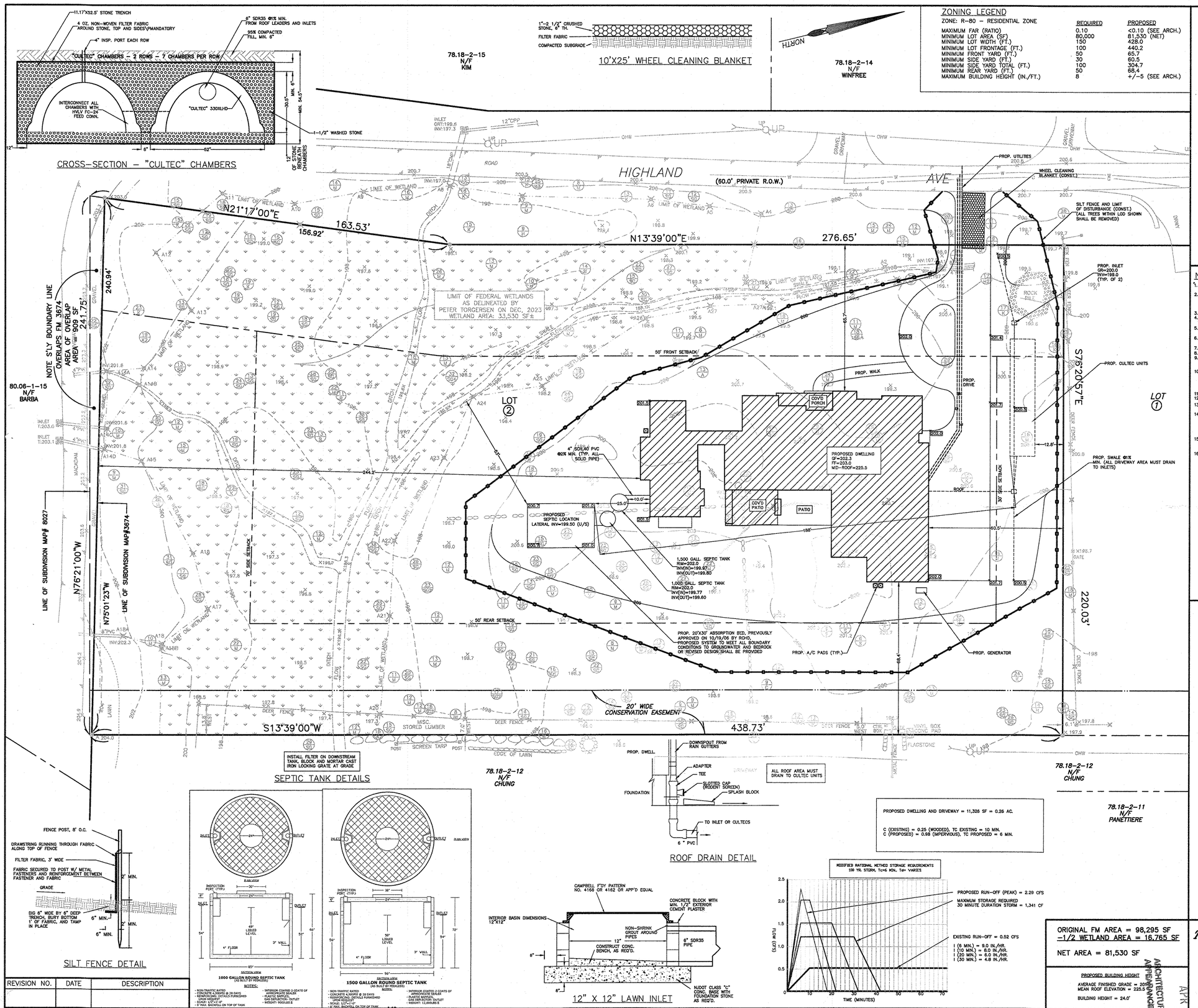
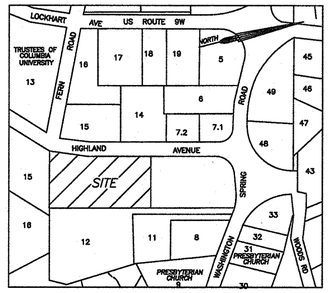


ZONING LEGEND

ZONE: R-80 – RESIDENTIAL ZONE

	REQUIRED	PROPOSED
MAXIMUM FAR (RATIO)	0.10	<0.10 (SEE ARCH.)
MINIMUM LOT AREA (SF)	80,000	81,530 (NET)
MINIMUM LOT WIDTH (FT.)	150	428.0
MINIMUM LOT FRONTAGE (FT.)	100	440.2
MINIMUM FRONT YARD (FT.)	50	65.7
MINIMUM SIDE YARD (FT.)	30	60.5
MINIMUM SIDE YARD TOTAL (FT.)	100	304.7
MINIMUM REAR YARD (FT.)	50	68.4
MAXIMUM BUILDING HEIGHT (IN./FT.)	8	+/-5 (SEE ARCH.)



NOTES:

1. PROPERTY KNOWN AS LOT 13.2 BLOCK 2 SECTION 78.18 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
2. APPLICANT/OWNER:
   KEYWORK
   37 HIGHLAND AVENUE
   PALISADES, NY
3. TOTAL AREA OF LOT: 81,530 SF (NET)
4. IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
5. THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS, OTHER THAN AS SHOWN.
6. SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JAY A. GREENWELL, PLS, DATED 1/11/24.
7. THIS PLAN FOR GRADING, DRAINAGE AND ZONING PURPOSES ONLY.
8. PROPOSED UTILITIES FROM EX. AVAILABLE SYSTEMS.
9. TEST PITS TO BE PERFORMED TO CONFIRM CULTEC FUNCTION.
   IF GROUNDWATER ENCOUNTERED, DESIGN WILL BE MODIFIED AS REQUIRED.
   EXISTING SEPTIC SYSTEM LOCATION, IF APPLICABLE, SHALL BE CONFIRMED PRIOR TO SEEPAGE PIT CONSTRUCTION.
10. SCHOOL DISTRICT: SOUTH ORANGETOWN
    FIRE: SPARKILL–PALISADES
    WATER: TOWN OF ORANGETOWN
    LIGHTING: TOWN OF ORANGETOWN
    SEWER: TOWN OF ORANGETOWN
11. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
12. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
13. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
14. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND THE OBLIGATION OF THE PROPERTY OWNERS TO ARRANGE SUCH A MEETING.
15. ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQ'D FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
16. 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 AREA 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' HT.
    D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    –ONE FT RADIUS FROM TRUNK PER INCH DBH
    –DRIP LINE OF TREE CANOPY. METHOD CHOSEN SHOULD BE BASED ON PROVIDING MAX PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE EST. TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
    –LIGHT TO HEAVY IMPACTS: MIN. 8 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION OF WORK
    –LIGHT IMPACTS ONLY: INSTALLATION OF 3/4 IN. 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 INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE FEET LARGER THAN THE TREE CANOPY.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP–RAP OR CRUSHED STONE DAMES, HAY BALES OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY (30) DAYS, SHALL BE TEMPORARILY SEEDED WITH 1/2 LB OF RYEGRASS OR MULCHED WITH 100 LBS. OR STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATED MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. THE SEED MIXTURE FOR PERMANENT SEEDLINGS SHALL BE:
   KENTUCKY BLUEGRASS – 40 LBS./AC. (0.92 #/1000 SF)
   CREEPING RED FESCUE – 140 LBS./AC. (3.21 #/1000 SF)
   PERENNIAL RYEGRASS – 50 LBS./AC. (1.15 #/1000 SF)
6. THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDLINGS:
   LIME IS TO BE APPLIED TO ATTAIN A pH OF AT LEAST 5.5 TO 6.0, OR AT A RATE OF 2 TONS/ACRES. FERTILIZER IS TO BE APPLIED AT A RATE OF 600 LBS. PER ACRE OR EITHER 5–10–10 OR 10–10–10.
7. SOD CAN BE USED INSTEAD OF SEED.
8. CONSTRUCTION SEQUENCE FOR EROSION CONTROL:
   A. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
   B. INSTALL SEDIMENT BARRIERS AS PER NOTE #1 ABOVE.
   C. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OF FILLED. STIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
   D. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED
9. SUBGRADE–INSTALL STORM DRAINAGE SYSTEM:
   E. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS.
   F. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 30 DAYS AS PER NOTE #2 ABOVE.
   G. AFTER COMPLETION OF THE SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTE #3 AND #5 ABOVE.
   H. REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
   I. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.

CONSTRUCTION SEQUENCE:

1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN, INCLUDING SILT FENCE, AND WHEEL CLEANING BLANKET PER PLAN.
2. EXCAVATE AND INSTALL FOUNDATION.
3. CONSTRUCT DRAINAGE SYSTEM.
4. COMPLETE POOL/PATIO CONSTRUCTION.
5. INSTALL LANDSCAPING AND SOD.
6. TOPSOIL, FERTILIZE, SEEDAND HAY MULCH ALL OTHER DISTURBED AREAS.
7. REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

ORIGINAL FM AREA = 98,295 SF
–1/2 WETLAND AREA = 16,765 SF

NET AREA = 81,530 SF

PROPOSED BUILDING HEIGHT

AVERAGE FINISHED GRADE = 200.0
MEAN ROOF ELEVATION = 225.5

BUILDING HEIGHT = 24.0'

THOMAS W. SKRABLE, P.E., P.P., C.M.E.
CONSULTING ENGINEER
65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ
201-529-5010

DRAWN BY:	T.S.
SURVEYED BY:	J.G.
DESIGNED BY:	T.S.
CHECKED BY:	T.S.
D'WG NO.	24005PP0
JOB NO.	24-005
SHEET	1 OF 1
	1" = 20' H

4-18-24

THOMAS W. SKRABLE, P.E.

STATE OF NEW YORK
THOMAS W. SKRABLE
083873
LICENSED PROFESSIONAL ENGINEER

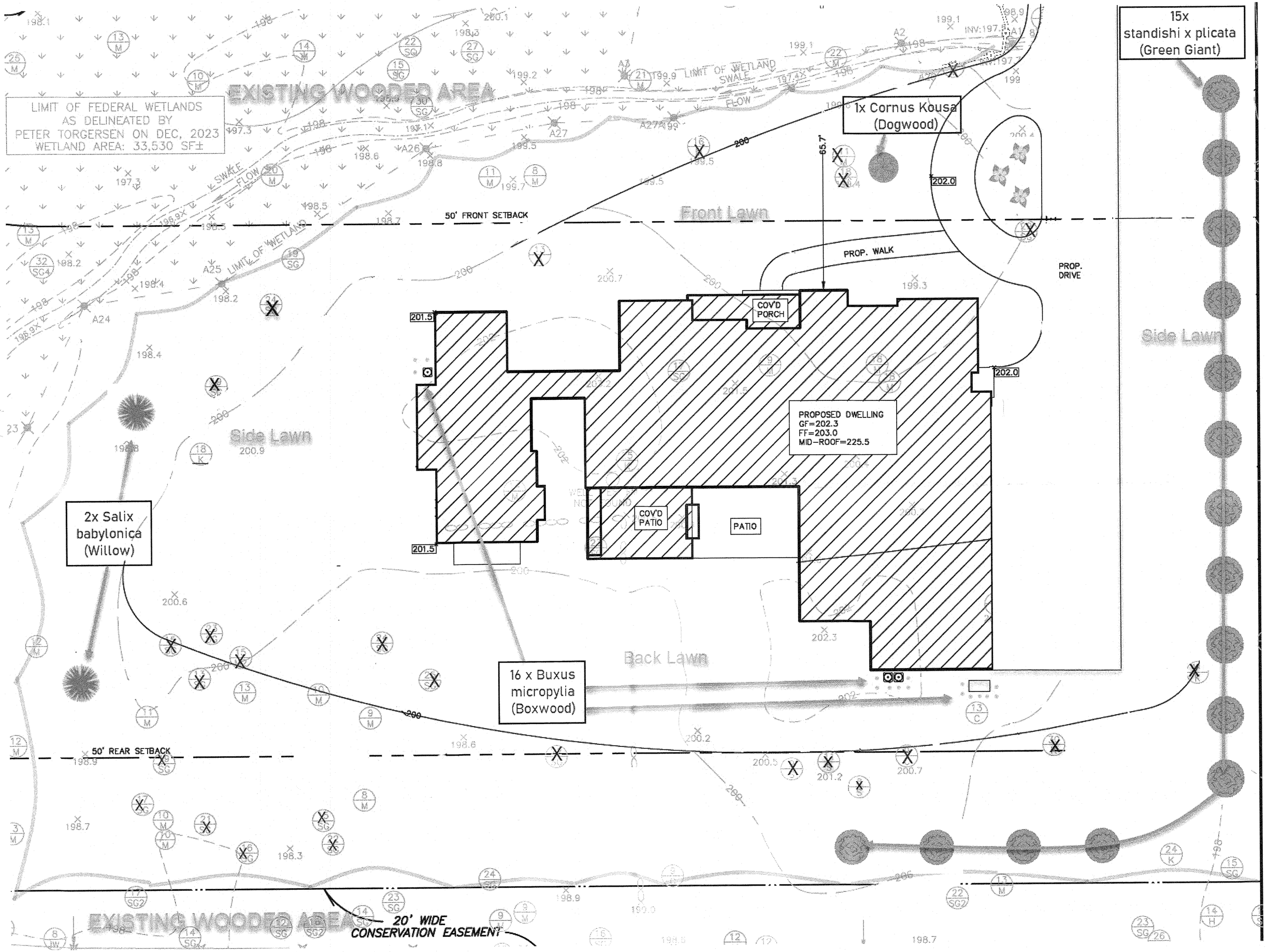
SIGNATURE DATE 1/25/24
NAME OF PROFESSIONAL ENGINEER NY 75377
NAME OF PROFESSIONAL PLANNER NJ 5204

APR 18 2024
TOWN OF ORANGETOWN
ARCHITECTURE & COMMUNITY APPEARANCE BRD OF REVIEW
MEETING OF:

DWELLING AND SESC PLAN

SECTION 78.18 BLOCK 2 LOT 13.2
#37 HIGHLAND AVENUE
TOWN OF ORANGETOWN
ROCKLAND COUNTY NEW YORK

REVISION NO.	DATE	DESCRIPTION


15x
standishi x plicata
(Green Giant)
1x Cornus Kousa
(Dogwood)
2x Salix
babylonica
(Willow)
16 x Buxus
micropylia
(Boxwood)
LIMIT OF FEDERAL WETLANDS
AS DELINEATED BY
PETER TORGERSEN ON DEC, 2023
WETLAND AREA: 33,530 SF±
EXISTING WOODED AREA
LIMIT OF WETLAND
SWALE
FLOW
50' FRONT SETBACK
50' REAR SETBACK
Front Lawn
Side Lawn
Back Lawn
PROP. WALK
PROP.
DRIVE
COV'D
PORCH
COV'D
PATIO
PATIO
PROPOSED DWELLING
GF=202.3
FF=203.0
MID-ROOF=225.5
65.7'
20' WIDE
CONSERVATION EASEMENT