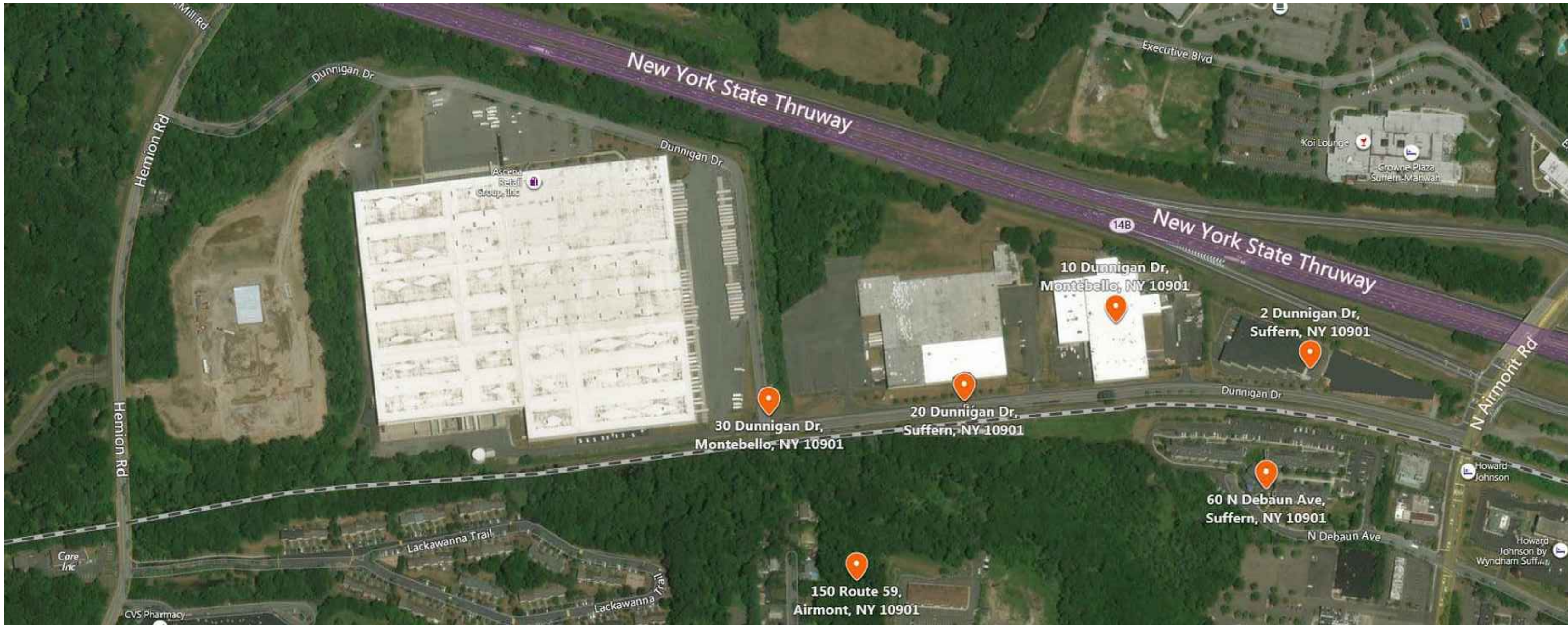


1 SITE PLAN
S-001 S-001
N.T.S.



2 AERIAL VIEW
S-001 S-001
N.T.S.

- STANDARD SITE DEVELOPMENT PLAN NOTES:
1. LOT 11&12 IN BLOCK 1, SECTION 55.07
 2. AREA OF TRACT: LOT 11; 244,431 SF, 5.611 AC. LOT 12; 631,899 SF, 14.506 AC.
 3. ZONE: PI (PLANNED INDUSTRY)
 4. PROPOSED USE: WAREHOUSING
 5. RECORD OF OWNER: SIMON BERGSON (PRESIDENT)
 6. APPLICANT: ANDREW BERGER, AIA, ASLA
 7. FIRE DISTRICT: TALLMAN FP004
 8. SCHOOL DISTRICT: RAMAPO CENTRAL 392601
 9. WATER DISTRICT: NR 1 WD001
 10. WATER SUPPLY BY: SUEZ WATER NEW YORK
 11. SEWER DISTRICT: RR SD100
 12. DATUM: NATIONAL GEODETIC VERTICAL DATUM, 1929.
 13. ALL UTILITIES UNDERGROUND, ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO-INCH DIAMETER.
 14. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, OTHER THAN AS SHOWN ON THIS PLAN.
 15. THE ZONING BOARD OF APPEALS, ON 08-20-2020 AS CASE NUMBER 1173 IN THE APPLICATION OF FRONT YARD SETBACK AREA AND MAX BUILDING HEIGHT GRANTED VARIANCES FOR RELIEF FROM SECTION 195-13 BULK TABLE, USE GROUP K.
 16. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD (TENANTS ARE TO BE ADVISED OF THIS CONDITION).
 17. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PANNING BOARD.

APPLICANT:	DATE:
ANDREW BERGER, AIA, ASLA	10-15-2019
OWNER:	DATE:
SIMON BERGSON	10-15-2019

18. PLANS ARE BASE ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR:	DATE:
JAY A. GREENWELL, PLS	10-15-2019

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Planning
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New York, New York 10018
Tel 212-687-8282



MANHATTAN BEER DISTRIBUTORS
20 DUNNIGAN DRIVE
SUFFERN, NEW YORK

REV	DESCRIPTION	DATE
-	ISSUED FOR DOB SUBMISSION	9.10.21
-	ISSUED FOR BID	10.15.21
-	ISSUED FOR CONSTRUCTION	11.30.21
-	REVISED BID SET	01.20.22
-	REVISED FOR CONSTRUCTION	04.05.22
-	PER METAL PANEL REDESIGN	07.26.22
-	REVISED FOR CONSTRUCTION	08.15.22

DRAWN BY :	S. WOO
CHECKED BY :	D. TOBAR, R.A.
APPROVED BY :	A. BERGER, R.A.
DATE :	07.30.2021
SCALE :	AS NOTED

DRAWING TITLE :

PLOT PLAN AND
AERIAL VIEW

DWG NUMBER :

S-001