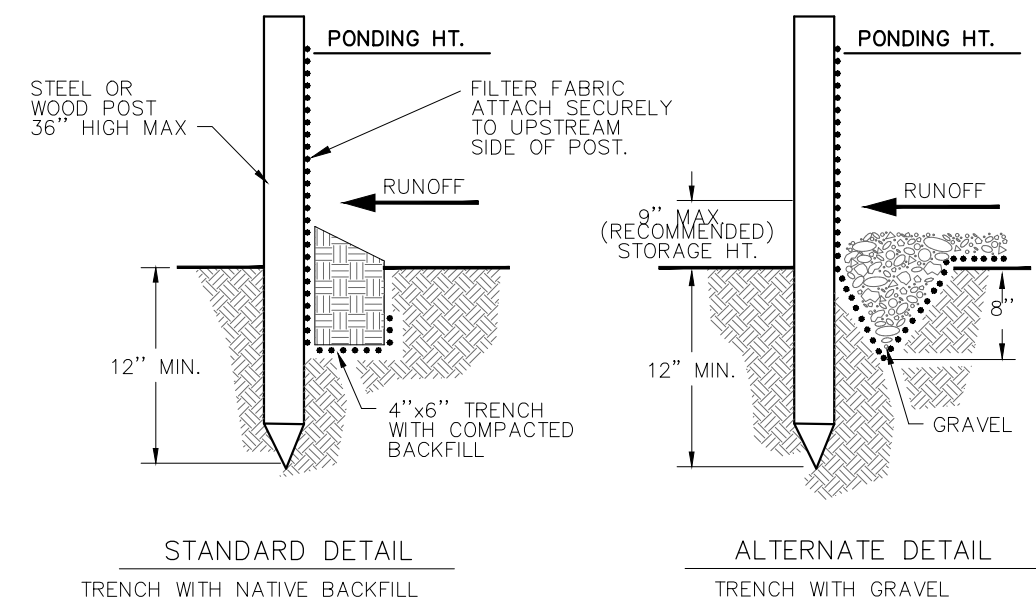
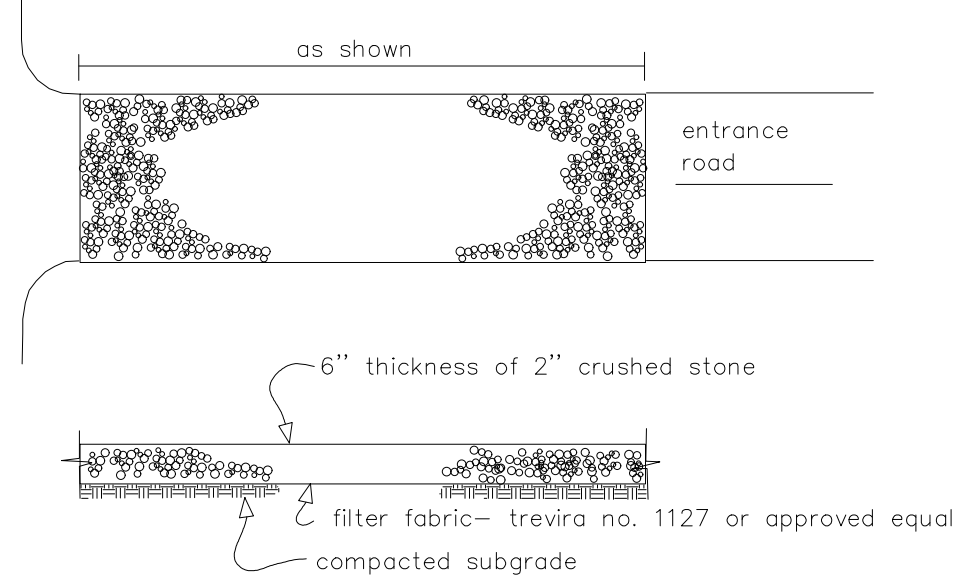
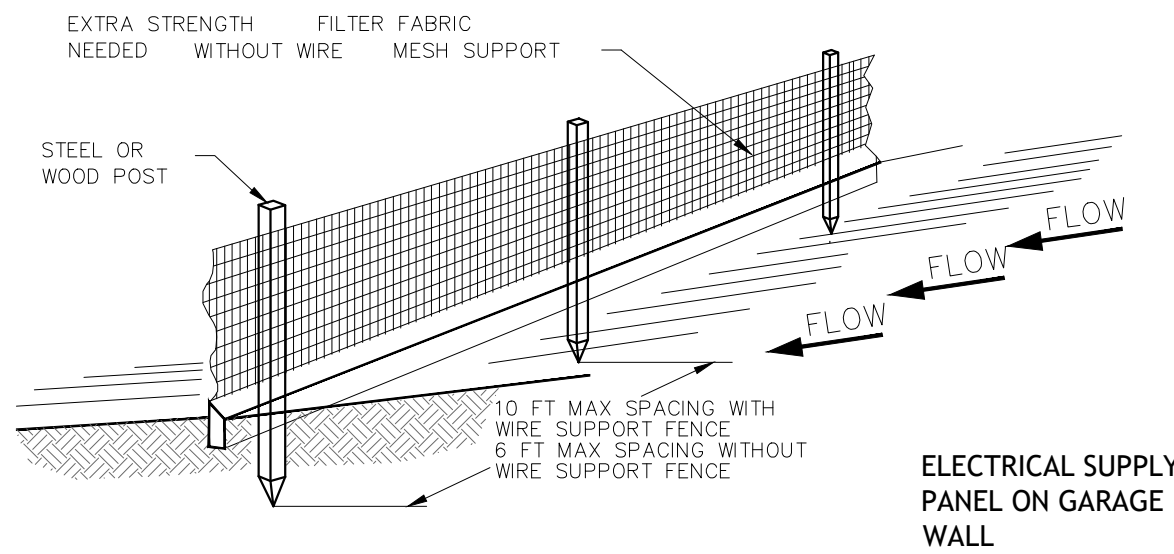




NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FOUNDED EFFICIENCY.

SILT FENCE
n.t.s.



n.t.s.

LC & OUR TOWN INC.
522 ROUTE 303
ORANGEBURG, NY



02 VICINITY MAP
N.T.S.

IMPERVIOUS CALCULATIONS:

ADDITIONS:

IMPERVIOUS-PAVEMENT AT
REMOVE CURB AND ISLAND= +72 SF

REDUCTIONS:

REMOVAL OF PAVEMENT AND
INSTALLATION OF GRASS SEED = -90 SF

TOTAL REDUCTION -18 SF

PARKING ANALYSIS
CC DISTRICT SAME AS CS FOR RETAILS SALES AND SERVICES

MIN. REQUIRED OFF STREET PARKING SPACE	REQUIRED	EXISTING	PROPOSED
1 PER 200 SF GROSS FLOOR AREA			
		CAR WASH 2392	CAR WASH 2392
		OIL CHANGE BLD 1120	OIL CHANGE BLD 1120
		TOTAL 3512	NEW TIRE CENTER 1264
		DIVIDED 200	TOTAL 4776
		SPACE REQ'D 17.56	DIVIDED 200
		SPACE PROVIDED 12*	SPACE REQ'D 23.85
			SPACE PROVIDED 15 (V)

* EXISTING NON-CONFORMING (V) = VARIANCE REQUIRED

S/L/B/ 74.07-1-1
AREA OF DISTURBANCE

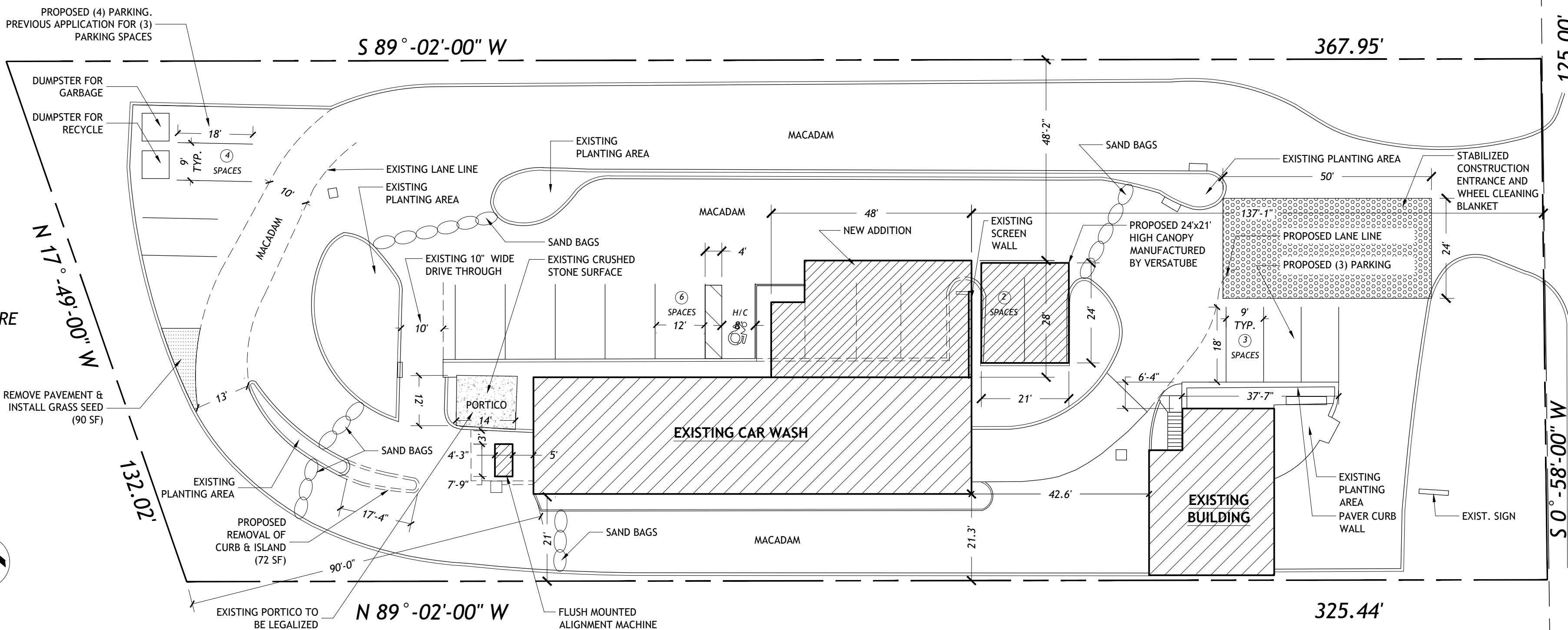
ADDITION (TIRE CENTER)	1,264 SF
ALIGNMENT MACHINE	33 SF
REMOVAL OR CURB & ISLAND	72 SF
REMOVAL OF PAVEMENT & INSTALL GRASS SEED	90 SF
PROPOSED CANOPY FOOTINGS	32 SF
TOTAL	1,491 SF

TABLE OF GENERAL BULK REGULATIONS FOR DISTRICT
ZONE CC USE GROUP JJ
FOR TOWN OF ORANGETOWN

ITEM	REQUIRED	EXISTING	PROPOSED
F.A.R.	.30	.094	.14
LOT AREA	2,500 SF	43,336 SF	43,336 SF
LOT WIDTH	25'	125'	125'
STREET FRONTAGE	25'	125'	125'
FRONT YD	0' OR 45'	49'	49'
SIDE YD	0' OR 12'	0'	0'
TOTAL SIDE YD.	0' OR 25'	77'	77'
REAR YD	25'	90'	90'
COVERAGE	75% MAX	67%	67%

LEGEND

- PROPERTY LINE
- WHEEL CLEANING BLANKET
- IMPERVIOUS TO BE REMOVED
- SAND BAGS
- CURB DEMO
- EXISTING BUILDING
- PROPOSED BUILDING/STRUCTURE
- EXISTING CURB



01 PROPOSED SITE PLAN INCLUDING NEW PARKING LAYOUT
1"=20'-0"

ALL DATA FOR THE SITE PLAN TAKEN FROM SURVEY BY EARL B. LOVELL - SP. BELCHER, INC. LAND & CITY SURVEYORS, 77-16 164 STREET, FRESH MEADOWS, NY 11366, DATED DECEMBER 20, 2024.

SAFETY GUIDELINES:

- ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION AND/OR PROJECT SITE.
- GENERAL PUBLIC/ PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY LOCAL BUILDING DEPARTMENT.
- PROJECT SITE TO BE PROPERLY POSTED AND TAPED AND/OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES.
- GENERAL CONTRACTOR AND ANY SUBCONTRACTORS WORKING WITH THIS PROJECT TO KEEP PROJECT SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO OBEY ALL "OSHA" AND ALL OTHER SAFETY REGULATIONS.
- PROVIDE WEATHERPROOFING AT END OF EACH WORK DAY TO PREVENT DAMAGE.
- PROJECT SITE IS TO BE SECURED AND HAZARD FREE AT END OF EACH WORK DAY.
- FAILURE TO ADHERE WITH THESE SAFETY GUIDELINES VOIDS ENGINEERS' RESPONSIBILITY OF ANY OCCURRENCE AND/OR INCIDENT OF INJURY OR OTHERWISE.
- ENGINEER NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY CONTRACTORS NEGLIGENCE.

DO NOT SCALE PRINTS

PROPOSED RENOVATION
TIRE SERVICE &
SALES ADDITION

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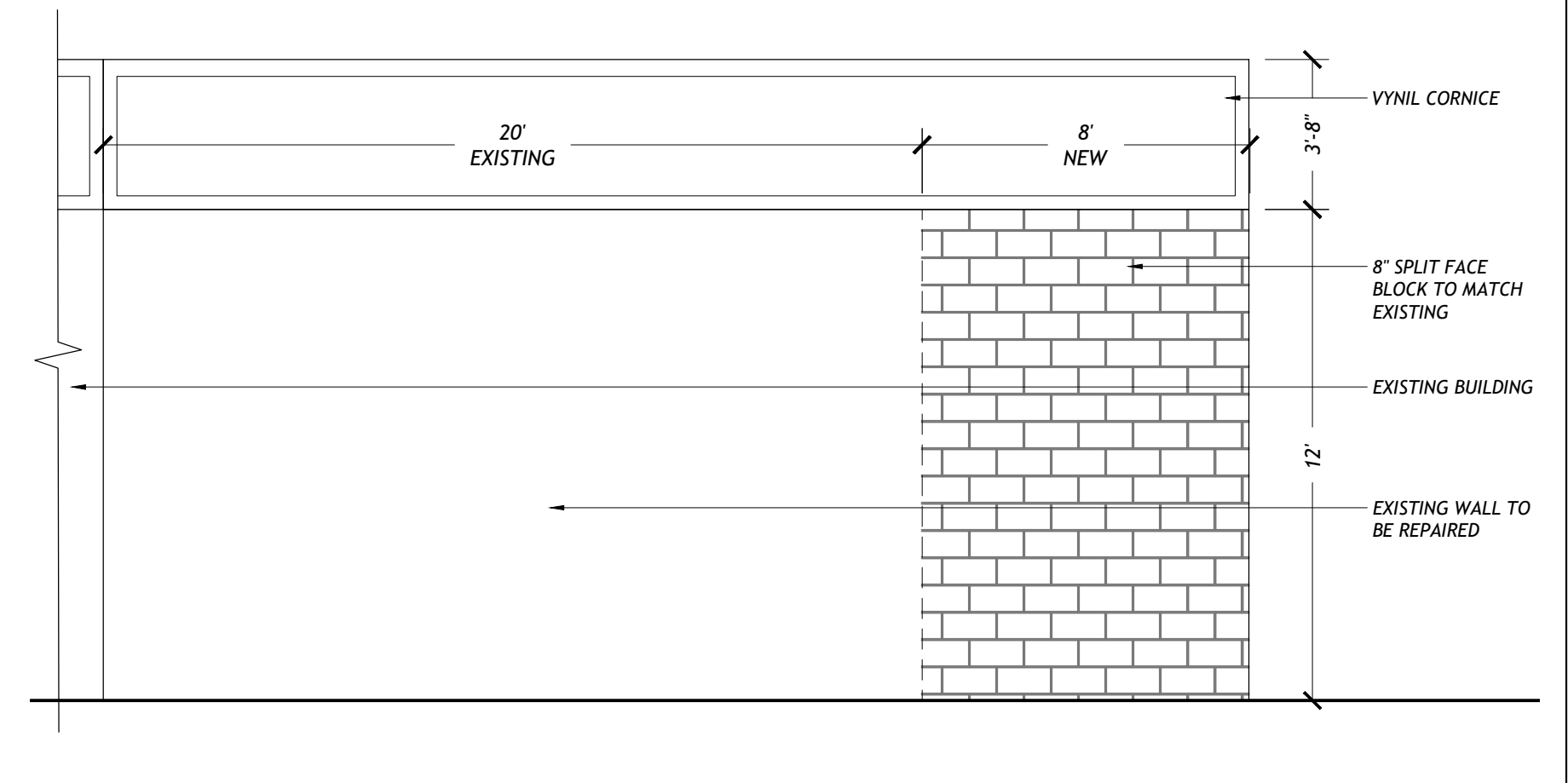
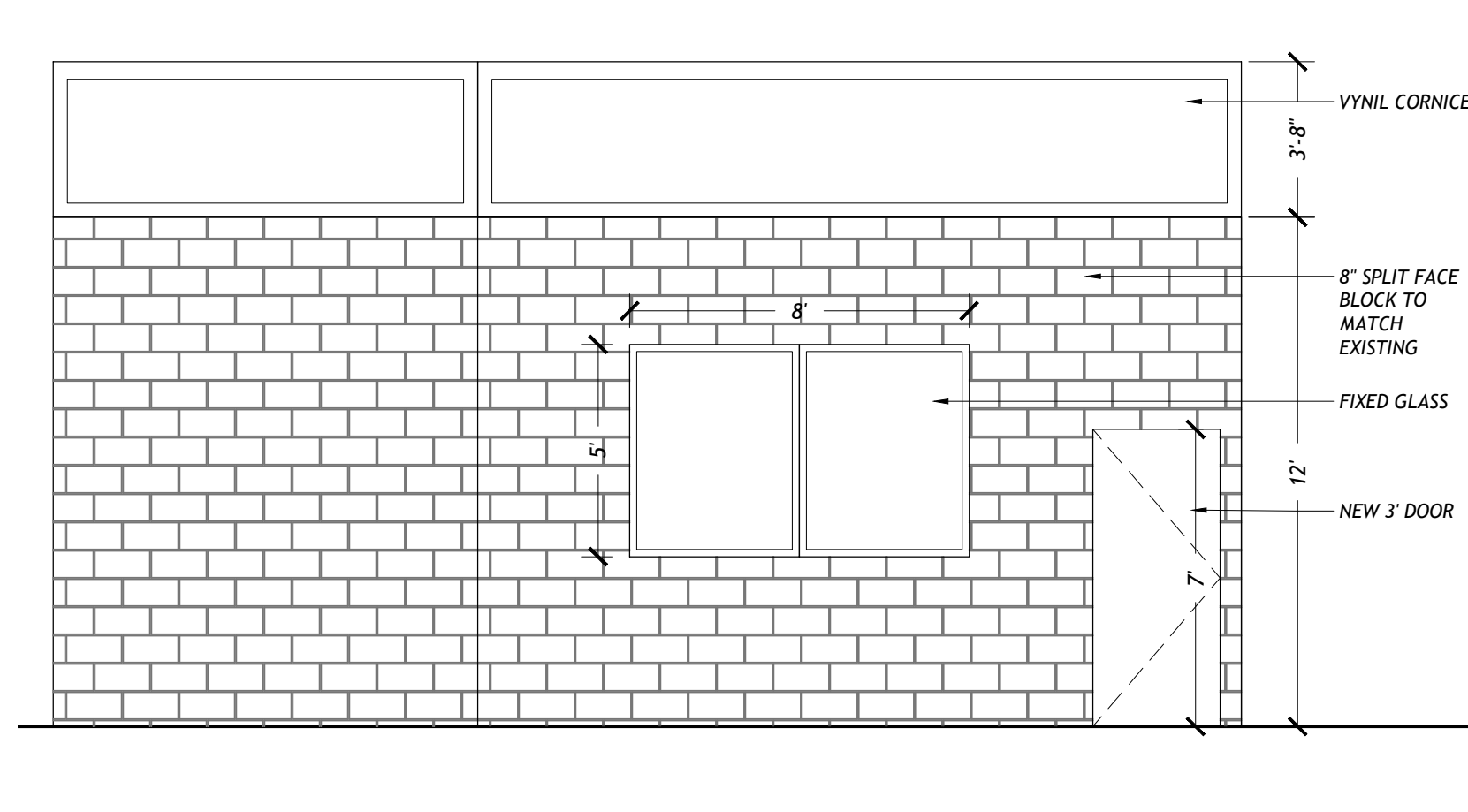
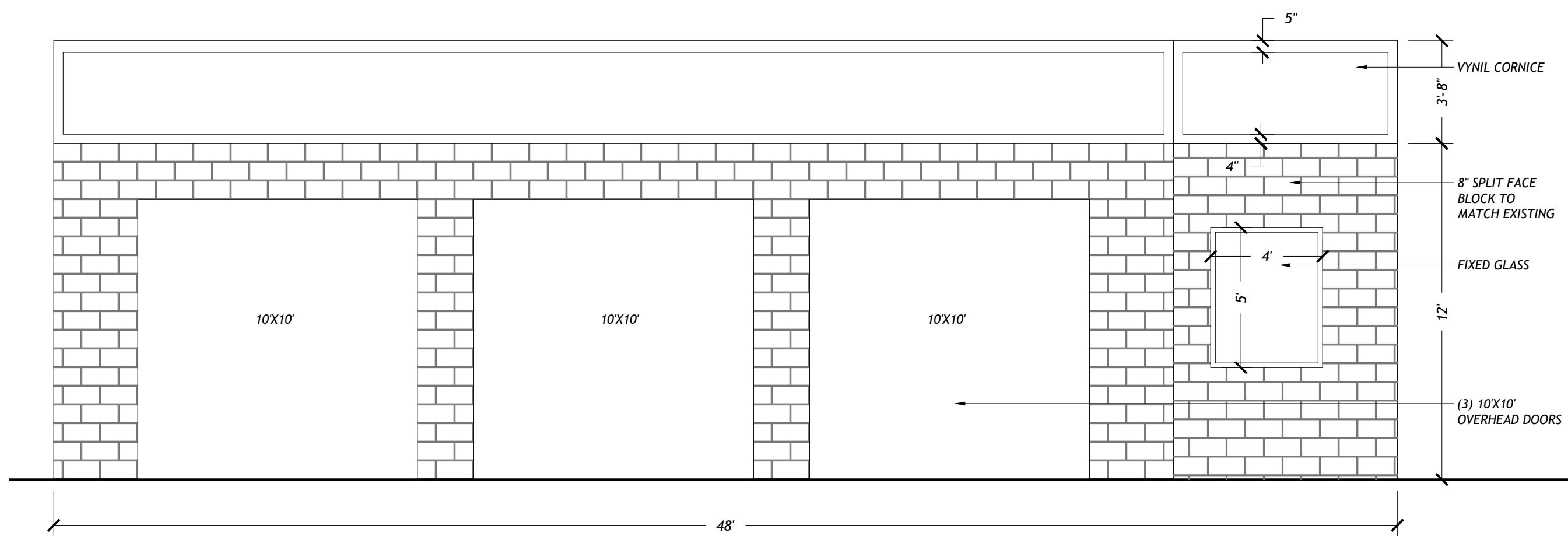
BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 288-6663

INVS LIC #070645
PLANS VALID ONLY IF SEALED

REVISIONS:

REVISIONS:
17 JAN 2025
03 FEB 2025
10 FEB 2025
10 MAR 2025
17 MAR 2025

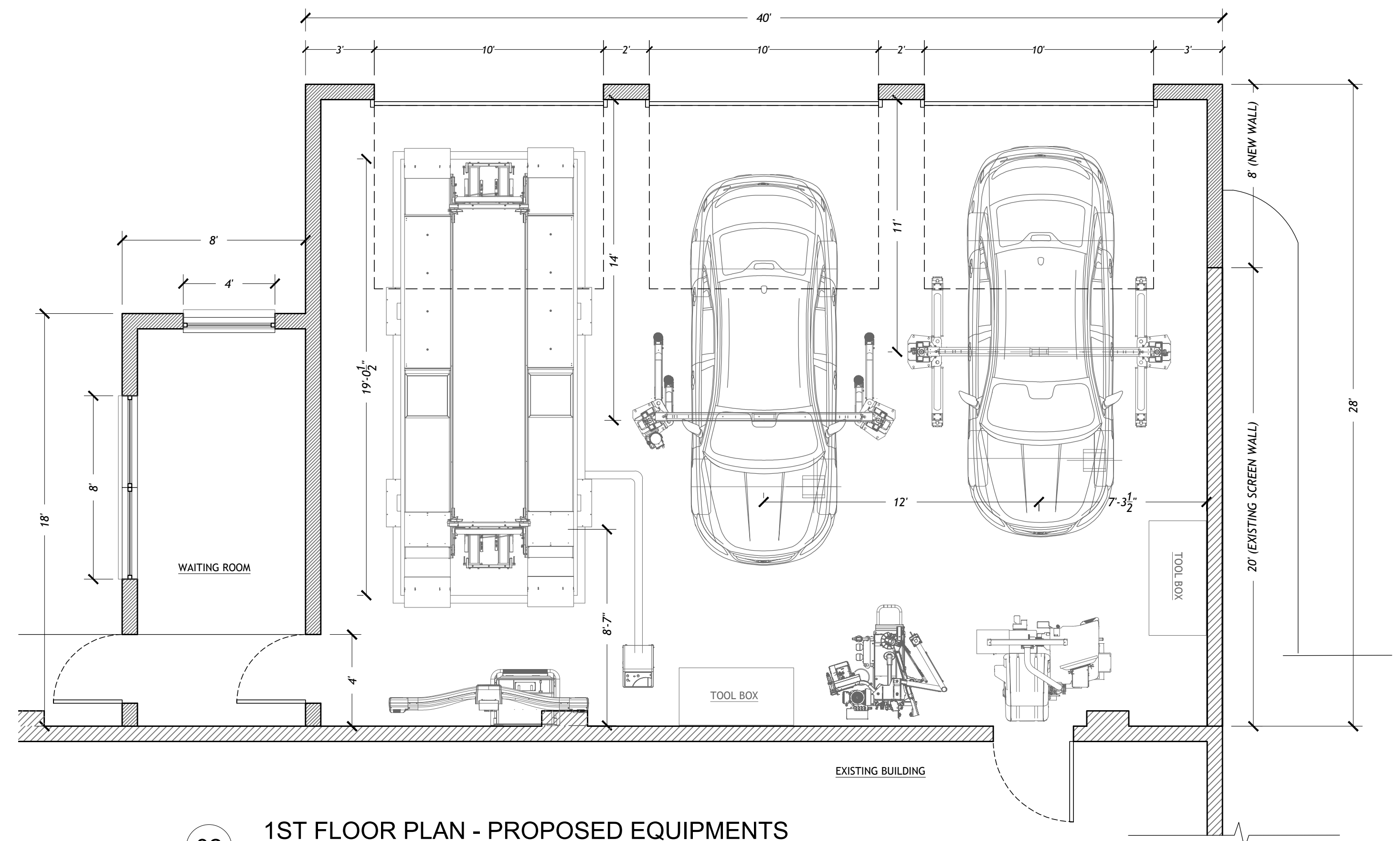
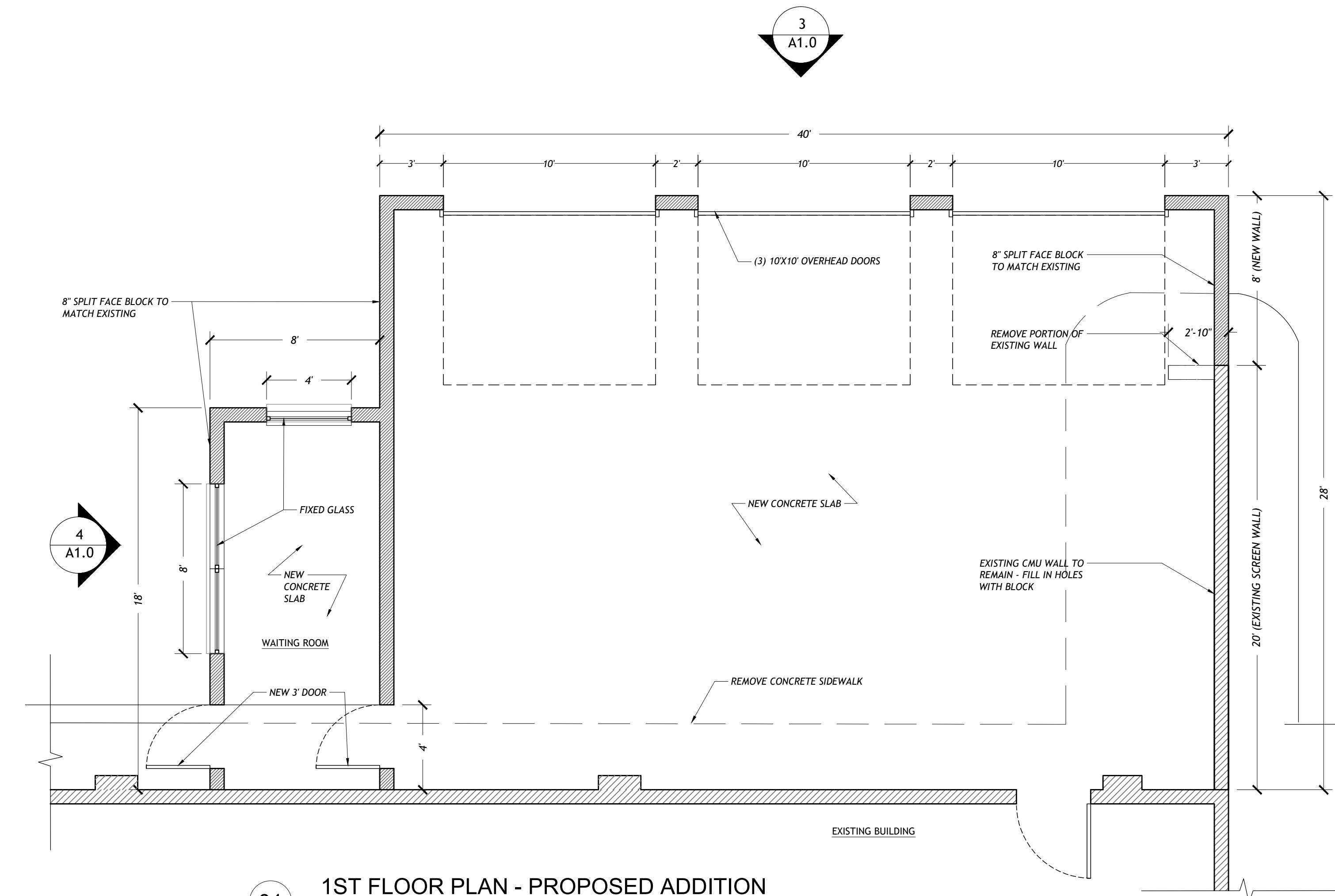
DATE:	2 DEC 2024
SCALE:	AS NOTED
SHEET:	SP-1



03 NORTH ELEVATION
1/4"=1'-0"

04 WEST ELEVATION
1/4"=1'-0"

05 EAST ELEVATION
1/4"=1'-0"



01 1ST FLOOR PLAN - PROPOSED ADDITION
1/4"=1'-0"

02 1ST FLOOR PLAN - PROPOSED EQUIPMENTS
1/4"=1'-0"

REVISIONS:

REVISIONS:
02 DEC 2024

DATE: 15 NOV 2024
SCALE: AS NOTED
SHEET: A-1.0

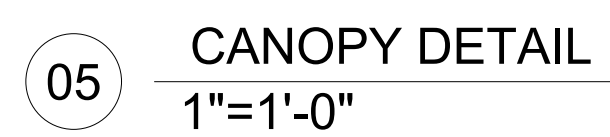
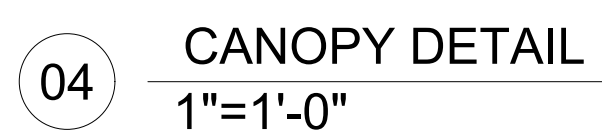
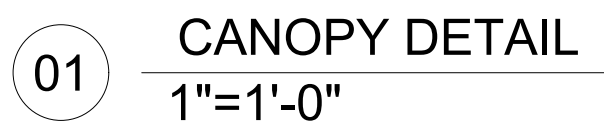
PROPOSED RENOVATION
TIRE SERVICE &
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D-1.0