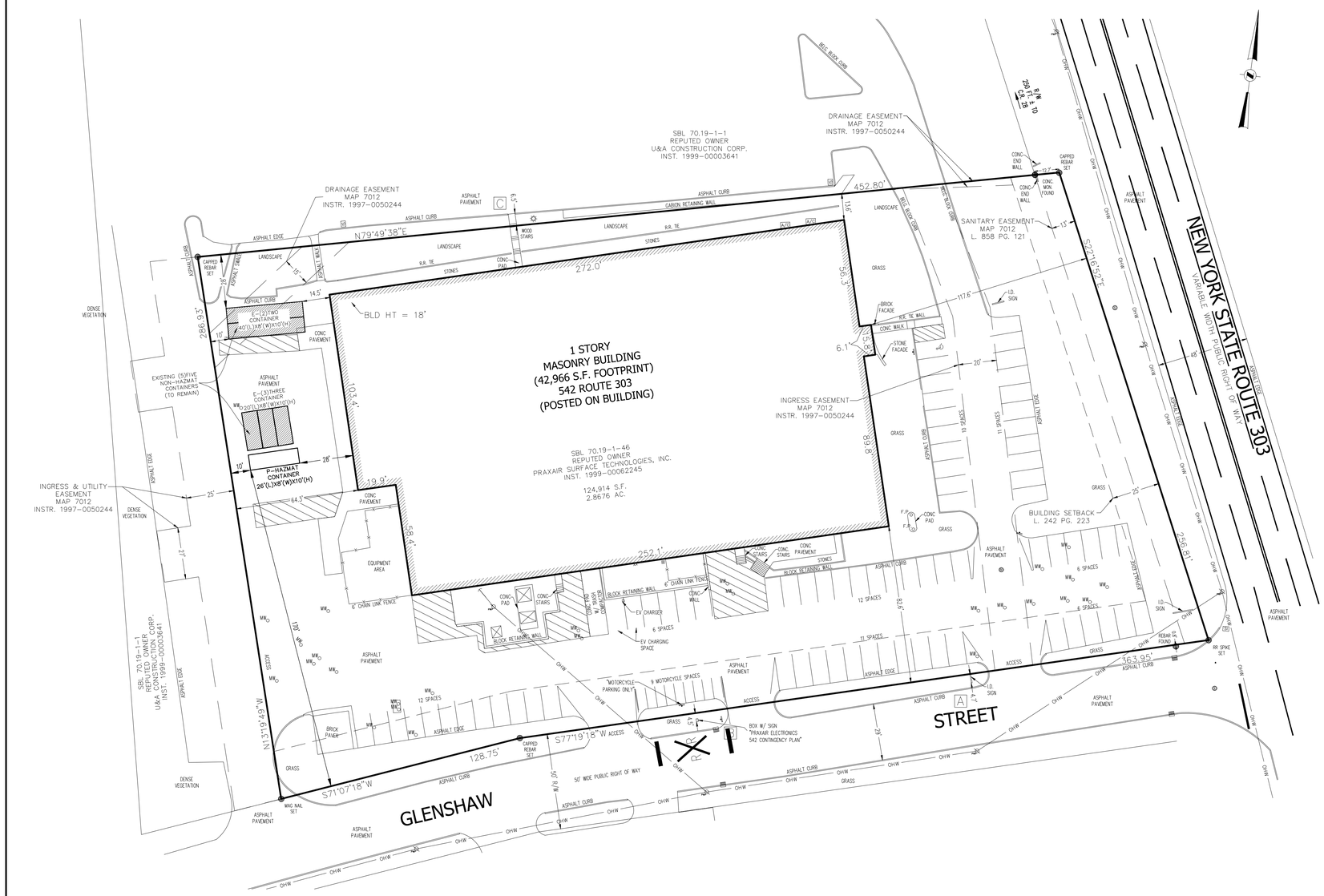

VICINITY MAP:

SCALE: 1" = 200'

BULK REQUIREMENTS:

ZONE: LO GROUP: X	REQUIRED	EXISTING	PROVIDED
MAXIMUM FLOOR AREA RATIO	0.40	0.34	NO CHANGE
MINIMUM LOT AREA	2 ACRES	2.86 ACRES	NO CHANGE
MINIMUM LOT WIDTH	300 FT.	CORNER LOT	NO CHANGE
MINIMUM STREET FRONTAGE	150 FT.	256.8 FT.	NO CHANGE
MINIMUM FRONT YARD	100 FT.	117.6 FT.	NO CHANGE
MINIMUM SIDE YARD	100 FT.	13.6 FT. *	NO CHANGE
MINIMUM TOTAL SIDE YARD	200 FT.	96.2 FT. *	NO CHANGE
MINIMUM REAR YARD	100 FT.	64.3 FT. *	NO CHANGE
MAXIMUM BUILDING HEIGHT	25 FT.	18 FT.	NO CHANGE

* EXISTING CONDITION

LEGEND

- MONUMENT FOUND
- MONUMENT TO BE SET
- BENCHMARK TOPO
- (R) RECORD DATA
- (S) SURVEYED DATA
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- SBL SET BACK LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- CIP CAST IRON PIPE
- DIP DUCTILE IRON PIPE
- L/S LANDSCAPING
- U.G. UNDER GROUND
- X FENCELINE
- C CABLE TELEVISION LINE
- E ELECTRICAL LINE
- G GAS LINE
- T TELEPHONE LINE
- W WATER LINE
- OH OVERHEAD ELECTRIC WIRE
- GUIDERAIL
- TREELINE
- SPOT LIGHT
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- ELEC. MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- ROUND STORM INLET
- UNKNOWN MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT / FDC
- GAS MANHOLE
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- PROPANE TANK
- TELEPHONE MANHOLE
- TELEPHONE BOX
- UNDERGROUND TELEPHONE MARKER
- KEYPAD
- FLAG POLE
- BOLLARD
- LIGHT BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- SIGN
- METAL TANK COVER
- AIR COMPRESSOR
- ADA PARKING
- YARD DRAIN
- IRRIGATION CONTROL VALVE

SITE ADDRESS:

542 ROUTE 303
ORANGEBURG, NY 10962

TAX MAP REFERENCES:

TOWN OF ORANGTOWN TAX MAP
SECTION 70.19, BLOCK 1, LOT 46

AREA:

124,914 SQ.FT. OR 2.8676 ACS.

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before you dig

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE ENGINEER MUST ATTACH HIS/HER NAME, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

STATE OF NEW YORK · VAHID ROSTAMI · LICENSED PROFESSIONAL ENGINEER

VAHID ROSTAMI, PH.D., P.E.
N.Y.S. P.E. LIC. NO. 101473

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
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"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYOR'S ADOPTED BY THE DELAWARE – HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

STATE OF NEW YORK · JOHN R. ATZL · LICENSED PROFESSIONAL ENGINEER

JOHN R. ATZL
N.Y.S. P.E.S. LIC. NO. 60228

REVISION	DATE	DESCRIPTION

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PROJECT:

LINDE ADVANCED MATERIAL

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:

SITE PLAN

DRAWN BY: IS	CHECKED BY: VR
DATE: SEPTEMBER 11, 2025	SCALE: 1 IN. = 30 FT.
PROJECT NO: 4397	DRAWING NO: 1

P:\DRAWINGS\4397\4397 LINDE ADVANCED MATERIAL 9-11-25.DWG