

DRAWING LIST

DRAWING No.	TITLE	ORIGIN	REVISION
DRAWING 1	- SITE PLAN	AUGUST 05, 2021	OCTOBER 28, 2021
DRAWING 2	- EXISTING CONDITION	AUGUST 05, 2021	OCTOBER 28, 2021
DRAWING 3	- GRADING PLAN	AUGUST 05, 2021	OCTOBER 28, 2021
DRAWING 4	- SPARKILL CREEK PLAN & PROFILE	AUGUST 05, 2021	OCTOBER 28, 2021
DRAWING 5	- EROSION & SEDIMENT CONTROL PLAN	AUGUST 05, 2021	OCTOBER 28, 2021
DRAWING 6	- DETAILS	AUGUST 05, 2021	OCTOBER 28, 2021
DRAWING 7	- LIGHTING PLAN	AUGUST 05, 2021	OCTOBER 28, 2021
DRAWING 8	- LANDSCAPING PLAN	AUGUST 05, 2021	OCTOBER 28, 2021

TAX MAP REFERENCE
TOWN OF ORANGETOWN TAX MAP
SECTION 74.12, BLOCK 2, PARCEL 47

OWNER & APPLICANT
HASSAN SAMMI
2 ROUTE 340
ORANGETOWN, NY 10962

AREA
50,381 SQ.FT. OR 1.157 ACS.

REVISION	DATE	DESCRIPTION
1	10-28-21	PER BROOKER ENGINEERING 09/28/21

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
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S CORNER PLAZA

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

SITE PLAN

DRAWN BY: JS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 30 FT.
PROJECT NO: 2858	DRAWING NO: 1

BULK REQUIREMENTS

ZONE: CC	GROUP: JJ	REQUIRED	PROVIDED
MAXIMUM FLOOR AREA RATIO		0.30	0.21
MINIMUM LOT AREA		2,500 SQ. FT.	50,381 SQ. FT.
MINIMUM LOT WIDTH		25 FT.	220 FT.
MINIMUM STREET FRONTAGE		25 FT.	219 FT.
MINIMUM FRONT YARD		0/45 FT.	6.5 FT.
MINIMUM SIDE YARD		0/12 FT.	5 FT.
MINIMUM TOTAL SIDE YARD		0/25 FT.	95 FT.
MINIMUM REAR YARD		25 FT.	114 FT.
MAXIMUM BUILDING HEIGHT (1'-4" FROM D.S.L. FOR BLDG. GREATER THAN 22 FT.)		22 FT.	22 FT.
LOADING BERTH		1	0

* VARIANCE REQUIRED FOR NO LOADING BERTH

PARKING REQUIREMENTS:
REQUIRED: 1 SPACE/200 SQ.FT. OF GROSS FLOOR AREA
TOTAL PARKING REQUIRED: TOTAL FLOOR AREA/200 SQ.FT.
=10,750 SQ.FT./200 SQ.FT.
=54 SPACES
PROVIDED: 54 SPACES
MAX. PARKING PERMITTED IN FRONT YARD: 35%
PARKING PROVIDED IN FRONT YARD: 2 SPACES
PROPORTION OF PARKING IN FRONT YARD = $\frac{2}{54} \times 100\% = 3.7\%$

LEGEND

--- 30 ---	EXISTING 2' CONTOUR	--- 30 ---	PROPOSED 2' CONTOUR
--- 10 ---	EXISTING 10' CONTOUR	--- 10 ---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED ROOF DRAIN
---	EXISTING FIRE HYDRANT	---	PROPOSED RETAINING WALL
---	EXISTING GAS LINE	---	PROPOSED GUIDE RAIL
---	EXISTING CATCH BASIN	---	PROPOSED FENCE
---	EXISTING STORM DRAIN LINE	---	PROPOSED RESERVED PARKING
---	EXISTING SEWER MANHOLE	---	PROPOSED NO STANDING
---	EXISTING SEWER LINE	---	PROPOSED NO LEFT TURN
---	EXISTING SPOT ELEVATION	---	PROPOSED EMPLOYEE PARKING
---	EXISTING STONEWALL	---	LOCATION OF REST HOLE
---	EXISTING SIGN	---	PROPOSED SILT FENCE
---	EXISTING LIGHT POLE	---	PROPOSED SUPER SILT FENCE
---	EXISTING UTILITY POLE	---	PROPOSED WATERSHED
---	EXISTING LIMIT OF WETLANDS		

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALtering ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHOSE SIGN, SEAL, DATE AND DESCRIPTION SHALL BE REQUIRED. ANY ALTERATIONS MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VALIDATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

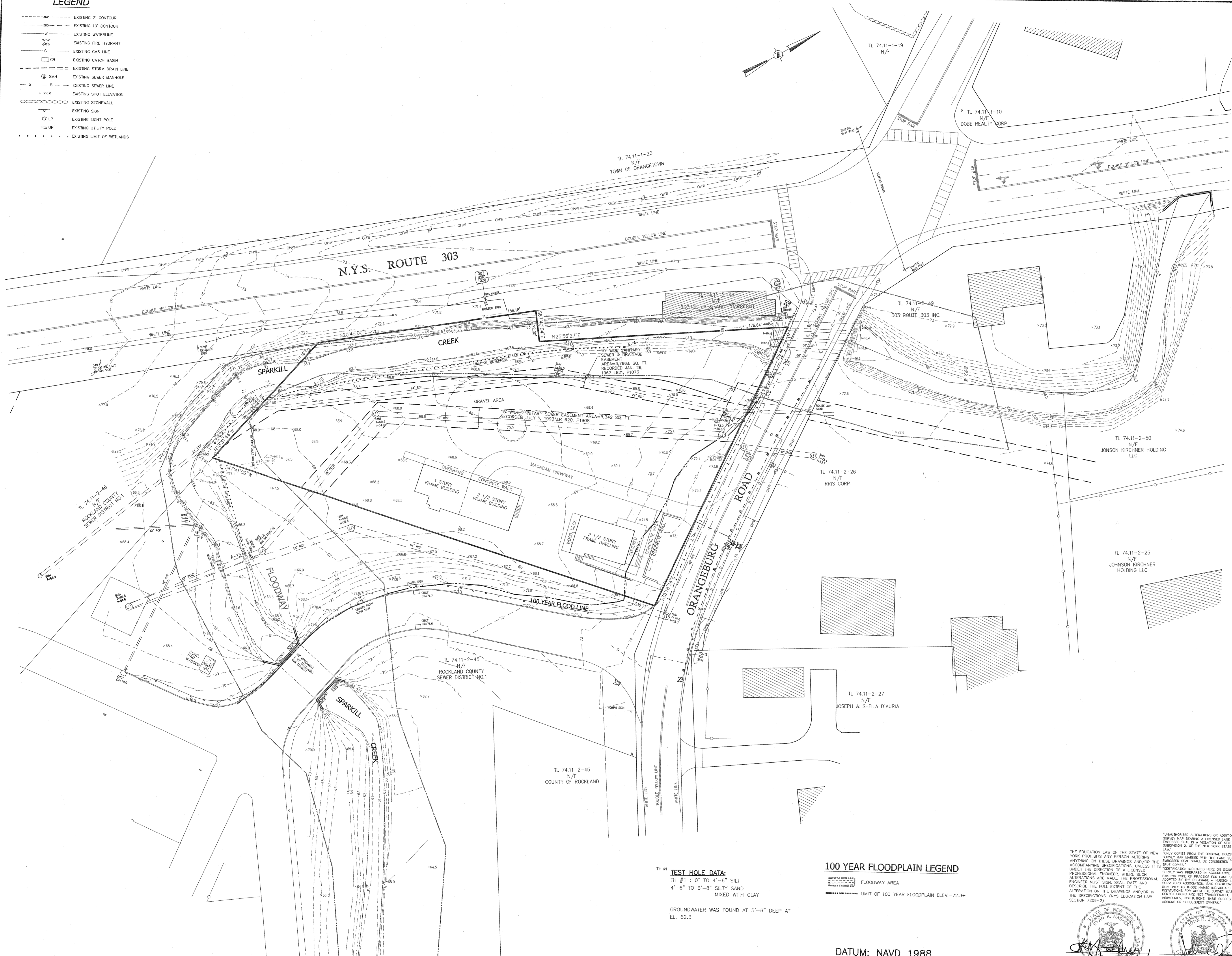
"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE STATE OF NEW YORK. THIS CERTIFICATION SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS WHOSE NAMES ARE PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

STATE OF NEW YORK
JOHN R. ATZL
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
JOHN R. ATZL
N.Y.S. P.E. LIC. NO. 80228

LEGEND

- 10' --- EXISTING 2' CONTOUR
- 20' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- X --- EXISTING FIRE HYDRANT
- C --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- --- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- 380.0 --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- --- EXISTING UTILITY POLE
- --- EXISTING LIMIT OF WETLANDS



TREE LIST

NUMBER	SIZE (IN)	TYPE
5	8	OAK
6	10	SYCAMORE
7	12	OAK
8	20	SYCAMORE
10	20	SYCAMORE
11	7	CHERRY
12	24	OAK
15	12	OAK
17	20	PINE
18	12	CEDAR
19	24	ASH
20	8	PINE
21	8	PINE
22	8	PINE
23	10	PINE
24	12	PINE
25	30	MAPLE
26	12	CHERRY
27	30	OAK
30	10	MAPLE
32	10	OAK
33	24	ASH
34	24	ASH
35	6	OAK
36	18	ELM
37	18	ELM
38	8	ELM
39	38	ASH
40	20	PINE
41	12	PINE
42	12	OAK
43	12	OAK
44	12	OAK
45	12	OAK
46	12	OAK
47	12	OAK
48	12	OAK
49	12	OAK
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97	12	OAK
98	12	OAK
99	12	OAK
100	6	APPLE

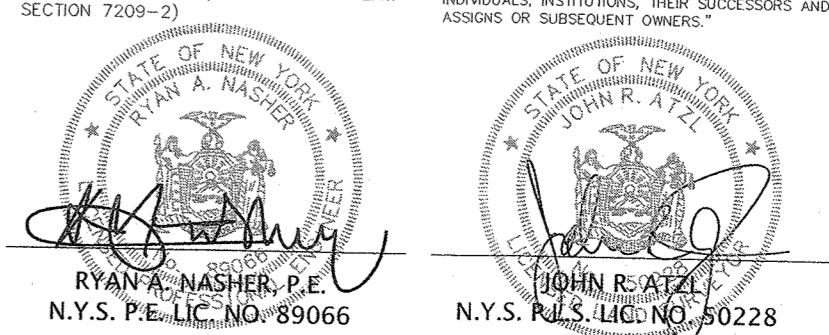
TEST HOLE DATA:
 TH #1 : 0' TO 4'-6" SILT
 4'-6" TO 6'-8" SILTY SAND
 MIXED WITH CLAY
 GROUNDWATER WAS FOUND AT 5'-6" DEEP AT
 EL. 62.3

100 YEAR FLOODPLAIN LEGEND

 FLOODWAY AREA
 LIMIT OF 100 YEAR FLOODPLAIN ELEV. = 72.3±

DATUM: NAVD 1988

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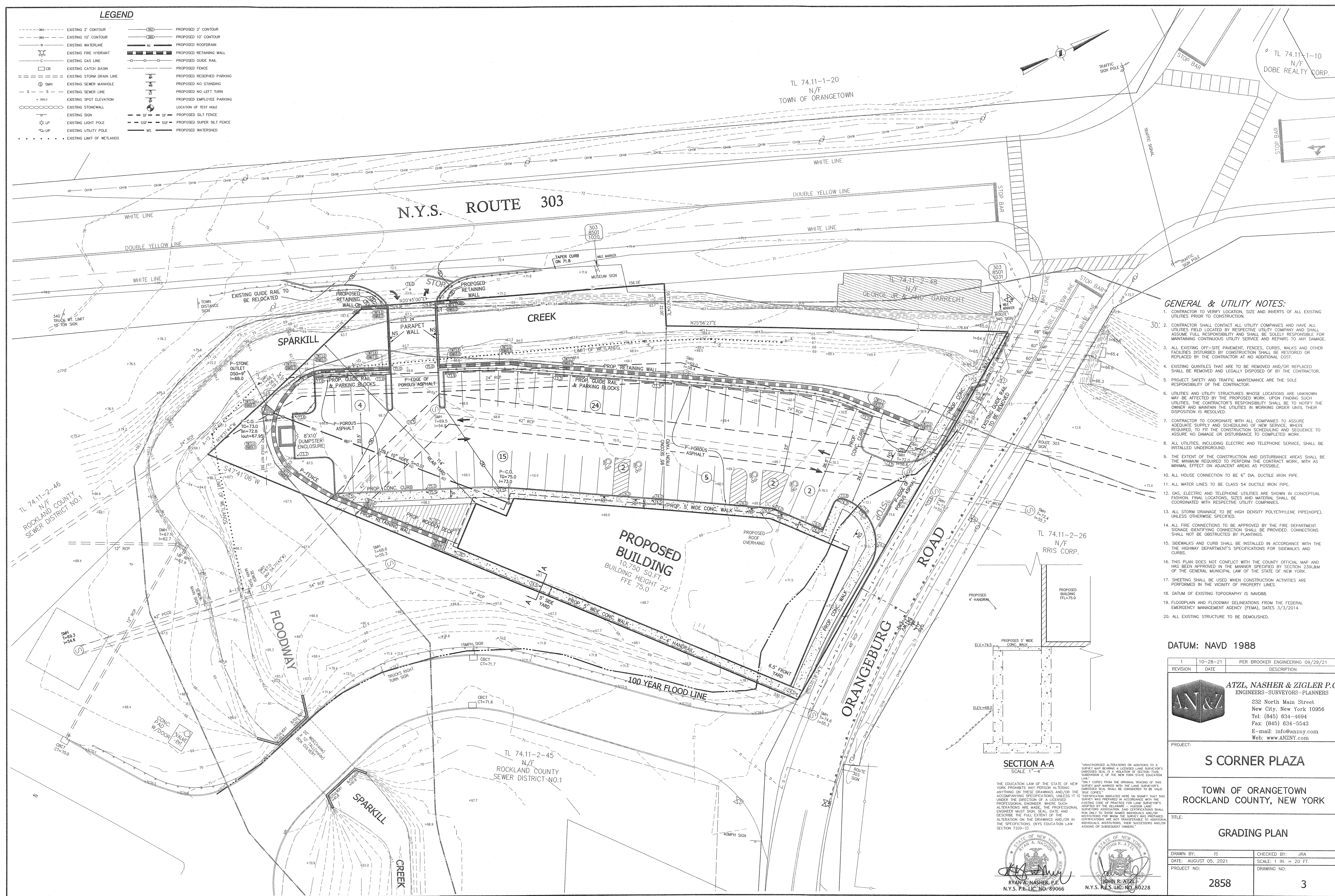
PROJECT:
S CORNER PLAZA
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE:
EXISTING CONDITION

DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 30 FT.
PROJECT NO: 2858	DRAWING NO: 2

LEGEND

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- + 360.0 --- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING LIMIT OF WETLANDS
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED ROOF DRAIN
- PROPOSED RETAINING WALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE
- PROPOSED RESERVED PARKING
- PROPOSED NO STANDING
- PROPOSED NO LEFT TURN
- PROPOSED EMPLOYEE PARKING
- LOCATION OF TEST HOLE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED WATERSHED



GENERAL & UTILITY NOTES:

1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. EXISTING QUANTITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
8. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
10. ALL HOUSE CONNECTION TO BE 6" DIA. DUCTILE IRON PIPE.
11. ALL WATER LINES TO BE CLASS 54 DUCTILE IRON PIPE.
12. GAS, ELECTRIC AND TELEPHONE UTILITIES ARE SHOWN IN CONCEPTUAL FASHION. FINAL LOCATIONS, SIZES AND MATERIAL SHALL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
13. ALL STORM DRAINAGE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE SPECIFIED.
14. ALL FIRE CONNECTIONS TO BE APPROVED BY THE FIRE DEPARTMENT. SIGNAGE IDENTIFYING CONNECTION SHALL BE PROVIDED. CONNECTIONS SHALL NOT BE OBSTRUCTED BY PLANTINGS.
15. SIDEWALKS AND CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS.
16. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.14M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
17. SHEETING SHALL BE USED WHEN CONSTRUCTION ACTIVITIES ARE PERFORMED IN THE VICINITY OF PROPERTY LINES.
18. DATUM OF EXISTING TOPOGRAPHY IS NAVD88.
19. FLOODPLAIN AND FLOODWAY DELINEATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATES 3/3/2014.
20. ALL EXISTING STRUCTURE TO BE DEMOLISHED.

DATUM: NAVD 1988

REVISION	DATE	DESCRIPTION
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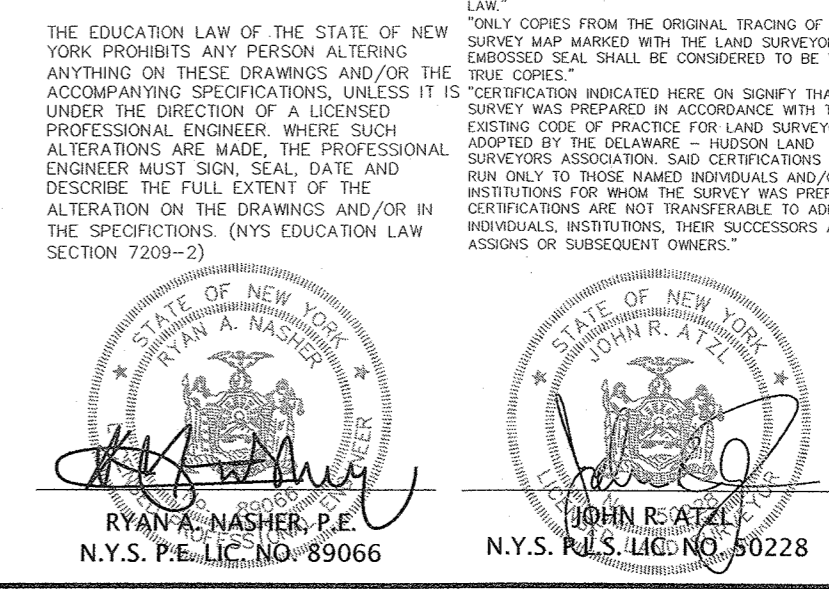
PROJECT: **S CORNER PLAZA**

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE: **GRADING PLAN**

DRAWN BY: IS	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 2858	DRAWING NO: 3

SECTION A-A
SCALE 1"=4'



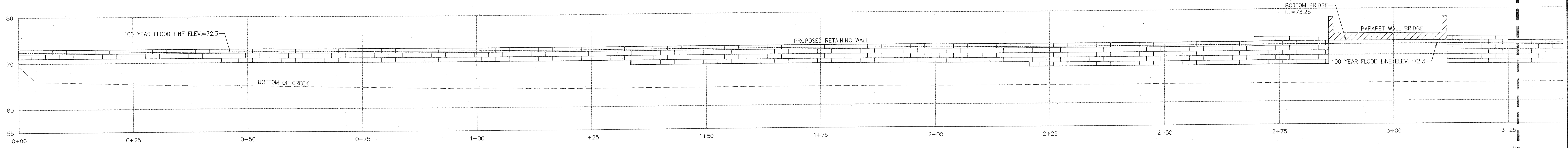
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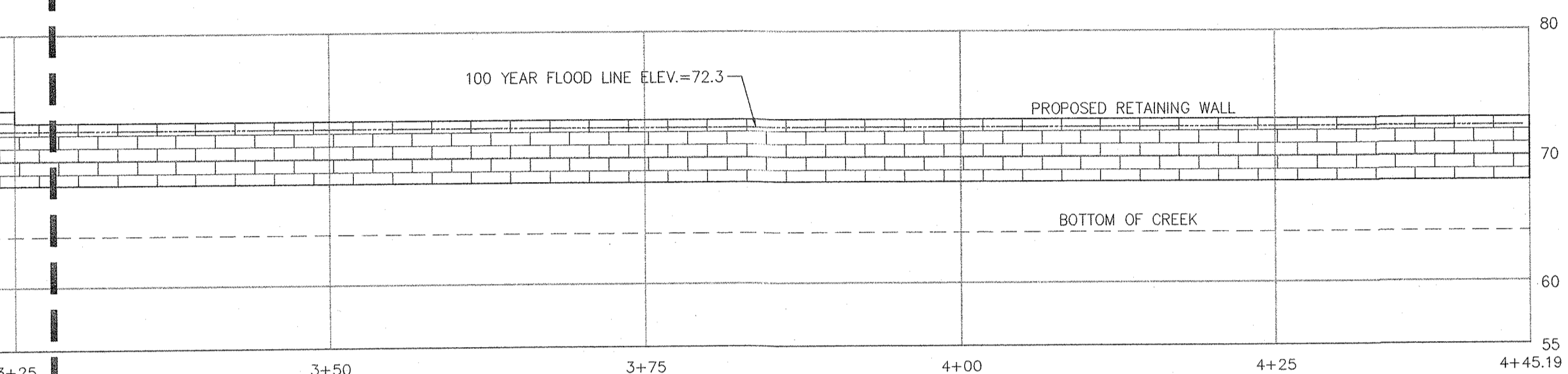
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STATE OF NEW YORK
 RYAN A. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 69066

STATE OF NEW YORK
 JOHN E. ATZL, P.E.
 N.Y.S. P.E. LIC. NO. 60228

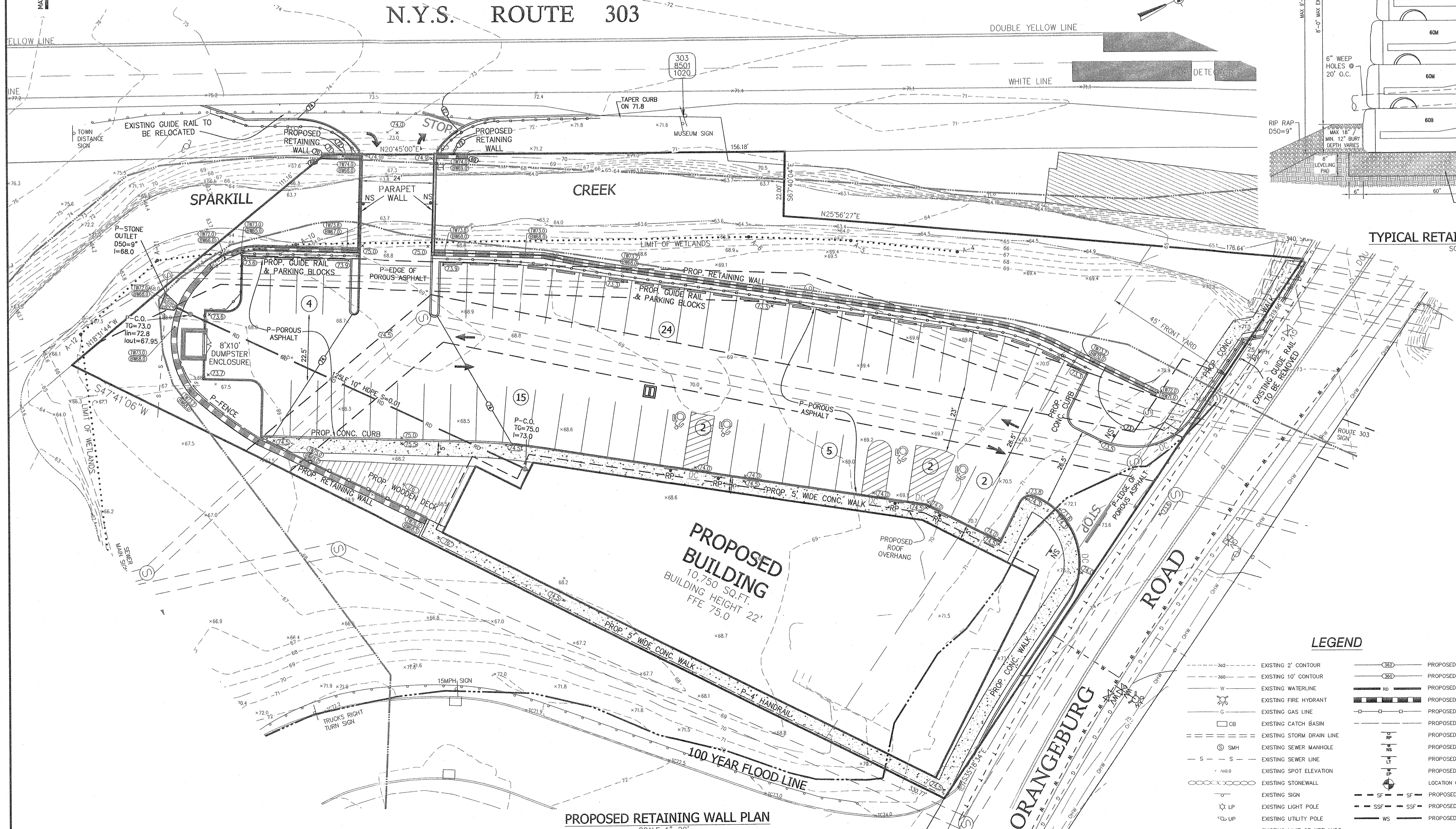


SPARKILL CREEK PROFILE
SCALE 1"=10'

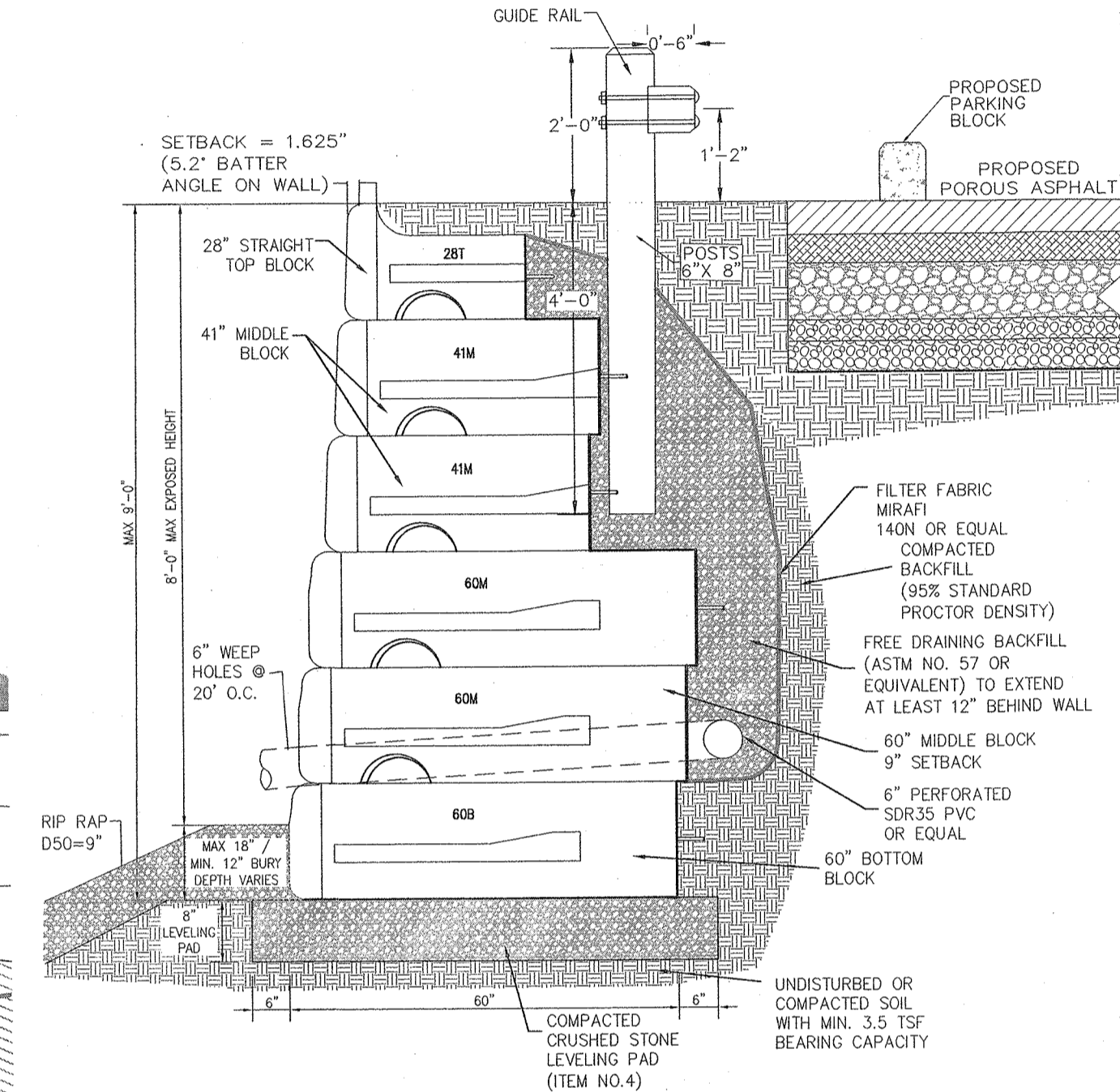


SPARKILL CREEK PROFILE (CONTINUED)
SCALE 1"=10'

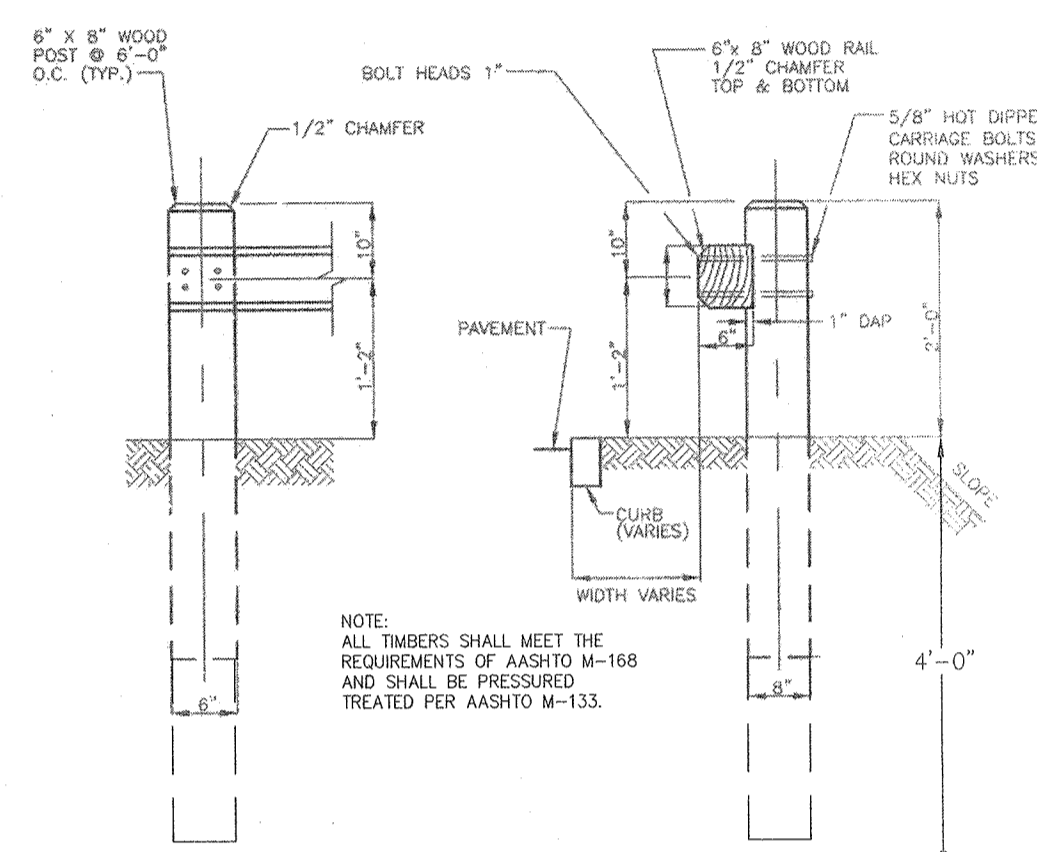
N.Y.S. ROUTE 303



PROPOSED RETAINING WALL PLAN
SCALE 1"=20'



TYPICAL RETAINING WALL SECTION
SCALE 1"=2'



TYPICAL WOOD PLANK GUIDE RAIL
N.T.S.

LEGEND

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- --- EXISTING WATERLINE
- --- EXISTING FIRE HYDRANT
- --- EXISTING GAS LINE
- --- EXISTING CATCH BASIN
- --- EXISTING STORM DRAIN LINE
- --- EXISTING SEWER MANHOLE
- --- EXISTING SEWER LINE
- --- EXISTING SPOT ELEVATION
- --- EXISTING STONEWALL
- --- EXISTING SIGN
- --- EXISTING LIGHT POLE
- --- EXISTING UTILITY POLE
- --- EXISTING LIMIT OF WETLANDS
- --- PROPOSED 2' CONTOUR
- --- PROPOSED 10' CONTOUR
- --- PROPOSED ROOF DRAIN
- --- PROPOSED RETAINING WALL
- --- PROPOSED GUIDE RAIL
- --- PROPOSED FENCE
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- --- PROPOSED NO STANDING
- --- PROPOSED NO LEFT TURN
- --- PROPOSED EMPLOYEE PARKING
- --- LOCATION OF TEST HOLE
- --- PROPOSED SILT FENCE
- --- PROPOSED SUPER SILT FENCE
- --- PROPOSED WATERSHED

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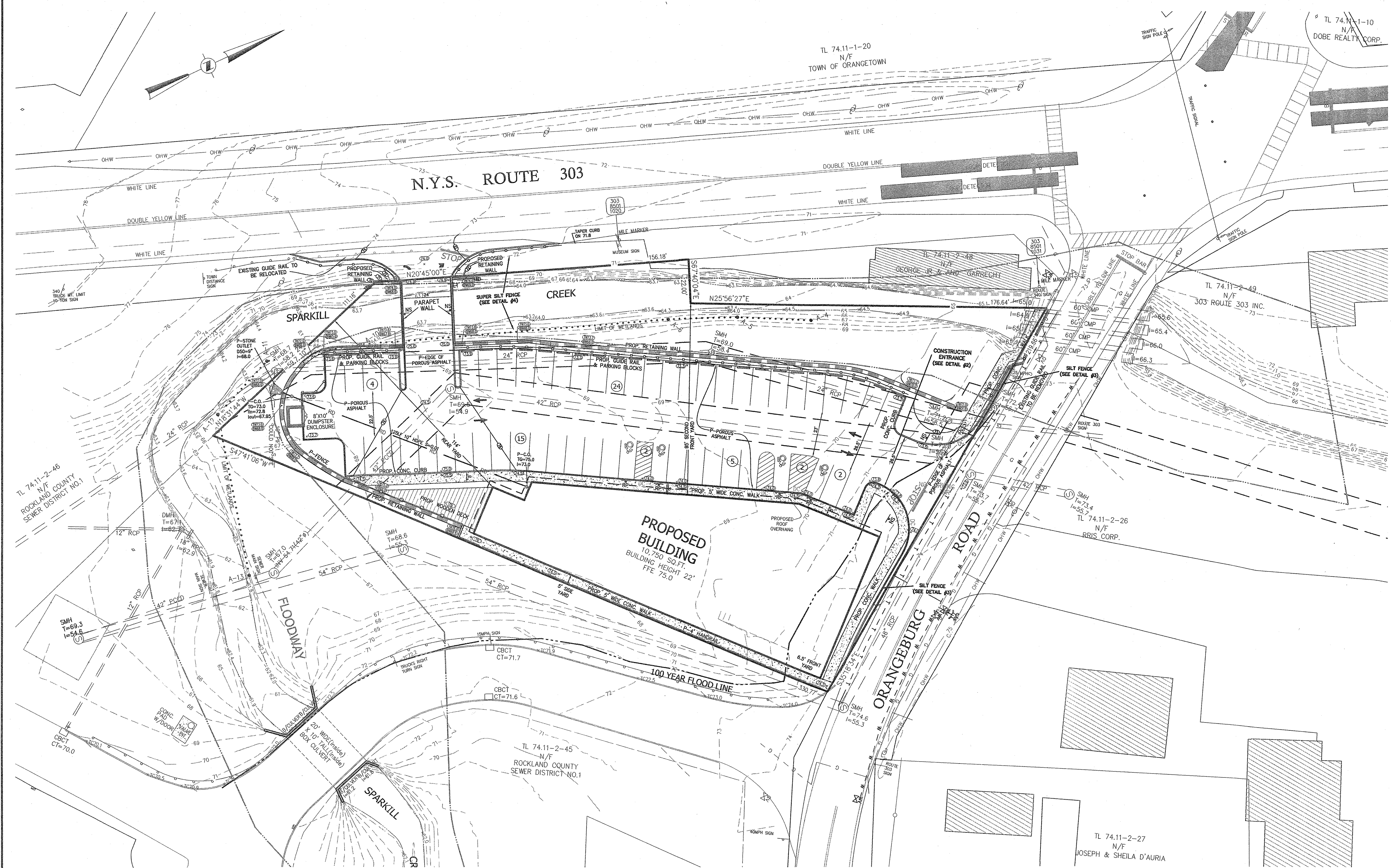
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RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

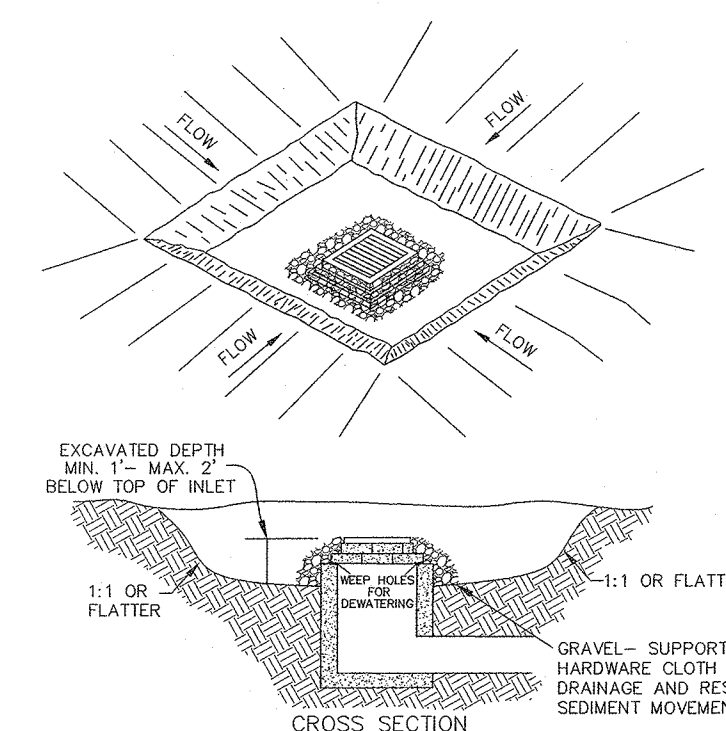
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PROJECT:		
S CORNER PLAZA		
TITLE:		
SPARKILL CREEK PLAN & PROFILE		
DRAWN BY: IS	CHECKED BY: JRA	
DATE: AUGUST 05, 2021	SCALE: AS SHOWN	
PROJECT NO:	DRAWING NO:	
2858	4	



LEGEND

---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED ROOF DRAIN
---	EXISTING FIRE HYDRANT	---	PROPOSED RETAINING WALL
---	EXISTING GAS LINE	---	PROPOSED GUIDE RAIL
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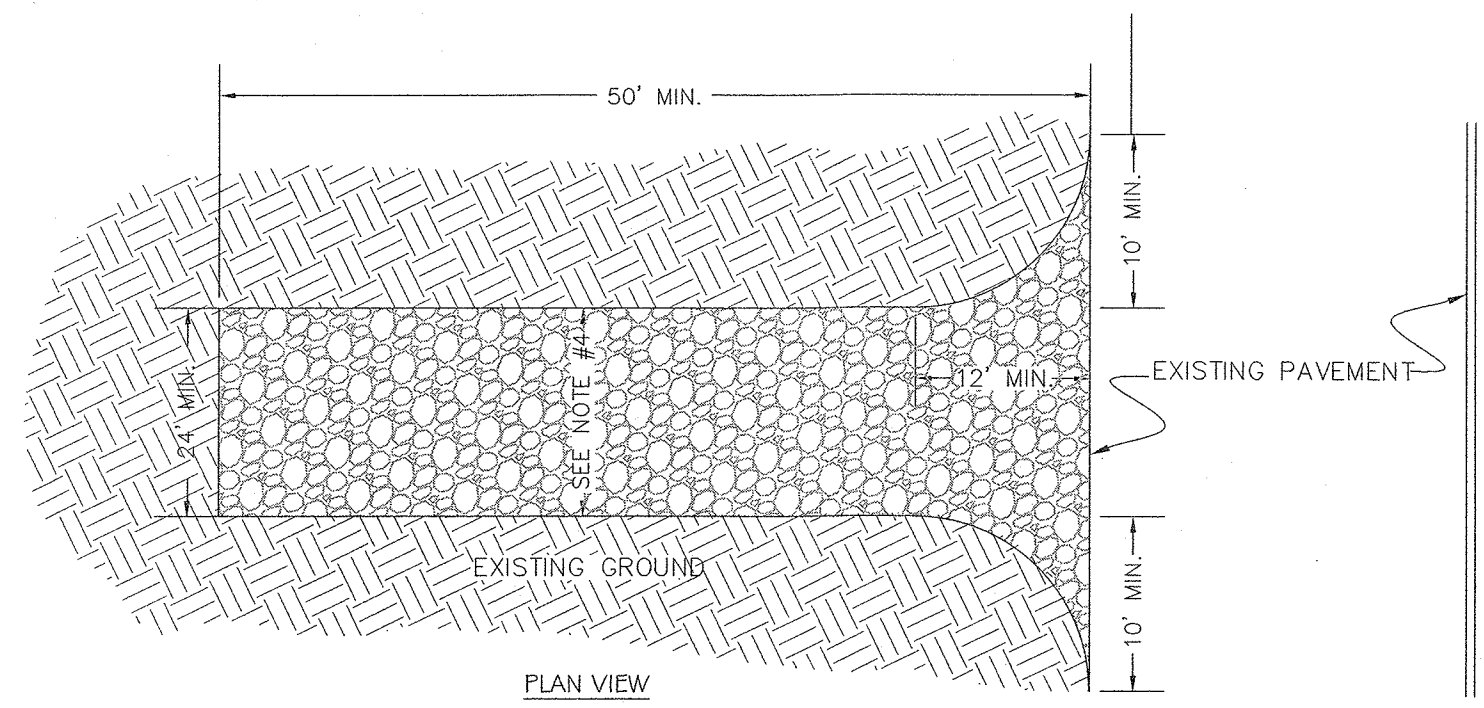


- SPECIFICATIONS FOR STORM INLET PROTECTION**
- SEDIMENT SHALL BE REMOVED AND THE TRAP RETURNED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
 - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
 - THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
 - ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.

STORM INLET PROTECTION DETAIL #1
N.T.S.

SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

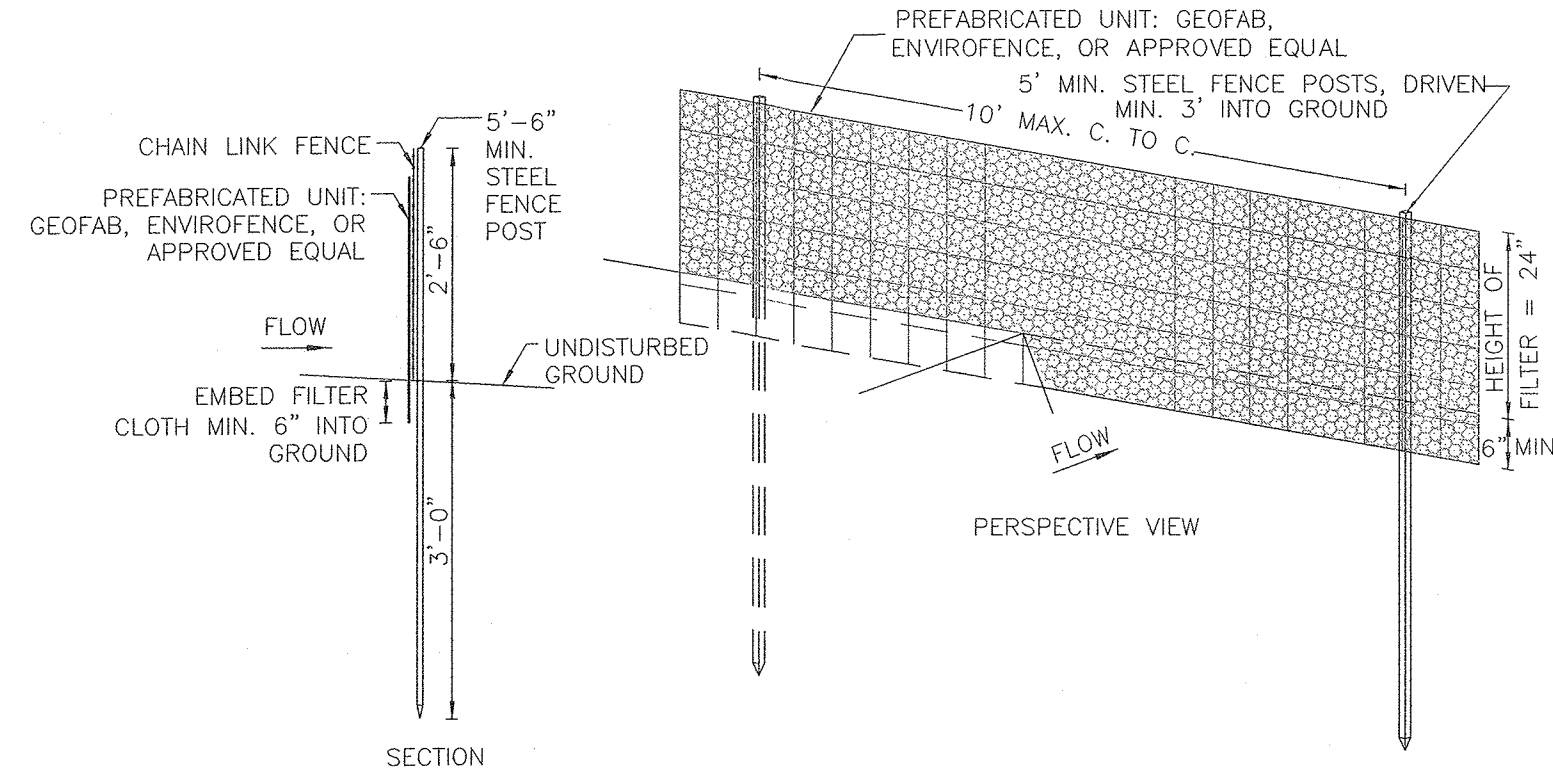
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN 6".
- WIDTH - 12" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS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



CONSTRUCTION ENTRANCE DETAIL #2
N.T.S.

CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE

- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - THE FABRIC SHALL BE PLACED AGAINST CHAIN LINK FENCE AS SUPPORT BACKING WITH POSTS DRIVEN 3 FEET IN THE GROUND.
 - POSTS FOR SUPER SILT FENCE SHALL BE STANDARD CHAIN LINK FENCE POSTS.

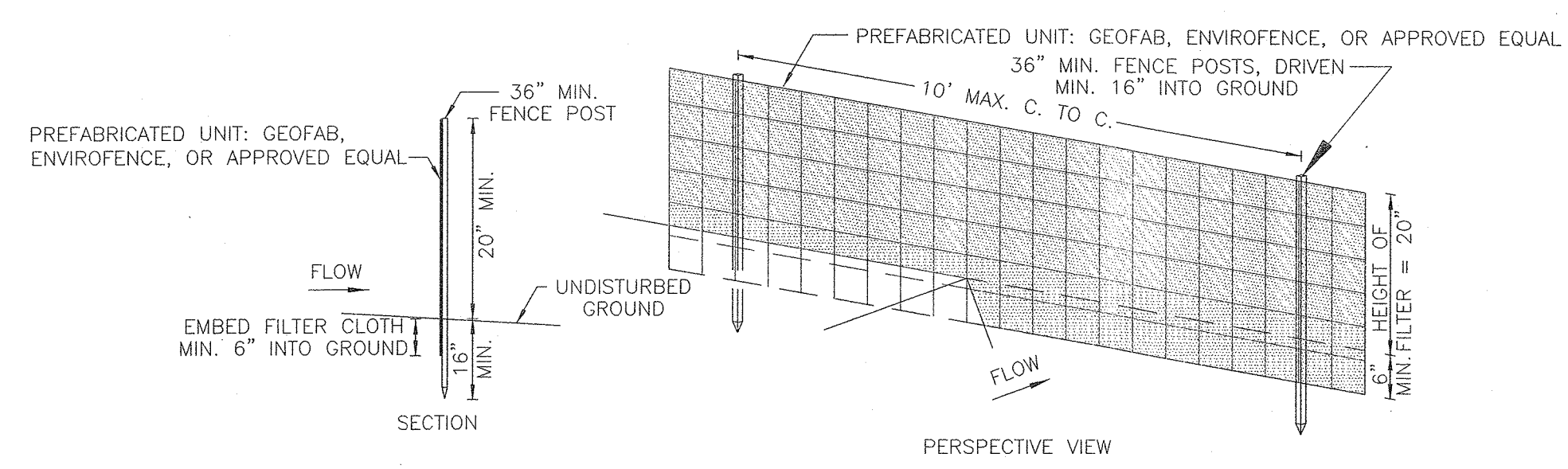


SUPER SILT FENCE DETAIL #4
N.T.S.

CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE

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- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

NOTE: SILT FENCE TO BE INSTALLED AT THE DOWNHILL SIDE OF THE PROPOSED BERM AND REMOVED AFTER COMPLETION OF THE PROPOSED IMPROVEMENT AND THE BERM IS STABILIZED.



SILT FENCE DETAIL #3
N.T.S.

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ONLY COPIES FROM THE ORIGINAL TRACINGS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMPLOYED SEAL AS A VALIDATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED BY ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE BOARD OF LAND SURVEYING AND MAPPING FOR ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS WHOSE INDIVIDUAL INSTRUCTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

STATE OF NEW YORK
RYAN P. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
JOHN E. ATZL, P.E.
N.Y.S. P.E. LIC. NO. 80228

1	10-28-21	PER BROOKER ENGINEERING 09/29/21
REVISION	DATE	DESCRIPTION
<p>ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS</p> <p>232 North Main Street New City, New York 10956 Tel: (845) 634-4894 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com</p>		
PROJECT: S CORNER PLAZA		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: EROSION & SEDIMENT CONTROL PLAN		
DRAWN BY: JS	CHECKED BY: JRA	
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 30 FT.	
PROJECT NO: 2858	DRAWING NO: 5	

POROUS ASPHALT MIX DESIGN CRITERIA

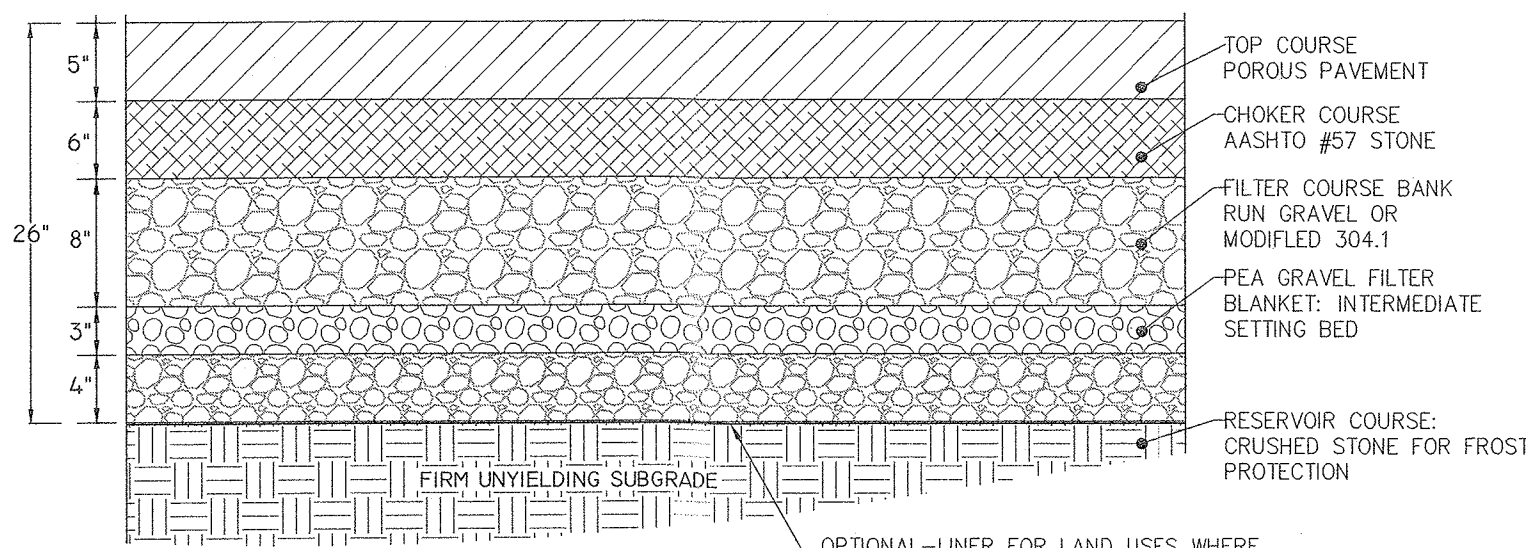
sieve size (inch/mm)	percent passing (%)
0.75/19	100
0.50/12.5	85-100
0.375/9.5	55-75
No.4-4.75	10-25
No.8-2.36	5-10
No.200-0.075 (#200)	2-4
BINDER CONTENT (AASHTO T164)	6-6.5%
FIBER CONTENT BY TOTAL MIXTURE MASS	0.3% CELLULOSE OR 0.4% MINERAL
RUBBER SOLIDS (SBR) CONTENT BY WEIGHT OF THE BITUMEN	1.5-3% OR TBD
AIR VOID CONTENT (ASTM D6390)*	16.0-22.0%
DRANDOWN (ASTM D6390)*	< 0.3%
RETAINED TENSILE STRENGTH (AASHTO 283)**	< 0.80%
CANTABRO ABRASION TEST ON UNAGED SAMPLES (ASTM D7064-04)	< 0.30%

* Cellulose or mineral fibers may be used to reduce draindown.
 ** If the TSR (RETAINED TENSILE STRENGTH) VALUES FALL BELOW 80% WHEN TESTED PER NAPA 131 (WITH A SILE FROST THAW CYCLE RATHER THAN 5), THEN IN STEP 4, THE CONTRACTOR SHALL EMPLOY AN ANTISTRIPE AGENT, SUCH AS HYDRATED LIME (ASTM C977) OR AFATY AMINE, TO RAISE THE TSR VALUE ABOVE 80%.

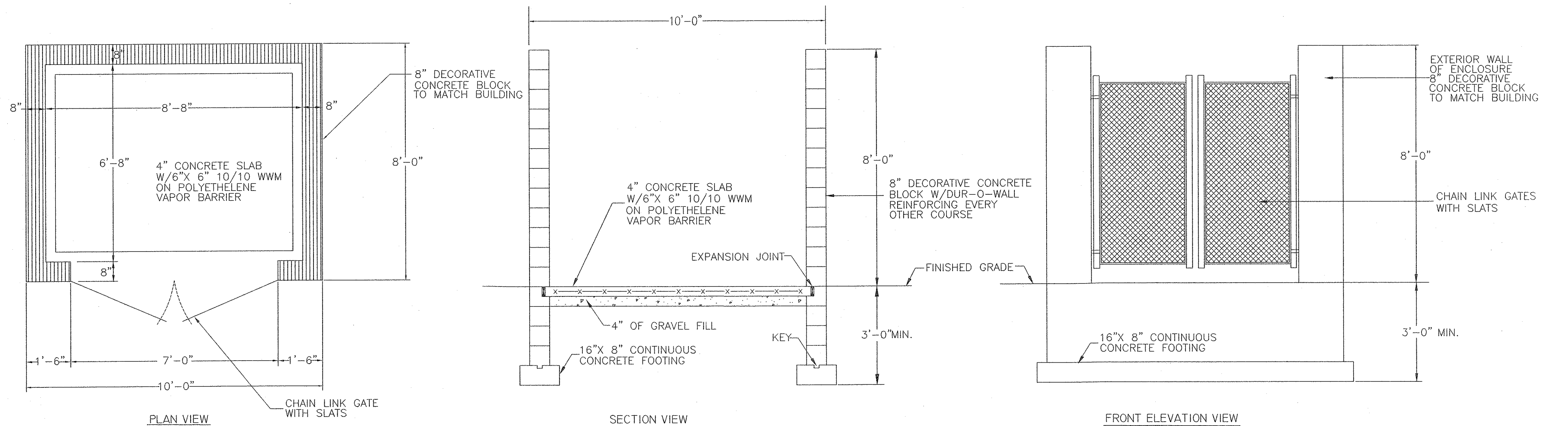
GRADATIONS AND COMPACTION OF CHOKER, FILTER, AND RESERVOIR COURSE MATERIALS

US STANDARD SIEVE SIZE (INCHES/MM)	PERCENT PASSING (%)			
	CHOKER COURSE (AASHTO No. 57)	FILTER COURSE (MODIFIED #57 SOL.)	RESERVOIR COURSE (AASHTO No. 3)	RESERVOIR COURSE ALTERNATIVE* (AASHTO No. 3)
6/150	---	100	---	---
2 1/2 63	---	---	100	---
2/150	---	---	90 - 100	---
1 1/2 37.5	100	---	35 - 70	100
1/25	95 - 100	---	0 - 15	95 - 100
3/19	---	---	20 - 55	---
3/12.5	25 - 60	---	0 - 5	0 - 10
3-8-9.5	---	---	---	0 - 5
#4-4.75	0 - 10	70 - 100	---	---
#8-2.36	0 - 5	---	---	---
#200-0.075	---	0 - 6**	---	---
% COMPACTION	95	95	95	95
ASTM D699 / AASHTO 199				

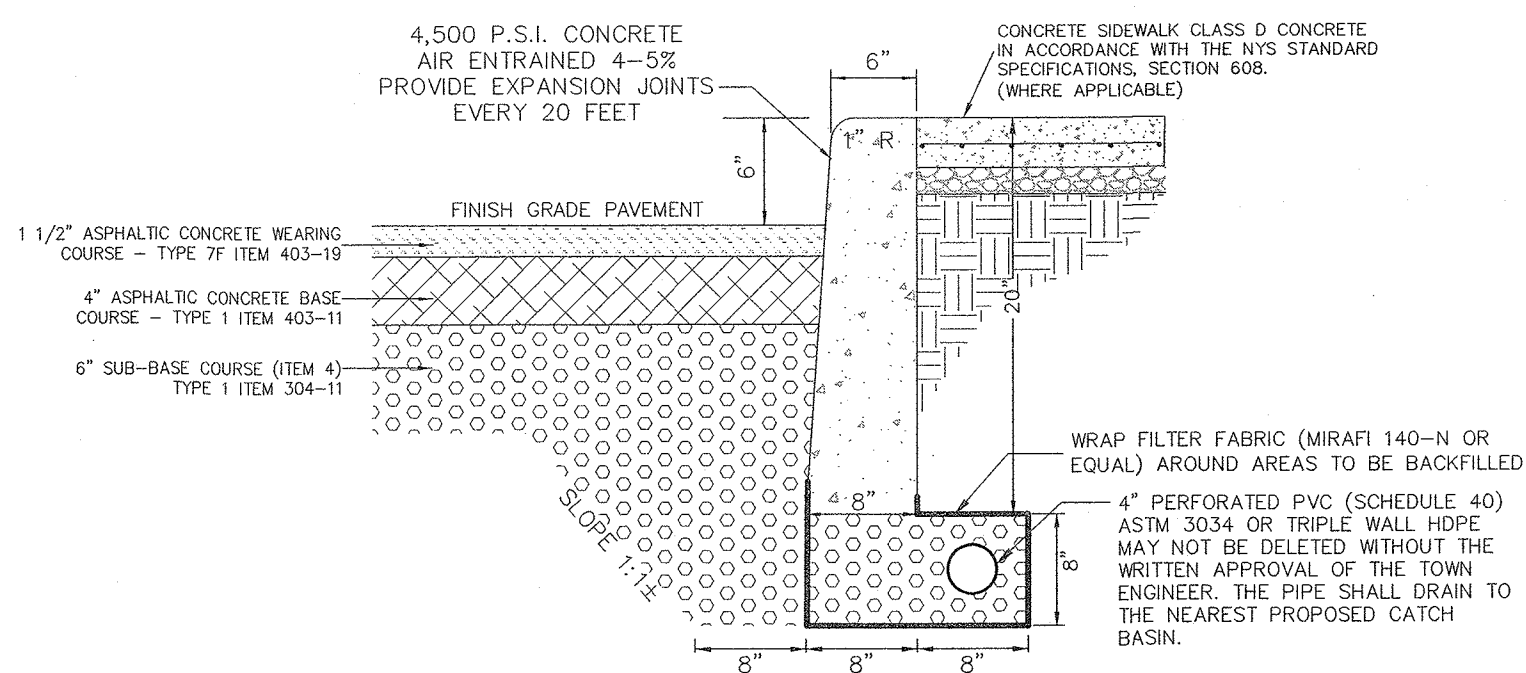
* ALTERNATE GRADATIONS (AASHTO No. 5) MAY BE ACCEPTED UPON ENGINEER'S APPROVAL.
 ** PREFERABLY LESS THAN 45 FINE



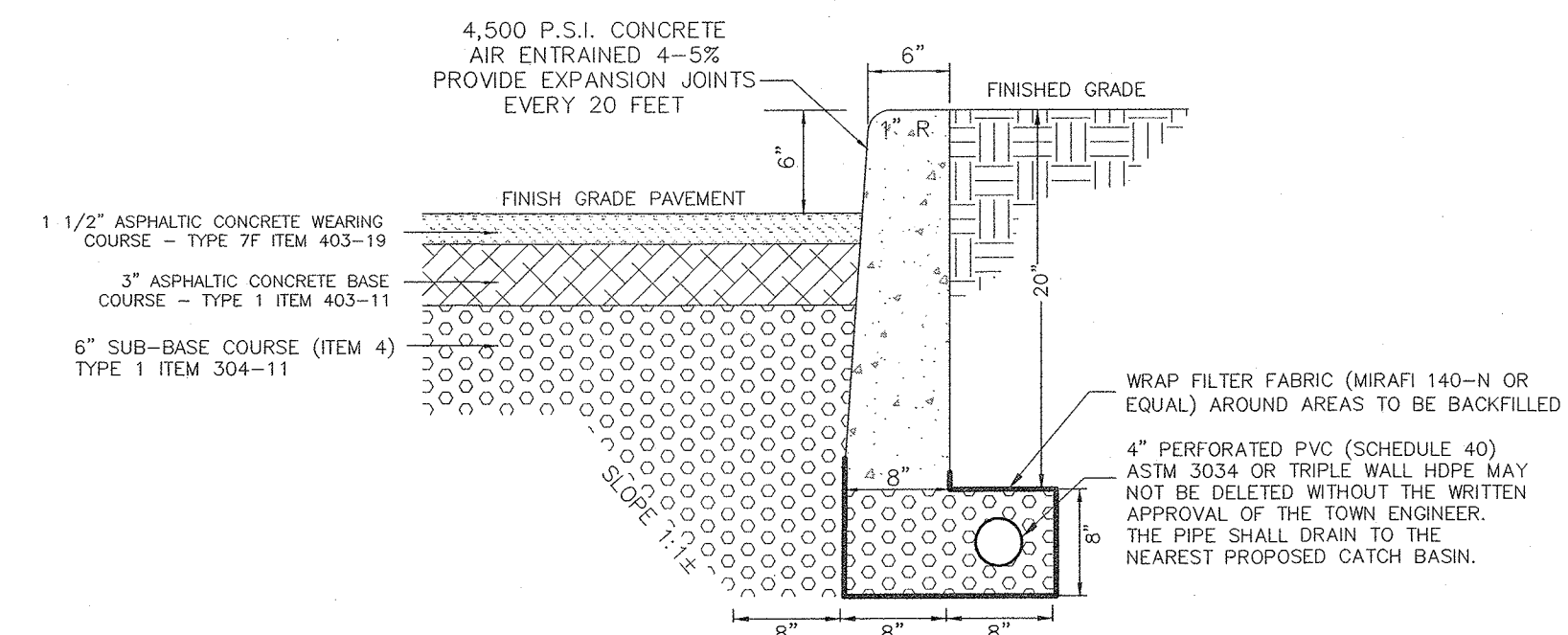
POROUS ASPHALT DETAIL
N.T.S.



REFUSE DUMPSTER ENCLOSURE DETAIL
N.T.S.



ASPHALTIC CONCRETE PAVEMENT & CONCRETE CURB DETAIL FOR TRAVELLED WAY
N.T.S.



ASPHALTIC CONCRETE PAVEMENT & CONCRETE CURB DETAIL FOR PARKING AREAS
N.T.S.

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"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMPLOYER SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW."
 "ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMPLOYER SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
 "CERTIFICATION INDICATED HERE ON SCHEMATIC THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE SEANAME - REGIONAL LAND SURVEYORS ASSOCIATION. SAID CERTIFICATION SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INDIVIDUALS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

STATE OF NEW YORK
 RYAN A. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
 JOHN R. ATZL
 N.Y.S. P.L.S. LIC. NO. 50228

REVISION	DATE	DESCRIPTION
1	10-28-21	PER BROOKER ENGINEERING 09/29/21

ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-5543
 E-mail: info@anzny.com
 Web: www.ANZNY.com

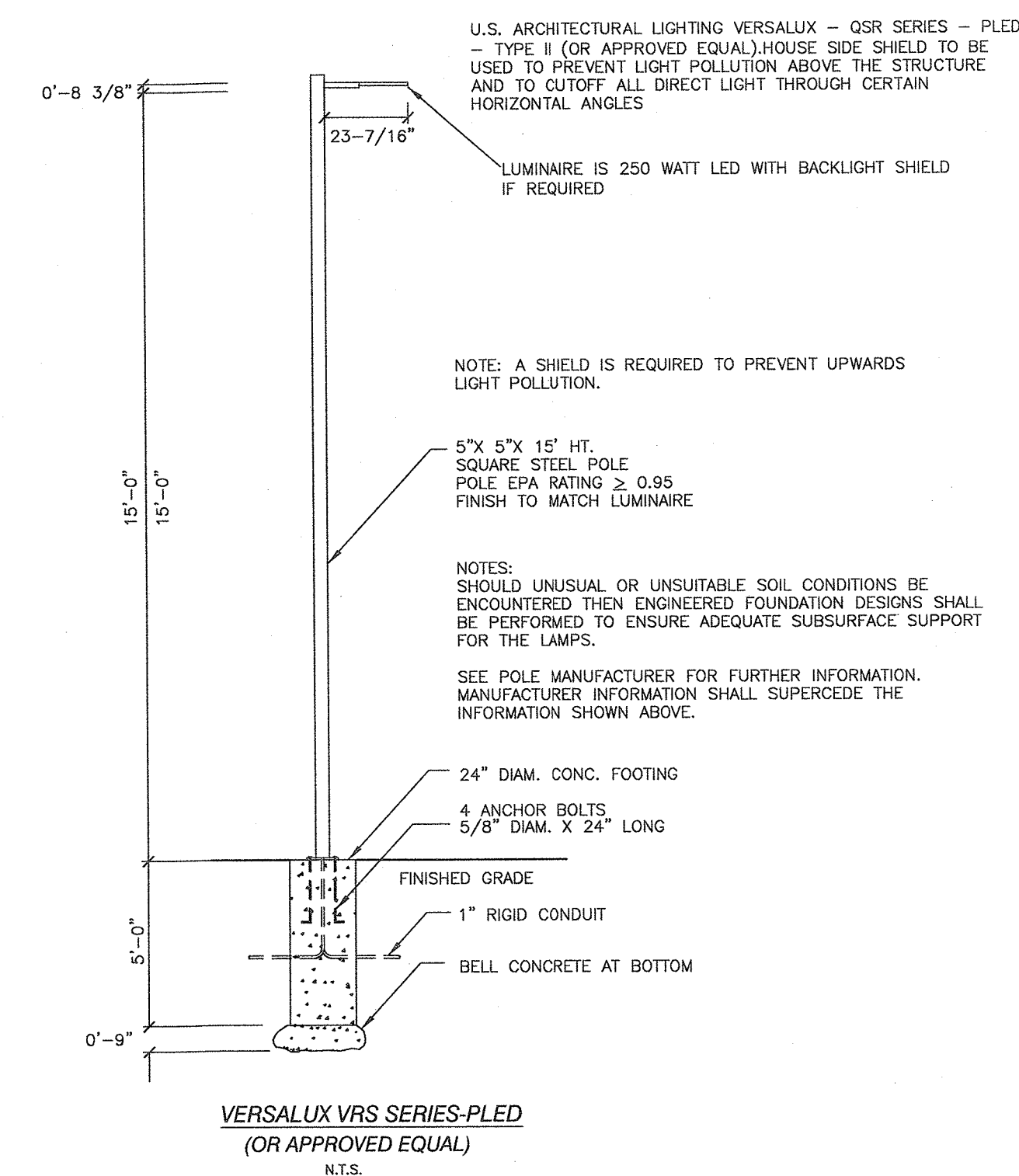
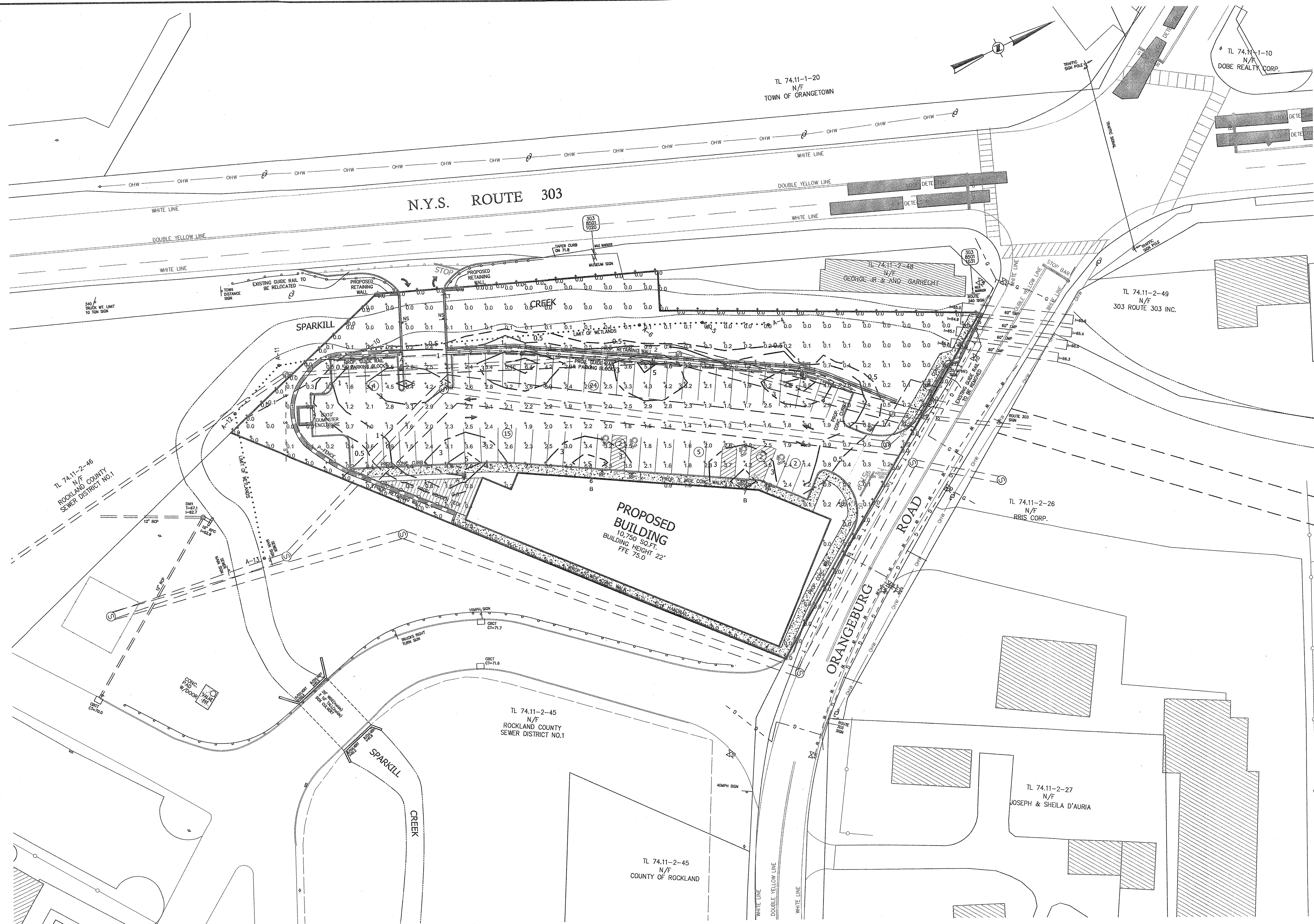
PROJECT: **S CORNER PLAZA**

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE: **DETAILS**

DRAWN BY: JS
 DATE: AUGUST 05, 2021
 PROJECT NO: 2858

CHECKED BY: JRA
 SCALE: 1 IN. = 30 FT.
 DRAWING NO: 6



U.S. ARCHITECTURAL LIGHTING VERSALUX - QSR SERIES - PLED - TYPE II (OR APPROVED EQUAL). HOUSE SIDE SHIELD TO BE USED TO PREVENT LIGHT POLLUTION ABOVE THE STRUCTURE AND TO CUTOFF ALL DIRECT LIGHT THROUGH CERTAIN HORIZONTAL ANGLES.

LUMINAIRE IS 250 WATT LED WITH BACKLIGHT SHIELD IF REQUIRED

NOTE: A SHIELD IS REQUIRED TO PREVENT UPWARDS LIGHT POLLUTION.

5'X 5'X 15' HT. SQUARE STEEL POLE
POLE EPA RATING ≥ 0.95
FINISH TO MATCH LUMINAIRE

NOTES:
SHOULD UNUSUAL OR UNSUITABLE SOIL CONDITIONS BE ENCOUNTERED THEN ENGINEERED FOUNDATION DESIGNS SHALL BE PERFORMED TO ENSURE ADEQUATE SUBSURFACE SUPPORT FOR THE LAMPS.

SEE POLE MANUFACTURER FOR FURTHER INFORMATION. MANUFACTURER INFORMATION SHALL SUPERCEDE THE INFORMATION SHOWN ABOVE.

24" DIAM. CONC. FOOTING
4 ANCHOR BOLTS,
5/8" DIAM. X 24" LONG

FINISHED GRADE
1" RIGID CONDUIT
BELL CONCRETE AT BOTTOM

VERSALUX VRS SERIES-PLED
(OR APPROVED EQUAL)
N.T.S.

LEGEND

--- 300 ---	EXISTING 2' CONTOUR	--- 300 ---	PROPOSED 2' CONTOUR
--- 10' ---	EXISTING 10' CONTOUR	--- 10' ---	PROPOSED 10' CONTOUR
---	EXISTING WATERLINE	---	PROPOSED ROOFDRAIN
---	EXISTING FIRE HYDRANT	---	PROPOSED RETAINING WALL
---	EXISTING GAS LINE	---	PROPOSED GUIDE RAIL
CB	EXISTING CATCH BASIN	---	PROPOSED FENCE
---	EXISTING STORM DRAIN LINE	---	PROPOSED RESERVED PARKING
SMH	EXISTING SEWER MANHOLE	---	PROPOSED NO STANDING
S	EXISTING SEWER LINE	---	PROPOSED NO LEFT TURN
S	EXISTING SPOT ELEVATION	---	PROPOSED EMPLOYEE PARKING
---	EXISTING STONEWALL	---	LOCATION OF TEST HOLE
---	EXISTING SIGN	---	PROPOSED SILT FENCE
---	EXISTING LIGHT POLE	---	PROPOSED SUPER SILT FENCE
---	EXISTING UTILITY POLE	---	PROPOSED WATERSHED
---	EXISTING LIMIT OF WETLANDS		

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpLr	PtSpTb	Meter Type
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.	Readings taken at 0'0" AFG	10	N.A.	Horizontal
Site	Illuminance	Fc	1.38	7.0	0.0	N.A.	N.A.	Readings taken at 0'0" AFG	10	10	Horizontal
Parking	Illuminance	Fc	2.45	6.5	0.4	6.13	16.25	Readings taken at 0'0" AFG			

Luminaire Schedule

Symbol	Qty	Label	Tag	Arrangement	Total Lamp Lumens	LLF	Description
---	5	ALED3T50	A	SINGLE	N.A.	1,000	Pole Mounted (Type III)
---	2	WPLED3T50FX	B	SINGLE	N.A.	1,000	Wall Mounted (Type III)

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	398.268	246.079	15	259.562	0
2	A	322.983	252.272	15	265.986	0
3	A	257.262	256.508	15	267.809	0
4	A	196.915	249.555	15	271.405	0
5	A	228.417	194.596	15	93.348	0
6	B	291.299	193.33	15	85.675	0
7	B	368.538	187.647	15	88.937	0

Total Quantity: 7

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STATE OF NEW YORK
JOHN R. ATZL, E.E.
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1	10-28-21	PER BROOKER ENGINEERING 09/29/21
REVISION	DATE	DESCRIPTION

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232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-6543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:
S CORNER PLAZA

RAB
170 Ludlow Avenue, Northvale, NJ 07642
888-722-8000 • rablighting.com

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
LIGHTING PLAN

DRAWN BY: VC	CHECKED BY: JRA
DATE: AUGUST 05, 2021	SCALE: 1 IN. = 30 FT.
PROJECT NO:	DRAWING NO:
2858	7

PLANTING SPECIFICATIONS:

GENERAL: All plants, trees, and shrubs shall meet the specifications for "plant material" as per the American Standard for Nursery Stock. The landscape architect reserves the right to inspect all plants prior to shipping and installation. There are to be no substitutions of the plants without the consent of the landscape architect.

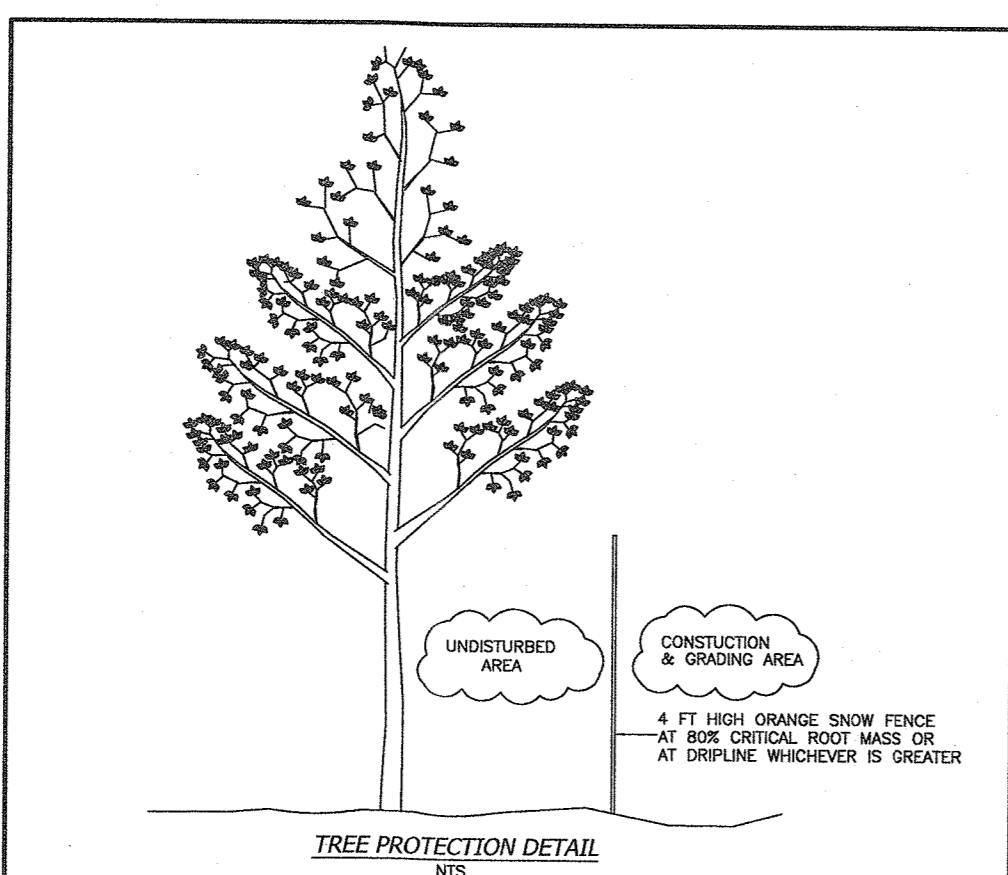
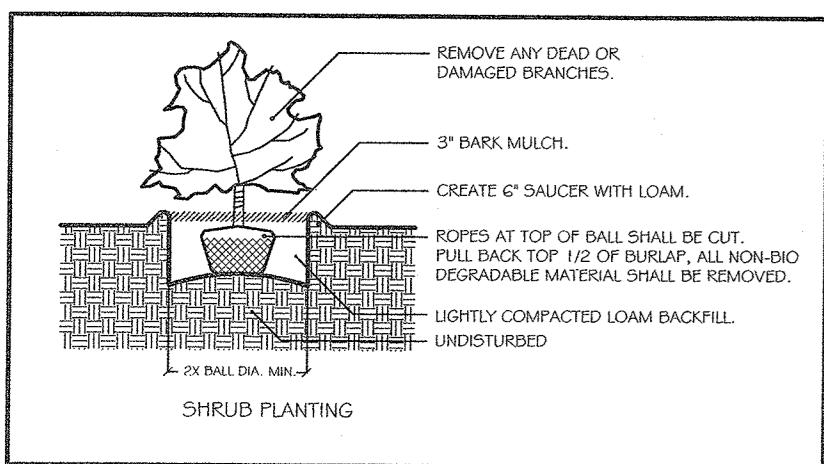
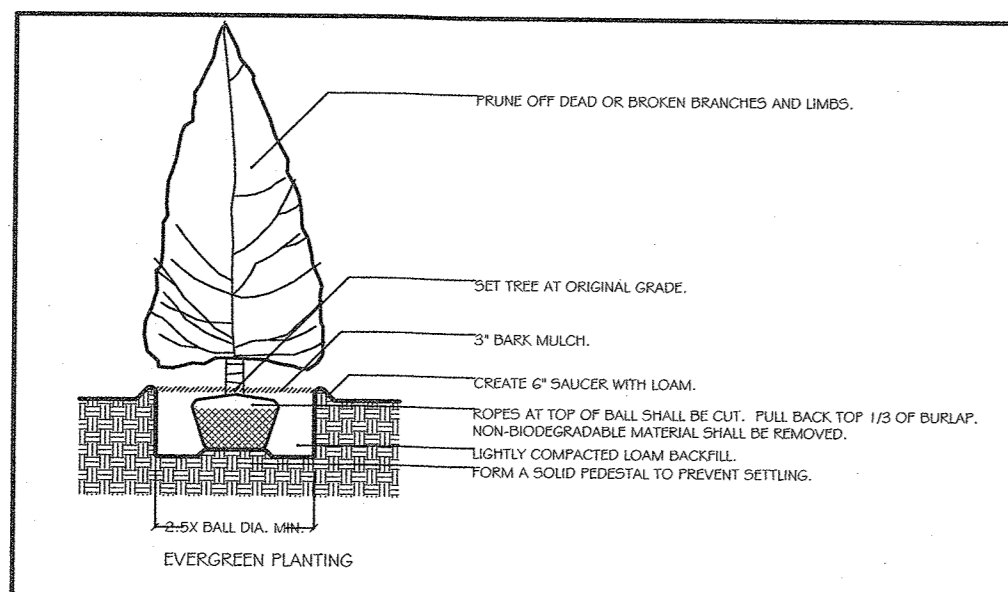
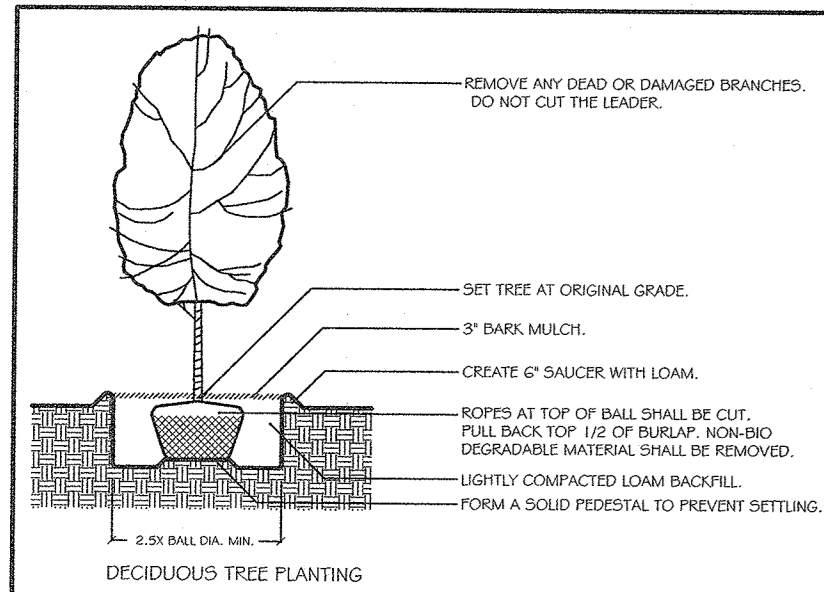
PLANTING: All plants shall be planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Pull back burlap from top of ball and cut wire on tree basket. Ensure that the burlap is not exposed above grade because of water loss. Staking and guying shall be used only when necessary. When the method is used, care should be taken to protect the tree bark and wires should be removed as soon as possible.

MULCHING: All planting beds (EXCEPT GROUNDCOVER) shall be mulched with three inches of shredded bark to conserve water and keep roots covered during initial growth stage. Do not place mulch heavily around crown of plants.

WINTER CARE: All trees and shrubs shall be sprayed with an anti-desiccant the first November after planting.

WATERING: All plants shall be watered by the contractor during the initial growth stage. Trees shall be heavily watered several times during the first month after planting and then regularly for the next two summers.

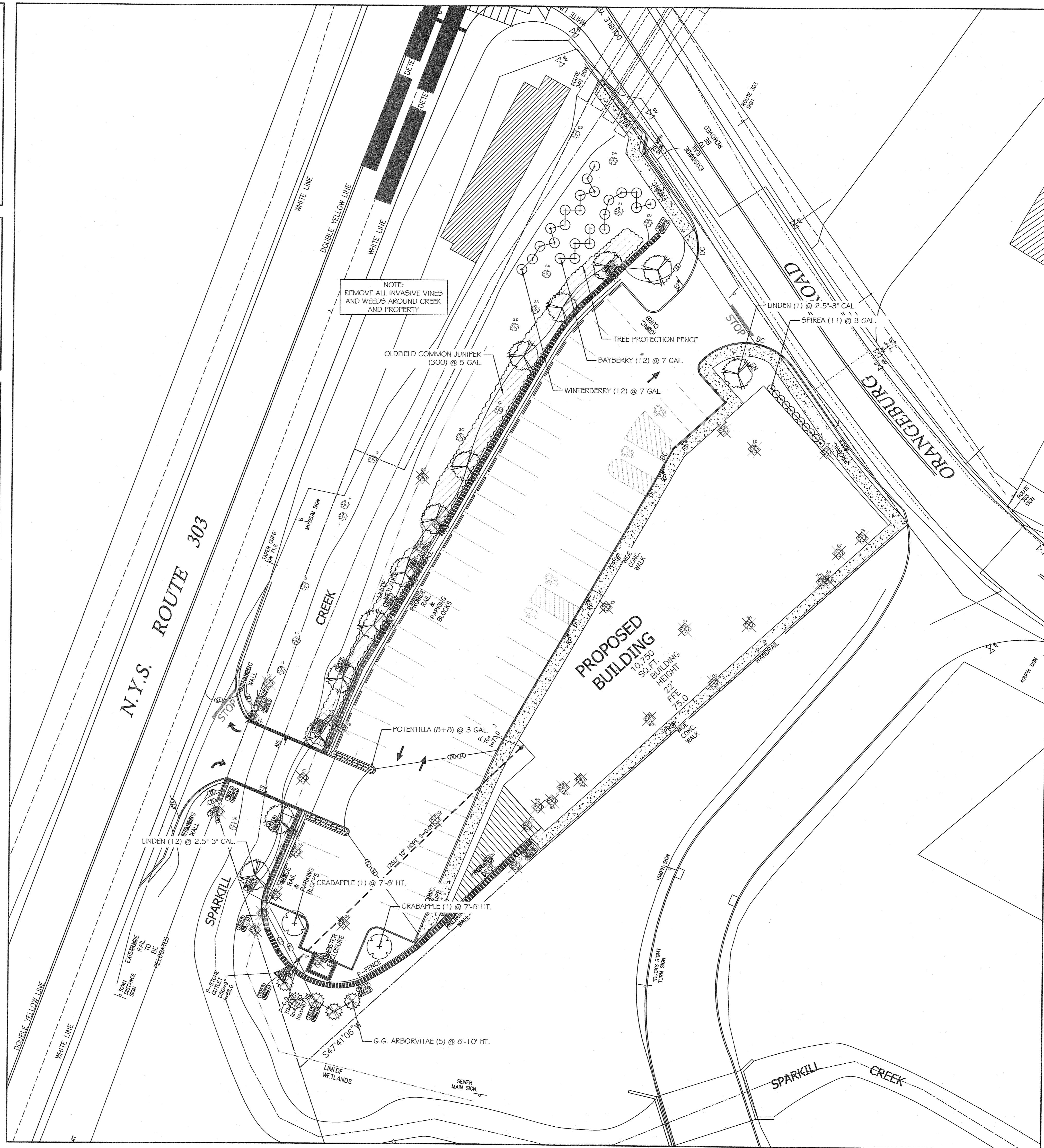
PLANT GUARANTEE: Contractor shall guarantee all newly installed plants for one-year provided that they are given proper watering/care and contractor is notified of unhealthy stressed plants immediately.



TREE LIST

NUMBER	SIZE (IN)	TYPE
5	8	OAK
6	10	OAK
7	12	SYCAMORE
8	20	SYCAMORE
10	20	SYCAMORE
11	7	CHERRY
12	24	OAK
15	12	OAK
17	20	PINE
18	12	GEDAR
19	24	ASH
20	8	PINE
21	8	PINE
22	6	PINE
23	10	PINE
24	12	PINE
25	30	MAPLE
26	12	CHERRY
27	30	OAK
30	10	MAPLE
32	10	OAK
58	24	ASH
59	6	OAK
60	40	ASH
61	18	ELM
62	8	ELM
63	38	ASH
64	29	PINE
65	12	PINE
70	6/10	OAK
71	6/12/12	MAPLE
72	12	TWIN-MAPLE
73	6	SYCAMORE
74	10	OAK
75	20	ASH
76	20	OAK
77	8	OAK
78	24	BEECH
79	24	ELM
80	6	CHERRY
81	15	OAK
82	15	OAK
83	15	ASH
84	15	PINE
86	15	OAK
87	12	ASH
88	15	ASH
89	12	PINE
90	22	OAK
91	12	TULIP
92	12	OAK
93	12	ELM
94	24	OAK
100	6	APPLE

Site Planting	Scientific Name	Common Name	Size	Quantity
Trees				
	<i>Malus 'Red Jade'</i>	Red Jade Crabapple	7'-8' ht.	2
	<i>Thuja plicata 'Green Giant'</i>	Green Giant Arborvitae	8'-10' ht.	5
	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	2.5"-3" cal.	12
Shrubs				
	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	7 gal.	12
	<i>Juniperus communis var. depressa</i>	Common Juniper	5 gal.	300
	<i>Myrica pennsylvanica</i>	Bayberry	7 gal.	12
	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	3 gal.	16
	<i>Spiraea japonica 'Little Princess'</i>	Little Princess Spirea	3 gal.	11



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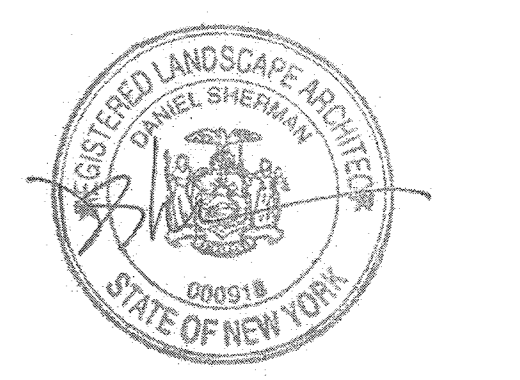
REVISION DATE

REV. 1 | 10/28/21

5 CORNER PLAZA
2 RT 344
ORANGEBURG, NY 10962

LANDSCAPE PLAN

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dan.danshermanlandscape@gmail.com
www.danshermanlandscape.com



DATE: AUG. 5, 2021	SCALE: 1" = 20' - 0"
DRAWN BY: AL	DRAWING # 8