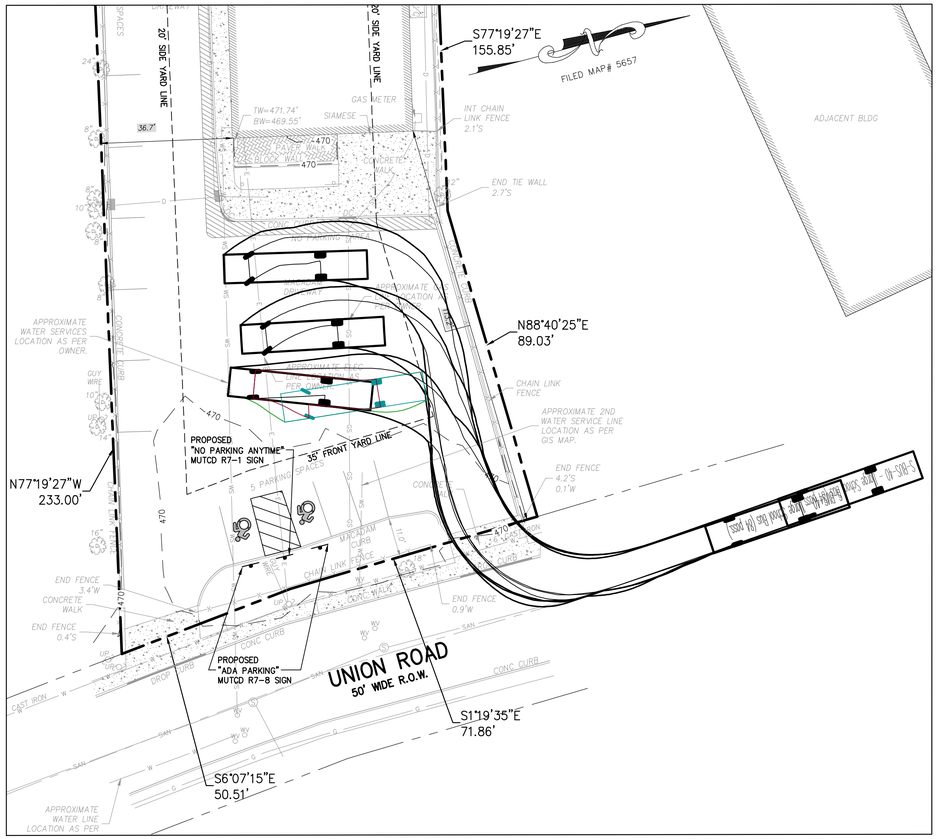
TITLE:
LIGHTING AND PLANTING PLAN



DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208

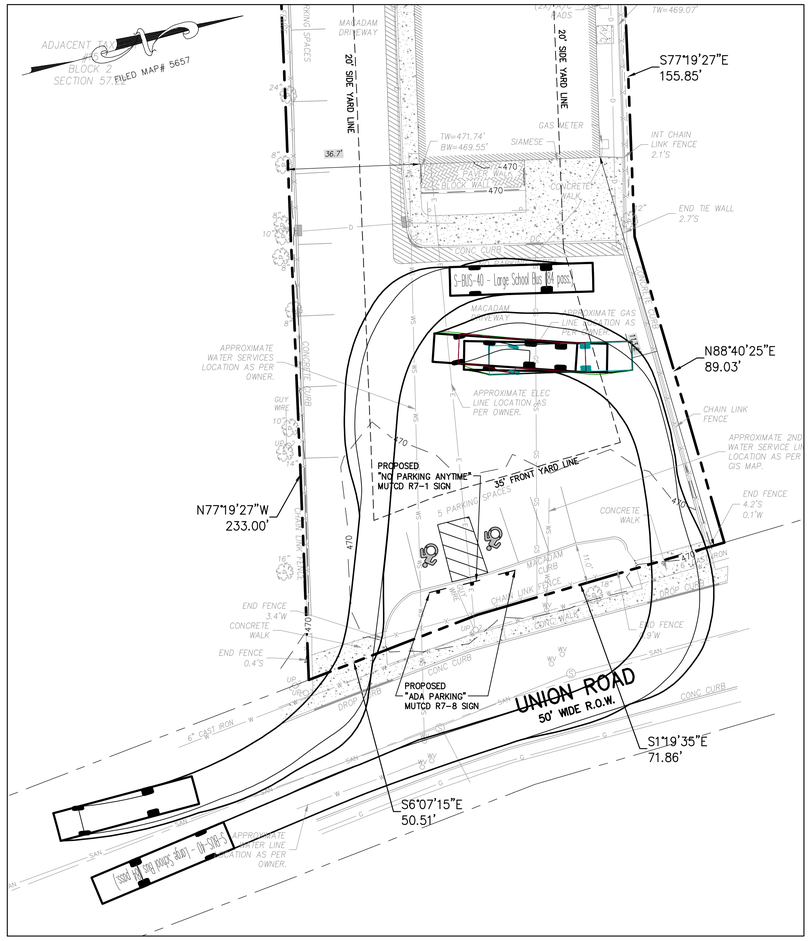
PROJECT NO:	DRAWN:	CHECKED:
ENG24–0932	HL	DR

SCALE: 1"=20'
GRAPHIC SCALE: 0 20' 40'
DATE: 07/30/2024
DRAWING NO: **2A**



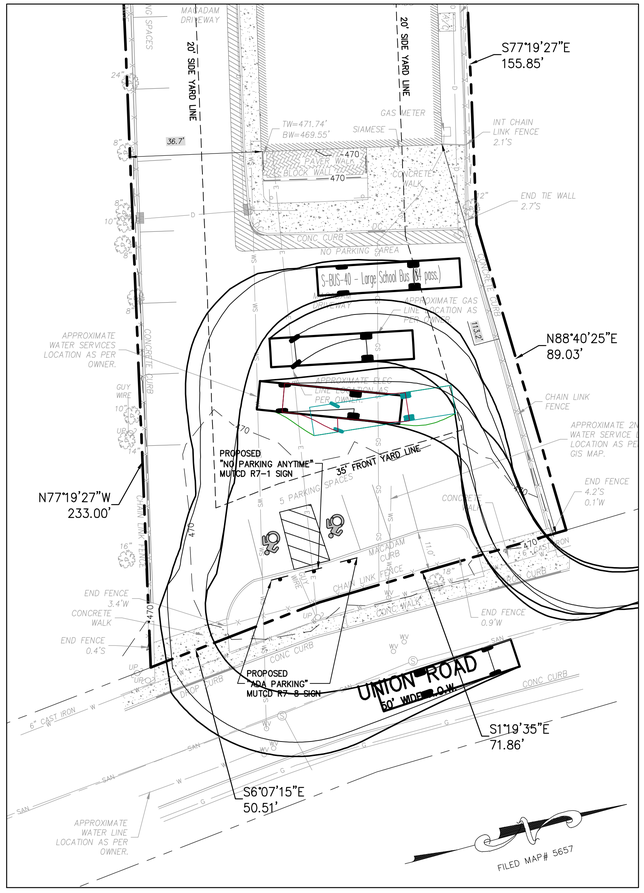
SCHOOL BUSES IN FROM NORTH UNION RD

SCALE: 1" = 20'



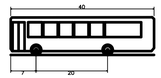
SCHOOL BUS IN/OUT FROM AND TO SOUTH UNION

SCALE: 1" = 20'



SCHOOL BUS OUT TO NORTH UNION

SCALE: 1" = 20'



S-BUS-40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.000ft
Track Width	8.000ft
Lock-to-lock time	5.000s
Max Steering Angle (Virtual)	34.40°

REV	DESCRIPTION	BY	DATE

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WESTONANDSAMPSON.COM

PROJECT:
33 UNION ROAD
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY
NEW YORK

TITLE:
SCHOOL BUS MANEUVER PLAN

DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208

PROJECT NO:	DRAWN:	CHECKED:
ENG24-0932	HL	DR

SCALE: AS NOTED

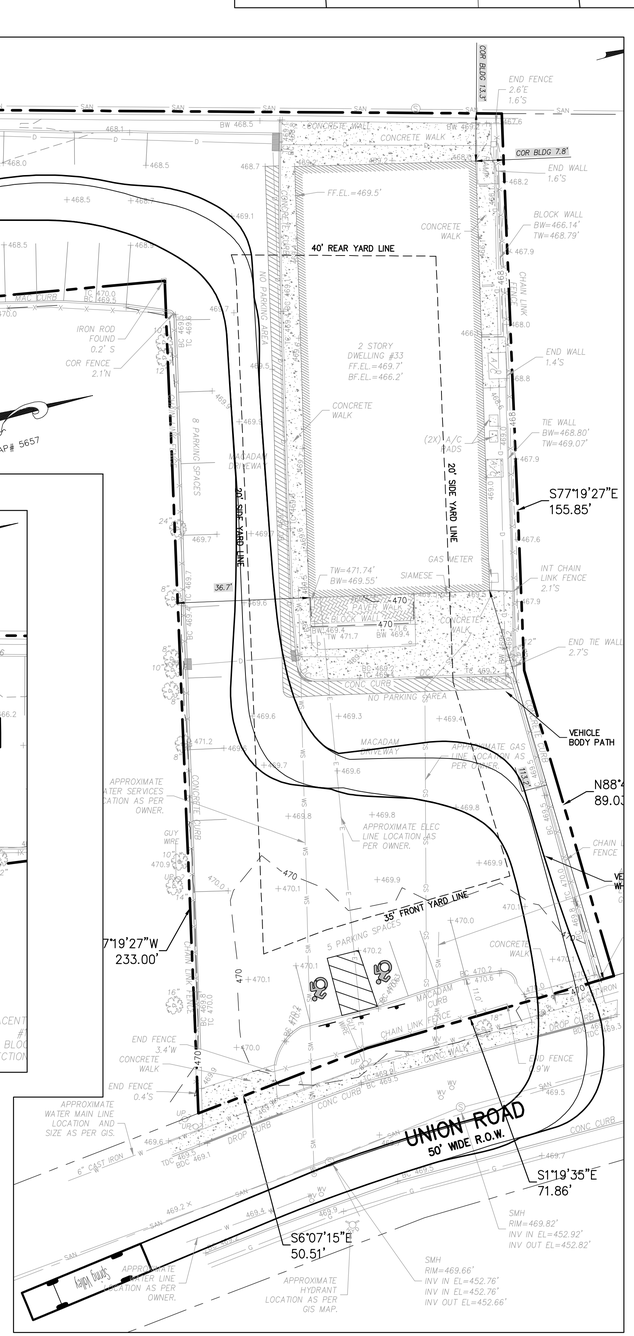
GRAPHIC SCALE: 0 20' 40'

DATE: 07/30/2024

DRAWING NO: 3

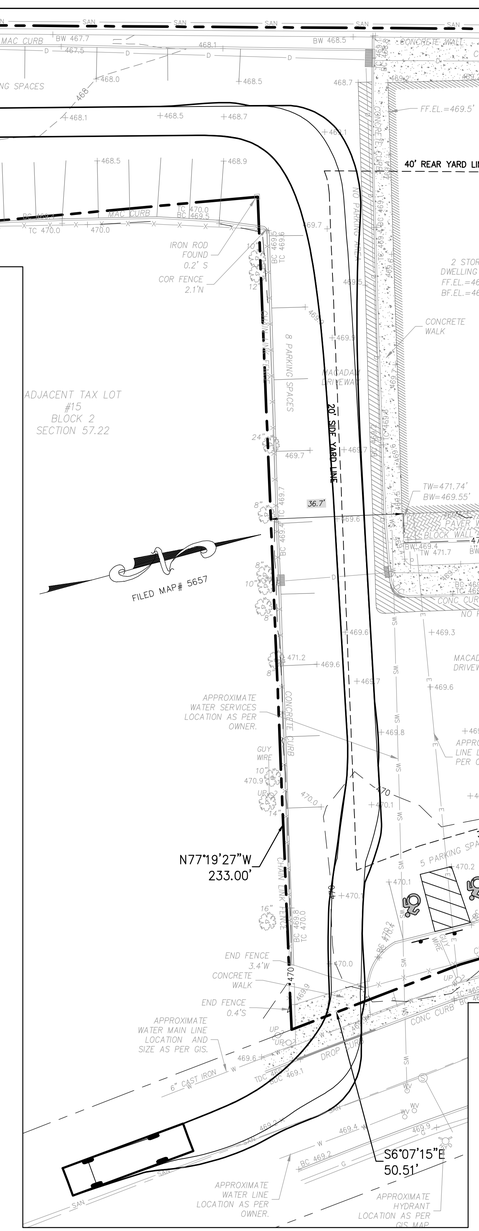
FIRE TRUCK "U TURN" ON 33 UNION RD

SCALE: 1" = 20'



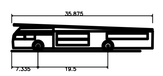
FIRE TRUCK IN TO 33 UNION RD

SCALE: 1" = 20'



FIRE TRUCK OUT TO UNION RD

SCALE: 1" = 20'



Spring Valley	
Overall Length	35.875ft
Overall Width	8.167ft
Overall Body Height	7.471ft
Min Body Ground Clearance	0.721ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Wheel Angle	45.00°

REV	DESCRIPTION	BY	DATE

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PROJECT:
33 UNION ROAD
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY
NEW YORK

TITLE:
FIRE TRUCK MANEUVER PLAN

STATE OF NEW YORK — DENNIS J. ROCKS — 066208 — LICENSED PROFESSIONAL ENGINEER

DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208

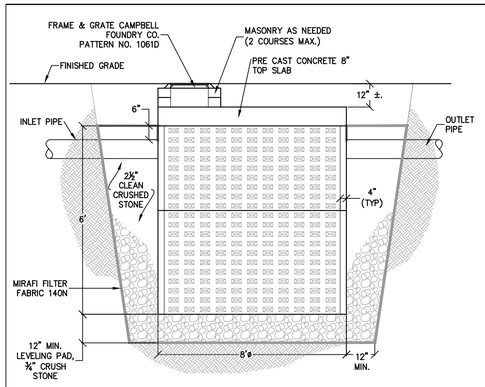
PROJECT NO:	DRAWN:	CHECKED:
ENG24-0932	HL	DR

SCALE: 1"=20'

GRAPHIC SCALE: 0 — 20' — 40'

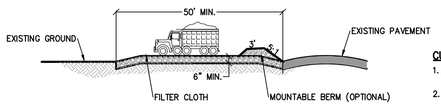
DATE: 07/30/2024

DRAWING NO: 4

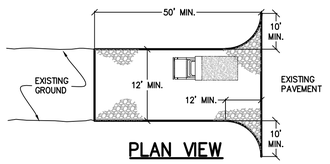


NOTES:
1. CONCRETE TO TEST 4000 PSO @ 28 DAYS.
2. BASIN AS MANUFACTURED BY PRECAST CONCRETE SALES OR APPROVED EQUAL
3. INLET CASTING AS MANUFACTURED BY CAMPBELL FOUNDRY OR APPROVED EQUAL. FIELD INLET (F.I.) – PATTERN # 2128
4. ALL ROOF LEADERS MUST BE CONNECTED TO DRYWELLS.
5. CONTRACTOR TO PERFORM TEST PITS PRIOR TO CONSTRUCTION TO VERIFY PRESENCE OF GRANULAR MATERIAL AND SOIL PERCOLATION RATE. PERCOLATION RATE SHALL BE A MINIMUM 1" DROP IN 30 MINUTES.

TYPICAL STORMWATER DRYWELL DETAIL
N.T.S.



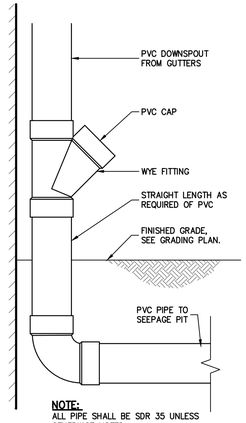
PROFILE



PLAN VIEW

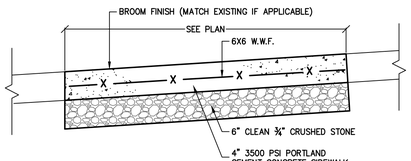
NOTES:
1. STONE SIZE – USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY – FOUR (24) FOOT IF SINGLE ENTRANCE SITE.
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH 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 SPILLED, DROPPED, WASHED OR TRACTED 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 REQUIRES, IT SHALL BE DONE ON AN 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 DETAIL
N.T.S.



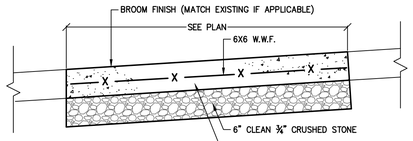
NOTE:
ALL PIPE SHALL BE SDR 35 UNLESS OTHERWISE NOTED.
SEE GRADING PLAN FOR SIZING.

DOWNSPOUT DETAIL
N.T.S.



CONCRETE SIDEWALK NOTES
1. FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18–20 FEET.
2. CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
3. ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
4. A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
5. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

4" DEPTH CONCRETE SIDEWALK DETAIL
N.T.S.



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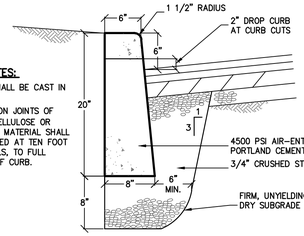
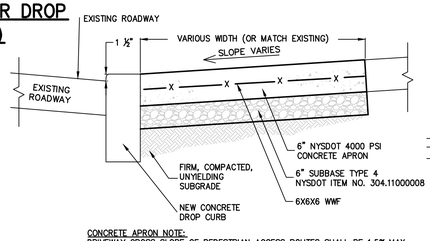
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

6" DEPTH CONCRETE SIDEWALK DETAIL
N.T.S.



CURB NOTES:
1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.

CONCRETE CURB DETAIL (FOR DROP CURB PORTION ONLY)
N.T.S.

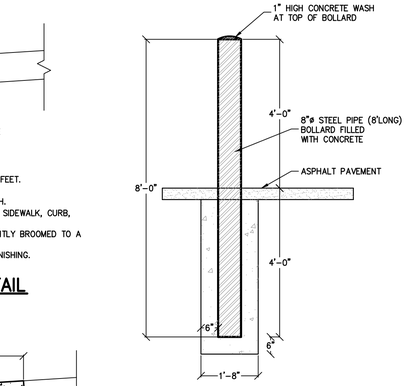


CONCRETE APRON NOTE:
DRIVEWAY CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES SHALL BE 1.5% MAX.

TYPICAL CONCRETE APRON SECTION
N.T.S.

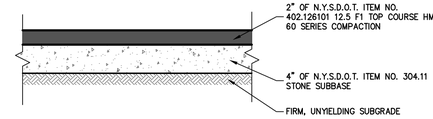
NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

CONCRETE DRIVEWAY APRON DETAIL
N.T.S.

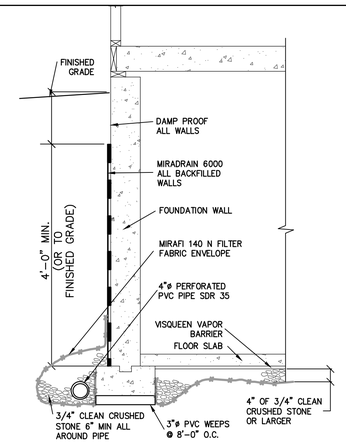


NOTES:
1. BOLLARDS PAINTED WITH TWO COATS OF RUST–INHIBITIVE PAINT, INCLUDING PRIME COAT. COLOR SELECTED BY OWNER.
2. ALL CONCRETE CAPABLE TO WITHSTAND 3,000 PSI OR GREATER.

BOLLARD DETAIL
N.T.S.

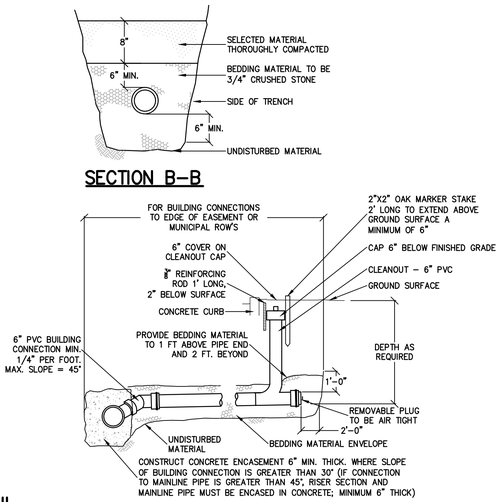


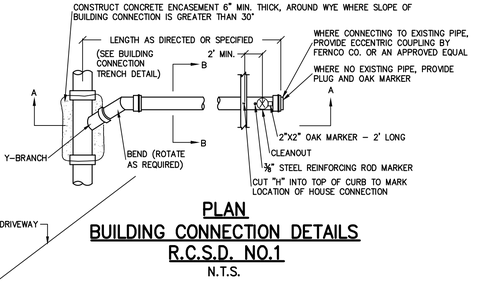
TYPICAL DRIVEWAY PAVEMENT SECTION DETAIL
N.T.S.



NOTES:
1. UTILIZE FOR FOUNDATION DRAINS AND CELLAR DRAINS
2. REFER TO GRADING & UTILITY PLAN FOR UNSURCHARGED OUTLET LOCATIONS (OUTLET PIPES: 4"ø PVC)

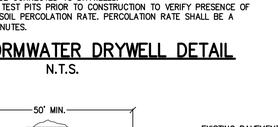
TYPICAL FOUNDATION UNDERDRAIN DETAIL
N.T.S.





GRASS CRETE DETAIL
N.T.S.

PERSPECTIVE VIEW



SECTION VIEW

NOTES:
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
N.T.S.

NOTES:
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.

CURB INLET PROTECTION DETAIL
N.T.S.

INVISIBLE STRUCTURES

Invisible Structures, Inc.
303-233-8383
www.invisiblestructures.com

Base Course Depth Recommendations
GRASSPAVE2 and GRAVELPAVE2

	Normal Traffic		Occassional Passes		Infrequent Passes	
	CBR 2-4	CBR >4	CBR 2-4	CBR >4	CBR 2-4	CBR >4
Heavy Fire Truck & H-20 Loading Max 110 psi 80000 lb	14 in	12-14 in	12-14 in	12 in	12 in	10-12 in
Light Fire Truck & H-15 Loading Typical 85 psi 60,000 lb	12 in	10-12 in	10 in	8-10 in	8-10 in	8 in
Utility & Delivery Truck & H-10 Loading Typical 60 psi 40,000 lb	8-10 in	8 in	8-10 in	6-8 in	6-8 in	6 in
Cars & Pick-Up Truck Access Typical 45 psi 8,000 lb	6-8 in	6 in	6 in	4-6 in	4-6 in	2-4 in
Trail Use and Cart Paths <1,000 lb	6 in	4-6 in	2-4 in	0-2 in	None	None

*** THESE DEPTH RECOMMENDATIONS SHOULD BE VERIFIED BY THE PROJECT ENGINEER AND LOCAL AUTHORITIES**

REV	DESCRIPTION	BY	DATE
1	GENERAIL REVISION	HL	12/17/24

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PROJECT:
33 UNION ROAD
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY
NEW YORK

TITLE:
CONSTRUCTION DETAILS

STATE OF NEW YORK — DENNIS J. ROCKS — 066208 — PROFESSIONAL ENGINEER

DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208

PROJECT NO:	DRAWN:	CHECKED:
ENG24–0932	HL	DR

SCALE: 1"=20'

GRAPHIC SCALE: 0 20' 40'

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DRAWING NO: 5