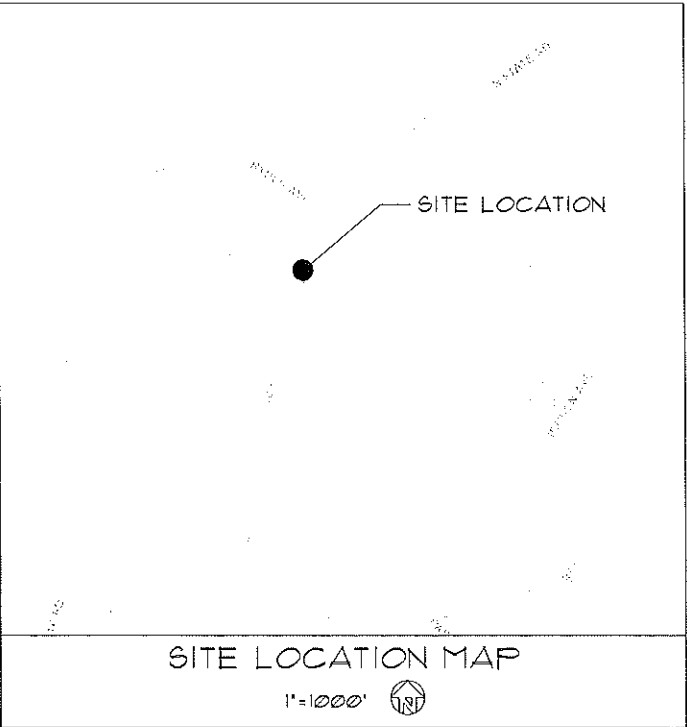


540 NORTH STATE ROAD  
BRIARCLIFF MANOR  
TOWN OF OSSINING  
WESTCHESTER COUNTY, NEW YORK 10510

FIRE DISTRICT: BRIARCLIFF FIRE DISTRICT  
1111 PLEASANTVILLE ROAD  
BRIARCLIFF, NEW YORK 10510  
TEL.: (914)-941-4440

SCHOOL DISTRICT: OSSINING UNION FREE CENTRAL SCHOOL DISTRICT  
400 EXECUTIVE BLVD.  
OSSINING, NEW YORK

OWNER: SHRIRAM KASINATHAN- KASINATHAN INTERNATIONAL GROUP, INC.  
540 NORTH STATE ROAD  
BRIARCLIFF MANOR, NEW YORK 10510  
TEL.: (914)918-9533



REVISIONS		DESCRIPTION
NO.	DATE	BY

CHARLES P. MAY & ASSOCIATES, P.C.

DESIGN PROFESSIONALS  
367 Windsor Highway  
New Windsor, New York 12553  
Tel: 845-339-8800  
Fax: 845-339-8801  
Email: charlesmay@cpma.com Website: www.charlesmay.com



SITE DATA INFORMATION

TAX GRID NUMBER:	9015-2-II			
ZONE:	C-20 COMMERCIAL			
USE:	GENERAL BUSINESS			
ACREAGE:	0.41 ACRES 20,413 SF			
<u>PARKING REQUIREMENTS:</u>				
<u>USE</u>	<u>AREA</u>	<u>CALCULATION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
DOCTOR/DENTIST OFFICE	1610 SF.	1610/225 SF.	1 SPACES	1 SPACES
DOCTOR/DENTIST OFFICE	511 SF.	511/225 SF.	2 SPACES	2 SPACES
DOCTOR/DENTIST OFFICE	1610 SF.	1610/225 SF.	18 SPACES	18 SPACES
HANDICAP SPACES			<u>1 SPACE</u>	<u>1 SPACE</u>
			28 TOTAL	28 TOTAL
			TOTAL PROVIDED SPACES= 34	

SYMBOL KEY

(24)	EXISTING CONTOUR	DI	EXISTING STORM DRAIN MANHOLE
24	PROPOSED CONTOUR	DI	PROPOSED STORM DRAIN MANHOLE
x (24.21)	EXISTING SPOT ELEVATION	MH	EXISTING SANITARY MANHOLE
x 24.71	PROPOSED SPOT ELEVATION	MH	PROPOSED SANITARY MANHOLE
FFE	FINISHED FLOOR ELEVATION	⊕	PROPOSED HYDRANT AND VALVE
TW/BW	TOP OF WALL/BOTTOM OF WALL	CIP	CAST IRON PIPE
TC/BC	TOP OF CURB/BOTTOM OF CURB	RCP	REINFORCED CONCRETE PIPE
TS/BS	TOP OF STAIR/BOTTOM OF STAIR	CMP	CORRUGATED METAL PIPE
BF	BOTTOM OF FOOTING	VCP	VITRIFIED CLAY PIPE
HP/LP	HIGH POINT/LOW POINT	PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
HPS	HIGH POINT OF SWALE	STA. 0 + 00	STATION POINT
TF OR RE	TOP OF FRAME OR RIM ELEVATION	—B—	PROPERTY LINE
INV. EL.	INVERT ELEVATION	—CLL—	CONTRACT LIMIT LINE
CB	EXISTING CATCH BASIN	—C—	CENTER LINE
CB	PROPOSED CATCH BASIN	—C—	CENTER LINE OF SWALE
ST	PROPOSED STORM PIPE	—W—	PROPOSED WATER MAIN
		—SAN—	PROPOSED SANITARY SEWER LINE
		—F/M—	PROPOSED SANITARY FORCE MAIN



The undersigned owners of the property hereon state that they are familiar with the enclosed plans, its contents, and its legends and hereby consent to all said terms and conditions as stated.

SCHEDULE OF DRAWINGS

SHEET NO.	DRAWING NO.	TITLE
1	CS-1	COVER SHEET
2	BS-1	BOUNDARY & TOPOGRAPHIC SURVEY
3	SL-1	SITE LAYOUT & MATERIALS PLAN
4	PL-1	PLANTING PLAN
5	SG-1	SITE GRADING SHEET (IN PROGRESS)
6	SD-1	SITE DETAIL SHEET

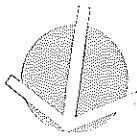
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540 NORTH STATE ROAD  
BRIARCLIFF MANOR  
TOWN OF OSSINING  
WESTCHESTER COUNTY, NEW YORK  
PARCEL 9015-2-II

DATE 06-14-2021	DRAWN CV	CHECKED CF1
SCALE: NTS		
SHEET TITLE COVER SHEET		

PROJECT NUMBER 2021-06
DRAWING NUMBER CS-1
SHEET 1 of 6

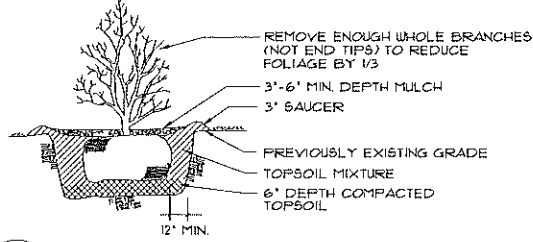




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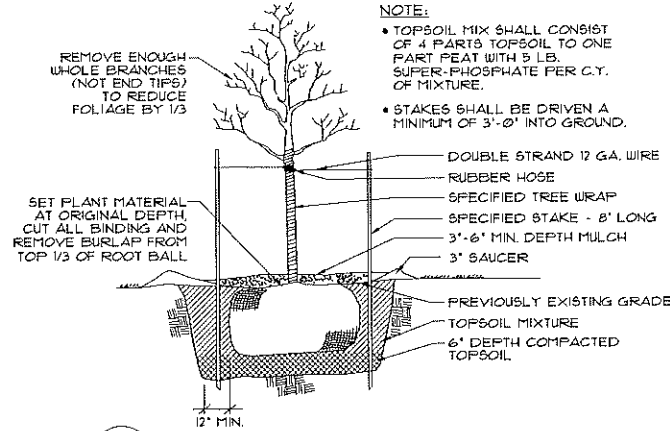
DRAWING NUMBER  
SHEET 3 of 6

- NOTE:
- PLANT SHALL BE SET AT ORIGINAL DEPTH, ALL BINDING CUT, AND BURLAP REMOVED FROM TOP 1/3 OF ROOT BALL.
  - TOPSOIL MIX SHALL CONSIST OF 4 PARTS TOPSOIL TO ONE PART PEAT WITH 5 LB. SUPERPHOSPHATE ADDED PER CY OF MIXTURE.



3 SHRUB PLANTING DETAIL  
PL-1 NOT TO SCALE

- NOTE:
- TOPSOIL MIX SHALL CONSIST OF 4 PARTS TOPSOIL TO ONE PART PEAT WITH 5 LB. SUPERPHOSPHATE PER CY OF MIXTURE.
  - STAKES SHALL BE DRIVEN A MINIMUM OF 3'-0" INTO GROUND.



3 TREE PLANTING DETAIL  
PL-1 NOT TO SCALE

#### GENERAL NOTES:

- THIS PLAN FOR PLANTING USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK. CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE AGENCIES AND/OR UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES ON SITE BEFORE PLANTING.
- EXISTING TREES SHOWN ON PLAN THAT ARE TO BE RETAINED SHALL BE FLAGGED AND PROTECTED AS NECESSARY.
- THE CONTRACTOR SHALL NOT STOCKPILE MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
- WHERE DAMAGE AND/OR LOSS OF EXISTING TREES IS ATTRIBUTED TO STOCKPILING, EXCAVATING, OR NEGLIGENCE ON BEHALF OF THE CONTRACTOR, AS DETERMINED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REPLACE SUCH TREES WITH TREES EQUIVALENT IN CALIPER TO EXISTING TREE.
- THE CONTRACTOR SHALL USE EXTREME CARE IN PROTECTING ALL PAVEMENT, FENCES, WALLS, EQUIPMENT, PLANT MATERIAL, ETC. FROM DAMAGE. ANY ITEMS DAMAGED OR DESTROYED SHALL BE REPAIRED OR REPLACED AT THE DISCRETION AND SATISFACTION OF THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR NEGATIVELY AFFECT ADJACENT PROPERTIES. SHOULD DESTRUCTION OCCUR, CONTRACTOR IS RESPONSIBLE FOR RESTORATION AT HIS OWN EXPENSE, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS ARE TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. SPECIMENS MAY REQUIRE SELECTION AND/OR INSPECTION FOR APPROVAL AT THE NURSERY BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN PLANT LIST.
- PLANT SIZES GIVEN ARE A MINIMUM RANGE OF SIZES. AT LEAST 65% OF THE MATERIAL SHALL BE OF A SIZE WITHIN THE UPPER HALF OF THE RANGE OR LARGER.
- ALL PLANT MATERIAL TO BE VIGOROUS, FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL TO BE TRUE REPRESENTATIVES FOR THEIR SPECIES.  
NO SUBSTITUTION SHALL BE ACCEPTED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO GRADE OF NURSERY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES SHOWN ON THE PLANS AND MUST INSTALL MATERIAL IN A WORKMANSHIP MANNER.
- ALL B+B MATERIAL IS TO HAVE BALL PLANT SIZE RELATIONSHIP AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERIES.
- PLANTING SEASON: SPRING - MARCH 1 TO MAY 15 - DECIDUOUS  
FALL - APRIL 1 TO JUNE 1 - EVERGREENS  
AUGUST 15 TO OCTOBER 15 - EVERGREENS  
SEPTEMBER 15 TO NOV. 15 - DECIDUOUS  
IF SUMMER PLANTING IS NECESSARY, SPRAY ALL SHRUBS WITH ANTI-DESICCANT SPRAY - ONCE AT NURSERY AND AGAIN AT TIME OF PLANTING.
- TOPSOIL TO BE FURNISHED FOR THIS WORK SHALL BE A NATURAL FERTILE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURE OF SUBSOIL, AND SHALL BE FREE OF STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEEOUS MATTER. TOPSOIL SHALL HAVE ACIDITY RANGE OF pH 5.0 TO pH 7.0 AND SHALL CONTAIN NOT LESS THAN 9% ORGANIC MATTER AS DETERMINED BY LOSS OF IGNITION OF MOISTURE-FREE SAMPLES DRIED AT 100°C. THE TOPSOIL SHALL BE SCREENED. CONTRACTOR SHALL SUBMIT A CHEMICAL AND MECHANICAL ANALYSIS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.  
IF REQUIRED, TOPSOIL SHALL BE AMENDED TO MEET ABOVE STATED REQUIREMENTS.
- COMMERCIAL FERTILIZER, 10-6-4, SHALL BE APPLIED AT THE RATE OF 25 LBS. PER 1000 SF. AND WORKED LIGHTLY INTO THE TOP 3" OF TOPSOIL FOR LAWN AREAS WHICH ARE DISTURBED.
- MANURE SHALL BE WELL ROTTED HORSE OR COW MANURE AND SHALL BE INCORPORATED INTO THE TOPSOIL FOR SHRUB AND TREE PLANTINGS AT THE RATE OF 2 CY MANURE TO 1 CY TOPSOIL.
- CONTRACTOR SHALL PRUNE ALL EXISTING PLANT MATERIAL INDICATED TO REMAIN. PAINT ALL MAJOR CUTS 1/2" DIAMETER AND GREATER.
- ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 2" LAYER OF COMMERCIAL HORTICULTURAL PEAT MOSS AND A TOP DRESS OF 1-1/2" OF SPAGNUM CHUNKS. A MULCH AND PEAT MOSS SAMPLE MUST BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS TO BE SEEDED ARE TO RECEIVE 3" MINIMUM LAYER OF TOPSOIL. SEE PLANTING DETAILS FOR TOPSOIL REQUIREMENT FOR TREES AND SHRUBS.
- SEED MIX SHALL BE AS FOLLOWS:

LAWN MIX	PROPORTION BY WEIGHT	MINIMUM GERMINATION	MINIMUM VIABILITY
TOUCHDOWN KENTUCKY BLUE	20%	80%	98%
REBEL II FESCUE	60%	85%	98%
PERENNIAL RYEGRASS	20%	85%	98%

SEEDING RATE SHALL BE 5 LB. PER 1000 SF.
- ALL DISTURBED AREAS NOT SHOWN AS PLANTED OR SEEDED ARE TO BE TOPSOILED AND SEEDED OR RETURNED TO THEIR ORIGINAL STATE BEFORE DISTURBANCES AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL AREAS NOT RELATED TO DEVELOPMENT ARE TO REMAIN IN THEIR NATURAL STATE AND PROTECTED.
- NO SHEARED EVERGREEN MATERIAL WILL BE ACCEPTED. ALL EVERGREENS MUST BE OF A NATURAL CHARACTER.
- GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE (12) MONTH PERIOD. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL TWELVE (12) MONTHS.
- INSPECTION FOR BEGINNING THE GUARANTEE PERIOD: INSPECTION OF THE PLANTING WORK TO DETERMINE ITS COMPLETION FOR BEGINNING THE GUARANTEE PERIOD, WILL BE MADE BY THE LANDSCAPE ARCHITECT UPON NOTICE REQUESTING SUCH INSPECTION BY THE CONTRACTOR AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED DATE. ALL PLANTING MUST BE ALIVE AND HEALTHY IN ORDER TO BE CONSIDERED COMPLETE.
- FINAL INSPECTION AND REPLACEMENTS: INSPECTION OF THE PLANTING TO DETERMINE ITS FINAL ACCEPTANCE WILL BE MADE AT THE CONCLUSION OF THE GUARANTEE PERIOD BY THE LANDSCAPE ARCHITECT. NO PLANTS WILL BE ACCEPTED UNLESS THEY ARE ALIVE AND HEALTHY. THE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD OR, IN THE OPINION OF THE LANDSCAPE ARCHITECT, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. THE COST OF SUCH REPLACEMENT(S) SHALL

LAWN SEED MIX (SEE NOTE 24)  
3" TOPSOIL (SEE NOTE 18)



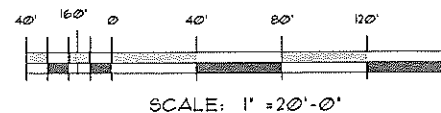
1 DETAIL FOR SEEDING  
PL-1 NOT TO SCALE

#### PLANTING PLAN

SCALE: 1" = 20'-0"

#### PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
MB	7	MALUS BECCATA COLUMNARIS	COLUMNAR SIBERIAN CRAB	6'-8' HGT.	B/B
QP	2	QUERCUS PALUSTRIS	PIN OAK	11'-13' HGT.	1 1/2"-2" CALIPER
JC	41	JUNIPERUS CHINENSIS 'SARGANTI'	BLUE SARGENT JUNIPER	15'-18' HGT.	2" CAN
CS	10	CLETHRA LANIFOLIA (SUMMERSWEET)	SUMMERSWEET	18'-24' HGT.	B/B
CP	8	CLETHRA LANIFOLIA ROSEA	PINK SUMMERSWEET	18'-24' HGT.	B/B



16 NYCRR PART 253  
REQUIRES A WORKING DAYS NOTICE PRIOR  
TO START OF ANY UNDERGROUND WORK

**Dig Safely.**  
New York  
www.digsafelynewyork.com  
1-800-962-7962

#### LEGEND:

- LOCATION FOR LAWN
- INDICATES KEY
- INDICATES QUANTITIES
- NOTE: QUANTITIES IN PLANT LIST PREVAIL OVER QUANTITIES ON PLAN
- PROPERTY LINE

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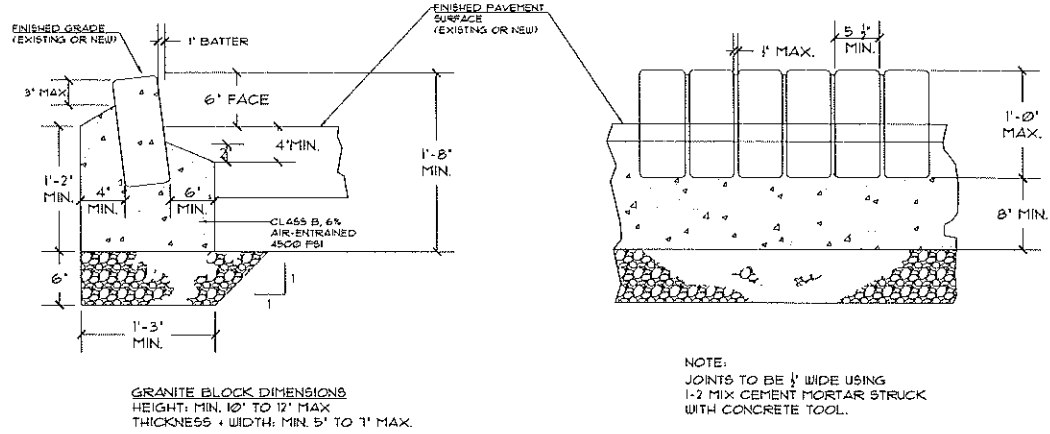
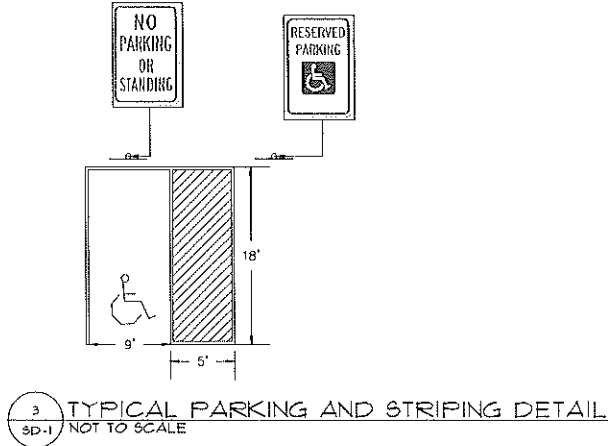
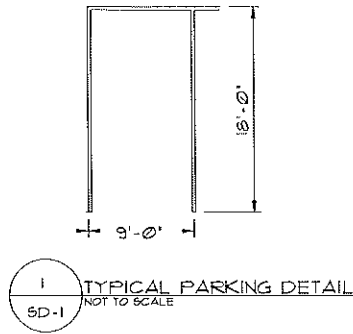
REVISIONS	DESCRIPTION
NO.	DATE

**CHARLES P. MAY & ASSOCIATES, P.C.**  
DESIGN PROFESSIONALS  
367 Windsor Highway, Suite 203  
Farmingdale, New York 11735  
New York, New York 10003  
B 4 5 5 5 7 4 7  
E 6 4 3 3 0 5 0  
Email: charlesmay@charlesmay.com  
Web: www.charlesmay.com

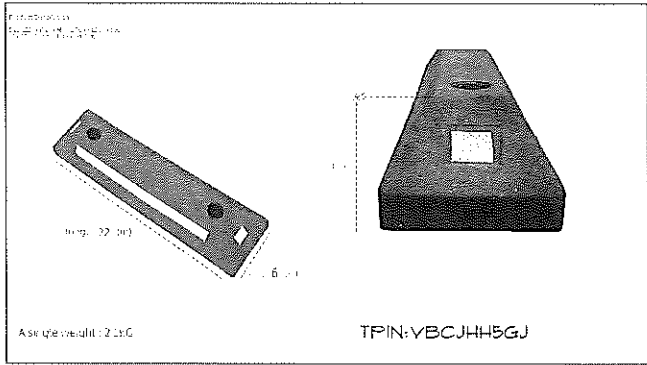
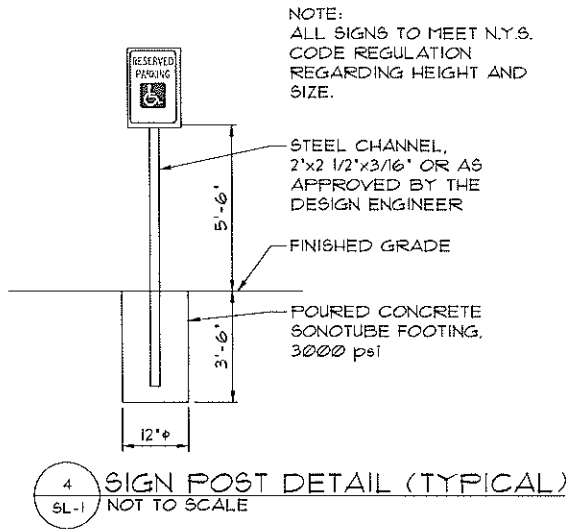
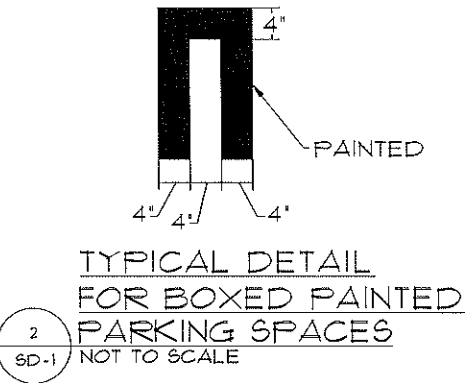
540 NORTH STATE ROAD  
BRIARCLIFF MANOR  
TOWN OF OSSING  
WESTCHESTER COUNTY, NEW YORK  
PARCEL 90.15-2-11

DATE	DRAWN	CHECKED
06-14-2021	CV	CPM
SCALE: 1"=20'		
SHEET TITLE		
PLANTING PLAN		

PROJECT NUMBER
2021-06
PL-1
DRAWING NUMBER
SHEET 4 OF 7



NOTE:  
JOINTS TO BE 1/2" WIDE USING  
1-2 MIX CEMENT MORTAR STRUCK  
WITH CONCRETE TOOL.



NOTE:  
CAR STOP IS TO BE PLACED  
2.5' FROM THE FRONT BUMPER.

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THE DRAWING AND/OR IN THE SPECIFICATION.

REVISIONS		DESCRIPTION
NO.	DATE	BY

CHARLES P. MAY & ASSOCIATES, P.C.	
DESIGN PROFESSIONALS	
367 Windsor Highway, Suite 203 Briarcliff Manor, NY 10512 914-592-7447 Email: charlesmay@cpma.com Website: www.charlesmay.com	

540 NORTH STATE ROAD	
BRIARCLIFF MANOR	
TOWN OF OSSING	
WESTCHESTER COUNTY, NEW YORK	
PARCEL 90.15-2-11	

DATE	DRAWN	CHECKED
06-14-2021	CV	CPT

SCALE	N.T.S.
SHEET TITLE	
SITE DETAILS SHEET	

PROJECT NUMBER
2021-06

SD-1
DRAWING NUMBER

SHEET 6 of 6
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