

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS TO THIS DRAWING

**ALBERT DATTOLI ARCHITECT**

70K CHESTNUT RIDGE RD.  
MONTVALE, N.J. 07645  
201-573-8250 FAX 201-573-9310  
dattoliarchitect@hotmail.com

NCARB NO. 24,188  
NJ CERT. NO. 21A100771600  
NY CERT. NO. 15,134

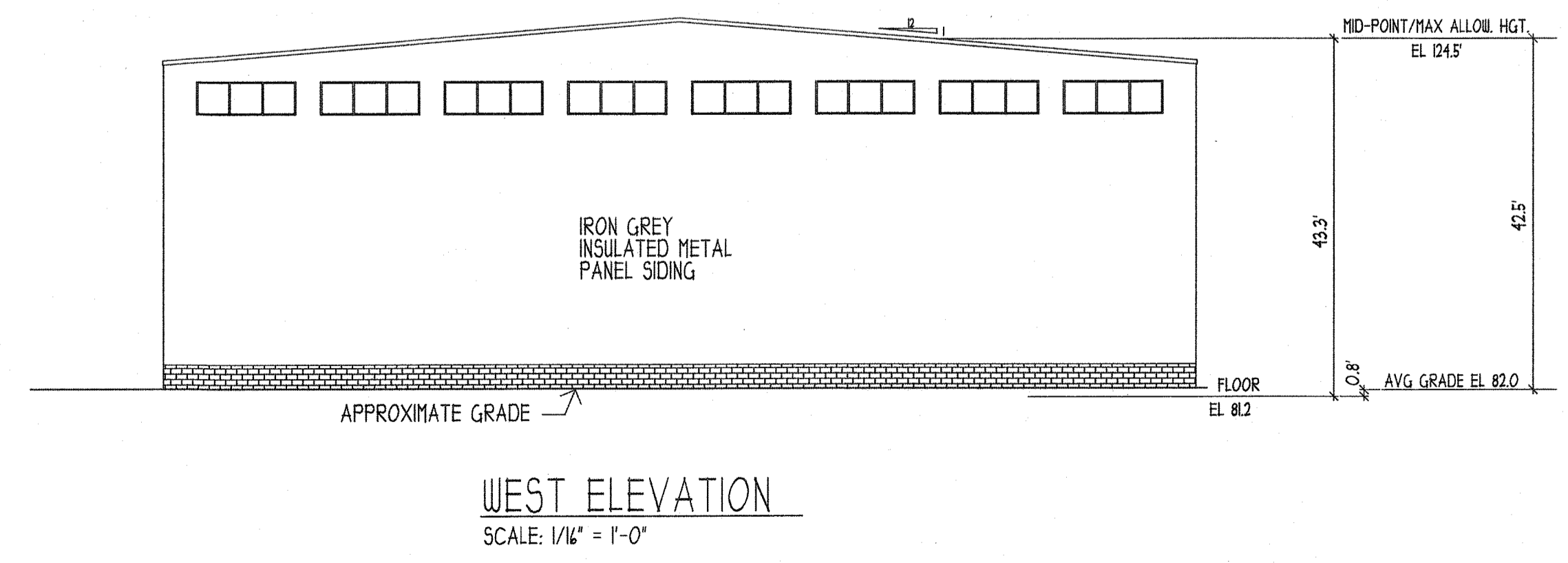
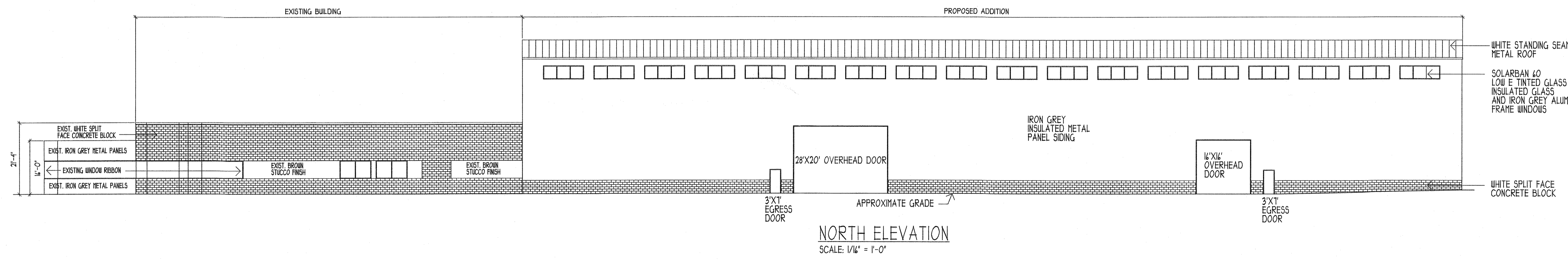
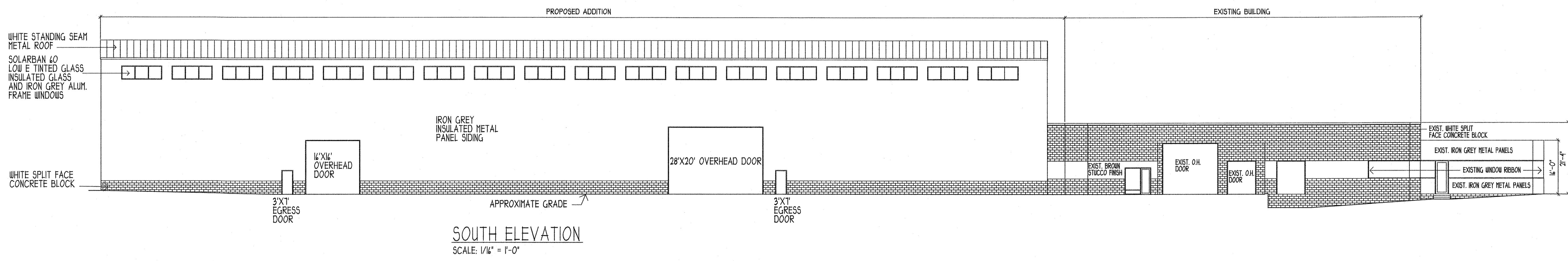
PROPOSED BUILDING ADDITION  
8 OLYMPIC DRIVE  
SQ PROPERTIES, LLC  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK



*Albert Dattoli*  
SIGNATURE/SEAL

DRAWING #  
A-1  
OF 2

COMM NO 2021-045 10-5-2021

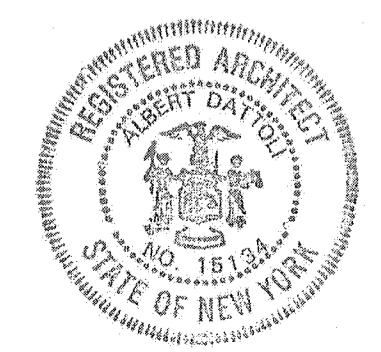


REVISIONS TO THIS DRAWING

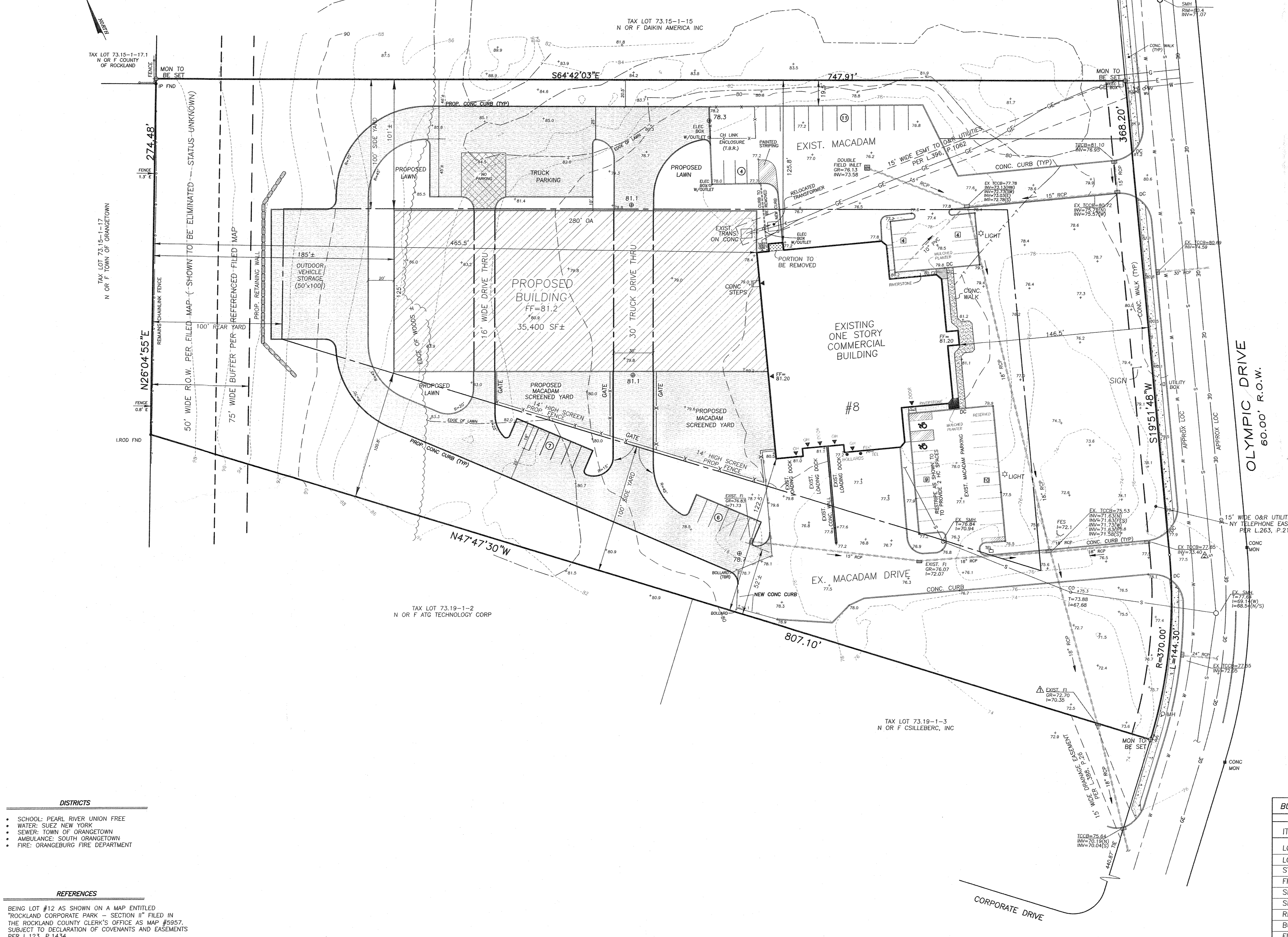
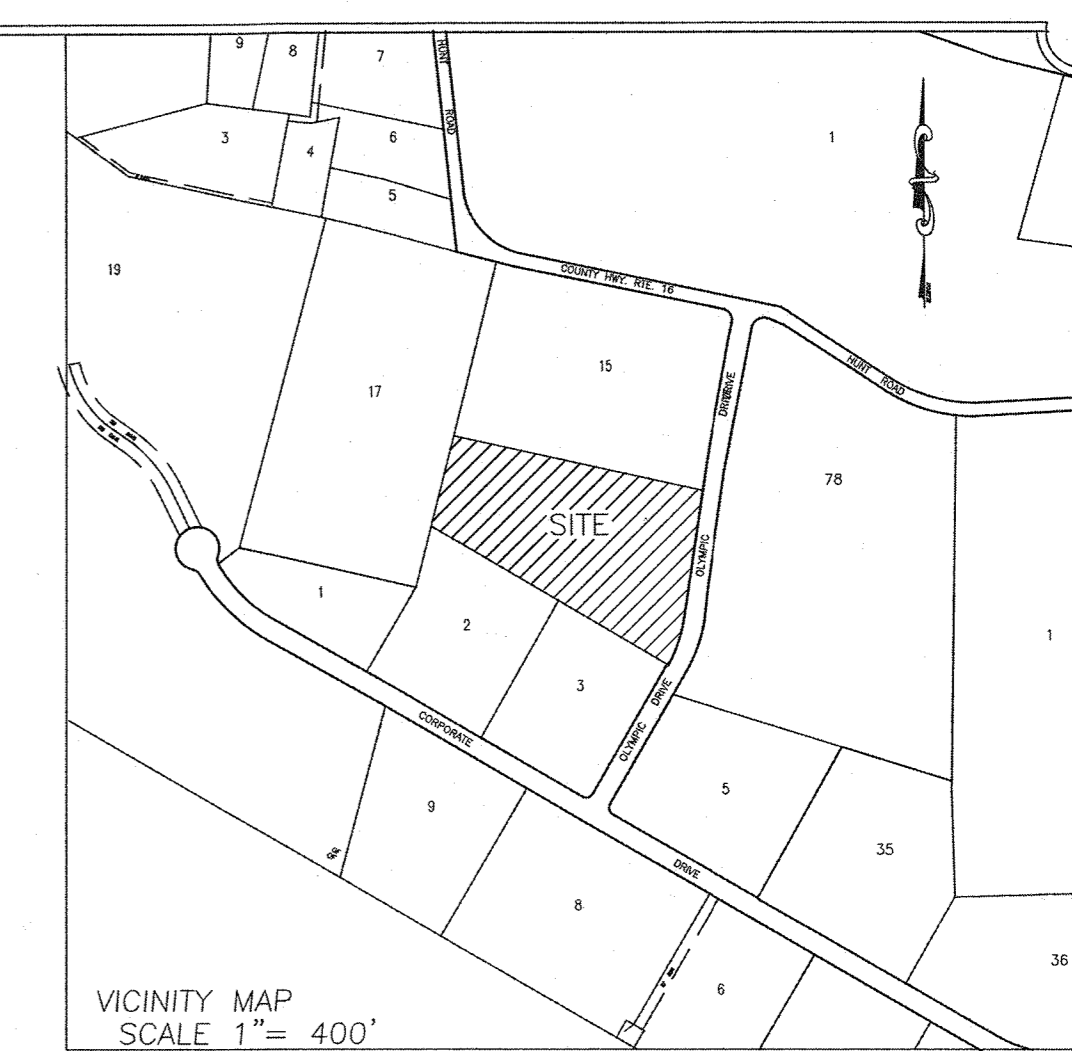
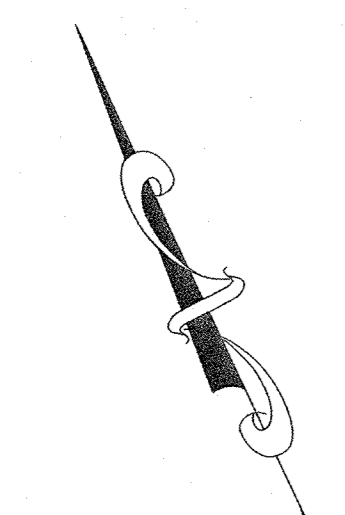
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PROPOSED BUILDING ADDITION  
 8 OLYMPIC DRIVE  
 SQ PROPERTIES, LLC  
 TOWN OF ORANGETOWN  
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*Albert Dattoli*  
 SIGNATURE/SEAL  
 COMM NO 2021-045  
 DRAWING #  
 A-2  
 OF 2  
 10-5-2021



- NOTES:**
- THIS IS A SITE PLAN FOR TAX LOT 73.15-1-16, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
  - RECORDED OWNER: SQ PROPERTIES LLC; 8 OLYMPIC DRIVE, ORANGETOWN, NY 10962
  - APPLICABLE ZONE: CC
  - LOT AREA: 302,614 SF @ 8471 AC
  - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 238-B, § 24 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  - THE PLAN SHOWS THE LOCATION OF EXISTING UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
  - ALL EXISTING UTILITIES SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
  - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THE SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - IMPROVEMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL, WHERE NOT OTHERWISE MARKED (SHOW THIS PLAN).
  - ALL UTILITIES OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE OBTAINED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN ENGINEER.
  - ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE SANITARY AND FERTILIZED PRIOR TO SEEDING.
  - SEWERLINES AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TESTS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY AGOR.
  - WATER SUPPLY: SUEZ NY
  - EXISTING AND NEW 2" WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
  - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. SUPERVISOR 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.
  - ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A HOODIOUS 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.
  - 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 DEMO SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEMO AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
  - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
  - IF THE APPLICANT, SUBMITTER OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND UTILITIES, SLOTT OR SALT AREAS, UNREPAIRED DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORSEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEMO. THE APPLICANT SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO DEMO. DEMO SHALL BE GIVEN SUCH AUTHORITY AS NECESSARY TO INVESTIGATE AND CORRECT SUCH CONDITIONS. DEMO SHALL INVESTIGATE THE CONDITIONS AND MAKE RECOMMENDATIONS TO CORRECT THE CONDITIONS OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEMO, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OF ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLANDS-LIS ARIET CONRS OF ENGINEERS).
  - PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
  - PRIOR TO (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN DEPT. OF HIGHWAYS A DEMO WITH A PLAN & PROFILE FOR THE IMPROVED ROAD TO BE BUILT IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
  - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS, AND REFUSE CONTROL.
  - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWERAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
  - A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPACING TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PROTECT AND PRESERVE EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
    - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' FOOT HEIGHT.
    - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - THE TREE PROTECTION ZONE SHALL BE ESTABLISHED FROM THE TREE TRUNK PER THE:
        - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE & A BARRIER OF SHOW FLAGS OR EQUIVALENT TO BE PLACED AT THE PERIPHERY OF THE PROTECTION ZONE. IF IT IS ASSESSED THAT THE TREE PROTECTION ZONE MUST BE VIOLENT, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
          - LIGHT TO NOTIFY IMPACTS - MINIMUM OF 600 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
          - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4" INCH OF PLYWOOD OR BOARDING, OR EQUIVALENT OVER THE AREA TO BE PROTECTED.
        - THE BARRELS 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.

**BUILDING AREA**

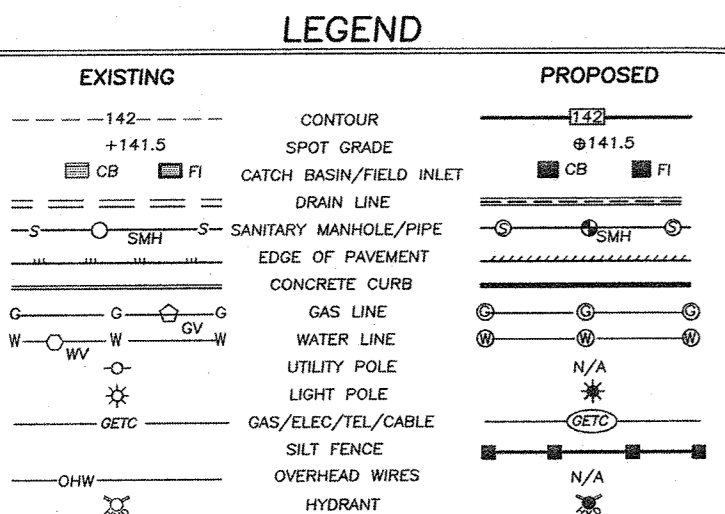
EXISTING	= 20,200 SF±
PROPOSED	= 35,400 SF±
TOTAL	= 55,600 SF±

**PARKING REQUIREMENTS**

OFFICE @ 1/200 SF  
ASSEMBLY/WAREHOUSE @ 1/2 EMPLOYEES

- DISTRICTS**
- SCHOOL: PEARL RIVER UNION FREE
  - WATER: SUEZ NEW YORK
  - SEWER: TOWN OF ORANGETOWN
  - AMBULANCE: SOUTH ORANGETOWN
  - FIRE: ORANGETOWN FIRE DEPARTMENT

- REFERENCES**
- BEING LOT #12 AS SHOWN ON A MAP ENTITLED "ROCKLAND CORPORATE PARK - SECTION II" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #5957.
  - SUBJECT TO DECLARATION OF COVENANTS AND EASEMENTS PER L-123, P.1434.



**BULK REQUIREMENTS - ZONE LIO - USE GROUP "CC"**

ITEM	ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC	6.9471 AC	NO CHANGE
LOT WIDTH	300 FT	440 FT±	NO CHANGE
STREET FRONTAGE	150 FT	512 FT±	NO CHANGE
FRONT YARD	100 FT	146.5'±	NO CHANGE
SIDE YARD	100 FT	122.5'±	100.8'
SIDE YARD TOTAL	200 FT	247.3'±	201.8'
REAR YARD	100 FT	460 FT±	185'±
BUILDING HEIGHT	3'± = 42.5 FT	30 FT±	NO CHANGE
FLOOR AREA RATIO	0.40	0.07±	0.184
DEVELOPMENT COVERAGE	75%	24% ±	52% ±

ORANGETOWN PLANNING BOARD APPROVAL

**CIVIL DESIGN WORKS LLC**  
CIVIL ENGINEERING CONSULTANTS AND DESIGNERS  
WWW.CIVILDESIGNWORKS.COM

NEW YORK OFFICE: 19 FULGON ROAD - SUITE 804 NEW YORK, NY 10956 TEL: 845-266-6441

NEW JERSEY OFFICE: 17 ARDENWOOD ROAD OAKLAND - NEW JERSEY 07450 TEL: 973-644-7250

APPROVED FOR FILING BY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE: 12/11/19

REVISIONS:

11/27/19	CS	REV.
11/15/19	CBT	REV.

DESIGNED SQ  
DRAWN LDW  
CHECKED JAC  
APPROVED JAC

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

TAX LOT # 73.15-1-16

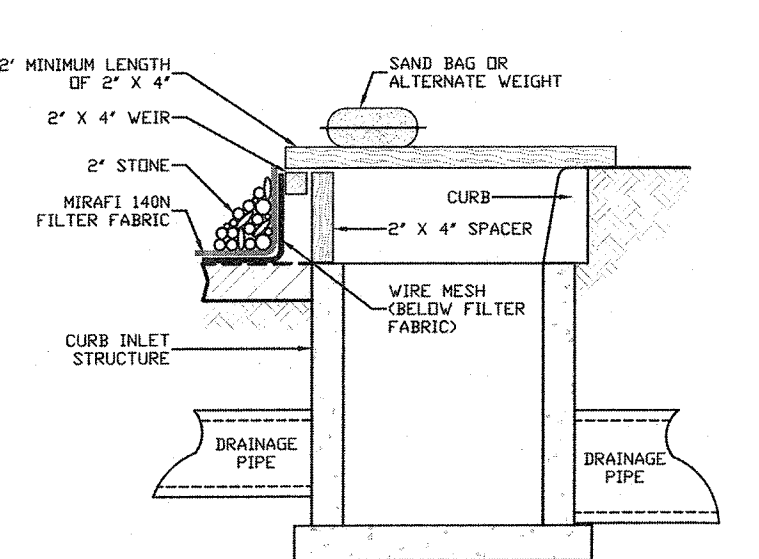
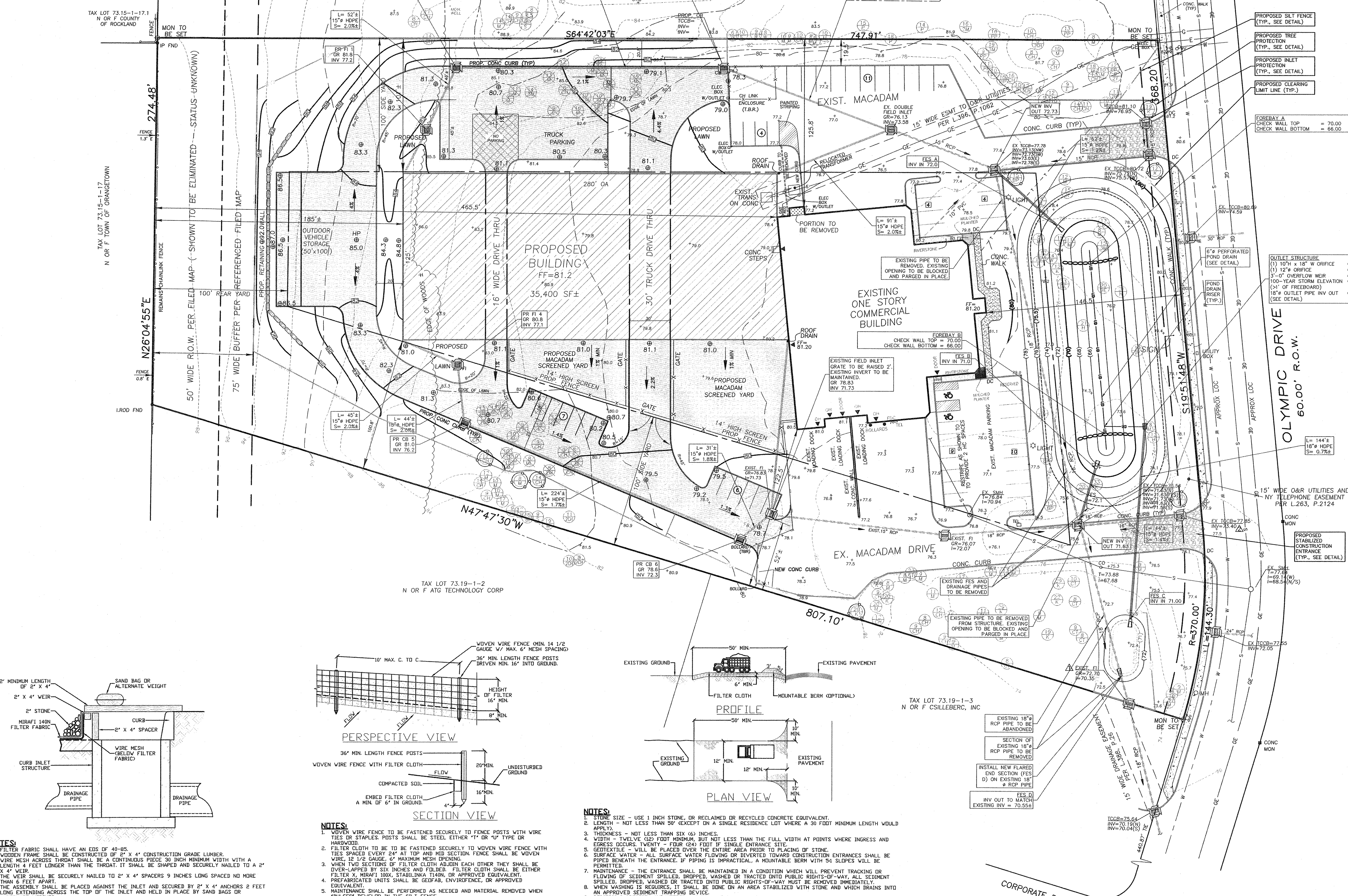
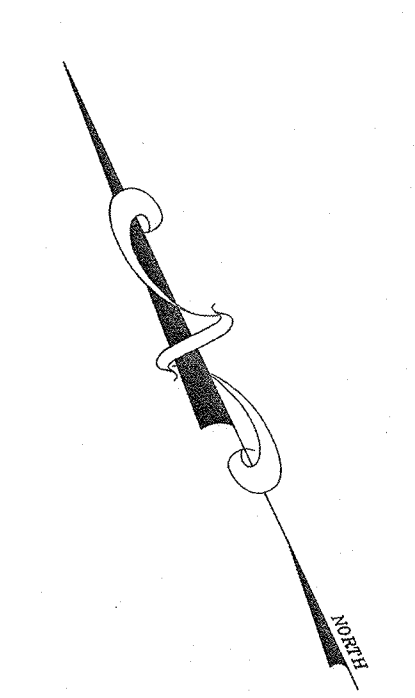
AREA: 302,614 sq ft @ 6,9471 AC

FILE: 21808SITE

SCALE: 1"=30'

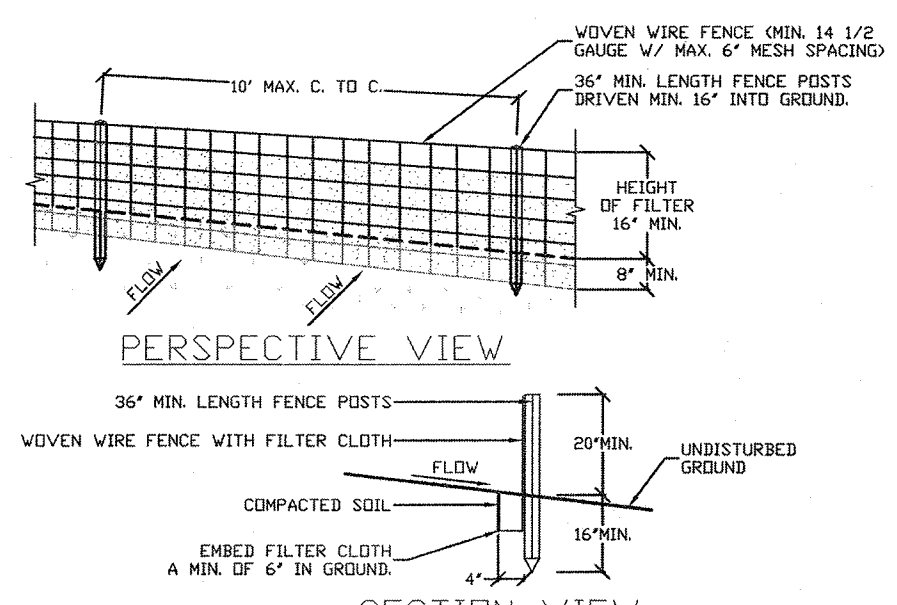
DATE: 10/14/19

JOB NO.: 21808



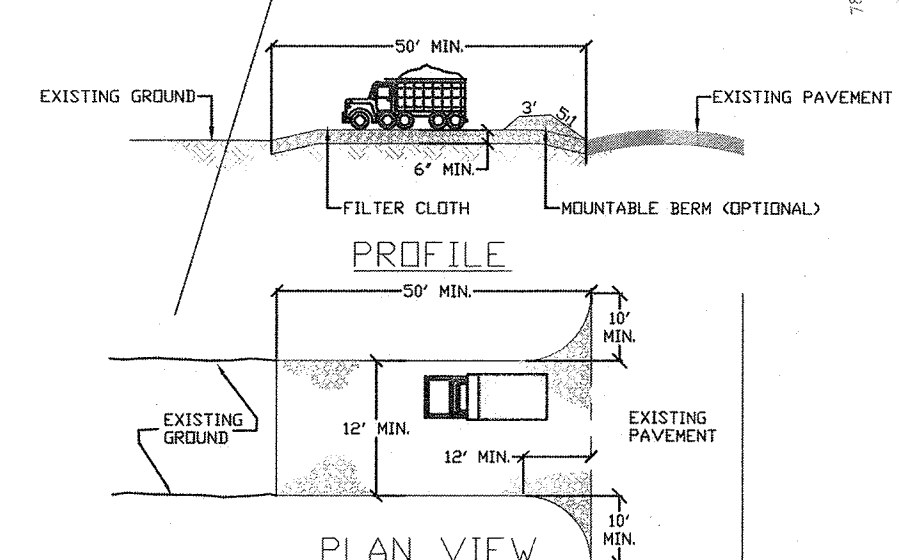
**NOTES:**  
 1. FILTER FABRIC SHALL HAVE AN EDS OF 40-85.  
 2. WEIR FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.  
 3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.  
 4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.  
 5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

**CURB INLET PROTECTION DETAIL**  
N.T.S.



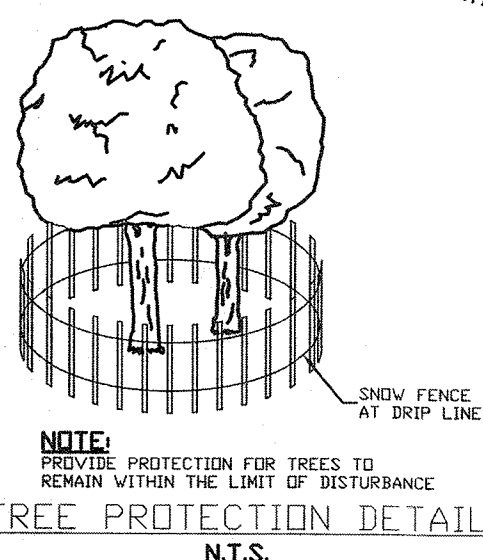
**NOTES:**  
 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.  
 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE 1/2" GAUGE, 6" MAXIMUM MESH SPACING.  
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FUSED. FILTER CLOTH SHALL BE EITHER FILTER X, MIFAT 1000, STABILINKA 1140N, OR APPROVED EQUIVALENT.  
 4. PREPARATED UNITS SHALL BE GEOTEX, ENVIRONMENT, OR APPROVED EQUIVALENT.  
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SILT FENCE**  
N.T.S.



**NOTES:**  
 1. STONE SIZE - USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
 2. LENGTH - NOT LESS THAN 50' EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.  
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.  
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY (20) FEET (24) FEET IF SINGLE ENTRANCE SITE.  
 5. GEOTEXTILE - WILL BE PLACED OVER THE EXISTING AREA PRIOR TO PLACING OF STONE.  
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE IF PIPING IS IMPRACTICAL, A HORIZONTAL BERM WITH 90 DEGREE SLICES WILL BE PERMITTED.  
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT, SPILLED, DROPPED, WASHED OR TRACED DIRT PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED DIRT 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 DETAIL**  
N.T.S.



**NOTE:**  
 PROVIDE PROTECTION FOR TREES TO REMAIN WITHIN THE LIMIT OF DISTURBANCE.

**TREE PROTECTION DETAIL**  
N.T.S.

**LEGEND**

EXISTING	PROPOSED
--- 142 ---	--- (60) ---
SPOT GRADE	SPOT GRADE
CB	CONCRETE CURB
SMH	SANITARY MANHOLE/PIPE
---	EDGE OF PAVEMENT
---	CONCRETE CURB
---	GAS LINE
---	WATER LINE
---	UTILITY POLE
---	LIGHT POLE
---	GAS/ELEC/TEL/CABLE
---	SILT FENCE
---	OVERHEAD WIRES
---	HYDRANT

**TREE LEGEND**

SYMBOL	DESCRIPTION
1"	CALIPER IN INCHES
T	TREE TYPE (SEE BELOW)
2=	TWIN, 3=TRIPLE, ETC.

P = PINE  
 O = OAK  
 PP = POPLAR  
 M = MAPLE  
 CH = CHERRY  
 BE = BEECH  
 W = WALNUT  
 BP = BROADFOUR PEAR  
 CT = CATALPA  
 E = ELM  
 T = TULIP  
 I = IRONWOOD  
 H = HICKORY  
 B = BIRCH  
 L = LOCUST  
 JM = JAP. MAPLE  
 MB = MULBERRY

**CIVIL DESIGN WORKS**  
 L.L.C.  
 CIVIL ENGINEERING CONSULTANTS AND DESIGNERS  
 WWW.CIVILDDESIGNWORKS.COM

NEW YORK OFFICE: 1700 HAWTHORNE BLVD., SUITE 404  
 NEW YORK, NY 10019  
 TEL: 212-666-6441  
 NEW JERSEY OFFICE: 17 HANOVER ROAD  
 CARLISLE, NJ 07003  
 TEL: 908-464-0350

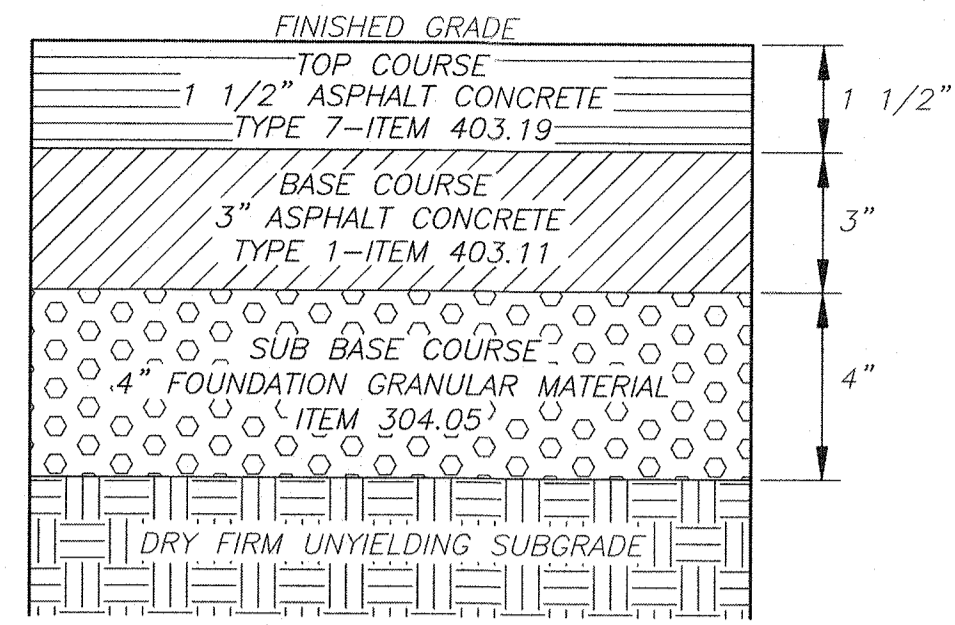
DATE	REVISIONS
12/11/19	POND / EROSION CONTROL
11/27/19	CBF REV
11/15/19	CBF REV

DESIGNED SQ  
 DRAWN LDW  
 CHECKED JAG  
 APPROVED JAG

**GRADING, DRAINAGE, UTILITY PLAN WITH EROSION CONTROL**  
**SQ PROPERTIES, LLC**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

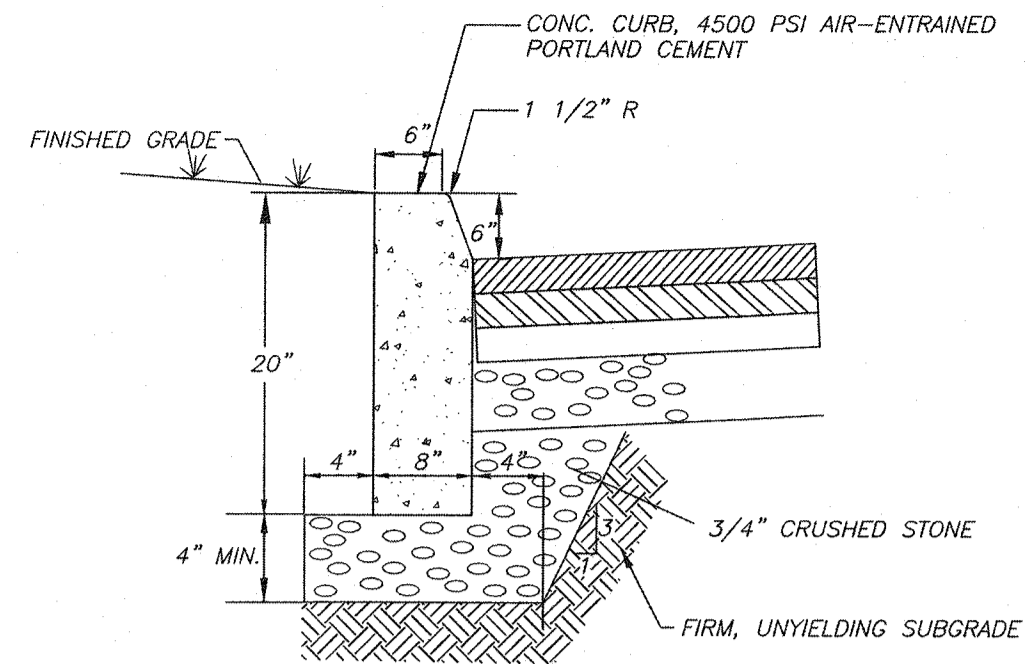
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 LAND SURVEYING - LAND PLANNING  
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
 PHONE 845-357-0830 FAX 845-357-0756

TAX LOT # 73.15-1-16  
 AREA 302,614 sq ft  
 6.9471 AC  
 FILE 21808GDU  
 SCALE 1"=30'  
 DATE 10/14/19  
 JOB NO. 21808



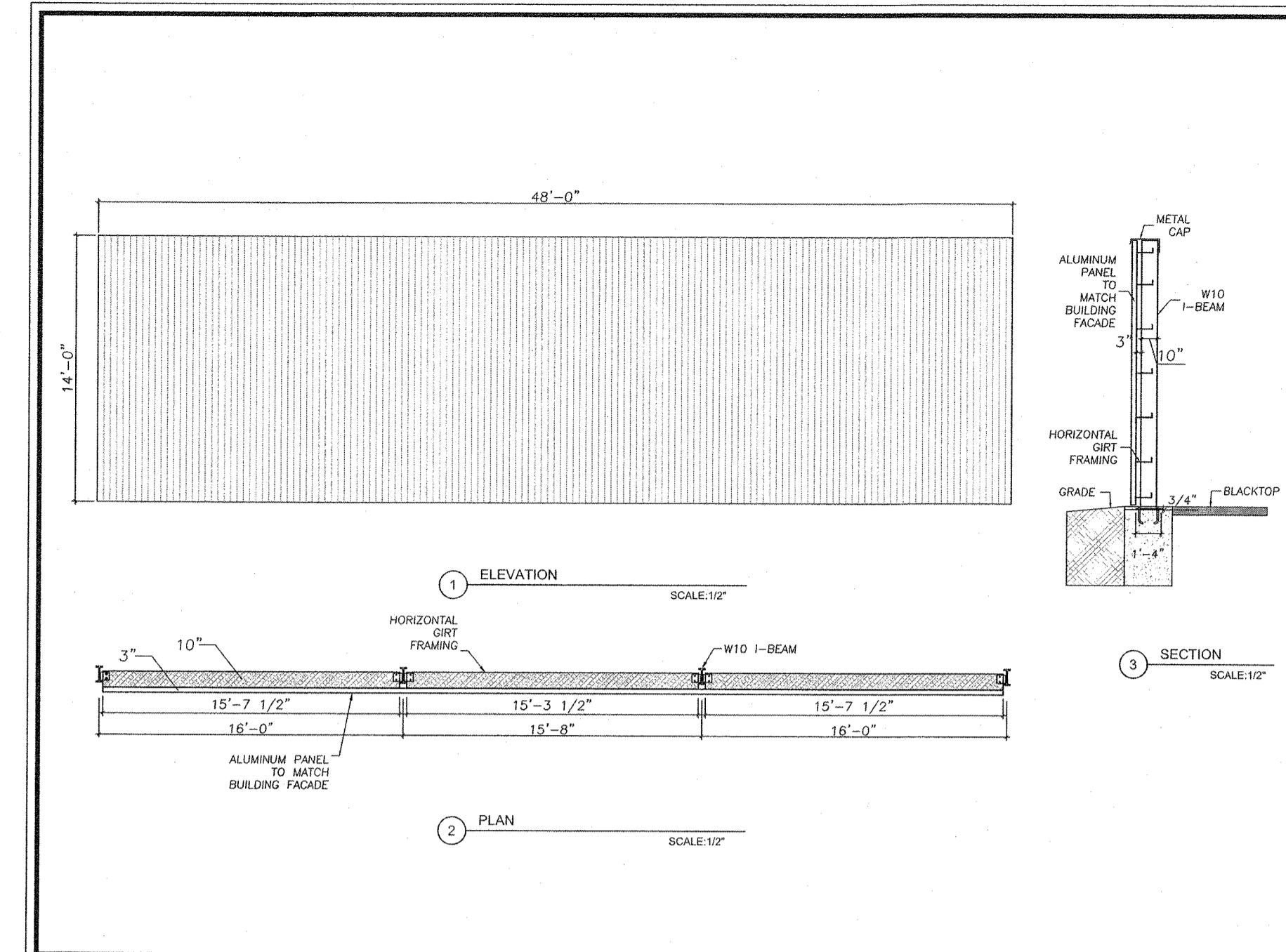
SITE PAVEMENT DETAIL

NTS



SITE CONCRETE CURB

NTS

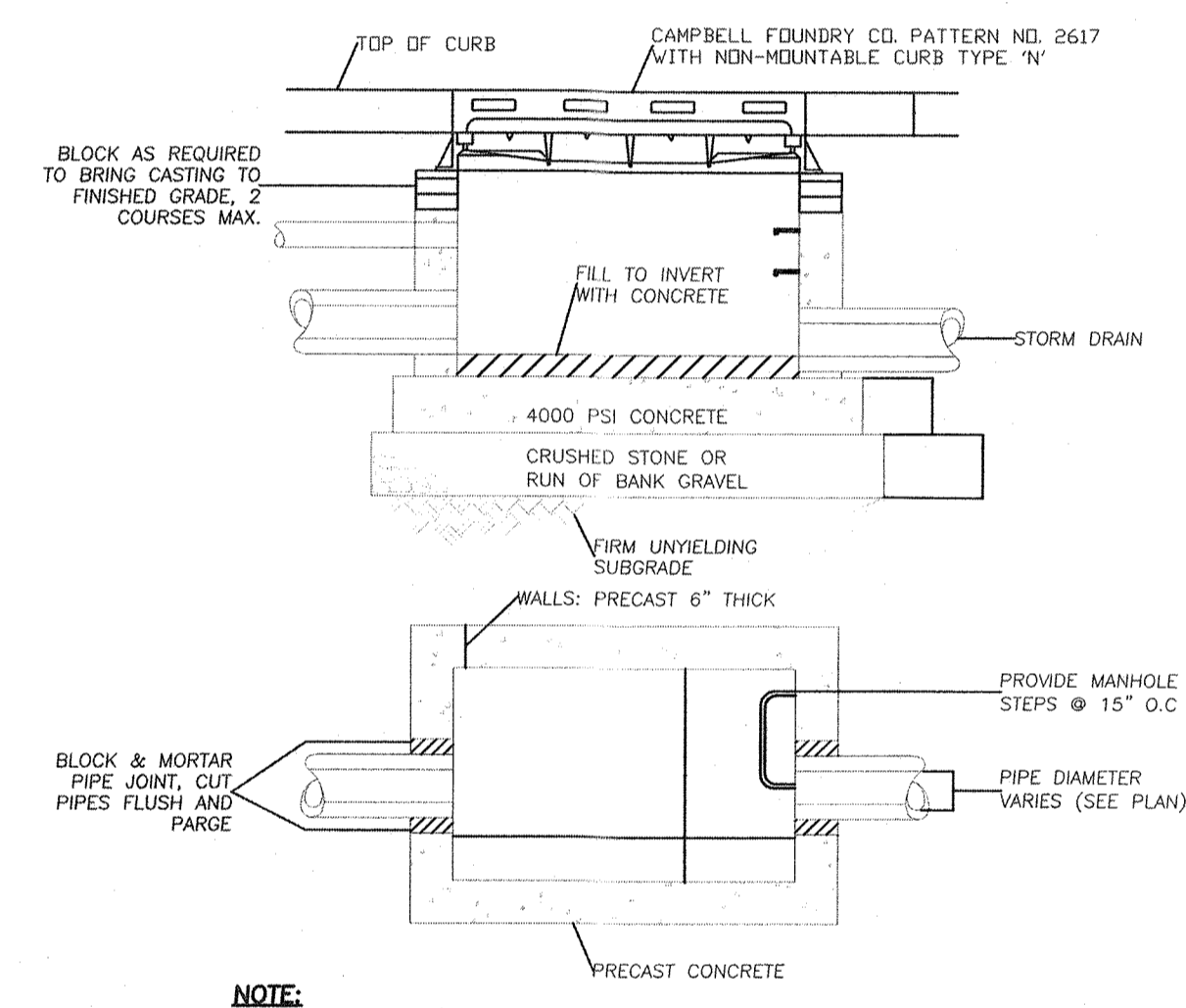


**DIVERSIFIED**  
 Class & Specialist, Inc.  
 President - John G. Quinn  
 80 WEST DRIVE  
 SUITE 201  
 SUDBURY, NY 11562  
 TEL: 516-262-1100  
 FAX: 516-262-1104

**8 OLYMPIC DRIVE  
 ORANGETOWN, NY**

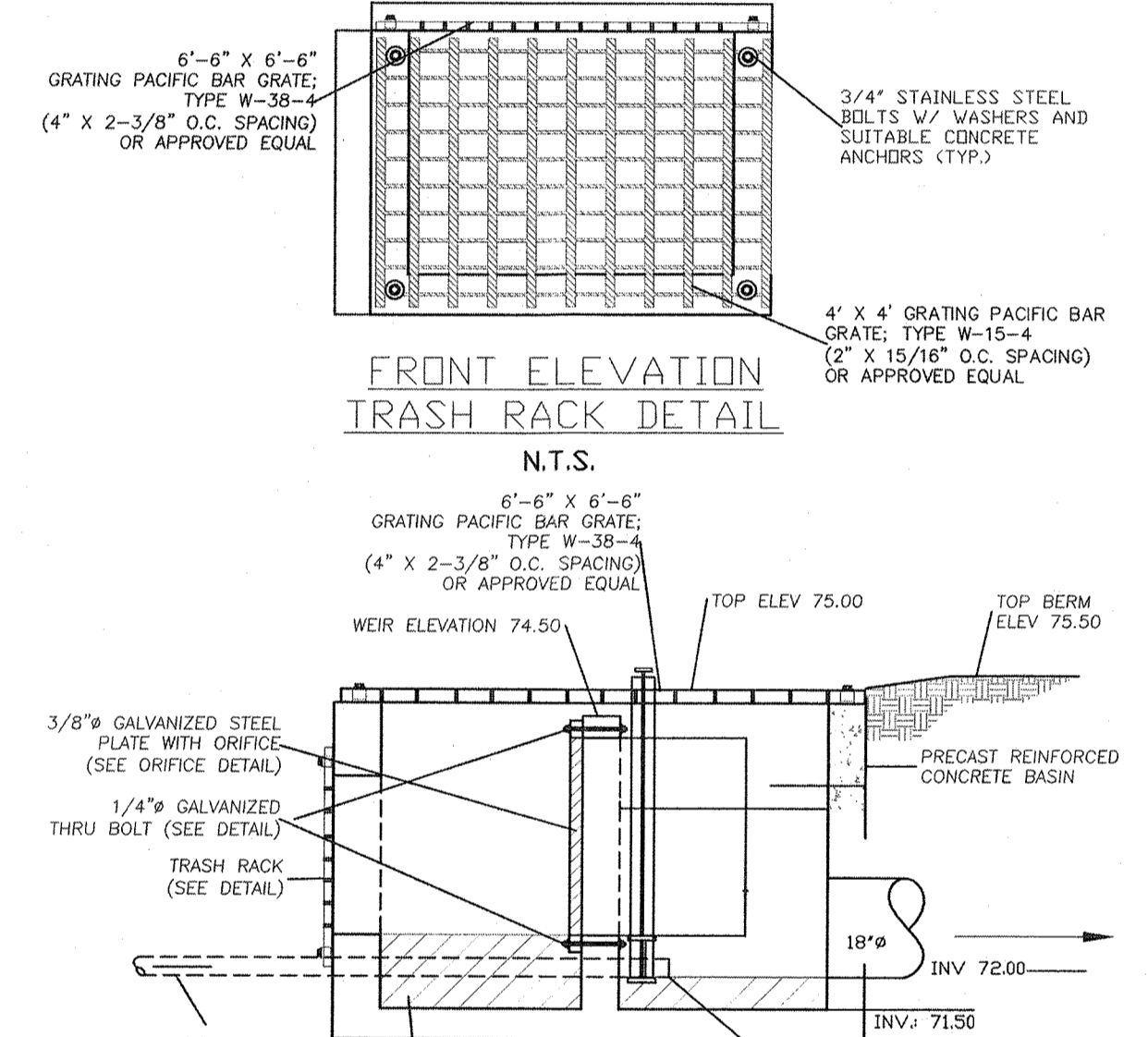
**SQ PROPERTIES**

Model



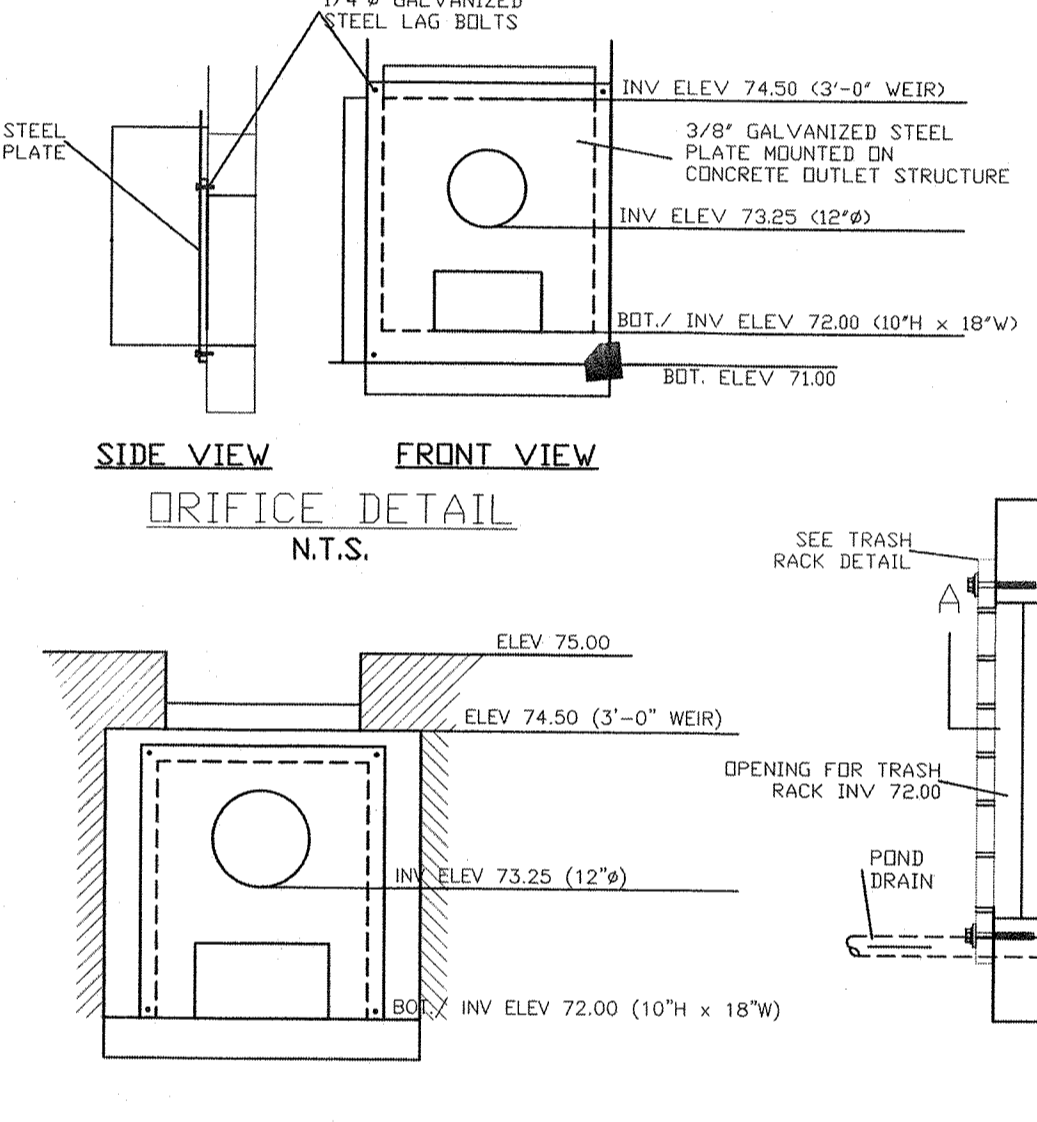
CATCH BASIN DETAIL

NOTE:  
 1. MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6\"/>



FRONT ELEVATION TRASH RACK DETAIL

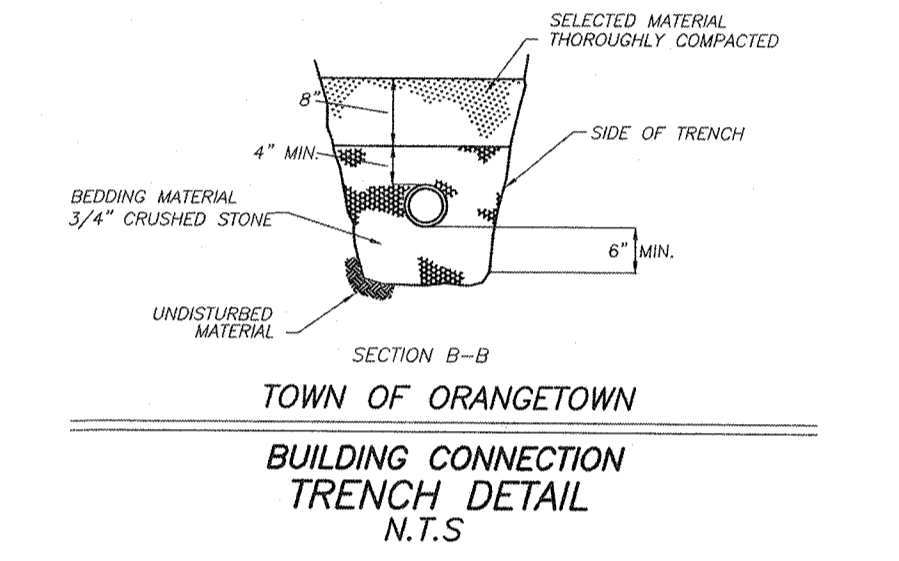
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STORMWATER INFILTRATION BASIN OUTLET STRUCTURE DETAIL

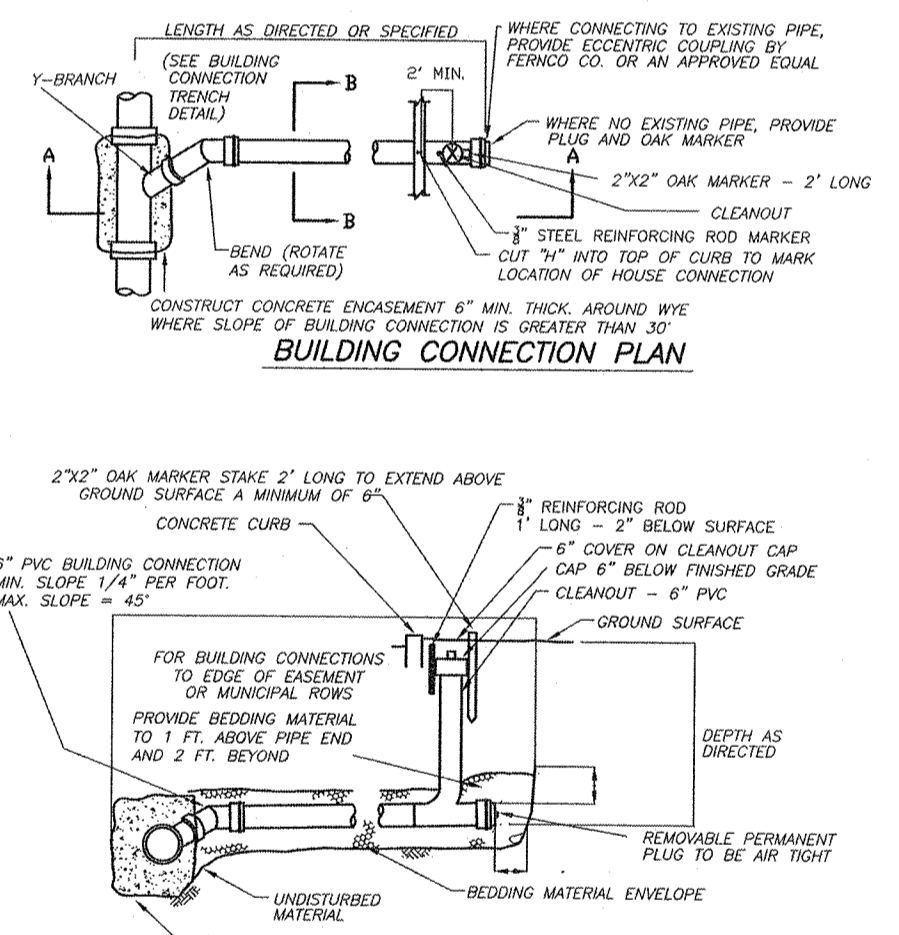
NTS

**BASIN NOTES:**  
 1. ALL BASIN FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR MINIMUM DENSITY. LDV PERMEABLE SDIL. FREE OF ORGANIC MATERIALS. TO BE UTILIZED IN BERM CONSTRUCTION.  
 2. SHEP DRAWINGS OF ALL STRUCTURES TO BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

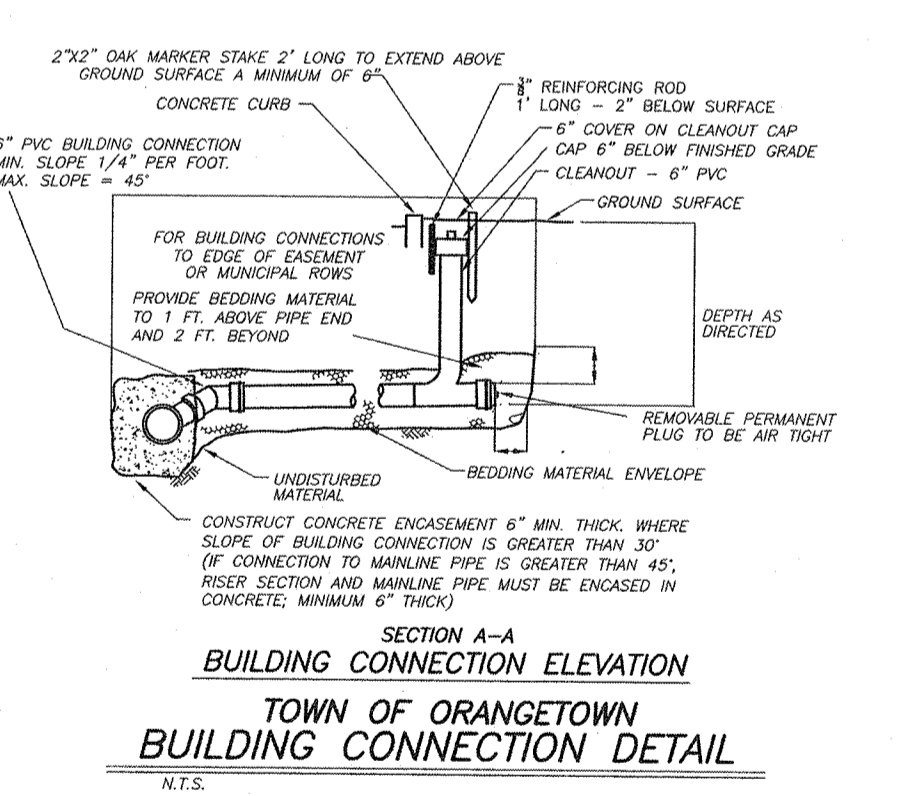


TOWN OF ORANGETOWN  
 BUILDING CONNECTION TRENCH DETAIL

NTS

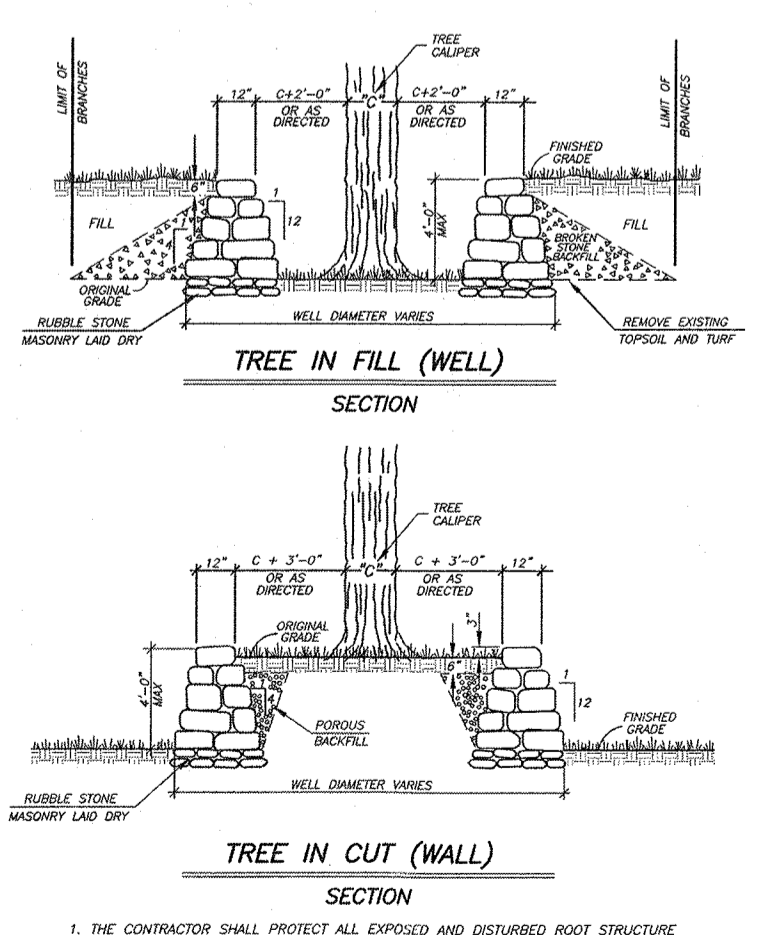


BUILDING CONNECTION PLAN

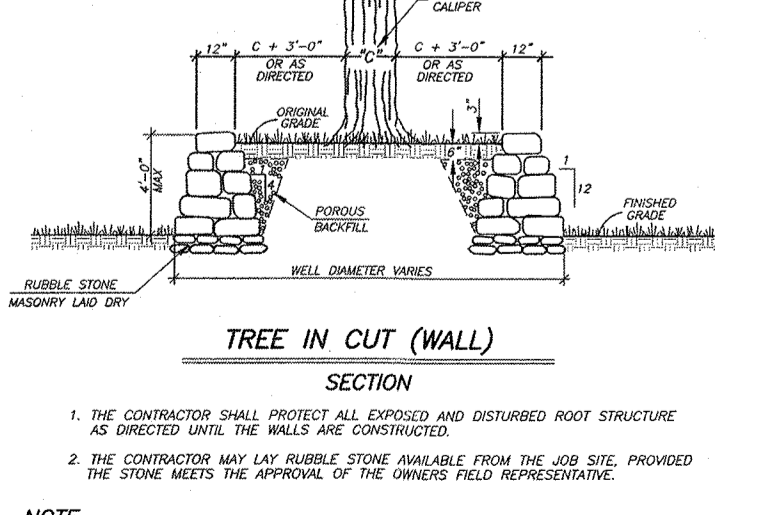


TOWN OF ORANGETOWN  
 BUILDING CONNECTION ELEVATION

NTS

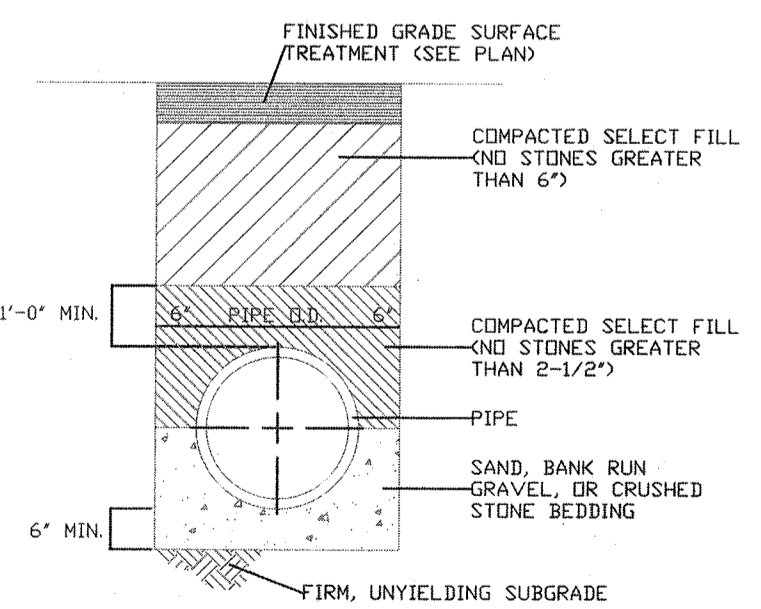


TREE IN CUT (WALL)



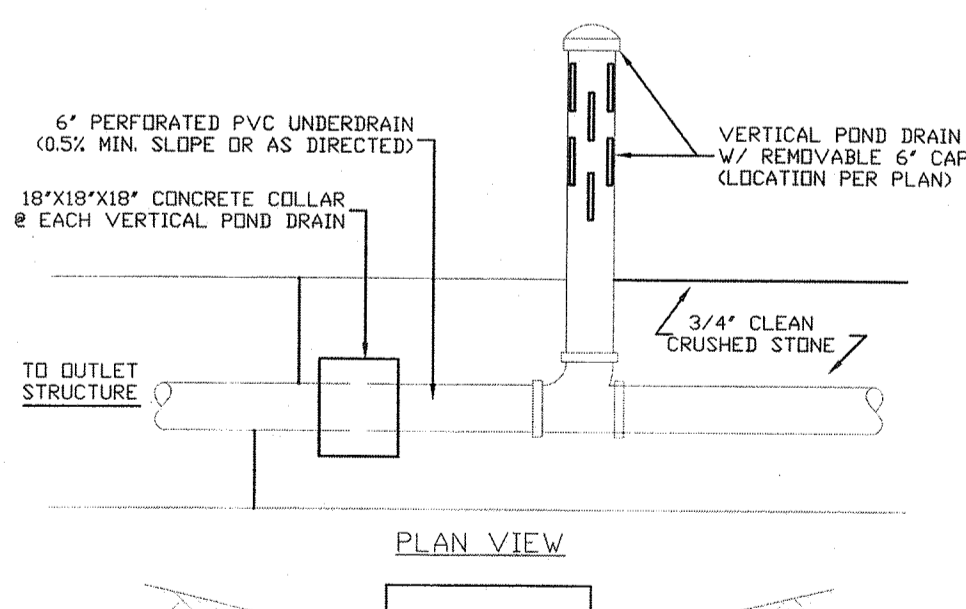
TREE IN FILL (WELL)

NOTE:  
 1. THE CONTRACTOR SHALL PROTECT ALL EXPOSED AND DISTURBED ROOT STRUCTURE AS DIRECTED UNLESS THE WELLS ARE CONSTRUCTED.  
 2. THE CONTRACTOR MAY LAY RUBBLE STONE AVAILABLE FROM THE JOB SITE, PROVIDED THE STONE MEETS THE APPROVAL OF THE OWNER'S FIELD REPRESENTATIVE.



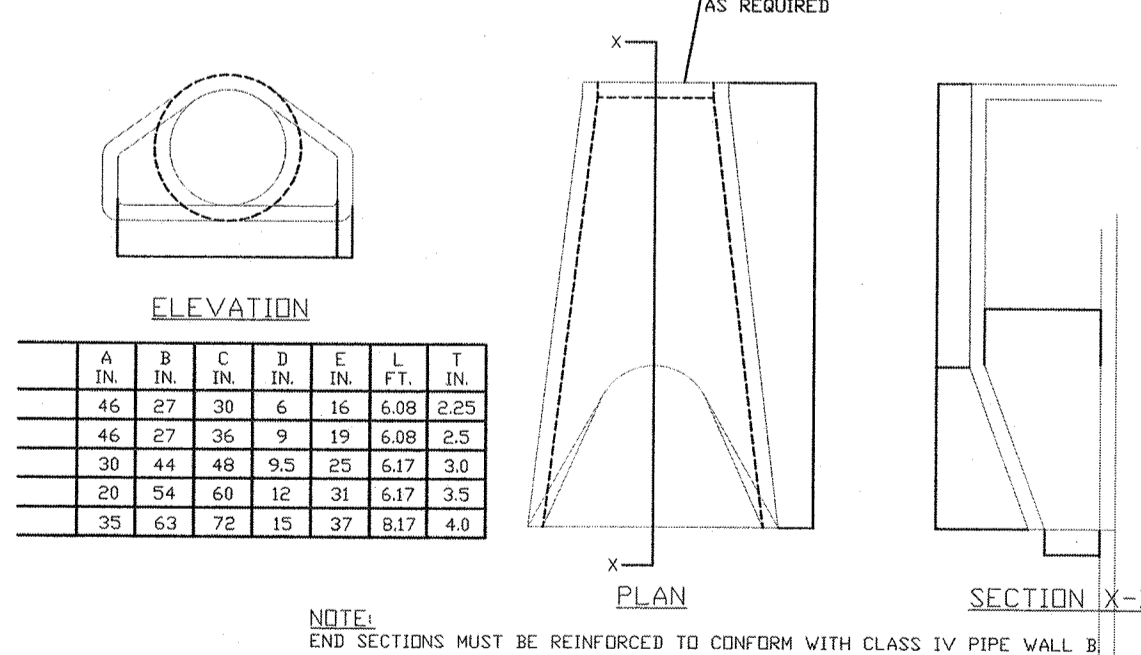
STORM PIPE BEDDING DETAIL

NTS



POND DRAIN DETAIL

NTS



FLARED END SECTION DETAIL

NTS

ELEVATION		PLAN		SECTION X-X	
A	B	C	D	E	F
IN.	IN.	IN.	IN.	FT.	IN.
46	27	30	6	16	6.08
46	27	36	9	19	6.08
30	44	48	9.5	25	5.17
20	34	40	12	21	5.17
35	63	72	15	37	8.17

NOTE:  
 END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B.

**CIVIL DESIGN WORKS LLC**  
 CIVIL ENGINEERING CONSULTANTS AND DESIGNERS  
 WWW.CIVILDISENGWORKS.COM

NEW YORK OFFICE: 13 SQUADRON BLVD SUITE #4 NEW YORK, NY 10956 TEL: 914-266-6441

NEW JERSEY OFFICE: 17 ARDENWOOD ROAD ORLAND PARK, NJ 07046 TEL: 908-444-7830

DESIGNED: JAG  
 DRAWN: LDW  
 CHECKED: JAG  
 APPROVED: JAG

DATE: 10/14/19

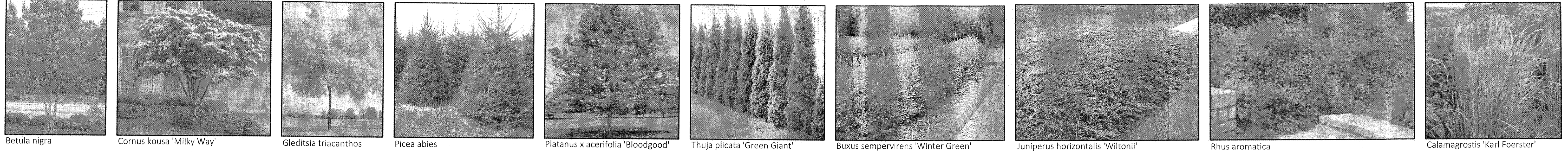
REVISIONS:

**SQ PROPERTIES, LLC**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

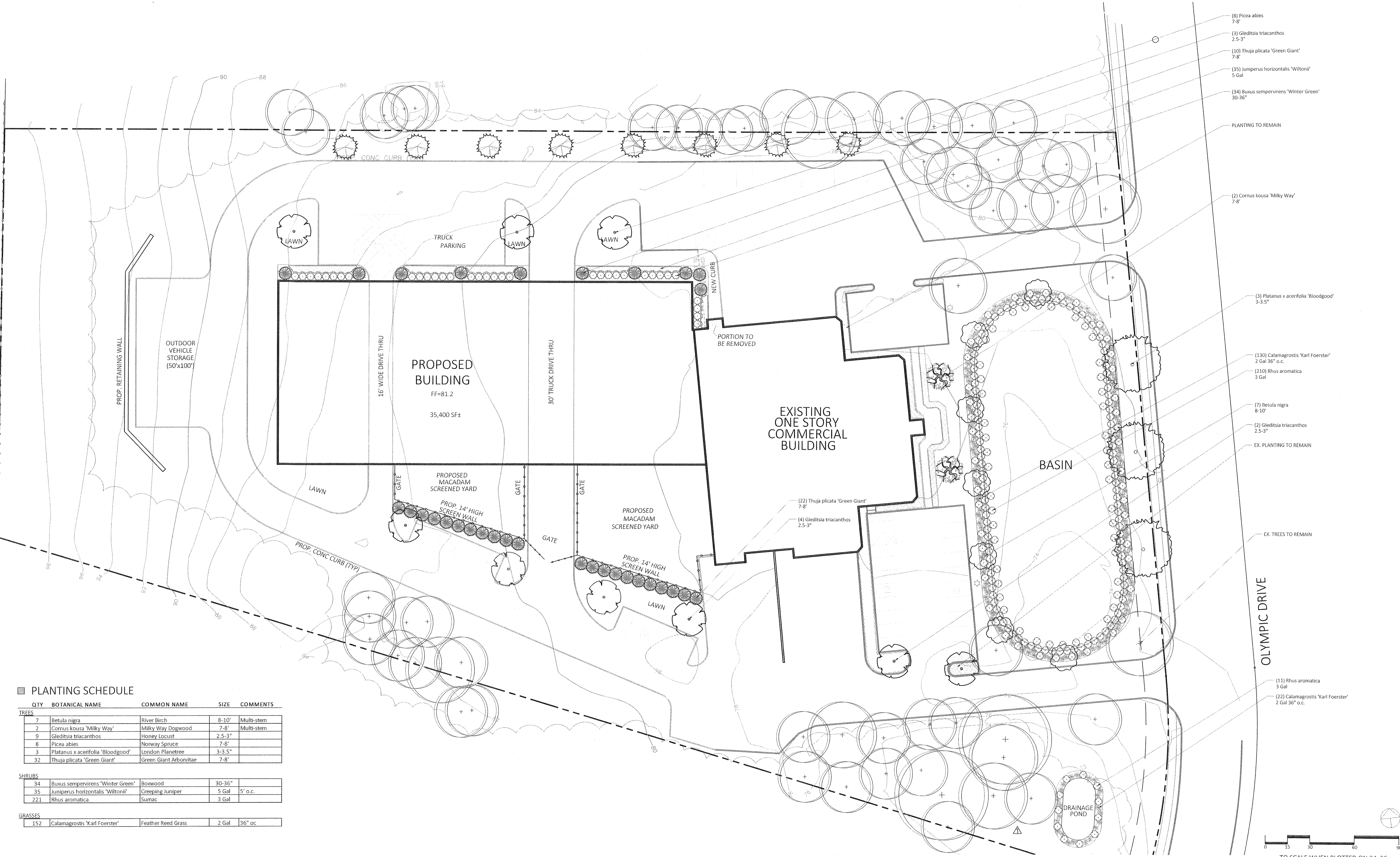
**JAY A. GREENWELL, PLS, LLC**  
 LAND SURVEYING - LAND PLANNING  
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
 PHONE: 845-357-0830 FAX: 845-357-0756

TAX LOT # 73.15-1-16  
 AREA 302,614.41  
 6.9471 AC.  
 FILE 21808DET  
 SCALE 1\"/>

PLANT IMAGES



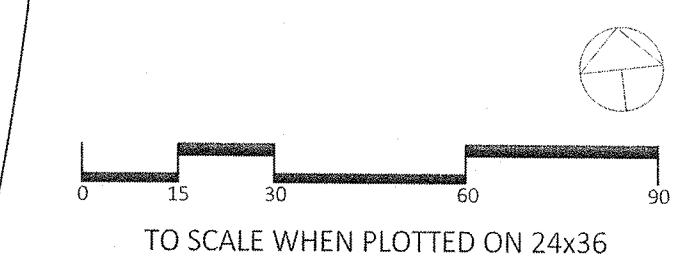
Betula nigra    Cornus kousa 'Milky Way'    Gleditsia triacanthos    Picea abies    Platanus x acerifolia 'Bloodgood'    Thuja plicata 'Green Giant'    Buxus sempervirens 'Winter Green'    Juniperus horizontalis 'Wiltonii'    Rhus aromatica    Calamagrostis 'Karl Foerster'



PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>				
7	Betula nigra	River Birch	8-10'	Multi-stem
2	Cornus kousa 'Milky Way'	Milky Way Dogwood	7-8'	Multi-stem
9	Gleditsia triacanthos	Honey Locust	2.5-3"	
8	Picea abies	Norway Spruce	7-8'	
3	Platanus x acerifolia 'Bloodgood'	London Planetree	3-3.5"	
32	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7-8'	
<b>SHRUBS</b>				
34	Buxus sempervirens 'Winter Green'	Boxwood	30-36"	
35	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	5 Gal	5' o.c.
221	Rhus aromatica	Sumac	3 Gal	
<b>GRASSES</b>				
152	Calamagrostis 'Karl Foerster'	Feather Reed Grass	2 Gal	36" oc.

- (8) Picea abies 7-8'
- (3) Gleditsia triacanthos 2.5-3"
- (10) Thuja plicata 'Green Giant' 7-8'
- (35) Juniperus horizontalis 'Wiltonii' 5 Gal
- (34) Buxus sempervirens 'Winter Green' 30-36"
- PLANTING TO REMAIN
- (2) Cornus kousa 'Milky Way' 7-8'
- (3) Platanus x acerifolia 'Bloodgood' 3-3.5"
- (130) Calamagrostis 'Karl Foerster' 2 Gal 36" o.c.
- (210) Rhus aromatica 3 Gal
- (7) Betula nigra 8-10'
- (2) Gleditsia triacanthos 2.5-3"
- EX. PLANTING TO REMAIN
- EX. TREES TO REMAIN
- (11) Rhus aromatica 3 Gal
- (22) Calamagrostis 'Karl Foerster' 2 Gal 36" o.c.



**YOST DESIGN**  
LANDSCAPE ARCHITECTURE

178 elizabeth st  
pearl river, ny 10965  
p 845.365.4595 | f 914.361.4473  
yostdesign.com

SURVEYOR:  
Jay A. Greenwell, PLS, LLC  
85 Lafayette Ave  
Suffern, NY 10901

**SQ PROPERTIES**  
8 OLYMPIC DRIVE  
ORANGEBURG, NY 10962

DATE: DECEMBER 11, 2019  
DRAWN BY: AVM  
JOB NO: 121119  
SCALE: 1"=30'  
FILENAME: 2019\_1216 SQ Properties

REVISIONS:

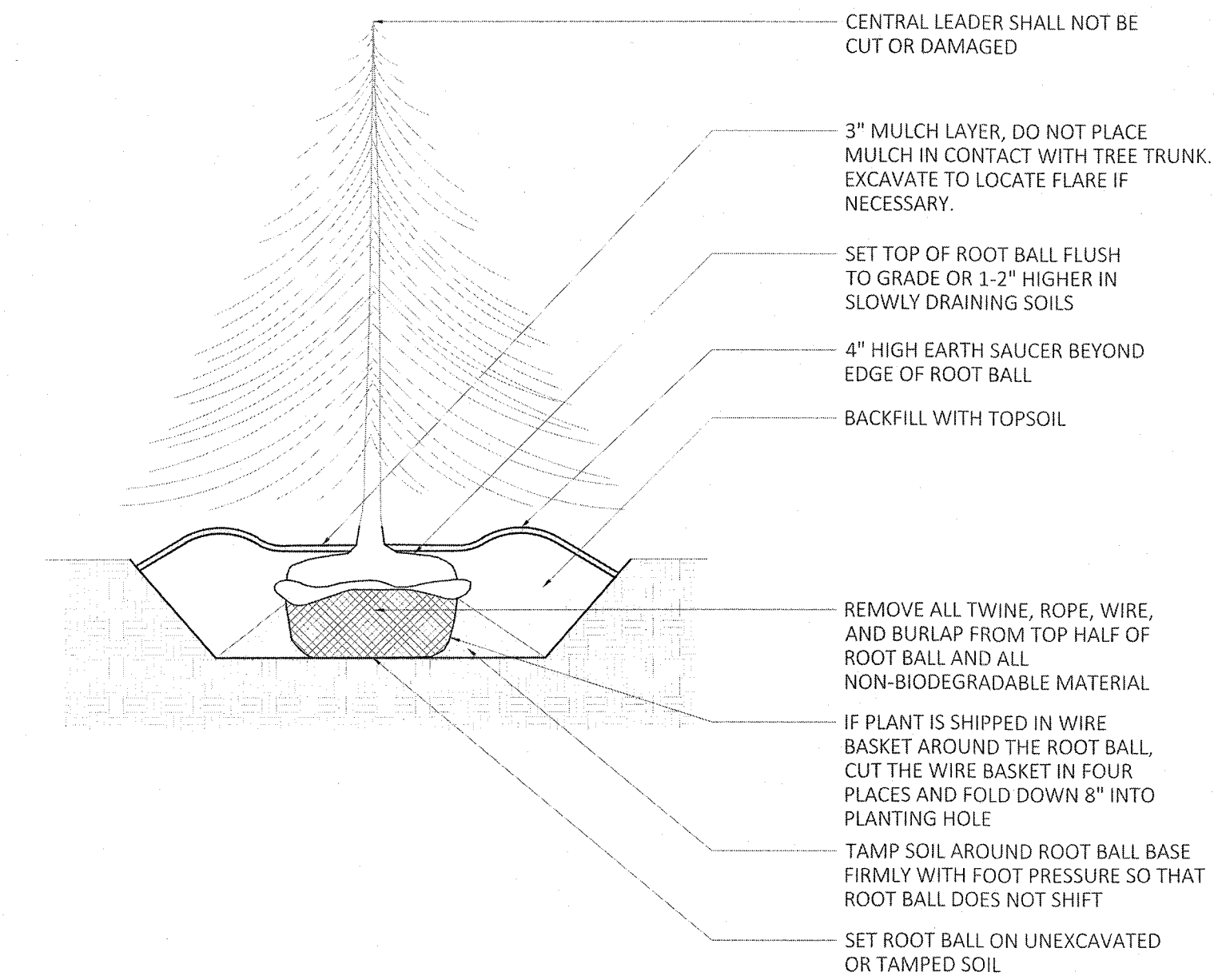


By the Yost ASLA | Registered Landscape Architect

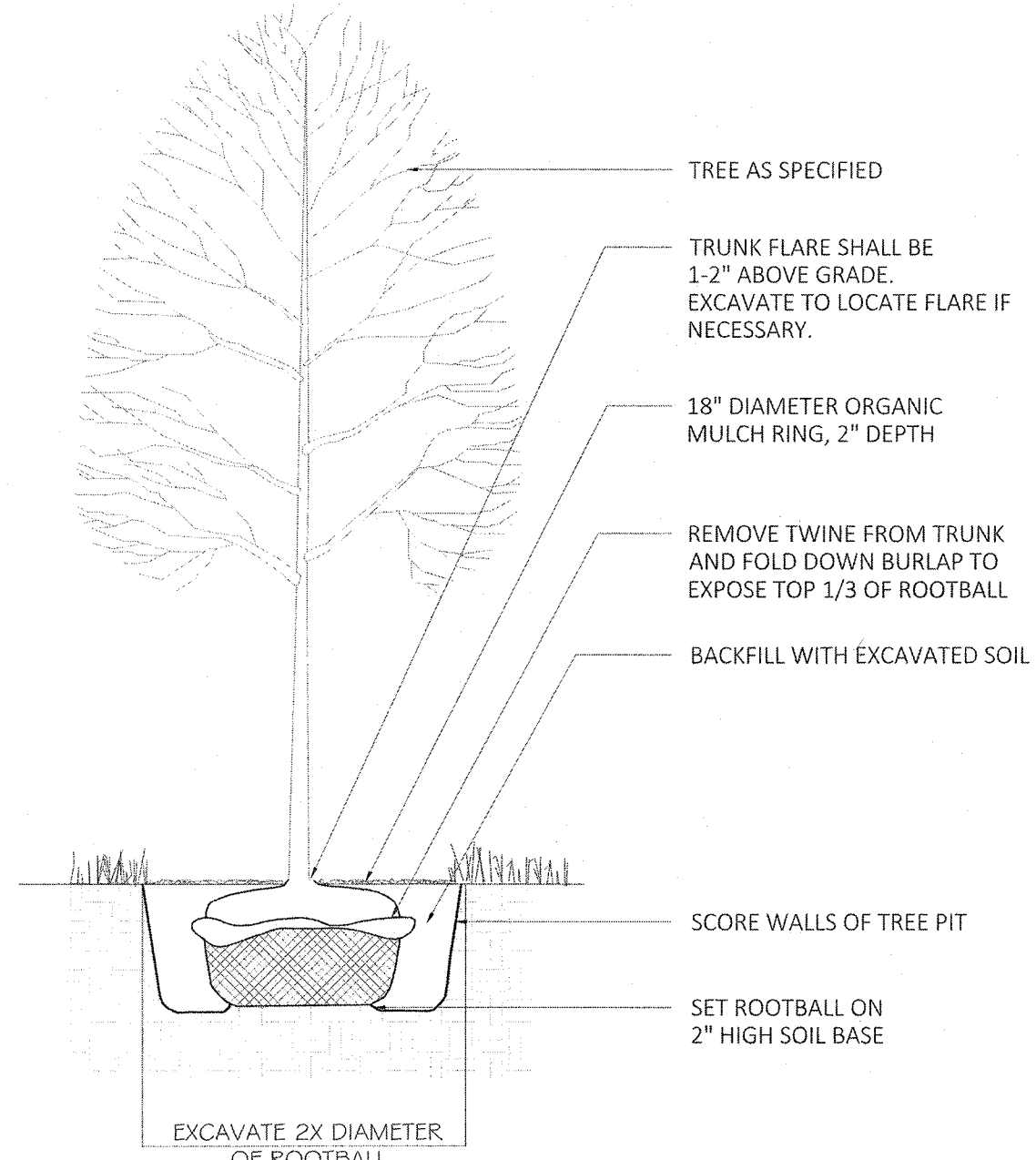
**PLANTING PLAN**

SHEET NO.

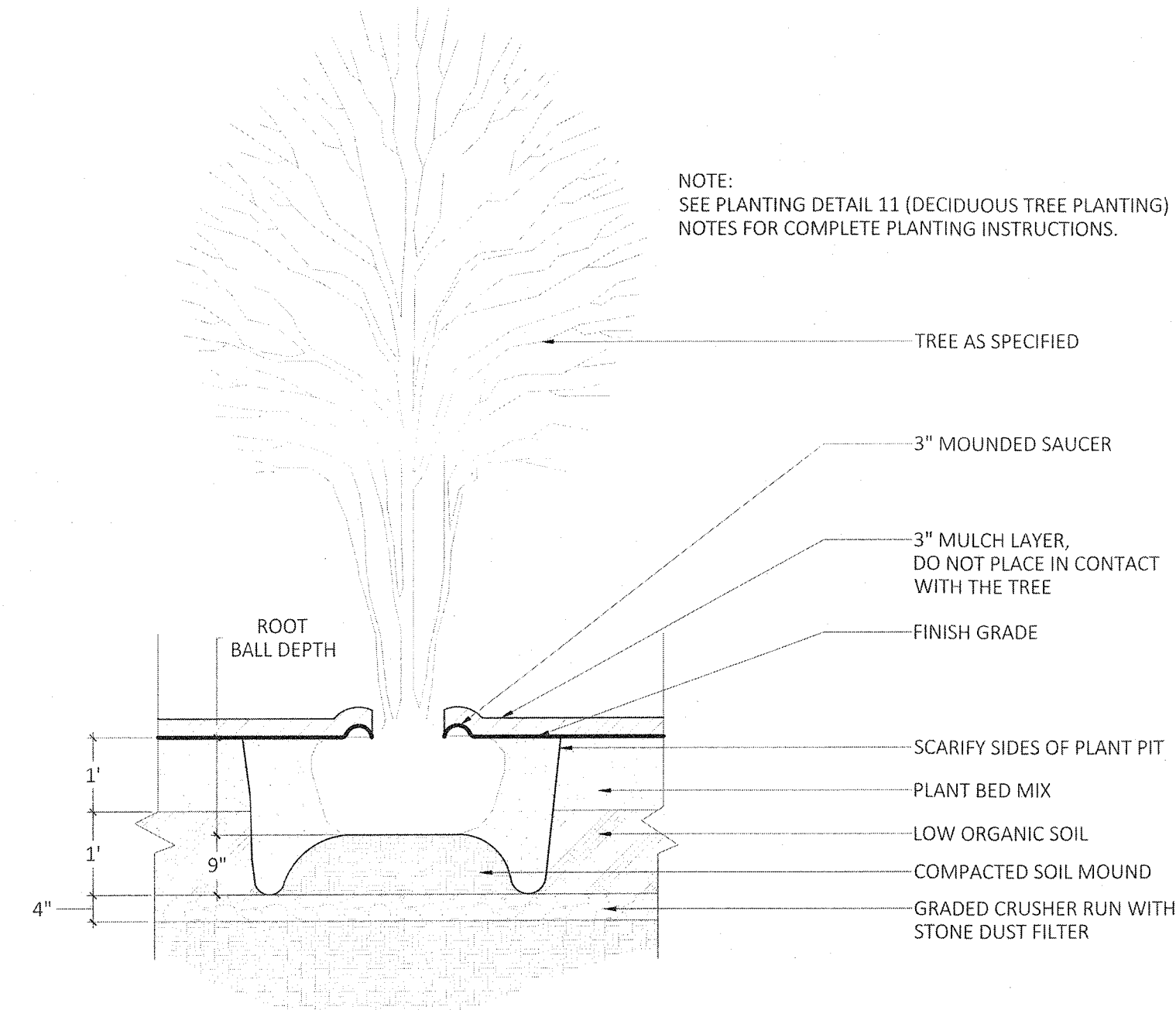
**L-702**



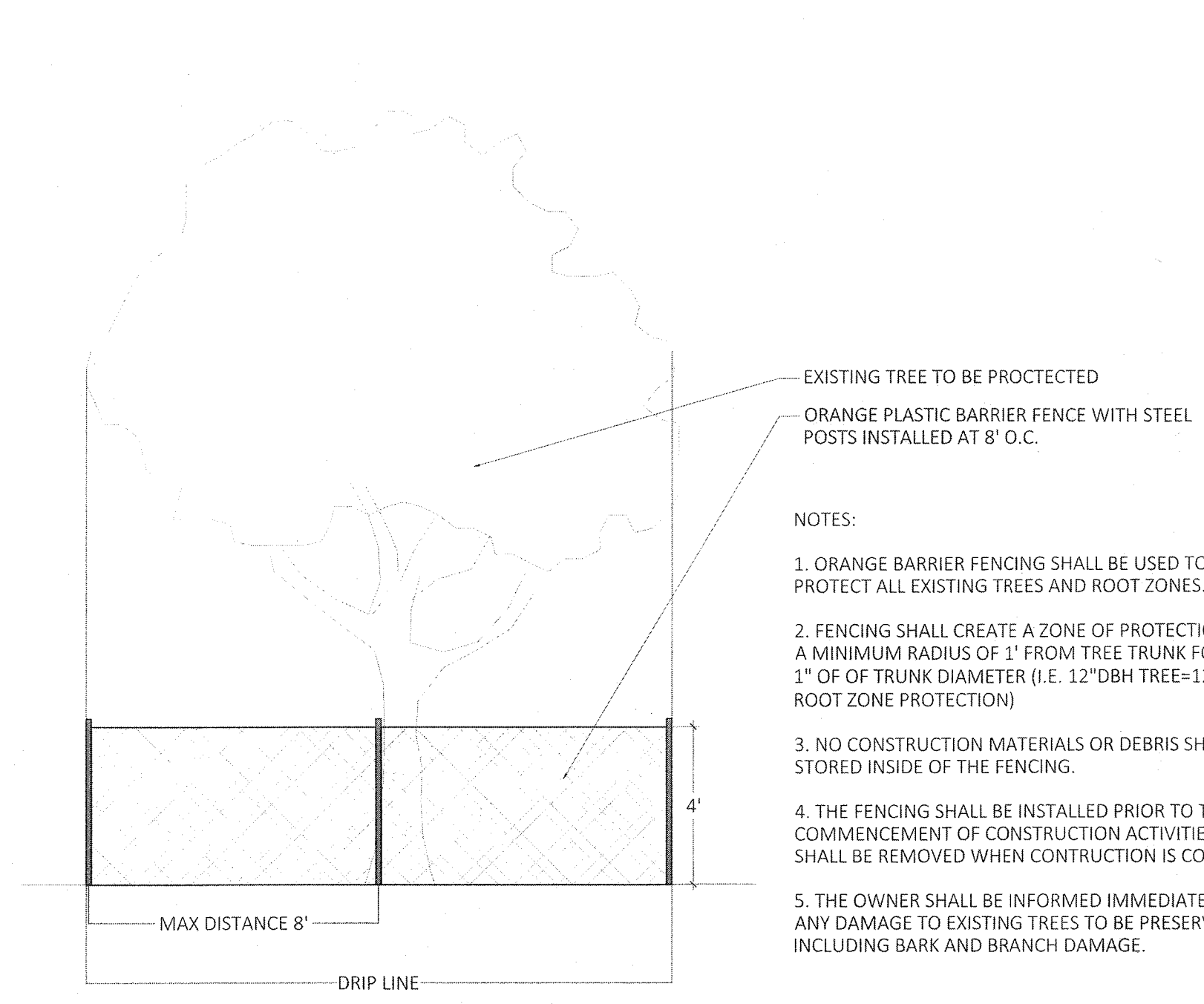
1 EVERGREEN TREE PLANTING  
SCALE: 1/4"=1'



2 DECIDUOUS TREE PLANTING  
SCALE: 1/4"=1'

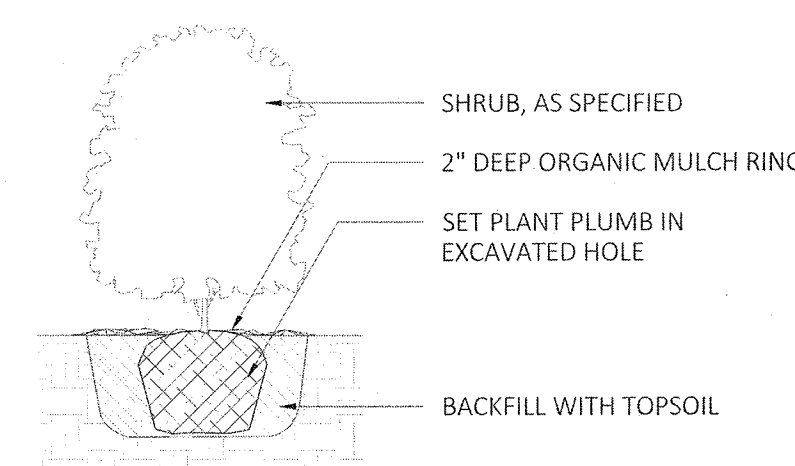


5 MULTISTEM TREE PLANTING  
SCALE: 1/2"=1'



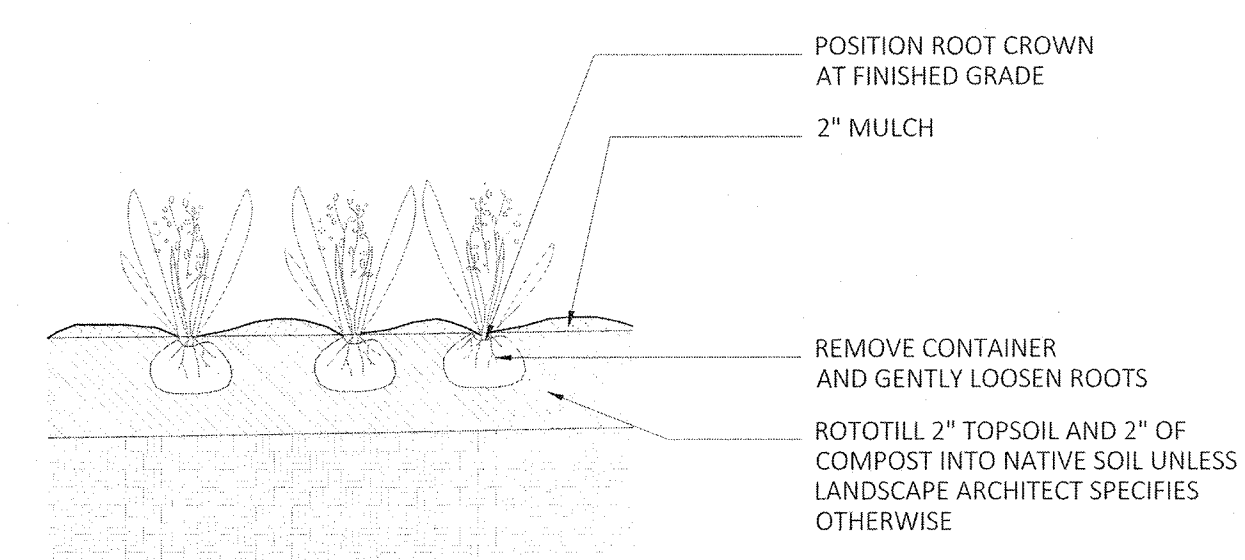
6 TREE PROTECTION  
SCALE: 1/4"=1'

- NOTES:
1. SET TREE PLUMB.
  2. DO NOT STAKE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT
  3. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
  4. REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF THE ROOTBALL.
  5. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
  6. DO NOT ADD ANY SOIL AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
  7. DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLARE IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.



3 SHRUB PLANTING  
SCALE: 1/2"=1'

- NOTES:
1. FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
  2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER, TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
  3. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
  4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.



4 GROUNDCOVER PLANTING  
SCALE: 1/2"=1'

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO YEARS FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. IN SO FAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.