

REFERENCE:
-SURVEY BY PAX SURVEYING & ENVIRONMENTAL CONSULTANTS DATED OCTOBER 3, 2025,
PROVIDED BY OWNER
-BEING LOT 11A1 AS SHOWN ON A MAP KNOWN AS "HOLIDAY EXECUTIVE PARK", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 4971, BK 93, PAGE 27 ON SEPT. 8, 1978.



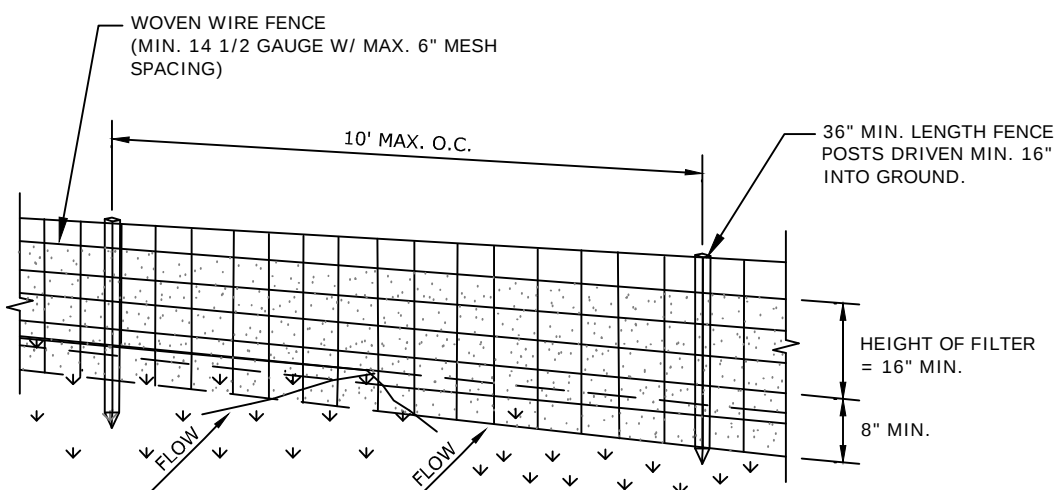
R6-1R



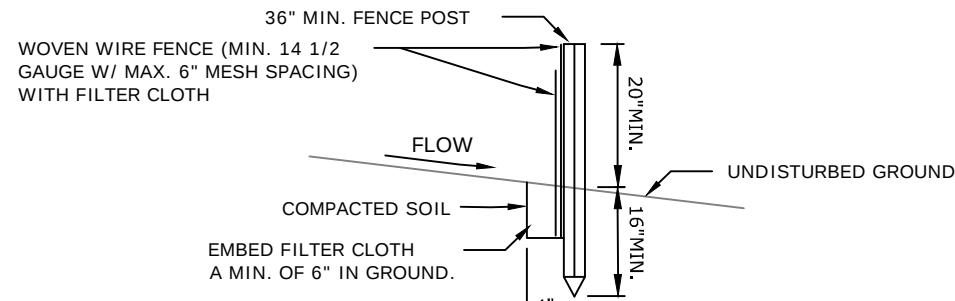
R6-1R



R7-1



PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILTATION FENCE

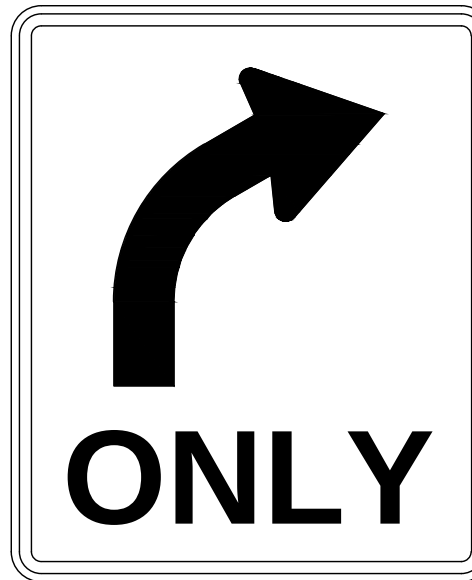
NOT TO SCALE

COVERAGE (ZONE LO)
EXISTING COVERAGE=48,600 SF FROM AS-BUILT
COV=48,600 SF/87,211 SF=55.77
PROP. COVERAGE=50,745 SF
COV=50,745 SF/87,211 SF=58.27

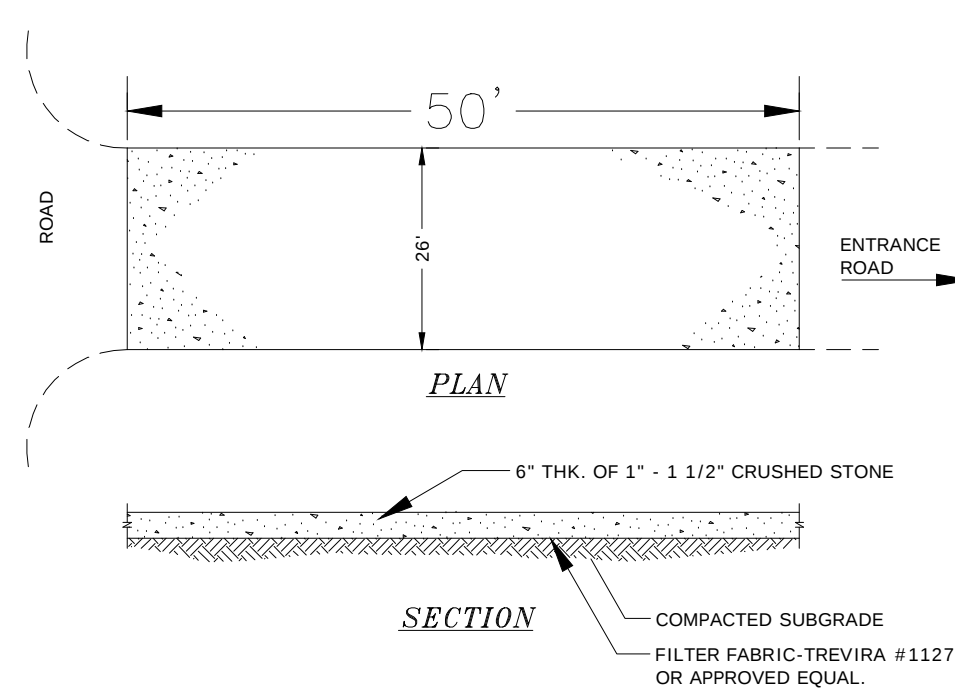
65% PERMITTED



R1-1



R3-5R



NOTE:
ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.

A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1"-1 1/2" CRUSHED STONE. WILL BE AT LEAST 30' X 100' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.

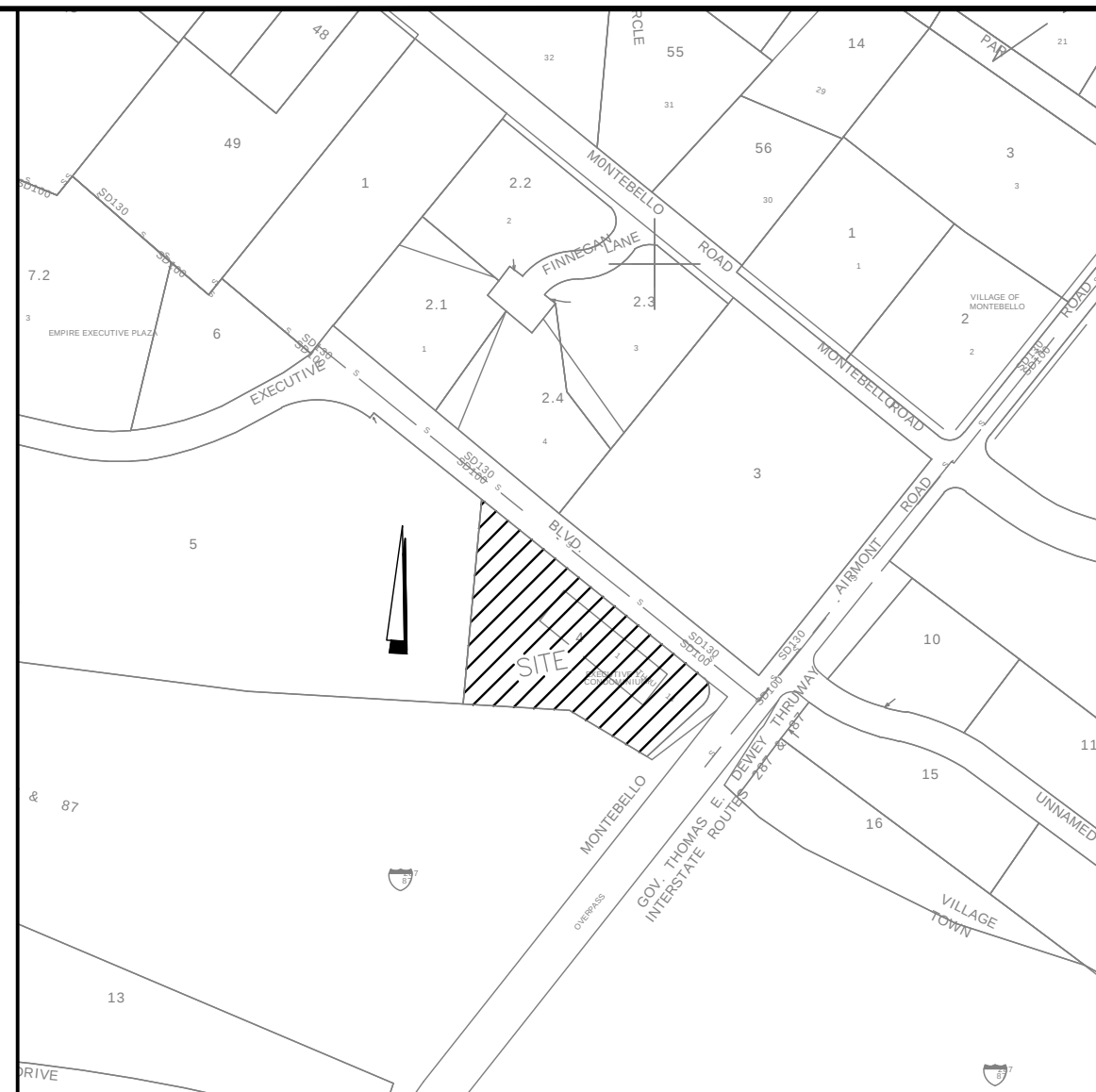
ALL DRIVEWAYS MUST BE STABILIZED WITH 1" - 1 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION.

PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

ALL CATCH BASIN INLETS WILL BE PROTECTED WITH A CRUSHED STONE OR HAYBALE FILTER (FILTER DETAILS APPEAR ON PLAN).

ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE DETAILED ON THE PLAN.



VICINITY MAP

SCALE=1"=500'

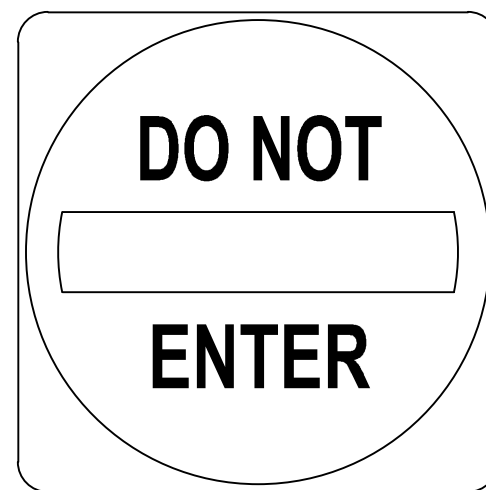
- NOTES:
1. THIS IS MAP 55.07 BLOCK 1 LOT 4 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
 2. AREA OF TRACT IN SQUARE FEET 87,207.50 FT
 3. ZONE LO
 4. PROPOSED USE: OFFICE BUILDING
 5. RECORD OWNER:
EXECUTIVE 1 CONDO
EXECUTIVE BOULEVARD
SUFFERN, NY 10901
 6. APPLICANT:
SAME
 7. FIRE DISTRICT: TALLMAN FIRE DISTRICT
 8. SCHOOL DISTRICT: SUFFERN CENTRAL SCHOOL DISTRICT
 9. WATER DISTRICT: VOLIA WATER
 10. WATER SUPPLY BY: VOLIA WATER
 11. SEWER DISTRICT: BENEFITTED AREA # 5
 12. DUTYING LEGS
 13. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN A CONDUIT OF NOT LESS THAN 2" DIAMETER.
 14. THERE ARE NO CONVEYANCES, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON SAID PLAN.
 15. NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITH OUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS CONDITION.
 16. NO BURNING OR BURYING OF ANY MATERIALS PERMITTED ON SITE.
 17. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

18. LICENSED PROFESSIONAL ENGINEER DATE
THE UNDERSIGNED OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

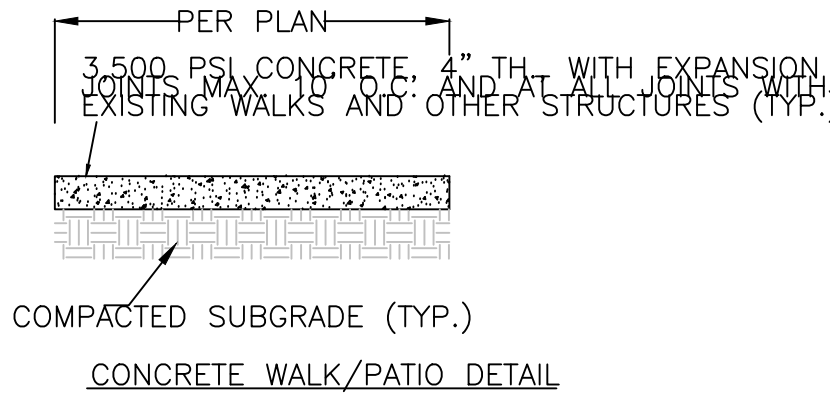
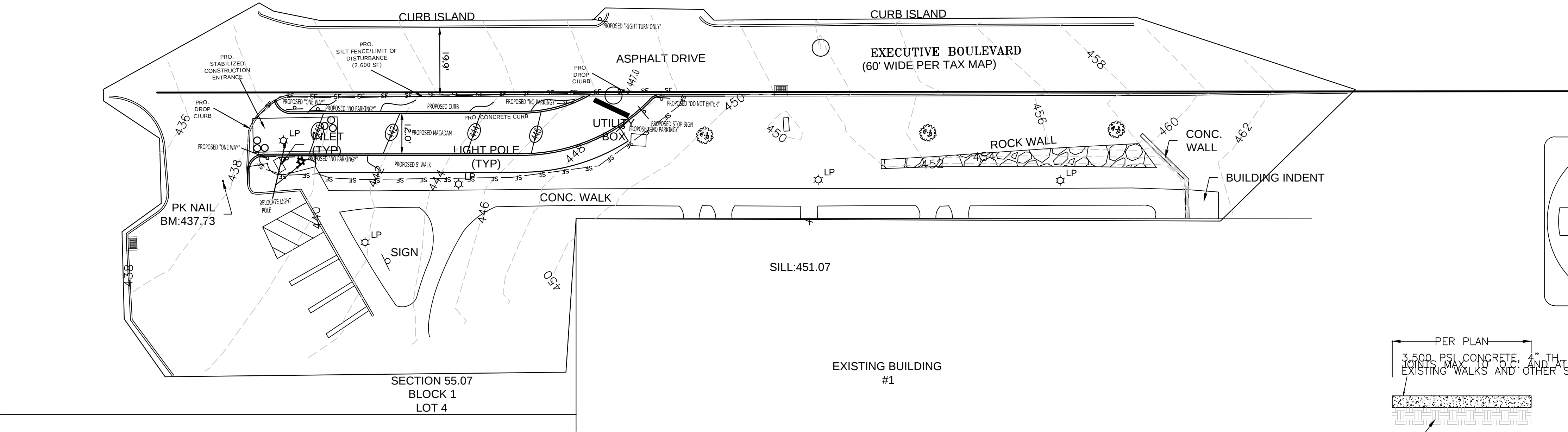
APPLICANT DATE

OWNER DATE

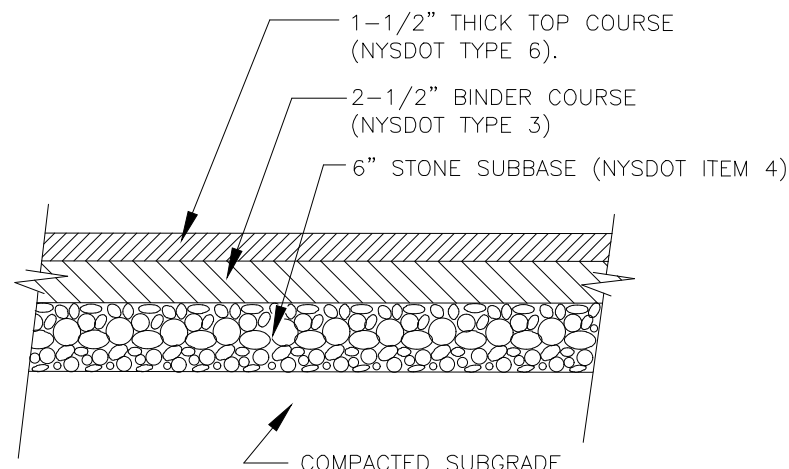
19. INCREASE IN COVERAGE IS 2000 SF.



R5-1

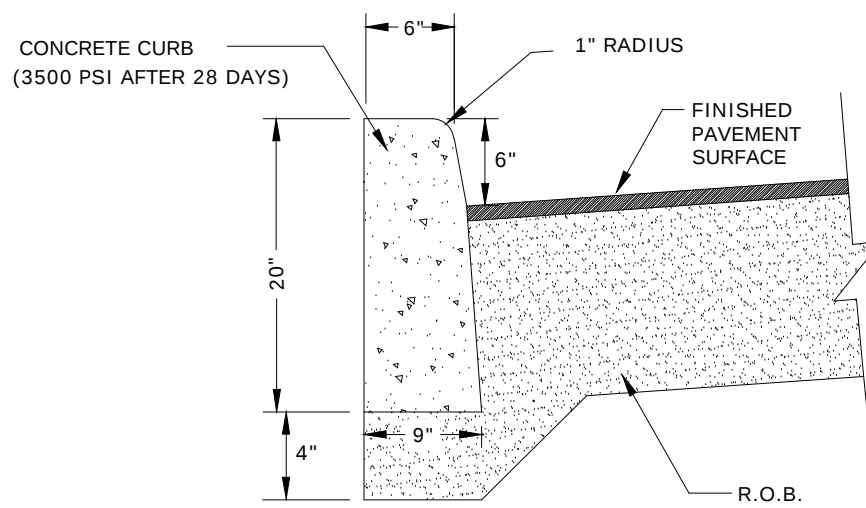


CONCRETE WALK/PATIO DETAIL



PARKING PAVEMENT DETAIL

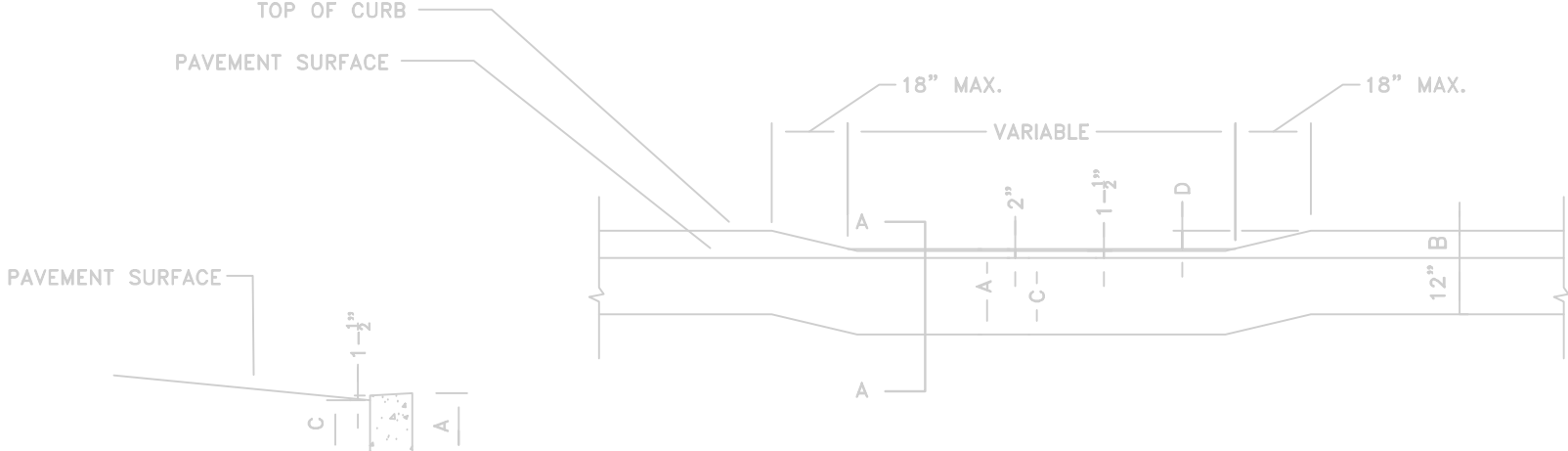
N.T.S.



NOTE:
CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS.

CONCRETE CURB

NOT TO SCALE



SECTION A-A

NOTES:

1. CONCRETE SHALL BE CLASS B WITH 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI, AND 6% ± 1.5 AIR ENTRAINMENT.

DETAIL

N.T.S.

STANDARD DEPRESS

CONCRETE CURB DETAIL

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT LEAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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PAUL GDANSKI, PROFESSIONAL ENGINEER

REVISIONS

2 7/8/26 REVISE
1 5/27/26 REVISE

SITE PLAN
FOR
EXECUTIVE BOULEVARD
55.07-1-4
LOCATED IN THE
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 10 0 10 20 40 60

PAUL GDANSKI, PE, PLLC

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FILE #

DATE NOV. 5, 2025

SCALE 1" = 20'

DWG # 1 OF 6