

NOTES:

- TAX MAP NO.: 73.19-1-8
- TOTAL AREA: 7.21± ACRES
- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
 - MAP ENTITLED "SUBDIVISION OF SECTION 1, OF ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 23, 1984, LAST REVISED MARCH 5, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 25, 1985, AS FILED MAP NO. 5761.
 - MAP ENTITLED "SECTION I - REMAINDER, SUBDIVISION OF TAX LOT 26-345-18.6, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JUNE 14, 1985, LAST REVISED DECEMBER 12, 1985 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 17, 1985, AS FILED MAP NO. 5832.
 - MAP ENTITLED "SECTION II, SUBDIVISION OF TAX LOT 26-345-18.3, ROCKLAND CORPORATION PARK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," DATED JANUARY 16, 1986, LAST REVISED SEPTEMBER 30, 1986 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 3, 1986, AS FILED MAP NO. 5957.
- CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS ARE BASED ON APPROXIMATE USGS DATUM.
- 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 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.

TABLE OF BULK REQUIREMENTS

| TOWN OF ORANGETOWN ZONE LIO GROUP CC | | | |
|---|-------------------|------------------|-----------------|
| MINIMUM REQUIRED | EXISTING | PROPOSED | |
| LOT AREA (ACRES) | 2 ACRES | 7.21 ACRES | 7.21 ACRES |
| LOT WIDTH (FT.) | 300 FT. | 624± FT. | 624± FT. |
| FRONT YARD (FT.) | 100 FT. | 135 ± FT. | 57 FT.¹ |
| ONE SIDE YARD/BOTH (FT.) | 100/200 FT. | 100.4/388.8± FT. | 57²/ 339.6± FT. |
| REAR YARD (FT.) | 100 FT. | 166.10 FT. | 101.0± FT. |
| ALLOWED | | | |
| BUILDING HEIGHT (FT.) | 33.75± (37/FOOT)³ | 27.8±² | 27.8±² |
| FLOOR AREA RATIO | 0.4 | 0.16± | 0.33± |
| LAND COVERAGE | 75% | 31.4%± | 52.8%± |

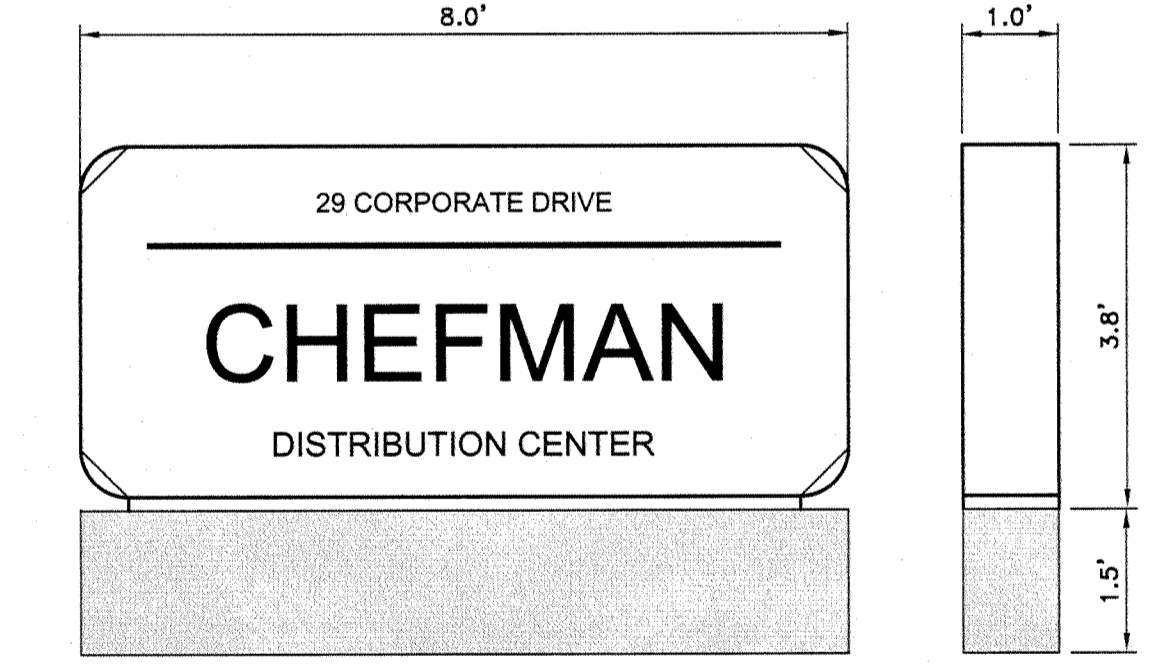
- NOTES:**
- PROPOSED FRONT YARD IS 87 FEET, WHICH IS LESS THAN THE 100 FEET REQUIRED. A VARIANCE IN THE AMOUNT OF 43 FEET IS REQUESTED.
 - PROPOSED SIDE YARD IS 57 FEET, WHICH IS LESS THAN THE 100 FEET REQUIRED. A VARIANCE IN THE AMOUNT OF 43 FEET IS REQUESTED.
 - MAXIMUM PERMITTED BUILDING HEIGHT IS LISTED AS MAX. HEIGHT IN INCHES PER FOOT OF DISTANCE FROM PROPERTY LINE.
 - FOR FRONT YARD SETBACK AND SIDE YARD SETBACK OF 57' MAXIMUM PERMITTING HEIGHT OF 14'-3" (37'FOOT OF SETBACK PROVIDED), A VARIANCE OF 13'-7" IS REQUIRED FOR PROPOSED BUILDING HEIGHT OF 27.8' TO MATCH EXISTING BUILDING.

BUILDING FLOOR AREA

| | |
|-------------------|----------------|
| EXISTING | 50,000± SQ.FT. |
| PROPOSED ADDITION | 47,355± SQ.FT. |
| TOTAL | 97,355± SQ.FT. |

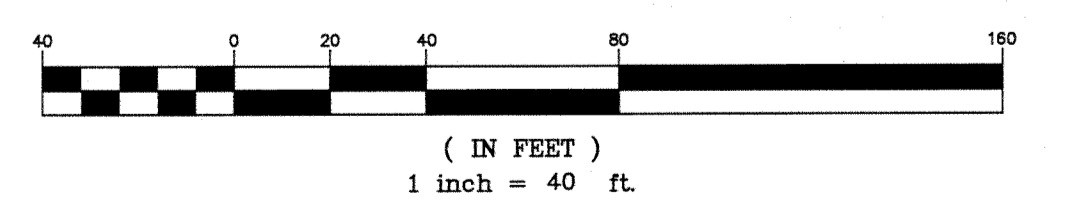
RECORD OWNER:

MREIC ORANGETOWN NY LLC
 JUNIPER BUSINESS PLAZA
 3499 ROUTE 90 NORTH, SUITE 3C
 FREEHOLD, NEW JERSEY 07728



MONUMENT SIGN

GRAPHIC SCALE



1 inch = 40 ft.

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CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 19, 2019.

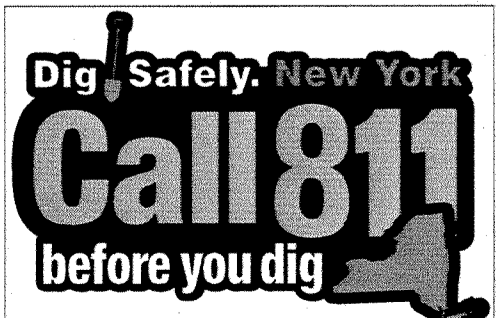
MREIC ORANGETOWN NY LLC
 CHEFMAN
 BY: *Rodney C. Knowlton, L.S.*
 RODNEY C. KNOWLTON, L.S.
 NEW YORK STATE LICENSE NO. 50276

| USE | MINIMUM REQUIRED PARKING | AREA/ # EMPLOYEES | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
|--------------------|--------------------------|-------------------|-------------------------|-------------------------|
| EXISTING OFFICE | 1 SPACE PER 200 SQ.FT. | 3,200 SQ.FT. | 16 SPACES | 19 SPACES |
| PROPOSED EMPLOYEES | 1 SPACE PER 2 EMPLOYEES | 24 EMPLOYEES | 12 SPACES | 14 SPACES |
| TOTAL | | | 28 SPACES | 33 SPACES |

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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 (845) 294-3700

SITE PLAN PREPARED FOR

CHEFMAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

Date: AUGUST 12, 2019
 Revisions:
 FEBRUARY 4, 2020
 MARCH 23, 2020
 MARCH 25, 2020

Drawn By: SPS
 Checked By:
 Scale: 1" = 40'
 Tax Map No.: 73.19-1-8
 Drawing No.: C30
 A-19-0020-01