FIRE PREVENTION BUREAU NOTES:

EXISTING SPRINKLER SYSTEM TO BE RE-ENGINEERED AS REQUIRED TO MODIFY THE EXISTING
SPRINKLER SYSTEM TO PROTECT THE COMMODITY BEING STORED IN THE FACILITY IN ACCORDANCE
WITH NFPA 13 AND MAINTAINED IN ACCORDANCE WITH NFPA 25.

EXISTING FIRE ALARM SYSTEM TO BE EVALUATED AND RE-ENGINEERED AS REQUIRED TO THE PRESENT CODE OF NFPA 72 AND CONNECTED TO ROCKLAND COUNTY 44-CONTROL WITH RED AMBER STROBES AS PER ORANGETOWN CODE.

EMERGENCY LIGHTING TO BE PROVIDED AS PER NATIONAL ELECTRICAL CODE.

PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED THROUGH THE FACILITY IN ACCORDANCE WITH
NFPA 10.

APPLY AND MAINTAIN CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH THE BUREAU OF FIRE PREVENTION.

INSTALL KIDDIE SUPRA BOX FOR EMERGENCY ACCESS. COORDINATE EXACT LOCATION WITH FIRE PREVENTION BUREAU.

PROJECT SITE DATA:
SECTION: 77.07
BLOCK: 2
LOT: 1
ZONE: LO
STREET ADDRESS : 115 RT 303

ACABOR APPROVAL:
ACABOR #17-24

ZONING BOARD APPROVALS:

ZBA #15-75, USE VARIANCE FOR SELF STORAGE BUSINESS, DATED OCTOBER 21, 2015
ZBA #17-44, VARIANCE, SIGN AREA VARIANCE APPROVED, DATED JUNE 21, 2017

LIST OF DISTRICTS

SCHOOL:	SOUTH ORANGE TOWN CENTRAL SCHOOL DISTRICT
FIRE :	TAPPAN
WATER:	SUEZ
LIGHTING :	TOWN OF ORANGE TOWN
SEWER:	TOWN OF ORANGE TOWN
ZONING:	LO

PROPERTY SURVEY PREPARED BY ATZL, NASHER & ZIGLER P.C.
DATED JUNE 17, 2015

Use Variance Received for WAREHOUSE SALES OR STORAGE WAREHOUSE, Route 303 Overlay District

LOT SIZE - 8.583 Acres
COVERAGE - 22.5% (provided) 50% (maximum)

PARKING - Warehouse: 1 space per 2 Employees or 300 sf of gross floor area
Total Employees: 4 4 spaces
Provided 54 spaces

SETBACKS

	Required	Provided/Existing
Front Yard	100 feet	274.7 feet
	100 feet	105.4 feet
Side Yard	100 feet	100.1 feet
Total Side Yard	200 feet	205.5 feet
Rear Yard	100 feet	85.3 feet

*no additions proposed

MAXIMUM BUILDING HEIGHT

Required (Max.)	Provided/Existing
25'-3"	24'-4" (Max.)

*no additions proposed

MINIMUM STREET FRONTAGE

Required	Provided/Existing
150 feet	533.23 feet

EXISTING BUILDING SQUARE FOOTAGES:
OFFICE SPACE: 9,600 S.F.
STORAGE: 90,060 S.F.
TOTAL BUILDING AREA: 99,660 S.F.

SITE PLAN MEETING NOTE:
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 ORANGE TOWN DEPARTMENT OF ENVIRONMENTALLY MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAY AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH MEETING.

LAND DISTURBANCE CALCULATIONS:
TOTAL LAND DISTURBANCE FOR NEW HANDICAPPED RAMP: 368 SQUARE FEET
IMPERVIOUS LAND DISTURBANCE : 0 SQUARE FEET

WETLAND AREA : ± 12,500 S.F.

Brian Donaghy
115 ROUTE 303 LLC
30 OAK STREET, 3RD FLOOR
STAMFORD, CT 06905

LEGEND	
	GAS MARKER
	TRAFFIC POLE
	SIGN
	CB
	SMH
	UTILITY POLE

FRANK G. RELF ARCHITECT, P.C.
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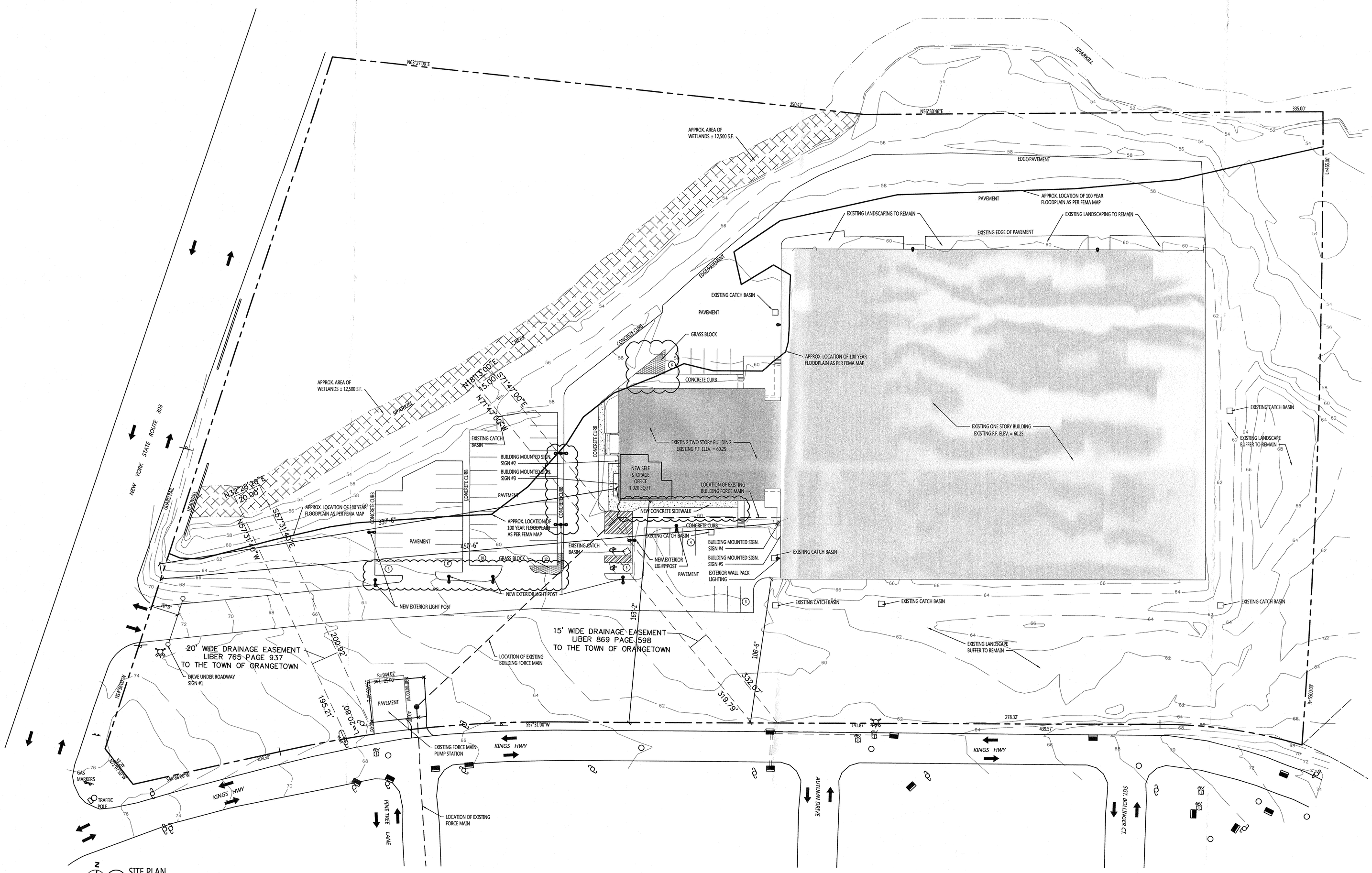

1 SITE PLAN
SCALE: 1" = 30'-0"

NOTES

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FRANK G. RELF ARCHITECT, P.C.

REVISIONS :

#	DATE	COMMENT
2	11/03/17	Value Engineering Revisions
1	10/27/16	H.C. Bathroom Relocation

ISSUE:

#	DATE	COMMENT
1	08/05/16	DEMO- ISSUED BUILDING DEPT.
2	08/18/16	70% PROGRESS SET
3	09/16/16	ISSUED FOR FINAL REVIEW
4	09/23/16	ISSUED FOR BID
5	10/27/16	H.C. Bathroom Relocation
6	04/20/17	BZA SIGNAGE
7	08/02/17	SITE PLAN APPROVAL
8	10/11/17	FINAL SITE PLAN APPROVAL
9	10/24/17	FINAL SITE PLAN APPROVAL rev. 1
10	11/03/17	VALUE ENGINEERING REVISIONS
12	02/22/18	
13	05/01/18	

CLIENT:
115 ROUTE 303 LLC
30 OAK STREET, 3RD FLOOR
STAMFORD, CT 06905

PROJECT:
115 NEW YORK ROUTE 303,
TAPPAN, NEW YORK

TITLE DRAWING:
SITE PLAN

SEAL & SIGNATURE
REGISTERED ARCHITECT FRANK G. RELF No. 017724 STATE OF NEW YORK

DATE:	5/5/16
PROJECT No.	16034S
DRAWING BY:	D.R.
CHK BY:	J.N.
DWG. No.:	A-001.00
ALT.	OF 21

DOB JOB NUMBER: