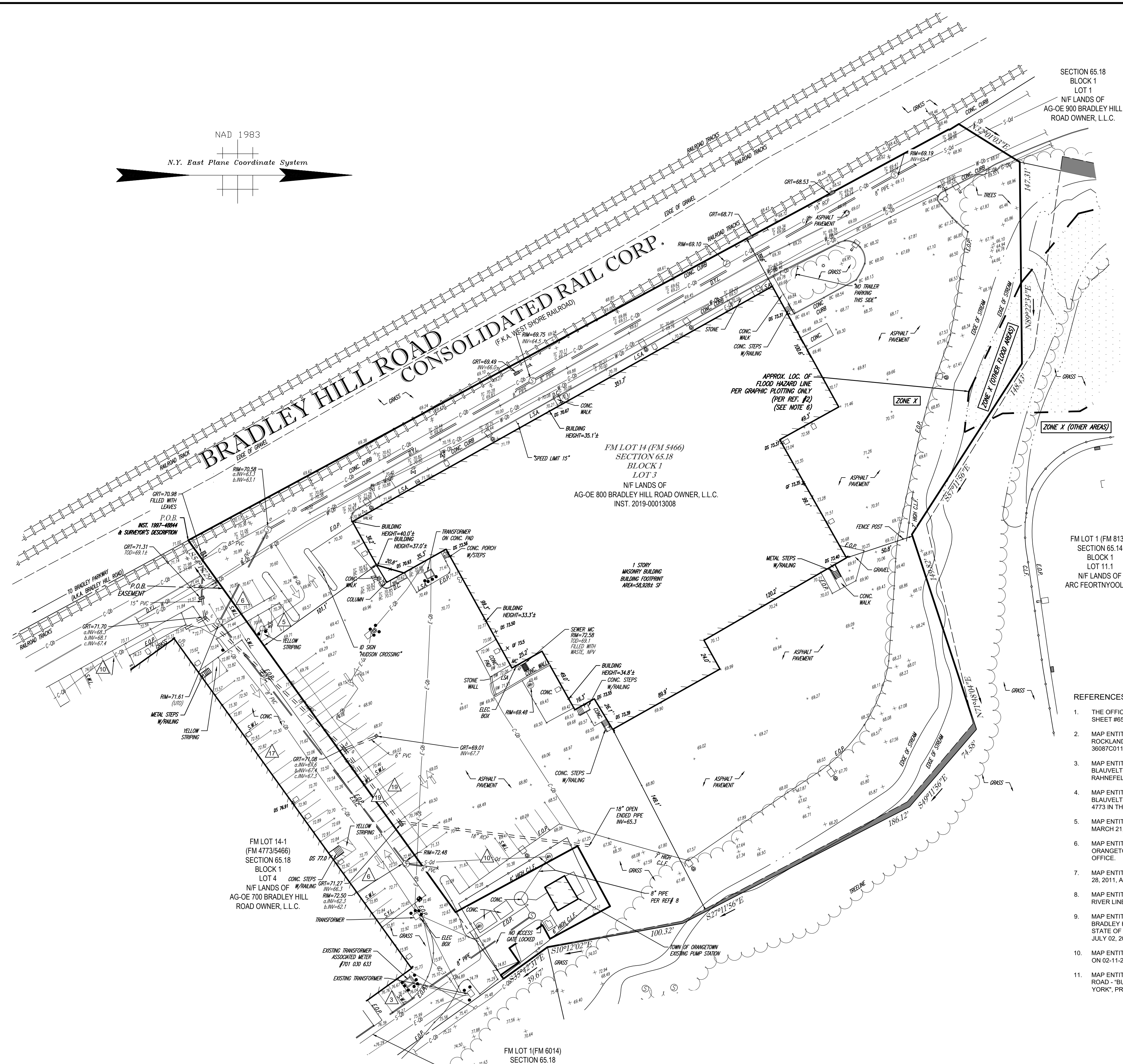
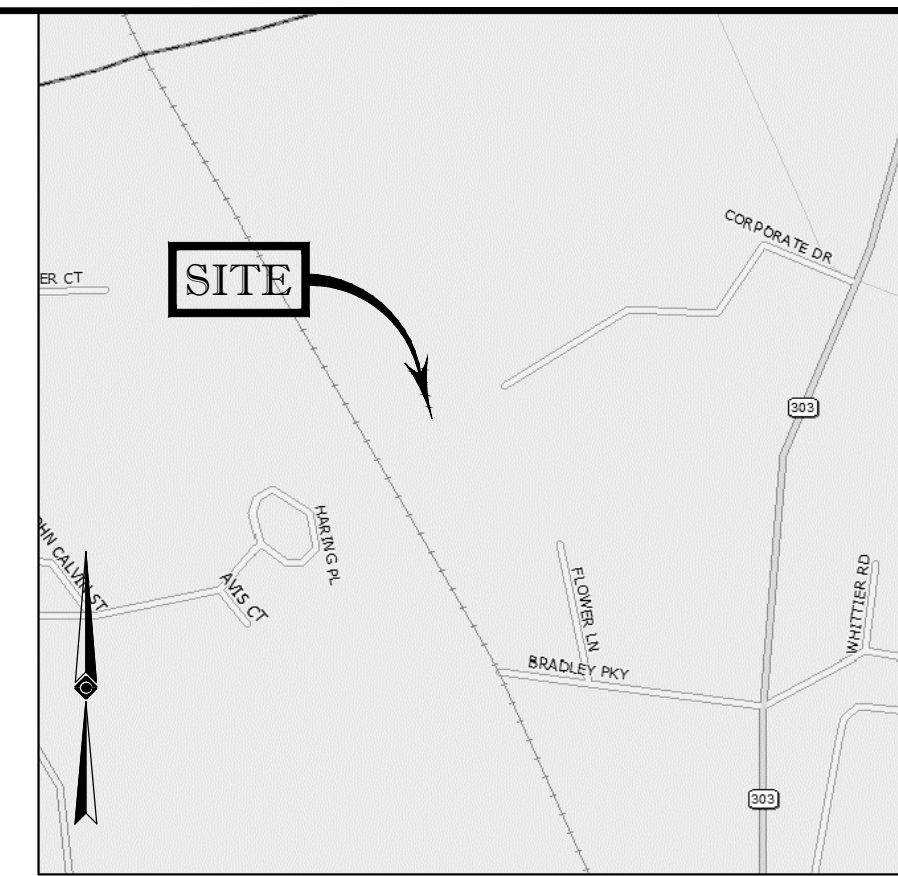
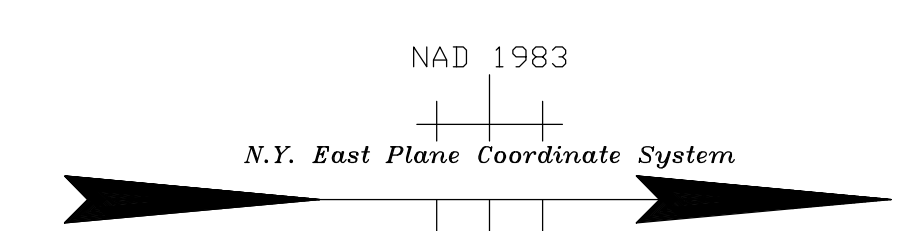
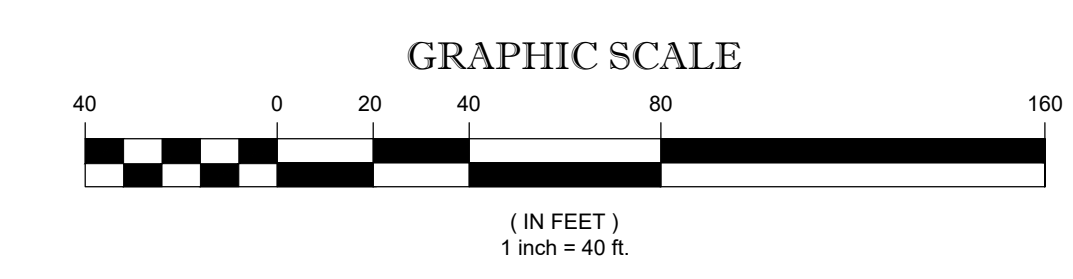


LEGEND			
124	EXISTING CONTOUR	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
125	EXISTING SPOT ELEVATION	(D)	DEED DIMENSION
X 123.45	EXIST. TOP OF CURB ELEVATION	-0.0	SUBSURFACE UTILITY QUALITY LEVEL A
X G 123.45	EXIST. GUTTER ELEVATION	-0.0	SUBSURFACE UTILITY QUALITY LEVEL B
X W 123.45	EXIST. TOP OF WALL ELEVATION	-0.0	SUBSURFACE UTILITY QUALITY LEVEL C
X BW 123.45	EXIST. BOTTOM OF WALL ELEVATION	-0.0	SUBSURFACE UTILITY QUALITY LEVEL D
X FF 123.45	EXIST. FINISHED FLOOR ELEVATION	-0.0	APPROX. LOC. UNDERGROUND CABLE LINE
X OF 123.45	EXIST. GARAGE FLOOR ELEVATION	-0.0	APPROX. LOC. UNDERGROUND ELECTRIC LINE
X OS 123.45	EXIST. DOOR SILL ELEVATION	-0.0	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
W	DEPRESSED CURB	-0.0	APPROX. LOC. UNDERGROUND TELEPHONE LINE
H	HYDRANT	-0.0	APPROX. LOC. UNDERGROUND WATER LINE
W	WATER VALVE	-0.0	SUBSURFACE UTILITY QUALITY LEVEL A
G	GAS VALVE	-0.0	SUBSURFACE UTILITY QUALITY LEVEL B
M	GAS METER	-0.0	SUBSURFACE UTILITY QUALITY LEVEL C
E	ELECTRIC METER	-0.0	SUBSURFACE UTILITY QUALITY LEVEL D
EB	ELECTRIC BOX	-0.0	E.D.C.P. EDGE OF CONC.
WM	WATER METER	-0.0	E.O.P. EDGE OF PAVEMENT
UV	UNKNOWN VALVE	-0.0	L.S.A. LANDSCAPED AREA
SMH	SANITARY/SEWER MANHOLE	-0.0	M.B.W. MASONRY BLOCK WALL
TMH	TELEPHONE MANHOLE	-0.0	D.Y.L. DOUBLE YELLOW LINE
FMH	FIBER OPTIC MANHOLE	-0.0	S.Y.L. SOLID YELLOW LINE
MH	UNKNOWN MANHOLE	-0.0	S.B.L. SOLID BLUE LINE
C/O	CLEAN OUT	-0.0	M.C. METAL COVER
S	STREET LIGHT	-0.0	(TYP.) TYPICAL
MW	MONITORING WELL	-0.0	TOD TOP OF DEBRIS
MW	MONITORING WELL ON CONC.	-0.0	NPV TOP OF DEBRIS
AL	AREA LIGHT	-0.0	FM FILED MAP
AL	AREA LAMP	-0.0	
B	BOLLARD	-0.0	
CB	CATCH BASIN OR INLET	-0.0	



- NOTES:**
- PROPERTY KNOWN AS LOT 3, BLOCK 1, SECTION 65.18, AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
 - AREA = 218,337 S.F. OR 4.783 AC. (INCLUDES AREAS WHICH MAY HAVE BEEN CONVEYED TO TOWN OF ORANGETOWN FOR SEWER PURPOSES, TO BE UPDATED UPON RECEIPT OF A CURRENT COMMITMENT TO INSURE TITLE)
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, L.L.C. TITLE NO. 503867-F-NY-CR-MSC, WITH AN EFFECTIVE DATE OF MAY 6, 2019. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS IN APPEAR IN SCHEDULE B, SECTION II:
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND IN FLOOD HAZARD ZONE X (OTHER FLOOD AREAS) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY FOR PHOTOGAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50'. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER.
 - TOPOGRAPHIC INFORMATION IS FROM A GROUND RUN SURVEY AND ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, SHEET #65.18.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, FOR ROCKLAND COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 179 OF 207", MAP SUFFIX: G, MAP NUMBER 36087C01179G, EFFECTIVE DATE: MARCH 3, 2014.
 - MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PONTIAC HOLDING LLC, 800 BRADLEY HILL ROAD, BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK", PREPARED BY ROBERT R. RAHNFIELD, P.L.S., DATED NOVEMBER 24, 2014.
 - MAP ENTITLED "BRADLEY INDUSTRIAL PARK, SUBDIVISION OF PROPERTY FOR ROCK-ART ASSOCIATES IN BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK", FILED OCTOBER 29, 1976, AS MAP NO. 4773 IN THE ROCKLAND COUNTY CLERK'S OFFICE.
 - MAP ENTITLED "AMENDMENT TO MAP NO. 4773, BOOK 90, PAGE 55, BRADLEY INDUSTRIAL PARK", FILED MARCH 21, 1983, AS MAP NO. 5486 IN THE ROCKLAND COUNTY CLERK'S OFFICE.
 - MAP ENTITLED "BRADLEY SUBDIVISION, BEING PART OF LOT 10, BLOCK 841, SECTION 101, TOWN OF ORANGETOWN, N.Y. TAX MAPS", FILED MARCH 3, 1987, AS MAP NO. 6014 IN THE ROCKLAND COUNTY CLERK'S OFFICE.
 - MAP ENTITLED "FINAL SUBDIVISION PLAT, 622 ROUTE 303, TOWN OF ORANGETOWN, NEW YORK", FILED APRIL 28, 2011, AS MAP NO. 8139 IN THE ROCKLAND COUNTY CLERK'S OFFICE.
 - MAP ENTITLED "CONRAIL, RIGHT OF WAY, FORMERLY, NEW YORK CENTRAL RAILROAD - WEST SHORE, CSX - RIVER LINE" FILENAME 141302300, DATED OCTOBER 10, 1994.
 - MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, ONYX ACQUISITION, L.L.C., SECTION 65.18, BLOCK 1, LOT 3, 800 BRADLEY HILL ROAD - "BUILDING #4" HAMLET OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES INC., DATED APRIL 04, 2019, LAST REVISED JULY 02, 2020 AS REVISION #10.
 - MAP ENTITLED "SANITARY SEWERS IN VICINITY OF 700-800 BRADLEY HILL RD" PROVIDED BY ONYX EQUITIES ON 02-11-2021.
 - MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, SECTION 65.18, BLOCK 1, LOT 3, 800 BRADLEY HILL ROAD - "BUILDING #4" HAMLET OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 01-05-2011, LAST REVISED 08-17-2021.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

09-26-2022 DATE

JAMES D. SENS
NEW YORK PROFESSIONAL LAND SURVEYOR #050846-1
EMAIL: JSSENS@CPASURVEY.COM

FIELD DATE	09-09-2022	AS-BUILT SURVEY SECTION 65.18, BLOCK 1, LOT 3 800 BRADLEY HILL ROAD - "BUILDING #4" HAMLET OF BLAUVELT, TOWN OF ORANGETOWN ROCKLAND COUNTY, STATE OF NEW YORK	
FIELD BOOK NO.	22-27		
FIELD BOOK PG.	17	CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 908.668.0099 - 908.668.9594 FAX WWW.CPASURVEY.COM	
FIELD CREW	E.M./K.R.		
DRAWN	P.R.V.	FILE NO.	01-190059-00
REVIEWED	K.V.G.	DWG. NO.	1 OF 1

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

NOTES:

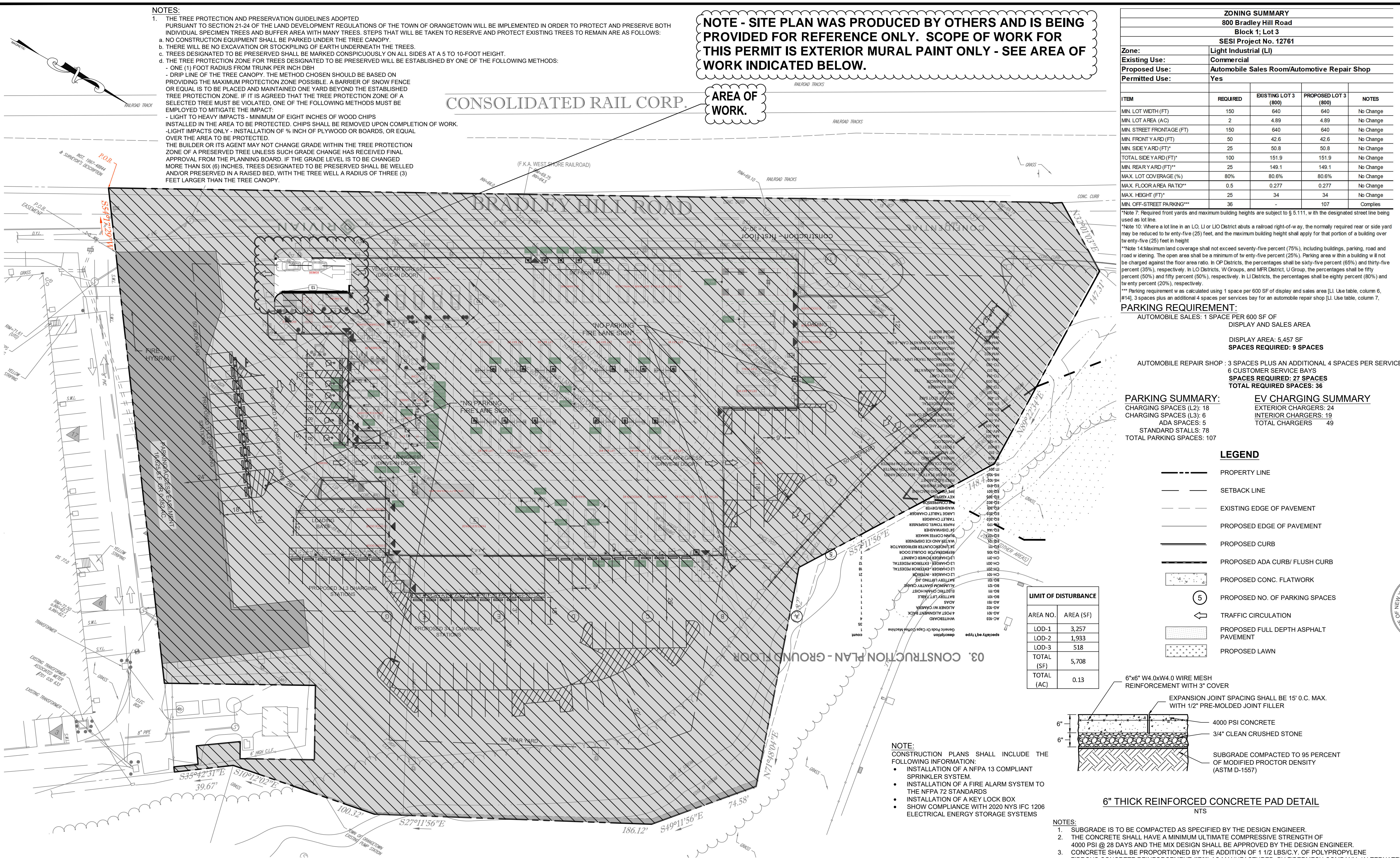
- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND 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 THE TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10-FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES 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 1/2 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 A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.

NOTE - SITE PLAN WAS PRODUCED BY OTHERS AND IS BEING PROVIDED FOR REFERENCE ONLY. SCOPE OF WORK FOR THIS PERMIT IS EXTERIOR MURAL PAINT ONLY - SEE AREA OF WORK INDICATED BELOW.

AREA OF WORK.

CONSOLIDATED RAIL CORP.



ZONING SUMMARY

800 Bradley Hill Road
Block 1; Lot 3
SESI Project No. 12761

Zone:	Light Industrial (LI)
Existing Use:	Commercial
Proposed Use:	Automobile Sales Room/Automotive Repair Shop
Permitted Use:	Yes

ITEM	REQUIRED	EXISTING LOT 3 (800)	PROPOSED LOT 3 (800)	NOTES
MIN. LOT WIDTH (FT)	150	640	640	No Change
MIN. LOT AREA (AC)	2	4.89	4.89	No Change
MIN. STREET FRONTAGE (FT)	150	640	640	No Change
MIN. FRONT YARD (FT)	50	42.6	42.6	No Change
MIN. SIDE YARD (FT)	25	50.8	50.8	No Change
TOTAL SIDE YARD (FT)	100	151.9	151.9	No Change
MIN. REAR YARD (FT)**	25	149.1	149.1	No Change
MAX. LOT COVERAGE (%)	80%	80.6%	80.6%	No Change
MAX. FLOOR AREA RATIO**	0.5	0.277	0.277	No Change
MAX. HEIGHT (FT)*	25	34	34	No Change
MIN. OFF-STREET PARKING***	36	-	107	Complies

*Note 7: Required front yards and maximum building heights are subject to § 5.111, with the designated street line being used as lot line.
 *Note 10: Where a lot line in an L.O. LI or LI/O District abuts a railroad right-of-way, the normally required rear or side yard may be reduced to forty-five (45) feet, and the maximum building height shall apply for that portion of a building over forty-five (45) feet in height.
 **Note 14: Maximum land coverage shall not exceed seventy-five percent (75%), including buildings, parking, road and road widening. The open area shall be a minimum of twenty-five percent (25%). Parking area within a building will not be charged against the floor area ratio. In OP Districts, the percentages shall be sixty-five percent (65%) and thirty-five percent (35%), respectively. In LO Districts, W Groups, and MFR District, U Group, the percentages shall be fifty percent (50%) and fifty percent (50%), respectively. In LI Districts, the percentages shall be eighty percent (80%) and twenty percent (20%), respectively.
 *** Parking requirement w as calculated using 1 space per 600 SF of display and sales area [L] Use table, column 6, #14]. 3 spaces plus an additional 4 spaces per service bay for an automobile repair shop [L] Use table, column 7.

PARKING REQUIREMENT:

AUTOMOBILE SALES: 1 SPACE PER 600 SF OF DISPLAY AND SALES AREA
 DISPLAY AREA: 5,457 SF
SPACES REQUIRED: 9 SPACES

AUTOMOBILE REPAIR SHOP: 3 SPACES PLUS AN ADDITIONAL 4 SPACES PER SERVICE BAY
 6 CUSTOMER SERVICE BAYS
SPACES REQUIRED: 27 SPACES
TOTAL REQUIRED SPACES: 36

PARKING SUMMARY:

CHARGING SPACES (L2): 18
 CHARGING SPACES (L3): 6
 ADA SPACES: 5
 STANDARD STALLS: 78
 TOTAL PARKING SPACES: 107

EV CHARGING SUMMARY

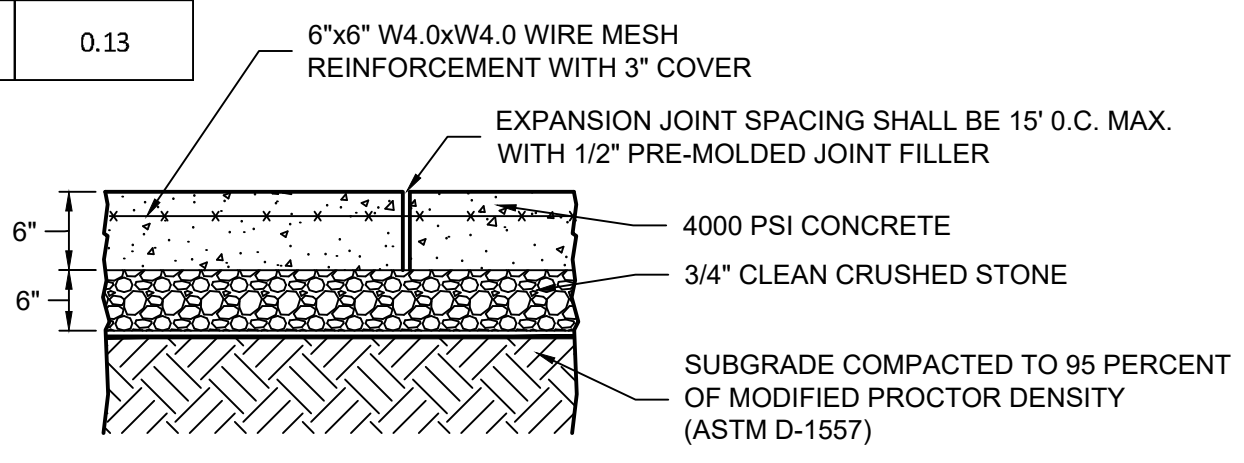
EXTERIOR CHARGERS: 24
 INTERIOR CHARGERS: 19
 TOTAL CHARGERS: 49

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED ADA CURB/ FLUSH CURB
- PROPOSED CONC. FLATWORK
- PROPOSED NO. OF PARKING SPACES
- TRAFFIC CIRCULATION
- PROPOSED FULL DEPTH ASPHALT PAVEMENT
- PROPOSED LAWN

LIMIT OF DISTURBANCE

AREA NO.	AREA (SF)
LOD-1	3,257
LOD-2	1,933
LOD-3	518
TOTAL (SF)	5,708
TOTAL (AC)	0.13



6" THICK REINFORCED CONCRETE PAD DETAIL

- NOTES:**
- SUBGRADE IS TO BE COMPACTED AS SPECIFIED BY THE DESIGN ENGINEER.
 - THE CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS AND THE MIX DESIGN SHALL BE APPROVED BY THE DESIGN ENGINEER.
 - CONCRETE SHALL BE PROPORTIONED BY THE ADDITION OF 1 1/2 LBS/C.Y. OF POLYPROPYLENE FIBROUS CONCRETE REINFORCEMENT ("E3") AS MANUFACTURED BY FIBERMESH COMPANY. (ALTERNATE)
 - PLACEMENT AND FINISHING SHALL BE IN A CONTINUOUS OPERATION.
 - THE CONCRETE SHALL BE FOGGED AND COVERED WITH POLYETHYLENE AND WET CURED, MAINTAINING MOISTURE CONTENT WHILE COVERED FOR AT LEAST 5 DAYS. CONCRETE SHALL BE PROTECTED FROM BOTH FREEZING AND LOSS OF MOISTURE FOR A PERIOD OF 7 DAYS FROM TIME OF PLACEMENT.
 - CONCRETE SHALL NOT BE PLACED ON FROZEN SUBGRADE SOILS.
 - ALL EDGES SHALL BE ROUNDED AND GIVEN A STEEL TROWEL FINISH.
 - EXPANSION JOINTS ARE TO BE 1/2" WIDE AND FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE BELOW THE TOP OF THE SURFACE. EXPANSION JOINTS SHALL BE LOCATED 15' (MAX.) ON CENTER.
 - 6" THICK - 3" CLEAN STONE CRUSHED STONE BASE SHALL EXTEND 6" HORIZONTALLY BEYOND THE CONCRETE PAD IN ALL DIRECTIONS.
 - ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED 4% TO 6%.
 - COLD WEATHER CONCRETE SHALL BE DONE IN ACCORDANCE WITH ACI-306. HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-305.

- NOTE:**
- CONSTRUCTION PLANS SHALL INCLUDE THE FOLLOWING INFORMATION:
- INSTALLATION OF A NFPA 13 COMPLIANT SPRINKLER SYSTEM
 - INSTALLATION OF A FIRE ALARM SYSTEM TO THE NFPA 72 STANDARDS
 - INSTALLATION OF A KEY LOCK BOX
 - SHOW COMPLIANCE WITH 2020 NYS IFC 1206 ELECTRICAL ENERGY STORAGE SYSTEMS

- GENERAL NOTES:**
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OF THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY THE SECTION 239L(AM) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - EXISTING STORMWATER FLOW PATHS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - ALL INLETS SHALL RECEIVE INLET PROTECTION MEASURES IN AND ADJACENT TO WORK AREAS. ALL LOCATIONS MAY NOT SHOW ON THIS PLAN.
 - 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 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - ADA PARKING SPACES PAVEMENT MARKINGS SHALL BE AZURE BLUE.
 - ALL OTHER PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE UNLESS OTHERWISE NOTED.
 - ALL PARKING SPACES, EXCEPT FOR ADA SPACES, SHALL BE 9'x18' UNLESS OTHERWISE NOTED
 - ALL CHARGING PEDESTALS SHALL BE INSTALLED ON THE DRIVER SIDE.
 - ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 - ALL LANDSCAPING SHOWN ON THE SITE PLANS 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 SOIL EROSION AND SEDIMENT CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.

- CONSTRUCTION SEQUENCE:**
- OBTAIN ALL PERMITS
 - PRE-CONSTRUCTION MEETING
 - NOTIFY MUNICIPALITY AND REGULATORY AGENCIES OF THE START OF CONSTRUCTION
 - INSTALL ALL SOIL EROSION CONTROL MEASURES (INLET PROTECT, SILT FENCE, HAYBALES, ETC)
 - GENERAL DEMOLITION AND REMOVAL
 - CONCRETE FLATWORK
 - PAVEMENT MARKINGS
 - REMOVE SOIL EROSION CONTROL MEASURES

REFERENCE:

EXIST CONDITIONS & BOUNDARY ARE TAKEN FROM AS-BUILT SURVEY 800 BRADLEY HILL ROAD - BUILDING #4 PREPARED BY CONTROL POINT ASSOCIATES, INC. SEPTEMBER 26, 2022.

NYS Education Law
 Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.
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SITE PLAN FOR PROPOSED ELECTRIC VEHICLE SALES/DISTRIBUTION/SERVICE CENTER 800 BRADLEY HILL ROAD TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY

SESI ENGINEERS
 GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
 959 route 46e, 3rd floor, Parsippany, nj 07054, ph: 973.808.9050

FRANZ W. LAKI, P.E.
 PROFESSIONAL ENGINEER
 N.Y. LIC. NO. 96772

job no. 12761
 drawing no. S-1

dwg by: APG
 chk by: FL
 scale: AS NOTED
 date: 12/20/2022

NOT FOR CONSTRUCTION

