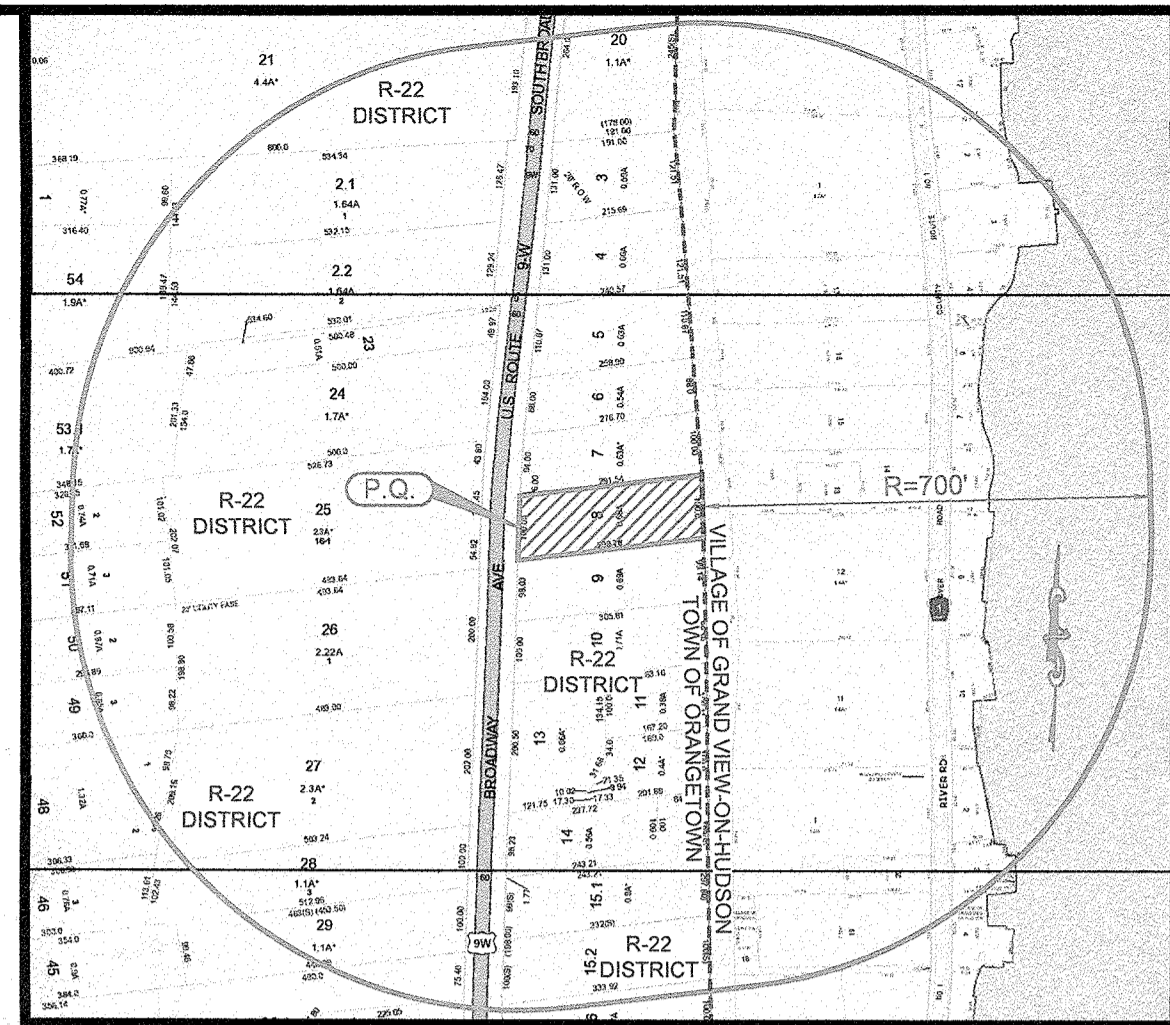


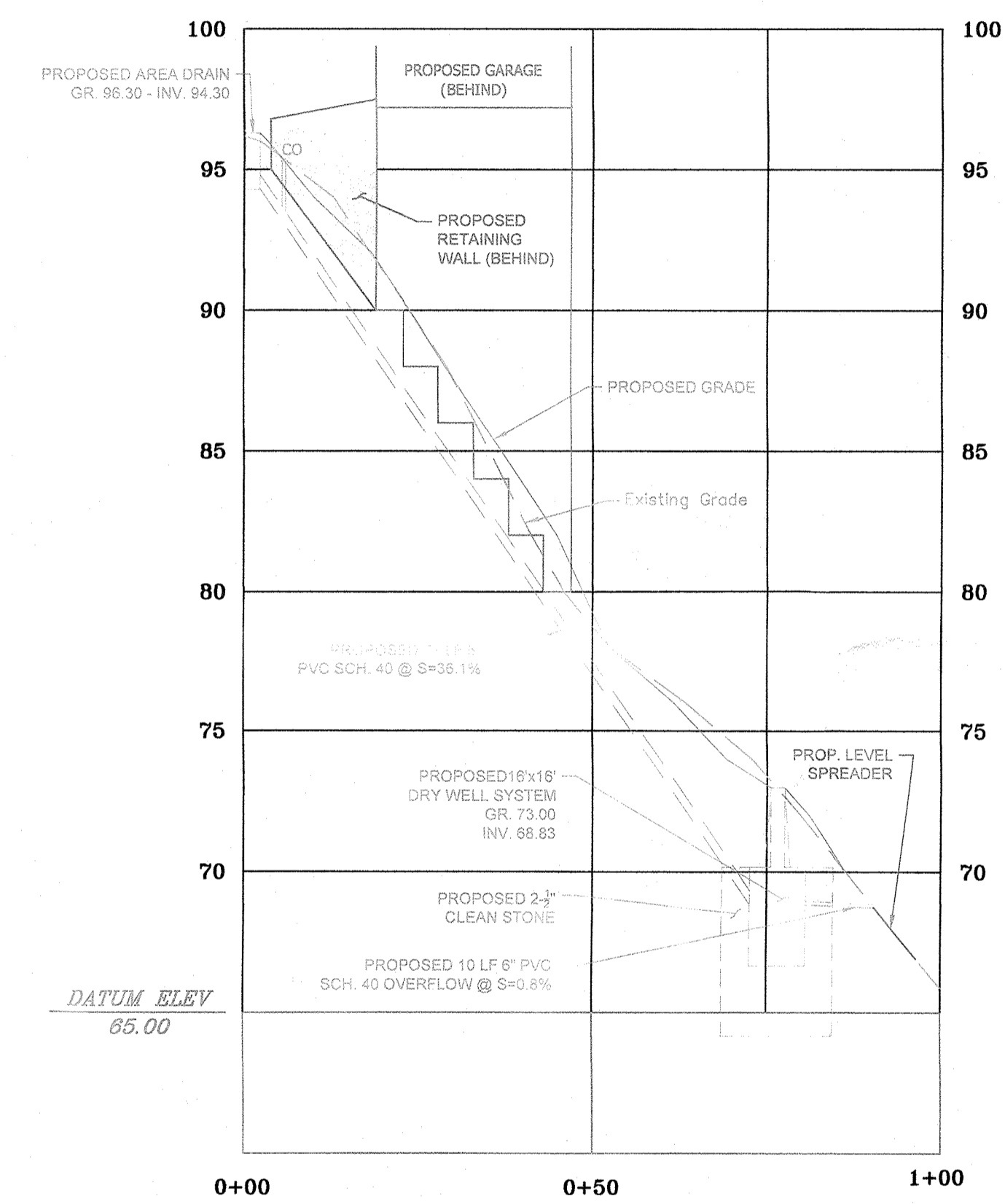
EXISTING	LEGEND	PROPOSED
	"B" INLET	
	"A" INLET	
	AREA DRAIN	
	STORM MANHOLE	
	STORM DRAIN LINE	
	SANITARY CLEAN OUT	
	SANITARY MANHOLE	
	WATER LINE	
	WATER VALVE	
	HYDRANT	
	GAS LINE	
	GAS VALVE	
	BUILDING	
	CURB	
	DEPRESSED CURB	
	EDGE OF PAVEMENT	
	SIGN	
	CONTOUR	
	SPOT ELEVATION	



- 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'	52.2'	44.7'
MIN. SIDE YARD (ONE / BOTH)	20.0' / 40.0'	26.3' / 55.6'	13.5' / 39.6'
MIN. REAR YARD	45.0'	211.2'	197.6'
MAX. BUILDING HEIGHT	37'-7" (SEE NOTE 7)	23'-5"	23'-5"

- MAXIMUM BUILDING HEIGHT CALCULATION:
MAXIMUM HEIGHT IN FEET AND INCHES PER FOOT FROM LOT LINE = 9' / FT.
BUILDING SETBACK FROM LOT LINE = 90'-1.5'
50'-1.5' x 9' / FT = 37'-7" MAXIMUM BUILDING HEIGHT
- BUILDING HEIGHT CALCULATION:
AVG. GRADE AROUND BUILDING
86.847 + 95.9967 = 366.4 / 4 = 91.6
MIDPOINT OF ROOF ELEVATION = 115.00'
BUILDING HEIGHT = 115.02' - 91.6' = 23.42' ± 23'-5"
- BUILDING COVERAGE CALCULATIONS:
EXISTING DWELLING = 1,738 S.F. / 29,348 = 5.9% (INCLUDES BALCONIES, OVERHANG & COVERED ENTRY & LANDSCAPING)
PROPOSED DWELLING = 2,216 S.F. / 29,348 = 7.6% (INCLUDES BALCONIES, OVERHANG & COVERED ENTRY & LANDSCAPING)
- IMPERVIOUS COVERAGE CALCULATIONS:
EXISTING
BLDG. COVERAGE = 1,738 S.F.
DRIVEWAY = 3,536 S.F.
WALK/STEPS = 141 S.F.
5,415 S.F. / 29,348 = 18.5%
PROPOSED
BLDG. COVERAGE = 2,216 S.F.
DRIVEWAY = 3,347 S.F.
CONC. WALK/STEPS = 195 S.F.
PAVER WALK = 226 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 SURVEYS/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, SUPERINTENDENT 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: HORIZ: 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.

Craig D. Dominick
Craig D. Dominick, P.E.
N.Y. Lic. No. 095947

APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN.

APPROVED BY THE ZONING BOARD OF THE TOWN OF ORANGETOWN.

DATE _____

DATE _____

CHAIRMAN _____

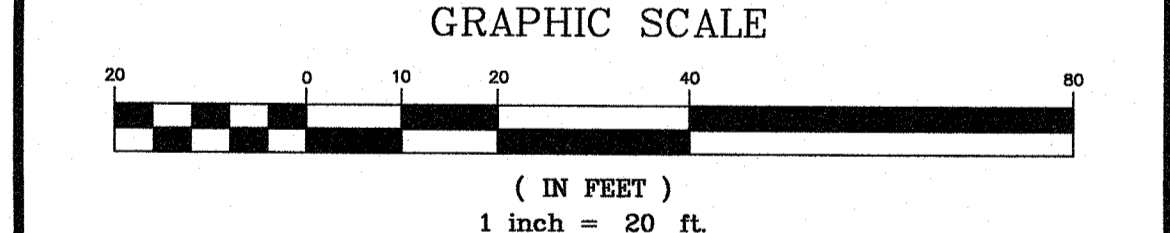
CHAIRMAN _____

SECRETARY _____

SECRETARY _____

ENGINEER _____

ENGINEER _____



DATE	NO.	REVISION	CHKD
11/23/21	3	ADDITION OF A/C UNITS	PEF
11/5/21	2	PER TOWN ENGINEER	PEF
5/7/21	1	PER TOWN PLANNING BOARD ENGINEER	PEF

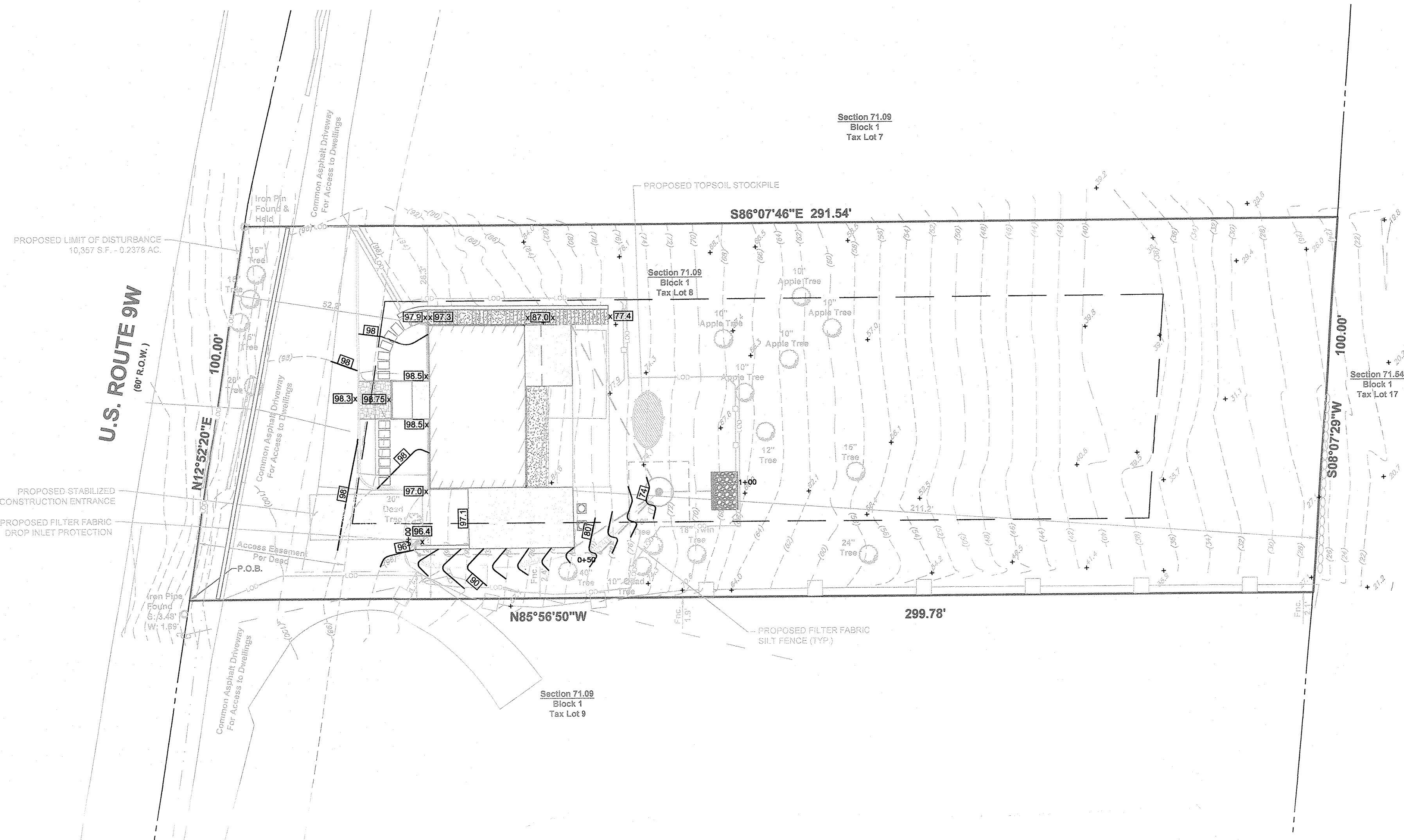
SITE PLAN
PREPARED FOR
MICHAEL J. MAURO
TOWN OF ORANGETOWN
ROCKLAND COUNTY - NEW YORK

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

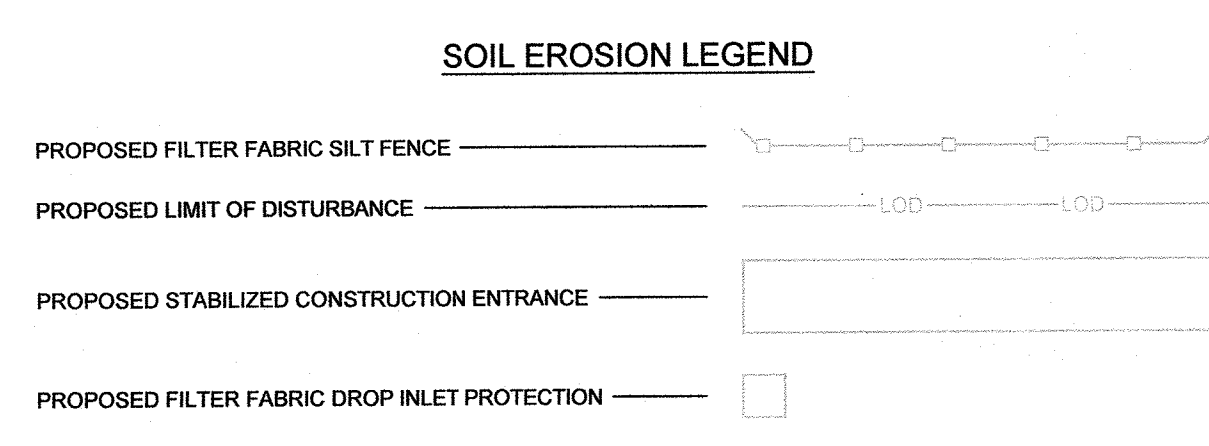
John A. Loch, P.L.S.
John A. Loch, P.L.S.
N.Y. Lic. No. 049985

Craig D. Dominick, P.E.
Craig D. Dominick, P.E.
N.Y. Lic. No. 095947

DATE: DECEMBER 18, 2020 DRAWN BY: CDD CHECKED BY: PEF
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	
	HYDRANT	
	GAS LINE	
	GAS VALVE	
	BUILDING	
	CURB	
	DEPRESSED CURB	
	EDGE OF PAVEMENT	
	SIGN	
	CONTOUR	206
	SPOT ELEVATION	206.0



TEMPORARY SEEDING SPECIFICATIONS

AREAS REMAINING DISTURBED FOR 14 DAYS OR MORE SHALL BE STABILIZED AS FOLLOWS:
 SCARIFY SOILS IF COMPACTED, LINE TO PM OF 0.0 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) (USE WINTER RYE IF SEEDING IN OCT./NOV.)	50 LBS/ACRE (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. LINE TO A PM 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 TREFOL	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	114-143 LBS/ACRE
15% PERENNIAL RYEGRASS	26-35 LBS/ACRE
20% KENTUCKY BLUEGRASS BLEND	35-44 LBS/ACRE

SHADY DRY SITES (WELL TO SOMEWHAT POORLY DRAINED SOILS)

SPECIES	APPLICATION RATE
80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND	105-108 LBS/ACRE
20% PERENNIAL RYEGRASS	25-37 LBS/ACRE

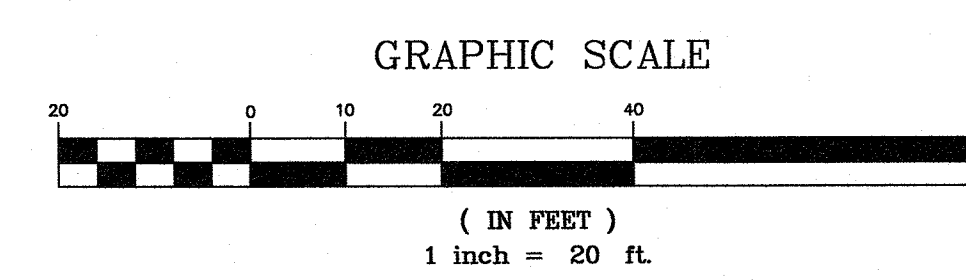
SHADY WET SITES (SOMEWHAT POOR TO POORLY DRAINED SOILS)

SPECIES	APPLICATION RATE
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 HYDROSEEDED 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 HIRAFI 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 100 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 PACKED PRIOR TO PLACING MULCH.



DATE	NO.	REVISION	CHKD
11/23/21	3	ADDITION OF A/C UNITS	PEF
11/5/21	2	PER TOWN ENGINEER	PEF
5/7/21	1	PER TOWN PLANNING BOARD ENGINEER	PEF

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

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