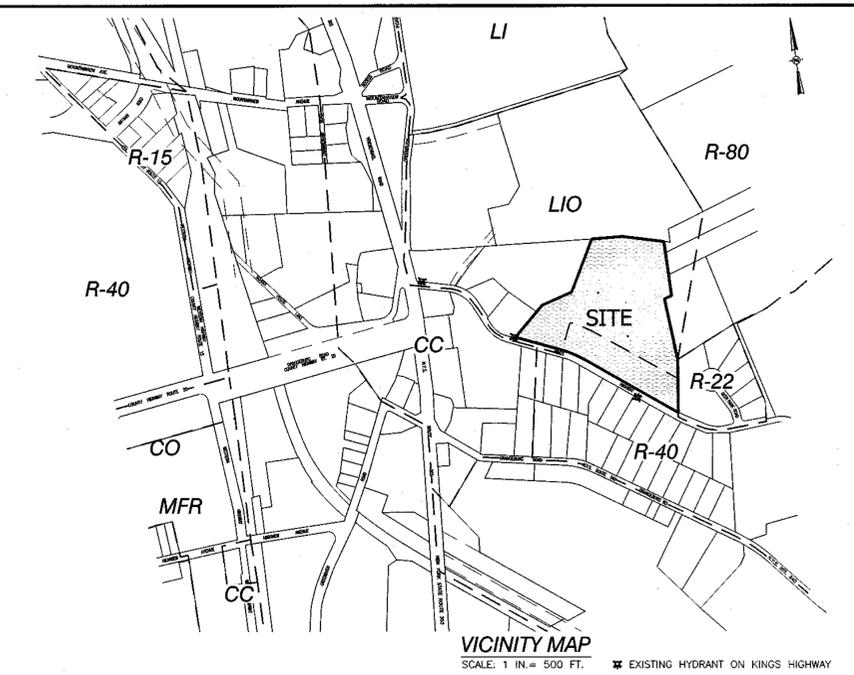
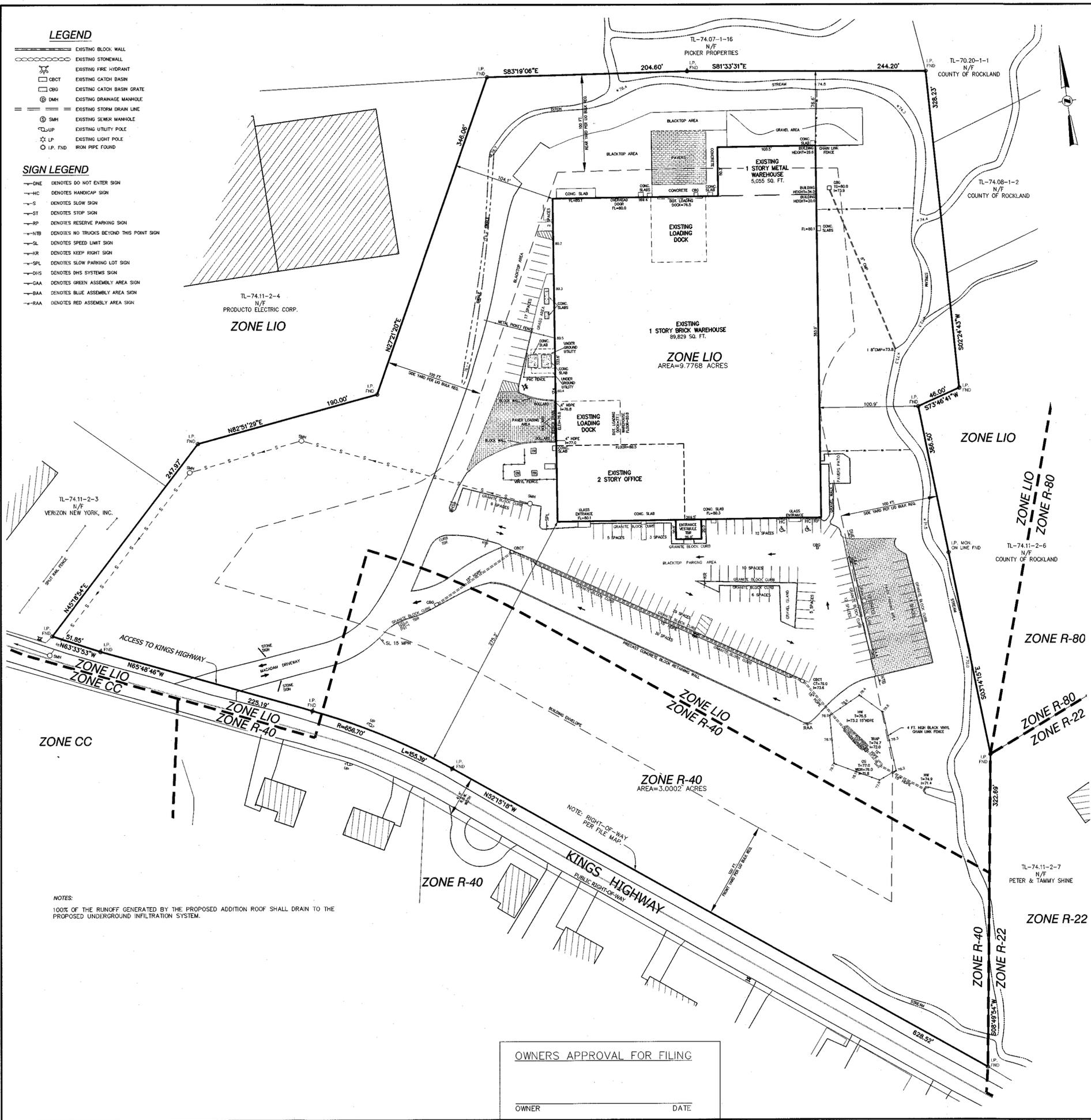


LEGEND

- EXISTING BLOCK WALL
- EXISTING STONEWALL
- EXISTING FIRE HYDRANT
- CBCT EXISTING CATCH BASIN
- CBG EXISTING CATCH BASIN GRATE
- DMH EXISTING DRAINAGE MANHOLE
- EXISTING STORM DRAIN LINE
- SMH EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- LP EXISTING LIGHT POLE
- IP, FND IRON PIPE FOUND

SIGN LEGEND

- DNE DENOTES DO NOT ENTER SIGN
- HC DENOTES HANDICAP SIGN
- S DENOTES SLOW SIGN
- ST DENOTES STOP SIGN
- RP DENOTES RESERVE PARKING SIGN
- NTB DENOTES NO TRUCKS BEYOND THIS POINT SIGN
- SL DENOTES SPEED LIMIT SIGN
- NR DENOTES NADY RIGHT SIGN
- SPL DENOTES SLOW PARKING LOT SIGN
- DHS DENOTES DHS SYSTEMS SIGN
- GAA DENOTES GREEN ASSEMBLY AREA SIGN
- BAA DENOTES BLUE ASSEMBLY AREA SIGN
- RAA DENOTES RED ASSEMBLY AREA SIGN



EXISTING BUILDING FOOTPRINT BREAKDOWN:

1 STORY METAL WAREHOUSE	5,055 SQ.FT.
1 STORY BRICK WAREHOUSE INCLUDING OFFICE	89,829 SQ.FT.
VESTIBULE	520 SQ.FT.
TOTAL	95,404 SQ.FT.

TOTAL EXISTING BUILDING AREA: 102,890 SQ.FT.(INCLUDING MEZZANINE)

DRAWING LIST

No.	TITLE	ORIGIN DATE
1	EXISTING CONDITION PLAN	10-22-25
2	SITE DEVELOPMENT PLAN	10-22-25
3	GRADING PLAN	10-22-25
4	DETAILS	10-22-25
5	EROSION & SEDIMENT CONTROL PLAN	10-22-25
6	TRUCK TURNING RADIUS PLAN	10-22-25
7	LIGHTING PLAN AND DETAIL	10-22-25
L-701	PLANTING PLAN	10-22-25
L-801	DETAILS SHEET	10-22-25

REFERENCE:

SUBDIVISION ENTITLED "MINOR SUBDIVISION FOR IRVING MAIDMAN IN ORANGETOWN, TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 31, 1969, IN BOOK 77, PAGE 38, AS MAP NO. 3823.

SUBJECT TO:

DECLARATION AND COVENANT IN FAVOR OF THE TOWN OF ORANGETOWN FOR SIDEWALKS AND/OR CURBS ALONG KINGS HIGHWAY LIBER 857, PAGE 217 AND LIBER 905, PAGE 22.

REFERENCE:

ALTA/NSPS SURVEY BY ATZL, NASHER & ZIGLER P.C. ON MARCH 2, 2017

TAX MAP REFERENCE:

TOWN OF ORANGETOWN SECTION 74.11, BLOCK 2, LOT 5

STREET ADDRESS:

UOVO FINE ART STORAGE 33 KINGS HIGHWAY ORANGETOWN, N.Y. 10962

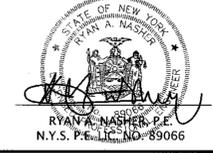
TOTAL AREA:

12,777.0 ACRES

- DISTRICTS:**
- SCHOOL DISTRICT - SOUTH ORANGETOWN
 - AMBULANCE DISTRICT - SOUTH ORANGETOWN AMBULANCE CORP.
 - WATER DISTRICT - VEOLIA NEW YORK
 - FIRE DISTRICT - ORANGETOWN FIRE DEPARTMENT
 - SEWER DISTRICT - ORANGETOWN
 - GAS DISTRICT - ORANGE & ROCKLAND
 - ELECTRIC DISTRICT - ORANGE & ROCKLAND

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMPLOYED SEAL AS A VIOLATION OF SECTION 7206, SUBSECTION 3 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL RECORD OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMPLOYED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

NOTIFICATION INDICATED HERE ON SCHEMATIC THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DEPARTMENT OF STATE AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS HEREIN SPECIFICALLY NOTED OTHERWISE BY A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. THIS EDUCATION LAW SECTION 7209(2).



OWNERS APPROVAL FOR FILING

OWNER _____ DATE _____

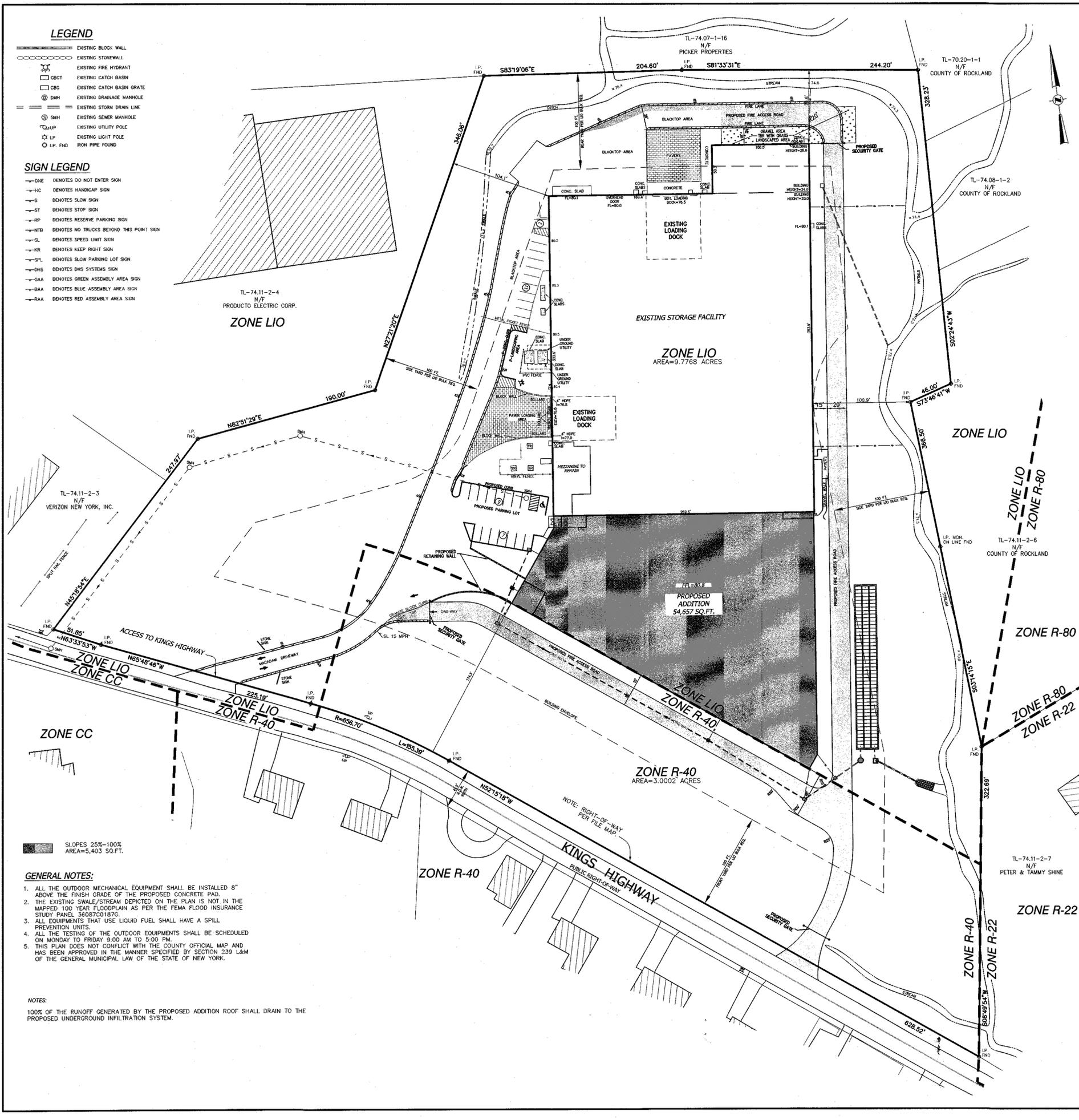
REVISION	DATE	DESCRIPTION
ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT:		
UOVO FINE ART STORAGE		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE:		
EXISTING CONDITION PLAN		
DRAWN BY: IS	CHECKED BY: JRA	
DATE: OCTOBER 22, 2025	SCALE: 1 IN. = 50 FT.	
PROJECT NO: 2977	DRAWING NO: 1	

LEGEND

- EXISTING BLOCK WALL
- EXISTING STONEWALL
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN GRATE
- EXISTING DRAINAGE MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- IRON PIPE FOUND

SIGN LEGEND

- DENOTES DO NOT ENTER SIGN
- DENOTES HANDICAP SIGN
- DENOTES SLOW SIGN
- DENOTES STOP SIGN
- DENOTES RESERVE PARKING SIGN
- DENOTES NO TRUCKS BEYOND THIS POINT SIGN
- DENOTES SPEED LIMIT SIGN
- DENOTES KEEP RIGHT SIGN
- DENOTES SLOW PARKING LOT SIGN
- DENOTES DHS SYSTEMS SIGN
- DENOTES GREEN ASSEMBLY AREA SIGN
- DENOTES BLUE ASSEMBLY AREA SIGN
- DENOTES RED ASSEMBLY AREA SIGN



BULK REQUIREMENTS

ZONE: R-40 GROUP: A	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.15	N/A	N/A
MAXIMUM DEVELOPMENT COVERAGE	NA	N/A	N/A
MINIMUM LOT AREA	40,000 SQ. FT.	130,688 SQ. FT. (R-40 PORTION)	130,688 SQ. FT. (R-40 PORTION)
MINIMUM LOT WIDTH	150 FEET	783.9 FEET±	783.9 FEET±
MINIMUM STREET FRONTAGE	100 FEET	783.9 FEET	783.9 FEET
MINIMUM FRONT YARD	50 FEET	N/A	N/A
MINIMUM SIDE YARD	30 FEET	N/A	N/A
MINIMUM TOTAL SIDE YARD	80 FEET	N/A	N/A
MINIMUM REAR YARD	50 FEET	N/A	N/A
MAXIMUM BUILDING HEIGHT	8 IN./FT.	N/A	N/A
MAXIMUM NUMBER OF STORIES	2	N/A	N/A
MINIMUM LANDSCAPE BUFFER (WITHIN 25 FEET OF RESIDENTIAL ZONING DISTRICT)	100 FEET	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	75%	3.3%	15.2%
MINIMUM OPEN SPACE	25%	N/A	N/A

BULK REQUIREMENTS

ZONE: LIO GROUP: CC	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.40	0.24	0.35
MAXIMUM DEVELOPMENT COVERAGE	0.75	0.48	0.51
MINIMUM LOT AREA	2.0 ACRES	9.7768 ACRES (LIO PORTION)	9.7768 ACRES (LIO PORTION)
MINIMUM LOT WIDTH	300 FEET	448.8 FEET±	448.8 FEET±
MINIMUM STREET FRONTAGE	150 FEET	277.0 FEET	277.0 FEET
MINIMUM FRONT YARD	100 FEET	275.3 FEET	174.3 FEET
MINIMUM SIDE YARD	100 FEET	100.9 FEET	100.9 FEET
MINIMUM TOTAL SIDE YARD	200 FEET	205.0 FEET	205.0 FEET
MINIMUM REAR YARD	100 FEET	76.6 FEET*	76.6 FEET*
MAXIMUM BUILDING HEIGHT	3 IN./FT. OR 68 FT.	33.5 FEET	33.5 FEET
MAXIMUM NUMBER OF STORIES	2	2(OFFICE)	2(OFFICE)
MINIMUM LANDSCAPE BUFFER (WITHIN 25 FEET OF RESIDENTIAL ZONING DISTRICT)	100 FEET	100± FEET	100± FEET
MAXIMUM IMPERVIOUS COVERAGE	75%	48%	51%
MINIMUM OPEN SPACE	25%	52%	49%

*VARIANCE GRANTED BY THE TOWN OF ORANGETOWN ZONING BOARD OF APPEALS (NOVEMBER 7, 2001, ZBA#01-108).

IMPERVIOUS AREA BREAKDOWN:

	EXISTING	PROPOSED	
EXISTING BUILDING	95,404 SQ.FT.	EXISTING BUILDING	95,404 SQ.FT.
GRAVEL AREA	6,370 SQ.FT.	GRAVEL AREA	150 SQ.FT.
CONCRETE PAD	3,370 SQ.FT.	CONCRETE PAD	3,750 SQ.FT.
PAVER AREA	15,360 SQ.FT.	PAVER AREA	7,170 SQ.FT.
MACADAM AREA	87,665 SQ.FT.	MACADAM AREA	75,996 SQ.FT.
TOTAL	208,169 SQ.FT.	PROPOSED ADDITION BUILDING	54,657 SQ.FT.
		TOTAL	236,132 SQ.FT.

PARKING REQUIREMENTS:

(PROPOSED CONDITION)
 OFFICE - 1 SPACE/200 SF.
 WAREHOUSE - 1 SPACE/2 EMPLOYEES OR 300 SF.
 OFFICE:
 3,203 SF/200 SF. = 16 SPACES REQUIRED
 WAREHOUSE:
 94,035 SQ.FT.(EXISTING) + 54,657 SQ.FT.(PROPOSED) = 148,692 SQ.FT.
 148,692 SQ.FT. + 300 SQ.FT. = 496 SPACES OR 8 EMPLOYEES/2 = 4 SPACES REQUIRED
 TOTAL PARKING SPACES REQUIRED = 16 SPACES + 4 SPACES = 20 SPACES REQUIRED
 TOTAL PROPOSED PARKING SPACES = 29 SPACES PROVIDED
 EXISTING PARKING 165 SPACES
 * EXISTING BUILDING SQ.FT. IN THE PARKING CALCULATION SUBTRACTS OFFICES AND THE VESTIBULE AS IT IS TO BE REMOVED.

TAX MAP REFERENCE:

TOWN OF ORANGETOWN
 SECTION 74-11, BLOCK 2, LOT 5
 STREET ADDRESS:
 UOVO FINE ART STORAGE
 33 KINGS HIGHWAY
 ORANGETOWN, N.Y. 10962

TOTAL AREA:

12,7770 ACRES

- DISTRICTS:**
- SCHOOL DISTRICT - SOUTH ORANGETOWN
 - AMBULANCE DISTRICT - SOUTH ORANGETOWN AMBULANCE CORP.
 - WATER DISTRICT - VEOLIA NEW YORK
 - FIRE DISTRICT - ORANGETOWN FIRE DEPARTMENT
 - SEWER DISTRICT - ORANGETOWN
 - GAS DISTRICT - ORANGE & ROCKLAND
 - ELECTRIC DISTRICT - ORANGE & ROCKLAND

GENERAL NOTES:

1. ALL THE OUTDOOR MECHANICAL EQUIPMENT SHALL BE INSTALLED 8" ABOVE THE FINISH GRADE OF THE PROPOSED CONCRETE PAD.
2. THE EXISTING SWALE/STREAM DEPICTED ON THE PLAN IS NOT IN THE MAPPED 100 YEAR FLOODPLAIN AS PER THE FEMA FLOOD INSURANCE STUDY PANEL 36087C0187G.
3. ALL EQUIPMENTS THAT USE LIQUID FUEL SHALL HAVE A SPILL PREVENTION UNITS.
4. ALL THE TESTING OF THE OUTDOOR EQUIPMENTS SHALL BE SCHEDULED ON MONDAY TO FRIDAY 9:00 AM TO 5:00 PM.
5. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.

NOTES:
 100% OF THE RUNOFF GENERATED BY THE PROPOSED ADDITION ROOF SHALL DRAIN TO THE PROPOSED UNDERGROUND INFILTRATION SYSTEM.

REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-5543
 E-mail: info@anzny.com
 Web: www.ANZNY.com

PROJECT:
UOVO FINE ART STORAGE

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE:
SITE DEVELOPMENT PLAN

DRAWN BY: IS	CHECKED BY: JRA
DATE: OCTOBER 22, 2025	SCALE: 1 IN. = 50 FT.
PROJECT NO: 2977	DRAWING NO: 2

STATE OF NEW YORK
 RYAN A. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 89066

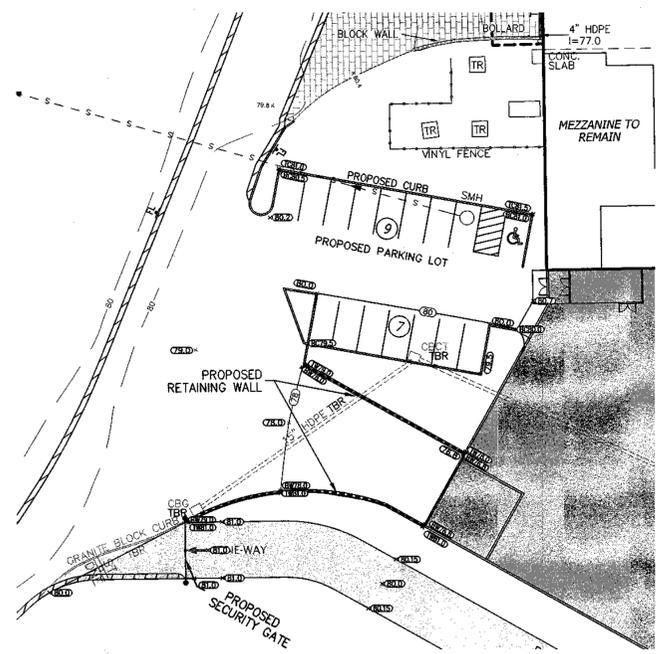
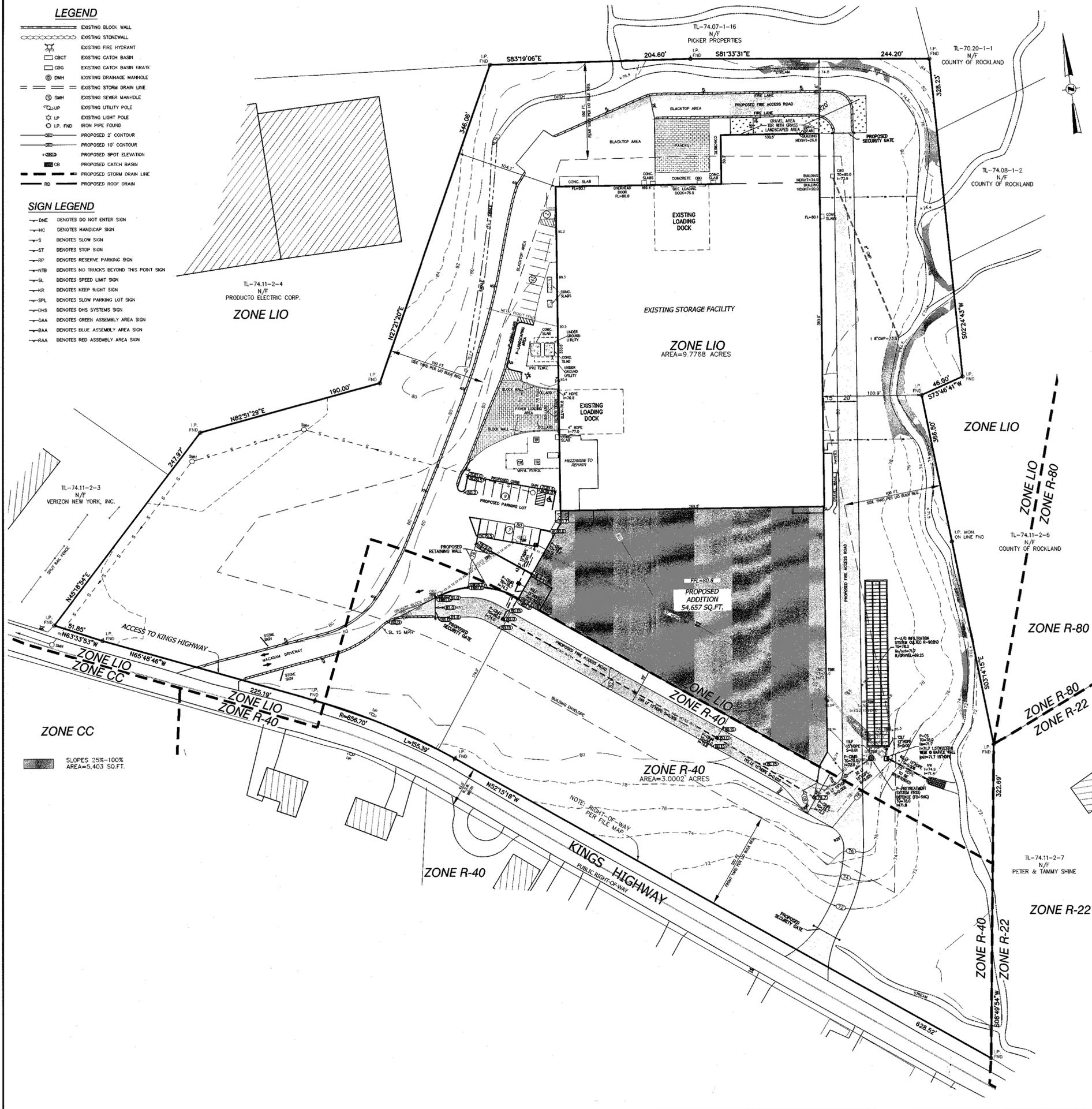
STATE OF NEW YORK
 JOHN R. ZIGLER, P.E.
 N.Y.S. P.E. LIC. NO. 60228

LEGEND

- EXISTING BLOCK WALL
- EXISTING STONEMASS
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN GRATE
- EXISTING DRAINAGE MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING IRON PIPE FOUND
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- PROPOSED ROOF DRAIN

SIGN LEGEND

- DNE DENOTES DO NOT ENTER SIGN
- HC DENOTES HANDICAP SIGN
- S DENOTES SLOW SIGN
- ST DENOTES STOP SIGN
- RP DENOTES RESERVE PARKING SIGN
- NTB DENOTES NO TRUCKS BEYOND THIS POINT SIGN
- SL DENOTES SPEED LIMIT SIGN
- KR DENOTES KEEP RIGHT SIGN
- SPL DENOTES SLOW PARKING LOT SIGN
- DHS DENOTES DHS SYSTEMS SIGN
- GAA DENOTES GREEN ASSEMBLY AREA SIGN
- BAA DENOTES BLUE ASSEMBLY AREA SIGN
- RAA DENOTES RED ASSEMBLY AREA SIGN



PROPOSED PARKING AND CURB DETAIL
SCALE: 1"=30'

NOTES:
100% OF THE RUNOFF GENERATED BY THE PROPOSED ADDITION ROOF SHALL DRAIN TO THE PROPOSED UNDERGROUND INFILTRATION SYSTEM.

ZONE CC
SLOPES 25%-100%
AREA=5,403 SQ.FT.

ZONE R-40
AREA=3.0002 ACRES

ZONE LIO
AREA=9.7768 ACRES

PROPOSED ADDITION
54,657 SQ.FT.

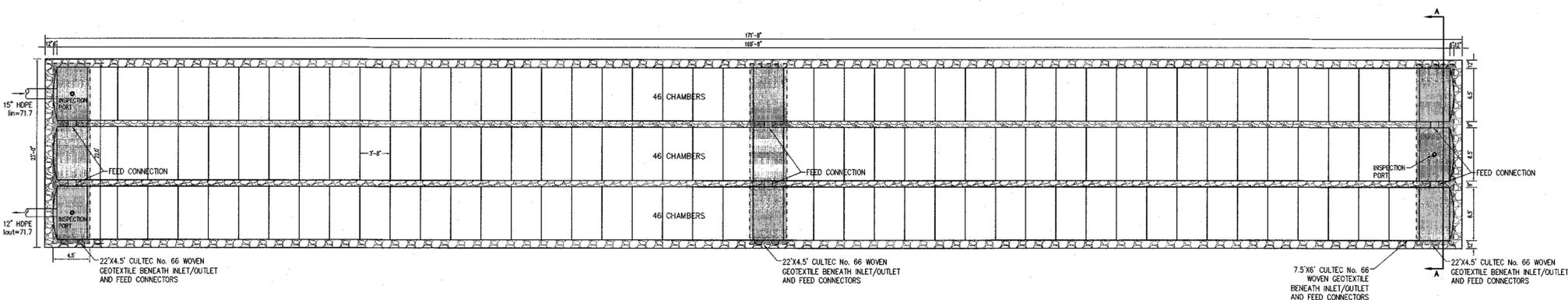
REVISION	DATE	DESCRIPTION
 ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT: UOVO FINE ART STORAGE		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: GRADING PLAN		
DRAWN BY: IS	CHECKED BY: JRA	
DATE: OCTOBER 22, 2025	SCALE: 1 IN. = 50 FT.	
PROJECT NO: 2977	DRAWING NO: 3	



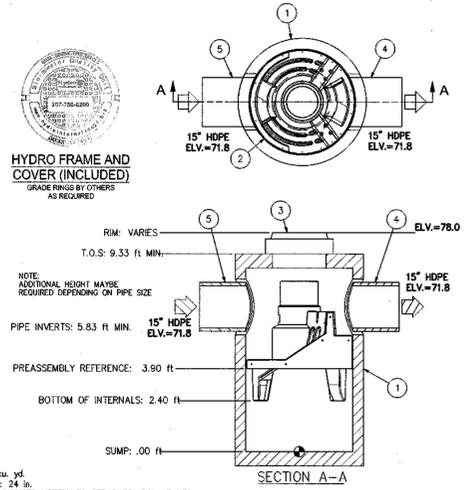
RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066



JOHN R. ATZL, P.E.
N.Y.S. P.E. LIC. NO. 50228



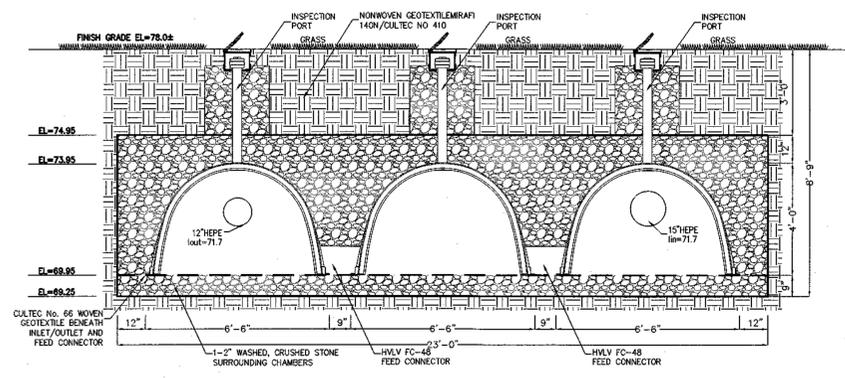
P-UNDERGROUND INFILTRATION SYSTEM (UIS) DETAIL
SCALE: 1-1/2"=1'-0"



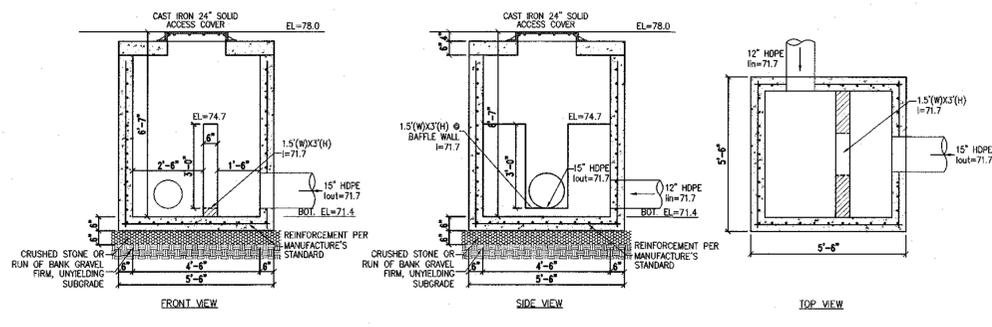
PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 20.0 cfs
 2. MIN SEDIMENT STORAGE CAPACITY: 1.1 cu. yd.
 3. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24 in.
 4. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
 5. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT <https://hydro-int.com/en/products/first-defense>
- GENERAL NOTES:
1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
 2. THE DIAMETER OF THE INLET AND OUTLET PIPES MAY BE NO MORE THAN 24".
 3. MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLAN).
 4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLAN).
 5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
 6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.

ITEM	QTY	SIZE (in)	DESCRIPTION
1	1	60	I.D. PRECAST MANHOLE (PRE-INSTALLED)
2	1		INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	FRAME AND COVER (ROUND)
4	1	24 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	INLET PIPE (BY OTHERS)

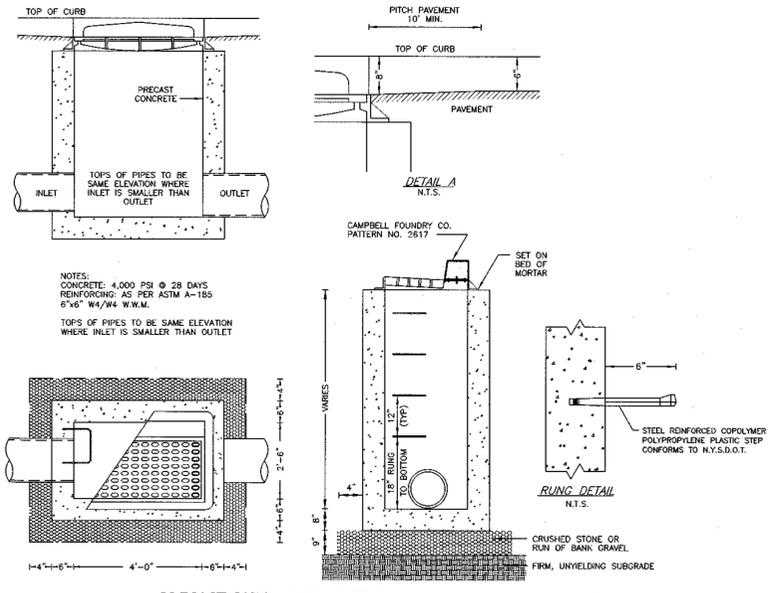


P-UIS SECTION A-A
SCALE: 1"=3'

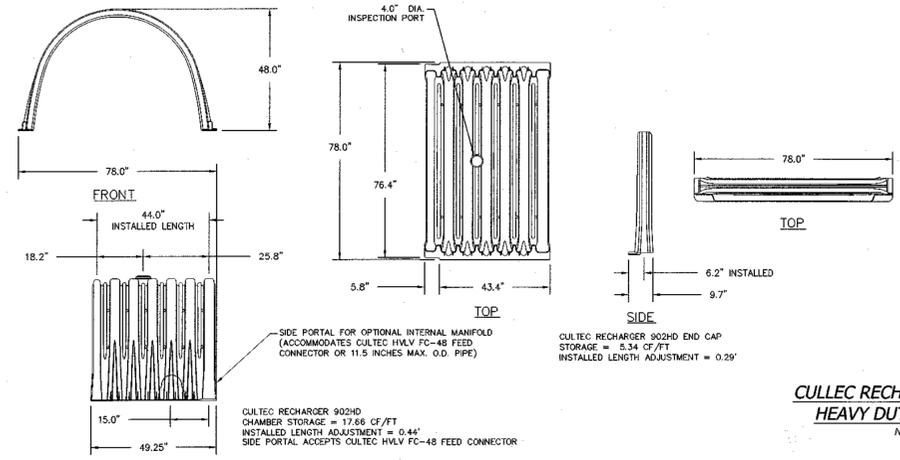


P-CS DETAIL
SCALE: 1"=3'

PRETREATMENT SYSTEM (FIRST DEFENSE FD-5HC OR EQUAL)
N.T.S.



PRECAST CATCH BASIN DETAIL
(NOT TO SCALE)



CULTEC RECHARGER 902HD HEAVY DUTY
N.T.S.

CULTEC RECHARGER 902HD HEAVY DUTY END CAP
N.T.S.

CULTEC HVLV FC-48 FEED CONNECTOR
N.T.S.

STATE OF NEW YORK
RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
JOHN R. ATZL
N.Y.S. P.E. LIC. NO. 80228

REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:
UOVO FINE ART STORAGE

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
DETAILS

DRAWN BY: IS
DATE: OCTOBER 22, 2025
PROJECT NO: 2977

CHECKED BY: JRA
SCALE: AS SHOWN
DRAWING NO: 4

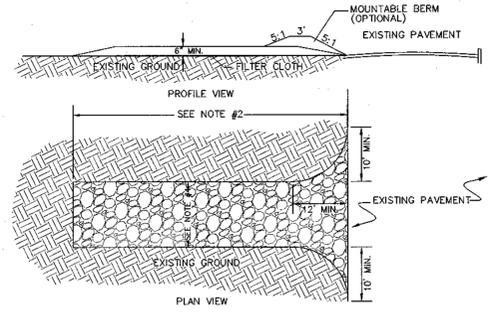
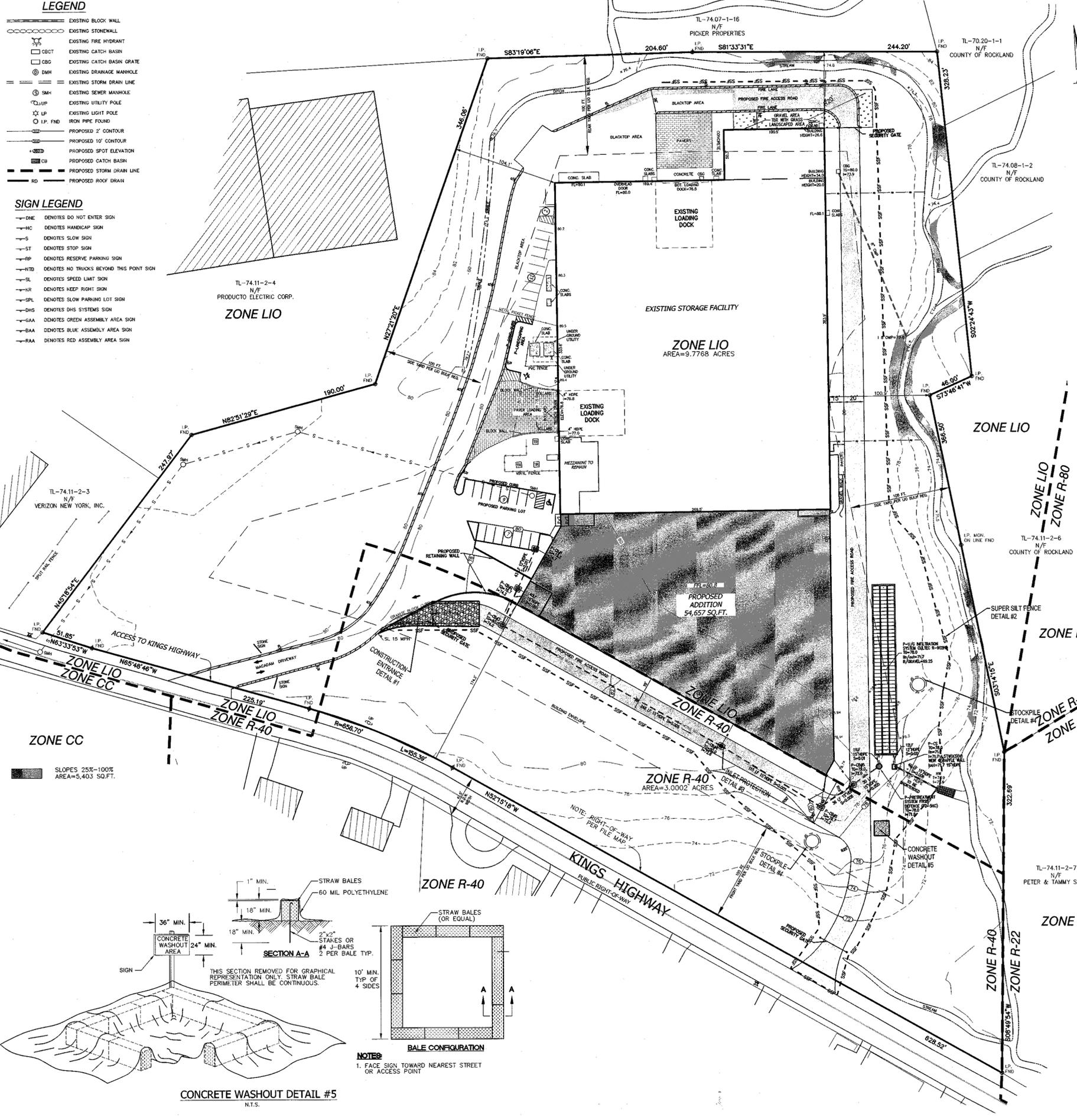
P:\DRAWINGS\2977\2977 SITE PLAN FIRE ACCESS 10-23-25.DWG

LEGEND

- EXISTING BLOCK WALL
- EXISTING STONEWALL
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN GRATE
- EXISTING DRAINAGE MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- IRON PIPE FOUND
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- PROPOSED ROCK DRAIN

SIGN LEGEND

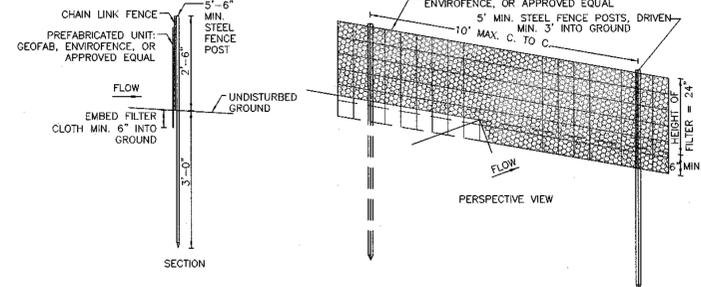
- DNE DENOTES DO NOT ENTER SIGN
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- BAA DENOTES BLUE ASSEMBLY AREA SIGN
- RAA DENOTES RED ASSEMBLY AREA SIGN



CONSTRUCTION ENTRANCE DETAIL #1
N.T.S.

CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE

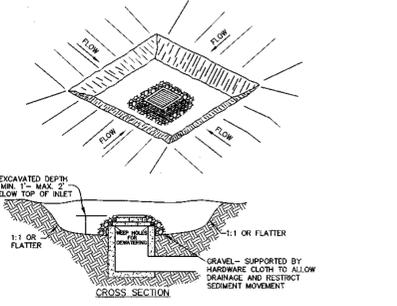
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - THE FABRIC SHALL BE PLACED AGAINST CHAIN LINK FENCE AS SUPPORT BACKING WITH POSTS DRIVEN 3 FEET IN THE GROUND. POSTS FOR SUPER SILT FENCE SHALL BE STANDARD CHAIN LINK FENCE POSTS.



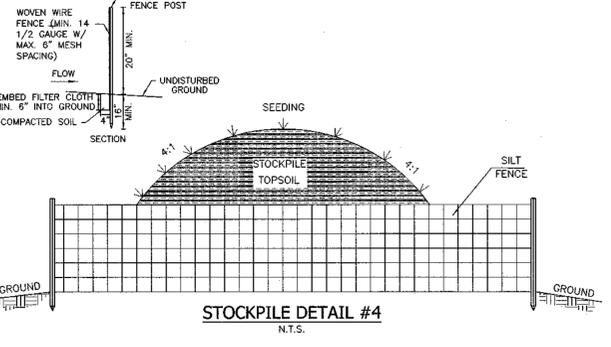
SUPER SILT FENCE DETAIL #2
N.T.S.

SPECIFICATIONS FOR STORM INLET PROTECTION

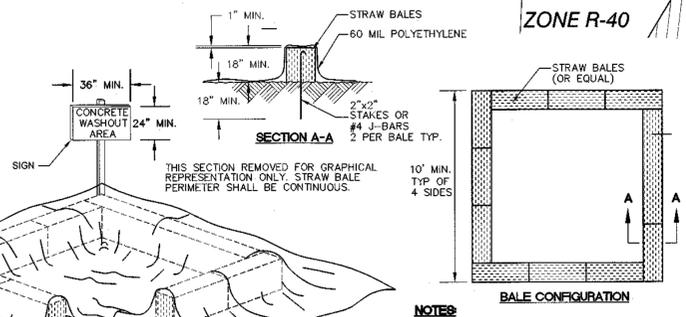
- SEDIMENT SHALL BE REMOVED AND THE TRAP RETURNED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.



FIELD INLET PROTECTION DETAIL #3
N.T.S.



STOCKPILE DETAIL #4
N.T.S.



CONCRETE WASHOUT DETAIL #5
N.T.S.

BALE CONFIGURATION

- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT

- SPECIFICATIONS FOR CONSTRUCTION ENTRANCE EQUIVALENT**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
 - LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY)
 - THICKNESS - NOT LESS THAN 6 IN.
 - WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24 FT. IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
 - 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 ≥ 1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOTE:
IF THE CONTRACTOR CHOOSES NOT TO INSTALL THE CONSTRUCTION ENTRANCE, THE EXISTING ENTRANCE CAN BE USED TO ENTER AND EXIT THE CONSTRUCTION SITE. HOWEVER, THE EXISTING ENTRANCE SHALL BE SWEEPED AND VACUUM-CLEANED EVERY DAY BEFORE THE END OF THE CONSTRUCTION DAY.

REVISION	DATE	DESCRIPTION
<p>ATZL NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4894 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com</p>		
PROJECT: UOVO FINE ART STORAGE		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: EROSION & SEDIMENT CONTROL PLAN		
DRAWN BY: IS	CHECKED BY: JRA	
DATE: OCTOBER 22, 2025	SCALE: 1 IN. = 50 FT.	
PROJECT NO: 2977	DRAWING NO: 5	

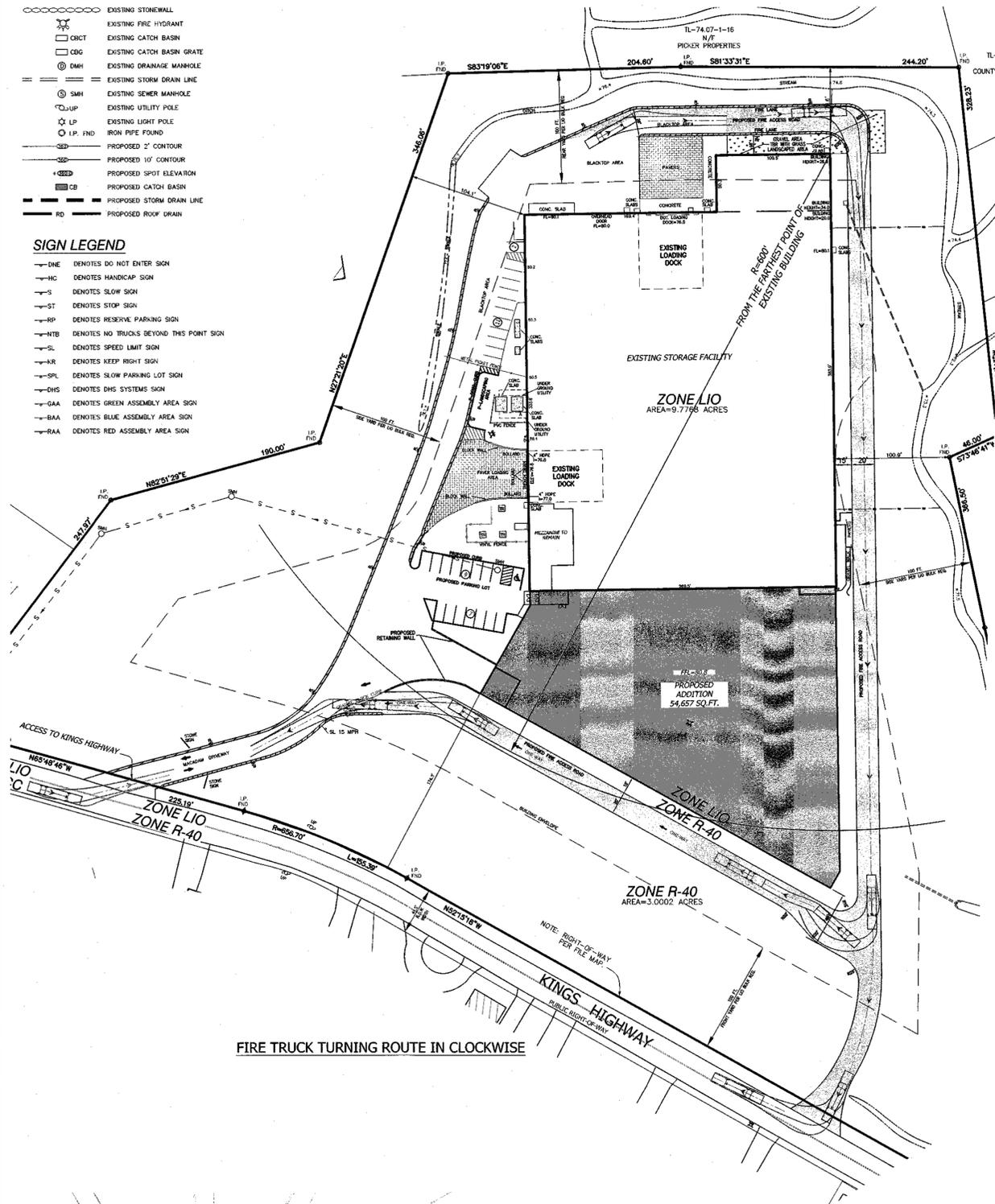


LEGEND

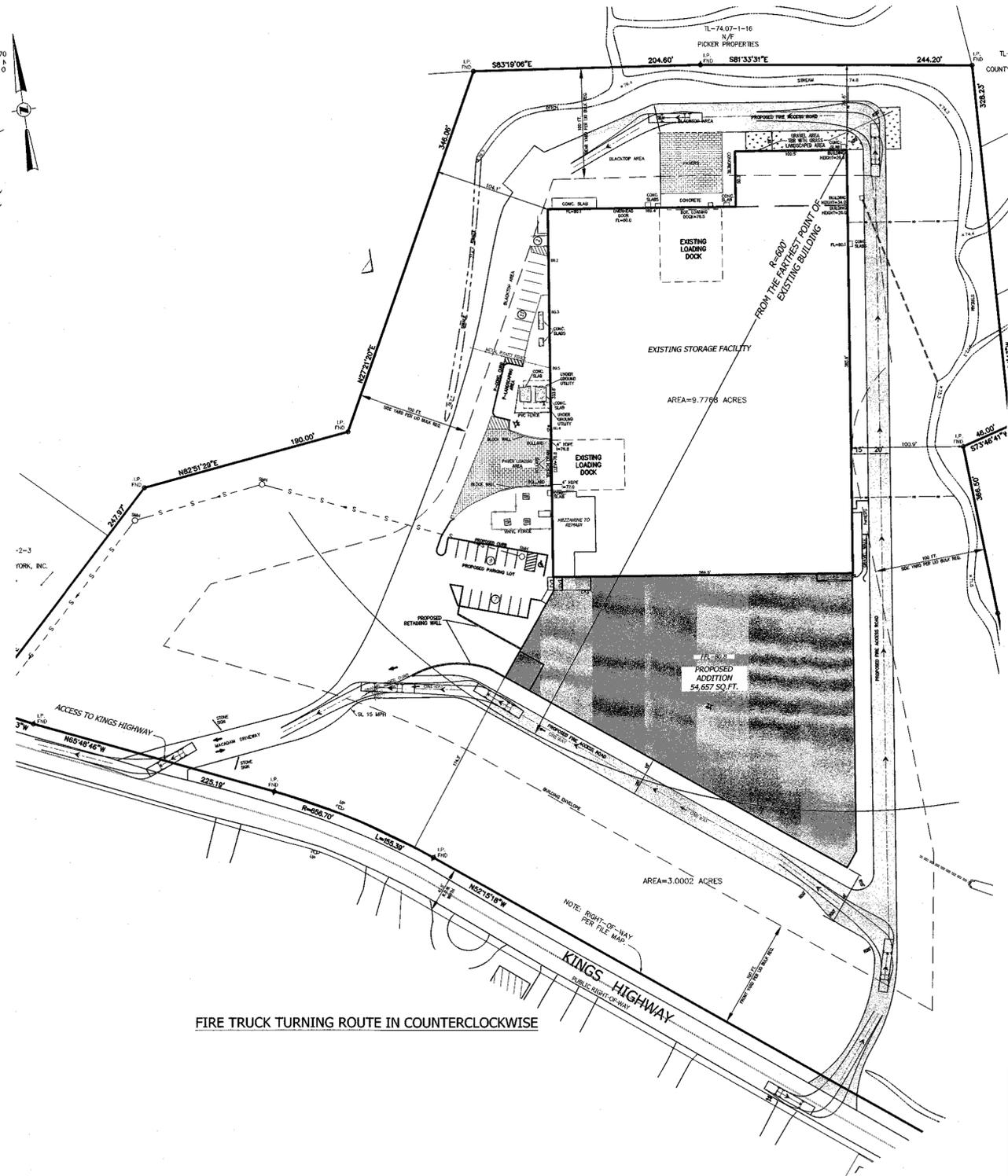
- EXISTING BLOCK WALL
- EXISTING STONEWALL
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN GRATE
- EXISTING DRAINAGE MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- IRON PIPE FOUND
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- PROPOSED ROOF DRAIN

SIGN LEGEND

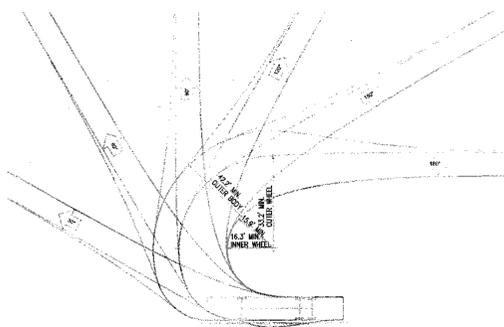
- DNE DENOTES DO NOT ENTER SIGN
- HC DENOTES HANDICAP SIGN
- S DENOTES SLOW SIGN
- ST DENOTES STOP SIGN
- RP DENOTES RESERVE PARKING SIGN
- NTB DENOTES NO TRUCKS BEYOND THIS POINT SIGN
- SL DENOTES SPEED LIMIT SIGN
- KR DENOTES KEEP RIGHT SIGN
- SPL DENOTES SLOW PARKING LOT SIGN
- DHS DENOTES DHS SYSTEMS SIGN
- GAA DENOTES GREEN ASSEMBLY AREA SIGN
- BAA DENOTES BLUE ASSEMBLY AREA SIGN
- RAA DENOTES RED ASSEMBLY AREA SIGN



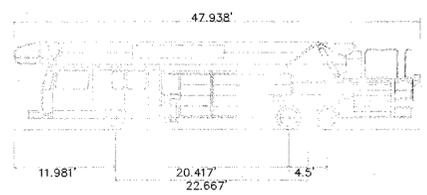
FIRE TRUCK TURNING ROUTE IN CLOCKWISE



FIRE TRUCK TURNING ROUTE IN COUNTERCLOCKWISE



FIRE TRUCK TURNING TEMPLATE
SCALE: 1 IN. = 30 FT.



FIRE TRUCK TURNING DETAIL
SCALE: 1 IN. = 30 FT.

Orangetown Firetruck	47.938ft
Overall Length	8.000ft
Overall Width	10.432ft
Overall Body Height	0.862ft
Min Body Ground Clearance	8.000ft
Track Width	6.000ft
Lock-to-lock time	33.210ft
Curb to Curb Turning Radius	

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EXHIBITED SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

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

I, THE SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ENGINEERING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION, INC. (D-HLSA) AND THE PROFESSIONAL ENGINEER TRUST FUND, QULY AND I DEPOSE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS (NY'S EDUCATION LAW SECTION 7209-2)

STATE OF NEW YORK
JOHN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
JOHN R. ATZL, P.E.
N.Y.S. P.E. LIC. NO. 50228

REVISION	DATE	DESCRIPTION
<p>ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com</p>		
PROJECT: UOVO FINE ART STORAGE		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: TRUCK TURNING RADIUS		
DRAWN BY: IS	CHECKED BY: JRA	
DATE: MAY 2, 2025	SCALE: 1 IN. = 60 FT.	
PROJECT NO: 2977	DRAWING NO: 6	



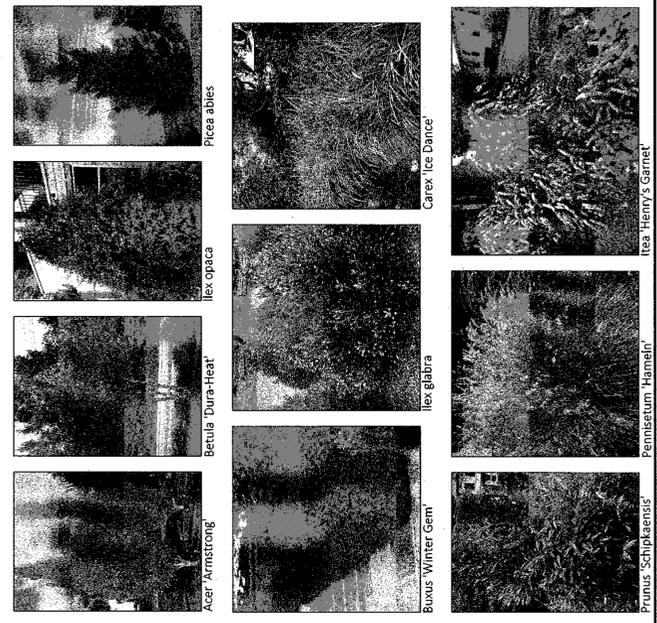
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
(Symbol)	10	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	3-3.5' Cal.
(Symbol)	6	Betula nigra 'Duraheat'	Duraheat River Birch	8-10' Ht.
(Symbol)	11	Ilex opaca	American Holly	7-8' Ht.
(Symbol)	14	Picea abies	Norway Spruce	8-10' Ht.
SHRUBS				
(Symbol)	49	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	24-30"
(Symbol)	15	Ilex glabra	Inhberry Holly	5 Gal
(Symbol)	24	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	5 Gal
(Symbol)	20	Prunus laurocerasus 'Schlipkaensis'	Schlipka English Laurel	5-6'
GRASSES				
(Symbol)	83	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 Gal
GROUND COVERS				
(Symbol)	147	Carex x 'Ice Dance'	Ice Dance Sedge	1 Gal



TO SCALE WHEN PLOTTED ON 24x36
 PROGRESS SET NOT FOR CONSTRUCTION

PLANT IMAGES



PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION, FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. UNLESS AS NOTED OTHERWISE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, BRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z66 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPAED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT; SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH.
16. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

YOST DESIGN
 LANDSCAPE ARCHITECTURE

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 pearl river, ny 10965
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 yostdesign.com

UOVO FINE ART STORAGE

33 KINGS HIGHWAY
 ORANGEBURG, NY 10962

DATE: FEBRUARY 17, 2025
 DRAWN BY: AVM
 JOB NO: 021725
 SCALE: 1" = 30'
 FILENAME: 2025_1024 Uovo Fine Art Storage

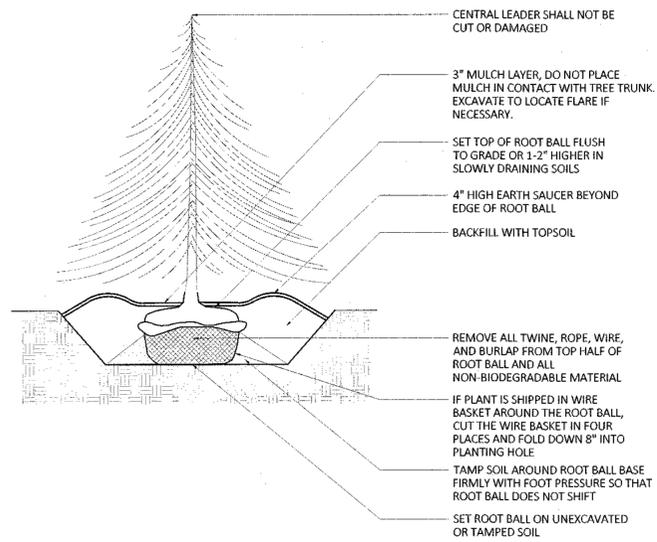
REVISIONS:
 8/11/2025
 10/22/2025

PLANTING PLAN

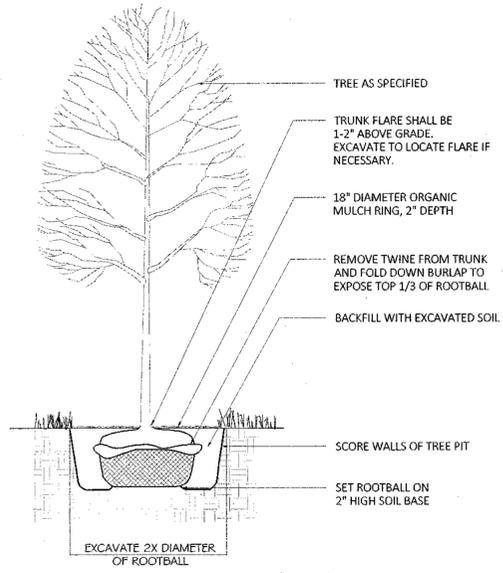
SHEET NO.

L-701

SHEET: 1 of 2

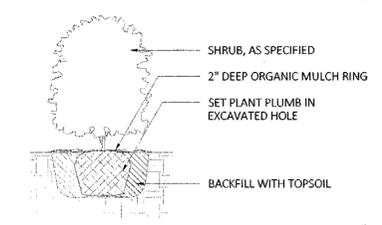


1 EVERGREEN TREE PLANTING
L-801 SCALE: 1/4"=1'



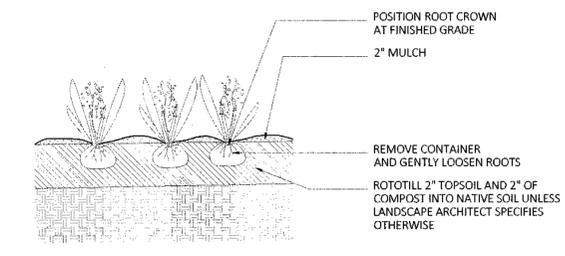
2 DECIDUOUS TREE PLANTING
L-801 SCALE: 1/4"=1'

- NOTES:
1. SET TREE PLUMB.
 2. DO NOT STAKE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT
 3. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
 4. REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF THE ROOTBALL.
 5. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
 6. DO NOT ADD ANY SOIL AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
 7. DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLARE IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.

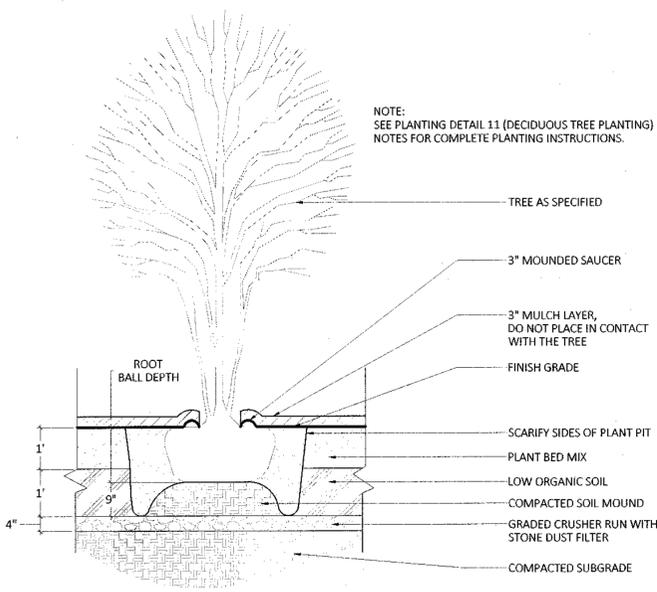


3 SHRUB PLANTING
L-801 SCALE: 1/2"=1'

- NOTES:
1. FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
 2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER. TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
 3. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
 4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.



4 GROUNDCOVER PLANTING
L-801 SCALE: 1/2"=1'



5 MULTISTEM TREE PLANTING
L-801 SCALE: 1/2"=1'

NOTE:
SEE PLANTING DETAIL 11 (DECIDUOUS TREE PLANTING)
NOTES FOR COMPLETE PLANTING INSTRUCTIONS.