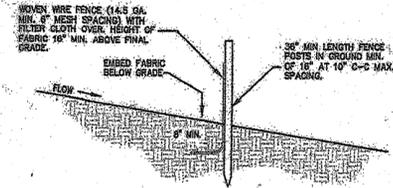


SOIL EROSION & SEDIMENT CONTROL PLAN

1. A temporary sediment barrier to be installed below the disturbed areas during construction.
2. All area 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% Pennlawn and 50% Fiesta perennial rye, apply 1lb/500 sf.
5. Mulch, apply chipped 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 place in rear of lot and screened with fabric fence.

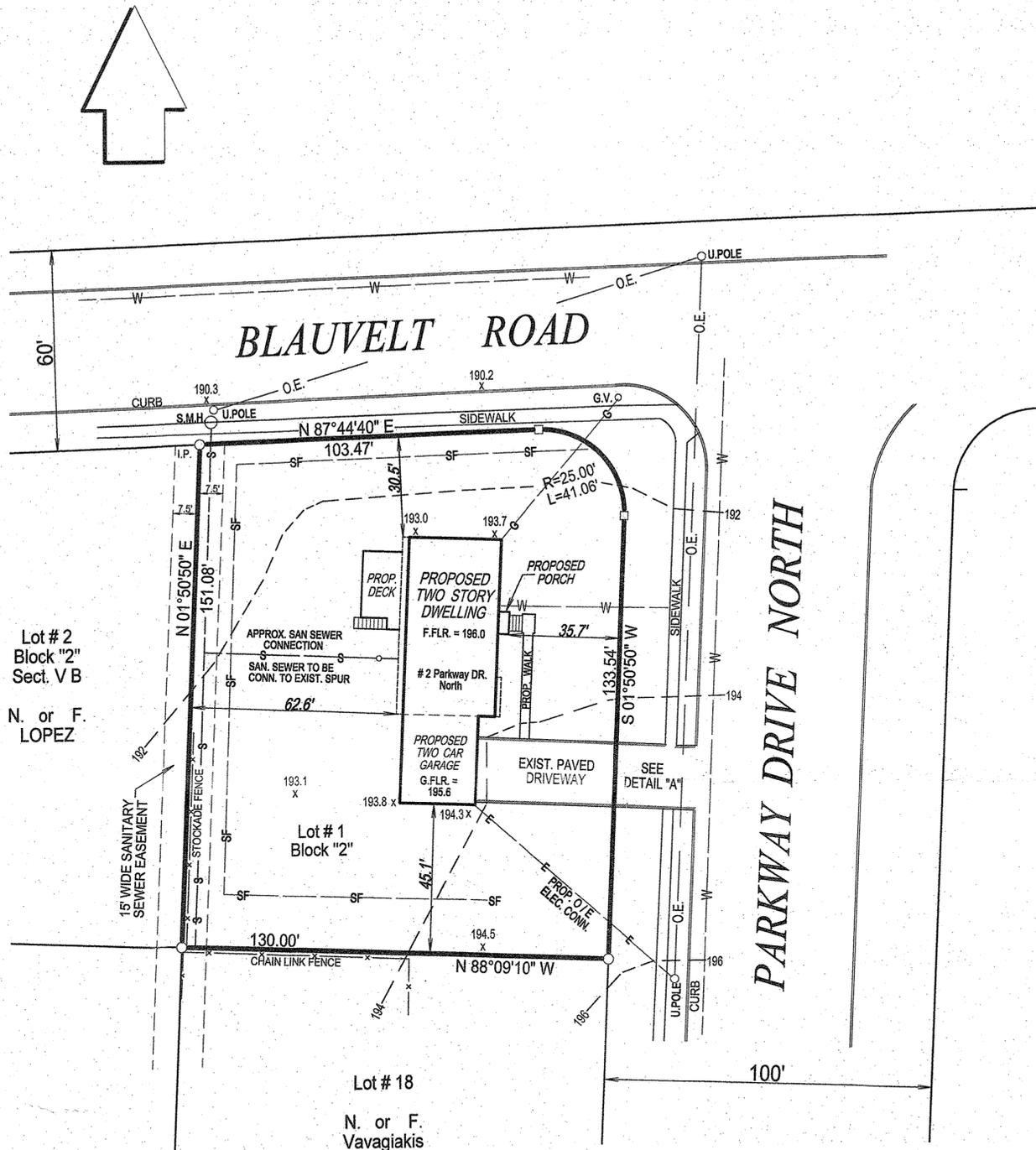
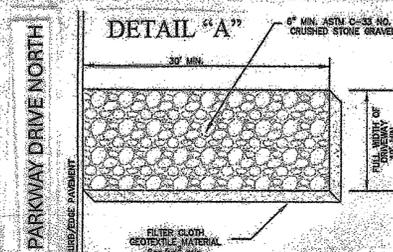


FABRICATED SILT FENCE

NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE 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: WOVEN WIRE 14 GA 6" MESH OPENING.
7. FILTER CLOTH: FILTER X MIRA1 100X STABILUMKA OR APPROVED EQUAL.
8. STANDARD SYMBOL: — SF — SF —

STABILIZED CONSTRUCTION ENTRANCE



Vicinity Map - Scale: 1" = 300'
Tax Lot Designation - Section 70.13 Block 3 Lot 33

**PROPOSED REPLACEMENT DWELLING
SITE PLAN**
For
ALATSAS HOME BUILDERS
Blauvelt
Town of Orangetown Rockland County, NY
Scale: 1" = 30' Area = 0.46

August 1, 2025

Reference: map entitled "MAP OF ROCKLAND, SECTION IV",
Filed in the Rockland County Clerks Office April 12 1958
in book 58 page 69 as map # 2558.

Zone R-15 Bulk Regulations Group M

Item	Required	Proposed
Lot Area	15,000 sf	19,843 sf
Lot Width	100 ft.	158 ft.
Street Frontage	75 ft.	278.07 ft.
Front Yard	30 ft.	35.7 ft. Parkway Dr 30.5 ft. Blauvelt Rd
Side Yard	20 ft.	45.1 ft.
Total Side Yard	50 ft.	N/A Cor Lot
Rear Yard	35 ft.	62.6 ft.
Max. F.A.R.	0.20	0.16
Max Bldg. Height	1 ft. per ft from lot line	10 ft. per ft from lot line

Town of Orangetown
MEETING OF:
OCT 23 2025
ARCHITECTURE & COMMUNITY
APPEARANCE BRD OF REVIEW

Robert E. Sorace, PLS
P.O. Box 189
New City, NY 10956
845-638-1498
Lic. 51264

RO 8375