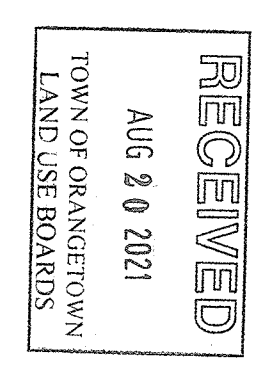


NOTES:
 1. THIS IS A SITE PLAN OF TAX LOTS 77-20-2-85 & 86 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS TO BE COMBINED BY RESUBDIVISION AS TAX LOT 77-20-2-85.
 2. RECORD OWNER: SHEILA PRISCO
 146 PARK AVENUE
 ASTORIA, NEW YORK 10964
 3. APPLICANT: GEORGE ALATSAS
 17 BLUE FIELD ROAD
 BLAUVELT, NEW YORK 10913
 4. OMITTED
 5. AREA = 10,000 SF TOTAL
 6. ZONE: R-15
 7. THIS PLAN 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.
 8. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 9. THIS PLAN IS SUBMITTED TO THE TOWN OF ORANGETOWN PLANNING BOARD AND UTILITIES AS A CONDITION OF THIS SITE PLAN. 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 DISBURSED.
 10. CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 11. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY THE TOWN CLERK.
 12. APPROVED RECORD MAPS SHALL BE ISSUED UPON RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 13. OMITTED
 14. WATER SUPPLY: PRIVATE WELL (ROCKLAND CITY HEALTH DEPT APPROVAL REQ'D)
 15. DRAINAGE: ROAD 29
 16. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" DIA. 16" DEEP & AT LEAST 30' IN LENGTH, TO BE INSTALLED AFTER FINISH GRADING.
 17. PLANS APPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS.
 18. ACADOR APPROVAL GRANTED 7/22/21 AS #21-25
 19. NO BASEMENT IS PROPOSED. LOWEST FINISH FLOOR CONNECTION FOR THE DWELLING SHALL BE BELOW FINISH GRADE. STAIRS, SINKS, SHOWERS, WASHERS SHALL BE BELOW THAT ELEVATION.
 20. VARIANCE REQUIRED (GRANTED BY ZBA #21-67; 7/7/21)

BULK TABLE - ZONE R-15		
ITEM	REQUIRED	PROVIDED
MAX. FAR	0.20	*
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)
BUILDING HT.	12' / FT	26.5' TO DECK *
		25' ±

IMPERIOUS BREAKDOWN
 EXISTING IMPERIOUS AREA=2,200 SF
 AREA TO BE MITIGATED: 2,100 SF



ORANGETOWN PLANNING BOARD APPROVAL:

STUART STROW P.E.
 N.Y. Lic. No. 086876

JAY A. GREENWELL, PLS
 NYS Lic. # 49078

JAY A. GREENWELL, PLS, LLC
 SUPERVISING LAND PLANNING
 85 LAKENYETTES - SUFFERLEY RD. 845-557-0796
 PHONE 845-557-0850
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DATE	REV FOR FINAL
08/11/21	

SITE PLAN FOR
ALATSAS

TOWN OF ORANGETOWN, ROCKLAND COUNTY
 STATE OF NEW YORK

NEW TAX LOT # 77-20-2-85
 AREA 10,000 SF
 FILE 22044 SITE
 SCALE 1" = 20'
 DATE 04/12/21
 JOB NO. 22044

- TREE LEGEND**
 (1/2) SITE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
 (1/2) 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'
- LEGEND**
 DRAIN MANHOLE / WITH PIPES
 TOP CURB @ CATCH BASIN
 TOP GRADE FIELD W/LET
 REINFORCED CONCRETE PIPE
 CORRUGATED PLASTIC PIPE
 UTILITY POLE WITH LIGHT
 WATER VALVE
 HYDRANT
 GAS VALVE
 OVERHEAD WIRING
 GAS LINE
 GAS ELEC. TEL
 WATER LINE
 CANTOUR LINE
- DISTRICTS**
 SCHOOL - SOUTH ORANGETOWN
 FIRE - PALMSIDES
 POLICE - SOUTH ORANGETOWN
 AMBULANCE - SOUTH ORANGETOWN
 SEWER - ORANGETOWN
 WATER - SUEZ NY

