

SPECIAL PERMIT & SITE PLAN APPROVAL DRAWINGS

PROPOSED SELF-STORAGE FACILITY

TAX MAP SECTION 98.20 | BLOCK 1 | LOT 6
WESTCHESTER COUNTY
555 PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR, NY

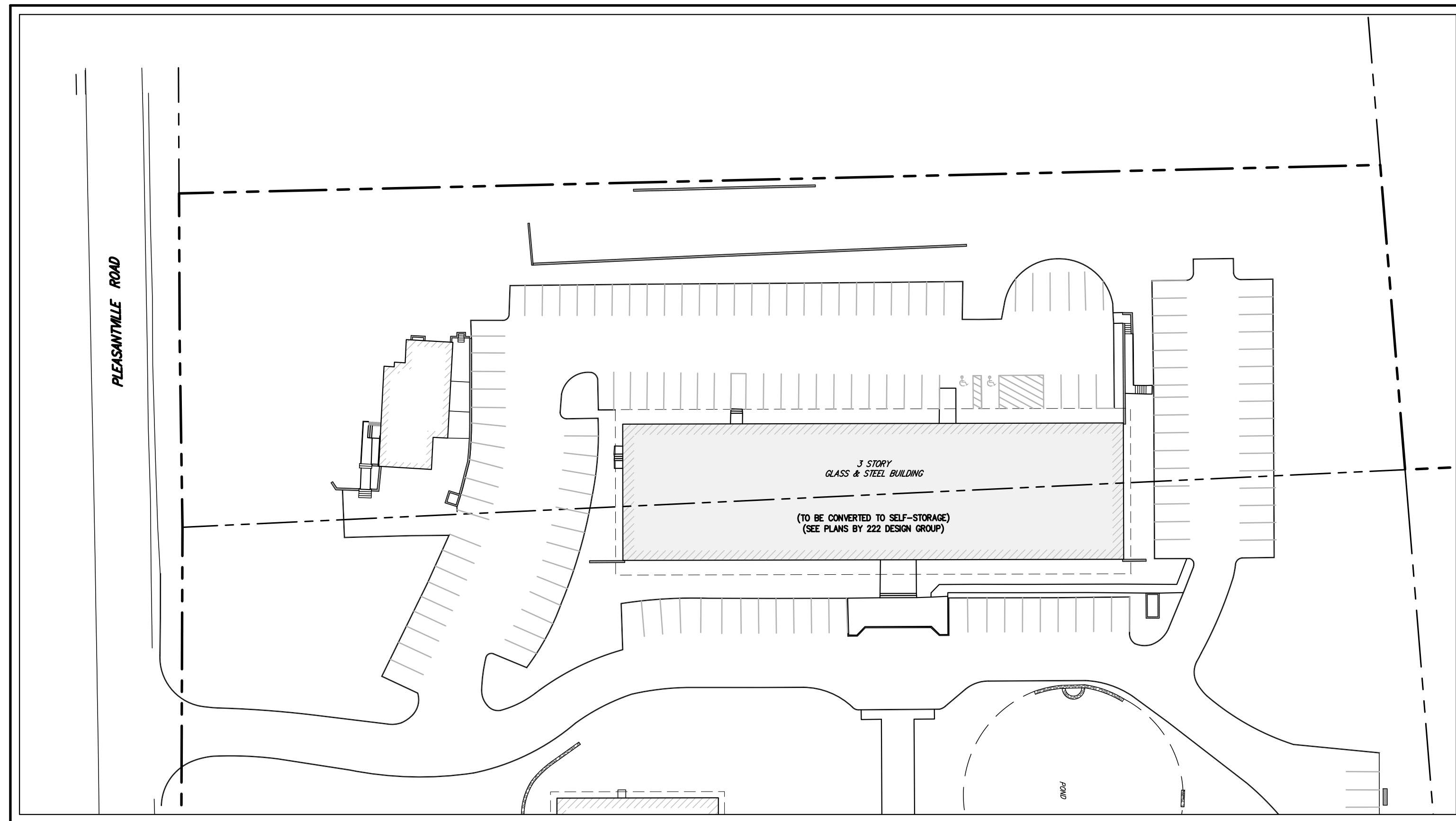
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WHITE PLAINS, NY 10601
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PLEASANTVILLE, NY 10570
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AREA MAP
SCALE: N.T.S.

JMC Drawing List:

C-000 COVER SHEET
C-010 OVERALL EXISTING CONDITIONS MAP
C-100 SITE PLAN

TABLE OF LAND USE			
SECTION 98.20, BLOCK 1, LOT 6 ZONE "CT4" - "COMPLEMENTARY USE TRANSITION 4" PROPOSED USE: SELF-STORAGE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (FEET)	400,000	665,377	UNCHANGED
LOT WIDTH (FEET)	100	976	UNCHANGED
BUILDING HEIGHT (STORIES/FEET)	4/40	3	UNCHANGED
LOT COVERAGE BY PRINCIPLE BUILDING (PERCENT)	12	8.3	UNCHANGED
LOT COVERAGE BY ACCESSORY BUILDING (PERCENT)	2	0.2	UNCHANGED
YARDS			
FRONT BUILDING SETBACK (FEET)	100	95 ⁽¹⁾	UNCHANGED
REAR BUILDING SETBACK (FEET)	100	122	UNCHANGED
SIDE BUILDING SETBACK (FEET)	100/200	73/147 ⁽¹⁾	UNCHANGED

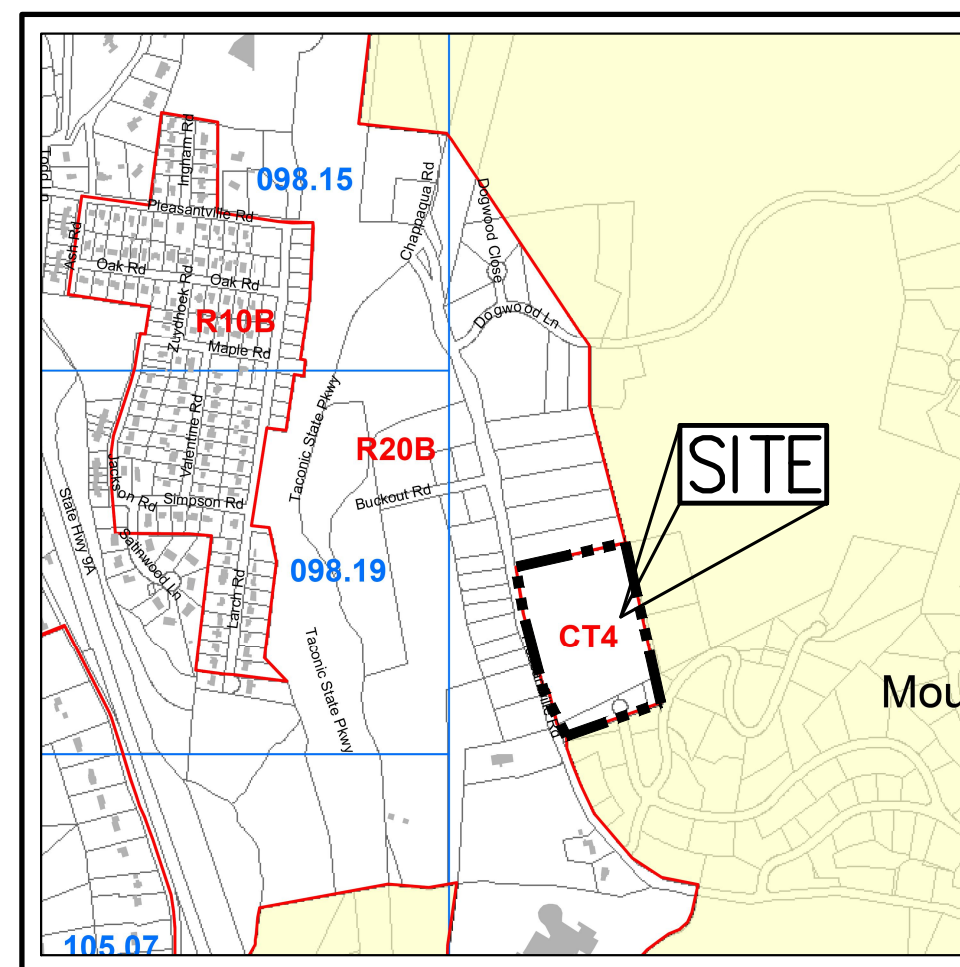
NOTES

- EXISTING NONCONFORMITY.

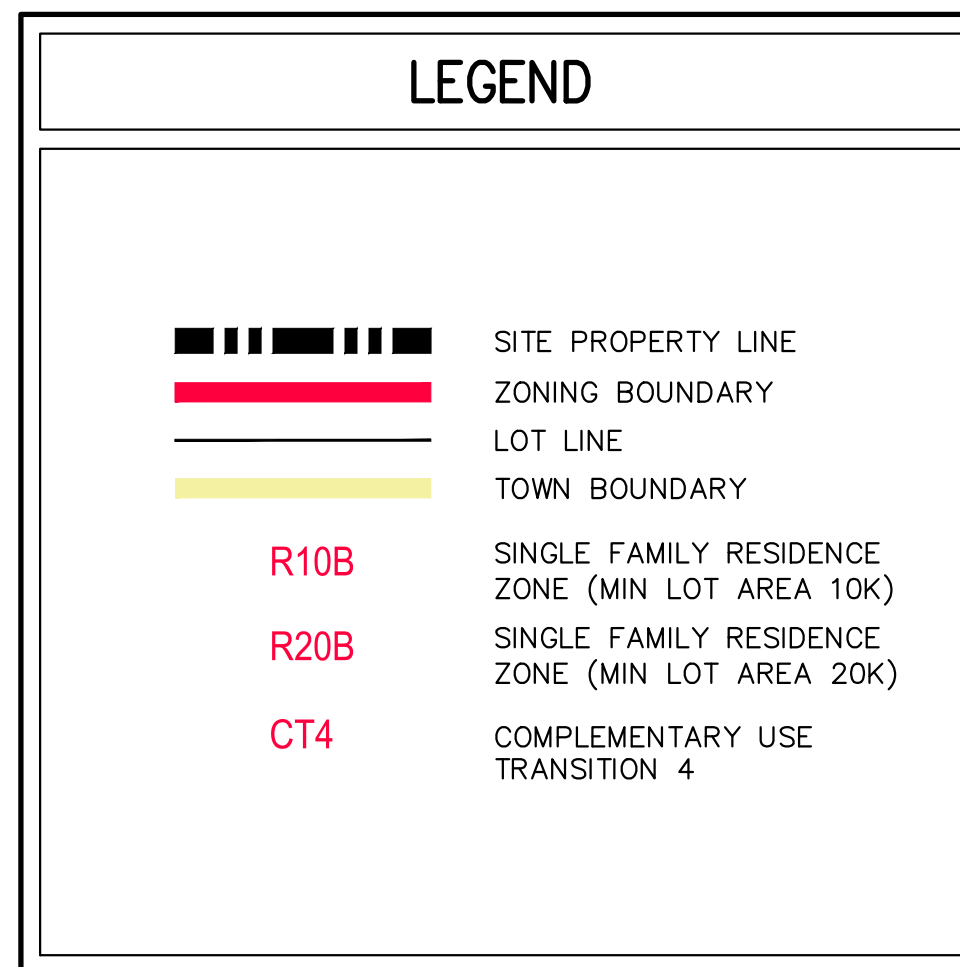
PARKING SUMMARY TABLE	
EXISTING TOTAL SPACES PROVIDED (SPACES)	341
PROPOSED TOTAL SPACES PROVIDED (SPACES)	332
PARKING SPACES REQUIRED FOR EXISTING OFFICE SPACE (SPACES)	192 ⁽¹⁾
PARKING SPACES REQUIRED FOR PROPOSED SELF STORAGE (SPACES)	12 ⁽²⁾

NOTES

- THE "BUSINESS OFFICE" REQUIREMENT HAS BEEN USED TO CALCULATE THE NUMBER OF REQUIRED PARKING SPACES FOR THE EXISTING SITE. THE REQUIRED NUMBER OF SPACES WAS CALCULATED USING A GROSS FLOOR AREA OF 47,790 SF.
 - "SELF-STORAGE FACILITIES" DO NOT HAVE A DEFINED PARKING REQUIREMENT IN THE ZONING CODE. PER THE ZONING CODE, REASONABLE AND APPROPRIATE OFF-STREET PARKING REQUIREMENTS FOR STRUCTURES AND LAND USES WHICH DO NOT FALL WITHIN THE CATEGORIES LISTED, SHALL BE DETERMINED IN EACH CASE BY THE PLANNING BOARD.
- BASED ON ITS DATA, THE PROJECTED PEAK PARKING DEMAND FOR THE PROPOSED FACILITY IS 12 PARKING SPACES, WHICH IS LOWER THAN THE DEMAND FOR AN OFFICE USE. THE REQUIRED NUMBER OF SPACES WAS CALCULATED USING A GROSS FLOOR AREA OF 47,790 SF.



ZONING MAP
SCALE: 1" = 1,000'
SOURCE: TITLE / YEAR



GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE, WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By

Previous Editions Obsolete

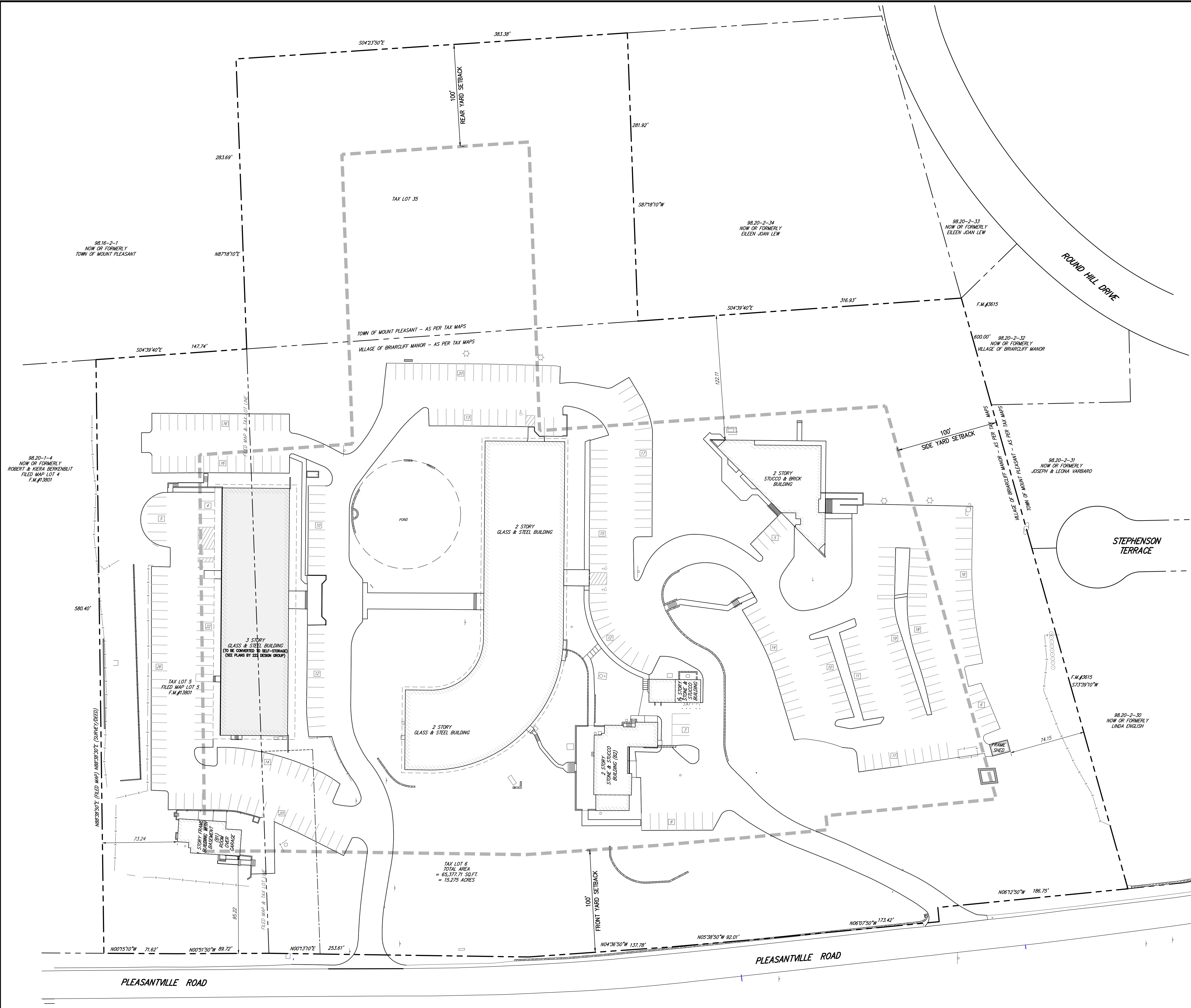


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ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: **PK** Approved: **DV**
Scale: **NOT TO SCALE**
Date: **07/03/2024**
Project No: **24054**
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Drawing No: **C-000**

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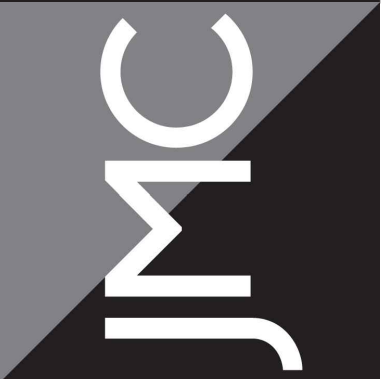
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	ADJACENT PROPERTY LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING HANDICAP PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "ALTA/NSPS LAND TITLE SURVEY," PREPARED BY CT MERRITTS LAND SURVEYORS, DATED 11/24/21.

<p>APPLICANT/TOWNER:</p> <p>JAM 555 STORAGE, LLC 44 CHURCH STREET WHITE PLAINS, NY 10601</p>	<p>ARCHITECT:</p> <p>222 DESIGN GROUP, INC 397 MAIN ST HUNTINGTON, NY 11743</p>
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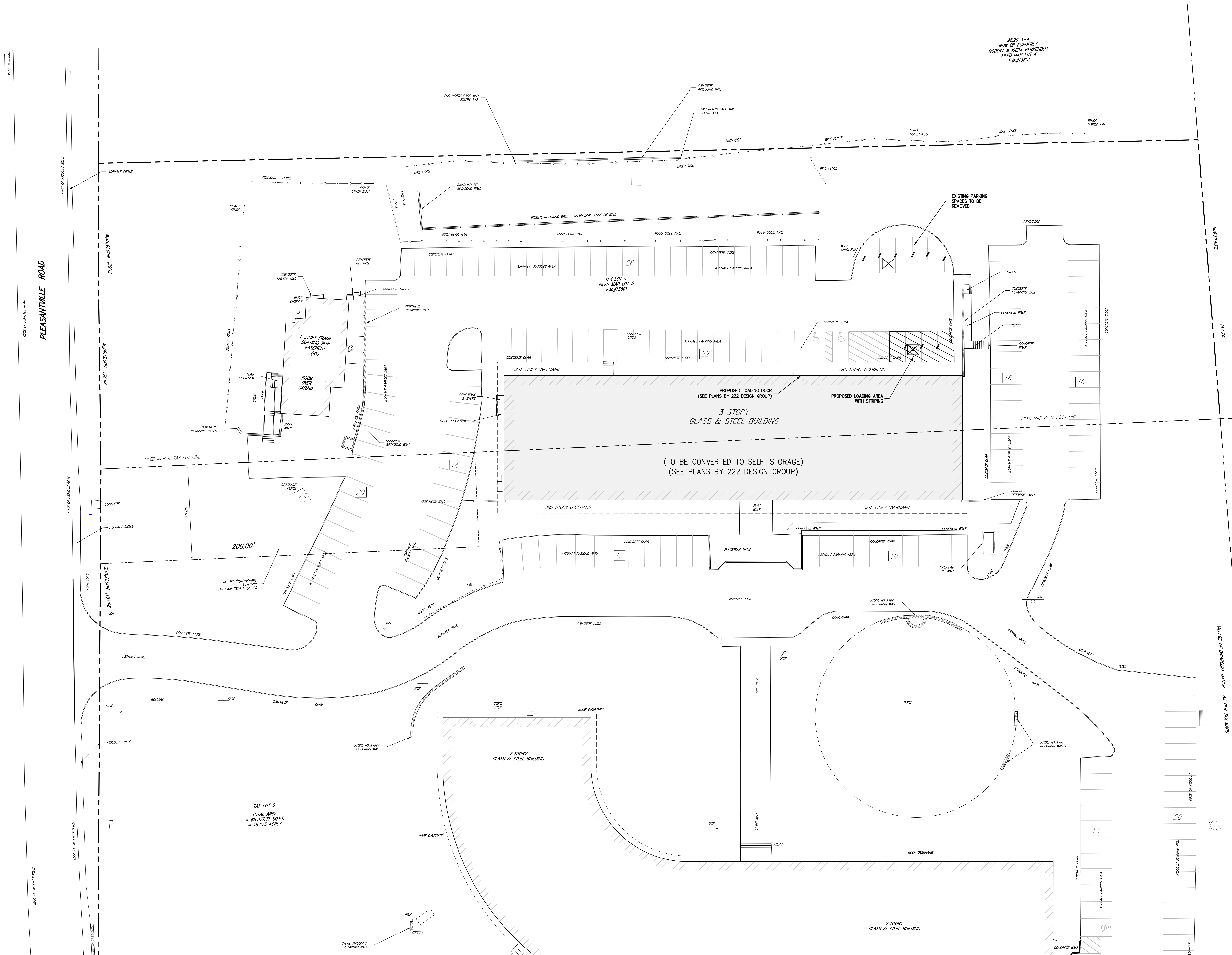



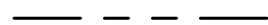





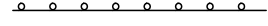
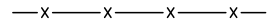


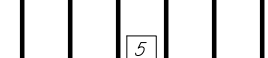















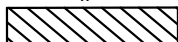
OVERALL EXISTING
CONDITIONS MAP

PROPOSED SELF-STORAGE FACILITY
555 PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR, NY

Drawn:	PK	Approved:	DV
Scale:	1" = 40'		
Date:	07/03/2024		
Project No:	24054		
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Drawing No:	C-010		

NOT FOR CONSTRUCTION



	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING OVERHANG
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	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING PARKING STRIPING TO BE REMOVED PROPOSED LOADING BAY STRIPING


NOTES:

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ARCHITECT:					
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Providing Electronic Checklist

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SITE PLAN	PROPOSED SELF-STORAGE FACILITY 555 PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR, NY
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Drawing:	PK	Approved: DV
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Date:	07/03/2024	
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