

**2 PLANTING AND GUYING DETAIL**  
 N.T.S.



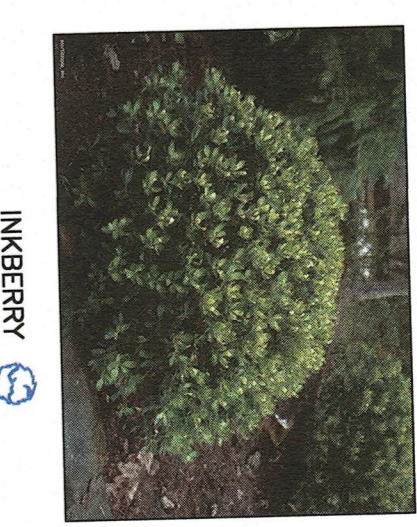
**1 LANDSCAPING PLAN**  
 1"=20'

**REFERENCE:**  
 1. SITE PLAN AND DIMENSIONAL INFO FROM  
 SITE PLAN FOR LALE REALTY LLC  
 DATED NOVEMBER 13, 2019  
 REVISION 2 DATED JUNE 5, 2020  
 BY JAY A. GREENWELL, PLS.  
 85 LAVANETTE AVENUE  
 SUPTERN, NY 10901

**PLANTS LIST**

TYPE	KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE
EVERGREEN TREES	24	24	Juniperus virginiana	Red Cedar	4' - 5' hgt
EVERGREEN SHRUBS	12	12	Ilex glabra "Shamrock"	HK. berry	36" - 48" Spread
DECIDUOUS SHRUBS	7	7	Juniperus communis var. depressa	Old Field Juniper	24" - 36" Spread
	21	21	Cotoneaster Adpressus "Little Gem"	Little gem Cotoneaster	24" - 36" Spread
	40	40	Indigofera pseudotinctoria	Rose Carpet	24" - 36" Spread

**NOTE:** APPROXIMATELY 2,650 SQ. FT. OF DECORATIVE STONE SHOWN ON PLAN. COORDINATE WITH OWNER/ARCHITECT FOR SPECIFIC QUANTITIES, LOCATIONS, AND AESTHETIC.



RED CEDAR - "MANHATTAN BLUE"  
 AKA WESTERN CEDAR

ROSE CARPET



COTONEASTER - "LITTLE GEM"

REV #	DATE	PLANNING BOARD REVISIONS	ISSUE #	DATE	ISSUED FOR:
1	7/2/20				

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

**FELLENGER**  
 ENGINEERING LLP

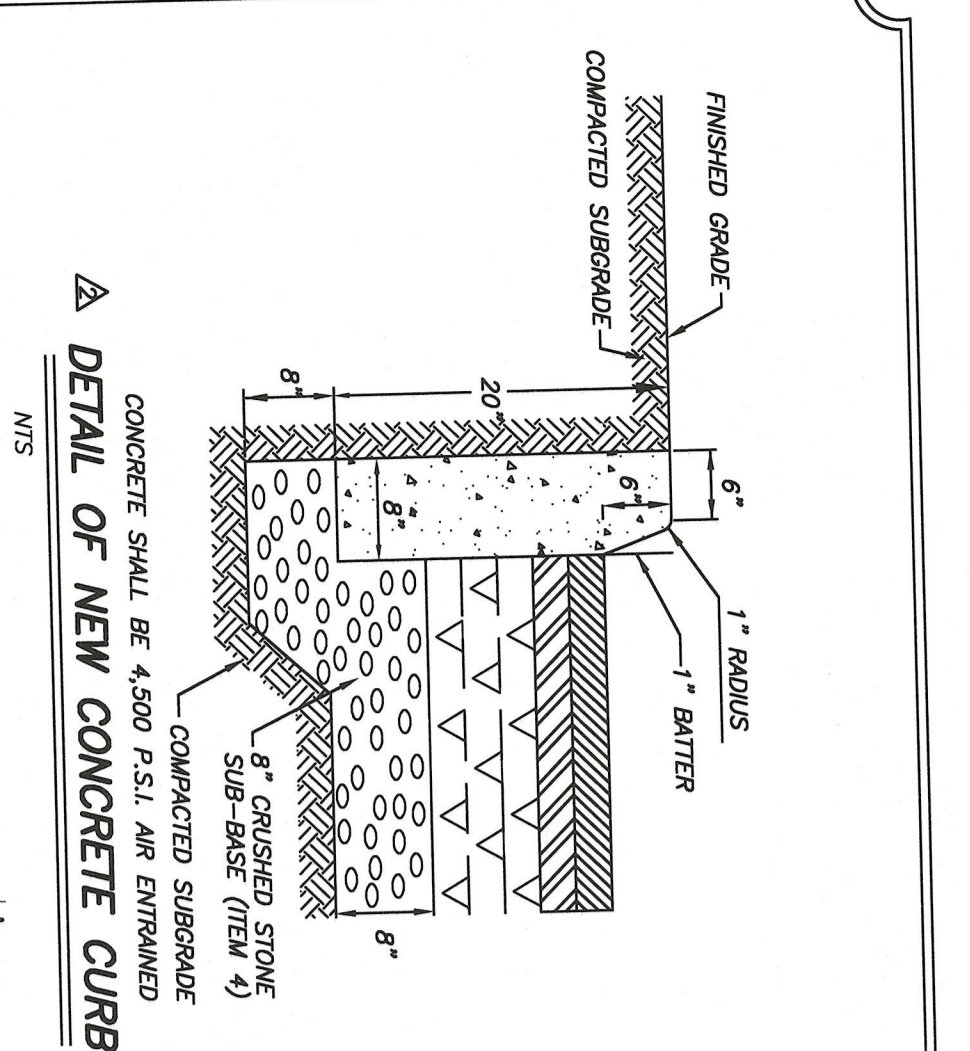
22 Mulberry St., Suite 2A  
 Nanuet, NY 10954  
 1 845-543-1481 | 845-343-4888

ERIC D. FELLENGER, P.E.  
 REGISTERED TITLE: ORANGE BANK & TRUST  
 NANUJET BRANCH  
 374 SOUTH MIDDLETOWN ROAD, NANUJET, NY 10954

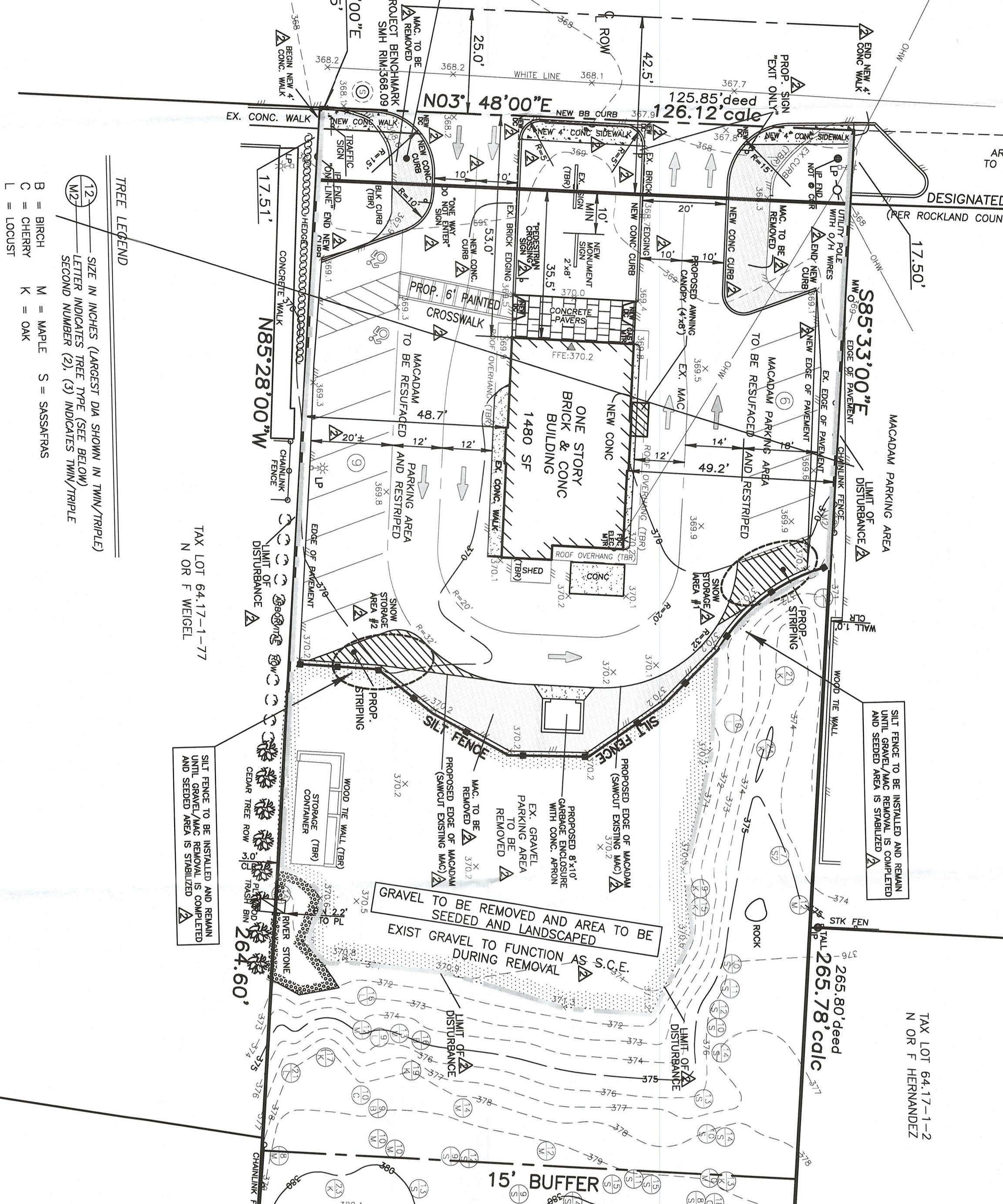
DESIGNED BY: EDR	DRAWN BY: SRS	CHECKED BY: AS	DATE: 01/07/2020
PROJECTED BY: EDR	PROJECTED BY: AS	PROJECTED BY: AS	PROJECTED BY: AS

LANDSCAPING PLAN  
 C-101  
 PAGE 1 OF 1





DETAIL OF NEW CONCRETE CURB  
M/S



HOGENKAMP AVENUE  
(AKA HOVENKAMP AVE)

TAX LOT 64.17-1-1  
N OR F SKYVIEW SERVICE INC

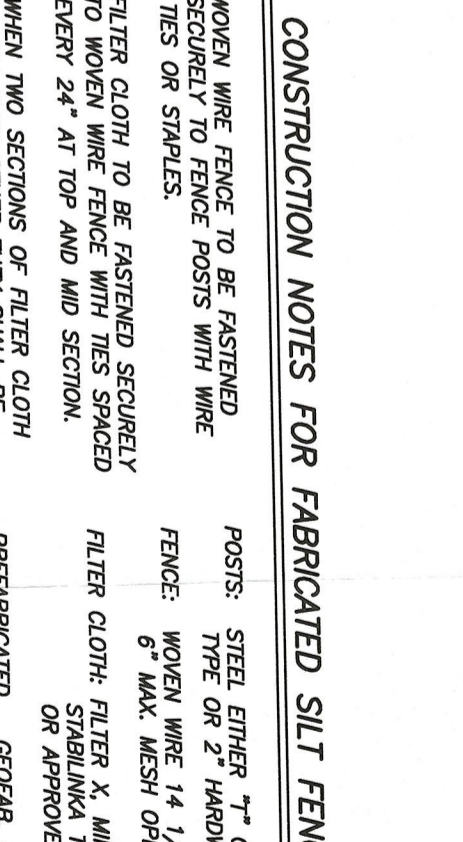
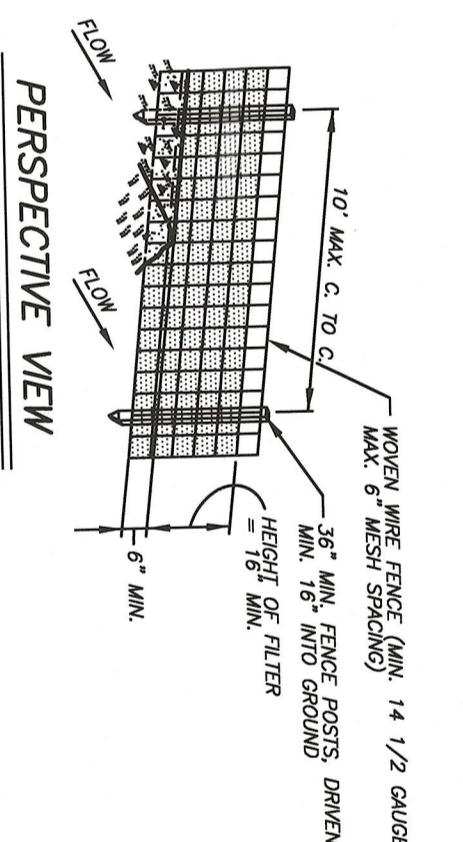
TAX LOT 64.17-1-2  
N OR F HERNANDEZ

TAX LOT 64.17-1-3  
N OR F FAY

TAX LOT 64.17-1-11  
N OR F RAHILLY

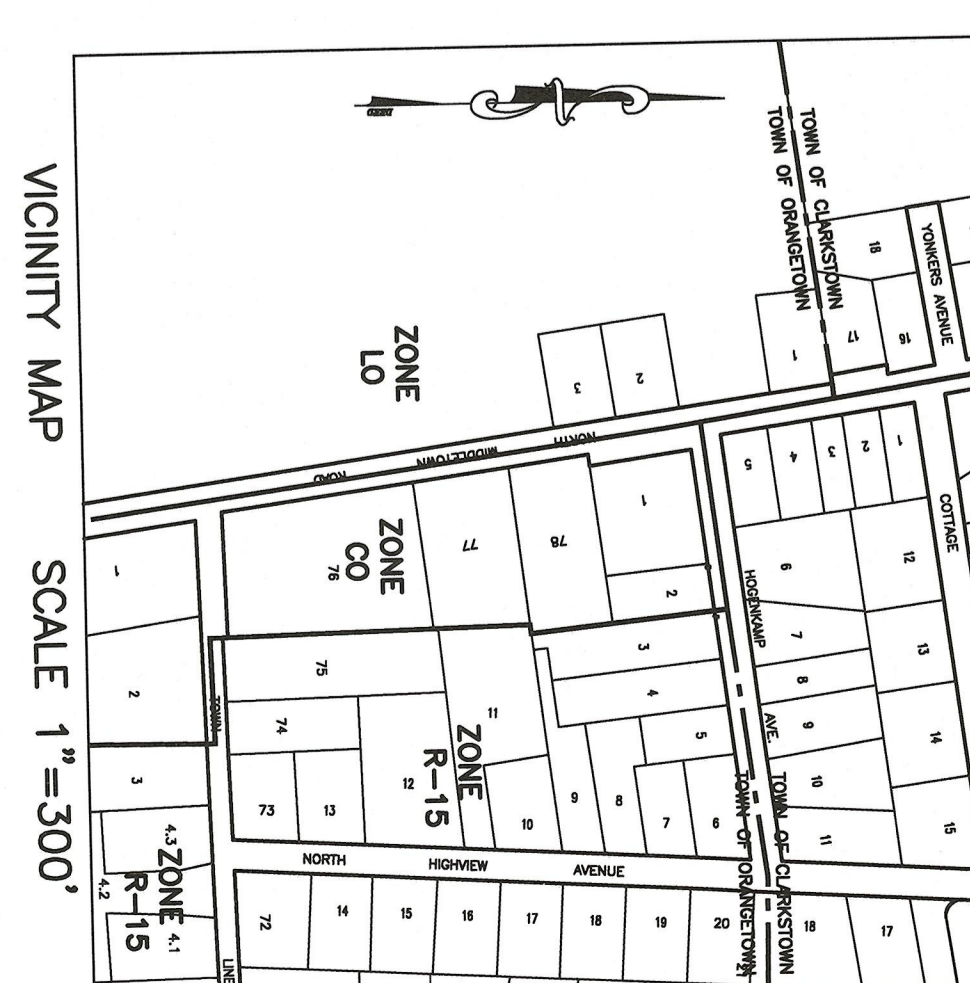
TAX LOT 68.07-2-39  
N OR F AMERICAN CYANAMID CO.

TAX LOT 63.20-1-3  
N OR F PEARL RIVER CAMPUS LLC



CONSTRUCTION NOTES FOR FABRICATED SILTY FENCE

WIRE REINFORCED SILTY FENCE



VICINITY MAP SCALE 1"=300'

NOTES  
1. OWNER & APPLICANT: LALE REALTY LLC  
2. TAX LOT NUMBER: 64.17-1-11  
3. DRAINAGE: CO COMMERCIAL OFFICE  
4. ALL NEW UTILITIES, INCLUDING ESSENTIAL UTILITIES, SHALL BE INSTALLED UNDERGROUND.  
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IMPERVIOUS SURFACE BREAKDOWN	EXIST IMPERVIOUS = 20,880 SF
PROP NEW IMPERVIOUS = 0 SF <td></td>	
IMPERVIOUS TO BE REMOVED = 8,034 SF <td></td>	
AMOUNT TO BE MITIGATED = 0 SF <td></td>	
LOT AREA <td>GROSS AREA = 33,931 SF</td>	GROSS AREA = 33,931 SF
<td>- 50% AREA WITHIN D.S.L. = 1,118 SF</td>	- 50% AREA WITHIN D.S.L. = 1,118 SF
<td>NET ZONING AREA = 32,813 SF</td>	NET ZONING AREA = 32,813 SF

APPROVED FOR FILING	DATE	BY
12/27/19	11/20/19	LALE REALTY LLC
11/19/19	11/19/19	LALE REALTY LLC

APPROVED FOR FILING	DATE	BY
08/05/20	08/05/20	LALE REALTY LLC

SITE PLAN FOR	TAX LOT #
LALE REALTY LLC	64.17-1-11
TOWN OF ORANGETOWN	AREA
ROCKLAND COUNTY, NEW YORK	33,931 SF
	FILE
	21933SITE
	SCALE
	1"=20'
JAY A. GREENWELL, PLS, LLC	DATE
11/13/19	11/13/19
LAND SURVEYING - LAND PLANNING	JOB NO.
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901	219333
PHONE 845-357-0830 FAX 845-357-0756	

**LEGEND**

DRAINAGE INLET W/PIPES	TOCIB
TOP CURB @ CATCH BASIN	TOP
TOP GATE FIELD INLET	RCP
RENOWNED CONCRETE PIPE	CPP
CONCRETE PLASTIC PIPE	CMP
CONCRETE METAL PIPE	CB
CATCH BASIN	FI
FIELD INLET	FI
UTILITY POLE	UP
UNDERGROUND UTILITIES	UC
BUILDING ENTRANCE	UC
ROLLUP LIGHT	UC
SPOT LIGHT	UC
TOP CURB	UC
ROCKLAND COUNTY	UC
MONITORING WELL	UC
WATER LINE	UC
GAS LINE	UC
OVERHEAD WIRES	UC

**BULK TABLE - ZONE CO - COMMERCIAL - OFFICE - USE GROUP MW (BAM)**

MAX FLOOR AREA (SQ FT)	MIN LOT AREA (SQ FT)	MIN LOT WIDTH (FT)	MIN STREET FRONT YARD (FT)	MIN SIDE YARD (FT)	MIN REAR YARD (FT)	TOTAL FRONT FOOT FROM FRONT PROP LINE	MAX BLDG HEIGHT
30,000 SF	150	50	30'	35'	90'	50'	35.4 x 6/12 = 17.7 FT MAX
REQUIRED *	0.20						
PROVIDED	0.05	32,813 SF	127.6'	35.5'	48.7'	97.9'	180.7'

MAXIMUM LAND COVERAGE SHALL NOT EXCEED 75%, INCLUDING BUILDINGS, PARKING, ROAD AND ROAD WIDENING. REQUIRED BUFFERS: 15' AT REAR PROPERTY LINE. PRE-EXISTING NON CONFORMING CONDITION.

**PARKING REQUIREMENTS**  
ONE SPACE PER 200 SF OF FLOOR AREA  
EXISTING BLDG=1480 SF / 200 = 8 SPACES  
PROVIDED = 15 SPACES  
TOTAL AREA OF DISTURBANCE = 23,500 SF ±

**TREE LEGEND**

SIZE IN INCHES (LARGEST DIA SHOWN IN THIN/TRIPLE)  
LETTER INDICATES TREE TYPE (SEE BELOW)  
NUMBER INDICATES QUANTITY (2), (3) INDICATES TRIM/TURPLE

B	BIRCH	M	MAPLE	S	SASSAPARILLA
C	CHERRY	K	OAK	L	LOCUST

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