

PROPOSED B BUSINESS / S-1 MODERATE HAZARD STORAGE

SURVEY REFERENCES

- [illegible]

PLANNING BOARD APPROVAL CERTIFICATION

APPROVED FOR FILING:

TOWN ENGINEER

APPROVED AS A FINAL PLAT BY A RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF ORANGETOWN

CHAIRMAN OF THE ROCKLAND COUNTY DRAINAGE AGENCY

DATE _____

DATE _____

OWNER CERTIFICATION

I/WE, OWNER(S), HEREBY GIVE CONSENT TO THE FILING OF THIS MAP

AUTHORIZED SIGNATURE _____













































PRINT NAME _____

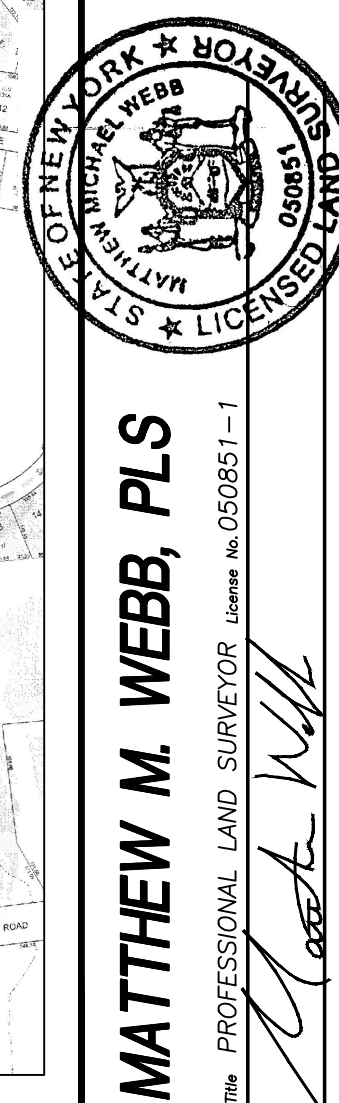
DATE _____

APPLICANT & PROPERTY INFORMATION

APPLICANT: DYNAMIC EVENT GROUP, INC. 300 BLAISDELL ROAD ORANGEBURG, NY 10962	OWNER: 300 BLAISDELL REALTY, LLC 130 MAIN STREET, SUITE 201 NEW CITY, NY 10956	PROPERTY LOCATION: SECTION 73.20 - BLOCK 1 - LOT 1.2 TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, NEW YORK. AREA OF PROPERTY= 151.391 ±SQ.FT. OR 3.4755 ±ACRES
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LEGEND					
TRAVERSE		UNKNOWN MANHOLE		WATER VALVE	
MONUMENT		ELECTRIC MANHOLE		WATER METER	
IRON PIPE		SANITARY MANHOLE		FIRE HYDRANT	
BOOK	BK	CLEAN OUT		WATER SHUT OFF	
PAGE	PG	TELEPHONE MANHOLE		MONITORING WELL	
RIGHT OF WAY	R.O.W.	STORM MANHOLE		IRRIGATION CONTROL VALVE	
SIGN		CATCH BASIN		GAS VALVE	
FLAGPOLE		FLARED END SECTION		GAS METER	
MAILBOX		LIGHT POLE		UTILITY POLE	
DUMPSTER		WALL-MOUNTED SPOT LIGHT		GUY WIRE	
HANDICAP SYMBOL		SITE LIGHT		ELECTRIC METER	
TREE		BOLLARD			
PROPERTY LINE (PQ)		WATER LINE		W	W
PROPERTY LINE		GAS LINE		G	G
SETBACK LINE		ELECTRIC LINE		E	E
WETLANDS BOUNDARY		TELEPHONE LINE		T	T
STREAM OR BROOK		OVERHEAD WIRES		OH	OH
TREE LINE		SANITARY SEWER		SAN	SAN
CHAIN LINK FENCE		STORM SEWER		ST	ST
WOOD FENCE		GUIDE RAIL		U	U



RONALD M. PANICUCCI, PE

THE PROFESSIONAL ENGINEER

License No. 075400

03/15/19

JP

ER

Revisions:

- | | |
|---|---|
| 1 | 04/02/2018
ADDED EXISTING
CONDITIONS PLAN. |
| 2 | 01/31/2019
RESPONSE TO OZP&P
DIRECTOR COMMENTS. |
| 3 | 06/25/2019
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| 4 | 08/09/2019
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| 8 | 10/27/2023
UPDATES PER
TOWN COMMENTS |
| 9 | 06/13/2024
REVISED PER
TOWN COMMENTS |

LAN ASSOCIATES

engineering • planning • architecture • surveying

EXISTING & DEMOLITION SITE PLAN

SECTION 73.20 - BLOCK 1 - LOT 1.2

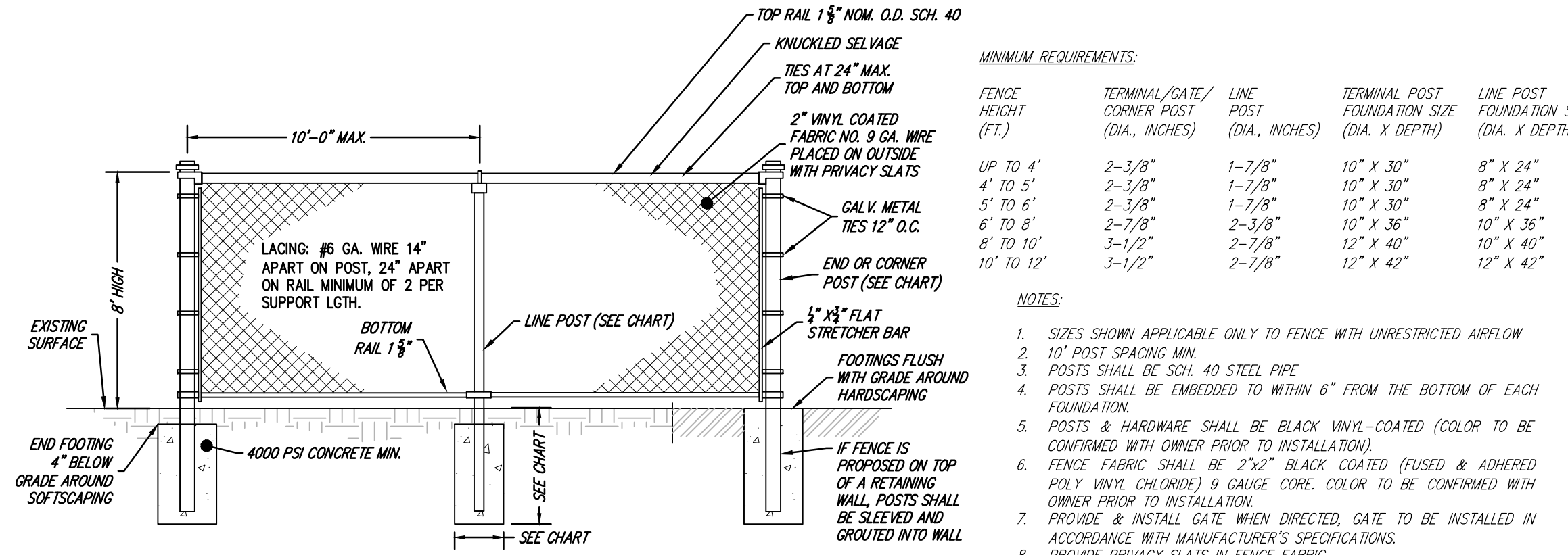
Job No. 2.30096.01

File No. 3009601C1

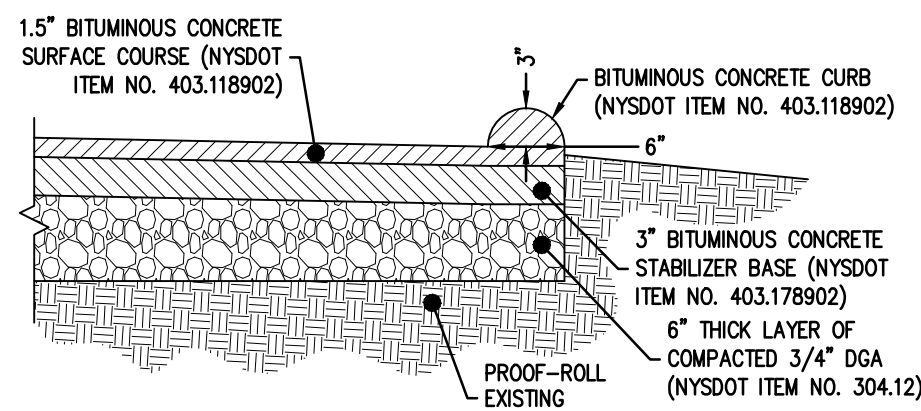
SP.1-

ZONING REQUIREMENTS			
ZONE DISTRICT LIO (LIGHT INDUSTRIAL-OFFICE) GROUP CC	REQUIRED	EXISTING	PROPOSED (10,500 SF ADD)
MINIMUM LOT REQUIREMENTS			
MINIMUM LOT AREA (SQUARE FEET)	87,120	151,391	NO CHANGE
MINIMUM LOT AREA (ACRES)	2	3	NO CHANGE
MINIMUM LOT WIDTH (FEET)	300	358.2 (BLAISDELL)	NO CHANGE
MINIMUM STREET FRONTAGE (FEET)	150	372.4 (BLAISDELL)	NO CHANGE
MINIMUM OPEN SPACE (PERCENT)	25	39.52	38.26
MINIMUM YARD REQUIREMENTS (PRINCIPAL BUILDING)			
MINIMUM FRONT YARD (FEET) - BLAISDELL ROAD	100	96.1 (E)	NO CHANGE
MINIMUM FRONT YARD (FEET) - HUNT ROAD	100	97.2 (E)	NO CHANGE
MINIMUM SIDE YARD (FEET)	100	107.9	91.9 (V, STORAGE CONTAINERS)
MINIMUM TOTAL SIDE YARD (FEET)	200	N.A.	N.A.
MINIMUM REAR YARD (FEET)	100	145.9	75.9 (V)
MAXIMUM LOT REQUIREMENTS			
MAXIMUM FLOOR AREA RATIO	0.40	0.174	0.243
MAXIMUM BUILDING HEIGHT (FEET)	25	24	24.3

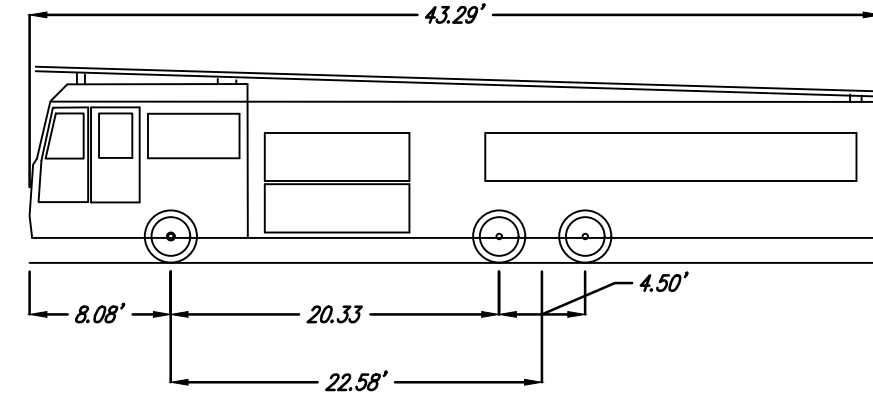
(E) PRE-EXISTING NON-CONFORMING
(V) VARIANCE REQUIRED



CHAIN LINK FENCE DETAIL



NEW BITUMINOUS CONCRETE PAVING & CURB DETAIL



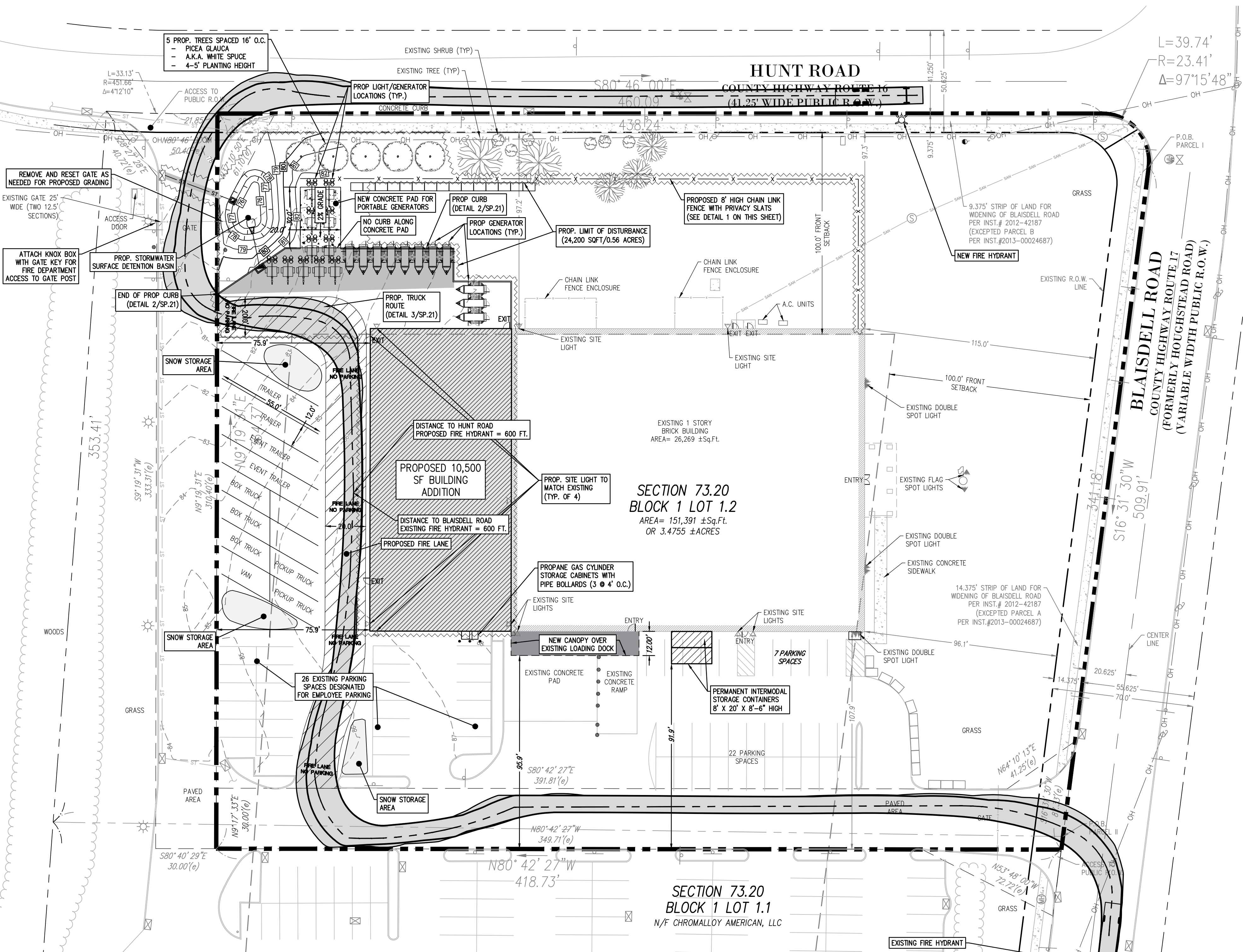
FIRE APPARATUS VEHICLE

DECREASE IN OPEN SPACE	
NET INCREASE NEW ADDITION	= 1134 SF
NEW PAVEMENT	= 172 SF
NEW CONCRETE PAD	= 602 SF
TOTAL INCREASE	= 1908 SF
TOTAL INCREASE	= 1.26%
EXISTING %	= 39.52%
PROPOSED %	= 38.26%

FLOOR AREA RATIO BREAK DOWN	
FLOOR AREA RATIO	= (TOTAL FLOOR AREA)/(LOT AREA)
	= (36,769)/(151,391)
FLOOR AREA RATIO	= 0.243

REQUIRED PARKING SPACES	
1 PARKING SPOT : 200 SQFT OFFICE SPACE	8,888 SQFT OFFICE SPACE = 42 SPACES
1 PARKING SPOT : 2 EMPLOYEES OR 300 SQFT PRODUCTION EQUIPMENT STORAGE	28,500 SQFT PRODUCTION EQUIPMENT STORAGE SPACE = 95 SPACES
26 EMPLOYEES = 13 SPACES	
TOTAL REQUIRED SPACES = 55 SPACES	
TOTAL OFFICE AND PRODUCTION EMPLOYEES = 34 SPACES	
PROVIDED = 55 SPACES	

SCALE : 1" = 30'



MATTHEW M. WEBB, PLS
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Matthew Webb

RONALD M. PANICUCCI, PLS
THE PROFESSIONAL ENGINEER License No. 078600
Ronald M. Panicucci

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engineering • planning • architecture • surveying
252 MAIN STREET, GOSHEN, NEW YORK 10924 (845) 618-0350

PROPOSED SITE PLAN
SECTION 73.20 - BLOCK 1 - LOT 1.2
300 BLAISDELL ROAD
DYNAMIC EVENT GROUP, INC.
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY

Job No. 2.30096.01
File No. 3009601C1

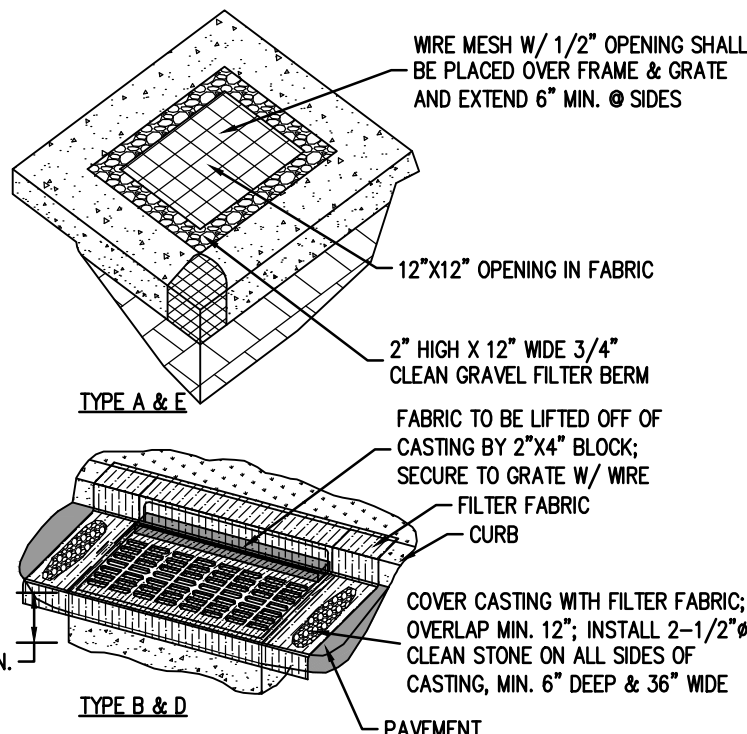
SP.21

STANDARD EROSION CONTROL NOTES

- AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:
1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT THE KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LAZEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO 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.
 2. ALL DISTURBED AREAS, EXCEPT BROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF FIVE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SF. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
 3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
 4. ALL EROSION AND SEDIMENT CONTROL MEASURES, EXCLUDING CATCH-BASIN MEASURES, SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
 5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/TO STABILIZED.

LAND GRADING CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLURPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
6. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
7. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
8. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
12. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.
15. CONTRACTOR SHALL LIMIT ACCESS OF HIGH-IMPACT EARTH MOVING EQUIPMENT.
16. CONTRACTOR SHALL NOT OVER-EXCAVATE.
17. CONTRACTOR SHALL USE DE-COMPACTATION PRACTICES TO RESTORE THE SOILS ORIGINAL INFILTRATION PRACTICES.
18. THE CONTRACTOR SHALL CONSTRUCT THE STORMWATER BASINS AND OTHER STORMWATER INFRASTRUCTURE PER THE REQUIREMENTS AND RECOMMENDATIONS WITHIN THE THE NYS DEC STORMWATER DESIGN MANUAL (2010 VERSION).
19. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL SHALL BE TOPSOILED, SEEDED, MULCHED, AND STABILIZED.
20. ANY AREAS CONSIDERED CRITICAL FOR SEEDING AND STABILIZATION SHALL BE PROTECTED USING EROSION CONTROL MATS.

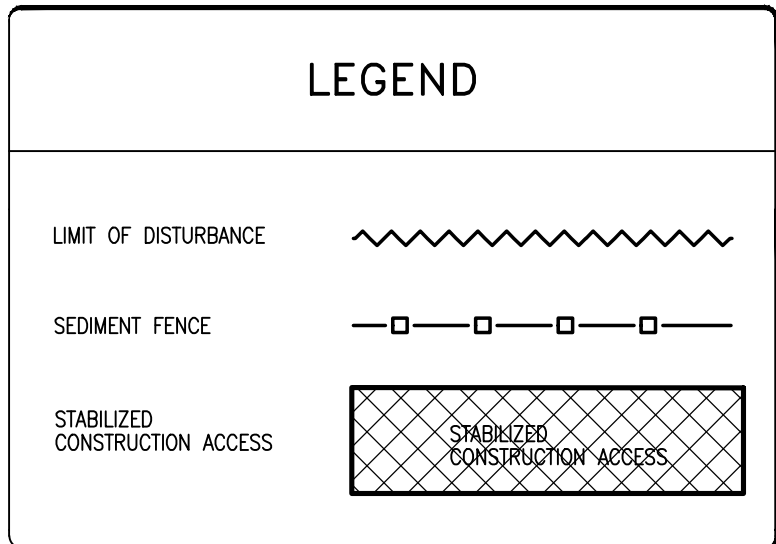


- NOTE: PROTECTION DEVICE DESIGNED TO CAPTURE AND FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
 2. CONTRACTOR TO REMOVE FABRIC STONE & LUMBER JUST PRIOR TO PAVING
 3. FABRIC TO BE MIRAFI 100X OR EQUIVALENT
 4. ALL PROTECTED INLETS (OR MANHOLES) SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS WHICH DRAIN TO THEM ARE STABILIZED.

INLET FILTER DETAIL

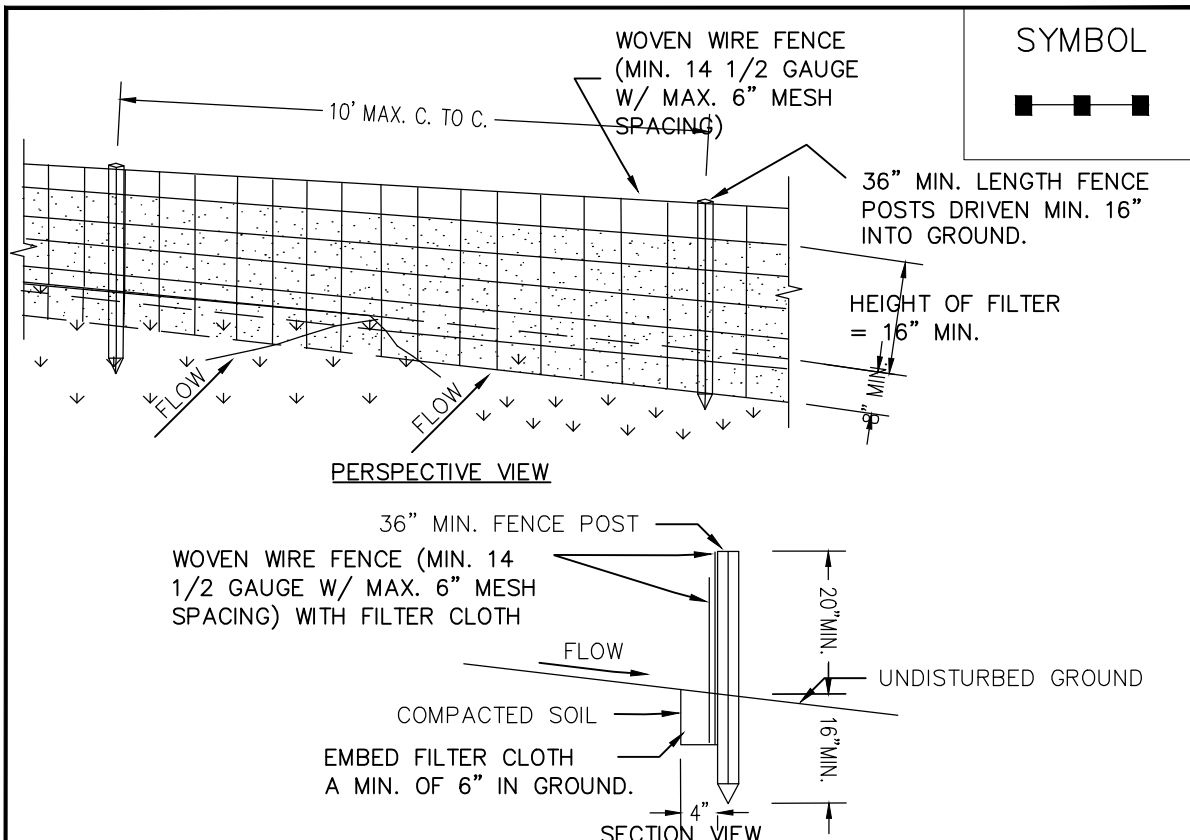
TYPICAL TOPSOIL STOCKPILE

NOTA



EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE

1. AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING TO INCLUDE OWNER, ENGINEER, SCHOOL REPRESENTATIVES, & CONTRACTOR.
2. PRIOR TO LAND DISTURBANCE, INSTALL NEW SILT FENCES, INLET PROTECTION, AND PREPARE STABILIZED CONSTRUCTION ACCESS.
3. CONSTRUCT NEW CONCRETE PADS.
4. CONSTRUCT NEW BUILDING ADDITION.
5. STRIP AND STOCKPILE TOPSOIL AS REQUIRED.
6. PERFORM ROUGH GRADING OF IMPROVEMENTS.
7. CONSTRUCT NEW CATCH BASIN WITH FILTER, RETENTION BASIN, AND REQUIRED PIPING.
8. CONSTRUCT NEW CHAIN LINK FENCING.
9. INSTALL NEW CANOPY OVER LOADING DOCK.
10. CONSTRUCT NEW PAVEMENT AREAS AND CURBING.
11. PERFORM FINAL STABILIZATION.
12. REMOVE SCD MEASURES (SILT FENCE, ETC.) AFTER FINAL SITE STABILIZATION.

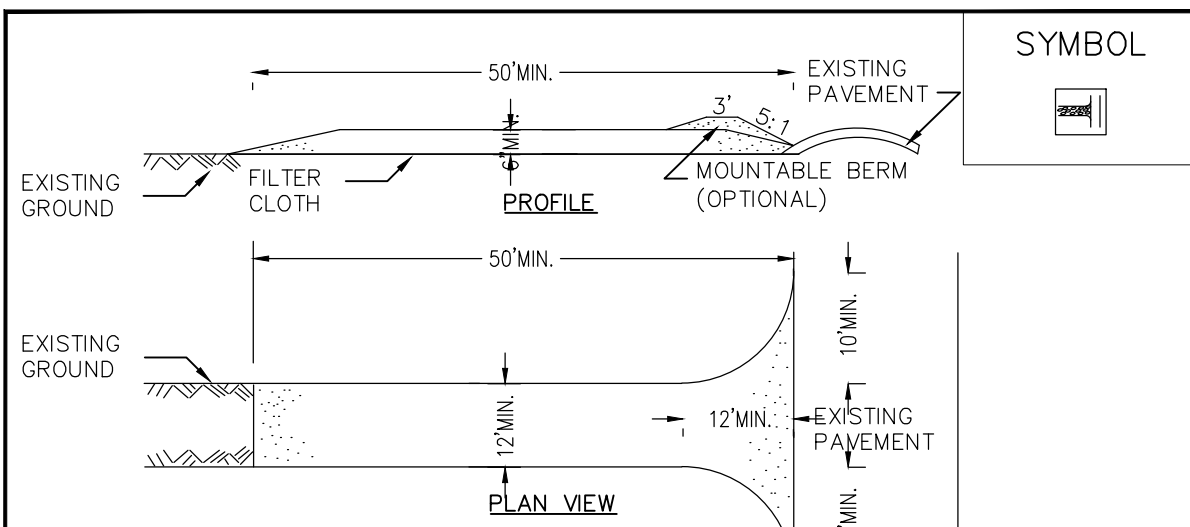


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

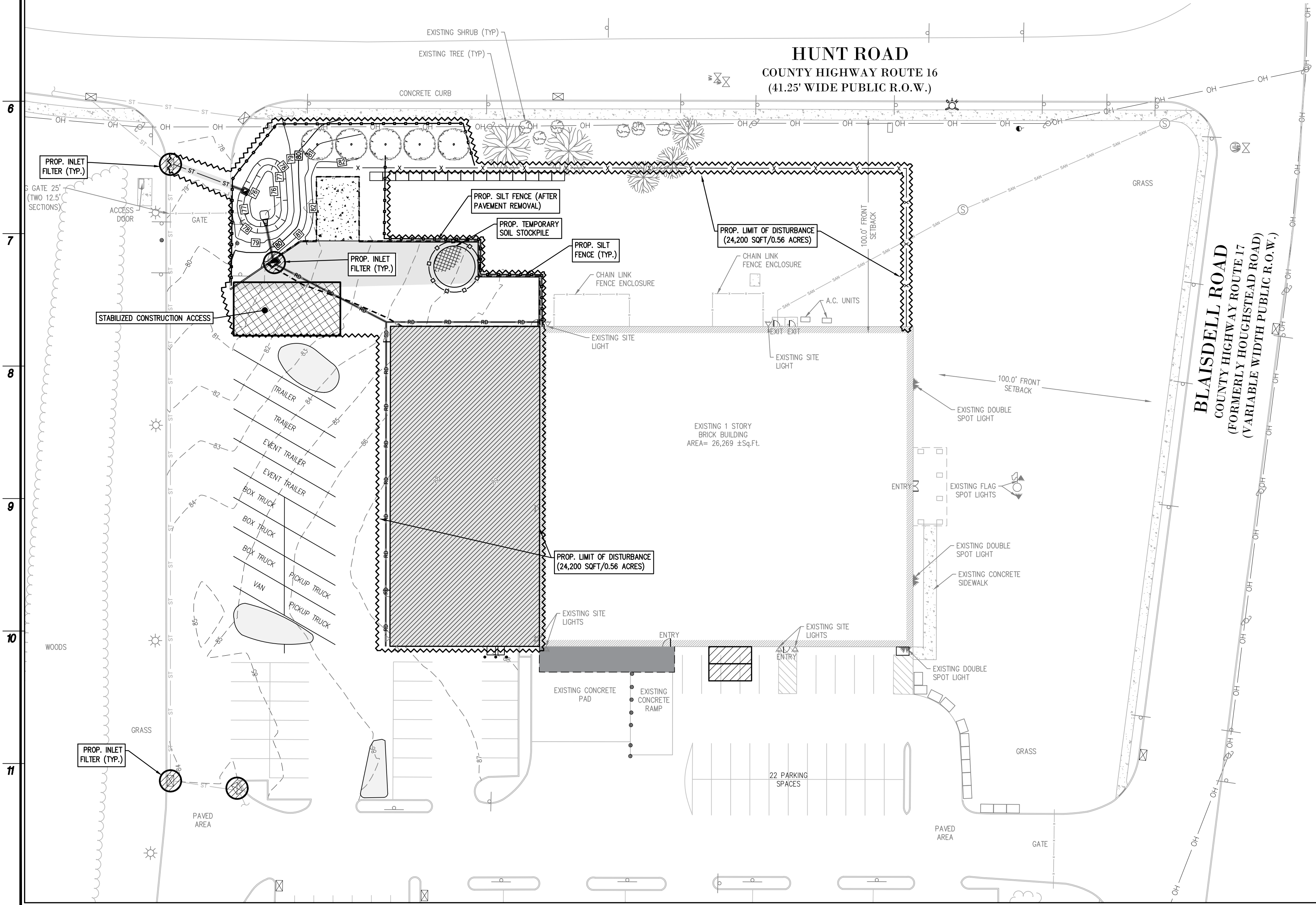


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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STABILIZED CONSTRUCTION ENTRANCE



SCALE : 1" = 30'

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FILED MAP NO. 4772