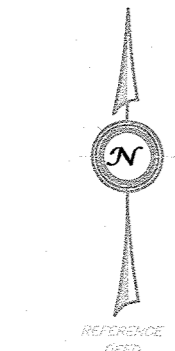


NOTE: Lot Corners were not set as per contractual agreement with purchaser of property.



RECEIVED  
 NOV 05 2021  
 TOWN OF ORANGETOWN  
 LAND USE BOARDS

**Reference:**

Instrument No. 2013-00016143  
 Tax Sheet 71.09 - Lot 8  
 29,348 Sq. Ft./0.6737 Ac.

"SURVEY INSPECTIONS" or "UPDATES" of this map are PROHIBITED.  
 This map MAY NOT BE COPIED in whole or in part.  
 This map MAY NOT BE used for other purposes or transactions.  
 This map was prepared for a SPECIFIC transaction involving ONLY the parties listed below  
 (Certified Only To)

**Certified Only To:**

Michael J. Mauro  
 Hudson United Title Services LLC  
 The Security Title Guaranty Company of Baltimore

ONLY copies of this map bearing the EMBOSSED seal of John A. Loch are VALID.  
 Certifications are NOT transferable to additional institutions or subsequent owners.  
 Easements or Rights of Way on or below the surface of the ground that are NOT visible are NOT SHOWN.  
 Subject to the findings of a COMPLETE and UP TO DATE title search.

Date: 10-31-2021	Description: Cleanup of Surface Contours - South Side of Site	Check By: JA
Date: 9-18-2021	Description: Additional ROW Topography	Check By: JA
Date: 6-11-2021	Description: Add Topography for Base of the Lot	Check By: JA
Date: 6-24-2021	Description: Revised Tree Inventory	Check By: JA

**Boundary & Topographic Survey Map**  
 Prepared For  
**Michael J. Mauro**  
 1079 U.S. Route 9W South  
 Sheet 71.09 - Lot 8  
 Town of Orangetown  
 Rockland County New York

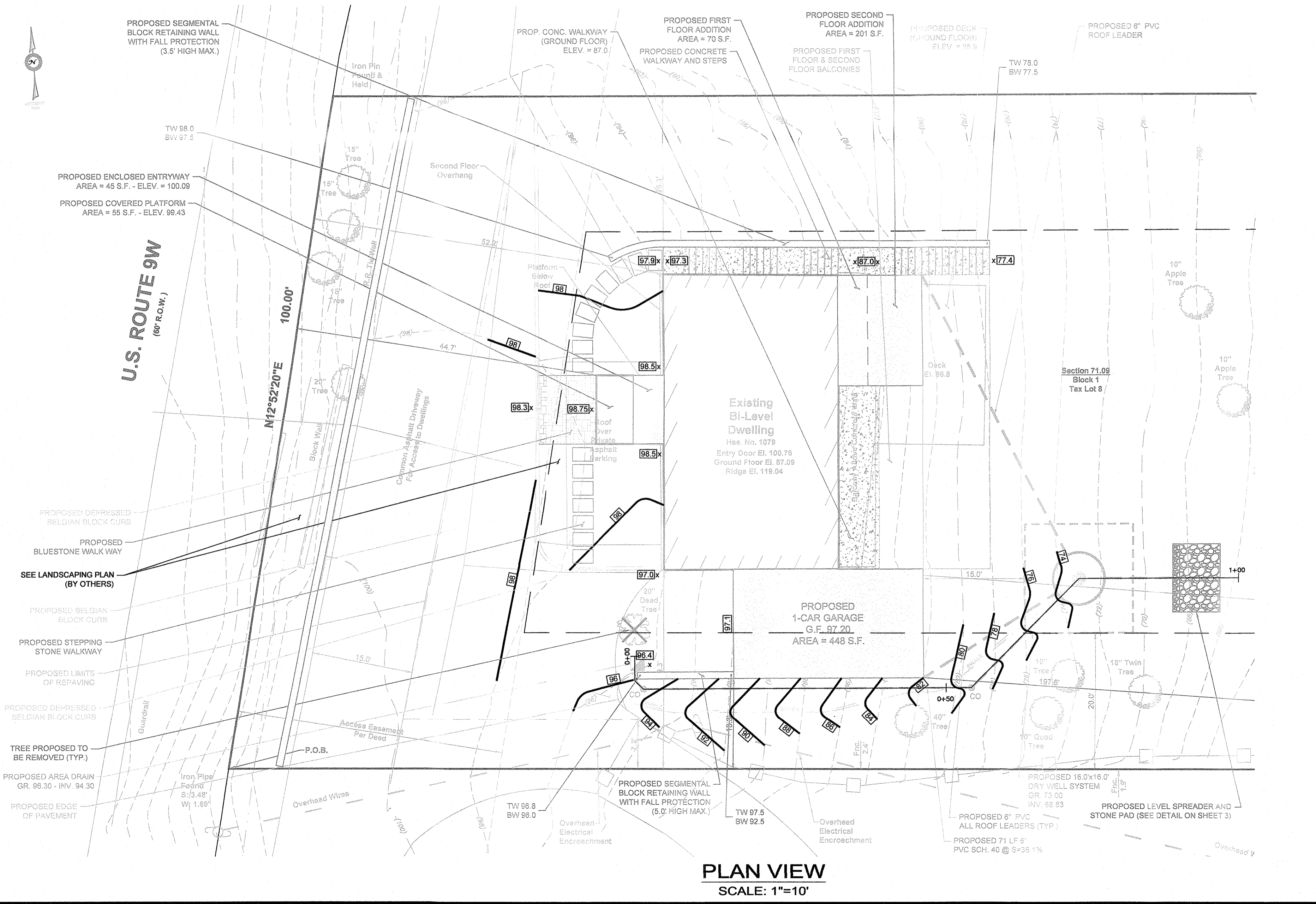
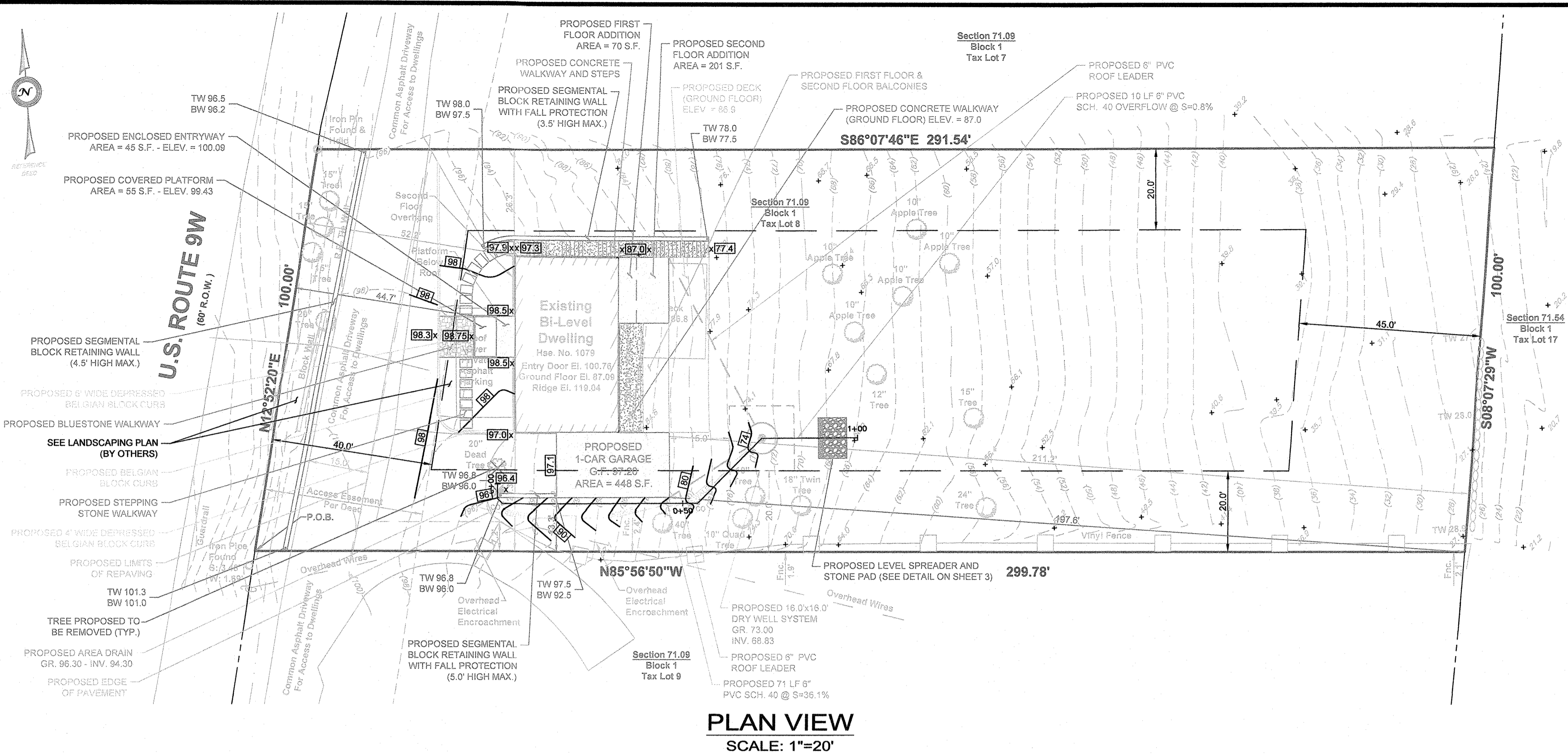
**Azzolina & Feury Engineering Inc.**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 80 Madison Avenue, Paramus, NY 07652 - (201) 261-8500 - Fax (201) 261-8500  
 110 Siega Road, Monroe, NY 10850 - (914) 783-8551 - Fax (914) 783-4212

N.J. CERTIFICATE OF AUTHORIZATION  
 240,289,93500

*John A. Loch*  
**John A. Loch, P.L.S.**  
 N.Y. Professional Land Surveyor #49885

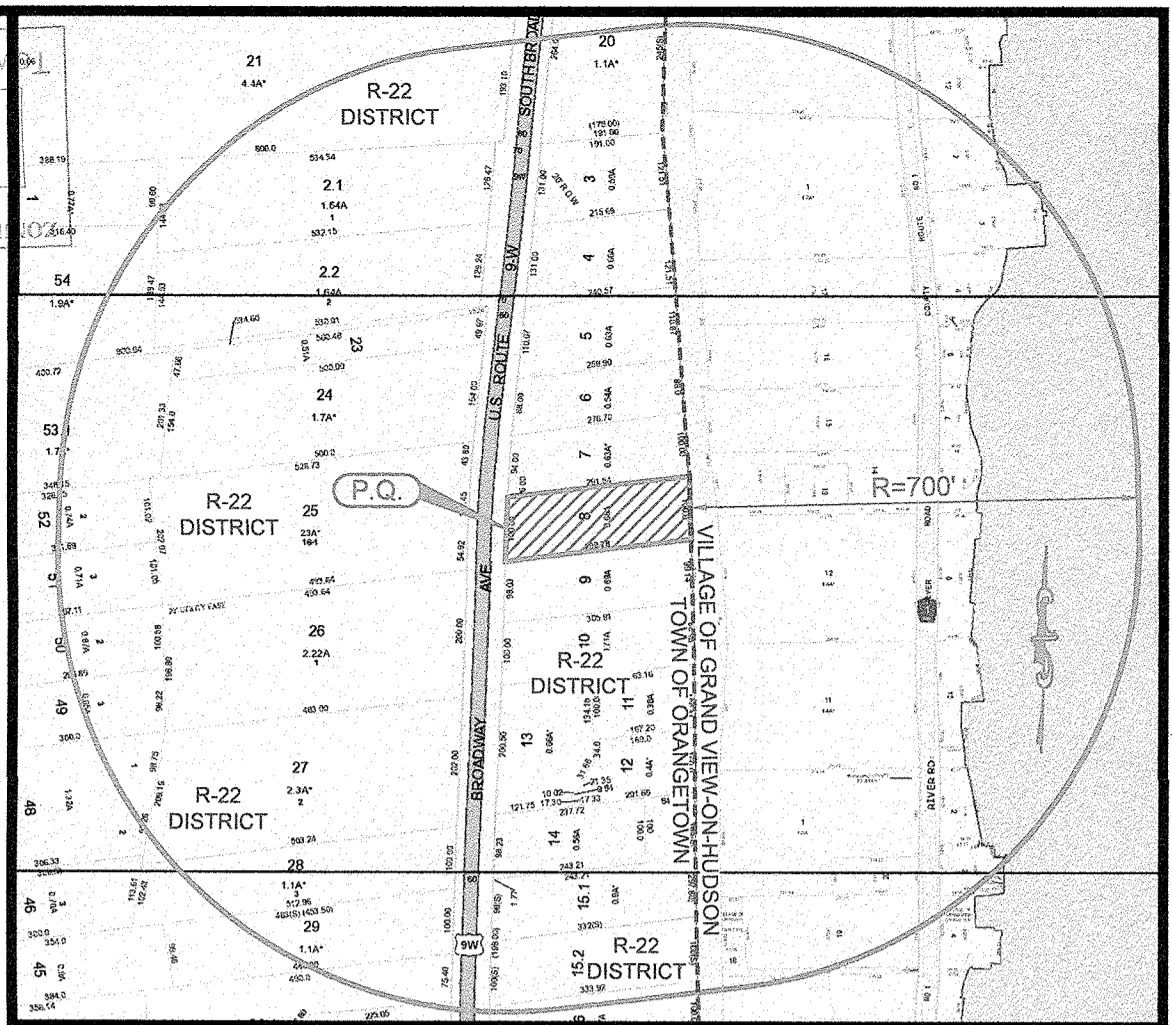
Date: August 10, 2020 Drawn By: JA Checked By: JAL  
 Scale: 1" = 20' Dwg. No. 1 of 1 Job No.: 12011

ZONING BOARD OF APPEALS  
 Meeting Of:  
 NOV 17 2021



EXISTING	LEGEND	PROPOSED
Symbol for 8" Inlet	8" INLET	Symbol for 8" Inlet
Symbol for 12" Inlet	12" INLET	Symbol for 12" Inlet
Symbol for Area Drain	AREA DRAIN	Symbol for Area Drain
Symbol for Storm Manhole	STORM MANHOLE	Symbol for Storm Manhole
Symbol for Storm Drain Line	STORM DRAIN LINE	Symbol for Storm Drain Line
Symbol for Sanitary Clean Out	SANITARY CLEAN OUT	Symbol for Sanitary Clean Out
Symbol for Sanitary Manhole	SANITARY MANHOLE	Symbol for Sanitary Manhole
Symbol for Water Line	WATER LINE	Symbol for Water Line
Symbol for Water Valve	WATER VALVE	Symbol for Water Valve
Symbol for Hydrant	HYDRANT	Symbol for Hydrant
Symbol for Gas Line	GAS LINE	Symbol for Gas Line
Symbol for Gas Valve	GAS VALVE	Symbol for Gas Valve
Symbol for Building	BUILDING	Symbol for Building
Symbol for Curb	CURB	Symbol for Curb
Symbol for Depressed Curb	DEPRESSED CURB	Symbol for Depressed Curb
Symbol for Edge of Pavement	EDGE OF PAVEMENT	Symbol for Edge of Pavement
Symbol for Sign	SIGN	Symbol for Sign
Symbol for Contour	CONTOUR	Symbol for Contour
Symbol for Spot Elevation	SPOT ELEVATION	Symbol for Spot Elevation

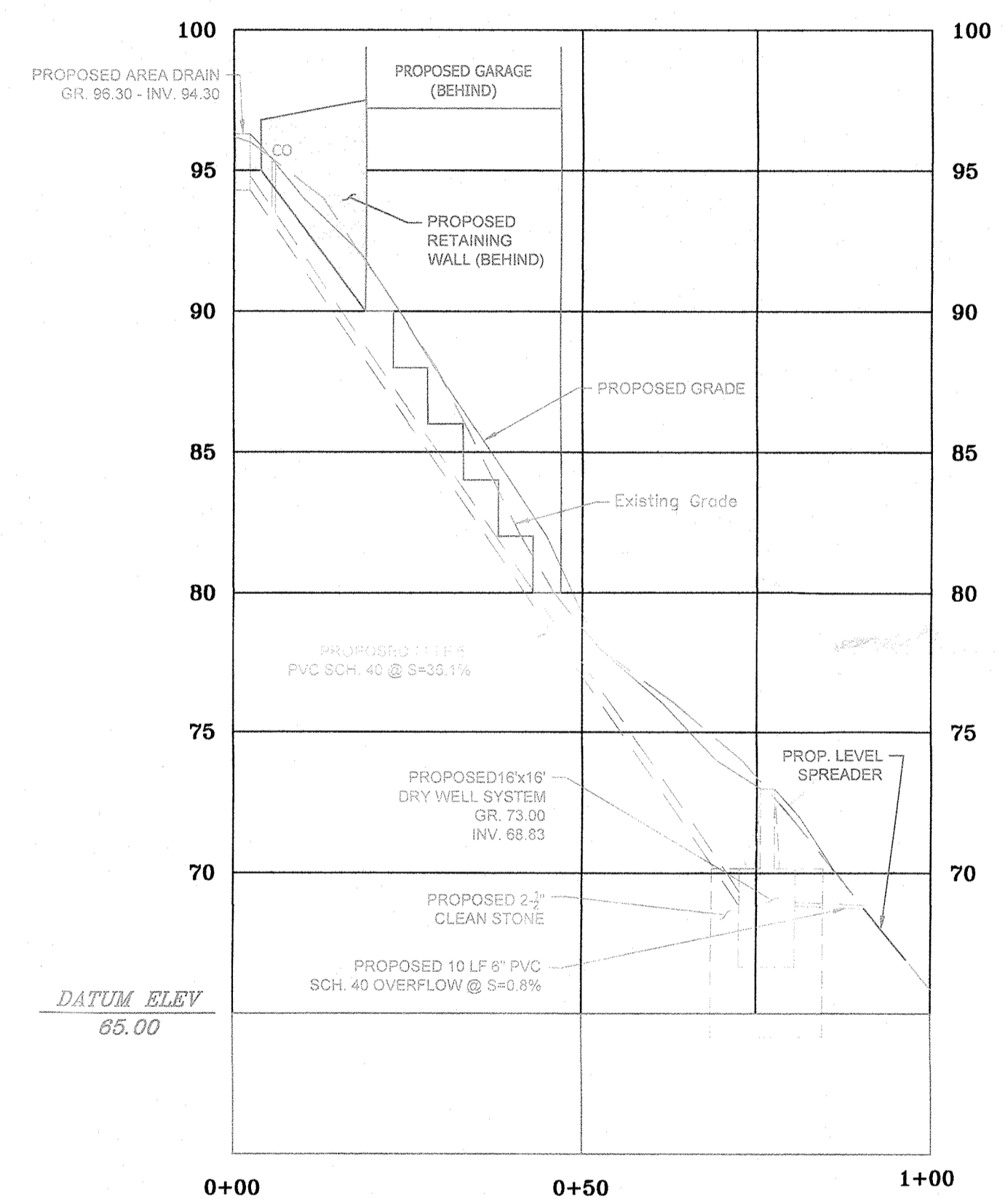
RECEIVED  
NOV 05 2021  
TOWN OF ORANGETOWN  
LAND USE BOARD



- NOTES:**
- PROPERTY KNOWN AS LOT 8 IN BLOCK 1 OF SECTION 71.09 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWN OF ORANGETOWN.
  - PROPERTY OWNER / APPLICANT: MICHAEL J. MAURO  
1079 U.S. ROUTE 9W  
NYACK, NY 10960
  - AREA OF ENTIRE PROPERTY: 29,348 S.F. or 0.6737 ACRES
  - PROPERTY LOCATED IN THE R-22 MEDIUM DENSITY RESIDENTIAL DISTRICT.
  - THE VERTICAL DATUM SHOWN HEREON IS BASED ON AN ASSUMED DATUM.
  - ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MAX. FLOOR AREA RATIO	0.20	0.116	0.143
MIN. LOT AREA	22,500 S.F.	29,348 S.F.	29,348 S.F.
MIN. LOT WIDTH	125.0'	100.1'	100.1'
MIN. STREET FRONTAGE	75.0'	100.0'	100.0'
MIN. FRONT YARD	40.0'	52.7'	44.7'
MIN. SIDE YARD (ONE / BOTH)	20.0' / 40.0'	26.3' / 55.6'	13.3' / 39.6'
MIN. REAR YARD	45.0'	211.2'	197.6'
MAX. BUILDING HEIGHT	37'-7" (SEE NOTE 7)	23'-5"	23'-5"

- PER CHAPTER 43, SECTION 5.21(B)
- MAXIMUM BUILDING HEIGHT CALCULATION:  
MAXIMUM HEIGHT IN FEET AND INCHES PER FOOT FROM LOT LINE = 9' / FT.  
BUILDING SETBACK FROM LOT LINE = 50'-1.5'  
50'-1.5' x 9' / FT. = 37'-7" MAXIMUM BUILDING HEIGHT
- BUILDING HEIGHT CALCULATION:  
AVG. GRADE AROUND BUILDING = 96.847 (96.84 x 0.987 + 96.84 x 1.4) = 91.6  
MIDPOINT OF ROOF ELEVATION = 115.00'  
BUILDING HEIGHT = 115.02' - 91.6' = 23.42' = 23'-5"
- BUILDING COVERAGE CALCULATIONS:  
EXISTING DWELLING = 1,739 S.F. / 29,348 S.F. = 5.9% (INCLUDES BALCONIES, OVERHANG & COVERED PARKING)  
PROPOSED DWELLING = 2,216 S.F. / 29,348 S.F. = 7.6% (INCLUDES BALCONIES, OVERHANG, AND COVERED ENTRY & LANDINGS)
- IMPERVIOUS COVERAGE CALCULATIONS:  
EXISTING:  
BLDG. COVERAGE = 1,739 S.F.  
DRIVEWAY = 3,536 S.F.  
WALKSTEPS = 141 S.F.  
5,416 S.F. / 29,348 = 18.5%  
PROPOSED:  
BLDG. COVERAGE = 2,216 S.F.  
DRIVEWAY = 3,347 S.F.  
CONC. WALKSTEPS = 195 S.F.  
PAVER WALK = 229 S.F.  
5,984 S.F. / 29,348 = 20.4%
- FLOOR AREA RATIO CALCULATIONS:  
EXISTING DWELLING = 3,414 S.F. / 29,348 S.F. = 0.116  
PROPOSED DWELLING = 4,184 S.F. / 29,348 S.F. = 0.143
- 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 SURVEY INSPECTIONS.
- DRY WELL SHALL BE INSPECTED ONCE PER YEAR AND AFTER EACH RAINFALL EVENT OF 1" PRECIPITATION PER 24 HOUR PERIOD. ANY BUILDUP OF LEAVES, DEBRIS OR OTHER OBSTRUCTIONS SHALL BE REMOVED.
- THERE IS ONE (1) TREE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
- AT 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 ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDING OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.



**STORMWATER DRAINAGE PROFILE**  
SCALE: HORZ: 1"=20'  
VERT: 1"=5'

STORMWATER MANAGEMENT PHASE II CERTIFICATION  
THIS IS TO CERTIFY THAT THESE PLANS AND THIS PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.

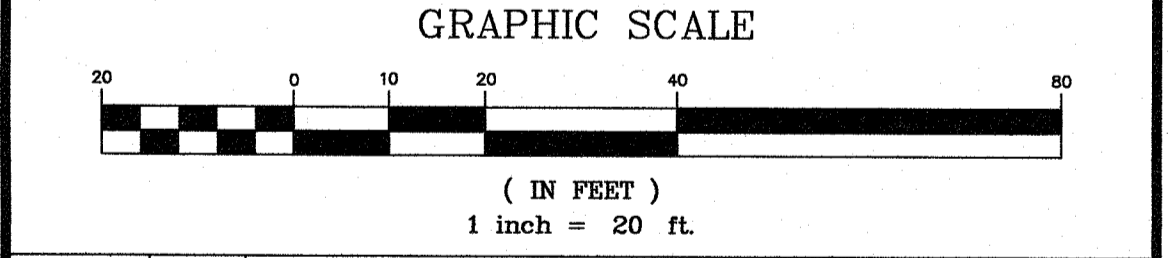


APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN.

APPROVED BY THE ZONING BOARD OF THE TOWN OF ORANGETOWN.

DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_  
ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_  
ENGINEER \_\_\_\_\_



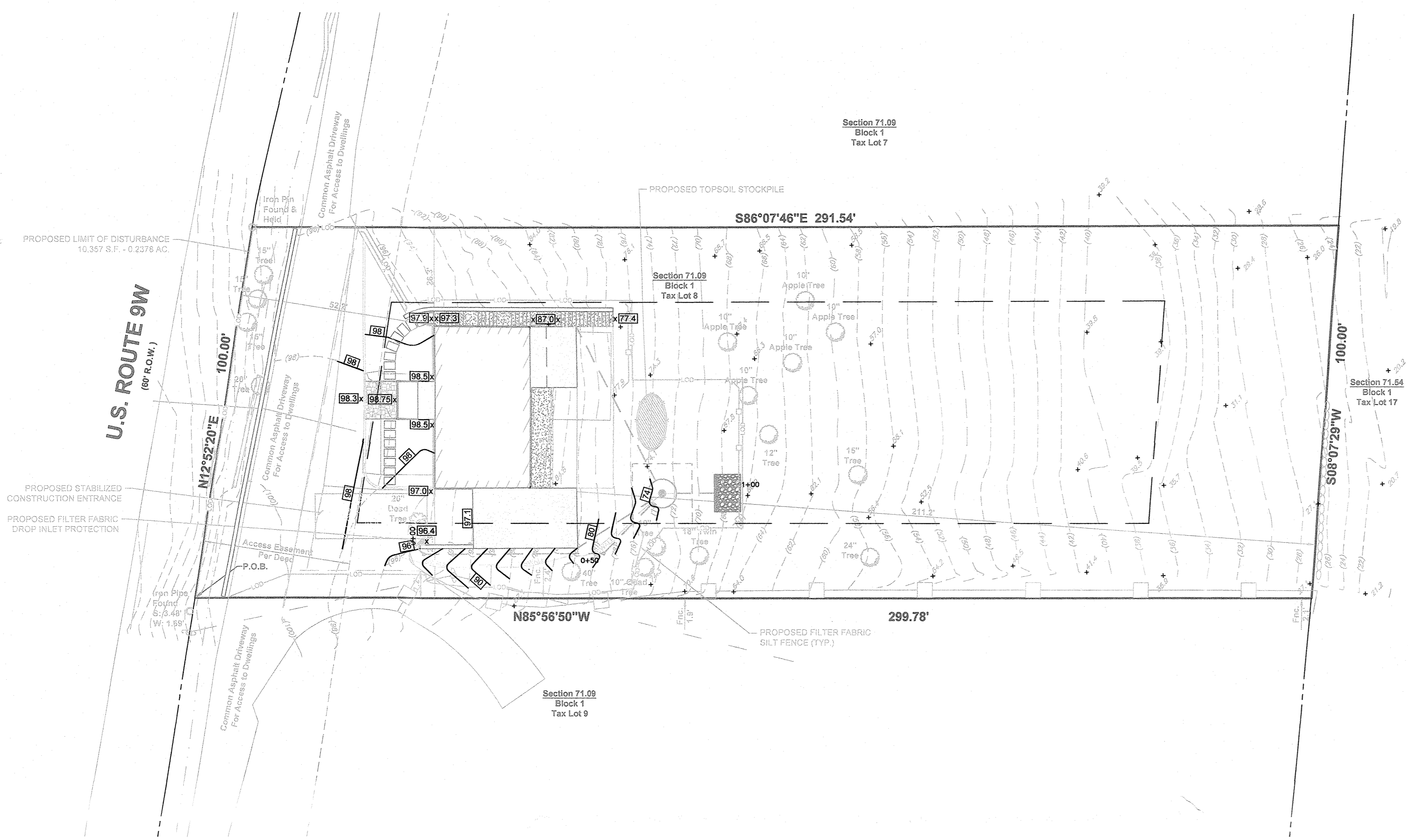
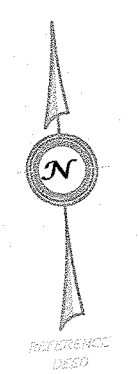
DATE	NO.	REVISION	CHK'D
11/5/21	2	PER TOWN ENGINEER	PEF
5/7/21	1	PER TOWN PLANNING BOARD ENGINEER	PEF

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

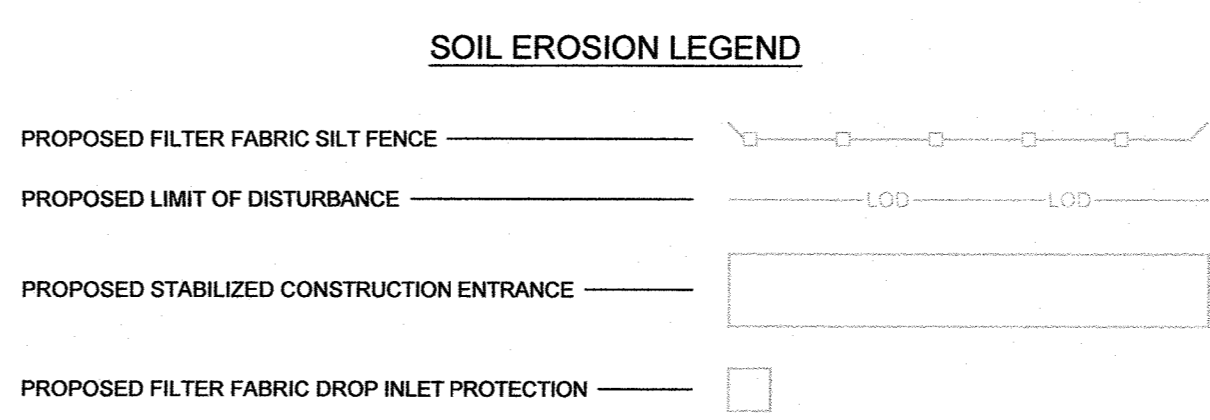
**AFR Engineering and Land Surveying, P.C.**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
110 Stage Road, Monroe, NY 10950 - 845-782-8681 - 845-782-4212 (Fax)  
30 Madison Avenue, Paramus, NJ 07652

John A. Loch, P.L.S.  
N.Y. Lic. No. 049985  
Craig D. Dominick, P.E.  
N.Y. Lic. No. 095947

DATE: DECEMBER 18, 2020 DRAWN BY: CDD  
SCALE: 1"=20' JOB No.: 12011 SHEET: 1 OF 3



EXISTING	LEGEND	PROPOSED
	"B" INLET	
	"A" INLET	
	AREA DRAIN	
	STORM MANHOLE	
	STORM DRAIN LINE	
	SANITARY CLEAN OUT	
	SANITARY MANHOLE	
	SANITARY LINE	
	WATER LINE	
	WATER VALVE	
	HYDRANT	
	GAS LINE	
	GAS VALVE	
	BUILDING	
	CURB	
	DEPRESSED CURB	
	EDGE OF PAVEMENT	
	SIGN	
	CONTOUR	
	SPOT ELEVATION	$\times$ [206.6]



**TEMPORARY SEEDING SPECIFICATIONS**

AREAS REMAINING DISTURBED FOR 14 DAYS OR MORE SHALL BE STABILIZED AS FOLLOWS:  
 SCARIFY SOILS IF COMPACTED, LIME TO PH OF 6.0 IF REQUIRED, FERTILIZE WITH 600 LBS/ACRE 5-10-10 FERTILIZER IF REQ., SEED WITH SPECIES AND RATE SHOWN BELOW.  
 MULCH WITH HAY OR STRAW AT A RATE OF 2 TONS/ACRE. ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.  
 SPECIES APPLICATION RATE  
 RYEGRASS (ANNUAL OR PERENNIAL) 30 LBS/ACRE  
 (USE WINTER RYE IF SEEDING IN OCT./NOV.) (0.7 LBS/1000 SF)

**SITE PREPARATION**  
 A. INSTALL NEEDED WATER AND EROSION CONTROL MEASURES AND BRING AREA TO BE SEED TO DESIRED GRADES USING A MINIMUM OF 4" OF TOPSOIL.  
 B. PREPARE SEED BED BY LOOSENING SOIL TO A DEPTH OF 4-6 INCHES.  
 C. LIME TO A PH OF 6.5  
 D. FERTILIZE PER SOIL TESTS, OR, IF FERTILIZER IS TO BE APPLIED BEFORE SOIL TESTS, APPLY 850 POUNDS OF 5-10-10 OR EQUIVALENT PER ACRE (20 LBS. / 1000 SQ. FT.)  
 E. INCORPORATE LIME AND FERTILIZER IN TOP 2-4 INCHES OF SOIL.  
 F. SMOOTH. REMOVE ALL STONES OVER 1" IN DIAMETER, STICKS AND FOREIGN MATTER. FIRM SEED BED.  
 G. APPLY SEED PER PERMANENT SEEDING SCHEDULE.

**PERMANENT SEEDING MIXTURES**

SPECIES	APPLICATION RATE
EMPIRE BIRDSFOOT TREFOIL	8 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
RYEGRASS	5 LBS/ACRE

**GENERAL RECREATION AREAS AND LAWNS**

SPECIES	APPLICATION RATE
SUNNY SITES (WELL, MODERATELY WELL AND SOMEWHAT POORLY DRAINED SOILS)	
65% KENTUCKY BLUEGRASS BLEND	85-114 LBS/ACRE
20% PERENNIAL RYEGRASS	26-35 LBS/ACRE
15% FINE FESCUE	19-26 LBS/ACRE
SUNNY DROUGHTY SITES (SOMEWHAT TO EXCESSIVELY DRAINED SOILS)	
65% FINE FESCUE	16-143 LBS/ACRE
15% PERENNIAL RYEGRASS	26-33 LBS/ACRE
20% KENTUCKY BLUEGRASS BLEND	35-44 LBS/ACRE

**SHADY DRY SITES (WELL TO SOMEWHAT POORLY DRAINED SOILS)**

80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND	105-138 LBS/ACRE
20% PERENNIAL RYEGRASS	25-37 LBS/ACRE

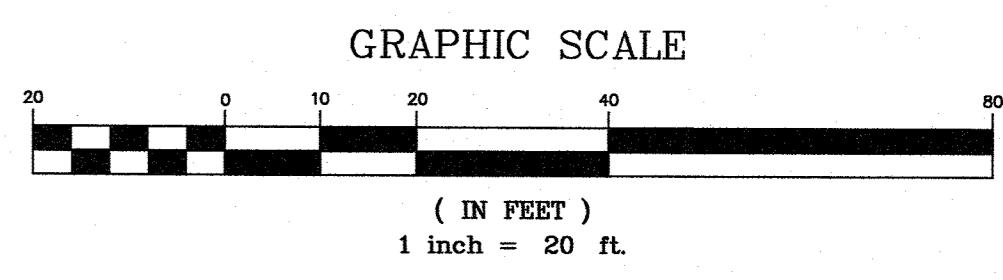
**SHADY WET SITES (SOMEWHAT POOR TO POORLY DRAINED SOILS)**

70% ROUGH BLUEGRASS	60-91 LBS/ACRE
80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND	25-39 LBS/ACRE

**SLOPE STABILIZATION, SEEDING METHOD & MULCHING**

**SLOPES OF 4:1 OR GREATER (HORIZONTAL/VERTICAL)**  
 SLOPES SHALL BE HYDROSEEDING WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH GEO-JUTE EROSION CONTROL NETTING AS MANUFACTURED BY MIRAFI OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

**GENTLE SLOPES AND FLAT AREAS**  
 AREAS SHALL BE SEED BY HYDROSEEDING OR BROADCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDED AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS/ACRE. BROADCAST AREAS SHALL MULCHED WITH HAY OR STRAW AT A RATE OF 2 TONS/ACRE. AREAS SEED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PAKED PRIOR TO PLACING MULCH.



11/5/21	2	PER TOWN ENGINEER	PEF
5/7/21	1	PER TOWN PLANNING BOARD ENGINEER	PEF
DATE	NO.	REVISION	CHK'D

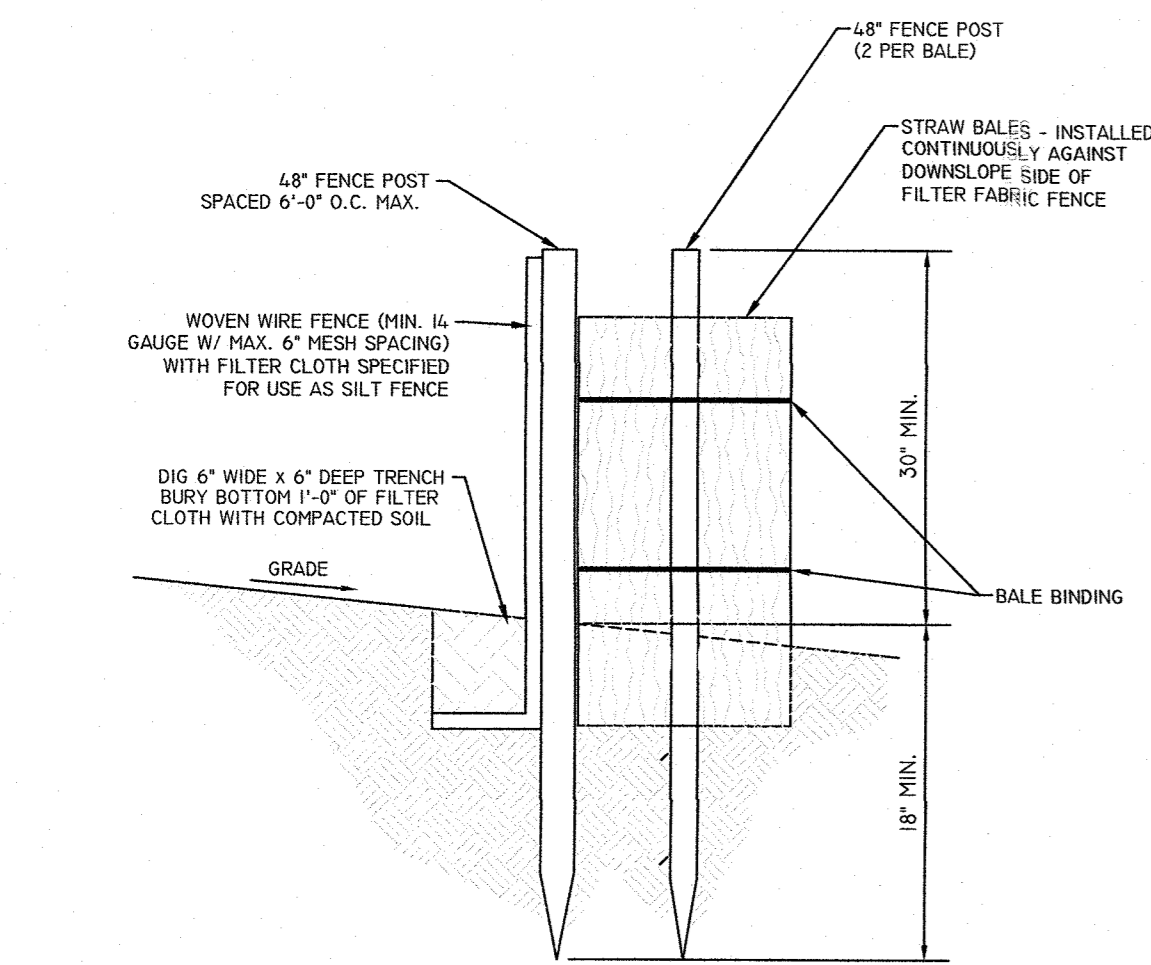
**EROSION & SEDIMENT CONTROL PLAN**  
 PREPARED FOR  
**MICHAEL J. MAURO**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY - NEW YORK

**AFR** Engineering and Land Surveying, P.C.  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
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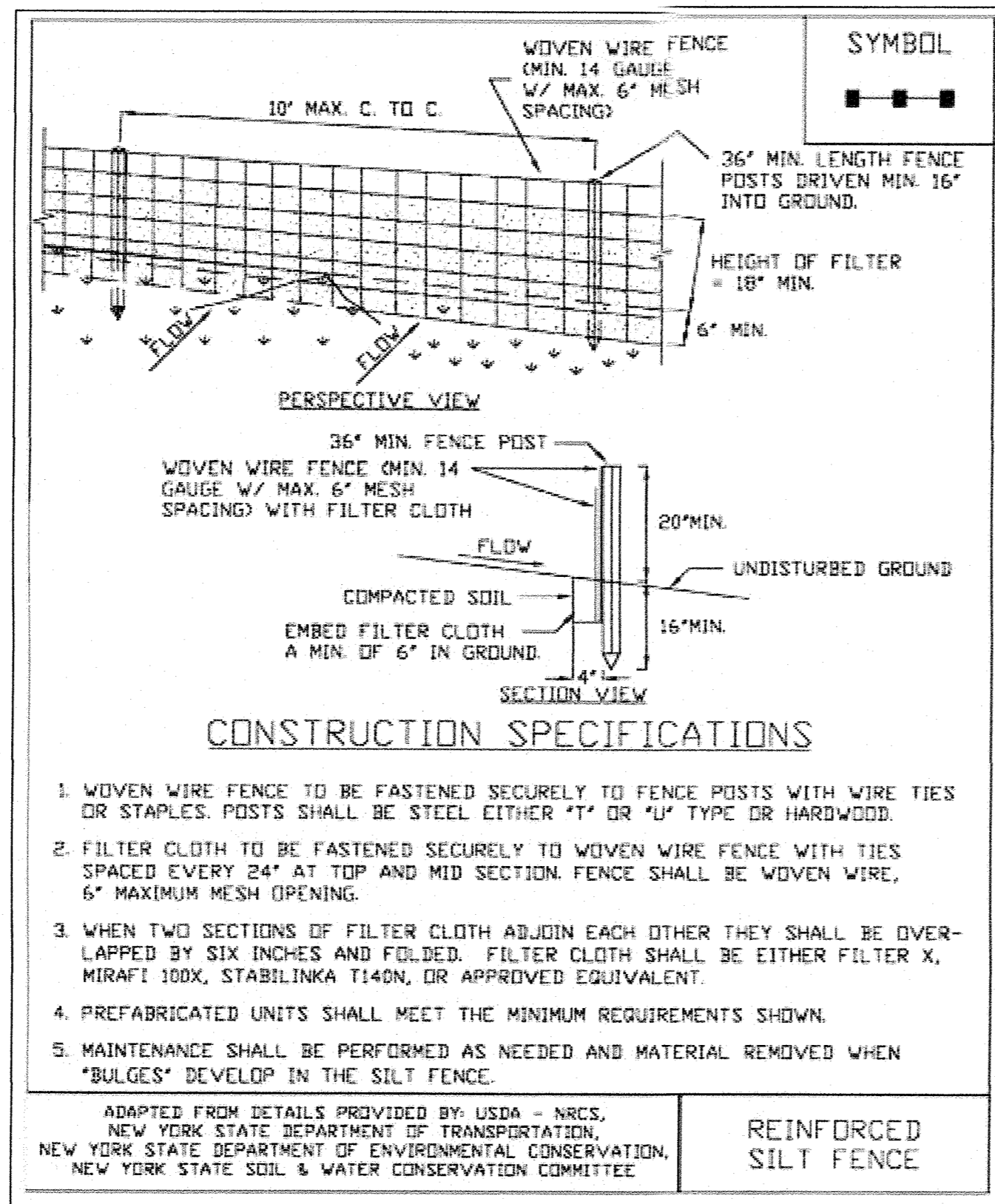
*John A. Loch, P.L.S.*  
 John A. Loch, P.L.S.  
 N.Y. Lic. No. 049985

*Chris D. Dominick*  
 Chris D. Dominick, P.E.  
 N.Y. Lic. No. 095946

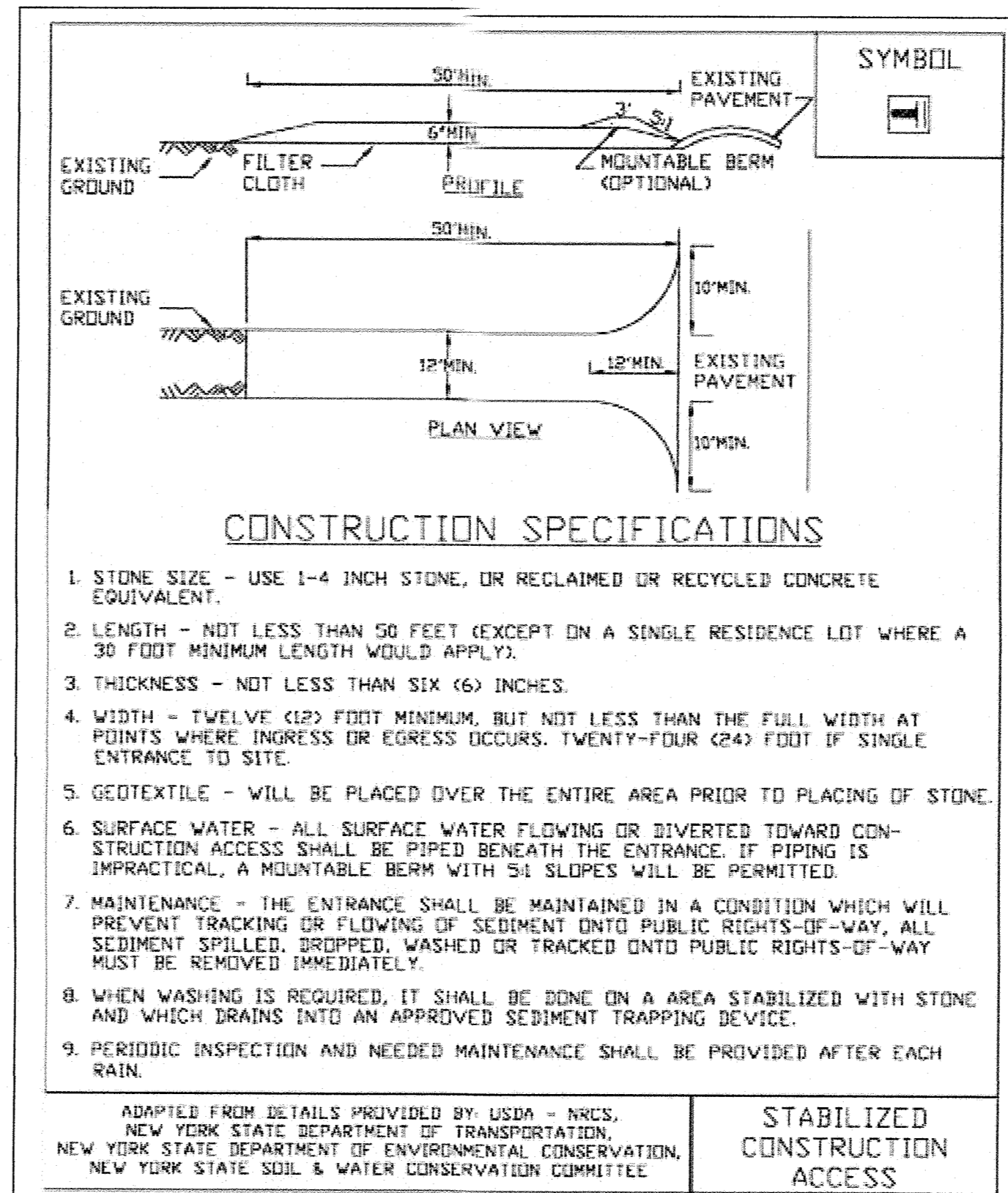
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 SCALE: 1" = 20' JOB No.: 12011 SHEET: 2 OF 3



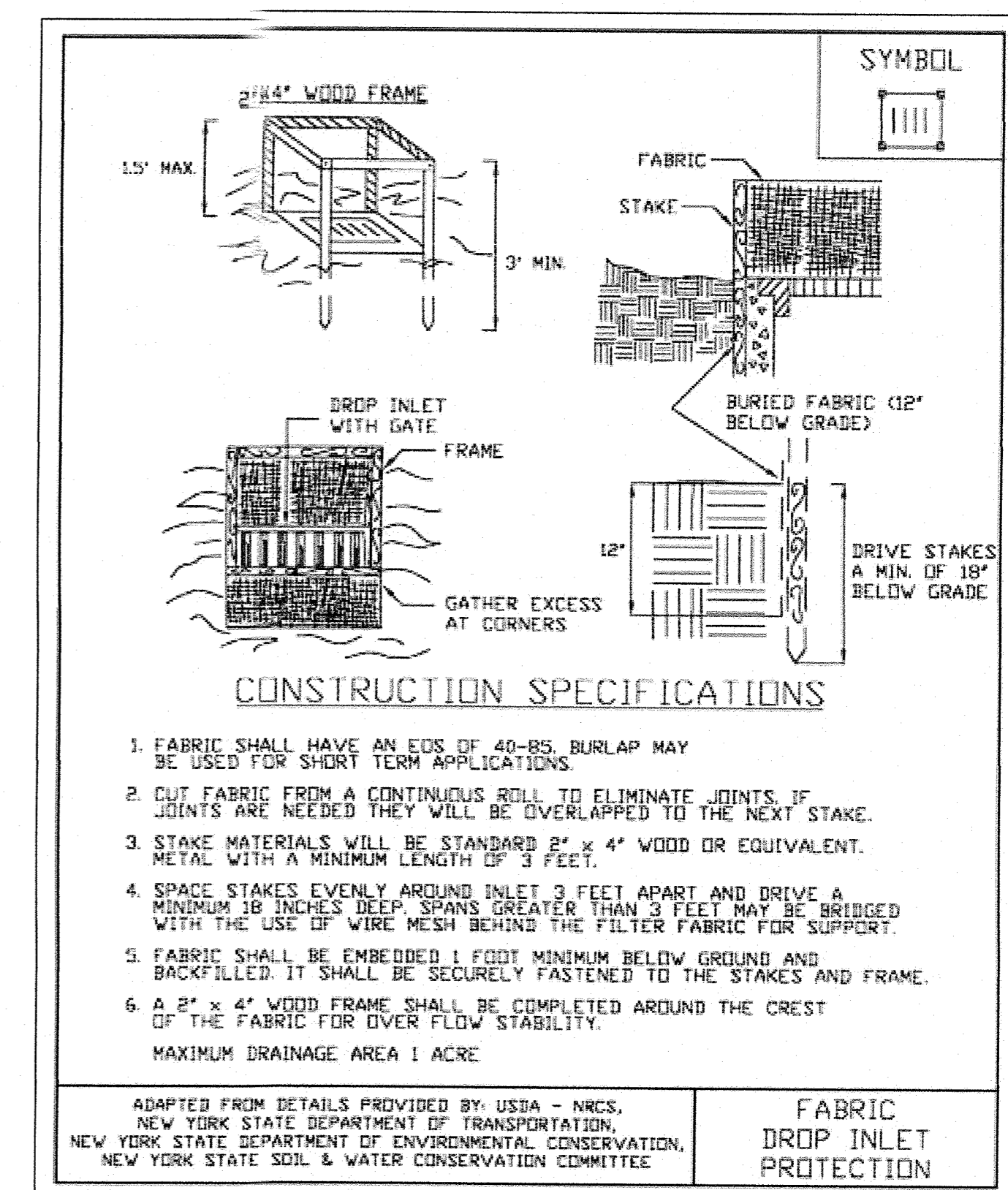
**FILTER FABRIC SILT FENCE WITH STRAW BALES SECTION**  
NOT TO SCALE



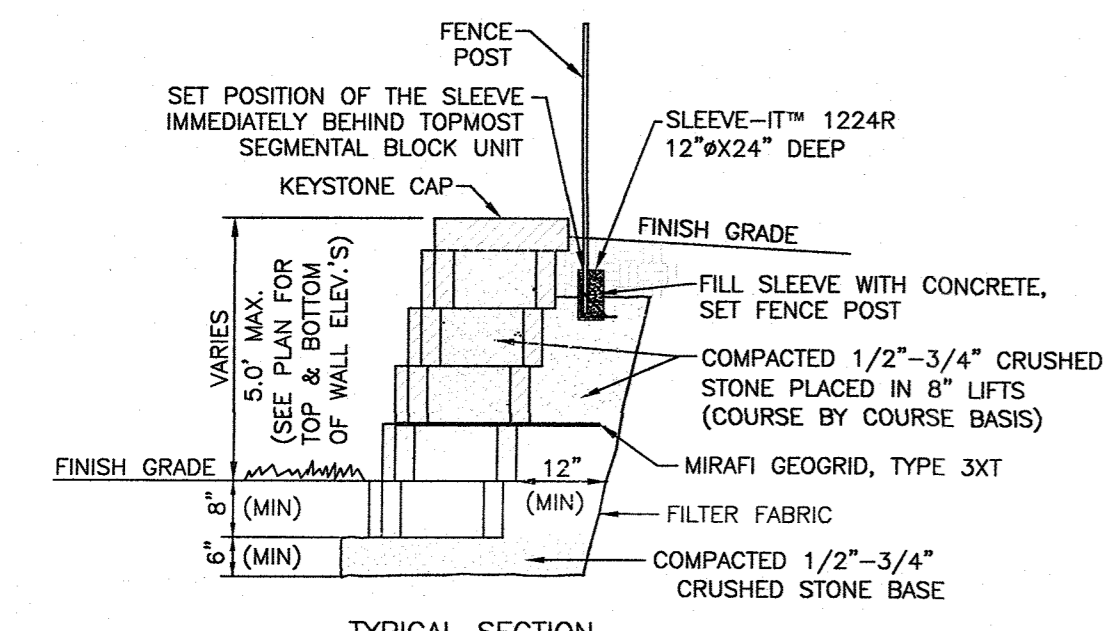
**REINFORCED SILT FENCE**  
ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



**STABILIZED CONSTRUCTION ACCESS DETAIL**  
NOT TO SCALE

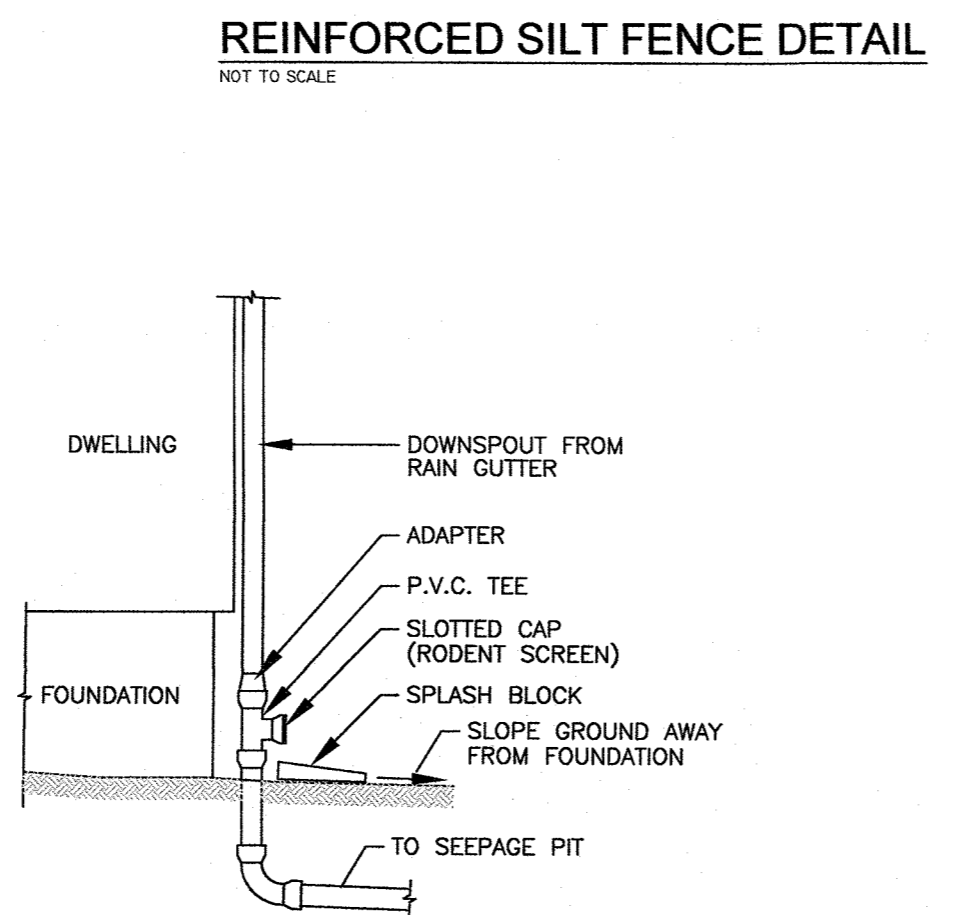


**FABRIC DROP INLET PROTECTION**  
ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

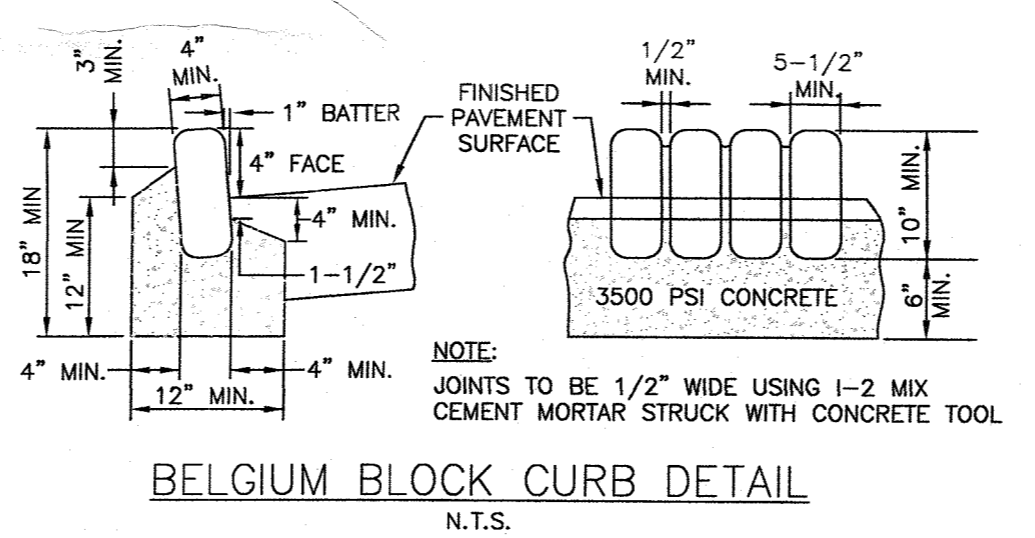


**KEYSTONE WALLS DETAIL**  
N.T.S.

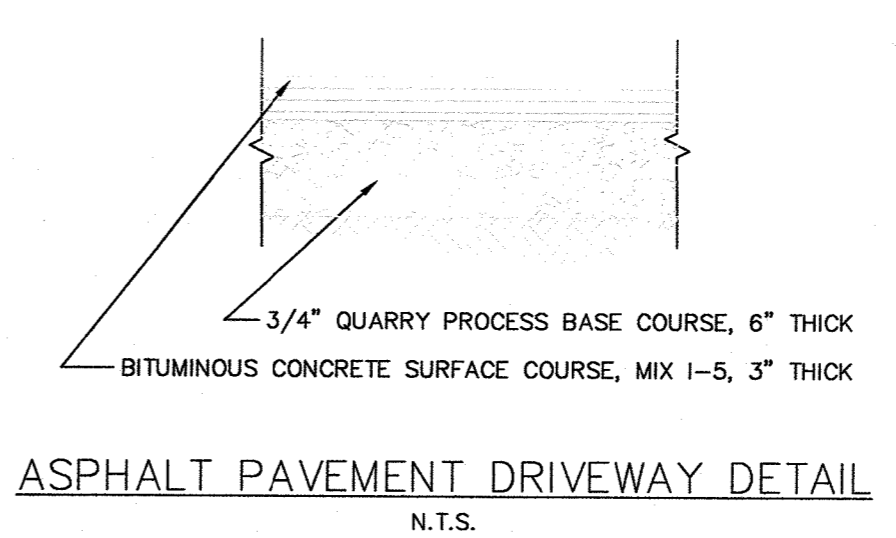
- NOTES:**
1. MINIMUM WALL EMBEDMENT IS 8".
  2. KEYSTONE BLOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  3. EXACT FINISHED GRADES AT RETAINING WALL TO BE ADJUSTED TO MEET FIELD CONDITIONS.
  4. 1" MIN. SETBACK PER UNIT.



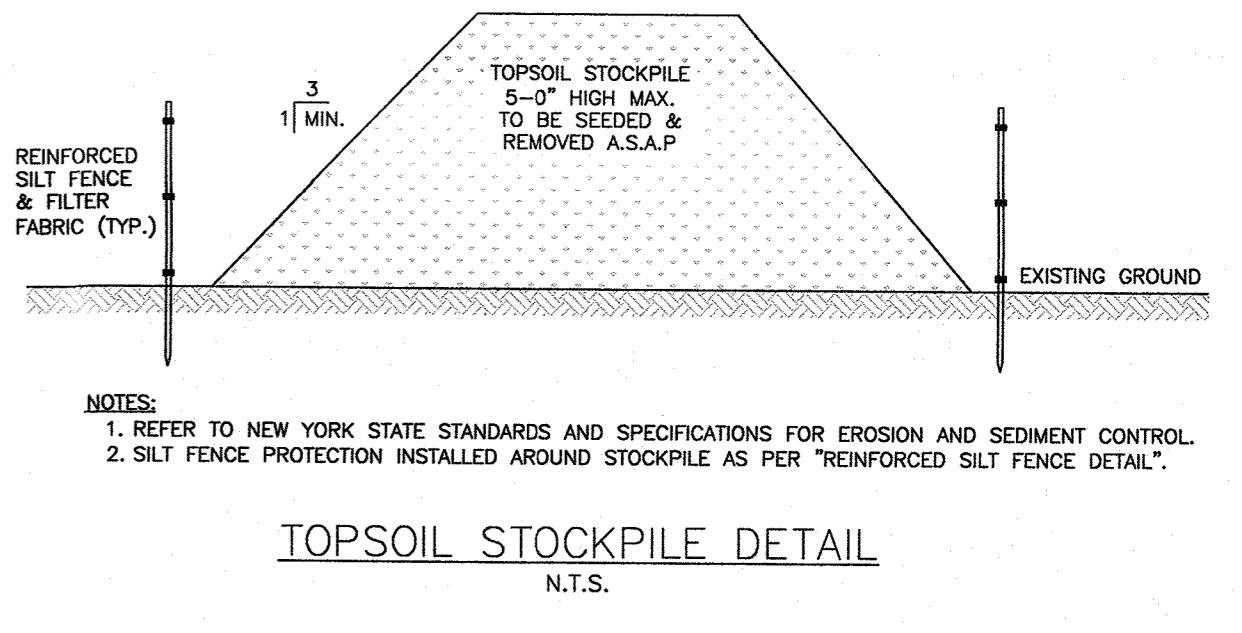
**ROOF LEADER DETAIL**  
N.T.S.



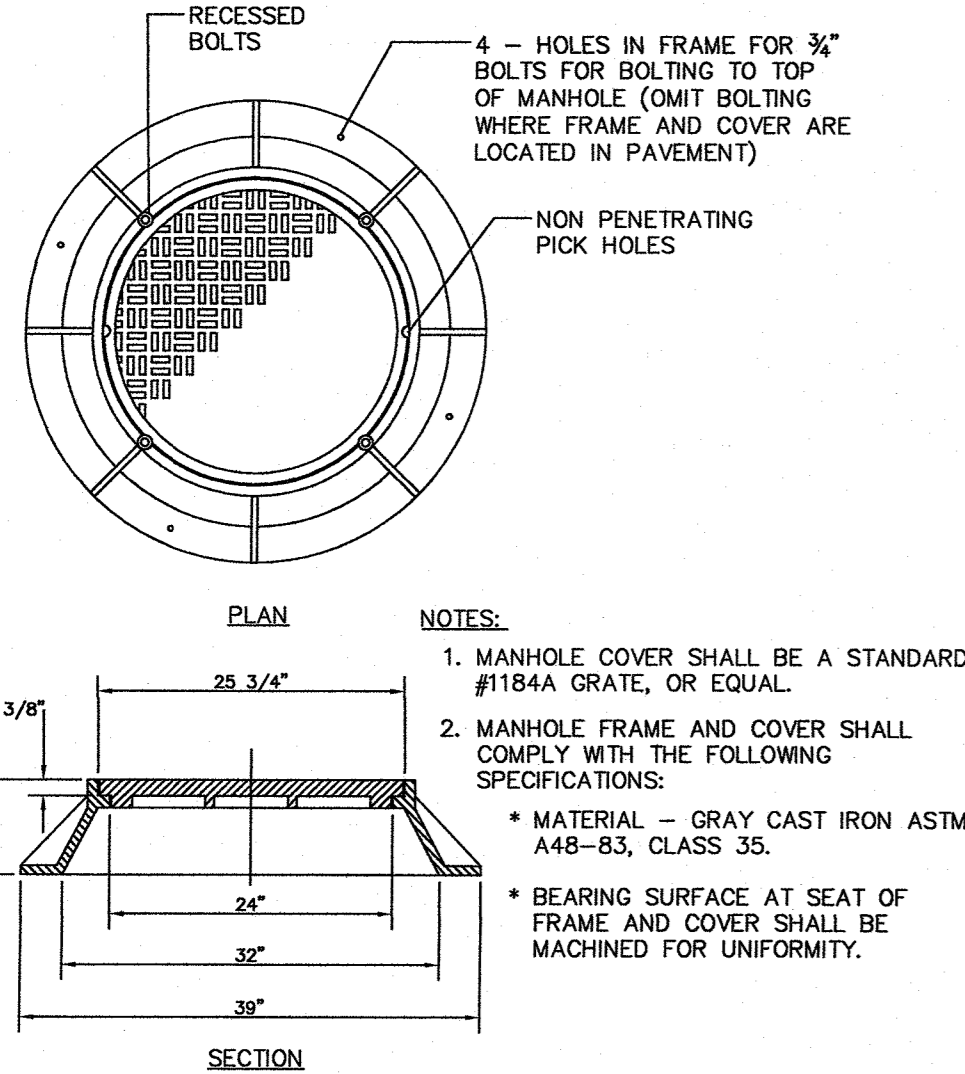
**BELGIUM BLOCK CURB DETAIL**  
N.T.S.



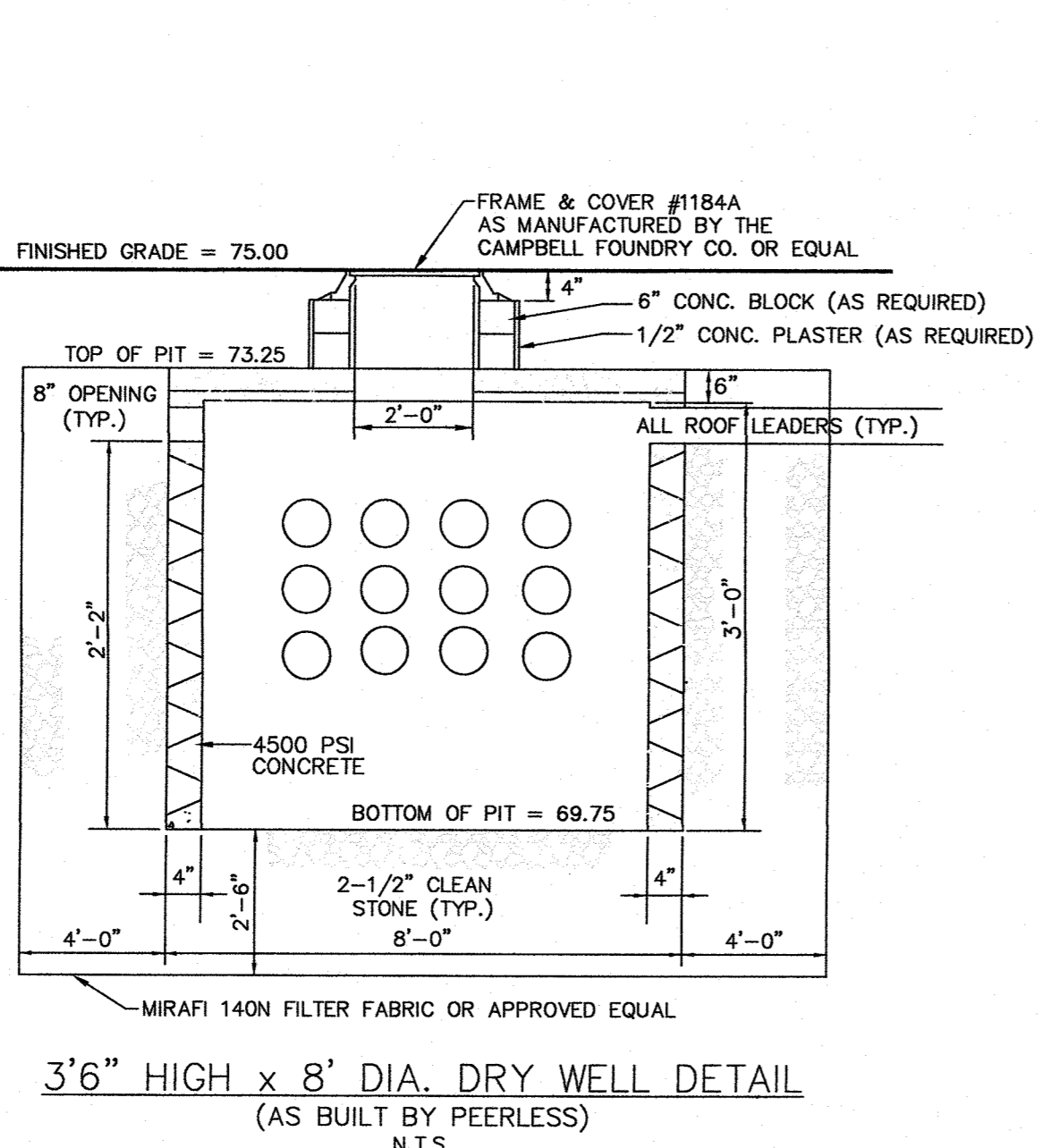
**ASPHALT PAVEMENT DRIVEWAY DETAIL**  
N.T.S.



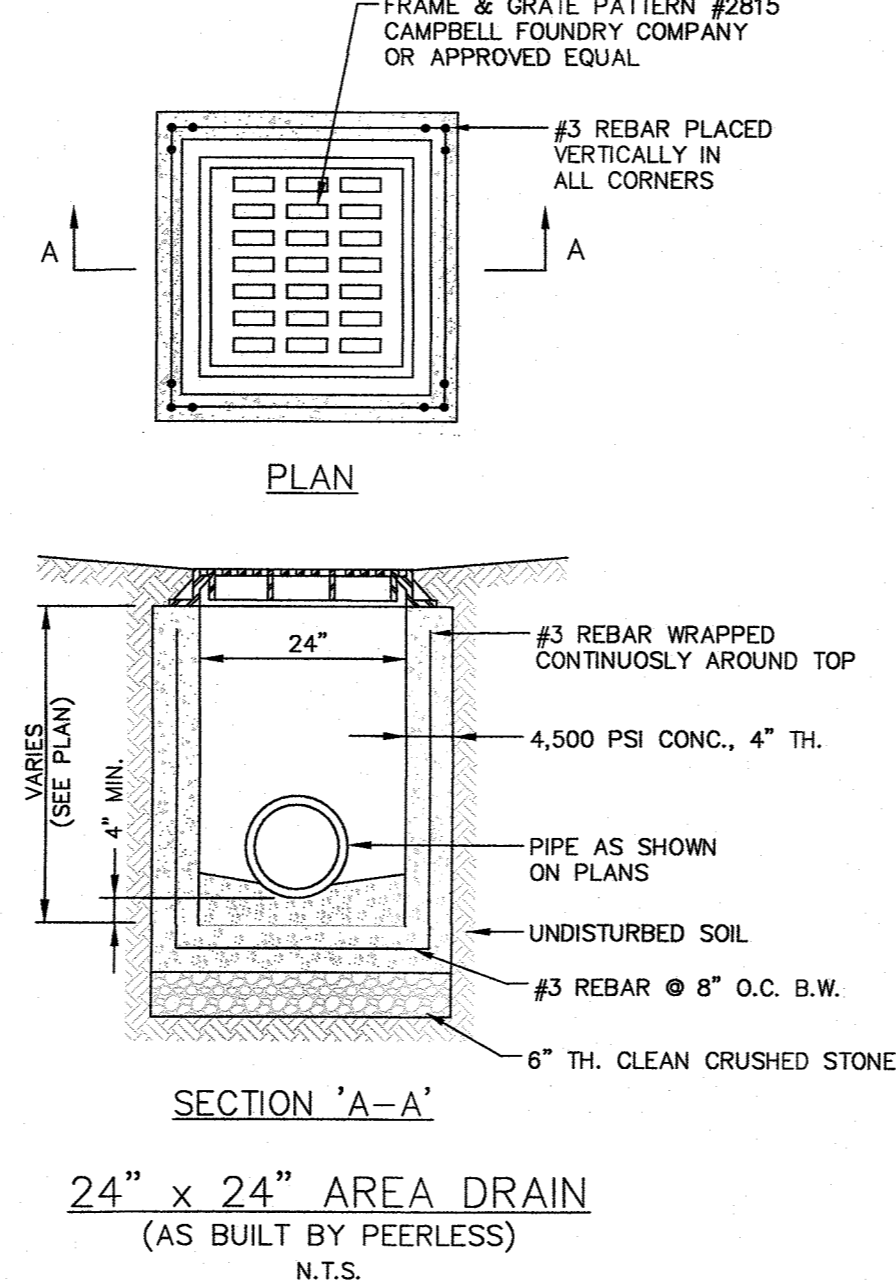
**TOPSOIL STOCKPILE DETAIL**  
N.T.S.



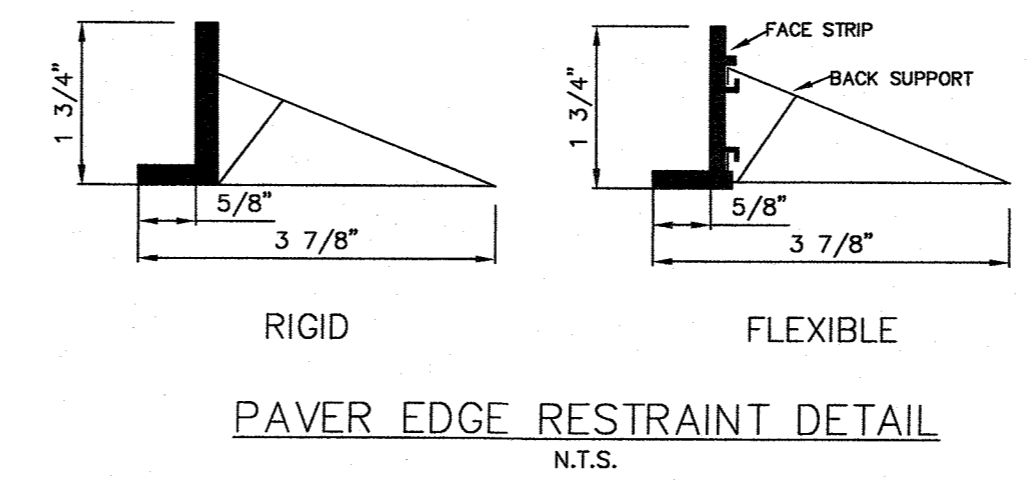
**DETAIL OF STANDARD MANHOLE FRAME AND GRATE MODEL 1184A**  
N.T.S.



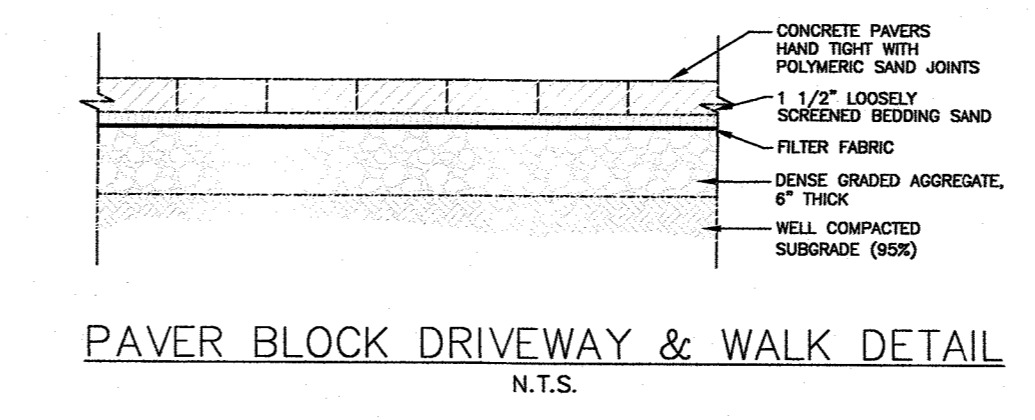
**3'6\"/>**



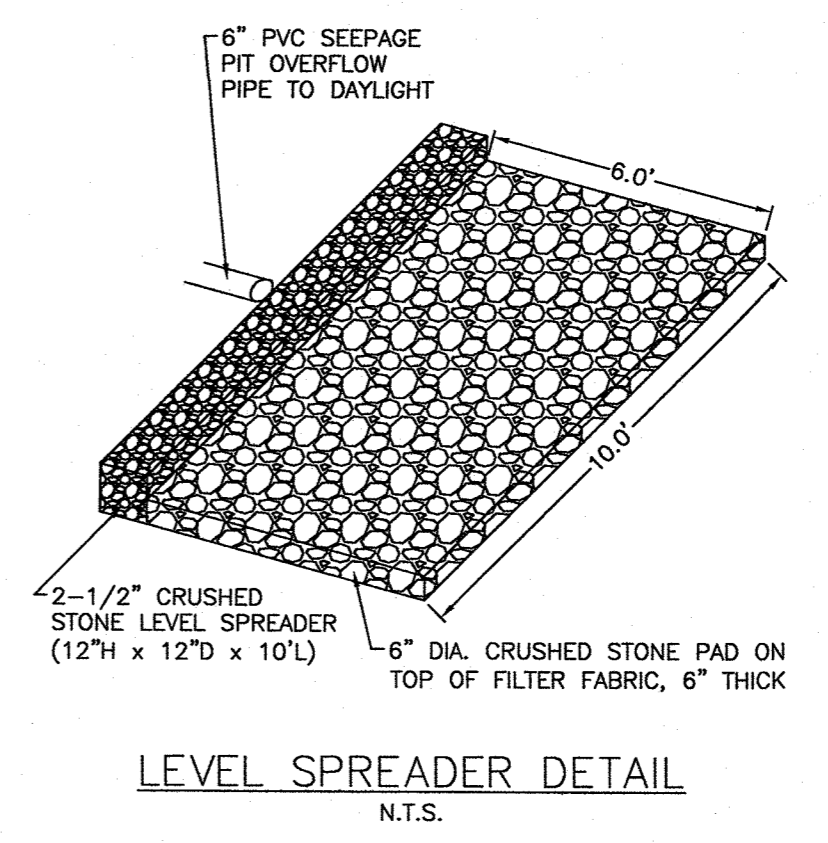
**24\"/>**



**PAVER EDGE RESTRAINT DETAIL**  
N.T.S.



**PAVER BLOCK DRIVEWAY & WALK DETAIL**  
N.T.S.



**LEVEL SPREADER DETAIL**  
N.T.S.

11/5/21	2	PER TOWN ENGINEER	PEF
5/7/21	1	PER TOWN PLANNING BOARD ENGINEER	PEF
DATE	NO.	REVISION	CHK'D

**CONSTRUCTION DETAILS**  
PREPARED FOR  
**MICHAEL J. MAURO**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY - NEW YORK

**AFR** Engineering and Land Surveying, P.C.  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
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30 Madison Avenue, Parsippany, NJ 07652  
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**CONSTRUCTION DETAILS**  
DATE: DECEMBER 18, 2020 DRAWN BY: EDD CHECKED BY: PEF  
SCALE: NOT TO SCALE JOB No.: 12011 SHEET: 3 OF 3