

Craig D. Dominick
Craig D. Dominick, P.E.
N.Y. Lic. No. 095947

0"- 18"	TOPSOIL
18"- 62"	MEDIUM BROWN SILT LOAM
62" - 116"	REDDISH BROWN SANDY SILT LOAM WITH SOME GRAVEL AND COBBLES

PERC RATE = 1" PER 29 MINUTES, 15 SECONDS

DATE _____

CHAIRMAN

SECRETARY

ENGINEER

APPROVED BY THE ZONING BOARD OF THE
TOWN OF ORANGETOWN.

CHAIRMAN

SECRETARY

ENGINEER

APPROVED BY THE ACABOR OF THE
TOWN OF ORANGETOWN.

42 • JGIM

CHAIRMAN

SECRETARY

RECORD OWNER:
MICHAEL J. MAURO
1079 U.S. ROUTE 9W SOUTH
NYACK, NY 10960

SIGNATURE

GRAPHIC SCALE





(IN FEET)
1 inch = 20 ft.



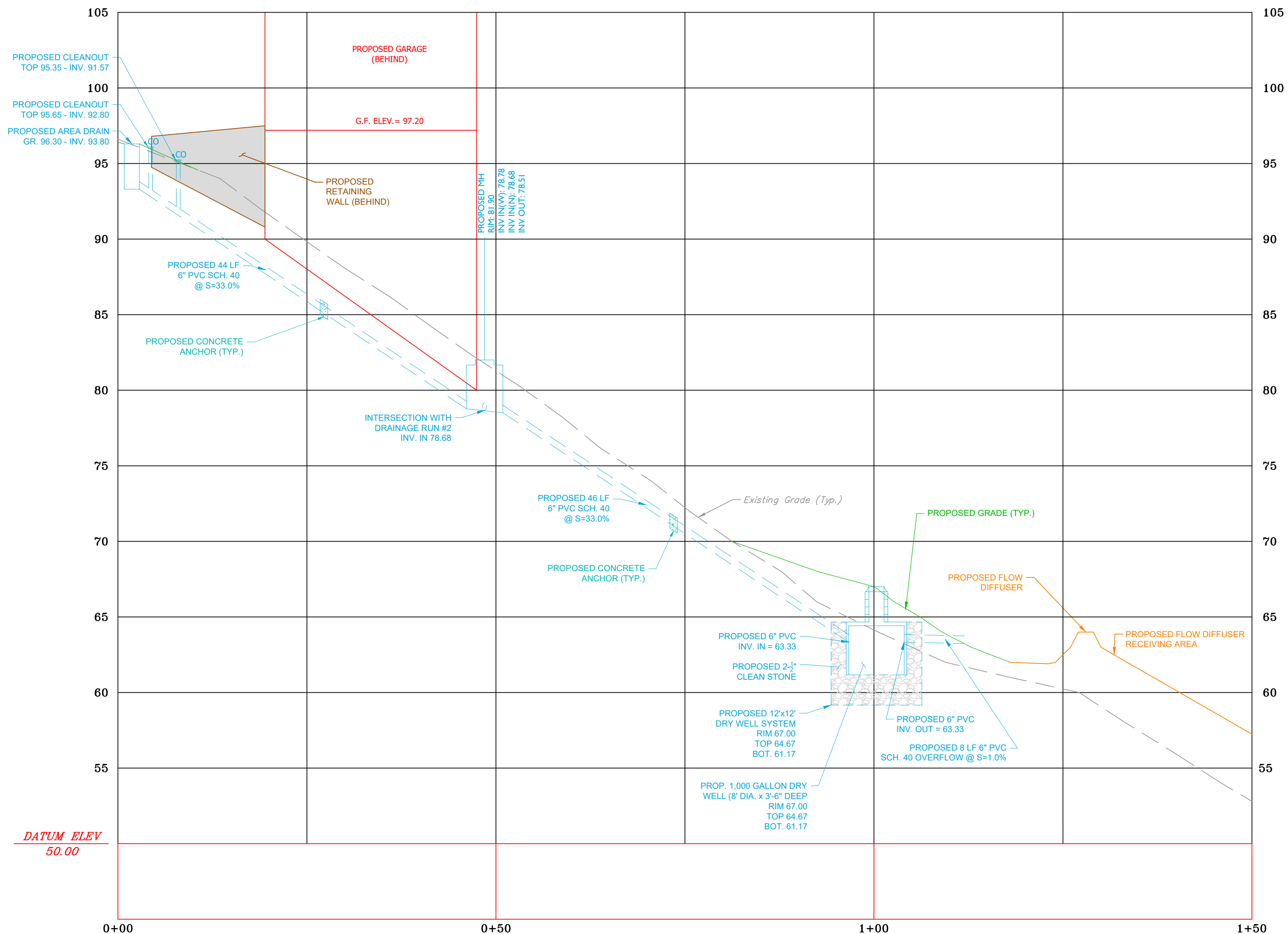
SITE PLAN
PREPARED FOR
MICHAEL J. MAURO
TOWN OF ORANGETOWN
ROCKLAND COUNTY - NEW YORK

AFR Engineering and Land Surveying, P.C.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 110 Stage Road, Monroe, NY 10950 - 845-782-8681 - 845-782-4212 (Fax)
 30 Madison Avenue, Paramus, NJ 07652
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 <u>John A. Loch, P.L.S.</u> N.Y. Lic. No. 049985	 <u>Craig D. Dominick</u> Craig D. Dominick, P.E. N.Y. Lic. No. 095947
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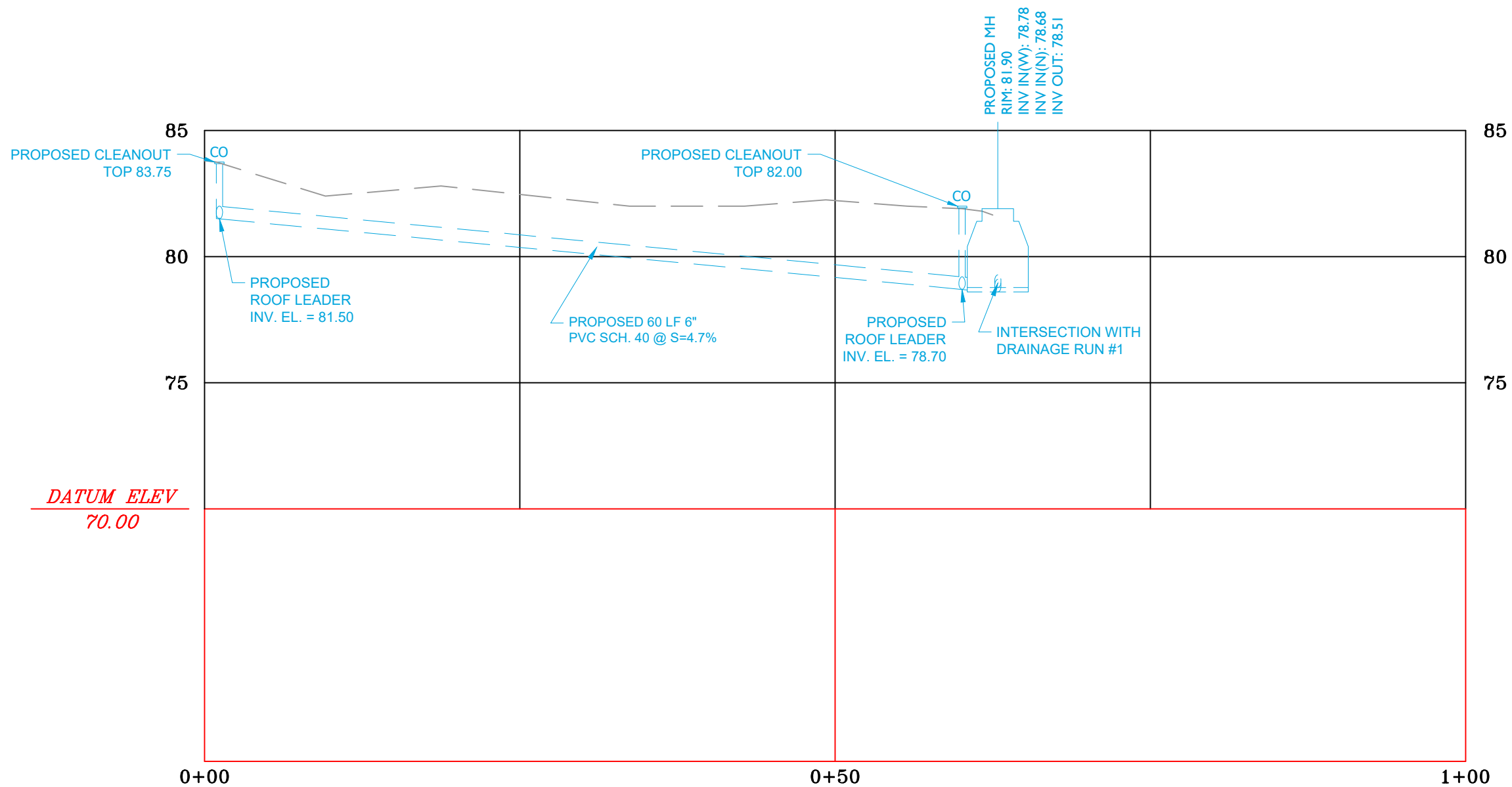
DATE: DECEMBER 18, 2020	DRAWN BY: CDD	CHECKED BY: PEF
SCALE: AS NOTED	JOB No.: 12011	SHEET: 1 OF 6

DATE: DECEMBER 18, 2020	DRAWN BY: CDD	CHECKED BY: PER
SCALE: AS NOTED	JOB No.: 12011	SHEET: 2 OF 6



STORMWATER DRAINAGE RUN #1 PROFILE

SCALE: HORZ: 1"=10'
VERT: 1"=5'



STORMWATER DRAINAGE RUN #2 PROFILE

SCALE: HORZ: 1"=10'
VERT: 1"=5'

2/13/24	8	FOR TOWN PLANNING BOARD SUBMISSION	PEF
1/4/24	7	PER TOWN ENGINEER	PEF
10/11/23	6	PER TOWN ENGINEER	PEF
6/14/22	5	PER TOWN ENGINEER	PEF
2/1/22	4	FOR TOWN PLANNING BOARD SUBMISSION	PEF
11/23/21	3	ADDITION OF A/C UNITS	PEF
11/5/21	2	PER TOWN ENGINEER	PEF
5/7/21	1	PER TOWN PLANNING BOARD ENGINEER	PEF
DATE	NO.	REVISION	CHK'D

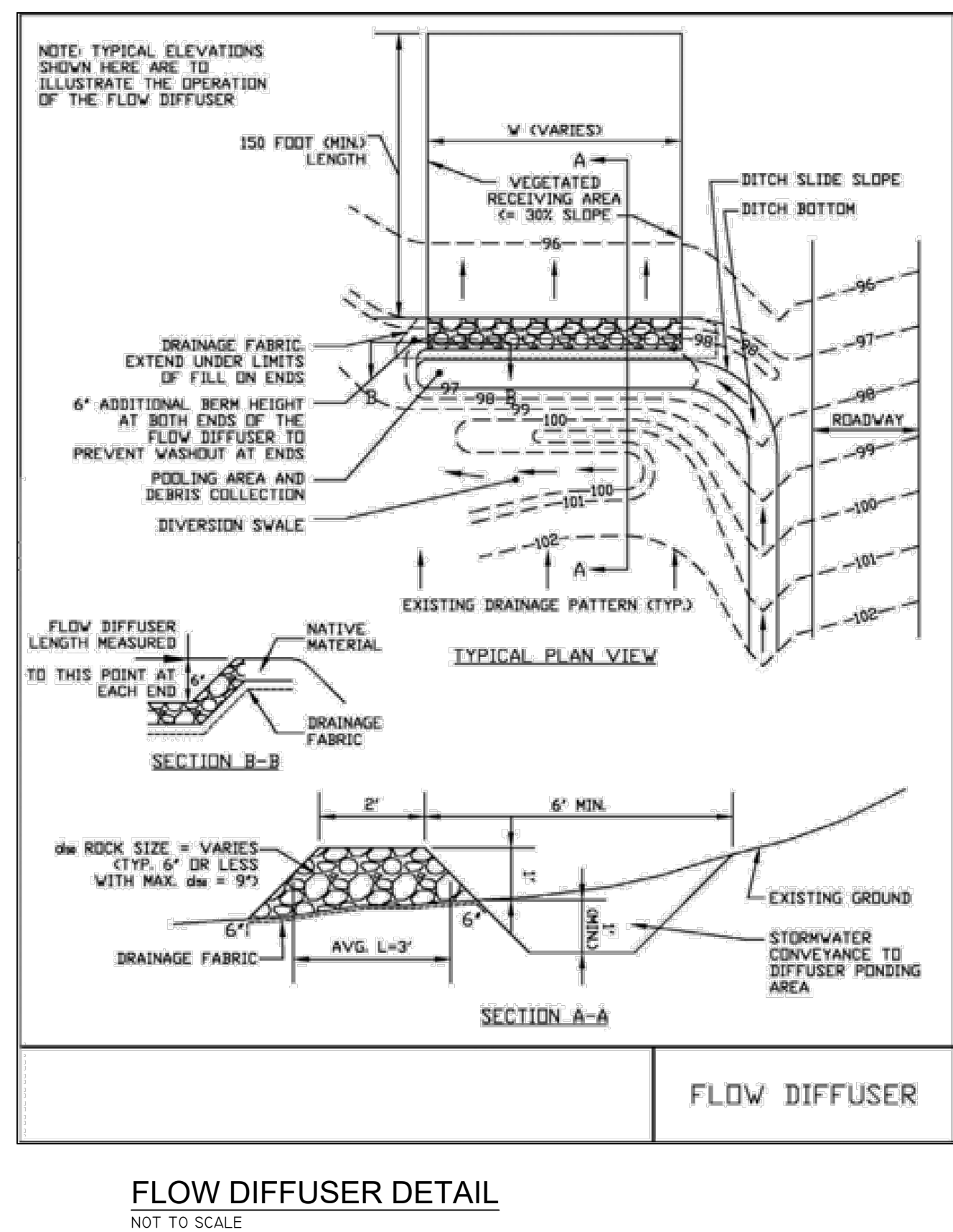
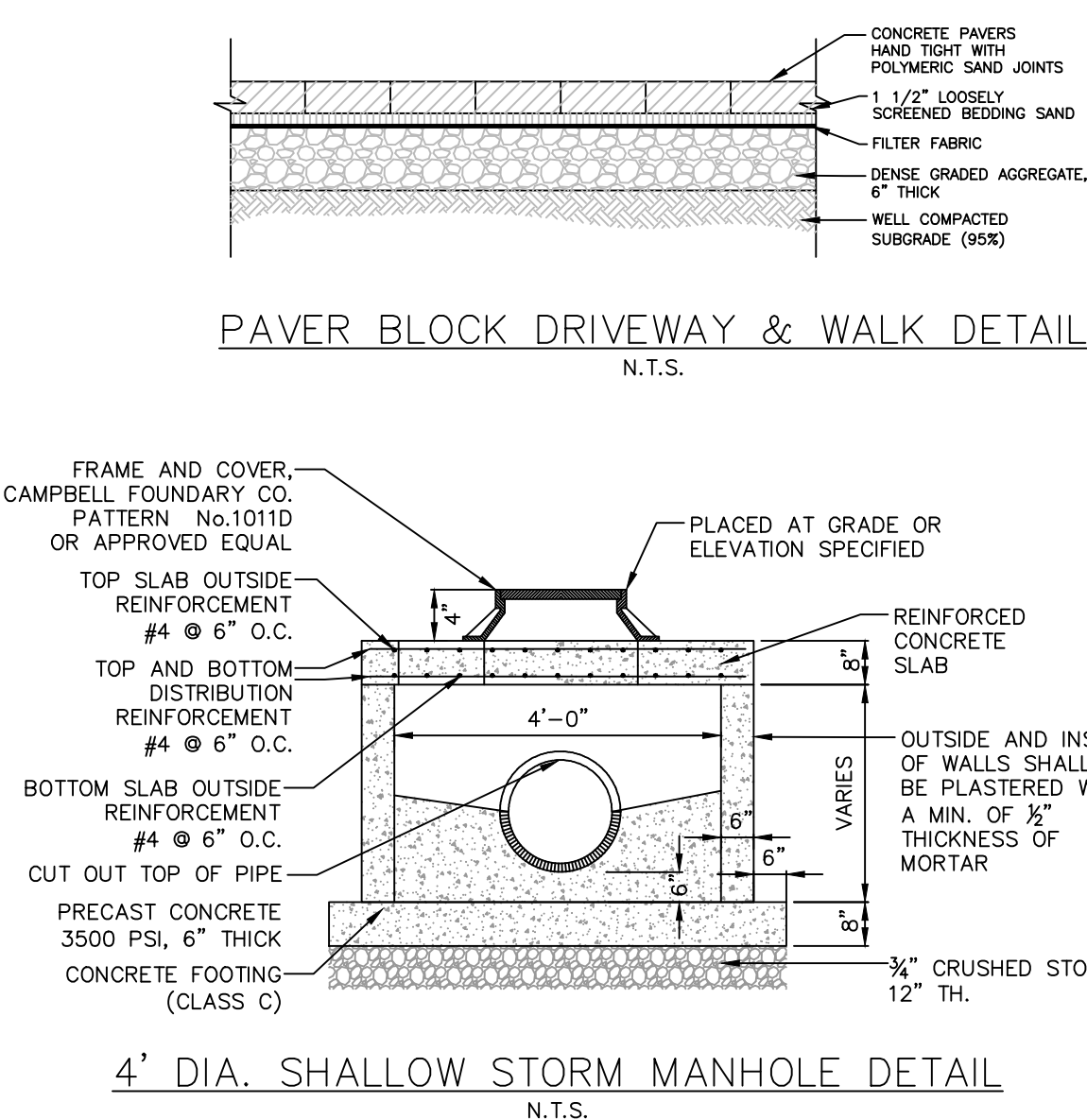
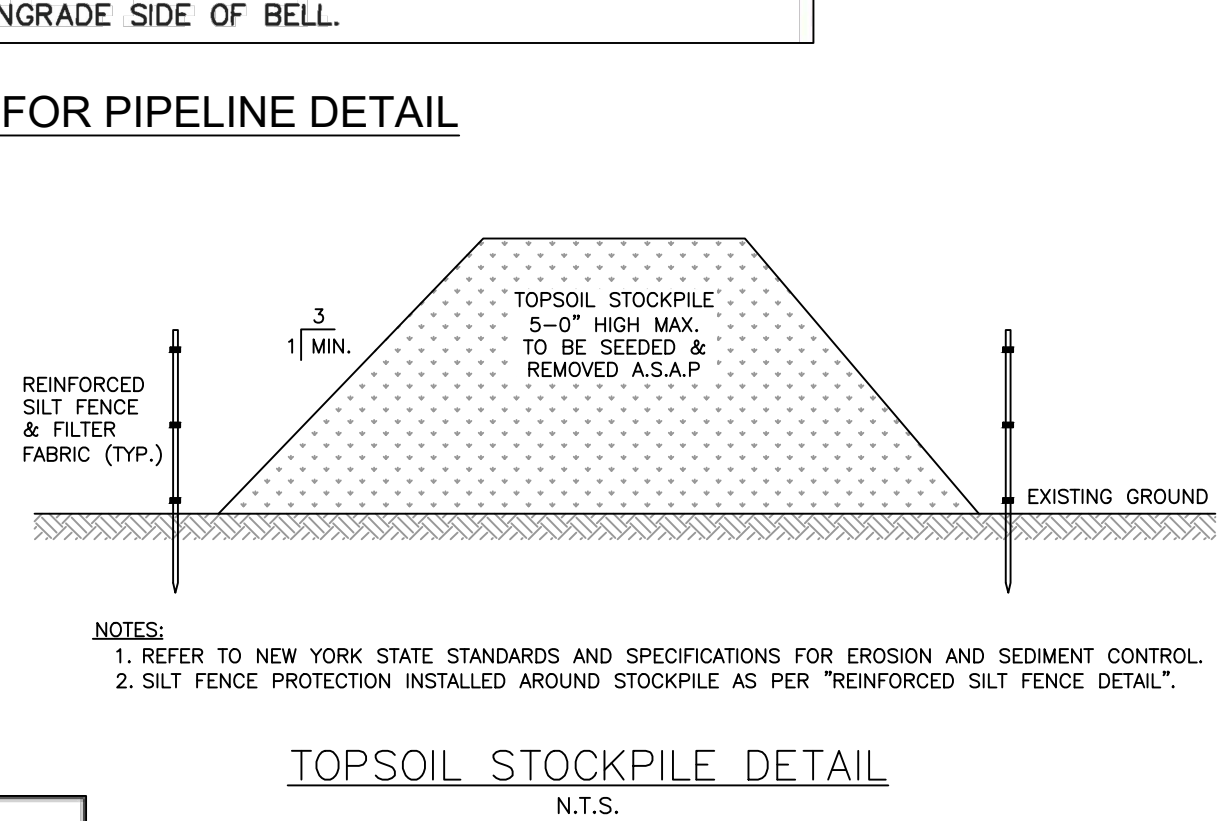
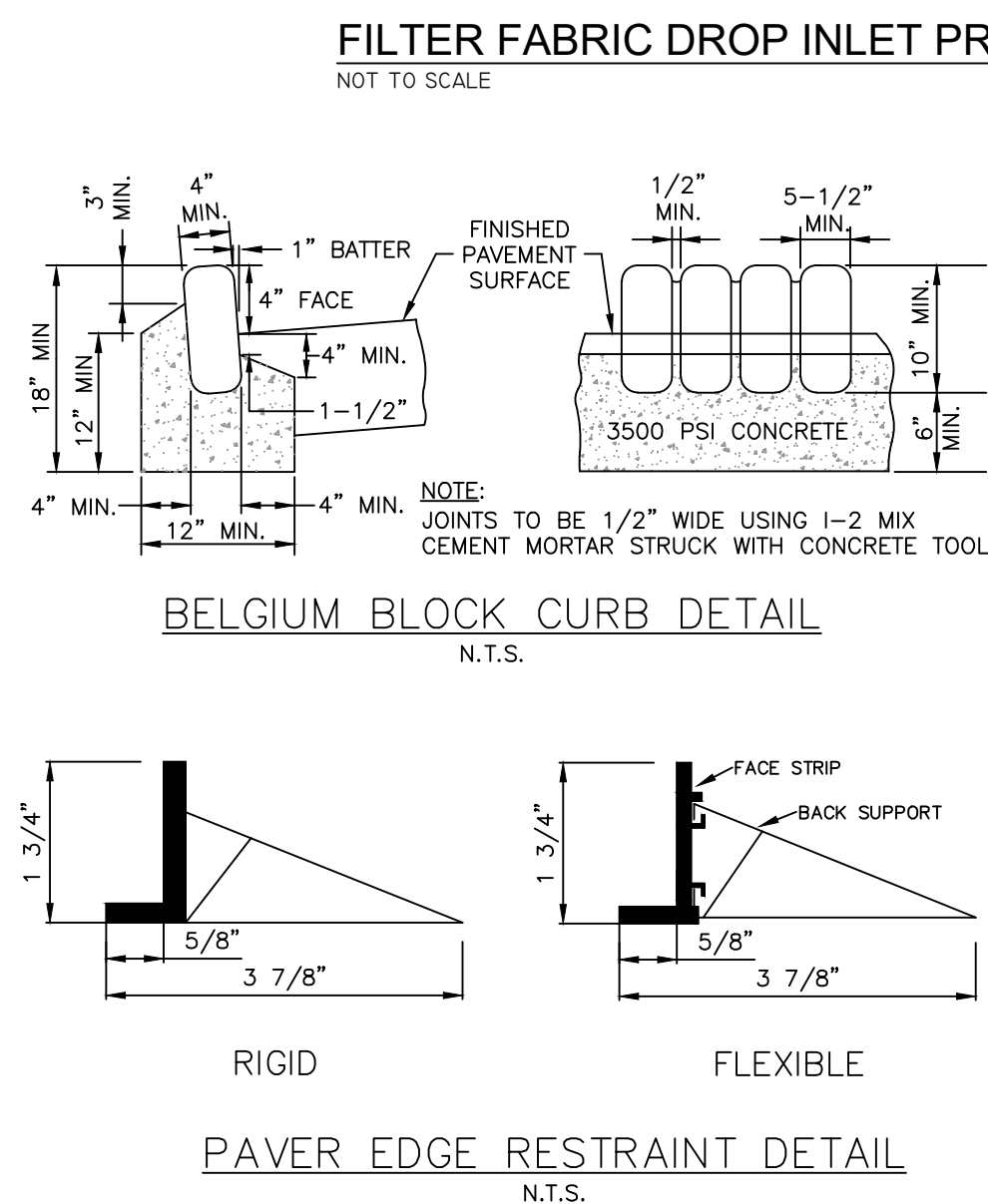
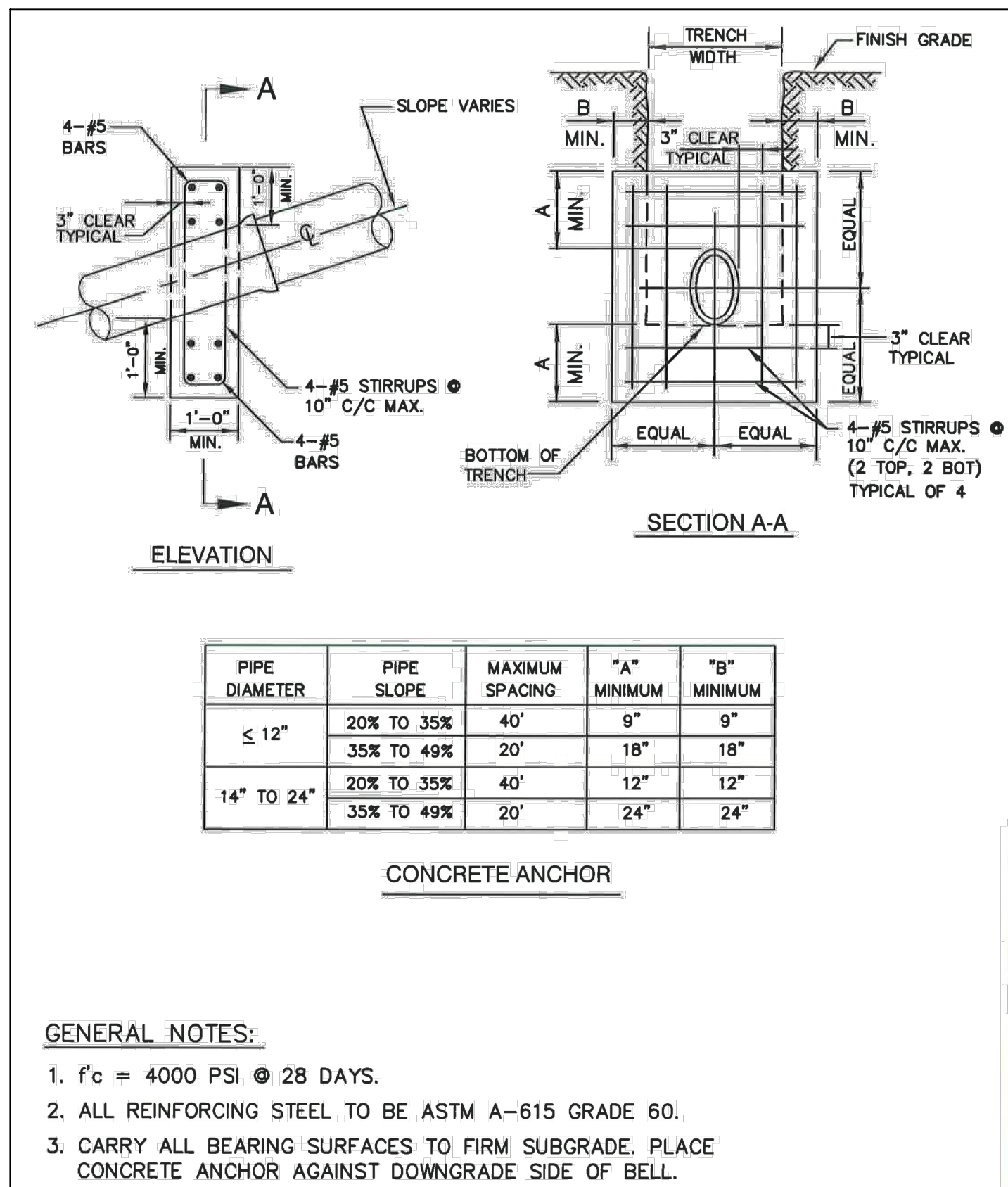
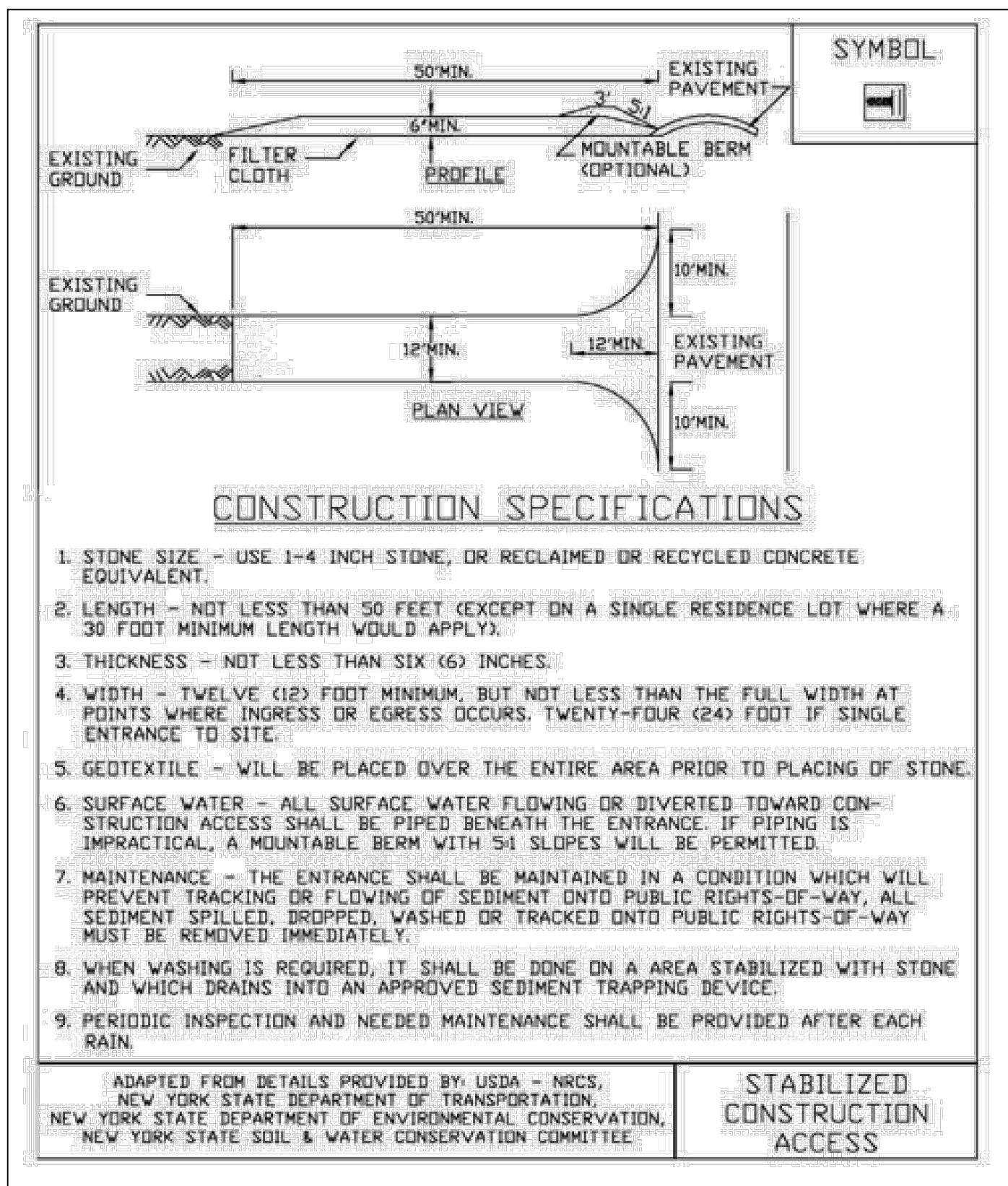
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SCALE: AS NOTED JOB No.: 12011 SHEET: 3 OF 6



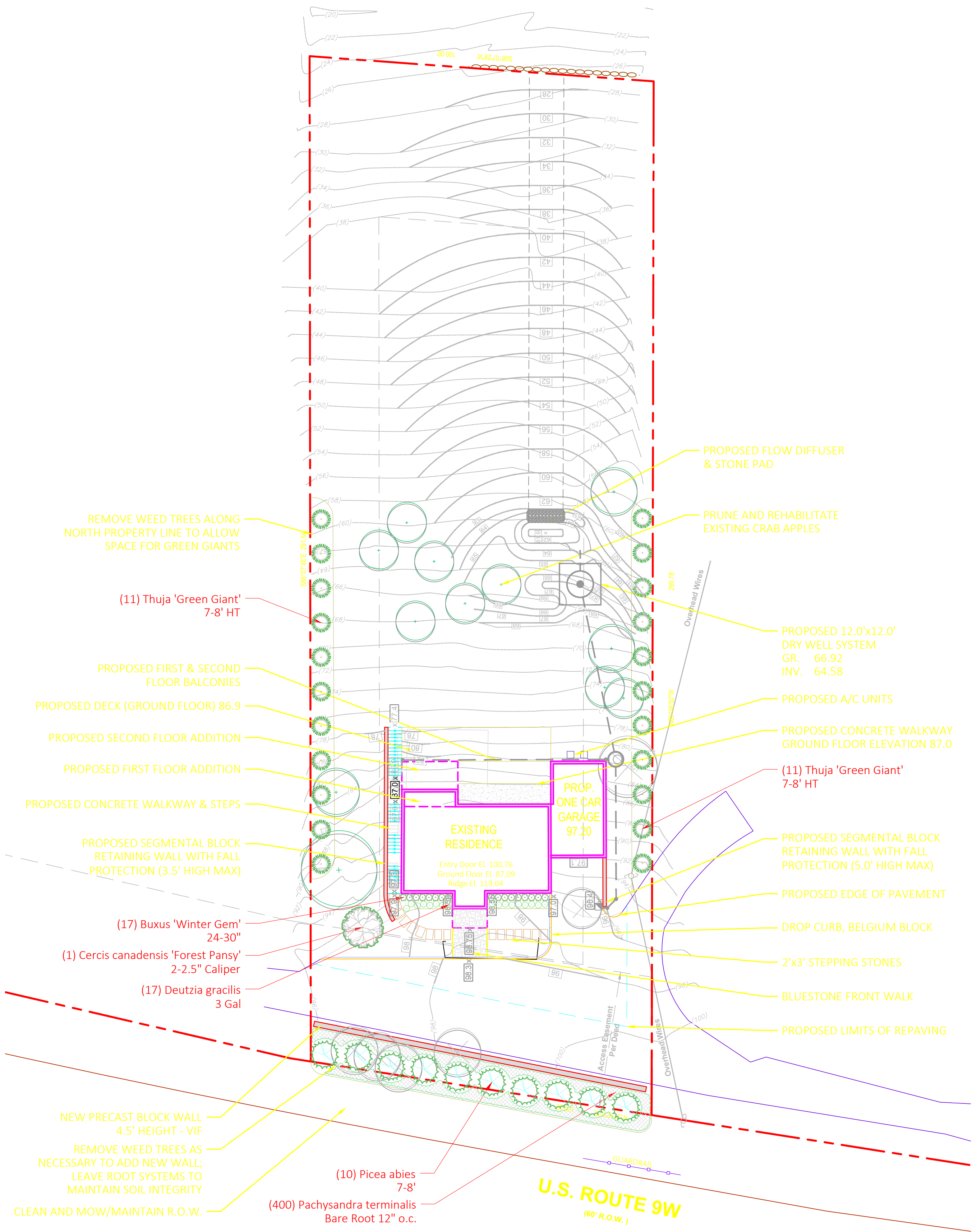
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CONSTRUCTION DETAILS
PREPARED FOR
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ROCKLAND COUNTY - NEW YORK

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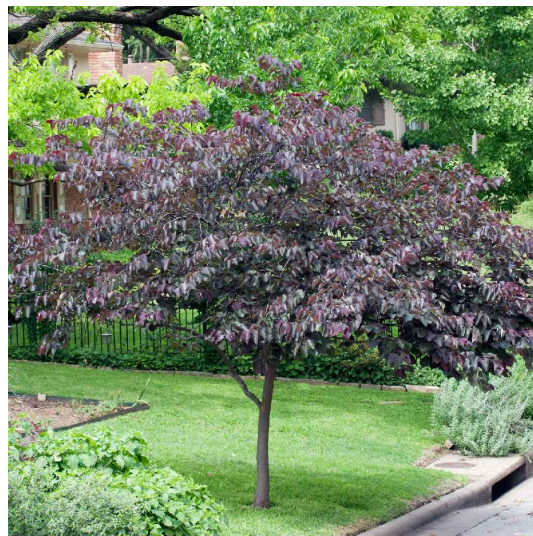
PLANTING IMAGES



Picea abies



Thuja 'Green Giant'



Cercis canadensis 'Forest Pansy'



Deutzia gracilis



Pachysandra terminalis



Buxus 'Winter Gem'

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
1	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2-2.5" Cal	
10	Picea abies	Norway Spruce	7-8' HT	
22	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7-8' HT	
SHRUBS				
17	Buxus 'Winter Gem'	Winter Gem Boxwood	24-30"	
17	Deutzia gracilis	Slender Deutzia	3 Gallon	
GROUND COVER				
400	Pachysandra terminalis	Pachysandra	Bare Root 12" o.c.	

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 ONE YEAR FROM THE DATE OF ACCEPTING 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. INsofar 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.
15. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
16. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

YOST DESIGN LANDSCAPE ARCHITECTURE

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

MAURO RESIDENCE

1079 ROUTE 9WS
NYACK, NY 10960

DATE: NOVEMBER 12, 2021
DRAWN BY: AVM
JOB NO: 090721
SCALE: 1"=20'
FILENAME: 12011-Site

REVISIONS:

Blythe M Yost ASLA | Registered Landscape Architect

PLANTING PLAN

SHEET NO.

L-701

SHEET: 1 of 2

2/13/24	8	FOR TOWN PLANNING BOARD SUBMISSION	PEF
1/4/24	7	PER TOWN ENGINEER	PEF
10/11/23	6	PER TOWN ENGINEER	PEF
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PLANTING PLAN

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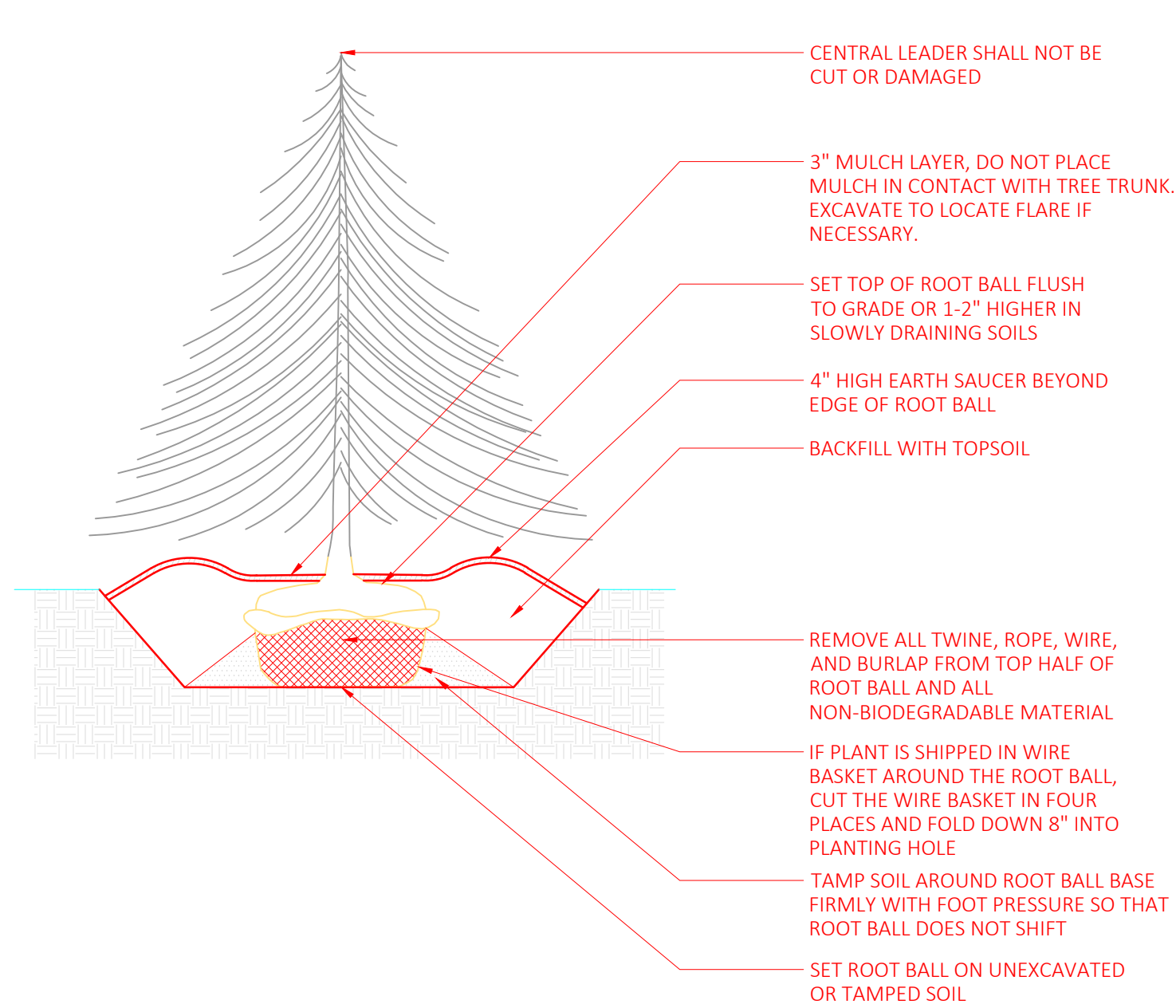
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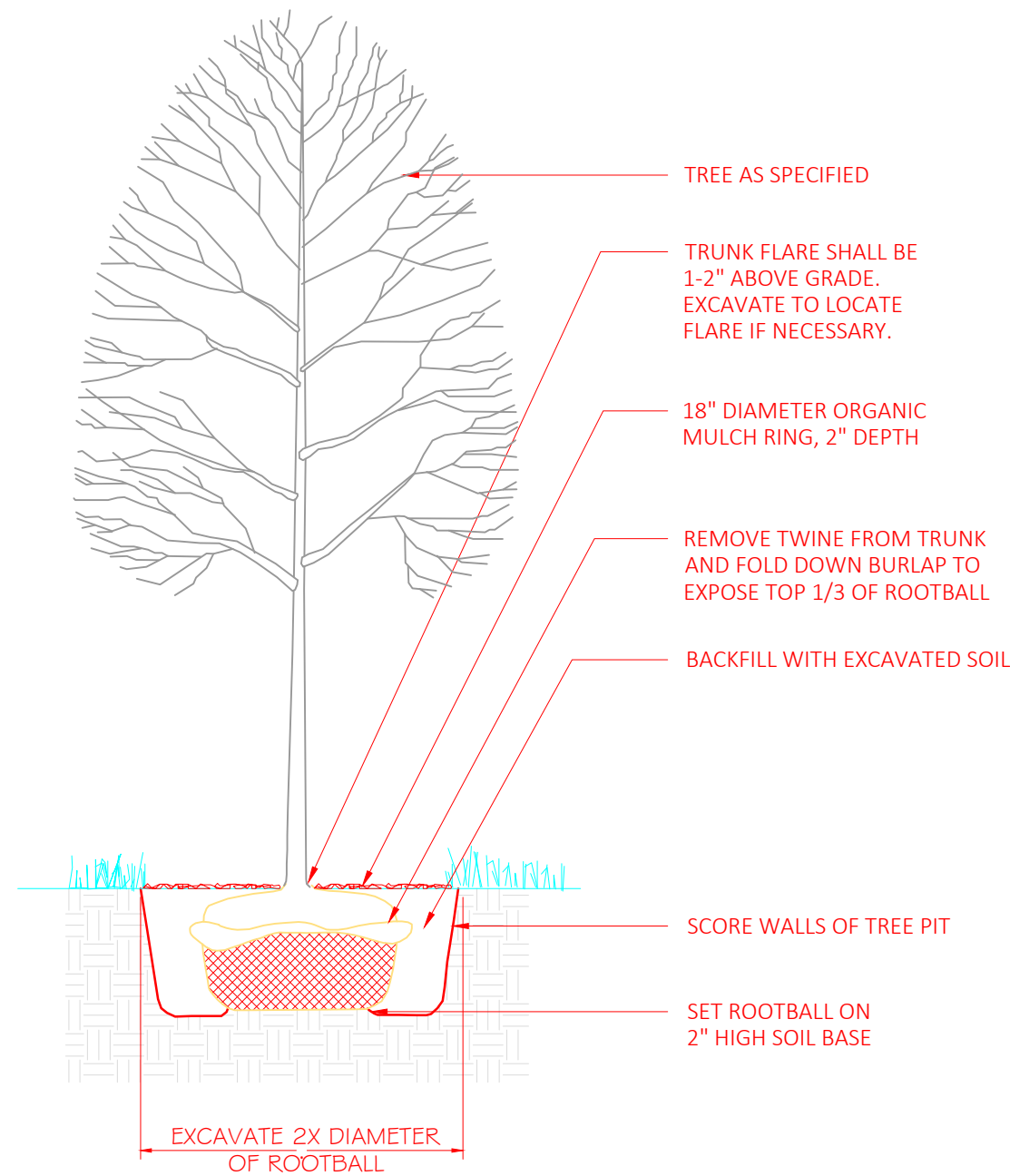
DATE: DECEMBER 18, 2020
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SHEET: 5 OF 6



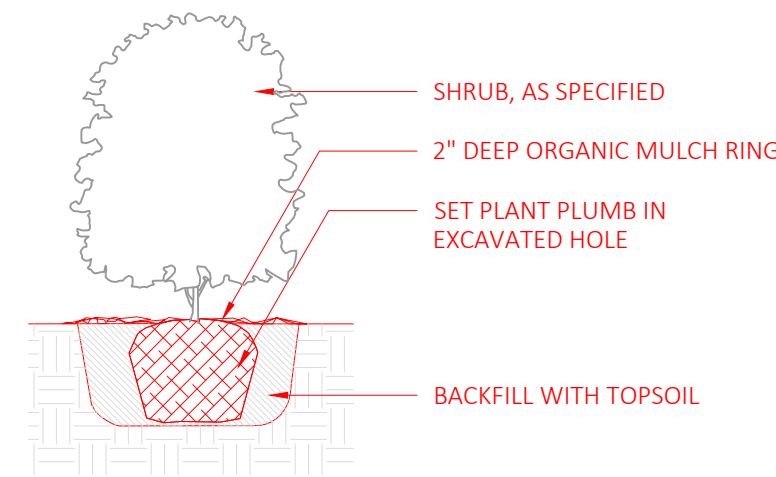
1 EVERGREEN TREE PLANTING
SCALE: 1/4"=1'



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

NOTES:

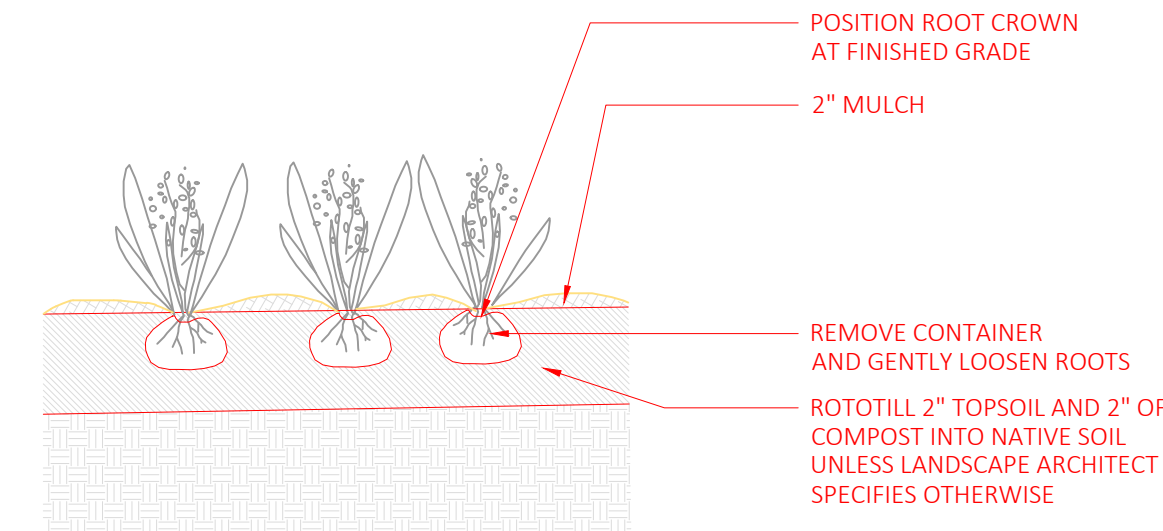
1. SET TREE PLUMB.
2. DO NOT STAKE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT
3. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
4. REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF 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.



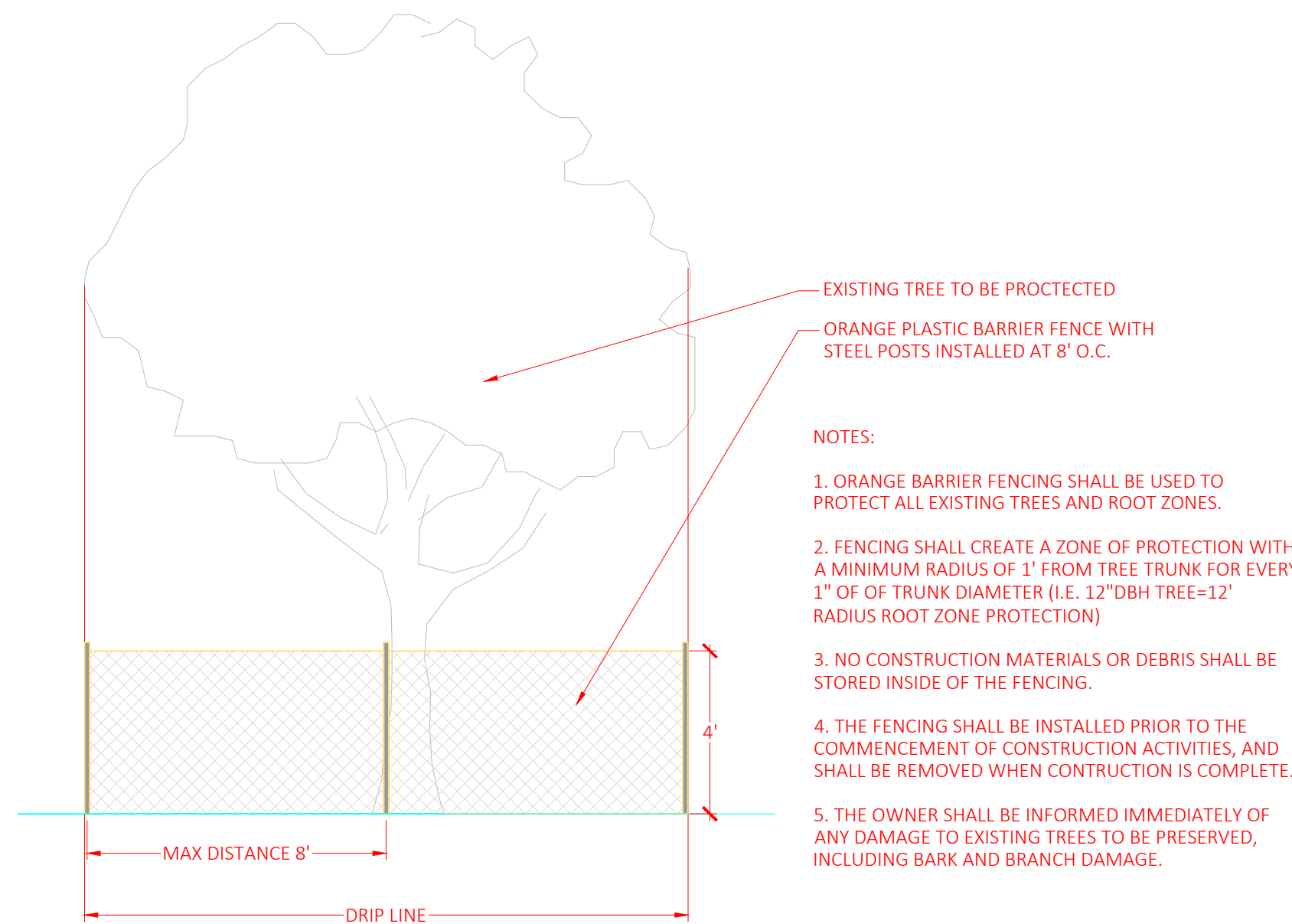
3 SHRUB PLANTING
SCALE: 1/2"=1'

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'



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

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DESIGN
LANDSCAPE
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FILENAME: 12011-Site

REVISIONS:

Blythe M Yost ASLA | Registered Landscape Architect

PLANTING
DETAILS

SHEET NO.

L-801

SHEET: 2 of 2

2/13/24	8	FOR TOWN PLANNING BOARD SUBMISSION	PEF
1/4/24	7	PER TOWN ENGINEER	PEF
10/11/23	6	PER TOWN ENGINEER	PEF
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