

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



SITE LOCATION MAP  
N.T.S

REVISIONS		DESCRIPTION
NO.	DATE	BY

CHARLES P. MAY & ASSOCIATES, P.C.  
DESIGN PROFESSIONALS  
367 Windsor Highway  
New Windsor, New York 12553  
845-567-3030  
Email: charlesmayassoc@aol.com Website: www.charlesmayassoc.com

REGISTERED LANDSCAPE ARCHITECT  
CHARLES P. MAY  
STATE OF NEW YORK  
701

SITE DATA INFORMATION

TAX GRID NUMBER: 9015-2-II  
ZONE: C-20 COMMERCIAL  
USE: GENERAL BUSINESS  
ACREAGE: 0.47 ACRES  
20,473 SF

PARKING REQUIREMENTS:

USE	AREA	CALCULATION	REQUIRED	PROVIDED
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	24 SPACES
HANDICAP SPACES				1 SPACE
28 TOTAL				34 TOTAL
TOTAL				28 SPACES 34 SPACES

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
F.F.E.	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
HP/S	HIGH POINT OF SWALE	STA. 0 + 00	STATION POINT
TF OR RE	TOP OF FRAME OR RIM ELEVATION	—E—	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

16 NYCRR PART 753  
REQUIRES 2 WORKING DAYS NOTICE PRIOR  
TO START OF ANY UNDERGROUND WORK

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www.digsafelynewyork.com  
1-800-962-7962

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
6	SD-1	SITE DETAIL SHEET
7	SD-2	SITE DETAIL SHEET

STATE LAW PROHIBITS ANY PERSON FROM ALTERING ANYTHING ON THIS DRAWING AND/OR THE ACCOMPANYING SPECIFICATION, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL. WHERE SUCH ALTERATIONS ARE MADE THE LICENSED PROFESSIONAL MUST SIGN, SEAL, DATE, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATION.



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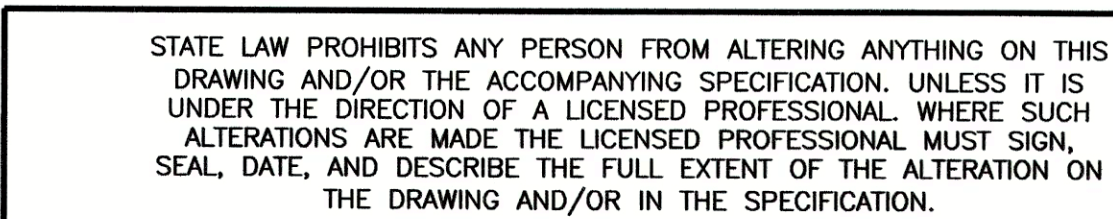
DATE 06-14-2021	DRAWN CV	CHECKED CFM
SCALE N.T.S		
SHEET TITLE COVER SHEET		

PROJECT NUMBER  
2021-06

CS-1

DRAWING NUMBER  
SHEET 1 of 1





PROJECT NUMBER
2021-06
BS-1
DRAWING NUMBER
SHEET 2 of 7



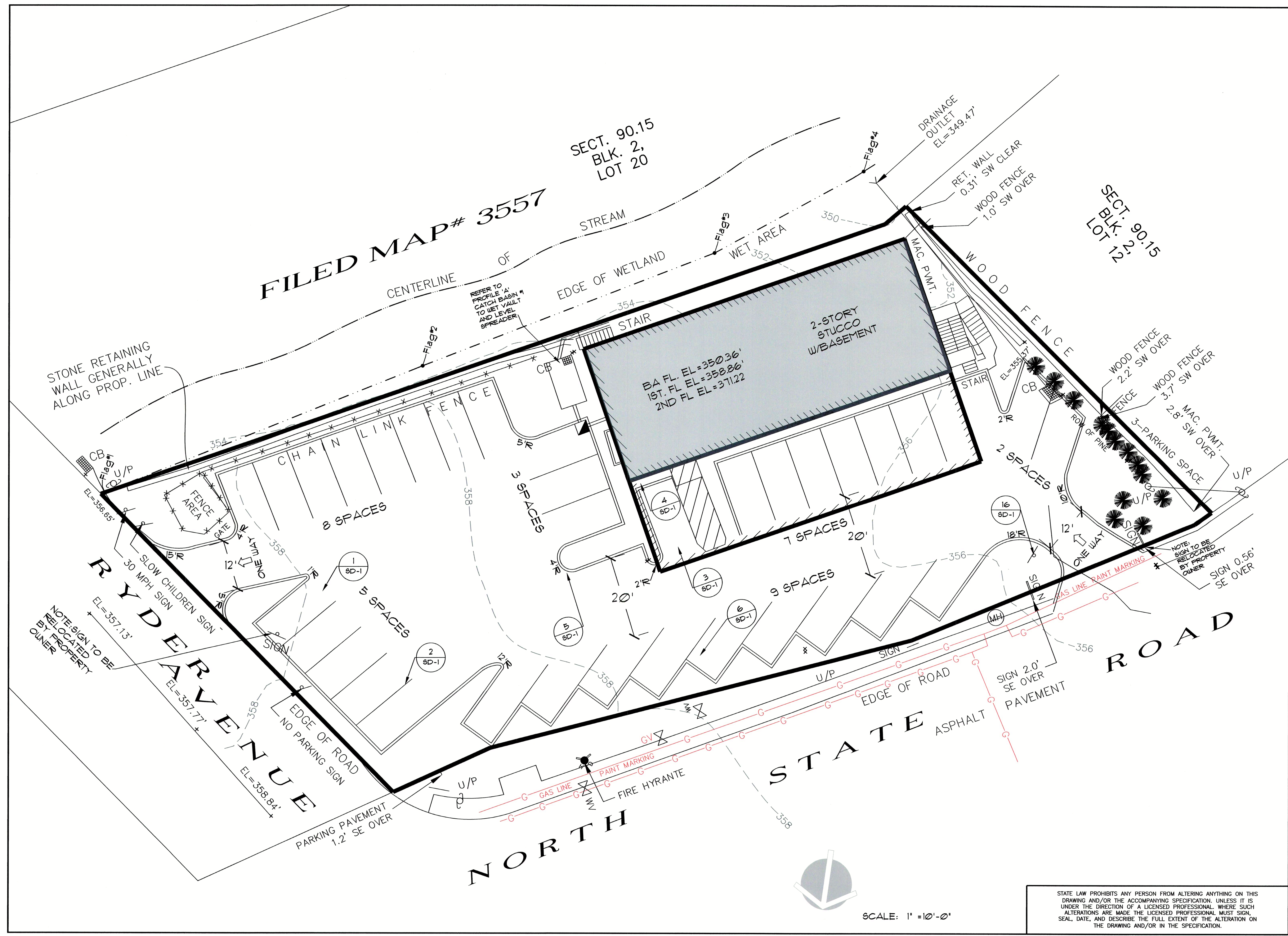




Diagram illustrating the required tree pit dimensions and planting specifications:

- REMOVE ENOUGH WHOLE BRANCHES (NOT END TIPS) TO REDUCE FOLIAGE BY 1/3
- 3"-6" MIN. DEPTH MULCH
- 3' SAUCER
- PREVIOUSLY EXISTING GRADE
- TOPSOIL MIXTURE
- 6" DEPTH COMPACTED TOPSOIL
- 12' MIN.

3 SHRUB PLANTING DETAIL  
PL-1 NOT TO SCALE

Diagram illustrating the components and layers of a tree pit installation:

- REMOVE ENOUGH WHOLE BRANCHES (NOT END TIPS) TO REDUCE FOLIAGE BY 1/3
- PLANTING BALL (SEE NOTE 29)
- SET PLANT MATERIAL AT ORIGINAL DEPTH, CUT ALL BINDING AND REMOVE BURIAL FROM TOP 1/3 OF BALL
- ROOT FLARE (SEE NOTE 35)
- 3"-6" MIN. DEPTH MULCH
- SOIL PLANTING SAUCEGER EDGE (SEE NOTE 32)
- 3" SAUCEGER
- PREVIOUSLY EXISTING GRADE
- TOPSOIL MIXTURE
- 6" DEPTH COMPACTED TOPSOIL
- EXISTING SOIL
- FINISHED GRADE
- MULCH (SEE NOTE 31)
- PLANTING SOIL
- 12" MIN.
- SEE - REQUIRED PIT PLANT DIAMETER

**NOTE:**  
 • TOPSOIL MIX SHALL CONSIST OF 4 PARTS TOPSOIL TO ONE PART FEAT WITH 5 LB. OF MIXTURE

2  
PL-1

GENERAL TREE PLANTING DETAIL  
NOT TO SCALE

3. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK. CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE AGENCIES AND/OR UTILITY COMPANIES.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES ON SITE BEFORE PLANTING.
6. EXISTING TREES SHOWN ON PLAN THAT ARE TO BE RETAINED SHALL BE FLAGGED AND PROTECTED AS NECESSARY.
7. THE CONTRACTOR SHALL NOT STOCKPILE MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
8. 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 CALIFOR TO EXISTING TREE.
9. 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.
10. 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.
11. ALL PLANT MATERIALS ARE TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANYTIME WHEN 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.
12. 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.
13. ALL PLANT MATERIAL TO BE VIGOROUS, FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL TO BE TRUE REPRESENTATIVES FOR THEIR SPECIES.
14. NO SUBSTITUTION SHALL BE ACCEPTED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
15. PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO GRADE OF NURSERY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES SHOWN ON THE PLANS AND MUST INSTALL MATERIAL IN A WORKSMANSHIP MANNER.
17. ALL BAB MATERIAL IS TO HAVE BALL PLANT SIZE RELATIONSHIP AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
18. PLANTING SEASON: 

<u>SPRING</u> -	MARCH 1 TO MAY 15	- DECIDUOUS
<u>FALL</u> -	AUGUST 1 TO JUNE 1	- EVERGREENS
	APRIL 15 TO OCTOBER 15	- EVERGREENS
	SEPTEMBER 15 TO NOV. 15	- DECIDUOUS

10. 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 EXTRANEOUS MATTER. TOPSOIL SHALL HAVE ACIDITY RANGE OF PH 5.0 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 5% 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.

19. CONTRACTOR SHALL PRUNE ALL EXISTING PLANT MATERIAL INDICATED TO REMAIN. PAINT ALL MAJOR CUTS 1/2" DIAMETER AND GREATER.

20. ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 2" LAYER OF COMMERCIAL HORTICULTURAL PEAT MOSS AND A TOP DRESS OF 1-1/2" OF SPHAGNUM CHUNKS. A MULCH AND PEAT MOSS SAMPLE MUST BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
21. ALL DISTURBED AREAS TO BE SEEDBED ARE TO RECEIVE 3" MINIMUM LAYER OF TOPSOIL. SEE PLANTING DETAILS FOR TOPSOIL REQUIREMENT FOR TREES AND SHRUBS.

<u>LAWN MIX:</u>	<u>PROPORTION BY WEIGHT</u>	<u>MINIMUM GERMINATION</u>	<u>MINIMUM PURITY</u>
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.

23. 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.

24. ALL AREAS NOT RELATED TO DEVELOPMENT ARE TO REMAIN IN THEIR NATURAL STATE AND PROTECTED.

25. NO SHEARED EVERGREEN MATERIAL WILL BE ACCEPTED. ALL EVERGREENS MUST BE OF A NATURAL CHARACTER

26. **GARANTEE:** 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.

27. 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.

28. **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

29. PLANTING BALL-ON B&B MATERIAL, BURLAP OR OTHER CONTAINER MATERIAL SHALL BE REMOVED FROM THE UPPER HALF OF THE ROOT BALL AND DISPOSED OF.

30. HEIGHT OF PLANTING SAUCER SHALL BE 3'

31. MULCH SHALL BE A MAXIMUM OF 3" DEEP AND TAPERED DOWN TO LEAVE THE ROOT FLARE EXPOSED. WHEN PLANTING ON SLOPES, DOWNHILL SIDE MUST BE STABILIZED APPROPRIATELY. OR SEEDING ON DOWNHILL SIDE MAY BE SPECIFIED.

32. MATERIALS FOR PROTECTION OF PLANTS SHALL BE A COMMERCIALY AVAILABLE PRODUCTS INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

33. THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.

34. ALL PLANT MATERIAL IS TO BE WATERED UPON INITIAL INSTALLATION AND AT LEAST EVERY TWO WEEKS OR AS DETERMINED BY WEATHER WHICH COULD BE DETRIMENTAL TO THE HEALTH AND GROWTH HABITS OF THE PLANT MATERIAL. WATERING PLANT MATERIAL DURING WINTER MONTHS SHOULD NOT BE FOUND TO BE NECESSARY.

16 NYCRR PART 753  
REQUIRES 2 WORKING DAYS NOTICE PRIOR  
TO START OF ANY UNDERGROUND WORK

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[illegible]

**CHARLES P. MAY & ASSOCIATES, P.C.**

**DESIGN  
PROFESSIONALS**

□ 357 Windsor Highway □ 1073 Main Street, Suite 203  
New Windsor, New York 12553  
Franklin, New York 12524  
845-656-7730 845-656-7477

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PARCEL 9015-2-11

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

PROJECT NUMBER

2021-06

PL-1

DRAWING NUMBER

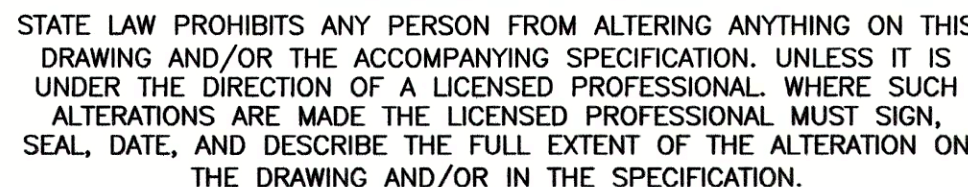
SHEET 4 of 7

Drawing Name: C:\PROJECTS\540 N. STATE ROAD\SHEETS\SHT\_PL-1.DWG  
 Date: 08/04/21  
 Time: 2:59 PM  
 Referenced Drawings: DigSafe SitePlan\_BriarwoodApts





NOTE:  
CONTRACTOR TO  
REMOVE EXISTING CATCH  
BASIN. BE AWARE OF GAS  
LINE IN THIS VICINITY.  
REFER TO BS-1 FOR  
LOCATION OF GAS LINE.  
REFER TO SG-1 PROFILE  
'A' FOR CONSTRUCTION OF  
PROPOSED CB AND WET  
VAULT.



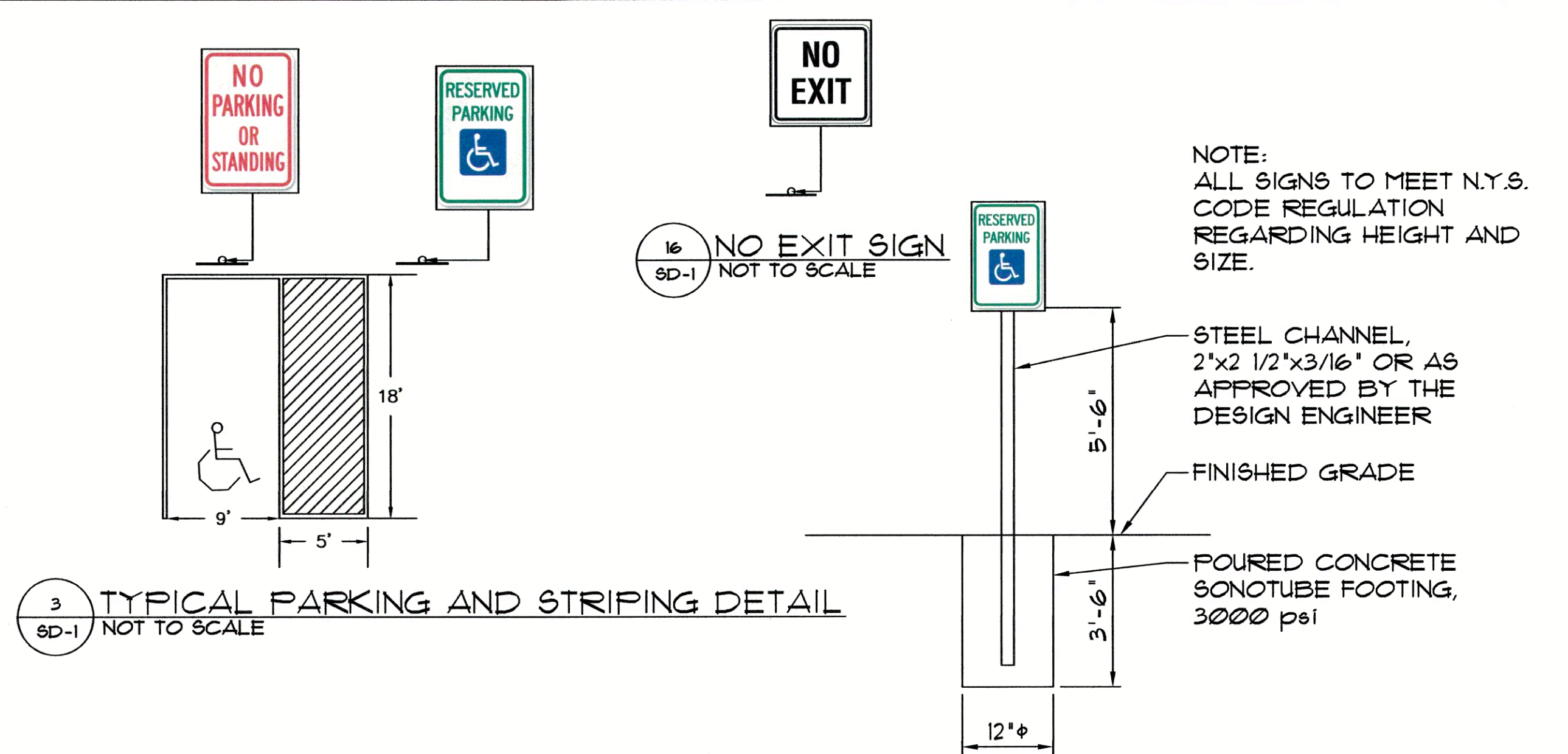
PROJECT NUMBER  
2021-06

SG-1

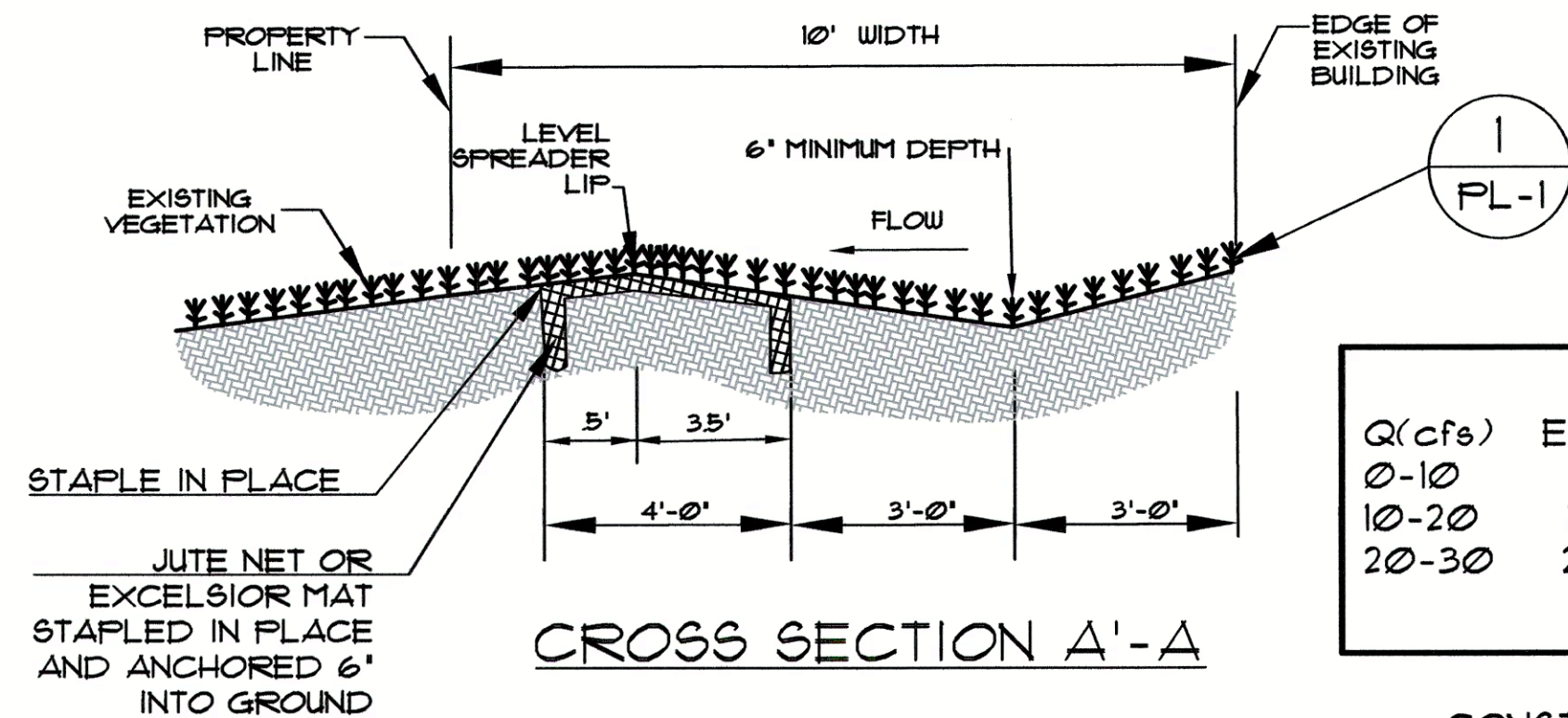
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SHEET 5 of 7





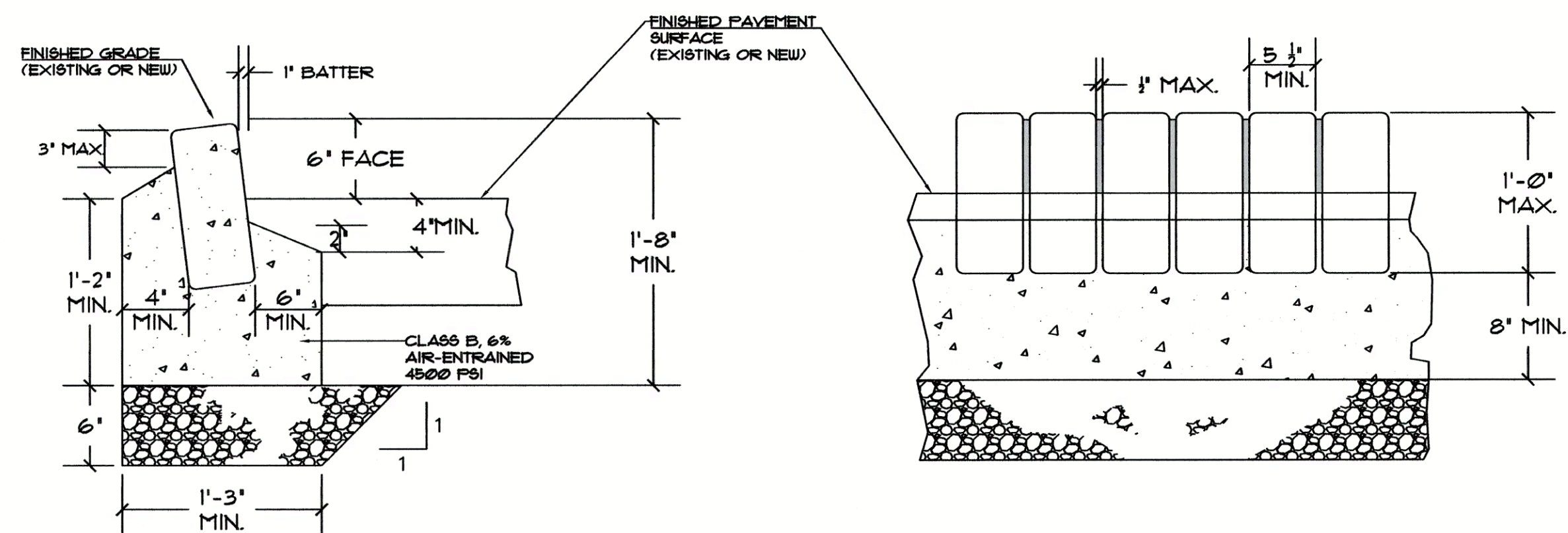
4 SIGN POST DETAIL (TYPICAL)  
SL-1 NOT TO SCALE



Q(cfs)	E.W.(ft)	D(ft)	LENGTH(ft)
0-10	10	0.5	10
10-20	16	0.6	20
20-30	24	0.7	30

- CONSTRUCTION SPECIFICATIONS
1. THE MATTING SHOULD BE A MINIMUM OF 4FT. WIDE EXTENDING 6 INCHES OVER THE LIP AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 12 INCHES IN LENGTH.
  2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
  3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL NOT FILL.
  4. THE RUNOFF DISCHARGE WILL BE OUTLETED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
  5. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

9 LEVEL SPREADER  
SD-1 NOT TO SCALE

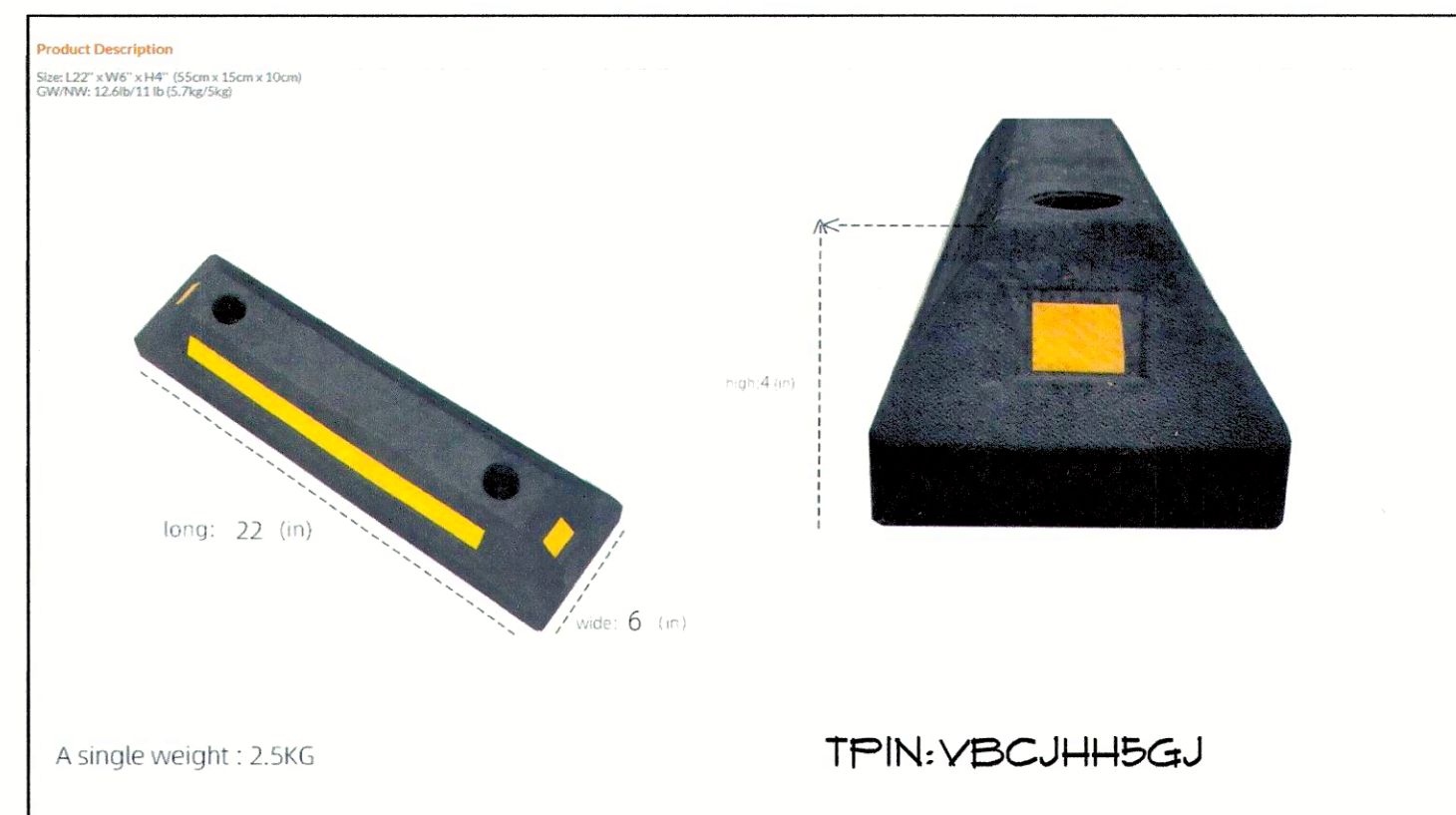


GRANITE BLOCK DIMENSIONS  
HEIGHT: MIN. 10" TO 12" MAX  
THICKNESS + WIDTH: MIN. 5" TO 7" MAX.

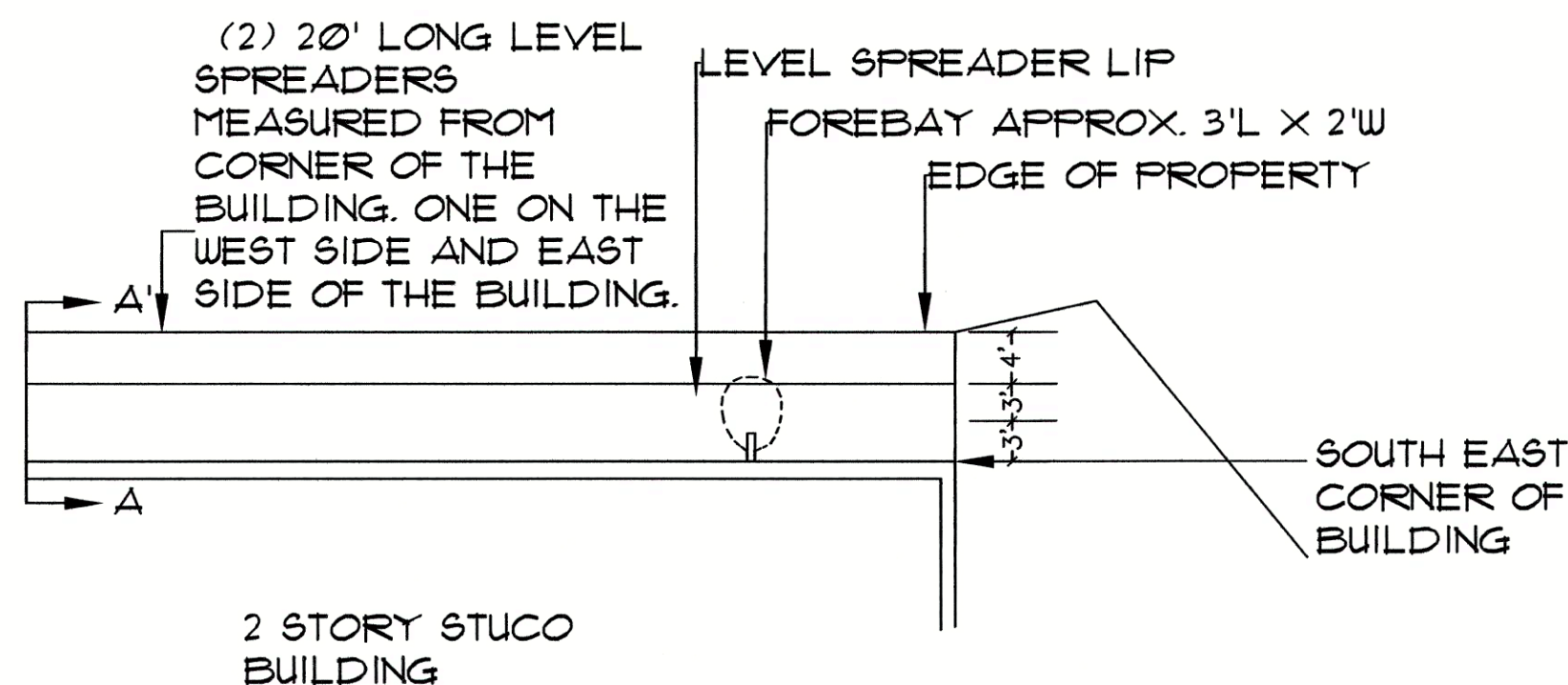
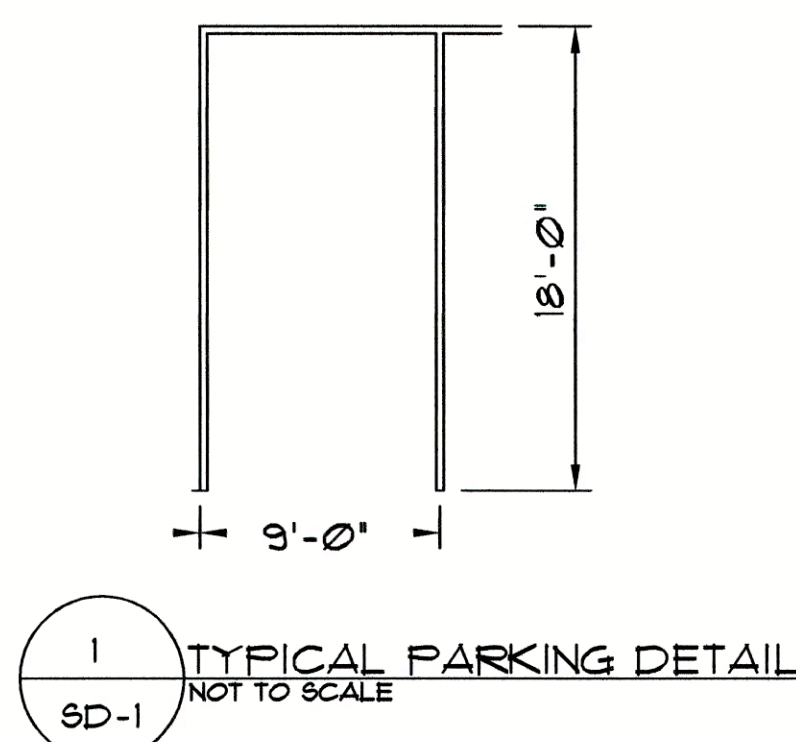
5 GRANITE BLOCK CURB  
SD-1 NOT TO SCALE

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

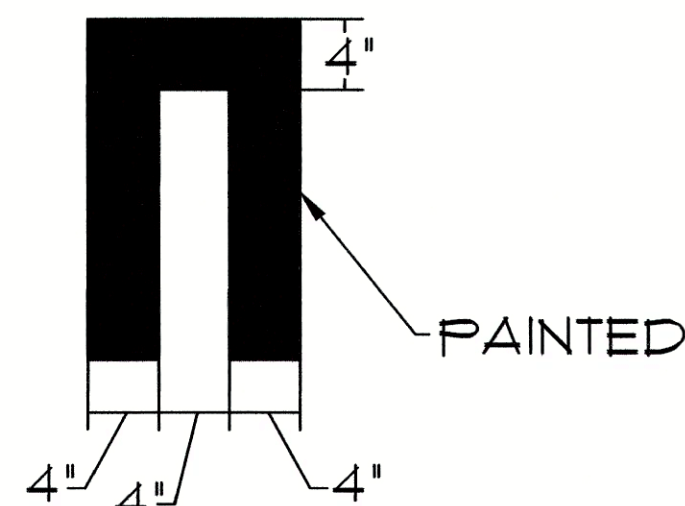
6 CAR STOP GARAGE PARKING STOPPER  
SD-1 NOT TO SCALE



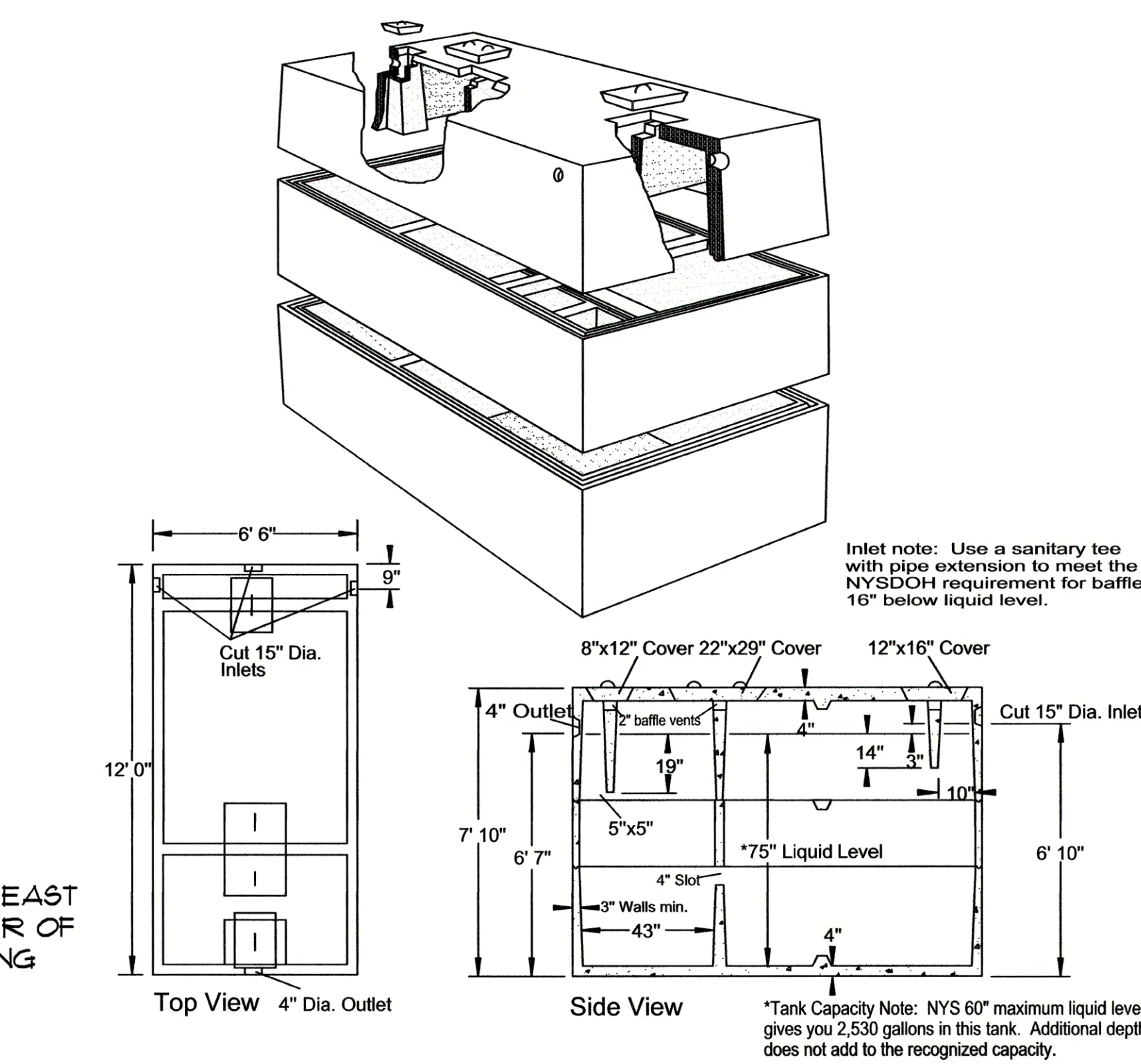
NOTE:  
CAR STOP IS TO BE PLACED  
2.5' FROM THE FRONT BUMPER.



10 LOCATION PLAN OF LEVEL SPREADER  
SD-1 NOT TO SCALE



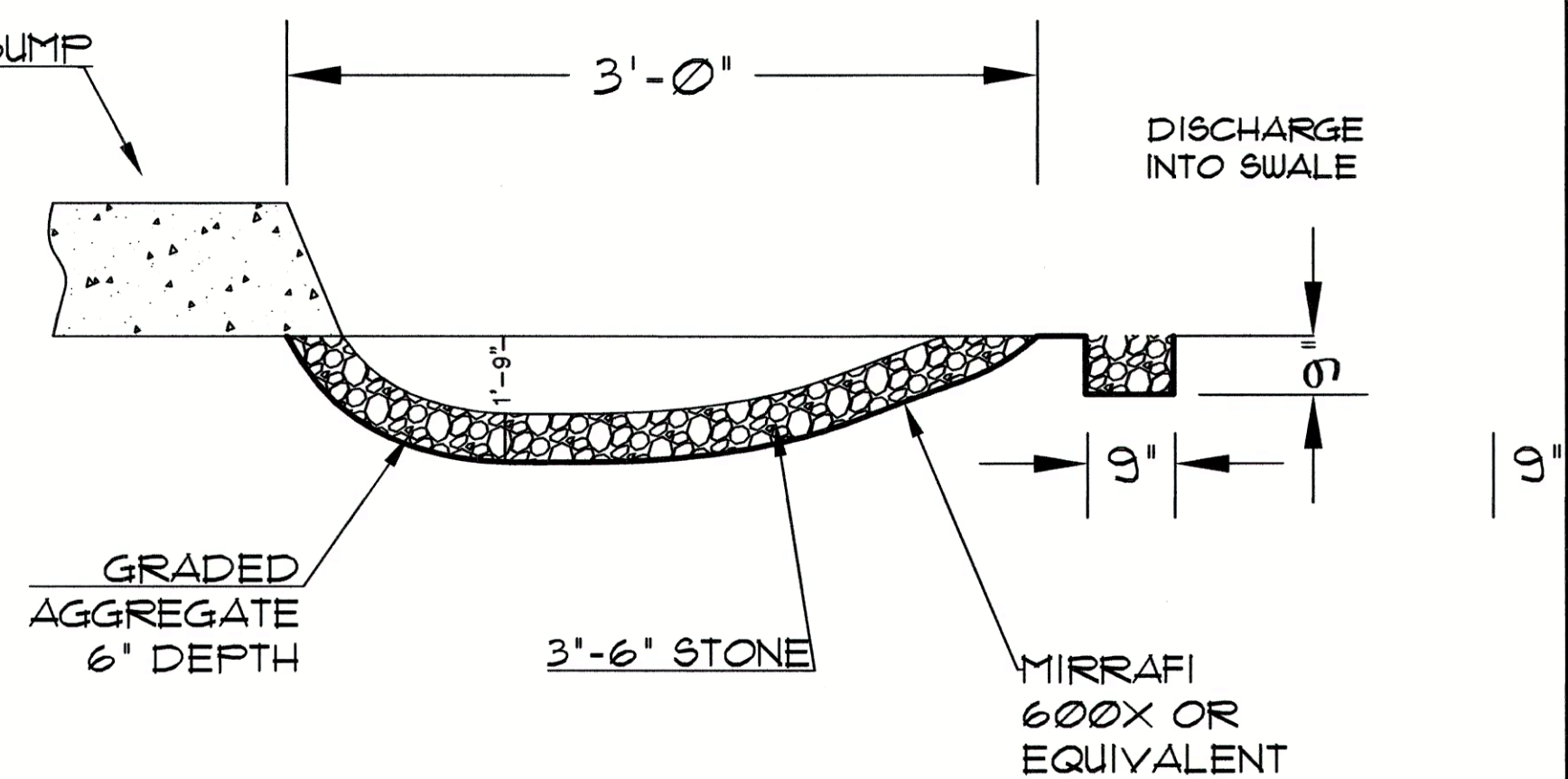
2 TYPICAL DETAIL FOR BOXED PAINTED PARKING SPACES  
SD-1 NOT TO SCALE



SPECIFICATIONS	WET VAULT PRECAST SEPTIC TANKS MODEL ST-3000 / 3000 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar, 6x6x10ga. WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = 18,000 lbs Load Rating: 300 psf	<b>Woodard's Concrete Products, Inc.</b> 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

www.woodardsconcrete.com

7 3000 GAL. WET VAULT  
SD-1 NOT TO SCALE



8 DETAIL OF FOREBAY  
SD-1 NOT TO SCALE

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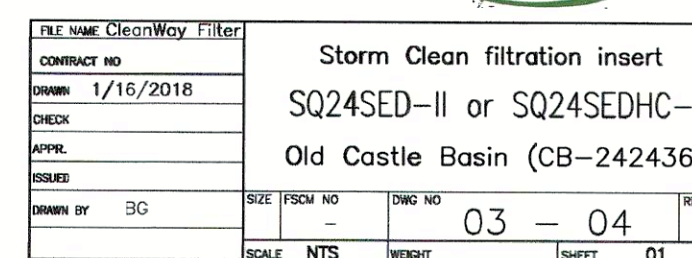
DATE	DRAWN	CHECKED
06-14-2021	CV	CFM
SCALE: N.T.S.		
SHEET TITLE		
SITE DETAILS SHEET		

PROJECT NUMBER  
2021-06

SD-1

DRAWING NUMBER  
SHEET 6 of 7





14 IN-LINE GRAVITY MAIN CLEANOUT  
SD-2 NOT TO SCALE

**PROJECT NUMBER**  
2021-06

**DRAWING NUMBER**  
SD-2

**SHEET 1 of 1**

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