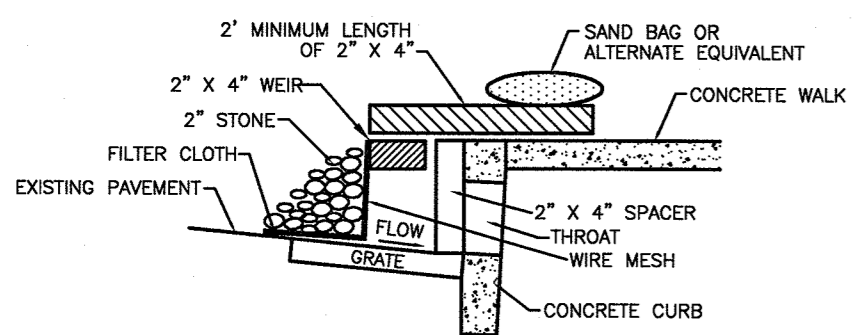


CONSTRUCTION SPECIFICATIONS

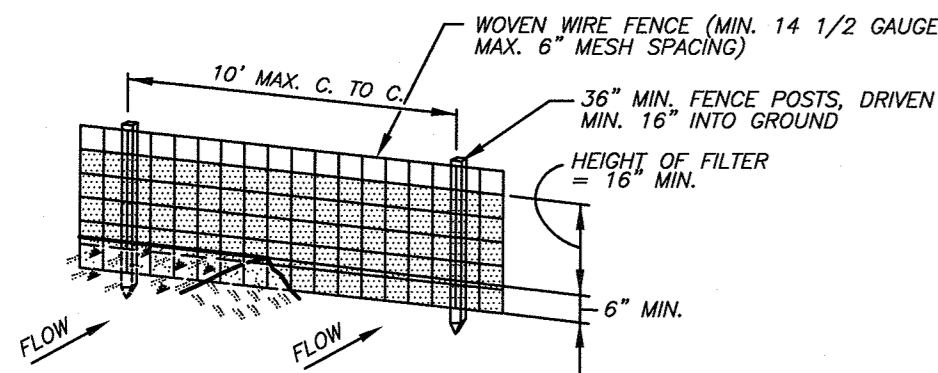
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.



CURB INLET PROTECTION

NTS

SYMBOL:



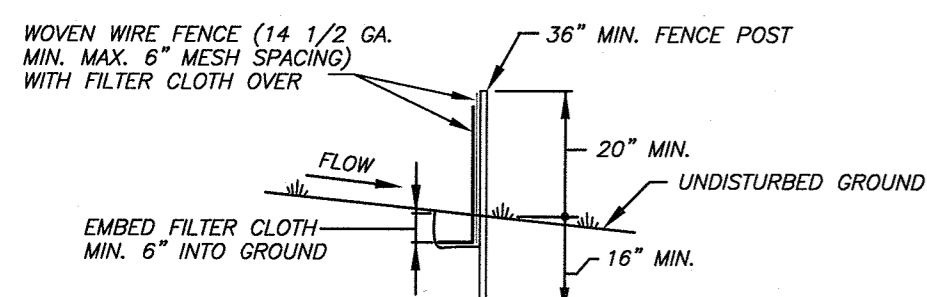
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD. FENCE: WOVEN WIRE 14 1/2 GA. 6" MAX. MESH SPACING.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. PREFABRICATED: GEOTAB, ENVROFENCE, OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

WIRE REINFORCED SILT FENCE

NTS

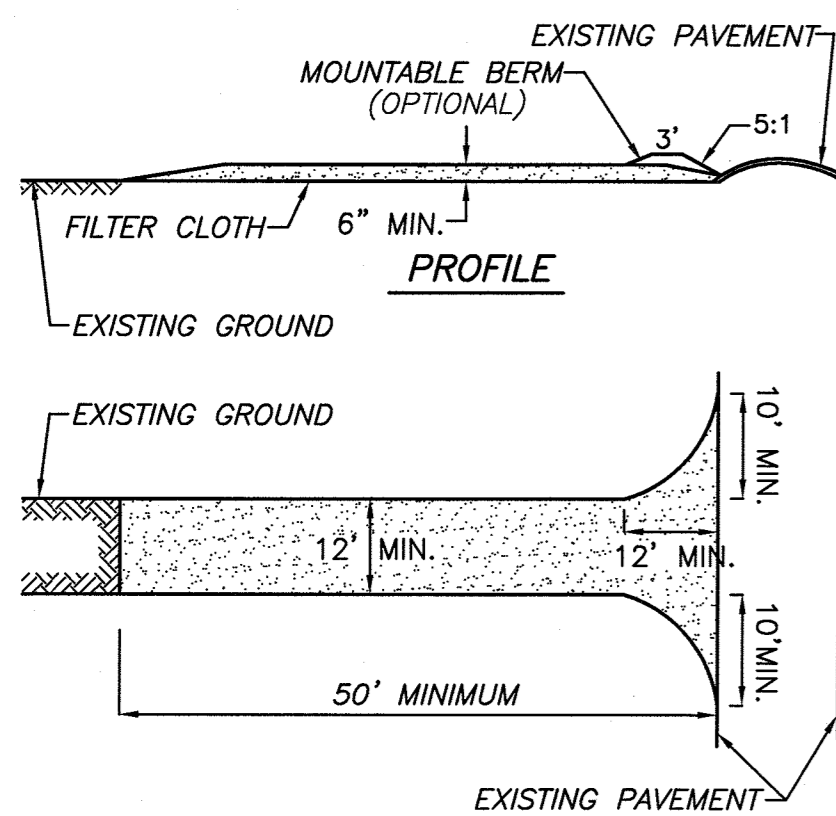
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SECTION

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL 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 PERMITTED.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE

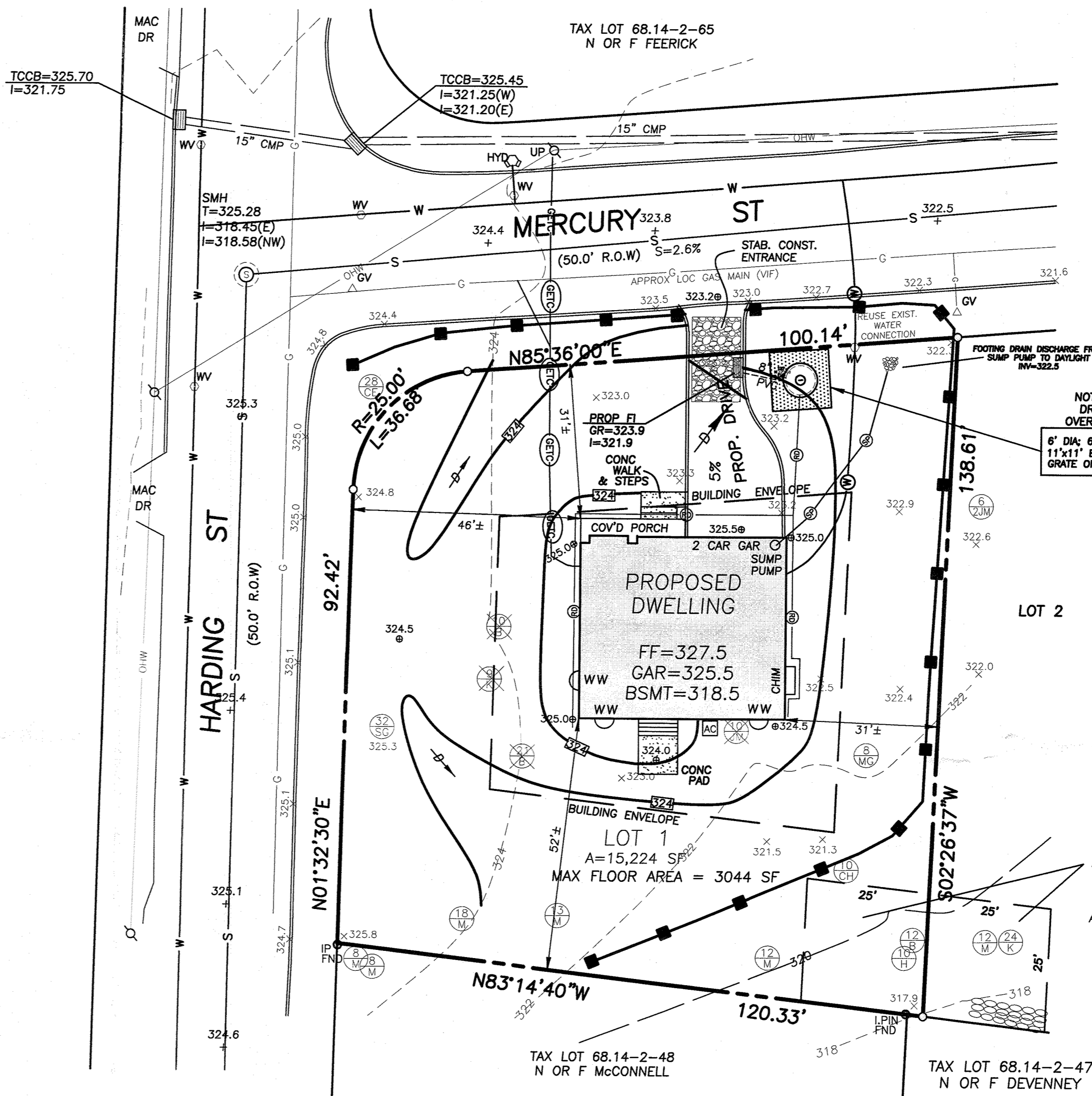
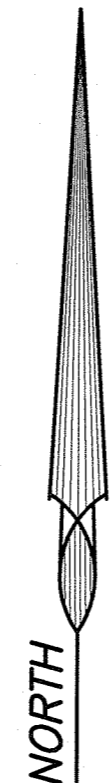
NTS

SYMBOL:

REFERENCES

1. MAP ENTITLED "SUBDIVISION MARMAN DEVELOPMENT CORP." FILED IN THE ROCKLAND COUNTY CLERKS OFFICE AS MAP #2347.
2. MAP ENTITLED "SUBDIVISION HILLCREST AT PEARL RIVER" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE AS MAP #3161.
3. BEING LOT 1 ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR ALATSAS - DWA LLC", TO BE FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE.

IMPERVIOUS SURFACE AREAS	
EXISTING AREAS ON LOT #1 =	2496 SF
PROPOSED AREA ON NEW LOT #1 =	3424 SF
AREA TO BE MITIGATED =	928 SF



NOTE: OVERFLOW FROM DRYWELLS WILL FLOW OVERLAND TO THE STREET
6" DIA. 6' DEEP DRYWELL IN 11'x11' EXCAVATION W/O OPEN GRATE ON DRYWELL TOP=324.0

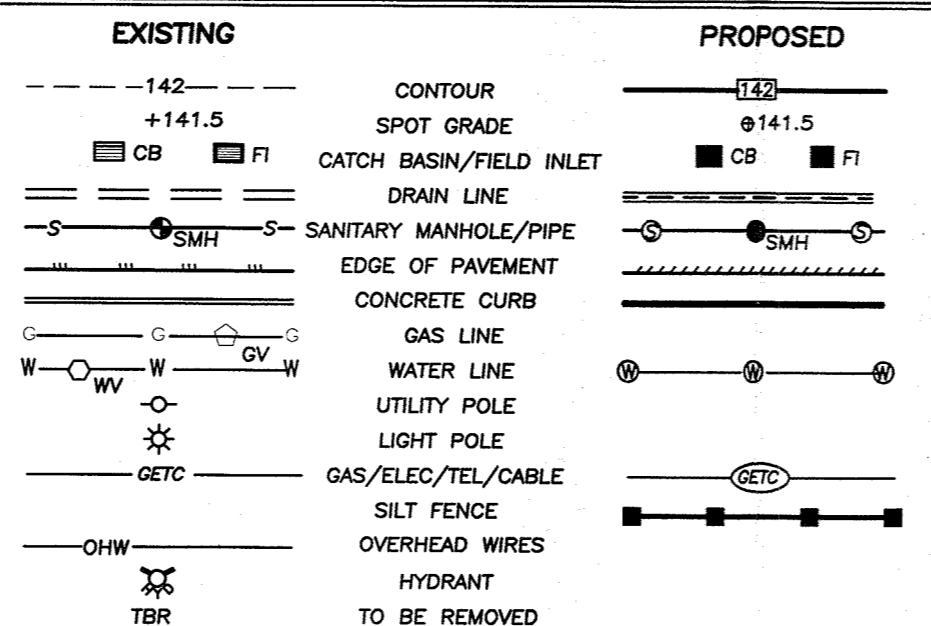
AREA TO RECEIVE A MINIMUM OF 5 NEW TREES TO BE PLANTED TO SCREEN SOUTHERLY LOTS FROM HEADLIGHTS, PER PB #19-55. LOCATION/SPECIES/SIZE TO BE REVIEWED BY ACABOR AT THE TIME OF SUBMISSION FOR SPECIFIC DWELLING CONSTRUCTION.

DISTRICTS

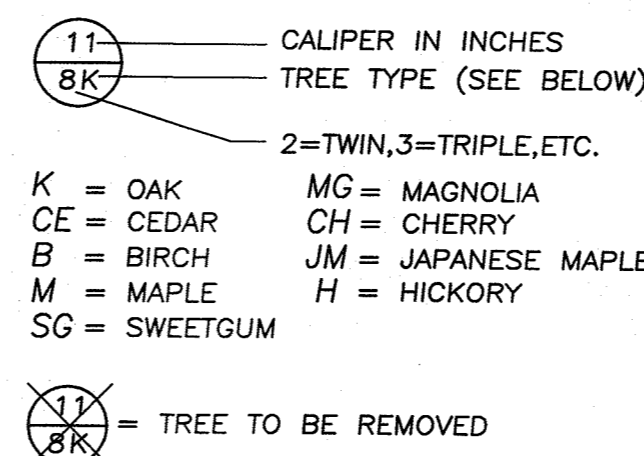
SCHOOL: PEARL RIVER UNION FREE (392408)
FIRE: PEARL RIVER VOLUNTEER FIRE DEPT (FD004)
LIBRARY: PEARL RIVER LIBRARY
AMBULANCE: ORANGETOWN
WATER: SUEZ NY
SEWER: TOWN OF ORANGETOWN

	BULK REGULATIONS								
	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL SIDE YARD	MIN REAR YARD	MAX BLDG HEIGHT	MAX F.A.R.
REQUIRED	15,000 SF	100 Ft	75 Ft	30 Ft	20 Ft	50 Ft	35 Ft	1 FT/FT	0.20
LOT 1	15,224 SF	121'±	229'±	31'±	31'±	N/A	52'±	25 FT	0.198 PER ARCHT

LEGEND



TREE LEGEND



GDANSKI CONSULTANTS, INC.
25 RIVERSIDE DRIVE
SUFFERN, NEW YORK, 10901

PAUL GDANSKI, PE
NYS LIC. 075890

DATE	REVISIONS

JAY A. GREENWELL, PLS
NYS LIC. # 49676

PLOT PLAN FOR BUILDING PERMIT LOT 1
TAX LOT # 68.14-2-49.1

ALATSAS - DWA LLC
27 MERCURY DRIVE, PEARL RIVER
AREA A=15,224 SF
FILE 21921 PLOT 1
SCALE 1"= 20'

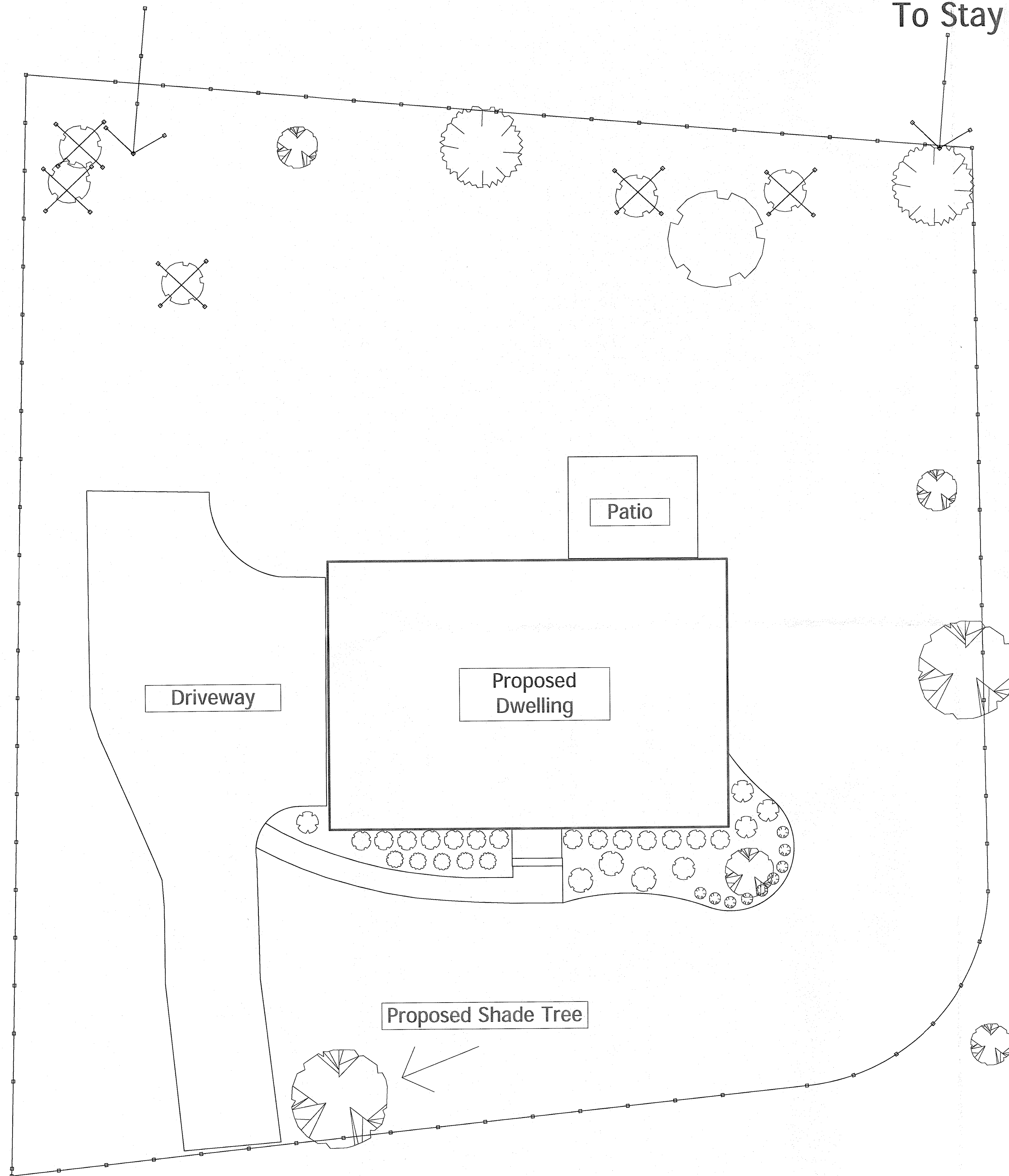
TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK

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

DATE 1/24/20
JOB NO. 21921

Trees To Be Removed

Existing Trees To Stay



Shrubs\Accents				
	10	English Lavender	Lavandula Angustifolia	1 Gal
Shrubs\Deciduous				
	1	Crape Myrtle Acoma	Lagerstroemia indica 'Acoma'	2" Cal
	6	Japanese Spirea, Spring	Spiraea japonica 'Goldmound'	3 Gal
	2	Red Twig Dogwood	Cornus alba 'Ivory Halo'	3 Gal
Shrubs\Evergreen				
	28	Common Boxwood, Mature	Buxus sempervirens	18"-24"
Trees\Deciduous				
	1	Red Maple, Autumn	Acer rubrum Autumn	3" Cal
	1	Weeping Japanese Cherry	Prunus 'Show Fountain'	Full Size
Trees\Evergreen				
	7	Trees To Stay	Trees To Stay	Full Size
	6	Trees To Remove	Trees To Remove	Full Size

27

Scale: 1/8" = 1'-0"

Proposed Site Plan for
27 Mercury Drive Pearl River, New York
10965

Alatsas - DWA LLC

Designed By: Edge Landscape INC

