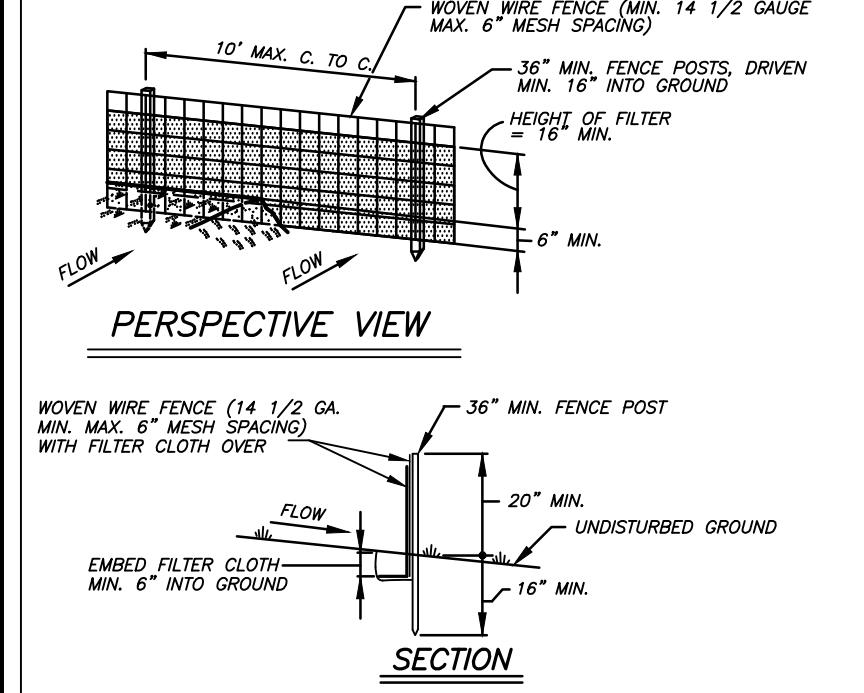
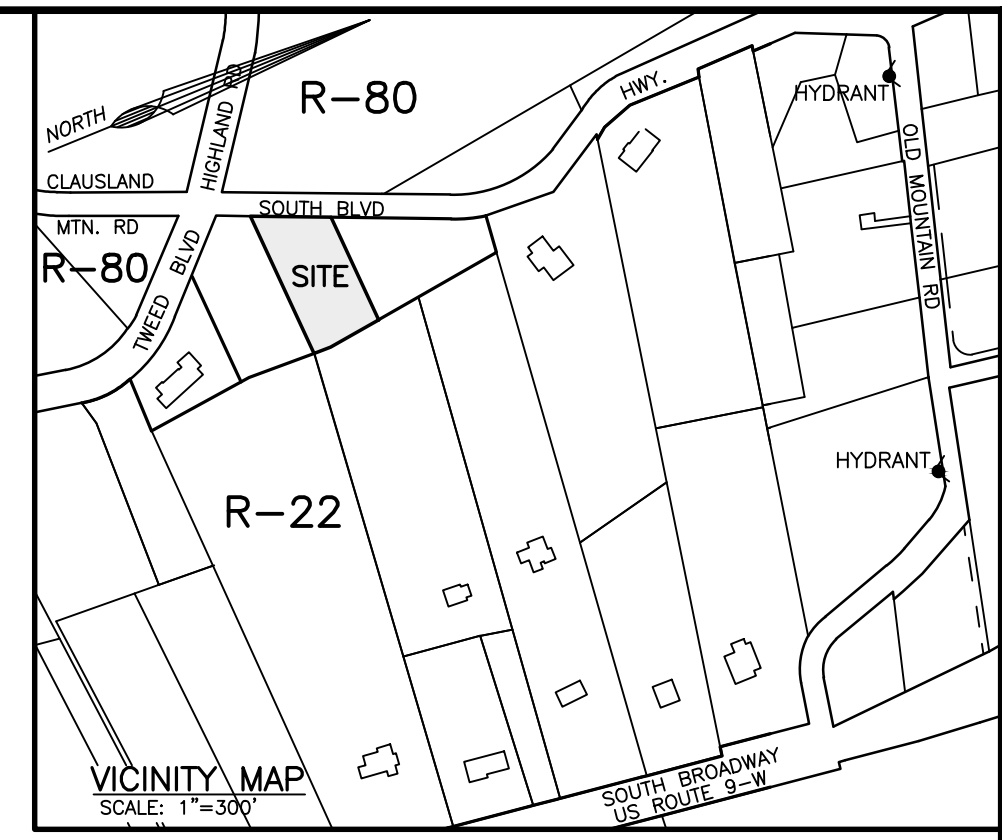


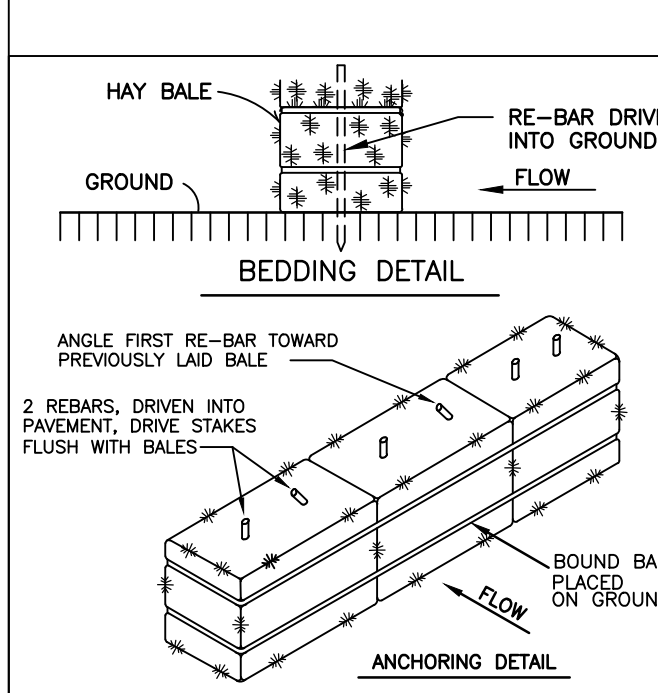
**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE ACCESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER SHALL BE SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE REQUIRED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



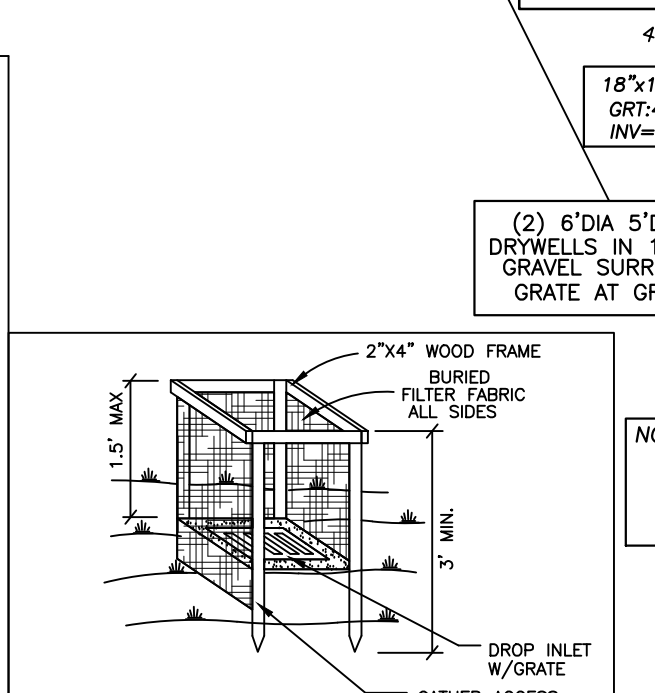
**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

- WOVEN WIRE FENCE TO BE FASTENED TO POSTS: STEEL EITHER 7" OR 10" TYPE OR 2" HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



**CONSTRUCTION SPECIFICATIONS**

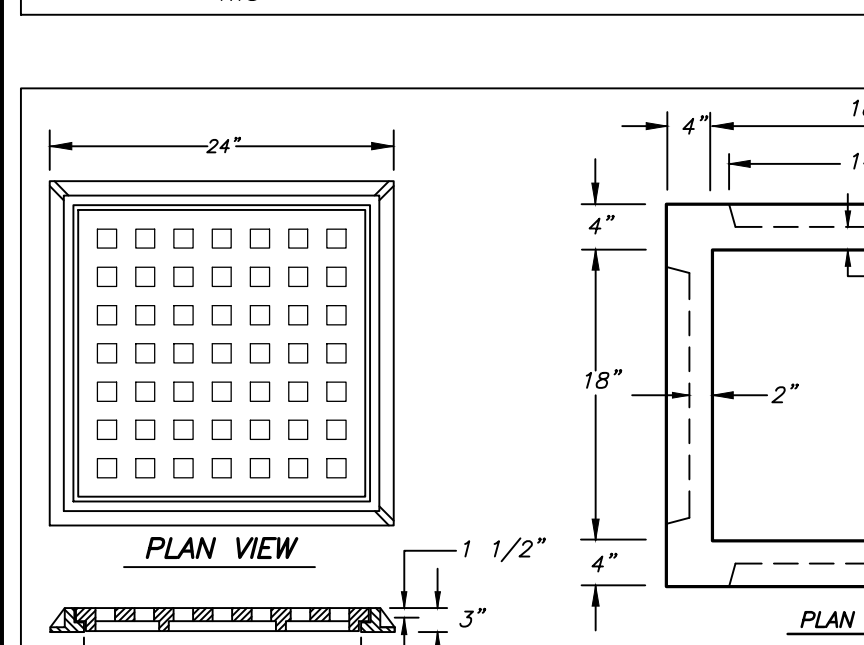
- BALES SHALL BE PLACED AT THE TOP OF THE SLOPE OR ON THE CONTOUR AND IN A ROW WITH STAKES TIGHTLY ABUTTING THE ADJACENT BALES.
- BALES SHALL BE PLACED SO THE BINDING ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO RE-BARS DRIVEN THROUGH THE BALE AND INTO THE EXISTING PAVEMENT.
- THE FIRST STAKE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



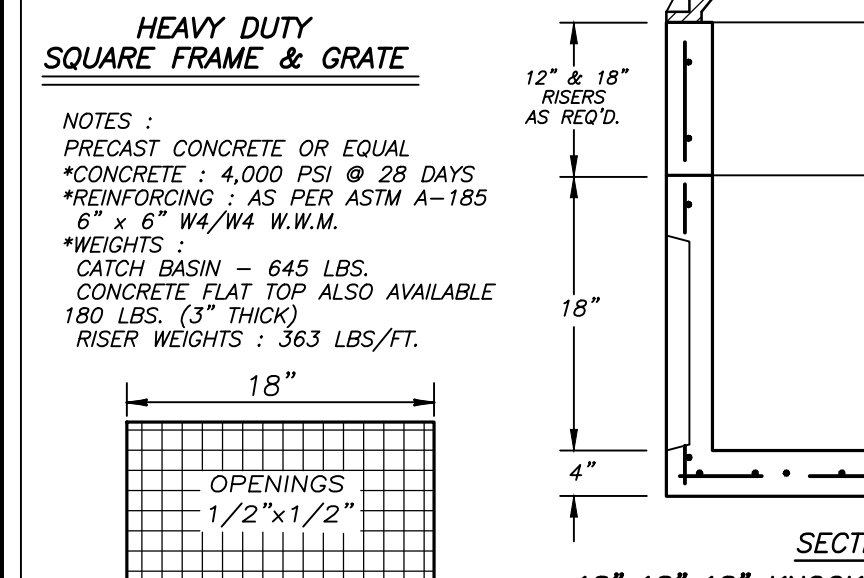
**CONSTRUCTION SPECIFICATIONS**

- FILTER FABRIC SHALL HAVE AN EDGE OF 40-85 BURLAP OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2X4 WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH UNDER THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW THE GROUND AND BACKFILLED. SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2X4 WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

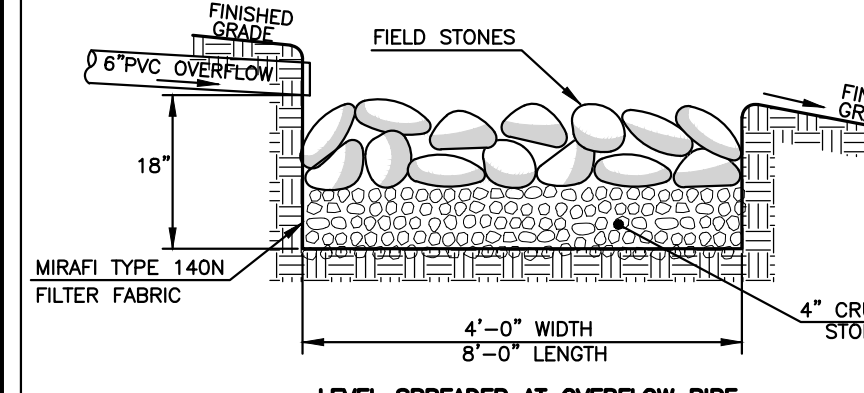
**WIRE REINFORCED SILT FENCE**



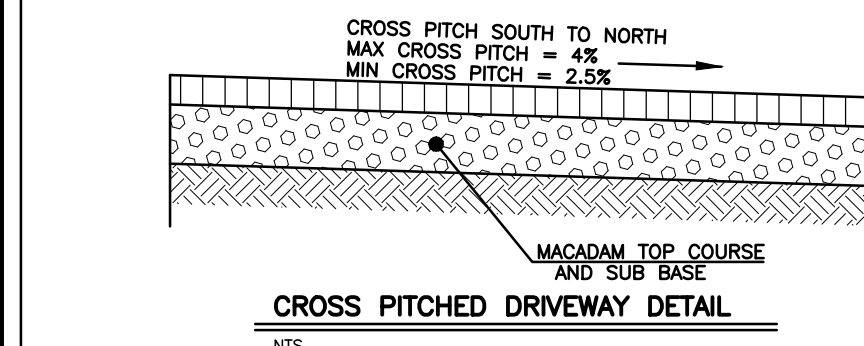
**HEAVY DUTY SQUARE FRAME & GRATE**



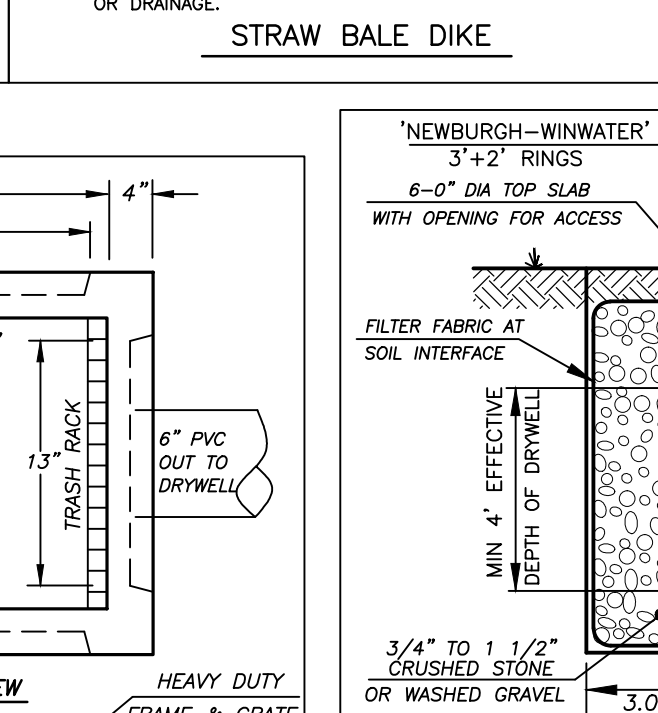
**18x18x18 KNOCKOUT CATCH BASIN**



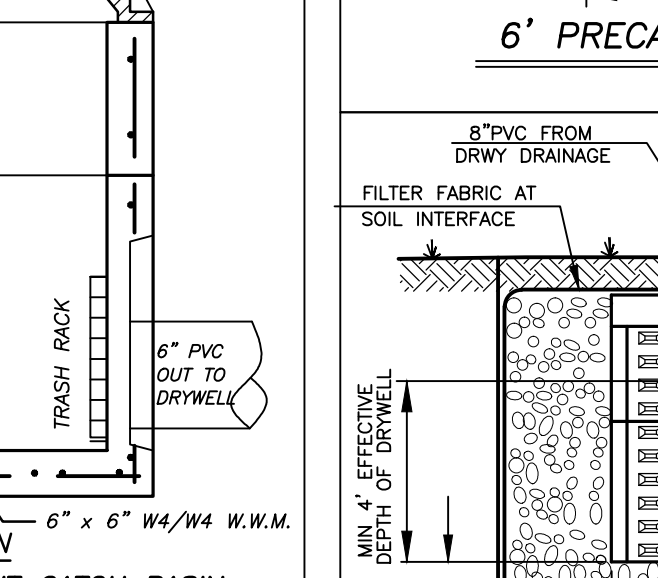
**LEVEL SPREADER AT OVERFLOW PIPE**



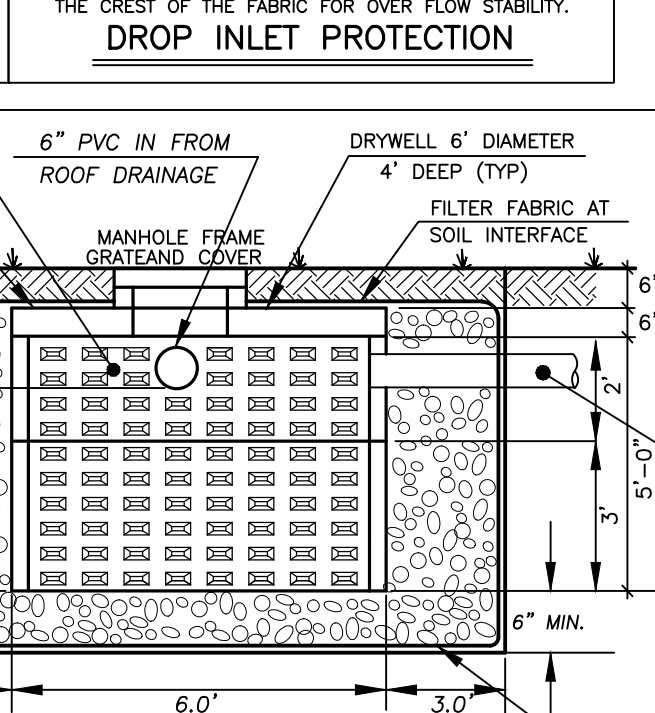
**CROSS PITCHED DRIVEWAY DETAIL**



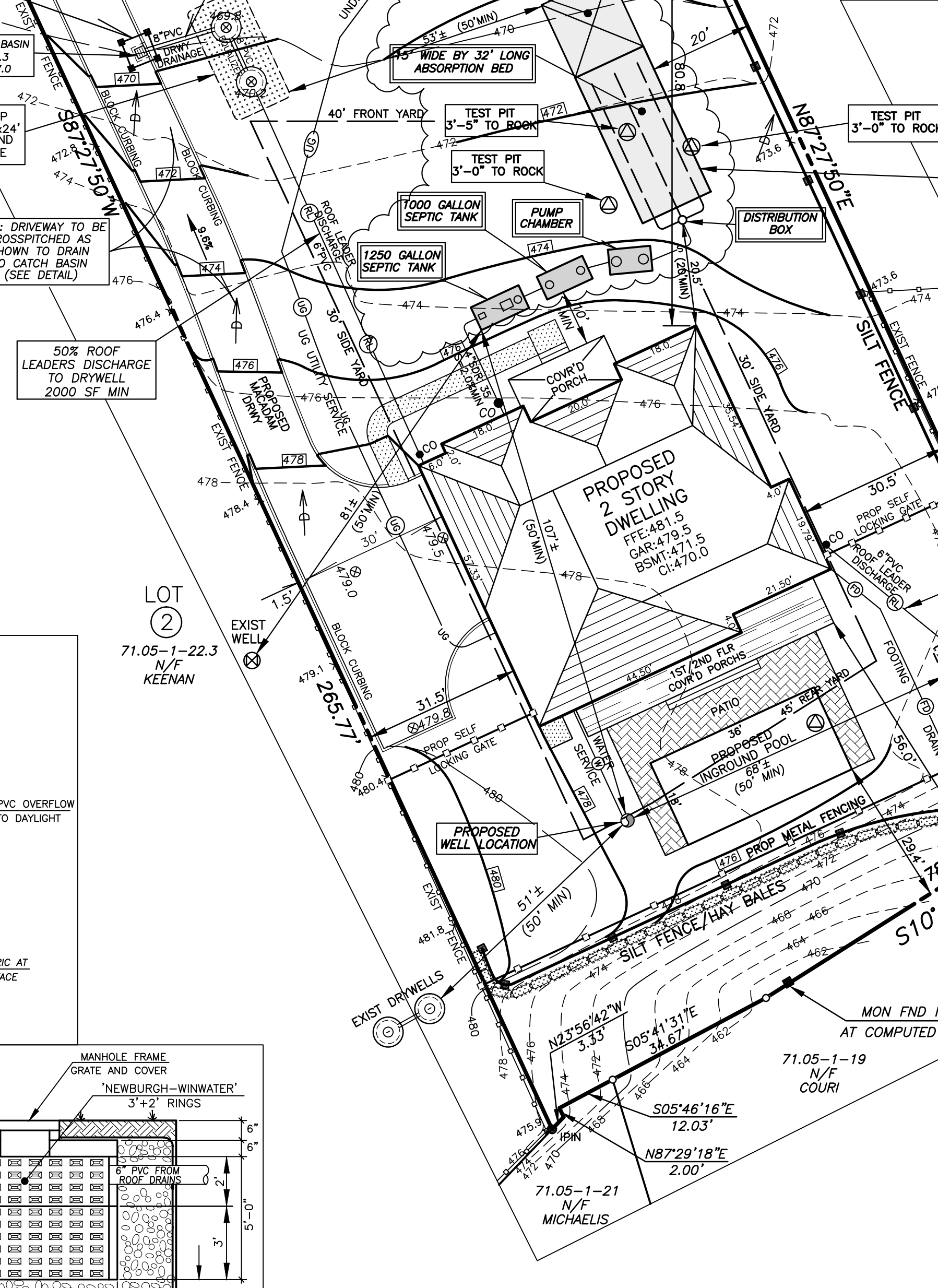
**6' PRECAST DRYWELL IN STONE SURROUND**



**DRYWELL GALLERY IN STONE SURROUND**



**STONE CURB & DRIVEWAY DETAIL**



**BULK TABLE ZONE R-22 USE: GROUP I**

ITEM	REQUIRED	LOT 3
MIN AREA	22,500 SF	29,811 SF NET
MIN LOT WIDTH	125'	135'±
MIN ST FRONTAGE	75'	141.1'
MIN FRONT YARD	40'	80.8'±
MIN SIDE YARD	25'	30.5'±
TOTAL SIDE YARD	60'	62'±
MIN REAR YARD	45'	56.0'
MAX. FAR	0.20	<0.155 PER ARCH
MAX. HGHT.	9' PER FT FR LOT LINE	30.0'±

**IMPervIOUS BREAK DOWN**

	EXISTING	PROPOSED	TO BE MITIGATED
LOT 3	4,880 SF	8,761 SF	3,880 SF

NOTE: ORIGINAL CREDIT FOR IMPERVIOUS AREA PER SUBDIVISION WAS 4,880 SF. ADDITIONAL MITIGATION FOR 3,880 SF IS REQUIRED.

IF PROPOSED IMPERVIOUS AREAS INCREASE FOR ANY LOTS, NEW DRAINAGE CALCULATIONS SHALL BE SUBMITTED TO ORANGETOWN DEME FOR REVIEW AND APPROVAL. NEW OR EXPANDED STORMWATER FACILITIES MAY BE REQUIRED.

- NOTES:**
- THIS IS A SITE PLAN OF TAX LOT 71.05-1-22.2 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
  - RECORD OWNER: SMK HOME BUILDERS, INC., 1 TWEED BLVD., UPPER GRANDVIEW, NEW YORK, 10960
  - APPLICANT: SMK HOME BUILDERS, INC., 1 TWEED BLVD., UPPER GRANDVIEW, NEW YORK, 10960
  - ZONE: R-22
  - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.
  - THIS PLAN 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 & SHALL NOT BE DISTURBED.
  - 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.
  - WATER SUPPLY: WELLS
  - DATUM: USGS (NAVD 88)
  - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
  - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
  - 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.
  - PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS FOR PROJECTS WITH LESS THAN ONE ACRE OF DISTURBANCE. AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND NO NO FILING IS REQUIRED. A STORMWATER COVENANT HAS BEEN FILED IN THE ROCKLAND COUNTY CLERK'S (R.C.C.) OFFICE FOR THIS LOT INST# 2017-27352.
  - 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 AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
  - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL MEASURES AS SPECIFIED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZING AND COMMENCING OF ANY PHASE OF THE SITE WORK, THE APPLICANT 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.
  - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    - 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 RASSED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILETY 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 CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, 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 (A WETLAND-US ARMY CORPS OF ENGINEERS).
  - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
  - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.

**REQUIRED SEPTIC/WELL SETBACKS**

- WELL TO SEPTIC TANK - 50'
- WELL TO ABSORPTION BED - 100'
- WELL TO DISTRIBUTION BOX - 100'
- WELL TO STORMWATER MITIGATION - 50' IF NOT FROM DRIVEWAY
- WELL TO STORMWATER MITIGATION - 100' IF FROM DRIVEWAY
- WELL TO PROPERTY LINE - 15'
- HOUSE TO SEPTIC TANK - 10'
- HOUSE TO DISTRIBUTION BOX - 20'
- HOUSE TO ABSORPTION BED - 20'
- SEPTIC TO PROPERTY LINE - 10'

**SEPTIC/WELL LEGEND**

- EXISTING WELL
- PROPOSED WELL
- TEST PITS

**LEGEND FOR EROSION CONTROL DURING CONSTRUCTION**

- CONSTRUCTION ENTRANCE DIMENSIONS 12' x 50'
- SILT FENCE
- INLET PROTECTION SEDIMENT BARRIER

**LEGEND**

- EXISTING DRAINAGE INLET W/PIPES
- EXISTING CATCH BASIN
- EXISTING TOP GRADE FIELD INLET
- EXISTING GAS VALVE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING CONTOUR LINE
- EXISTING SPOT GRADE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- PROPOSED CONTOUR LINE
- PROPOSED SPOT GRADE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED GAS SERVICE

TAX LOT 71.05-1-22.2  
29,150 SF GROSS  
+661 SF 1/2 RD WIDE  
29,811 SF NET

**NEW YORK 811**  
BEFORE YOU DIG CALL 811  
OR 800-962-7962

**SITE DEVELOPMENT PLAN LOT 3**

**HAWKS VIEW ESTATES**

298 S BOULEVARD  
TOWN OF ORANGETOWN, ROCKLAND COUNTY  
STATE OF NEW YORK

**JAY A. GREENWELL, PLS**

SURVEYING - LAND PLANNING  
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901  
PH: 845-357-0830, EMAIL: GREENWELLPLS@AOL.COM  
© 2025 JAY A. GREENWELL PLS, LLC

TAX LOT # 71.05-1-22.2  
AREA 29,150 SF GROSS  
29,811 SF NET  
FILE 2727 PLOT 3  
SCALE 1"= 20'  
DATE 1/28/25  
JOB NO. 2727

