

LOT AREA CALCULATION:

GROSS AREA - 50% OF AREA WITHIN 100' FLOODPLAIN = NET AREA
20,150 SQ. FT. - (4,886 SQ. FT.) = 24,444 SQ. FT.

EXISTING COVERAGE TABLE:

EXISTING BUILDING	1,297 SQ. FT.	PROPOSED COVERAGE TABLE:	5,256 SQ. FT.
EXISTING WALL	76 SQ. FT.	EXISTING WALL	76 SQ. FT.
CONCRETE	293 SQ. FT.	CONCRETE	293 SQ. FT.
GRAVEL	4,090 SQ. FT.	TRUCK ASPHALT	2,299 SQ. FT.
MACADAM PAVEMENT	12,650 SQ. FT.	MACADAM PAVEMENT	9,640 SQ. FT.
TOTAL COVERAGE	18,378 SQ. FT. OR 0.422 ACS	TOTAL COVERAGE	18,310 SQ. FT. OR 0.420 ACS

PARKING REQUIREMENTS:

1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA
7,477 SQ. FT. * 1 SPACE/200 SQ. FT. = 37.4 OR 38 SPACES REQUIRED

COVER AREA:

EXISTING	PROPOSED	% REDUCTION
0.04 ACS	0.046 ACS	19%
0.422 ACS	0.418 ACS	-1.4%
TOTAL	0.462 ACS	

BULK REQUIREMENTS

ZONE (S. GROUP)	REQUIRED/PERMITTED	EXISTING	PROPOSED
MINIMUM FLOOR AREA (SQ. FT.)	NONE	0.08	0.43
MINIMUM LOT AREA (SQ. FT.)	NONE	17,708 SQ. FT. (NET)	17,708 SQ. FT. (NET)
MINIMUM LOT WIDTH	NONE	170 FT.	170 FT.
MINIMUM STREET FRONTAGE	50 FT.	150 FT.	150 FT.
FRONT YARD	100 FT.	50.8 FT.	45 FT. *
REAR YARD	100 FT.	28.3 FT.	12 FT. *
SIDE YARD	200 FT.	121.8 FT.	79 FT. *
REAR YARD	421 FT.	421 FT.	5 FT. *
MINIMUM BUILDING HEIGHT	NONE	13 FT.	32 FT.

* - PERMITS VARIANCE REQUIRED

DRAWING LIST:

DRAWING NO.	TITLE	ORIGIN DATE	REVISION DATE
1	SITE PLAN	JANUARY 12, 2022	JULY 13, 2022
2	EXISTING CONDITION	JANUARY 12, 2022	JULY 13, 2022
3	GRADING PLAN	JANUARY 12, 2022	JULY 13, 2022
4	DETAILS & SCHEDULE CONTROL PLAN	JANUARY 12, 2022	JULY 13, 2022
5	LANDSCAPE & LIGHTING PLAN	JANUARY 12, 2022	JULY 13, 2022

APPROVED FOR CONSTRUCTION:

STATE OF NEW YORK
COUNTY OF ORANGETOWN
TOWN OF ORANGETOWN
SUPERVISOR
[Signature]

NOTES:

1. ALL UTILITIES INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
2. BUILDING PERMIT WILL BE ISSUED UPON SEWAGE DISPOSAL ARRANGEMENTS HAVING BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
3. LOT GRANGE ON THIS PLAN SHALL CONSTITUTE ESSENTIALS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
4. ANY EXISTING UTILITIES (POLES, PROPANES, ETC.) AFFECTED BY CONSTRUCTION OF THE SITE PLAN SHALL BE REMOVED AT THE DEVELOPER'S EXPENSE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR OCCUPANCY.
5. NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
6. DATUM: NAVD 1988-BENCHMARK CATCH BASIN WASHINGTON STREET ELEV.=43.5.
7. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
8. DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HWY BAILE FILTER (SEE DETAIL).
9. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMITED AND FERTILIZED PRIOR TO SEEDING.
10. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RINGS 3/4" IN DIAMETER AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING). SUD PINS SHOWN THUS.
11. THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
12. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
13. TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SLILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTH SWALES, BERRS, OR THE CANALIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED IN TO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FALL IN, BUT SHALL BE DEPOSITED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DISPOSED IN AREAS SHOWN FROM THE PLAN.
14. ALL DISTURBED AREAS, EXCEPT ROADS, WHICH WILL REMAIN UNFERTILIZED FOR MORE THAN THIRTY (30) DAYS, SHALL BE FERTILIZED OR SPRAYED WITH 100 LBS. OF 10-4-4 OR 10-4-4-4 FERTILIZER PER 1,000 SQUARE FEET OF SOIL. THE FERTILIZER SHALL BE STABILIZED AS REQUIRED AS PROVIDED.
15. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
16. AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SITUATION DEVICES SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
17. PERMANENT VEGETATION COVER SPECIFICATIONS:
 - LAWN AREA - PER 100 SQUARE FEET]
 - 15 LBS. 10-4-4 50% SLOW RELEASE FERTILIZED
 - 70 LBS. GRANULATE LIMESTONE
 - 4 LBS. SEED MIXTURE
 - 40% KENTUCKY BLUE
 - 40% RED FESCUE
 - 20% PERENNIAL REGRESS
18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 (LAW OF THE GENERAL MUNICIPAL LAW).
19. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN, BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE OBTAINED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
20. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF SEWERS OR OTHER UTILITIES, THE OWNER SHALL NOTIFY THE TOWN ENGINEER OF THE TOWN OF ORANGETOWN, PLANNING AND ZONING DEPARTMENT OF THE COMMENCEMENT OF WORK AND REQUEST THAT THE TOWN ENGINEER AND PLANNING ADMINISTRATION AND ENFORCEMENT, IF IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
21. TREE PROTECTION: PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH A TREE PROTECTION PLAN AND TREE STEPS, WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:
 - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - B. TREES TO BE PRESERVED SHALL BE MARKED CONSISTENTLY ON ALL SIDES.
 - C. TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.
 - D. PRESERVED FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
 - E. IN FALL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS. TREES WILL BE PRESERVED WITH REMAINING WALLS.
 - F. IN GUT AREAS, TREES WILL BE PRESERVED WITH REMAINING WALLS.
 - G. IN CUT AREAS, TREES WILL BE PRESERVED WITH REMAINING WALLS.
22. ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED TO VERIFY THAT THE PROJECT IS IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS.
23. A VARIANCE PERMIT IS REQUIRED FROM THE ROCKLAND COUNTY ENGINEERING AGENCY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
24. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A FLOOD ELEVATION CERTIFICATE IS TO BE SUBMITTED TO THE TOWN OF ORANGETOWN BUILDING DEPARTMENT.
25. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FROM THE LOCAL FLOODPLAIN ADMINISTRATOR.
26. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.
27. THE EXISTING SANITARY BUILDING CONNECTION SHALL BE "V" D BY THE APPLICANT AND WITNESSED BY THE TOWN SEWER INSPECTOR. THE TOWN SEWER INSPECTOR WILL DETERMINE IF THE EXISTING SANITARY LATERAL CAN BE USED FOR PROPOSED BUILDING.
28. 100 YEAR AND 500 YEAR FLOODPLAINS ARE PER PEAK FROM FOR THE TOWN OF ORANGETOWN (COMMUNITY NO. 360666), PANEL 3609701969 WITH AN EFFECTIVE DATE OF MARCH 3, 2014.

VICINITY MAP
SCALE: 1"=400'
[Map showing location within Rockland County, NY]

OWNER & APPLICANT:
TAPPAN FIRE DISTRICT
P.O. BOX 525
TAPPAN, NY 10983

TAX MAP REFERENCE:
TOWN OF ORANGETOWN
SECTION 77.11, BLOCK 3, LOTS 4

SITE ADDRESS:
135 WASHINGTON STREET
TAPPAN, NY 10983

AREA:
20,150 SQ. FT. OR 0.4626 ACS (GROSS)

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

DRAWING NO.: 4785

PROJECT: TAPPAN FIRE DISTRICT
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

DATE: JANUARY 12, 2022

CHECKED BY: JBA

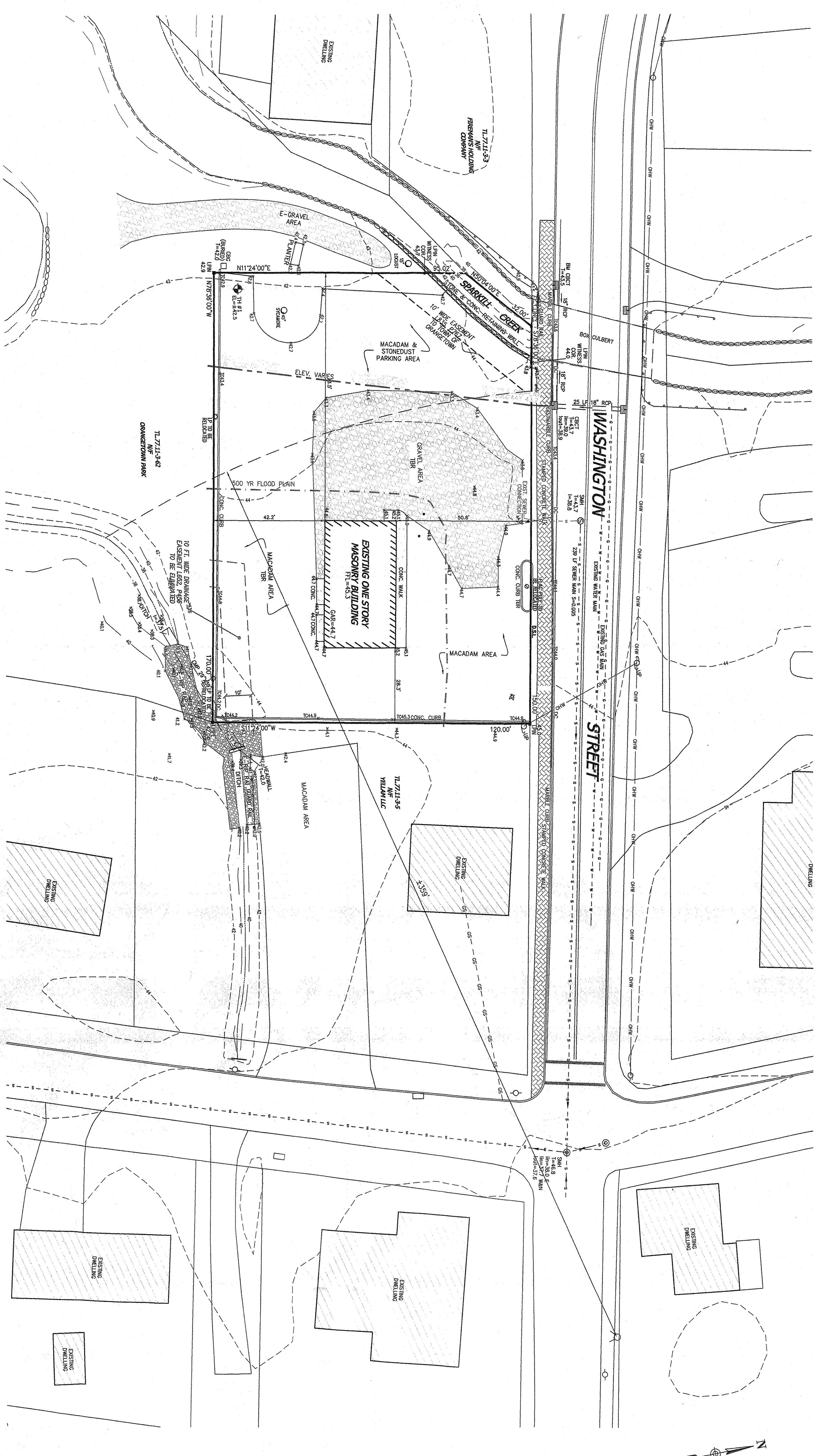
SCALE: 1"=20' FT.

DRAWING NO.: 1

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LEGEND

	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING WATERLINE
	EXISTING FIRE HYDRANT
	EXISTING GAS LINE
	EXISTING CATCH BASIN
	EXISTING STORM MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SPOT ELEVATION
	EXISTING STONE WALL
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	LIMIT OF 100 YEAR FLOODPLAIN
	LIMIT OF 500 YEAR FLOODPLAIN
	GRAVEL COVER
	CONCRETE COVER

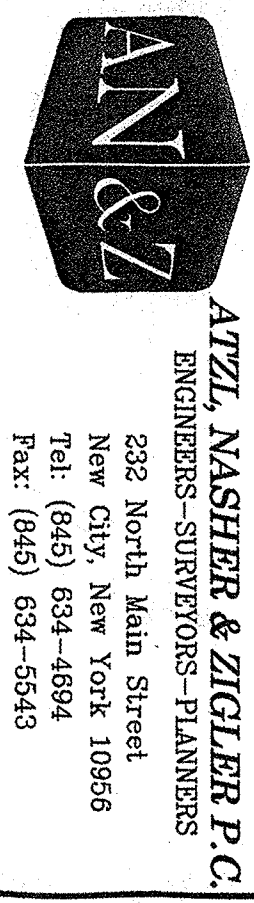


THE EDUCATIONAL LAW OF THE STATE OF NEW YORK, ENACTED AT THE SENATE CHAMBER, ALBANY, ON APRIL TWENTY-NINE, 1908, AS AMENDED BY CHAPTER 100 OF THE LAWS OF 1910, CHAPTER 100 OF THE LAWS OF 1911, CHAPTER 100 OF THE LAWS OF 1912, CHAPTER 100 OF THE LAWS OF 1913, CHAPTER 100 OF THE LAWS OF 1914, CHAPTER 100 OF THE LAWS OF 1915, CHAPTER 100 OF THE LAWS OF 1916, CHAPTER 100 OF THE LAWS OF 1917, CHAPTER 100 OF THE LAWS OF 1918, CHAPTER 100 OF THE LAWS OF 1919, CHAPTER 100 OF THE LAWS OF 1920, CHAPTER 100 OF THE LAWS OF 1921, CHAPTER 100 OF THE LAWS OF 1922, CHAPTER 100 OF THE LAWS OF 1923, CHAPTER 100 OF THE LAWS OF 1924, CHAPTER 100 OF THE LAWS OF 1925, CHAPTER 100 OF THE LAWS OF 1926, CHAPTER 100 OF THE LAWS OF 1927, CHAPTER 100 OF THE LAWS OF 1928, CHAPTER 100 OF THE LAWS OF 1929, CHAPTER 100 OF THE LAWS OF 1930, CHAPTER 100 OF THE LAWS OF 1931, CHAPTER 100 OF THE LAWS OF 1932, CHAPTER 100 OF THE LAWS OF 1933, CHAPTER 100 OF THE LAWS OF 1934, CHAPTER 100 OF THE LAWS OF 1935, CHAPTER 100 OF THE LAWS OF 1936, CHAPTER 100 OF THE LAWS OF 1937, CHAPTER 100 OF THE LAWS OF 1938, CHAPTER 100 OF THE LAWS OF 1939, CHAPTER 100 OF THE LAWS OF 1940, CHAPTER 100 OF THE LAWS OF 1941, CHAPTER 100 OF THE LAWS OF 1942, CHAPTER 100 OF THE LAWS OF 1943, CHAPTER 100 OF THE LAWS OF 1944, CHAPTER 100 OF THE LAWS OF 1945, CHAPTER 100 OF THE LAWS OF 1946, CHAPTER 100 OF THE LAWS OF 1947, CHAPTER 100 OF THE LAWS OF 1948, CHAPTER 100 OF THE LAWS OF 1949, CHAPTER 100 OF THE LAWS OF 1950, CHAPTER 100 OF THE LAWS OF 1951, CHAPTER 100 OF THE LAWS OF 1952, CHAPTER 100 OF THE LAWS OF 1953, CHAPTER 100 OF THE LAWS OF 1954, CHAPTER 100 OF THE LAWS OF 1955, CHAPTER 100 OF THE LAWS OF 1956, CHAPTER 100 OF THE LAWS OF 1957, CHAPTER 100 OF THE LAWS OF 1958, CHAPTER 100 OF THE LAWS OF 1959, CHAPTER 100 OF THE LAWS OF 1960, CHAPTER 100 OF THE LAWS OF 1961, CHAPTER 100 OF THE LAWS OF 1962, CHAPTER 100 OF THE LAWS OF 1963, CHAPTER 100 OF THE LAWS OF 1964, CHAPTER 100 OF THE LAWS OF 1965, CHAPTER 100 OF THE LAWS OF 1966, CHAPTER 100 OF THE LAWS OF 1967, CHAPTER 100 OF THE LAWS OF 1968, CHAPTER 100 OF THE LAWS OF 1969, CHAPTER 100 OF THE LAWS OF 1970, CHAPTER 100 OF THE LAWS OF 1971, CHAPTER 100 OF THE LAWS OF 1972, CHAPTER 100 OF THE LAWS OF 1973, CHAPTER 100 OF THE LAWS OF 1974, CHAPTER 100 OF THE LAWS OF 1975, CHAPTER 100 OF THE LAWS OF 1976, CHAPTER 100 OF THE LAWS OF 1977, CHAPTER 100 OF THE LAWS OF 1978, CHAPTER 100 OF THE LAWS OF 1979, CHAPTER 100 OF THE LAWS OF 1980, CHAPTER 100 OF THE LAWS OF 1981, CHAPTER 100 OF THE LAWS OF 1982, CHAPTER 100 OF THE LAWS OF 1983, CHAPTER 100 OF THE LAWS OF 1984, CHAPTER 100 OF THE LAWS OF 1985, CHAPTER 100 OF THE LAWS OF 1986, CHAPTER 100 OF THE LAWS OF 1987, CHAPTER 100 OF THE LAWS OF 1988, CHAPTER 100 OF THE LAWS OF 1989, CHAPTER 100 OF THE LAWS OF 1990, CHAPTER 100 OF THE LAWS OF 1991, CHAPTER 100 OF THE LAWS OF 1992, CHAPTER 100 OF THE LAWS OF 1993, CHAPTER 100 OF THE LAWS OF 1994, CHAPTER 100 OF THE LAWS OF 1995, CHAPTER 100 OF THE LAWS OF 1996, CHAPTER 100 OF THE LAWS OF 1997, CHAPTER 100 OF THE LAWS OF 1998, CHAPTER 100 OF THE LAWS OF 1999, CHAPTER 100 OF THE LAWS OF 2000, CHAPTER 100 OF THE LAWS OF 2001, CHAPTER 100 OF THE LAWS OF 2002, CHAPTER 100 OF THE LAWS OF 2003, CHAPTER 100 OF THE LAWS OF 2004, CHAPTER 100 OF THE LAWS OF 2005, CHAPTER 100 OF THE LAWS OF 2006, CHAPTER 100 OF THE LAWS OF 2007, CHAPTER 100 OF THE LAWS OF 2008, CHAPTER 100 OF THE LAWS OF 2009, CHAPTER 100 OF THE LAWS OF 2010, CHAPTER 100 OF THE LAWS OF 2011, CHAPTER 100 OF THE LAWS OF 2012, CHAPTER 100 OF THE LAWS OF 2013, CHAPTER 100 OF THE LAWS OF 2014, CHAPTER 100 OF THE LAWS OF 2015, CHAPTER 100 OF THE LAWS OF 2016, CHAPTER 100 OF THE LAWS OF 2017, CHAPTER 100 OF THE LAWS OF 2018, CHAPTER 100 OF THE LAWS OF 2019, CHAPTER 100 OF THE LAWS OF 2020, CHAPTER 100 OF THE LAWS OF 2021, CHAPTER 100 OF THE LAWS OF 2022.

STATE OF NEW YORK
 JOHN R. BISHOP, Governor
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N.Y.S. P.E. LIC. NO. 89066
 N.Y.S. P.E. LIC. NO. 89028

PROJECT:		TAPPAN FIRE DISTRICT	
TITLE:		EXISTING CONDITION	
DRAWN BY:	LF	CHECKED BY:	JRA
DATE:	JANUARY 12, 2022	SCALE:	1 IN. = 20 FT.
PROJECT NO.:	4785	DRAWING NO.:	2



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REVISION	DATE	DESCRIPTION
4	7-13-22	LIGHTING PLAN PER ZBA 07-08-22
3	6-24-22	PER PLANNING BOARD COMMENTS
2	3-28-22	PER QZ/PE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT