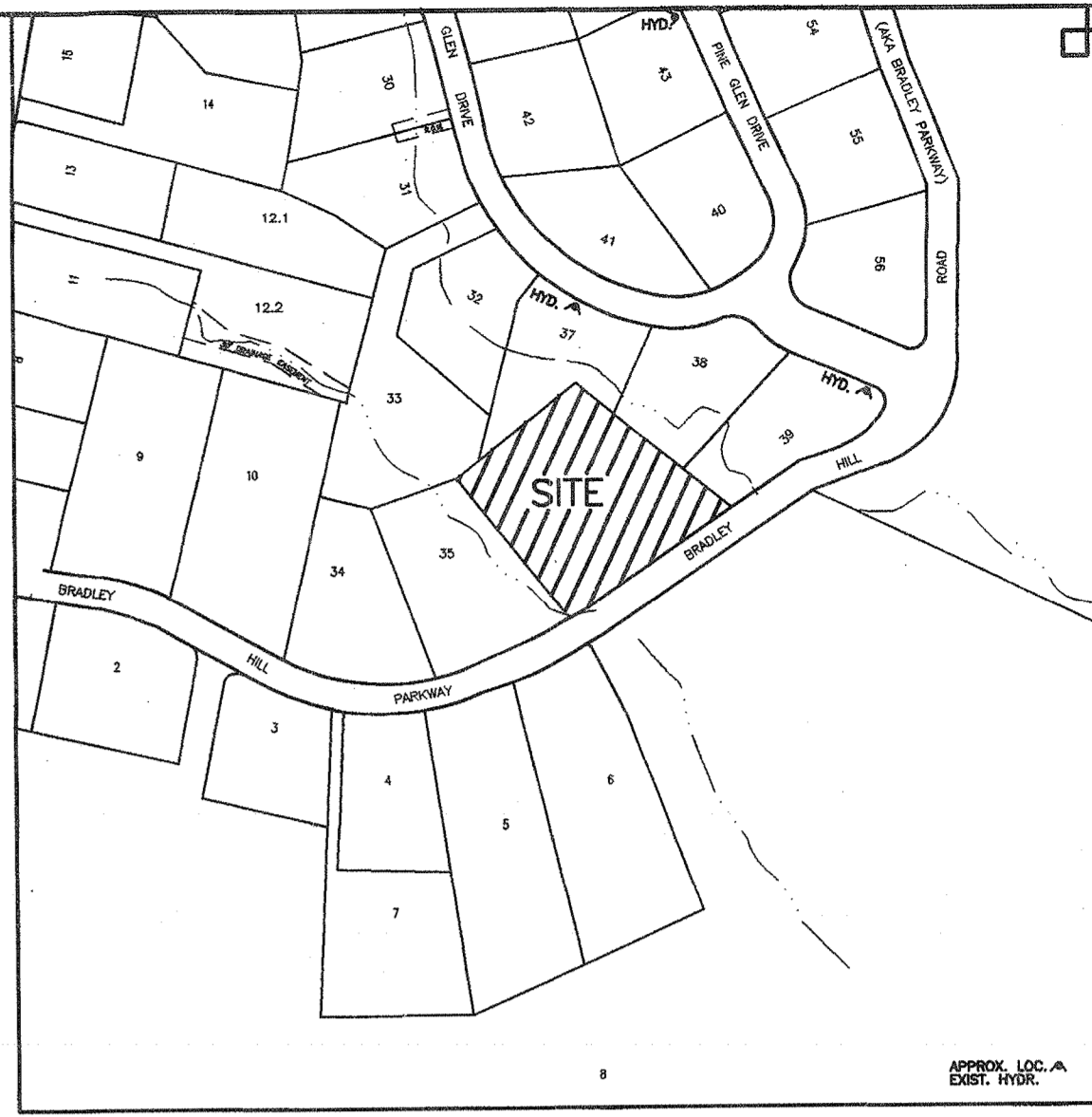


| BULK TABLE • ZONE R-40 • GROUP "E" | | | |
|------------------------------------|-----------|------------|---------------|
| ITEM | REQUIRED | PROP LOT 1 | PROP LOT 2 |
| MIN AREA | 40,000 SF | 41,217 SF | 45,625 SF NET |
| MIN LOT WIDTH | 150' | 200'± | 150'+ |
| MIN ST. FRONT. | 100' | 220'± | 100'+ |
| MIN FRONT YARD | 50' | 65.2' | 190'+ |
| MIN SIDE YARD | 30' | 40'± | 30'+ |
| TOTAL SIDE YARD | 80' | 84.8'± | 80'+ |
| MIN REAR YARD | 50' | 50'+ | 50'+ |
| MAX. FAR | 0.15 | 0.11± | <0.15 |



NOTES: (CONT.)

24. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
25. 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 CONDITION(S), 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. WETLANDS-US ARMY CORPS OF ENGINEERS)
26. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
27. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
28. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
29. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
30. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NY STATE LICENSED PROF. ENGINEER & APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
31. RC HEALTH DEPT. APPROVAL REQUIRED FOR SEPTIC WELL.
32. EXISTING DRIVEWAY FOR LOT #1 SHALL BE PAVED.
33. A TREE PROTECTION PROGRAM 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 TO REMAIN ARE AS FOLLOWS:
 - a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - d. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
 2. DRIP 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:
 1. 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.
 2. 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.
34. ROCKLAND COUNTY HIGHWAY PERMIT REQUIRED PRIOR TO ANY CONSTRUCTION WORK ON EITHER LOT.
35. PROJECT AND PLANS ARE IN COMPLIANCE WITH STORMWATER MANAGEMENT PHASE II REGULATIONS (LESS THAN ONE ACRE DISTURBANCE FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION).



VICINITY MAP SCALE 1"=300'

NOTES:

1. THIS IS A SUBDIVISION OF TAX LOT 65.19-1-36 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNERS: ROBERT & BARBARA LEWY 864 BRADLEY PARKWAY BLAUVELT, NEW YORK
3. APPLICANT: SAME AS ABOVE.
4. NUMBER OF LOTS: 2
5. LOT AREA: 87,027 SF; 1.998 ACRES
6. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
7. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
8. THIS PLAT 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 AND SHALL NOT BE DISTURBED.
9. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
10. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
11. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
12. MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS: ■)
13. WATER SUPPLY BY WELL.
14. DATUM: USGS
15. NEW TAX LOT NUMBERS SHOWN THUS: 65.19-1-36.X
16. THE CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER AND AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING. PRIOR TO SEEDING.
17. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
18. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
19. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
20. 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.
21. RETAINING WALLS, IF ANY, SHALL BE DESIGNED BY A NYS LICENSED PROF. ENGINEER & ALL DETAILS & CALCULATIONS PROVIDED TO THE PLANNING BOARD & THE D.E.M.E. FOR REVIEW & APPROVAL. PRIOR TO THE SIGNING OF THE SUBDIVISION PLAN.
22. 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.
23. 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, 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.



DETAIL OF PROPOSED EASEMENTS

TREE LEGEND

| | |
|----|------------------------|
| | CALIPER IN INCHES |
| | TREE TYPE (SEE BELOW) |
| | 2=TWIN, 3=TRIPLE, ETC. |
| O | = OAK |
| A | = ASH |
| T | = TULIP |
| M | = MAPLE |
| P | = PINE |
| D | = DOGWOOD |
| S | = SYCAMORE |
| HB | = HOPHORN BEAN |
| | = TREE TO BE REMOVED |
| E | = ELM |
| C | = CHERRY |
| AP | = APPLE |
| B | = BIRCH |
| SH | = SHRUB |
| AP | = APPLE |
| BE | = BEECH |

LEGEND

| EXISTING | PROPOSED |
|----------|----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

MAP FILED 4/4/05
 ROCKLAND COUNTY CLERK'S OFFICE
 EDWARD GORMAN, County Clerk
 By Deputy:

APPROVED FOR FILING
 Date: 3/21/05
 ORANGETOWN PLANNING BOARD
 By:

- REFERENCES:
1. FILED MAP ENTITLED "PINE GLEN WOODS" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6018.
 2. FILED MAP ENTITLED "GIARNELLA" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6757.
 3. MAP OF SURVEY FOR STAROPOLI BY McDOUGALL & DRUMM DATED MARCH 2, 1993.
 4. ROCKLAND COUNTY HIGHWAY MAP #M11, BRADLEY HILL ROAD.

APPROVED FOR FILING:
 ROCKLAND COUNTY DRAINAGE AGENCY
 PLANNING BOARD APPROVAL:
 APPROVED FOR FILING
 Date: 3/21/05
 ORANGETOWN PLANNING BOARD
 APPROVED FOR FILING:
 JAY A. GREENWELL, PLS
 DATE: 3/21/05

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON MARCH 3, 2004.

 JAY A. GREENWELL, PLS NYS LIC.# 49676

| DATE | REVISIONS |
|----------|---------------------------|
| 01/28/05 | FINAL REVS. FOR SIGNATURE |
| 11/18/04 | FB REVS @ FINAL |
| 07/08/04 | VARIANCE ELIM. |

| SUBDIVISION OF PROPERTY FOR | | TAX LOT # |
|---|--|-------------------|
| LEWY | | 65.19-1-36 |
| TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK | | AREA 87,027 SF |
| JAY A. GREENWELL, PLS, LLC | | FILE 2413SUBD |
| LAND PLANNING - LAND SURVEYING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 | | SCALE 1"= 30' |
| PHONE 845-357-0830 FAX 845-357-0756 | | DATE 03/03/04 |
| JOB NO. 2413 | | |