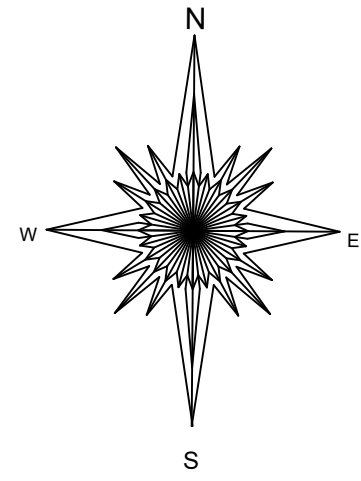


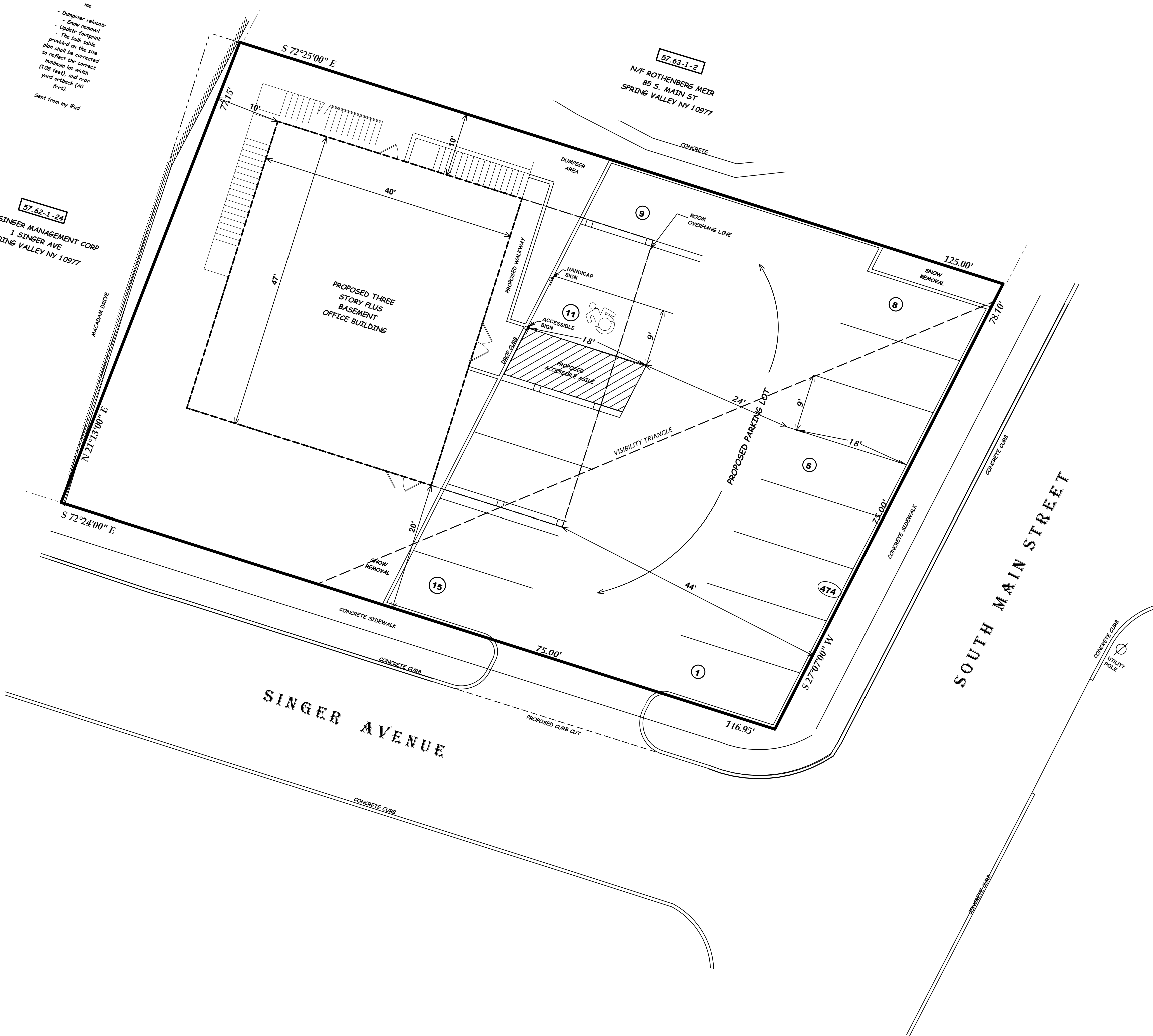


1. ALL NEW UTILITIES PROPOSED
2. PROPERTY CORNERS NOT SET AS PART OF THIS PLAN/ ORIGINAL SURVEY

me
- Ditcher relocate
- Sewer removed
- Update footprint
- The full table
provided on the site
plan shall be corrected
to reflect the correct
minimum lot width
(105 feet) and rear
yard setback (20
feet)
Sent from my iPad

57-62-1-24
N/F SINGER MANAGEMENT CORP
1 SINGER AVE
SPRING VALLEY NY 10977

57-63-1-2
N/F ROTHENBERG MEIR
85 S. MAIN ST
SPRING VALLEY NY 10977



- NOTES:
1. TAX MAP NUMBER: MAP 57.63-1-1
 2. APPLICANT:
87 SOUTH MAIN LLC
536 WILLOUGHBY AVE #1
BROOKLYN, NY 11206
 3. OWNER: SAME AS APPLICANT
 4. TOTAL AREA=9,316 SQUARE FEET = 0.21 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.
 8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT
 9. ZONE POR
 10. POLICE DEPARTMENT: SPRING VALLEY
 11. SCHOOL DISTRICT: EAST RAMAPO
 12. FIRE DEPARTMENT: SPRING VALLEY
 13. ELECTRIC AND GAS: ORANGE AND ROCKLAND
 14. WATER DISTRICT: VEOLIA
 15. SEWER DISTRICT: RCSD#1



LOT AREA= 9,316 SQUARE FEET
TAX MAP DESIGNATION: 57.63-1-1

PLANIMETRIC PLAN FOR

87 S. MAIN ST.

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

DECEMBER 11, 2023 SCALE: 1" = 10'

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

Anthony R. Celetano LIC#50633

SHEET 1 OF 6

11308

BULK REQUIREMENTS ZONE: POR OFFICE BUILDING

USE GROUP	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH MAIN (FEET)	LOT WIDTH SINGER (FEET)	FRONT YARD SINGER (FEET)	FRONT YARD MAIN (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE
REQUIRED	10,000 SF	105'	105'	30'	30'	15'	20'	30'	35'	3 STORIES	0.30	30	70'
PROVIDED	9,316 SF	78"	120'	20"	44'	10"	10"	N/A	35'	3 STORIES	0.80"	15'	195'

*VARIANCE REQUIRED

ADDITIONAL:
- VARIANCE REQUIRED 255-35A
- VARIANCE REQUIRED 255-22H

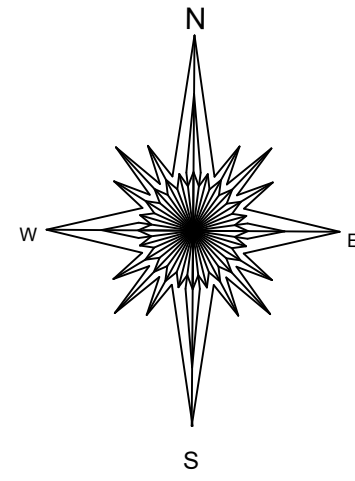
PARKING REQUIREMENT:

1 PER 250 S.F.

7,452 / 250 = 30 SPACES

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 ENTER IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED 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 MAY BE SUBJECT TO AN ACCURATE EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN."

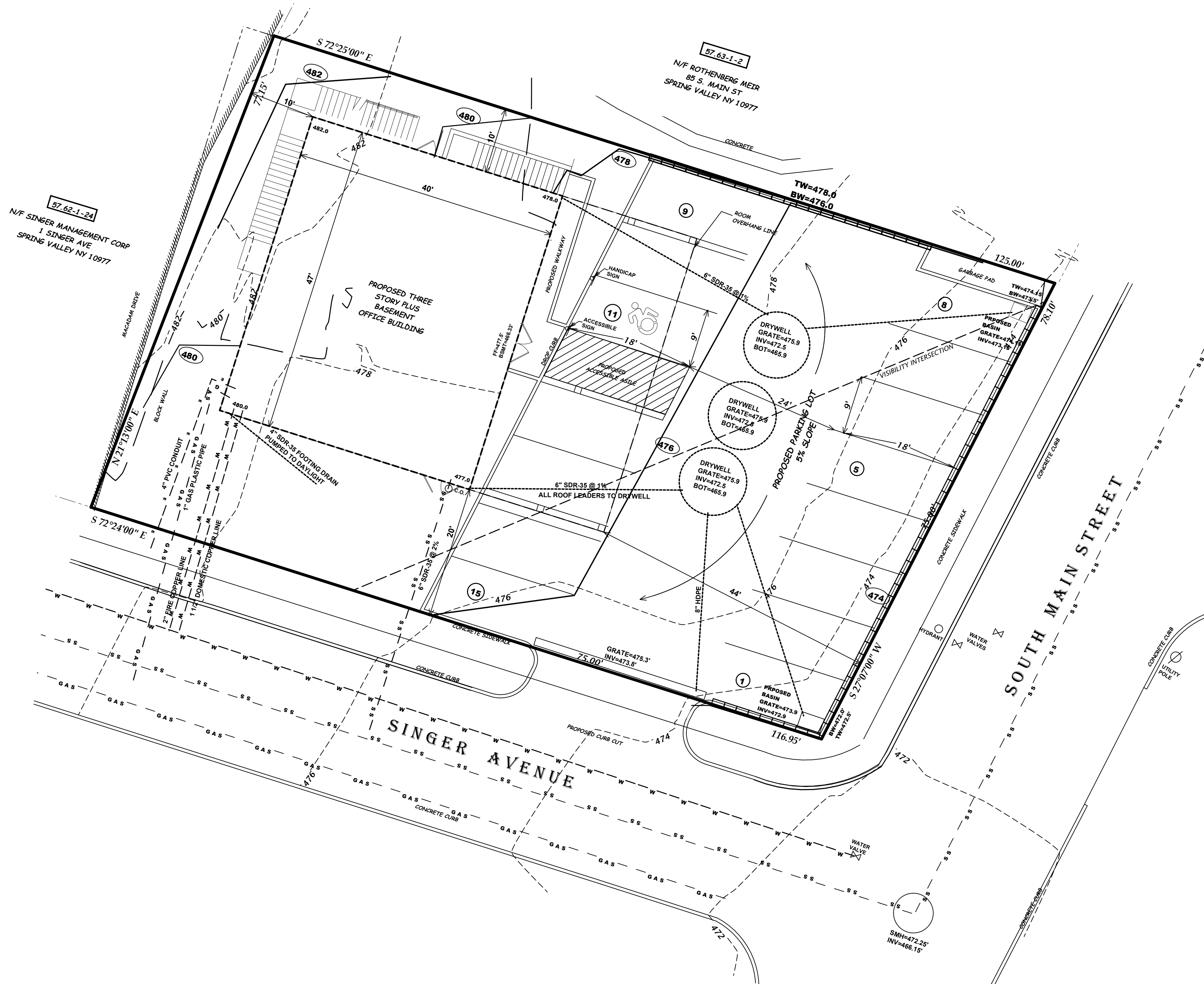
#	DATE	DESCRIPTION
3		
2	6/30/25	NEW BUILDING
1	12/18/2024	PRELIMINARY
#	DATE	DESCRIPTION



1. ALL NEW UTILITIES PROPOSED
2. PROPERTY CORNERS NOT SET AS PART OF THIS PLAN/ ORIGINAL SURVEY

LEGEND:

- EXISTING MAJOR COUNTOURS
- - - EXISTING MINOR COUNTOURS
- PROPOSED CONTOURS



CONTROL DATUM: NAVD 88

SPECIAL FLOOD HAZARD AREA: X
PANEL NUMBER: 36087C0156G
EFFECTIVE DATE: 3/3/2014



LOT AREA: 9,316 SQUARE FEET
TAX MAP DESIGNATION: 57.63-1-1
GRADING & UTILITIES
PLAN FOR

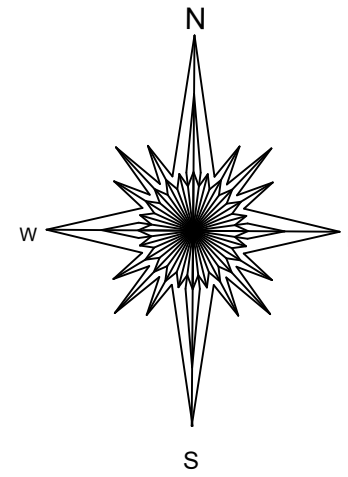
87 S. MAIN ST.

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
DECEMBER 11, 2023 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celetano LICH#50633

#	DATE	DESCRIPTION
3		
2	6/30/25	CHANGE BUILDING
1	12/18/2024	PRELIMINARY
#	DATE	DESCRIPTION



- EROSION CONTROL & SEDIMENT NOTES:
1. A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED AREAS SHALL BE SEEDED DOWN OR MULCHED IMMEDIATELY.
 2. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
 3. DURING CONSTRUCTION, ALL STRUCTURE SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN.
 4. AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
 5. THE STORM DRAIN INLET STRUCTURES SHALL BE PROTECTED WITH A FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR THE BASE COURSE OR PAVEMENT IS INSTALLED.
 6. CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
 7. THE MACADAM SURFACE SHALL BE SWEEP "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURBS.
 8. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL POINTS WHERE A DISTURBED AREA MEETS AN IMPERVIOUS SURFACE, THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.
 9. CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE DICED OR OTHERWISE LOOSENED TO A DEPTH OF 12 INCHES PRIOR TO FINAL GRADING WITH TOPSOIL AND SEEDING.
 10. DRYWELLS AND DRAINAGE SHALL BE INSTALLED PRIOR TO FOUNDATION CONSTRUCTION AND PROTECTED IMMEDIATELY AFTER CONSTRUCTION DURING CONSTRUCTION AFTER A RAINFALL EVENT, THE CONTRACTOR SHALL INSPECT THE DRYWELLS AND CLEAN IF NEEDED.

"STANDARD EROSION CONTROL NOTES

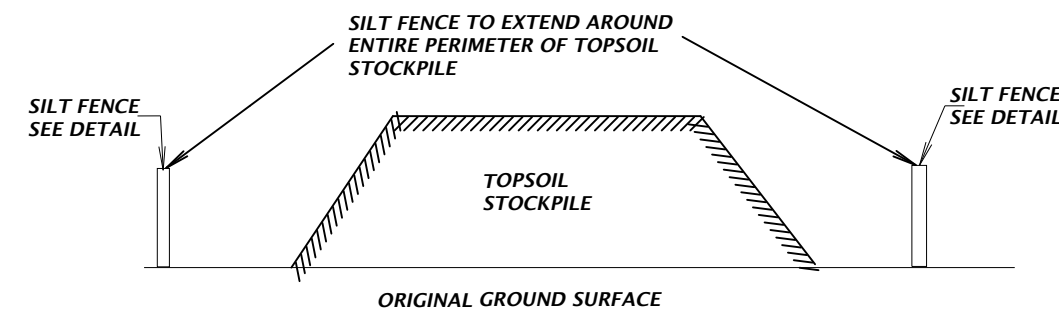
AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

(1) TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.

(2) ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.

(3) SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.

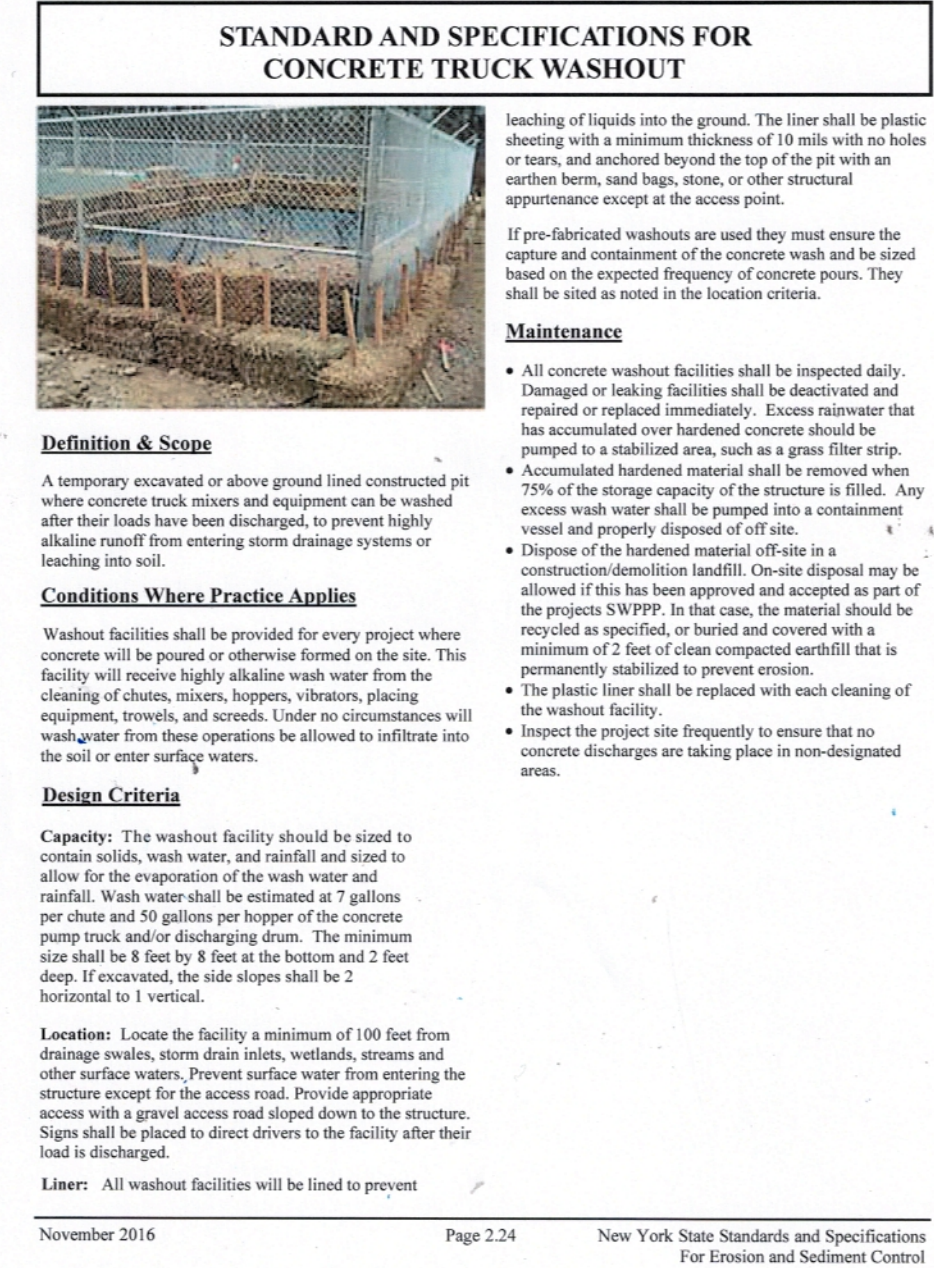
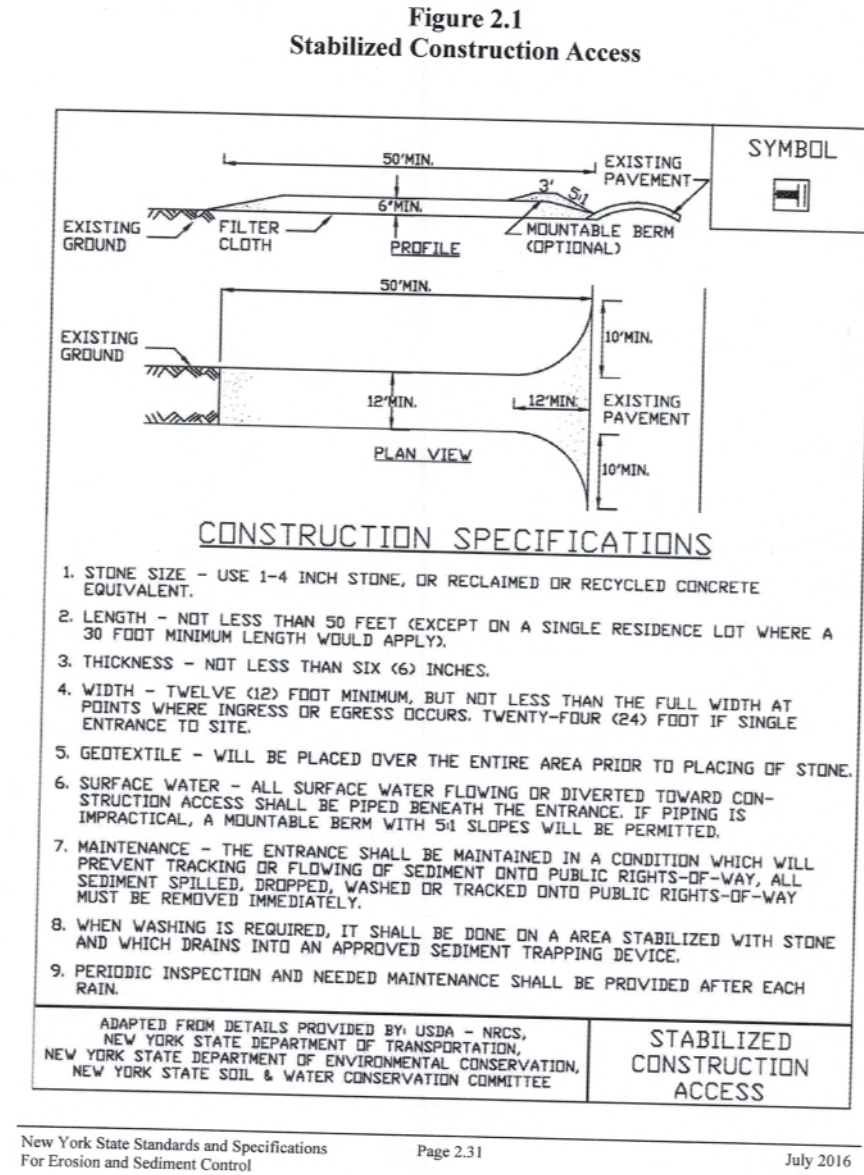
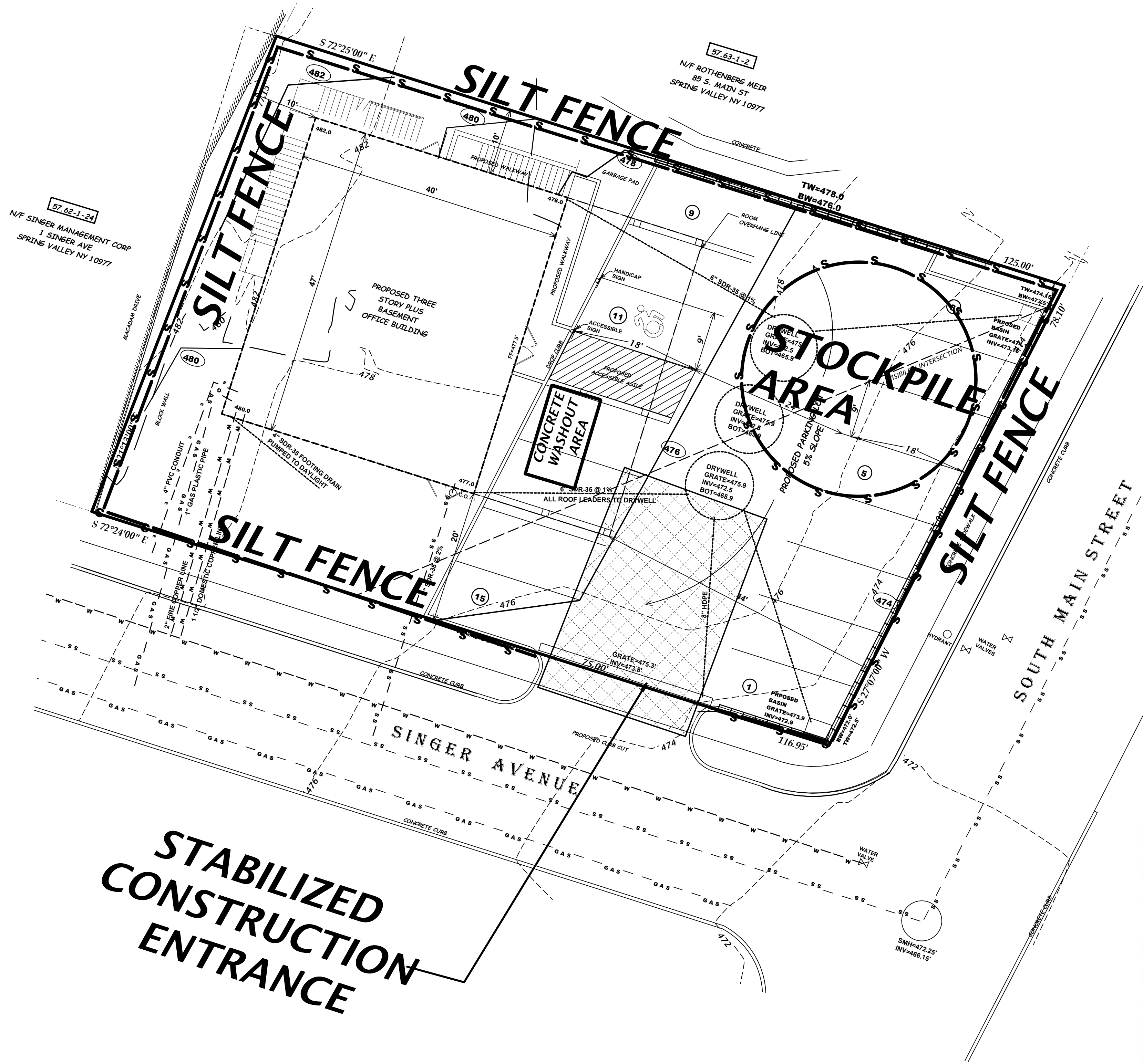
(4) AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES MUST BE REMOVED.



- 1) IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW BLANKET OR SEEDED TO MINIMIZE EROSION.
- 2) INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
- 3) SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES.
- 4) SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED.

TEMPORARY TOPSOIL STOCKPILE

NOT TO SCALE

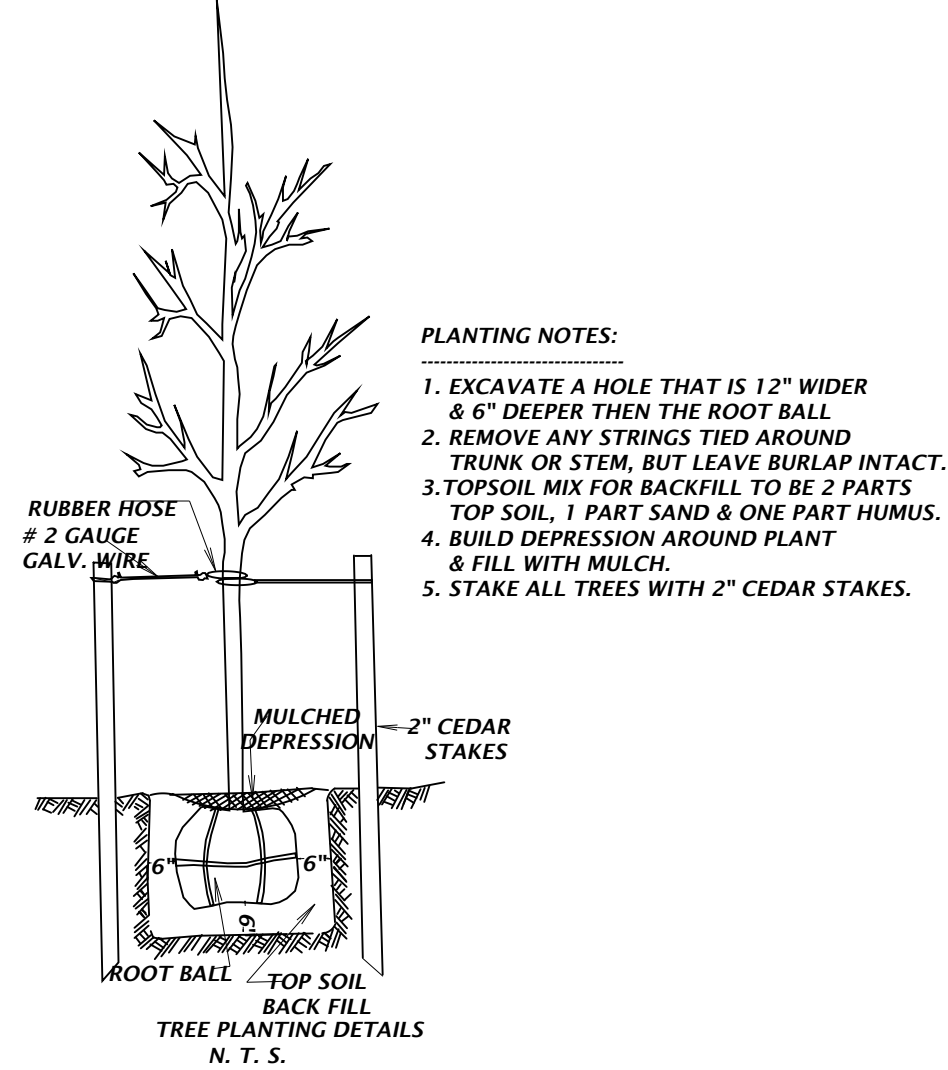
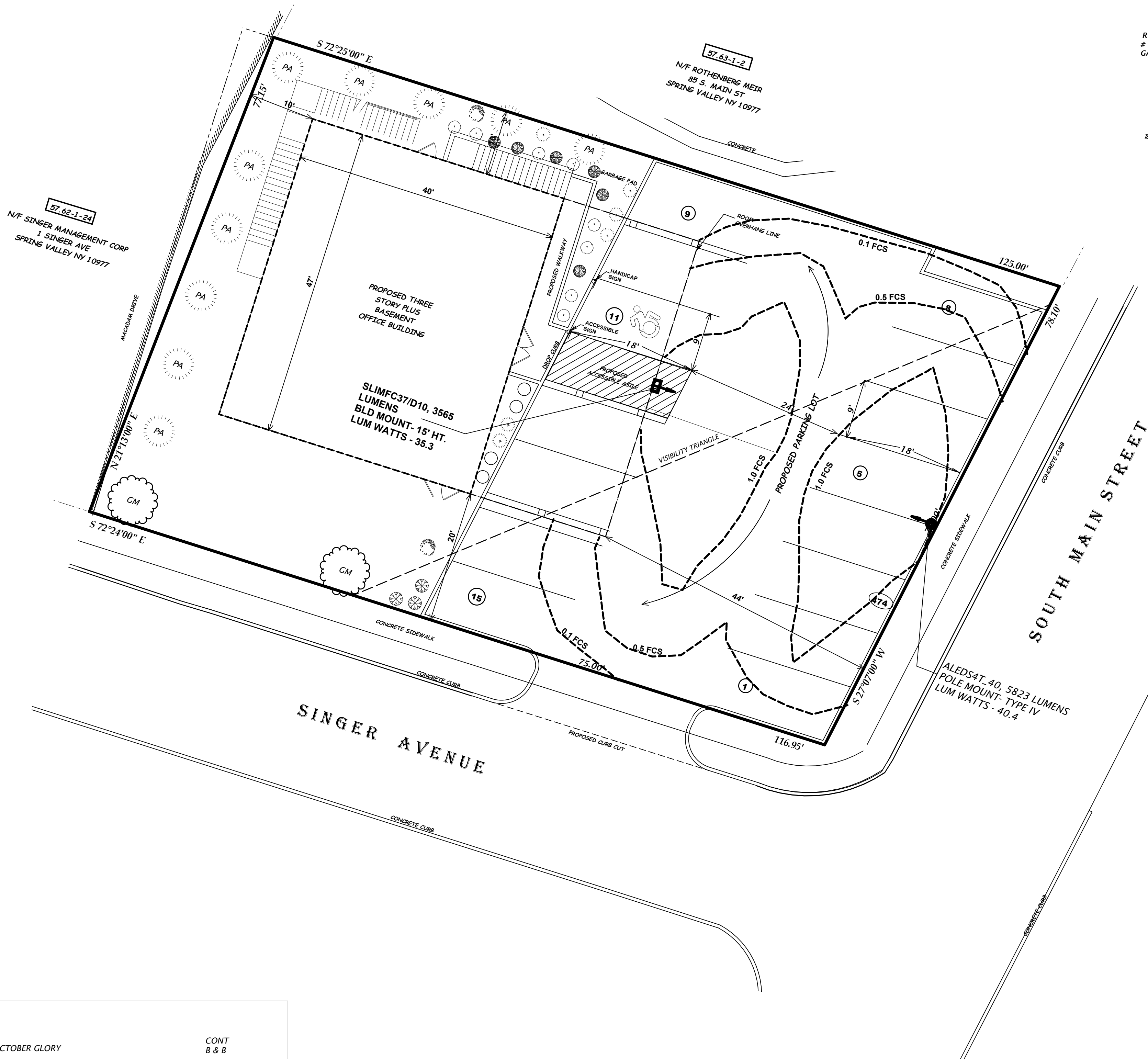
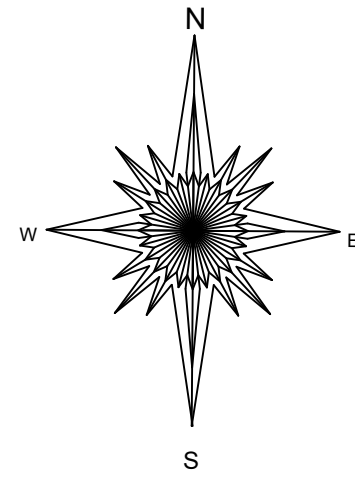


Eagle Manufacturing T8702XL Stormnest Catch Basin
Insert - Sediment, Rectangle X L Adjustable 25\" - 42\"

#	DATE	DESCRIPTION
3	6/30/25	CHANGE BUILDING
1	12/18/2024	PRELIMINARY
#	DATE	DESCRIPTION

LOT AREA: 9,316 SQUARE FEET
TAX MAP DESIGNATION: 57.63-1-1
EROSION CONTROL
PLAN FOR
87 S. MAIN ST.
TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
DECEMBER 11, 2023 SCALE: 1\" = 10'
0 10 20 30
ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELS, N.Y. 10984
845 429 5290 FAX 429 5974

SHEET 3 OF 6 11308



- NOTES:**
1. 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.
 2. 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.
 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK", CURRENT EDITION.
 4. 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.
 5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
 6. ALL AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
 7. 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.
 8. 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
 9. MULCH ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH
 10. STAKE ALL TREES WITH 2 CEDAR STAKES, RUBER HOSE AROUND TREE (6" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
 11. 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.
 12. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS
 13. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
 14. PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL
 15. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN' STANDARDS.
 16. 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.
 17. 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.

PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
GM	2	OCTOBER GLORY MAPLE / ACER RUBRUM 'OCTOBER GLORY	8 & 8
PA	12	NORWAY SPRUCE / PICEA ABIES	8 & 8
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
HCA	6	HINO CRIMSON AZALEA / AZALEA X 'HINO CRIMSON'	5 GAL
BM	12	WINTER GEM BOXWOOD / BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	5 GAL
CP	6	GOLDEN MOPPS SAWARA FALSE CYPRESS / CHAMAECYPARIS PISIFERA 'GOLDEN MOPPS'	24" HT 3 GAL
HQ	2	OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA	30 - 36" 5 GAL
PSC	4	PURPLE LEAF SAND CHERRY / PRUNUS X CISTENA	30 - 36" 5 GAL
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT
KF	3	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL

3		
2	6/30/25	BUILDING CHANGE
1	12/18/2024	PRELIMINARY
#	DATE	DESCRIPTION



LOT AREA= 9,316 SQUARE FEET
TAX MAP DESIGNATION: 57.63-1-1
LANDSCAPE & LIGHTING
PLAN FOR

87 S. MAIN ST.

TOWN OF RAMAPO, ROCKLAND COUNTY

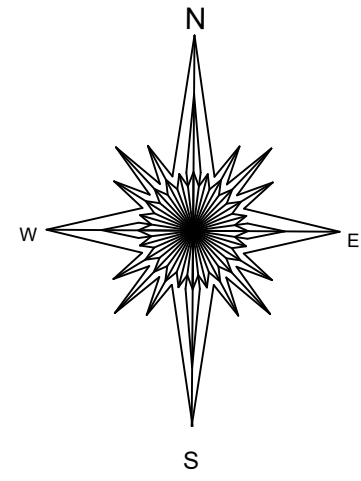
SPRING VALLEY, NEW YORK

DECEMBER 11, 2023 SCALE: 1" = 10'

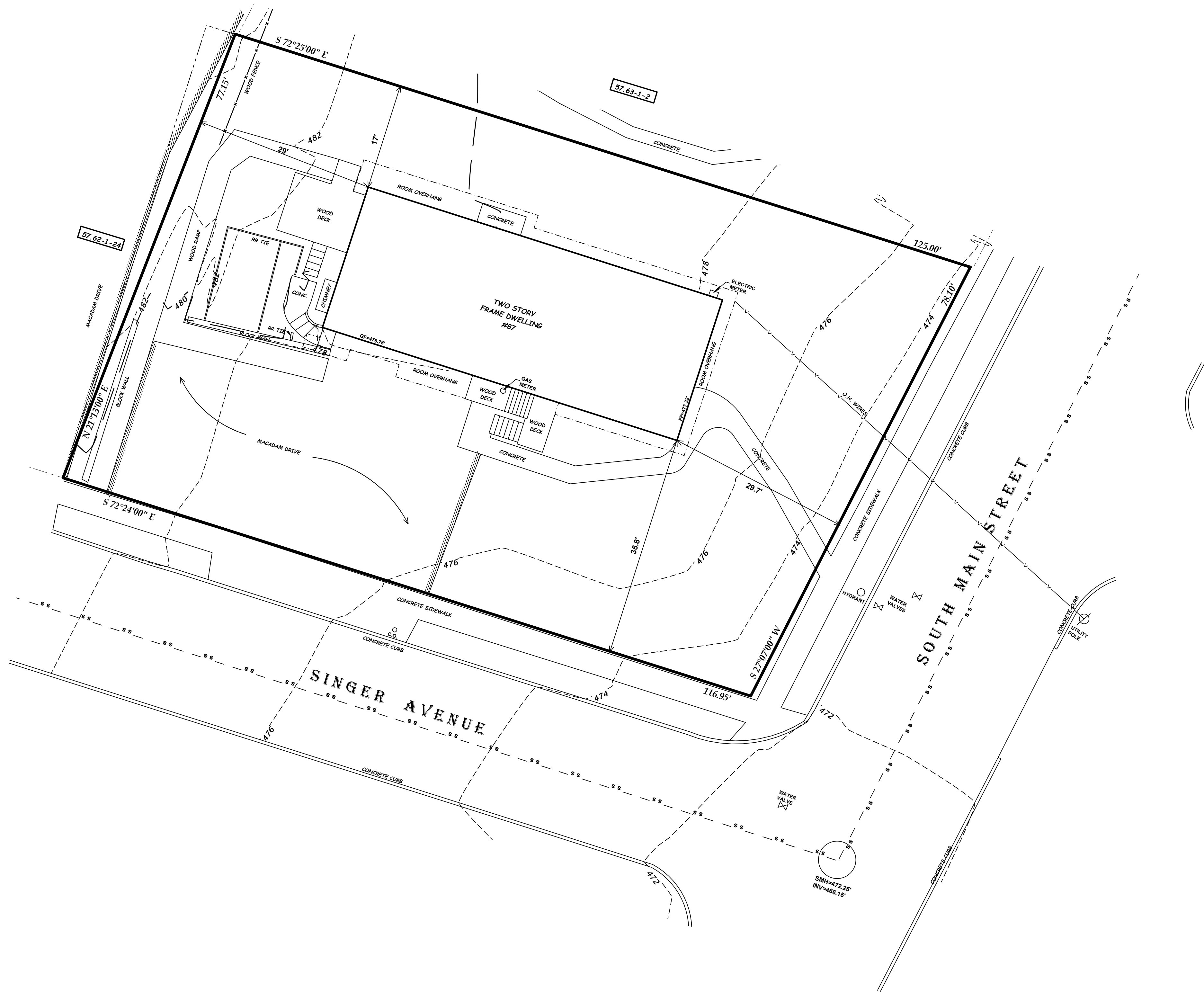
0 10 20 30

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31 ROSMAN ROAD
THIELS, N.Y. 10984
845 429 5230 FAX 429 5974

Anthony R. Celetano LICH#50633



NOTES:
1. ALL UTILITIES TO BE REMOVED/REPLACED WITH NEW CONNECTIONS
2. ALL STRUCTURES TO BE REMOVED



NOTE:
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"ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED 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.

#	DATE	DESCRIPTION
3		
2	6/30/25	BUILDING CHANGE
1	12/18/2024	PRELIMINARY
#	DATE	DESCRIPTION

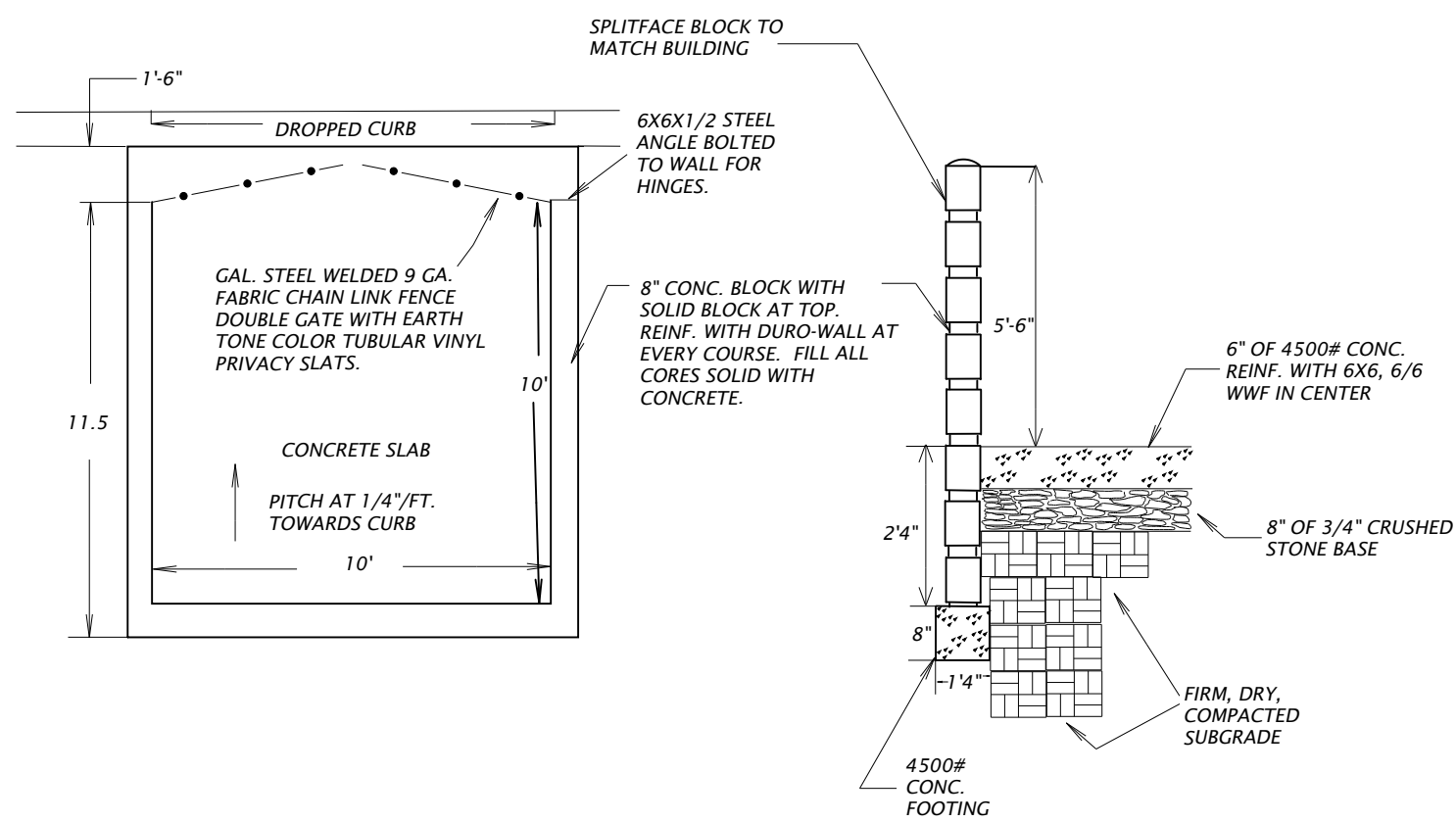
LOT AREA= 9,316 SQUARE FEET
TAX MAP DESIGNATION: 57.63-1-1
EXISTING CONDITION FOR

87 S. MAIN ST.

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
DECEMBER 11, 2023 SCALE: 1" = 10'

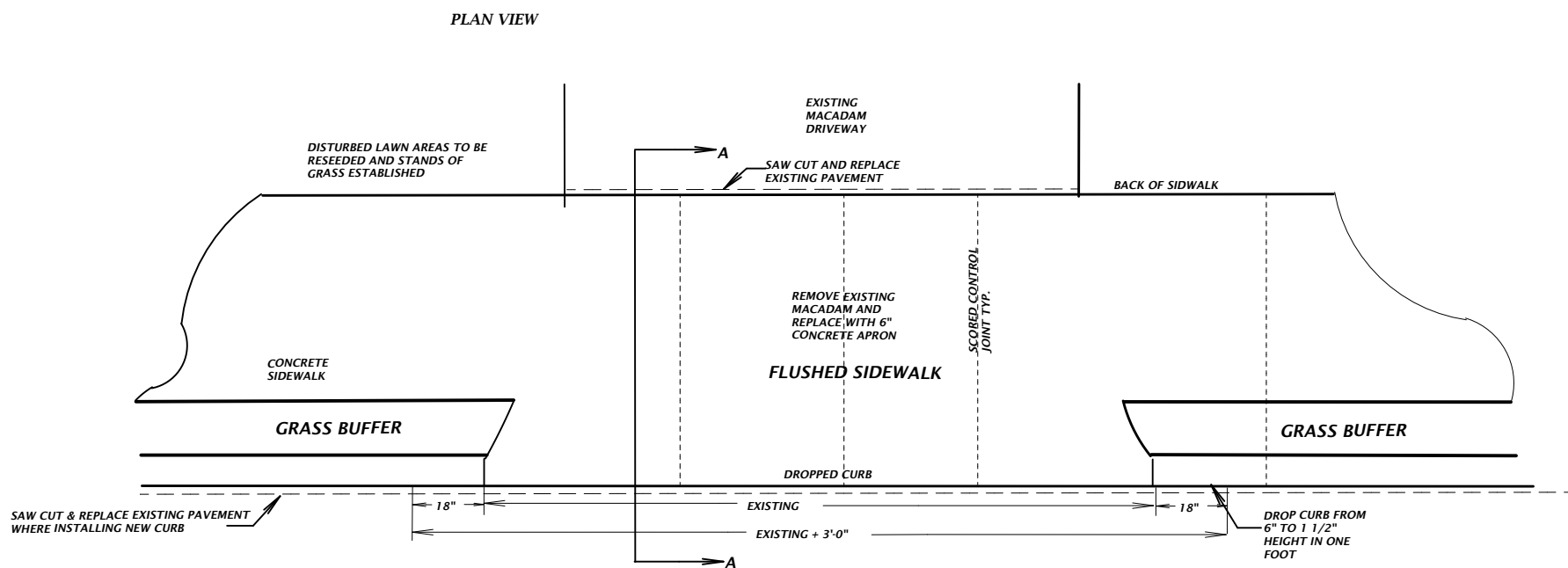
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845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633



GARBAGE DUMPSTER DETAIL

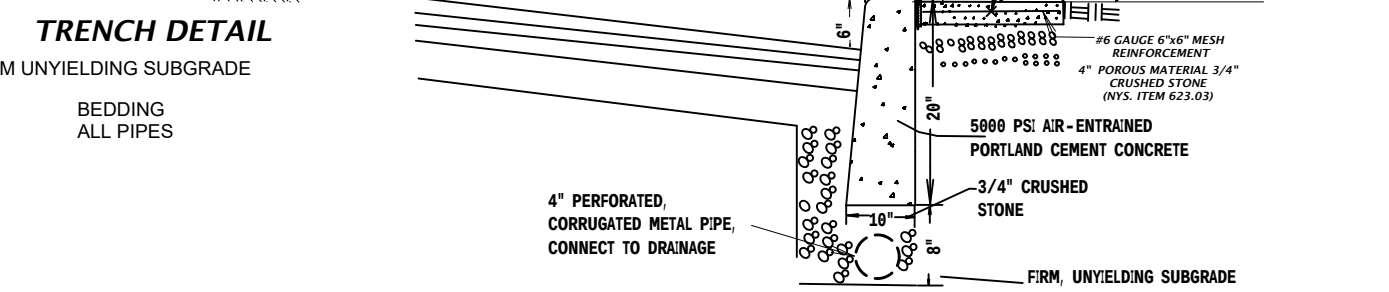
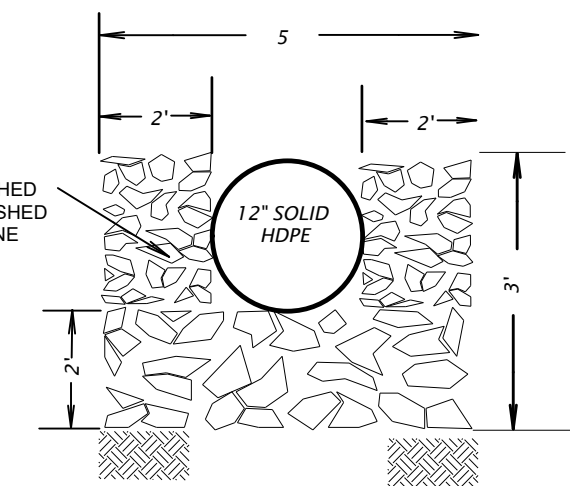
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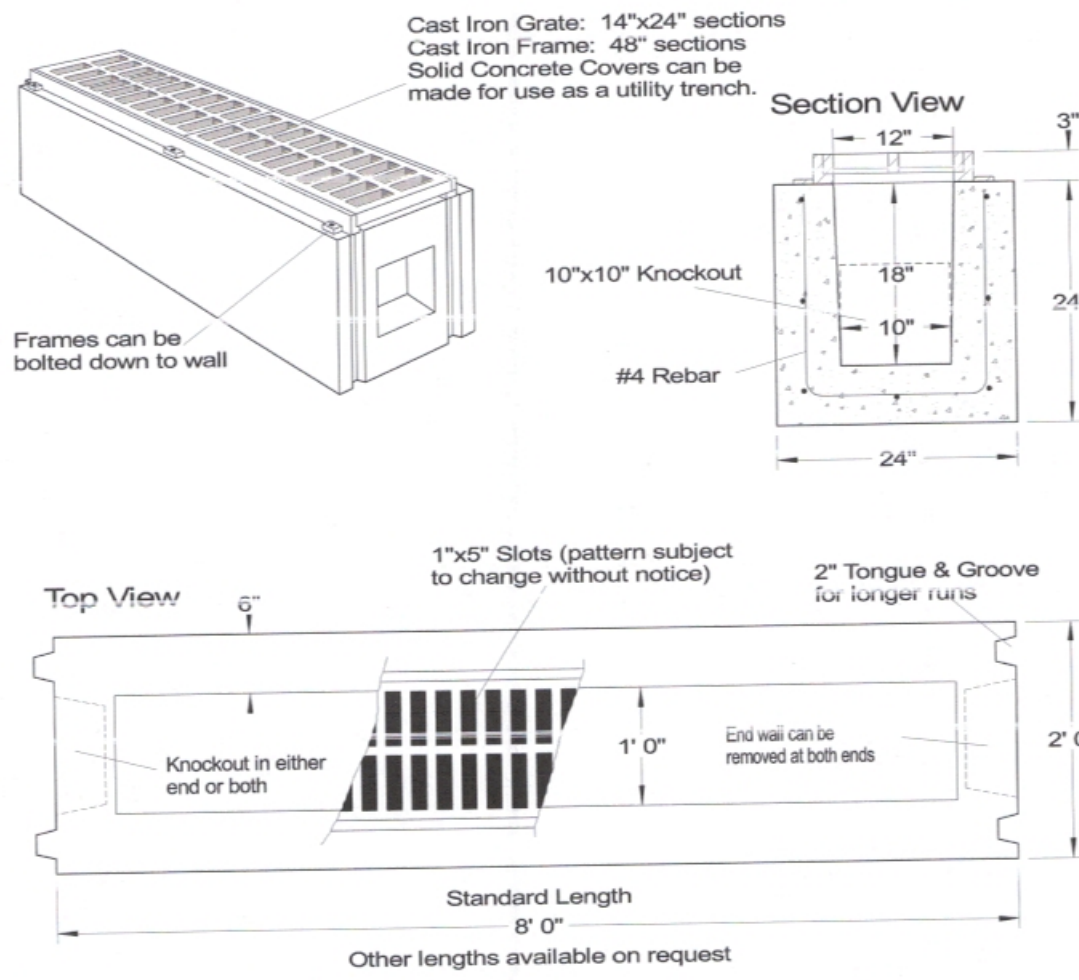
SECTION A-A

SIDEWALK DETAIL AT DRIVEWAY CROSSING

NTS

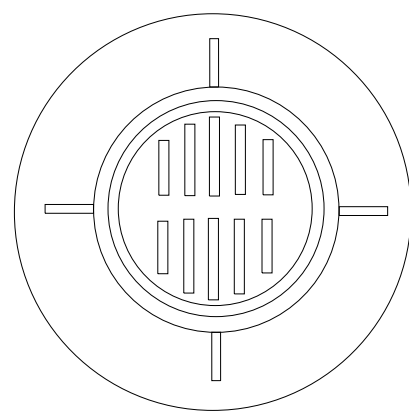


NOTE: PROVIDE EXPANSION JOINT AT 16'-0" MAX.
NOT TO SCALE



SPECIFICATIONS	PRECAST TRENCH DRAIN HEAVY DUTY MODEL TD-HD
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar / ASTM A615 Air Entrainment: 5% Weight = 3,000 lbs Load Rating: H20 / ASTM C857	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bulville, NY 10915 (845) 361-3471 / Fax 361-1050

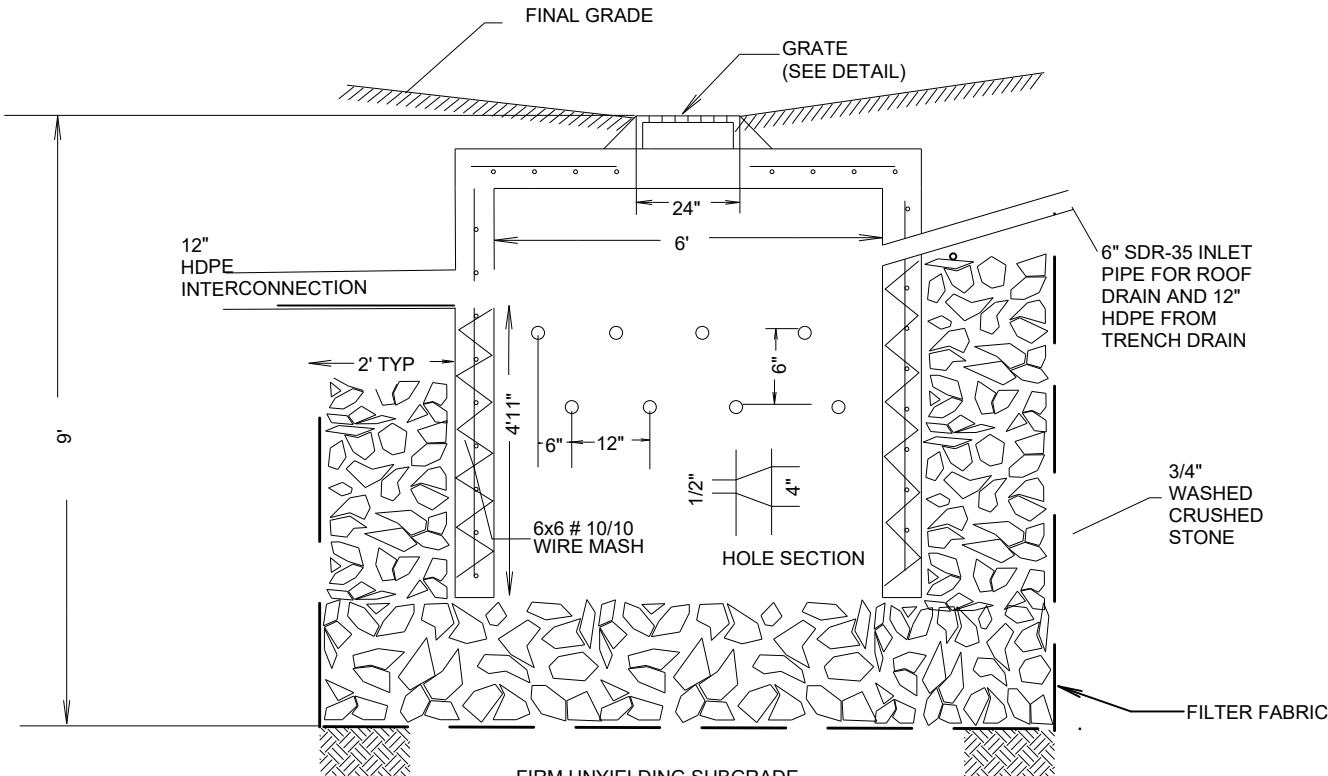
Page 3I 12/31/09



PCS - 1197 PRECAST CONCRETE SALES CO OR APPROVED EQUAL

DRYWELL GRATE DETAIL

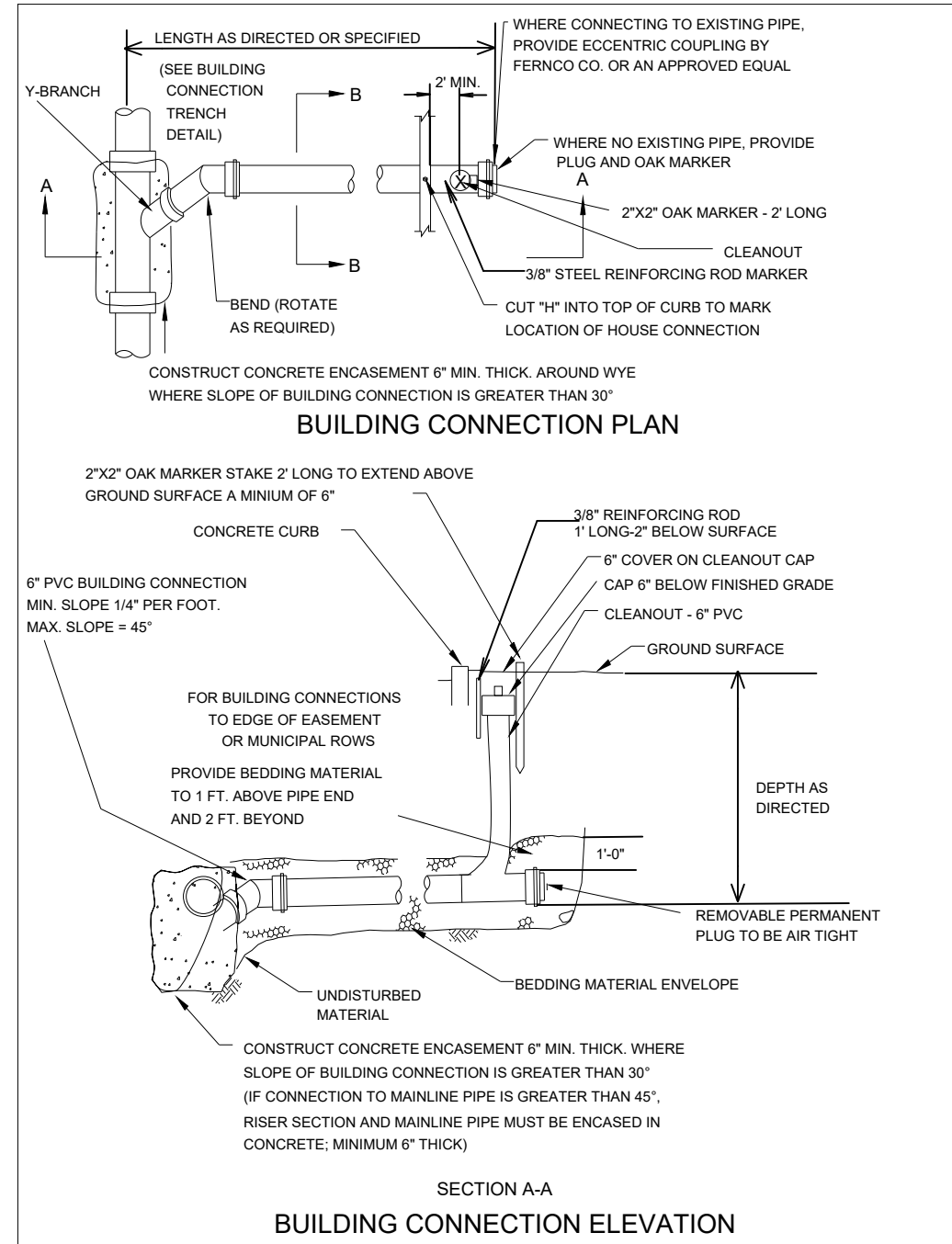
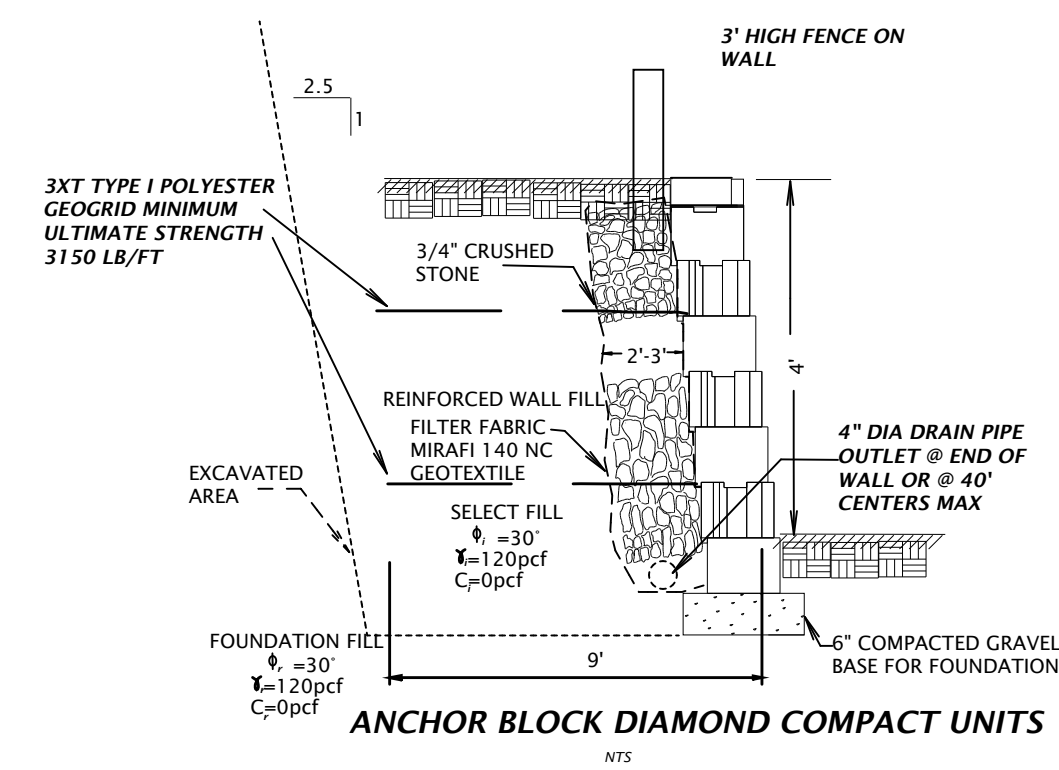
NTS



DRYWELL DETAIL

(WOODARD'S PRODUCTS, INC. DWA-6.5 OR APPROVED
EQUAL CAPACITY 1,000 GALLONS (4500 PSI CONCRETE))

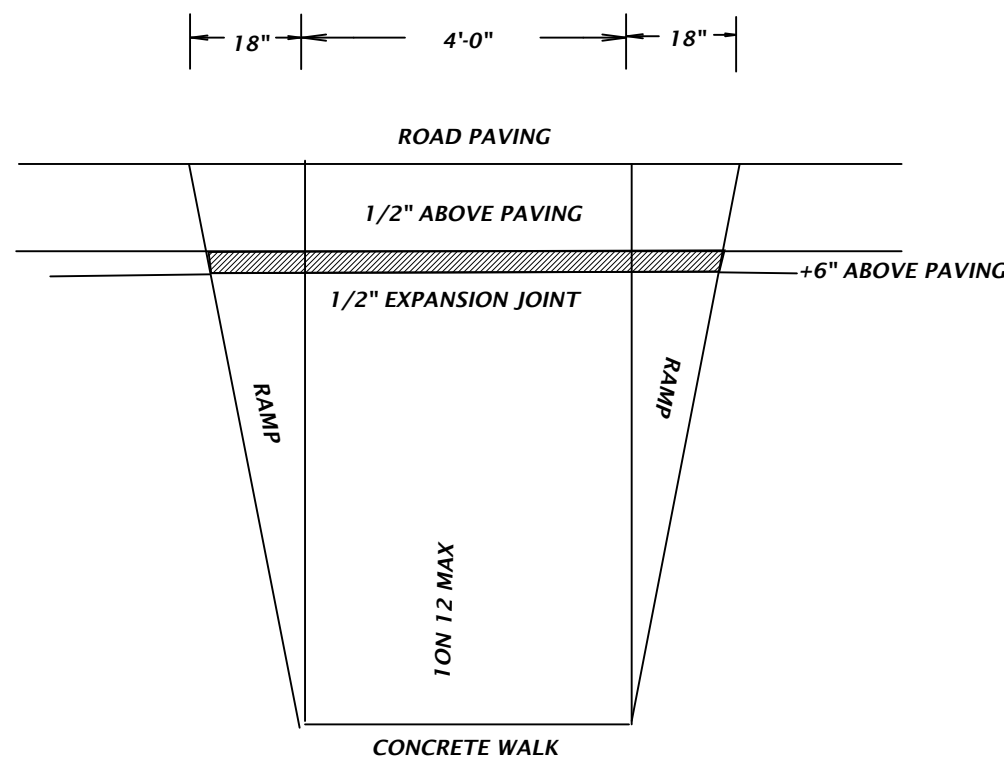
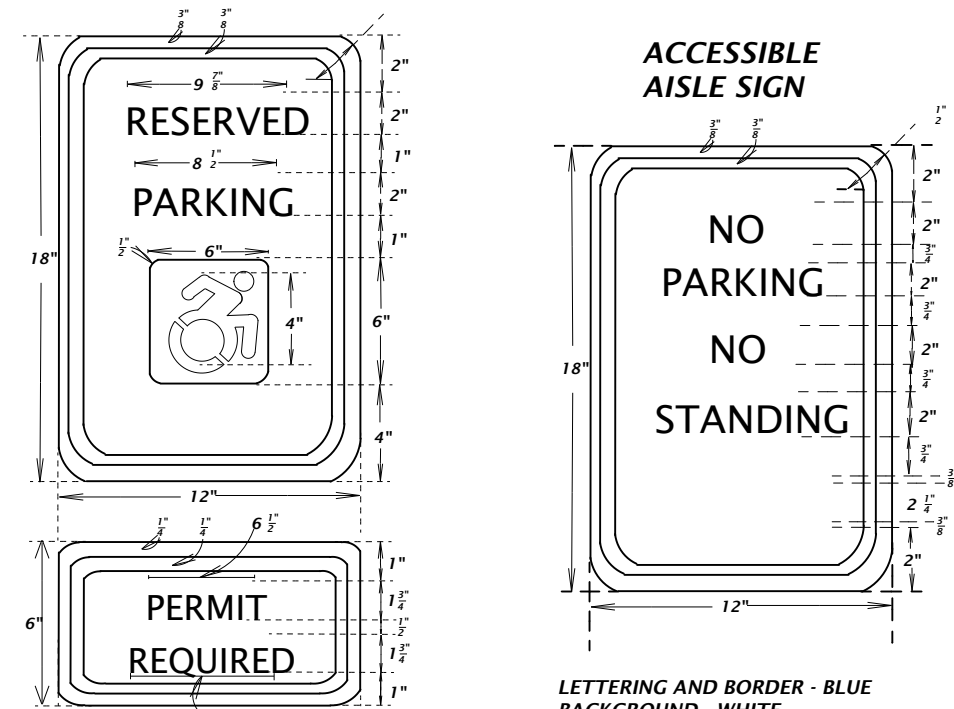
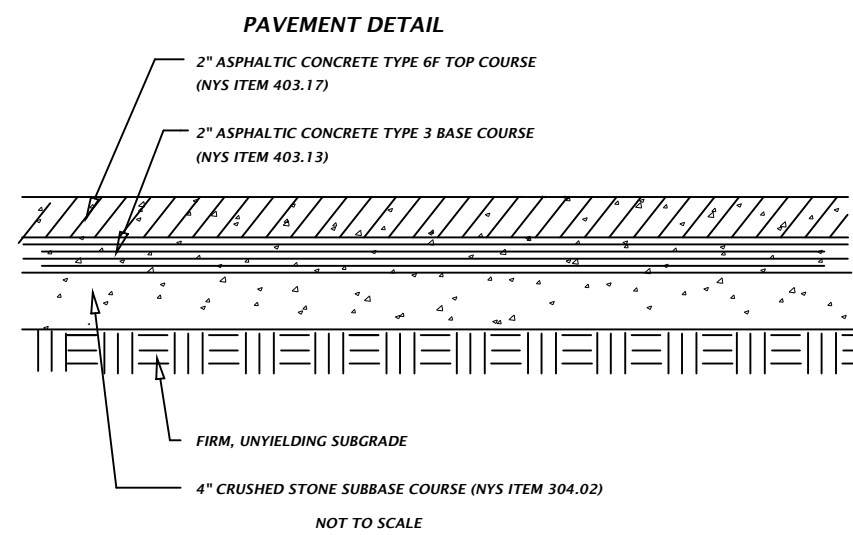
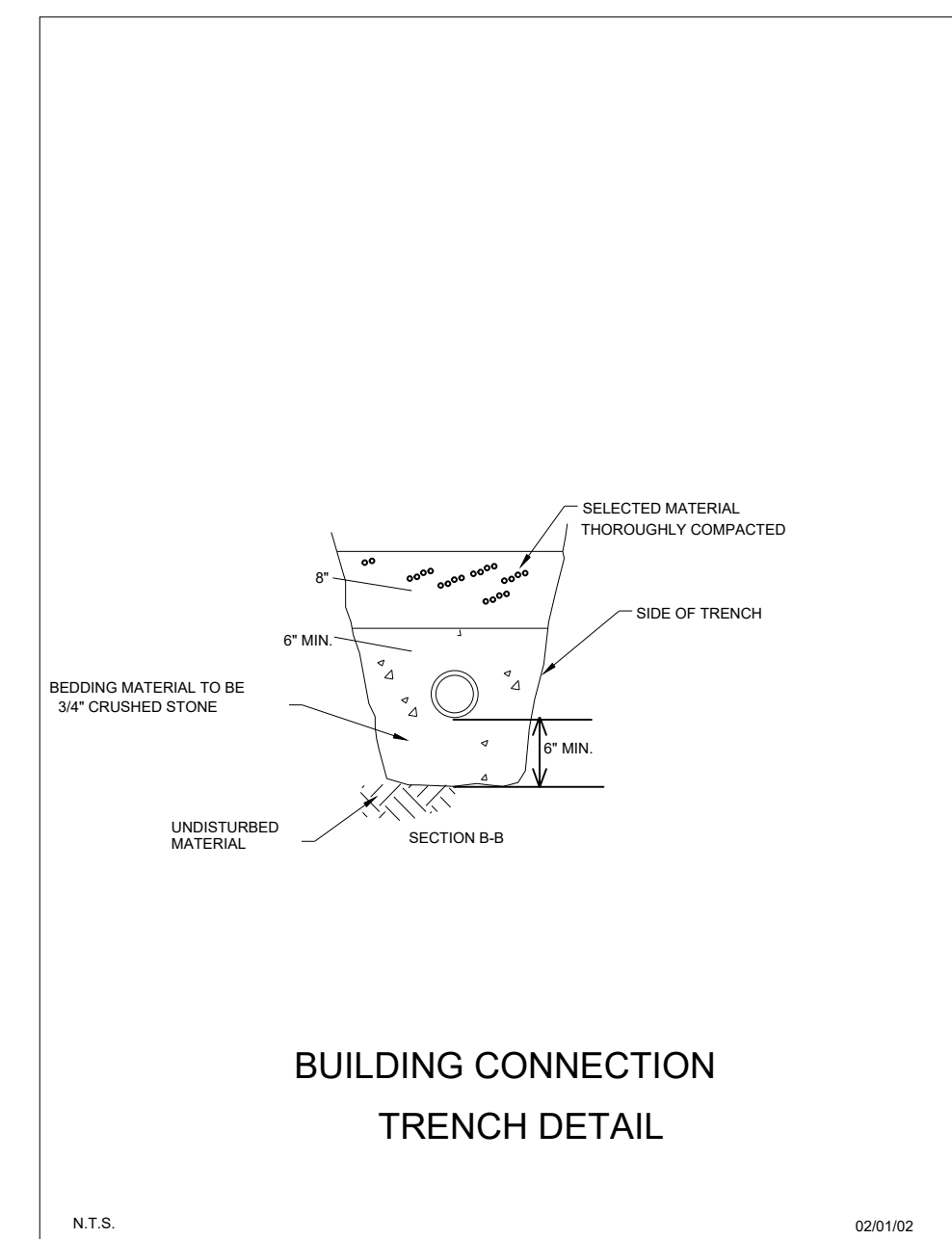
NTS



BUILDING CONNECTION DETAIL

N.T.S.

02/01/02



TAX MAP DESIGNATION: 57.63-1-1
DETAIL SHEET FOR
87 S. MAIN ST.

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
DECEMBER 11, 2023 SCALE: 1" = 10'

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#	DATE	DESCRIPTION
3	6/30/25	CHANGE BUILDING
2	12/18/2024	PRELIMINARY
1		