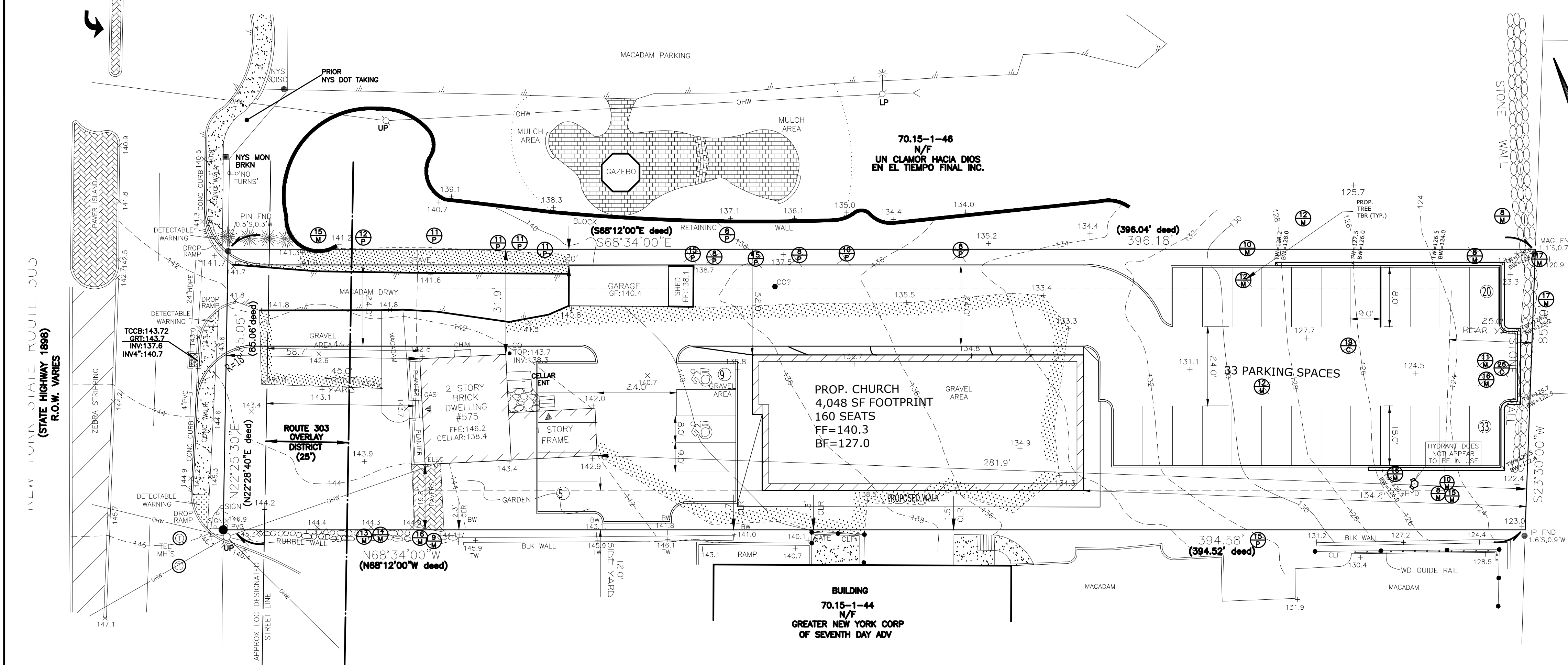


REFERENCES:

-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A TOPOGRAPHIC SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED MARCH 28, 2023, PROVIDED BY OWNER.



- NOTES:**
- THIS IS MAP THIS BLOCK LOT 45 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
 - AREA OF TRACT IN SQUARE FEET 35622 SQFT 10772 ACRES.
 - PROPOSED USE: CHURCH W/ PASTORS RESIDENCE.
 - RECORD OWNER: PENTECOSTAL COUNCIL, REFUGE OF SALVATION INC. 579 ROUTE 303 ARBONET, NY 10962
 - APPLICANT: DATE: OWNER: DATE: GREENBUSH DYNASTY REALTY
 - THE DISTRICT: BLAUVELT FIRE DISTRICT
 - SCHOOL DISTRICT: SOUTH ORANGETOWN SCHOOL DISTRICT
 - WATER DISTRICT: VEOLIA WATER
 - WATER SUPPLY: BY VEOLIA WATER
 - SEWER DISTRICT: TOWN OF ORANGETOWN
 - DATA: USGS
 - ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN A CONDUIT OF NOT LESS THAN 2" DIAMETER.
 - THERE ARE NO CONVEYANCE DEED RESTRICTIONS EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON SAID PLAN.
 - NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITH OUT PRIOR APPROVAL OF THE PLANNING BOARD. ITEMS ARE TO BE ADVISED OF THIS CONDITION.
 - NO PAVING OR CURBING OF ANY MATERIALS PERMITTED ON SITE.
 - PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

- NOTE:**
- AT LEAST ONE WEEK PRIOR TO 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 & 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.
 - STORMWATER MANAGEMENT PHASE II REGULATIONS ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE (1) FOOT RADIUS PER INCH DBH - DRIP LINE OF THE TREE CANOPY.
 - THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION POSSIBLE AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4" OF PLANKS OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 - THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FOR THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE HELLED AND/OR PRESERVED IN A RAISED BED WITH TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
 - ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.

- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEMA AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
- THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEMA. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEMA SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEMA, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA: WETLANDS-US ARMY CORP. OF ENGINEERS.
- PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEMA WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
- ZONE: CC
- DISTRICTS:
 - FIRE: BLAUVELT FIRE DISTRICT
 - SCHOOL: SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT
 - WATER: VEOLIA
 - SEWER: TOWN OF ORANGETOWN

- AREA OF DISTURBANCE=30,306 SF
- NO WATER SUPPLY IMPROVEMENTS ARE NECESSARY.
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP & HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 259 L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- ELEVATION DATUM IS USGS.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.

CHURCH & SIMILAR PLACE OF WORSHIP

BULK REQUIREMENTS

USE GROUP	MIN. LOT AREA	LOT WIDTH	MIN. STREET FRONTAGE	FRONT YARD	SIDE SETBACK	TOTAL SIDE SETBACK	REAR YARD	MAXIMUM HEIGHT	FLOOR AREA RATIO	PARKING	COVERAGE
REQUIRED	43,560 SF	100'	100'	50'	20'	35'	50'	14' FT	0.30	43	75
PROVIDED	33,622 SF*	85.0'	85.0'	46.2'	12.0'	44.0'	134.2'	12'	0.27	33*	69.4

* VARIANCE REQUIRED
 PARKING REQUIREMENTS:
 200 SQUARE FEET OF GROSS FLOOR AREA BUT NOT LESS THAN 1 SPACE FOR EACH 5 SEATS, WHERE PROVIDED

FAR CAL: 8,943 SF/PER ARCH/33,622 SF= 0.2660=0.27

8,096 SF/200 SF=40.5=41 SPOTS
 160 SEATS/5=32 SPOTS
 THEREFORE USE 41 SPOTS
 +2 SPOTS FOR PASTOR RESIDENCE
 43 SPOTS REQUIRED.

ZONE: CC

EXISTING COVERAGE:
 DWELLING=1,222 SF
 GARAGE=369 SF
 SHED=93 SF
 MAC. DRIVEWAY & WALK=1,396 SF
 GRAVAL AREAS=10,132 SF
 BASEMENT ACCESS=37 SF
 REAR ACCESS=85 SF
 PAVERS=172 SF
 TOTAL=13,506 SF

PROPOSED COVERAGE:
 CHURCH=4,048 SF
 DWELLING=847 SF
 BASEMENT ACCESS=85 SF
 PARKING LOT AND WALKS=18,351 SF
 TOTAL=23,331 SF

REVISIONS	
<p>PLANIMETRIC PLAN FOR 575 ROUTE 303</p> <p>LOCATED IN THE TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</p> <p>GRAPHIC SCALE: 1" = 50'</p>	
<p>PAUL GDANSKI, PE, PLLC</p> <p>633 WOODMONT LANE SLOATSBURG, N.Y. 10974 TEL: (917) 418-0999</p>	<p>575RT304</p> <p>FILED</p> <p>FEB. 6, 2024</p> <p>SCALE: 1" = 20'</p> <p>DATE: 1 OF 2</p>

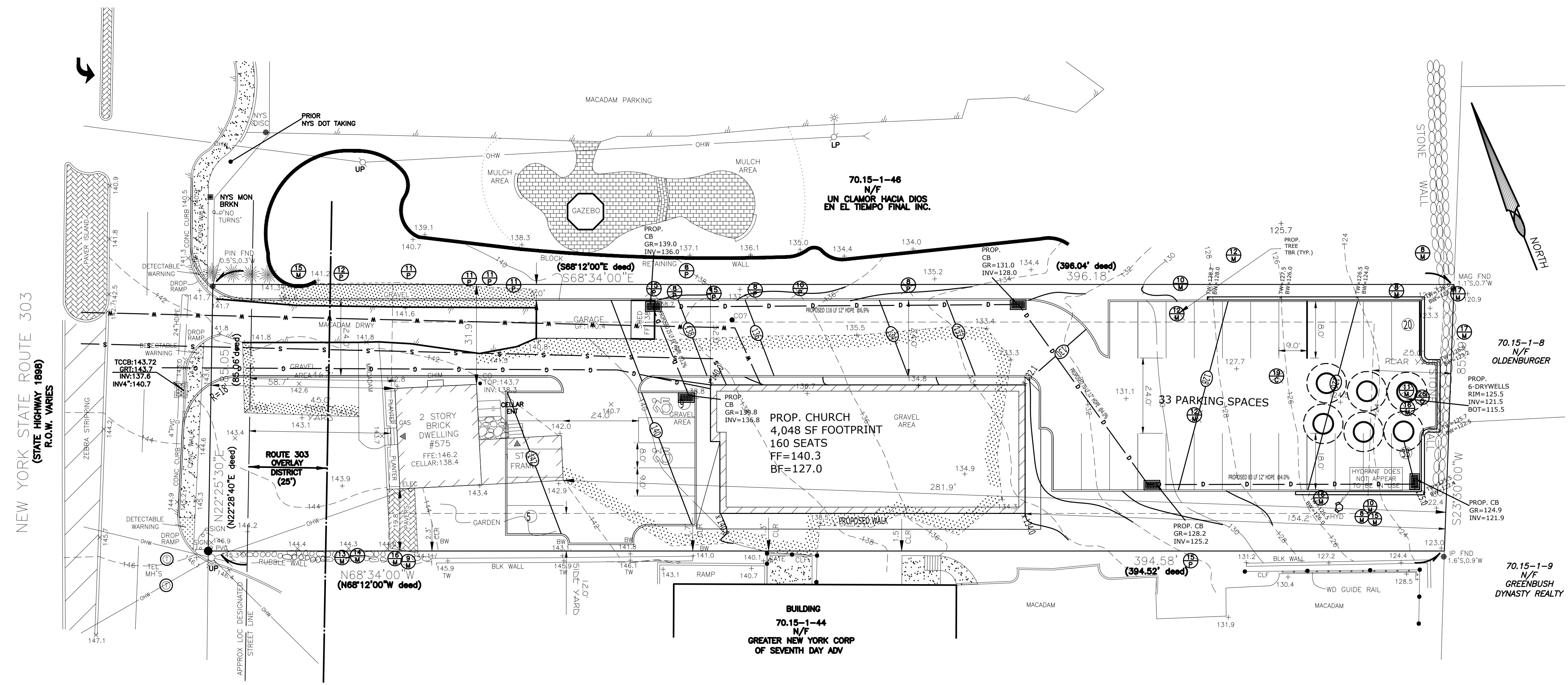
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

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Paul Gdanski
 PAUL GDANSKI, P.E. (917) 418-0999

- NOTES:**
1. PRIOR TO ANY DISTURBANCE TAKING PLACE CONSTRUCTION FENCE MUST BE INSTALLED AT THE DRIP LINE OF ALL TREES TO REMAIN.
 2. PRIOR TO ANY TREES BEING REMOVED ALONG THE PROPERTY LINE OWNERSHIP OF SAID TREES MUST BE DETERMINED.
 3. ALL SOIL EROSION MEASURES MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
 4. PRIOR TO FINAL APPROVAL AN INFILTRATION TEST SHALL BE DONE TO DETERMINE IF ASSUMED PERCOLATION RATE IS ACCEPTABLE.

Drywell Design:	
Wetherfield "C"	
Development size =	0.2256 Acre
Undeveloped SCS Curve No. =	74.0000
Developed SCS Curve No. =	98.0000
1. Select Design Storm	
100 year, 24-hour	
2. Type of subsurface disposal system:	
Precast drywell with 3.0'-3/4" crushed stone	
3. Determine Percolation Rate:	
Percolation Rate:	
Drop	1.0000 inches
Time	30.0000 minutes
a. Area of Percolation (Ap):	
Surface area of Cylinder	
Ac=Pi*Dhavg	
D=	1.0000 foot
havg=	8.5000 inches
Ac=	2.2253 Ft ²
Bottom Area	
Ab=Pi*r ²	
Ab=	0.7854 Ft ²
Volume of Percolation:	
Ap=Ac+Ab	
Ap=	3.0107 Ft ²
Vp=Ab*h	0.0654 Ft ³
Soil Percolation Rate	0.0007 Ft ³ /Ft ² /Min.
Sr=volume/area/time	1.0435 Ft ³ /Ft ² /day
Sr=	0.7826 Ft ³ /Ft ² /day
Sr=(minus clogging factor of 25%)	
4. Calculate Required Storage Volume:	
100yr, 24 hour rainfall=	9.3000 inches
From Table 2-1 of TR-55	
Existing CN=	74.0000 therefore depth Vr= 6.11 Inches
Proposed CN=	98.0000 therefore depth Vr= 9.10 Inches
DeltaV=	2.9900 Inches
Vs=deltaV*Area	2448.0625 Ft ³
5. Calculate Volume per Drywell:	
Vw=Pi*r ² *height	
Thickness of Stone=	3.0000 feet
Thickness of drywell wall=	0.3330 feet
Diameter of drywell=	6.0000 feet
Height of drywell=	6.0000 feet
Vw=	337.6500 Ft ³
6. Calculate 24-hour percolation volume per drywell (Vp):	
Vp=bottom surface area of drywell*soil percolation rate(Sr)	
Vp=Pi*R ² *Sr	
Vp=	98.6083 Ft ³ /day/drywell
*Note: Only bottom of drywell is included & not sides	
7. Calculate the total 24-hour Volume per drywell (Vt):	
Vt=Volume of drywell(Vw)/percolation volume(Vp)	
Vt=	436.2583 Ft ³
8. Determine number of drywells required (DW):	
DW=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	5.6115
DW=	USE 6



REVISIONS	
GRADING & DRAINAGE & UTILITIES FOR 575 ROUTE 303 LOCATED IN THE TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK	
GRAPHIC SCALE 	
PAUL GDANSKI, PE, PLLC 633 WOODMONT LANE SLOATSBURG, N.Y. 10974 TEL: (917) 418-0999	575RT303 FEB. 6, 2024 SCALE 1" = 20' DRAWING 2 OF 2

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