



- NOTES:**
- THIS IS A SITE PLAN OF TAX LOT 74.18-3-39 & 40 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 - RECORD OWNER & APPLICANT: SOUTH ORANGETOWN AMBULANCE CORP. 70 INDEPENDENCE AVE, TAPPAN, NY 10983
 - LOT AREA = 36,997 SF TOTAL
 - NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 238-1.1 OF THE GENERAL LAW OF THE STATE OF NEW YORK.
 - THIS PLAT 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: Δ).
 - 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 LIMED 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.
 - WATER SUPPLY: VEOLIA NORTH AMERICA
 - DATE: NOV 29
 - 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 PLANNING BOARD 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 WOODOUS 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 & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD AND THE AUTHORITY TO PROCEED WITH ANY GRADING AND CONSTRUCTION OF THE SITE WORK SHALL BE WITHSTANDING THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION FOR AN INSPECTION REPORT.
 - 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 WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME 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 DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND RECLASSIFICATION 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 SUPT. OF HIGHWAYS & DEME 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 SEWAGE 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 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 IMPACTS:
 - 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.

- NOTES (CONT)**
- THE PLANS SHOW REGRADING WITHIN THE TOWN OWNED RIGHT-OF-WAY. THE APPLICANT SHALL OBTAIN WRITTEN APPROVAL FROM THE SUPERINTENDENT OF HIGHWAYS FOR THIS PROPOSED WORK. ALSO, THE TOWN OF ORANGETOWN HIGHWAY DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY AND ALL WORK BEING PERFORMED IN THE TOWN RIGHT-OF-WAY.
 - THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY AND ALL SEWER WORK BEING PERFORMED IN CONNECTION.

LIST OF DRAWINGS	DATE	LAST REVISED
1. SITE PLAN	10/23/18	03/05/24
2. GRADING DRAINAGE & UTILITY PLAN	10/23/18	03/05/24
3. W/EROSION CONTROL	10/20/18	08/08/23
4. DETAIL SHEET	02/14/19	11/01/23
5. LIGHTING PLAN	2/19/19	N/A

Δ TOTAL AMOUNT OF DISTURBANCE = 21,850 SF \pm

- TREE LEGEND**
- 11 CALIPER IN INCHES
8K TREE TYPE (SEE BELOW)
- 2=TWIN, 3=TRIPLE, ETC.
- | | |
|-----------|----------------|
| K = OAK | E = ELM |
| A = ASH | CH = CHERRY |
| B = BIRCH | P = POPLAR |
| M = MAPLE | CA = CRABAPPLE |
| P = PINE | CT = CATALPA |

- REFERENCE**
- FILED MAP ENTITLED "PREL PARK, SEC. X-B" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #3165.
 - PROPOSED ALTERATIONS TO SOUTH ORANGETOWN AMBULANCE CORPS BY ROBERT TORGENSEN, ASLA; LAST REV. 5/12/03
- LEGEND**
- - - 142 - - - CONTOUR
 - +141.5 SPOT GRADE
 - CB CATCH BASIN/FIELD INLET
 - FI DRAIN LINE
 - SMH SANITARY MANHOLE / PIPE
 - EDGE OF PAVEMENT
 - CONCRETE CURB
 - G GAS LINE / VALVE
 - W-W-W WATER LINE / VALVE
 - UTILITY POLE
 - LIGHT POLE
 - OHW OVERHEAD WIRES
 - UNDERGROUND ELECTRIC

**** VARIANCE REQUIRED FROM §6.35 - LIMITS ACCESS TO ONE 20' WIDE LANE FOR PARKING AREA WITH LESS THAN 20 SPACES. SAFETY CONCERNS DICTATE ACCESS TO ALL GARAGE BAYS REQUIRING MACADAM APRON WIDER THAN CODE PERMITS.**

▲ PARKING REQUIREMENTS:
1 SPACE PER 200SF FLOOR AREA
REQUIRED = 11,245/200 = 57 SPACES
**** PROVIDED = 18 SPACES (VARIANCE REQUIRED)**
(CURRENTLY 7 SPACES FOR 7,394 SF OR 1/1056 SF)
(PROPOSED 18 SPACES FOR 11,245 SF OR 1/625 SF)

EXISTING FLOOR AREA = 7,394 SF
▲ PROPOSED NEW FLOOR AREA = 3,851 SF (INCLUDES 2nd FLOOR)
TOTAL = 11,245 SF

2nd FLOOR ATTIC OF < 7' HEADROOM DID NOT COUNT AT TIME OF ORIGINAL APPROVAL IN 2001. AS OF 2012, CODE CHANGED TO < 7' HEADROOM.

BULK REGULATIONS									
ZONE R-15 USE GROUP "O"	MAX F.A.R.	MIN LOT AREA	MIN. LOT WIDTH	STREET FRONTAGE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX BLDG HT
REQUIRED	0.20	30,000 SF	250 FT	100 FT	100 FT	75 FT	200 FT	100 FT	3"/FT
* EXISTING	0.49	14,994 SF	191.12'	191.12'	SEE NOTE #1 4.3'	SEE NOTE #2 18.9'	57.9'	14.4'	20'-7"
PROPOSED	0.304 **	36,997 SF	300 FT	311.15 FT	4.3' **	18.9' **	93.9' ± **	4.2' **	26'-5" **

▲ NOTE: EXISTING BULK AS SHOWN ON APPROVED SITE PLAN FOR "SOUTH ORANGETOWN AMBULANCE CORPS" LAST DATED 5/12/03 AND APPROVED ON 5/22/13. NOTE: PLAN WAS PREPARED FOR ONLY TAX LOT 40. OFFSETS SHOWN ARE ONLY TO THAT LOT.

⊕ VARIANCES GRANTED: 01-22 & 01-22 (PART 2) ON 5/16/01 AND 6/10/01 (SITE PLAN SHOWED F.A.R. AS 0.34) BECAUSE 2nd FLOOR OF < 7' HEADROOM DID NOT COUNT @ TIME OF APPROVAL BUT NOW IT DOES

NOTE #1: APPROVED SITE PLAN SHOWED 10' FRONT YARD.
NOTE #2: APPROVED SITE PLAN SHOWED 19.1' SIDE YARD.

**** VARIANCES REQUIRED**

ORANGETOWN PLANNING BOARD APPROVAL:

APPROVED FOR FILING BY OWNER

OWNER _____ DATE _____

GDANSKI CONSULTANTS, INC.
25 RIVERSIDE DRIVE
SUFFERN, NEW YORK, 10901

PAUL GDANSKI, PE
NYS LIC. 075890

JAY A. GREENWELL, PLS, LLC
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM

TAX LOT 74.18-3-40 AREA=14,994 SF
TAX LOT 74.18-3-39 AREA=22,003 SF
TOTAL = 36,997 SF

SITE PLAN FOR PROPOSED ADDITION

SO. ORANGETOWN AMBULANCE CORPS

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING

TAX LOT #S
74.18-3-40
74.18-3-39

AREA
SEE ABOVE

FILE
21838SITE

SCALE
1"=20'

DATE
10/23/18

JOB NO.
21838