

- NOTES:**
- THE TAX MAP DESIGNATION FOR THE PARCEL THAT IS THE SUBJECT OF THIS SITE PLAN IS SECTION 42.18, BLOCK 2, AND LOT 25, AS SHOWN ON THE VILLAGE OF NEW HEMPSTEAD TAX MAP.
  - AREA OF TRACT: 135,511 SQ.FT.
  - ZONE: NCD
  - PROPOSED USE: PROFESSIONAL OFFICE
  - RECORD OWNER: ILLINOIS PROPERTIES 26 LLC  
51 FOREST ROAD, UNIT 316-24  
MONROE, NY 10950
  - APPLICANT: ILLINOIS PROPERTIES 26 LLC  
51 FOREST ROAD, UNIT 316-24  
MONROE, NY 10950
  - SCHOOL DISTRICT: EAST RAMAPO CENTRAL
  - FIRE DISTRICT: MOLESTON
  - WATER SUPPLY BY: VEOLIA WATER NEW YORK, INC.
  - DATUM: NAVD
  - BEFORE ANY WORK SHALL BE AUTHORIZED, A PRE-CONSTRUCTION MEETING (PCM) SHALL BE HELD ON-SITE WITH THE VILLAGE ENGINEER. AT SUCH TIME A FULL CONSTRUCTION SCHEDULE WILL BE REQUIRED AND STRICTLY ENFORCED. ANY CHANGES OR AMENDMENTS TO THE SCHEDULE MUST BE FILED WITH THE VILLAGE ENGINEER AS DIRECTED DURING THE PCM.
  - ALL UTILITIES UNDERGROUND, ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO-INCH DIAMETER.
  - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP-TO-DATE TITLE SEARCH.
  - NO SIGNS) OTHER THAN THOSE SHOWN ON THESE DRAWINGS ARE PERMITTED WITHOUT THE APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS.
  - ALL CONSTRUCTION SHALL ADHERE TO ALL APPLICABLE NEW YORK STATE BUILDING CODES, AND CURRENT VILLAGE OF NEW HEMPSTEAD SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
  - ALL DRAWINGS AND PLANS, REQUIRED BY SUBSECTION B(1) OF THIS SECTION SHALL BE SIGNED AND SEALED/STAMPED BY A NEW-YORK-STATE LICENSED PROFESSIONAL ENGINEER, REGISTERED ARCHITECT OR LAND SURVEYOR. THE PROFESSION OF WHICH LICENSED SIGNATORY SHALL BE DETERMINED BY THE VILLAGE ENGINEER. ADDITIONALLY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED WHICH IS CERTIFIED BY A LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN. SAID AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, VILLAGE PLANNER AND VILLAGE ENGINEER FOR APPROVAL.
  - NO LAND DISTURBANCE ACTIVITIES WILL BE PERMITTED UNTIL ALL EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED TO THE SATISFACTION OF THE VILLAGE ENGINEER.
  - ALL TRAFFIC SIGNS SHALL CONFORM TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION MANUAL OF DESIGNATION AND CONTROL DEVICES.
  - IF ANY EXISTING TREES THAT ARE DESIGNATED TO REMAIN ON THESE PLANS ARE DESTROYED DURING CONSTRUCTION OR OTHERWISE, THEY SHALL BE REPLACED IN KIND WITH A MINIMUM OF 1.5 TIMES THE CALIPER OF THE TREE REMOVED. MINIMUM CALIPER OF EACH INDIVIDUAL REPLACEMENT TREE SHALL BE FOUR INCHES.
  - INSTALLATION OF ALL UTILITIES AND SITE WORK SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
  - RETAINING WALLS OVER FOUR FEET IN HEIGHT SHALL BE DESIGNED AND INSPECTED BY A NEW-YORK-STATE LICENSED PROFESSIONAL ENGINEER DURING INSTALLATION AND THE ADEQUACY OF THE RETAINING WALL SHALL BE CERTIFIED IN WRITING PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. WALLS HIGHER THAN FOUR FEET WILL ALSO REQUIRE A BARRIER FENCE ALONG THE TOP OF THE ENTIRE WALL.
  - IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR(S) TO PROTECT A PROPERTY SITE, AND ITS PERIMETER, UNDER/DURING CONSTRUCTION IN ACCORDANCE WITH THE RELEVANT OSHA REGULATIONS, AS WELL AS THE CONTROLLING NEW YORK STATE AND LOCAL LAWS/REGULATIONS/CODES, AS DETERMINED BY THE VILLAGE ENGINEER, BUILDING INSPECTOR AND/OR THE GOVERNING VILLAGE BOARDS, IN ORDER TO MAINTAIN THE HEALTH AND SAFETY OF WORKERS AND THE GENERAL PUBLIC, AS WELL AS PREVENTING UNAUTHORIZED ACCESS, THE SAME NOT LIMITED TO REQUIRING A MINIMUM SIX-FOOT-HIGH TEMPORARY FENCE WITH A LOCKED GATE.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY FENCING TO PROTECT ANY AREA WITH AN EXCAVATION EXCEEDING FOUR FEET IN DEPTH IF LEFT UNATTENDED OVERNIGHT.
  - IN THE EVENT OF UNPLANNED/UNSCHEDULED CONSTRUCTION INACTIVITY FOR A DURATION GREATER THAN 30 CONSECUTIVE CALENDAR DAYS WITHOUT WRITTEN APPROVAL FROM THE VILLAGE ENGINEER, CODE ENFORCEMENT OFFICER OR BUILDING INSPECTOR, THE BOND ESTABLISHED FOR THE PROJECT UPON SITE PLAN APPROVAL MAY BE FORFEITED TO THE VILLAGE FOR SITE RESTORATION ENHANCEMENT ACTIVITIES AND A STOP-WORK ORDER WILL BE ISSUED FOR THE PROJECT UNTIL SUCH TIME THAT THE REAUTHORIZED WORK UNDER THE PREVIOUS APPROVAL AND A NEW BOND IS PROVIDED.
  - THE ZONING BOARD OF APPEALS OF THE VILLAGE OF NEW HEMPSTEAD, ON \_\_\_\_\_ AS CASE NUMBER \_\_\_\_\_ IN THE APPLICATION OF \_\_\_\_\_ GRANTED A VARIANCE(S) FOR \_\_\_\_\_
  - THE APPLICATIONS TO THE PLANNING BOARD, ZONING BOARD OF APPEALS AND BOARD OF TRUSTEES, OF THE VILLAGE OF NEW HEMPSTEAD, AS MAY BE APPLICABLE, SHALL BE REVIEWED IN COMPLIANCE WITH ARTICLE 12-B OF NEW YORK STATE GENERAL MUNICIPAL LAW.
  - THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
  - IF THE LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM SEWER MANHOLE RISE ELEVATION, AN EXTERIOR CHECK VALVE IS REQUIRED.
  - RESERVE PARKING SPACES SHALL BE CONSTRUCTED WITHIN SIX (6) MONTHS OF THE DATE OF WRITTEN NOTICE FROM THE PLANNING BOARD THAT SUCH SPACES HAVE BEEN DETERMINED TO BE NECESSARY.

**BULK REQUIREMENTS:**

ZONE NCD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2. ACRES	128,840 SF/2,957 ACS. (NET)	128,840 SF/2,957 ACS. (NET)
MINIMUM LOT FRONTAGE	150 FT.	200 FT.	200 FT.
MINIMUM LOT WIDTH	150 FT.	200 FT.	200 FT.
MINIMUM FRONT YARD	75 FT.	56.6 FT.	56.6 FT.
MINIMUM SIDE YARD	50 FT.	20.6 FT.	29.5 FT. *
MINIMUM TOTAL SIDE YARD	100 FT.	98.1 FT.	92.6 FT. *
MINIMUM REAR YARD	50 FT.	444.8 FT.	344 FT. *
MAXIMUM FLOOR AREA RATIO	0.30	0.24	0.36 *
MAXIMUM IMPERVIOUS SURFACE RATIO	0.75	0.51	0.63
MAXIMUM BUILDING STORIES	2 STORIES	2 STORIES	2 STORIES
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.	35 FT.

ZONE CHANGE GRANTED BY THE VILLAGE BOARD ON OCTOBER 31, 2023  
 \* DENOTES VARIANCE REQUIRED  
 \* VARIANCE REQUIRED BUILDING LARGER THAN 20,000 SQ.FT.  
 PLANNING BOARD APPROVAL REQUIRED FOR WORK WITHIN 100 FT. WETLANDS BUFFER

**LOT AREA CALCULATION:**

GROSS LOT AREA	=135,511 SQ.FT.
- 25% AREA OF SANITARY SEWER EASEMENT	= 472 SQ.FT.
- 75% AREA OF DRAINAGE EASEMENT	= 6,199 SQ.FT.
NET LOT AREA	=128,840 SQ.FT.

**LOT COVERAGE CALCULATION:**

EXISTING	PROPOSED
BUILDING	15,597 SQ.FT.
GAZEBO	214 SQ.FT.
CONCRETE WALK	2,827 SQ.FT.
PAVER WALK	1,392 SQ.FT.
MACADAM AREA	45,493 SQ.FT.
TOTAL	65,493 SQ.FT.

**PARKING:**

1 SPACE/250 SQ.FT.  
 EXISTING: 26,885 SQ.FT./ 250 SQ.FT. = 107.5 OR 108 SPACES REQUIRED  
 113 SPACES PROVIDED

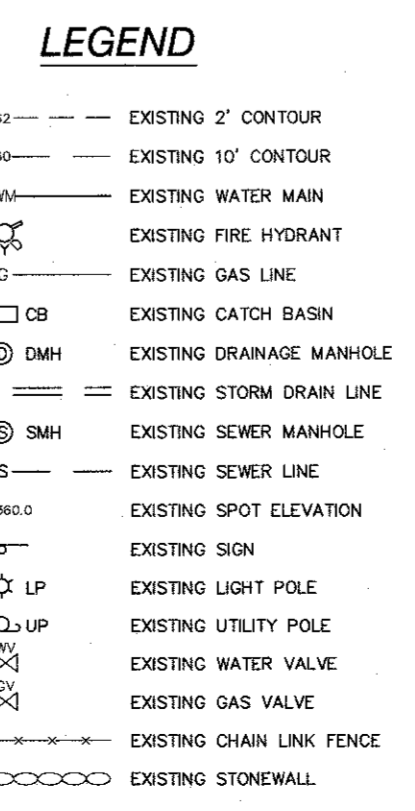
PROPOSED:  
 26,885 SQ.FT.(EXISTING) + 18,554 SQ.FT.(ADDITION) = 45,439 SQ.FT.  
 45,439 SQ.FT./ 250 SQ.FT. = 181.8 OR 182 SPACES REQUIRED  
 135 SPACES PROVIDED  
 \* VARIANCE FOR 47 SPACES REQUESTED

122 SPACES TO BE CONSTRUCTED  
 13 SPACES TO BE HELD IN RESERVE

**SITE ADDRESS:**  
 775 ROUTE 45 (NORTH MAIN STREET)  
 SPRING VALLEY, NY 10977

**DRAWING LIST**

DRAWING No.	TITLE	ORIGIN DATE	REVISION DATE
DRAWING 1	- SITE PLAN	10-31-2022	09-23-2024
DRAWING 2	- EXISTING CONDITION PLAN	10-31-2022	09-23-2024
DRAWING 3	- AERIAL NEIGHBORHOOD PLAN	10-31-2022	09-23-2024
DRAWING 4	- GRADING PLAN	11-15-2023	09-23-2024
DRAWING 5	- EROSION & SEDIMENT CONTROL PLAN	11-15-2023	09-23-2024
DRAWING 6	- DRAINAGE DETAILS	04-12-2024	09-23-2024
DRAWING 7	- LIGHTING PLAN	11-15-2023	09-23-2024
DRAWING 8	- FIRE TRUCK RADIUS PLAN	11-15-2023	09-23-2024
DRAWING 9	- TREE REMOVAL PLAN	11-15-2023	09-23-2024
DRAWING L-701	- PLANTING PLAN	06-24-2024	09-11-2024



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7008, 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 EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

"CERTIFICATION INDICATED HERE ON SIGNATURE THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS' SUPERVISOR APPROVAL AND SIGNATURE SHALL BE REQUIRED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, REGISTERED ARCHITECT OR LAND SURVEYOR. PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND CERTIFICATE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS (NY'S EDUCATION LAW SECTION 7008-2).

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

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

7	9-23-24	RESERVE & PER PB MTG 8-6-24
6	4-12-24	FOR PB SUBMISSION
5	11-15-23	PER TOWN DPW & NYSOT COMMENTS
4	4-18-23	NOTE ADDITION TWO STORIES
3	3-30-23	WETLAND BUFFER & RESERVE PARKING
2	2-15-23	ADD TREE LINES, DIST. TO ADJ. DWLGS.
1	2-6-23	REVISE ADDITION & PARKING

**ATZL, NASHNER & 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: **HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

VILLAGE OF NEW HEMPSTEAD  
 ROCKLAND COUNTY, NEW YORK

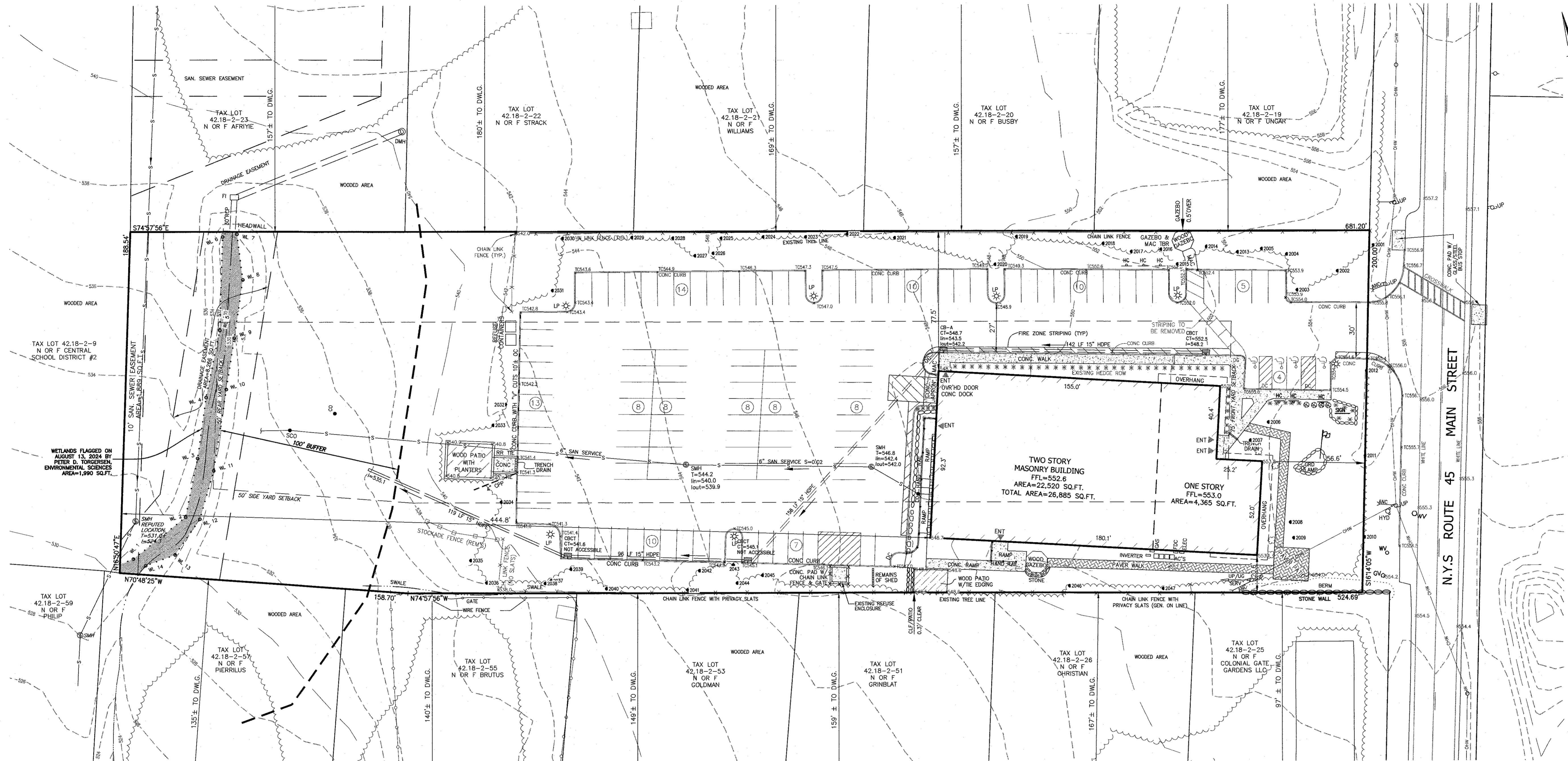
**SITE PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: OCTOBER 31, 2022	SCALE: 1 IN. = 30 FT.
PROJECT NO: 5030	DRAWING NO: 1



P:\DRAWINGS\5030\S030 SITE PLAN & TEST HOLE 03-23-24.DWG





**TREE LIST**

NO.	SIZE	TYPE	CONDITION
2001	15"	LINDEN	GOOD
2002	15"	PINE	GOOD
2003	14"	LINDEN	GOOD
2004	10"	PINE	GOOD
2005	9"	PINE	GOOD
2006	9"	BERRY	GOOD
2007	11"	BERRY	GOOD
2008	8"	PINE	GOOD
2009	9"	BERRY	GOOD
2010	13"	LINDEN	GOOD
2011	17"	LINDEN	GOOD
2012	15"	LINDEN	GOOD
2013	11"	PINE	GOOD
2014	10"	PINE	GOOD
2015	15"	OAK	GOOD
2016	8"	PINE	GOOD
2017	14"	PINE	GOOD
2018	10"	PINE	POOR
2019	23"	OAK	GOOD
2020	13"	OAK	GOOD
2021	24"	PINE	POOR
2022	14"	ELM	POOR
2023	26"	PINE	GOOD
2024	16"	PINE	POOR
2025	14"	ELM	POOR
2026	8"	PINE	POOR
2027	10"	PINE	POOR
2028	14"	PINE	POOR
2029	18"	PINE	POOR
2030	28"	PINE	POOR
2031	10"	MAPLE	GOOD
2032	12"	TWIN MAPLE	GOOD
2033	12"	QUAD POPLAR	POOR
2034	10"	MAPLE	POOR
2035	12"	LOCUST	POOR
2036	14"	MAPLE	POOR
2037	48"	MAPLE	GOOD
2038	8"	MAPLE	POOR
2039	14"	ELM	POOR
2040	10"	HICKORY	GOOD
2041	18"	MAPLE	GOOD
2042	13"	MAPLE	GOOD
2043	10"	MAPLE	GOOD
2044	35"	MAPLE	GOOD
2045	10"	PINE	GOOD
2046	14"	MAPLE	GOOD
2047	17"	MAPLE	GOOD

**TREE LEGEND**

- DENOTES EXISTING TREE TO REMAIN
- ⊗ DENOTES EXISTING TREE TO BE REMOVED
- ⊙ DENOTES EXISTING TREE TO BE REMOVED

**BULK REQUIREMENTS:**

ZONE	REQUIRED	EXISTING
MINIMUM LOT AREA	2 ACRES	126,998 SF/2.915 ACRES
MINIMUM LOT FRONTAGE	150 FT.	200 FT.
MINIMUM LOT WIDTH	150 FT.	200 FT.
MINIMUM FRONT YARD	75 FT.	56.6 FT.
MINIMUM SIDE YARD	50 FT.	20.6 FT.
MINIMUM TOTAL SIDE YARD	100 FT.	98.1 FT.
MINIMUM REAR YARD	50 FT.	444.8 FT.
MAXIMUM FLOOR AREA RATIO	0.30	0.21
MAXIMUM IMPERVIOUS SURFACE RATIO	0.75	0.52
MAXIMUM BUILDING STORIES	2 STORIES	2 STORIES
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.

SPECIAL PERMIT REQUIRED FROM THE VILLAGE BOARD  
 VARIANCE REQUIRED BUILDING LARGER THAN 20,000 SQ.FT.  
 PLANNING BOARD APPROVAL REQUIRED FOR WORK WITHIN 100 FT. WETLANDS BUFFER

**LOT AREA CALCULATION:**

GROSS LOT AREA	=135,511 SQ.FT.
- 25% AREA OF SANITARY SEWER EASEMENT	= 472 SQ.FT.
- 75% AREA OF DRAINAGE EASEMENT	= 6,199 SQ.FT.
- 75% WETLAND AREA	= 1,842 SQ.FT.
NET LOT AREA	=126,998 SQ.FT.

**LOT COVERAGE CALCULATION:**

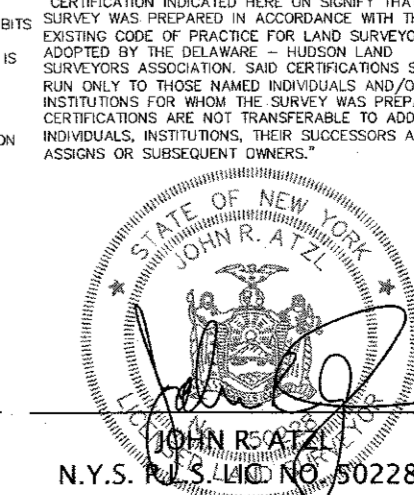
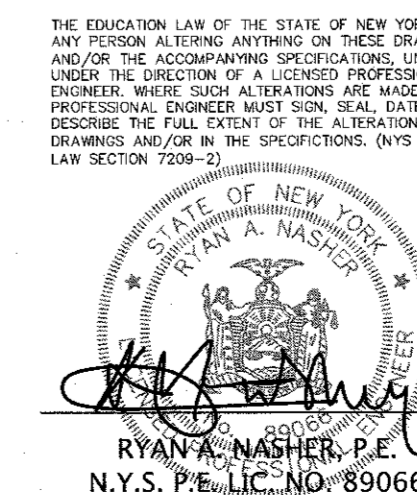
EXISTING BUILDING	15,597 SQ.FT.
GAZEBO	214 SQ.FT.
CONCRETE WALK	2,185 SQ.FT.
PAVER WALK	2,035 SQ.FT.
MACADAM AREA	45,462 SQ.FT.
TOTAL	65,493 SQ.FT.

**PARKING:**

1 SPACE/250 SQ.FT.	
EXISTING:	26,885 SQ.FT. / 250 SQ.FT. = 107.5 OR 108 SPACES REQUIRED
	113 SPACES PROVIDED

**LEGEND**

- 302 --- EXISTING 2' CONTOUR
- 350 --- EXISTING 10' CONTOUR
- 360 --- EXISTING WATER MAIN
- 360 --- EXISTING SEWER MANHOLE
- 360 --- EXISTING STORM DRAIN LINE
- 360 --- EXISTING SEWER MANHOLE
- 360 --- EXISTING SEWER LINE
- 360 --- EXISTING SPOT ELEVATION
- 360 --- EXISTING SIGN
- 360 --- EXISTING LIGHT POLE
- 360 --- EXISTING UTILITY POLE
- 360 --- EXISTING WATER VALVE
- 360 --- EXISTING GAS VALVE
- 360 --- EXISTING CHAIN LINK FENCE
- 360 --- EXISTING STONEWALL



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP MEANS A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 208 SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

REVISION	DATE	DESCRIPTION
7	9-23-24	RESERVE & PER PB MTG 8-6-24
6	4-12-24	FOR PB SUBMISSION
5	11-15-23	PER TOWN DPW & NYS DOT COMMENTS
4	4-18-23	NOTE ADDITION TWO STORIES
3	3-30-23	WETLAND BUFFER & RESERVE PARKING
2	2-15-23	ADD TREE LINES, DIST. TO ADJ. DWLG.
1	2-6-23	REVISE ADDITION & PARKING

**AN&Z** ATZL, NASHER & ZIGLER P.C.  
 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10956  
 Tel: (845) 634-4694  
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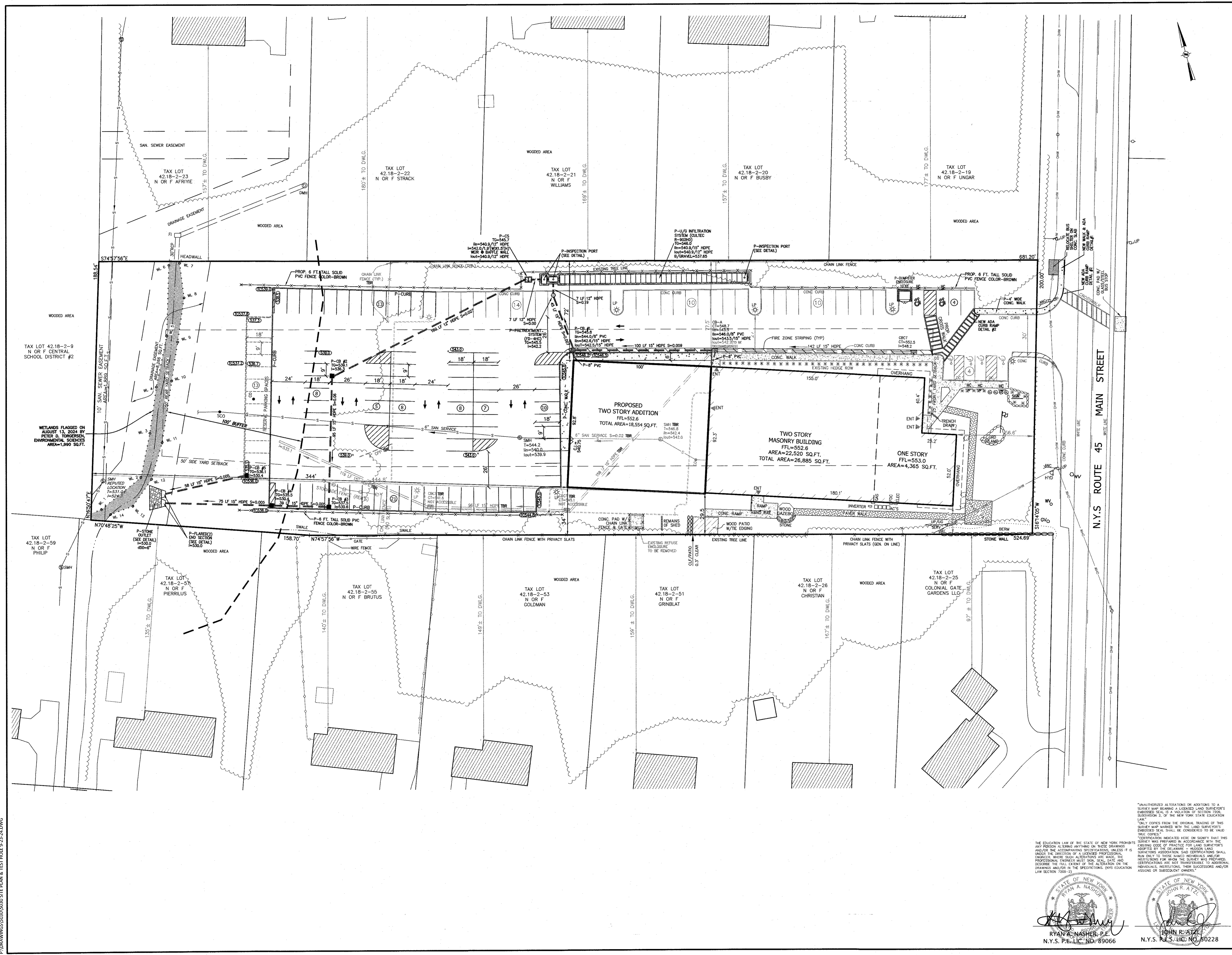
PROJECT: **HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

VILLAGE OF NEW HEMPSTEAD  
 ROCKLAND COUNTY, NEW YORK

TITLE: **EXISTING CONDITION**

DRAWN BY: LF	CHECKED BY: JRA
DATE: OCTOBER 31, 2022	SCALE: 1" IN. = 30 FT.
PROJECT NO: 5030	DRAWING NO: 2





7	9-23-24	RESERVEY & PER PB MTG 8-6-24
6	4-12-24	FOR PB SUBMISSION
5	11-15-23	PER TOWN DPW & NYS DOT COMMENTS
4	4-18-23	NOTE ADDITION TWO STORIES
3	3-30-23	WETLAND BUFFER & RESERVE PARKING
2	2-15-23	ADD TREE LINES, DIST. TO ADJ. DWLG.S.
1	2-6-23	REVISE ADDITION & PARKING
REVISION	DATE	DESCRIPTION

**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  
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PROJECT: **HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

**VILLAGE OF NEW HEMPSTEAD**  
**ROCKLAND COUNTY, NEW YORK**

TITLE: **AERIAL NEIGHBORHOOD PLAN**

DRAWN BY:	LF	CHECKED BY:	JRA
DATE:	OCTOBER 31, 2022	SCALE:	1 IN. = 30 FT.
PROJECT NO.:	5030	DRAWING NO.:	3

"AUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7008 SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW."  
 "ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE SAID SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID THIS COPY."  
 "CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, (NY'S EDUCATION LAW SECTION 7008-2)  
 "CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, (NY'S EDUCATION LAW SECTION 7008-2)  
 RYAN A. NASHER, P.E.  
 N.Y.S. P.E. LIC. NO. 89066  
 JOHN R. ATZL  
 N.Y.S. P.E. LIC. NO. 50228

P:\DRAWINGS\0303\0303 SITE PLAN & TEST HOLE 9-23-24.DWG



**LEGEND**

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CHAIN LINK FENCE
- EXISTING STONEMALL
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- WS PROPOSED WATER SERVICE
- FW PROPOSED FIRE HYDRANT
- GS PROPOSED GAS SERVICE
- CB PROPOSED CATCH BASIN
- SD PROPOSED STORM DRAIN LINE
- SW PROPOSED SEWER CLEANOUT
- SS PROPOSED SEWER HOUSE CONNECTION
- SE PROPOSED SPOT ELEVATION
- LP PROPOSED LIGHT POLE
- UP PROPOSED UTILITY POLE
- GAS PROPOSED GAS SERVICE
- UGU PROPOSED UNDERGROUND ELECTRIC LINE
- RD PROPOSED ROOF DRAIN
- WS PROPOSED WATER SERVICE

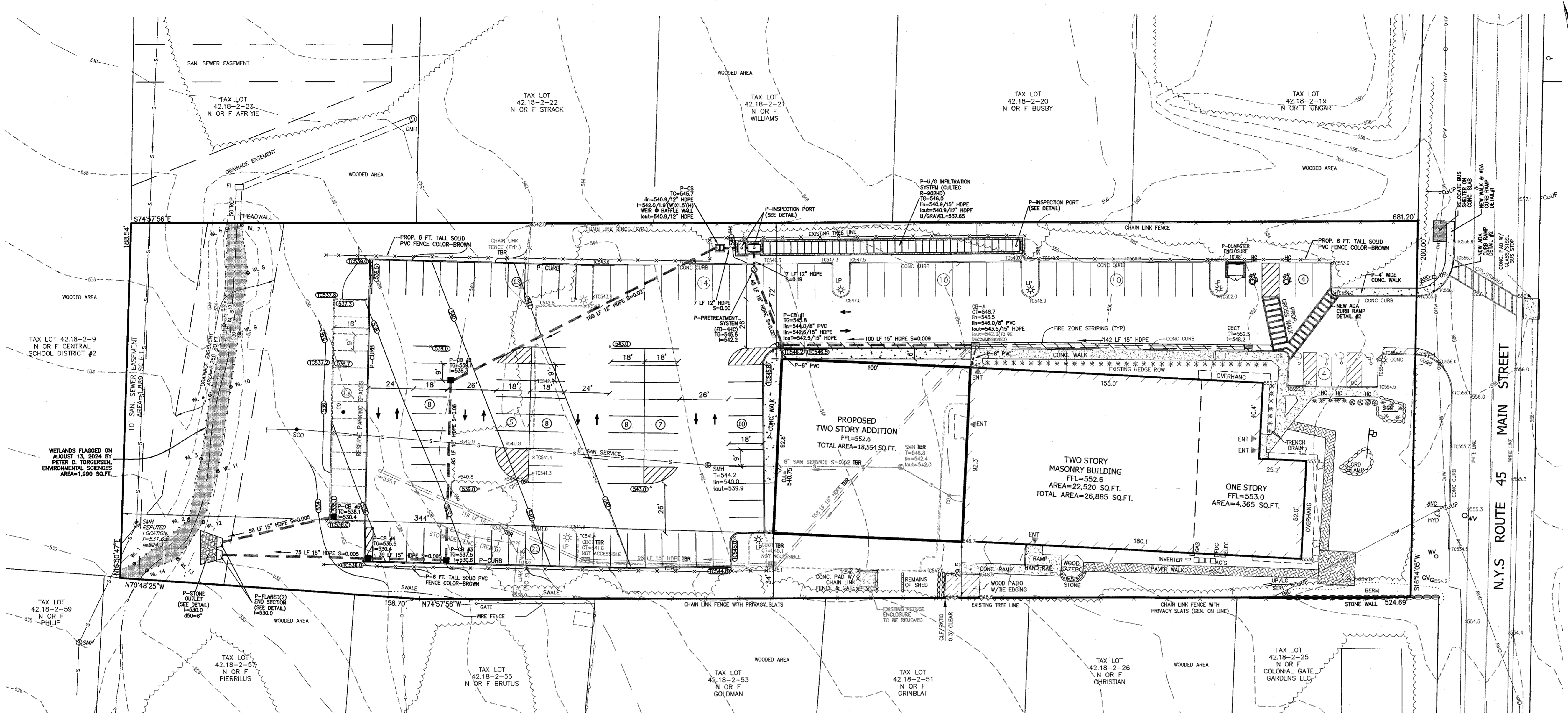
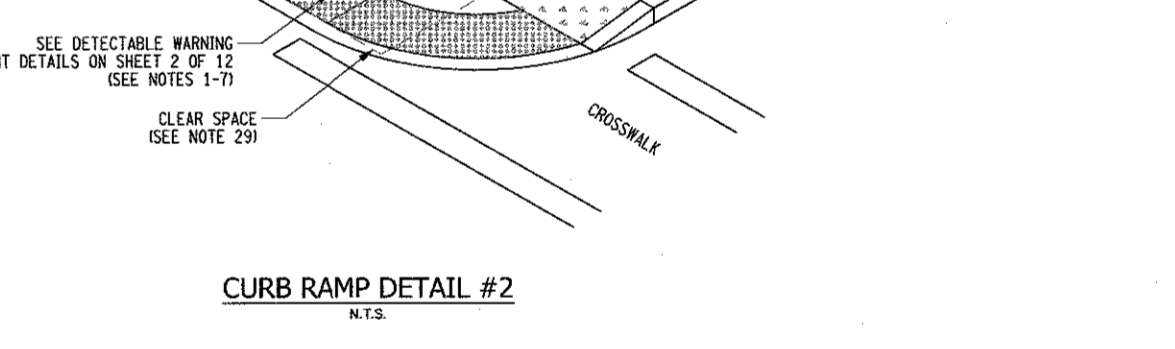
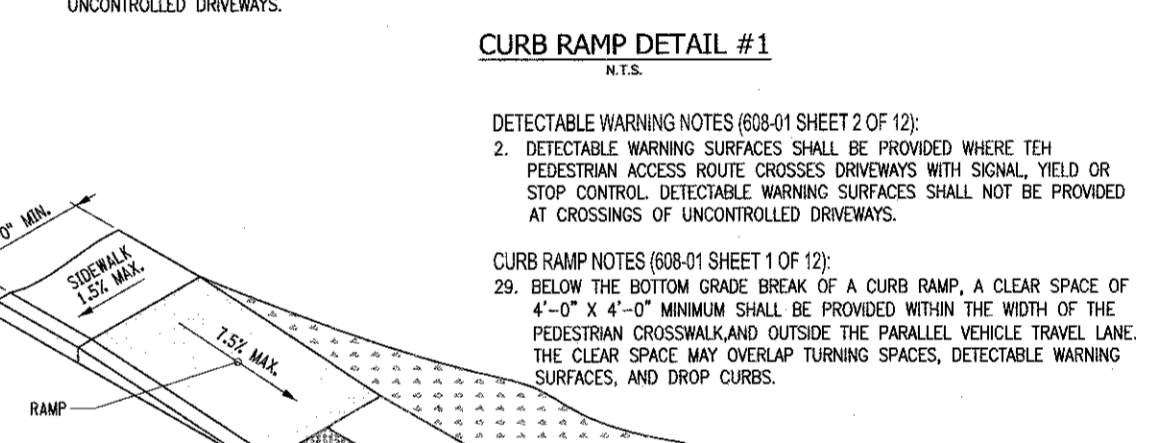
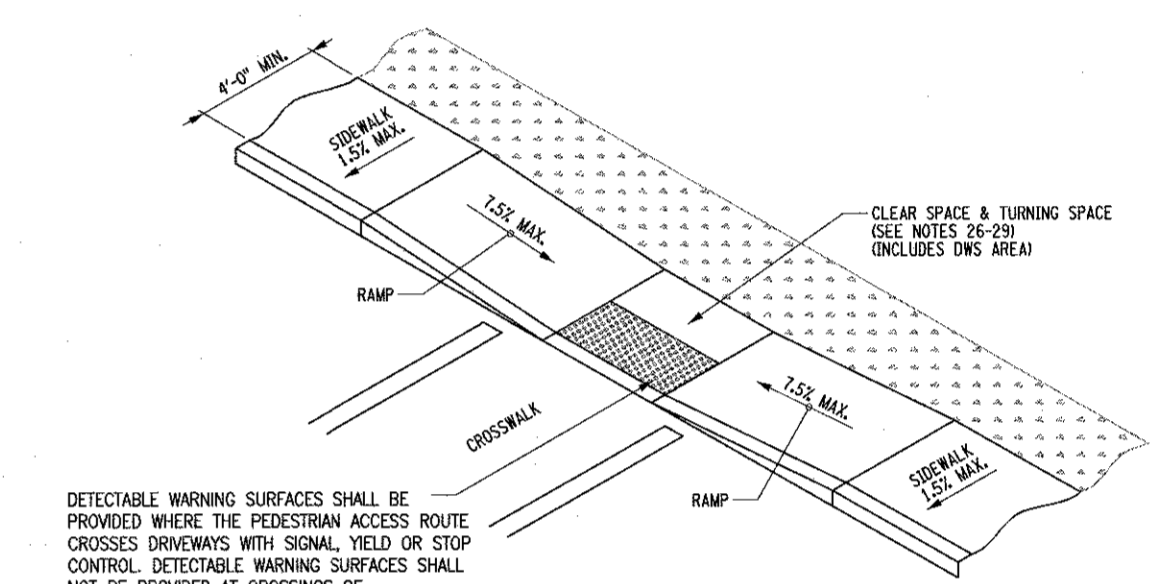
**TURNING SPACE AND CLEAR SPACE NOTE:**

26. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.

27. WHERE THERE ARE NO VERTICAL CONSTRAINTS AT THE BACK OF SIDEWALK, (E.G. VERTICAL CURBS, BUILDINGS, FENCES) THE TURNING SPACE DIMENSIONS SHALL BE 4'-0" X 4'-0" MINIMUM. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4'-0" X 5'-0" MINIMUM. THE 5'-0" DIMENSION SHALL BE IN THE DIRECTION OF THE RAMP RUN.

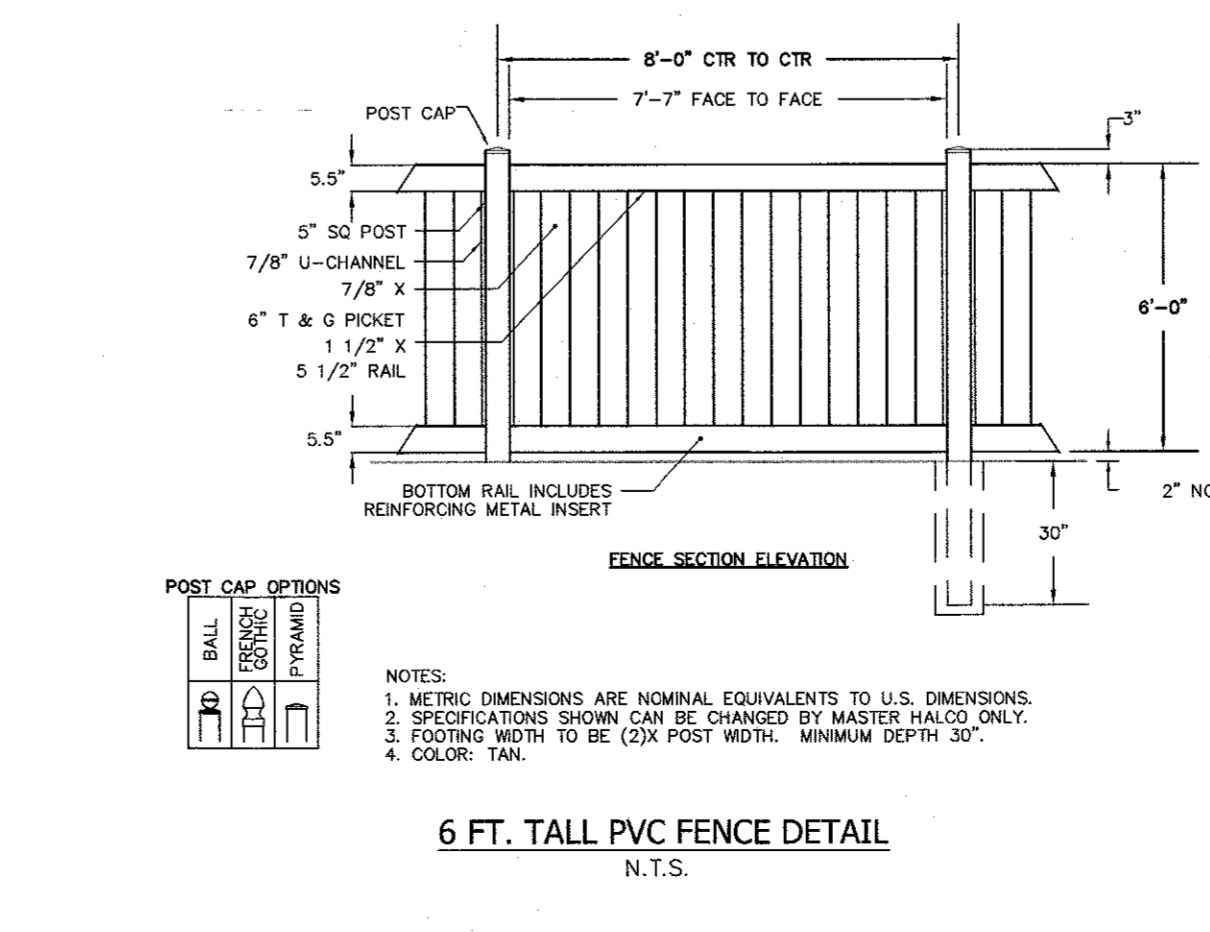
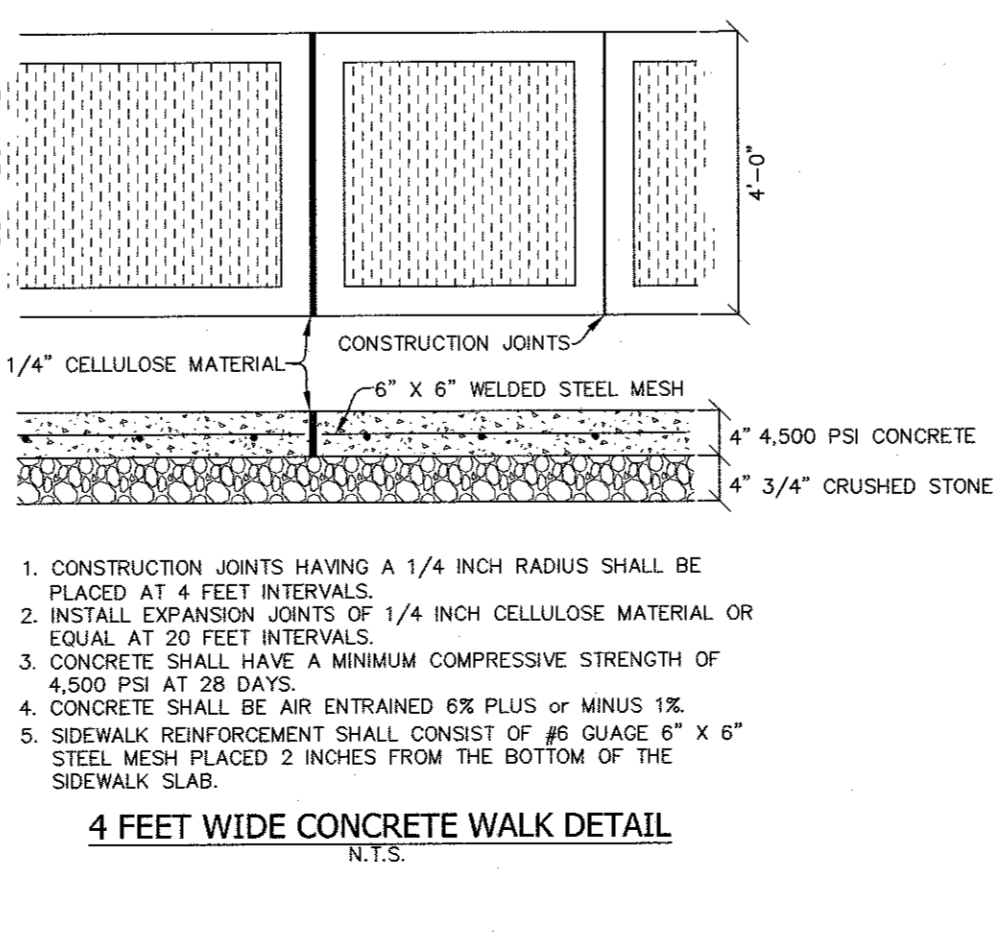
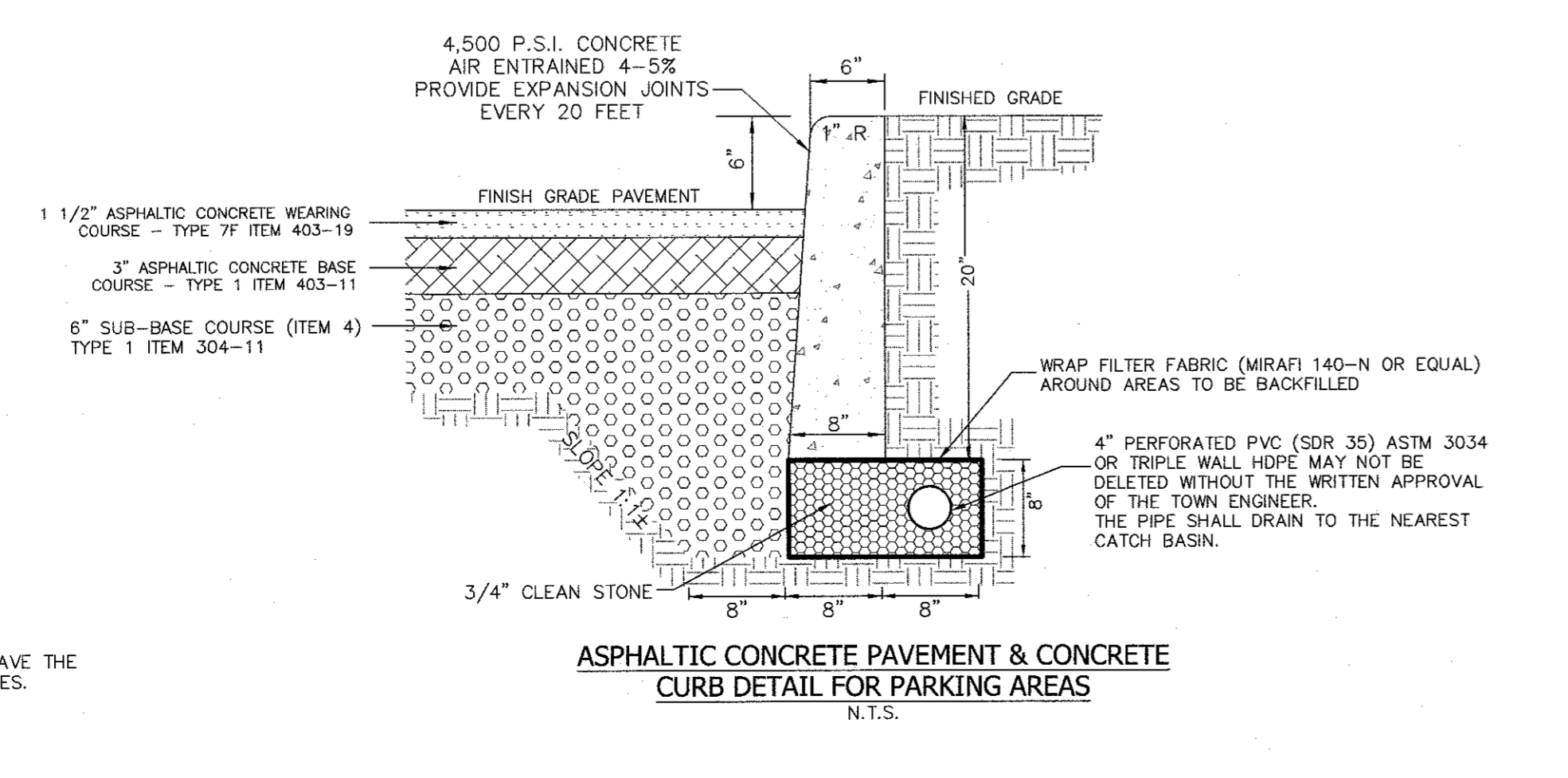
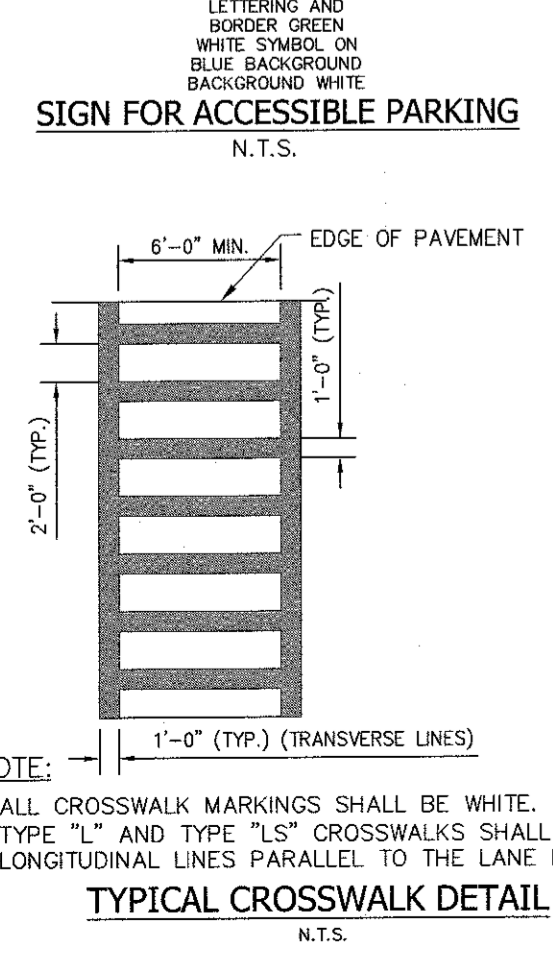
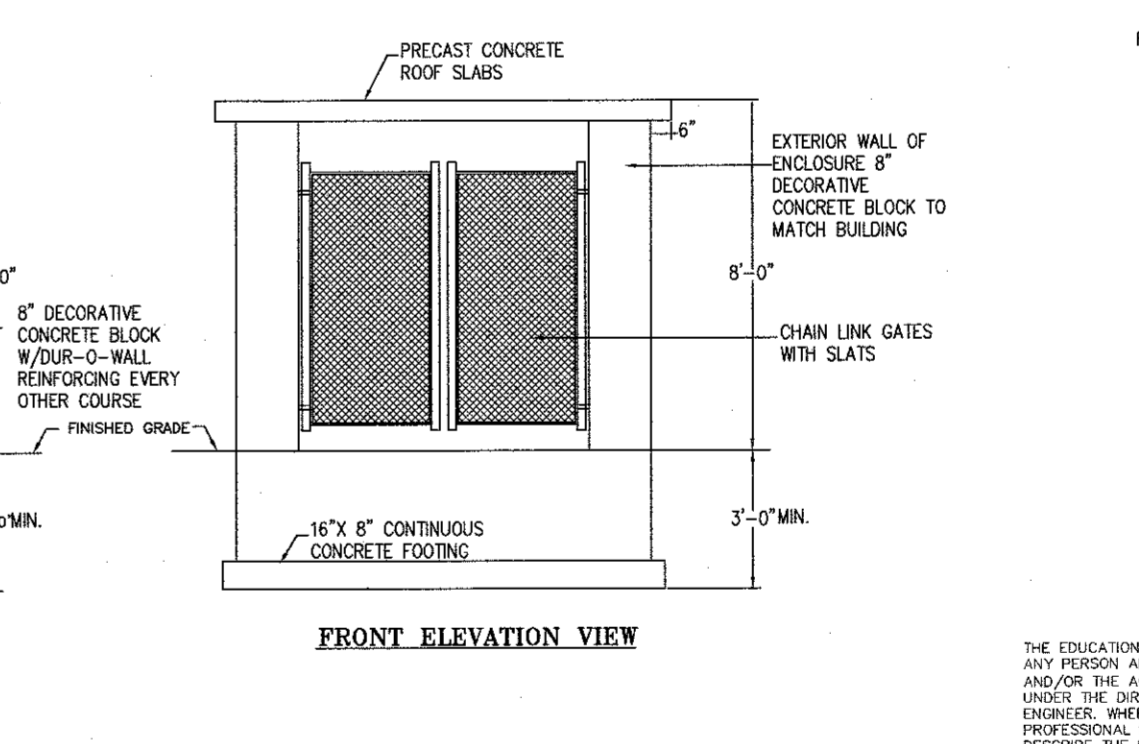
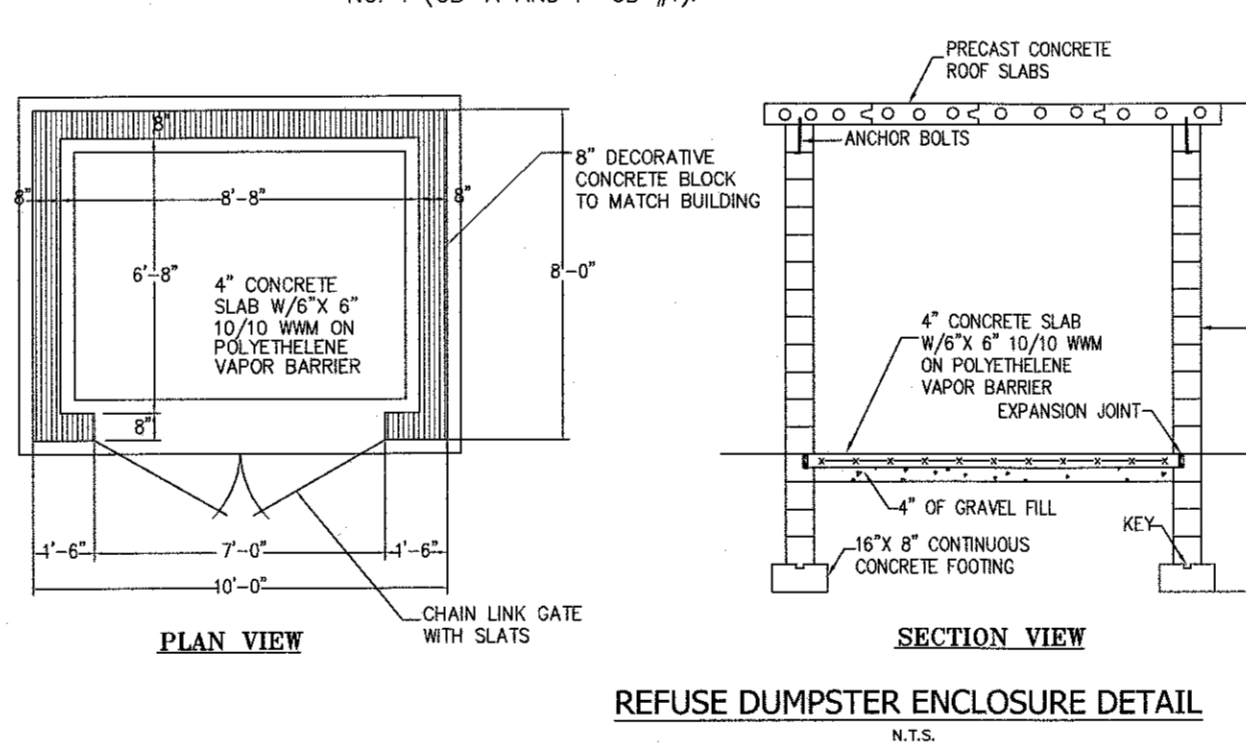
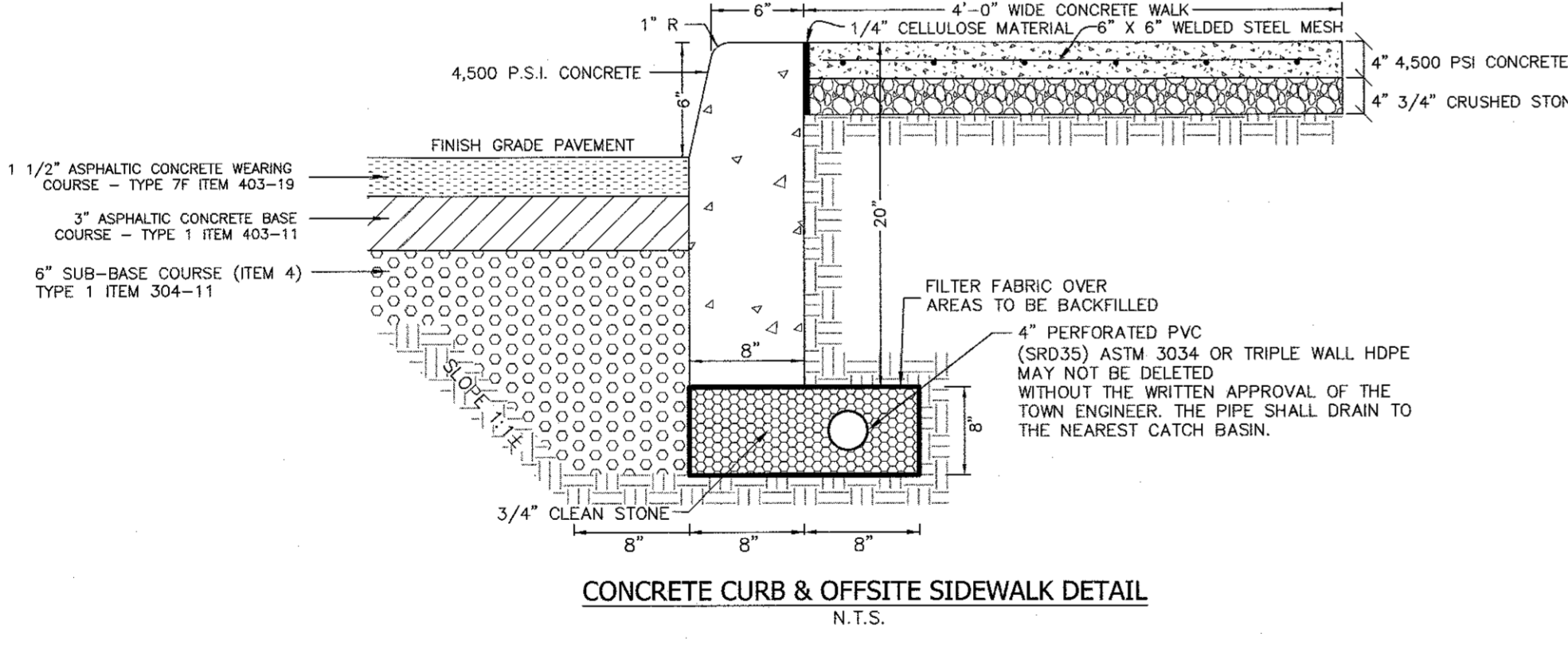
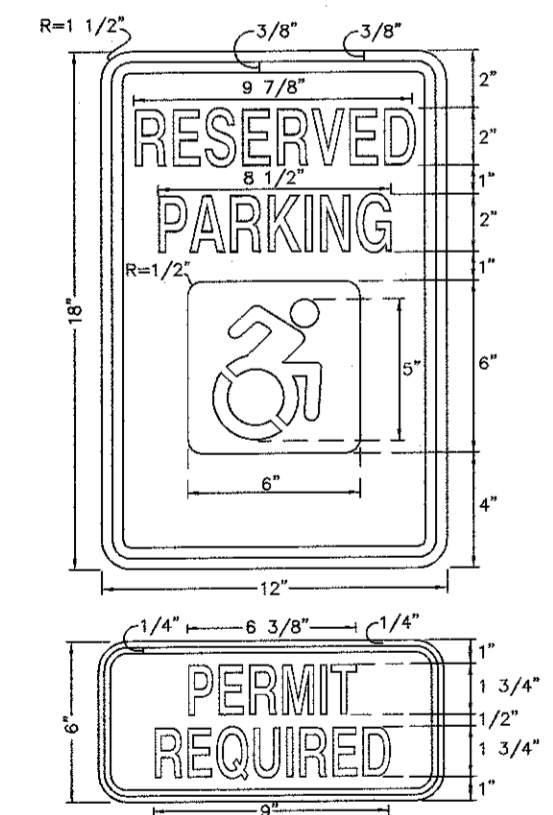
28. TURNING SPACES SHALL NOT BE DESIGNED WITH A SLOPE GREATER THAN 1:5X IN ANY DIRECTION, WHILE PROVIDING POSITIVE DRAINAGE. THE MAXIMUM SLOPE FOR WORK ACCEPTANCE IS 2:1X. THE FOLLOWING EXCEPTIONS ARE ALLOWED:  
A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WHERE THERE IS NO YIELD OR STOP SIGN, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK CROSSINGS, THE CROSS SLOPE OF THE TURNING SPACE SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE. WHEN A RAMP EXISTS BETWEEN THE TURNING SPACE AND THE CURB, THE CROSS SLOPE OF THE TURNING SPACE SHOULD BE LESS STEEP THAN THE ROADWAY GRADE AND AS FLAT AS PRACTICABLE, WHENEVER POSSIBLE.

29. BELOW THE BOTTOM GRADE BREAK OF A CURB RAMP, A CLEAR SPACE OF 4'-0" X 4'-0" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.



**NOTE:**

1. ALL SURFACE RUNOFF FROM THE ROOF (TWO STORY ADDITION AND TWO STORY MASONRY BUILDING) SHALL DRAIN TO CATCH BASIN A AND PROPOSED CATCH BASIN No. 1 (CB-A AND P-CB #1).



REVISION	DATE	DESCRIPTION
7	9-23-24	RESERVE & PER PB MTC 8-6-24
6	4-12-24	FOR PB SUBMISSION
5	11-15-23	PER TOWN DPW & NYSOT COMMENTS
4	4-18-23	NOTE ADDITION TWO STORIES
3	3-30-23	WETLAND BUFFER & RESERVE PARKING
2	2-15-23	ADD TREE LINES, DIST. TO ADJ. DWLGS.
1	2-6-23	REVISE ADDITION & PARKING

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM PREPARING OR USING ANY DRAWING OR FOR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER'S SEAL, SIGN, AND STATE AND LICENSE NUMBER SHALL BE PLACED ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2.1)

**ATZL, NASHER & ZIGLER P.C.**  
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Web: www.ANZNY.com

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

**PROJECT:**  
**HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

**VILLAGE OF NEW HEMPSTEAD**  
**ROCKLAND COUNTY, NEW YORK**

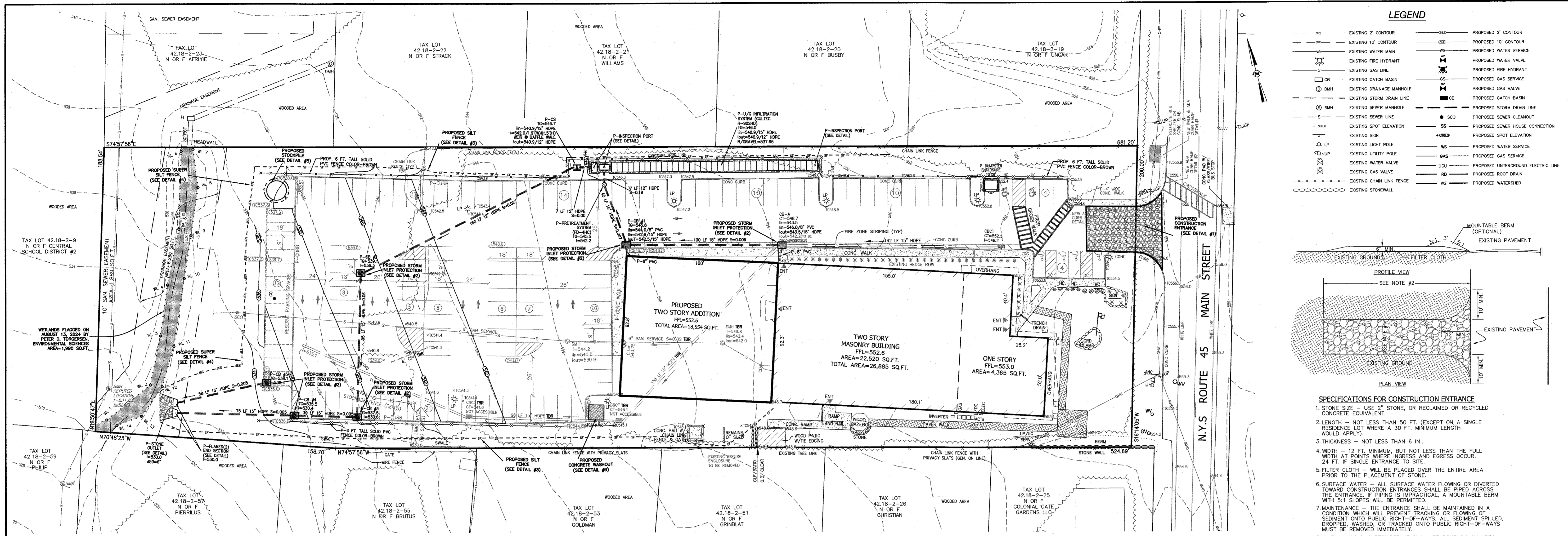
**TITLE:**  
**GRADING PLAN**

**DRAWN BY:** LF  
**DATE:** OCTOBER 31, 2022  
**PROJECT NO.:** 5030

**CHECKED BY:** JRA  
**SCALE:** 1 IN. = 30 FT.  
**DRAWING NO.:** 4

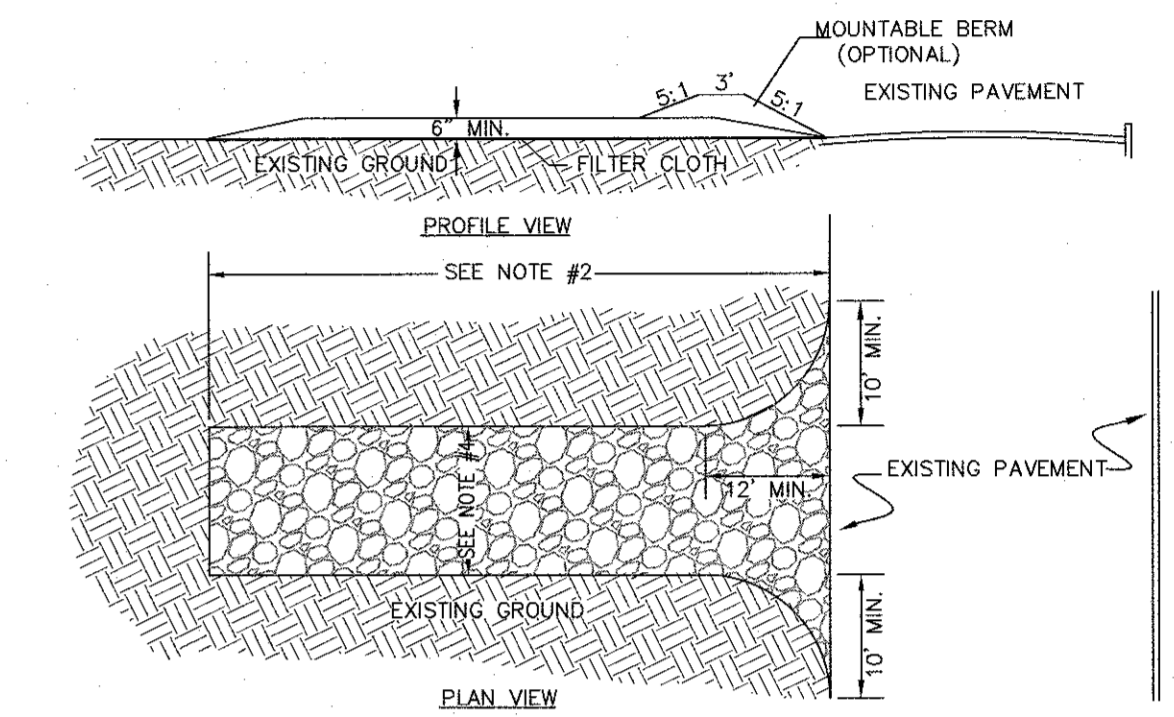
PLANNING BOARD 5030 SITE PLAN & TEST HOLE 9-23-2024.DWG





**LEGEND**

---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
---	EXISTING FIRE MAIN	---	PROPOSED WATER SERVICE
---	EXISTING FIRE HYDRANT	---	PROPOSED WATER VALVE
---	EXISTING GAS LINE	---	PROPOSED FIRE HYDRANT
---	EXISTING CATCH BASIN	---	PROPOSED GAS SERVICE
---	EXISTING DRAINAGE MANHOLE	---	PROPOSED GAS VALVE
---	EXISTING STORM DRAIN LINE	---	PROPOSED CATCH BASIN
---	EXISTING SEWER MANHOLE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SEWER LINE	---	PROPOSED SEWER CLEANOUT
---	EXISTING SPOT ELEVATION	---	PROPOSED SEWER HOUSE CONNECTION
---	EXISTING SIGN	---	PROPOSED SPOT ELEVATION
---	EXISTING LIGHT POLE	---	PROPOSED WATER SERVICE
---	EXISTING UTILITY POLE	---	PROPOSED GAS SERVICE
---	EXISTING WATER VALVE	---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING GAS VALVE	---	PROPOSED ROOF DRAIN
---	EXISTING CHAIN LINK FENCE	---	PROPOSED WATERSHED
---	EXISTING STONEWALL	---	



- SPECIFICATIONS FOR CONSTRUCTION ENTRANCE**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN 6 IN.
  - WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24 FT. 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 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.

**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**

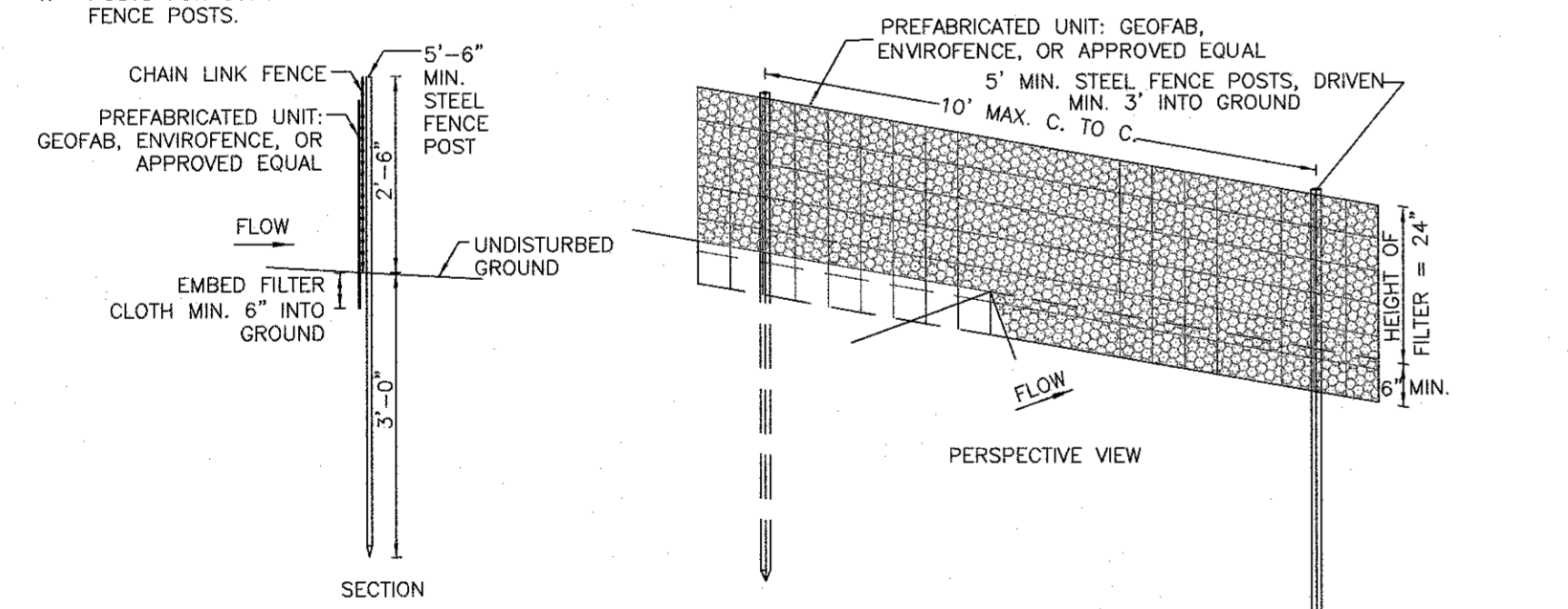
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SPECIFICATIONS FOR CURB INLET PROTECTION**

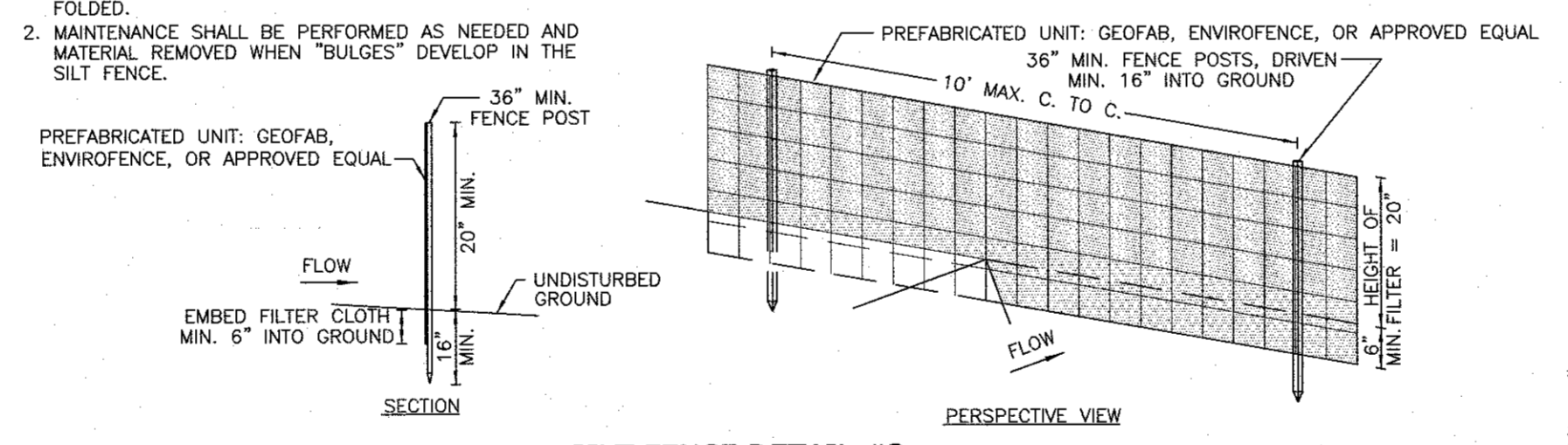
- FILTER FABRIC SHALL HAVE AN EDS OF 40-85.
- WOODEN FRAME SHALL BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
- WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30" MINIMUM WIDTH WITH A LENGTH 4' LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2"x4" WEIR.
- THE WEIR SHALL BE SECURELY NAILED TO 2"x4" SPACERS 9" LONG SPACED NO MORE THAN 6" APART.
- THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2"x4" ANCHORS 2' LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

**CONSTRUCTION ENTRANCE DETAIL #1**

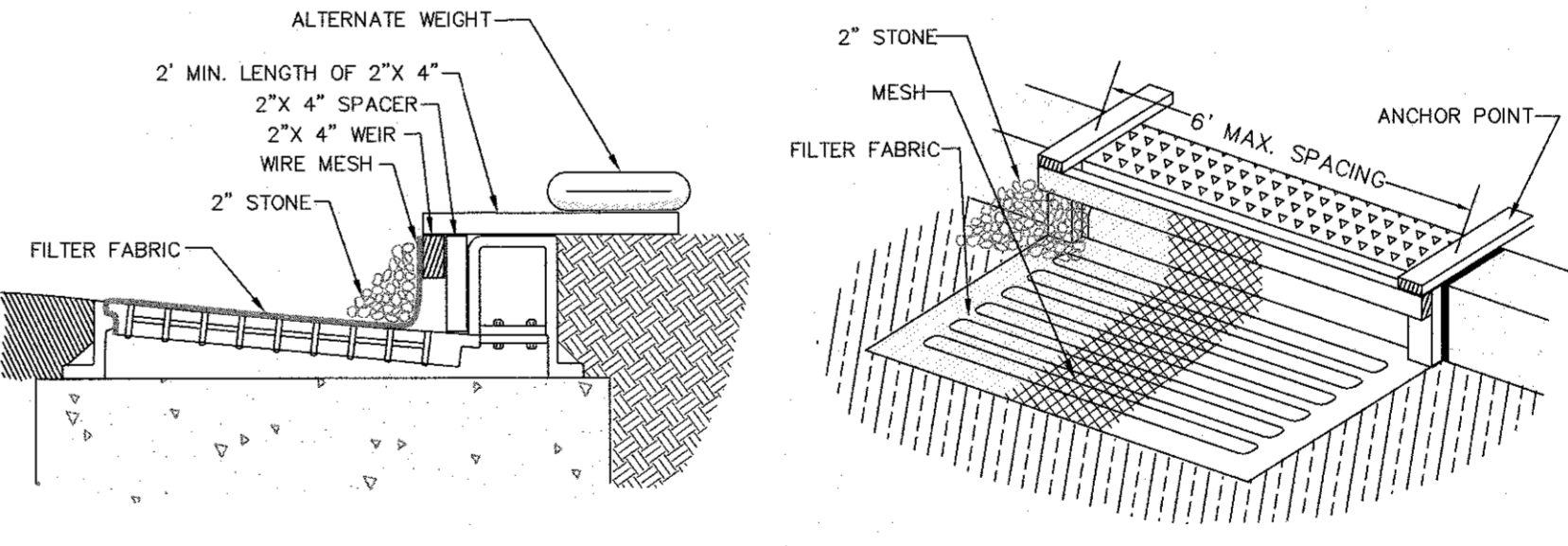
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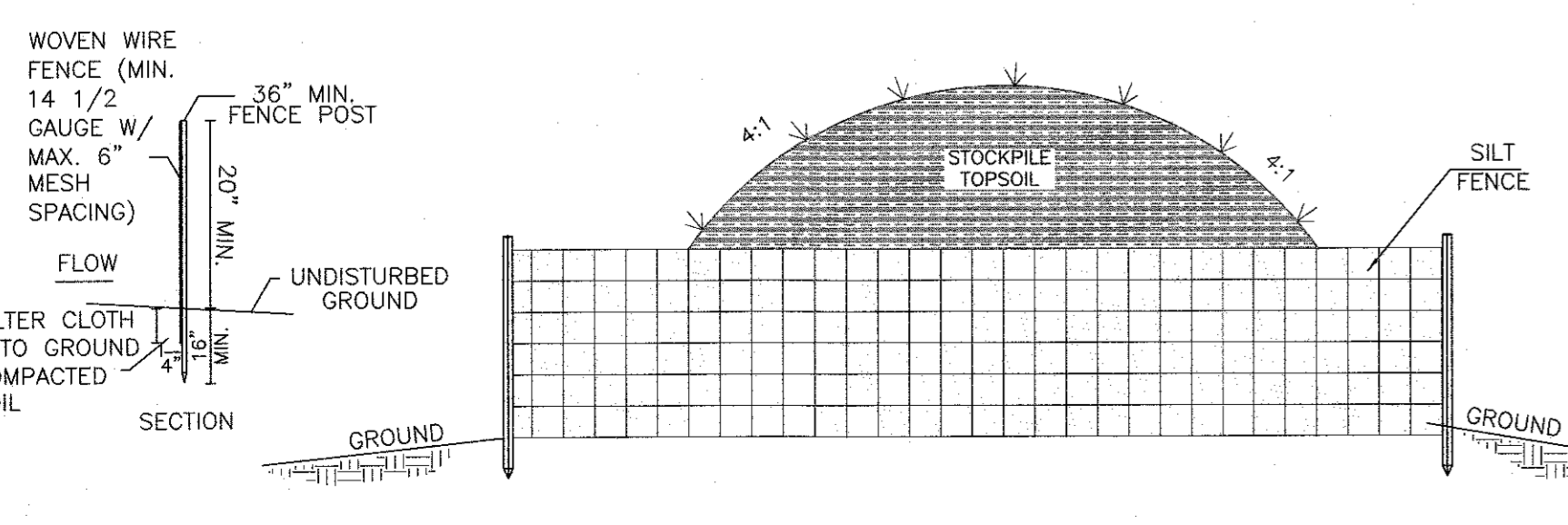
**SUPER SILT FENCE DETAIL #4**  
N.T.S.



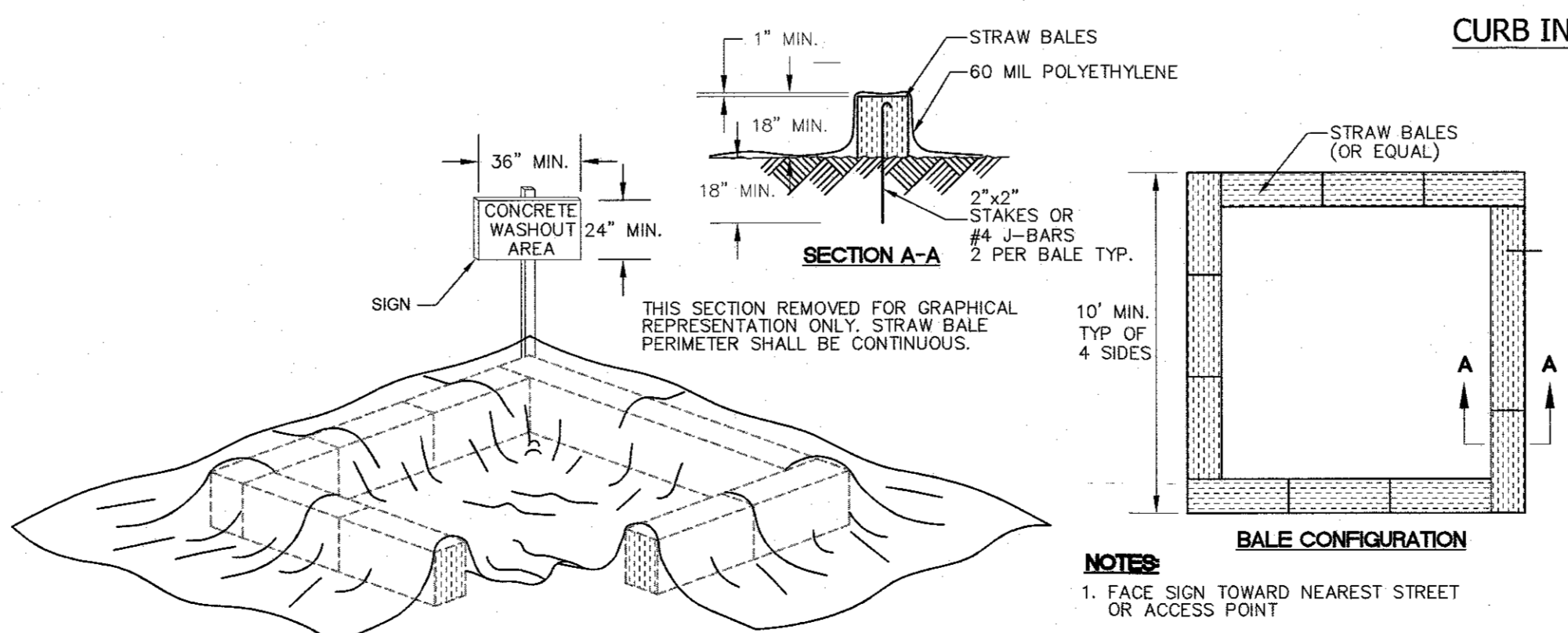
**SILT FENCE DETAIL #3**  
N.T.S.



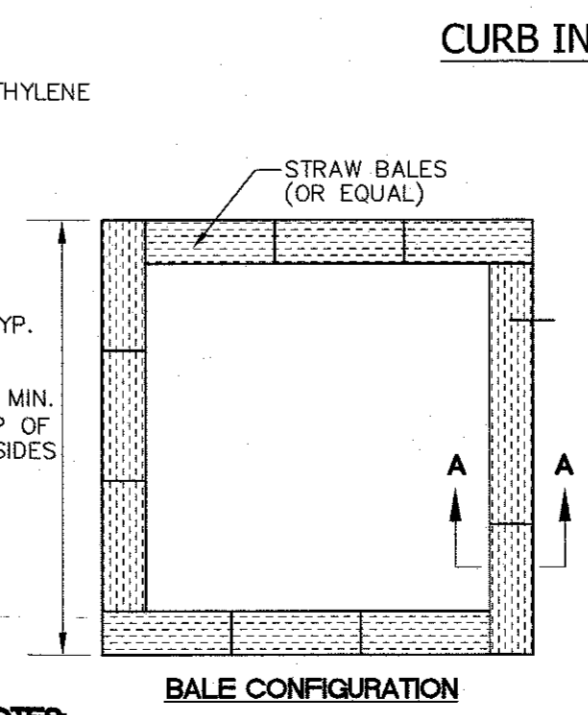
**CURB INLET PROTECTION DETAIL #2**  
N.T.S.



**STOCKPILE DETAIL #6**  
N.T.S.



**CONCRETE WASHOUT DETAIL #5**  
N.T.S.



**BALE CONFIGURATION**

- NOTES:**
- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT

REVISION	DATE	DESCRIPTION
7	9-23-24	RESERVE & PER PB MTG 8-6-24
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1	2-6-23	REVISE ADDITION & PARKING

**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS - SURVEYORS - PLANNERS

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PROJECT: **HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

**VILLAGE OF NEW HEMPSTEAD**  
**ROCKLAND COUNTY, NEW YORK**

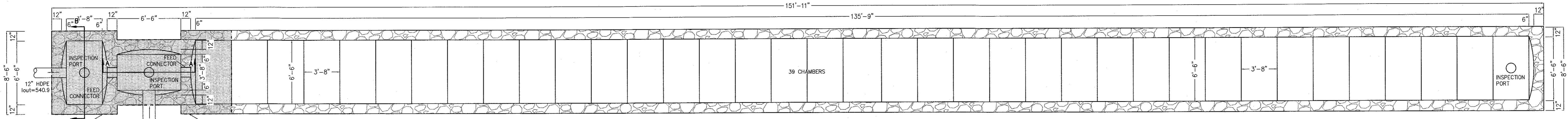
**EROSION & SEDIMENT CONTROL PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: OCTOBER 31, 2022	SCALE: 1 IN. = 30 FT.
PROJECT NO: 5030	DRAWING NO: 5

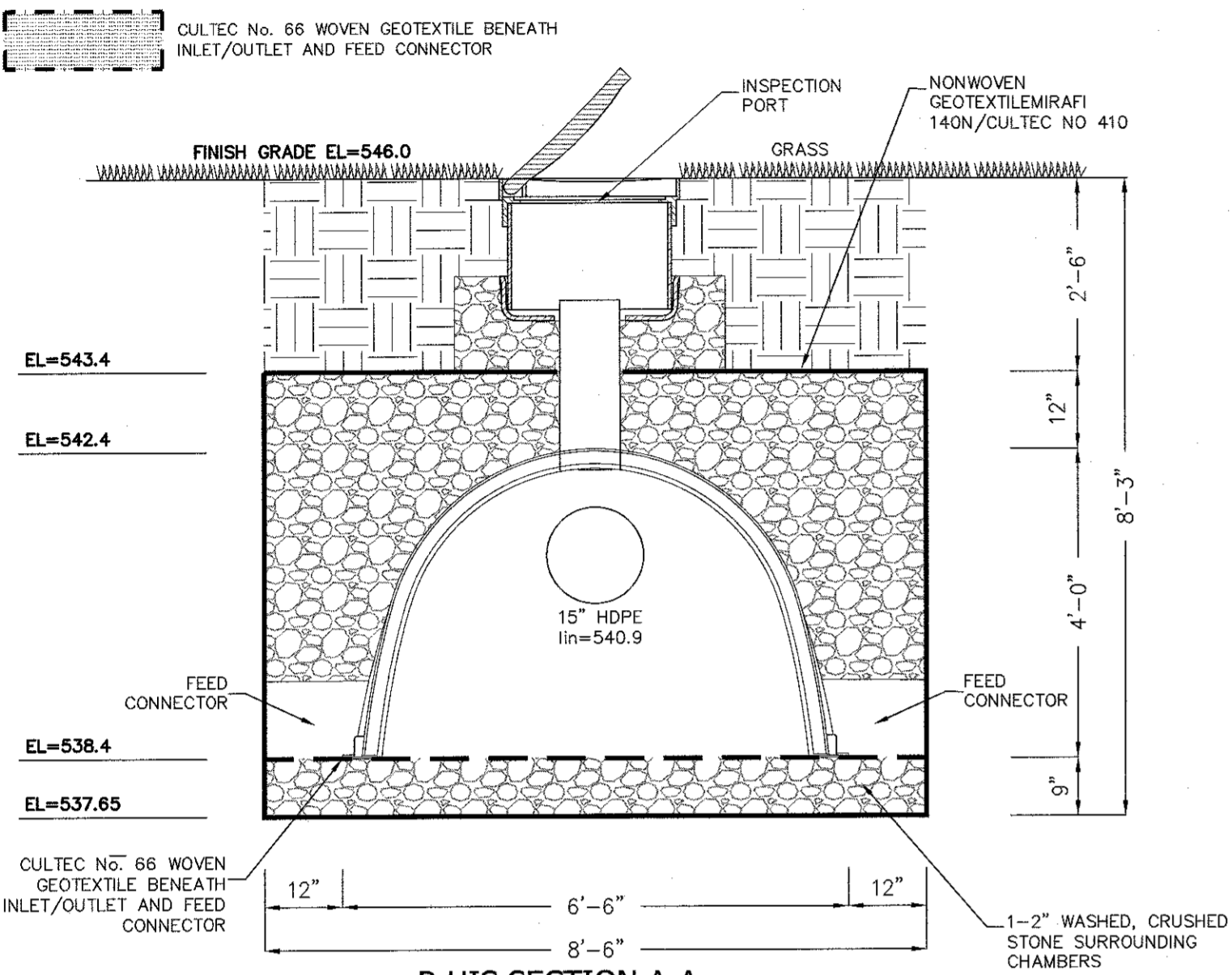
STATE OF NEW YORK  
SEAL OF RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
SEAL OF JOHN R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 50228

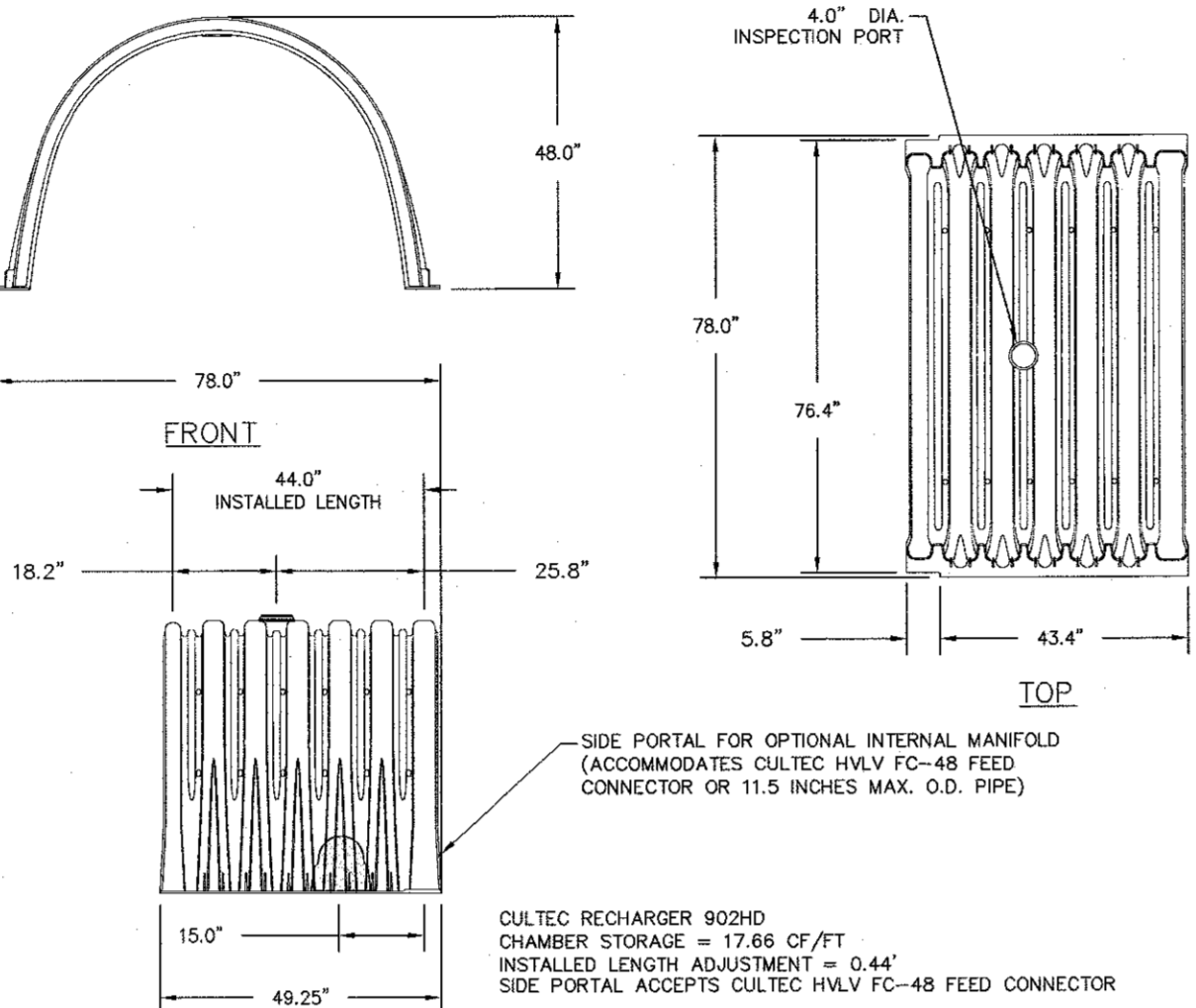




**P-UNDERGROUND INFILTRATION SYSTEM (U/G) DETAIL**  
SCALE: 1" = 5'

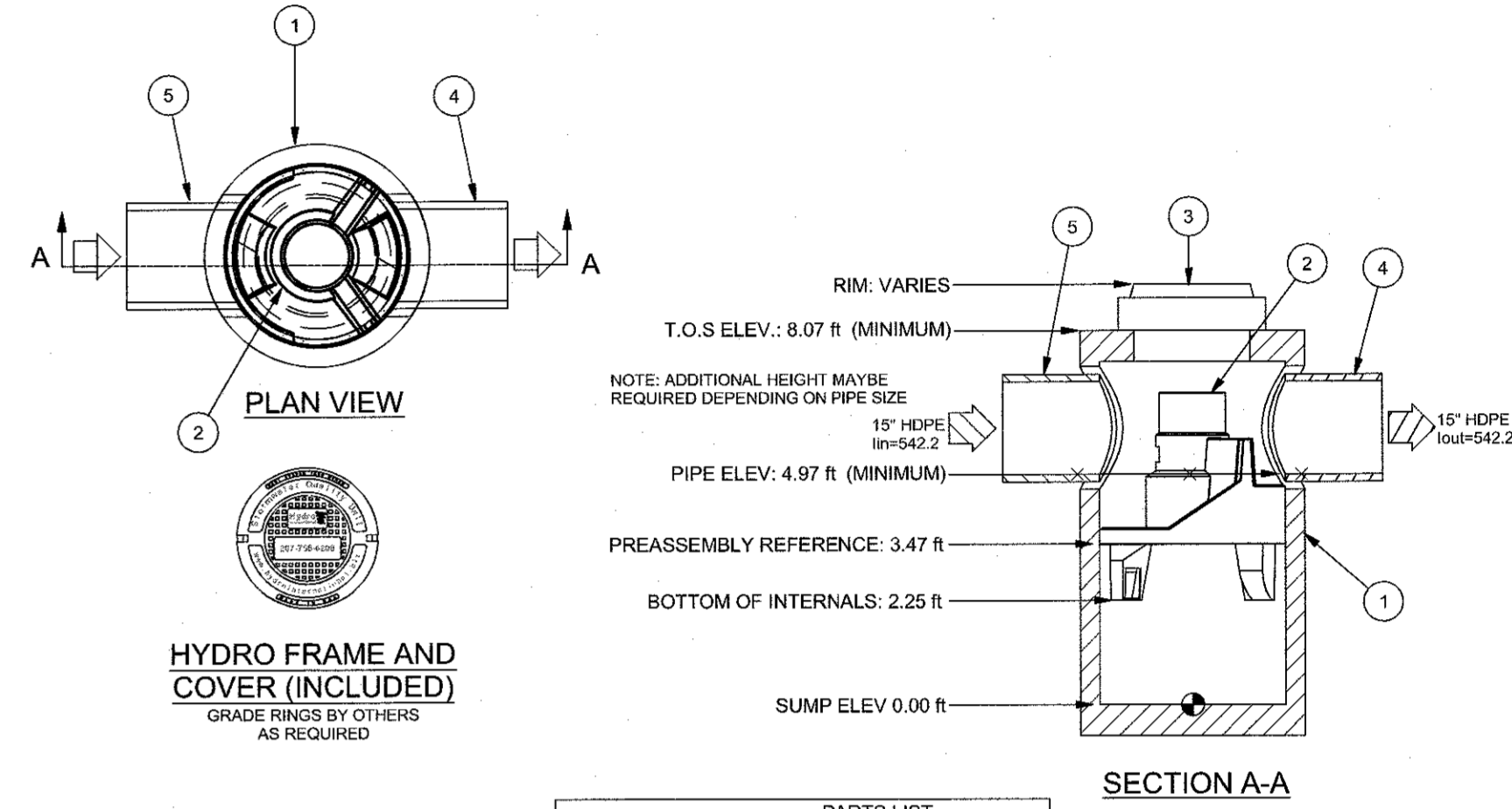


**P-UIS SECTION A-A**  
SCALE: 1" = 2'



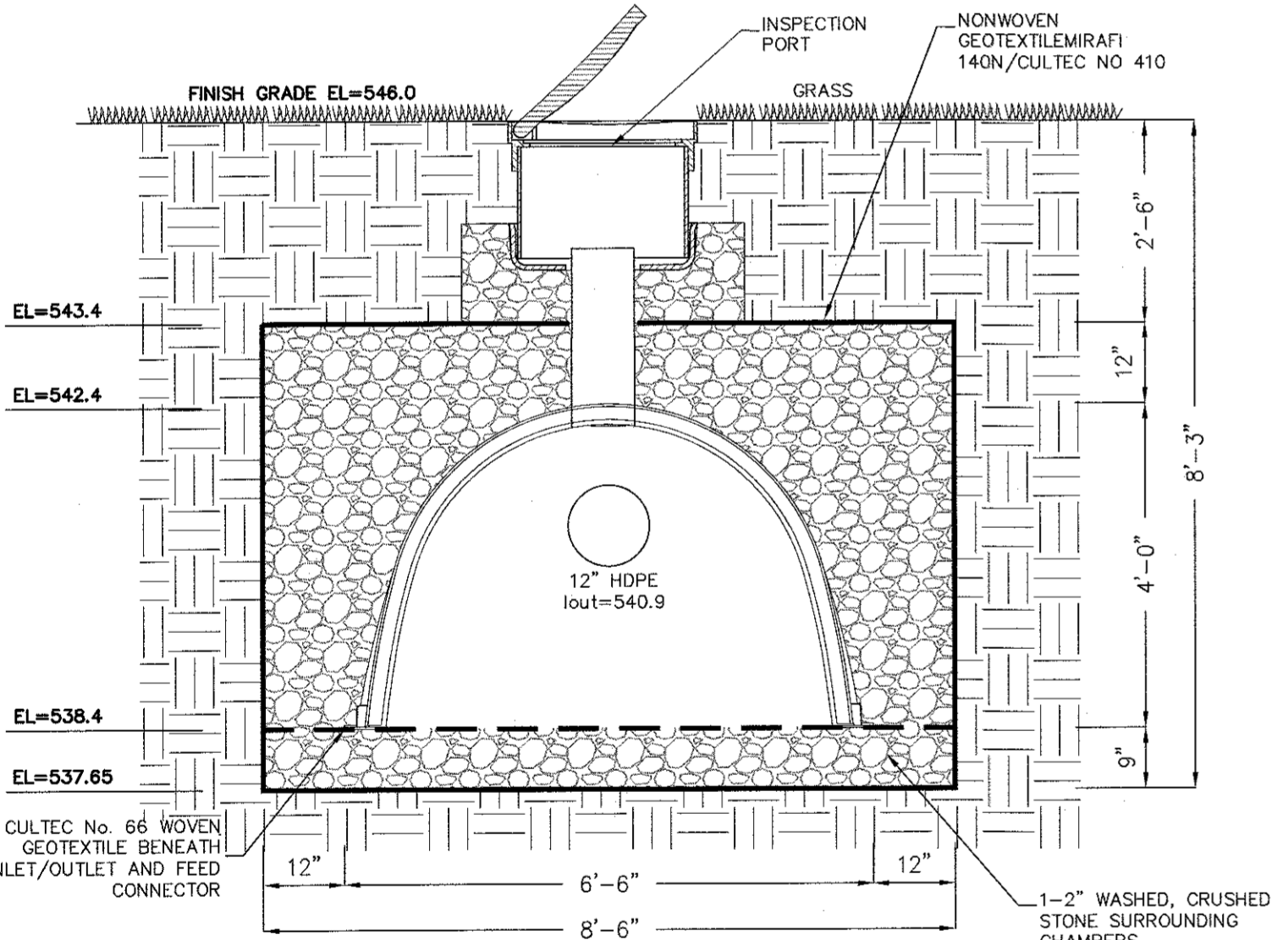
**CULTEC RECHARGER 902HD HEAVY DUTY END CAP**  
N.T.S.

CULTEC RECHARGER 902HD CHAMBER STORAGE = 17.66 CF/FT  
INSTALLED LENGTH ADJUSTMENT = 0.44'  
SIDE PORTAL ACCEPTS CULTEC HVLV FC-48 FEED CONNECTOR

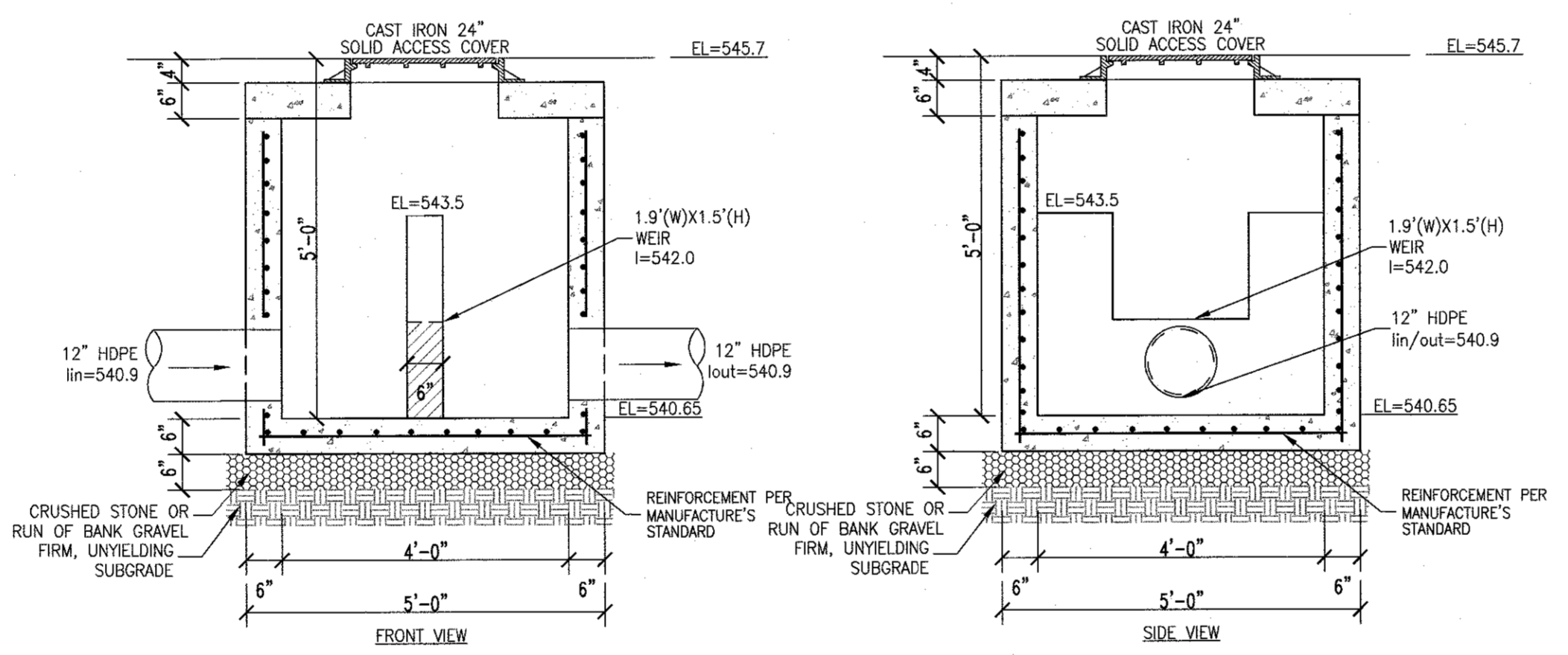


**HYDRO FRAME AND COVER (INCLUDED)**  
GRADE RINGS BY OTHERS AS REQUIRED

PARTS LIST				
ITEM	QTY	SIZE (in)	DESCRIPTION	
1	1	48	1/2 PRECAST MANHOLE	
2	1		INTERNAL COMPONENTS (PRE-INSTALLED)	
3	1	30	FRAME AND COVER (ROUND)	
4	1	24 (MAX)	OUTLET PIPE (BY OTHERS)	
5	1	24 (MAX)	INLET PIPE (BY OTHERS)	

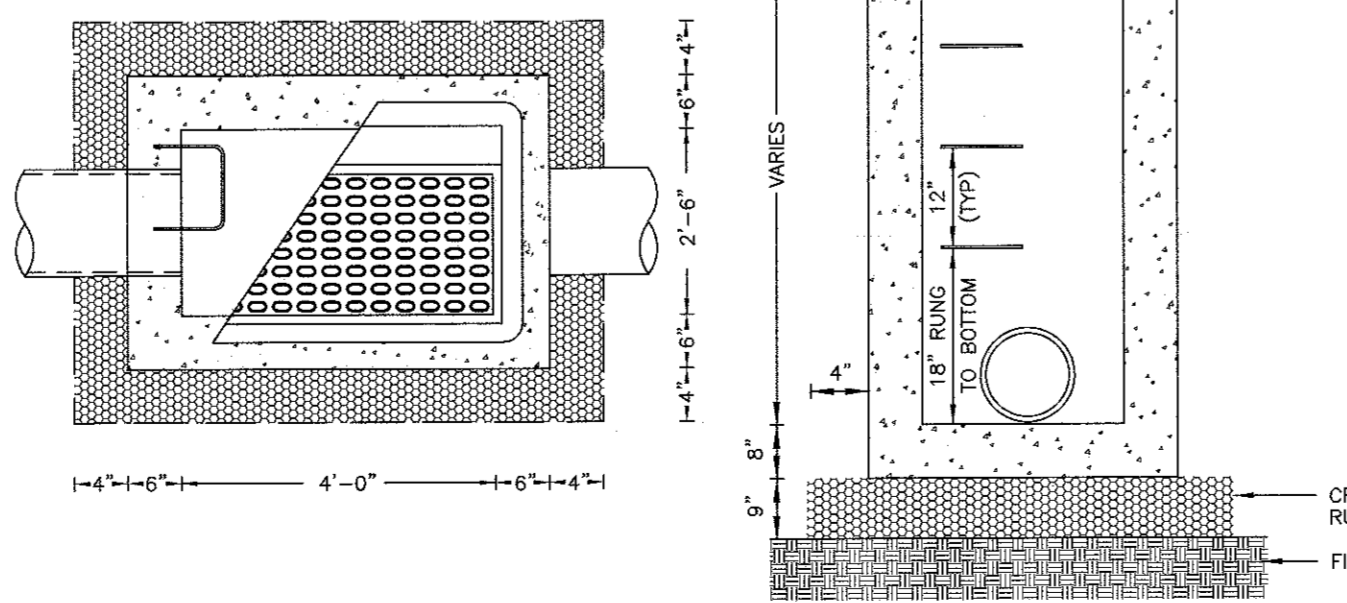


**P-UIS SECTION B-B**  
SCALE: 1" = 2'

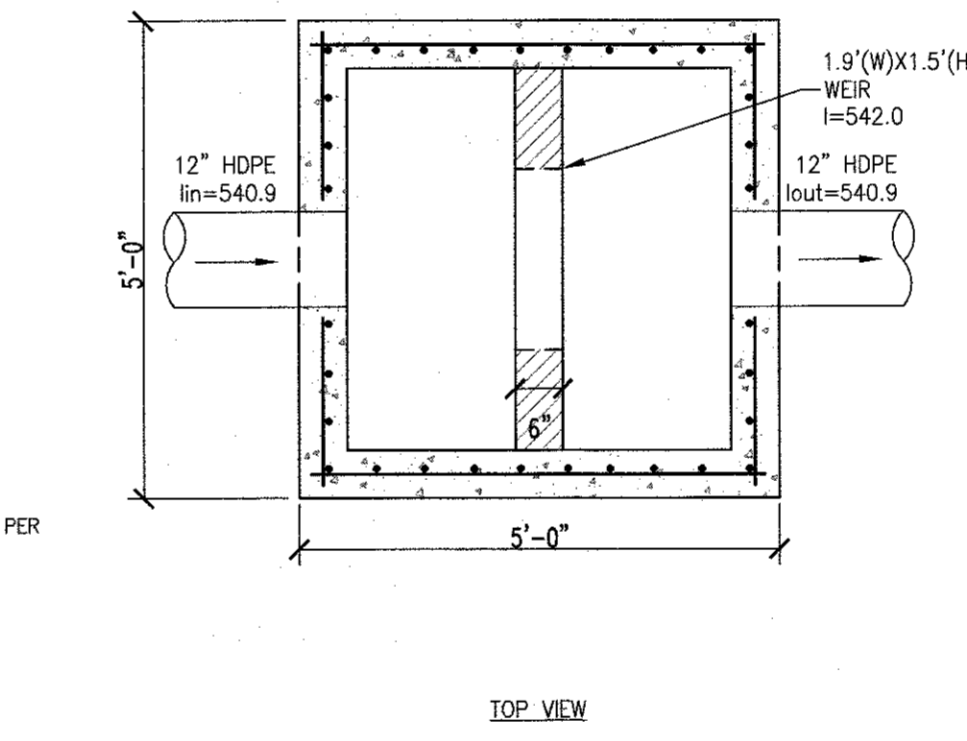


**P-CS DETAIL**  
SCALE: 1/2" = 1'

NOTES:  
CONCRETE: 4,000 PSI @ 28 DAYS  
REINFORCING: AS PER ASTM A-185  
6"x6" #4/M4 W.W.M.  
TOPS OF PIPES TO BE SAME ELEVATION WHERE INLET IS SMALLER THAN OUTLET

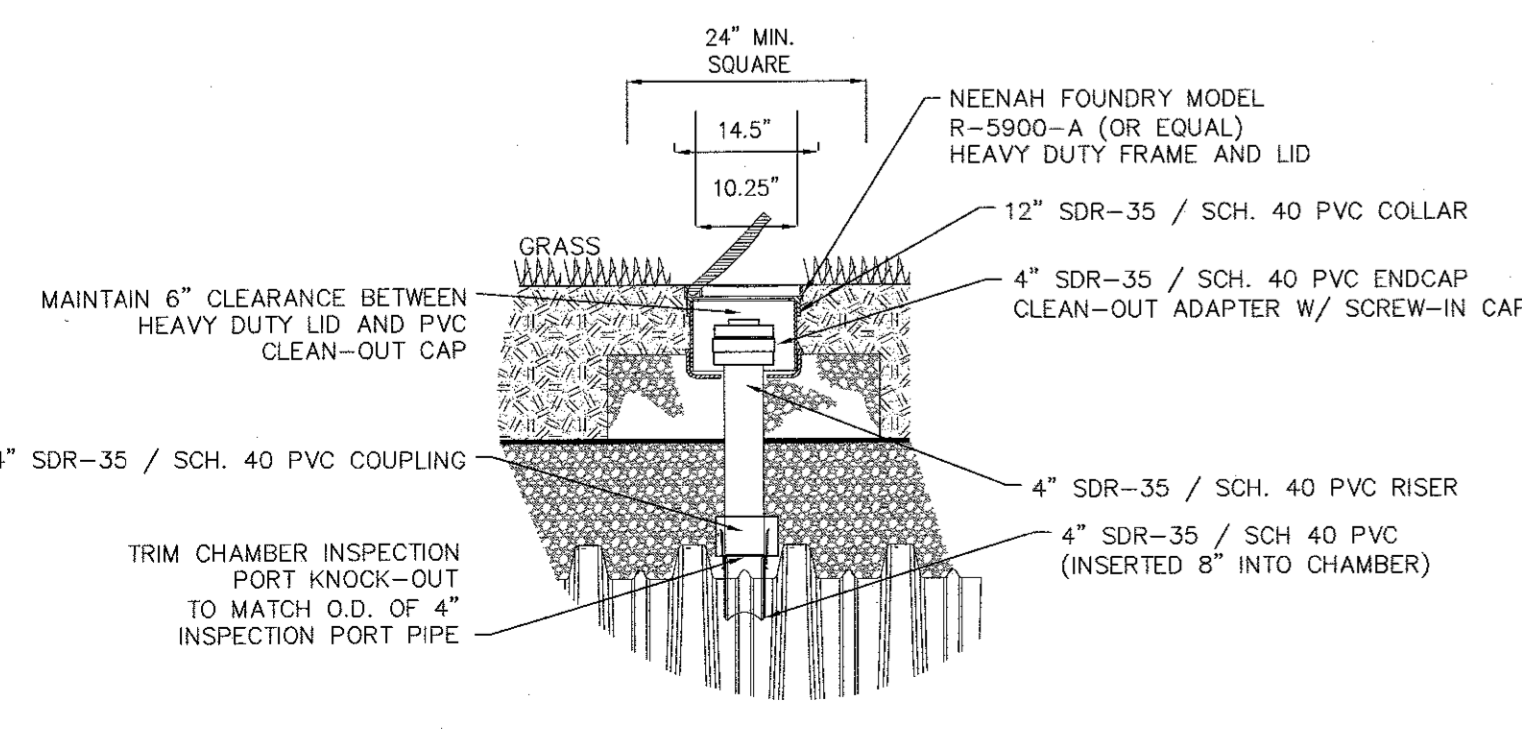


**PRECAST CATCH BASIN DETAIL**  
N.T.S.

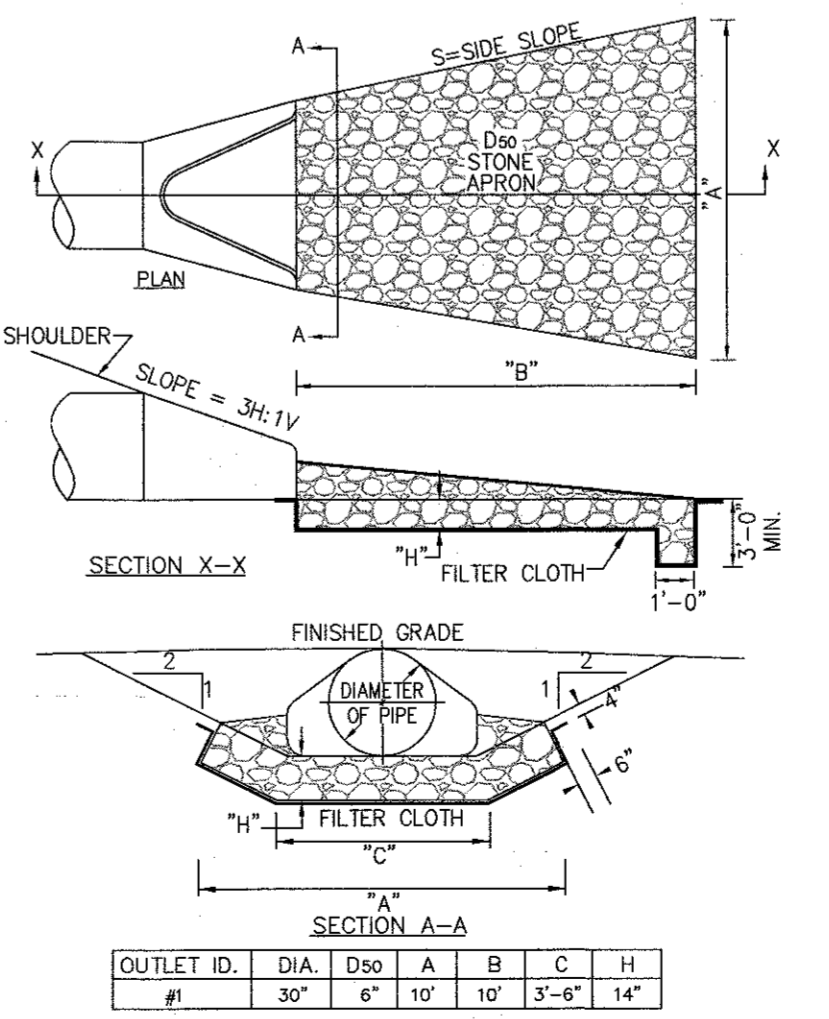


**15" FLARED END SECTION DETAIL**  
N.T.S.

PIPE SIZE	A	B (MAX)	H	L	W
15 IN.	6.5 IN.	10 IN.	6.5 IN.	25 IN.	29 IN.



**INSPECTION PORT DETAIL**  
N.T.S.

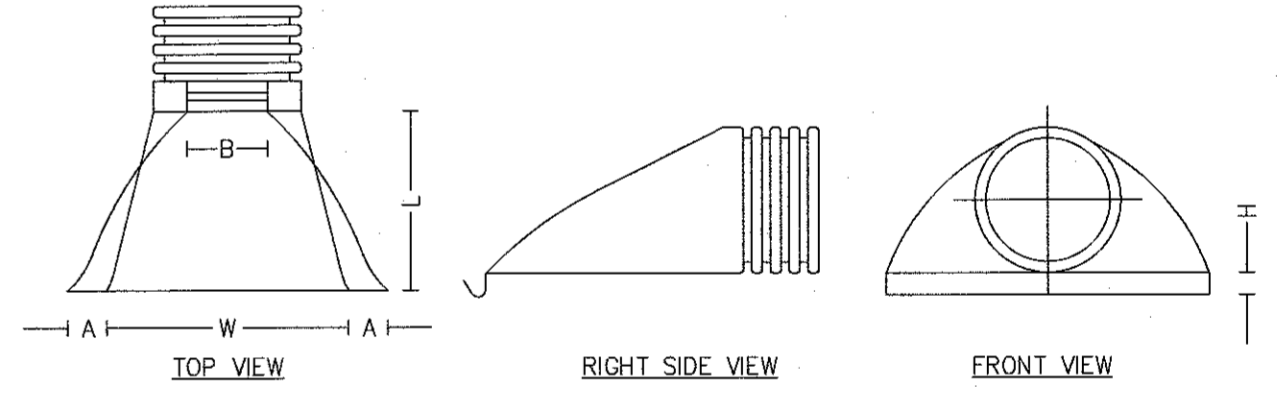


**FLARED END SECTION & STONE OUTLET DETAIL**  
N.T.S.

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMPLOYED SEAL IS A VIOLATION OF SECTION 2204, 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 EMPLOYED SEAL SHALL BE CONSIDERED TO BE VALID THIS COPY."  
"CERTIFICATION INDICATED HERE ON SCOPY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS' ISSUED BY THE STATE ENGINEER OF DESIGNATED JURISDICTION. SUCH CERTIFICATION SHALL RUN ONLY TO THOSE INDIVIDUALS AND/OR ORGANIZATIONS WHOSE NAMES ARE LISTED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. OTHER INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY REVISIONS TO THIS SURVEY MAP."  
STATE OF NEW YORK  
RYAN A. NASH, P.E.  
N.Y.S. P.E. LIC. NO. 89066

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

**PRE-TREATMENT SYSTEM (FIRST DEFENSE FD-4HC OR EQUAL) DETAIL**  
N.T.S.



REVISION	DATE	DESCRIPTION
7	9-23-24	RESERVE & PER PB MTG 8-6-24
6	4-12-24	FOR PB SUBMISSION
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**ATZL, NASH & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS

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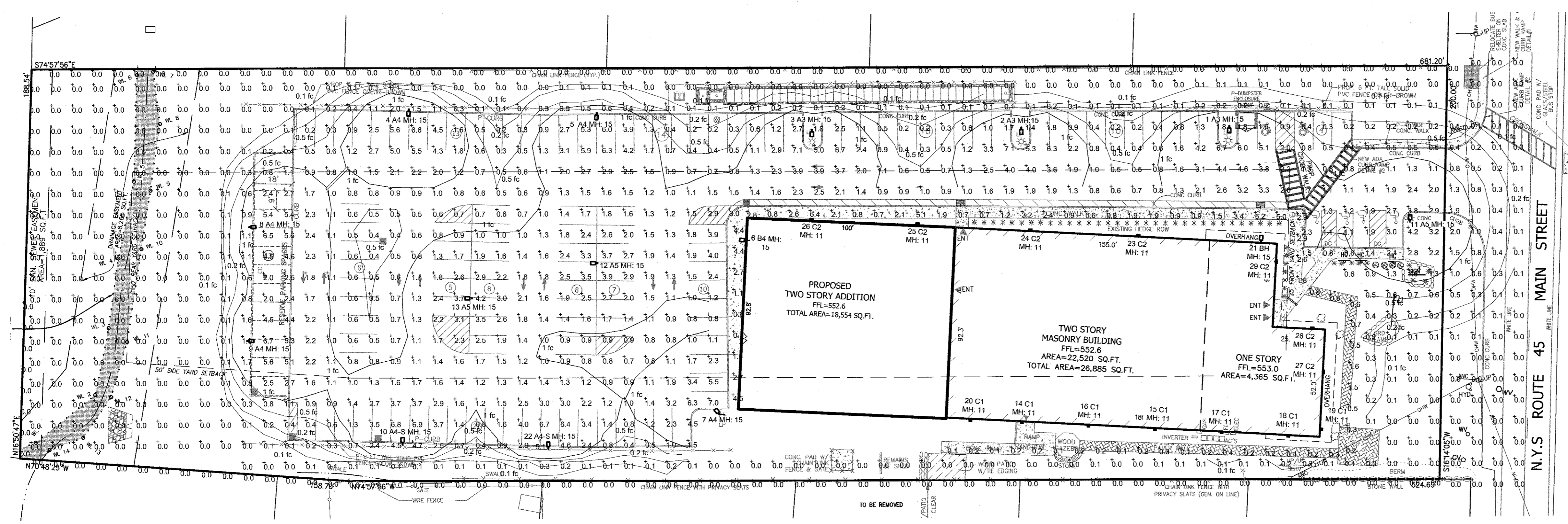
PROJECT: **HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

**VILLAGE OF NEW HEMPSTEAD**  
**ROCKLAND COUNTY, NEW YORK**

TITLE: **DRAINAGE DETAILS**

DRAWN BY: LF	CHECKED BY: JRA
DATE: APRIL 04, 2024	SCALE: AS SHOWN
PROJECT NO: 5030	DRAWING NO: 6





LumNo	Orient	Tilt	Tag	X	Y	MTG HT
1	270	0	A3	631.166	355.547	15
2	270	0	A3	633.185	355.397	15
3	270	0	A3	434.255	355.896	15
4	266.233	0	A4	244.093	365.843	15
5	266.233	0	A4	332.693	363.943	15
6	175	0	B4	403.339	303.603	15
7	130	0	A4	389.062	220.351	15
8	0	0	A4	168.481	310.385	15
9	0	0	A4	167.6	256.3	15
10	90	0	A4-S	240.636	206.779	15
11	90	0	A5	716.3	311.9	15
12	180	0	A5	332.4	292.7	15
13	180	0	A5	272.2	276.1	15
14	265	0	C1	552.605	216.684	11
15	265	0	C1	595.962	213.327	11
16	265	0	C1	564.283	214.944	11
17	265	0	C1	627.64	211.753	11
18	265	0	C1	659.319	210.096	11
19	355	0	C1	674.639	212.849	11
20	265	0	C1	508.026	217.742	11
21	86.599	0	B4	645.954	301.331	15
22	90	0	A4-S	309.336	204.579	15
23	90	0	C2	588.1	304.9	11
24	90	0	C2	536.6	307.8	11
25	90	0	C2	482.9	310.9	11
26	90	0	C2	432.5	313.5	11
27	0	0	C2	675.6	240.2	11
28	90	0	C2	670.8	260.7	11
29	0	0	C2	653.2	292.9	11

Total Quantity: 29

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
3	1	ALED33TY @60W	Single	TYPE III AREA LIGHT	A3	1.000	7710	56.2	168.6
5	1	ALED34TY @60W	Single	TYPE IV AREA LIGHT	A4	1.000	7517	57.2	286
2	1	ALED34TY @60W + HSS	Single	TYPE IV AREA LIGHT W/ SHIELD	A4-S	1.000	7070	57.2	114.4
3	1	ALED35TY @60W	Single	TYPE V AREA LIGHT	A5	1.000	8136	57.3	171.9
2	1	ALED34TYMVA @40W	Single	WALL MOUNT	B4	1.000	5468	40.4	80.8
7	1	WPLED5Y	Single	WALLPACK	C1	1.000	128	5.3	37.1
7	1	SLIM17FA15ADJ @3K	Single	WALLPACK	C2	1.000	1761	14.2	99.4

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PISpC/L	PISpC/Tb	Meter Type
Building Perimeter	Illuminance	Fc	1.48	6.4	0.1	14.80	64.00	10	N.A.	Horizontal
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	10	N.A.	Horizontal
Site	Illuminance	Fc	0.64	7.1	0.0	N.A.	N.A.	10	10	Horizontal
Parking Lot	Illuminance	Fc	1.89	7.1	0.2	9.45	35.50			

**ALED35TY** **RAB**

Color: Bronze Weight: 13.2 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Driver Info		LED Info	
Type	Constant Current	Watts	80W
120V	0.67A	Color Temp	3000K (Warm)
208V	0.40A	Color Accuracy	83/83 CRI
240V	0.34A	L70 LifeSpan	100,000 Hours
277V	0.30A	Lumens	11,010/13,653/918 lm
Input Watts	81.3/57.3/40.5W	Efficacy	135.4/142/146.1 lm/W

**ALED3HS** **RAB**

Color: Bronze Weight: 1.0 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**PS4-11-15D2** **RAB**

Color: Bronze Weight: 165.8 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

**ALED33TY** **RAB**

Color: Bronze Weight: 13.2 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Driver Info		LED Info	
Type	Constant Current	Watts	80W
120V	0.67A	Color Temp	3000K (Warm)
208V	0.40A	Color Accuracy	83 CRI
240V	0.34A	L70 LifeSpan	100,000 Hours
277V	0.30A	Lumens	10,433/7,105/5,608 lm
Input Watts	79.8/56.2/39.8W	Efficacy	130.7/137.2/149.9 lm/W

**WPLED5Y** **RAB**

Color: Bronze Weight: 2.0 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

LED 5W Wall packs, patent-pending thermal management system, 100,000 hour L70 lifespan, 5 year, no-compromise warranty.

**SLIM17FA15ADJ** **RAB**

Color: Bronze Weight: 3.0 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Driver Info		LED Info	
Type	Constant Current	Watts	5W
120V	0.18A	Color Temp	3000K (Warm)
208V	0.18A	Color Accuracy	88 CRI
240V	0.18A	L70 LifeSpan	100,000 Hours
277V	N/A	Lumens	128 lm
Input Watts	5.3W	Efficacy	24.2 lm/W

**ALED34TY** **RAB**

Color: Bronze Weight: 13.2 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

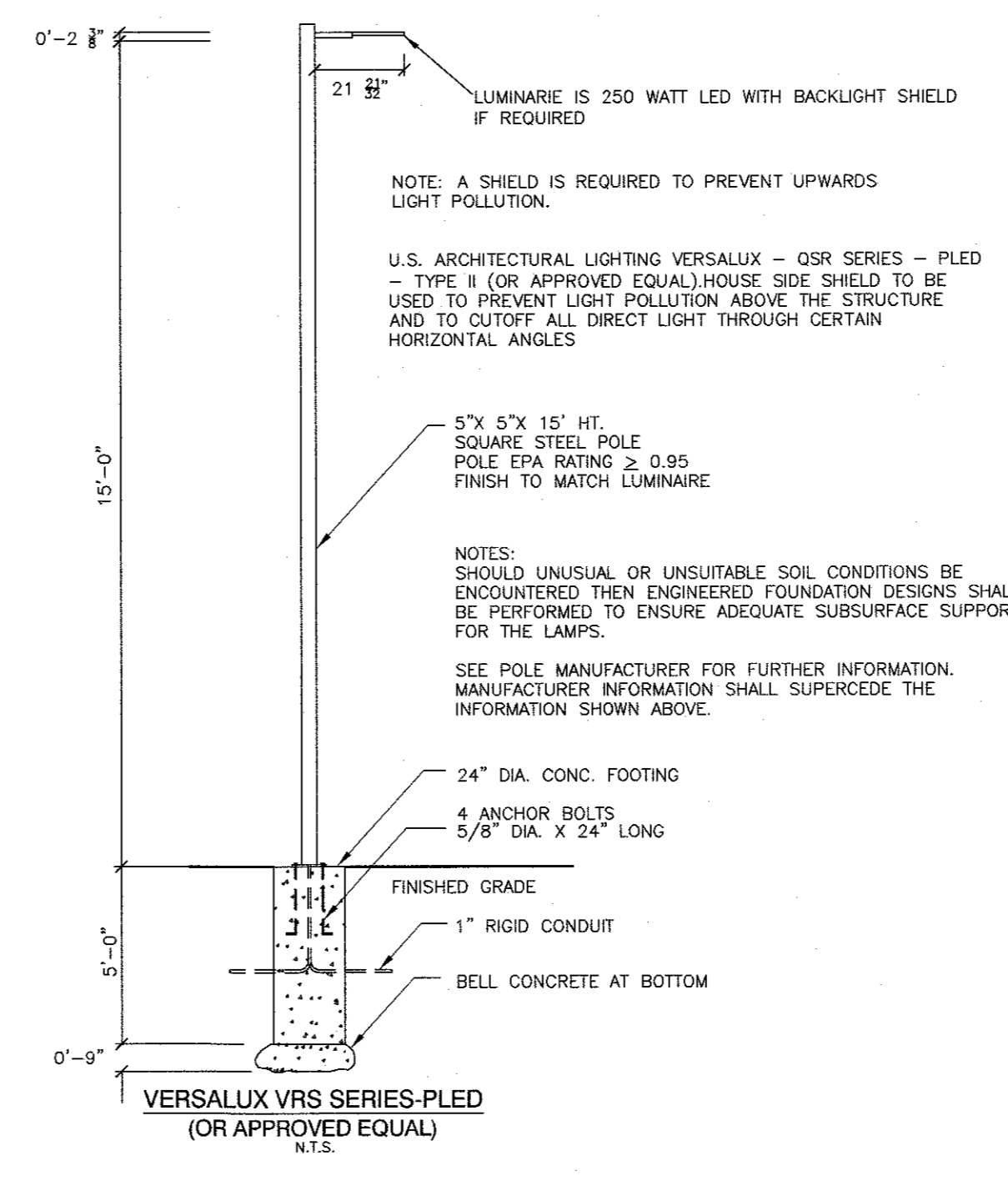
Driver Info		LED Info	
Type	Constant Current	Watts	60W
120V	0.67A	Color Temp	3000K (Warm)
208V	0.40A	Color Accuracy	82 CRI
240V	0.34A	L70 LifeSpan	100,000 Hours
277V	0.30A	Lumens	10,172/7,517/5,468 lm
Input Watts	61.1/57.2/40.4W	Efficacy	125.4/131.4/135.3 lm/W

**SLIM17FA15ADJ** **RAB**

Color: Bronze Weight: 3.0 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Driver Info		LED Info	
Type	Constant Current	Watts	15W
120V	0.13A	Color Temp	3000K/4000K/5000K
208V	0.07A	Color Accuracy	70 CRI
240V	0.06A	L70 LifeSpan	100,000 Hours
277V	0.05A	Lumens	1761/1904/1852 lm
Input Watts	14.2/14/14.2W	Efficacy	124/136/133.2 lm/W



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**RYANA NASHER, P.E.**  
N.Y.S. P.E. LIC. NO. 89066

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2009, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"CERTIFICATION INDICATED HERE ON SCHEMATIC THAT THIS SURVEY MAP BEARING THE LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2009, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

**JOHN R. ATZL**  
N.Y.S. P.E. LIC. NO. 50228

**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

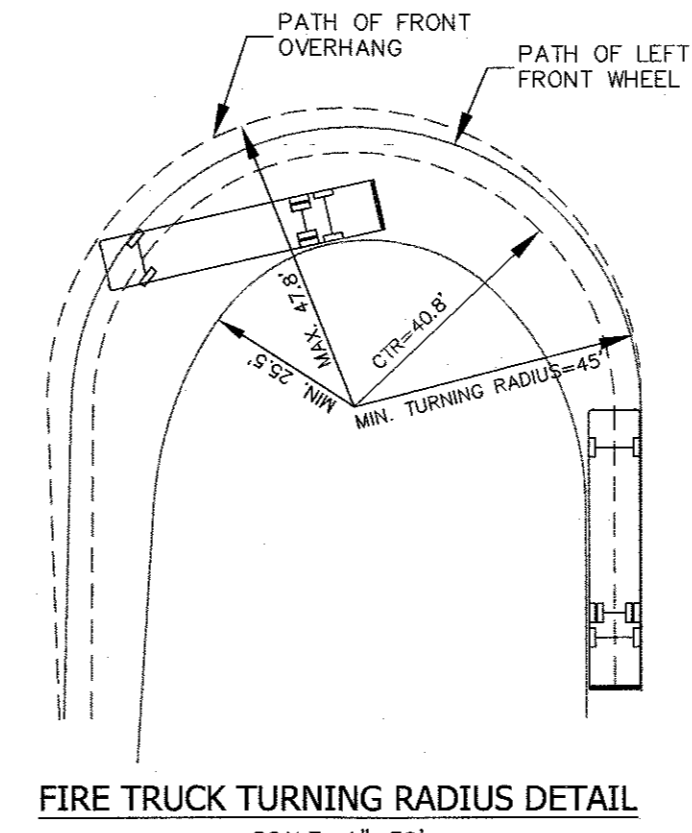
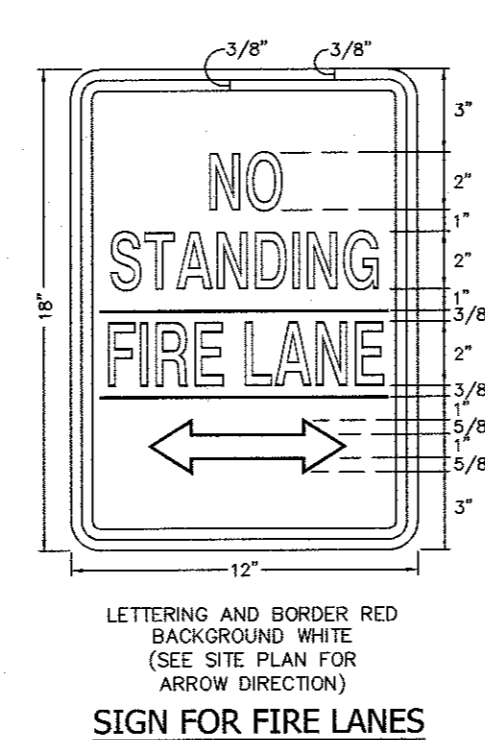
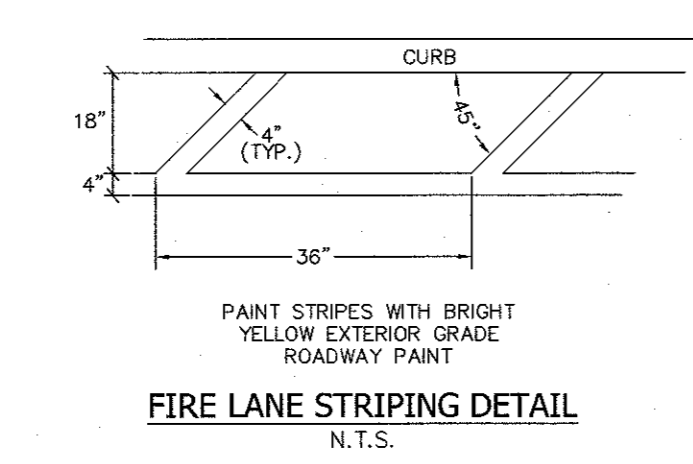
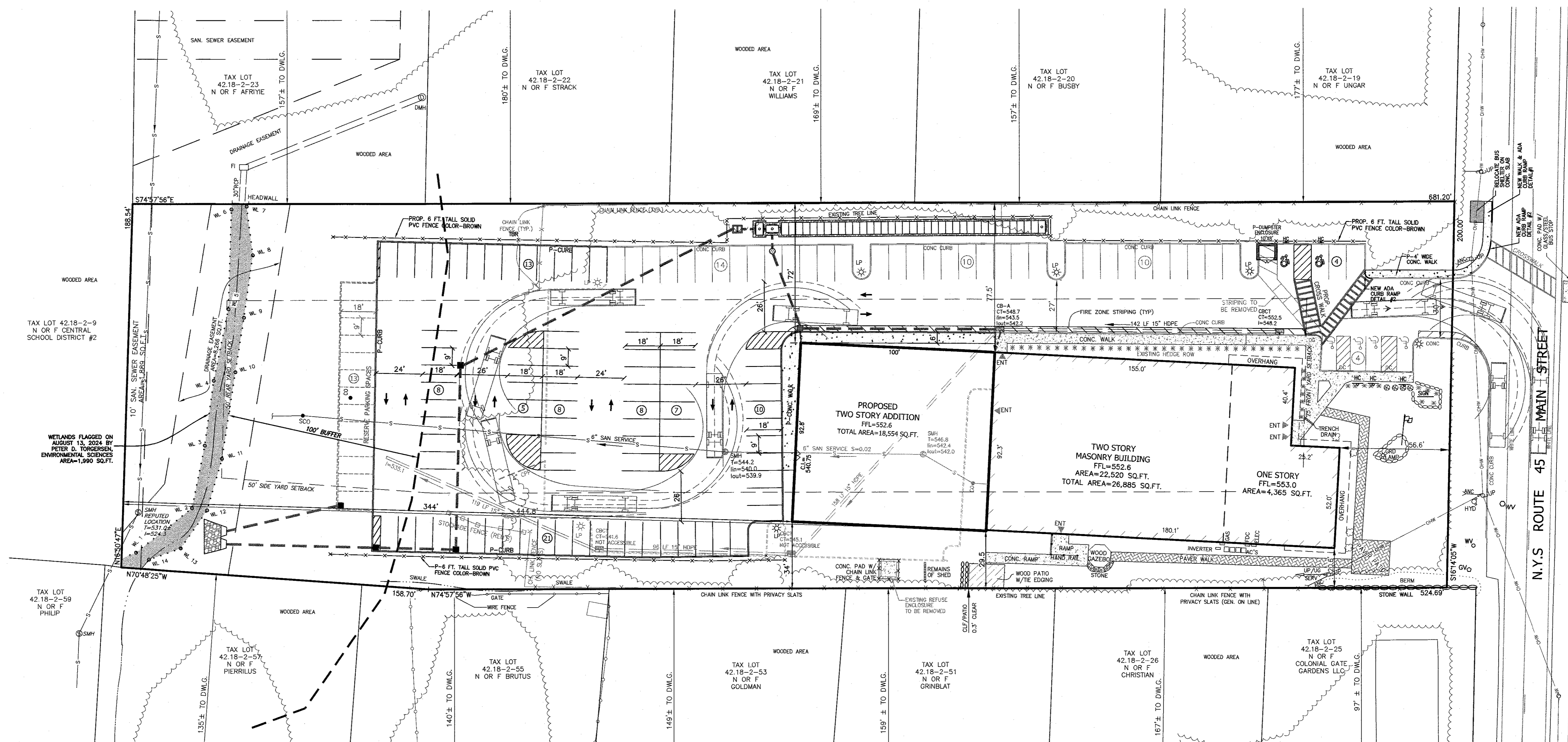
PROJECT: **HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

**VILLAGE OF NEW HEMPSTEAD**  
**ROCKLAND COUNTY, NEW YORK**

TITLE: **LIGHTING PLAN**

DRAWN BY:	LF	CHECKED BY:	JRA
DATE:	OCTOBER 31, 2022	SCALE:	1 IN. = 30 FT.
PROJECT NO.:	5030	DRAWING NO.:	7





- LEGEND**
- 2' --- EXISTING 2' CONTOUR
  - 10' --- EXISTING 10' CONTOUR
  - --- EXISTING WATER MAIN
  - --- EXISTING FIRE HYDRANT
  - --- EXISTING GAS LINE
  - CB EXISTING CATCH BASIN
  - DMH EXISTING DRAINAGE MANHOLE
  - --- EXISTING STORM DRAIN LINE
  - SMH EXISTING SEWER MANHOLE
  - S --- EXISTING SEWER LINE
  - +36.0 EXISTING SPOT ELEVATION
  - --- EXISTING SIGN
  - LP EXISTING LIGHT POLE
  - UP EXISTING UTILITY POLE
  - --- EXISTING WATER VALVE
  - --- EXISTING GAS VALVE
  - --- EXISTING CHAIN LINK FENCE
  - --- EXISTING STONEWALL

REVISION	DATE	DESCRIPTION
7	9-23-24	RESERVE & PER PB MTG 8-6-24
6	4-12-24	FOR PB SUBMISSION
5	11-15-23	PER TOWN DPW & NYS DOT COMMENTS
4	4-18-23	NOTE ADDITION TWO STORIES
3	3-30-23	WETLAND BUFFER & RESERVE PARKING
2	2-15-23	ADD TREE LINES, DIST. TO ADJ. DWLG.
1	2-6-23	REVISE ADDITION & PARKING

**AN&Z**  
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 ENGINEERS-SURVEYORS-PLANNERS  
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 Tel: (845) 634-4694  
 Fax: (845) 634-5543  
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 Web: www.anzny.com

PROJECT: **HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

**VILLAGE OF NEW HEMPSTEAD**  
**ROCKLAND COUNTY, NEW YORK**

TITLE: **FIRE TRUCK RADIUS PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: OCTOBER 31, 2022	SCALE: 1 IN. = 30 FT.
PROJECT NO: 5030	DRAWING NO: 8

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 1309, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL DRAWING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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 SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND RECORD THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 1309-2)

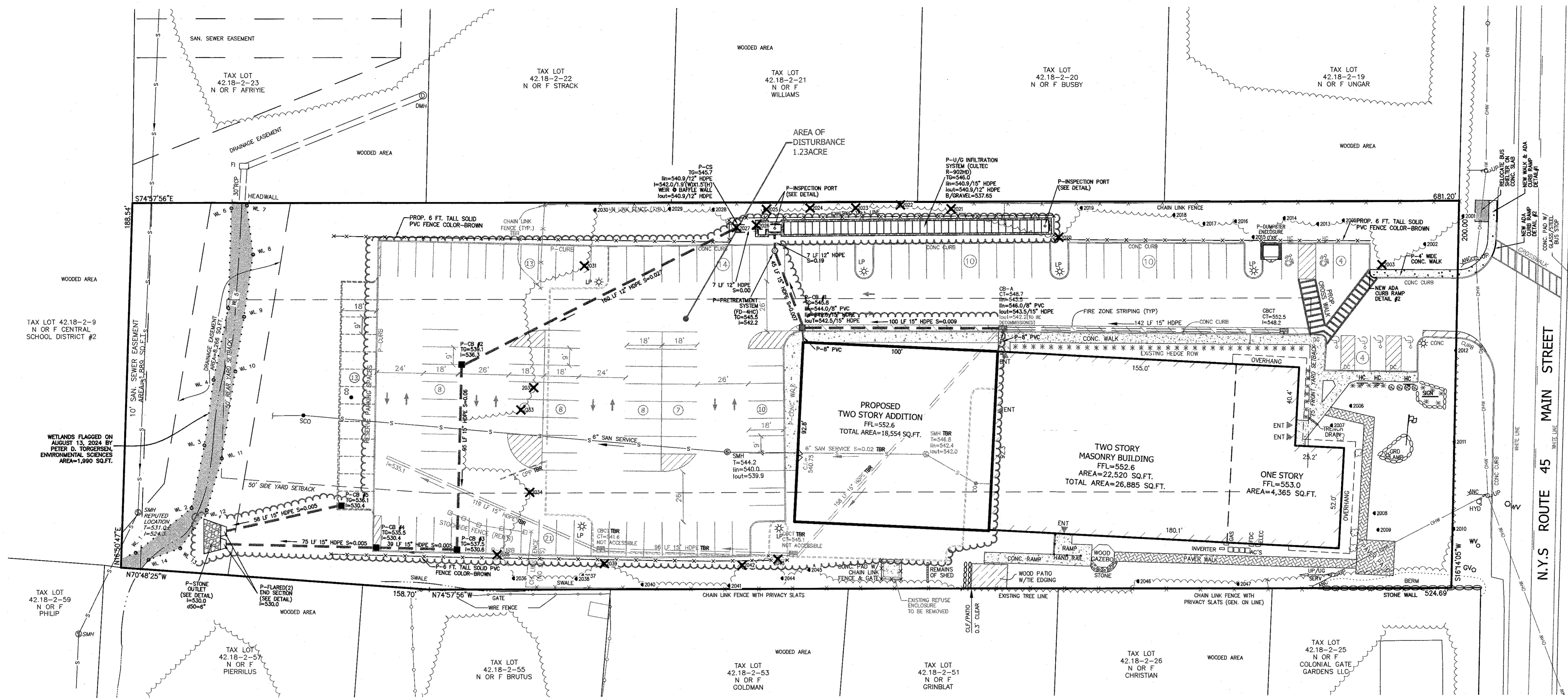
CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE COLLEGE OF DISTRICT LAND SURVEYORS ASSOCIATION. SAME SIGNIFICANCE SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY 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, P.E.  
 N.Y.S. P.E. LIC. NO. 50228

P:\DRAWINGS\03015030 SITE PLAN & TEST HOLE 9-23-24.DWG





**TREE LIST**

NO.	SIZE	TYPE	CONDITION
2001	15"	LINDEN	GOOD
2002	15"	PINE	GOOD
2003	14"	LINDEN	GOOD
2004	10"	PINE	GOOD
2005	9"	PINE	GOOD
2006	9"	BERRY	GOOD
2007	11"	BERRY	GOOD
2008	8"	BERRY	GOOD
2009	9"	BERRY	GOOD
2010	13"	LINDEN	GOOD
2011	17"	LINDEN	GOOD
2012	15"	LINDEN	GOOD
2013	11"	PINE	GOOD
2014	10"	PINE	GOOD
2015	15"	OAK	GOOD
2016	8"	PINE	GOOD
2017	14"	PINE	GOOD
2018	10"	PINE	POOR
2019	23"	OAK	GOOD
2020	13"	OAK	GOOD
2021	24"	PINE	POOR
2022	14"	ELM	POOR
2023	26"	PINE	GOOD
2024	16"	PINE	POOR
2025	14"	ELM	POOR
2026	8"	PINE	POOR
2027	10"	PINE	POOR
2028	14"	PINE	POOR
2029	18"	PINE	POOR
2030	28"	PINE	POOR
2031	10"	MAPLE	GOOD
2032	12"	TWIN MAPLE	GOOD
2033	12"	QUAD POPLAR	POOR
2034	10"	MAPLE	POOR
2035	12"	LOGUIST	POOR
2036	14"	MAPLE	POOR
2037	48"	MAPLE	GOOD
2038	8"	MAPLE	POOR
2039	14"	ELM	POOR
2040	10"	HICKEY	GOOD
2041	19"	MAPLE	GOOD
2042	13"	MAPLE	GOOD
2043	10"	MAPLE	GOOD
2044	35"	MAPLE	GOOD
2045	10"	PINE	GOOD
2046	14"	MAPLE	GOOD
2047	17"	MAPLE	GOOD

**TREE LEGEND**

- DENOTES EXISTING TREE TO REMAIN
- ✗ DENOTES EXISTING TREE TO BE REMOVED
- ⊙ DENOTES EXISTING TREE TO BE REMOVED

REVISION	DATE	DESCRIPTION
7	9-23-24	RESERVE & PER PB MTG 8-6-24
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PROJECT: **HAMASPIK CHOICE**  
**F/K/A ILLINOIS PROPERTIES 26 LLC**

**VILLAGE OF NEW HEMPSTEAD**  
**ROCKLAND COUNTY, NEW YORK**

TITLE: **TREE REMOVAL PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: OCTOBER 31, 2022	SCALE: 1 IN. = 30 FT.
PROJECT NO: 5030	DRAWING NO: 9

THE LEGISLATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING OPERATIONS UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHOSE SIGN ALTERNATE AND SEAL ARE REQUIRED TO BE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 2008-2)

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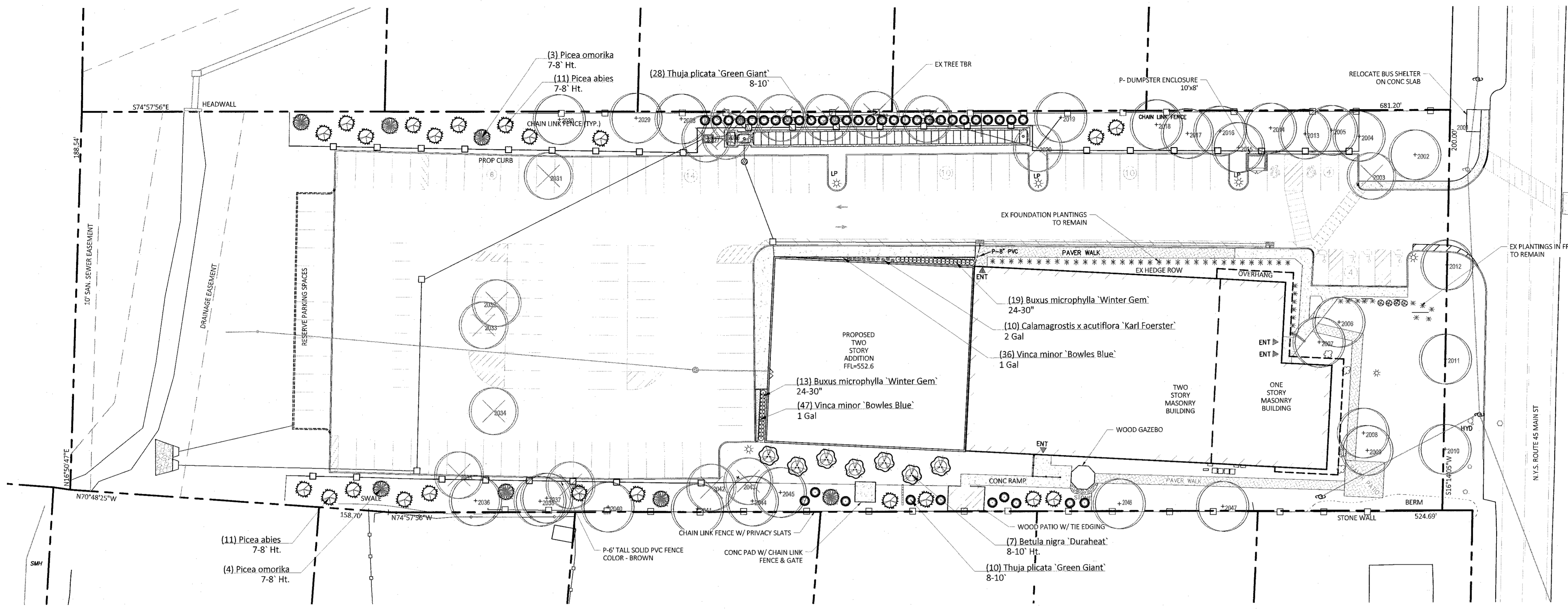
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STATE OF NEW YORK  
RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 89066

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



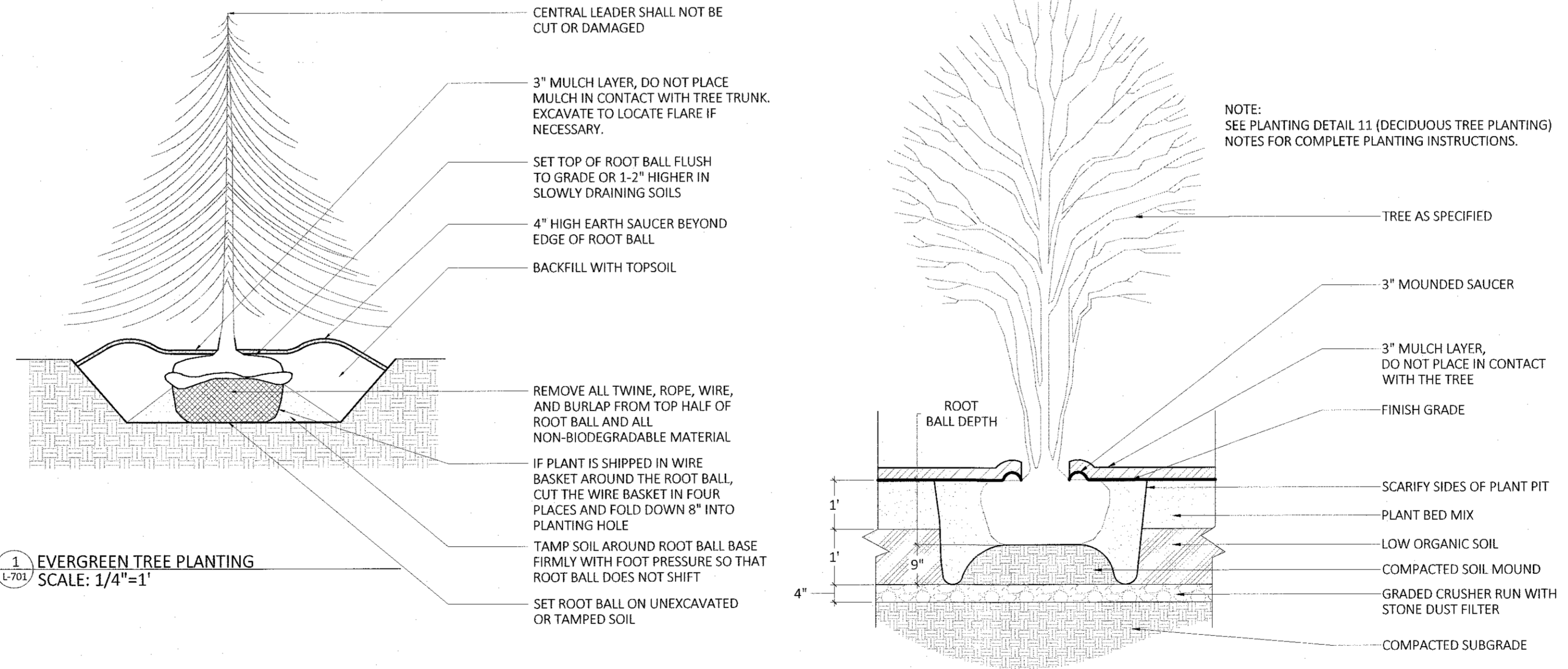
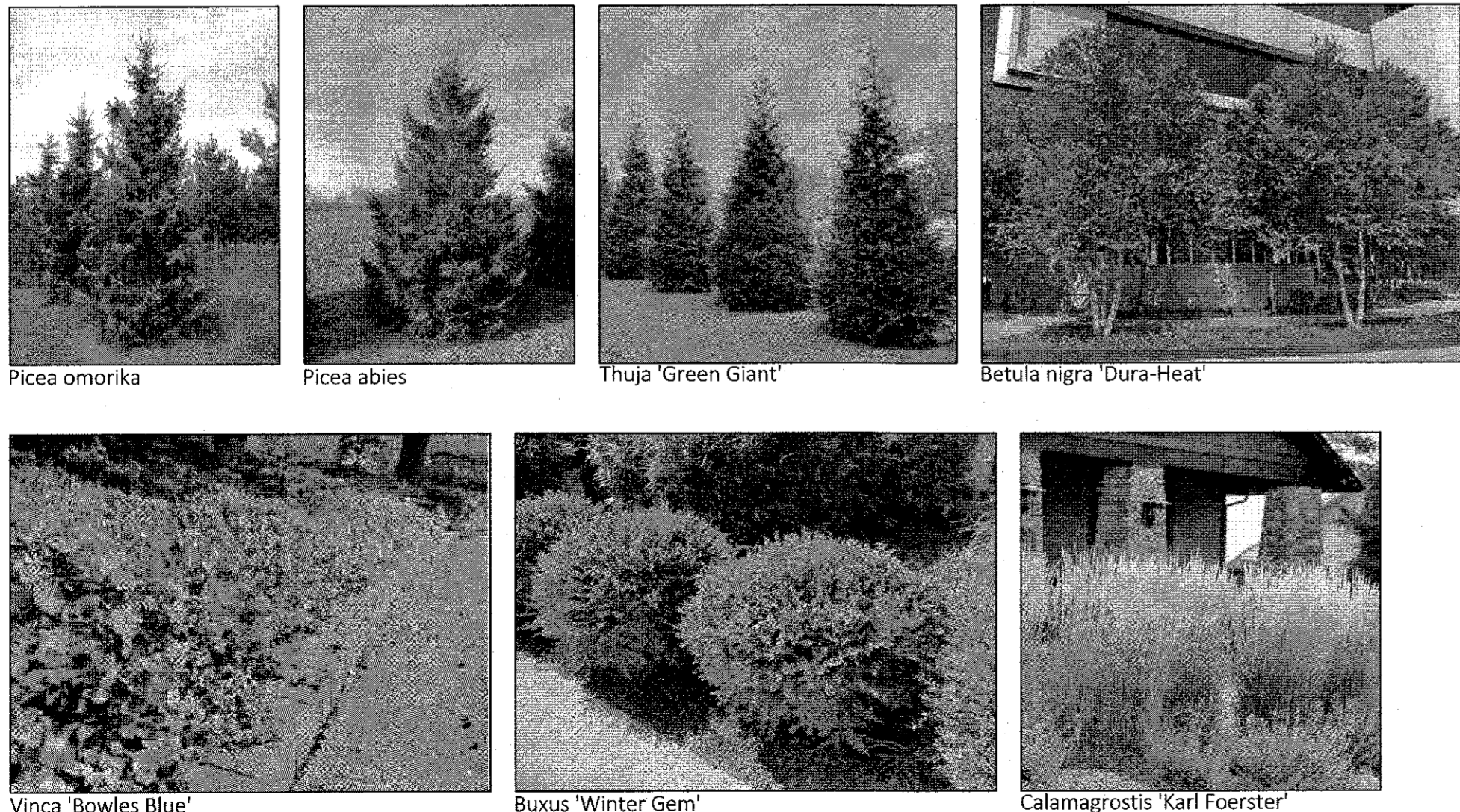


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2003	14"	LINDEN	POOR
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2008	8"	BERRY	GOOD
2009	9"	BERRY	GOOD
2010	13"	LINDEN	GOOD
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2012	15"	LINDEN	GOOD
2013	11"	PINE	GOOD
2014	10"	PINE	GOOD
2015	15"	OAK	GOOD
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2017	14"	PINE	GOOD
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2021	24"	PINE	POOR
2022	14"	ELM	POOR
2023	28"	PINE	GOOD
2024	16"	PINE	POOR
2025	14"	ELM	POOR
2026	9"	PINE	POOR
2027	16"	PINE	POOR
2028	14"	PINE	POOR
2029	18"	PINE	POOR
2030	28"	PINE	POOR
2031	16"	MAPLE	POOR
2032	12"	TWIN MAPLE	GOOD
2033	12"	QUAD POPLAR	POOR
2034	10"	MAPLE	POOR
2035	12"	LOGSUN	POOR
2036	14"	MAPLE	POOR
2037	48"	MAPLE	GOOD
2038	8"	MAPLE	POOR
2039	14"	ELM	POOR
2040	10"	HICKEY	GOOD
2041	19"	MAPLE	GOOD
2042	13"	MAPLE	POOR
2043	16"	MAPLE	GOOD
2044	35"	MAPLE	GOOD
2045	10"	PINE	GOOD
2046	14"	MAPLE	GOOD
2047	17"	MAPLE	GOOD

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
	7	Betula nigra 'Duraheat'	Duraheat River Birch	8-10' Ht.
	22	Picea abies	Norway Spruce	7-8' Ht.
	7	Picea omorika	Serbian Spruce	7-8' Ht.
	38	Thuja plicata 'Green Giant'	Western Red Cedar	8-10'
<b>SHRUBS</b>				
	32	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	24-30"
<b>GRASSES</b>				
	10	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 Gal
<b>GROUND COVERS</b>				
	83	Vinca minor 'Bowles Blue'	Dwarf Periwinkle	1 Gal 12" o.c.

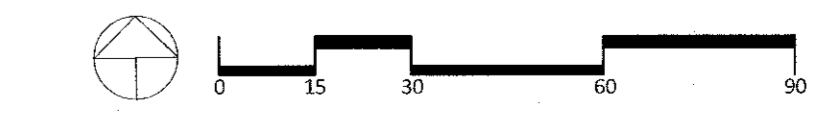
**PLANT IMAGES**



**PLANTING NOTES**

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
- 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.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- 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 THREE YEARS FROM THE DATE OF ACCEPTANCE 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.
- 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.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- 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.
- 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.
- 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.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- 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.
- ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
- 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.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDING IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

- NOTES:
- 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.
  - FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER, TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
  - SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION INSTALLED.
  - NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.



TO SCALE WHEN PLOTTED ON 24x36  
PROGRESS SET NOT FOR CONSTRUCTION

DATE: JUNE 24, 2024  
DRAWN BY: AVM  
JOB NO: 062424  
SCALE: 1"=30'  
FILENAME: 2024\_0624 775 N Main St

REVISIONS:  
9/11/2024

By the M'ost ASLA | Registered Landscape Architect

**PLANTING PLAN**

SHEET NO.

**L-701**