

LEGEND

EXISTING	PROPOSED
Symbol for 'B' Inlet	Symbol for 'A' Inlet
Symbol for Area Drain	Symbol for Storm Manhole
Symbol for Storm Drain Line	Symbol for Sanitary Clean Out
Symbol for Sanitary Manhole	Symbol for Sanitary Line
Symbol for Water Line	Symbol for Water Valve
Symbol for Hydrant	Symbol for Gas Line
Symbol for Gas Valve	Symbol for Building
Symbol for Curb	Symbol for Edge of Pavement
Symbol for Sign	Symbol for Contour
Symbol for Spot Elevation	

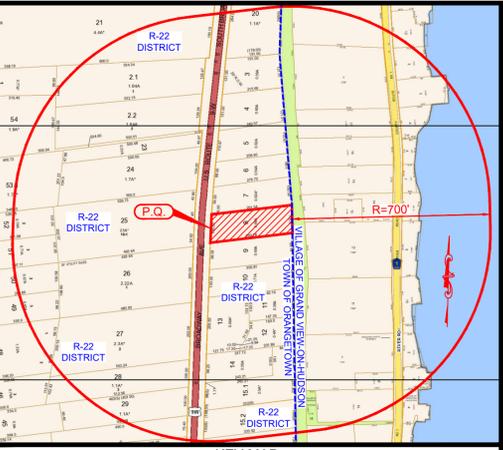
DISTRICT:

SCHOOL	NYACK SCHOOL DISTRICT
FIRE	NYACK
WATER	VEOLIA
LIGHTING	TOWN OF ORANGETOWN
SEWER	ORANGETOWN SEWER DISTRICT
ZONING	R-22

NOTES (CONTINUED):

19. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

20. THE NEAREST FIRE HYDRANT IS LOCATED ALONG U.S. ROUTE 9W, APPROXIMATELY 155 FEET NORTH OF THE NORTHWEST CORNER OF THE DWELLING (SEE SURVEY).



STORMWATER MANAGEMENT PHASE II CERTIFICATION

THIS IS TO CERTIFY THAT THESE PLANS AND THIS PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.

Craig D. Dominick
 Craig D. Dominick, P.E.
 N.Y. Lic. No. 095947

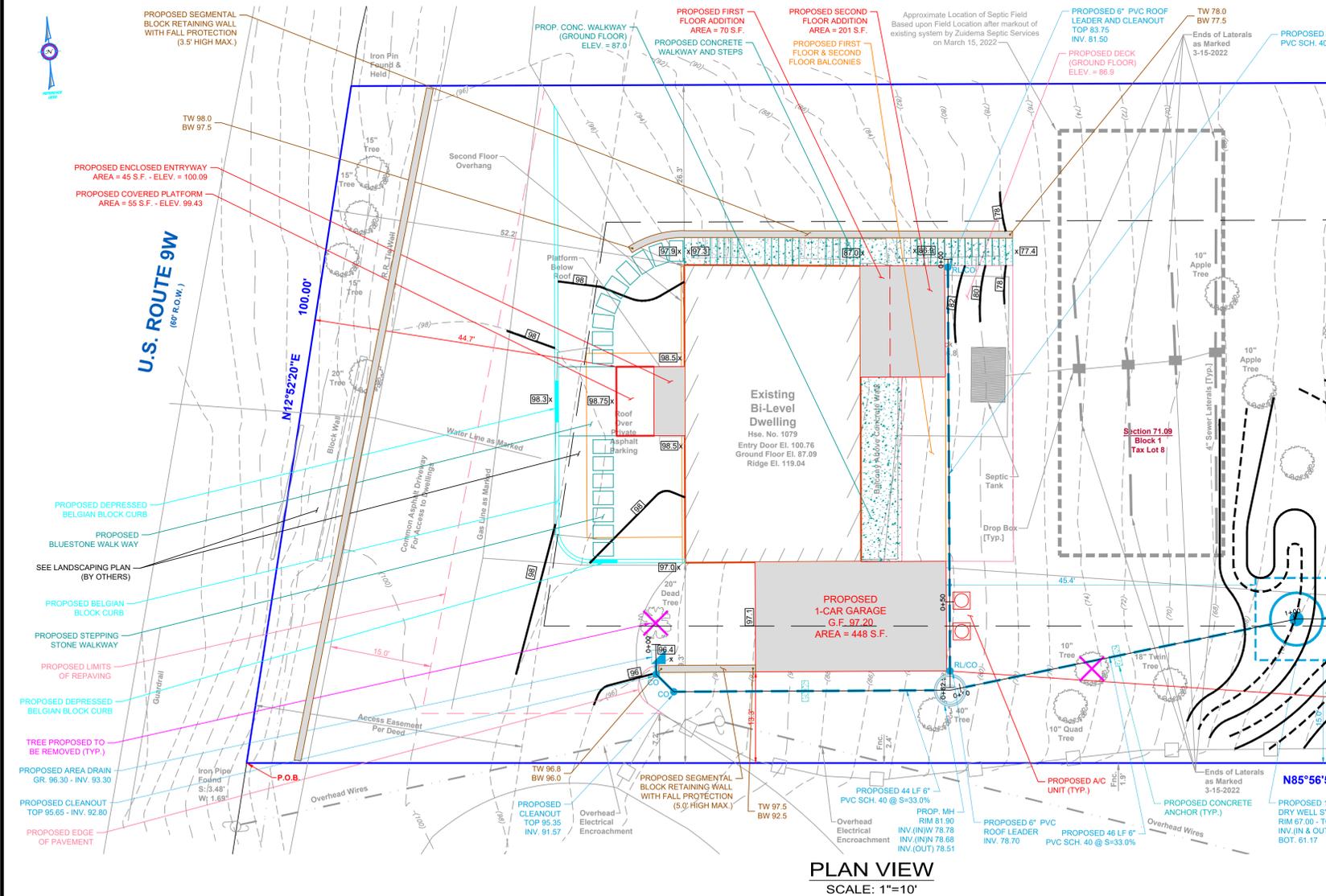
SOIL LOG:

0" - 18" TOPSOIL
 18" - 62" MEDIUM BROWN SILT LOAM
 62" - 116" REDDISH BROWN SANDY SILT LOAM WITH SOME GRAVEL AND COBBLES

NO GROUNDWATER, NO MOTTLING, NO BEDROCK

PERC TEST:

PERC RATE = 1" PER 29 MINUTES, 15 SECONDS



APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN.

DATE _____

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

APPROVED BY THE ZONING BOARD OF THE TOWN OF ORANGETOWN.

DATE _____

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

APPROVED BY THE ACABOR OF THE TOWN OF ORANGETOWN.

DATE _____

CHAIRMAN _____

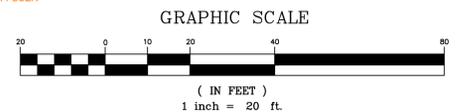
SECRETARY _____

ENGINEER _____

RECORD OWNER:
 MICHAEL J. MAURO
 1079 U.S. ROUTE 9W SOUTH
 NYACK, NY 10960

SIGNATURE _____

DATE _____



NOTES:

1. PROPERTY KNOWN AS LOT 8 IN BLOCK 1 OF SECTION 71.09 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWN OF ORANGETOWN.

2. PROPERTY OWNER / APPLICANT: MICHAEL J. MAURO
 1079 U.S. ROUTE 9W SOUTH
 NYACK, NY 10960

3. AREA OF ENTIRE PROPERTY: 29.348 S.F. or 0.6737 ACRES

4. PROPERTY LOCATED IN THE R-22 MEDIUM DENSITY RESIDENTIAL DISTRICT.

5. THE VERTICAL DATUM SHOWN HEREON IS BASED ON AN ASSUMED DATUM.

6. ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MAX. FLOOR AREA RATIO	0.20	0.116	0.143
MIN. LOT AREA	22,500 S.F.	29,348 S.F.	29,348 S.F.
MIN. LOT WIDTH	125.0'	100.1'	100.1'
MIN. STREET FRONTAGE	75.0'	100.0'	100.0'
MIN. FRONT YARD	40.0'	52.2'	44.7'
MIN. SIDE YARD (ONE / BOTH)	20.0' / 40.0'	26.3' / 55.6'	13.3' / 39.6'
MIN. REAR YARD	45.0'	211.2'	197.6'
MAX. BUILDING HEIGHT	37.7' (SEE NOTE 7)	23.5'	23.5'

7. DENOTES EXISTING NONCONFORMING CONDITION DENOTES VARIANCE REQUIRED * PER CHAPTER 43, SECTION 5.21(B)

7. MAXIMUM BUILDING HEIGHT CALCULATION:
 MAXIMUM HEIGHT IN FEET AND INCHES PER FOOT FROM LOT LINE = 9' / FT.
 BUILDING SETBACK FROM LOT LINE = 50'-1.5'
 50'-1.5' x 9' / FT. = 37'-7" MAXIMUM BUILDING HEIGHT

8. BUILDING HEIGHT CALCULATION:
 AVG. GRADE AROUND BUILDING = 86.87' @ 95.9' x 96.7' = 366.4 / 4 = 91.6
 MIDPOINT OF ROOF ELEVATION = 115.00'
 BUILDING HEIGHT = 115.02' - 91.6' = 23.42' ± = 23'-5"

9. BUILDING COVERAGE CALCULATIONS:
 EXISTING DWELLING = 1,739 S.F. / 29,348 S.F. = 5.9% (INCLUDES BALCONIES, OVERHANG & COVERED PARKING)
 PROPOSED DWELLING = 2,216 S.F. / 29,348 S.F. = 7.5% (INCLUDES BALCONIES, OVERHANG, AND COVERED ENTRY & LANDINGS)

10. IMPERVIOUS COVERAGE CALCULATIONS:
 EXISTING
 BLDG. COVERAGE = 1,739 S.F.
 DRIVEWAY = 3,536 S.F.
 WALK/STEPS = 141 S.F.
 5,416 S.F. / 29,348 = 18.5%

PROPOSED
 BLDG. COVERAGE = 2,216 S.F.
 DRIVEWAY = 3,347 S.F.
 CONC. WALK/STEPS = 195 S.F.
 BLUESTONE WALK = 86 S.F.
 5,844 S.F. / 29,348 = 19.9%

11. FLOOR AREA RATIO CALCULATIONS (PER ARCHITECT):
 EXISTING DWELLING = 3,414 S.F. / 29,348 S.F. = 0.116
 PROPOSED DWELLING = 4,184 S.F. / 29,348 S.F. = 0.143

12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN'S ORDINANCES AND/OR SPECIFICATIONS

13. APPLICANT GRANTS TOWN'S OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.

14. DRY WELL SHALL BE INSPECTED ONCE PER YEAR AND AFTER EACH RAINFALL EVENT OF 1" OF PRECIPITATION PER 24 HOUR PERIOD. ANY BUILDUP OF LEAVES, DEBRIS OR OTHER OBSTRUCTIONS SHALL BE REMOVED.

15. THERE ARE TWO (2) TREES PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.

16. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.

17. ALL UTILITIES, INCLUDING ELECTRIC & TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.

18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.8(L) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NY.

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2/1/22	4	FOR TOWN PLANNING BOARD SUBMISSION	PEF
11/23/21	3	ADDITION OF A/C UNITS	PEF
11/5/21	2	PER TOWN ENGINEER	PEF
5/7/21	1	PER TOWN PLANNING BOARD ENGINEER	PEF

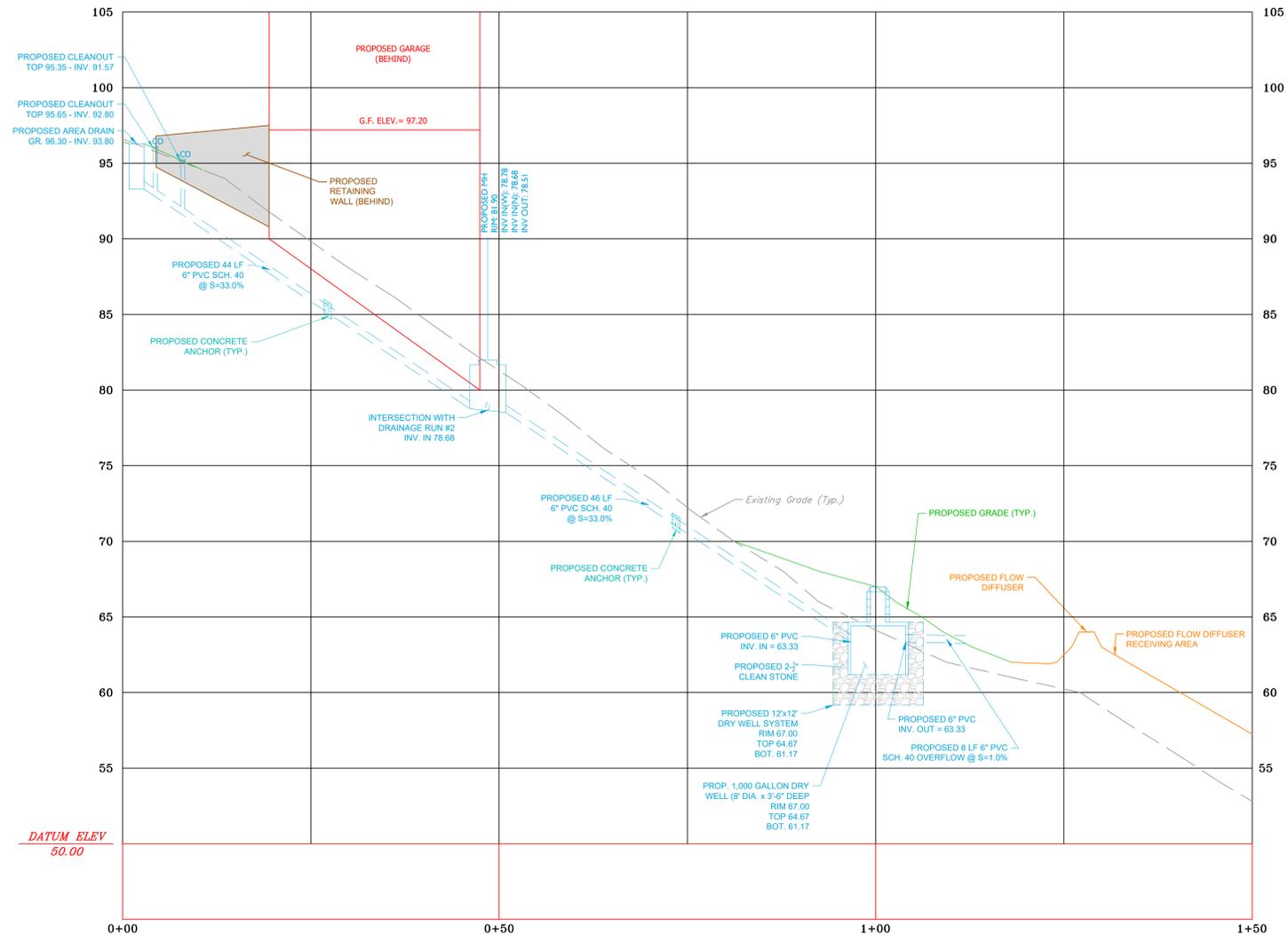
SITE PLAN
 PREPARED FOR
MICHAEL J. MAURO
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY - NEW YORK

AFR Engineering and Land Surveying, P.C.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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John A. Lech
 John A. Lech, P.L.S.
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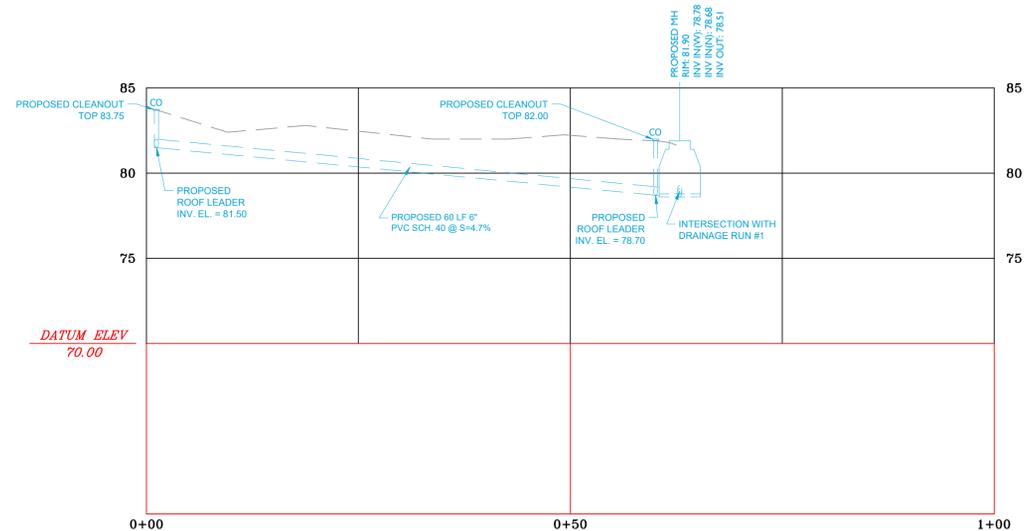
Craig D. Dominick
 Craig D. Dominick, P.E.
 N.Y. Lic. No. 095947

DATE: DECEMBER 18, 2020 DRAWN BY: CDD CHECKED BY: PEF
 SCALE: AS NOTED JOB NO.: 12011 SHEET: 1 OF 6



STORMWATER DRAINAGE RUN #1 PROFILE

SCALE: HORZ: 1"=10'
VERT: 1"=5'



STORMWATER DRAINAGE RUN #2 PROFILE

SCALE: HORZ: 1"=10'
VERT: 1"=5'

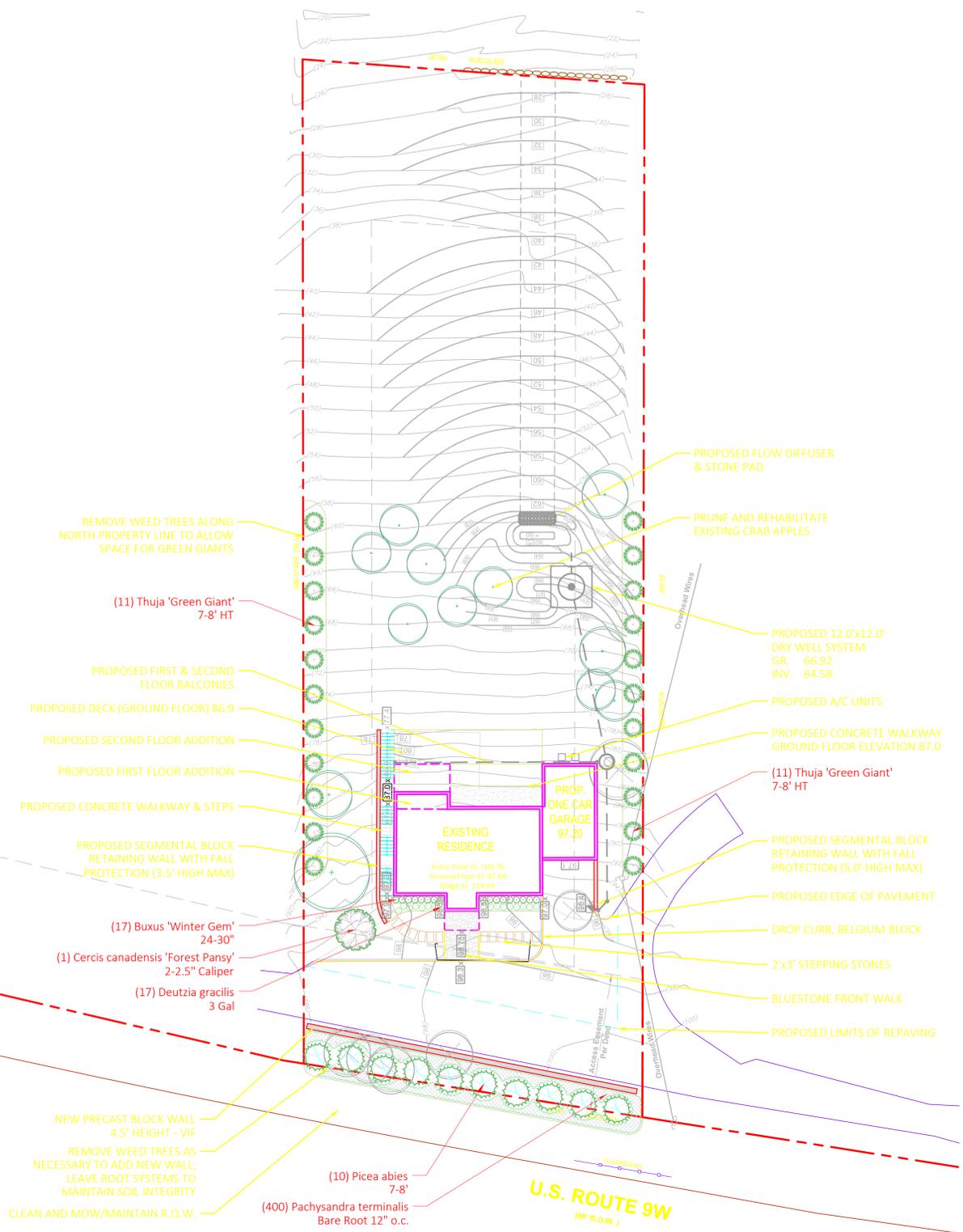
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PREPARED FOR
MICHAEL J. MAURO
TOWN OF ORANGETOWN
ROCKLAND COUNTY - NEW YORK

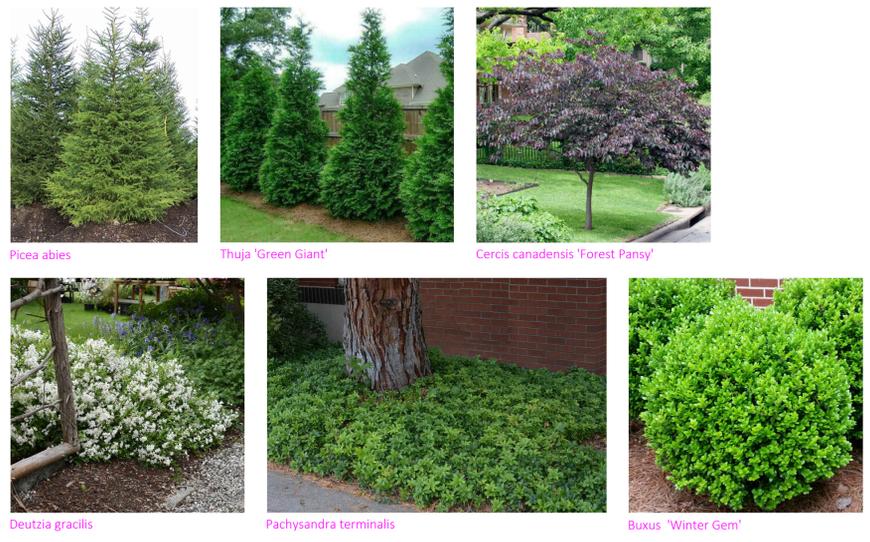
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<i>John A. Lech</i> <small>John A. Lech, P.L.S. N.Y. Lic. No. 049985</small>	<i>Craig D. Dominick</i> <small>Craig D. Dominick, P.E. N.Y. Lic. No. 095947</small>
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DATE: DECEMBER 18, 2020 DRAWN BY: CDD CHECKED BY: PEF
SCALE: AS NOTED JOB No.: 12011 SHEET: 3 OF 6



PLANTING IMAGES



PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
1	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2-2.5" Cal	
10	Picea abies	Norway Spruce	7-8' HT	
22	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7-8' HT	
SHRUBS				
17	Buxus 'Winter Gem'	Winter Gem Boxwood	24-30"	
17	Deutzia gracilis	Slender Deutzia	3 Gallon	
GROUNDCOVER				
400	Pachysandra terminalis	Pachysandra	Bare Root 12" o.c.	

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDE WALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
16. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

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 NYACK, NY 10960

DATE: NOVEMBER 12, 2021
 DRAWN BY: AVM
 JOB NO: 090721
 SCALE: 1"=20'
 FILENAME: 12011-Site

REVISIONS:

By the M Yost ASLA | Registered Landscape Architect

PLANTING PLAN
 SHEET NO.
L-701
 SHEET: 1 of 2

DATE	NO.	REVISION	CHK'D
2/13/24	8	FOR TOWN PLANNING BOARD SUBMISSION	PEF
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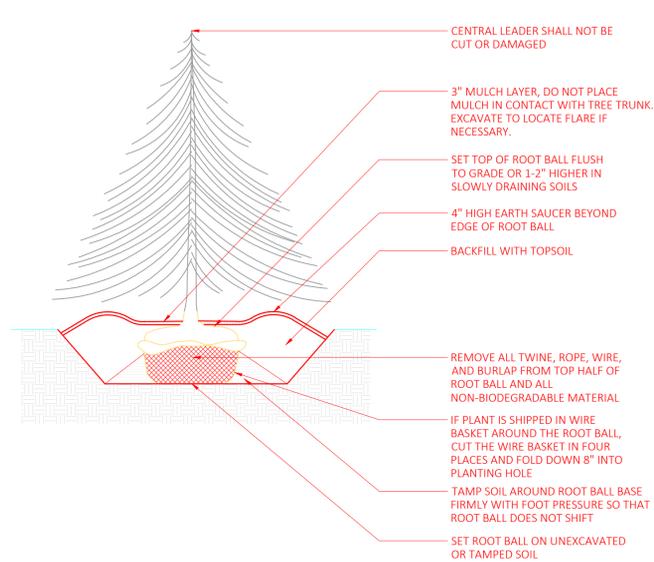
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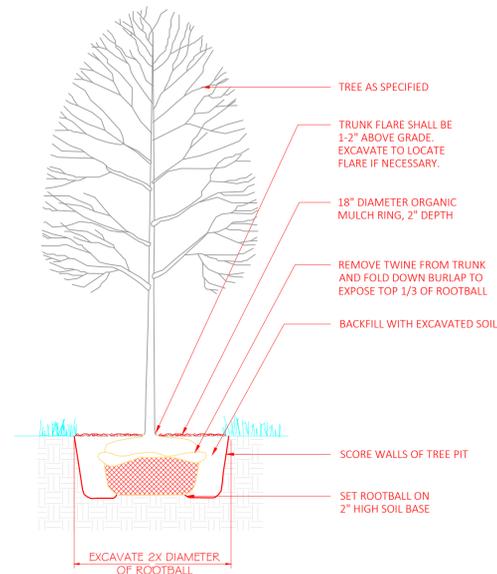
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DATE: DECEMBER 18, 2020 DRAWN BY: CDD CHECKED BY: PEF
 SCALE: 1" = 20' JOB No.: 12011 SHEET: 5 OF 6

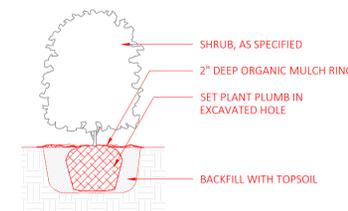


1 EVERGREEN TREE PLANTING
SCALE: 1/4"=1'



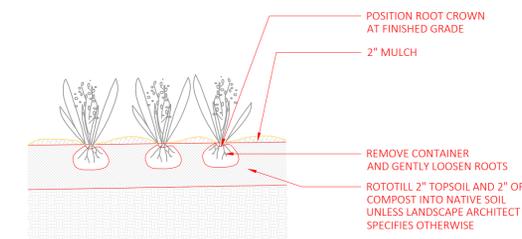
2 DECIDUOUS TREE PLANTING
SCALE: 1/4"=1'

- NOTES:
1. SET TREE PLUMB.
 2. DO NOT STAKE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT
 3. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
 4. REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF THE ROOTBALL.
 5. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
 6. DO NOT ADD ANY SOIL AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
 7. DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLARE IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.

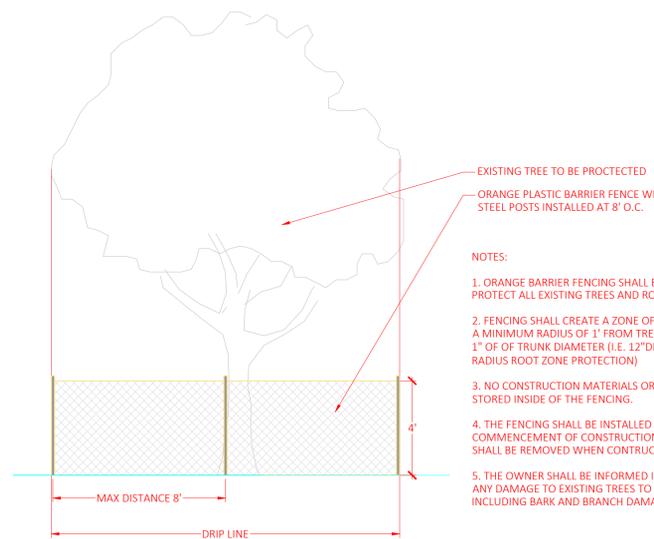


3 SHRUB PLANTING
SCALE: 1/2"=1'

- NOTES:
1. FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
 2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER. TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
 3. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
 4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.



4 GROUNDCOVER PLANTING
SCALE: 1/2"=1'



5 TREE PROTECTION
SCALE: 1/4"=1'

- NOTES:
1. ORANGE BARRIER FENCING SHALL BE USED TO PROTECT ALL EXISTING TREES AND ROOT ZONES.
 2. FENCING SHALL CREATE A ZONE OF PROTECTION WITH A MINIMUM RADIUS OF 1' FROM TREE TRUNK FOR EVERY 1" OF TRUNK DIAMETER (I.E. 12" DBH TREE=12' RADIUS ROOT ZONE PROTECTION)
 3. NO CONSTRUCTION MATERIALS OR DEBRIS SHALL BE STORED INSIDE OF THE FENCING.
 4. THE FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, AND SHALL BE REMOVED WHEN CONSTRUCTION IS COMPLETE.
 5. THE OWNER SHALL BE INFORMED IMMEDIATELY OF ANY DAMAGE TO EXISTING TREES TO BE PRESERVED, INCLUDING BARK AND BRANCH DAMAGE.

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FILENAME: 12011-Site

REVISIONS:

By the M Yost ASLA | Registered Landscape Architect

PLANTING DETAILS

SHEET NO.

L-801

SHEET: 2 of 2

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PLANTING DETAILS
PREPARED FOR
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TOWN OF ORANGETOWN
ROCKLAND COUNTY - NEW YORK

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SCALE: NOT TO SCALE JOB No.: 12011 SHEET: 6 OF 6