

KEY MAP
 Scale: 1" = 300'

NOTES:
 1. PROPERTY KNOWN AS LOT 8 IN BLOCK 1 OF SECTION 71.09 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWN OF ORANGETOWN.
 2. PROPERTY OWNER/APPLICANT: MICHAEL J. MAURO
 1079 U.S. ROUTE 9W
 NYACK, NY 10960
 3. AREA OF ENTIRE PROPERTY: 23.348 S.F. OR 0.6737 ACRES
 4. PROPERTY LOCATED IN THE R-22 MEDIUM DENSITY RESIDENTIAL DISTRICT.
 5. THE VERTICAL DATUM SHOWN HEREON IS BASED ON AN ASSUMED DATUM.
 6. ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MAX FLOOR AREA RATIO	0.20	0.118	0.143
MIN LOT AREA	22,500 S.F.	20,348 S.F.	20,348 S.F.
MIN LOT WIDTH	125.0'	100.1'	100.1'
MIN STREET FRONTAGE	75.0'	100.0'	100.0'
MIN SIDE YARD (ONE / BOTH)	25.0' / 15.0'	25.0' / 15.0'	13.3' / 15.0'
MIN REAR YARD	45.0'	21.2'	19.75'
MAX BUILDING HEIGHT	37'-7" (SEE NOTE 7)	23'-5"	23'-5"

Ⓢ DENOTES EXISTING NONCONFORMING CONDITION
 Ⓣ DENOTES VARIANCE REQUIRED

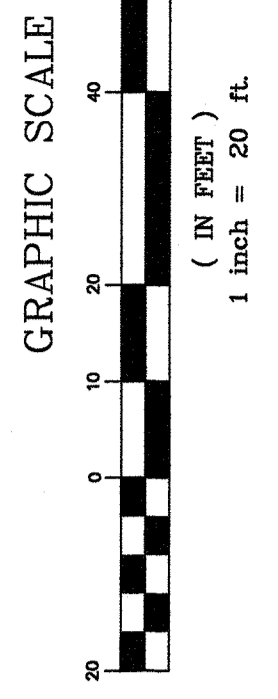
7. MAXIMUM BUILDING HEIGHT CALCULATION:
 BUILDING SETBACK FROM LOT LINE = 50' / 1.5' = 33.3'
 BUILDING SETBACK FROM LOT LINE = 50' / 1.5' = 33.3'
 MAXIMUM BUILDING HEIGHT = 33.3' + 4' = 37.3'

8. BUILDING HEIGHT CALCULATION:
 AVS GRADE AROUND BUILDING = 91.6'
 86.8' - 91.6' = -4.8' = 4.8' BELOW GRADE
 BUILDING HEIGHT = 4.8' + 23'-5" = 28'-7"

9. BUILDING COVERAGE CALCULATIONS:
 EXISTING DWELLING = 1,736 S.F. / 23,348 S.F. = 7.44%
 PROPOSED DWELLING = 2,216 S.F. / 23,348 S.F. = 9.49%
 IMPERVIOUS COVERAGE CALCULATIONS:
 EXISTING = 1,736 S.F. / 23,348 S.F. = 7.44%
 PROPOSED = 2,216 S.F. / 23,348 S.F. = 9.49%

11. FLOOR AREA RATIO CALCULATIONS:
 EXISTING DWELLING = 1,736 S.F. / 23,348 S.F. = 7.44%
 PROPOSED DWELLING = 2,216 S.F. / 23,348 S.F. = 9.49%

12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN'S ORDINANCES AND/OR SPECIFICATIONS.
 APPLICANT GRANTS TOWN'S OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.



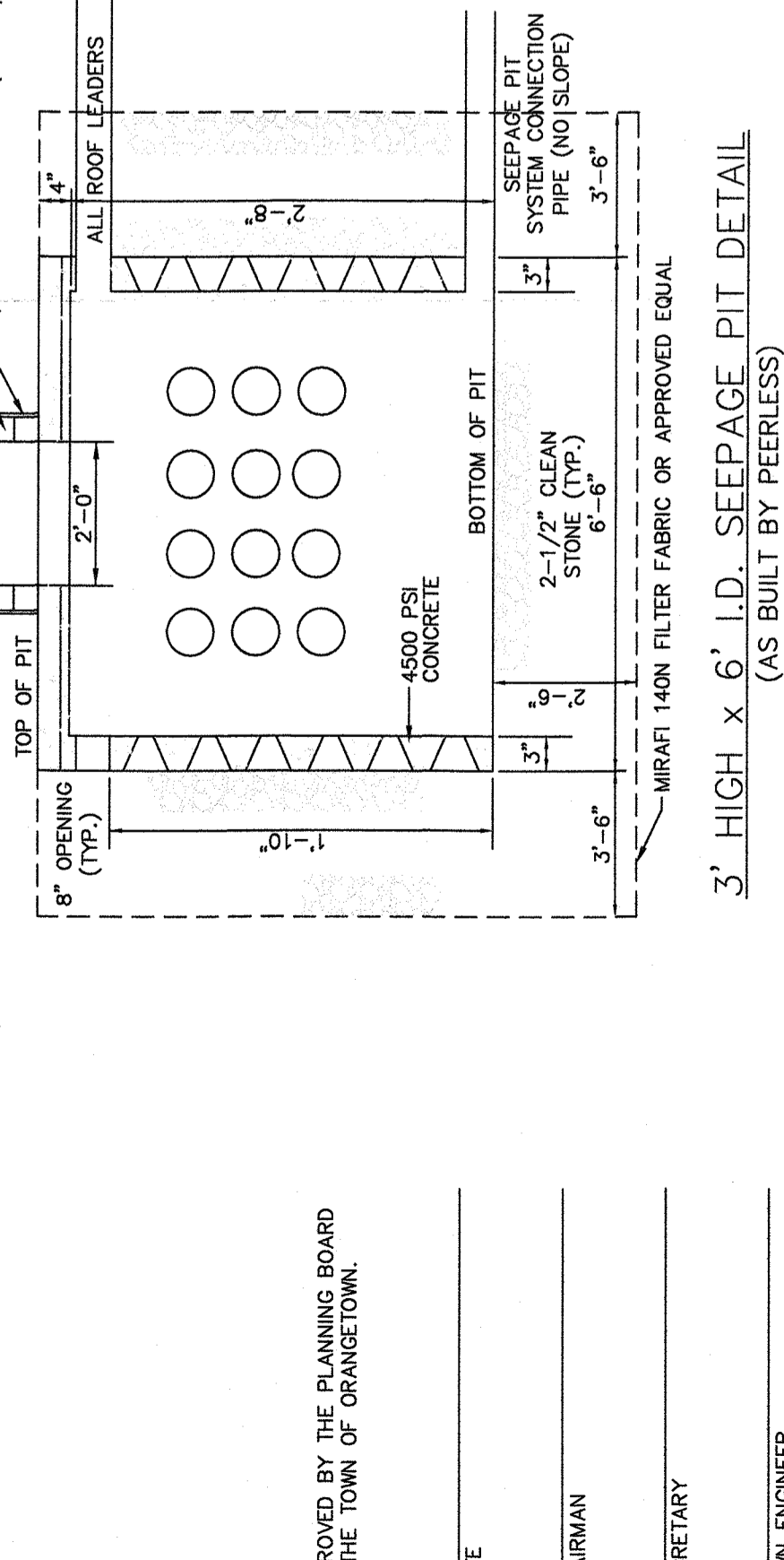
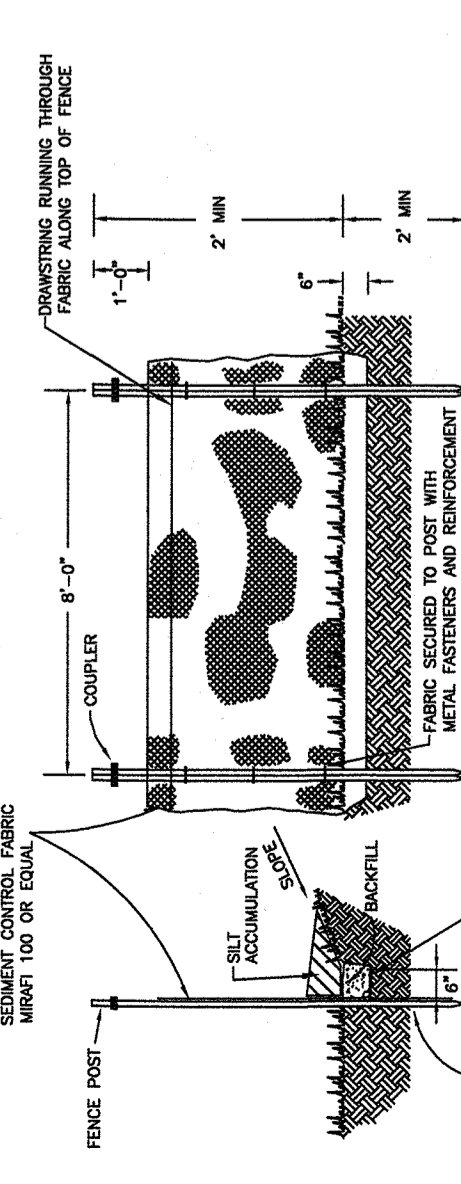
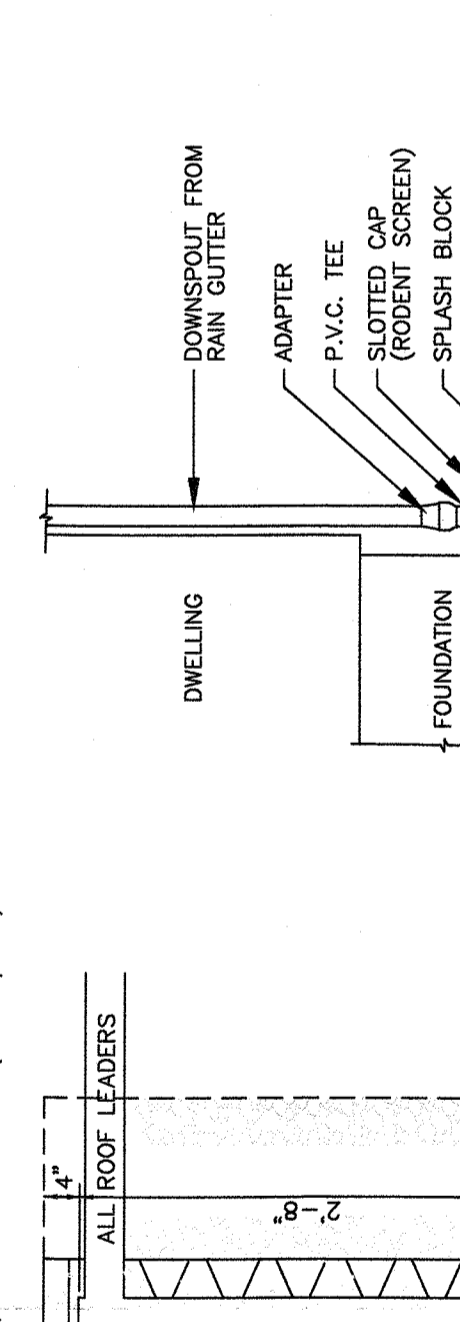
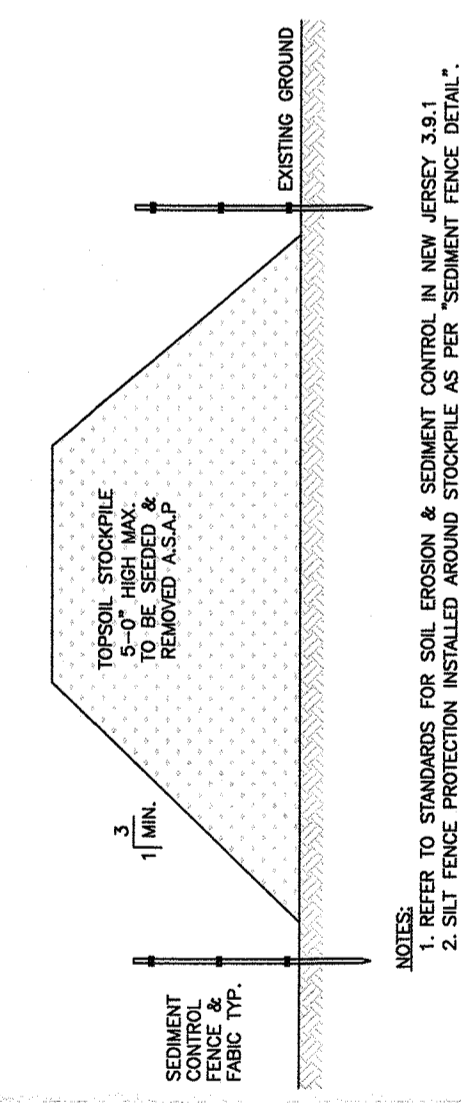
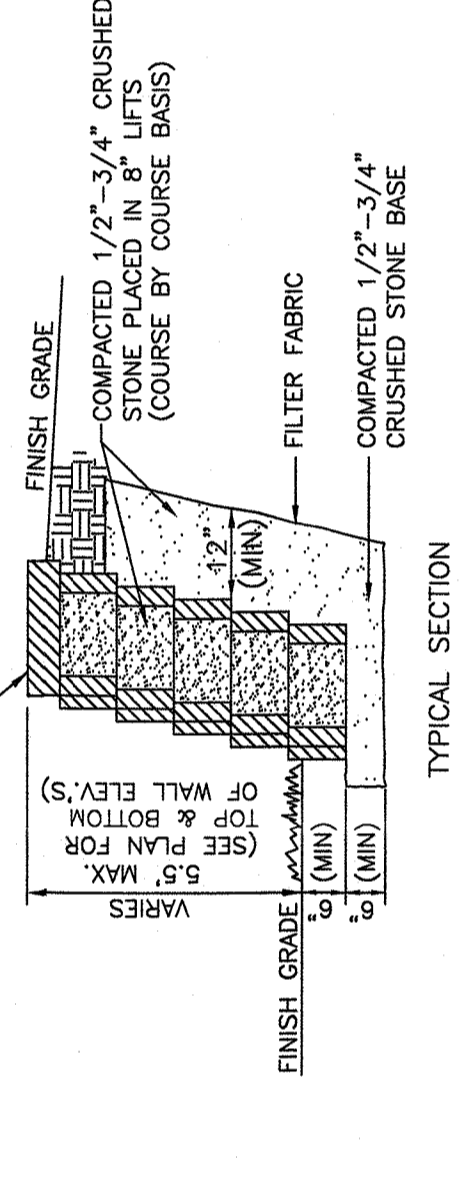
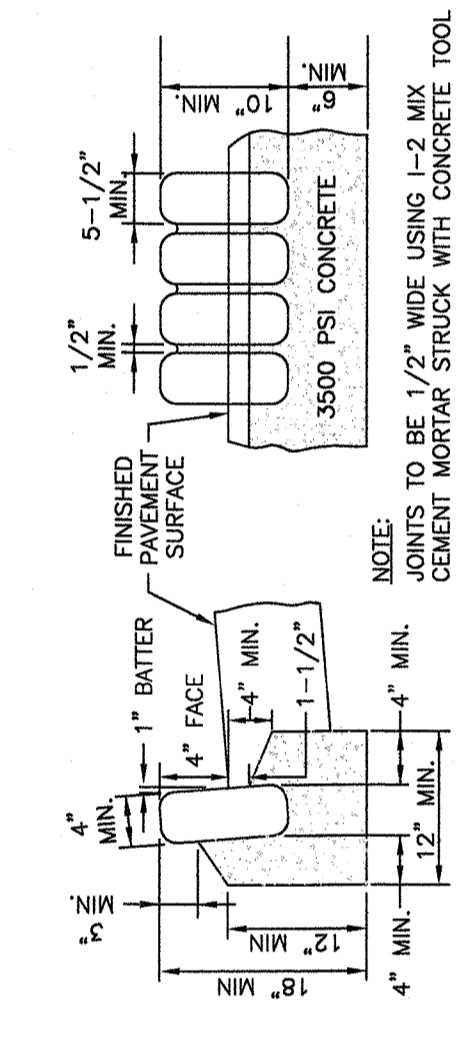
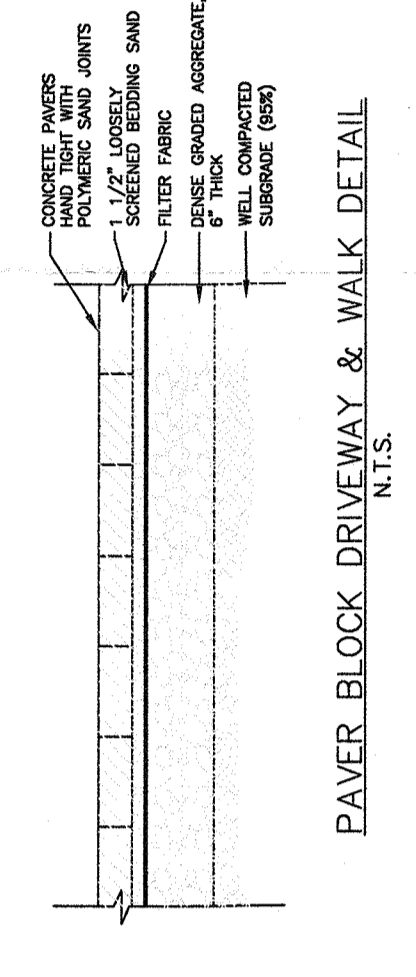
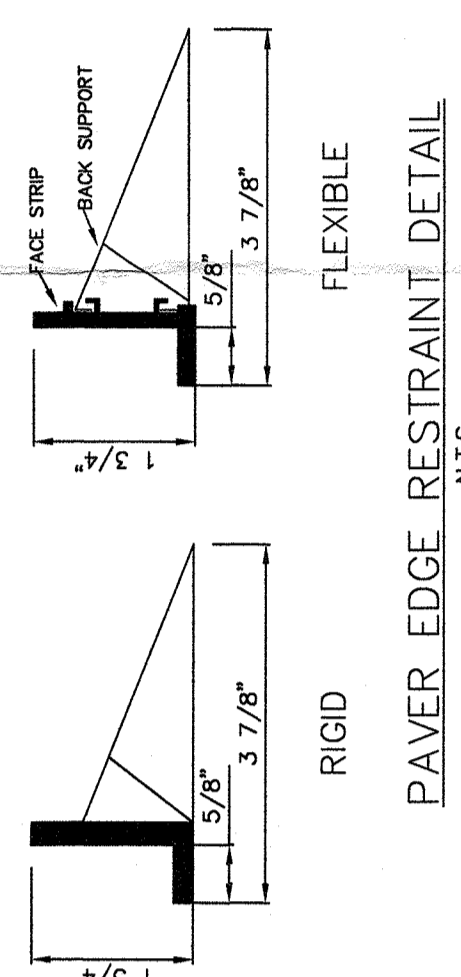
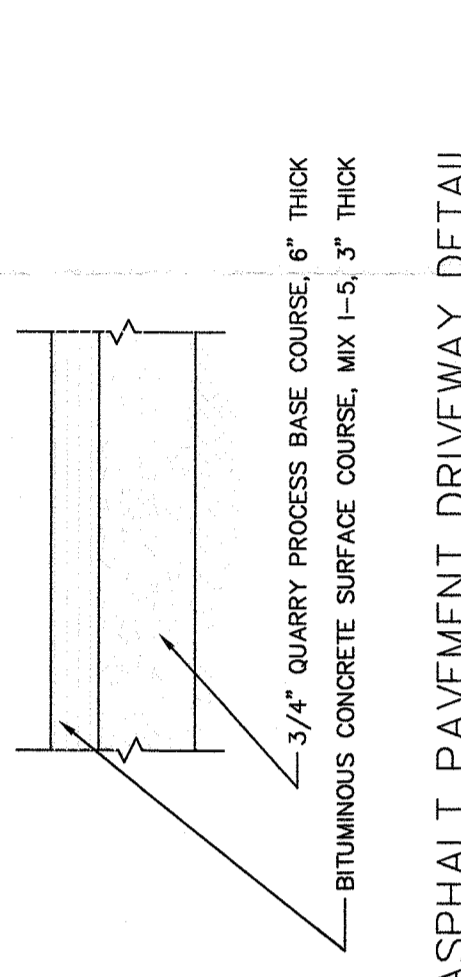
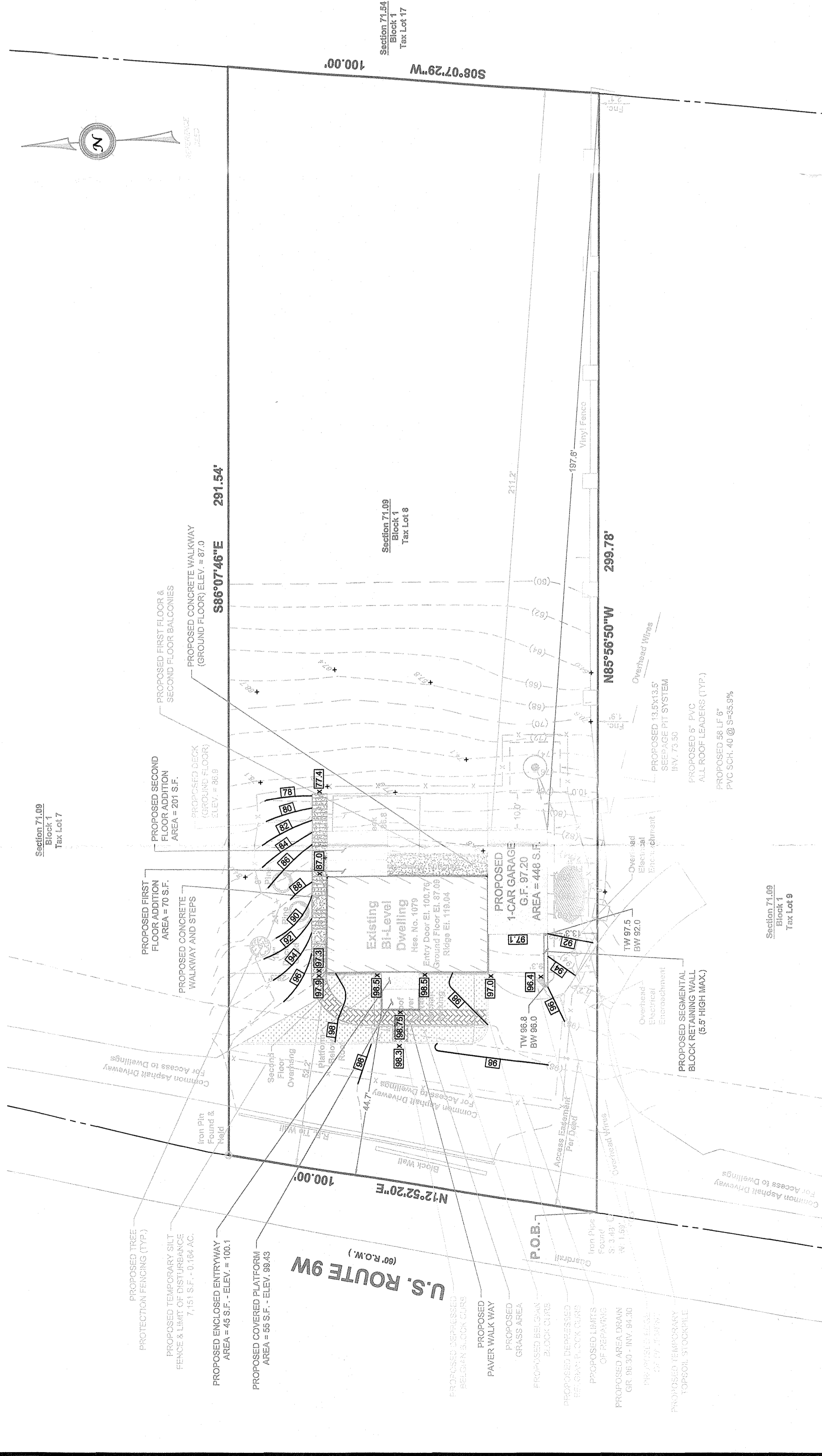
SITE PLAN
 PREPARED FOR
MICHAEL J. MAURO
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY - NEW YORK

AFR Engineering and Land Surveying, P.C.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 110 Stage Road, Monroe, NY 10950 - 845-792-8881 - 845-792-8424 (Fax)
 30 Madison Avenue, Paramus, NY 07652
 JOHN A. LOCH, P.E., P.L.S.
 N.Y. Lic. No. 048985

DATE: DECEMBER 18, 2020 DRAWN BY: CDD CHECKED BY: PEF
 SCALE: 1" = 20' JOB NO.: 12011 SHEET: 1 OF 1

LEGEND

EXISTING	PROPOSED
6" INLET	6" INLET
4" INLET	4" INLET
AREA DRAIN	AREA DRAIN
STORM MANHOLE	STORM MANHOLE
STORM DRAIN LINE	STORM DRAIN LINE
SANITARY CLEAN OUT	SANITARY CLEAN OUT
SANITARY MANHOLE	SANITARY MANHOLE
SANITARY LINE	SANITARY LINE
WATER LINE	WATER LINE
WATER VALVE	WATER VALVE
HYDRANT	HYDRANT
GAS VALVE	GAS VALVE
BUILDING	BUILDING
CURB	CURB
DEPRESSED CURB	DEPRESSED CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
SPOT ELEVATION	SPOT ELEVATION



NOTES:
 1. MINIMUM WALL EMBEDMENT IS 6" (150MM) OR HEIGHT/20, WHICHEVER IS GREATER FOR LEVEL TOE.
 2. KEYSTONE BLOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. FIELD FINISHED GRADES AT RETAINING WALL TO BE ADJUSTED TO MEET FIELD CONDITIONS.
 3. EXACT FINISHED GRADES AT RETAINING WALL TO BE ADJUSTED TO MEET FIELD CONDITIONS.
 4. 1" MIN. SETBACK PER UNIT.

APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN

DATE: _____

CHAIRMAN: _____

SECRETARY: _____

TOWN ENGINEER: _____