

VICINITY MAP  
1"=300'

- NOTES:**
- TAX MAP DESIGNATION: 78.18-1-3-1-2  
9-1-1 ADDRESS: WOODS ROAD
  - RECORD OWNER / APPLICANT: WYANDANCH WASHINGTON REALTY LLC  
PO BOX 695  
PALISADES, NEW YORK 10964
  - LOT AREA = 3.28 ACRES
  - ZONE: R-80
  - SURVEYOR: JAY GREENWELL, PLS, LLC, SUFFERN, NY
  - ARCHITECT: CPLA ARCHITECTS, ORANGETOWN, NY
  - WETLAND DELINEATION BY ROBERT TORGENSEN, ASLA ON 4/10/14
  - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
  - 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.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
  - DATE: NOV 25. ADDITIONAL TOPOGRAPHY IN THE AREA OF THE PROPOSED STORMWATER STORAGE AREA ESTIMATED BY LEHMAN & GETZ, P.C.
  - ALL AREAS DISTURBED BY ON-SITE GRADING DESIGNATED FOR LAWN SHALL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
  - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME).
  - 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.
  - 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. 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.
  - 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.
  - SANITARY SEWER INFILTRATION & EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF ORANGETOWN. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
  - 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 STOCKPILING 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
      - 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:
      - 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.
  - ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MIN. SLOPE OF 2% APPROVED.
  - HOUSE SEWER & WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MIN. SEPARATION OF 10 FEET, EXCEPT WHERE OTHERWISE APPROVED.
  - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.

JAY A. GREENWELL, PLS  
NYS LIC. # 49676

**JAY A. GREENWELL, PLS, LLC**  
LAND SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

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WARWICK, NY 10990  
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**SITE PLAN**

BERGSON RESIDENCE  
WOODS ROAD  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

L&G JOB #: 2448 DRAWN BY: DJG  
DATE: 7/24/20 SCALE: 1" = 30'  
REVISION: 10/23/20 TAX LOT: 78.18-1-3-1-2

**C1**

- LEGEND**
- PROPERTY LINE
  - EXISTING SPOT GRADE +190.5
  - EXISTING CONTOUR -192
  - PROPOSED SPOT GRADE X (193.0)
  - PROPOSED CONTOUR (192)
  - PROPOSED SANITARY SEWER GRAVITY LINE S
  - PROPOSED SANITARY SEWER FORCE MAIN FM
  - PROPOSED ROOF DRAIN RD
  - PROPOSED LIMIT OF DISTURBANCE
  - PROPOSED WATER LINE W
  - PROPOSED SILT FENCE
  - EXISTING WETLANDS
  - PERCOLATION TEST LOCATION PT 1
  - TEST PIT LOCATION TP 2

**BULK REGULATIONS ZONE R-80**

	MIN. LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL SIDE YARDS	MIN. REAR YARD	MAX. BLDG HEIGHT	MAX. F.A.R.
REQUIRED	80,000 SF	150'	100'	50'	30'	100'	50'	8"/FT	0.10
PROVIDED	130,700 SF NET	200'+	* 79.3'	187'±	80'±	240'±	67'±	<8"/FT	0.054

No.	DATE	DESCRIPTION
1	7/28/20	ADDED LABEL FOR PATH NEAR DRIVEWAY
2	8/3/20	ADDED DETAILS
3	8/14/20	ADDED GEOTHERMAL WELLS AREA
4	10/7/20	PER CONDITIONS OF PRELIMINARY APPROVAL
5	10/23/20	SHIFT DWELLING EAST, ADD BERM TO NORTH

**DRAWING STATUS**

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR

CONCEPT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1	OF	2
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

ISSUE DATE: 10/23/20  
SHEET NUMBER

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DAVID A. GETZ, P.E.  
NEW YORK LICENSE # 061265

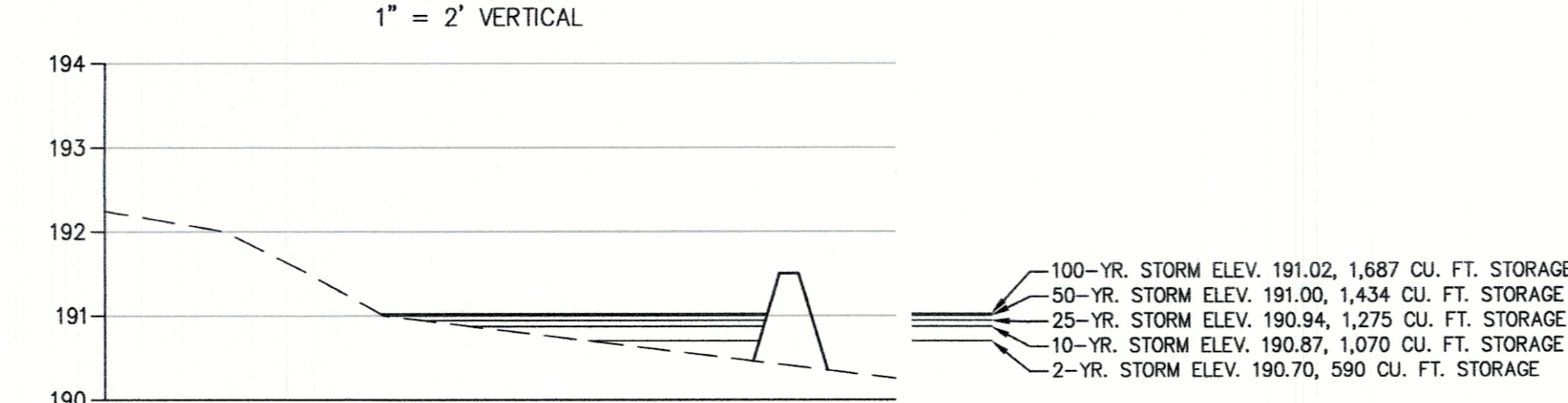
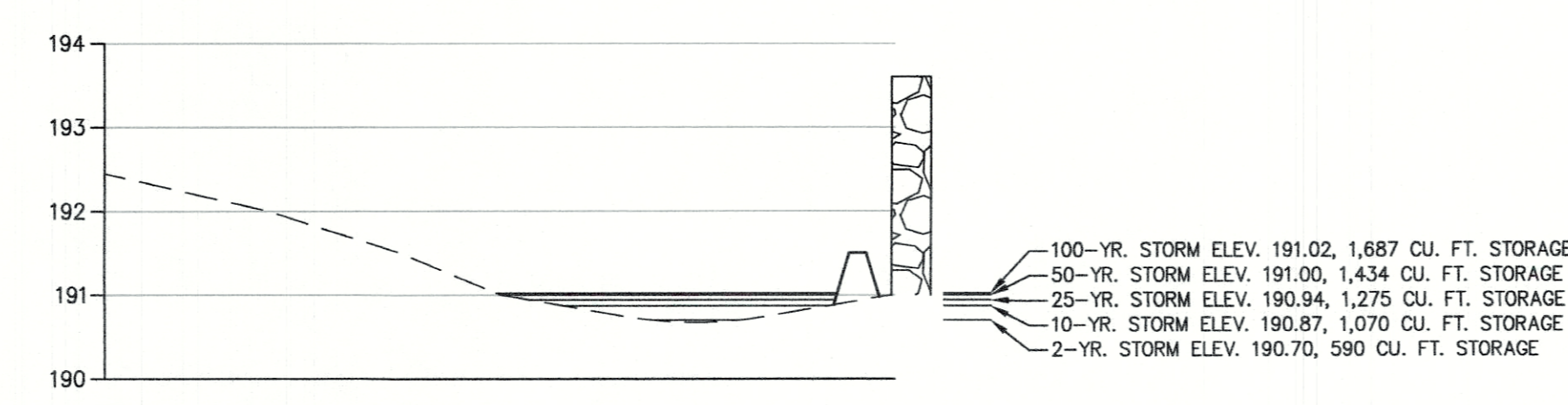
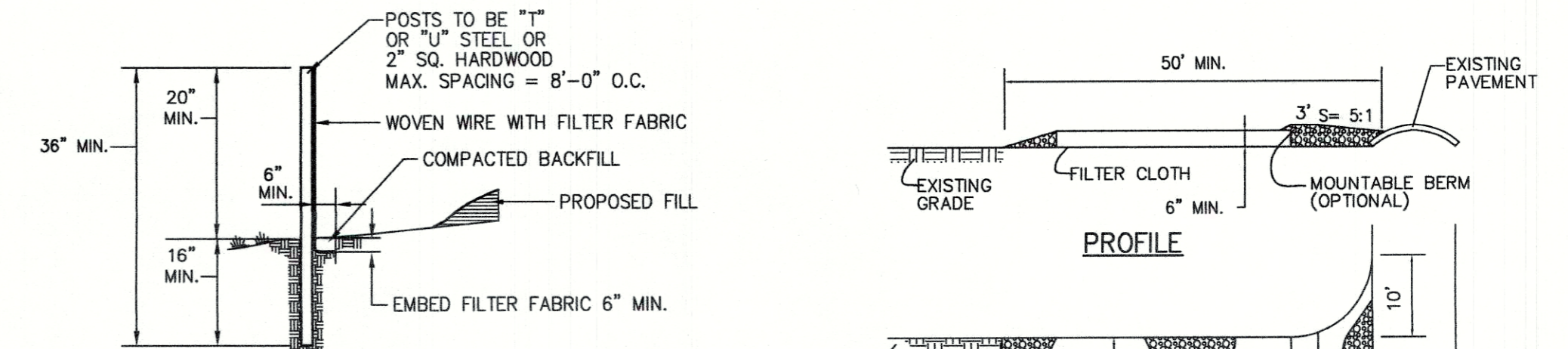
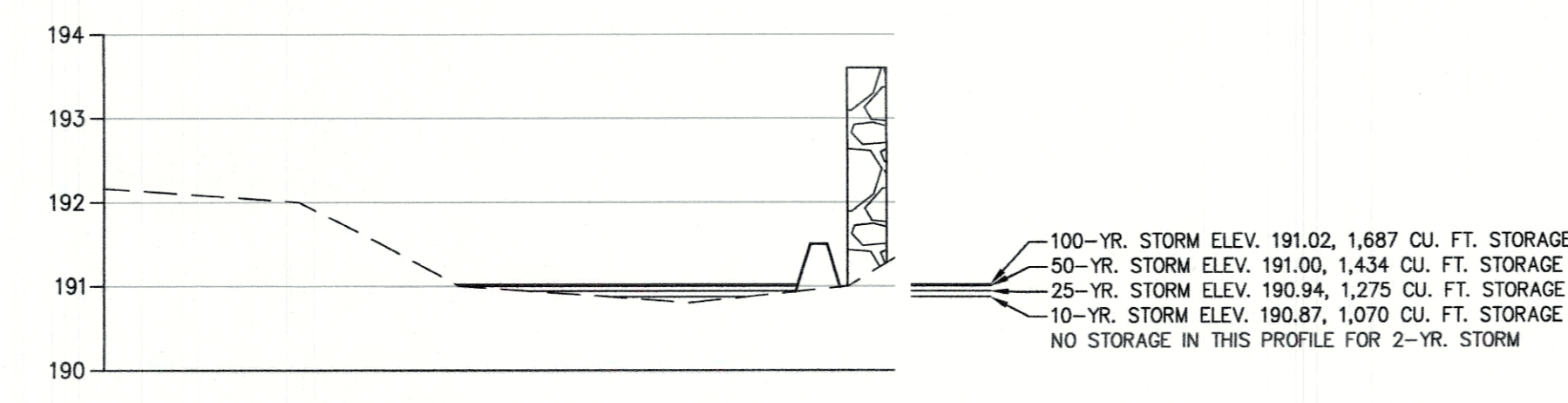
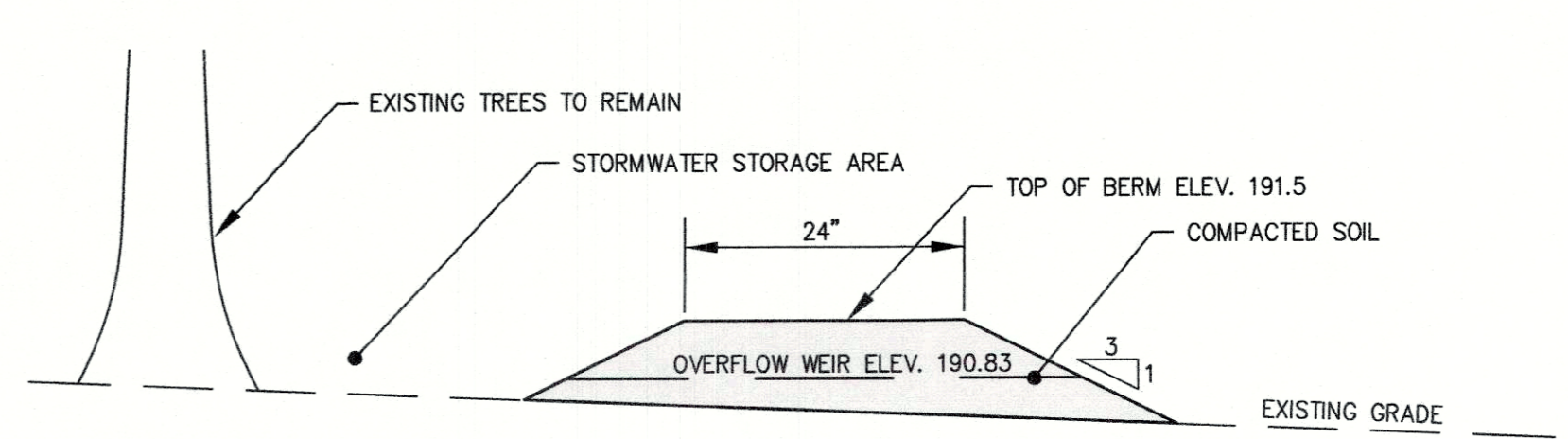
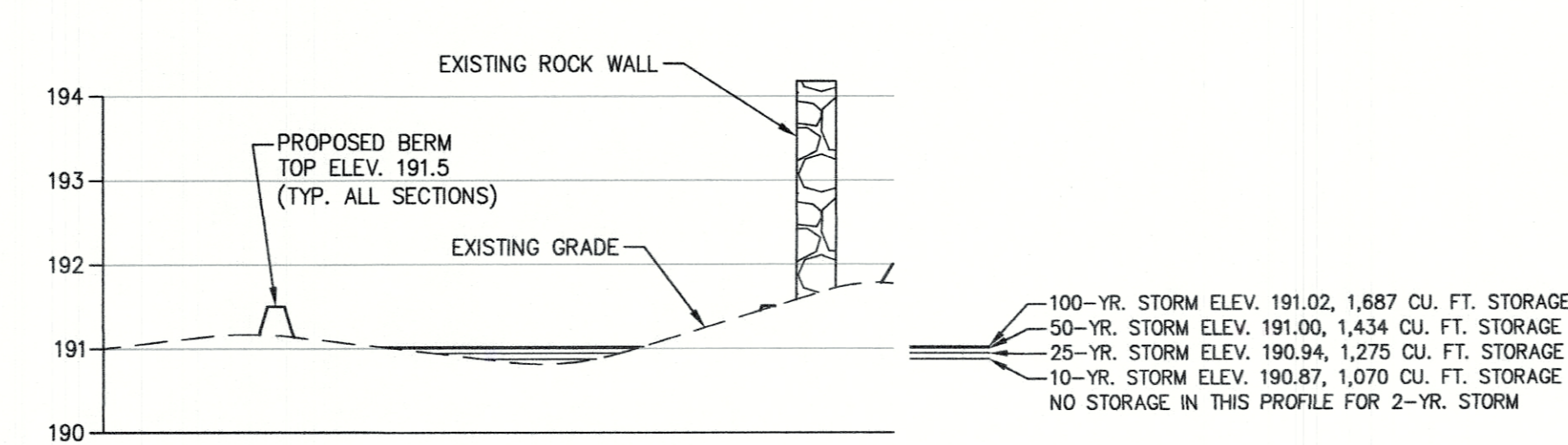
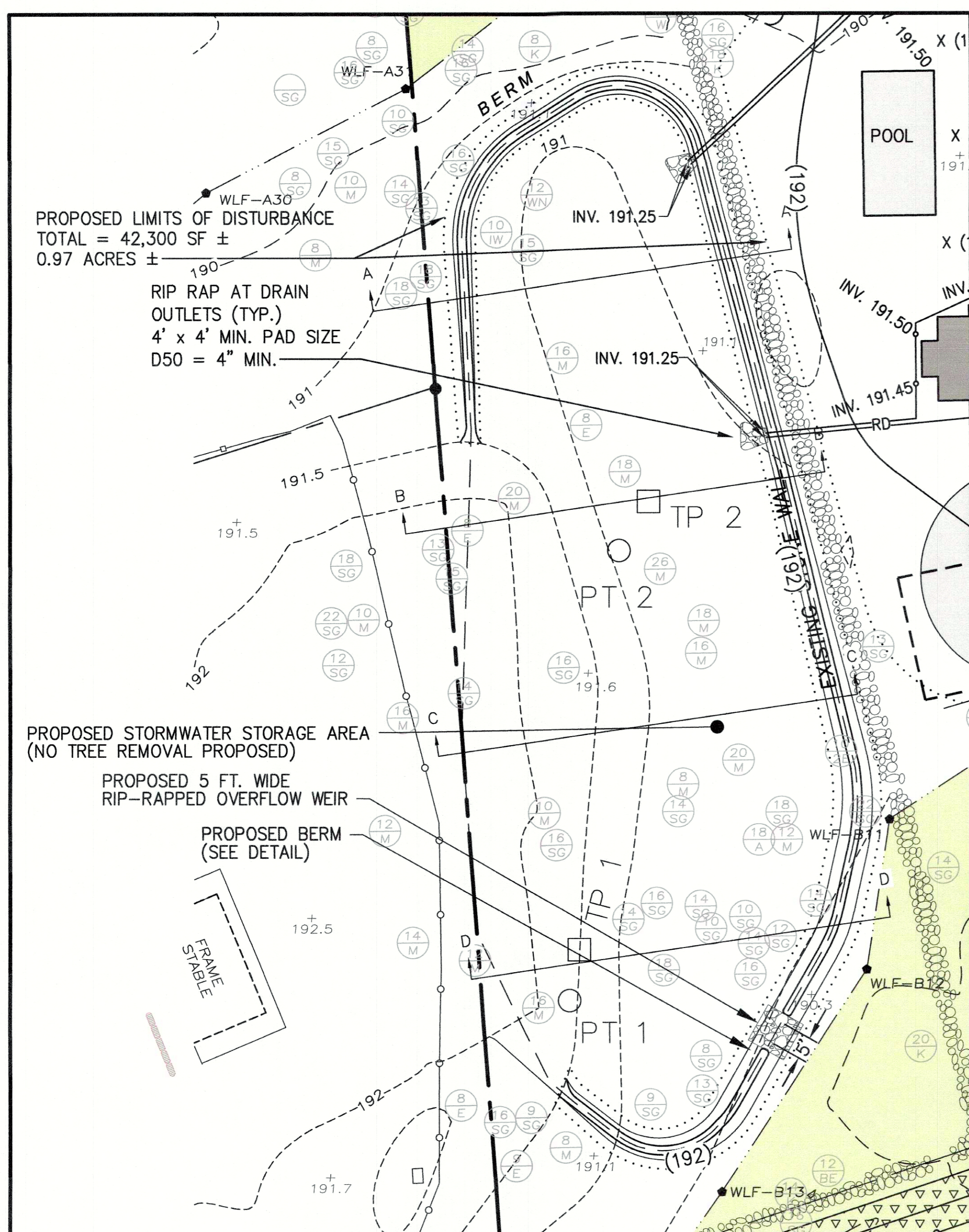
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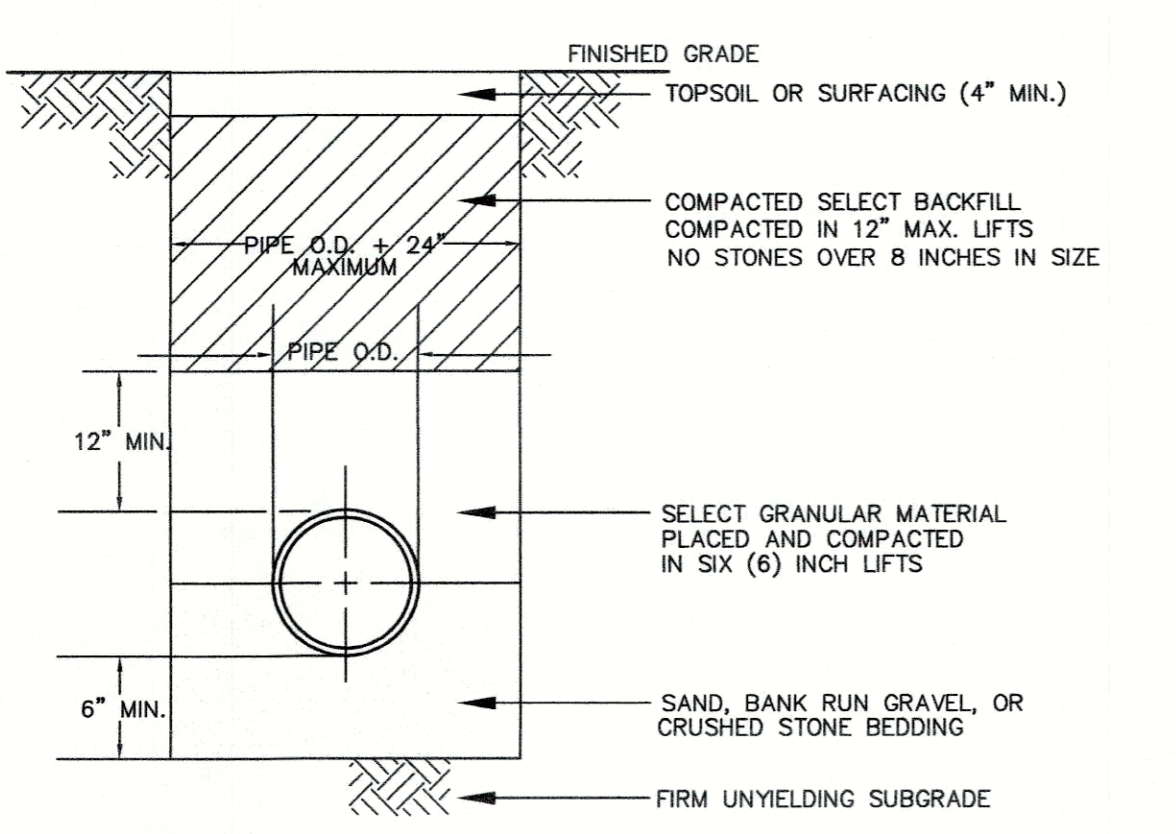
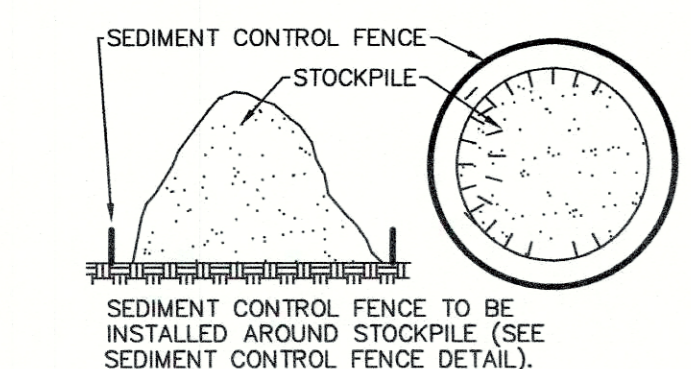
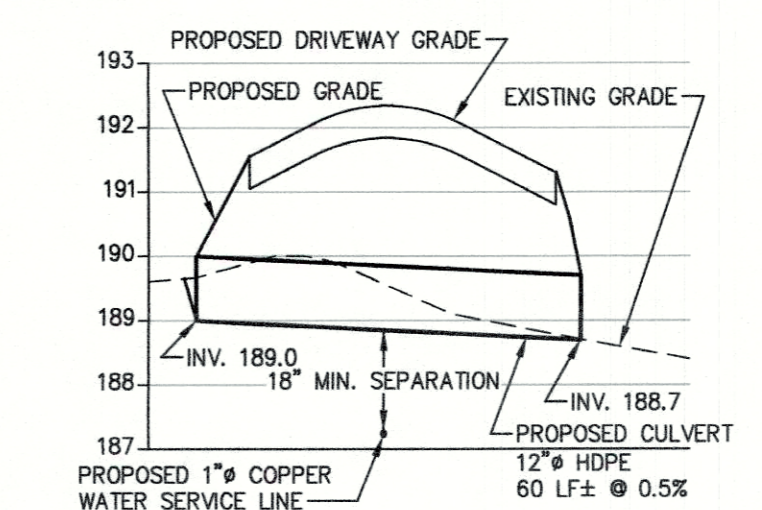
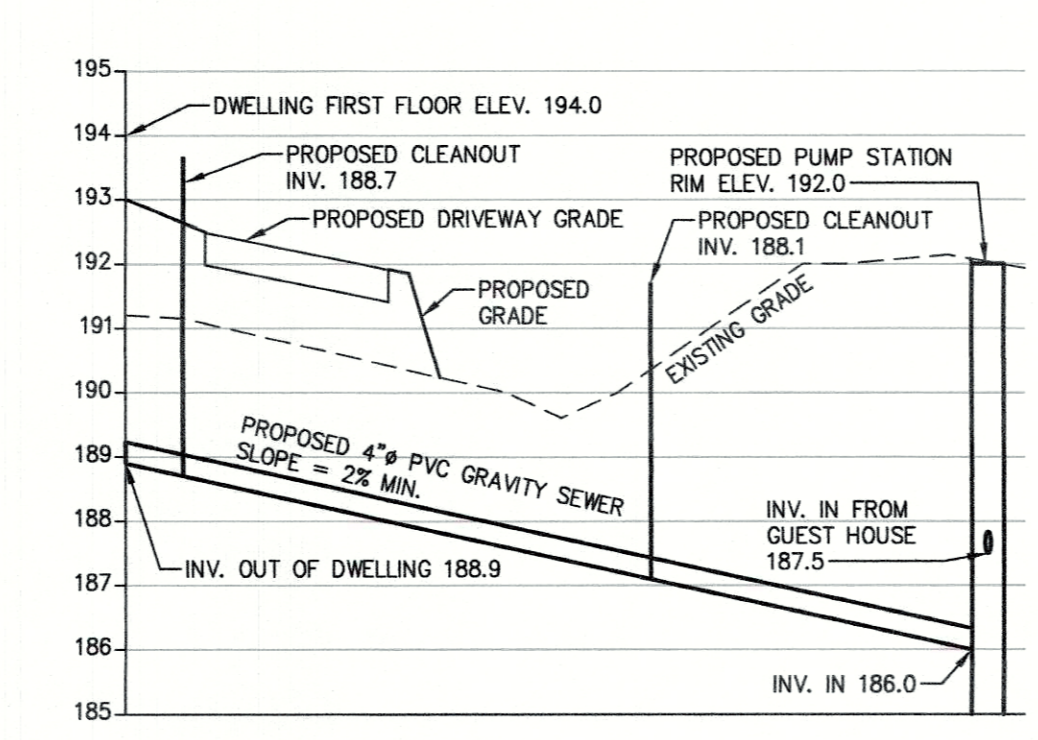
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30 0 15 30 60  
1" = 30'



**STORMWATER STORAGE AREA**  
1" = 20'



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<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	2 OF 2
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

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