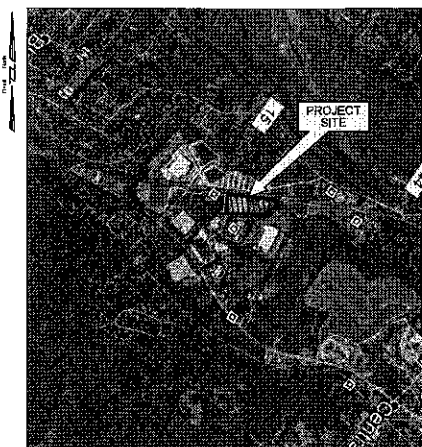


**06 700 & 800 Bradley Hill Road - Site Plan
Set**

SITE IMPROVEMENTS

700 & 800 BRADLEY HILL ROAD

SECTION 65.18, BLOCK 1, LOTS 3 & 4
TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.

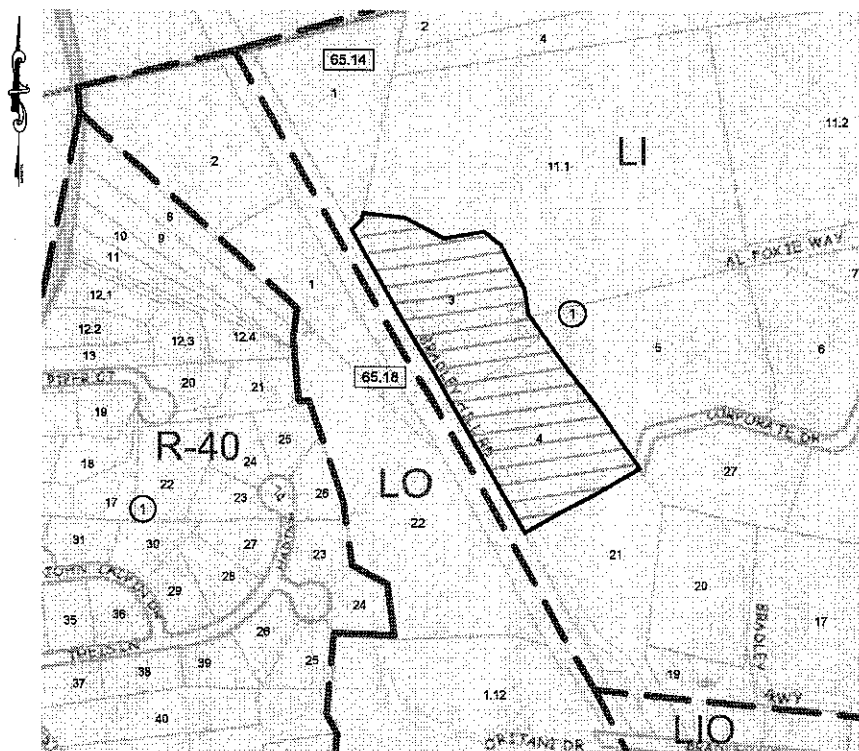


LOCATION MAP
SCALE 1"=200'

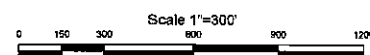
REFERENCE
MAPPING TAKEN FROM GOOGLE EARTH, DATED JULY 22, 2020.

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ZONING LOCATION MAP
SCALE: 1"=300' ±



LEGEND

1	BLOCK NUMBER
65.18	SECTION NUMBER
3	LOT NUMBER
---	LOT LINE
	PROJECT AREA LIMITS
R-40	LOW DENSITY RESIDENTIAL DISTRICT
LI	LIGHT INDUSTRIAL DISTRICT
LO	LABORATORY-OFFICE DISTRICT
LIO	LIGHT INDUSTRIAL OFFICE DISTRICT

SITE PLAN OF:
700 & 800 BRADLEY HILL ROAD
TOWN OF ORANGETOWN, NEW YORK

OWNER/APPLICANT:
AG-OE 700 BRADLEY HILL ROAD OWNER, L.L.C.
C/O ONYX MANAGEMENT GROUP, LLC
900 ROUTE 9 NORTH, SUITE 400
WOODBIDGE, NJ 07095

AG-OE 800 BRADLEY HILL ROAD OWNER, L.L.C.
C/O ONYX MANAGEMENT GROUP, LLC
900 ROUTE 9 NORTH, SUITE 400
WOODBIDGE, NJ 07095

ATTORNEY:
MCCULLOUGH, GOLDBERGER & STAUDT, LLP
1311 MAMARONECK AVE., SUITE 340
WHITE PLAINS, NY 10605
CONTACT: SETH M. MANDELBAUM
PHONE: 914-949-6400
EMAIL: Smandelbaum@mgslawyers.com

CIVIL ENGINEER:
SESI CONSULTING ENGINEERS, DPC
12A MAPLE AVENUE
PINE BROOK, NJ 07058
CONTACT: FRANZ W. LAKI, P.E.
PHONE: 973-808-9050
EMAIL: FL@SESI.ORG

TOWN OF ORANGETOWN	
THIS SITE PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN, NEW YORK.	
DATE _____	SECRETARY _____
DATE _____	CHAIRMAN _____
THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.	
DATE _____	TOWN ENGINEER _____



FRANZ W. LAKI, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 98772

SESI SOILS / FOUNDATIONS
CONSULTING ENGINEERS D.P.C. SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

DATE: 8/31/2020 JOB NO. 10642 SHEET 1 OF 9

REV	DATE	DESCRIPTION	BY

N. SACALONAZ/08/22 200 BRADLEY HILL ROAD, SECTION 65.18, BLOCK 1, LOTS 3 & 4, TOWN OF ORANGETOWN, NY

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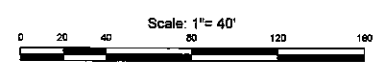
LEGEND

---	PROPERTY LINE
---	EXISTING CURB
---	EXISTING CONTOUR
x	EXISTING SPOT ELEVATION

REFERENCE:

- EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 65.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - 'BUILDING #3.' PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 8/3/2020
- EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 65.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - 'BUILDING #3.' PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 8/3/2020

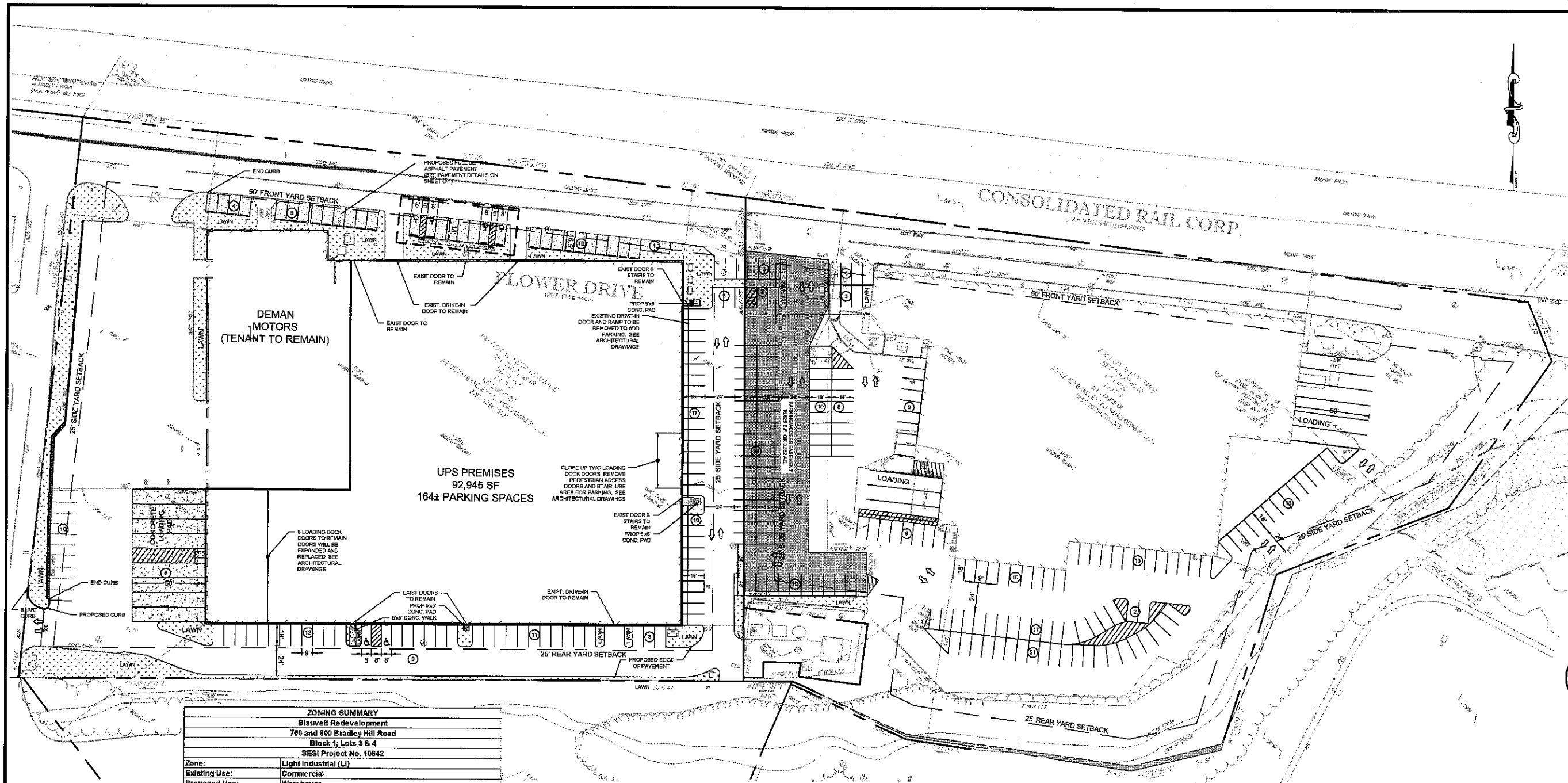
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<p>FRANZ W. LAKI, P.E. PROFESSIONAL ENGINEER N.Y. LIC. NO. 98772</p>	
<p>700 & 800 BRADLEY HILL ROAD SECTION 65.18, BLOCK 1, LOTS 3 & 4 TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.</p>	
<p>EXISTING CONDITIONS</p>	
<p>job no. 10642 drawing no. EC-1</p>	
<p>2 of 9</p>	

SESI
 CONSULTING ENGINEERS D.P.C. ENVIRONMENTAL
 12A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-8050

designed by:	FL
checked by:	FL
scale:	AS NOTED
date:	8/17/2020



UPS PREMISES
92,945 SF
164± PARKING SPACES

ZONING SUMMARY
Blauvelt Redevelopment
700 and 800 Bradley Hill Road
Block 1, Lots 3 & 4
SESI Project No. 10642

Zone:	Light Industrial (L)					
Existing Use:	Commercial					
Proposed Use:	Warehouse					
Permitted Use:	Yes					

ITEM	REQUIRED	EXISTING LOT 4 (700)	EXISTING LOT 3 (800)	PROPOSED LOT 4 (700)	PROPOSED LOT 3 (800)	NOTES
MIN. LOT WIDTH (FT)	150	640.2	640	640.8	640	No Change
MIN. LOT AREA (AC)	2	5.53	4.89	5.52	4.89	No Change
MIN. STREET FRONTAGE (FT)	100	540.8	640	540.8	640	No Change
MIN. FRONT YARD (FT)	50	58.3	42.6	58.3	42.6	No Change
MIN. SIDE YARD (FT)	25	50.0	35.0	50.0	35.0	No Change
TOTAL SIDE YARD (FT)	100	199.3	161.9	199.3	161.9	No Change
MIN. REAR YARD (FT)	25	44.97	149.1	44.97	149.1	No Change
MAX. LOT COVERAGE (%)	80%	86.1%	80.8%	86.1%	80.8%	No Change
MAX. FLOOR AREA RATIO	0.0	0.485	0.277	0.485	0.277	No Change
MAX. HEIGHT (FT)	25	25	34	25	34	No Change
MIN. OFF-STREET PARKING	100	27	47	164	119	Complies

Note 7: Required front yard and minimum building heights are subject to § 5.11.1.1 in the designated street line being used at 5' 6" min.

Note 8: Where a lot line in an L.O. LI or LIO District abuts a railroad right-of-way, the normally required rear or side yard may be reduced to forty-five (45) feet, and the maximum building height shall apply for that portion of a building over to forty-five (45) feet in height.

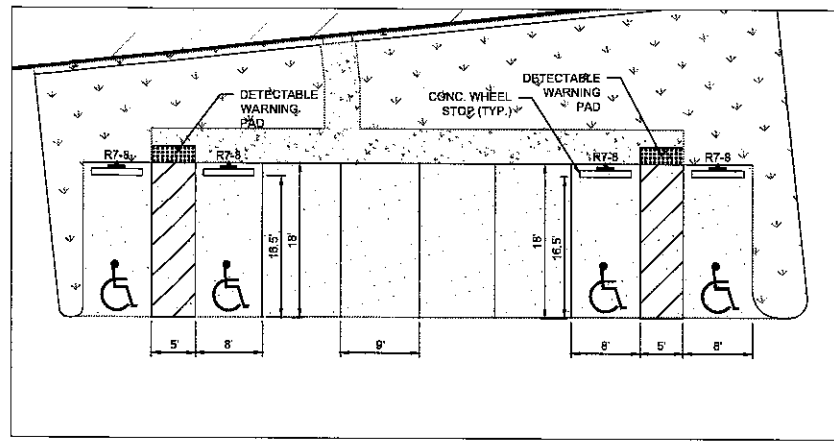
Note 9: Maximum lot coverage shall not exceed seventy-five percent (75%), including buildings, parking, road and road widening. The open area shall be a minimum of forty-five percent (45%). Parking area within a building will not be charged against the floor area ratio. In CP Districts, the percentages shall be sixty-five percent (65%) and thirty-five percent (35%), respectively. In LO Districts, Warehouse, and MFR District, U-Grow, the percentages shall be fifty percent (50%) and fifty percent (50%), respectively. In LI Districts, the percentages shall be eighty percent (80%) and forty percent (40%), respectively.

Note 10: Where the side or rear lot line of a lot in CS, CO, CO-L, LO, LI or CP Districts or less than forty-five (45) feet of any R District, the following buffers shall be required: LO, LI, LI or CP - 100 feet. The Planning Board may reduce by no more than fifty percent (50%) the side or rear yard requirement for the yard opposite the buffer for nonresidential uses in the LO, LI, LI and CP Districts, except where the opposite yard abuts a residential district. All such uses shall conform to these buffer requirements. For the CS and CO Districts fifty (50) and forty-five (45) feet, respectively, will be required for a conditional or special permit use. The buffer area shall only be used for planting, landscaping and screening to provide environmental compatibility of disimilar uses.

Note 11: Parking requirement was calculated using 1 space per 2 employees. A peak demand of 210 employees requires 105 parking spaces.

NOTES:
1. PARKING SPACES WITHIN THE PARKING AREA EASEMENT ARE RESERVED FOR THE USE OF UPS AT 700 BRADLEY HILL ROAD.

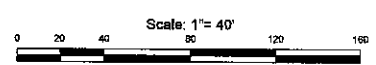
REFERENCE:
1. EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 65.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - BUILDING #3," PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED 8/9/2020
2. EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 65.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - BUILDING #3," PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED 8/9/2020



ENLARGED PLAN
SCALE: 1"=10'

LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED ADA CURB/FLUSH CURB
	PROPOSED CONC. FLATWORK
	PROPOSED NO. OF PARKING SPACES
	TRAFFIC CIRCULATION
	PROPOSED FULL DEPTH ASPHALT PAVEMENT
	PROPOSED LAWN



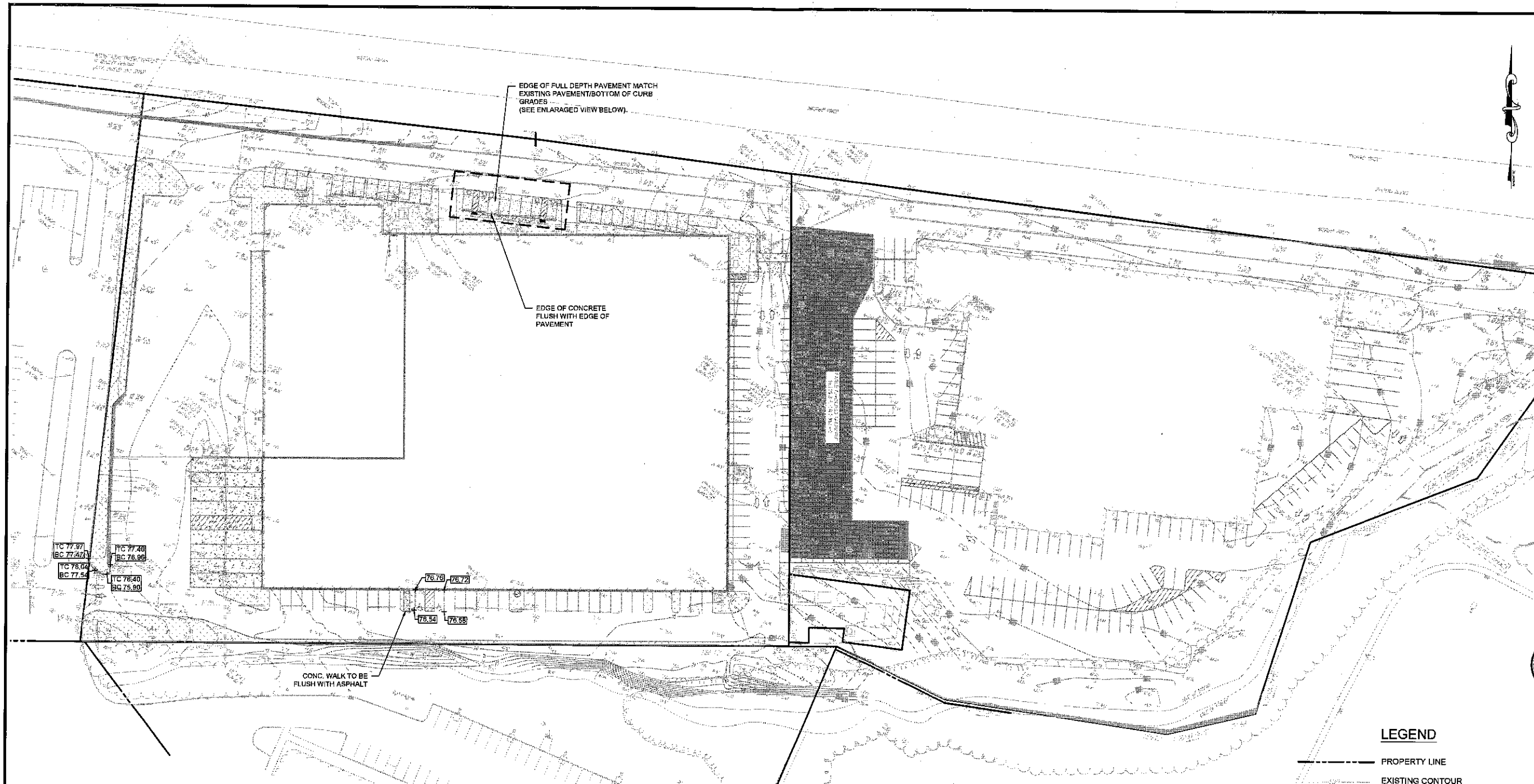
Drawn by: YF	Checked by: FL	Scale: AS NOTED	Date: 8/11/2020
Project No. 10642	Sheet No. S-1	Revision	

SESI
SOILS / FOUNDATIONS
SITE DESIGN
CONSULTING ENGINEERS D.P.C.
ENVIRONMENTAL
124 MAPLE AVE. PINE BROOK, N.J. 07058 PHL: 973-808-0050

FRANZ W. LAKI, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 86772

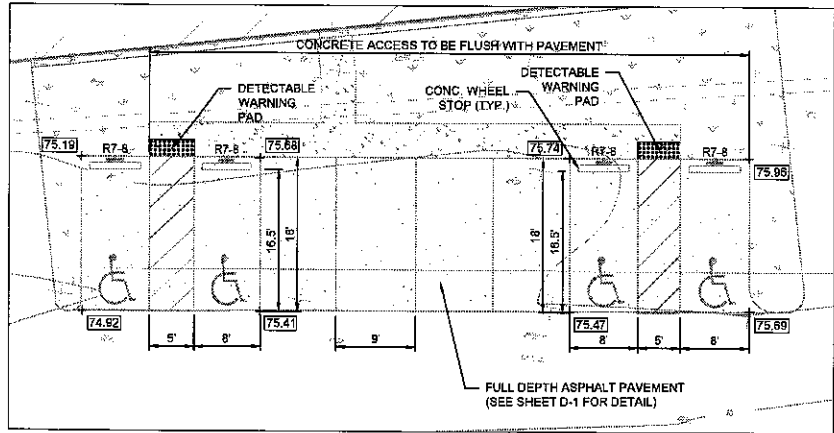
SITE PLAN
700 & 800 BRADLEY HILL ROAD
SECTION 65.18, BLOCK 1, LOTS 3 & 4
TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.

Job No. 10642
Drawing No. S-1
4 of 9



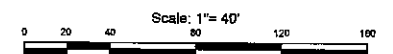
- NOTES:**
1. ALL ASPHALT IS TO BE MILLED AND REPAVED TO A MINIMUM DEPTH OF 2 INCHES, UNLESS OTHERWISE NOTED.
 2. FINISHED GRADES SHALL MATCH EXISTING GRADES, UNLESS OTHERWISE NOTED.
 3. EXISTING STORMWATER FLOW PATHS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 4. EDGE OF PAVEMENT GRADES SHALL MATCH ADJACENT PAVEMENT/CONCRETE/LAWN GRADES.
 5. GRADES AT ADA PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 6. FOR FULL DEPTH ASPHALT PAVEMENT, PLEASE SEE PAVEMENT DETAILS ON SHEET D-1.
 7. FOR AREAS TO BE MILLED AND RE-PAVED, PAVEMENT DETAILS ON SHEET D-1.

- REFERENCE:**
1. EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 85.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - BUILDING #3,' PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 8/3/2020
 2. EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 85.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - BUILDING #3,' PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 8/3/2020



ENLARGED PLAN
SCALE: 1"=10'

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED CONTOUR
 - +123.45 PROPOSED SPOT ELEVATION
 - EXISTING STORM LINE
 - EXISTING SANITARY LINE
 - EXISTING WATER MAIN
 - EXISTING GAS SERVICE
 - EXISTING ELECTRIC SERVICE
 - EXISTING UTILITY SERVICE
 - ⊙ EXISTING STORM MANHOLE



DATE	DESCRIPTION

Drawn by: RDM
 Check by: FL
 Scale: AS NOTED
 Date: 8/31/2020

SESI
 SOILS / FOUNDATIONS
 CONSULTING ENGINEERS D.P.C.
 SITE DESIGN ENVIRONMENTAL
 1224 MAPLE AVE. PINE BROOK, N.J. 07098 PH: 973-608-9050



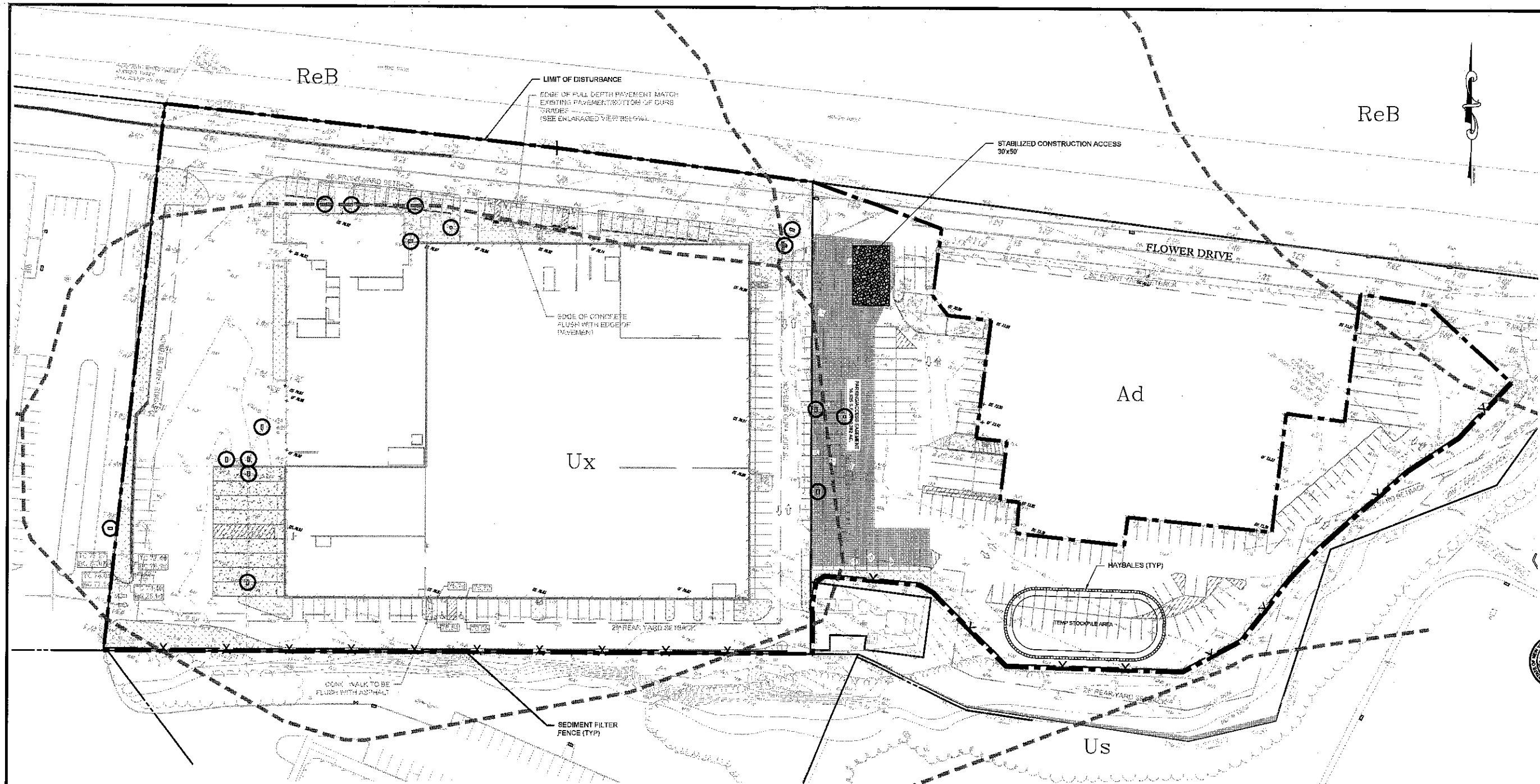
FRANZ W. LAKI, P.E.
 PROFESSIONAL ENGINEER
 N.Y. LIC. NO. 98772

700 & 800 BRADLEY HILL ROAD
 SECTION 85.18, BLOCK 1, LOTS 3 & 4
 TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.

GRADING AND UTILITIES PLAN

Job no. 10642
 drawing no.

G-1



NOTES:

- EXISTING STORMWATER FLOW PATHS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- ALL INLETS SHALL RECEIVE INLET PROTECTION MEASURES IN AND ADJACENT TO WORK AREAS. ALL LOCATIONS MAY NOT SHOW ON THIS PLAN.

CONSTRUCTION SEQUENCE:

- OBTAIN ALL PERMITS
- PRE-CONSTRUCTION MEETING
- NOTIFY MUNICIPALITY AND REGULATORY AGENCIES OF THE START OF CONSTRUCTION
- INSTALL ALL SOIL EROSION CONTROL MEASURES (INLET PROTECT, SILT FENCE, HAYBALES, ETC)
- GENERAL DEMOLITION AND REMOVAL
- MILLING
- FULL DEPTH PAVEMENT INSTALLATION
- CONCRETE PLATWORK
- PAVING AND STRIPING
- TOPSOIL AND SEED ALL LAWN AREAS
- REMOVE SOIL EROSION CONTROL MEASURES

REFERENCE:

- EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 65.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - 'BUILDING #3,' PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED 8/3/2020
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SOIL EROSION AND SEDIMENT CONTROL NOTES

- DESCRIPTION OF WORK
PROVIDE ALL MEANS NECESSARY TO INSTALL, INSPECT AND MAINTAIN, AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL FROM THE SITE.
- QUALITY ASSURANCE
A) GENERAL
INSTALL AND MAINTAIN IN COMPLIANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
B) PRODUCT DATA: SUBMIT MANUFACTURER'S CATALOGUE CUTS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR SILT FENCES, FILTER FABRICS, EROSION CONTROL BLANKETS, TRASH RACKS, ANTI-SEEP COLLARS, AND SEDIMENT BASIN RISER AND BARREL PIPES.
C) POST CONSTRUCTION PHASE:
I. STABILIZE, WATERSEED AND HAVE OWNERS REPRESENTATIVE REVIEW AND APPROVE.
- INSTALL AND MAINTAIN IN COMPLIANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
II. PRIOR TO CLEARING VEGETATION IN WATERBODIES, INSTALL PERIMETER SILT FENCE/HAY BALES AND SILT FENCE.
III. PRIOR TO GRUBBING AND GRADING WITHIN A SPECIFIC WATER SHED, INSTALL:
1) TEMPORARY SEDIMENT BASINS, AND
2) TEMPORARY EARTH DIKES/HAYBALES
B) CONSTRUCTION PHASE:
I. INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL THEIR REMOVAL AS SPECIFIED. INSPECT MEASURES AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER STORM EVENT. STABILIZED AREAS WILL BE INSPECTED MONTHLY UNTIL THE ENTIRE SITE IS STABILIZED. MAINTENANCE WILL BE COMPLETED WITHIN 7 CALENDAR DAYS OF DETERMINING ITS NEED.
II. WHEN EXCESS SOIL FROM EARTHWORK ACTIVITIES OCCURS, CONSTRUCT AND STABILIZE SOIL STOCKPILES.
III. PROVIDE DUST CONTROL.
IV. KEEP PAVED ROADWAYS CLEAN AT ALL TIMES.
V. TEMPORARILY STABILIZE AS SPECIFIED.
VI. FOLLOWING FINISH GRADING, INSTALL TEMPORARY OR PERMANENT STABILIZATION.
VII. IMMEDIATELY FOLLOWING THE INSTALLATION OF CATCH BASIN INLETS, INSTALL INLET PROTECTION.
C) POST CONSTRUCTION PHASE:
I. STABILIZE, WATERSEED AND HAVE OWNERS REPRESENTATIVE REVIEW AND APPROVE.

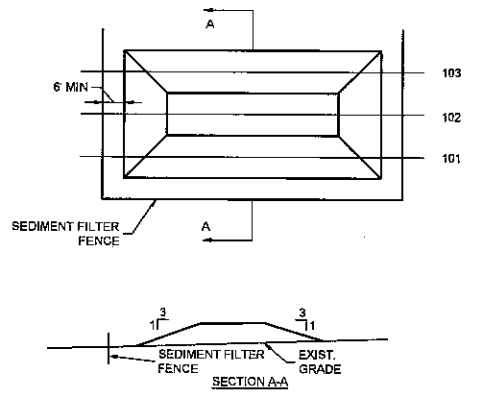
- REMOVE TEMPORARY EARTH DIKES AND VEGETATE AND PERMANENTLY STABILIZE THE RELATED DISTURBED AREAS.
- REMOVE SEDIMENT BASINS AND VEGETATE AND PERMANENTLY STABILIZE THE RELATED DISTURBED AREA.
- MATERIAL SUCH AS SAND OR GRAVEL SHALL NOT BE PLACED IN THE EMBANKMENT. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, THE MATERIAL IS TOO WET FOR PROPER COMPACTION AND UNACCEPTABLE FOR USE IN THE EMBANKMENT. FILL MATERIAL SHALL BE PLACED IN SIX INCH TO EIGHT INCH THICK CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION SHALL BE OBTAINED BY ROLLING AND HAULING THE CONSTRUCTION EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF EACH LAYER OF THE FILL IS TRAVERSED BY AT LEAST ONE WHEEL OR TREAD TRACK OF THE EQUIPMENT OR BY THE USE OF A COMPACTOR. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION TEN PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT.
- INLET PROTECTION. THE FILTER FABRIC SHALL BE MINIM 700X OR EQUAL.
A) EARTH DIKES: COMPACT DIKES WITH EARTH MOVING EQUIPMENT. EROSION CONTROL BLANKETS SHALL BE BONTERRA CS2 OR EQUAL.
B) STABILIZED CONSTRUCTION ENTRANCE. THE FILTER FABRIC SHALL BE MINIM 600X OR EQUAL. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
C) SILT FENCE: SILT FENCE SHALL BE MINIM 100X OR EQUAL. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINEAR FOOT. WIRE FENCE BACKING SHALL BE A MINIMUM 14-1/2 GAGE WITH A MAXIMUM SIX INCH MESH OPENING AND SECURELY ATTACHED TO FENCE POSTS. POSTS SHALL EXTEND A MINIMUM OF 16 INCHES INTO THE GROUND.
D) HAY BALES: HAY BALES SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINEAR FOOT.
E) TEMPORARY STABILIZATION:
I. ESTABLISHMENT OF TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS, AND SEED WITH 24 HOURS. AMEND SOIL TO PH OF 6.0 AND FERTILIZE AT A RATE OF 14 LBS. PER 1,000 SQUARE FEET WITH A 5-10-10 OR EQUIVALENT FERTILIZER. WORK AMENDMENTS A MINIMUM OF 4 INCHES INTO SOIL. IF SEEDING IN OCTOBER/NOVEMBER BEED SHALL BE CERTIFIED ARDORFOOK WINTER RYE @ 100 LBS. PER ACRE, OTHERWISE BEED SHALL BE RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS. PER ACRE.
II. MULCH: SMALL GRAY STRAW MULCH SHALL BE APPLIED AT A RATE OF TWO TONS (900 TO 1200 BALE) PER ACRE. SLOPES GREATER THAN 5% SHALL BE IMMEDIATELY MULCHED WITH EROSION CONTROL BLANKETS. BLANKETS SHALL BE BONTERRA S2 INSTALLED AS RECOMMENDED BY MANUFACTURER.
III. TREAT ALL DISTURBED AREAS WITHIN 500 FEET OF AN IN-HABITED DWELLING AS NECESSARY TO PROVIDE DUST CONTROL. CONFORM TO ALL LOCAL AND STATE REGULATIONS GOVERNING THESE ACTIVITIES.
IV. INSTALL TEMPORARY STABILIZATION WITHIN 24 HOURS AFTER THE END OF CONSTRUCTION ACTIVITIES IN AN AREA UNLESS THERE IS SNOW COVER OR CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 21 DAYS.
H) CONSTRUCTION VEHICLES: THOROUGHLY WASH DOWN ALL CONSTRUCTION VEHICLES EACH TIME THEY LEAVE THE SITE, AND COVER WITH TARP/AULINGS AS NECESSARY TO PREVENT VEHICLE TRANSPORT OF SEDIMENT OFF-SITE. DIRECT WASTEWATER FROM WASH DOWN OPERATIONS TO A SEDIMENT BASIN.
I) THE VILLAGE MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORSEEN SILTATION AND EROSION ON OR OF DISTURBED SOILS.

LEGEND

- PROPERTY LINE
- STABILIZED CONSTRUCTION ENTRANCE
- APPROX LIMITS OF DISTURBANCE
- SEDIMENT FENCE FENCE
- SOIL TYPE BOUNDARY LINE
- DROP INLET PROTECTION
- Urban land
- Alden silt loam
- Riverhead fine sandy loam, 3 to 8 percent slopes
- Udorthents, smoothed

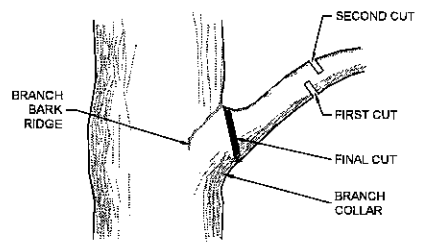
Scale: 1"= 40'

SESI CONSULTING ENGINEERS D.P.C. ENVIRONMENTAL 12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-608-9050	
job no. 10642 drawing no. SE-1	700 & 800 BRADLEY HILL ROAD SECTION 65.18, BLOCK 1, LOTS 3 & 4 TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y. SOIL EROSION AND SEDIMENT CONTROL PLAN
designed by: TDM checked by: FL scale: AS NOTED date: 8/31/2020	6 of 9



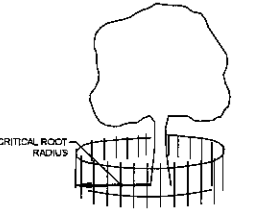
TOPSOIL STOCKPILE
NTS

- NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
 3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQ.



TREE LIMB REMOVAL DETAIL
NTS

- NOTES:
1. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL OR A LICENSED TREE EXPERT.
 2. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO THE TRUNK OR MAIN BRANCH.

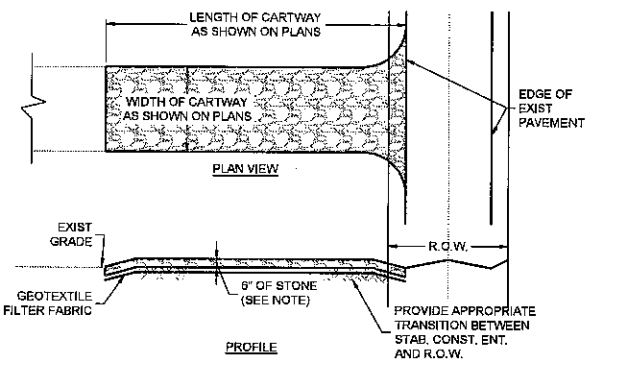


FENCING DETAIL - TREE PROTECTION
(AROUND REMAINING TREES)
NTS

- NOTES:
- CONSTRUCTION FENCE OR OTHER PROTECTIVE BARRIER SHALL BE INSTALLED OUTSIDE OF THE CRITICAL ROOT RADIUS.
 - BOARDS SHALL NOT BE NAILED TO TREES.
 - ROOTS SHALL NOT BE CUT OR DAMAGED WITHIN THE CRITICAL ROOT RADIUS.
 - TREE LIMB REMOVAL, WHERE NECESSARY, SHALL BE DONE FLUSH TO THE TRUNK OR MAIN BRANCH.

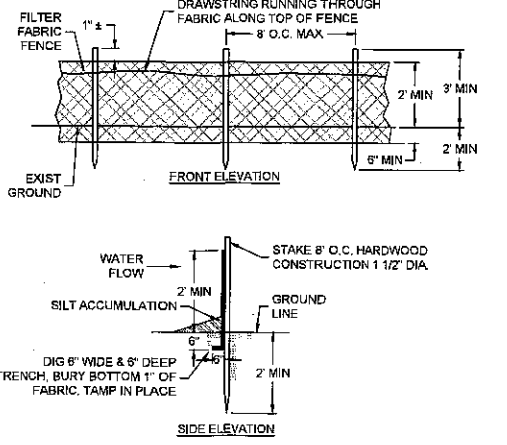
- 2.1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
- 2.2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0, EXPRESS THE RESULT IN FEET.
- 2.3. DBH X 1.8 CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
- 2.4. DBH X 1.2 CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY, OR TOLENT SPECIES.
- EXAMPLE: 6" DBH X 1.5 = 9" CRITICAL ROOT RADIUS

NOTES:
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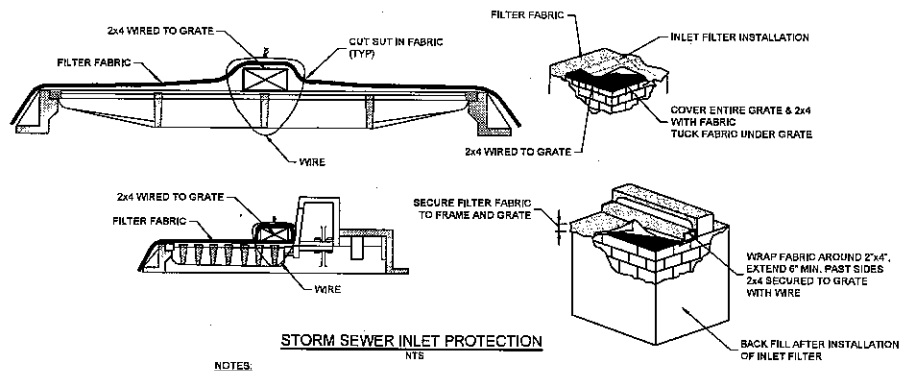
STABILIZED CONSTRUCTION ENTRANCE
NTS

- NOTES:
1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. STONE SIZE SHALL BE ASTM C-39, SIZE NO. 2 (1 1/2" - 2 1/2") OR NO. 3 (1" - 2"). USE CLEAN ANGULAR STONE.
 3. THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6".
 4. THE WIDTH SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
 5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANING OF ANY MEASURE USED TO TRAP SEDIMENT.
 6. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 7. LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS:
- | PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED
COARSE GRAINED SOILS | FINE GRAINED SOILS |
|--------------------------|--|--------------------|
| 0 TO 2% | 50 FT | 100 FT |
| 2 TO 5% | 100 FT | 200 FT |
| >5% | ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY. | |



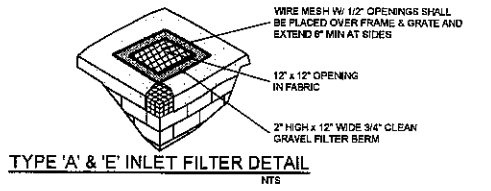
SEDIMENT FILTER FENCE
NTS

- NOTES:
1. PLACE SEDIMENT FILTER FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. SEDIMENT FILTER FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND ITS ENDS. AT EACH END, FENCING MUST EXTEND UPHILL AN ADDITIONAL MINIMUM LENGTH OF TEN FEET (10') AT AN ANGLE OF 135° WITH RESPECT TO THE MAIN FENCING SECTION(S).
 3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
 4. SEDIMENT FILTER FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWN ENGINEER.

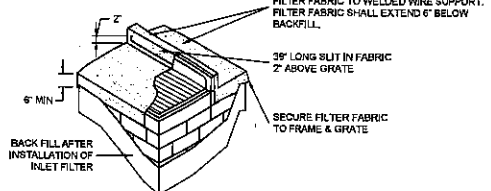


STORM SEWER INLET PROTECTION
NTS

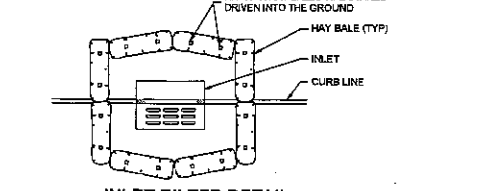
- NOTES:
1. CONTRACTOR TO REMOVE FABRIC AND WIRE MESH PRIOR TO PAVING.
 2. THE FILTER WILL CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
 3. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F BY SYNTHETIC INDUSTRIES INC, OR TERRATEX SC, BY WEBTEC INC, OR APPROVED EQUAL.
 4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
 5. INSPECTIONS SHALL BE FREQUENT AND ACCUMULATED SEDIMENT SHALL BE REMOVED. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.
 6. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
 7. IF BOTTOM OF ROADWAY IS BELOW TOP OF INLET GRATE, CONSTRUCT PROPERLY FITTED OPENING(S) IN INLET WALL TO ALLOW PASSAGE OF WATER.



TYPE 'A' & 'E' INLET FILTER DETAIL
NTS



TYPE 'B' INLET FILTER DETAIL
NTS



- NOTE:
- TOP FRONT COURSE OF INLET BLOCK SHALL BE LAID ON SIDE AND HAVE UNMORTARED VERTICAL JOINTS.
 - FOR LAWN TYPE INLETS, HAY BALES SHALL COMPLETELY SURROUND THE INLET. THE VERTICAL DISTANCE FROM FRAME TO TOP OF BALES SHALL NOT EXCEED 1'-0".
 - FREQUENT INSPECTION AND MAINTENANCE OF THE HAY BALES IS NEEDED TO INSURE PROPER ENTRAPMENT OF SEDIMENT AS WELL AS ALLOWING SURFACE WATER TO REACH INLET.
 - REMOVE AND REPLACE CLOGGED HAY BALES AS NEEDED.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- DESCRIPTION OF WORK
- QUALITY ASSURANCE
 - GENERAL
 1. INSTALL AND MAINTAIN IN COMPLIANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
 2. RETAIN A COPY OF THE PROJECT'S NOTICE ON INTENT (NOI), A BRIEF DESCRIPTION OF THE PROJECT, POSTED IN A PROMINENT PLACE FOR PUBLIC VIEWING AND A COPY OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE CONSTRUCTION SITE FROM THE DATE OF INITIATION OF CONSTRUCTION ACTIVITIES TO THE DATE OF THE NOTICE OF TERMINATION (NOT) SUBMISSION.
 3. INSTALL IN ACCORDANCE WITH THE DRAWINGS OR NEW YORK STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL, AUGUST 2005 (N.Y. GUIDELINES) OR THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL, SERIES WESTCHESTER COUNTY, NY, 1991 (W.C. GUIDELINES), WHICHEVER IS STRICTER.
 4. GRADE AND MAINTAIN SITE AT ALL TIMES SUCH THAT ALL STORM WASTE RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES.
 5. NO CHANGES TO THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.
 6. NO MORE THAN 5 ACRES OF SOIL NOT PROTECTED BY EROSION AND SEDIMENTATION CONTROL MEASURES CAN BE DISTURBED AT ANY TIME.
 7. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION.
 - PROTECTIVE DATA
 - WORK SCHEDULE
 - PRECONSTRUCTION PHASE
 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. PRIOR TO CLEARING VEGETATION IN WATERSHED, INSTALL PERIMETER SILT FENCE/VEGETATION BARRIERS AND SILT FENCE.
 3. PRIOR TO GRUBBING AND GRADING WITHIN A SPECIFIC WATER SHED INSTALL:
 - 1) TEMPORARY SEDIMENT BASINS AND
 - 2) TEMPORARY EARTH Dikes/BERMS
 - CONSTRUCTION PHASE
 1. INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL THEIR REMOVAL AS SPECIFIED. INSPECT MEASURES AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A 48 HOUR OR GREATER STORM EVENT. STABILIZED AREAS WILL BE INSPECTED MONTHLY UNTIL THE ENTIRE SITE IS STABILIZED. MAINTENANCE WILL BE COMPLETED WITHIN 7 CALENDAR DAYS OF DETERMINING ITS NEED.
 2. WHEN EXCESS SOIL FROM EARTHWORK ACTIVITIES OCCURS, CONSTRUCT AND STABILIZE SOIL STOCKPILES.
 3. PROVIDE DUST CONTROL.
 4. KEEP PAVED ROADWAYS CLEAN AT ALL TIMES.
 5. TEMPORARILY STABILIZE AS SPECIFIED.
 6. FOLLOWING FINISH GRADING, INSTALL TEMPORARY OR PERMANENT STABILIZATION.
 7. IMMEDIATELY FOLLOWING THE INSTALLATION OF CATCH BASIN INLETS INSTALL INLET PROTECTION.
 - POST CONSTRUCTION PHASE
 1. STABILIZE WATERSHED AND HAVE OWNER'S REPRESENTATIVE REVIEW AND APPROVE.
 2. RECOVER TEMPORARY EARTH DIKES AND VEGETATE AND PERMANENTLY STABILIZE THE RELATED DISTURBED AREAS.
 3. REMOVE SEDIMENT BASINS AND VEGETATE AND PERMANENTLY STABILIZE THE RELATED DISTURBED AREA.
 4. HAVE OWNER'S REPRESENTATIVE REVIEW AND APPROVE STABILIZATION OF AREAS NOTED ABOVE.
 5. REMOVE PERIMETER SILT FENCE AND VEGETATE AND STABILIZE THE RELATED DISTURBED AREA.
 6. ALL EROSION CONTROL MEASURES SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 - PRODUCTS AND EXECUTION
 - SEDIMENT BARRIERS: ALL PIPE CONNECTIONS AND ANTI-SLOPE COLLAR CONNECTIONS SHALL BE WATER TIGHT EXCEPT FOR THE RISER TOP INLET OPENING AND DRAINING HOLES. EMBANKMENT MATERIAL SHALL BE TAKEN FROM APPROVED AREAS AS DIRECTED BY OWNER'S REPRESENTATIVE. IT SHALL BE CLEAN, METAL SOIL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, OR OTHER OBJECTIONABLE MATERIAL. RELATIVELY PERVIOUS MATERIAL SUCH AS SAND OR GRAVEL SHALL NOT BE PLACED IN THE EMBANKMENT. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT OUNTING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, THE MATERIAL IS TOO WET FOR PROPER COMPACTION AND UNACCEPTABLE FOR USE IN THE EMBANKMENT. FILL MATERIAL SHALL BE PLACED IN SIX INCH TO EIGHT INCH THICK LAYERS OVER THE ENTIRE LENGTH OF THE HILL. COMPACTION SHALL BE OBTAINED BY ROLLING AND HAULING THE CONSTRUCTION EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF EACH LAYER OF THE FILL IS TRAVERSED BY AT LEAST ONE WHEEL OR TREAD TRACK OF THE EQUIPMENT OR BY THE USE OF A COMPACTOR. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION TEN PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT.
 - INLET PROTECTION: THE FILTER FABRIC SHALL BE MERRAP 700X OR EQUAL.
 - DIRTY DRESS: COMPACT DICES WITH EARTH MOVING EQUIPMENT. EROSION CONTROL ELEMENTS SHALL BE BONTERRACE OR EQUAL.
 - STABILIZED CONSTRUCTION ENTRANCES: THE FILTER FABRIC SHALL BE MERRAP 60X OR EQUAL. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
 - SILT FENCE: SILT FENCE FABRIC SHALL BE MERRAP 180X OR EQUAL. WOOD POSTS SHALL BE OF SOLID QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINEAR FOOT. WIRE FENCE BACKING SHALL BE A MINIMUM 14-12 GAGE WITH A MAXIMUM 6X INCH MESH OPENING AND SECURELY ATTACHED TO FENCE POSTS. POSTS SHALL EXTEND A MINIMUM OF 16 INCHES INTO THE GROUND.
 - HAY BALE BARRIERS: WOOD POSTS SHALL BE OF SOLID QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINEAR FOOT.
 - TEMPORARY STABILIZATION
 1. ESTABLISHMENT OF TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED. REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS, AND SEED WITHIN 24 HOURS. ANNO SEED LIME SOIL TO A DEPTH OF 80 AND FERTILIZE AT A RATE OF 14 LBS. PER 1000 SQUARE FEET WITH A 5-10-10 OR EQUIVALENT FERTILIZER. WORK AMENDMENTS A MINIMUM OF 4 INCHES INTO SOIL. IF PREPARING TO COVER OVER EXISTING VEGETATION SEED SHALL BE CROWN PROPOCK WYER RYE @ 100 LBS. PER ACRE, OTHERWISE SEED SHALL BE PERGRASS ANNUAL OR PERDURAL @ 30 LBS. PER ACRE.
 2. MULCH: SMALL GRASS STRAW MULCH SHALL BE APPLIED AT A RATE OF TWO TONS (100 TO 120 BALES) PER ACRE. COVERS GREATER THAN 500 YD SHALL BE IMMEDIATELY MULCHED WITH EROSION CONTROL ELEMENTS. ELEMENTS SHALL BE BONTERRACE S2 INSTALLED AS RECOMMENDED BY MANUFACTURER.
 3. TREAT ALL DISTURBED AREAS WITHIN 100 FEET OF AN INHABITED DWELLING AS NECESSARY TO PROVIDE DUST CONTROL. CONFORM TO ALL LOCAL AND STATE REGULATIONS GOVERNING THESE ACTIVITIES.
 4. INSTALL TEMPORARY STABILIZATION WITHIN 24 HOURS AFTER THE END OF CONSTRUCTION ACTIVITIES IN AN AREA UNLESS THERE IS SNOW COVER OR SECTION WEIGHING NOT LESS THAN ONE POUND PER LINEAR FOOT.
 - CONSTRUCTION VEHICLES: THOROUGHLY WASH DOWN ALL CONSTRUCTION VEHICLES EACH TIME THEY LEAVE THE SITE, AND COVER WITH TARPULINS AS NECESSARY TO PREVENT VEHICLE TRANSPORT OF SEDIMENT OFF-SITE. DIRECT WASTEWATER FROM WASH DOWN OPERATIONS TO A SEDIMENT BASIN.
 - THE WASHAGE MUST REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNDESIRABLE EROSION AND EROSION OF DISTURBED SOILS.

DATE	8/17/2020
DRAWN BY	RDW
CHECKED BY	FL
SCALE	AS NOTED
PROJECT NO.	72A MAPLE AVE, PINE BROOK, N.J. 07065 PHL 973-508-8000

SESI
CONSULTING ENGINEERS D.P.C.
ENVIRONMENTAL
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

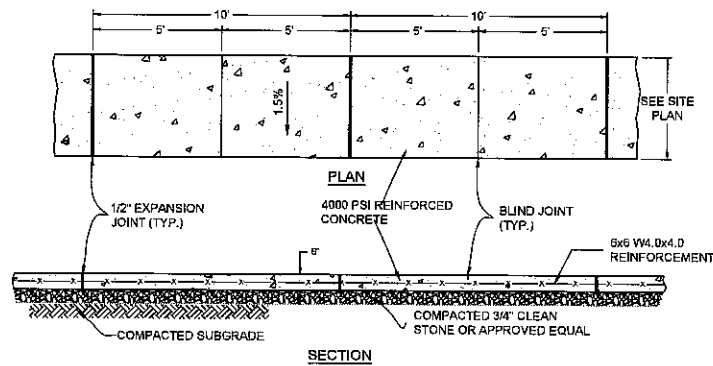


700 & 800 BRADLEY HILL ROAD
SECTION 68.18, BLOCK 1, LOTS 3 & 4
TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.

FRANZ W. LAKI, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 26872

DETAILS AND NOTES

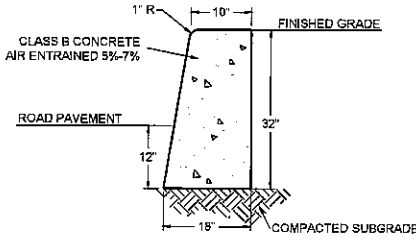
job no. 10642
drawing no.



TYPICAL ON GRADE SIDEWALK DETAIL
NTS

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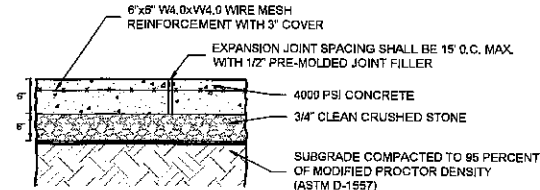
- SUBGRADE SHALL BE COMPACTED IN A MANNER SUITABLE TO THE TOWNSHIP/DESIGN ENGINEER. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FILL REQUIRED IN THE FORM OF 3/4" CLEAN STONE TO BRING SUBGRADE TO THE REQUIRED ELEVATION.
- EXPANSION JOINTS SHALL BE 1/2" WIDE AND FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE 1/4" BELOW THE SURFACE. EXPANSION JOINTS SHALL BE LOCATED 10' ON CENTER, ALTERNATING WITH BLIND JOINTS.
- BLIND JOINTS ARE TO BE SURFACE GROOVES CUT INTO SIDEWALK 1/2" DEEP AND 1/8" WIDE, AND SHALL BE 10' ON CENTER ALTERNATING WITH EXPANSION JOINTS.
- REINFORCEMENT FOR SIDEWALK SHALL BE SHEETS OF 6X6-W4.0X4.0 PLACED 1 1/2" FROM SURFACE OF SLAB ON SUITABLE SUPPORTS.
- CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000PSI AT 28 DAYS; IT SHALL BE PLACED AT 4 INCH ± 1" SLUMP; IT SHALL BE PROPORTIONED AS FOLLOWS:
 - MIN. 650 LBS. CEMENTICITY TYPE I OR TYPE II.
 - 8% AIR ENTRAINMENT
 - MAX. WATER/CEMENT RATIO = 0.46
 - COURSE AGGREGATE: MIN. 1450 LBS. OF 1/2" CLEAN, CRUSHED, DURABLE STONE CONFORMING TO REQUIREMENTS OF ASTM C33.
- CONCRETE SHALL NOT BE PLACED ON FROZEN SUBGRADE SOILS. CONCRETE SHALL BE PROTECTED AGAINST FREEZING AND LOSS OF MOISTURE FOR 7 DAYS FOLLOWING PLACEMENT. CONTRACTOR SHALL PROVIDE A CROSS SLOPE OF 1/4" PER FOOT.
- ALL EDGES SHALL BE ROUNDED AND GIVEN A STEEL TROWEL FINISH. ALL SURFACES SHALL BE GIVEN A BROOM FINISH PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC.
- ALL EXPOSED SURFACES ARE TO BE COATED WITH A TRANSLUCENT CURING COMPOUND N.J.D.O.T. STD. SPEC. 8.5.29 IMMEDIATELY FOLLOWING FINAL FINISHING. COVERAGE SHALL NOT BE LESS THAN ONE GALLON PER 200 SQUARE FEET.
- AT DRIVEWAY CROSSINGS, SIDEWALK SHALL BE 8" THICK. ALL OTHER AREAS SHALL BE 4" THICK.



CONCRETE RETAINING CURB
NTS

NOTES:

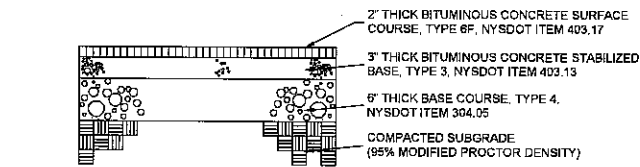
- ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20'. AT THE START AND FINISH OF ALL CURVED SECTIONS, AND AT ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, CONFORMING TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTION JOINTS SHALL BE PROVIDED EVERY 10'. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF THE CONCRETE CURB.
- CURB SHALL BE TEMPORARILY BACKFILLED TO FINISHED GRADE WITH SOIL BEHIND AND STONE ON THE ROAD AS SOON AS IT HAS ATTAINED SUFFICIENT SUPPORTING STRENGTH OR WITHIN 24 HOURS OF POURING (WHICHEVER IS LESS).
- WHEN NEW CURB IS INSTALLED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT 2' IN FRONT OF THE NEW CURB FACE IN A STRAIGHT LINE AT A 45° ANGLE WITH A CUTTING WHEEL OR PNEUMATIC HAMMER. THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO THE EXISTING PAVEMENT, IN ACCORDANCE WITH PAVEMENT PATCH DETAIL.
- CURB REPLACEMENT SHALL BE FROM EXPANSION JOINT TO EXPANSION JOINT ONLY.



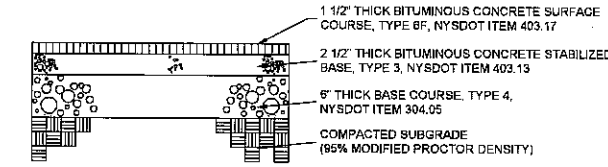
6" THICK REINFORCED CONCRETE PAD DETAIL
NTS

NOTES:

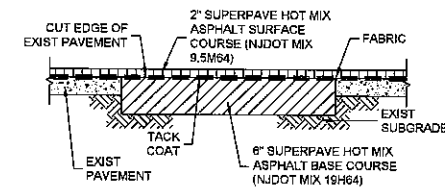
- SUBGRADE IS TO BE COMPACTED AS SPECIFIED BY THE DESIGN ENGINEER.
- THE CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS AND THE MIX DESIGN SHALL BE APPROVED BY THE DESIGN ENGINEER.
- CONCRETE SHALL BE PROPORTIONED BY THE ADDITION OF 1 1/2 LBS./CY. OF POLYPROPYLENE FIBROUS CONCRETE REINFORCEMENT ("E3") AS MANUFACTURED BY FIBERMESH COMPANY, (ALTERNATE)
- PLACEMENT AND FINISHING SHALL BE IN A CONTINUOUS OPERATION.
- THE CONCRETE SHALL BE FOGGED AND COVERED WITH POLYETHYLENE AND WET CURED, MAINTAINING MOISTURE CONTENT WHILE COVERED FOR AT LEAST 5 DAYS.
- CONCRETE SHALL BE PROTECTED FROM BOTH FREEZING AND LOSS OF MOISTURE FOR A PERIOD OF 7 DAYS FROM TIME OF PLACEMENT.
- CONCRETE SHALL NOT BE PLACED ON FROZEN SUBGRADE SOILS.
- ALL EDGES SHALL BE ROUNDED AND GIVEN A STEEL TROWEL FINISH.
- EXPANSION JOINTS ARE TO BE 1/2" WIDE AND FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE BELOW THE TOP OF THE SURFACE. EXPANSION JOINTS SHALL BE LOCATED 15' (MAX.) ON CENTER.
- 6" THICK - 3/4" CLEAN STONE CRUSHED STONE BASE SHALL EXTEND 6" HORIZONTALLY BEYOND THE CONCRETE PAD IN ALL DIRECTIONS.
- ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED 8% TO 6%.
- COLD WEATHER CONCRETE SHALL BE DONE IN ACCORDANCE WITH ACI-306. HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306.



TYPICAL TRUCK PAVEMENT DETAIL - NY
NTS



TYPICAL CAR PAVEMENT DETAIL - NY
NTS



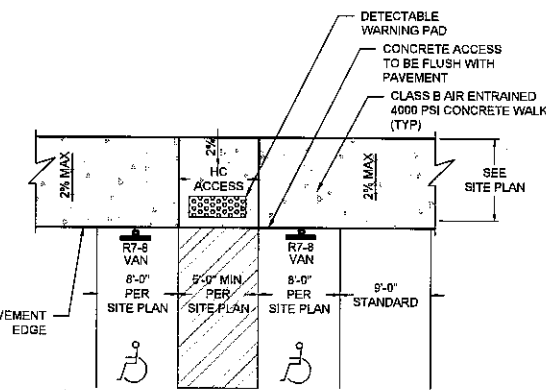
MILL, OVERLAY & PATCH DETAIL
NTS

NOTES:

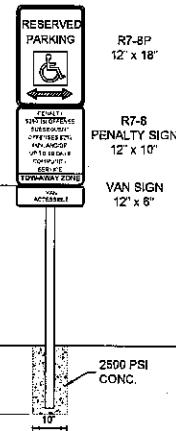
- EXISTING ASPHALT SHALL BE MILLED TO A DEPTH OF 2"
- AREA TO RECEIVE OVERLAY SHALL BE CLEANED OF ANY SURFACE DIRT, WATER, GREASE, AND VEGETATION.
- CRACKS 1/4" OR LESS SHALL BE FILLED WITH LIQUID ASPHALT UNTIL FLUSH W/ SURFACE.
- CRACKS WIDER THAN 1/4" SHALL BE CLEANED FULL DEPTH OF EXIST. ASPHALT AND FILLED W/ SLURRY, HOT MIX, OR SUITABLE FILLER APPROVED BY ENGINEER.
- HOLES AND LARGE CRACKS SHALL BE CUT OUT AND REPLACED W/ 6" SUPERPAVE HOT MIX ASPHALT BASE COURSE (NJDOT MIX 19H64)
- APPLY ASPHALT CEMENT TACK COAT TO SURFACE OF EXIST. ASPHALT AT A RATE OF .27 TO .32 GAL./SQ.YD. AND AT A TEMP. OF APPROX. 300° FAHRENHEIT. SEALANT TEMP. SHOULD BE ADJUSTED TO PROVIDE MOST UNIFORM APPLICATION RATE.
- TACK COAT SHALL BE APPLIED 2" TO 8" WIDER THAN WIDTH OF FABRIC BEING PLACED.
- FABRIC SHALL BE LAID DOWN W/ MIN. WRINKLING AND IN NO CASE SHALL WRINKLES BE LARGE ENOUGH TO CAUSE LAPS.
- JOINTS SHALL BE MADE BY OVERLAPPING FABRIC 1" TO 3". ASPHALT OVERLAY SHALL BE APPLIED AS SOON AS MEMBRANE HAS CURED AND AT A LAYDOWN TEMP. OF 275° TO 300° FAHRENHEIT.
- FABRIC SPECIFIED IS "PETROMAT" AS MANUFACTURED BY PROPEX OR APPROVED EQUAL.
- CONTRACTOR SHALL PROVIDE A SEPARATE UNIT PRICE FOR PATCH WORK AS DESCRIBED ABOVE.

GENERAL PAVING NOTES

- THE CONTRACTOR SHALL NOTIFY THE DESIGN/TOWNSHIP ENGINEER IN WRITING 48 HOURS PRIOR TO PAVING.
- PRIOR TO PAVING, THE SUBGRADE SHALL BE PROOF ROLLED WITH A 10 TON ROLLER AND APPROVED BY THE DESIGN/TOWNSHIP ENGINEER. THE SUBGRADE SHALL BE FREE OF LARGE ROCKS AND ORGANIC MATERIALS, AND SHALL BE COMPACTED. THE DESIGN/TOWNSHIP ENGINEER MAY REQUEST THAT A DENSE GRADED AGGREGATE BE INSTALLED IF CONDITIONS WARRANT.
- ALL SUBGRADE SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL CURBING SHALL BE INSTALLED AND APPROVED PRIOR TO THE INSTALLATION OF ANY PAVING.
- INSTALLATION METHODS AND MATERIALS FOR ALL BITUMINOUS CONCRETE SHALL FOLLOW THE PROCEDURES AND SPECIFICATIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- PAVING SHALL NOT TAKE PLACE WHILE RAINING.
- THE DENSE GRADED AGGREGATE SHALL CONFORM TO SECTION 901.08 OR SOIL AGGREGATE DESIGNED I-5, CONFORMING TO SUBSECTION 901.09 AS SHOWN ON TABLE 901-2 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL F.A.B.C. WEARING SURFACE (TOP COURSE) MATERIAL SHALL BE HOT MIX I-5 CONFORMING TO SECTIONS 401.02 AND 404.02 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- PRIOR TO THE PLACEMENT OF THE TOP COURSE, THE PAVEMENT SHALL BE SWEEPED AND ANY AREAS OF DISTRESSED PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE DESIGN/TOWNSHIP ENGINEER. WHEN 5 DAYS OR GREATER HAS ELAPSED BEFORE INSTALLATION OF THE SURFACE COURSE, A TACK COAT OF 0.10 GALLONS PER SQUARE YARD SHALL BE APPLIED TO THE BASE COURSE PRIOR TO CONSTRUCTION OF THE SURFACE COURSE TO ENSURE PROPER BOND. THE TACK COAT MATERIAL SHALL BE CUTBACK ASPHALT, GRADE RC-70.
- THE COMPLETED PAVEMENT SHALL BE DENSE AND SMOOTH WITH NO IRREGULARITIES OR HONEYCOMB.
- THE PARKING LOT SHALL BE STRIPED WITH 4" WIDE SINGLE WHITE LINES TO SEPARATE STALLS. THE LOADING AREAS SHALL BE STRIPED WITH 4" WIDE YELLOW DIAGONAL LINES.
- PAVEMENT MARKINGS FOR DIRECTIONAL ARROWS AND PARKING STALLS SHALL BE THERMOPLASTIC LINES.



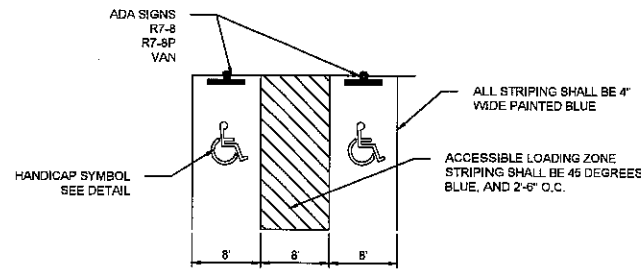
DETAIL AT HANDICAPPED ACCESS ADJACENT TO PARKING
NTS



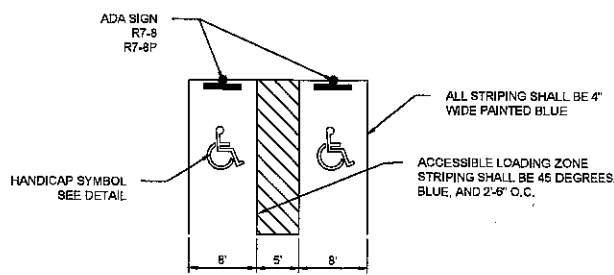
TYPICAL HANDICAP SIGN DETAIL
NTS

NOTES:

- THE BOTTOM OF THE R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 50 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.
- THE R7-8 SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE.
- THE SIGNS SHOULD HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND. THE SIGN SHALL ALSO DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NORMAL BLUE).
- EACH ACCESSIBLE PARKING SPACE SHALL ALSO BE MARKED WITH A 12 INCH HIGH BY 10 INCH WIDE R7-8 PENALTY SIGN, WITH A BLACK LEGEND AND BORDER ON A WHITE BACKGROUND (DIMENSIONS AND COLORS AS PER NEW JERSEY DEPARTMENT OF TRANSPORTATION), BENEATH THE R7-8P SIGN.



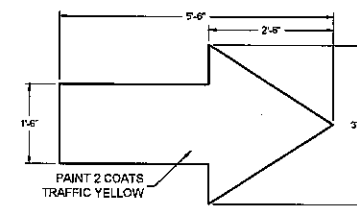
TYPICAL ADA VAN & CAR PARKING DETAIL
NTS



TYPICAL ADA CAR PARKING DETAIL
NTS

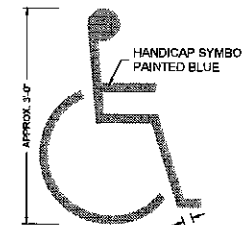
ADA PARKING NOTES:

- ALL STRIPING AND SYMBOLS SHALL BE BLUE AND 4" WIDE.
- FINISHED GRADES SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.



PAVEMENT DIRECTIONAL ARROW
NTS

NOTE: PROVIDE YELLOW PAINTED DIRECTIONAL ARROW AT ALL LOCATIONS INDICATED ON SITE PLAN.

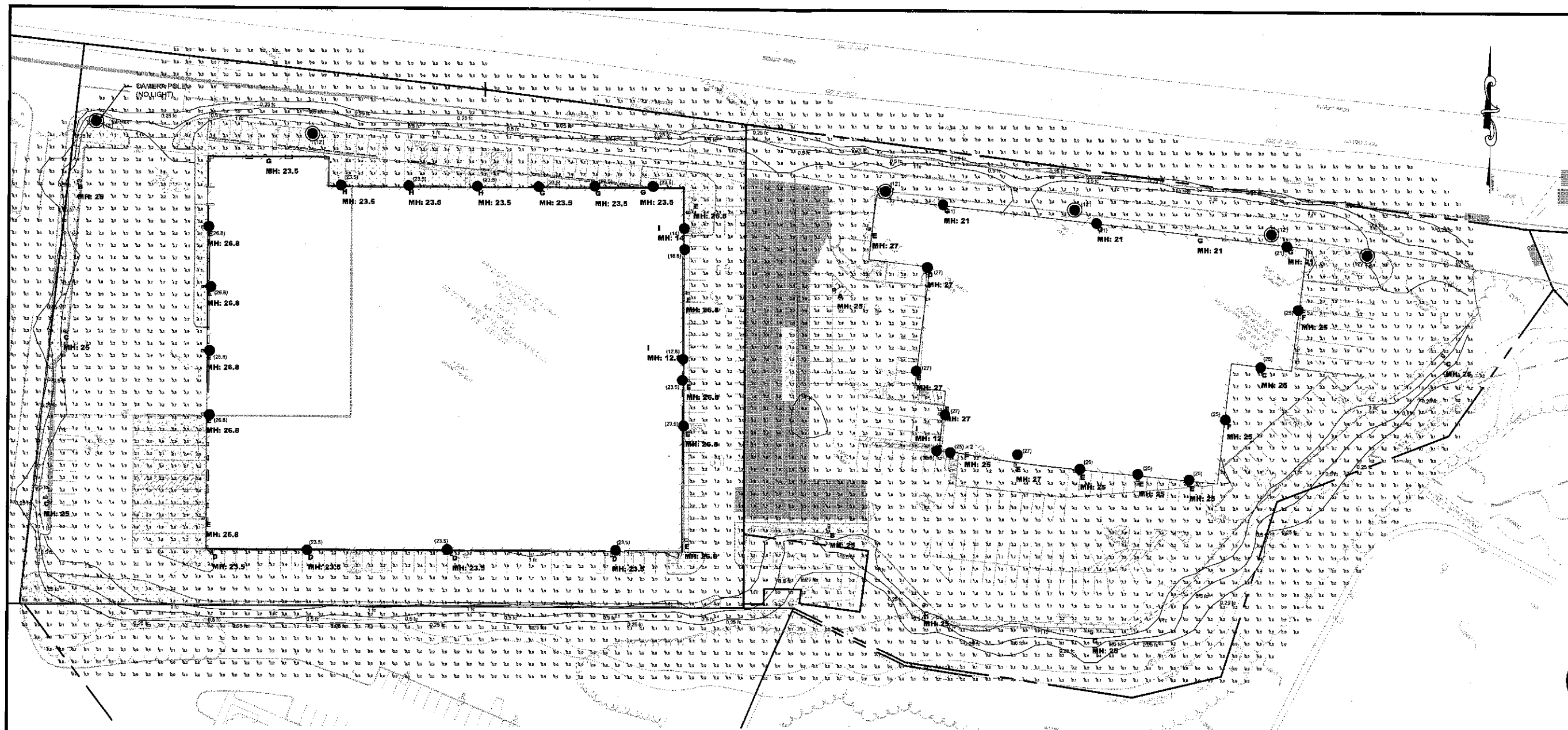


HANDICAP SYMBOL FOR PARKING STALL
NTS

NYS EXEMPTION LAW
Unauthorized alteration or addition to the plans is a violation of section 1709 (2) of the New York State Education Law. Copies of this map may be viewed at the following URL: <http://www.dps.state.ny.us>

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SOILS / FOUNDATIONS SITE DESIGN ENVIRONMENTAL	125A MAPLE AVE., PINE BROOK, N.J. 07058 PH: 973-808-0050
FRANZ W. LAKE, P.E. PROFESSIONAL ENGINEER N.Y. LIC. NO. 98773	700 & 800 BRADLEY HILL ROAD SECTION 65.18, BLOCK 1, LOTS 3 & 4 TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.
job no. 10542 drawing no.	DETAILS AND NOTES

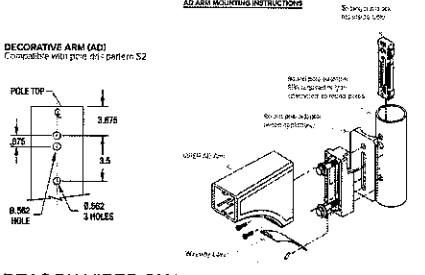


Symbol	Arrangement	Qty	Type	Manufacturer	Product Code	Lot#	Lot#	Lot#	Lot#	Lot#
●	SINGLE	1	A	BEACON	VP-S-40L-120-40-3-VOLTS-IP68-FINISH #303-8-25-00A-1-32-FINISH (POLE MOUNTED AT 20' AFD)	135A	135A	135A	135A	0.90
●	SINGLE	1	B	BEACON	VP-S-40L-120-40-3-VOLTS-IP68-FINISH #303-8-25-00A-1-32-FINISH (POLE MOUNTED AT 20' AFD)	135B	135B	135B	135B	0.90
●	SINGLE	1	C	BEACON	VP-S-40L-120-40-3-VOLTS-IP68-FINISH #303-8-25-00A-1-32-FINISH (POLE MOUNTED AT 20' AFD)	135C	135C	135C	135C	0.90
●	SINGLE	1	D	BEACON	VP-S-40L-120-40-3-VOLTS-IP68-FINISH #303-8-25-00A-1-32-FINISH (POLE MOUNTED AT 20' AFD)	135D	135D	135D	135D	0.90
●	SINGLE	1	E	BEACON	VP-S-40L-120-40-3-VOLTS-IP68-FINISH #303-8-25-00A-1-32-FINISH (POLE MOUNTED AT 20' AFD)	135E	135E	135E	135E	0.90
●	SINGLE	1	F	BEACON	VP-S-40L-120-40-3-VOLTS-IP68-FINISH #303-8-25-00A-1-32-FINISH (POLE MOUNTED AT 20' AFD)	135F	135F	135F	135F	0.90
●	SINGLE	1	G	BEACON	VP-S-40L-120-40-3-VOLTS-IP68-FINISH #303-8-25-00A-1-32-FINISH (POLE MOUNTED AT 20' AFD)	135G	135G	135G	135G	0.90
●	SINGLE	1	H	KIM LIGHTING	WDM-448-120-40-3-VOLTS-IP68-FINISH (POLE MOUNTED AT VARIOUS HEIGHTS)	135H	135H	135H	135H	0.90
●	SINGLE	1	I	KIM LIGHTING	WDM-448-120-40-3-VOLTS-IP68-FINISH (POLE MOUNTED AT VARIOUS HEIGHTS)	135I	135I	135I	135I	0.90

Line	Category	Code	Area	Max	Min	Area/Min	Area/Max
BUILDING 700 PARKING	Surface	FC	233	7.2	0.7	2.0	11.14
BUILDING 800 PARKING	Surface	FC	239	6.0	0.7	3.23	9.43

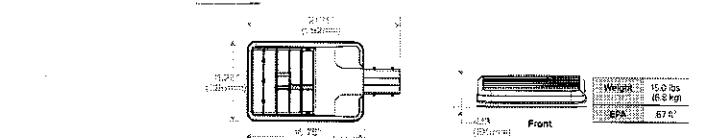
DESIGNED BY
 15 LANE ROAD
 FAIRFIELD, NJ 07004
 DESIGNER: MATTHEW STERNER
 PHONE: (908) 997-8482
 EMAIL: MSTERNE@SESICONS.COM

LEGEND
 (26.8) ● WALL MOUNTED LIGHT (MOUNTED HEIGHT)
 (12) ● LIGHT POLE (MOUNTED HEIGHT)

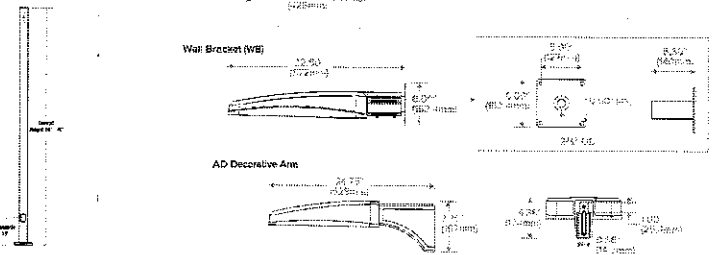


BEACON VIPER SMALL "AD" MOUNTING DETAIL

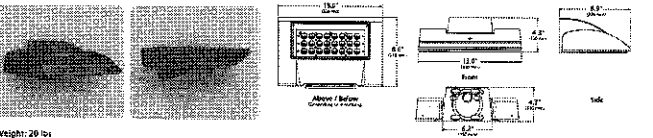
- REFERENCE:**
- EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 85.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - BUILDING #3," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 8/3/2020
 - EXIST CONDITIONS & BOUNDARY FOR 700 BRADLEY HILL ROAD ARE TAKEN FROM DRAWING ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR SECTION 85.18, BLOCK 1, LOT 4, 700 BRADLEY HILL ROAD - BUILDING #3," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 8/3/2020



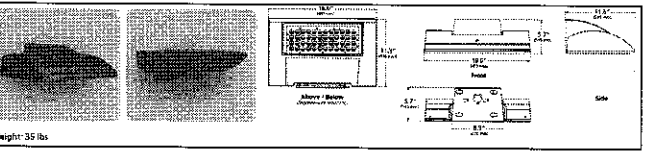
BEACON VIPER SMALL LED LIGHT



BEACON SSS-B SERIES POLE



KIM WALL DIRECTOR SMALL LED LIGHT

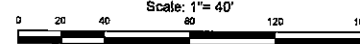


KIM WALL DIRECTOR MEDIUM LED LIGHT



KB LIGHTING CANOPY LED LIGHT

Length (ft)	Width (ft)	Height (ft)	Weight (lb)
10'	10'	2' 1/2"	8.0 lb.
14'	14'	4'	10.0 lb.



Drawn By: YF
 Check By: FL
 Scale: AS NOTED
 Date: 8/31/2020

SESI
 CONSULTING ENGINEERS D.P.C.
 SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL

122 MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-8050

FRANZ W. LAKI, P.E.
 PROFESSIONAL ENGINEER
 N.Y. LIC. NO. 18972

700 & 800 BRADLEY HILL ROAD
 SECTION 85.18, BLOCK 1, LOTS 3 & 4
 TOWNSHIP OF ORANGETOWN, ROCKLAND COUNTY, N.Y.

LIGHTING PLAN

Job No. 10642
 Drawing No. L-1

7 of 8