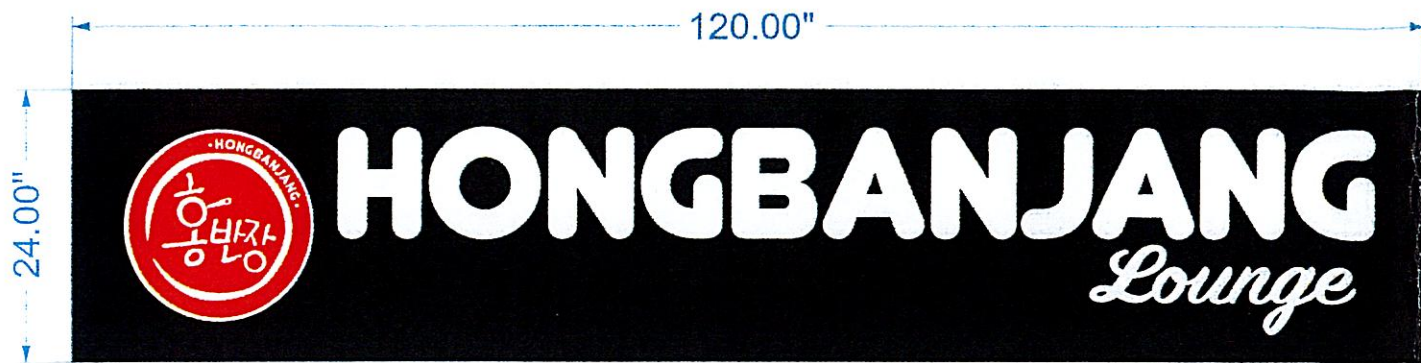


# HONGBANJANG LOUNGE - SIGN SPECIFICATIONS



DAYTIME

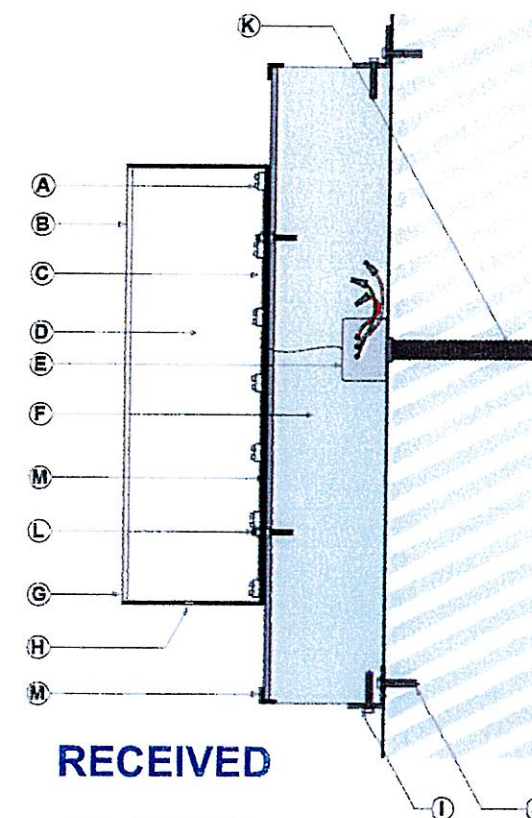


NIGHT TIME



## DESCRIPTION

- (A) 6500K WHITE LED MODULES
- (B) 3/16" THICK TRANSLUCENT ACRYLIC
- (C) .040 ALUMINUM BACK
- (D) 3" DEEP .040 ALUMINUM RETURN (BLACK)
- (E) LED TRANSFORMER
- (F) 4" DEEP EXTRUDED ALUM CABINET (FAB. & INSTALLED BY PROPERTY OWNER)
- (G) 1" JEWELITE TRIM CAP (BLACK)
- (H) DRAIN HOLE
- (I) GALVANIZED L BRACKET
- (J) 3/8" X 2-1/2" LAG BOLT, WASHER & SHIELD
- (K) MAIN POWER LINE (SET UP BY OTHER)
- (L) NUT & BOLT MOUNT
- (M) 1-1/2" REMOVABLE MOLDING TRIM (FAB. & INSTALLED BY PROPERTY OWNER)

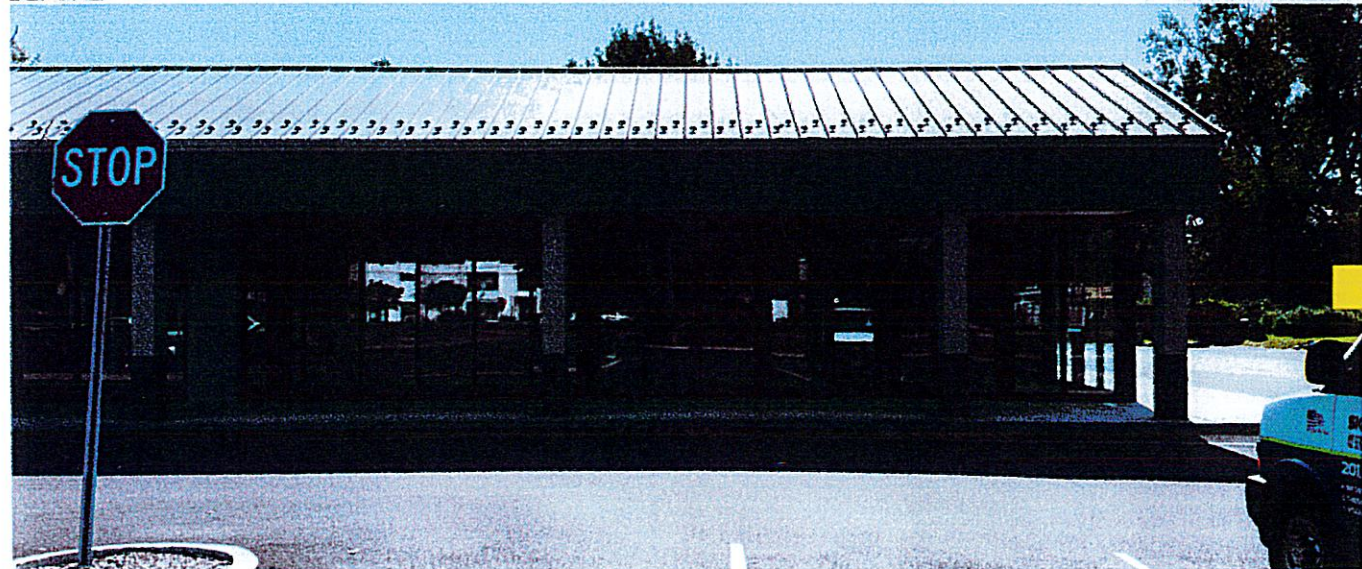


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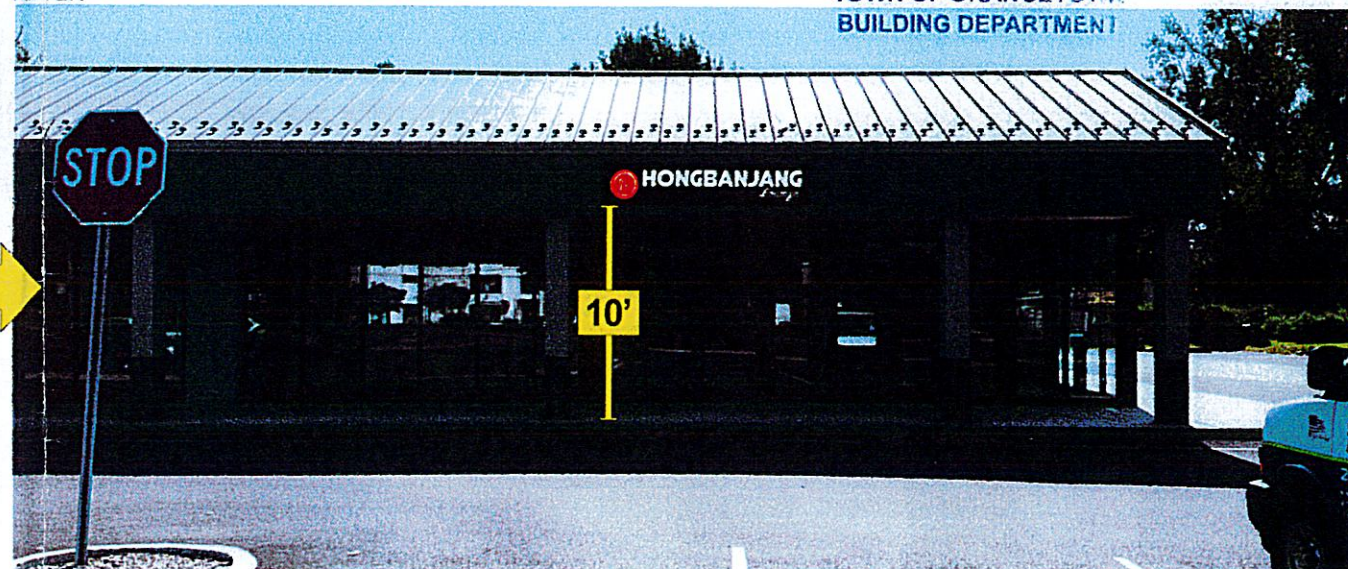
DEC 30 2024

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

BEFORE



AFTER



RECEIVED

FEB 11 2025

TOWN OF ORANGETOWN  
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FOR THE WORLD TO SEE

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FROM A MEMBER OF SIGN WORLD LLC

CLIENT	HONGBANJANG LOUNGE
ADDRESS	37 ROUTE 303, TAPPAN, NY 10983 TAPPAN PLAZA

DATE	9/27/2024
SCALE	

DRAWN BY	ERIC
JOB #	

REVISION	DATE	SIGNED BY CLIENT	DATE

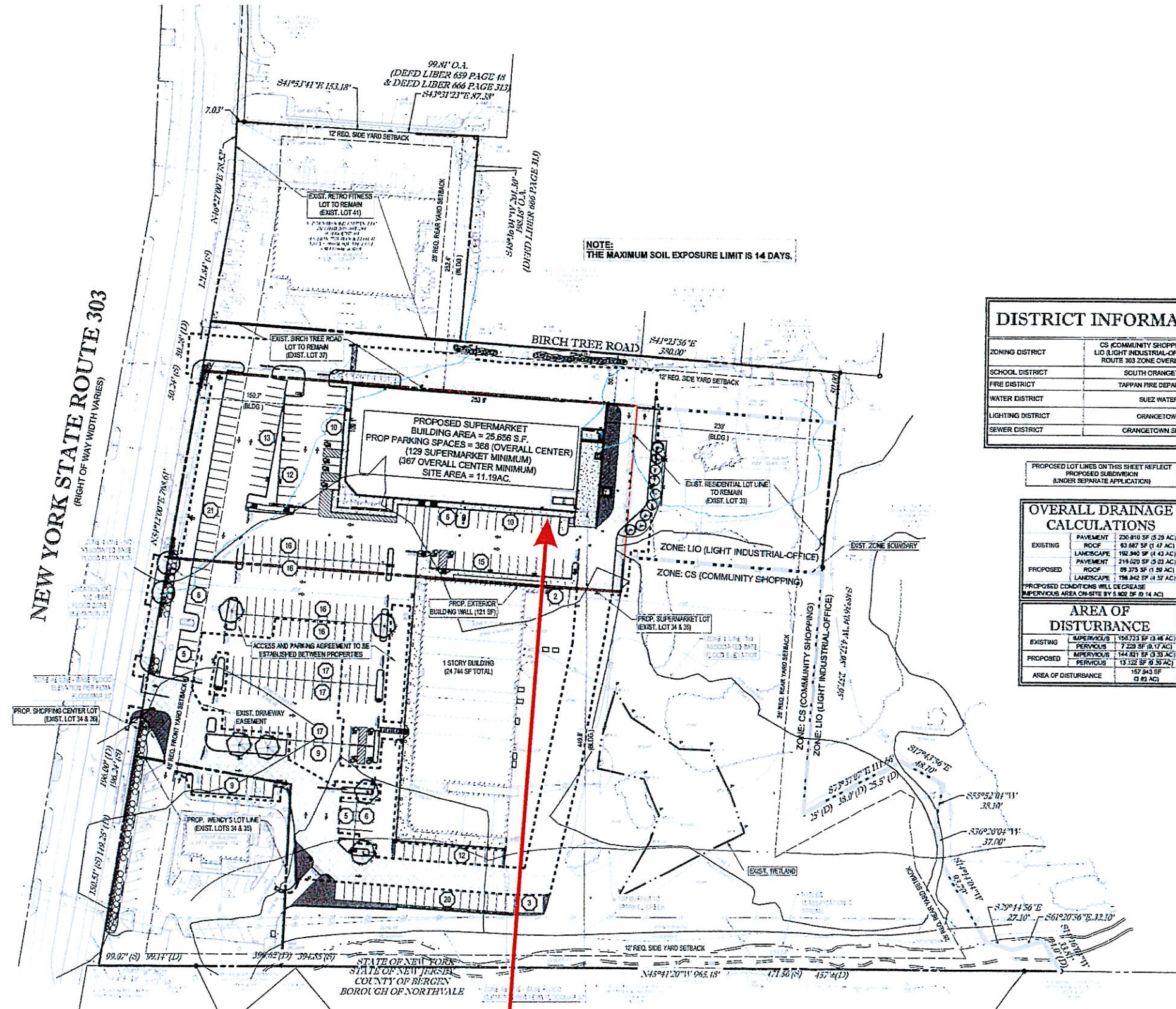
PAGE 1 OF 1





LEGEND	
EXISTING	PROPOSED

**NEW YORK STATE ROUTE 303**  
(RIGHT OF WAY WIDTH VARIES)



NOTE: THE MAXIMUM SOIL EXPOSURE LIMIT IS 14 DAYS.

DISTRICT INFORMATION	
ZONING DISTRICT	CS (COMMUNITY SHOPPING DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT
SCHOOL DISTRICT	SOUTH ORANGETOWN
FIRE DISTRICT	TAPPAN FIRE DEPARTMENT
WATER DISTRICT	SUEZ WATER
LIGHTING DISTRICT	ORANGETOWN
SEWER DISTRICT	ORANGETOWN SEWER

OVERALL DRAINAGE CALCULATIONS	
EXISTING	PAVEMENT: 230,819 SF (5.29 AC) ROOF: 63,887 SF (1.47 AC) LANDSCAPE: 192,940 SF (4.43 AC)
PROPOSED	PAVEMENT: 219,620 SF (5.03 AC) ROOF: 69,375 SF (1.59 AC) LANDSCAPE: 198,842 SF (4.57 AC)
PROPOSED CONDITIONS WILL DECREASE IMPERVIOUS AREA ON-SITE BY 5,822 SF (0.14 AC)	

AREA OF DISTURBANCE	
EXISTING	IMPERVIOUS: 154,723 SF (3.48 AC) PERVIOUS: 7,228 SF (0.17 AC)
PROPOSED	IMPERVIOUS: 144,621 SF (3.23 AC) PERVIOUS: 13,122 SF (0.30 AC)
AREA OF DISTURBANCE: 157,843 SF (3.63 AC)	

OVERALL ZONING INFORMATION				
ZONE: CS (COMMUNITY SHOPPING DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT				
NOTE: SEE THE SITE PLAN ZONING SHEET C-6 FOR ZONING REQUIREMENTS FOR EACH INDIVIDUAL LOT				
REQUIREMENTS	CODE	STANDARD	PROPOSED	MEETS REQ. (Y/N)
MIN. LOT AREA	\$3.12	2,500 SF	487,237 SF	Y
MIN. LOT FRONTAGE	\$3.12	25 FT	1847.13 FT*	Y
MIN. LOT WIDTH	\$3.12	25 FT	5240.55 FT*	Y
MIN. FRONT YARD SETBACK	\$3.12	NONE, 45 FT IF PROVIDED	43.4 FT*	(E) EXISTING NON-COMFORMITY
MIN. SIDE YARD SETBACK	\$3.12	NONE, 12 FT IF REQUIRED (SINGLE)	54.1 FT*	Y
MIN. REAR YARD SETBACK	\$3.12	NONE, 25 FT IF REQUIRED (TOTAL)	154.3 FT (TOTAL)*	Y
MIN. REAR YARD SETBACK TO RESIDENTIAL ZONE OR USE	\$13.10.B.3	25 FT	0'	(E) EXISTING NON-COMFORMITY
MAX. FLOOR AREA RATIO	\$3.12	1.00	0.14*	Y
MAX. BUILDING HEIGHT	\$3.12	22 FT	25.58 FT	(V) VARIANCE
ON-SITE LOADING BERTHS	\$3.11	NO OUTDOOR LOADING BERTHS ARE PERMITTED EXCEPT BY PERMISSION OF THE ZONING BOARD OF APPEALS OR PLANNING BOARD.	1	(V) VARIANCE (PERMISSION OF ZBA OR PLANNING BOARD)
MIN. ON-SITE LOADING DIMENSIONS	\$6.42	12' W X 45' L X 15' H	21' W X 36' L (OPEN TO ABOVE)	Y
LOADING BERTH LOCATION	\$6.2	NOT PERMITTED WITHIN A REQUIRED FRONT YARD	COMPLIES	Y
ADA STALL QUANTITY	2010 ADA STANDARDS	REQUIRED FOR 301-400 SPACES = 8 ADA STALLS (INCLUDING 1 VAN ACCESSIBLE)	14 SPACES	Y

\*CALCULATED BASED ON OVERALL PROPERTY

ROUTE 303 OVERLAY DISTRICT				
REQUIREMENTS	CODE	STANDARD	PROPOSED*	MEETS REQ. (Y/N)
MAX. FRONT YARD PARKING	\$13.10.B.10	35%	243 (65%) STALLS LOCATED WITHIN REQUIRED FRONT YARD	(V) VARIANCE
LOADING BERTH LOCATION	\$13.10.B.10	LOCATED WITHIN THE REAR YARD	REAR YARD	Y
MIN. DISTANCE BETWEEN CURB CUTS	\$13.10.B.11	150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	169.12'	Y
MAX. CURB CUTS PER PARCEL	\$13.10.B.11	1	3	(E) EXISTING CURB CUTS IMPROVEMENT OF EXISTING NON-COMFORMITY
LANDSCAPE BUFFER TO ROUTE 303	\$13.10.B.3	25' LANDSCAPE BUFFER CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR TREES A MIN OF 6' HIGH.	12.5'	(E) EXISTING NON-COMFORMITY

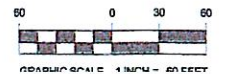
PARKING REQUIREMENTS				
MIN. ON-SITE PARKING	CODE	STANDARD	PROPOSED	MEETS REQ. (Y/N)
MIN. ON-SITE PARKING STALL SIZE	\$6.34	9' X 18'	9' X 18'	Y
ADA STALL QUANTITY	2010 ADA STANDARDS	REQUIRED FOR 301-400 SPACES = 8 ADA STALLS (INCLUDING 1 VAN ACCESSIBLE)	14 STALLS	Y
RETAIL SALES & SERVICE = 1 STALL / 200 SF OF GFA FAST FOOD RESTAURANT = 1 STALL / 75 SF OF GFA RESTAURANT = 1 STALL / 100 SF OF GFA				
REQUIRED PARKING: EXIST' WENDY'S FAST FOOD RESTAURANT = 2,987 SF / 75 = 39.83 STALLS EXIST' RETRO FITNESS = 15,039 SF / 200 = 75.19 STALLS EXIST' MULTI-TENANT RETAIL = 10,644 SF / 200 = 53.22 STALLS EXIST' SUBWAY = 3,200 SF / 200 = 16.00 STALLS PROP. PIZZA RESTAURANT = 1,800 SF / 200 = 9.00 STALLS PROP. SUPERMARKET = 25,656 SF / 200 = 128.28 STALLS TOTAL REQUIRED PARKING = 369.98 = 369 STALLS TOTAL PROPOSED PARKING = 369 STALLS (INCL. 18 ACCESSIBLE STALLS)				
*PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN PROPERTIES				

**SIGN LOCATION**

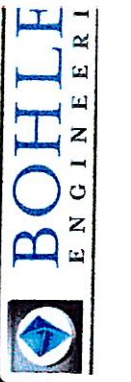
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THIS PLAN TO BE UTILIZED FOR SITE ZONING PURPOSES ONLY



REV	DATE	DESCRIPTION
1	12/4/2019	INITIAL
2	12/10/2019	CL
3	2/17/2020	TC
4	6/8/2020	AF
5	8/4/2020	UP
6	9/10/20	SE
7	1/20/2021	TO
8	2/3/2021	NY
9	3/19/2021	TO

ISSUED FOR AGENCY REVIEW

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SCALE:  
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OPERATOR: I  
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