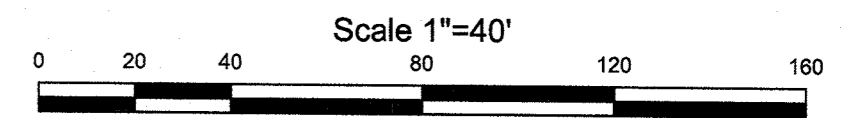


SIGNAGE TABLE						
DESCRIPTION	SIGN TYPE	NO. OF SIDES	AREA PER SIDE (SF)	TOTAL AREA (SF)	SETBACK (FT)	ILLUMINATED?
ENTRANCE	MONUMENT	1	53.24	53.24	30	YES-WITH UP LIGHTING
DIRECTIONAL	MONUMENT	2	30	60	5	NO

ZONING SUMMARY				
100 CORPORATE DRIVE REDEVELOPMENT				
100 CORPORATE DRIVE				
LOT 16, BLOCK 1, SECTION 65.18				
PROJECT NO. 10642A				
Zone:	LIGHT INDUSTRIAL (LI)			
Existing Use:	COMMERCIAL			
Proposed Use:	COMMERCIAL (NO CHANGE)			
Permitted Use:	YES			
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MIN. LOT WIDTH (FT)	150	420.1	420.1	COMPLIES / NO CHANGES
MIN. LOT AREA (SQ)	87,120	301,631	301,631	COMPLIES / NO CHANGES
MIN. LOT AREA (AC)	2	6.92	6.92	COMPLIES / NO CHANGES
MIN. STREET FRONTAGE (FT)	150	610.41	610.41	COMPLIES / NO CHANGES
MIN. FRONT YARD (FT)	50	128.5	128.5	COMPLIES / NO CHANGES
MIN. SIDE YARD (FT)	50	109.2	109.2	COMPLIES / NO CHANGES
TOTAL SIDE YARD (FT)	100	298.4	298.4	COMPLIES / NO CHANGES
MIN. REAR YARD (FT)**	50	72.40	72.4	COMPLIES / NO CHANGES
MAX. LOT COVERAGE (%)	50	72	72	COMPLIES / NO CHANGES
MAX. FLOOR AREA RATIO**	0.5	0.22	0.22	COMPLIES / NO CHANGES
MAX. HEIGHT (FT)*	1 FOOT PART BUILDING GREATER THAN 22 FEET 6 INCHES	68	68	COMPLIES / NO CHANGES

NOTES:
1. EXISTING SANITARY SEWER SERVICE CONNECTION SHALL BE LOCATED AND ADDED TO THIS PLAN, INCLUDING ALL INVERTS, ONCE LOCATED.

REFERENCE:
1. EXIST CONDITIONS & BOUNDARY FOR 100 CORPORATE DRIVE ARE TAKEN FROM DRAWING ENTITLED "ALTA /NSPS LAND TITLE SURVEY, PREPARED FOR ONYX ACQUISITION, LLC, FOR SECTION 65.18, BLOCK 1, LOT 16, 100 CORPORATE DRIVE - BUILDING #8," PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED 4/4/2019, REVISED 4/26/2019.



SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL
SESI
 CONSULTING ENGINEERS
 12A MAPLE AVE., PINE BROOK, N.J. 07068 P.H.: 973-808-9050
 N.Y. LIC. NO. 96172
 FRANZ W. LAKI, P.E.
 PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 ENGINEERING EXAMINER
 LICENSED PROFESSIONAL ENGINEER
 100 CORPORATE DRIVE - BUILDING #8
 SECTION 65.18, BLOCK 1, LOT 16
 TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.
 SITE PLAN FOR SIGNAGE
 Title: 10642A
 job no. drawing no.