

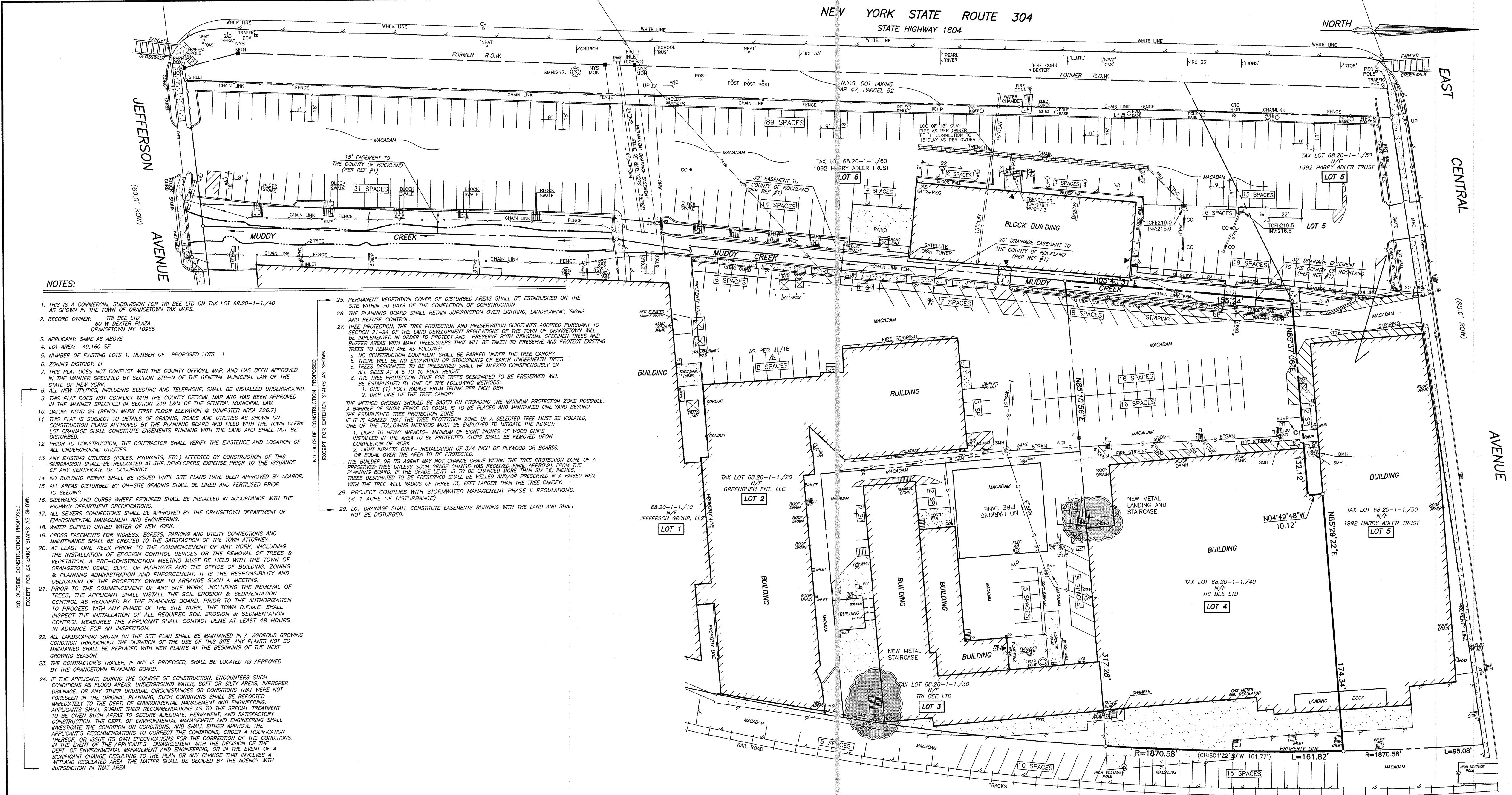
COMMERCIAL SUBDIVISION TABLE				PARKING REQUIREMENTS	
FLOOR	TENANT	USE TYPE	AREA	MAX # OF EMPLOYEES	PARKING ALLOCATION
FIRST FLOOR:	L 1	LIGHT INDUSTRIAL/STORAGE	1755 SF	4	2
	L 2	LIGHT INDUSTRIAL/STORAGE	2895 SF	8	3
	L 3	LIGHT INDUSTRIAL/STORAGE	3815 SF	8	4
	L 4	LIGHT INDUSTRIAL/STORAGE	4941 SF	10	5
	L 5	LIGHT INDUSTRIAL/STORAGE	2438 SF	6	3
	L 6	LIGHT INDUSTRIAL/STORAGE	2250 SF	6	3
	L 7	LIGHT INDUSTRIAL/STORAGE	1326 SF	4	2
	L 8	OFFICE	524 SF	NA	3
	L 9	OFFICE	464 SF	NA	3
	L 10	OFFICE	572 SF	NA	3
COMMON	HALL #1/BATHROOMS		891 SF	NA	0
	HALL #2		498 SF	NA	0
	HALL #3/UTILITIES		1058 SF	NA	0
	HALL #4/BATHROOMS		1020 SF	NA	0
SECOND FLOOR:	U 1	OFFICE	2707 SF	NA	14
	U 2	LIGHT INDUSTRIAL/STORAGE	6219 SF	12	6
	U 3	LIGHT INDUSTRIAL/STORAGE	6678 SF	14	7
	U 4	LIGHT INDUSTRIAL/STORAGE	1688 SF	4	2
	U 5	LIGHT INDUSTRIAL/STORAGE	3415 SF	8	4
	U 6	LIGHT INDUSTRIAL/STORAGE	3581 SF	8	4
COMMON	HALL/BATHROOM	433 SF	6	3	
COMMON	HALL/BATHROOM	386 SF	NA	0	
					TOTAL = 71

PARKING ALLOCATION SEE COMMERCIAL SUBDIVISION 60-70 WEST DEXTER PLAZA CONDOMINIUM

PARKING ALLOCATION = 28 SPACES AS PER REF #1

PARKING ALLOCATION = 17 SPACES AS PER REF #1

PARKING ALLOCATION = 39 SPACES PER REF # 1



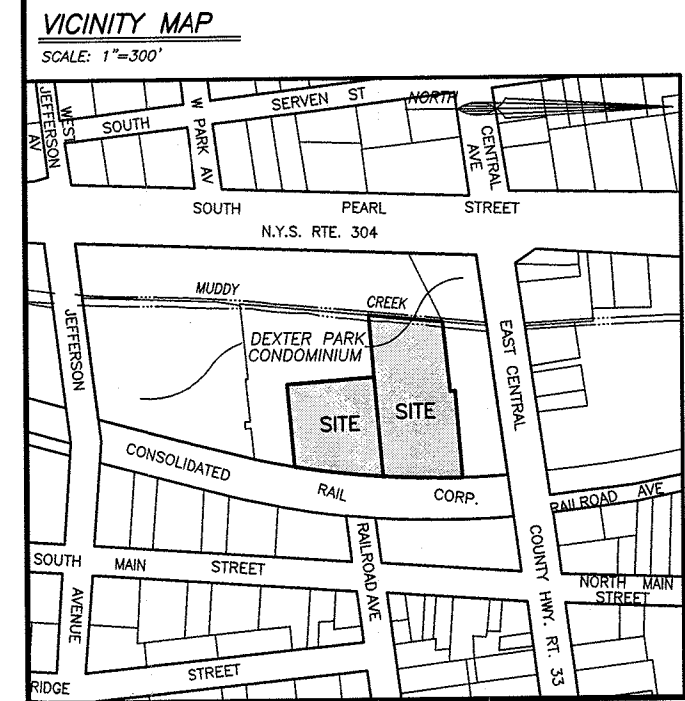
- NOTES:**
- THIS IS A COMMERCIAL SUBDIVISION FOR TRI BEE LTD ON TAX LOT 68.20-1-1-1/40 AS SHOWN IN THE TOWN OF ORANGETOWN TAX MAPS.
 - RECORD OWNER: TRI BEE LTD, 60 W DEXTER PLAZA, ORANGETOWN NY 10965
 - APPLICANT: SAME AS ABOVE
 - LOT AREA: 49,160 SF
 - NUMBER OF EXISTING LOTS, NUMBER OF PROPOSED LOTS: 1
 - ZONING DISTRICT: LI
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE, SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - DATE: NOV 29 (BENCH MARK FIRST FLOOR ELEVATION @ DUMPSTER AREA 226.7)
 - THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SUBDIVISION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHALL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - SEEDLINGS AND CURBS WHERE REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS.
 - ALL SEWERS CONNECTIONS SHALL BE APPROVED BY THE ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
 - WATER SUPPLY: UNITED WATER OF NEW YORK.
 - CROSS EASEMENTS FOR INGRESS, EGRESS, PARKING AND UTILITY CONNECTIONS AND MAINTENANCE SHALL BE CREATED TO THE SATISFACTION OF THE TOWN ATTORNEY.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN D.E.M.C. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEMA AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
 - ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
 - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE ORANGETOWN PLANNING BOARD.
 - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SALTY 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 THE DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. APPLICANTS SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE FIRMMENT AND SATISFACTORY CONSTRUCTION. THE DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL INVESTIGATE THE CONDITION OR CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, ORDER A MODIFICATION THEREOF, OR ISSUE ITS OWN SPECIFICATIONS FOR THE CORRECTION OF THE CONDITIONS. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF THE DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE PLAN OR AN CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA.
 - PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION.
 - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
 - TREE PROTECTION: 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 SPREADING TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOODING OF EARTH UNDERNEATH 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:
 - FOOT BANDS FROM TRUNK PER INCH DBH
 - DRIP LINE OF THE TREE CANOPY

THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE.

IF IT IS ASSESSED 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 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.

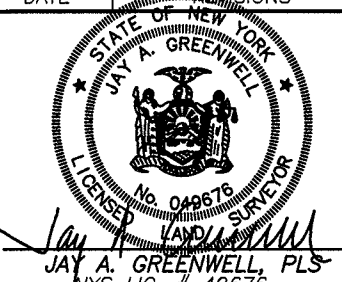
THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE HELD AND/OR PRESERVED IN A RAISED BED WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
 - PROJECT COMPLIES WITH STORMWATER MANAGEMENT PHASE II REGULATIONS (< 1 ACRE OF DISTURBANCE).
 - LOT DRAINAGE SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.



REFERENCE:
 1. MAP ENTITLED "PRE-EXISTING SITE PLAN AND COMMERCIAL SUBDIVISION FOR DEXTER PLAZA" PREPARED JAY A. GREENWELL, PLS LAST REVISED 11/11/04. SIGNED BY PLANNING BOARD 1/27/06.

- LEGEND**
- SANITARY MANHOLE W/SERV
 - DRAINAGE INLET W/PIPES
 - DRAIN MANHOLE/ WITH PIPES
 - TOP CURB @ CATCH BASIN
 - TOP GRADE FIELD INLET
 - CORRUGATED PLASTIC PIPE
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - WATER VALVE
 - HYD
 - GAS VALVE
 - OVERHEAD WIRES
 - EDGE OF PAVEMENT
 - WATER MAIN
 - SIGN WITH ITEM
 - EXIST YARD INLET
 - SAN SEWER SERVICE AS PER UNDERGROUND LOCATIONS PROVIDED BY OWNER

APPROVED: _____ DATE: _____
 CHAIRMAN, TOWN OF ORANGETOWN PLANNING BOARD
 APPROVED FOR FILING: _____ DATE: _____
 OWNER: _____



PROPOSED EXTERIOR STAIRS		TAX LOT
4-6 & 60-70 EAST DEXTER PLAZA		68.20-1-1-1/40
PEARL RIVER, TOWN OF ORANGETOWN ROCKLAND COUNTY, STATE OF NEW YORK		AREA 49,160 SF
JAY A. GREENWELL, PLS, LLC		FILE 9746 EXSTAIRS
SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901		SCALE 1" = 30'
PHONE 845-357-0830 FAX 845-357-0756		DATE 05/21/20
		JOB NO. 9746