

TAX LOT 70.05-1-16  
SITE MAP  
SCALE 1"=100'

RE-PAVE PARKING LOT WITH NEW CURBING  
AND ACCESS DRIVE  
EXIST. IMPERVIOUS AREA = 15,730 SF  
PROP. IMPERVIOUS AREA = 12,330 SF  
(27 NEW SPACES)

EXISTING DETENTION POND TO BE RESTORED TO  
ORIGINAL DESIGN, AS A "FIRST FLUSH BASIN"  
EXISTING 12" CPP EXISTING POND TO BE PLUGGED,  
AND EXISTING 15" CPP (IN) TO BE REMOVED.  
REMAINING 15" CPP (IN) TO REMAIN  
(SEE SHEET 2 FOR DETAILS)

SPECIAL SITE PLAN NOTE:

THE ORIGINAL SITE PLAN FOR "EBENEZER FULL GOSPEL ASSEMBLY" WAS PREPARED BY ADLER & YOUNG, P.C. LAST REVISED 7/5/00. IT WAS APPROVED BY ACABOR 08-100 AND SIGNED 6/17/00, APPROVED/SIGNED BY THE PLANNING BOARD 6/17/00.

AT THE TIME OF THE ORIGINAL APPROVAL, THE MULTI-PURPOSE GYMNASIUM WITH BASEMENT WAS INCLUDED IN THE PLANS BUT WAS NOT CONSTRUCTED INITIALLY DUE TO BUDGETARY CONSTRAINTS. THE SIZE PROPOSED WAS 62.0' X 138.0' (OR 8,556 SF PER FLOOR).

THE PROPOSED MULTI-PURPOSE GYMNASIUM IS 10,048 SF WITH AN UNFINISHED BASEMENT OF THE SAME SQUARE FOOTAGE.

BASED ON THE ORIGINAL APPROVAL, 73 PARKING SPACES WERE REQUIRED AND 78 SPACES WERE PROVIDED. BASED ON THE PROPOSED ADDITION, 145 SPACES ARE REQUIRED.

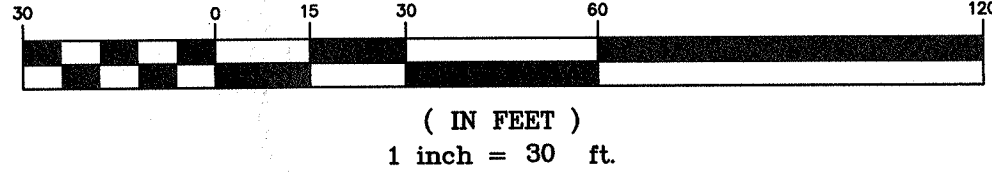
80 SPACES ARE EXISTING  
27 SPACES WILL BE STRIPPED IN THE OVERFLOW PARKING / PLAY AREA  
38 SPACES ARE LANDBANKED  
145 SPACES TOTAL (VARIANCE GRANTED ZBA 21-85 10/06/21)

- NOTES:
- THIS IS A SITE PLAN OF TAX LOT 70.05-1-16, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
  - RECORD OWNER: EBENEZER FULL GOSPEL ASSEMBLY, 136 SUNSET ROAD, BLAUVELT, NEW YORK, 10913
  - APPLICANT: EBENEZER FULL GOSPEL ASSEMBLY, C/O JOHN JOHNSON, PRES., 136 SUNSET ROAD, BLAUVELT NY 10913
  - LOT AREA: 875,740 SF, 15.515 AC.
  - 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 238-L & N 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 DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THUS:  $\Delta$ ).
  - 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 CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
  - ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMITED AND FERTILIZED PRIOR TO SEEDING.
  - SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR. (ACABOR APPROVAL 22-86 7/07/20)
  - WATER SUPPLY: VEDIA NEW YORK
  - DATUM: NAVD 2011
  - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
  - 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 PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. 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.
  - 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 EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEPT. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEMA AT LEAST 48 HOURS IN ADVANCE FOR AN 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 MAY BE PRESENT IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEMA. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEMA SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEMA, OR 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. WETLANDS-US ARMY CORPS OF ENGINEERS).
  - PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
  - PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN DEPT. OF HIGHWAYS & DEMA WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
  - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
  - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWER DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
  - 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 DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
      - DRIP 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 GRADE 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 WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - PLANS COMPLY WITH CURRENT STORMWATER MANAGEMENT PHASE II REGULATIONS.
  - A POST CONSTRUCTION STORMWATER MAINTENANCE AGREEMENT, IN ACCORDANCE WITH NYSDEC PHASE II REGULATIONS, FOR THE PROPOSED SUBSISTENT STORMWATER SYSTEM(S) EXISTING BASIN, ALONG WITH ALL REQUIRED IMPROVEMENTS, EXISTING HEADWALLS, EXISTING AND PROPOSED CATCH BASINS, AND ALL THE EXISTING AND PROPOSED PIPING NETWORK, ETC. SHALL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL. SAID AGREEMENT SHALL INCLUDE A MAINTENANCE AND MANAGEMENT SCHEDULE, INSPECTION CHECK LIST, CONTACT PERSON WITH A TELEPHONE NUMBER & YEARLY REPORT TO BE SUBMITTED TO DEMA. SAID AGREEMENT TO BE FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
  - ROCKLAND COUNTY SEWER DISTRICT NO. 1 OWNS AND MAINTAINS FOUR (4) PRESSURE SEWER MAINS IN AN EASEMENT ON SUBJECT PROPERTY.
  - NO PERMANENT STRUCTURES MAY BE BUILT WITHIN THE SEWER DISTRICT EASEMENT.
  - IF FOUNDATION WORK OR OTHER TYPES OF MAJOR EXCAVATION WORK IS TO BE DONE WITHIN CLOSE PROXIMITY TO THE EASEMENT BOUNDARY, THE DISTRICT MUST BE NOTIFIED 48 HOURS IN ADVANCE. SHORING OR OTHER TYPES OF PRECAUTIONS MAY BE NEEDED TO PROTECT THE SEWER MAIN. THE PROPERTY OWNER MUST ALSO PAY THESE EXPENSES.
  - TO PREVENT ANY DAMAGE FROM OCCURRING TO THE EXISTING MAIN, THE DISTRICT MUST BE NOTIFIED WHEN THE LAND WITHIN THE EASEMENT IS TO BE MODIFIED. THIS INCLUDES BUT IS NOT LIMITED TO REGRADE, RAISING OR LOWERING OF MANHOLE FRAMES, OR WORKING IN CLOSE PROXIMITY TO SEWERS AND MANHOLES WITHIN THE EASEMENT. THE DISTRICT MUST APPROVE ANY CONSTRUCTION TO BE DONE WITHIN THE EASEMENT.
  - CONTRACTORS MUST OBTAIN REQUIRED INSURANCE AND SIGN A WAIVER TO DEFEND, INDEMNIFY, SAVE AND HOLD HARMLESS BOTH THE COUNTY OF ROCKLAND AND ROCKLAND COUNTY SEWER DISTRICT NO. 1 FROM ANY CLAIMS ARISING FROM WORK PERFORMED, WITHIN ITS EASEMENT.

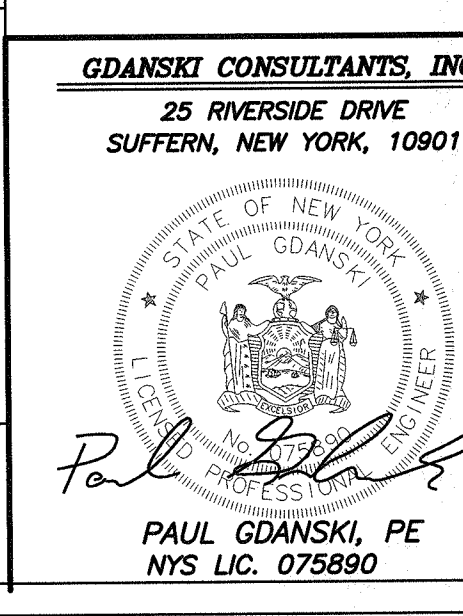
LIST OF DRAWINGS

TITLE	DATE	LAST REVISED
1. SITE PLAN	11/12/19	9/27/22
2. GRADING, DRAINAGE & UTILITY PLAN	11/12/19	9/27/22
3. EROSION CONTROL PLAN	03/19/21	9/27/22
4. DETAILS	11/12/19	9/27/22
5. EXISTING CONDITIONS	11/12/19	-

GRAPHIC SCALE



ORANGETOWN PLANNING BOARD APPROVAL



DATE	REVISIONS
9/27/22	REV. FOR FINAL
8/11/22	PROP. SHED/FENCE/DRAINAGE
3/19/21	REV. FOR SUBMIT
1/27/21	REV. FOR SUBMIT
9/15/20	REV. FOR SUBMIT
7/13/20	REV. FOR SUBMIT
7/02/20	QUOTED SYSTEM

SITE PLAN FOR		TAX LOT #
EBENEZER FULL GOSPEL ASSEMBLY		70.05-1-16
136 SUNSET ROAD, BLAUVELT		AREA
TOWN OF ORANGETOWN		SEE ABOVE
ROCKLAND COUNTY, NEW YORK		FILE
JAY A. GREENWELL, PLS, LLC		21161 SURV
LAND SURVEYING - LAND PLANNING		SCALE
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901		1"=30'
PHONE 845-357-0830 GREENWELLPLS@aol.com		JOB NO.
		21161

DISTRICTS

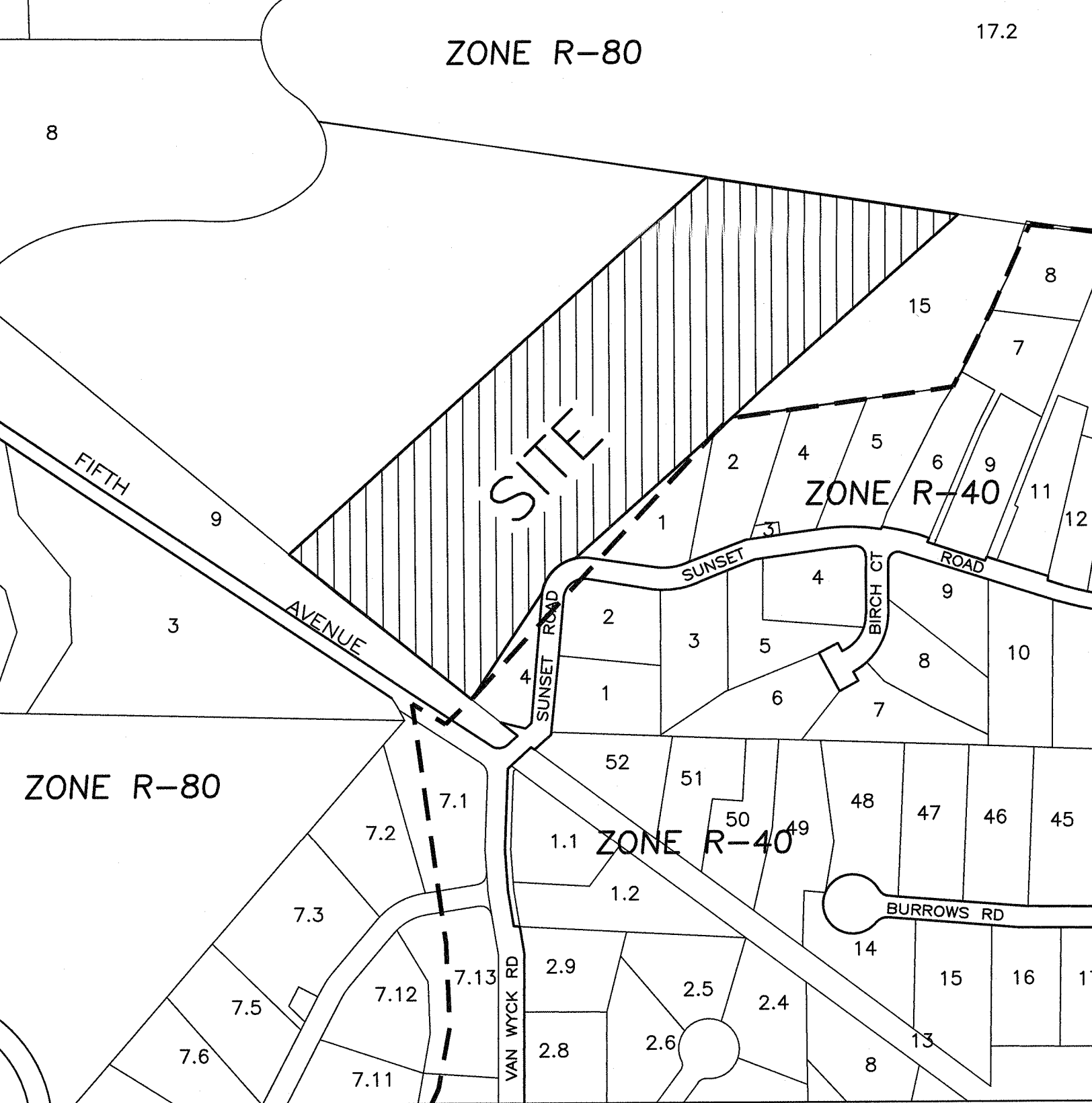
SCHOOL: SO. ORANGETOWN CSD 392401  
FIRE: BLAUVELT FD001  
WATER: SUEZ NY  
AMBULANCE: SO. ORANGETOWN AM001

LEGEND

- EXISTING
- 142' SPOT GRADE
  - CB CATCH BASIN/FIELD INLET
  - W SANITARY MANHOLE / PIPE
  - SMH SEWER MAIN
  - G CONCRETE CURB
  - W GAS LINE / VALVE
  - W WATER LINE / VALVE
  - W UTILITY POLE
  - W LIGHT POLE
  - W OVERHEAD WIRES
  - W UNDERGROUND ELECTRIC
  - W EXISTING/PROPOSED PARKING
- PROPOSED
- 141.5' SPOT GRADE
  - CB CATCH BASIN/FIELD INLET
  - W SANITARY MANHOLE / PIPE
  - SMH SEWER MAIN
  - G CONCRETE CURB
  - W GAS LINE / VALVE
  - W WATER LINE / VALVE
  - W UTILITY POLE
  - W LIGHT POLE
  - W OVERHEAD WIRES
  - W UNDERGROUND ELECTRIC
  - W EXISTING/PROPOSED PARKING

PROPOSED MULTI-PURPOSE GYMNASIUM  
PER ORIGINAL APPROVAL  
(SEE SPECIAL SITE PLAN NOTE)  
A=10,048 SF WITH 10,048 SF BASEMENT  
F=96.5 BSM=82.75

VICINITY MAP SCALE 1"=300'±



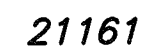
BULK REGULATIONS ZONER-80

GROUP	MIN. LOT AREA	MIN. LOT WIDTH	MIN. STREET FRONTAGE	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	TOTAL SIDE	MIN. REAR	MAX. BLDG. MAX. F.A.R.
REQUIRED	5 AC	400'	50 FT	50 FT	30 FT	100 FT	50 FT	50 FT	0.10
EXISTING	676,012 SF	1000'±	83.53'	135.50'	119.7'	1000 FT	258' ±	( $\leq 77'$ )	0.013
PROPOSED	675,740 SF	NO CHANGE	NO CHANGE	NO CHANGE	44.7'	NO CHANGE	205' ±	NO CHANGE	0.0274

PARKING REQUIRED: 1/200 SF OF GROSS FLOOR AREA (GFA)  
BUT NOT LESS THAN 1 FOR EACH 5 SEATS  
EXISTING CHURCH GFA = 8533 SF @ 1/50 SEATS FOR 300 SEATS = 68  
PROPOSED MULTI-PURPOSE ROOM = 10,048 SF @ 1/200 SF = 50.2  
BASEMENT = 10,048 SF @ 1/200 SF = 50.2  
TOTAL REQUIRED = 169 SPACES; PROVIDED = 78 PAVED, 27 IN OVERFLOW AREA & 38 LAND BANKED = 144

TOTAL AREA OF DISTURBANCE = 43,420 SF  
(INCLUDES LAND BANKED PARKING AREAS)





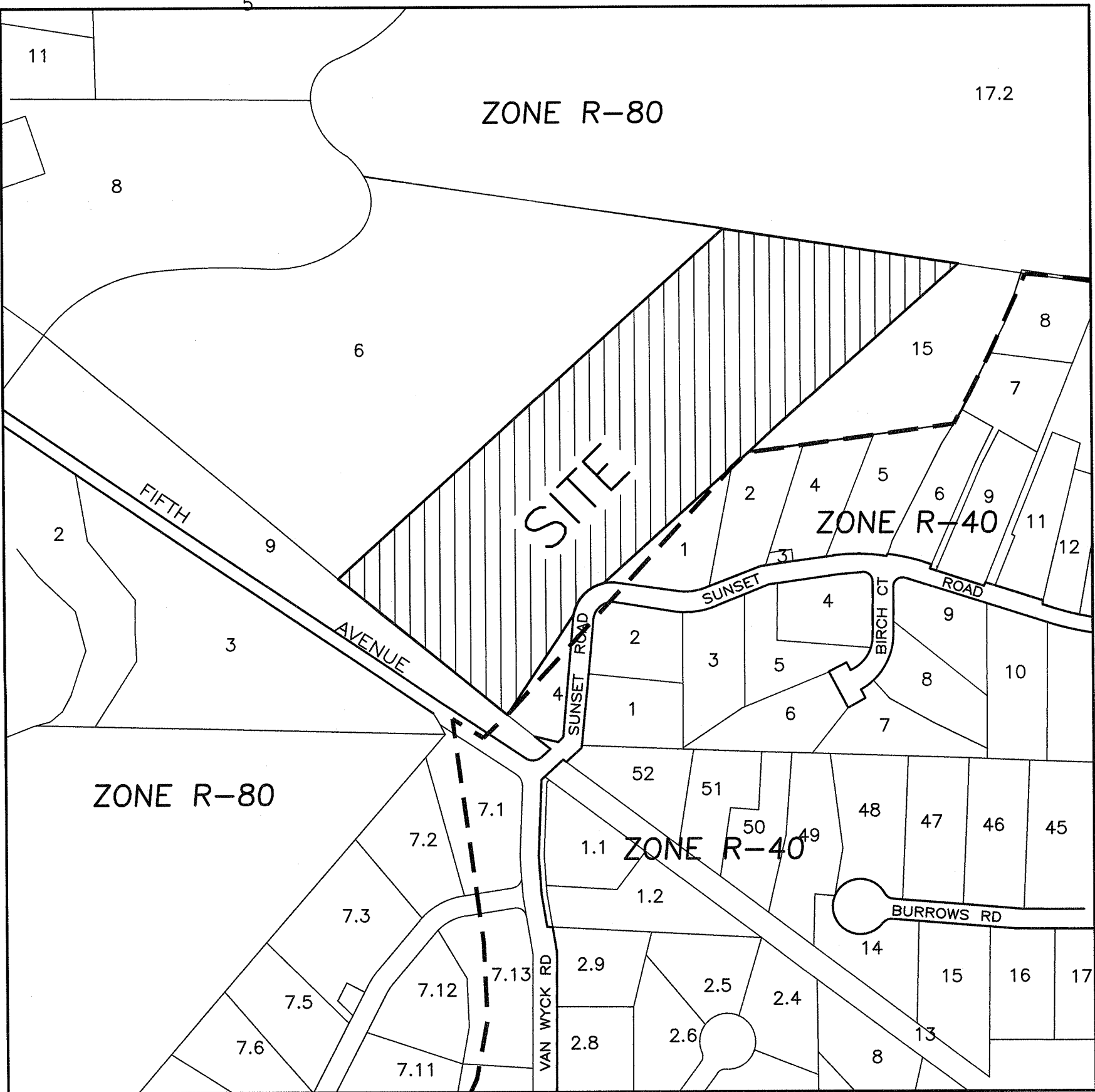
















LOT AREA  
= 50% AREA WITHIN DESIGNATED  
STREET LINE = (544) 272 SF  
NET AREA = 675,740 SF  
= 15,513 AC

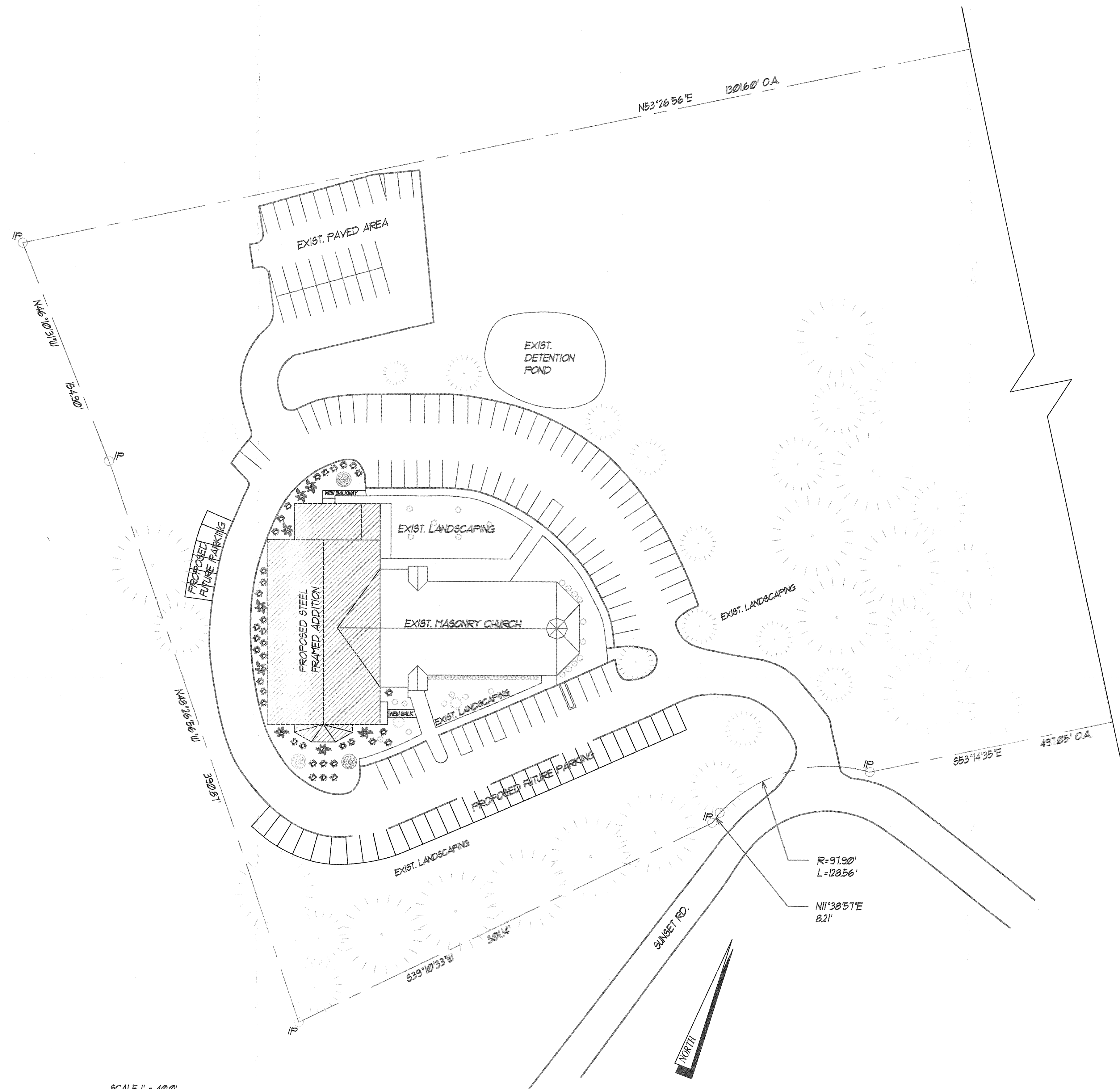
DATE		REVISIONS		SURVEY OF PROPERTY FOR		TAX LOT # 70.05-1-16	
				EBENEZER FULL GOSPEL ASSEMBLY		AREA SEE ABOVE	
				LOCATED IN BLAUVELT, TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		FILE 21161SURV	
				JAY A. GREENWELL, PLS, LLC		SCALE 1"=30'	
				LAND SURVEYING — LAND PLANNING 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 GREENWELLPLS@AOL.COM		DATE 11/12/19	
DESIGNED JAG				JAY A. GREENWELL, PLS		JOB NO.	
DRAWN LDW				NYS LIC. # 49676		21161	
CHECKED JAG							
APPROVED JAG							



PLANTING LEGEND	
	A FERNISETUM ALOPECUROIDES 'WAMELI' DWARF FOUNTAIN GAZ 5-GALLON QTY: 4
	B ILEX CRENATA CONVEXA CONVEZLEAF HOLLY 5-GALLON QTY: 4
	C DELAWARE VALLEY WHITE AZALEA AZALEA KURUME 2-GALLON QTY: 18
	D ITEA 'LITTLE HENRY' VIRGINIA SWEETSPICE 3-GALLON QTY: 18
	CRIMSON KING NORWAY MAPLE ACER PLATANOIDES 'CRIMSON KING' CAL: 3 1/4" HEIGHT: 14'-0" - 16'-0" QTY: 3
	EXISTING VEGETATION TO REMAIN

**SITE PLAN** SCALE 1" = 40.0'

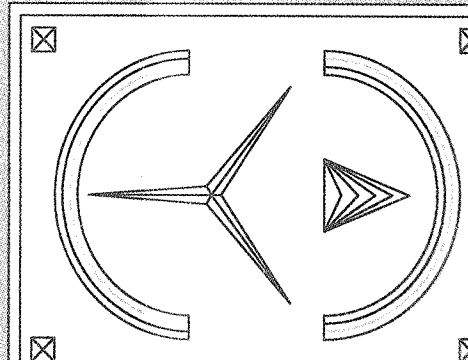
INFORMATION CONTAINED IN THIS DRAWING  
DERIVED FROM SURVEY PROVIDED BY JAY A. GREENMILL, PLS  
DATED 1-8-2022



NOTES:

PROJECT DATA

WALL LEGEND



**ERIC KNUTE OSBORN  
ARCHITECT**  
45 YEARS EXPERIENCE  
RESIDENTIAL - COMMERCIAL - ADDITIONS  
58 BARNES ROAD  
WASHINGTONVILLE, N.Y. 10992  
EMAIL - EKOSBORNARCHITECT@GMAIL.COM  
(845) 629-7474

**PROJECT**  
**PROPOSED LANDSCAPING @  
EBENEZER FULL  
GOSPEL ASSEMBLY**  
SUNSET ROAD  
BLAUVELT, NEW YORK  
TOWN OF ORANGETOWN, ROCKLAND COUNTY

**LANDSCAPE PLAN**

PROJECT # 2020-COM-3  
SCALE 1/4" = 1'-0"  
DWG. No.

**L-1**

1 OF 1

SEAL & SIGNATURE  
N.Y. L.C. #021-585  
3 MAY 2022