

- N01 53" 2019 Illum Logo - 53"h x 9' 0"w (39.8 Sq Ft)
- N02 18" 2019 Illum Blue Channel Letters "SUBARU" - 11' 6-7/8" OAL (17.4 Sq Ft)
- N05 12" Illum Blue Channel Letters "Training Center" - 11' 9-1/4" OAL (11.8 Sq Ft)

Proposed



South Elevation

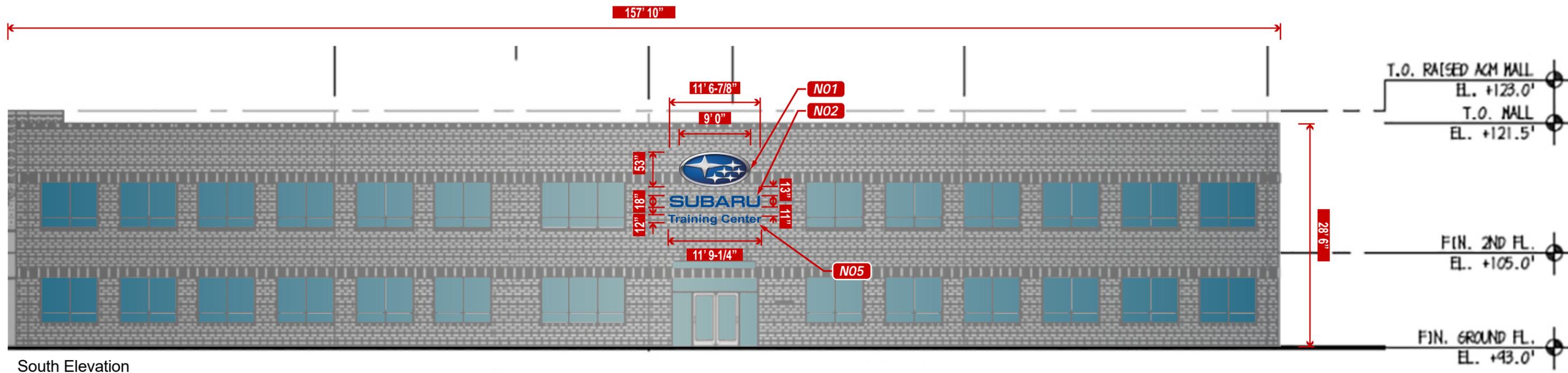
Signs Rendered Proportional to the Photo

Existing



 PHILADELPHIASIGN <small>BRINGING THE WORLD'S BRANDS TO LIFE</small>	TITLE	Subaru	DWG BY	AW	DATE	04.17.23	DATE	REVISION					THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	SUB02001 - HQ Region 2 Subaru Distributors Corp 6 Ramland Rd Orangeburg, NY 10962	DWG NUM	B105201	DATE	08.04.23 08.14.23 08.24.23	REVISION	Revised as noted..... Revised N03, N04. Added N01, N02, N05 Options 2 and 3..... Removed N01, N02, N05 Options 2 and 3. Revised N05.....	BY	AW AW AW			
			SHEET	2									

- N01 53" 2019 Illum Logo - 53"h x 9' 0"w (39.8 Sq Ft)
- N02 18" 2019 Illum Blue Channel Letters "SUBARU" - 11' 6-7/8" OAL (17.4 Sq Ft)
- N05 12" Illum Blue Channel Letters "Training Center" - 11' 9-1/4" OAL (11.8 Sq Ft)



South Elevation

NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.

ALL SIGNS RENDERED PROPORTIONALLY TO THE ELEVATIONS

 PHILADELPHIASIGN <small>BRINGING THE WORLD'S BRANDS TO LIFE</small>	TITLE Subaru	DWG BY AW	DATE 04.17.23	DATE 08.04.23	REVISION Revised as noted.....		BY AW
	ADDRESS SUB02001 - HQ Region 2 Subaru Distributors Corp 6 Ramland Rd Orangeburg, NY 10962	DWG NUM B105201	DATE 08.14.23	DATE 08.24.23	REVISION Revised N03, N04. Added N01, N02, N05 Options 2 and 3.....	BY AW	
	SHEET 3	 SUBARU Retailer Executive Manager Signature: _____ Date: _____		REVISION Removed N01, N02, N05 Options 2 and 3. Revised N05.....	BY AW		

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- N03 36" 2019 Illum Logo - 36"h x 6' 1-3/8"w (18.3 Sq Ft)
- N04 12" 2019 Illum Blue Channel Letters "SUBARU" - 7' 8" OAL (7.7 Sq Ft)

Proposed



South Elevation

Signs Rendered Proportional to the Photo

Existing




PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Subaru	DWG BY	AW	DATE	04.17.23
ADDRESS	SUB02001 - HQ Region 2 Subaru Distributors Corp 6 Ramland Rd Orangeburg, NY 10962	DWG NUM	B105201	SHEET	4

DATE	08.04.23	REVISION	Revised as noted.....	BY	AW
DATE	08.14.23	REVISION	Revised N03, N04. Added N01, N02, N05 Options 2 and 3.....	BY	AW
DATE	08.24.23	REVISION	Removed N01, N02, N05 Options 2 and 3. Revised N05.....	BY	AW
			 SUBARU Retailer Executive Manager Signature: _____	Date:	_____

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- N01 - 53" 2019 ILLUM LOGO**
 - N02 - 18" 2019 ILLUM CHANNEL LETTERS**
 - N05 - 12" 2019 ILLUM CHANNEL LETTERS**
- Scale: 1/2" = 1'0"

NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.

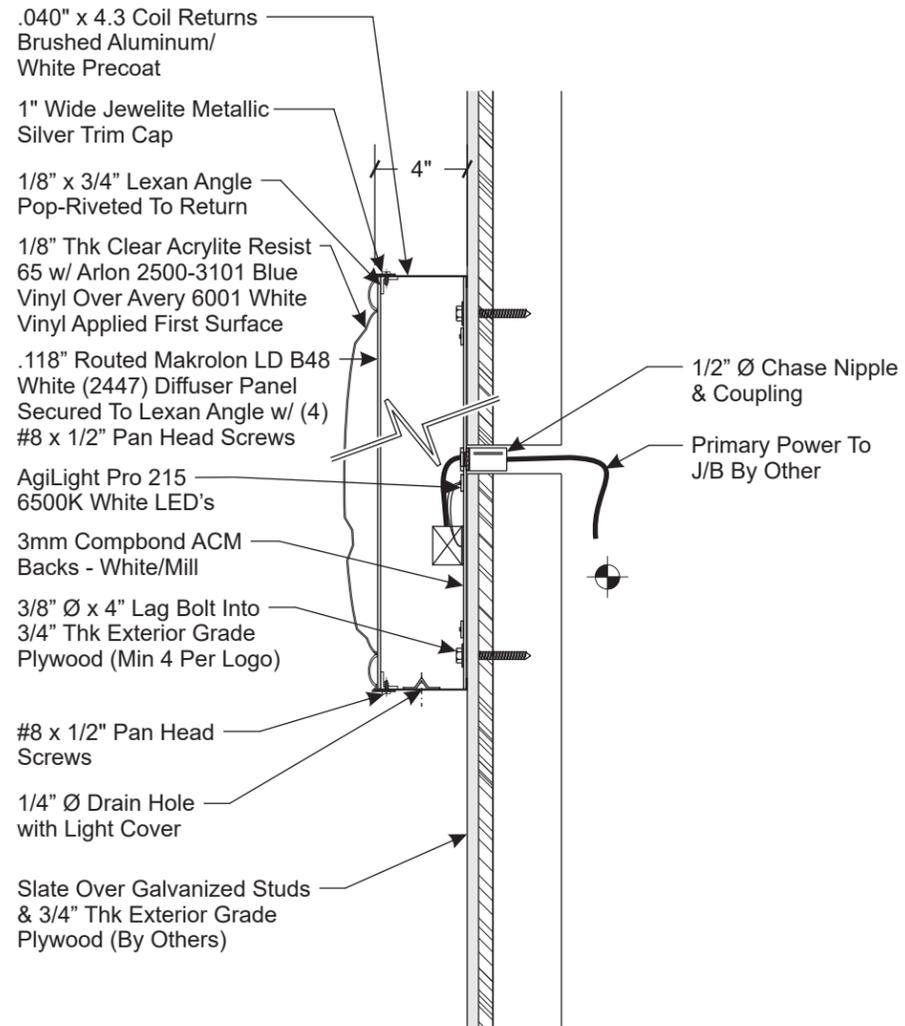
 PHILADELPHIASIGN <small>BRINGING THE WORLD'S BRANDS TO LIFE</small>	TITLE	Subaru	DWG BY	AW	DATE	04.17.23	DATE	08.04.23	REVISION	Revised as noted.....	BY	AW	<small>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.</small>
	ADDRESS	SUB02001 - HQ Region 2 Subaru Distributors Corp 6 Ramland Rd Orangeburg, NY 10962		DWG NUM	B105201		DATE	08.14.23	Revised N03, N04. Added N01, N02, N05 Options 2 and 3.....	BY	AW		
	SHEET	5		 SUBARU Retailer Executive Manager Signature: _____ Date: _____									



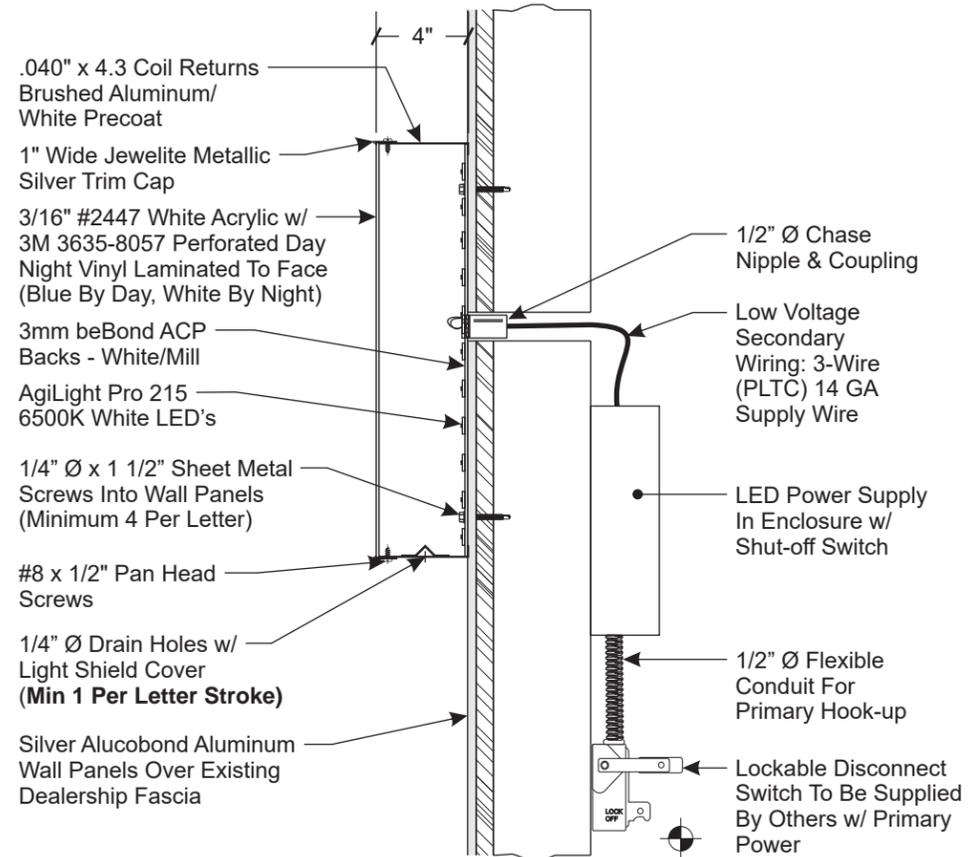
N03 - 36" 2019 ILLUM LOGO
N04 - 12" 2019 ILLUM CHANNEL LETTERS
 Scale: 3/4" = 1'0"

NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.

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	SHEET	6		 SUBARU Retailer Executive Manager Signature: _____ Date: _____		DATE	08.24.23	REVISION	Removed N01, N02, N05 Options 2 and 3. Revised N05.....	BY	AW		



LOGO CROSS SECTION
SCALE: 1 1/2" = 1'-0"



LETTER CROSS SECTION
SCALE: 1 1/2" = 1'-0"

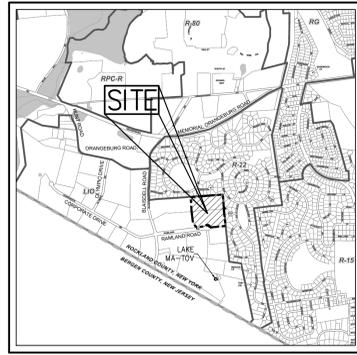
ELECTRICAL LOAD
3.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD WALL SIGN NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

STANDARD LETTER NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.
6. This Sign has been Designed with the Criteria as set forth in the IBC 2003 & IBC 2006. The Design Meets or Exceeds those Requirements for the Geographical Location in Which it is to be Erected.

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Subaru	DWG BY	AW	DATE	04.17.23	DATE	08.04.23	REVISION	Revised as noted.....	BY	AW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
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	SHEET					7				Removed N01, N02, N05 Options 2 and 3. Revised N05.....	BY	AW	
											 SUBARU Retailer Executive Manager Signature: _____ Date: _____		



VICINITY/ZONING MAP
SCALE: 1" = 2,000'

LEGEND

- SITE PROPERTY LINE
- ZONING BOUNDARY
- LOT LINE
- COUNTY/STATE BOUNDARY

ORANGETOWN TOWNSHIP ZONING DESIGNATION KEY

- LIO LIGHT INDUSTRIAL
- RG GENERAL RESIDENCE
- RCP-R RECREATION ZONING DISTRICT
- R-15 MEDIUM DENSITY RESIDENCE
- R-22 MEDIUM DENSITY RESIDENCE
- R-80 RURAL RESIDENCE

TABLE OF LAND USE NOTES:

- VARIANCE GRANTED BY ZONING BOARD 6/21/2017.
- EXISTING NON-CONFORMING.
- HEIGHT BASED ON AVERAGE PROPOSED GRADE AROUND THE PERIMETER OF THE BUILDING.
- TOWN OF ORANGETOWN CODE SECTION 6.41 - FOR MANUFACTURING, WHOLESALE AND STORAGE USES AND FOR DRY-CLEANING AND RUG-CLEANING ESTABLISHMENTS AND LAUNDRIES: ONE BERTH FOR EACH 10,000 SQUARE FEET OF FLOOR AREA OR LESS AND ONE ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 SQUARE FEET OF FLOOR AREA, OR MAJOR FRACTION THEREOF, SO USED.
140,268 SF (EXISTING FLOOR AREA) + 145,780 SF (PROPOSED FLOOR AREA) = 286,048 SF / 20,000 SF = 14.30 = 14 TOTAL BERTHS.
- PROPOSED CRITERIA INCLUDES PHASE 1 IMPROVEMENTS.
- REQUIRED PARKING CALCULATIONS:
OFFICE GROSS FLOOR AREA = 60,395 S.F.
1 SPACE/200 S.F. = 302 SPACES
27 WAREHOUSE EMPLOYEES
1 SPACE/2 EMPLOYEES = 14 SPACES
TOTAL SPACES REQUIRED = 316 SPACES

TABLE OF LAND USE

TAX LOT 73.20-1-23 & 25
ZONE - LIO LIGHT INDUSTRIAL - OFFICE DISTRICT USE GROUP "CC"
PROPOSED USE: WAREHOUSE
WATER DISTRICT: PEARL RIVER SCHOOL
DISTRICT: PEARL RIVER
SEWER DISTRICT: ORANGETOWN

(Proposed Column Includes Phase 1 and Phase 2 Improvements)

DESCRIPTION	(ACRES)	REQUIRED	EXISTING	PROPOSED ⁽³⁾
MINIMUM LOT AREA	2	18.77	18.77	
MINIMUM LOT WIDTH	(FEET)	300	833	833
MINIMUM STREET FRONTAGE	(FEET)	150	450	450
MAXIMUM BUILDING HEIGHT: 3 INCHES/FOOT FROM LOT LINE	(FEET)	-	28	35 ⁽¹⁾⁽²⁾ (35.7)
MAXIMUM FLOOR AREA RATIO		0.40	0.18	0.35
MAXIMUM COVERAGE	(%)	75	31	56
MINIMUM YARDS				
FRONT YARD	(FEET)	100	102.9	102.9
SIDE YARD	(FEET)	100	96.4 ⁽²⁾	96.4 ⁽²⁾
REAR YARD	(FEET)	100	512.7	100.0
RESIDENTIAL DISTRICT BUFFER	(FEET)	100	100	100
PARKING SPACES				
STANDARD PARKING SPACES	(SPACES)	308	179	253
ACCESSIBLE PARKING SPACES	(SPACES)	8	6	8
LANDBANKED SPACES	(SPACES)	0	0	60
TOTAL PARKING SPACES	(SPACES)	316 ⁽⁴⁾	185	321
LOADING BERTHS				
TOTAL LOADING BERTHS	(SPACES)	14 ⁽⁴⁾	12	25

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING WATERCOURSE LINE
- EXISTING WOODED BUFFER
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED DROP CURB AND RAMP
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED ARROW MARKING ON PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED SAWCUT LINE
- PROPOSED LIGHTING FIXTURES

NOTES:

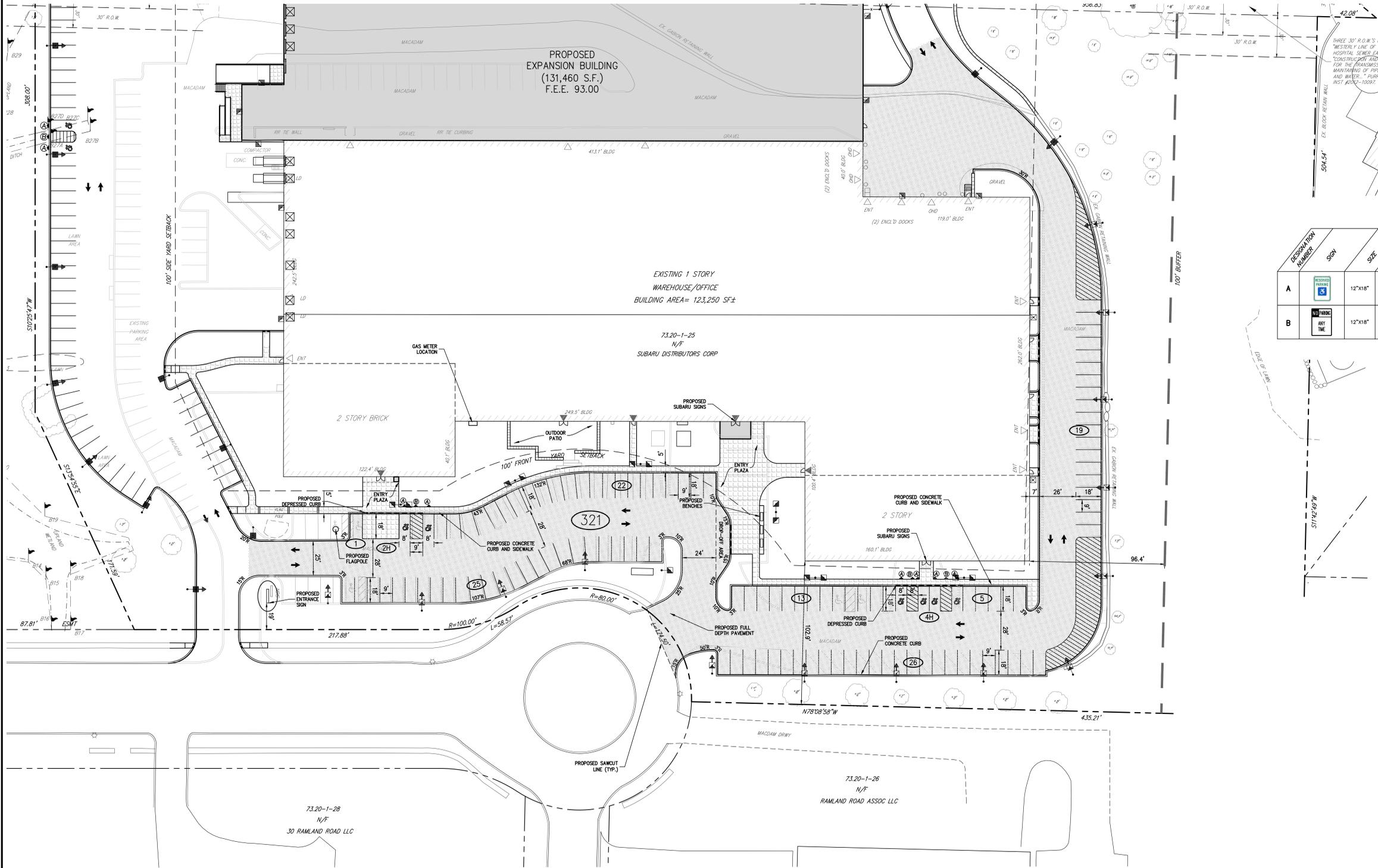
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JAY A. GREENWELL, PLS., LLC, DATED JULY 11TH, 2016 AND SUPPLEMENTED BY NYS AND ROCKLAND GIS INFORMATION.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MONUMENT TYPE	MONUMENT HEIGHT	REGULATORY	REFLECTORIZED
A	3	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
B	4	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X

PARKING COMPARISON

	PHASE 1 APPROVED	PHASE 2 PROPOSED
STANDARD SPACES	253	253
ACCESSIBLE SPACES	8	8
LAND BANKED SPACES	60	60
TOTAL SPACES	321	321



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

REVISION

No.	By	Date	Reason
1.	REVISED PER TOWN COMMENTS	05/19/2017	
2.	ACADEMIC SUBMISSION	06/10/2017	
3.	PLANNING BOARD SUBMISSION	10/19/2017	
4.	PLANNING BOARD SUBMISSION	10/02/2020	
5.	SIGN PERMIT SUBMISSION	07/19/2021	
6.	ACADEMIC SUBMISSION	02/23/2021	
7.	ZBA SUBMISSION	02/06/2024	

REPLICANT OWNER:
SUBARU DISTRIBUTORS CORP.
6 RAMLAND ROAD
ORANGETOWN, NY 10962

ARCHITECT:
BILLOW GARRETT GROUP ARCHITECTS AND PLANNERS, PC
161 MAIN STREET
RIDGEFIELD PARK, NEW JERSEY 07660

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Mayer Consulting, Inc.
120 BEDFORD ROAD • ARTHUR, NY 10504
voice 914.473.5225 • fax 914.473.2102
www.jmcpllc.com



SITE LAYOUT PLAN
SUBARU DISTRIBUTION CENTER EXPANSION
6 RAMLAND ROAD
TOWN OF ORANGETOWN, NEW YORK

Drawn: DK Approved: DV
Scale: 1" = 30'
Date: 02/13/2017
Project No: 16148
Title: LAY LAY out
Drawing No: **SP-4**

NOT FOR CONSTRUCTION