

NORTH MIDDLETOWN ROAD
R.O.W WIDTH VARIES

COUNTY HIGHWAY ROUTE 33

CROOKED HILL ROAD

- NOTES:**
- KNOWN AS SECTION 68.08, BLOCK 1, LOT 4 OF THE TOWN OF ORANGETOWN TAX MAP.
 - AREA OF TRACT: 0.53 ACRES.
 - ZONE: CO
 - RECORD OWNER: J&M NORTH CORP.
 - APPLICANT: 327 N. MIDDLETOWN ROAD PEARL RIVER, NY 10965
 - FIRE DISTRICT: PEARL RIVER
 - SCHOOL DISTRICT: PEARL RIVER UNION.
 - WATER SUPPLY: SUEZ WATER COMPANY.
 - SEWER DISTRICT: TOWN OF ORANGETOWN.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L & M OF THE GENERAL MUNICIPAL LAW.
 - UNAUTHORIZED ALTERATION OR ADDITION TO SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 - GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - EASEMENTS OR RIGHT-OF-WAYS ON OR BELOW THE SURFACE OF THE GROUND WHICH ARE NOT VISIBLE ARE NOT SHOWN OR CERTIFIED TO.
 - COPIES OF THE LAND SURVEY NOT HAVING THE EMBOSSED SEAL OF LAND SURVEYOR SHALL NOT BE VALID.
 - 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.
 - NO PARKING SHALL BE ALLOWED ON THE SITE AT THE SOUTHEAST CORNER OF THE PROPERTY AT AND NEAR THE CORNER OF CROOKED HILL AND MIDDLETOWN ROADS, OR ALONG THE EASTERN MOST SIDE OF THE PROPERTY ABUTTING MIDDLETOWN ROAD.

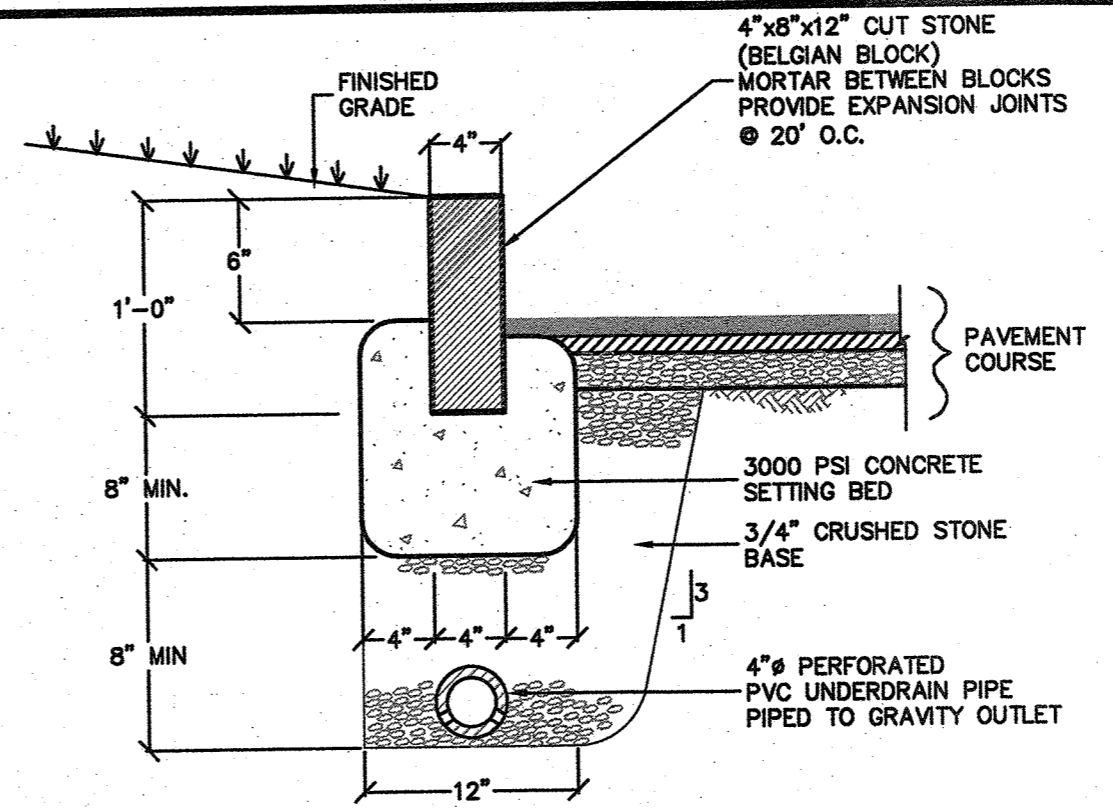
UNIT A: FOOD MART @ 573 SQUARE FEET
UNIT B: SERVICE STATION @ 1,061 SQUARE FEET

PARKING ANALYSIS
PERMITTED: 6 + 4 FOR EACH SERVICE BAY = 15 SPACES
PROVIDED: 15 SPACES

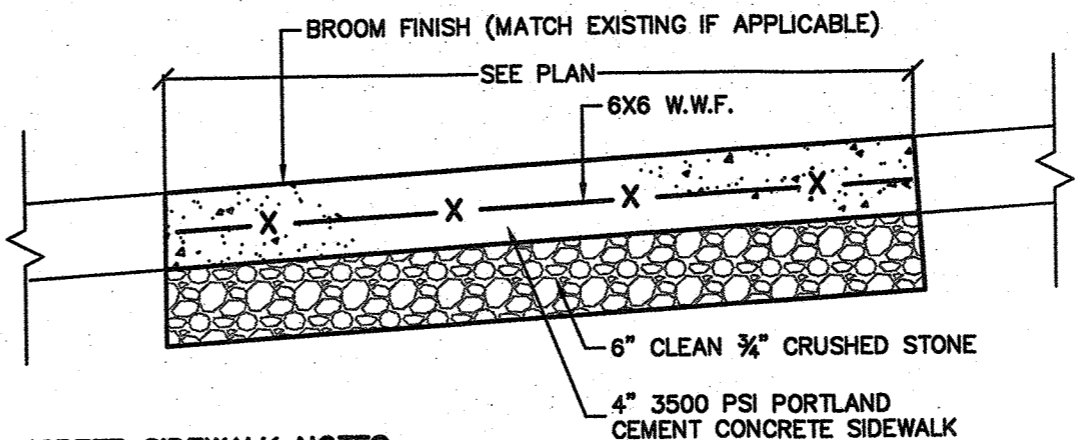
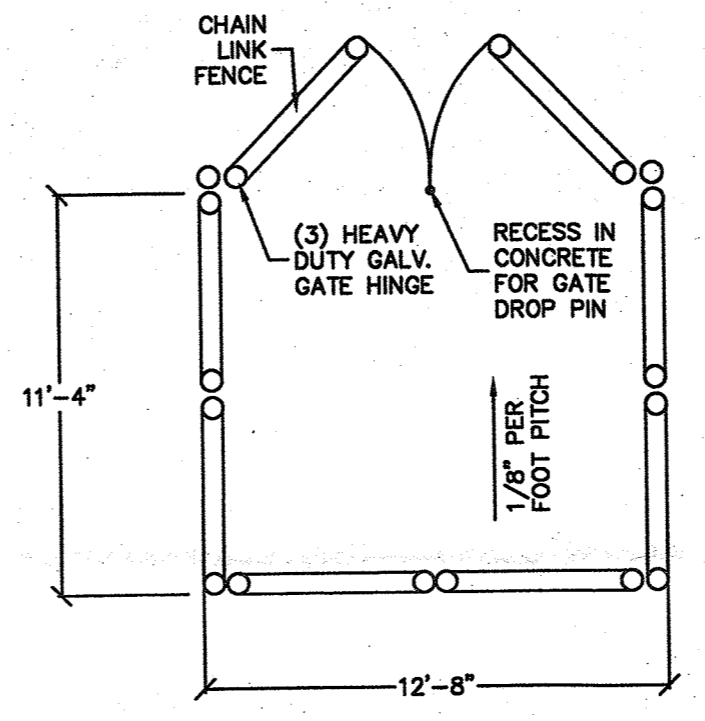
*PRE-EXISTING

BULK TABLE

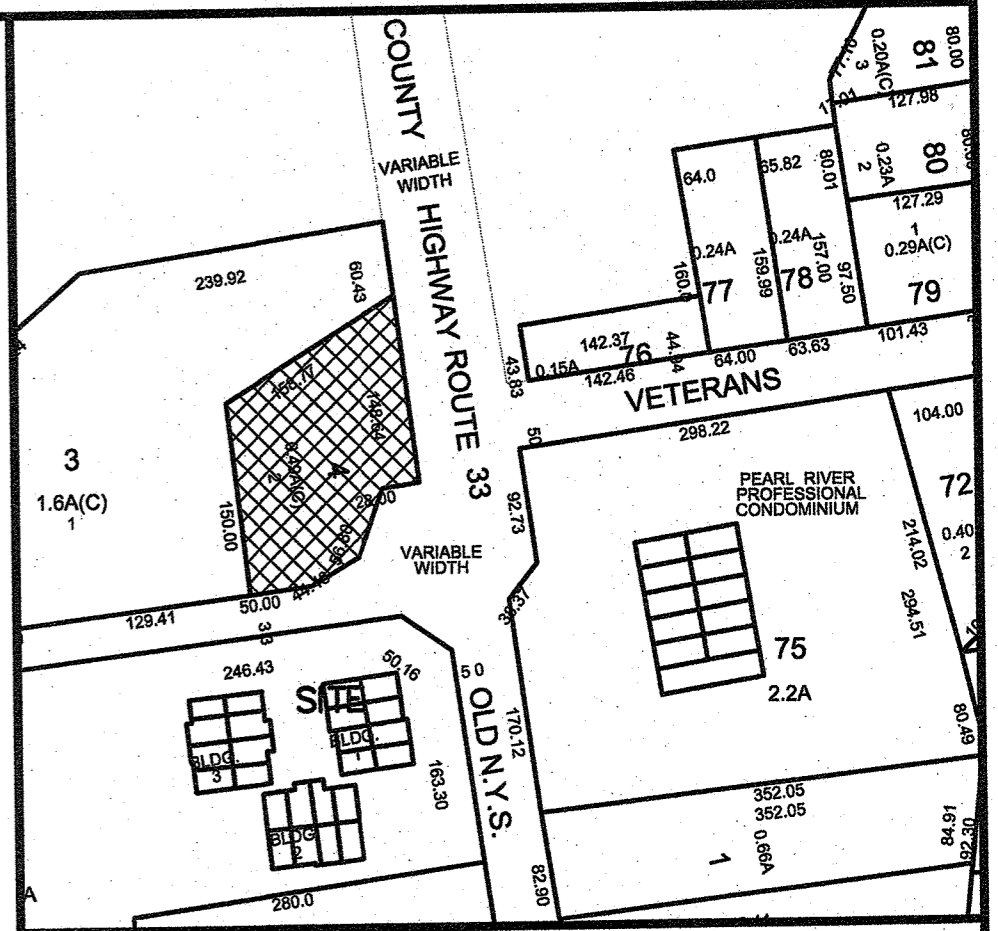
ZONE: CO-DISTRICT	MIN. LOT AREA, SF	LOT WIDTH	STREET FRONTAGE	FRONT YARD	SIDE YARD	BOTH SIDE YARD	REAR YARD	PARKING SPACES	BUILDING HEIGHT	FLOOR AREA RATIO
REQUIRED :	30,000	150 FT.	50 FT.	30 FT.	35 FT.	90 FT.	50 FT.	15	13.0 FT.	20%
PROVIDED :	*22,986	207.0 FT.	327.9 FT.	57.6 FT.	*26.8 FT.	N/A	*25.9 FT.	15	*21.0 FT.	7.1%



- NOTES:**
- EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
 - UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.



- CONCRETE SIDEWALK NOTES**
- FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18-20 FEET.
 - CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
 - ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
 - A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
 - THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
 - A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
 - ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.



TAX MAP REFERENCE:
SECTION 68.08
BLOCK 1 LOT 4

REFERENCES:

- INSTRUMENT No. 2007-00017242
- BEING LOT No. 2 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION OF PROPERTY FOR N.G. CO.," FILED IN ROCKLAND COUNTY CLERK'S OFFICE ON MAY 31, 1967 AS MAP #3577

AREA = 22,986.05 SQ. FT. = 0.53 ACRES

NO.	REVISIONS	BY	DATE
10	UPDATE SITE PLAN	HL	01/21/21
9	UPDATE SURVEY	JJB	05/29/19
8	REVISED PROPOSED R.R. TIE CURB	AW	02/06/17
7	ADDED R.R. TIE CURB & NOTES	AW	01/17/17
6	REVISED ENTRANCE - DELETE PROPOSED OFFICE	AW	01/04/17
5	REVISED PARKING - ADDED PROPOSED OFFICE	AW	12/01/16
4	REVISED PARKING - ADDED PLANTINGS	AW	11/08/16
3	REVISED SITE PLAN	M.T.	08/02/16
2	REVISED BULK TABLE	M.T.	11/19/15
1	REVISED FENCE LOCATION	M.T.	11/04/15

CERTIFIED TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND BASED ON AVAILABLE INFORMATION

PLANNING BOARD
MEETING OF:
PR 14 2021
Town Of Orangetown

John J. Bezuyen 2-23-2021
JOHN J. BEZUYEN, P.L.S.
PROFESSIONAL LAND SURVEYOR
NEW YORK LICENSE # 50793

SITE PLAN INTERNAL COMMERCIAL SUBDIVISION

J&M NORTH CORP.
327 NORTH MIDDLETOWN ROAD
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JOHN J. BEZUYEN, PLS
PROFESSIONAL LAND SURVEYOR
31 CYPRUS DRIVE
MIDDLETOWN, NY
TELEPHONE # 845-547-2511

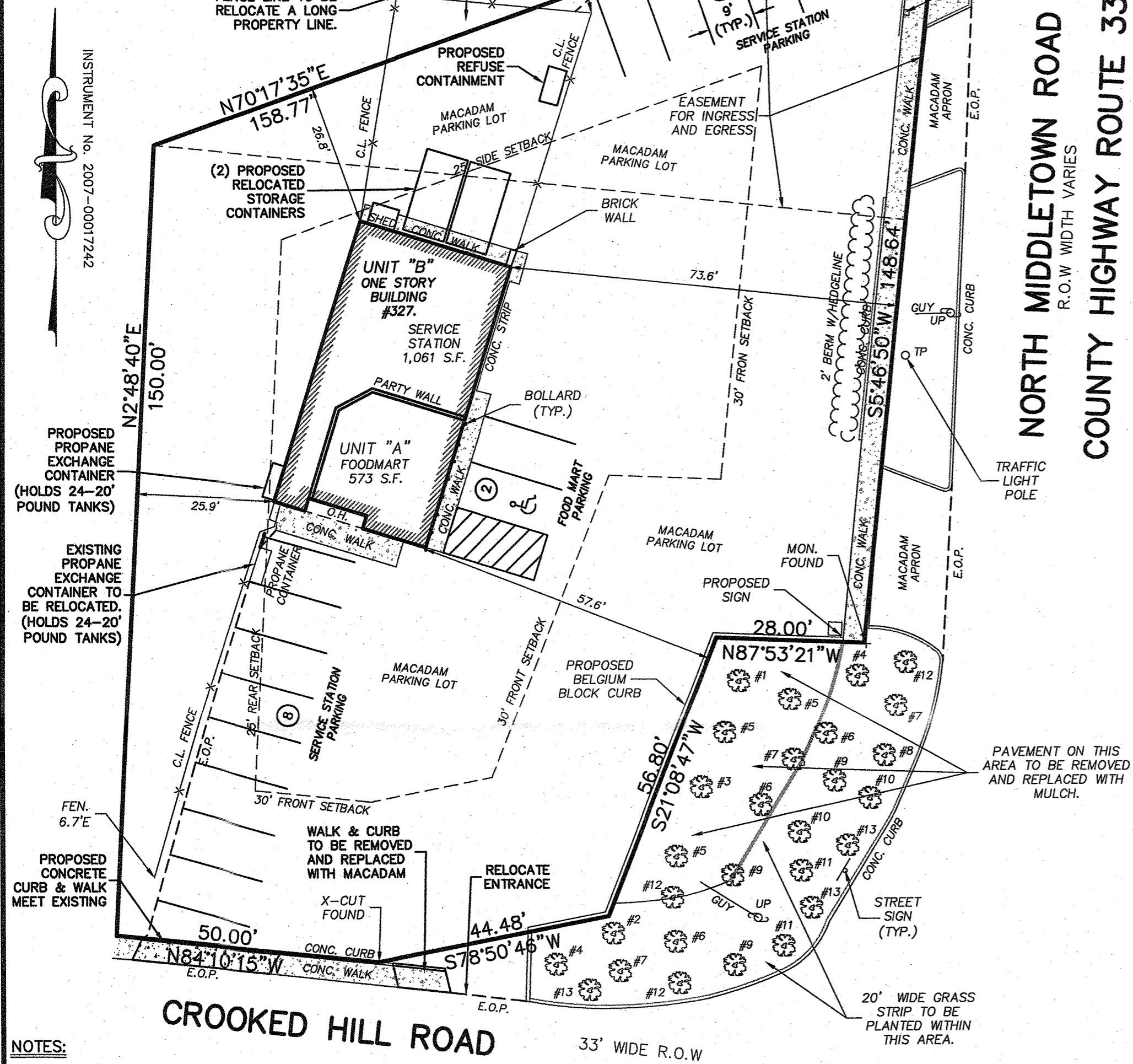
DRAWN BY: I.L.	DESIGNED BY: -	PROJECT NUMBER	SHEET: 1
CH'KD BY: JOHN BEZUYEN	DATE: 10/06/2015	15179_SITEPLAN	SCALE: 1"= 20'

UNIT A: FOOD MART @ 573 SQUARE FEET
 UNIT B: SERVICE STATION @ 1,061 SQUARE FEET

PARKING ANALYSIS

PERMITTED: 6 + 4 FOR EACH SERVICE BAY = 15 SPACES

PROVIDED: 15 SPACES



NOTES:

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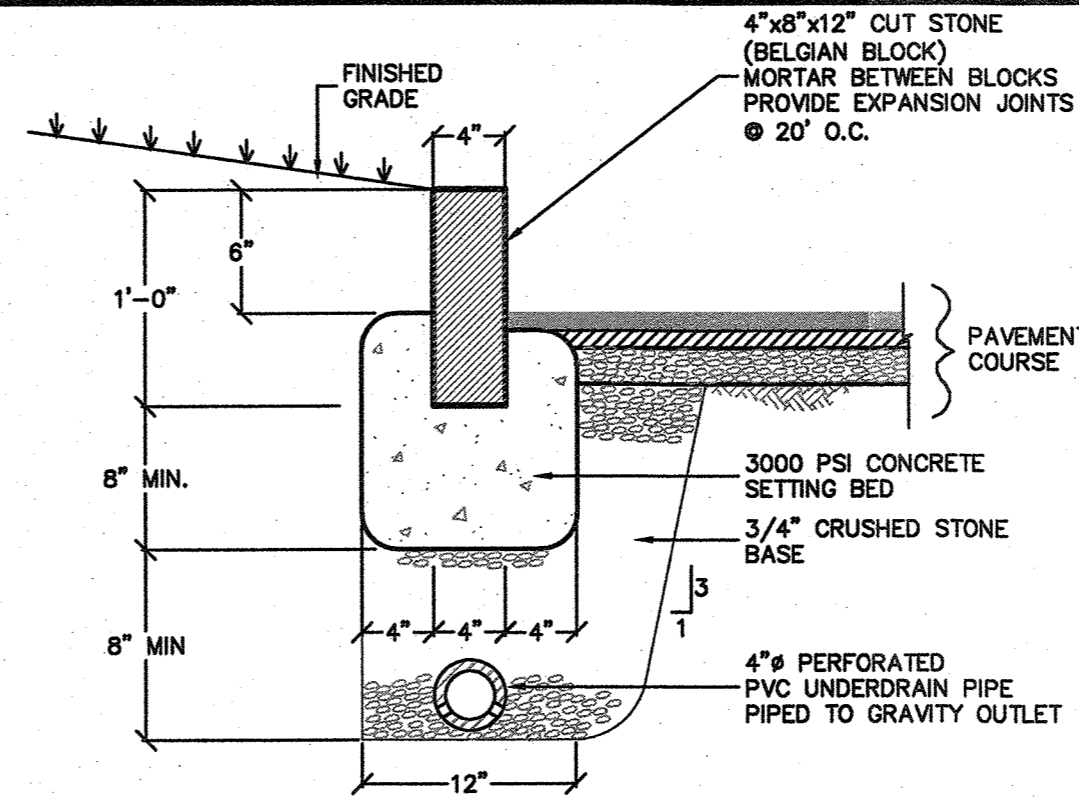
PLANT LIST

- WEeping CHERRY #1
- LACELEAF MAPLE #2
- WEeping NORWAY #3
- DWARF HYDRANGEA #4
- JUNIPER (GOLD) #5
- HOLLY #6
- BOXWOOD #7
- BLUE GLOBOSA #8
- MT FIRE ANDROMEDA #9
- DAYLILLY PERENNIAL #10
- DIANTHUS PERENNIAL #11
- JAPANESE IRIS #12
- CREeping SEDUM #13

***PRE-EXISTING**

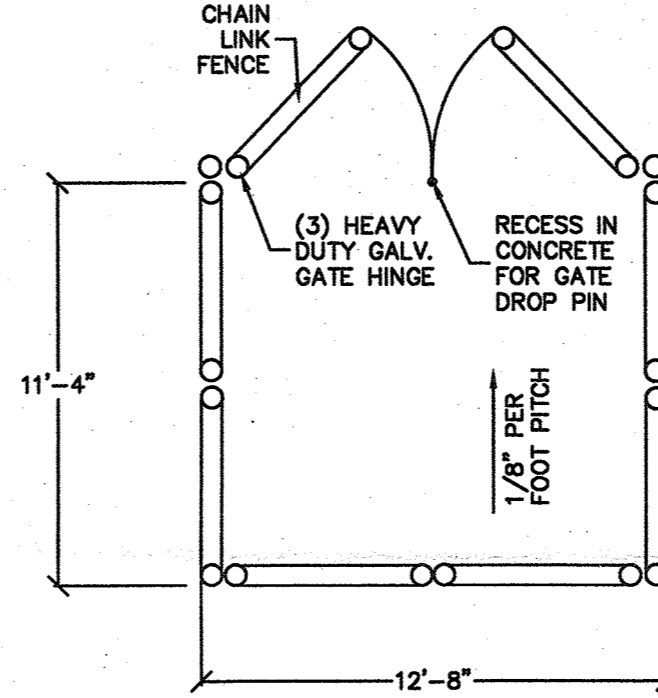
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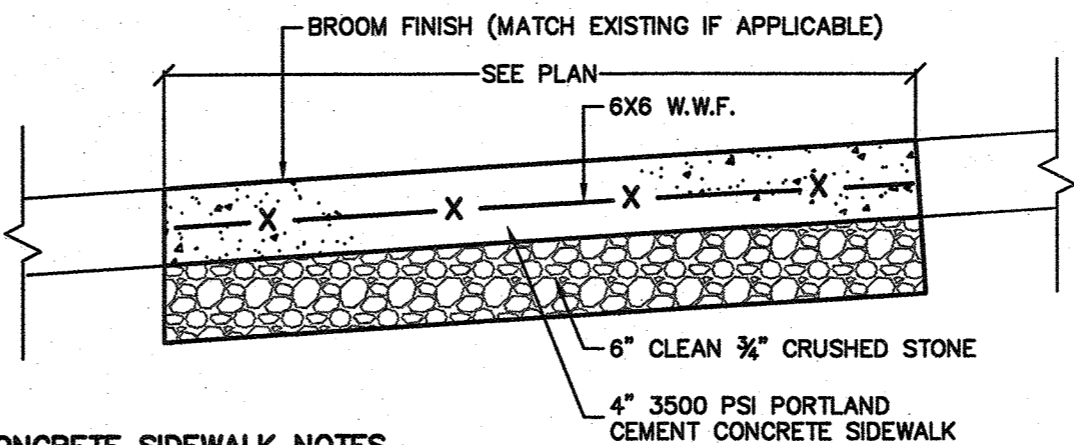


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BELGIUM BLOCK CURB DETAIL
N.T.S.

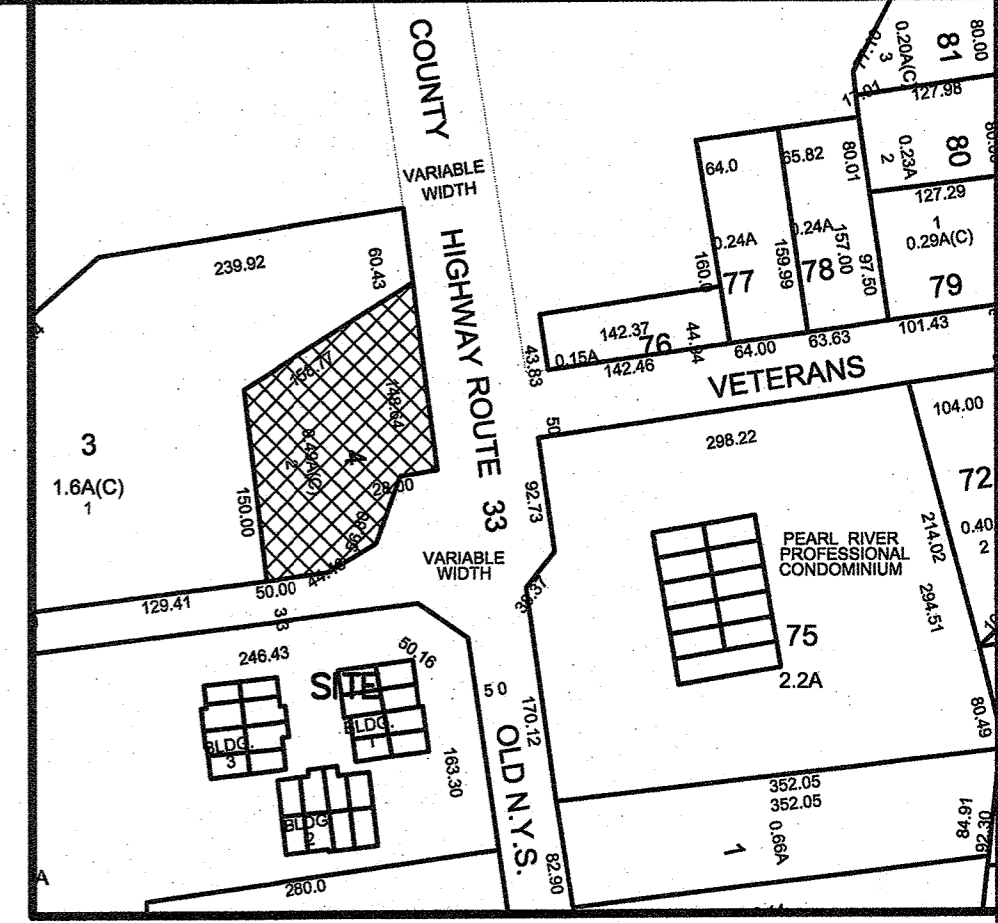


REFUSE CONTAINMENT DETAIL
N.T.S.



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CONCRETE SIDEWALK DETAIL
N.T.S.



VICINITY MAP
SCALE: 1"=150'

TAX MAP REFERENCE:

SECTION 68.08
BLOCK 1 LOT 4

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 1.

John J. Bezuyen
 JOHN J. BEZUYEN, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NEW YORK LICENSE # 50793

LANDSCAPE PLAN FOR
J&M NORTH CORP.
 327 NORTH MIDDLETOWN ROAD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

JOHN J. BEZUYEN, PLS
 PROFESSIONAL LAND SURVEYOR
 31 CYPRIUS DRIVE
 MIDDLETOWN, NY
 TELEPHONE # 845-547-2511

DRAWN BY: A.W.	DESIGNED BY: -	PROJECT NUMBER	SHEET: 1
CH'KD BY: JOHN BEZUYEN	DATE: 04/24/2017	15179LS	SCALE: 1"= 20'