

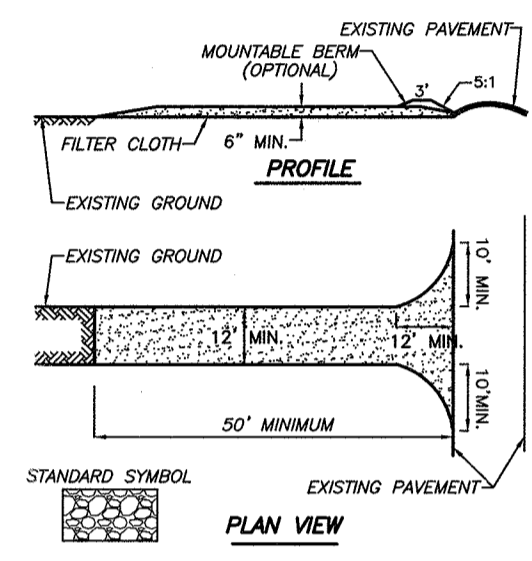
- ### CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER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

CONSTRUCTION SPECIFICATIONS

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



STABILIZED CONSTRUCTION ENTRANCE

NTS

Town Of Orangetown
MEETING ON
MAY 4 2023
ARCHITECTURE & COMMUNITY
APPEARANCE BOARD OF REVIEW

AREA=15,275 SF gross
+1/2 RW= 818 SF
AREA=16,093 SF net

NOTE #37 ON REFERENCED SUBDIVISION PLAT
37. IN ORDER FOR THE TOWN OF ORANGETOWN SEWER DEPARTMENT TO CONSIDER ALLOWING THE USE OF THE EXISTING SANITARY HOUSE LATERAL BY PROPOSED LOT 5, THE EXISTING LATERAL SHALL BE TV'D BY THE APPLICANT/APPLICANT'S CONTRACTOR AND WITNESSED BY THE ORANGETOWN SEWER INSPECTOR. A DETERMINATION WILL THEN BE MADE BY THE ORANGETOWN SEWER INSPECTOR. IF IT IS DETERMINED THAT THE EXISTING LATERAL CANNOT BE USED, A NEW LATERAL SHALL BE INSTALLED FOR SAID LOT 5.

BULK REGULATIONS - R15 - SINGLE FAMILY RESIDENCE									
	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	MAX F.A.R.
REQUIRED	15,000 SF	100 FT	75 FT	30 FT	20 FT	50 FT	35 FT	1FT/FT	0.20
PROVIDED LOT 5	16,093 SF net	126±	129.79'	37'	25'	73.2'	43.3'	25±	0.19

- REFERENCES:
- BEING LOT 5 ON A MAP ENTITLED SUBDIVISION OF PROPERTY SMK WEST, FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #8594.

SEWERS/DRAINAGE/DRIVEWAY/LOT GRADING AS PER APPROVED SUBDIVISION/ GRADING PLANS ON FILE WITH TOWN OF ORANGETOWN.

DATE

STATE OF REVISIONS

JAY A. GREENWELL, PLS

NO. 49676

LICENSED LAND SURVEYOR

JAY A. GREENWELL, PLS
PLS LIC. # 49676

SITE DEVELOPMENT PLAN

LOT 5 - SMK ERIE WEST

104 WEST ERIE STREET
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
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TAX LOT #
70.13-1-20.1

FILE
21232 PLOT 5

SCALE
1"= 20'

DATE
03/28/23

JOB NO.
21232