

12.5' WIDE ROAD WIDENING STRIP CONVEYED TO THE TOWN OF ORANGETOWN IN L.386, P.829, AS SHOWN ON REF. #1

SEE BULK TABLE NOTE #1

SEE BULK TABLE NOTE #2

SEE BULK TABLE NOTE #3

- 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 (NAVD 88)
 - 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 NOT 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 STOCKPIILING 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
 - 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" 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.
 - 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 CONDITIONS, 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 (i.e. WETLAND-US ARMY CORPS OF ENGINEERS).
 - IF THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
 - ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS, IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY TO SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA APPLY TO INDOOR CONSTRUCTION CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM & 10:00 PM.
 - ADAPTOR REVIEW AND APPROVAL IS REQUIRED.
 - A NYS DOT HIGHWAY PERMIT 33 (PERM33) IS REQUIRED FOR ANY WORK TO OCCUR WITHIN THE STATE RIGHT OF WAY (R.O.W.). PLEASE CONTACT THE LOCAL NYS DOT PERMIT ENGINEER IF NEEDED.
 - SEE SHEET 2 FOR REQUIRED DRAINAGE MITIGATION AND EROSION CONTROL.

LEGEND

DRAINAGE INLET W/PIPES		GAS VALVE	GV Δ
DRAIN MANHOLE/ WITH PIPES		OVERHEAD WIRES	OHW
TOP CURB @ CATCH BASIN		GAS LINE	G
TOP GRADE 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 ▲	NO CHANGE
LOT WIDTH	125 Ft	110' ± ⊕	NO CHANGE
MIN STREET FRONTAGE	75 Ft	112.35'	NO CHANGE
FRONT YARD	40 Ft	32.6' ⊕	NO CHANGE
SIDE YARD	25 Ft	15.2' ⊕	29.7' TO POOL(WATER)
TOTAL SIDE YARD	60 Ft	41.3' ⊕	61.8' TO POOL(WATER)
REAR YARD	45 Ft	>200'	160.7'
FLOOR AREA RATIO	0.20	0.23 ± ▲	NO CHANGE
		PER ARCHT ▲	
BUILDING HEIGHT	9' FT FROM LOT LINE (32.6x9/12=24.4')	28' ± ⊕	NO CHANGE

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

⊕ EXISTING NON-CONFORMING CONDITION
 ▲ VARIANCE REQUIRED (GRANTED BY ZBA #23-05; 1/18/23)

- 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 W005
 LIBRARY: NYACK LB
 AMBULANCE: NYACK AM002
 SEWER: ORANGETOWN SEWER DISTRICT

- REFERENCES:**
- BEING LOT 1 ON A MAP ENTITLED "MINOR SUBDIVISION FOR 607 HOMES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 6386.
 - 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
 10/19/22 F.A.R. REV PER ARCHT.
 08/02/22 REV PER PB 22-10
 02/08/22 BULK TABLE

02/07/22 LOT AREA
 11/08/21 NOTES
 11/08/21 FIELD REVS/BULK
 5/04/21 BULK REGULATIONS

DATE REVISIONS

JAY A. GREENWELL, PLS
 NYS Lic. # 48676

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
 PHONE 845-357-0830 GREENWELLPLS@AOL.COM
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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

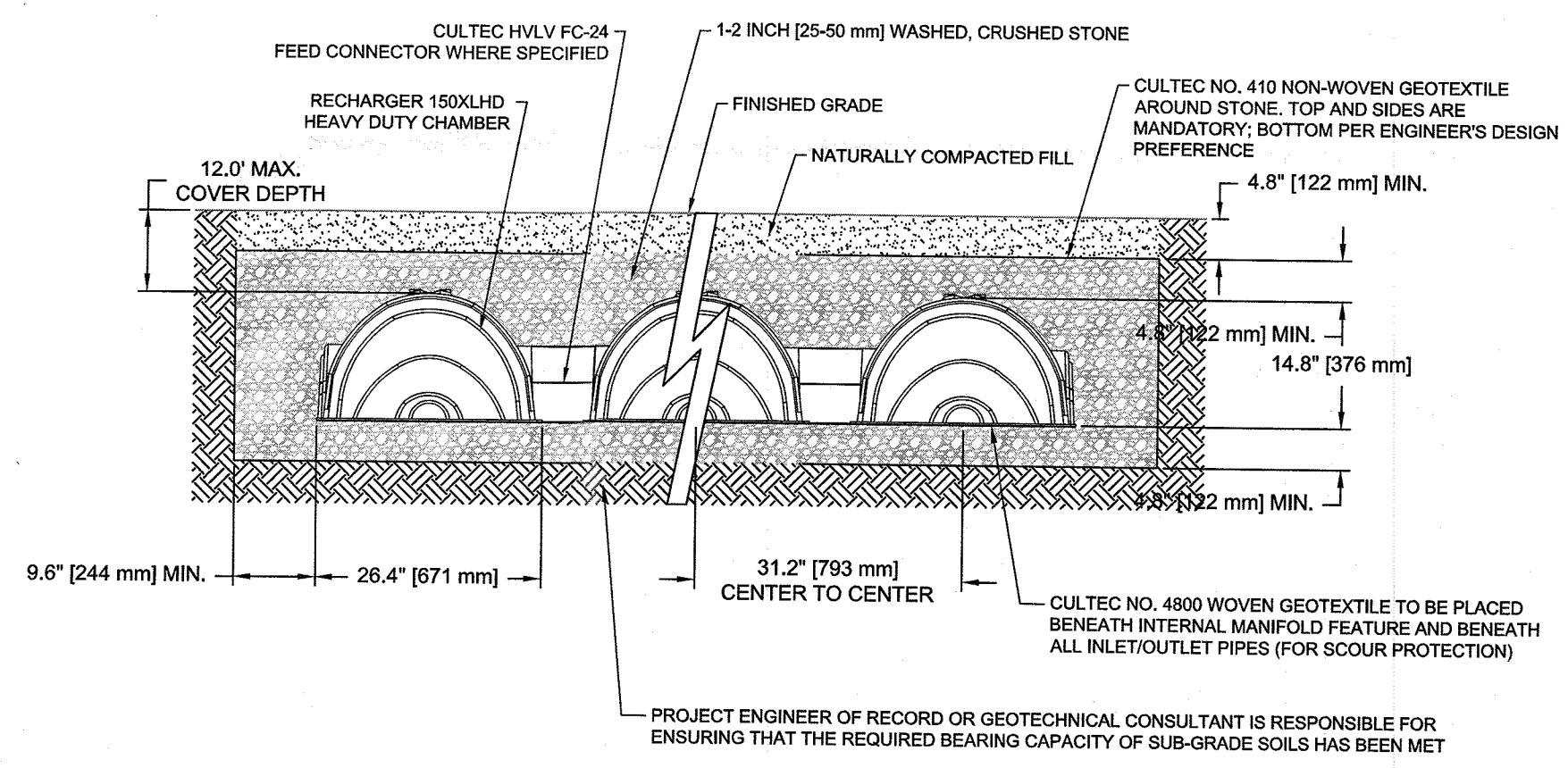
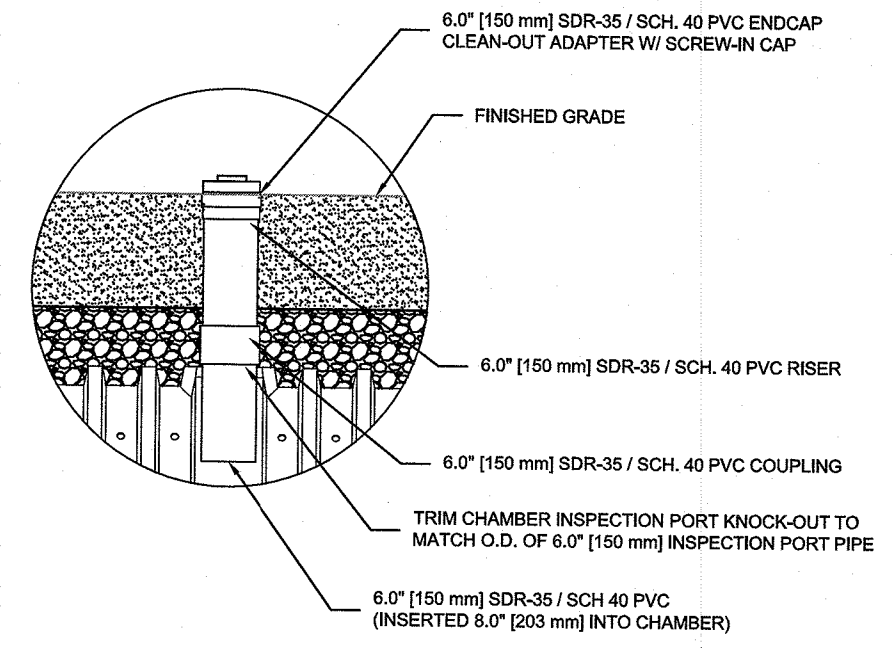
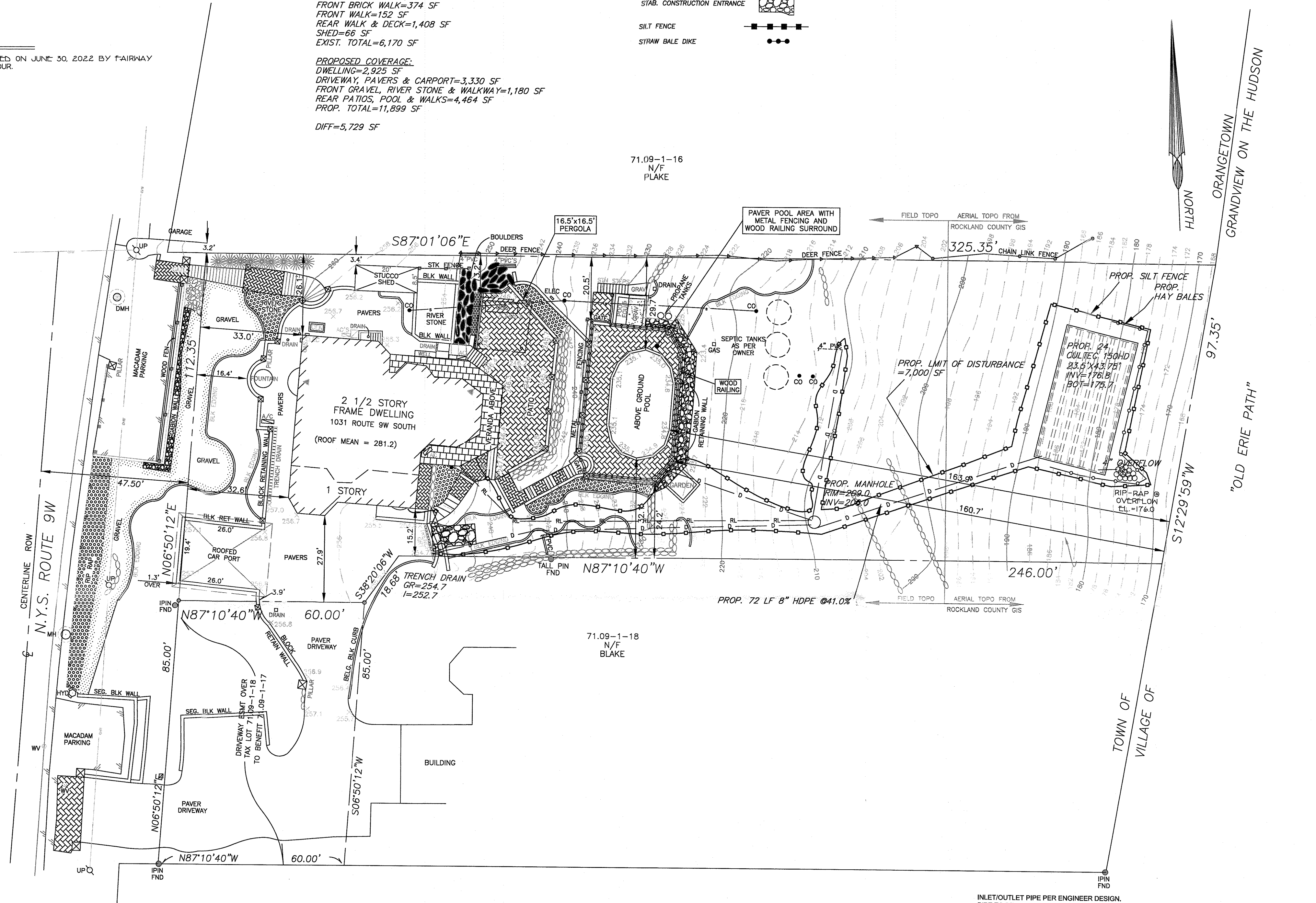
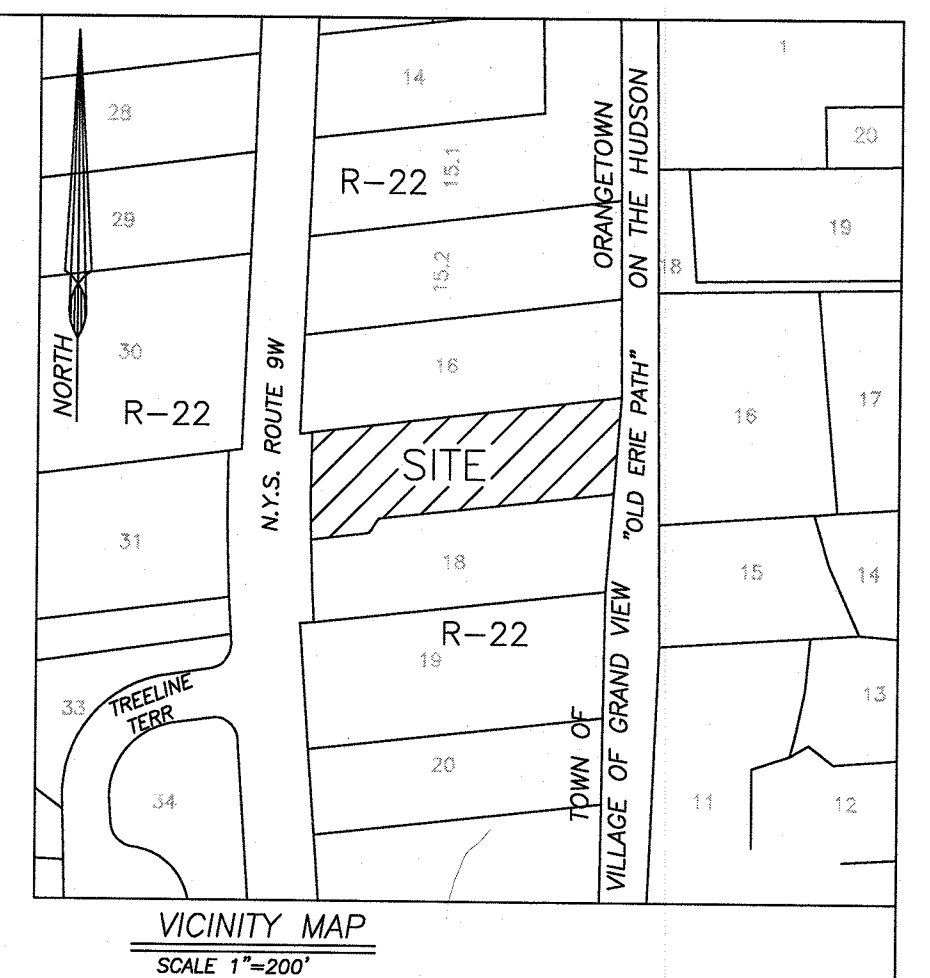
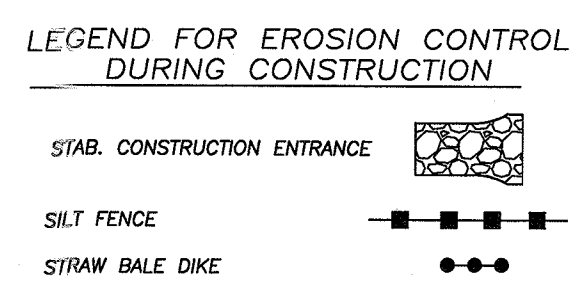
REFERENCES:
 AS-BUILT SURVEY BY JAY A. GREENWELL PLS DATED AUGUST 27, 2020 FOR FERRANTE, PROVIDED BY OWNER

NOTES:
 1. PERCOLATION TEST PERFORMED ON JUNE 30, 2022 BY FAIRWAY TESTING. RESULTS WERE 17 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

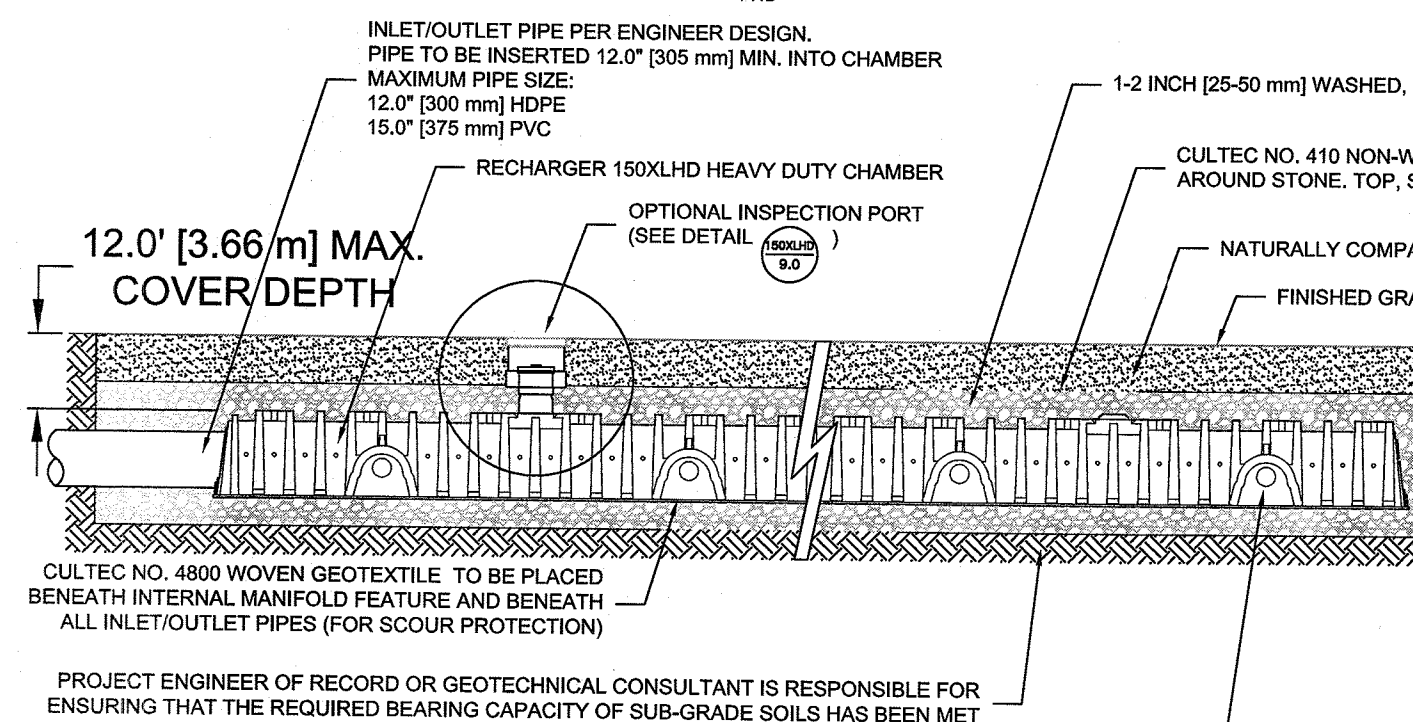
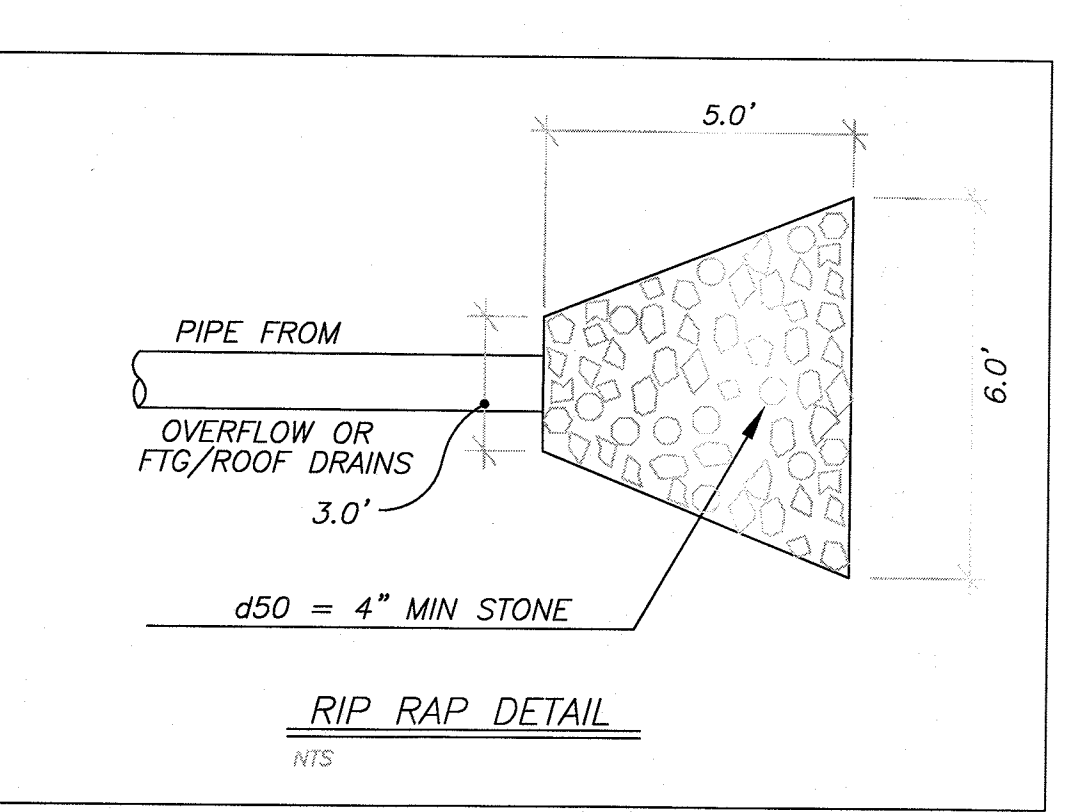
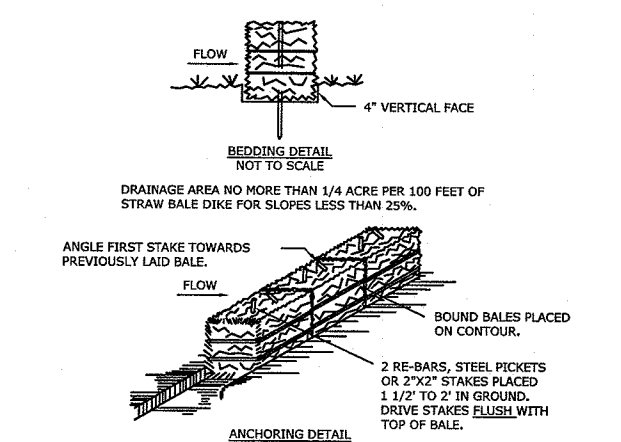
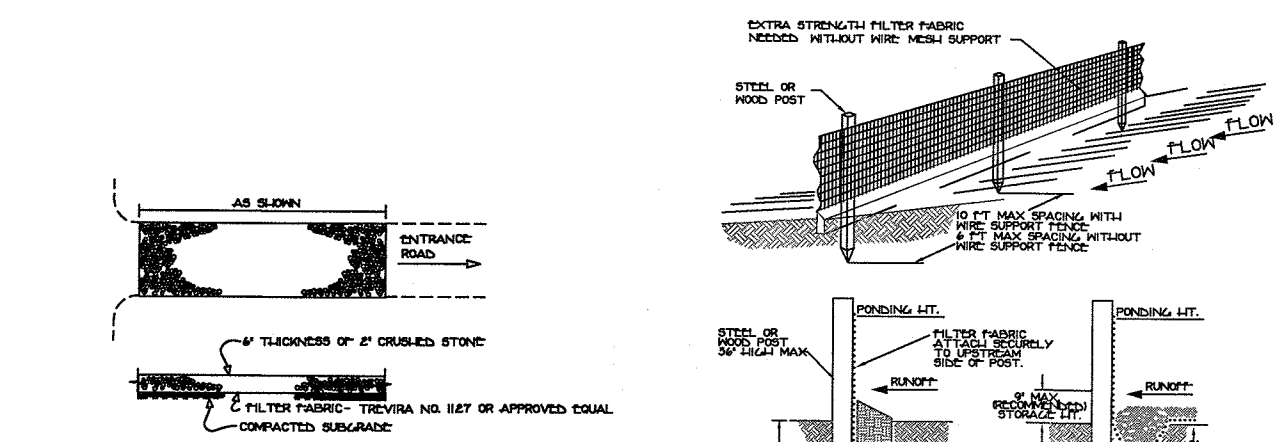
PROPOSED COVERAGE:
 DWELLING=2,925 SF
 DRIVEWAY, PAVERS & CARPORT=3,330 SF
 FRONT GRAVEL, RIVER STONE & WALKWAY=1,180 SF
 REAR PATIOS, POOL & WALKS=4,464 SF
 PROP. TOTAL=11,899 SF

DIFF=5,729 SF



LEGEND

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



1/23/23	REVISE		
7/18/22	REVISE PER PERC.		
DATE	REVISIONS		

DRAINAGE PLAN
FERRANTE
 1031 ROUTE 9W SOUTH
 UPPER GRANDVIEW, TOWN OF ORANGETOWN
 STATE OF NEW YORK
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 633 WOODMONT LANE, SLOATSBURG, NEW YORK, 10974
 PHONE 917-418-0999

TAX LOT # 71.09-1-17
 AREA 31,900 SF
 FILE 22022 SITE
 SCALE 1"= 20'
 DATE MAY 13, 2022
 SHEET 2 OF 2

