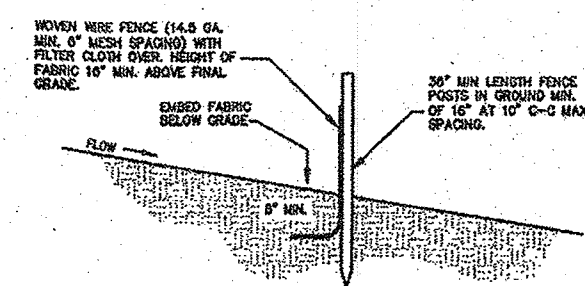


## SOIL EROSION & SEDIMENT CONTROL PLAN

1. A temporary sediment barrier to be installed below the disturbed areas during construction.
2. Erosion or soil disturbed by on site grading that will not be constructed upon to be established to permanent vegetative cover.
3. Fertilizer, 5-10-5 agriculture grade apply 20lbs/100 sf.
4. Seed, 50% Pennlaw and 50% Fiesta perennial rye, apply 1lb/500 sf.
5. Mulch, apply chopped hay as required for uniform light cover.
6. Moisture as required for germination and growth.
7. Excavated material to be removed from site during construction to minimize sediment run-off.
8. Topsoil storage area to be placed in rear of lot and screened with fabric fence.



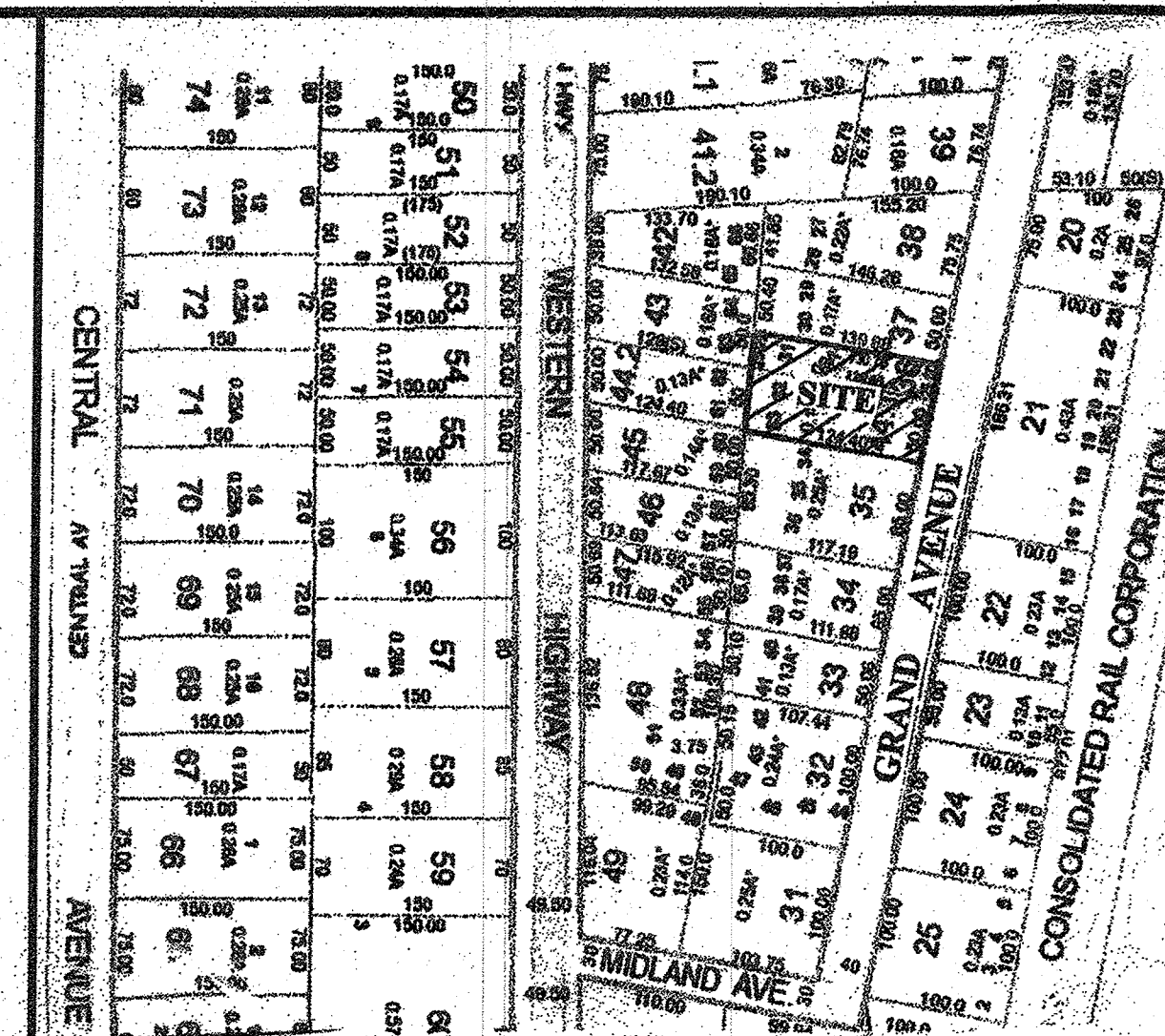
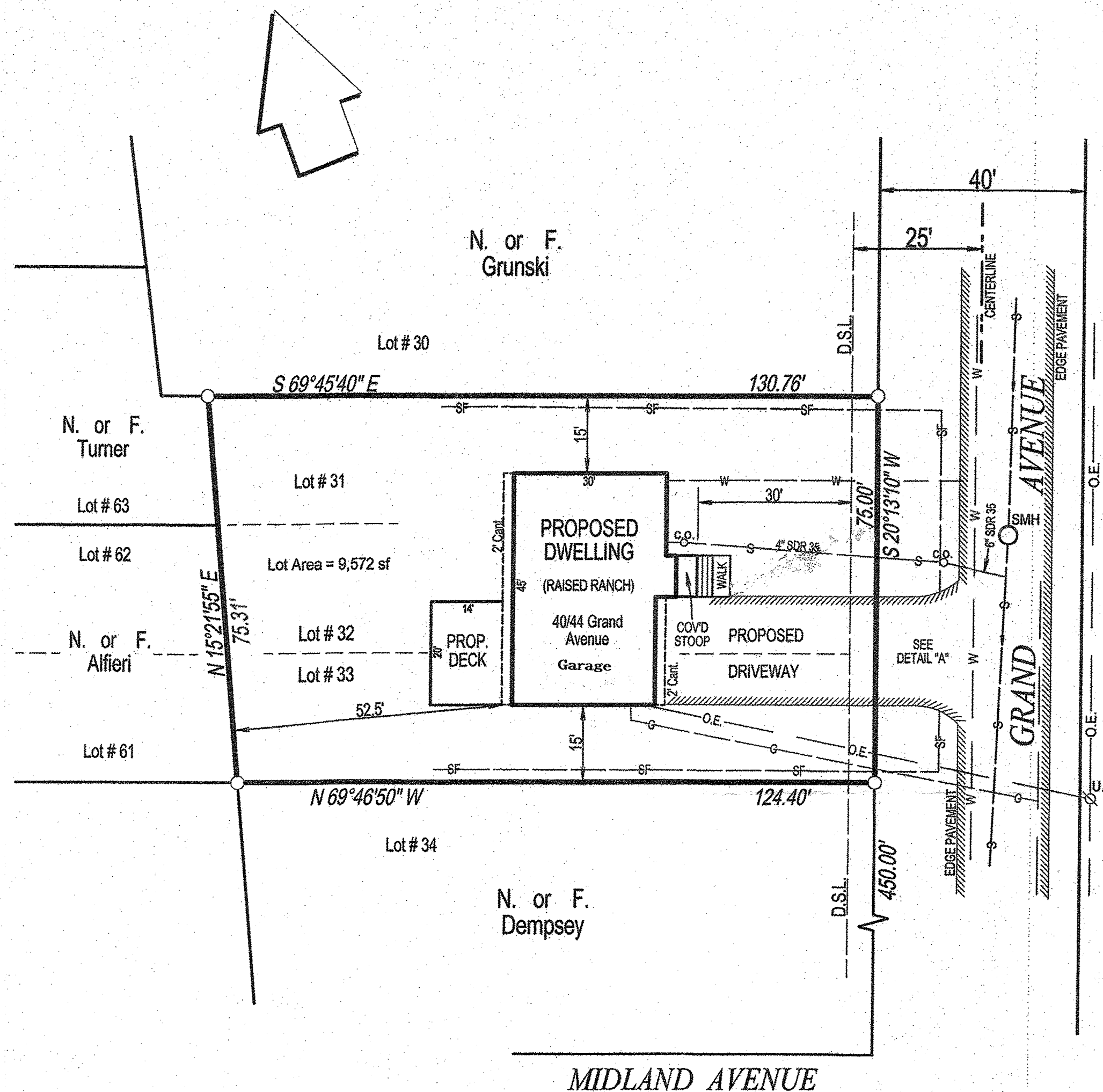
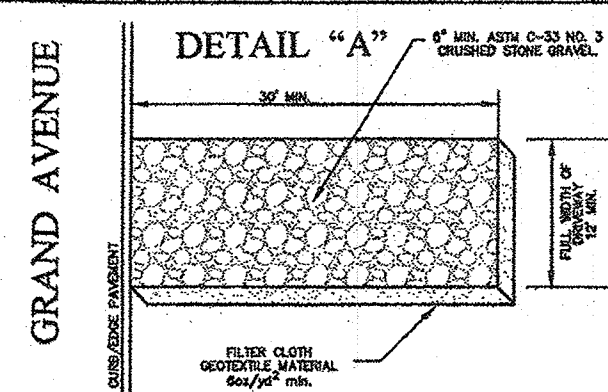
FABRICATED SILT FENCE

### NOTES

1. WOMEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES OR NAILS.
2. THE FENCE CLOTH TO BE FASTENED SECURELY TO WOMEN WIRE FENCE WITH SPACES EVERY 24" AT TOP AND MID SECTION.
3. SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY AT LEAST 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE FENCE.
5. POSTS: STEEL T OR U SECTION OR 2" HARDWOOD.
6. FENCE: WOMEN WIRE 14 GA 6" MESH OPENING
7. FILTER X MIMAR 1000 STAGLAKINA OR APPROVED ALIKE.
8. STANDARD SYMBOL: \_\_\_\_\_ SF \_\_\_\_\_ SF \_\_\_\_\_

1. WOMEN WERE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOMEN WERE 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 AT LEAST 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
5. POSTS: STEEL T OR U SECTION OR 2" HARDWOOD.
6. FENCE: WOMEN WERE 14 GA. 5' MESH OPENING.
7. FILTER CLOTH: FILTER X MIRAFIX 100X STABILINKA OR APPROVED EQUIV.
8. STANDARD SYMBOL: SF SF

## STABILIZED CONSTRUCTION ENTRANCE



Vicinity Map - Scale: 1" = 150'

Former Tax Lot Designation - Section 77.10 Block 2 Lot 36

# SITE PLAN PROPOSED DWELLING

For

*ABEL MONZON*

Tappan

## Town of Orangetown

Rockland County, NY

Scale: 1" = 20'

Area = 0.22 Ac.

May 13, 2023

September 21, 2023 - Revised

**ZONING BOARD OF APPEALS**  
**Meeting Of:**

NOV 15 2023

Town Of Orangetown


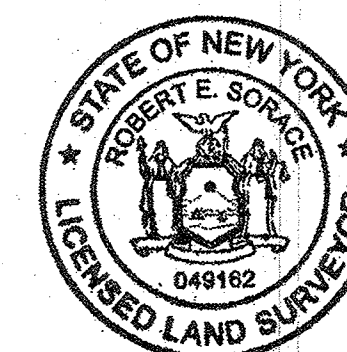
Reference: map entitled "PLAN OF PROPERTY OWNED BY LUCY D. ZENER", Filed in the Rockland County Clerks Office July 10, 1909 in book 34 page 794 as map # 999.

Reference: map entitled "TAX LOT MERGER,  
RE-SUBDIVISION MAP FOR ABEL MONZON", Filed in the  
Rockland County Clerks Office February 24, 2023 in book 133  
page 56 as map # 8607.

## Zone R-15 Bulk Regulations Group M

Item	Required	Provided
Lot Area	15,000 sf	9,572 sf
Lot Width	100 ft.	75 ft.
Street Frontage	75 ft.	75 ft.
Front Yard	30 ft.	30 ft.-DSL
Side Yard	** 15 ft.	15 ft.
Total Side Yard	** 30 ft.	30 ft.
Rear Yard	35 ft.	52.5 ft.
Max.F.A.R.	0.20	<b>***0.266</b>
Max Bldg. Height	1 ft. per ft.	21'6" - 8.6' per ft from lot line

\* Denotes Variance Granted  
\*\* Denotes Exception for Side Yard Reduction for undersized lot.  
\*\*\* Denotes Variance Required



Lic. 49

Robert E. Sorace, PLS  
135 South Main Street  
New City, NY 10956  
845-638-1498

Lic. 49162

RO 7942