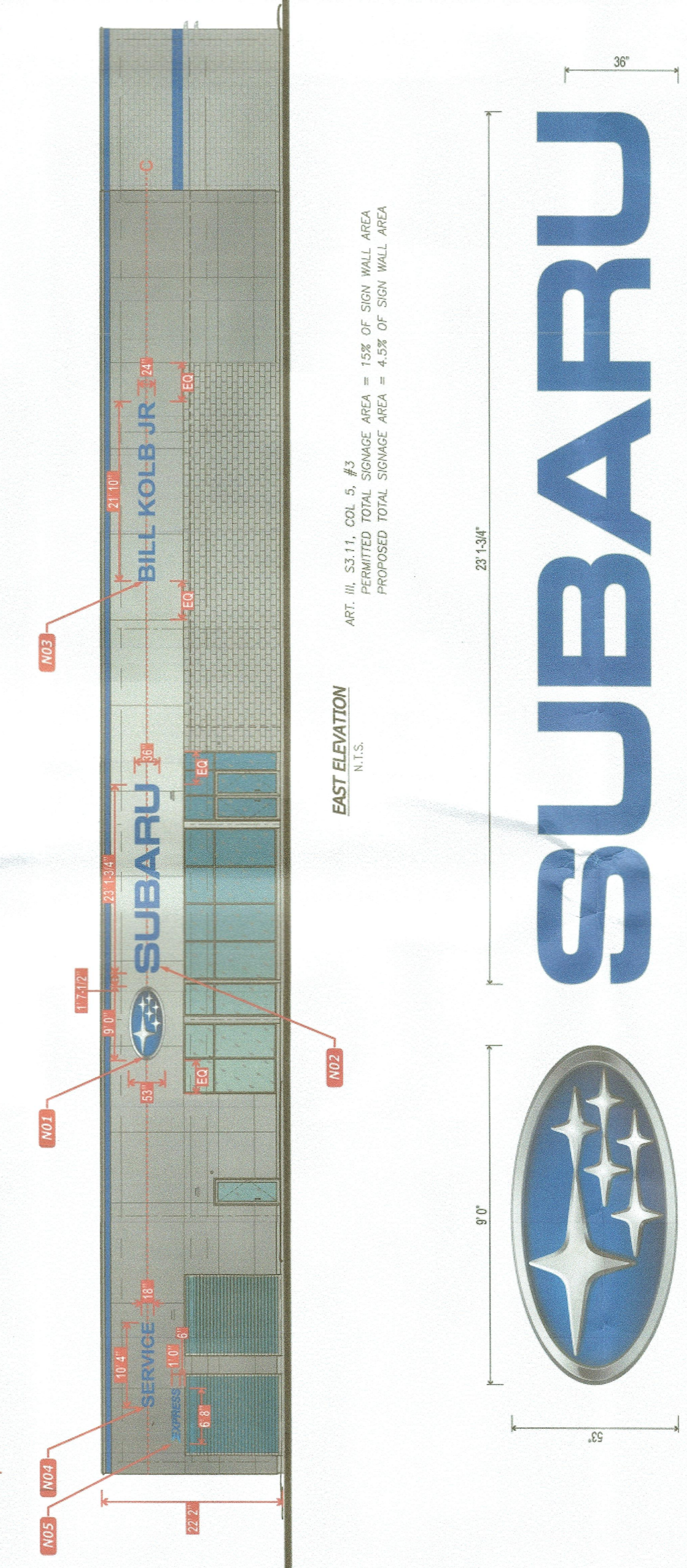
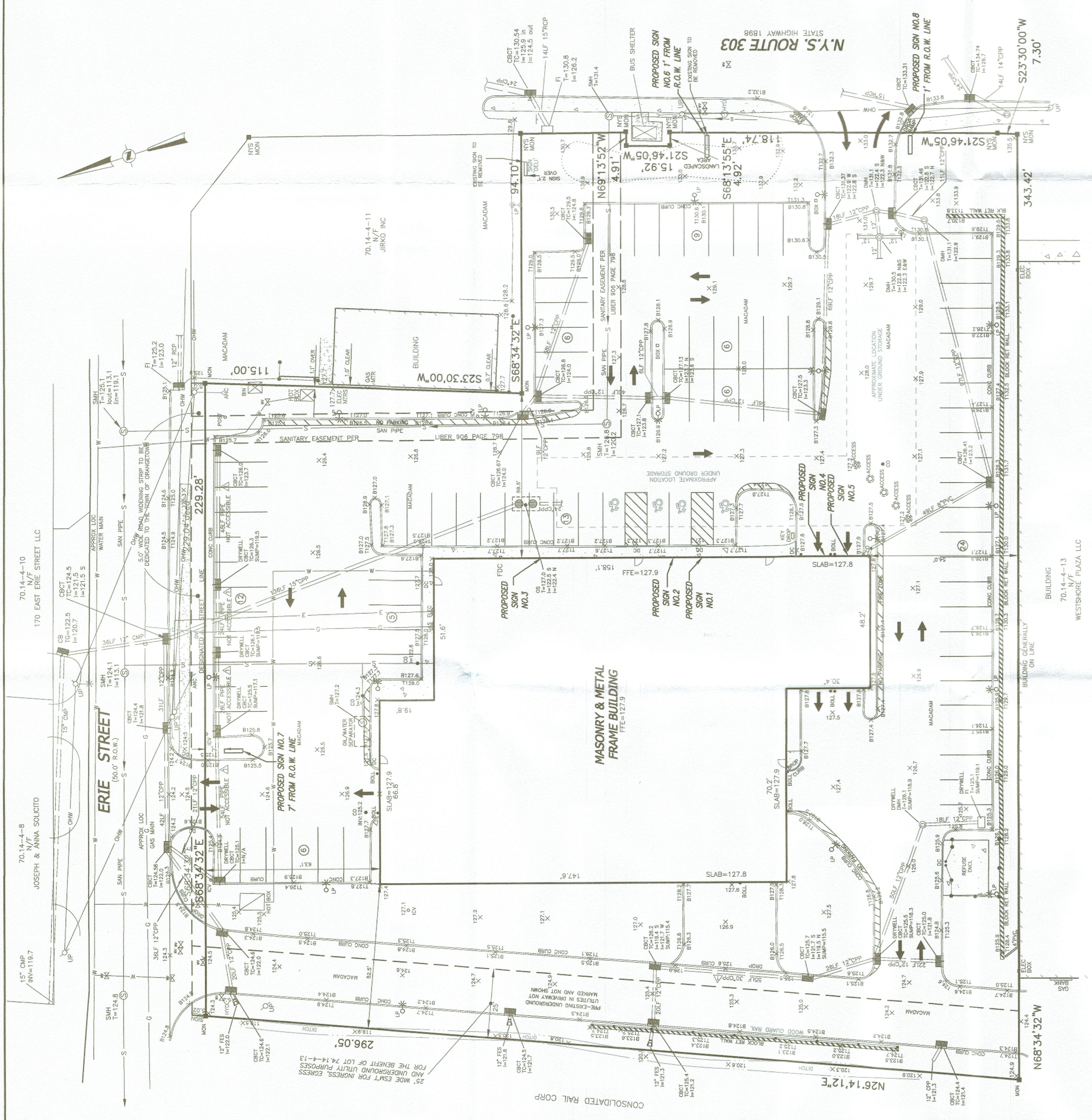
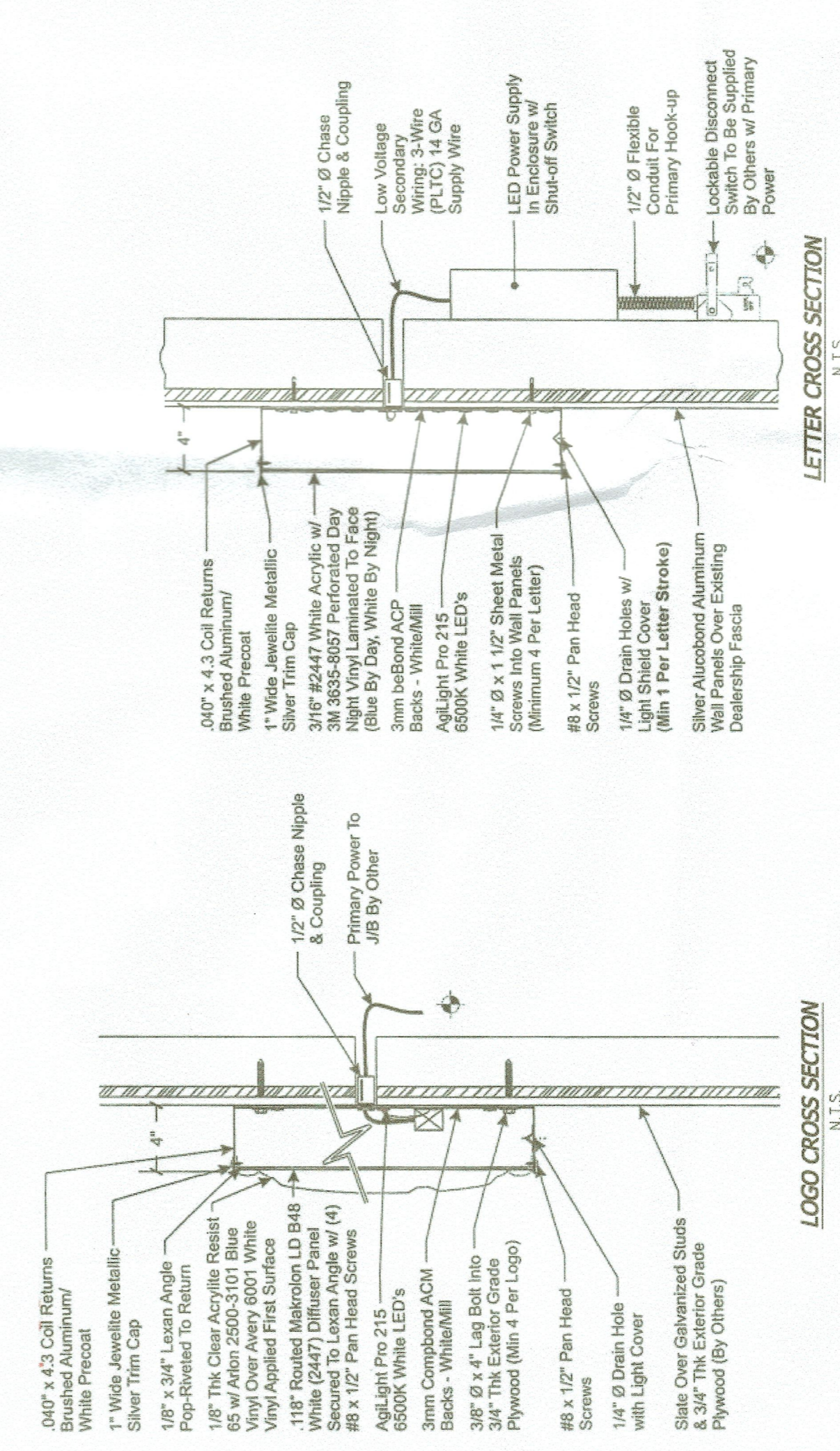
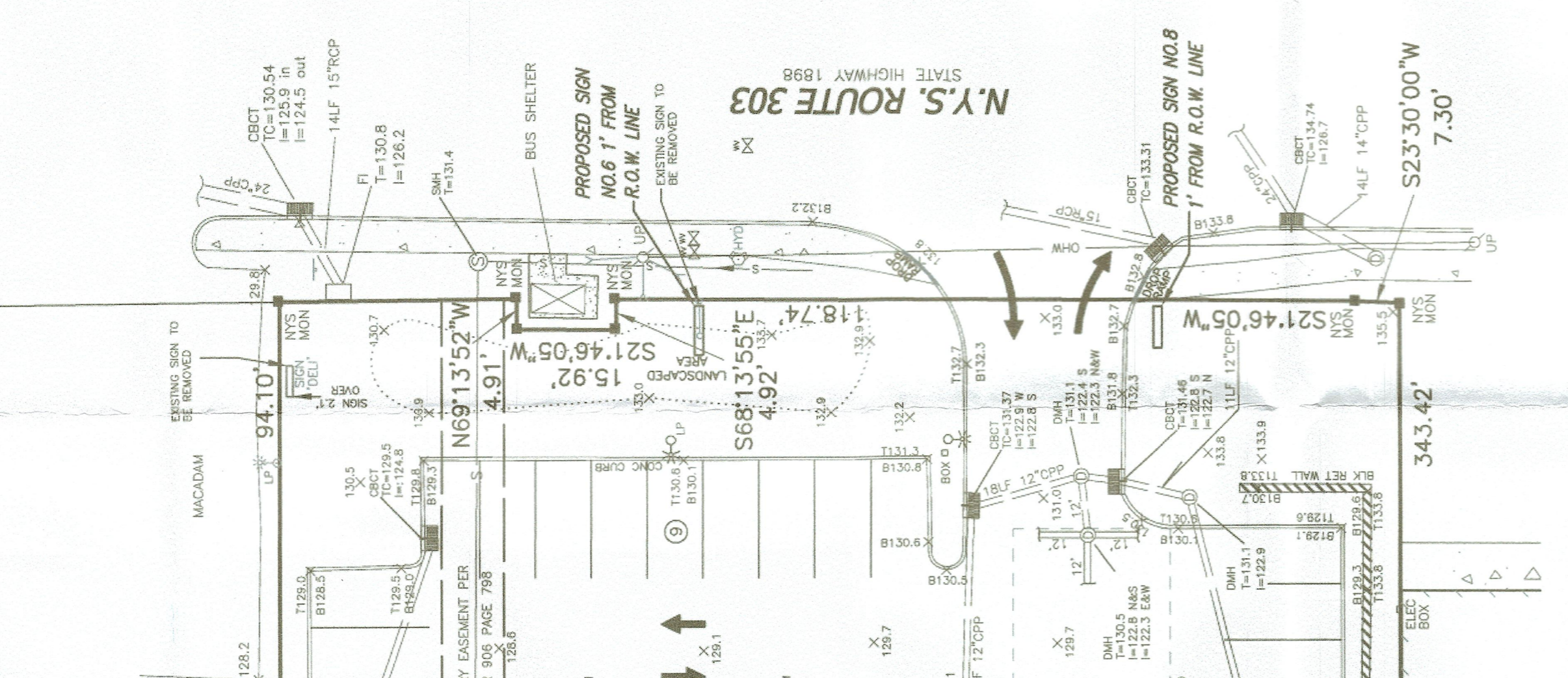
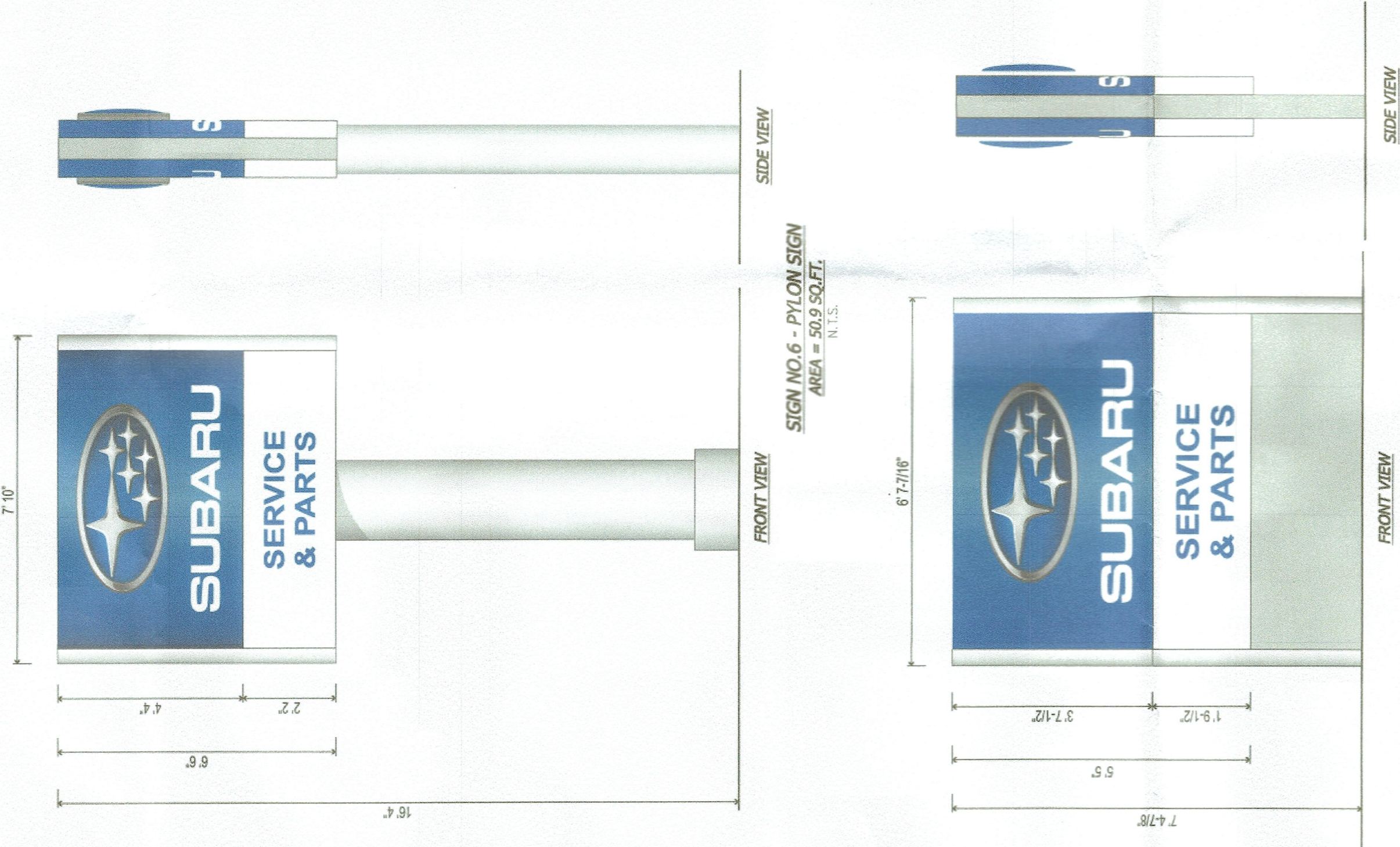
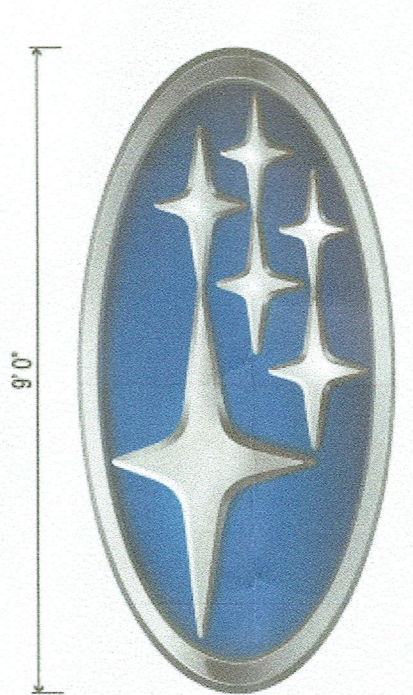


- LEGEND**
- EXISTING WATERLINE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS LINE
 - EXISTING GAS VALVE
 - EXISTING CATCH BASIN
 - EXISTING STORM DRAIN LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER LINE
 - EXISTING SPOT ELEVATION
 - EXISTING RET. WALL
 - EXISTING UTILITY POLE

REVISED AND SUBMITTED BY
WESTSHORE PLAZA LLC
DATED MAY 21, 2018.



SUBARU



BILL KOLB JR

SERVICE

EXPRESS

VARIANCES REQUIRED:
ART. III, S.3.11, COL. 5, #3
PERMITTED TOTAL SIGN AREA = 40 SQ.FT.
PROPOSED TOTAL SIGN AREA = 170.1 SQ.FT.

ART. III, S.3.11, COL. 5, #4(G) LOCATION OF SIGNS
PROVIDED SETBACK 1 FT. FROM ROUTE 303
PROVIDED SETBACK 7 FT. FROM STREET

ART. III, S.3.10
(B)(4) SIGNAGE NOT PERMITTED WITHIN 25 FT. WIDE VEGETATED BUFFER ADJACENT TO ROUTE 303
PROVIDED SETBACK 1 FT. FROM R.O.W.

OWNER:
BILL KOLB, JR. SUBARU
1000 WESTSHORE PLAZA
ORANGETOWN, NY 10982

ADDRESS:
500 ROUTE 303
ORANGETOWN, NY 10982

TAX MAP REFERENCE:
SECTION 70.14, BLOCK 4, LOT 12

TOTAL AREA:
87,189 SQ.FT.

DISTRICTS:
SOUTH ORANGETOWN
SCHOOL DISTRICT
FIRE DISTRICT
SEWER DISTRICT
SLOPING DISTRICT

REVISION	DATE	REVISIONS & LOCATIONS
1	3-12-21	

ATZIL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
202 North Main Street
New City, New York 10956
Tel: (845) 694-4994
Fax: (845) 694-4943
E-mail: info@atnz.com
WWW.ATNZ.COM

PROJECT:
BILL KOLB JR. SUBARU

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
SIGN PLAN

DRAWN BY: MM
CHECKED BY: JRA
DATE: FEBRUARY 10, 2021
SCALE: 1" = 20' FT.

PROJECT NO: 4833
DRAWING NO: 1

