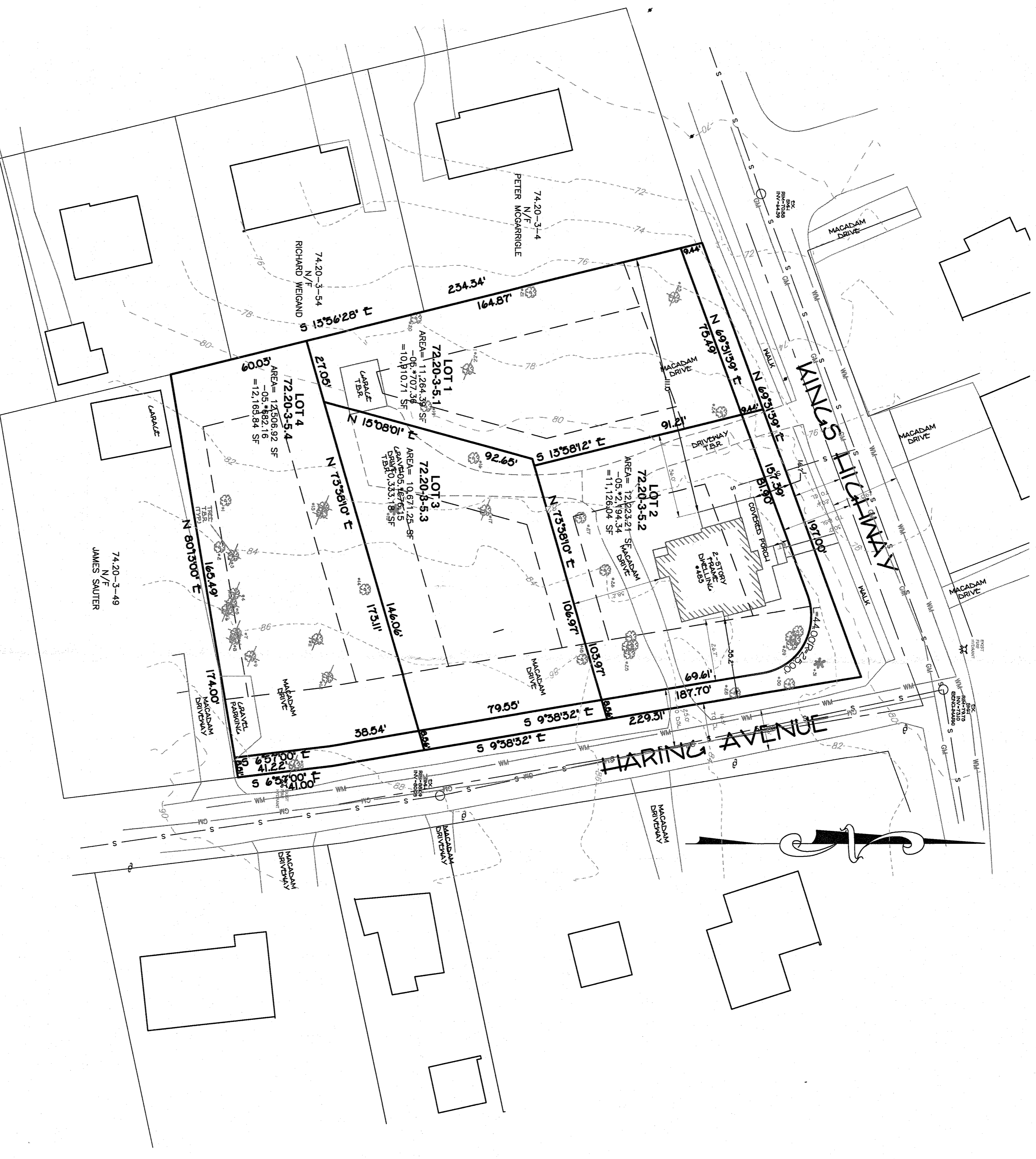


- NOTES:
 1. THIS IS A SUBDIVISION OF LOT 74.20-3-5 AS SHOWN ON THE TOWN OF GRANGETOWN TAX MAP 44 ASSES TOTAL.
 2. OWNER: SONS OF GRANGETOWN LLC
 3. NUMBER OF LOTS EXISTING: 1; PROPOSED: 4 LOTS
 4. LOTS: CONSTRUCTION LLC
 5. ADDRESS: 10000 LARKIN AVENUE
 6. PERMIT: NY 10984
 7. IRON PINS TO BE INSTALLED AT ALL LOCATIONS WITH SYMBOL.
 8. TAX LOT 74.20-3-5 DENOTES TAX LOT DESIGNATION SECTION BLOCK
 9. LOT/LANDMARKY-GRANGETOWN SANITARY SEWER MANHOLE AS-BUILT.
 10. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWER DISPOSAL
 11. ANY EXISTING UTILITIES (E.G. FIRE HYDRANTS, ETC.) AFFECTED BY THE CONSTRUCTION OF THIS SUBDIVISION WILL BE IDENTIFIED BY THE OCCUPANT/OWNER PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 12. NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
 13. THE PROTECTION AND PRESERVATION GUIDELINES ADOPTED BY THE TOWN OF GRANGETOWN SHALL BE APPLIED TO THIS SUBDIVISION.
 14. SOIL EROSION & SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT FOR APPROVAL.
 15. THE TOWN OF GRANGETOWN HIGHWAY DEPARTMENT PERMIT IS REQUIRED FOR ACCESS TO LARKIN AVENUE. BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIGNALING AND CURBS.
 16. SHULDERS DEPARTMENT SPECIFICATIONS FOR SIGNALING AND CURBS MUST BE HELD WITH THE TOWN OF GRANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT & ENGINEERING SUPERINTENDENT OF ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING, CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INCLUDING THE SUBMITTAL OF CONSTRUCTION PERMIT APPLICATIONS.
 17. THE PROTECTION AND PRESERVATION GUIDELINES ADOPTED BY THE TOWN OF GRANGETOWN SHALL BE APPLIED TO THIS SUBDIVISION TO PROTECT AND PRESERVE BOTH INDIVIDUAL TREES AND BUNTER PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY, UNDERNEATH THE TREES, OR ON STROUHLING OR EXPOSED CROWN.
 B. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED WITH A RED SPRAY PAINT AND A RED LINE SHALL BE DRAWN TO INDICATE THE PROTECTION ZONE FOR THE TREE DESIGNATED TO BE PRESERVED.
 C. THE PROTECTION ZONE FOR THE TREE DESIGNATED TO BE PRESERVED SHALL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 1. THE METHOD CHISEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION TO THE TREE.
 2. THE PROTECTION ZONE SHALL BE ESTABLISHED BY THE TREE PROTECTION ZONE IF IT IS ADDED THAT THE TREE PROTECTION ZONE SHALL BE ESTABLISHED BY THE TREE PROTECTION ZONE. IF IT IS ADDED THAT THE TREE PROTECTION ZONE SHALL BE ESTABLISHED BY THE TREE PROTECTION ZONE, THE PROTECTION ZONE SHALL BE ESTABLISHED BY THE TREE PROTECTION ZONE.
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 30. THE PROTECTION ZONE SHALL BE ESTABLISHED BY THE TREE PROTECTION ZONE.

BULK REGULATIONS - ZONE RG GROUP: Q

LOT AREA (SQ FT)	STREET FRONTAGE (FT)	LOT WIDTH (FT)	FRONT YARD (FT)	REAR YARD (FT)	RIGHT SIDE YARD (FT)	REAR SIDE YARD (FT)	MAX. BUILDING HEIGHT (FT)	MAX. FAR.
10,000	50	75	25	10	30	25	14' FT F/V	0.30
PROVIDED LOT 1	10,911	78.5	78.5	28.0	30.0	28.0	11.5' FT F/V	0.28
PROVIDED LOT 2	11,128	188.5	97.8	6.7**	38.0	38.2	14' FT F/V	0.28
PROVIDED LOT 3	10,333	79.8	79.8	28.0	30.0	28.0	12' FT F/V	0.30
PROVIDED LOT 4	12,188	79.8	79.8	28.0	30.0	28.0	12' FT F/V	0.30

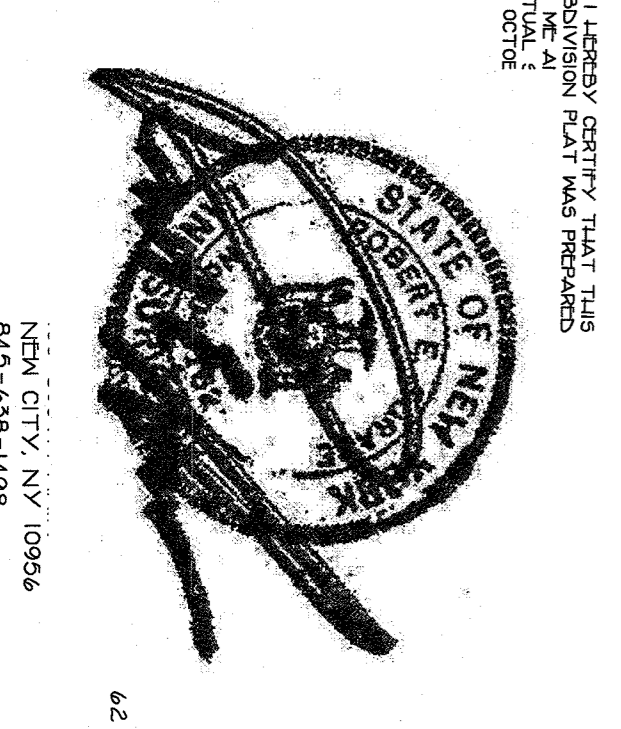
** PRE-EXISTING COMMON WALLS REQUIRED



27. DISTRICTS: SPECIAL DISTRICTS: SCHOOL: SOUTH GRANGETOWN SCHOOL DISTRICT
 MAJORITY: SUEZ MATTER
 LIGHTING: TOWN OF GRANGETOWN
 28. ALL ROOF LEADERS TO BE DISCHARGED TO THE DRYWELLS.
 29. NO WATER SUPPLY IMPROVEMENTS ARE NECESSARY.
 30. ELEVATION DATUM IS TOWN OF GRANGETOWN SEWER DATUM.
 31. THE LAND & SHALL NOT BE DISTURBED.
 32. ALL UTILITIES INCLUDING ELECTRIC & TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 33. ALL UTILITIES INCLUDING ELECTRIC & TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 34. THE PLANNING BOARD SHALL REVIEW ALL CONSTRUCTION PERMITS.
 35. AN ENGINEER WILL CERTIFY THE AS-BUILT CONSTRUCTION IS IN CONFORMANCE WITH THE APPROVED DESIGN AND DRAINAGE PATTERN.
 36. THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT SHALL REVIEW ALL CONSTRUCTION PERMITS.
 37. THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT SHALL REVIEW ALL CONSTRUCTION PERMITS.
 38. THE PLANS ARE IN FULL COMPLIANCE WITH THE STORMWATER MANAGEMENT PLAN.
 39. THE TOWN OF GRANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY AND ALL CONSTRUCTION RELATIVE TO THE LAND & SHALL NOT BE DISTURBED.
 40. ON OCTOBER 2, 2020 PROBABILISTIC TESTS WERE PERFORMED BETWEEN LOTS 3 & 4 AND ON LOT 1, THE TEST RESULTS FOR EACH LOT WAS 1579 INCHES/24 HOURS AND 1 INCHES PER HOUR RESPECTIVELY WHICH EXCEEDS THE ASSUMPTIONS MADE.

GRAPHIC SCALE (IN FEET)
 1 inch = 30 ft

OWNER	DATE
CHAIRMAN, PLANNING BOARD	DATE
APPROVED FOR FILING	



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SUBDIVISION PLAN HAS BEEN MADE. THE ORIGINAL PLAN IS ON FILE AT THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT.

PLANNING BOARD
 JAN 18 2021
 Town of Grangetown

MAJOR SUBDIVISION
 TOWN OF GRANGETOWN
 ROCKLAND COUNTY, NEW YORK

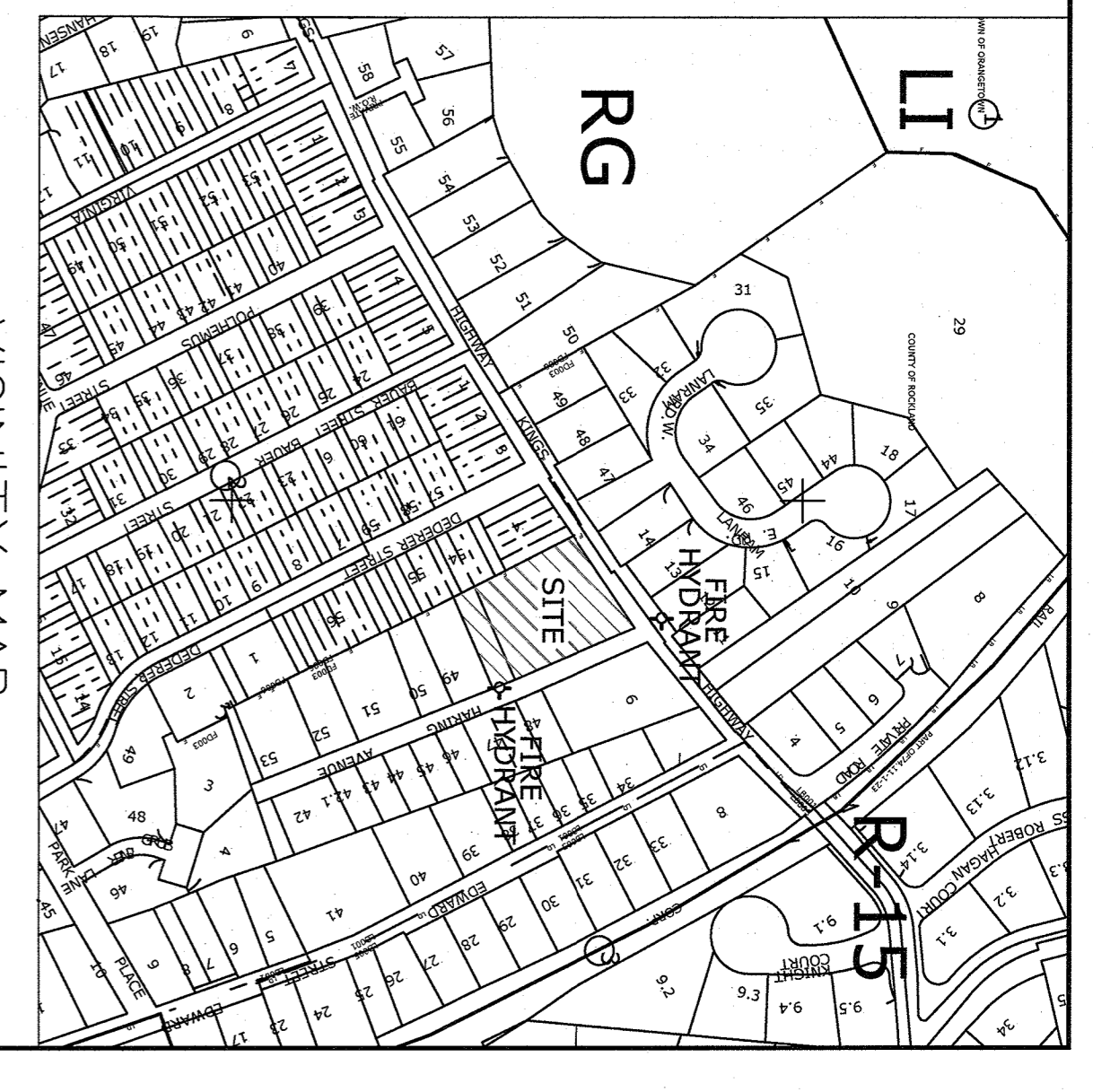
SANSONE SUBDIVISION
 HAMLET OF TAPPAN
 TOWN OF GRANGETOWN
 ROCKLAND COUNTY, NEW YORK

PAUL ADAMSKI PE, PLLC
 633 WOODMONT LANE
 SLOAN TOWN, NY 10974
 TEL: (917) 418-0999

DATE: SEPT 15, 2020
 SCALE: 1" = 30'

GRAPHIC SCALE (IN FEET)
 1 inch = 30 ft

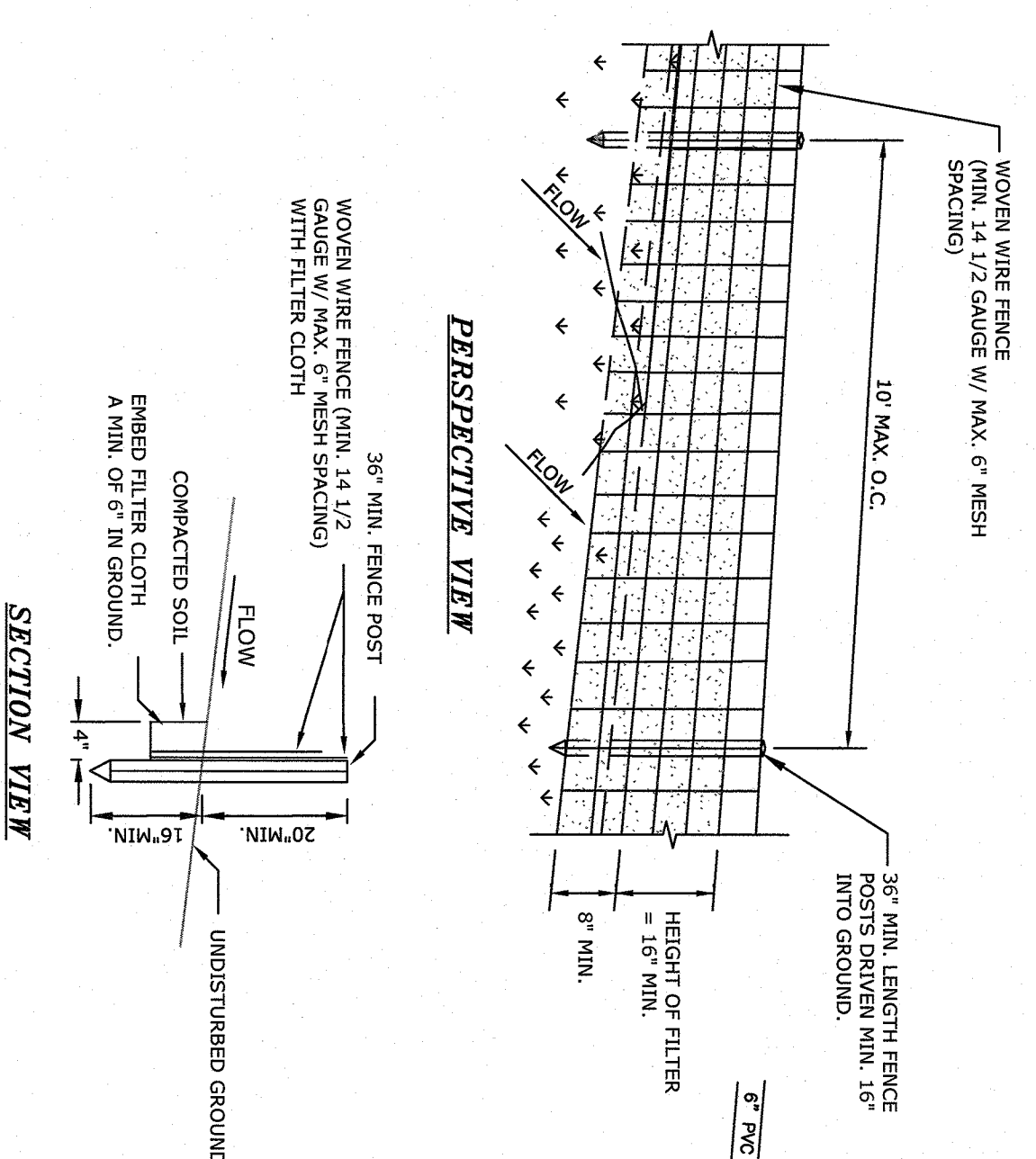
DWG # 1 OF 3



OWNER: SONS OF GRANGETOWN LLC
 DATE:

DATE	REVISIONS
12/14/20	DESIGNED PG
	DRAWN PG
	CHECKED PG
	APPROVED PG

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UTILITY COMPANIES TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN IN THE FIELD PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN IN THE FIELD PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO RECORD CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS PLAN.

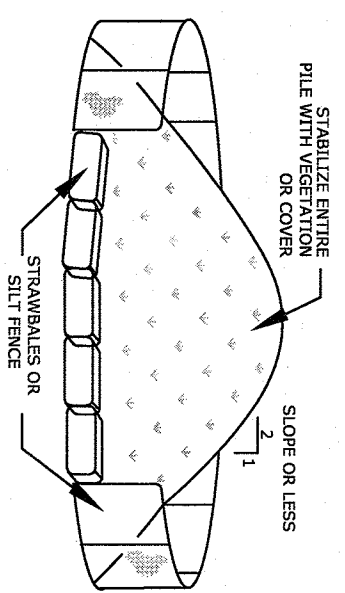


CONSTRUCTION SPECIFICATIONS

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 BOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFIT 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
4. PREPARATED UNITS SHALL BE GEOPRA ENVIRONMENT, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILTATION FENCE

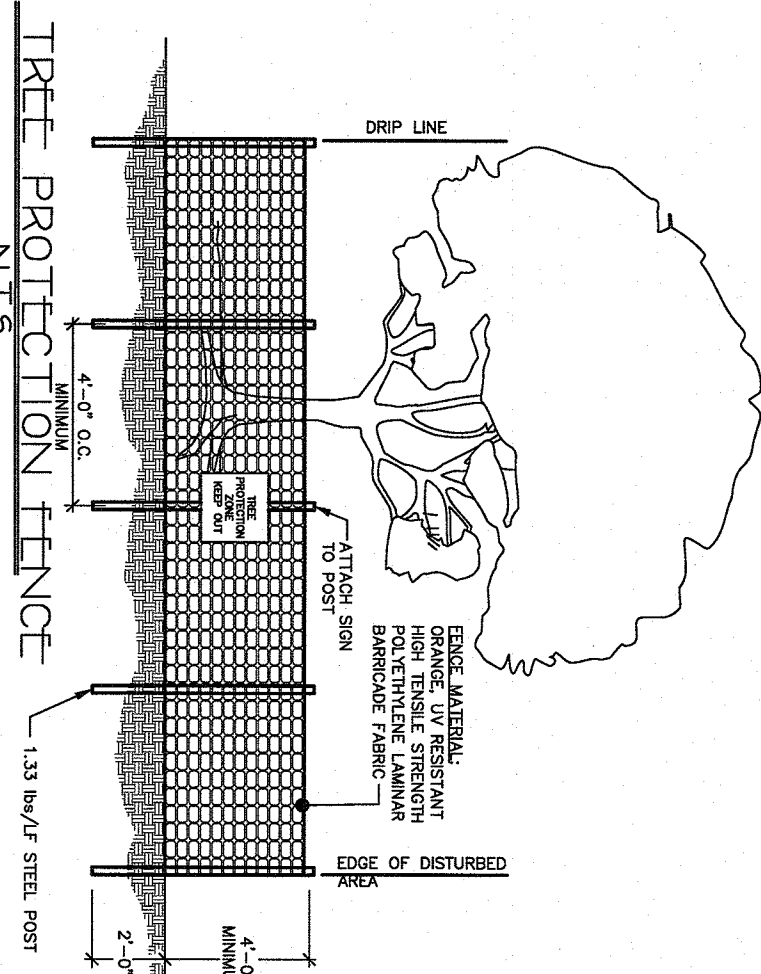
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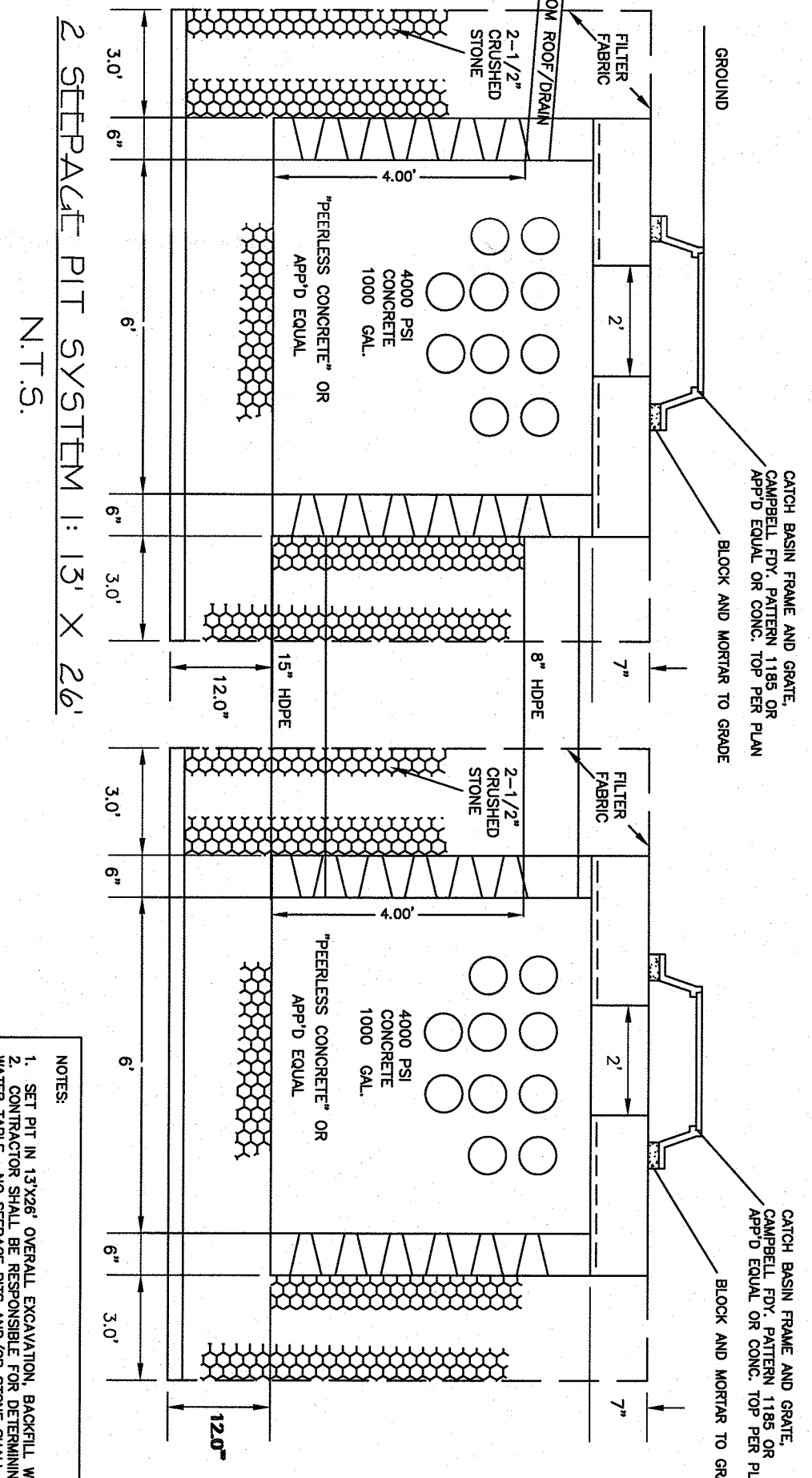
- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE PER & STABLE
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
 3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE COVERED WITH VEGETATION OR COVERED
 4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE

STOCK PILE CONTROL DETAIL

SCALE N.T.S.



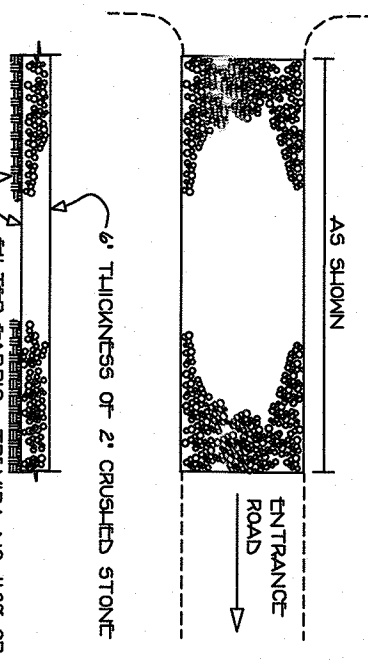
- TREE PROTECTION FENCE**
- NOTES:
1. ALL STAMPS SEPARATED TO BE SHAD SHALL BE PROTECTED BY REMOVAL AS SHOWN IN DETAIL.
 2. PROTECTION FENCE AT TREE BASE AND 50' OF EDGE OF DISTURBED AREA, AS SHOWN IN PLANS, FROM TO COMPLETION OF CONSTRUCTION.
 3. SPACE TREE PROTECTION FENCE A MINIMUM OF ONE FOOT FROM TREE TRUNK AND 6" FROM TREE BRANCHES. THE FENCE SHALL BE 18" HIGH AND SHALL BE 18" FROM THE EDGE OF THE DISTURBED AREA. THE FENCE SHALL BE 18" FROM THE EDGE OF THE DISTURBED AREA. THE FENCE SHALL BE 18" FROM THE EDGE OF THE DISTURBED AREA.
 4. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



STRATA PIT SYSTEM: 1:5' X 2:6'

N.T.S.

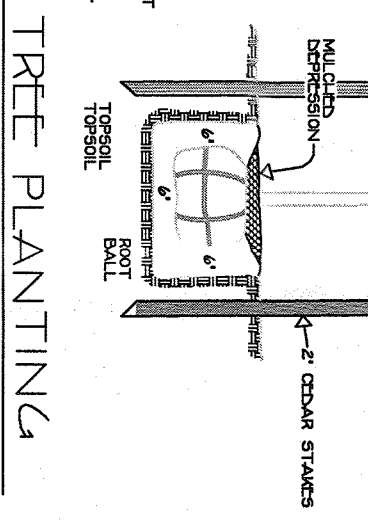
- NOTES:**
1. SET FIT IN 1:2 YEAR. ORIGINAL EXCAVATION BACKFILL WITH ALL CLEAN STONE. WHEN TRENCH AND SERVICE PITS AND/OR STONE SHALL BE SET BELOW WATER BE ENCOUNTERED.
 2. ALL OWNERS SHALL INSPECT SERVICE PITS ON A TIME TO TIME BASIS AND REPORT ANY ACCUMULATED SEDIMENT TO THE CITY ENGINEER. FURNISHING REPORTS (SEE WATER PROTECTION PLAN) TO THE CITY ENGINEER. THE PITS SHALL BE CLEANED AND REPAIRED AS NEEDED. THE PITS SHALL BE CLEANED AND REPAIRED AS NEEDED. THE PITS SHALL BE CLEANED AND REPAIRED AS NEEDED.



STABILIZED CONSTRUCTION ENTRANCE

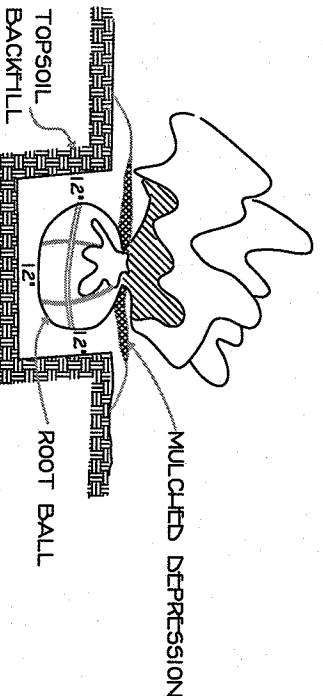
CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN SIX (6) FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. INGRESS OR EGRESS OCCURS TWENTY-FOUR (24) FOOT AT SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERGED TOWARD CONSTRUCTION ENTRANCES SHALL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ACCUMULATION OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SHALL BE REMOVED FROM THE ENTRANCE AS NEEDED. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



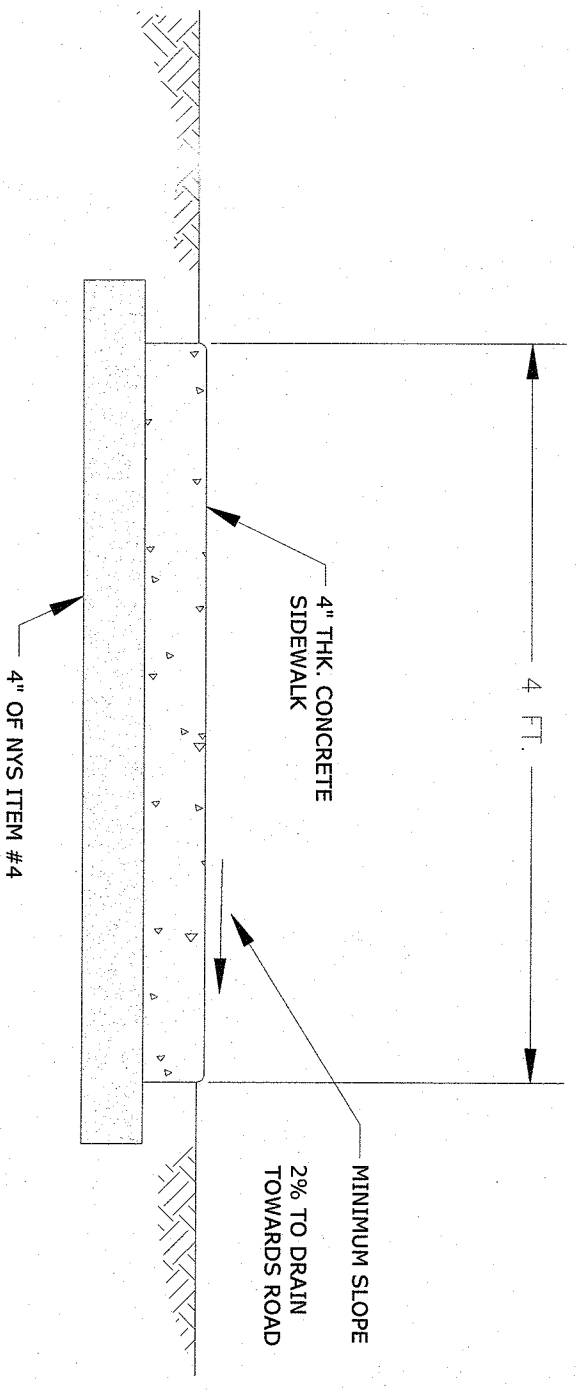
TREE PLANTING

N.T.S.



SHRUB PLANTING

N.T.S.



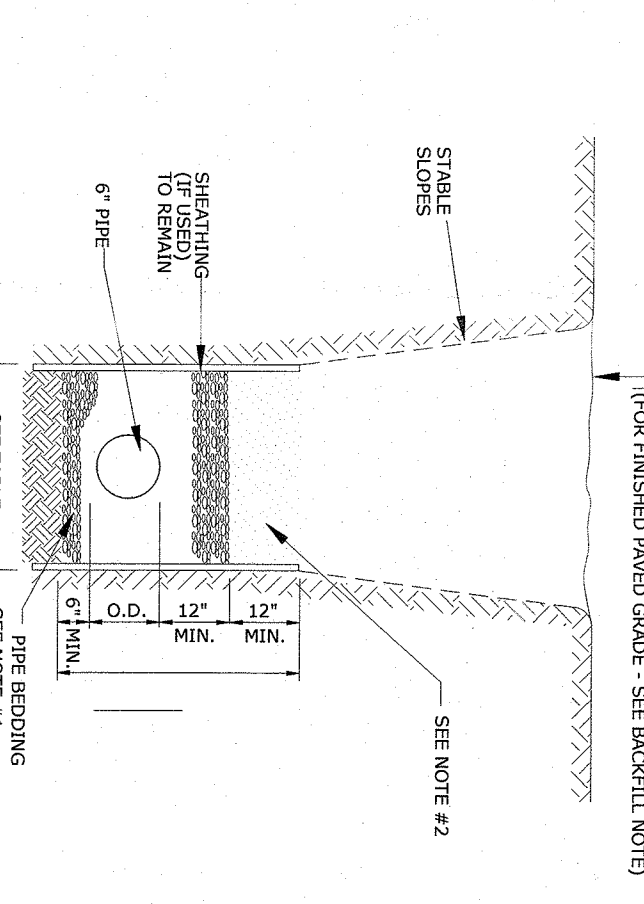
TYPICAL TRENCH DETAIL (SANITARY SEWER)

N.T.S.

- NOTES:**
1. EXPANSION JOINTS OF 3/8\"/>
 - 2. CONTRACTION JOINTS 1' DEEP HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 5'-0" INTERVALS
 - 3. SIDEWALK HAVE 1/4" RADIUS.
 - 4. USE 3500 PSI CONCRETE.
 - 5. BROOM FINISH TOP SURFACE.
 - 6. CONCRETE TO BE FIBER REINFORCED.

STANDARD SIDEWALK DETAIL

NOT TO SCALE



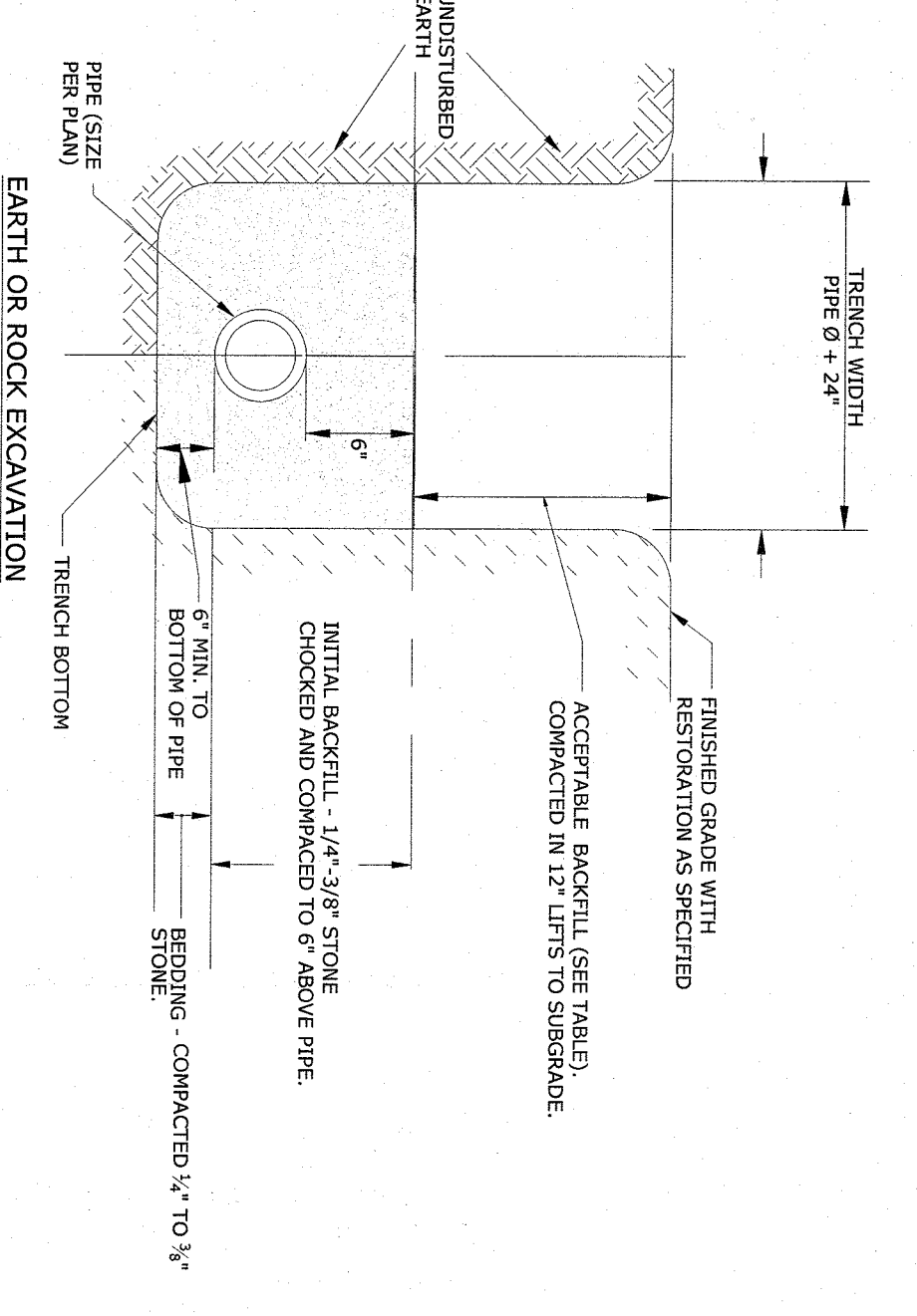
TYPICAL TRENCH DETAIL (SANITARY SEWER)

N.T.S.

- NOTES:**
1. PIPE BEDDING SHALL BE A CLASS 1 ASTM D2321 EMBEDMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE TAMPED AND COMPACTED TO 90% OF THE MAXIMUM DENSITY OF THE BEDDING OR SAND PROCTOR TEST IN ACCORDANCE WITH ASTM D2922. THE BEDDING SHALL BE 6" THICK AND SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE TRENCH. THE BEDDING SHALL BE 6" THICK AND SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE TRENCH.
 2. THE TRENCH SHALL BE 6" DEEPER THAN THE PIPE. THE TRENCH SHALL BE 6" DEEPER THAN THE PIPE. THE TRENCH SHALL BE 6" DEEPER THAN THE PIPE.
 3. PLACE EMBEDMENT MATERIAL BY HAND AND HAND COMPACT UNDER AND AROUND SIDES OF PIPE. PLACE EMBEDMENT MATERIAL IN 6" LAYERS ABOVE TOP OF PIPE AND HAND COMPACT TO A POINT 12" MINIMUM ABOVE THE TOP OF PIPE.
 4. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION AND ALL APPLICABLE PHASES OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED STATES DEPARTMENT OF LABOR REQUIREMENTS 1910.146 PERMIT REQUIRED CONSTRUCTION (PERMITS) AND 1926.651 TRENCHING AND SHIELDING STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES.
 5. ALL APPROVED MAIN LINE SEWER PIPE SHALL BE THE SAME MATERIAL FROM MANHOLE TO MANHOLE.
 6. THE TRENCH SHALL BE 6" DEEPER THAN THE PIPE. THE TRENCH SHALL BE 6" DEEPER THAN THE PIPE. THE TRENCH SHALL BE 6" DEEPER THAN THE PIPE.

ACCEPTABLE BACKFILL MATERIAL & COMPACTION REQUIREMENTS

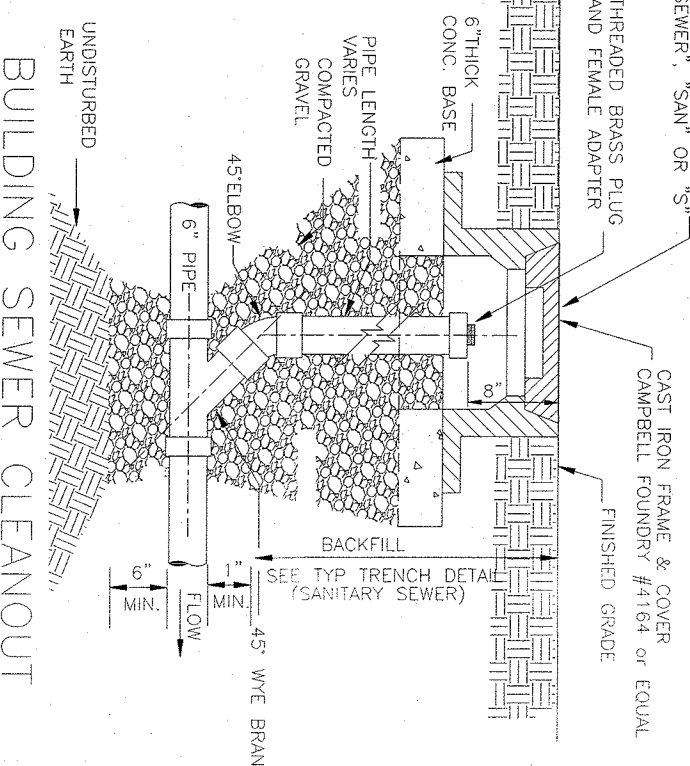
DESCRIPTION	SOIL CLASSIFICATION	MINIMUM STANDARD PROCTOR DENSITY %	DUMPED
GRADED OR CRUSHED CRUSHED STONE, GRAVEL	ASTM D2321 CLASS 1	95%	
SAND, GRAVELS AND LITTLE OR NO FINES	GW SP	95%	
SILT OR CLAYEY GRAVELS, SAND/SILT OR SILTY SAND, SAND/CLAY OR SAND/SILT MIXTURES	GM SM SC	90%	



STORM SEWER TRENCH CROSS SECTION

NOT TO SCALE

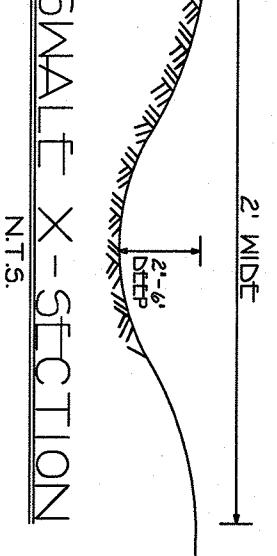
- NOTES:**
1. INORGANIC SILTS, CLAYS, AND OTHER CLASS IV MATERIAL SHALL NOT PERMITTED.
 2. BACKFILL SHALL CONTAIN NO STONES OVER 6" IN ANY DIMENSION.
 3. IN PAVED AREAS BACKFILL TO BE ITEM 4 (INSDOT ITEM 304.05) TO SUBGRADE.



BUILDING SEWER CLEANOUT

N.T.S.

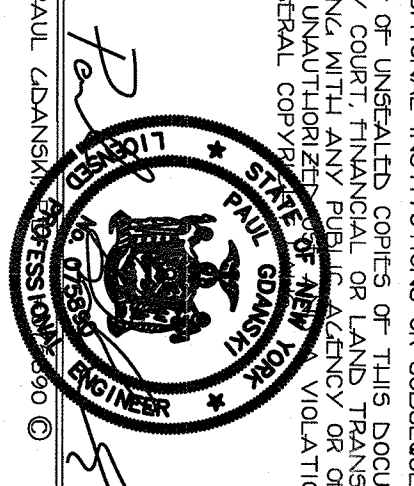
- NOTES:**
1. EACH BUILDING SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 7' DOWNSTREAM FROM THE BUILDING. THE CLEANOUT SHALL BE INSTALLED ALONG THE BUILDING SEWER EVERY 100 FT (MAX) FOR THE PURPOSE OF CLEANOUT OF THE HOUSE PIPE TO BUILDING SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE



SMALL X-SECTION

N.T.S.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS PROHIBITED. ANY SUCH ALTERATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND SHALL BE RETURNED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED.



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 TEL: (917) 418-0999
 EMAIL: P.CADANSKI@EARTHLINK.NET

SANSONE SUBDIVISION
 MAJOR SUBDIVISION
 FOR
 TOWN OF TAPPAN
 ROCKLAND COUNTY, NEW YORK

DATE	REVISIONS
12/14/20	DESIGNED PG
	DRAWN PG
	CHECKED PG
	APPROVED PG

PER COMMENTS

FILE: 483MINV4
 SCALE: 1" = 30'
 SHEET: 15 OF 20
 DWG: 3 OF 3