

AMENDED CIVIL SITE PLAN - PROJECT SYCAMORE DATA CENTER

65 THIRD AVENUE, TOWN OF ORANGETOWN,
ROCKLAND COUNTY, NEW YORK

SHEET 73.08, BLOCK 1, LOT 1

GENERAL NOTES:



Sam Schwartz
A TYLin Company

322 EIGHTH AVENUE, 5TH FLOOR
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ISSUES

REVISIONS

NO.	DATE	DESCRIPTION
1	5/26/2017	PER TOWN & COUNTY COMMENTS
2	8/08/2017	PER RESOLUTION CONDITIONS
3	11/03/2017	TOWN SWM & STAGING COMMENTS
4	11/17/2017	TOWN COMMENTS
5	12/05/2017	ADD WRC BUILDING
6	4/19/2017	GRADING REVISIONS
7	12/11/2024	PHASE III & NEW MASTER PLAN



12-11-24

Project Sycamore
 AMENDED CIVIL SITE PLAN
 NA-NE-C02

CAUTION
 The Contractor shall utilize extreme caution in the performance of the work in this contract. The work is being performed in a fully functional, mission-critical facility. Every precaution shall be taken to prevent any negative impact to mission critical operations.

KEYNOTES:

GENERAL NOTES

- THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS APPROXIMATE AND IS BASED ON AVAILABLE DATA. SUBSURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. THE CONTRACTOR SHALL ASSESS AVAILABLE DATA AND SHALL INSPECT ALL FIELD CONDITIONS AND COORDINATE WITH ALL UTILITY COMPANIES AND THE OWNER PRIOR TO ANY EXCAVATION. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA UTILITY COMPANY MARK OUTS AND TEST PITS IF NEEDED. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AND NY CALL BEFORE YOU DIG FOR FIELD MARK-OUTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERE ON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR ROCKLAND PSYCHIATRIC CENTER, SHEET 73.08, BLOCK 1, LOTS 1, 3 & 4 CONVENT ROAD, TOWN OF ORANGETOWN, ROCKLAND COUNTY, STATE OF NEW YORK" PREPARED BY SPARTAN ENGINEERING/LAND SURVEYING P.C. DATED 3/3/2017.
- CONSTRUCTION STANDARDS: ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, FEDERAL, AND MANUFACTURER STANDARDS.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED UNDERGROUND, UNLESS OTHERWISE DENOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND SHALL REPAIR OR CAUSE TO BE REPAIRED ANY DAMAGE TO EXISTING UTILITIES AS A RESULT OF HIS ACTIVITY. ALL WORK MUST BE COORDINATED WITH THE UTILITY COMPANIES AS ALL UTILITIES MUST BE MAINTAINED DURING CONSTRUCTION.
- ANY EXISTING ELEMENTS THAT MAY BE DISTURBED DURING CONSTRUCTION (I.E. BENCHES, FLOWER POTS, SHRUBS, FENCES, TRASH RECEPTACLES, ETC.), NOT OTHERWISE COVERED IN THE CONTRACT DOCUMENTS, MUST BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER.
- ALL OPEN EXCAVATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED AT THE END OF EACH WORK DAY. COMPACTATION OF ALL FILL MATERIALS SHALL BE 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). THE SUB-BASE TO BE COMPACTED & PROOF-ROLLED UNDER THE OWNER'S SUPERVISION. EXCAVATION OF ANY UNSUITABLE MATERIALS TO BE AT THE DIRECTION OF THE OWNER'S ON-SITE FIELD ENGINEER OR SUPERVISOR.
- SURVEY BASED ON N.Y. (EAST) S.P.C.S. NAD '83 (2011).
SURVEY SCALED TO GROUND AT POINT 1004
GROUND SCALE FACTOR: 1.0000771349
GROUND COORDINATES: N:808021.699 E:637922.753 Z:134.503
VERTICAL DATUM: NAVD 1988
- PROPOSED STORMWATER MANAGEMENT BASIN, SANITARY AND STORM SEWER INFRASTRUCTURE ARE TO BE PRIVATE AND THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL AND GROUND WATER SAMPLING AND ANALYSIS REQUIRED TO PROPERLY CHARACTERIZE THE SOIL FOR OFF-SITE DISPOSAL AND DEWATERED GROUNDWATER FOR TREATMENT OR DISPOSAL. THE CONTRACTOR IS REQUIRED TO OBTAIN APPROVAL FROM THE DESIGNATED DISPOSAL FACILITY.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE DURATION OF CONSTRUCTION. TRAFFIC CONTROL SHALL BE INCLUDED FOR PROTECTING TRAFFIC AND MAINTAINING ACCESS AT ALL TIMES.
- THE CONTRACTOR SHALL PROVIDE MEANS OF ACCESS AT ALL TIMES FOR PEDESTRIANS AND VEHICULAR TRAFFIC FOR AFFECTED BY THE WORK OF THIS CONTRACT. THE CONTRACTOR MUST CONTACT WITH THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, AND THE ROCKLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FENCED AREA FOR STORAGE OF EQUIPMENT AND MATERIALS. THE STORAGE AREA LOCATION MUST BE APPROVED BY THE OWNER AND SHALL BE SECURED AT THE END OF EACH DAY FOR PROTECTION OF PEDESTRIANS AND FOR THE PROTECTION OF THE CONTRACTOR'S EQUIPMENT.
- CONTRACTOR RESPONSIBILITY TO SECURE THE CONSTRUCTION AREA WITH CONSTRUCTION FENCING, GATES AND ANY OTHER MEASURE DEEMED NECESSARY TO MAINTAIN A SECURE PROJECT SITE.
- THE CONTRACTOR SHALL SECURE WORK PERMITS AND HAULING PERMITS FROM ROCKLAND COUNTY HIGHWAY DEPARTMENT.

TOWN OF ORANGETOWN NOTES

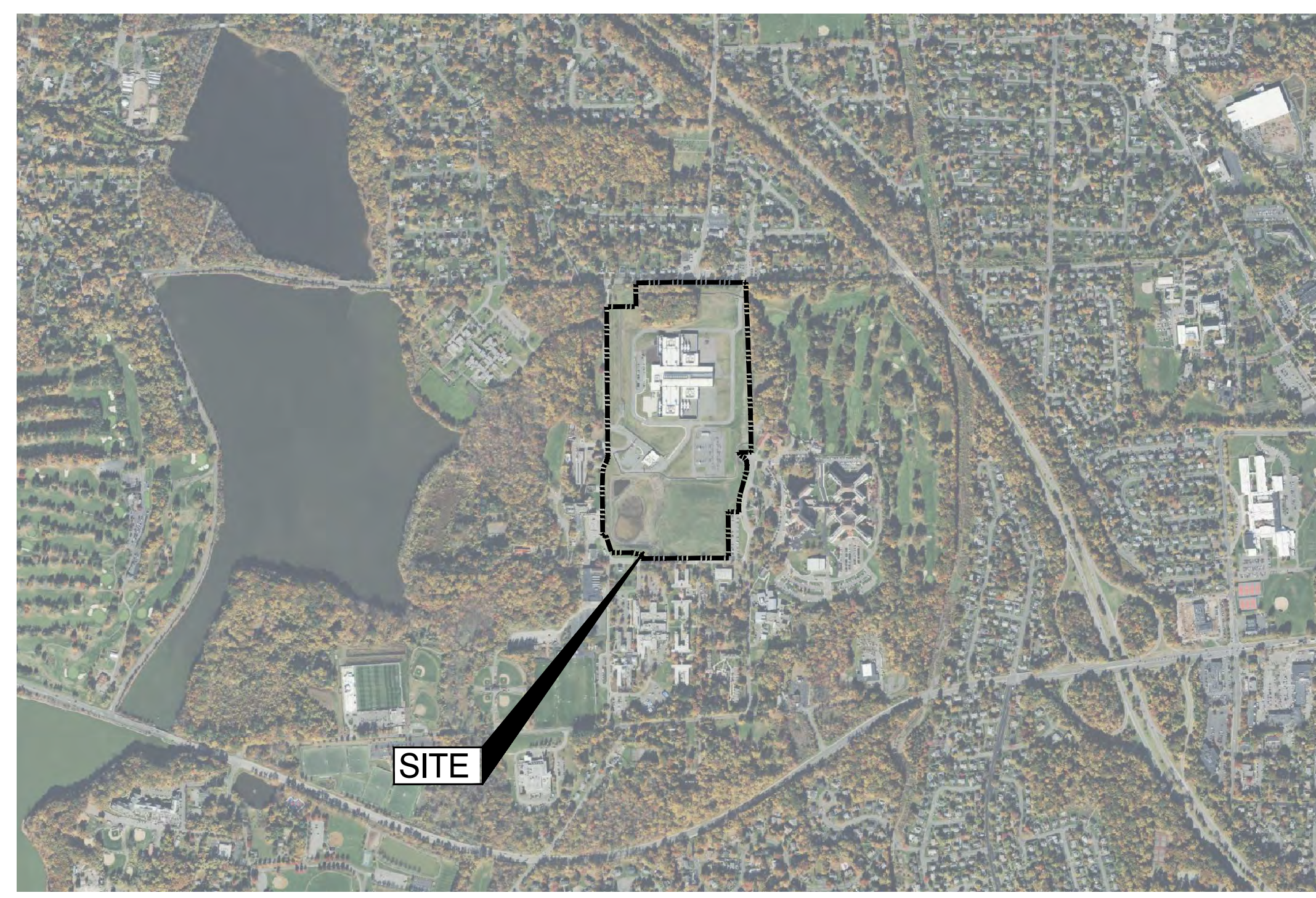
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- THE APPLICANT MUST OBTAIN APPROVAL FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, ROCKLAND COUNTY HIGHWAY DEPARTMENT, OR THE TOWN OF ORANGETOWN HIGHWAY DEPARTMENT, WHICHEVER IS APPROPRIATE.
- ALL CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY.
- THE FOLLOWING FIRE CODE CRITERIA FOR THE PROJECT SHALL BE MET:
 - ALL ENCLOSED STRUCTURES TO HAVE A NFPA 13 COMPLIANT SPRINKLER SYSTEM, WITH PLANS SUBMITTED BEFORE BUILDING CONSTRUCTION STARTS. FIRE FLOW CALCULATIONS TO BE PROVIDED. FDC TO BE 4" STORZ.
 - ALL BUILDINGS TO HAVE A NFPA 72 COMPLIANT FIRE ALARM SYSTEM WITH PLANS SUBMITTED BEFORE BUILDING CONSTRUCTION STARTS. ALARM TO BE CONNECTED TO ROCKLAND COUNTY 44-CONTROL. CUT SHEETS OF SYSTEM ARE TO BE PROVIDED.
 - BUILDING TO HAVE CARBON MONOXIDE ALARMS PER NFPA 720.
 - BUILDING TO HAVE EMERGENCY LIGHTING PER NEC.
 - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA 10.
 - PROVIDE FIRE ACCESS AS PER NYS FIRE CODE APPENDIX FCD.
 - APPLY FOR AND MAINTAIN CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH THE ORANGETOWN OFFICE OF THE FIRE INSPECTOR.
 - PROVIDE SUPRA KEY BOX IN ACCEPTABLE LOCATION.
 - PROVIDE OPERATIONS INFORMATION ON ANY FIRE PROTECTION AND BUILDING SUBSYSTEMS, INCLUDING BUT NOT LIMITED TO VESDA SYSTEMS, PRE-ACTION SPRINKLERS, BATTERIES, UPS, GENERATORS AND FUEL STORAGE.
 - A HAZARDOUS MATERIALS PERMIT FROM THE TOWN OF ORANGETOWN WILL BE REQUIRED.

ROCKLAND COUNTY DEPARTMENT OF HEALTH NOTES

- TESTING TOLERANCES FOR THE FORCE MAIN, SANITARY SEWER MAINS AND SANITARY MANHOLES ARE AS FOLLOWS: THE LEAKAGE OUTWARD OR THE INFILTRATION INWARD OF THE CONSTRUCTED SEWER LINE SHALL NOT EXCEED 100 GALLONS PER 24 HOURS PER INCH OF THE PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SEWER SYSTEM BETWEEN MANHOLES AND INCLUDING MANHOLE.
- COPY OF THE ENGINEER'S CERTIFICATION, SANITARY SEWER TEST RESULTS AND AS-BUILTS ARE TO BE SENT TO ROCKLAND COUNTY HEALTH DEPARTMENT.
- TOWN OF ORANGETOWN WILL NOT RELEASE CERTIFICATES OF OCCUPANCY UNTIL A CERTIFICATE OF APPROVAL HAS BEEN RELEASED TO THE ROCKLAND COUNTY HEALTH DEPARTMENT.

KEY / VICINITY MAP

SCALE: 1"=1000'±



DRAWING INDEX

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C102	SITE LAYOUT & DIMENSION CONTROL PLAN - B
C201	GRADING PLAN - A
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C402	STORM WATER POLLUTION PREVENTION DETAILS
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C703	CONSTRUCTION DETAILS - 3

SITE INFORMATION

SITE AREA:	60.96 AC±
SITE ADDRESS:	CONVENT ROAD/THIRD AVENUE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK
PROPERTY OWNER:	JPMORGAN CHASE 65 THIRD AVENUE, ORANGETOWN, NY 10962
DISTRICT:	SCHOOL DISTRICT- PEARL RIVER UNION FREE AMBULANCE DISTRICT- ROCKLAND PARAMEDIC SERVICE WATER DISTRICT- SUEZ WATER OF NY POSTAL DISTRICT- 10962 FIRE DISTRICT- ORANGETOWN SEWER DISTRICT- ORANGETOWN SEWER DISTRICT AMBULANCE DISTRICT- SOUTH ORANGETOWN

ZONING REQUIREMENTS

ZONE DISTRICT:	RPC-OP DISTRICT
EXISTING LAND USE:	ELECTRONIC DATA STORAGE CENTER
PROPOSED LAND USE:	ELECTRONIC DATA STORAGE CENTER

STANDARD	REQUIRED	PROPOSED
MIN. LOT AREA	10 ACRES	60.96 ACRES
MIN. BUILDING SETBACKS		
- FRONT YARD (THIRD AVE, CONVENT RD, OAK ST.)	100 FT.	277.44 FT. (THIRD AVE.) (EXISTING)
- SIDE YARD (TOTAL YARDS)	100 FT (250 FT)	N/A
- REAR YARD (EASTERN PROPERTY LINE)	100 FT.	143.73 FT.
MAX. BUILDING HEIGHT	55 FT.	<55 FT.
MAX. FLOOR AREA RATIO	0.40	0.116
MIN. LOT WIDTH	150 FT.	929.69 FT. (CONVENT)
MIN. STREET FRONTAGE	150 FT.	3799.58 FT. (THIRD AVE., CONVENT ROAD, OAK ST.)
MAX. LAND COVERAGE	80%	27.3%

N/A - NOT APPLICABLE NS - NO STANDARD TBD - TO BE DETERMINED

PRIOR VARIANCE RELIEF ON PROPERTY:
ZBA#17-07: CONFORMANCE TO PERFORMANCE STANDARDS AND
ZBA#17-08: FENCE HEIGHT, DATED JUNE 21, 2017

OFF-STREET PARKING REQUIREMENTS

NO CHANGE TO PARKING ON PROPERTY; PARKING REQUIREMENTS APPROVED BY THE PLANNING BOARD AS PART OF RESOLUTION PB# 18-05.

107 SPACES PROPOSED; 103 STANDARD SPACES @ 9'x18'; 4 HANDICAP ALL VAN ACCESSIBLE

LEGEND

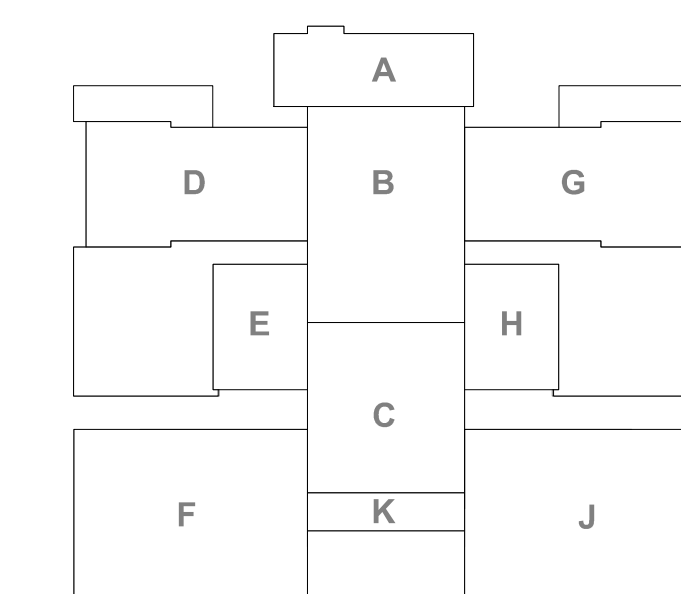
	LIGHT LINE WORK AND TEXT DENOTES EXISTING CONDITIONS
	HEAVY LINE WORK AND TEXT DENOTES PROPOSED CONDITIONS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SANITARY SEWER
	WATER LINE
	STORM SEWER
	FIRE HYDRANT AND VALVE
	MANHOLE
	INLET
	THRUST BLOCK
	WATER VALVE
	DEMOLISHED UTILITIES

SIGNATURE
OWNER: JPMorganChase

DATE

KEYPLAN

ORANGETOWN



Sheet Name
COVER SHEET

JOB 2023-0125-03 DATE AUGUST 16, 2024 SHEET

EAO1678-SSE-NANEC01-SP-D-C001

C001

CONSTRUCTION SPECIFICATIONS

- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

GENERAL NOTES:

NOTES:
DEFAULT

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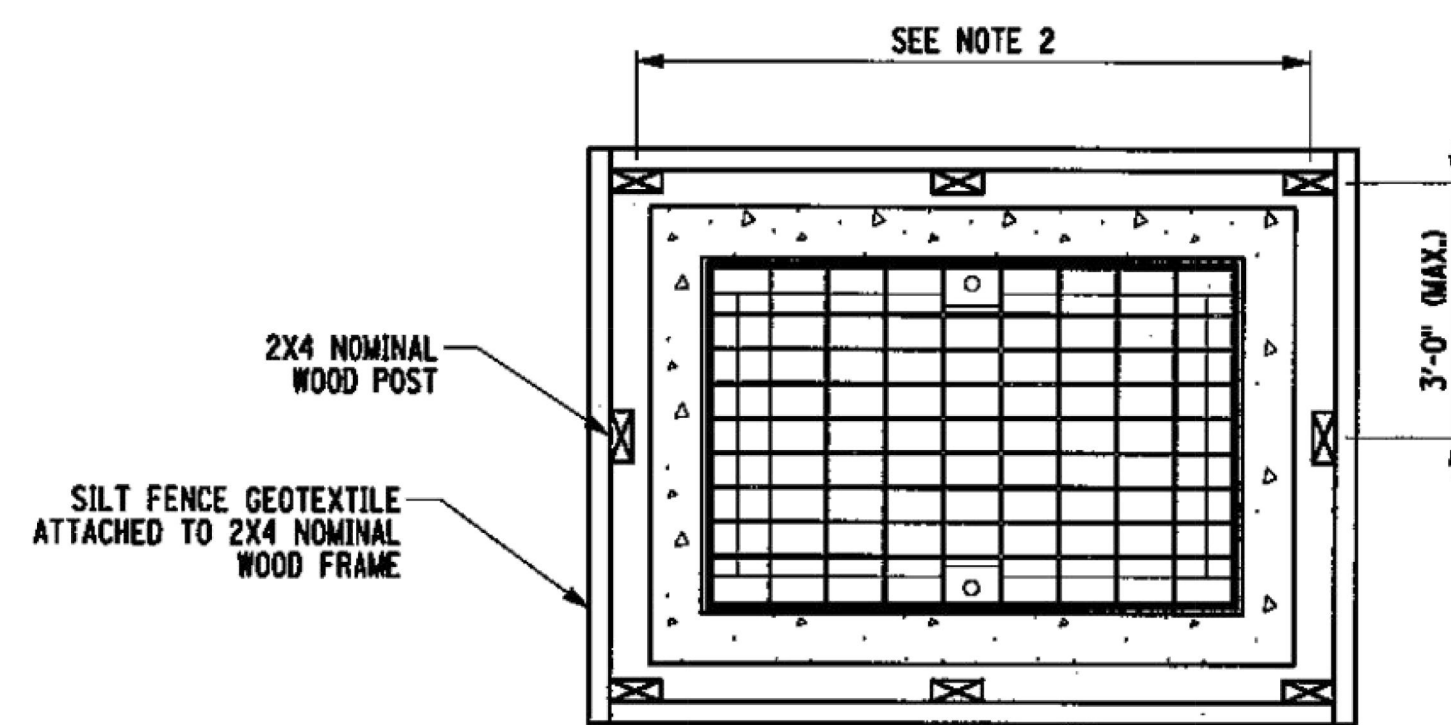
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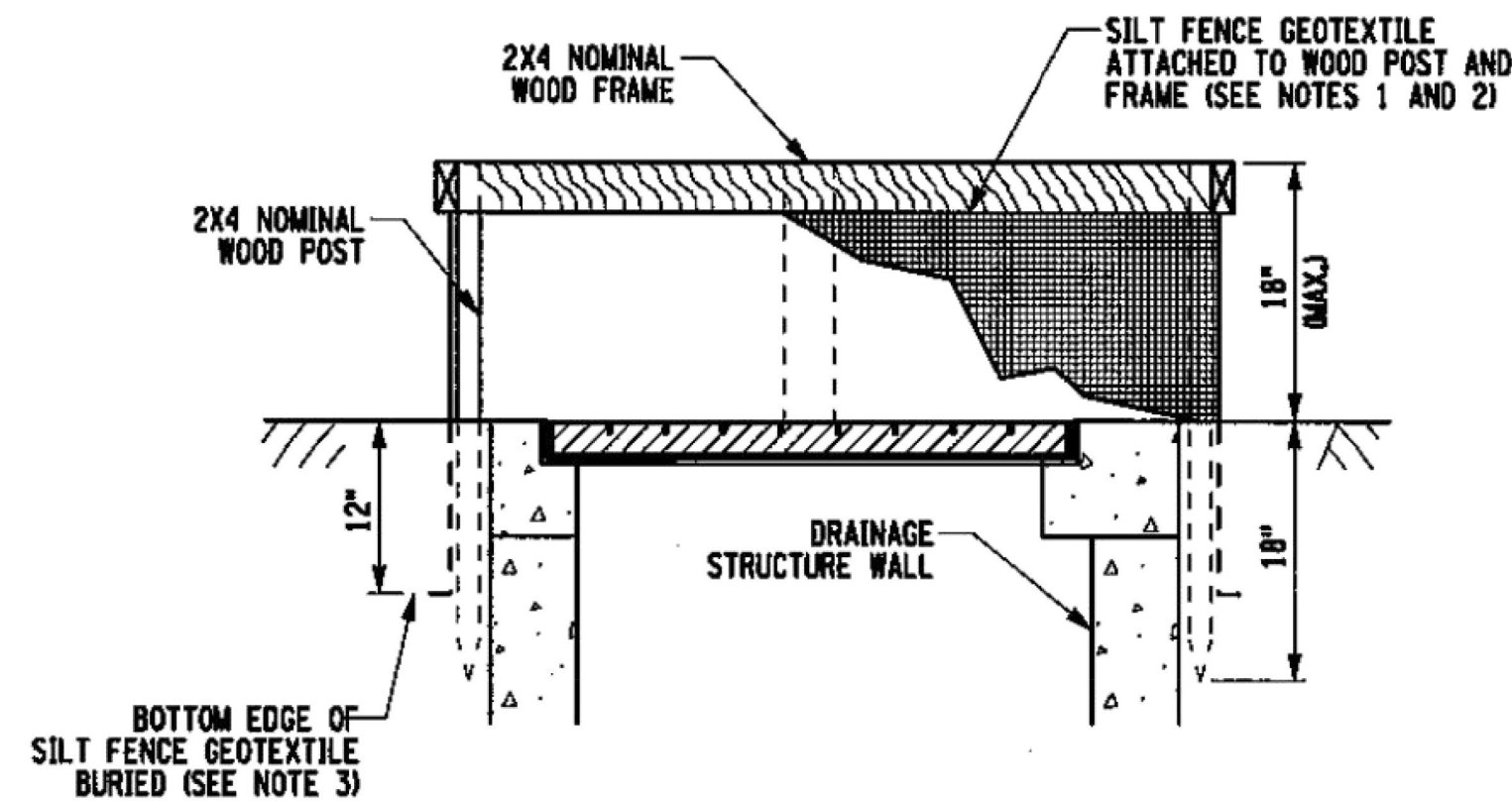
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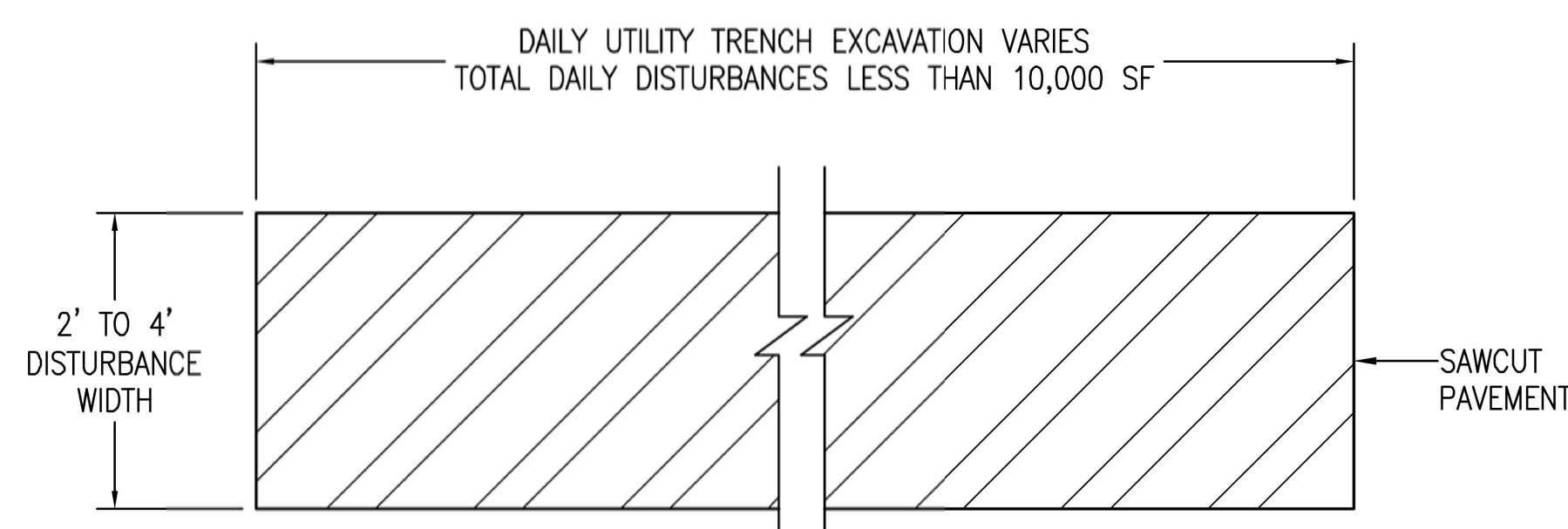
PLAN
DRAINAGE STRUCTURE INLET PROTECTION - TEMPORARY (SILT FENCE)



CROSS SECTION
DRAINAGE STRUCTURE INLET PROTECTION - TEMPORARY (SILT FENCE)

GENERAL NOTES:

- APPROVED SILT FENCE GEOTEXTILES #737-01, ARE LISTED ON THE DEPARTMENT'S APPROVED LIST. SILT FENCE GEOTEXTILE SHALL BE A SINGLE CONTINUOUS PIECE TO ELIMINATE JOINTS. OVERLAP GEOTEXTILE ENDS TO THE NEXT POST.
- SPACE POSTS EVENLY AROUND INLET WITH A MAXIMUM SPACING OF 3'. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT. POSTS SHALL BE DRIVEN CLOSE TO THE INLET TO MINIMIZE EXPOSED SOIL BETWEEN THE INLET AND THE PRACTICE. DRIVE POSTS A MINIMUM OF 18" INTO GROUND (SILT FENCE) OR A MINIMUM OF 12" (SEDIMENT FILTER LOG).
- SILT FENCE GEOTEXTILE SHALL BE EMBEDDED 12" AND BACKFILLED. GEOTEXTILE SHALL BE SECURELY FASTENED TO POSTS AND FRAME.
- GRAVEL BAGS SHALL BE INDIVIDUALLY TIED, DOUBLE BAGGED AND INVERSELY INSERTED. GRAVEL BAGS SHALL LAP THE JOINTS BETWEEN THE BAGS IN THE LAYER BELOW. GRAVEL BAGS SHALL BE PLACED AS CLOSE AS POSSIBLE TO THE GRATE TO MINIMIZE EXPOSED SOIL BETWEEN THE INLET AND THE PRACTICE.
- SEDIMENT FILTER LOGS SHALL BE SECURED TO THE SOIL SURFACE WITH WOODEN POSTS SPACED A MAXIMUM OF 2' APART. WHEN USED ON A PAVED SURFACE, THE LOG ENDS SHALL BE FASTENED WITH PLASTIC TIES OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MEASURES SHALL BE INSPECTED AFTER EVERY RUNOFF EVENT AND REPAIRED AS NECESSARY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF THE MEASURE HEIGHT (STORAGE CAPACITY). SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIALS.



- MAXIMUM DAILY DISTURBANCE-10,000 SF
- CONTRACTOR TO PERFORM TRENCH EXCAVATION WITH MINIMAL DISTURBANCE TO SURROUNDING AREAS.
- CONTRACTOR TO BACKFILL THE SAME DAY AS THE UTILITY IS PLACED.

TYPICAL UTILITY TRENCH EXCAVATION

N.T.S.

INLET PROTECTION

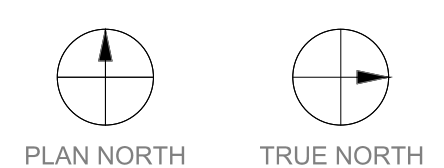
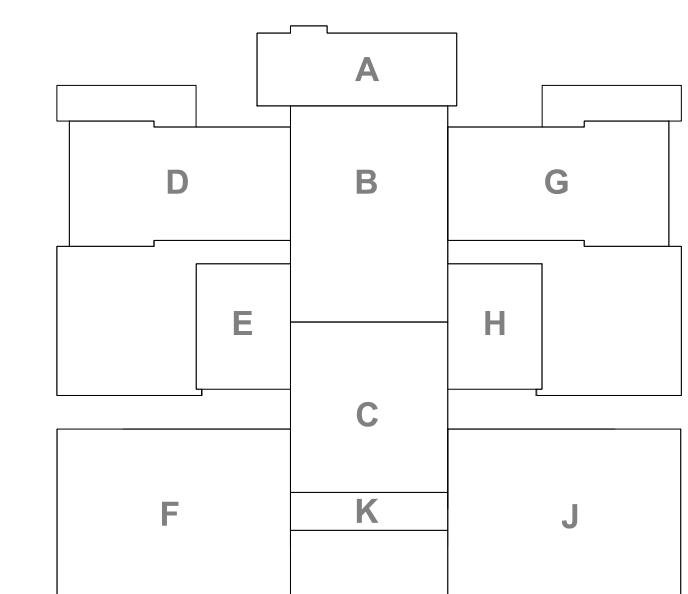
N.T.S.

SYMBOL



KEYPLAN

ORANGEBURG



Sheet Name
SWPPP DETAILS & NOTES

JOB 2023-0125-03 DATE AUGUST 16, 2024 SHEET

EAO1678-SSE-NANEC01-SP-D-C402

C402

