

- NOTES**
- THIS IS A SITE PLAN OF LOTS 15.1, BLOCK 1, SECTION 74.07 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
 - TOTAL AREA OF TRACT: 24.531 ACRES
 - ZONE: LI
 - PROPOSED USE: WAREHOUSE
 - DATUM USED: SOURCE: BENCHMARK
 - RECORD OWNER (APPLICANT): ALEXANDER PROPERTIES, 125 GREENBUSH AVENUE, ORANGETOWN, NEW YORK 10962
 - SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL FIRE DISTRICT, ORANGETOWN FIRE DEPT., WATER DISTRICT, SUZIE NEW YORK LIGHTING DISTRICT, ORANGETOWN SEWER DISTRICT, ORANGETOWN SEWER DISTRICT
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

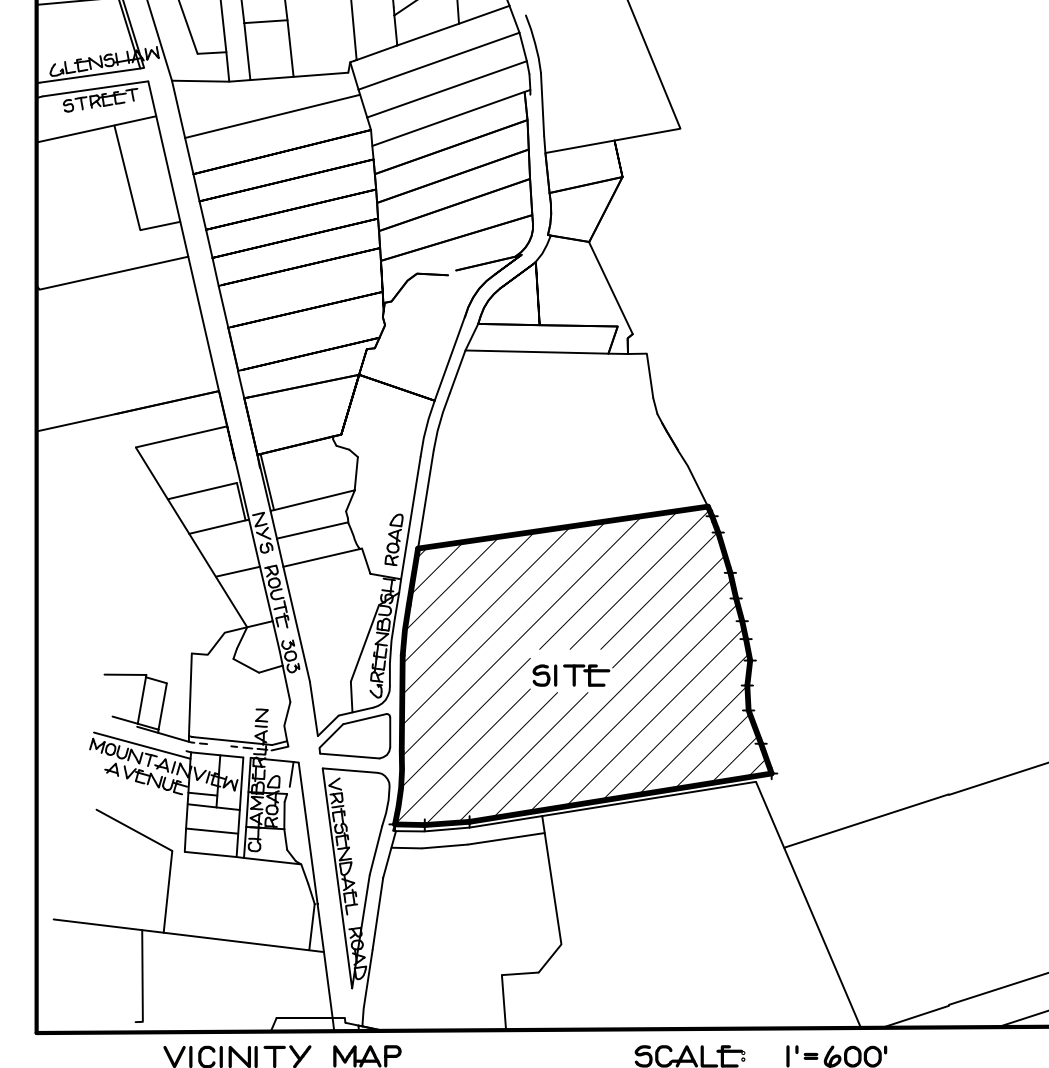
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- 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 SPECIES TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5'-10" HEIGHT.

- ALL LANDSCAPING SHOWN ON THE SITE 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.
- THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - SNIP LINE OF 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:
 - LIGHT TO LEAVY IMPACTS: MIN. OF 6" 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" OF PLYWOOD OR BOARDING 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 THE FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED BY MORE THAN 4" TREES DESIGNATED TO BE PRESERVED SHALL BE HELD, AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF 3' LARGER THAN THE TREE CANOPY.

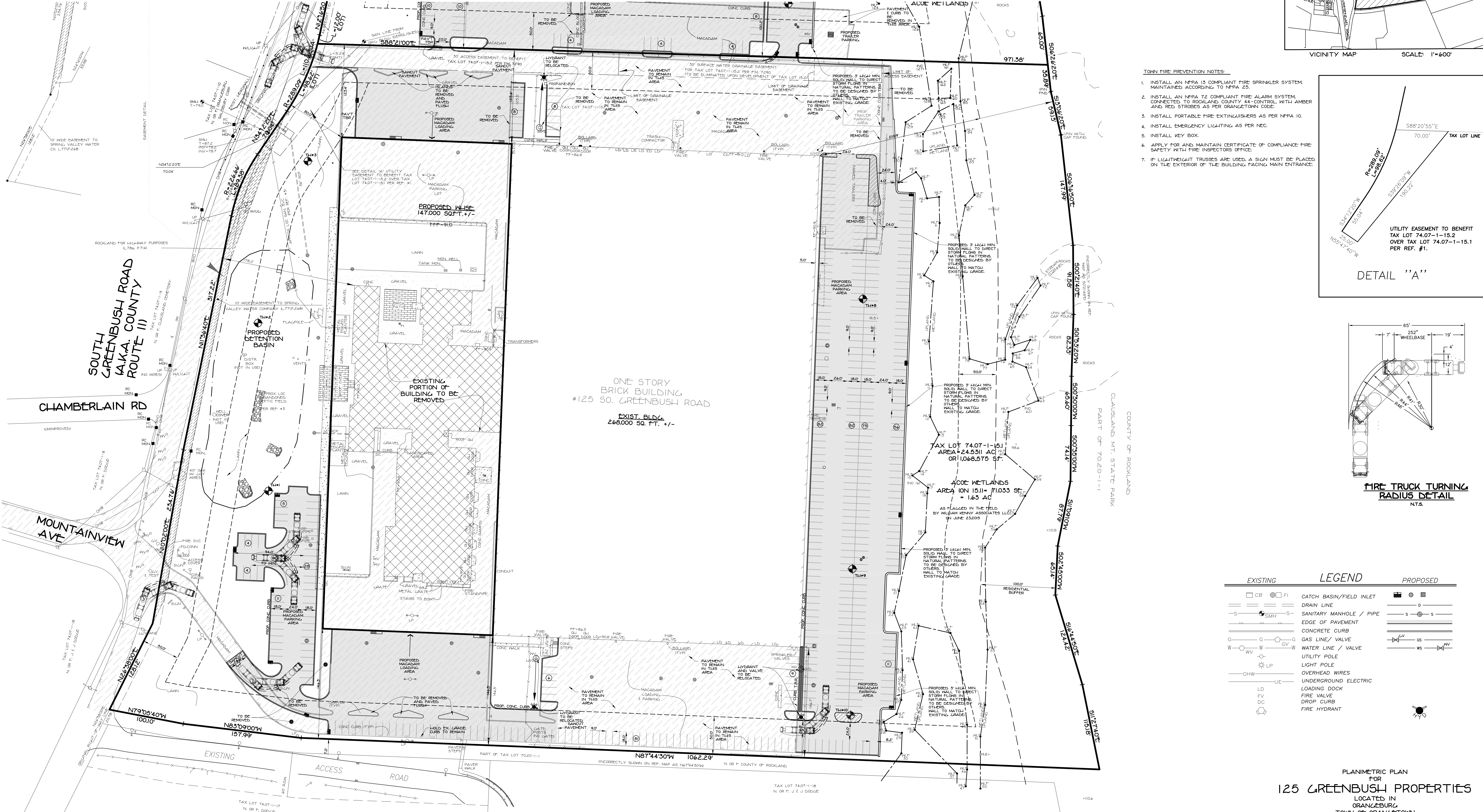
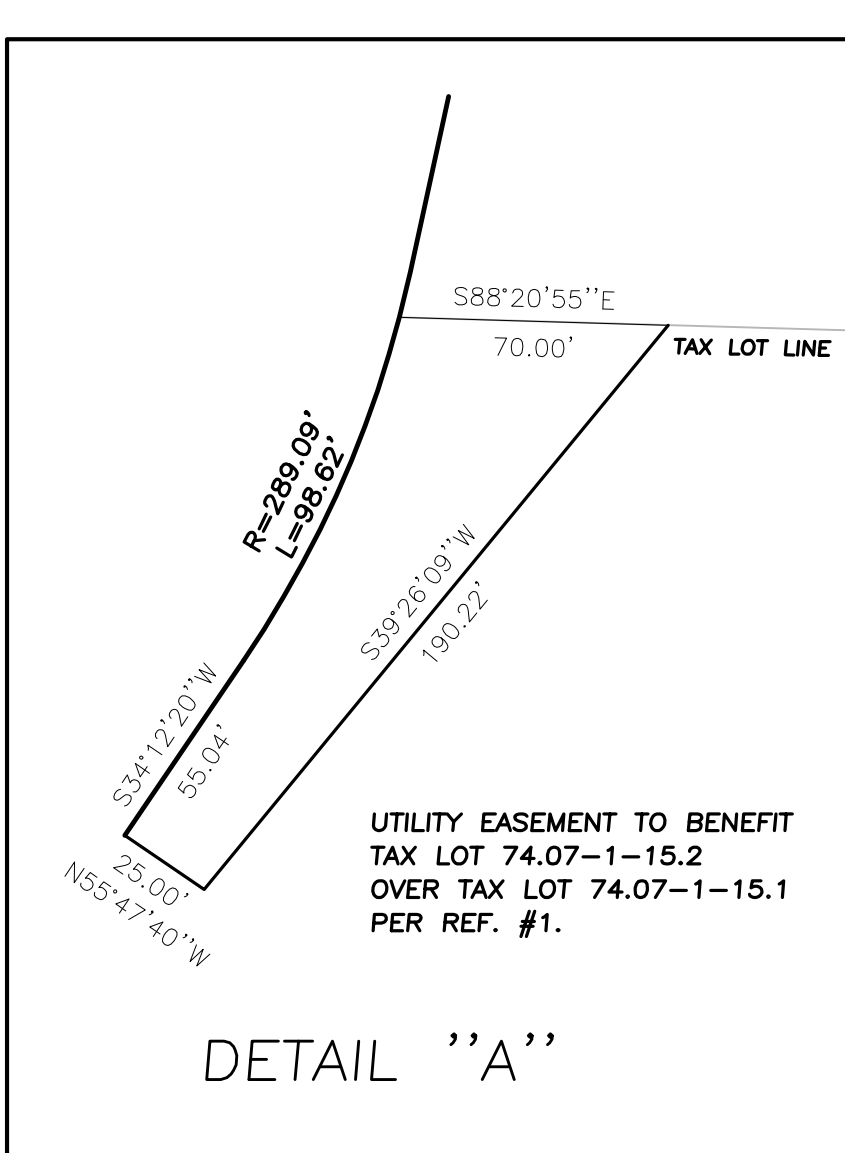
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION OF ANY REQUIRED PUBLIC IMPROVEMENTS OR PRIVATE SANITARY OR STORM SEWER IMPROVEMENTS ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME THE APPLICANT OR THE APPLICANT'S ENGINEER. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT OR DESIGN MODIFICATION TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITIONS AND SHALL EITHER APPROVE THE APPLICANT'S (APPLICANT'S ENGINEER'S) RECOMMENDATIONS TO CORRECT THE CONDITIONS OR ORDER A MODIFICATION THEREIN IN THE EVENT OF THE APPLICANT'S (APPLICANT'S ENGINEER'S) DISAGREEMENT WITH THE DECISION OF DEME OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING IN THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLANDS REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (E.G. WETLANDS-U.S. ARMY CORPS OF ENGINEERS).
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.

- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AND THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- THE CONTRACTORS TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.

- PRIOR AT LEAST 14 DAYS TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND PERMITS CONTROL.
- LOT DRAINAGE SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- CLEARING LIMIT AREAS MUST BE MARKED IN THE FIELD PRIOR TO ANY GRADING OR CONSTRUCTION SITE TO AVOID ANY ENCROACHMENTS INTO THE WETLAND AREA.
- ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.



- TOWN FIRE PREVENTION NOTES**
- INSTALL AN NFPA 13 COMPLIANT FIRE SPRINKLER SYSTEM MAINTAINED ACCORDING TO NFPA 25.
 - INSTALL AN NFPA 72 COMPLIANT FIRE ALARM SYSTEM CONNECTED TO ROCKLAND COUNTY 44-CONTROL WITH AMBER AND RED STROBES AS PER ORANGETOWN CODE.
 - INSTALL PORTABLE FIRE EXTINGUISHERS AS PER NFPA 10.
 - INSTALL EMERGENCY LIGHTING AS PER NEC.
 - INSTALL KEY BOX.
 - APPLY FOR AND MAINTAIN CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH FIRE INSPECTORS OFFICE.
 - IF LIGHTWEIGHT TRUSSES ARE USED, A SIGN MUST BE PLACED ON THE EXTERIOR OF THE BUILDING FACING MAIN ENTRANCE.



ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

14 NORTH PART T53
REVISED 4/20/2018
DIG & SAFELY
NEW YORK
1-800-962-7962

BULK TABLE FOR LOT 15.1

LI USE GROUP 100	MINIMUM LOT AREA	LOT WIDTH (FEET)	STREET FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL YARD (FEET)	REAR YARD (FEET)	FLOOR AREA RATIO	LAND COVERAGE RATIO	BUILDING HEIGHT (FEET)
REQUIRED	2.4 AC.	150	150	50	50	200	50	0.50	0.80	80
EXISTING	24.5 AC.	946.2	938.1	178.2	125.6	272.1	218.9	0.299	0.546	60
PROPOSED	24.5 AC.	946.2	938.1	80	123.4	269.7	218.9	0.389	0.657	60

LOT 15.1 CALCULATIONS:

PARKING CALCULATIONS (PROPOSED)
AT LEAST ONE SPACE REQUIRED FOR 300 SF. OF GROSS FLOOR AREA
419,000 SF. / 500 SF. = 1,585.533
1,384 SPACES REQUIRED 458 SPACES PROVIDED

FLOOR AREA RATIO CALCULATIONS
GROSS FLOOR AREA / LOT AREA = F.A.R.
EXISTING: 516,802 SF. / 1,068,575 SF. = 0.298
PROPOSED: 419,000 SF. / 1,068,575 SF. = 0.389

LAND COVERAGE RATIO CALCULATIONS
IMPERVIOUS SURFACE / LOT AREA = RATIO
EXISTING: 583,292 SF. / 1,068,575 SF. = 0.546
PROPOSED: 701,886 SF. / 1,068,575 SF. = 0.657

- REFERENCES**
- BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGETOWN COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
 - OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MCS27
 - UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
 - TOPO FROM GEOMAPS AERIAL COMPILATION: DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

EXISTING BOUNDARIES, STRUCTURES, TOPOGRAPHY, WETLANDS, UTILITIES AND ALL OTHER EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE SHOWN AS PER SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY FOR 125 GREENBUSH LLC, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY JAY A. GREENWELL PLS, LLC, DATED OCT 25, 2017. LAST REVISED NOV. 30, 2017.

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

PLANIMETRIC PLAN FOR 125 GREENBUSH PROPERTIES
LOCATED IN ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

REV: PER LANDSCAPE ARCH. - 6/20/2018
REV: PER OZPAC REVIEW - 11/28/2018

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING & LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 618
HARRIMAN, NY 10926
TEL: (845) 782-8543
FAX: (845) 782-9901
WWW.SPARACOANDYOUNGBLOOD.COM

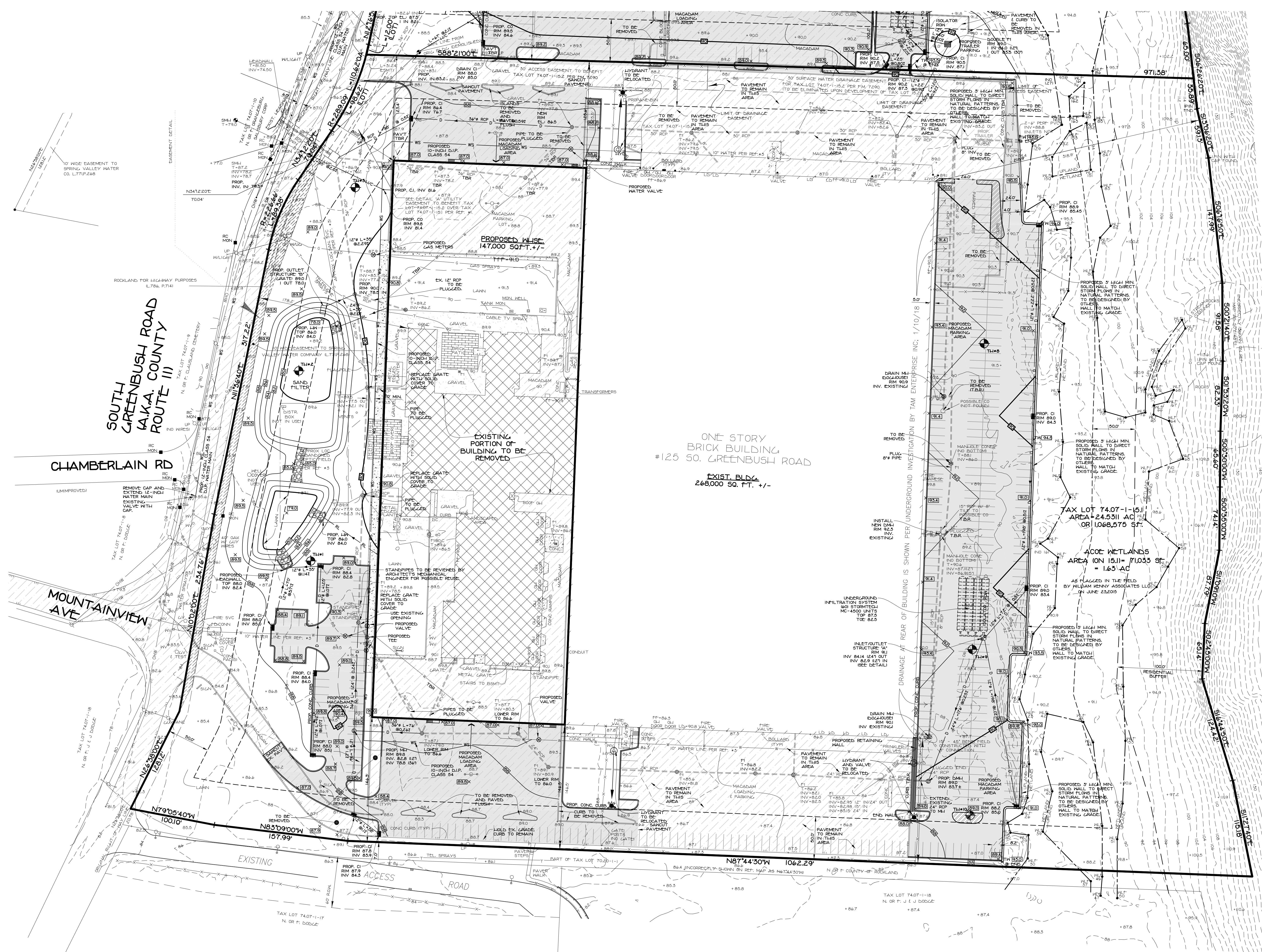
SY-1386
AUG 16, 2018
1" = 50'
1 OF 8

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 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.
- 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.
- EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- UTILITIES AND UTILITY STRUCTURES WHERE 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.
- 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.
- ALL NEW UTILITY SERVICE CONNECTIONS INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS ARE TO BE INSTALLED UNDERGROUND.
- 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.
- ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE UNLESS OTHERWISE SPECIFIED.
- ROOF LEADERS WHERE REQUIRED TO BE 4" DIA. 35 P.V.C. PIPE AND SHALL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDING.
- ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
- ALL SANITARY LIQUOR CONNECTIONS TO BE 4" DIA. CAST IRON WITH A MINIMUM GRADE OF 2' TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING BEYOND THE FIRST CLEAN OUT. 35 P.V.C. PIPE MAY BE USED IN LIEU OF CAST IRON.
- ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
- ANY EXISTING LIQUOR CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATER-TIGHT PLUG OR CAP ENCASED IN CONCRETE.
- WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
- CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
- RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT, RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.

WATER MAIN SAFETY NOTES:

- WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
- EXISTING THURST BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
- WHEN POSSIBLE A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE WORKING MAIN.



EXISTING	LEGEND	PROPOSED
CB	CATCH BASIN/FIELD INLET	SMH
DL	DRAIN LINE	S
SMH	SANITARY MANHOLE / PIPE	CS
EP	EDGE OF PAVEMENT	CV
CC	CONCRETE CURB	GV
GS	GAS LINE / VALVE	OS
WL	WATER LINE / VALVE	WS
UR	UTILITY POLE	
LP	LIGHT POLE	
OW	OVERHEAD WIRES	
UE	UNDERGROUND ELECTRIC	
LD	LOADING DOCK	
FV	FIRE VALVE	
DC	DROP CURB	
FD	FIRE HYDRANT	

- REFERENCES**
- BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGEBURG SALISBURY CORP. FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
 - OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MCS27
 - UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17
 - TOPO FROM GEOMAPS AERIAL COMPILATION, DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

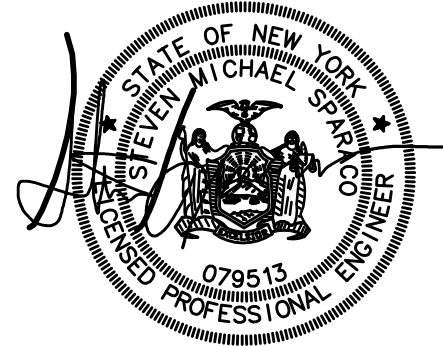
REFERENCE
 EXISTING BOUNDARIES, STRUCTURES, TOPOGRAPHY, WETLANDS, UTILITIES AND ALL OTHER EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE SHOWN AS PER SURVEY ENTITLED: "TOPOGRAPHIC SURVEY OF PROPERTY FOR 125 GREENBUSH LLC, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY JAY A. GREENWELL PLS, LLC DATED OCT 29, 2017, LAST REVISED NOV. 30, 2017.

GRADING & UTILITY PLAN FOR 125 GREENBUSH PROPERTIES
 LOCATED IN ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE
 18 NORTH MAIN STREET
 HARRIMAN, NEW YORK 10926
 (845) 782-8543

REV: PER LANDSCAPE ARCHT - 6/20/2018
 REV: PER OBZPAC REVIEW - 11/28/2018

SPARACO & YOUNGBLOOD, PLLC
 CIVIL ENGINEERING • LAND SURVEYING
 SITE PLANNING
 18 NORTH MAIN STREET
 P.O. BOX 618
 HARRIMAN, N.Y. 10926
 TEL: (845) 782-8543
 FAX: (845) 782-9901
 E-MAIL: SPARACO@STEVENMSPARACO.COM WYLS18@GMAIL.COM



EROSION CONTROL INFORMATION

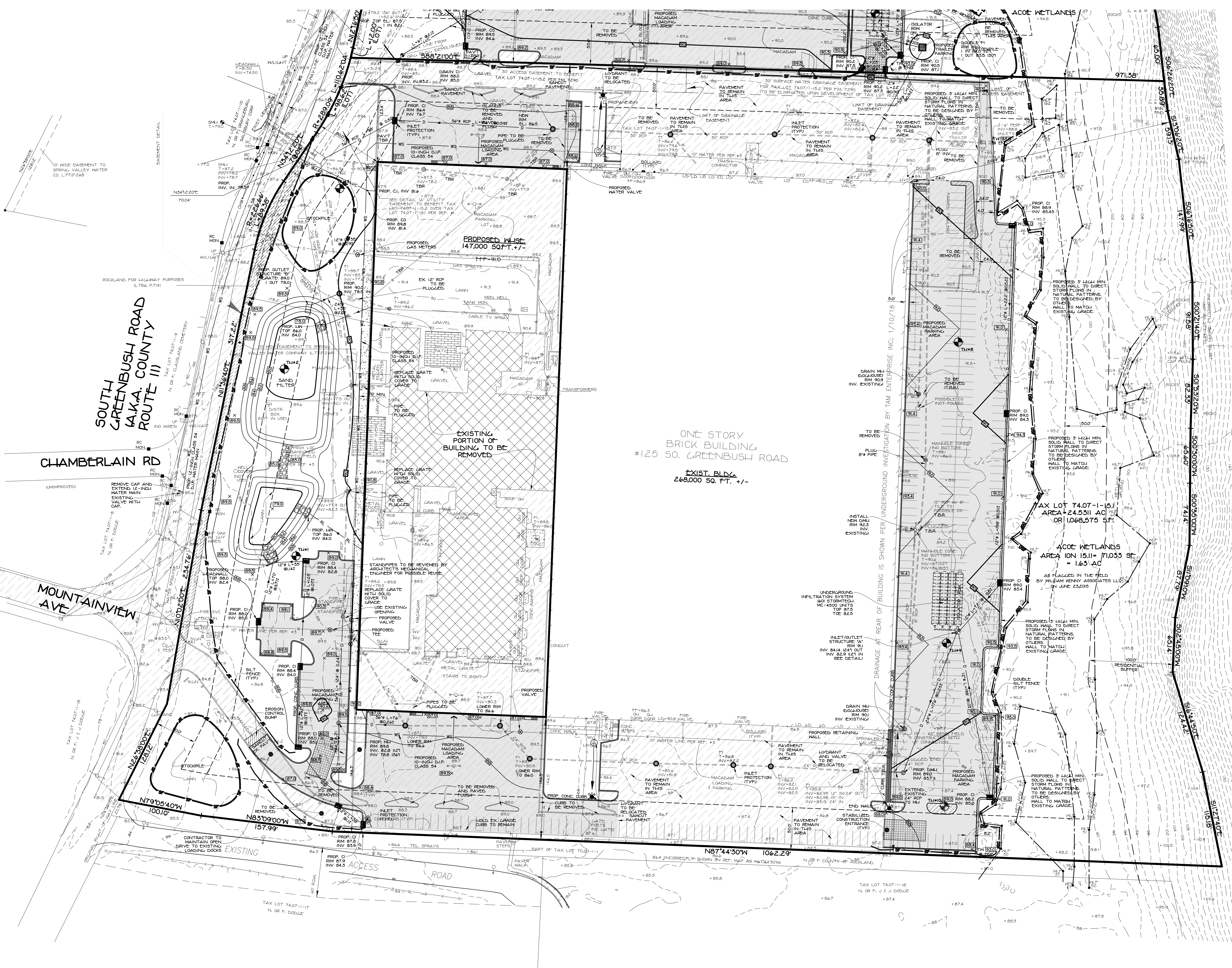
EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SWALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEED WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS, GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BARE AND BRISER COURSES OF PAVED AREAS. RAISE GRATES OF CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT, RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEED WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OF DISTURBED AREA OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. SOILS TO BE AMENDED AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #10 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTTS

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LOADED RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LOADED WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEED WITH 1/2 LB. OF RYE GRASS AND MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BARE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILENT DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL).



EXISTING	LEGEND	PROPOSED
CB	CATCH BASIN/FIELD INLET	SMH
DL	DRAIN LINE	S
SMH	SANITARY MANHOLE / PIPE	CP
EP	EDGE OF PAVEMENT	OV
CC	CONCRETE CURB	OV
GL	GAS LINE / VALVE	OV
WL	WATER LINE / VALVE	OV
UP	UTILITY POLE	OV
LP	LIGHT POLE	OV
OW	OVERHEAD WIRES	OV
UE	UNDERGROUND ELECTRIC	OV
LD	LOADING DOCK	OV
FV	FIRE VALVE	OV
DC	DROP CURB	OV
FD	FIRE HYDRANT	OV

- REFERENCES**
1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGEBURG SALISBURY CORP. FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
 2. OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MCS27
 3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
 4. TOPO FROM GEOMAPS AERIAL COMPILATION, DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

REFERENCE
 EXISTING BOUNDARIES, STRUCTURES, TOPOGRAPHY, WETLANDS, UTILITIES AND ALL OTHER EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE SHOWN AS PER SURVEY ENTITLED: "TOPOGRAPHIC SURVEY OF PROPERTY FOR 125 GREENBUSH LLC, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY JAY A. GREENWELL PLS, LLC DATED OCT 29, 2017, LAST REVISED NOV. 30, 2017.

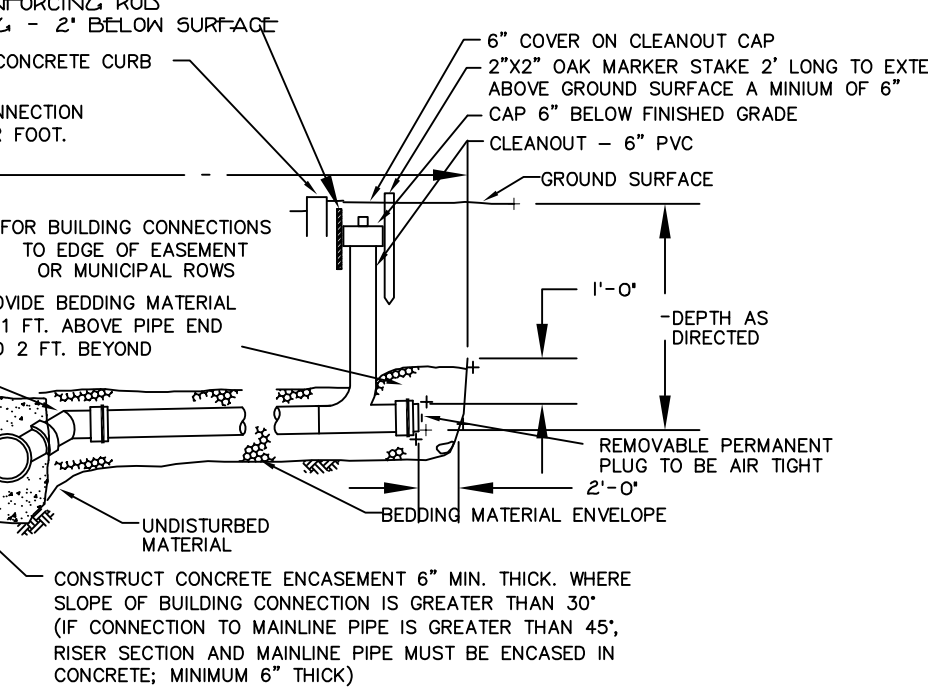
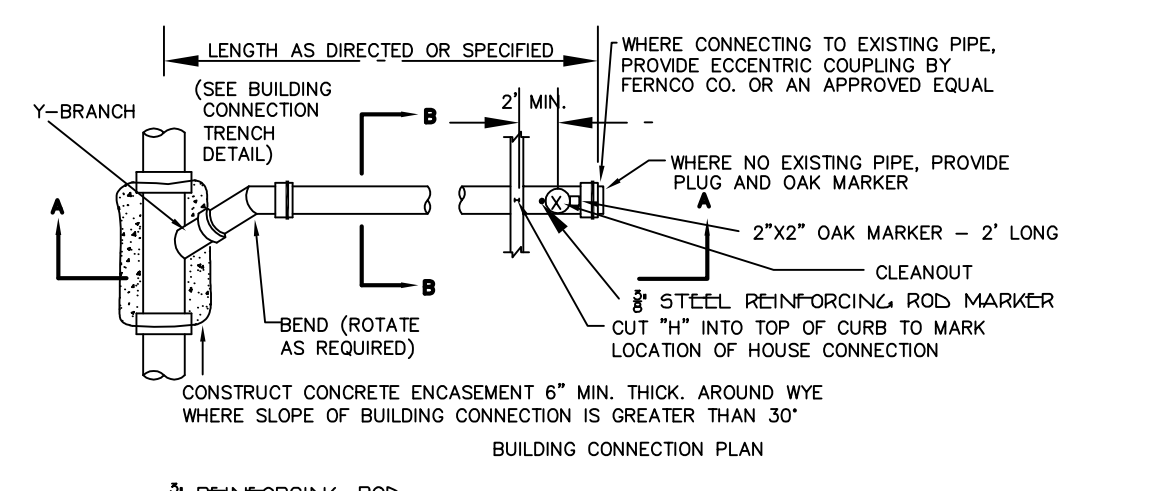
EROSION & SEDIMENT CONTROL PLAN FOR 125 GREENBUSH PROPERTIES
 LOCATED IN ORANGETOWN TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE
 18 NORTH MAIN STREET
 HARRISMAN, NEW YORK 10926
 (845) 782-8543

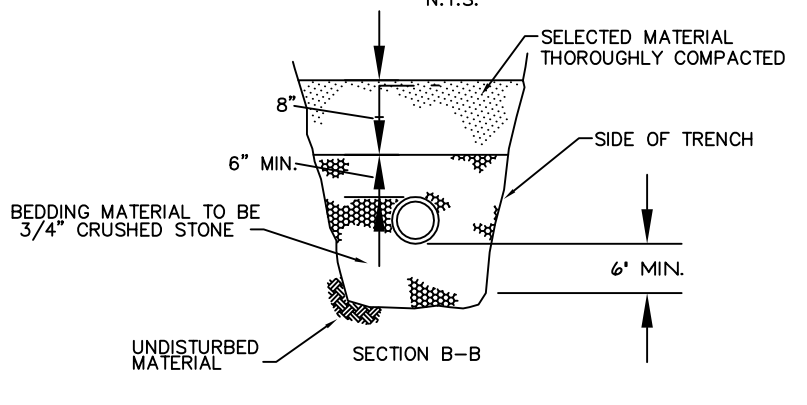
REV: PER LANDSCAPE ARCH - 6/20/2018
 REV: PER ODP/PAE REVIEW - 11/28/2018

SPARACO & YOUNGBLOOD, PLLC
 CIVIL ENGINEERING • LAND SURVEYING
 18 NORTH MAIN STREET
 P.O. BOX 618
 HARRISMAN, NY 10926
 TEL: (845) 782-8543
 FAX: (845) 782-5903
 WWW.SPARACOENGINEERS.COM WDL519@GMAIL.COM

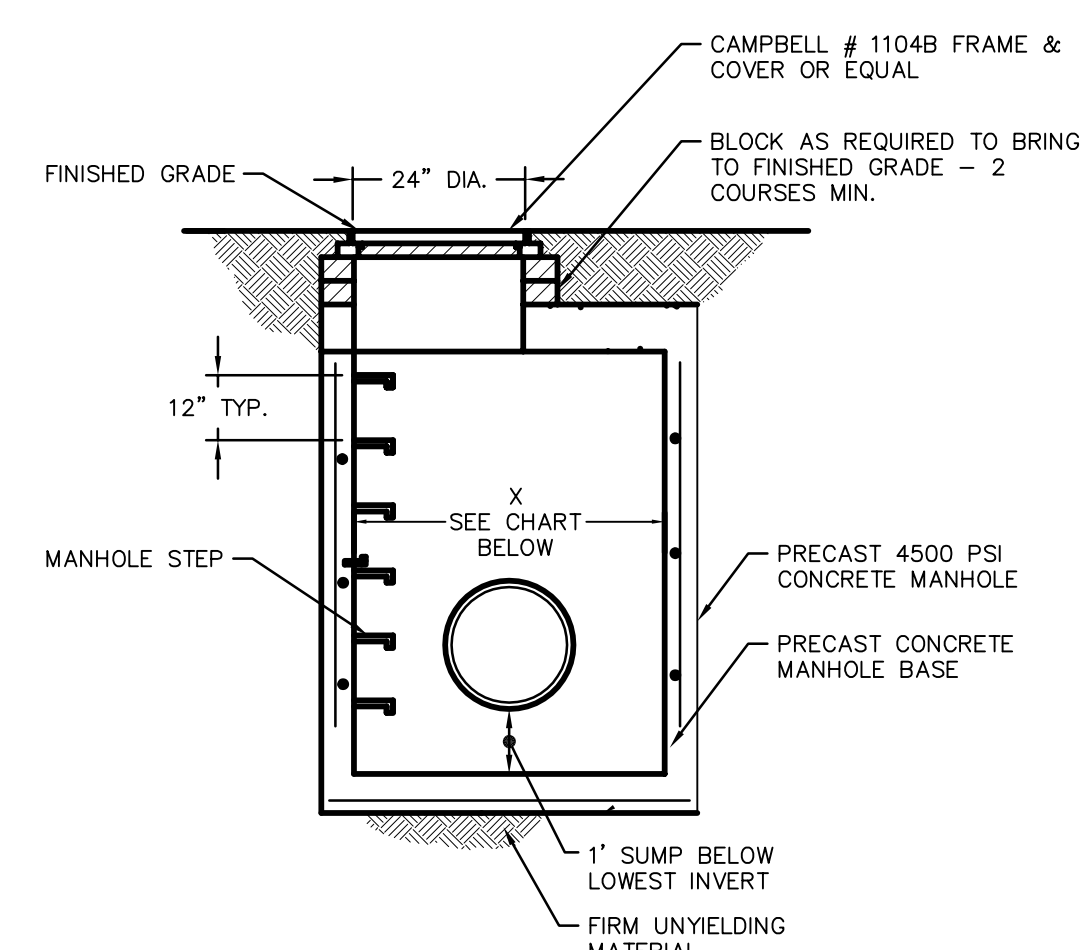
SY-1386
 AUG 16, 2018
 1" = 50'
 3 OF 8



BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL
N.T.S.



BUILDING CONNECTION TRENCH DETAIL
N.T.S.

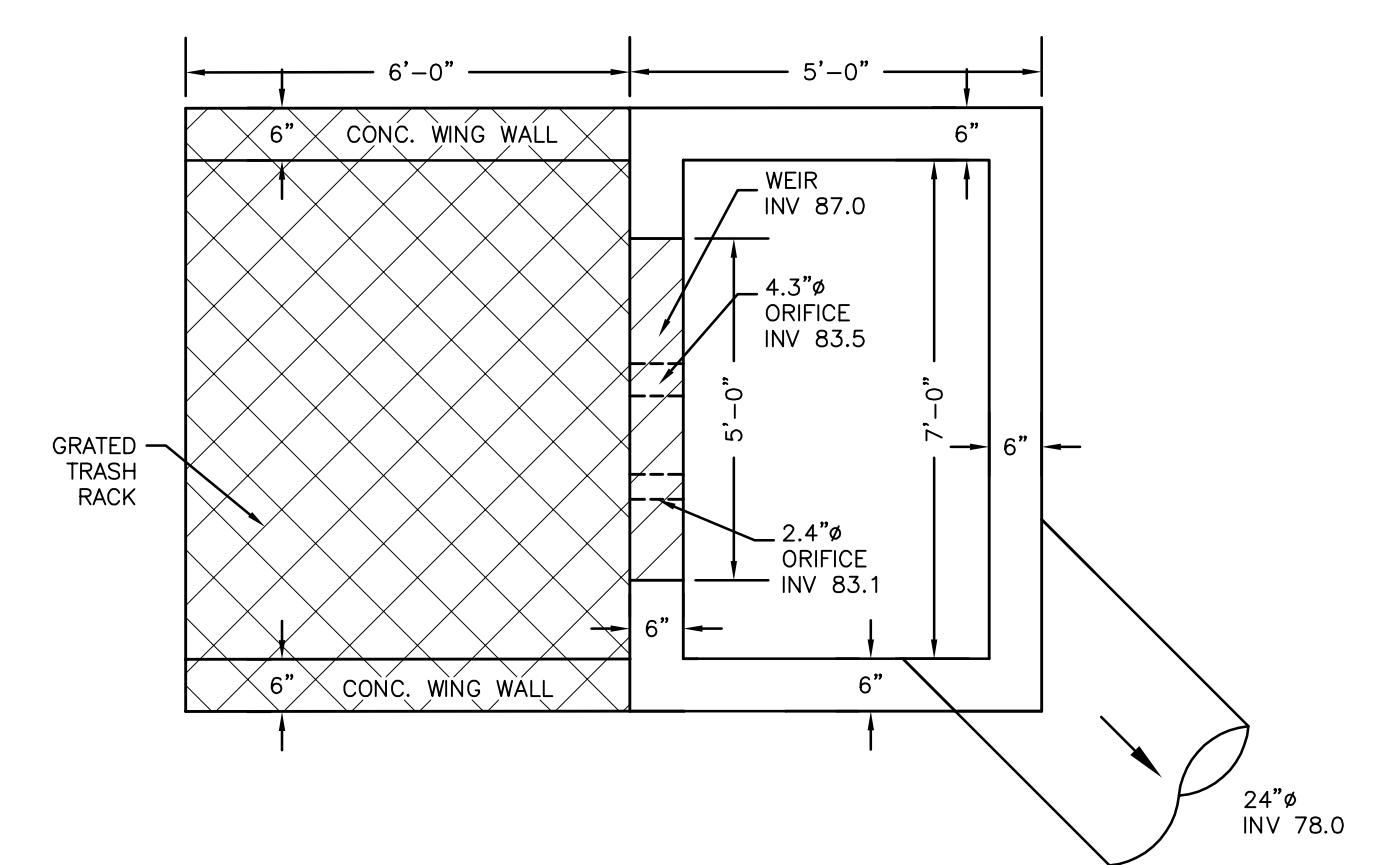


X DIMENSION	INCOMING/OUTGOING PIPE SIZES
48 INCH DIAMETER	EQUAL OR LESS THAN 36 INCH DIAMETER PIPES
60 INCH DIAMETER	42 TO 48 INCH DIAMETER PIPES

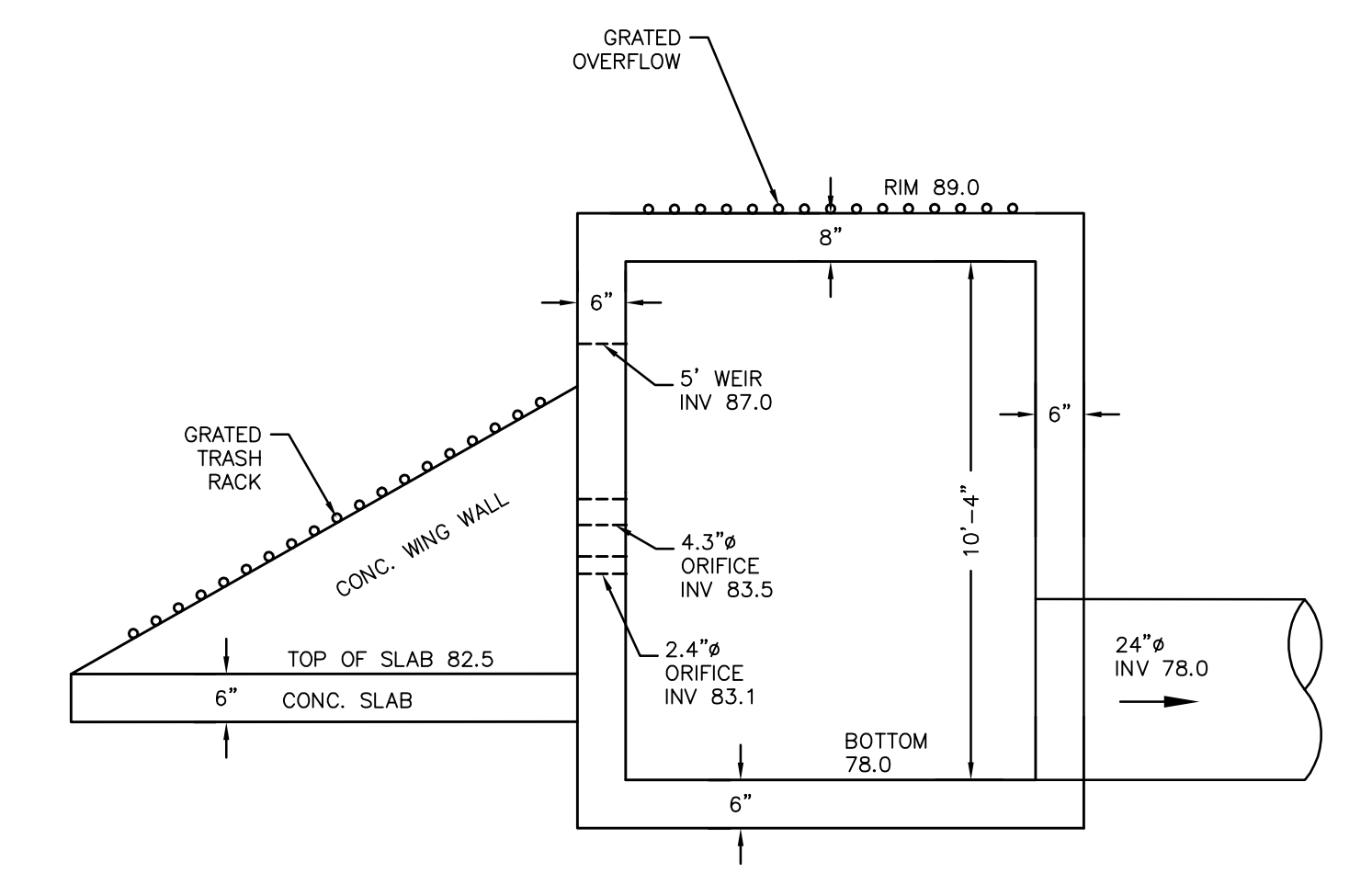
- NOTES:
1. MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
 2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT JOINTS.
 3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR HS20 LOADING.
 4. RISER SECTION JOINTS SHALL BE FIELD-MORTARED.

DRAINAGE MANHOLE (DMH)
N.T.S.

PLAN VIEW

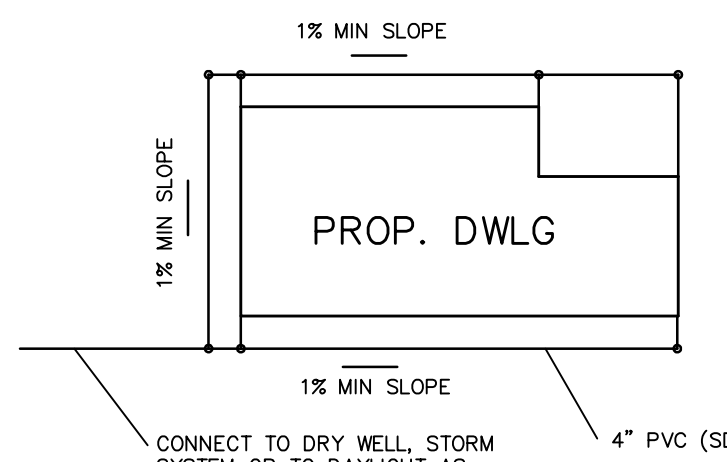


PROFILE VIEW



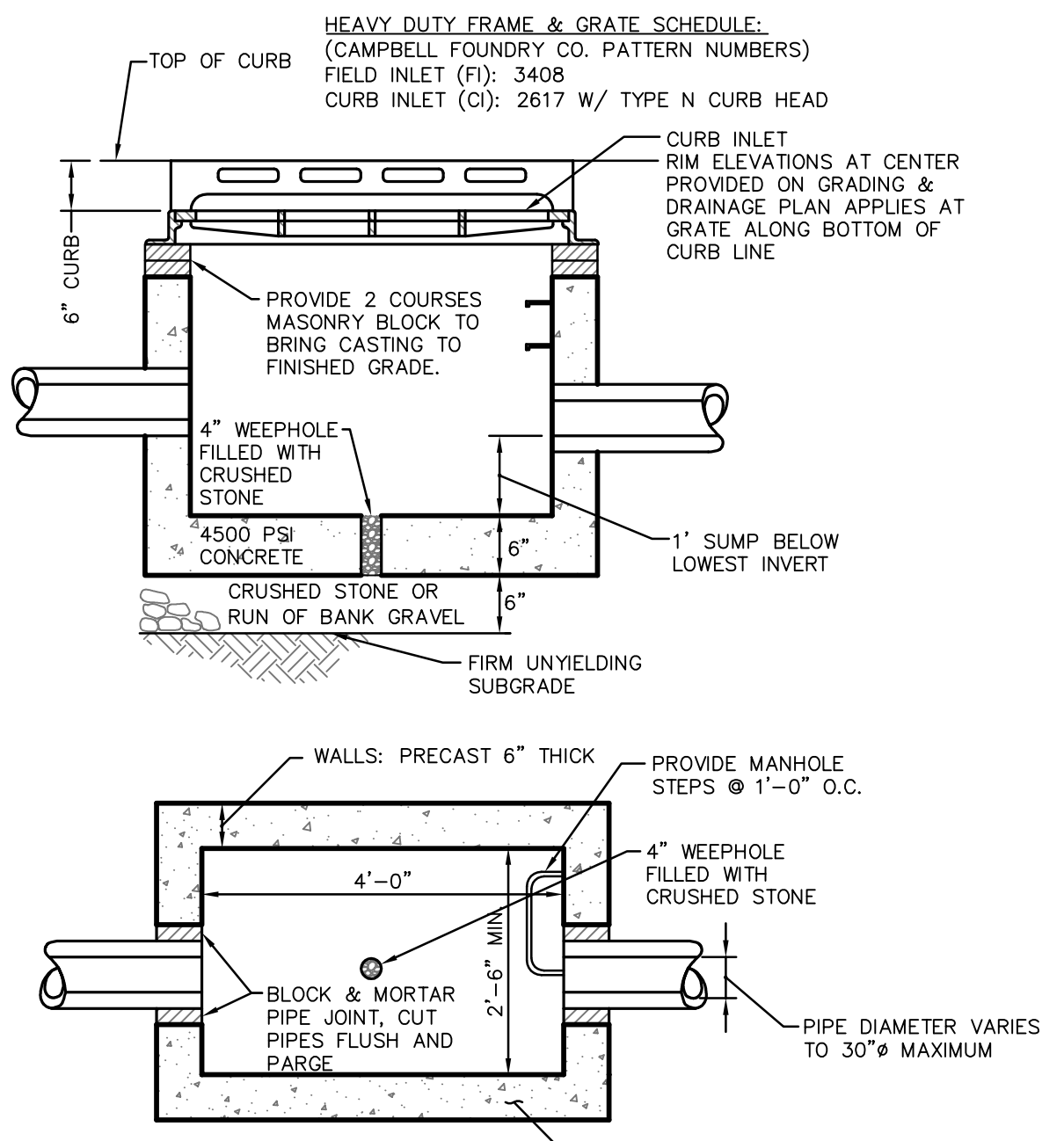
DETENTION SYSTEM INLET/OUTLET STRUCTURE "B"
DETAIL LOT 15.1
N.T.S.

- NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL BEFORE MANUFACTURING.



- NOTES:
1. CONNECT ALL ROOF LEADERS TO 6" PVC SEE ARCHITECT PLAN FOR LEADER LOCATIONS.

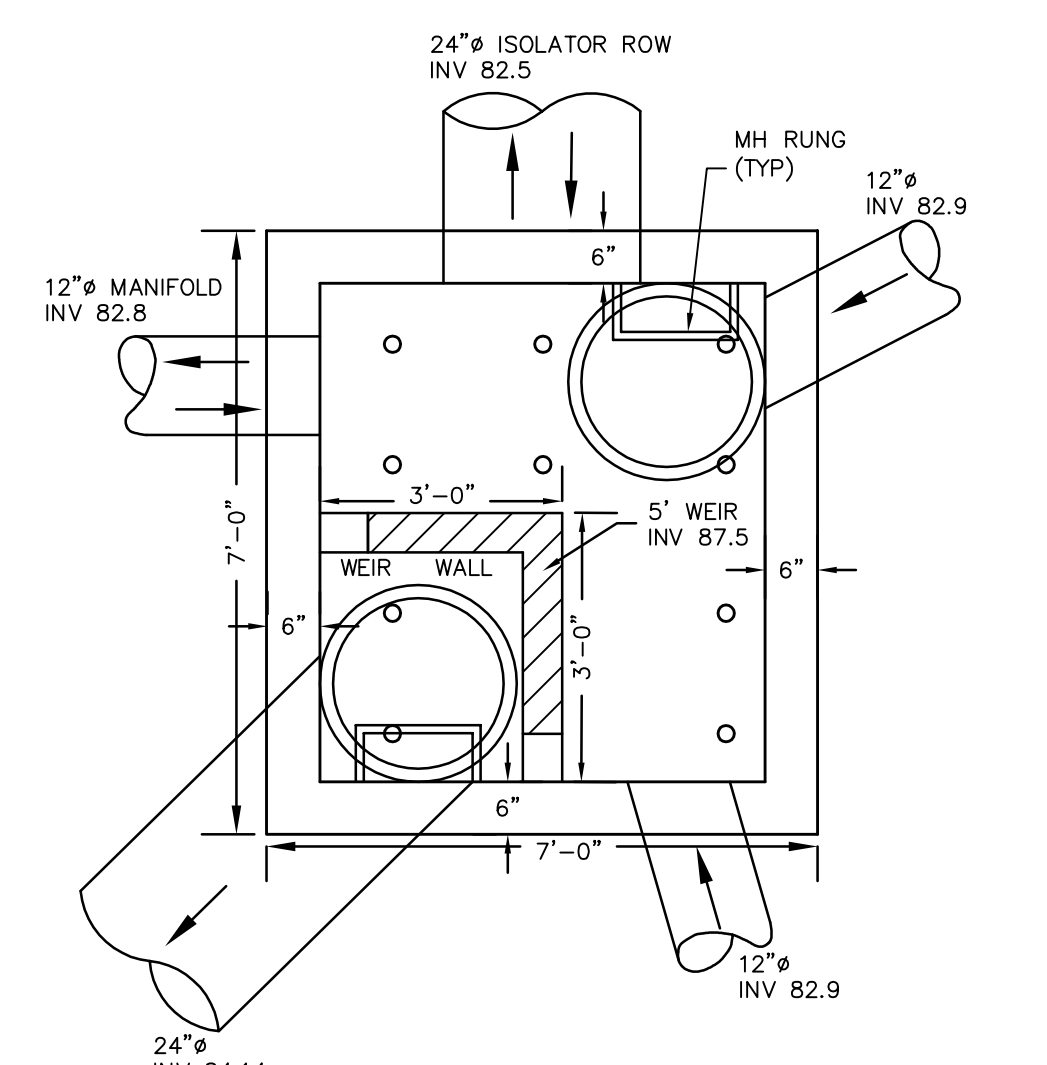
TYPICAL ROOF DRAIN SCHEMATIC
N.T.S.



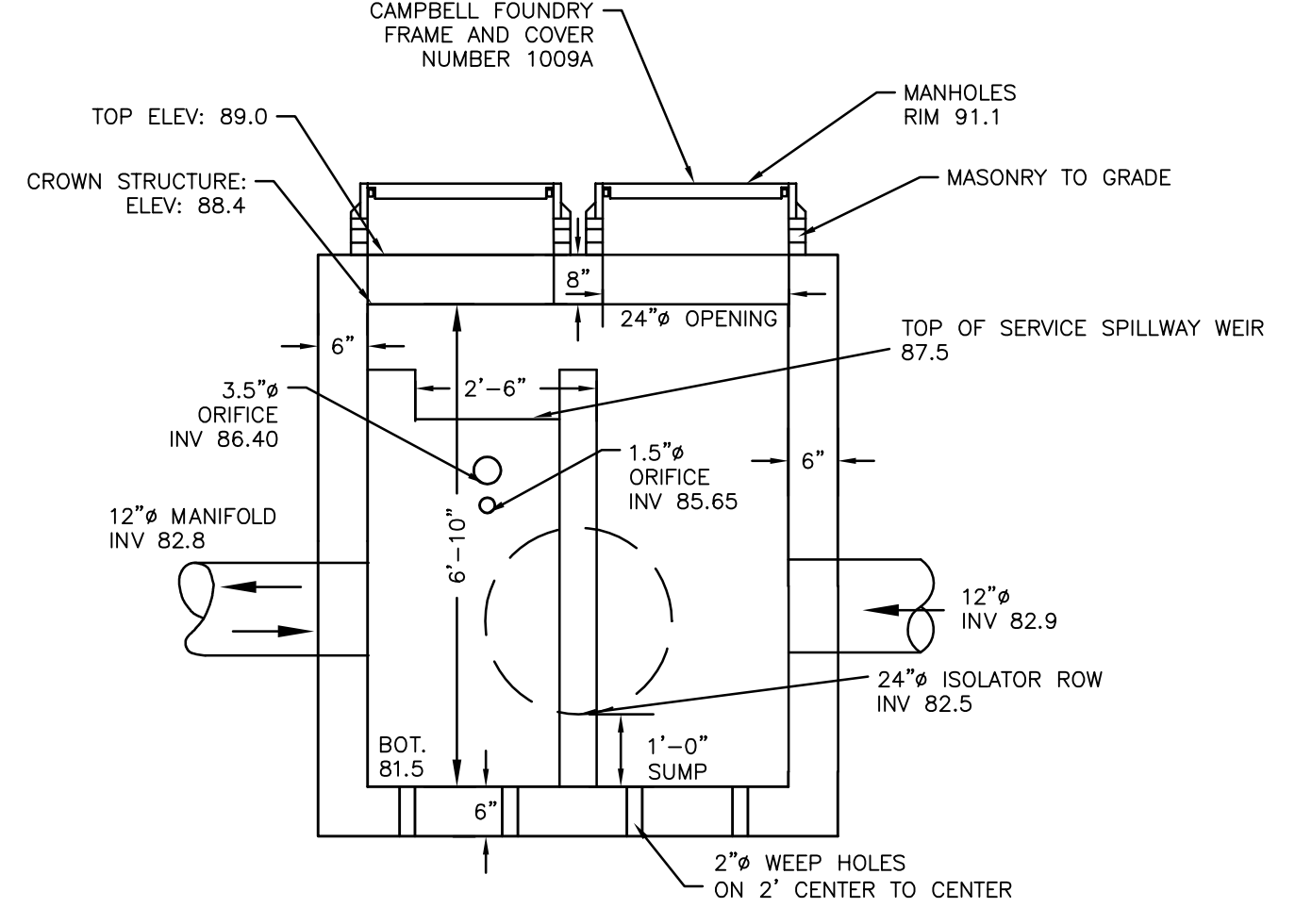
- NOTES:
1. SLOPE CASTINGS TO MATCH SLOPE OF FINISHED PAVEMENT GRADE.
 2. MINIMUM STRENGTH CONCRETE 4500 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND HS20 HIGHWAY LOAD AND SOIL LOADS.

CATCH BASIN, CURB INLET (CI) WITH TYPE N HEAD & FIELD INLET (FI) DETAIL
N.T.S.

PLAN VIEW

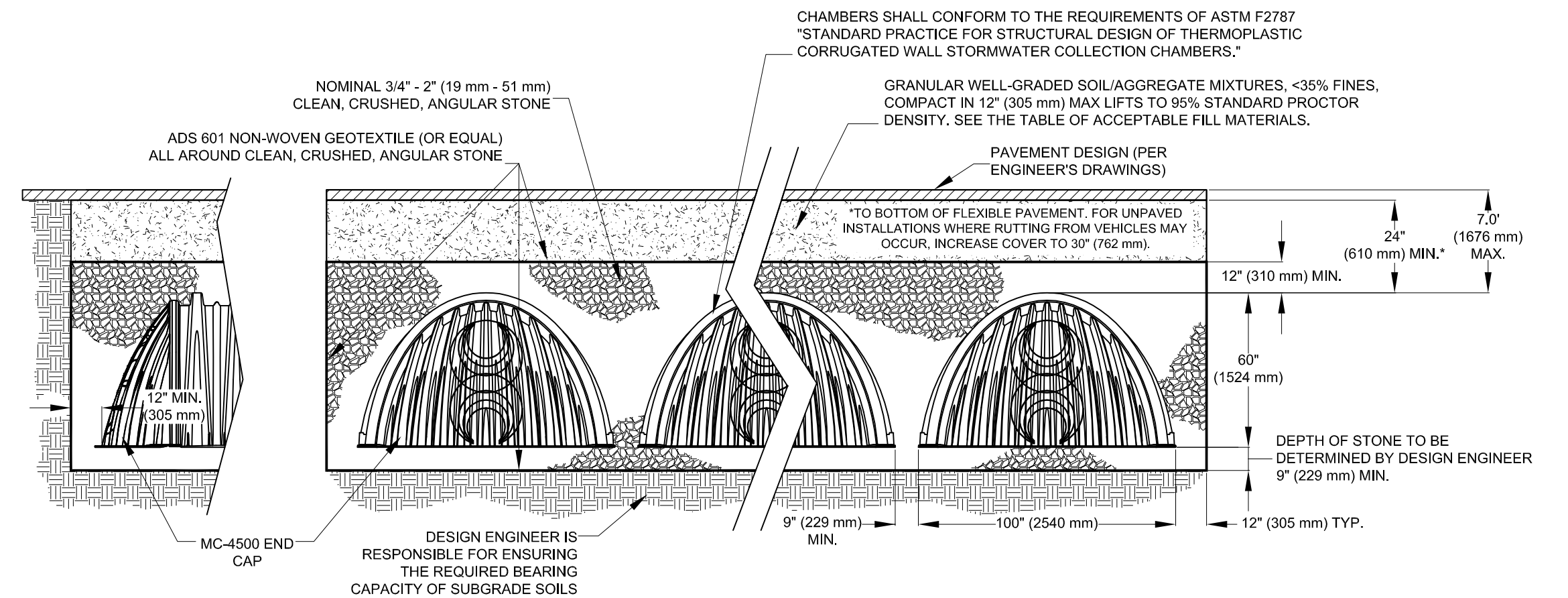


PROFILE VIEW



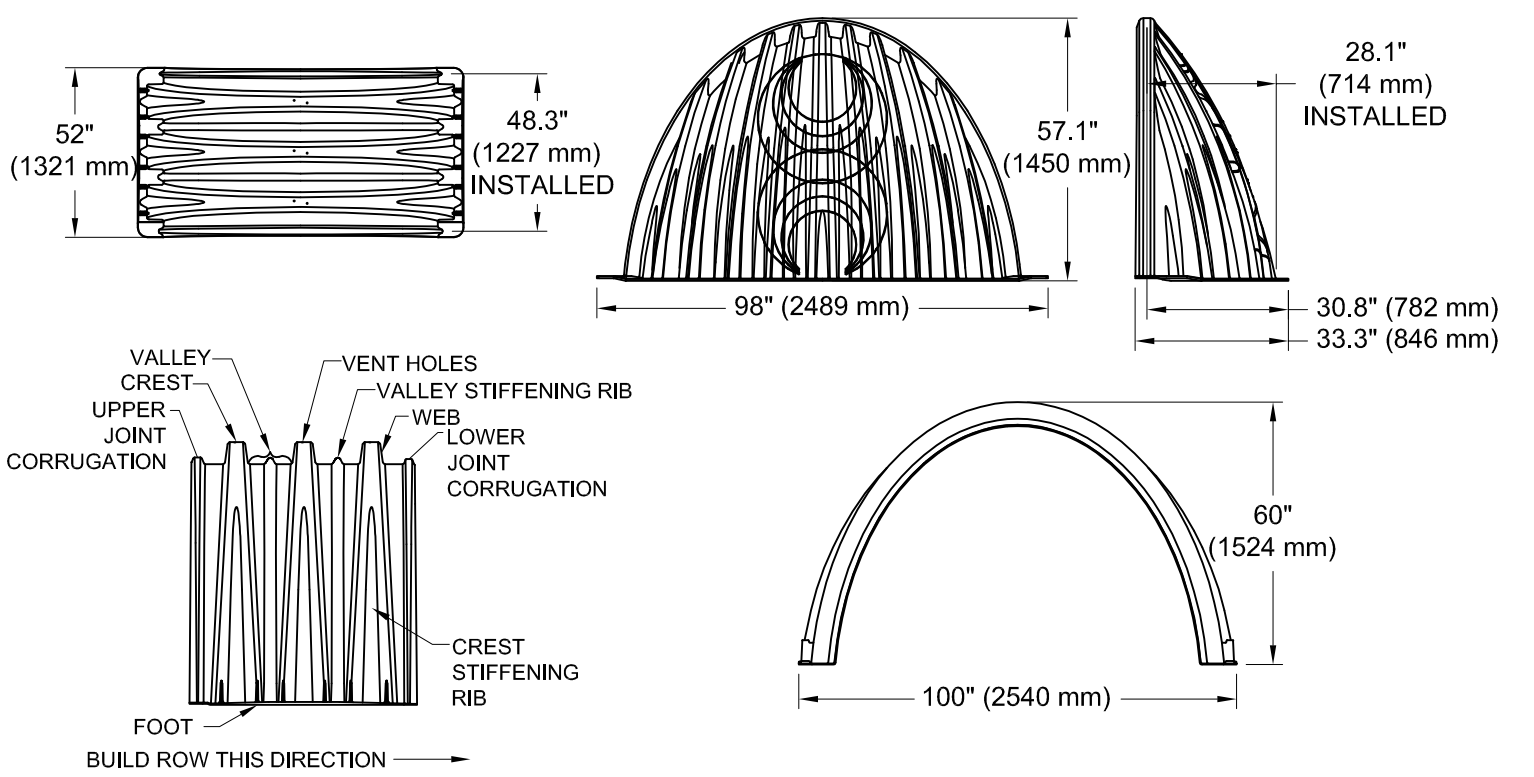
INLET/OUTLET STRUCTURE "A" LOT 15.1 DETAIL
N.T.S.

- NOTES:
1. LID TO SUPPORT HS20 LOADING.
 2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL BEFORE MANUFACTURING.



THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

STORMTECH MC-4500 CROSS-SECTION
N.T.S.



NOMINAL CHAMBER SPECIFICATIONS	SIZE (W x H x INSTALLED LENGTH)
CHAMBER STORAGE	100.0' x 60.0' x 48.3' [2540 mm x 1524 mm x 1227 mm]
MINIMUM INSTALLED STORAGE	106.5' [3.21 m]
NOMINAL WEIGHT	162.6 lb [74.0 kg]
	128 lbs [58 kg]
NOMINAL END CAP SPECIFICATIONS	SIZE (W x H x INSTALLED LENGTH)
END CAP STORAGE	98.0' x 57.1' x 28.1' [2489 mm x 1450 mm x 714 mm]
MINIMUM INSTALLED STORAGE	98.0' [2.98 m]
NOMINAL WEIGHT	80 lbs [36 kg]

STORMTECH MC-4500 CHAMBER
N.T.S.

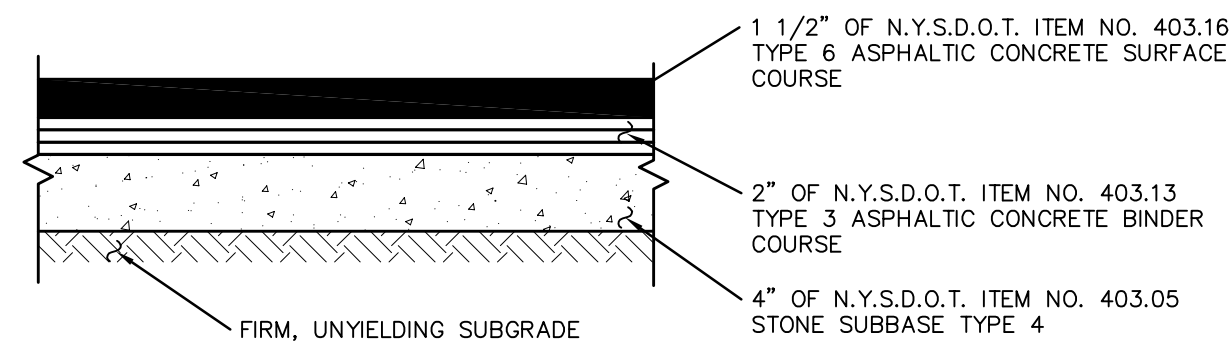
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



REV: PER LANDSCAPE ARCH - 6/20/2018
REV: PER OBZPAZ REVIEW - 11/28/2018

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 618
HARRISMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
WWW.SPACOBYS.COM WDW151@GMAIL.COM

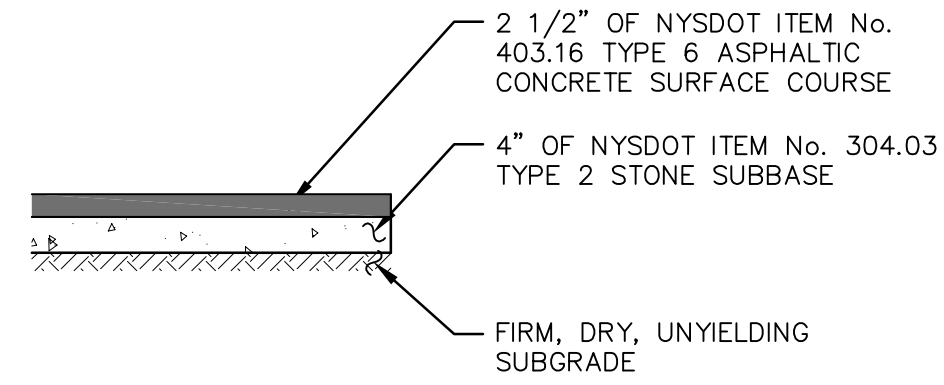
SY-1386
AUG 16, 2018
N T S
4 OF 8



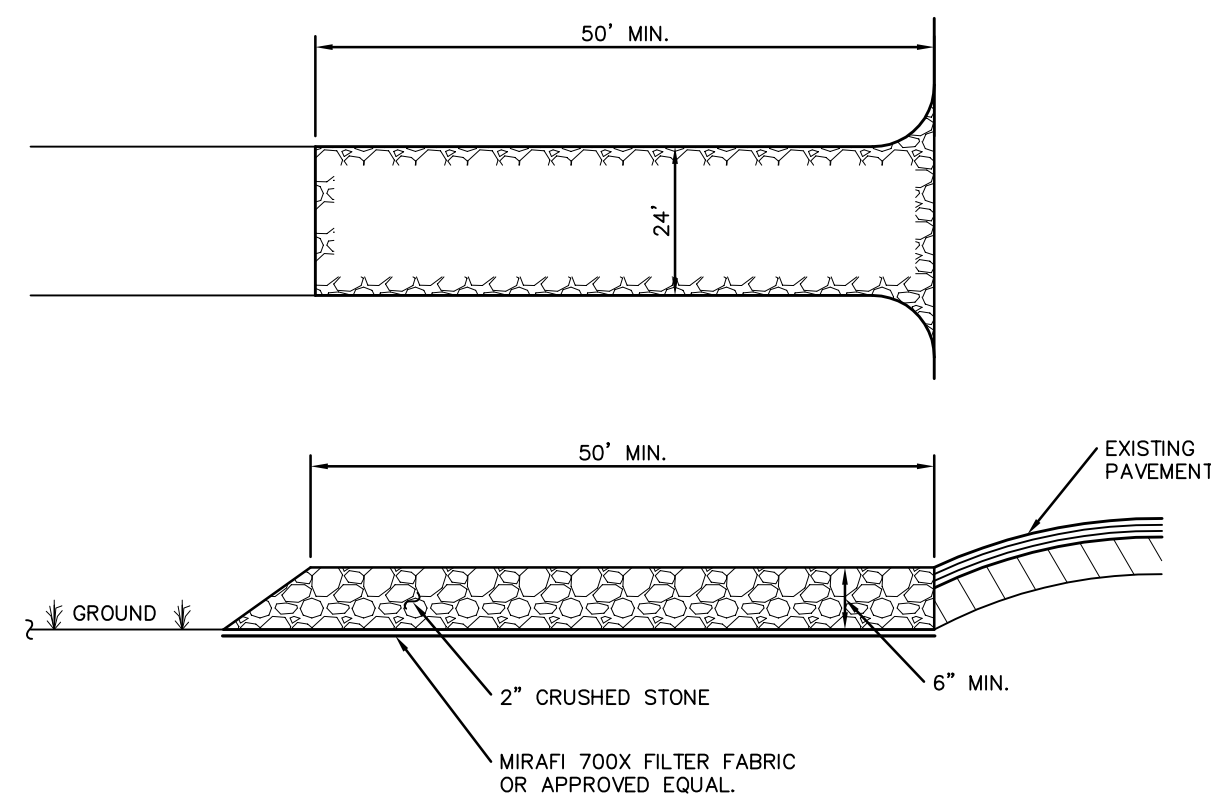
NOTES:

THIS SECTION TO BE UTILIZED AT PARKING LOTS FOR PASSENGER CAR PARKING AND AISLES ONLY. NOT FOR USE AT ROADS, DRIVEWAYS OR LOADING ZONES.

PAVEMENT SECTION: PARKING LOT
N.T.S.



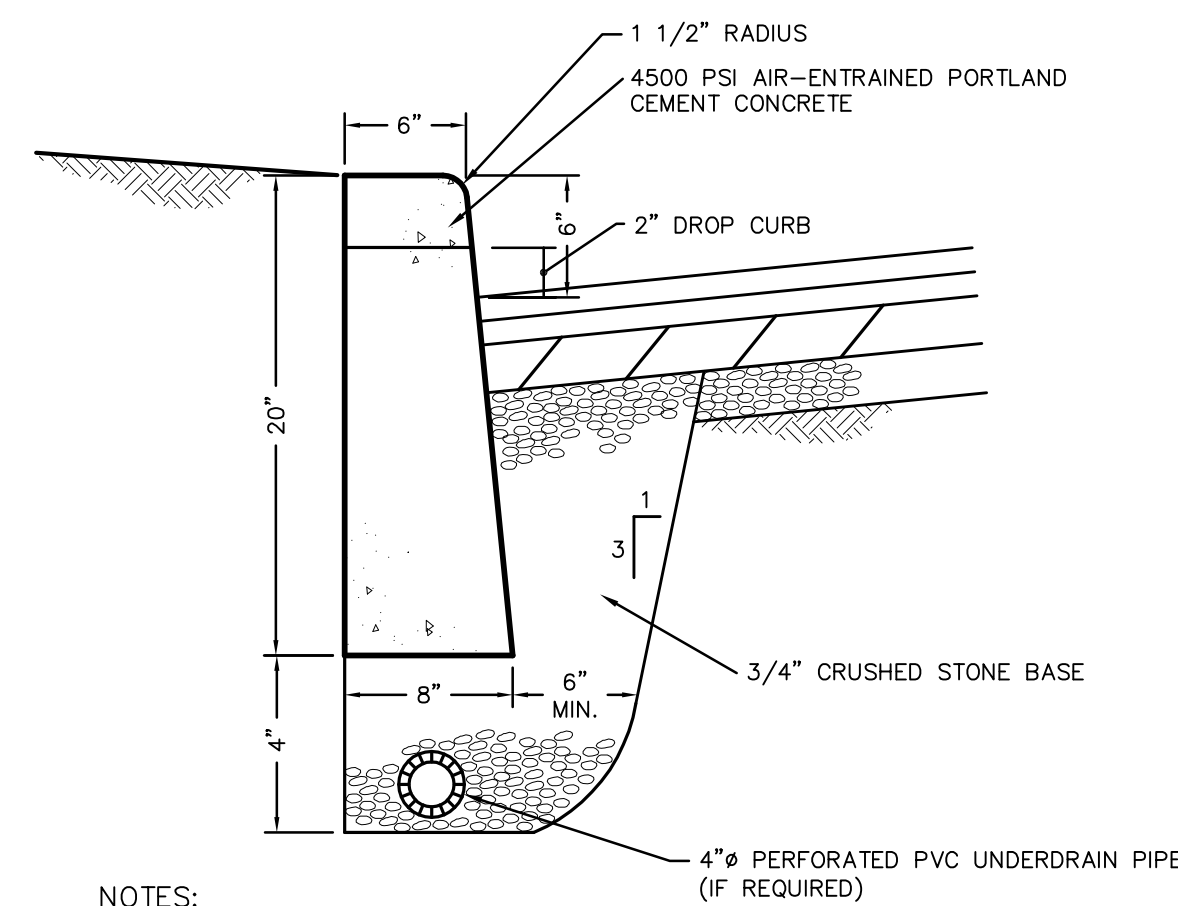
PRIVATE DRIVEWAY PAVEMENT
N.T.S.



NOTES:

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

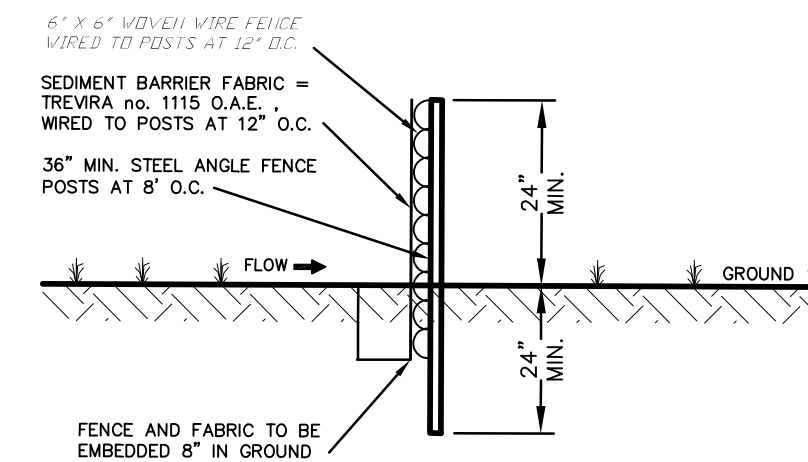
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



NOTES:

1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16\"/>

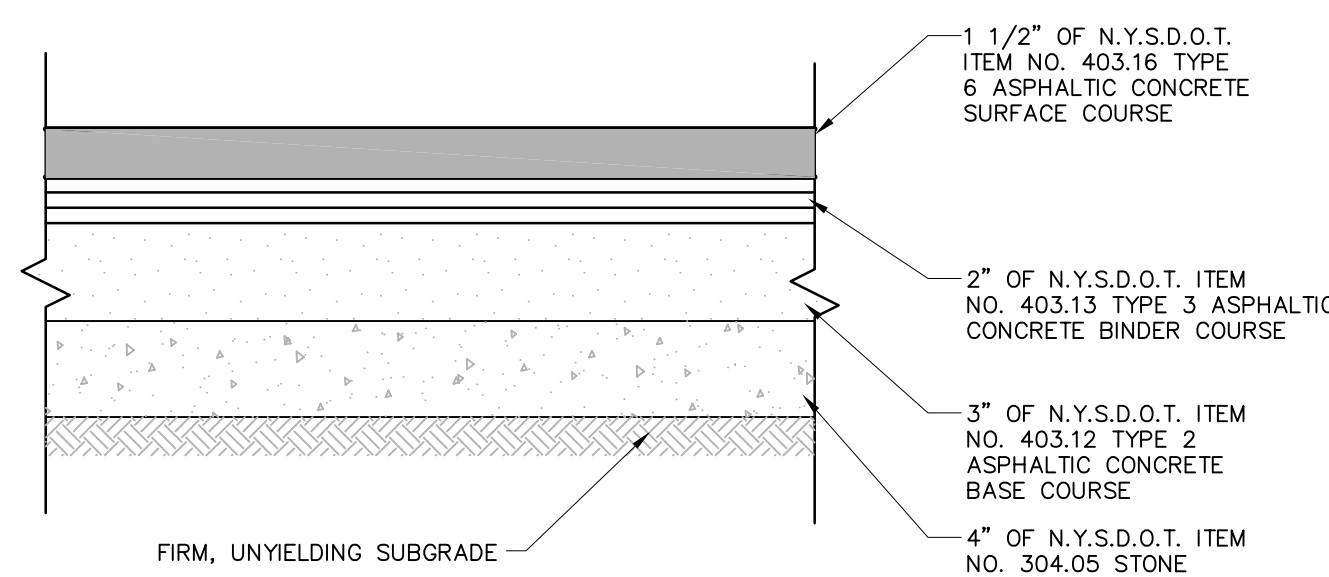
CURB DETAIL: CONCRETE
N.T.S.



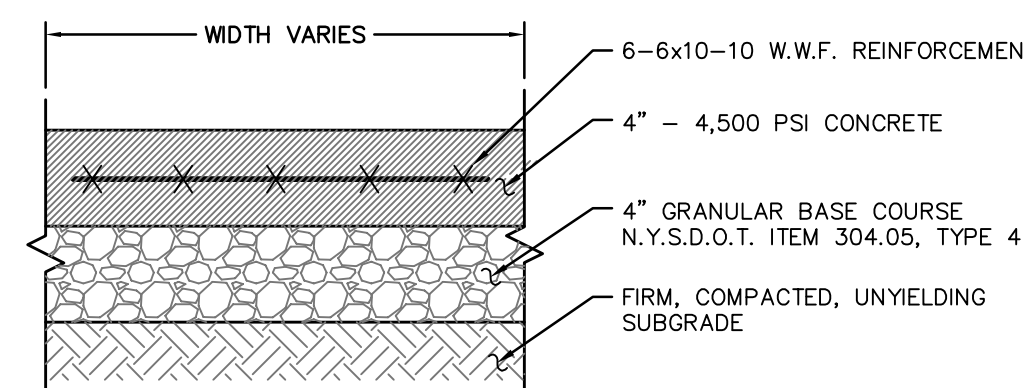
NOTES:

1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER.
2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
4. FENCE SYMBOL ON PLAN

SEDIMENT BARRIER FENCE
N.T.S.



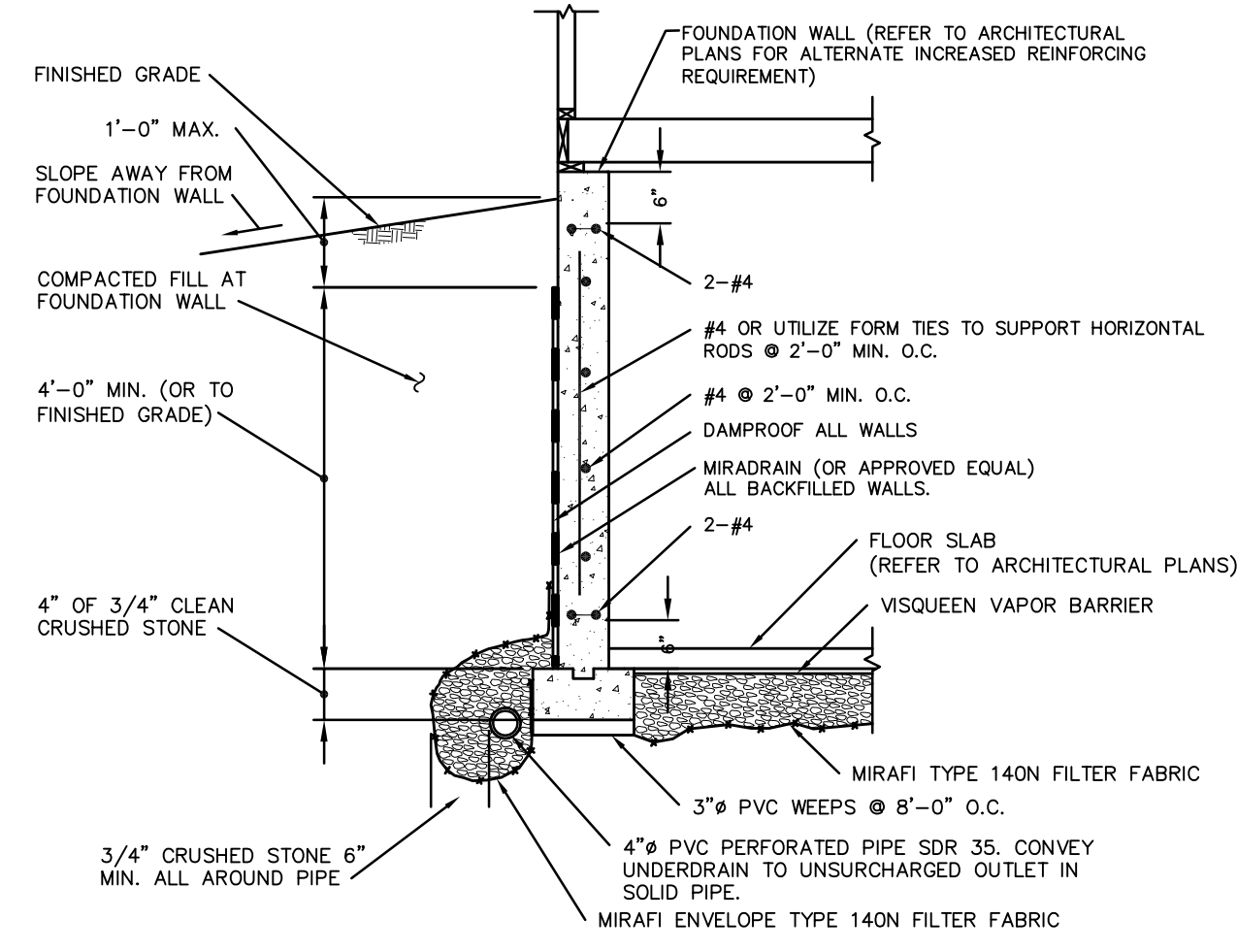
PAVEMENT SECTION: ROAD
N.T.S.



NOTES:

1. BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
2. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
3. INSTALL 1/2\"/>

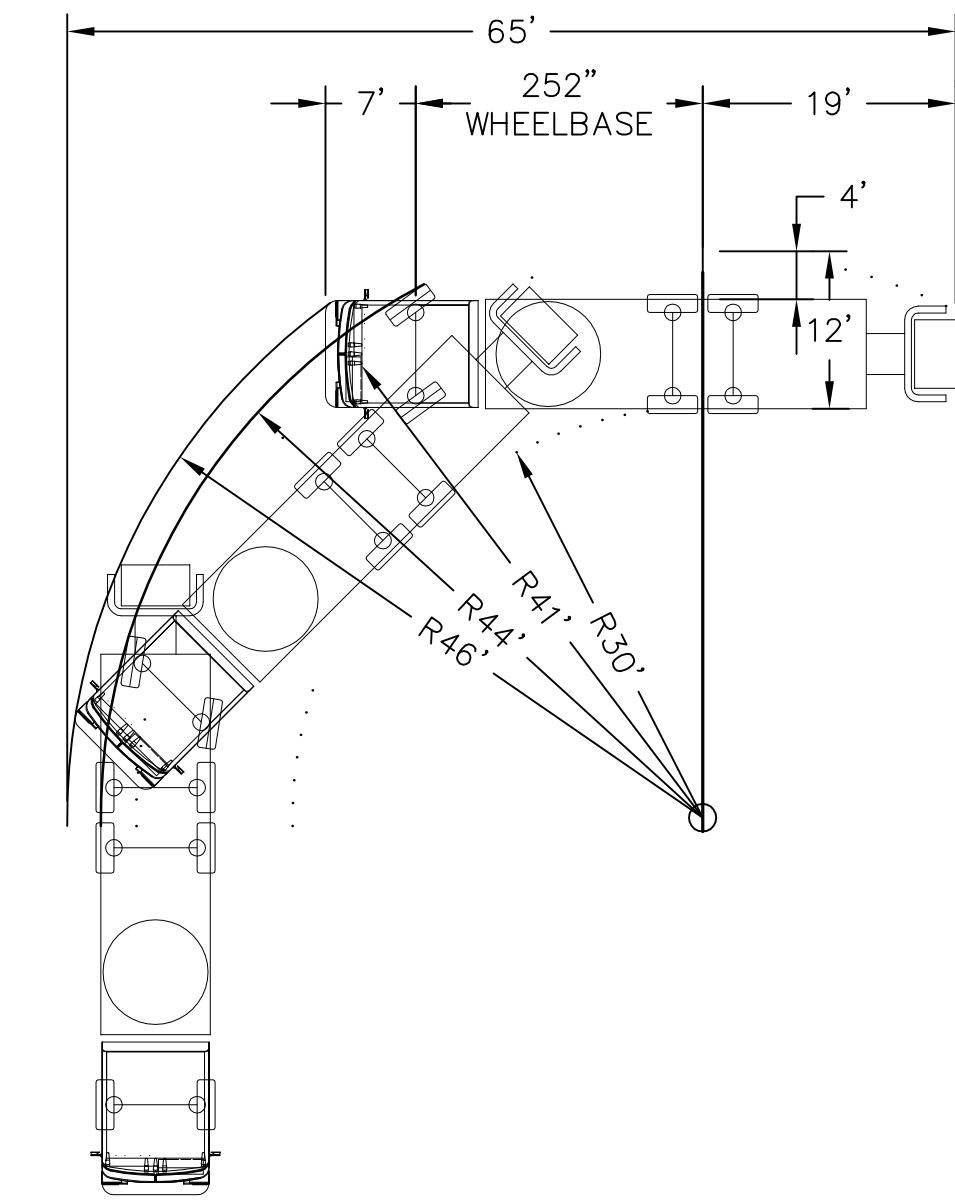
CONCRETE SIDEWALK DETAIL
N.T.S.



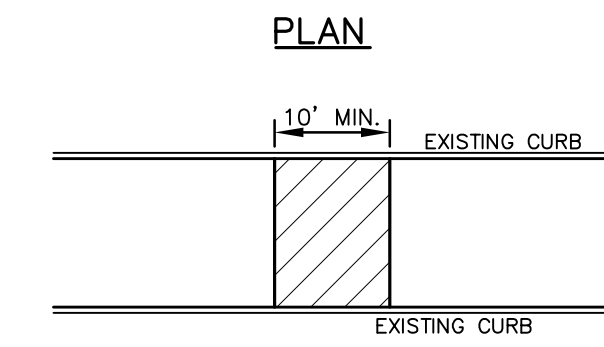
NOTES:

1. CONVEY ALL ROOF LEADERS AWAY FROM DWELLING IN SEPARATE AND INDEPENDENT 4\"/>

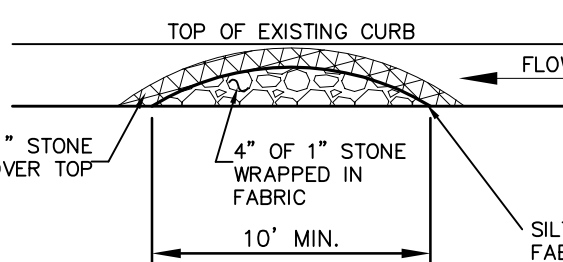
FOUNDATION UNDERDRAIN DETAIL
N.T.S.



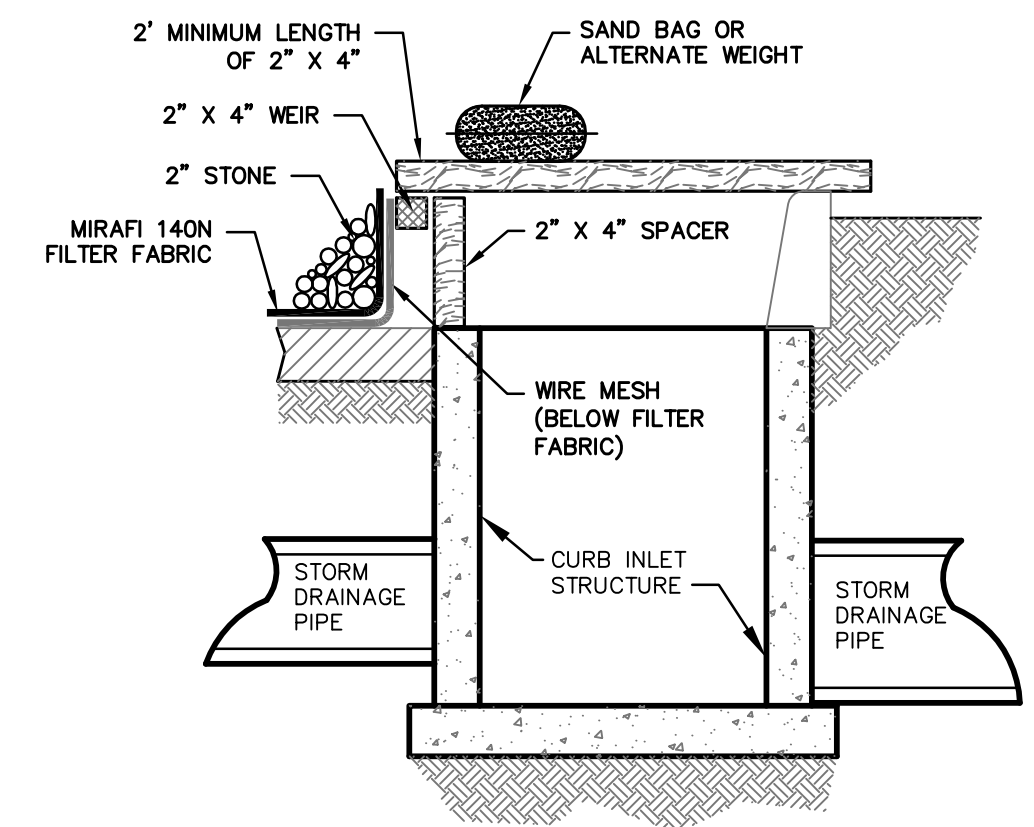
FIRE TRUCK TURNING RADIUS DETAIL
N.T.S.



PROFILE



EROSION CONTROL BUMP DETAIL
N.T.S.



NOTES:

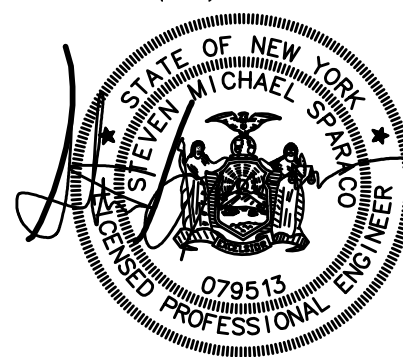
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2\"/>

CURB INLET PROTECTION DETAIL
N.T.S.

DETAILS SHEET 2
FOR
125 GREENBUSH PROPERTIES
LOCATED IN
ORANZEBURG
TOWN OF ORANZETOWN
ROCKLAND COUNTY, NEW YORK

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

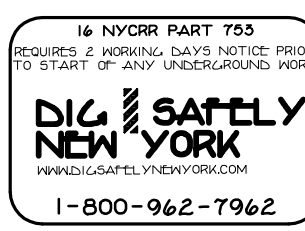
REV: PER LANDSCAPE ARCHT - 6/20/2018
REV: PER OBZPAE REVIEW - 11/28/2018

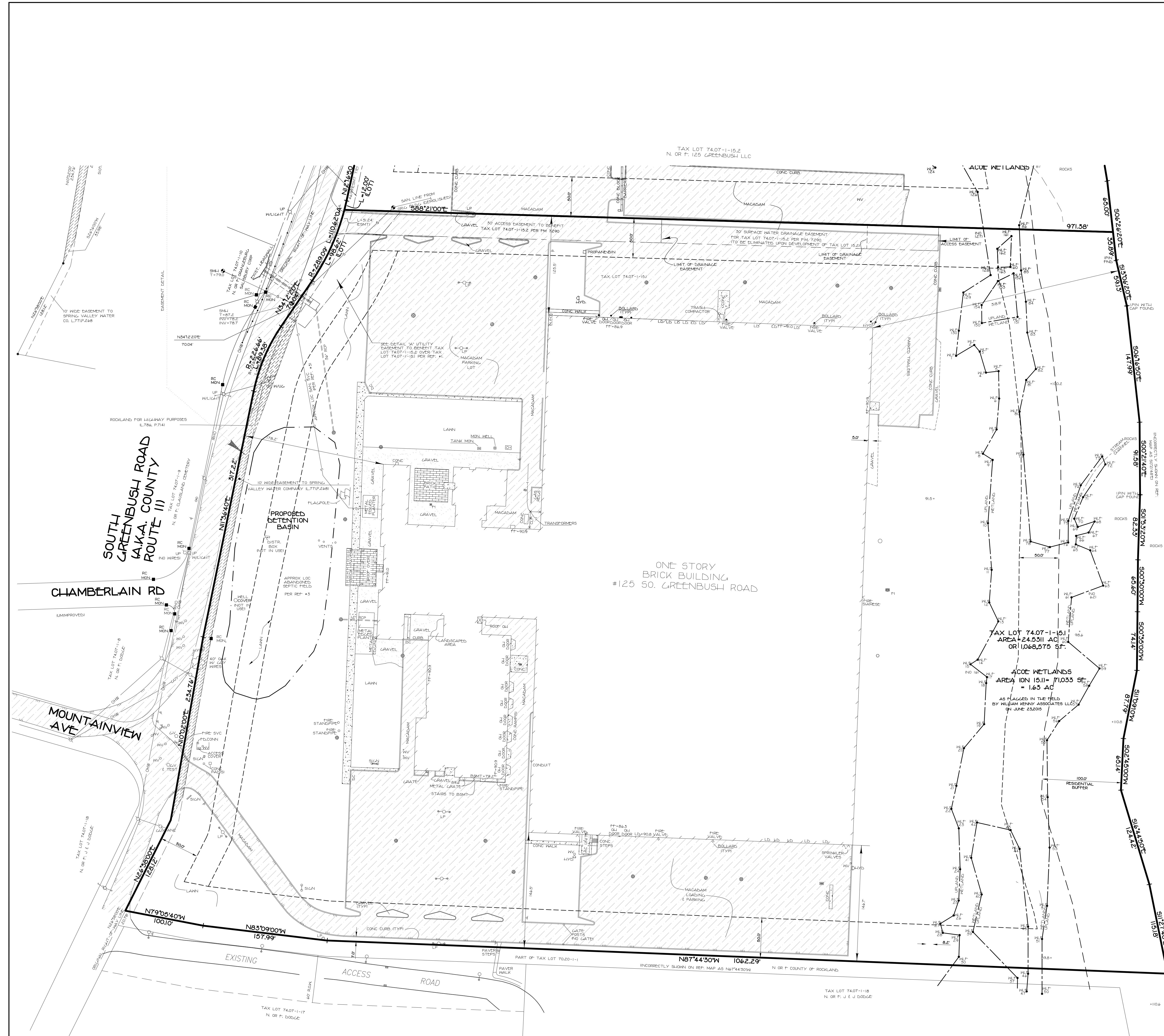
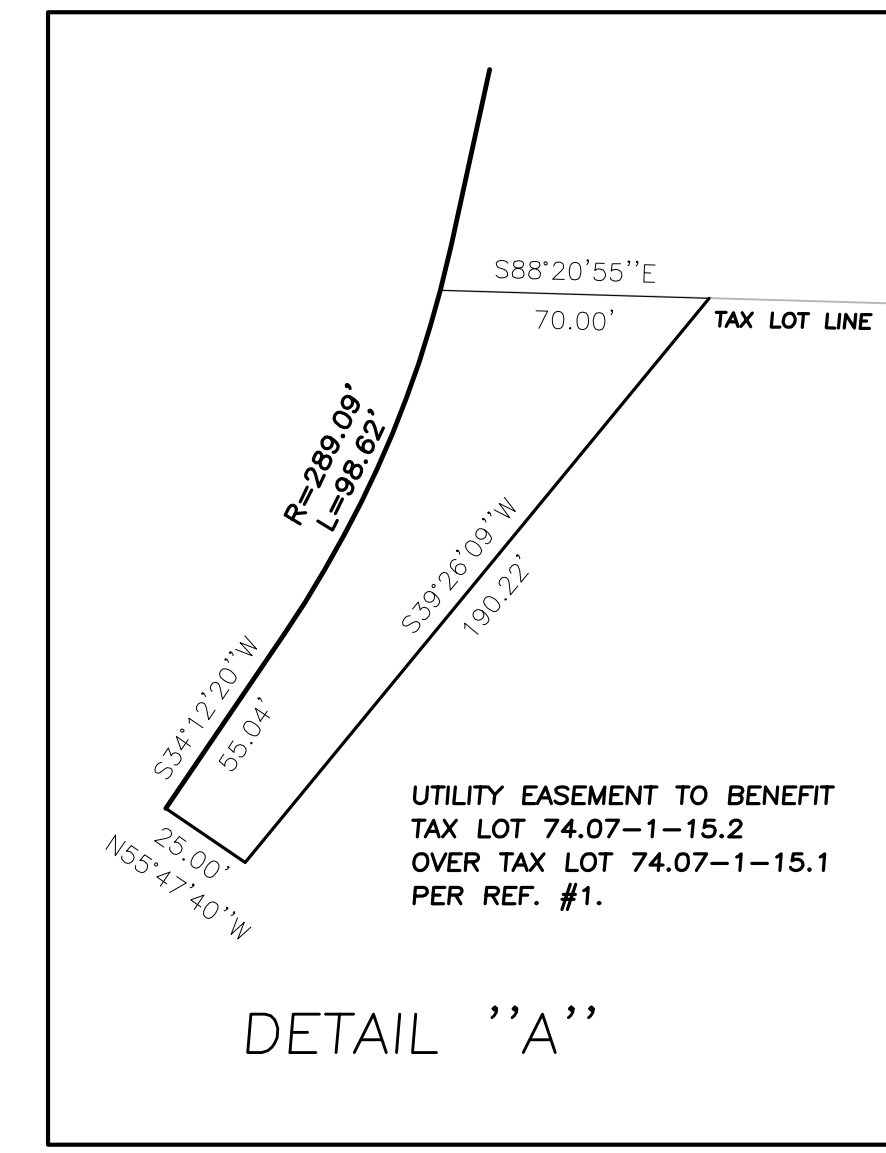
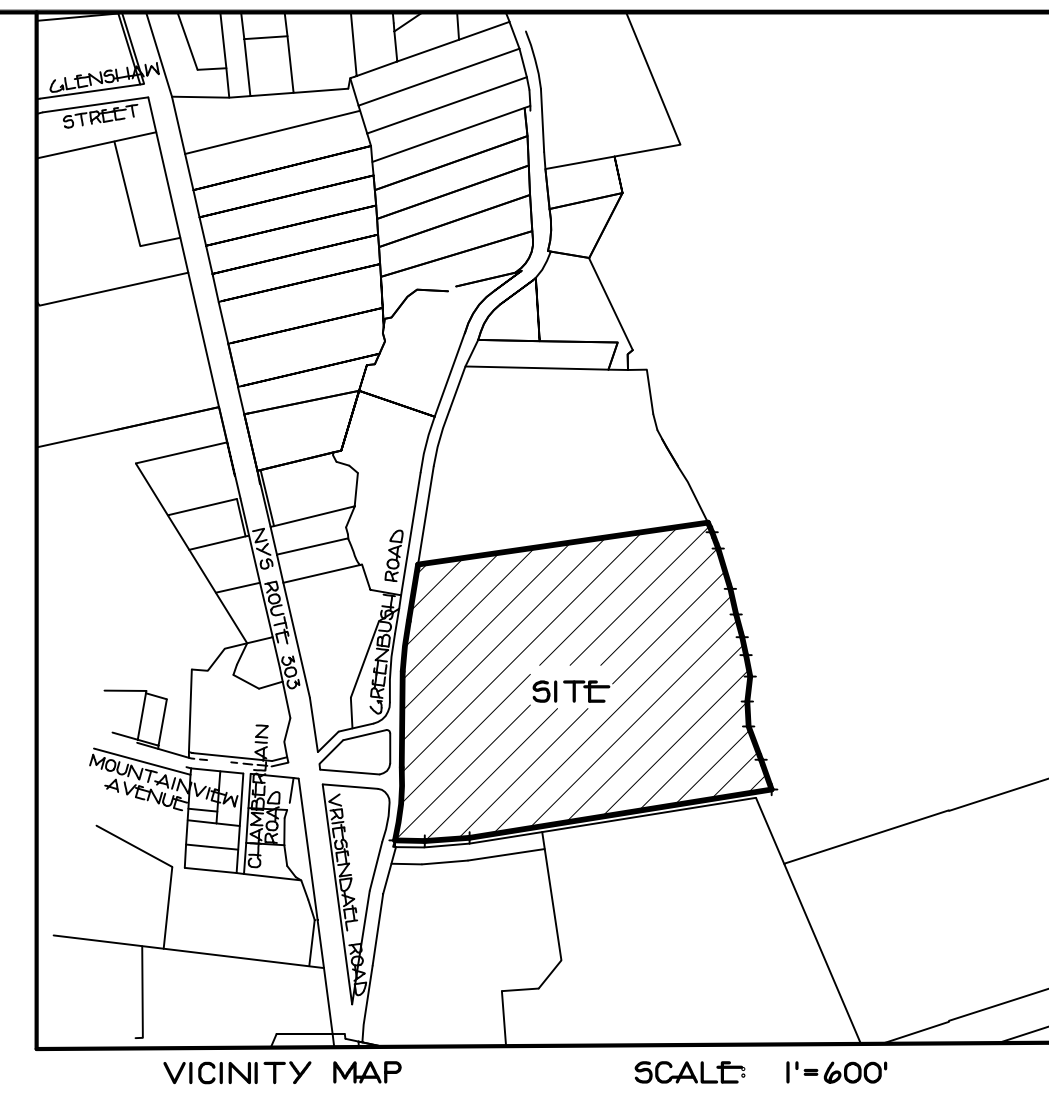


SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 618
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-0901
TYPED BY: SPARACO, STEVEN@SLSNY.COM WDSLS1@GMAIL.COM

SY-1386
AUG 16, 2018
N T S
5 OF 8

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.





EXISTING		LEGEND		PROPOSED	
CB	FI	CATCH BASIN/FIELD INLET			
—	—	DRAIN LINE			
—S	—S	SANITARY MANHOLE / PIPE			
—	—	EDGE OF PAVEMENT			
—	—	CONCRETE CURB			
—	—	GAS LINE / VALVE			
—	—	WATER LINE / VALVE			
—	—	UTILITY POLE			
—	—	LIGHT POLE			
—	—	OVERHEAD WIRES			
—	—	UNDERGROUND ELECTRIC			
LD		LOADING DOCK			
FV		FIRE VALVE			
DC		DROP CURB			
		FIRE HYDRANT			

EXISTING CONDITIONS PLAN FOR 125 GREENBUSH PROPERTIES LOCATED IN ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

REV: PER LANDSCAPE ARCH. - 6/20/2018
REV: PER OBJFAC REVIEW - 11/28/2018

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING • SITE PLANNING

18 NORTH MAIN STREET
P.O. BOX 618
HAERFORD, NY 10926
TEL: 845.782.9543
FAX: 845.782.9501

SY-1386
AUG 16, 2018
1" = 50'
6 OF 8

- REFERENCES
1. BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION" ORANGETOWN SALISBURY CORP" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7290.
 2. OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MAG527
 3. UTILITY INFORMATION PROVIDED BY BUILDING OWNER REPRESENTATIVE 11/17.
 4. TOPO FROM GEOMAPS AERIAL COMPILATION; DATE OF IMAGERY FALL OF 2013 WITH FIELD EDITING OCT/NOV 2017.

REFERENCE: EXISTING BOUNDARIES, STRUCTURES, TOPOGRAPHY, WETLANDS, UTILITIES AND ALL OTHER EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE SHOWN AS PER SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY FOR 125 GREENBUSH LLC, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY JAY A. GREENWELL PLS, LLC, DATED OCT 25, 2017, LAST REVISED NOV. 30, 2017.

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

14 NORTH PART T53
REVISED: 08/16/2018
DIA & SAELY
NEW YORK
1-800-962-7762

SURVEYOR:

NEW WAREHOUSE
125 S GREENBUSH ROAD
ORANGEBURG, NY 10962

DATE: NOVEMBER 28, 2018
DRAWN BY: ZJS
JOB NO: 062018
SCALE: 1" = 40'
FILENAME: 2018_1128_125-155
S.Greenbush

REVISIONS:

Blythe M Yost ASLA | Registered Landscape Architect

**PLANTING
PLAN 125**

SHEET NO.

L-702

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
8	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Money Locust	3-3.5"	
1	<i>Prunus 'Kwanzan'</i>	Kwanzan Cherry	3.5-4"	
11	<i>Quercus robur</i> 'Fastigiata'	Fastigiata English Oak	2-2.5"	
5	<i>Quercus palustris</i>	Pin Oak	3.5-4"	
8	<i>Picea abies</i>	Norway Spruce	20'	
17	<i>Picea abies</i>	Norway Spruce	10-12'	
15	<i>Picea omorika</i>	Serbian Spruce	8-10'	
6	<i>Platanus x acerifolia</i> 'Bloodgood'	London Plane Tree	2.5-3"	
SHRUBS				
135	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	3 Gallon	3' oc
GRASSES				
256	<i>Panicum virgatum</i> 'Northwind'	Northwind Switchgrass	2 Gallon	
GROUND COVER				
1,245	<i>Juniperus horizontalis</i> 'Wiltonii'	Creeping Juniper	1 Gallon	2' oc
TRANSPLANT				
1	Weeping Blue Atlas Cedar			VIP if possible
1	Weeping Beech			VIP if possible



Gleditsia triacanthos



Prunus 'Kwanzan'



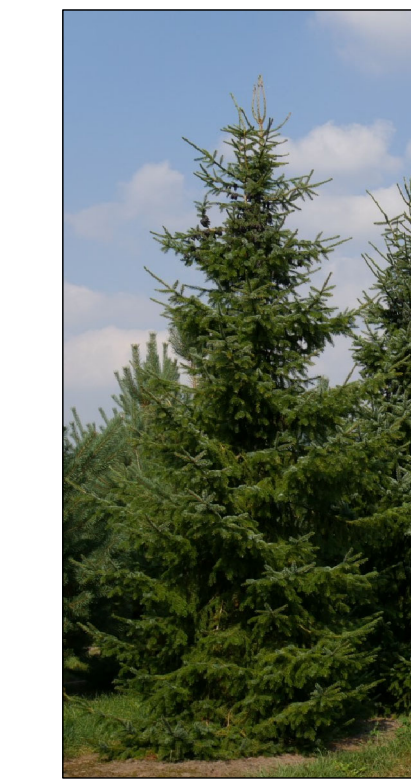
Quercus robur 'Fastigiata'



Quercus palustris



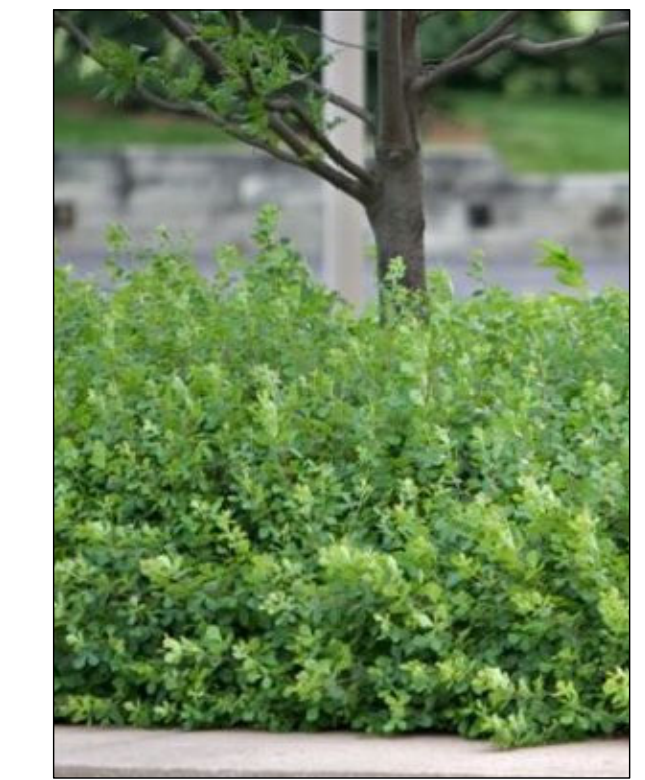
Picea abies



Picea omorika



Platanus x acerifolia 'Bloodgood'



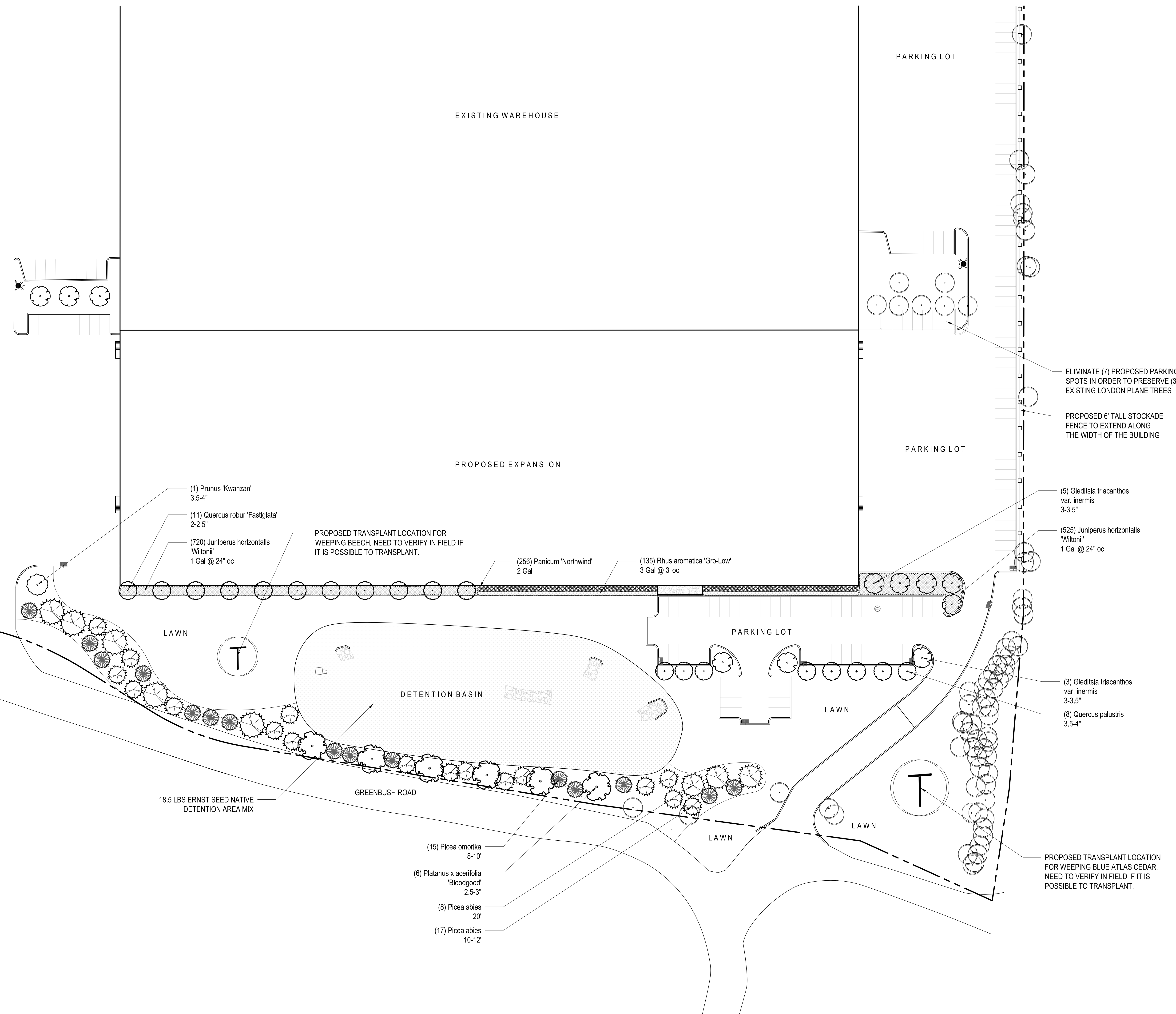
Rhus aromatica 'Gro-Low'



Panicum virgatum 'Northwind'



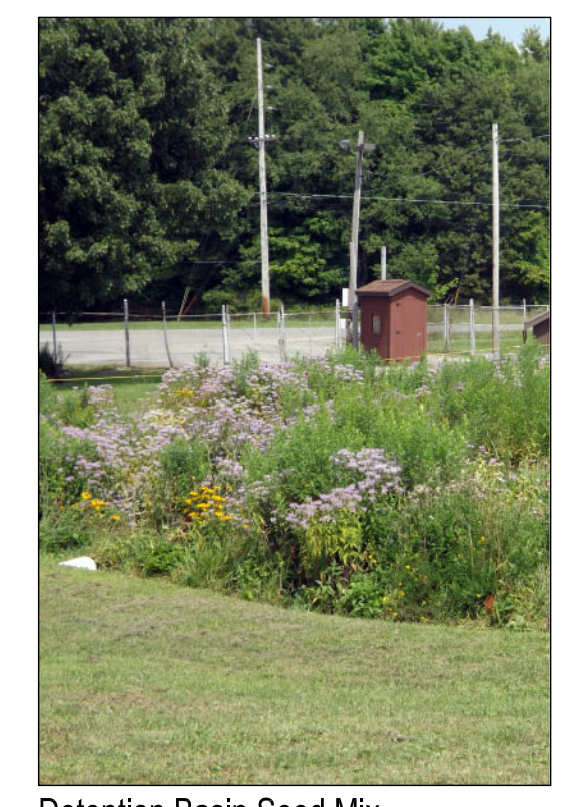
Juniperus horizontalis 'Wiltonii'



NATIVE DETENTION AREA MIX

SEED MIX
ERNST SEED NATIVE DETENTION AREA MIX: 18.5 lbs

3.2%	<i>Panicum clandestinum</i> 'Tioga'	Deertongue 'Tioga'
20%	<i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype
20%	<i>Elymus virginicus</i> , PA Ecotype	Virginia Wildrye, PA Ecotype
20%	<i>Panicum virgatum</i> 'Shawnee'	Switchgrass 'Shawnee'
4%	<i>Agrostis perennans</i> , NY Ecotype	Autumn Bentgrass, Albany Pine Bush-NY Ecotype
2%	<i>Juncus tenuis</i> , PA Ecotype	Path Rush, PA Ecotype
1%	<i>Juncus effusus</i>	Soft Rush
1%	<i>Panicum rigidulum</i> , PA Ecotype	Reedtop Panicgrass, PA Ecotype



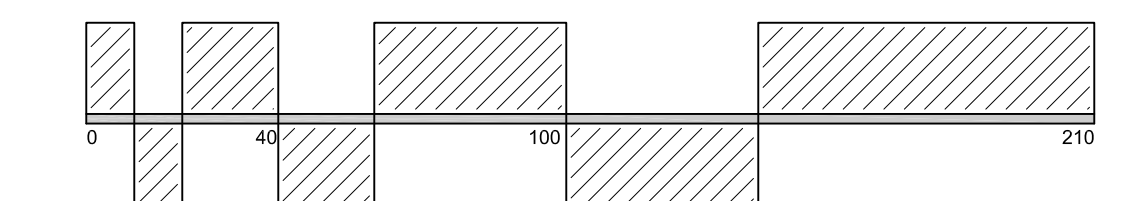
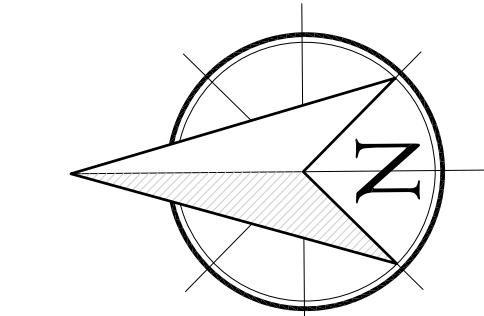
Detention Basin Seed Mix



Existing Weeping Blue Atlas Cedar



Existing Weeping Beech



TO SCALE WHEN PLOTTED ON 30X42
PROGRESS SET NOT FOR CONSTRUCTION

