12. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE II. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED 17. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANT ROAD SUB-BASE
THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE I. THIS IS LOT 4, BLOCK I, SECTION 76.08 PUSUANT TO SECTION 21-24 OF THE LAND DEVE, LOPEMENT REGU-AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP. OF THIS SITE, ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED 2. TOTAL AREA OF TRACT: 651,908 S.F. = 14.9657 ACRES LATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON. IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN 3. ZONE: LIO 13. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS. TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL 18. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL. 4. PROPOSED USE: ATHLETIC TRAINING REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO 5. DATUM: USGS PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE 19. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH REMAIN ARE AS FOLLOWS: 6. SOURCE BENCHMARK: TOP SEWER MANHOLE - ELEV.=83.21 SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF THE LAND AND ARE NOT TO BE DISTURBED. A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL DRIVE AT INTERSECTION RAMLAND RD. 20. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND (SEE DRAWING 3 OF 6 FOR B.M. LOCATION) B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH INSTALLED UNDERGROUND. SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT 7. RECORD OWNER & APPLICANT: UNDERNEATH THE TREES DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION. 21. CERTHIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE PETER SKAE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED 348 ROUTE 9W 14. THE CONTRACTORS TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CONSPICUOUSLY ON ALL SIDES AT A 5'-10' HEIGHT. CERTIFIED BY A NEW YORK STATE LICENCED PROFESSIONAL ENGINEER PALISADES, N.Y. 10964 APPROVED BY THE PLANNING BOARD. 15. 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 DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS. WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS 8. SCHOOL DISTRICT: PEARL RIVER CENTRAL SCHOOL DISTRICT 22 CLEARING LIMIT AREAS MUST BE MARKED IN THE FIELD PRIOR TO FIRE DISTRICT: PEARL RIVER FIRE DISTRICT I. ONE (I) FOOT RADIUS FROM TRUNK PER INCHI DBH ANY GRADING ON CONSTRUCTION SITE TO AVOID ANY WATER DISTRICT: SUEZ 2. DRIP LINE OF TREE CANOPY. ENCROACHMENTS INTO THE WETLAND AREA. LIGHTING DISTRICT: ROCKLAND AND ORANGE THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM O BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND 23. STORMWATER MANAGEMENT PHASE II REGULATIONS: ADDITIONAL SEWER DISTRICT: ORANGETOWN SEWER DISTRICT PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITIONS CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN AND SHALL FITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO TO BE PLACED AND MAINTAINED ONE YARD BEYOND ESTABLISHED PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE 9. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT TREEPROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION EVENT OF THE APPLICANTS DISAGREEMENT WITH THE DECISION OF DEME OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING IN THE SPECIFIED BY SECTION 239LEM OF THE GENERAL MUNICIPAL SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT. WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (I.E. WETLANDS-U.S. ARMY LAW OF THE STATE OF NEW YORK. 24. ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING I. LIGHT TO HEAVY IMPACTS- MIN. OF 8" OF WOOD CHIPS INSTALLED OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS 10. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON CORPS OF ENGINEERS). OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY. NO SUCH WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL COMPLETION OF WORK. 16. PERMANENT VEGITATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION. ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LECAL HOLIDAY. DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A 2. LIGHT IMPACTS ONLY- INSTALLATION OF 3/4" OF PLYWOOD OR THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE ORANGETOWN DEPARTMENT OF ENVIROMENTAL MANAGEMENT AND THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M. ENGINEERING, SUPERINTENDENT OF HIGHWAYS, AND THE OFFICE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE 25. THE STORMWATER MAINTENANCE AGREEMENT DECLARATION WAS OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND HAS RECIEVED THE FINAL APPROVAL FROM THE PLANNING BOARD. RECORDED 06/29/2021 AS INSTRUMENT ID #2021-00027024. IF THE GRADE LEVEL IS TO BE CHANGED BY MORE THAN 6", TREES VICINITY MAP ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY DESIGNATED TO BE PRESERVED SHALL BE WELLED, AND/OR PRESERVED OWNER TO ARRANGE SUCH A MEETING SCALE: |"=1,000 IN A RAISED BED, WITH THE TREE WELL A RADIUS OF 3' LARGER THAN THE TREE CANOPY BULK TABLE I. INSTALL AN NEPA 13 COMPLIANT FIRE SPRINKLER SYSTEM, MAINTAINED ACCORDING TO NEPA 25. FLOOR AREA RATIO CALCULATIONS: MINIMUM LOT STREET FRONT SIDE TOTAL REAR FLOOR 2. INSTALL AN NEPA 72 COMPLIANT FIRE ALARM SYSTEM, CONNECTED PARKING BUILDING EXISTING F.A.R.=11,800(GYM)+1538(DWL.)+3,045(POLE BARN)=16,383 S.F. ₩ĦĠIJŢ YARD TO ROCKLAND COUNTY 44-CONTROL, WITH AMBER AND RED STROBES LOT WIDTH FRONTAGE YARD SIDE YARD | YARD AREA =16,383/651,908 = 0.025 BOX TRAILER /13.3' OVER (FEET) AS PER ORANGETOWN CODE. USE GROUP (CC) AREA (FEET) (FEET) (FEET) (FEET) (FEET) (FEET) RATIO 3. INSTALL PORTABLE FIRE EXTINGUISHERS AS PER NEPA 10. 14.58 300 150 100 100 200 100 .40 SEE CALCS 501°57'40"E 73.381 4. INSTALL EMERGENCY LIGHTING AS PER NEC. EXISTING 651,908 466 418.6 *58.2 *52.7 **109.4 112.9 0.025 SEE CALCS. *22± 5. INSTALL KEY BOX. 6. APPLY FOR AND MAINTAIN CERTIFICATE OF COMPLIANCE FIRE SAFETY WITH FIRE INSPECTORS OFFICE. * VARIANCE GRANTED BY ZBA #14-20, DATED MARCH 19, 2014 I MAXIMUM HEIGHT = 3 INCHES PER FOOT FROM LOT LINE (58.3X.25=14.58' MAX HEIGHT ALLOWED-PRIMARY) 7. IF LIGHTWEIGHT TRUSSES ARE USED, A SIGN MUST BE PLACED ON I MAXIMUM HEIGHT = 3 INCHES PER FOOT FROM LOT LINE (112.9X.25=28.23' MAX HEIGHT ALLOWED-ACCESSORY) THE EXTERIOR OF THE BUILDING FACING MAIN ENTRANCE. * VARIANCE GRANTED BY ZBA #14-20, DATED MARCH 19, 2014 FOR 58.5' FRONT YARD, 53.1' SIDE YARD AND 30' BUILDING HEIGHT PER APPROVED SITE PLAN LAST REVISED 5-7-14 , A22 VARIANCE REQUIRED FROM CHAPTER 43, SECTION 9.2 FOR INCREASE IN NON-CONFORMING USE ** VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS (ZBA) AS CASE NUMBER 20-26 FOR ACCESSORY STRUCTURES
SIDE YARD OF 33.5' TO A SHED AND 55.8' TO THE POLE BARN ADDITION. IN ADDITION VARIANCE GRANTED FOR TOTAL
SIDE YARD OF 89.3'. APPARTN' .^A<u></u>∆|9 TAX LOT -WETLANDS DELINEATED 77.05-1-37 BY PETE TORGERSEN OF JULY 31.\2013 SAMLOR LLC (MA-TOV DAY CAMP) 76.08-1-5 A.C.O.₺. WETLANDS-LOT LINE; TO BE 10' R.O.W. SERVING TAX ~DISCLAIM#D LOTS 76.08-1-5 £ 77.05-1-37 PER L. 1084. P 200 AS SHOWN ON APPROVED SITE PLAN FOR MA-TOV DAY CAMP 0,553°23'08"E LAST REVISED ON EDGE OF DISTURBANCE LOCATED CONCRET. FEBRUARY I, 2001.— HEADWALL~ FOUND .4997 ACRES TREAM MACADAM ENTRANCE A = 651,908 S.f. WETLANDS DELINEATED AA27 =14.9657 ACRES BY PETE TORKERSEN ON SWALE, JULY 31, 2013 ! (TYP.)~ WASHER 1497.66' ACT DELINEATED BY PETE TORGERSEN PERMANENT CASEMENT TD METAL √ON JULY 31, 2013′ DEDICATED TO THE COUNTY OF ROCKLAND FOR INCLUSION IN TEST PLOT 2 STORY THE COUNTY HIGHWAY SYSTEM. -DRIVEWÁY A = 3,960 S.F. = 0.0909 ACRE EDGE OF MITGATION LOCATED ON AUG. 22, 2016 POLE BARN AREA = 43,595 S.F. NOITIDDA ≤1.0008 ACRES UPLANDS PARCEL 2 PER L.1999. P. 32590 O' R.O.W. PER ISTATE LINE-STATE OF NEW YORK FM#9079 N57°54'06"W74 NO PHYSICAL 1000005 STATE OF NEW JERSEY N05°55'20"E `389.02' \N57*****54'06"W 🔄 STATE LINE 10' R.O.W. PER (BERGEN COUNTY) SUBERGEN COUNTY) PROPOSEDfM#9079 ξ L. 1084, ---PROPOSED DETENTION POND EASEMEN MITIGATION P. 200 FILED IN A=12426 S.F. =0.2853 ACRES MON. FND. II.4' NW. AREA EASEMENT CHUN THE BERGEN SEE PART PLAN BELOW SMITH LEE JAMES FENCE COR-PARK WILDING N/F AREA = 64,185 S.F COUNTY, N.J. 301-6.04 f.m. 9079 301 - 6.06 301 - 6.08 301 - 6.09 AANONSEN =1.4735 ACRES CLERK'S OFFICE F.M. 9079 f.M. 9079 f.M. 9079 F.M. 9079 BOROUGH OF OLD TAPPAN 30I - 6 -15' WIDE UTILITY f.M. 9079 EASEMENT THROUGH SEE 40 SCALE PART PLAN LOT 6.09 FOR PUBLIC UTILITY CONNECTIONS LONGVIEW COURT "FINAL SUBDIVISION PLAT, LONGVIEW ESTATES" FILED IN THE BERGEN COUNTY CLERKS OFFICE ON JUNE 23, 1998 AS ORANGEBURG ROAD "LANDEV SUBDIVISION" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON DECEMBER 27, 1985, BOOK 104, PAGE 69 AS MAP#5837 STEVEN M. SPARACO, PE L. 622, P. 2984-2990 SITE PLAN 18 NORTH MAIN STREET L. 1996, P. 12087 RECORD OWNER & APPLICANT: CONCEPTUAL PARKING CALCULATIONS: "MINOR SUBDIVISION-RAMLAND INDUSTRIAL PARK" FILED IN HARRIMAN, NEW YORK 10926 FOR SPECIAL USE PERMIT _. 1998, P. 46159 THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 10, (845) 782-8543 SKAT TRAINING _. 2002, P. III26 ATHLETIC TRAINING PARKING CALCULATIONS: 1970, BOOK 79, PAGE 65 AS MAP # 3988 1999, P. 32590 PETER SKAE AT LEAST ONE SPACE REQUIRED FOR EACH 300 S.F. OF GROSS FLOOR AREA . 2011, P. 33008 APPROVED BY RESOLUTION OF THE TOWN "SITE PLAN & EROSION CONTROL PLAN, LIMMER COMMERCIAL II,800 S.F./300 S.F.=39.3 LOCATED IN 348 ROUTE 9W _. 2005, P. 8671 REF. CO. INC." DATED JUNE 20, 1997, LAST REVISED ON =40 SPACES REQUIRED FOR GYM OF ORANGETOWN PLANNING BOARD ON TOWN OF ORANGETOWN 2011, P. 6826 PALISADES, N.Y. 10964 =40 SPACES PROVIDED FOR GYM (25 PAVED & 15 LANDBANKED) MARCH 22, 2000, PREPARED BY COSTA ENGINEERING DATE _. 622, P. 2984 ROCKLAND COUNTY, NEW YORK CORPORATION, APPROVED ON MAY 14, 2003. 2010, P. 41024 OFFICE PARKING CALCULATIONS: 2003, P. 71980 AT LEAST ONE SPACE REQUIRED FOR EACH 200 S.F. OF GROSS FLOOR AREA "SITE PLAN OF PROPERTY FOR BLAZEDALE DEVELOPMENT" . 2008, P. 46093 538 S.F./200 S.F.=7.69 PREPARED BY WILLIAM YOUNGBLOOD ASSOCIATES, DATED 2009, P. 10021 =8 SPACES REQUIRED FOR OFFICE JUNE 10, 1993, LAST REVISED DECEMBER 15, 1994, APPROVED PLANNING BOARD CHAIRMAN DATE 2010, P. 583 PETER SKAE DATE =8 SPACES PROVIDED FOR OFFICE ON DECEMBER 16, 1994. _. 60l, P. 450 L. 641. P. 69 SPARACO & YOUNGBLOOD, PLLO "SITE PLAN FOR MA-TOV DAY CAMP" DATED NOVEMBER 2, MAREHOUSE PARKING CALCULATIONS: L. 1079, P. 664 2000, LAST REVISED ON FEBRUARY I, 2001, PREPARED BY AT LEAST ONE SPACE REQUIRED FOR EACH 2 EMPLOYEES OR 300 S.F. OF GROSS FLOOR AREA BULK TABLE FROM APPROVED SITEPLAN LAST REVISED 5-7-14 L. 148, P. 2392 MCDOUGALL ENGINEERING ASSOCIATES INC. CIVIL ENGINEERING * LAND SURVEYING EMPLOYEES FOR PROPOSED WAREHOUSE 2 SPACES REQUIRED FOR WAREHOUSE SITE PLANNING STREET | FRONT SIDE TOTAL = 2 SPACES PROVIDED FOR WAREHOUSE YARD SIDE YARD YARD WIDTH FRONTAGE YARD HEIGHT DEC. 05, 202 AREA 18 NORTH MAIN STREET ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM 16 NYCRR PART 753 USE GROUP (CC) (FEET) (Г [[T) (Г [[T] (Г Е Е Т) (FEET) (FEET) AREA (FEET) P.O. BOX 818 AVAILABLE INFORMATION, THE CONTRACTOR SHALL CALL THE HARRIMAN, N.Y. 10926 LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION T TEL: (845) 782-8543 REQUIRED | 87,120 | 300 | 150 100 100 200 100 14.58 HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR CHOOL - PEARL RIVER CENTRAL SCHOOL DISTRICT DIG SAFELY NEW YORK I"=80' FAX: (845) 782-5901 TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR IRE - PEARL RIVER SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL WATER - ORANGETOWN PROPOSED | 651,908 | 466 | 418.6 | *58.3 ***** 53.I 331.1 1,920.5 0.018 UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH _IGHTING- ROCKLAND AND ORANGE NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS SEWER - ORANGETOWN 1 OF 3 MAY NOT BE SHOWN ON THIS DRAWING. * VARIANCE GRANTED BY ZBA #14-20, DATED MARCH 19, 2014 I MAXIMUM HEIGHT = 3 INCHES PER FOOT FROM LOT LINE (58.3X.25=14.58' MAX HEIGHT ALLOWED) 5-0659