REFERENCES:

-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ROBERT E. SORACE, PLS, LAST REVISED SEPTEMBER 17, 2021, PROVIDED BY OWNER.

NOTE:
1. AT LEAST ONE WEEK PRIOR TO 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 & 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.
2. STORMWATER MANAGEMENT PHASE II REGULATIONS: ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
3. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY.
B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
D. 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" OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITH THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FOR THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN (6)(X) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAT THE TREE CANOPY.
4. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
5. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING(DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
6. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
7. 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 CONDITION(S) 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(E.WETLANDS-US ARMY CORP. OF ENGINEERS).
8. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY(30) DAYS OF THE COMPLETION OF CONSTRUCTION.
9. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
10. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.

11. ZONE RG
12. DISTRICTS:
FIRE: PEARL FIRE DISTRICT
SCHOOL: PEARL RIVER SCHOOL DISTRICT
SEWER: TOWN OF ORANGETOWN
WATER: SUEZ WATER

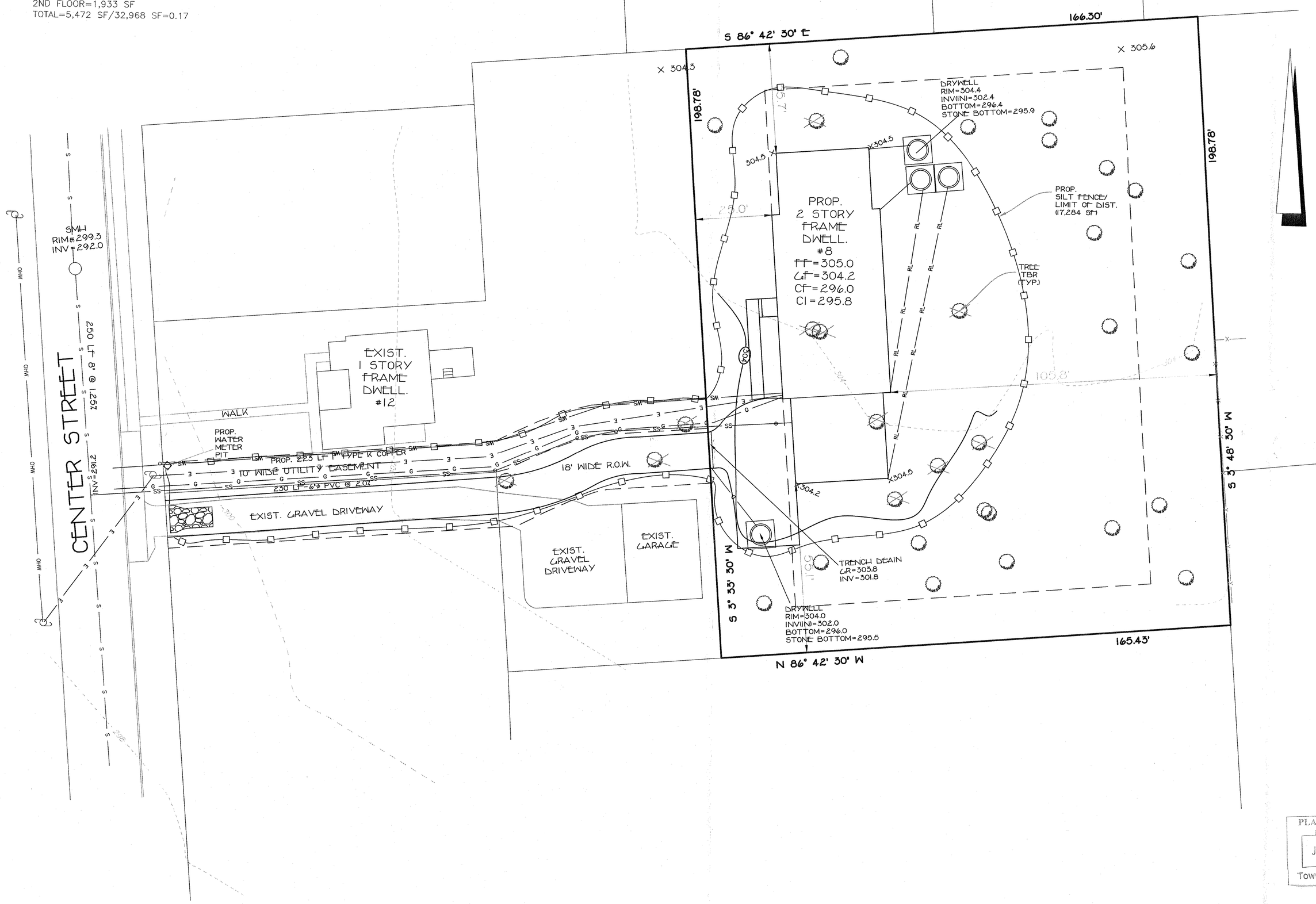
13. TREES ARE TO BE REMOVED AS SHOWN.
14. NO WATER SUPPLY IMPROVEMENTS ARE NOT NECESSARY.
15. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
16. ALL UTILITIES, INCLUDING ELECTRIC & TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
17. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP & HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
18. ELEVATION DATUM IS ORANGETOWN. SEWER MANHOLE FROM AS-BUILTS.
19. AREA OF DISTURBANCE IS 17,284 SF.

BULK REGULATIONS - ZONE RG GROUP: Q

	LOT AREA (SF)	STREET FRONTAGE (FT)	LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	BOTH SIDE YARDS (FT)	REAR YARD (FT)	ACC. STRUCT. SIDE YARD (FT)	MAX BLDG HT	MAX F.A.R.
REQUIRED	10,000	50	75	25	10	30	25	5	1'4"/FT/33.3 F/Y	0.30
PROVIDED	32,968	0**	198.0	25.0	35.7	92.6	105.8	NA	26.61'	0.17

** PRE-EXISTING CONDITION

FAR:
1ST FLOOR=2,854 SF
GARAGE=685 SF
2ND FLOOR=1,933 SF
TOTAL=5,472 SF/32,968 SF=0.17



VICINITY MAP
1" = 300'

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

STAB. CONSTRUCTION ENTRANCE
SILT FENCE
INLET PROTECTION
CURB INLET PROTECTION

PLANNING MEETING
JAN 12 2022
Town Of Orangetown

XRISTOS & RYAN REALTY MANAGEMENT LLC.
DIMITRIOS THEOFANIDES, OWNER

PROPERTY ADDRESS:
8 CENTER STREET
PEARL RIVER, NY 10965

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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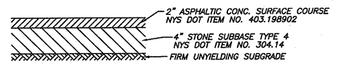
STATE OF NEW YORK · PAUL GDANSKI · No. 075890 · LICENSED PROFESSIONAL ENGINEER

PAUL GDANSKI P.E. #075890 ©

TAX LOT 68.19-2-36
8 CENTER STREET
PLOT PLAN
FOR
XRISTOS & RYAN REALTY MANAGEMENT LLC.
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC
633 WOODMONT LANE
SLOATSBURG, N.Y. 10974
TEL: (917) 418-0999
EMAIL: PGSKI@EARTHLINK.NET

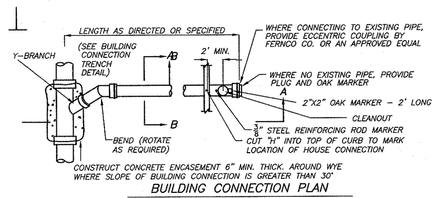
FILE	483KING
DATE	SEPT. 15, 2020
SCALE	1" = 20'



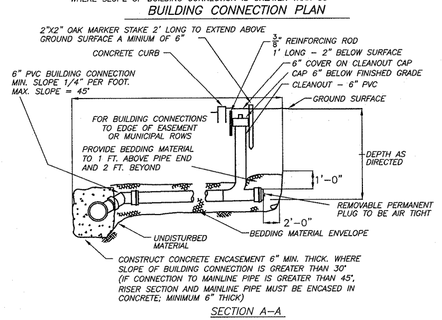
TYPICAL DRIVEWAY PAVEMENT DETAIL

N.T.S.

(PER ORANGETOWN SUBURBAN STREET SPECS)



BUILDING CONNECTION PLAN

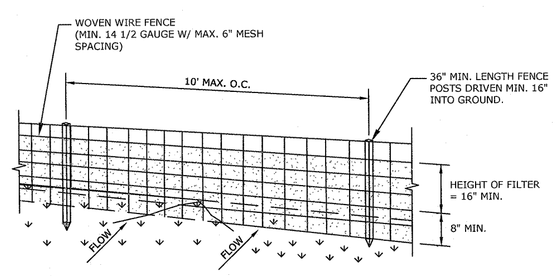


SECTION A–A

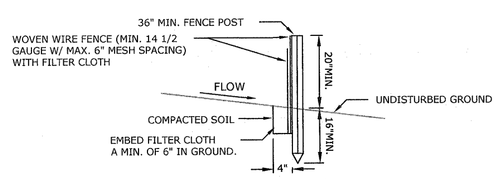
BUILDING CONNECTION ELEVATION

BUILDING CONNECTION DETAIL

NTS



PERSPECTIVE VIEW



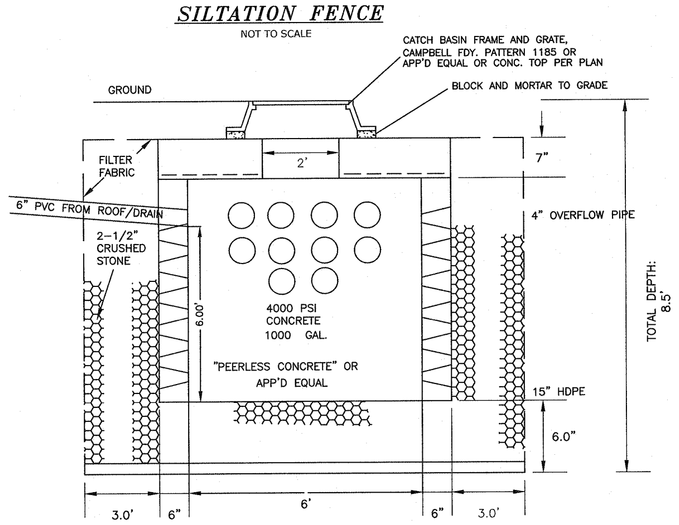
SECTION VIEW

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILTATION FENCE

NOT TO SCALE



3 SEEPAGE PIT SYSTEM

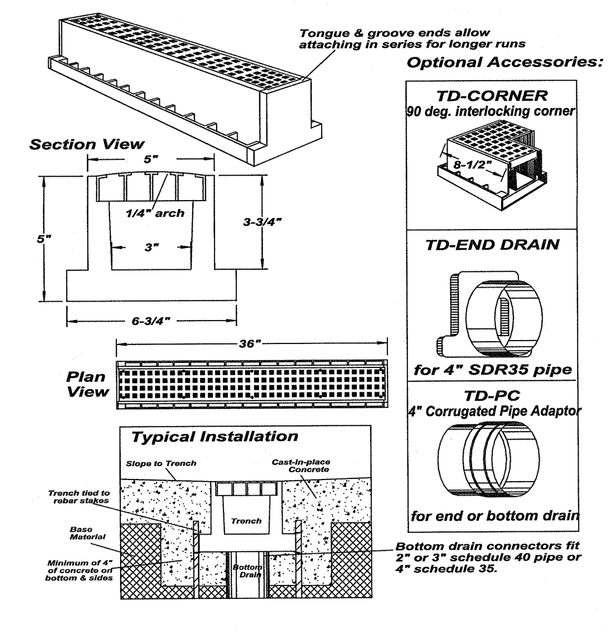
N.T.S.

NOTES:

1. SET PIT IN 13'X13' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

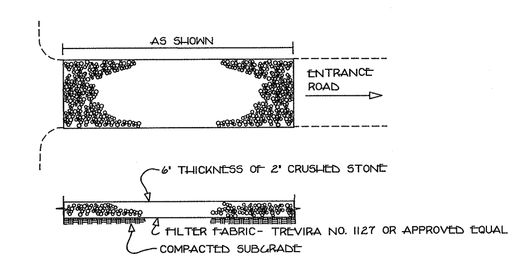
SEEPAGE PIT MAINTENANCE NOTES

1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



TRENCH DRAIN DETAIL

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

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DETAIL SHEET
TAX LOT 68.19-2-36
PLOT PLAN
FOR

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FILE #	8CENTER
DATE	SEPT. 15, 2020
SCALE	1" = 20'
DWG #	2 OF 2