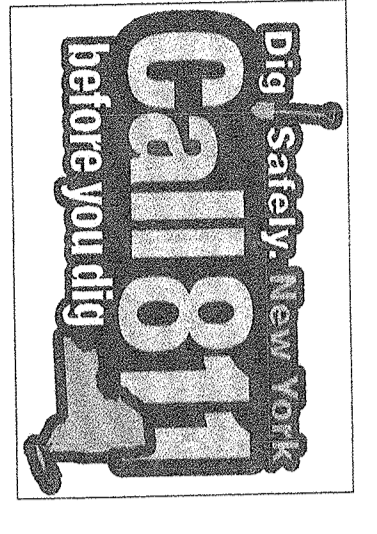


COPY FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S SIGNATURE, THESE COPIES SHALL NOT BE CONSIDERED VALID. UNAUTHORIZED ALTERATION OF SECTION 209-2 OF THE NEW YORK STATE EDUCATION LAW



**LEGEND**

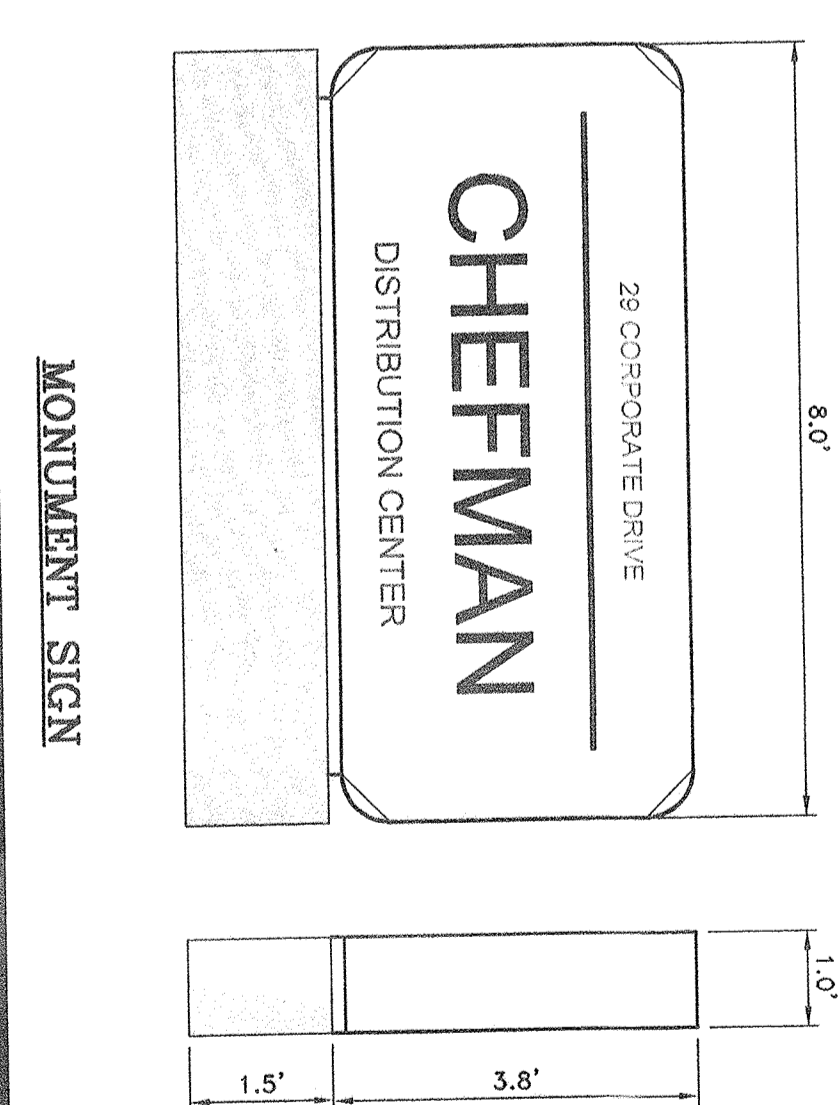
- EXISTING MAIN CONTOUR
- EXISTING CONTOUR
- EXISTING EASEMENT
- EXISTING FRETTING
- EXISTING CONCRETE
- EXISTING PAVEMENT
- BUILDING STRUCTURE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED DRAINAGE
- PROPOSED WETLAND AREA
- PROPOSED PAVEMENT WITH CURB
- PROPOSED SWALE
- PROPOSED BUILDING ADDITION
- PROPOSED GRAVEL DIMENSION
- PROPOSED MAIN CONTOUR
- PROPOSED LIMIT OF DISTURBANCE
- MAIN ACCESS

**TABLE OF BULK REQUIREMENTS**

TOWN OF ORANGETOWN  
ZONE LD GROUP CC

MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
TOTAL FLOOR AREA (SQ FT)	7,212	7,212	94,098
FLOOR AREA (SQ FT)	300	1,446	6,246
ROOF VARD (SQ FT)	100/200	155 ± FT.	57 FT.
ONE SIDE VARD/ROOF (SQ FT)	100/200	100.4/388.66	97.7/388.66
REAR VARD (SQ FT)	100 FT.	164.10	101.02
MAXIMUM BUILDING HEIGHT (FT.)	ALSOLED	27.8 ±	27.8 ±
FLOOR AREA RATIO	75%	51.4%	52.8%
LAND COVERAGE			

- NOTES:**
1. VARIANCE IN THE AMOUNT OF 4.5 FEET WHICH IS LESS THAN THE 100 FEET REQUIRED. A BOARD OF APPEALS ON OCTOBER 7, 2020.
  2. PROPOSED SIDE VARD IS 57 FEET WHICH IS LESS THAN THE 100 FEET REQUIRED. A BOARD OF APPEALS ON OCTOBER 7, 2020.
  3. MAXIMUM PERMITTED BUILDING HEIGHT IS CALCULATED AS 3' PER FOOT OF DISTANCE FROM PROPERTY LINE.
  4. FOR FRONT VARD STRUCK AND SIDE VARD STRUCK OF 57', THE MAXIMUM PERMITTED HEIGHT IS 14'-5" (67% OF STRUCK PROVIDED EXISTING BUILDING. A VARIANCE IN THE AMOUNT OF 13'-7" WAS GRANTED BY THE TOWN OF ORANGETOWN ZONING BOARD OF APPEALS ON OCTOBER 7, 2020.



**RECORD OWNER:**  
29 CORPORATE DRIVE LLC  
TO SHARP PLAZA  
NAHWAH NJ 07435  
7319 - 1 - 8  
INSTRUMENT NO. 2017-00041757

**BUILDING FLOOR AREA**  
EXISTING 50,000 ± SQ.FT.  
PROPOSED ADDITION 47,643 ± SQ.FT.  
TOTAL 97,643 ± SQ.FT.

**GRAPHIC SCALE**  
1" = 40 FT.  
0 10 20 30 40 50

**LANC & TULLY ENGINEERING AND SURVEYING, P.C.**  
P.O. Box 897 Rt. 207  
Goshen, N.Y. 10924  
(946) 294-8700

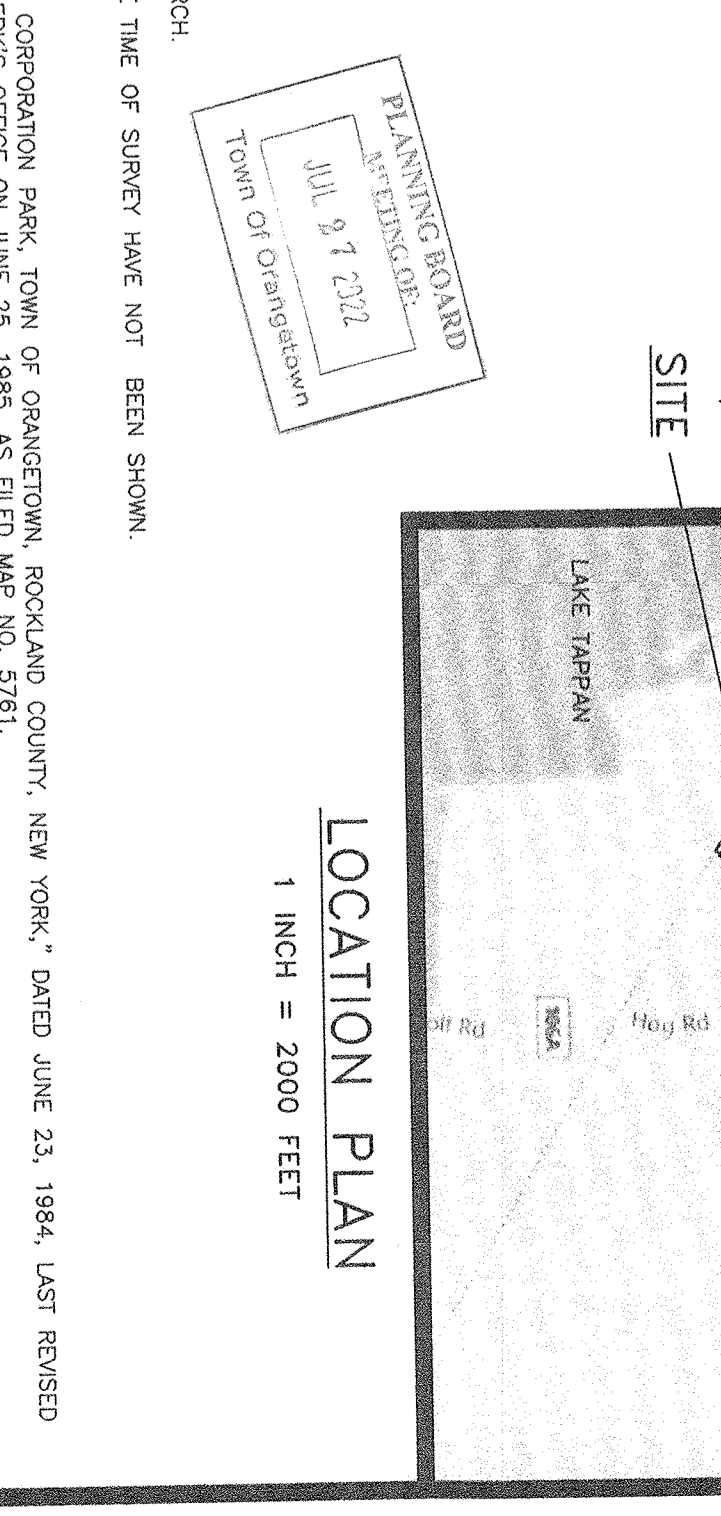
**CHEFFMAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

DATE: 08/12/2018  
PREPARED FOR: CHEFFMAN

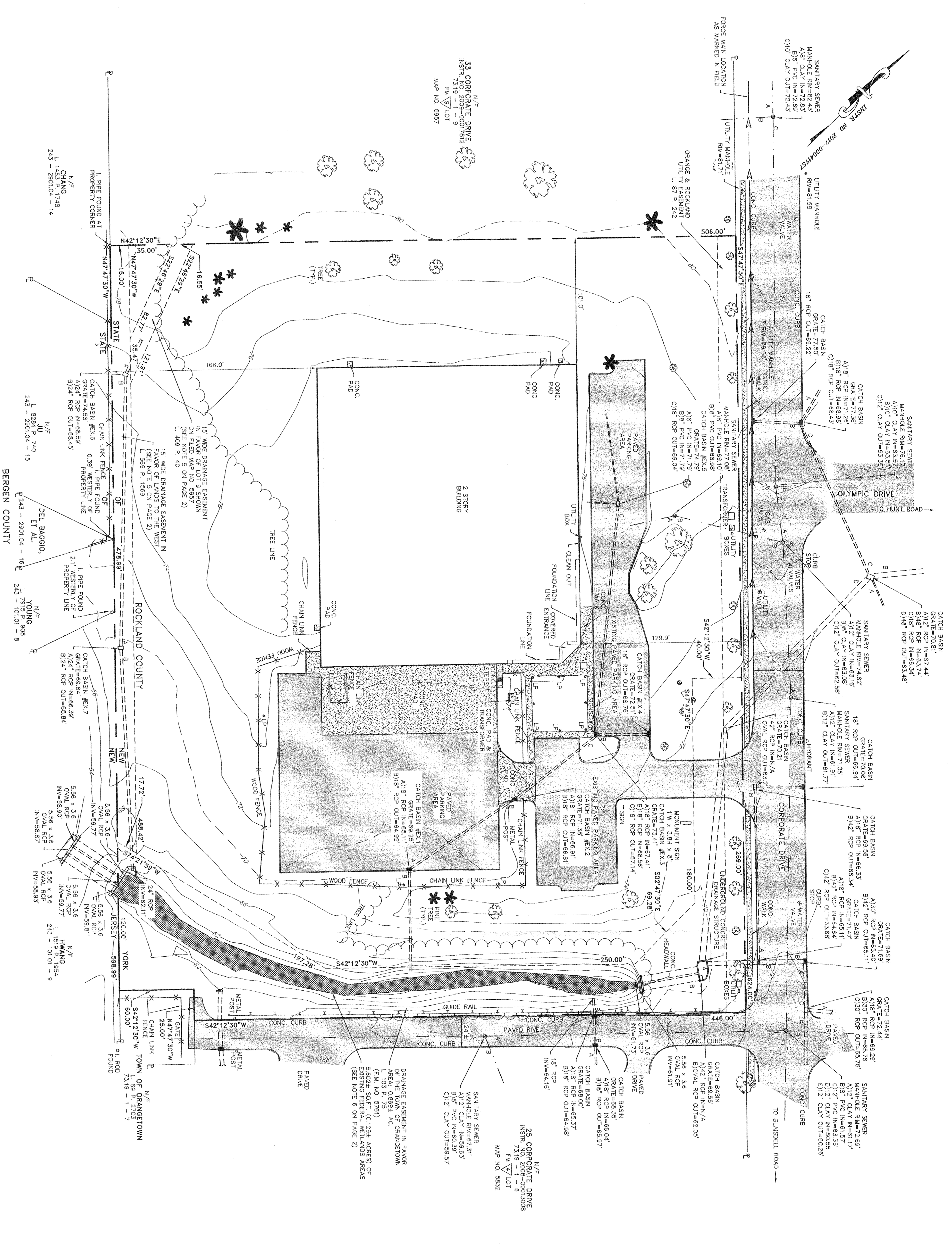
DESIGNED BY: SPS  
CHECKED BY: SPS  
SCALE: 1" = 40'  
DATE: 7/31/19 - 1 - 8  
DRAWING NO.: 1 OF 10  
JOB NO.: 220517-01

220517-01

- NOTES:**
1. TAX MAP NO. 7319-1-8
  2. TOTAL AREA OF SUBJECT PARCELS: 121 ± ACRES
  3. TOTAL AREA OF DISTURBANCE: 330 ACRES
  4. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH
  5. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN
  6. REFERENCES:
  7. CONTROLLED "VARIATION" OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 23, 1984. LAST REVISION MAP DATED JUNE 14, 1984. LAST REVISION OF TAX LOT 28-345-18.3, ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985. AS FILED MAP NO. 5832.
  8. CONTROLLED "VARIATION" OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 23, 1984. LAST REVISION MAP DATED JUNE 14, 1984. LAST REVISION OF TAX LOT 28-345-18.3, ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985. AS FILED MAP NO. 5832.
  9. CONTROLLED "VARIATION" OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 23, 1984. LAST REVISION MAP DATED JUNE 14, 1984. LAST REVISION OF TAX LOT 28-345-18.3, ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985. AS FILED MAP NO. 5832.
  10. CONTROLLED "VARIATION" OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 23, 1984. LAST REVISION MAP DATED JUNE 14, 1984. LAST REVISION OF TAX LOT 28-345-18.3, ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985. AS FILED MAP NO. 5832.
  11. CONTROLLED "VARIATION" OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 23, 1984. LAST REVISION MAP DATED JUNE 14, 1984. LAST REVISION OF TAX LOT 28-345-18.3, ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985. AS FILED MAP NO. 5832.
  12. CONTROLLED "VARIATION" OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 23, 1984. LAST REVISION MAP DATED JUNE 14, 1984. LAST REVISION OF TAX LOT 28-345-18.3, ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985. AS FILED MAP NO. 5832.
  13. CONTROLLED "VARIATION" OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 23, 1984. LAST REVISION MAP DATED JUNE 14, 1984. LAST REVISION OF TAX LOT 28-345-18.3, ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985. AS FILED MAP NO. 5832.
  14. CONTROLLED "VARIATION" OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 23, 1984. LAST REVISION MAP DATED JUNE 14, 1984. LAST REVISION OF TAX LOT 28-345-18.3, ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985. AS FILED MAP NO. 5832.



220517-01

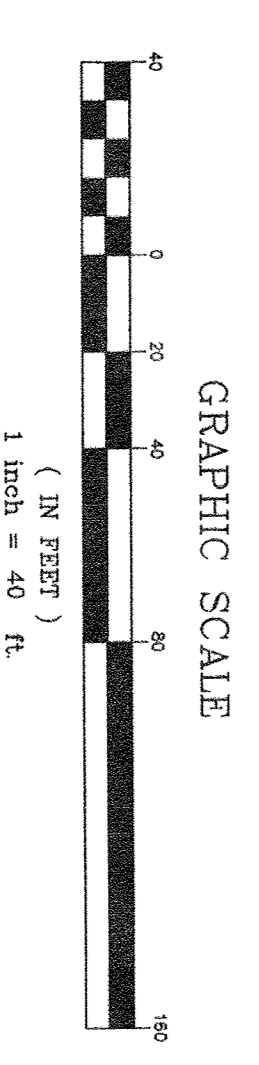
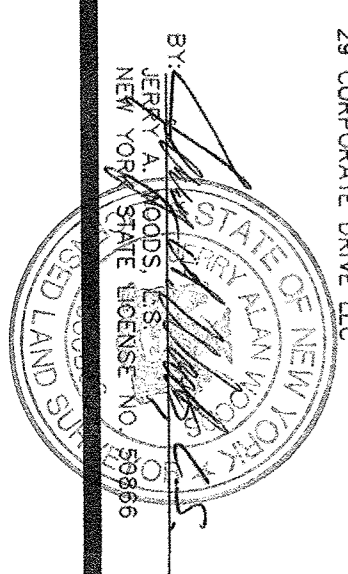


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**CERTIFICATION:**

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 19, 2019.



**AREA:**  
7.214± AC.

**RECORD OWNER:**  
29 CORPORATE DRIVE, LLC  
MAHAH, NJ 07436  
7319 - 1 - 8  
INSTRUMENT NO. 2017-00041757  
LOT 5 FILED MAP NO. 9832 &  
AREA OF SECTION II, ON FILED MAP 9837

**NOTES:**

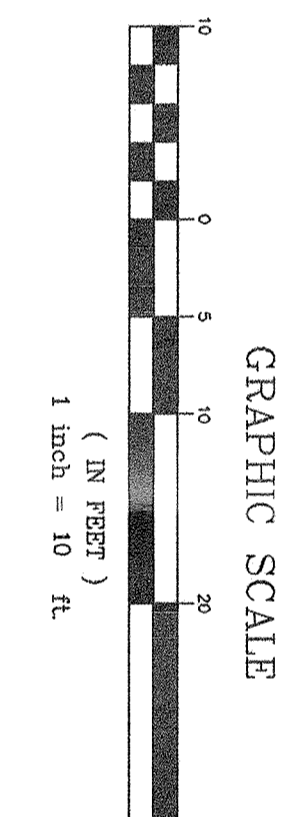
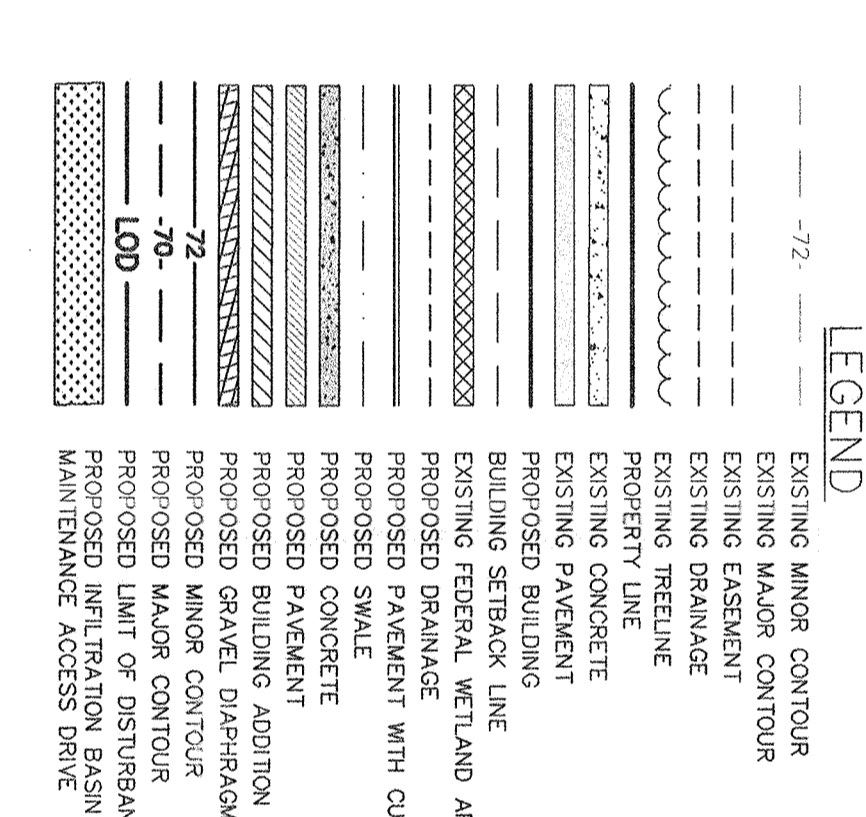
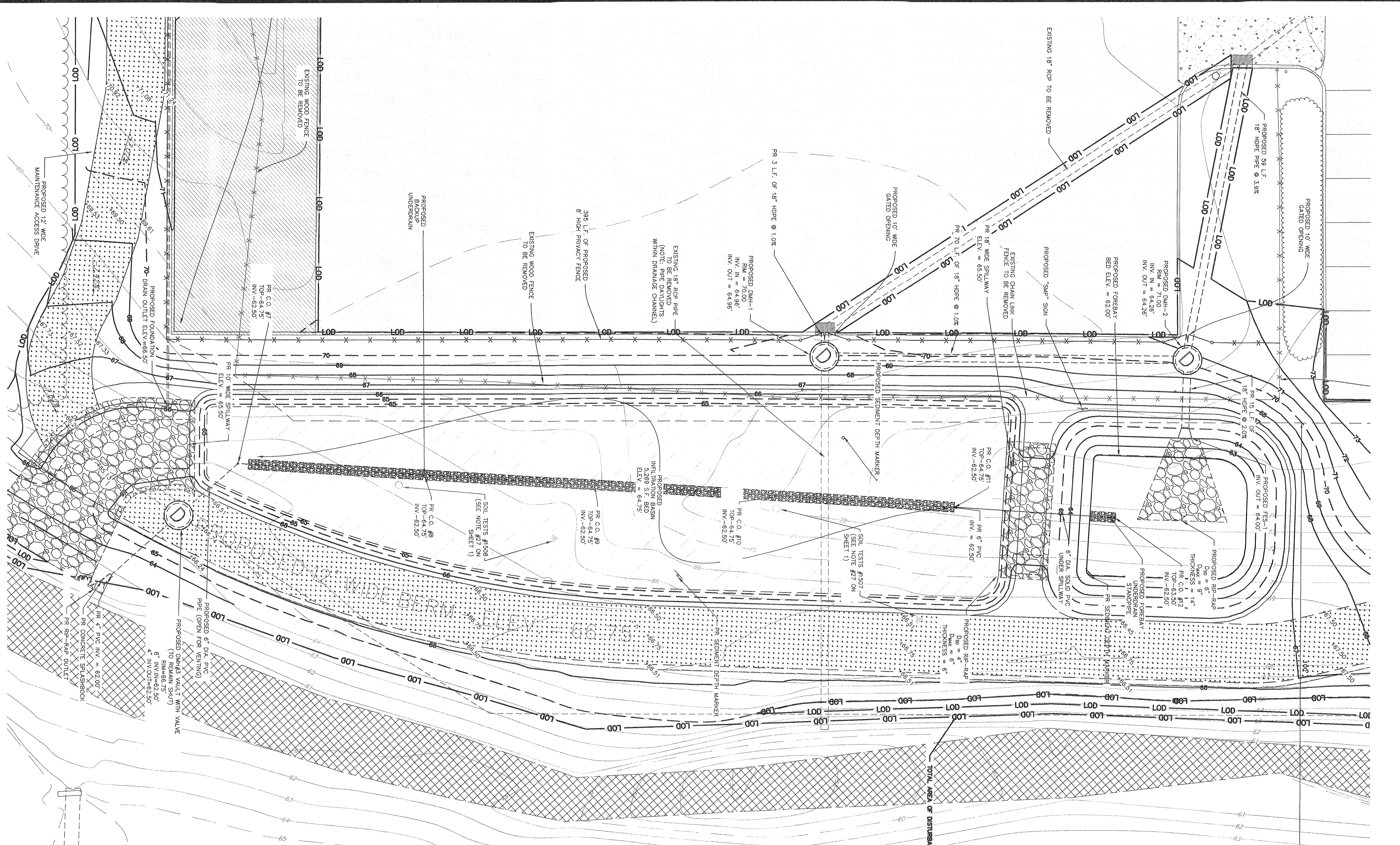
1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCES:  
MAP ENTITLED "SUBDIVISION OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 23, 1984, LAST REVISED MARCH 5, 1989 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 25, 1989, AS FILED MAP NO. 5761.  
MAP ENTITLED "SECTION 1 - REMAINDER, SUBDIVISION OF TAX LOT 26-345-18.5, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 14, 1985, LAST REVISED DECEMBER 12, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985, AS FILED MAP NO. 5823.  
MAP ENTITLED "SECTION II, SUBDIVISION OF TAX LOT 26-345-18.3, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JANUARY 18, 1986, LAST REVISED SEPTEMBER 30, 1986 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 3, 1986, AS FILED MAP NO. 5857.
4. CONTOURS SHOW ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS ARE BASED ON APPROXIMATE USGS DATUM.
5. 15' WIDE DRAINAGE EASEMENT SHOWN HEREON AS SHOWN ON A MAP ENTITLED "FINAL - SITE PLAN, LOT 5 - SECTION I, ROCKLAND CORPORATION, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED MAY 4, 1990, PREPARED BY HENRY HOROWITZ, INC. CIVIL ENGINEERS AND LAND PLANNING CONSULTANTS.
6. FEDERAL WETLANDS AREA SHOWN BASED UPON FIELD DELINEATION MADE BY MICHAEL NORMAN OF ECOLOGICAL SOLUTIONS ON MARCH 15, 2021.

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.  
P.O. Box 697, Rt. 207  
Goshen, N.Y. 10924  
(914) 294-0100  
FAX: (914) 294-0100

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

DATE	DESCRIPTION
JUNE 26, 2020	PREPARED FOR
MARCH 23, 2021	REVISION
MAY 6, 2021	REVISION
AUGUST 21, 2021	REVISION
MARCH 25, 2022	REVISION
MAY 12, 2022	REVISION
DRAWN BY: [Name]	
CHECKED BY: [Name]	
DATE: [Date]	
SCALE: 1" = 40'	
PROJECT NO.: [Number]	
JOB NO.: [Number]	

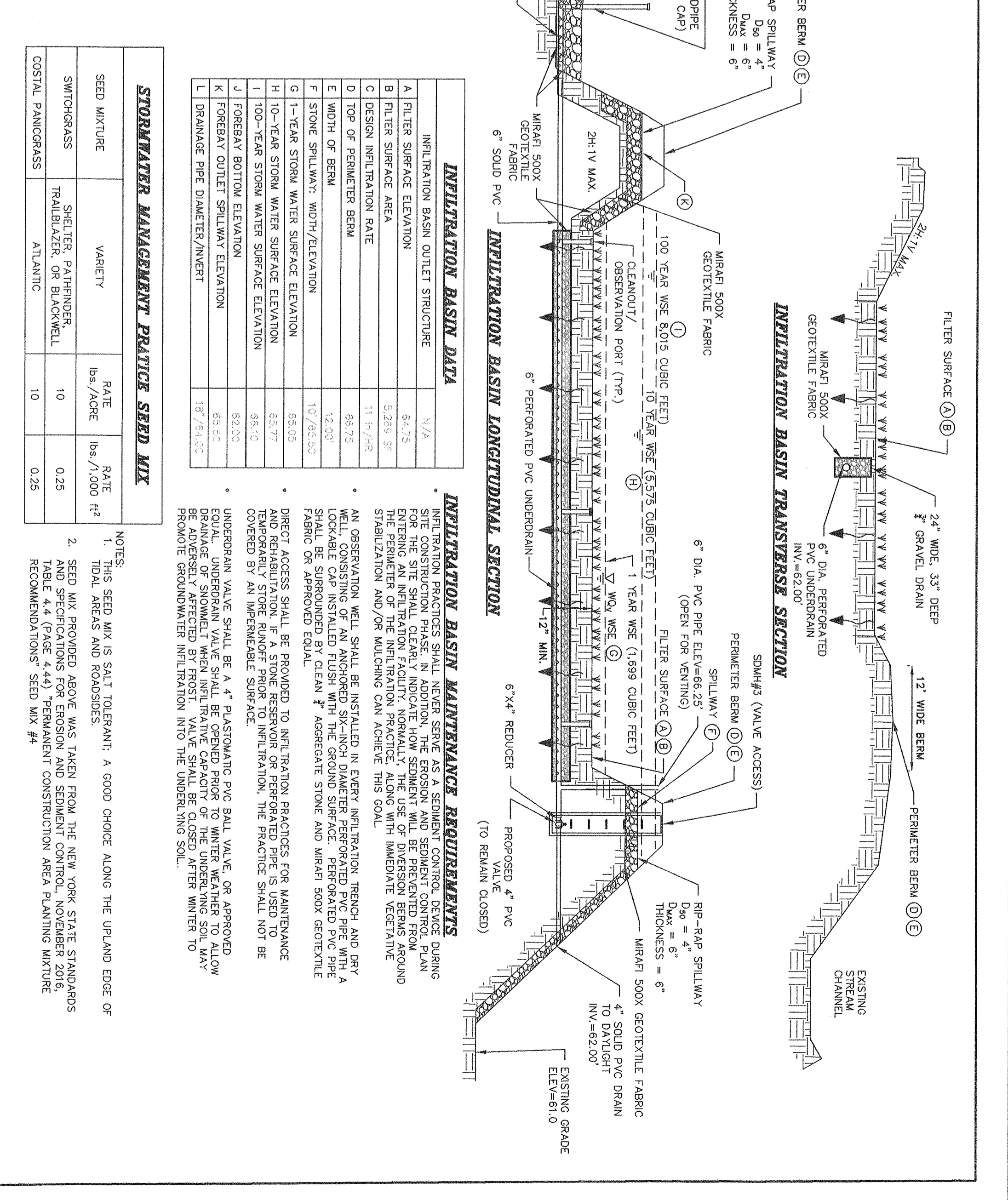
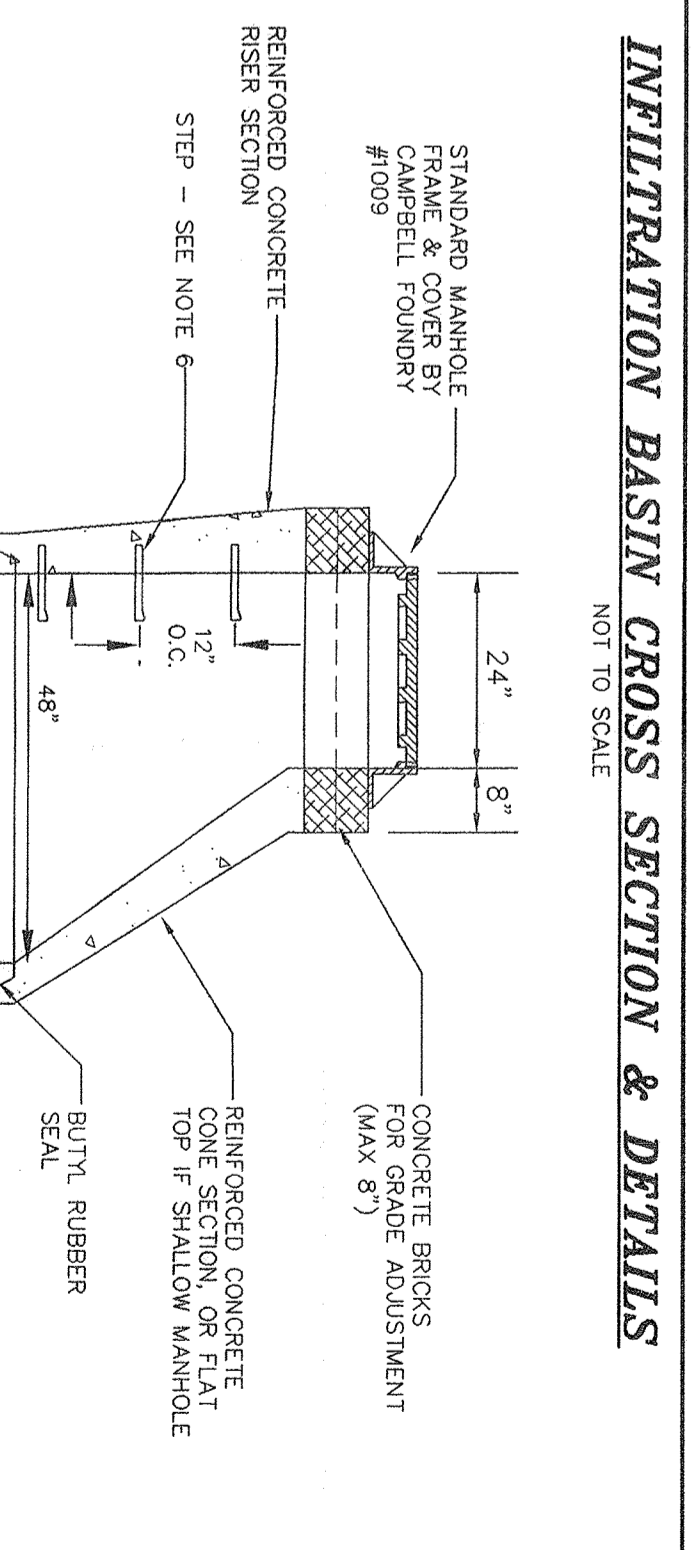
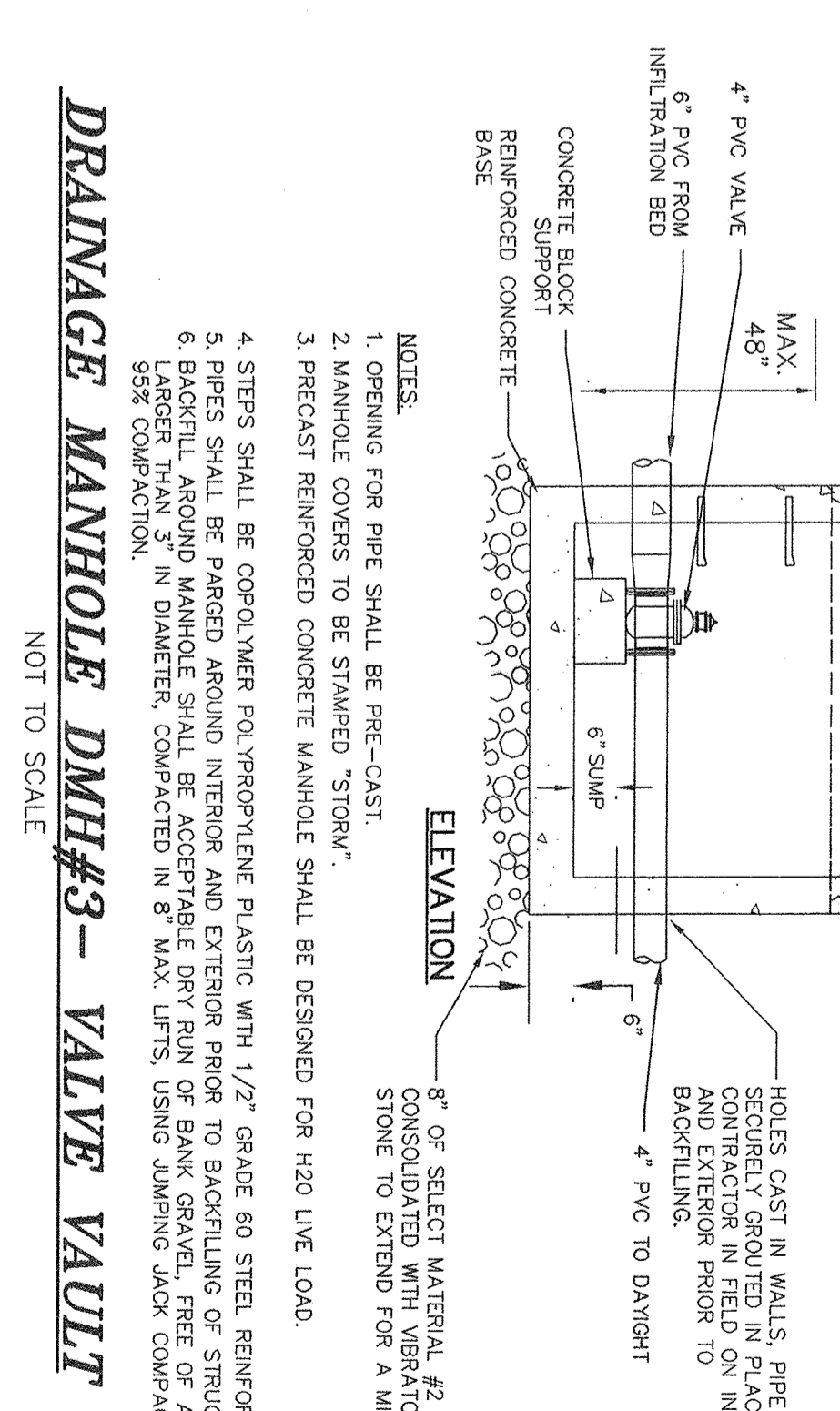
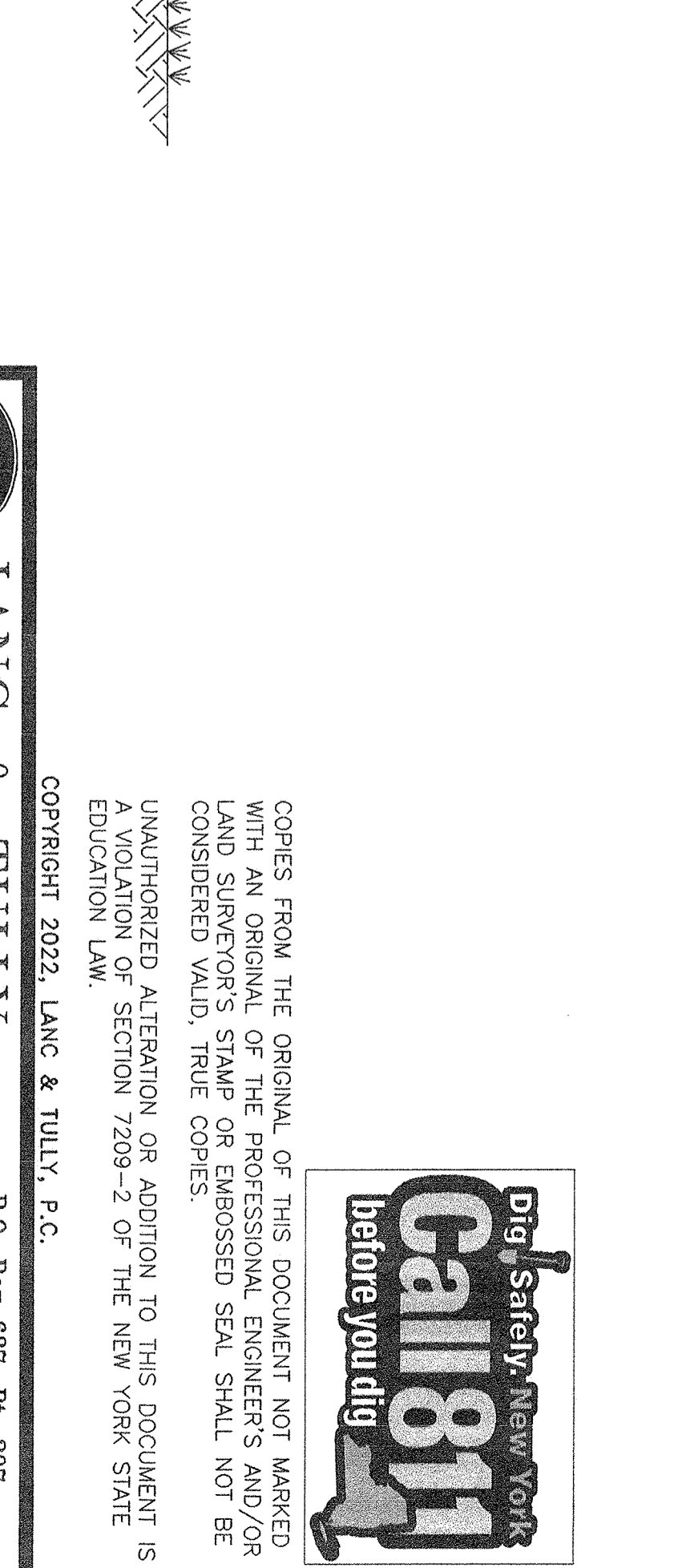




THE MAXIMUM SOIL EXPOSURE LIMIT IS 14 DAYS.

**SPILLWAY DATA**

SPILLWAY DATA	INfiltration BASIN	MANHOLE BASIN
W WIDTH OF SPILLWAY BOTTOM	18"	10"
H MAXIMUM FLOW HEIGHT	6"	6"
PROPOSED GRAVEL DISEASUR	65.50'	65.50'
PROPOSED SPILLWAY ELEVATION	65.50'	65.50'
D DEPTH OF STONE CHANNEL	6"	6"
ASPHALT STONE SIZE (DMM)	6"	6"
MAXIMUM STONE SIZE (DMM)	6"	6"



**STORMWATER MANAGEMENT PRACTICE SEED MIX**

SEED MIXTURE	VARIETY	RATE	RATE
		lb./ACRE	lb./1,000 ft <sup>2</sup>
SMITHGRASS	SHEPHERD PALMISNER	10	0.25
COSTAL PANICGRASS	TRINADITION, OR BLACKBALL	10	0.25
	ATLANTIC		

**INFILTRATION BASIN MAINTENANCE REQUIREMENTS**

1. FOR AN UNDERGROUND WELL/ELEMENT SHALL INCLUDE THE FOLLOWING:
  - WELL/ELEMENT PROVIDE A FIBER MADE OF NON-CORROSIVE WITH AN INSIDE DIAMETER OF AT LEAST 6 INCHES.
  - HIGHLY POLISHED AND FINISHED WITH AN INSIDE FINISH OF AT LEAST 6 INCHES.
  - WHEN REMOVING TOP LID, THE SCREW TOP LID SHALL BE CAST ULTRA-HIGH STRENGTH CONCRETE WITH 4% FIBER.

**NOTES:**

1. THIS SEED MIX IS SALT TOLERANT; A GOOD CHOICE ALONG THE UPLAND EDGE OF THE SITE.
2. SEED MIX PROVIDED ABOVE WAS TAKEN FROM THE NEW YORK STATE STANDARDS TABLE 4.4 (PAGE 4.44) "PERMANENT CONSTRUCTION AREA PLANTING MATRIE RECOMMENDATIONS" SEED MIX #4

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.  
PREPARED FOR  
**CHEPMAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**Cal811**  
before you dig

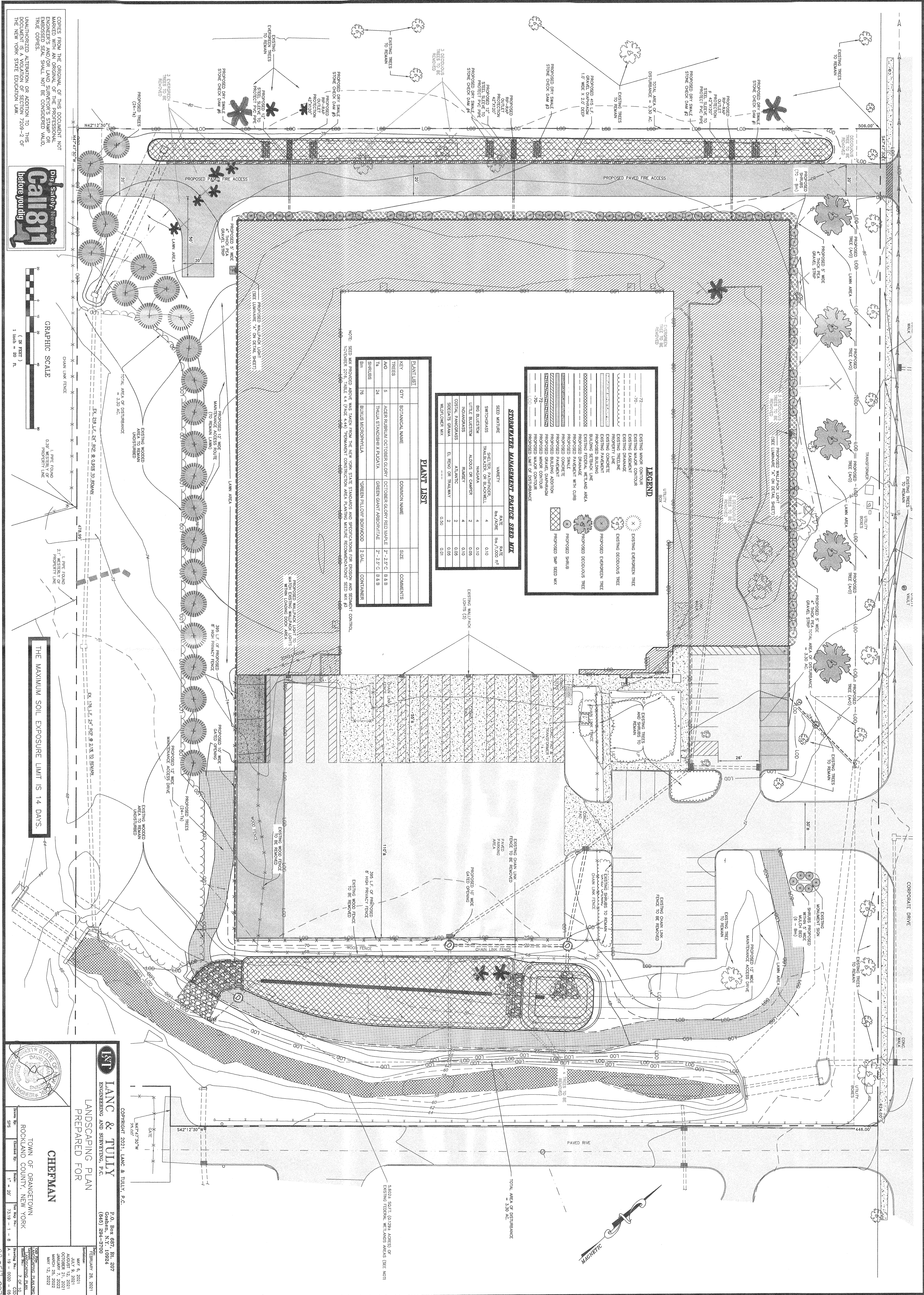
DATE: MAY 12, 2022

**STATE OF NEW YORK**  
SEAL OF THE STATE ENGINEER  
ROCKLAND COUNTY, NEW YORK

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

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.  
P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-3700

DATE: MAY 12, 2022



STORMWATER MANAGEMENT PRACTICE SEED MIX		
SEED MIXTURE	VARIETY	RATE (lb./1,000 sq. ft.)
SWITCHGRASS	SHILTON PATRIOTICUS	4
BIG BLUESTEM	TRAILER INDIANA	4
LITTLE BLUESTEM	ALDERS OR CAMPER	4
INDIANGRASS	BLUESKY	2
COSIAL PANICGRASS	ATLANTIC	2
SEEDS OF GRAMA	EL TENO OR TRAILWAY	2
WILDTOONER MIX		0.50

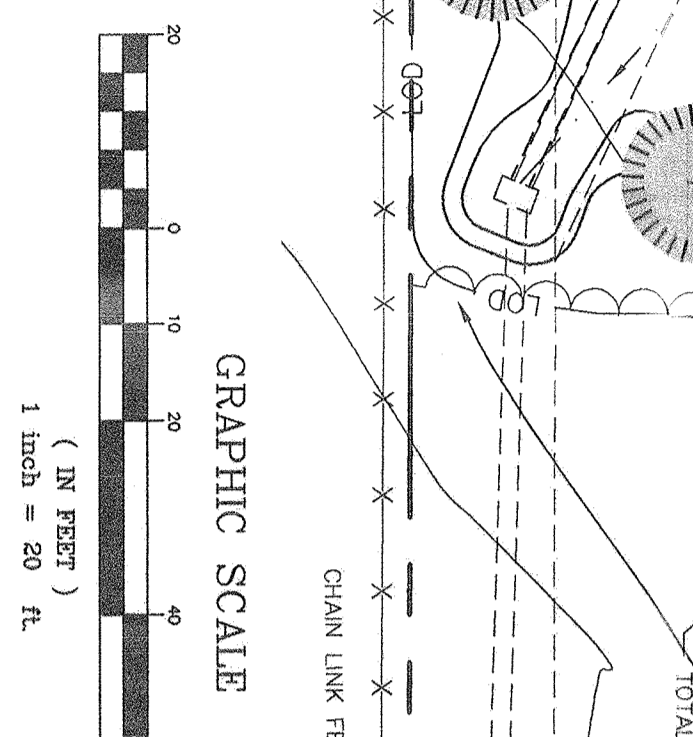
PLANT LIST	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	5	ACEBA RUBRILIA OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2" - 2.5" C. 8 & 8	
TREES	24	TRILIA STANDISHII X FLUCATA	GREEN GIANT ARBOVITAE	2" - 2.5" C. 8 & 8	
SHRUBS	76	BALXUS MICROPHYLLA	GREEN PILLLOW BOWWOOD	2 GAL.	CONTAINER

LEGEND	SYMBOL	DESCRIPTION
(X)	EXISTING DECIDUOUS TREE	
(O)	EXISTING DECIDUOUS TREE	
(S)	PROPOSED DECIDUOUS TREE	
(E)	PROPOSED EVERGREEN TREE	
(D)	PROPOSED SHRUB	
(M)	PROPOSED SEED MIX	
(L)	PROPOSED LIMIT OF DISTURBANCE	

**NOTE:** SEED MIX PROVIDED ABOVE WAS TAKEN FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016, TABLE 4.4 (PAGE 4.4). RECOMMEND CONSTRUCTION AREA PLANNING WORKING RECOMMENDATIONS SEED MIX #3.

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**Dig Safety** *New York State*  
Call 811 *before you dig*



THE MAXIMUM SOIL EXPOSURE LIMIT IS 14 DAYS.

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.  
P.O. Box 687, Rt. 207  
Coalen, N.Y. 10924  
(845) 284-5700

**CHEFMAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
DATE: FEBRUARY 26, 2021  
SCALE: 1" = 20'

DATE: MAY 9, 2021  
DATE: OCTOBER 21, 2021  
DATE: MARCH 25, 2022  
DATE: MAY 12, 2022

PREPARED FOR: **CHEFMAN**