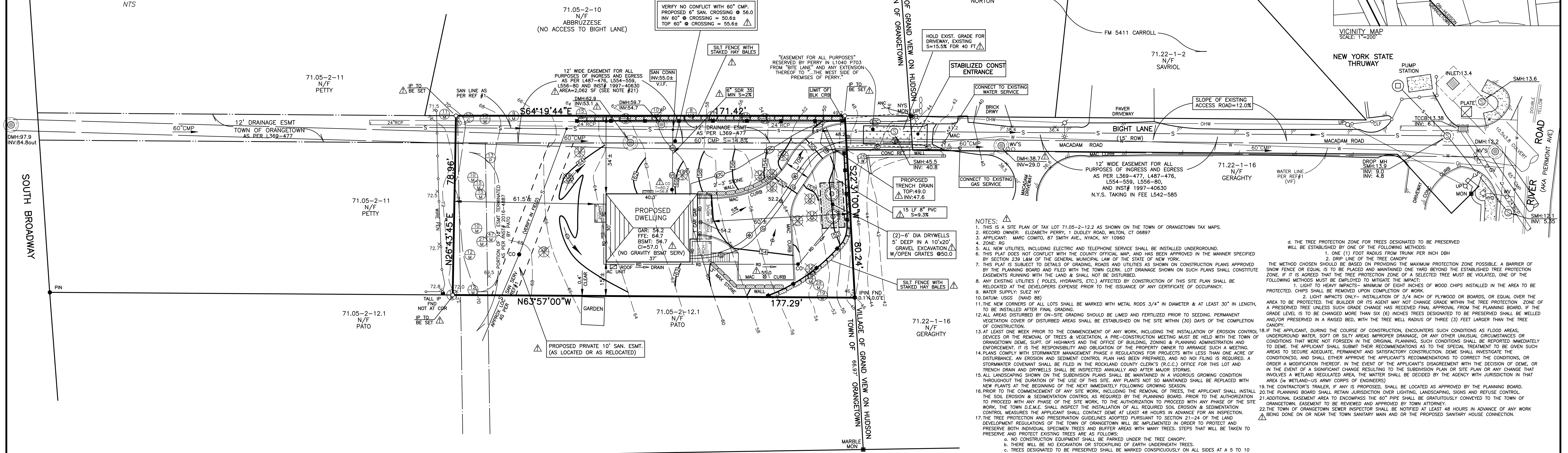
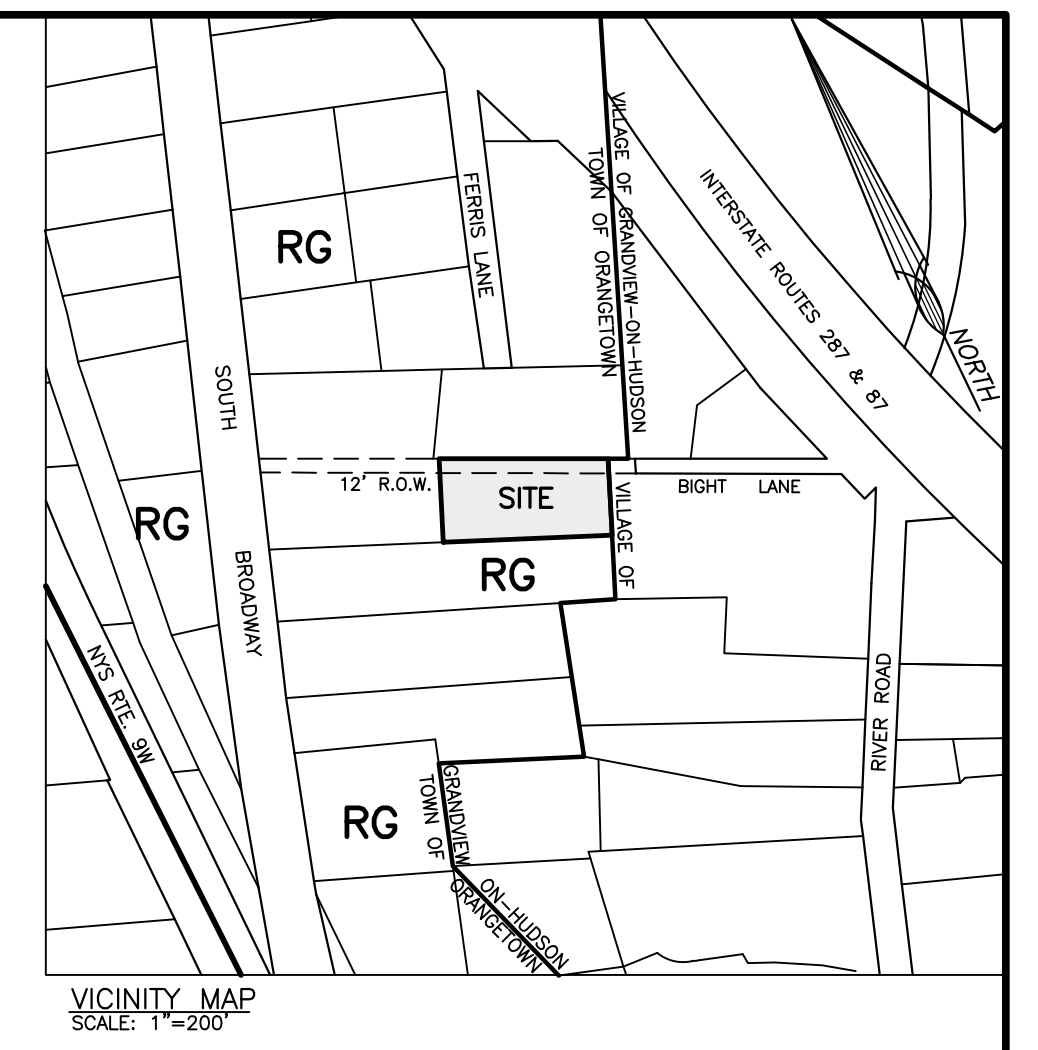


CONSTRUCTION SPECIFICATIONS

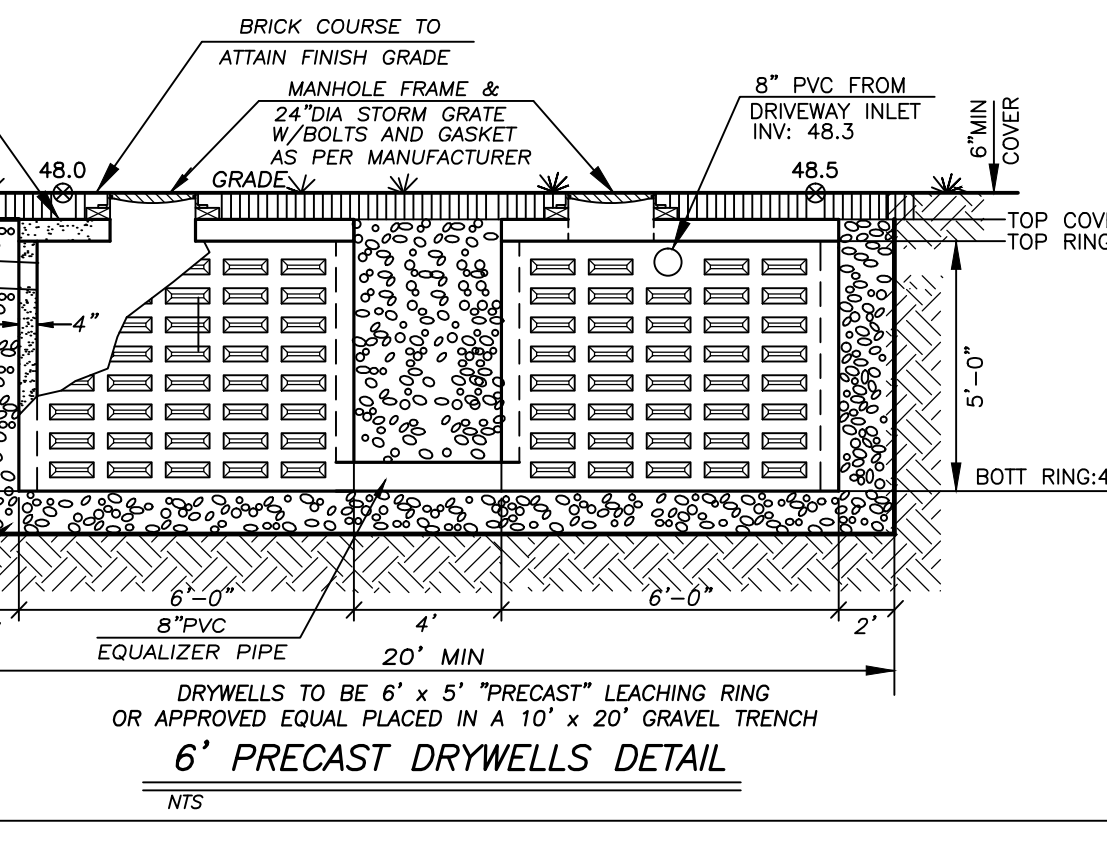
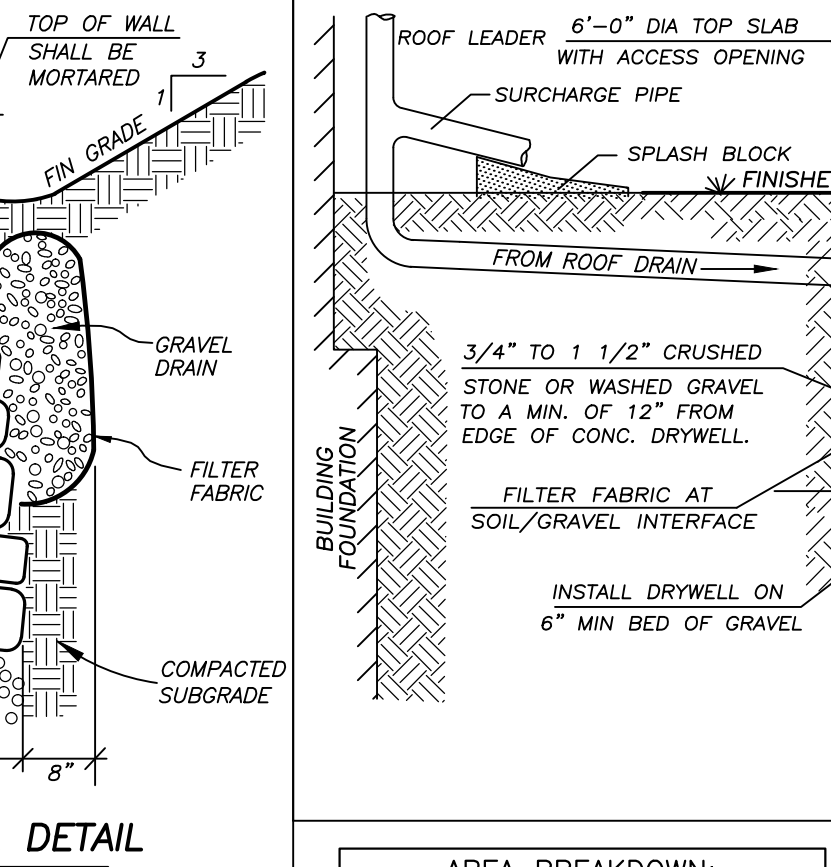
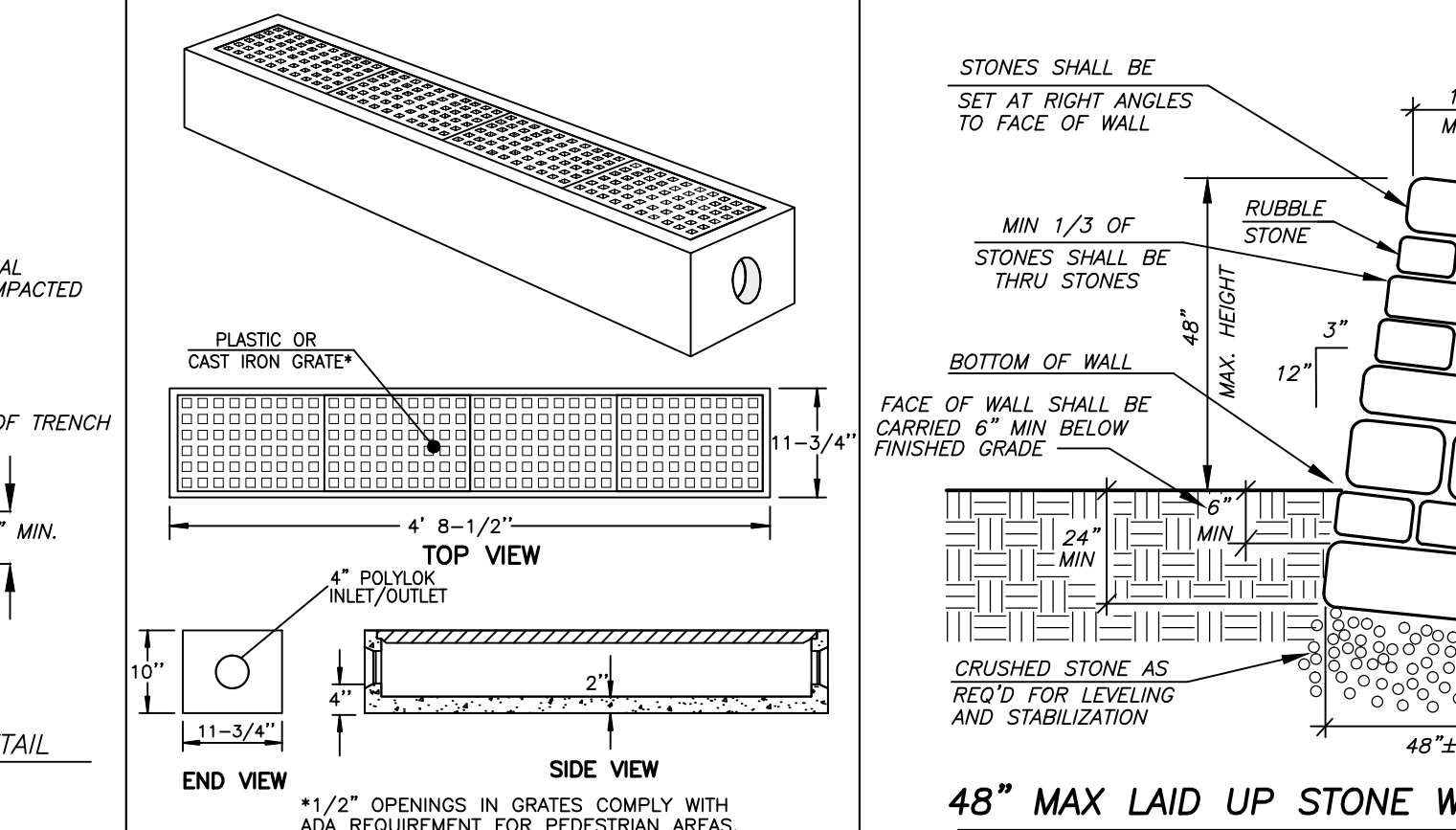
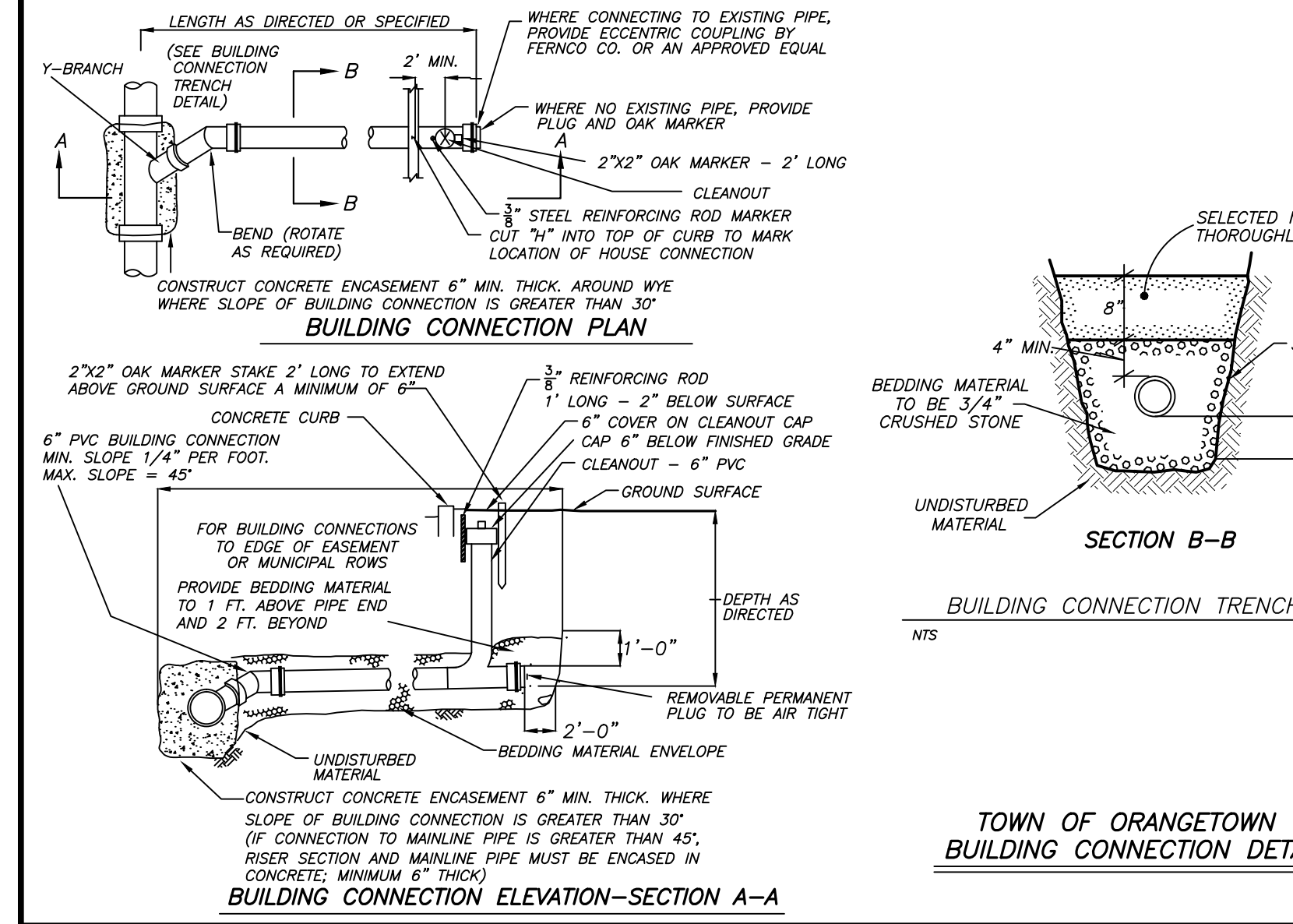
1. FILTER FABRIC SHALL HAVE AN EGS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACED STAKES EVENLY AROUND THE 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW THE GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA: 1 ACRE



NOTES:

1. THIS IS A SITE PLAN OF TAX LOT 71.05-2-12.2 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: ELIZABETH PERRY, 1 DUDLEY ROAD, WILTON, CT 06897
3. APPLICANT: MARCO COMPTO, 87 SMITH AVE., NYACK, NY 10984
4. ZONE: R-G
5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
6. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 LAM OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
7. THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
8. ANY EXISTING UTILITIES (E.G. POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
9. WATER SUPPLY: SUEZ NY 10-DATUM USGS (NAVD 88)
10. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
11. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
12. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN GEN. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
13. PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS FOR PROJECTS WITH LESS THAN ONE ACRE OF DISTURBANCE. AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND NO PLAN IS REQUIRED. A STORMWATER COVENANT SHALL BE FILED IN THE ROCKLAND COUNTY CLERK'S (R.C.C.) OFFICE FOR THIS LOT AND TRENCH DRAIN AND DRYWELLS SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
14. ALL LANDSCAPING SHOWN ON THE SUBDIVISION PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
15. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN D.E.M.C. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT D.E.M. AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
16. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES ARE AS FOLLOWS:
 - a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF GARTH UNDERNEATH TREES.
 - c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
17. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 1. ONE (1) FOOT RADII FROM TRUNK PER INCH DBH
 2. DRIP LINE OF THE TREE CANOPY
18. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY PROTECTION. DEME SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLAND-US ARMY CORPS OF ENGINEERS)
19. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
20. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
21. ADDITIONAL EASEMENT AREA TO ENCOMPASS THE 60" PIPE SHALL BE GRATUITOUSLY CONVEYED TO THE TOWN OF ORANGETOWN. EASEMENT TO BE REVIEWED AND APPROVED BY TOWN ATTORNEY.
22. THE TOWN OF ORANGETOWN SENIOR INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY WORK BEING DONE ON OR NEAR THE TOWN SANITARY MAIN AND OR THE PROPOSED SANITARY MAIN CONNECTION.



BULK TABLE • ZONE R-G • USE GROUP "Q"

ITEM	REQUIRED	PROVIDED
MAX. FAR	0.30	0.21
STREET FRONTAGE	75 FT	12' @ *
MIN AREA	10,000 SF	GROSS: 13,866 SF NET: 12,835 SF
MIN LOT WIDTH	75'	80' ±
FRONT YARD	25 FT	60' ±
SIDE YARD	10 FT	15'
TOTAL SIDE YARD	30 FT	49' ±
MIN REAR YARD	25 FT	61.5'
BUILDING HT.	1'-4" / FT	30' ±

* = EXISTING NON-CONFORMING
 @ = FRONTAGE ON PRIVATE ROAD - VARIANCE REQUIRED
 ± = VARIANCE REQUIRED FOR DRIVEWAY SLOPE IN GRAND-VIEW

REFERENCES:

1. MAP ENTITLED "SITE PLAN PERRY RESIDENCE", PREPARED BY DOMINICK R. PILA ASSOCIATES, P.C. LAST REVISED 11/26/2007.
2. MAP ENTITLED "PROPOSED GARAGE FOR PERRY", PREPARED BY ANTHONY CELENTANO P.L.S. DATED MAY 2, 2006.
3. TITLE REPORT NO. EL-100637, PREPARED BY STEWART TITLE INSURANCE COMPANY, DATED MAY 13, 2020.
4. DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: L559-8576, INST# 1997-40630, INST# 2016-4887, INST# 2016-52132, L757 P2222, L1028 P1082, INST# 2009-24760, L542 P585, L369 P477, L487 P476, L554 P559, L556 P80, INST# 1997-40630

TOWN OF ORANGETOWN BUILDING CONNECTION DETAIL

TREE LEGEND

12	SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
K2	LETTER INDICATES TREE TYPE (SEE BELOW)
(2), (3)	SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

C = CHERRY P = PINE
 CT = CATALPA S = SYCAMORE
 M = MAPLE T = TULIP

WOODWARD'S CONCRETE PRODUCTS, INC.
 629 LYBOLT ROAD
 BULLVILLE, NY 10915
 (845) 361-3471

PRECAST CATCH BASIN MODEL TD-1X5 / TRENCH DRAIN

LEGEND

DRAINAGE INLET W/PIPES	SMH
SANITARY MANHOLE W/PIPES	TCCB
TOP CURB	TGFI
TOP GRATE FIELD INLET	RCP
REINFORCED CONCRETE PIPE	CPP
CORRUGATED PLASTIC PIPE	UP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP
WATER VALVE	WV
HYDRANT	HYD

AREA BREAKDOWN:

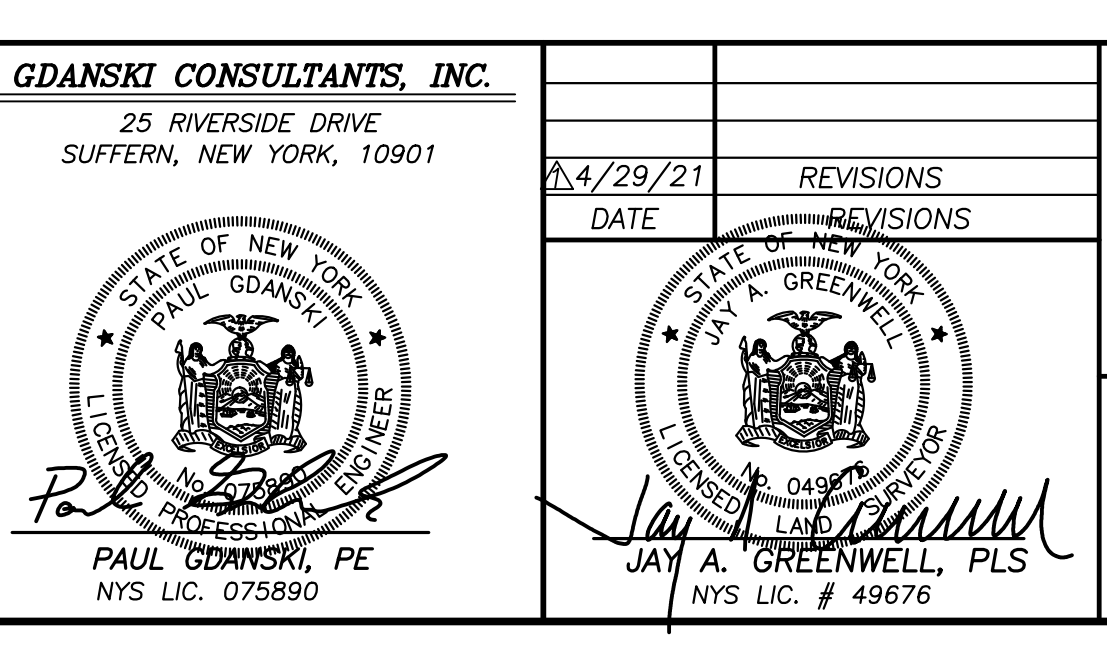
IMPERVIOUS AREA TO BE MITIGATED = 3460 SF

GROSS AREA = 13,866 SF
 -50% DRAINAGE ESMT = 1,031 SF
 NET AREA = 12,835 SF

GDANSKI CONSULTANTS, INC.
 25 RIVERSIDE DRIVE
 SUFFERN, NEW YORK, 10901

PAUL GDANSKI, PE
 NYS LIC. 075890

JAY A. GREENWELL, PLS
 NYS LIC. # 49676



PLOT PLAN FOR 455 SOUTH BROADWAY

COMITO-BIGHT LANE

TOWN OF ORANGETOWN
 ROCKLAND COUNTY, STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

SURVEYING - LAND PLANNING
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0830 FAX 845-357-0756
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TAX LOT # 71.05-2-12.2
 AREA 13,866 SF
 FILE 22023 PLOT
 SCALE 1" = 20'
 DATE 1/20/21
 JOB NO. 22023