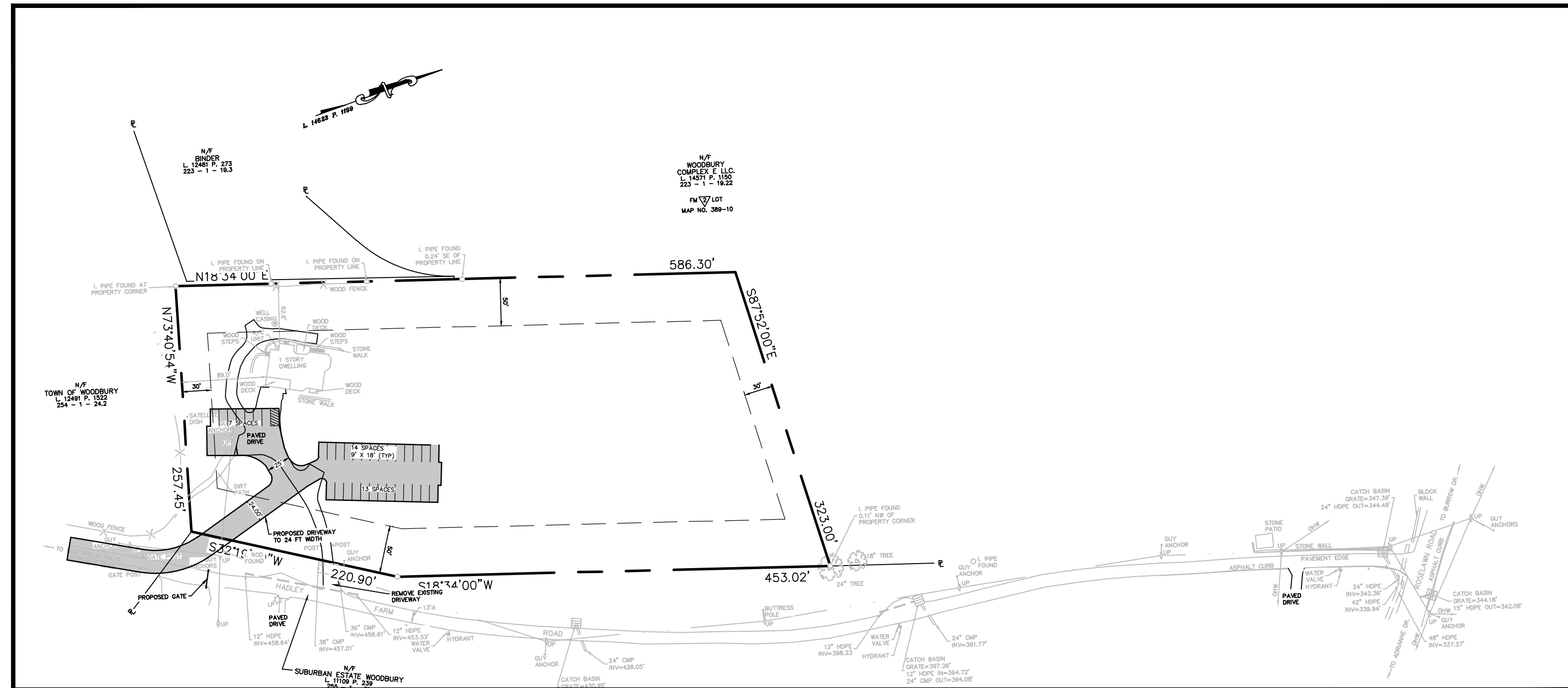


# SITE PLAN FOR 47 HADLEY FARM LLC

## VILLAGE OF WOODBURY ORANGE COUNTY, NEW YORK



OVERVIEW PLAN  
1 INCH = 100 FEET



LOCATION PLAN  
1 INCH = 500 FEET

### GENERAL NOTES:

- TAX MAP DESIGNATION: SECTION 223, BLOCK 1, LOT 16.22
- TOTAL AREA: 4.23± ACRE
- ZONING DISTRICT: R-2A (RESIDENTIAL 2-ACRE)
- EXISTING BUILDING FOOTPRINT: 2,233± SQ. FT.
- EXISTING BUILDING USE: RESIDENTIAL
- PROPOSED BUILDING USE: HOUSE OF WORSHIP
- ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
- THIS SET OF PLANS DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. LANC & TULLY HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- LANC & TULLY ENGINEERING AND SURVEYING, P.C. WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LANC & TULLY ENGINEERING AND SURVEYING, P.C. SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT LANC & TULLY ENGINEERING AND SURVEYING, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. LANC & TULLY ENGINEERING AND SURVEYING, P.C. WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. LANC & TULLY ENGINEERING AND SURVEYING, P.C. WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OF CORRELATED ITEMS NOT RECEIVED.
- NEITHER THE PROFESSIONAL ACTIVITIES OF LANC & TULLY ENGINEERING AND SURVEYING, P.C., NOR THE PRESENCE OF LANC & TULLY ENGINEERING AND SURVEYING, P.C. OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. LANC & TULLY ENGINEERING AND SURVEYING, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. LANC & TULLY ENGINEERING AND SURVEYING, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER AND LOCAL BUILDING DEPARTMENT AND/OR MUNICIPAL ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND MUNICIPALITY HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
- THE LIMITS OF CLEARING SHOWN ON THE PLANS SHALL BE ESTABLISHED PRIOR TO THE START OF CONSTRUCTION. THE LIMITS SHALL BE DELINEATED WITH ORANGE CONSTRUCTION FENCING.
- ANY WALLS GREATER THAN 4 FEET IN HEIGHT MUST BE DESIGNED, INSPECTED, AND CERTIFIED BY A PROFESSIONAL ENGINEER.
- NO ON STREET PARKING SHALL BE ALLOWED ALONG THE FRONTAGE OF THE PROPERTY.
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

TABLE OF ZONING REQUIREMENTS		
VILLAGE OF WOODBURY		
RESIDENTIAL 2-ACRE DISTRICT (R-2A ZONE)		
SPECIAL PERMIT USE: PLACE OF WORSHIP (AS PER R-3A SP USE #15)		
MINIMUM	REQUIRED	PROVIDED
LOT AREA (GROSS)	1 ACRE	4.323 ACRE
TOTAL LOT AREA DEDUCTIONS (SLOPES)		0.33 ACRE
TOTAL LOT AREA DEDUCTIONS		0.33 ACRE
LOT AREA (NET)	1 ACRE	3.99 ACRES
LOT WIDTH	125 FT.	673.9 FT.
FRONT YARD	50 FT.	167.3 FT.
REAR YARD	50 FT.	62.6 FT.
SIDE YARD (ONE)	30 FT.	89 FT.
SIDE YARD (BOTH)	60 FT.	522 FT.
MAXIMUM		
COVERAGE	10%	10%
BUILDING HEIGHT	35 FT.	< OR = 35 FT.

NOTE: 20% OF SLOPES BETWEEN 15% AND 25%, 50% OF SLOPES BETWEEN 25% AND 35%, AND 80% OF SLOPES GREATER THAN 35% AREA REQUIRED TO BE SUBTRACTED FROM THE REQUIRED LOT AREA. NO EASEMENT OR WETLAND AREAS ARE ASSOCIATED WITH THE PROPERTY.

### PARKING CALCULATIONS (USE HIGHER OF THE CALCULATIONS):

- ONE SPACE PER 200 SQ FT BUILDING FOOTPRINT - 2,233 SF. BASEMENT AND FIRST FLOOR - 4,466 SF. TOTAL HOUSE OF WORSHIP FLOOR AREA = 4,466 SF / 200 SF = 23 PARKING SPACES REQUIRED
- ONE SPACE PER 3 SEATS PROPOSED 100 SEATS. 100 SEATS / 3 SEATS = 34 PARKING SPACES REQUIRED. 34 PARKING SPACES PROVIDED

### RECORD OWNER/APPLICANT:

47 HADLEY FARM LLC  
29 SUNRISE DRIVE  
MONSEY, NEW YORK 10952

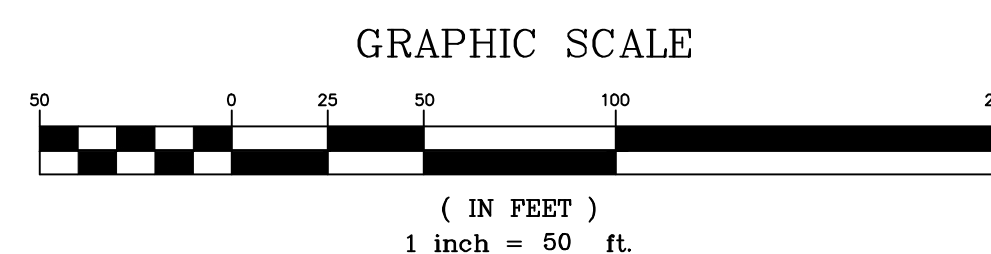
L. 14623 P. 1199  
223 - 1 - 16.22  
FM LOT  
MAP NO. 8926

### CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 10, 2020.

MYM MANAGEMENT

BY: RODNEY C. KNOWLTON, L.S.  
NEW YORK STATE LICENSE NO. 50276



AREA:  
4.323± AC.

### SITE PLAN SHEET INDEX:

- COVER SHEET
- EXISTING CONDITIONS
- SITE PLAN
- GRADING AND UTILITY PLAN
- EROSION AND SEDIMENT CONTROL PLAN
- LANDSCAPING PLAN AND DETAILS
- LIGHTING PLAN AND DETAILS
- CONSTRUCTION DETAILS 1
- CONSTRUCTION DETAILS 2

VILLAGE OF WOODBURY PLANNING BOARD  
SITE PLAN APPROVAL GRANTED  
SUBJECT TO ALL CONDITIONS SET FORTH  
IN FINAL RESOLUTION

DATE: \_\_\_\_\_ CHAIRPERSON: \_\_\_\_\_

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		P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700	
COVER SHEET PREPARED FOR			
<h2>47 HADLEY FARM LLC</h2>			
VILLAGE OF WOODBURY ORANGE COUNTY, NEW YORK			
Date: APRIL 27, 2020 Revisions:	CAD File: ENGDWG Layout: COVER Sheet No.: 1 OF 3	Drawing No.: C3D B - 20 - 0003 - 01	
Drawn By: JQ	Checked By:	Scale: AS SHOWN	Tax Map No.: 223 - 1 - 16.22

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**SURVEY NOTES:**

- 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.
  - REFERENCE:
    - MAP ENTITLED "SUBDIVISION MAP KATERINA TORRICINI, TOWN OF WOODBURY, ORANGE COUNTY, NEW YORK," DATED SEPTEMBER 17, 1987, LAST REVISED MAY 31, 1988 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 17, 1988, AS FILED MAP NO. 8926.
    - MAP ENTITLED "FINAL SUBDIVISION PLAN, MICHAEL A. CALVET, PETER R. CALVET, VILLAGE OF WOODBURY, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 15, 2007, LAST REVISED SEPTEMBER 18, 2009 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 4, 2010, AS FILED MAP NO. 389-2010.
    - MAP ENTITLED "SURVEY MAP OF LAND DIVIDED FOR PAOLICELLI, TOWN OF WOODBURY, ORANGE COUNTY, NEW YORK," DATED MAY 28, 1981 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 3, 1981 AS MAP NO. 5677.
    - MAP ENTITLED "CALVET SUBDIVISION, TOWN OF WOODBURY, ORANGE COUNTY, NEW YORK," DATED AUGUST 26, 1978 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 13, 1978, AS FILED MAP NO. 4684.
- CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

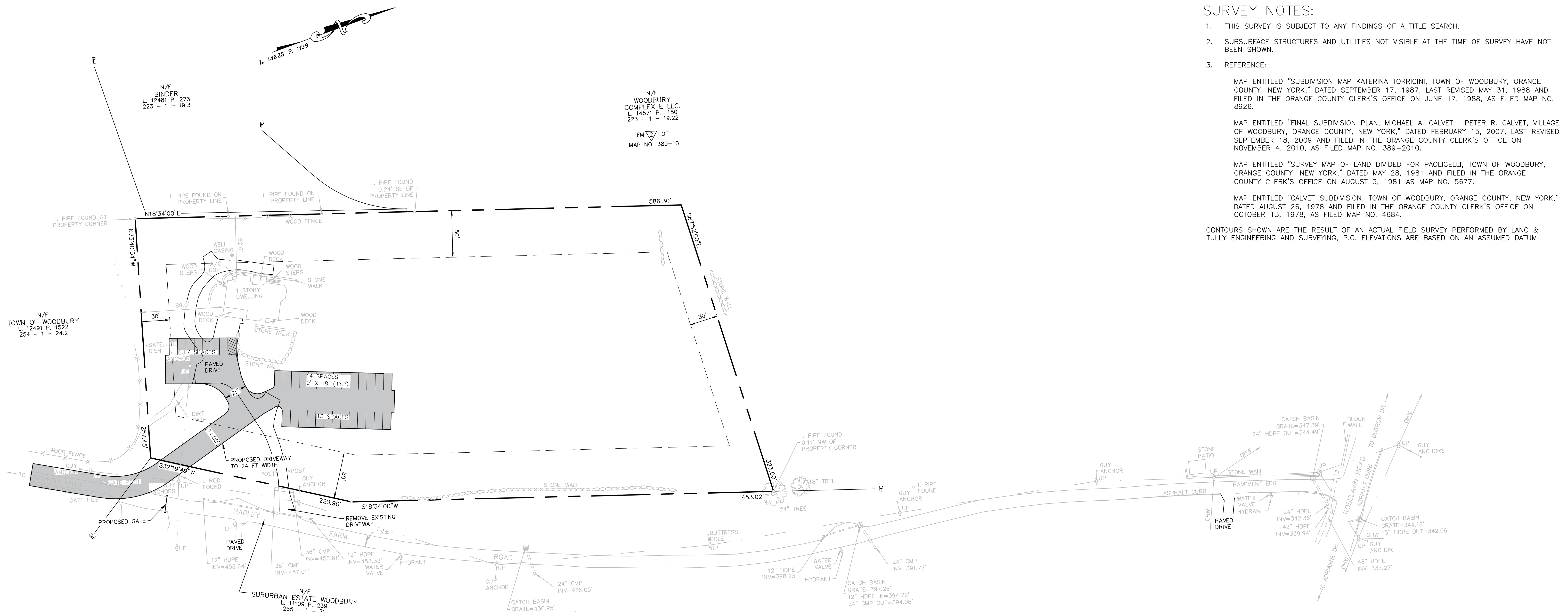


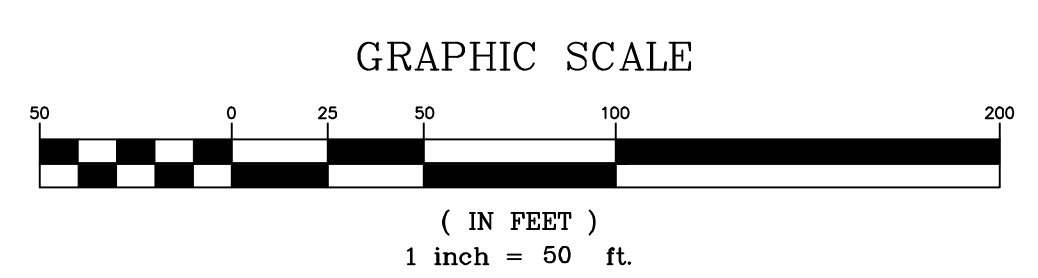
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 MONSEY, NEW YORK 10952  
 L. 14623 P. 1199  
 223 - 1 - 16.22  
 FM LOT  
 MAP NO. 8926

**AREA:**  
 4.323± AC.

LANC & TULLY ENGINEERING AND SURVEYING, P.C.  
 P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700

**SITE PLAN PREPARED FOR**  
**47 HADLEY FARM LLC**  
 VILLAGE OF WOODBURY  
 ORANGE COUNTY, NEW YORK

DATE: APRIL 27, 2020  
 Revisions:  
 CADD File: ENGDWG  
 Layout: SITE PLAN  
 Sheet No.: 3 OF 3  
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