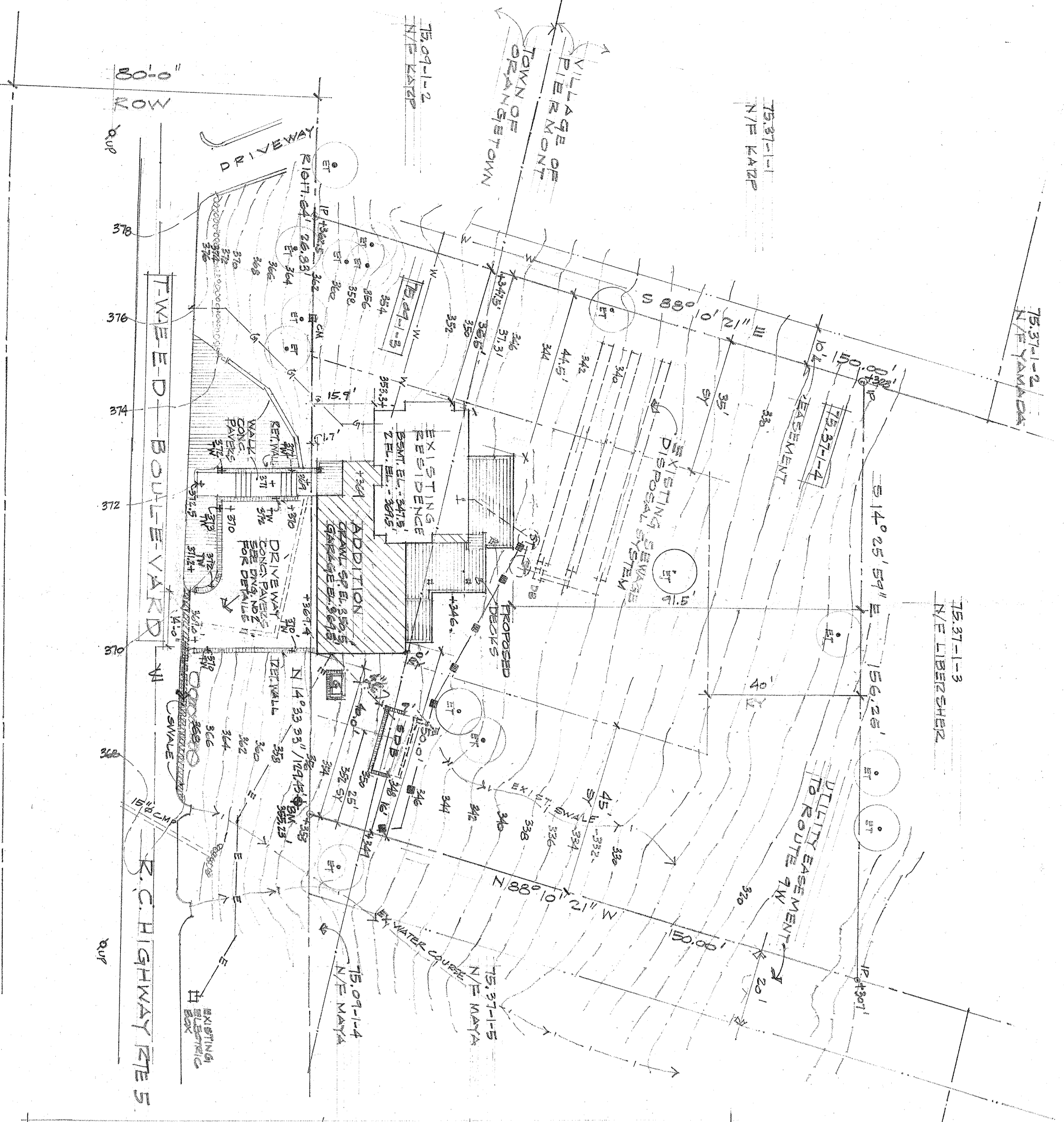


ZONING DATA			
ORANGESTOWN	ZONING DISTRICT - R22	PIERMONT	ZONING DISTRICT R20
TAX LOT 75-09-1-3	4875 sq ft NET 3175 sq ft	TAX LOT 75-37-1-4	10,462 sq ft NET 10,462 sq ft
LOT SIZE	22,500 sq ft	REQUIREMENT	10,462 sq ft
LOT WIDTH	125'	EXISTING	150'
FRONTAGE	75'	PROPOSED	150'
FRONT YARD	40'	EXISTING	0'
SIDE YARD	25'	PROPOSED	37.3'
TOTAL SIDE YARD	60'	EXISTING	114.3'
REAR YARD	45'	PROPOSED	91.5'
FLOOR AREA RATIO	0.20	EXISTING	0.036
HEIGHT	91/1'	PROPOSED	0.044
COVERAGE	NA	EXISTING	35%
		PROPOSED	37.3%

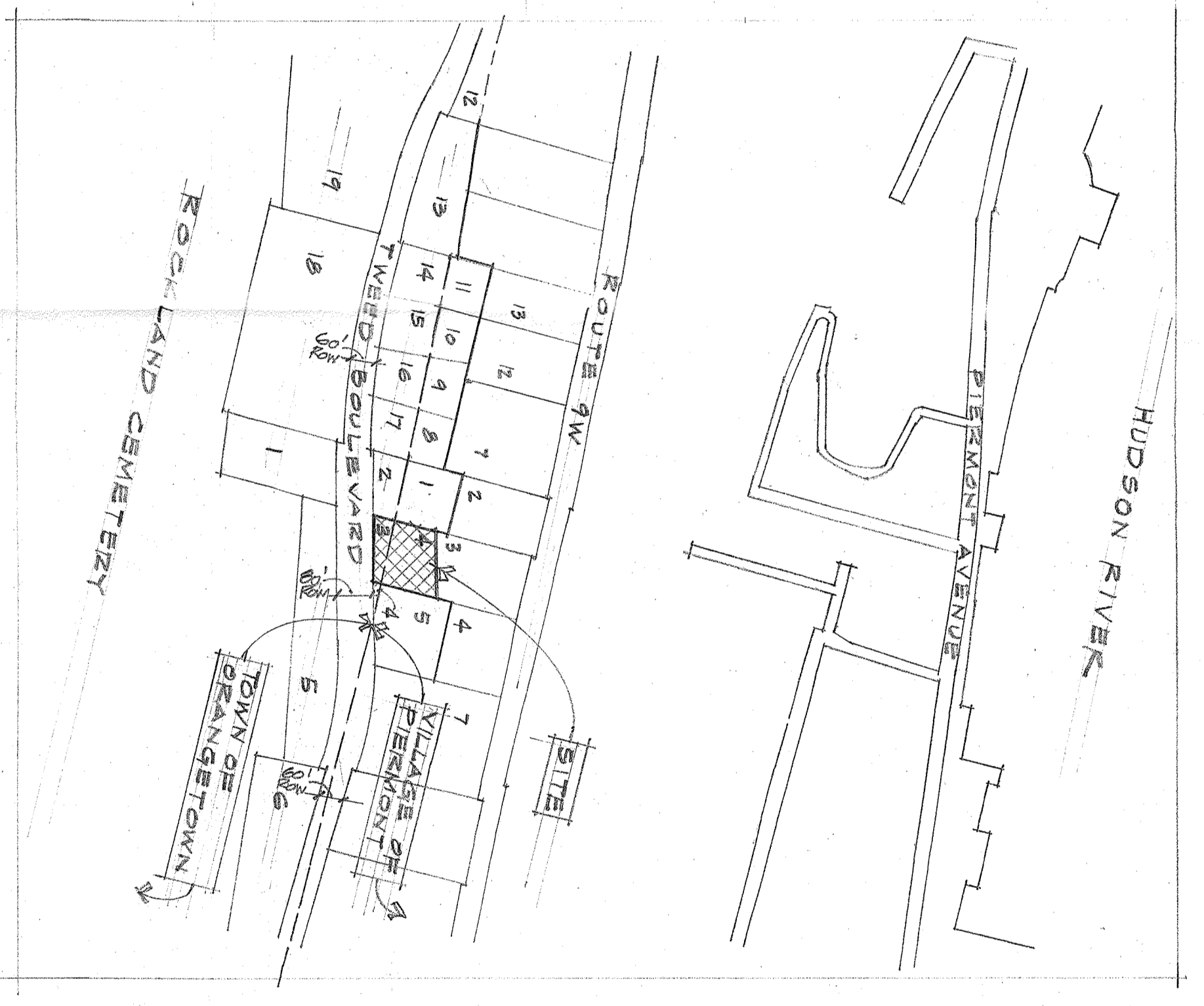
* EXISTING NON-COMP OR VARIANCE GRANTED ZBA-20-95
 * VARIANCE REQUIRED - VARIANCE GRANTED ZBA-20-95
 TOTAL LOT SIZE = ACTUAL 4875 sq ft / NET 3175 sq ft + 10,462 sq ft = 13,677 sq ft



SITE PLAN
 1/2" = 10'-0"

NOTES

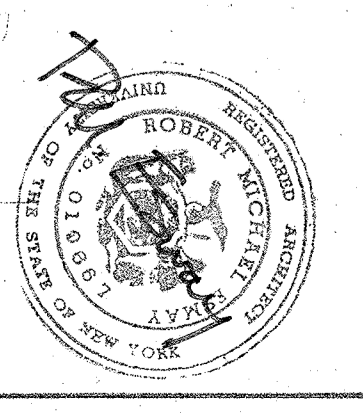
- FAT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGESTOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND OFFICE OF BUILDING, ZONING AND PLANNING ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED PROFESSIONAL DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STREAM WATER MANAGEMENT PHASE II REGULATIONS.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THROUGH FRIDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM.
- AN EXISTING WOOD FOSTERIZIAN BRIDGE SPANNING FROM THE EXISTING PARKING AREA TO THE EXISTING ENTRY DOOR SHALL BE REMOVED.
- VARIANCES FROM ZONING REGULATIONS, INCLUDING LOT SIZE, FRONT YARD REAR YARD AND BUILDING HEIGHT WERE GRANTED BY THE ZONING BOARD OF APPEALS - 7/2/20 - ZBA-20-95



LOCATION MAP
 1/2" = 150'

LEGEND

- ST - PROPERTY LINE
- - BUILDING SETBACK LINE
- - EXISTING TO BE REMOVED
- - TOPOGRAPHICAL CONTOUR AT 2' INTERVALS - DASH NAVD 83
- - WATER SERVICE LINE
- - GAS SERVICE LINE
- - UNDERGROUND ELECTRIC SERVICE
- - EXISTING TREE TO REMAIN
- - EXISTING 1000 GALLON SEPTIC TANK
- - SURFACE DETENTION BASIN - (VIF) SEE DRAWING NO. 2 FOR DETAILS
- - ADDITION
- - UTILITY POLE
- - EXISTING ASPHALT PAVING TO BE REMOVED - IMPERVIOUS. EXISTING IN ROW WILL BE REDUCED BY 350 D.
- - PROPOSED NEW DECKS W/ 1/2" MIN. SPACING BETWEEN BONDERS
- - EXISTING DECKS TO BE REMOVED
- - WIRE REINFORCED SILT FENCE. FILTER FABRIC FASTENED TO WOODEN WIRE FENCE FASTENED TO POSTS 10' @ 10' MAX. THAY BARS
- - SEE DETAIL ON DRAWING NO. 2 - (VIF)
- - RETAINING WALL - +TW = TOP OF WALL
- - BENCH MARK
- - GENERATOR

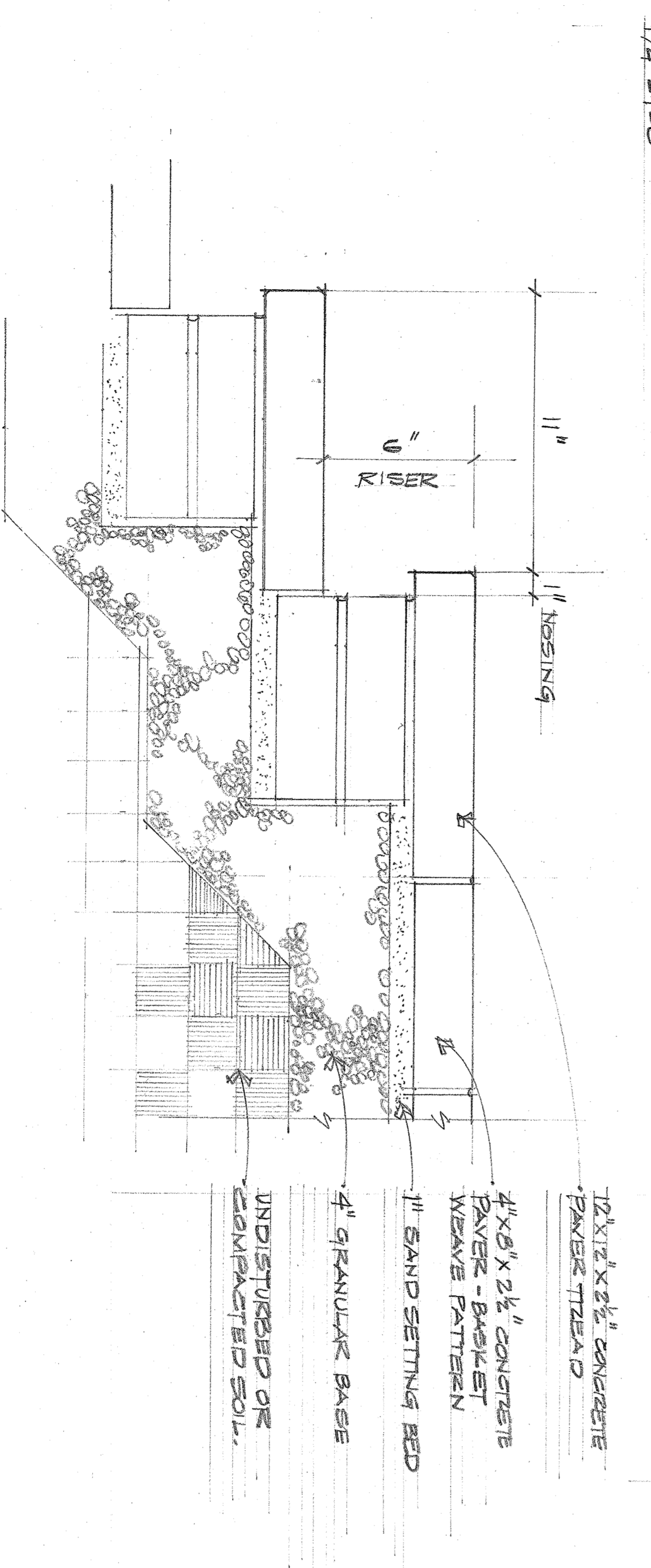


DATES:
 BLDG PERMIT 10/21/19
 PLAN 11/18/19
 PLAN BD 12-2-19
 REV 3-16-20
 ZBA 6-30-20
 REV 2-21-21
 FBH/ABR 3-21-21

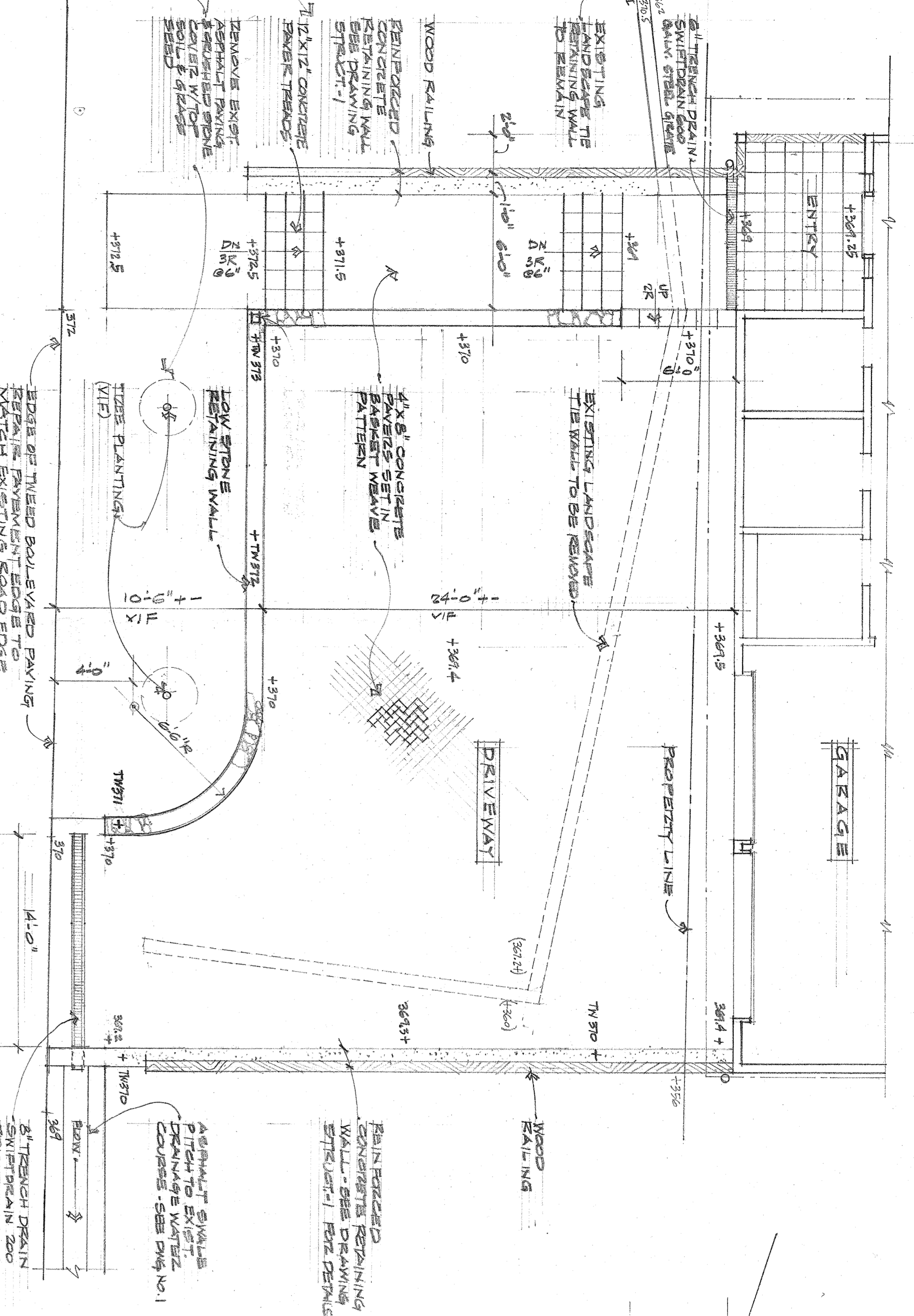
ADDITION & ALTERATION TO THE
 HYUN RESIDENCE
 181 TWEED BLVD / UPPER GRANDVIEW, NY

MICHAEL ESMAT/ARCHITECT
 100 HAVEN ST / UPPER NYACK, NY
 TEL: 914-858-0938

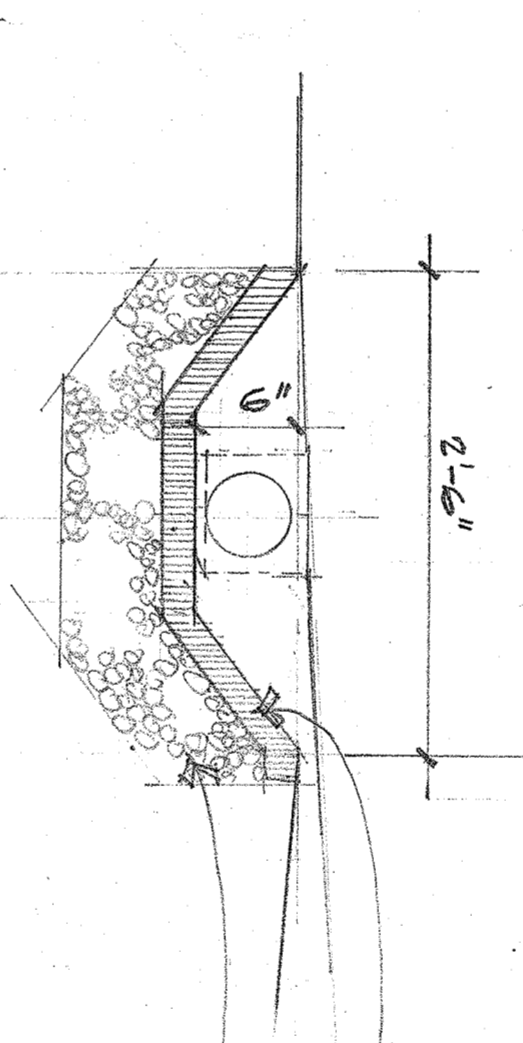
CONCRETE PAVEMENT DETAILS



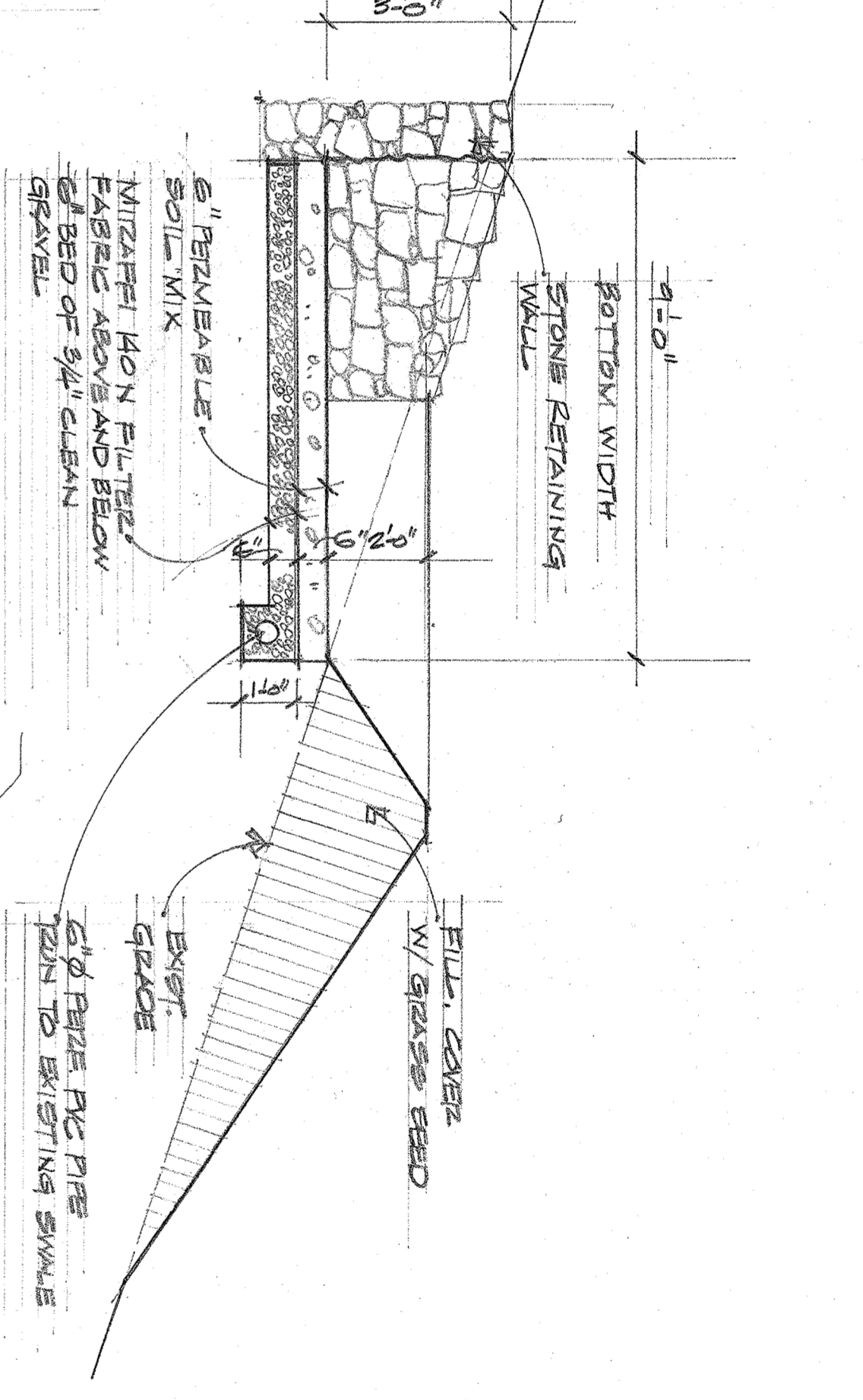
ENTRY WALK & DRIVEWAY



ASPHALT SWALE



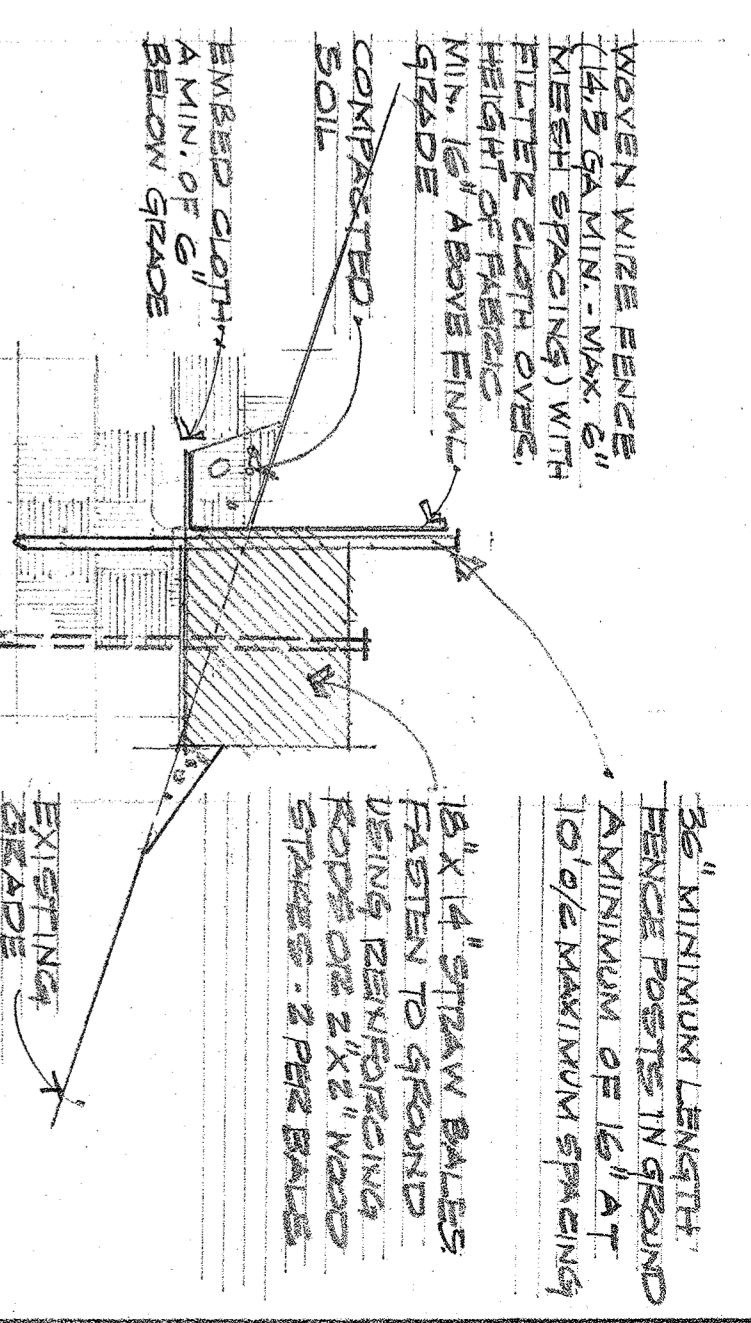
9'x12' SURFACE DETENTION BASIN



NOTES CONTINUED

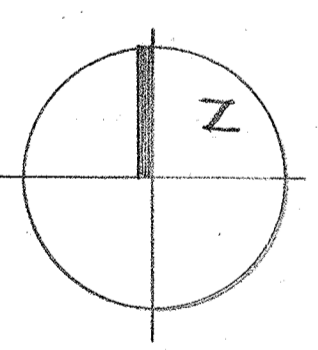
- 12. CONT. LIGHT IMPACT ONLY - INSTALLATION OF 3/4" OF PLYWOOD OR BOARDS, OR EQUAL, OVER THE AREA TO BE PROTECTED. THE BUILDER OR HIS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGES HAVE RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF GRADES DEVIATE 15" TO BE CHANGED AND PRESERVED IN A RAISED BED, WITH THE TREE WELL SHOULD BE WELDED AND PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF 3 FEET LARGER THAN THE TREE CANOPY.
- 13. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE PLANNING BOARD, PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DENE) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE OWNER / CONTRACTOR SHALL CONTACT DENE AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- 14. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN 90 DAYS OF THE COMPLETION OF CONSTRUCTION.
- 15. THE TOWN OF ORANGETOWN PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REUSE CONTROL. LIGHT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- 17. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDER GROUND.

SILT FENCE

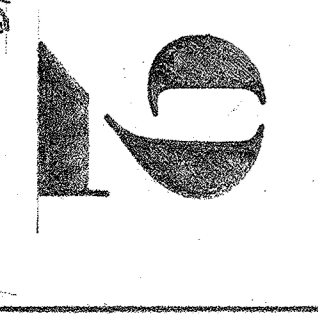
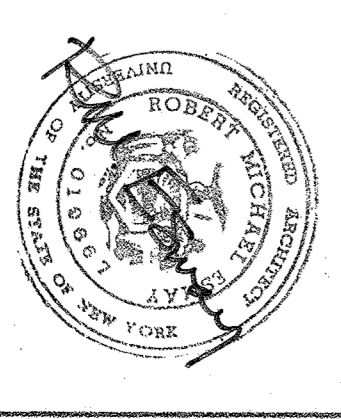


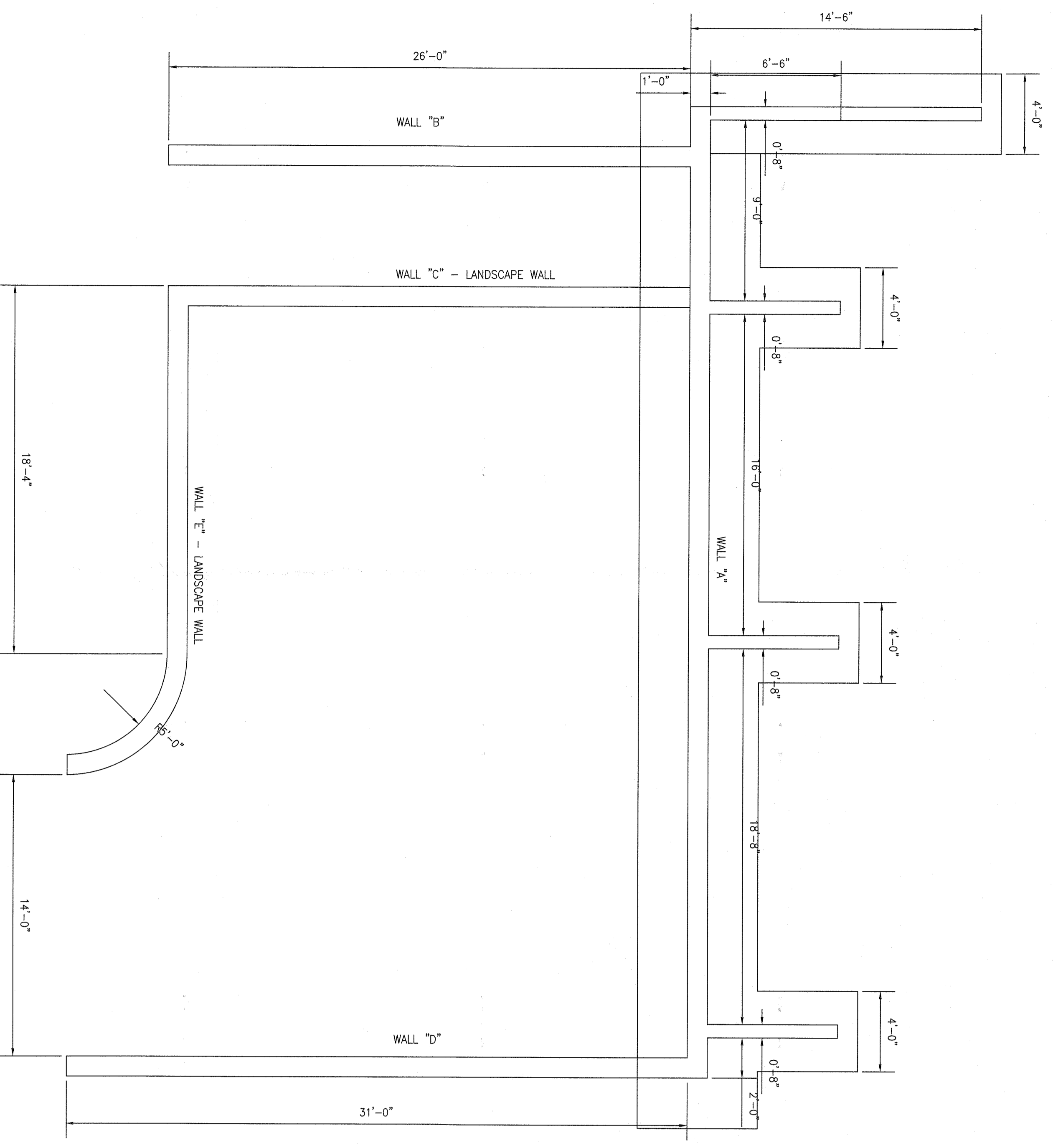
NOTE

- SITE PLAN SYMBOL
- WIRE FENCES TO BE FASTENED TO FENCE POSTS WITH WIRE TIES OR STAPLES
- FILTER CLOTH TO BE FASTENED TO WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN THEY SHALL BE OVERLAPPED BY AT LEAST 6" FOLDED
- POSTS: STEEL T OR U SECTION OR 2" HARDWOOD
- FENCE: WOVEN WIRE 14x14 6" MESH OPENING
- CLOTH: FILTER X MIRAFL 100 X STAPLELESS
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE FENCE

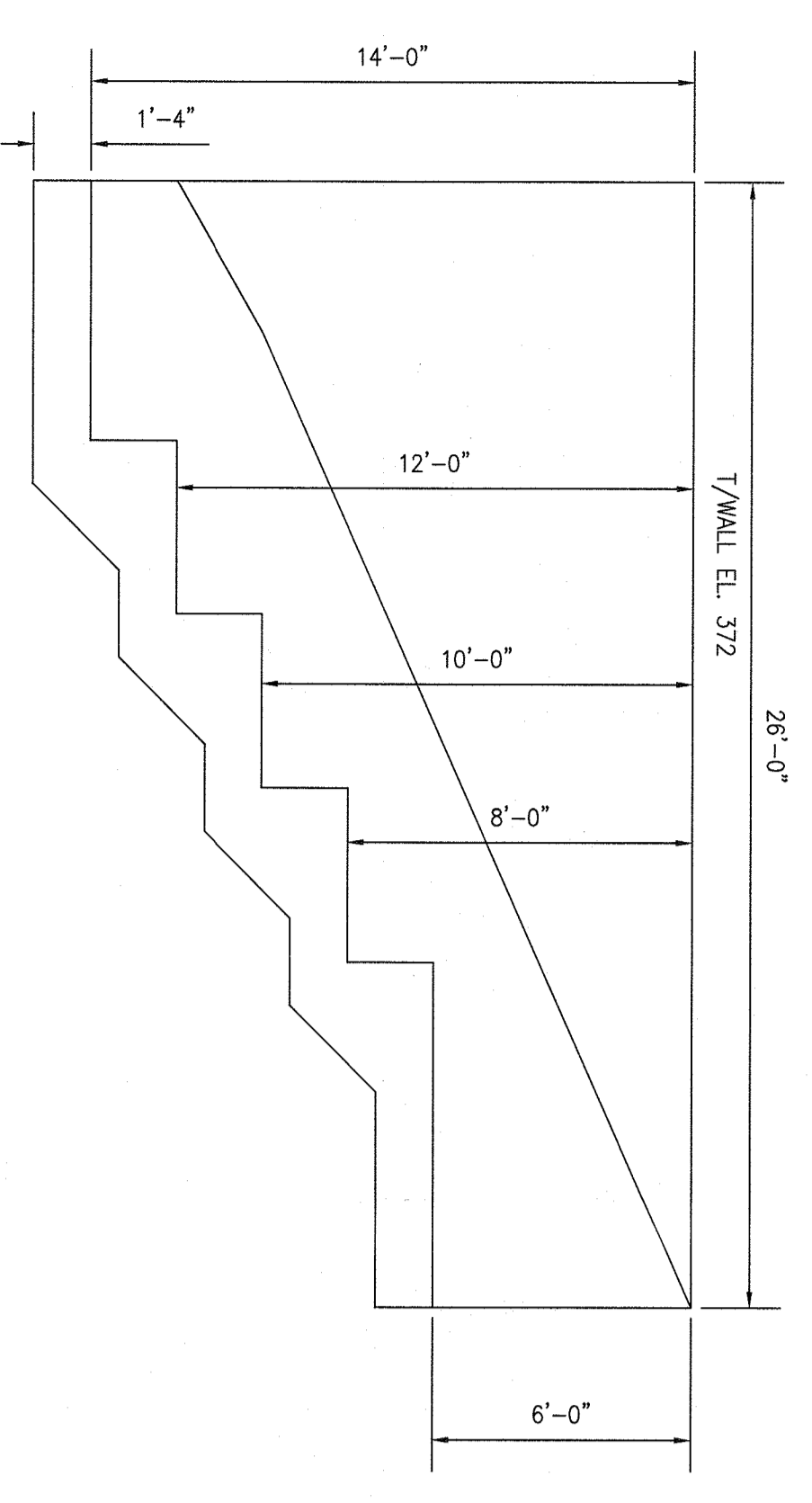


DATE(S):	ADDITION & ALTERATION TO THE
BY: HYUN RESIDENCE	
PROJECT: 181 TWEEB BLVD / UPPER GRANDVIEW, NY	
ARCHITECT: MICHAEL ESMA/ARCHITECT	
ADDRESS: 17 VANHOUSEN ST / UPPER NYACK, NY	
TEL: 845 958-0933	

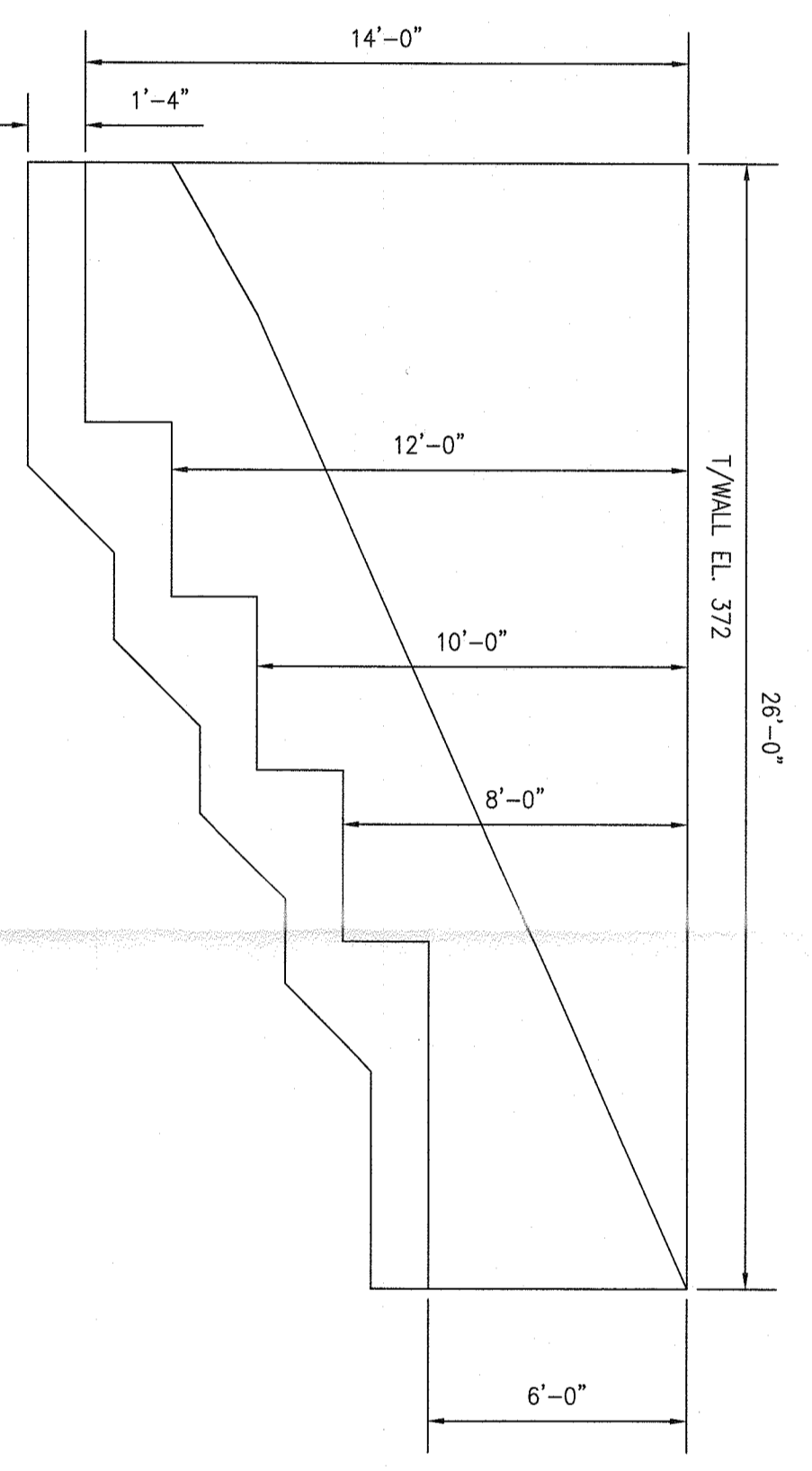




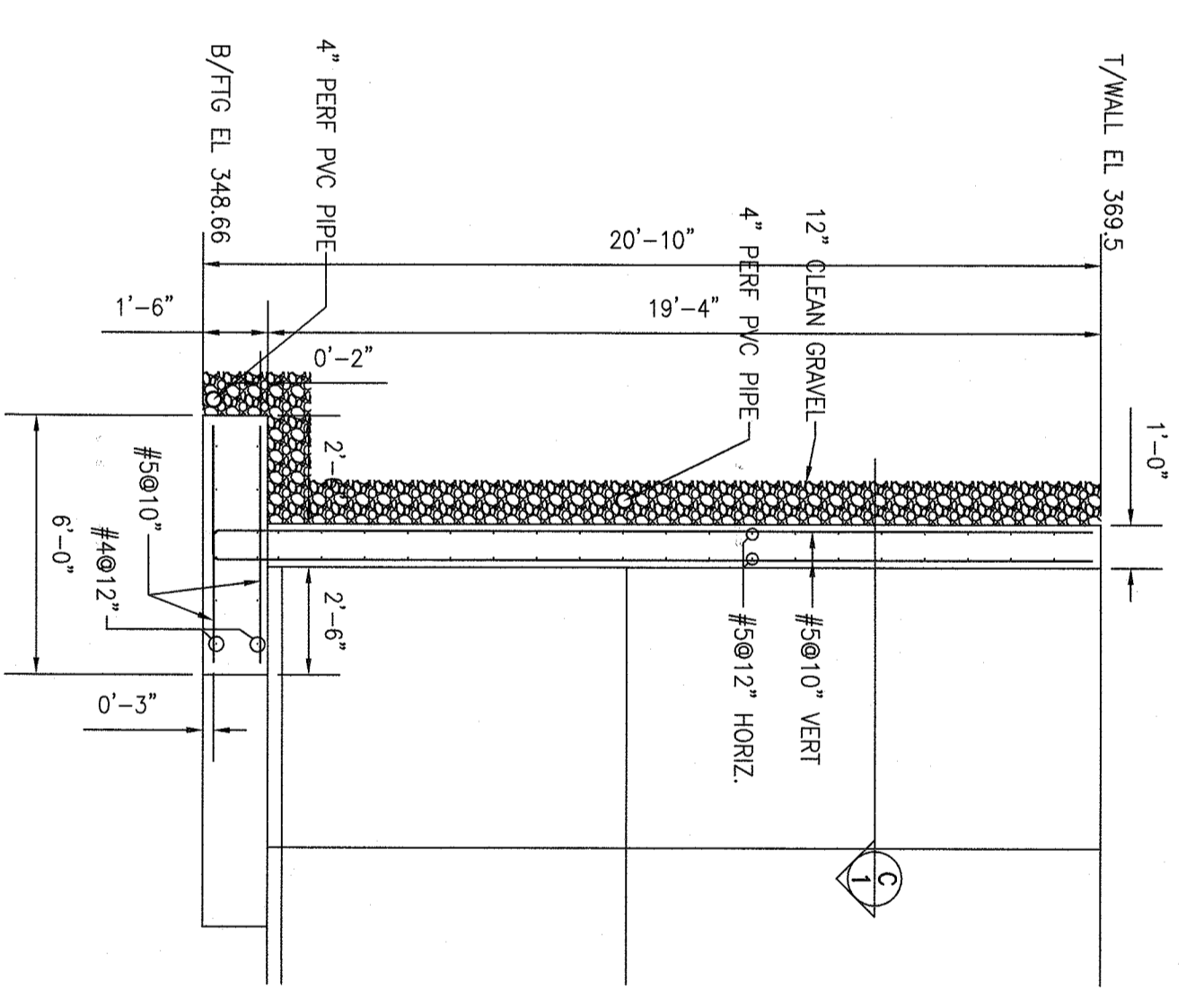
A
RETAINING WALL PLAN
1/4" = 1'-0"



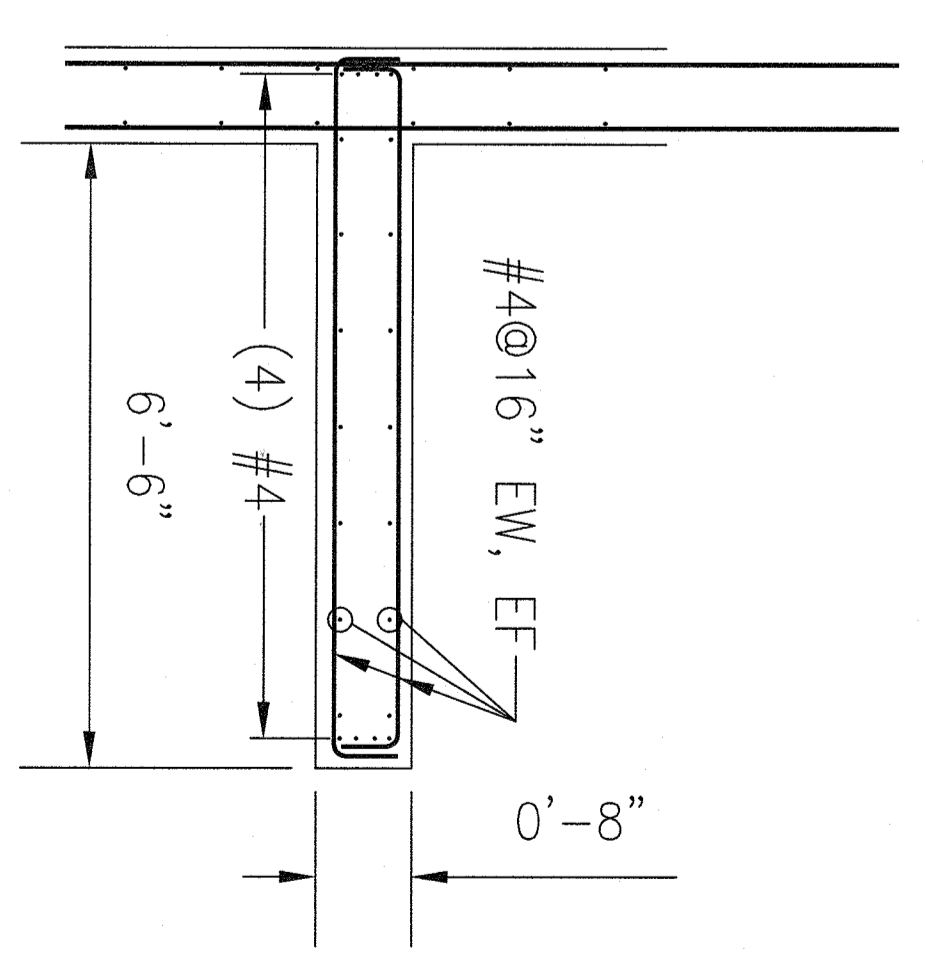
E
ELEVATION - WALL "B"
1/4" = 1'-0"



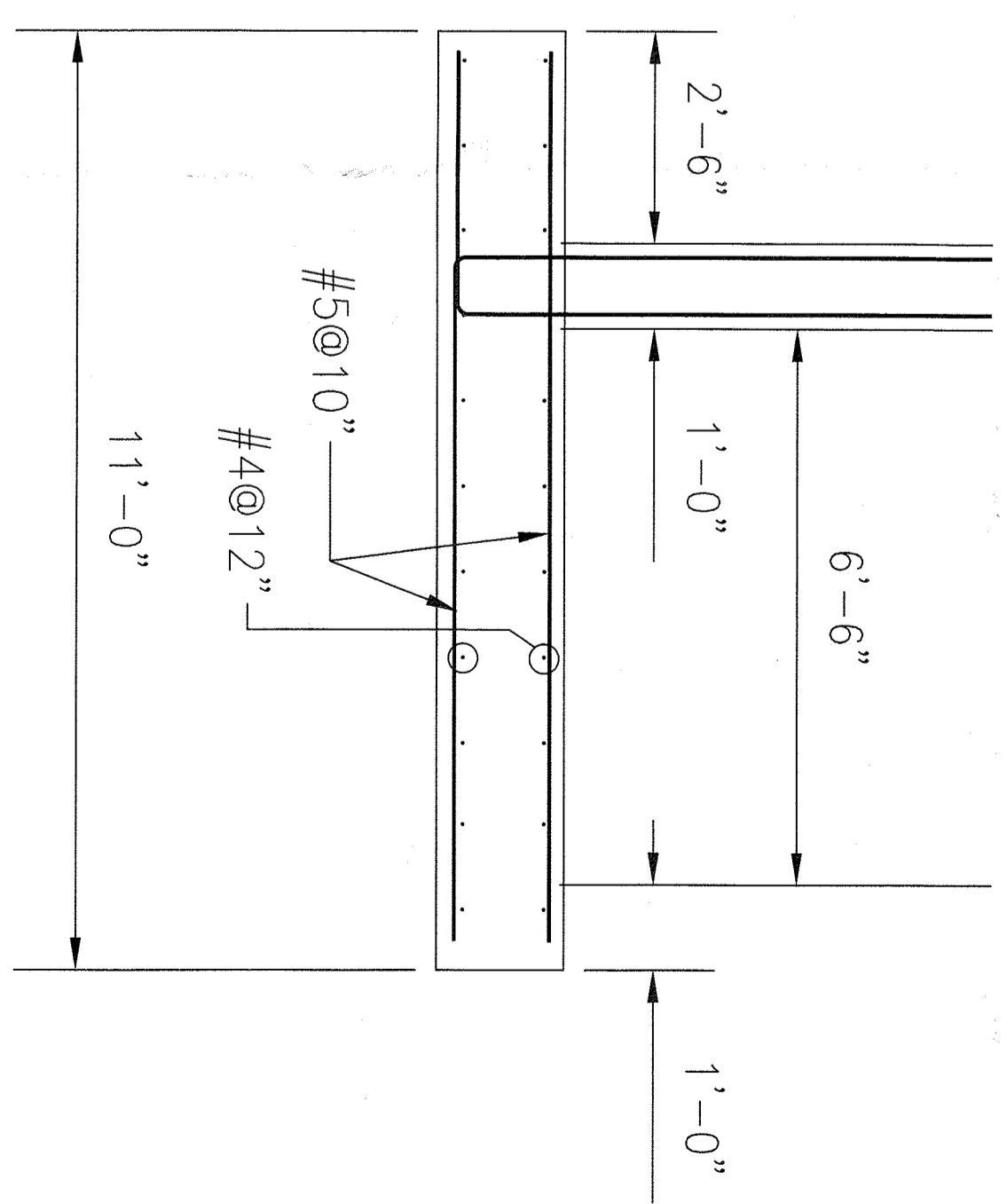
F
ELEVATION - WALL "D"
1/4" = 1'-0"



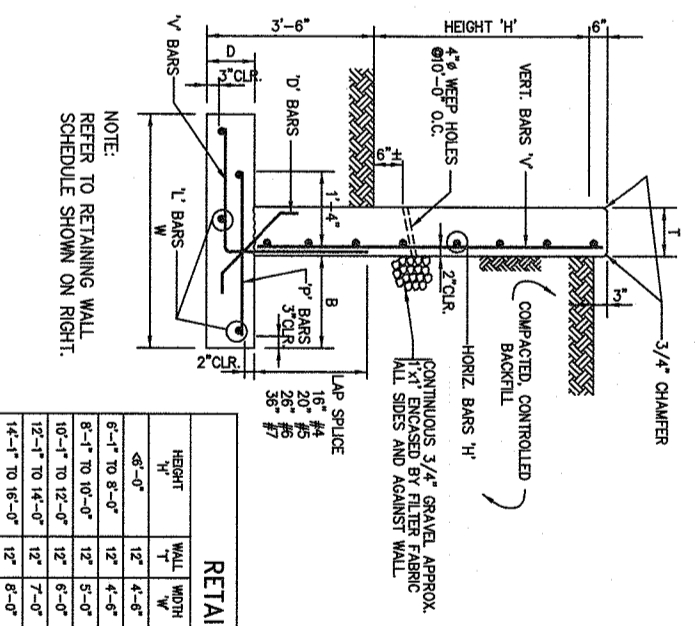
B
SECTION - WALL "A"
1/4" = 1'-0"



C
SECTION - COUNTERFORT
1/2" = 1'-0"



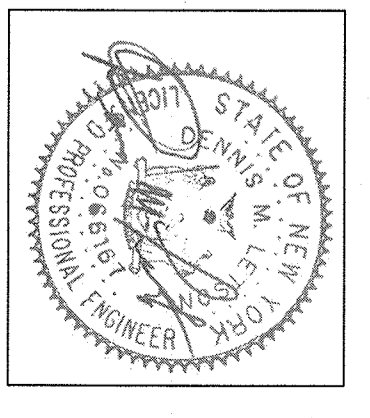
D
COUNTERFORT FOOTING
1/2" = 1'-0"



RETAINING WALL SCHEDULE

NO.	DESCRIPTION	REMARKS
1	RETAINING WALL	
2	RETAINING WALL	
3	RETAINING WALL	
4	RETAINING WALL	
5	RETAINING WALL	
6	RETAINING WALL	
7	RETAINING WALL	
8	RETAINING WALL	
9	RETAINING WALL	
10	RETAINING WALL	
11	RETAINING WALL	
12	RETAINING WALL	
13	RETAINING WALL	
14	RETAINING WALL	
15	RETAINING WALL	
16	RETAINING WALL	
17	RETAINING WALL	
18	RETAINING WALL	
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22	RETAINING WALL	
23	RETAINING WALL	
24	RETAINING WALL	
25	RETAINING WALL	
26	RETAINING WALL	
27	RETAINING WALL	
28	RETAINING WALL	
29	RETAINING WALL	
30	RETAINING WALL	

G
TYP. RETAINING WALL
1/2" = 1'-0"



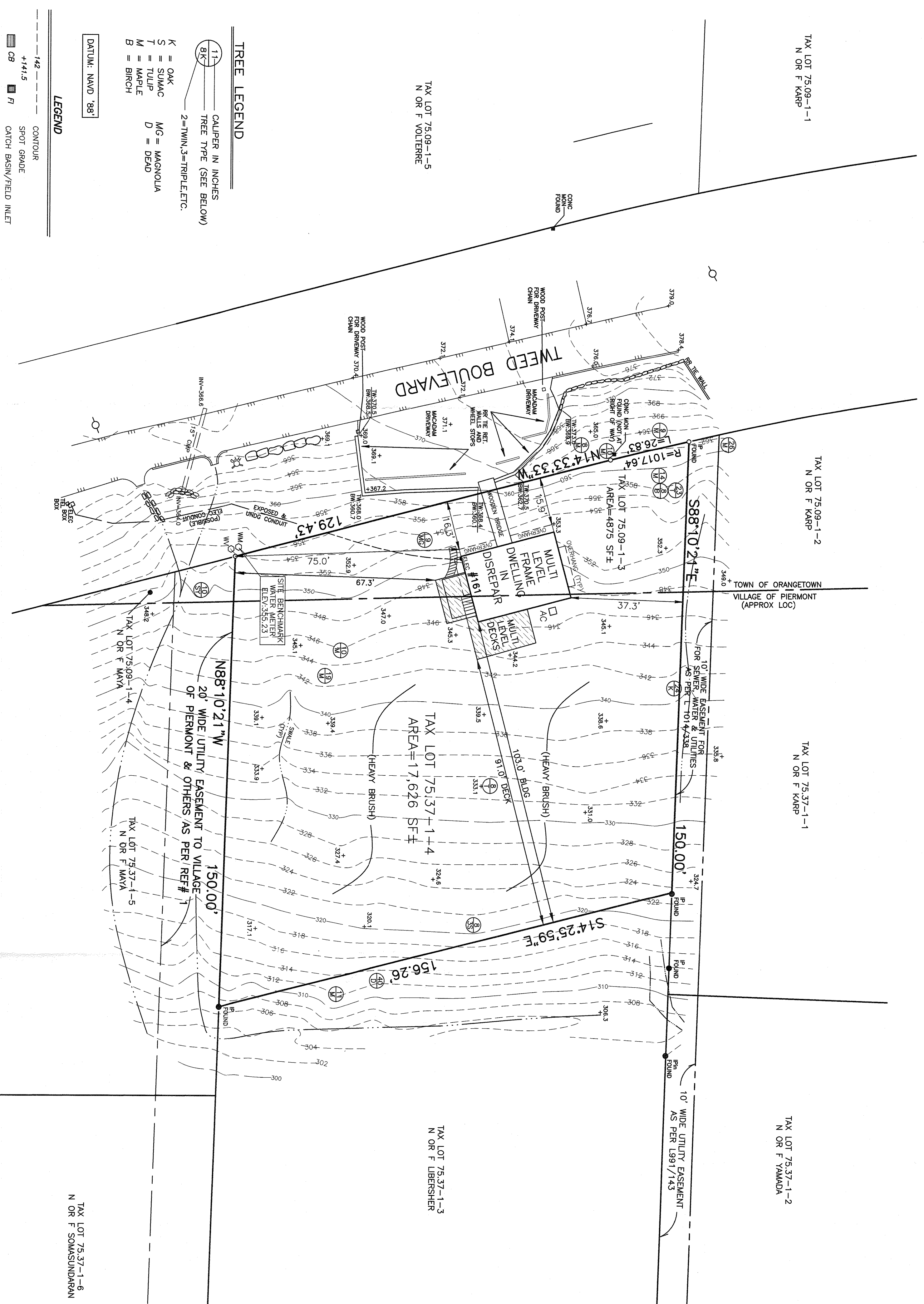
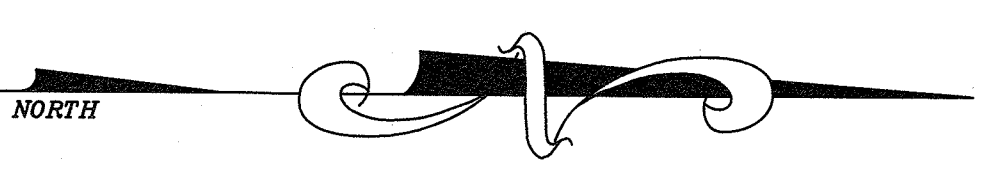
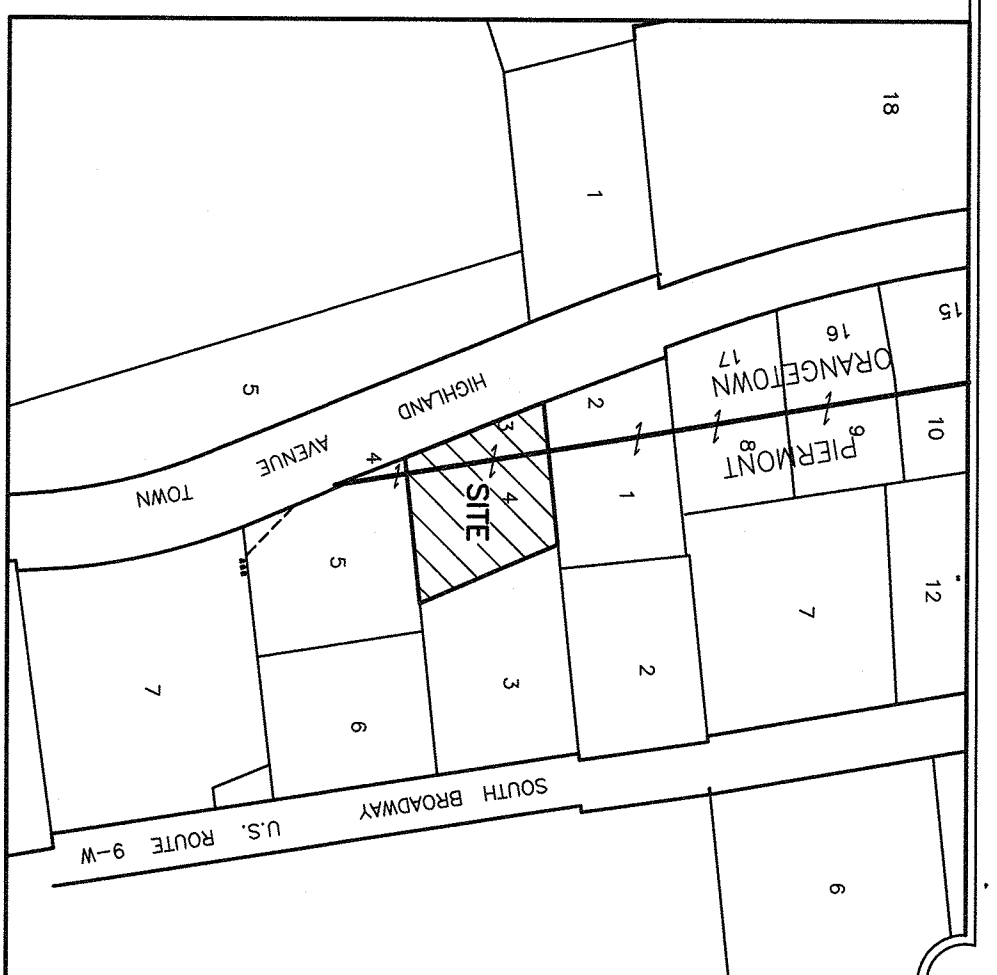
RETAINING WALL PLAN & DETAILS

PROJECT: HYUN RESIDENCE NAME
ORANGETOWN, NY

DENNIS M. LETSON, P.E. & ASSOC.
Consulting Engineers, Inc. 400 4th Ave. N.Y.C. 10014

DATE: JAN. 12, 2003
SCALE: 1/4" = 1'-0"

15 West End Avenue, New York, N.Y. 10023



NYS ROUTE 9W

- TREE LEGEND**
- (11) CALIPER IN INCHES
 - (8K) TREE TYPE (SEE BELOW)
 - 2" MIN. 3" TRIPLE ETC.
 - K = OAK
 - S = SUGAR
 - T = MAPLE
 - M = MAPLE
 - B = BIRCH
 - MG = MAGNOLIA
 - D = DEAD

- LEGEND**
- - - - - CONTOUR
 - +141.5 SPOT GRADE
 - CB CATCH BASIN/FIELD INLET
 - FI DRAIN LINE
 - SMH SANITARY MANHOLE / PIPE
 - CONCRETE CURB
 - GAS LINE / VALVE
 - WATER LINE / VALVE / METER
 - UTILITY POLE
 - LIGHT POLE
 - OVERHEAD WIRES
 - UNDERGROUND ELECTRIC

REFERENCES:

1. BEING LOT 1 ON A MAP ENTITLED 'SUBDIVISION OF PROPERTY FOR JAMES A. & ELIZABETH ANN ...'
2. MAP ENTITLED 'MINOR SUBDIVISION FOR RICHARD ...' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 4951.
3. MAP ENTITLED 'SURVEY FOR RALPH BERECHID' PREPARED BY WILLIAM A. YUDA ASSOCIATES, DATED JAN 10, 1973, LAST REV. 9-4-73.
4. NS# 1999-1174, TOWN OF ORANGETOWN, CLERK'S OFFICE AS FOLLOWS: NS# 2018-3360, NS# 1999-1174, TOWN OF ORANGETOWN, CLERK'S OFFICE AS FOLLOWS: NS# 2018-3360.

SURVEY NOTE:

1. PROPERTY SHOWN HEREIN IS TOGETHER WITH A NONEXCLUSIVE TWENTY (20') FOOT UTILITY EASEMENT ALONG THE NORTHERN LINE OF LOT 3 AND 4 AS SHOWN ON TM 4235.

SURVEY OF PROPERTY FOR		TAX LOT #
HYUN		SEE ABOVE
VILLAGE OF PIERMONT ROCKLAND COUNTY, NEW YORK		AREA 22,501 SF
JAY A. GREENWELL, PLS, LLC		FILE 21934SURV
LAND SURVEYING - LAND PLANNING		DATE 08/05/19
85 LAFAYETTE AVENUE, SUFERN, NEW YORK, 10901		JOB NO.
PHONE 845-357-0830 FAX 845-357-0756		21934
DRAWN LDW	DATE 1/30/20	REVISIONS
CHECKED JAG	DATE 8/17/19	DWLG OH
APPROVED JAG		