

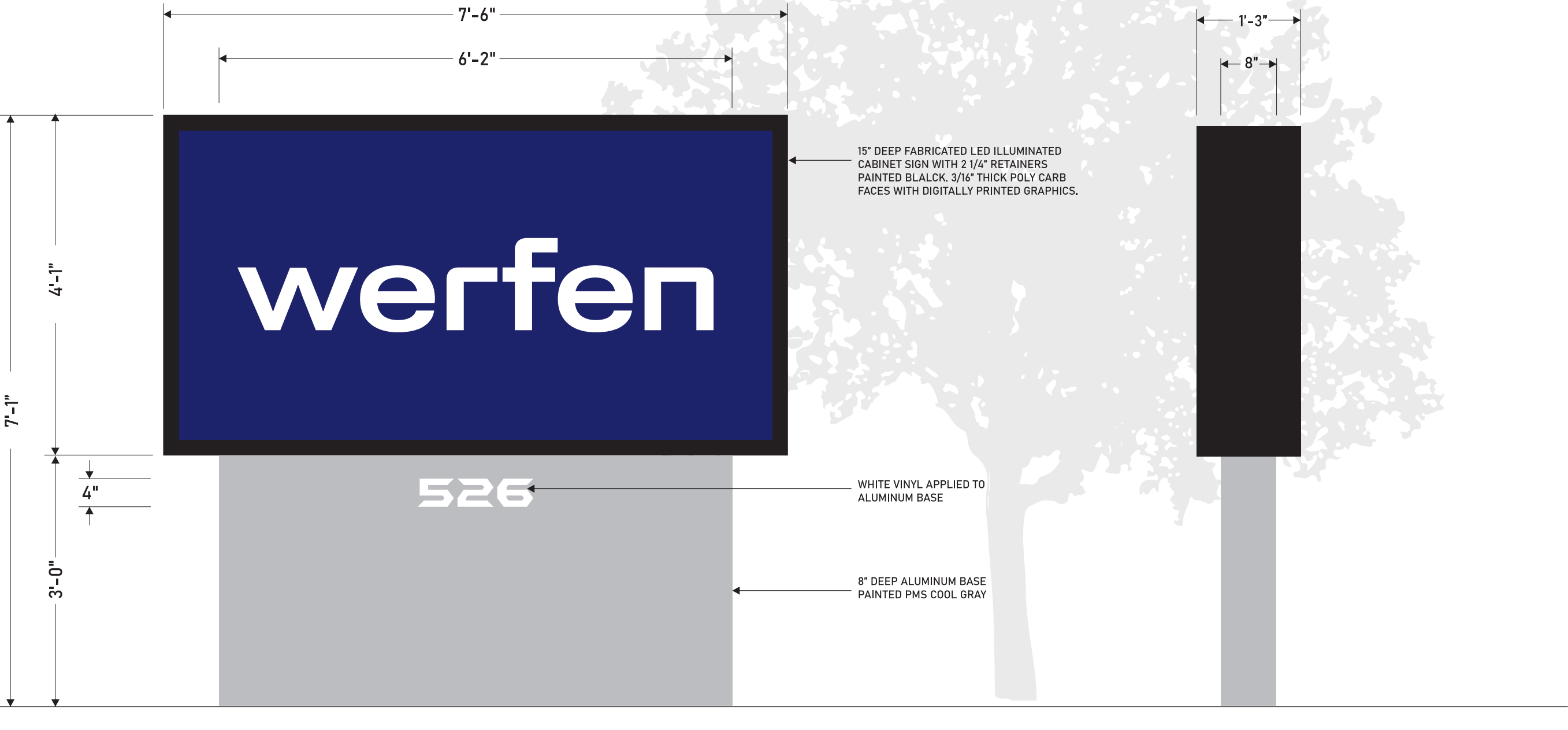
# werfen

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526 Route 303., Orangeburg, N.Y.

Fabrication Specs

Sign #1:  
Size: 49" x 90"  
Cabinet: 15" SignComp with 2.25" retainer. Finished in black  
Face: Polycarbonate with digital print.  
Background Color: To Match PMS 2738  
Graphics: White  
Pole Cover: 36" high x 74" wide x 8" finished to match PMS Cool Gray 4.




DESIGNERS ▶ FABRICATORS ▶ INSTALLERS

711 Executive Blvd. Valley Cottage, N.Y. 10989 • 845-623-2258 • FAX: 845-623-2799

Project: Werfen	Date: 7/14/22	Customer Approval	Landlord Approval (if req.)
Site Address: 526 Route 303	Sales:		
Orangeburg, N.Y.	Drawings: EN	Customer of Project (Legible Signature) Date of Approval: _____	Landlord of Project (Legible Signature) Date of Approval: _____





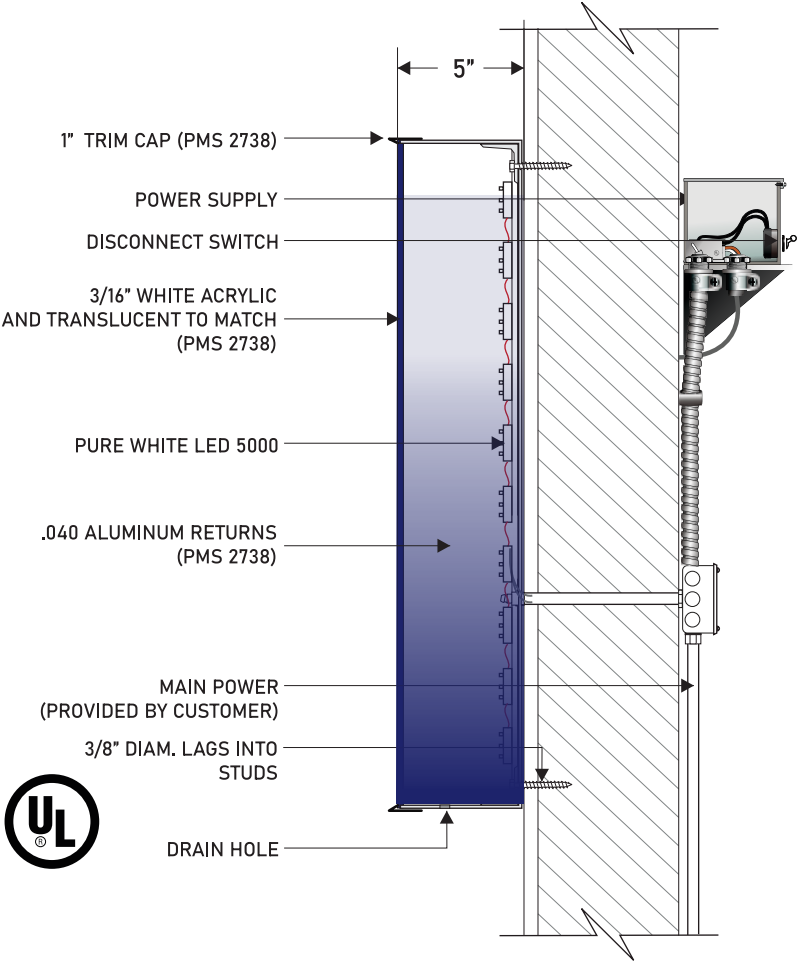
<div><div><div>Frohling Sign Co.</div><div>DESIGNERS ▶ FABRICATORS ▶ INSTALLERS</div><div>711 Executive Blvd. Valley Cottage, N.Y. 10989 • 845-623-2258 • FAX: 845-623-2799</div></div></div>	Project: Werfen	Date: 7/14/22	Customer Approval	Landlord Approval (if req.)	Page: 2
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ELEVATION

SCALE: 3/16"=1'-0"




CHANNEL LETTERS




**B** MEASUREMENTS

SCALE: 1/2"=1'-0"

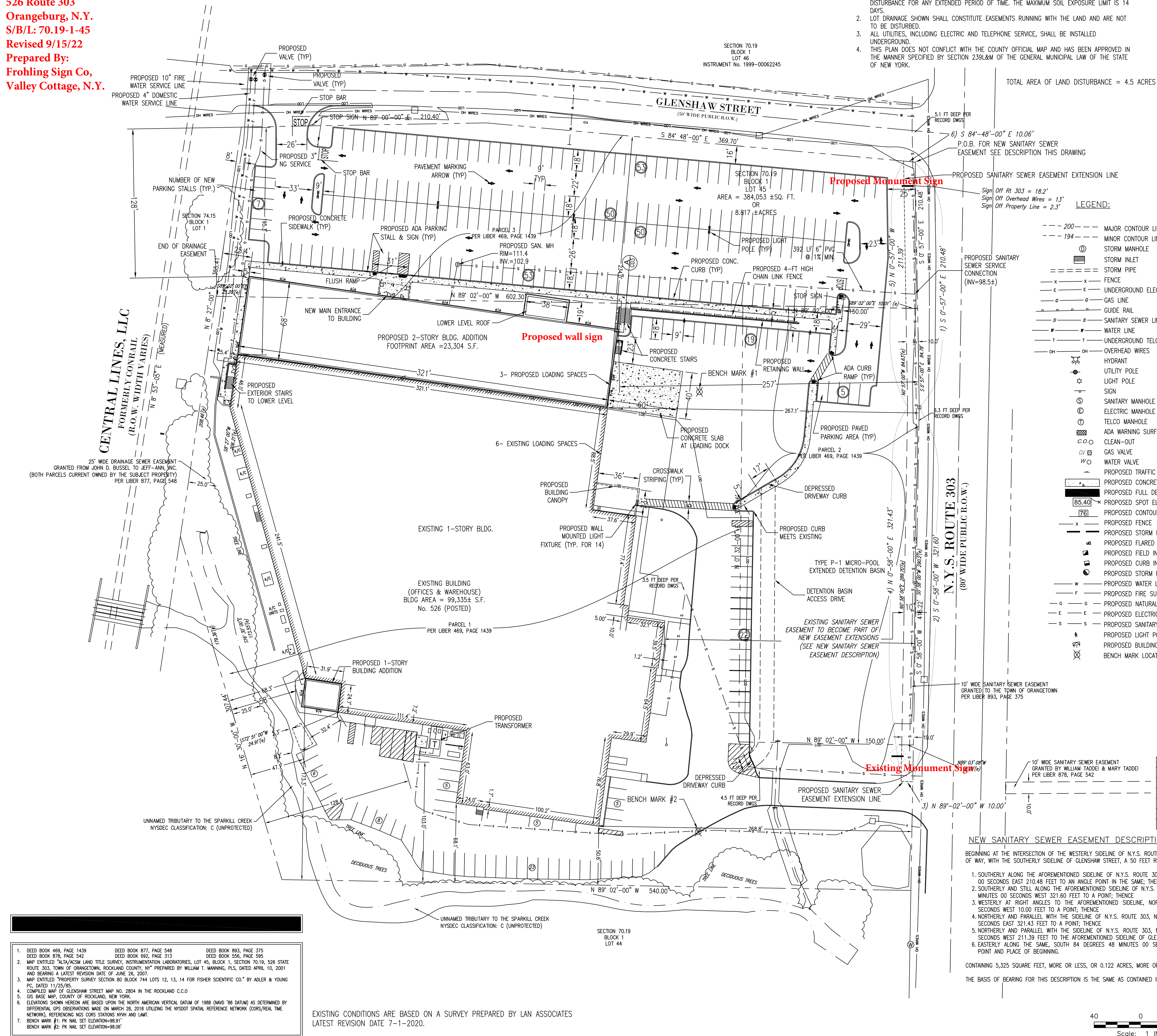
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**Sign Plan  
Werfen  
526 Route 303  
Orangeburg, N.Y.  
S/B/L: 70.19-1-45  
Revised 9/15/22  
Prepared By:  
Frohling Sign Co,  
Valley Cottage, N.Y.**






















GENERAL NOTES:

1. LAND DISTURBANCES SHALL BE CONDUCTED TO MINIMIZE THE AREAL EXTENT OF SOIL DISRUPTION FOR ANY EXTENDED PERIOD OF TIME. THE MAXIMUM SOIL EXPOSURE LIMIT IS 14 DAYS.
2. LOT DRAINAGE SHOWING SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
3. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
4. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN WRITING BY THE TOWN ENGINEER OF THE TOWN OF THE MUNICIPAL LAW OF THE STATE OF NEW YORK.

TOTAL AREA OF LAND DISTURBANCE = 4.5 ACRES

LEGEND:

- |   |                                      |
|---|--------------------------------------|
| --- 200 ---   | MAJOR CONTOUR LINE                   |
| --- 194 ---   | MINOR CONTOUR LINE                   |
| ①   | STORM MANHOLE                        |
|        | STORM INLET                          |
| == == == ==   | STORM PIPE                           |
| — x — x —   | FENCE                                |
| — E — E —   | UNDERGROUND ELECTRIC                 |
| — G — G —   | GAS LINE                             |
| — A — A —   | GUIDE RAIL                           |
| — S — S —   | SANITARY SEWER LINE                  |
| — W — W —   | WATER LINE                           |
| — T — T —   | UNDERGROUND TELCO                    |
| — OH — OH —   | OVERHEAD WIRES                       |
|        | HYDRANT                              |
|        | UTILITY POLE                         |
|        | LIGHT POLE                           |
|        | SIGN                                 |
| Ⓢ   | SANITARY MANHOLE                     |
| ⓔ   | ELECTRIC MANHOLE                     |
| Ⓣ   | TELCO MANHOLE                        |
|        | ADA WARNING SURFACE                  |
| C.O. O  | CLEAN-OUT                            |
| GV     | GAS VALVE                            |
| W      | WATER VALVE                          |
|       | PROPOSED TRAFFIC CONTROL SIGN        |
|      | PROPOSED CONCRETE SURFACE            |
|      | PROPOSED FULL DEPTH ASPHALT PAVEMENT |
| [85.40] x   | PROPOSED SPOT ELEVATION              |
| [76]  | PROPOSED CONTOUR LINE                |
| — x —   | PROPOSED FENCE                       |
| —  — | PROPOSED STORM PIPE                  |
|      | PROPOSED FIELD END SECTION           |
|      | PROPOSED FLARE INLET                 |
|      | PROPOSED CURB INLET                  |
|      | PROPOSED STORM MANHOLE               |
| — W —   | PROPOSED WATER LINE                  |
| — F —   | PROPOSED FIRE SUPPRESSION WATER LINE |
| — G — G —   | PROPOSED NATURE GAS LINE             |
| — E — E —   | PROPOSED ELECTRIC LINE               |
| — S — S —   | PROPOSED SANITARY SEWER PIPE LINE    |
|      | PROPOSED LIGHT POLE                  |
|      | PROPOSED BUILDING MOUNTED LIGHT      |
|      | BENCH MARK LOCATION                  |

### SEWER EASEMENT DESCRIPTION TABLE

COURSE NUMBERS	BEARING	DISTANCE
1)	<i>S 0°-57'-00" E</i>	<i>210.48'</i>
2)	<i>S 0°-58'-00" W</i>	<i>321.60'</i>
3)	<i>N 89°-02'-00" W</i>	<i>10.00'</i>
4)	<i>N 0°-58'-00" E</i>	<i>321.43'</i>
5)	<i>N 0°-57'-00" W</i>	<i>211.39'</i>
6)	<i>S 84°-48'-00" E</i>	<i>10.06'</i>

NEW SANITARY SEWER EASEMENT DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE WESTERLY SIDELINE OF N.Y.S. ROUTE 303, AN 80 FEET WIDE RIGHT OF WAY, WITH THE SOUTHERLY SIDELINE OF GLENSHAW STREET, A 50 FEET RIGHT OF WAY; AND RUNS THENCE

1. SOUTHERLY along the AFORMENTIONED SIDELINE of N.Y.S. ROUTE 303, SOUTH 0 DEGREES 57 MINUTES 00 SECONDS EAST 210.48 FEET TO AN ANGULAR POINT IN THE SAME; THENCE
2. SOUTHERLY and STILL along the AFORMENTIONED SIDELINE of N.Y.S. ROUTE 303, SOUTH 0 DEGREES 58 MINUTES 00 SECONDS WEST 321.60 FEET TO A POINT; THENCE
3. NORTHERLY and PARALLEL WITH THE SIDELINE OF N.Y.S. ROUTE 303, NORTH 89 DEGREES 02 MINUTES 00 SECONDS WEST 100.00 FEET TO A POINT; THENCE
4. NORTHERLY and PARALLEL WITH THE SIDELINE of N.Y.S. ROUTE 303, NORTH 00 DEGREES 58 MINUTES 00 SECONDS EAST 321.43 FEET TO A POINT; THENCE
5. NORTHERLY and PARALLEL WITH THE SIDELINE of N.Y.S. ROUTE 303, NORTH 0 DEGREES 57 MINUTES 00 SECONDS WEST 111.39 FEET TO THE AFORMENTIONED SIDELINE of GLENNON STREET; THENCE
6. EASTERLY along the SAME, SOUTH 84 DEGREES 48 MINUTES 00 SECONDS EAST 10.06 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 5,325 SQUARE FEET, MORE OR LESS, OR 0.122 ACRES, MORE OR LESS

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SAME AS CONTAINED IN LIBER 469, PAGE 1439.

### PARKING CALCULATION

Building Area Breakdown									
	Existing Building Area		Existing Required Parking	Rate	Proposed Additional Area	Proposed Additional Required Parking			
Office =	11500	S.F.	58	1/200 s.f.	8250	S.F.	41.25		
Laboratory =	18800	S.F.	63	1/300 s.f.	7000	S.F.	23		
Manufacturing =	27600	S.F.	92	1/300 s.f.	7000	S.F.	23		
Lockers & Restrooms =	1700	S.F.							
Warehouse =	26500	S.F.			16066	S.F.			
Circulation =	13600	S.F.							
Total =	99700	S.F.	213		38316	S.F.	88	301	Required Spaces

Employee Breakdown By Shift					
	Existing Employee Count & Shifts	Rate	Existing Required Parking	Proposed Additional Employee Count & Shifts	Proposed Additional Required Parking
First Shift =					
Full time Regular	184	1 per 2		80	
Full time Temp.	15	Empl.		6	
Subtotal=	199		100	86	43
Second Shift =					
Full time Regular	43	1 per 2		20	
Full time Temp.	11	Empl.		2	
Subtotal=	54		27	22	11
Third Shift =					
Full time Regular	3	1 per 2		2	
Full time Temp.	0	Empl.		0	
Subtotal=	3		2	2	1
Total # of Employees =	256		129		55

## EXISTING & PROPOSED PARKING

EXISTING PARKING = 203

<b>PROPOSED PARKING:</b>	
SOUTH SIDE OF EXISTING BUILDING	= 54 SPACES
EAST SIDE OF BUILDING	= 22 SPACES
NEW PARKING AT NORTH SIDE	= 237 SPACES
TOTAL	= 313 SPACES

1. PROPERTY SUBJECT TO DOCUMENTS OF RECORDS.
2. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES, OR CONVEYANCES THAT MAY EXIST, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR RESPONSIBILITY TO TACKLE FOR DRAINED PIPES, HURDS, SEPTIC, WELLS, SITS, ETC.
3. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES, OR CONVEYANCES THAT MAY EXIST, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR RESPONSIBILITY TO TACKLE FOR DRAINED PIPES, HURDS, SEPTIC, WELLS, SITS, ETC.
4. THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
5. THERE IS NO OBSERVABLE EVIDENCE OF FORTH COMING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
9. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY, OR VIA AN EASEMENT.
10. THERE IS NO OBSERVABLE EVIDENCE OF ANY PUBLIC UTILITY OR SEWER AT OR NEAR THE ADJACENT STREET.
11. ALL CALLS HEREON ARE MEASURED AND RECORDED UNLESS OTHERWISE NOTED.
12. THE ADDRESS OF THE PROPERTY, 526 N.W. ROUTE 303, WAS PROVIDED PER RECORD DOCUMENTS. AT THE TIME OF THE SITE VISIT, THERE WAS NO ADDRESS POSTED OR OBSERVED AT THE PROPERTY.
13. THERE IS DIRECT PHYSICAL ACCESS TO THE SUBJECT PROPERTY VIA N.W. ROUTE 303 AND GLENDALE STREET, BOTH BEING PUBLIC RIGHT-OF-WAYS.
14. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
15. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
16. THE BOUNDARY LINES OF THE PROPERTY ARE MATHEMATICALLY CLOSED FIGURE WITHIN  $\pm 0.01$  FOOT.
17. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJONING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
18. THE PROPERTY CONSISTS OF THREE CONTIGUOUS PARCELS WHICH MAKE UP ONE TAX PARCEL.

## LO Zone

**1 illuminated business sign equal or less than 30 square feet (1 side) or 60 square feet (2 sides) not less than 20 feet from any lot line, and not extending more than 18 feet high. Sign areas may be combined to form a single directory sign or part of the sign may be included in the directory sign and part on the establishment**

Existing Monument Sign = 30 sf x 2 = 60 sf  
Proposed Monument Sign = 30 sf x 2 = 60 sf  
Proposed Wall Sign = 38.23 sf

## SITE PLAN