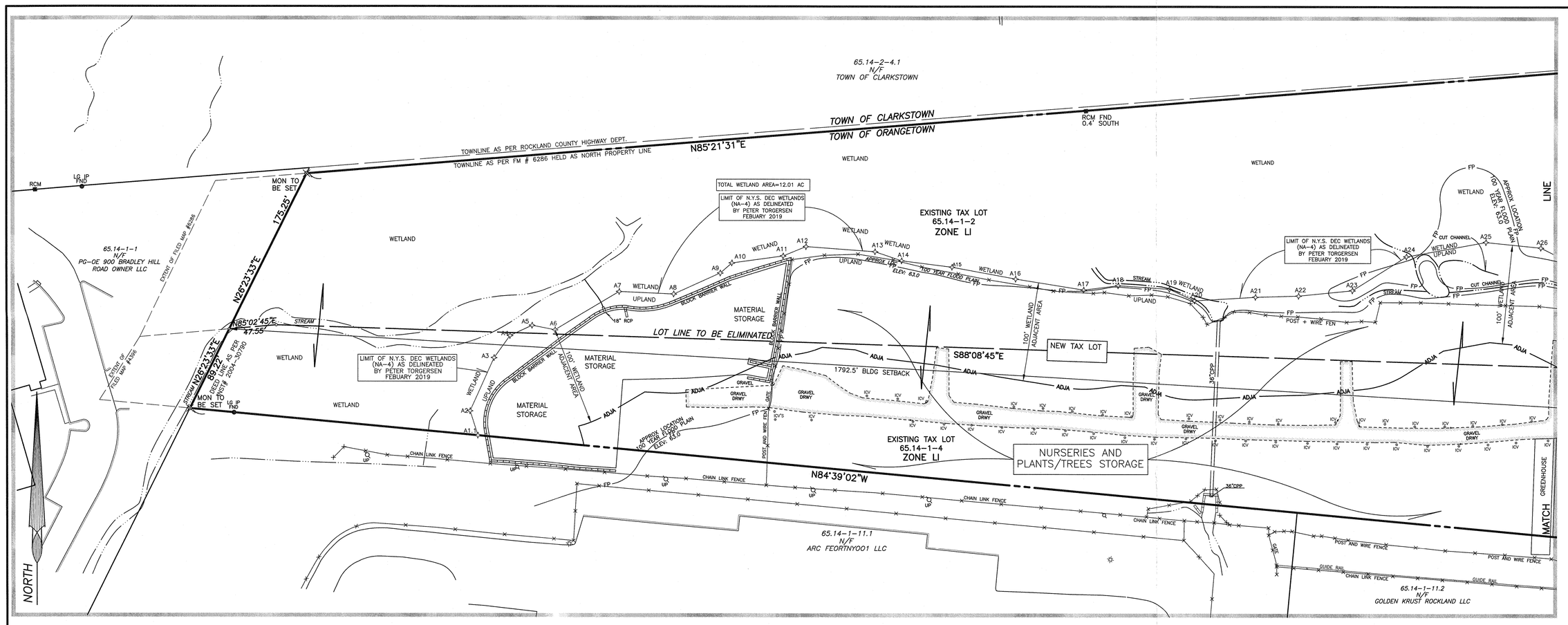
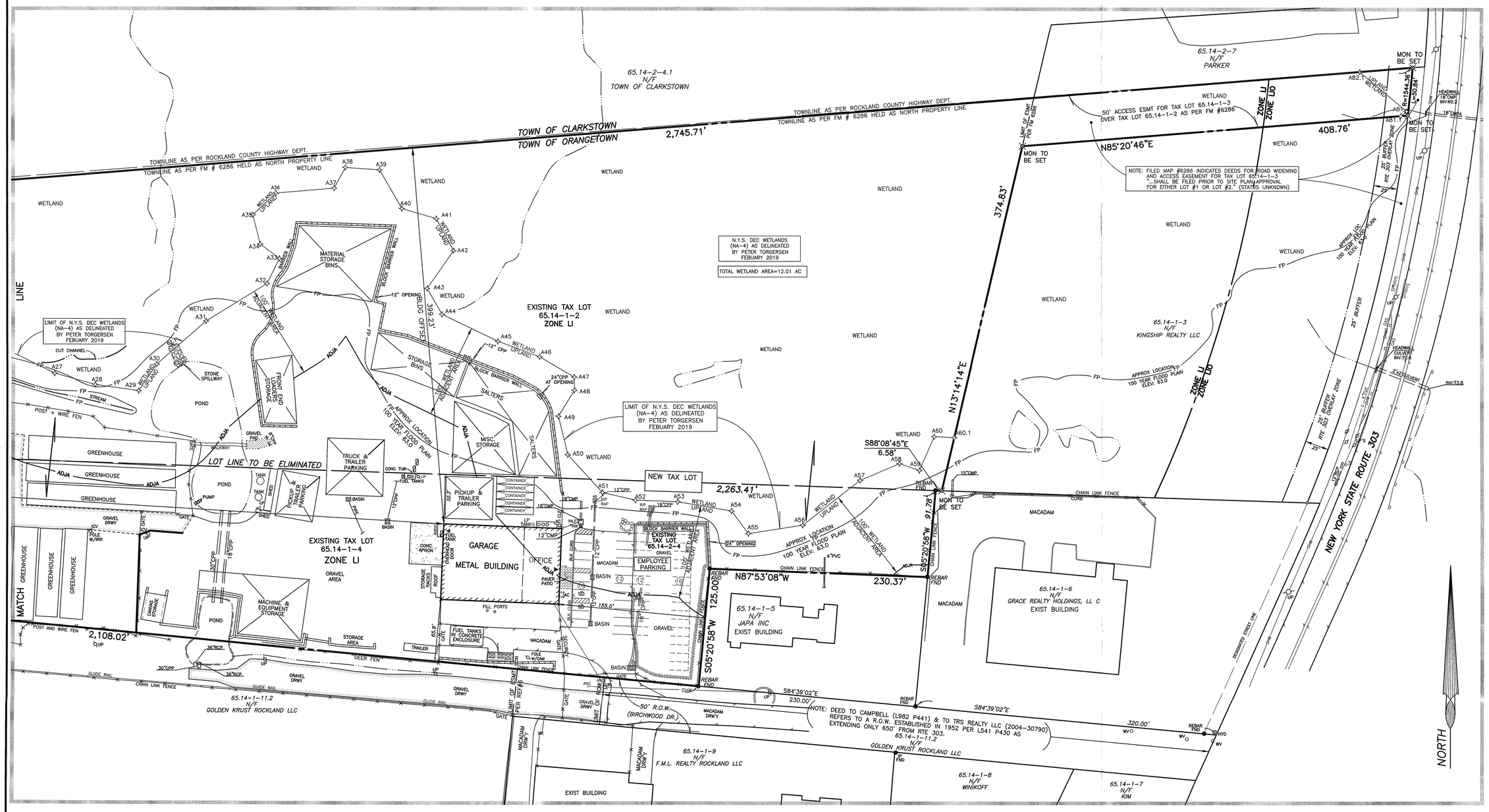
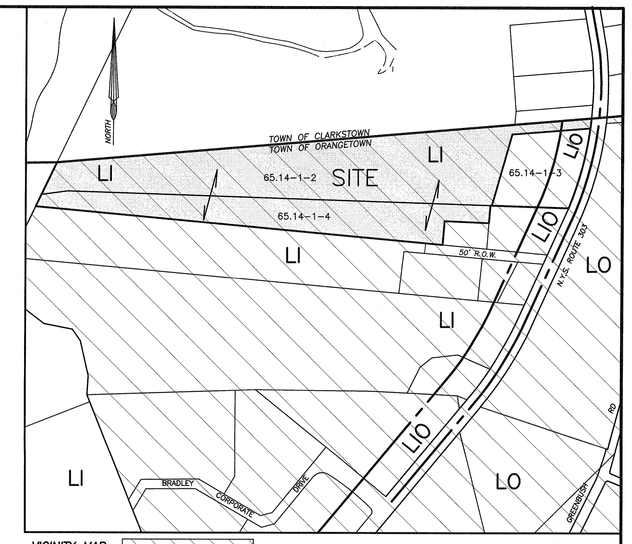




LEGEND

SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	
DRAIN MANHOLE/ WITH PIPES	DMH
CATCH BASIN	CB
TOP CURB @ CATCH BASIN	TCCB
FIELD INLET	FI
TOP GRATE FIELD INLET	TGFI
DRAIN INLET	INLET
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	
WATER VALVE	WV
GAS VALVE	GV
OVERHEAD WIRES	OHW
BLACKTOP PAVEMENT	
CONTOUR LINE	520
SPOT GRADE	×520.5
UNDERGROUND UTILITES	UG
WATER MAIN	W
GAS MAIN	G
ELECTRIC LINE	E
LIGHT POLE	LP
BUILDING ENTRANCE	
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
IRRIGATION CONTROL VALVE	ICV
NYS D.E.C. WET LAND BOUNDARY	A20 A21
NYS D.E.C 100' ADJACENT AREA	ADJA
100 YEAR FLOOD PLAIN BOUNDARY	FP



VICINITY MAP
SCALE: 1"=300'

RTE 303 OVERLAY ZONE

NO CONSTRUCTION IS PROPOSED BY THIS CONSOLIDATION OF LOT LINES

NOTES:

1. THIS IS A SUBDIVISION (COMBINING) OF TAX LOTS 65.14-1-2 & 65.14-1-4 AS SHOWN ON TOWN OF ORANGETOWN TAX MAPS TO BE COMBINED BY RESUBDIVISION.
2. RECORD OWNERS:
   65.14-1-2 — KINGSHIP REALTY, LLC, 638 RTE 303, ORANGETOWN NY 10913
   65.14-1-4 — TRS REALTY LLC, 634 ROUTE 303, ORANGETOWN NY 10913
3. APPLICANT: ASCAPE LANDSCAPING 634 ROUTE 303, BLAUVELT, NY 10913
4. NUMBER OF LOTS: 2 EXISTING, 1 PROPOSED
5. LOT AREAS:

65.14-1-2	675,018 SF	15.496 AC
65.14-1-4	338,410 SF	7.769 AC
	TOTAL AREA	23.265 AC

6. ZONING DISTRICTS: LI/LIO
7. THIS PLAT 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.
8. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
9. THIS PLAT 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 NOT BE FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL DISTURBED.
10. 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.
11. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
12. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
13. MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS ☒)
14. WATER SUPPLY: SUEZ NY
15. DATUM: NAVD 88
16. NEW TAX LOT NUMBERS SHOWN THUS: 77.20-2-X
17. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
18. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
19. 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 DEME, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
20. PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS FOR PROJECTS WITH LESS THAN ONE ACRE OF DISTURBANCE. AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND NO NOI FILING IS REQUIRED. A STORMWATER COVENANT SHALL BE FILED IN THE ROCKLAND COUNTY CLERK'S (R.C.C.) OFFICE FOR THIS LOT AND TRENCH DRAIN AND DRAINAGE MITGATION AREA SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
21. 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.
22. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN D.E.M.E. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
24. 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(SD, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (ie WETLAND-US ARMY CORPS OF ENGINEERS)
25. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
26. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
27. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
28. A 25' FOOT BUFFER REQUIRED IN THE ROUTE 303 OVERLAY DISTRICT.
29. NO GRADING WITHIN FIVE (5) FEET OF PROPERTY LINES.
30. ANY WORK WITHIN THE R.O.W. OF NYS ROUTE 303 SHALL BE IN ACCORDANCE WITH NYS DOT HIGHWAY REQUIREMENTS . AND SUBJECT TO A PERMIT.

BULK TABLE
65.14-1-4 & 65.14-1-2 COMBINED : ZONE LI

ITEM	REQUIRED	PROPOSED
MAX. FAR	0.50	0.03
MIN LOT AREA	2 ACRES	NET 11.253 AC
MIN LOT WIDTH	150'	580'±
MIN ST. FRONT.	150'	190'±/50.8' on 303
MIN FRONT YARD	50'	155'±
MIN SIDE YARD	50'	400'±
TOTAL SIDE YARD	100'	465'±
MIN REAR YARD	50'	1700'
BUILDING HT.	6" PER FT	20'±
MAX LAND COV.	75% MAX	48%

PARKING REQUIREMENTS:
OFFICE 1 SPACE PER 200 SF: 3600/200 =18 SPACES
AGRICULTURE EMP'S:1 SP/2 EMP: MAX 60 EMP=30 SPACES
REQUIRED: 48 SPACES
PROVIDED: 50 SPACES

TAX LOT	ADDRESS
65.14-1-2	638 ROUTE 303, BLAUVELT, NY
65.14-1-4	634 ROUTE 303, BLAUVELT, NY

TAX LOT – AREA BREAKDOWN

TAX LOT	SQUARE FOOTAGE	AREA
65.14-1-2	675,018 SF	15.496 AC
65.14-1-4	338,410 SF	7.769 AC
TOTAL AREA	1,013,428 SF	23.265 AC
-50% WETLAND	-523,263 SF	12.012 AC
NET AREA	490,165 SF	11.253 AC

DISTRICTS	
SCHOOL	SOUTH ORANGETOWN
SEWER	TOWN OF ORANGETOWN
WATER	ORANGETOWN
FIRE	BLAUVELT

GRAPHIC SCALE
0 50 100 200
1 inch = 50 feet

REFERENCES:

1. SURVEY OF PROPERTY FOR "TRS REALTY, LLC", DATED APRIL 2, 2004, PREPARED BY ATZL, SCATASCIA & ZIGLER PC.
2. SURVEY OF PROPERTY FOR "HARRY ADLER", DATED NOV.8, 1965, PREPARED BY HENRY HOROWITZ, P.E.
3. DEEDS ON FILE IN THE ROCKLAND COUNTY CLERKS OFFICE AS FOLLOWS: LIBER 982 PAGE 441, INST# 2011-15280, INST# 2018-19193, INST# 1997-48845, INST# 2003-80220, INST# 2004-29548, INST# 2004-30790, INST# 2009-5644, INST# 2006-5582, INST# 2000-19669, INST# 1997-50627, INST# 1997-48845, INST# 201-17839, INST# 2016-38136, INST# 200-32207, INST# 2015-11323, L730 P788.
4. MAP ENTITLED "MINOR SUBDIVISION OF ADLER-303", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 6286.
5. MAP ENTITLED "MINOR SUBDIVISION ARLENE 304 REALTY INC.", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 4396.
6. MAP ENTITLED "FINAL SUBDIVISION PLAT 622 ROUTE 304", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 9139.
7. FIRM COMMUNITY PANEL 360870C0179G (MARCH 2014)
8. DATUM: NAVD 88
9. TITLE REPORT FOR TAX LOTS 65.14-1-2 & 65.14-1-3, FIDELITY NATIONAL TITLE #3960 DATED 5/1/18.
   A. TITLE REPORT RECEIVED FOR TAX LOTS 65.14-1-2 & 65.14-1-3 INDICATES PREMISES MAY BE SUBJECT TO:
      1. DECLARATION OF SERVITUDE FOR LANDFILL OPERATIONS LIBER 6 PAGE 1838.
      2. TERMS OF LEASE IN L743 P338, AS ASSIGNED
      3. TERMS OF LEASE IN L782 P458
      4. TERMS OF LEASE IN L66 P1847
      5. GRANT RIGHT OF WAY TO ROCKLAND LIGHT AND POWER IN L219 P168
   B. NO TITLE REPROPT RECEIVED FOR TAX LOT 65.14-1-4

OWNERS APPROVAL FOR FILING:
OWNER DATE

ORANGETOWN PLANNING BOARD APPROVAL:

RE-SUBDIVISION OF PROPERTY FOR ASCAPE LANDSCAPING – 634 ROUTE 303, BLAUVELT, NY 10913
TOWN OF ORANGETOWN – ROCKLAND COUNTY, NEW YORK

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 5/5/21.

STATE OF NEW YORK · JAY A. GREENWELL · No. 049676 · LICENSED LAND SURVEYOR

JAY A. GREENWELL, PLS
NYS LIC. # 49676

DATE REVISIONS

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

SCALE: 1"=50'
2447 SUBDIVISION
DATE: 12/17/21
JOB NO. 2447