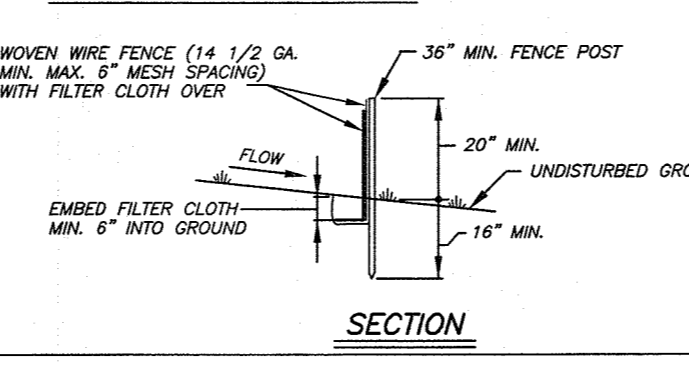


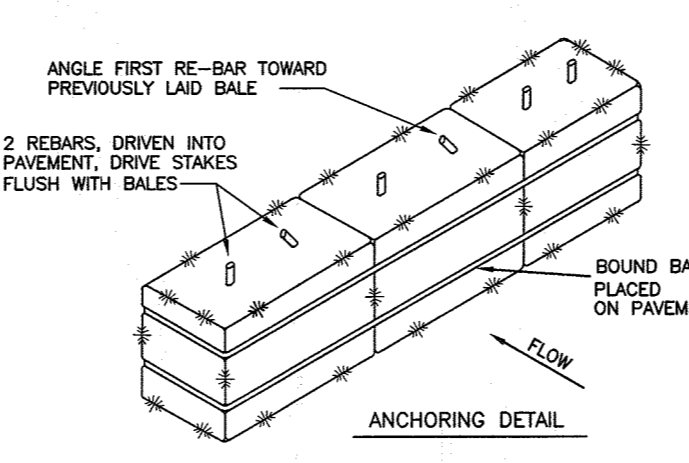
**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



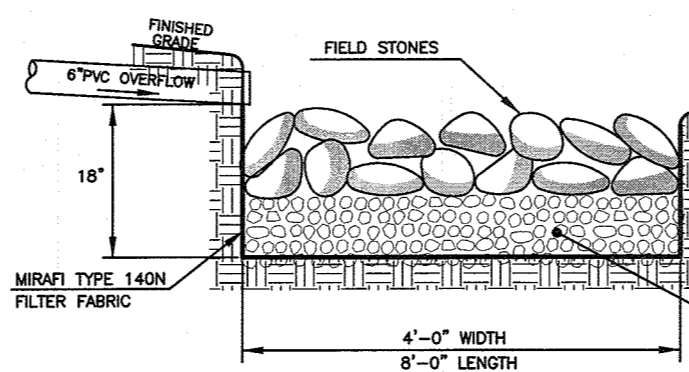
**WIRE REINFORCED SILT FENCE**

NTS



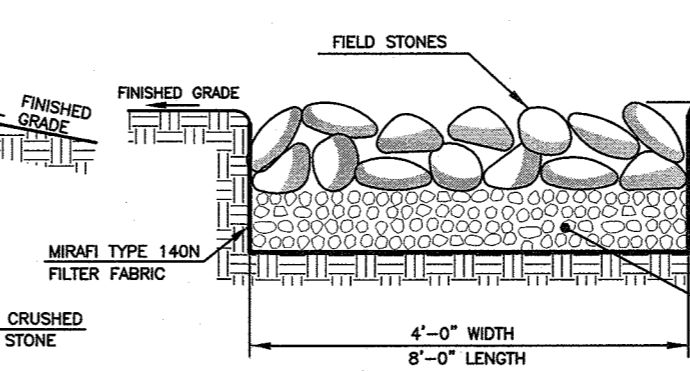
**CONSTRUCTION SPECIFICATIONS**

- BALES SHALL BE PLACED AT THE TOP OF THE SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING ADJACENT BALES.
- BALES SHALL BE PLACED SO THE BINDING ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO RE-BARS DRIVEN THROUGH THE BALE AND INTO THE EXISTING PAVEMENT. THE FIRST STAKE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**LEVEL SPREADER AT OVERFLOW PIPE**

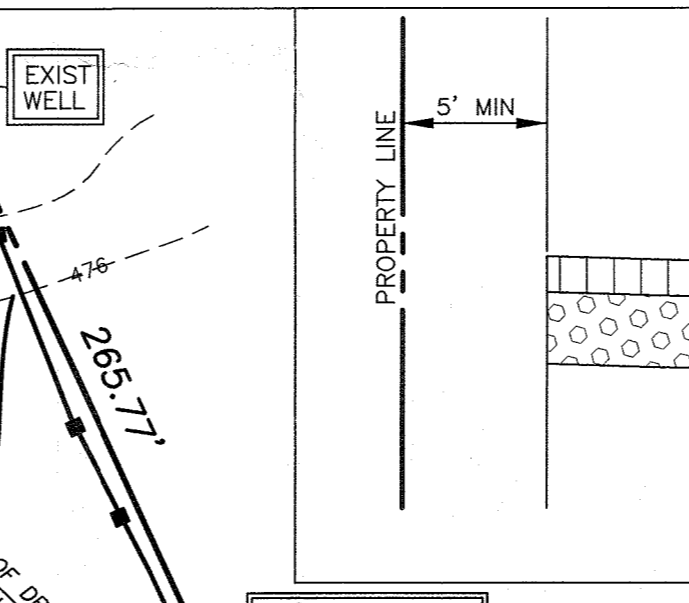
NTS



**LEVEL SPREADER AT SHALLOW DEPRESSION**

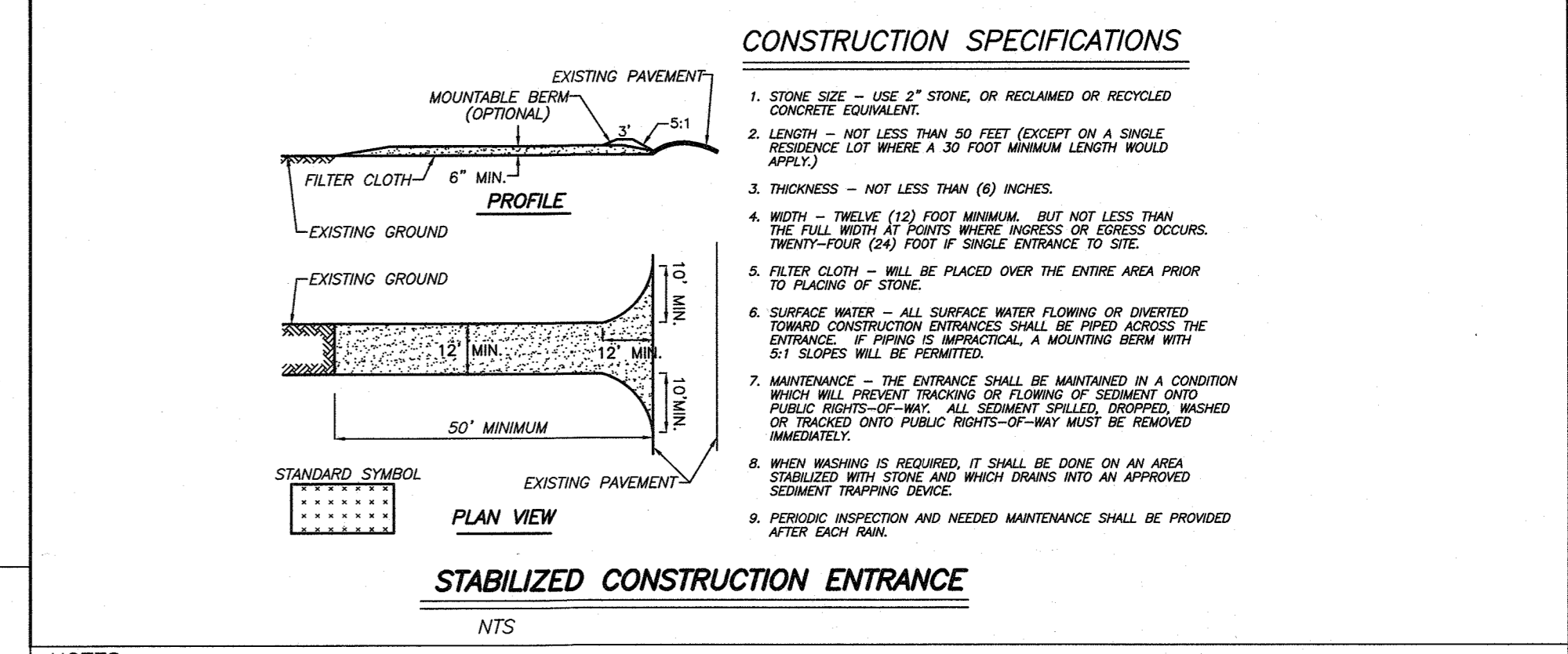
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PER PREVIOUS SUBDIVISION APPROVAL



**DRIVEWAY DETAIL**

NTS PER PREVIOUS SUBDIVISION APPROVAL



**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 30 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN (8) INCHES.
- WITH THREE (3) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INCREASES OR DECREASES OCCUR.
- THIRTY-FOUR (34) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE RIPPED ACROSS THE ENTRANCE - IF PAVING IS IMPRACTICAL, A MOUNTING BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE**

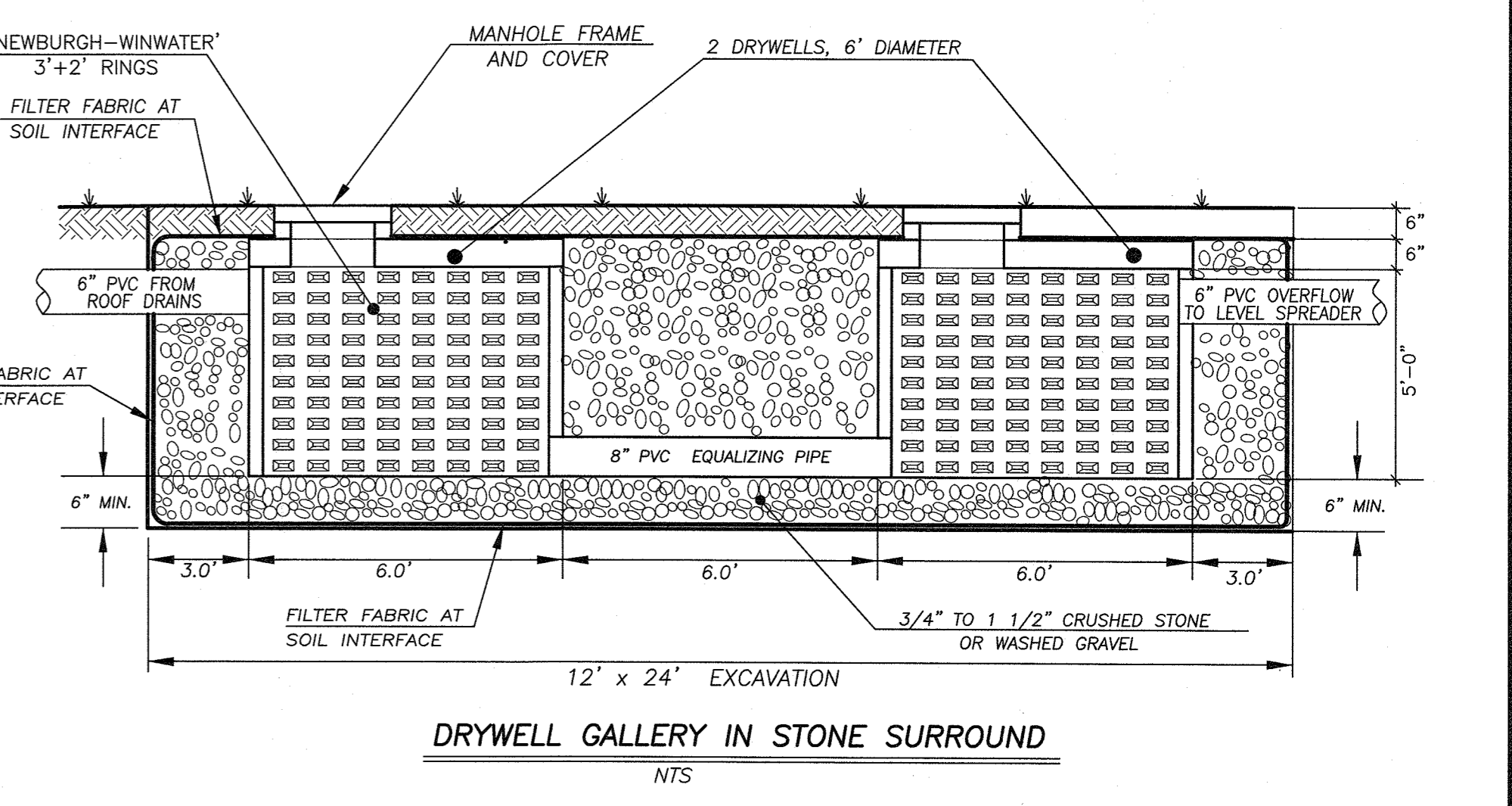
NTS

- NOTES:**
- THIS IS A SITE PLAN OF TAX LOT 71.05-1-22.3 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
  - RECORD OWNER: SMK HOME BUILDERS, INC, 24 WATERS EDGE, CONGERS, NY 10920
  - APPLICANT: SMK
  - ZONE: R-22
  - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - 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.
  - 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 & 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.
  - WATER SUPPLY: WELLS
  - DATUM: USGS (NAVD 88)
  - 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.
  - 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.
  - 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 DEME, SURT. 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.
  - 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 NOISE 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:
    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STAKE PLACING OF EARTH UNDERNEATH TREES.
    - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
      - DRIP LINE OF THE TREE CANOPY
  - THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
    - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
    - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RASSED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - 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 CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S), 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)
  - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
  - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.

**NOTE #33 FROM FILED MAP:**

33. DRAINAGE MITIGATION HAS BEEN DESIGNED FOR THE FOLLOWING IMPERVIOUS AREAS PER LOT: LOT 1: 3,560 SF - LOT 2: 3,990 SF - LOT 3: 4,585 SF - LOT 4: 3,560 SF. IF PROPOSED IMPERVIOUS AREAS INCREASE FOR ANY LOTS, NEW DRAINAGE CALCULATIONS SHALL BE SUBMITTED TO ORANGETOWN DEME FOR REVIEW AND APPROVAL. NEW OR EXPANDED STORMWATER FACILITIES MAY BE REQUIRED.

ORIGINAL MITIGATION WAS NONE REQUIRED FOR 3990 SF OF IMPERVIOUS AREA (DUE TO REMOVAL OF EXISTING) PROPOSED MITIGATION IS 2 - 6" DIA 5' DEEP DRYWELLS WITH 3 FT OF STONE SURROUND FOR 8990 SF IMPERVIOUS AREA (INCREASE OF 5000 SF), WITH ACTUAL 8" IN 30 MINUTE PERC.



**DRYWELL GALLERY IN STONE SURROUND**

NTS

**BULK TABLE ZONE R-22**

ITEM	REQUIRED	LOT 2
MIN AREA	22,500 SF	38,099 SF NET
MIN LOT WIDTH	125'	144'
MIN ST FRONTAGE	75'	164'
MIN FRONT YARD	40'	86.4'
MIN SIDE YARD	25'	25.4'
TOTAL SIDE YARD	60'	60.8'
MIN REAR YARD	45'	88.9' TO DWLG 45.1' TO POOL
MAX. FAR	0.20	0.185 PER ARCHT
MAX. HGHT.	9' PER FT FR LOT LINE	27.4'

SEE REF. MAP #8353

**GDANSKI CONSULTANTS, INC.**  
633 WOODMONT LANE  
SLOATSBURG, NEW YORK, 10974

DATE: 6/23/21  
REVISIONS: BSMT ACCESS

PAUL GDANSKI, PE  
NYS LIC. 075890

STATE OF NEW YORK  
JAY A. GREENWELL, PLS  
SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

**SITE DEVELOPMENT PLAN**  
LOT 2  
**HAWKS VIEW ESTATES**

TOWN OF ORANGETOWN, ROCKLAND COUNTY  
STATE OF NEW YORK

**JAY A. GREENWELL, PLS**

FILE: 2727 PLOT 2  
SCALE: 1" = 20'  
DATE: 06/17/21  
JOB NO.: 2727

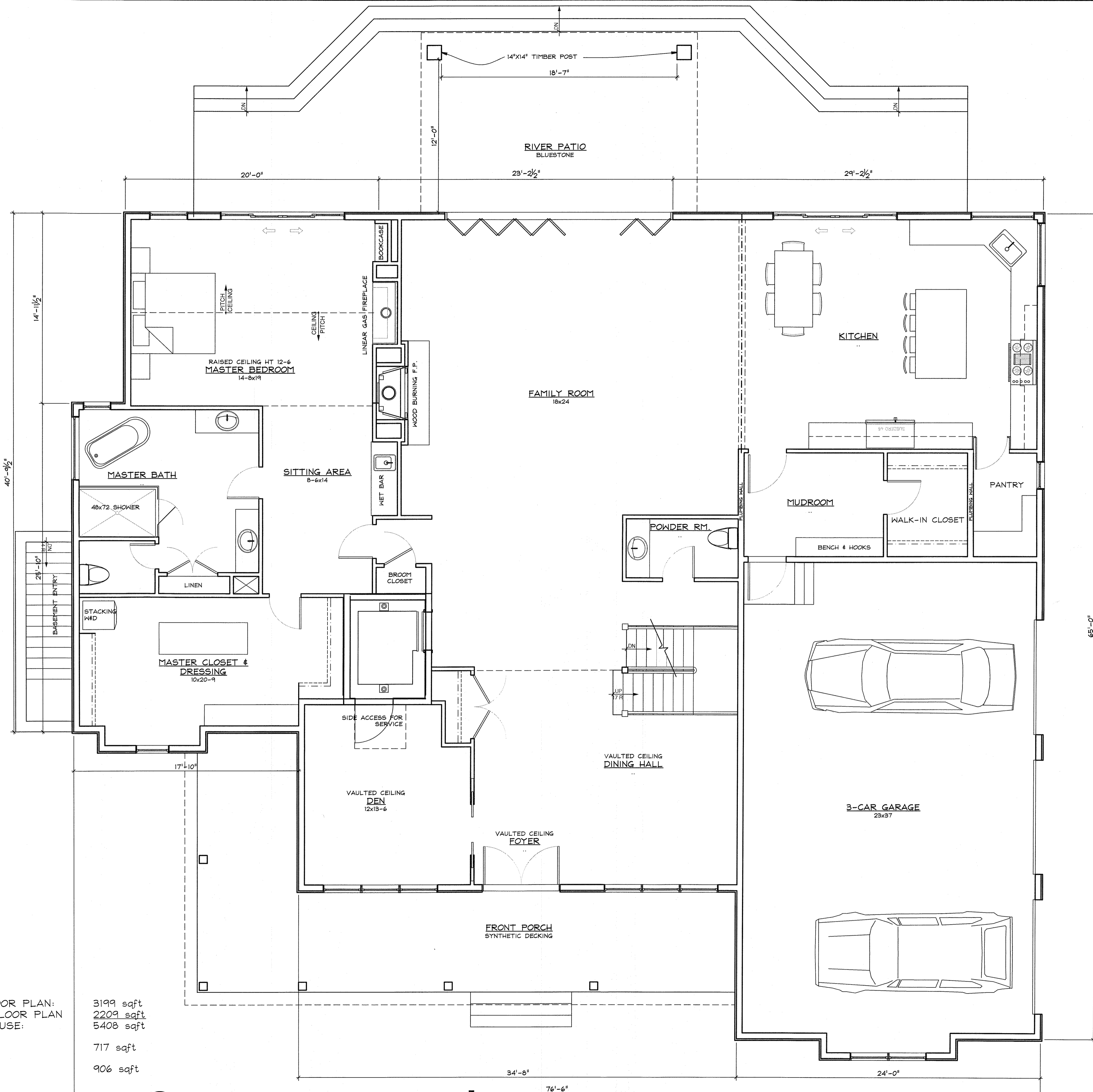
TAX LOT: 71.05-1-22.3  
37,776 SF GROSS  
+323 SF 1/2 RD WIDE  
38,099 SF NET

NOTE: FOR SEPTIC PLANS AND DETAILS REFER TO MAPS ENTITLED, "SITE PLAN FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PRIVATE WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PRIVATE WELLS DETAILS", PREPARED BY GDANSKI CONSULTANTS, INC., REVISED 9/22/16 ALL AS APPROVED BY THE ROCKLAND CITY HEALTH DEPT

REFERENCE: BEING LOT 2 ON A MAP ENTITLED "HAWKS VIEW ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8353.







FIRST FLOOR PLAN: 3199 sqft  
 SECOND FLOOR PLAN: 2209 sqft  
 TOTAL HOUSE: 5408 sqft

PORCHES: 717 sqft  
 GARAGE: 906 sqft

1 FIRST FLOOR PLAN  
 A2 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR



HAWK'S VIEW  
 LOT: 2  
 TWEED BOULEVARD  
 Upper Grandview, NY 10983

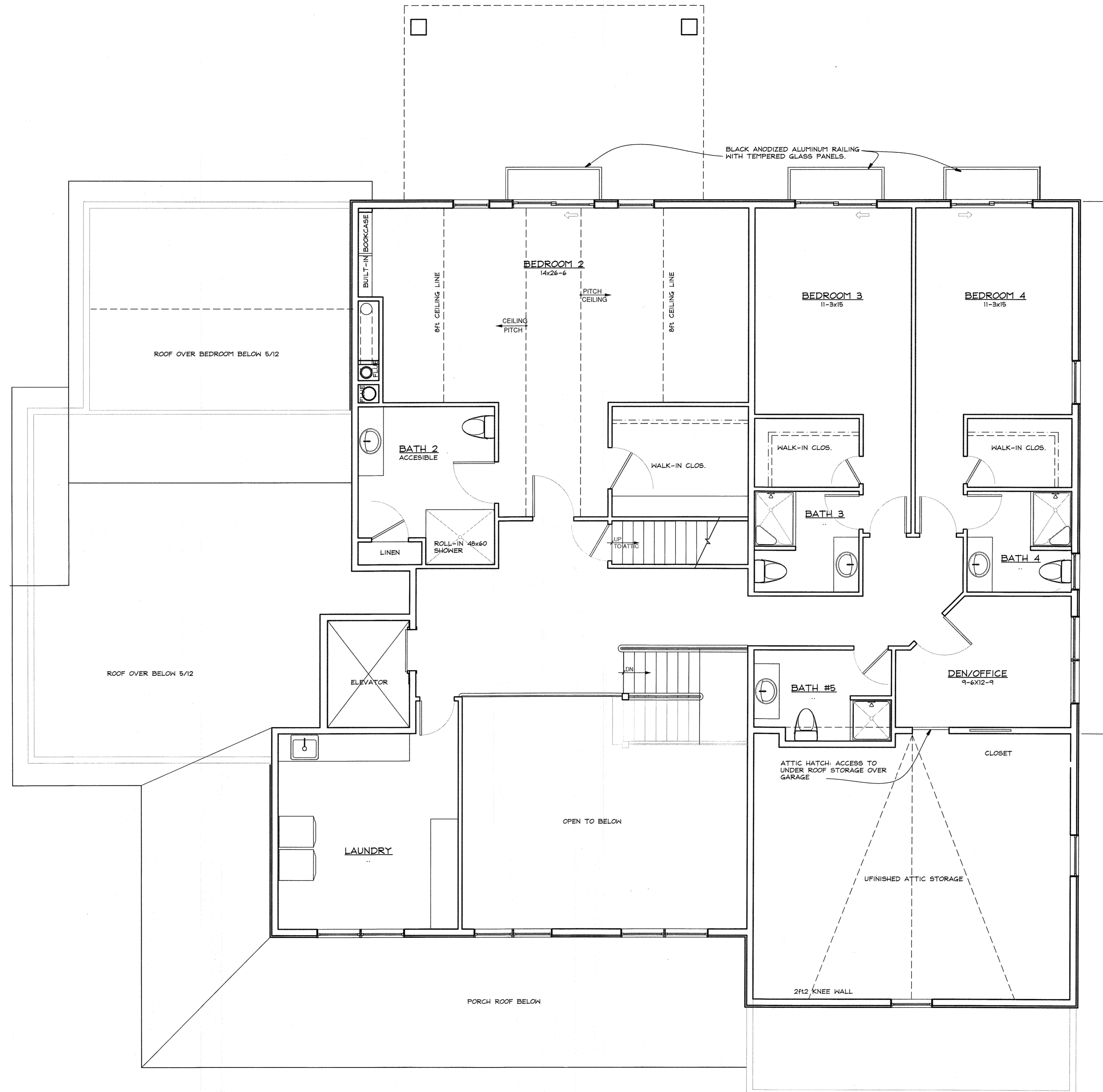
NY LICENSE # 15938  
 KIER B. LEVESQUE, R.A.  
 ARCHITECT  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

FIRST FLOOR PLAN

SCALE AS SHOWN  
 DATE JUNE 23, 2021  
 JOB NO. 202158  
 REVISIONS:



SHEET NO. **A-2**



CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

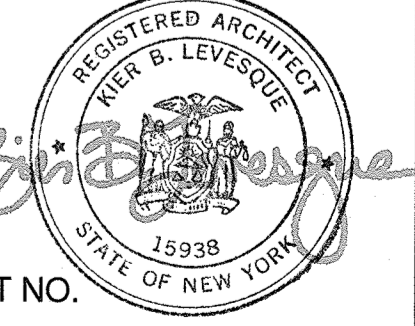


**HAWK'S VIEW**  
**LOT: 2**  
**TWEED BOULEVARD**  
 Upper Grandview, NY 10983

**KIER B. LEVESQUE, R.A.**  
**ARCHITECT**  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

**SECOND FLOOR PLAN**

NY LICENSE # 15938  
 SCALE AS SHOWN  
 DATE JUNE 23, 2021  
 JOB NO. 202158  
 REVISIONS: SHEET NO.



1 SECOND FLOOR PLAN  
 A3 1/4" = 1 FOOT

**A-3**





AZEK FASCIA IN WHITE  
 HARDI BOARD & BATTEN SIDING IN WHITE.  
 PELLA ALUMINUM CLAD WINDOWS WITH BLACK FRAMES.  
 WHITE AZEK TRIM AT WINDOWS AND DOORS. TYPICAL THROUGHOUT.  
 METAL GUARD RAIL. COLOR BLACK.  
 BASEMENT ENTRY.  
 BEADED VINYL PORCH CEILING. COLOR: WHITE.  
 4" SQUARE HBMG PORCH POSTS. COLOR: WHITE.  
 1" SQUARE HBMG PORCH COLUMNS AT ENTRY. COLOR: WHITE.  
 BLUESTONE ON CONCRETE SLAB AT FRONT PORCH AND STEPS.  
 FRONT DOORS TO BE PAINTED BLACK.  
 GAF TIMBERLINE ARCHITECTURAL ROOF SHINGLES. COLOR: BLACK.  
 BLACK METAL ROOFING AT CURVED ROOF.  
 AZEK FASCIA IN WHITE  
 HARDI CLAPBOARD SIDING IN WHITE.  
 HARDI BOARD & BATTEN SIDING IN WHITE.  
 PELLA ALUMINUM CLAD WINDOWS WITH BLACK FRAMES.  
 NATURAL STONE BASE. COLOR: GREY/BROWN.

**(A) FRONT (WEST) ELEVATION**  
**A4 1/4" = 1 FOOT**



GAF TIMBERLINE ARCHITECTURAL ROOF SHINGLES. COLOR: BLACK.  
 WHITE BEADED VINYL SOFFITS.  
 HARDI BOARD & BATTEN SIDING IN WHITE.  
 GAF TIMBERLINE ARCHITECTURAL ROOF SHINGLES. COLOR: BLACK.  
 WHITE AZEK TRIM AT GABLES & FASCIA. TYPICAL.  
 AZEK FASCIA IN WHITE WITH BLACK ALUMINUM GUTTERS AND LEADERS.  
 HARDI CLAPBOARD SIDING IN WHITE.  
 IPE DECKING ON TREATED FRAMING AT REAR DECK BEYOND.  
 NATURAL STONE BASE. COLOR: GREY/BROWN.  
 METAL GUARD RAIL. COLOR BLACK.  
 BASEMENT ENTRY.

**(B) NORTH ELEVATION**  
**A4 1/4" = 1 FOOT**

**HAWK'S VIEW**  
**LOT: 2**  
**TWEED BOULEVARD**  
**Upper Grandview, NY 10983**

**KIER B. LEVESQUE, R.A.**  
**ARCHITECT**  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

**ELEVATIONS**

SCALE AS SHOWN  
 DATE JUNE 23, 2021  
 JOB NO. 202158  
 REVISIONS: SHEET NO.



**A-4**





**C** SOUTH ELEVATION  
**A5** 1/4" = 1 FOOT



**D** EAST ELEVATION  
**A5** 1/4" = 1 FOOT

**HAWK'S VIEW**  
**LOT: 2**  
**TWEED BOULEVARD**  
 Upper Grandview, NY 10983

NY LICENSE # 15938  
**KIER B. LEVESQUE, R.A.**  
**ARCHITECT**  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
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**ELEVATIONS**

SCALE AS SHOWN  
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**A-5**