

LEGEND

- EXISTING 2" CONTOUR
- EXISTING 10' CONTOUR
- EXISTING WATERLINE
- EXISTING FINE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING 500 YEAR FLOODPLAIN

OWNER & APPLICANT:
SPARKILL-PALISSADES FIRE DISTRICT
520 ROUTE 340D
SPARKILL, NY 10976

TAX MAP REFERENCE:
TOWN OF ORANGETOWN
SECTION 78.05, BLOCK 2, LOTS 60 & 61

LOT AREAS:
LOT 60
30,924 SQ. FT.
LOT 61
71,532 SQ. FT.
TOTAL AREA 102,456 SQ. FT. OR 2.352 ACS.

SUBDIVISION REFERENCE:
SUBDIVISION ENTITLED:
"SPARKILL-SECT. 2" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JAN. 21 1972, IN BOOK 83, PAGE 38, AS MAP NO. 4241

DISTRICTS:
SCHOOL DISTRICT - SOUTH ORANGETOWN
CENTRAL SCHOOL DISTRICT NO. 1
FIRE DISTRICT - SPARKILL-PALISSADES
WATER DISTRICT - ORANGETOWN SEWER DISTRICT
LIGHTING DISTRICT - TOWN OF ORANGETOWN

ATZIL NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10966
Tel: (945) 634-4694
Fax: (945) 634-5543
E-mail: info@atzilny.com
Web: www.atzilny.com

PROJECT:
SPARKILL-PALISSADES
FIRE DISTRICT

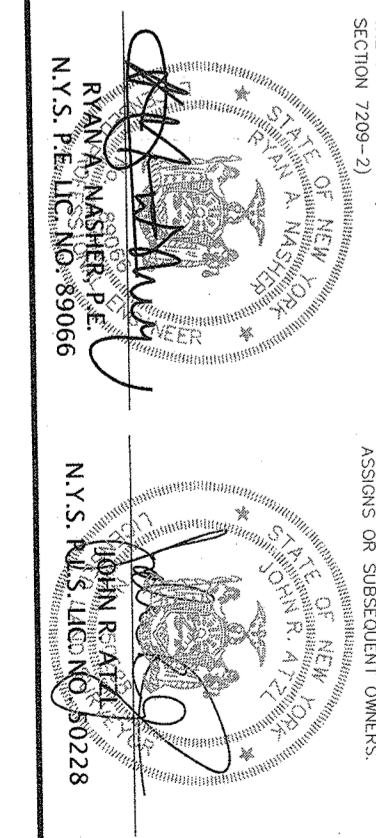
**TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK**

TITLE:
PARKING STRIPING PLAN

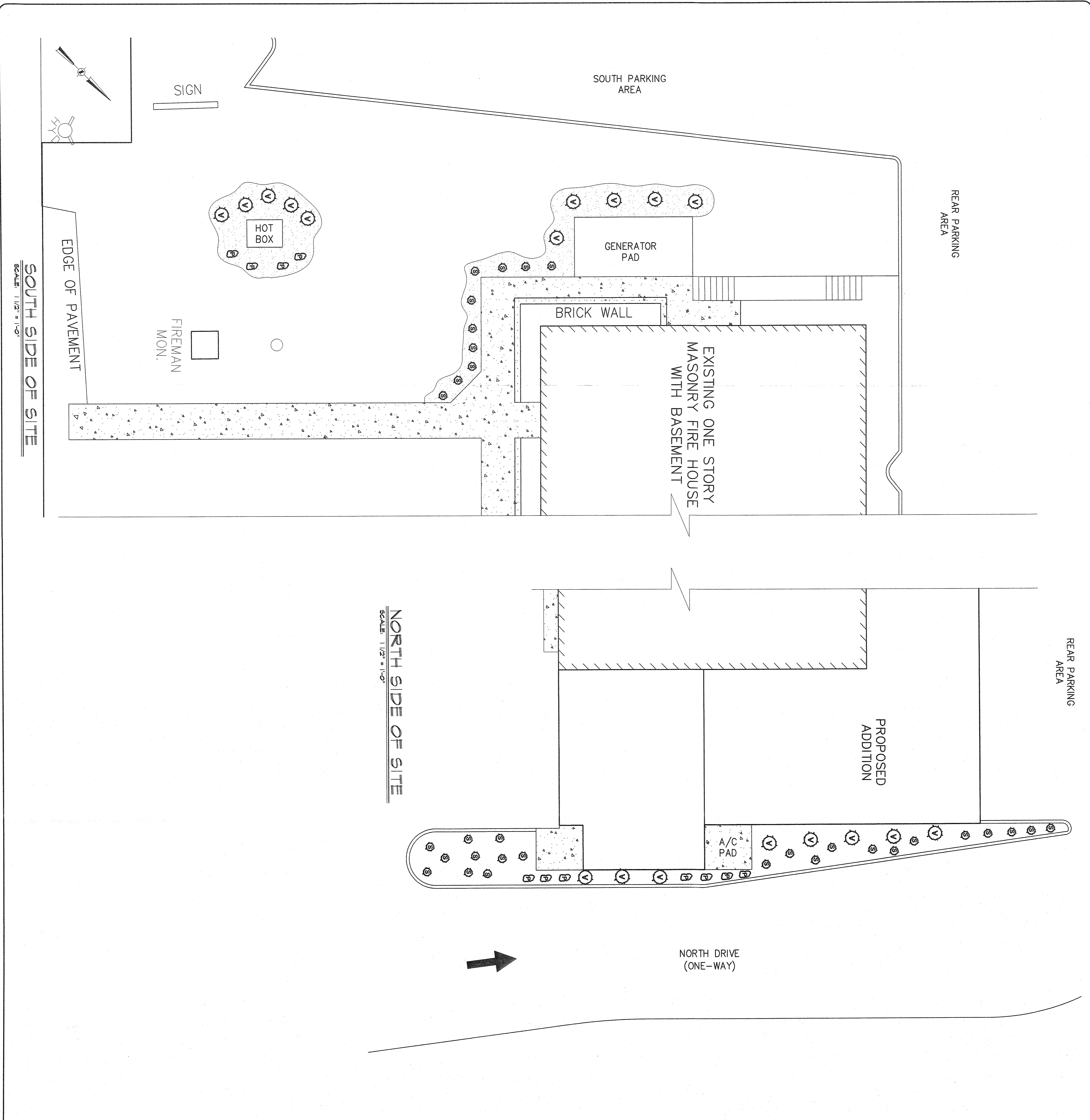
DRAWN BY: IS	CHECKED BY: JBA
DATE: JANUARY 13, 2021	SCALE: 1" = 20' FT.
PROJECT NO: 4365	DRAWING NO: 1




PLANNING BOARD
MEETING DATE:
OCT 1 & 2021
Town Of Orangetown

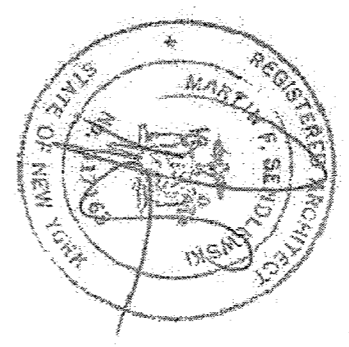
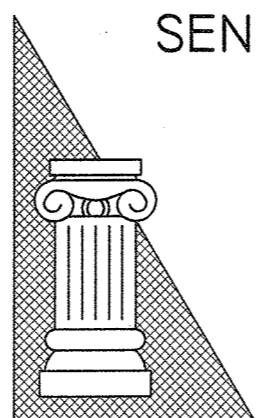
REVISION
1 03-10-21 ADD STRIPING DESCRIPTION



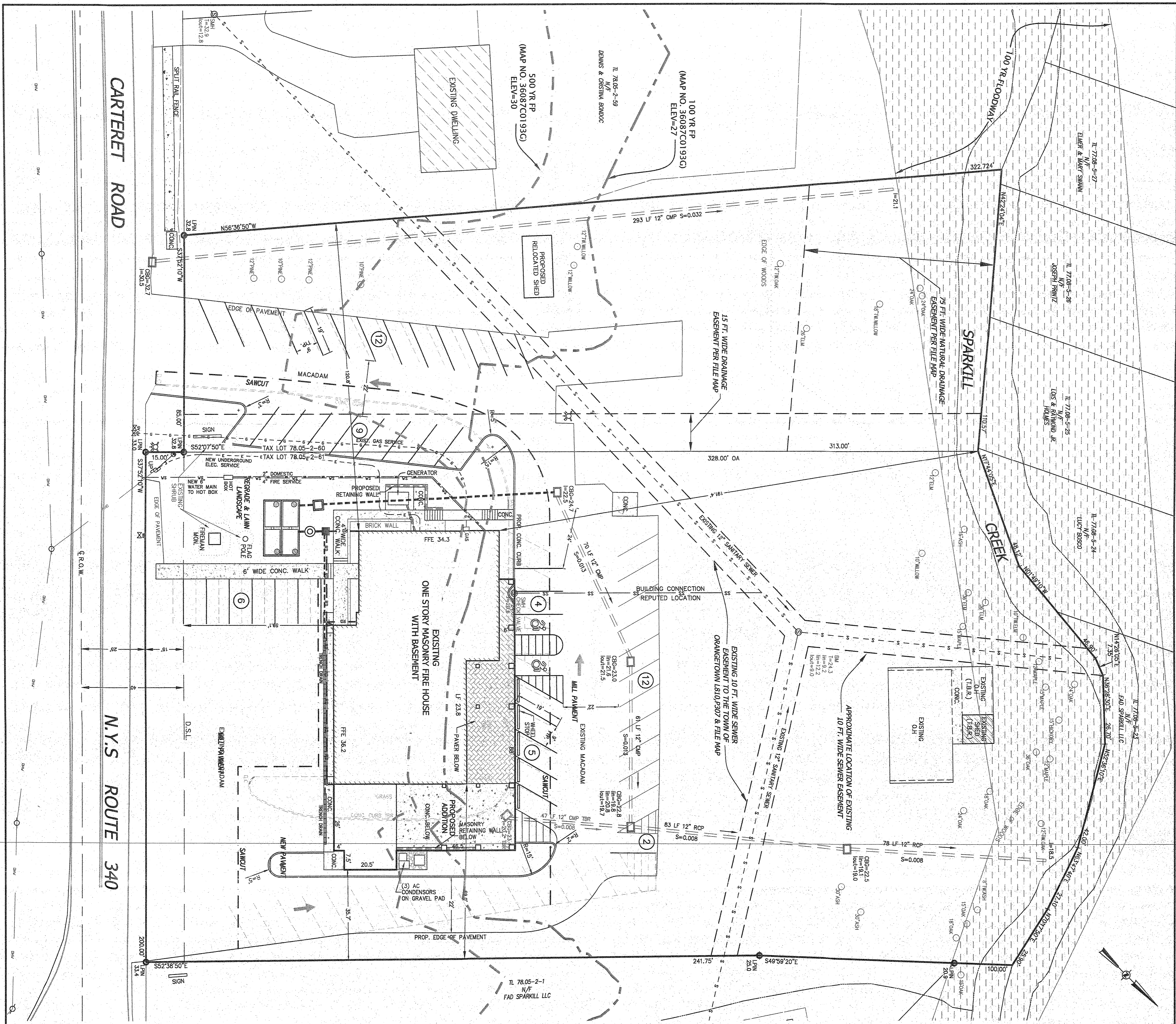
STATE OF NEW YORK
JOHN R. ATZIL
LICENSE NO. 80028
N.Y.S. P.E. LICENSE NO. 80066



PLANT LIST	
TYPE 'P':  PRUNUS LAUROCERASUS "OTTO LUYKEN" CHERRY LAUREL TOTAL REQUIRED = 11 TOTAL PROVIDED = 11	TYPE 'S':  SPIRAEA X BUMALDA ANTHONY WATERER SPIREA TOTAL REQUIRED = 32 TOTAL PROVIDED = 32
TYPE 'V':  VIBURNUM DENTATUM FRAGRANT VIBURNUM TOTAL REQUIRED = 18 TOTAL PROVIDED = 18	

DATE: ISSUE 06-01-21 AS-BUILT LANDSCAPE PLAN FOR SITE PLAN AMENDMENT	SEAL: 	SENDLEWSKI ARCHITECTS PC ARCHITECTS - PLANNERS 215 ROANOKE AVENUE RIVERHEAD, NY 11901 (631) 727-5352 9 SELENA COURT WALDEN, NY 12586 (845) 275-8859		SPARKILL-PALISADES FIRE DISTRICT ADDITION/ALTERATION 520 NY-340 SPARKILL, NY 10976 AS-BUILT LANDSCAPE PLAN
PROJECT #: 1606.01 DRAWN BY: JMS		CAD FILE: P/2016/SPTD 1006.01		DRAWING#: LP-1

43025



LOT AREA CALCULATION:

GROSS AREA	SOCK OF AREA WITHIN 100 FLOODPLAIN = NET AREA
102,456 SQ.FT.	= 64,088.2 SQ.FT.
	= 70,407 SQ.FT.

BULK REQUIREMENTS

ZONES R-15 & RG, PROPOSED	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	NONE	0.18	0.20
MINIMUM LOT AREA (SQ.FT.)	NONE	70,407 SQ.FT.	70,407 SQ.FT.
MINIMUM LOT WIDTH	NONE	287 FT.	287 FT.
MINIMUM STREET FRONTAGE	50 FT.	285 FT.	285 FT.
FRONT YARD	100 FT.	95.1 FT.	95.1 FT.
SIDE YARD	100 FT.	68.0 FT.	35.7 FT.*
TOTAL SIDE YARD	200 FT.	193.8 FT.	156.5 FT.*
REAR YARD	100 FT.	191.4 FT.	191.4 FT.
MAXIMUM BUILDING HEIGHT	NONE	29 FT.	29 FT.

* VARIANCE GRANTED ON OCTOBER 4, 2017 (ZON #17-17)
 PARKING REQUIRED - NOT LISTED IN CODE
 PROPOSED SPACES 50

NOTES:

1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE NATIONAL FIRE ALARM AND SIGNAL CODE.
2. NO BUILDING SHALL BE SITED WITHIN 50 FEET OF ANY EXISTING OR PROPOSED UTILITY LINE UNLESS THE UTILITY COMPANY HAS BEEN ADVISED BY THE LOCAL COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
3. THE TOWN OF ORANGETOWN SHALL CONSTITUTE DISSENTS BANNING WITH THE LAND AND SHALL NOT BE FURNISHED.
4. ANY EXISTING UTILITIES (GAS, HYDRAULIC, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY PERMITS.
5. NO OPEN BURNING OR CONSTRUCTION WHICH SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
6. DRAINAGE: WADSWORTH CREEK WADSWORTH IN LUNA AREA, TOWN OF ORANGETOWN.
7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE NATIONAL FIRE ALARM AND SIGNAL CODE.
8. DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN SYSTEMS SHALL BE PROTECTED WITH A PAVED DRIVE (SEE DETAIL).
9. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. THE TOWN OF ORANGETOWN SHALL BE ADVISED WITHIN 30 DAYS OF ANY CHANGES TO THE SITE PLAN AS SUBMITTED TO THE TOWN OF ORANGETOWN AND THE TOWN OF ORANGETOWN SHALL BE ADVISED WITHIN 30 DAYS OF ANY CHANGES TO THE SITE PLAN AS SUBMITTED TO THE TOWN OF ORANGETOWN.
11. THE TOWN OF ORANGETOWN SHALL BE ADVISED WITHIN 30 DAYS OF ANY CHANGES TO THE SITE PLAN AS SUBMITTED TO THE TOWN OF ORANGETOWN.
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13. TEMPORARY SIGNAGE AND/OR LIGHTS SHALL BE PROVIDED AS SHOWN TO INTERCEPT TRAFFIC AND TO BE REMOVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
14. ALL DISTURBED AREAS, EXCEPT ROADS, SHALL BE REVEGETATED WITHIN 90 DAYS OF THE COMPLETION OF CONSTRUCTION.
15. SETBACKS SHALL BE AS SHOWN ON THE APPROVED SITE PLAN.
16. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SIGNAGE SHALL BE REMOVED AND THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
17. PERMANENT VEGETATION COVER SPECIFICATIONS:
 LUNA AREA - PER 1000 S.F.
 15 HERB. 10-14" SOFT STEM RELEASE FERTILIZERS
 4 HERB. SEED MATTER
 20% PERMANENT VEGETATION
 40% HERBICIDE FREE
 20% PERMANENT VEGETATION
18. THE PLAN DOES NOT CONFLICT WITH THE COUNTY ZONING LAW AND HAS BEEN APPROVED BY THE BOARD OF ZONING APPEALS AND THE TOWN OF ORANGETOWN.
19. THE PLAN DOES NOT CONFLICT WITH THE COUNTY ZONING LAW AND HAS BEEN APPROVED BY THE BOARD OF ZONING APPEALS AND THE TOWN OF ORANGETOWN.
20. AT LEAST ONE YEAR PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF FOUNDATION, ROADS, UTILITIES, AND OTHER STRUCTURES, THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE TOWN OF ORANGETOWN AND THE TOWN OF ORANGETOWN SHALL BE ADVISED WITHIN 30 DAYS OF ANY CHANGES TO THE SITE PLAN AS SUBMITTED TO THE TOWN OF ORANGETOWN.
21. THE TOWN OF ORANGETOWN SHALL BE ADVISED WITHIN 30 DAYS OF ANY CHANGES TO THE SITE PLAN AS SUBMITTED TO THE TOWN OF ORANGETOWN.
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TOWN OF ORANGETOWN
 ARCHITECTURAL REVIEW BOARD
 APPROVED FOR REVIEW
 11/16/17
 SUBMITTED TO
 AT 11:17:56

Town of Orangetown
 Planning Board
APPROVED FOR FILING
 Date: April 26, 2019
 By: Cheryl Composto

TAX MAP REFERENCE:

11	3-25-19	PER ROOM COMMENTS 3-18-19
10	2-13-19	PER RES. ELEC. SERVICE
9	1-30-19	PER TOWN ENGINEER COMMENTS 8-11-18
8	12-18-18	DRAINAGE DETAIL AND MODEL REVISION
7	7-12-18	DRAINAGE REVISION PER BID
6	6-28-18	PER ARCHITECT COMMENTS 5-1-18
5	5-31-18	PER ARCHITECT COMMENTS 2-28-18
4	5-9-18	PER ARCHITECT COMMENTS 11-16-17
3	12-4-17	ADD LANDSCAPE & LIGHTING PLAN
2	10-9-17	PER (7-20-17) & ROAD (7-11-17) COMMENTS
1	8-18-17	DESCRIPTION

OWNER & APPLICANT:
 SPARKILL PALISADES FIRE DISTRICT
 520 ROUTE 340
 SPARKILL, NY 10976

TOWN OF ORANGETOWN:
 SUBDIVISION REFERENCE:
 SPARKILL PALISADES FIRE DISTRICT
 520 ROUTE 340
 SPARKILL, NY 10976

PLANNING BOARD MEETING OF:
 OCT 18 2021
 Town Of Orangetown

OWNER & APPLICANT:
 ATZEL, NASHBER & ZIGLER P.C.
 ENGINEERS - SURVEYORS - PLANNERS
 234 North Main Street
 New City, New York 10958
 Tel: (949) 634-4894
 Fax: (949) 634-5543
 Web: ANZY.com

DISTRICTS:
 SOUTH ORANGETOWN
 CENTRAL SCHOOL DISTRICT NO. 1
 SPARKILL-PALISADES
 SPARKILL
 ORANGETOWN SEWER DISTRICT
 LATHING DISTRICT - TOWN OF ORANGETOWN

PROJECT:
 SPARKILL-PALISADES
 FIRE DISTRICT
 ROOKLAND COUNTY, NEW YORK

TITLE:
 SITE PLAN

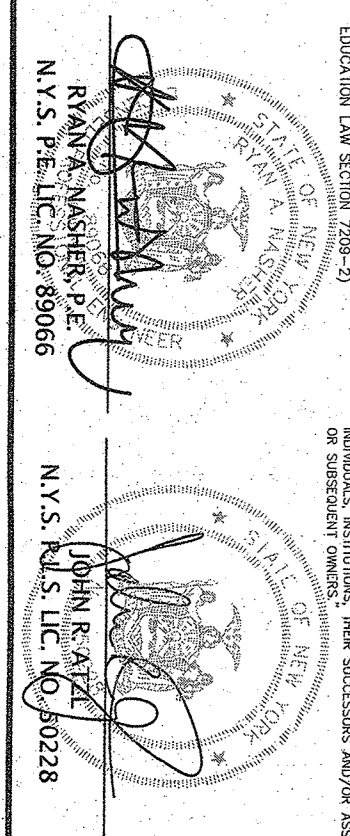
DATE: MAY 15, 2017
SCALE: 1" = 20 FT.
DRAWING NO.: 4365

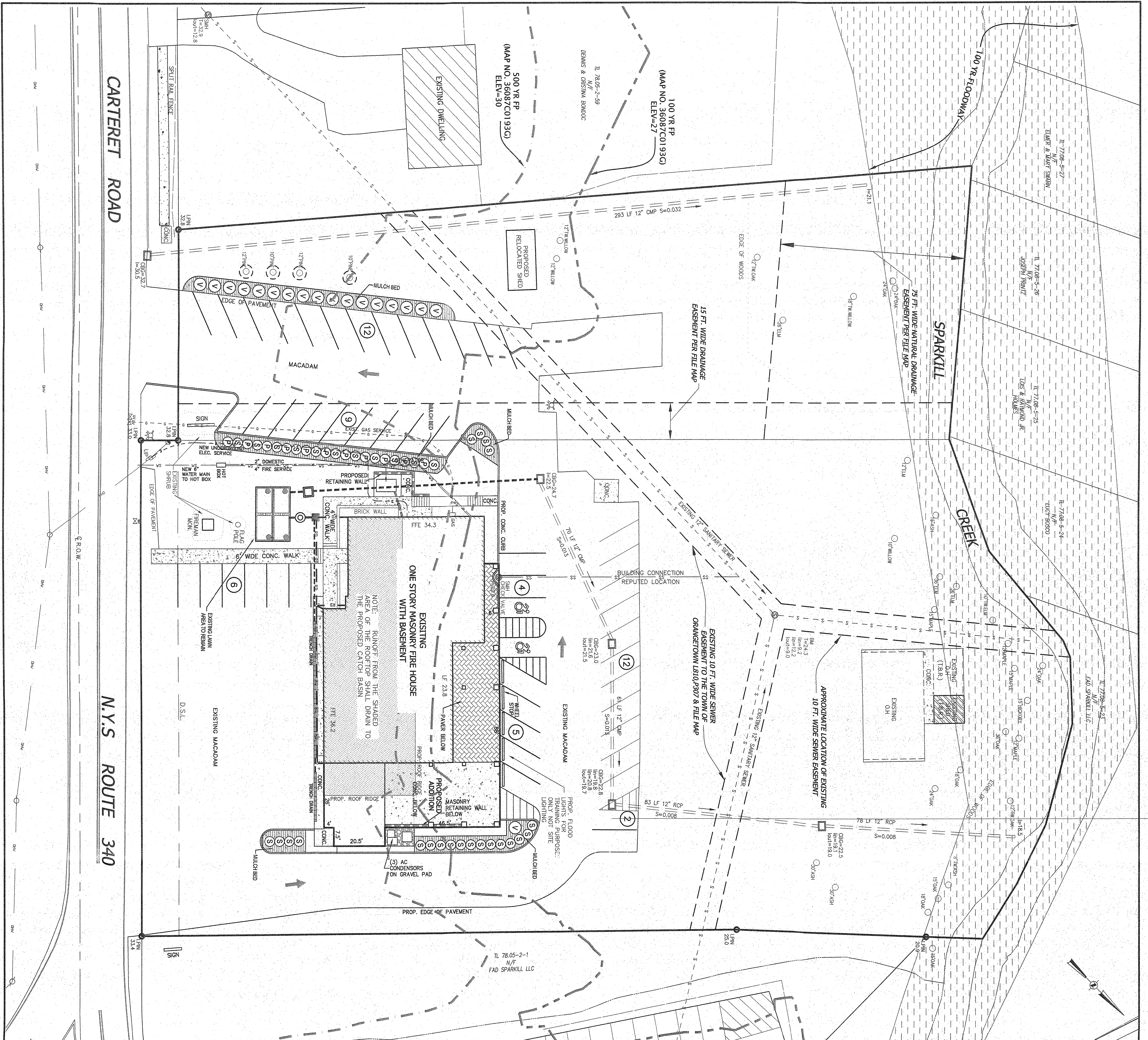
CHECKED BY: JVA
DATE: MAY 15, 2017
SCALE: 1" = 20 FT.
DRAWING NO.: SP-2

PROJECT: SPARKILL-PALISADES FIRE DISTRICT
TITLE: SITE PLAN
DATE: MAY 15, 2017
SCALE: 1" = 20 FT.
DRAWING NO.: 4365

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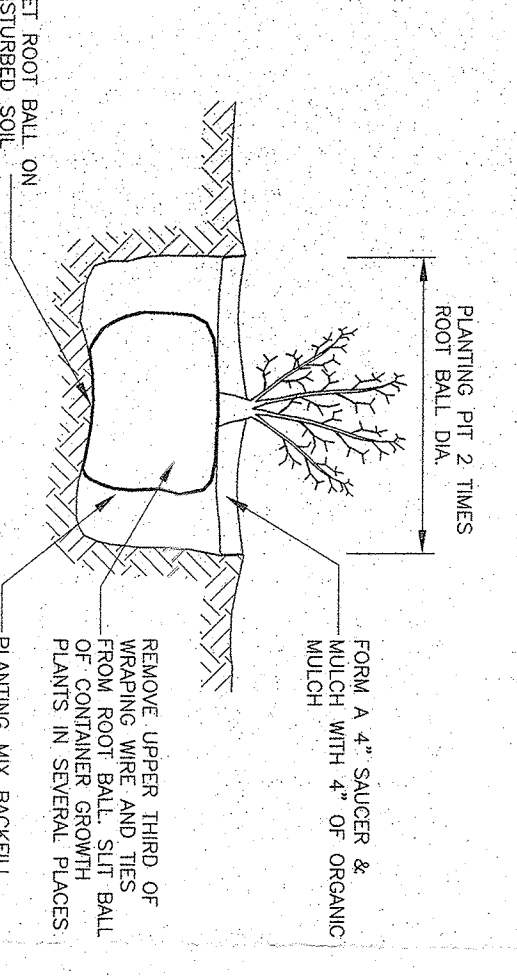
PLANTING NOTES

- All plants shall be properly grown and workmanship shall conform to the standards set forth in the National Landscape Arboreal Code, Chapter 48.
- All planting shall be placed before and after planting.
- Guarantee all plants and workmanship for a period of two planting seasons (One full year plus 30 days).
- Place 4" of topsoil on all lawn areas and 12" top soil in all planting beds.
- Water for plants and 6" of mulch for the first two years of each planting. Water for plants and 6" of mulch for the first two years of each planting. Water for plants and 6" of mulch for the first two years of each planting.
- Plant on base of undisturbed soil. Remove all existing soil from plant pit and backfill with topsoil. Fertilize all plants with 2.0 oz. per foot of plant height and 2.0 lbs. per plant bed each of ammonium sulfate and superphosphate.
- Shade all trees with two cord stakes, cover staked 10 bags of mulch with 4" of mulch and install around trees at 8 foot height minimum. Water trunk with 1000 paper mulch cones and install around trees at 8 foot height minimum. Water trunk with 1000 paper mulch cones and install around trees at 8 foot height minimum.
- Match all plants and plantings with a 4" depth of stratified pine, oak bark.
- Remove any plants or mulch that are not in compliance with the above.
- Lamp posts shall be installed at 5 lbs. per 1000 square feet with the following specifications: 40% Jamieson Chippewa Fixture 40% Burton Kentucky Ballpost and 20% Yorktown sewer mark. Match new and existing lamp posts and ball posts.
- The contractor is responsible to plant the total quantities of all plants shown on the planting plan. The quantities of planting shown graphically on the plan shall govern.
- Existing trees shown on the plan are to remain undisturbed. All existing trees shown on the plan are to remain undisturbed. All existing trees shown on the plan are to remain undisturbed.
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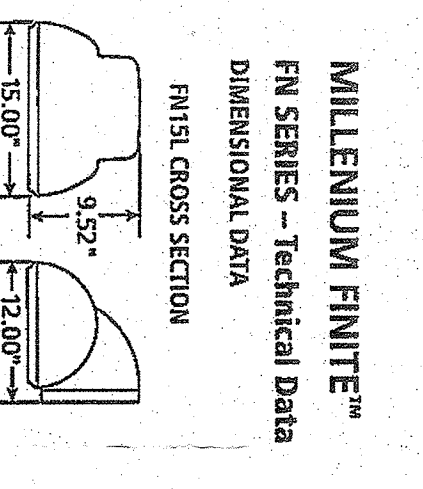
PLANT LIST

NO. & PLANT NAME	SYMBOL	QUANTITY	SIZE & REMARKS
1 P	Pinus Laminosa 'Udo Luyker'	11	18-24" Spread B&B
2 S	Spiraea x Van dem Bogaerde	22	18-24" Ht. 80 coat.
3 V	Amelanchier canadensis	19	18-24" Ht. 80 coat. 4-1/2" B&B

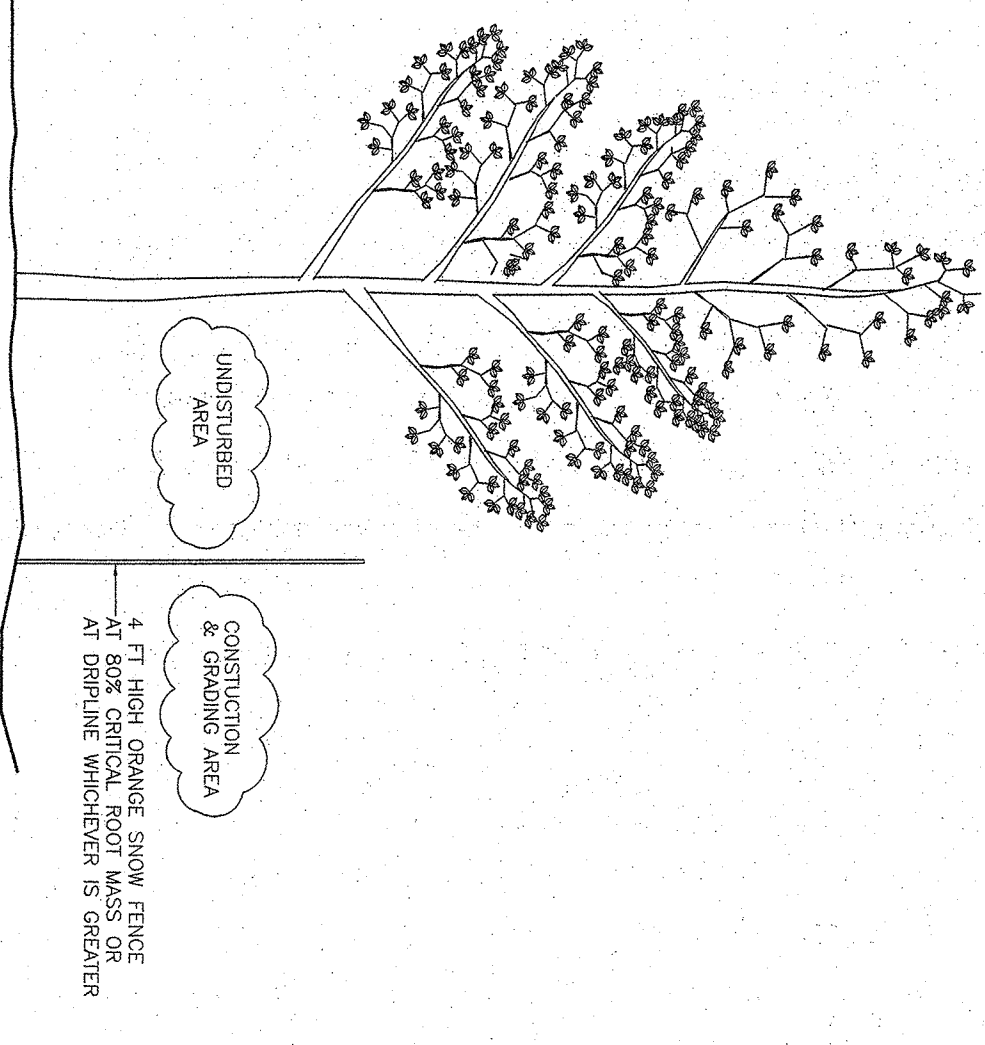
SHRUB PLANTING DETAIL



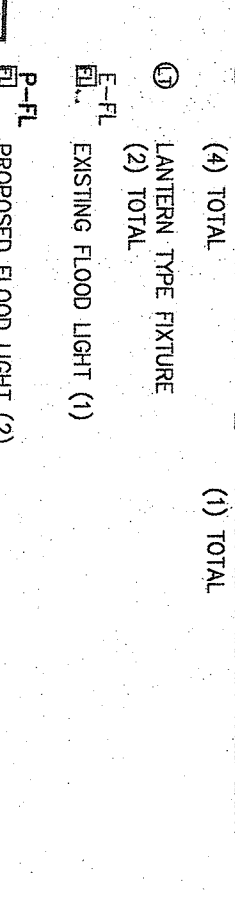
LIGHT LEGEND



TREE PROTECTION DETAIL

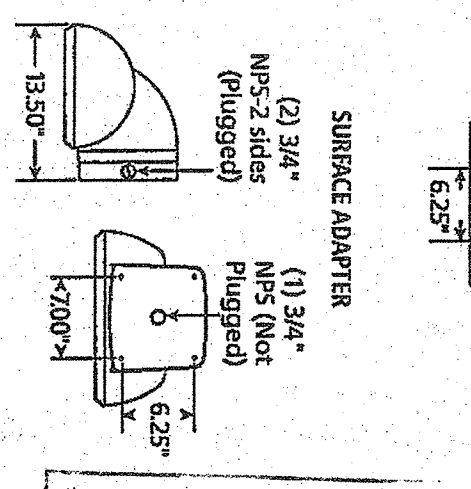


LIGHT POLE LEGEND



WALL MOUNTED LUMINAIRE DETAIL

1020 Lakeside Drive, Suite 100, Millers Falls, MA 01201
 802-350-1181
 www.kennal.com



APPROVED

TOWN OF ORANGETOWN
 ARCHITECTURE AND COMMUNITY APPEALANCE BOARD OF REVIEW

APPROVED FOR FILE
 11/16/17
 SUBJECT: SPARKILL FIRE DISTRICT

APPROVED FOR FILING

Date: *April 26, 2019*
 By: *Cheryl Compassi*

Town of Orangetown
 Planning Board

AVZL NASHBIR & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS

234 North Main Street
 New City, New York 10956
 Tel: (845) 634-4894
 Fax: (845) 634-5643
 Web: ANZVY.com

P.O. Box 638
 Chester, New York 10918
 Tel: (845) 469-1015
 Fax: (845) 469-1016

TITLE	
LANDSCAPE & LIGHTING PLAN	
PROJECT:	TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK
DATE:	OCTOBER 9, 2017
PROJECT NO.:	4365
DRAWING NO.:	SP-6