

# PRELIMINARY AND FINAL MAJOR SITE PLAN

## FOR IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD

SECTION 55.22, BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93),  
VILLAGE OF SUFFERN

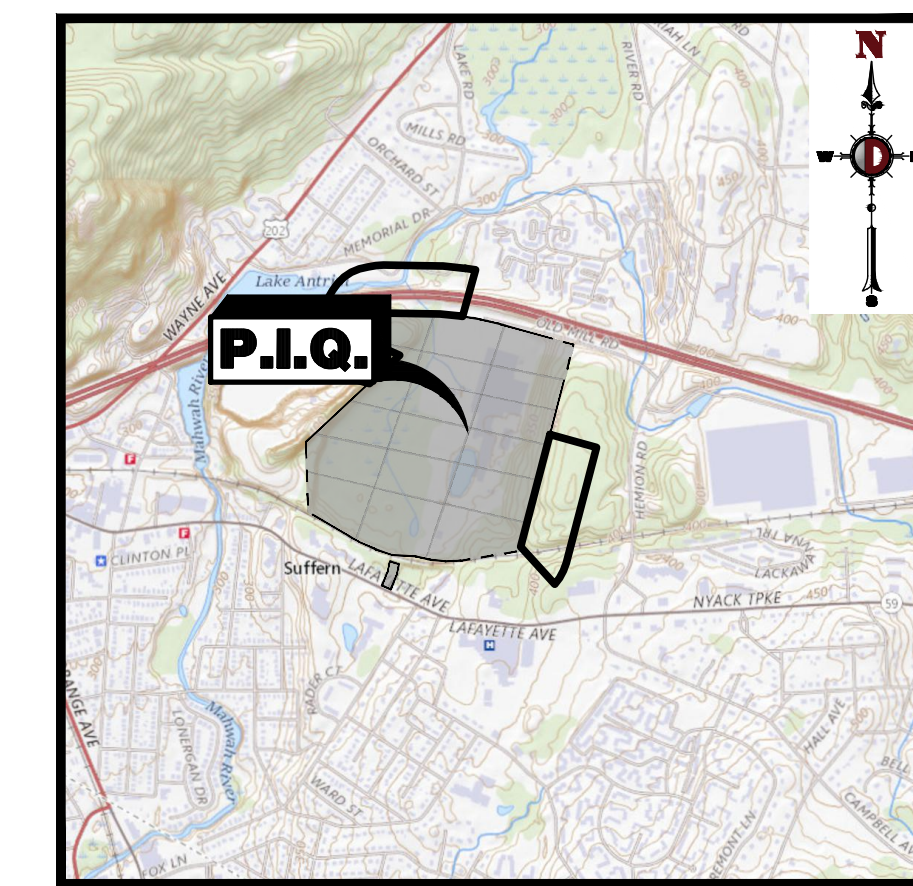
ROCKLAND COUNTY, NEW YORK



**AREA MAP**

1" = 300'

PREPARED BY  
**DYNAMIC ENGINEERING CONSULTANTS, P.C.**  
1904 MAIN STREET  
LAKE COMO, NJ 07719  
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**KEY MAP**  
1" = 2000'

### PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

THE UNDERSIGNED OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE SITE PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT AND AGREES TO DESIGNATE AN APPROPRIATE LICENSED PROFESSIONAL ENGINEER OR SURVEYOR WHO SHALL HAVE THE RESPONSIBILITY FOR CERTIFYING THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN. SAID PROFESSIONAL SHALL SUBMIT AN AFFIDAVIT ACCEPTING SUCH DESIGNATION PRIOR TO THE SIGNING OF THE SITE PLAN. NO CERTIFICATE OF OCCUPANCY OR USE SHALL BE ISSUED EXCEPT AS PROVIDED IN THE VILLAGE OF SUFFERN ZONING LAW.

APPLICANT	DATE
OWNER	DATE

THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, WHO PREPARED AND CERTIFIED THE LANDSCAPE PLAN APPROVED BY THE PLANNING BOARD, HAS SUPERVISED CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE MATERIALS. BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE UNDERSIGNED HEREBY AGREES TO FILE WITH THE BUILDING INSPECTOR AND THE PLANNING BOARD AS-BUILT PLANS AND AN AFFIDAVIT STATING THAT THE DEFENDANT HAS EXAMINED THE APPROVED PLANS, THAT THE LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND THAT THE LANDSCAPING COMPLIES WITH THESE REGULATIONS EXCEPT INsofar AS VARIATIONS THEREFROM HAVE BEEN LEGALLY AUTHORIZED. SUCH VARIATIONS SHALL BE SPECIFIED IN THE AFFIDAVIT.

LICENSED LANDSCAPE ARCHITECT	DATE
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PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR	DATE
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DRAWING INDEX	
COVER SHEET	1 of 100
AERIAL MAP	2 of 100
GENERAL NOTES	3 of 100
OVERALL DEMOLITION PLAN	5 of 100
DEMOLITION PLAN A - J	6 - 15 of 100
OVERALL SITE PLAN	16 of 100
SITE PLAN A - J	17 - 26 of 100
OVERALL GRADING PLAN	27 of 100
GRADING PLAN A - J	28 - 37 of 100
OVERALL DRAINAGE PLAN	38 of 100
DRAINAGE PLAN A - J	39 - 48 of 100
OVERALL UTILITY PLAN	49 of 100
UTILITY PLAN A - J	50 - 59 of 100
OVERALL LANDSCAPE PLAN	60 of 100
LANDSCAPE PLAN A - J	61 - 70 of 100
LANDSCAPE NOTES AND DETAILS	71 of 100
OVERALL LIGHTING PLAN	72 of 100
LIGHTING PLAN A - J	73 - 82 of 100
LIGHTING NOTES AND DETAILS	83 of 100
EROSION AND STORMWATER POLLUTION PREVENTION PLAN	84 of 100
EROSION AND STORMWATER POLLUTION PREVENTION PLAN A - J	85 - 94 of 100
SOIL EROSION & SEDIMENT NOTES & DETAILS	95 of 100
CONSTRUCTION DETAILS	96 - 97 of 100
VEHICLE CIRCULATION PLAN (WB-87)	99 of 100
VEHICLE CIRCULATION PLAN (FIRE TRUCK)	100 of 100

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**COVER SHEET**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22, BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

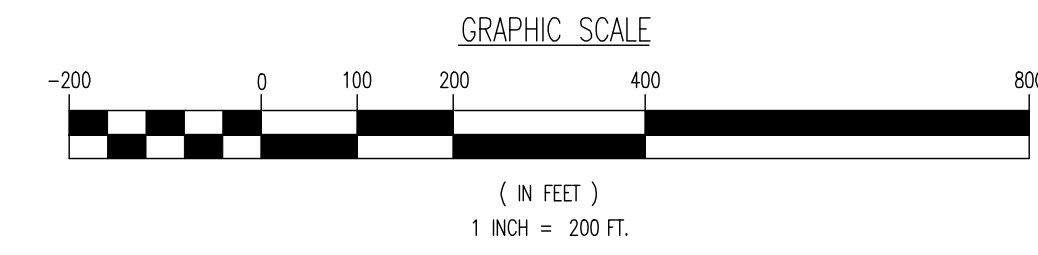
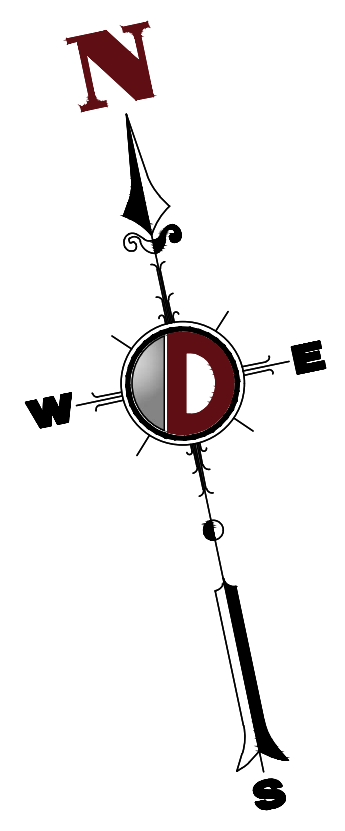
JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: TJV  
DESIGNED BY: JMS  
CHECKED BY: JMS

SCALE: (H) AS SHOWN  
SHEET No: **1** OF 100

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GED EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 10/13/2020. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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Rev.	Date	Comments	By
1	04/25/22	REV. PER CLIENT AND COUNTY COMMENTS	CAM
2	09/01/22	REV. PER TOWNSHIP AND COUNTY COMMENTS	ALPH

TITLE: **AERIAL MAP**

PROJECT: **IV2 ROCKLAND LOGISTICS LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22, BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: TJV  
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 (V)  
 SHEET No: **2**  
 OF 100

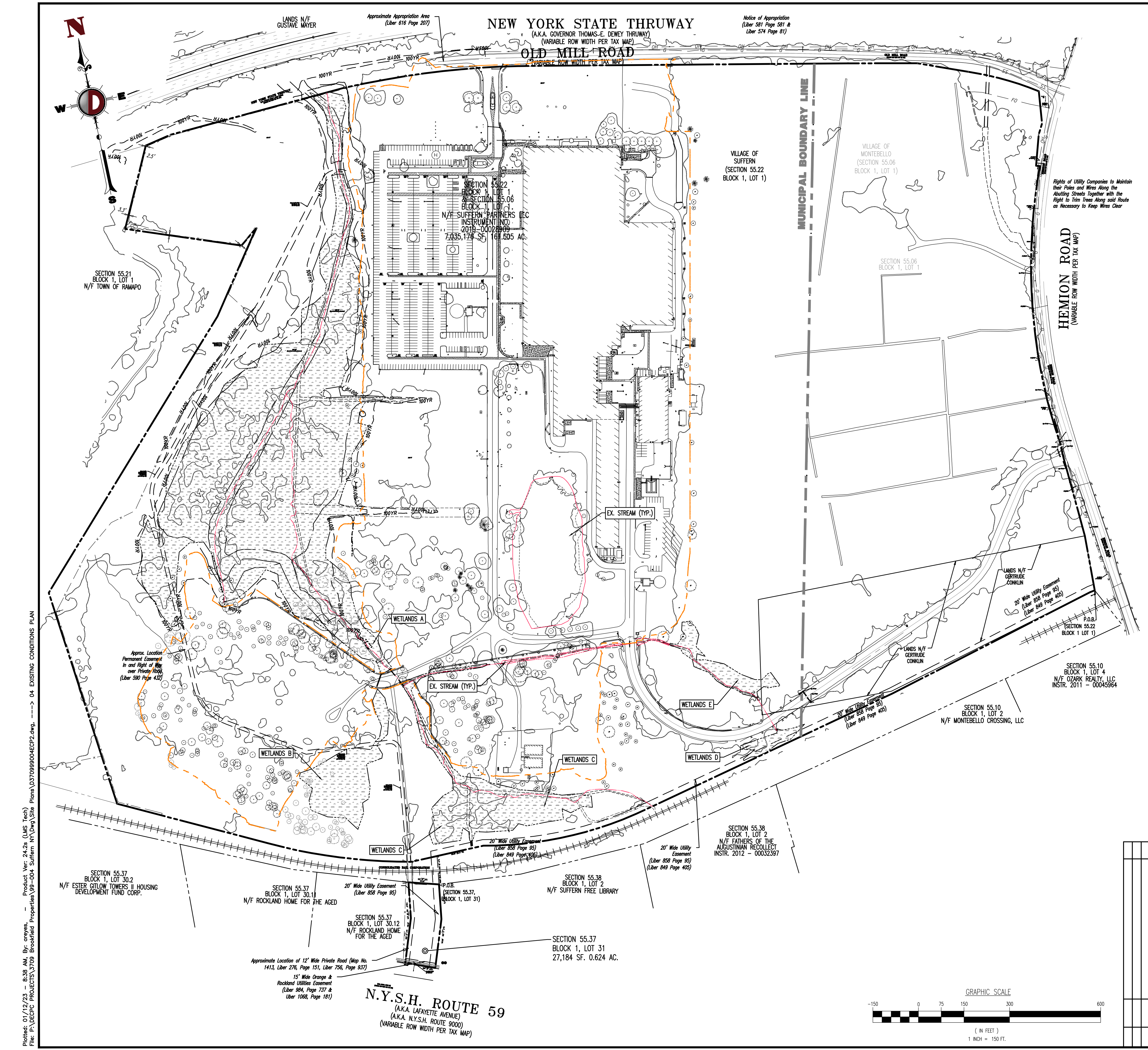
**JOHN A. PALUS** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087630

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

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 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern, NY\DWG\Site Plans\0370999004S42.dwg, ----> 02 AERIAL MAP





Plotted: 01/12/23 - 8:38 AM, By: arnoyes, File: P:\PROJECTS\3709 Brookfield Properties\09-004 Suffern NY.Dwg Site Plans\0370909004CECPZ.dwg, -----> 04 EXISTING CONDITIONS PLAN

**NEW YORK STATE THRUWAY**  
 (A.K.A. GOVERNOR THOMAS-E. DEWEY THRUWAY)  
 (VARIABLE ROW WIDTH PER TAX MAP)  
**OLD MILL ROAD**  
 (VARIABLE ROW WIDTH PER TAX MAP)

Notice of Appropriation  
 (Liber 581 Page 581 &  
 Liber 574 Page 81)

VILLAGE OF SUFFERN  
 (SECTION 55.22  
 BLOCK 1, LOT 1)

**MUNICIPAL BOUNDARY LINE**

VILLAGE OF MONTEBELLO  
 (SECTION 55.06  
 BLOCK 1, LOT 1)

**HEMION ROAD**  
 (VARIABLE ROW WIDTH PER TAX MAP)

*Rights of Utility Companies to Maintain  
 their Poles and Wires Along the  
 Abutting Streets Together with the  
 Right to Trim Trees Along said Route  
 as Necessary to Keep Wires Clear*

**SECTION 55.21**  
 BLOCK 1, LOT 1  
 N/F TOWN OF RAMAPO

**SECTION 55.06**  
 BLOCK 1, LOT 1

**SECTION 55.22**  
 BLOCK 1  
 N/F SUFFERN PARTNERS LLC  
 INSTRUMENT NO. 2019-00028999  
 7,835,178 SF, 161,605 AC.

**SECTION 55.10**  
 BLOCK 1, LOT 1

**SECTION 55.10**  
 BLOCK 1, LOT 4  
 N/F OZARK REALTY, LLC  
 INSTR. 2011-00045964

**SECTION 55.10**  
 BLOCK 1, LOT 2  
 N/F MONTEBELLO CROSSING, LLC

**SECTION 55.38**  
 BLOCK 1, LOT 2  
 N/F FATHERS OF THE  
 AUGUSTINIAN RECOLLECT  
 INSTR. 2012-00032397

**SECTION 55.37**  
 BLOCK 1, LOT 30.2  
 N/F ESTER GITLOW TOWERS II HOUSING  
 DEVELOPMENT FUND CORP.

**SECTION 55.37**  
 BLOCK 1, LOT 30.1  
 N/F ROCKLAND HOME FOR THE AGED

**SECTION 55.37**  
 BLOCK 1, LOT 30.12  
 N/F ROCKLAND HOME  
 FOR THE AGED

**SECTION 55.37**  
 BLOCK 1, LOT 31  
 27,184 SF, 0.624 AC.

**SECTION 55.06**  
 BLOCK 1, LOT 1

**SECTION 55.06**  
 BLOCK 1, LOT 1

**SECTION 55.10**  
 BLOCK 1, LOT 1

WETLANDS A, WETLANDS B, WETLANDS C, WETLANDS D, WETLANDS E

EX. STREAM (TYP.)

LANDS N/F GUSTAVE WAYER

LANDS N/F GERTRUDE CONKLIN

LANDS N/F GERRITSE CONKLIN

LANDS N/F GERRITSE CONKLIN

20' Wide Utility Easement (Liber 858 Page 95) (Liber 849 Page 405)

20' Wide Utility Easement (Liber 858 Page 95) (Liber 849 Page 405)

20' Wide Utility Easement (Liber 858 Page 95) (Liber 849 Page 405)

20' Wide Utility Easement (Liber 858 Page 95) (Liber 849 Page 405)

15' Wide Orange & Rockland Utilities Easement (Liber 984, Page 737 & Liber 1068, Page 181)

Approximate Location of 12' Wide Private Road (Map No. 1413, Liber 278, Page 151, Liber 756, Page 937)

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TITLE: <b>EXISTING CONDITIONS PLAN</b>	JOB No: 3709-99-004 DATE: 12/17/2021
PROJECT: <b>IV2 ROCKLAND LOGISTICS, LLC</b> <b>PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD</b> SECTION 55.22, BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK	DRAWN BY: XXX DESIGNED BY: JMS CHECKED BY: JMS
<b>JOHN A. PALUS</b> PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502	<b>JOSHUA M. SEWALD</b> PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

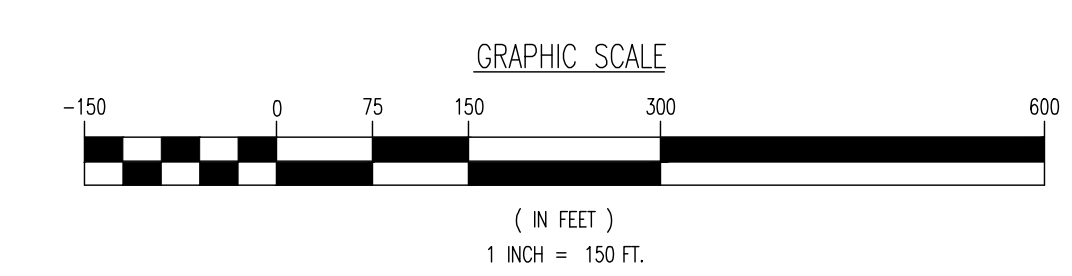
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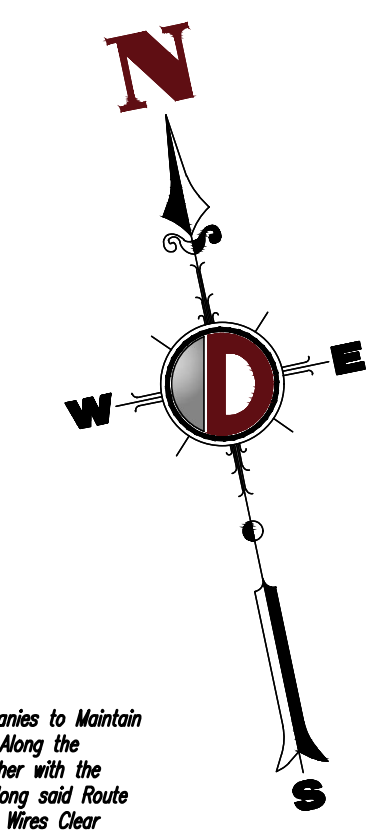
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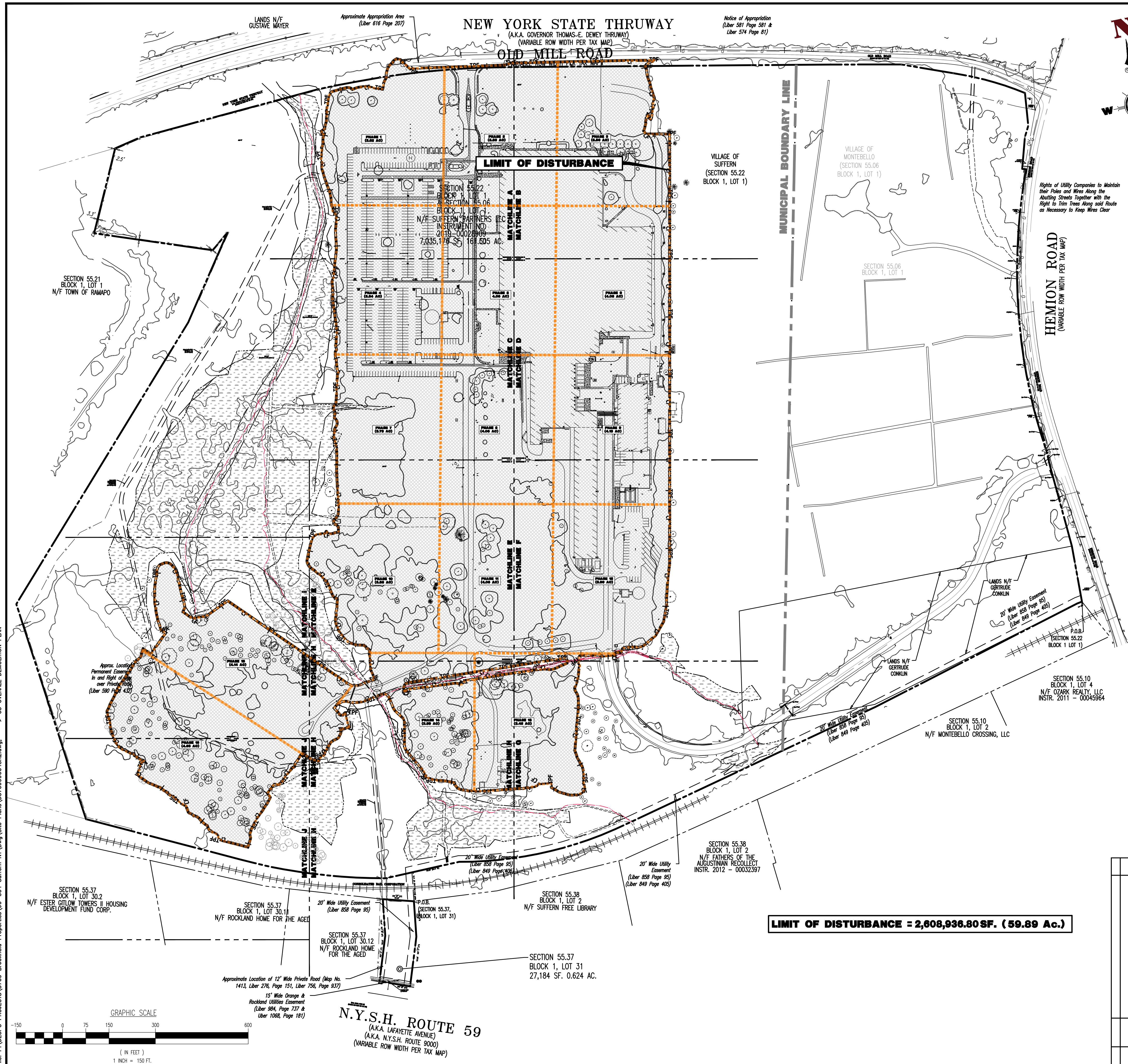
NEW YORK STATE THRUWAY  
(A.K.A. GOVERNOR THOMAS-E. DEWEY THRUWAY)  
(VARIABLE ROW WIDTH PER TAX MAP)

Notice of Appropriation  
(Liber 581 Page 581 &  
Liber 574 Page 81)



**DEMOLITION PLAN LEGEND**

- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED TREE PROTECTION FENCE LINE
- TEMPORARY CONSTRUCTION FENCE AND PHASING BOUNDARY LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED



SEE SHEET 03 OF 100 FOR DEMOLITION PLAN NOTES

**LIMIT OF DISTURBANCE = 2,608,936.80 SF. ( 59.89 Ac.)**

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TITLE: **OVERALL DEMOLITION PLAN**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
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SCALE: (H) 1"=150'  
(V)  
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SHEET No:  
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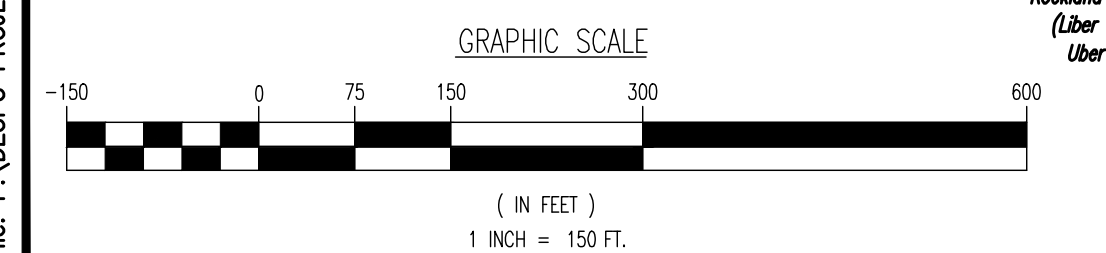
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NEW YORK LICENSE No. 087502

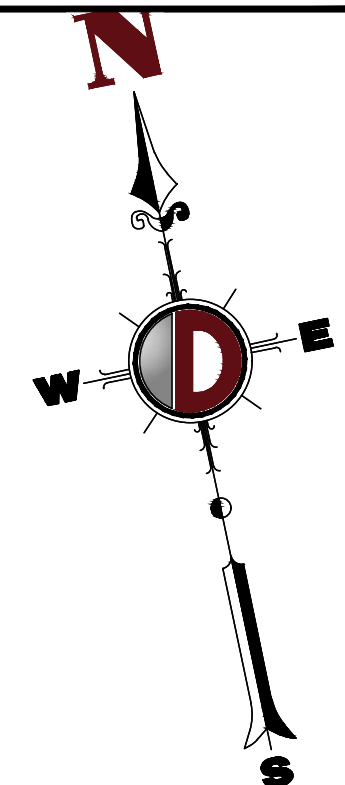
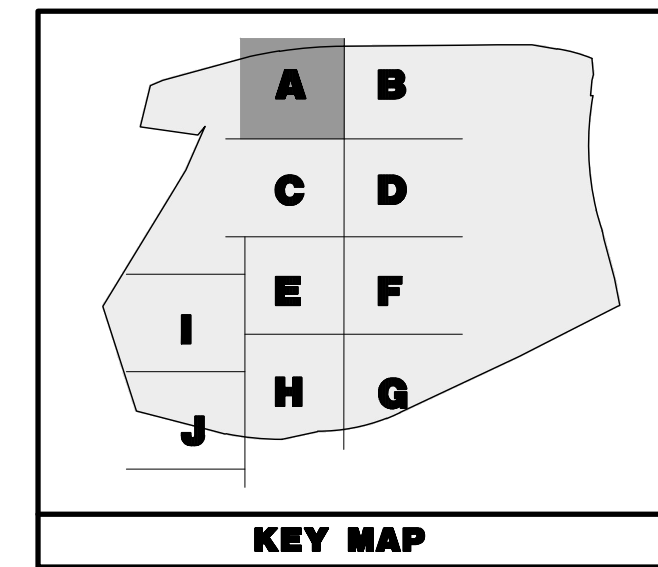
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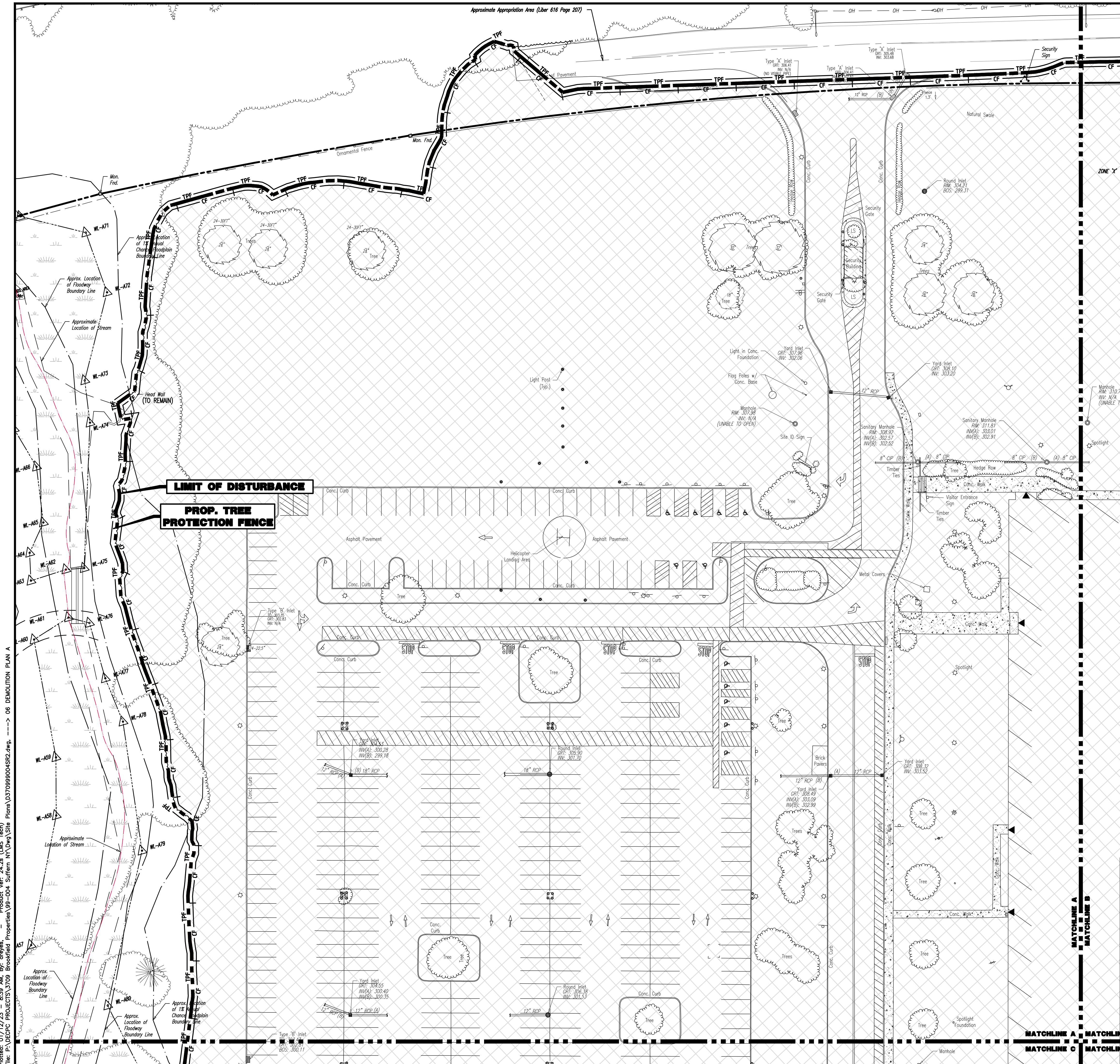
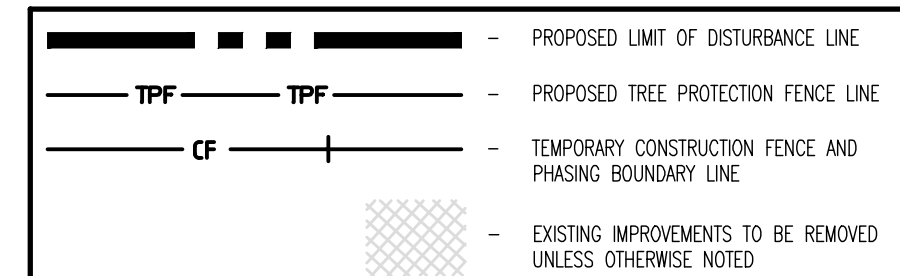
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 05 OVERALL DEMOLITION PLAN

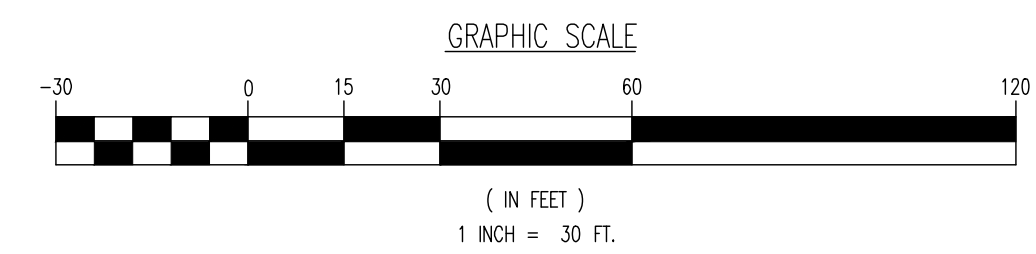




**DEMOLITION PLAN LEGEND**



SEE SHEET 03 OF 100 FOR DEMOLITION PLAN NOTES



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**DEMOLITION PLAN A**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
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 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: CAM  
 SCALE: (H) 1"=30'  
 (V)  
 DESIGNED BY: JMS  
 SHEET No:  
 CHECKED BY: JMS  
**6**  
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**JOHN A. PALUS** **JOSHUA M. SEWALD**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087502  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

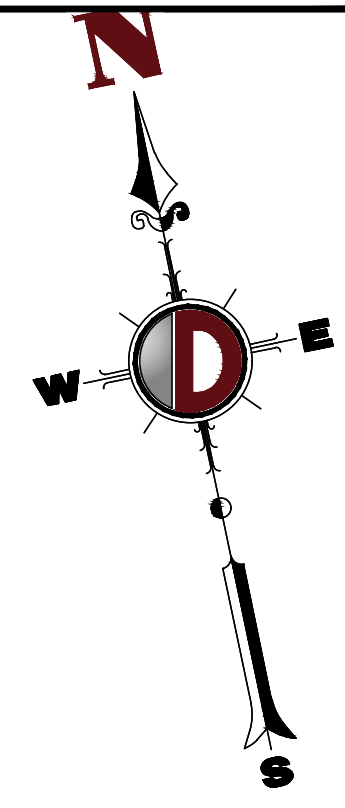
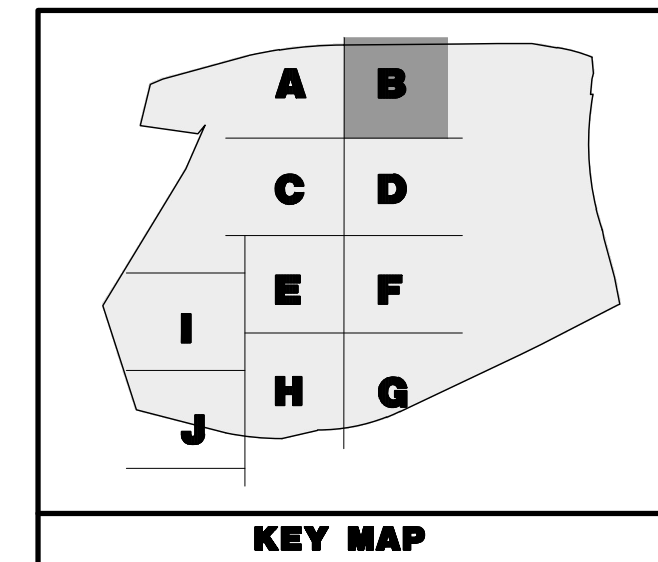
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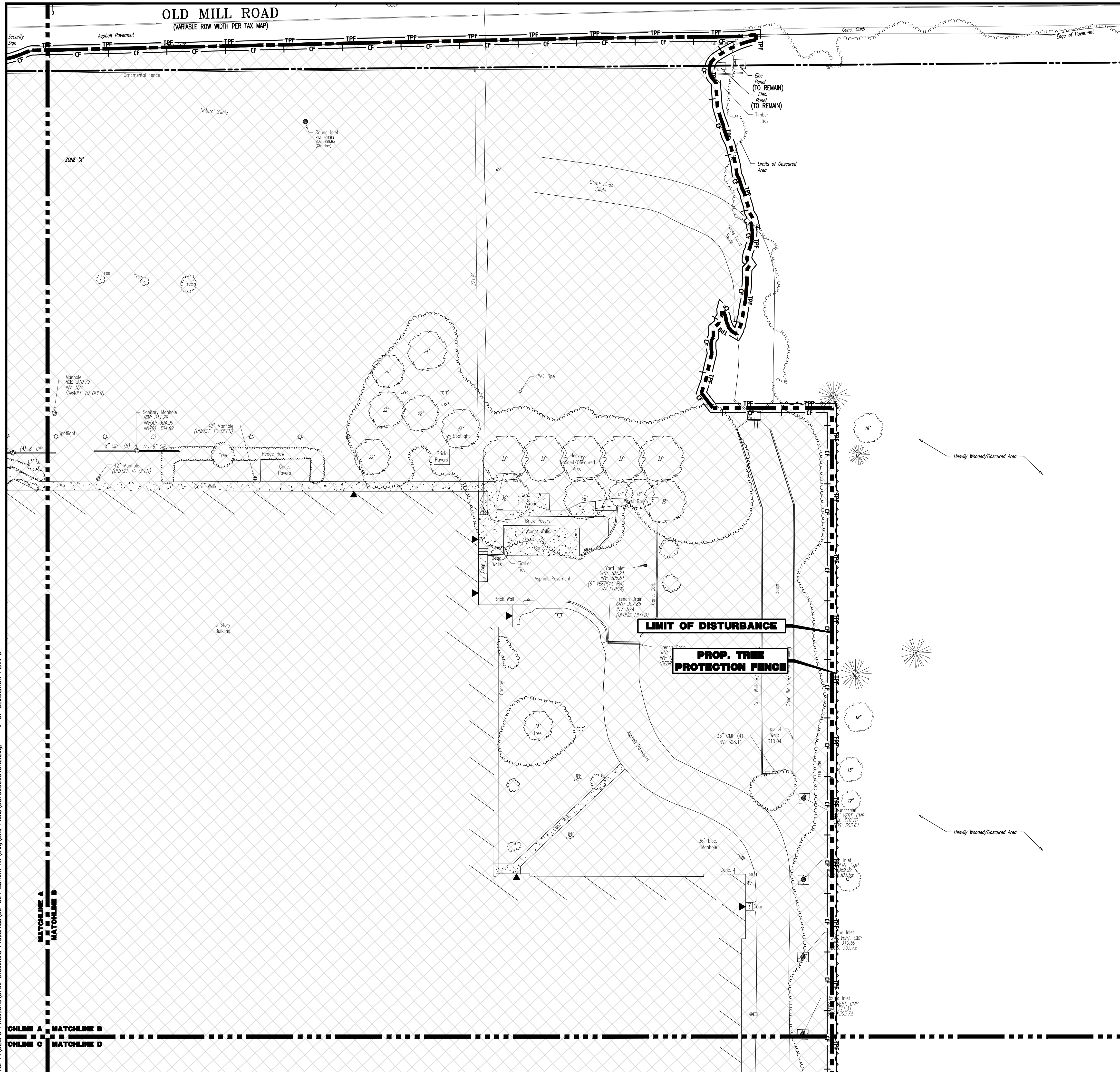
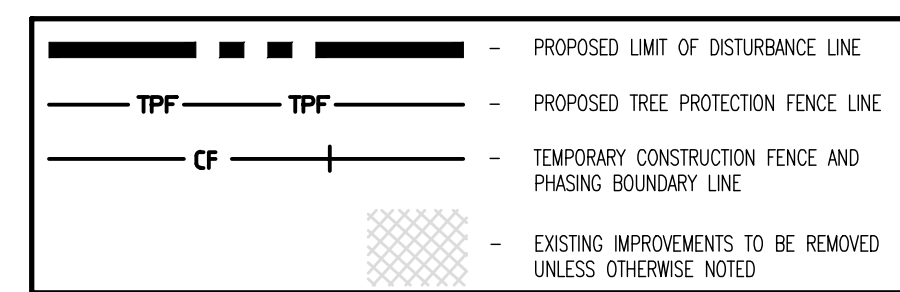
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**OLD MILL ROAD**  
(VARIABLE ROW WIDTH PER TAX MAP)

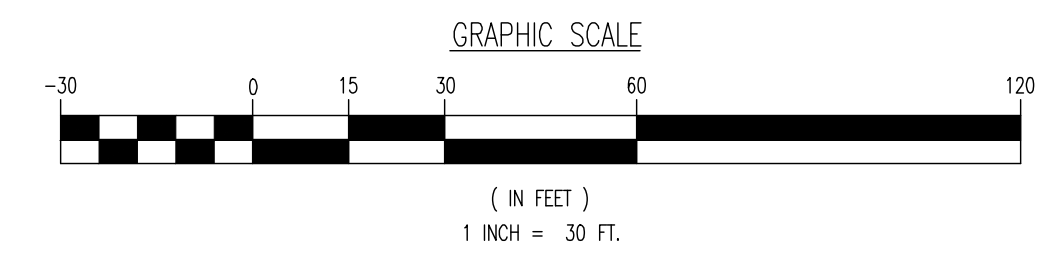
**THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY**



**DEMOLITION PLAN LEGEND**



**SEE SHEET 03 OF 100 FOR DEMOLITION PLAN NOTES**



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**TITLE: DEMOLITION PLAN B**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
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VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004      DATE: 12/17/2021  
DRAWN BY: CAM      SCALE: (H) 1"=30'  
DESIGNED BY: JMS      (V)  
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CHECKED BY: -      **7**

**JOHN A. PALUS**      **JOSHUA M. SEWALD**

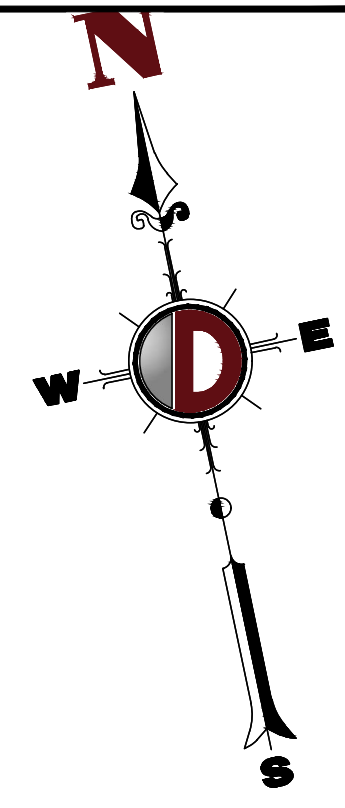
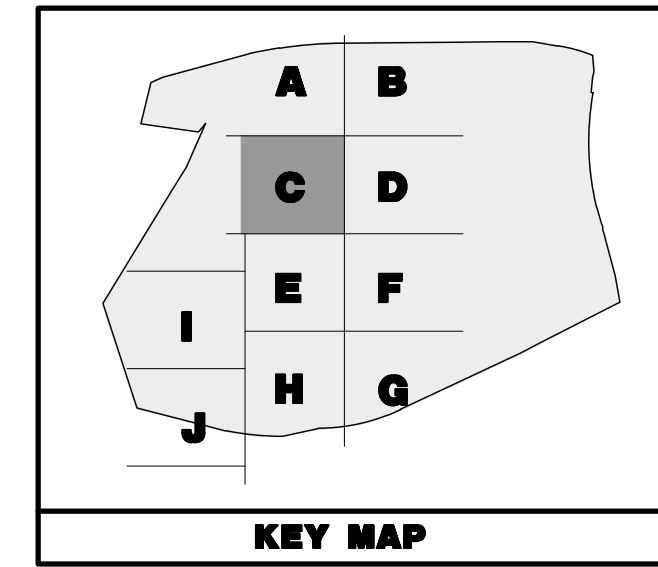
PROFESSIONAL ENGINEER      PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502      NEW YORK LICENSE No. 097639

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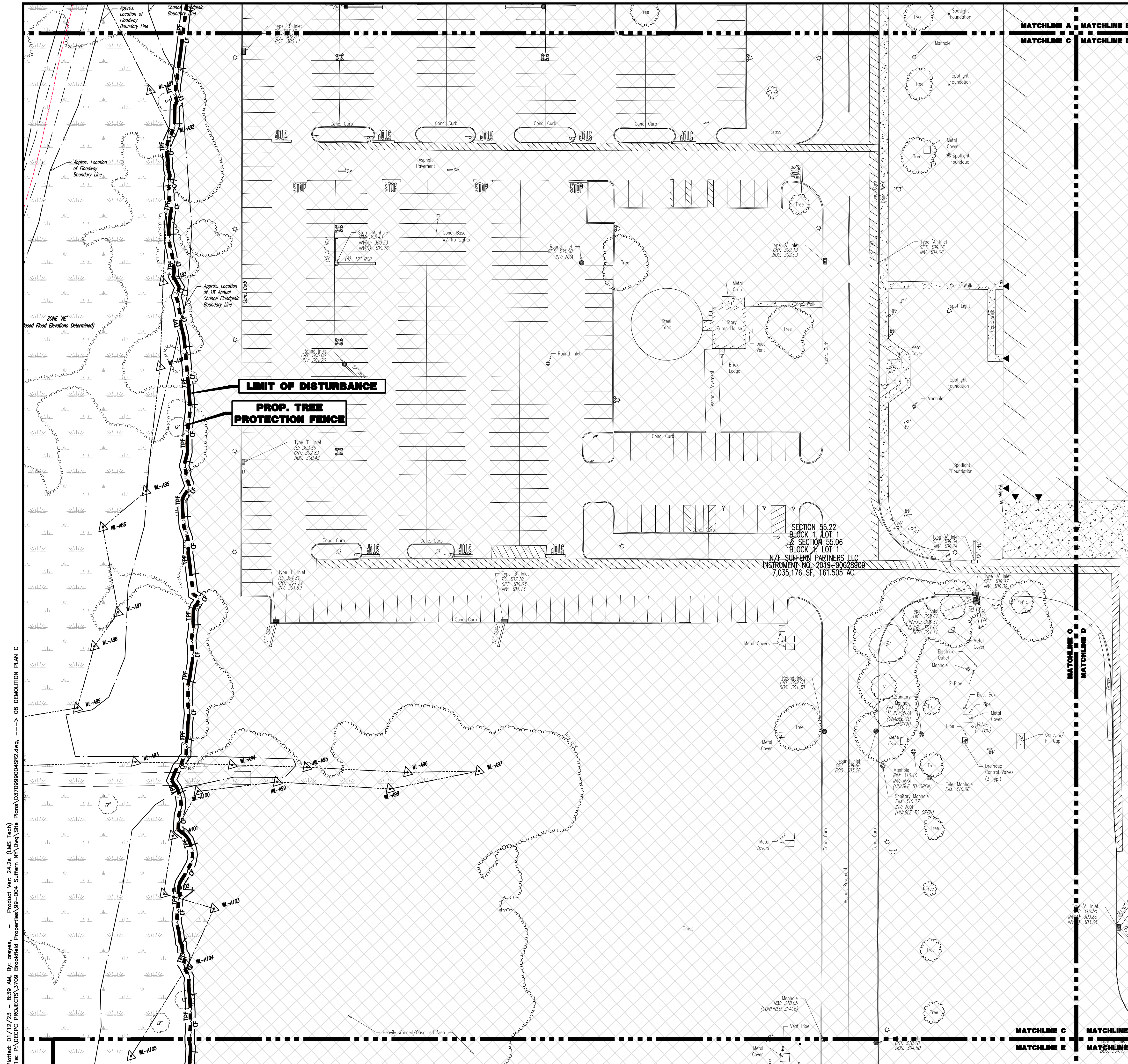
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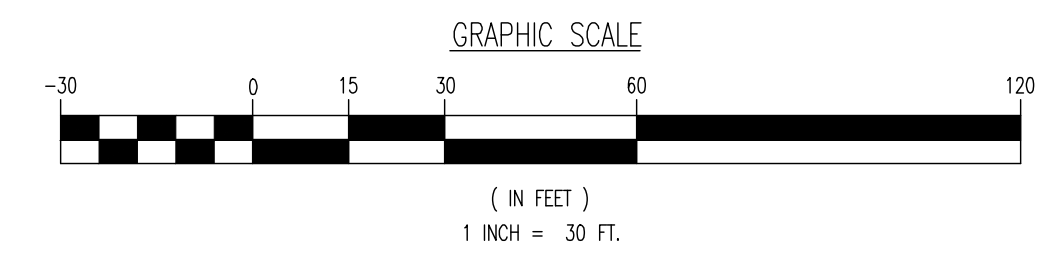
**DEMOLITION PLAN LEGEND**

- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED TREE PROTECTION FENCE LINE
- TEMPORARY CONSTRUCTION FENCE AND PHASING BOUNDARY LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED



SECTION 55.22  
BLOCK 1, LOT 1  
& SECTION 55.06  
BLOCK 1, LOT 1  
N/E SUFFERN PARTNERS LLC  
INSTRUMENT NO. 2019-0028909  
7,035,176 SF, 161,505 AC.

SEE SHEET 03 OF 100 FOR DEMOLITION PLAN NOTES



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---

**DEMOLITION PLAN C**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004      DATE: 12/17/2021  
DRAWN BY: CAM      SCALE: (H) 1"=30'  
DESIGNED BY: JMS      (V)  
CHECKED BY: JMS      SHEET No:  
CHECKED BY: -

**JOHN A. PALUS**      **JOSHUA M. SEWALD**

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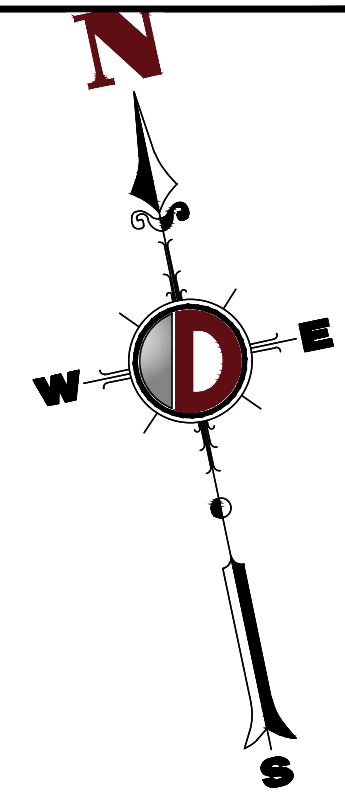
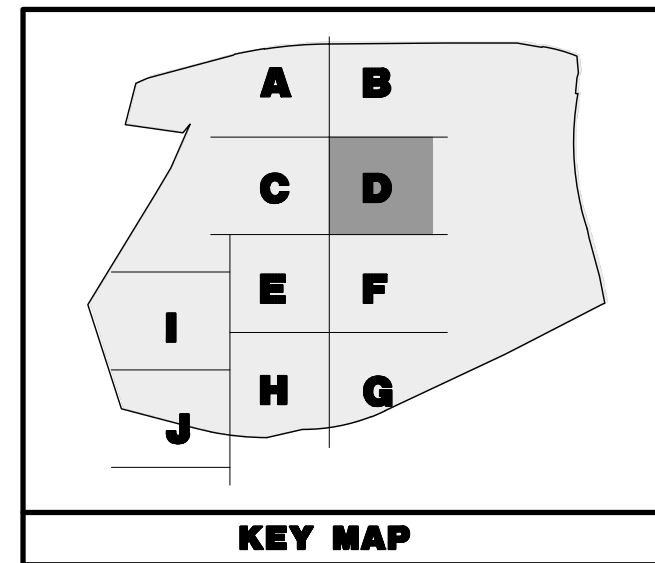
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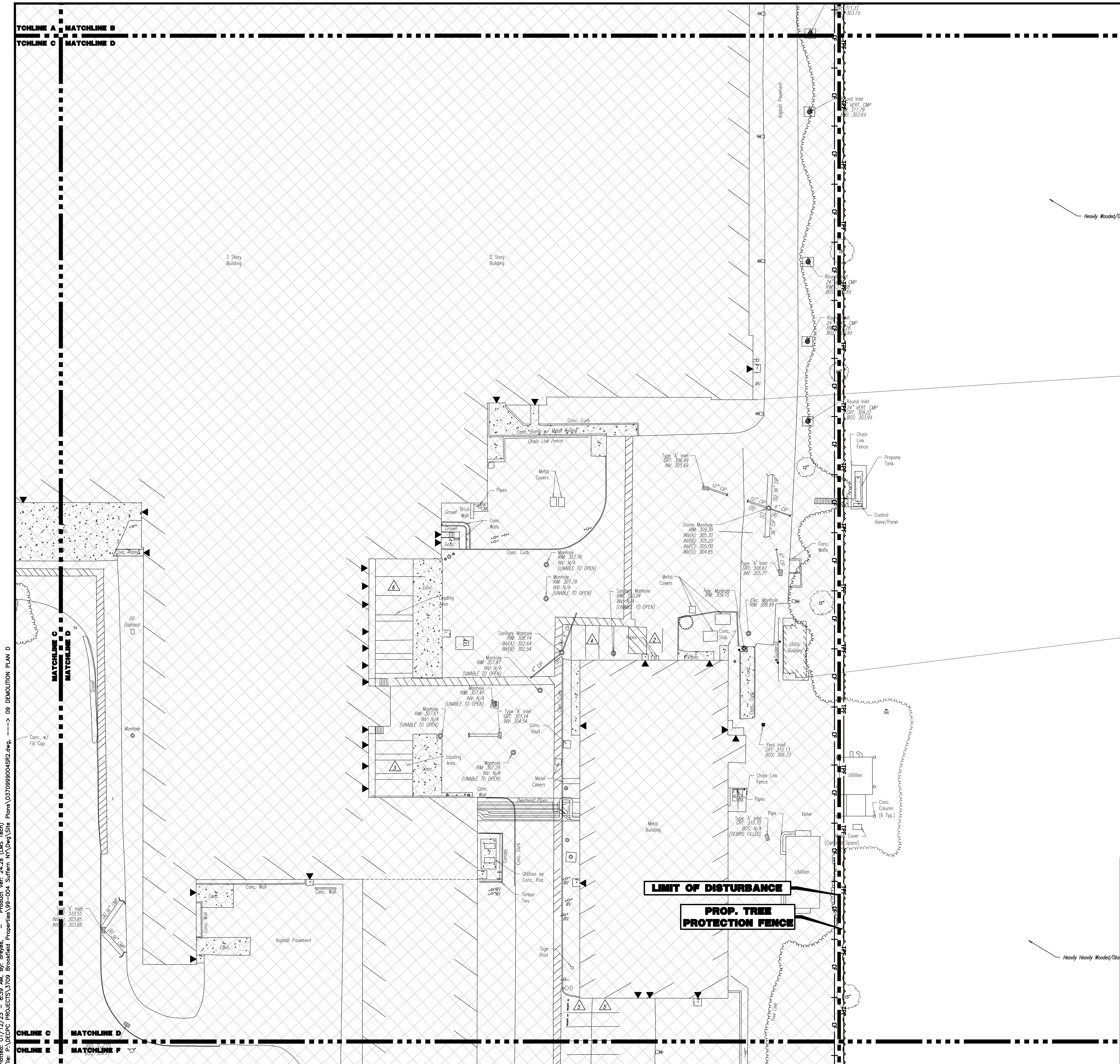


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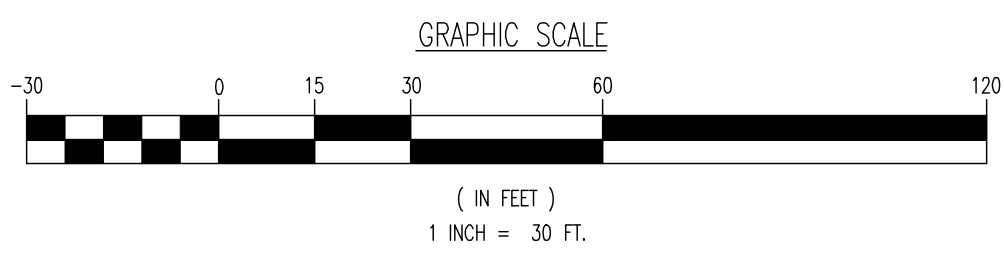


**DEMOLITION PLAN LEGEND**

- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED TREE PROTECTION FENCE LINE
- TEMPORARY CONSTRUCTION FENCE AND PHASING BOUNDARY LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED



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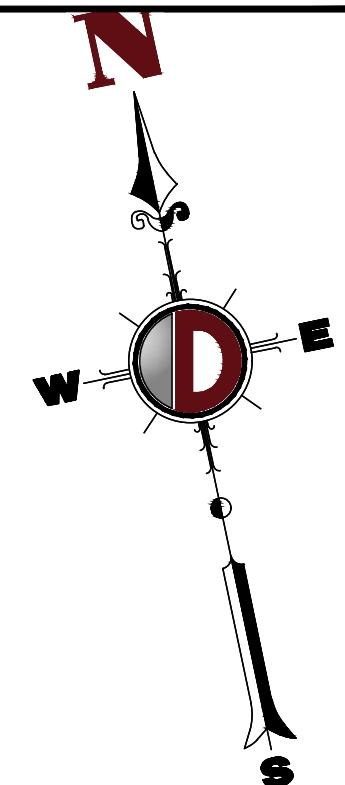
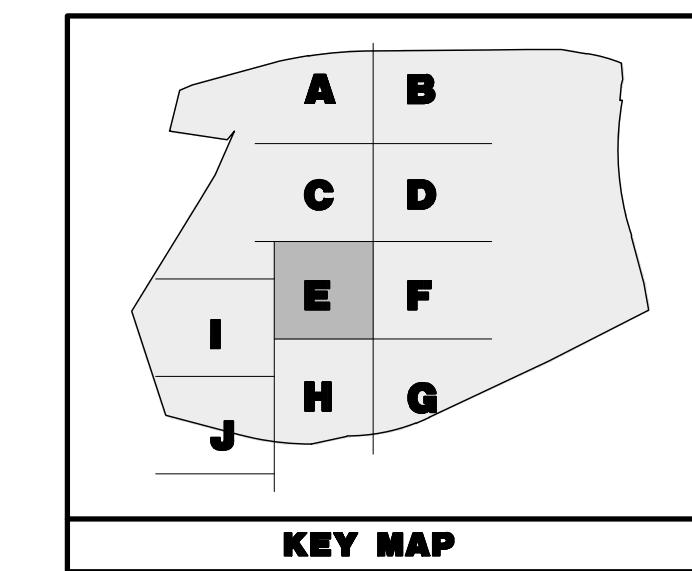


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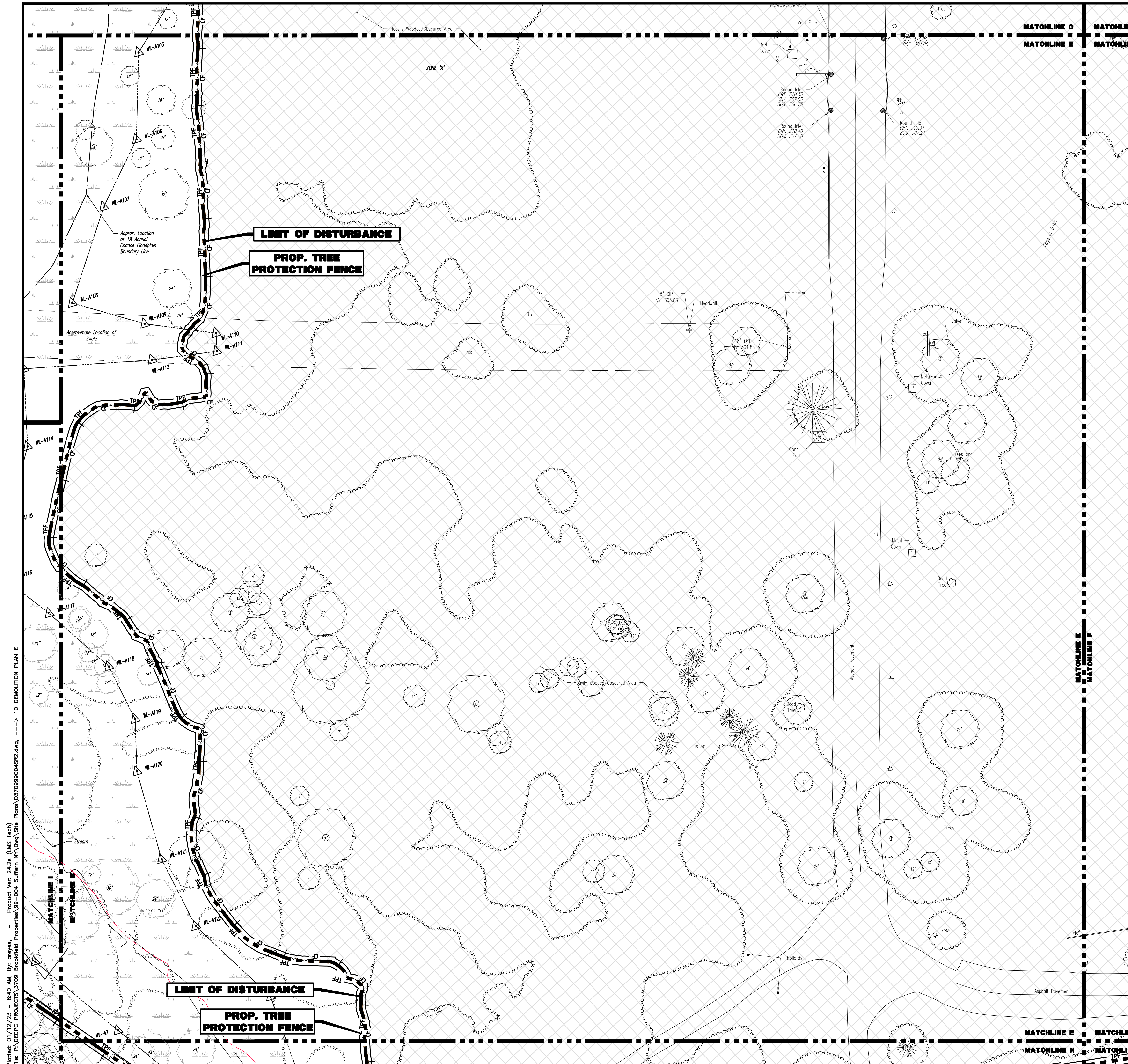
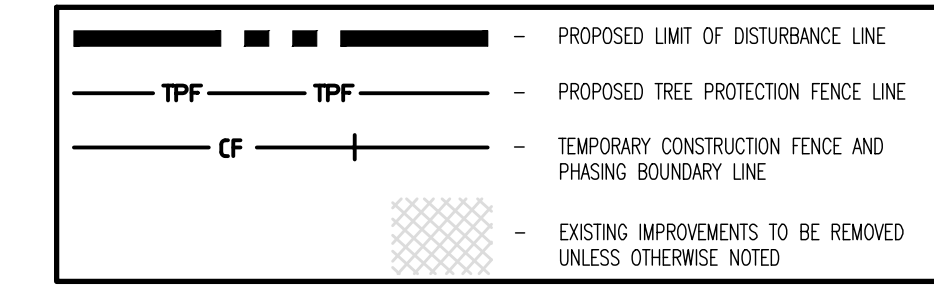
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 1000 Main Street, Suite 200, Rockland, NJ 07866  
 T: 973.974.0198 F: 973.974.0199

TITLE: <b>DEMOLITION PLAN D</b>		JOB No: 3709-99-004		DATE: 12/17/2021
PROJECT: <b>IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD</b>		DRAWN BY: CAM		SCALE: (H) 1"=30' (V)
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.31; BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK		DESIGNED BY: JMS		SHEET No:
CHECKED BY: JMS		CHECKED BY: JMS		<b>9</b> OF 100
<b>JOHN A. PALUS</b>		<b>JOSHUA M. SEWALD</b>		
PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502		PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639		Rev. # 2

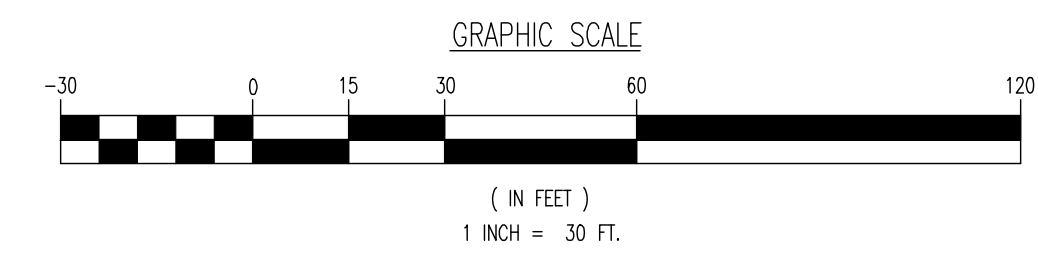
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**DEMOLITION PLAN LEGEND**



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**DEMOLITION PLAN E**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: CAM  
 SCALE: (H) 1"=30'  
 (V)  
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 OF 100

**JOHN A. PALUS**    **JOSHUA M. SEWALD**

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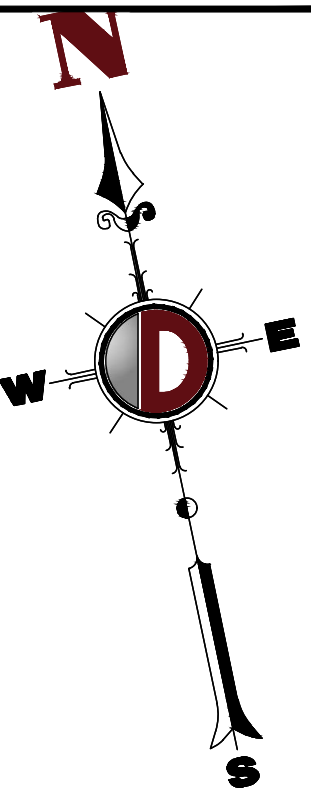
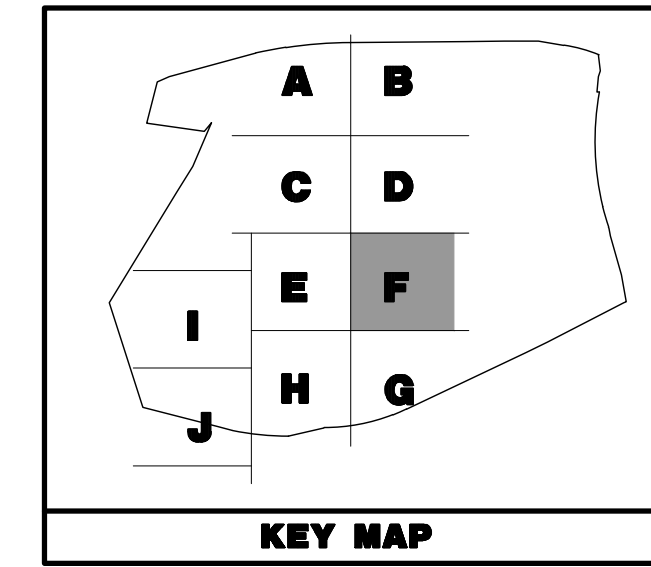
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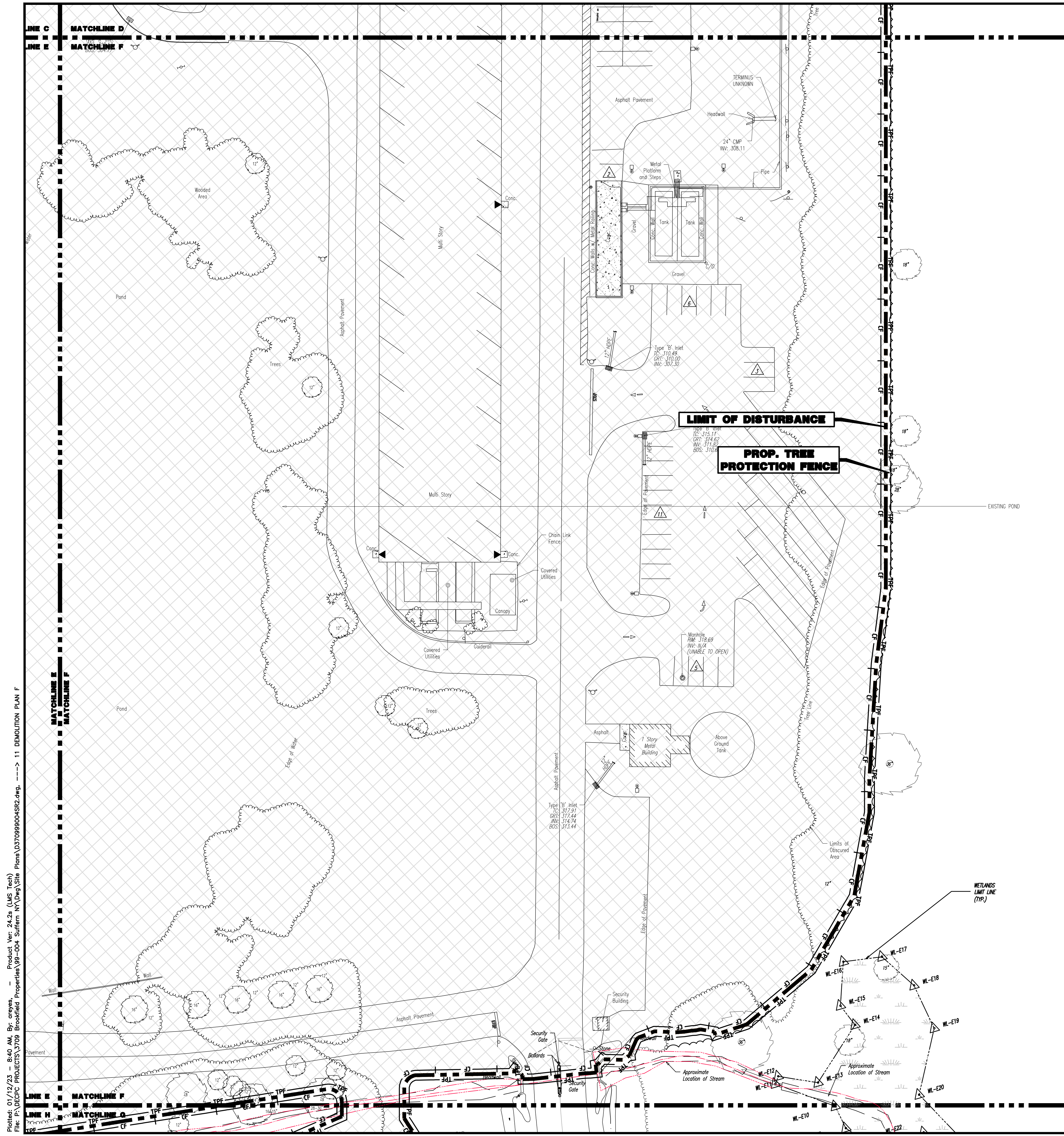
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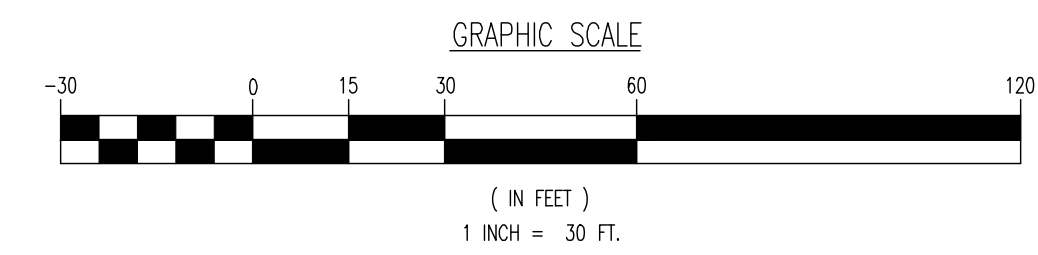


**DEMOLITION PLAN LEGEND**

	- PROPOSED LIMIT OF DISTURBANCE LINE
	- PROPOSED TREE PROTECTION FENCE LINE
	- TEMPORARY CONSTRUCTION FENCE AND PHASING BOUNDARY LINE
	- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED



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 New Haven, Pennsylvania T: 247.655.0746 | Philadelphia, Pennsylvania T: 215.233.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: **DEMOLITION PLAN F**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.31; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021  
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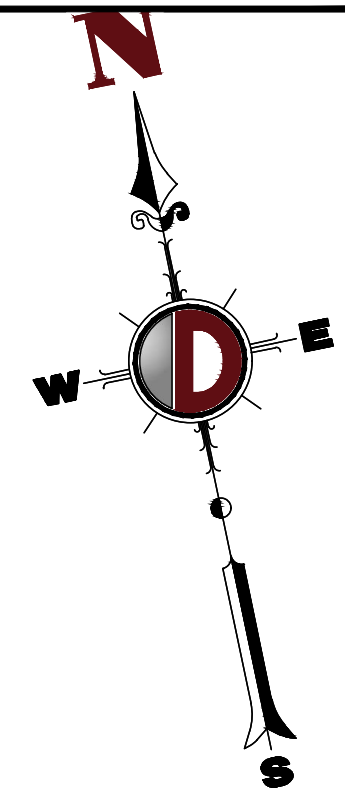
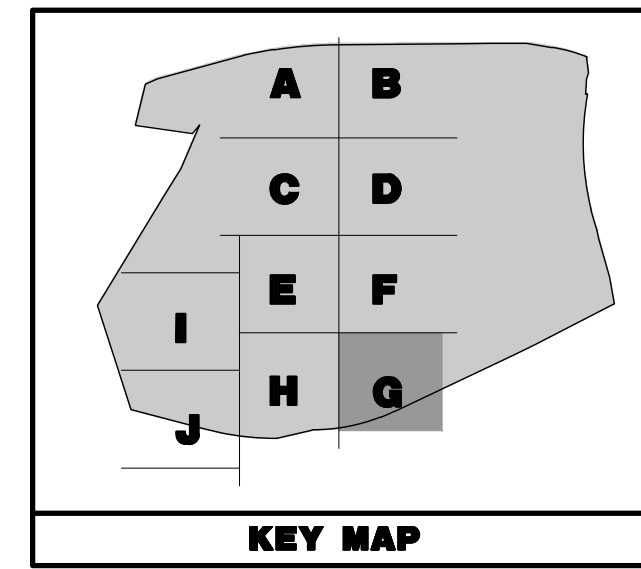
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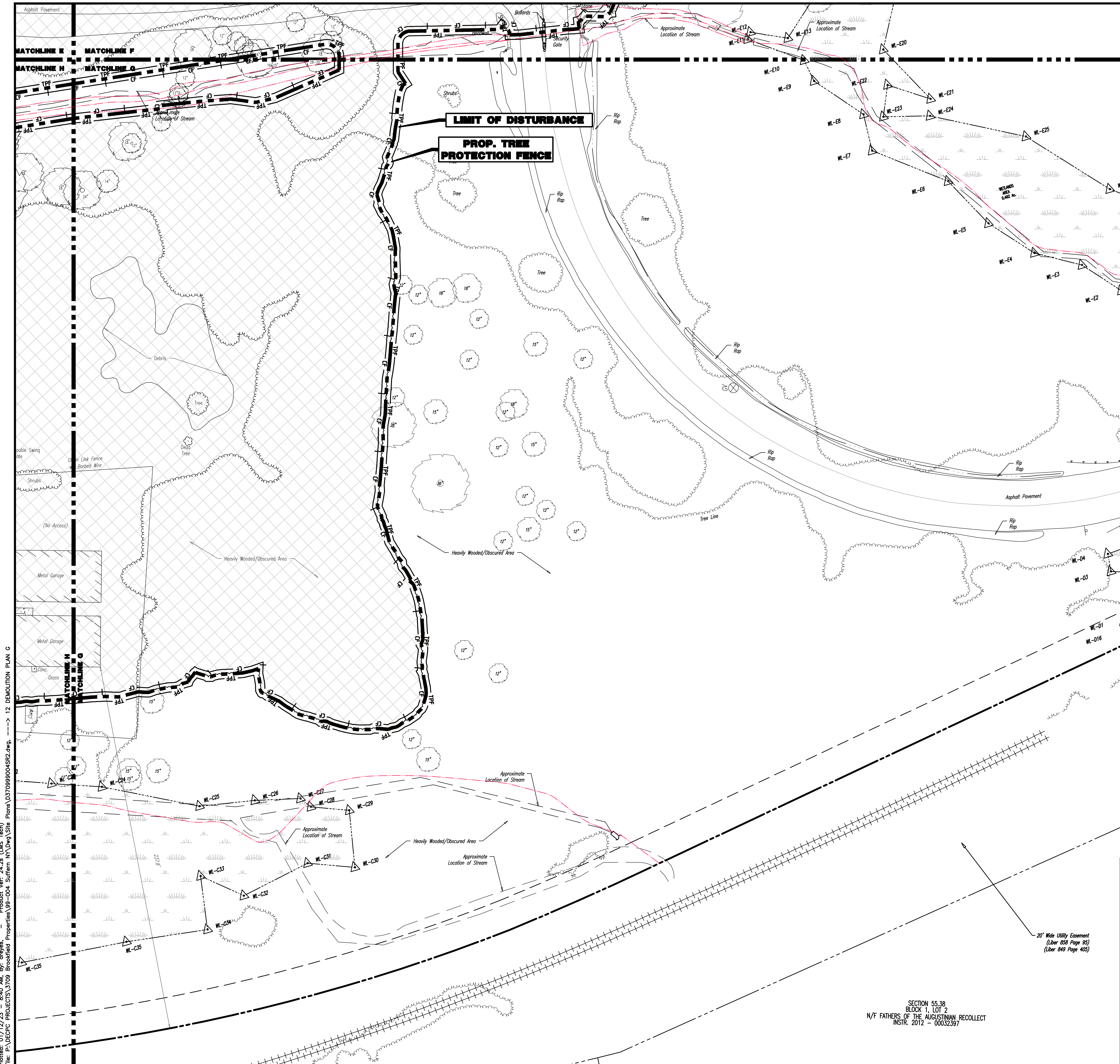
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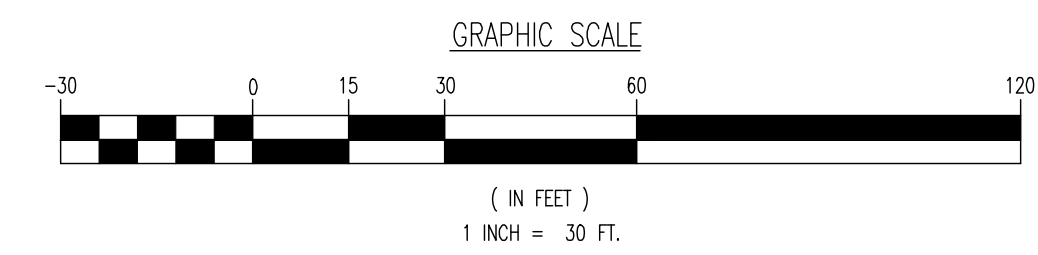


**DEMOLITION PLAN LEGEND**

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**DEMOLITION PLAN G**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
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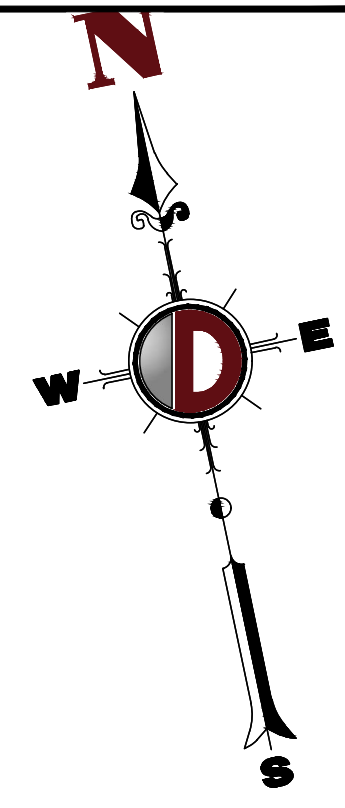
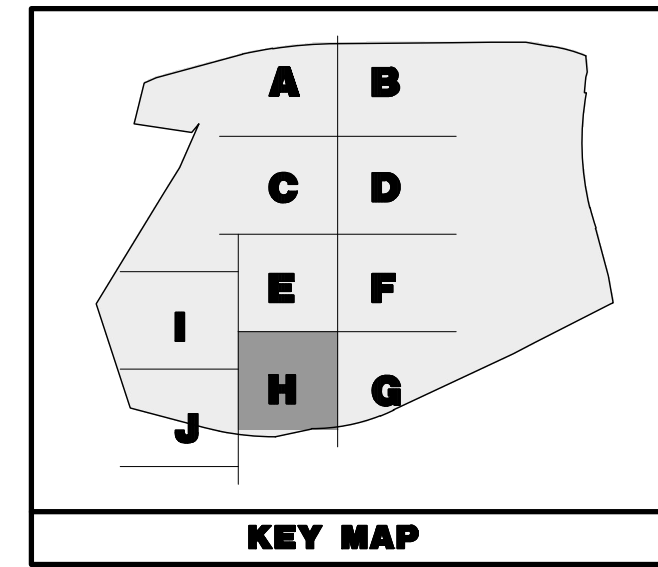
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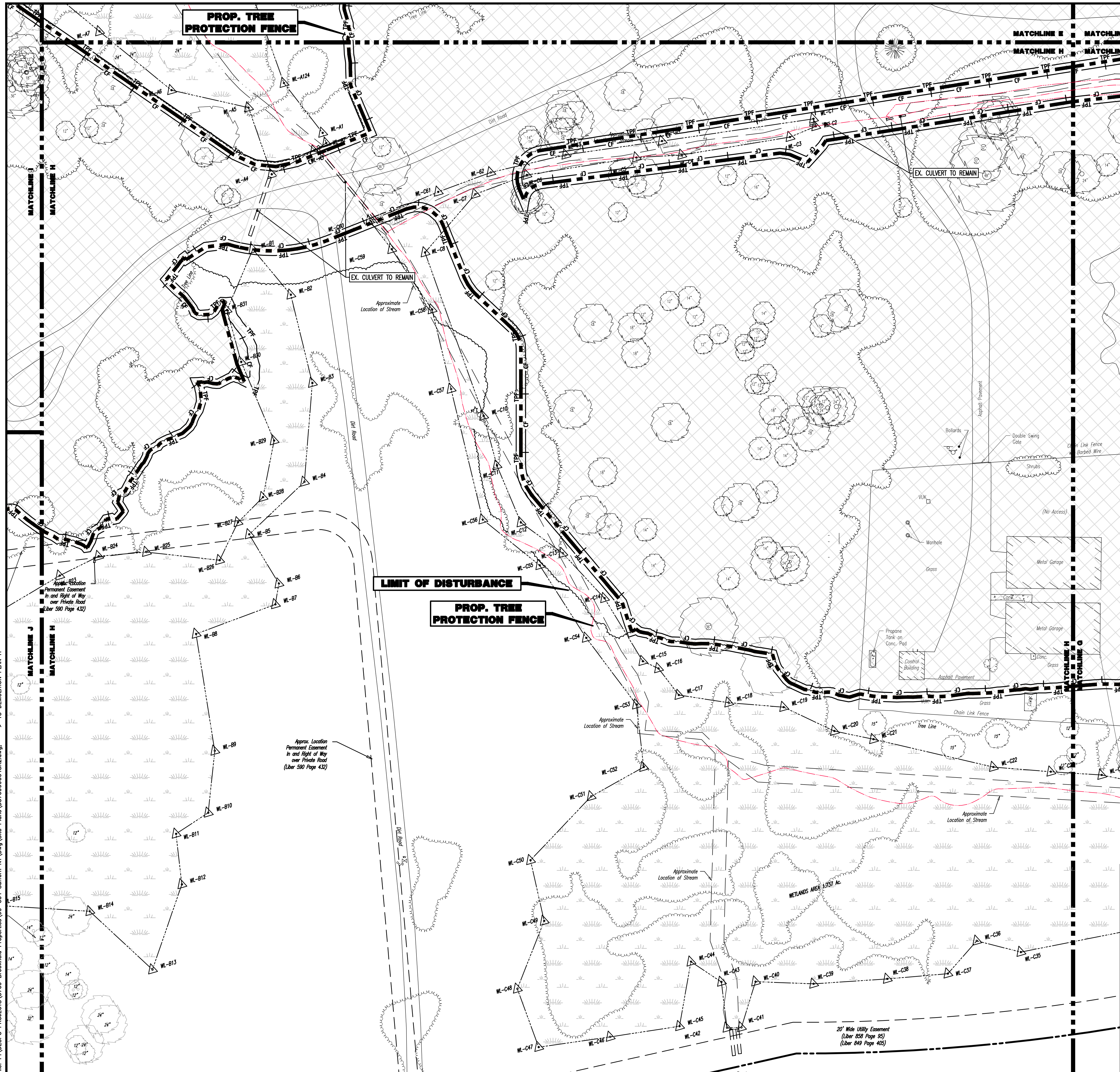
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 BLOCK 1, LOT 2  
 N/F FATHERS OF THE AUGUSTINIAN RECOLLECT  
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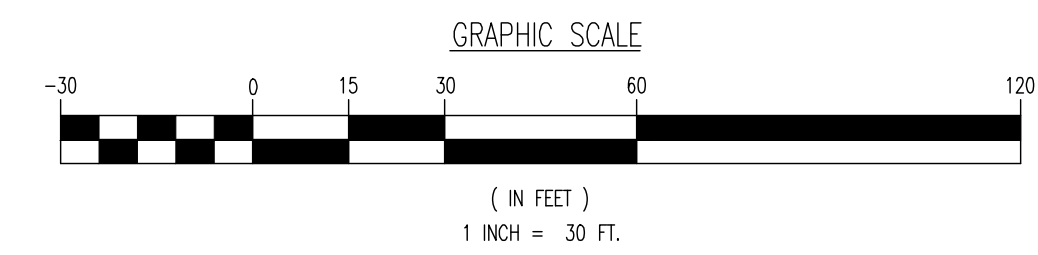


**DEMOLITION PLAN LEGEND**

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**DEMOLITION PLAN H**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

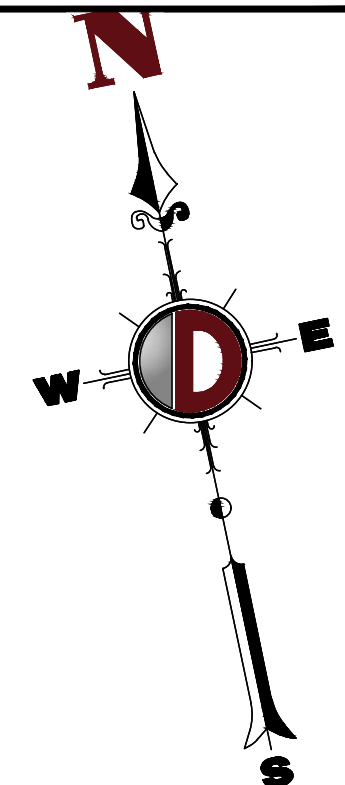
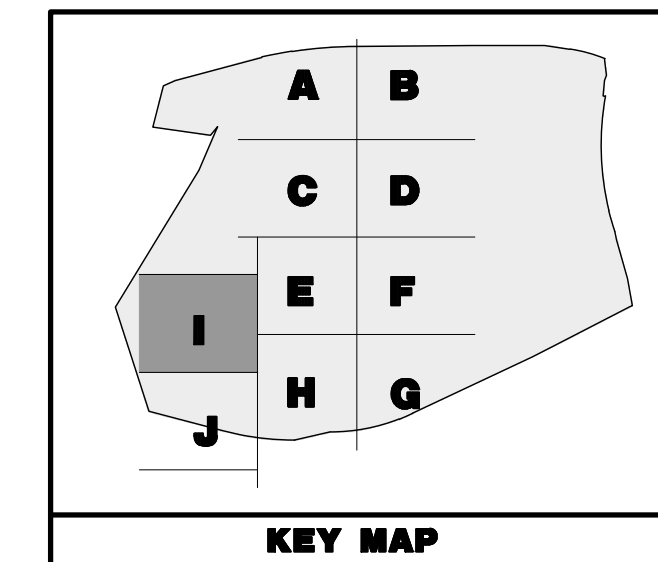
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 (V)  
 DESIGNED BY: JMS  
 SHEET No:  
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**JOHN A. PALUS**    **JOSHUA M. SEWALD**

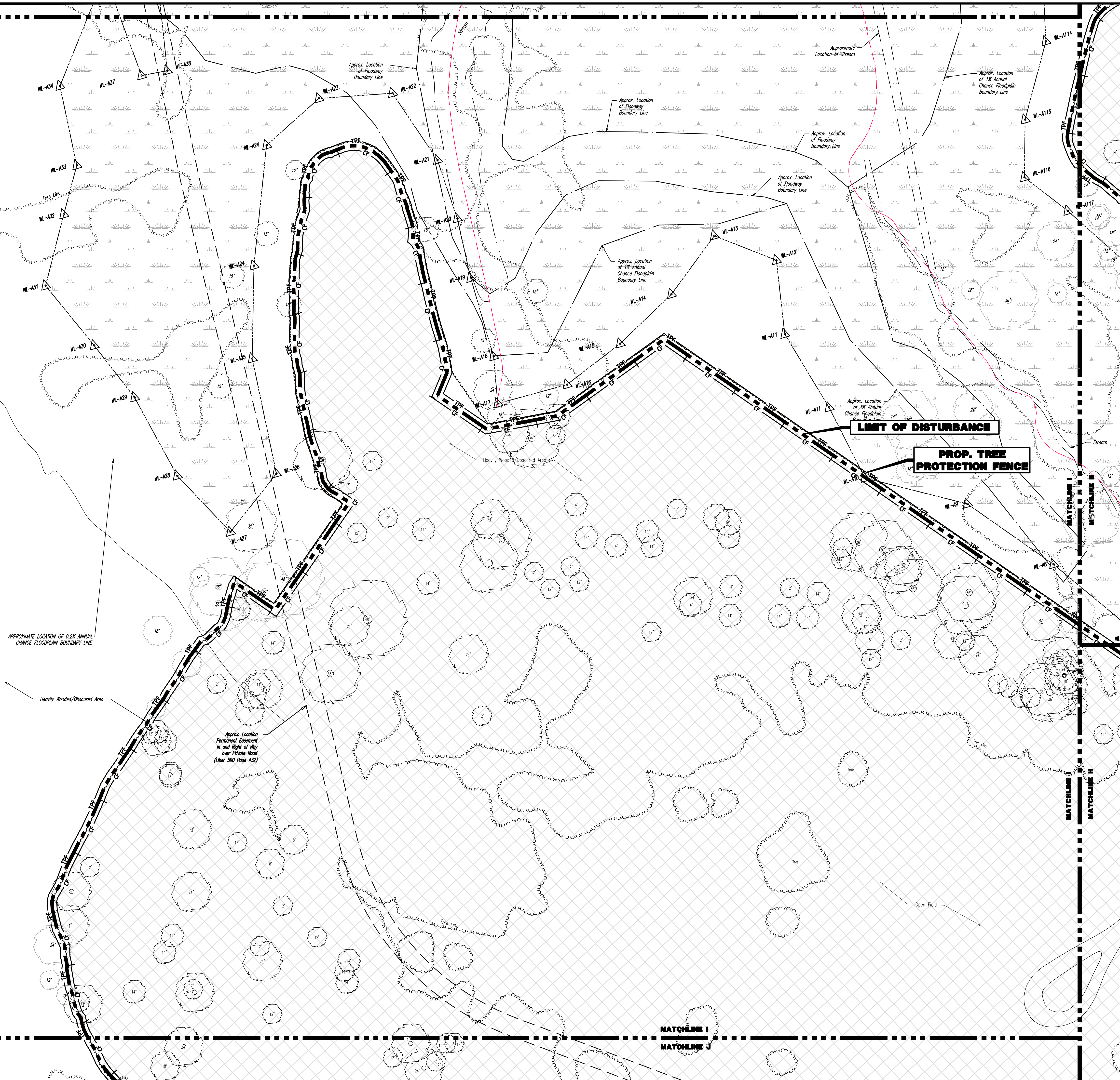
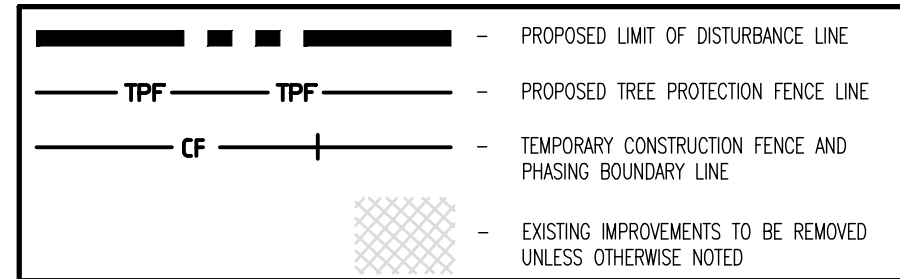
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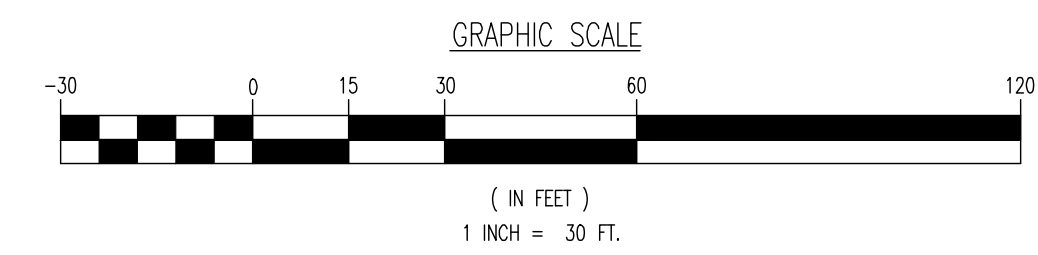
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**DEMOLITION PLAN LEGEND**



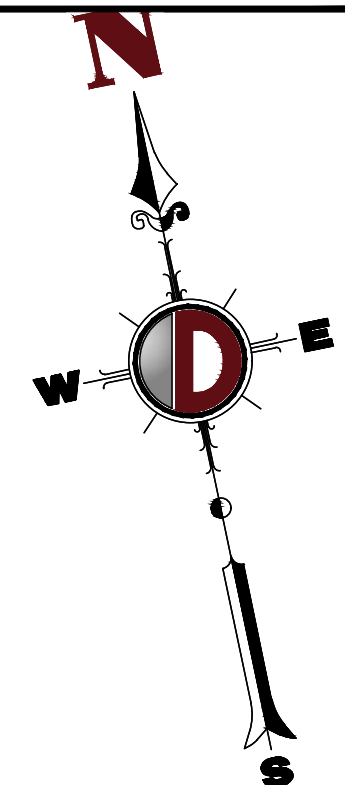
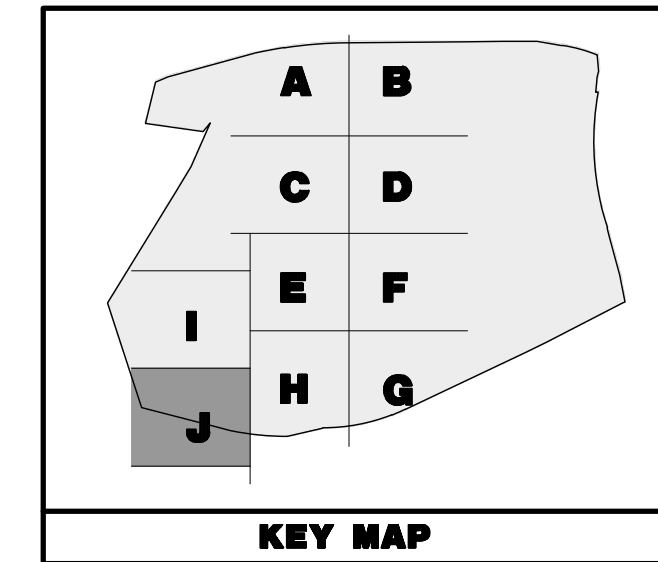
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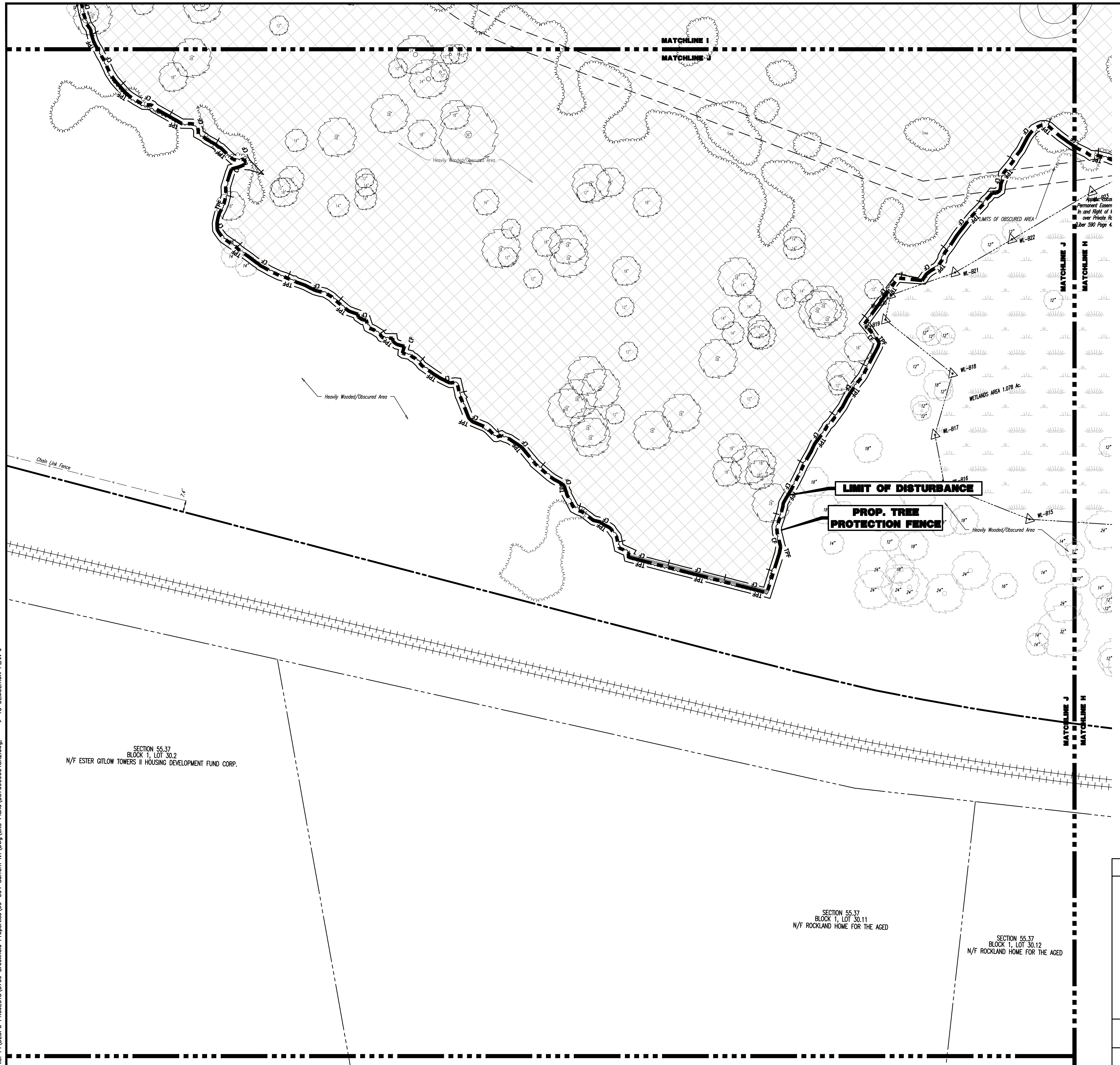
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<p>TITLE: <b>DEMOLITION PLAN I</b></p>		<p>JOB No: 3709-99-004 DATE: 12/17/2021</p>
<p>PROJECT: <b>IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD</b> SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK</p>		<p>DRAWN BY: CAM DESIGNED BY: JMS CHECKED BY: JMS</p>
<p><b>JOHN A. PALUS</b>    <b>JOSHUA M. SEWALD</b></p>		<p>SHEET No: <b>14</b> OF 100</p>
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**DEMOLITION PLAN LEGEND**

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	PROPOSED TREE PROTECTION FENCE LINE
	TEMPORARY CONSTRUCTION FENCE AND PHASING BOUNDARY LINE
	EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED

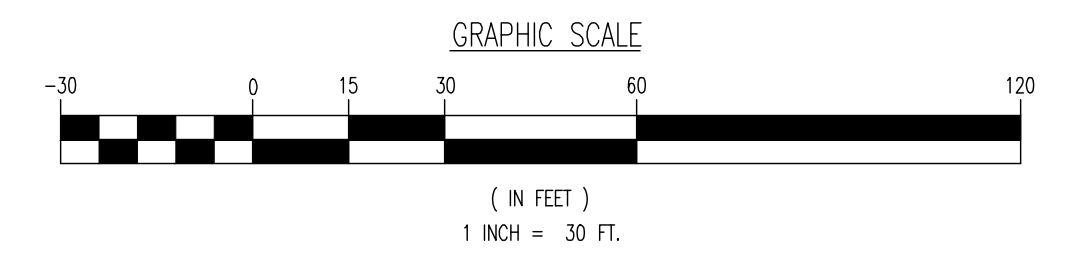


SECTION 55.37  
BLOCK 1, LOT 30.2  
N/F ESTER GITLOW TOWERS II HOUSING DEVELOPMENT FUND CORP.

SECTION 55.37  
BLOCK 1, LOT 30.11  
N/F ROCKLAND HOME FOR THE AGED

SECTION 55.37  
BLOCK 1, LOT 30.12  
N/F ROCKLAND HOME FOR THE AGED

SEE SHEET 03 OF 100 FOR DEMOLITION PLAN NOTES



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**DEMOLITION PLAN J**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS  
SHEET No:  
CHECKED BY: JMS  
**15**  
CHECKED BY: -  
OF 100

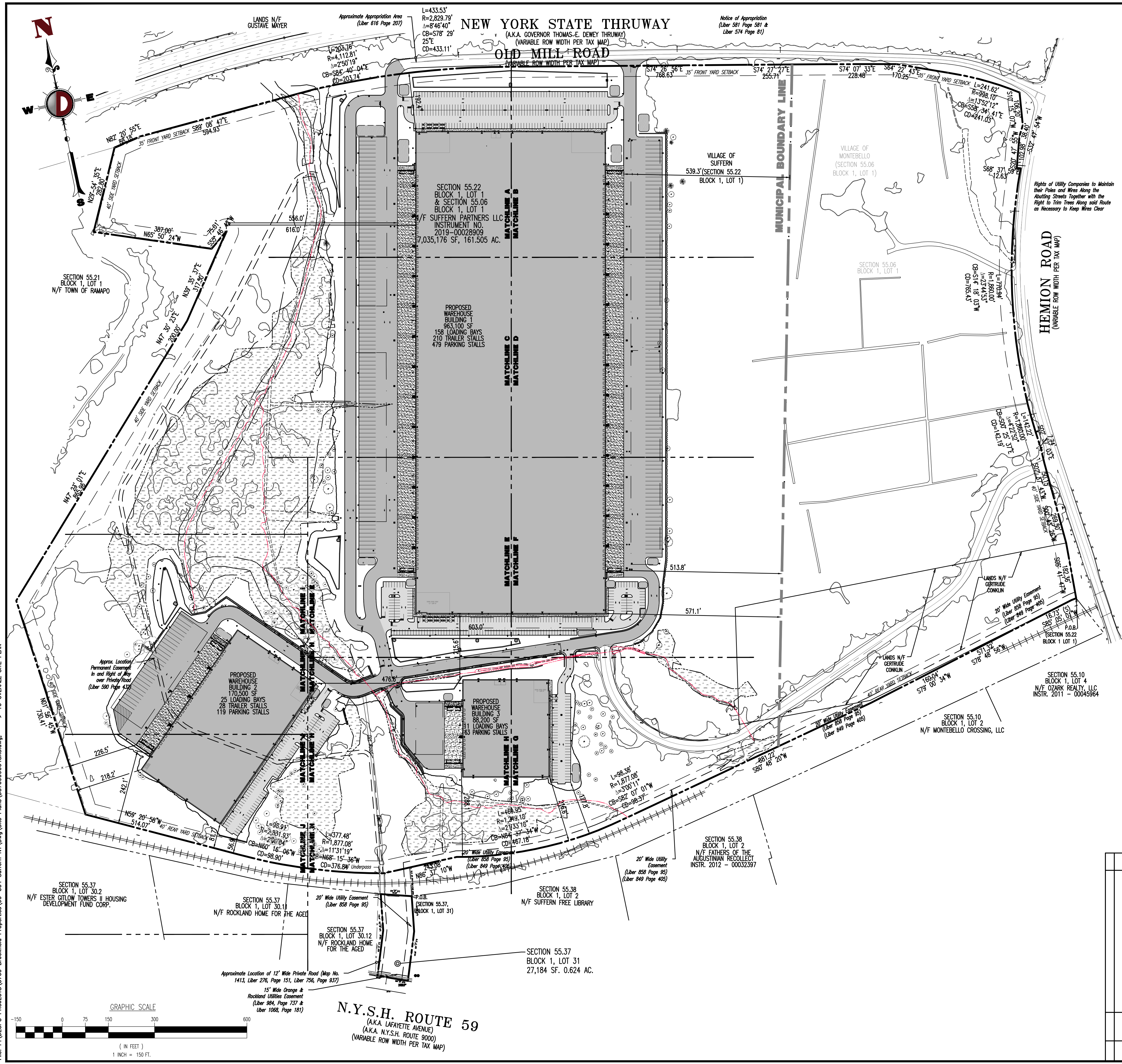
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NEW YORK LICENSE No. 087502

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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**GENERAL NOTES:**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - ALTA/NCS LAND TITLE SURVEY
  - DYNAMIC SURVEY, LLC
  - LAKE COMO, NY 07719
  - SURVEYOR FILE NO. 3709-99-0045 DATED: 01/25/2022
- APPLICANT: IV2 ROCKLAND LOGISTICS, LLC
- OWNER: NEWCO SUFFERN HOLDINGS, LLC
- PARCEL DATA: SECTION 55.22, BLOCK 1, LOT 1
- ZONE: ZONE PL1 (PLANNED LIGHT INDUSTRIAL ZONE) - VILLAGE OF SUFFERN
- EXISTING USE: NOVARTIS PHARMACEUTICAL CORPORATION/SUFFERN INDUSTRIAL PARK (PERMITTED USE) (§ 266-ATTACHMENT 4) - VILLAGE OF SUFFERN
- PROPOSED USE: WHOLESALE/WAREHOUSING DISTRIBUTION (PERMITTED USE) (§ 266-ATTACHMENT 4)
- SCHOOL DISTRICT: SUFFERN CENTRAL SCHOOL DISTRICT
- WATER SUPPLY: VILLAGE OF SUFFERN WATER DEPARTMENT
- SCHEDULE OF ZONING REQUIREMENTS (§ 266-ATTACHMENT 6)

**VILLAGE OF SUFFERN**

ZONE REQUIREMENT	ZONE PL	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	5,441,754 SF (124.93 Ac)	5,441,754 SF (124.93 Ac)
MINIMUM LOT WIDTH	100 FT	1,825.7 FT	1,825.7 FT
MINIMUM FRONT YARD SETBACK	35 FT	101.5 FT	192.4 FT
MINIMUM REAR YARD SETBACK	40 FT	237.9 FT	81.7 FT
MINIMUM SIDE YARD SETBACK (EACH)	40 FT	411.0 FT	218.2 FT
MINIMUM SIDE YARD SETBACK (COMBINED)	80 FT	1,145.3 FT	789.3 FT
MAXIMUM BUILDING HEIGHT	3 STORES/40 FT	> 40 FT (E)	46.16 FT
MAXIMUM DEVELOPMENT COVERAGE	80%	16.7% (910,634 SF)	54.5% (2,299,677 SF) *

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE \* REFER TO DEVELOPMENT COVERAGE CHART

**VILLAGE OF MONTEBELLO**

ZONE REQUIREMENT	ZONE PL-C - VILLAGE OF MONTEBELLO	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 SF	1,591,570.15 SF (36.54 Ac)	1,591,570.15 SF (36.54 Ac)
MINIMUM LOT WIDTH	150 FT	731.85 FT	731.85 FT
MINIMUM FRONT YARD SETBACK	75 FT	N/A	N/A
MINIMUM FRONT YARD	50 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	50 FT	N/A	N/A
MINIMUM REAR YARD	50 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (EACH)	50 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (COMBINED)	100 FT	N/A	N/A
MINIMUM SIDE YARD	20 FT	N/A	N/A
MINIMUM STREET FRONTAGE	100 FT	1,670.49 FT (HEMION ROAD) 750.62 FT (OLD MILL ROAD)	1,670.49 FT (HEMION ROAD) 750.62 FT (OLD MILL ROAD)
MAXIMUM BUILDING HEIGHT	45 FT (1)	N/A	N/A
MAXIMUM DEVELOPMENT COVERAGE	60%	97.1% (46,612.86 SF)	97.1% (46,612.86 SF)
MAXIMUM FLOOR AREA RATIO	0.30	N/A	N/A

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE

[1] THE PLANNING BOARD, AT ITS DISCRETION, MAY MODIFY THE PERMITTED HEIGHT LIMITATIONS TO ALLOW A MAXIMUM BUILDING HEIGHT OF 60 FEET BASED ON CONSIDERATION OF THE FOLLOWING: VISIBILITY OF ANY BUILDING ALONG THE ENTIRE LENGTH OF HEMION ROAD; THE RELATIONSHIP OF THE PROPOSED BUILDING HEIGHT TO THE TREE LINE ON TOP OF THE RIDGE CONTAINED WITHIN THIS DISTRICT; USE OF THE SLOPING CHARACTER OF THE SITE TO MINIMIZE THE APPEARANCE OF BUILDINGS AND THEIR MASSING (I.E., TERRAIN ADAPTIVE DESIGN); AND THE EFFECT OF ANY ADDITIONAL FLOOR AREA ON TRAFFIC, PARKING AND INFRASTRUCTURE. THE FOREGOING PROVISION SHALL NOT APPLY TO BUILDINGS INTENDED FOR MANUFACTURING USES. (§ 195-27)

**SUFFERN DEVELOPMENT COVERAGE**

DEDUCTION TYPE	TOTAL AREA (AC)	EXCLUSION FACTOR (%)	TOTAL AREA EXCLUDED (AC)
WETLANDS	15.678	50%	7.839
WATER BODIES	1.841	50%	0.921
WATERCOURSES	1.769	50%	0.885
100 - YEAR FLOOD PLAIN AREA	10.662	50%	5.331
STEEP SLOPES (20% - 50%)	20.508	50%	10.254
STEEP SLOPES (> 50%)	2.673	100%	2.673
ROCK OUTCROPS	0	50%	0
UTILITY ROW AND DESIGNATED STREET	0	50%	0
TOTAL DEDUCTIONS			28.003

GROSS LOT AREA	MAX DEVELOPMENT COVERAGE PERMITTED	GROSS DEVELOPMENT COVERAGE PERMITTED	NET LOT AREA WITH EXCLUSIONS ACCOUNTED FOR	NET DEVELOPMENT COVERAGE PERMITTED	PROPOSED DEVELOPMENT COVERAGE - GROSS	PROPOSED DEVELOPMENT COVERAGE - NET
124.926 AC	80%	99.9 AC	96.9 AC	77.5 AC	52.79 AC (42.3%)	52.79 AC (54.5%)

**LEGEND:**

PROPOSED SNOW REMOVAL AREA (TYP.)

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**OVERALL SITE PLAN**

PROJECT: IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22, BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
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DESIGNED BY: JMS  
CHECKED BY: JMS

SCALE: (H) 1"=150'  
(V)  
SHEET No: 16  
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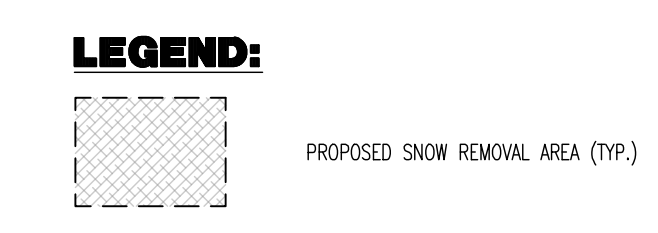
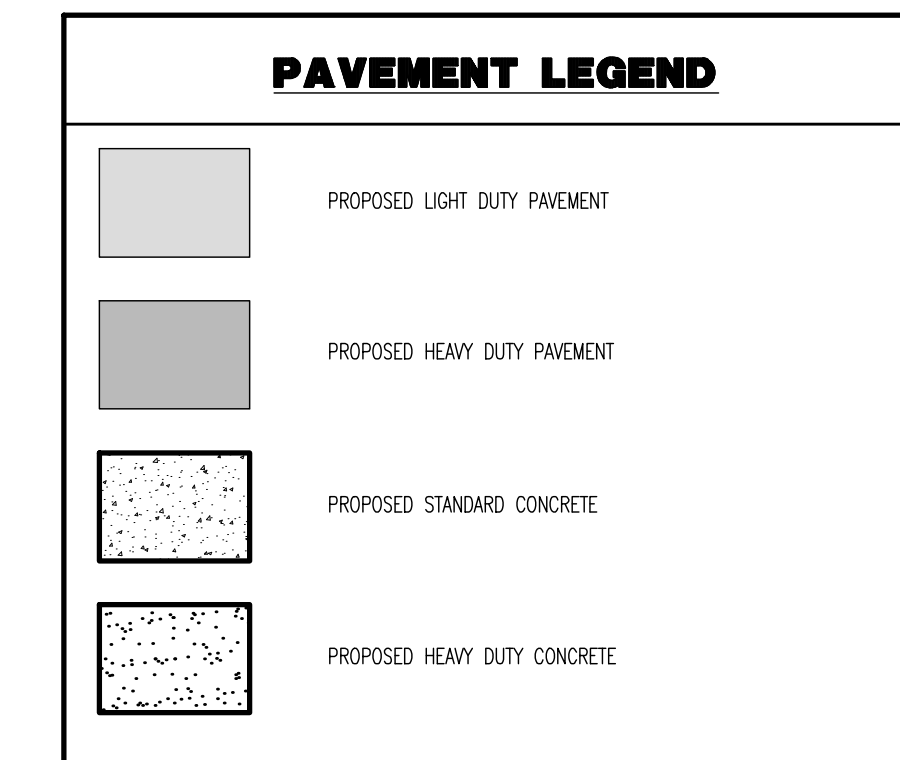
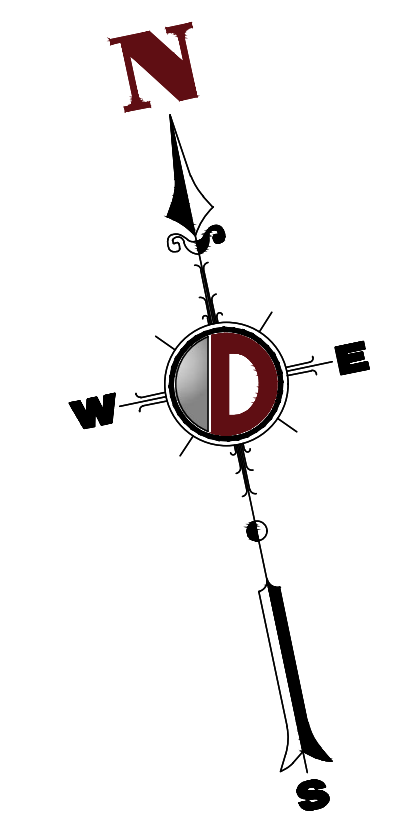
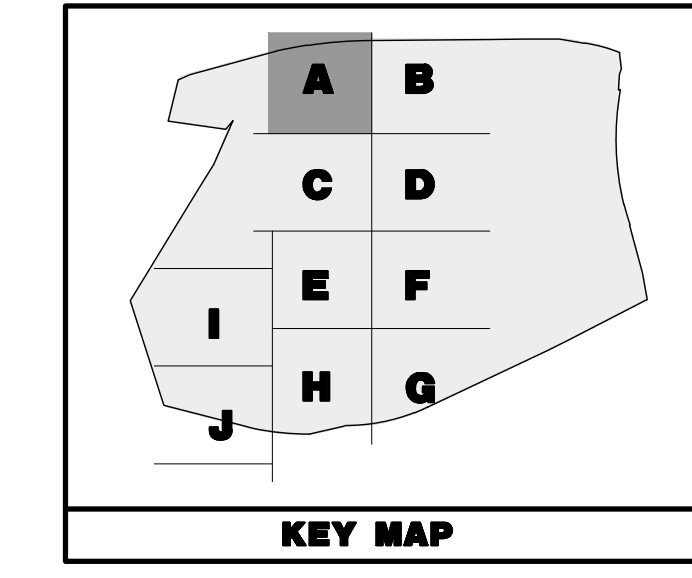
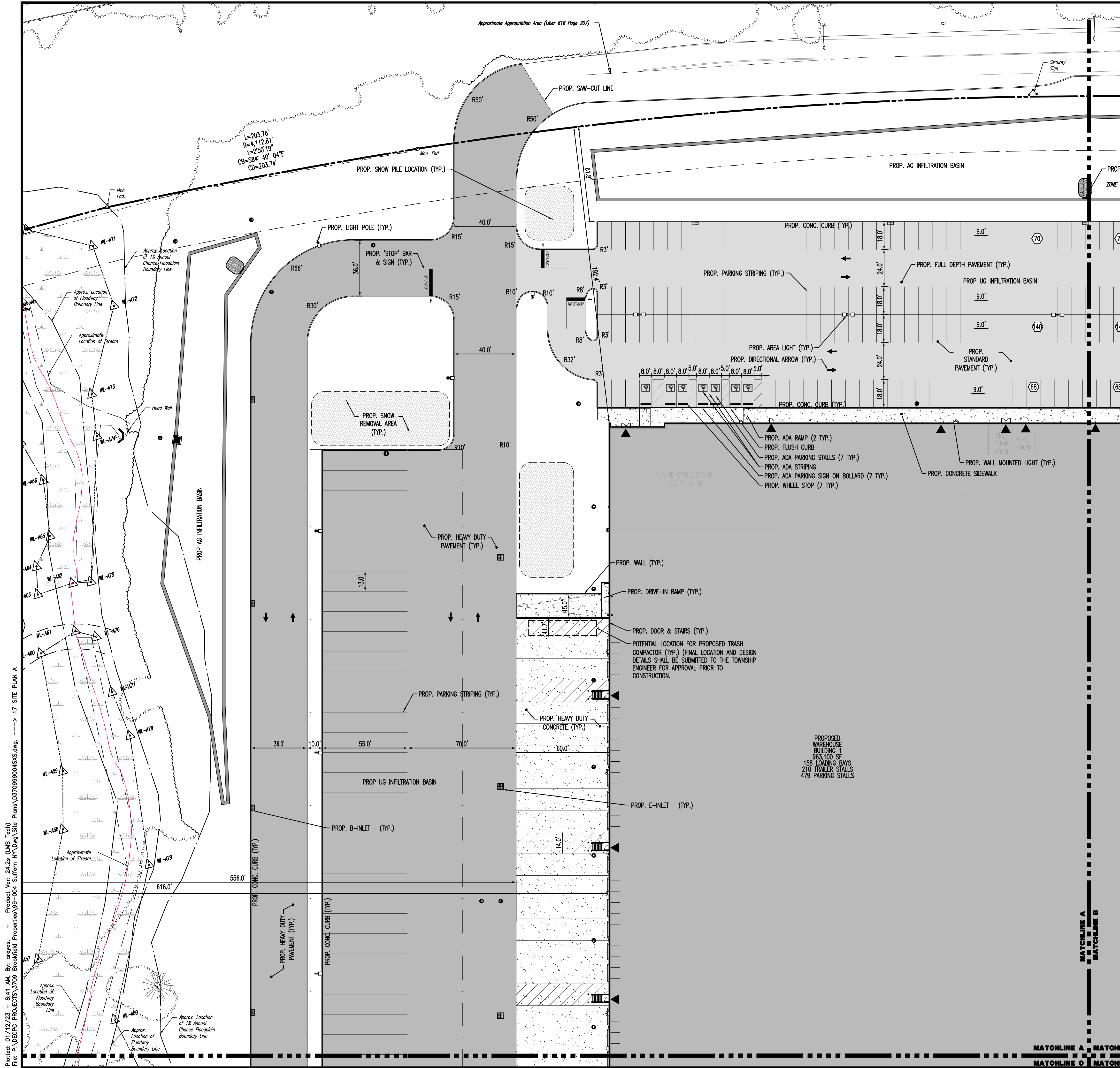
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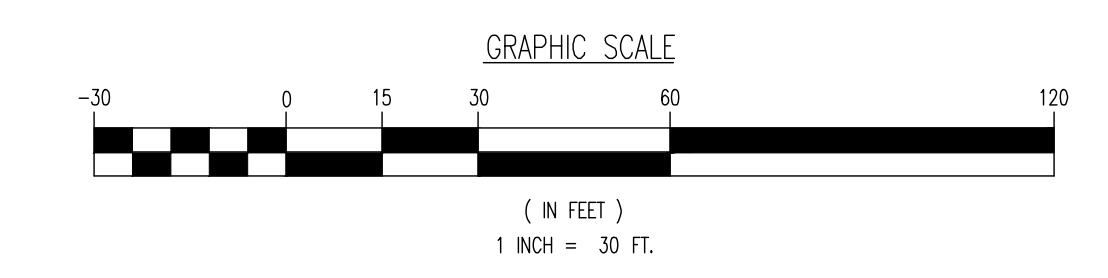
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**SITE PLAN A**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021

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 SHEET No:

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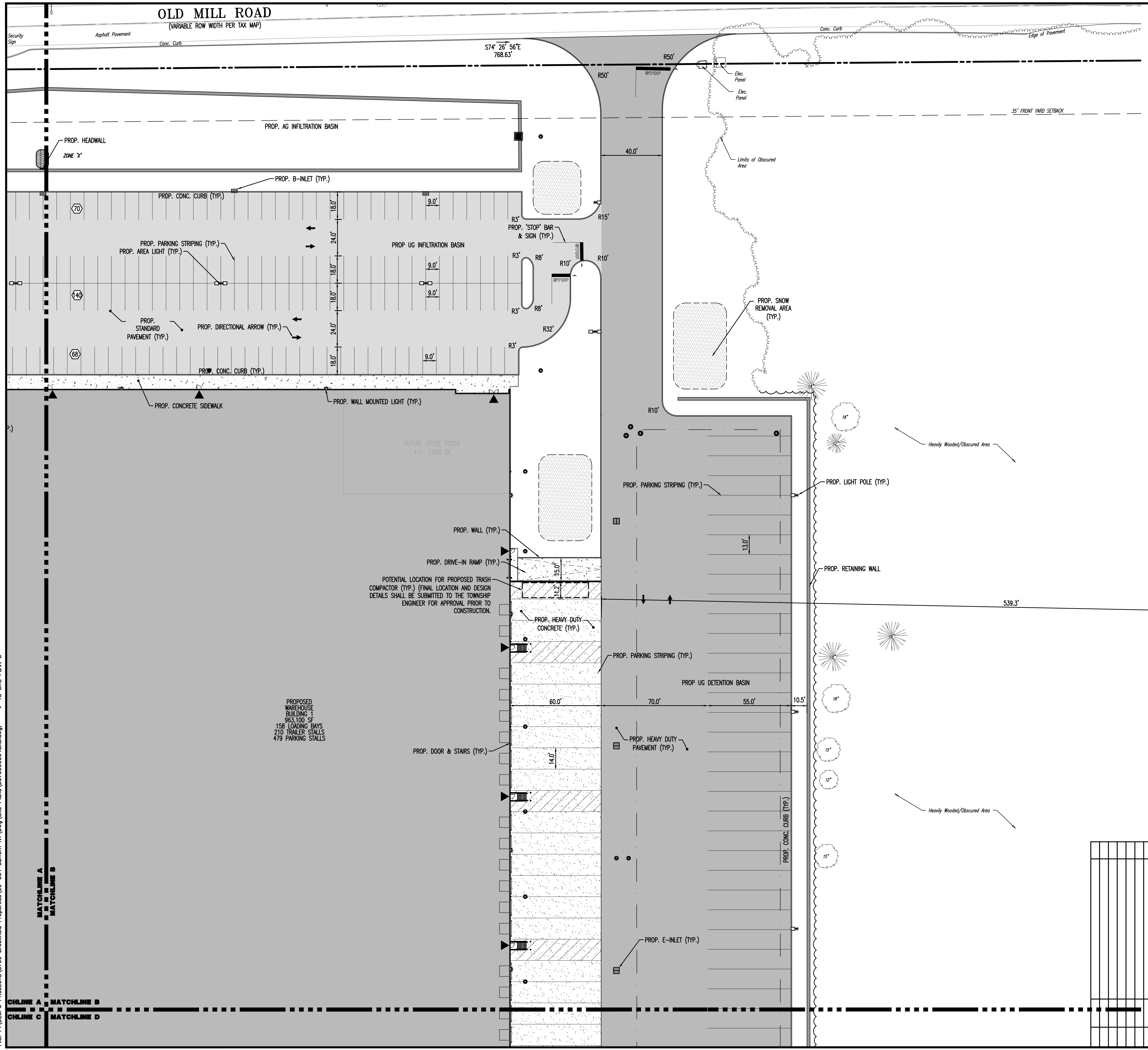
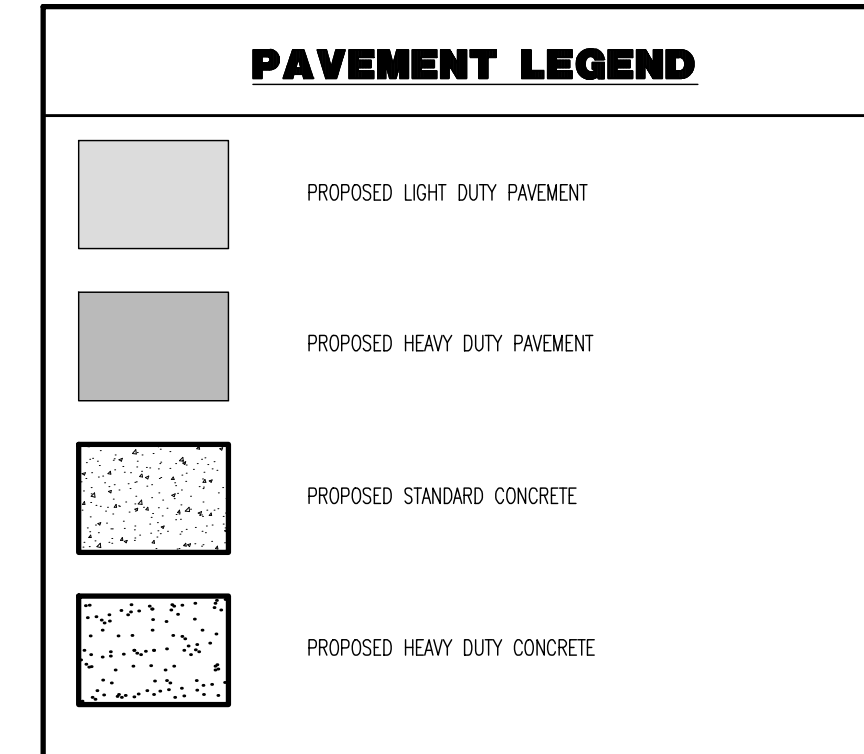
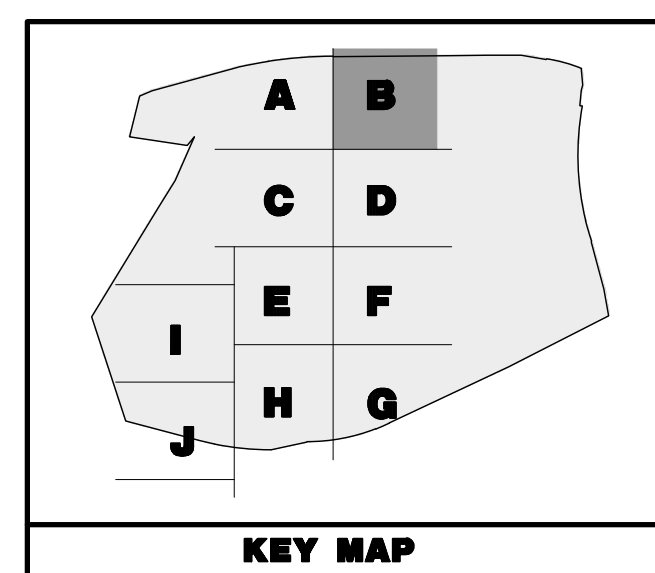
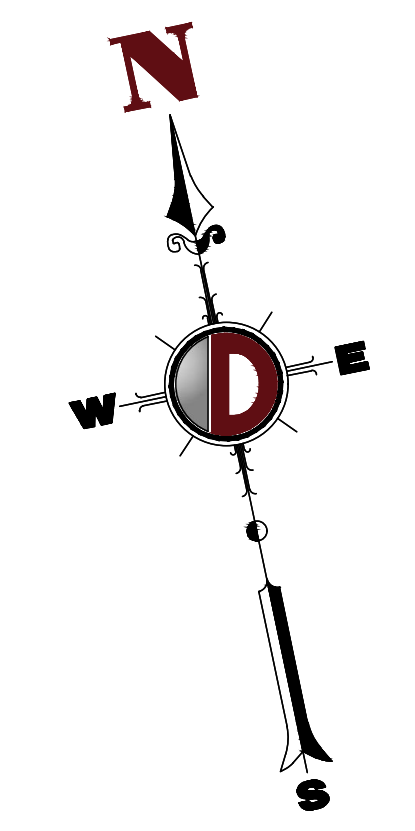
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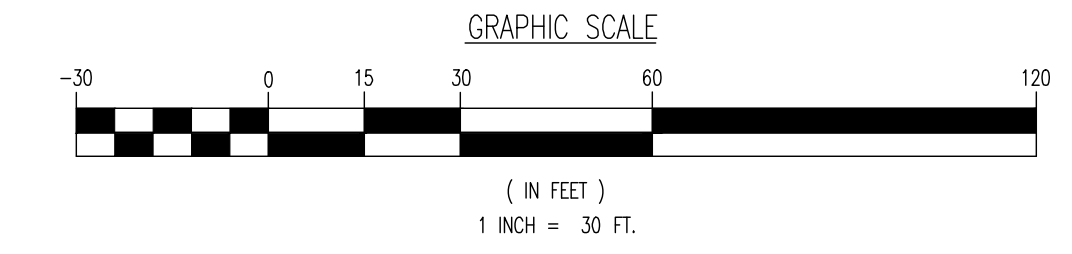
**OLD MILL ROAD**  
(VARIABLE ROW WIDTH PER TAX MAP)



FUTURE OFFICE FITOUT  
+/- 7,000 SF

PROPOSED WAREHOUSE BUILDING 1  
863,100 SF  
158 LOADING BAYS  
210 TRAILER STALLS  
479 PARKING STALLS

**SEE SHEET 03 OF 100 FOR SITE PLAN NOTES**



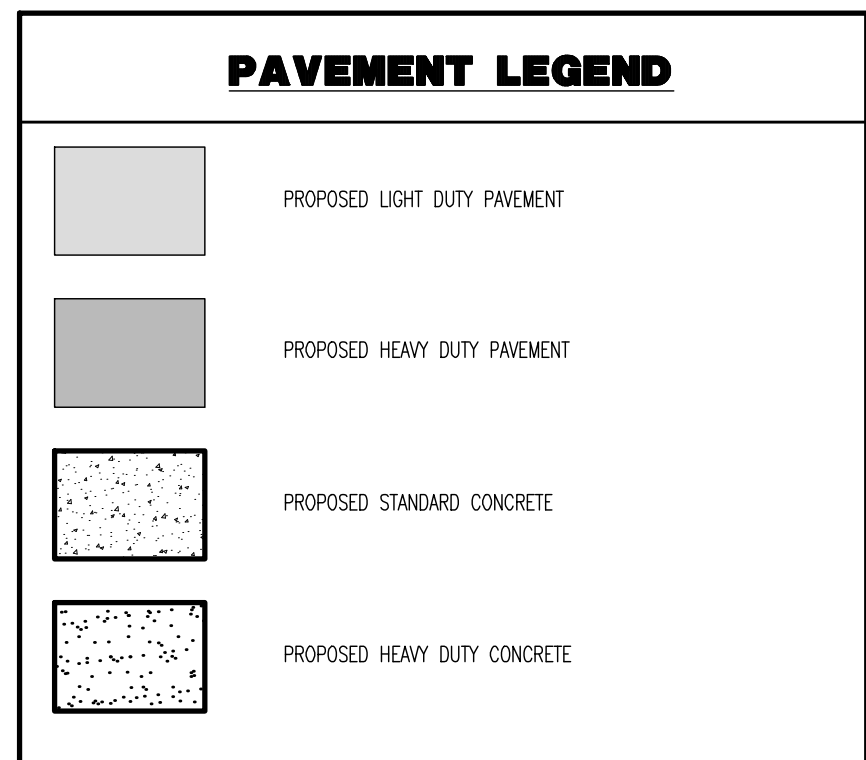
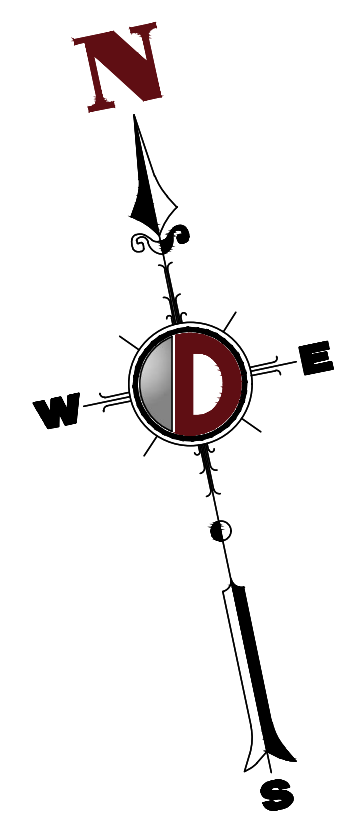
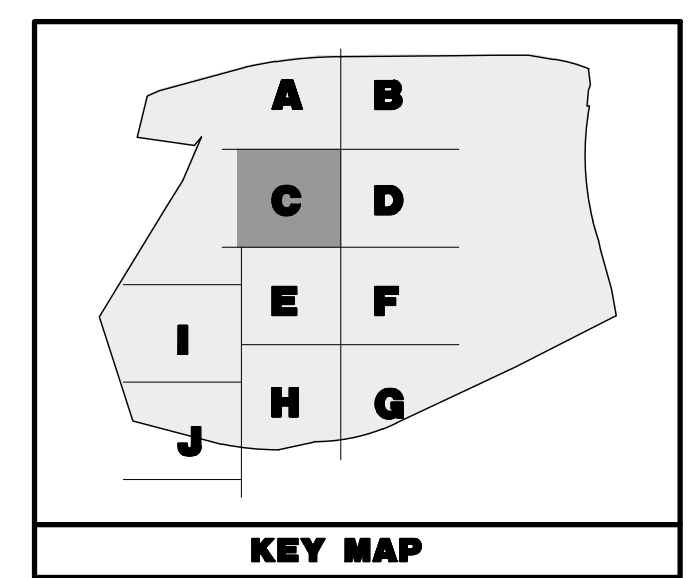
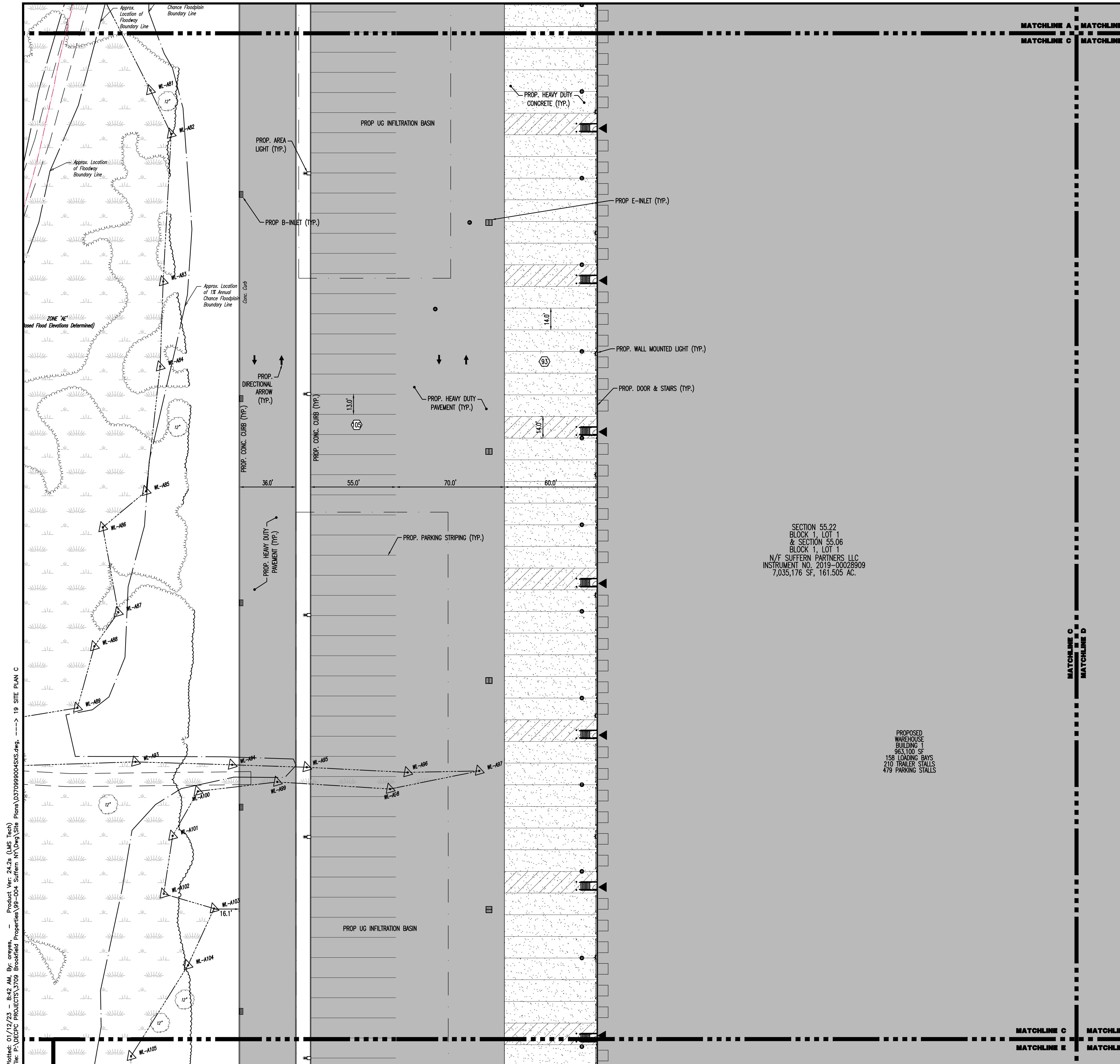
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<b>TITLE:</b>		<b>SITE PLAN B</b>	
PROJECT: <b>IV2 ROCKLAND LOGISTICS, LLC</b> <b>PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD</b> SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.31; BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK	JOB No: 3709-99-004 DRAWN BY: CAM DESIGNED BY: JMS CHECKED BY: JMS	DATE: 12/17/2021 SCALE: (H) 1"=30' (V) SHEET No:	<b>18</b> OF 100
<b>JOHN A. PALUS</b> PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502	<b>JOSHUA M. SEWALD</b> PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639	<p>PROTECT YOURSELF ALL SITES REQUIRE NOTIFICATION OF UTILITY LOCATIONS. IF ANY WORK PRELIMINARY TO SITES THE SITES OFFICE HOURS: 8 AM - 5 PM FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM</p>	

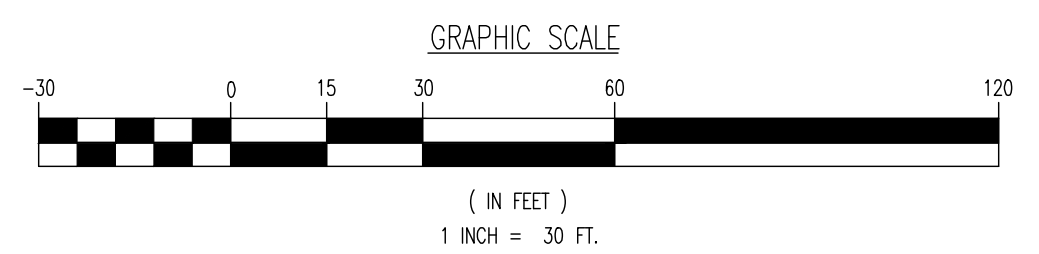
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SECTION 55.22  
BLOCK 1, LOT 1  
& SECTION 55.06  
BLOCK 1, LOT 1  
N/F SUFFERN PARTNERS LLC  
INSTRUMENT NO. 2019-00028909  
7,035,176 SF, 161.505 AC.

PROPOSED  
WAREHOUSE  
BUILDING 1  
953,100 SF  
158 LOADING BAYS  
210 TRAILER STALLS  
479 PARKING STALLS

SEE SHEET 03 OF 100 FOR SITE PLAN NOTES



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**SITE PLAN C**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

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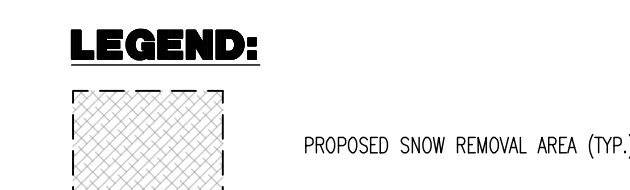
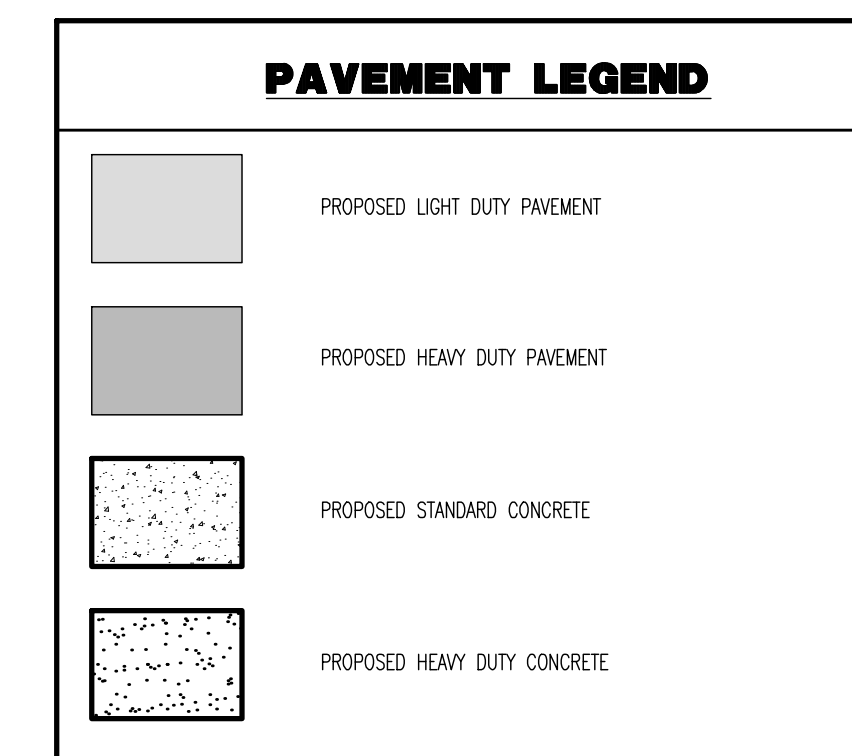
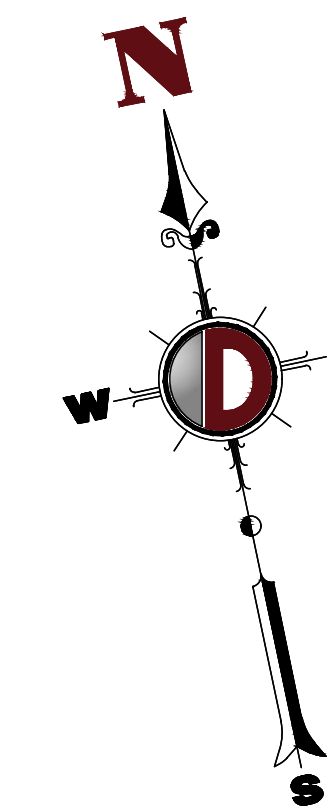
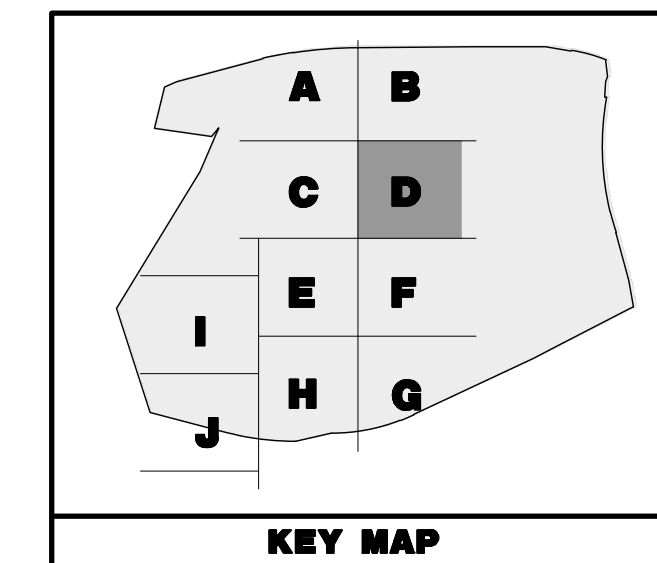
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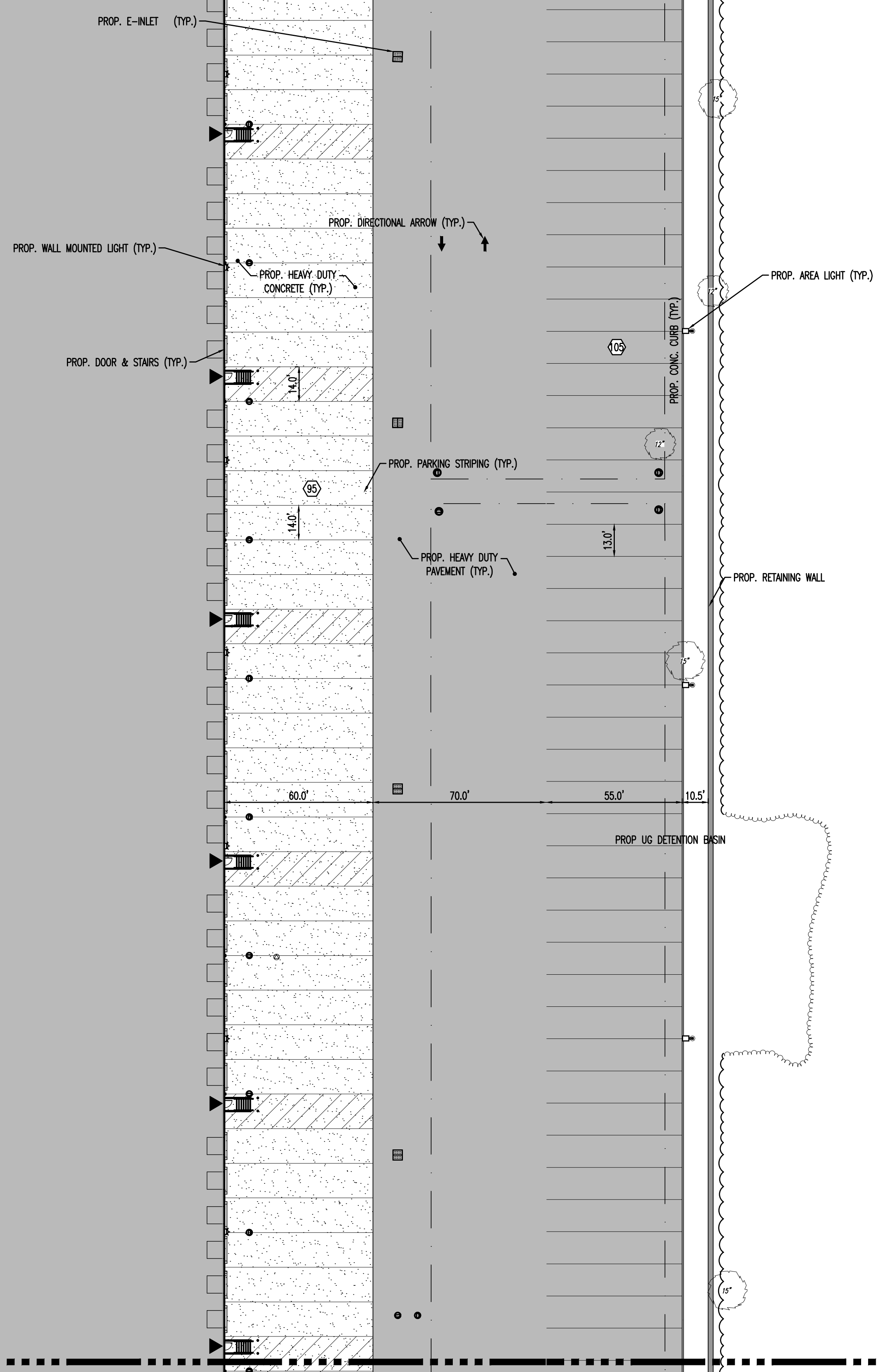
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TCHLINE A MATCHLINE B  
TCHLINE C MATCHLINE D



PROPOSED WAREHOUSE  
BUILDING 1  
963,100 SF  
158 LOADING BAYS  
210 TRAILER STALLS  
479 PARKING STALLS

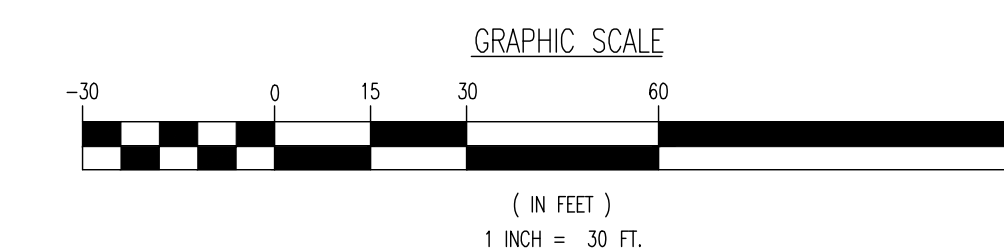


MATCHLINE C  
MATCHLINE D

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CHLINE C MATCHLINE D  
CHLINE E MATCHLINE F

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TITLE: **SITE PLAN D**

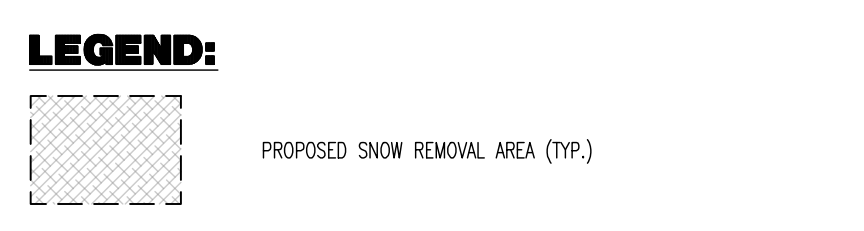
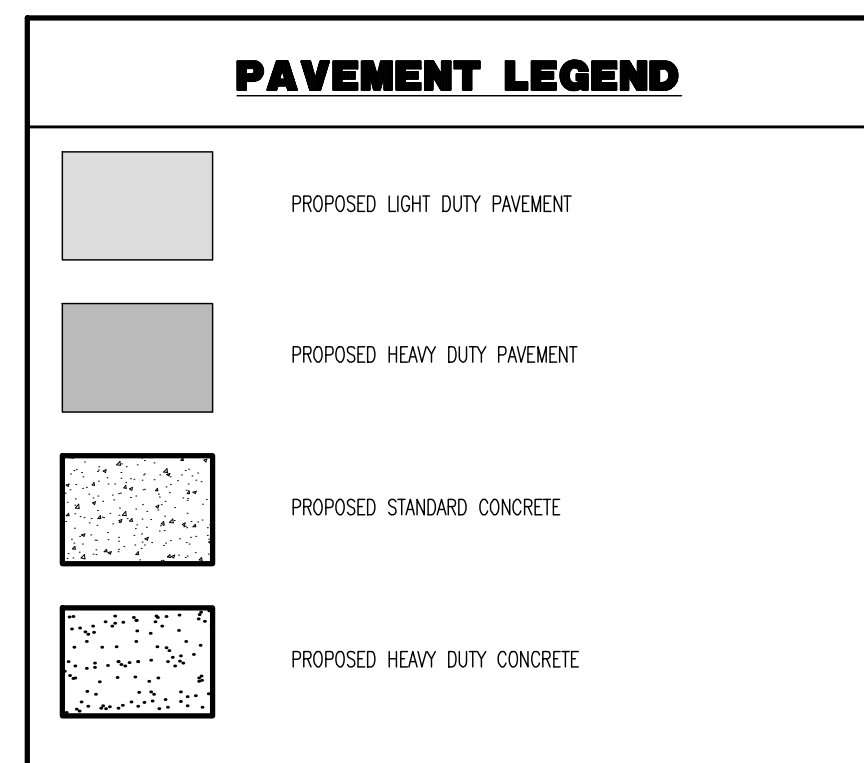
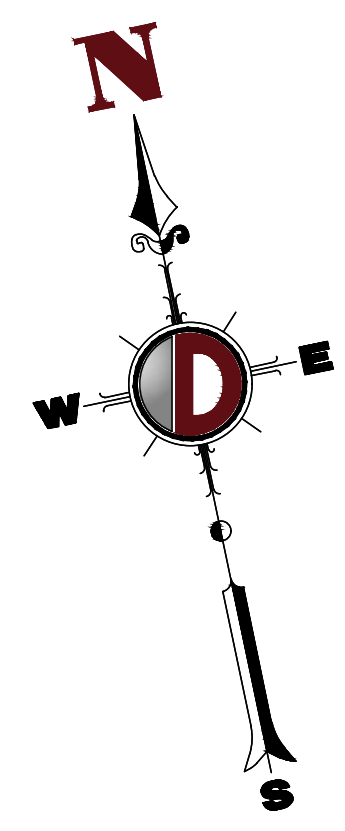
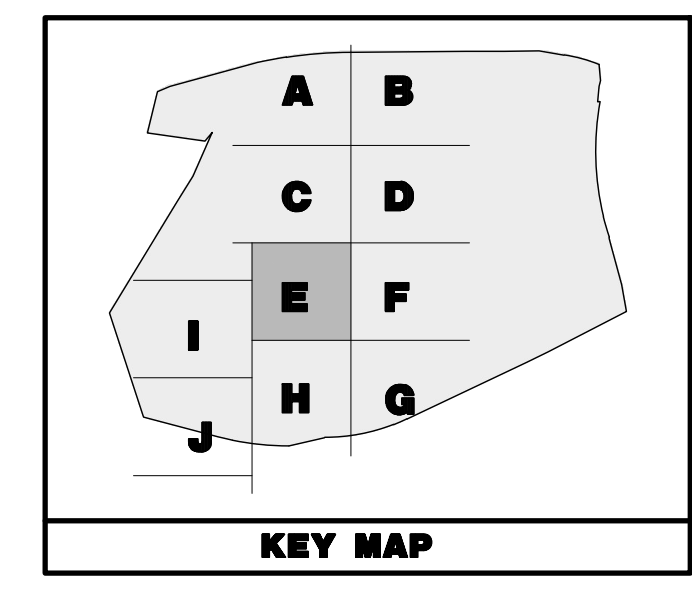
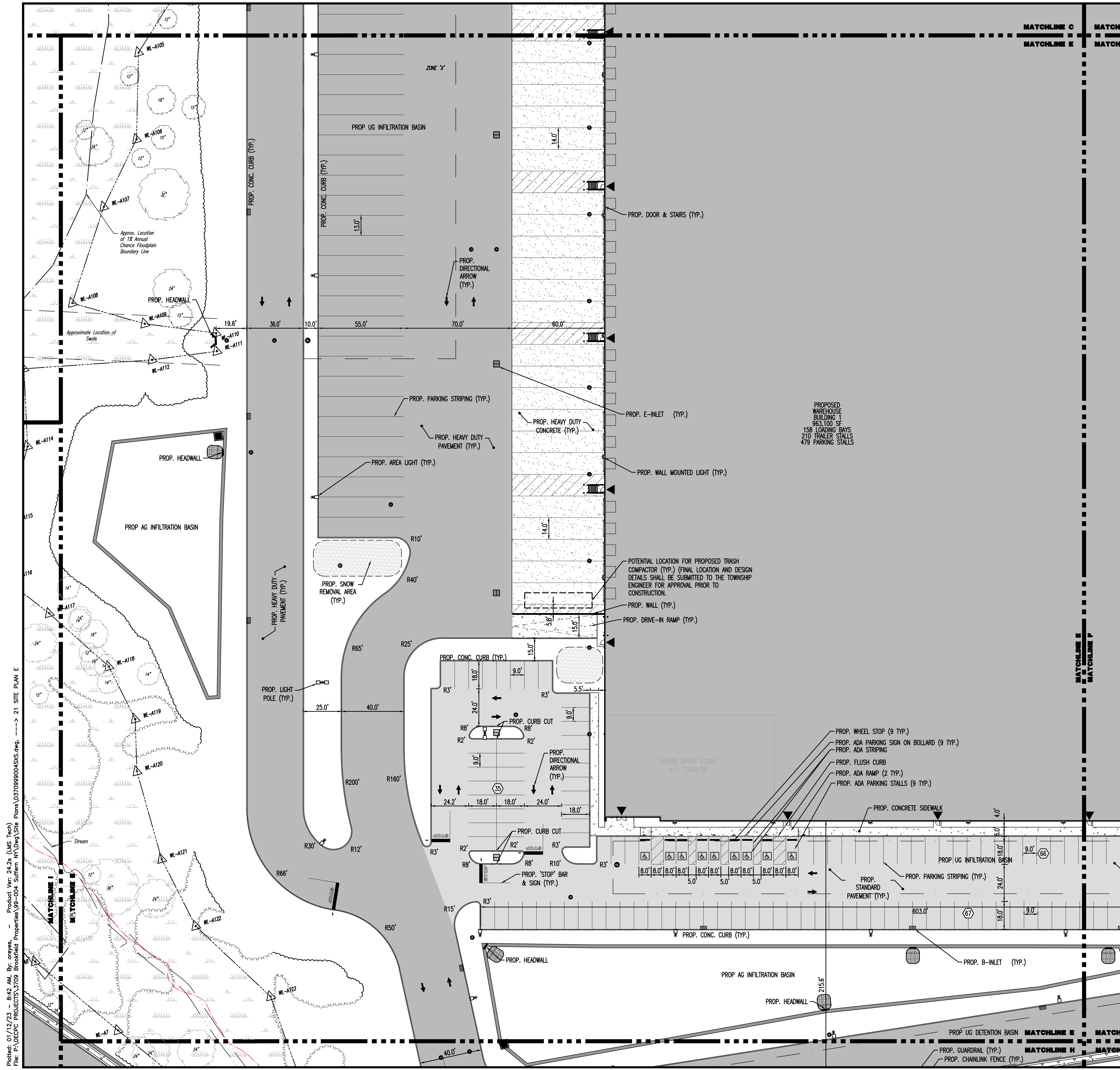
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JOB No: 3709-99-004 DATE: 12/17/2021  
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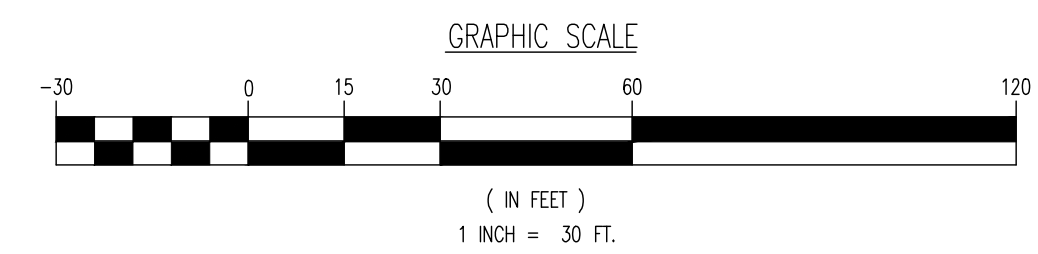
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TITLE: **SITE PLAN E**  
 PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: CAM  
 SCALE: (H) 1"=30'  
 (V)  
 DESIGNED BY: JMS  
 SHEET No:  
 CHECKED BY: JMS  
**21**  
 OF 100

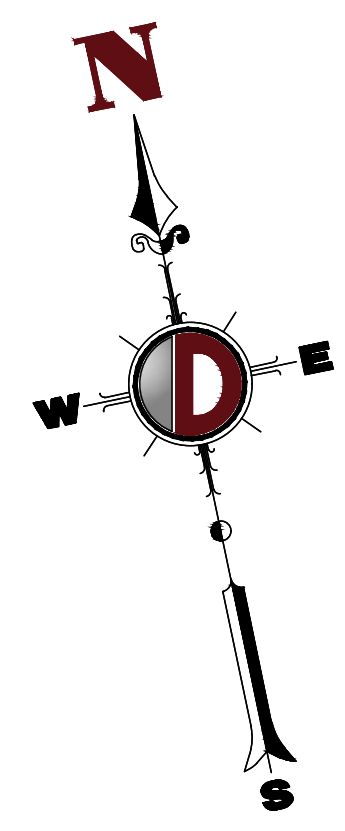
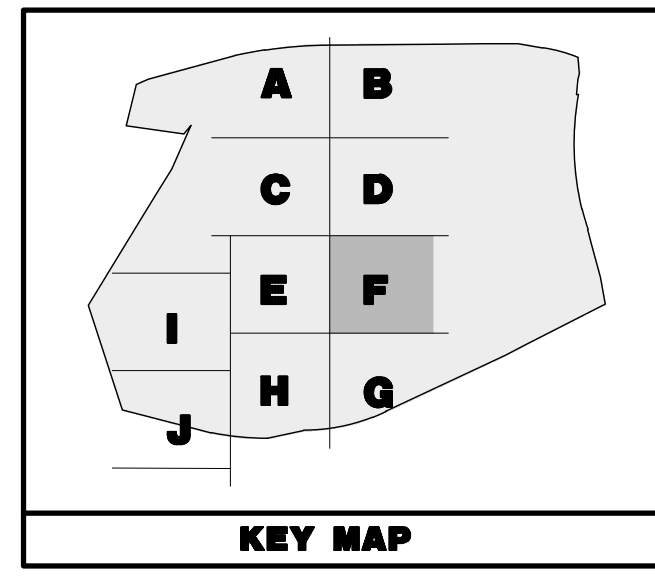
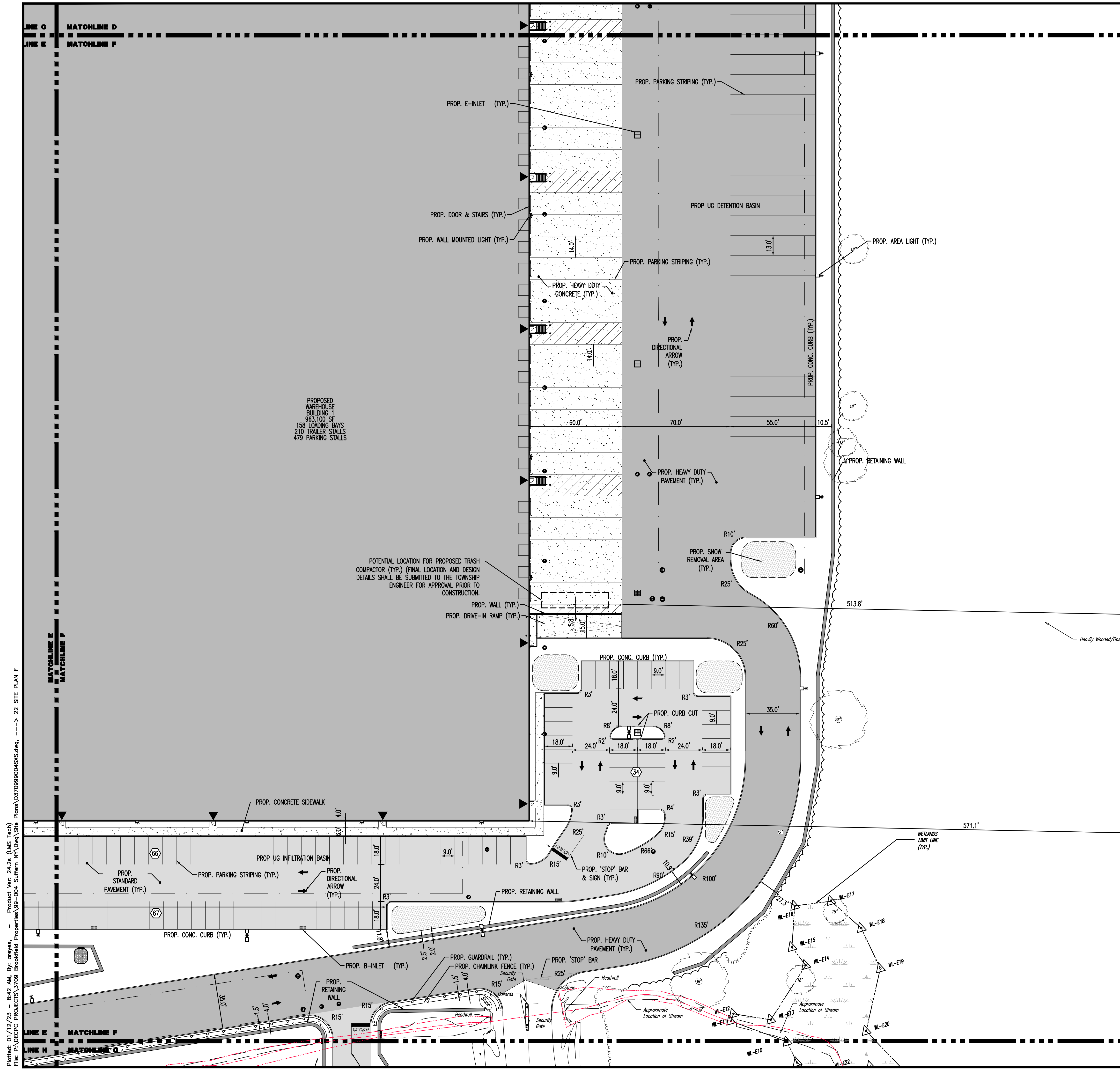
**JOHN A. PALUS** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087502

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

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2 09/01/22 REV. PER TOWNSHIP AND COUNTY COMMENTS ALPH  
 1 04/25/22 REV. PER CLIENT AND COUNTY COMMENTS CAM  
 Rev. Date Comments

PLOTTED: 01/12/23 - 8:42 AM, BY: anyones, Product Ver: 24.2a (LMS Tech)  
 FILE: P:\VEPC PROJECTS\3709 Brookfield Properties\09-004 Suffern NY\DWG\Site Plans\370909004SKS.dwg, ---> 21 SITE PLAN E  
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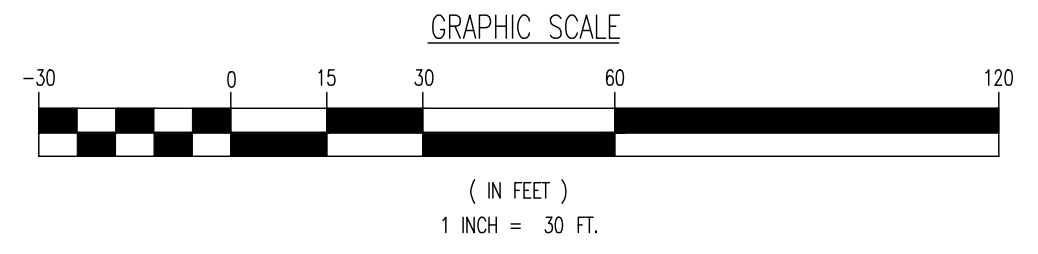
PAVEMENT LEGEND	
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

LEGEND:	
	PROPOSED SNOW REMOVAL AREA (TYP.)

PROPOSED WAREHOUSE BUILDING 1  
963,100 SF  
158 LOADING BAYS  
210 TRAILER STALLS  
479 PARKING STALLS

POTENTIAL LOCATION FOR PROPOSED TRASH COMPACTOR (TYP.) (FINAL LOCATION AND DESIGN DETAILS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.)

SEE SHEET 03 OF 100 FOR SITE PLAN NOTES



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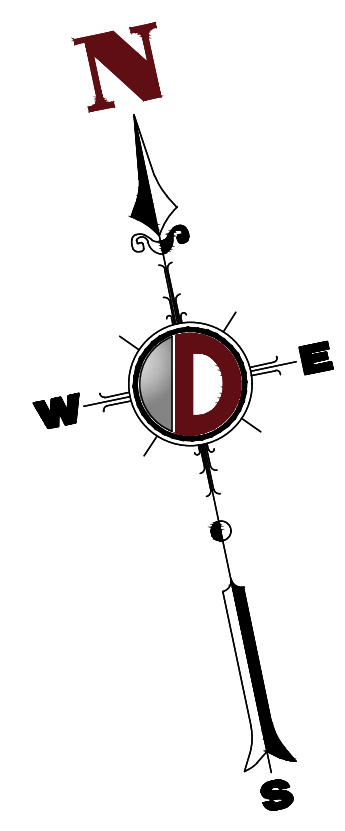
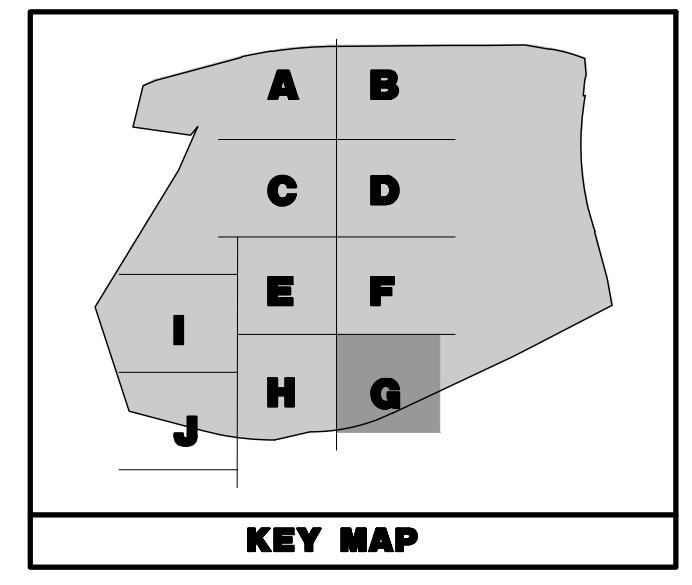
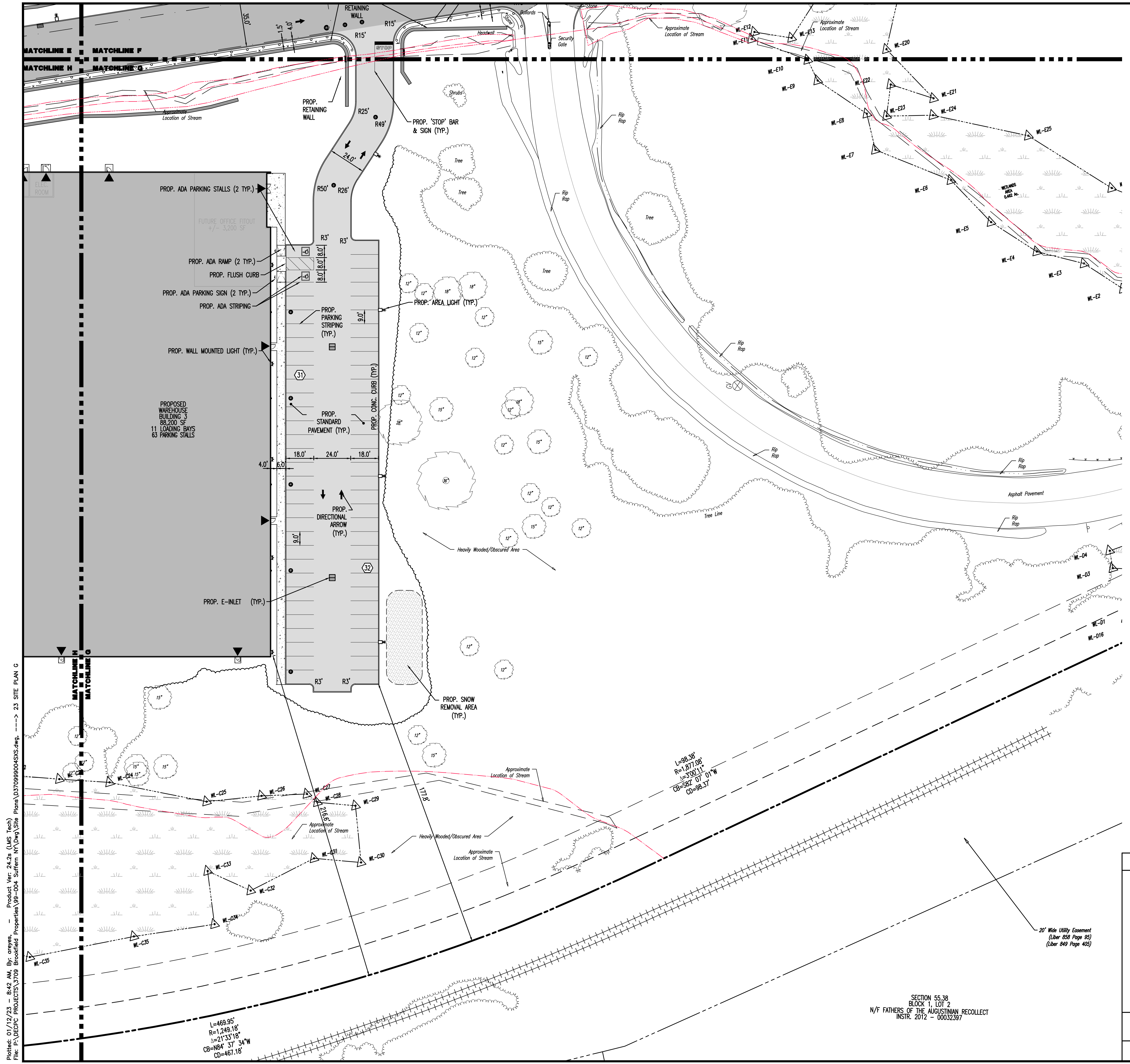
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Allentown, PA: 732.974.0198 | Allentown, PA: 732.974.0198 | Allentown, PA: 732.974.0198 | Allentown, PA: 732.974.0198

TITLE: <b>SITE PLAN F</b>		JOB No: 3709-99-004		DATE: 12/17/2021
PROJECT: <b>IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD</b>		DRAWN BY: CAM		SCALE: (H) 1"=30' (V)
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK		DESIGNED BY: JMS		SHEET No:
CHECKED BY: JMS		CHECKED BY: JMS		<b>22</b> OF 100
CHECKED BY: -		CHECKED BY: -		
<b>JOHN A. PALUS</b> PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502		<b>JOSHUA M. SEWALD</b> PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639		FOR STATE SPECIFICATIONS VISIT: <a href="http://WWW.CALL811.COM">WWW.CALL811.COM</a>

Plotted: 01/12/23 - 8:42 AM, By: anoyes, Product Ver: 24.2a (LMS Tech)  
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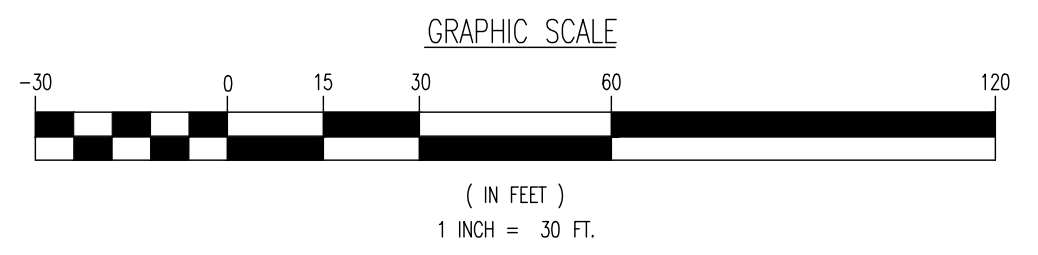
**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LEGEND:**

	PROPOSED SNOW REMOVAL AREA (TYP.)
--	-----------------------------------

SEE SHEET O3 OF 100 FOR SITE PLAN NOTES



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 F: 732.974.3521  
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TITLE: **SITE PLAN G**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004 DATE: 12/17/2021

DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)

DESIGNED BY: JMS SHEET No:

CHECKED BY: JMS

CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087630

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

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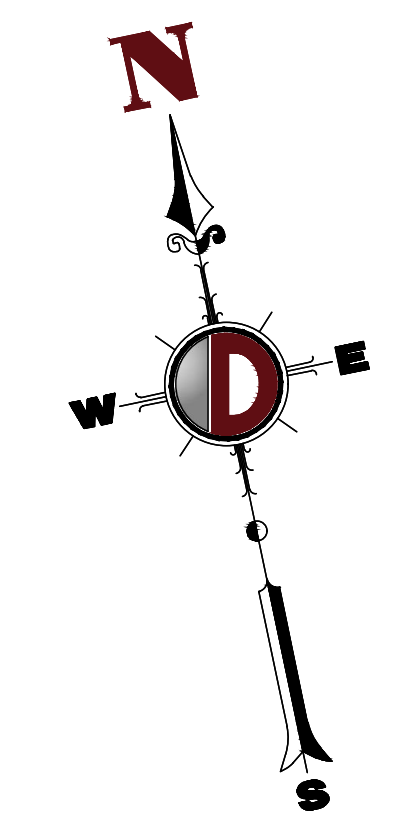
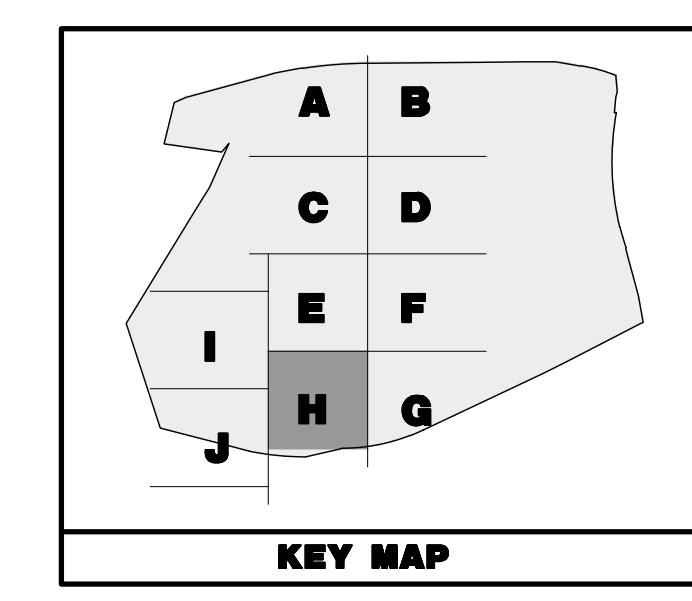
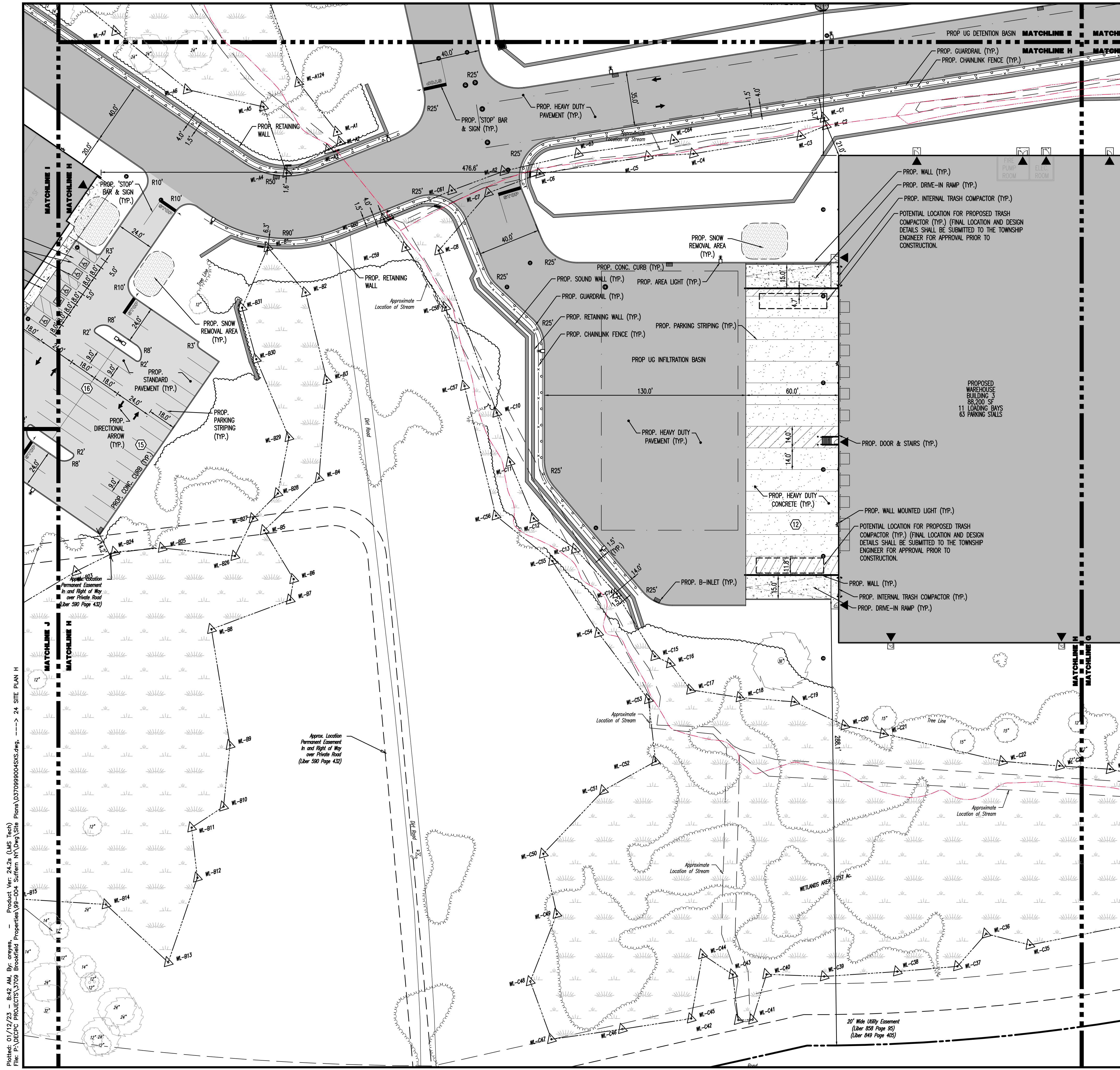
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$L=469.95'$   
 $R=1,249.18'$   
 $\Delta=21^{\circ}33'18"$   
 $CB=N84^{\circ}37'34"W$   
 $CD=467.16'$

$L=98.38'$   
 $R=1,071.06'$   
 $\Delta=33^{\circ}07'11"$   
 $CB=S64^{\circ}07'01"W$   
 $CD=98.57'$

SECTION 55.38  
 BLOCK 1, LOT 2  
 N/F FATHERS OF THE AUGUSTINIAN RECOLLECT  
 INSTR. 2012 - 00032387

20' Wide Utility Easement  
(Liber 856 Page 85)  
(Liber 849 Page 405)



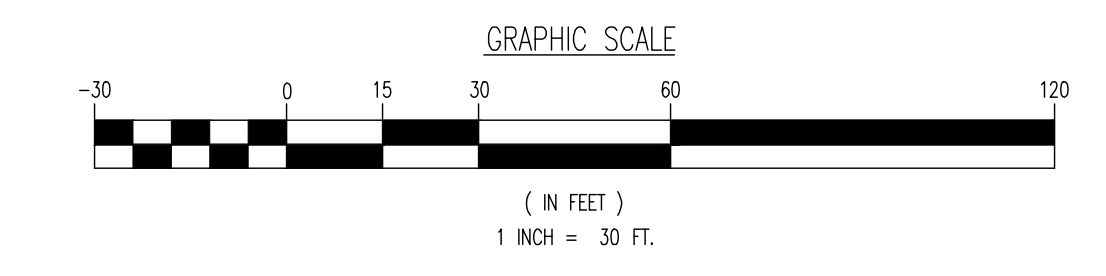
**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LEGEND:**

	PROPOSED SNOW REMOVAL AREA (TYP.)
--	-----------------------------------

SEE SHEET 03 OF 100 FOR SITE PLAN NOTES



Rev.	Date	Comments	By
1	04/25/22	REV. PER CLIENT AND COUNTY COMMENTS	CAM
2	09/01/22	REV. PER TOWNSHIP AND COUNTY COMMENTS	ALPH

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**SITE PLAN H**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: CAM  
 SCALE: (H) 1"=30'  
 (V)  
 DESIGNED BY: JMS  
 SHEET No:  
 CHECKED BY: JMS  
 CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

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 NEW YORK LICENSE No. 087502

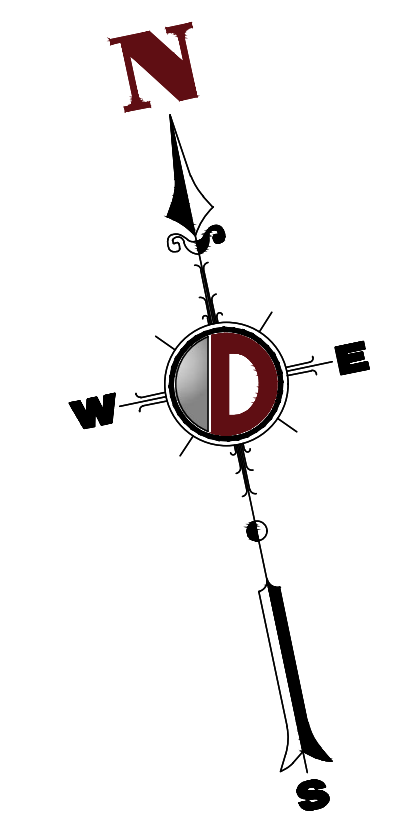
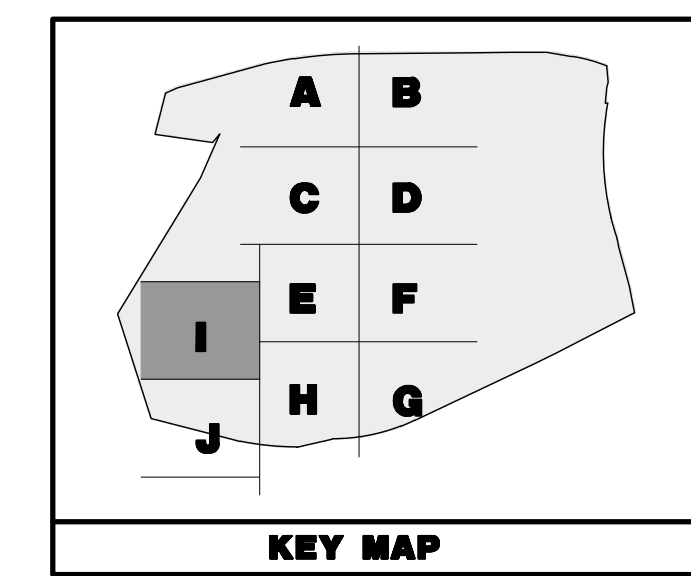
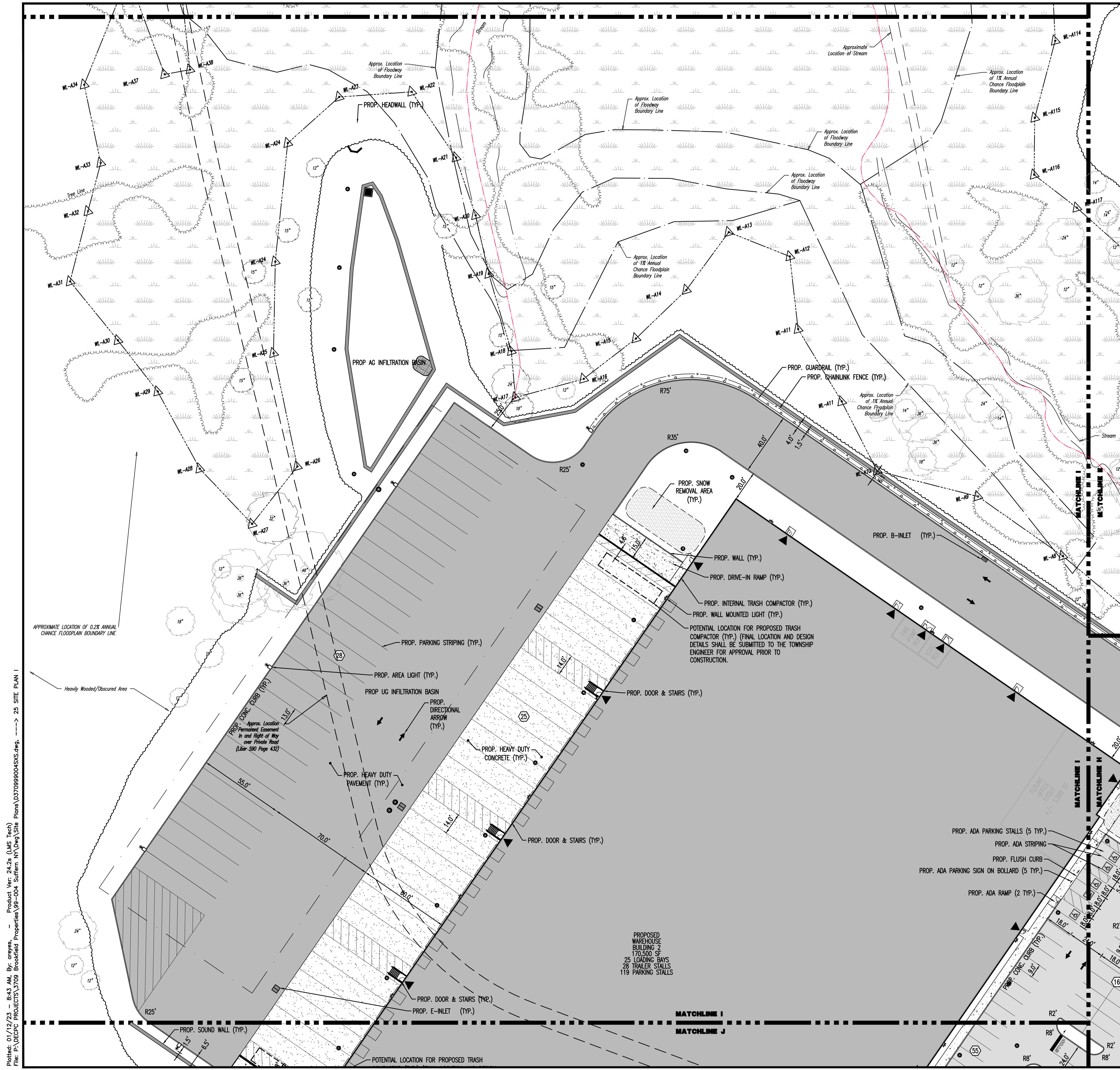
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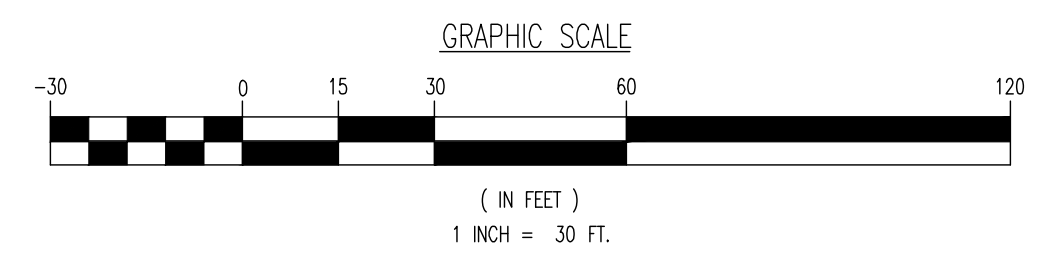
**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LEGEND:**

	PROPOSED SNOW REMOVAL AREA (TYP.)
--	-----------------------------------

SEE SHEET 03 OF 100 FOR SITE PLAN NOTES



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 New Haven, Pennsylvania T: 267.685.0274 | Philadelphia, Pennsylvania T: 215.233.4888 | Bethlehem, Pennsylvania T: 610.978.4400

TITLE: **SITE PLAN I**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004 DATE: 12/17/2021  
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 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: JMS

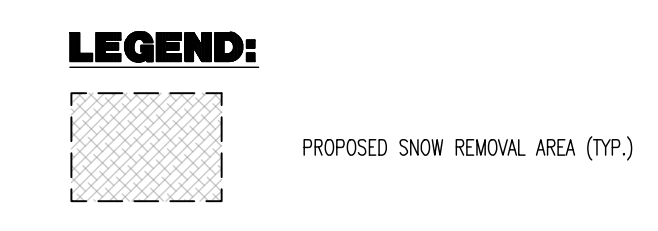
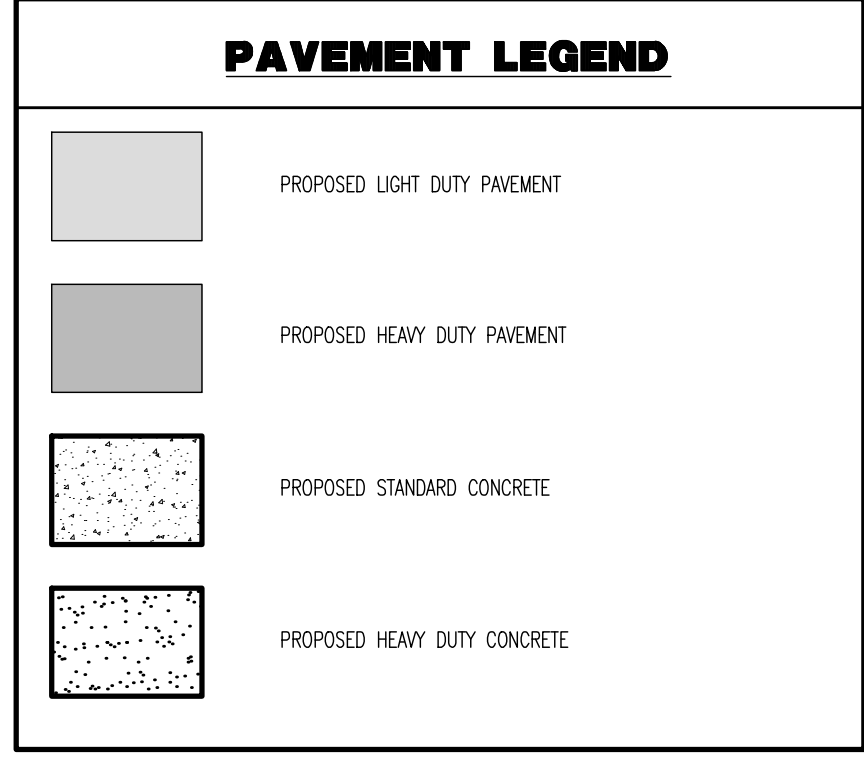
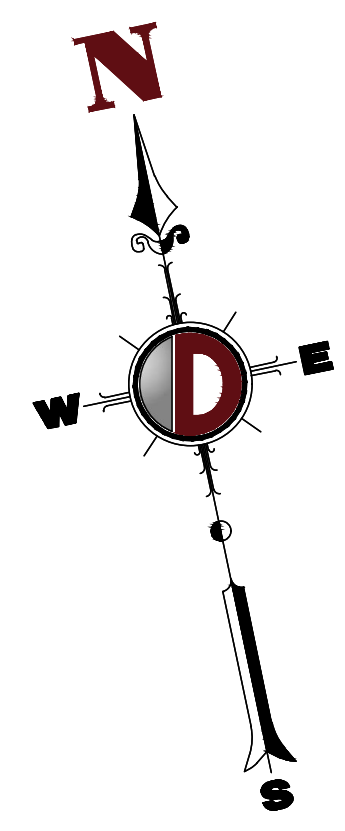
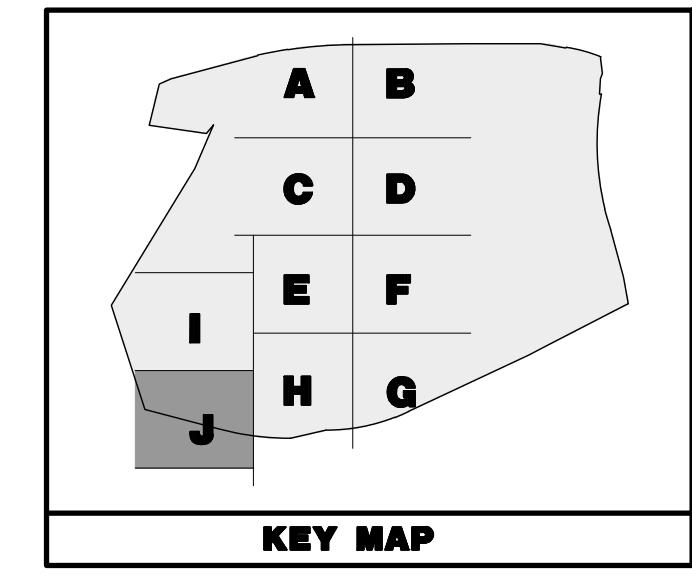
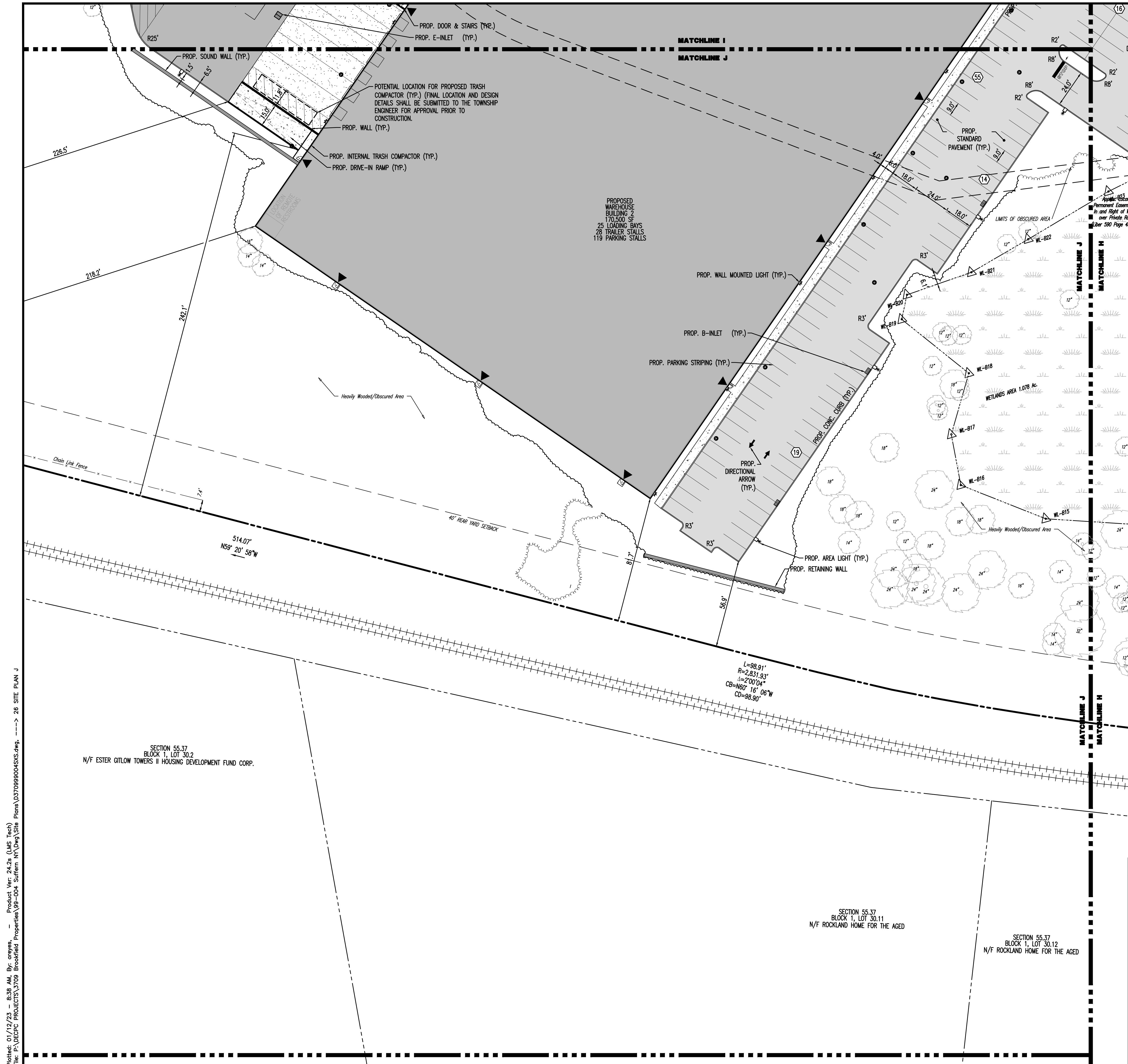
**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

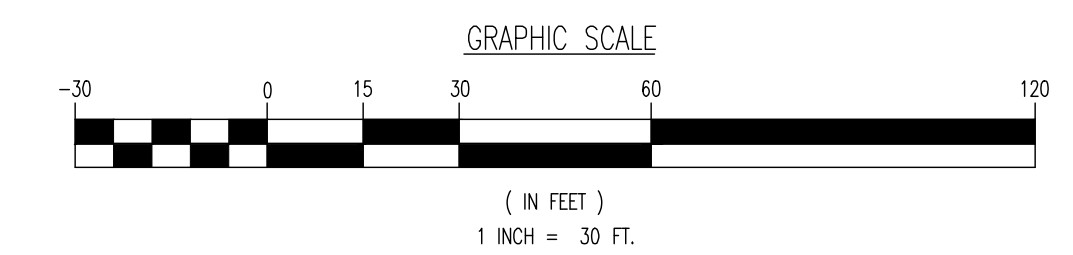
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 File: P:\BECFC PROJECTS\3709 Brookfield Properties\09-004 Suffern NY\DWG\Site Plans\370909004SKS.dwg, ---> 25 SITE PLAN I



**SEE SHEET 03 OF 100 FOR SITE PLAN NOTES**



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**SITE PLAN J**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
DESIGNED BY: JMS  
CHECKED BY: JMS

SCALE: (H) 1"=30'  
(V)  
SHEET No: **26**  
OF 100

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NEW YORK LICENSE No. 087502

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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ENGINEER'S SIGNATURE. IF ANY VERIFICATION  
PREPARED TO VERIFY THE ENGINEER'S  
OFFICE ADDRESS, SEE PAGE 200.

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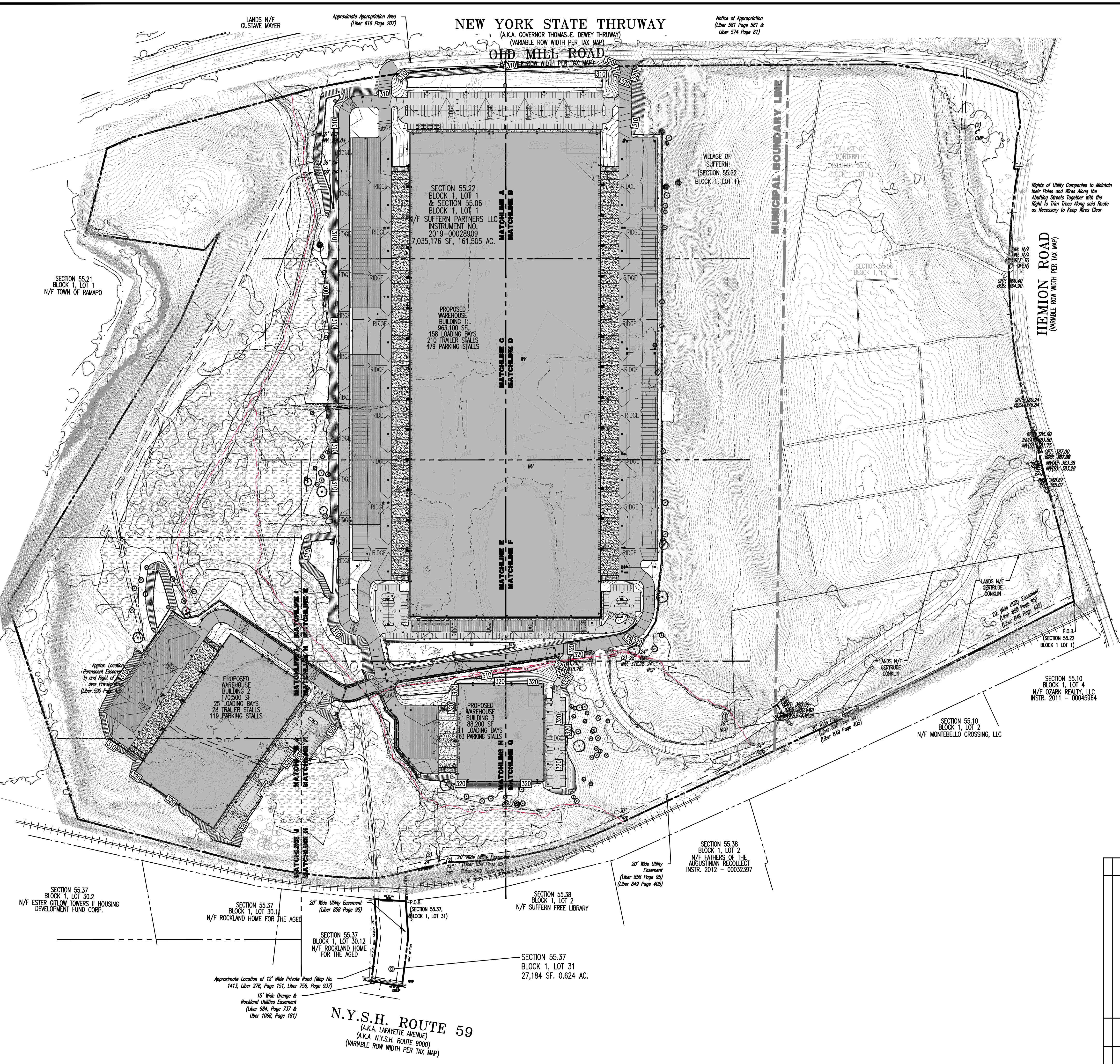
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**NEW YORK STATE THRUWAY**  
(A.K.A. GOVERNOR THOMAS-E. DEWEY THRUWAY)  
(VARIABLE ROW WIDTH PER TAX MAP)

Notice of Appropriation  
(Liber 581 Page 581 &  
Liber 574 Page 81)

LANDS N/F  
GUSTAVE WAYER  
Approximate Appropriation Area  
(Liber 616 Page 207)

**OLD MILL ROAD**  
(VARIABLE ROW WIDTH PER TAX MAP)



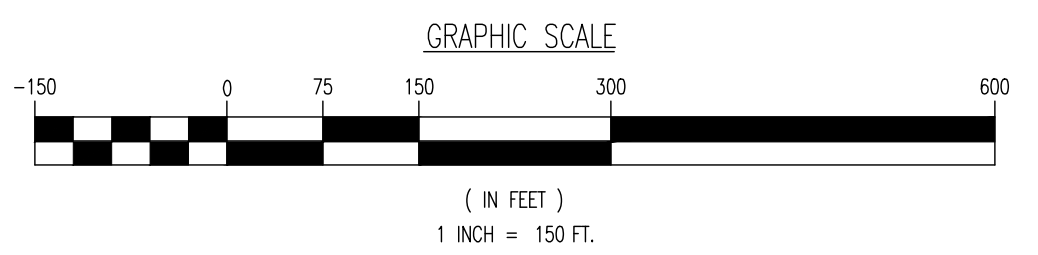
**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**GRADING/UTILITY GRAPHIC LEGEND**

---	EXIST. CABLE LINE	---	PROF. CABLE LINE
---	EXIST. ELECTRIC LINE	---	PROF. ELECTRIC LINE
---	EXIST. FIBER OPTIC LINE	---	PROF. FIBER OPTIC LINE
---	EXIST. GAS LINE	---	PROF. GAS LINE
---	EXIST. OVERHEAD WIRES	---	PROF. OVERHEAD WIRES
---	EXIST. TELEPHONE LINE	---	PROF. TELEPHONE LINE
---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	---	PROF. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
---	EXIST. WATER LINE	---	PROF. WATER LINE
---	EXIST. SANITARY SEWER LINE	---	PROF. SANITARY SEWER LINE
---	EXIST. STORM DRAIN LINE	---	PROF. STORM DRAIN LINE
---	EXIST. MINOR CONTOUR & ELEVATION	---	PROF. FINISH GRADE CONTOUR & ELEVATION
---	EXIST. MAJOR CONTOUR & ELEVATION	---	
---	EXIST. MONITORING WELL	---	
---	APPROX. TEST PIT LOCATION	---	
---	EXIST. SPOT ELEVATIONS	---	PROF. GRADE SPOT ELEV.
---	EXIST. GUTTER ELEV.	---	PROF. TOP OF CURB & FINISHED GRADE ELEV.
---	EXIST. TOP OF CURB ELEV.	---	PROF. FINISHED FLOOR ELEV.
---	EXIST. FINISH FLOOR ELEV.	---	PROF. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
---	EXIST. GARAGE FLOOR ELEV.	---	PROF. TOP OF EXTENDED CURB (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
---	EXIST. FIRE HYDRANT	---	
---	EXIST. WATER VALVE	---	PROF. DIRECTION OF DRAINAGE FLOW ARROW
---	EXIST. GAS VALVE	---	PROF. WATER VALVE
---	EXIST. GAS METER	---	PROF. GAS VALVE
---	EXIST. ELECTRIC METER	---	PROF. STORM CLEANOUT
---	EXIST. ELECTRIC BOX	---	PROF. SANITARY CLEANOUT
---	EXIST. CLEAN OUT	---	PROF. AREA LIGHT
---	EXIST. WELL	---	PROF. OUTLET CONTROL STRUCTURE
---	EXIST. WATER SHUT OFF VALVE	---	PROF. DRAINAGE MANHOLE
---	EXIST. TELEPHONE BOX	---	PROF. SANITARY SEWER MANHOLE
---	EXIST. CABLE TV BOX	---	PROF. 'A' INLET
---	EXIST. UTILITY POLE	---	PROF. 'B' INLET
---	EXIST. GUY WIRE	---	PROF. 'C' INLET
---	EXIST. LIGHT POLE	---	PROF. YARD INLET
---	EXIST. BUILDING LIGHT	---	PROF. YARD END SECTION
---	EXIST. SHOE BOX LIGHT	---	PROF. HEADWALL
---	EXIST. COBRA LIGHT POLE	---	
---	EXIST. TRAFFIC SIGNAL POLE	---	
---	EXIST. MANHOLE	---	
---	EXIST. 'A' INLET	---	
---	EXIST. 'B' INLET	---	
---	EXIST. 'C' INLET	---	
---	EXIST. YARD INLET	---	
---	EXIST. FURRED END SECTION	---	
---	EXIST. HEADWALL	---	

**SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES**



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TITLE: **OVERALL GRADING PLAN**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
SCALE: (H) 1"=150'  
(V)  
DESIGNED BY: JMS  
SHEET No:  
CHECKED BY: JMS  
CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

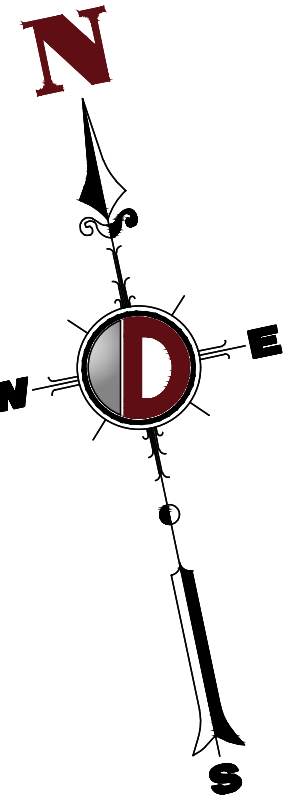
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NEW YORK LICENSE No. 097639

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Product Ver: 24.2a (LMS Tech)  
Plot: 01/12/23 - 8:38 AM, By: onyes,  
File: P:\BECPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370999004\5XG.dwg, ---> 27 OVERALL GRADING PLAN

Approximate Appropriation Area (Liber 616 Page 207)



### PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

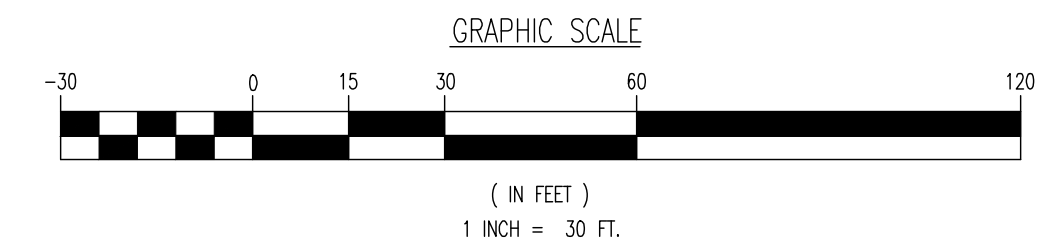
### GRADING/UTILITY GRAPHIC LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES
	EXIST. CABLE LINE		PROP. CABLE LINE
	EXIST. ELECTRIC LINE		PROP. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE		PROP. FIBER OPTIC LINE
	EXIST. GAS LINE		PROP. GAS LINE
	EXIST. OVERHEAD WIRES		PROP. OVERHEAD WIRES
	EXIST. TELEPHONE LINE		PROP. TELEPHONE LINE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
	EXIST. WATER LINE		PROP. WATER LINE
	EXIST. SANITARY SEWER LINE		PROP. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE		PROP. STORM DRAIN LINE
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. MAJOR CONTOUR & ELEVATION
	EXIST. MONITORING WELL		PROP. FINISH GRADE CONTOUR & ELEVATION

	APPROX. TEST PIT LOCATION		PROP. GRADE SPOT ELEV.
	EXIST. SPOT ELEVATIONS		PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. OUTER ELEV.		EXIST. TOP OF CURB ELEV.
	EXIST. TOP OF CURB ELEV.		EXIST. FINISH FLOOR ELEV.
	EXIST. GARAGE FLOOR ELEV.		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. FIRE HYDRANT		PROP. TOP OF EXTENDED CURB @ HIGH SIDE OF EXTENDED CURB & @ FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. WATER VALVE		PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. GAS VALVE		PROP. WATER VALVE
	EXIST. GAS METER		PROP. GAS VALVE
	EXIST. ELECTRIC METER		PROP. STORM CLEANOUT
	EXIST. ELECTRIC BOX		PROP. SANITARY CLEANOUT
	EXIST. CLEAN OUT		PROP. AREA LIGHT
	EXIST. WATER SHUT OFF VALVE		PROP. OUTLET CONTROL STRUCTURE
	EXIST. TELEPHONE BOX		PROP. DRAINAGE MANHOLE
	EXIST. CABLE TV BOX		PROP. SANITARY SEWER MANHOLE
	EXIST. UTILITY POLE		PROP. 'A' INLET
	EXIST. GUY WIRE		PROP. 'B' INLET
	EXIST. LIGHT POLE		PROP. 'E' INLET
	EXIST. BUILDING LIGHT		PROP. YARD INLET
	EXIST. SHOE BOX LIGHT		PROP. FLARED END SECTION
	EXIST. COBRA LIGHT POLE		PROP. HEADWALL
	EXIST. TRAFFIC SIGNAL POLE		
	EXIST. MANHOLE		
	EXIST. 'A' INLET		
	EXIST. 'B' INLET		
	EXIST. 'E' INLET		
	EXIST. YARD INLET		
	EXIST. FLARED END SECTION		
	EXIST. HEADWALL		

SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES



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Allen, Texas T: 972.234.2100 | Austin, Texas T: 512.444.2444 | Houston, Texas T: 281.789.6400 | Santa Beach, Florida T: 386.501.8570  
Newtown, Pennsylvania T: 267.685.0274 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.974.4400

TITLE: **GRADING PLAN A**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021

DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)

DESIGNED BY: JMS SHEET No:

CHECKED BY: JMS

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

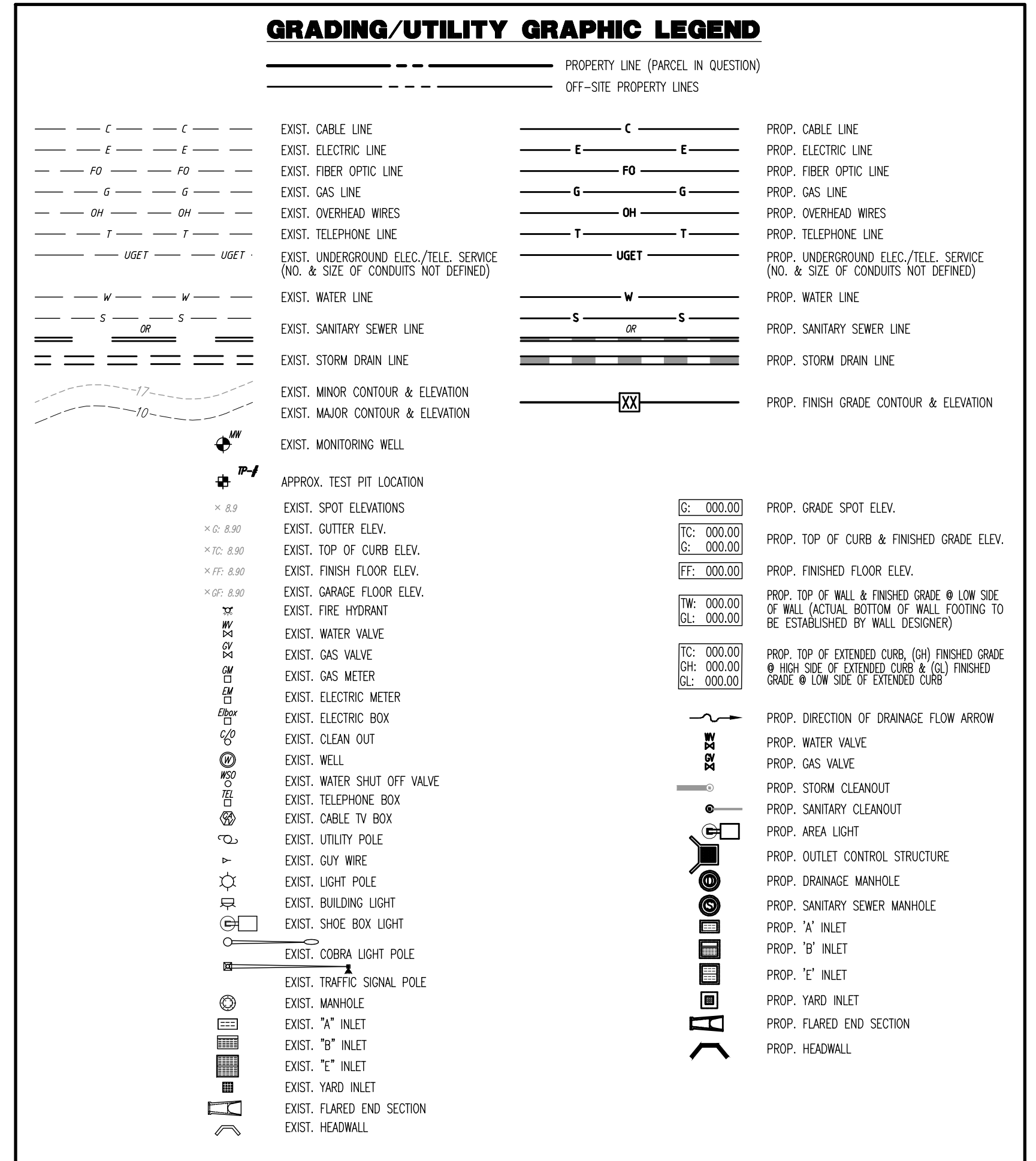
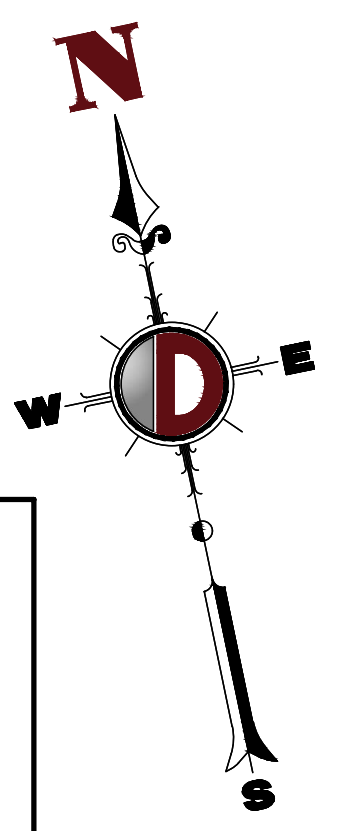
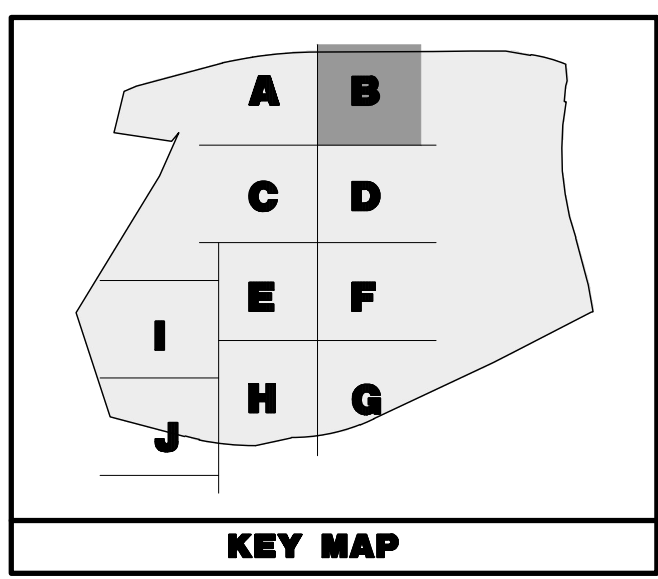
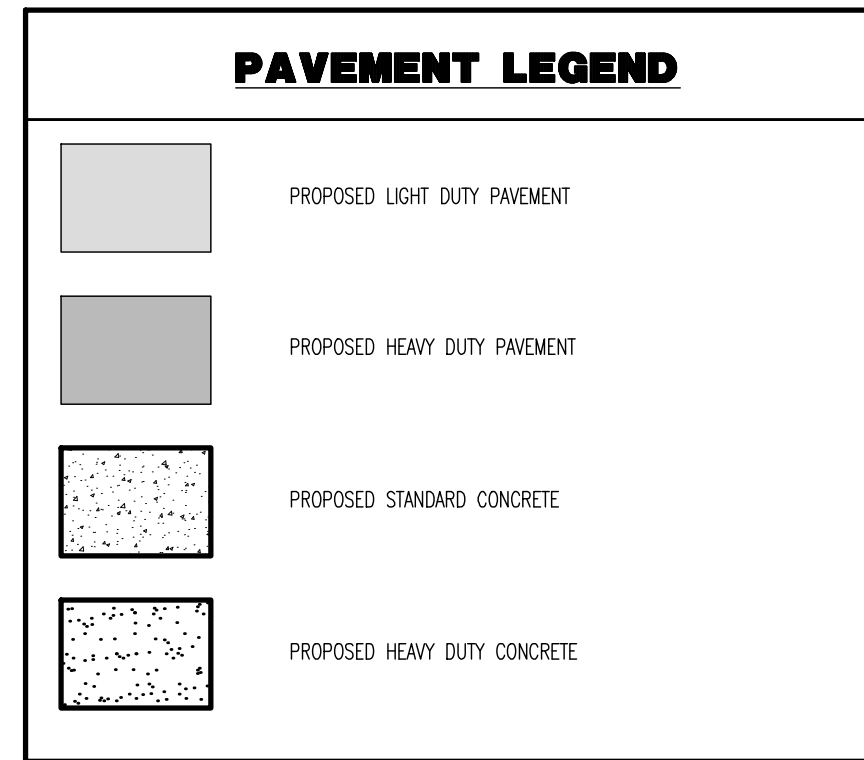
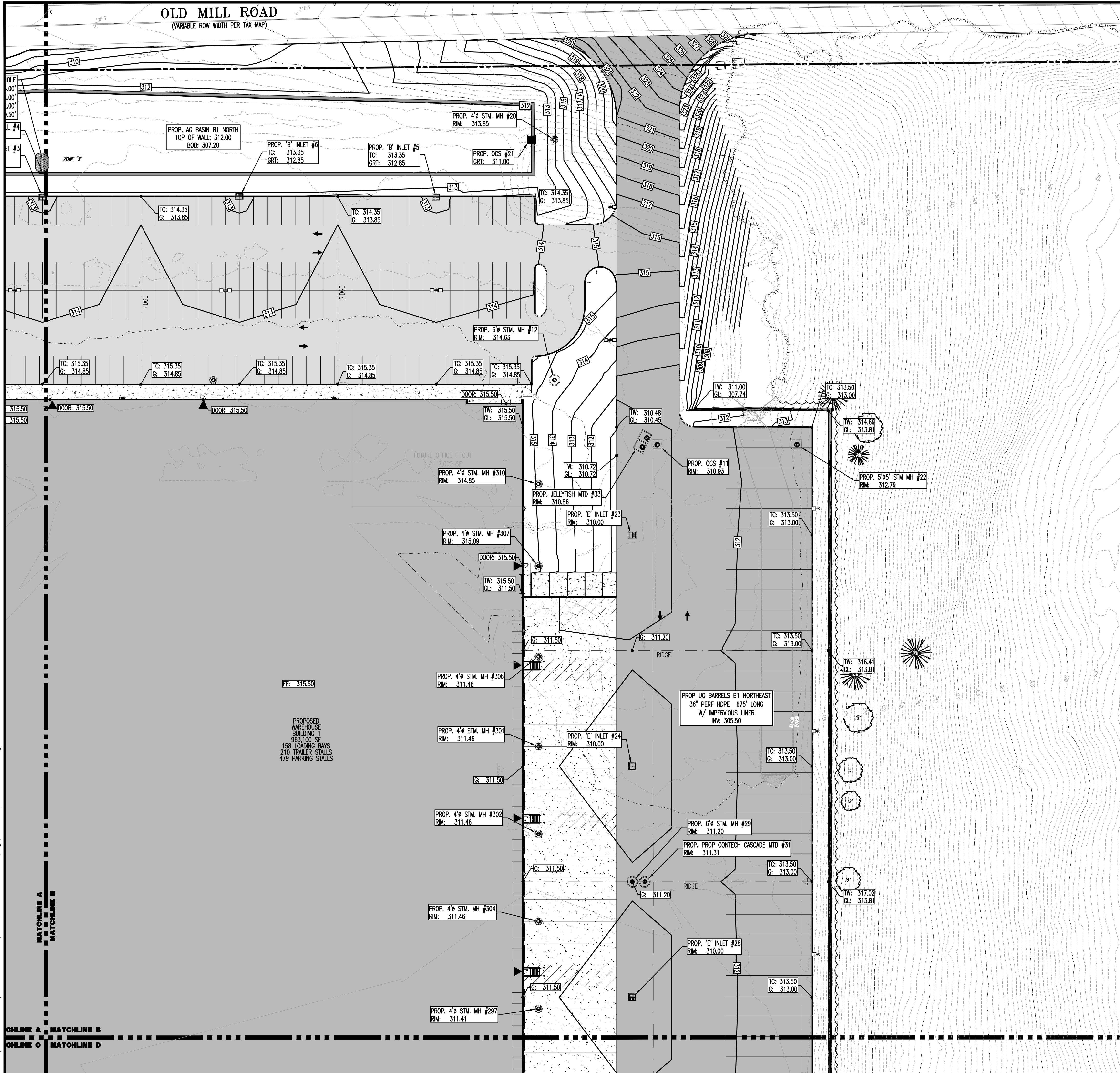
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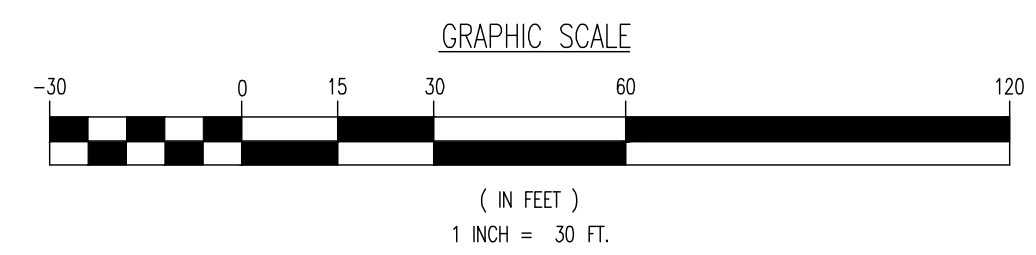
1 04/25/22 CAM  
2 09/01/22 REV. PER TOWNSHIP AND COUNTY COMMENTS

28 OF 100

Plotted: 01/12/23 - 8:39 AM, By: arayas, Product Ver: 24.2a (LMS Tech)  
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SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES



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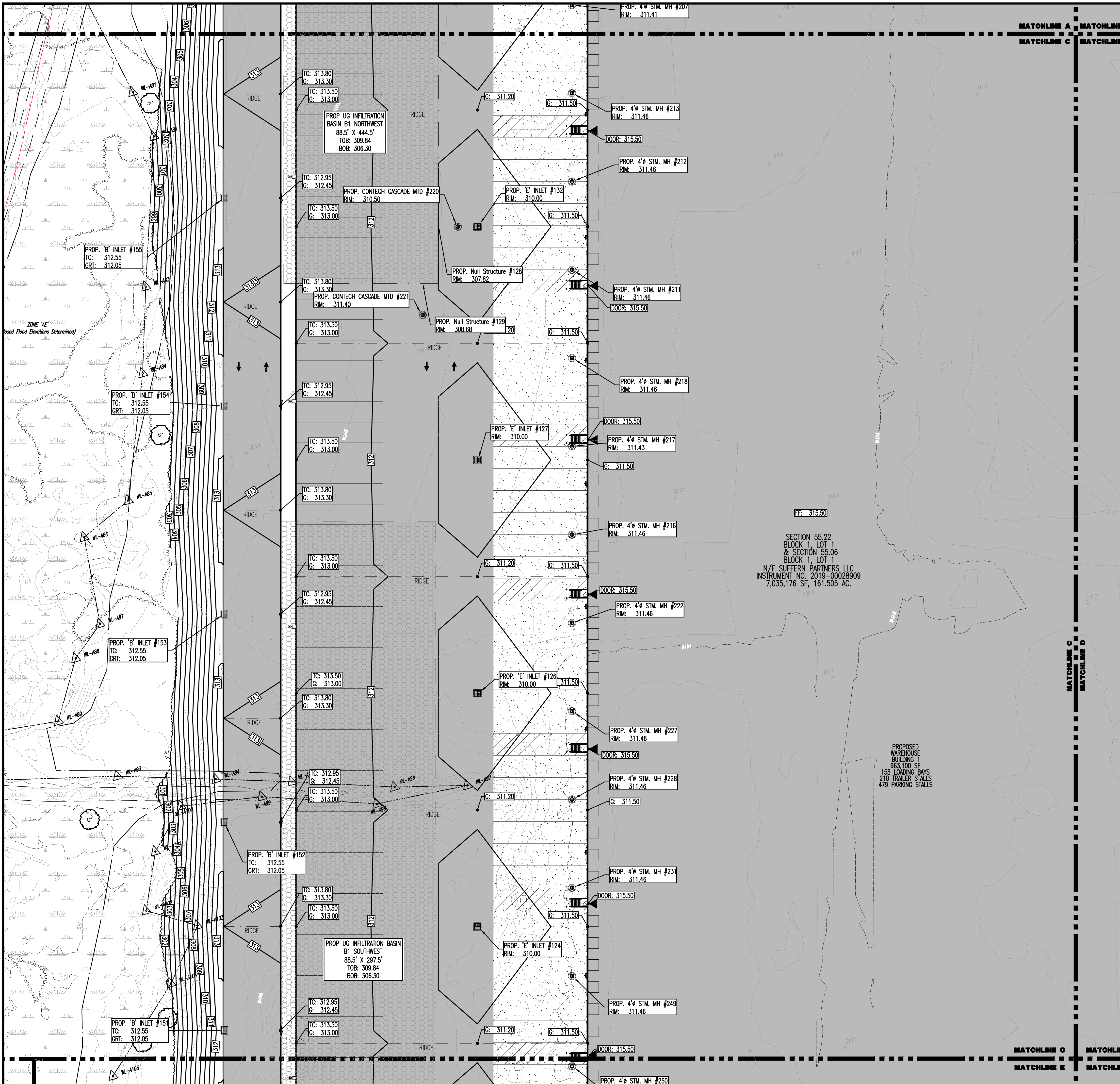
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<b>TITLE:</b> <b>GRADING PLAN B</b>	
<b>PROJECT:</b> IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.32; BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK	<b>JOB No:</b> 3709-99-004
<b>DESIGNED BY:</b> CAM	<b>DATE:</b> 12/17/2021
<b>CHECKED BY:</b> JMS	<b>SCALE:</b> (H) 1"=30' (V)
<b>PROFESSIONAL ENGINEER</b> JOHN A. PALUS NEW YORK LICENSE No. 087630	<b>PROFESSIONAL ENGINEER</b> JOSHUA M. SEWALD NEW YORK LICENSE No. 097639

**29**  
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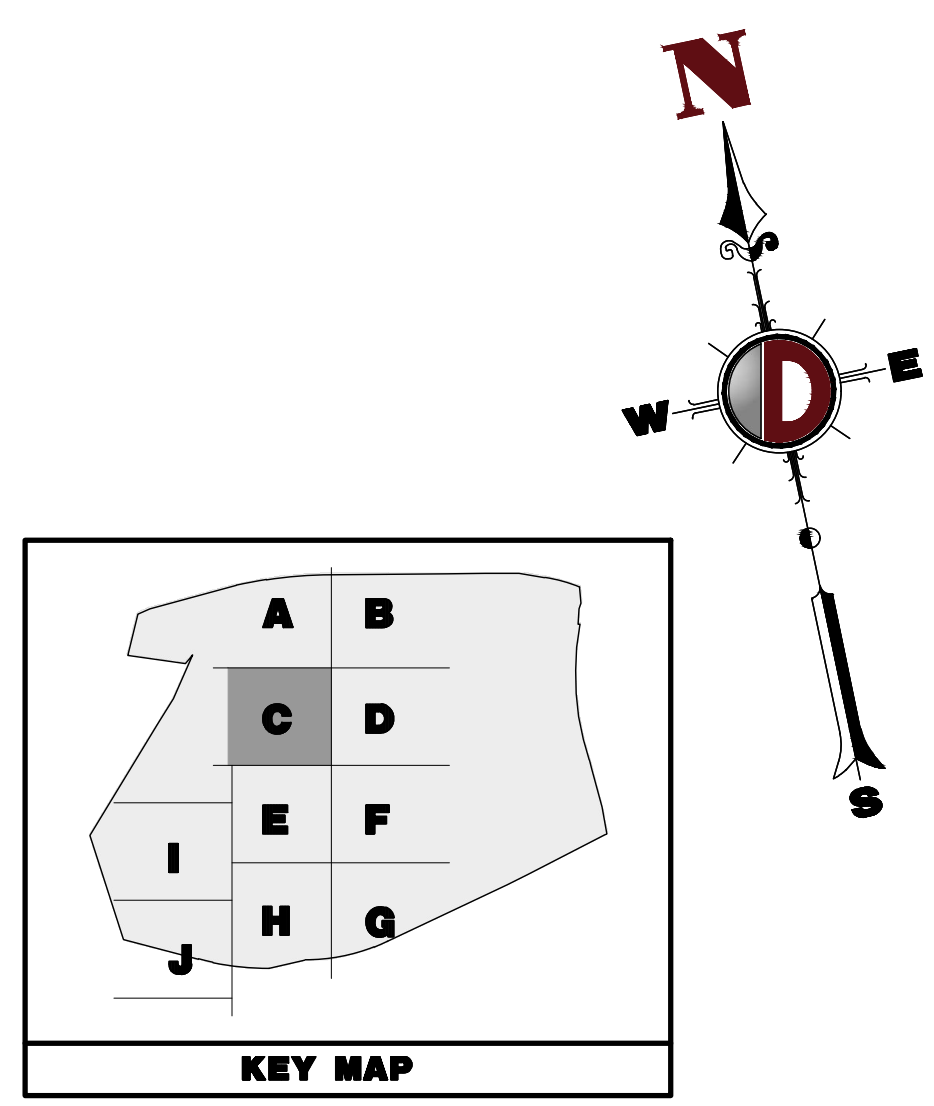
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 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004SNG.dwg, ---> 29 GRADING PLAN B



**PAVEMENT LEGEND**

[Pattern]	PROPOSED LIGHT DUTY PAVEMENT
[Pattern]	PROPOSED HEAVY DUTY PAVEMENT
[Pattern]	PROPOSED STANDARD CONCRETE
[Pattern]	PROPOSED HEAVY DUTY CONCRETE



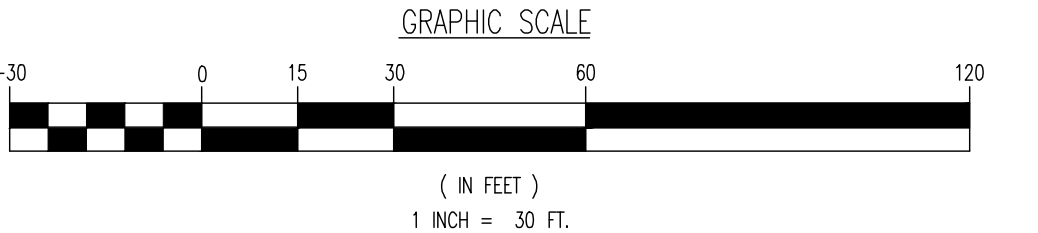
**GRADING/UTILITY GRAPHIC LEGEND**

---	PROPERTY LINE (PARCEL IN QUESTION)	---	OFF-SITE PROPERTY LINES	---	PROF. CABLE LINE	---	PROF. ELECTRIC LINE
---	EXIST. CABLE LINE	---	EXIST. ELECTRIC LINE	---	EXIST. FIBER OPTIC LINE	---	EXIST. GAS LINE
---	EXIST. FIBER OPTIC LINE	---	EXIST. GAS LINE	---	EXIST. OVERHEAD WIRES	---	EXIST. TELEPHONE WIRE
---	EXIST. OVERHEAD WIRES	---	EXIST. TELEPHONE WIRE	---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	---	EXIST. WATER LINE
---	EXIST. UNDERGROUND ELEC./TELE. SERVICE	---	EXIST. WATER LINE	---	EXIST. SANITARY SEWER LINE	---	EXIST. STORM DRAIN LINE
---	EXIST. WATER LINE	---	EXIST. SANITARY SEWER LINE	---	EXIST. STORM DRAIN LINE	---	EXIST. MINOR CONTOUR & ELEVATION
---	EXIST. SANITARY SEWER LINE	---	EXIST. STORM DRAIN LINE	---	EXIST. MAJOR CONTOUR & ELEVATION	---	EXIST. MONITORING WELL
---	EXIST. STORM DRAIN LINE	---	EXIST. MAJOR CONTOUR & ELEVATION	---	EXIST. MONITORING WELL	---	APPROX. TEST PIT LOCATION
---	EXIST. MINOR CONTOUR & ELEVATION	---	EXIST. MAJOR CONTOUR & ELEVATION	---	EXIST. MONITORING WELL	---	EXIST. SPOT ELEVATIONS
---	EXIST. MAJOR CONTOUR & ELEVATION	---	EXIST. MONITORING WELL	---	APPROX. TEST PIT LOCATION	---	EXIST. GUTTER ELEV.
---	EXIST. MONITORING WELL	---	APPROX. TEST PIT LOCATION	---	EXIST. SPOT ELEVATIONS	---	EXIST. TOP OF CURB ELEV.
---	APPROX. TEST PIT LOCATION	---	EXIST. SPOT ELEVATIONS	---	EXIST. GUTTER ELEV.	---	EXIST. FINISH FLOOR ELEV.
---	EXIST. SPOT ELEVATIONS	---	EXIST. GUTTER ELEV.	---	EXIST. TOP OF CURB ELEV.	---	EXIST. CHARGE FLOOR ELEV.
---	EXIST. GUTTER ELEV.	---	EXIST. TOP OF CURB ELEV.	---	EXIST. FINISH FLOOR ELEV.	---	EXIST. FIRE HYDRANT
---	EXIST. TOP OF CURB ELEV.	---	EXIST. FINISH FLOOR ELEV.	---	EXIST. CHARGE FLOOR ELEV.	---	EXIST. WATER VALVE
---	EXIST. FINISH FLOOR ELEV.	---	EXIST. CHARGE FLOOR ELEV.	---	EXIST. WATER VALVE	---	EXIST. GAS VALVE
---	EXIST. CHARGE FLOOR ELEV.	---	EXIST. WATER VALVE	---	EXIST. GAS VALVE	---	EXIST. GAS METER
---	EXIST. WATER VALVE	---	EXIST. GAS VALVE	---	EXIST. GAS METER	---	EXIST. ELECTRIC METER
---	EXIST. GAS VALVE	---	EXIST. GAS METER	---	EXIST. ELECTRIC METER	---	EXIST. ELECTRIC BOX
---	EXIST. GAS METER	---	EXIST. ELECTRIC METER	---	EXIST. ELECTRIC BOX	---	EXIST. CLEAN OUT
---	EXIST. ELECTRIC METER	---	EXIST. ELECTRIC BOX	---	EXIST. CLEAN OUT	---	EXIST. WELL
---	EXIST. ELECTRIC BOX	---	EXIST. CLEAN OUT	---	EXIST. WELL	---	EXIST. WATER SHUT OFF VALVE
---	EXIST. CLEAN OUT	---	EXIST. WELL	---	EXIST. WATER SHUT OFF VALVE	---	EXIST. TELEPHONE BOX
---	EXIST. WELL	---	EXIST. WATER SHUT OFF VALVE	---	EXIST. TELEPHONE BOX	---	EXIST. CABLE TV BOX
---	EXIST. WATER SHUT OFF VALVE	---	EXIST. TELEPHONE BOX	---	EXIST. CABLE TV BOX	---	EXIST. UTILITY POLE
---	EXIST. TELEPHONE BOX	---	EXIST. CABLE TV BOX	---	EXIST. UTILITY POLE	---	EXIST. GUY WIRE
---	EXIST. CABLE TV BOX	---	EXIST. UTILITY POLE	---	EXIST. GUY WIRE	---	EXIST. LIGHT POLE
---	EXIST. UTILITY POLE	---	EXIST. GUY WIRE	---	EXIST. LIGHT POLE	---	EXIST. BUILDING LIGHT
---	EXIST. GUY WIRE	---	EXIST. LIGHT POLE	---	EXIST. BUILDING LIGHT	---	EXIST. SHOE BOX LIGHT
---	EXIST. LIGHT POLE	---	EXIST. BUILDING LIGHT	---	EXIST. SHOE BOX LIGHT	---	EXIST. COBRA LIGHT POLE
---	EXIST. BUILDING LIGHT	---	EXIST. SHOE BOX LIGHT	---	EXIST. COBRA LIGHT POLE	---	EXIST. TRAFFIC SIGNAL POLE
---	EXIST. SHOE BOX LIGHT	---	EXIST. COBRA LIGHT POLE	---	EXIST. TRAFFIC SIGNAL POLE	---	EXIST. MANHOLE
---	EXIST. COBRA LIGHT POLE	---	EXIST. TRAFFIC SIGNAL POLE	---	EXIST. MANHOLE	---	EXIST. "A" INLET
---	EXIST. TRAFFIC SIGNAL POLE	---	EXIST. MANHOLE	---	EXIST. "A" INLET	---	EXIST. "B" INLET
---	EXIST. MANHOLE	---	EXIST. "A" INLET	---	EXIST. "B" INLET	---	EXIST. "C" INLET
---	EXIST. "A" INLET	---	EXIST. "B" INLET	---	EXIST. "C" INLET	---	EXIST. "D" INLET
---	EXIST. "B" INLET	---	EXIST. "C" INLET	---	EXIST. "D" INLET	---	EXIST. YARD INLET
---	EXIST. "C" INLET	---	EXIST. "D" INLET	---	EXIST. YARD INLET	---	EXIST. FLARED END SECTION
---	EXIST. "D" INLET	---	EXIST. YARD INLET	---	EXIST. FLARED END SECTION	---	EXIST. HEADWALL
---	EXIST. YARD INLET	---	EXIST. FLARED END SECTION	---	EXIST. HEADWALL	---	
---	EXIST. FLARED END SECTION	---	EXIST. HEADWALL	---		---	
---	EXIST. HEADWALL	---		---		---	

SECTION 55.22  
BLOCK 1, LOT 1  
& SECTION 55.06  
BLOCK 1, LOT 1  
N/F SUFFERN PARTNERS LLC  
INSTRUMENT NO. 2019-00028909  
7,035,176 SF, 161,505 AC.

PROPOSED WAREHOUSE BUILDING 1  
953,100 SF  
158 LOADING BAYS  
210 TRAILER STALLS  
479 PARKING STALLS

**SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES**



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**GRADING PLAN C**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS  
SHEET No:  
CHECKED BY: JMS  
BY: —

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 087502

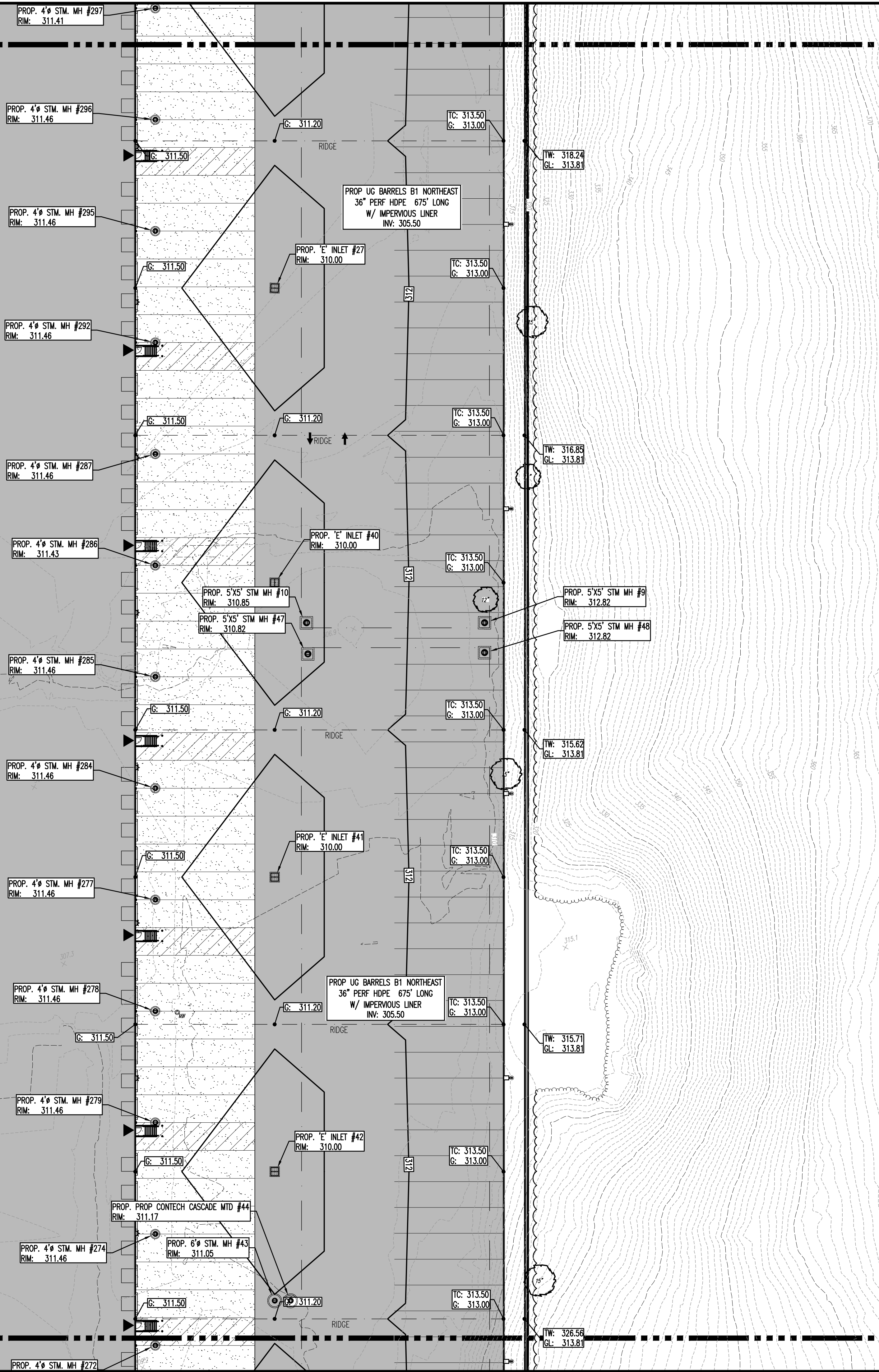
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TCHLINE A MATCHLINE B  
 TCHLINE C MATCHLINE D



PROPOSED WAREHOUSE BUILDING 1 963,100 SF 158 LOADING BAYS 210 TRAILER STALLS 479 PARKING STALLS

PROP UG BARRELS B1 NORTHEAST 36\"/>

PROP UG BARRELS B1 NORTHEAST 36\"/>

### PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

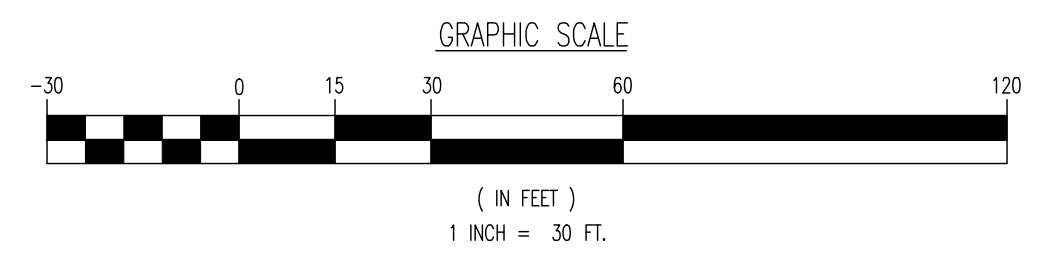
### KEY MAP

### GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES	
---C---C---	EXIST. CABLE LINE	---	PROP. CABLE LINE
---E---E---	EXIST. ELECTRIC LINE	---	PROP. ELECTRIC LINE
---FD---FD---	EXIST. FIBER OPTIC LINE	---	PROP. FIBER OPTIC LINE
---G---G---	EXIST. GAS LINE	---	PROP. GAS LINE
---OH---OH---	EXIST. OVERHEAD WIRES	---	PROP. OVERHEAD WIRES
---T---T---	EXIST. TELEPHONE LINE	---	PROP. TELEPHONE LINE
---USGT---USGT---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	---	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
---	EXIST. WATER LINE	---	PROP. WATER LINE
---	EXIST. SANITARY SEWER LINE	---	PROP. SANITARY SEWER LINE
---	EXIST. STORM DRAIN LINE	---	PROP. STORM DRAIN LINE
---	EXIST. MINOR CONTOUR & ELEVATION	---	PROP. FINISH GRADE CONTOUR & ELEVATION
---	EXIST. MAJOR CONTOUR & ELEVATION	---	
---	EXIST. MONITORING WELL	---	
---	APPROX. TEST PIT LOCATION	---	
---	EXIST. SPOT ELEVATIONS	---	PROP. GRADE SPOT ELEV.
---	EXIST. CUTTER ELEV.	---	PROP. TOP OF CURB & FINISHED GRADE ELEV.
---	EXIST. TOP OF CURB ELEV.	---	
---	EXIST. FINISH FLOOR ELEV.	---	PROP. FINISHED FLOOR ELEV.
---	EXIST. GARAGE FLOOR ELEV.	---	
---	EXIST. FIRE HYDRANT	---	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
---	EXIST. WATER VALVE	---	PROP. TOP OF EXTENDED CURB (WH FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB) (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
---	EXIST. GAS VALVE	---	
---	EXIST. GAS METER	---	
---	EXIST. ELECTRIC METER	---	
---	EXIST. ELECTRIC BOX	---	PROP. DIRECTION OF DRAINAGE FLOW ARROW
---	EXIST. CLEAN OUT	---	PROP. WATER VALVE
---	EXIST. WELL	---	PROP. GAS VALVE
---	EXIST. WATER SHUT OFF VALVE	---	PROP. STORM CLEANOUT
---	EXIST. TELEPHONE BOX	---	PROP. SANITARY CLEANOUT
---	EXIST. CABLE TV BOX	---	PROP. AREA LIGHT
---	EXIST. UTILITY POLE	---	PROP. OUTLET CONTROL STRUCTURE
---	EXIST. GUY WIRE	---	PROP. DRAINAGE MANHOLE
---	EXIST. LIGHT POLE	---	PROP. SANITARY SEWER MANHOLE
---	EXIST. BUILDING LIGHT	---	PROP. "A" INLET
---	EXIST. SHOE BOX LIGHT	---	PROP. "B" INLET
---	EXIST. COBRA LIGHT POLE	---	PROP. "E" INLET
---	EXIST. TRAFFIC SIGNAL POLE	---	PROP. YARD INLET
---	EXIST. MANHOLE	---	PROP. FLARED END SECTION
---	EXIST. "A" INLET	---	PROP. HEADWALL
---	EXIST. "B" INLET	---	
---	EXIST. "E" INLET	---	
---	EXIST. YARD INLET	---	
---	EXIST. FLARED END SECTION	---	
---	EXIST. HEADWALL	---	

SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES



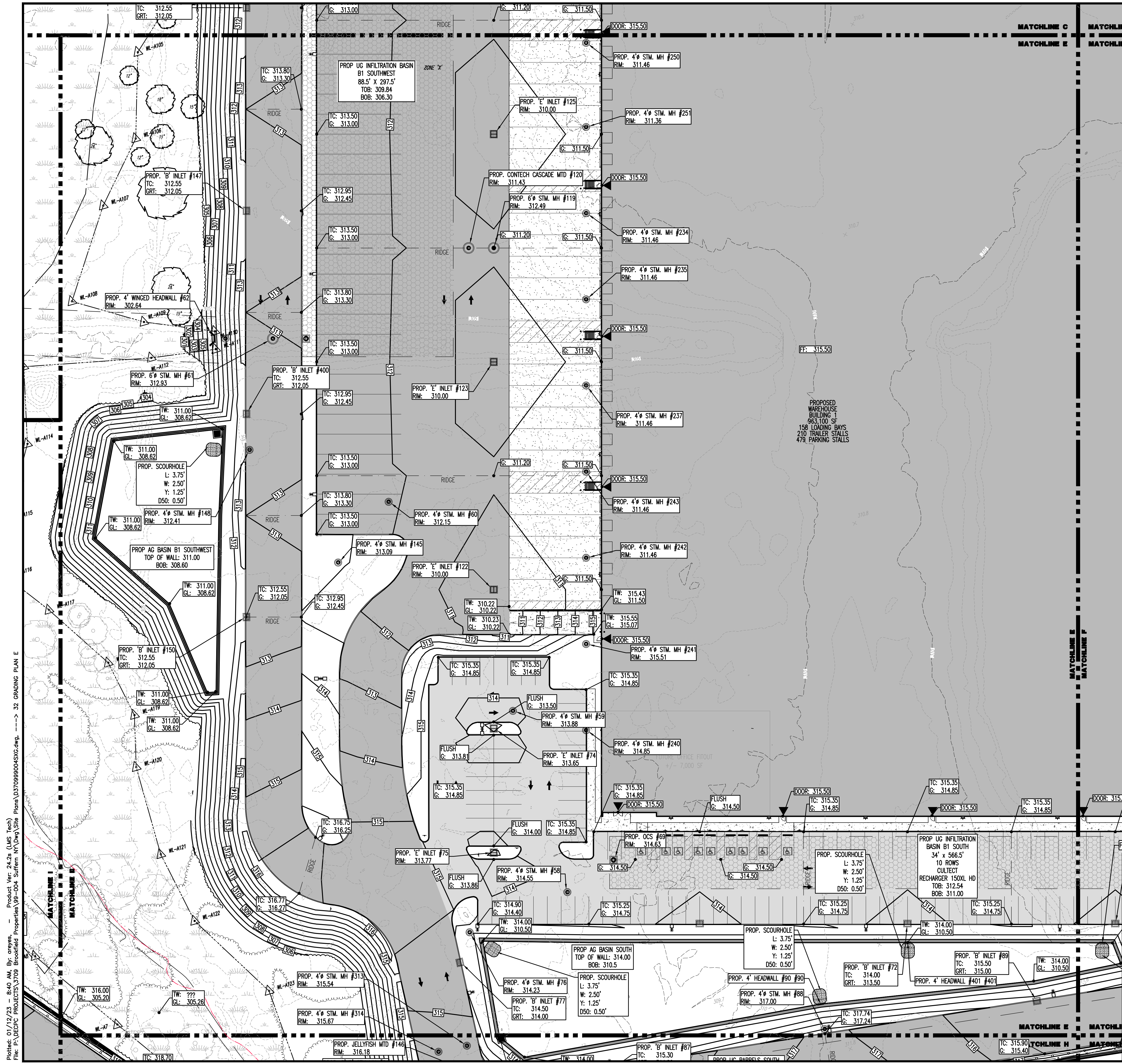
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THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

**DYNAMIC ENGINEERING**

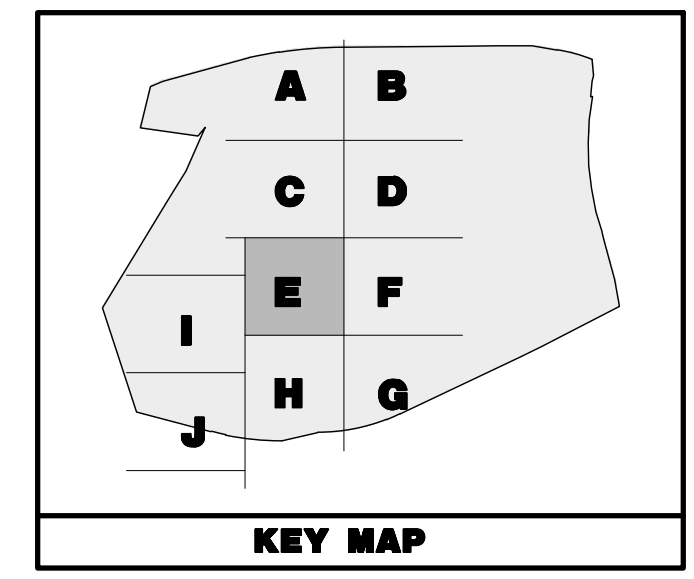
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

<b>TITLE: GRADING PLAN D</b>		JOB No: 3709-99-004		DATE: 12/17/2021
PROJECT: <b>IV2 ROCKLAND LOGISTICS, LLC          PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD          SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31          OLD MILL ROAD AND HEMION ROAD (CR 93)          VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK</b>				
DRAWN BY: CAM	DESIGNED BY: JMS	CHECKED BY: JMS	SHEET No: <div style="font-size: 2em; font-weight: bold; text-align: center;">31</div> OF 100	
PROFESSIONAL ENGINEER JOHN A. PALUS NEW YORK LICENSE No. 087502	PROFESSIONAL ENGINEER JOSHUA M. SEWALD NEW YORK LICENSE No. 097639			



**PAVEMENT LEGEND**

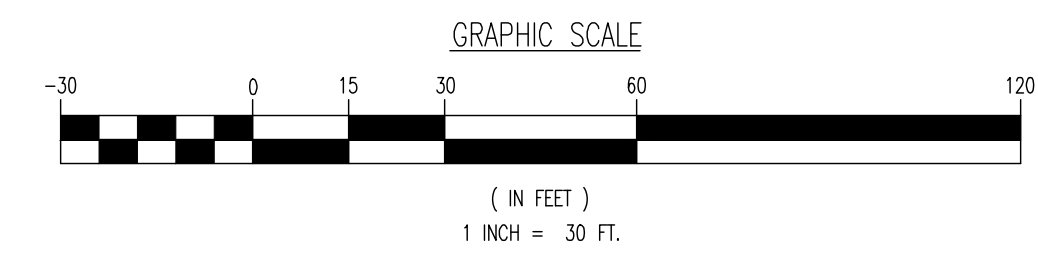
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE



**GRADING/UTILITY GRAPHIC LEGEND**

PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES	
	EXIST. CABLE LINE		PROP. CABLE LINE
	EXIST. ELECTRIC LINE		PROP. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE		PROP. FIBER OPTIC LINE
	EXIST. GAS LINE		PROP. GAS LINE
	EXIST. OVERHEAD WIRES		PROP. OVERHEAD WIRES
	EXIST. TELEPHONE LINE		PROP. TELEPHONE LINE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
	EXIST. WATER LINE		PROP. WATER LINE
	EXIST. SANITARY SEWER LINE		PROP. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE		PROP. STORM DRAIN LINE
	EXIST. MINOR CONTOUR & ELEVATION		EXIST. MAJOR CONTOUR & ELEVATION
	EXIST. MONITORING WELL		PROP. FINISH GRADE CONTOUR & ELEVATION
	APPROX. TEST PIT LOCATION		PROP. GRADE SPOT ELEV.
	EXIST. SPOT ELEVATIONS		PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. GUTTER ELEV.		PROP. FINISHED FLOOR ELEV.
	EXIST. TOP OF CURB ELEV.		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. FINISH FLOOR ELEV.		PROP. TOP OF EXTENDED CURB (SH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. GARAGE FLOOR ELEV.		PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. FIRE HYDRANT		PROP. WATER VALVE
	EXIST. WATER VALVE		PROP. GAS VALVE
	EXIST. GAS VALVE		PROP. STORM CLEANOUT
	EXIST. GAS METER		PROP. SANITARY CLEANOUT
	EXIST. ELECTRIC METER		PROP. AREA LIGHT
	EXIST. ELECTRIC BOX		PROP. OUTLET CONTROL STRUCTURE
	EXIST. CLEAN OUT		PROP. DRAINAGE MANHOLE
	EXIST. WELL		PROP. SANITARY MANHOLE
	EXIST. WATER SHUT OFF VALVE		PROP. 'A' INLET
	EXIST. TELEPHONE BOX		PROP. 'B' INLET
	EXIST. CABLE TV BOX		PROP. 'E' INLET
	EXIST. UTILITY POLE		PROP. YARD INLET
	EXIST. GUY WIRE		PROP. FLARED END SECTION
	EXIST. LIGHT POLE		PROP. HEADWALL
	EXIST. BUILDING LIGHT		
	EXIST. SHOE BOX LIGHT		
	EXIST. COBRA LIGHT POLE		
	EXIST. TRAFFIC SIGNAL POLE		
	EXIST. MANHOLE		
	EXIST. 'A' INLET		
	EXIST. 'B' INLET		
	EXIST. 'E' INLET		
	EXIST. YARD INLET		
	EXIST. FLARED END SECTION		
	EXIST. HEADWALL		

SEE SHEET O3 OF 100 FOR GRADING PLAN NOTES



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**GRADING PLAN E**

**PROJECT:** IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.32, BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**CLIENT:** JOHN A. PALUS

**DESIGNED BY:** JOSHUA M. SEWALD

**PROFESSIONAL ENGINEER:** JOHN A. PALUS (NEW YORK LICENSE NO. 087502)

**PROFESSIONAL ENGINEER:** JOSHUA M. SEWALD (NEW YORK LICENSE NO. 097639)

**TITLE:** GRADING PLAN E

**PROJECT:** 3709--99--004

**DATE:** 12/17/2021

**DRAWN BY:** CAM

**SCALE:** (H) 1"=30'  
(V)

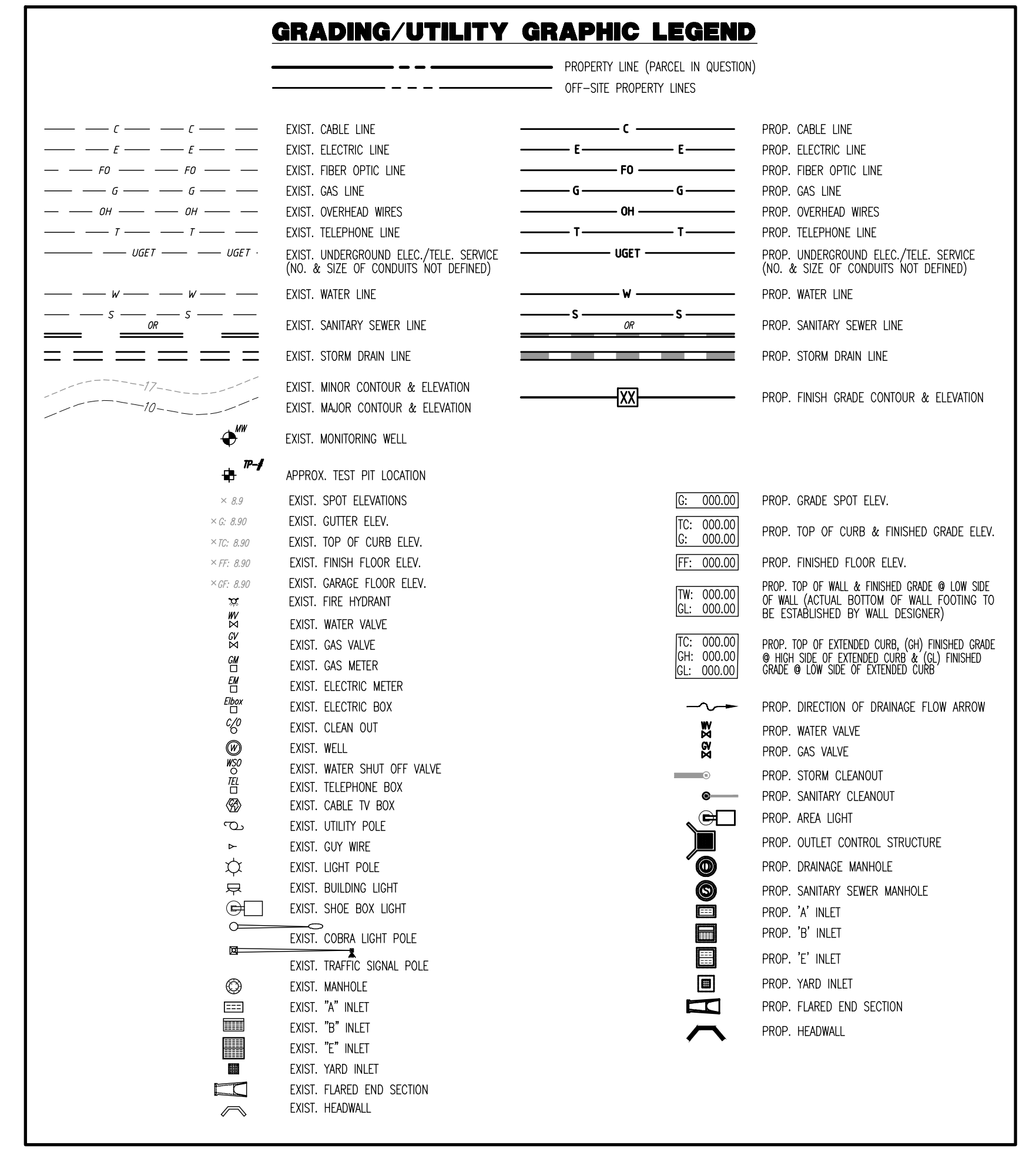
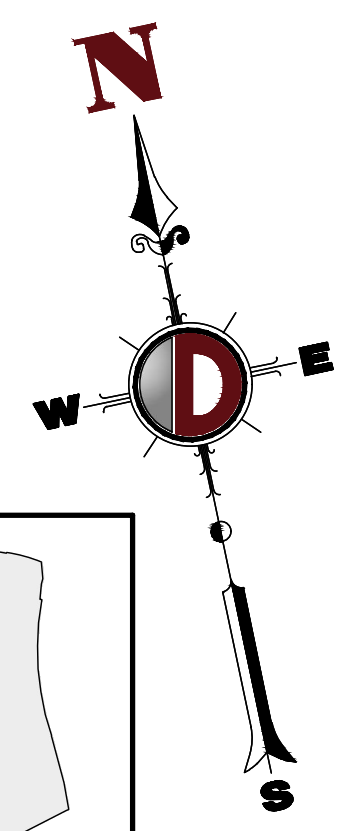
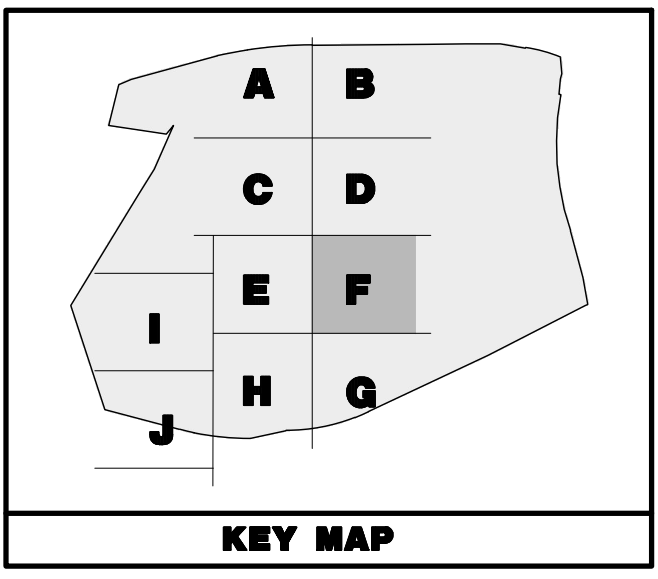
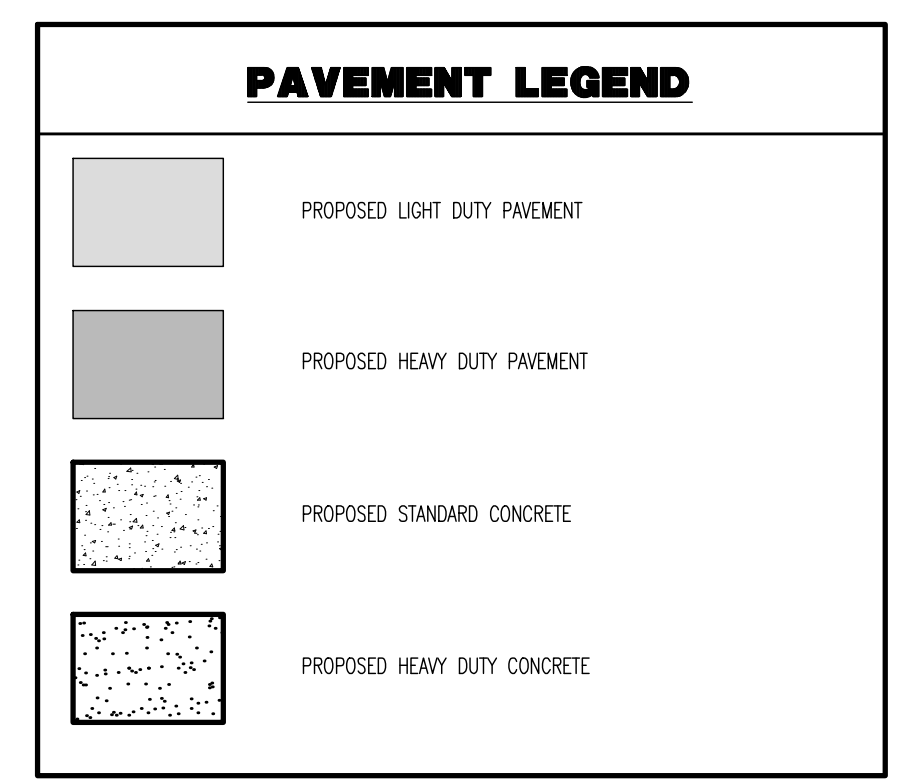
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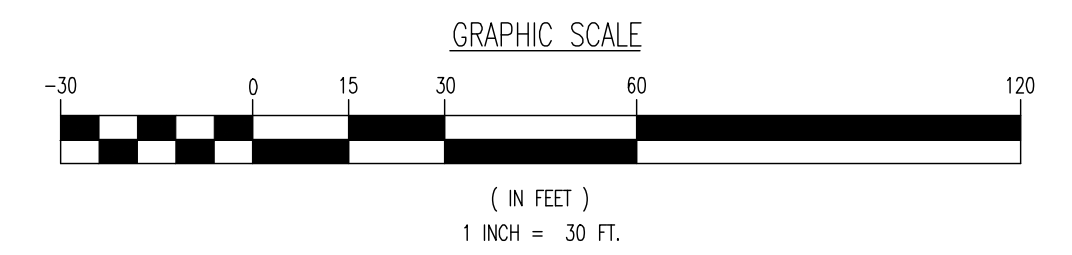
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SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES



REV.	DATE	BY	DESCRIPTION
1	04/25/22	ALPH	REV. PER TOWNSHIP AND COUNTY COMMENTS
2	09/01/22	REV.	REV. PER CLIENT AND COUNTY COMMENTS

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F: 732.974.3521  
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LOKE COMO, NEW JERSEY: 1.732.974.0198 | CHESTER, NEW JERSEY: 1.908.879.9229 | HAWORTH, NEW JERSEY: 1.973.253.7200 | TOWNSHIP, NEW JERSEY: 1.732.478.0000  
ALLEN, TEXAS: 1.972.324.2100 | AUSTIN, TEXAS: 1.512.244.2444 | HOUSTON, TEXAS: 1.281.789.6400 | DALLAS, TEXAS: 1.972.974.0198  
NEWPORT NEWS, VIRGINIA: 1.252.685.0274 | PHILADELPHIA, PENNSYLVANIA: 1.215.253.4888 | BETHLEHEM, PENNSYLVANIA: 1.610.974.4400

TITLE: **GRADING PLAN F**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.32, BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

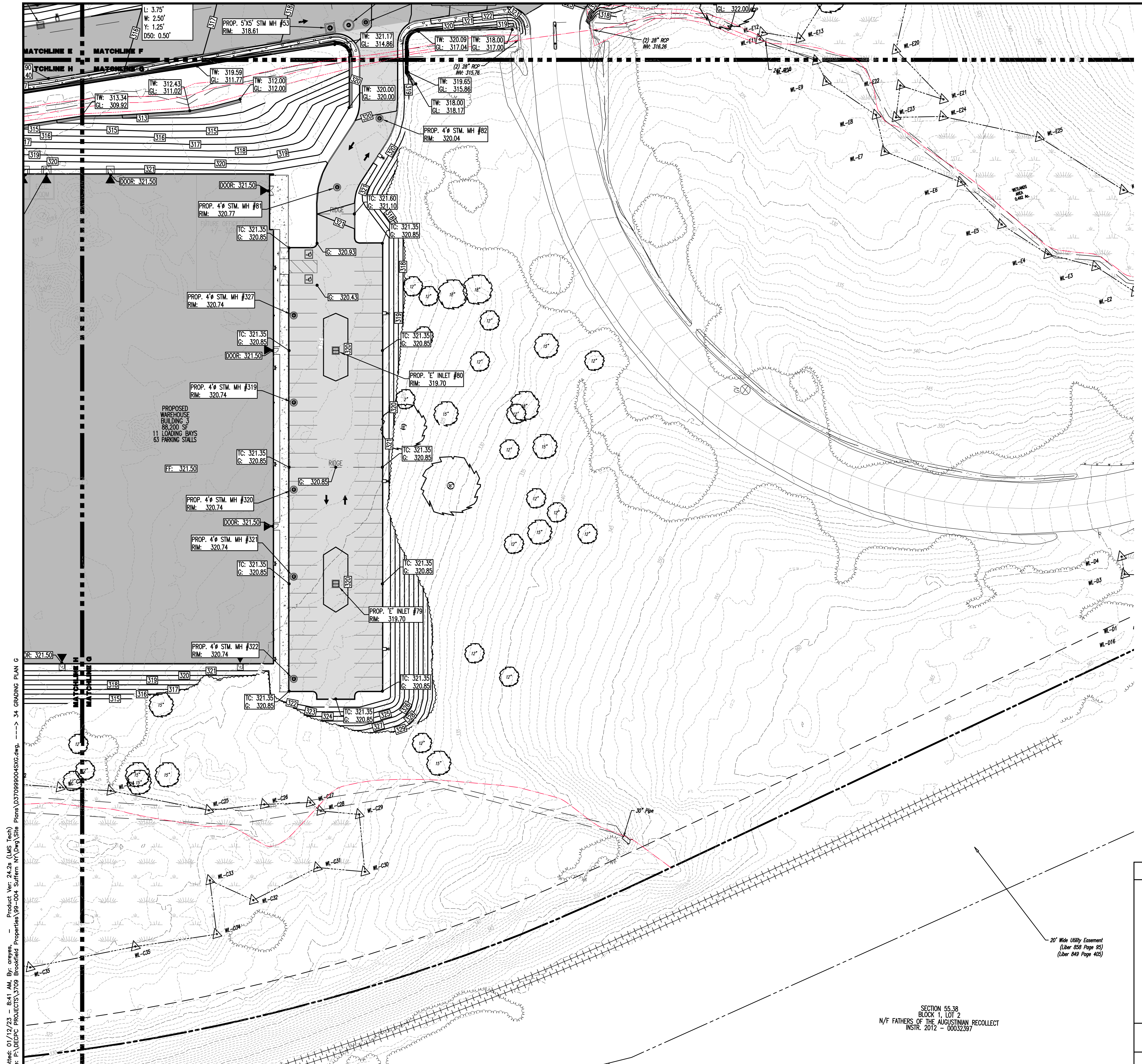
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DATE: 12/17/2021  
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(V)  
DESIGNED BY: JMS  
CHECKED BY: JMS  
SHEET No: 33  
OF 100

**JOHN A. PALUS** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

PROTECT YOURSELF  
ALL STATES REQUIRE VERIFICATION OF  
CONTRACTS, ORDERS, OR ANY OTHER  
PREPARED TO VERIFY THE DESIGNER'S  
OFFICE ADDRESS IS AS SHOWN  
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT:  
WWW.CALL811.COM

Plotted: 01/12/23 - 8:40 AM, By: anoyes, Product Ver: 24.2a (LMS Tech)  
File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\DWG\33 GRADING PLAN F.dwg



**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**KEY MAP**

**GRADING/UTILITY GRAPHIC LEGEND**

PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES

C — C — EXIST. CABLE LINE  
E — E — EXIST. ELECTRIC LINE  
FO — FO — EXIST. FIBER OPTIC LINE  
G — G — EXIST. GAS LINE  
OH — OH — EXIST. OVERHEAD WIRES  
T — T — EXIST. TELEPHONE LINE  
UGET — UGET — EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)  
W — W — EXIST. WATER LINE  
S — S — EXIST. SANITARY SEWER LINE  
SD — SD — EXIST. STORM DRAIN LINE  
— — — — EXIST. MINOR CONTOUR & ELEVATION  
— — — — EXIST. MAJOR CONTOUR & ELEVATION  
MW — EXIST. MONITORING WELL

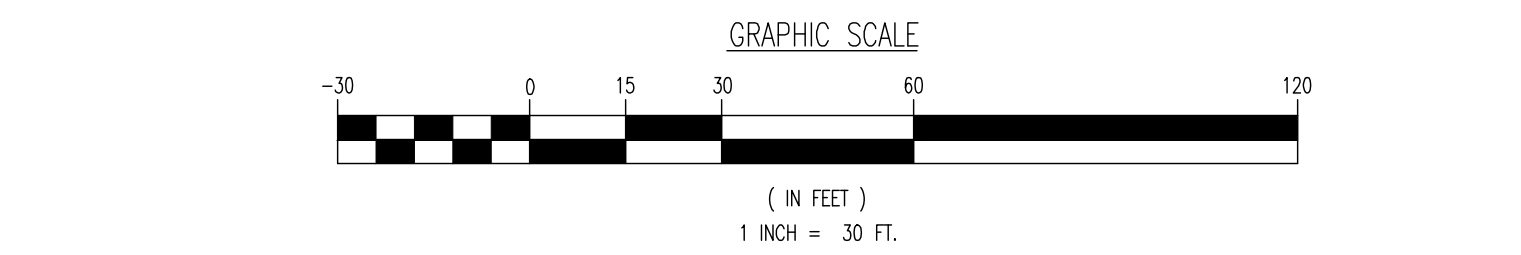
PROP. CABLE LINE  
PROP. ELECTRIC LINE  
PROP. FIBER OPTIC LINE  
PROP. GAS LINE  
PROP. OVERHEAD WIRES  
PROP. TELEPHONE LINE  
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)  
PROP. WATER LINE  
PROP. SANITARY SEWER LINE  
PROP. STORM DRAIN LINE  
PROP. FINISH GRADE CONTOUR & ELEVATION

APPROX. TEST PIT LOCATION

EXIST. SPOT ELEVATIONS  
EXIST. GUTTER ELEV.  
EXIST. TOP OF CURB ELEV.  
EXIST. FINISH FLOOR ELEV.  
EXIST. CHARGE FLOOR ELEV.  
EXIST. FIRE HYDRANT  
EXIST. WATER VALVE  
EXIST. GAS VALVE  
EXIST. GAS METER  
EXIST. ELECTRIC METER  
EXIST. ELECTRIC BOX  
EXIST. CLEAN OUT  
EXIST. WELL  
EXIST. WATER SHUT OFF VALVE  
EXIST. TELEPHONE BOX  
EXIST. CABLE TV BOX  
EXIST. UTILITY POLE  
EXIST. GUY WIRE  
EXIST. LIGHT POLE  
EXIST. BUILDING LIGHT  
EXIST. SHOE BOX LIGHT  
EXIST. COBRA LIGHT POLE  
EXIST. TRAFFIC SIGNAL POLE  
EXIST. MANHOLE  
EXIST. "A" INLET  
EXIST. "B" INLET  
EXIST. "C" INLET  
EXIST. "E" INLET  
EXIST. YARD INLET  
EXIST. FLARED END SECTION  
EXIST. HEADWALL

PROP. GRADE SPOT ELEV.  
PROP. TOP OF CURB & FINISHED GRADE ELEV.  
PROP. FINISHED FLOOR ELEV.  
PROP. FINISHED FLOOR ELEV.  
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)  
PROP. TOP OF EXTENDED CURB (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB  
PROP. DIRECTION OF DRAINAGE FLOW ARROW  
PROP. WATER VALVE  
PROP. GAS VALVE  
PROP. STORM CLEANOUT  
PROP. SANITARY CLEANOUT  
PROP. AREA LIGHT  
PROP. OUTLET CONTROL STRUCTURE  
PROP. DRAINAGE MANHOLE  
PROP. SANITARY SEWER MANHOLE  
PROP. "A" INLET  
PROP. "B" INLET  
PROP. "E" INLET  
PROP. YARD INLET  
PROP. FLARED END SECTION  
PROP. HEADWALL

**SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES**



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T: 908.994.9188, F: 908.994.9321, www.dynamicoc.com

TITLE: **GRADING PLAN G**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.32; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS  
CHECKED BY: JMS  
SHEET No:  
**34**  
OF 100

PROFESSORIAL ENGINEER: **JOHN A. PALUS** (NEW YORK LICENSE No. 087502)  
PROFESSORIAL ENGINEER: **JOSHUA M. SEWALD** (NEW YORK LICENSE No. 097639)

ALL UTILITIES SHOWN ON THIS PLAN ARE THE RESULT OF FIELD SURVEY AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT FIELD VERIFICATION BY THE CONTRACTOR.

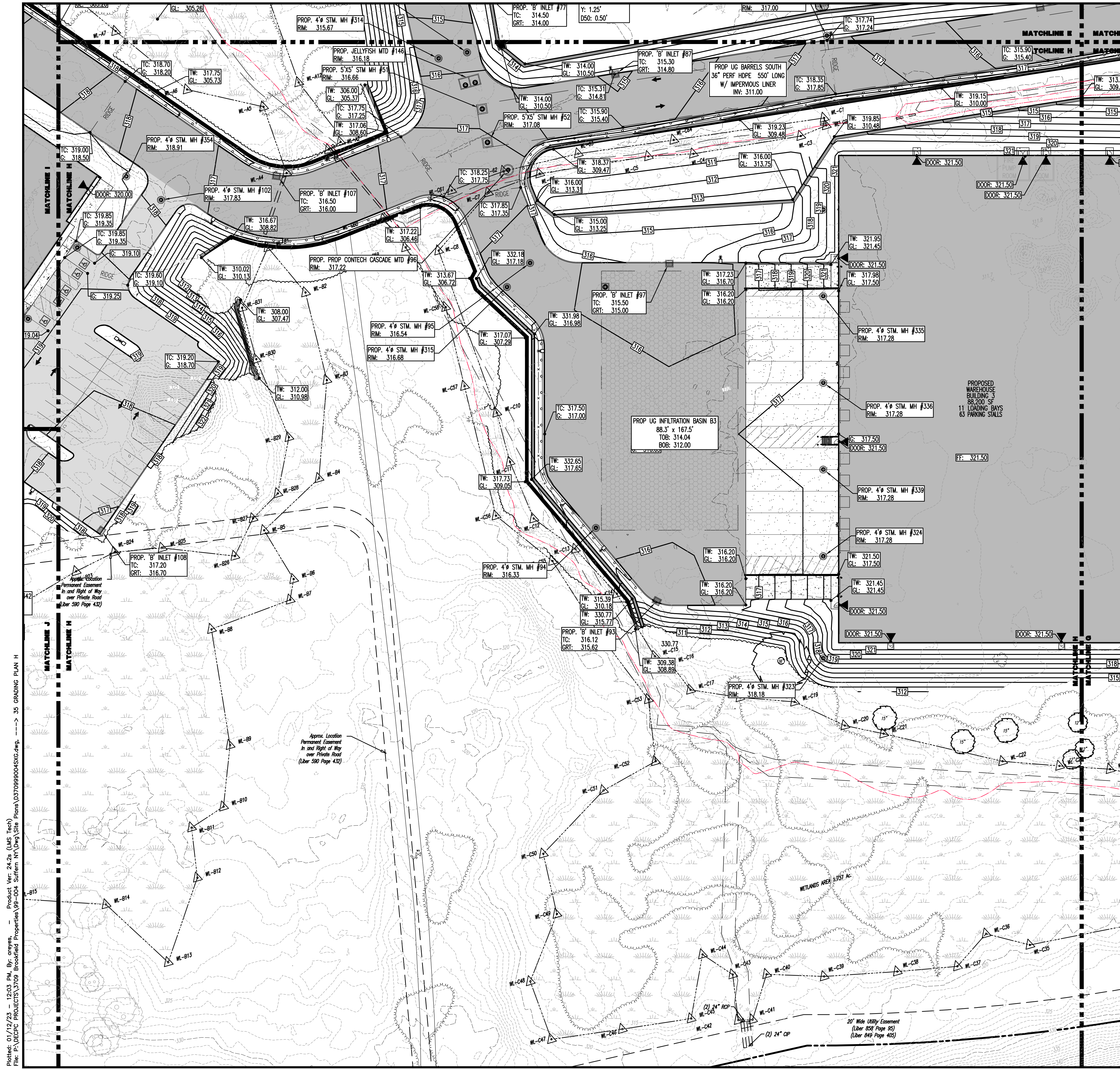
FOR STATE SPECIFICATIONS VISIT WWW.CALL811.COM

Rev. # 2

SECTION 55.38  
BLOCK 1, LOT 2  
N/F FATHERS OF THE AUGUSTINIAN RECOLLECT  
INSTR. 2012 - 00032387

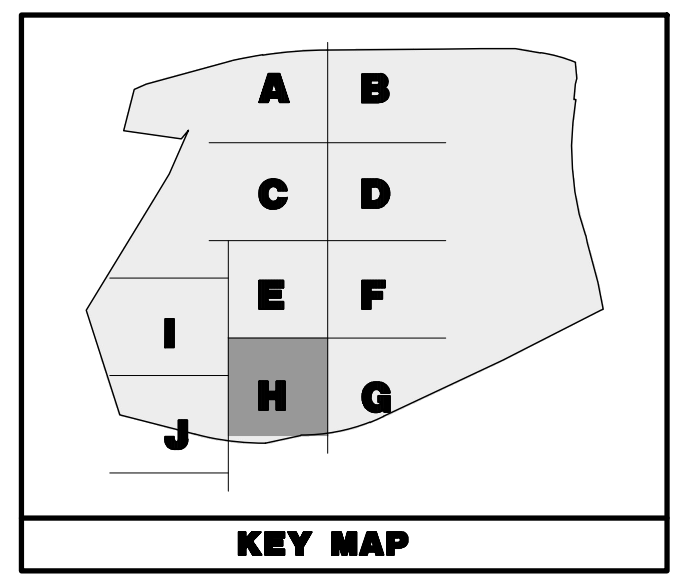
20' Wide Utility Easement  
(Liber 850 Page 95)  
(Liber 849 Page 408)

Plotted: 01/12/23 - 8:41 AM, By: arnoyes, Product Ver: 24.2a (LMS Tech)  
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### PAVEMENT LEGEND

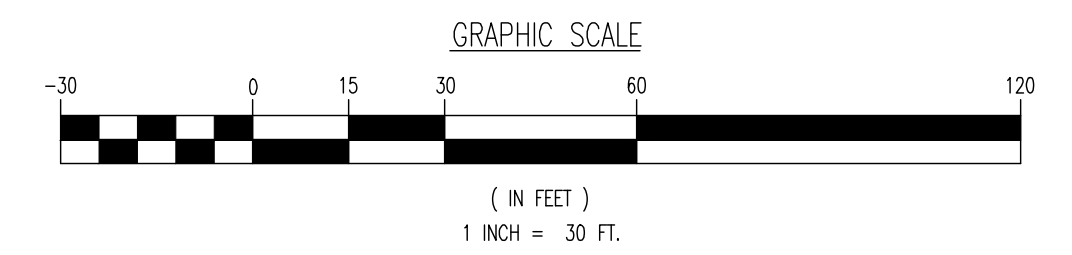
[Symbol]	PROPOSED LIGHT DUTY PAVEMENT
[Symbol]	PROPOSED HEAVY DUTY PAVEMENT
[Symbol]	PROPOSED STANDARD CONCRETE
[Symbol]	PROPOSED HEAVY DUTY CONCRETE



### GRADING/UTILITY GRAPHIC LEGEND

[Symbol]	EXIST. CABLE LINE	[Symbol]	PROP. CABLE LINE
[Symbol]	EXIST. ELECTRIC LINE	[Symbol]	PROP. ELECTRIC LINE
[Symbol]	EXIST. FIBER OPTIC LINE	[Symbol]	PROP. FIBER OPTIC LINE
[Symbol]	EXIST. GAS LINE	[Symbol]	PROP. GAS LINE
[Symbol]	EXIST. OVERHEAD WIRES	[Symbol]	PROP. OVERHEAD WIRES
[Symbol]	EXIST. TELEPHONE LINE	[Symbol]	PROP. TELEPHONE LINE
[Symbol]	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	[Symbol]	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
[Symbol]	EXIST. WATER LINE	[Symbol]	PROP. WATER LINE
[Symbol]	EXIST. SANITARY WATER LINE	[Symbol]	PROP. SANITARY SEWER LINE
[Symbol]	EXIST. STORM DRAIN LINE	[Symbol]	PROP. STORM DRAIN LINE
[Symbol]	EXIST. MINOR CONTOUR & ELEVATION	[Symbol]	PROP. FINISH GRADE CONTOUR & ELEVATION
[Symbol]	EXIST. MAJOR CONTOUR & ELEVATION	[Symbol]	
[Symbol]	EXIST. MONITORING WELL	[Symbol]	
[Symbol]	APPROX. TEST PIT LOCATION	[Symbol]	
[Symbol]	EXIST. SPOT ELEVATIONS	[Symbol]	PROP. GRADE SPOT ELEV.
[Symbol]	EXIST. GUTTER ELEV.	[Symbol]	PROP. TOP OF CURB & FINISHED GRADE ELEV.
[Symbol]	EXIST. TOP OF CURB ELEV.	[Symbol]	PROP. FINISHED FLOOR ELEV.
[Symbol]	EXIST. FINISH FLOOR ELEV.	[Symbol]	PROP. FINISHED FLOOR ELEV.
[Symbol]	EXIST. GARAGE FLOOR ELEV.	[Symbol]	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
[Symbol]	EXIST. FIRE HYDRANT	[Symbol]	PROP. TOP OF EXTENDED CURB (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
[Symbol]	EXIST. WATER VALVE	[Symbol]	
[Symbol]	EXIST. GAS VALVE	[Symbol]	
[Symbol]	EXIST. GAS METER	[Symbol]	
[Symbol]	EXIST. ELECTRIC METER	[Symbol]	
[Symbol]	EXIST. ELECTRIC BOX	[Symbol]	PROP. DIRECTION OF DRAINAGE FLOW ARROW
[Symbol]	EXIST. CLEAN OUT	[Symbol]	PROP. WATER VALVE
[Symbol]	EXIST. WELL	[Symbol]	PROP. GAS VALVE
[Symbol]	EXIST. WATER SHUT OFF VALVE	[Symbol]	PROP. STORM CLEANOUT
[Symbol]	EXIST. TELEPHONE BOX	[Symbol]	PROP. SANITARY CLEANOUT
[Symbol]	EXIST. CABLE TV BOX	[Symbol]	PROP. AREA LIGHT
[Symbol]	EXIST. GUY WIRE	[Symbol]	PROP. OUTLET CONTROL STRUCTURE
[Symbol]	EXIST. LIGHT POLE	[Symbol]	PROP. DRAINAGE MANHOLE
[Symbol]	EXIST. BUILDING LIGHT	[Symbol]	PROP. SANITARY SEWER MANHOLE
[Symbol]	EXIST. SHOE BOX LIGHT	[Symbol]	PROP. 'A' INLET
[Symbol]	EXIST. TRAFFIC SIGNAL POLE	[Symbol]	PROP. 'B' INLET
[Symbol]	EXIST. MANHOLE	[Symbol]	PROP. 'E' INLET
[Symbol]	EXIST. 'A' INLET	[Symbol]	PROP. YARD INLET
[Symbol]	EXIST. 'B' INLET	[Symbol]	PROP. FLARED END SECTION
[Symbol]	EXIST. 'E' INLET	[Symbol]	PROP. HEADWALL
[Symbol]	EXIST. YARD INLET	[Symbol]	
[Symbol]	EXIST. FLARED END SECTION	[Symbol]	
[Symbol]	EXIST. HEADWALL	[Symbol]	

SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES



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Lake Como, NJ 07719  
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F: 732.974.3521  
www.dynamicco.com

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**TITLE: GRADING PLAN H**

**PROJECT: IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

**JOHN A. PALUS**     **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER     PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502     NEW YORK LICENSE No. 097639

2 09/01/22 REV PER TOWNSHIP AND COUNTY COMMENTS

1 04/25/22 REV PER CLIENT AND COUNTY COMMENTS

DATE: 12/17/2021

JOB No: 3709-99-004

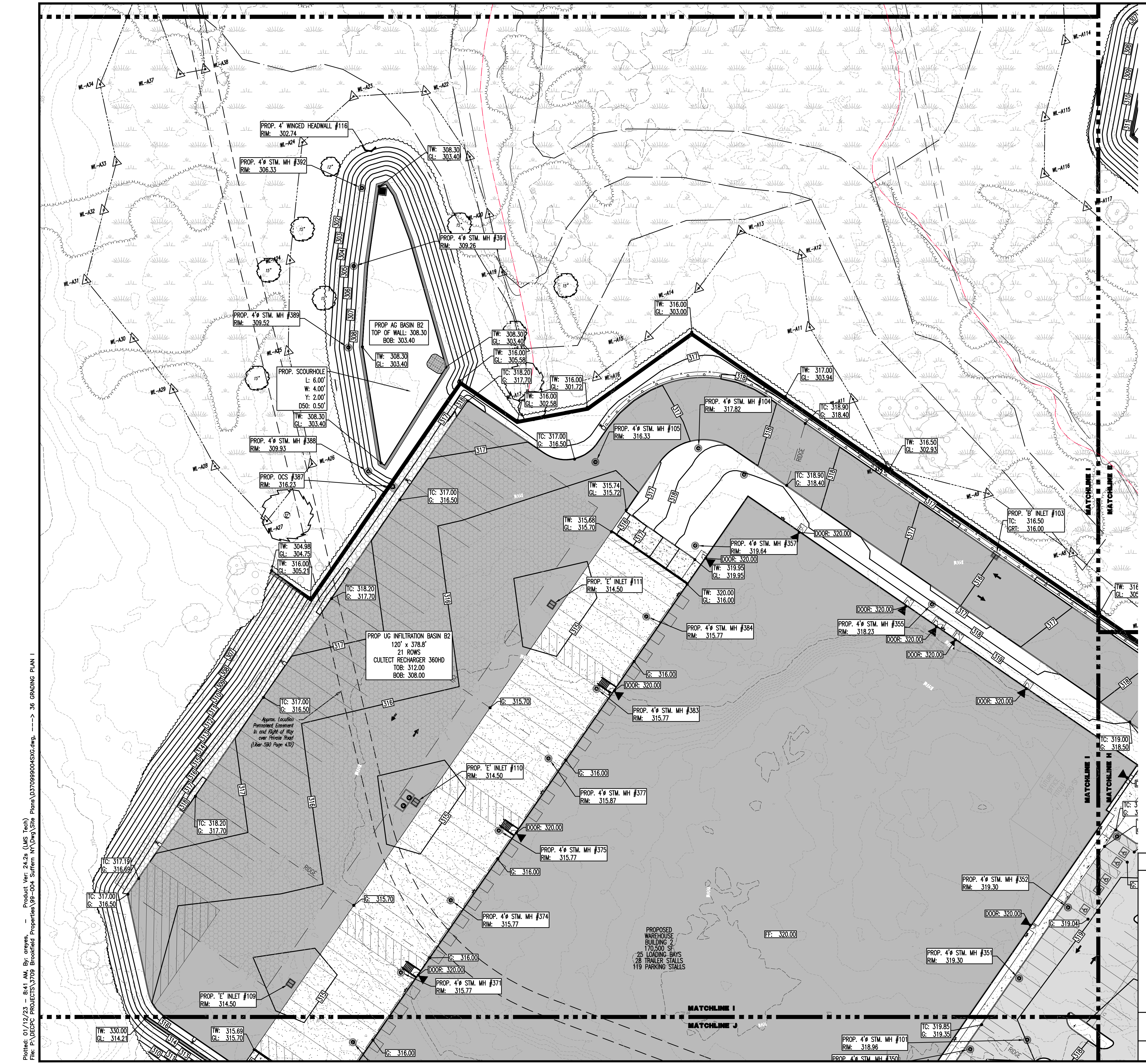
SCALE: (H) 1"=30'  
(V)

SHEET No: **35**

OF 100

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Plotted: 01/12/23 - 12:03 PM. By: creyes. Product Ver: 24.2s (JMS Tech)  
 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\35 GRADING PLAN H.dwg



### PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

### KEY MAP

### GRADING/UTILITY GRAPHIC LEGEND

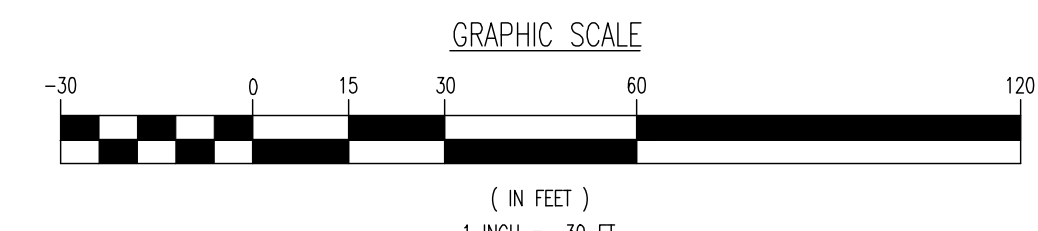
PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES

C	C	EXIST. CABLE LINE	C	C	PROP. CABLE LINE
E	E	EXIST. ELECTRIC LINE	E	E	PROP. ELECTRIC LINE
FO	FO	EXIST. FIBER OPTIC LINE	FO	FO	PROP. FIBER OPTIC LINE
G	G	EXIST. GAS LINE	G	G	PROP. GAS LINE
OH	OH	EXIST. OVERHEAD WIRES	OH	OH	PROP. OVERHEAD WIRES
T	T	EXIST. TELEPHONE LINE	T	T	PROP. TELEPHONE LINE
UDET	UDET	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	UDET	UDET	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
W	W	EXIST. WATER LINE	W	W	PROP. WATER LINE
S	S	EXIST. SANITARY SEWER LINE	S	S	PROP. SANITARY SEWER LINE
SD	SD	EXIST. STORM DRAIN LINE	SD	SD	PROP. STORM DRAIN LINE
MC	MC	EXIST. MINOR CONTOUR & ELEVATION	XX	XX	PROP. FINISH GRADE CONTOUR & ELEVATION
MA	MA	EXIST. MAJOR CONTOUR & ELEVATION			
MW	MW	EXIST. MONITORING WELL			

APPROX. TEST PIT LOCATION

0.5'	0.5'	EXIST. SPOT ELEVATIONS	0.000.00	0.000.00	PROP. GRADE SPOT ELEV.
1.0'	1.0'	EXIST. GUTTER ELEV.	0.000.00	0.000.00	PROP. TOP OF CURB & FINISHED GRADE ELEV.
1.5'	1.5'	EXIST. TOP OF CURB ELEV.	0.000.00	0.000.00	PROP. FINISHED FLOOR ELEV.
2.0'	2.0'	EXIST. FINISH FLOOR ELEV.	FF: 0.000.00	0.000.00	PROP. FINISHED FLOOR ELEV.
2.5'	2.5'	EXIST. GARAGE FLOOR ELEV.	0.000.00	0.000.00	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
3.0'	3.0'	EXIST. FIRE HYDRANT	TW: 0.000.00	0.000.00	PROP. TOP OF WALL & FINISHED GRADE @ HIGH SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
3.5'	3.5'	EXIST. WATER VALVE	0.000.00	0.000.00	PROP. TOP OF EXTENDED CURB (CW) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
4.0'	4.0'	EXIST. GAS VALVE	0.000.00	0.000.00	PROP. DIRECTION OF DRAINAGE FLOW
4.5'	4.5'	EXIST. GAS METER	0.000.00	0.000.00	PROP. WATER VALVE
5.0'	5.0'	EXIST. ELECTRIC METER	0.000.00	0.000.00	PROP. GAS VALVE
5.5'	5.5'	EXIST. ELECTRIC BOX	0.000.00	0.000.00	PROP. STORM CLEANOUT
6.0'	6.0'	EXIST. CLEAN OUT	0.000.00	0.000.00	PROP. SANITARY CLEANOUT
6.5'	6.5'	EXIST. WELL	0.000.00	0.000.00	PROP. AREA LIGHT
7.0'	7.0'	EXIST. WATER SHUT OFF VALVE	0.000.00	0.000.00	PROP. OUTLET CONTROL STRUCTURE
7.5'	7.5'	EXIST. TELEPHONE BOX	0.000.00	0.000.00	PROP. DRAINAGE MANHOLE
8.0'	8.0'	EXIST. CABLE TV BOX	0.000.00	0.000.00	PROP. SANITARY SEWER MANHOLE
8.5'	8.5'	EXIST. UTILITY POLE	0.000.00	0.000.00	PROP. 'A' INLET
9.0'	9.0'	EXIST. GUY WIRE	0.000.00	0.000.00	PROP. 'B' INLET
9.5'	9.5'	EXIST. LIGHT POLE	0.000.00	0.000.00	PROP. 'C' INLET
10.0'	10.0'	EXIST. BUILDING LIGHT	0.000.00	0.000.00	PROP. YARD INLET
10.5'	10.5'	EXIST. SHOE BOX LIGHT	0.000.00	0.000.00	PROP. FLARED END SECTION
11.0'	11.0'	EXIST. COBRA LIGHT POLE	0.000.00	0.000.00	PROP. HEADWALL
11.5'	11.5'	EXIST. TRAFFIC SIGNAL POLE	0.000.00	0.000.00	
12.0'	12.0'	EXIST. MANHOLE	0.000.00	0.000.00	
12.5'	12.5'	EXIST. 'A' INLET	0.000.00	0.000.00	
13.0'	13.0'	EXIST. 'B' INLET	0.000.00	0.000.00	
13.5'	13.5'	EXIST. 'C' INLET	0.000.00	0.000.00	
14.0'	14.0'	EXIST. YARD INLET	0.000.00	0.000.00	
14.5'	14.5'	EXIST. FLARED END SECTION	0.000.00	0.000.00	
15.0'	15.0'	EXIST. HEADWALL	0.000.00	0.000.00	

SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES



Plotted: 01/12/23 - 8:41 AM, By: anyes, - Product Ver: 24.2a (LMS Tech)  
 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\3709990045X.dwg, ---> 36 GRADING PLAN I

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 Phone: 609.661.4400 | Fax: 609.661.4401  
 1400 Industrial Blvd., Suite 100, Allentown, PA 18101  
 Phone: 610.441.1111 | Fax: 610.441.1112

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22, BLOCK 4, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

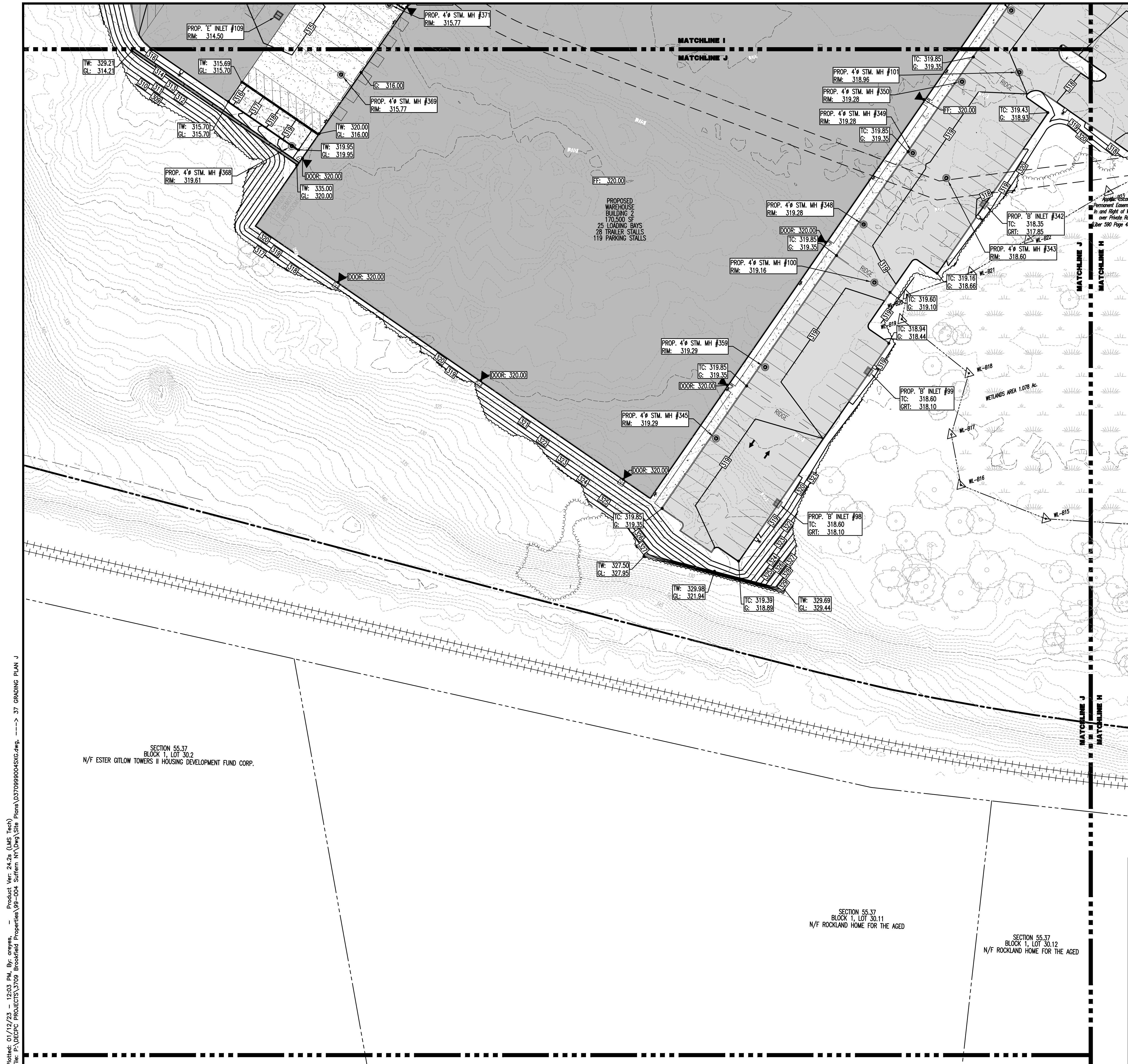
JOB No: 3709-99-004 | DATE: 12/17/2021  
 DRAWN BY: CAM | SCALE: (H) 1"=30' (V)  
 DESIGNED BY: JMS | SHEET No:  
 CHECKED BY: JMS

**JOHN A. PALUS** | **JOSHUA M. SEWARD**

PROFESSIONAL ENGINEER, NEW YORK LICENSE No. 087502  
 PROFESSIONAL ENGINEER, NEW YORK LICENSE No. 097639

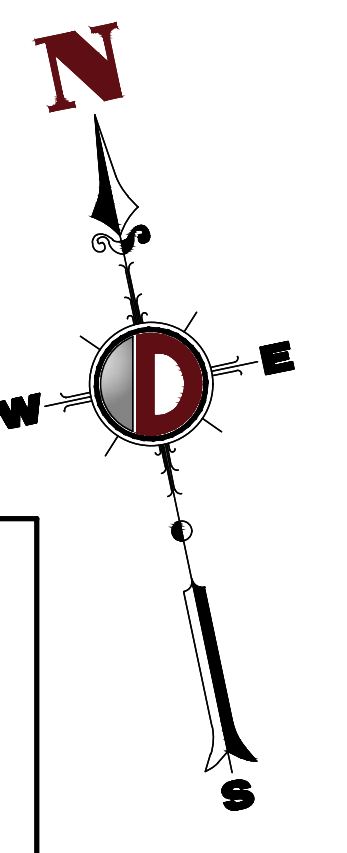
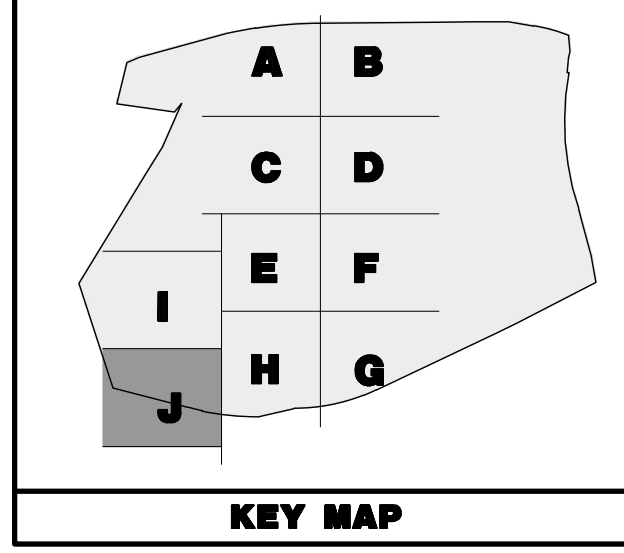
PROTECT YOURSELF  
 ALL STATES REQUIRE REGISTRATION OF ENGINEERS. IF YOU ARE PREPARING TO APPLY FOR A STATE'S OFFICE, PLEASE VISIT [www.allstatespe.com](http://www.allstatespe.com)  
 FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: [www.call811.com](http://www.call811.com)

Rev. # 2



**PAVEMENT LEGEND**

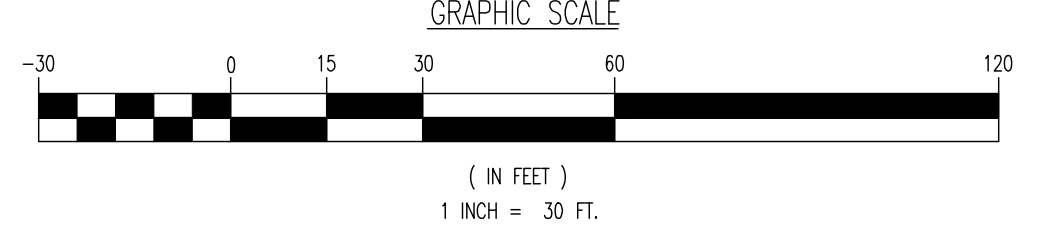
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE



**GRADING/UTILITY GRAPHIC LEGEND**

--- C ---	EXIST. CABLE LINE	--- C ---	PROP. CABLE LINE
--- E ---	EXIST. ELECTRIC LINE	--- E ---	PROP. ELECTRIC LINE
--- FO ---	EXIST. FIBER OPTIC LINE	--- FO ---	PROP. FIBER OPTIC LINE
--- G ---	EXIST. GAS LINE	--- G ---	PROP. GAS LINE
--- OH ---	EXIST. OVERHEAD WIRES	--- OH ---	PROP. OVERHEAD WIRES
--- T ---	EXIST. TELEPHONE LINE	--- T ---	PROP. TELEPHONE LINE
--- UGET ---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	--- UGET ---	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
--- W ---	EXIST. WATER LINE	--- W ---	PROP. WATER LINE
--- S ---	EXIST. SANITARY SEWER LINE	--- S ---	PROP. SANITARY SEWER LINE
--- SD ---	EXIST. STORM DRAIN LINE	--- SD ---	PROP. STORM DRAIN LINE
---	EXIST. MINOR CONTOUR & ELEVATION	---	PROP. FINISH GRADE CONTOUR & ELEVATION
---	EXIST. MAJOR CONTOUR & ELEVATION	---	
--- MW ---	EXIST. MONITORING WELL	---	
---	APPROX. TEST PIT LOCATION	---	
---	EXIST. SPOT ELEVATIONS	---	
---	EXIST. GUTTER ELEV.	---	
---	EXIST. TOP OF CURB ELEV.	---	
---	EXIST. FINISH FLOOR ELEV.	---	
---	EXIST. GARAGE FLOOR ELEV.	---	
---	EXIST. FIRE HYDRANT	---	
---	EXIST. WATER VALVE	---	
---	EXIST. GAS VALVE	---	
---	EXIST. GAS METER	---	
---	EXIST. ELECTRIC METER	---	
---	EXIST. ELECTRIC BOX	---	
---	EXIST. CLEAN OUT	---	
---	EXIST. WELL	---	
---	EXIST. WATER SHUT OFF VALVE	---	
---	EXIST. TELEPHONE BOX	---	
---	EXIST. CABLE TV BOX	---	
---	EXIST. UTILITY POLE	---	
---	EXIST. GUY WIRE	---	
---	EXIST. LIGHT POLE	---	
---	EXIST. BUILDING LIGHT	---	
---	EXIST. SHOE BOX LIGHT	---	
---	EXIST. COBRA LIGHT POLE	---	
---	EXIST. TRAFFIC SIGNAL POLE	---	
---	EXIST. MANHOLE	---	
---	EXIST. "A" INLET	---	
---	EXIST. "B" INLET	---	
---	EXIST. "E" INLET	---	
---	EXIST. YARD INLET	---	
---	EXIST. FLARED END SECTION	---	
---	EXIST. HEADWALL	---	

**SEE SHEET 03 OF 100 FOR GRADING PLAN NOTES**



Rev.	Date	Comments
1	01/23/22	REV. PER CLIENT AND COUNTY COMMENTS
2	09/01/22	REV. PER TOWNSHIP AND COUNTY COMMENTS

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**GRADING PLAN J**

TITLE:	PROJECT: <b>IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD</b>	JOB No: 3709-99-004	DATE: 12/17/2021
	SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK	DRAWN BY: CAM	SCALE: (H) 1"=30' (V)
		DESIGNED BY: JMS	SHEET No:
		CHECKED BY: JMS	<b>37</b>
<b>JOHN A. PALUS</b>	<b>JOSHUA M. SEWALD</b>		
PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502	PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639	<b>811 PROTECT YOURSELF</b> ALL SITES REQUIRE NOTIFICATION OF UTILITY LOCATIONS. IF ANY PREPARED TO ORDER THE SERVICE SPRING SERVICES IN NJ FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM	
			Rev. # 2

Plotted: 01/12/23 - 12:03 PM. Bjc creyes. Product Ver: 24.2s (LMS Tech)  
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**NEW YORK STATE THRUWAY**  
(A.K.A. GOVERNOR THOMAS-E. DEWEY THRUWAY)

Notice of Appropriation  
(Liber 581 Page 581 &  
Liber 574 Page 81)

**OLD MILL ROAD**  
(VARIABLE ROW WIDTH PER TAX MAP)

LANDS N/F  
GUSTAVE WAYER  
Approximate Appropriation Area  
(Liber 616 Page 207)

Rights of Utility Companies to Maintain  
their Poles and Wires Along the  
Abutting Streets Together with the  
Right to Trim Trees Along said Route  
as Necessary to Keep Wires Clear

**PAVEMENT LEGEND**

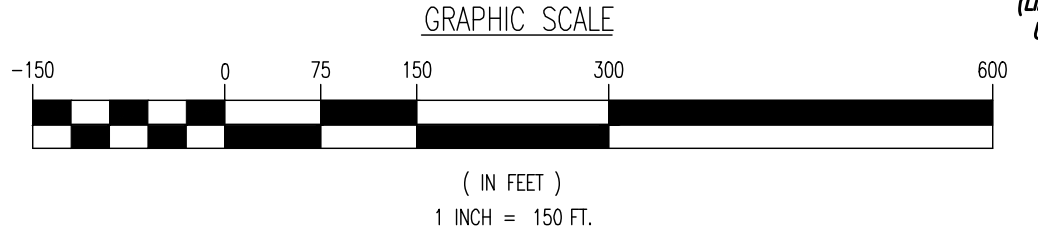
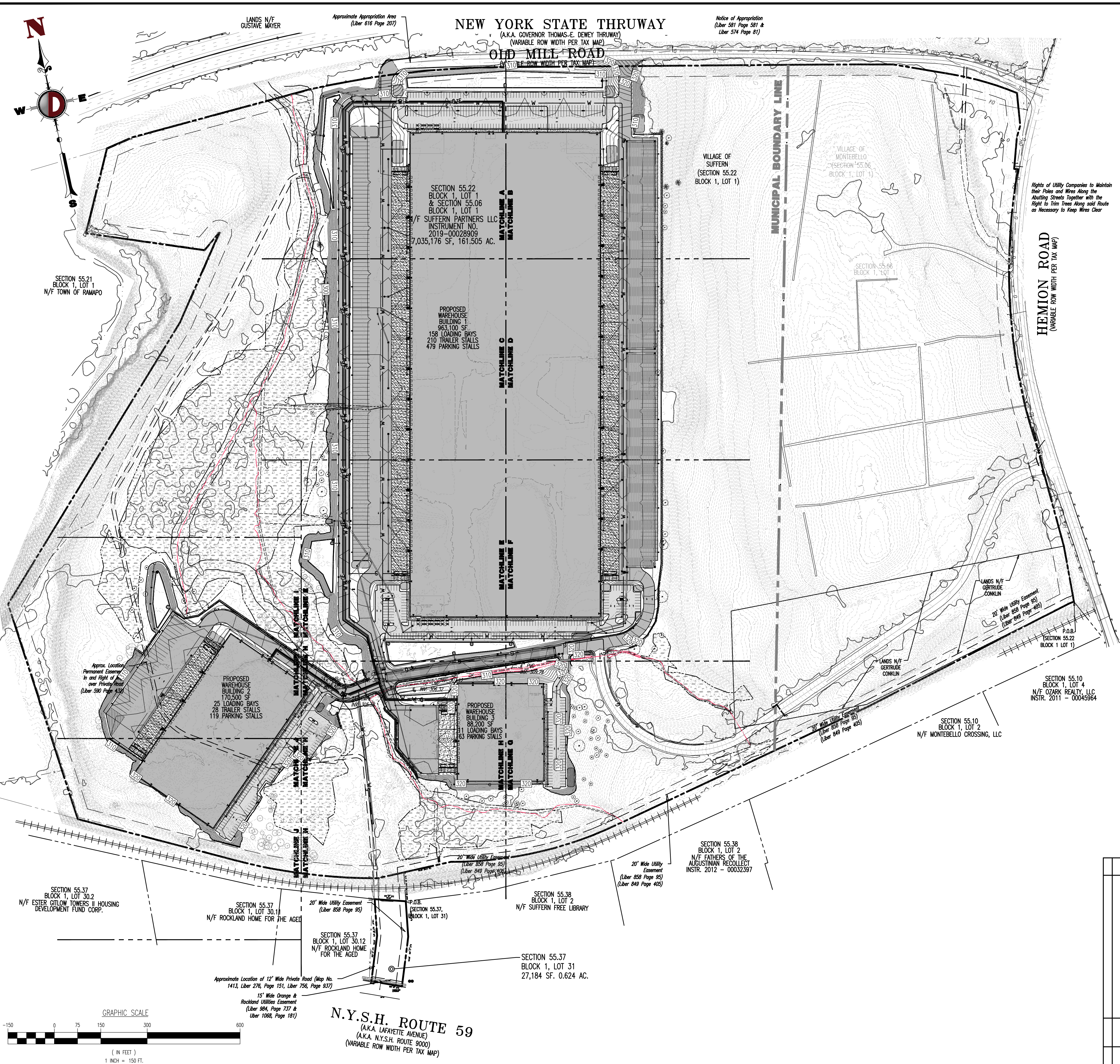
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**GRADING/UTILITY GRAPHIC LEGEND**

PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES

EXIST. CABLE LINE  
EXIST. ELECTRIC LINE  
EXIST. FIBER OPTIC LINE  
EXIST. GAS LINE  
EXIST. OVERHEAD WIRES  
EXIST. TELEPHONE LINE  
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)  
EXIST. WATER LINE  
EXIST. SANITARY SEWER LINE  
EXIST. STORM DRAIN LINE  
EXIST. MINOR CONTOUR & ELEVATION  
EXIST. MAJOR CONTOUR & ELEVATION  
EXIST. MONITORING WELL  
APPROX. TEST PIT LOCATION  
EXIST. SPOT ELEVATIONS  
EXIST. GUTTER ELEV.  
EXIST. TOP OF CURB ELEV.  
EXIST. FINISH FLOOR ELEV.  
EXIST. GARAGE FLOOR ELEV.  
EXIST. FIRE HYDRANT  
EXIST. WATER VALVE  
EXIST. GAS VALVE  
EXIST. GAS METER  
EXIST. ELECTRIC METER  
EXIST. ELECTRIC BOX  
EXIST. CLEAN OUT  
EXIST. WELL  
EXIST. WATER SHUT OFF VALVE  
EXIST. TELEPHONE BOX  
EXIST. CABLE TV BOX  
EXIST. UTILITY POLE  
EXIST. GUY WIRE  
EXIST. LIGHT POLE  
EXIST. BUILDING LIGHT  
EXIST. SHOE BOX LIGHT  
EXIST. COBRA LIGHT POLE  
EXIST. TRAFFIC SIGNAL POLE  
EXIST. MANHOLE  
EXIST. "A" INLET  
EXIST. "B" INLET  
EXIST. "E" INLET  
EXIST. YARD INLET  
EXIST. FLARED END SECTION  
EXIST. HEADWALL

PROP. CABLE LINE  
PROP. ELECTRIC LINE  
PROP. FIBER OPTIC LINE  
PROP. GAS LINE  
PROP. OVERHEAD WIRES  
PROP. TELEPHONE LINE  
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)  
PROP. WATER LINE  
PROP. SANITARY SEWER LINE  
PROP. STORM DRAIN LINE  
PROP. FINISH GRADE CONTOUR & ELEVATION  
PROP. GRADE SPOT ELEV.  
PROP. TOP OF CURB & FINISHED GRADE ELEV.  
PROP. FINISHED FLOOR ELEV.  
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)  
PROP. TOP OF EXTENDED CURB (SH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB  
PROP. DIRECTION OF DRAINAGE FLOW ARROW  
PROP. WATER VALVE  
PROP. GAS VALVE  
PROP. STORM CLEANOUT  
PROP. SANITARY CLEANOUT  
PROP. AREA LIGHT  
PROP. OUTLET CONTROL STRUCTURE  
PROP. DRAINAGE MANHOLE  
PROP. SANITARY SEWER MANHOLE  
PROP. "A" INLET  
PROP. "B" INLET  
PROP. "E" INLET  
PROP. YARD INLET  
PROP. FLARED END SECTION  
PROP. HEADWALL



**N.Y.S.H. ROUTE 59**  
(A.K.A. LAFAYETTE AVENUE)  
(A.K.A. N.Y.S.H. ROUTE 9000)  
(VARIABLE ROW WIDTH PER TAX MAP)

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www.dynamiceng.com

**OVERALL DRAINAGE PLAN**

TITLE: OVERALL DRAINAGE PLAN

PROJECT: IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

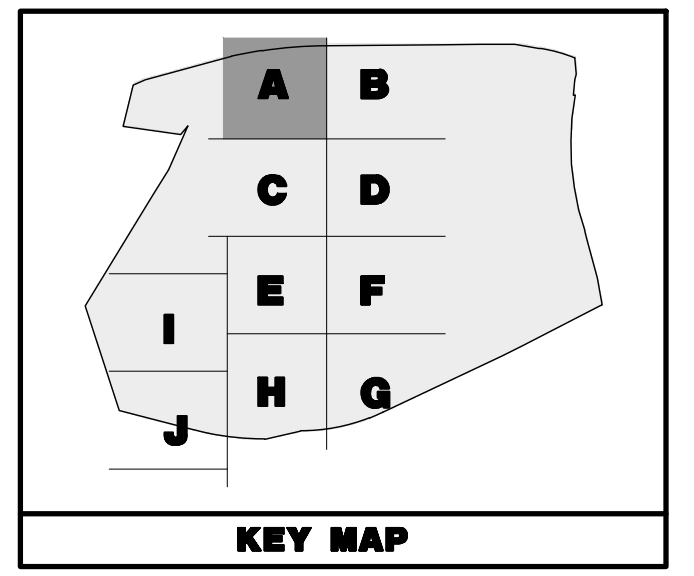
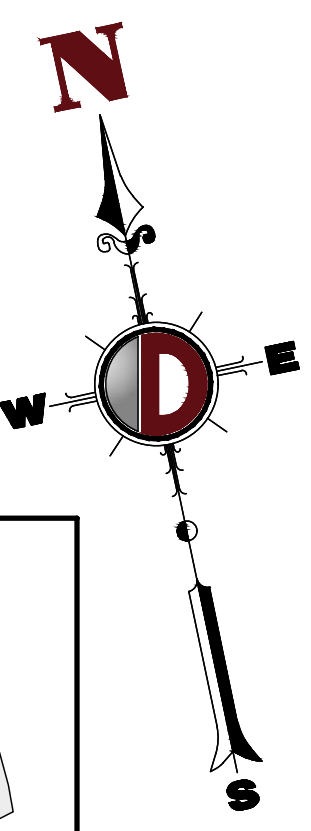
JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
DESIGNED BY: JMS  
CHECKED BY: JMS

SCALE: (H) 1"=150'  
(V)  
SHEET No: 38 OF 100

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Rev. # 2

Plotted: 01/12/23 - 8:42 AM, By: onyes,  
File: P:\CEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\38 Overall Drainage Plan



### PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

### GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES

C	E	EXIST. CABLE LINE	C	E	PROP. CABLE LINE
E	E	EXIST. ELECTRIC LINE	E	E	PROP. ELECTRIC LINE
FO	FO	EXIST. FIBER OPTIC LINE	FO	FO	PROP. FIBER OPTIC LINE
G	G	EXIST. GAS LINE	G	G	PROP. GAS LINE
OH	OH	EXIST. OVERHEAD WIRES	OH	OH	PROP. OVERHEAD WIRES
T	T	EXIST. TELEPHONE LINE	T	T	PROP. TELEPHONE LINE
UGET	UGET	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	UGET	UGET	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
W	W	EXIST. WATER LINE	W	W	PROP. WATER LINE
S	S	EXIST. SANITARY SEWER LINE	S	S	PROP. SANITARY SEWER LINE
SD	SD	EXIST. STORM DRAIN LINE	SD	SD	PROP. STORM DRAIN LINE
---	---	EXIST. MINOR CONTOUR & ELEVATION	---	---	PROP. FINISH GRADE CONTOUR & ELEVATION
---	---	EXIST. MAJOR CONTOUR & ELEVATION	---	---	PROP. FINISH GRADE CONTOUR & ELEVATION
+	+	EXIST. MONITORING WELL	+	+	PROP. FINISH GRADE CONTOUR & ELEVATION

APPROX. TEST PIT LOCATION

- EXIST. SPOT ELEVATIONS
- EXIST. GUTTER ELEV.
- EXIST. TOP OF CURB ELEV.
- EXIST. FINISH FLOOR ELEV.
- EXIST. GARAGE FLOOR ELEV.
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC BOX
- EXIST. CLEAN OUT
- EXIST. WELL
- EXIST. WATER SHUT OFF VALVE
- EXIST. TELEPHONE BOX
- EXIST. CABLE TV BOX
- EXIST. UTILITY POLE
- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. SHOE BOX LIGHT
- EXIST. COBRA LIGHT POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. MANHOLE
- EXIST. "A" INLET
- EXIST. "B" INLET
- EXIST. "E" INLET
- EXIST. YARD INLET
- EXIST. FLARED END SECTION
- EXIST. HEADWALL

PROP. GRADE SPOT ELEV.

PROP. TOP OF CURB & FINISHED GRADE ELEV.

PROP. FINISHED FLOOR ELEV.

PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)

PROP. TOP OF EXTENDED CURB (9) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (2) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

PROP. DIRECTION OF DRAINAGE FLOW ARROW

PROP. WATER VALVE

PROP. GAS VALVE

PROP. STORM CLEANOUT

PROP. SANITARY CLEANOUT

PROP. AREA LIGHT

PROP. OUTLET CONTROL STRUCTURE

PROP. DRAINAGE MANHOLE

PROP. SANITARY SEWER MANHOLE

PROP. "A" INLET

PROP. "B" INLET

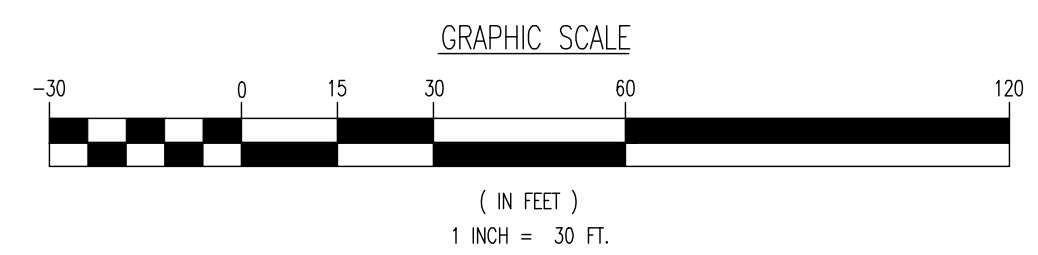
PROP. "E" INLET

PROP. YARD INLET

PROP. FLARED END SECTION

PROP. HEADWALL

SEE SHEET 03 OF 100 FOR DRAINAGE PLAN NOTES



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F: 973.974.3521  
www.dynamiceng.com

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

TITLE: **DRAINAGE PLAN A**

JOB No: 3709-99-004      DATE: 12/17/2021

DESIGNED BY: CAM      SCALE: (H) 1"=30'  
(V)

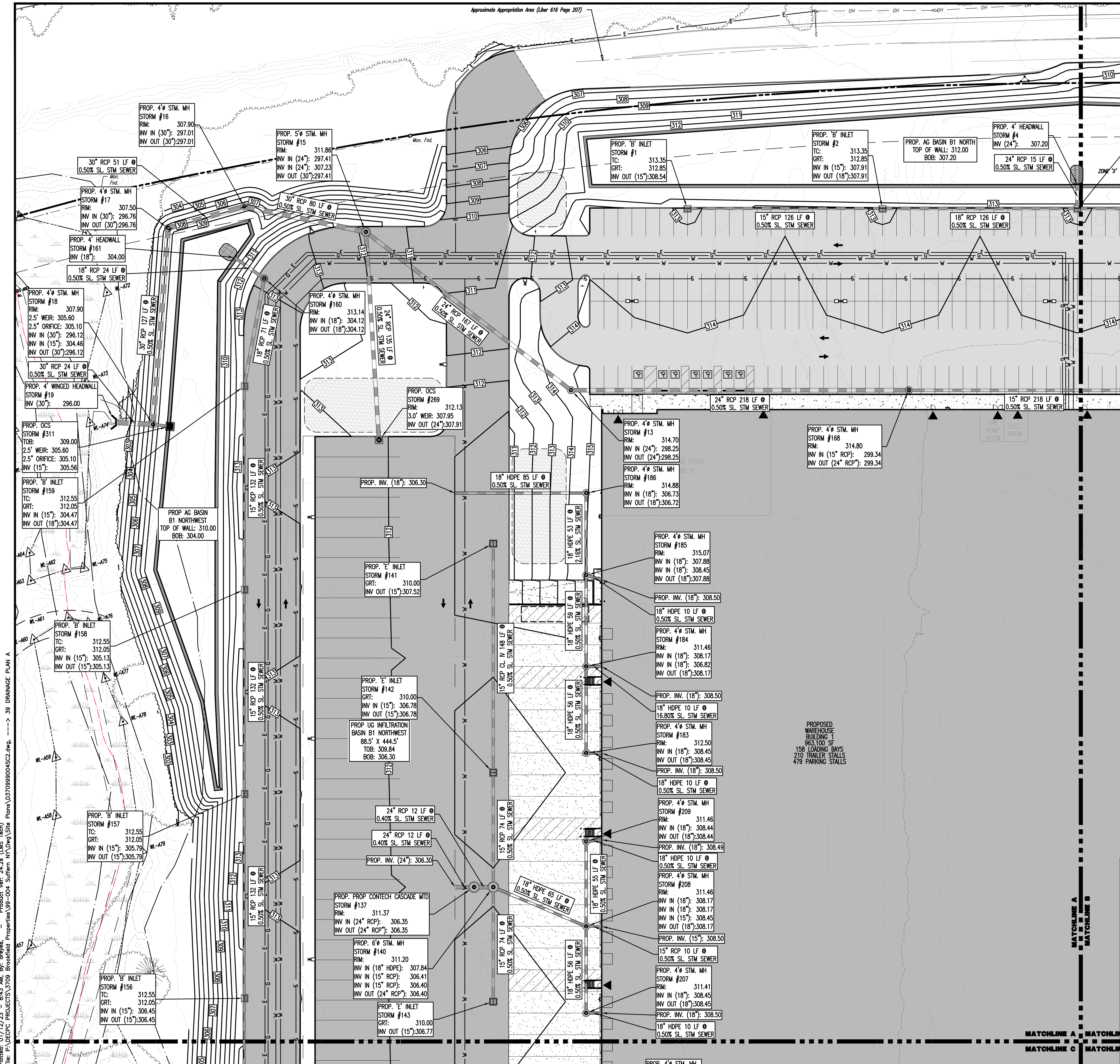
CHECKED BY: JMS      SHEET No:

**JOHN A. PALUS**      **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER      PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087630      NEW YORK LICENSE No. 097639

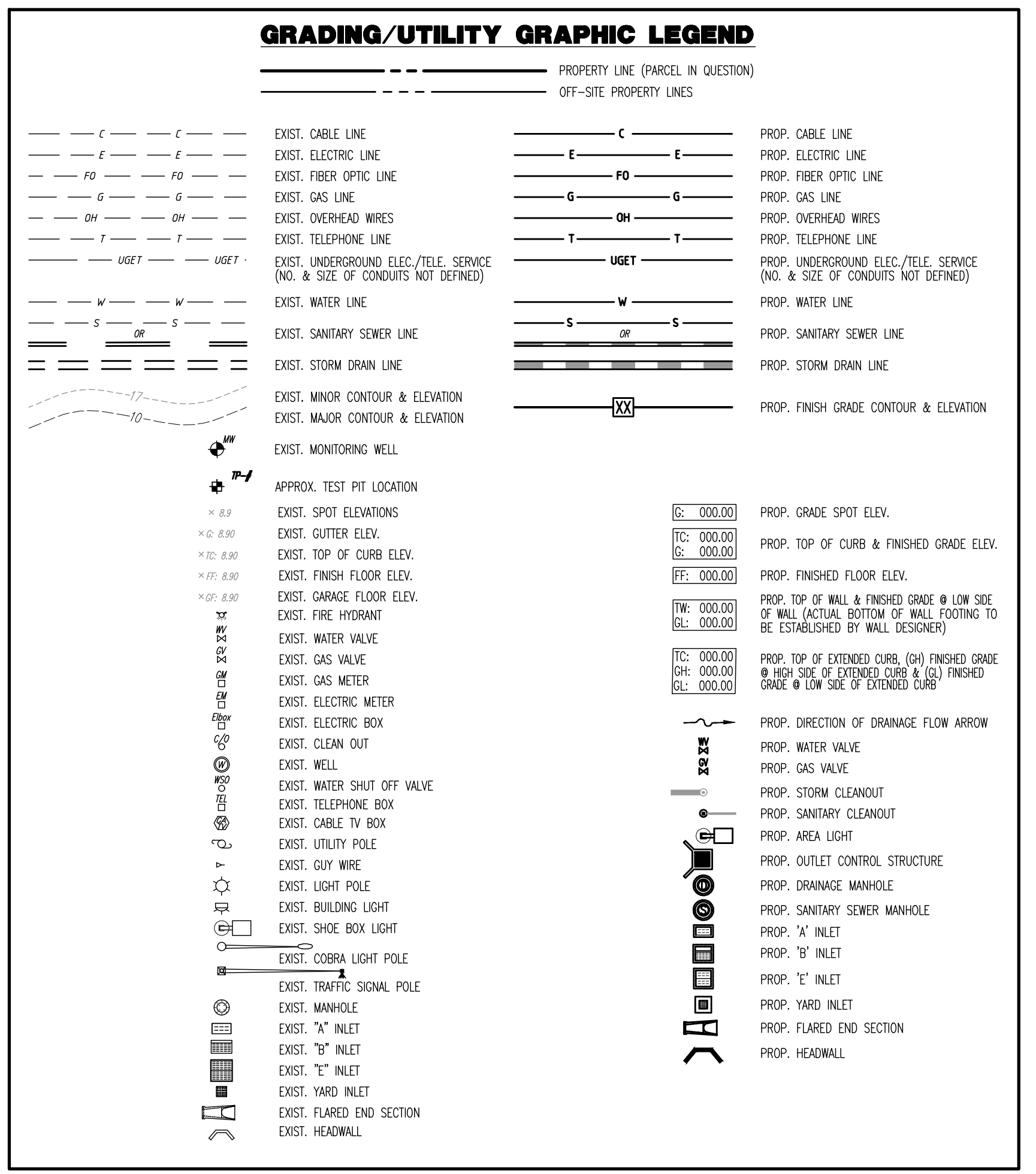
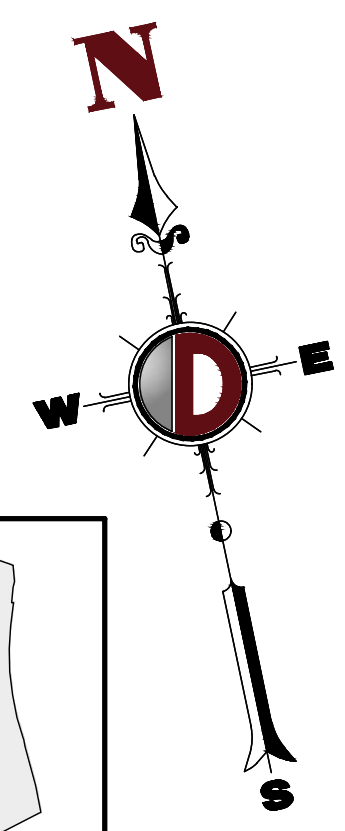
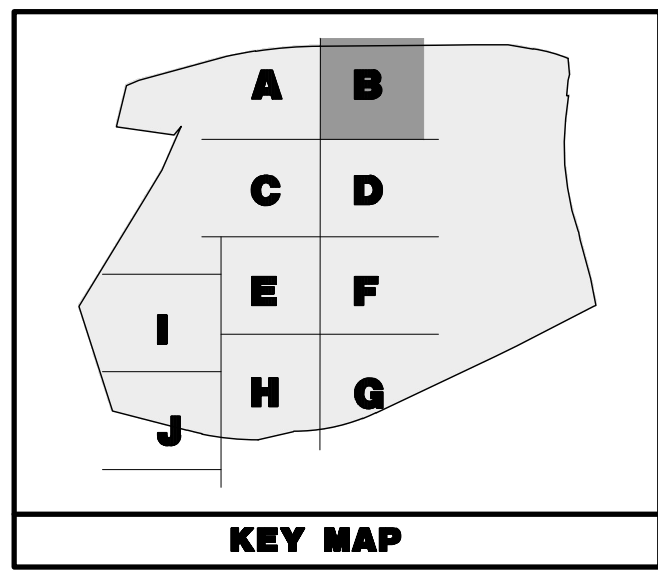
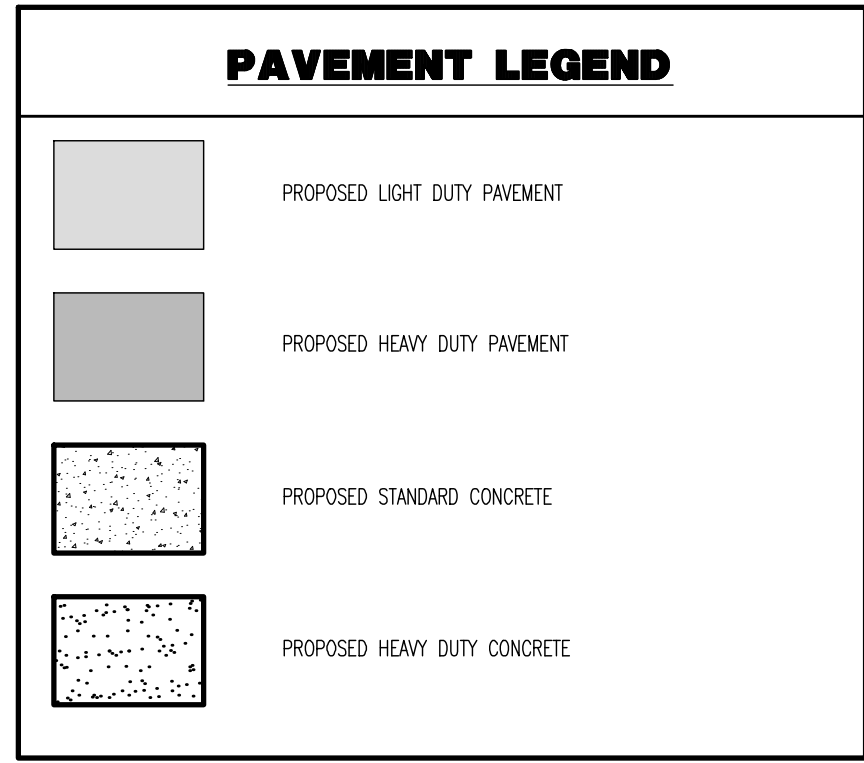
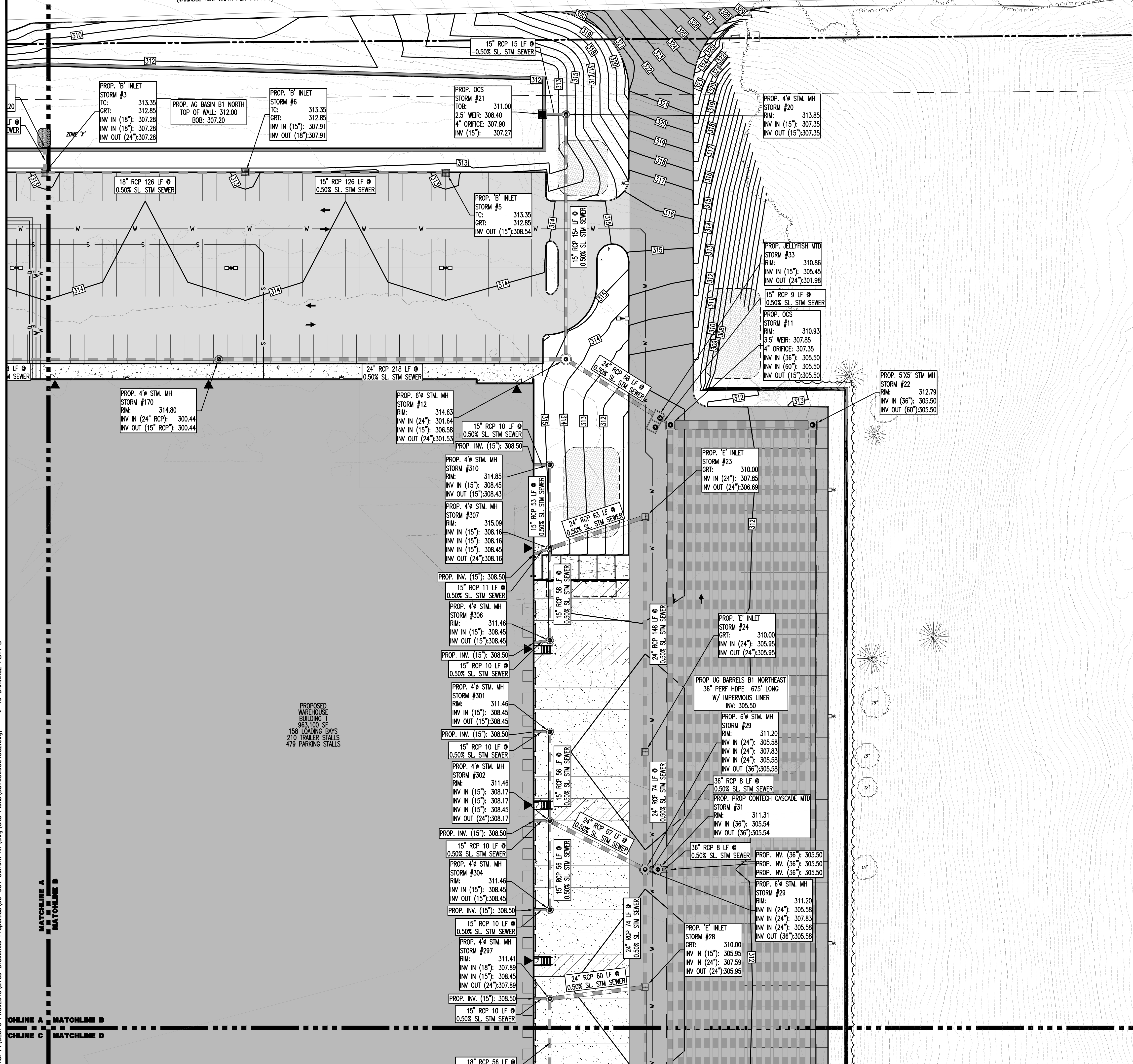
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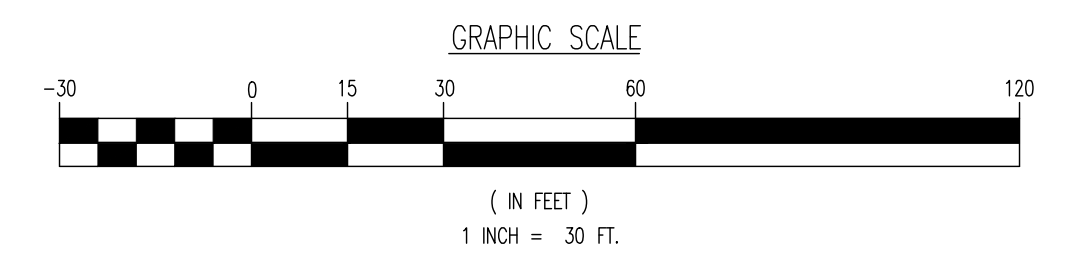


Plotted: 01/12/23 - 8:43 AM, By: areyes, Product Ver: 24.2a (LMS Tech)  
File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\DWG\Site Plans\37090004S2.dwg, ---> 39 DRAINAGE PLAN A

**OLD MILL ROAD**  
(VARIABLE ROW WIDTH PER TAX MAP)



SEE SHEET 03 OF 100 FOR DRAINAGE PLAN NOTES



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PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

TITLE: **DRAINAGE PLAN B**

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS  
SHEET No:  
CHECKED BY: JMS  
CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087630

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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Plotted: 01/12/23 - 8:43 AM, By: arynes, Product Ver: 24.2a (LMS Tech)  
File: P:\VEPCF PROJECTS\3709 Brookfield Properties\09-004 Suffern NY\DWG\Site Plans\0370909004SC2.dwg, ---> 40 DRAINAGE PLAN B





**PAVEMENT LEGEND**

- [Symbol] PROPOSED LIGHT DUTY PAVEMENT
- [Symbol] PROPOSED HEAVY DUTY PAVEMENT
- [Symbol] PROPOSED STANDARD CONCRETE
- [Symbol] PROPOSED HEAVY DUTY CONCRETE

**KEY MAP**

**GRADING/UTILITY GRAPHIC LEGEND**

- - - - -	EXIST. CABLE LINE	- - - - -	PROF. CABLE LINE
- - - - -	EXIST. ELECTRIC LINE	- - - - -	PROF. ELECTRIC LINE
- - - - -	EXIST. FIBER OPTIC LINE	- - - - -	PROF. FIBER OPTIC LINE
- - - - -	EXIST. GAS LINE	- - - - -	PROF. GAS LINE
- - - - -	EXIST. OVERHEAD WIRES	- - - - -	PROF. OVERHEAD WIRES
- - - - -	EXIST. TELEPHONE LINE	- - - - -	PROF. TELEPHONE LINE
- - - - -	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	- - - - -	PROF. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- - - - -	EXIST. WATER LINE	- - - - -	PROF. WATER LINE
- - - - -	EXIST. SANITARY SEWER LINE	- - - - -	PROF. SANITARY SEWER LINE
- - - - -	EXIST. STORM DRAIN LINE	- - - - -	PROF. STORM DRAIN LINE
- - - - -	EXIST. MINOR CONTOUR & ELEVATION	- - - - -	PROF. FINISH GRADE CONTOUR & ELEVATION
- - - - -	EXIST. MAJOR CONTOUR & ELEVATION	- - - - -	
- - - - -	EXIST. MONITORING WELL	- - - - -	

**APP. TEST PIT LOCATION**

**EXIST. SPOT ELEVATIONS**  
 x0.00  
 x1.00  
 x2.00  
 x3.00  
 x4.00

**EXIST. FINISH FLOOR ELEV.**  
 x0.00  
 x1.00  
 x2.00

**EXIST. GARAGE FLOOR ELEV.**  
 x0.00  
 x1.00  
 x2.00

**EXIST. FIRE HYDRANT**  
 x0.00  
 x1.00  
 x2.00

**EXIST. WATER VALVE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. GAS VALVE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. ELECTRIC METER**  
 x0.00  
 x1.00  
 x2.00

**EXIST. ELECTRIC BOX**  
 x0.00  
 x1.00  
 x2.00

**EXIST. CLEAN OUT**  
 x0.00  
 x1.00  
 x2.00

**EXIST. WELL**  
 x0.00  
 x1.00  
 x2.00

**EXIST. WATER SHUT OFF VALVE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. TELEPHONE BOX**  
 x0.00  
 x1.00  
 x2.00

**EXIST. CABLE TV BOX**  
 x0.00  
 x1.00  
 x2.00

**EXIST. UTILITY POLE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. GUY WIRE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. LIGHT POLE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. BUILDING LIGHT**  
 x0.00  
 x1.00  
 x2.00

**EXIST. SHOE BOX LIGHT**  
 x0.00  
 x1.00  
 x2.00

**EXIST. COBRA LIGHT POLE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. TRAFFIC SIGNAL POLE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. MANHOLE**  
 x0.00  
 x1.00  
 x2.00

**EXIST. "A" INLET**  
 x0.00  
 x1.00  
 x2.00

**EXIST. "B" INLET**  
 x0.00  
 x1.00  
 x2.00

**EXIST. "C" INLET**  
 x0.00  
 x1.00  
 x2.00

**EXIST. YARD INLET**  
 x0.00  
 x1.00  
 x2.00

**EXIST. FLARED END SECTION**  
 x0.00  
 x1.00  
 x2.00

**EXIST. HEADWALL**  
 x0.00  
 x1.00  
 x2.00

**PROF. GRADE SPOT ELEV.**  
 x0.00  
 x1.00  
 x2.00

**PROF. TOP OF CURB & FINISHED GRADE ELEV.**  
 x0.00  
 x1.00  
 x2.00

**PROF. FINISHED FLOOR ELEV.**  
 x0.00  
 x1.00  
 x2.00

**PROF. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)**  
 x0.00  
 x1.00  
 x2.00

**PROF. TOP OF EXTENDED CURB (3) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (2) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB**  
 x0.00  
 x1.00  
 x2.00

**PROF. DIRECTION OF DRAINAGE FLOW ARROW**  
 x0.00  
 x1.00  
 x2.00

**PROF. WATER VALVE**  
 x0.00  
 x1.00  
 x2.00

**PROF. GAS VALVE**  
 x0.00  
 x1.00  
 x2.00

**PROF. STORM CLEANOUT**  
 x0.00  
 x1.00  
 x2.00

**PROF. SANITARY CLEANOUT**  
 x0.00  
 x1.00  
 x2.00

**PROF. AREA LIGHT**  
 x0.00  
 x1.00  
 x2.00

**PROF. OUTLET CONTROL STRUCTURE**  
 x0.00  
 x1.00  
 x2.00

**PROF. DRAINAGE MANHOLE**  
 x0.00  
 x1.00  
 x2.00

**PROF. SANITARY SEWER MANHOLE**  
 x0.00  
 x1.00  
 x2.00

**PROF. "A" INLET**  
 x0.00  
 x1.00  
 x2.00

**PROF. "B" INLET**  
 x0.00  
 x1.00  
 x2.00

**PROF. "C" INLET**  
 x0.00  
 x1.00  
 x2.00

**PROF. YARD INLET**  
 x0.00  
 x1.00  
 x2.00

**PROF. FLARED END SECTION**  
 x0.00  
 x1.00  
 x2.00

**PROF. HEADWALL**  
 x0.00  
 x1.00  
 x2.00

**GRAPHIC SCALE**  
 1 INCH = 30 FT.

**SEE SHEET O3 OF 100 FOR DRAINAGE PLAN NOTES**

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**DRAINAGE PLAN C**

**PROJECT: IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.31; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

**DESIGNED BY: CAM**  
**CHECKED BY: JMS**

**JOHN A. PALUS**    **JOSHUA M. SEWALD**

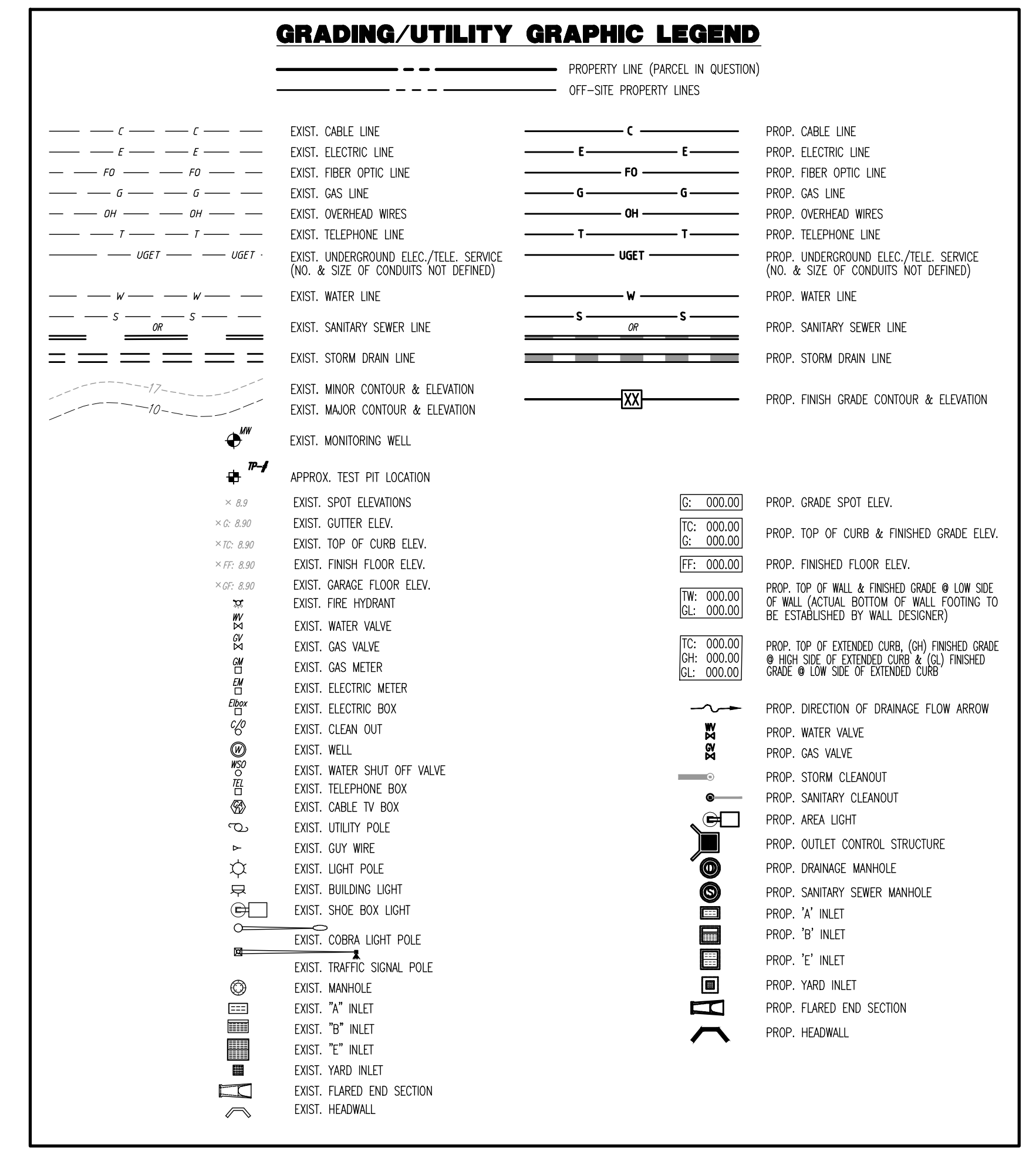
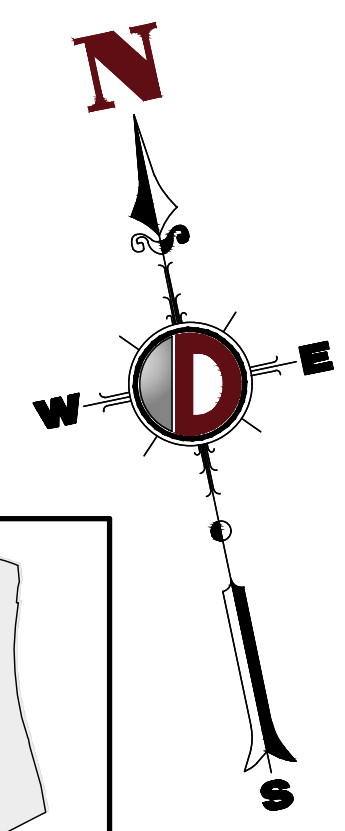
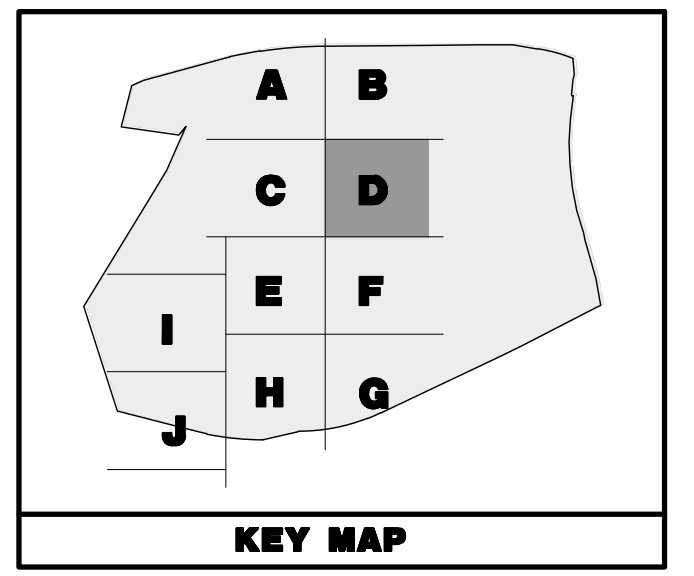
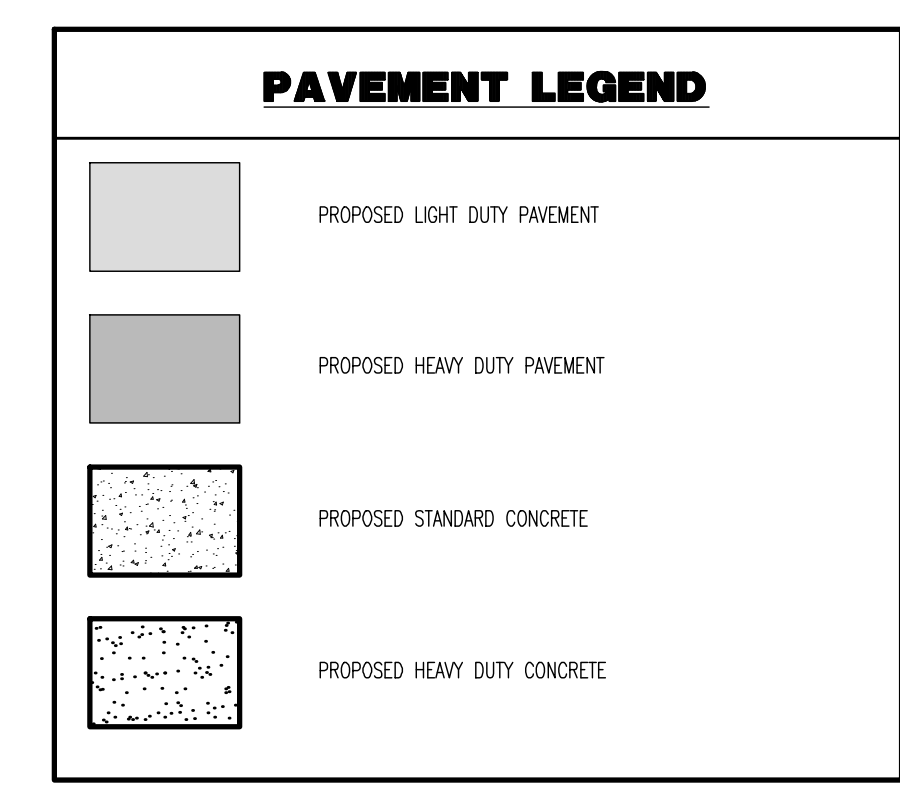
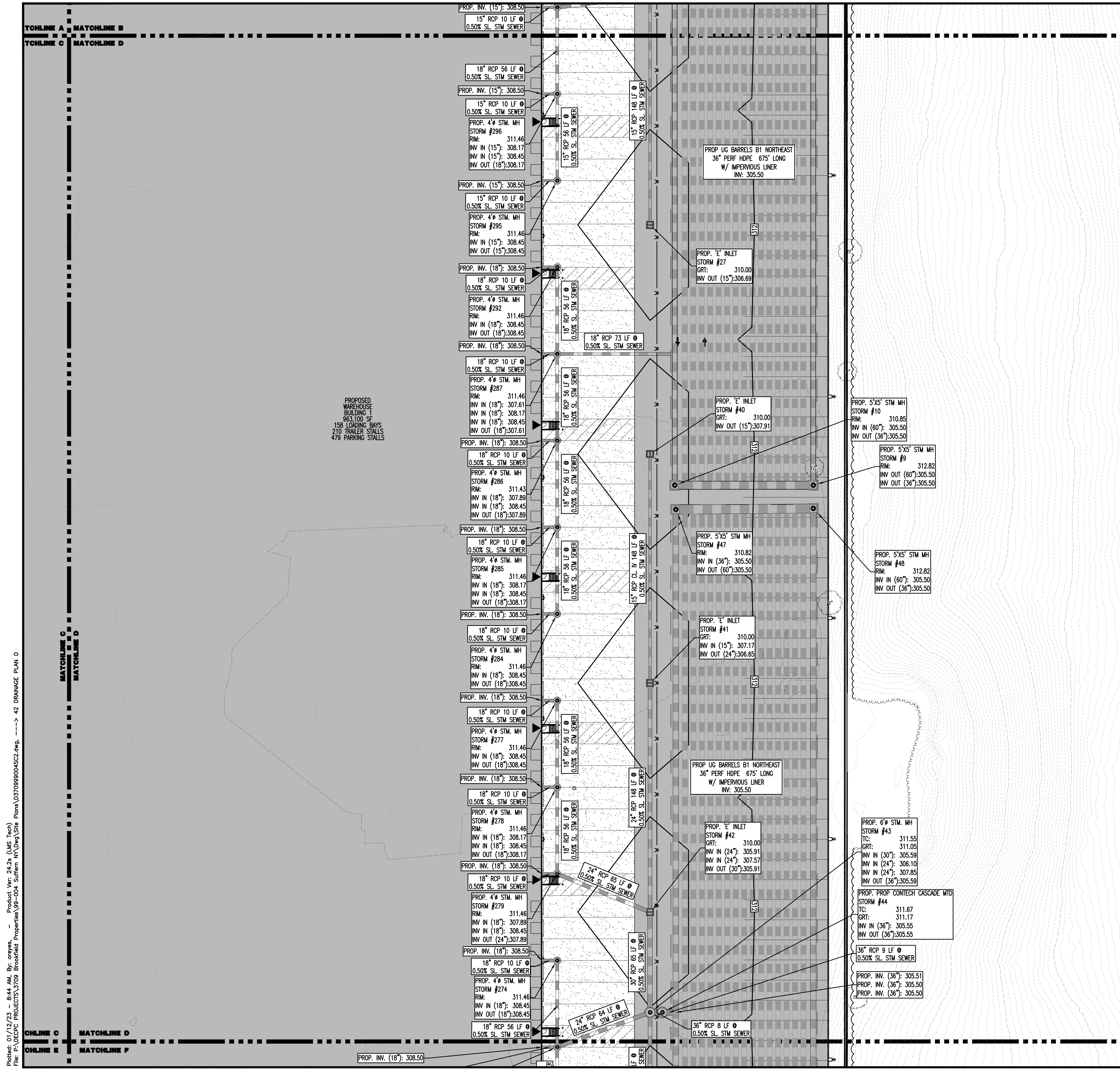
**PROFESSIONAL ENGINEER**  
 NEW YORK LICENSE NO. 087630

**PROFESSIONAL ENGINEER**  
 NEW YORK LICENSE NO. 097639

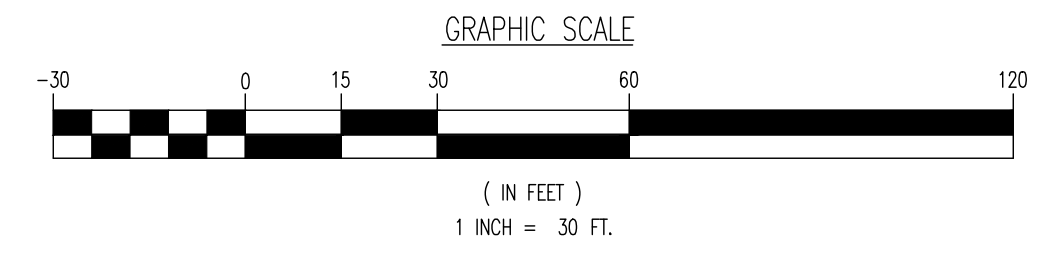
**DATE: 12/17/2021**  
**SCALE: (H) 1"=30' (V)**

**41**  
 OF 100

Printed: 01/12/23 - 8:43 AM, By: onyia, Product Ver: 24.2a (LMS Tech)  
 File: P:\VEPC PROJECTS\3709 Brookfield Properties\09-004 Suffern NY\DWG\Site Plans\DWG\Site Plans\41 DRAINAGE PLAN C.dwg



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---

**TITLE:** DRAINAGE PLAN D

**PROJECT:** IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**JOB No:** 3709-99-004  
**DATE:** 12/17/2021

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**SCALE:** (H) 1"=30'  
(V)

**DESIGNED BY:** JMS  
**CHECKED BY:** JMS

**SHEET No:** 42 OF 100

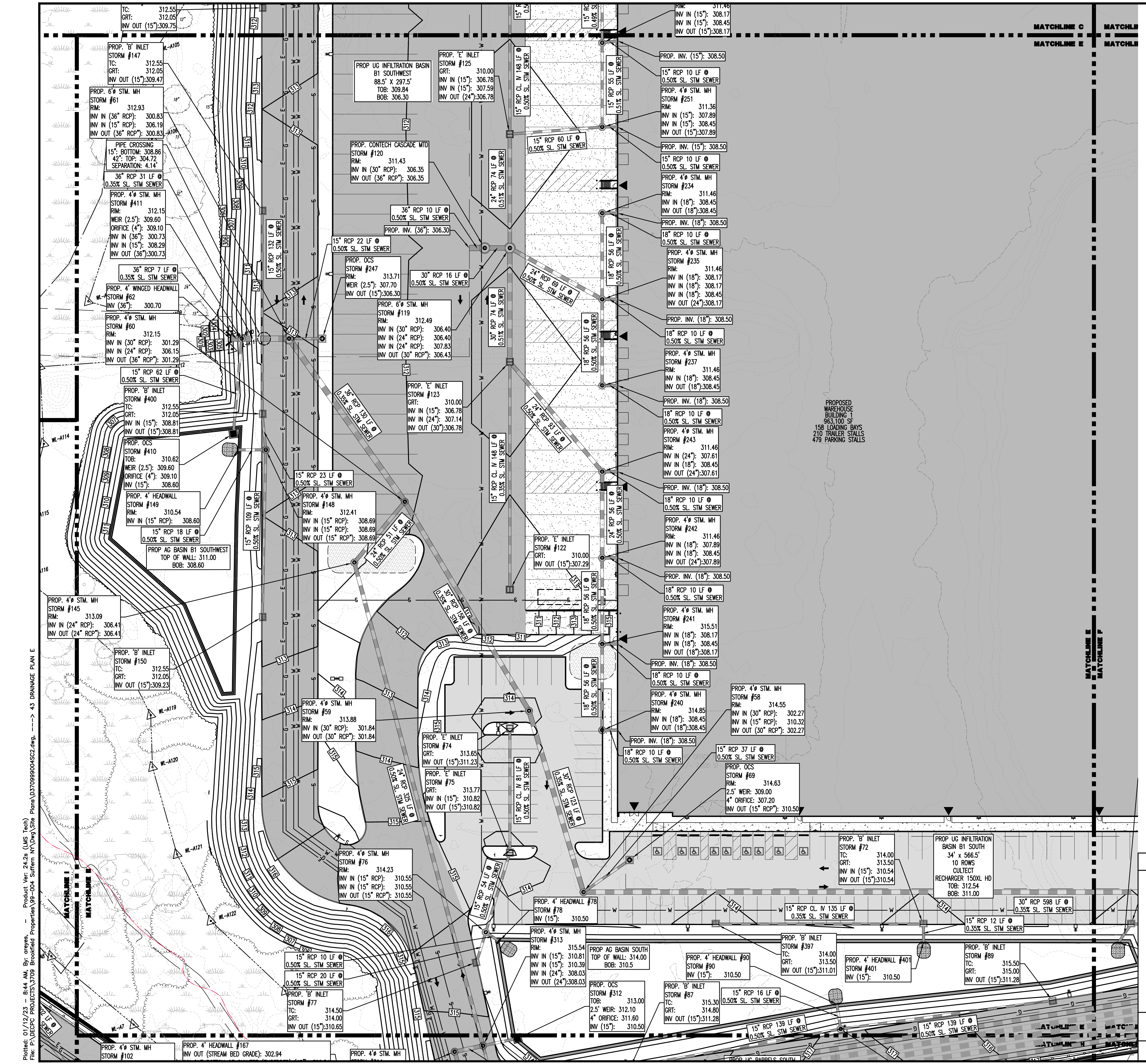
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### PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**KEY MAP**

Grid labels: A, B, C, D, E, F, G, H, I, J

### GRADING/UTILITY GRAPHIC LEGEND

**PROPERTY LINE (PARCEL IN QUESTION)**

**OFF-SITE PROPERTY LINES**

C	C	EXIST. CABLE LINE	C	C	PROP. CABLE LINE
E	E	EXIST. ELECTRIC LINE	E	E	PROP. ELECTRIC LINE
FO	FO	EXIST. FIBER OPTIC LINE	FO	FO	PROP. FIBER OPTIC LINE
G	G	EXIST. GAS LINE	G	G	PROP. GAS LINE
OH	OH	EXIST. OVERHEAD WIRES	OH	OH	PROP. OVERHEAD WIRES
T	T	EXIST. TELEPHONE LINE	T	T	PROP. TELEPHONE LINE
UGET	UGET	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	UGET	UGET	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
W	W	EXIST. WATER LINE	W	W	PROP. WATER LINE
S	S	EXIST. SANITARY SEWER LINE	S	S	PROP. SANITARY SEWER LINE
SD	SD	EXIST. STORM DRAIN LINE	SD	SD	PROP. STORM DRAIN LINE
---	---	EXIST. MINOR CONTOUR & ELEVATION	---	---	PROP. FINISH GRADE CONTOUR & ELEVATION
---	---	EXIST. MAJOR CONTOUR & ELEVATION	---	---	PROP. FINISH GRADE CONTOUR & ELEVATION
⊙	⊙	EXIST. MONITORING WELL	⊙	⊙	PROP. MONITORING WELL
⊙	⊙	APPROX. TEST PIT LOCATION	⊙	⊙	PROP. TEST PIT LOCATION
+	+	EXIST. SPOT ELEVATIONS	+	+	PROP. SPOT ELEVATIONS
⊖	⊖	EXIST. GUTTER ELEV.	⊖	⊖	PROP. TOP OF CURB & FINISHED GRADE ELEV.
⊖	⊖	EXIST. TOP OF CURB ELEV.	⊖	⊖	PROP. FINISHED FLOOR ELEV.
⊖	⊖	EXIST. FINISH FLOOR ELEV.	⊖	⊖	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
⊖	⊖	EXIST. GARAGE FLOOR ELEV.	⊖	⊖	PROP. TOP OF EXTENDED CURB @ FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (2) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
⊖	⊖	EXIST. FIRE HYDRANT	⊖	⊖	PROP. DIRECTION OF DRAINAGE FLOW ARROW
⊖	⊖	EXIST. WATER VALVE	⊖	⊖	PROP. WATER VALVE
⊖	⊖	EXIST. GAS VALVE	⊖	⊖	PROP. GAS VALVE
⊖	⊖	EXIST. GAS METER	⊖	⊖	PROP. STORM CLEANOUT
⊖	⊖	EXIST. ELECTRIC METER	⊖	⊖	PROP. SANITARY CLEANOUT
⊖	⊖	EXIST. ELECTRIC BOX	⊖	⊖	PROP. AREA LIGHT
⊖	⊖	EXIST. CLEAN OUT	⊖	⊖	PROP. OUTLET CONTROL STRUCTURE
⊖	⊖	EXIST. WELL	⊖	⊖	PROP. DRAINAGE MANHOLE
⊖	⊖	EXIST. WATER SHUT OFF VALVE	⊖	⊖	PROP. SANITARY SEWER MANHOLE
⊖	⊖	EXIST. TELEPHONE BOX	⊖	⊖	PROP. 'A' INLET
⊖	⊖	EXIST. CABLE TV BOX	⊖	⊖	PROP. 'B' INLET
⊖	⊖	EXIST. UTILITY POLE	⊖	⊖	PROP. 'E' INLET
⊖	⊖	EXIST. GUY WIRE	⊖	⊖	PROP. YARD INLET
⊖	⊖	EXIST. LIGHT POLE	⊖	⊖	PROP. FLARED END SECTION
⊖	⊖	EXIST. BUILDING LIGHT	⊖	⊖	PROP. HEADWALL
⊖	⊖	EXIST. SHOE BOX LIGHT	⊖	⊖	
⊖	⊖	EXIST. COBRA LIGHT POLE	⊖	⊖	
⊖	⊖	EXIST. TRAFFIC SIGNAL POLE	⊖	⊖	
⊖	⊖	EXIST. MANHOLE	⊖	⊖	
⊖	⊖	EXIST. 'A' INLET	⊖	⊖	
⊖	⊖	EXIST. 'B' INLET	⊖	⊖	
⊖	⊖	EXIST. 'E' INLET	⊖	⊖	
⊖	⊖	EXIST. YARD INLET	⊖	⊖	
⊖	⊖	EXIST. FLARED END SECTION	⊖	⊖	
⊖	⊖	EXIST. HEADWALL	⊖	⊖	

**GRAPHIC SCALE**

(IN FEET)

1 INCH = 30 FT.

**SEE SHEET O3 OF 100 FOR DRAINAGE PLAN NOTES**

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 10000 Route 1, Suite 200, Newark, NJ 07102  
 10000 Route 1, Suite 200, Newark, NJ 07102

### DRAINAGE PLAN E

PROJECT: IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 4, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

TITLE: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_  
 JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: CAM  
 SCALE: (H) 1"=30'  
 (V) \_\_\_\_\_  
 DESIGNED BY: JMS  
 SHEET No: \_\_\_\_\_  
 CHECKED BY: JMS  
 CHECKED BY: \_\_\_\_\_

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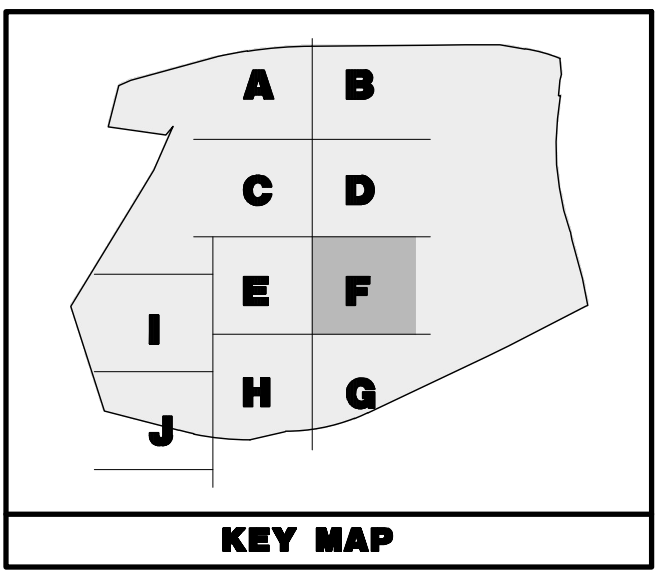
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Plotted: 01/12/23 - 8:44 AM, By: arnyes, Product Ver: 24.2a (LMS Tech)  
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**PAVEMENT LEGEND**

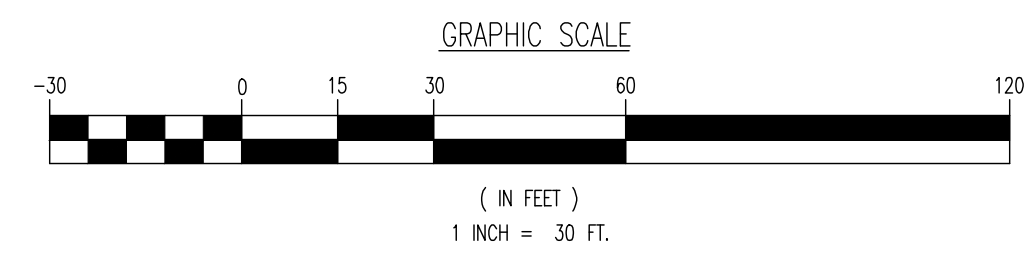
[Pattern]	PROPOSED LIGHT DUTY PAVEMENT
[Pattern]	PROPOSED HEAVY DUTY PAVEMENT
[Pattern]	PROPOSED STANDARD CONCRETE
[Pattern]	PROPOSED HEAVY DUTY CONCRETE



**GRADING/UTILITY GRAPHIC LEGEND**

[Symbol]	PROPERTY LINE (PARCEL IN QUESTION)	[Symbol]	PROP. CABLE LINE
[Symbol]	OFF-SITE PROPERTY LINES	[Symbol]	PROP. ELECTRIC LINE
[Symbol]	EXIST. CABLE LINE	[Symbol]	PROP. FIBER OPTIC LINE
[Symbol]	EXIST. ELECTRIC LINE	[Symbol]	PROP. GAS LINE
[Symbol]	EXIST. FIBER OPTIC LINE	[Symbol]	PROP. OVERHEAD WIRES
[Symbol]	EXIST. GAS LINE	[Symbol]	PROP. TELEPHONE LINE
[Symbol]	EXIST. OVERHEAD WIRES	[Symbol]	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
[Symbol]	EXIST. TELEPHONE LINE	[Symbol]	PROP. WATER LINE
[Symbol]	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	[Symbol]	PROP. SANITARY SEWER LINE
[Symbol]	EXIST. WATER LINE	[Symbol]	PROP. STORM DRAIN LINE
[Symbol]	EXIST. SANITARY SEWER LINE	[Symbol]	PROP. FINISH GRADE CONTOUR & ELEVATION
[Symbol]	EXIST. STORM DRAIN LINE	[Symbol]	PROP. GRADE SPOT ELEV.
[Symbol]	EXIST. MINOR CONTOUR & ELEVATION	[Symbol]	PROP. TOP OF CURB & FINISHED GRADE ELEV.
[Symbol]	EXIST. MAJOR CONTOUR & ELEVATION	[Symbol]	PROP. FINISHED FLOOR ELEV.
[Symbol]	EXIST. MONITORING WELL	[Symbol]	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
[Symbol]	APPROX. TEST PIT LOCATION	[Symbol]	PROP. TOP OF EXTENDED CURB @ FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (Q) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
[Symbol]	EXIST. SPOT ELEVATIONS	[Symbol]	PROP. DIRECTION OF DRAINAGE FLOW ARROW
[Symbol]	EXIST. GUTTER ELEV.	[Symbol]	PROP. WATER VALVE
[Symbol]	EXIST. TOP OF CURB ELEV.	[Symbol]	PROP. GAS VALVE
[Symbol]	EXIST. FINISH FLOOR ELEV.	[Symbol]	PROP. STORM CLEANOUT
[Symbol]	EXIST. GARAGE FLOOR ELEV.	[Symbol]	PROP. SANITARY CLEANOUT
[Symbol]	EXIST. FIRE HYDRANT	[Symbol]	PROP. AREA LIGHT
[Symbol]	EXIST. WATER VALVE	[Symbol]	PROP. OUTLET CONTROL STRUCTURE
[Symbol]	EXIST. GAS VALVE	[Symbol]	PROP. DRAINAGE MANHOLE
[Symbol]	EXIST. ELECTRIC METER	[Symbol]	PROP. SANITARY SEWER MANHOLE
[Symbol]	EXIST. ELECTRIC BOX	[Symbol]	PROP. "A" INLET
[Symbol]	EXIST. CLEAN OUT	[Symbol]	PROP. "B" INLET
[Symbol]	EXIST. WELL	[Symbol]	PROP. "E" INLET
[Symbol]	EXIST. WATER SHUT OFF VALVE	[Symbol]	PROP. YARD INLET
[Symbol]	EXIST. TELEPHONE BOX	[Symbol]	PROP. FLEAVED END SECTION
[Symbol]	EXIST. CABLE TV BOX	[Symbol]	PROP. HEADWALL
[Symbol]	EXIST. UTILITY POLE	[Symbol]	
[Symbol]	EXIST. GUY WIRE	[Symbol]	
[Symbol]	EXIST. LIGHT POLE	[Symbol]	
[Symbol]	EXIST. BUILDING LIGHT	[Symbol]	
[Symbol]	EXIST. SHOE BOX LIGHT	[Symbol]	
[Symbol]	EXIST. COBRA LIGHT POLE	[Symbol]	
[Symbol]	EXIST. TRAFFIC SIGNAL POLE	[Symbol]	
[Symbol]	EXIST. MANHOLE	[Symbol]	
[Symbol]	EXIST. "A" INLET	[Symbol]	
[Symbol]	EXIST. "B" INLET	[Symbol]	
[Symbol]	EXIST. "E" INLET	[Symbol]	
[Symbol]	EXIST. YARD INLET	[Symbol]	
[Symbol]	EXIST. FLEAVED END SECTION	[Symbol]	
[Symbol]	EXIST. HEADWALL	[Symbol]	

SEE SHEET O3 OF 100 FOR DRAINAGE PLAN NOTES



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 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**DRAINAGE PLAN F**

TITLE: \_\_\_\_\_

DESIGNED BY: CAM  
 CHECKED BY: JMS

**JOHN A. PALUS** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087502

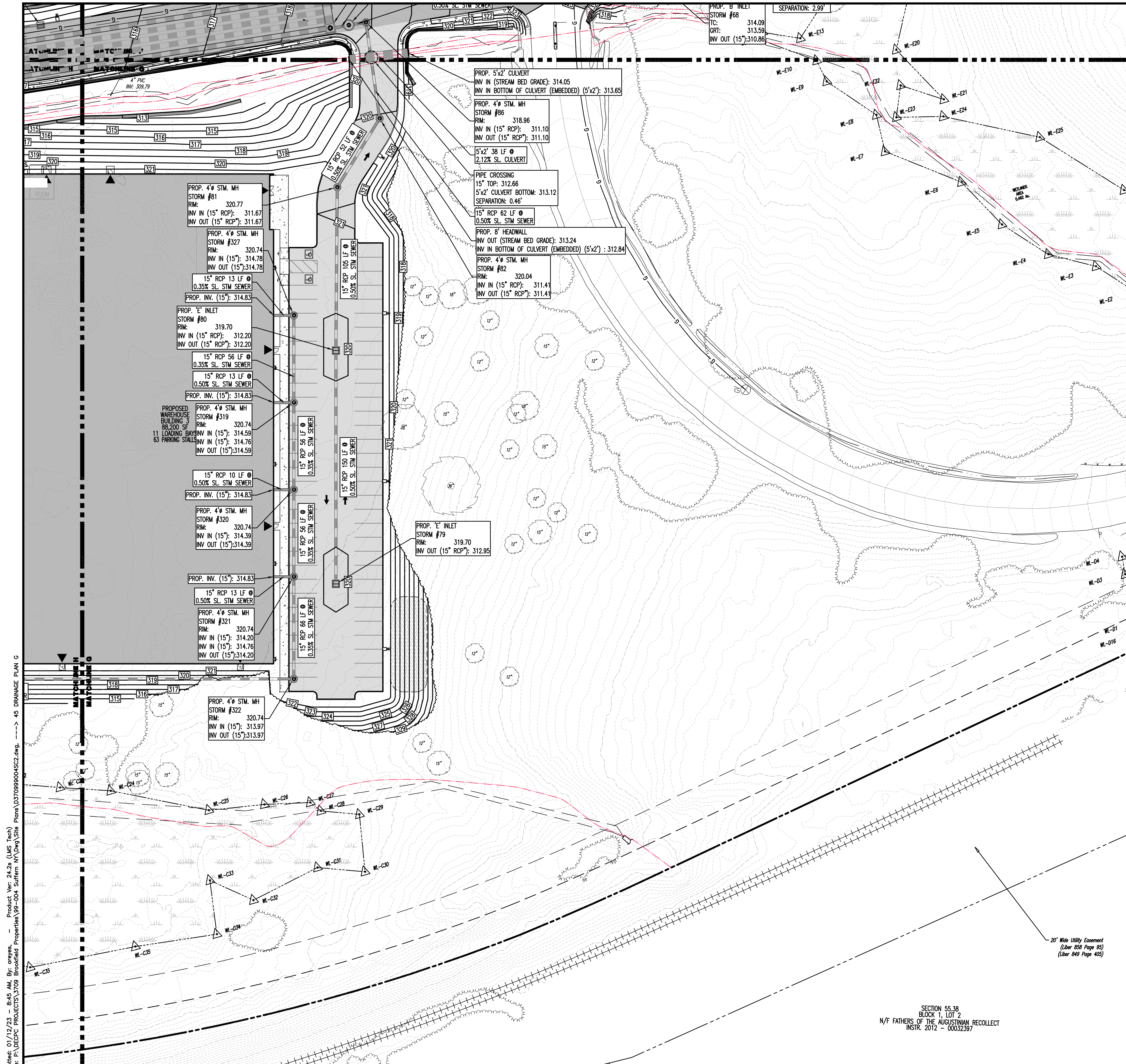
**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 SCALE: (H) 1"=30'  
 (V) \_\_\_\_\_  
 SHEET No: \_\_\_\_\_

**44** OF 100

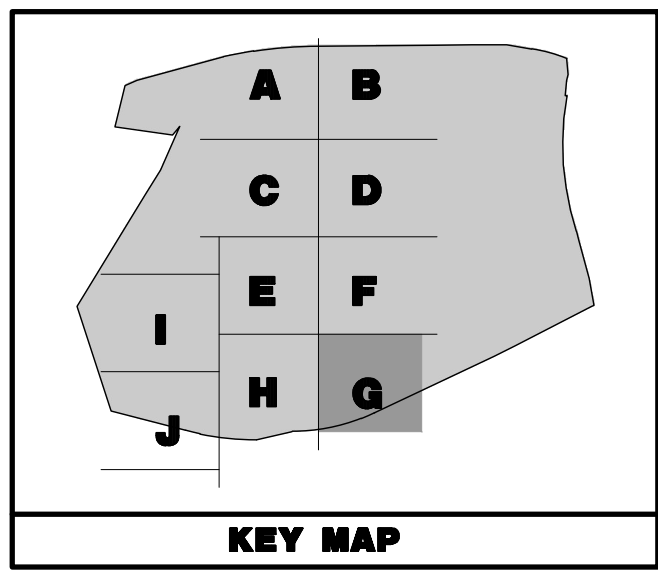
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Product Ver: 24.2a (LMS Tech)  
 Plot: 01/12/23 - 8:44 AM, By: arnyes,  
 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004S22.dwg, ---> 44 DRAINAGE PLAN F



### PAVEMENT LEGEND

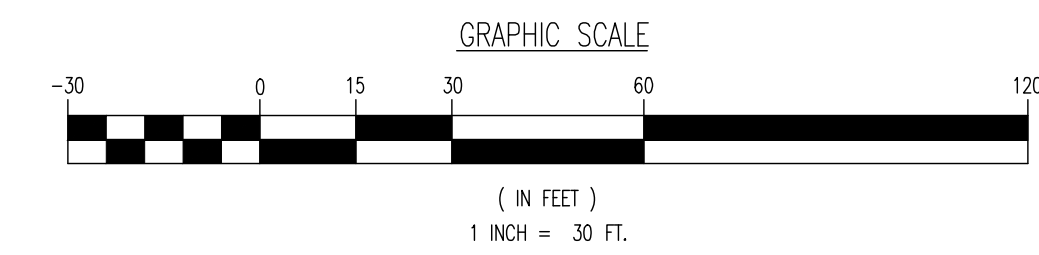
[Pattern]	PROPOSED LIGHT DUTY PAVEMENT
[Pattern]	PROPOSED HEAVY DUTY PAVEMENT
[Pattern]	PROPOSED STANDARD CONCRETE
[Pattern]	PROPOSED HEAVY DUTY CONCRETE



### GRADING/UTILITY GRAPHIC LEGEND

[Symbol]	PROPERTY LINE (PARCEL IN QUESTION)	[Symbol]	PROF. CABLE LINE
[Symbol]	OFF-SITE PROPERTY LINES	[Symbol]	PROF. ELECTRIC LINE
[Symbol]	EXIST. CABLE LINE	[Symbol]	PROF. FIBER OPTIC LINE
[Symbol]	EXIST. ELECTRIC LINE	[Symbol]	PROF. GAS LINE
[Symbol]	EXIST. FIBER OPTIC LINE	[Symbol]	PROF. OVERHEAD WIRES
[Symbol]	EXIST. GAS LINE	[Symbol]	PROF. TELEPHONE LINE
[Symbol]	EXIST. OVERHEAD WIRES	[Symbol]	PROF. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
[Symbol]	EXIST. TELEPHONE LINE	[Symbol]	PROF. WATER LINE
[Symbol]	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	[Symbol]	PROF. SANITARY SEWER LINE
[Symbol]	EXIST. WATER LINE	[Symbol]	PROF. STORM DRAIN LINE
[Symbol]	EXIST. SANITARY SEWER LINE	[Symbol]	PROF. FINISH GRADE CONTOUR & ELEVATION
[Symbol]	EXIST. STORM DRAIN LINE	[Symbol]	APPROX. TEST PIT LOCATION
[Symbol]	EXIST. MINOR CONTOUR & ELEVATION	[Symbol]	EXIST. SPOT ELEVATIONS
[Symbol]	EXIST. MAJOR CONTOUR & ELEVATION	[Symbol]	EXIST. GUTTER ELEV.
[Symbol]	EXIST. MONITORING WELL	[Symbol]	EXIST. TOP OF CURB ELEV.
[Symbol]		[Symbol]	EXIST. FINISH FLOOR ELEV.
[Symbol]		[Symbol]	EXIST. GARAGE FLOOR ELEV.
[Symbol]		[Symbol]	EXIST. FIRE HYDRANT
[Symbol]		[Symbol]	EXIST. WATER VALVE
[Symbol]		[Symbol]	EXIST. GAS VALVE
[Symbol]		[Symbol]	EXIST. GAS METER
[Symbol]		[Symbol]	EXIST. ELECTRIC METER
[Symbol]		[Symbol]	EXIST. ELECTRIC BOX
[Symbol]		[Symbol]	EXIST. CLEAN OUT
[Symbol]		[Symbol]	EXIST. WELL
[Symbol]		[Symbol]	EXIST. WATER SHUT OFF VALVE
[Symbol]		[Symbol]	EXIST. TELEPHONE BOX
[Symbol]		[Symbol]	EXIST. CABLE TV BOX
[Symbol]		[Symbol]	EXIST. UTILITY POLE
[Symbol]		[Symbol]	EXIST. GUY WIRE
[Symbol]		[Symbol]	EXIST. LIGHT POLE
[Symbol]		[Symbol]	EXIST. BUILDING LIGHT
[Symbol]		[Symbol]	EXIST. SHOE BOX LIGHT
[Symbol]		[Symbol]	EXIST. COBRA LIGHT POLE
[Symbol]		[Symbol]	EXIST. TRAFFIC SIGNAL POLE
[Symbol]		[Symbol]	EXIST. MANHOLE
[Symbol]		[Symbol]	EXIST. "A" INLET
[Symbol]		[Symbol]	EXIST. "B" INLET
[Symbol]		[Symbol]	EXIST. "C" INLET
[Symbol]		[Symbol]	EXIST. YARD INLET
[Symbol]		[Symbol]	EXIST. FLARED END SECTION
[Symbol]		[Symbol]	EXIST. HEADWALL

SEE SHEET 03 OF 100 FOR DRAINAGE PLAN NOTES



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TITLE: **DRAINAGE PLAN G**

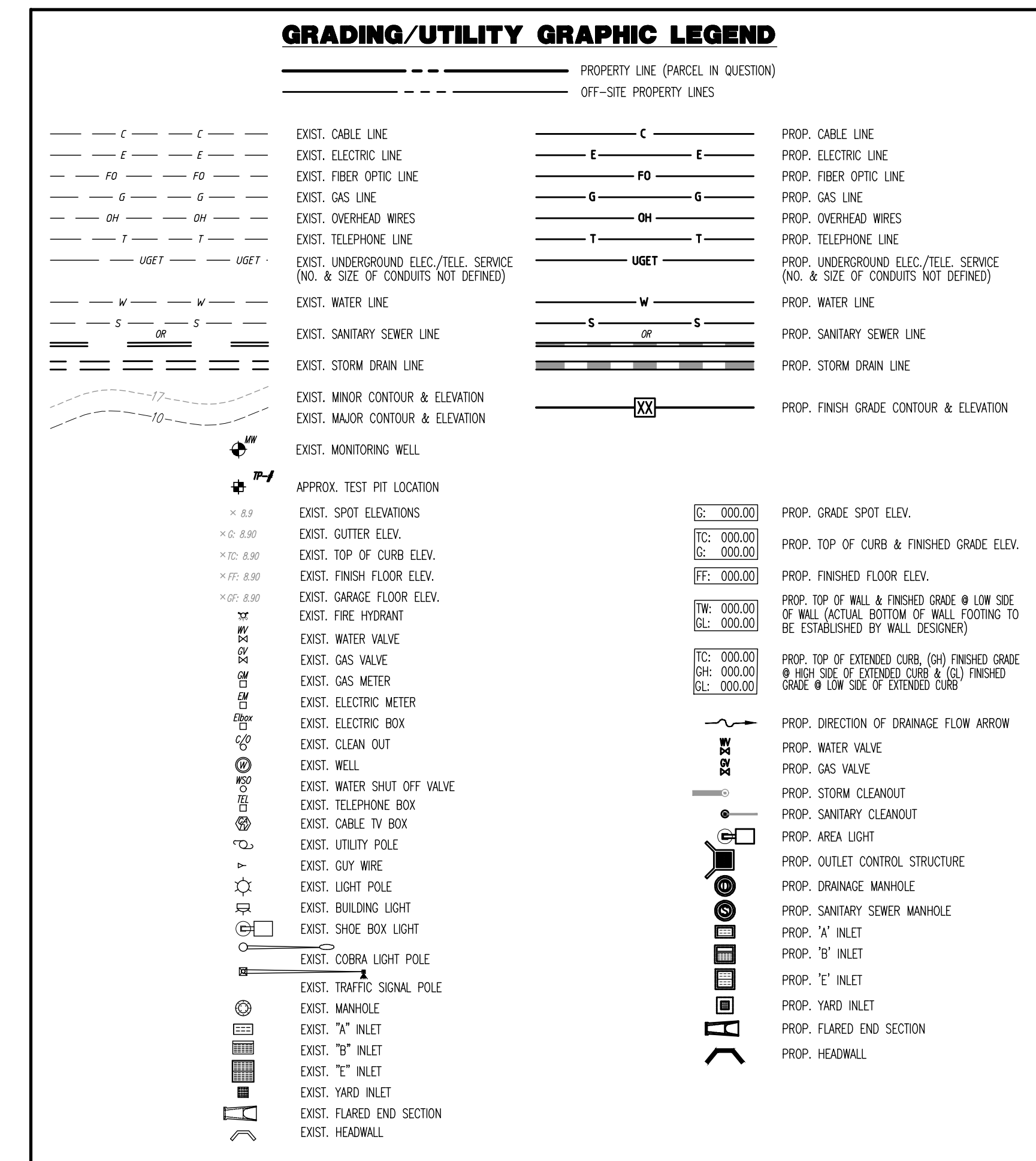
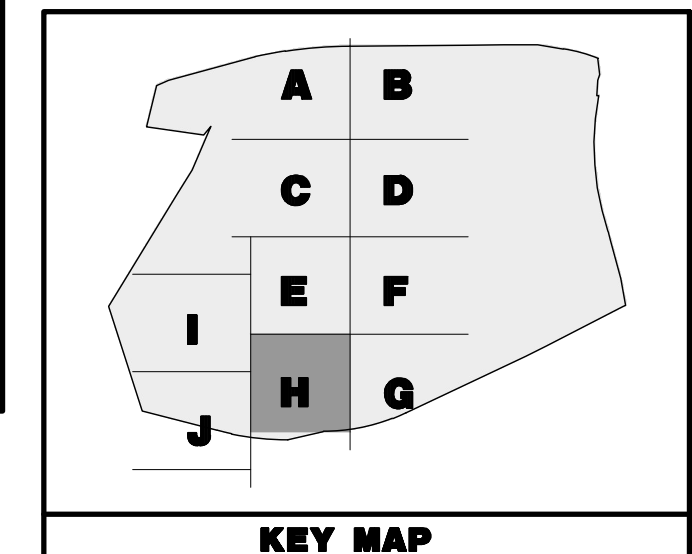
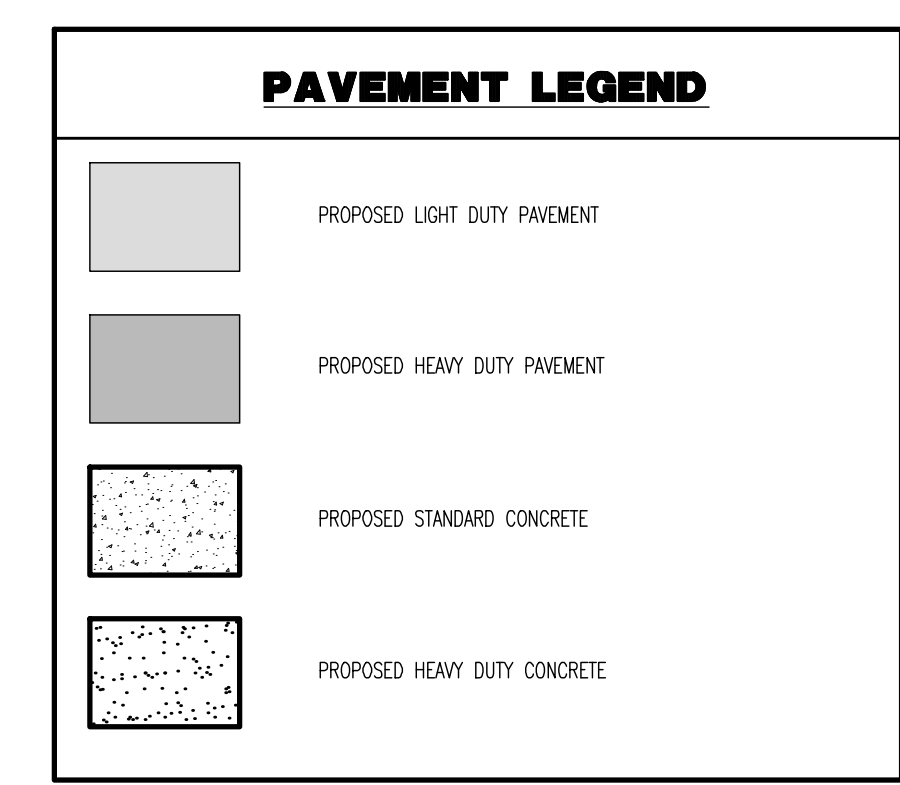
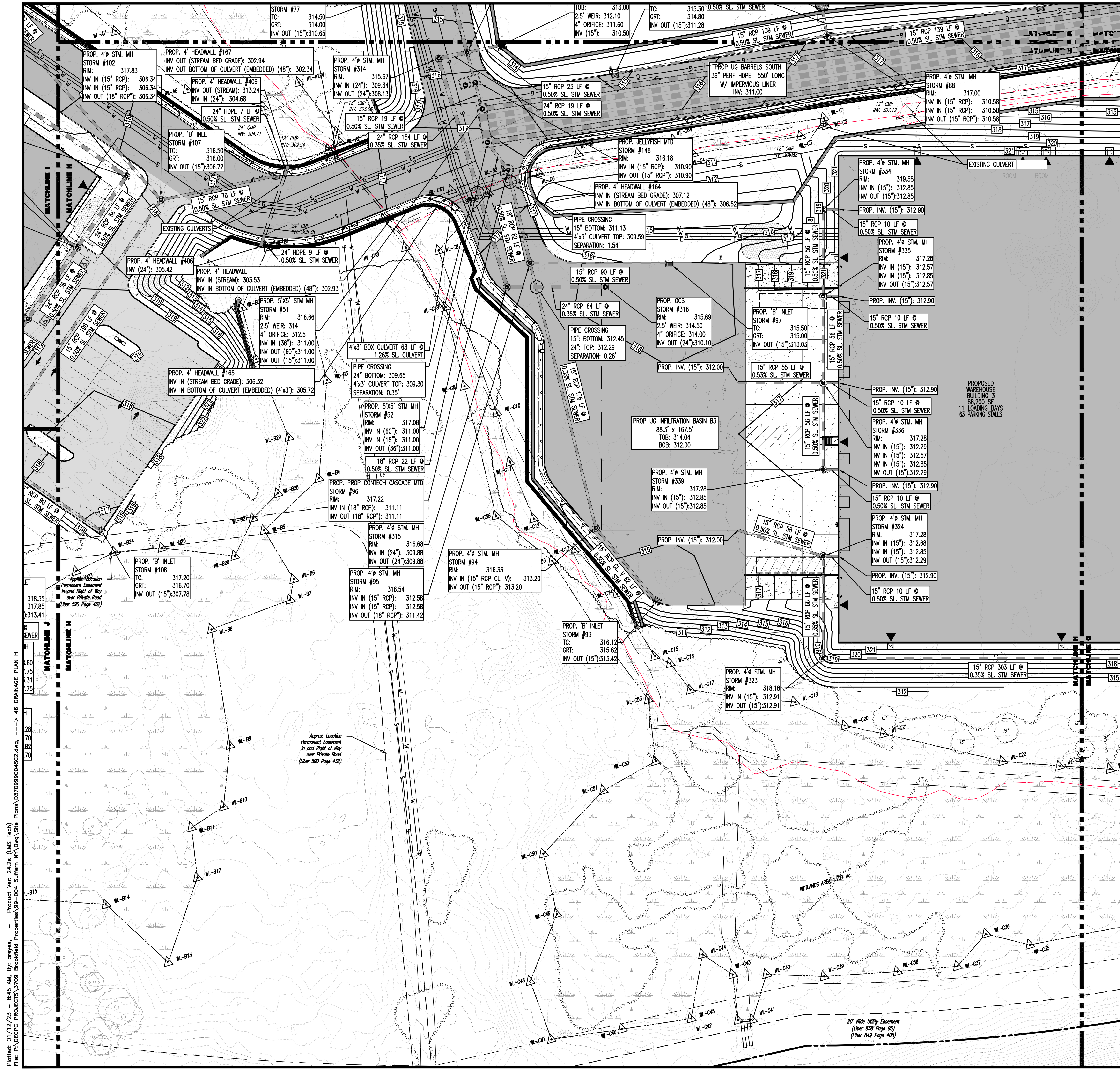
PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004 DATE: 12/17/2021  
DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS SHEET No:  
CHECKED BY: JMS  
PROF. ENGINEER: **JOHN A. PALUS** (NEW YORK LICENSE No. 087502)  
PROF. ENGINEER: **JOSHUA M. SEWALD** (NEW YORK LICENSE No. 097639)

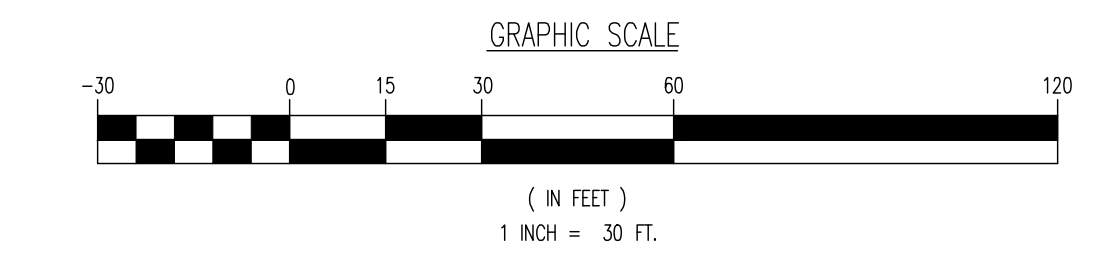
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Of 100  
Rev. # 2

Plotted: 01/12/23 - 8:45 AM, By: anoyes, Product Ver: 24.2a (LMS Tech)  
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Newtown, Pennsylvania: T: 247.685.0274 | Philadelphia, Pennsylvania: T: 215.253.4888 | Bethlehem, Pennsylvania: T: 610.978.4400

---

**TITLE:** DRAINAGE PLAN H

**PROJECT:** IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**JOB No:** 3709-99-004     **DATE:** 12/17/2021

**DRAWN BY:** CAM     **SCALE:** (H) 1"=30'  
(V)

**DESIGNED BY:** JMS     **SHEET No:**

**CHECKED BY:** JMS

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**JOHN A. PALUS**     **JOSHUA M. SEWALD**

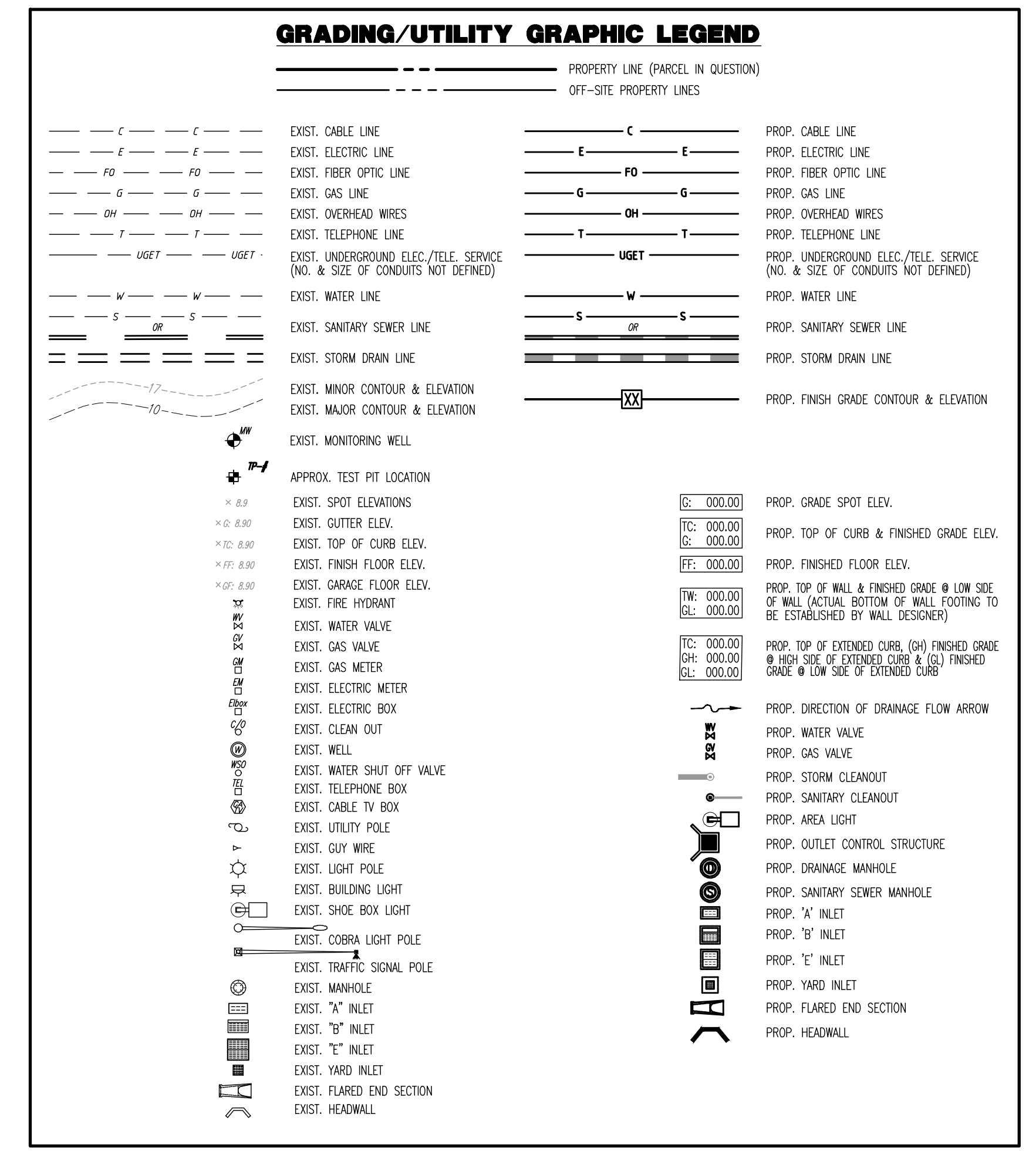
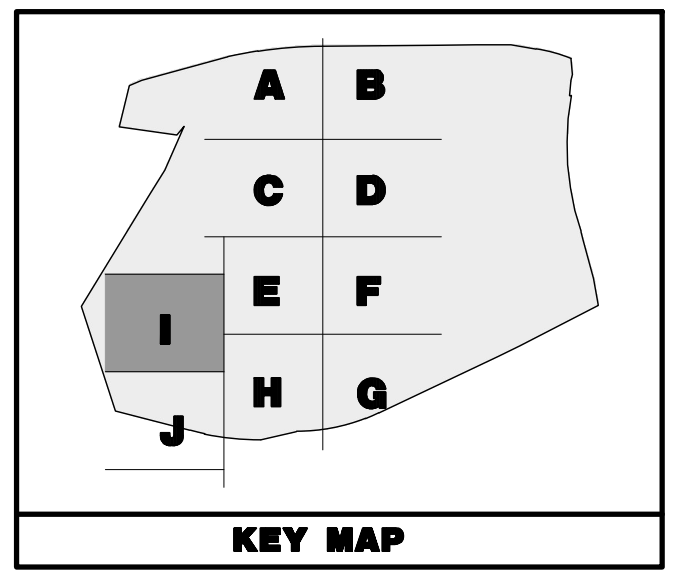
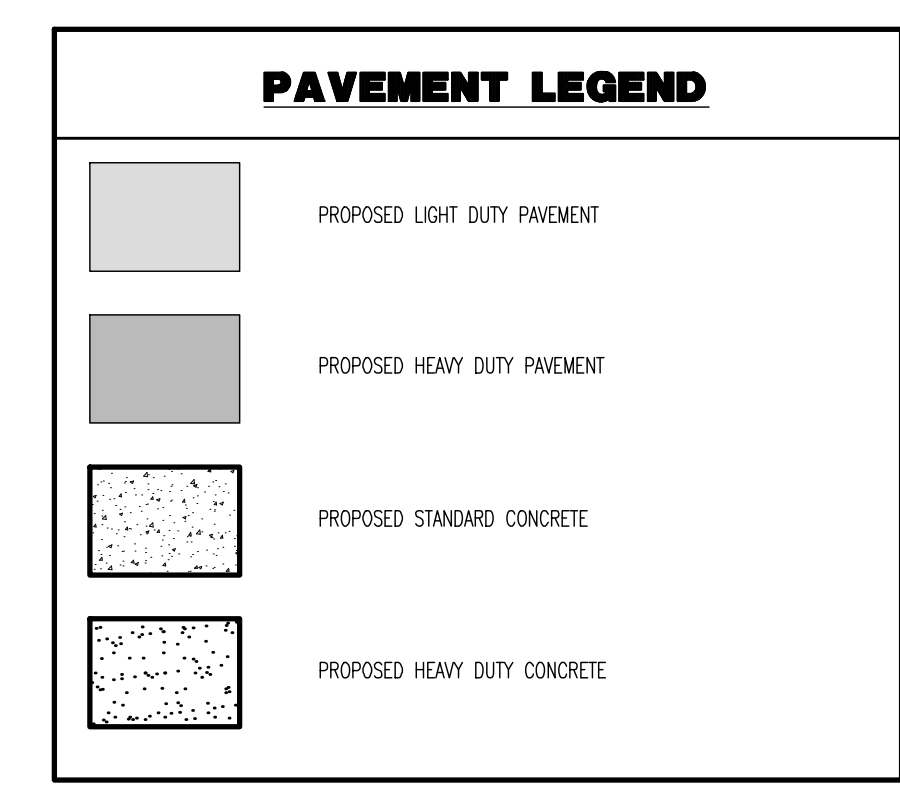
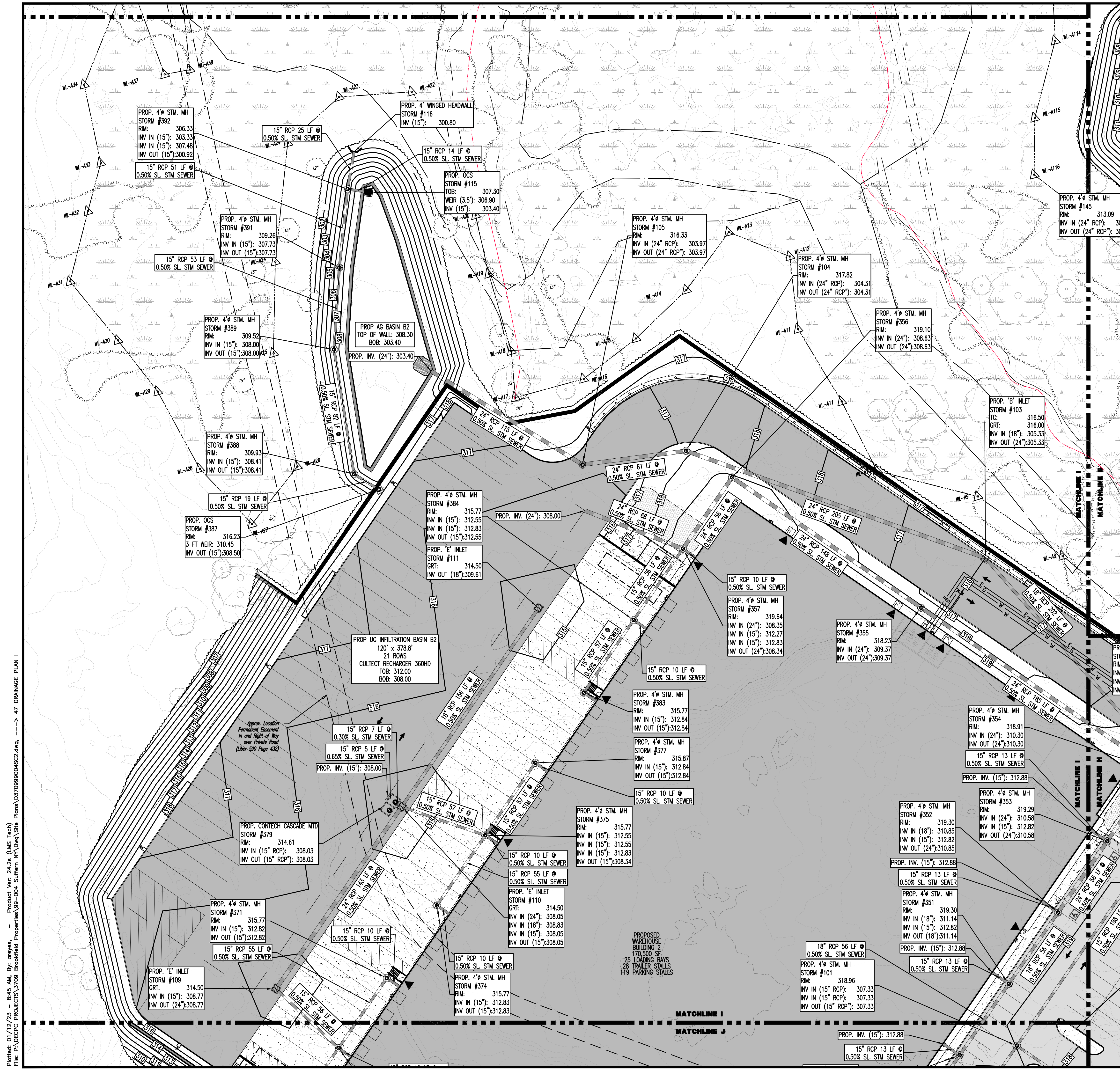
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NEW YORK LICENSE No. 087520     NEW YORK LICENSE No. 097639

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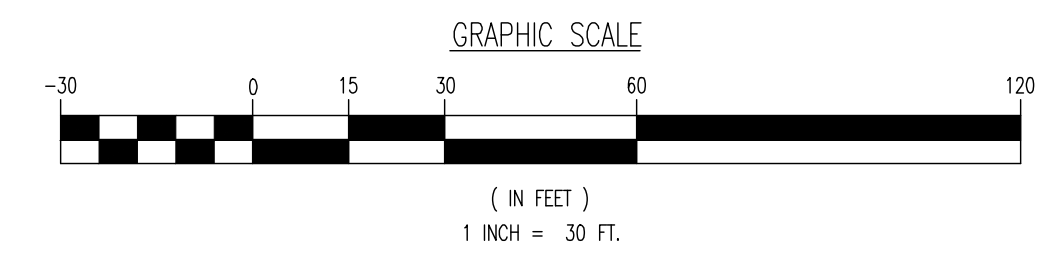
46

Rev. # 2

Plotted: 01/12/23 - 8:45 AM, By: onyes, Product Ver: 24.2a (LMS Tech)  
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SEE SHEET 03 OF 100 FOR DRAINAGE PLAN NOTES



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**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22, BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

TITLE: **DRAINAGE PLAN I**

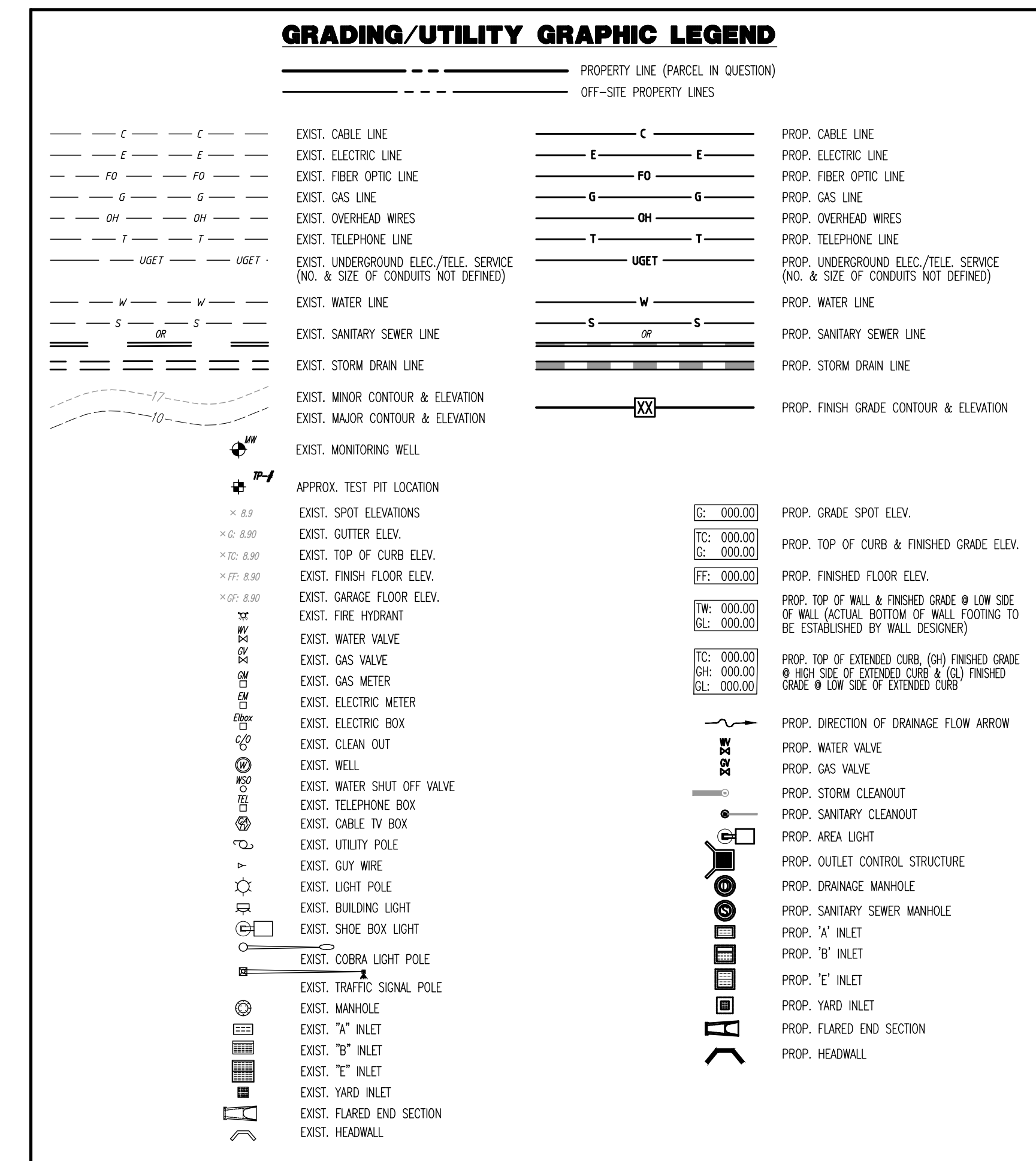
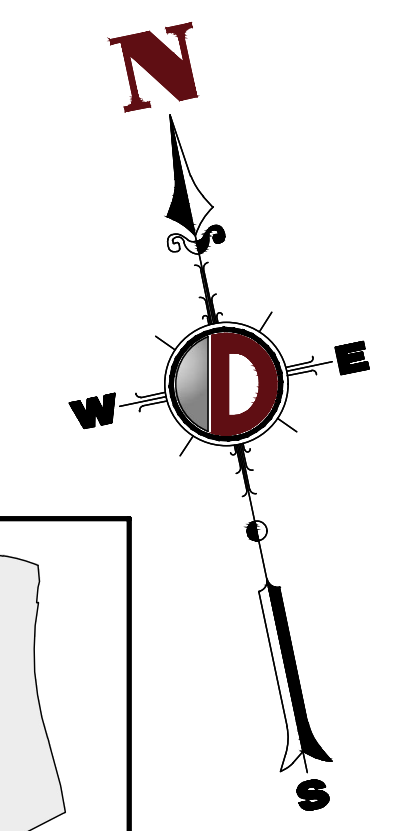
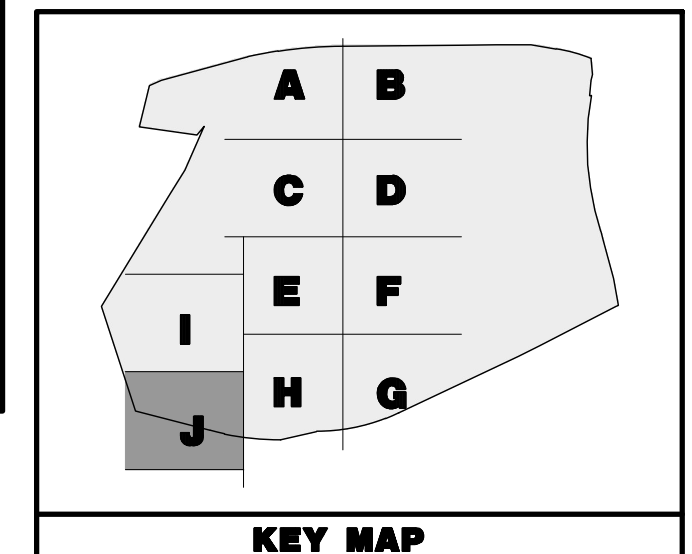
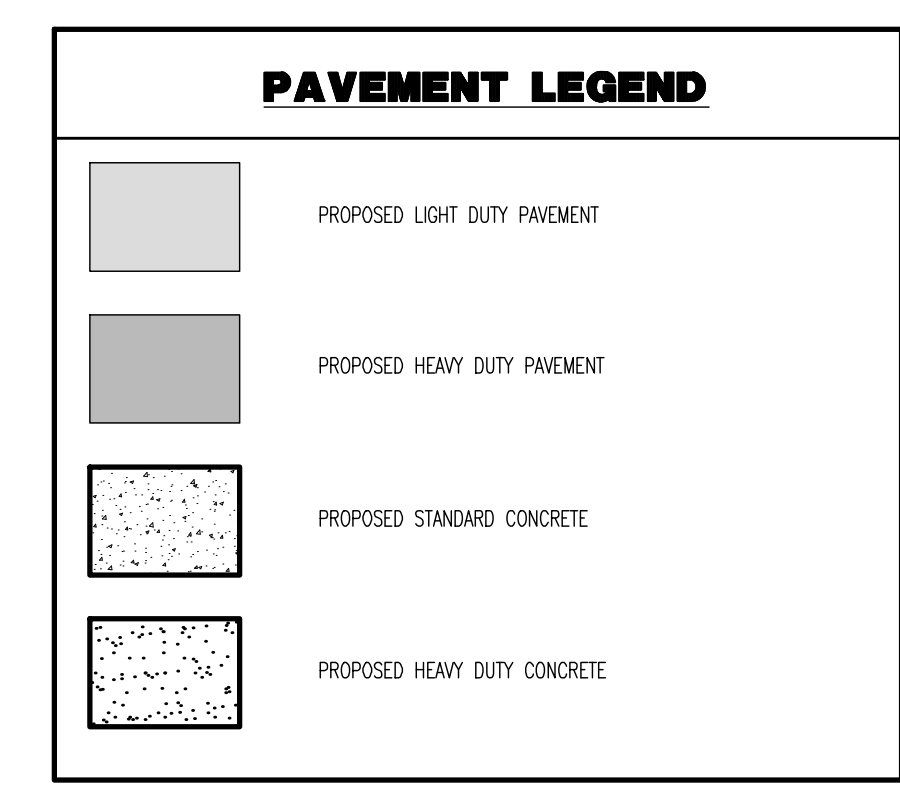
JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS  
CHECKED BY: JMS  
SHEET No: 47  
OF 100

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

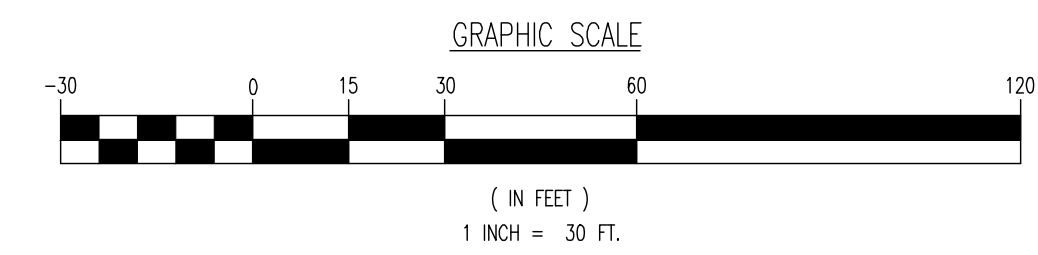
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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Product Ver: 24.2a (LMS Tech)  
Plot: 01/12/23 - 8:45 AM, By: onyes,  
File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370999004S2.dwg, ---> 47 DRAINAGE PLAN I



SEE SHEET 03 OF 100 FOR DRAINAGE PLAN NOTES



SECTION 55.37  
BLOCK 1, LOT 30.2  
N/F ESTER GITLOW TOWERS II HOUSING DEVELOPMENT FUND CORP.

SECTION 55.37  
BLOCK 1, LOT 30.11  
N/F ROCKLAND HOME FOR THE AGED

SECTION 55.37  
BLOCK 1, LOT 30.12  
N/F ROCKLAND HOME FOR THE AGED

Plotted: 01/12/23 - 8:46 AM, By: onyes, Product Ver: 24.2a (LMS Tech)  
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DATE: 12/17/2021  
JOB No: 3709-99-004  
DRAWN BY: CAM  
DESIGNED BY: JMS  
CHECKED BY: JMS

### DRAINAGE PLAN J

PROJECT: IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

SCALE: (H) 1"=30'  
(V)

SHEET No: 48  
OF 100

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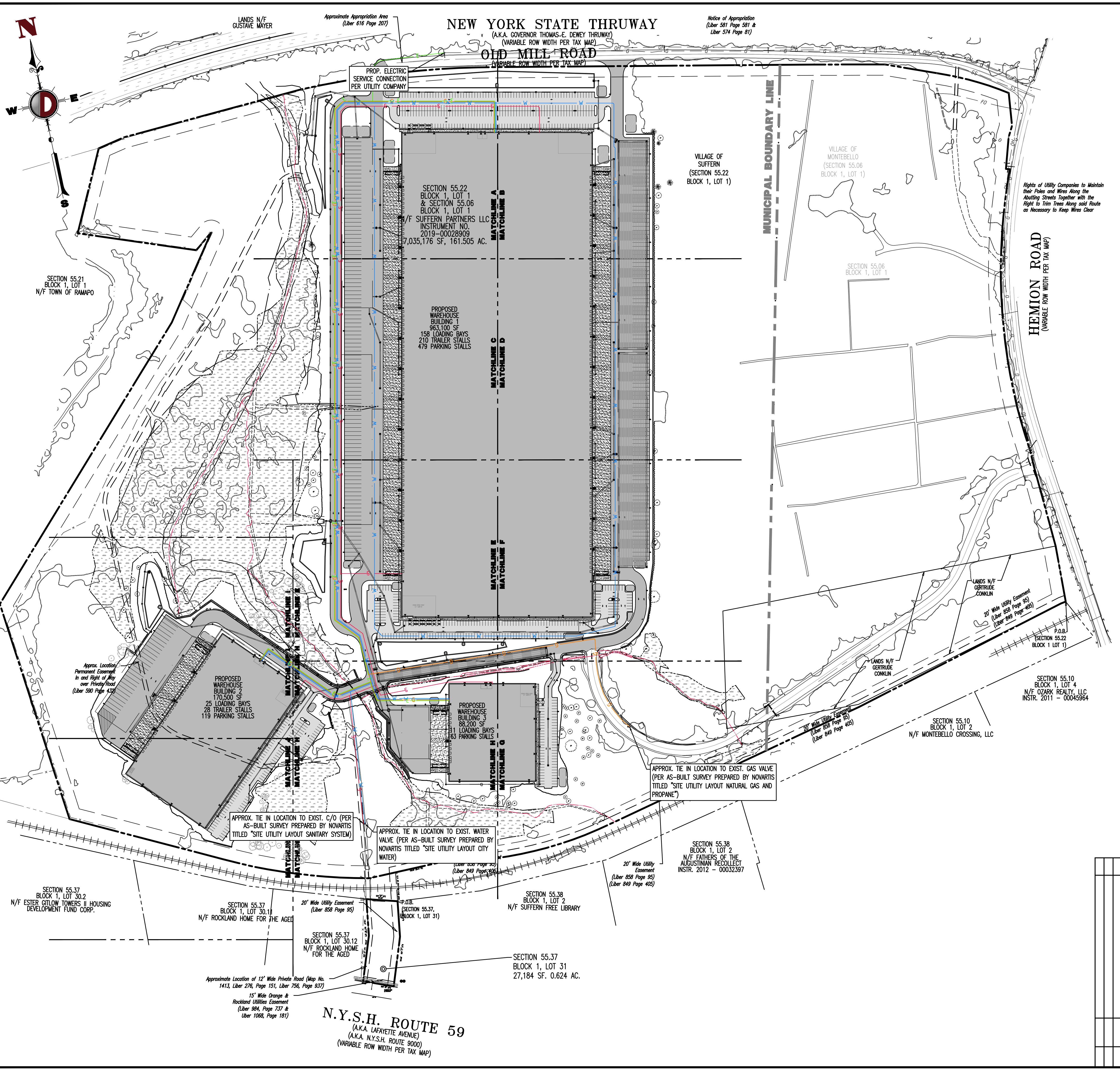
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

Rev. Date Comments

1	04/25/22	REV. PER CLIENT AND COUNTY COMMENTS	CAM
2	09/01/22	REV. PER TOWNSHIP AND COUNTY COMMENTS	ALPH





### PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

### GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES

EXIST. CABLE LINE  
EXIST. ELECTRIC LINE  
EXIST. FIBER OPTIC LINE  
EXIST. GAS LINE  
EXIST. OVERHEAD WIRES  
EXIST. TELEPHONE LINE  
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)  
EXIST. WATER LINE  
EXIST. SANITARY SEWER LINE  
EXIST. STORM DRAIN LINE  
EXIST. MINOR CONTOUR & ELEVATION  
EXIST. MAJOR CONTOUR & ELEVATION  
EXIST. MONITORING WELL

APPROX. TEST PIT LOCATION  
EXIST. SPOT ELEVATIONS  
EXIST. GUTTER ELEV.  
EXIST. TOP OF CURB ELEV.  
EXIST. FINISH FLOOR ELEV.  
EXIST. GARAGE FLOOR ELEV.  
EXIST. FIRE HYDRANT  
EXIST. WATER VALVE  
EXIST. GAS METER  
EXIST. ELECTRIC METER  
EXIST. ELECTRIC BOX  
EXIST. CLEAN OUT  
EXIST. WELL  
EXIST. WATER SHUT OFF VALVE  
EXIST. TELEPHONE BOX  
EXIST. CABLE TV BOX  
EXIST. UTILITY POLE  
EXIST. GUY WIRE  
EXIST. LIGHT POLE  
EXIST. BUILDING LIGHT  
EXIST. SHOE BOX LIGHT  
EXIST. COBRA LIGHT POLE  
EXIST. TRAFFIC SIGNAL POLE  
EXIST. MANHOLE  
EXIST. "A" INLET  
EXIST. "B" INLET  
EXIST. "C" INLET  
EXIST. YARD INLET  
EXIST. FLARED END SECTION  
EXIST. HEADWALL

PROP. CABLE LINE  
PROP. FIBER OPTIC LINE  
PROP. GAS LINE  
PROP. OVERHEAD WIRES  
PROP. TELEPHONE LINE  
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)  
PROP. WATER LINE  
PROP. SANITARY SEWER LINE  
PROP. STORM DRAIN LINE  
PROP. FINISH GRADE CONTOUR & ELEVATION

PROP. GRADE SPOT ELEV.  
PROP. TOP OF CURB & FINISHED GRADE ELEV.  
PROP. FINISHED FLOOR ELEV.  
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)  
PROP. TOP OF EXTENDED CURB, (H) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (L) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB  
PROP. DIRECTION OF DRAINAGE FLOW ARROW  
PROP. WATER VALVE  
PROP. GAS VALVE  
PROP. STORM CLEANOUT  
PROP. SANITARY CLEANOUT  
PROP. AREA LIGHT  
PROP. OUTLET CONTROL STRUCTURE  
PROP. DRAINAGE MANHOLE  
PROP. SANITARY SEWER MANHOLE  
PROP. "A" INLET  
PROP. "B" INLET  
PROP. "C" INLET  
PROP. YARD INLET  
PROP. FLARED END SECTION  
PROP. HEADWALL

GRAPHIC SCALE  
1 INCH = 150 FT.

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VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
SCALE: (H) 1"=150'  
(V)  
DESIGNED BY: JMS  
SHEET No:  
CHECKED BY: JMS  
CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

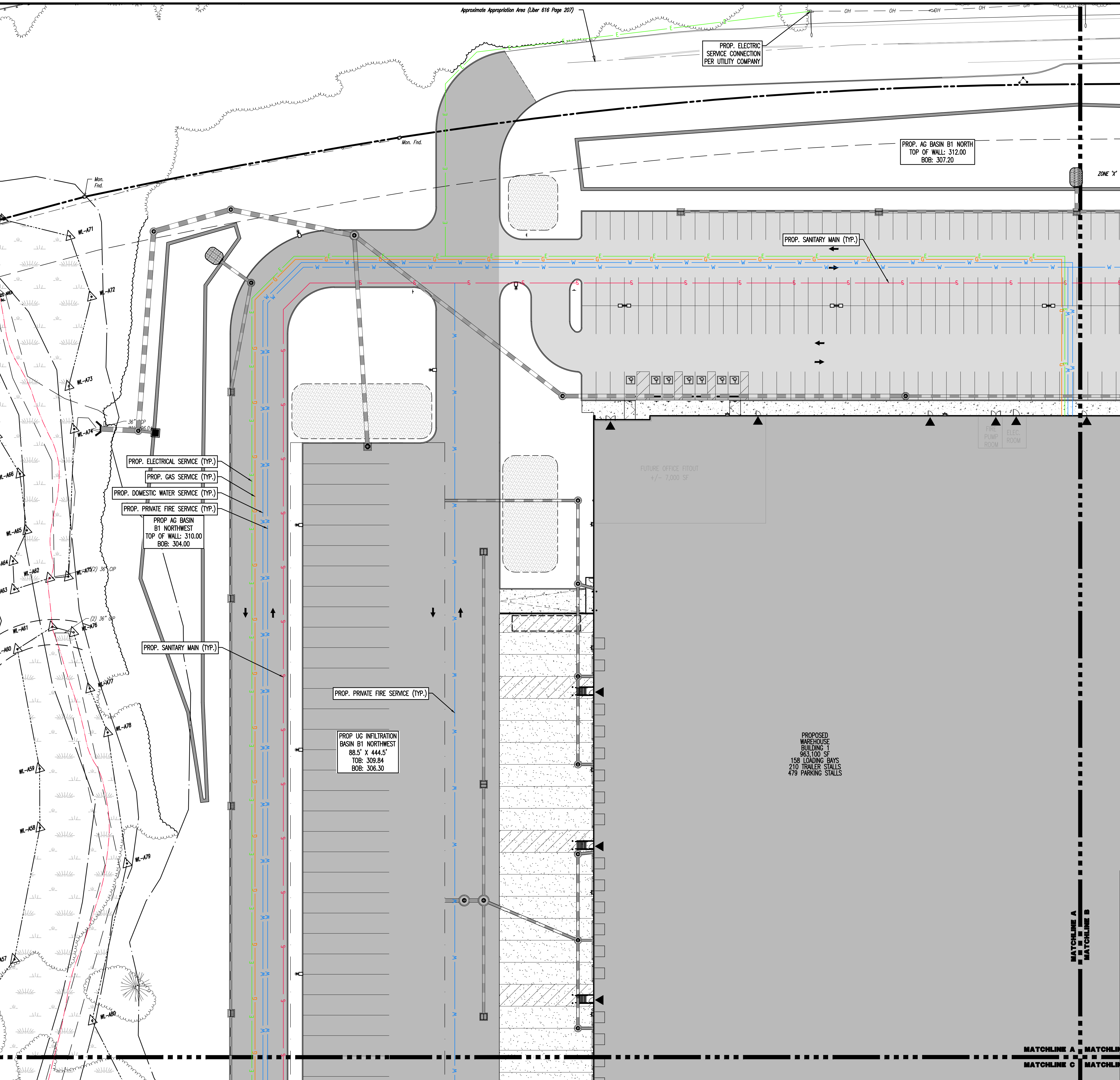
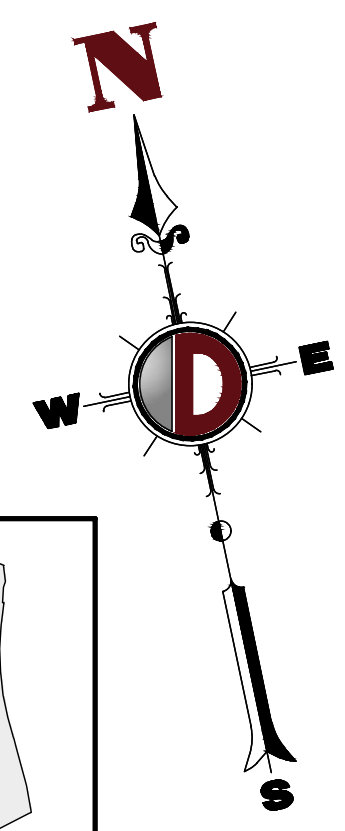
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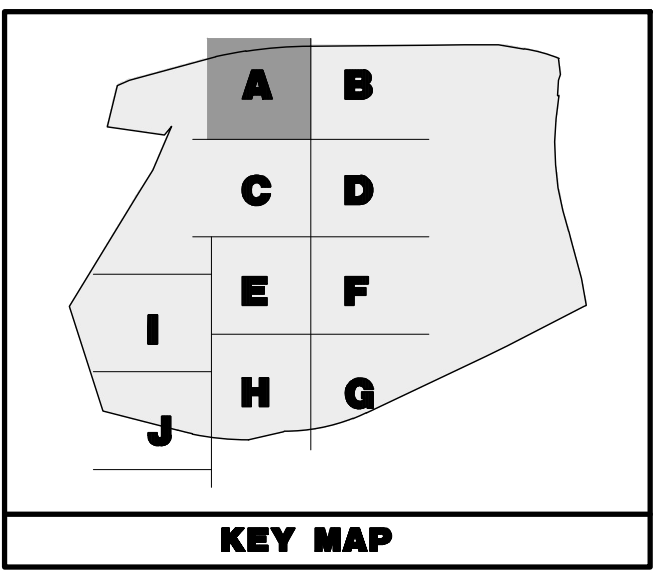
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File: P:\BECPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\3709090004SU2.dwg, ---> 49 OVERALL UTILITY PLAN

Approximate Appropriation Area (Liber 616 Page 207)



**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

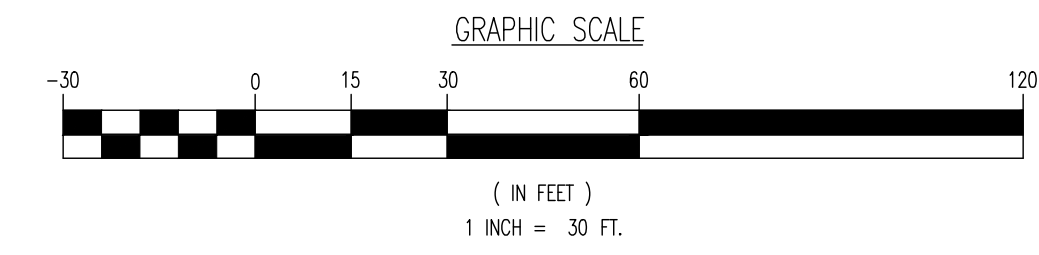


**GRADING/UTILITY GRAPHIC LEGEND**

PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES

C	C	EXIST. CABLE LINE	C	C	PROP. CABLE LINE
E	E	EXIST. ELECTRIC LINE	E	E	PROP. ELECTRIC LINE
FO	FO	EXIST. FIBER OPTIC LINE	FO	FO	PROP. FIBER OPTIC LINE
G	G	EXIST. GAS LINE	G	G	PROP. GAS LINE
OH	OH	EXIST. OVERHEAD WIRES	OH	OH	PROP. OVERHEAD WIRES
T	T	EXIST. TELEPHONE LINE	T	T	PROP. TELEPHONE LINE
UGET	UGET	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	UGET	UGET	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
W	W	EXIST. WATER LINE	W	W	PROP. WATER LINE
S	S	EXIST. SANITARY SEWER LINE	S	S	PROP. SANITARY SEWER LINE
SD	SD	EXIST. STORM DRAIN LINE	SD	SD	PROP. STORM DRAIN LINE
		EXIST. MINOR CONTOUR & ELEVATION			PROP. FINISH GRADE CONTOUR & ELEVATION
		EXIST. MAJOR CONTOUR & ELEVATION			
		EXIST. MONITORING WELL			
		APPROX. TEST PIT LOCATION			
8.9		EXIST. SPOT ELEVATIONS	00.00		PROP. GRADE SPOT ELEV.
8.0		EXIST. GUTTER ELEV.	00.00		PROP. TOP OF CURB & FINISHED GRADE ELEV.
8.0		EXIST. TOP OF CURB ELEV.	00.00		PROP. FINISHED FLOOR ELEV.
8.0		EXIST. FINISH FLOOR ELEV.	00.00		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
8.0		EXIST. GARAGE FLOOR ELEV.	00.00		PROP. TOP OF EXTENDED CURB (Q) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (Q) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
8.0		EXIST. FIRE HYDRANT	00.00		
		EXIST. WATER VALVE			PROP. DIRECTION OF DRAINAGE FLOW ARROW
		EXIST. GAS VALVE			PROP. WATER VALVE
		EXIST. GAS METER			PROP. GAS VALVE
		EXIST. ELECTRIC METER			PROP. STORM CLEANOUT
		EXIST. ELECTRIC BOX			PROP. SANITARY CLEANOUT
		EXIST. CLEAN OUT			PROP. AREA LIGHT
		EXIST. WELL			PROP. OUTLET CONTROL STRUCTURE
		EXIST. WATER SHUT OFF VALVE			PROP. DRAINAGE MANHOLE
		EXIST. TELEPHONE BOX			PROP. SANITARY SEWER MANHOLE
		EXIST. CABLE TV BOX			PROP. "A" INLET
		EXIST. UTILITY POLE			PROP. "B" INLET
		EXIST. GUY WIRE			PROP. "E" INLET
		EXIST. LIGHT POLE			PROP. YARD INLET
		EXIST. BUILDING LIGHT			PROP. FLARED END SECTION
		EXIST. SHOE BOX LIGHT			PROP. HEADWALL
		EXIST. COBRA LIGHT POLE			
		EXIST. TRAFFIC SIGNAL POLE			
		EXIST. MANHOLE			
		EXIST. "A" INLET			
		EXIST. "B" INLET			
		EXIST. "E" INLET			
		EXIST. YARD INLET			
		EXIST. FLARED END SECTION			
		EXIST. HEADWALL			

SEE SHEET 03 OF 100 FOR UTILITY PLAN NOTES



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Newtown, Pennsylvania T: 287.685.0276 | Philadelphia, Pennsylvania T: 215.233.4888 | Bethlehem, Pennsylvania T: 610.978.4400

TITLE: **UTILITY PLAN A**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021

DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)

DESIGNED BY: JMS SHEET No:

CHECKED BY: JMS

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087630

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

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ONE CALL SERVICE AT 811  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT  
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File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370999004SU2.dwg, ---> 50 UTILITY PLAN A

OLD MILL ROAD  
(VARIABLE ROW WIDTH PER TAX MAP)

PROP. GAS SERVICE  
CONNECTION PER  
UTILITY COMPANY

PROP. AG BASIN B1 NORTH  
TOP OF WALL: 312.00  
BOB: 307.20

ZONE 'X'

PROP. SANITARY LATERAL (TYP.)

FUTURE OFFICE FITOUT  
+/- 7,000 SF

PROP. PRIVATE FIRE SERVICE (TYP.)

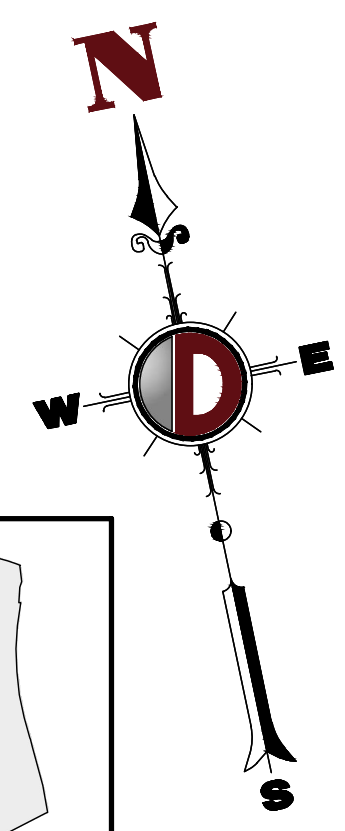
PROP UC BARRELS B1 NORTHEAST  
36" PER' HDPE 675' LONG  
W/ IMPERVIOUS LINER  
INV: 305.50

PROPOSED  
WAREHOUSE  
BUILDING 1  
963,100 SF  
158 LOADING BAYS  
210 TRAILER STALLS  
479 PARKING STALLS

**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

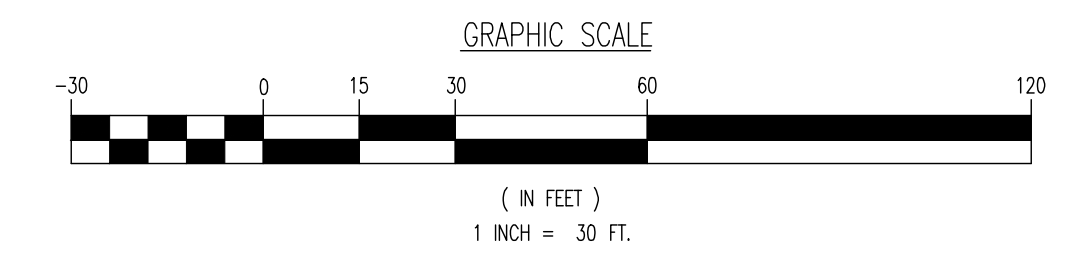
**KEY MAP**



**GRADING/UTILITY GRAPHIC LEGEND**

---	C	---	EXIST. CABLE LINE	---	C	---	PROP. CABLE LINE
---	E	---	EXIST. ELECTRIC LINE	---	E	---	PROP. ELECTRIC LINE
---	FO	---	EXIST. FIBER OPTIC LINE	---	FO	---	PROP. FIBER OPTIC LINE
---	G	---	EXIST. GAS LINE	---	G	---	PROP. GAS LINE
---	OH	---	EXIST. OVERHEAD WIRES	---	OH	---	PROP. OVERHEAD WIRES
---	T	---	EXIST. TELEPHONE LINE	---	T	---	PROP. TELEPHONE LINE
---	UGET	---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	---	UGET	---	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
---	W	---	EXIST. WATER LINE	---	W	---	PROP. WATER LINE
---	S	---	EXIST. SANITARY SEWER LINE	---	S	---	PROP. SANITARY SEWER LINE
---	SD	---	EXIST. STORM DRAIN LINE	---	SD	---	PROP. STORM DRAIN LINE
---	---	---	EXIST. MINOR CONTOUR & ELEVATION	---	---	---	PROP. FINISH GRADE CONTOUR & ELEVATION
---	---	---	EXIST. MAJOR CONTOUR & ELEVATION	---	---	---	---
---	---	---	EXIST. MONITORING WELL	---	---	---	---
---	---	---	APPROX. TEST PIT LOCATION	---	---	---	---
---	---	---	EXIST. SPOT ELEVATIONS	---	---	---	---
---	---	---	EXIST. GUTTER ELEV.	---	---	---	---
---	---	---	EXIST. TOP OF CURB ELEV.	---	---	---	---
---	---	---	EXIST. FINISH FLOOR ELEV.	---	---	---	---
---	---	---	EXIST. GARAGE FLOOR ELEV.	---	---	---	---
---	---	---	EXIST. FIRE HYDRANT	---	---	---	---
---	---	---	EXIST. WATER VALVE	---	---	---	---
---	---	---	EXIST. GAS VALVE	---	---	---	---
---	---	---	EXIST. GAS METER	---	---	---	---
---	---	---	EXIST. ELECTRIC METER	---	---	---	---
---	---	---	EXIST. ELECTRIC BOX	---	---	---	---
---	---	---	EXIST. CLEAN OUT	---	---	---	---
---	---	---	EXIST. WELL	---	---	---	---
---	---	---	EXIST. WATER SHUT OFF VALVE	---	---	---	---
---	---	---	EXIST. TELEPHONE BOX	---	---	---	---
---	---	---	EXIST. CABLE TV BOX	---	---	---	---
---	---	---	EXIST. UTILITY POLE	---	---	---	---
---	---	---	EXIST. GUY WIRE	---	---	---	---
---	---	---	EXIST. LIGHT POLE	---	---	---	---
---	---	---	EXIST. BUILDING LIGHT	---	---	---	---
---	---	---	EXIST. SHOE BOX LIGHT	---	---	---	---
---	---	---	EXIST. COBRA LIGHT POLE	---	---	---	---
---	---	---	EXIST. TRAFFIC SIGNAL POLE	---	---	---	---
---	---	---	EXIST. MANHOLE	---	---	---	---
---	---	---	EXIST. "A" INLET	---	---	---	---
---	---	---	EXIST. "B" INLET	---	---	---	---
---	---	---	EXIST. "C" INLET	---	---	---	---
---	---	---	EXIST. YARD INLET	---	---	---	---
---	---	---	EXIST. FLEARED END SECTION	---	---	---	---
---	---	---	EXIST. HEADWALL	---	---	---	---

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TITLE: **UTILITY PLAN B**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004 DATE: 12/17/2021  
DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS SHEET No:  
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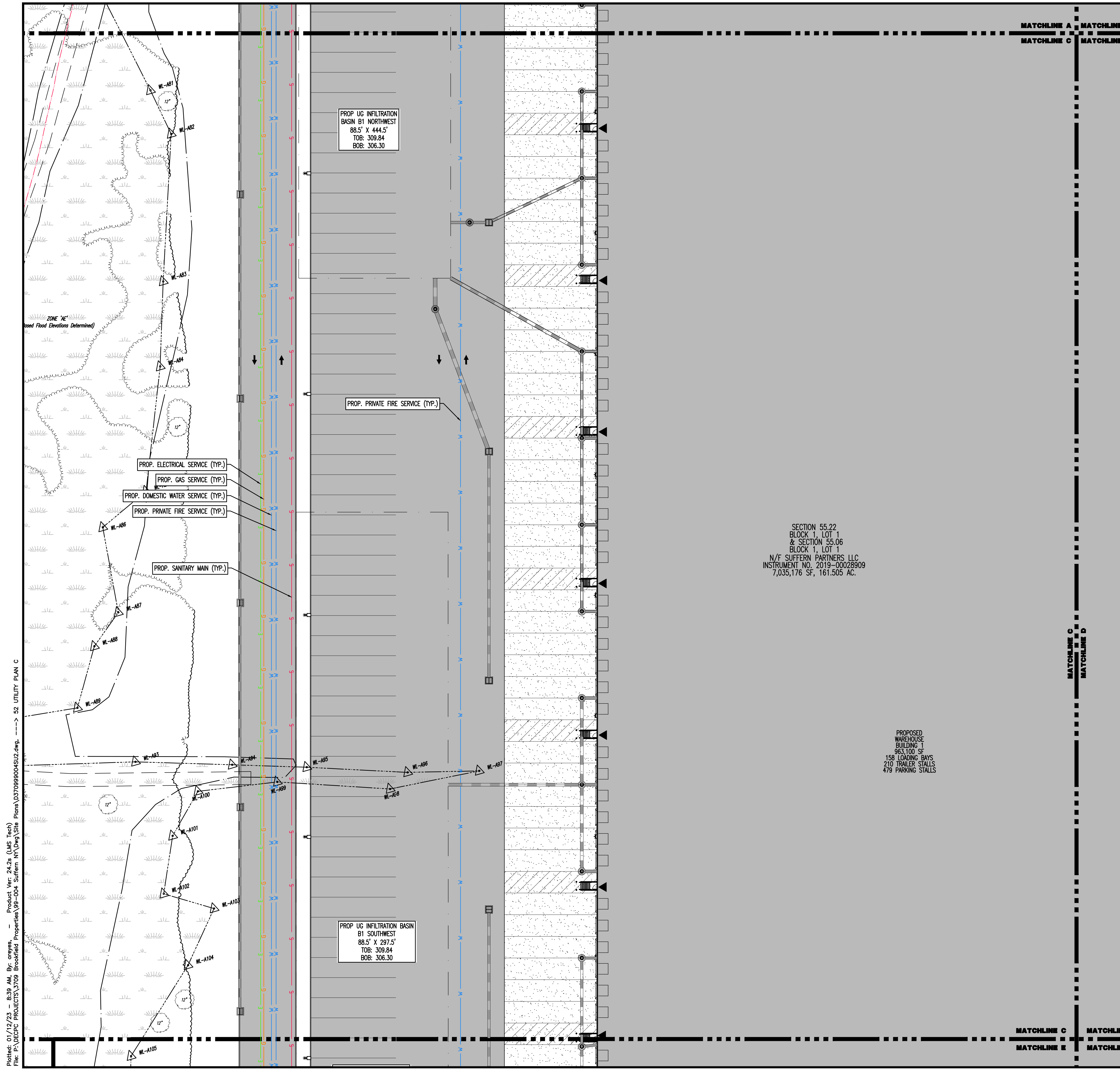
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File: P:\VEPCF PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\0370999004SU2.dwg, ---> 51 UTILITY PLAN B



### PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

### KEY MAP

### GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES

EXIST. CABLE LINE  
EXIST. ELECTRIC LINE  
EXIST. FIBER OPTIC LINE  
EXIST. GAS LINE  
EXIST. OVERHEAD WIRES  
EXIST. TELEPHONE LINE  
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)  
EXIST. WATER LINE  
EXIST. SANITARY SEWER LINE  
EXIST. STORM DRAIN LINE  
EXIST. MINOR CONTOUR & ELEVATION  
EXIST. MAJOR CONTOUR & ELEVATION  
EXIST. MONITORING WELL  
APPROX. TEST PIT LOCATION  
EXIST. SPOT ELEVATIONS  
EXIST. GUTTER ELEV.  
EXIST. TOP OF CURB ELEV.  
EXIST. FINISH FLOOR ELEV.  
EXIST. GARAGE FLOOR ELEV.  
EXIST. FIRE HYDRANT  
EXIST. WATER VALVE  
EXIST. GAS VALVE  
EXIST. GAS METER  
EXIST. ELECTRIC METER  
EXIST. ELECTRIC BOX  
EXIST. CLEAN OUT  
EXIST. WELL  
EXIST. WATER SHUT OFF VALVE  
EXIST. TELEPHONE BOX  
EXIST. CABLE TV BOX  
EXIST. UTILITY POLE  
EXIST. GUY WIRE  
EXIST. LIGHT POLE  
EXIST. BUILDING LIGHT  
EXIST. SHOE BOX LIGHT  
EXIST. COBRA LIGHT POLE  
EXIST. TRAFFIC SIGNAL POLE  
EXIST. MANHOLE  
EXIST. "A" INLET  
EXIST. "B" INLET  
EXIST. "E" INLET  
EXIST. YARD INLET  
EXIST. FLARED END SECTION  
EXIST. HEADWALL

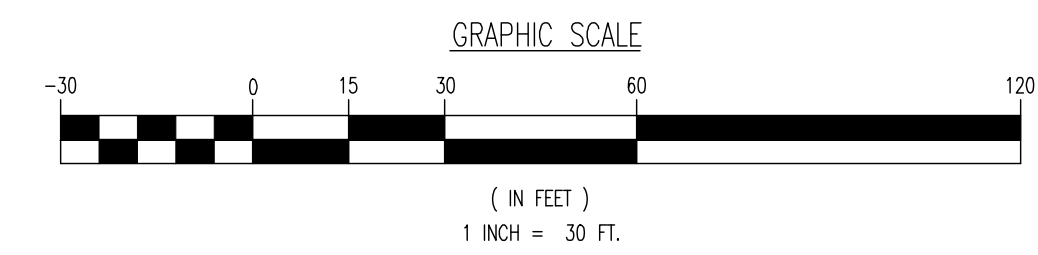
PROP. CABLE LINE  
PROP. ELECTRIC LINE  
PROP. FIBER OPTIC LINE  
PROP. GAS LINE  
PROP. OVERHEAD WIRES  
PROP. TELEPHONE LINE  
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)  
PROP. WATER LINE  
PROP. SANITARY SEWER LINE  
PROP. STORM DRAIN LINE  
PROP. FINISH GRADE CONTOUR & ELEVATION

GC: 000.00  
TC: 000.00  
SC: 000.00  
FF: 000.00  
FW: 000.00  
SL: 000.00  
TC: 000.00  
CH: 000.00  
CL: 000.00

PROP. GRADE SPOT ELEV.  
PROP. TOP OF CURB & FINISHED GRADE ELEV.  
PROP. FINISHED FLOOR ELEV.  
PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)  
PROP. TOP OF EXTENDED CURB (9) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (Q) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

PROP. DIRECTION OF DRAINAGE FLOW ARROW  
PROP. WATER VALVE  
PROP. GAS VALVE  
PROP. STORM CLEANOUT  
PROP. SANITARY CLEANOUT  
PROP. AREA LIGHT  
PROP. OUTLET CONTROL STRUCTURE  
PROP. DRAINAGE MANHOLE  
PROP. SANITARY SEWER MANHOLE  
PROP. "A" INLET  
PROP. "B" INLET  
PROP. "E" INLET  
PROP. YARD INLET  
PROP. FLARED END SECTION  
PROP. HEADWALL

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Newtown, Pennsylvania T: 287.685.0274 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.298.4400

TITLE: **UTILITY PLAN C**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021

DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)

DESIGNED BY: JMS SHEET No:

CHECKED BY: JMS

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502

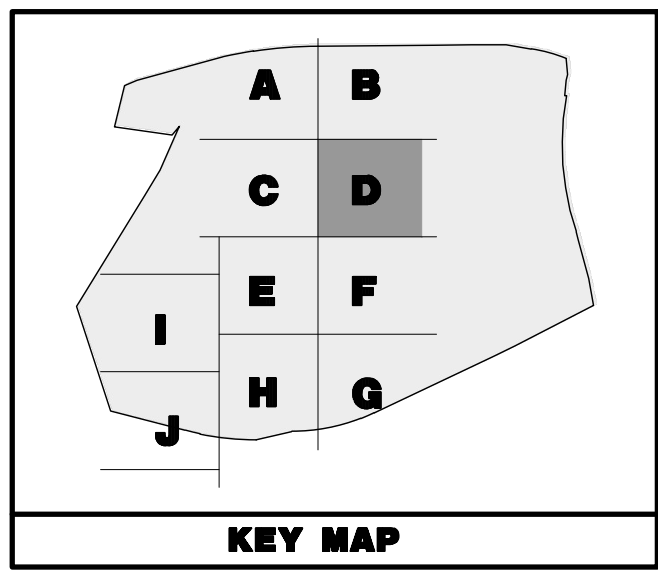
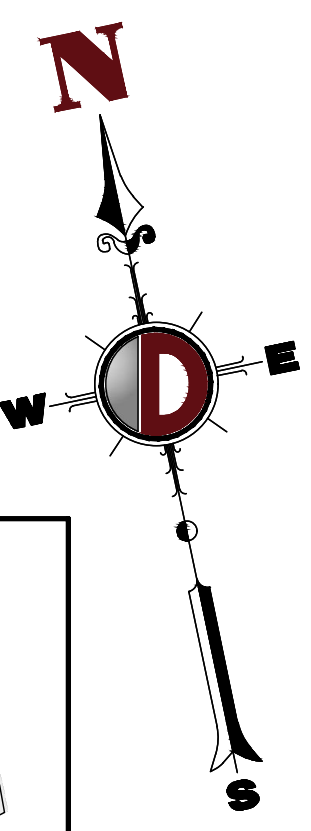
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TCHLINE A MATCHLINE B  
TCHLINE C MATCHLINE D



### PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

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PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES

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--- E --- E ---	EXIST. ELECTRIC LINE	--- FO --- FO ---	PROP. FIBER OPTIC LINE
--- FO --- FO ---	EXIST. FIBER OPTIC LINE	--- G --- G ---	PROP. GAS LINE
--- G --- G ---	EXIST. GAS LINE	--- OH --- OH ---	PROP. OVERHEAD WIRES
--- OH --- OH ---	EXIST. OVERHEAD WIRES	--- T --- T ---	PROP. TELEPHONE LINE
--- T --- T ---	EXIST. TELEPHONE LINE	--- UGET --- UGET ---	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
--- UGET --- UGET ---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	--- W --- W ---	PROP. WATER LINE
--- W --- W ---	EXIST. WATER LINE	--- S --- S ---	PROP. SANITARY SEWER LINE
--- S --- S ---	EXIST. SANITARY SEWER LINE	--- OH --- OH ---	PROP. STORM DRAIN LINE
--- OH --- OH ---	EXIST. STORM DRAIN LINE	--- XX --- XX ---	PROP. FINISH GRADE CONTOUR & ELEVATION
--- XX --- XX ---	EXIST. FINISH GRADE CONTOUR & ELEVATION		

EXIST. MINOR CONTOUR & ELEVATION  
EXIST. MAJOR CONTOUR & ELEVATION  
EXIST. MONITORING WELL  
APPROX. TEST PIT LOCATION  
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EXIST. GUY WIRE  
EXIST. LIGHT POLE  
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EXIST. SHOE BOX LIGHT  
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FW: 000.00  
SL: 000.00  
TC: 000.00 PROP. TOP OF EXTENDED CURB (SH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB  
CH: 000.00  
CL: 000.00  
PROP. DIRECTION OF DRAINAGE FLOW ARROW  
PROP. WATER VALVE  
PROP. GAS VALVE  
PROP. STORM CLEANOUT  
PROP. SANITARY CLEANOUT  
PROP. AREA LIGHT  
PROP. OUTLET CONTROL STRUCTURE  
PROP. DRAINAGE MANHOLE  
PROP. SANITARY SEWER MANHOLE  
PROP. "A" INLET  
PROP. "B" INLET  
PROP. "C" INLET  
PROP. YARD INLET  
PROP. FLARED END SECTION  
PROP. HEADWALL

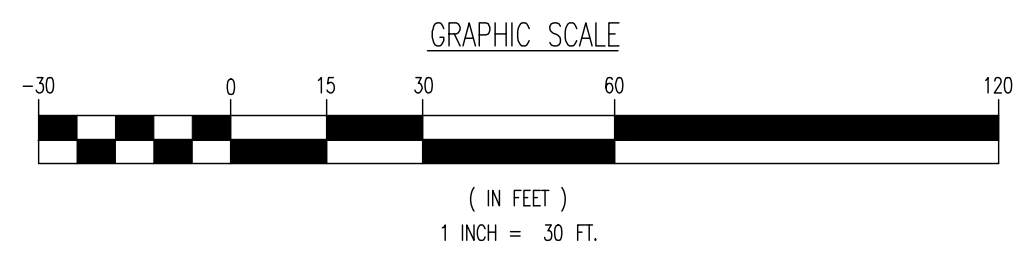
PROPOSED WAREHOUSE BUILDING 1 963,100 SF 158 LOADING BAYS 210 TRAILER STALLS 479 PARKING STALLS

PROP UG BARRELS B1 NORTHEAST 36" PERF HDPE 675' LONG W/ IMPERVIOUS LINER INV: 305.50

PROP. PRIVATE FIRE SERVICE (TYP.)

PROP UG BARRELS B1 NORTHEAST 36" PERF HDPE 675' LONG W/ IMPERVIOUS LINER INV: 305.50

SEE SHEET 03 OF 100 FOR UTILITY PLAN NOTES



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Newtown, PA 610.276.1111 | Philadelphia, PA 215.253.4888 | Bethlehem, PA 610.298.4400

TITLE: **UTILITY PLAN D**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.31; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021  
DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS SHEET No:  
CHECKED BY: JMS  
CHECKED BY: -

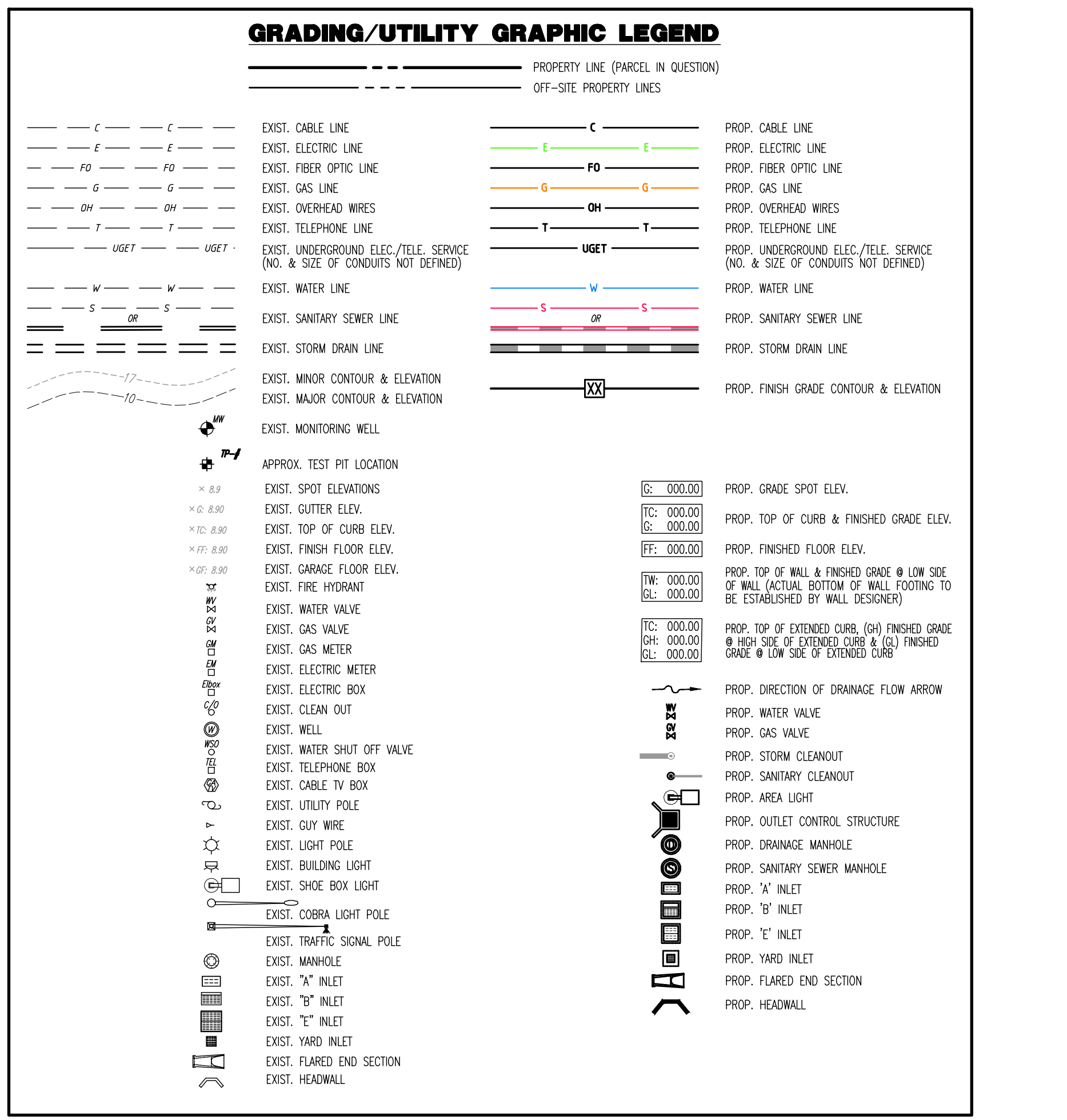
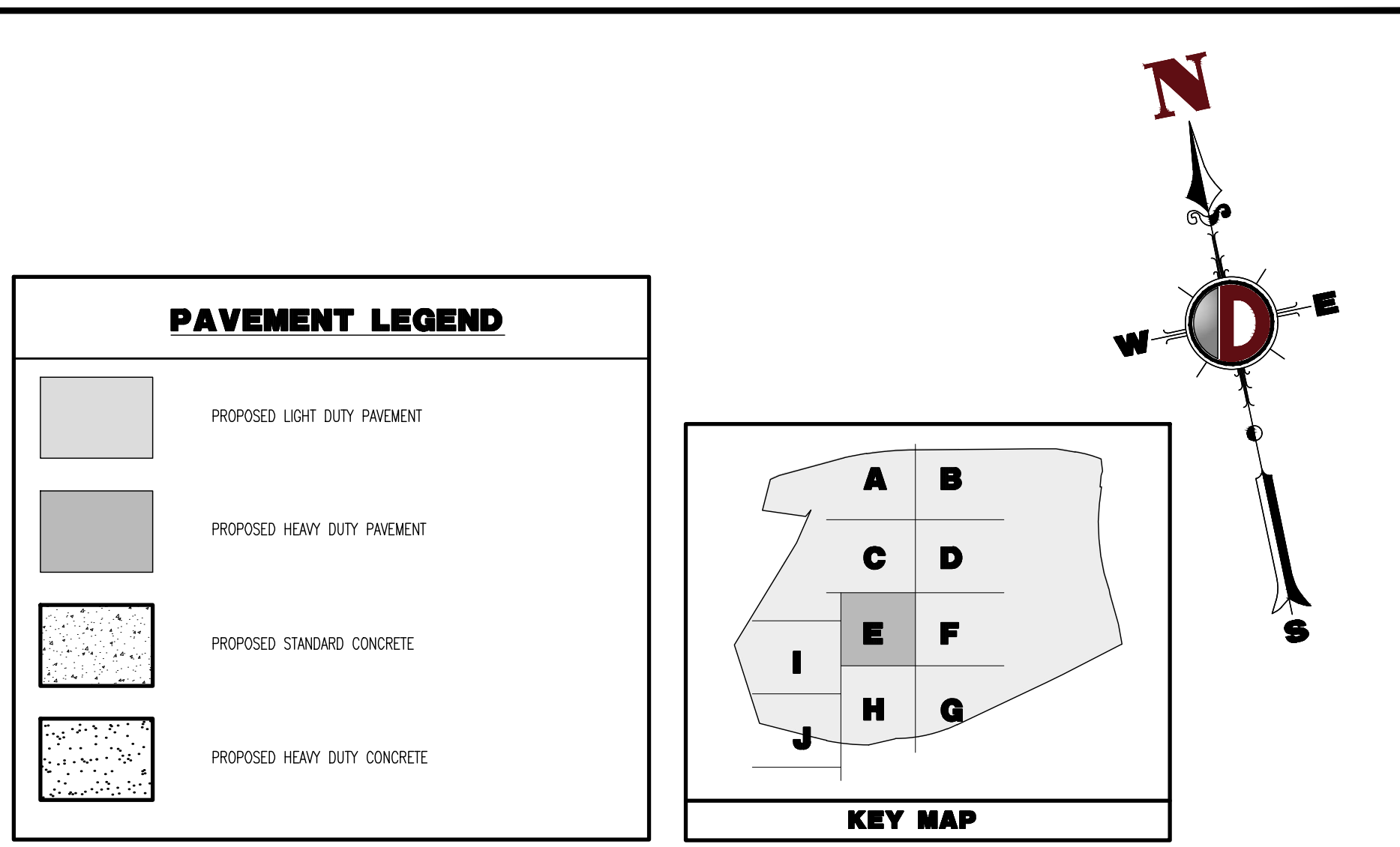
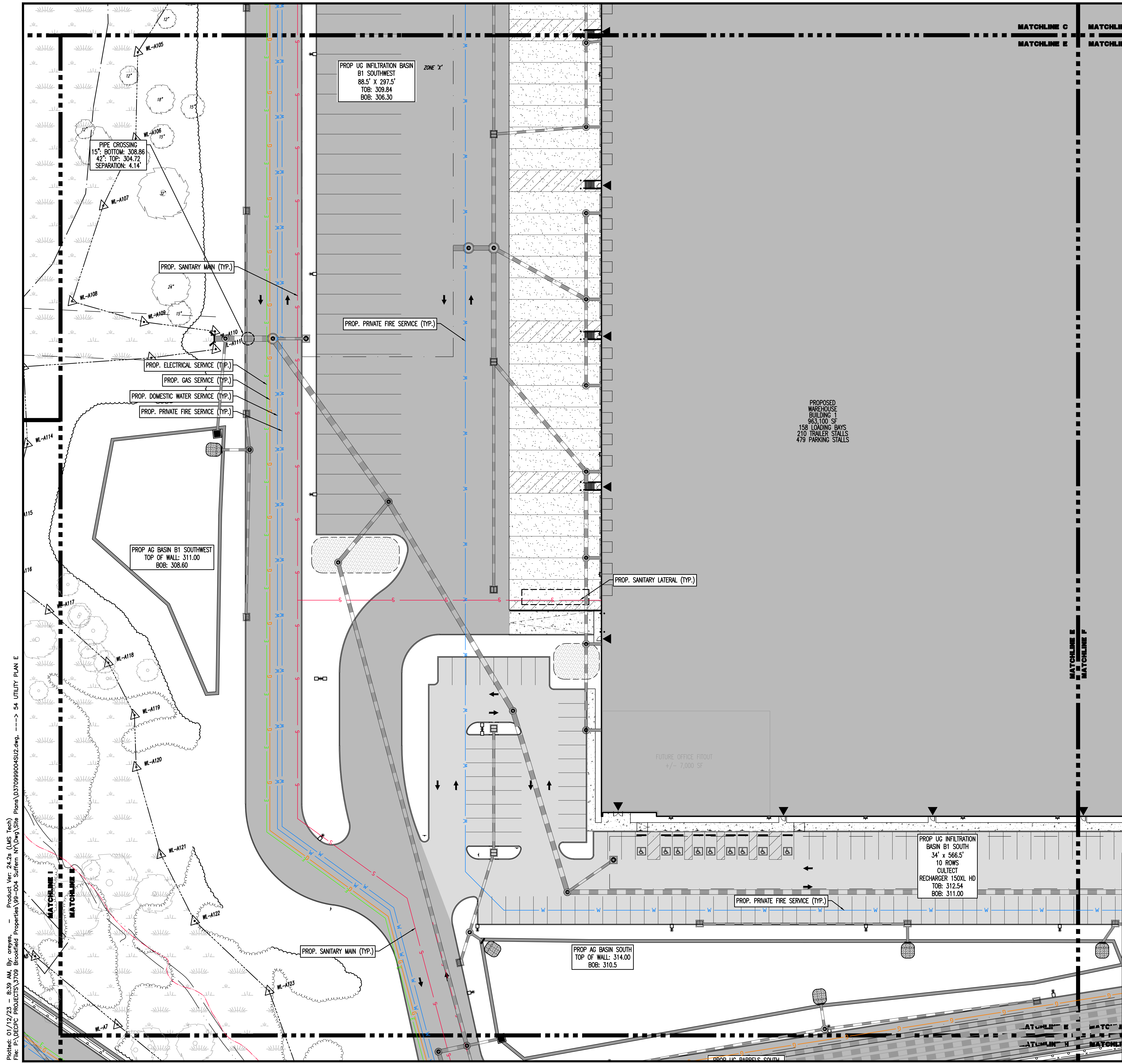
**JOHN A. PALUS** **JOSHUA M. SEWALD**  
PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502  
PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

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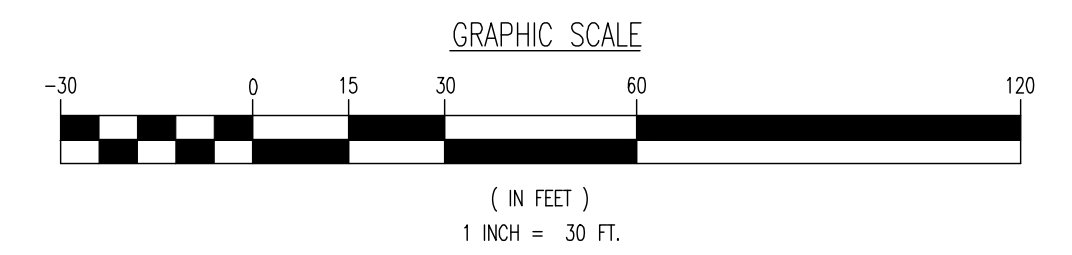
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CHLINE C MATCHLINE D  
CHLINE E MATCHLINE F



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Newtown, Pennsylvania T: 267.685.0274 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.978.4400

TITLE: **UTILITY PLAN E**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004  
DATE: 12/17/2021

DESIGNED BY: CAM  
SCALE: (H) 1"=30'  
(V)

CHECKED BY: JMS  
SHEET No:

**JOHN A. PALUS** **JOSHUA M. SEWALD**

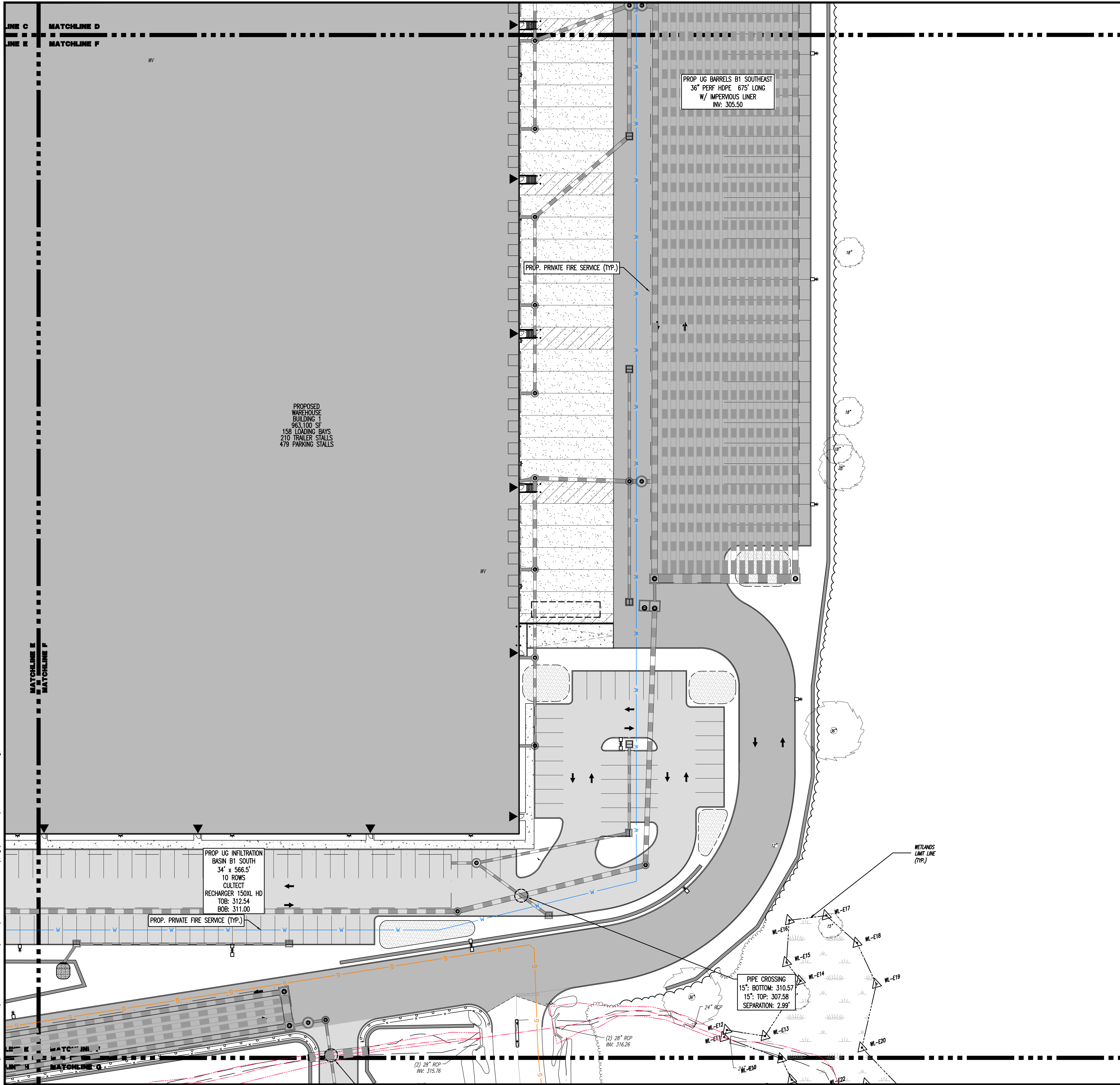
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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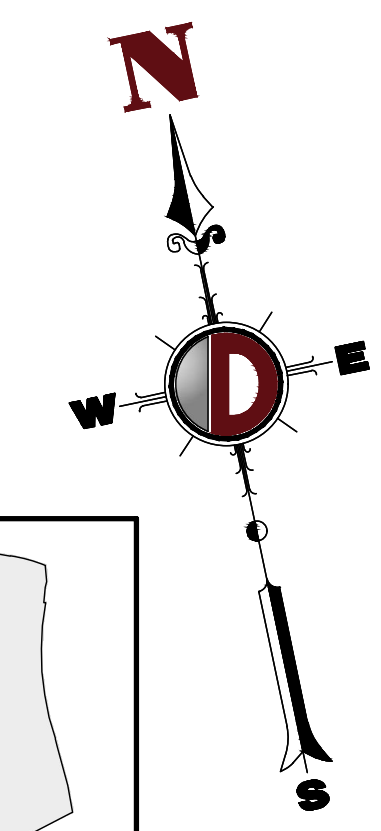
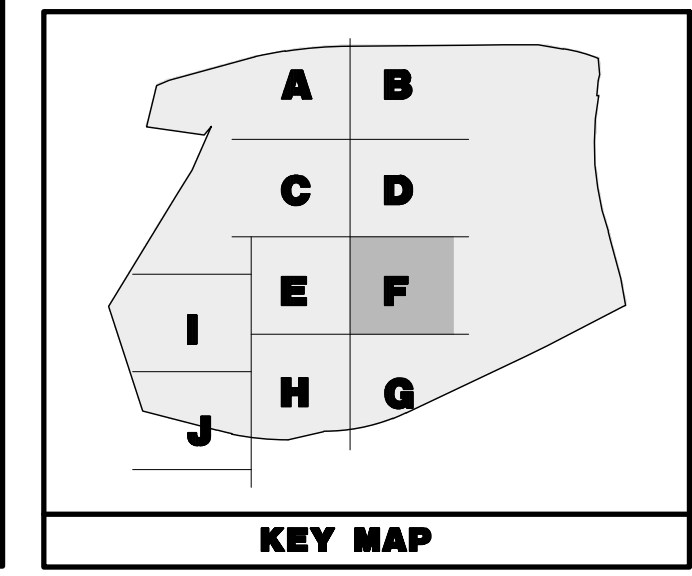
Rev. # 2

Plotted: 01/12/23 - 8:39 AM, By: onyes, Product Ver: 24.2a (LMS Tech)  
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### PAVEMENT LEGEND

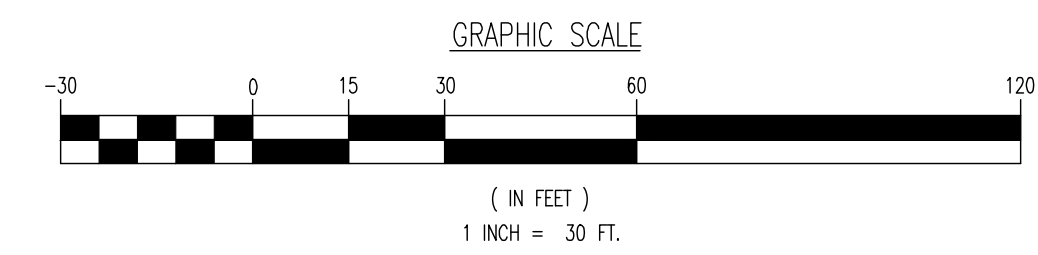
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	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE



### GRADING/UTILITY GRAPHIC LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)		OFF-SITE PROPERTY LINES
	EXIST. CABLE LINE		PROP. CABLE LINE
	EXIST. ELECTRIC LINE		PROP. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE		PROP. FIBER OPTIC LINE
	EXIST. GAS LINE		PROP. GAS LINE
	EXIST. OVERHEAD WIRES		PROP. OVERHEAD WIRES
	EXIST. TELEPHONE LINE		PROP. TELEPHONE LINE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
	EXIST. WATER LINE		PROP. WATER LINE
	EXIST. SANITARY SEWER LINE		PROP. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE		PROP. STORM DRAIN LINE
	EXIST. MINOR CONTOUR & ELEVATION		PROP. FINISH GRADE CONTOUR & ELEVATION
	EXIST. MAJOR CONTOUR & ELEVATION		
	EXIST. MONITORING WELL		
	APPROX. TEST PIT LOCATION		
	EXIST. SPOT ELEVATIONS		PROP. GRADE SPOT ELEV.
	EXIST. GUTTER ELEV.		PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. TOP OF CURB ELEV.		PROP. FINISHED FLOOR ELEV.
	EXIST. FINISH FLOOR ELEV.		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	EXIST. GARAGE FLOOR ELEV.		PROP. TOP OF EXTENDED CURB (H) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (L) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	EXIST. FIRE HYDRANT		PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. WATER VALVE		PROP. WATER VALVE
	EXIST. GAS VALVE		PROP. GAS VALVE
	EXIST. GAS METER		PROP. STORM CLEANOUT
	EXIST. ELECTRIC METER		PROP. SANITARY CLEANOUT
	EXIST. ELECTRIC BOX		PROP. AREA LIGHT
	EXIST. CLEAN OUT		PROP. OUTLET CONTROL STRUCTURE
	EXIST. WELL		PROP. DRAINAGE MANHOLE
	EXIST. WATER SHUT OFF VALVE		PROP. SANITARY SEWER MANHOLE
	EXIST. TELEPHONE BOX		PROP. 'A' INLET
	EXIST. CABLE TV BOX		PROP. 'B' INLET
	EXIST. UTILITY POLE		PROP. 'E' INLET
	EXIST. GUY WIRE		PROP. YARD INLET
	EXIST. LIGHT POLE		PROP. FLARED END SECTION
	EXIST. BUILDING LIGHT		PROP. HEADWALL
	EXIST. SHOE BOX LIGHT		
	EXIST. COBRA LIGHT POLE		
	EXIST. TRAFFIC SIGNAL POLE		
	EXIST. MANHOLE		
	EXIST. 'A' INLET		
	EXIST. 'B' INLET		
	EXIST. 'E' INLET		
	EXIST. YARD INLET		
	EXIST. FLARED END SECTION		
	EXIST. HEADWALL		

SEE SHEET 03 OF 100 FOR UTILITY PLAN NOTES



Plotted: 01/12/23 - 8:39 AM, By: arnyes, Product Ver: 24.2a (LMS Tech)  
 File: P:\VEPC PROJECTS\3709 Brookfield Properties\09-004 Suffern, NY\DWG\Site Plans\0370909004SU2.dwg, ---> 55 UTILITY PLAN F

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TITLE: **UTILITY PLAN F**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021

DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)

DESIGNED BY: JMS SHEET No:

CHECKED BY: JMS

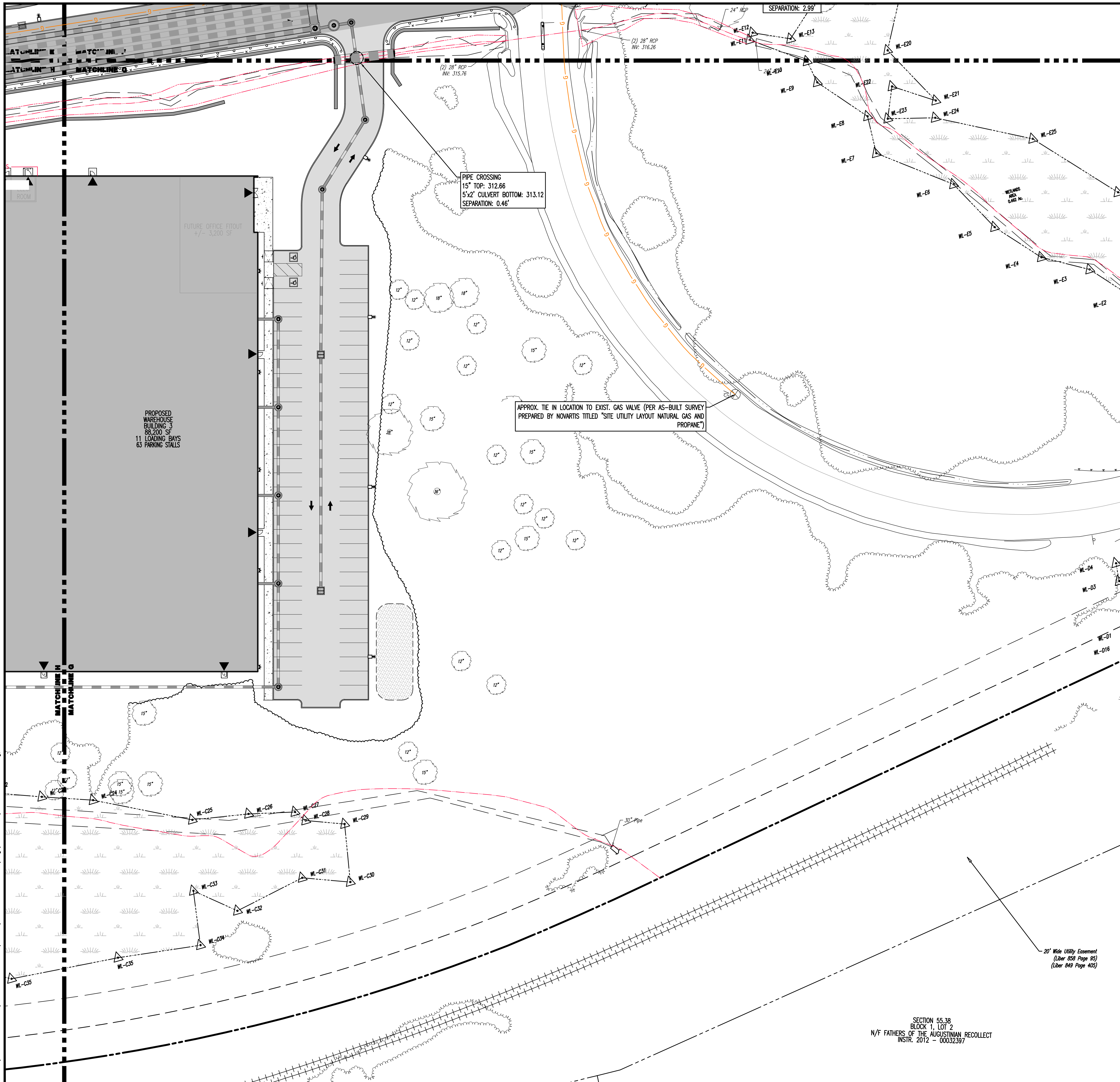
**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

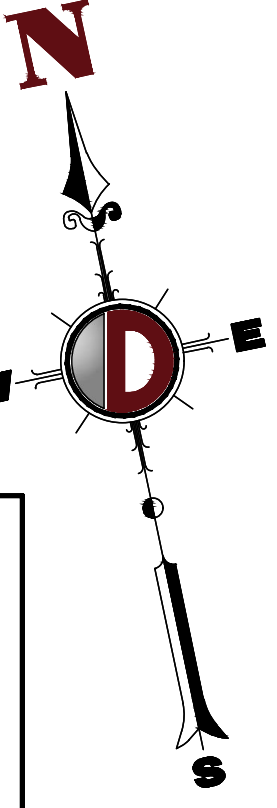
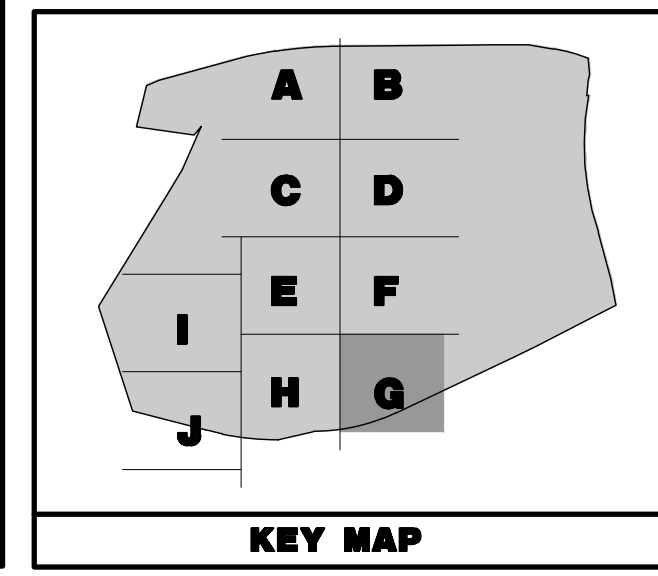
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### PAVEMENT LEGEND

[Symbol]	PROPOSED LIGHT DUTY PAVEMENT
[Symbol]	PROPOSED HEAVY DUTY PAVEMENT
[Symbol]	PROPOSED STANDARD CONCRETE
[Symbol]	PROPOSED HEAVY DUTY CONCRETE



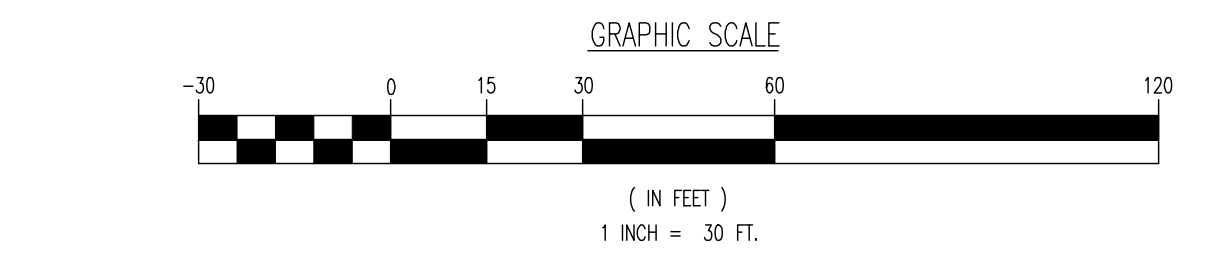
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[Symbol]	OFF-SITE PROPERTY LINES	[Symbol]	EXIST. ELECTRIC LINE	[Symbol]	PROP. ELECTRIC LINE
[Symbol]		[Symbol]	EXIST. FIBER OPTIC LINE	[Symbol]	PROP. FIBER OPTIC LINE
[Symbol]		[Symbol]	EXIST. GAS LINE	[Symbol]	PROP. GAS LINE
[Symbol]		[Symbol]	EXIST. OVERHEAD WIRES	[Symbol]	PROP. OVERHEAD WIRES
[Symbol]		[Symbol]	EXIST. TELEPHONE LINE	[Symbol]	PROP. TELEPHONE LINE
[Symbol]		[Symbol]	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	[Symbol]	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
[Symbol]		[Symbol]	EXIST. WATER LINE	[Symbol]	PROP. WATER LINE
[Symbol]		[Symbol]	EXIST. SANITARY SEWER LINE	[Symbol]	PROP. SANITARY SEWER LINE
[Symbol]		[Symbol]	EXIST. STORM DRAIN LINE	[Symbol]	PROP. STORM DRAIN LINE
[Symbol]		[Symbol]	EXIST. MINOR CONTOUR & ELEVATION	[Symbol]	PROP. FINISH GRADE CONTOUR & ELEVATION
[Symbol]		[Symbol]	EXIST. MAJOR CONTOUR & ELEVATION	[Symbol]	
[Symbol]		[Symbol]	EXIST. MONITORING WELL	[Symbol]	
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[Symbol]		[Symbol]	EXIST. CABLE TV BOX	[Symbol]	
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[Symbol]		[Symbol]	EXIST. BUILDING LIGHT	[Symbol]	
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[Symbol]		[Symbol]	EXIST. MANHOLE	[Symbol]	
[Symbol]		[Symbol]	EXIST. "A" INLET	[Symbol]	
[Symbol]		[Symbol]	EXIST. "B" INLET	[Symbol]	
[Symbol]		[Symbol]	EXIST. "C" INLET	[Symbol]	
[Symbol]		[Symbol]	EXIST. YARD INLET	[Symbol]	
[Symbol]		[Symbol]	EXIST. FLARED END SECTION	[Symbol]	
[Symbol]		[Symbol]	EXIST. HEADWALL	[Symbol]	

GC: 000.00 PROP. GRADE SPOT ELEV.  
 TC: 000.00 PROP. TOP OF CURB & FINISHED GRADE ELEV.  
 EC: 000.00  
 FF: 000.00 PROP. FINISHED FLOOR ELEV.  
 GW: 000.00 PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)  
 CL: 000.00  
 EC: 000.00 PROP. TOP OF EXTENDED CURB (9) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (2) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB  
 CH: 000.00  
 CL: 000.00

PROP. DIRECTION OF DRAINAGE FLOW ARROW  
 PROP. WATER VALVE  
 PROP. GAS VALVE  
 PROP. STORM CLEANOUT  
 PROP. SANITARY CLEANOUT  
 PROP. AREA LIGHT  
 PROP. OUTLET CONTROL STRUCTURE  
 PROP. DRAINAGE MANHOLE  
 PROP. SANITARY SEWER MANHOLE  
 PROP. "A" INLET  
 PROP. "B" INLET  
 PROP. "C" INLET  
 PROP. YARD INLET  
 PROP. FLARED END SECTION  
 PROP. HEADWALL

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 File: P:\VEPC PROJECTS\3709 Brookfield Properties\09-004 Sufferin NY Dwg\Site Plans\370909004SU2.dwg. ---> 56 UTILITY PLAN G

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Project: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERIN, ROCKLAND COUNTY, NEW YORK

TITLE: **UTILITY PLAN G**

PROJECT NO: 3709-99-004 DATE: 12/17/2021  
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 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET NO:  
 CHECKED BY: -

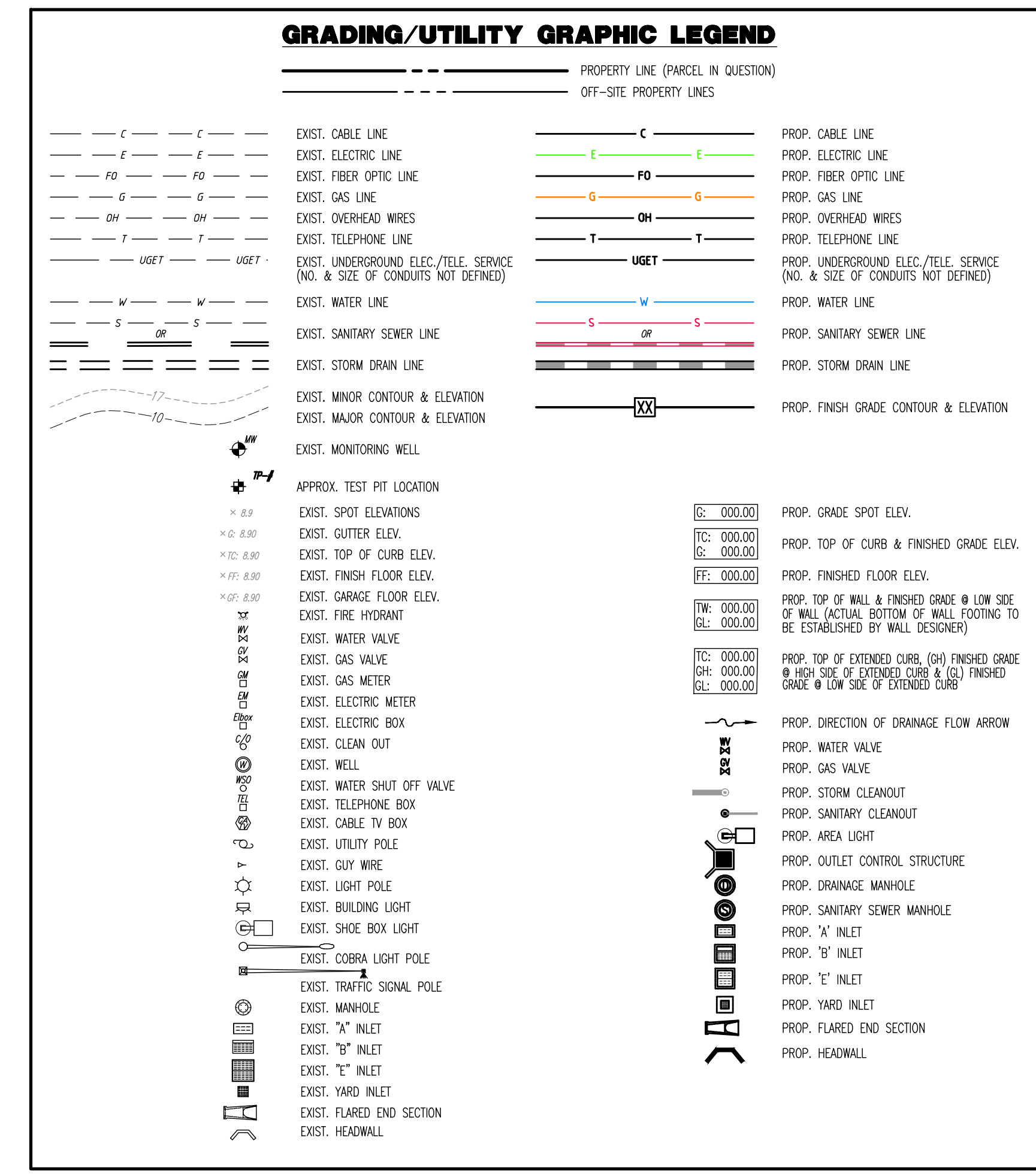
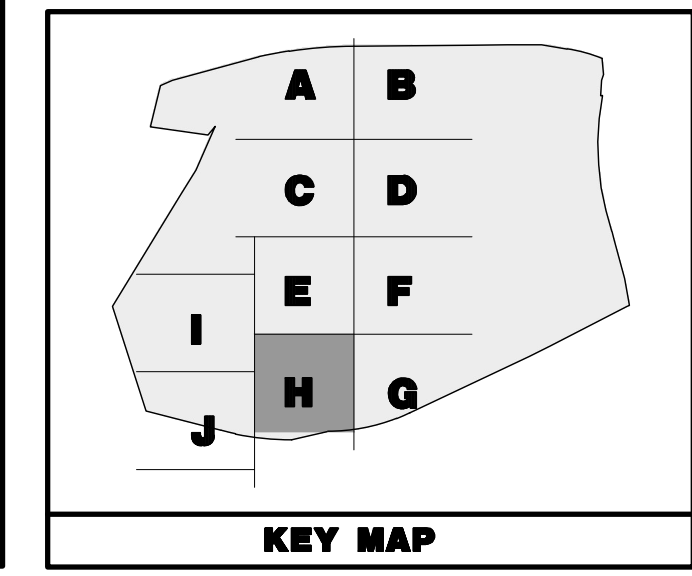
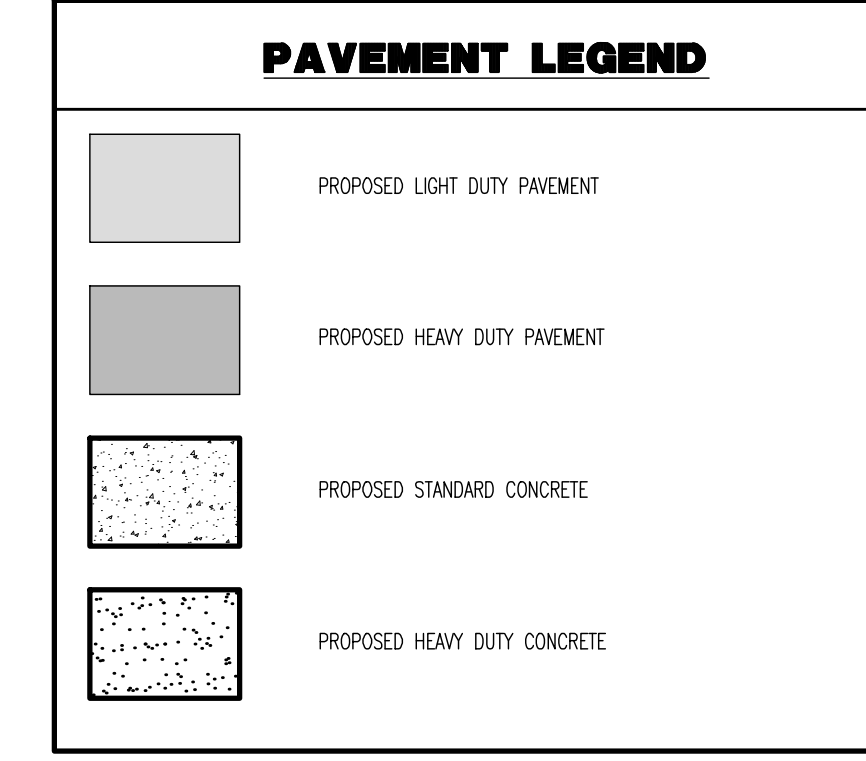
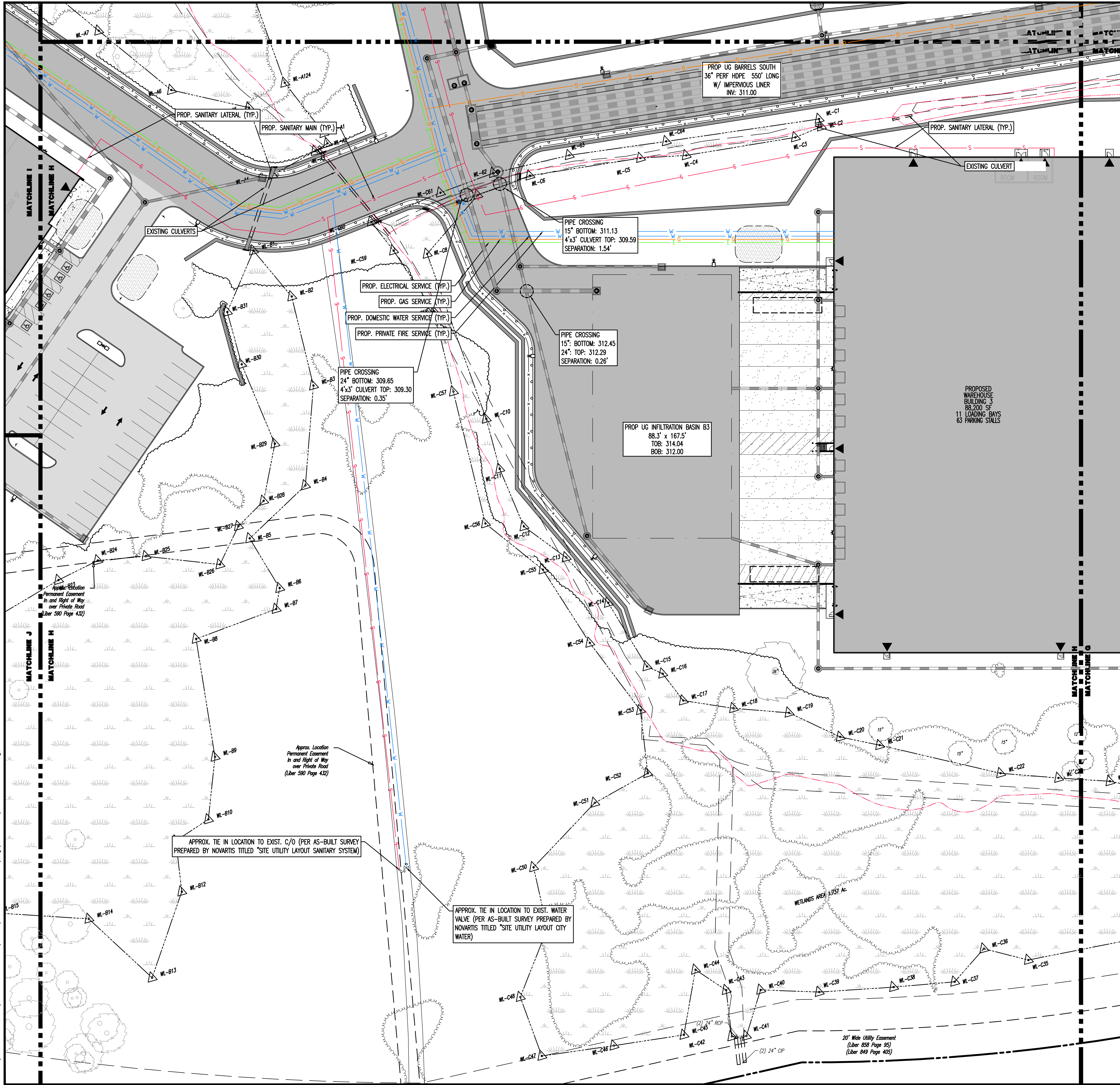
**JOHN A. PALUS** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE NO. 087630

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE NO. 097639

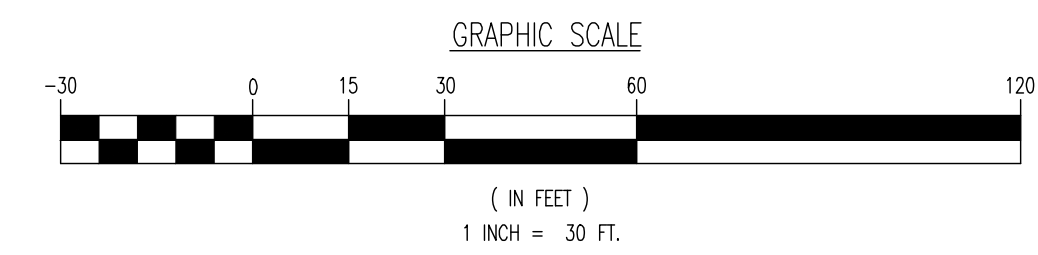
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**TITLE:** UTILITY PLAN H

**PROJECT:** IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**JOB No:** 3709-99-004  
**DATE:** 12/17/2021

**DRAWN BY:** CAM  
**SCALE:** (H) 1"=30'  
(V)

**DESIGNED BY:** JMS  
**CHECKED BY:** JMS

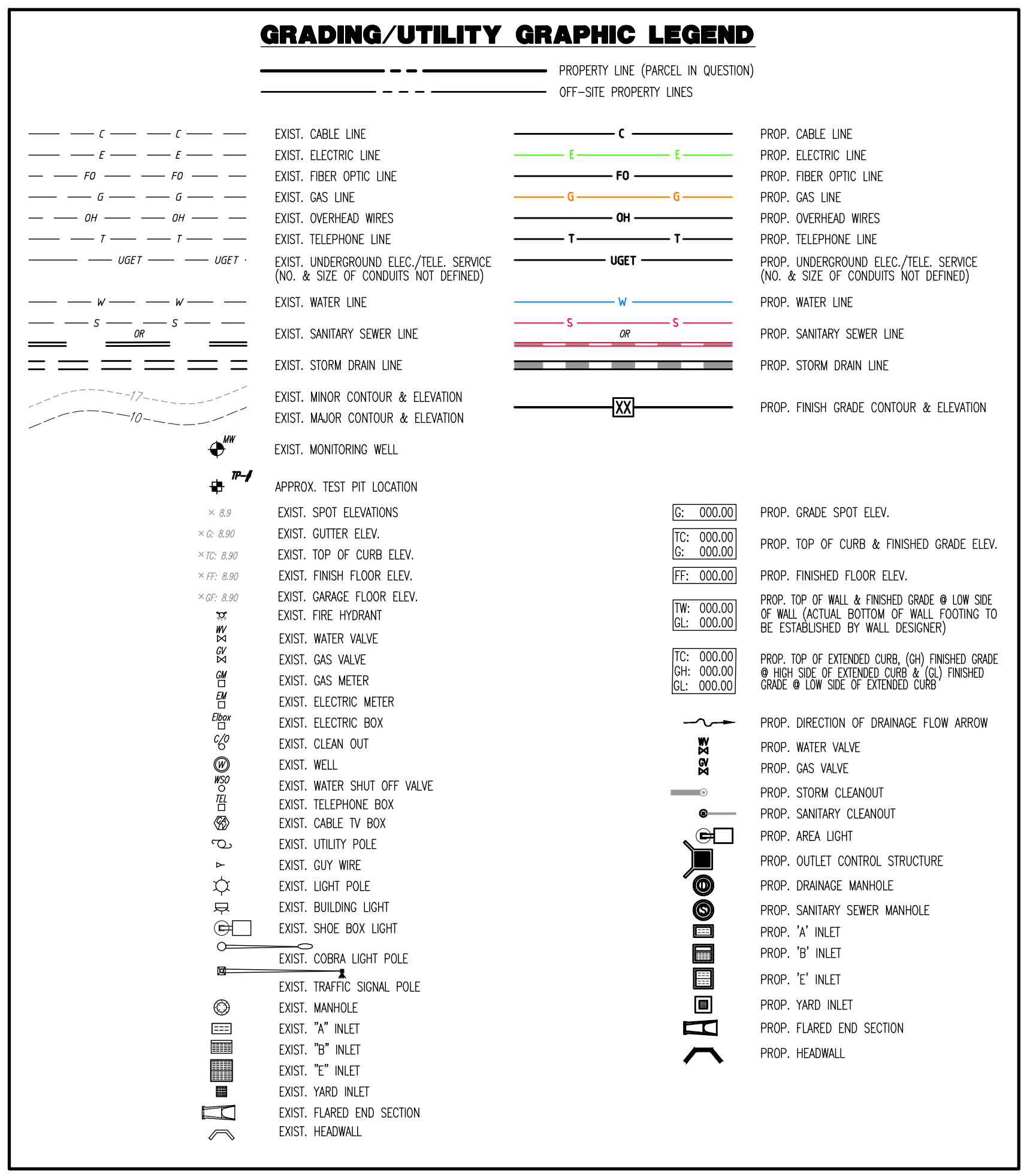
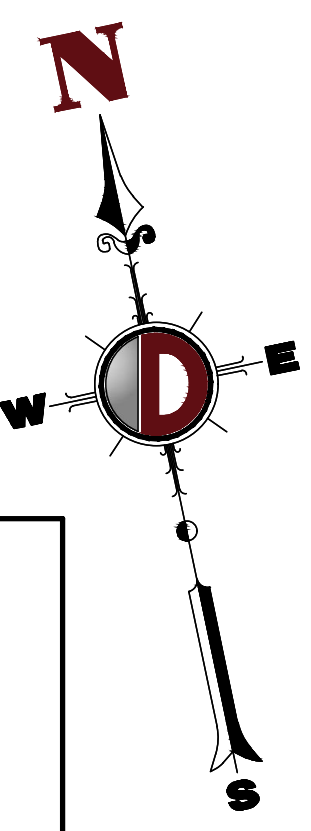
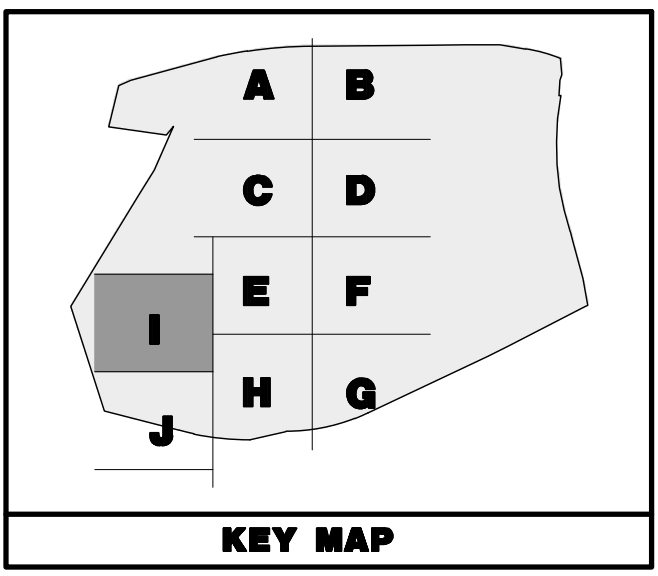
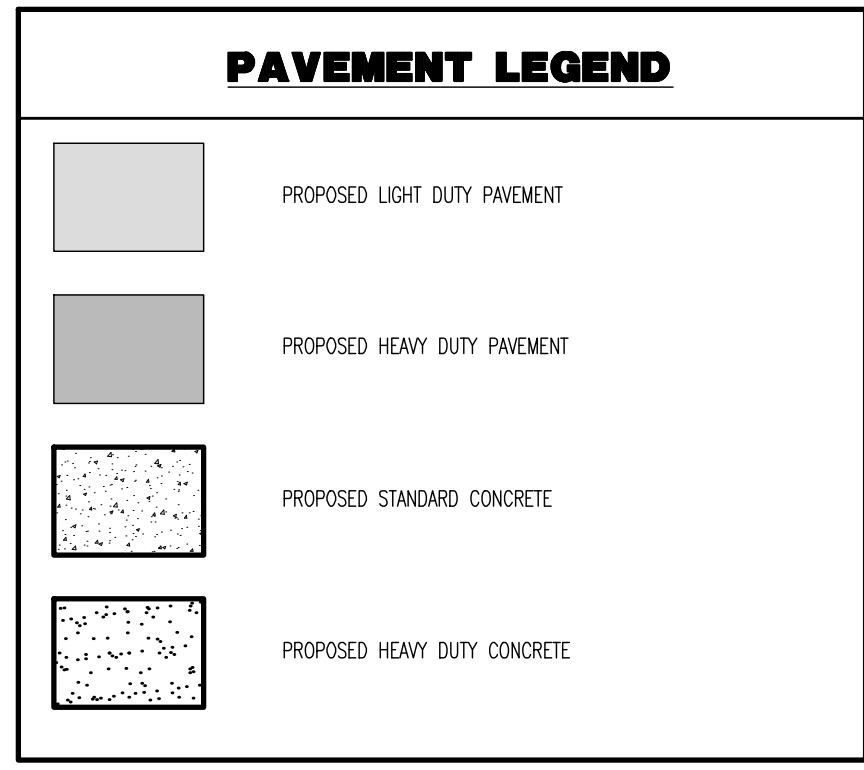
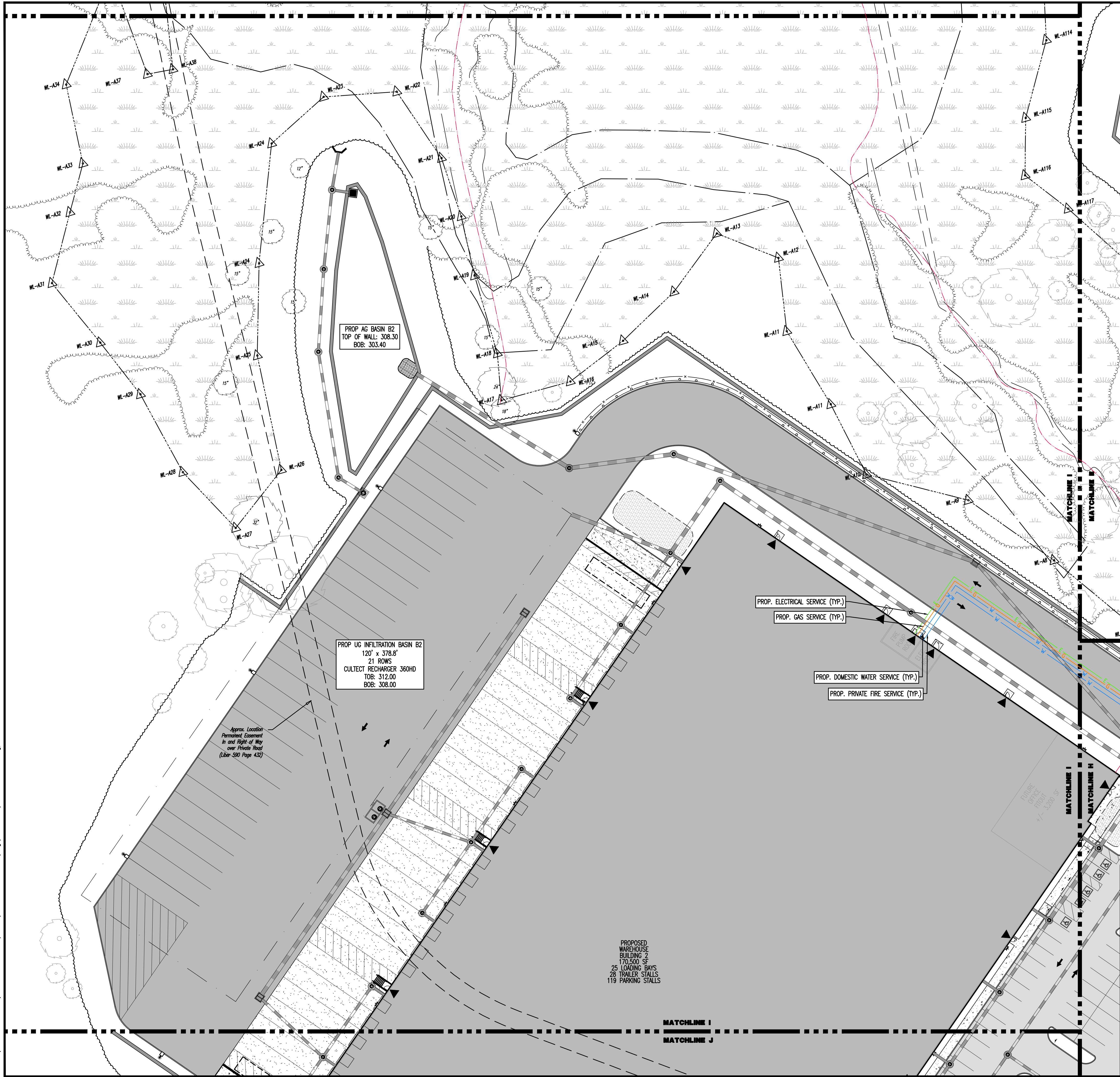
**PROFESSIONAL ENGINEER:** JOHN A. PALUS  
NEW YORK LICENSE No. 087639

**PROFESSIONAL ENGINEER:** JOSHUA M. SEWALD  
NEW YORK LICENSE No. 097639

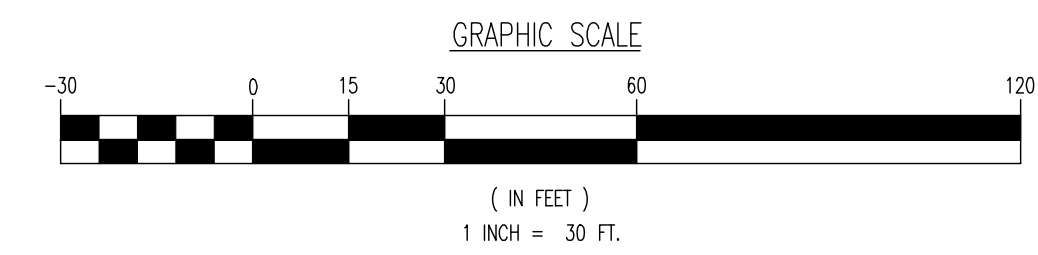
57

SHEET No. OF 100

Plotted: 01/12/23 - 8:39 AM, By: arveys, Product Ver: 24.2a (LMS Tech)  
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**SEE SHEET 03 OF 100 FOR UTILITY PLAN NOTES**



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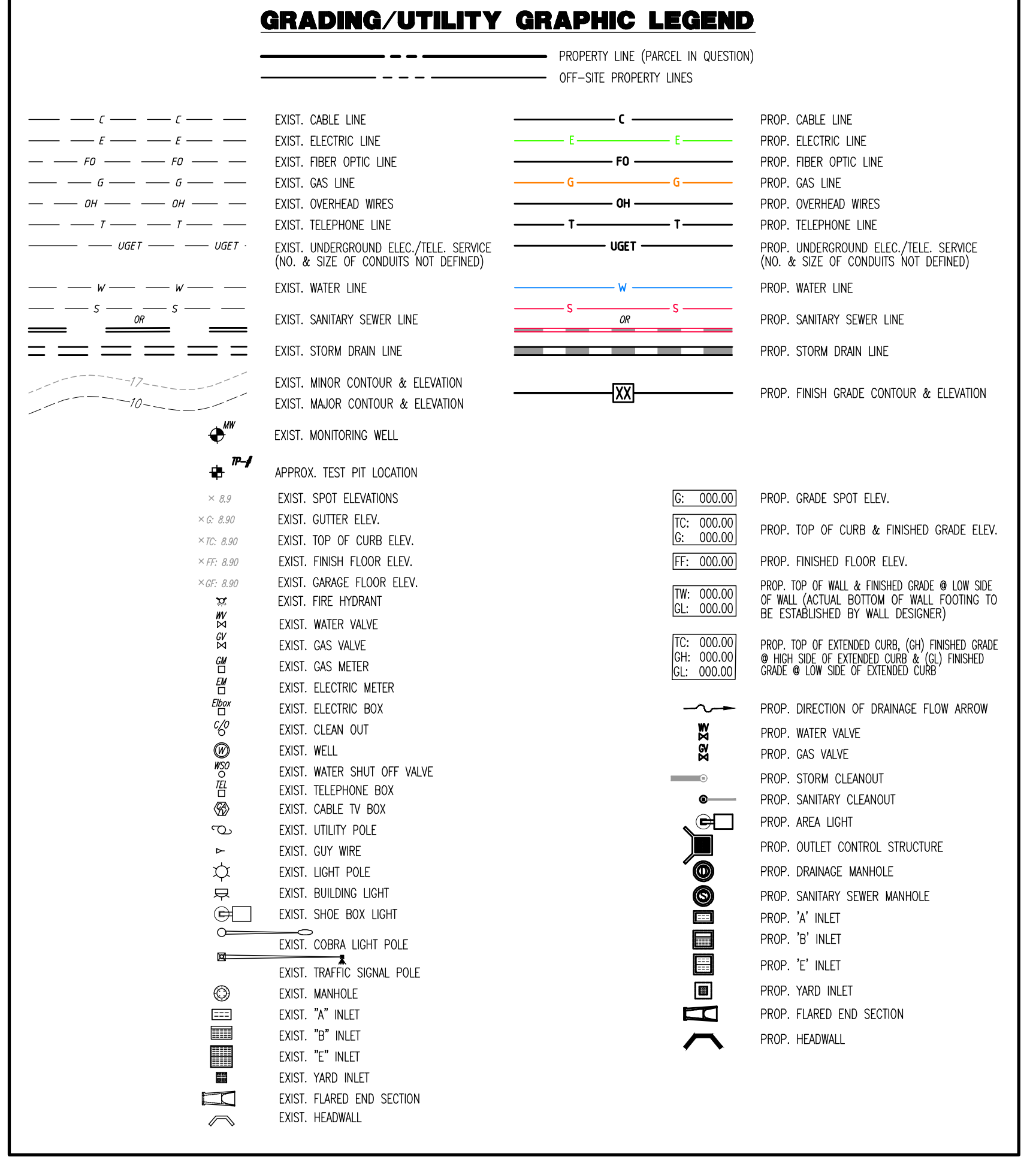
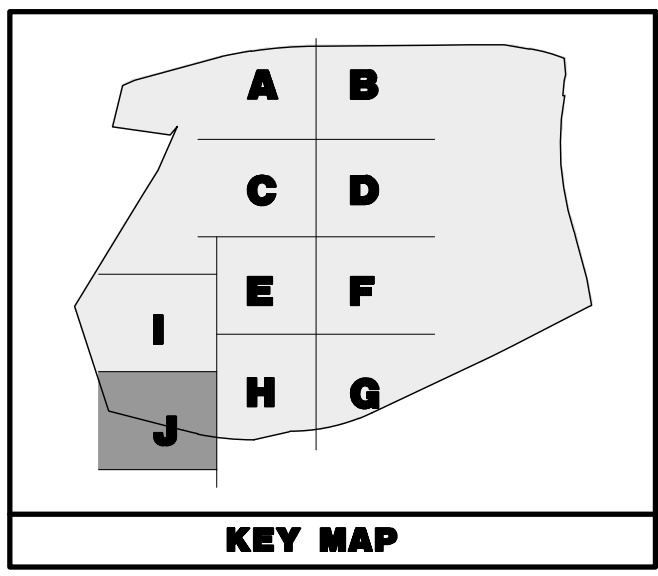
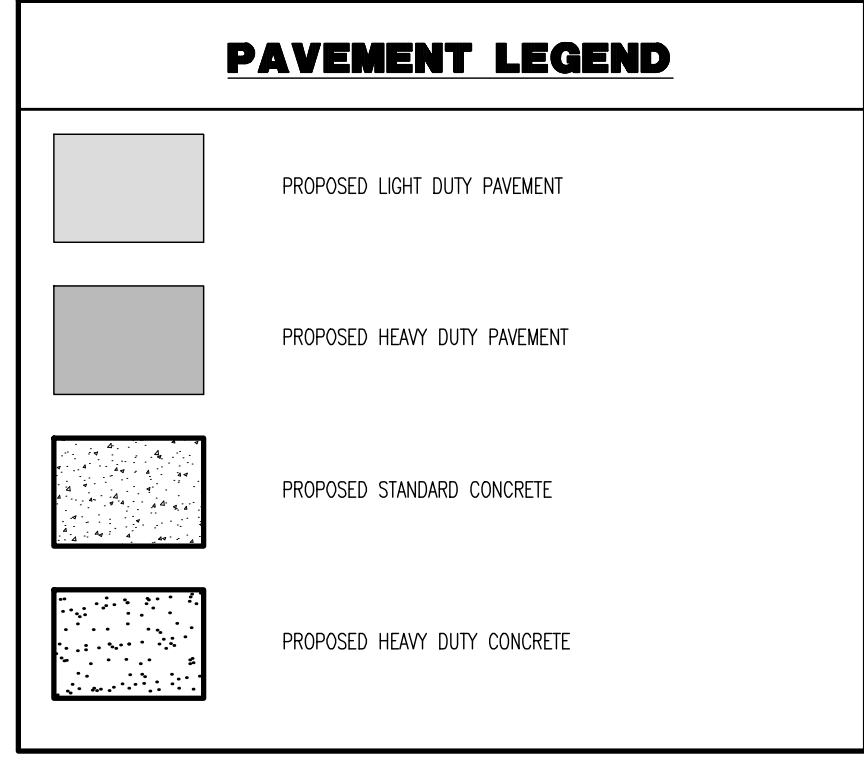
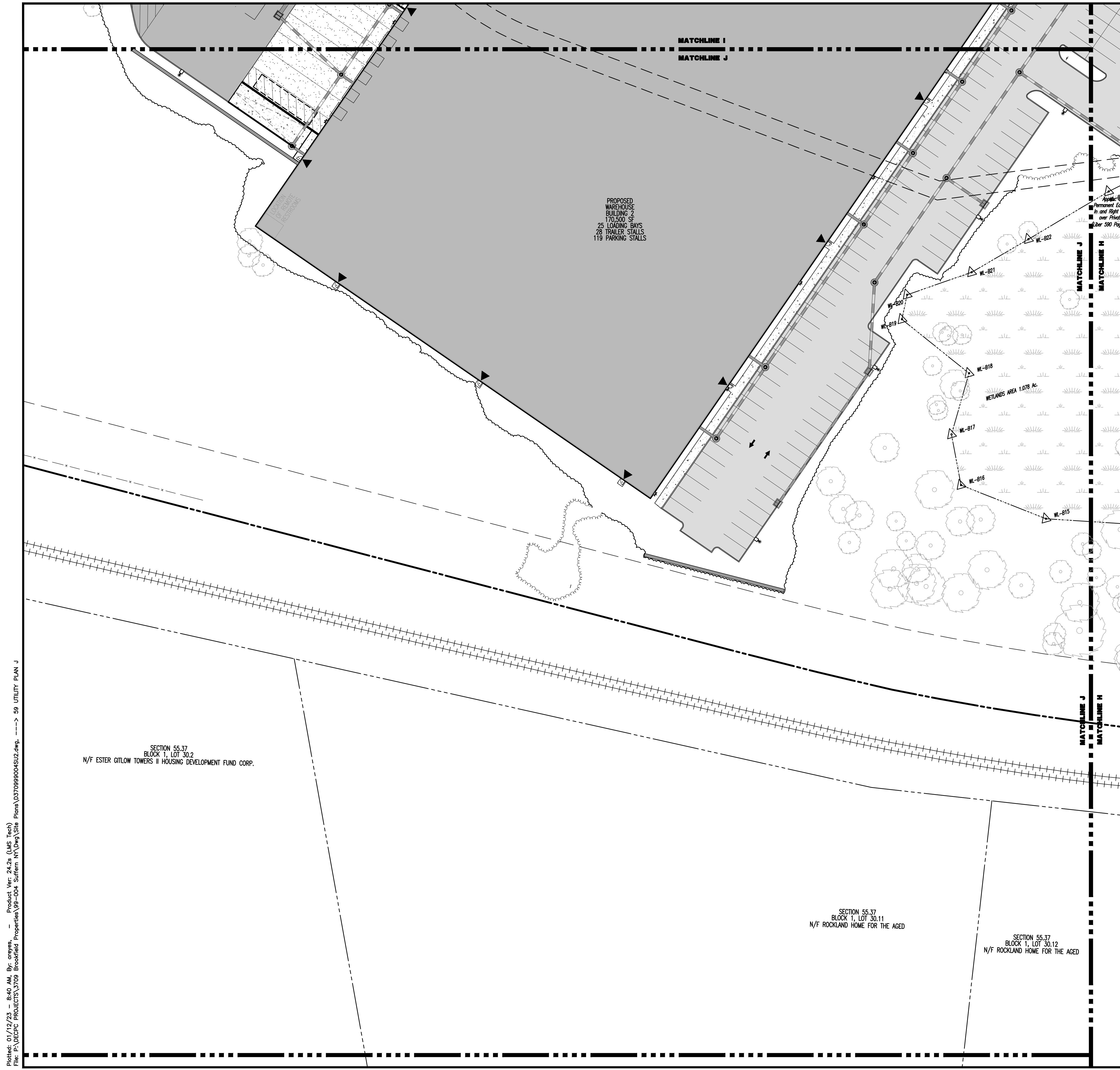
1994 Main Street  
Lake Como, NJ 07719  
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F: 732.974.3521  
www.dynanotec.com

<b>TITLE: UTILITY PLAN I</b>	
<b>PROJECT: IV2 ROCKLAND LOGISTICS, LLC</b> PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.31; BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK	JOB No: 3709-99-004 DATE: 12/17/2021 DRAWN BY: CAM DESIGNED BY: JMS CHECKED BY: JMS
<b>JOHN A. PALUS</b> PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087630	<b>JOSHUA M. SEWALD</b> PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

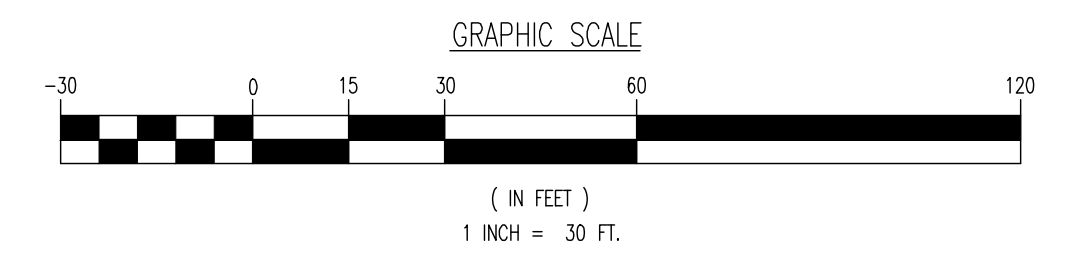
**58**  
OF 100

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Plotted: 01/12/23 - 8:40 AM, By: arnyes, Product Ver: 24.2a (LMS Tech)  
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SEE SHEET 03 OF 100 FOR UTILITY PLAN NOTES



Plotted: 01/12/23 - 8:40 AM, By: onyes, Product Ver: 24.2a (LMS Tech)  
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 New Haven, Pennsylvania: 1-267-685-0274 | Philadelphia, Pennsylvania: 1-215-253-4888 | Bethlehem, Pennsylvania: 1-610-978-4400

TITLE: **UTILITY PLAN J**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

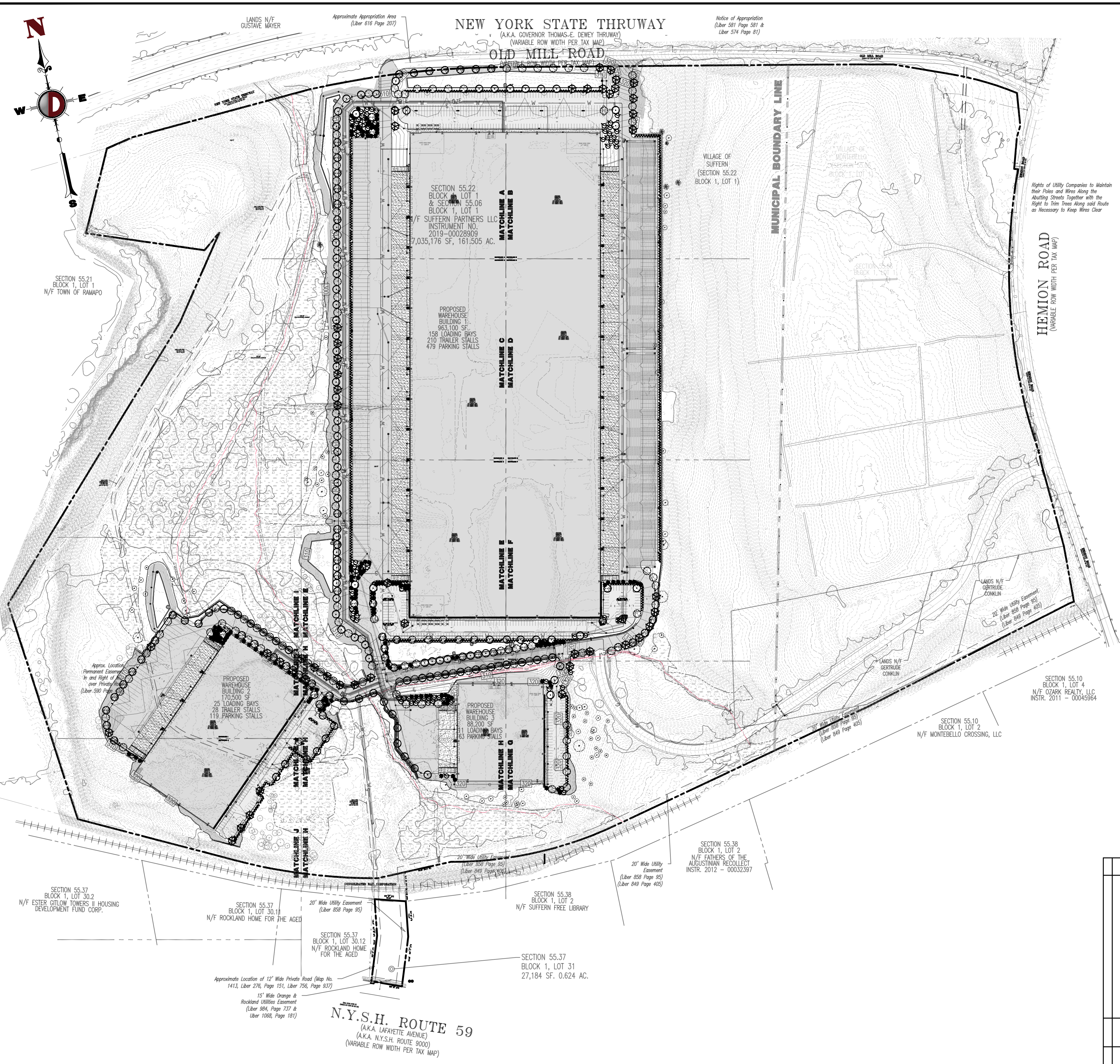
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 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

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**PAVEMENT LEGEND**

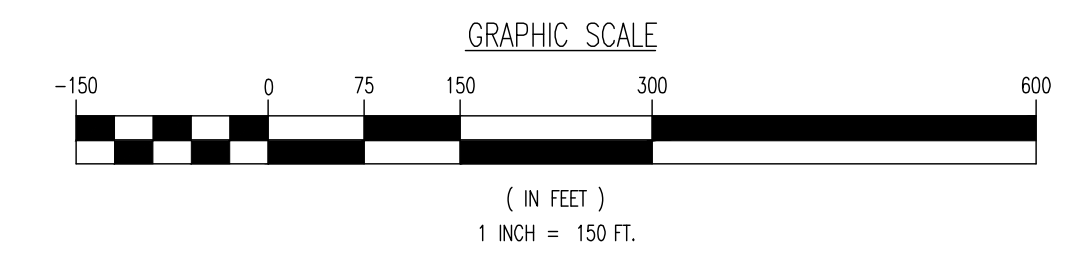
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL.	B+B
LT	88	LIRIODENDRON TULPIFERA	TULIP POPLAR	2 1/2-3" CAL.	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
	376				
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
CLY	154	X CUPRESSOPARIS LEYLANDI	LEYLAND CYPRESS	6-7'	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZON	SPICEBUSH	30-36"	#5 CAN
VD	630	VEIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
	1764				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

**SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES**



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TITLE: **OVERALL LANDSCAPE PLAN**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: CAM  
 SCALE: (H) 1"=150'  
 (V)  
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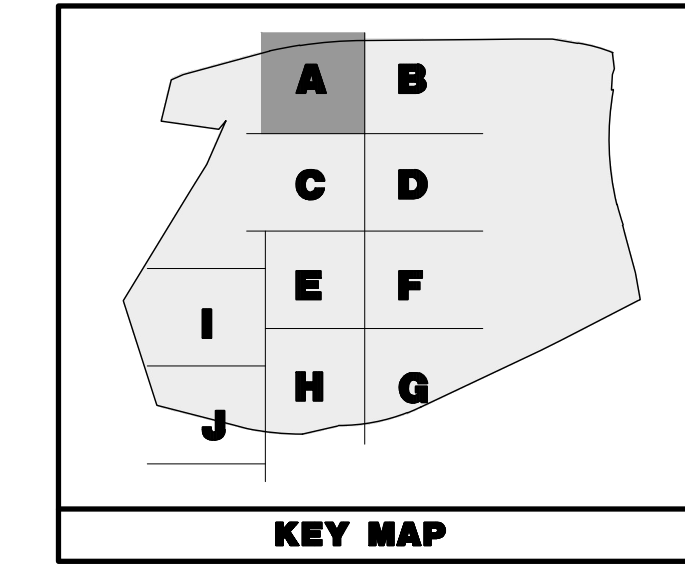
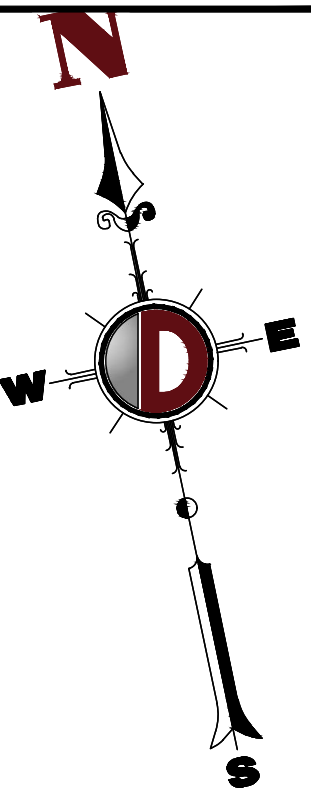
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**60**  
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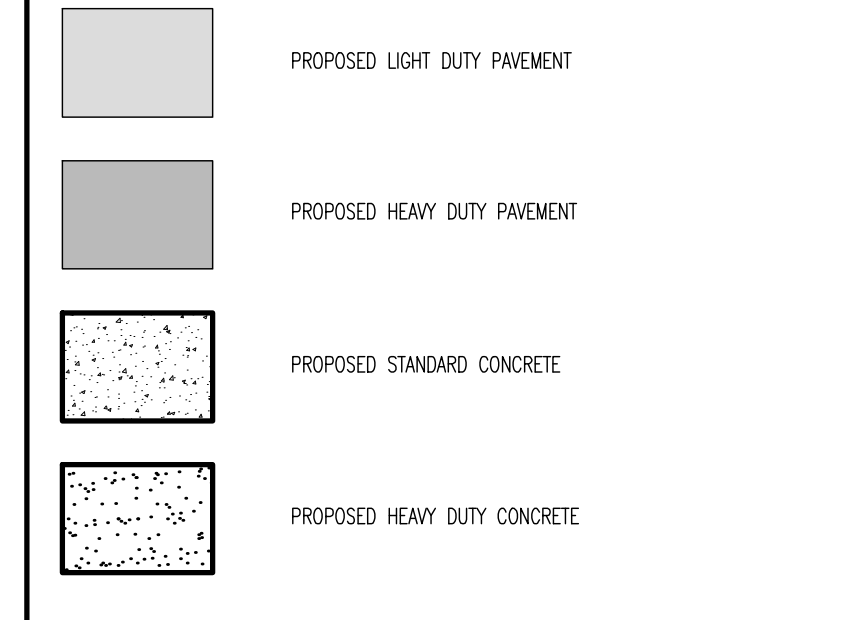
Rev. # 2

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**PAVEMENT LEGEND**

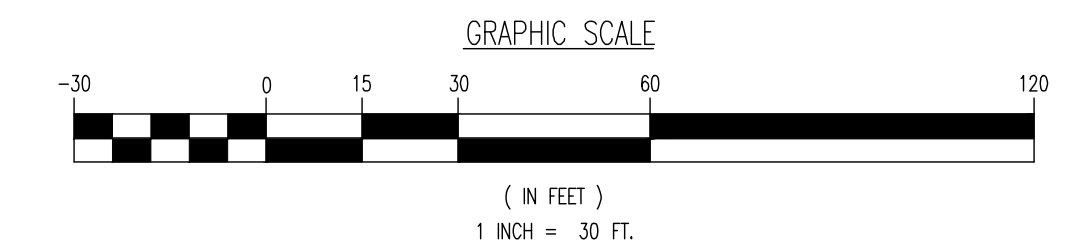


**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREES(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL.	B+B
LT	86	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL.	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
376					
<b>ORNAMENTAL TREES(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
<b>EVERGREEN TREES(S)</b>					
CLY	154	X CUPRESSOCYPRIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
<b>EVERGREEN SHRUBS(S)</b>					
IG	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUBS(S)</b>					
LB	534	LINDERA BENZON	SPOEBUSH	30-36"	#5 CAN
VD	630	VEIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4"	B+B
TRE4					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

**SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES**



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 New Haven, Pennsylvania T: 267.685.0274 | Middletown, Pennsylvania T: 215.233.4888 | Gettysburg, Pennsylvania T: 610.598.4400

---

TITLE: **LANDSCAPE PLAN A**

---

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004

DESIGNED BY: ALPH

CHECKED BY: JMS

DATE: 12/17/2021

SCALE: (H) 1"=30'  
(V)

SHEET No:

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**JOHN A. PALUS**     **JOSHUA M. SEWALD**

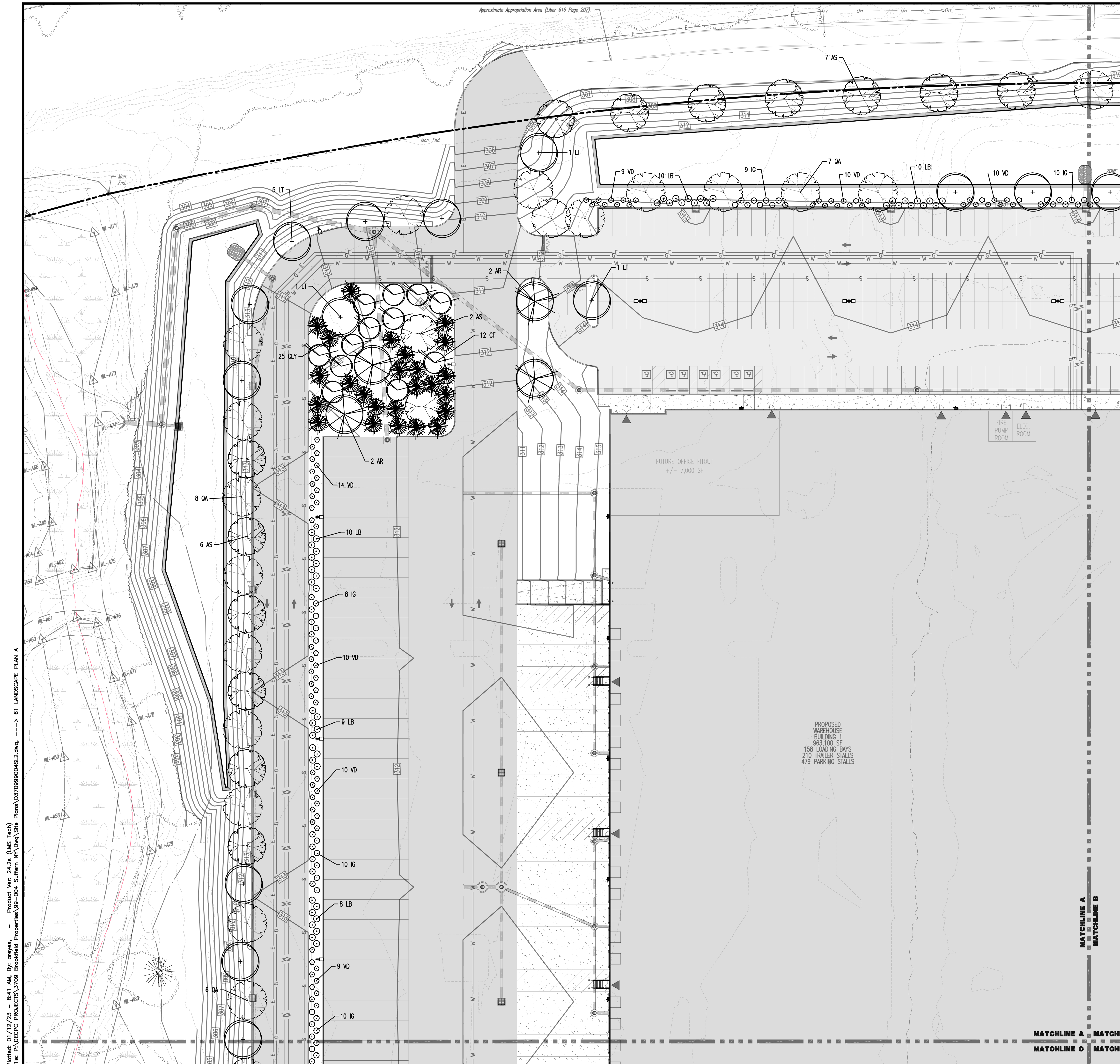
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 CALL 811 OR VISIT WWW.CALL811.COM

**61**  
 OF 100

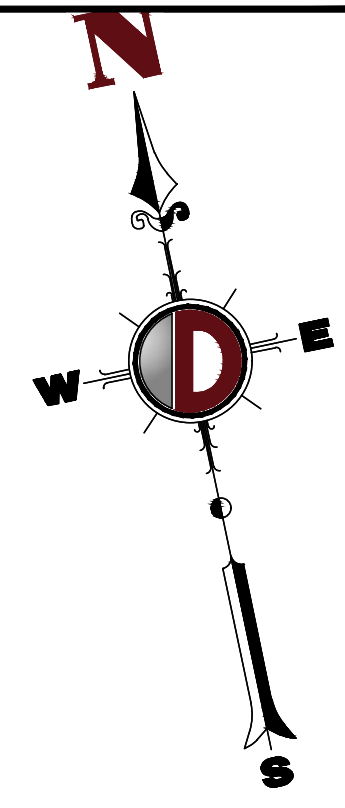
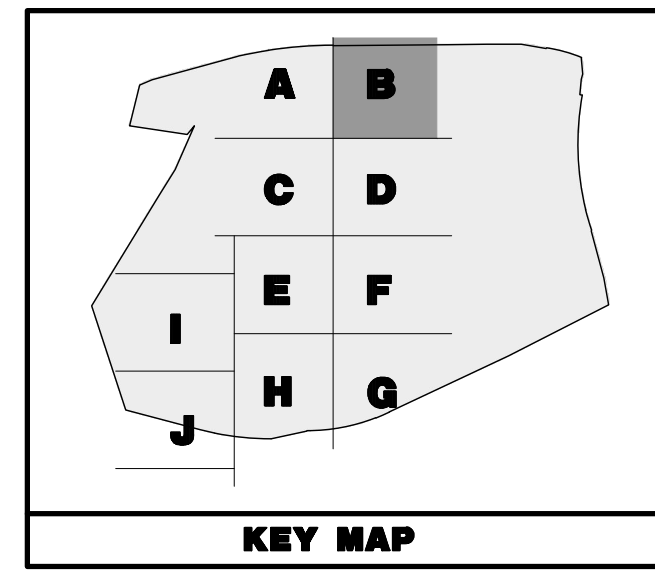
Rev. # 2



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OLD MILL ROAD  
(VARIABLE ROW WIDTH PER TAX MAP)

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



**PAVEMENT LEGEND**

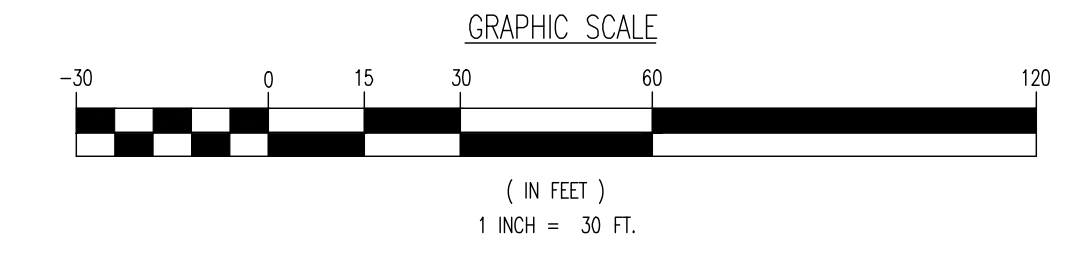
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	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LANDSCAPE SCHEDULE**

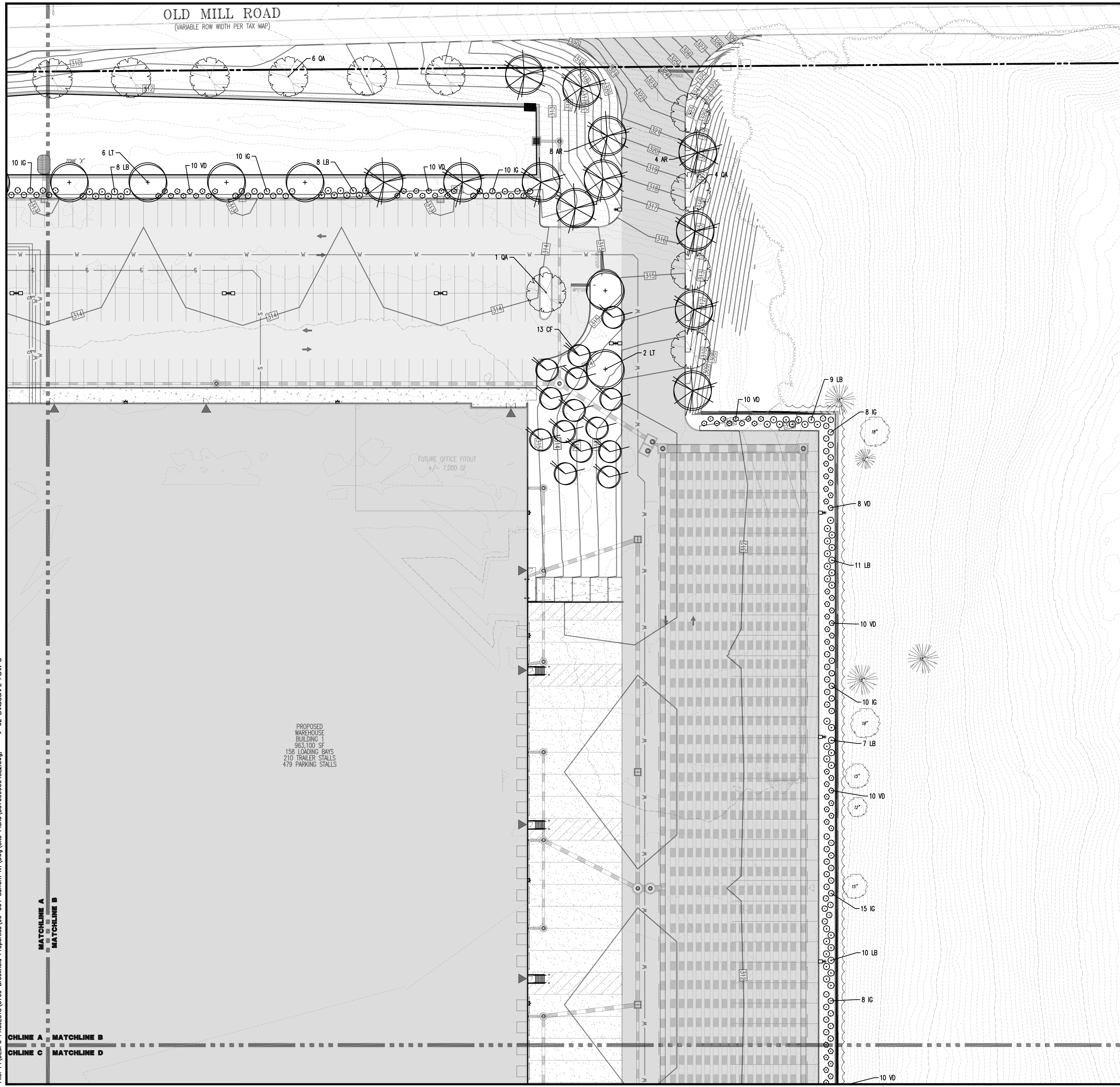
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2"-3" CAL.	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2"-3" CAL.	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2"-3" CAL.	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2"-3" CAL.	B+B
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOCYPRIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZON	SPICEBUSH	30-36"	#5 CAN
VD	630	VEIBURNUM DENTATUM	ARROWWOOD VEIBURNUM	3-4'	B+B
	1164				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



Plotted: 01/12/23 - 8:41 AM, By: onyes, Product Ver: 24.2a (LMS Tech)  
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TITLE: **LANDSCAPE PLAN B**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
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 SCALE: (H) 1"=30'  
 (V)  
 DESIGNED BY: JMS  
 SHEET No:  
 CHECKED BY: JMS  
**62**  
 OF 100

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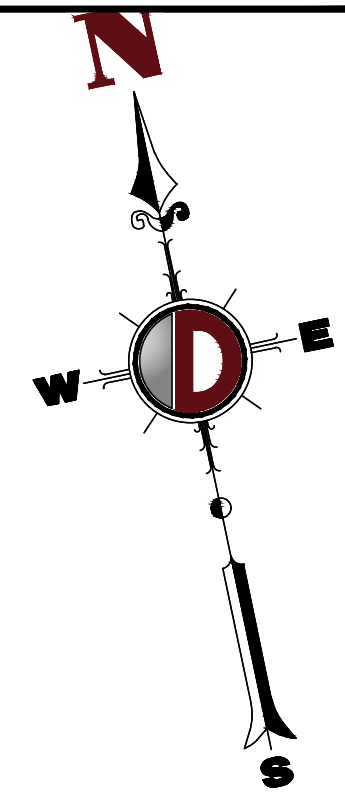
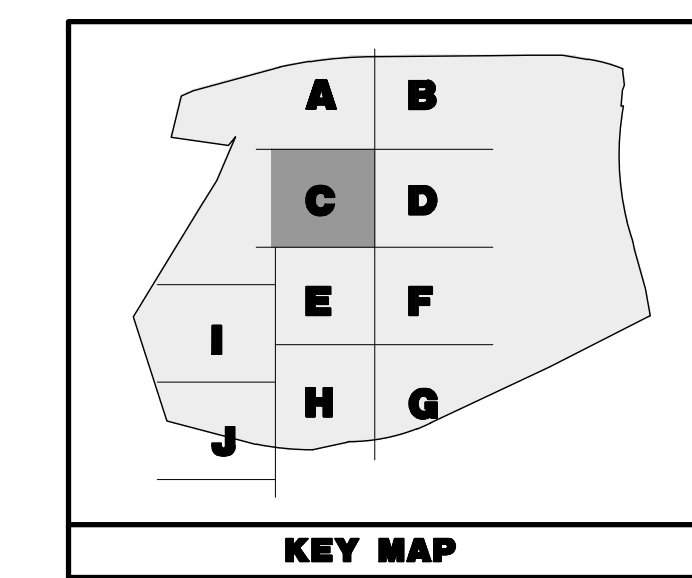
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 OFFICE APPROVAL IN ADVANCE.

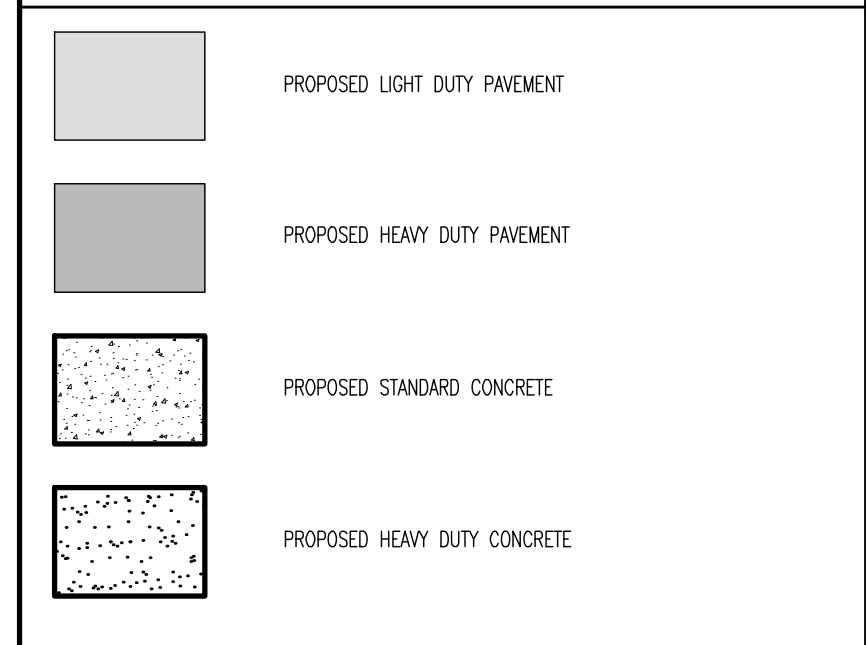
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:  
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**PAVEMENT LEGEND**

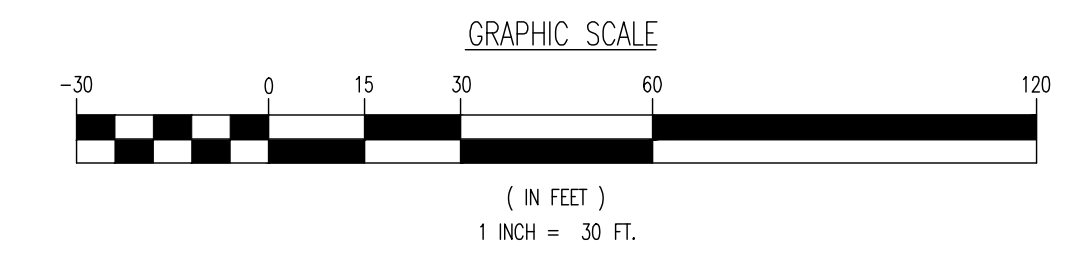


**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL	B+B
	376				
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOCYPRIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZON	SPICEBUSH	30-36"	#5 CAN
VD	630	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
	1764				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



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 New Haven, Pennsylvania T: 267.682.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.978.4400

TITLE: **LANDSCAPE PLAN C**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021  
 DRAWN BY: ALPH SCALE: (H) 1"=30'  
 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

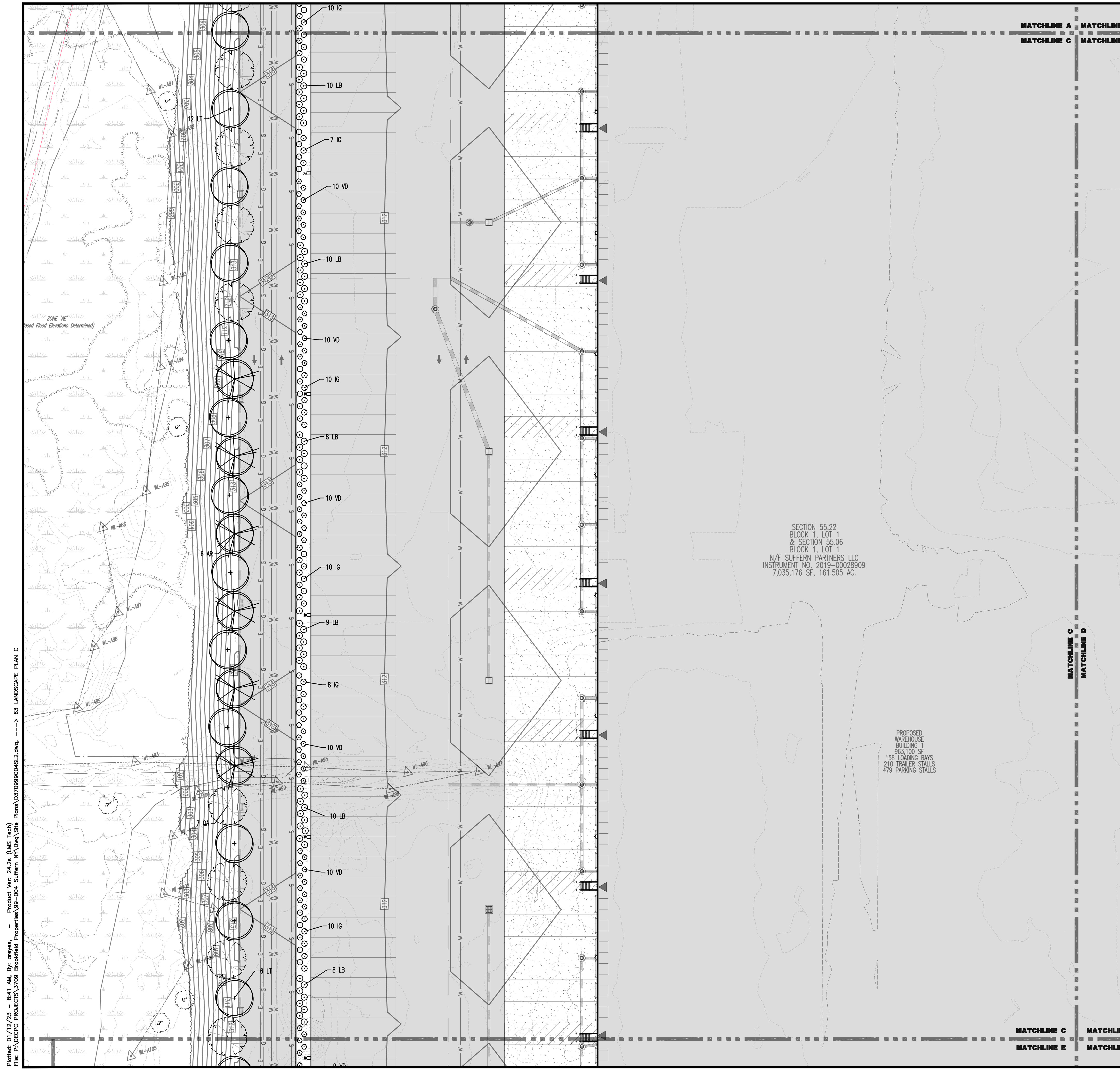
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SECTION 55.22  
 BLOCK 1, LOT 1  
 & SECTION 55.06  
 BLOCK 1, LOT 1  
 N/F SUFFERN PARTNERS LLC  
 INSTRUMENT NO. 2019-00028909  
 7,035,176 SF, 161.505 AC.

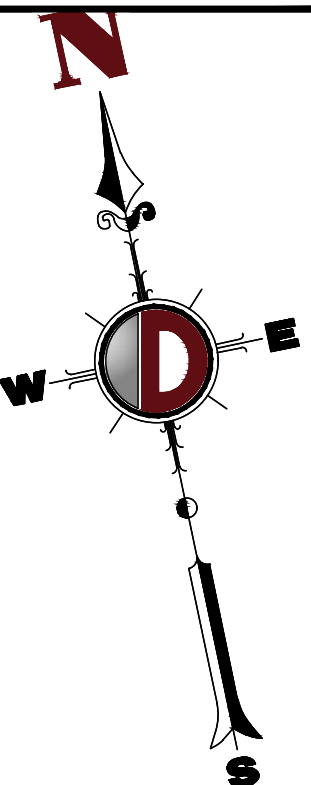
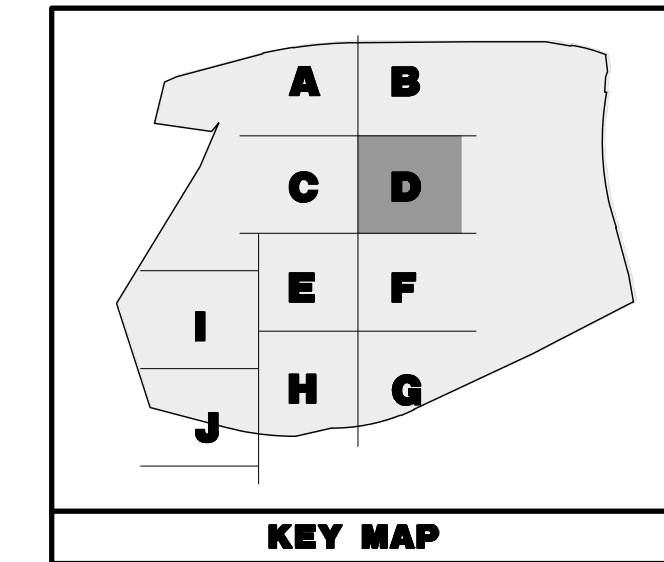
PROPOSED  
 WAREHOUSE  
 BUILDING 1  
 963,100 SF  
 158 LOADING BAYS  
 210 TRAILER STALLS  
 479 PARKING STALLS



Plotted: 01/12/23 - 8:41 AM, By: onyes, Product Ver: 24.2a (LMS Tech)  
 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004SL2.dwg, ---> 63 LANDSCAPE PLAN C

TOCHLINE A MATCHLINE B  
TOCHLINE C MATCHLINE D

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**PAVEMENT LEGEND**

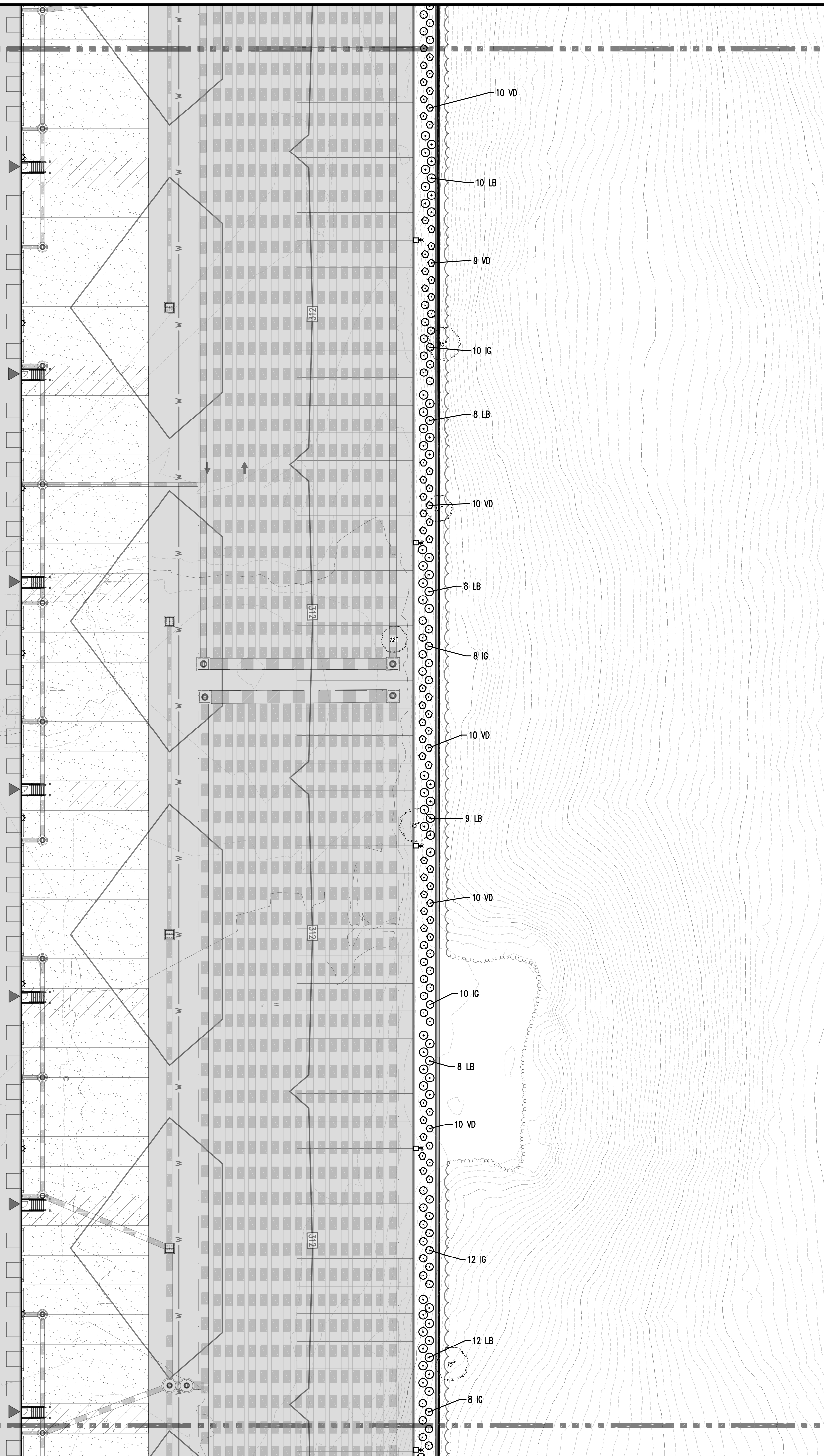
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LANDSCAPE SCHEDULE**

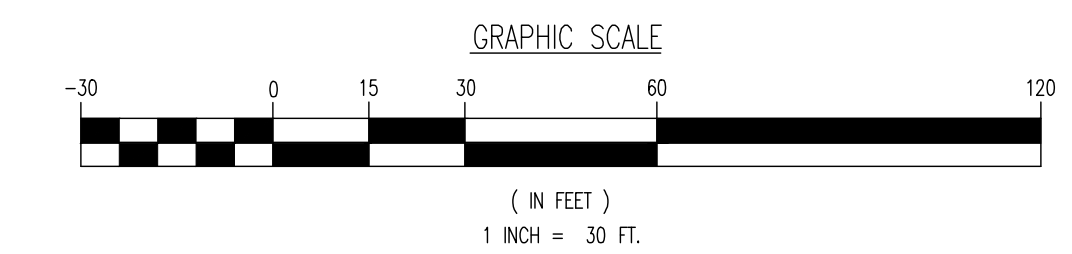
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2"-3" CAL.	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2"-3" CAL.	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2"-3" CAL.	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2"-3" CAL.	B+B
376					
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZON	SPOECERUSH	30-36"	#5 CAN
VD	630	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
TT64					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

PROPOSED WAREHOUSE BUILDING 1  
963,100 SF  
158 LOADING BAYS  
210 TRAILER STALLS  
479 PARKING STALLS



SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



Plotted: 01/12/23 - 8:42 AM, By: croyes, Product Ver: 24.2a (LMS Tech)  
File: P:\VEPCF PROJECTS\3709 Brookfield Properties\09-004 Suffern NY\Dwg\Site Plans\0370909004SL2.dwg, ---> 64 LANDSCAPE PLAN D

CHLINE C MATCHLINE D  
CHLINE E MATCHLINE F

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Newtown, Pennsylvania T: 267.685.0274 | Philadelphia, Pennsylvania T: 215.253.4888 | Gettysburg, Pennsylvania T: 610.398.4400

TITLE: **LANDSCAPE PLAN D**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: ALPH  
SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS  
SHEET No:  
CHECKED BY: JMS  
**64**  
CHECKED BY: -  
OF 100

**JOHN A. PALUS** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

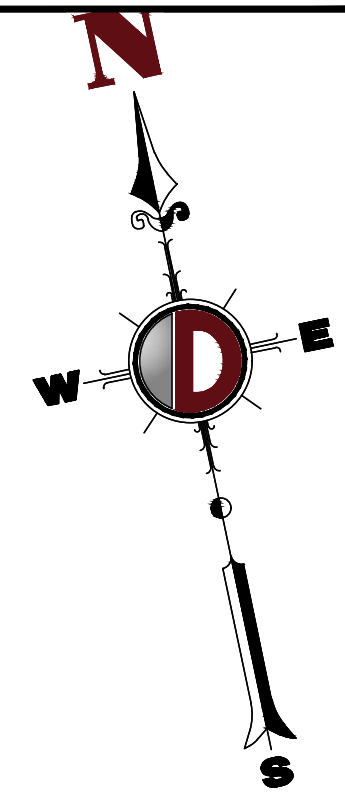
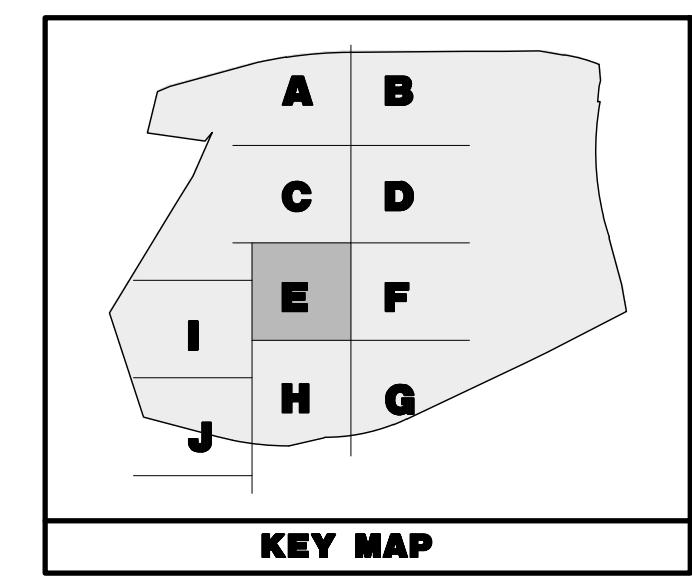
**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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**PAVEMENT LEGEND**

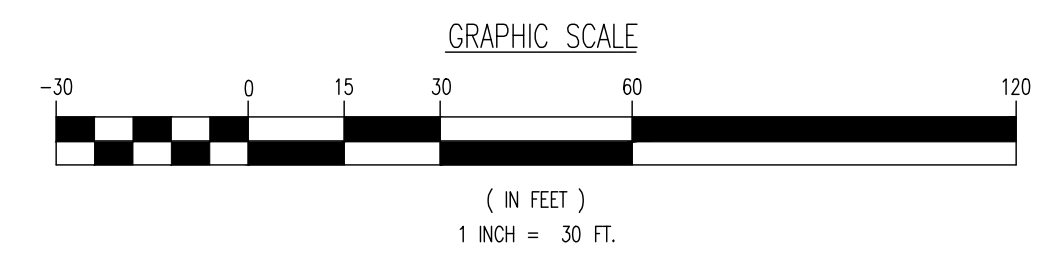
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL.	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL.	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10"	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOPARIS LEYLANDII	LEYLAND CYPRESS	6-7"	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZON	SPICEBUSH	30-36"	#5 CAN
VD	630	VBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4"	B+B
TYE4					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



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Small text: Lake Como, New Jersey... Chester, New Jersey... Newark, New Jersey... Torrs River, New Jersey... Allen, Texas... Houston, Texas... Philadelphia, Pennsylvania... Baltimore, Pennsylvania...

TITLE: **LANDSCAPE PLAN E**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22, BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021  
 DRAWN BY: ALPH SCALE: (H) 1"=30'  
 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

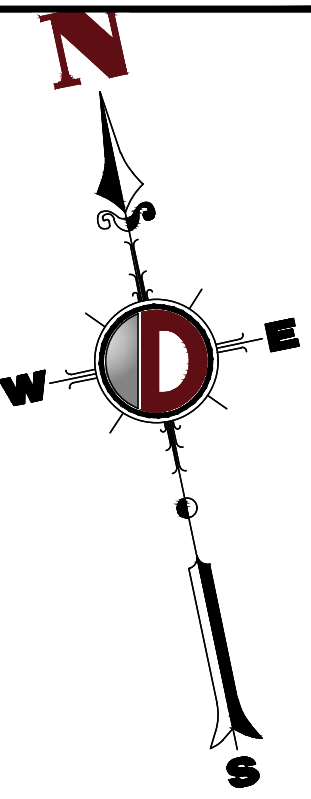
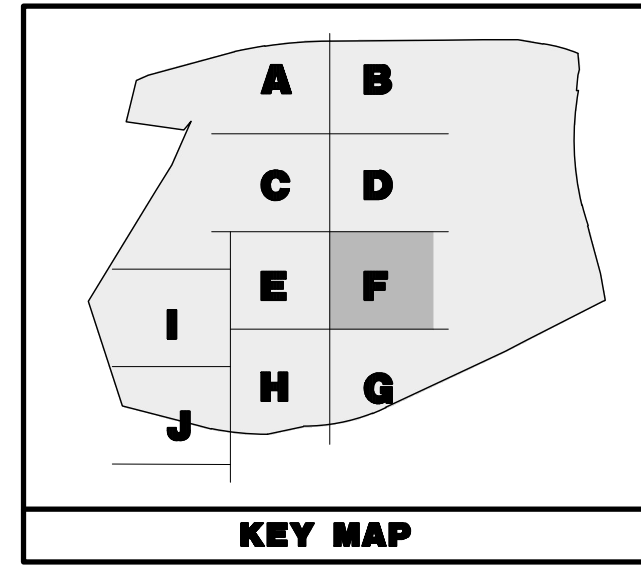
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**PAVEMENT LEGEND**

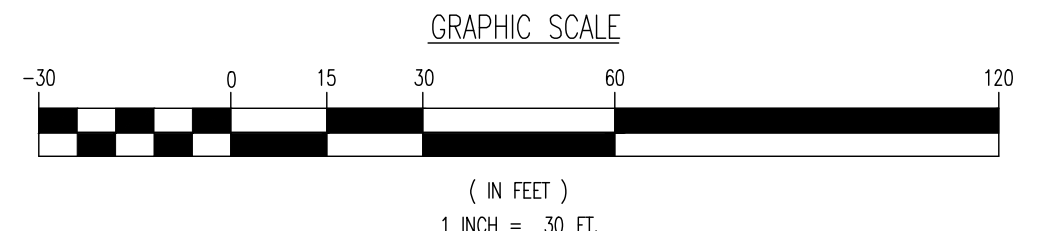
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL	B+B
QA	107 376	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL	B+B
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZON	SPICEBUSH	30-36"	#5 CAN
VD	630 1764	VEIBURNUM DENTATUM	ARROWWOOD VEIBURNUM	3-4'	B+B

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



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Newtown, Pennsylvania: 1.267.685.0274 | Philadelphia, Pennsylvania: E: 215.233.4888 | Belferham, Pennsylvania: 1.610.978.4400

---

**TITLE: LANDSCAPE PLAN F**

**PROJECT: IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

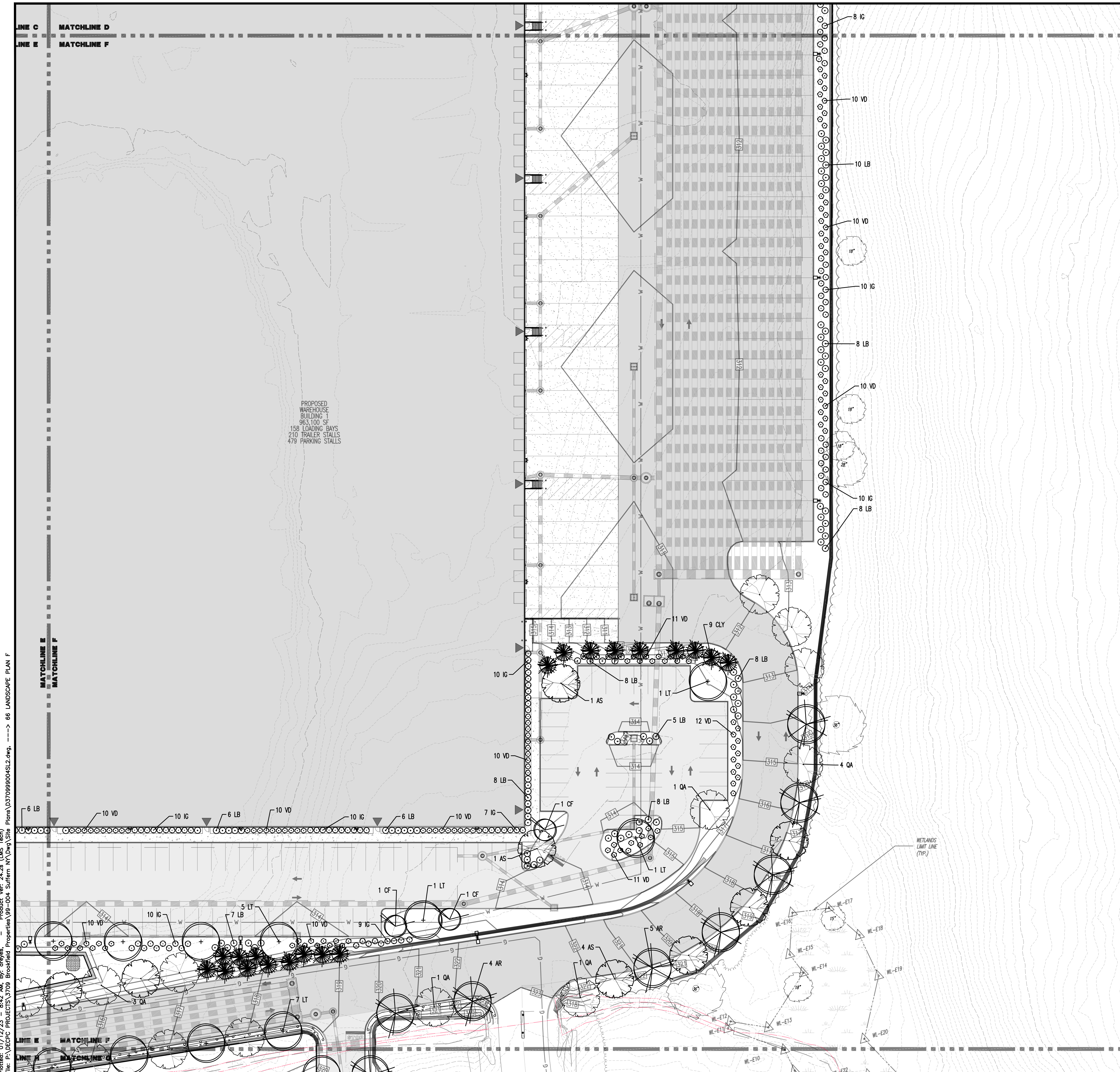
**JOHN A. PALUS** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087630

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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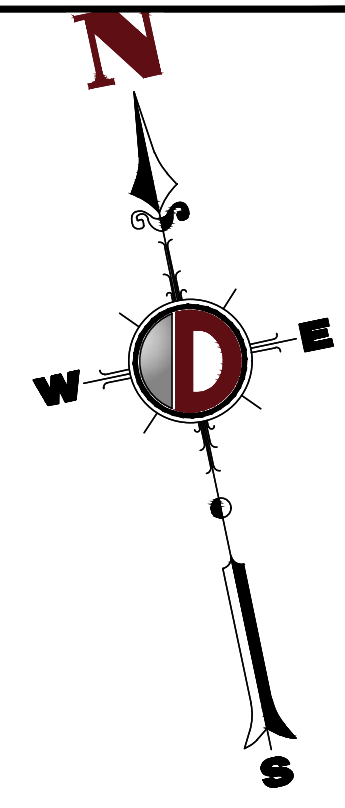
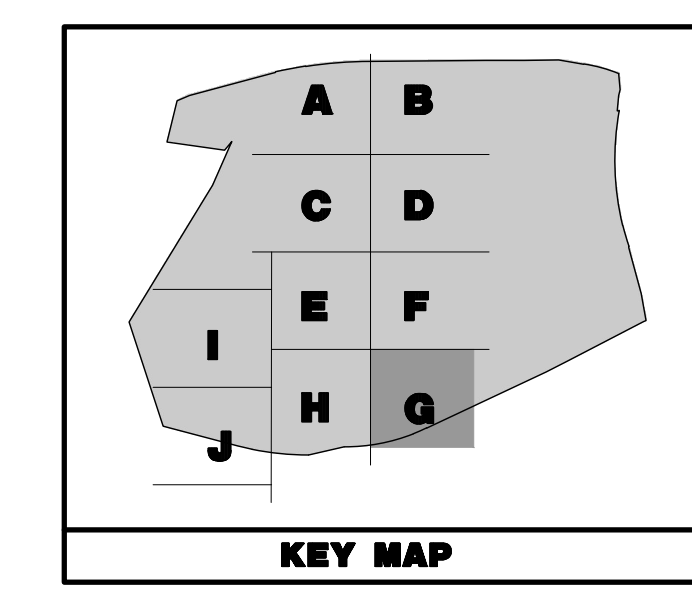
Rev. # 2



PROPOSED WAREHOUSE BUILDING 1  
963,100 SF  
158 LOADING BAYS  
210 TRAILER STALLS  
479 PARKING STALLS

Plotted: 01/12/23 - 8:42 AM, By: aney, Product Ver: 24.2a (LMS Tech)  
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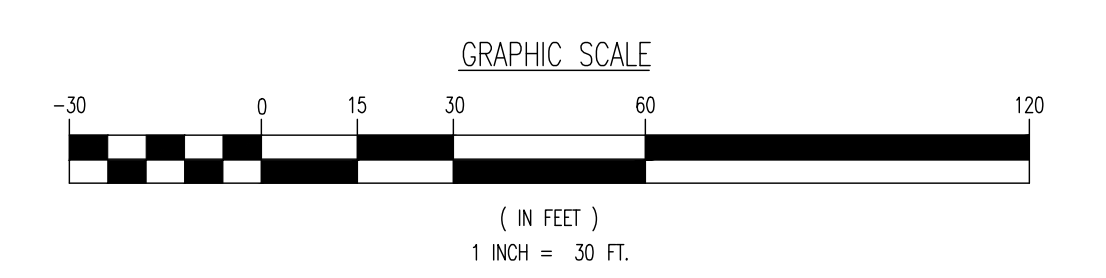
**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREES(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
AS	70	ACER SACCHARINUM	SUGAR MAPLE	2 1/2-3" CAL.	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL.	B+B
OA	107	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
3TB					
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10"	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOCYPRIS LEYLANDII	LEYLAND CYPRESS	6-7"	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	INNBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	630	LINDERA BENZON	SPIGEBUSH	30-36"	#5 CAN
VD	174	VBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4"	B+B
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.					

SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



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**LANDSCAPE PLAN G**

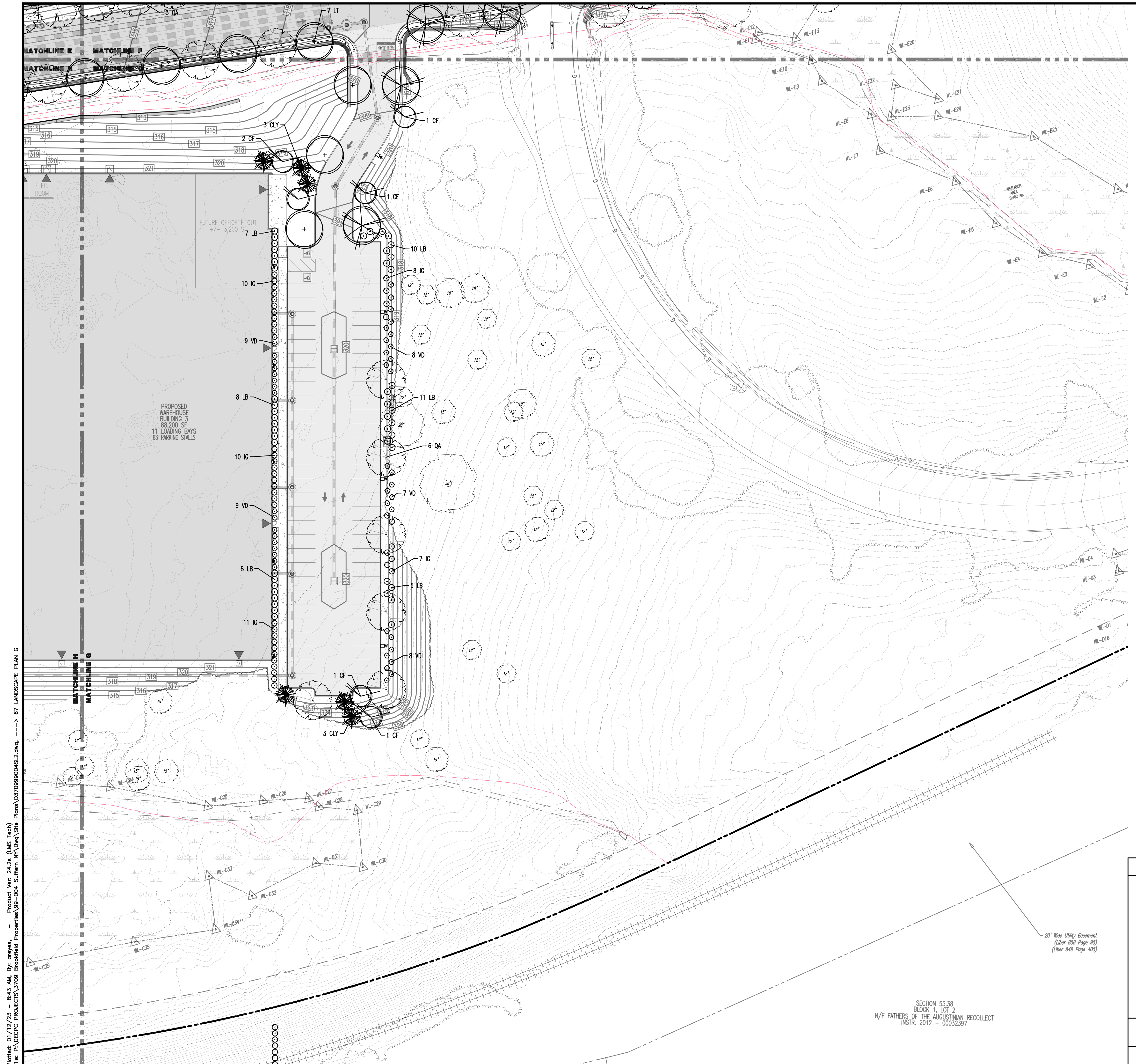
PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: ALPH  
 SCALE: (H) 1"=30'  
 (V)  
 DESIGNED BY: JMS  
 SHEET No:  
 CHECKED BY: JMS  
**67**  
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**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
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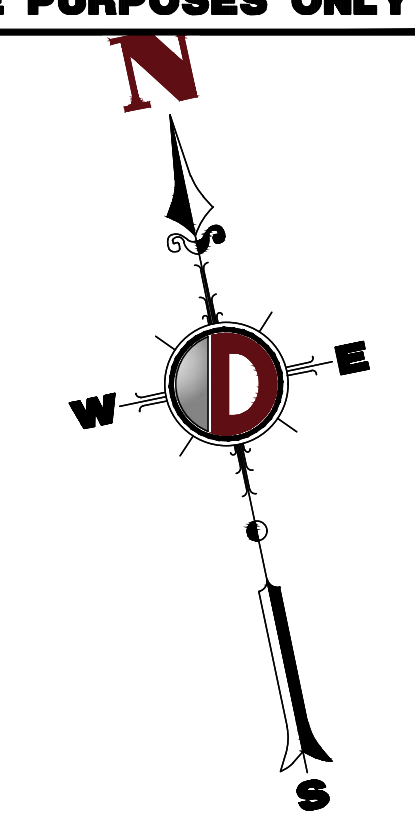
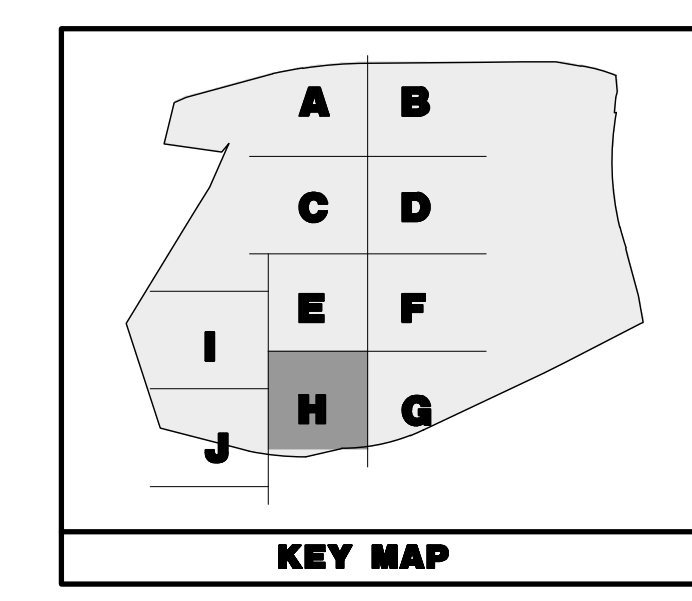


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SECTION 55.38  
 BLOCK 1, LOT 2  
 N/F FATHERS OF THE AUGUSTINIAN RECOLLECT  
 INSTR. 2012 - 00032387

20' Wide Utility Easement  
 (Liber 856 Page 95)  
 (Liber 849 Page 405)

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**PAVEMENT LEGEND**

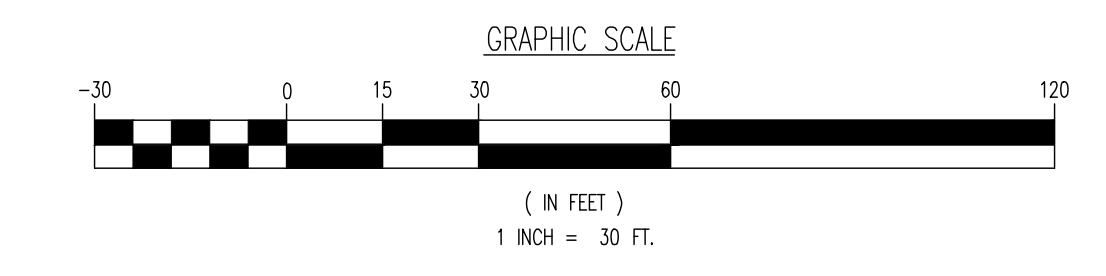
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL.	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL.	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B
316					
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	HIBBERRY HOLLY	24-30"	1/5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZOIN	SPICEBUSH	30-36"	1/5 CAN
VD	630	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
TT64					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



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---

**LANDSCAPE PLAN H**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.31; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: ALPH  
 SCALE: (H) 1"=30'  
 (V)  
 DESIGNED BY: JMS  
 CHECKED BY: JMS  
 SHEET No: **68**

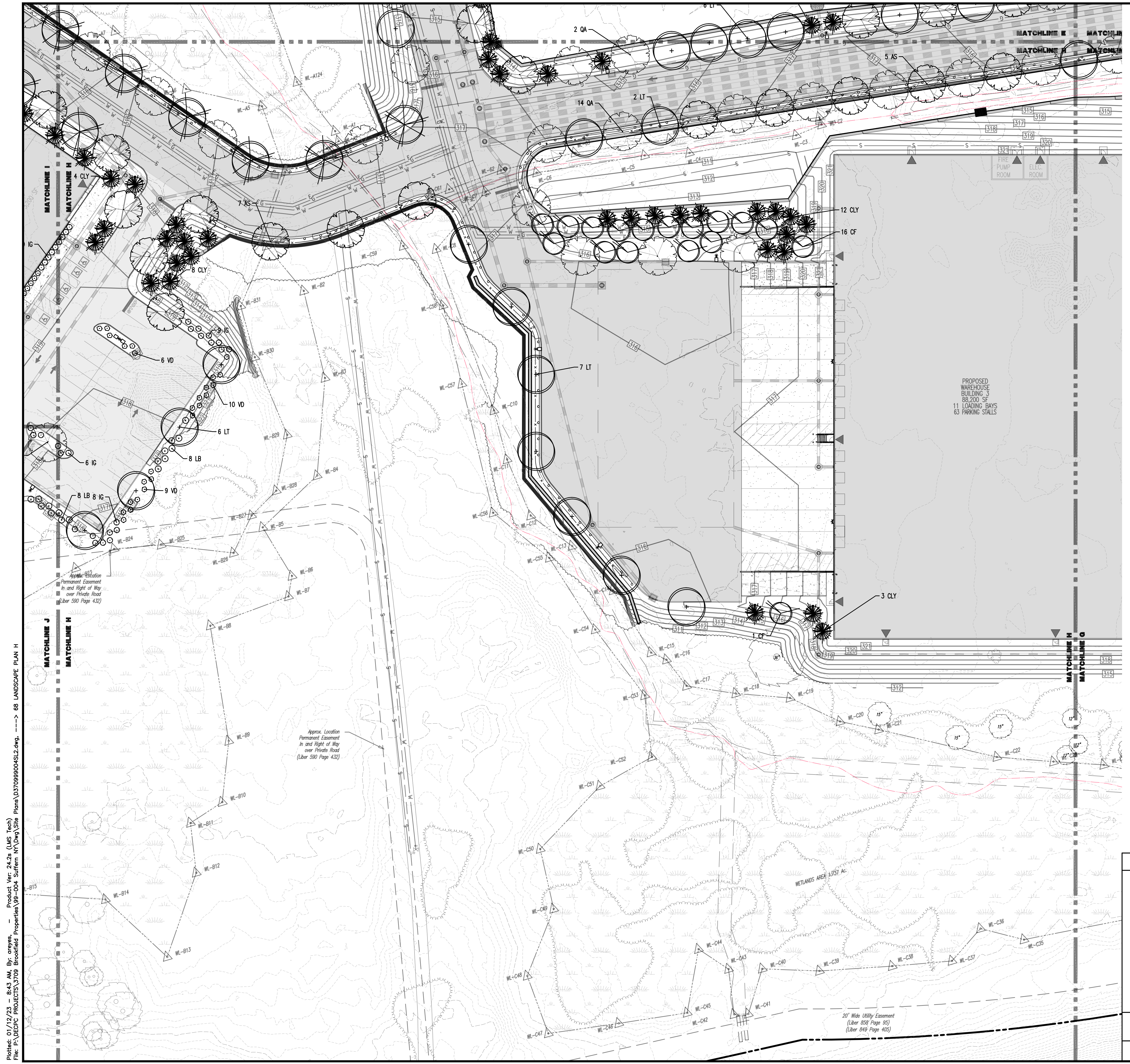
**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087630

PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

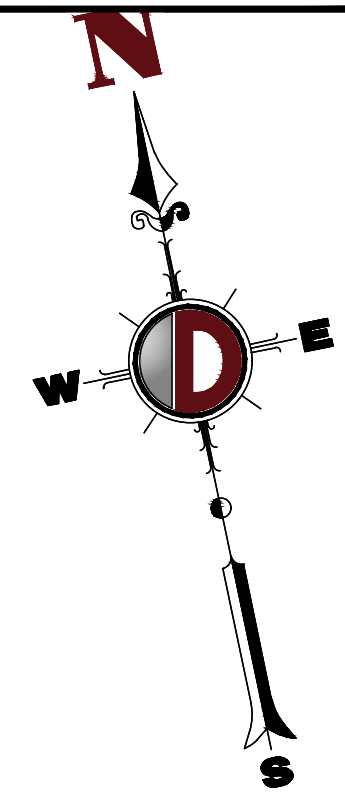
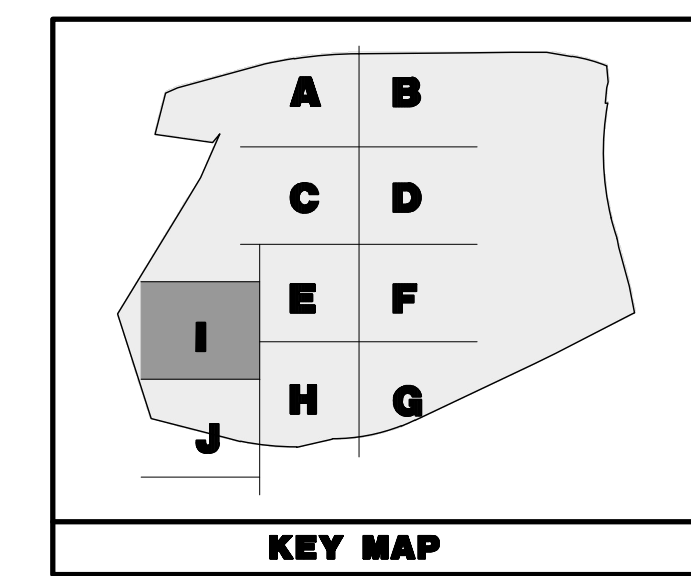
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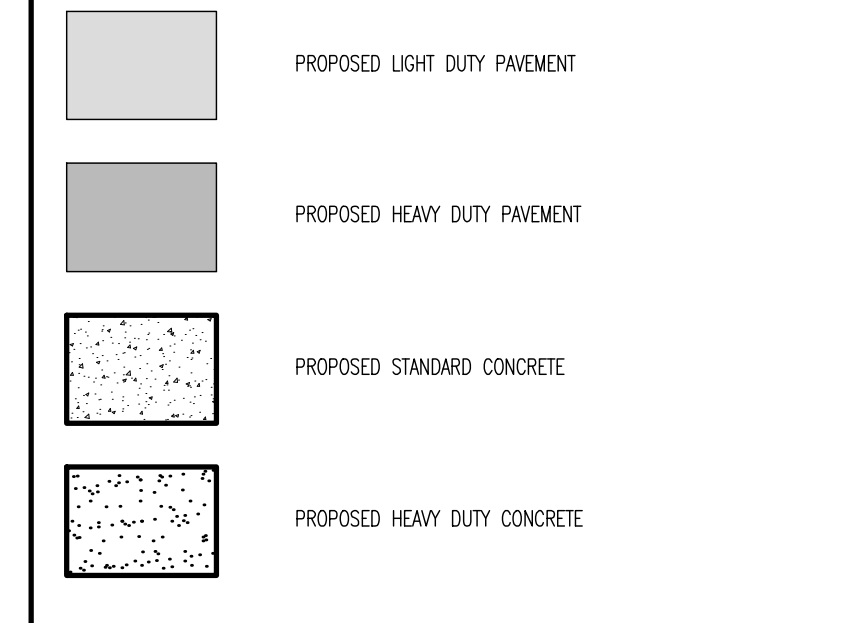


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**PAVEMENT LEGEND**

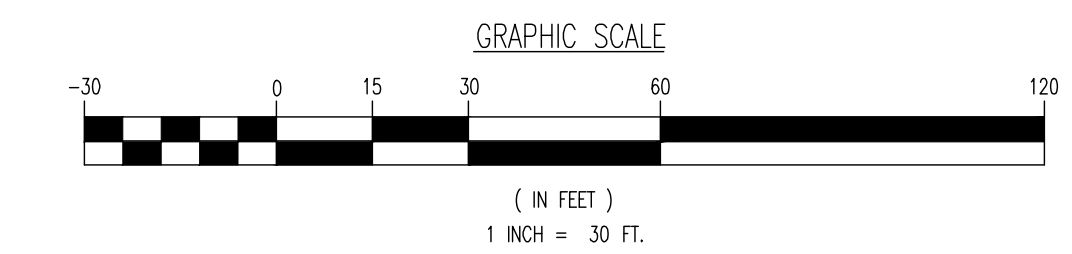


**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREES(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL	B+B
3T6					
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
<b>EVERGREEN SHRUB(S)</b>					
IG	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZONIN	SPICEBUSH	30-36"	#5 CAN
VD	630	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
T1E4					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



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---

**LANDSCAPE PLAN I**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021

DRAWN BY: ALPH  
 DESIGNED BY: JMS  
 CHECKED BY: JMS

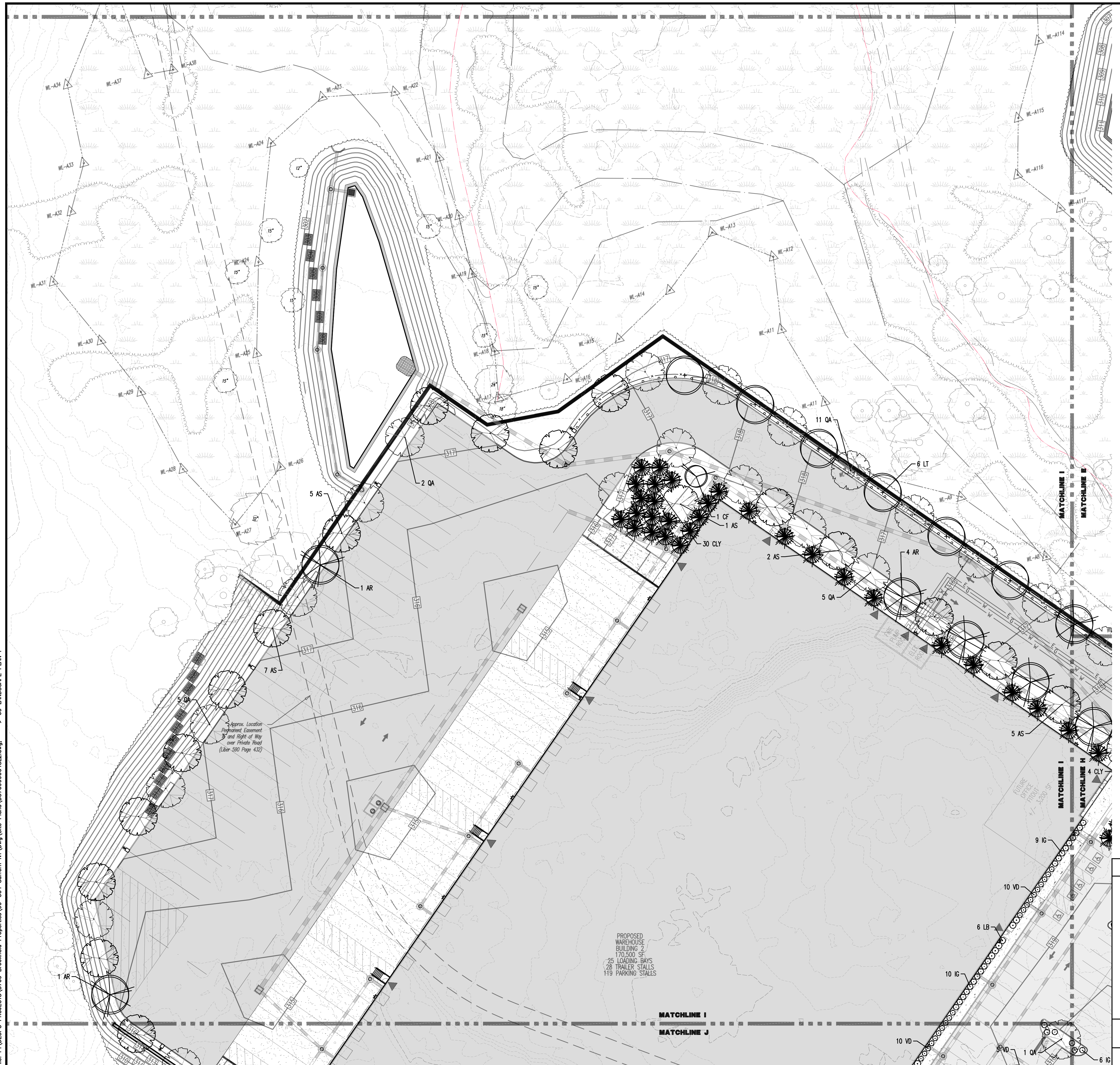
SCALE: (H) 1"=30'  
 (V)

SHEET No: **69**  
 OF 100

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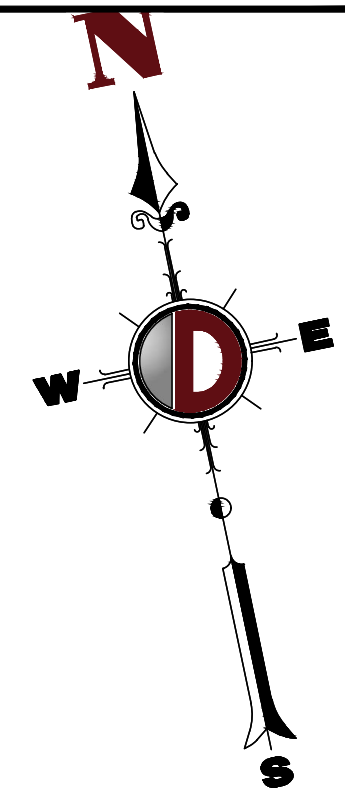
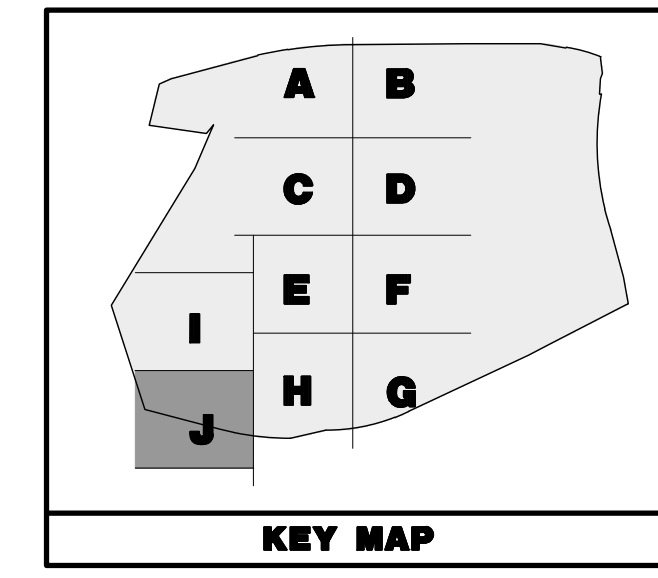
PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 0876302

PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639



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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



**PAVEMENT LEGEND**

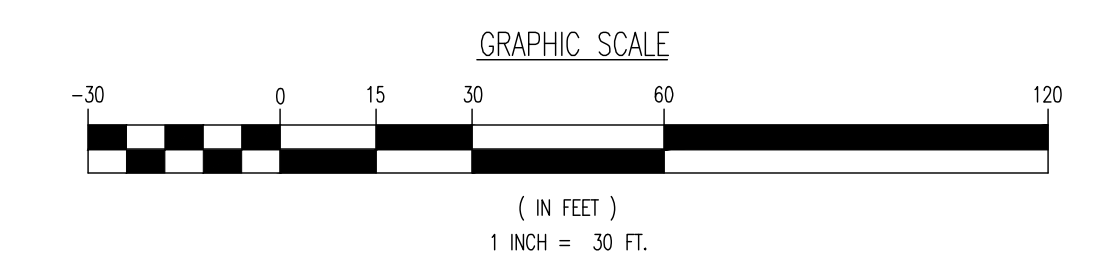
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
AR	51	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL	B+B
AS	70	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL	B+B
LT	88	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL	B+B
QA	107	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL	B+B
	376				
<b>ORNAMENTAL TREE(S)</b>					
CF	64	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10"	B+B
<b>EVERGREEN TREE(S)</b>					
CLY	154	X CUPRESSOPARIS LEYLANDII	LEYLAND CYPRESS	6-7"	B+B
<b>EVERGREEN SHRUB(S)</b>					
IC	501	ILEX GLABRA	INKBERRY HOLLY	24-30"	#S CAN
<b>DECIDUOUS SHRUB(S)</b>					
LB	534	LINDERA BENZONIN	SPICEBUSH	30-36"	#S CAN
VD	630	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4"	B+B
	1164				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

SEE SHEET 71 OF 100 FOR LANDSCAPE PLAN NOTES



PROPOSED WAREHOUSE BUILDING 2 170,500 SF 25 LOADING BAYS 28 TRAILER STALLS 119 PARKING STALLS

WETLANDS AREA 1.078 AC.

SECTION 55.37 BLOCK 1, LOT 30.2 N/F ESTER GITLOW TOWERS II HOUSING DEVELOPMENT FUND CORP.

SECTION 55.37 BLOCK 1, LOT 30.11 N/F ROCKLAND HOME FOR THE AGED

SECTION 55.37 BLOCK 1, LOT 30.12 N/F ROCKLAND HOME FOR THE AGED

Plotted: 01/12/23 - 8:44 AM, By: onyes, Product Ver: 24.2a (LMS Tech) File: P:\BECPC PROJECTS\3709 Brookfield Properties\09-004 Suffern NY\Dwg\Site Plans\0370909004SL2.dwg, ---> 70 LANDSCAPE PLAN J

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 Allen, Texas T: 972.334.2100 | Austin, Texas T: 512.444.2444 | Houston, Texas T: 281.789.4400 | Detroit Beach, Missouri T: 361.921.8570  
 New Haven, Pennsylvania T: 267.685.0274 | Philadelphia, Pennsylvania T: 215.233.4888 | Bethlehem, Pennsylvania T: 610.978.4400

TITLE: **LANDSCAPE PLAN J**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004	DATE: 12/17/2021
DRAWN BY: ALPH	SCALE: (H) 1"=30' (V)
DESIGNED BY: JMS	SHEET No:
CHECKED BY: JMS	<b>70</b>
CHECKED BY: -	

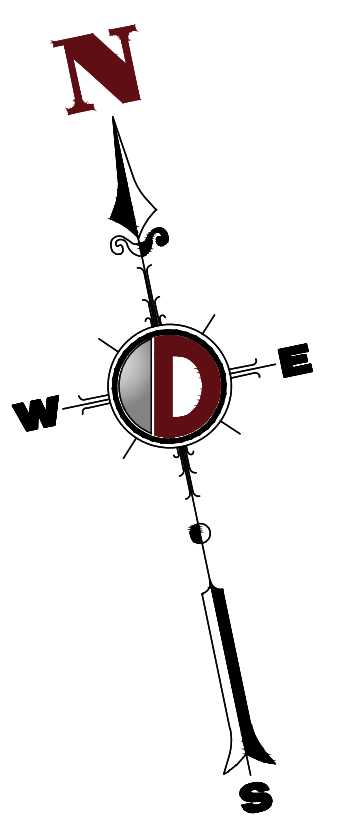
**JOHN A. PALUS**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087502

**JOSHUA M. SEWALD**  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

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Rev. # 2



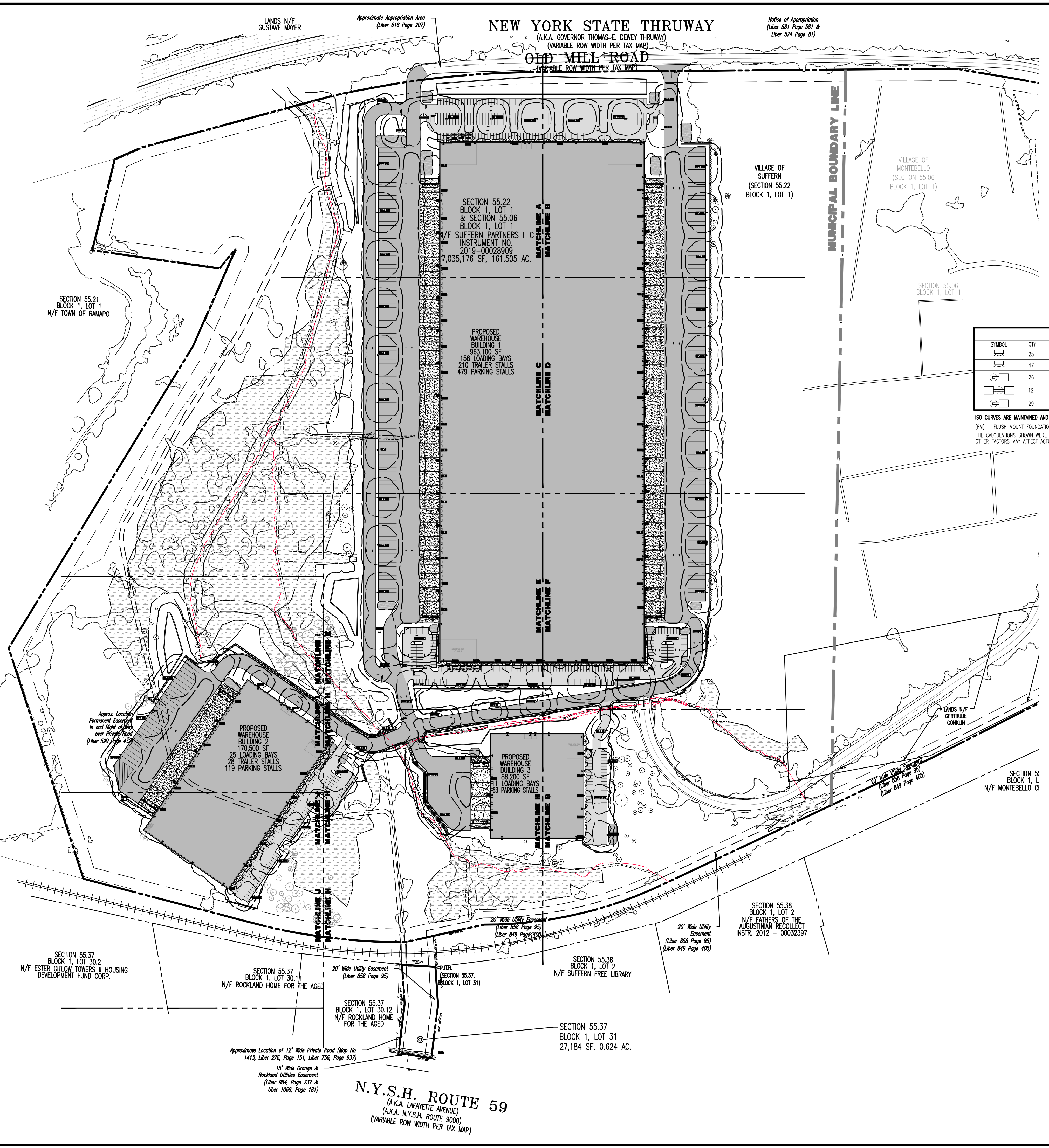


NEW YORK STATE THRUWAY  
(A.K.A. GOVERNOR THOMAS-E. DEWEY THRUWAY)  
OLD MILL ROAD  
(VARIABLE ROW WIDTH PER TAX MAP)

Notice of Appropriation  
(Liber 581 Page 581 &  
Liber 574 Page 81)

Approximate Appropriation Area  
(Liber 616 Page 207)

LANDS N/F  
GUSTAVE MAYER



**LUMINAIRE SCHEDULE**

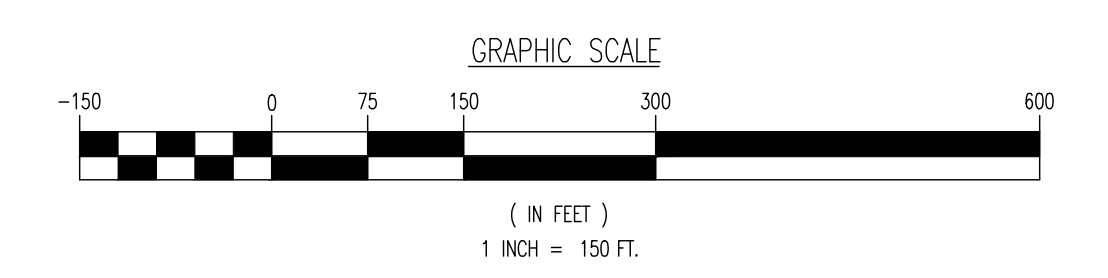
SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
[Symbol]	25	EWAS-W1	SINGLE	25.0 FT	EWAS01_A2AN730.....-120-27V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
[Symbol]	47	EWAS-W2	SINGLE	25.0 FT	EWAS01_G4AF730.....	1	16100	130	3000K	6110	GE LIGHTING SOLUTIONS
[Symbol]	26	EALP-A1	SINGLE	25.0 FT	EALP03_QSSH730..... WITH ELS-EAL-SS4-BLCK	1	54800	570	3000K	15390	GE LIGHTING SOLUTIONS
[Symbol]	12	EALS-A-BB	BACK TO BACK	25.0 FT	EALS03_K4AH730..... WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	5736	GE LIGHTING SOLUTIONS
[Symbol]	29	EALS-A2 (FM)	SINGLE	25.0 FT	EALS03_K4AH730..... WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	6453	GE LIGHTING SOLUTIONS

ISO CURVES ARE MAINTAINED AND SHOWN AT 2.0 AND 1.0 FC.  
(FM) - FLUSH MOUNT FOUNDATION (PEB) - PEDESTAL FOUNDATION  
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

**CALCULATION SUMMARY**

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKED AREA	ILLUMINANCE	FC	2.33	13.9	0.1	23.30	139.00
PARKING AREA	ILLUMINANCE	FC	2.41	6.3	0.1	24.10	63.00

SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



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TITLE: **OVERALL LIGHTING PLAN**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: CAM  
DESIGNED BY: JMS  
CHECKED BY: JMS

SCALE: (H) 1"=150'  
(V)  
SHEET No: **72**  
OF 100

**JOHN A. PALUS** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

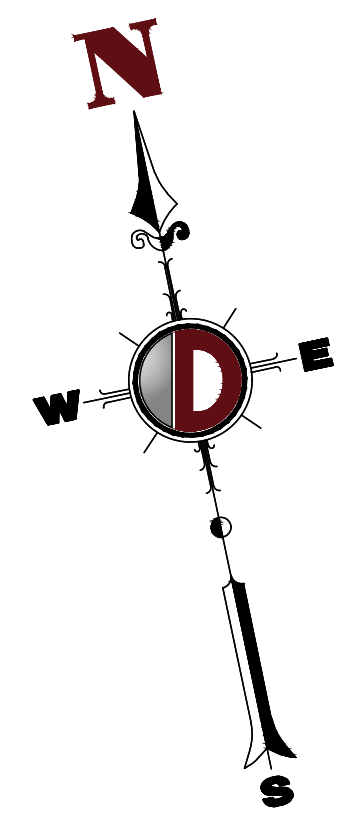
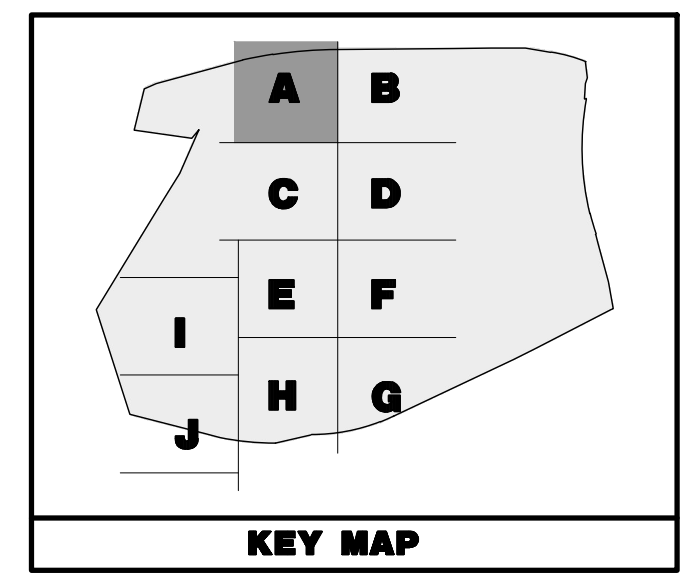
**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

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Product Ver: 24.2a (LMS Tech)  
Plot Date: 01/12/23 - 8:44 AM, By: aneyes,  
File: P:\BECPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004512.dwg, --> 72 OVERALL LIGHTING PLAN



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LUMINAIRE SCHEDULE**

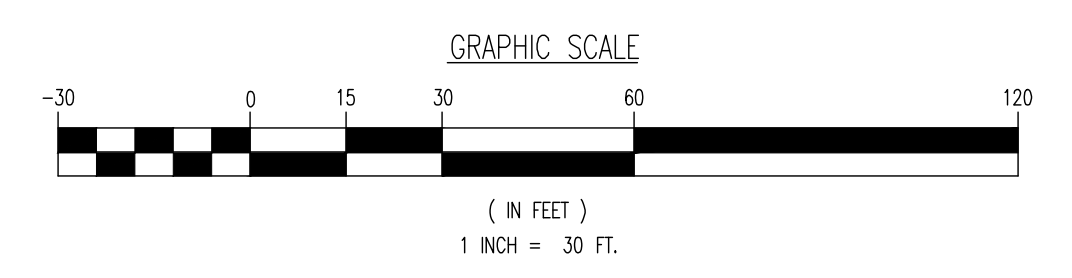
SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LEF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
	25	EWAS-W1	SINGLE	25.0 FT	EWAS01_A2AN730_120-27V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
	47	EWAS-W2	SINGLE	25.0 FT	EWAS01_G4AF730	1	16100	130	3000K	6110	GE LIGHTING SOLUTIONS
	26	EALP-A1	SINGLE	25.0 FT	EALP03_05SH730 WITH ELS-EAL-SS4-BLOCK	1	54800	570	3000K	15390	GE LIGHTING SOLUTIONS
	12	EALS-A-BB	BACK TO BACK	25.0 FT	EALS03_K4H730 WITH ELS-EAL-FF4-BLOCK	1	20200	239	3000K	5736	GE LIGHTING SOLUTIONS
	29	EALS-A2 (FM)	SINGLE	25.0 FT	EALS03_K4H730 WITH ELS-EAL-FF4-BLOCK	1	20200	239	3000K	6453	GE LIGHTING SOLUTIONS

ISO CURVES ARE MAINTAINED AND SHOWN AT 2.0 AND 1.0 FC.  
 (FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION  
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

**CALCULATION SUMMARY**

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	ILLUMINANCE	FC	2.33	13.9	0.1	23.30	139.00
PARKING AREA	ILLUMINANCE	FC	2.41	6.3	0.1	24.10	63.00

SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



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PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

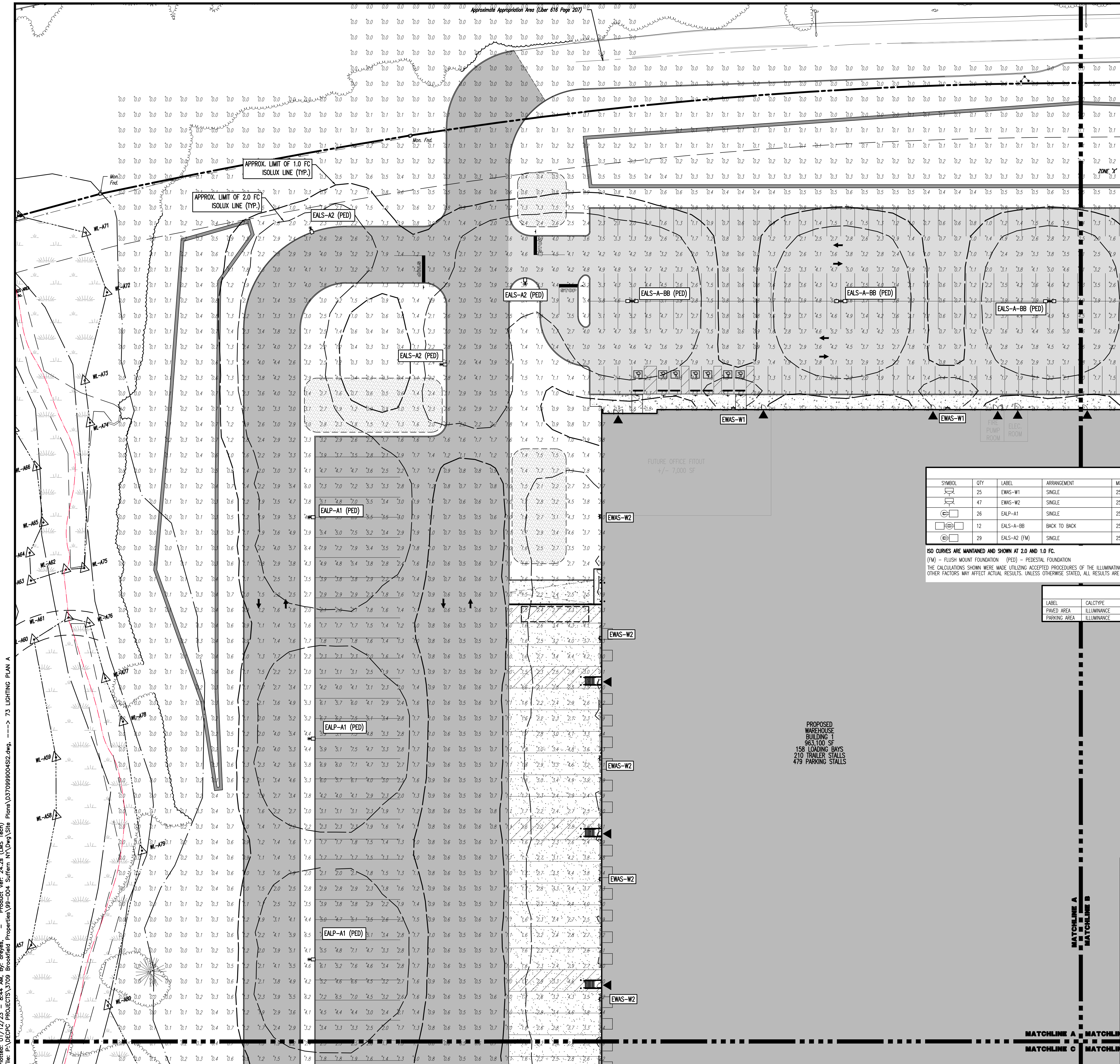
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JOB No: 3709-99-004 DATE: 12/17/2021  
 DRAWN BY: ALPH SCALE: (H) 1"=30'  
 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: JMS

**JOHN A. PALUS** **JOSHUA M. SEWALD**  
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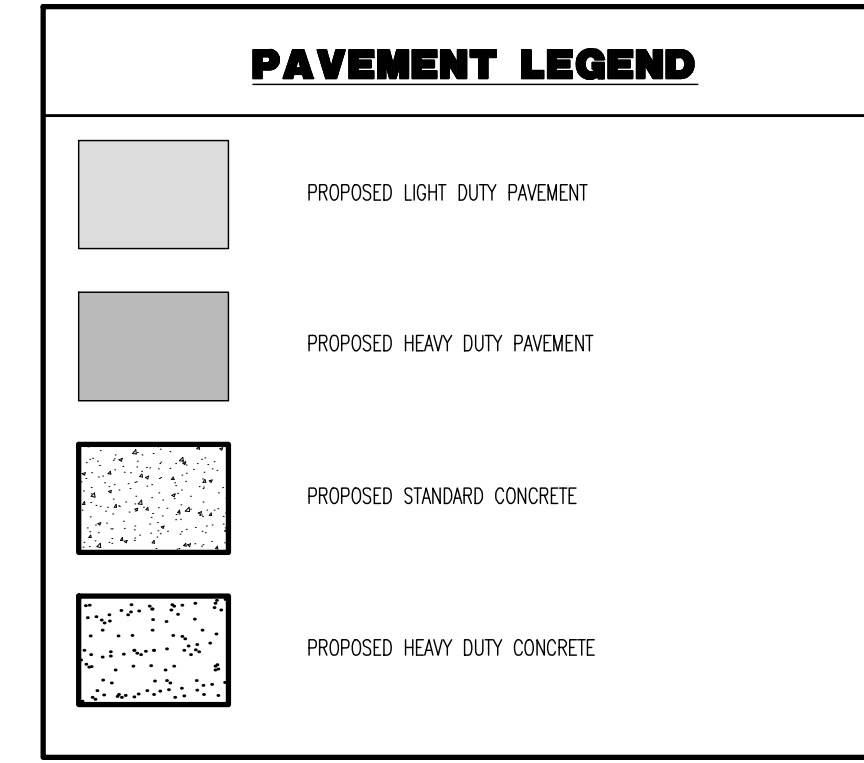
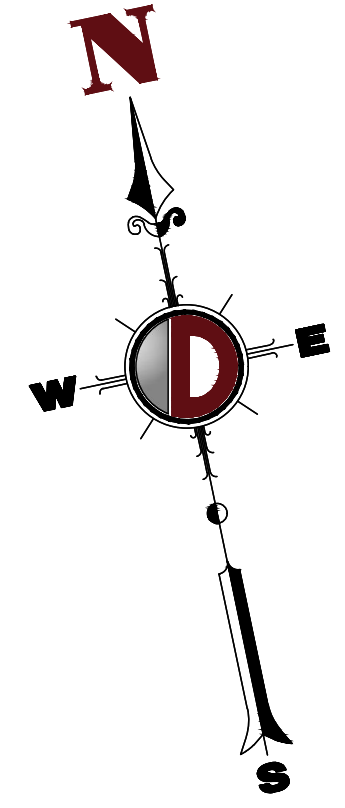
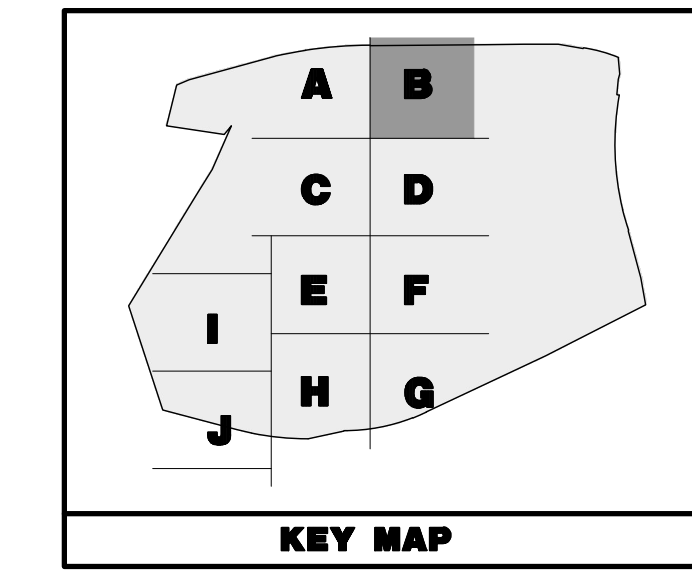
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**OLD MILL ROAD**  
(VARIABLE ROW WIDTH PER TAX MAP)

**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**



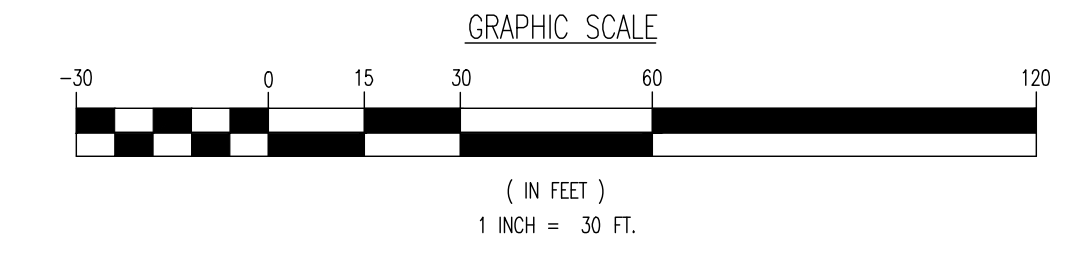
**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
EWAS-W1	25	EWAS-W1	SINGLE	25.0 FT	EWAS01_A2N730_120-277V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
EWAS-W2	47	EWAS-W2	SINGLE	25.0 FT	EWAS01_G4F730	1	16100	130	3000K	6110	GE LIGHTING SOLUTIONS
EALP-A1	26	EALP-A1	SINGLE	25.0 FT	EALP03_O5H730 WITH ELS-EAL-SS4-BLCK	1	54800	570	3000K	15390	GE LIGHTING SOLUTIONS
EALS-A-BB	12	EALS-A-BB	BACK TO BACK	25.0 FT	EALS03_K4H730 WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	5736	GE LIGHTING SOLUTIONS
EALS-A2 (PED)	29	EALS-A2 (FM)	SINGLE	25.0 FT	EALS03_K4H730 WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	6453	GE LIGHTING SOLUTIONS

**CALCULATION SUMMARY**

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	ILLUMINANCE	FC	2.33	13.9	0.1	23.30	139.00
PARKING AREA	ILLUMINANCE	FC	2.41	6.3	0.1	24.10	63.00

**SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES**



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**TITLE: LIGHTING PLAN B**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: ALPH  
SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS  
CHECKED BY: JMS  
SHEET No: 74 OF 100

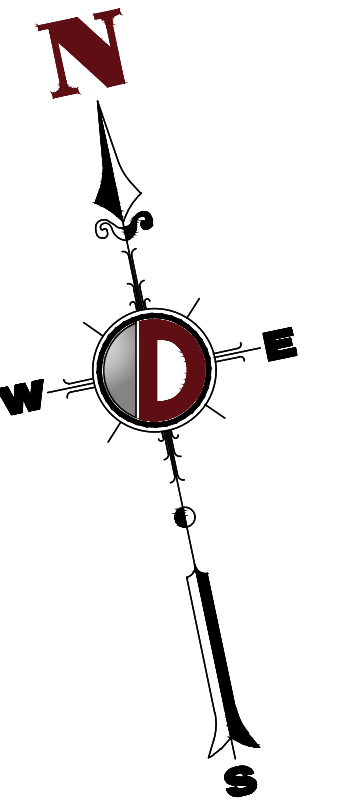
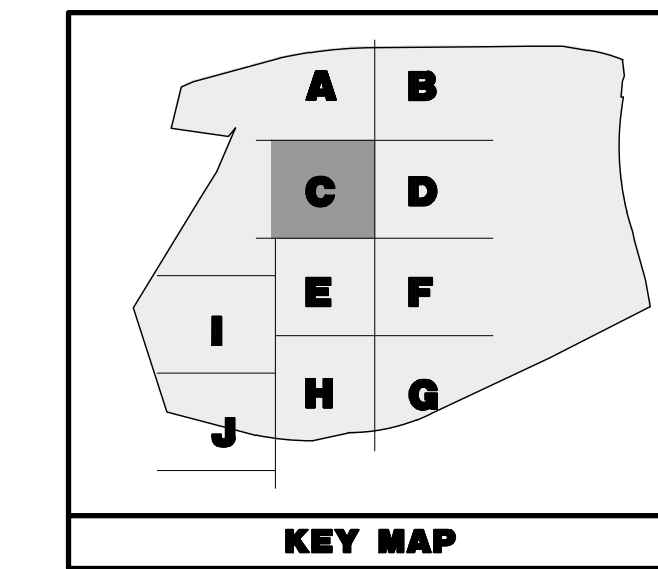
**JOHN A. PALUS** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087630

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

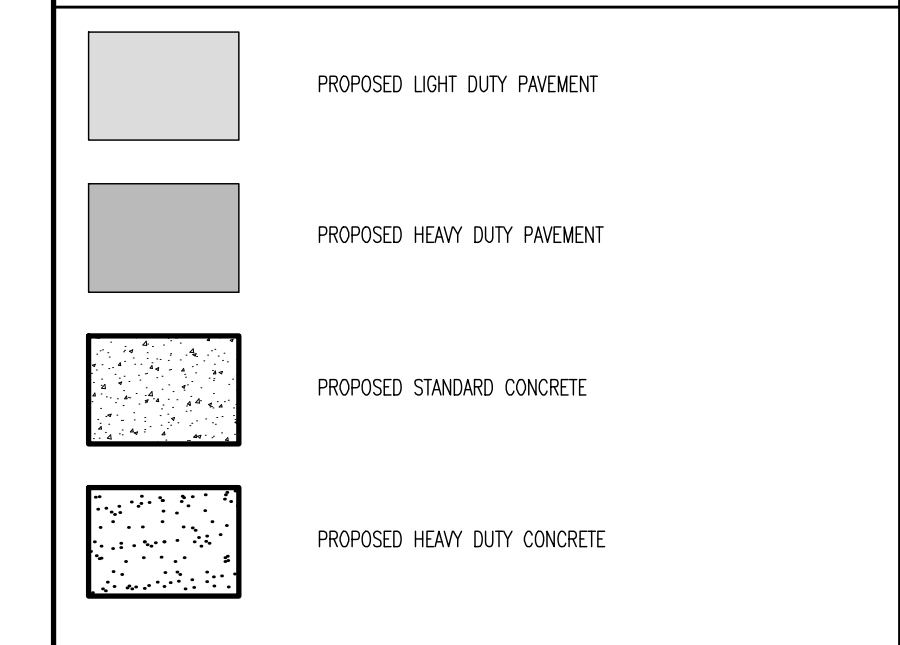
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File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004S12.dwg, ----> 74 LIGHTING PLAN B

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



PAVEMENT LEGEND



LUMINAIRE SCHEDULE

Table with columns: SYMBOL, QTY, LABEL, ARRANGEMENT, MOUNTING HEIGHT, DESCRIPTION, LLF, LUMINAIRE LUMENS, LUMINAIRE WATTS, COLOR TEMP, TOTAL WATTS, MANUFACTURER. It lists four luminaire types: EWAS-W1, EWAS-W2, EALP-A1, and EALS-A2.

ISO CURVES ARE MAINTAINED AND SHOWN AT 2.0 AND 1.0 FC.

(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

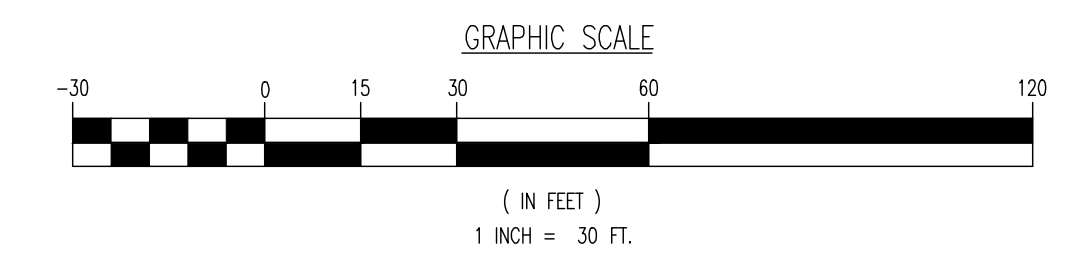
CALCULATION SUMMARY

Table with columns: LABEL, CALC TYPE, UNITS, AVG, MAX, MIN, AVG/MIN, MAX/MIN. It summarizes calculations for PAVED AREA, PARKING AREA, and ILLUMINANCE.

SECTION 55.22 BLOCK 1, LOT 1 & SECTION 55.06 BLOCK 1, LOT 1 N/F SUFFERN PARTNERS LLC INSTRUMENT NO. 2019-0028909 7,035,176 SF, 161,505 AC.

PROPOSED WAREHOUSE BUILDING 1 963,100 SF 158 LOADING BAYS 210 TRAILER STALLS 479 PARKING STALLS

SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES

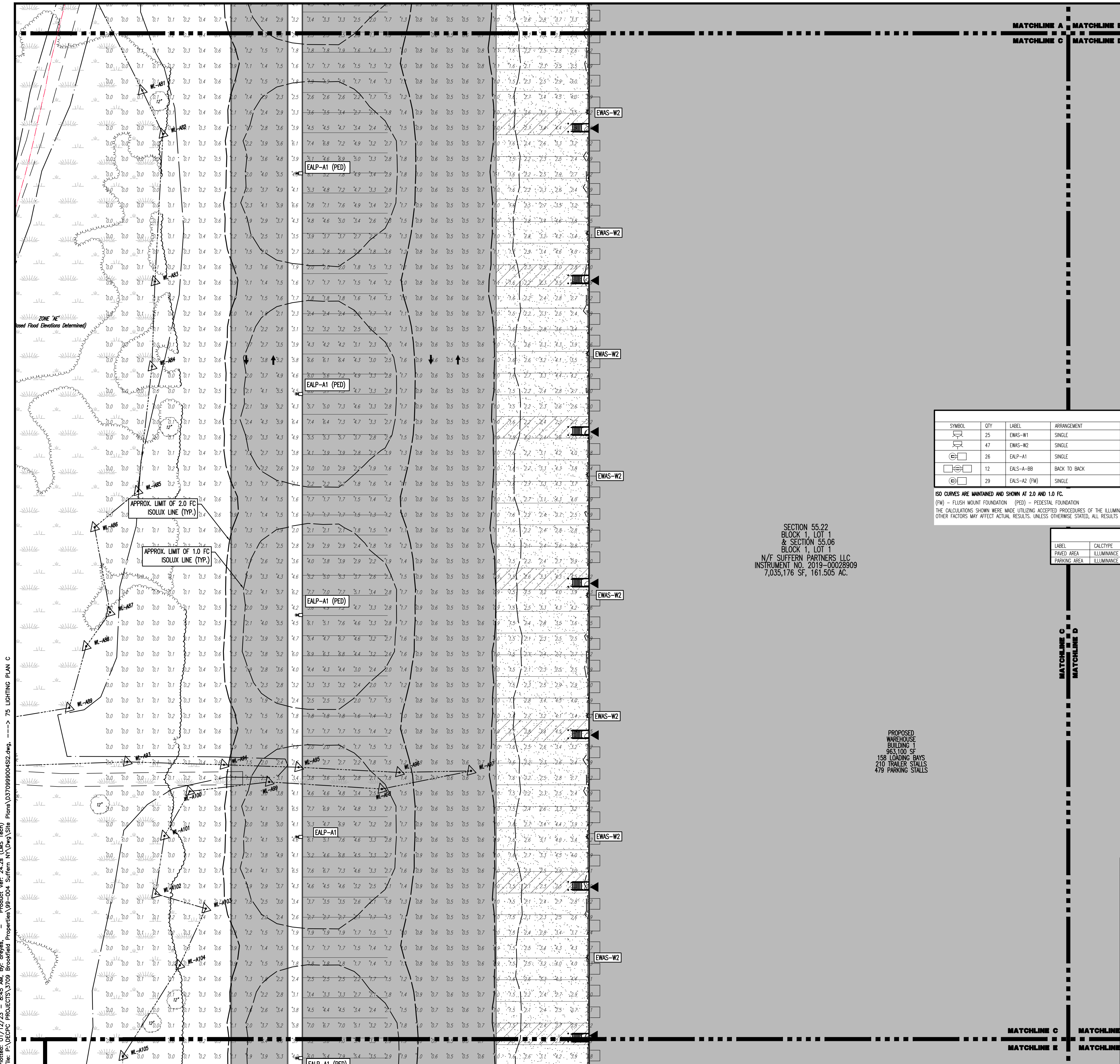


THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING logo and contact information: LAND DEVELOPMENT CONSULTING, PERMITTING, GEOTECHNICAL, ENVIRONMENTAL, SURVEY, PLANNING & ZONING. Includes address and phone numbers for various locations.

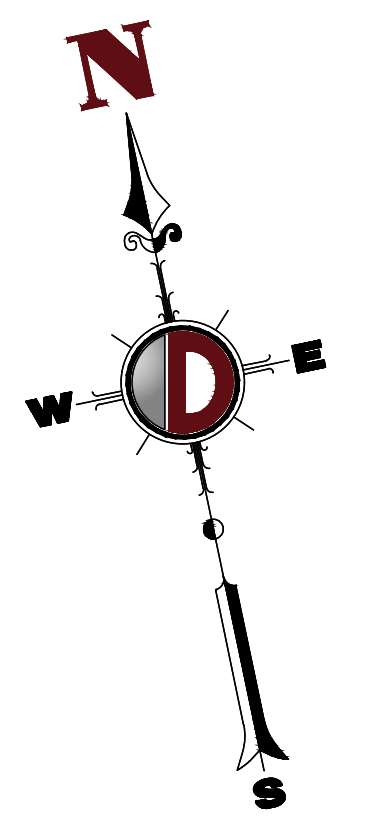
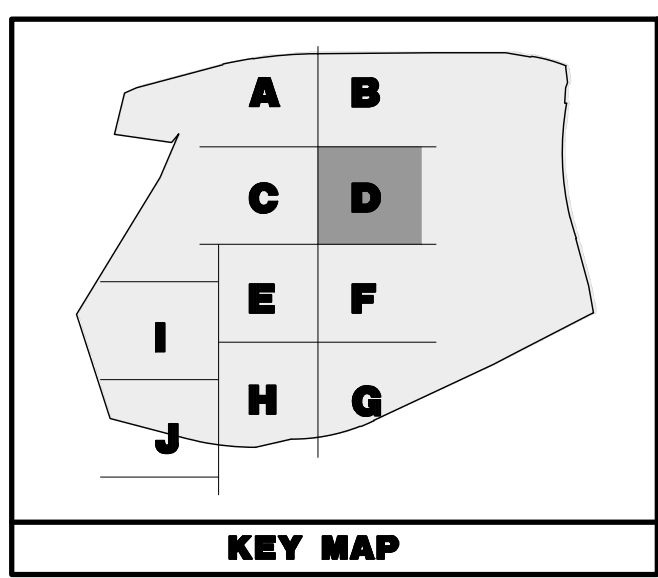
PROJECT: IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD. Includes drawing title, project details, designer (ALPH), checker (JMS), and professional engineer signatures (JOHN A. PALUS, JOSHUA M. SEWALD).

75 OF 100



Product Ver: 24.2a (LMS Tech) File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004S12.dwg, ---> 75 LIGHTING PLAN C

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LUMINAIRE SCHEDULE**

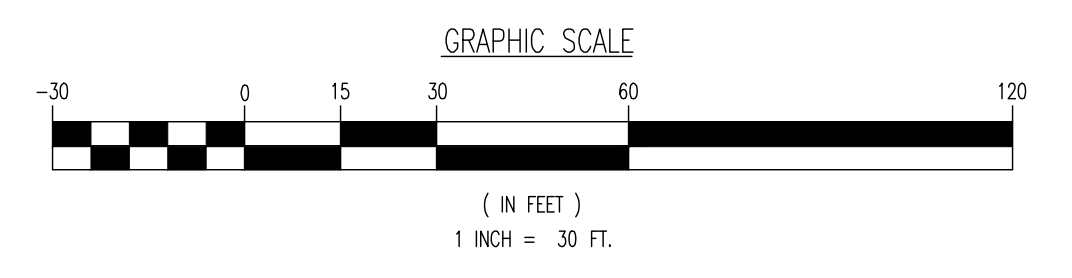
SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
	25	EWAS-W1	SINGLE	25.0 FT	EWAS01_A24N730_120-277V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
	47	EWAS-W2	SINGLE	25.0 FT	EWAS01_G44F730	1	16100	130	3000K	6110	GE LIGHTING SOLUTIONS
	26	EALP-A1	SINGLE	25.0 FT	EALP03_Q5SH730 WITH ELS-EAL-SS4-BLCK	1	54800	570	3000K	15390	GE LIGHTING SOLUTIONS
	12	EALS-A-BB	BACK TO BACK	25.0 FT	EALS03_K44H730 WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	5736	GE LIGHTING SOLUTIONS
	29	EALS-A2 (FM)	SINGLE	25.0 FT	EALS03_K44H730 WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	6453	GE LIGHTING SOLUTIONS

ISO CURVES ARE MAINTAINED AND SHOWN AT 2.0 AND 1.0 FC.  
 (FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION  
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

**CALCULATION SUMMARY**

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	ILLUMINANCE	FC	2.33	13.9	0.1	23.30	139.00
PARKING AREA	ILLUMINANCE	FC	2.41	6.3	0.1	24.10	63.00

SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



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 F: 732.974.3521  
 www.dynamiceng.com

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22, BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING PLAN D**

JOB No: 3709-99-004 DATE: 12/17/2021

DESIGNED BY: ALPH  
 CHECKED BY: JMS  
 SCALE: (H) 1"=30'  
 (V)

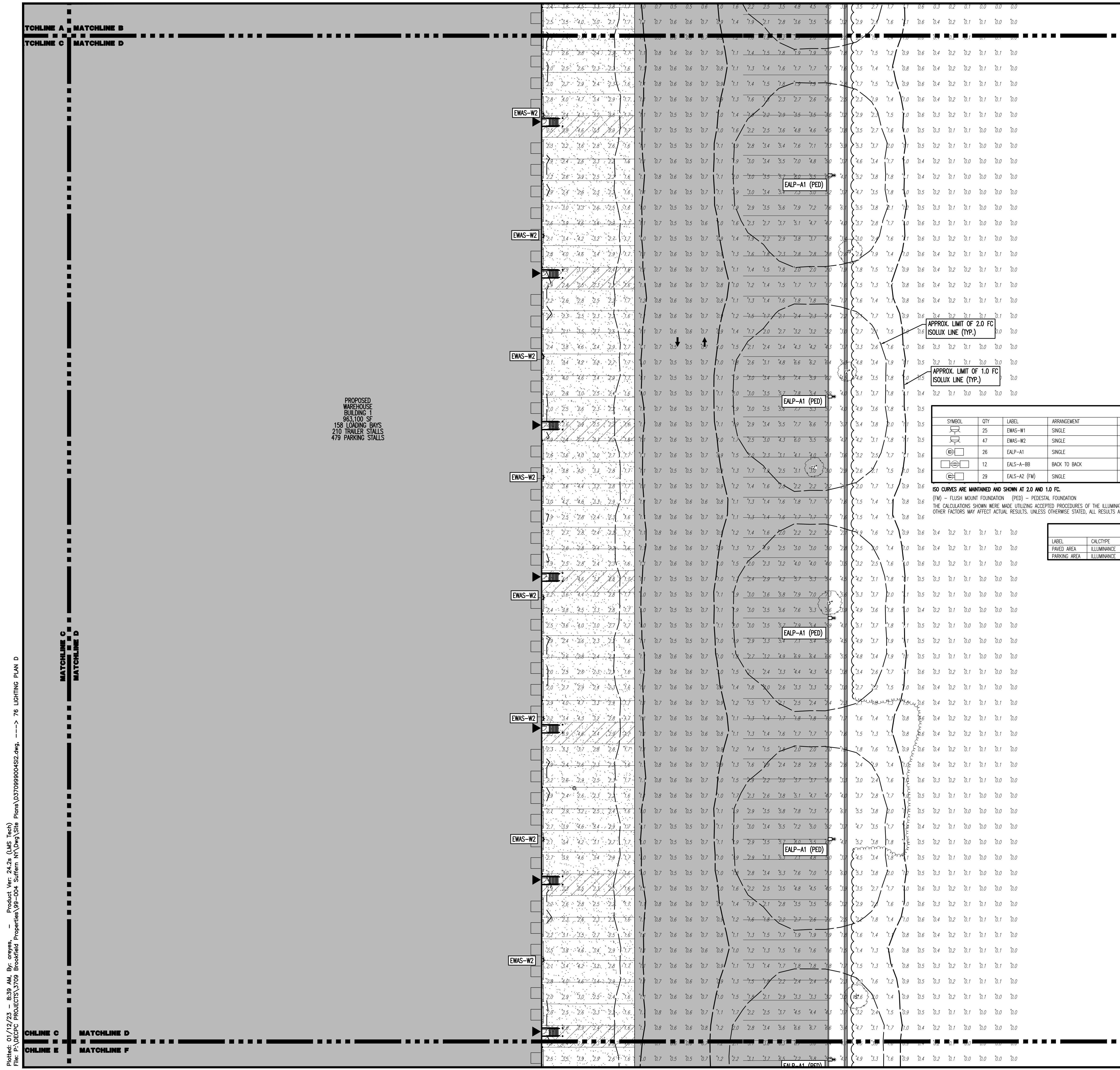
SHEET No: **76**  
 Of 100

PROFESSIONAL ENGINEER  
 JOHN A. PALUS  
 NEW YORK LICENSE No. 087502

PROFESSIONAL ENGINEER  
 JOSHUA M. SEWALD  
 NEW YORK LICENSE No. 097639

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 CALLING 811 OR VISUALLY  
 BEFORE ANY EXCAVATION OR  
 DRILLING IS DONE. IF YOU  
 DO NOT CALL 811, YOU MAY  
 BE RESPONSIBLE FOR DAMAGE  
 TO UTILITIES AND PERSONAL  
 INJURY OR DEATH.

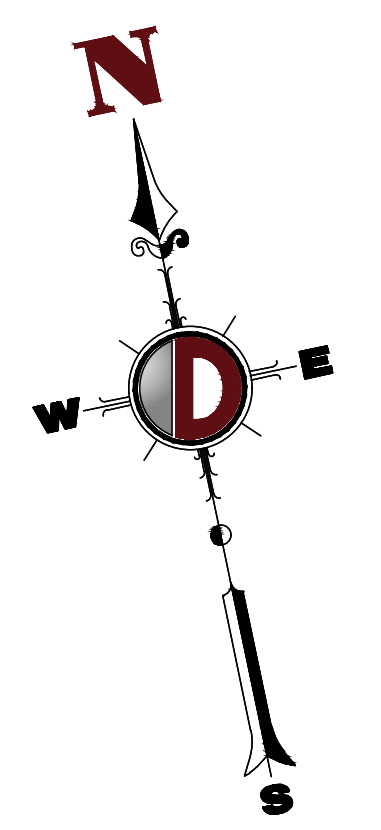
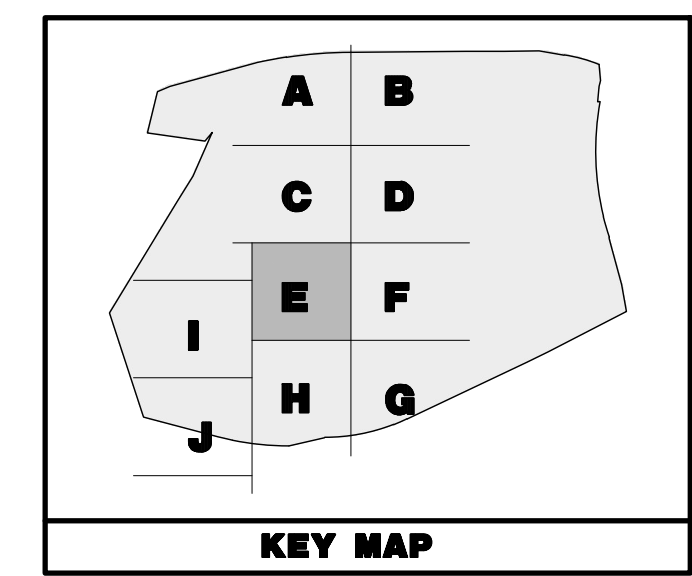
FOR STATE SPECIFICATIONS VISIT  
 www.call811.com



PROPOSED  
 WAREHOUSE  
 BUILDING 1  
 963,100 SF  
 158 LOADING BAYS  
 210 TRAILER STALLS  
 479 PARKING STALLS

Product Ver: 24.2a (LMS Tech)  
 Plotter: 01/12/23 - 8:39 AM, By: onyes,  
 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004S12.dwg, ----> 76 LIGHTING PLAN D

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LUMINAIRE SCHEDULE**

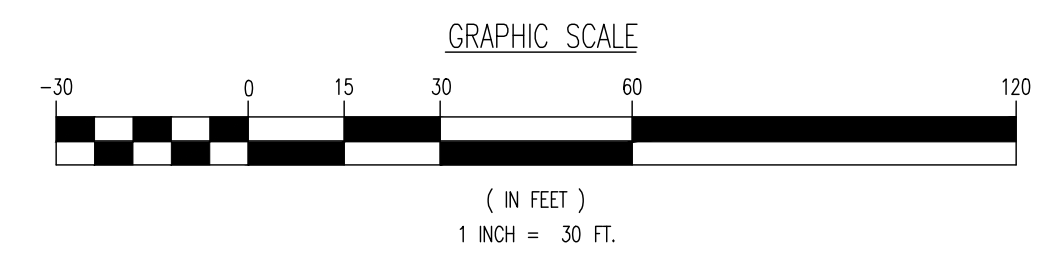
SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
	25	EWS-W1	SINGLE	25.0 FT	EWS01_A2M730_120-27V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
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	26	EALP-A1	SINGLE	25.0 FT	EALP03_Q5H730 WITH ELS-EAL-SS4-BLCK	1	54800	570	3000K	15390	GE LIGHTING SOLUTIONS
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SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: **LIGHTING PLAN E**

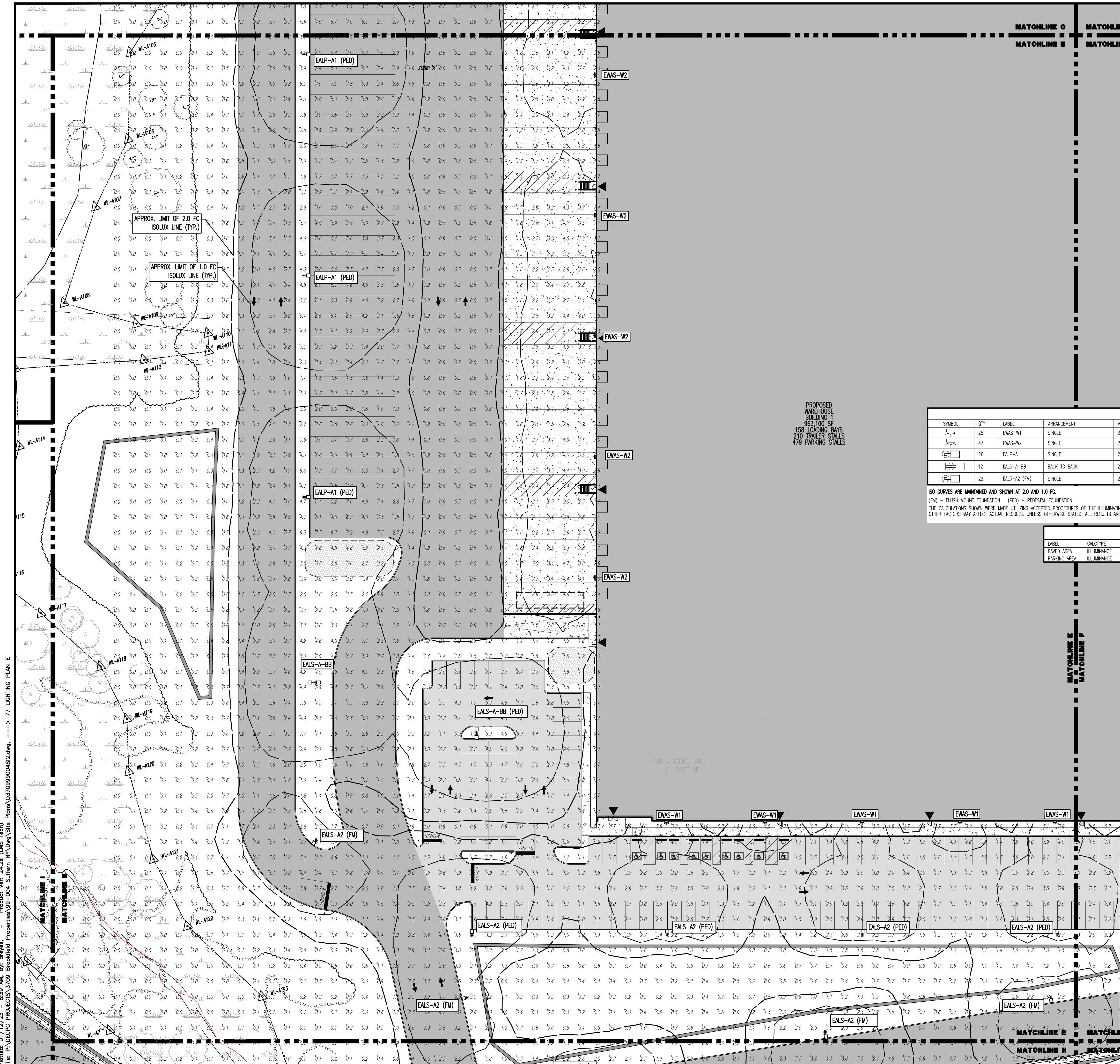
PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOHN A. PALUS  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087502

JOSHUA M. SEWALD  
 PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

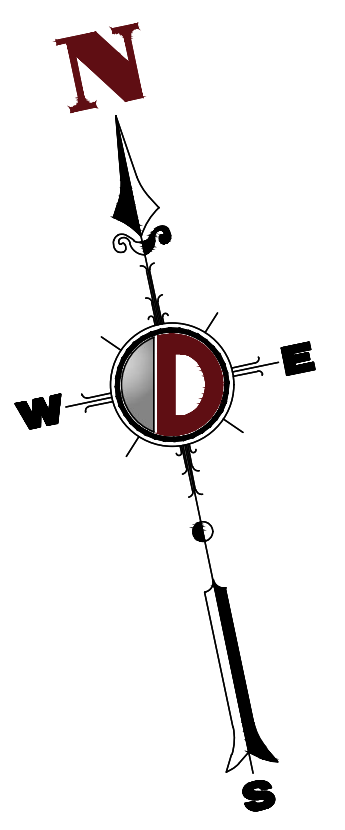
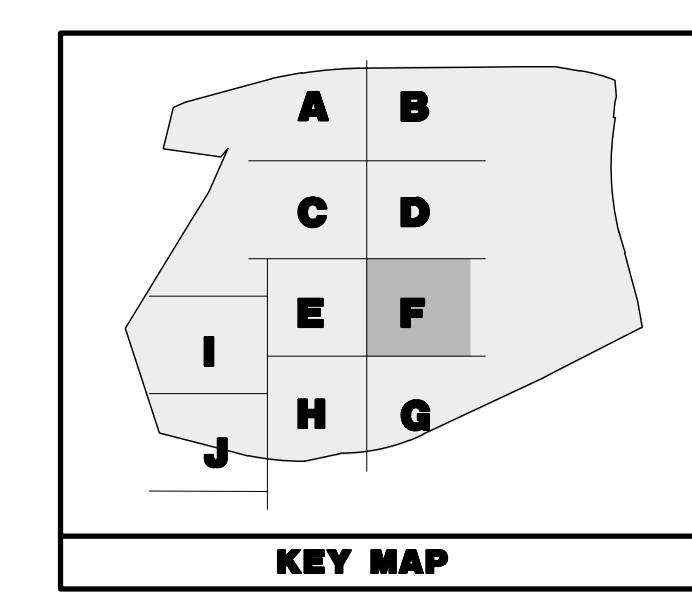
JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: ALPH  
 DESIGNED BY: JMS  
 CHECKED BY: JMS

SCALE: (H) 1"=30'  
 (V)  
 SHEET No:  
**77**  
 OF 100  
 Rev. # 2



Plotted: 01/12/23 - 8:39 AM, By: onyes, Product Ver: 24.2a (LMS Tech)  
 File: P:\PROJECTS\1709 Brookfield Properties\09-004\_Suffern\_NY\DWG\Site Plans\170909004S12.dwg, ----> 77 LIGHTING PLAN E

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LUMINAIRE SCHEDULE**

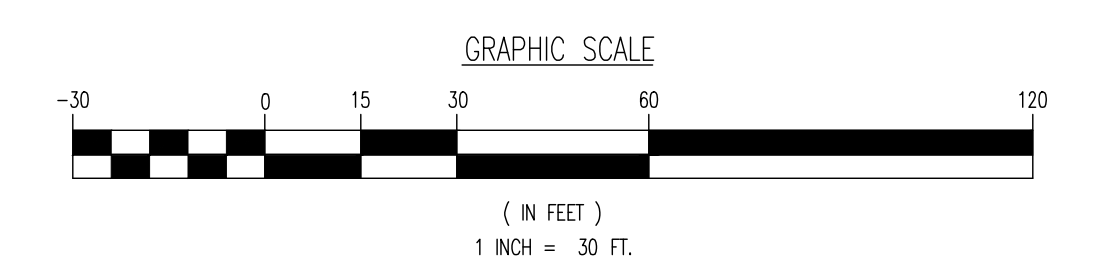
SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
	25	EWAS-W1	SINGLE	25.0 FT	EWAS01_AZAN730_____120-277V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
	47	EWAS-W2	SINGLE	25.0 FT	EWAS01_GAF730_____	1	16100	130	3000K	6110	GE LIGHTING SOLUTIONS
	26	EALP-A1	SINGLE	25.0 FT	EALP03_05SH730_____ WITH ELS-EAL-SS4-BLCK	1	54800	570	3000K	15390	GE LIGHTING SOLUTIONS
	12	EALS-A-BB	BACK TO BACK	25.0 FT	EALS03_K4H730_____ WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	5736	GE LIGHTING SOLUTIONS
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PAVED AREA	ILLUMINANCE	FC	2.33	13.9	0.1	23.30	139.00
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SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



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PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING PLAN F**

DESIGNED BY: **ALPH**  
 CHECKED BY: **JMS**

DESIGNED BY: **JMS**  
 CHECKED BY: **JMS**

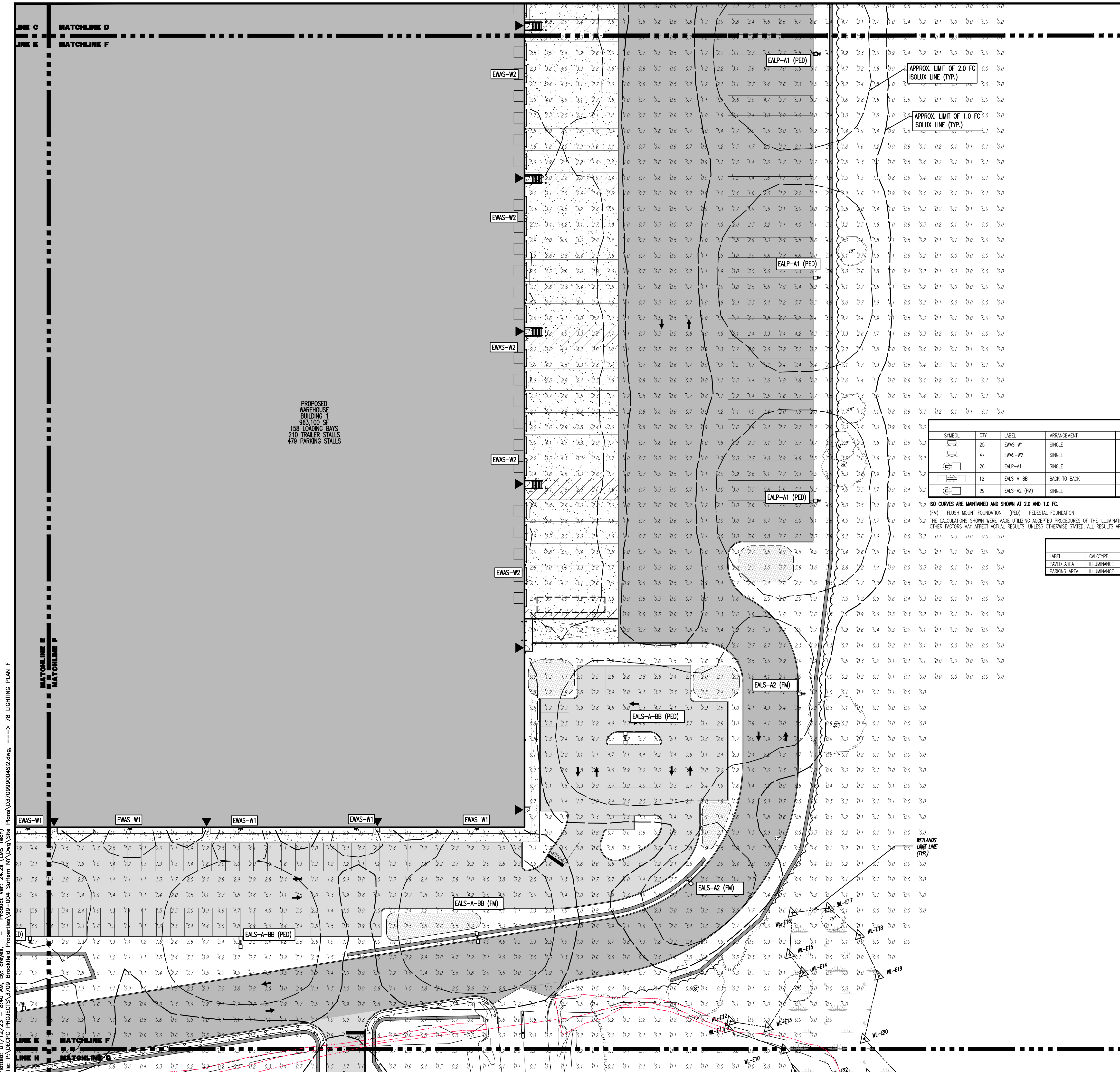
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 (V)  
 SHEET No: **78**  
 OF 100

PROFESSIONAL ENGINEER  
 JOHN A. PALUS  
 NEW YORK LICENSE No. 087502

PROFESSIONAL ENGINEER  
 JOSHUA M. SEWALD  
 NEW YORK LICENSE No. 097639

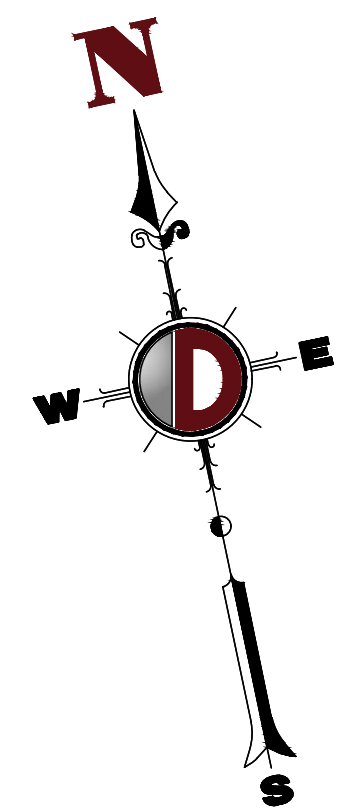
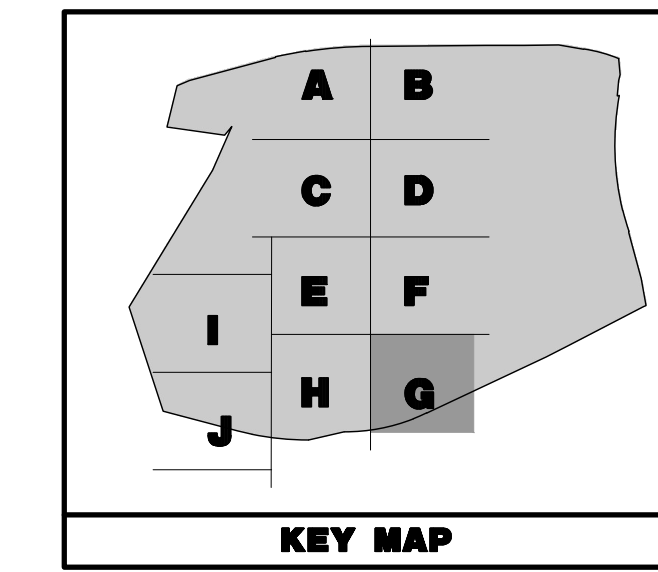
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 CALLING 811 OR VISUALLY  
 BEFORE ANY EXCAVATION OR  
 DRILLING IS DONE. IF YOU  
 DO NOT CALL 811, YOU MAY  
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 TO OR DEATH OF PERSONS OR  
 PROPERTY.

FOR STATE SPECIFICATIONS VISIT: [www.call811.com](http://www.call811.com)



Product Ver: 24.2a (LMS Tech)  
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THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LUMINAIRE SCHEDULE**

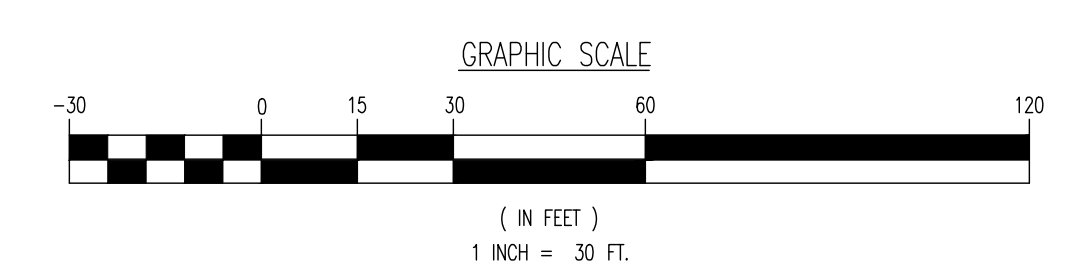
SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
	25	EWAS-W1	SINGLE	25.0 FT	EWAS01_A2AN730_____120-277V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
	47	EWAS-W2	SINGLE	25.0 FT	EWAS01_CA4F730_____	1	16100	130	3000K	6110	GE LIGHTING SOLUTIONS
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SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



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 F: 973.974.3521  
 www.dynamiceng.com

**TITLE: LIGHTING PLAN G**

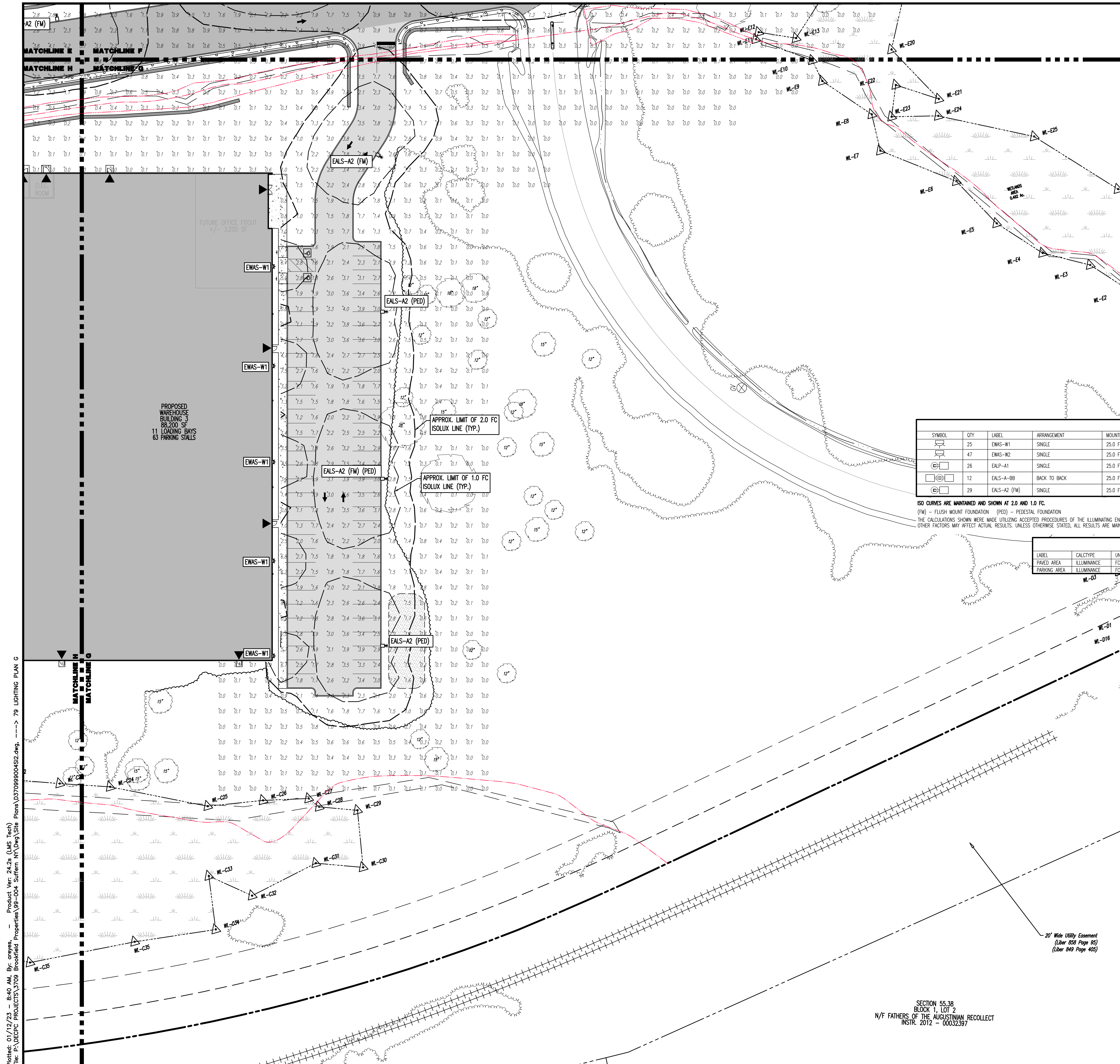
PROJECT: IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
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 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004 DATE: 12/17/2021  
 DRAWN BY: ALPH SCALE: (H) 1"=30'  
 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087630  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

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 EXISTING UTILITIES. IF ANY UTILITY  
 PREPARED TO OPEN THE GROUND  
 BEFORE YOU DIG, CALL 811.  
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT  
 WWW.CALL811.COM

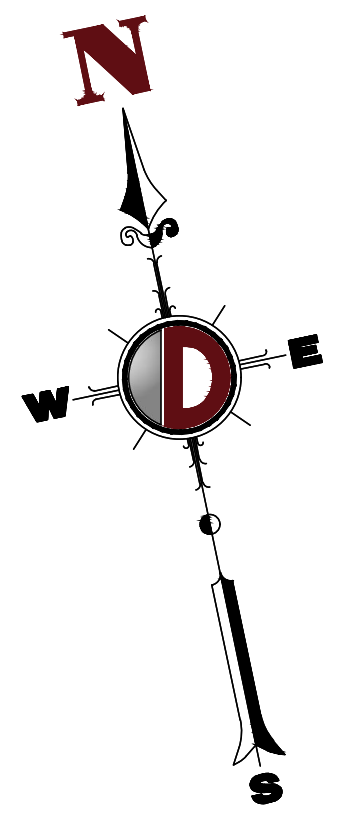
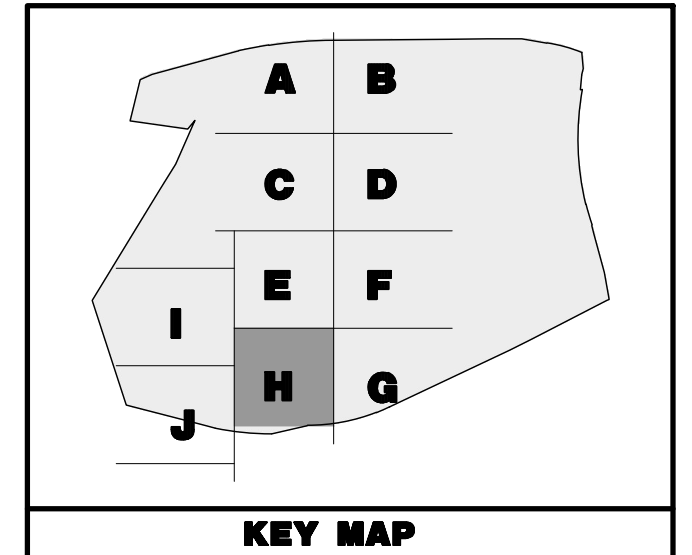
**79**  
 OF 100  
 Rev. # 2



Plotted: 01/12/23 - 8:40 AM, By: onyes, Product Ver: 24.2a (LMS Tech)  
 File: P:\VEPCP PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004S12.dwg, ---> 79 LIGHTING PLAN G

SECTION 55.38  
 BLOCK 1, LOT 2  
 N/F FATHERS OF THE AUGUSTINIAN RECOLLECT  
 INSTR. 2012 - 00032387

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

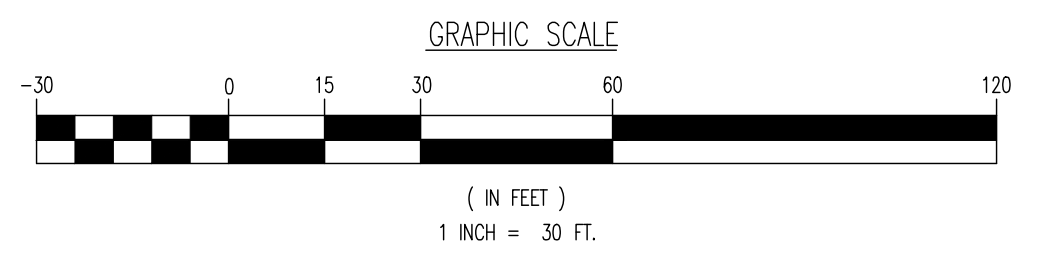
**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
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LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	ILLUMINANCE	FC	2.33	13.9	0.1	23.30	139.00
PARKING AREA	ILLUMINANCE	FC	2.41	6.3	0.1	24.10	63.00

SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



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 1000 Old York Road, Suite 100  
 Philadelphia, PA 19104  
 T: 215.381.4800 F: 215.381.4800

TITLE: **LIGHTING PLAN H**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

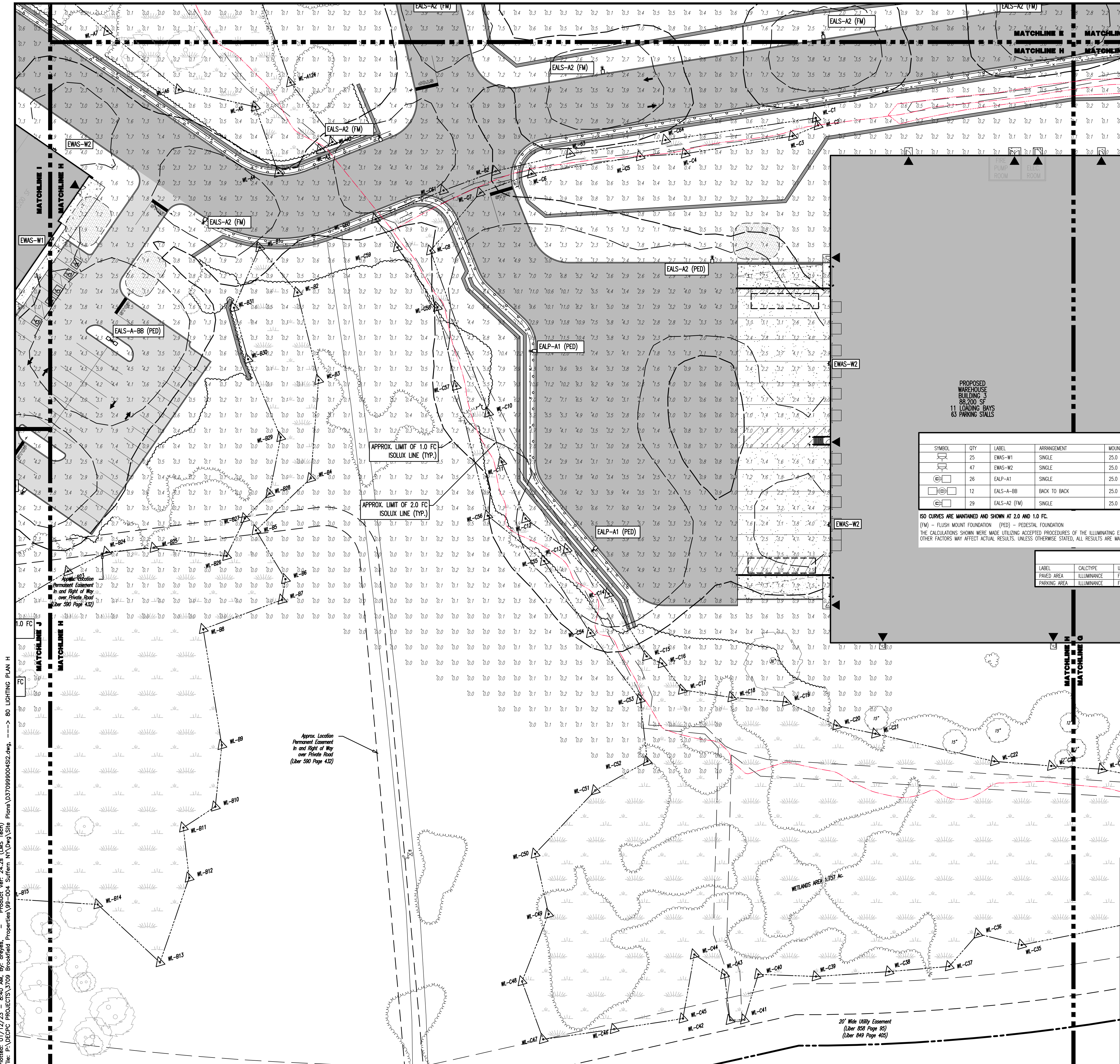
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 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

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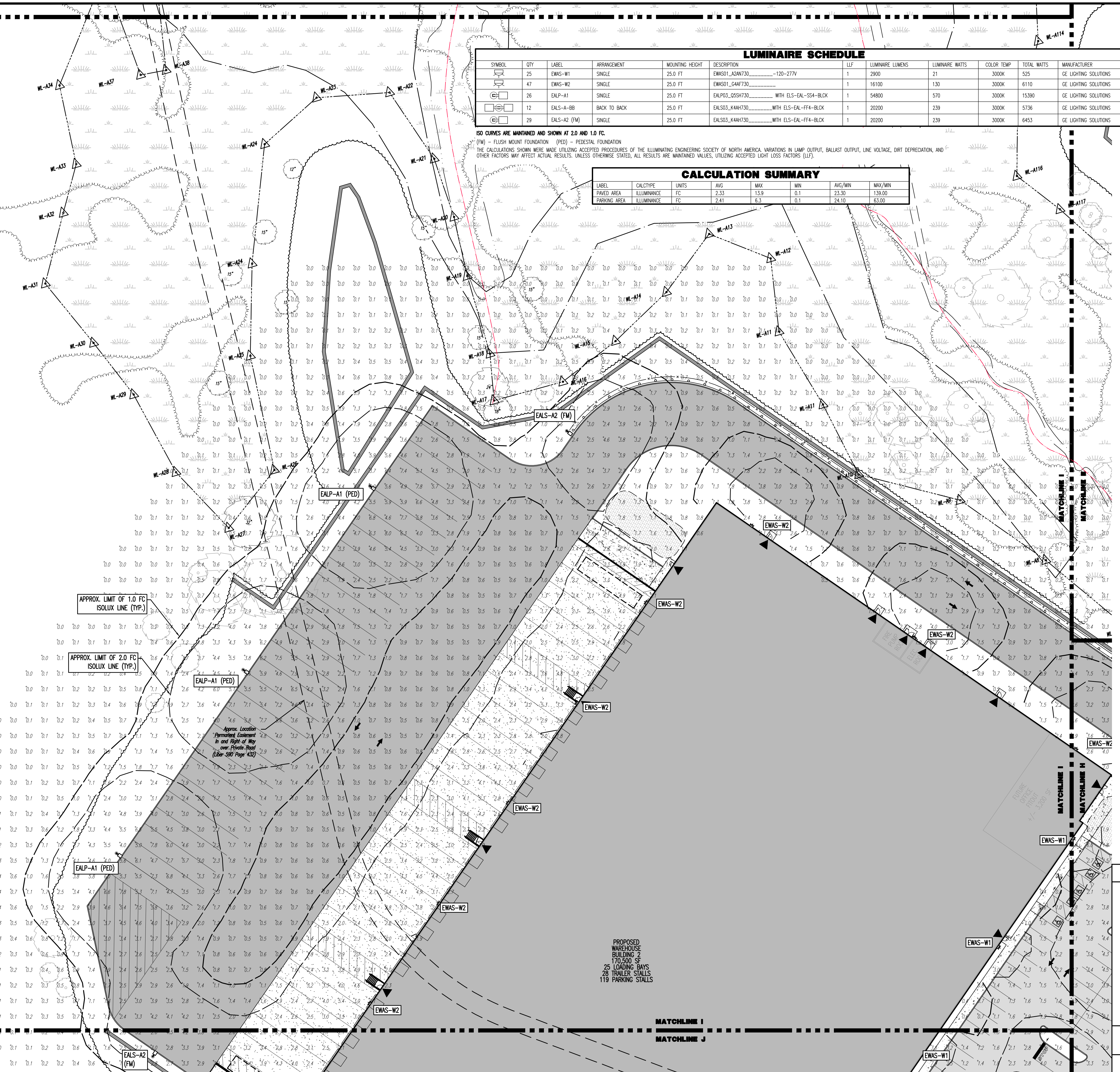
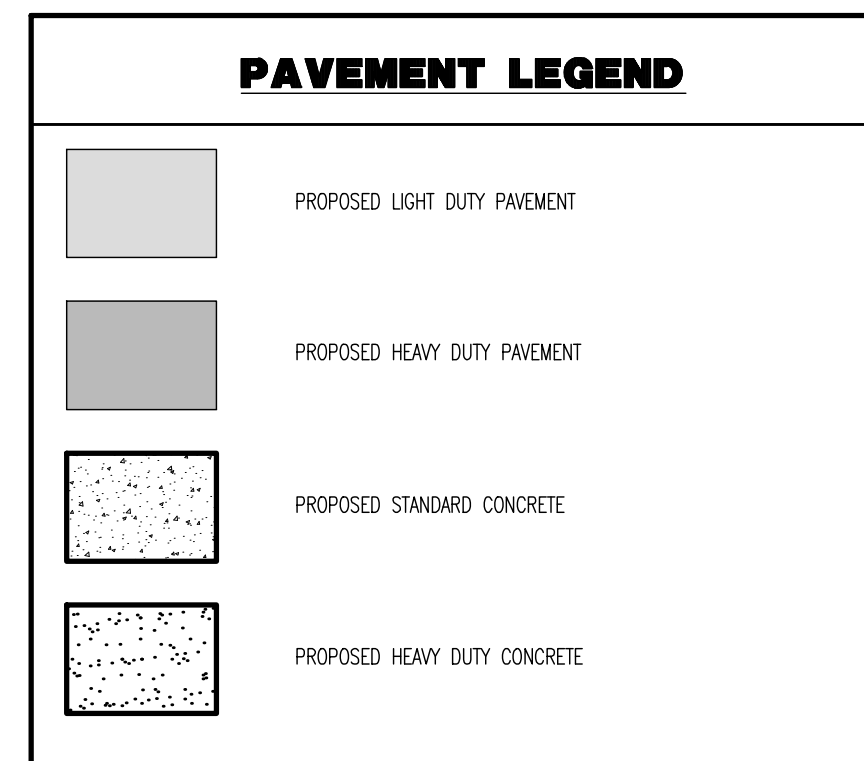
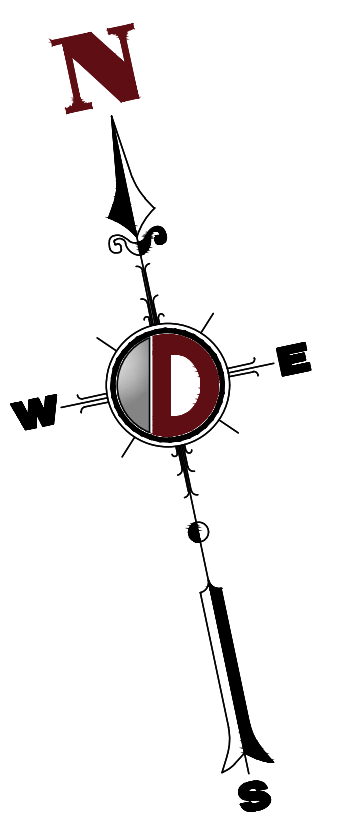
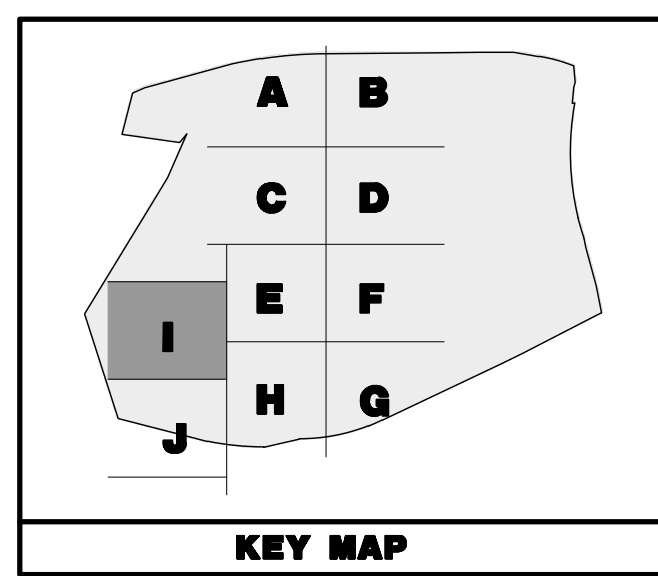


THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

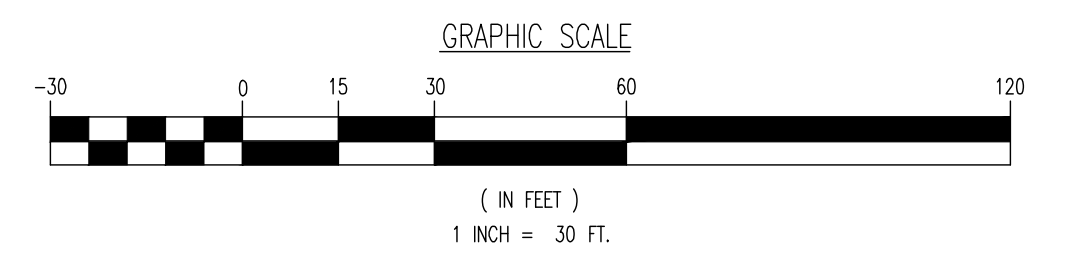
LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP	TOTAL WATTS	MANUFACTURER
	25	EWAS-W1	SINGLE	25.0 FT	EWAS01_A2M730_____120-27V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
	47	EWAS-W2	SINGLE	25.0 FT	EWAS01_G4M730_____	1	16100	130	3000K	6110	GE LIGHTING SOLUTIONS
	26	EALP-A1	SINGLE	25.0 FT	EALP03_Q05H730_____ WITH ELS-EAL-SS4-BLCK	1	54800	570	3000K	15390	GE LIGHTING SOLUTIONS
	12	EALS-A-BB	BACK TO BACK	25.0 FT	EALS03_K4M730_____ WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	5736	GE LIGHTING SOLUTIONS
	29	EALS-A2 (FM)	SINGLE	25.0 FT	EALS03_K4M730_____ WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	6453	GE LIGHTING SOLUTIONS

ISO CURVES ARE MAINTAINED AND SHOWN AT 2.0 AND 1.0 FC.  
 (FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION  
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

CALCULATION SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
PAVED AREA	ILLUMINANCE	FC	2.33	13.9	0.1	23.30
PARKING AREA	ILLUMINANCE	FC	2.41	6.3	0.1	24.10



SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



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---

TITLE: **LIGHTING PLAN I**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

DESIGNED BY: **JMS**  
 CHECKED BY: **JMS**

JOB NO: 3709-99-004  
 DATE: 12/17/2021  
 SCALE: (H) 1"=30'  
 (V) 1"=30'  
 SHEET NO: **81**  
 OF 100

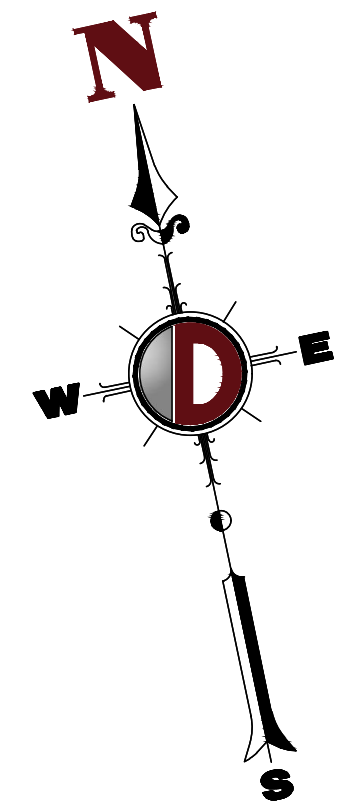
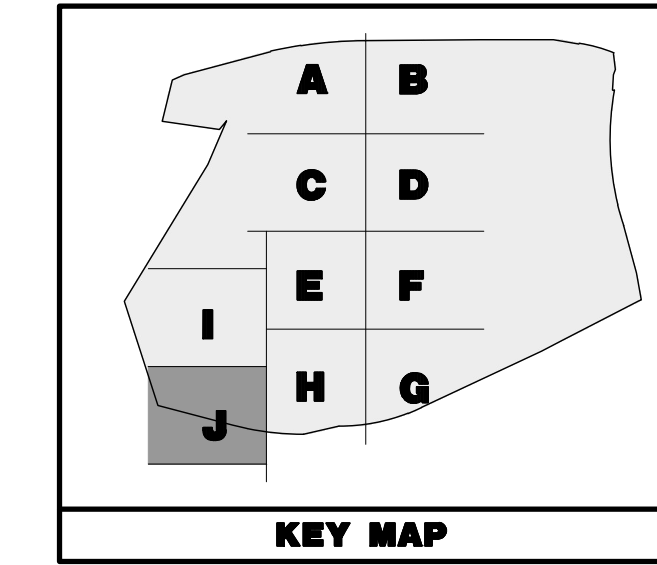
**JOHN A. PALUS** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087502

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

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 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG\Site Plans\370909004S12.dwg, ---> 81 LIGHTING PLAN I

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



**PAVEMENT LEGEND**

	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED STANDARD CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

**LUMINAIRE SCHEDULE**

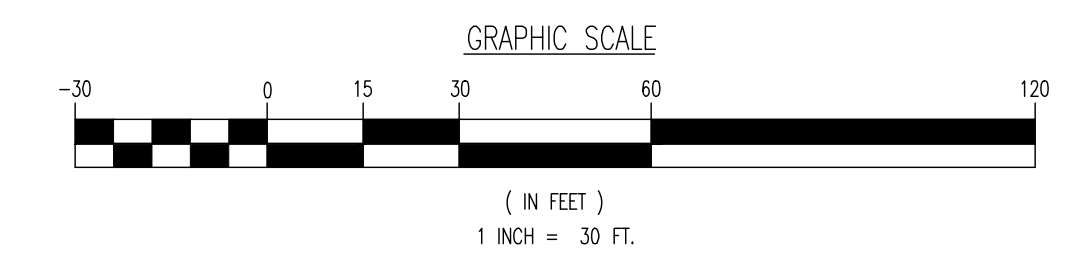
SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	COLOR TEMP.	TOTAL WATTS	MANUFACTURER
	25	EWS-W1	SINGLE	25.0 FT	EWS01_A2M730_120-277V	1	2900	21	3000K	525	GE LIGHTING SOLUTIONS
	47	EWS-W2	SINGLE	25.0 FT	EWS01_G4M730	1	16100	130	3000K	6110	GE LIGHTING SOLUTIONS
	26	EALP-A1	SINGLE	25.0 FT	EALP03_Q5SH730 WITH ELS-EAL-SS4-BLCK	1	54800	570	3000K	15390	GE LIGHTING SOLUTIONS
	12	EALS-A-BB	BACK TO BACK	25.0 FT	EALS03_K4H730 WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	5736	GE LIGHTING SOLUTIONS
	29	EALS-A2 (FM)	SINGLE	25.0 FT	EALS03_K4H730 WITH ELS-EAL-FF4-BLCK	1	20200	239	3000K	6453	GE LIGHTING SOLUTIONS

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**CALCULATION SUMMARY**

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
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PARKING AREA	ILLUMINANCE	FC	2.41	6.3	0.1	24.10	63.00

SEE SHEET 83 OF 100 FOR LIGHTING PLAN NOTES



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TITLE: **LIGHTING PLAN J**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

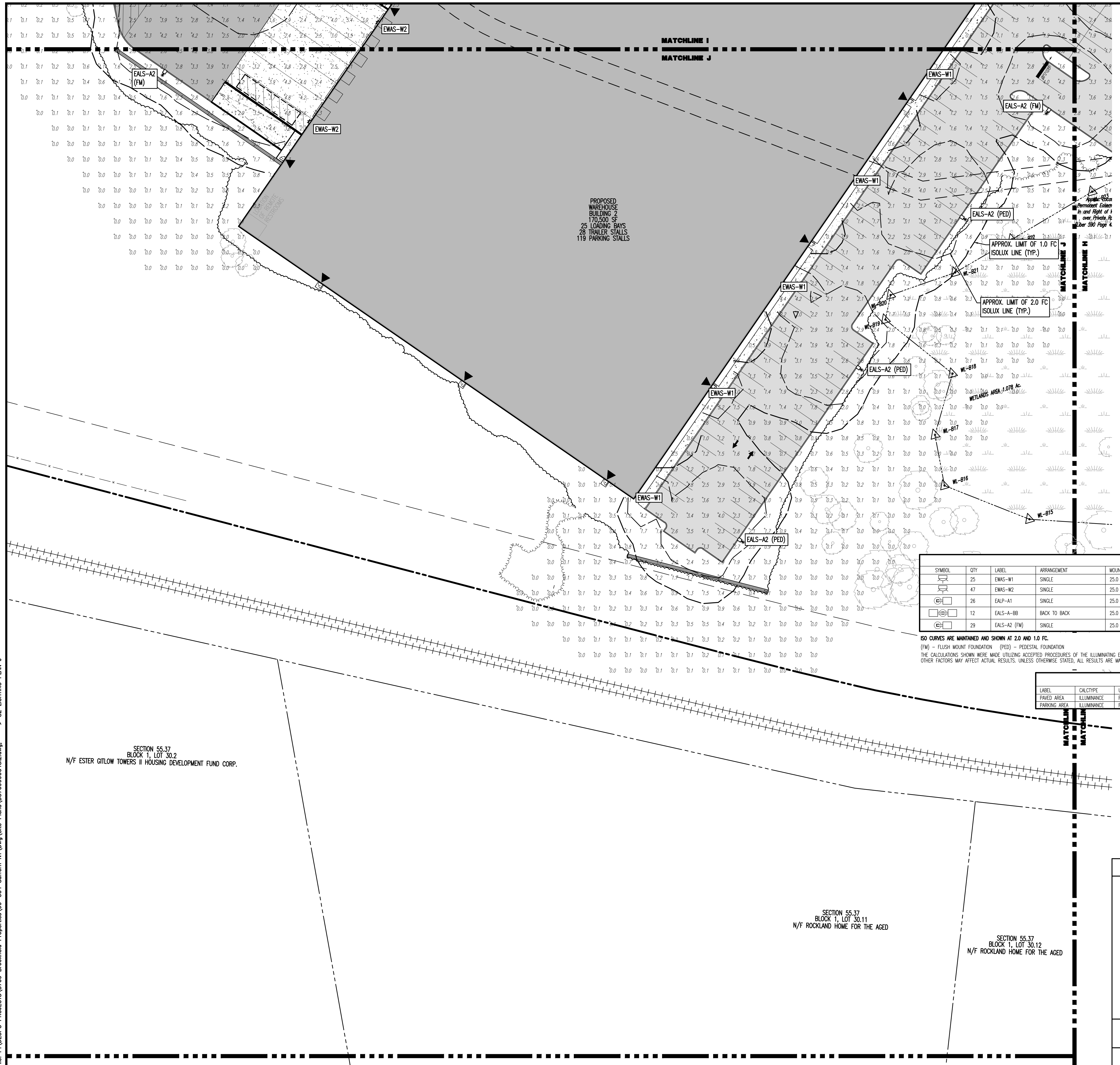
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 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

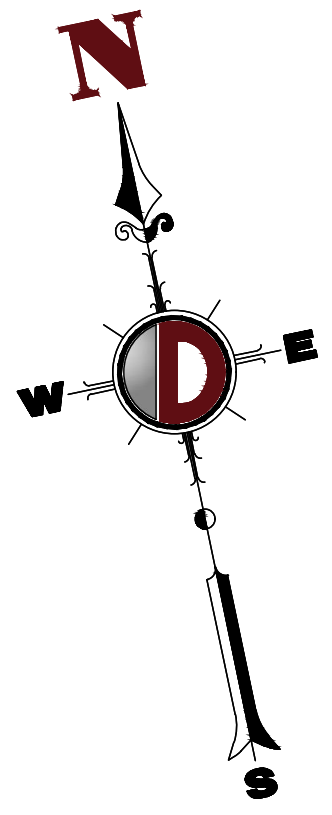
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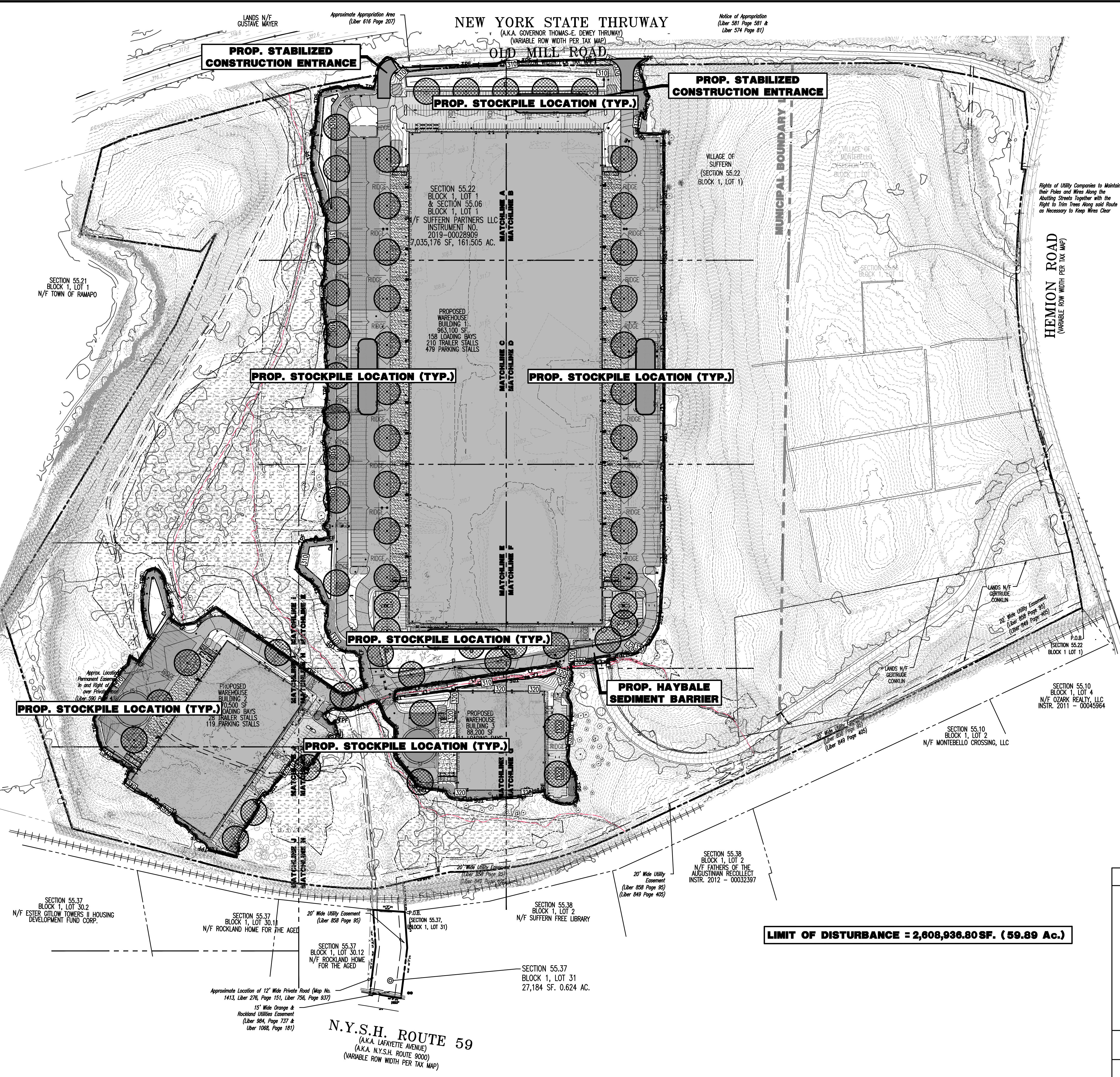
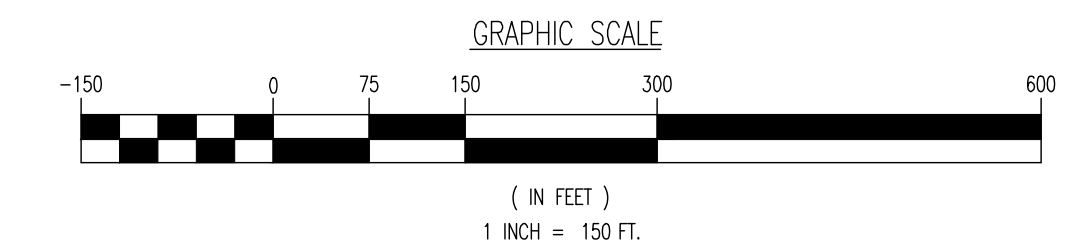
**EROSION CONTROL LEGEND**

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- ▨ PROPOSED STANDARD CONCRETE
- ▩ PROPOSED HEAVY DUTY CONCRETE

SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES



**LIMIT OF DISTURBANCE = 2,608,936.80 SF. ( 59.89 Ac.)**

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TITLE: **EROSION AND STORMWATER POLLUTION PREVENTION PLAN**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**

SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004 DATE: 12/17/2021

DRAWN BY: ALPH SCALE: (H) 1"=30'  
 (V)

DESIGNED BY: JMS SHEET No:

CHECKED BY: JMS

CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502

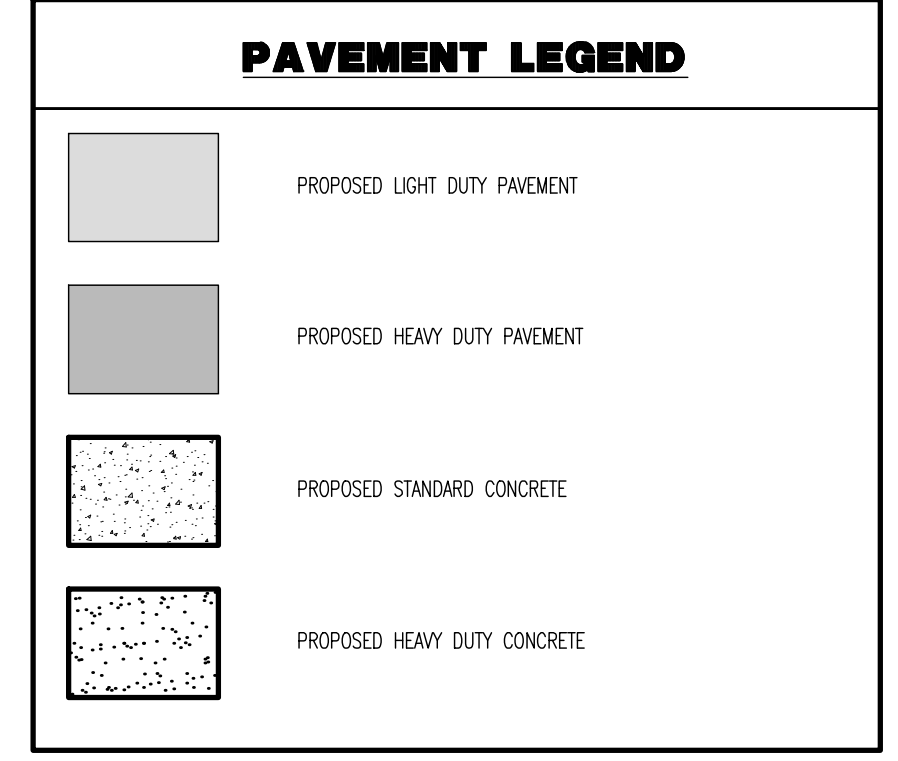
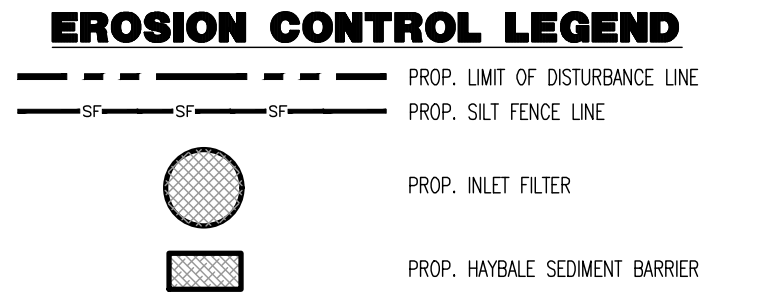
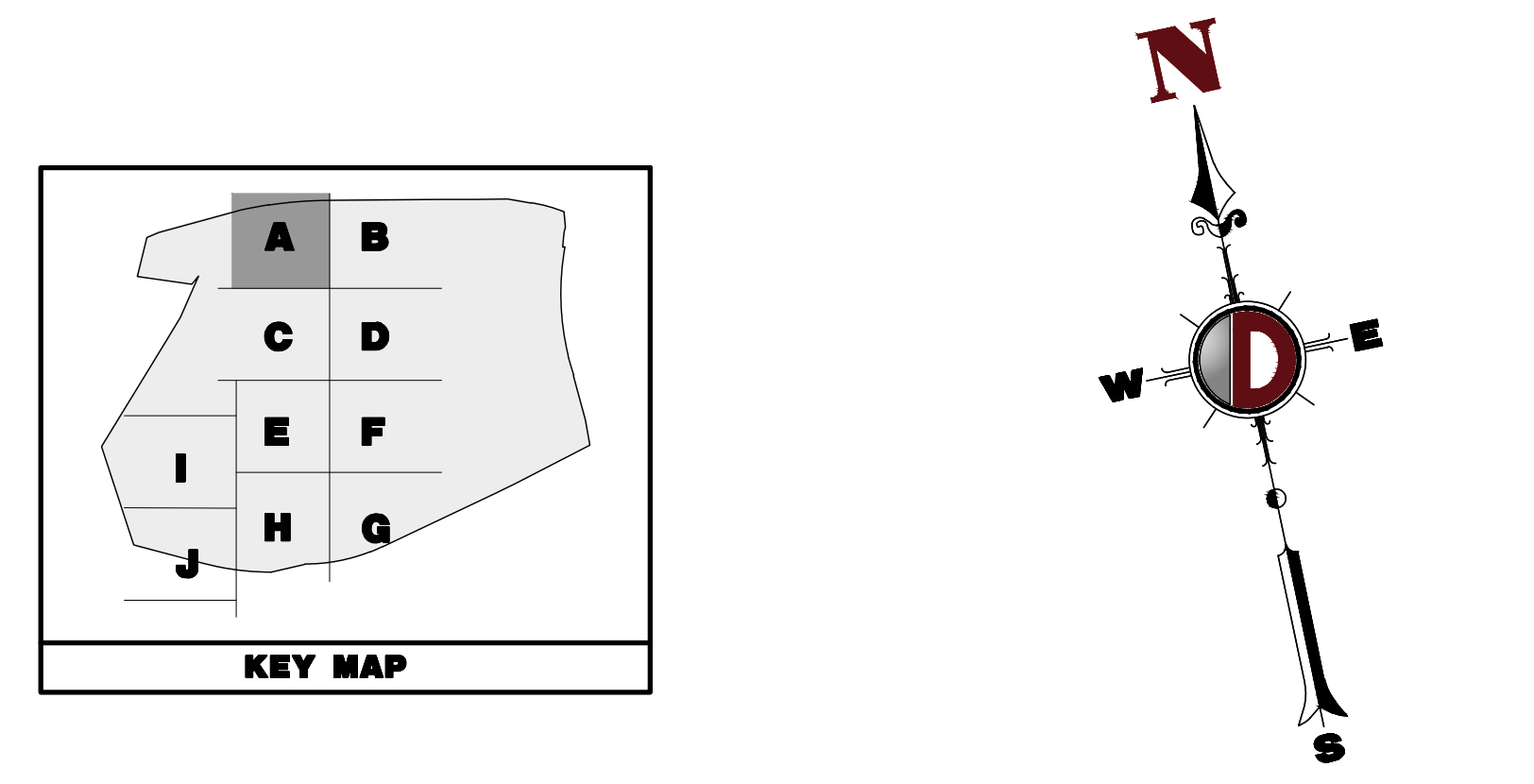
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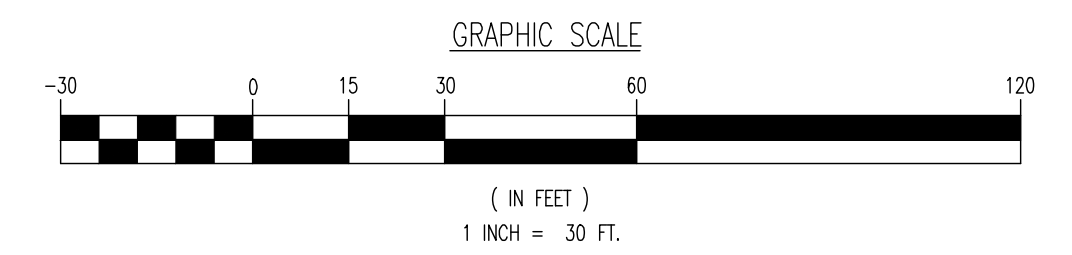
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Approximate Appropriation Area (Liber 616 Page 207)



**LIMIT OF DISTURBANCE = 2,608,936.80 SF. ( 59.89 Ac.)**

**SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES**



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**TITLE:**  
EROSION AND STORMWATER POLLUTION PREVENTION PLAN A

**PROJECT:** IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**JOB No:** 3709-99-004  
**DATE:** 12/17/2021

**DRAWN BY:** ALPH  
**SCALE:** (H) 1"=30'  
(V)

**DESIGNED BY:** JMS  
**CHECKED BY:** JMS

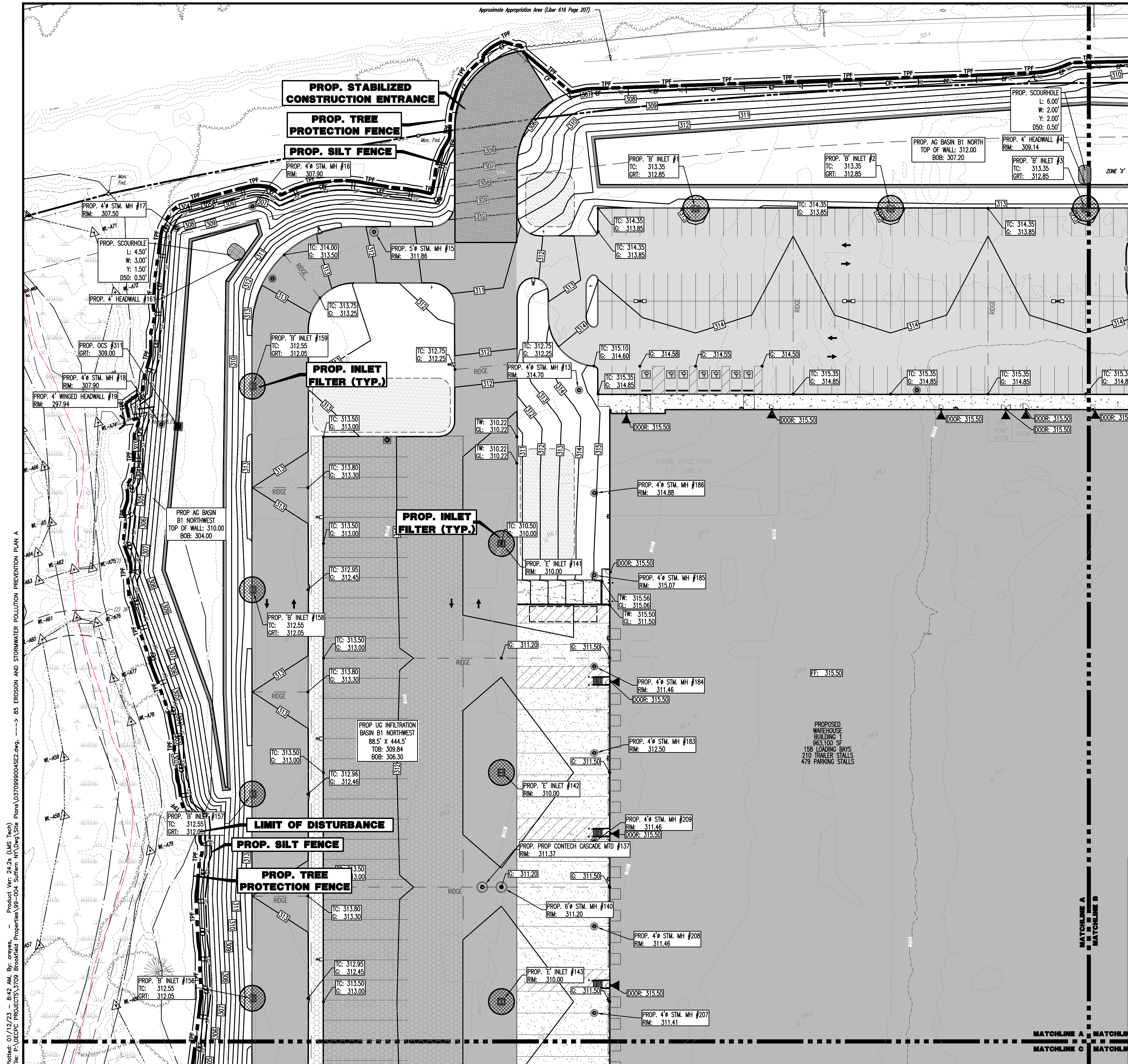
**JOHN A. PALUS** **JOSHUA M. SEWALD**

**PROFESSIONAL ENGINEER** **PROFESSIONAL ENGINEER**  
NEW YORK LICENSE No. 087502 NEW YORK LICENSE No. 097639

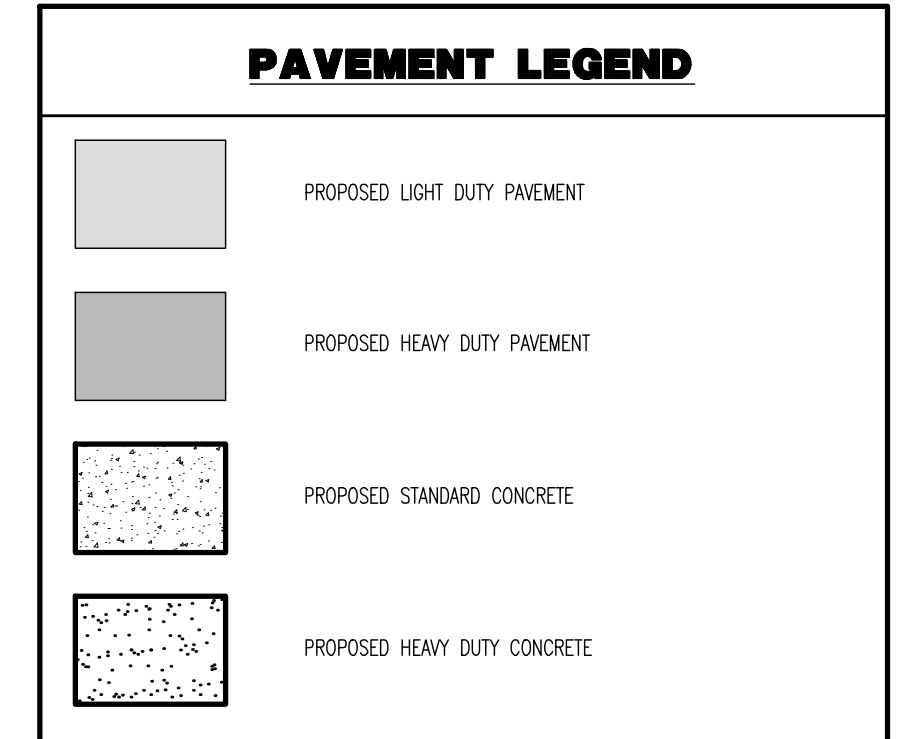
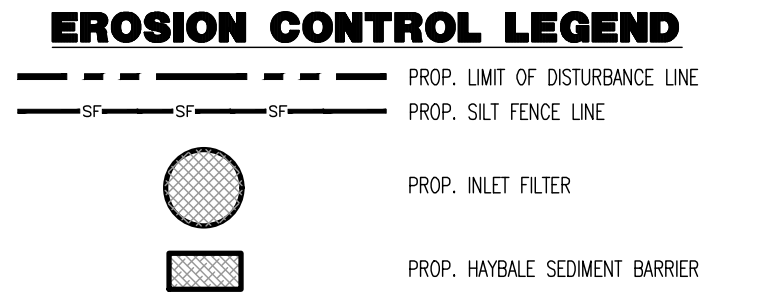
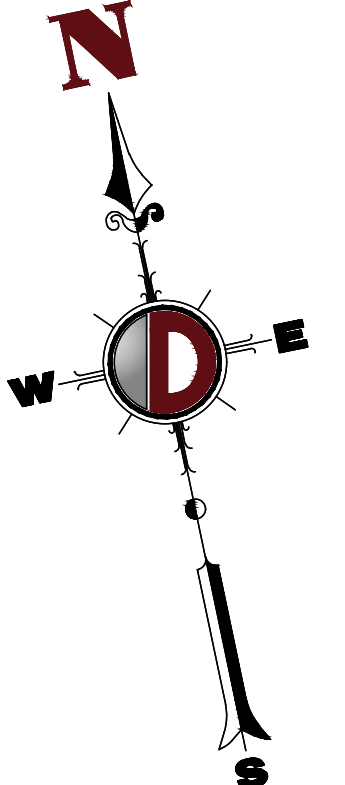
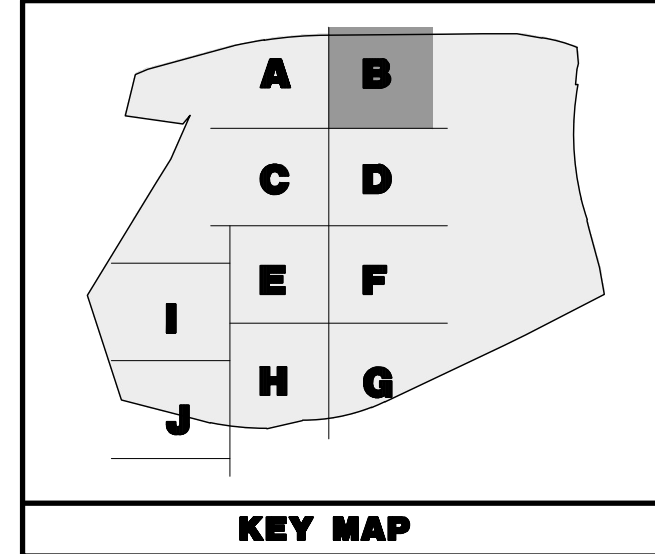
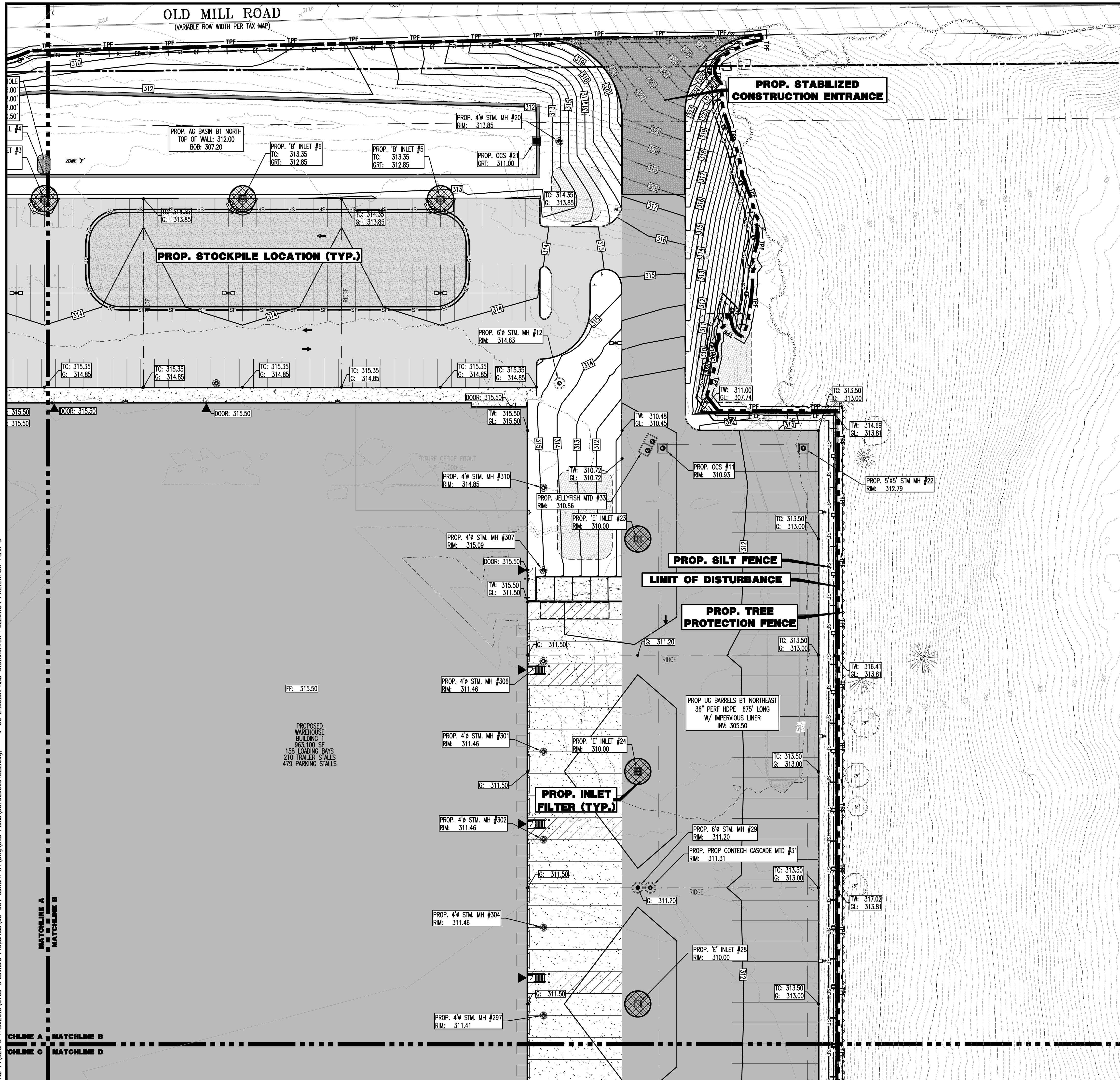
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PREPARED TO EXPOSE THE UTILITIES  
PRICE VARIATION IN NY 2021

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OF 100

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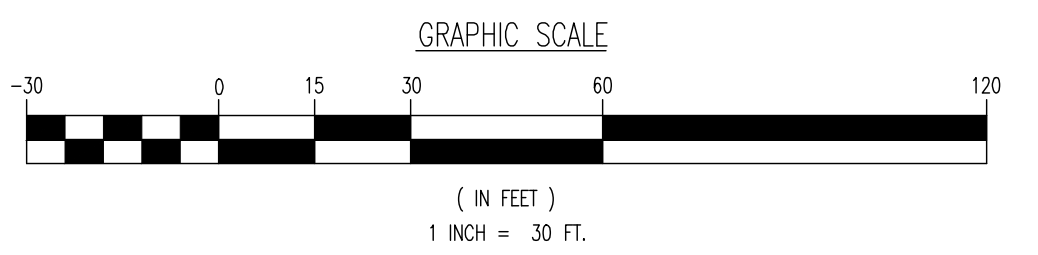


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 Allen, Texas T: 972.324.2100 | Austin, Texas T: 512.444.2844 | Houston, Texas T: 281.789.4400 | Detroit Beach, Michigan T: 581.921.8570  
 Newberry, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.978.4400

TITLE: **EROSION AND STORMWATER POLLUTION PREVENTION PLAN B**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

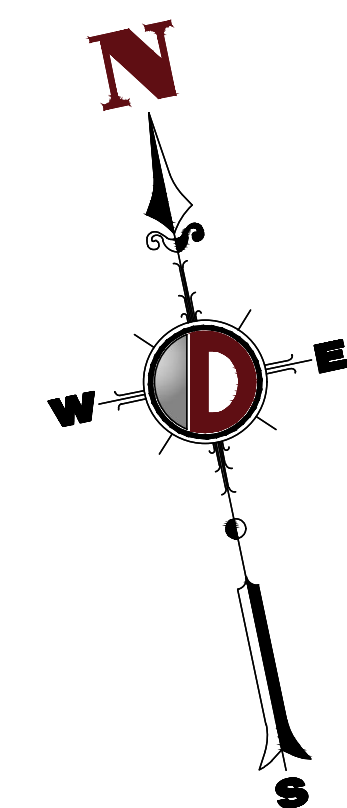
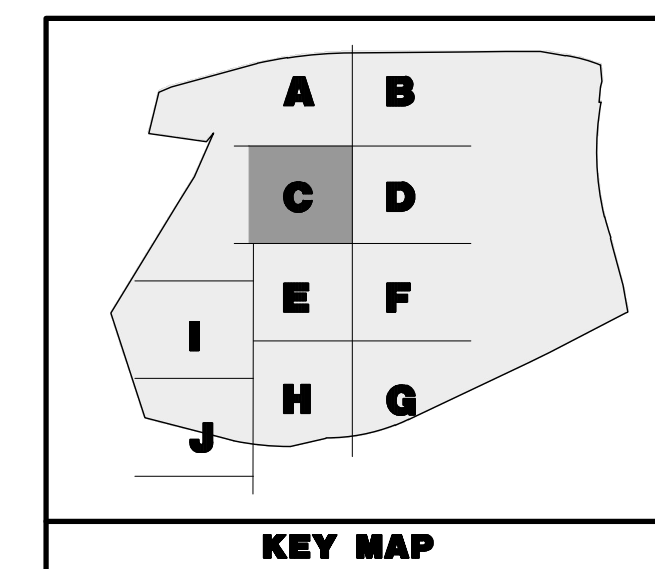
JOB No: 3709-99-004 DATE: 12/17/2021  
 DRAWN BY: ALPH SCALE: (H) 1"=30'  
 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
 CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087639  
 PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639

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 UTILITY LOCATIONS. IF ANY UTILITY  
 PRESENCE IS NOT SHOWN ON THE SURVEY,  
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Plotted: 01/12/23 - 8:42 AM, By: arveys, Product Ver: 24.2a (LMS Tech)  
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**EROSION CONTROL LEGEND**

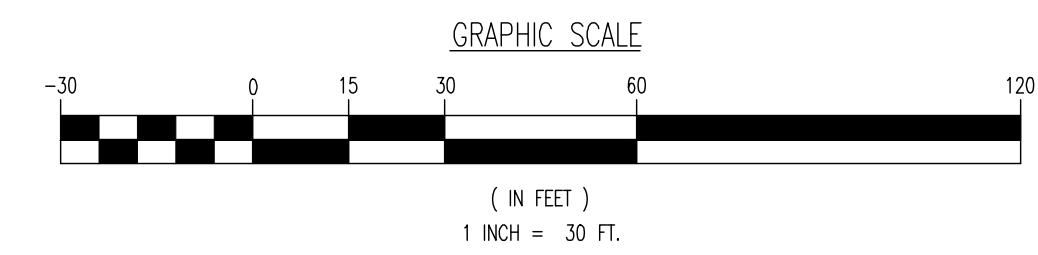
- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**LIMIT OF DISTURBANCE = 2,608,936.80 SF. ( 59.89 Ac.)**

**SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES**



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---

**TITLE:**  
EROSION AND STORMWATER POLLUTION PREVENTION PLAN C

**PROJECT:** IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**JOB No:** 3709-99-004     **DATE:** 12/17/2021

**DRAWN BY:** CAM     **SCALE:** (H) 1"=30'  
(V)

**DESIGNED BY:** JMS     **CHECKED BY:** JMS

**PROFESSIONAL ENGINEER:** JOHN A. PALUS     **PROFESSIONAL ENGINEER:** JOSHUA M. SEWALD

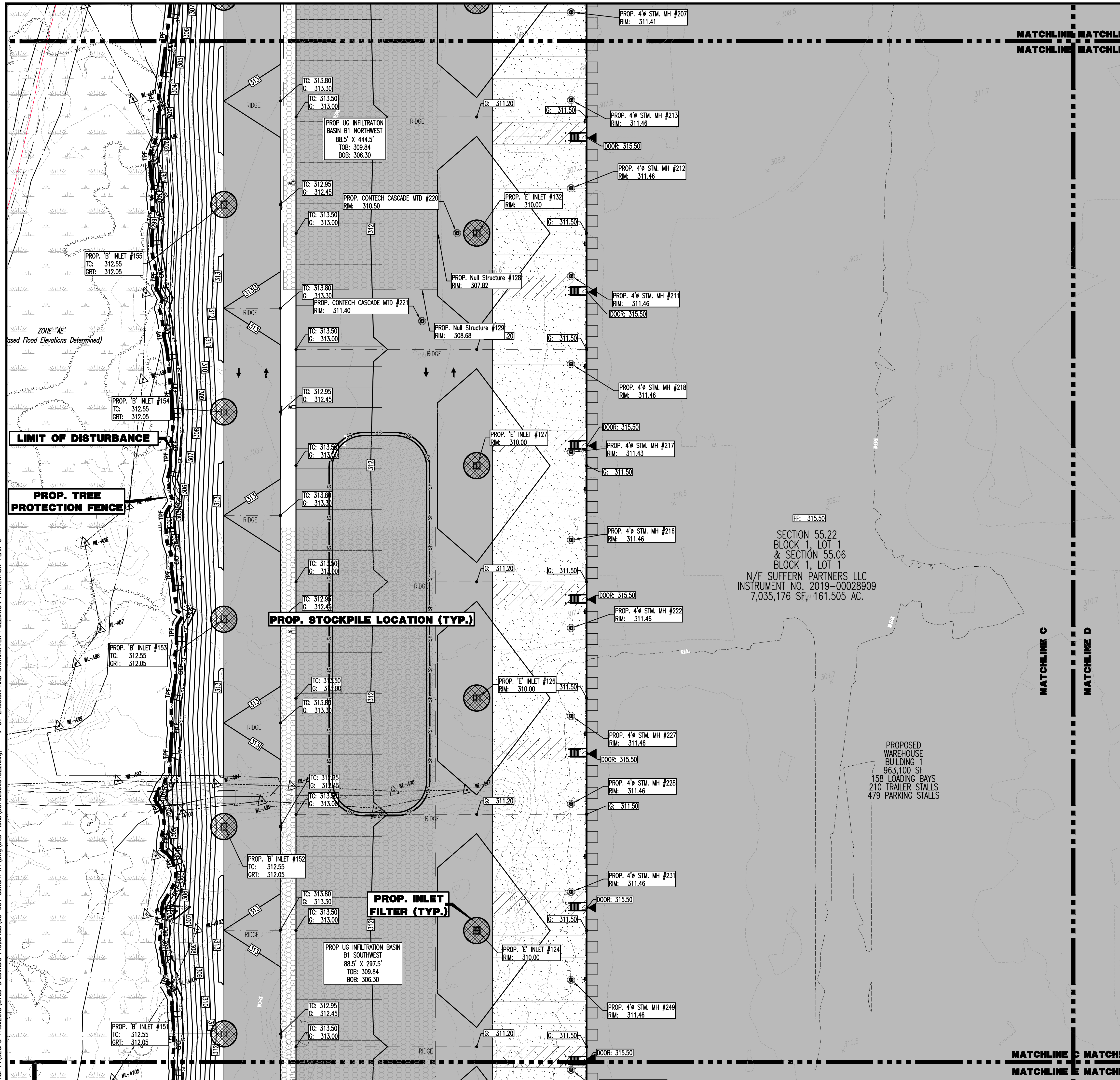
**NEW YORK LICENSE No.:** 087502     **NEW YORK LICENSE No.:** 097639

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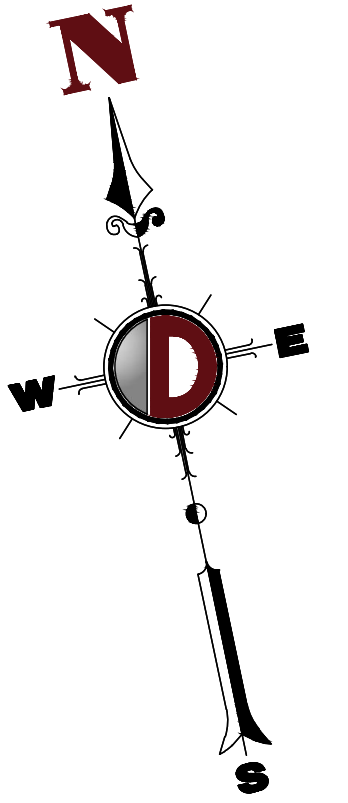
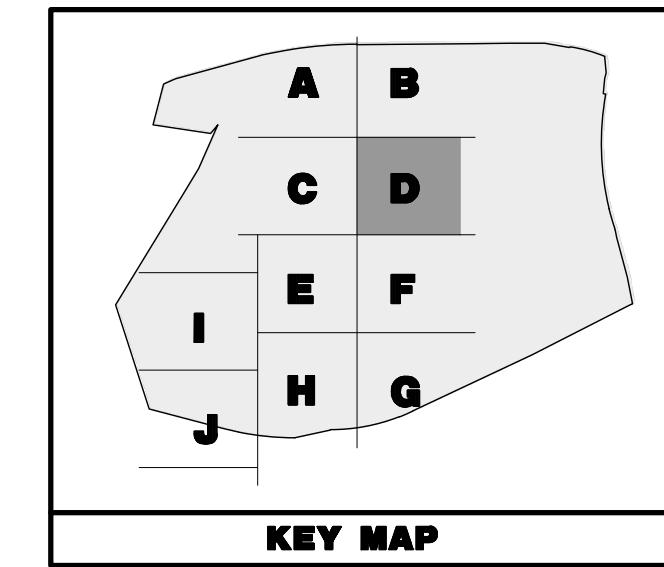
87

OF 100

Rev. # 2



Plotted: 01/12/23 - 8:43 AM, By: anyes, Product Ver: 24.2a (LMS Tech)  
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**EROSION CONTROL LEGEND**

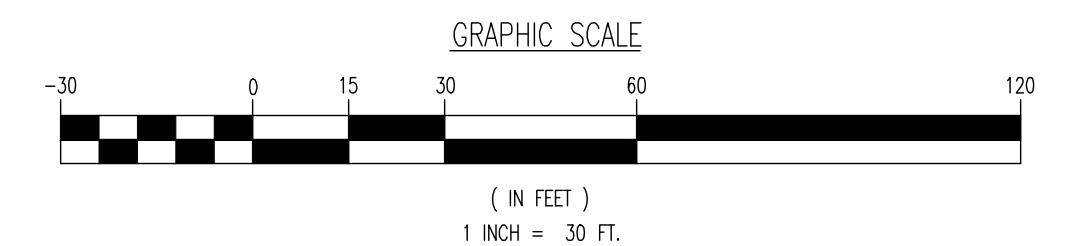
- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**LIMIT OF DISTURBANCE = 2,808,936.80 SF. (59.89 Ac.)**

**SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES**



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 New Haven, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.233.4888 | Bethlehem, Pennsylvania T: 610.978.4400

TITLE: **EROSION AND STORMWATER POLLUTION PREVENTION PLAN D**

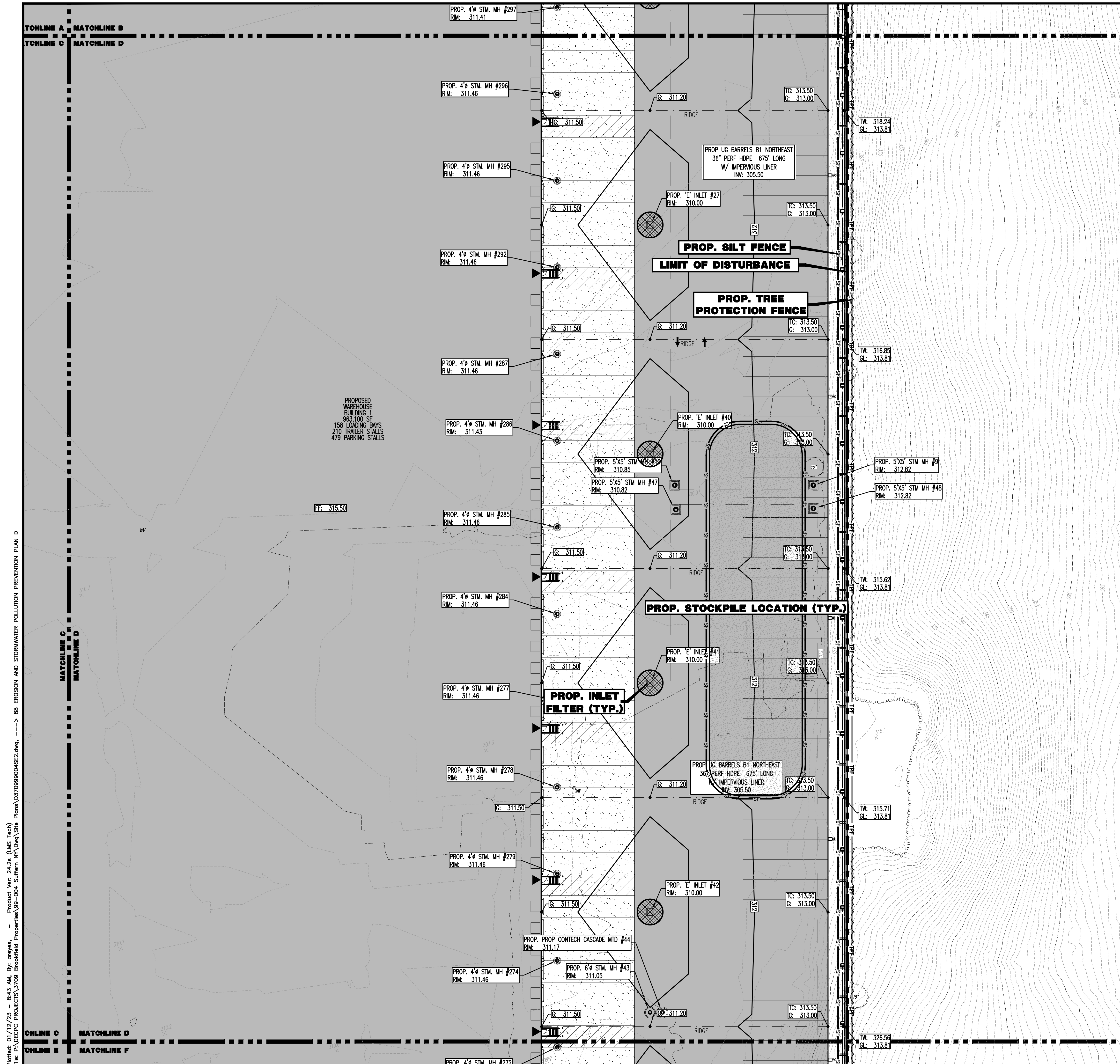
PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021  
 DRAWN BY: CAM SCALE: (H) 1"=30'  
 DESIGNED BY: JMS (V)  
 CHECKED BY: JMS SHEET No:  
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**JOHN A. PALUS** **JOSHUA M. SEWALD**  
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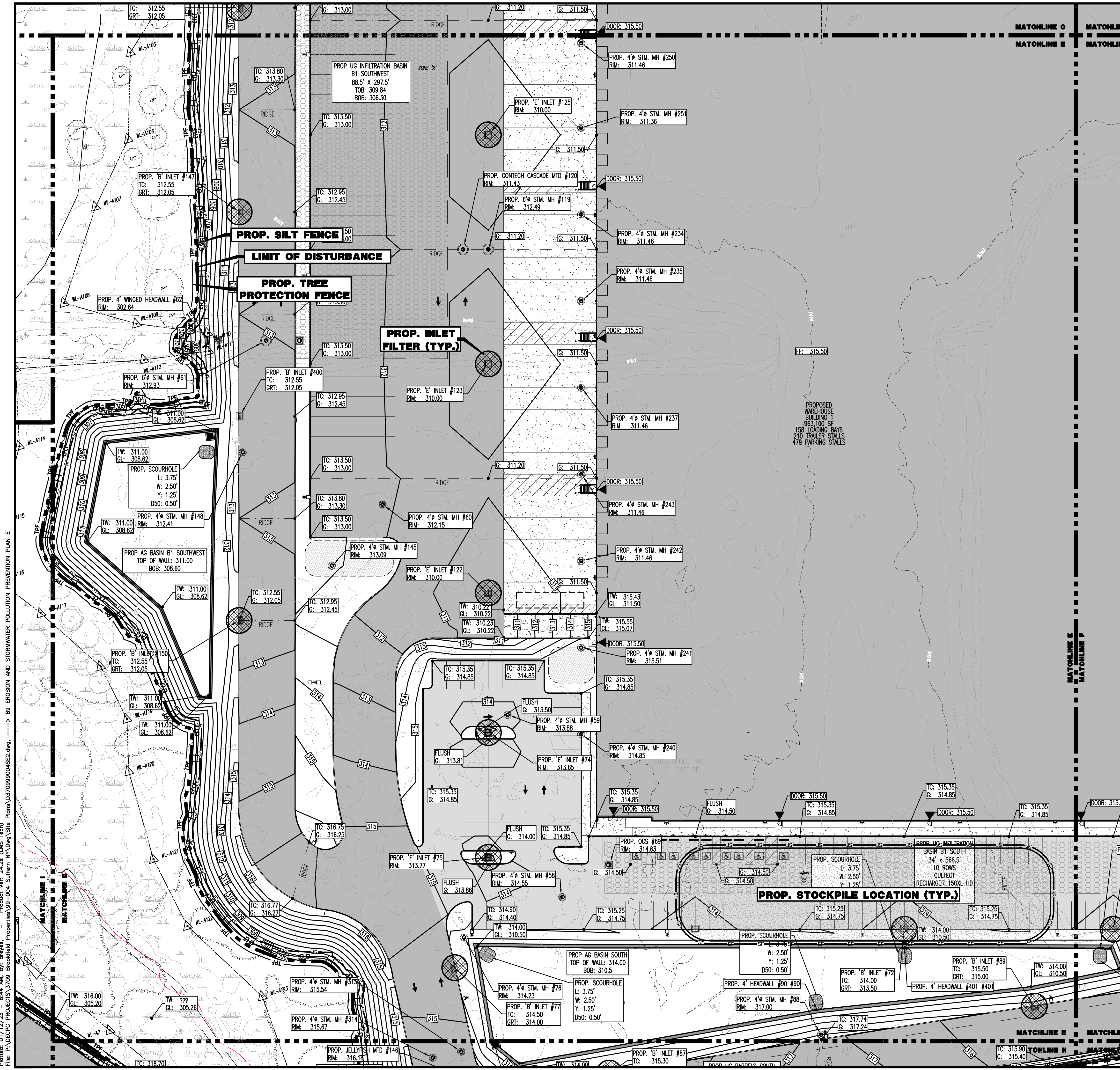
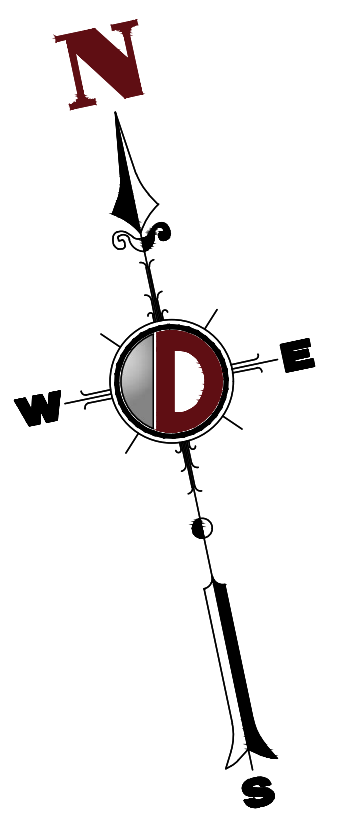
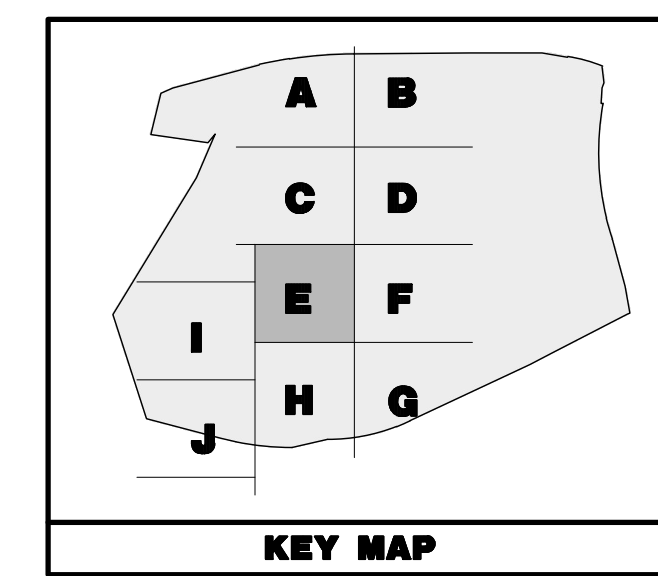
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Plotted: 01/12/23 - 8:43 AM, By: arveys, Product Ver: 24.2a (LMS Tech)  
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**EROSION CONTROL LEGEND**

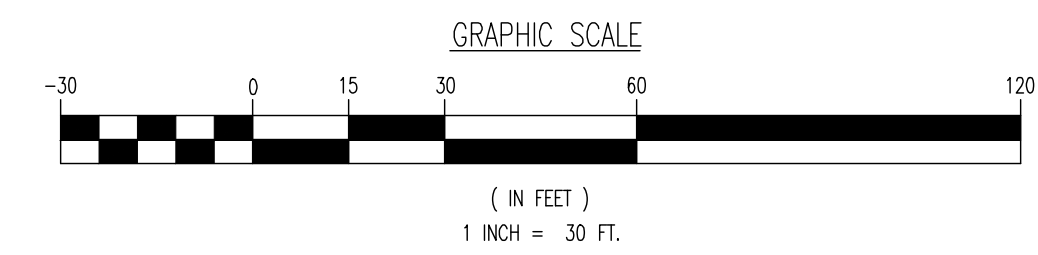
- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**LIMIT OF DISTURBANCE = 2,608,936.80 SF. (59.89 Ac.)**

**SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES**



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 Allentown, PA 18103 T: 610.486.4400 F: 610.486.4401  
 1000 Route 100, Suite 200  
 Allentown, PA 18103 T: 610.486.4400 F: 610.486.4401

TITLE: **EROSION AND STORMWATER POLLUTION PREVENTION PLAN E**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.32 BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 DATE: 12/17/2021

DRAWN BY: CAM SCALE: (H) 1"=30'  
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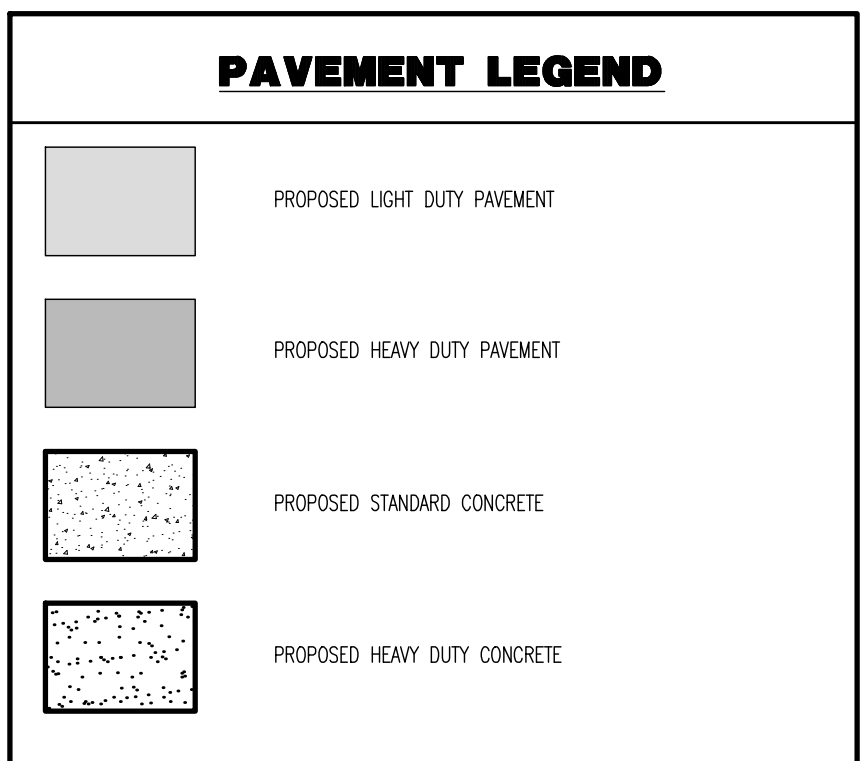
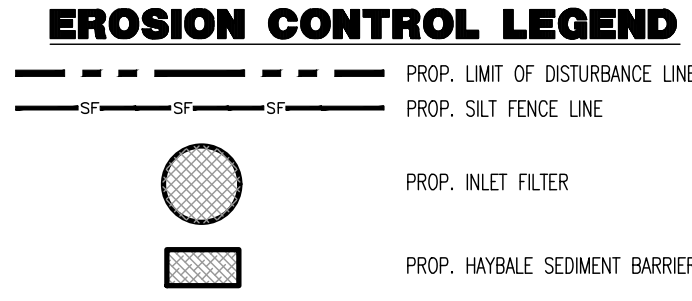
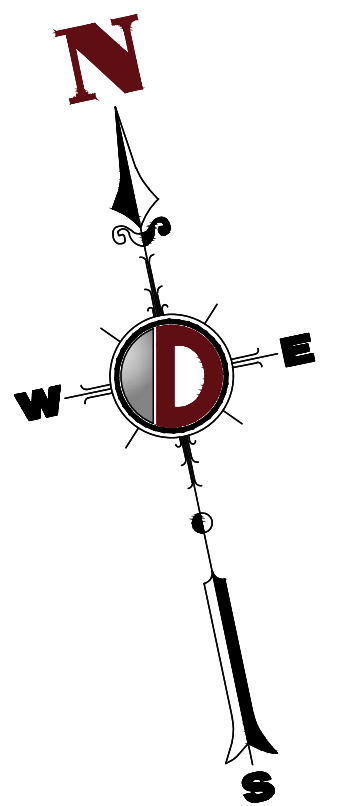
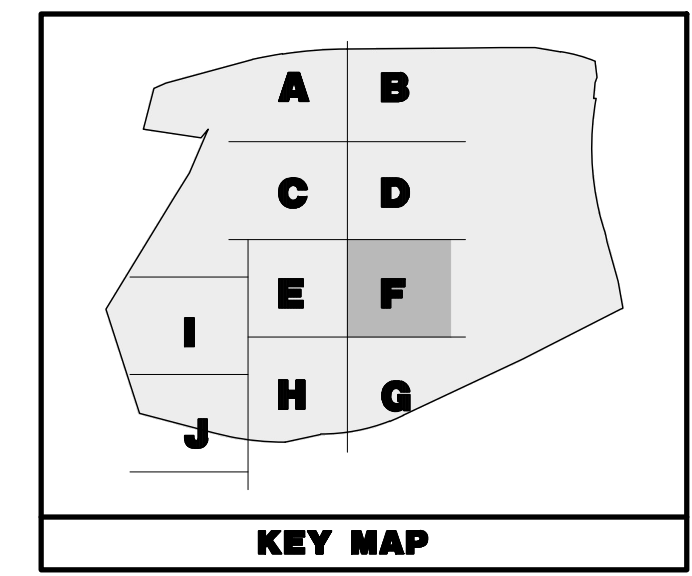
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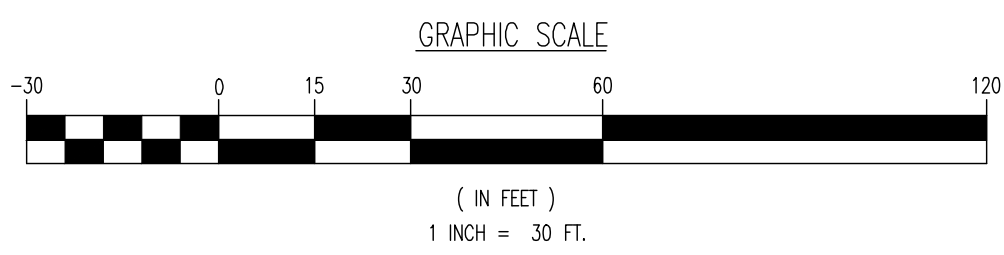
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Plotted: 01/12/23 - 8:44 AM, By: arynes, Product Ver: 24.2a (LMS Tech)  
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PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

TITLE: **EROSION AND STORMWATER POLLUTION PREVENTION PLAN F**

JOB No: 3709-99-004 DATE: 12/17/2021  
DRAWN BY: CAM SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS SHEET No:  
CHECKED BY: JMS  
CHECKED BY: -

**JOHN A. PALUS** **JOSHUA M. SEWALD**

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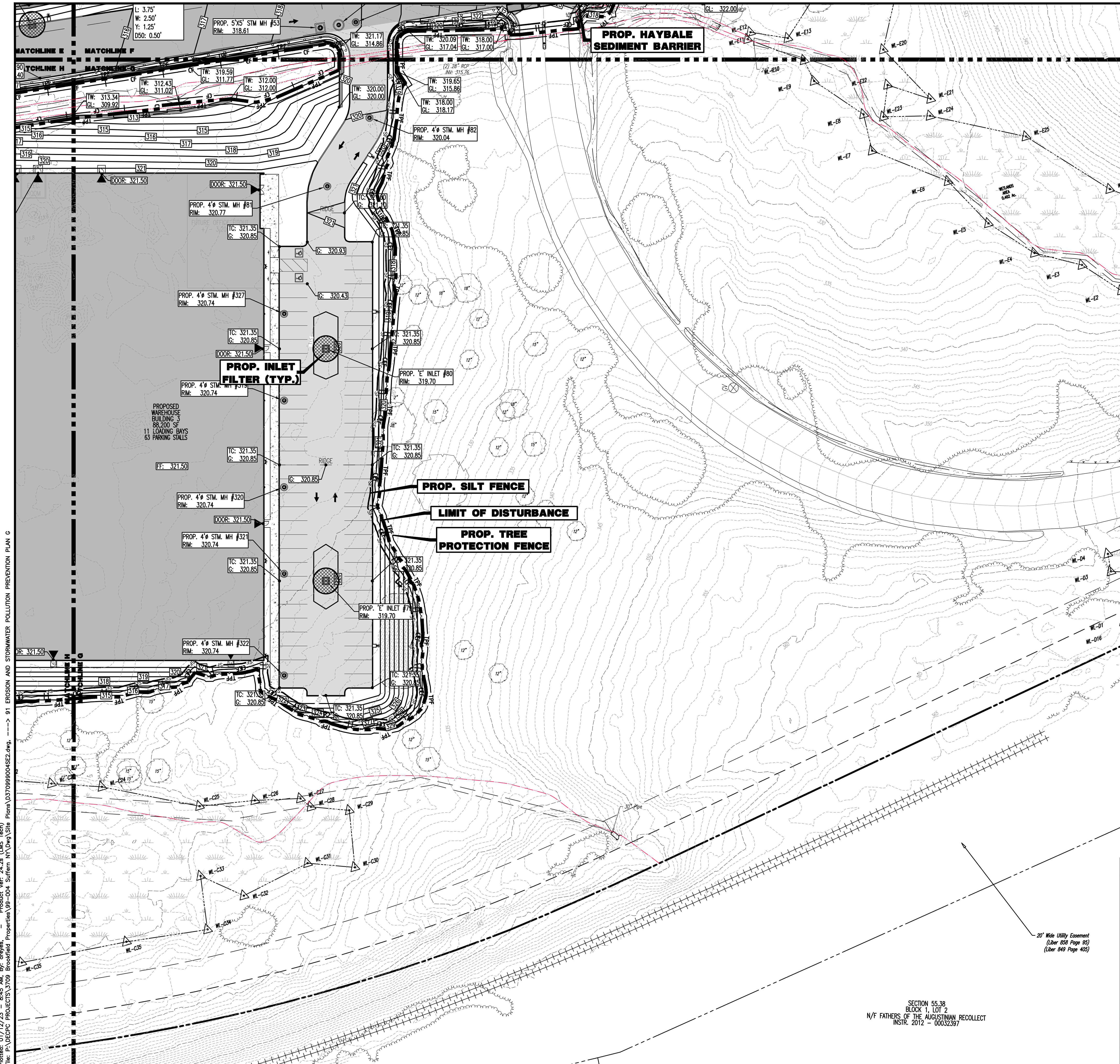
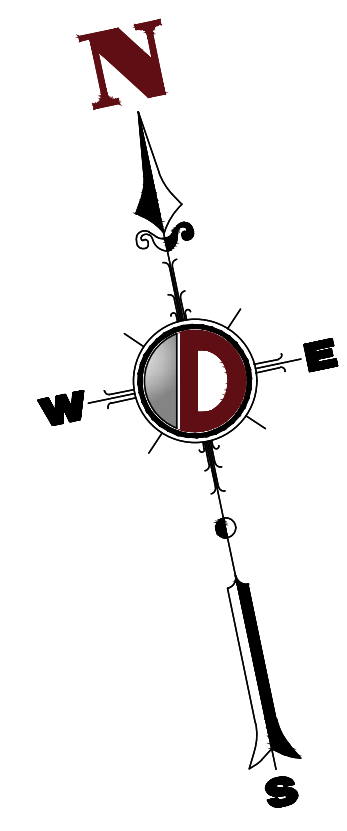
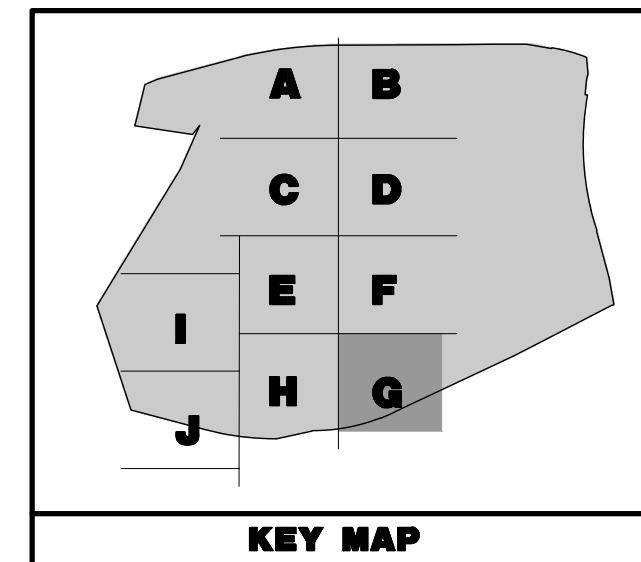
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Plot: 01/12/23 - 8:44 AM, By: anyones  
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THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



**EROSION CONTROL LEGEND**

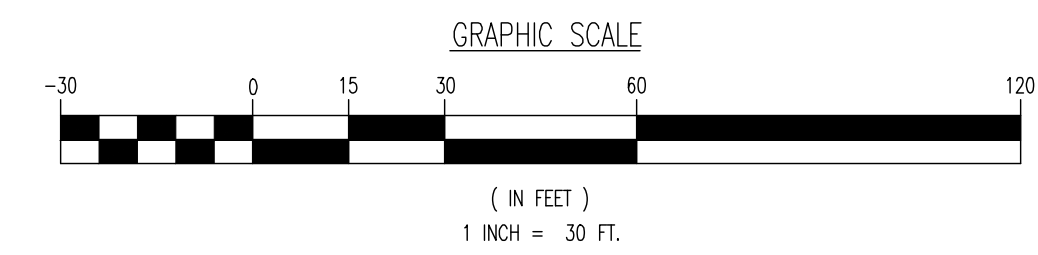
- PROP. LIMIT OF DISTURBANCE LINE
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**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**LIMIT OF DISTURBANCE = 2,608,936.80 SF. (59.89 Ac.)**

**SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES**



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TITLE: **EROSION AND STORMWATER POLLUTION PREVENTION PLAN G**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK**

JOB No: 3709-99-004 | DATE: 12/17/2021  
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 DESIGNED BY: JMS | SHEET No: V)  
 CHECKED BY: JMS  
 CHECKED BY: JMS

**JOHN A. PALUS** | **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER | PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087502 | NEW YORK LICENSE No. 097639

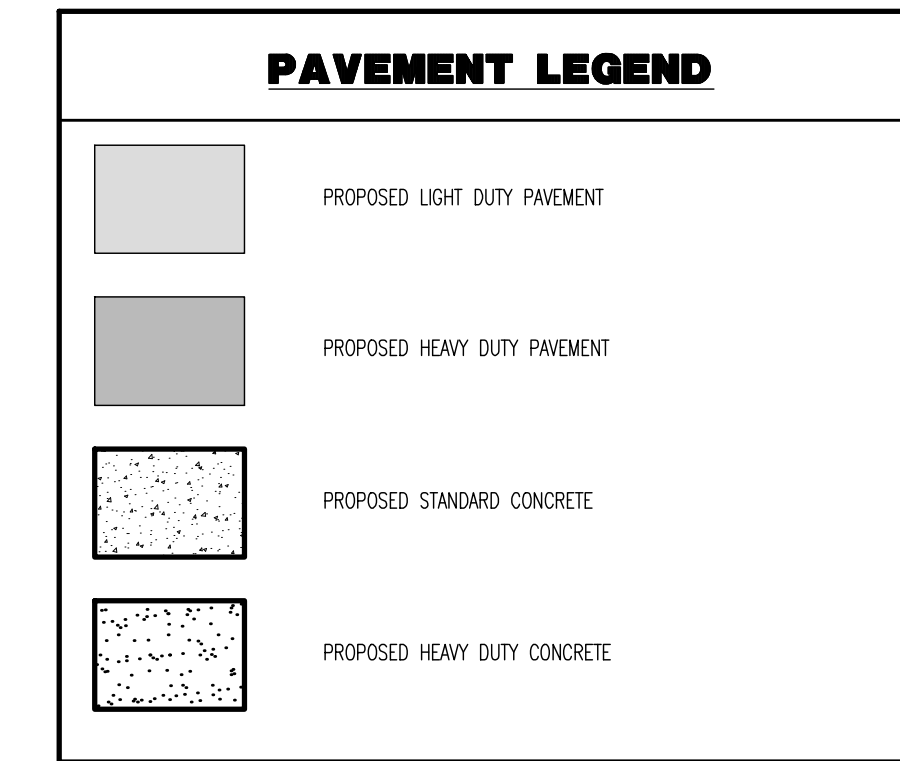
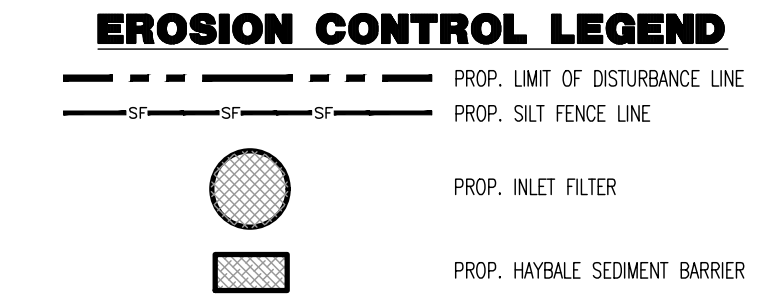
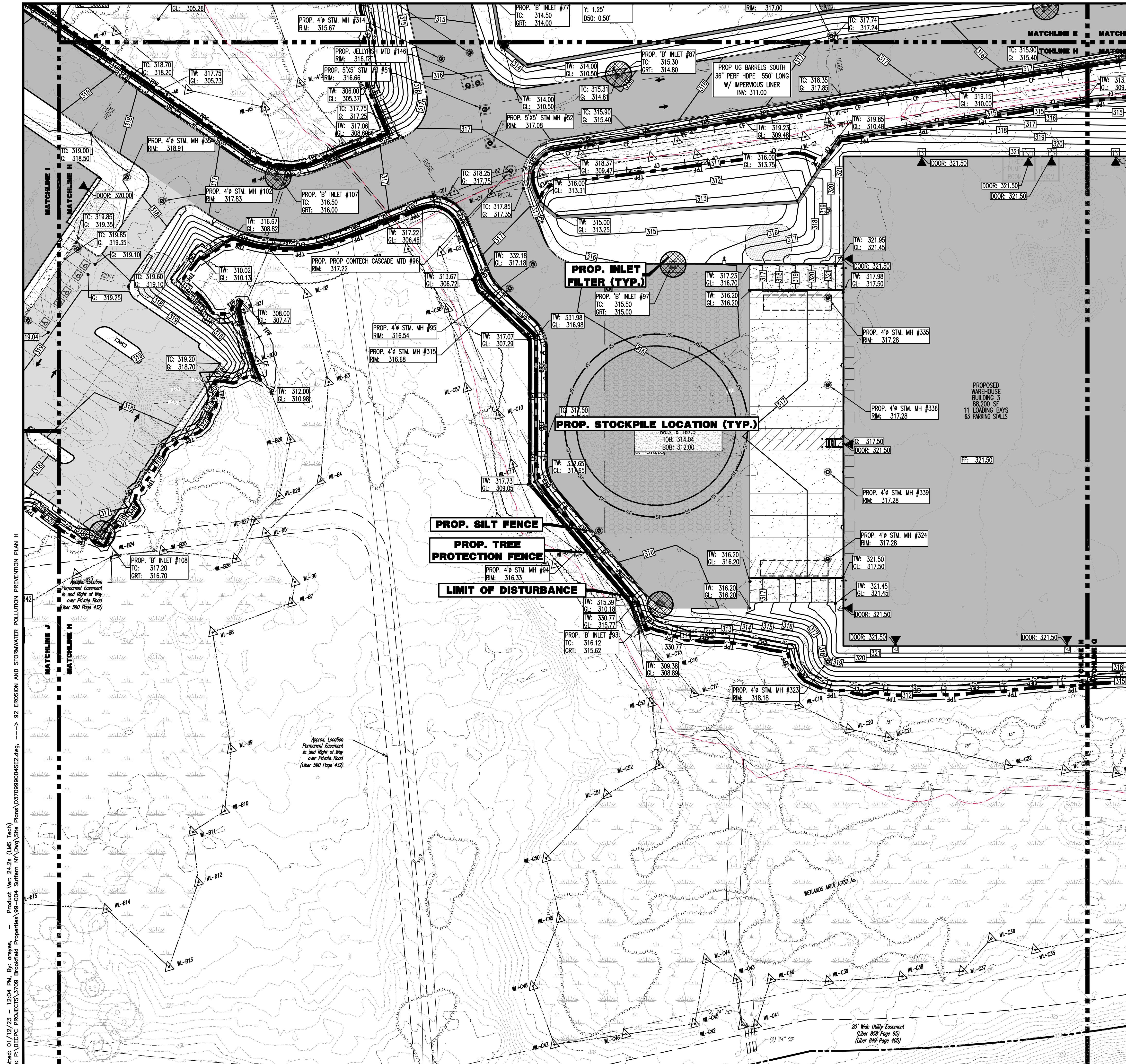
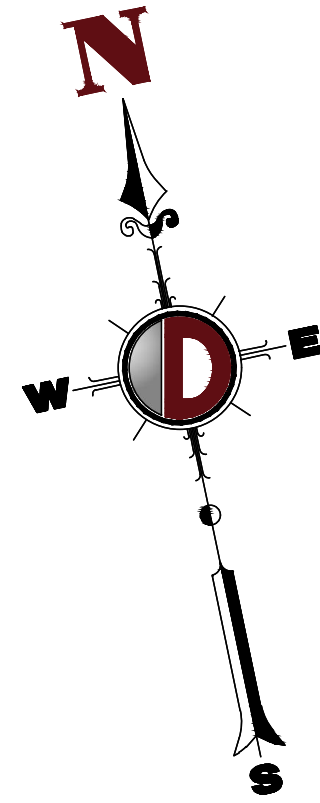
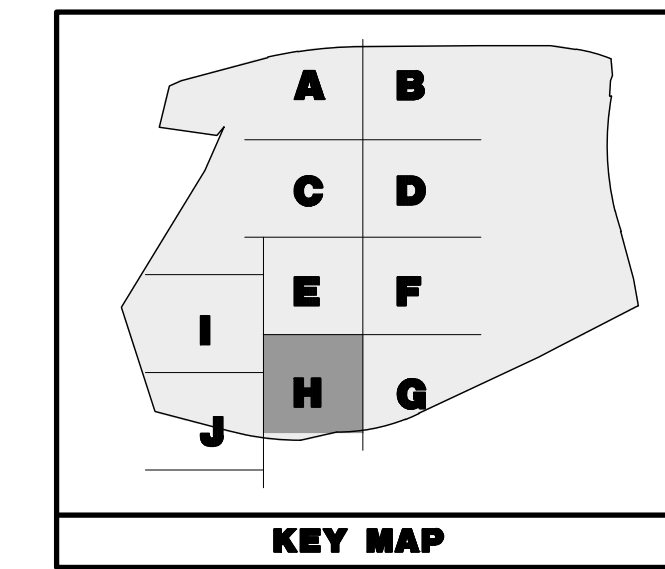
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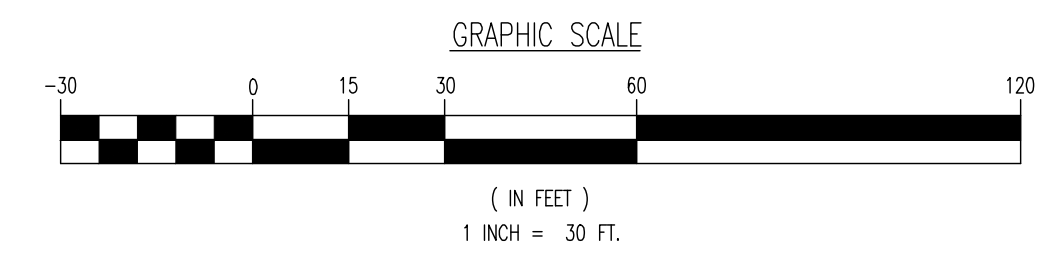
SECTION 55.38  
 BLOCK 1, LOT 2  
 N/F FATHERS OF THE AUGUSTINIAN RECOLLECT  
 INSTR. 2012 - 00032387

20' Wide Utility Easement  
 (Liber 856 Page 85)  
 (Liber 849 Page 405)



**LIMIT OF DISTURBANCE = 2,608,936.80 SF. (59.89 Ac.)**

**SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES**



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PROJECT: **IV2 ROCKLAND LOGISTICS, LLC**  
**PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: CAM  
 DESIGNED BY: JMS  
 CHECKED BY: JMS

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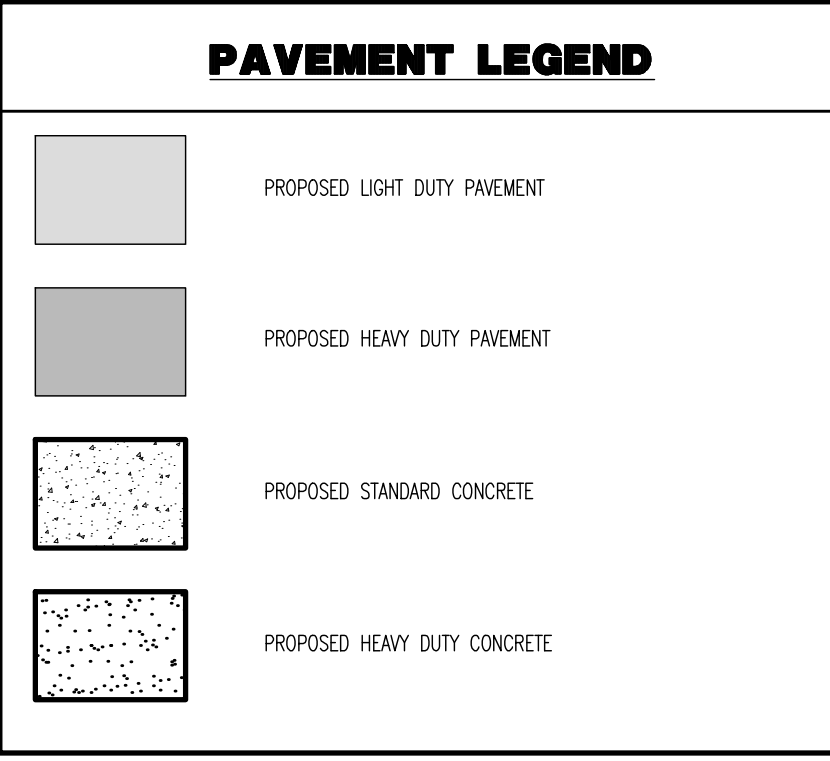
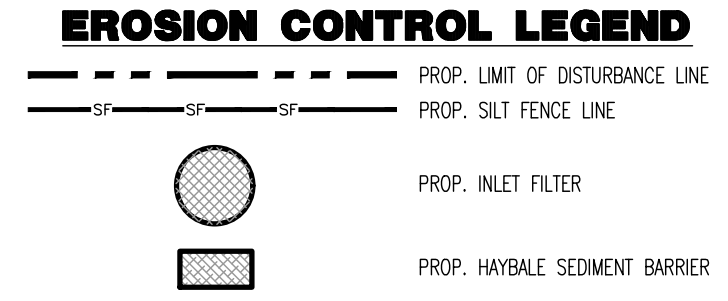
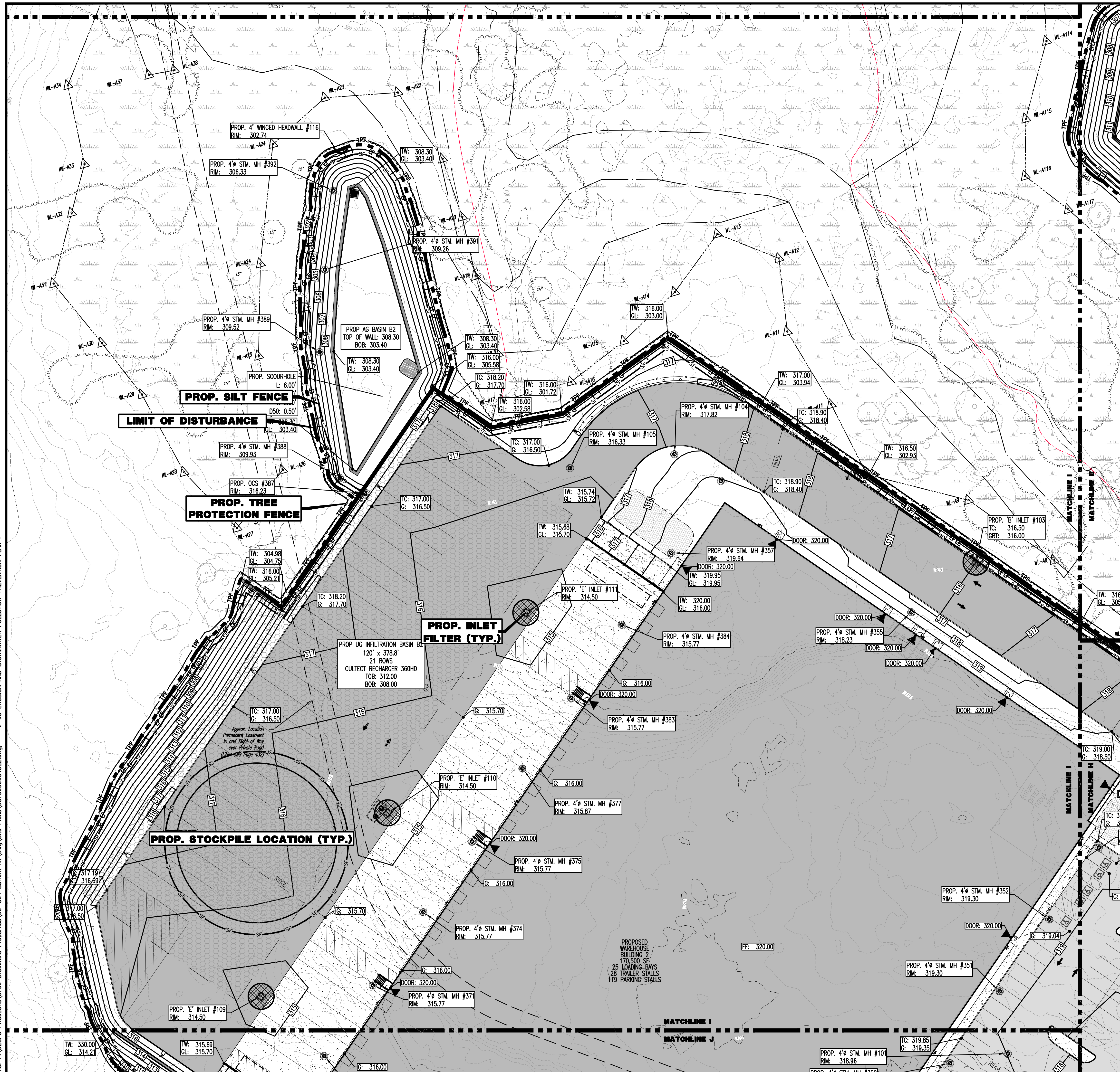
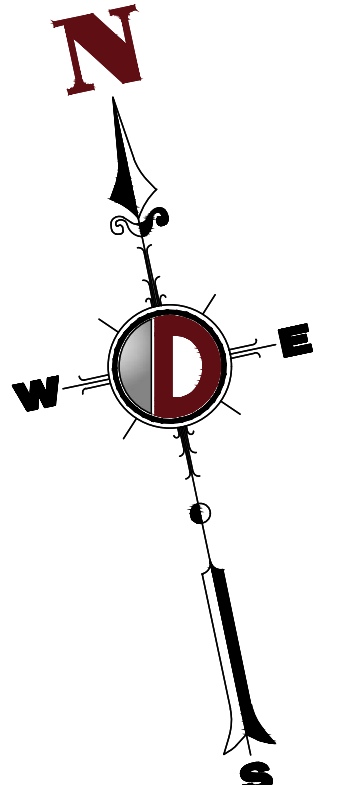
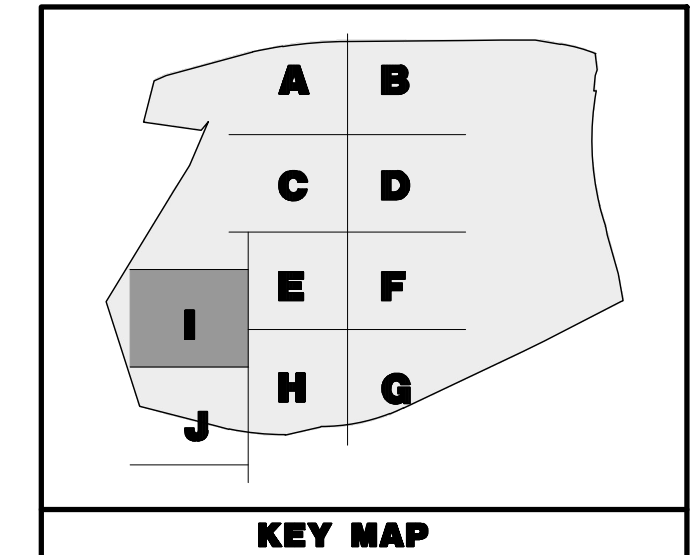
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PROFESSIONAL ENGINEER  
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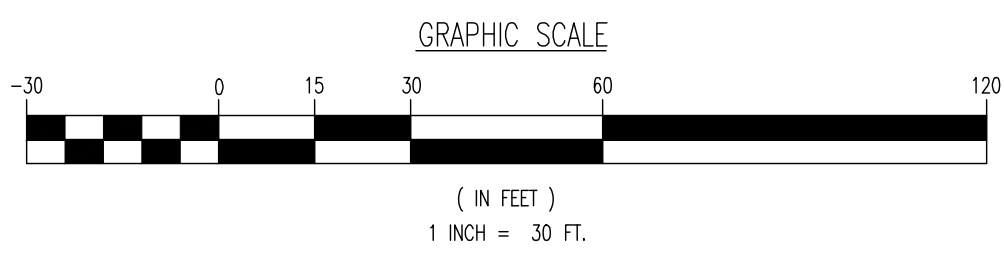
92  
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Plotted: 01/12/23 - 12:04 PM. By: cveyes. Product: Veri 24.2s (LMS Tech)  
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SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES



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---

TITLE: **EROSION AND STORMWATER POLLUTION PREVENTION PLAN I**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004

DESIGNED BY: CAM

CHECKED BY: JMS

DATE: 12/17/2021

SCALE: (H) 1"=30'  
(V)

SHEET No:

JOHN A. PALUS
JOSHUA M. SEWALD

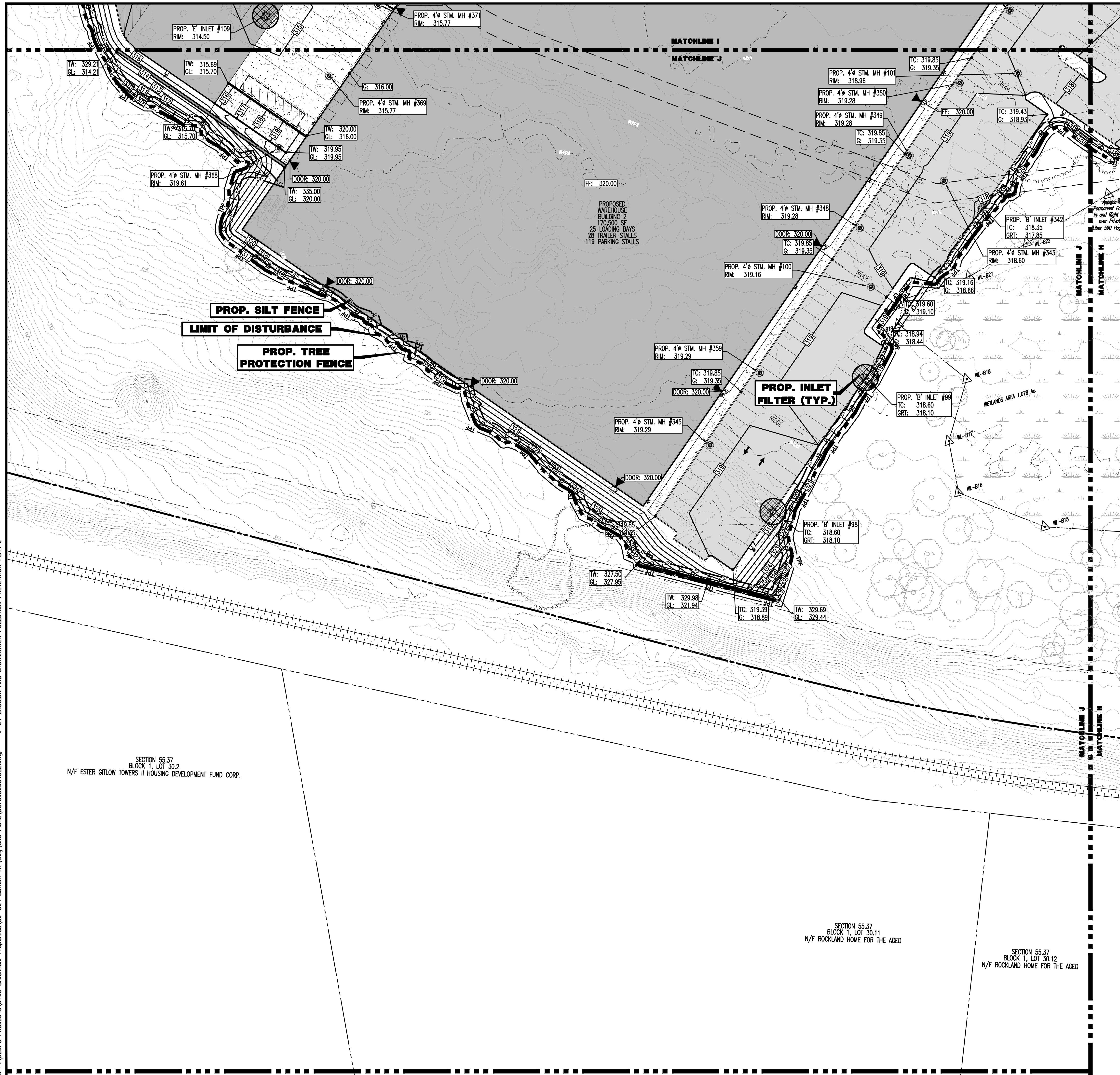
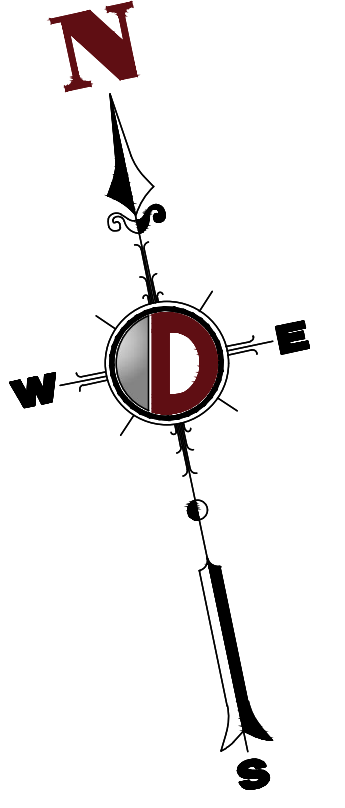
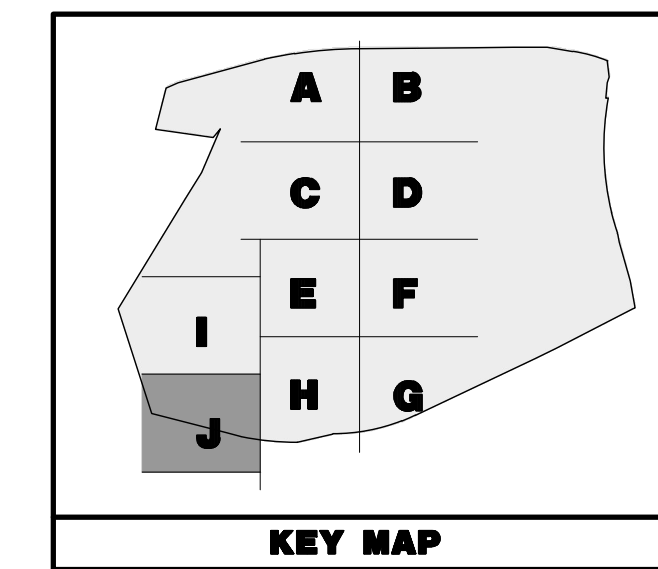
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 File: P:\VEPC PROJECTS\3709 Brookfield Properties\99-004 Suffern NY\DWG Site Plans\370999004SE2.dwg, ---> 93 EROSION AND STORMWATER POLLUTION PREVENTION PLAN I



**EROSION CONTROL LEGEND**

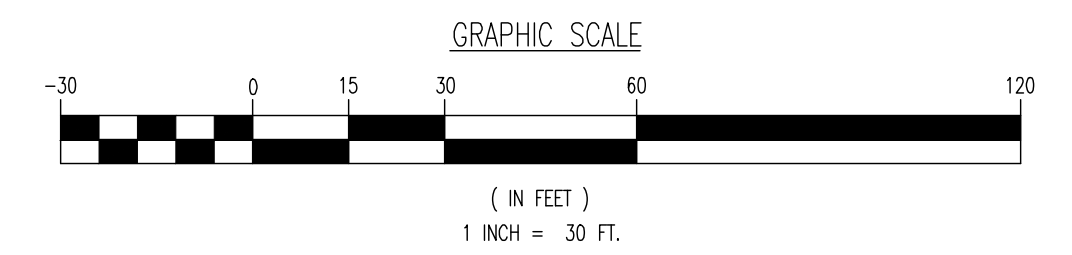
- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

**PAVEMENT LEGEND**

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

**LIMIT OF DISTURBANCE = 2,608,936.80 SF. (59.89 Ac.)**

**SEE SHEET 03 OF 100 FOR SOIL EROSION NOTES**



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

**DYNAMIC ENGINEERING**  
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1958 Main Street  
Lake Como, NJ 07719  
T: 732.974.0198  
F: 732.974.3521  
www.dynamiceng.com

**EROSION AND STORMWATER POLLUTION PREVENTION PLAN J**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
DATE: 12/17/2021  
DRAWN BY: ALPH  
SCALE: (H) 1"=30'  
(V)  
DESIGNED BY: JMS  
SHEET No:  
CHECKED BY: JMS  
94  
OF 100

**JOHN A. PALUS** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087630

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

811 PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF  
UNDERGROUND UTILITIES. IF ANY UTILITIES  
ARE LOCATED AT THIS SITE, PLEASE  
CONTACT THE LOCAL UTILITY COMPANIES  
BEFORE ANY CONSTRUCTION BEGINS.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:  
WWW.CALL811.COM

Plotted: 01/12/23 - 12:04 PM. By: creyes, Product: Ver: 24.2s (LMS Tech)  
 File: P:\BECPC PROJECTS\3709 Brookfield Properties\09-004 Suffern NY\DWG\Site Plans\0370999004SE2.dwg. ---> 94 EROSION AND STORMWATER POLLUTION PREVENTION PLAN J

**SEDIMENT & SOIL EROSION CONTROL NOTES:**

- 1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL...
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SEVEN (7) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING...
19. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION.

**STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING**

- LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS:

COLD SEASON: PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.

WARM SEASON: PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.

- MULCH - SALT HAY OR SMALL GRASS STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

**STABILIZATION SPECIFICATIONS - PERMANENT SEEDING**

- PERMANENT STABILIZATION SPECIFICATIONS: SEEDING
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1/4" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:
PERENNIAL RYEGRASS 1 1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS 1 LB/1,000 SQ FT
RED FESCUE 1 1/2 LB/1,000 SQ FT
SPREADING TENSUE 1 1/2 LB/1,000 SQ FT
FERTILIZER (20-10-10) 14 LBS/1,000 SQ FT
MULCH 14 LBS/1,000 SQ FT

- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAYBE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.

**MULCH STABILIZATION**

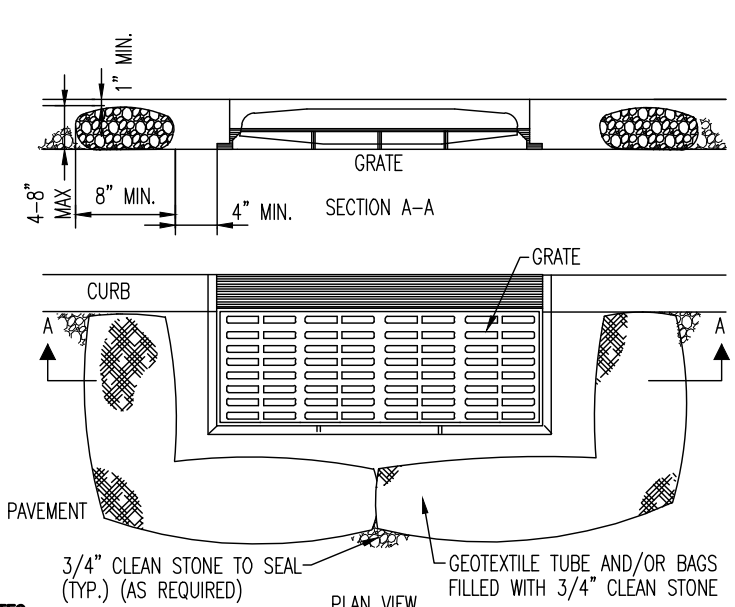
- A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAYBE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAYBE USED.

- F. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
(1) PEG AND TWINE
(2) MULCH NETTING
(3) LIQUID MULCH-BINDERS

**SEQUENCE OF CONSTRUCTION:**

- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERMETER HAYBALES, SILT FENCING AND TREE PROTECTION FENCING.
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
PHASE 3: EXCAVATION, CONSTRUCTION, AND STABILIZATION OF DETENTION BASIN(S), EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.
PHASE 5: COMPLETE BUILDING CONSTRUCTION.
PHASE 6: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
PHASE 7: FINAL GRADING ON SITE.
PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.
PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERMETER HAYBALES, SILT FENCING AND TREE PROTECTION FENCING.

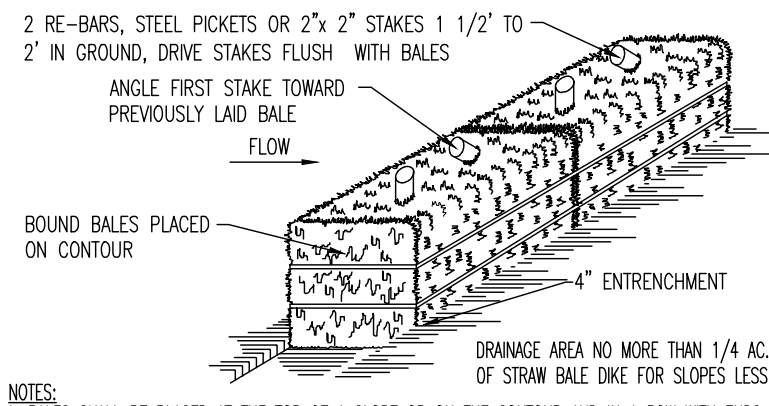
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File: P:\VEPCF PROJECTS\3709 Brookfield Properties\09-004 Sufferin NY.Dwg Site Plans\370909004SEZ.dwg -- --> 95 SOIL EROSION & SEDIMENT NOTES & DETAILS



- NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 1177, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WETEC INC. OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT ESCAPE OF STONE.

**INLET FILTER DETAIL**

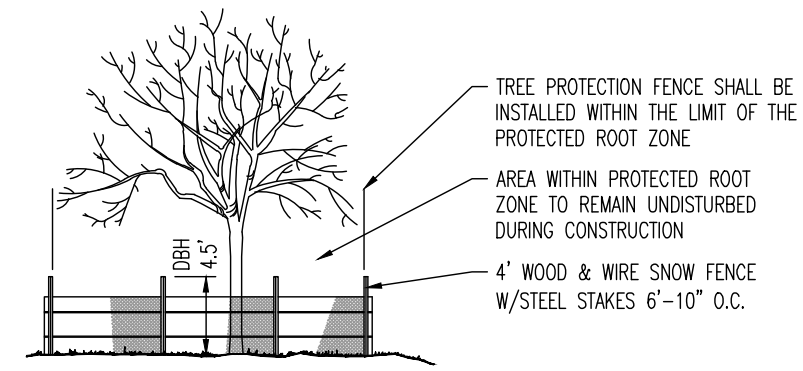
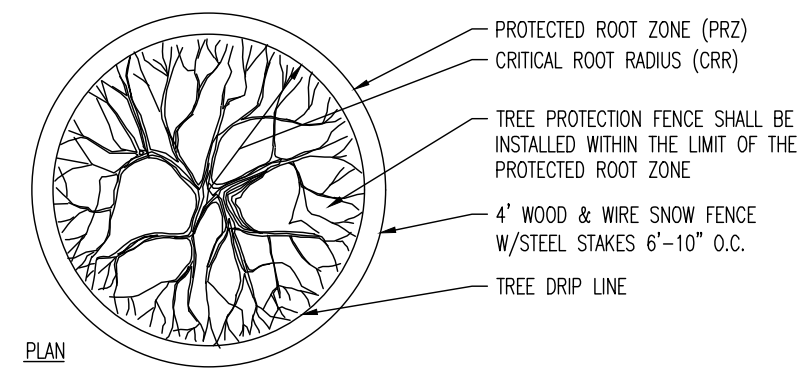
NOT TO SCALE



- NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE DRAINAGE ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE.

**HAYBALE SEDIMENT BARRIER DETAIL**

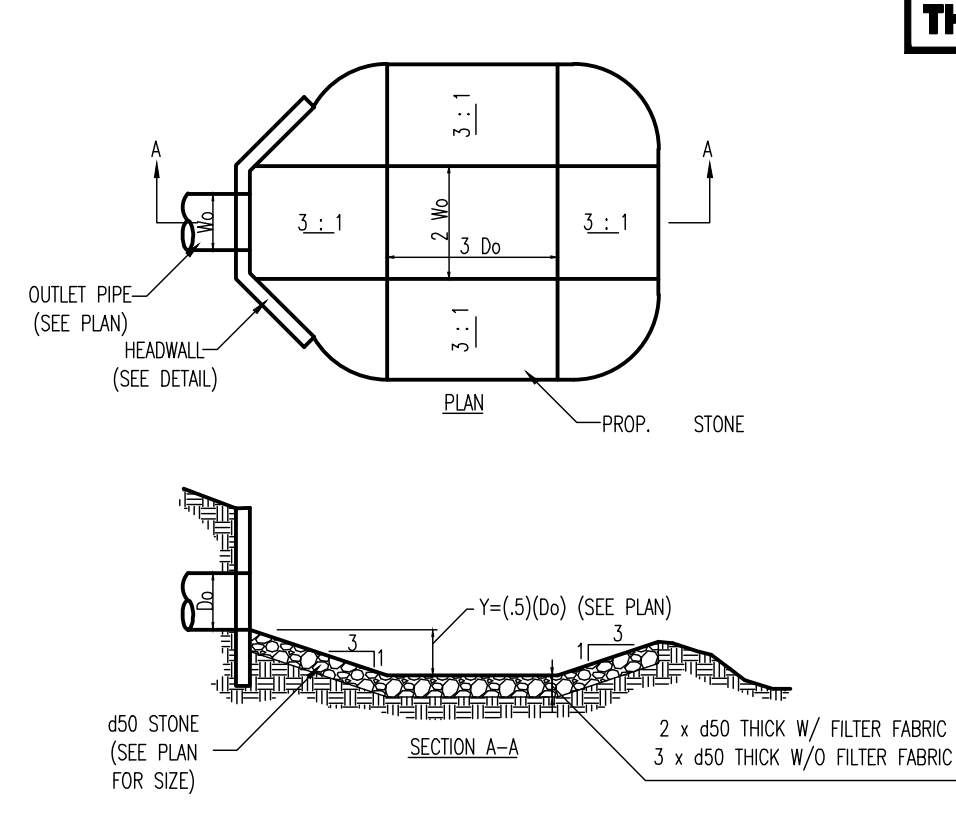
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- ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BRESTHIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET
DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

**TREE PROTECTION DURING SITE CONSTRUCTION DETAIL**

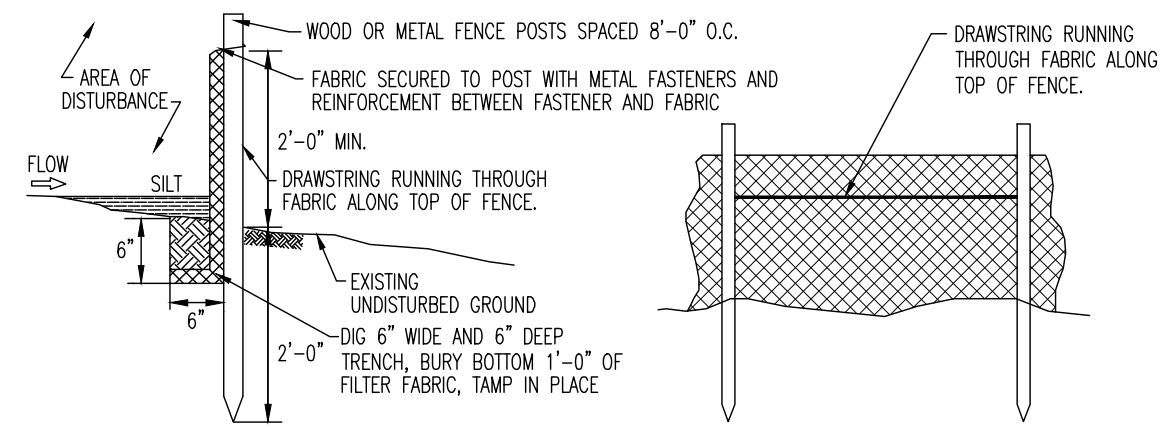
NOT TO SCALE



- NOTE:
1. FILTER FABRIC SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ.

**PREFORMED SCOUR HOLE DETAIL**

NOT TO SCALE



- 1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.

**SILT FENCE DETAIL**

NOT TO SCALE

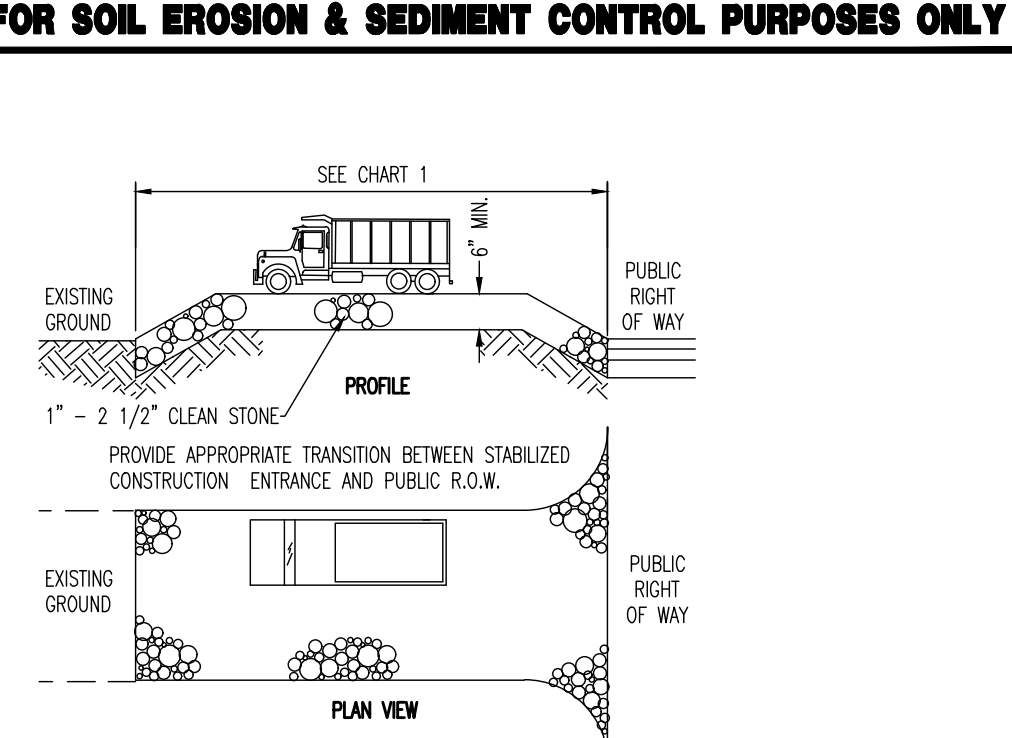
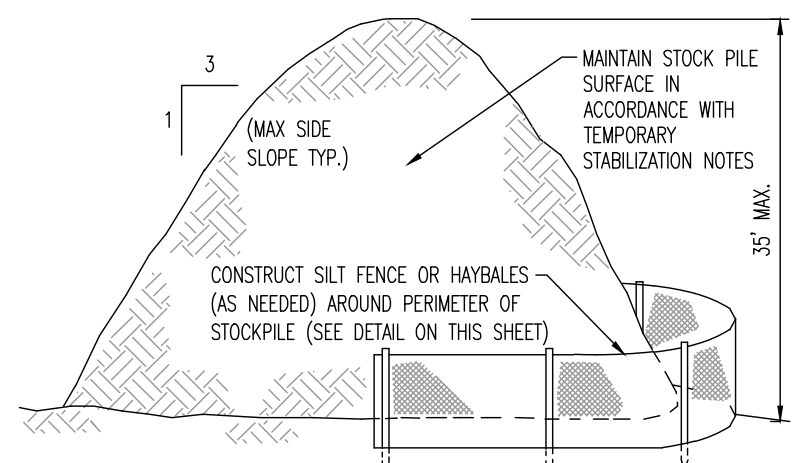


CHART 1: TABLE WITH 2 COLUMNS: PERCENT SLOPE OF ROADWAY AND LENGTH OF STONE REQUIRED. It lists requirements for coarse and fine grained soils across different slope percentages.

**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE



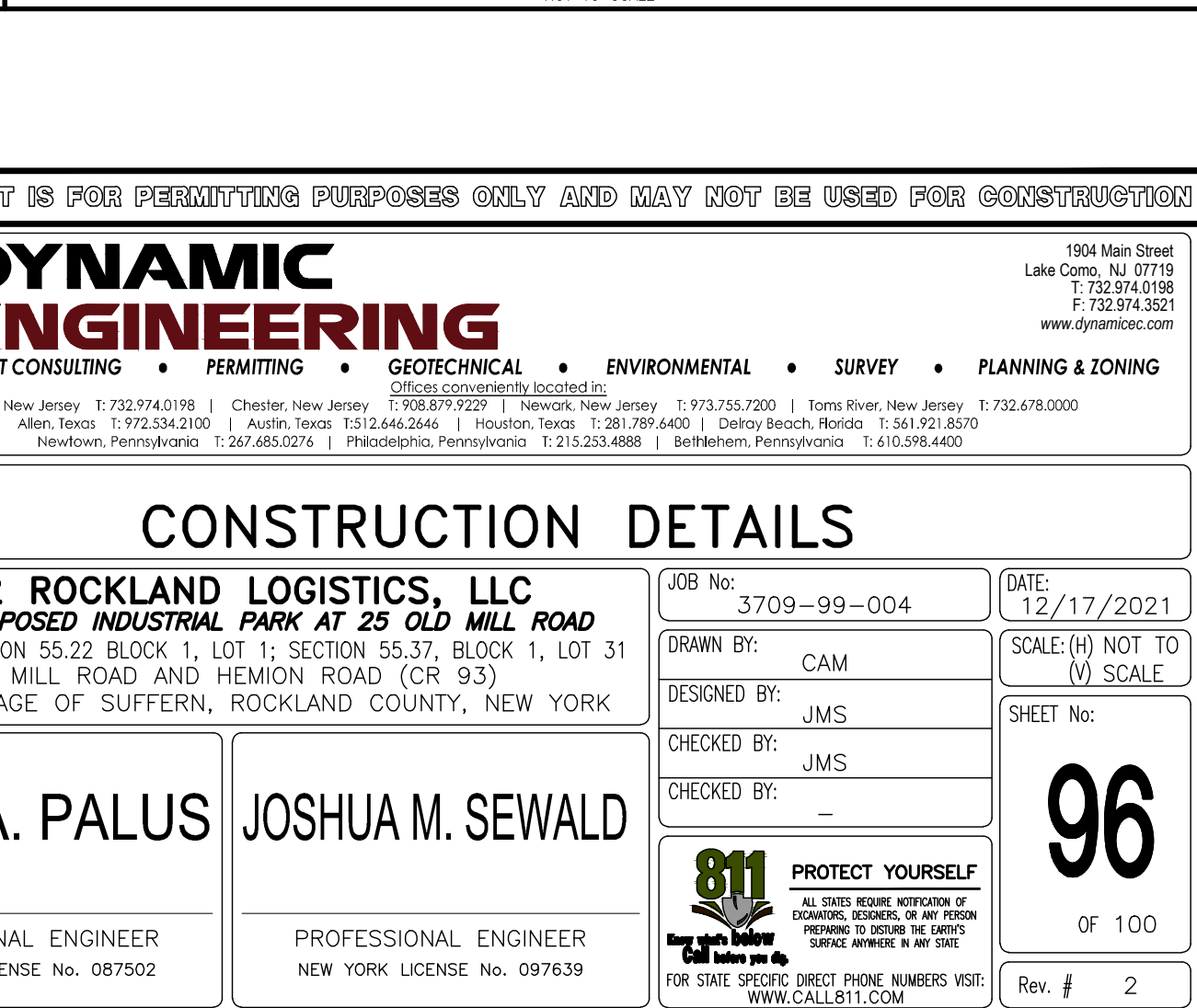
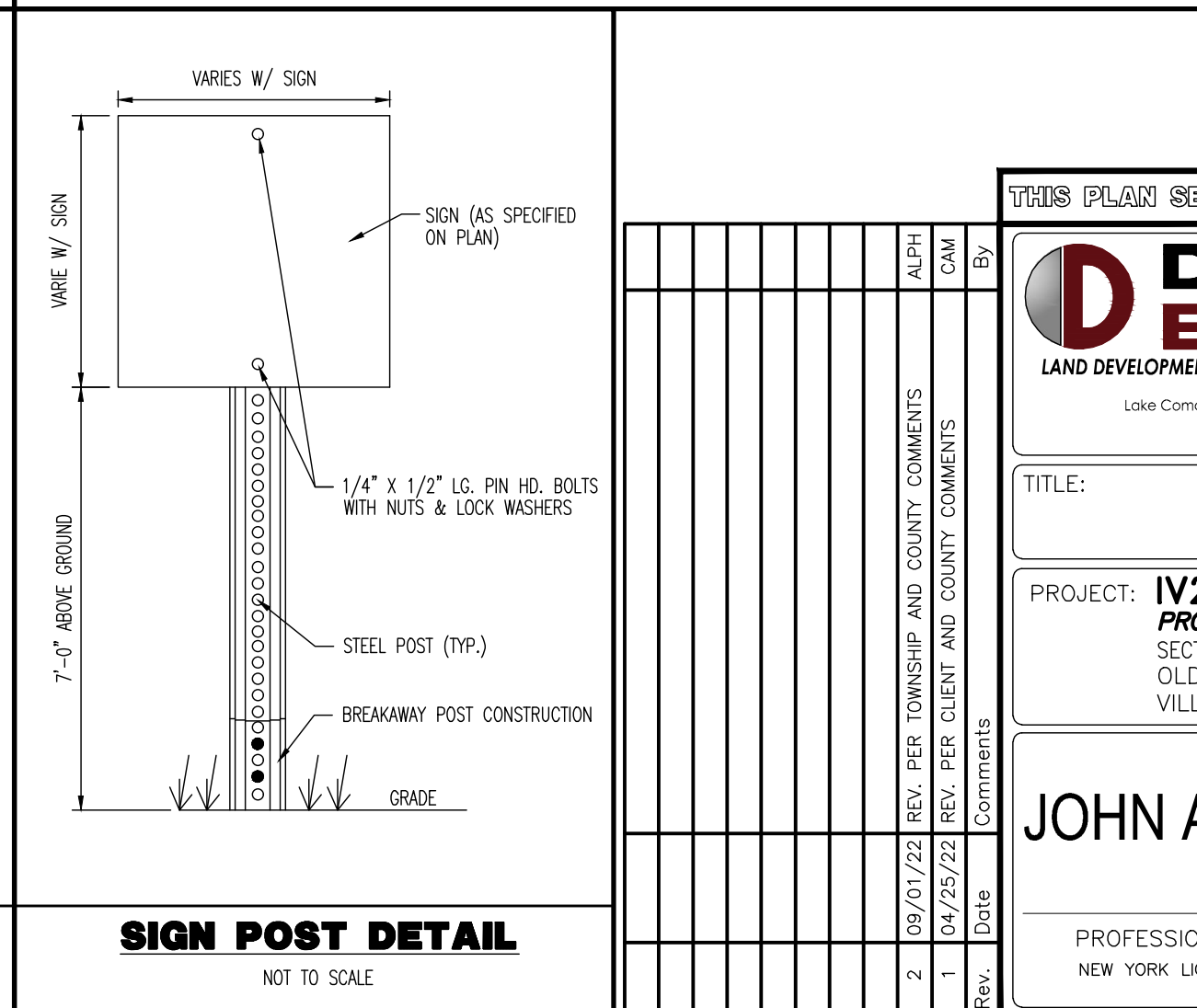
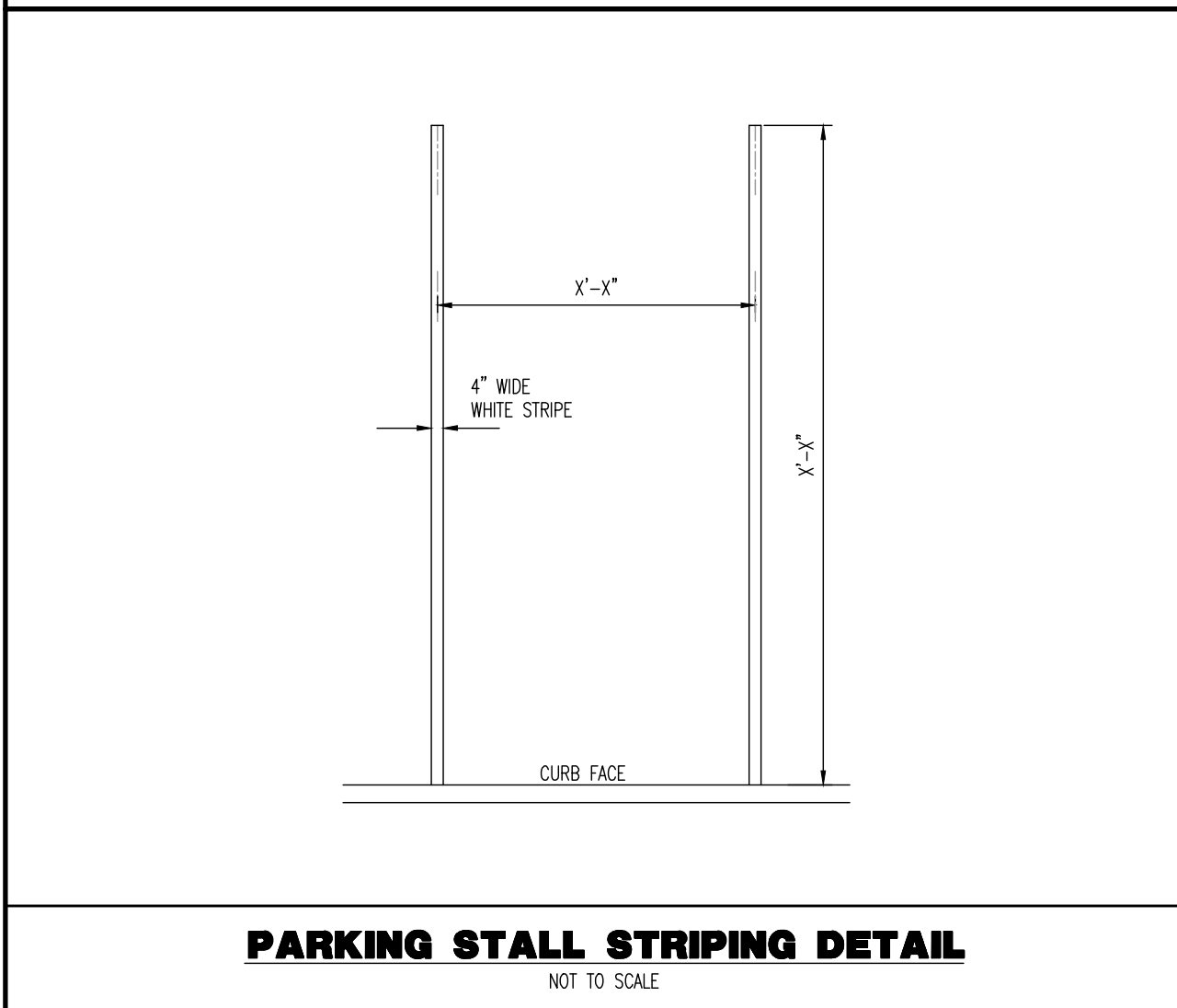
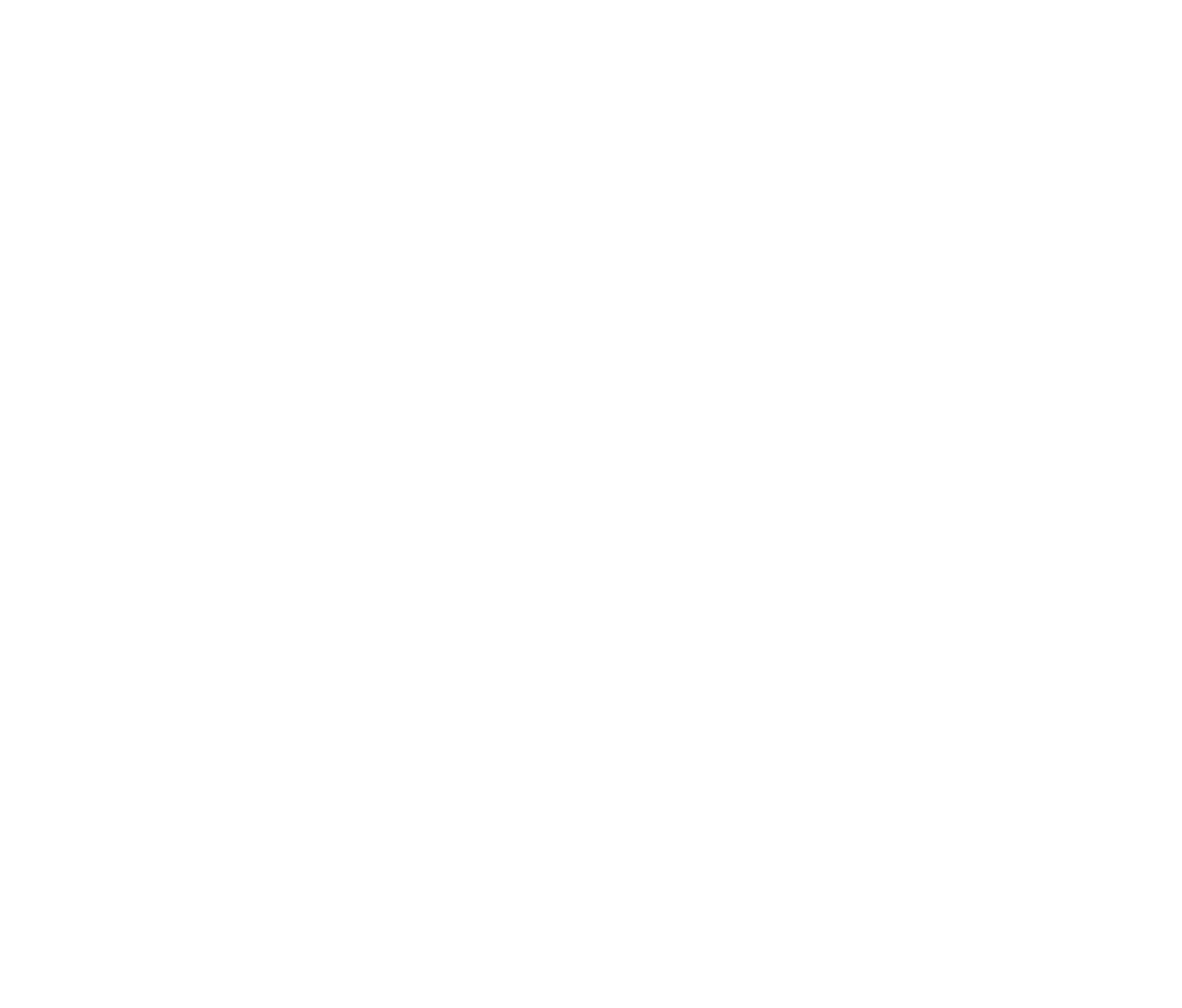
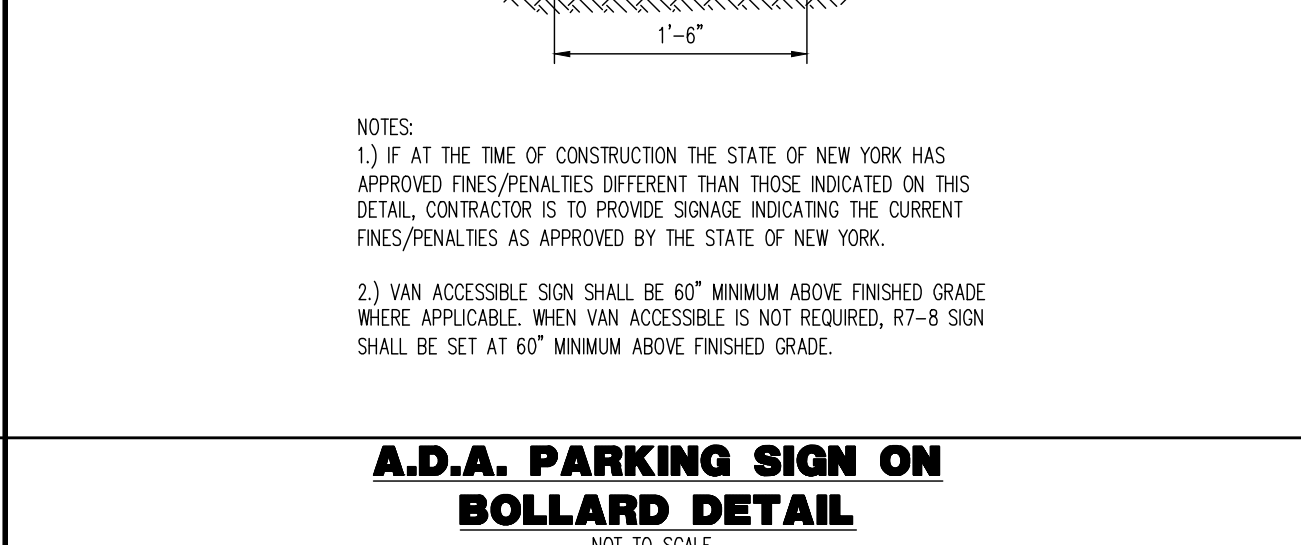
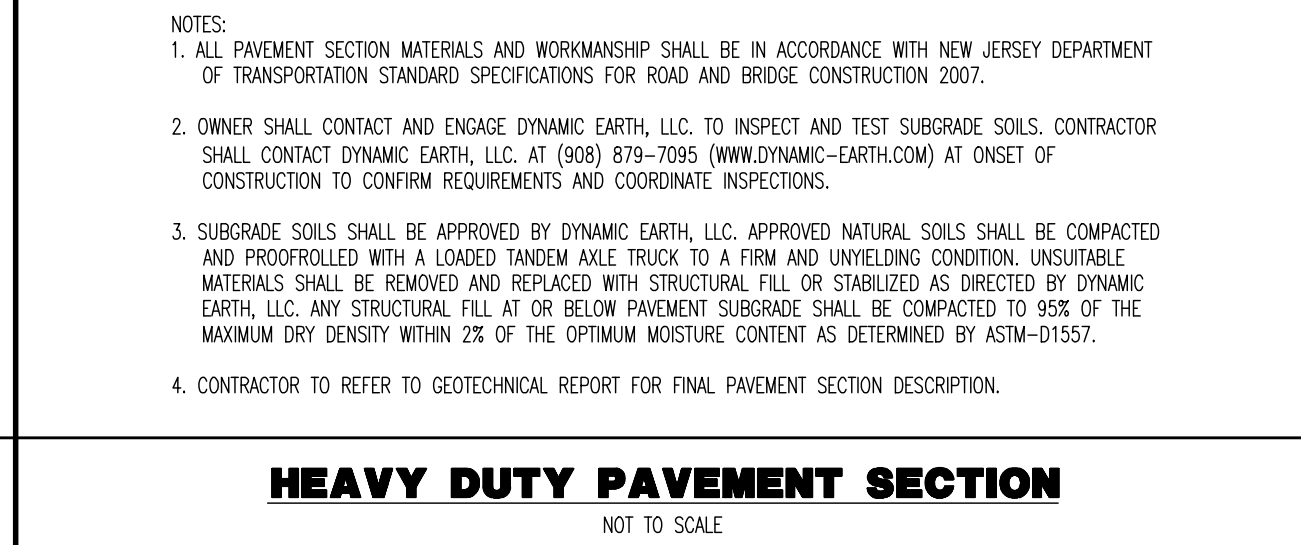
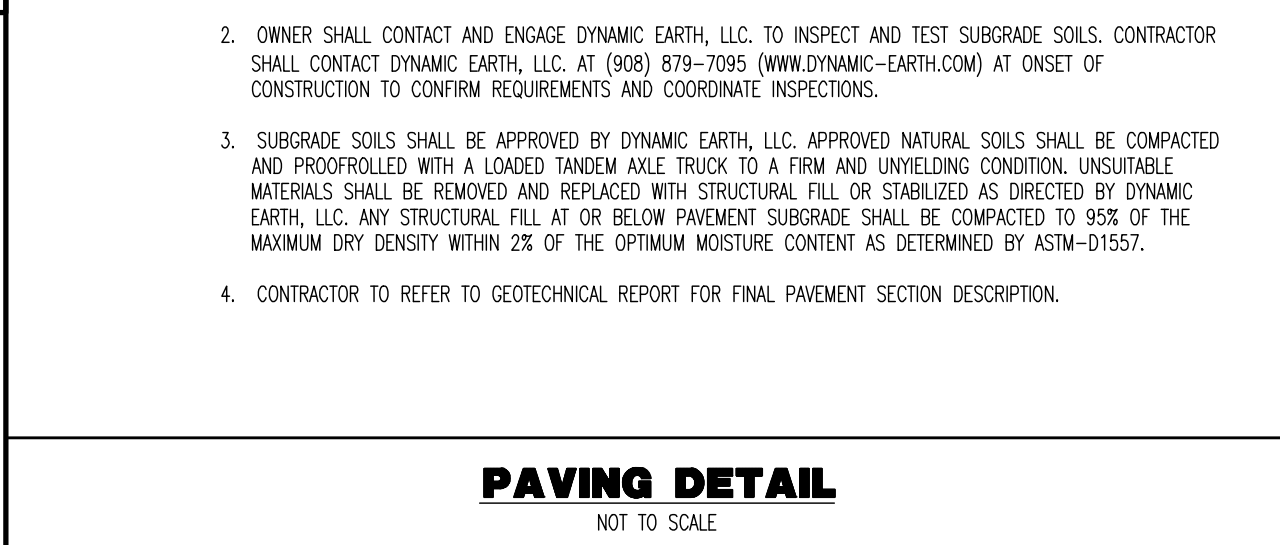
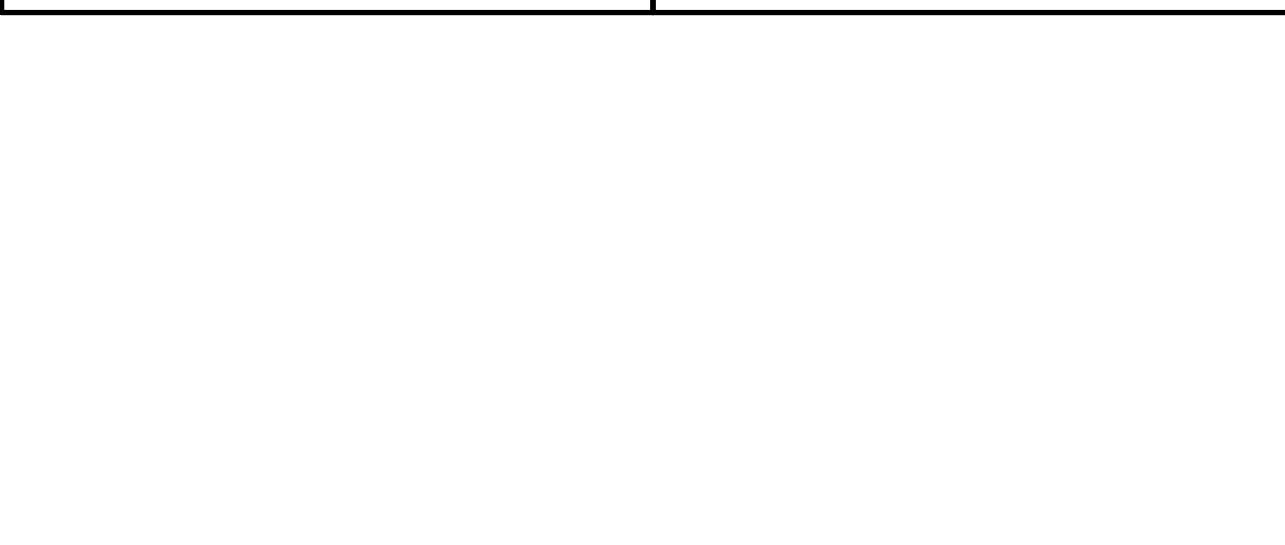
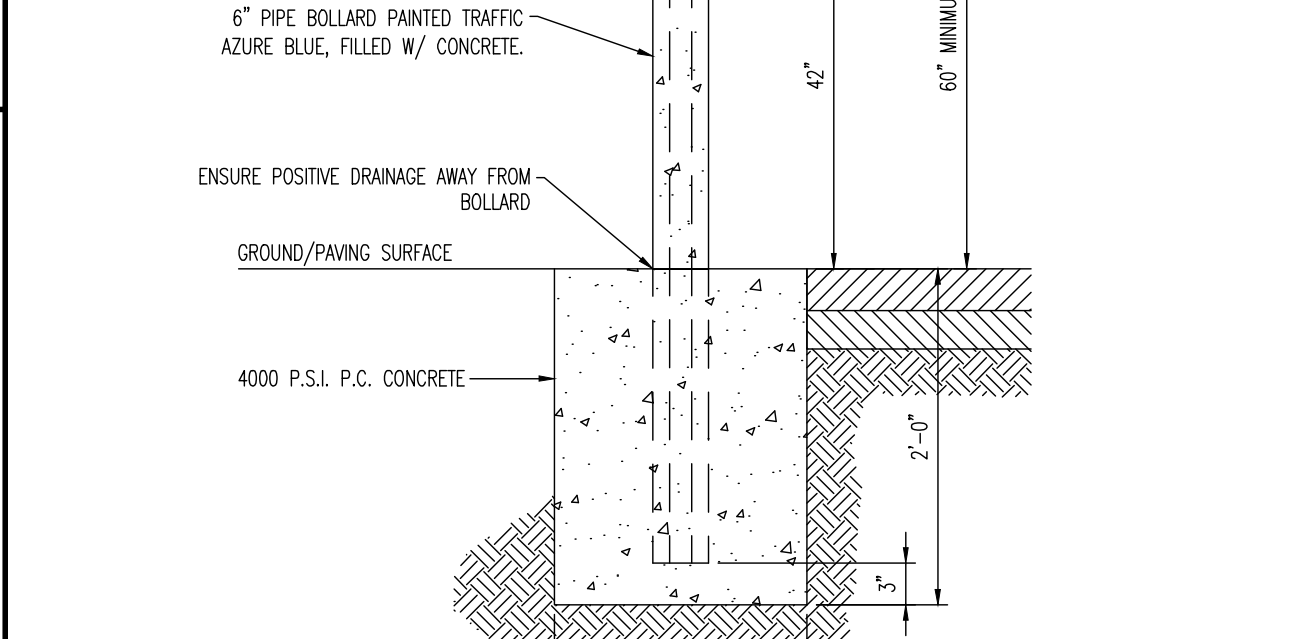
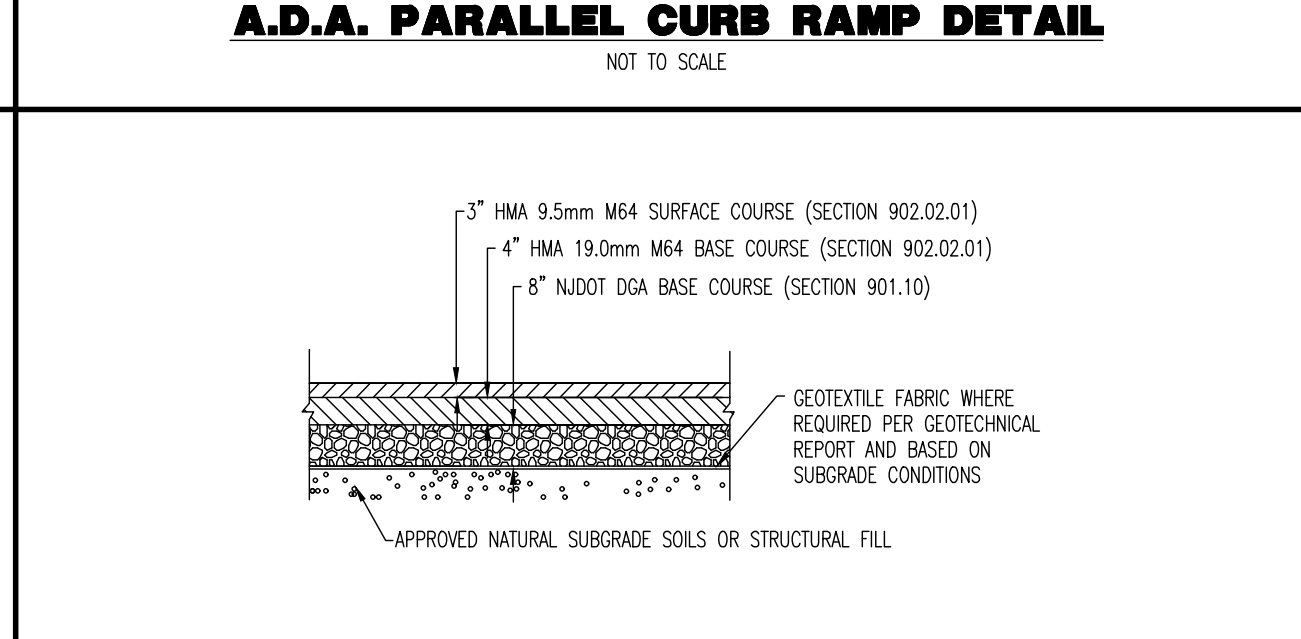
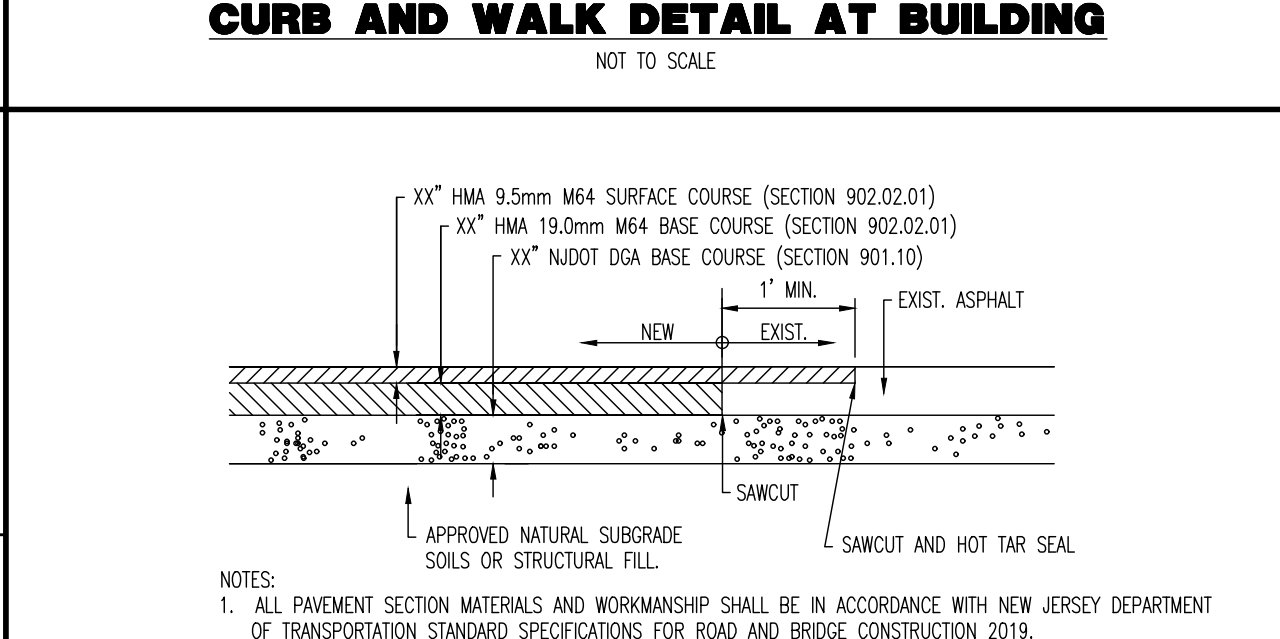
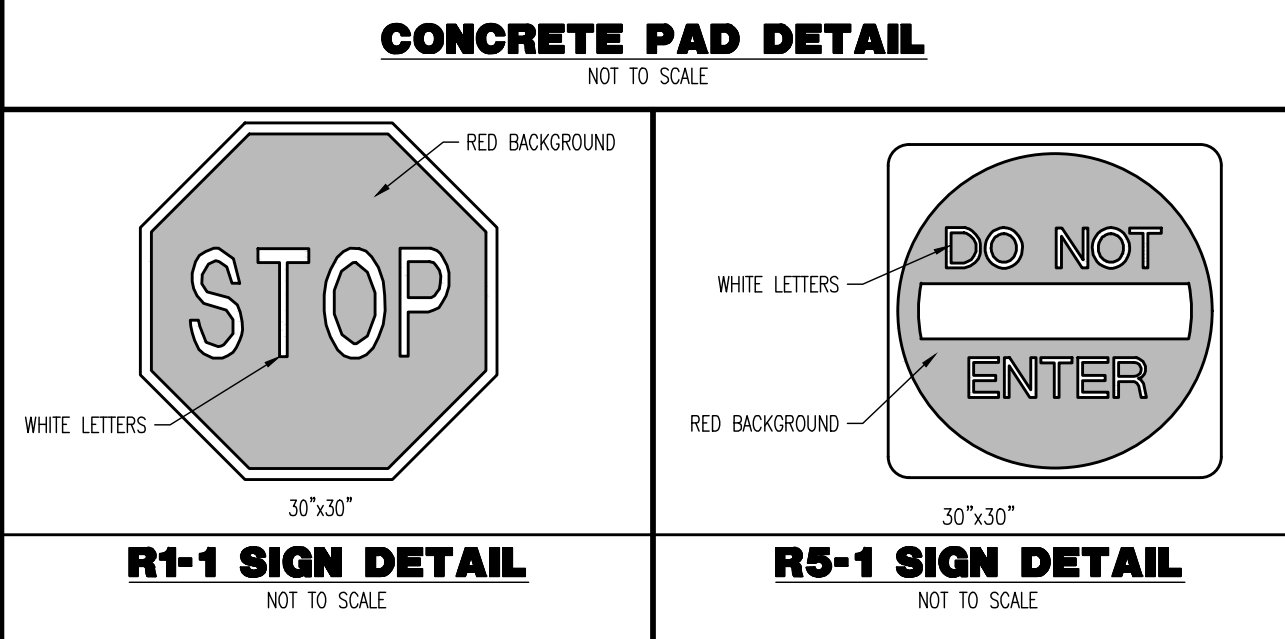
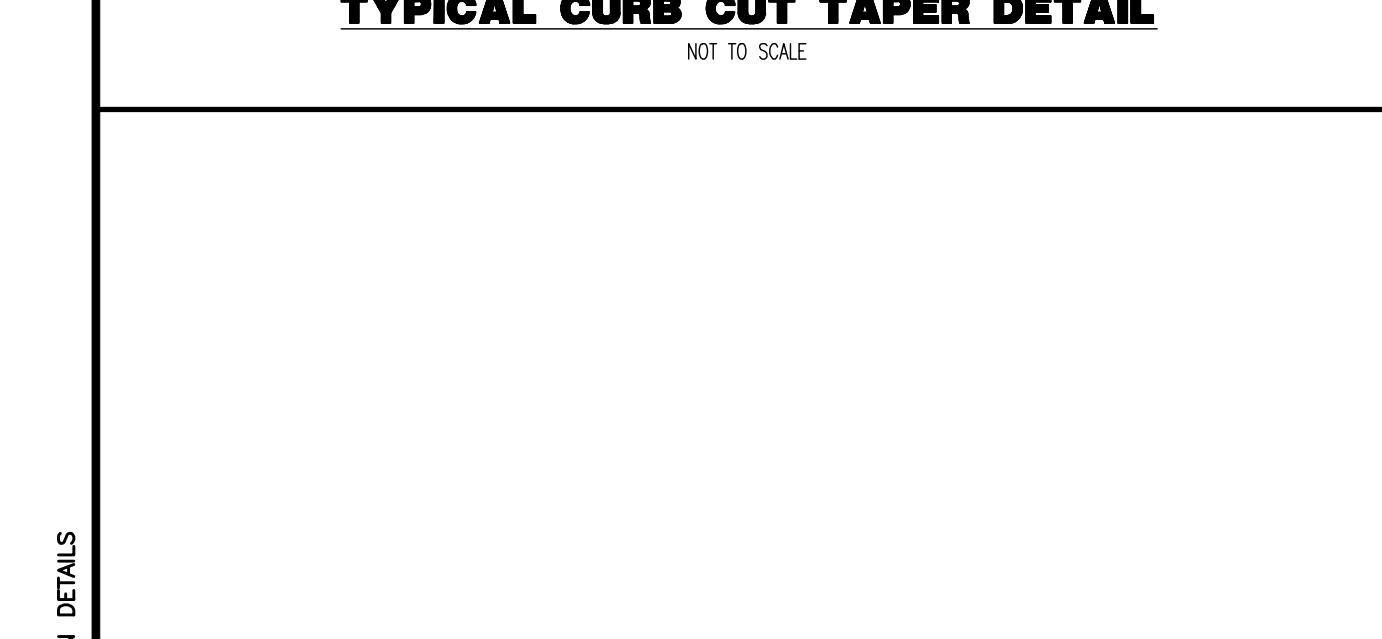
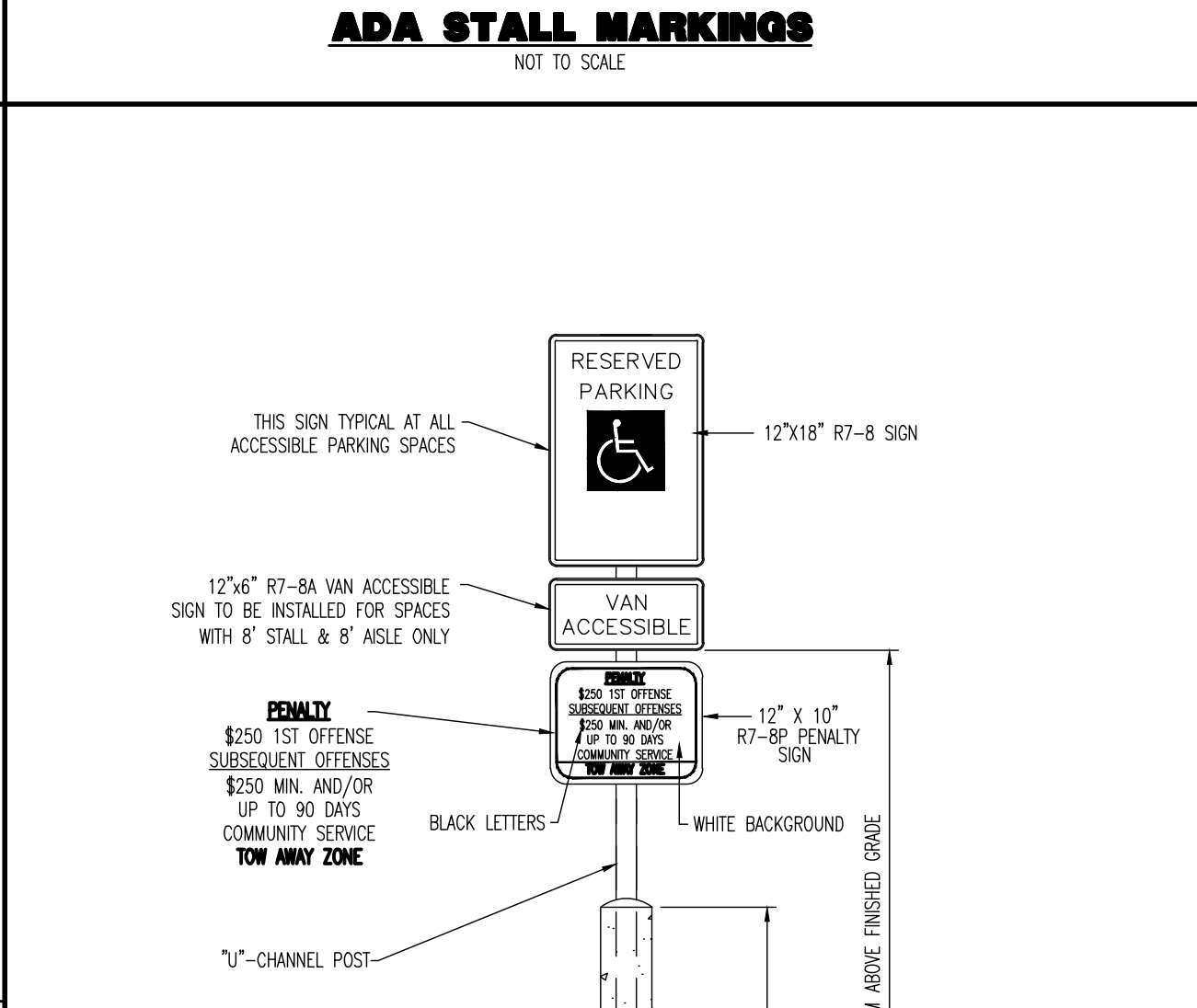
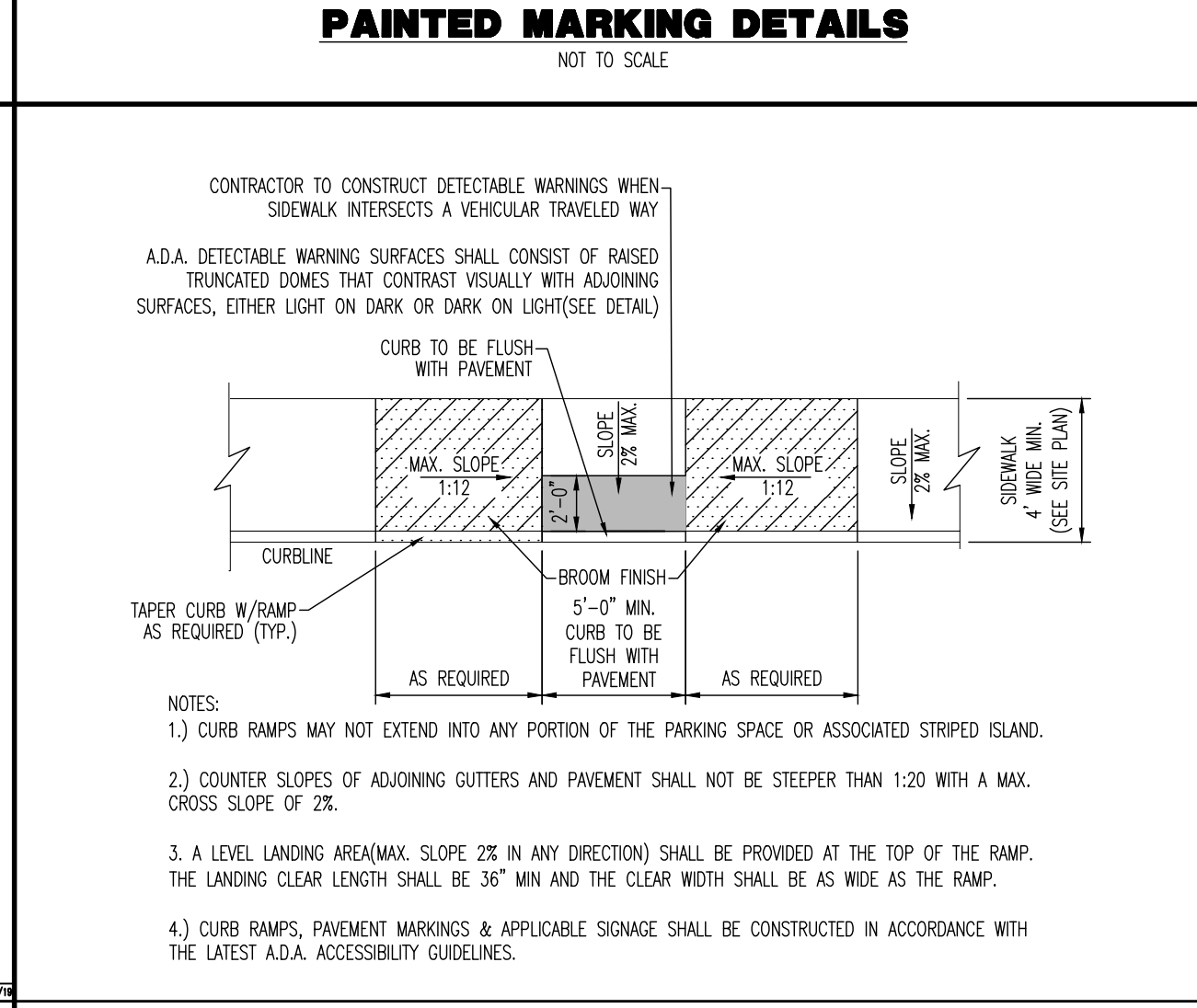
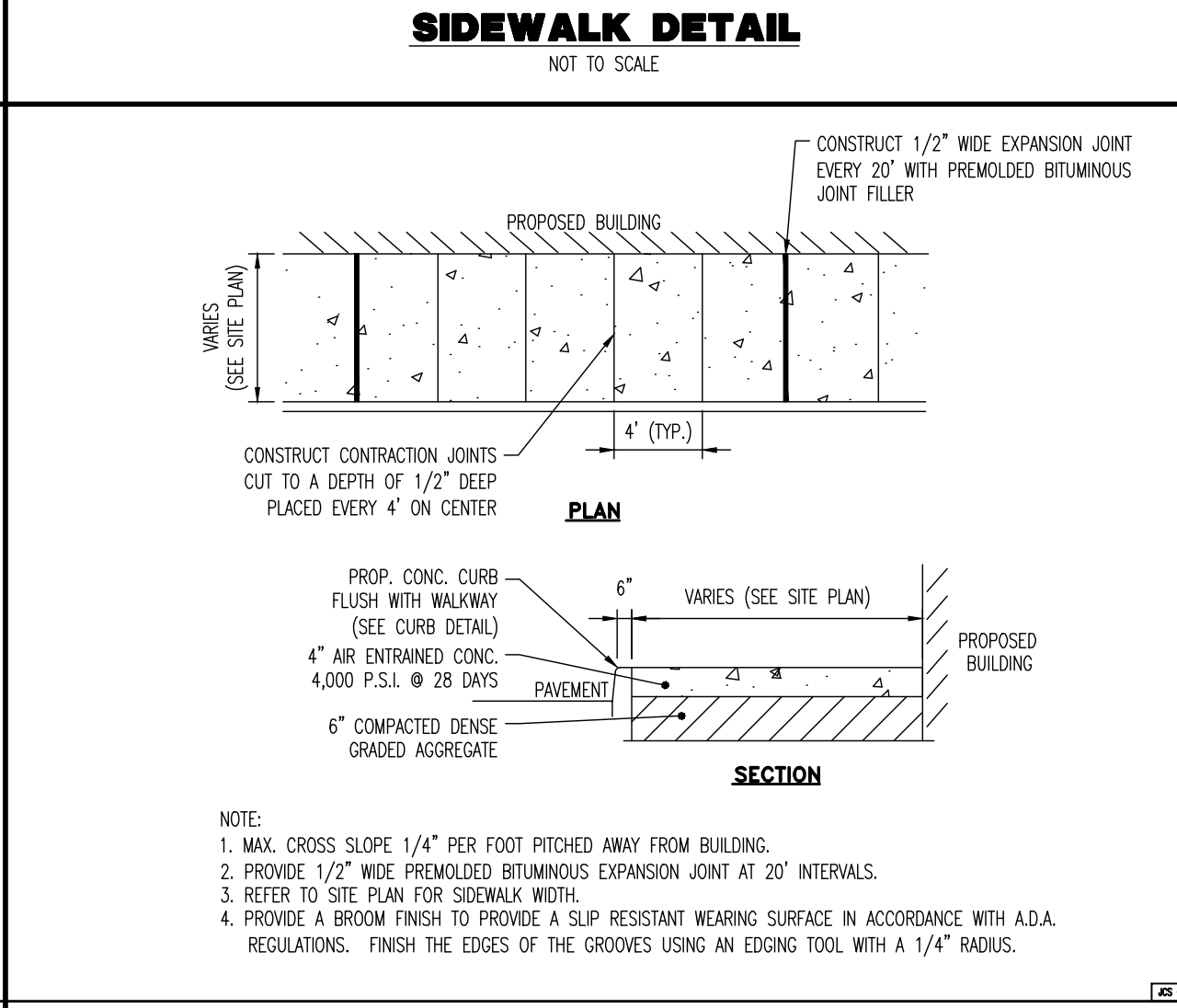
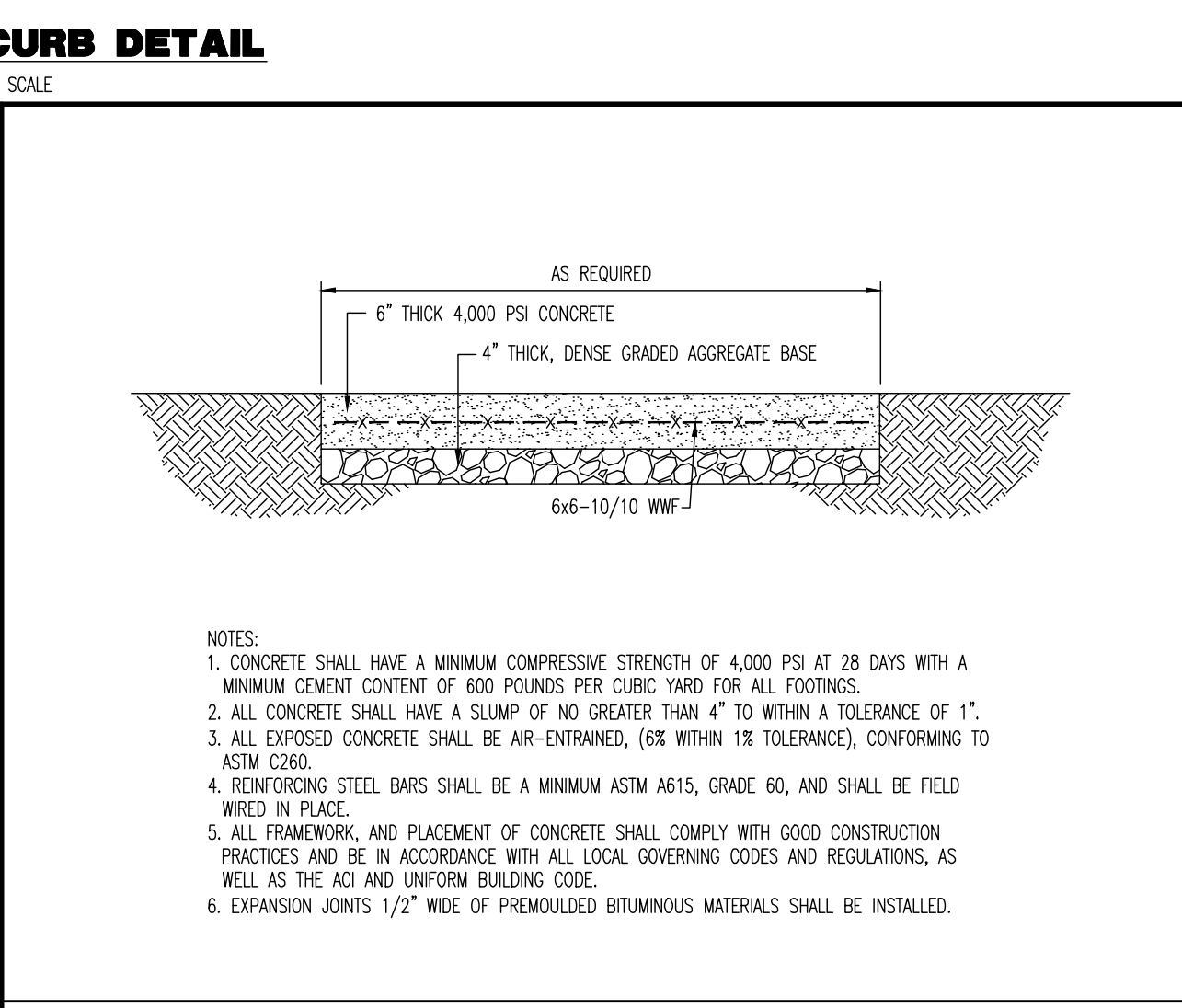
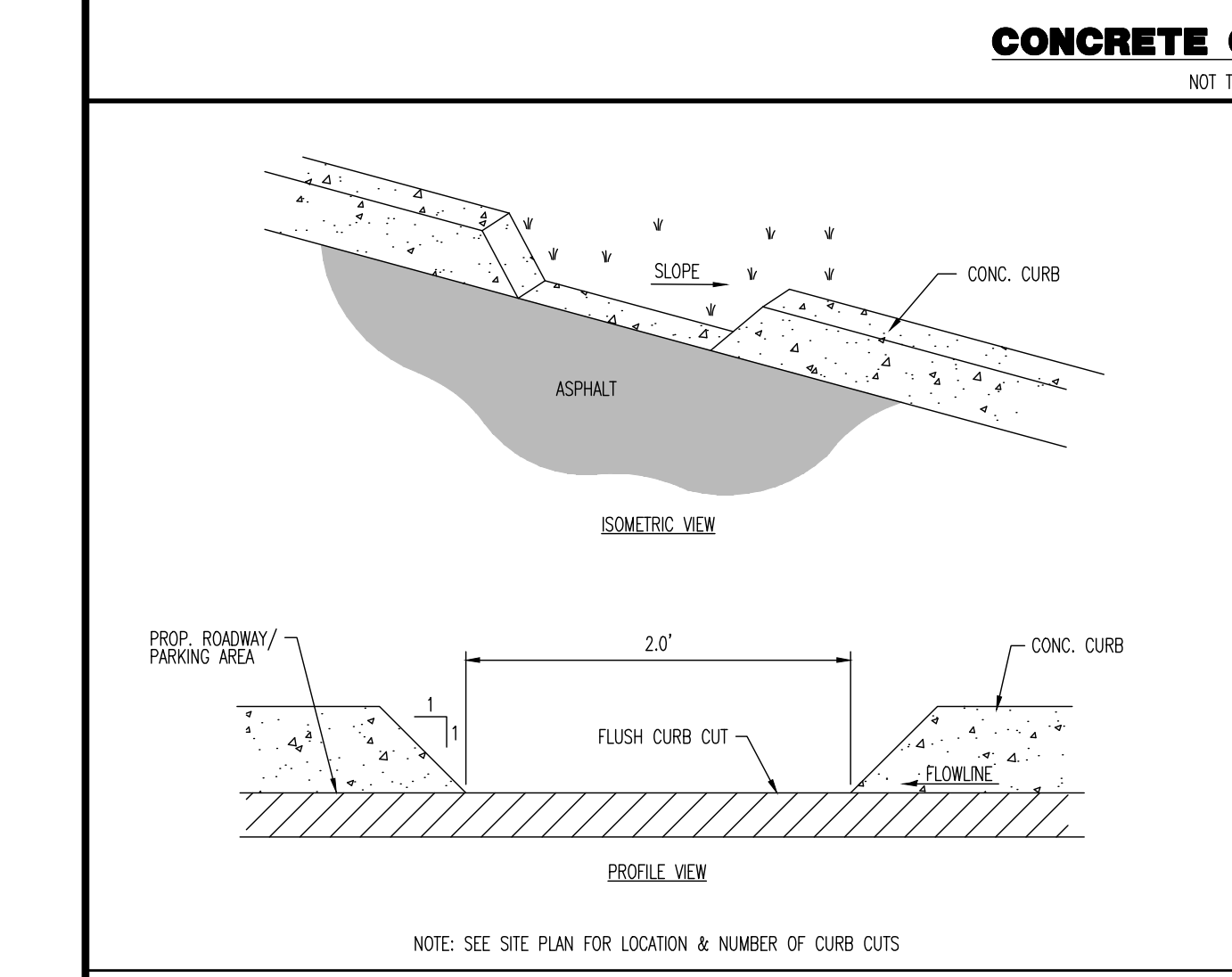
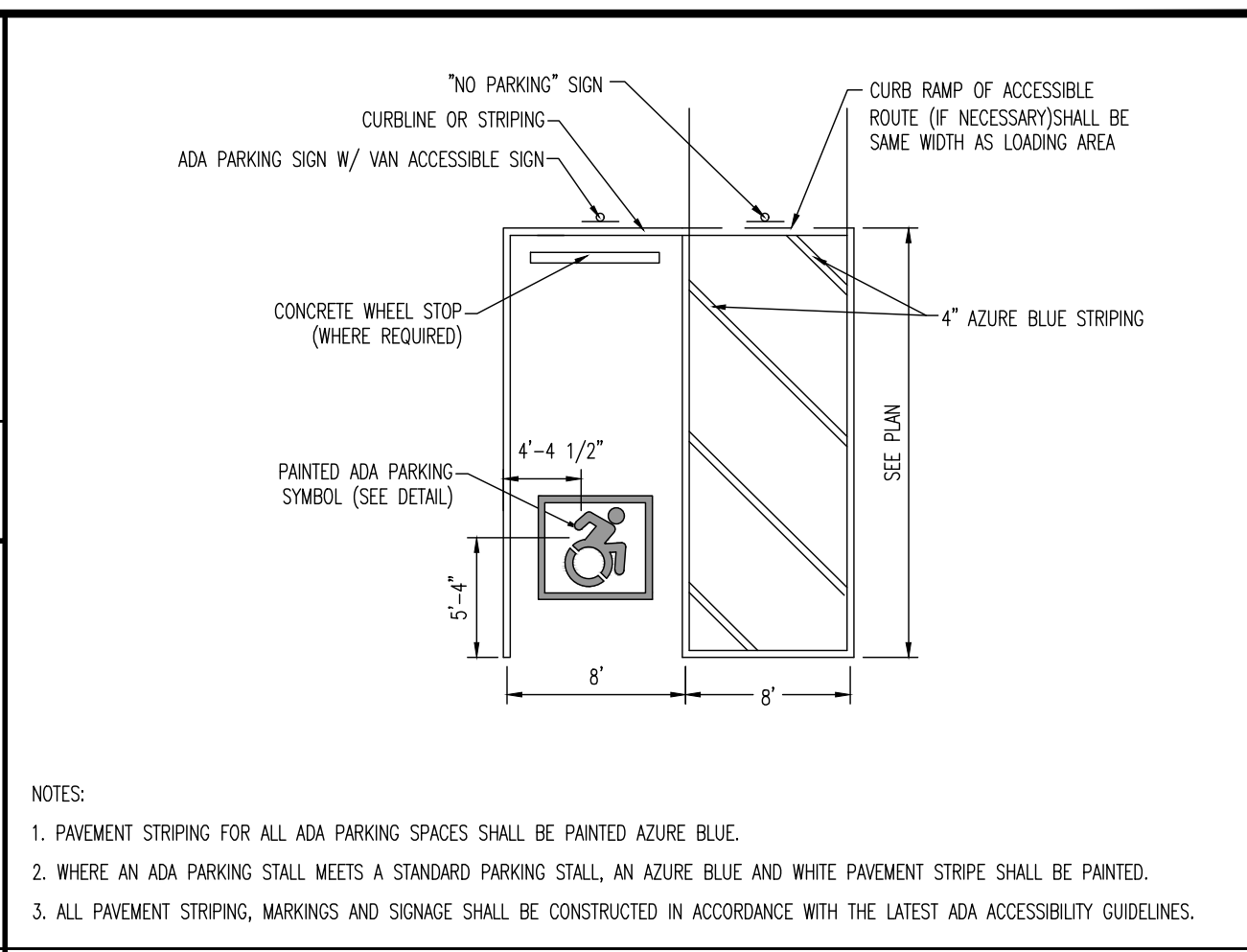
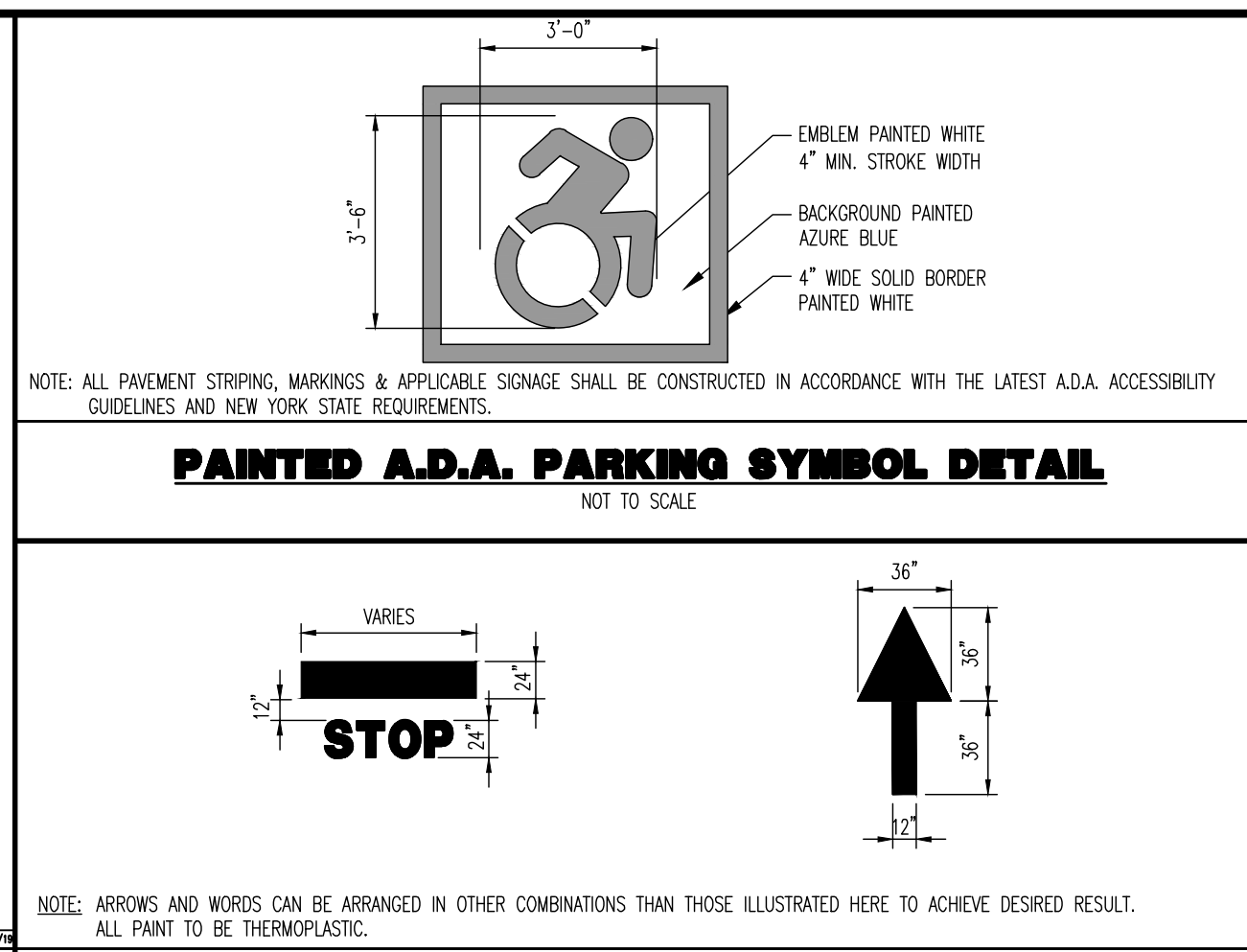
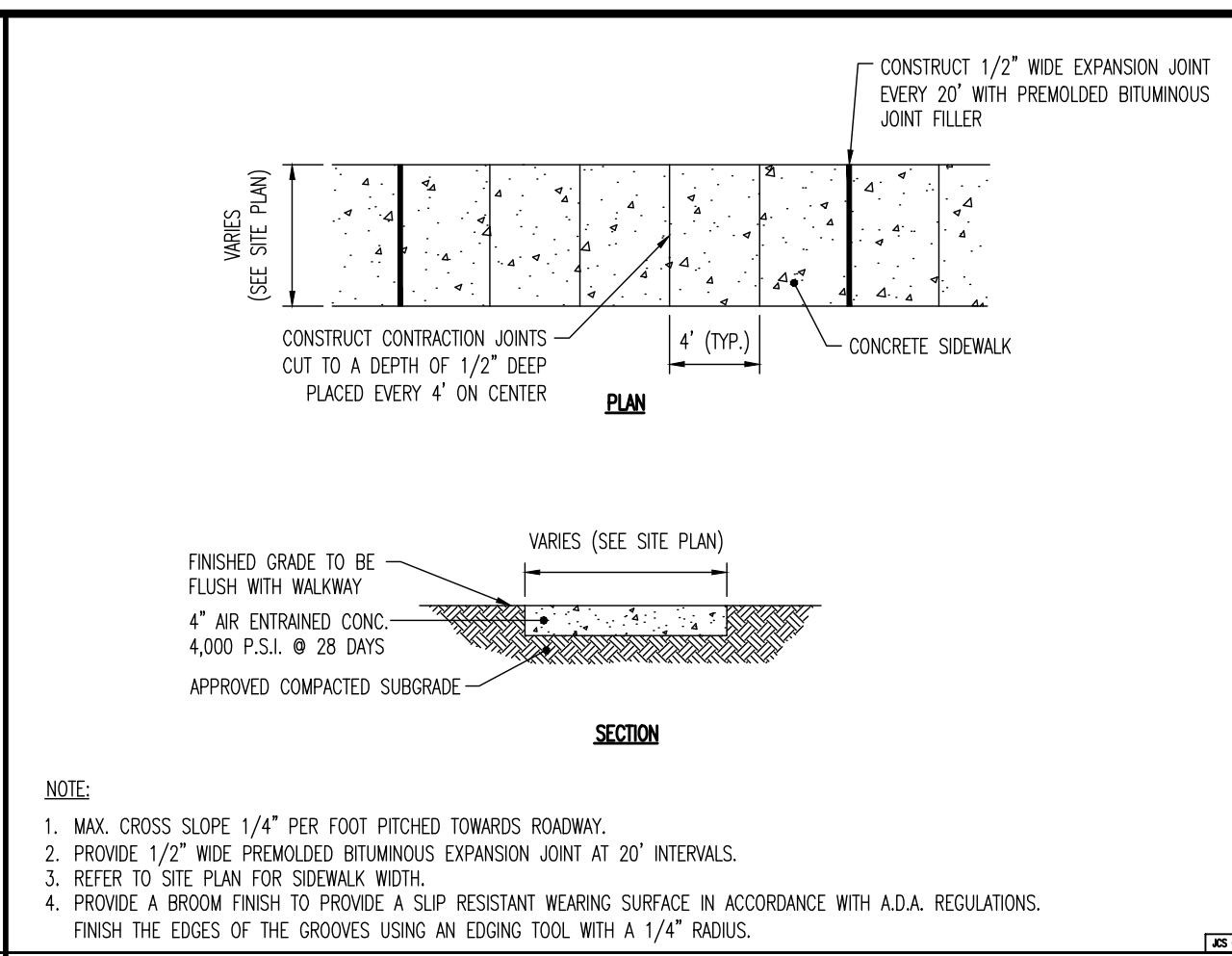
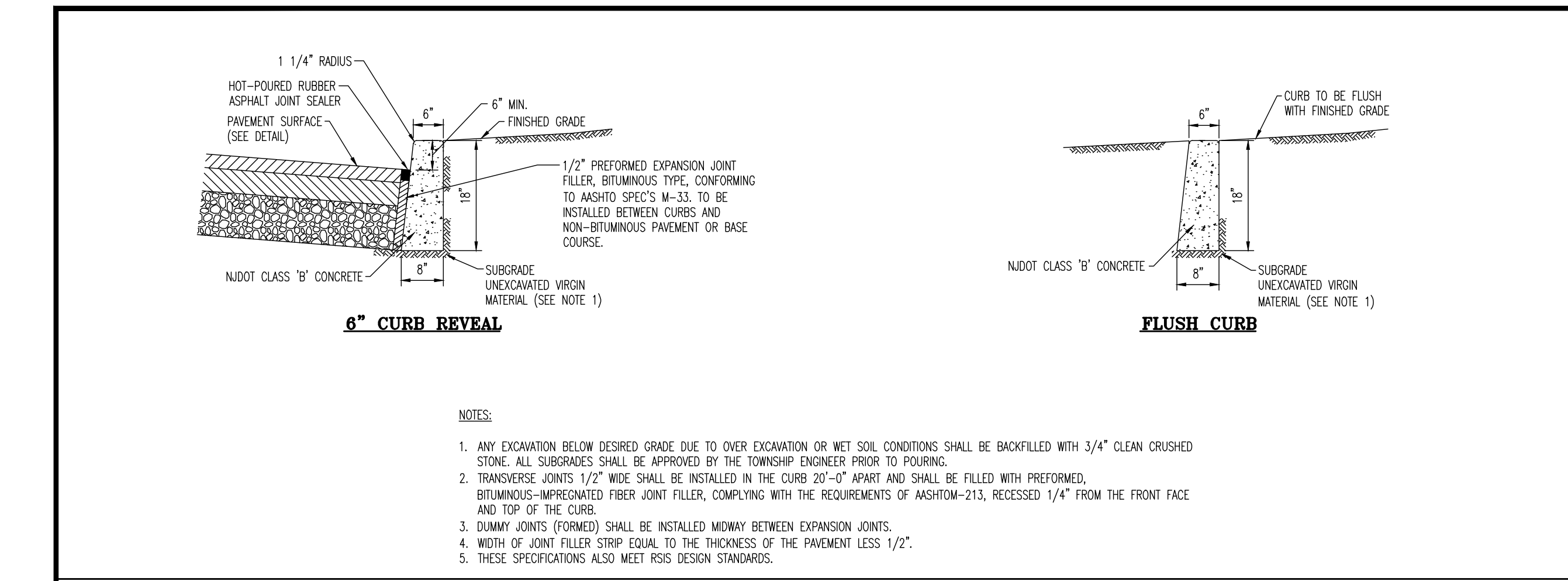
**TEMPORARY STOCKPILE DETAIL**

NOT TO SCALE

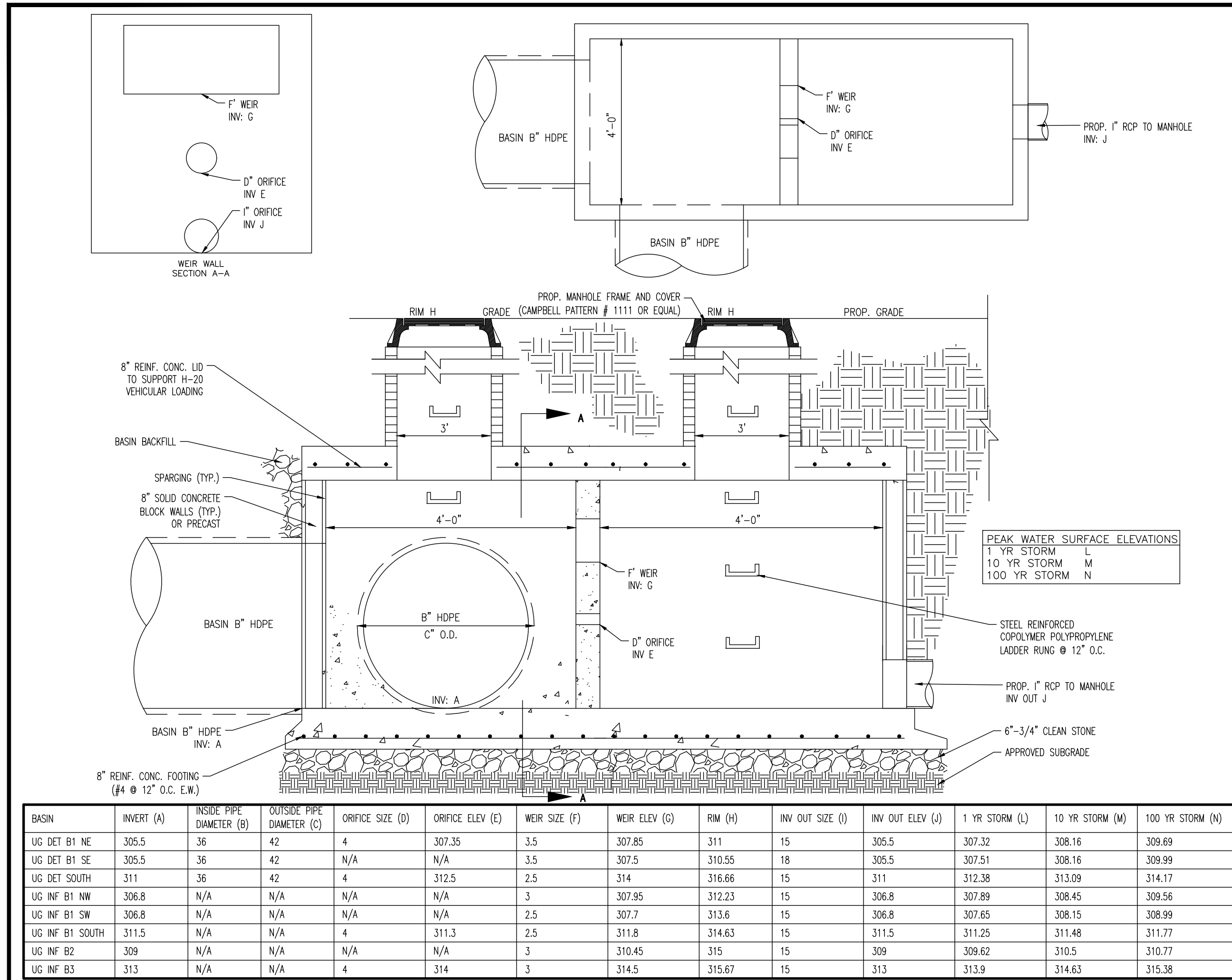
THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING logo and contact information. Title: SOIL EROSION & SEDIMENT NOTES & DETAILS. Project: IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD. Includes a revision table and a table for project details.

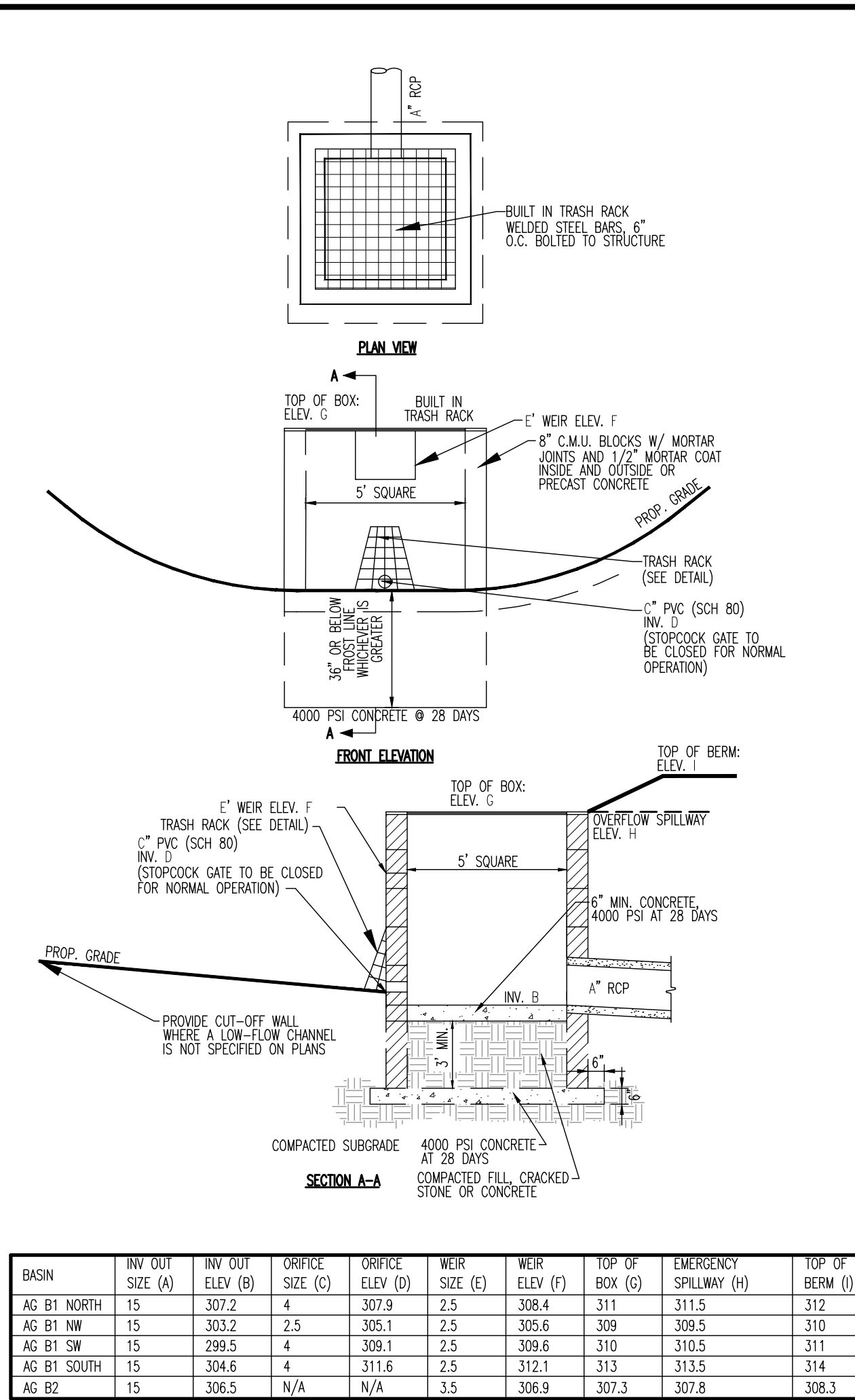






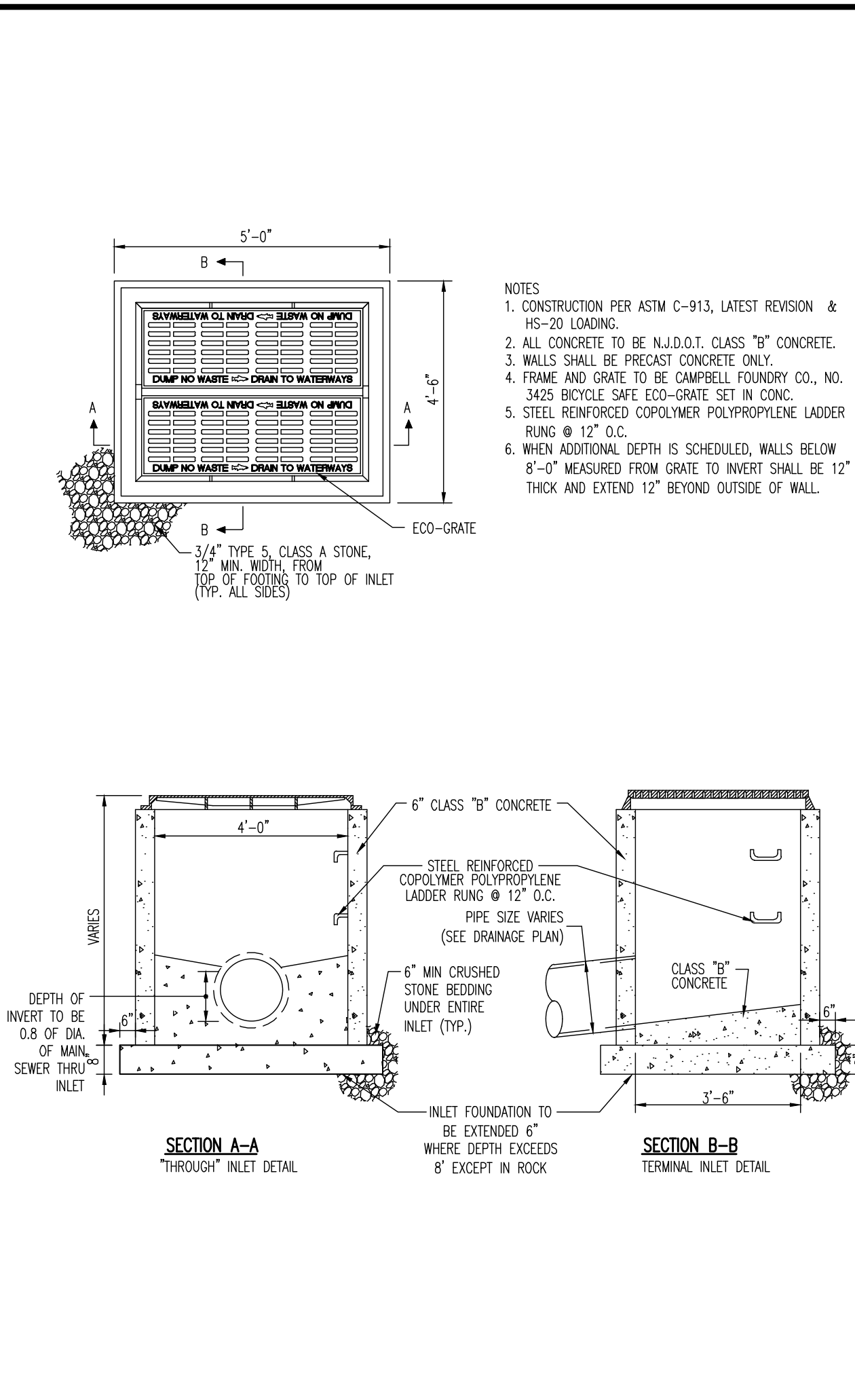
OUTLET STRUCTURE DETAIL

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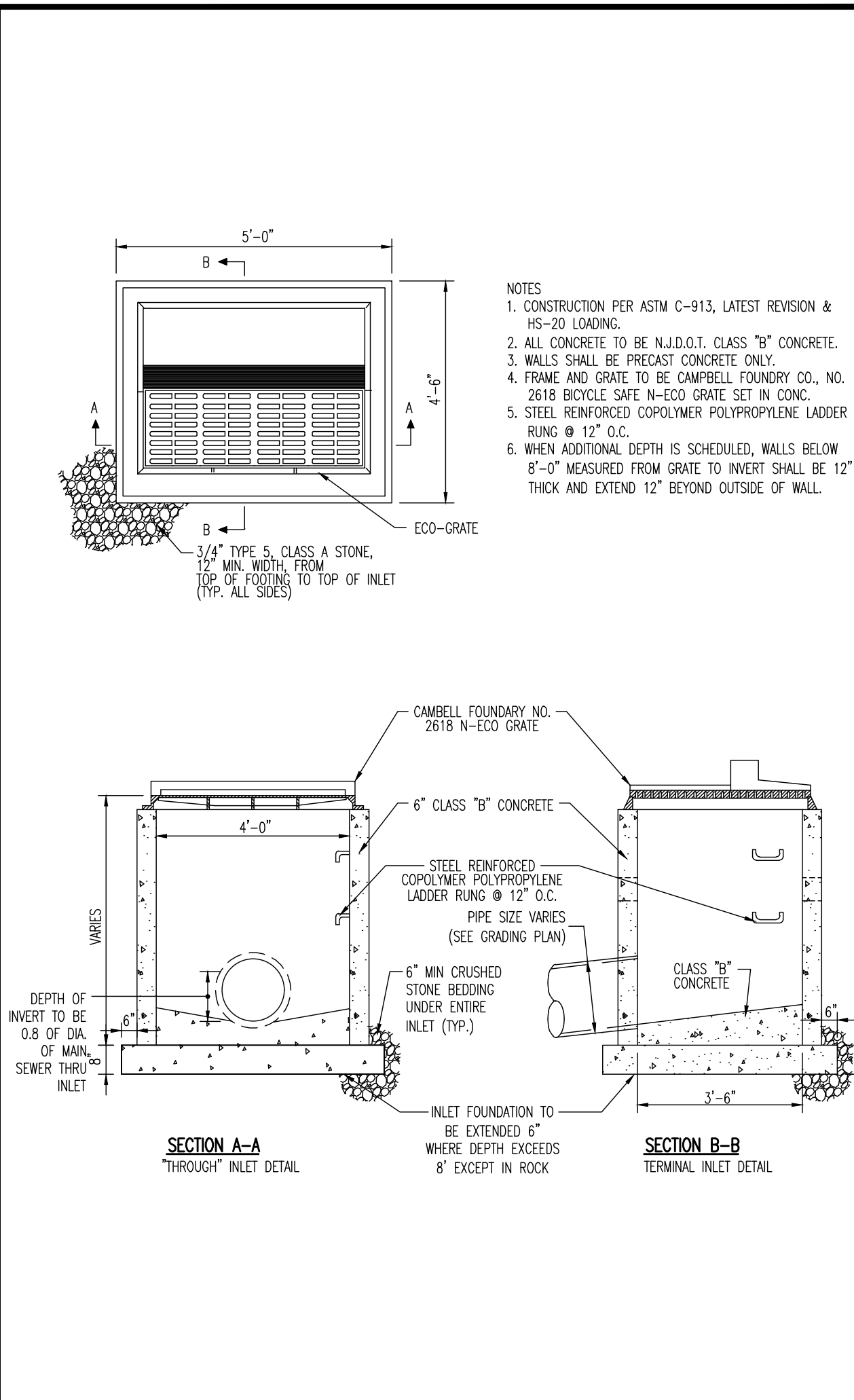
OUTLET CONTROL STRUCTURE DETAIL

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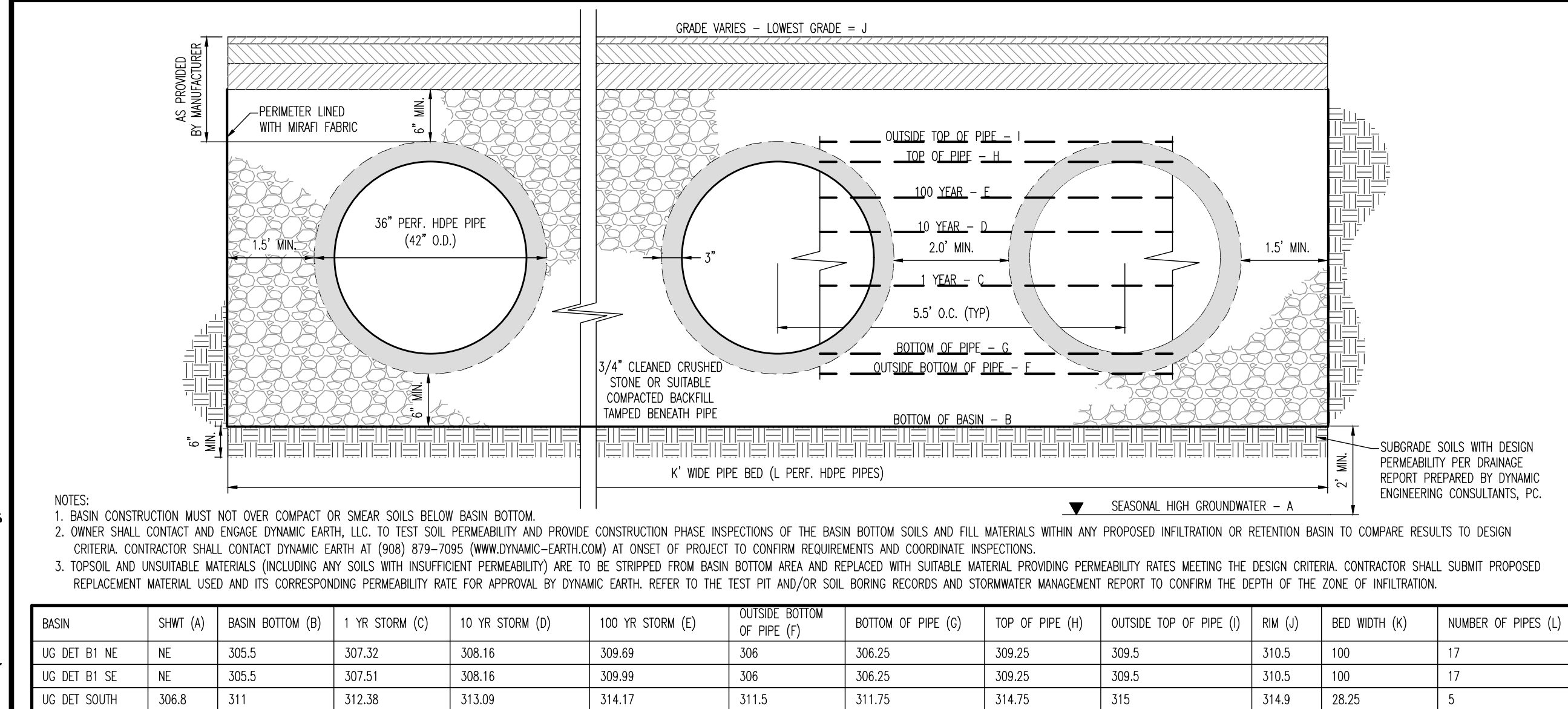
TYPE 'E' INLET

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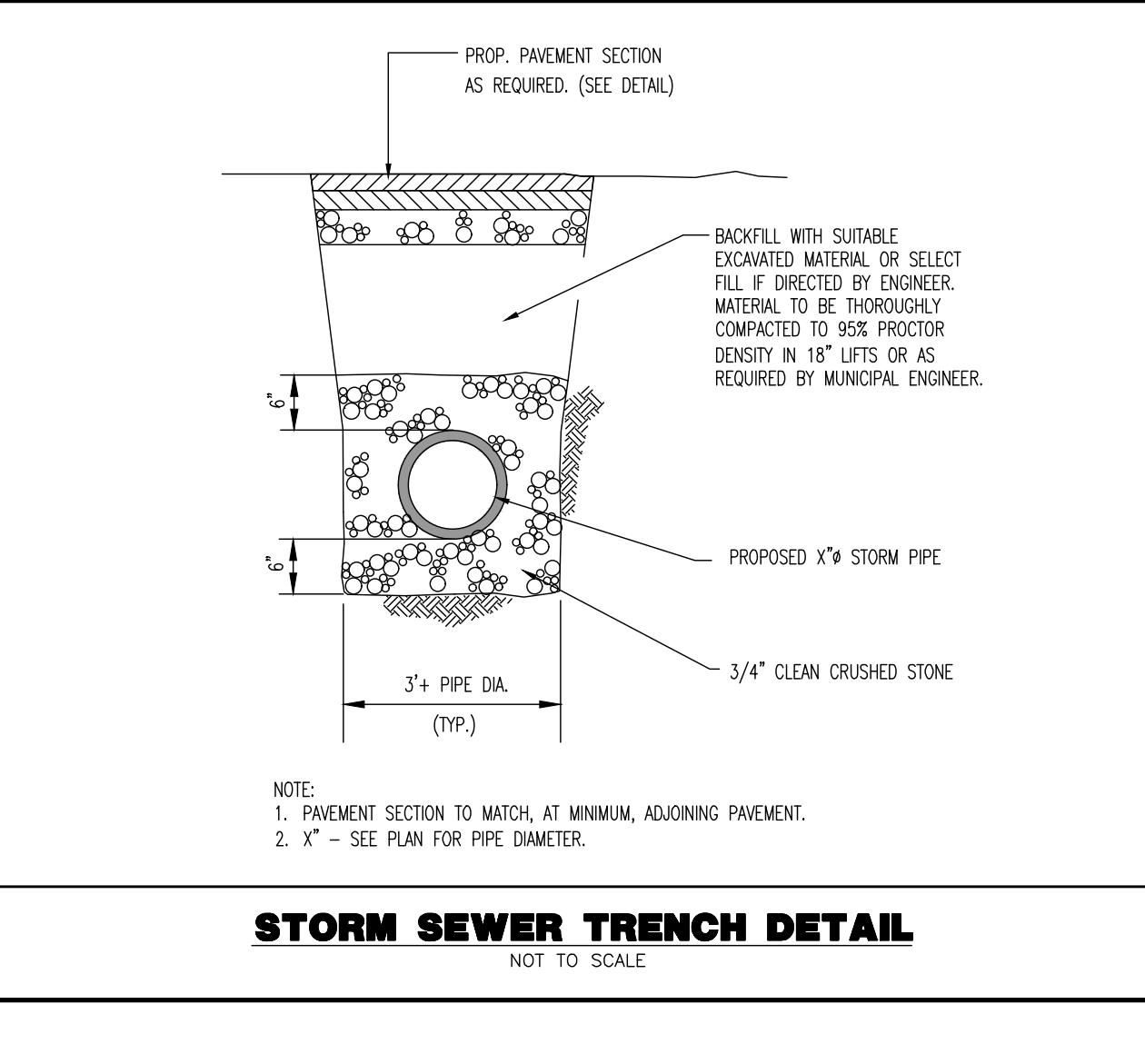
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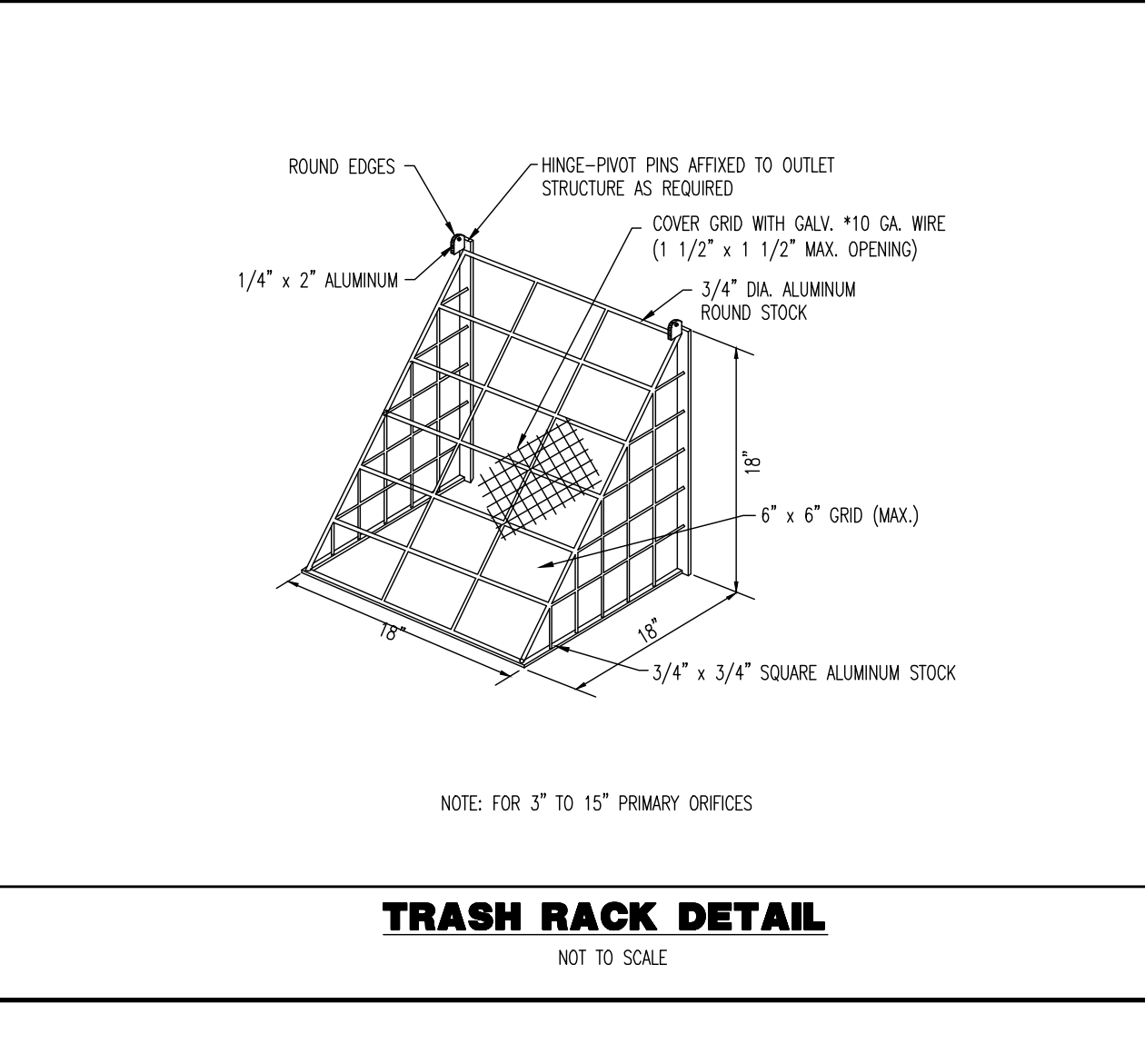
36" HDPE SCHEMATIC UNDERGROUND BASIN DETAIL

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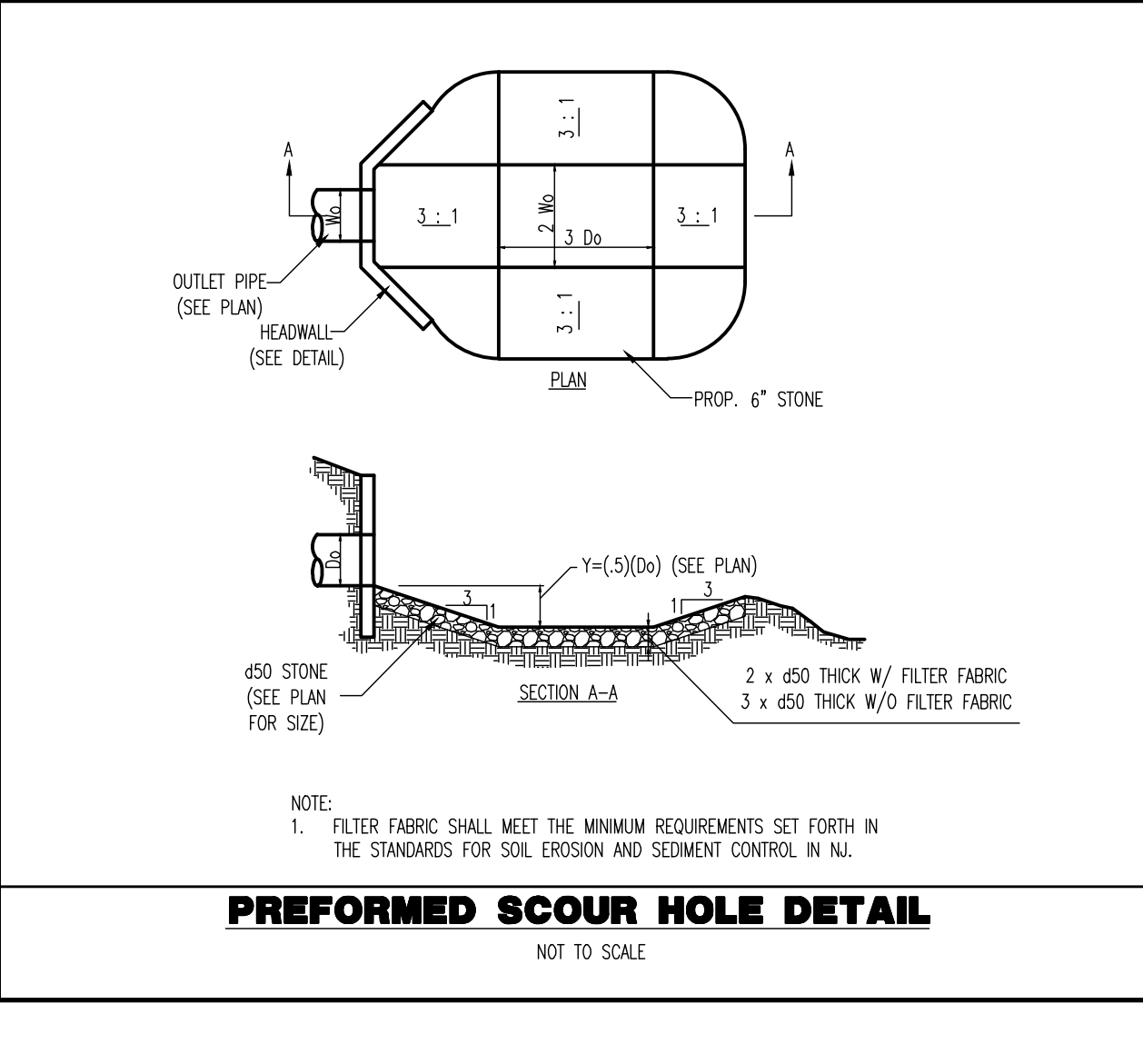
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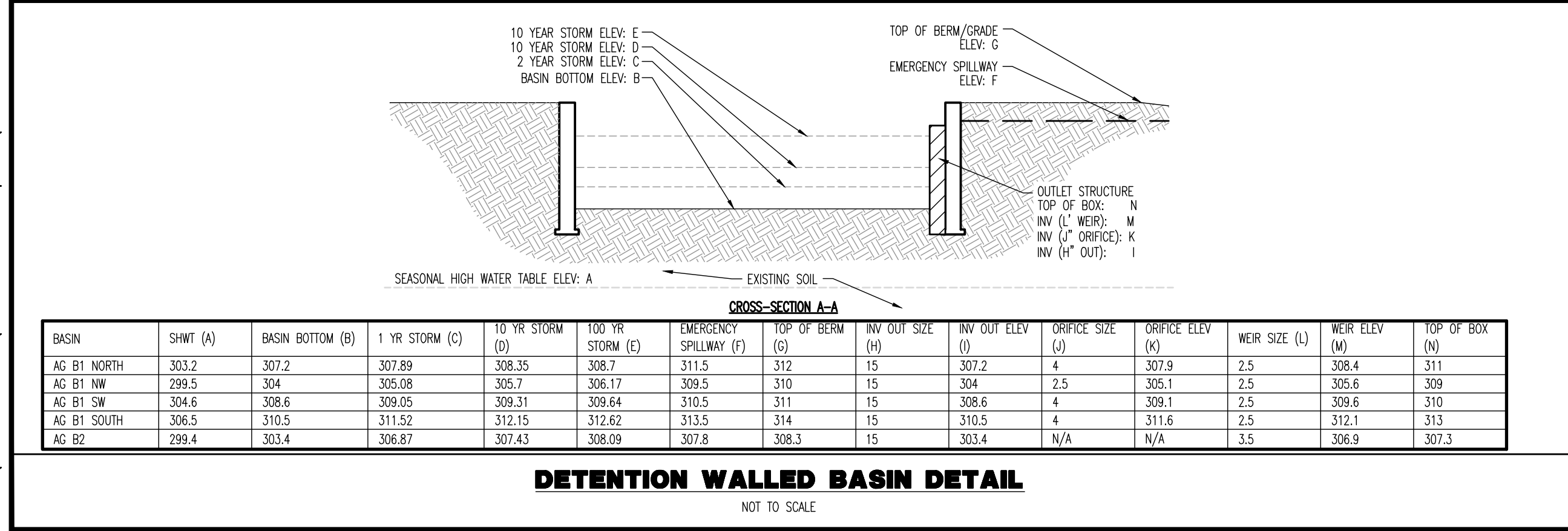
TRASH RACK DETAIL

NOT TO SCALE



PREFORMED SCOUR HOLE DETAIL

NOT TO SCALE



DETENTION WALLED BASIN DETAIL

NOT TO SCALE

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**CONSTRUCTION DETAILS**

**PROJECT:** IV2 ROCKLAND LOGISTICS, LLC  
PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD  
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.31; BLOCK 1, LOT 31  
OLD MILL ROAD AND HEMION ROAD (CR 93)  
VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**DESIGNED BY:** JMS  
**CHECKED BY:** JMS

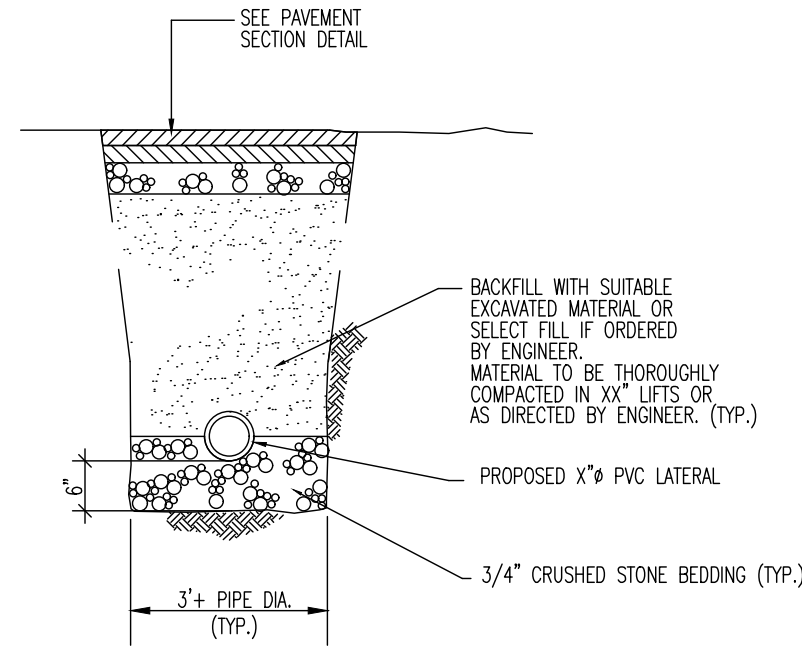
**JOHN A. PALUS**    **JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 087502

PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 097639

DATE: 12/17/2021  
SCALE: (H) NOT TO SCALE  
SHEET NO. **97** OF 100

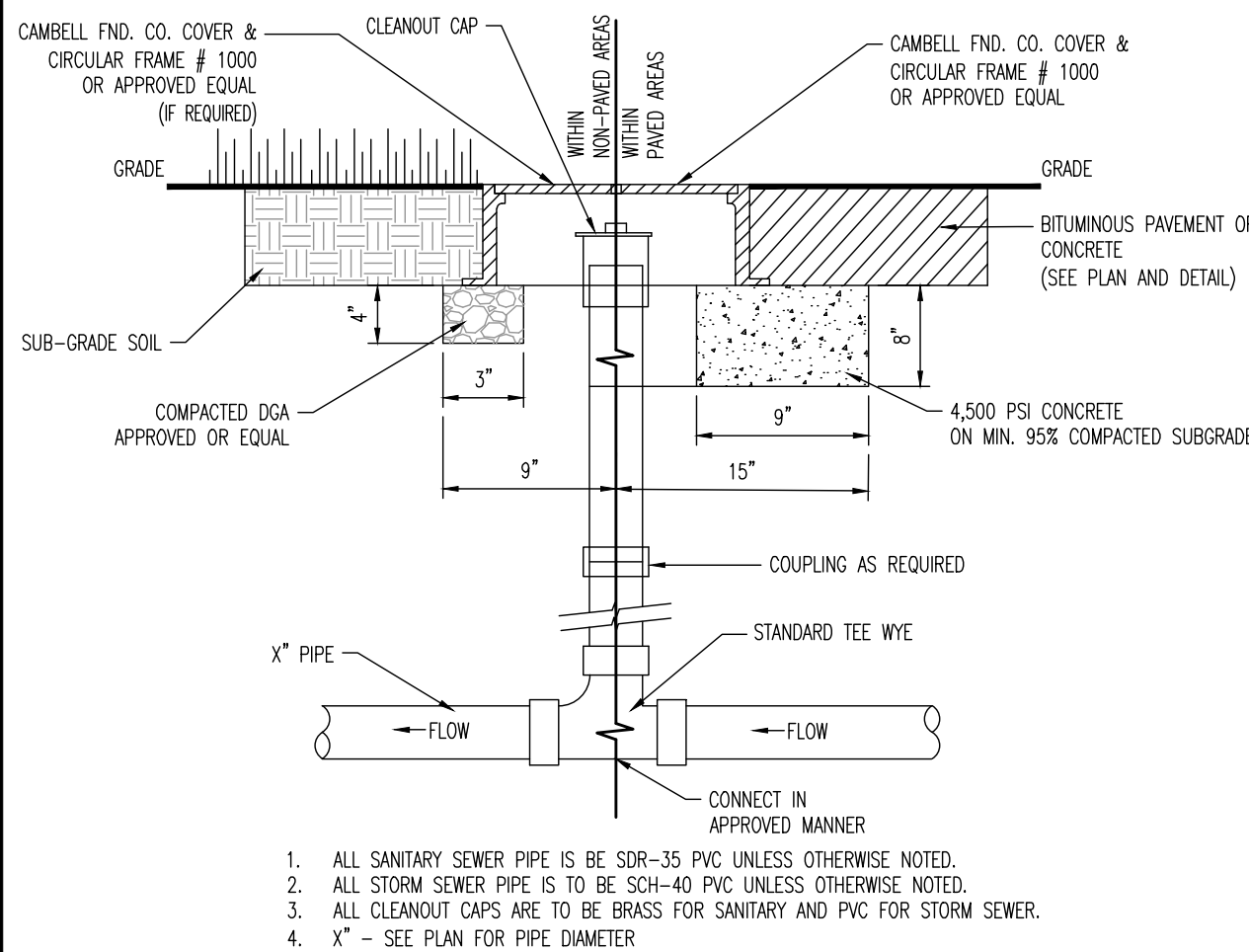
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NOTE:  
1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.  
2. X\"/>

**SANITARY SEWER TRENCH DETAIL**

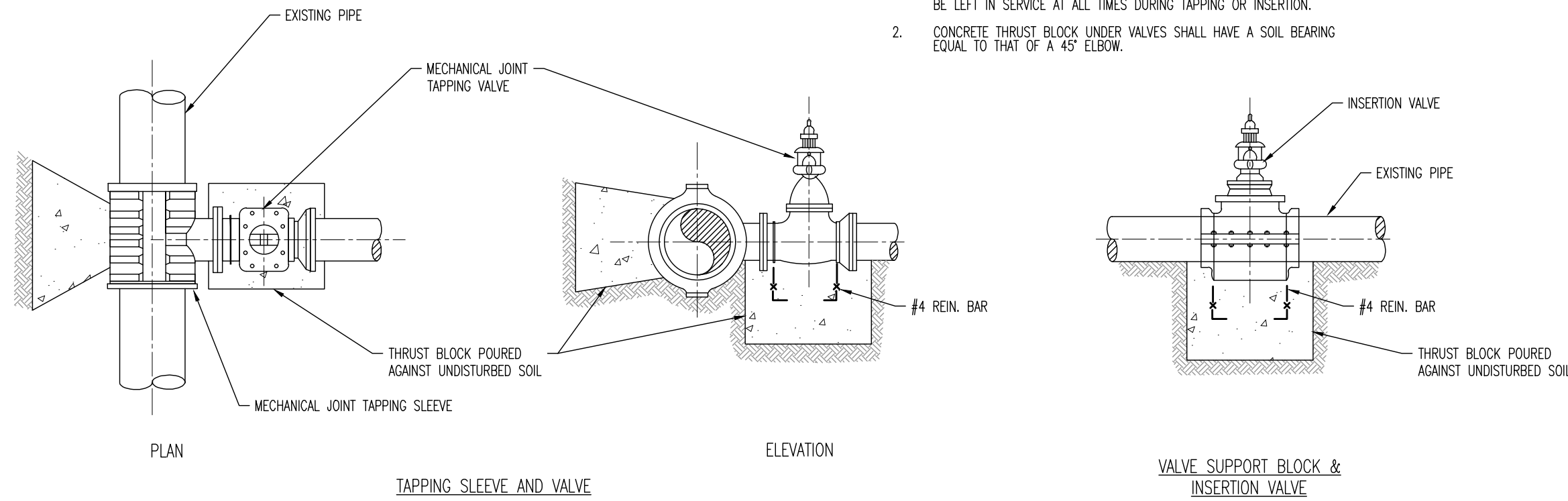
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1. ALL SANITARY SEWER PIPE IS TO BE SDR-35 PVC UNLESS OTHERWISE NOTED.  
2. ALL STORM SEWER PIPE IS TO BE SCH-40 PVC UNLESS OTHERWISE NOTED.  
3. ALL CLEANOUT CAPS ARE TO BE BRASS FOR SANITARY AND PVC FOR STORM SEWER.  
4. X\"/>

**CLEANOUT DETAIL**

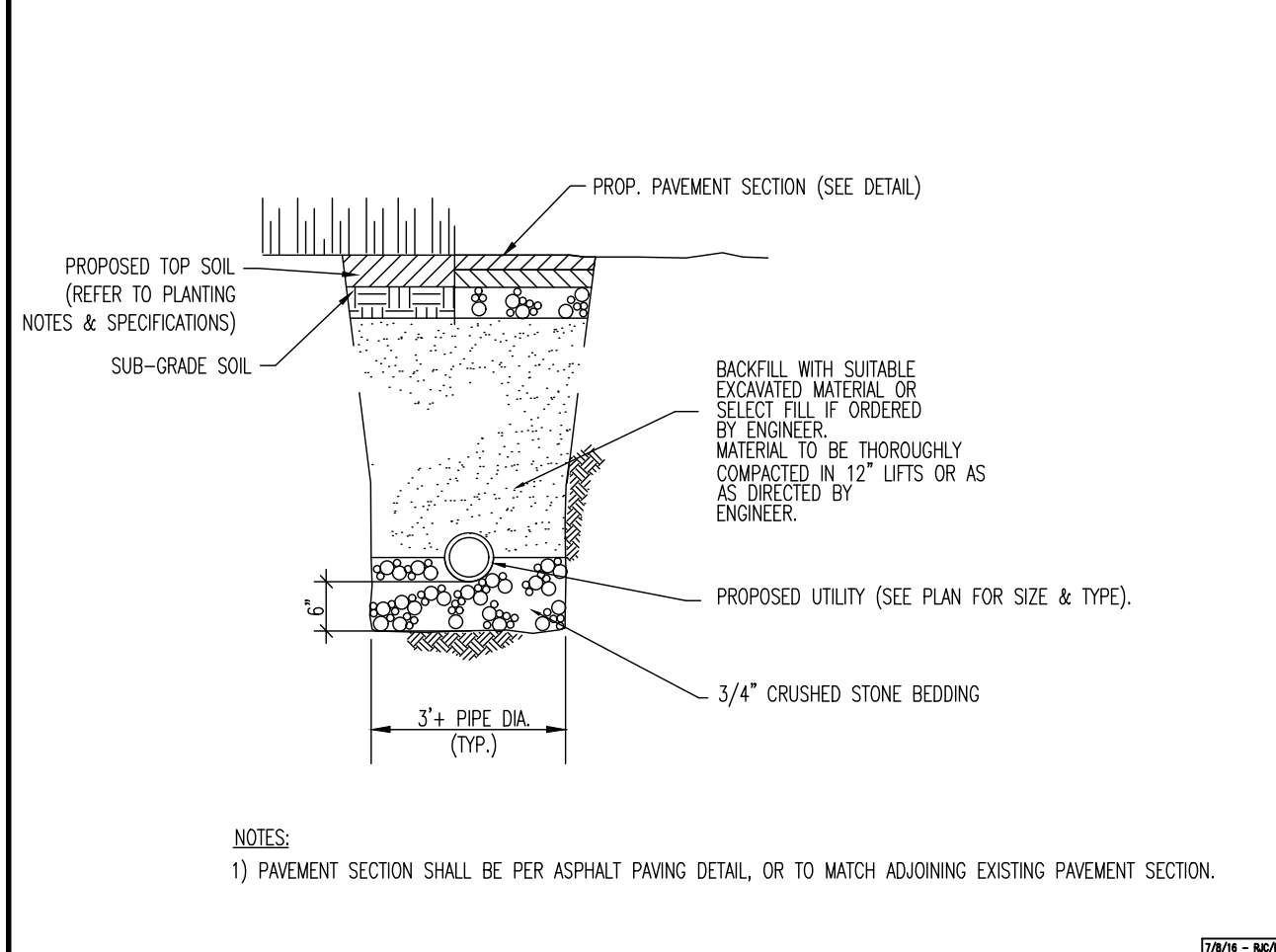
NOT TO SCALE



TAPPING NOTES:  
1. INSTALLATION OF TAPPING SLEEVE AND VALVE AND INSERTION VALVE SHALL BE CONDUCTED UNDER "WET" CONDITIONS. EXISTING MAINS SHALL BE LEFT IN SERVICE AT ALL TIMES DURING TAPPING OR INSERTION.  
2. CONCRETE THRUST BLOCK UNDER VALVES SHALL HAVE A SOIL BEARING EQUAL TO THAT OF A 45° ELBOW.

**WET TAP DETAIL**

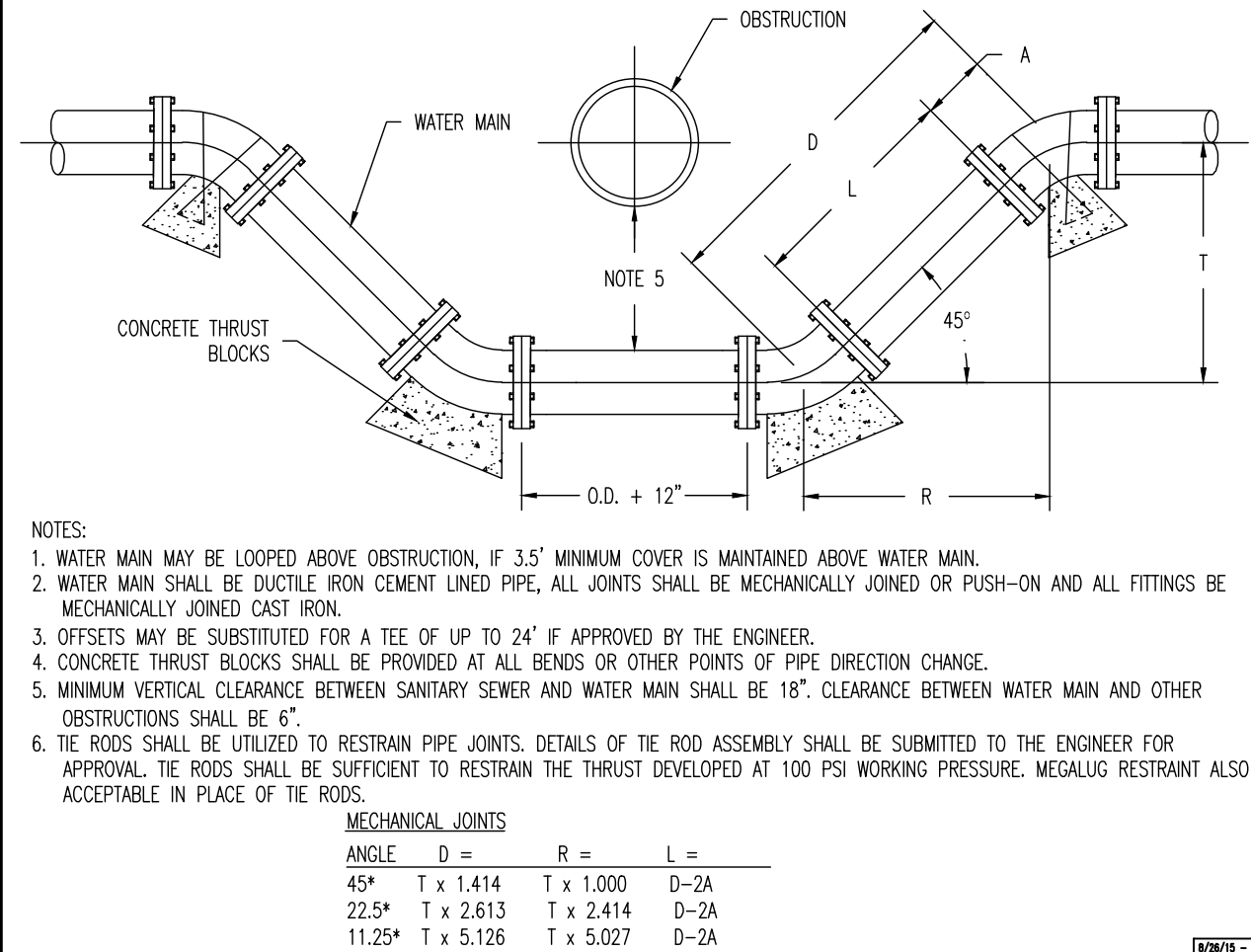
NOT TO SCALE



NOTES:  
1) PAVEMENT SECTION SHALL BE PER ASPHALT PAVING DETAIL, OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.

**UTILITY SERVICE TRENCH DETAIL**

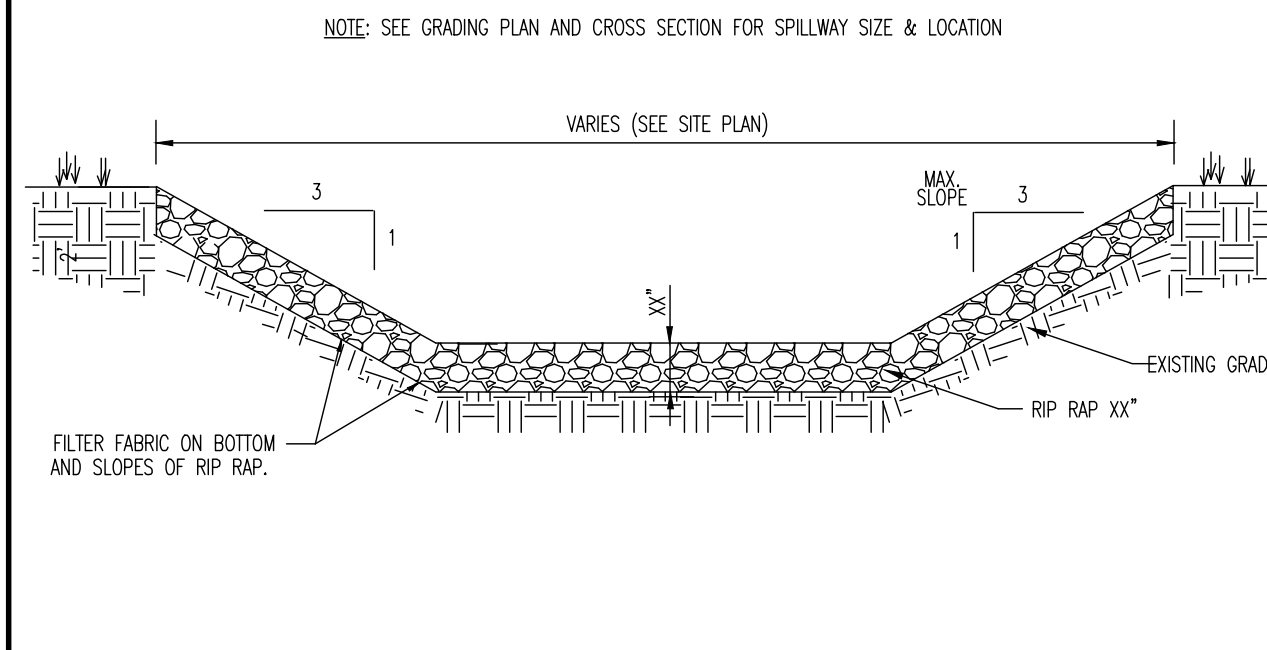
NOT TO SCALE



NOTES:  
1. WATER MAIN MAY BE LOOPED ABOVE OBSTRUCTION, IF 3.5' MINIMUM COVER IS MAINTAINED ABOVE WATER MAIN.  
2. WATER MAIN SHALL BE DUCTILE IRON CEMENT LINED PIPE, ALL JOINTS SHALL BE MECHANICALLY JOINED OR PUSH-ON AND ALL FITTINGS BE MECHANICALLY JOINED CAST IRON.  
3. OFFSETS MAY BE SUBSTITUTED FOR A TEE OF UP TO 24' IF APPROVED BY THE ENGINEER.  
4. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.  
5. MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN SHALL BE 18\"/>

**WATER MAIN - UTILITY CROSSING DETAIL**

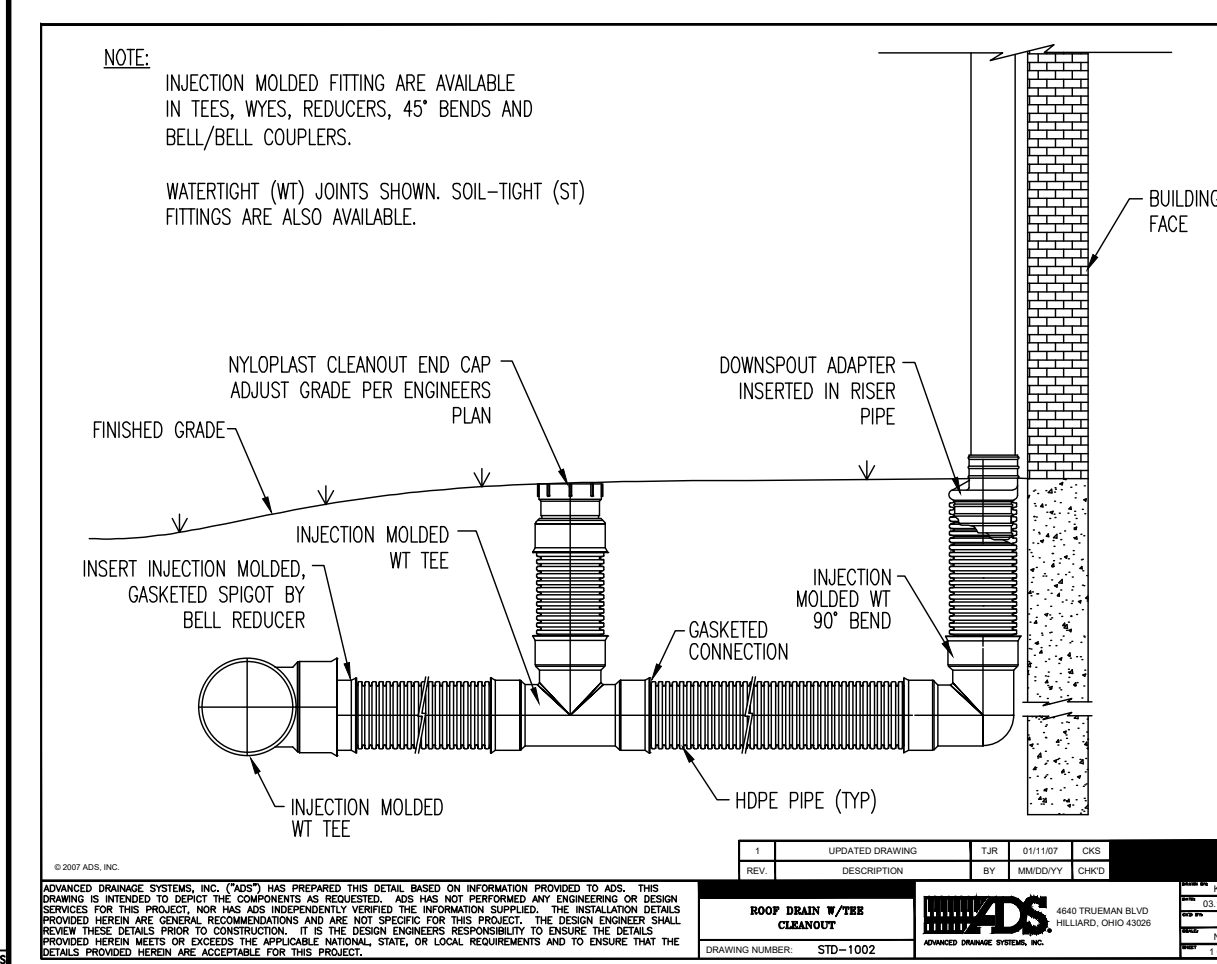
NOT TO SCALE



NOTE: PER N.J.S.C.S. RIP-RAP THICKNESS TO BE TWICE THE #50 THICKNESS FOR RIP-RAP ON FILTER FABRIC.

**RIP-RAP SWALE DETAIL & CROSS SECTION**

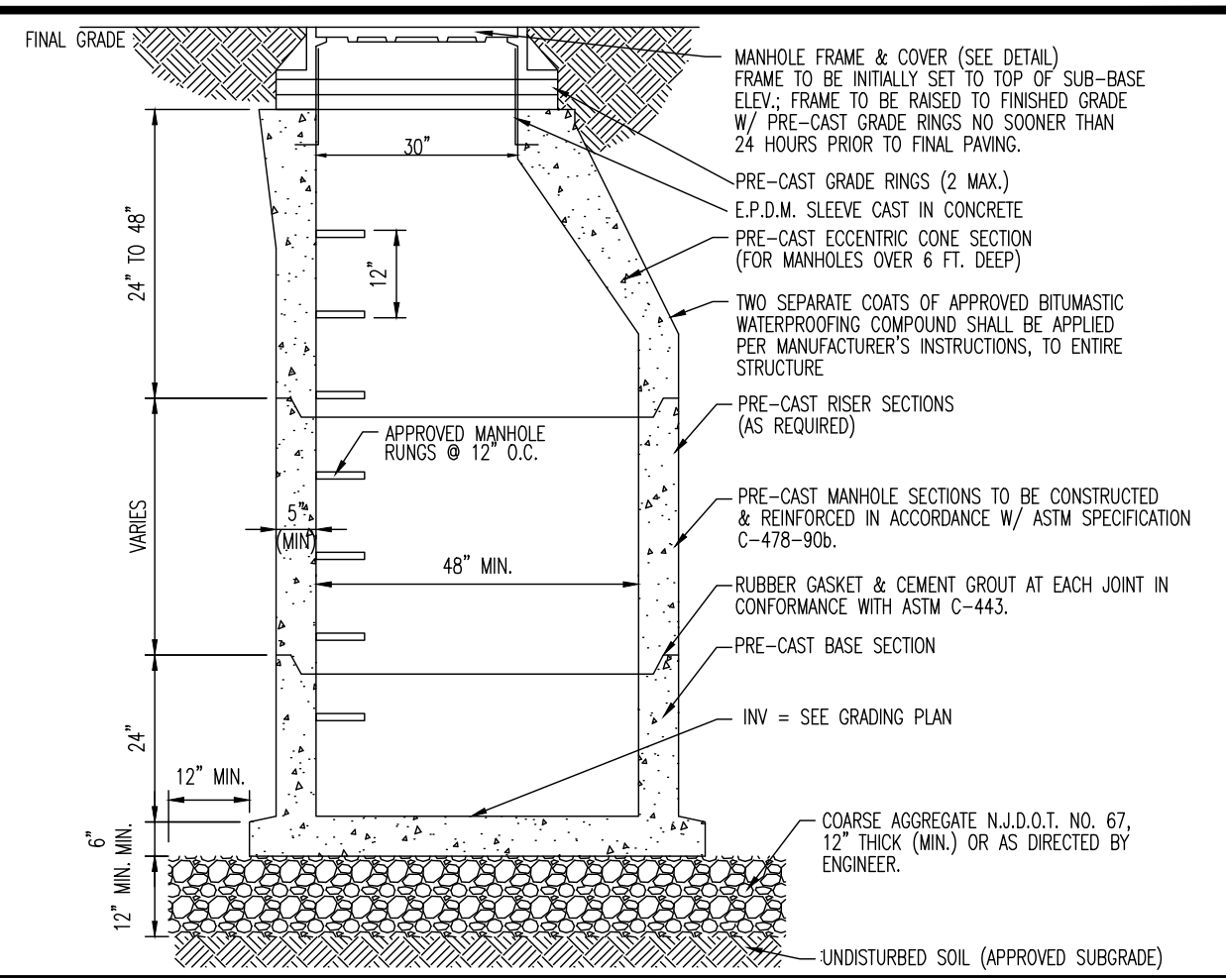
NOT TO SCALE



NOTE:  
INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.  
WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

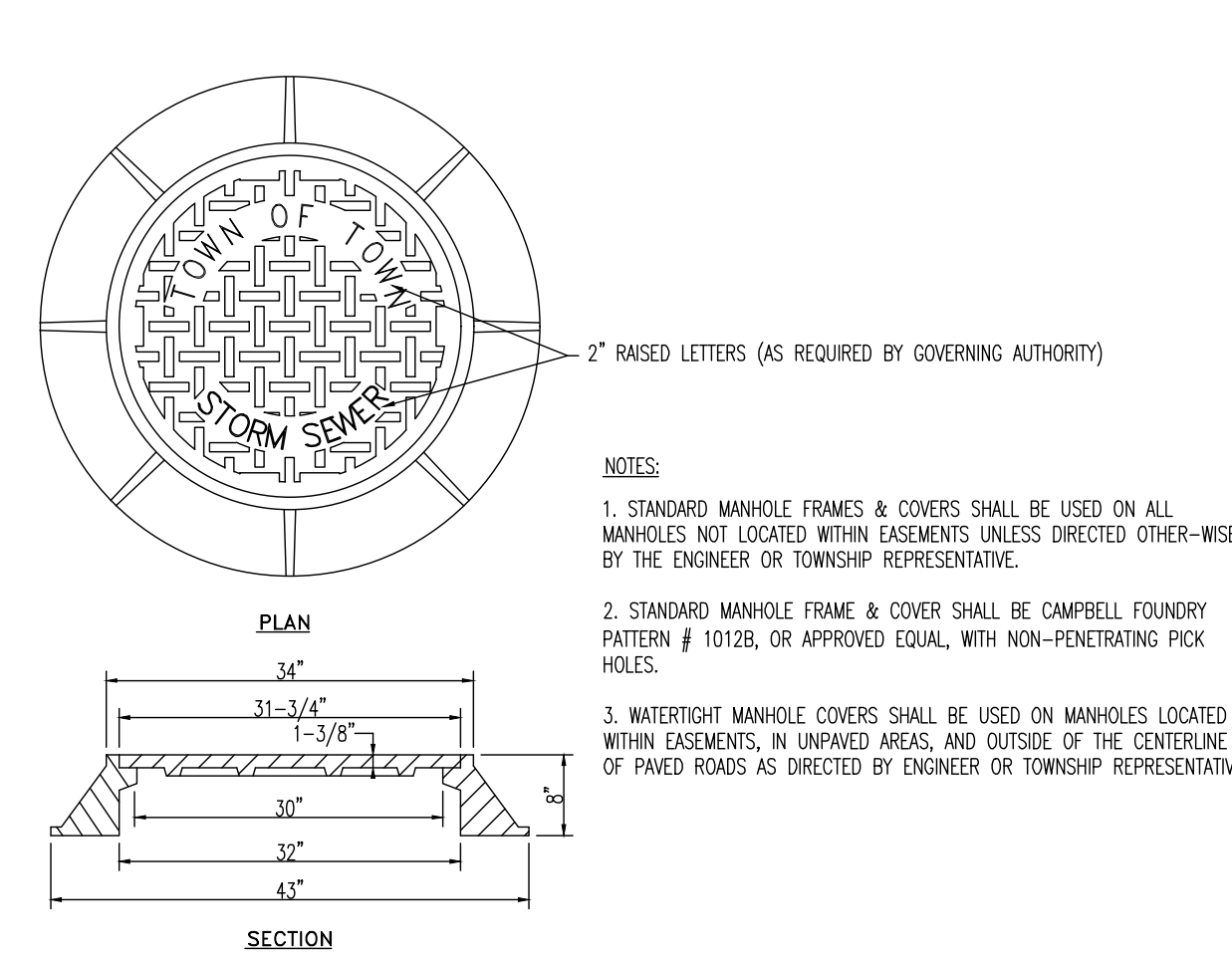
**ROOF DRAIN W/TTEE CLEANOUT DETAIL**

NOT TO SCALE



**TYPICAL PRECAST STORM MANHOLE**

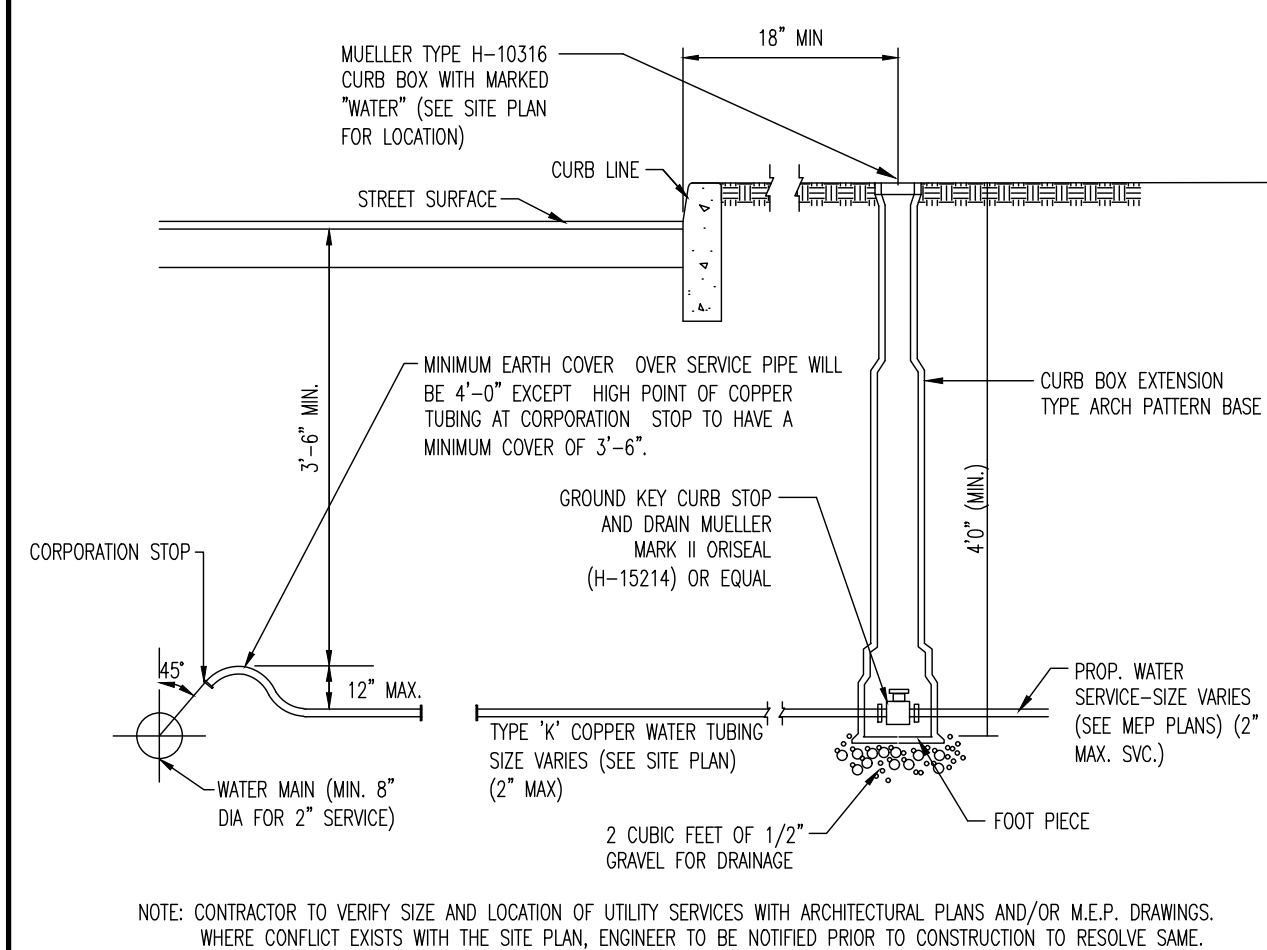
NOT TO SCALE



NOTES:  
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHER-WISE BY THE ENGINEER OR TOWNSHIP REPRESENTATIVE.  
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMBELL FOUNDRY PATTERN # 1012B, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.  
3. WATERTIGHT MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN EASEMENTS, IN UNPAVED AREAS, AND OUTSIDE OF THE CENTERLINE OF PAVED ROADS AS DIRECTED BY ENGINEER OR TOWNSHIP REPRESENTATIVE.

**STORM MANHOLE FRAME DETAIL**

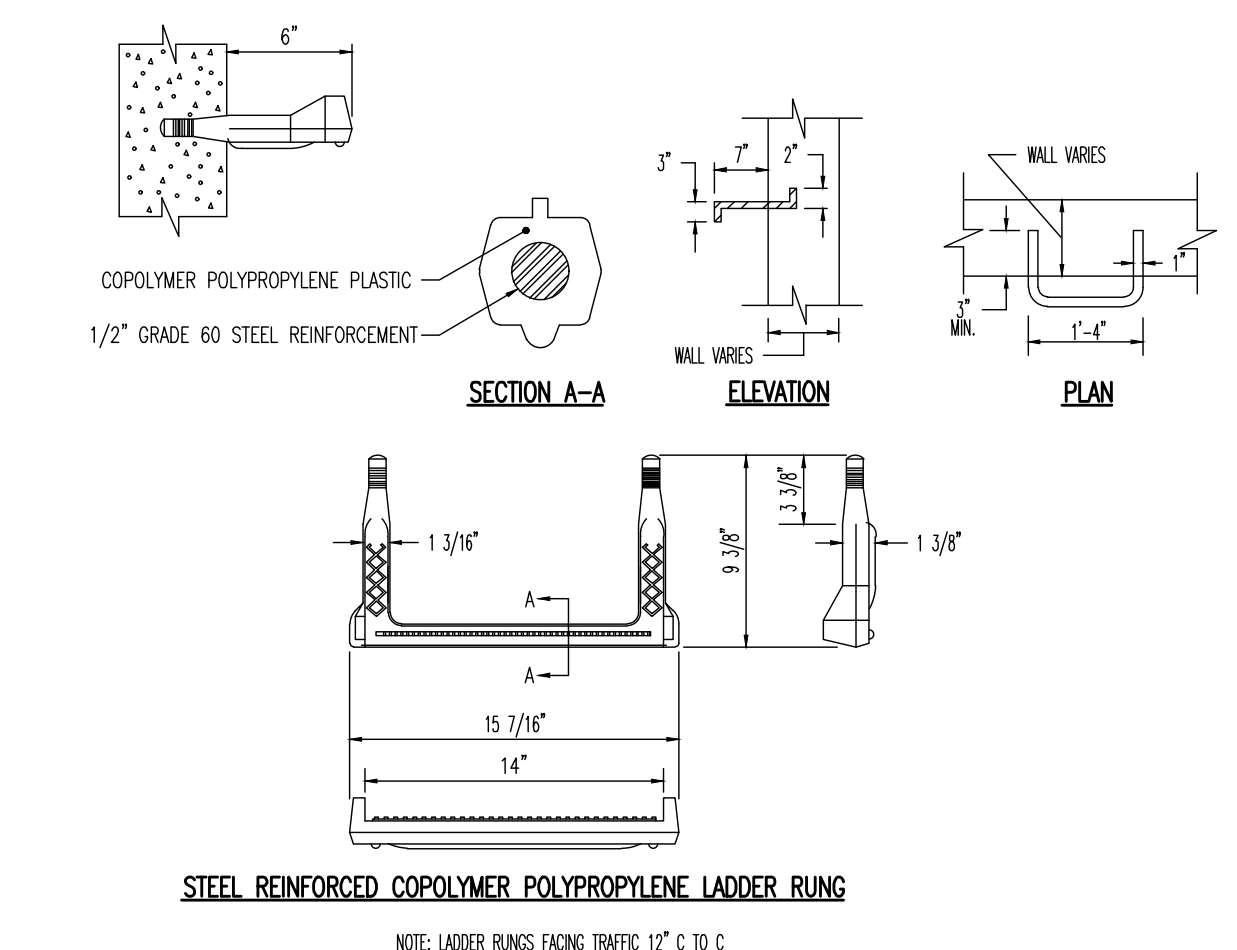
NOT TO SCALE



NOTE: CONTRACTOR TO VERIFY SIZE AND LOCATION OF UTILITY SERVICES WITH ARCHITECTURAL PLANS AND/OR M.E.P. DRAWINGS. WHERE CONFLICT EXISTS WITH THE SITE PLAN, ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

**WATER SERVICE CONNECTION**

NOT TO SCALE



**STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG**

NOTE: LADDER RUNGS FACING TRAFFIC: 12\"/>

**LADDER RUNG DETAIL**

NOT TO SCALE

Plotted: 01/12/23 - 8:47 AM, By: cnoyes, Product Ver: 24.2a (LMS Tech)  
 File: P:\BECPC PROJECTS\3709 Brookfield Properties\99-004 Suffern, NY\Dwg\Site Plans\0370909004SD2.dwg, ---> 98 CONSTRUCTION DETAILS

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TITLE: **CONSTRUCTION DETAILS**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: XXX  
 SCALE: (H) 1"=XX' (V)  
 DESIGNED BY: JMS  
 SHEET No:  
 CHECKED BY: JMS  
 98 OF 100

**JOHN A. PALUS** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 087630

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
 NEW YORK LICENSE No. 097639

ALL USERS REQUIRE REGISTRATION OF SOFTWARE PRODUCTS. IF ANY USER PREPARED TO ACCESS THE USER'S SERVICE AGREEMENT, SEE PAGE 100.

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NEW YORK STATE THRUWAY  
(A.K.A. GOVERNOR THOMAS-E. DEWEY THRUWAY)

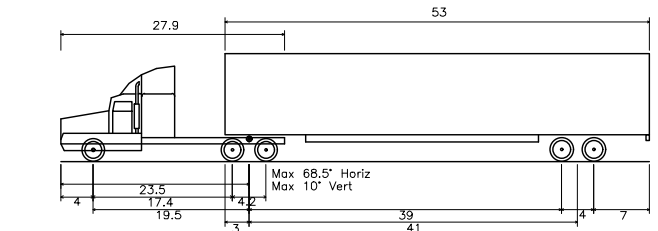
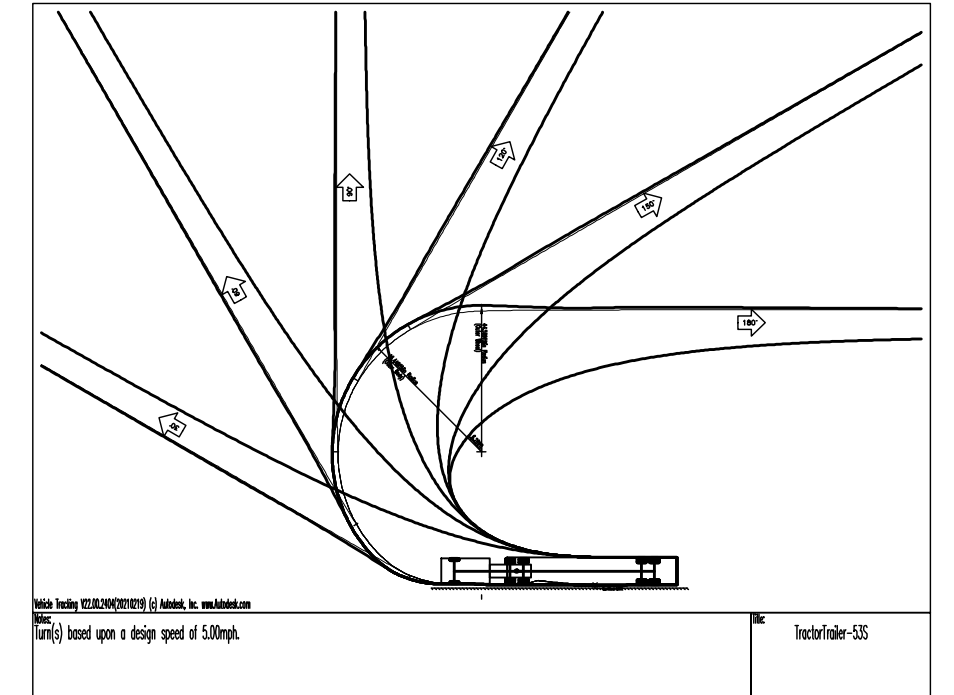
Notice of Appropriation  
(Liber 581 Page 581 &  
Liber 574 Page 81)

OLD MILL ROAD  
(VARIABLE ROW WIDTH PER TAX MAP)

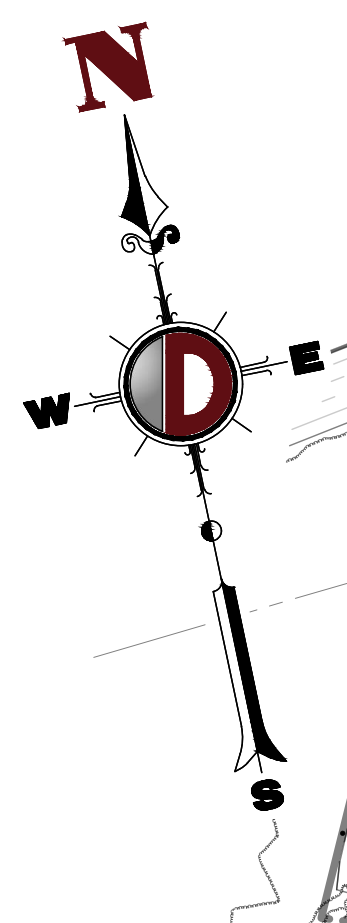
MUNICIPAL BOUNDARY LINE

HEMION ROAD  
(VARIABLE ROW WIDTH PER TAX MAP)

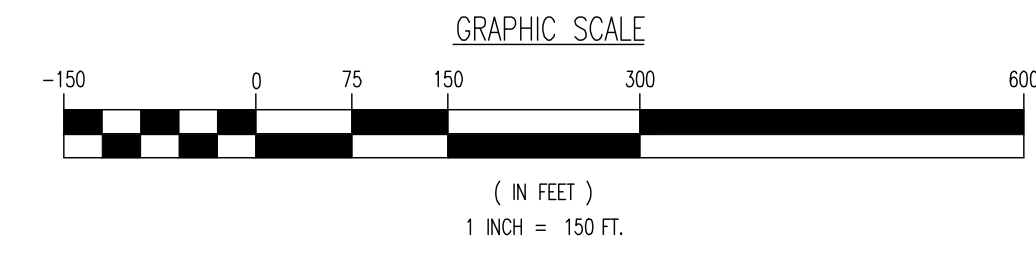
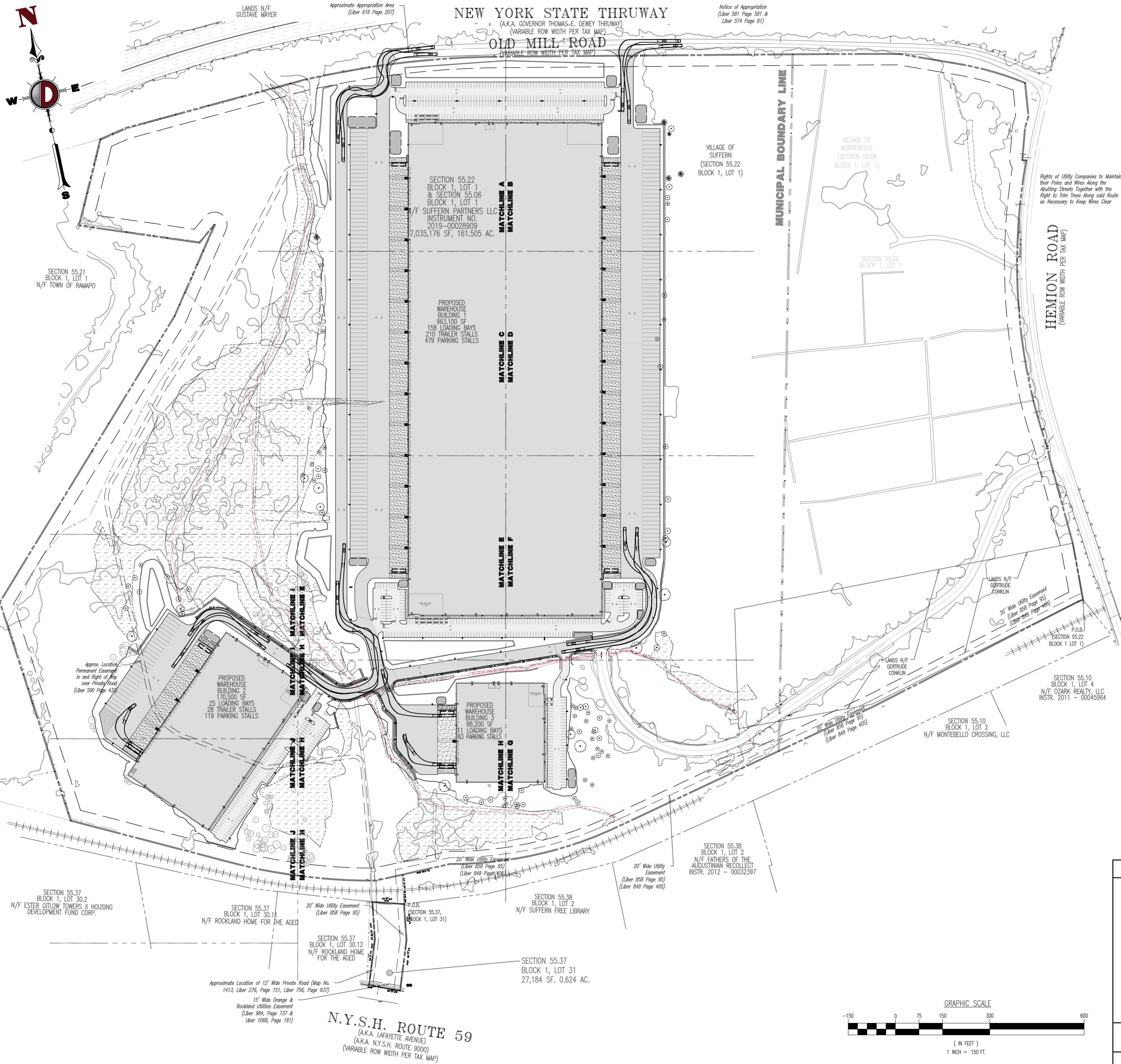
Rights of Utility Companies to Maintain  
their Poles and Wires Along with the  
Right to Trim Trees Along said Route  
as Necessary to Keep Wires Clear



Tractor Trailer - S35  
Overall Length: 73.50 ft  
Overall Body Height: 13.50 ft  
Min Body Ground Clearance: 4.50 ft  
Max Track Width: 8.50 ft  
Lock-to-lock Time: 9.00 s  
Max Steering Angle (Virtual): 28.4°



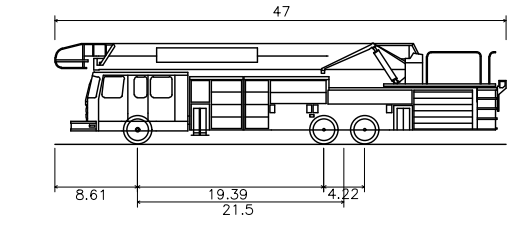
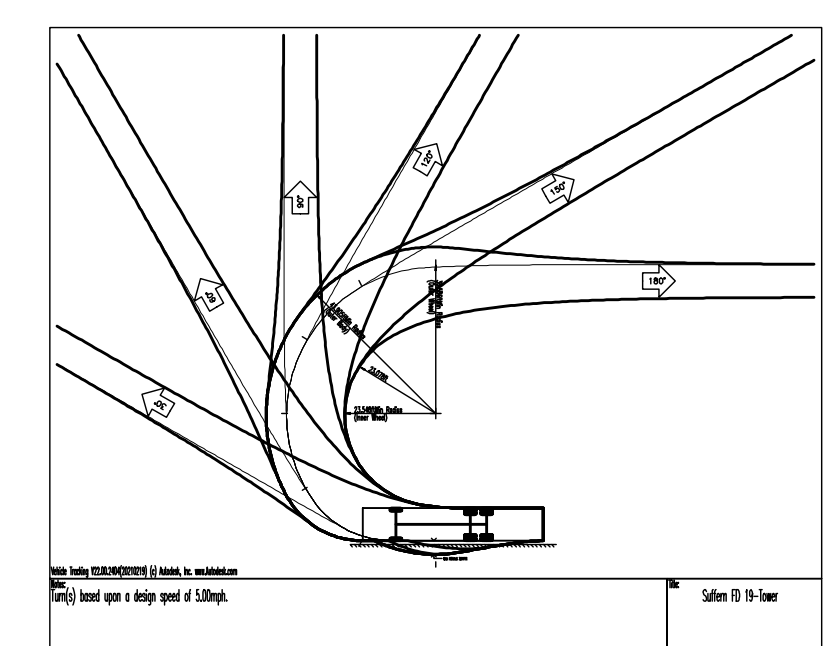
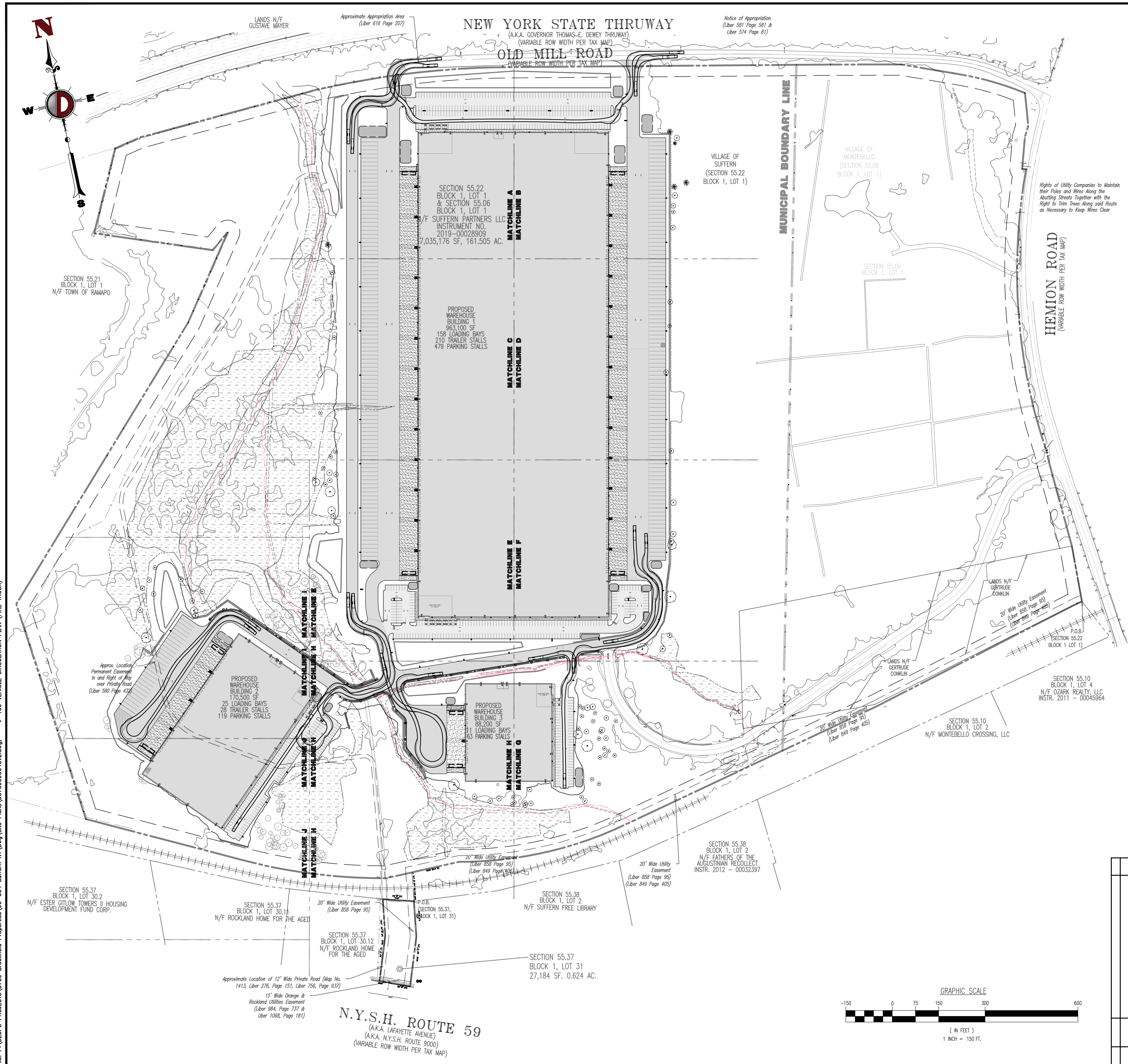
Product Ver: 24.2a (LMS Tech)  
Plot: 01/12/23 - 8:47 AM, By: aneyas, File: P:\BECPC PROJECTS\3709 Brookfield Properties\09-004 Suffern NY\DWG\Site Plans\370909004SV2.dwg, ---> 99 VEHICLE CIRCULATION PLAN (WB-07)



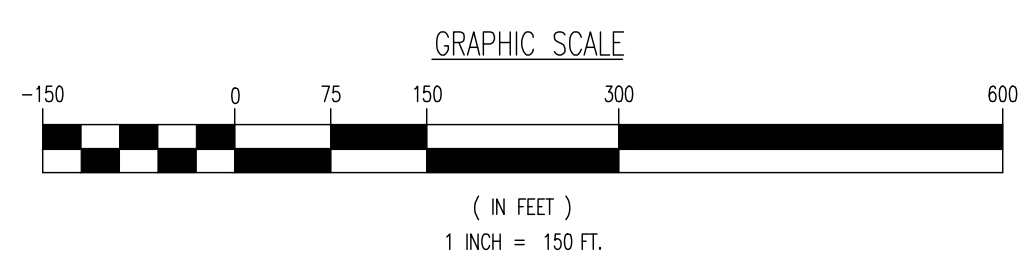
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TITLE: <b>VEHICLE CIRCULATION PLAN (WB-67)</b>	
PROJECT: <b>IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD</b>	JOB No: 3709-99-004
SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK	DATE: 12/17/2021
DESIGNED BY: CAM	SCALE: (H) 1"=150' (V)
CHECKED BY: JMS	SHEET No:
<b>JOHN A. PALUS</b> <b>JOSHUA M. SEWALD</b>	<b>99</b>
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Suffern FD 19-Tower  
 Overall Length: 47.000ft  
 Overall Width: 8.500ft  
 Overall Body Height: 10.510ft  
 Min. Body Ground Clearance: 0.350ft  
 Track Width: 8.500ft  
 Lock-to-lock Time: 6.000s  
 Max. Wheel Angle: 42.00°



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TITLE: **VEHICLE CIRCULATION PLAN (FIRE TRUCK)**

PROJECT: **IV2 ROCKLAND LOGISTICS, LLC  
 PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD**  
 SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37; BLOCK 1, LOT 31  
 OLD MILL ROAD AND HEMION ROAD (CR 93)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

JOB No: 3709-99-004  
 DATE: 12/17/2021  
 DRAWN BY: XXX  
 SCALE: (H) 1"=XX'  
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