

NOTES:

- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
- LOT DRAINAGE SHOWN ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
- DATUM: USGS - BENCHMARK HEADWALL ROUTE 303 INV. = 94.6
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
- DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER.
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING), SAID PINS SHOWN THUS: ●
- 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.
- SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREA, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS OR MULCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

PERMANENT VEGETATION COVER SPECIFICATION:

- LAWN AREA - PER 1,000 SQ. FT.
- 15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZER
- 70 LBS. GRANULATE LIMESTONE
- 4 LBS. SEED MIXTURE

- 40% KENTUCKY BLUE
- 40% RED FESCUE
- 20% PERENNIAL RYEGRASS

18. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FOLLOW UNDERGROUND UTILITY CALL CENTER GUIDELINES.

19. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L & M OF GENERAL MUNICIPAL LAW.

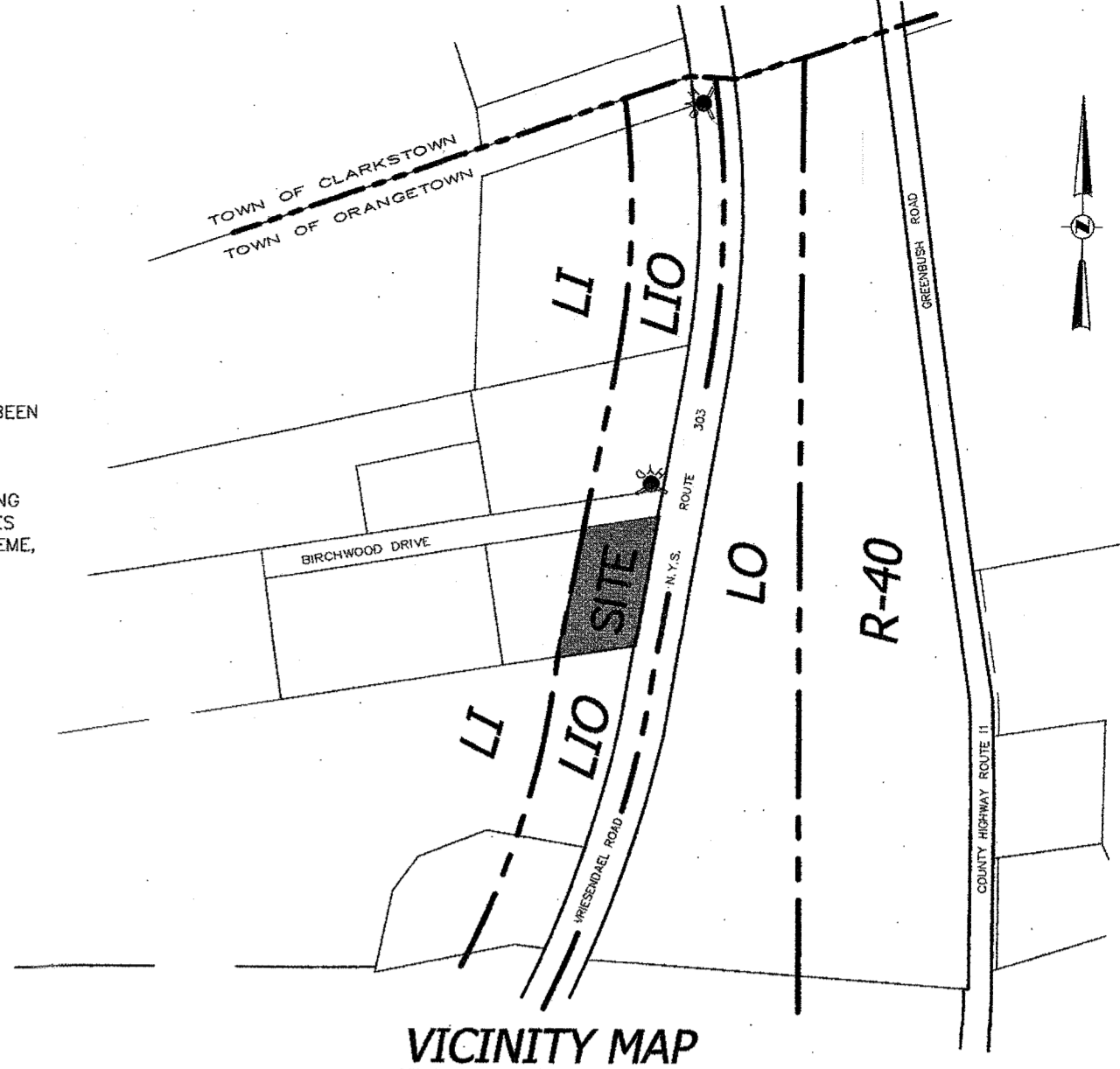
20. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE BEMC, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

21. TREE PROTECTION: A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. 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. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREE.
- C. TREE TO BE PRESERVED ARE TO BE MARKED CONSPICUOUSLY ON ALL SIDES.
- D. TREES TO BE SAVED WILL BE FENCED AT THE DRIP LINE.
- E. NO EARTH FILLS GREATER THAN 6 IN. WILL BE MADE BENEATH TREES TO BE PRESERVED.
- F. IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS.
- G. IN CUT AREAS, TREES WILL BE RESERVED WITH RETAINING WALLS.

22. THE RIGHT TO USE BIRCHWOOD DRIVE FOR INGRESS, EGRESS AND UTILITIES ESTABLISHED BY VIRTUE OF DEED DATED MARCH 29, 1952 AND RECORDED IN THE ROCKLAND COUNTY CLERKS OFFICE IN LIBER 541, PAGE 430 ON APRIL 23, 1952.

23. THIS PLAN CONFORMS TO THE REQUIREMENTS OF "PHASE 2" STORMWATER REGULATIONS AS OUTLINED IN THE NEW YORK STATE STORMWATER DESIGN MANUAL FOR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (SEE DRAWING 2 FOR DETAILS).



VICINITY MAP
1 IN. = 300 FT.

★ DENOTES FIRE HYDRANT LOCATION

BULK REQUIREMENTS

EXISTING ZONE - LIO, GROUP CC ROUTE 303 OVERLAY ZONE	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.40	0.25	0.28
MINIMUM STREET FRONTAGE	150 FT.	233 FT.	233 FT.
MINIMUM LOT AREA	2 ACRES	0.653 ACRE*	0.653 ACRE*
MINIMUM LOT WIDTH	300 FT.	233 FT.*	233 FT.*
MINIMUM FRONT YARD DEPTH	100 FT.	25.0 FT.*	25.0 FT.*
MINIMUM SIDE YARD	100 FT.	41.8 FT.*	32.0 FT.**
MINIMUM TOTAL BOTH SIDE YARD	200 FT.	139.8 FT.*	130.3 FT.**
MINIMUM REAR YARD	100 FT.	37.0 FT.*	37.0 FT.*
MAXIMUM BUILDING HEIGHT (3"/FT.)	6'-3"	14 FT. ALONG RT. 303 *	14 FT. ALONG RT. 303 *
MAXIMUM DEVELOPMENT COVERAGE	75%	62%	62%

* DENOTES VARIANCE GRANTED ON MAY 21, 2003, AS CASE #03-46
 ** DENOTES VARIANCE GRANTED ON APRIL 6, 2022, AS CASE #22-23
 VARIANCE GRANTED FOR SIGN WITHIN D.S.L. & 25 FT. WIDE LANDSCAPE BUFFER ON APRIL 6, 2022, AS CASE #22-23, REQUIRED: 37.5 FT. EXISTING: 11 FT.

LOT AREA CALCULATION

29,900 SQ. FT. / 0.686 ACRE GROSS
 = 1,458 SQ. FT. 1/2 AREA WITHIN D.S.L.
 28,442 SQ. FT. / 0.653 ACRE NET LOT AREA FOR ZONING

PARKING REQUIREMENTS

MANUFACTURING	REQUIRED	PROVIDED
3,500 S.F.		
1 SPACE PER 2 EMPLOYEES OR		
1 SPACE PER 300 S.F. OF GROSS FLOOR AREA		
2 EMPLOYEES MAXIMUM + 2	= 1 SPACE	1 SPACE
OFFICE (4 EMPLOYEES)		
1 SPACE PER 200 S.F. OF GROSS FLOOR AREA	= 9 SPACES	9 SPACES
1,800 S.F. + 200		
DISPLAY/STORAGE - ACCESSORY USE PER SECT. 11.2 OF ORANGETOWN CODE		
1 SPACE PER 300 S.F. OF GROSS FLOOR AREA		
2,500 S.F. + 300	= 8.3 SPACES	10 SPACES
TOTAL	= 18.3 or 19 SPACES	19 SPACES

ADDITIONAL VARIANCES GRANTED ON MAY 21, 2003 AS CASE #03-46

- A) 2800 - ACCESS BY PRIVATE RIGHT-OF-WAY
- B) PARKING - 17 SPACES REQUIRED, 15 SPACES PROVIDED
- C) PARKING IN FRONT YARD

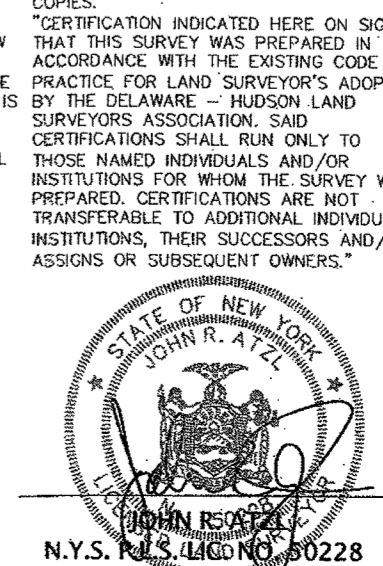
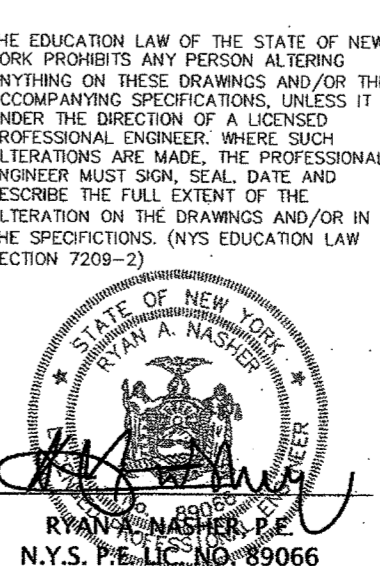
NOTE:

PERFORMANCE STANDARDS CONFORMANCE APPROVED BY THE ZONING BOARD OF APPEALS ON JANUARY 21, 2004, AS CASE #03-101.

CONDITIONAL USE PERMIT REQUIRED FROM THE PLANNING BOARD FOR MANUFACTURING GRANTED ON JULY 28, 2004, AS PB #04-83.

OWNERS APPROVAL FOR FILING

OWNER _____ DATE _____



"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2206 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
 "ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
 "CERTIFICATION INDICATED HERE ON SIGNED BY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 2209-3)

RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 09066

JOHN P. ZIEGLER, P.E.
N.Y.S. P.E. LIC. NO. 00228

File.



REVISION	DATE	DESCRIPTION
4	05-24-22	ZBA APPROVAL INFORMATION
3	01-25-22	FOR ZBA SUBMISSION
2	07-07-21	PER DIRECTORS COMMENTS 6-29-21
1	05-18-21	AREA OF ADDITION FOOTPRINT

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 Web: www.ANZNY.com

PROJECT: **BROSNA CONSTRUCTION**

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE: **REVISED SITE PLAN**

DRAWN BY: MM	CHECKED BY: JRA
DATE: APRIL 14, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: 2907	DRAWING NO: 1