

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

Owner/Applicant:
JAM 555 STORAGE, LLC
44 CHURCH STREET
WHITE PLAINS, NY 10601
(646) 673-7726

Attorney:
ZARIN & STEINMETZ, LLP
81 MAIN STREET, SUITE 415
WHITE PLAINS, NY 10601
(914) 682-7800

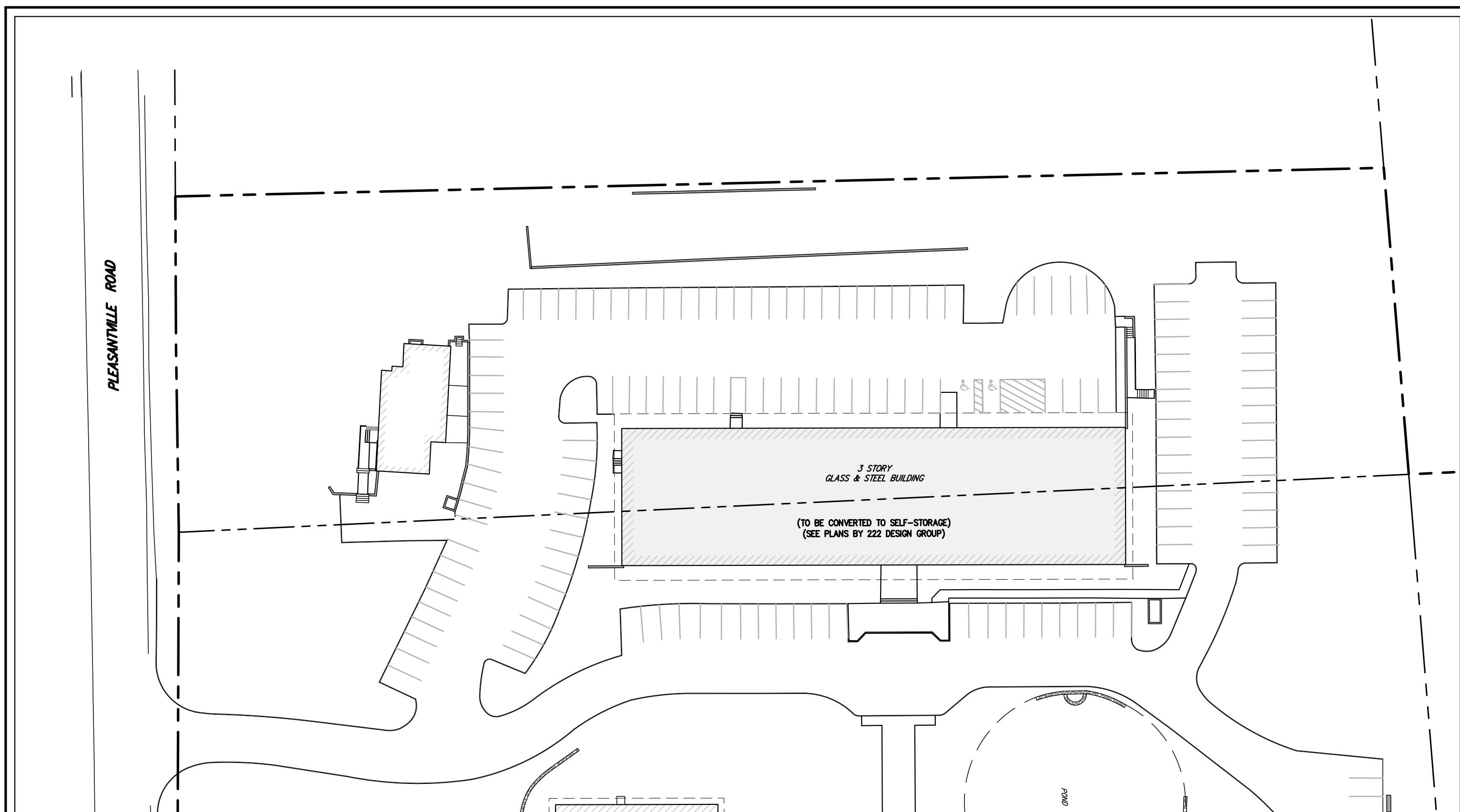
Site Planner & Civil Engineer:



**JMC PLANNING ENGINEERING LANDSCAPE
ARCHITECTURE & LAND SURVEYING, PLLC**
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Architect:
222 DESIGN GROUP, INC
397 MAIN ST
HUNTINGTON, NY 11743
(631) 987-3693

Surveyor:
CT MERRITTS LAND SURVEYORS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-8003



AREA MAP

SCALE: N.T.S.

JMC Drawing List:

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
<i>YARDS</i>				
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:

PARKING SUMMARY TABLE	
EXISTING TOTAL SPACES PROVIDED	(SPACES)
PROPOSED TOTAL SPACES PROVIDED	(SPACES)
PARKING SPACES REQUIRED FOR EXISTING OFFICE SPACE	(SPACES)
PARKING SPACES REQUIRED FOR PROPOSED SELF STORAGE	(SPACES)

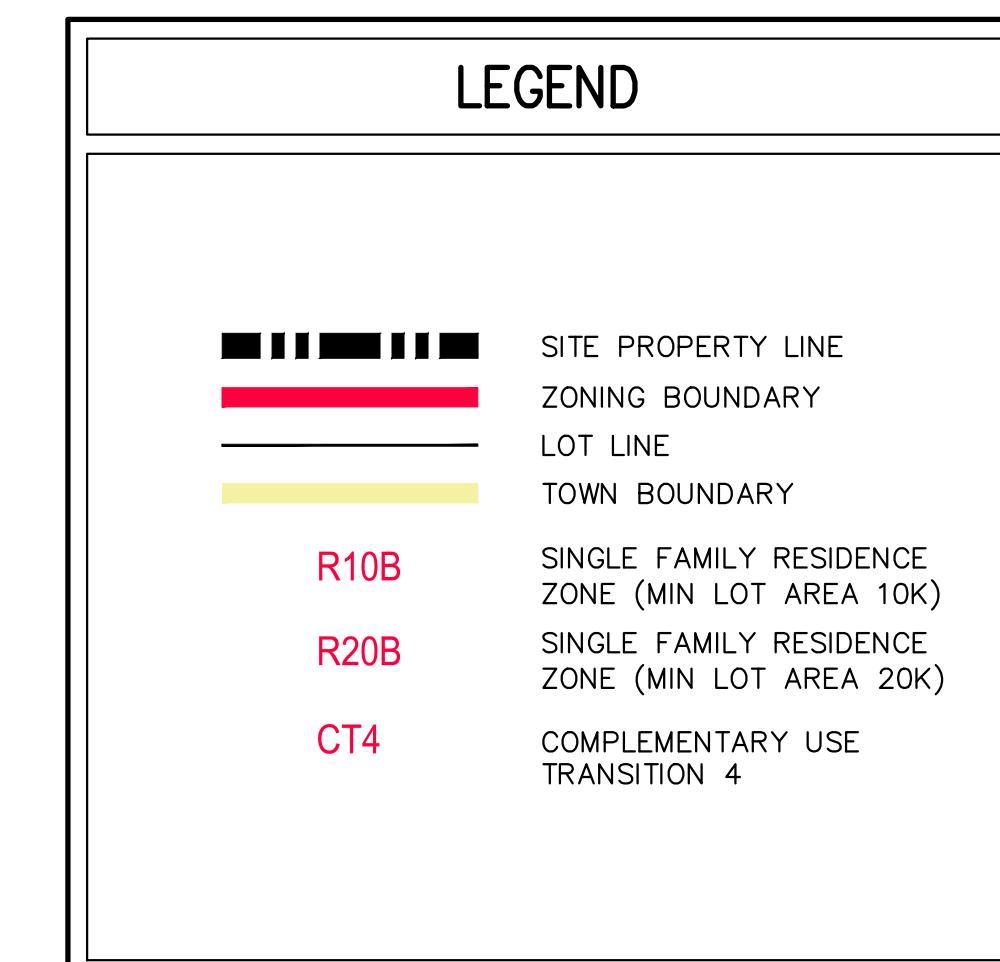
NOTES:

1. 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.
2. '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 ITE 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.

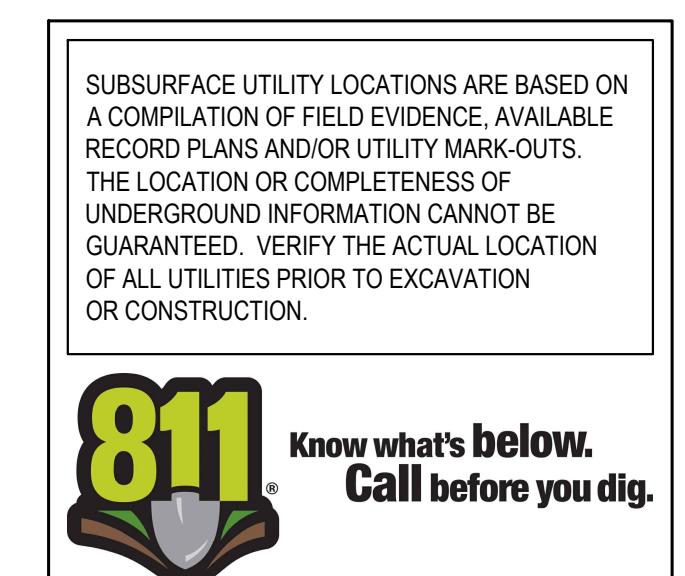
Map showing property boundaries and roads. Key features include:

- Red outlined parcels: 098.15 (northern), 098.19 (southern), 105.07 (western boundary).
- Red lines: R10B (northern), R20B (southern), CT4 (southern).
- Blue lines: Taconic State Pkwy, Chapappa Rd, Dogwood Ct, Larch Rd, Saltwood Ln, Valentine Rd, Simpson Rd, Oak Rd, Pleasantville Rd, Ingraham Rd.
- Other labels: Site, Mouth.



GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

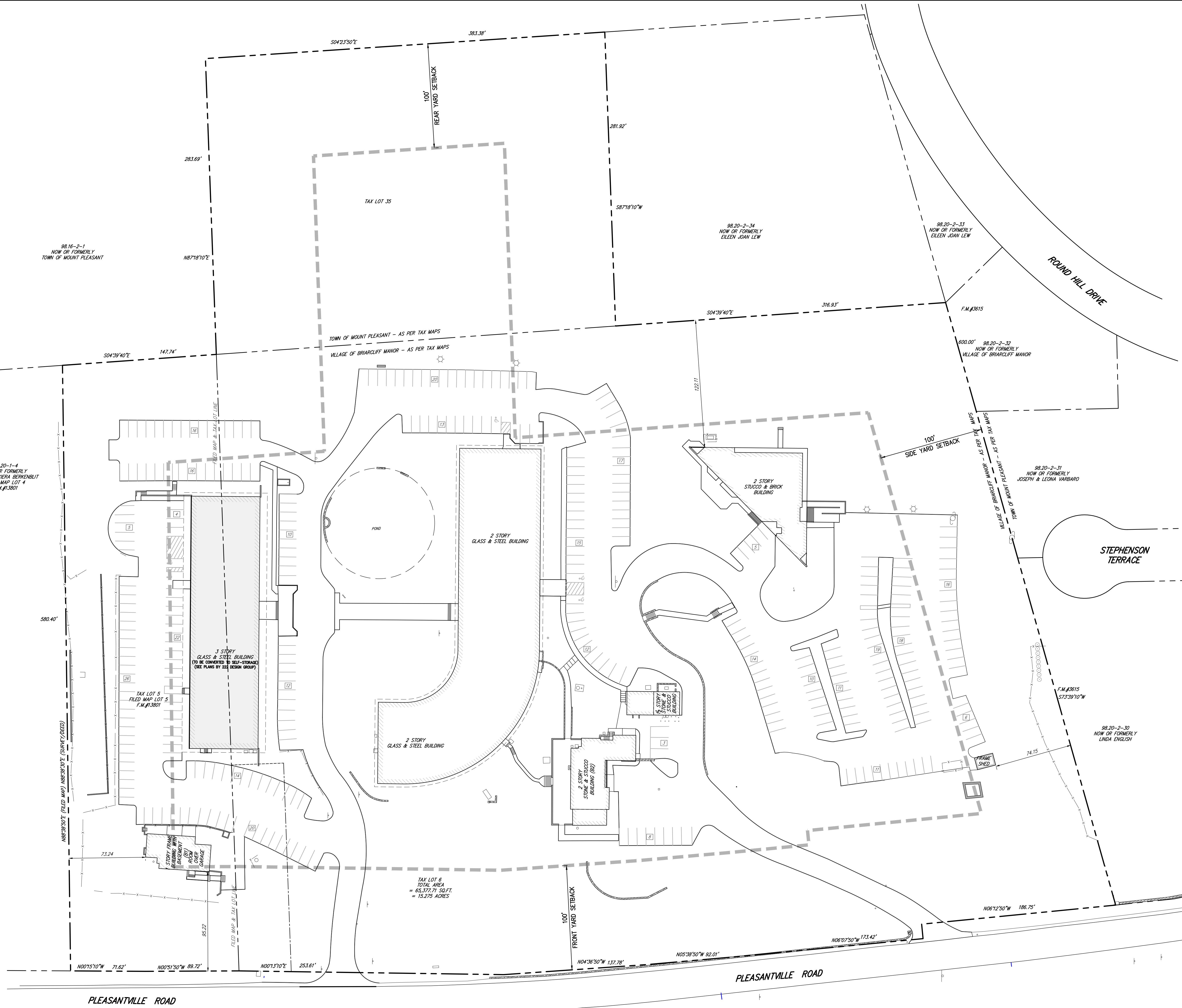
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THE UTILITIES HAVE BEEN LOCATED. 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.
2. 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.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. 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 NYSDOT 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.
5. 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.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.



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.

**MC Planning, Engineering, Landscape
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John Meyer Consulting, Inc.
10 BEDFORD ROAD • ARMONK, NY 10504
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vn:	PK	Approved:	DV
e:	NOT TO SCALE		
:	07/03/2024		
ect No:	24054		
4-COVER	COVER	COVER.scr	
ving No:			
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LEGEND	
-----	EXISTING PROPERTY LINE
- - - - -	ADJACENT PROPERTY LINE
-----	EXISTING BUILDING OVERHANG
-----	EXISTING PAVEMENT EDGE
-----	EXISTING CURB LINE
-----	EXISTING RETAINING WALL
-----	EXISTING GUIDE RAIL
X-X-X-X-X	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/NSRS LAND TITLE SURVEY," PREPARED BY CT MERRITT LAND SURVEYORS, DATED 1/24/21.

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

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OVERALL EXISTING
CONDITIONS MAP
PROPOSED SELF-STORAGE FACILITY
555 PEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR, NY

Drawn: PK Approved: DV
Scale: 1" = 40'
Date: 07/03/2024
Project No: 24054
2054-SE OV EXIST
Drawing No: C-010

