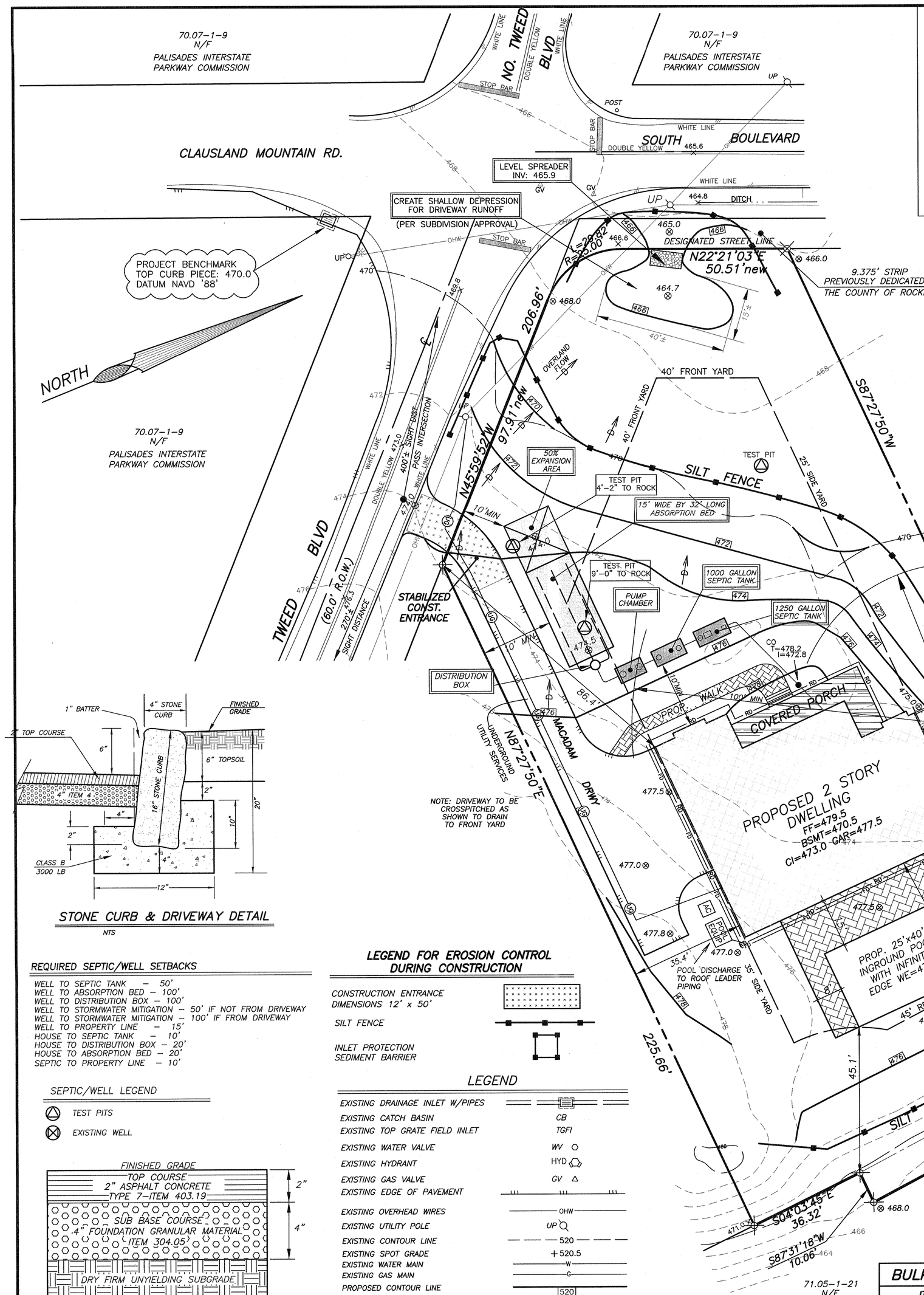
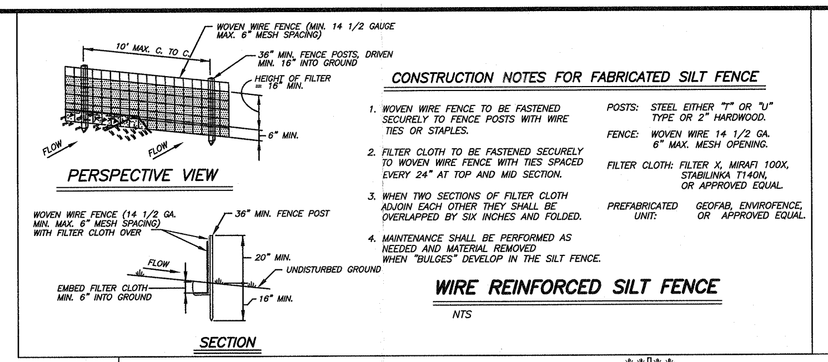




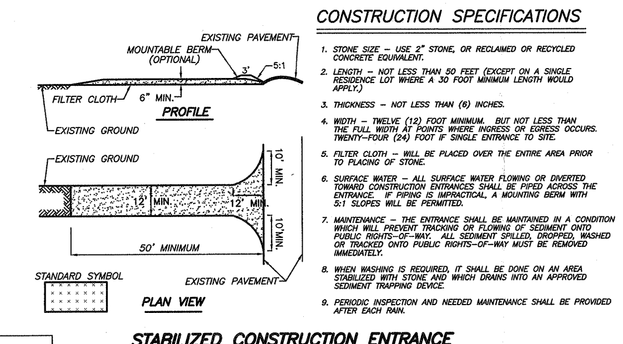
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
FENCE: WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

WIRE REINFORCED SILT FENCE

NTS

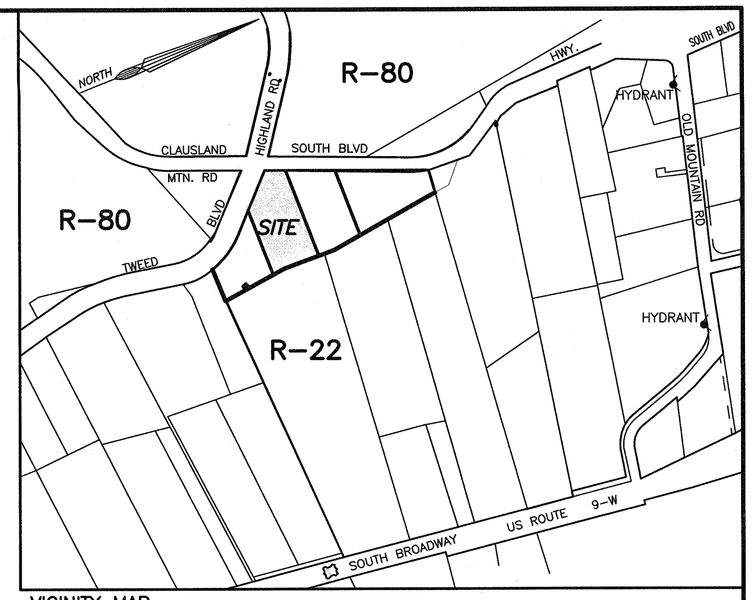


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS – NOT LESS THAN (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE EXPANSE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

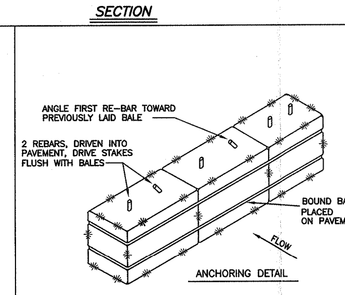
STABILIZED CONSTRUCTION ENTRANCE

NTS



VICINITY MAP

SCALE: 1"=300'



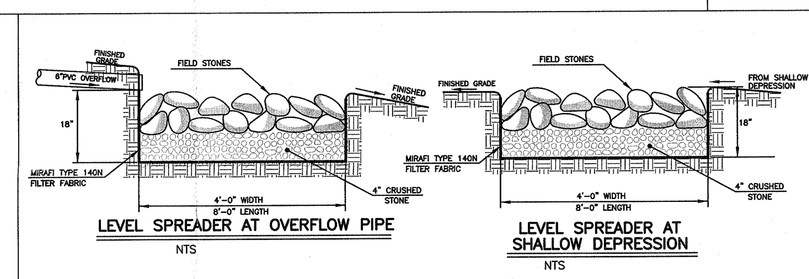
BEDDING DETAIL

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF THE SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. BALES SHALL BE PLACED SO THE BINDING ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO RE-BARS DRIVEN THROUGH THE BALE AND INTO THE EXISTING PAVEMENT. THE FIRST STAKE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

⚠ STRAW BALE DIKE

NTS



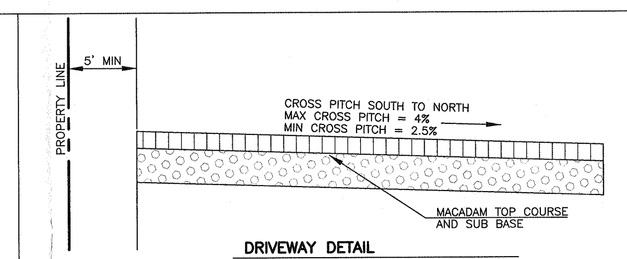
LEVEL SPREADER AT OVERFLOW PIPE

NTS

LEVEL SPREADER AT SHALLOW DEPRESSION

NTS

PER PREVIOUS SUBDIVISION APPROVAL



DRIVEWAY DETAIL

NTS PER PREVIOUS SUBDIVISION APPROVAL

NOTES:

1. THIS IS A SITE PLAN OF TAX LOT 71.05-1-22.3 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: SMK HOME BUILDERS, INC, 24 WATERS EDGE, CONGERS, NY 10920
3. APPLICANT: SAME
4. ZONE: R-22
5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
7. THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
8. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
9. WATER SUPPLY: WELLS
10. DATUM: USGS (NAVD 88)
11. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
12. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
13. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEME, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
14. PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS FOR PROJECTS WITH LESS THAN ONE ACRE OF DISTURBANCE. AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND NOI FILING IS REQUIRED. A STORMWATER COVENANT HAS BEEN FILED IN THE ROCKLAND COUNTY CLERK'S (R.C.C.) OFFICE FOR THIS LOT INST# 2017-27351 AND TRENCH DRAIN AND DRYWELLS SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
15. ALL LANDSCAPING SHOWN ON THE SUBDIVISION PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
16. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN D.E.M.E. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
17. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES ARE AS FOLLOWS:
    a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
    c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    d. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
        1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
        2. DRIP LINE OF THE TREE CANOPY

    THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
        1. LIGHT TO HEAVY IMPACTS– MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
        2. LIGHT IMPACTS ONLY– INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
18. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORSEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(SO, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (ie WETLAND-US ARMY CORPS OF ENGINEERS)
19. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
20. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.

NOTE #33 FROM FILED MAP:

33. DRAINAGE MITIGATION HAS BEEN DESIGNED FOR THE FOLLOWING IMPERVIOUS AREAS PER LOT; LOT 1: 3,560 SF – LOT 2: 3,990 SF – LOT 3: 4,585 SF – LOT 4: 3,560 SF. IF PROPOSED IMPERVIOUS AREAS INCREASE FOR ANY LOTS; NEW DRAINAGE CALCULATIONS SHALL BE SUBMITTED TO ORANGETOWN DEME FOR REVIEW AND APPROVAL; NEW OR EXPANDED STORMWATER FACILITIES MAY BE REQUIRED.

ORIGINAL MITIGATION WAS NONE REQUIRED FOR 3990 SF OF IMPERVIOUS AREA (DUE TO REMOVAL OF EXISTING)
PROPOSED MITIGATION IS 2– 6" DIA 5' DEEP DRYWELLS WITH 3 FT OF STONE SURROUND FOR 8990 SF IMPERVIOUS AREA (INCREASE OF 5000 SF), WITH ACTUAL 8" IN 30 MINUTE PERC.

STONE CURB & DRIVEWAY DETAIL

NTS

REQUIRED SEPTIC/WELL SETBACKS

WELL TO SEPTIC TANK – 50'
WELL TO ABSORPTION BED – 100'
WELL TO DISTRIBUTION BOX – 100'
WELL TO STORMWATER MITIGATION – 50' IF NOT FROM DRIVEWAY
WELL TO STORMWATER MITIGATION – 100' IF FROM DRIVEWAY
WELL TO PROPERTY LINE – 15'
HOUSE TO SEPTIC TANK – 10'
HOUSE TO DISTRIBUTION BOX – 20'
HOUSE TO ABSORPTION BED – 20'
SEPTIC TO PROPERTY LINE – 10'

SEPTIC/WELL LEGEND

TEST PITS
EXISTING WELL

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

CONSTRUCTION ENTRANCE DIMENSIONS 12' x 50'
SILT FENCE
INLET PROTECTION SEDIMENT BARRIER

LEGEND

EXISTING DRAINAGE INLET W/PIPES	
EXISTING CATCH BASIN	CB
EXISTING TOP GRATE FIELD INLET	TGFI
EXISTING WATER VALVE	WV
EXISTING HYDRANT	HYD
EXISTING GAS VALVE	GV
EXISTING EDGE OF PAVEMENT	
EXISTING OVERHEAD WIRES	OHW
EXISTING UTILITY POLE	UP
EXISTING CONTOUR LINE	520
EXISTING SPOT GRADE	+520.5
EXISTING WATER MAIN	W
EXISTING GAS MAIN	G
PROPOSED CONTOUR LINE	520
PROPOSED SPOT GRADE	⊗ 520.5
PROPOSED ROOF DRAIN	RD
PROPOSED FOOTING DRAIN	FD
PROPOSED UNDERGROUND UTILITIES	U
PROPOSED WATER SERVICE	W
PROPOSED SANITARY SERVICE	S
PROPOSED GAS SERVICE	G

DRIVEWAY PAVEMENT DETAIL

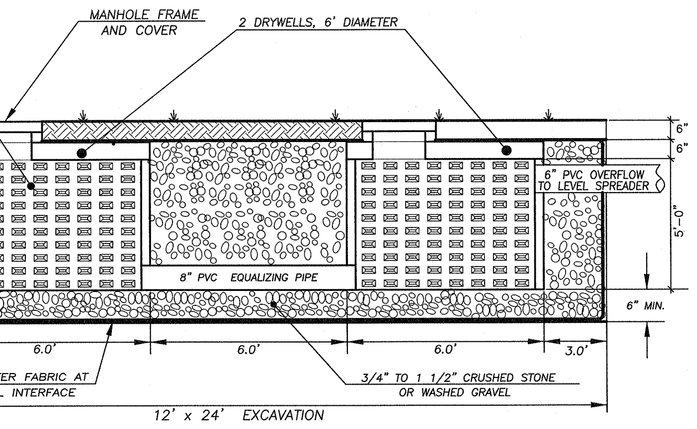
NTS

NOTE: FOR SEPTIC PLANS AND DETAILS REFER TO MAPS ENTITLED, "SITE PLAN FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PRIVATE WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PRIVATE WELLS DETAILS", PREPARED BY GDANSKI CONSULTANTS, INC., REVISED 9/22/16 ALL AS APPROVED BY THE ROCKLAND CTY HEALTH DEPT

REFERENCE:
BEING LOT 2 ON A MAP ENTITLED "HAWKS VIEW ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8353.

BULK TABLE ZONE R-22

ITEM	REQUIRED	LOT 2
MIN AREA	22,500 SF	38,099 SF NET <--SEE REF. MAP #8353
MIN LOT WIDTH	125'	144'
MIN ST FRONTAGE	75'	164'
MIN FRONT YARD	40'	86.4'
MIN SIDE YARD	25'	25.4'
TOTAL SIDE YARD	60'	60.8'
MIN REAR YARD	45'	88.9' TO DWLG 45.1' TO POOL
MAX. FAR	0.20	0.185 PER ARCHT
MAX. HGHT.	9" PER FT FR LOT LINE	27'4"



DRYWELL GALLERY IN STONE SURROUND

NTS

GDANSKI CONSULTANTS, INC.
633 WOODMONT LANE
SLOATSBURG, NEW YORK, 10974

STATE OF NEW YORK · PAUL GDANSKI · No. 075890 · LICENSED PROFESSIONAL ENGINEER

PAUL GDANSKI, PE
NYS LIC. 075890

DATE	REVISIONS
7/22/21	VIC MAP
6/23/21	BSMT ACCESS

STATE OF NEW YORK · JAY A. GREENWELL · No. 049676 · LICENSED LAND SURVEYOR

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SITE DEVELOPMENT PLAN
LOT 2

HAWKS VIEW ESTATES

TOWN OF ORANGETOWN, ROCKLAND COUNTY
STATE OF NEW YORK

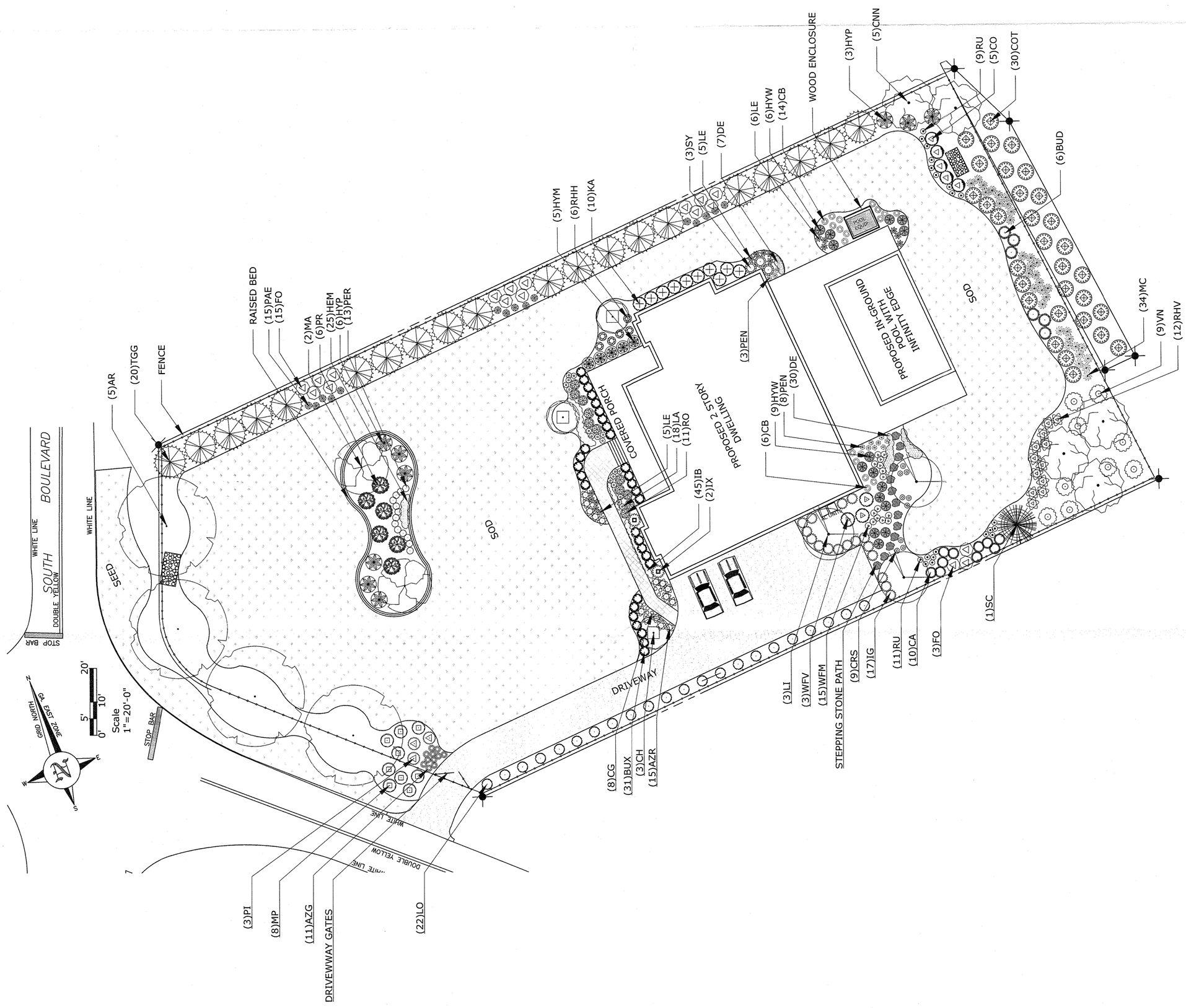
JAY A. GREENWELL, PLS
SURVEYING – LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT	71.05-1-22.3
	37,776 SF GROSS +323 SF 1/2 RD WIDE
	38,099 SF NET
FILE	2727 PLOT 2
SCALE	1"= 20'
DATE	06/17/21
JOB NO.	2727

LANDSCAPE PLAN
PAGE 1 OF 3
7/11/21

HAWKS VIEW ESTATES-LOT #2
Tax Lot 71.05-1-22.2
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY

STEVE GRIGGS DESIGN
76 Spruce Street, Blauvelt, NY 10913
Steve Griggs-ASLA Member #77467
914-879-5602 steve@stevegriggsdesign.com
Kathleen Sakal-Designer---kathy@stevegriggsdesign.com

Plant Chart

Key	Scientific Name	Common Name	Qty	Size
	TREE			
AR	Acer Rubrum	Red Maple	5	10-12'
CH	Chionanthus virginicus	White Fringe Tree	3	8-10'
CCN	Cornus florida 'Cloud Nine'	Cloud Nine Dogwood	5	8-10'
LI	Lagerstromia indica (Pink)	Crape Myrtle	3	10-12'
MA	Magnolia soulangiana 'Alexandrina'	Saucer Magnolia	2	10-12'
SC	Sciadopitys verticillata	Japanese Umbrella Pine	1	10'
TGG	Thuja 'Green Giant'	Green Giant Arborvitae	20	10-12'
	SHRUB			
AZG	Azalea x 'Girard's Pleasant White'	Girard's Pleasant White Azalea	11	3 gal
AZR	Azalea x Roblen 'Autumn Sunset'	Autumn Sunset Azalea	15	3 gal
BUD	Buddleia davidii 'Nanho Purple'	Nanho Purple Butterfly Bush	6	3 gal
BUX	Buxus 'Wintergreen'	Wintergreen Boxwood	31	3 gal
CA	Callicarpa dichotoma 'Early Amethyst'	Beauty Berry	10	3 gal
CO	Cornus sanguinea 'Midwinter Fire'	Bloodtwig Dogwood	5	5 gal
COT	Cotoneaster dameri 'Coral Beauty'	Bearberry Cotoneaster	30	3 gal
FO	Fothergilla major	Fothergilla	18	7 gal
HYM	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	5	3 gal
HYP	Hydrangea paniculata 'Pinky Winky'	PInky Winky Hydrangea	9	3 gal
HYW	Hydrangea paniculata 'White Diamonds'	White Diamonds Hydrangea	15	3 gal
IB	Iberis sempervirens 'Autumn Beauty'	Evergreen Candytuft	45	1 gal
IG	Ilex glabra 'Shamrock'	Inkberry	17	3 gal
IX	Ilex x aquipernyi 'Dragon Lady'	Dragon Lady Holly	2	7 gal
KA	Kalmia latifolia	Mountain Laurel	10	3 gal
MP	Myrica pennsylvanica	Northern Bayberry	8	7 gal
PI	Pieris japonica 'Mountain Fire'	Japanese Pieris	3	3 gal
PR	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	6	3 gal
RHH	Rhododendron 'Hershey's Red'	Hershey's Red Karume Azalea	6	3 gal
RHV	Rhododendron 'Vulcan's Flame'	Vulcan's Flame Rhododendron	12	3 gal
RO	Rosa 'Knockout'	Knockout Rose	11	3 gal
SY	Syringa meyeri 'Miss Kim'	Miss Kim Lilac	3	7 gal
VN	Viburnum nudum 'Brandywine'	Brandywine Viburnum	9	7 gal
WFM	Weigela florida 'Midnight Wine'	Midnight Wine Weigela	15	3 gal
WFV	Weigela florida 'Variegata'	Variegated Weigela	3	5 gal
	PERENNIAL			
CG	Campanula glomerata	Clustered Bell Flower	8	1 gal
CRS	Coreopsis grandiflora 'Rising Sun'	Rising Sun Tickseed	9	1 gal
DE	Delosperma cooperi	Ice Plant	37	1 gal
HEM	Hemerocallis 'Stella 'D Oro'	Stella 'D Oro Daylily	25	1 gal
LA	Lavandula angustifolia 'Hidcote'	Lavender	18	1 gal
LE	Leucanthemum superbum 'Becky'	Shasta Daisy	16	1 gal
LO	Lonicera sempervirens	Honeysuckle	22	3 gal
PAE	Paeonia lactiflora 'Sarah Bernhardt'	Peony	15	1 gal
PER	Perovskia atriplicifolia	Russian Sage	13	1 gal
RU	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	20	1 gal
	GRASS			
CB	Calamagrostis brachytricha	Feather Reed Grass	20	3 gal
MC	Muhlenbergia capillaris	Muhley Grass	34	3 gal
PEN	Pennisetum alopecuroides 'LIttle Bunny'	Little Bunny Grass	11	3 gal
	SEED		1,442 SF	
	SOD		16,265 SF