

TAX LOT: SECTION 66.54, BLOCK 1, LOT 341

MAP REFERENCE:
BEING KNOWN AND DESIGNATED AS LOT 1 ON A
CERTAIN MAP ENTITLED 'MINOR SUBDIVISION
RE-APPROVAL MAP FOR 90 CLINTON STREET CORP.'
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON
NOVEMBER 30, 2012 AS MAP #8190.

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
- ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
- THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
- ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE UNLESS OTHERWISE SPECIFIED.
- ROOF LEADERS (WHERE REQUIRED) TO BE 4" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
- ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
- ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF 2% TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
- ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
- ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATER-TIGHT PLUG OR CAP ENCASED IN CONCRETE.
- WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
- CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO BE DEMOLISHED OR REMOVED AND APPROVED BEFORE MANUFACTURING.
- RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
- THIS PLAN IS BASED ON ARCHITECTURAL PLANS ENTITLED '92 CLINTON AVENUE, VILLAGE OF SOUTH NYACK, ORANGETOWN, N.Y. PREPARED BY KIER B. LEVINSKY, P.E.
- AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF THE LOWEST FLOOR TO BE SERVICED IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.

EROSION CONTROL INFORMATION:

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING, OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
- INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
- CONSTRUCT BERMS, TEMPORARY SWALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
- CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
- PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDDED WITH TEMPORARY RYE GRASS.
- INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS, GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
- INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
- CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
- COMPLETE THE GRADING.
- INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
- UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDDED WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OR DISTURBED AREA. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHERE APPLICABLE.
- BARE SOIL SHOULD BE SEEDDED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDDED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION, A PERMANENT MIX SHOULD BE USED TO ENSURE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTES:

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

- 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 GRADED STONE DAMS, 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 BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LB. OF STRAW OR LEAF LITTER PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASIC COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL).

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



LEGEND		ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
---	---	SANITARY SEWER
---	---	SAN. SEWER MANHOLE
---	---	SEWER SERVICE
---	---	CLEAN-OUT
---	---	WATER MAIN
---	---	WATER SERVICE
---	---	WATER VALVE
---	---	GAS MAIN
---	---	GAS SERVICE
---	---	GAS VALVE
---	---	TELEPHONE/ELECTRIC CABLE & GAS
---	---	TELEPHONE/ELECTRIC & CABLE
---	---	DRAIN PIPE
---	---	CATCH BASIN
---	---	ROOF LEADER
---	---	FOOTING DRAIN
---	---	UTILITY POLE
---	---	SILT FENCE
---	---	OVERHEAD ELECTRIC
---	---	5' CONTOUR INTERVAL
---	---	1' CONTOUR INTERVAL
---	---	SPOT GRADE

SLOPE PERCENTAGE:
3% SF @ 25'
2.5% SF @ 25'
64% SF @ 607=389

BULK TABLE

ZONE: R2-6	LOT AREA (SQUARE FEET)	LOT FRONTAGE (FEET)	LOT COVERAGE (PERCENT)	PRINCIPLE BLDG. FRONT YARD (FEET)	PRINCIPLE BLDG. REAR YARD (FEET)	PRINCIPLE BLDG. SIDE YARD (FEET)	PRINCIPLE BLDG. TOTAL SIDE YARD (FEET)	MAX. BLDG. HEIGHT (FEET)	ACCESSORY BLDG. FRONT YARD (FEET)	ACCESSORY BLDG. REAR YARD (FEET)	ACCESSORY BLDG. SIDE YARD (FEET)	ACCESSORY BLDG. TOTAL SIDE YARD (FEET)	ACCESSORY BLDG. MAX. BLDG. HEIGHT (FEET)
REQUIRED:	12,000	60	50	25	20	12	25*	3 STORIES / 36 FT.	50	5	5	10	1 STORY / 15 FT.
PROVIDED:	19,311	64.50	281	134	53	13	28	2 STORIES / 25 FT.	190	7	10	70	1 STORY / 12 FT.

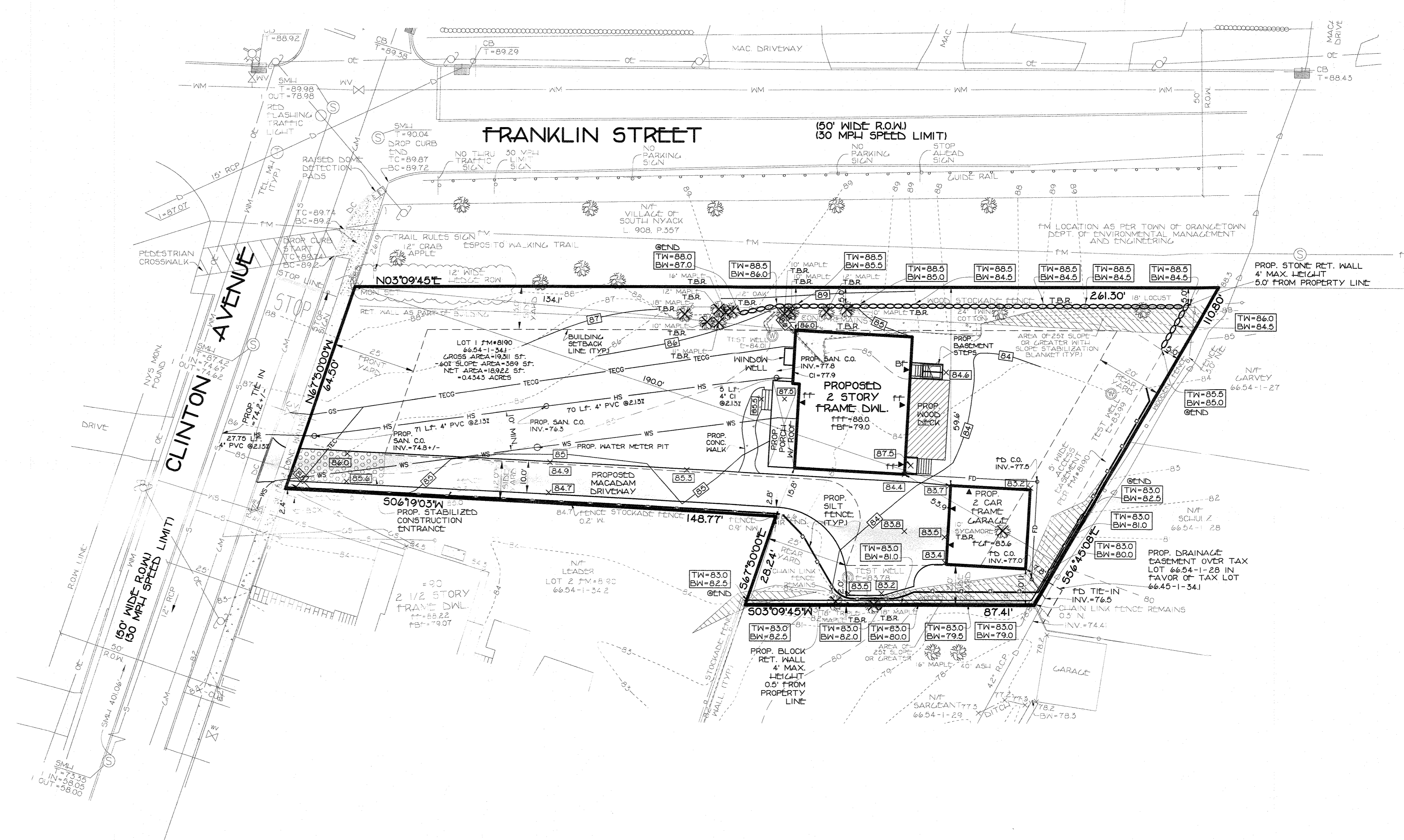
*25 TOTAL SIDE YARD/60 FRONTAGE=0.4
0.4 X 64.50=25

DEVELOPMENT COVERAGE CALCULATIONS:
EXISTING IMPERVIOUS SURFACE=359 SF.
359/19,311=0.0176
EXISTING DEVELOPMENT COVERAGE=1.76%
PROPOSED IMPERVIOUS SURFACE=5421 SF.
PROPOSED IMPERVIOUS SURFACE=5421/19,311=0.2807
PROPOSED DEVELOPMENT COVERAGE=28.07%

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REV. 6-26-24-TREES
REV. 12-14-23-UTILITIES, NOTES
REV. 11-27-23-MOVE DWL, GARAGE & DRIVEWAY, ADD RET. WALLS



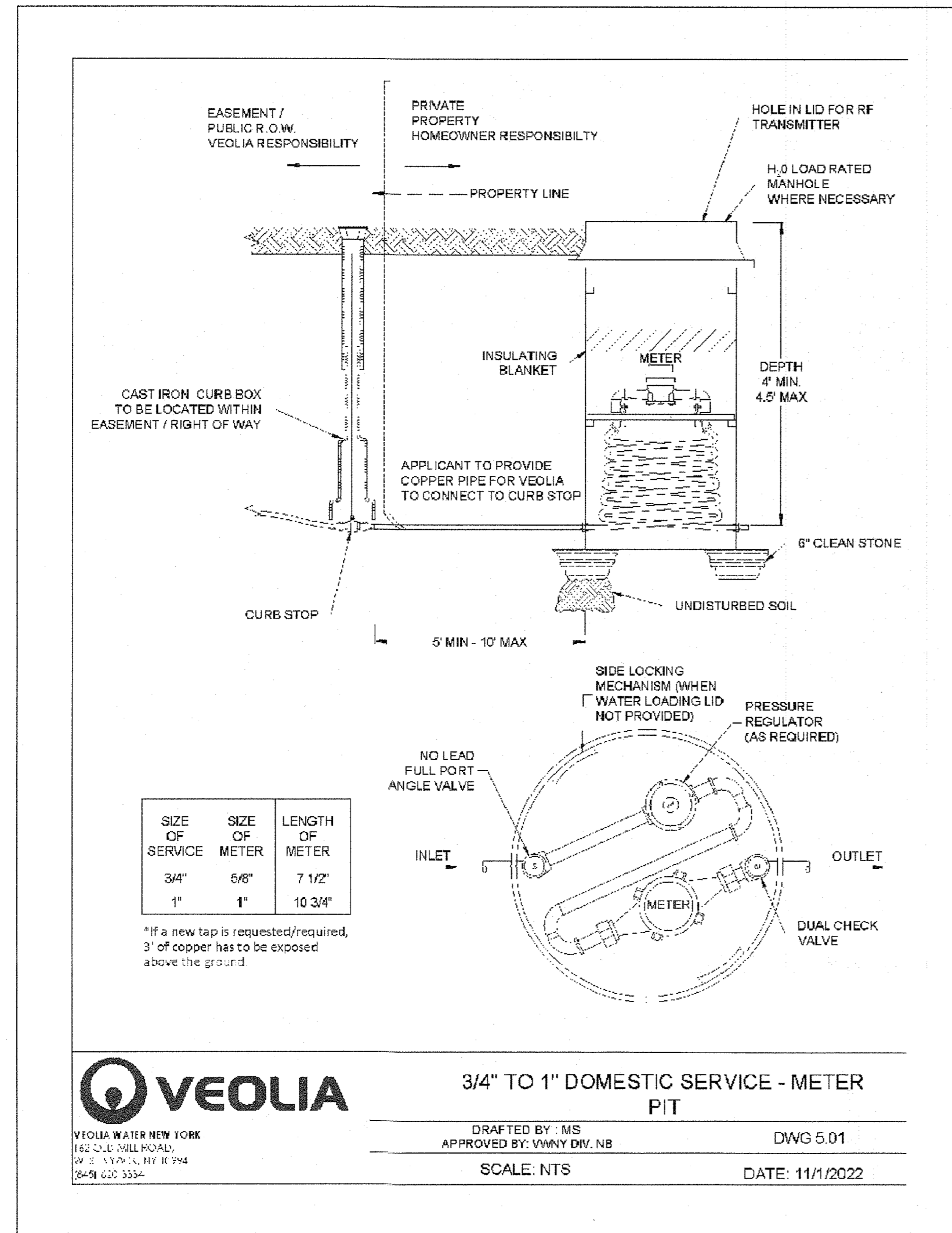
Board of Orangetown
Meeting Date:
July 19, 2024
Architectural & Planning
Appearance By: [Signature]

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TOWN OF ORANGETOWN
LAND USE BOARDS

PLOT PLAN
OF
92 CLINTON AVENUE
LOCATED IN
VILLAGE OF SOUTH NYACK
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE: 1"=20'

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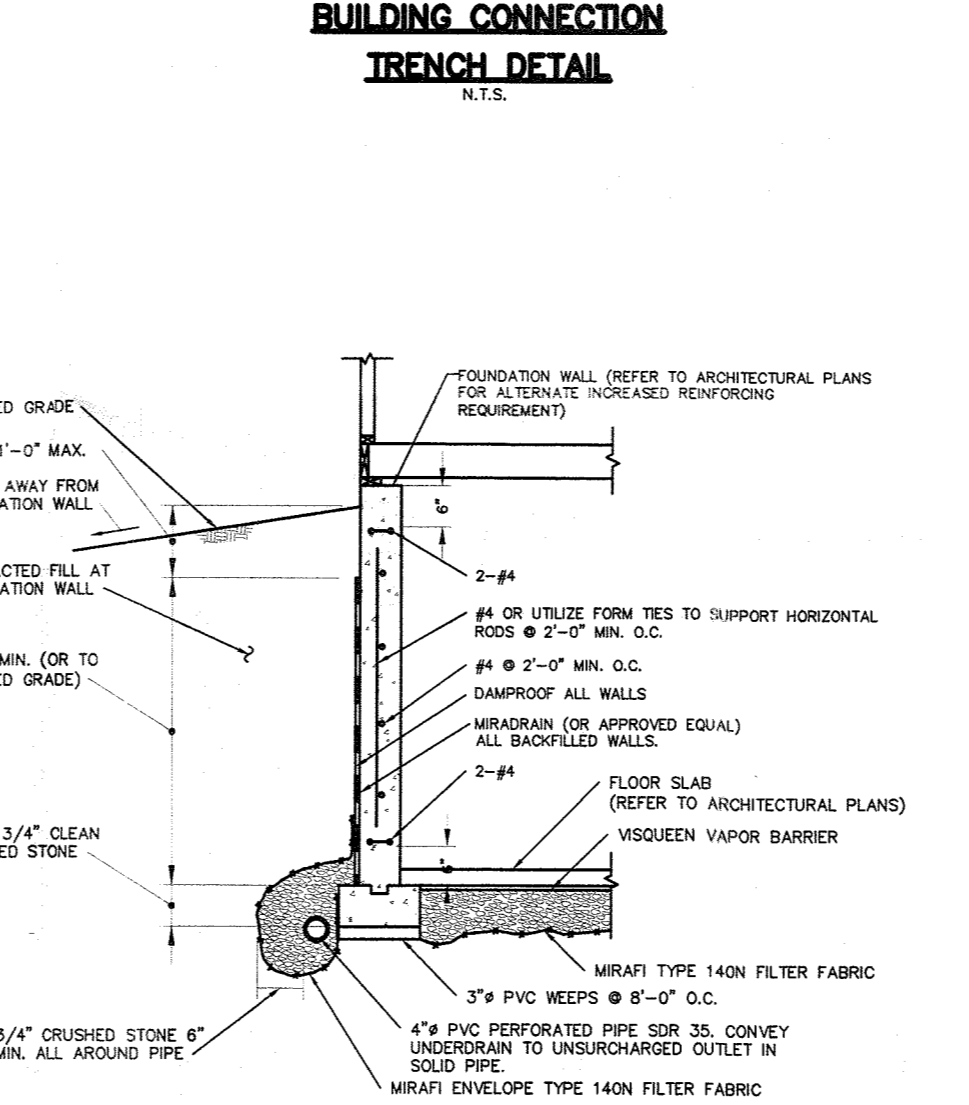
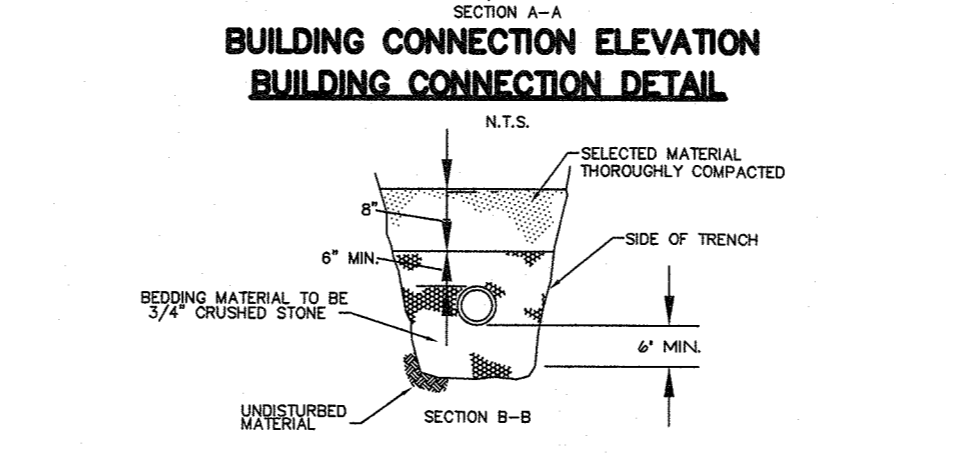
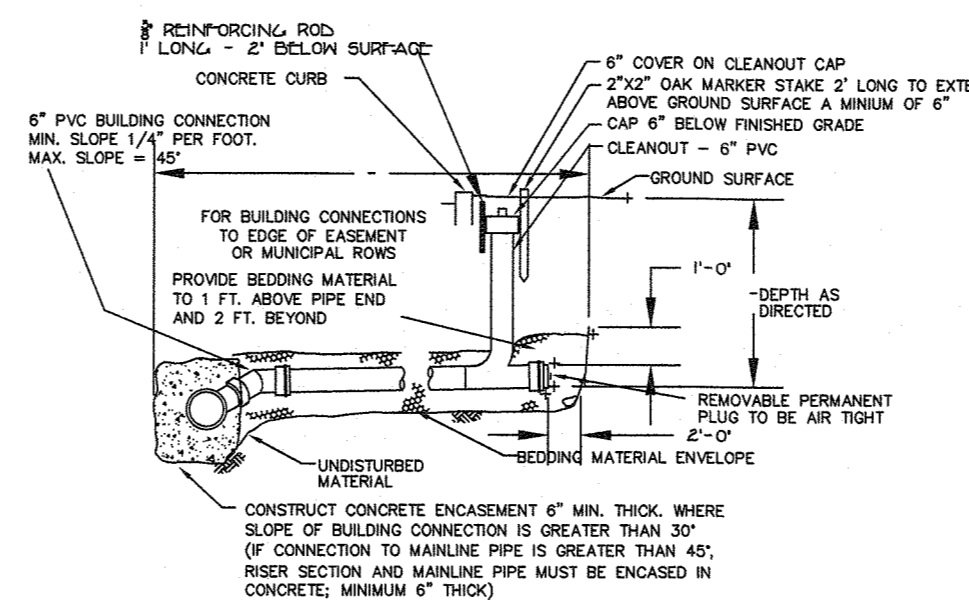
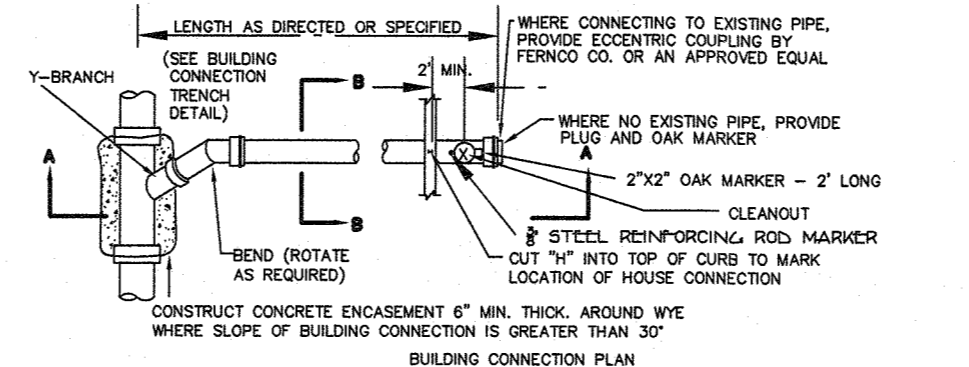
YB-2725
OCT. 23, 2023
1"=20'



3/4" TO 1" DOMESTIC SERVICE - METER PIT

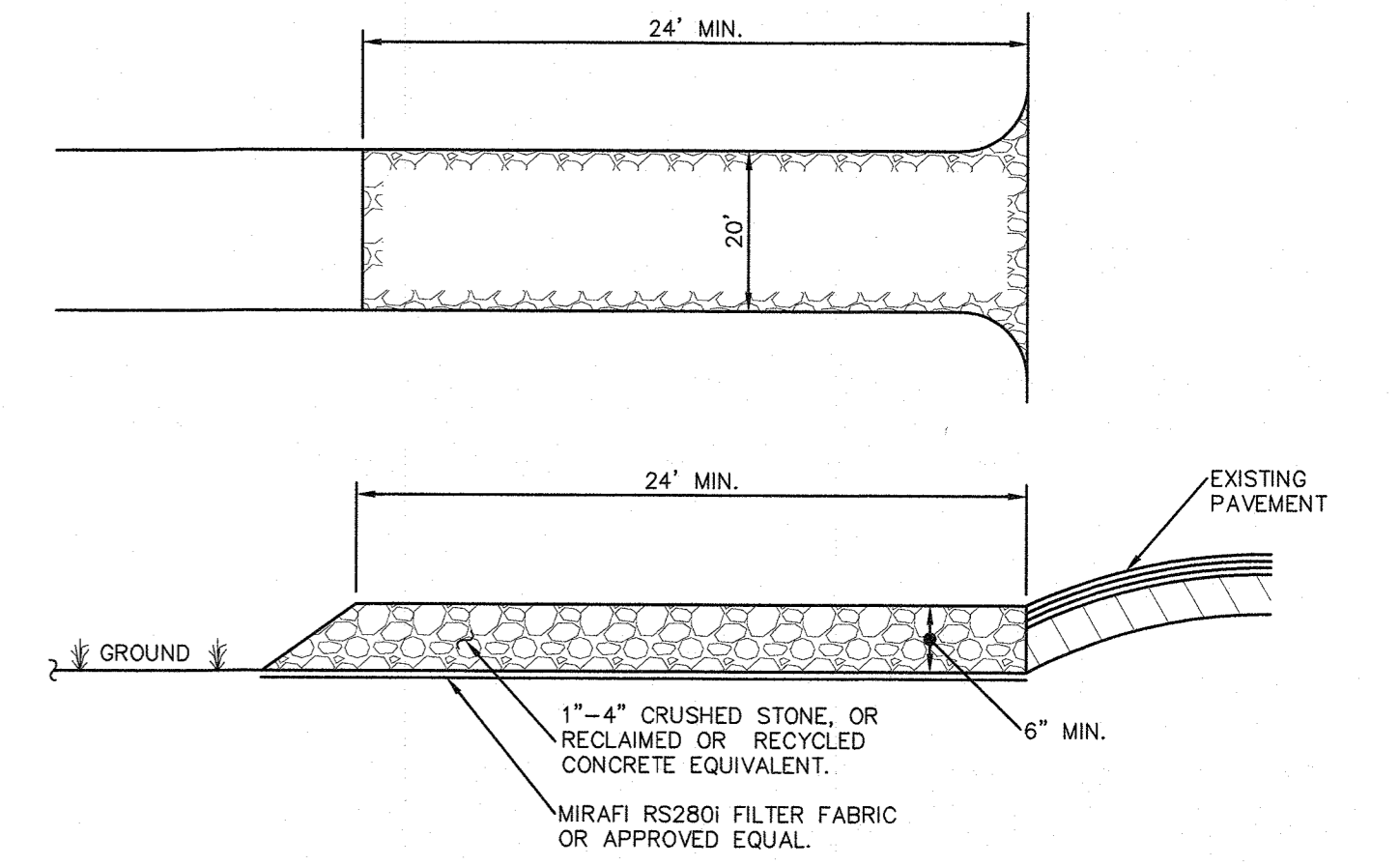
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 SCALE: N.T.S. DATE: 11/1/2022

VEOLIA WATER NEW YORK
 15-21-21-010-0000
 475 W. 31ST ST., NY, NY 10001
 212-512-3334

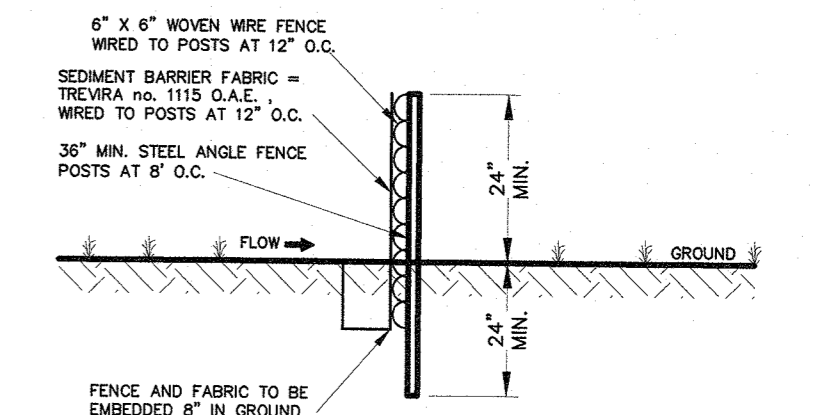


- NOTES:**
- CONVEY ALL ROOF LEADERS AWAY FROM DWELLING IN SEPARATE AND INDEPENDENT 4" (MINIMUM) SDR 35 PVC PIPE.
 - NO CONNECTIONS TO UNDERDRAIN SYSTEM FROM OTHER SOURCES ARE PERMITTED.
 - BACKFILLING OF WALL IS NOT PERMITTED UNTIL FRAMING IS COMPLETED OR WALL IS SUPPORTED INSIDE.
 - STEEL REINFORCEMENT SHOWN IS MINIMUM REQUIREMENT. SEE ARCHITECTURAL PLANS FOR ALTERNATE INCREASED REINFORCING REQUIREMENT.
 - CONTRACTOR TO INSTALL FOUNDATION DRAIN AS SPECIFIED HEREIN UNLESS OTHERWISE SPECIFIED BY THE BUILDING ARCHITECT.

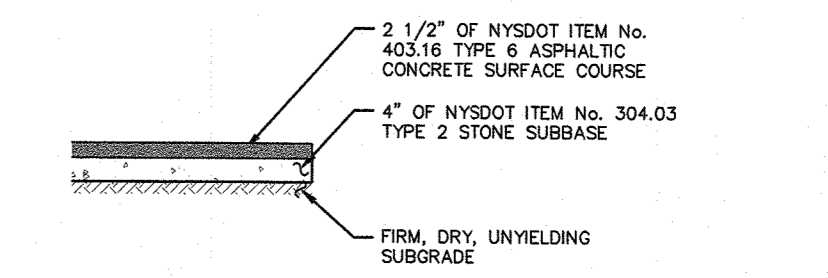
FOUNDATION UNDERDRAIN DETAIL
N.T.S.



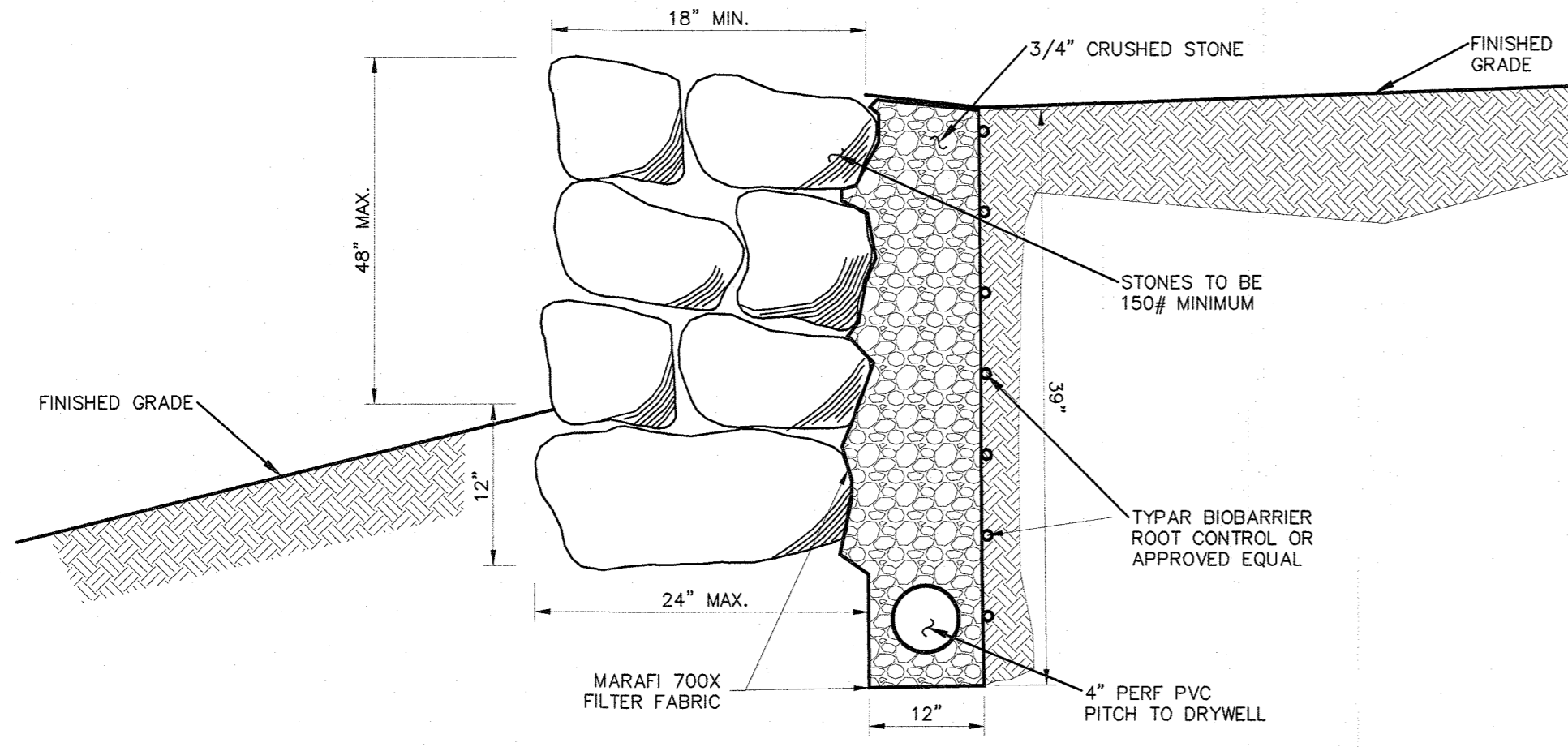
- NOTES:**
- ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.
- STABILIZED CONSTRUCTION ENTRANCE**
RESIDENTIAL
N.T.S.



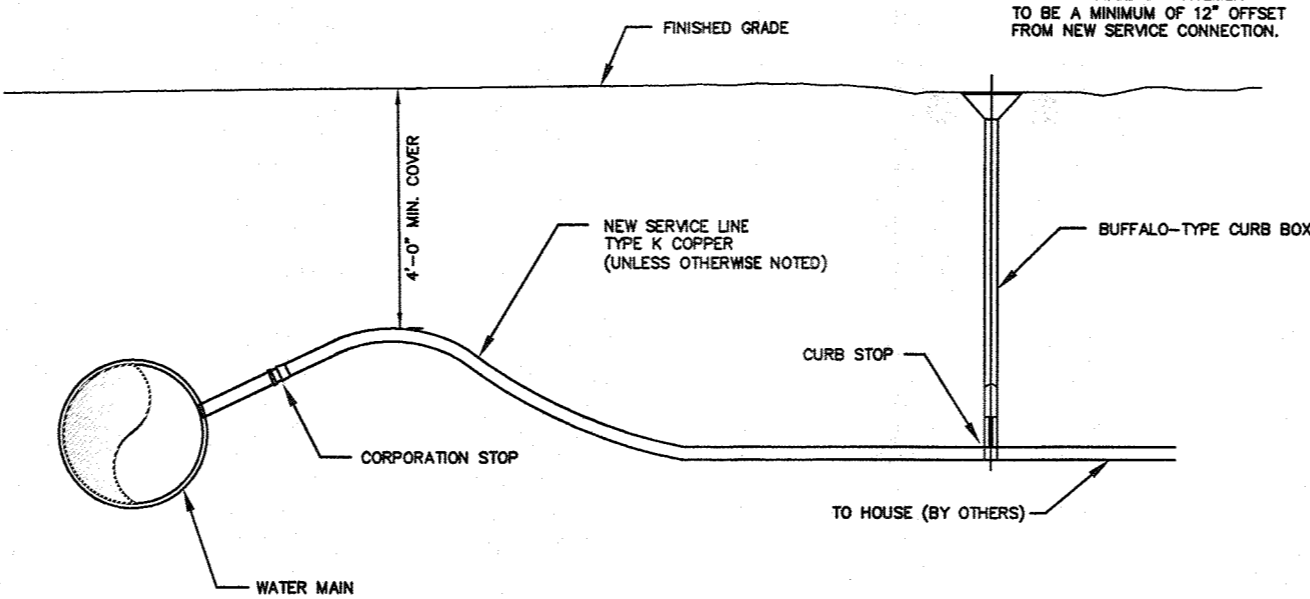
- NOTES:**
- THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER CONSTRUCTION.
 - MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
 - REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
 - FENCE SYMBOL ON PLAN = [Symbol]
- SEDIMENT BARRIER FENCE**
N.T.S.



PRIVATE DRIVEWAY PAVEMENT
N.T.S.

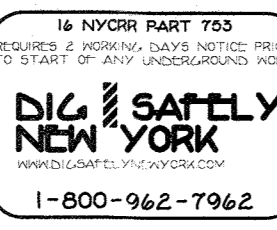


STONE RETAINING WALL DETAIL
N.T.S.



WATER CONNECTION DETAIL
N.T.S.

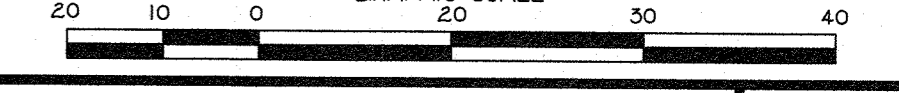
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DETAILS FOR
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