ORANGETOWN STANDARD NOTES:

- PERFORMANCE STANDARDS REVIEWED BY TOWN OF ORANGETOWN ZONING BOARD: JANUARY 22, 2020 AS ZBA#20-08 AND ZBA#20-09
- TOTAL AREA OF DISTURBANCE (A.O.D.) = 0.108 ACRES
- THE MAXIMUM SOIL EXPOSURE LIMIT IS 14 DAYS
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT. TO BE DISTURBED
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF **NEW YORK**
- 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 ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING, AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE-CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M.

CODED NOTES:

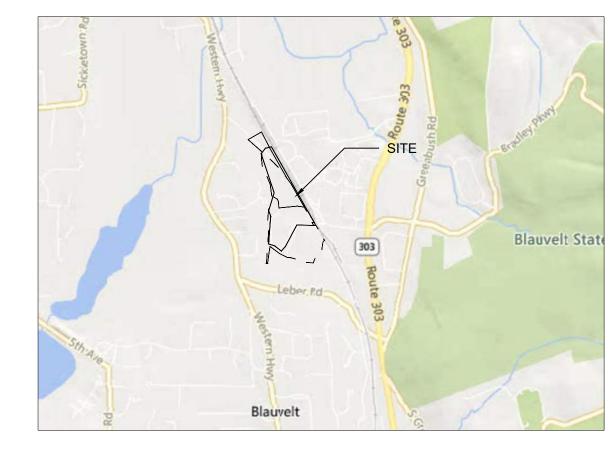
- 1) EXISTING 10' BOARD ON BOARD FENCE TO REMAIN.
- 2) EXISTING SMOKER SHELTER TO REMAIN.
- 3) EXISTING UNDERGROUND DETENTION TO REMAIN.
- 4) PROPOSED LIGHT POLE. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION PHASE 0 PLANS PREPARED BY CEC, INC.
- 5) PROPOSED ELECTRIC VEHICLE CHARGER POST WITH BOLLARD PROTECTION. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION - PHASE 0 PLANS PREPARED BY CEC, INC.
- 6) PROPOSED ELECTRICAL EQUIPMENT WITH BOLLARD PROTECTION. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION - PHASE 0 PLANS PREPARED BY CEC, INC.

SITE NOTES

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL NEW YORK ONE CALL AND ALL UTILITY COMPANIES TO SCHEDULE ANY UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED AND/OR RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED
- 2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 3. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF RAMPS.
- 5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB OR EDGE OF PAVEMENT, AS
- PROVIDE STRIPING AS SHOWN. PARKING STALLS SHALL BE PAINTED WITH 4" WHITE, WIDE LINES. KILL WEEDS, CLEAN, POWER WASH AND REMOVE ANY EXISTING RESTRIPING THAT CONFLICTS WITH PROPOSED STRIPING. COORDINATE ADDITIONAL SITE MAINTENANCE WITH TENANT CM.
- 7. REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.

APPLICABLE, UNLESS OTHERWISE NOTED.

- 8. REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
- 9. REFER TO ORIGINAL SURVEY PROVIDED BY BLEW & ASSOCIATES, DATED 10/31/2019.
- 10. REFER TO CURRENT VERSION OF 'TENANT' SIGNAGE STANDARDS DOCUMENT FOR ALL SIGN AND PAVEMENT GRAPHICS AND DETAILS.



SIGNAGE AND STRIPING CODE TABLE		
CODE	*QTY	DESCRIPTION
S-1	14	"STOP" SIGN
S-3	8	SPEED LIMIT, 5 MPH
S-3 (MOD)	6	SPEED BUMP WITH 5 MPH PLACARD
S-5(L)	9	PEDESTRIAN CROSSING, LEFT ARROW
AS-14	2	NO EXIT
AS-16	1	WAYFINDING
AS-39	3	PARKING LOT DESIGNATION
AS-95	25	VAN STALL WAYFINDING
PG-1		STOP BAR
PG-10		18" STRIPING OUTLINE AND FILL AT 45-DEGREES
PG-11		12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
PG-16		SPEED BUMP
PG-25		VAN STALL NUMBER

ADJACENT ZONING:

COVERAGE

EAST: LIGHT INDUSTRIAL OFFICE (LIO), LIGHT INDUSTRIAL (LI)

*EXTERIOR SIGN QUANTITY ONLY

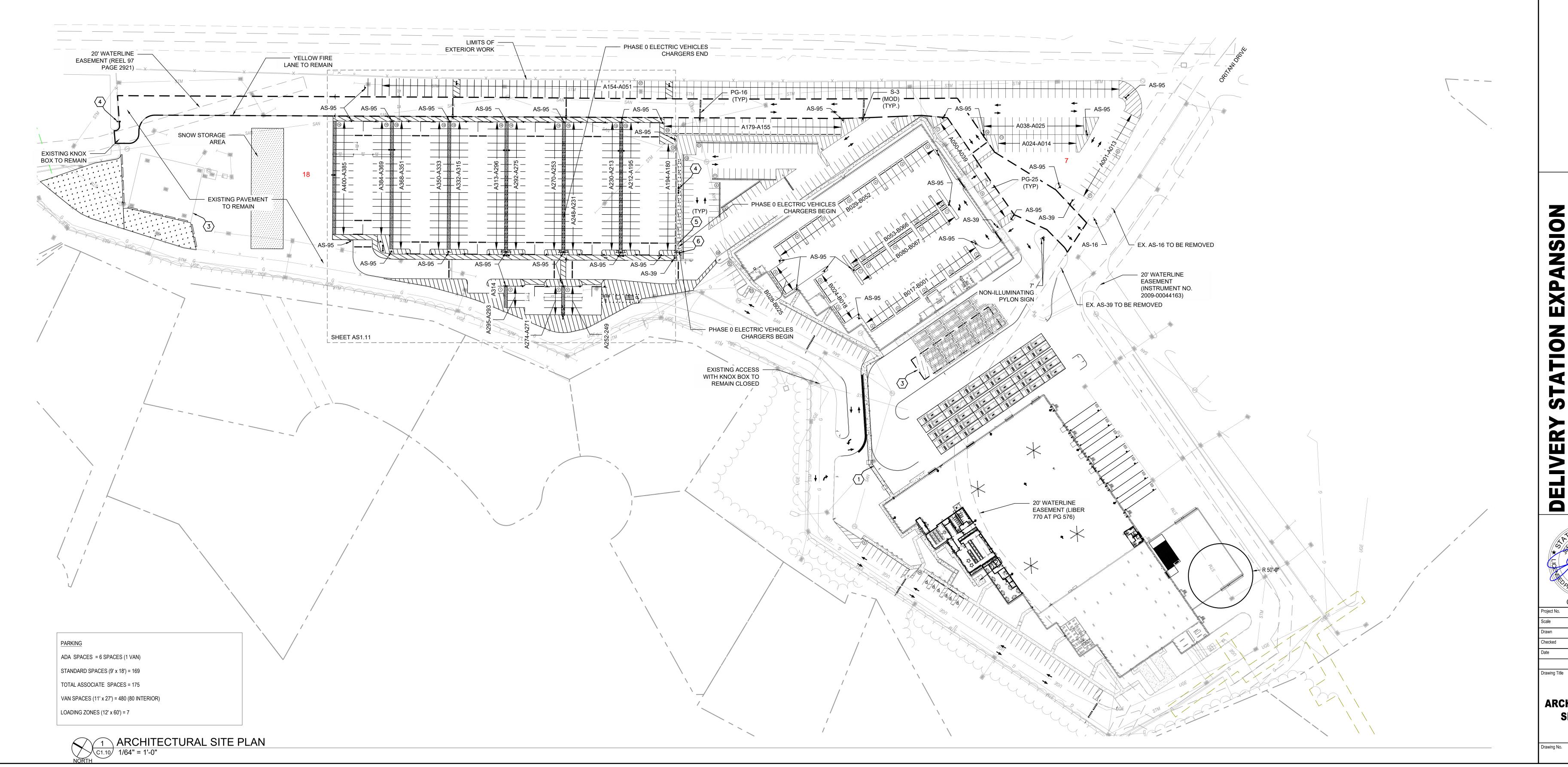
ZONING INFORMATION LOCATION: 200 & 400 ORITANI DRIVE, BLAUVELT, NY 10913 PARCELS: 65.18-1-1, 65.18-1-22, 70.06-1-1.12 ZONE: (LO) LABORATORY-OFFICE DISTRICT USE: DISTRIBUTION CENTER LOT AREA: ± 37.61 ACRES (± 1,638,292 SF) NORTH: LABORATORY-OFFICE (LO) SOUTH: LOW DENSITY RESIDENTIAL (R-40), LABORATORY OFFICE (LO)

WEST: LOW DENSITY RESIDENTIAL (R-40) PROPOSED REQUIREMENTS **EXISTING** ITEM MINIMUM FRONT BUILDING 100 FEET NO CHANGE 70.7 FEET SETBACK (EAST) MINIMUM SIDE BUILDING 100 FEET **NO CHANGE** 102.5 FEET SETBACK (SOUTH) MINIMUM SIDE BUILDING 100 FEET 234.7 FEET NO CHANGE SETBACK (NORTH) MINIMUM SIDE BUILDING 200 FEET 337.2 FEET NO CHANGE SETBACK (BOTH) MINIMUM REAR BUILDING 100 FEET NO CHANGE 130.7 FEET SETBACK (WEST) MAXIMUM FLOOR RATIO 0.4 0.2 0.2 **BUILDING HEIGHT** ± 42.5 FEET ± 33 FEET NO CHANGE SEE PARKING ONE SPACE FOR PARKING REQUIREMENTS 255 SPACES TABULATION ON **EVERY 2 EMPLOYEES** THIS SHEET 6 SPACES FOR 151 -6 SPACES (1 MINIMUM ACCESSIBLE 200 TOTAL PROVIDED 2 SPACES STALLS VAN) SPACES, 1 VAN MINIMUM PARKING 9 FEET X 19 9 FEET X 18 FEET **NO CHANGE** DIMENSIONS FEET MINIMUM AISLE WIDTH 22 FEET 24 FEET **NO CHANGE** MINIMUM PARKING 25 FEET ±87 FEET ± 87 FEET SETBACK IMPERVIOUS LAND

NO CHANGE

GENERAL & TENANT SIGN FACE LEGENDS SEE PAGE AS1.11

MAX 75%



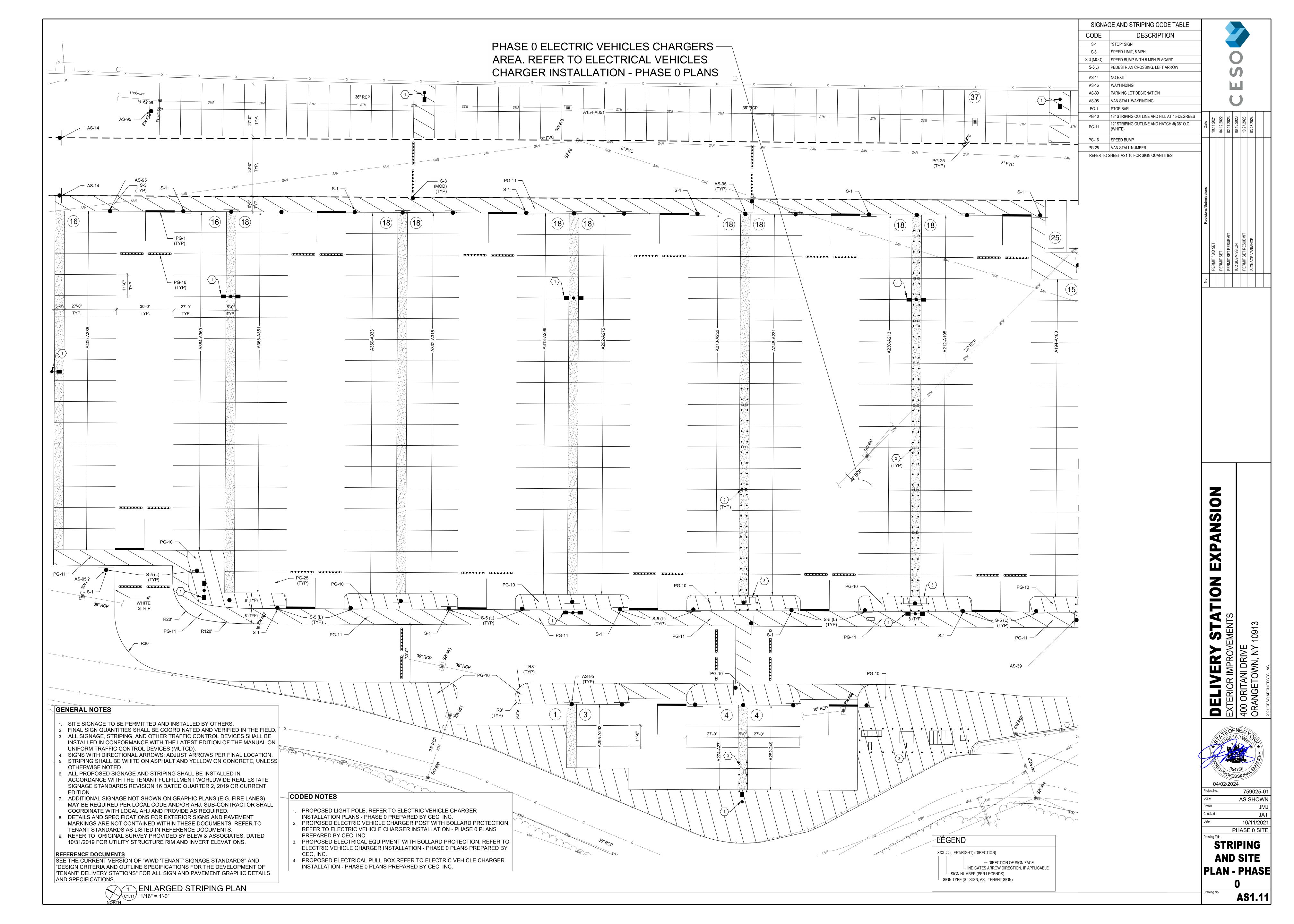
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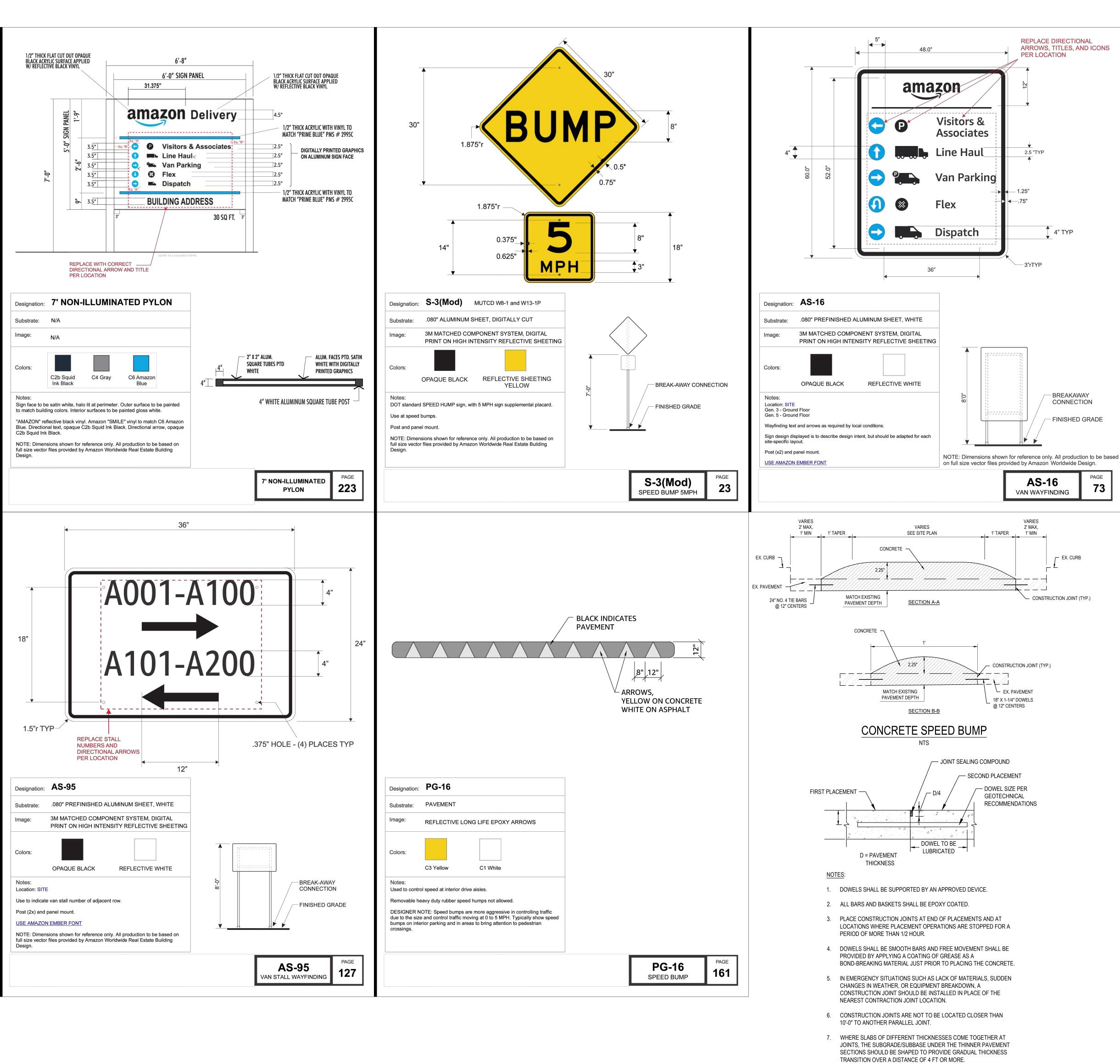
04/02/2024 **AS SHOWN** 10/11/2021

PHASE 0 SITE

ARCHITECTURAL SITE PLAN

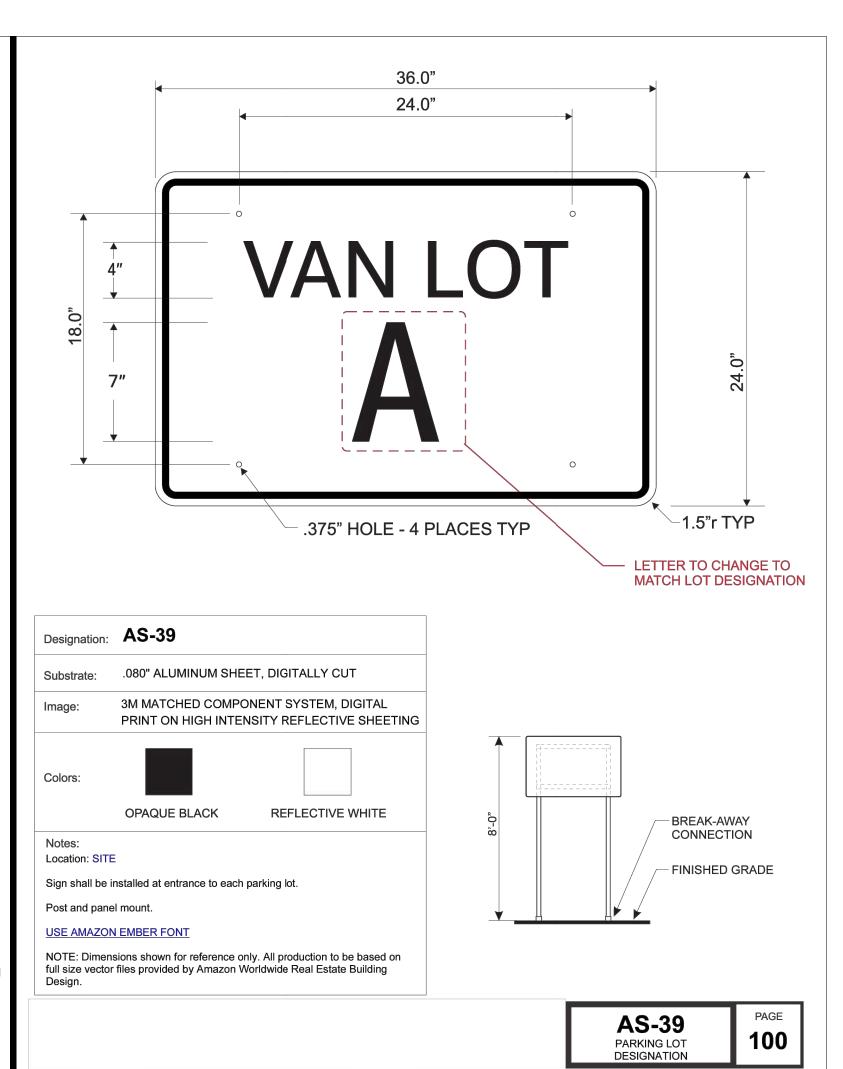
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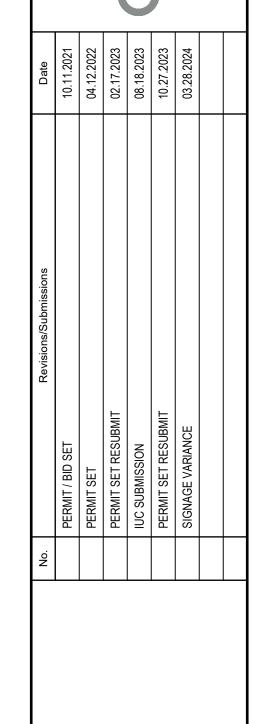




CONSTRUCTION JOINT

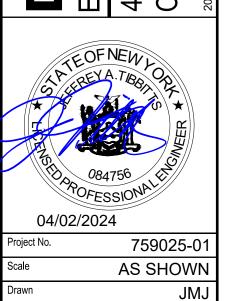
NTS





RY STATION EXPANSION

EXTERIOR IMPROVEMENTS
400 ORITANI DRIVE



 Project No.
 759025-01

 Scale
 AS SHOWN

 Drawn
 JMJ

 Checked
 JAT

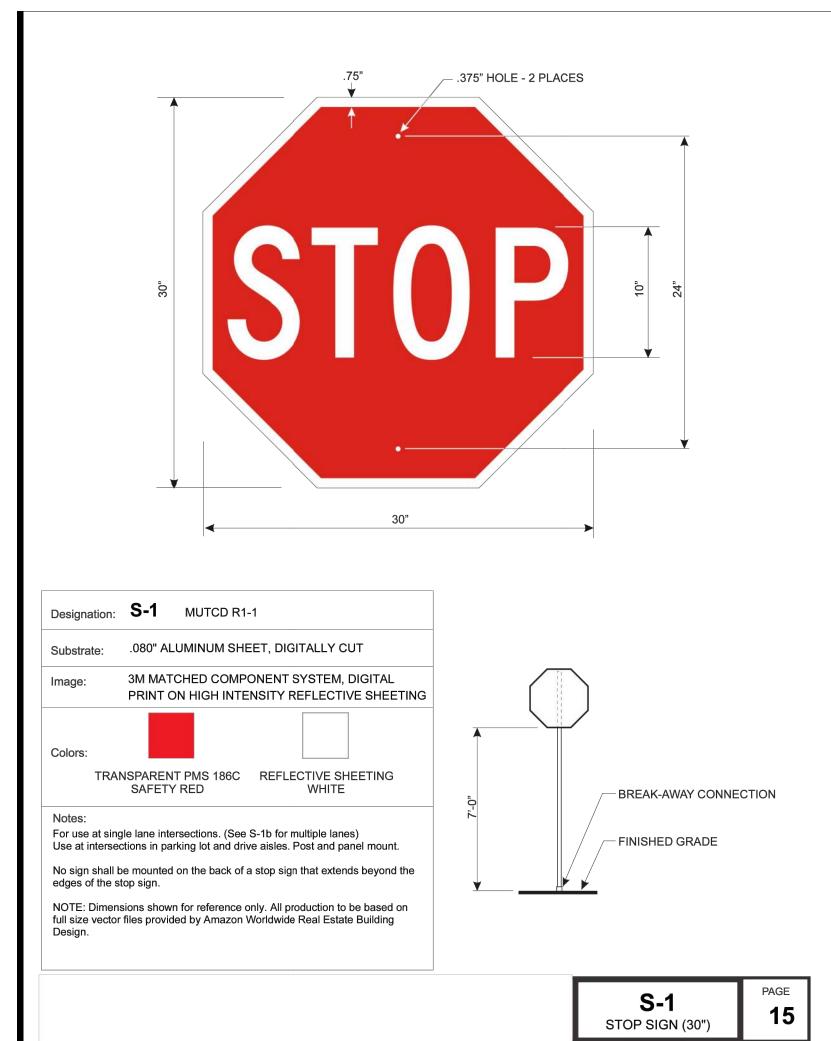
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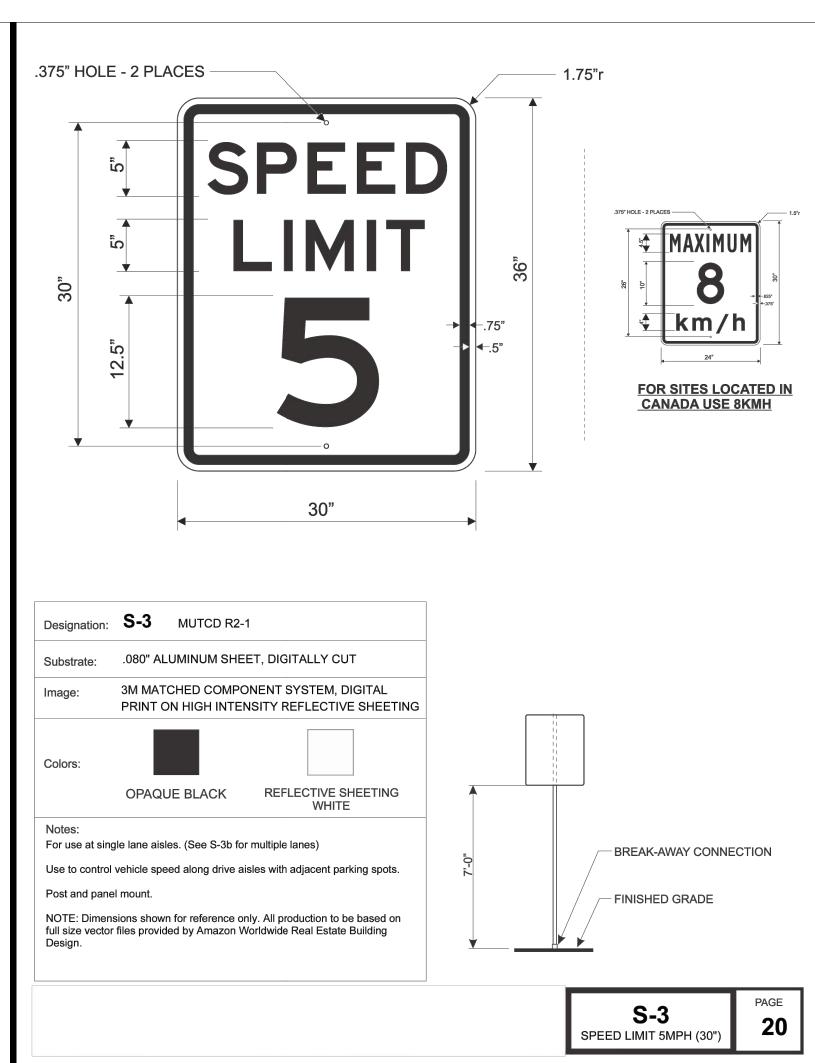
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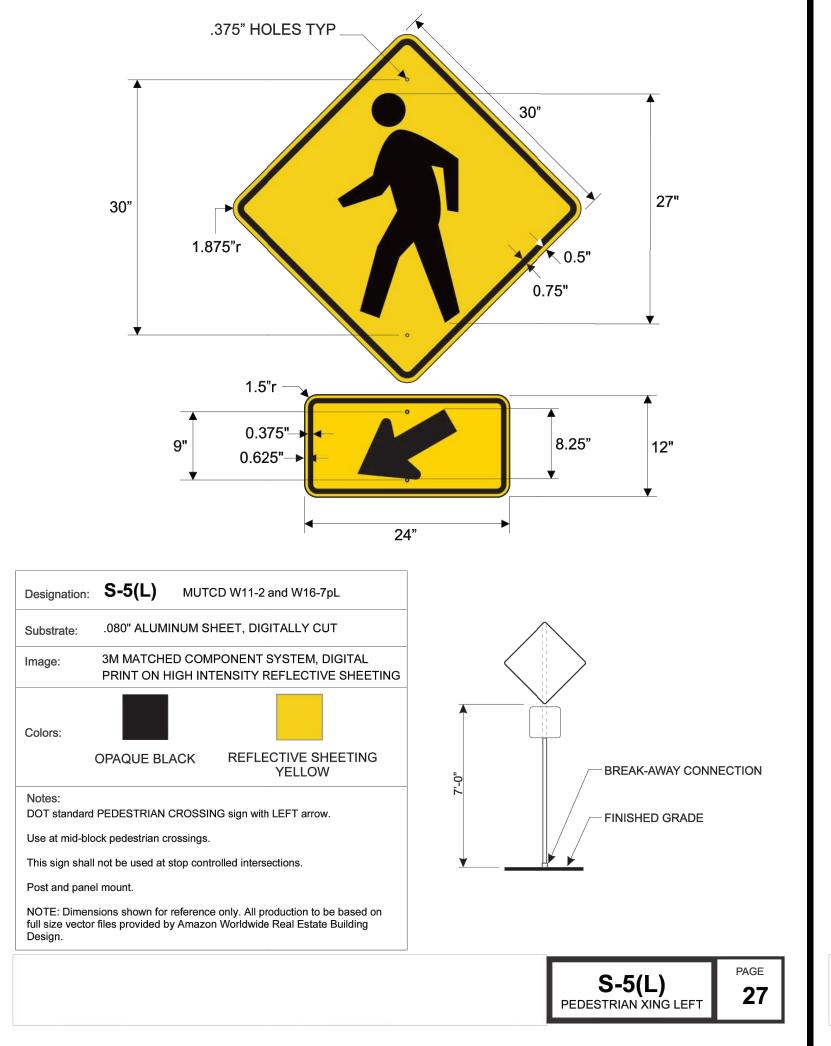
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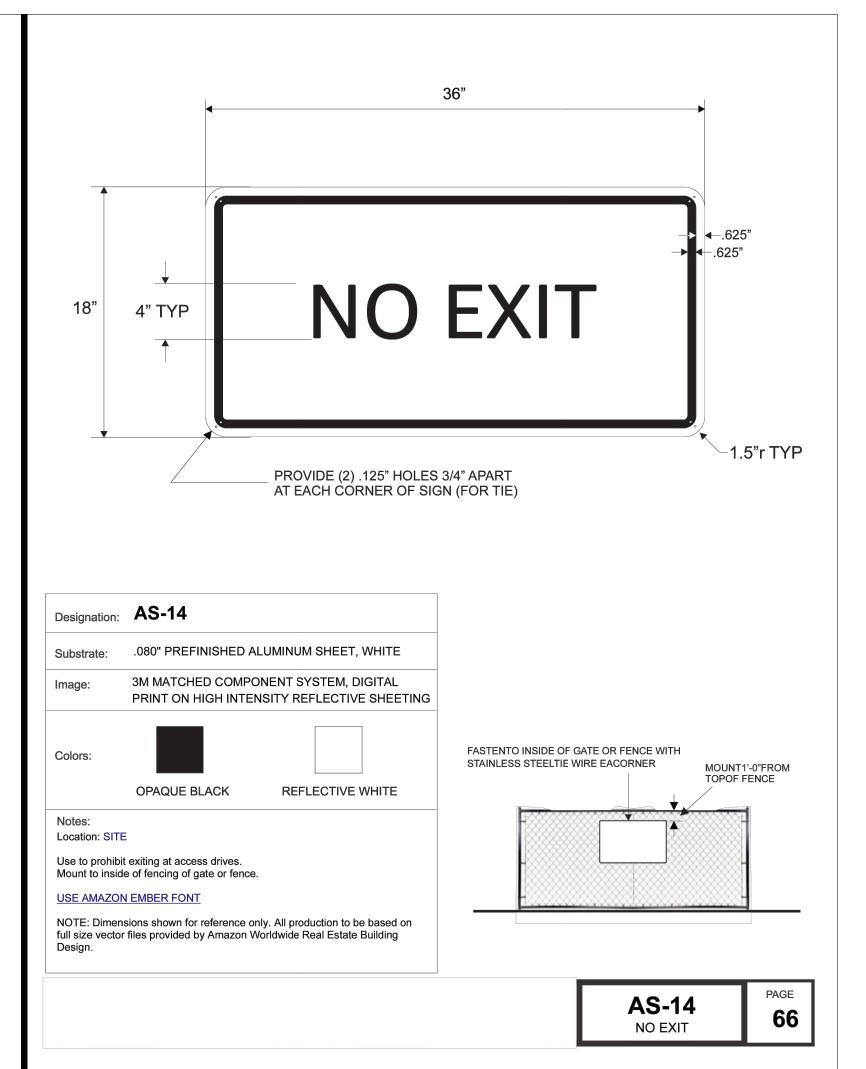
SIGNAGE & CONSTRUCTION DETAILS SHEET

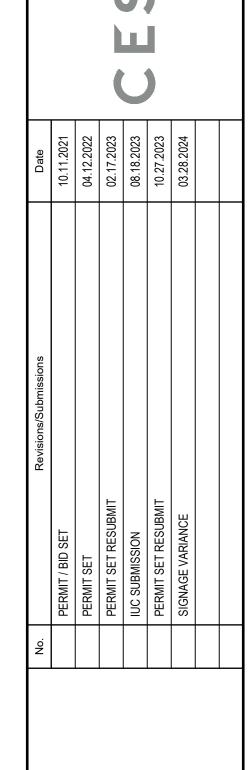
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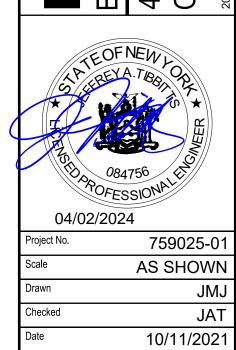


VERY STATION EXPANSION

OR IMPROVEMENTS

EXTERIOR IMPROVEMENTS

00 ORITANI DRIVE



SIGNAGE &
CONSTRUCTION
DETAILS SHEET

PHASE 0 SITE

° AS1.14