REFERENCES

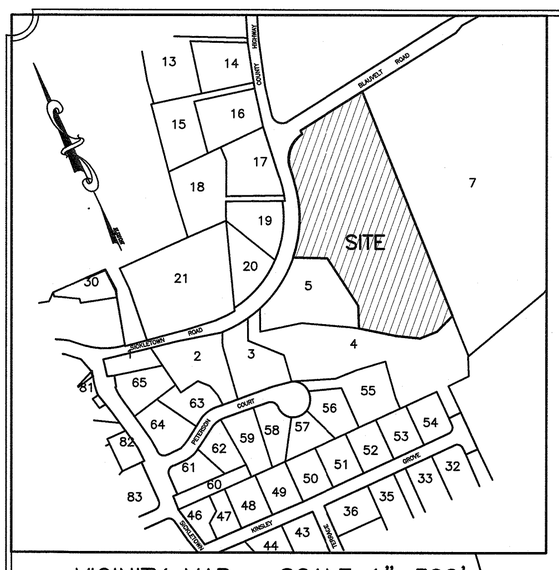
1. BEING LOT #2 AS SHOWN ON "MINOR SUBDIVISION FOR VAN HOUTEN'S FARM" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE AS MAP #6395.
2. "SURVEY MAP FOR JAMES B. VAN HOUTEN" BY ROBERT R. RAHNEFELD, PLS,PC LAST DATED 7/12/1990

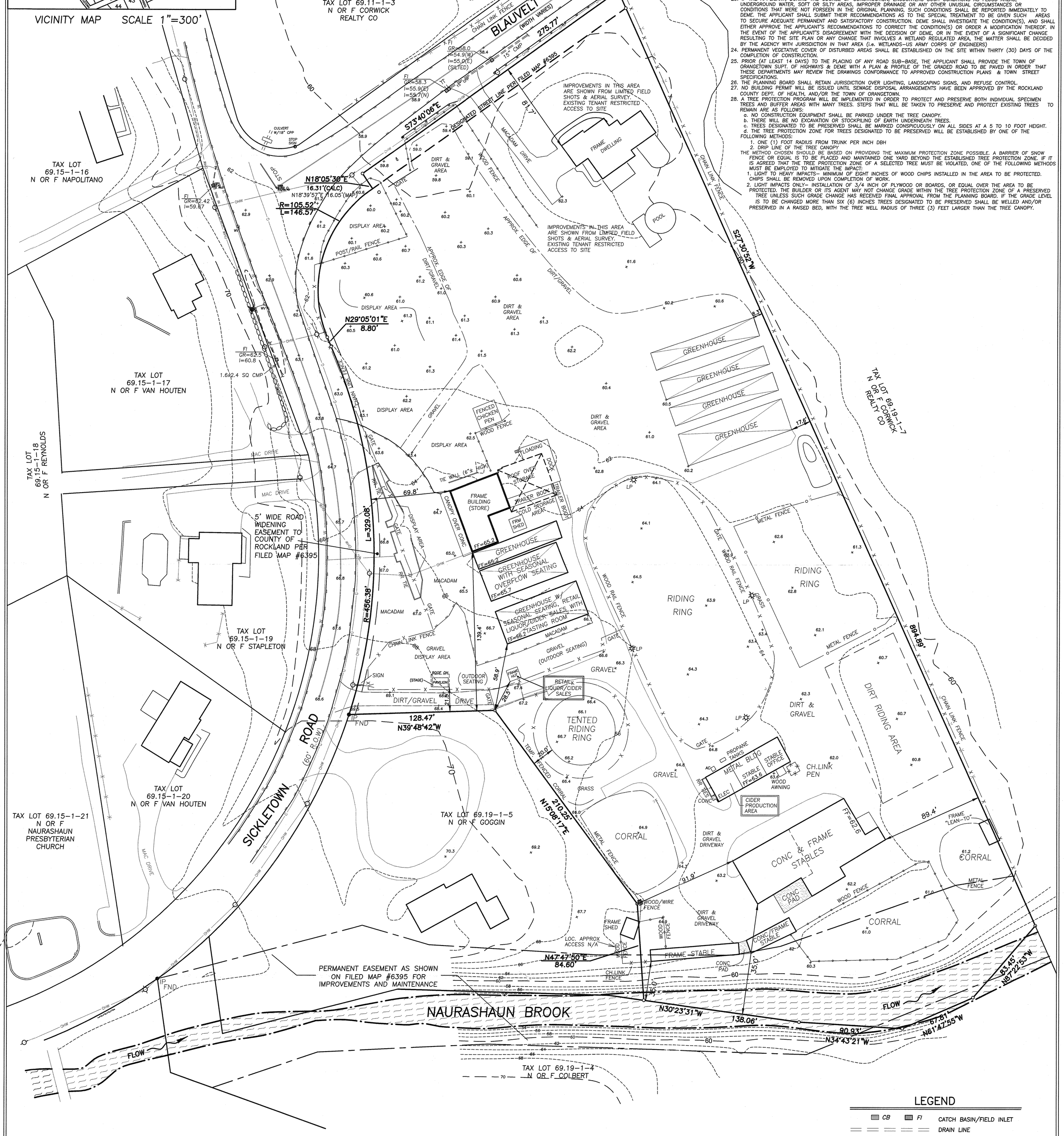
"STANDARD SITE PLAN NOTES" (ALTHOUGH NO CONSTRUCTION IS PROPOSED WITH NO DISTURBANCE TO EXISTING IMPROVEMENTS)

NOTES:
1. THIS IS A SITE PLAN OF A PORTION OF TAX LOT 69.19–1–6, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: VAN HOUTEN FARM MARKET BENEFIT TRUST, 68 SICKLETOWN RD, ORANGEBURG, NY 10962
3. APPLICANT: SAME AS ABOVE
4. LOT AREA: 7.102 AC
5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND. (NONE ARE PROPOSED)
6. 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.
7. 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.
8. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
9. 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.
10. MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THUS:)
11. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
12. ALL AREAS DISTURBED BY ON–SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
13. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
15. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
16. WATER SUPPLY BY SUEZ NY.
17. DATUM: NAVD 88
18. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
19. 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 DEME, SUPT. 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.
20. ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON
21. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
22. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
23. 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 FORSEEN 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 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. WETLANDS–US ARMY CORPS OF ENGINEERS)
24. PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
25. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB–BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
26. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
27. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
28. A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH 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:
        1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
        2. 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:
    1. 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.
    2. 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 RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.

VICINITY MAP SCALE 1"=300'





LEGEND

CB / FI	CATCH BASIN/FIELD INLET
	DRAIN LINE
S — SMH — S	SANITARY MANHOLE / PIPE
	EDGE OF PAVEMENT
	CONCRETE CURB
G — G — GV — G	GAS LINE
W — WV	WATER LINE
	UTILITY POLE W/ OVERHEAD WIRES
OHW — UE	OVERHEAD/UNDERGROUND ELECTRIC
	LIGHT POLE

PLANNING BOARD MEETING OF: DEC 08 2021 Town Of Orangetown

ZONING – ZONE R–40

	REQUIRED USE GROUP "E"	REQUIRED USE GROUP "H"	EXISTING
MINIMUM LOT AREA	40,000 SF	80,000 SF	7.1 ACRES
MINIMUM LOT WIDTH	150'	300'	500'±
MIN STREET FRONTAGE	100'	150'	750'+
MIN FRONT YARD	50'	100'	NO CHANGE TO EXISTING CONDITIONS
MIN SIDE YARD	30'	100'	
TOTAL SIDE YARD	80'	200'	
MIN REAR YARD	50'	100'	
MAX BLDG HEIGHT	8"/FT	3"/FT	
MAX. FAR	0.15	0.15	0.104

EXISTING VARIANCES

1. VARIANCES CONCERNING PENNED OR HOUSED ANIMALS: Section 3:11, R–40 (R–80) Column 4, Item 5 were granted per decision #88–18; April 20, 1988
2. VARIANCES FOR TWO EXTERNAL TRAILERS, OUTDOOR LOADING BERTH: Section 7.34, extension of Non–Conforming Use granted per decision #88–111; Dec. 7, 1988
3. VARIANCES FOR 60' DIA. TENTED RIDING RING (SIDE YARD OF 15'± AND HEIGHT OF 26' 8 1/2") ZBA #12–49, 7/25/2012.

DATE	REVISIONS

DESIGNED JAG
DRAWN LDW
CHECKED JAG
APPROVED JAG

STATE OF NEW YORK · JAY A. GREENWELL · LICENSED LAND SURVEYOR · No. 49676

JAY A. GREENWELL, PLS
NYS LIC. # 49676

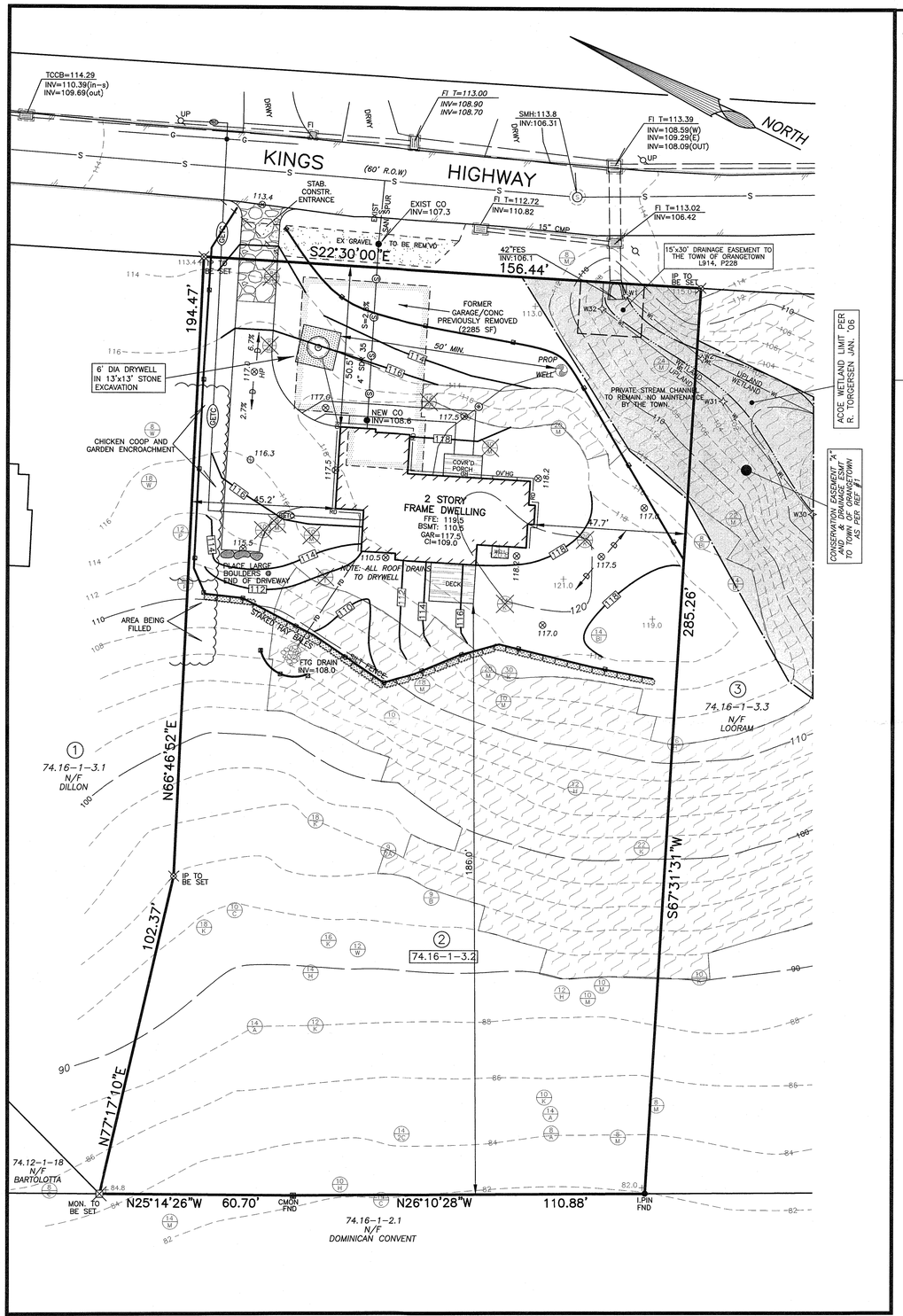
SITE PLAN FOR

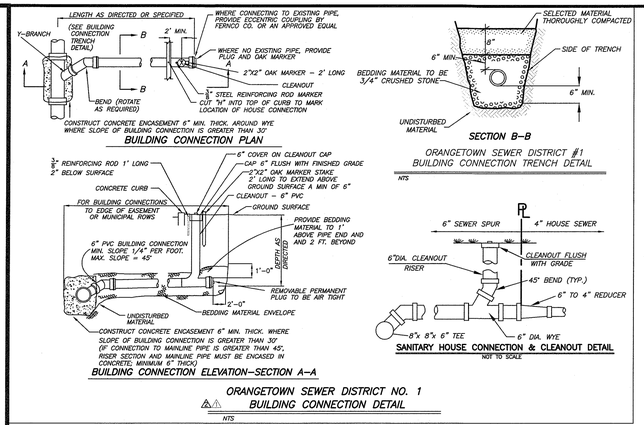
ROCKLAND CIDERY

68 SICKLETOWN ROAD
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

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

TAX LOT #	69.19–1–6
AREA	309,344 SF 7.102 AC
FILE	21205TOPO
SCALE	1"=40'
DATE	08/19/21
JOB NO.	21205





DETAIL FROM APPROVED PLANS – SEE NOTE #2

TREE LEGEND

11 / 8K — CALIPER IN INCHES; TREE TYPE (SEE BELOW)

2=TWIN,3=TRIPLE,ETC.

K = OAK	E = ELM
A = ASH	C = CHERRY
S = SPRUCE	H = HICKORY
M = MAPLE	BI = BIRCH
P = PINE	W = WALNUT
BE = BEECH	CA = CRABAPPLE
PP = POPLAR	

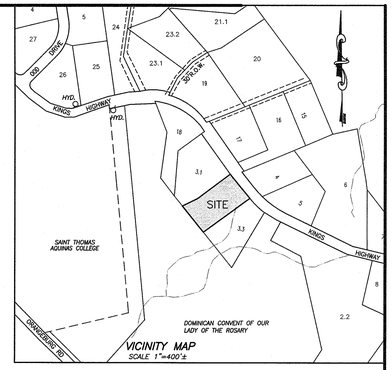
17 / 8K — TREE TO BE REMOVED

LEGEND FOR EROSION CONTROL

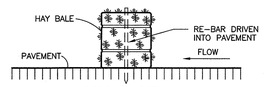
CONSTRUCTION ENTRANCE DIMENSIONS 12' x 50'

SILT FENCE

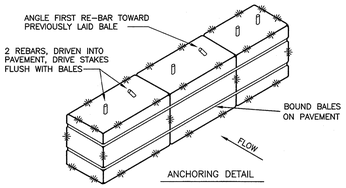
INLET PROTECTION



NOTES:
1. REFERENCE: BEING LOT #2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION FOR DOLLER" FILED 2/6/07 AS MAP #7907.
2. FOR ENGINEERING DETAILS OF SEWERS, DRAINAGE , RETAINING WALLS AND EROSION CONTROL, REFER TO APPROVED CONSTRUCTION PLANS ON FILE WITH THE ORANGETOWN PLANNING BOARD.
3. WELL PERMIT REQUIRED FROM ROCKLAND COUNTY HEALTH DEPT.



BEDDING DETAIL



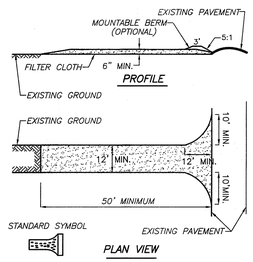
CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF THE SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. BALES SHALL BE PLACED SO THE BINDING ARE HORIZONTAL.
3. 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.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE

NTS

DETAIL FROM APPROVED PLANS – SEE NOTE #2



CONSTRUCTION SPECIFICATIONS

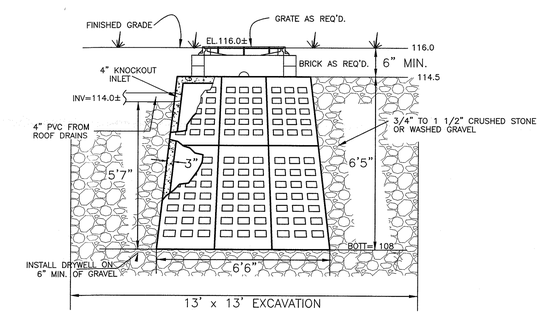
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS – NOT LESS THAN (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NTS

DETAIL FROM APPROVED PLANS – SEE NOTE #2

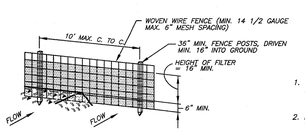
DETAIL FROM APPROVED PLANS – SEE NOTE #2

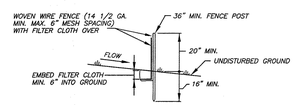


DRYWELL IN STONE SURROUND FOR LOT #2

NTS

DRYWELL TO BE MODEL DW–6.5 (1000 GAL.) AS MANUFACTURED BY WOODARD'S CONC. PRODUCTS INC., BULLVILLE, NY OR APPROVED EQUAL





CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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

POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.

FENCE: WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING.

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

WIRE REINFORCED SILT FENCE

NTS

TOTAL IMPERVIOUS AREA TO BE MITIGATED
PROPOSED = 3625 SF
PREVIOUSLY REMOVED = 2285 SF
NET =1340 SF

DRYWELL DESIGN PER APPROVED PLANS IS SUFFICIENT.

BULK REGULATIONS ZONE R–40

USE GROUP: M	LOT AREA	MIN. LOT WIDTH	MIN. STREET FRONTAGE	MIN. FRONT YARD	MIN. SIDE YARD	TOTAL BOTH SIDE YARDS	MIN. REAR YARD	MAX. BLDG. HEIGHT	MAX. FLOOR AREA RATIO
REQUIRED	40,000 SF	150 FT	100 FT	50 FT	30 FT	80 FT	50 FT	8"/FT 33.7' MAX	0.15
LOT 2	40,882 SF NET	155'±	156.4'	50.5'	45.2'	92.9'	185'±	26'±	0.10

DISTRICTS
ZONING – R–40
FIRE: ORANGEBURG
WATER: SUEZ NY
SEWER: ORANGETOWN
LIGHTING: ORANGETOWN
SCHOOL: SO. ORANGETOWN CSD #1

GROSS AREA = 45,714 SF
–1/2 AREA @ GREATER THAN 25% SLOPE
OR WITHIN WETLANDS = 5,885 SF
+ 1/2 AREA WITHIN WIDENING STRIP = 1,053 SF
NET AREA = 40,882 SF

PLANNING BOARD MEETING OF: DEC 08 2021 Town Of Orangetown

LEGEND

DRAINAGE INLET W/PIPES		HYDRANT	HYD
DRAIN MANHOLE/ WITH PIPES	DMH	GAS VALVE	GV
TOP CURB ⊕ CATCH BASIN	TCCB	OVERHEAD WIRES	OHW
TOP GRATE FIELD INLET	TGFI	GAS LINE	G
REINFORCED CONCRETE PIPE	RCP	GAS, ELEC, TEL	GET
CORRUGATED PLASTIC PIPE	CPP	WATER LINE	W
UTILITY POLE	UP	GAS, ELEC, TEL, CATV	GETC
UTILITY POLE WITH LIGHT		CATV, TEL	C/T
WATER VALVE	WV	ROOF DRAIN	RD
		WETLANDS	WL

CONTOUR LINE	520
SPOT GRADE	+ 520.5
PROP CONTOUR	520
PROP. SPOT GRADE	⊕ 520.5
SAN. SERVICE	S
PROP. SAN. SERVICE	Ⓢ
>25% SLOPE	

DATE	REVISIONS
8/19/21	REVISIONS

STATE OF NEW YORK · JAY A. GREENWELL · LICENSED LAND SURVEYOR · No. 49676

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SITE PLAN OF LOT 2
DOLLER SUBDIVISION

152 KINGS HWY
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
SURVEYING – LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845–357–0830 FAX 845–357–0756
© 2021 JAY A. GREENWELL, PLS, LLC

TAX LOT #	74.16–1–3.2
AREA	AS SHOWN
FILE	2456 PLOT LOT2
SCALE	1"= 20'
DATE	8/02/21
JOB NO.	2456