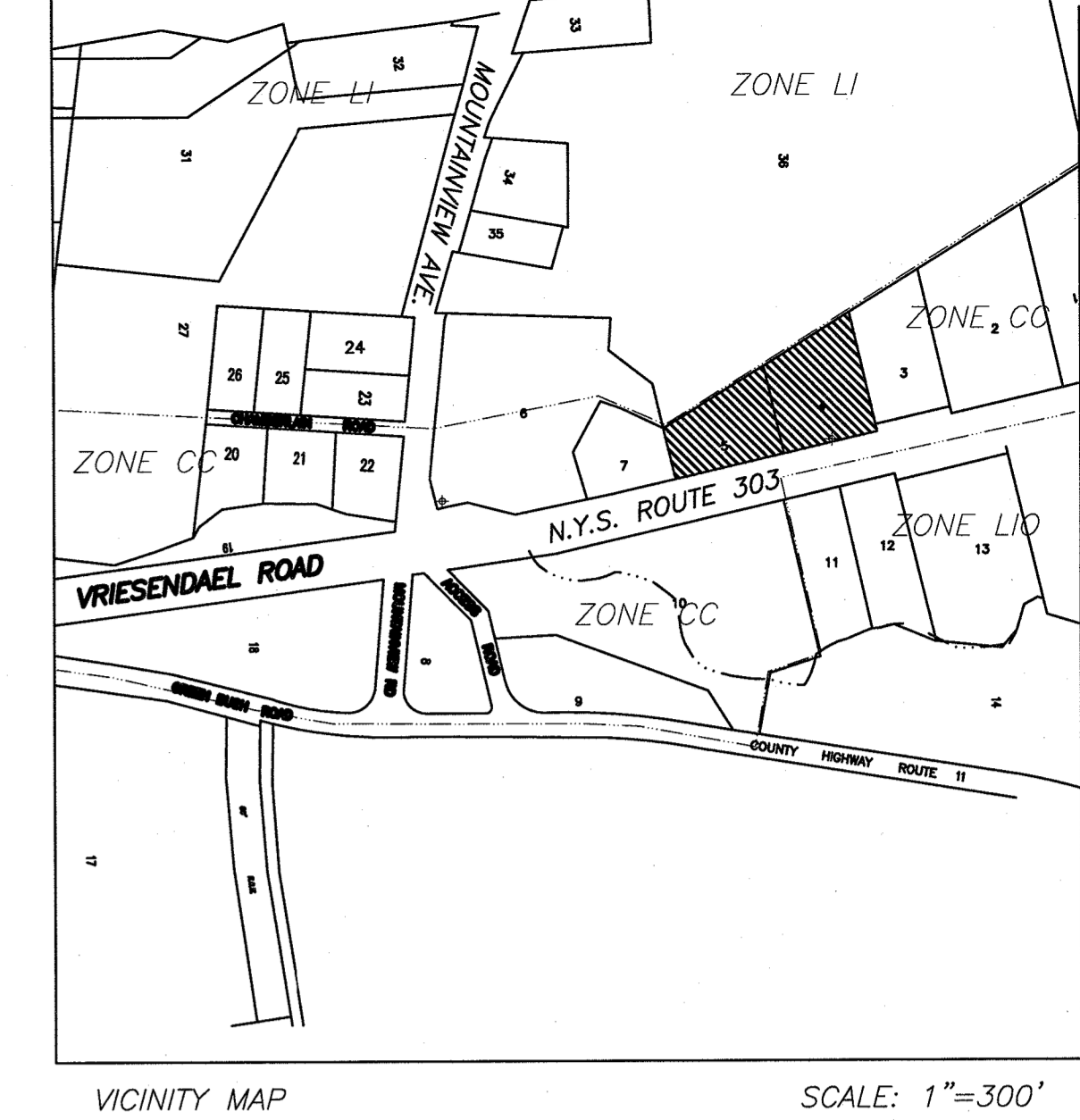


DISTRICTS:
 SCHOOL: SOUTH ORANGETOWN CENTRAL
 FIRE: ORANBURG
 WATER: TOWN OF ORANGETOWN
 LIGHTING: TOWN OF ORANGETOWN
 SEWER: ORANGETOWN SEWER DISTRICT
 ZONE: CC

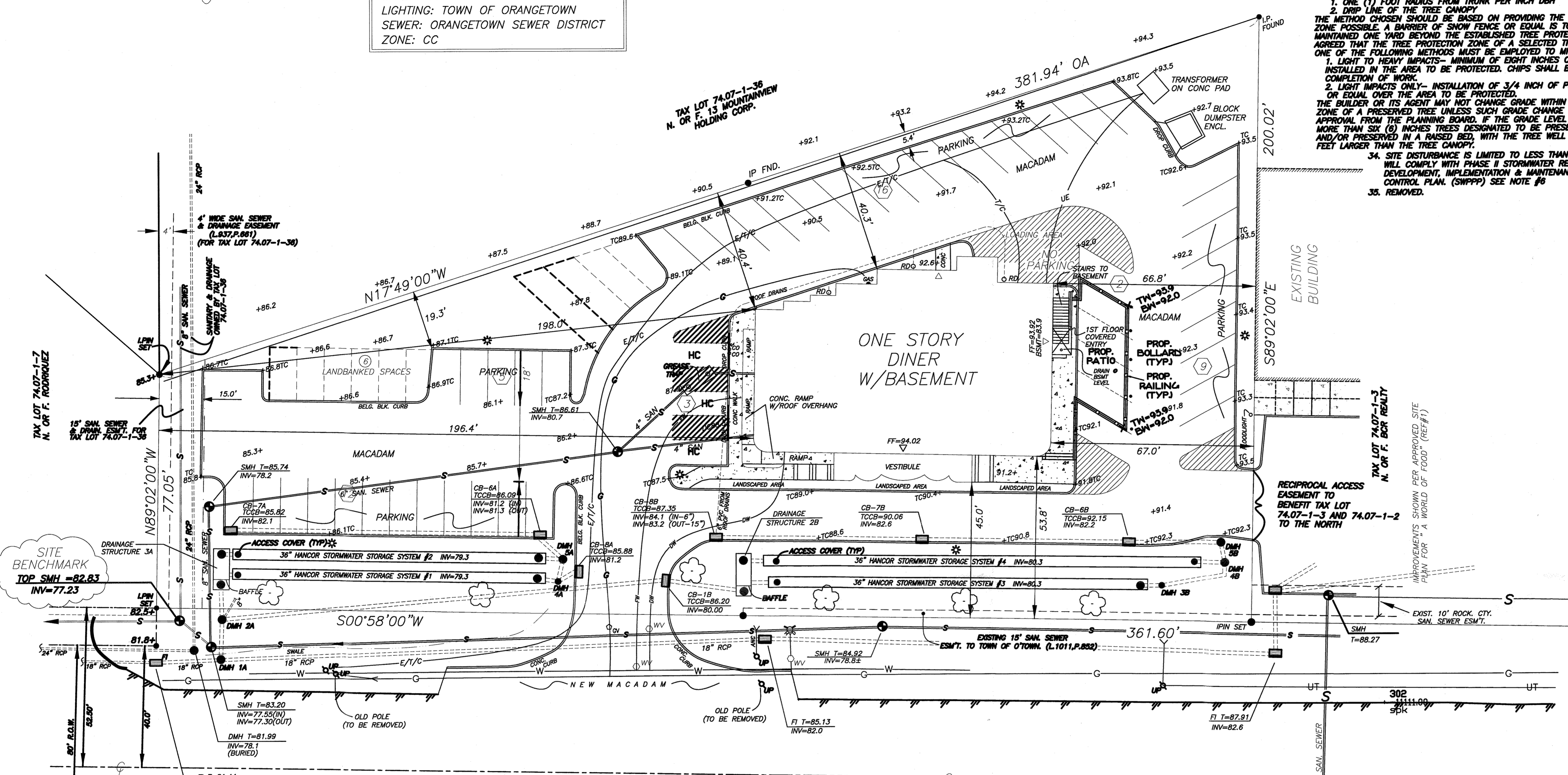
NOTES: (CONT.)

32. REMOVED.
33. A TREE PROTECTION 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 ARE AS FOLLOWS:
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 - DROP LINE OF THE TREE CANOPY
 THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE HELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
34. SITE DISTURBANCE IS LIMITED TO LESS THAN ONE ACRE. SITE WILL COMPLY WITH PHASE II STORMWATER REQUIREMENTS WITH DEVELOPMENT, IMPLEMENTATION & MAINTENANCE OF EROSION CONTROL PLAN. (SWPPP) SEE NOTE #6
35. REMOVED.

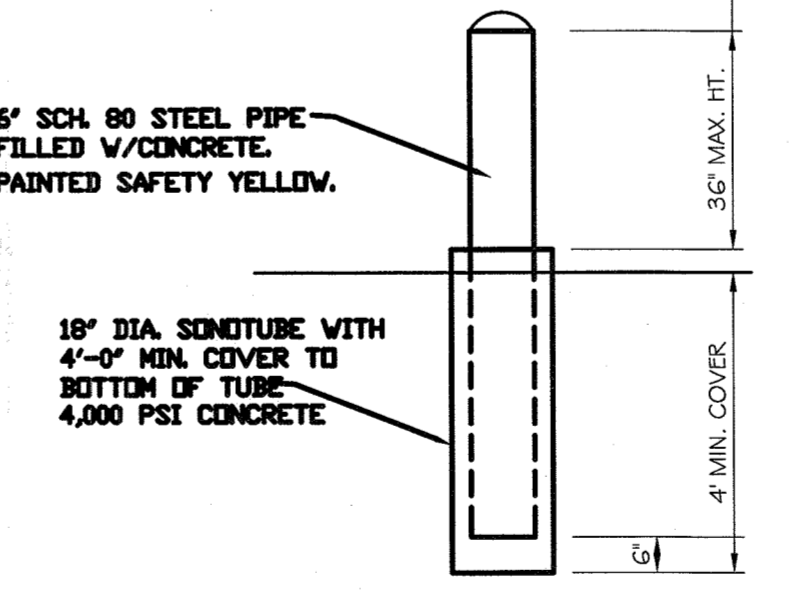
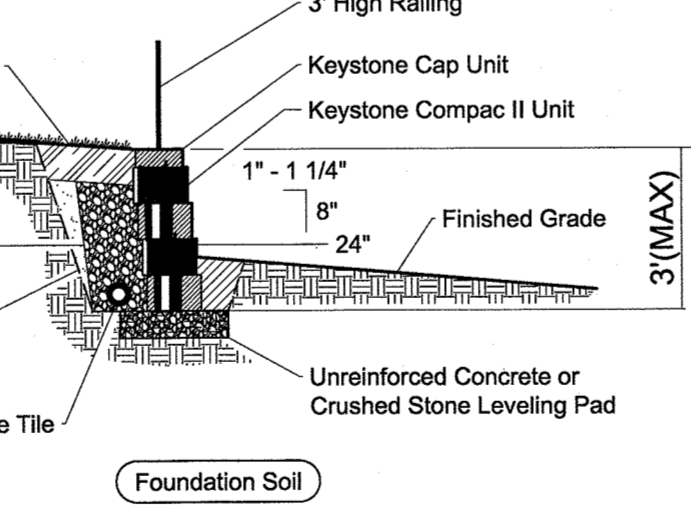
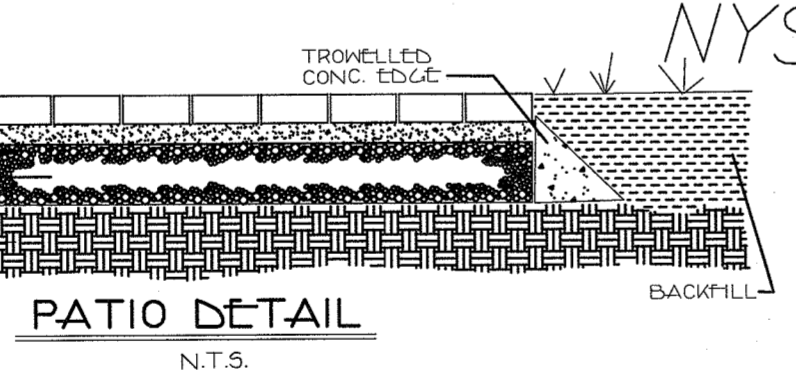


NOTES:

- THIS IS A SITE PLAN OF TAX LOT 74.07-1-4 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
- RECORD OWNER & APPLICANT: CLASSIC NORTH REALTY LLC, 512 NY 303, ORANBURG, NEW YORK 10962
- PROPOSED USE: RESTAURANT
- LOT AREA: 50,361 SF
- ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO BUILDING PERMIT SHALL BE ISSUED SITE PLAN HAS BEEN APPROVED BY ACABOR. REFER TO SEPARATE LANDSCAPE & LIGHTING PLANS.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED TO SEEDING.
- SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
- ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
- WATER SUPPLY: UNITED WATER OF NEW YORK
- DATE: USGS
- PRIOR TO HIGHWAY WORK PERMIT REQUIRED FOR ANY WORK WITHIN ROW OF NYS ROUTE 303. ALL DRAINAGE STRUCTURES PLACED IN THE STATE R.O.W. SHALL BE FABRICATED BY A NYS APPROVED SOURCE.
- ROCKLAND COUNTY DRAINAGE AGENCY PERMIT REQUIRED FOR ANY WORK WITHIN 100 FEET OF 100 YEAR FLOOD PLAIN.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPT. OF HIGHWAYS, AND THE OFFICE OF BUILDING AND ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY & OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- 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 BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPT. OF ENVIRONMENTAL MANAGEMENT & ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED EROSION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION.
- THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S) & SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLAND - US ARMY CORPS OF ENGINEERS).
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS, AND REFUSE CONTROL.
- LANDSCAPING EXISTING SHALL BE SUFFICIENT TO SCREEN HEADLIGHTS FROM ROUTE 303.



SITE BENCHMARK
 TOP SMH = 82.83
 INV = 77.23



SITE PLAN DRAWING LIST
 SHEET #1 SITE PLAN

LEGEND

SPOT GRADE	+141.5
CATCH BASIN/FIELD INLET	CB
DRAIN LINE/ MANHOLE	FI
SANITARY PIPE	S
SANITARY MANHOLE	SMH
EDGE OF PAVEMENT	E/P
CURB	C
GAS LINE	G
WATER LINE	W
UTILITY POLE	U
LIGHT POLE	L
UNDERGROUND ELEC./TEL./CABLE	E/T/C
TOP OF CURB	TOP OF CURB
DROP CURB	DROP CURB
DW	DOMESTIC WATER
FW	FIRE WATER

TREE LEGEND

INDICATES CALIPER AND SPECIES

TW - INDICATES TWIN
 S - SPRUCE
 M - MAPLE
 O - OAK
 H - HICKORY
 A - ASH
 CH - CHERRY
 E - ELM

INDICATES TREE TO BE REMOVED

PARKING CALCULATIONS

1 SPACE PER 100 SF OF GROSS FLOOR AREA
 5628 SF : 57 SPACES REQ'D.
 PROVIDED = 47 SPACES
 + 10 LANDSCAPED SPACES
 TOTAL = 57 SPACES

BULK REQUIREMENTS
 ZONE: CC USE GROUP: JJ

ITEM	REQUIRED	PROVIDED
LOT AREA	2500 SF	50,361 SF (NET)
LOT WIDTH	25'	361.6'
FRONT YARD	0' OR 45'	45'
SIDE YARD	0' OR 12'	66.8'
TOTAL BOTH SIDE YD.	0' OR 25'	264.8'
REAR YARD	25'	40.3'
F.A.R. (MAX.)	0.30	0.22
BLDG. HT.	1'-4" FROM PROP. LINE FOR BUILDING > 22'	25' ±
ST. FRONTAGE	25'	360'+

APPROVED FOR FILING:

OWNER: _____ DATE: _____

ORANGETOWN PLANNING BOARD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 239 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALED GOVERNMENT THIS DOCUMENT IN ANY COURT, FINANCIAL OR OTHER TRANSACTION OR FILING WITH ANY AGENCY OR OFFICE IS AN UNLAWFUL AND ILLEGIBLE VIOLATION OF FEDERAL COPYRIGHT LAW.

PAUL GDANSKI, P.E., PLLC

PLANNING BOARD MEETING OF: DEC 08 2020
 REVISED SITE PLAN FOR ORANGETOWN DINER
 HAMILTON OF ORANGETOWN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

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DINER
 6/2/21
 1"=20'
 1 OF 1

