

REFERENCES

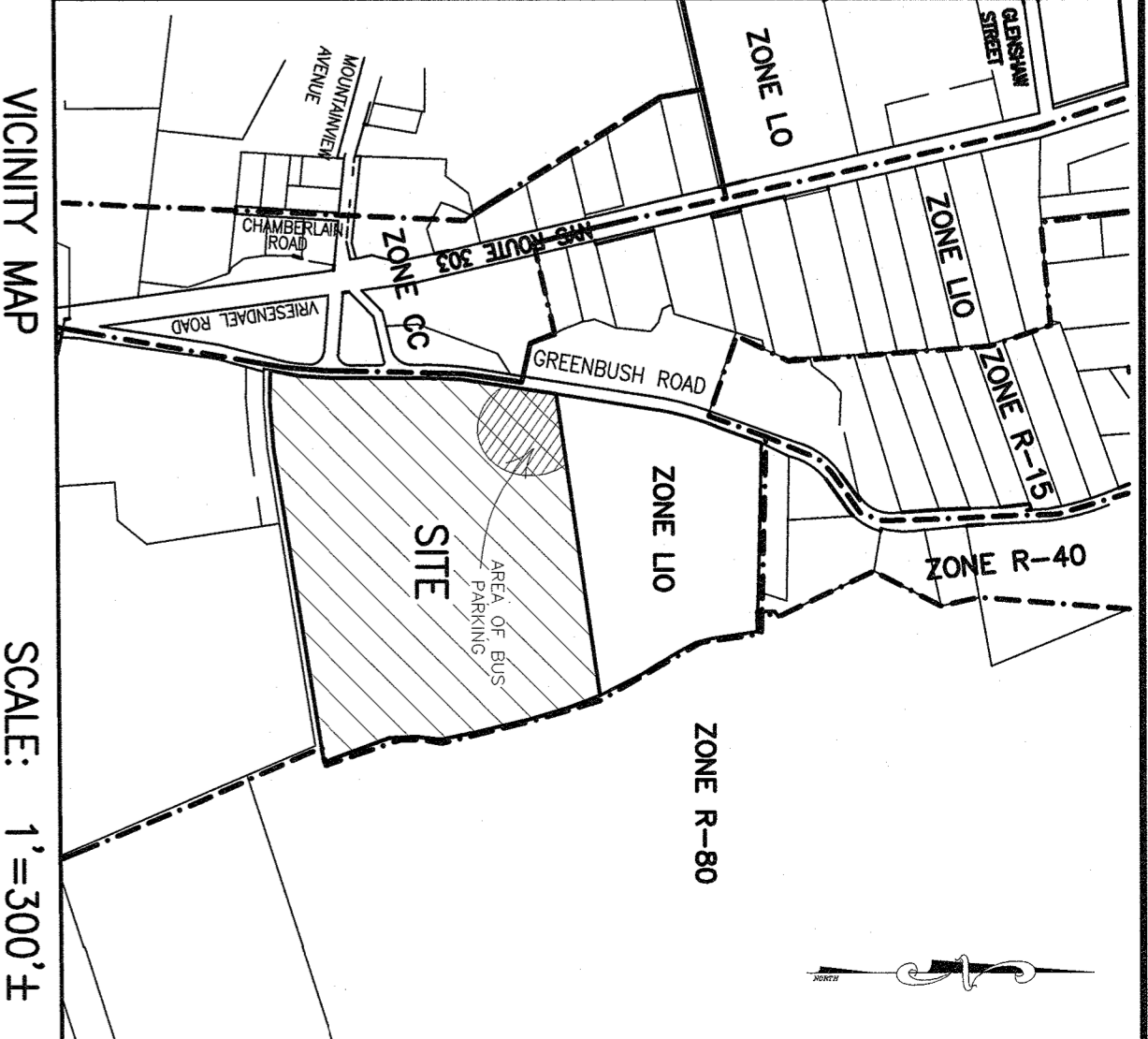
BEING LOT #1 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION - ORANGETOWN SALESUBSURY CORP." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUG. 5, 1999 IN BOOK 120, PAGE 22 AS MAP #7250.

OLD REPUBLIC NATIONAL TITLE INSURANCE TITLE REPORT, TITLE #MAC527

DATE	REVISIONS	TAX LOT #	TAX AREA	TAX NO.	TAX NO.
<p>SURVEY OF PROPERTY FOR 125 GREENBUSH LLC</p> <p>TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</p> <p>JAY A. GREENWELL, PLS., LLC LAND SURVEYING - LAND PLANNING 85 LAFALETTE AVENUE, SUFFERN, NEW YORK, 10981 PHONE: 845-357-0830 FAX: 845-357-0756</p>					
DESIGNED	JAG	FILE	07/22/01	708 NO.	9727
CHECKED	JAG	DATE	08/29/17	JOB NO.	
APPROVED	JAG	DATE	11/20/07	SCALE	1"=100'
		DATE	09/29/17	JOB NO.	9727

"STANDARD SITE PLAN NOTES"
 (ALTHOUGH NO CONSTRUCTION IS PROPOSED WITH NO IMPROVEMENTS TO EXISTING IMPROVEMENTS)

- 29. PER 28A, 08-29 4-16-08-
- 30. OUTDOOR STORAGE IS LIMITED TO 30 SCHOOL BUSES AT THIS AREA. OUTDOOR STORAGE SHALL BE PERFORMED ON SCHOOL BUSES AT THIS AREA. VARIANCE FOR OUTDOOR STORAGE OF BUSES SHALL BE ONLY FOR THE LIFE OF THE PRESENT LEASE (3 YEARS).
- 31. AREA OF BUILDING USED SHALL BE SHOWN (SEE SHEET #2)
- 32. NO SITE DISTURBANCE PROPOSED
- 33. ALL STORAGE OF BUSES SHALL BE IN PAVED AREAS ONLY. ROUTES SHALL BE LEFT TURN ONLY TO EVENTUALLY ENTER ONTO ROUTE 303 AT THE MOUNTAINVIEW ROAD TRAFFIC LIGHT. THIS TRAFFIC LIGHT ALSO CONTAINS AN LANDING SIGN FROM LIGHT ON ROUTE 303. THIS SHALL BE THE PRIMARY BUS ROUTE WHEN LEAVING OR RETURNING SERVICE OF BUSES AT THIS LOCATION IS NOT PERMITTED.
- 34. OUTDOOR STORAGE OF BUSES AT THIS LOCATION IS NOT PERMITTED.



NOTES:

1. THIS IS A SITE PLAN OF A PORTION OF TAX LOT 74.07-1-15.1, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: 125 GREENBUSH LLC, NEW YORK, NEW YORK 10956
3. APPLICANT: STUDENT BUS COMPANY, 200 SPRING VALLEY STREET, NEW YORK, NEW YORK 10977
4. LOT AREA: 24.5311 AC.
5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
6. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-L & N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
7. THE PLANNING BOARD HAS REVIEWED AND APPROVED THE APPLICATION AND HAS GRANTED THE NECESSARY VARIANCES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
8. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONFORM WITH THE LAND AND SHALL NOT BE IN CONFLICT WITH ANY OTHER REQUIREMENTS OF THE ZONING AND SUBDIVISION LAWS OF THE STATE OF NEW YORK.
9. RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
10. MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL, WHERE NOT OTHERWISE MARKED (SHOWN ON THE ORIGINAL PLANS).
11. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL ALL PROPOSED UTILITIES AND CONDUITS HAVE BEEN INSTALLED AND TESTED.
12. LICENSED PROFESSIONAL ENGINEER AND ARCHITECT WILL BE NAMED AND FURNISHED PRIOR TO SEEDING.
13. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
15. WATER SUPPLY: UNITED WATER OF NEW YORK
16. DATA: USGS
17. DATA: USGS
18. ENGINEERING: THE ENGINEER SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
19. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL MEASURES, THE APPLICANT SHALL NOTIFY THE TOWN OF ORANGETOWN DEPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENGINEERING. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ABANDON THE PERMIT AND TO PROVIDE PROTECTIVE MEASURES TO PREVENT DAMAGE TO THE TOWN CLERK'S OFFICE.
20. ALL LANDSCAPING SHOWN ON THE SITE PLAN 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 APPLICANT'S EXPENSE. THE APPLICANT SHALL INSTALL EROSION CONTROL MEASURES AND SEEDMENTATION CONTROL. THE SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SOIL IS FULLY STABILIZED. THE APPLICANT SHALL NOTIFY THE PLANNING BOARD PRIOR TO THE ABANDONMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF EROSION CONTROL MEASURES, TO THE PLANNING BOARD.
21. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE INSTALLATION OF ANY PERMANENT IMPROVEMENTS TO THE SITE, THE APPLICANT SHALL NOTIFY THE PLANNING BOARD PRIOR TO THE ABANDONMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF EROSION CONTROL MEASURES, TO THE PLANNING BOARD.
22. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
23. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL PLANNING SURVEY CONDITIONS SHALL BE MAINTAINED TO UNDERGROUND WATER, SOFT OR SILTY AREAS, UNDERGROUND SERVICES, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING SURVEY. THE APPLICANT SHALL BE RESPONSIBLE TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION IDEAS SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEPT. OR IN THE EVENT OF A DISAGREEMENT, THE APPLICANT SHALL NOTIFY THE PLANNING BOARD PRIOR TO THE COMMENCEMENT OF ANY WORK.
24. PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE END OF CONSTRUCTION. THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN WITH A COPY OF THE PERMANENT VEGETATIVE COVER PLAN AND THE PERMANENT VEGETATIVE COVER PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF ORANGETOWN DEPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENGINEERING.
25. THE PLANNING BOARD SHALL RETURN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
26. ALL BUILDING PERMITS WILL BE ISSUED UNTIL SERVICE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE TOWN OF ORANGETOWN DEPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENGINEERING.
27. A LITTER PREVENTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN AS FOLLOWS: THE APPLICANT SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND PROTECTION OF ALL TREES TO REMAIN AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN AS FOLLOWS: THE APPLICANT SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND PROTECTION OF ALL TREES TO REMAIN AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN AS FOLLOWS: THE APPLICANT SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND PROTECTION OF ALL TREES TO REMAIN AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN AS FOLLOWS: THE APPLICANT SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND PROTECTION OF ALL TREES TO REMAIN AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN AS FOLLOWS: THE APPLICANT SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND PROTECTION OF ALL TREES TO REMAIN AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN AS FOLLOWS: THE APPLICANT SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND PROTECTION OF ALL TREES TO REMAIN AND BUFFER AREAS WITH MANY TREES.
28. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
29. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
30. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
31. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
32. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
33. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
34. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
35. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.

06/30/08 REVISIONS FOR FINAL

DATE	REVISIONS	TAX LOT #	TAX AREA	TAX NO.	TAX NO.
08/30/21	RE-SUBMISSION NEW				
06/30/08	REVISIONS FOR FINAL				
12/11/07	REVISIONS				

DESIGNED: JAG
 DRAWN: LDJ
 CHECKED: JAG
 APPROVED: JAG

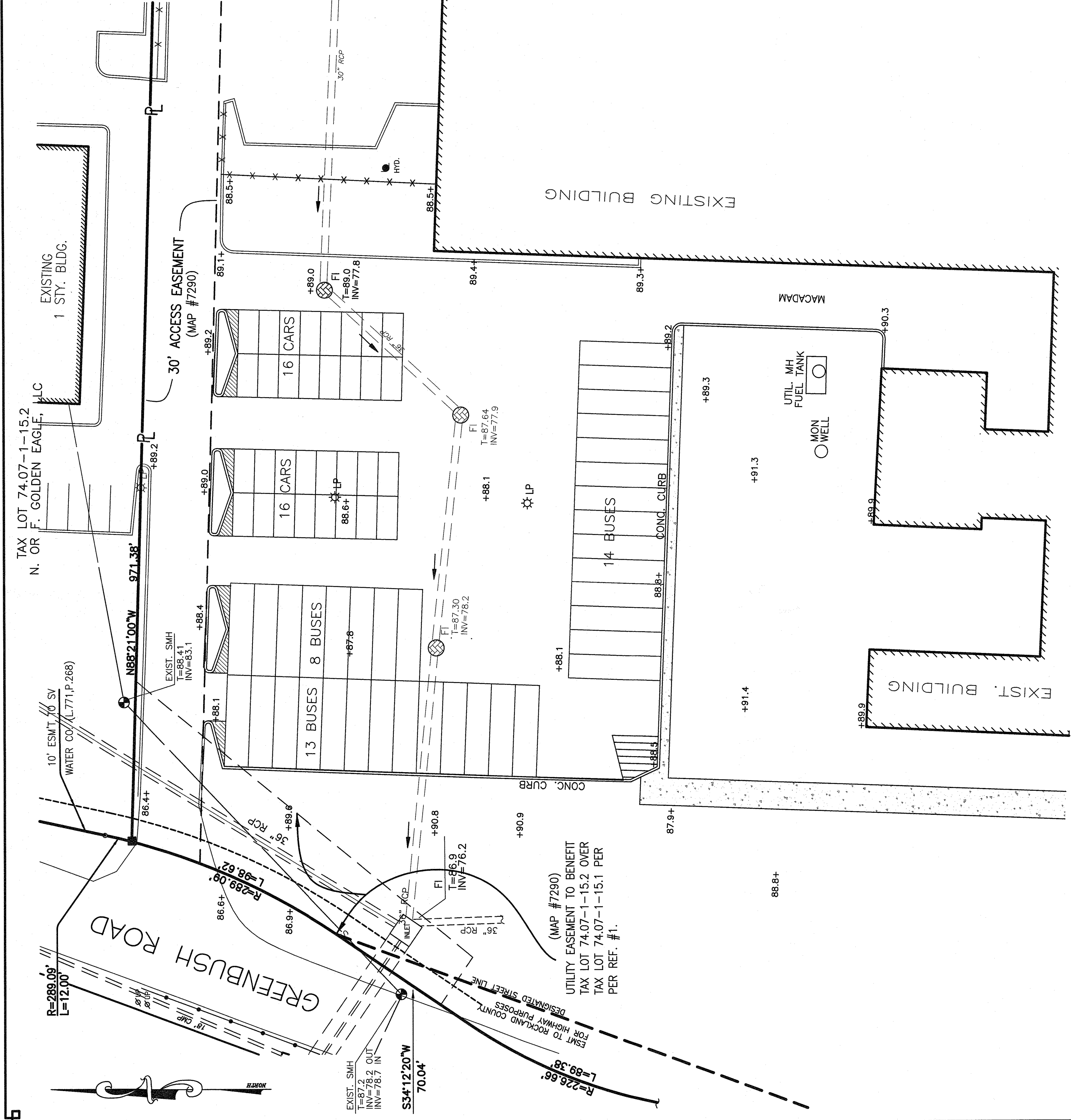
JAY A. GREENWELL, PLS.

STUDENT BUS COMPANY
 @ 125 SO. GREENBUSH ROAD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS., LLC
 LAND SURVEYING - LAND PLANNING
 85 LAFALETTE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE: 845-357-0830 FAX: 845-357-0756

PLANNING BOARD
 DEC 09 2008
 PART OF T.L. # 74.07-1-15.1
 SCALE: 1"=100'

DATE: 11/20/07
 JOB NO.: 9727

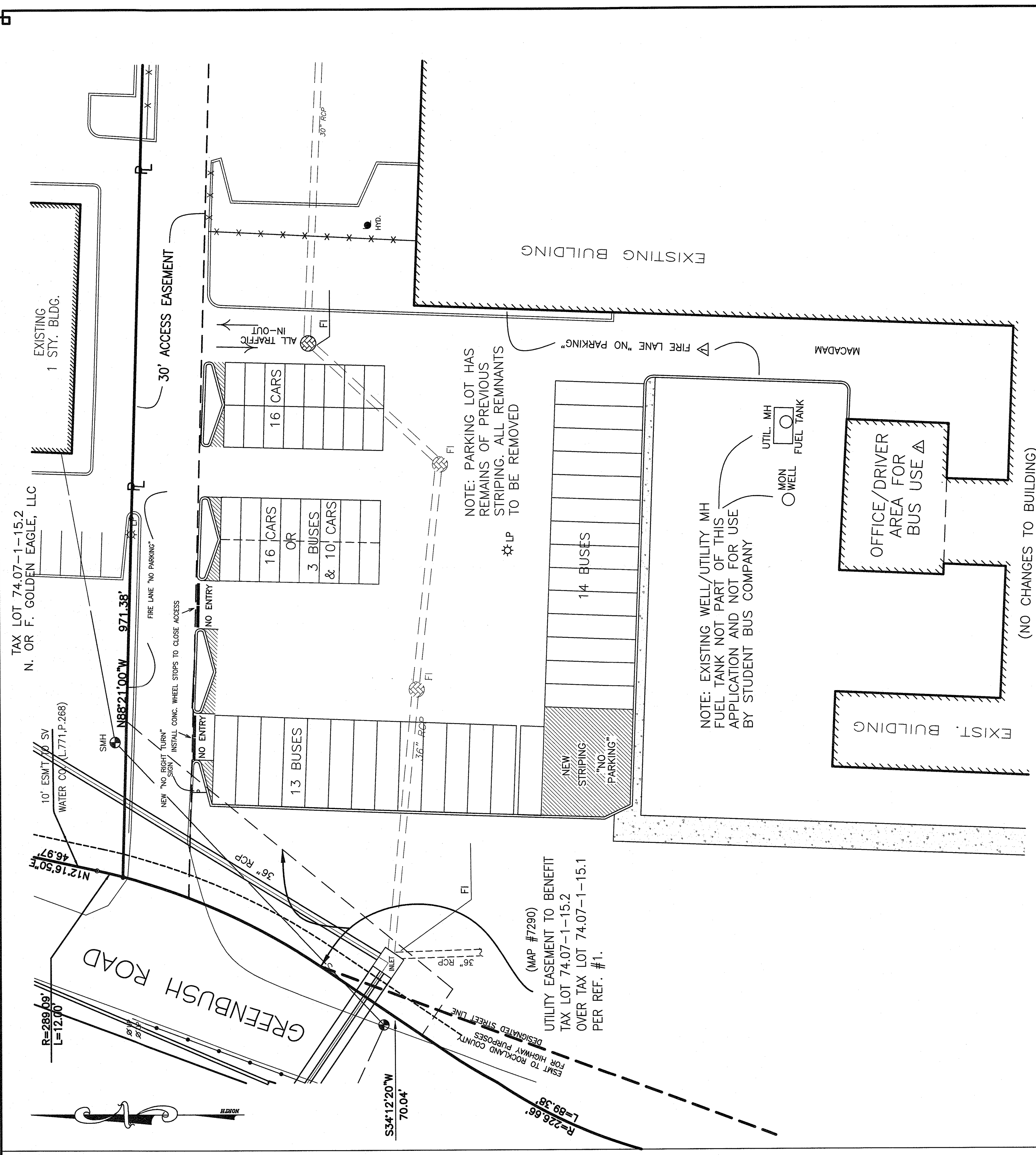


EXISTING CONDITIONS

LEGEND

□ CB	CATCH BASIN/FIELD INLET
—	DRAIN LINE
—S—	SANITARY MANHOLE / PIPE
—	EDGE OF PAVEMENT
—	CONCRETE CURB
G—	GAS LINE/ VALVE
W—	WATER LINE / VALVE
—	UTILITY POLE
—	LIGHT POLE
—OE—UE—	OVERHEAD/UNDERGROUND ELECTRIC

REF. #1 - "MINOR SUBDIVISION FOR ORANGEBURG SALISBURY CORP." M. 7290, B. 120, P. 22.



PROPOSED CONDITIONS

NOTE: NO PROPOSED MACADAM/CURBING OR CONSTRUCTION ACTIVITY

DATE	REVISIONS	PROPOSED PARKING LOT MODIFICATIONS FOR	PART OF T.L. # 74.07-1-15.1
		STUDENT BUS COMPANY	FILE 9727 BUS
		@ 125 SO. GREENBUSH ROAD	SCALE 1"=30'
		TOWN OF ORANGETOWN	DATE 9/01/21
		ROCKLAND COUNTY, NEW YORK	JOB NO. 9727
DESIGNED	JAG	JAY A. GREENWELL, PLS, LLC LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830	
DRAWN	LOH		
CHECKED	JAG		
APPROVED	JAG		