

VICINITY MAP
SCALE: 1"=200'

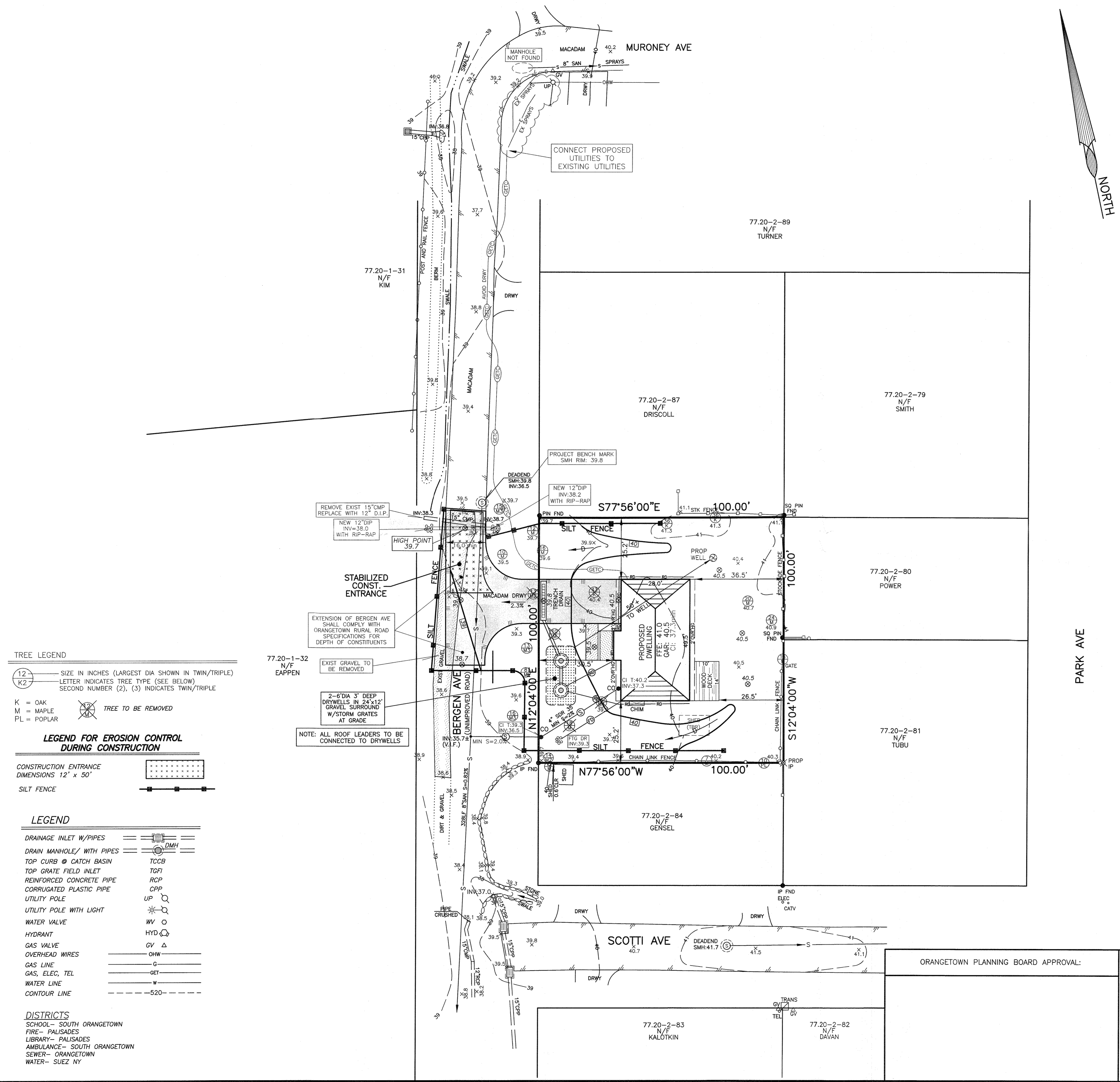
NOTES:

- THIS IS A SITE PLAN OF TAX LOTS 77.20-2-85 & 86 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS TO BE COMBINED BY RESUBDIVISION AS TAX LOT 77.20-2-85.
- RECORD OWNER: SHEILA PRISCO
146 PARK AVENUE
PALISADES, NEW YORK 10964
- APPLICANT: GEORGE ALATSAS
17 BLUE FIELD ROAD
BLAUVELT, NEW YORK 10913
- OMITTED
- AREA = 10,000 SF TOTAL
- ZONE: R-15
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND 8. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLAT 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 & SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
- OMITTED
- WATER SUPPLY: PRIVATE WELL
- DATUM: NGVD 29
- 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.
- PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS.

BULK TABLE - ZONE R-15		
ITEM	REQUIRED	PROVIDED
MAX. FAR	0.20	0.30 *
STREET FRONTAGE	75 FT	☆ 100.0' *
MIN AREA	15,000 SF	⊕ 10,000 SF *
MIN LOT WIDTH	100'	100.0'
FRONT YARD	30 FT	30.5'
SIDE YARD	20 FT	25.2'
TOTAL SIDE YARD	50 FT	50.4'
MIN REAR YARD	35 FT	(36.5' TO BLDG) 26.5' TO DECK *
BUILDING HT.	12' / FT (MAX 30.0')	25'±

⊕ = EXISTING NON-CONFORMING
☆ = EXISTING FRONTAGE ALONG UNIMPROVED MAPPED STREET
* = VARIANCE REQUIRED

IMPERVIOUS BREAKDOWN
EXIST IMPERVIOUS AREA=100 SF
PROP IMPERVIOUS AREA=2,200 SF
AREA TO BE MITIGATED: 2,100 SF



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

K = OAK
M = MAPLE
PL = POPLAR

⊗ TREE TO BE REMOVED

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

CONSTRUCTION ENTRANCE DIMENSIONS 12' x 50'

SILT FENCE

LEGEND

DRAINAGE INLET W/PIPES
DRAIN MANHOLE/ WITH PIPES
TOP CURB @ CATCH BASIN
TOP GRATE FIELD INLET
REINFORCED CONCRETE PIPE
CORRUGATED PLASTIC PIPE
UTILITY POLE
UTILITY POLE WITH LIGHT
WATER VALVE
HYDRANT
GAS VALVE
OVERHEAD WIRES
GAS LINE
GAS, ELEC, TEL
WATER LINE
CONTOUR LINE

DISTRICTS
SCHOOL - SOUTH ORANGETOWN
FIRE - PALISADES
LIBRARY - PALISADES
AMBULANCE - SOUTH ORANGETOWN
SEWER - ORANGETOWN
WATER - SUEZ NY

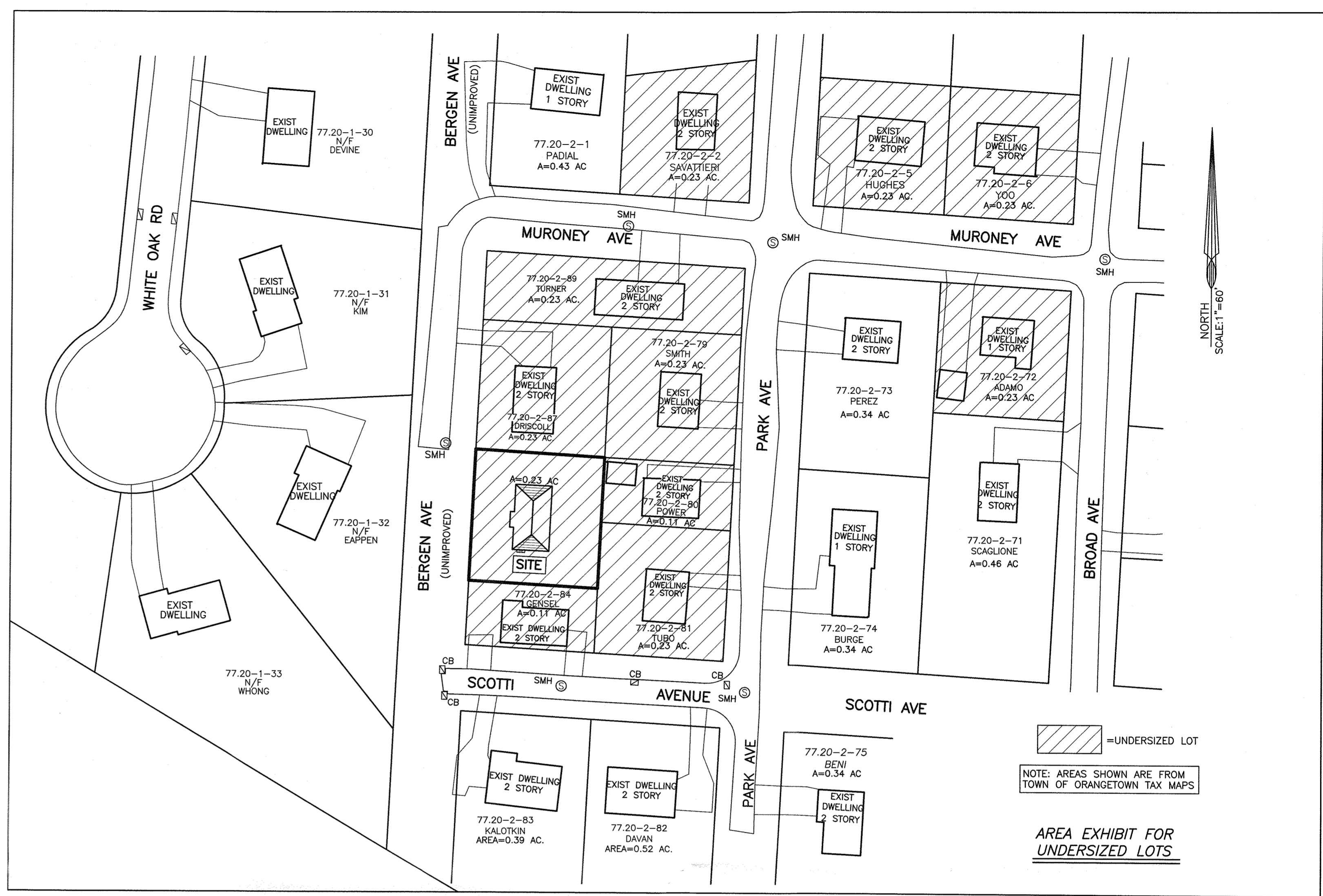
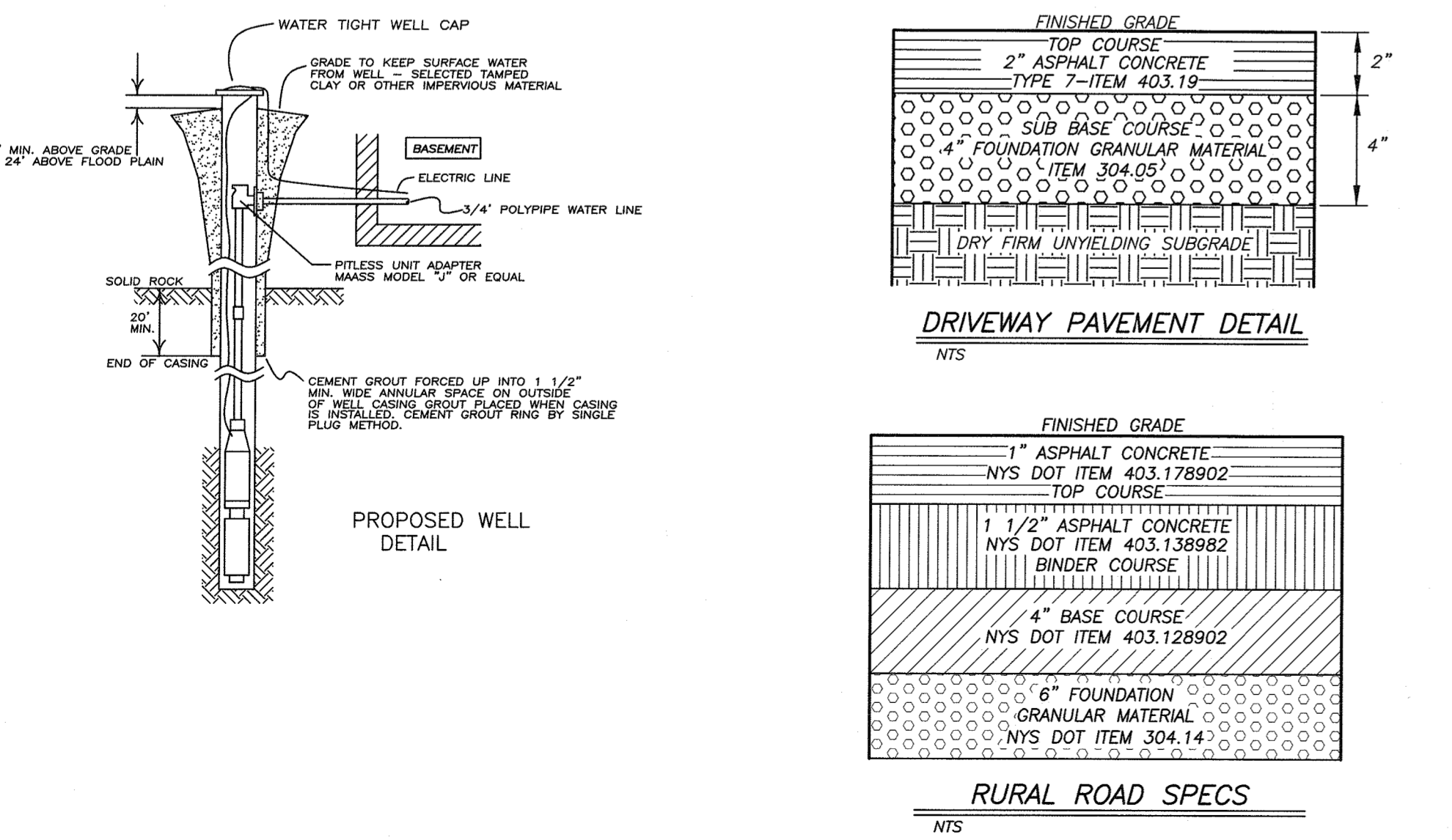
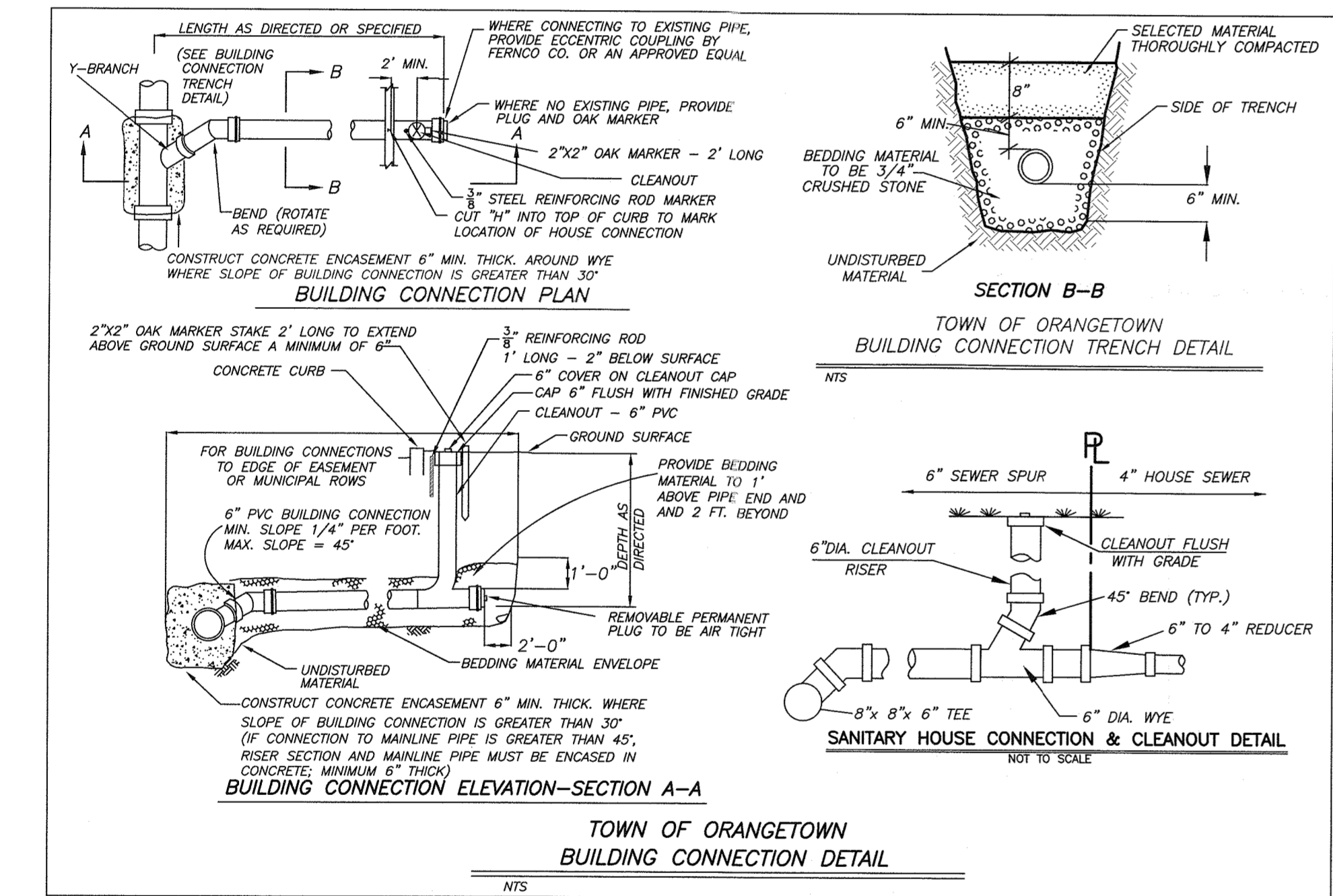
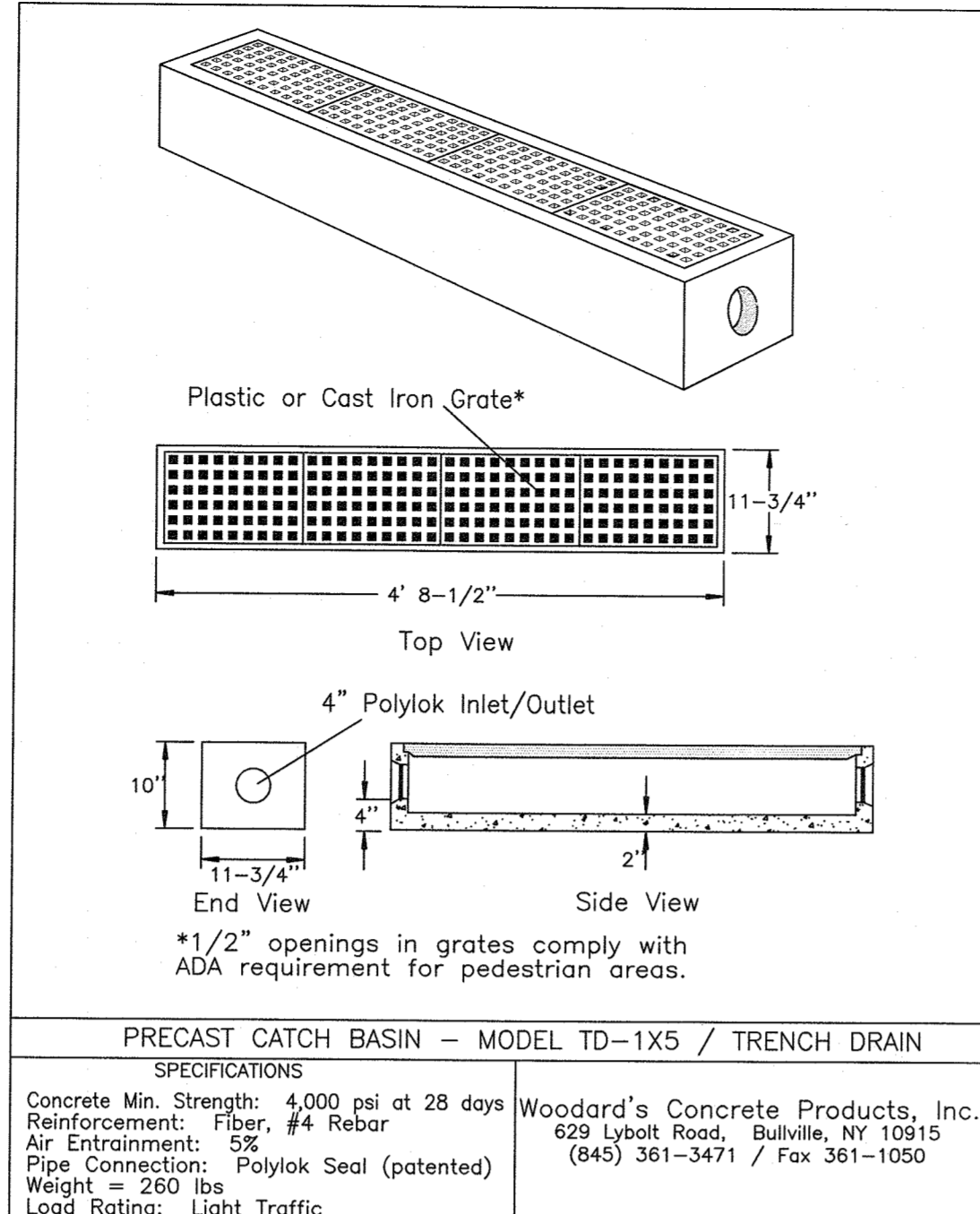
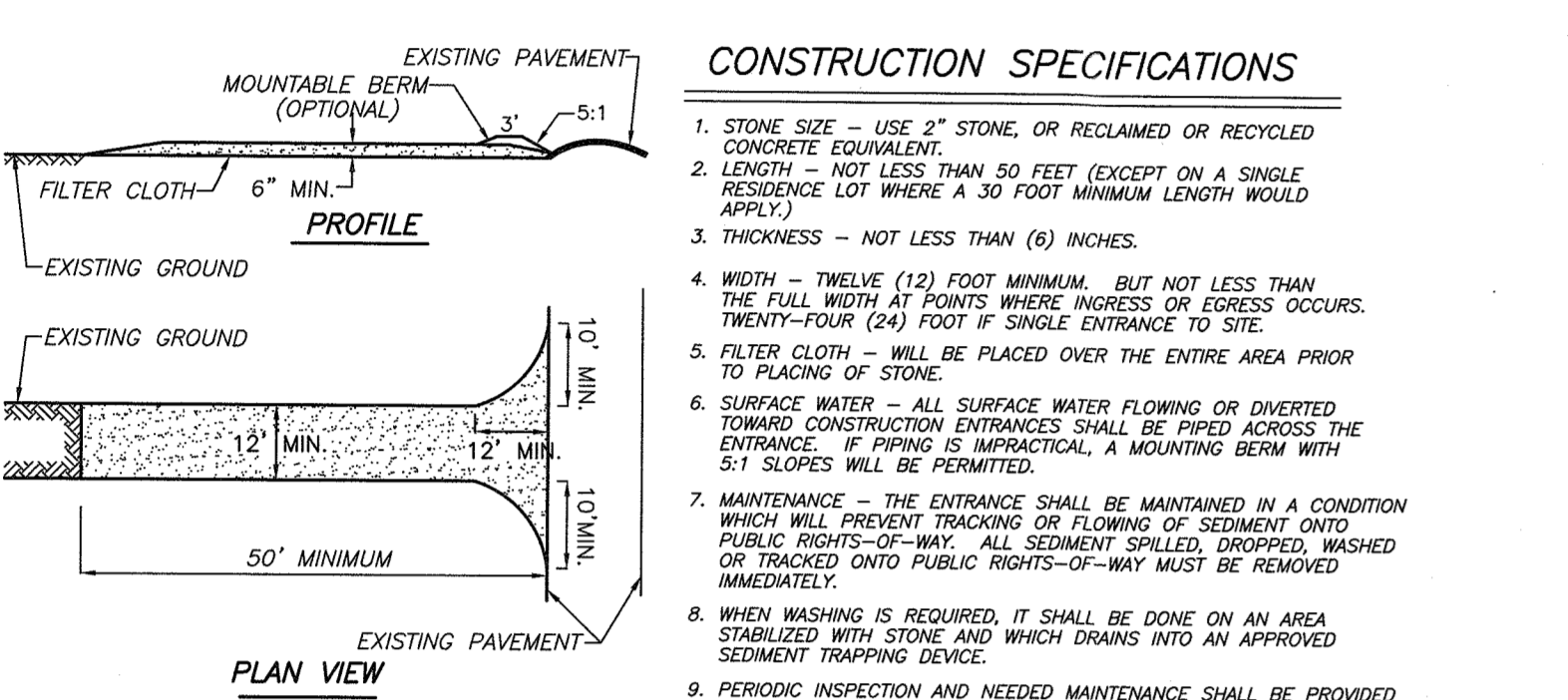
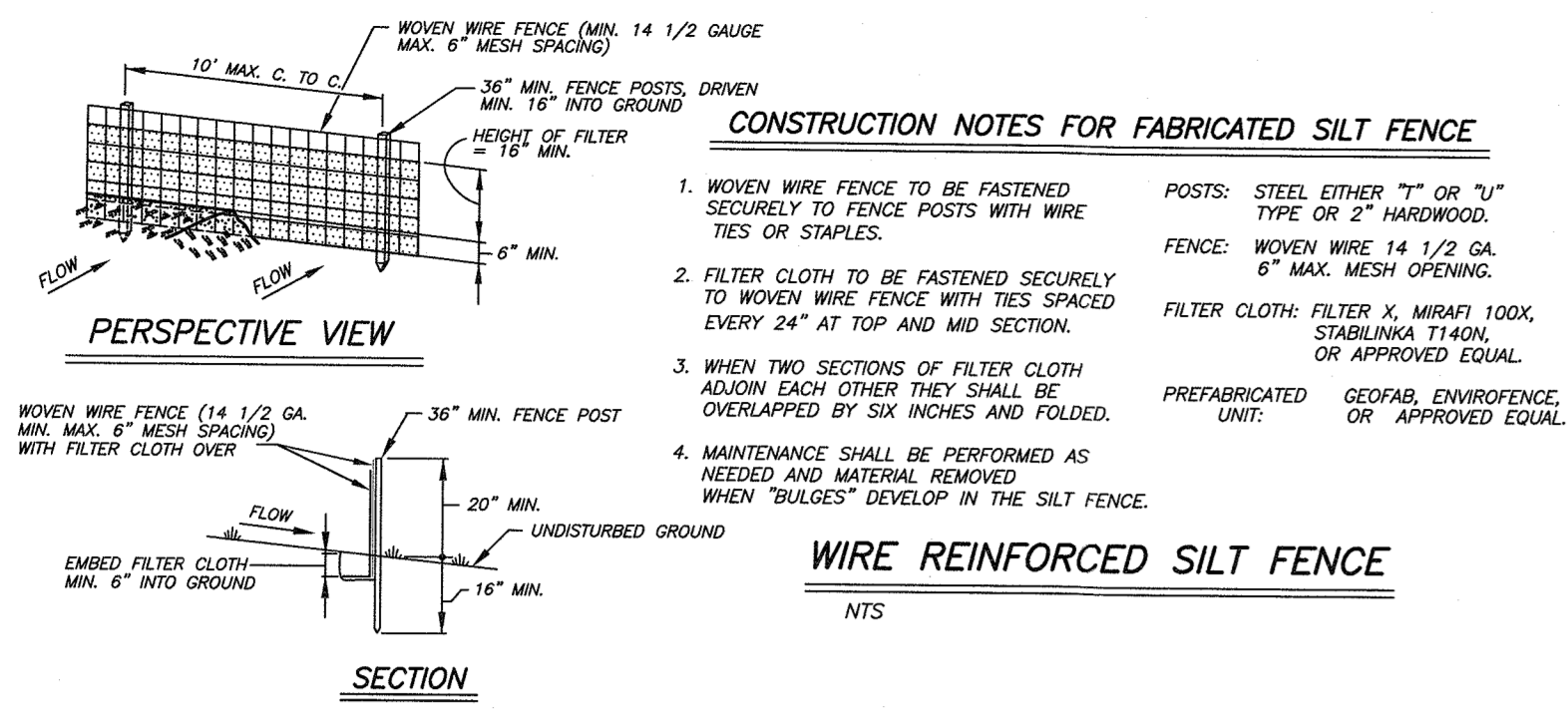
ORANGETOWN PLANNING BOARD APPROVAL:

STATE OF NEW YORK
STUART STROW
REGISTERED PROFESSIONAL ENGINEER
68876
STUART STROW P.E.
N.Y. Lic. No. 066876

STATE OF NEW YORK
JAY A. GREENWELL
REGISTERED PROFESSIONAL ENGINEER
68876
JAY A. GREENWELL, PLS
NYS LIC.# 49676

SITE PLAN FOR
ALATSAS
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
© 2021 JAY A. GREENWELL, PLS, LLC

NEW TAX LOT #
77.20-2-85
AREA
10,000 SF
FILE
22044 SITE
SCALE
1"= 20'
DATE
04/12/21
JOB NO.
22044

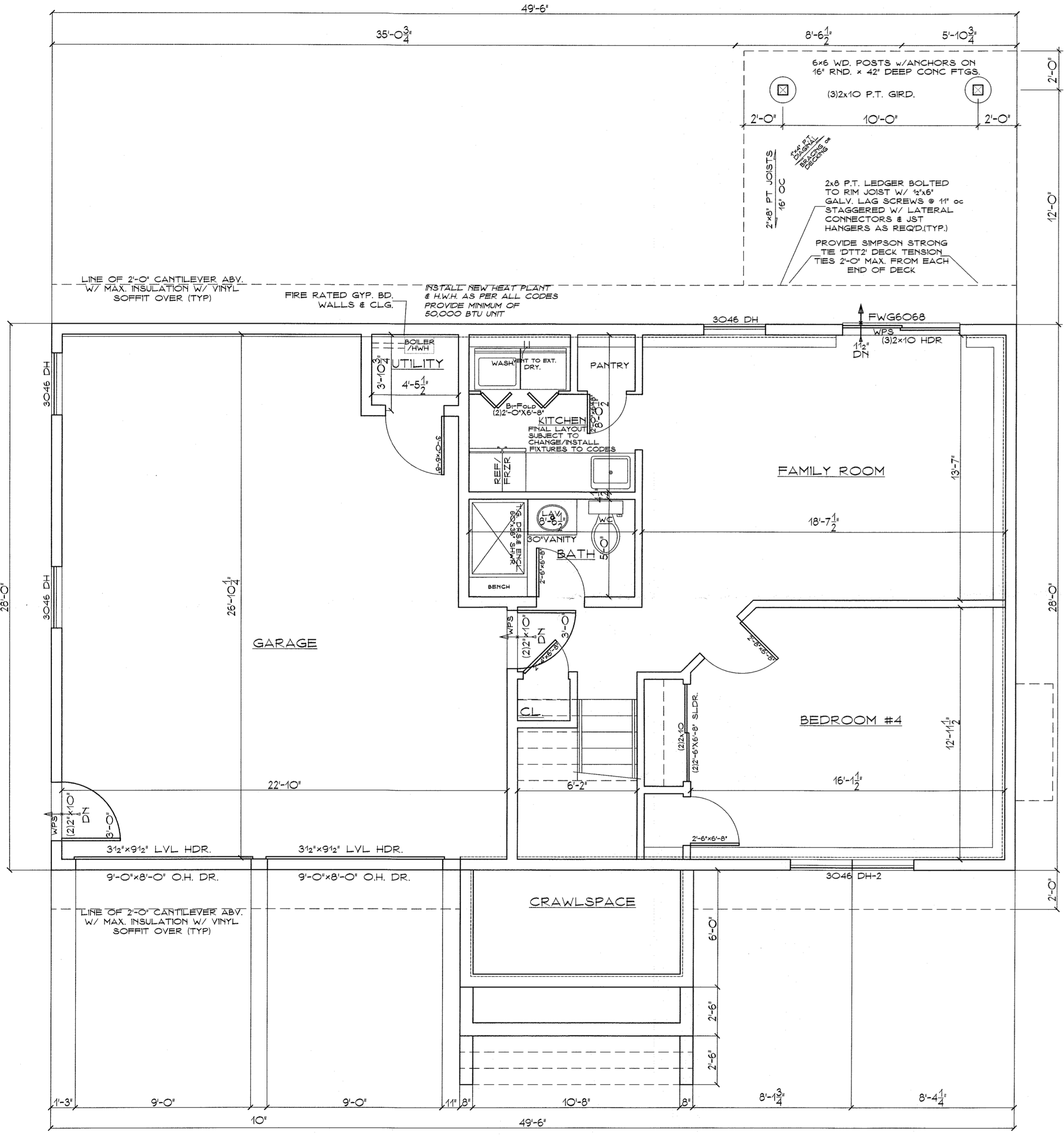


	DATE	REVISIONS	DETAIL SHEET ALATSAS TOWN OF ORANGETOWN, ROCKLAND COUNTY STATE OF NEW YORK JAY A. GREENWELL, PLS, LLC SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756 © 2021 JAY A. GREENWELL, PLS, LLC	NEW TAX LOT # 77.20-2-85
				FILE 22044 DETAIL SCALE 1" = 20' DATE 04/12/2021 JOB NO. 22044

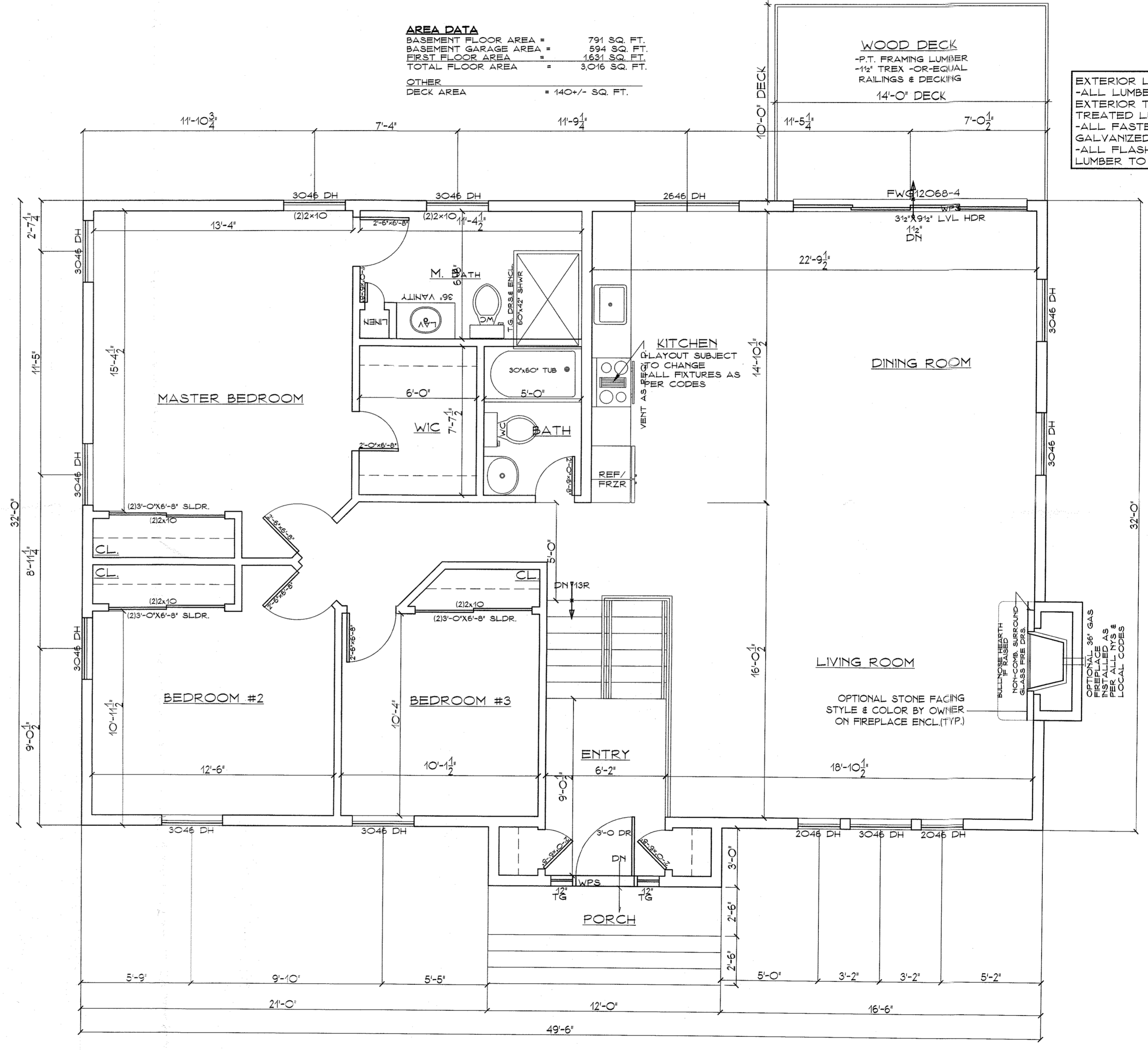
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT/LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DIFFERING FROM THESE PLANS WITHOUT WRITTEN NOTICE MAY VOID THE ARCHITECT'S RESPONSIBILITY. © Copyright 2019-2020 All rights reserved. No part of these documents may be reproduced, transmitted, or used in any other manner without written permission of John Perkins Architect, PLLC. - DO NOT SCALE DRAWINGS

ISSUE FOR ZBA REVIEW ONLY- NOT FOR CONSTRUCTION

RECEIVED
APR 2 2021
TOWN OF ORANGETOWN
LAND USE BOARDS



PROPOSED BASEMENT FLOOR PLAN SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

ISSUE FOR ZBA REVIEW ONLY- NOT FOR CONSTRUCTION

ISSUE FOR ZBA REVIEW ONLY- NOT FOR CONSTRUCTION

REVISION

John Perkins ARCHITECT
 Professional Limited Liability Company
 N.C.A.R.B. Certified
 #1 License 210034570
 Post Office Box 271, Tryon, North Carolina 28785
 (845)429-4225 www.JPerkinsArchitect.com

FLOOR PLANS

PROPOSED SINGLE FAMILY HOME FOR
BBB CONSTRUCTION
98-99 BEGAN AVENUE
HAMLET OF PALISADES
TOWN OF ORANGETOWN, NEW YORK

DATE	ISSUE
NOVEMBER 16, 2020	Issue For ZBA REVIEW
DECEMBER 4, 2020	
APRIL 3, 2021	

SHEET: **1 OF 2**

DRAWING TITLE: FLOOR PLANS
Note: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter these documents in any way.

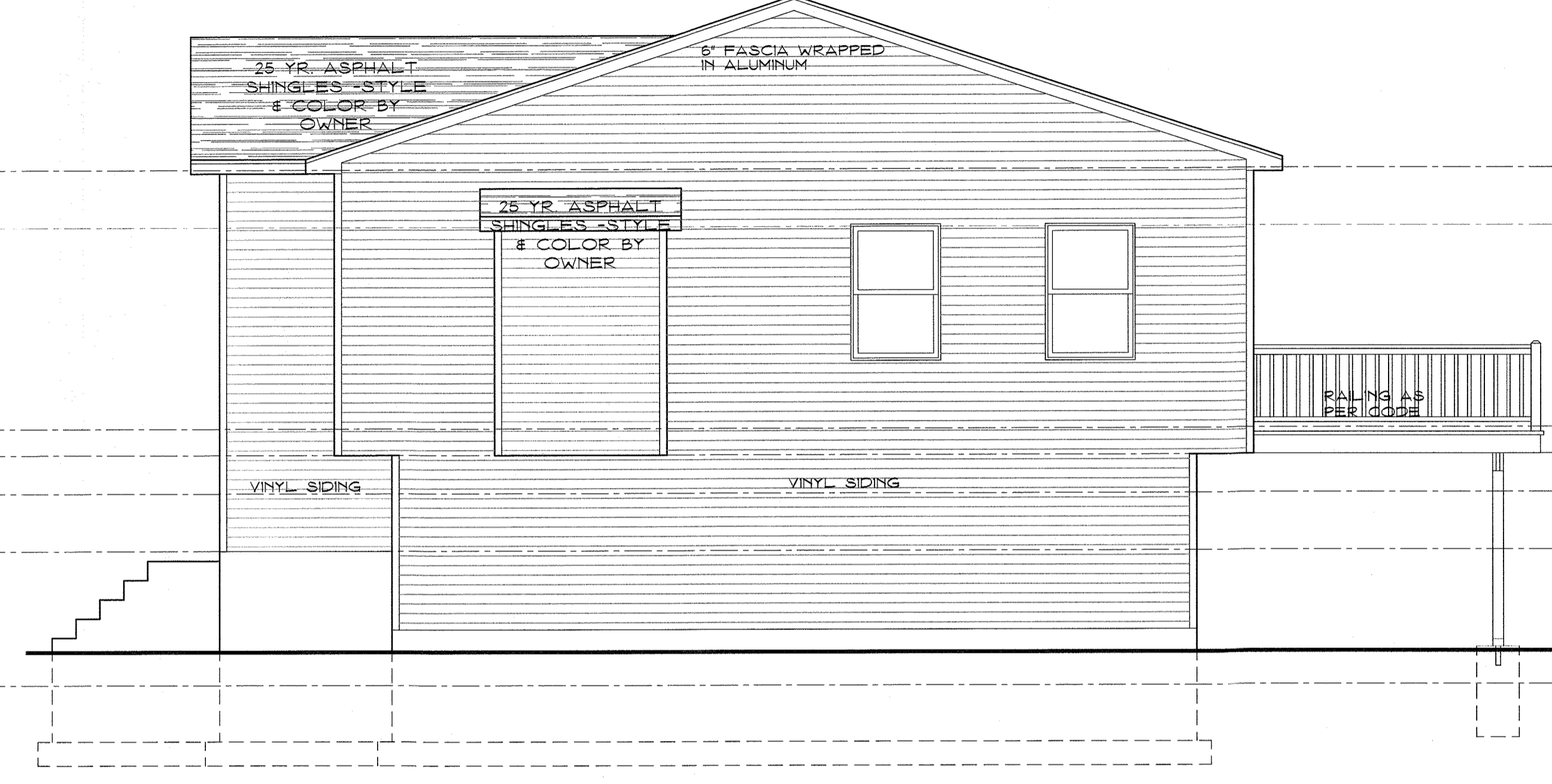
© Copyright 2019-2020 All rights reserved. No part of these documents may be reproduced, transmitted, transcribed, or used in any other manner without written permission of John Perkins Architect, PLLC - DO NOT SCALE DRAWINGS

ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



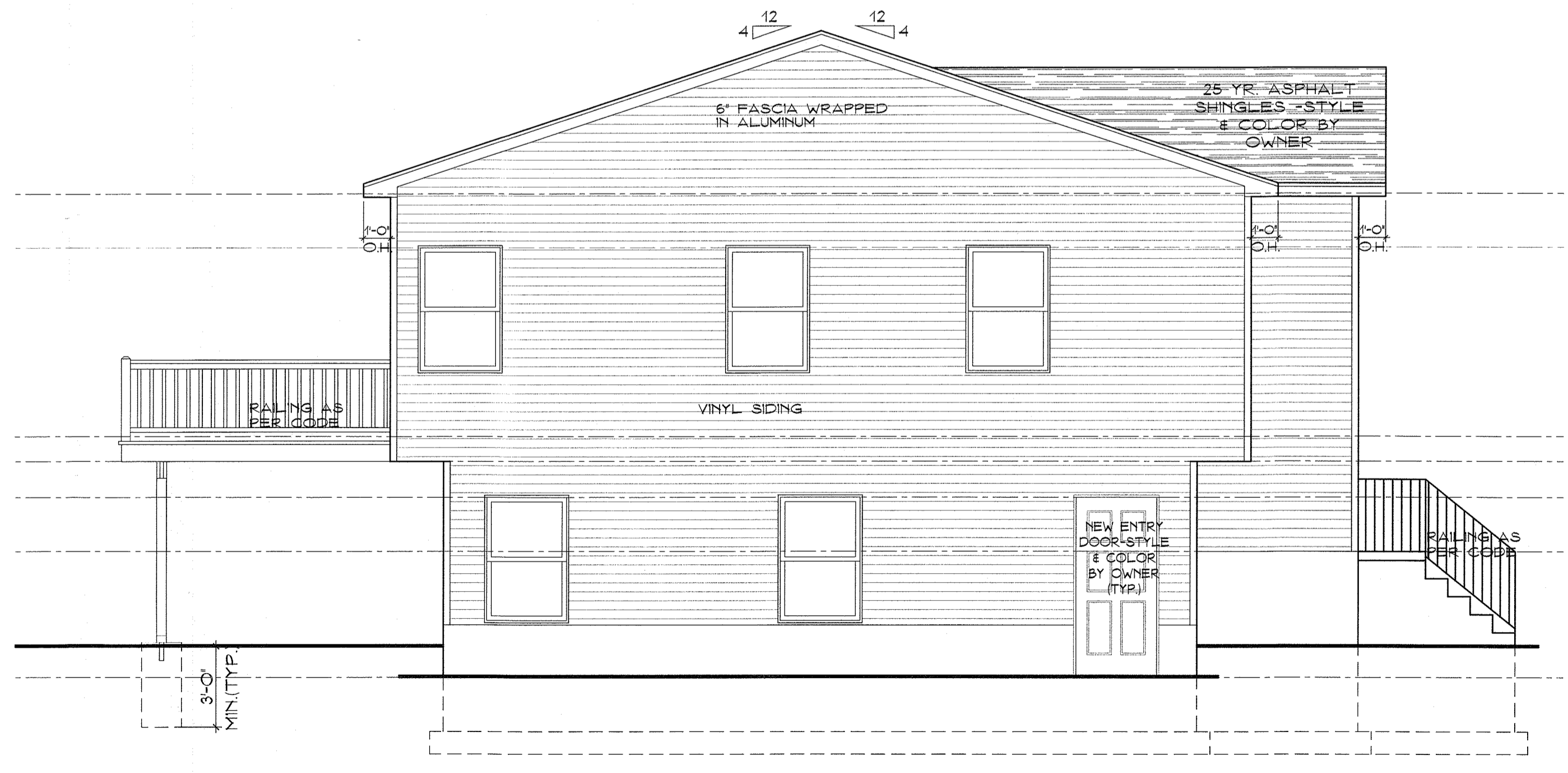
PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION

SCALE: 1/4"=1'-0"

ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

John Perkins ARCHITECT.
 Professional Limited Liability Company
 2055 Lorne, 02053
 NJ License: E131054570
 Post Office Box 271, Tomkins Cove, New York 10986
 (845) 429-4225 www.JPerkinsArchitect.com

DRAWING TITLE:
ELEVATIONS

PROPOSED SINGLE FAMILY HOME FOR
BBB CONSTRUCTION
 98-99 BEGAN AVENUE
 HAMLET OF PALISADES
 TOWN OF ORANGETOWN, NEW YORK

DATE:
 NOVEMBER 16, 2020
 Issue For ZBA REVIEW
 DECEMBER 4, 2020
 APRIL 3, 2021

SHEET:
2 OF 2

PLANS VALID FOR PERMIT & CONSTRUCTION ONLY IF SIGNED AND SEALED. Note: it is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter these documents in any way.