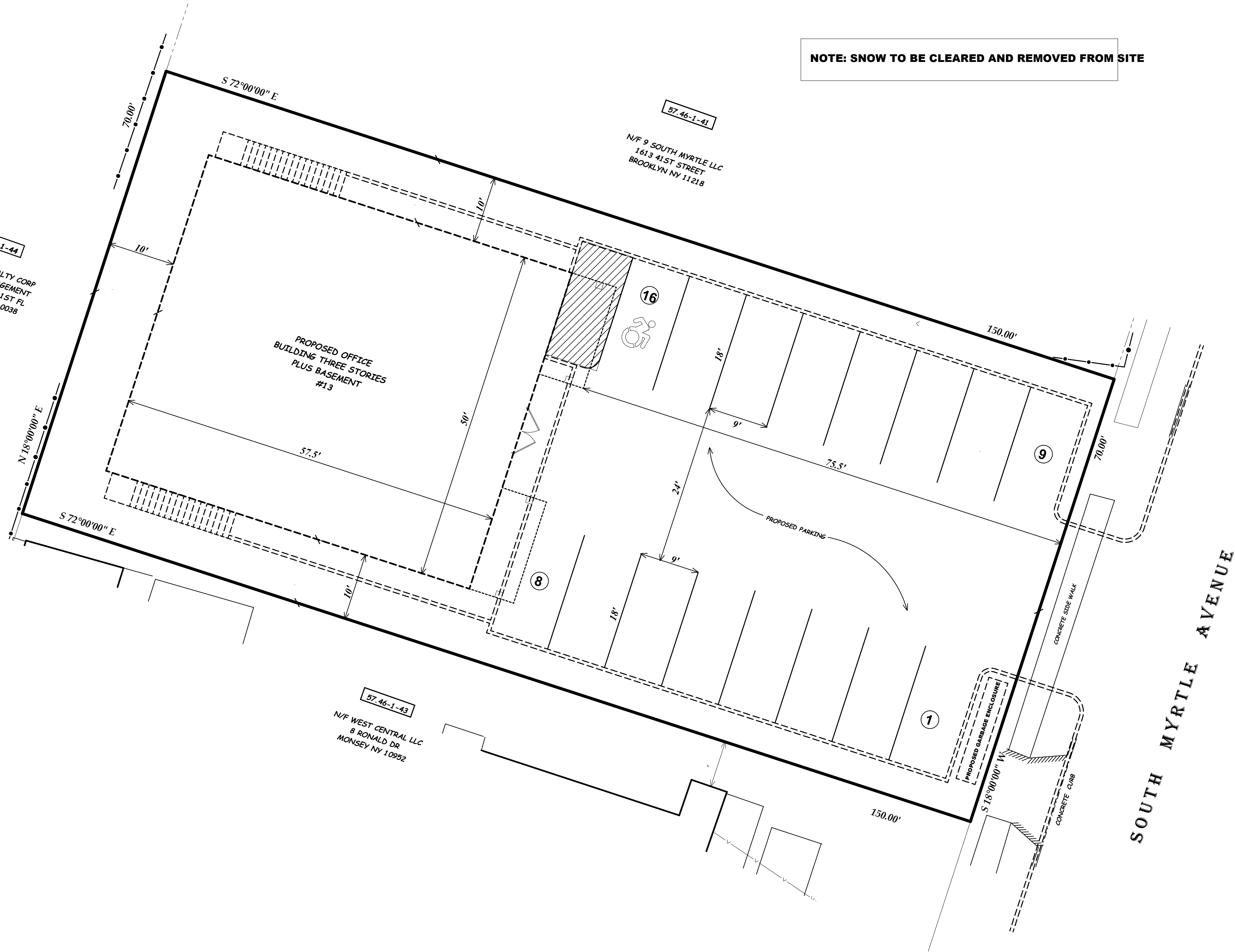


57.46-1-44
N/F LATOV REALTY CORP
% BRAUN MANAGEMENT
140 BROADWAY 15TH FL
NEW YORK NY 10038



NOTE: SNOW TO BE CLEARED AND REMOVED FROM SITE

- NOTES:
1. TAX MAP NUMBER- MAP 57.46-1-42
 2. APPLICANT: 13 S. MYRTLE AVE
SPRING VALLEY, N.Y. 10977
 3. OWNER: SAME AS APPLICANT
 4. TOTAL AREA= 10,500 SQUARE FEET = 0.24 ACRES
 5. TOTAL NUMBER OF LOTS 1
 6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP
AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION
239N OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
 7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS
AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.
- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
2) SEWER DISTRICT: RCD#1
3) WATER DISTRICT: VEOLIA
4) FIRE DISTRICT: SPRING VALLEY
5) AMBULANCE DISTRICT: SPRING HILL
6) POLICE DISTRICT: SPRING VALLEY
7) SCHOOL DISTRICT: EAST RAMAPO

VICINITY MAP SCALE 1"=200'



BULK REQUIREMENTS ZONE: POR OFFICE BUILDING

	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH	FRONT YARD	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING
REQUIRED	10,000 SF	100'	30'	15'	30'	30'	35'	3 STORIES	0.30	40
PROVIDED	10,500 SF	70"	75.5'	10"	10"	20"	<35'	3 STORIES	0.94*	16"

* VARIANCE REQUIRED

PARKING CALCULATIONS

PARKING / 250 SF

9,872 / 250 S.F. = 40 SPACES (NET SQFT)

#	DATE	DESCRIPTION
4	11/25/2024	PARKING REVISION
3	8/7/2024	COMMENTS
2	6/3/2024	REVISION
1	4/19/2024	PRELIMINARY SITE PLAN

LOT AREA=10,500 SQUARE FEET
TAX MAP DESIGNATION: 57.46-1-42

PROPOSED PLANIMETRIC
PLAN FOR

13 S. MYRTLE AVE

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

MARCH 21, 2024 SCALE : 1" = 10'

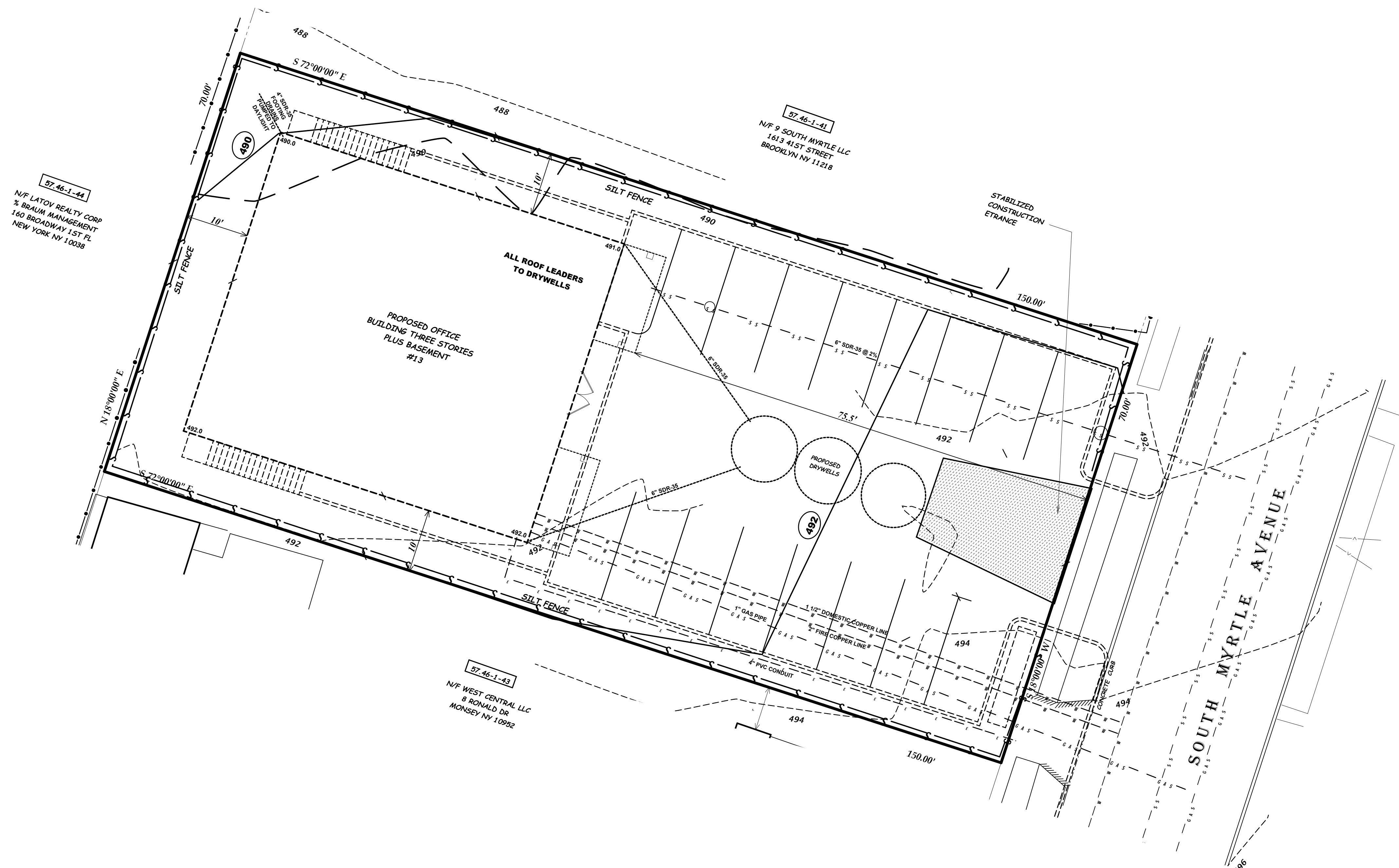
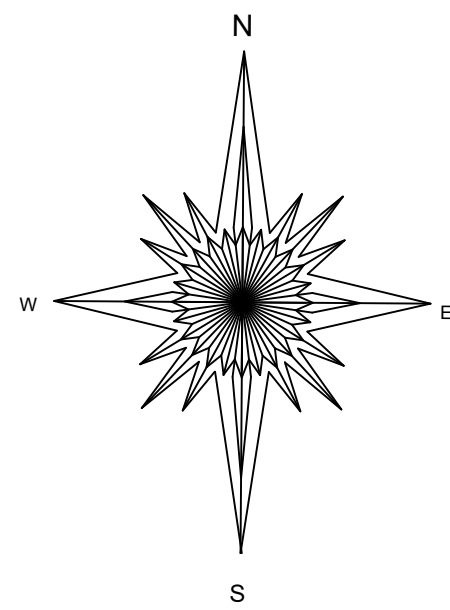
0 10 20 30

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

LIC#76244

SHEET 1 OF 4

2502



LOT AREA=10,500 SQUARE FEET
TAX MAP DESIGNATION: 57.46-1-42

PROPOSED GRADING &
UTILITIES PLAN FOR
13 S. MYRTLE AVE

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
MARCH 21, 2024 SCALE: 1" = 10'

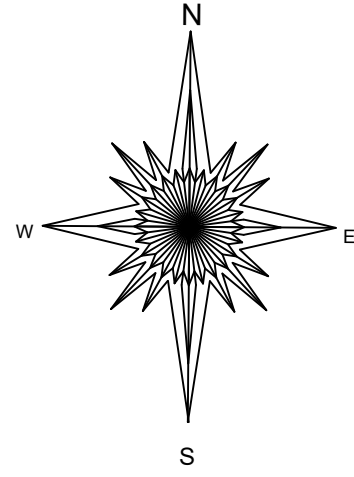
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845 429 5290 FAX 429 5974

Anthony R. Celetano LIC#76244

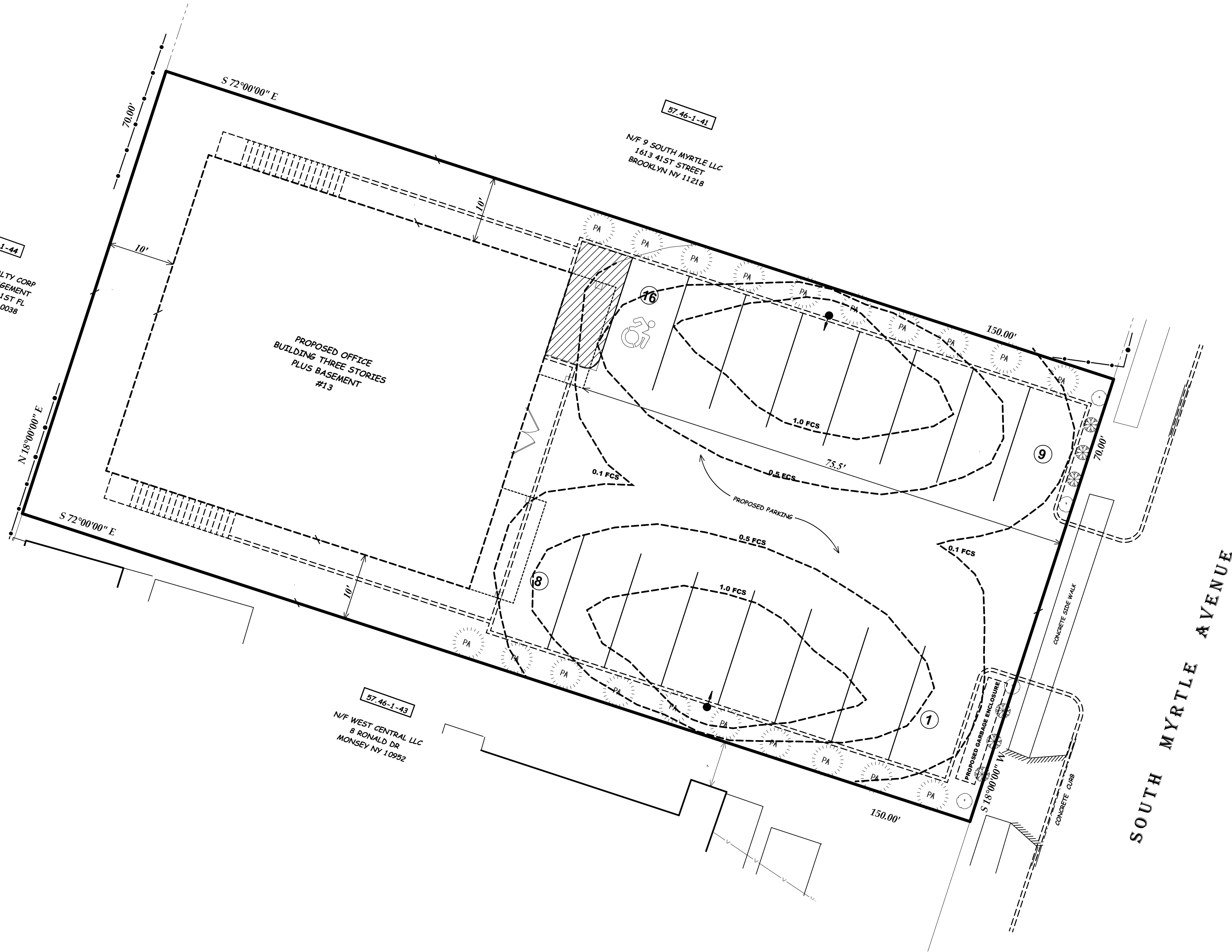
SHEET 2 OF 4

2502

#	DATE	DESCRIPTION
3	8/7/2024	COMMENTS
2	6/3/2024	REVISION
1	4/19/2024	PRELIMINARY SITE PLAN



57-46-1-44
N/F LATOV REALTY CORP
5 BRAUN MANAGEMENT
140 BROADWAY 15TH FL
NEW YORK NY 10038



57-46-1-43
N/F WEST CENTRAL LLC
8 RONALD DR
MONSEY NY 10922

57-46-1-41
N/F 9 SOUTH MYRTLE LLC
1413 41ST STREET
BROOKLYN NY 11218

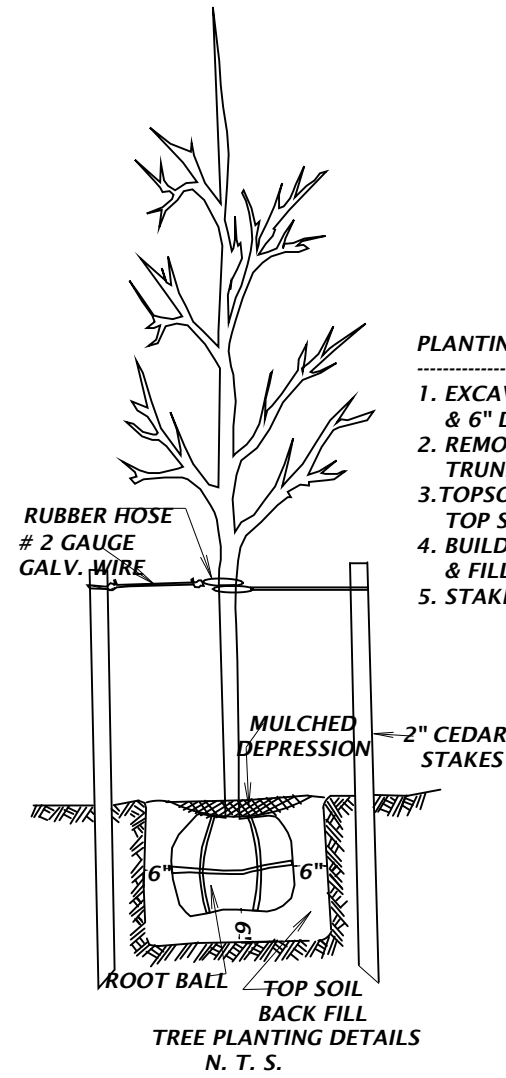
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
PA	6	NORWAY SPRUCE / PICEA ABIES	B & B
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
BM	3	WINTER GEM BOXWOOD / BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	5 GAL
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT
KF	4	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL

NOTES:

- ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAT-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.
- ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK. ANY LANDSCAPING REQUIRED AS A BUFFER TO SHIELD THE PARKING LOT SHALL REMAIN IN PERPETUITY AS LONG AS THE PARKING LOT EXISTS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK", CURRENT EDITION.
- ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHREDDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAMETER OF ROOTBALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.
- THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
- ALL AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
- TREES SHOWN TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING AT THE DRIP LINE. IF DURING CONSTRUCTION, IT IS DETERMINED THAT A TREE PROPOSED TO REMAIN NEEDS TO BE REMOVED, THE APPLICANT SHALL CONTACT THE BUILDING INSPECTOR OR THE VILLAGE PLANNER TO DETERMINE APPROPRIATE MITIGATION. A SIMILAR SIZE AND TYPE OF TREE WILL BE SELECTED FOR ITS REPLACEMENT.
- LAWN AREAS PREPARATION PER 1000 SF: (SHOW SPECIFICATIONS)
90 LBS HAY MULCH
15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE.
70 LBS GRANULATED LIMESTONE.

SEED MIXTURE: 30% tall fescue
30% red fescue
20% blue grass
20% ryegrass
- MULCH ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH
- STAKE ALL TREES WITH 2 CEDAR STAKES, RUBER HOSE AROUND TREE (6"0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
- PLANT PITS SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT-HUMUS TO 4 PARTS TOP SOIL. ADD 3 YEAR EEESEY GROW FERTILIZER PACKETS (OR EQUAL)- 1 PER INCH OF TREE CALIPER OR PER 12" HEIGHT OF SHURB.
- GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS
- ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
- PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN' STANDARDS.
- ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
- ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.



PLANTING NOTES:

- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THEN THE ROOT BALL
- REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM, BUT LEAVE BURLAP INTACT.
- TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOP SOIL, 1 PART SAND & ONE PART HUMUS.
- BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
- STAKE ALL TREES WITH 2" CEDAR STAKES.



LOT AREA=10,500 SQUARE FEET
TAX MAP DESIGNATION: 57-46-1-42

PROPOSED LANDSCAPE
& LIGHTING PLAN FOR

13 S. MYRTLE AVE

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

MARCH 21, 2024 SCALE: 1" = 10'

0 10 20 30

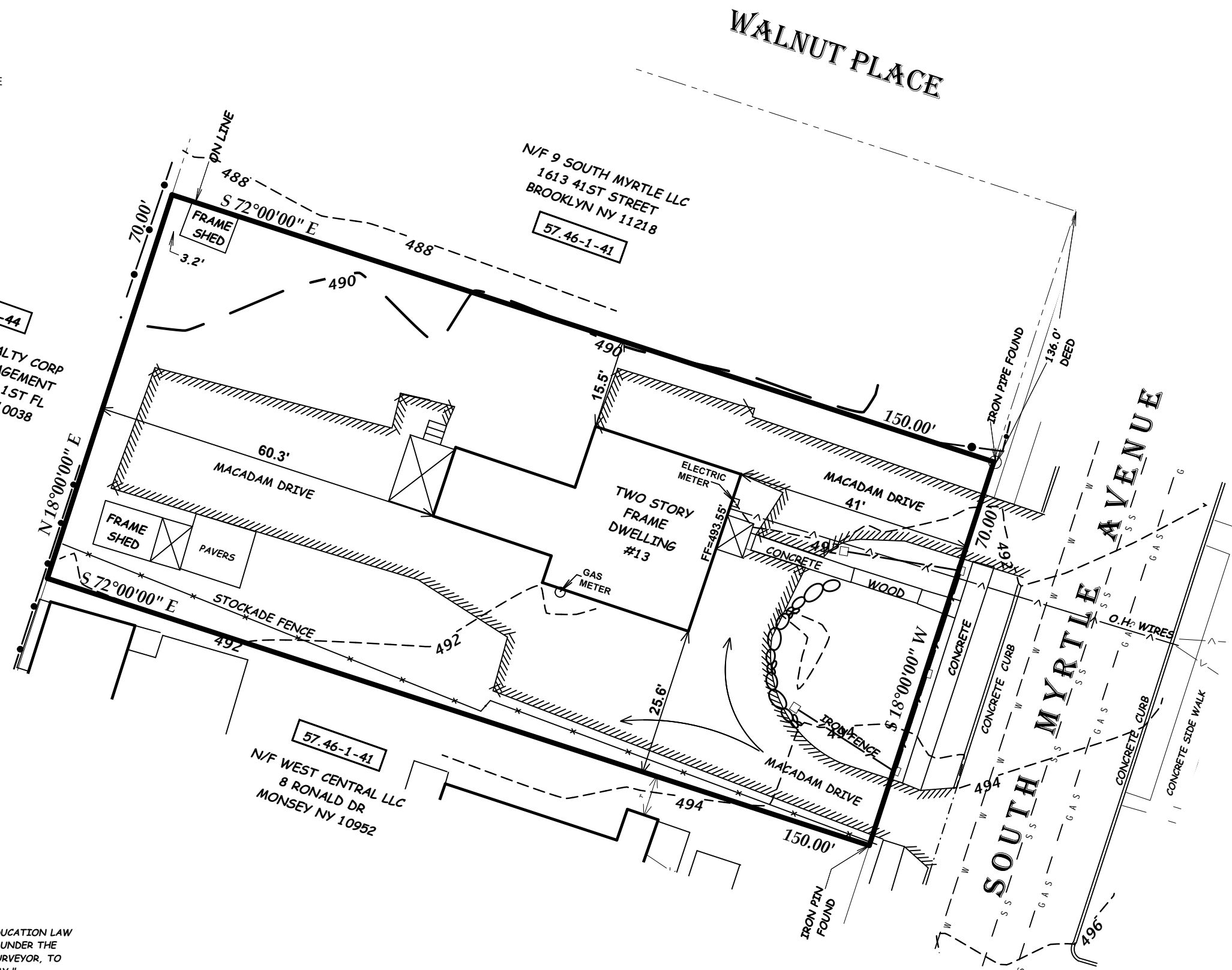
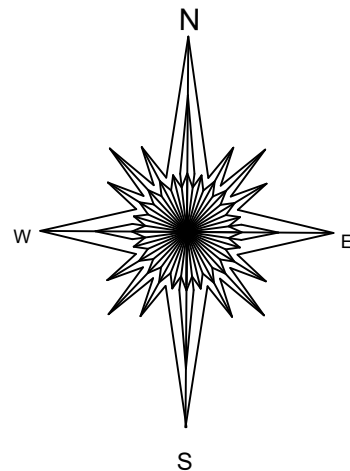
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Anthony R. Celentano LIC#76244

#	DATE	DESCRIPTION
3	8/7/2024	COMMENTS
2	6/3/2024	REVISION
1	4/19/2024	PRELIMINARY SITE PLAN

SHEET 3 OF 4

2502



LOT AREA=10,500 SQUARE FEET
TAX MAP DESIGNATION: 57.46-1-42
**EXISTING CONDITION
SHEET FOR
13 S. MYRTLE AVE**

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
MARCH 21, 2024 SCALE : 1" = 20'



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Anthony R. Celentano LIC#50633

NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW
FOR ANY PERSON, UNLESS ACTING UNDER THE
DIRECTION OF A LICENSED LAND SURVEYOR, TO
ALTER AN ITEM IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE
LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
EMBOSSSED OR INK SEAL ARE THE PRODUCT OF THE
LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND
PURPOSE INDICATED HEREON. ANY EXTENSION OF
THE USE BEYOND THE PURPOSES AGREED TO
BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS
THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.