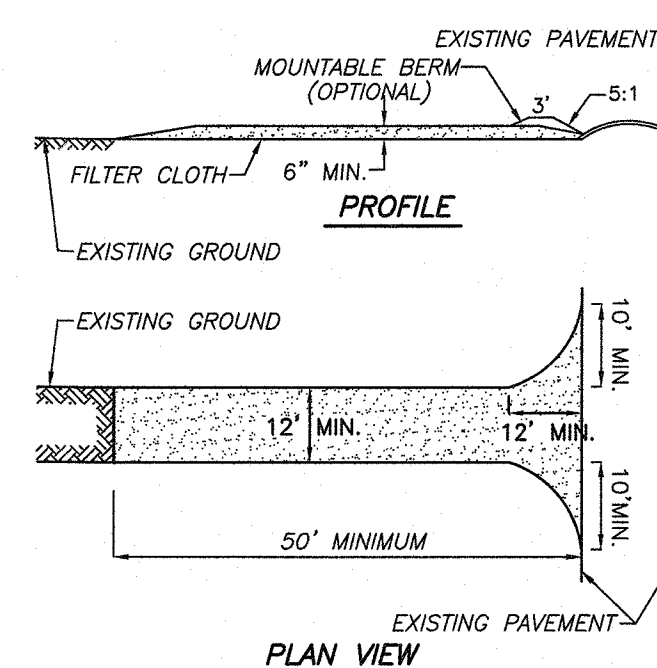
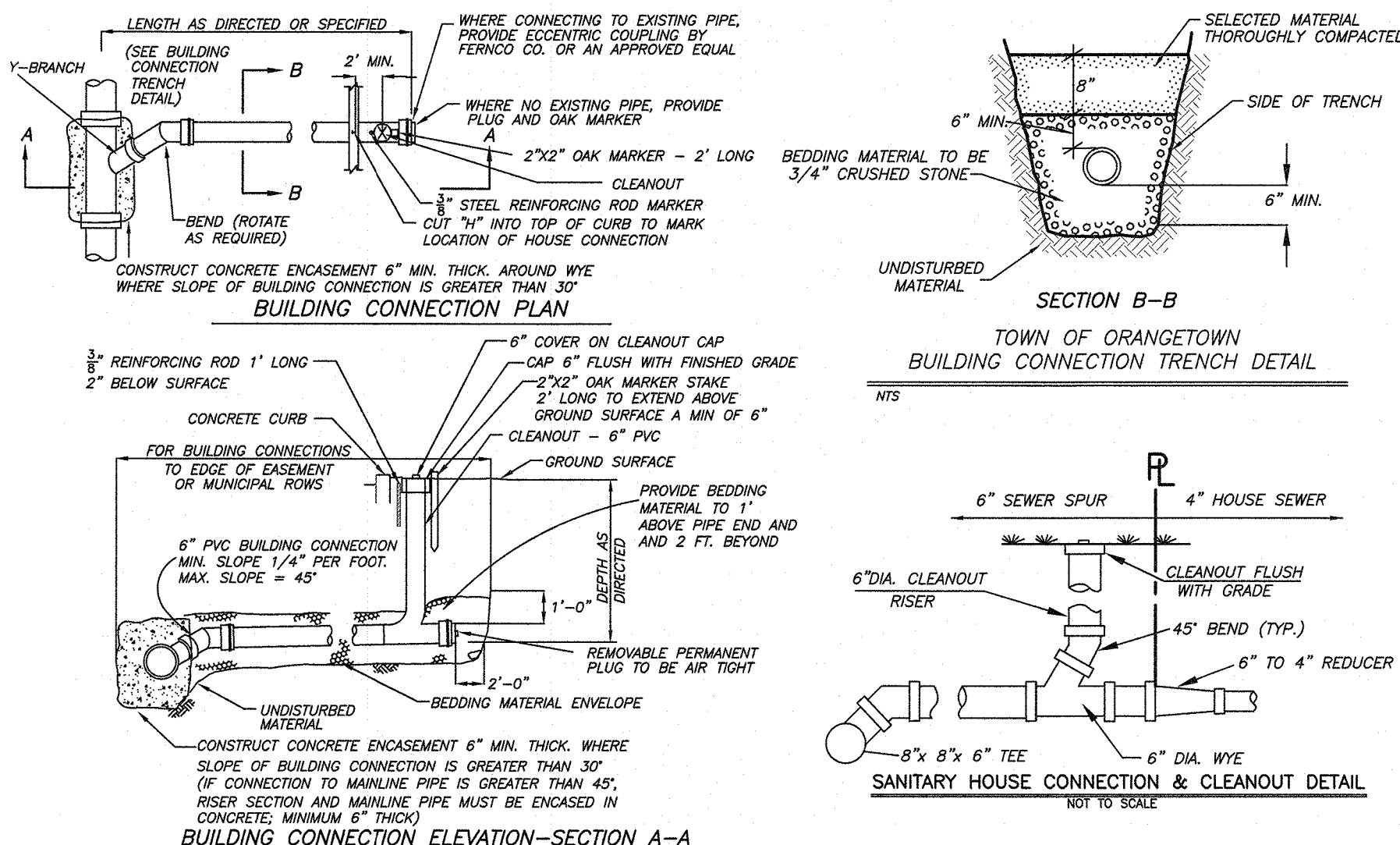
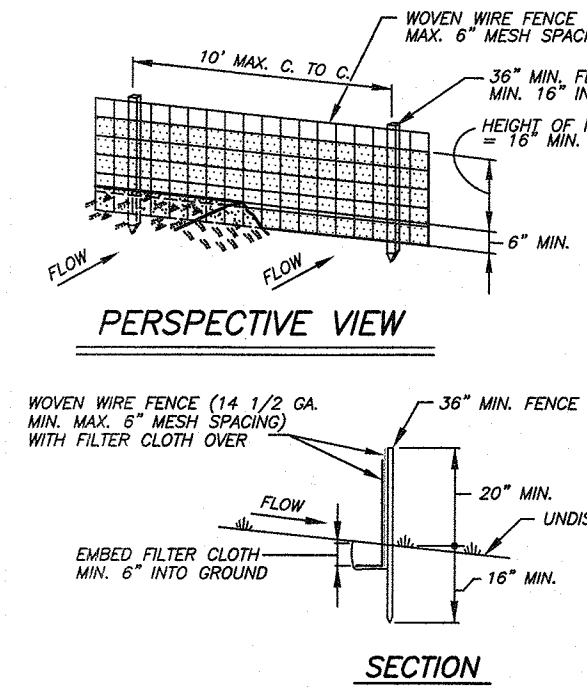
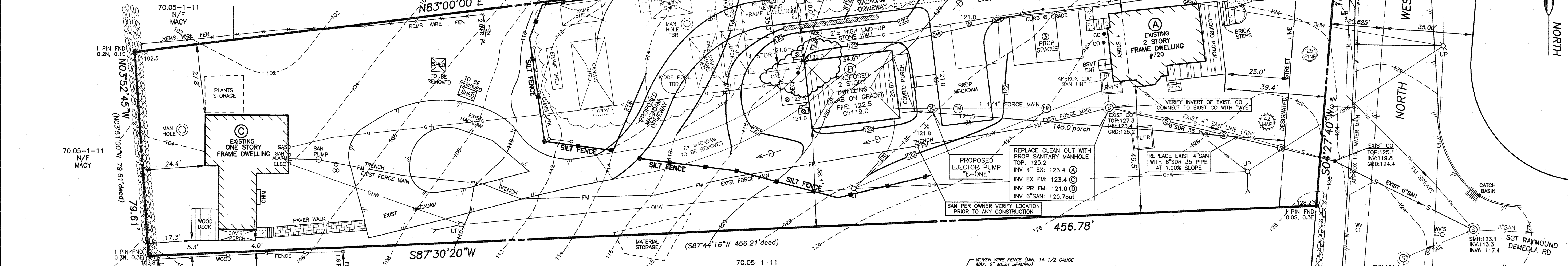
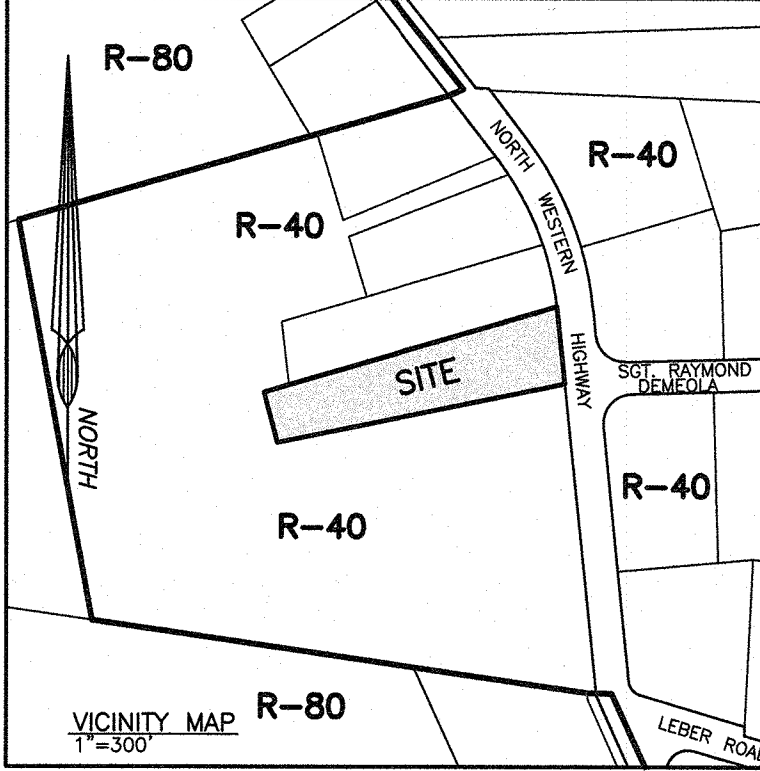




CONSTRUCTION SPECIFICATIONS

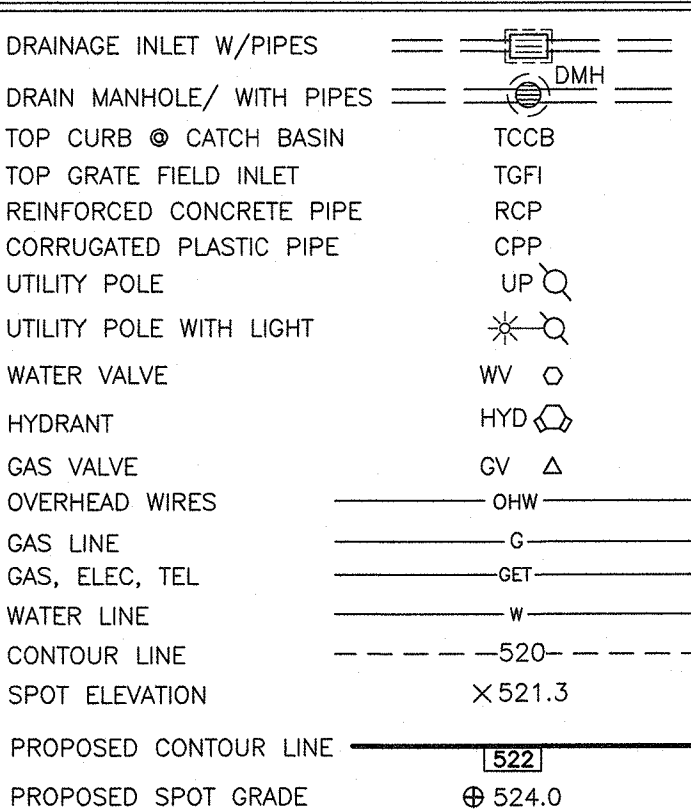
1. STONE SIZE – USE #2 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDUE LOT WHERE A 30 FOOT MINIMUM LENGTH WILL APPLY).
3. THICKNESS – NOT LESS THAN (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN (10) FEET WITH 4% SLOPE, 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 THE STONE OR CONCRETE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTIRE SITE. PIPING IS TO BE INSTALLED, A MOUNTAIN 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 ADJACENT AREAS OR OFF-ROAD AREAS. ALL TRACKING SHALL BE WASHED OR TRACKED ONTO PUBLIC ROADS—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 SEDIMENTATION BASIN.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



<u>CONSTRUCTION NOTES FOR FABRICATED SILT FENCE</u>	
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.	POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD. FENCE: WOVEN WIRE 14 1/2 GA. 1" MAX. MESH OPENING.
2. FILTER CLOTH TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.	FILTER CLOTH: FILTER X, MIRAFL, 100, STABILITANA T140N, OR APPROVED EQUAL.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.	PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.	

WIRE REINFORCED SILT FENCE

LEGEND



DISTRICTS:
SCHOOL: SO ORANGETOWN
AMB: TAPPAN
FIRE: BLAUVELT
WATER: VEOLIA NY

△ PER CHAPTER 43, SECTION 9.34
NOTE: FIRE DAMAGED DWELLING WAS 2,068 SF (INC. GARAGE).
PROPOSED DWELLING IS 1965 SF.
THIS PROPOSAL INDICATES A 103 SF DECREASE (-4.98%)

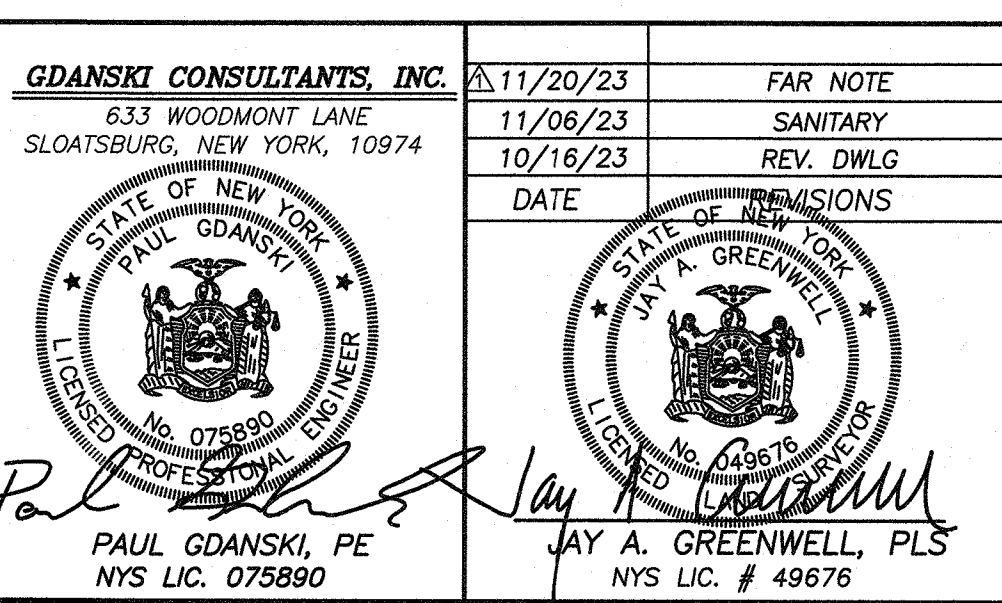
BULK REGULATIONS ZONE R-40 GROUP E										
	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD TO DSL	MIN SIDE YARD	TOTAL SIDE YARD	MIN REAR YARD	MAX F.A.R.	BUILDING HEIGHT	
REQUIRED	40,000 SF	>150 FT	100 FT	>50 FT	>30 FT	80 FT	>50 FT	0.15	8' / FT FROM PROP. LINE	
EXIST (A) (B) (C)	45,544 SF	116.5' (†)	117.7'	(A) 25.0' (†) (⊕) (B) 155.8' TBR (C) 387.5'	(A) 31.1' (†) (B) 0.0' (†) TBR (C) 4.0' (†) (⊕)	(A) 80.6' (†) (B) 60.0' (†) TBR (C) 31.8' (†) (⊕)	(A) 379.6' (†) (B) 228.0 TBR (C) 17.3' (†) (⊕)	(A) (B) (C) 0.138± (B) TO BE REM'D	NO CHANGE	
PROPOSED (D)	NO CHANGE	NO CHANGE	NO CHANGE	(D) 150.4' bldg 145.0 porch	(D) 35.3'	(D) 73.4' (⊕)	(D) 250' +	(A) (C) (D) 0.114	25' ±	
(†) = EXIST NON-CONFORMITY (⊕) = VARIANCE REQUIRED TBR = TO BE REMOVED										

REFERENCES:

1. DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: INST# 2004-26488, INST3 1998-24866, INST# 199-48956, INST# 2009-39715, L917 P30
2. ROCKLAND COUNTY HIGHWAY MAPS ENTITLED "WESTERN HIGHWAY ORANGETOWN M282", AND "WESTERN HIGHWAY ORANGETOWN M283."

F.A.R. TABLE		
	EXISTING	PROPOSED
(A)	1,997 SF	1,997 SF
(B)	3,072 SF	TO BE REM'D
(C)	1,237 SF	1,237 SF
(D)	-	1,965 SF
TOTALS	6,306 SF	5,199 SF

IMPERVIOUS BREAKDOWN
EXIST IMPERVIOUS 13,112 SF
PROPOSED IMPERVIOUS 12,328 SF
NO MITIGATION REQUIRED



PLOT PLAN OF PROPERTY FOR HIEP #720 NORTH WESTERN HIGHWAY TOWN OF ORANGETOWN, ROCKLAND COUNTY STATE OF NEW YORK JAY A. GREENWELL, PLS, LLC SURVEYING – LAND PLANNING 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901 PH: 845-357-0830, EMAIL: GREENWELLS@AOL.COM © 2023 JAY A. GREENWELL, PLS, LLC	TAX LOT # 70.05-1-10
	AREA 45,544 SF
	FILE 22332 SURV
	SCALE 1" = 20'
	DATE 8/21/23

RECEIVED
NOV 21 2023
TOWN OF ORANGETOWN
BUILDING DEPARTMENT