

VIRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF ALL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL MENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH NER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.

O THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST IT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, IG AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT SE THE CONSTRUCTION DOCUMENTS. OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING ACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING IN (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE DISPONSIBLE FOR AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.

SACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH MAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING PRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND PAVEMENT, UTILITIES OWAL WORK.

DED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL DERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE MENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR ENTS.

BY THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR ORES.
ATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ATIONS/REPORTS CONTAINED HEREIN. THESE NOTES, AND THE COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL IS GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS OCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS E INITIATION AND COMMENCEMENT OF CONSTRUCTION.
FIRM WITH THE ENGINEER OF RECORD THAT THE LATEST EDITION OF ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S

FOR:

I U.S. OPERATIONS, I PROPOSED

GROCERY STORE #1456

LOCATION OF SITE:

ROCKLAND COUNTY, NY 10983 3-58 NYS ROUTE 303, TAPPAN TOWN OF ORANGETOWN

DEPARTMENT OF ENVIRONMENTAL
MANAGEMENT & ENGINEERING
TOWN OF ORANGETOWN
EAMON REILLY - COMMISSIONER
127 ROUTE 303
ORANGEBURG, NY 10962
PHONE: (845) 359-6951
FAX: (845) 359-6951

12/10/2019 CLIENT COMMENTS

TOWN SITE PLAN
APPLICATION

12/4/2019 INITIAL TOWN SUBMISSION

DATE

COMMENT

2/17/2020

TOWN COMMENTS

UPDATED PARKING

SELLER COMMENTS

TOWN SUBMISSION

GOVERNING AGENCIES

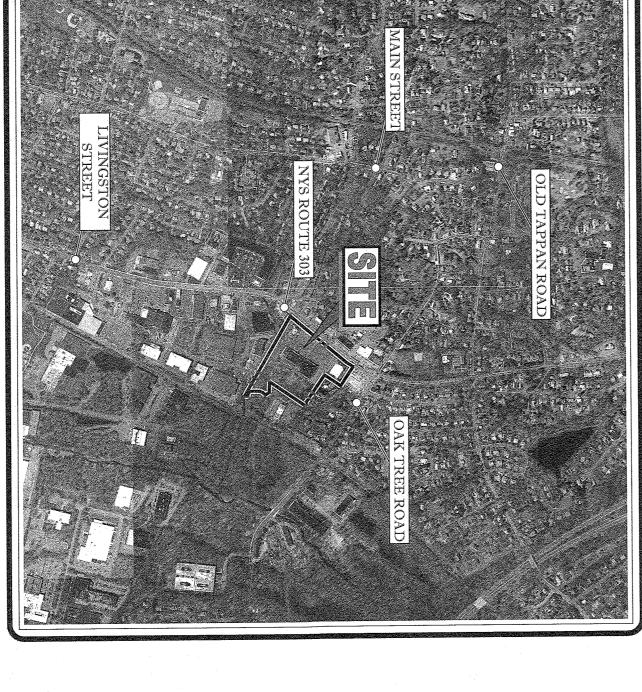
◆ BUILDING, ZONING, PLANNING,
ADMINISTRATION & ENFORCEMENT
TOWN OF ORANGETOWN
JANE SLAVIN, R.A. - DIRECTOR
20 GREENBUSH ROAD
ORANGEBURG, NY 10962
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FAX: (845) 359-8526

♦ WATER
SUEZ WATER
360 WEST NYACK ROAD
WEST NYACK, NY 10994
PHONE: (877) 426-8969
FAX: 1-845-620-3347

ROW JURISDICTION

NYS DEPARTMENT OF TRANSPORTATION
LANCE MACMILLAN, PE - REGIG 4 BURNETT BOULEVARD POUGHKEEPSIE, NY 12603 PHONE: (845) 431-5750

SECTION 77.15, BLOCK 1, LOTS 33-37 & 41

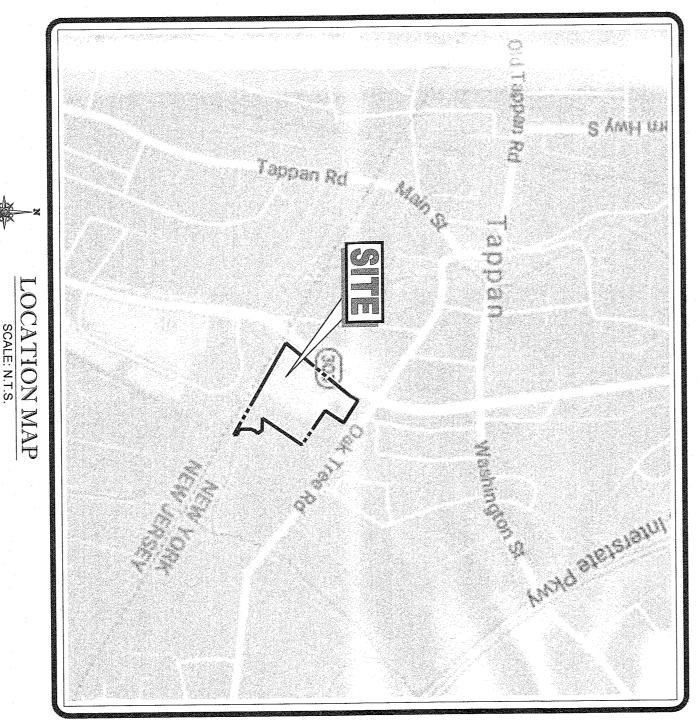


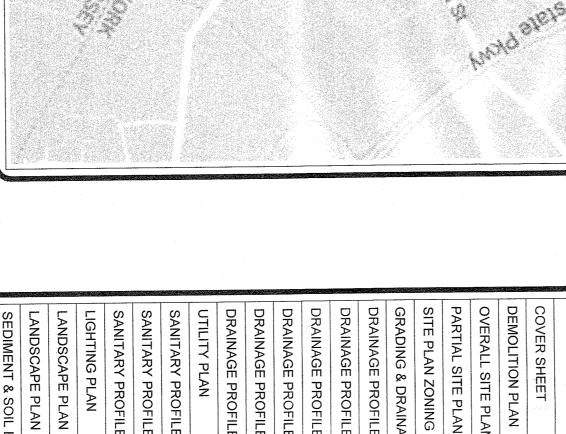
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INFEL IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER OF RECORD, THE USE OF CERTIFY OR CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS ECT OF THE ENGINEER OF RECORD'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER TO OR IMPLIED, UNDER ANY CIRCUMSTANCES.

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THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

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HIEF FIRE SAFETY INSPECTOR
) GREENBUSH ROAD
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C-18 OF 25	LANDSCAPE PLAN
C-17 OF 25	LIGHTING PLAN
C-16 OF 25	SANITARY PROFILE III
C-15 OF 25	SANITARY PROFILE II
C-14 OF 25	SANITARY PROFILE I
C-13 OF 25	UTILITY PLAN
C-12 OF 25	DRAINAGE PROFILE V
C-11 OF 25	DRAINAGE PROFILE IV
C-10 OF 25	DRAINAGE PROFILE III
C-09 OF 25	DRAINAGE PROFILE II
C-08 OF 25	DRAINAGE PROFILE I (B)
C-07 OF 25	DRAINAGE PROFILE I (A)
C-06 OF 25	GRADING & DRAINAGE PLAN
C-05 OF 25	SITE PLAN ZONING
C-04 OF 25	PARTIAL SITE PLAN
C-03 OF 25	OVERALL SITE PLAN
C-02 OF 25	DEMOLITION PLAN
C-01 OF 25	COVER SHEET
SHEET NUMBER	SHEET TITLE

PROPOSED
GROCERY STORE #1456
3-58 NYS ROUTE 303
TAPPAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NY 10983
SECTION 77.15 BLOCK 1
LOTS 33-37 & 41

DEVELOPMENT

SITE

PLANS

FOR

OPERATIONS,

	N O O	STATE	KR	.
FNSED PROFESS	DRK LICENS		No.	NOY WAY
FESS	ENGINERY ENGLINERY	ENGIN		
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2929 EXPRESSWAY DRIVE NORTH
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Phone: (631) 738-1200
Fax: (631) 285-6464

BOHLERING

v.BohlerEngineering

COVER

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1 OF

EASEMENT PLAN

ALTA SURVEY (BY OTHERS)

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

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REFERENCES

BOUNDARY & TOPOGRAPHIC
SURVEY:
JMC PLANNING, ENGINEERING, LANDSCAPE
ARCHITECTURE & LAND SURVEYING, PLLC
120 BEDFORD ROAD
ARMONK, NY 10504
DATED: 11/21/2019
ELEVATIONS: NAVD 1998

GEOTECHNICAL INVESTIGATION
REPORT:
WHITESTONE ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
DATED: 8/30/2019

REFERENCES AND CONTACTS

E E RIN G G SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
TRANSPORTATION SERVICES

♦ ELECTRIC & GAS
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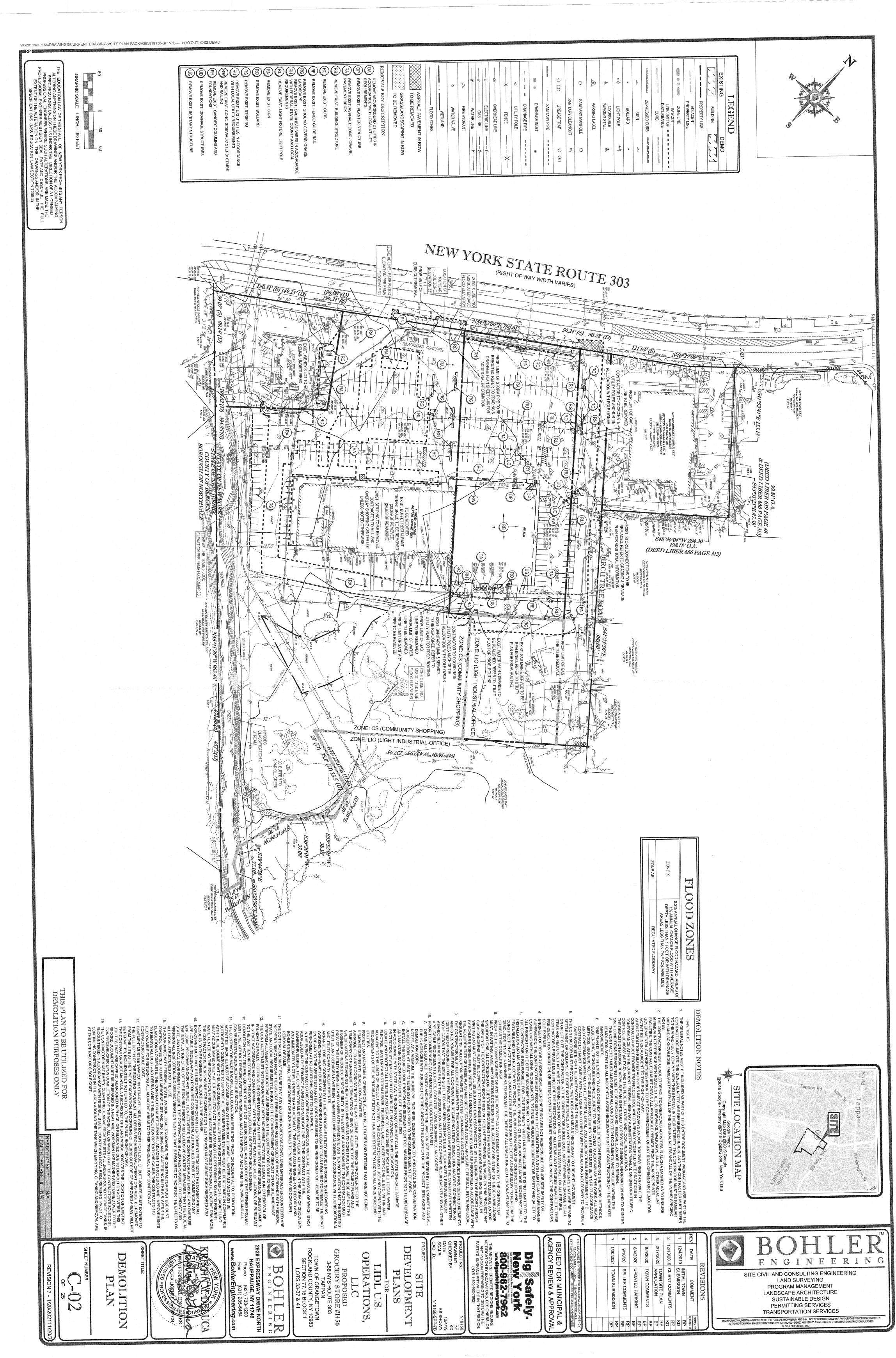
◆TELEPHONE

VERIZON

110 MARKET STREET

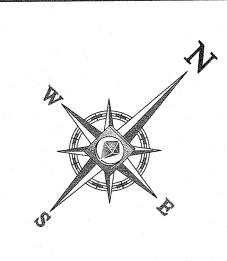
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PHONE: (845) 627-3530



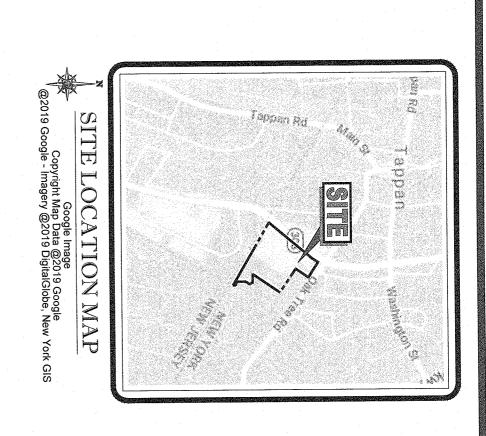
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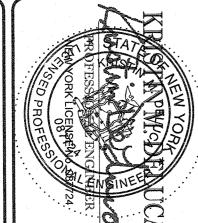


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TON	Y		169.1	GUOUS PARCELS)	150' (ON AN	§13.10.B.11	MIN. DISTANCE BETWEEN CURB CUTS
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CATION \$6.2 NOT PERMITTED WITHIN 1.0	(V) VARIANCE	(E) EXISTING NON-CONFORMITY		7		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
ZONE: CS (COMMUNITY SHOPPING DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) A87,2376F* LIO (LIGHT STORE) 487,2376F* INCLUDES BIRCH TREE ROAD S3.12 LIO (SINGLE) LEA7,13 FT* S47,13 FT* LEA0,56 FT* BACK S3.12 NONE, 45 FT F REQUIRED (SINGLE) S47,13 FT* LEA0,56 FT* BACK S3.12 NONE, 25 FT F REQUIRED (SINGLE) S4,1 FT* LEA0,56 FT* BACK S3.12 LIO (TOTAL) S4,1 FT* LEA0,56 FT* S4,1 FT* LEA0,			田)	ACCESSIBL	NDARDS	STA	
ZONE: CS (COMMUNITY SHOPPING DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT ROUTE 303 ZONE OVERLAY DISTRICT ROUTE 303 ZONE OVERLAY DISTRICT A87,237SF* INCLUDES BIRCH TREE ROAD \$3.12	~	77 0000	00 SPACES =	REQUIRED FOR 301-40	10 ADA		
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ZONE: CS (COMMUNITY SHOPPING DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT ROUTE 303 ZONE OVERLAY DISTRICT SEE THE SITE PLAN ZONING: SHEET C-5 FOR ZONING REQUIREMENTS FOR EACH INDIVIDUAL I SOUTH SOUTH SOUTH STANDARD PROPOSED 487,237SF* INCLUDES BIRCH TREE ROAD \$3.12 25 FT ±847.13 FT* \$3.12 NONE, 45 FT IF PROVIDED 43.4 FT*	¥	54.1 FT* 154.3 FT (TOTAL)*	RED (SINGLE)	NONE, 12 FT IF REQUIR	3.12	(M	MIN. SIDE YARD SETBACK
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ZONE: CS (COMMUNITY SHOPPING DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT THE SITE PLAN ZONING; SHEET C-5 FOR ZONING REQUIREMENTS FOR EACH INDIVIDUAL LOT	MEETS REQ. (Y/N)	PROPOSED	ď	STANDAR	ODE	C	REQUIREMENTS
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OVERALL SITE PLAN

THIS PLAN TO BE UTILIZED FOR SITE ZONING PURPOSES ONLY



Y DRIVE NORTH , NY 11749

BOHLERING

PROPOSED
GROCERY STORE #1456
3-58 NYS ROUTE 303
TAPPAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NY 10983
SECTION 77.15 BLOCK 1
LOTS 33-37 & 41

DEVELOPMENT PLANS LIDL U.S.
OPERATIONS,

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

12/4/2019 INITIAL TOWN
SUBMISSION

12/10/2019 CLIENT COMMENTS
TOWN SITE PLAN
APPLICATION SELLER COMMENTS

ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES TRANSPORTATION SERVICES



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

W:\2019\N19156\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\N19156-SPP-7B---->LAYOUT: C-05 SITE ZONING

IGNAGE REQUIREMENTS

FREESTANDING SIGNAGE

CODE PERMITTED SUPERMARKET §3.11 §3.11 §3.11 1 SF PER FOOT OF LOT FRONTAGE (40 SF MAX) 30 FT 20 FT AREA (MAX. 40 SF) PROPOSED

PANEL ON EXISTING
FREESTANDING SIGN TO BE
UPDATED
PANEL ON EXISTING
FREESTANDING SIGN TO BE
UPDATED
TBD
TBD
TBD (EXIST. SIGN TO REMAIN)
21.9 FT (EXIST.) PROPOSED 128.47 SF (V)

ANDSCAPE BUFFER TO OUTE 303

§13.10.B.3

25' LANDSCAPE BUFFER
CONTAINING EITHER NATURAL
VEGETATION AND/OR
CONTAINING SHRUBS AND/OR
TREES A MIN OF 6' HIGH.

ADING BERTH
CATION

1. DISTANCE
TWEEN CURB CUTS
X. CURB CUTS PER
RCEL

§13.10.B.10 §13.10.B.11 §13.10.B.11

LOCATED WITHIN THE REAR YARD
150' (ON ANY SINGLE PARCEL OR
CONTIGUOUS PARCELS)

FRONT YARD

§13.10.B.1

ROUTE

303

							≺		25'	ANDSCAPE BOFFER NING EITHER NATURAL GETATION AND/OR INING SHRUBS AND/OR ES A MIN OF 6' HIGH
) VARIANCE	MY (W)	(E) EXISTING NON-CONFORMITY	KEY=				~		0	
			SHRUBS AND/OR TREES A MIN OF 6' HIGH.	SHRUBS AND	0.00	TO ROUTE 303	~		7	ANY SINGLE PARCEL OR TIGUOUS PARCELS)
F) EXISTING NON-CONFORMITY	(E) EXISTING	12	SCAPE BUFFER SEITHER NATURAL	25' LAND CONTAINING	-	LANDSCAPE BUFFER	Y	\RD	-	WITHIN THE REAR YARD
7		0			§13.10.B.11	MAX. CURB CUTS PER PARCEL	(V) VARIANCE	(65.8%) VITHIN ONT YARD	79 STALLS (65.8%) LOCATED WITHIN REQUIRED FRONT YARD	35%
~		NA	150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)		§13.10.B.11	MIN. DISTANCE BETWEEN CURB CUTS	MEETS REQ. (Y/N)		PROPOSED*	STANDARD
(V) VARIANCE		17 STALLS (42.5%) LOCATED WITHIN REQUIRED FRONT YARD	35%		§13.10.B.10	MAX. FRONT YARD PARKING		ISTRICT	AY DIS	3 OVERL
MEETS REQ. (Y/N)		PROPOSED*	STANDARD	S7	CODE	REQUIREMENTS	(V) VARIANCE	NON-CONFORMITY	XEY=	CERTAINERS OF THE CONTRACT OF
	STRICT	LAY DIS	3 OVER	TE 30:	ROU		D BETWEEN	ENT TO BE ESTABLISHE	PARKING AGREEME	ESSIBLE STALLS) LOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN
(V) VARIANCE	(E) EXISTING NON-CONFORMITY	KEY=								
D BETWEEN	RE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN	ID PARKING AGREEME	ELOPMENT. ACCESS AN	BY OVERALL DEVI	NTS ARE MET	*PARKING REQUIREMENTS A PROPERTIES				
			LE STALLS)	STALLS (INCL. 2 ACCESSIBLE STALLS)		TOTAL EXIST. PARKING	~	COMPLIES	ONT YARD	REQUIRED FRONT YARD
ngan ang mananan ang manan Mananan ang mananan ang ma			RESTALIRANT = 2 987 SF / 75 = 39 83 = 40 STALLS	RANT = 2 987 SF / 7		REQUIRED PARKING:	~	(OPEN TO ABOVE)	X 15' H	12'W X 45'L X 15'H
				STALL / 75 SF OF GFA		FAST FOOD RESTAURANT =	DOAND	24 0' W/ Y 08 8' I	J.	BOARL
~	0	ARE PERMITTED EXCEPT BY PERMISSION OF THE ZONING BOARD OF APPEALS OR PLANNING BOARD OF APPEALS OR PLANNING	NO OUTDOOK LE ARE PERMITTI PERMISSION C BOARD OF APPEL BOARD OF BOARD	§3.11	RTHS	ON-SITE LOADING BERTHS	(V) VARIANCE (REQUIRES PERMISSION OF ZBA OR PLANNING ROADD)		DING BERTHS EXCEPT BY THE ZONING OR PLANNING	NO OUTDOOR LOADING BERTHS ARE PERMITTED EXCEPT BY PERMISSION OF THE ZONING BOARD OF APPEALS OR PLANNING
~	9' X 18'	9' X 18'	9' X	§6.34	3 STALL	SIZE	~	9' X 18'	0 2	9' X 18'
\	40	40 STALLS	40 SI	§3.11	G	ON-SITE	(V) VARIANCE	120*		129
	STNE	JIREMI	G REQU	RKIN	P	And a stronger			IKEMI	G KEQU
(V) VARIANCE	(E) EXISTING NON-CONFORMITY	KEY=	TO COLOR LA CARLO MAN ENTRE CONTROL CO				(v) value	NON-CONFORMITY		
			SDIVISION LINE	ED WENDY'S SUB	ON PROPOSE	*CALCULATED BASED ON PROPOSED WENDY'S SUBDIVISION LINE	VA VARIANCE	(E) EXISTING		
~	1 STORY	FI	22 FT	§3.12	<u>+</u>	MAX. BUILDING HEIGHT		10000		T SUBDIVISION LINE
Υ	0.09*	00	1.00	§3.12	ATIO	MAX. FLOOR AREA RATIO	YA WARIANDE	0.31*		1.00
	N/A	1	25 FT	§13.10.B.3	FER TO	MIN. LANDSCAPE BUFFER	(V) VARIANCE	9.2 FT*		25 FT
~	38.3 FT*	Ŧ	25 FT	§3.12	BACK	MIN. REAR YARD SETBACK	Y	30 FT*		
Y	40.6 FT* 140.8 FT (TOTAL)*	12 FT IF PROVIDED (SINGLE) 25 FT IF PROVIDED (TOTAL)	NONE, 12 FT IF PR NONE, 25 FT IF PF	§3.12	ACK	MIN. SIDE YARD SETBACK	~	0 FT* 75.6 FT (TOTAL)*	PROVIDED (SINGLE) PROVIDED (TOTAL)	NONE, 12 FT IF PROV
~	60.1 FT*	IF PROVIDED	NONE, 45 FT IF PROVIDED	§3.12	SETBACK	MIN. FRONT YARD SE	~	150.7 FT*	FT IF PROVIDED	NONE, 45 FT IF F
~	160 FT*	FT	25 FT	§3.12		MIN. LOT WIDTH	~	434.33 FT*		25 FT
~	210 FT*	FT	25 FT	§3.12		MIN. LOT FRONTAGE	Υ	188.21 FT*		25 FT
~	+/- 33,391 SF*) SF	2,500 SF	§3.12		MIN. LOT AREA	~	82,461 SF*	71	2,500 SF
MEETS REQ. (Y/N)	PROPOSED	DARD	STANDARD	CODE	VTS	REQUIREMENTS	MEETS REQ. (Y/N)	PROPOSED	1RD	STANDARD
J	ZONE: CS (COMMUNITY SHOPPING DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT USE: FAST FOOD NOT PERMITTED IN THE CS DISTRICT INARY ZONING INFORMATION PREPARED FOR THE CS (COMMUNITY SHOPPING DISTRICT)	DEPING DISTRICT) LAY DISTRICT D IN THE CS DISTRICT THE CS (COMMUNIT	CS (COMMUNITY SHO JUTE 303 ZONE OVERI FOOD NOT PERMITTE TION PREPARED FOR	ZONE: RC USE: FAST ONING INFORMA:	PRELIMINARY Z	P	RICT)	Y SHOPPING DISTRIC	PING DISTRICT) CE DISTRICT) Y DISTRICT DISTRICT, NOT PE TE CS (COMMUNIT)	CS (COMMUNITY SHOPPING DISTRICT) IGHT INDUSTRIAL-OFFICE DISTRICT) UTE 303 ZONE OVERLAY DISTRICT ED AS-OF-RIGHT IN CS DISTRICT, NOT PERMITTED IN LIO DISTRICT) ION PREPARED FOR THE CS (COMMUNITY SHOPPING DISTRICT)
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nggaye unsimbak Makini Kalifaka disebilika disebilika disebilika disebilika disebilika disebilika disebilika disebilika disebilika di	RAZI			WEND		gen processor general control of the			ETLO	RMARK
				788	. 4.	and the tention of the control of th	CATANATA CATANATA POR PROPERTOR SHARE CATANATA SACIONAL SACIONALI SACIONAL SACIONAL SACIONAL SACIONAL SACIONAL SACIONAL SACIONAL	and and a second se	OPPORTURE OF THE PROPERTY OF T	AND

N. ON-SITE PARKING

ON-SITE PARKING STALL

MIN. ON-SITE PARKING
MIN. ON-SITE PARKING STALL
SIZE

§6.34

§3.11

ARKING

SITE LOADING BERTHS

§3.11

LOADING BERTH LOCATION §6.2

RETAIL SALES & SERVICE = 1 STALL / 200 SF OF GFA

§6.42

SUPERMARKET = 25,656 SF / 200 = 128.28 STALLS
REQUIRED PARKING = 129 STALLS
PROPOSED PARKING = 120 STALLS (INCL. 4 ACCESSIBLE STALLS)
ING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS
ERTIES

MIN. SIDE YARD SETBACK
MIN. REAR YARD SETBACK
MIN. LANDSCAPE BUFFER TO
RESIDENTIAL ZONE OR USE
MAX. FLOOR AREA RATIO
MAX. BUILDING HEIGHT
*CALCULATED BASED ON PROPO

\$3.12 \$3.12 \$3.12 \$3.12 \$3.12 \$3.12 \$3.12 \$3.12 \$3.12 \$3.12 \$3.12 \$3.12 \$3.12

REQUIREMENTS

CODE

SUPERMARKET LOT

ZONE: CS (COMMUNITY SHOPPING DISTRICT)
LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT)
ROUTE 303 ZONE OVERLAY DISTRICT
USE: RETAIL FOOD STORE (PERMITTED AS-OF-RIGHT IN CS DISTRICT, NOT PERMITTED IN LIO DISTRICT)
PRELIMINARY ZONING INFORMATION PREPARED FOR THE CS (COMMUNITY SHOPPING DISTRICT)

*****	(V) VARIANCE	(E) EXISTING NON-CONFORMITY	KEY=	-	
	(E) EXISTING NON-CONFORMITY	0'	25' LANDSCAPE BUFFER CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR TREES A MIN OF 6' HIGH.	§13.10.B.3	SCAPE BUFFER JUTE 303
	Y			§13.10.B.11	CURB CUTS PER
	~	N/A	150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	§13.10.B.11	ISTANCE EEN CURB CUTS
la comunicación de la comunicación	~	14 STALLS (25%) LOCATED WITHIN REQUIRED FRONT YARD	35%	§13.10.B.10	RONT YARD NG
t annual	MEETS REQ. (Y/N)	PROPOSED*	STANDARD	CODE	QUIREMENTS
	Ĥ	ROUTE 303 OVERLAY DISTRICT	E 303 OVERI	ROUT	H
	ITY (V) VARIANCE	KEY= (E) EXISTING NON-CONFORMITY	mayee and can be a part of the army of overlooking and assessment of the army		, market state of the community of the state
	LISHED BETWEEN	PROVIDED PARKING = 58 STALLS (INCL. 4 ACCESSIBLE STALLS) NG REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN RTIES	PROVIDED PARKING = 58 STALLS (INCL. 4 ACCESSIBLE STALLS) NG REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND RTIES	3 = 58 STALLS (IN ARE MET BY OV	PROVIDED PARKING NG REQUIREMENTS RTIES
			RED PARKING: RETRO FITNESS = 15,030 SF / 200 = 75.15 STALLS = 76 STALLS	5,030 SF / 200 = 7	RED PARKING: RETRO FITNESS = 18

_	FER	S PER	CUTS		8	NTS	Z	POSTORIA PARTICIPATORIA PARTICIPATOR		PARKING REMENTS /	NG: NESS = 15,	S & SERVI	G BERTHS		RKING STALL	RKING			1000	I CED ON I	EA RATIO	NE OR USE	E BUFFER TO	SETBACK	CETRACK	ND SETBACK		AGE		MENTS	PRELIN			
	§13.10.B.3	§13.10.B.11	§13.10.B.11		§13.10.B.10	CODE	TUO			= 58 STALLS (I	030 SF / 200 =	ICE = 1 STALL	U)		ALL		PAI		70.000			m	-			¥					USE: PHY		7(
TREES /	25' LANE CONTAININ VEGET CONTAININ		CONTIG	150' (ON ANY		S	E 303	NOT THE THE THE THE THE THE THE THE THE TH		NCL. 4 ACCESS	NG: NESS = 15,030 SF / 200 = 75.15 STALLS = 76 STALLS	ES & SERVICE = 1 STALL / 200 SF OF GFA	§3.11		§6.34	§3.11			ŕ	SOUTH COLLEGE	§3.12	813.10.0.3	30.10	83.12	83 13	§3.12	§3.12	§3.12	§3.12	CODE	SICAL FITNES	ZONE: C	NIN	RETR
TREES A MIN OF 6' HIGH.	25' LANDSCAPE BUFFER CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR	<u> </u>	CONTIGUOUS PARCELS)	SINGLE PARCEL OR	35%	STANDARD	OVERL	electric de la compara de La compara de la compara d		PARKING = 58 STALLS (INCL. 4 ACCESSIBLE STALLS) REMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN	76 STALLS		PERMISSION OF THE ZONING BOARD OF APPEALS OR PLANNING BOARD.	NO OUTDOOR LOADING BERTHS	9' X 18'	76	GREQU			VSED ON BEODOSED BETRO FITNESS STROWNSION LINE	77 FT	23 F i	25.7	NONE, 25 FT IF PROV	NONE, 12 FT IF PROVIDED (SINGLE)	NONE, 45 FT IF	25 FT	25 FT	2,500 SF	STANDARD	ION PREPARED FOR T	ZONE: CS (COMMUNITY SHOPPING DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT	G INFO	RO FITN
	Q.		N/A	FRONT YARD	14 STALLS (25%) LOCATED WITHIN REQUIRED	PROPOSED*	AYDI	701-	KUA-	PARKING AGREEM			THE ZONING S OR PLANNING	ADING BERTHS D EXCEPT BY	œ		IKEMI		KnV-		7		-1 -	OVIDED (TOTAL)	VIDED (SINGLE)	45 FT IF PROVIDED	7	7	SF	ARD	HE CS (COMMUNI	PING DISTRICT) AY DISTRICT	ORMATI	ESS L(
	-			YARD	S (25%) IN REQUIRED)SED*	ISTRICT	NON-CONFORMITY	(E) EXISTING	ENT TO BE ESTABLISH			0		9' X 18'	58*		NON-CONFORMITY	(E) EXISTING		1 STORY	0.01*	0.*	85.90 FT (TOTAL)*	31.80 FT*	43.4 FT*	240.56 FT*	200.36 FT*	48,641 SF*	PROPOSED	CS DISTRIC!) TY SHOPPING DISTRI)T
	(E) EXISTING NON-CONFORMITY	~	*		4	MEETS REQ. (Y/N)	. 4		00 VARIANCE	ED BETWEEN			≺		~	(v) VARIANCE		(4) 536.0000	AN VARIANCE		-	NON-CONFORMITY	(E) EXISTING	< -	V V	(E) EXISTING	Υ	~	Υ Υ	MEETS REQ. (Y/N)				
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	70 [ס	2	m z						and the later of t									ARIES A PAGE	-	-	_	Mark Line Column	1747 - 2 Table	مرشند سميمه	PROTESTING					ACCUMINATIONS AND VALUE OF THE PARTY.		and designation of the last	The state of the s
	LANDSCAPE BUFFER TO ROUTE 303	PARCEL	MAX. CURB CUTS PER	MIN. DISTANCE BETWEEN CURB CUTS	MAX. FRONT YARD PARKING	KEQUIKEMENIO				*PARKING REQUIREMENTS PROPERTIES	EXIST. SUBWAY = 3,300 SF / PROP. PIZZA RESTAURANT TOTAL REQUIRED PARKING TOTAL PROPOSED PARKING	EXIST MULTI-TENANT RETA	REQUIRED PARKING:	RETAIL SALES & SERVICE = FAST FOOD RESTAURANT = PESTALIBANT = 1 STALL 110	MIN. ON-SITE PARKING ST SIZE	MIN. ON-SITE PARKING			*CALCULATED BASED ON	MAX. BUILDING HEIGHT	MAX. FLOOR AREA RATIO	MIN. LANDSCAPE BUFFER	MIN. REAR YARD SETBAC	MIN. SIDE YARD SETBACH	MIN. FRONT YARD SETBA	MIN. LOT WIDTH	MIN LOT EDONTAGE		REQUIREMENTS	PREL				
	OUTE 303 §13.10.B.3		AX. CURB CUTS PER \$13.10.B.11	MIN. DISTANCE SETWEEN CURB CUTS §13.10.B.11	MAX. FRONT YARD §13.10.B.10 PARKING	KEQUIKEMEN S CODE				*PARKING REQUIREMENTS ARE MET BY O	EXIST. SUBWAY = 3,300 SF / 200 = 16,5 S1A PROP. PIZZA RESTAURANT = 1,800 SF / 200 TOTAL REQUIRED PARKING = 123.72 = 124 TOTAL PROPOSED PARKING = 151 STALLS	EXIST MULTI-TENANT RETAIL TO REMAIN=	REQUIRED PARKING:	RETAIL SALES & SERVICE = 1 STALL / 200 S FAST FOOD RESTAURANT = 1 STALL / 75 S BESTAUBANT = 1 STAIL / 100 SE OF GEA	MIN. ON-SITE PARKING STALL SIZE	MIN. ON-SITE PARKING	PAI		*CALCULATED BASED ON OVERALL SHO	MAX. BUILDING HEIGHT	MAX. FLOOR AREA RATIO	MIN. LANDSCAPE BUFFER TO	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. FRONT YARD SETBACK	MIN. LOT WIDTH	MIN. LOT EBONTAGE		REQUIREMENTS	PRELIMINARY ZONIY			Z(
	203 §13.10.B.3		\$13.10.B.11	§13.10.B.11 150'	NT YARD §13.10.B.10			ااد		*PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPROPERTIES	EXIST. SUBWAY = 3,300 SF / 200 = 16.5 STALLS PROP. PIZZA RESTAURANT = 1,800 SF / 200 = 9 STALLS TOTAL REQUIRED PARKING = 123.72 = 124 STALLS TOTAL PROPOSED PARKING = 151 STALLS (INCL. 4 ACCE	EXIST MULTI-TENANT RETAIL TO REMAIN= 19,644 SF / 200	REQUIRED PARKING:	RETAIL SALES & SERVICE = 1 STALL / 200 SF OF GFA FAST FOOD RESTAURANT = 1 STALL / 75 SF OF GFA BESTAUBANT = 1 STALL / 100 SF OF GFA	MIN. ON-SITE PARKING STALL §6.34	MIN. ON-SITE PARKING §3.11	PARKIN		*CALCULATED BASED ON OVERALL SHOPPING CENTE		MAX. FLOOR AREA RATIO §3.12	MIN. LANDSCAPE BUFFER TO \$13.10.B.3	MIN. REAR YARD SETBACK §3.12	MIN. SIDE YARD SETBACK §3.12			MIN. FOT EBONTAGE \$3.12		REQUIREMENTS CODE	PRELIMINARY ZONING INFORMATI	RETAIL (PE	ROU	ZONIN	SHOI
ドロく !!	CAPE BUFFER TO		\$13.10.B.11	§13.10.B.11 150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	NT YARD §13.10.B.10 35%		KOOIE 303			*PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PAR PROPERTIES	EXIST. SUBWAY = 3,300 SF / 200 = 16.5 STALLS PROP. PIZZA RESTAURANT = 1,800 SF / 200 = 9 STALLS TOTAL REQUIRED PARKING = 123.72 = 124 STALLS TOTAL PROPOSED PARKING = 151 STALLS (INCL. 4 ACCESSIBLE STALLS)	EXIST MULTI-TENANT RETAIL TO REMAIN= 19,644 SF / 200 = 98.22 STALLS	REQUIRED PARKING:	IL SALES & SERVICE = 1 STALL / 200 SF FOOD RESTAURANT = 1 STALL / 75 SF (FAI IBANT = 1 STALL / 100 SF OF GEA	ON-SITE PARKING STALL		PARKING REQUI	K	*CALCULATED BASED ON OVERALL SHOPPING CENTER SUBDIVISION LINE				§3.12	§3.12	§3.12	§3.12	83.12		CODE	PRELIMINARY ZONING INFORMATION PREPARED FOR THE (RETAIL (PERMITTED AS-OF-RIGHT IN RESTAURANT (PERMITTED AS-OF-RIGH	ROUTE 303 ZONE OVERLAY D	ZONING INFOR	OPPING (
KEV= (E) EXISTI	203 §13.10.B.3	25' LANDSCAPE BUFFER	\$13.10.B.11	§13.10.B.11 150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	NT YARD §13.10.B.10 35%	CODE	KOUIE 303 OVEKLAI DI		KEY=	*PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEME PROPERTIES	EXIST. SUBWAY = 3,300 SF / 200 = 16,5 STALLS PROP. PIZZA RESTAURANT = 1,800 SF / 200 = 9 STALLS TOTAL REQUIRED PARKING = 123.72 = 124 STALLS TOTAL PROPOSED PARKING = 151 STALLS (INCL. 4 ACCESSIBLE STALLS)	EXIST MULTI-TENANT RETAIL TO REMAIN= 19,644 SF / 200 = 98.22 STALLS	REQUIRED PARKING:	IL SALES & SERVICE = 1 STALL / 200 SF FOOD RESTAURANT = 1 STALL / 75 SF (FAI IBANT = 1 STALL / 100 SF OF GEA	ON-SITE PARKING STALL §6.34 9	§3.11 1	QUIREMI	KEY=		§3.12	§3.12	§13.10.B.3	§3.12		§3.12	§3.12	83.12	82 42		PRELIMINARY ZONING INFORMATION PREPARED FOR THE CS (COMMUNITY	RETAIL (PERMITTED AS-OF-RIGHT IN CS DISTRICT) RESTAURANT (PERMITTED AS-OF-RIGHT IN CS DISTRICT) RECT FOOD DECENT ID ANT (NOT DEBMITTED IN THE CS DISTRICT)	ROUTE 303 ZONE OVERLAY DISTRICT USES:	ZONING INFORMATION OF THE PROPERTY OF THE PROP	
KEV= (E) EXISTING (V) VARIANCE	CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR TREES A MIN OF 6' HIGH.	25' LANDSCAPE BUFFER	\$13.10.B.11	§13.10.B.11 150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	NT YARD §13.10.B.10 35% RE	CODE	KUUIE JUJ UVEKLAI DIDIKIU	July In India	KEY= NON-CONFORMITY	*PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN PROPERTIES	EXIST. SUBWAY = 3,300 SF / 200 = 16,5 STALLS PROP. PIZZA RESTAURANT = 1,800 SF / 200 = 9 STALLS TOTAL REQUIRED PARKING = 123.72 = 124 STALLS TOTAL PROPOSED PARKING = 151 STALLS (INCL. 4 ACCESSIBLE STALLS)	EXIST MULTI-TENANT RETAIL TO REMAIN= 19,644 SF / 200 = 98.22 STALLS	REQUIRED PARKING:	IL SALES & SERVICE = 1 STALL / 200 SF FOOD RESTAURANT = 1 STALL / 75 SF (FAI IBANT = 1 STALL / 100 SF OF GEA	ON-SITE PARKING STALL §6.34 9	§3.11 1	QUIREMENTS	(E) EXISTING NON-CONFORMITY		§3.12	§3.12	§13.10.B.3	§3.12 25 FT	§3.12	§3.12 NONE, 45 FT IF PROVIDED	\$3.12 25 FT	\$3.12 25.ET	82 42	CODE	PRELIMINARY ZONING INFORMATION PREPARED FOR THE CS (COMMUNITY SHOPPING DISTRICT)	RETAIL (PERMITTED AS-OF-RIGHT IN CS DISTRICT) RESTAURANT (PERMITTED AS-OF-RIGHT IN CS DISTRICT)	ROUTE 303 ZONE OVERLAY DISTRICT USES:	ZONING INFORMATION	OPPING CENT

					(17,14)
MIN. LOT AREA	§43.13	80,000 SF		30,000 SF*	(E) EXISTING NON-CONFORMITY
MIN. STREET FRONTAGE	§ 4 3.13	100 FT		200 FT*	——————————————————————————————————————
MIN. LOT WIDTH	§43.13	150 FT		150 FT*	A
MIN. FRONT YARD SETBACK	§43.13	50 FT		23.6' FT*	(E) EXISTING NON-CONFORMITY
MIN. SIDE YARD SETBACK	§43.13	30 FT (SINGLE)	Ę.	60.40 FT* 151.70 (TOTAL)*	_)*
MIN. REAR YARD SETBACK	§43.13	50 FT		90.7 FT*	Y
MAX. FLOOR AREA RATIO	§43.13	0.10	Andrew Andrews and Andrews And	0.032*	
MAX. BUILDING HEIGHT	§ 4 3.13	8" PER FOOT FROM LOT LINE 15.73'	LOT LINE =	1 STORY. EXIST. TO REMAIN	AIN
*CALCULATED BASED ON RESIDENTIAL SUBDIVISION LINE	ENTIAL SUBDIVISION	LINE		an-baselmostadariste sportations in a statement of the st	
		X	KEY=	(E) EXISTING NON-CONFORMITY	(V) VARIANCE
	PARKIN	ING REQUI	REMI	SLNE	
MIN. ON-SITE PARKING	§43.1	2		COMPLIES	Υ
RESIDENCE: 1 STALL PER ½ DWELLING + 2 SPACES FOR ANY ACCESSORY HOME OCCUPATION OR PRINCIPAL AGRICULTURAL USE	ING + 2 SPACES FOR A	NY ACCESSORY HOME OC	CUPATION OR P	RINCIPAL AGRICU	JLTURAL USE
		Χ.	KEY=	(E) EXISTING NON-CONFORMITY	ITY (V) VARIANCE
RO	UTE 303	ROUTE 303 OVERLAY DISTRICT	Y DI	STRIC	H
REQUIREMENTS C	CODE	STANDARD	PROPOSED*	SED*	MEETS REQ. (Y/N)
RESIDENTIAL DRIVEWAYS	NO RES SHALL COI §13.9 TO ROUT OTHER	NO RESIDENTIAL DRIVEWAY SHALL CONNECT FROM A PARCEL TO ROUTE 303 IF THERE IS ANY OTHER SUITABLE INGESS & EGRESS	COMPLIES	IES	~
		KEY=	(E) EXISTING NON-CONFORMITY	TING DRMITY	(y) VARIANCE

Y), VARIANCE	ETS REQ. (Y/N)	(V) VARIANCE	AL USE	(V) VARIANCE	< < <	(E) EXISTING NON-CONFORMITY Y
BOHL	ROCKLAND COUNTY, NY 1 SECTION 77.15 BLOCK LOTS 33-37 & 41	3-58 NYS ROUTE 303 TAPPAN	PROPOSED	LIDL U.S. OPERATION	DEVELOPME PLANS	PROJECT: SITE

=	OPERATIONS	LIDL	PLA	DEVELOPMEN'	PROJECT: SITE	THE RESERVE THE PROPERTY OF TH	CAD I.D.:	SCALE:	DAIR
2	CIONS,	S	ANS	PMENT	Ħ	er en en personales estados estados de la composição de la composição de la composição de la composição de la c	N19156-SPP-7	AS SHOW	1 /4/7

DEVEL DEVEL	
SITE	PROJECT:
N19156-SPP	CAD I.D.:
AS SHOV	SCALE:
12/4	DATE:
***	CHECKED BY:
	DRAWN BY:

ZONE: LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT)

ROUTE 303 ZONE OVERLAY DISTRICT

USE: RESIDENTIAL (NOT PERMITTED IN THE LIO DISTRICT) - EXISTING NON-CONFORMITY

PRELIMINARY ZONING INFORMATION PREPARED FOR THE R-80 RESIDENTIAL DISTRICT

REQUIREMENTS

CODE

STANDARD

PROPOSED

ZONING INFORMATION
ZONE: LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT)

RESIDENTIA

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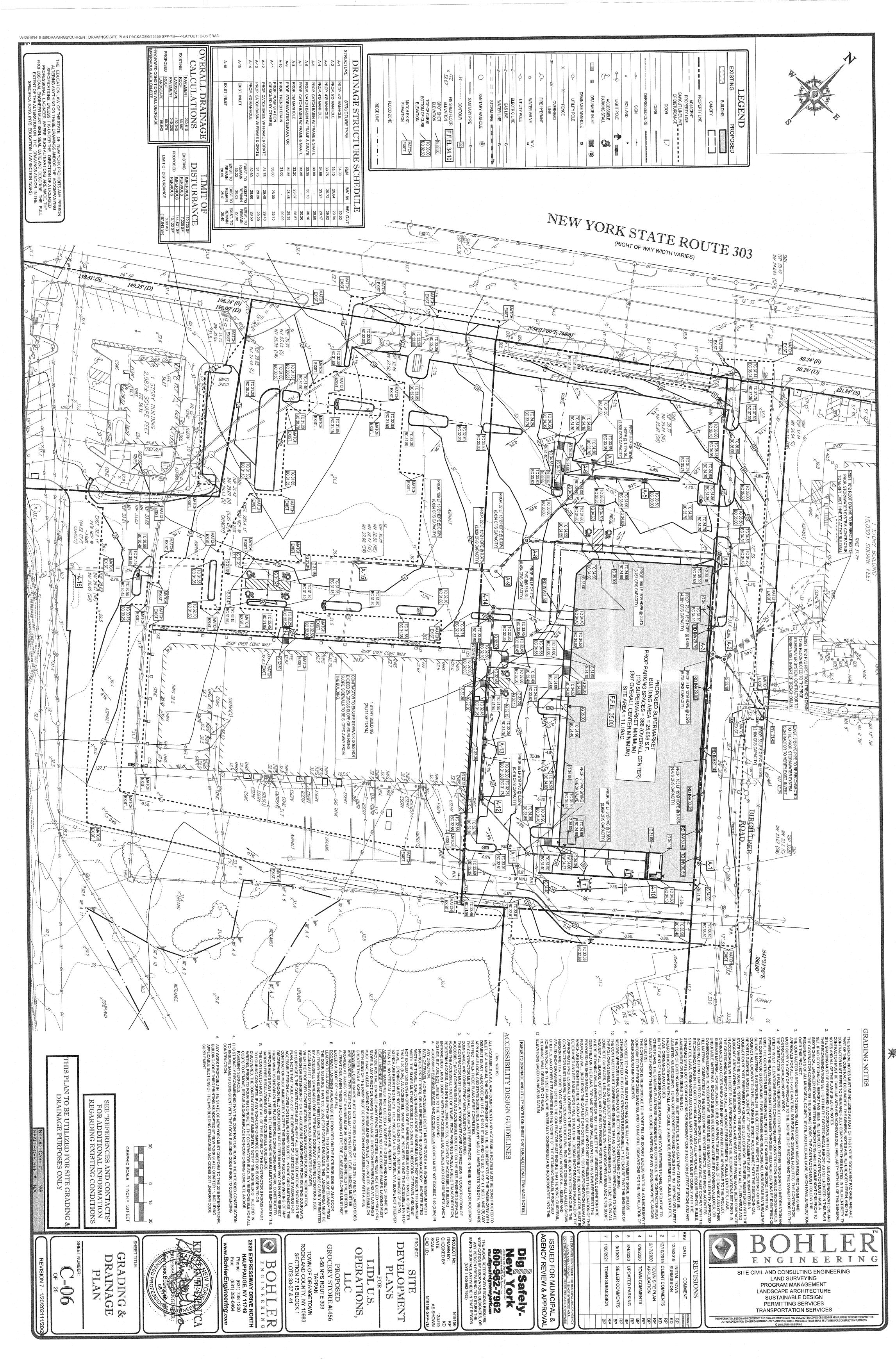
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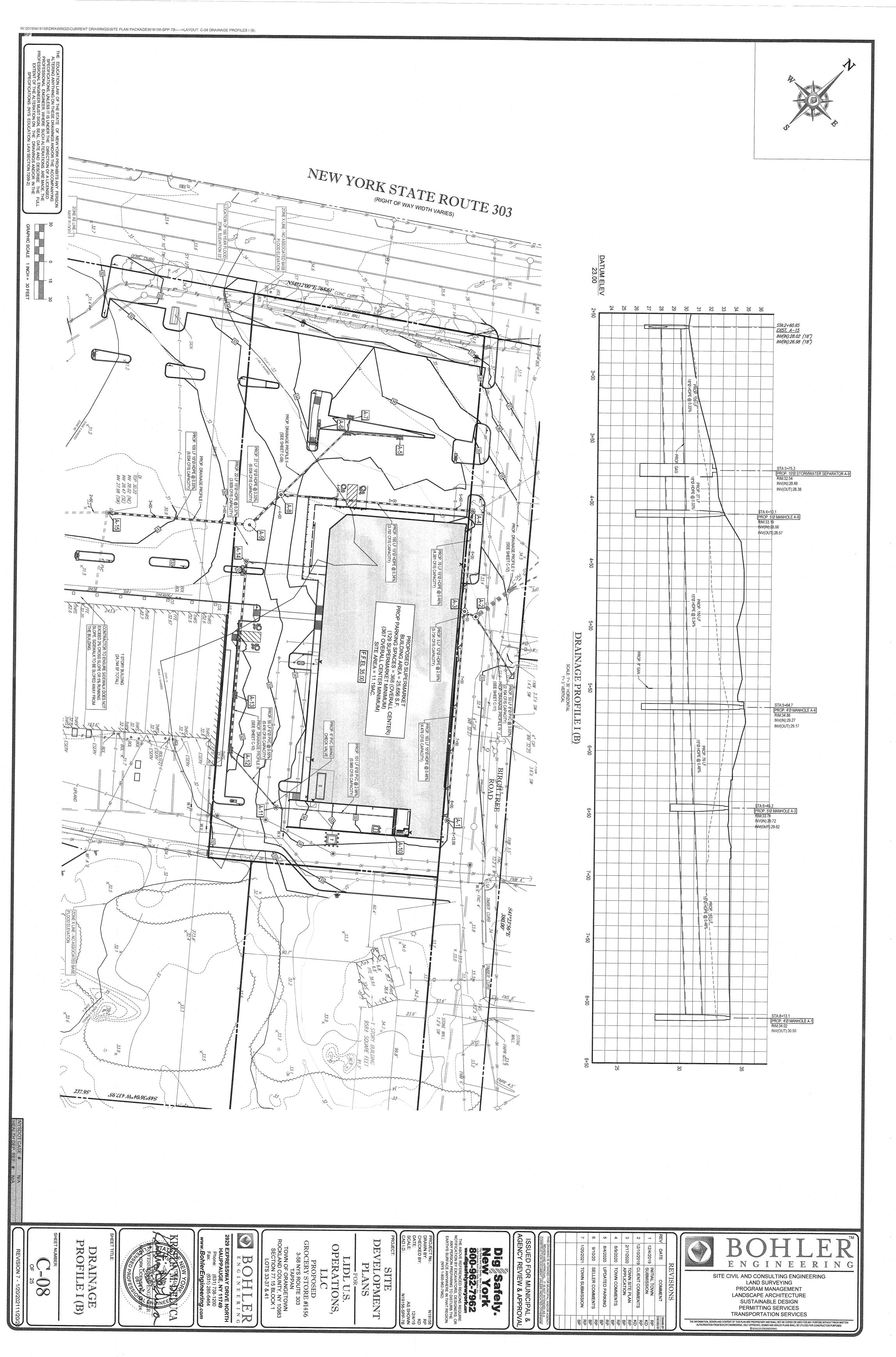
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