

- NOTES:
- THIS IS A SITE PLAN OF TAX LOT 71.09-1-17 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 - RECORD OWNER: LISA FERRANTE, 1031 ROUTE 9W, UPPER GRANDVIEW, NEW YORK 10960
 - APPLICANT: SAME
 - ZONE: R-22
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - 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.
 - 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. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - WATER SUPPLY: WELLS
 - DATUM: USGS (NAID 80)
 - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & 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.
 - PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS FOR PROJECTS WITH LESS THAN ONE ACRE OF DISTURBANCE. AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND NO NOI FILING IS REQUIRED.
 - ALL LANDSCAPING SHOWN ON THE SUBDIVISION PLANS 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.
 - 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, TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN D.E.M.E. 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.
 - 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 AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - 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
 - DROP LINE OF THE TREE CANOPY

LEGEND

DRAINAGE INLET W/PIPPES		GAS VALVE	GV Δ
DRAIN MANHOLE/ WITH PIPES		OVERHEAD WIRES	OHW
TOP CURB @ CATCH BASIN		GAS LINE	G
TOP GRATE FIELD INLET		GAS, ELEC, TEL	GET
REINFORCED CONCRETE PIPE		WATER LINE	W
CORRUGATED PLASTIC PIPE		CONTOUR LINE	---520---
UTILITY POLE		SPOT ELEVATION	256.2
UTILITY POLE WITH LIGHT		BUILDING ENTRANCE	
WATER VALVE			
HYDRANT			

NOTE: SITE ZONING SHOWN AS R-15 ON "FINAL (AVERAGE DENSITY) MINOR SUBDIVISION FOR 607 HOMES" FILED MAP #6386

BULK REGULATIONS

R-22	REQUIRED	EXISTING	TO POOL
LOT AREA	22,500 SF	31,900 SF Δ	NO CHANGE
LOT WIDTH	125 Ft	110' \pm \oplus	NO CHANGE
MIN STREET FRONTAGE	75 Ft	112.35'	NO CHANGE
FRONT YARD	40 Ft	32.6' \oplus	NO CHANGE
SIDE YARD	25 Ft	15.2' \oplus	29.7' TO POOL(WATER)
TOTAL SIDE YARD	60 Ft	41.3' \oplus	61.8' TO POOL(WATER)
REAR YARD	45 Ft	>200'	160.7'
FLOOR AREA RATIO	0.20	0.23 \pm Δ PER ARCHT	NO CHANGE
BUILDING HEIGHT	9' FT FROM LOT LINE (32.6x9/12=24.4')	28' \pm \oplus	NO CHANGE

\oplus EXISTING NON-CONFORMING CONDITION
 Δ VARIANCE REQUIRED (GRANTED BY ZBA #23-05; 1/18/23)

BULK REGULATIONS

R-15	REQUIRED
LOT AREA	15,000 SF
LOT WIDTH	100 Ft
FRONT YARD	40 Ft
SIDE YARD	20 Ft
TOTAL SIDE YARD	50 Ft
REAR YARD	45 Ft
FLOOR AREA RATIO	0.20
BUILDING HEIGHT	1'-0" FT FROM LOT LINE

BULK TABLE NOTES

- CAR PORT IS OVER THE FRONT LOT LINE. STRUCTURE MUST BE REMOVED OR MODIFIED, OR APPROVAL OBTAINED FROM THE TOWN OF ORANGETOWN. ADDITIONALLY, A VARIANCE IS REQUIRED FOR ACCESSORY STRUCTURE IN FRONT YARD (ACT. IV, SECTION 5.227).
- VARIANCE REQUIRED FOR PROXIMITY OF CARPORT TO DWELLING (REQ:15'; ACTUAL:8.5'); ART. V, SECTION 5.153.
- SHED AT NORTH PROPERTY LINE REQUIRES A SIDE YARD VARIANCE. (REQ:15'; ACTUAL: 3.4')
- VARIANCE REQUIRED FOR PROXIMITY OF PERGOLA TO DWELLING (REQ:15'; ACTUAL=4.4'); ARTICLE V; SECTION 5.153.

DISTRICTS
 SCHOOL: NYACK UNION FREE
 FIRE: UPPER GRANDVIEW FD007
 WATER: UPPER GRANDVIEW W0005
 LIBRARY: NYACK LB
 AMBULANCE: NYACK AM002
 SEWER: ORANGETOWN SEWER DISTRICT

REFERENCES:
 1. BEING LOT 1 ON A MAP ENTITLED "MINOR SUBDIVISION FOR 607 HOMES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6386.
 2. DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S AS FOLLOWS: INST# 2001-16340, INST# 2015-28393, INST# 2013-30504.

01/23/23 ZBA REVS
 10/18/22 F.A.R. REV PER ARCHT.
 08/02/22 REV PER PB 22-10
 02/08/22 BULK TABLE
 02/07/22 LOT AREA
 11/16/21 NOTES
 11/08/21 FIELD REVS/BULK
 5/04/21 BULK REGULATIONS
 DATE REVISIONS
 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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AS BUILT POOL SITE PLAN

FERRANTE

1031 ROUTE 9W SOUTH
 UPPER GRANDVIEW, TOWN OF ORANGETOWN
 STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
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TAX LOT #
 71.09-1-17

AREA
 31,900 SF

FILE
 22022 SITE

SCALE
 1" = 20'

DATE
 AUG. 27, 2020

JOB NO.
 22022

A5-BUILT SURVEY BY JAY A. GREENWELL, PLS DATED AUGUST 27, 2020
FOR FERRANTE, PROVIDED BY OWNER

1. PERCOLATION TEST PERFORMED ON JUNE 30, 2022 BY FAIRWAY TESTING. RESULTS WERE 1 1/4 HOUR.

EXISTING COVERAGE:
DWELLING=2,925 SF
GRAVEL DRIVEWAY=1,245 SF
FRONT BRICK WALK=374 SF
FRONT WALK=152 SF
REAR WALK & DECK=1,408 SF
SHED=66 SF
EXIST. TOTAL=6,170 SF

PROPOSED COVERAGE:
DWELLING=2,925 SF
DRIVEWAY, PAVERS & CARPORT=3,330 SF
FRONT GRAVEL, RIVER STONE & WALKWAY=1,180 SF
REAR PATIOS, POOL & WALKS=4,464 SF
PROP. TOTAL=11,899 SF

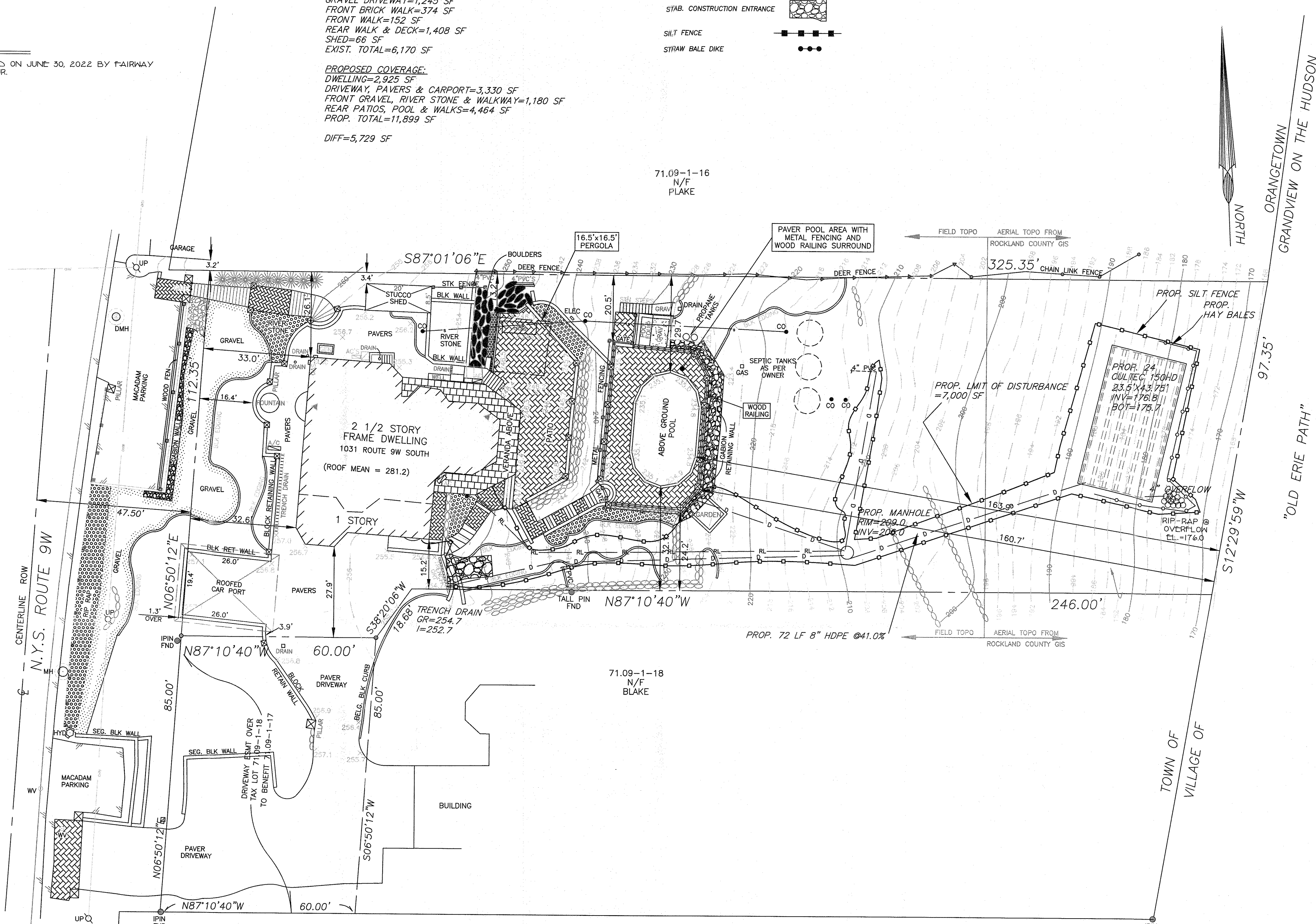
$DIFF=5,729 \text{ SF}$

LEGEND FOR EROSION CONTROL
DURING CONSTRUCTION

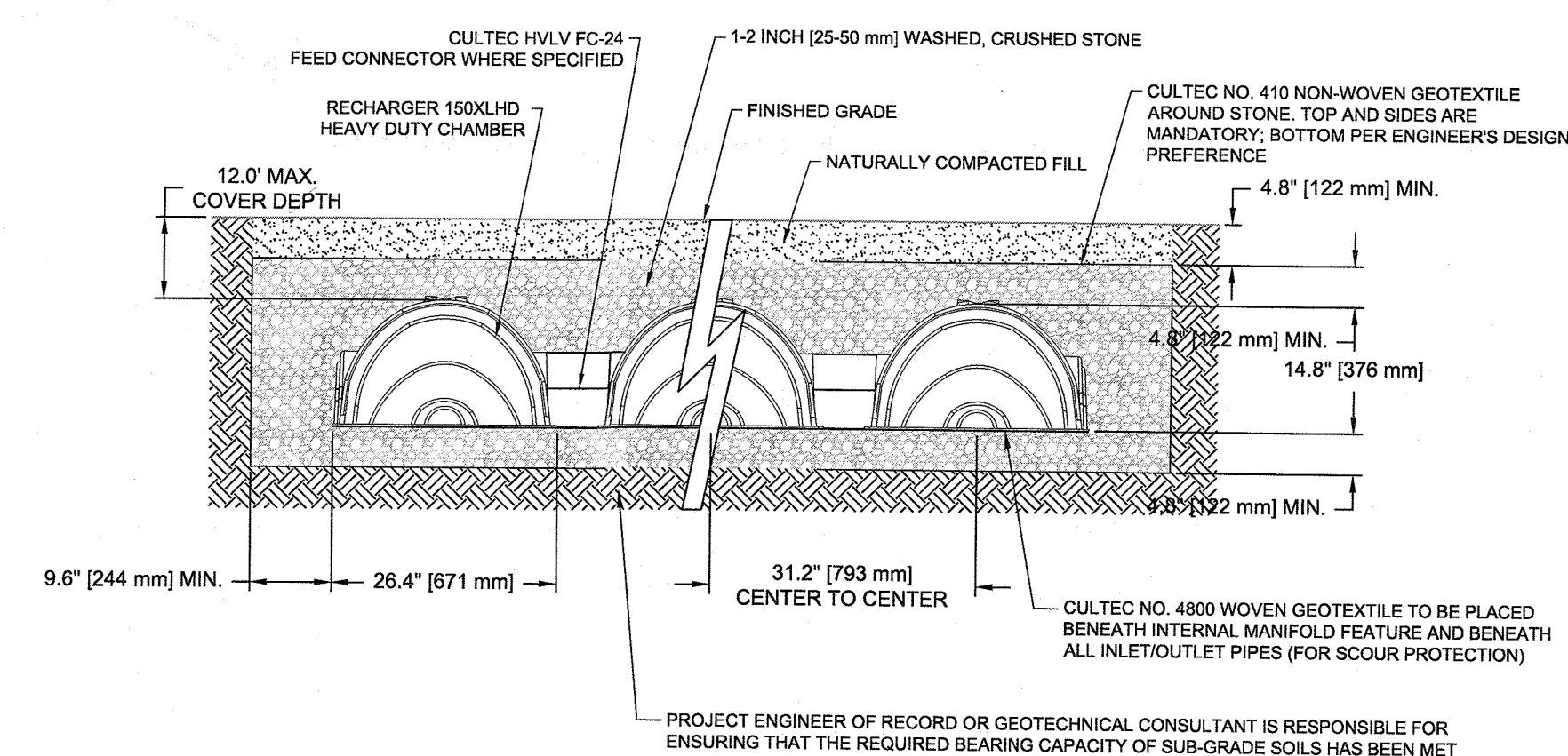
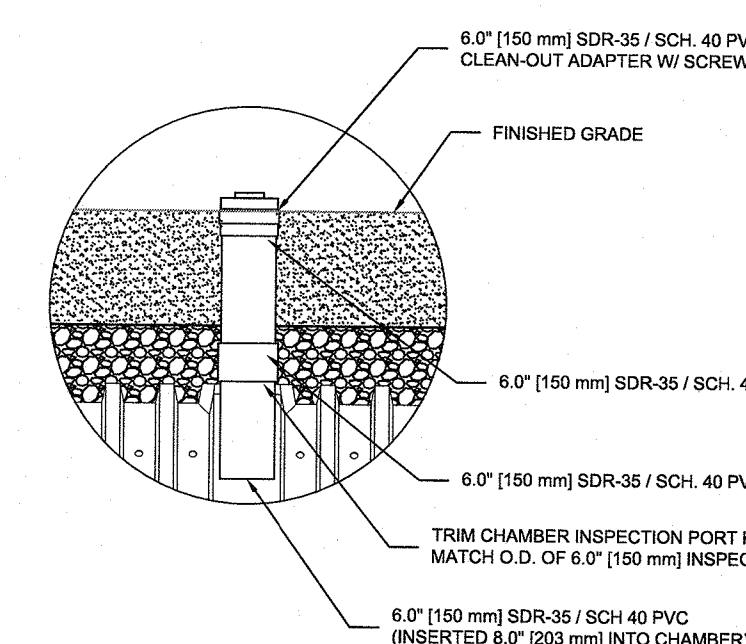
STAB. CONSTRUCTION ENTRANCE

SILT FENCE

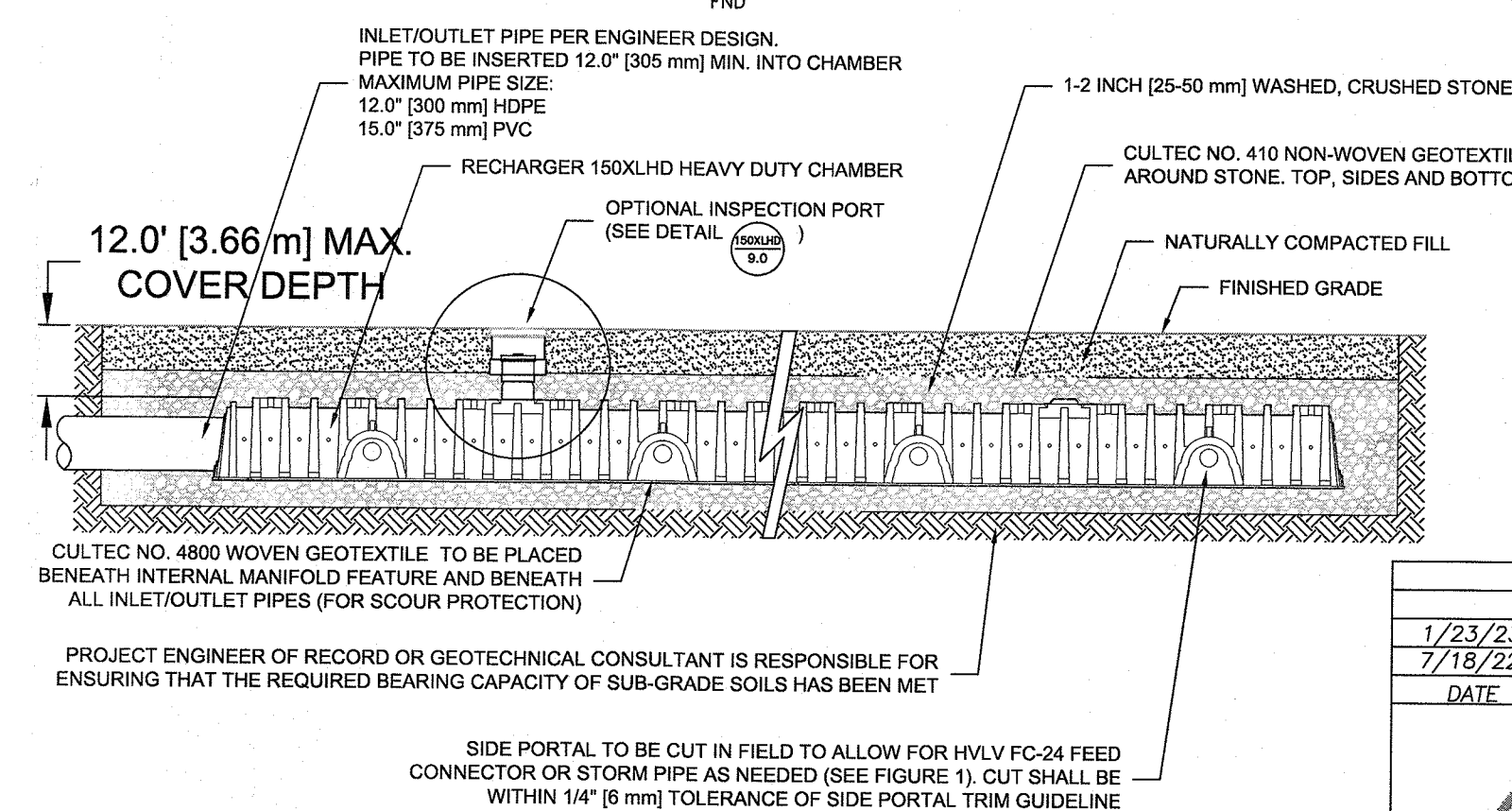
STRAW BALE DIKE



VICINITY MAP
SCALE 1"=200'




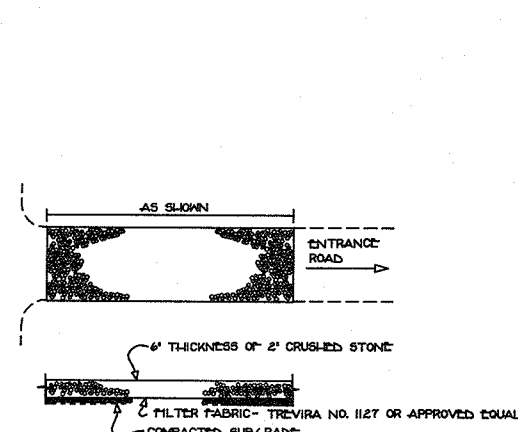
CULTECS 150XLHD
N.T.S.



LEGEND

DRAINAGE INLET W/PIPPES		GAS VALVE	GV Δ
DRAIN MANHOLE/ WITH PIPES		OVERHEAD WIRES	OHW
TOP CURB @ CATCH BASIN	TCOB	GAS LINE	—
TOP GRADE FIELD INLET	TGFI	GAS, ELEC, TEL	—
REINFORCED CONCRETE PIPE	RCP	WATER LINE	—
CORRUGATED PLASTIC PIPE	CPP	CONTOUR LINE	-----520-----
UTILITY POLE	UP	SPOT ELEVATION	256.2
UTILITY POLE WITH LIGHT		BUILDING ENTRANCE	
WATER VALVE	WV \circ		
HYDRANT	HYD		

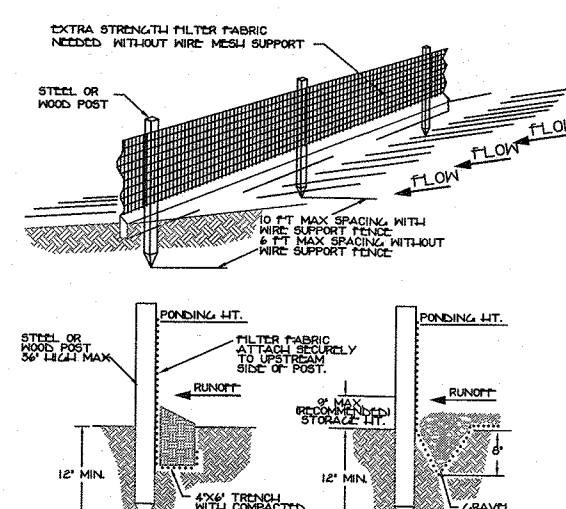
				DRAINAGE PLAN		TAX LOT # 71.09-1-17	
1/23/23		REVISE				AREA 31,900 SF	
7/18/22		REVISE PER PERC.				FILE 22022 SITE	
DATE		REVISIONS				SCALE 1"= 20'	
				1031 ROUTE 9W SOUTH		DATE MAY 13, 2022	
				UPPER GRANDVIEW, TOWN OF ORANGETOWN		SHEET 2 OF 2	
				STATE OF NEW YORK			
				PAUL GDANSKI, PE, PLLC			
PAUL GDANSKI, PE				EMAIL: PGSKI@EARTHLINK.NET			
NYS LIC. # 075890				633 WOODMONT LANE, SLOATSBURG, NEW YORK, 10974			
				PHONE 917-418-0999			



STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - 1/4" - 1 1/2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN 12 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. GUTTERWAYS - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION SHALL BE PIPPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH GUTTERWAYS WILL BE REQUIRED.
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 SHALL BE REMOVED BY HAND OR BY OTHER MEANS AS NECESSARY. REPAIRS WILL BE REQUIRED IMMEDIATELY WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE OR DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PROTECTION - PROTECT EXISTING UTILITIES AND STRUCTURES BY PROVIDING AFTER EACH RAIN.



STANDARD DETAIL ALTERNATE DETAIL

THROW WITH NATIVE SOILS.

THROW WITH GRAVEL.

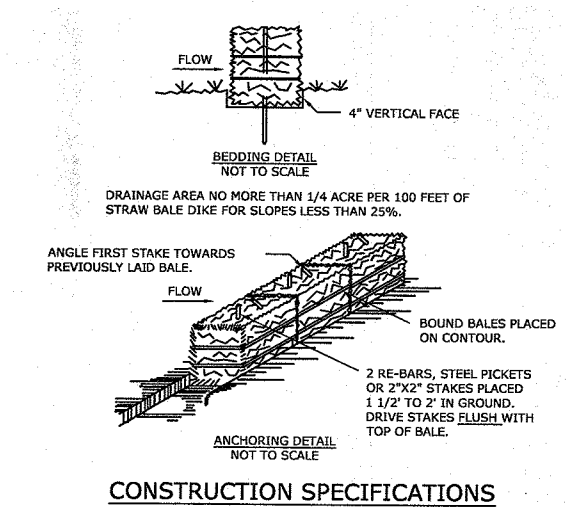
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3. BELT FENCE SHALL BE PLACED ON SLOPE OUTLINES TO MAXIMIZE FLOODING EFFICIENCY.

SILT FENCE

N.T.S.



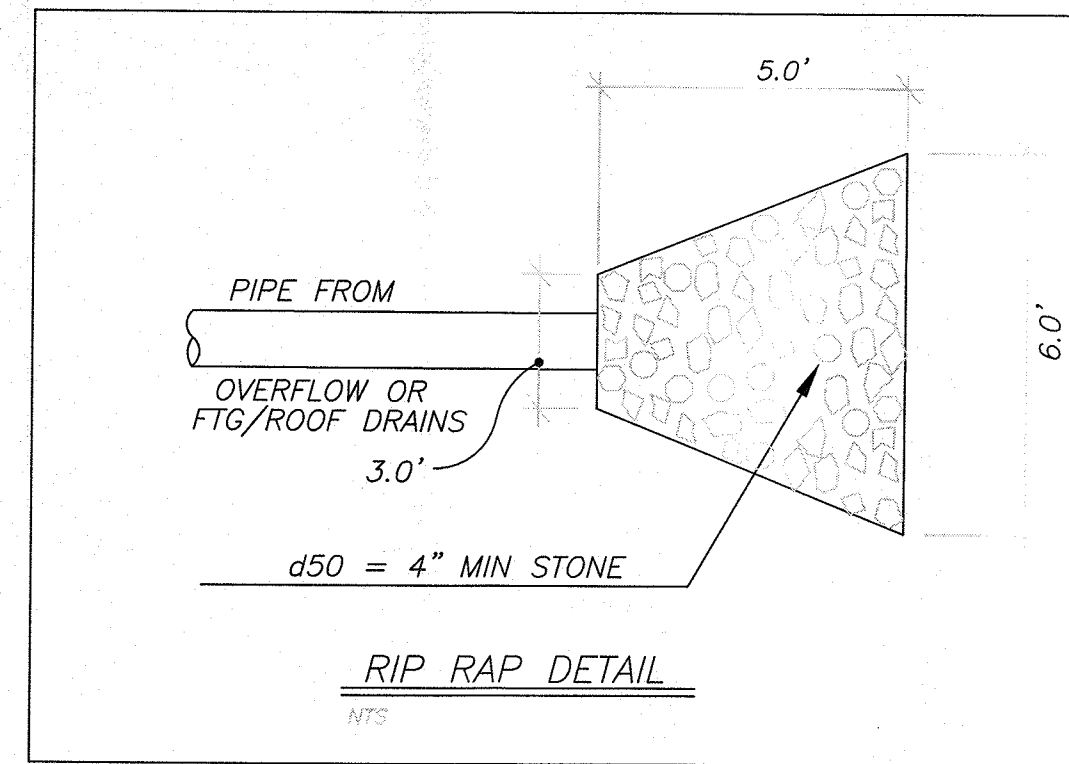
BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR
HE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL
BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE
STAKES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.

INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE
PROMPTLY AS NEEDED.

BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO
AS NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE



RIP RAP DETAIL

NTS