



PROPOSED ENTRANCE



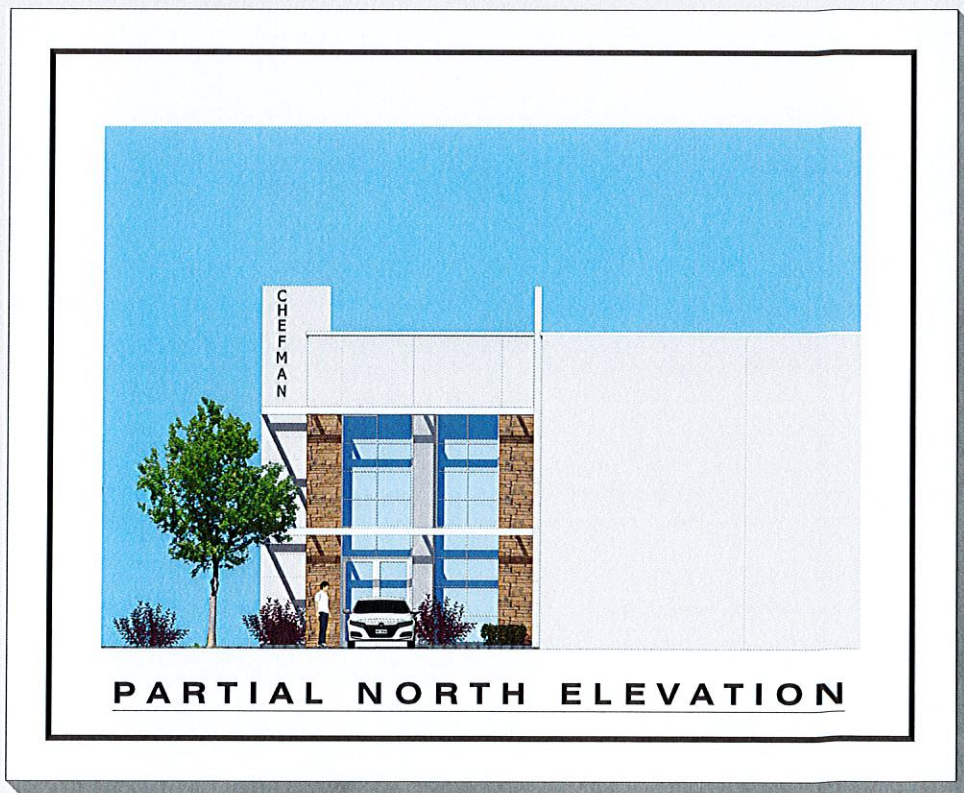
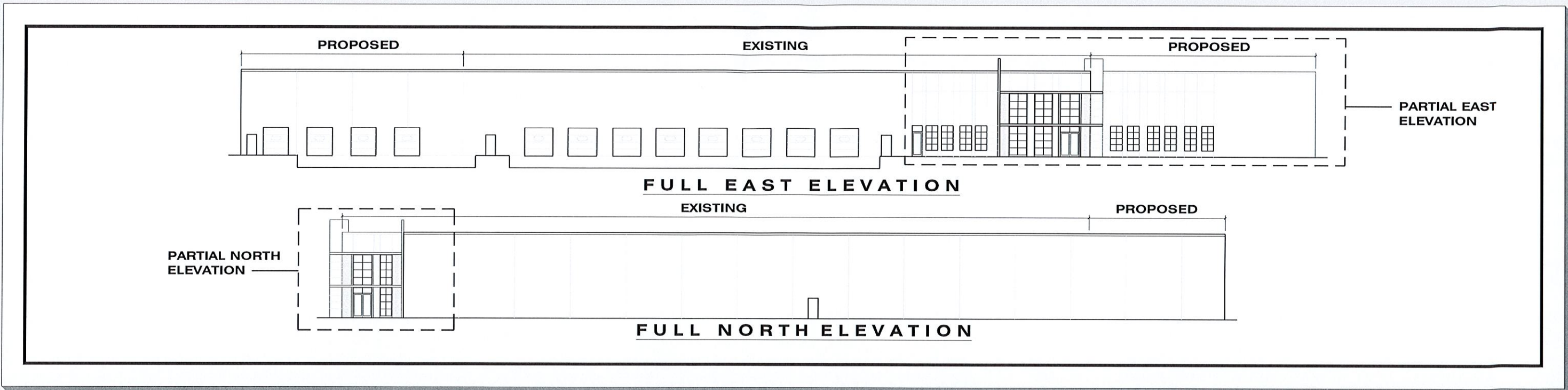
EXISTING ENTRANCE

CHEFMAN

29 CORPORATE DRIVE
ORANGEBURG, NEW YORK
ROCKLAND COUNTY

8 TURNER ROAD
CENTRAL VALLEY, N.Y.
PH: 845-928-3988
FAX: 845-928-3599



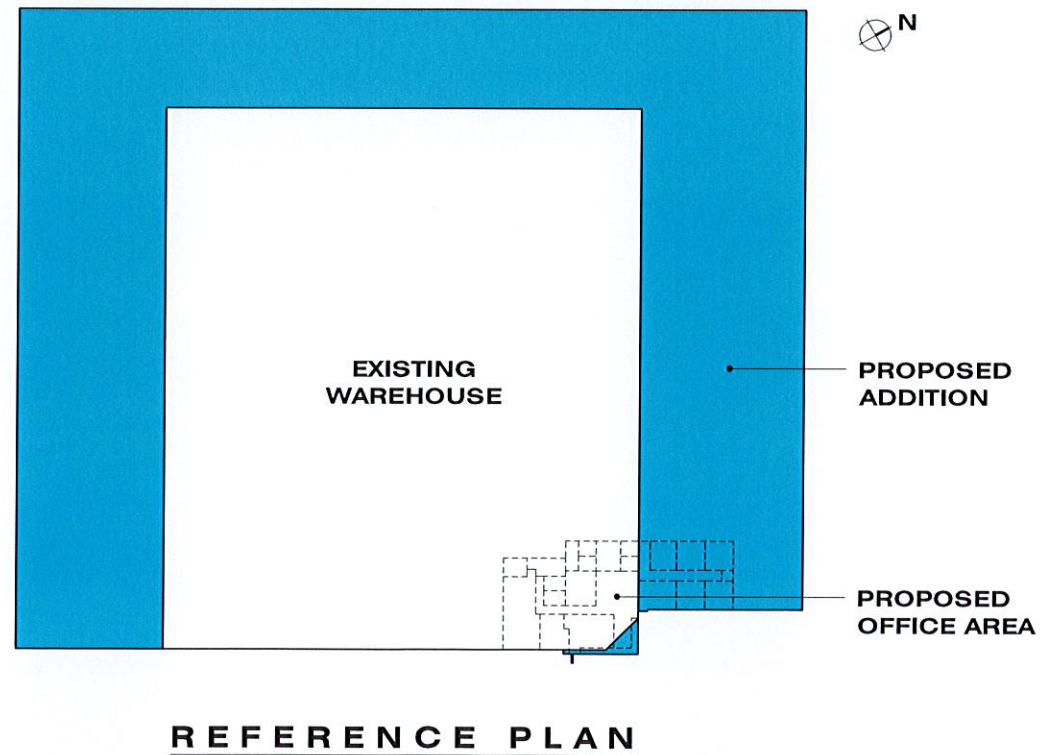
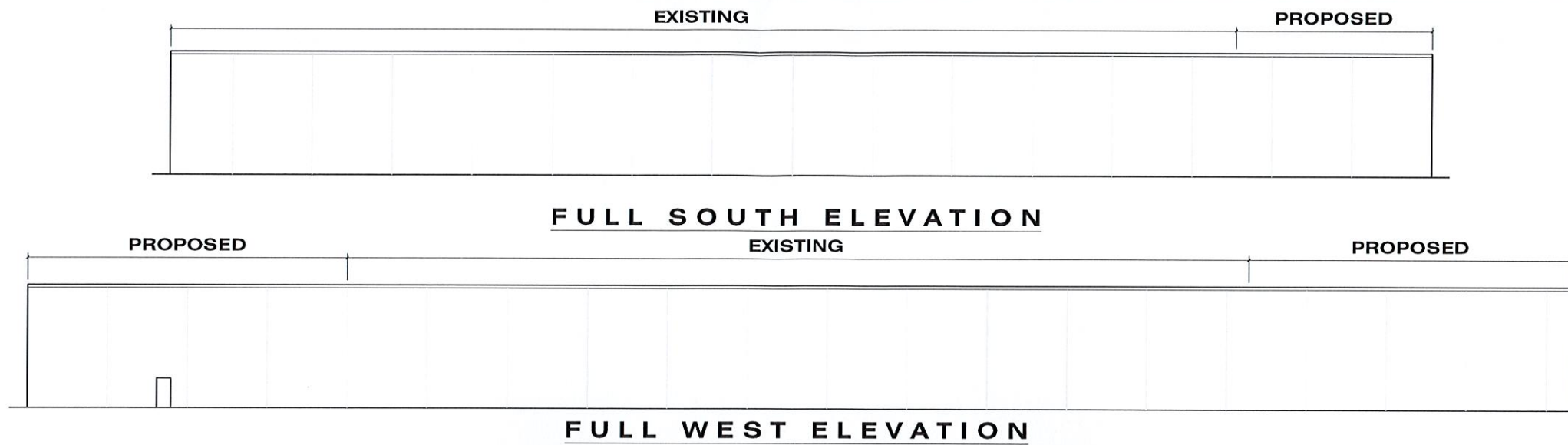


CHEFMAN
 29 CORPORATE DRIVE
 ORANBURG, NEW YORK
 ROCKLAND COUNTY

- | | |
|---|--|
| A - TILT-UP CONCRETE PANEL
"TO MATCH BENJAMIN MOORE 1457" | D - ALUMINUM DOOR & WINDOW FRAME
"WHITE" |
| B - HIGHLIGHT COLOR
"TO MATCH BENJAMIN MOORE 1459" | E - ALUMINUM SPACE FRAME
"WHITE" |
| C - SYNTHETIC STONE
"BORAL COUNTRY HEDGE STONE, HUDSON BAY" | F - SYNTHETIC STUCCO COATING
"COLORS TO MATCH A & B" |

8 TURNER ROAD
 CENTRAL VALLEY, N.Y.
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 FAX: 845-928-3599

■ BARRY TERACH ■
BT
 ■ ARCHITECT ■

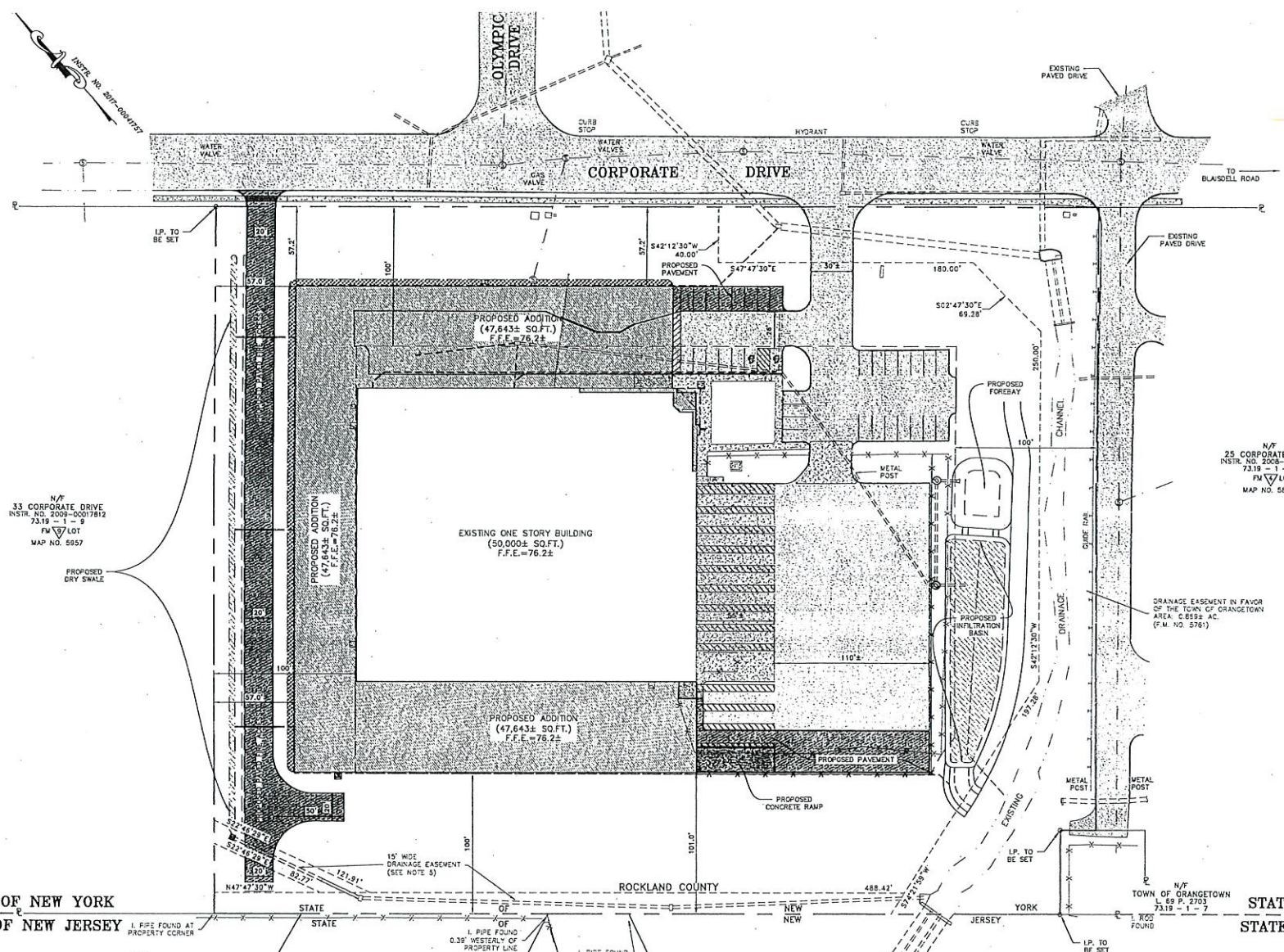
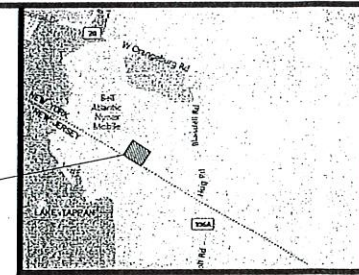


CHEFMAN

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ORANGEBURG, NEW YORK
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NOTES:

- TAX MAP NO. 73.19-1-8
- TOTAL AREA: 7.21± ACRES
- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
 - MAP ENTITLED "SUBDIVISION OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 23, 1984, LAST REVISED MARCH 5, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 25, 1985, AS FILED MAP NO. 5761.
 - MAP ENTITLED "SECTION 1 - REMAINDER, SUBDIVISION OF TAX LOT 26-345-18.6, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 14, 1985, LAST REVISED DECEMBER 12, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985, AS FILED MAP NO. 5822.
 - MAP ENTITLED "SECTION 9, SUBDIVISION OF TAX LOT 26-345-18.3, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JANUARY 16, 1986, LAST REVISED SEPTEMBER 30, 1986 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 3, 1986, AS FILED MAP NO. 5957.
- CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS ARE BASED ON APPROXIMATE USGS DATUM.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 LAW OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M.
- IN ACCORDANCE WITH ZBA DECISION #12-20, SHIPPING AND RECEIVING AND TRUCK TRAFFIC OF ANY KIND ONLY PERMITTED FROM 5:00 A.M. UNTIL 11:00 P.M.
- TREE PROTECTION NOTES:
 - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - ONE LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE ISOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MINIMIZE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 - THE BUILDER OR ITS AGENT MAY NOT CHANGE CANOPY WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
- ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SO2 EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SO2 EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION OF ANY REQUIRED PUBLIC IMPROVEMENTS OR PRIVATE SANITARY OR STORM SEWER IMPROVEMENTS, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT (OR THE APPLICANT'S ENGINEER) SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT OR DESIGN MODIFICATION TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S (APPLICANT'S ENGINEER'S) RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S (APPLICANT'S ENGINEER'S) DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBMISSION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (I.E. FEDERAL WETLANDS - U.S. ARMY CORPS OF ENGINEERS).
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- PRIOR (AT LEAST 14 DAYS) TO THE PAVING OF ANY ROAD SUBBASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS.
- ALL EXISTING AND PROPOSED MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE ROOF OF THE STRUCTURE.
- CONTRACTOR SHALL CONFIRM LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO EXCAVATION.
- LOCATION OF EXISTING GAS, ELECTRIC, AND FIBER OPTIC UTILITIES IS BASED UPON MARKINGS IN THE FIELD MADE BY OTHERS AND ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY CONTRACTOR PRIOR TO EXCAVATION.

TABLE OF BULK REQUIREMENTS

MINIMUM	TOWN OF ORANGETOWN		PROPOSED
	REQUIRED	EXISTING	
LOT AREA (ACRES)	2 ACRES	7.21 ACRES	7.21 ACRES
LOT WIDTH (FT.)	300 FT.	624.6 FT.	624.6 FT.
FRONT YARD (FT.)	100 FT.	135 ± FT.	57 FT.
ONE SIDE YARD/ROTH (FT.)	100/200 FT.	100.4/285.8 FT.	57/338.8 FT.
REAR YARD (FT.)	100 FT.	148.10 FT.	101.05 FT.
MAXIMUM ALLOWED			
BUILDING HEIGHT (FT.)	33.75'± (1*/7000)²	27.8'±	27.8'±
FLOOR AREA RATIO	0.4	0.16±	0.33±
LAND COVERAGE	75%	31.4%±	52.8%±

- NOTES:**
- PROPOSED FRONT YARD IS 57 FEET, WHICH IS LESS THAN THE 100 FEET REQUIRED. A VARIANCE IN THE AMOUNT OF 43 FEET WAS GRANTED BY THE TOWN OF ORANGETOWN ZONING BOARD OF APPEALS ON OCTOBER 7, 2021.
 - PROPOSED SIDE YARD IS 57 FEET, WHICH IS LESS THAN THE 100 FEET REQUIRED. A VARIANCE IN THE AMOUNT OF 43 FEET WAS GRANTED BY THE TOWN OF ORANGETOWN ZONING BOARD OF APPEALS ON OCTOBER 7, 2021.
 - MAXIMUM PERMITTED BUILDING HEIGHT IS CALCULATED AS 3" PER FOOT OF DISTANCE FROM PROPERTY LINE.
 - FOR FRONT YARD SETBACK AND SIDE YARD SETBACK OF 57', THE MAXIMUM PERMITTED HEIGHT IS 14'-3" (2"/FOOT OF SETBACK PROVIDED). A VARIANCE OF 13'-7" IS REQUIRED FOR PROPOSED BUILDING HEIGHT OF 27.8' TO MATCH EXISTING BUILDING. A VARIANCE IN THE AMOUNT OF 13'-7" WAS GRANTED BY THE TOWN OF ORANGETOWN ZONING BOARD OF APPEALS ON OCTOBER 7, 2021.

USE	MINIMUM REQUIRED PARKING	AREA/ # EMPLOYEES	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
EXISTING OFFICE	1 SPACE PER 200 SQ.FT.	3,200 SQ.FT.	16 SPACES	19 SPACES
PROPOSED EMPLOYEES	1 SPACE PER 2 EMPLOYEES	24 EMPLOYEES	12 SPACES	14 SPACES
TOTAL			28 SPACES	33 SPACES

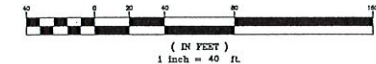
RECORD OWNER:

MERIC ORANGETOWN NY LLC
 JUNIPER BUSINESS PLAZA
 3499 ROUTE 90 NORTH, SUITE 3C
 FRESHFIELD, NEW JERSEY 07728

BUILDING FLOOR AREA

EXISTING	50,000± SQ.FT.
PROPOSED ADDITION	47,643± SQ.FT.
TOTAL	97,643± SQ.FT.

GRAPHIC SCALE



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LANC & TULLY
 ENGINEERING AND SURVEYING, P.C.
 P.O. Box 687, Rt. 207
 Goshen, N.Y. 10824
 (845) 294-3700

CHEFMAN
 SITE PLAN
 PREPARED FOR
 CHEFMAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

DATE: AUGUST 12, 2019

REVISIONS:

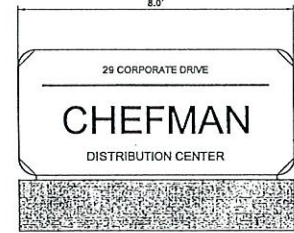
NO. 1	DATE	DESCRIPTION
1	FEBRUARY 4, 2020	INITIAL PLAN
2	MARCH 23, 2020	REVISED PLAN
3	MARCH 25, 2020	REVISED PLAN
4	JUNE 26, 2020	REVISED PLAN
5	FEBRUARY 26, 2021	REVISED PLAN

SCALE: 1" = 40'

DATE: AUGUST 12, 2019

SCALE: 1" = 40'

DATE: AUGUST 12, 2019



File
 4821
 ACORON

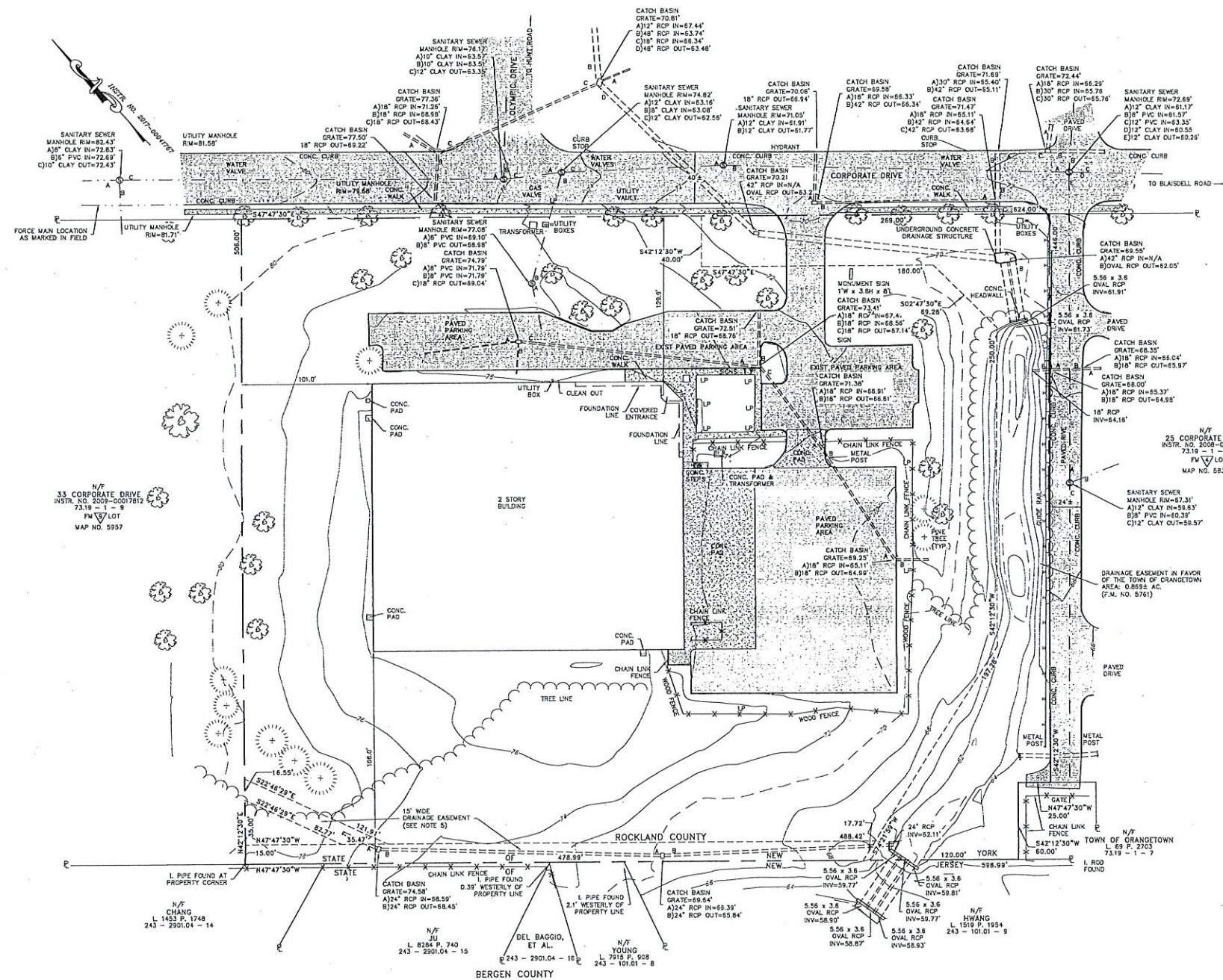
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LEGEND

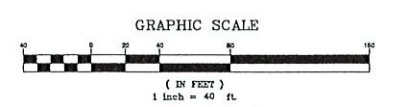
(---)	EXISTING MINOR CONTOUR
(---)	EXISTING MAJOR CONTOUR
(---)	EXISTING EASEMENT
(---)	EXISTING DRAINAGE
(---)	EXISTING TIELINE
(---)	PROPERTY LINE
(---)	EXISTING CONCRETE
(---)	EXISTING PAVEMENT
(---)	PROPOSED BUILDING
(---)	BUILDING SETBACK LINE
(---)	PROPOSED DRAINAGE
(---)	PROPOSED PAVEMENT WITH CURB
(---)	PROPOSED SWALE
(---)	PROPOSED CONCRETE
(---)	PROPOSED PAVEMENT



- NOTES:**
- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
 - SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
 - REFERENCES:
 - MAP ENTITLED "SUBDIVISION OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 23, 1984, LAST REVISED MARCH 5, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 25, 1985, AS FILED MAP NO. 5781.
 - MAP ENTITLED "SECTION 1 - REMAINDER, SUBDIVISION OF TAX LOT 26-345-18.6, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 14, 1985, LAST REVISED DECEMBER 12, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985, AS FILED MAP NO. 5832.
 - MAP ENTITLED "SECTION II, SUBDIVISION OF TAX LOT 26-345-18.3, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JANUARY 16, 1986, LAST REVISED SEPTEMBER 30, 1986 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 3, 1986, AS FILED MAP NO. 5957.
 - CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS ARE BASED ON APPROXIMATE USGS DATUM.
 - 15' WIDE DRAINAGE EASEMENT SHOWN HEREON AS SHOWN ON A MAP ENTITLED "FINAL - SITE PLAN, LOT 5 - SECTION I, ROCKLAND CORPORATION, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED SEPTEMBER 23, 1989, LAST REVISED MAY 4, 1990, PREPARED BY HENRY HOROWITZ, INC., CIVIL ENGINEERS AND LAND PLANNING CONSULTANTS

RECORD OWNER:
 29 CORPORATE DRIVE LLC
 10 SHARP PLAZA
 MAHWAH, NJ 07436
 7319 - 1 - 8
 INSTRUMENT NO. 2017-00041757
 LOT 5 FILED MAP NO. 5832 &
 AREA OF SECTION II ON FILED MAP 5957

AREA:
 7.2142 AC.



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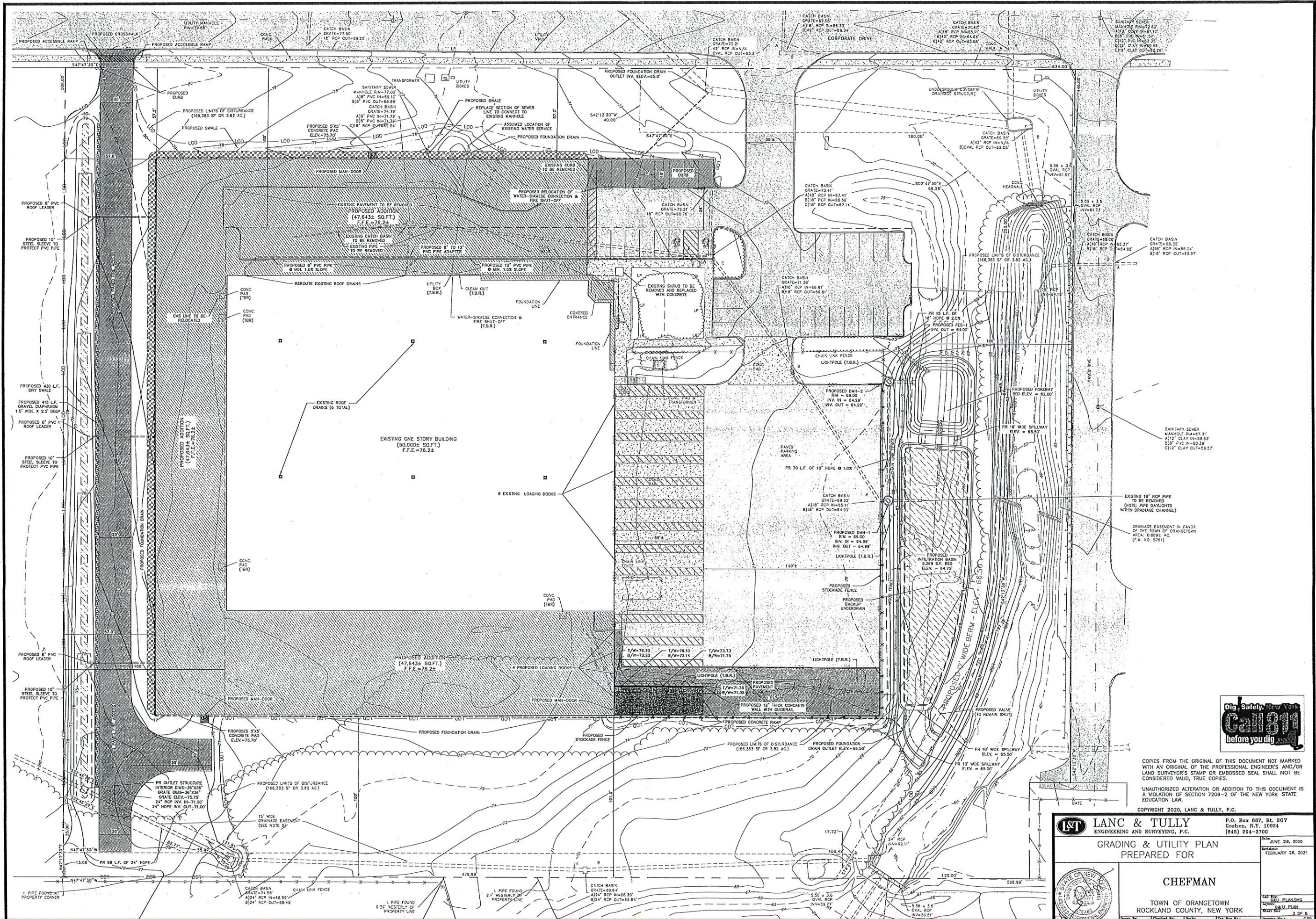
<p>LANC & TULLY ENGINEERING AND SURVEYING, P.C.</p>	<p>P.O. Box 897, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700</p>
	<p>DATE: JUNE 26, 2020 PREPARED: FEBRUARY 26, 2021</p>
<p>EXISTING CONDITIONS MAP PREPARED FOR</p>	
<p>CHEFMAN</p>	
<p>TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</p>	

CERTIFICATION:
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 19, 2019.

29 CORPORATE DRIVE LLC
 BY:

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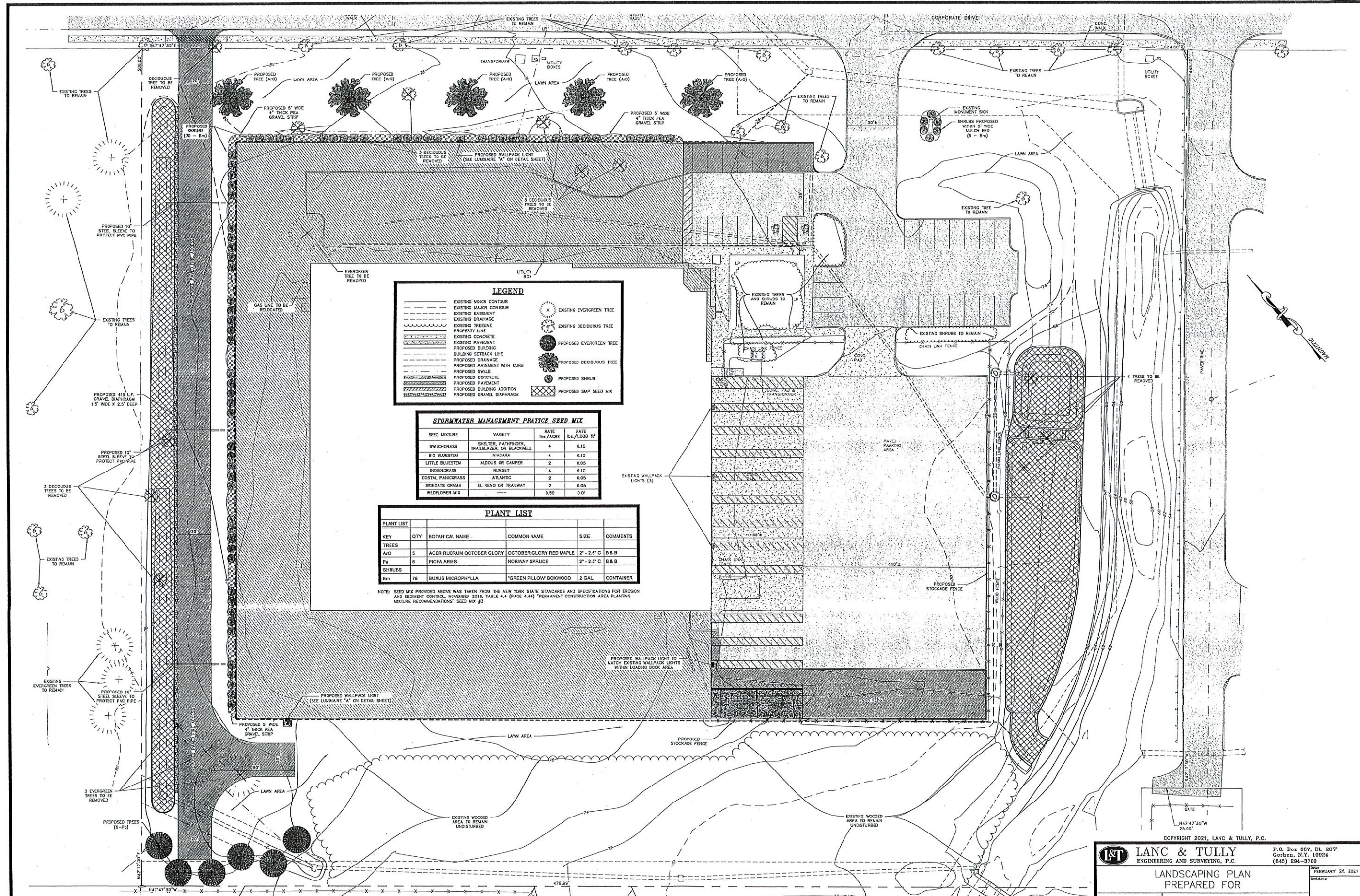


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	LANC & TULLY ENGINEERING AND SURVEYING, P.C. P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700	DATE: JUNE 26, 2020 PREPARED FOR: CHEFMAN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK
	SCALE: AS SHOWN SHEET NO. 3 OF 5	DATE: JUNE 26, 2020 PREPARED FOR: CHEFMAN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK



LEGEND

---	EXISTING MINOR CONTOUR	⊗	EXISTING EVERGREEN TREE
- - - -	EXISTING MAJOR CONTOUR	⊙	EXISTING DECIDUOUS TREE
---	EXISTING EASMENT	⊕	PROPOSED EVERGREEN TREE
---	EXISTING DRAINAGE	⊖	PROPOSED DECIDUOUS TREE
---	EXISTING TREELINE	⊗	PROPOSED SHRUB
---	PROPERTY LINE	⊙	PROPOSED SMP SEED MIX
---	EXISTING CONCRETE		
---	EXISTING PAVEMENT		
---	PROPOSED BUILDING		
---	BUILDING SETBACK LINE		
---	PROPOSED DRAINAGE		
---	PROPOSED PAVEMENT WITH CURB		
---	PROPOSED SHALE		
---	PROPOSED CONCRETE		
---	PROPOSED PAVEMENT		
---	PROPOSED BUILDING ADDITION		
---	PROPOSED GRAVEL DAPPHRAM		

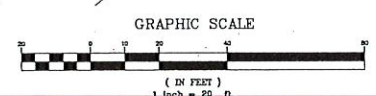
STORMWATER MANAGEMENT PRACTICE SEED MIX

SEED MIXTURE	VARIETY	RATE #s/ASHE	RATE #s/1,000 ft ²
SWITCHGRASS	SHIELTER, PATHFINDER, TRAILBLAZER, OR BLACKWELL	4	0.10
BIG BLUESTEM	NIAGARA	4	0.10
LITTLE BLUESTEM	ALDIUS OR CAMPER	2	0.05
INDIANGRASS	RUMSEY	4	0.10
COSTAL PANICGRASS	ATLANTIC	2	0.05
SOCIATA'S GRAMA	EL RENO GR TRAILWAY	2	0.05
WILDFLOWER MIX		0.50	0.01

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
A/O	5	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2" - 2.5" C	B & B
Pa	6	PICEA ABIES	NORWAY SPRUCE	2" - 2.5" C	B & B
SHRUBS					
Bm	76	BUXUS MICROPHYLLA	"GREEN PILLOW" BOXWOOD	2 GAL.	CONTAINER

NOTE: SEED MIX PROVIDED ABOVE WAS TAKEN FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016, TABLE 4.4 (PAGE 4.14) "PERMANENT CONSTRUCTION AREA PLANTING MIXTURE RECOMMENDATIONS" SEED MIX #3



LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

LANDSCAPING PLAN
PREPARED FOR

CHEFMAN

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

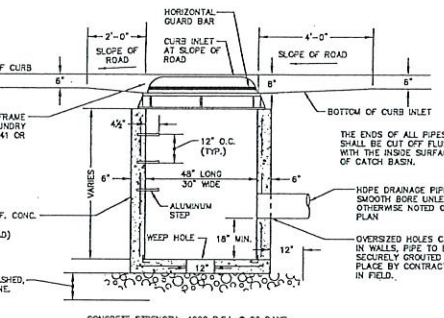
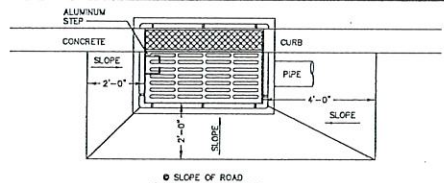
FEBRUARY 28, 2021

4 OF 5

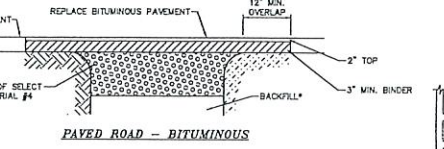
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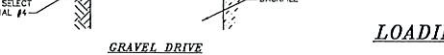




CURB INLET-CATCH BASIN
NOT TO SCALE



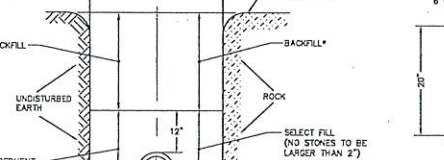
PAVED ROAD - BITUMINOUS



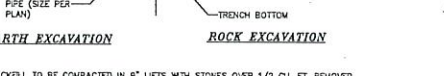
GRAVEL DRIVE



UNTRAVELED WAY



EARTH EXCAVATION



ROCK EXCAVATION

TRENCH CROSS SECTION
NOT TO SCALE

SPILLWAY DATA		
W	BO-RETENTION FOREBAY OUTLET	BO-RETENTION OUTLET
W	10'	10'
H	6"	6"
G	66.50'	66.50'
D	6"	6"
A	4"	4"
M	6"	6"



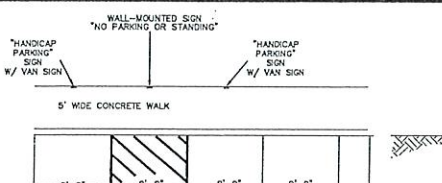
SPILLWAY DETAIL
NOT TO SCALE



STORMWATER MANAGEMENT PRACTICE SEED MIX

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

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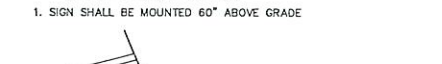
PARKING SPACE STRIPING DETAIL



HANDICAP SIGN
1. SIGN SHALL BE MOUNTED 60" ABOVE GRADE



LOADING ZONE HATCH LINES
N.T.S.



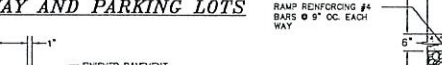
PARKING LOTS



PAVEMENT SECTIONS FOR DRIVEWAY AND PARKING LOTS



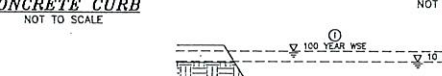
CONCRETE CURB
NOT TO SCALE



RAMP & RAILING DETAIL
NOT TO SCALE

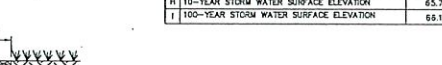


PART SECTION AT BOTTOM OF RAMP/TYPICAL RAIL ELEVATION
NOT TO SCALE



STORMWATER MANAGEMENT PRACTICE SEED MIX

SEED MIXTURE	VARIETY	RATE lbs./ACRE	RATE sq. ft./1,000 sq. ft.
SWITCHGRASS	SHIELDER, PATHINDER, TRAILBLAZER, OR BLACKWELL	4	0.10
BIG BLUESTEM	NIAGARA	4	0.10
LITTLE BLUESTEM	ALDUS OR CAMPER	2	0.05
INDIANGRASS	RUNSEY	4	0.10
COSTAL PANCOGRASS	ATLANTIC	2	0.05
SODGRASS GRAMA	EL RENO OR TRAILWAY	2	0.05
MULPODCOR MIX	---	0.50	0.01



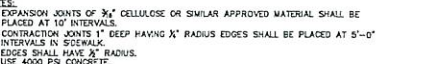
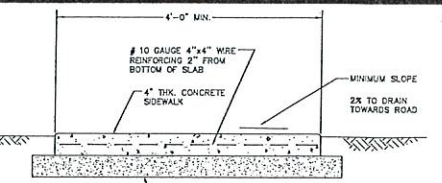
STORMWATER MANAGEMENT PRACTICE SEED MIX



STORMWATER MANAGEMENT PRACTICE SEED MIX

NOTE: SEED MIX PROVIDED ABOVE WAS TAKEN FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016, TABLE 4.4 (PAGE 4.44) "PERMANENT CONSTRUCTION AREA PLANTING MIXTURE RECOMMENDATIONS" SEED MIX #3

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HDPE FLARED END SECTION
NOT TO SCALE



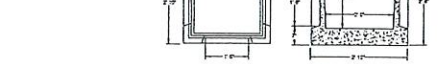
PRECAST CATCH BASIN
MODEL CB-242



RAMP & RAILING DETAIL
NOT TO SCALE



PART SECTION AT BOTTOM OF RAMP/TYPICAL RAIL ELEVATION
NOT TO SCALE



STORMWATER MANAGEMENT PRACTICE SEED MIX



STORMWATER MANAGEMENT PRACTICE SEED MIX



STORMWATER MANAGEMENT PRACTICE SEED MIX

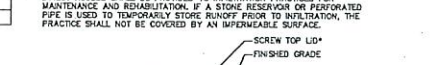


STORMWATER MANAGEMENT PRACTICE SEED MIX



STORMWATER MANAGEMENT PRACTICE SEED MIX

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INDIANGRASS	RUNSEY	4	0.10
COSTAL PANCOGRASS	ATLANTIC	2	0.05
SODGRASS GRAMA	EL RENO OR TRAILWAY	2	0.05
MULPODCOR MIX	---	0.50	0.01



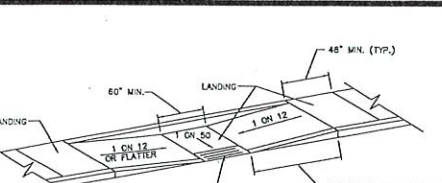
STORMWATER MANAGEMENT PRACTICE SEED MIX



STORMWATER MANAGEMENT PRACTICE SEED MIX

NOTE: SEED MIX PROVIDED ABOVE WAS TAKEN FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016, TABLE 4.4 (PAGE 4.44) "PERMANENT CONSTRUCTION AREA PLANTING MIXTURE RECOMMENDATIONS" SEED MIX #3

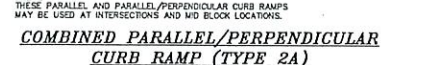
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PARALLEL CURB RAMP (TYPE 2B)
NOT TO SCALE



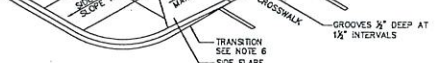
COMBINED PARALLEL/PERPENDICULAR CURB RAMP (TYPE 2A)
NOT TO SCALE



PERPENDICULAR SIDEWALK CURB RAMP (TYPE 1)
NOT TO SCALE



SIDEWALK CURB RAMP (TYPE 3B)
NOT TO SCALE



SIDEWALK RAMP (TYPE 3A)
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DRY SWALE DETAIL

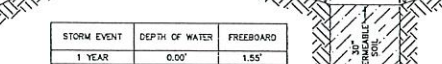


DRY SWALE DETAIL



DRY SWALE DETAIL

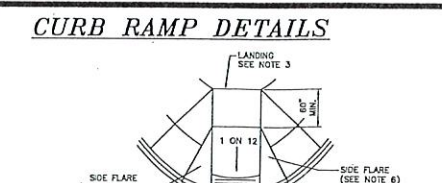
STORM EVENT	DEPTH OF WATER	FREEBOARD
1 YEAR	0.00'	1.55'
10 YEAR	0.32'	1.28'
100 YEAR	1.54'	0.00'



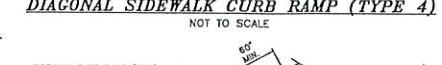
DRY SWALE DETAIL



DRY SWALE DETAIL



CURB RAMP DETAILS



CURB RAMP DETAILS



CURB RAMP DETAILS



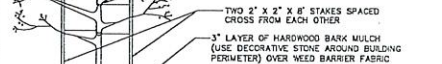
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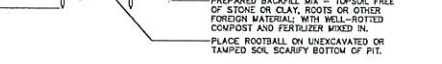
CURB RAMP DETAILS



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CURB RAMP DETAILS

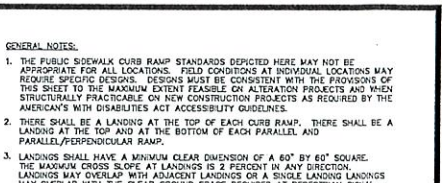


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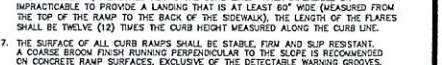


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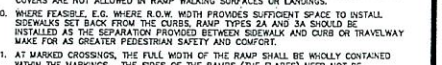
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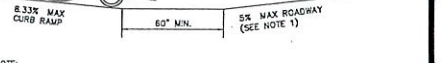
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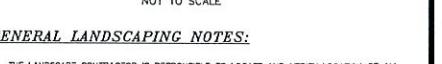
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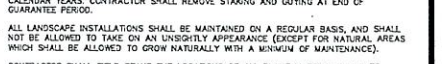
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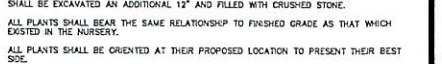
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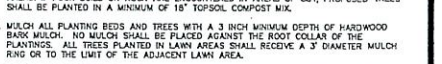
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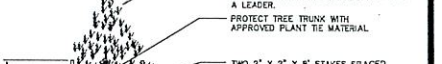
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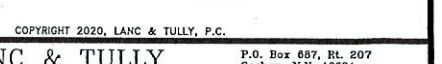
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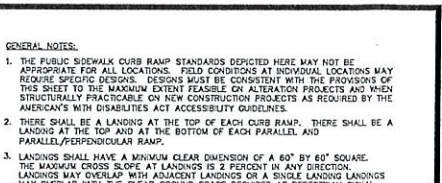


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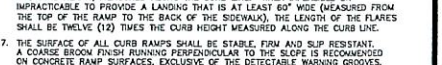


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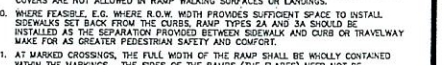
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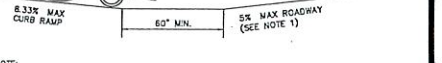
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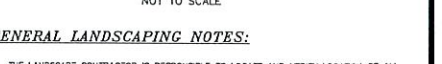
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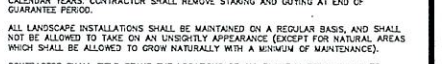
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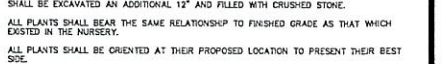
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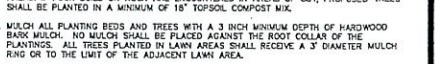
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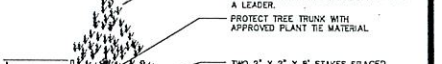
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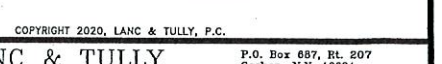
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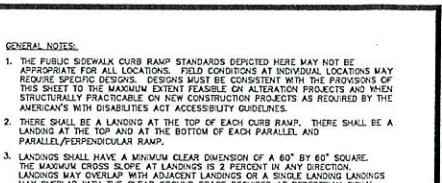


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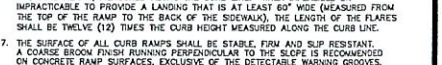


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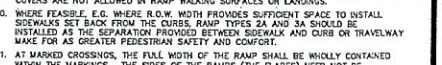
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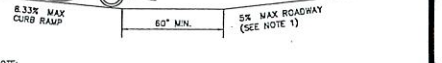
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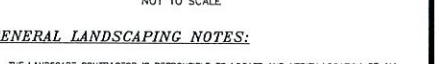
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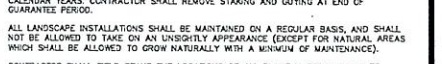
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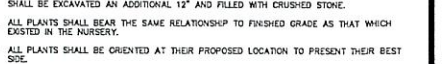
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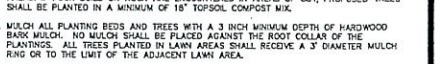
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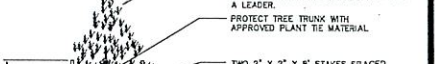
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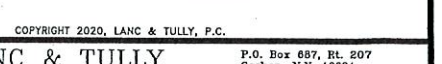
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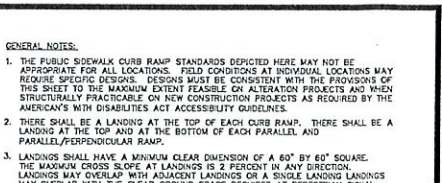


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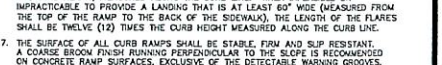


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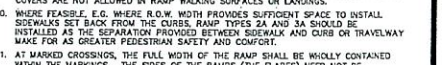
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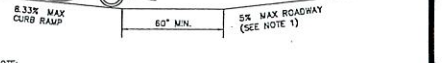
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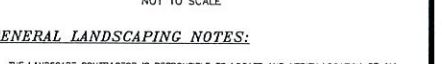
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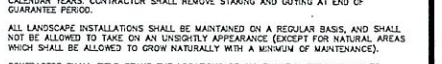
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