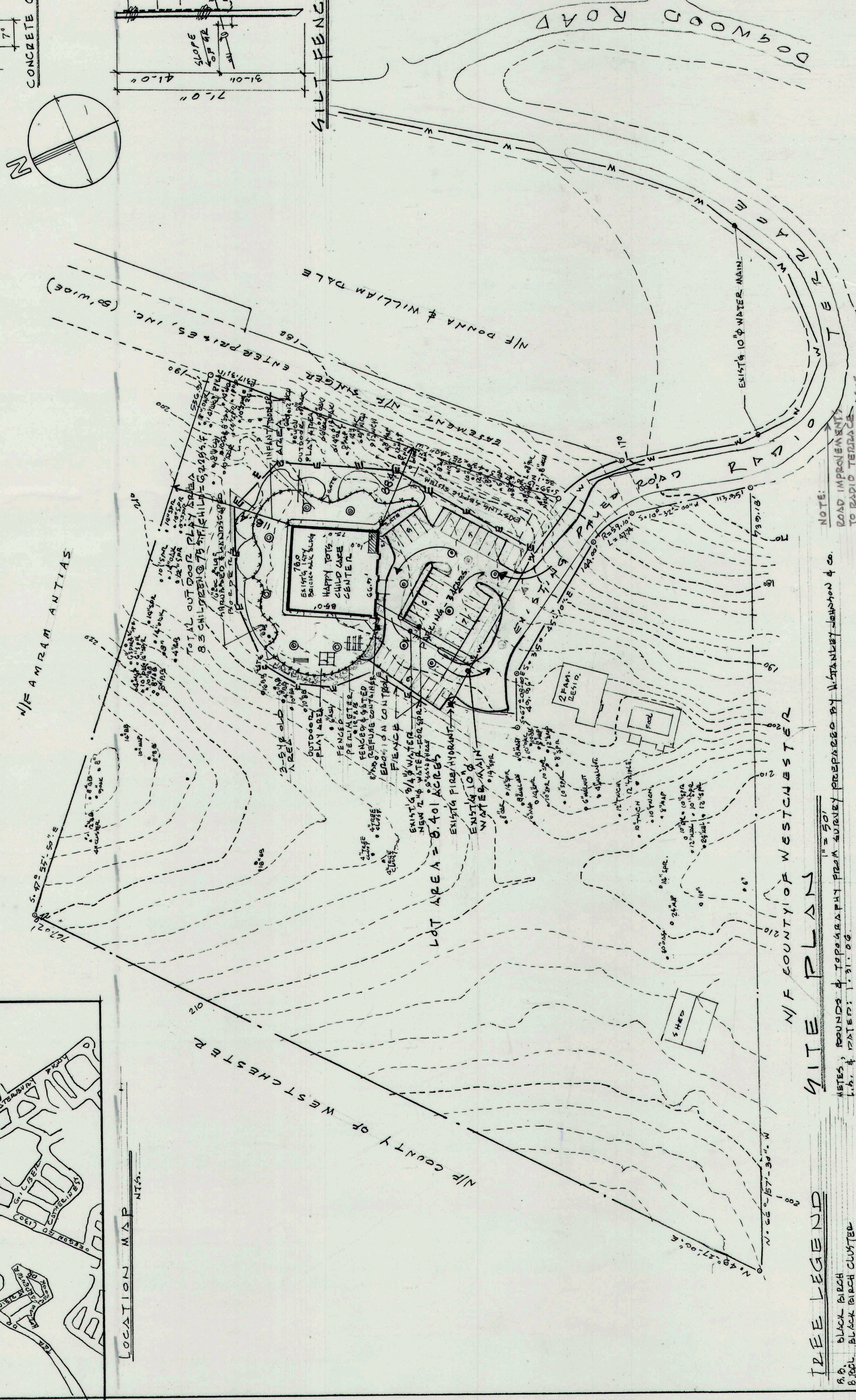


LOCATION MAP  
N.T.S.



**TREE LEGEND**

- A.B. BLACK BIRCH
- B.P. BLACK BIRCH CLUSTER
- T.R.B. TRIPLE BLACK BIRCH
- T.B. BIRCH
- T.W.B. TWIN BEECH
- B.R. BIRCH
- G.R.B. GREY BIRCH
- CED. CEDAR
- T.C.D. TRIPLE CEDAR
- T.T. TRIPLE CEDAR
- T.W. TWIN WOOD
- H.C. HICKORY
- L.C. LOCUST
- M. MAPLE
- T.O. TWIN OAK
- P.P. PEARL
- S.P. SPRUCE
- T.S. TWIN SPRUCE
- S.W. SUMMER WOOD
- T.W. TWIN WOOD

**SITE DATA ANALYSIS**

- ORIGINAL USE: RADIO STATION
- NEW USE: PRE-SCHOOL CHILD CARE CENTER
- INCREASE IN BUILDING FOOTPRINT (APPROXIMATE) - 200 S.F.
- NUMBER OF CHILDREN = 63 (AS APPROVED BY N.Y.S.)
- NUMBER OF TEACHERS & STAFF = 17
- EXISTING PARKING - 72 CARS
- NEW PARKING - 34 CARS (2 PARKING SPACE/STAFF MEMBER)
- GREENED (UNOCCUPIED & FENCED) CHILDREN'S PLAY AREAS = 6,218 S.F. (83 CHILDREN x 75 S.F./CHILD)
- EXISTING SEPTIC SYSTEM = 1,500 GAL. SEPTIC TANK + ACCOMPANYING LEACHING FIELDS
- NEW USE SEPTIC REQUIREMENTS: (83 CHILDREN + 17 STAFF @ 15 G.P.O. = 1,500 G.P.O.)
- TOTAL DISTURBED AREA = 49,727 S.F. (LESS THAN 1 ACRE - 43,560 S.F.)

**SITE PLAN**

NOTES: BOUNDS & TOPOGRAPHY FROM SURVEY PREPARED BY W. STANLEY JOHNSON & CO. L.S. & DATED: 1.31.06

NOTE: ROAD IMPROVEMENT TO RADIO TERRACE SHALL BE IN ACCORDANCE WITH THE JUNE 6, 2007 LETTER FROM ADLER CONSULTING & PLANNING DATED JUNE 4, 2007 PREPARED BY ADLER & WATSON SIGNED BY JOHN DELANO, P.E.

NOTE RE: SPECIAL PERMIT - THIS SPECIAL PERMIT SHALL EXPIRE ON MARCH 31, 2008 & IS SUBJECT TO THE REQUIREMENTS OF SECTIONS 242.10 & 242.11 OF THE ZONING LAW.

PROPERTY OWNER:  
PERCY & DARIBERS MONTES

SECTION: 12.5  
BLOCK: 4  
LOT NO.: 1  
LOT AREA: 8.76 ACRES

THEODORE LAURENCE STRAUSS and ASSOCIATES  
architects • planning consultants  
63 WOOD AVENUE • MT. KISCO, NEW YORK 10954

PROJECT: NEW CHILD CARE FACILITY FOR LINDA BUSH & LISA NARDONE  
OWNER: PERCY & DARIBERS MONTES  
ADDRESS: 18 RADIO TERRACE, TOWN OF COYLAND, NY

DATE: 6/18/07  
DRAWING NO.: 2400

TOWN OF COYLAND SITE PLAN SIGNATURE BLOCK

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF COYLAND FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES  
DATE: 6/18/07  
DIRECTOR: *[Signature]*

REVIEWED BY THE DEPARTMENT OF TECHNICAL SERVICES  
DATE: 6/18/07  
DIRECTOR: *[Signature]*

APPROVED BY RESOLUTION NO. 21-07 OF THE PLANNING BOARD OF THE TOWN OF COYLAND, NEW YORK ON THE 11<sup>TH</sup> DAY OF APRIL 2007, SUBJECT TO ALL REQUIREMENTS & CONDITIONS OF SAID RESOLUTION. ANY CHANGE, BEWARE, MODIFICATION OR REVISION OF THIS SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

SIGNED THIS 8<sup>TH</sup> DAY OF JUNE 2007 BY:  
CHAIRMAN OF THE PLANNING BOARD: *[Signature]*

