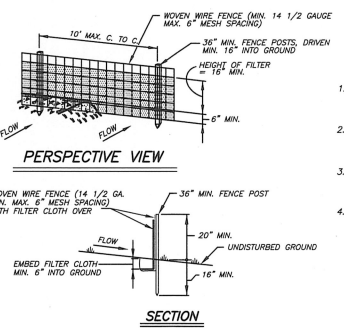


CONSTRUCTION SPECIFICATIONS

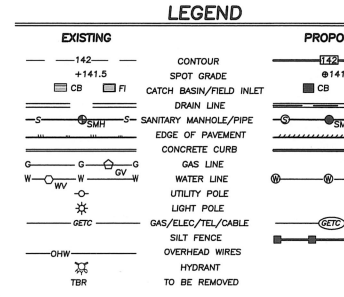
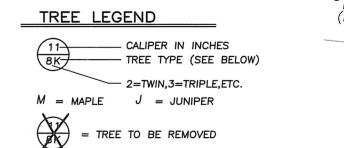
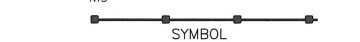
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT 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.



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.

WIRE REINFORCED SILT FENCE



REFERENCE:
DEED: INST ID 2013-16907
FILED MAP #6496 "SUBDIVISION FOR JOHN KIHM"

SUBDIVISION MAP "JOHN KIHM" FILED MAP #6496

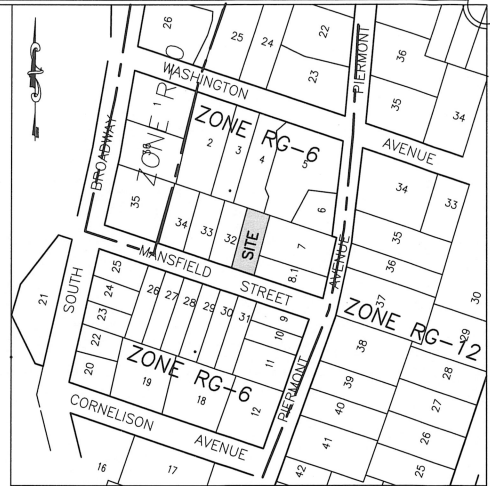
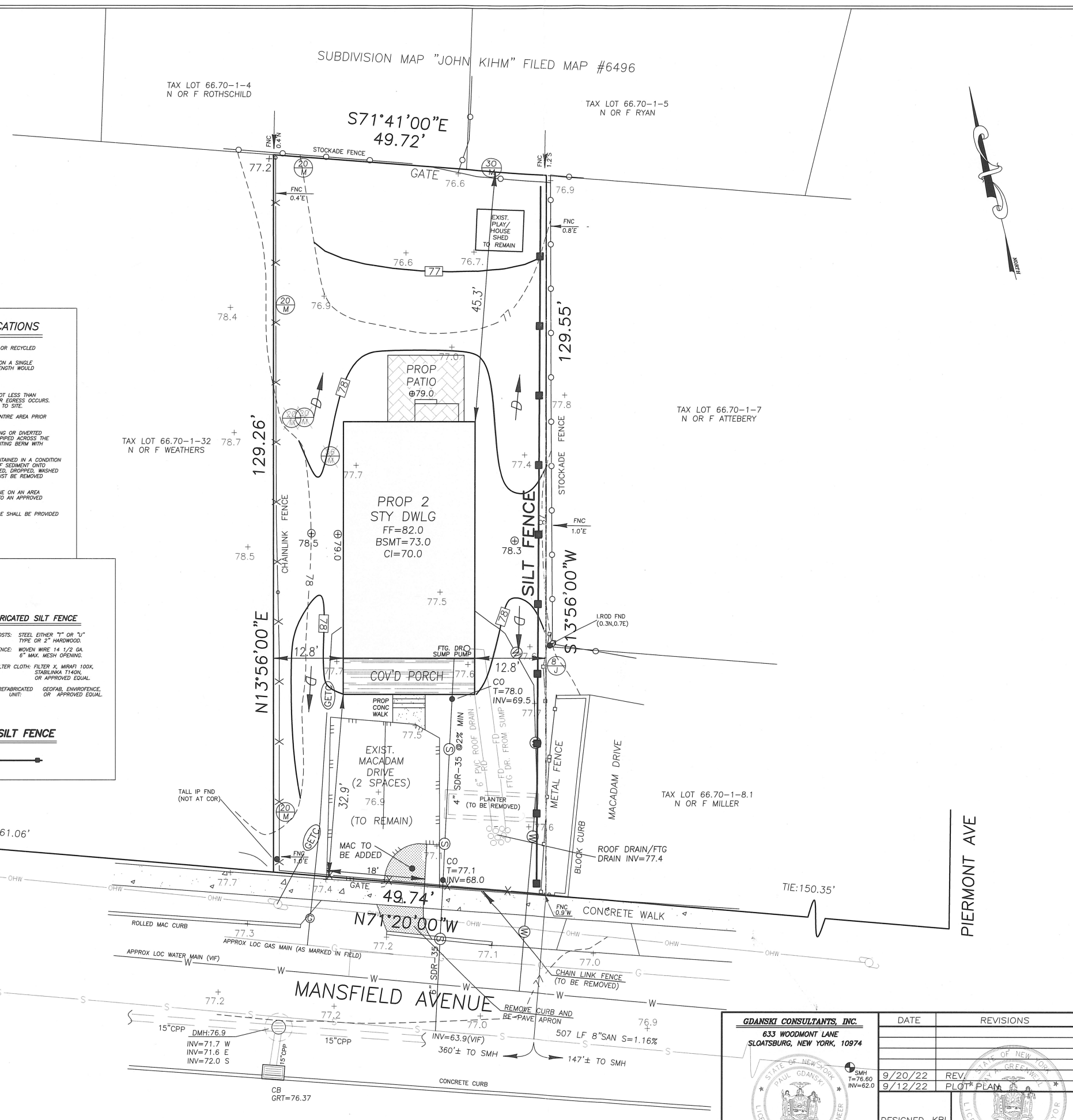
TAX LOT 66.70-1-4
N OR F ROTHSCHILD

TAX LOT 66.70-1-5
N OR F RYAN

TAX LOT 66.70-1-32
N OR F WEATHERS

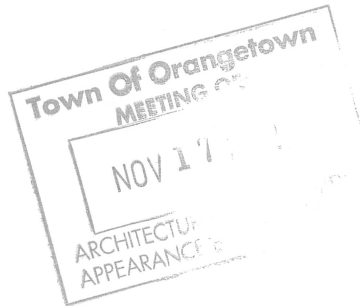
TAX LOT 66.70-1-7
N OR F ATTEBERY

TAX LOT 66.70-1-8.1
N OR F MILLER



VICINITY MAP SCALE 1"=200'

- NOTES:
1. OWNER: MARC COMITO
87 SIXTH AVENUE, NYACK,
NEW YORK 10960
 2. ZONING DISTRICT: SN-RG-6
 3. EXISTING USE: VACANT LOT
 4. PROPOSED USE: SINGLE FAMILY DWELLING
 5. LOT AREA: 6415 SF



SOUTH NYACK ZONING REQUIREMENTS SN-RG-6 ZONE

PRINCIPAL BLDG	REQUIRED	PROPOSED
LOT AREA - MIN SF	6,000 SF	6,415 SF
FRONTAGE, MIN	60'	49.74'*
FRONT YARD - MIN	25'	32.9'
SIDE YARD - MIN	12 FT	12.8'
TOTAL SIDE YARD	25 FT	25.6 FT
REAR YARD - MIN	20 FT	45.3'
MAX. BLDG HEIGHT	3 STY/36'	3 STY
LOT COVERAGE %	50%	30.9%

* PRE-EXISTING CONDITION

GDANSKI CONSULTANTS, INC.
633 WOODMONT LANE
SLOATSBURG, NEW YORK, 10974

PAUL GDANSKI, PE
NYS LIC. 075890

DATE	REVISIONS
9/20/22	REV. 1
9/12/22	REV. 2

DESIGNED: KBL
DRAWN: LDW
CHECKED: JAG
APPROVED: JAG

JAY A. GREENWELL, PLS
NYS LIC. # 49676

PLOT PLAN FOR BUILDING PERMIT

COMITO
8 MANSFIELD AVENUE
TOWN OF ORANGETOWN
(FORMERLY - VILLAGE OF SOUTH NYACK)
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM
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TAX LOT # 66.70-1-8.2
AREA 6415 SF
FILE 22158PP
SCALE 1"=10'
DATE 07/27/22
JOB NO. 22231