

BULK REQUIREMENTS ZONE: R-15 GROUP M

USE GROUP	MINIMUM LOT AREA (SQ. FT.)	LOT FRONT (FEET)	SIDE FRONT (FEET)	TOTAL SIDE REAR (FEET)	REAR PORTRAGE (FEET)	STREET FRONTAGE (FEET)	MAXIMUM FLOOR AREA (SQ. FT.)
RECD	15,000 SF	100	30	20	50	35	75
LOT 1	19,658 SF	100	50.0	29.7	64.8	60.0	75
LOT 2	28,157 SF	150	30.0	30.0	79.0	35.0	20.34*

* VARIANCE GRANTED ON DEC. 4, 2019 PER ZBA#19-109

- NOTES**
- TOTAL NUMBER OF LOTS-TWO
 - IRON PINS TO BE INSTALLED AT ALL LOCATIONS WITH SYMBOL.
 - LOT #6909-5-76 DENOTES TAX LOT DESIGNATION SECTION BLOCK
 - TOPOGRAPHY - NAVSSA DATUM CONTOUR INTERVALS 2 FEET.
 - BENCHMARK-SANITARY SEWER MANHOLE
 - NO BUILDING PERMIT WILL BE ISSUED UNTIL SPWAC DISPOSAL
 - SPWAC DISPOSAL PERMIT MUST BE OBTAINED FROM ORANGE COUNTY
 - EXISTING UTILITIES PILES FIRE HYDRANTS ETC. AFFECTED BY THE CONSTRUCTION OF THE SUBDIVISION WILL BE LOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - PERMIT WILL BE ISSUED FOR ANY LOT UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
 - WATER SUPPLY SIZE MATTER
 - SOIL EROSION & SEDIMENT CONTROL PLANS & DETAILS SHALL BE SUBMITTED TO THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT FOR APPROVAL. THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL MEET THE NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT SHALL BE ADVISED BY THE DEVELOPER OF THE PROPOSED EROSION & SEDIMENT CONTROL MEASURES TO BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALKS AND CURBS 12. 9379 STRIP ALONG BLAUVELT ROAD TO BE GRASS/STIPPLED CONCRETE.
 - AT LEAST ONE METEOROLOGICAL RECORDING STATION SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF ANY WORK INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE CONSTRUCTION OF SIDEWALKS AND CURBS. THE RECORDING STATION SHALL BE FIELD WITH THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT ENVIRONMENTAL MANAGEMENT & ENGINEERING SUPERVISOR'S SIGNATURE AND THE OFFICE OF BUILDING ZONING AND PLANNING.
 - STORMWATER MANAGEMENT PLAN II RECALCULATIONS ADDITIONAL PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEING FILED IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PLAN II.
 - THE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND USE REGULATIONS SHALL BE MAINTAINED AND PRESERVED BOTH INDIVIDUAL TREES AND BUFFER AREAS WITH MANY TREES STRESSES THAT WILL BE TAKEN TO REMOVE AND A NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY. THERE WILL BE NO EXCAVATION OR STOOPING OF EARTH.
 - THRESHES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 9 TO 10 FOOT HEIGHT. PRESERVATION SHALL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS: ONE IN FOOT RADIIUS FROM TRUNK PER INCH DBH.
 - THE TREE LINE OF THE SHED SHALL BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE A BARBER OR SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD FROM THE TREE LINE. THE BUFFER ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT OF MOVED CLIPS INSTALLED IN THE AREA TO BE PROTECTED. CLIPS SHALL BE REMOVED UPON COMPLETION OF MOVIATION OF 3/4" OF PLYWOOD OR BOARDS OR EQUAL OVER THE AREA TO BE PROTECTED.
 - THE BUILDING OR ITS ADJACENT MAY NOT CLIMB CLIMB WITH THE TREE HAS RECEIVED FINAL APPROVAL FOR THE PLANNING BOARD. IF THE CLIMB LEVEL IS TO BE CLIMBED MORE THAN 6500 INCHES THE CLIMB BED WITH THE TREE WITH A RADIUS OF 10 FEET.
 - IF THE TREE CANOPY, THE SITE SHALL BE MAINTAINED IN ALL CIRCUMSTANCES THROUGHOUT THE DURATION OF THE CONSTRUCTION. MEASURES TO BE TAKEN TO MAINTAIN THE EXISTING WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT ANY EROSION OR SEDIMENTATION TO PROCEED WITH ANY BLADE OR THE SITE WORK. THE TOWN OF GRANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL CONDUCT INSPECTION AND INSPECTION MEASURES. THE APPLICANT SHALL CONTACT THE TOWN OF GRANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION. IS PROPOSED SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 - IF THE APPLICANT DURING THE COURSE OF CONSTRUCTION, WATER OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNSUBSTANTIAL ORIGINATIONS OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLAN, THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS OR ORDER INVESTIGATE THE CONDITIONS AND SHALL STIPULATE APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS OR ORDER DISAGREEMENT WITH THE DECISION OF THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT. THE APPLICANT SHALL SUBMIT A WRITTEN REVISION PLAN OR A PLAN OR ANY CHANGE. REVISIONS TO THE SUBDIVISION PLAN OR SITE PLAN SHALL BE SUBMITTED TO THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT FOR APPROVAL. THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT SHALL REVIEW THE REVISIONS AND SHALL REVISIONS TO THE SUBDIVISION PLAN OR SITE PLAN THAT AFFECTS VETLANDS OR DISTURBED AREAS SHALL BE SUBMITTED TO THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT FOR APPROVAL. THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT SHALL REVIEW THE REVISIONS AND SHALL REVISIONS TO THE SUBDIVISION PLAN OR SITE PLAN THAT AFFECTS VETLANDS OR DISTURBED AREAS SHALL BE SUBMITTED TO THE TOWN OF GRANGETOWN ENGINEERING DEPARTMENT FOR APPROVAL.
 - ZONING R-15
 - THE DISTRICT R-15
 - PEARL RIVER THE DISTRICT
 - SCHOOL PEARL RIVER SCHOOL DISTRICT
 - SEWER TOWN OF GRANGETOWN
 - AMBULANCE SOUTH GRANGETOWN

OWNER & APPLICANT
APPROVED FOR FILING

OWNER HITZSIMONS
315 BLAUVELT ROAD
PEARL RIVER, NY 10986

DATE

CHAIRMAN

DATE

DRAINAGE AGENCY APPROVAL FOR FILING
DRAINAGE AGENCY APPROVAL FOR FILING

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY ME & WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON JANUARY 11, 2019.

PAUL CDANSKI, P.E., PLLC
LICENSED PROFESSIONAL ENGINEER
NO. 19162
100 STATE STREET
NEW CITY, NY 10956
845-93-1499

UNAUTHORISED ALTERATION OR ADDITION TO THIS MAP NOT BEING THE SEAL OF THE SURVEYOR OR THE SEAL OF THE STATE EDUCATION LAW OFFICE OF THIS STATE. ANY ALTERATION OR ADDITION TO THIS MAP NOT BEING THE SEAL OF THE SURVEYOR OR THE SEAL OF THE STATE EDUCATION LAW OFFICE OF THIS STATE. ANY ALTERATION OR ADDITION TO THIS MAP NOT BEING THE SEAL OF THE SURVEYOR OR THE SEAL OF THE STATE EDUCATION LAW OFFICE OF THIS STATE.

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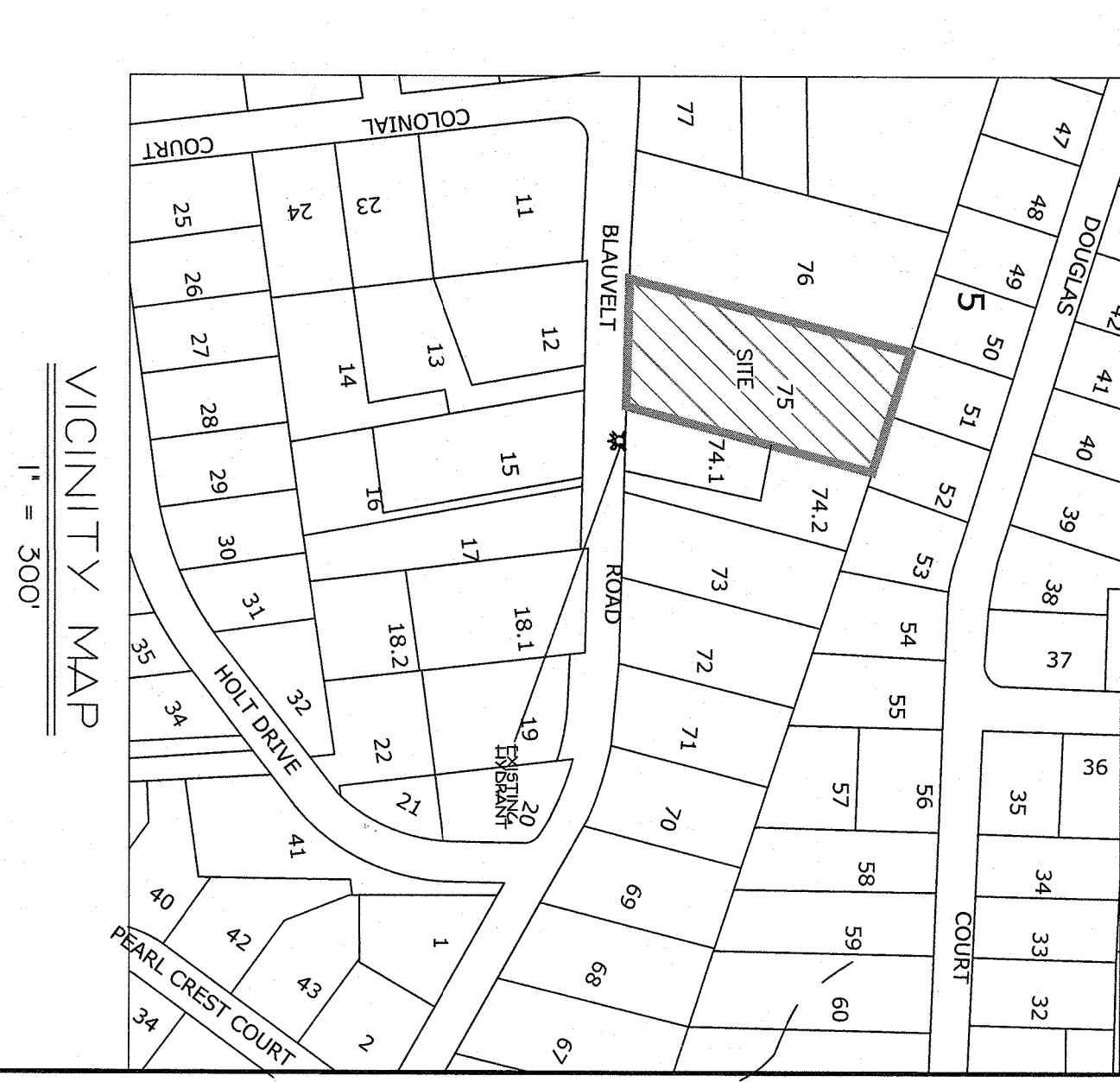
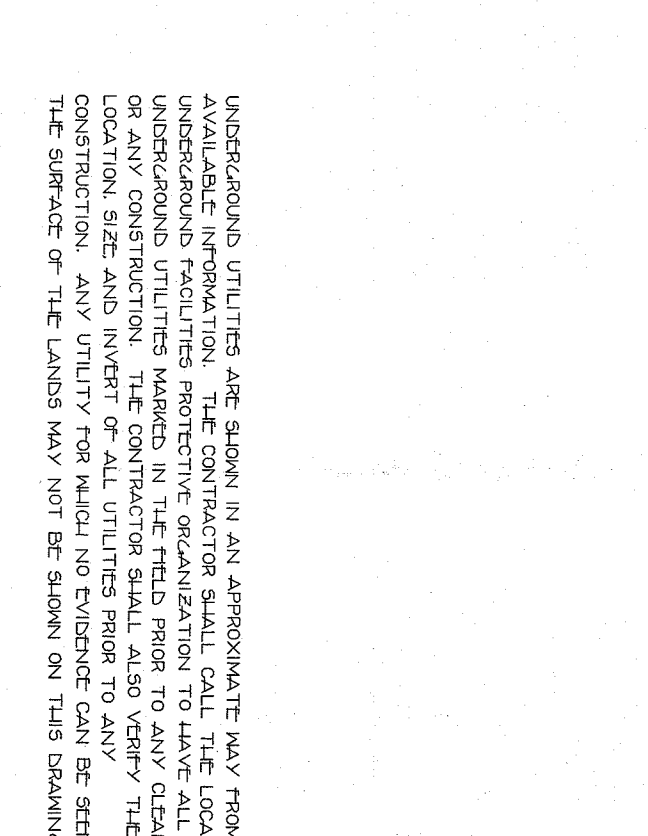
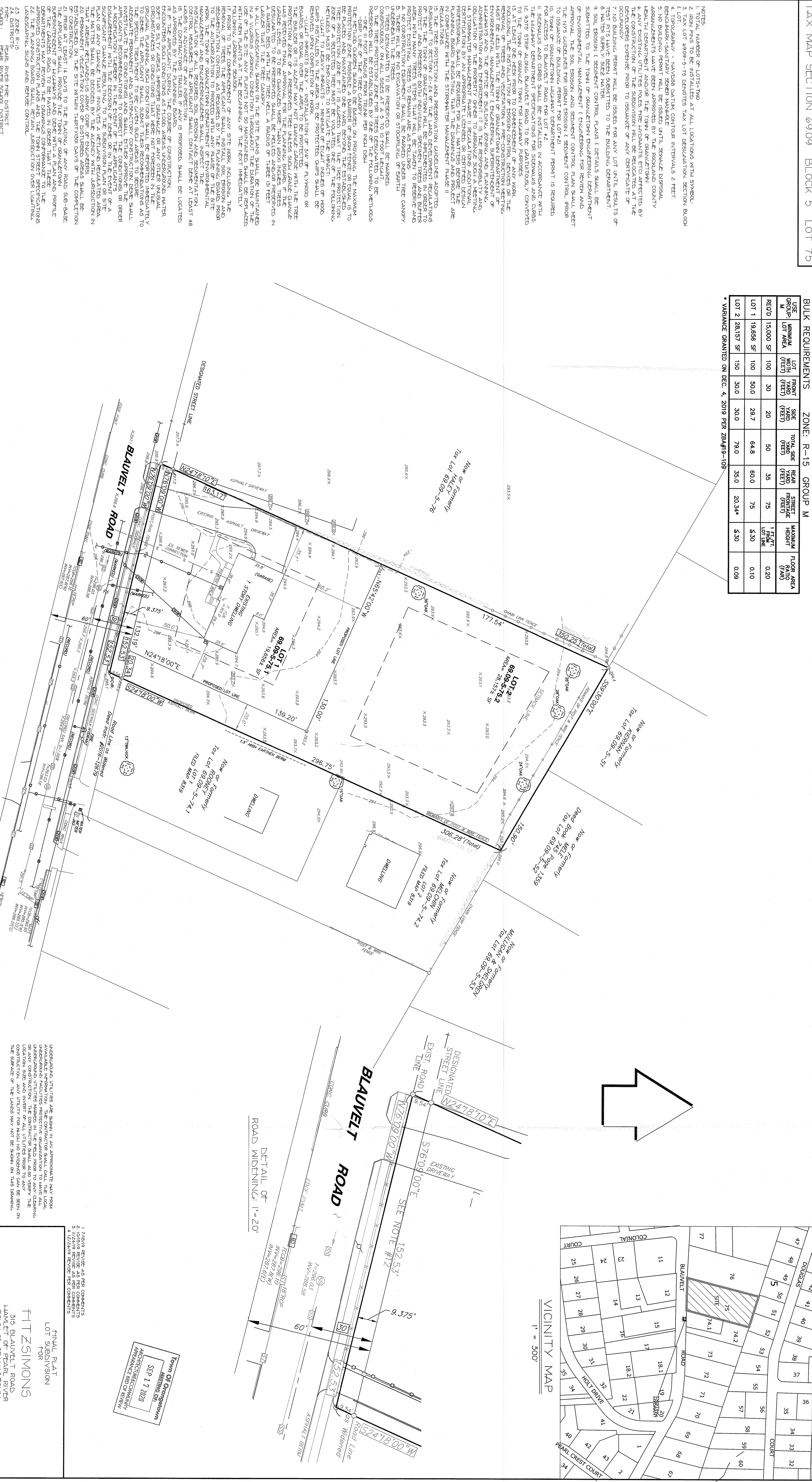
FINAL PLAT
LOT SUBDIVISION
FOR
HITZSIMONS
315 BLAUVELT ROAD
PEARL RIVER
TOWN OF GRANGETOWN
ROCKLAND COUNTY, NEW YORK
MARCH 2, 2019

PAUL CDANSKI, P.E., PLLC
25 RIVERSIDE DRIVE
SUFFERN, NY 10901
TEL: (917) 418-0999

REVISIONS
NOV. 24, 2019

GRAPHIC SCALE
1" = 30'

DWG # 1 OF 2

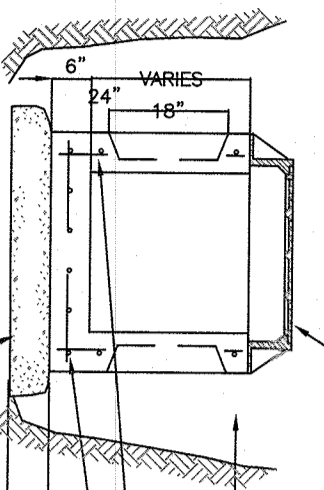
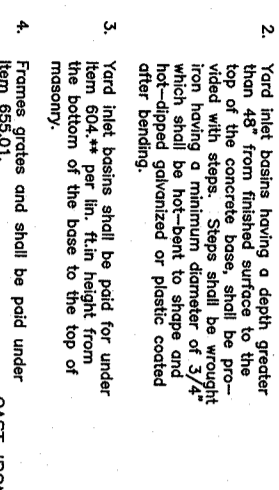
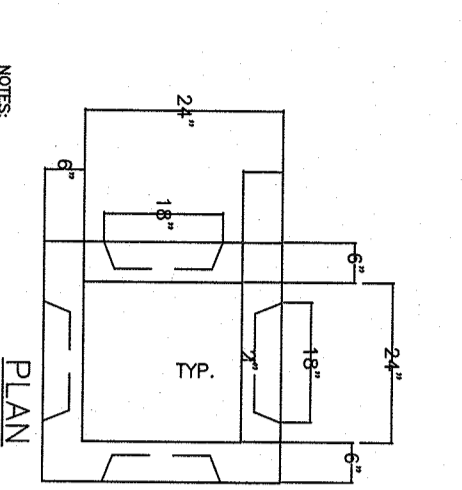


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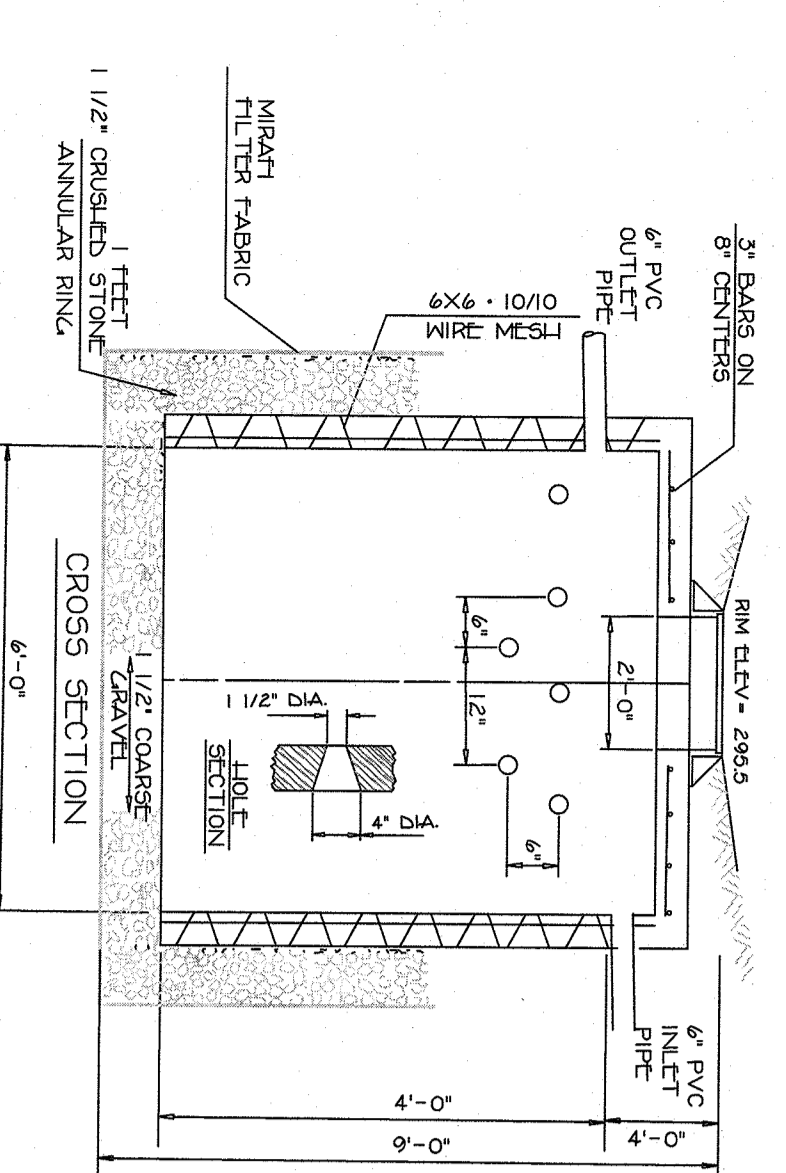
USE GROUP	MINIMUM LOT AREA (SQ FT)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FLOOR AREA RATIO (FAR)
RESID.	15,000 SF	100	30	20	50	0.20
LOT 1	19,656 SF	100	50.0	28.7	64.8	0.10
LOT 2	28,157 SF	150	34.0	28.0	57.0	0.09

* VARIANCE GRANTED ON DEC. 4, 2019 PER ZBA#19-109

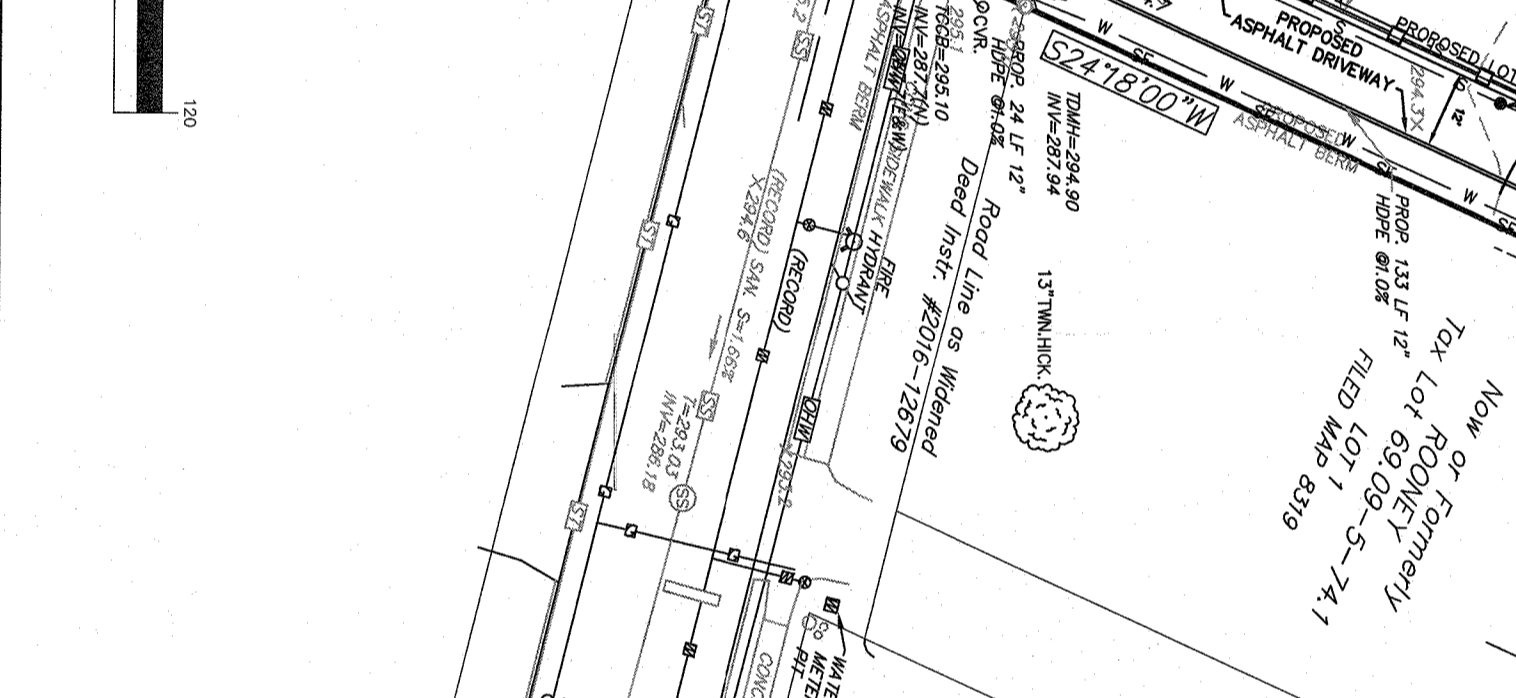
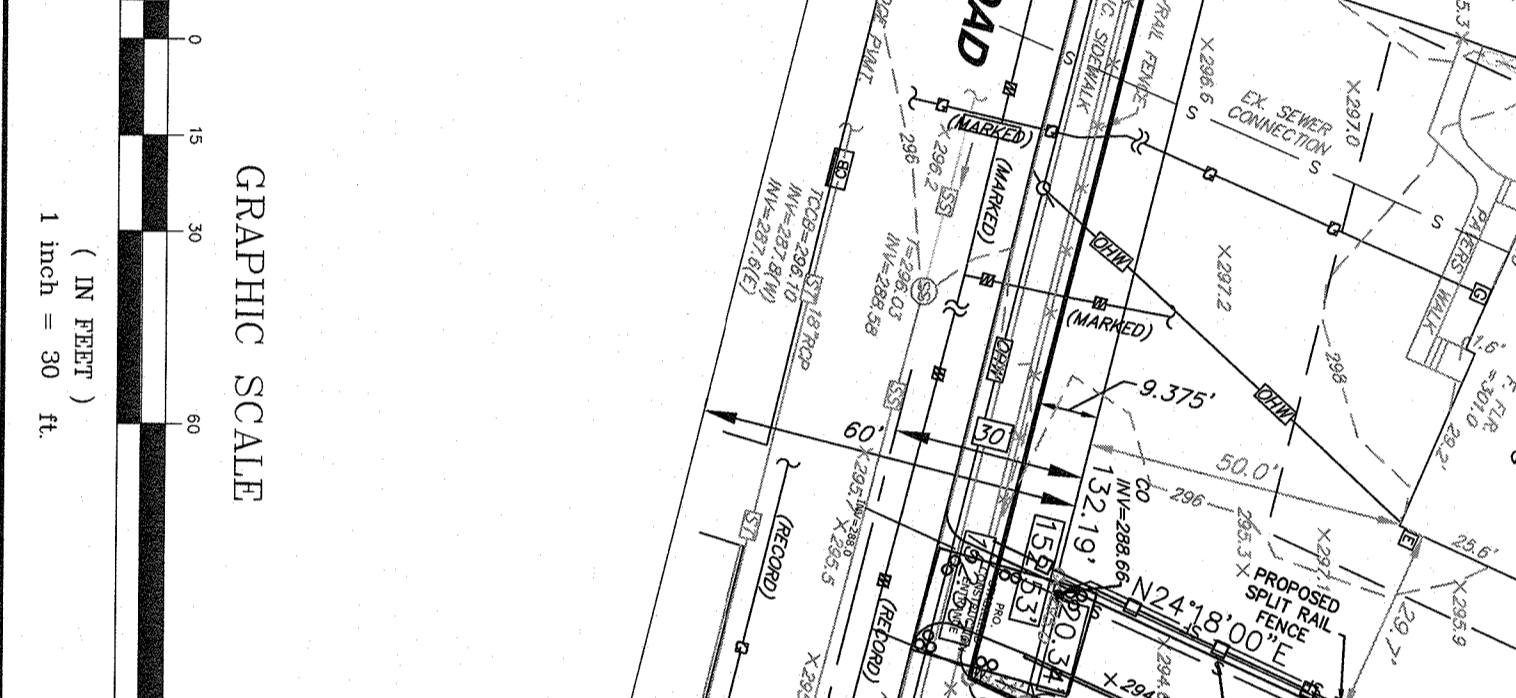
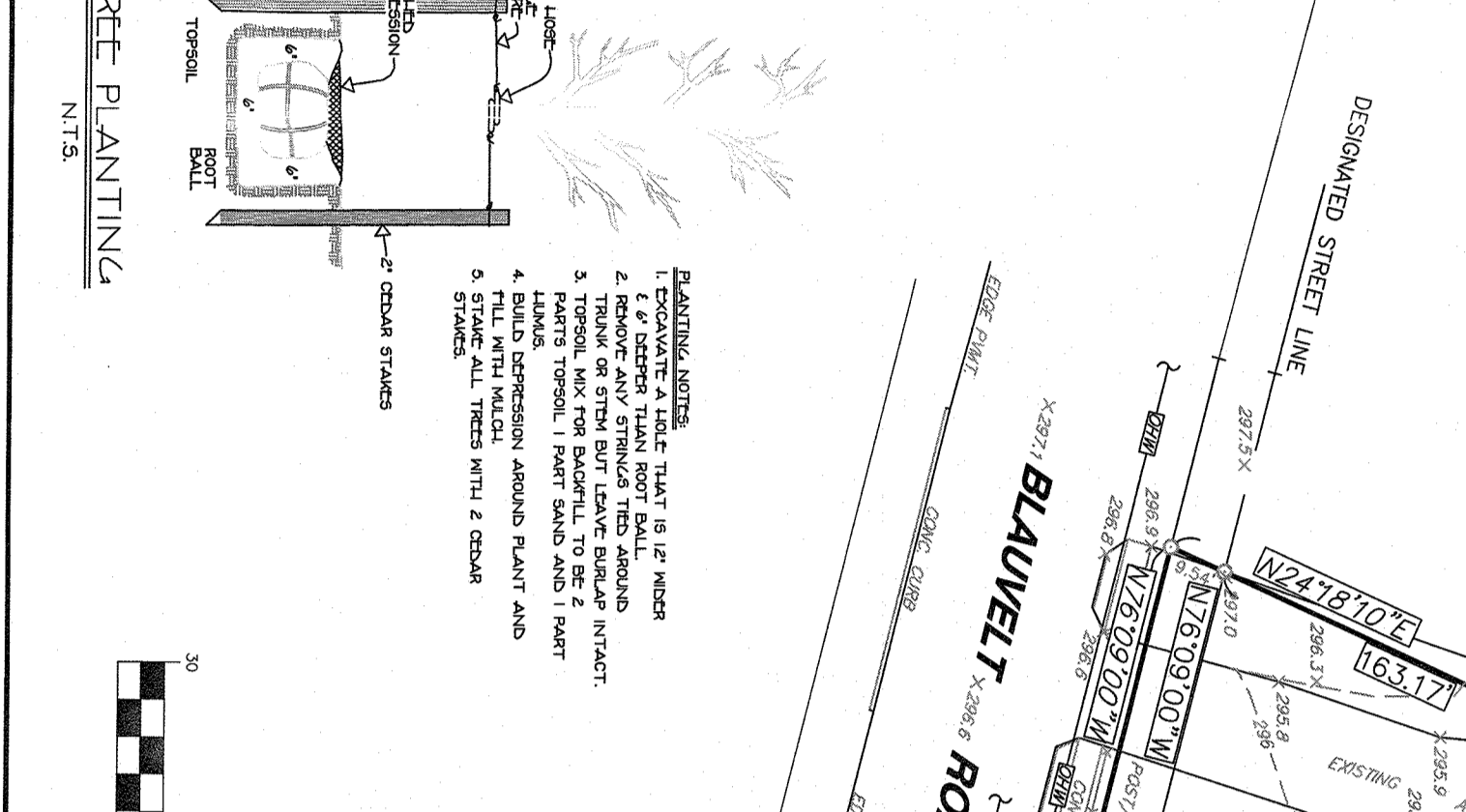
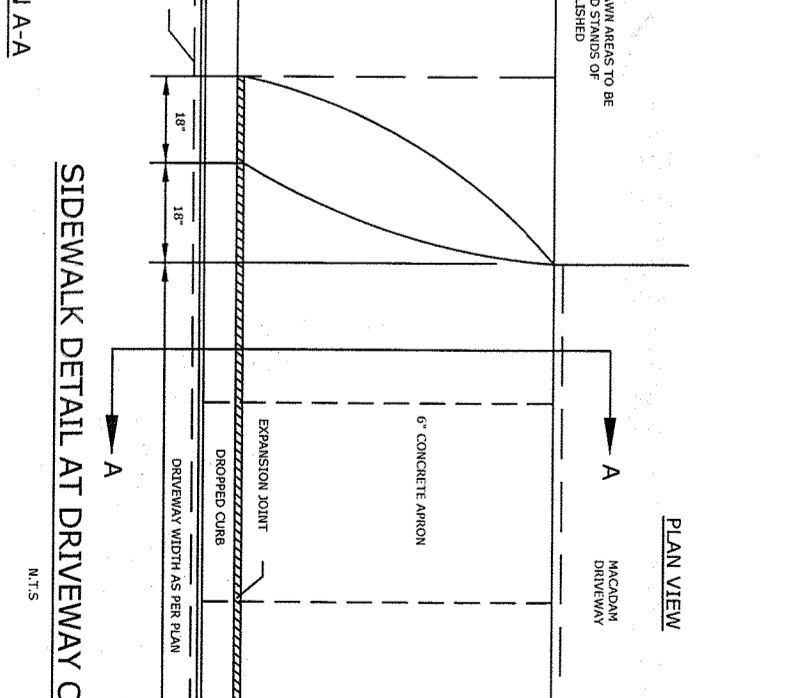
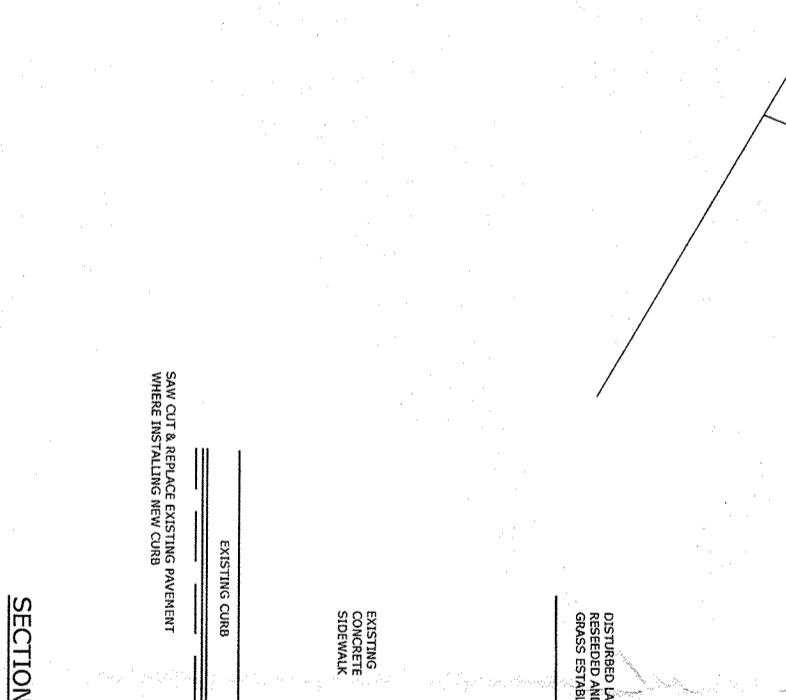
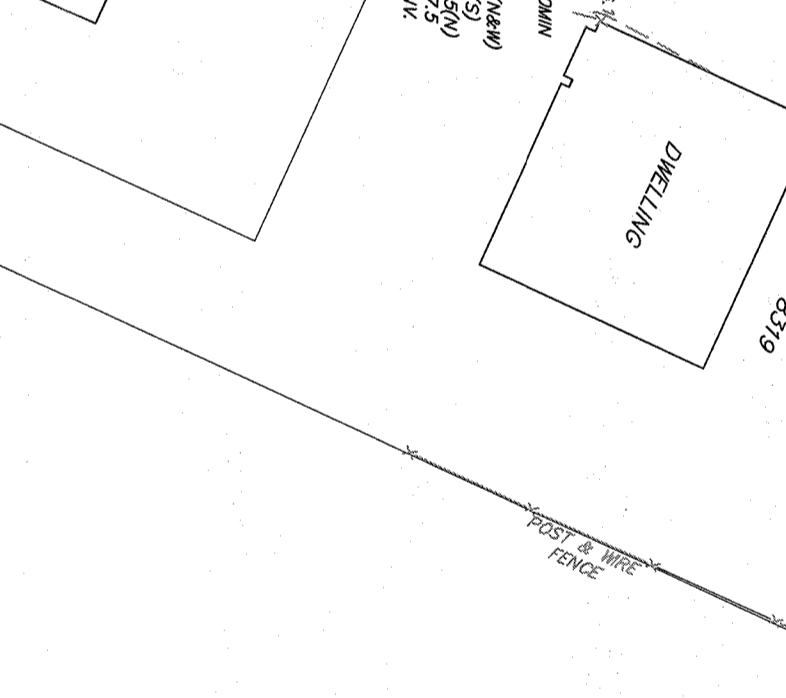
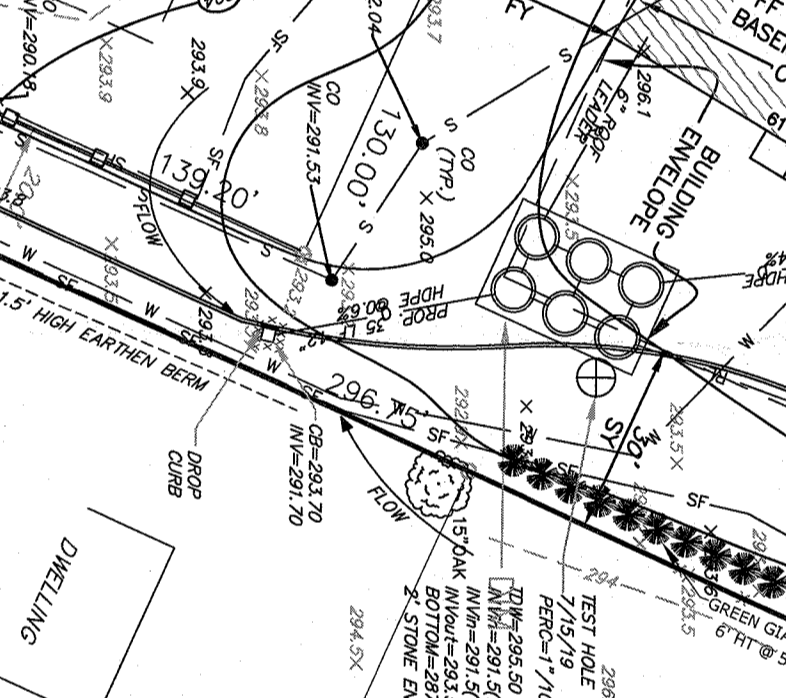
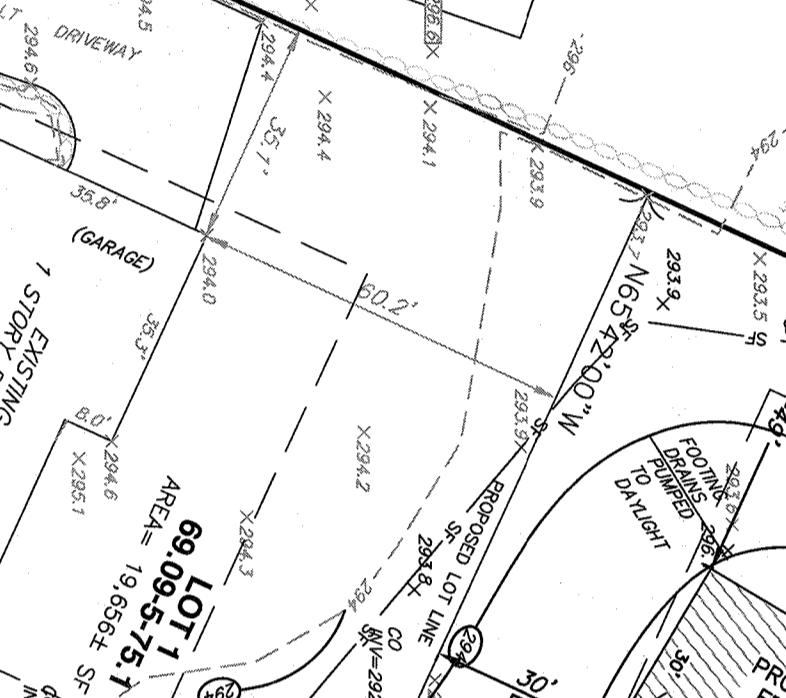
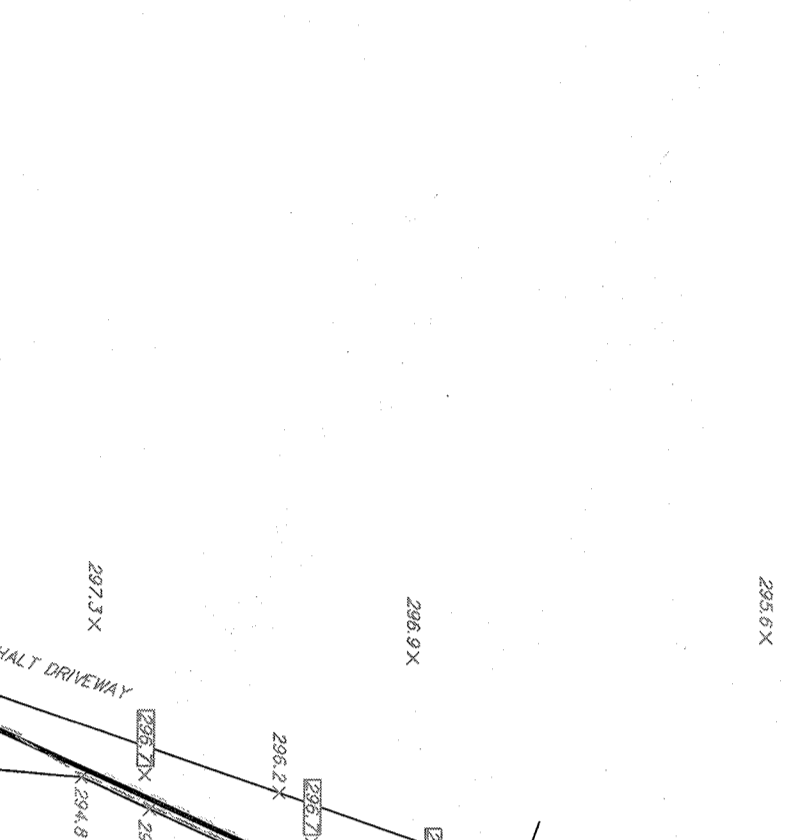
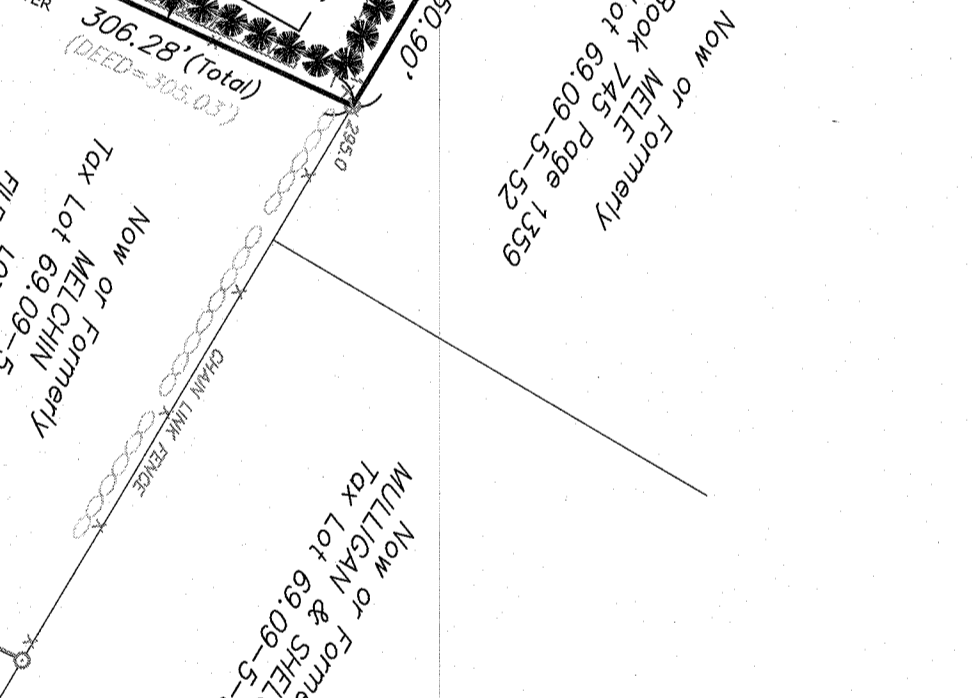
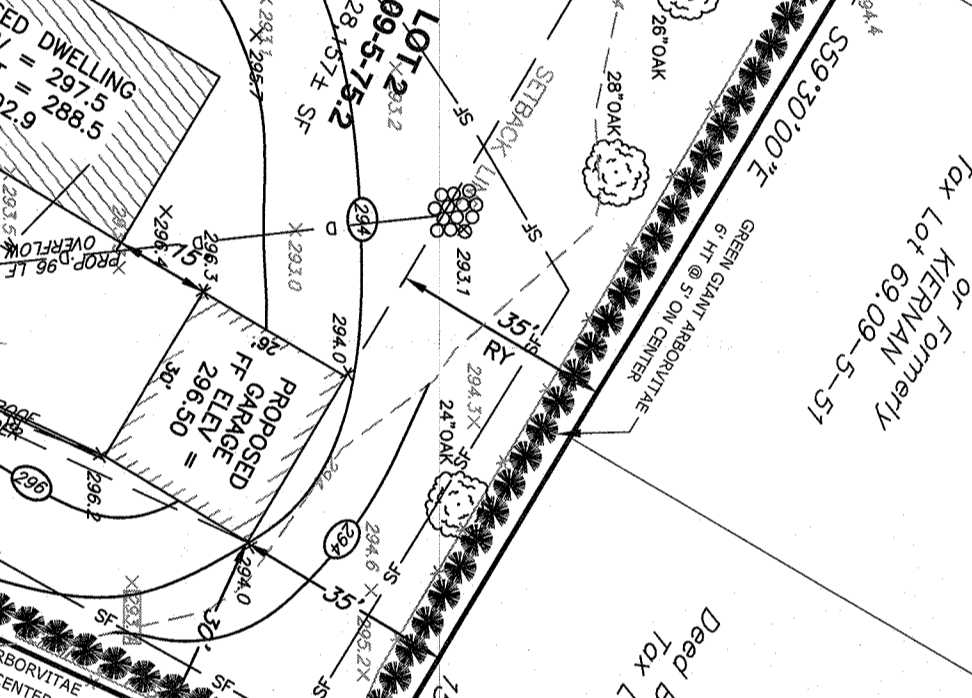
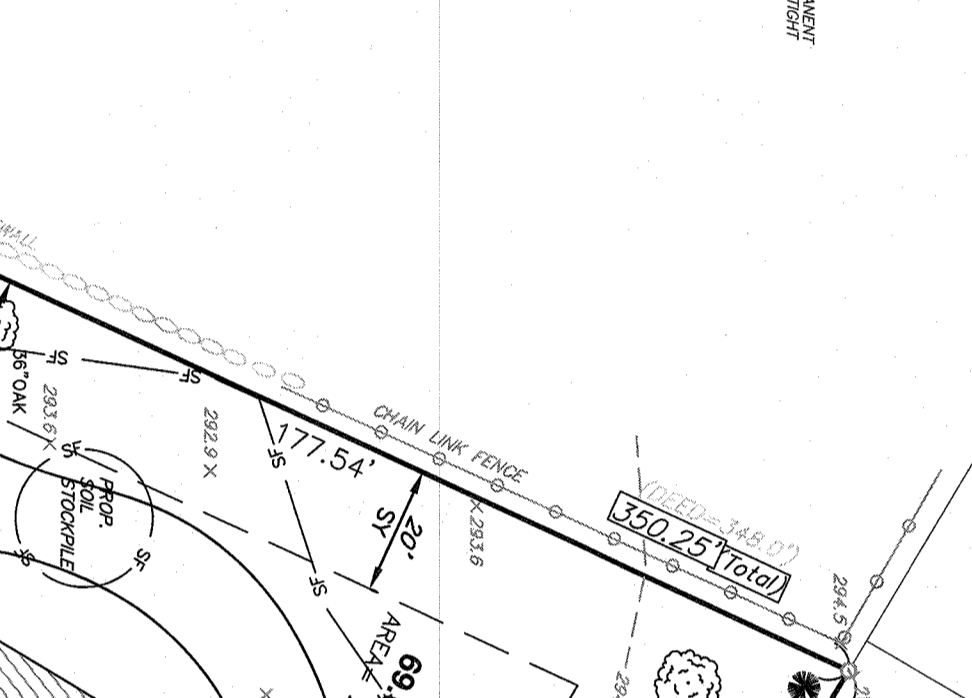
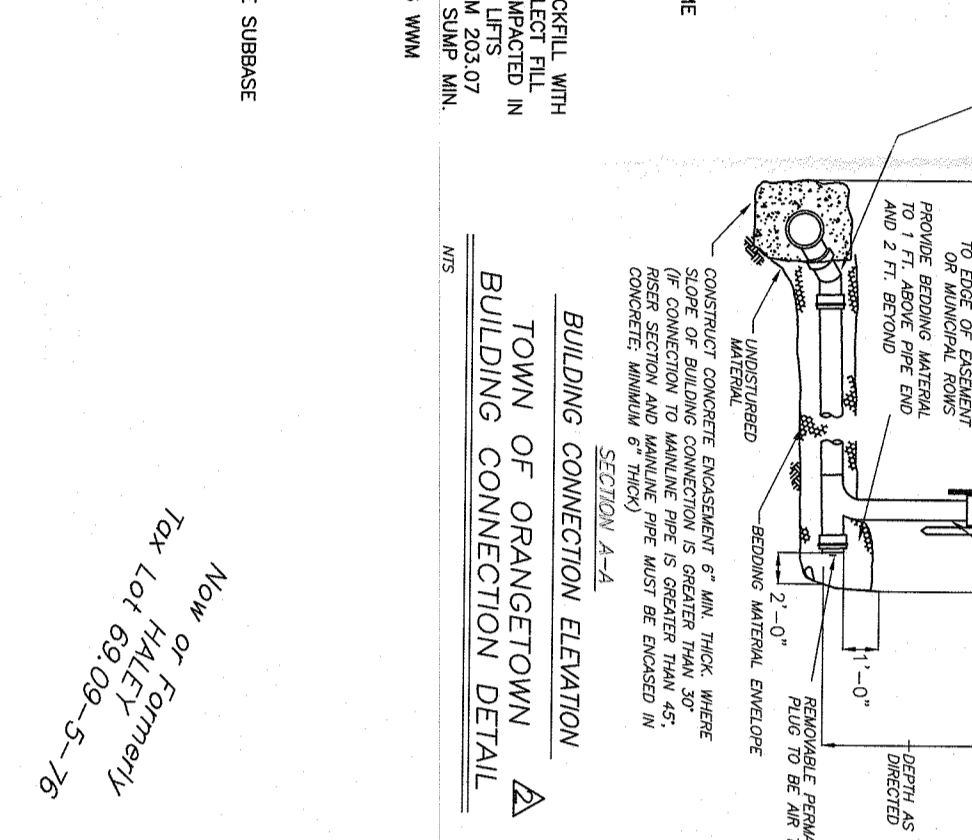
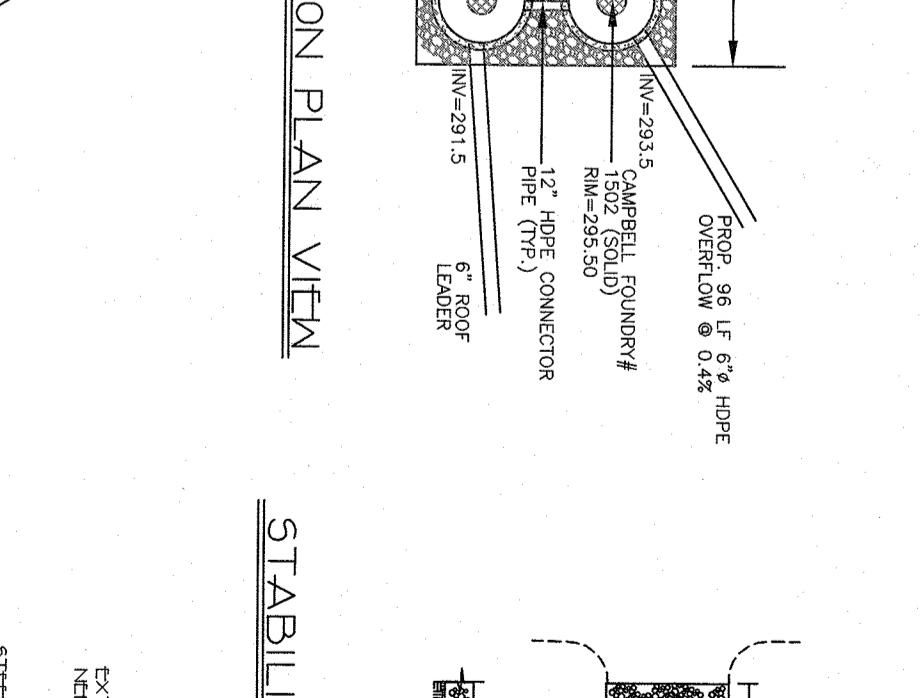
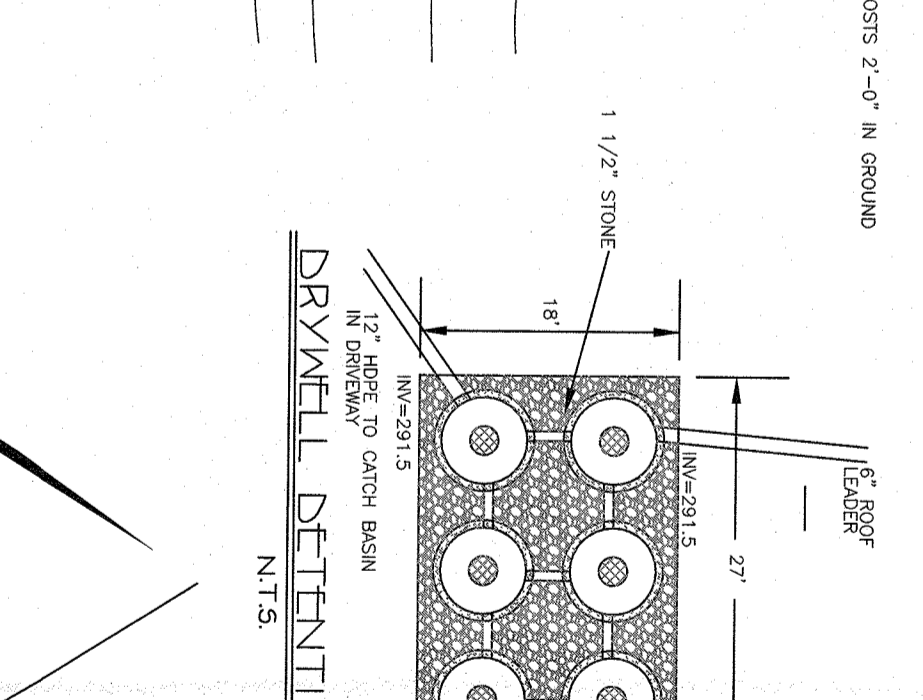
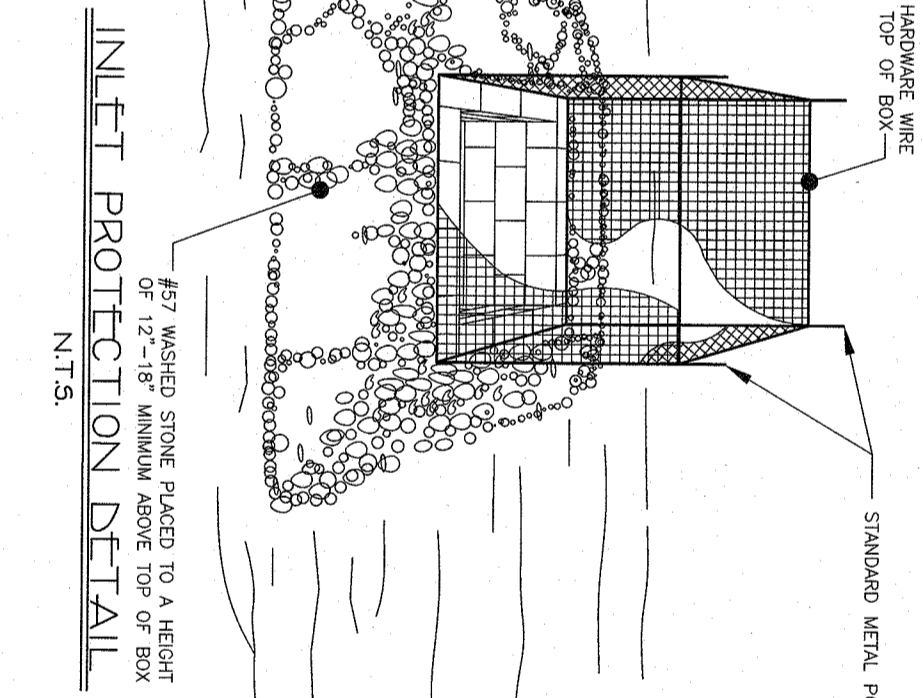
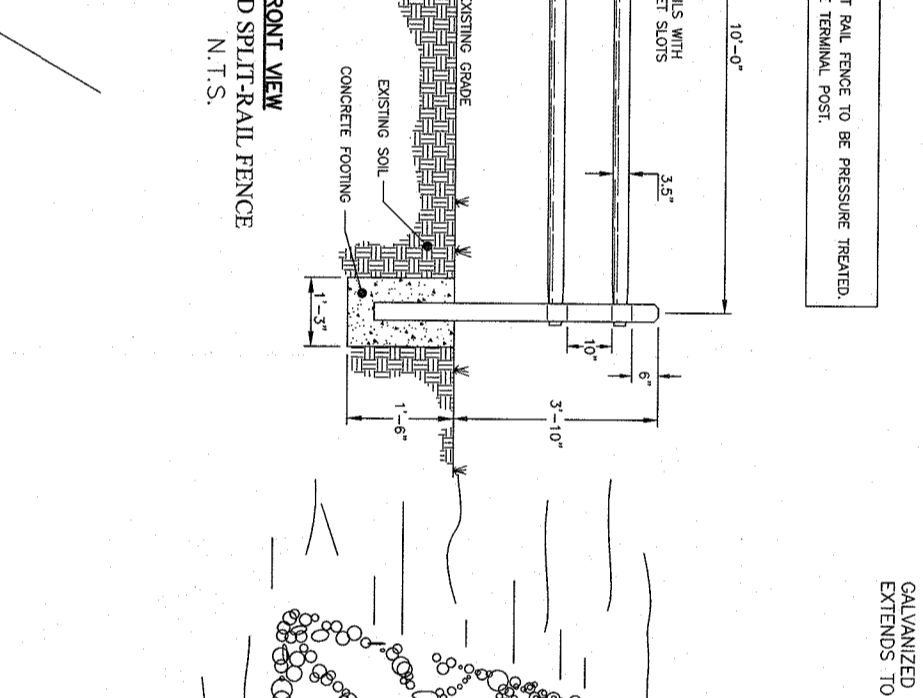
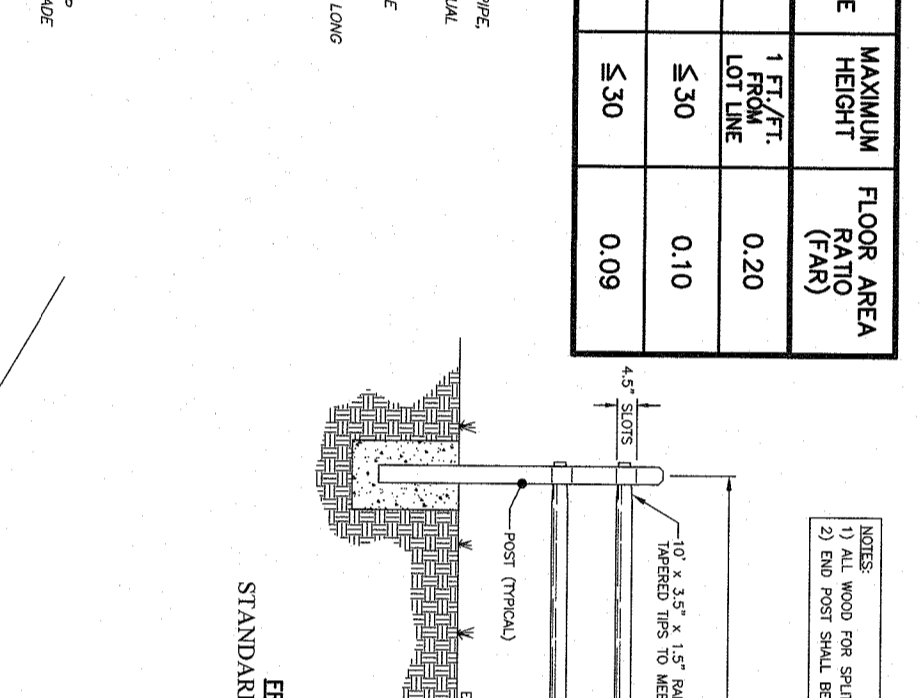
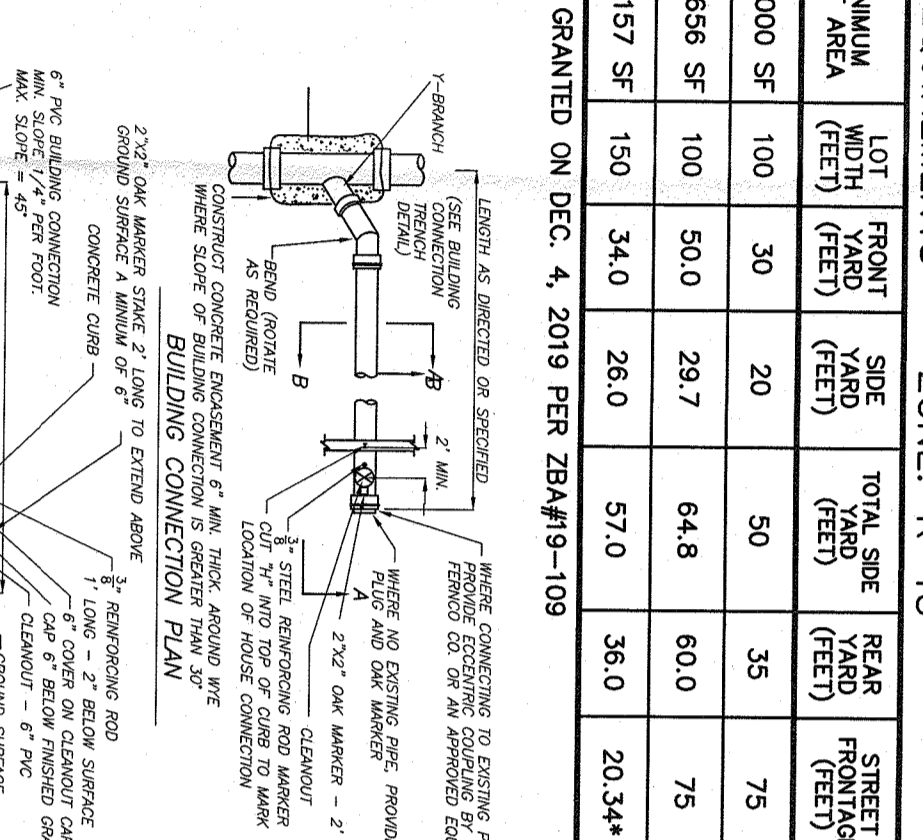
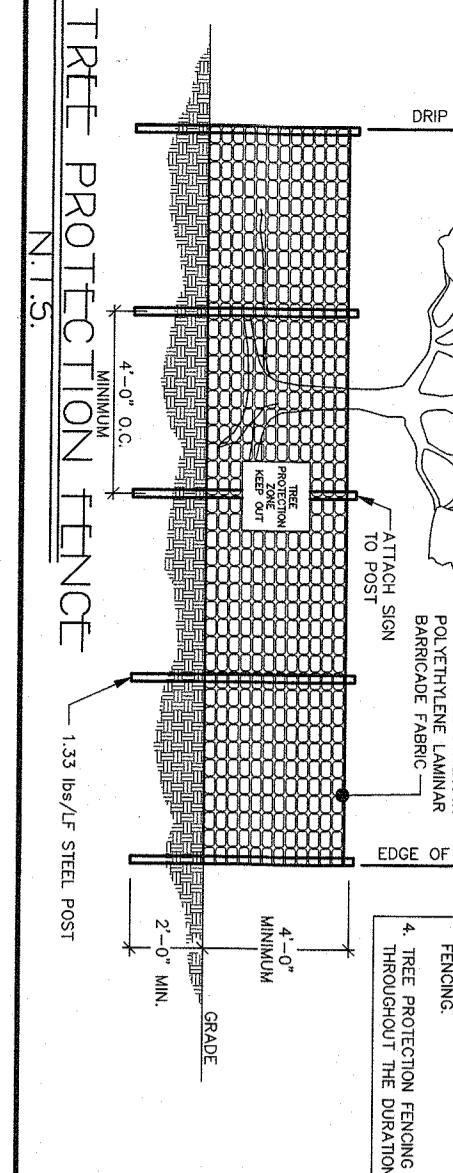
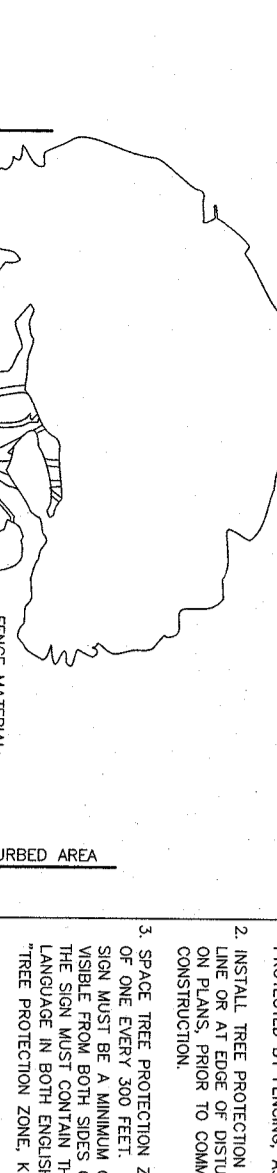
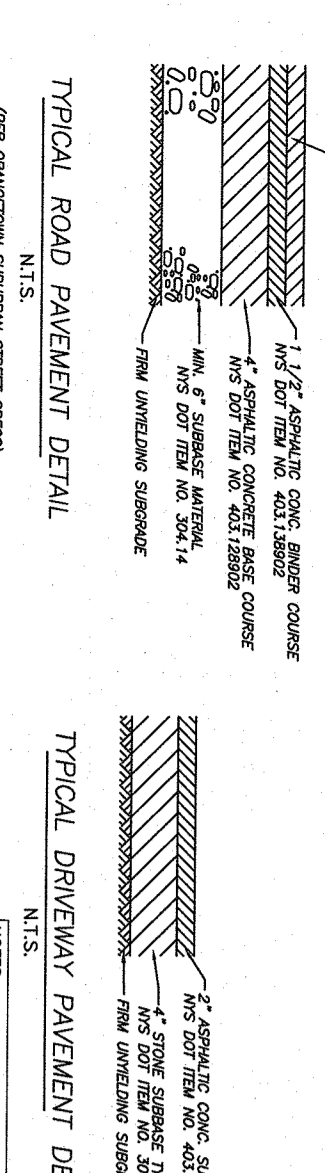
Drivell Design
 0.34 ACRES
 74,000 SQ. FT. OF DEVELOPABLE AREA
 67,800 SQ. FT. OF IMPAVED AREA
 930 SQ. YARD 2 1/2" LAYER PRECAST DRYWELL WITH 3" 3/4" ROUNDED STONE PERCOLATION RATE
 2. TYPE OF SUBSTRATE MATERIAL SYSTEM
 3. PERCOLATION RATE
 10,000 INCHES
 10,000 MINUTES
 SURFACE AREA OF CYLINDER
 10,000 SQ. FT.
 SURFACE AREA OF CIRCULAR
 2.23 FT²
 2.23 FT²
 0.7654 FT²
 3.01 FT²
 0.0264 FT²
 0.0217 FT² / MIN.
 315 FT² / DAY
 235 FT² / DAY
 9,200 INCHES
 74,000 THERMAL DEPTH W-61 INCHES
 ON- 97,000 THERMAL DEPTH INCHES
 2012 FT³
 10,000 FEET
 6,000 FEET
 4,000 FEET
 1812 FT³
 190.55 FT³ / DAY / DRYWELL
 5.41



1. CALCULATE THE TOTAL 2 1/2" LAYER VOLUME PER DRYWELL UNIT
 2. CALCULATE THE TOTAL 2 1/2" LAYER VOLUME PER DRYWELL UNIT
 3. CALCULATE THE TOTAL 2 1/2" LAYER VOLUME PER DRYWELL UNIT
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 14. CALCULATE THE TOTAL 2 1/2" LAYER VOLUME PER DRYWELL UNIT
 15. CALCULATE THE TOTAL 2 1/2" LAYER VOLUME PER DRYWELL UNIT



DETENTION BASIN DRYWELL
 DRYWELL MAINTENANCE N.T.S.
 DRYWELL IS TO BE INSPECTED ONCE A YEAR FOR SILT/SEDIMENT ACCUMULATION. THE MAINTENANCE PERSONNEL SHALL BE RESPONSIBLE FOR THE ACCESSIBLE MANHOLE CASTING AND ALL SILT/SEDIMENT SHALL BE DISCARDED APPROPRIATELY. THE MANHOLE CASTING AND DRYWELL ACCESS COVERS MUST BE INSTALLED AT CHARGE ANY INDICATION OF THIS REQUIREMENT REQUIRES SITE PLAN



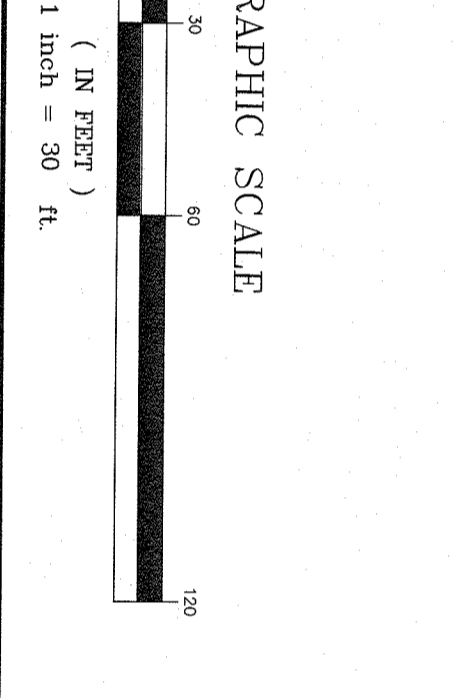
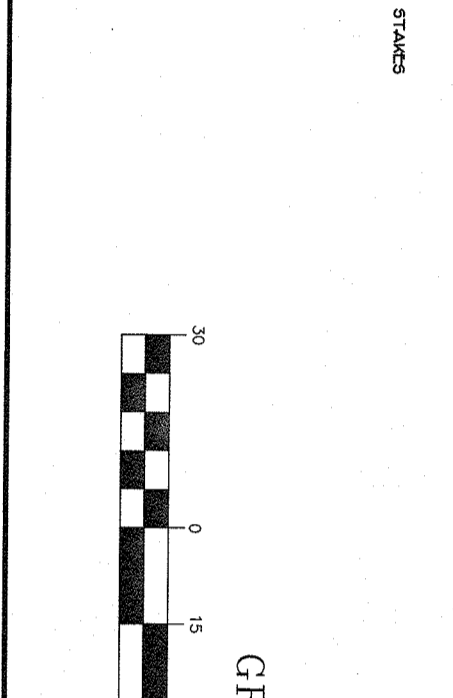
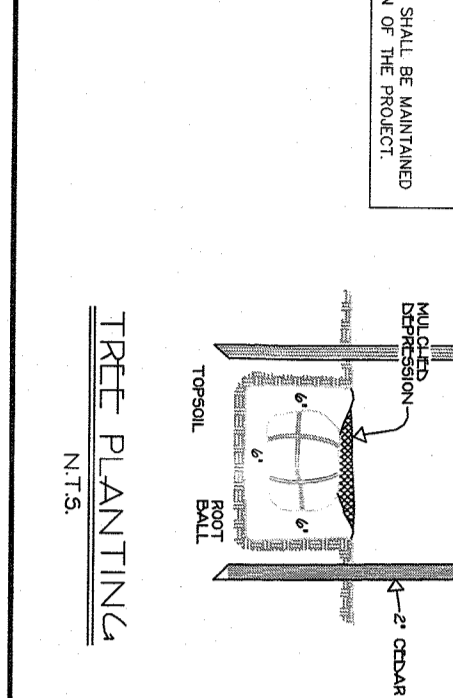
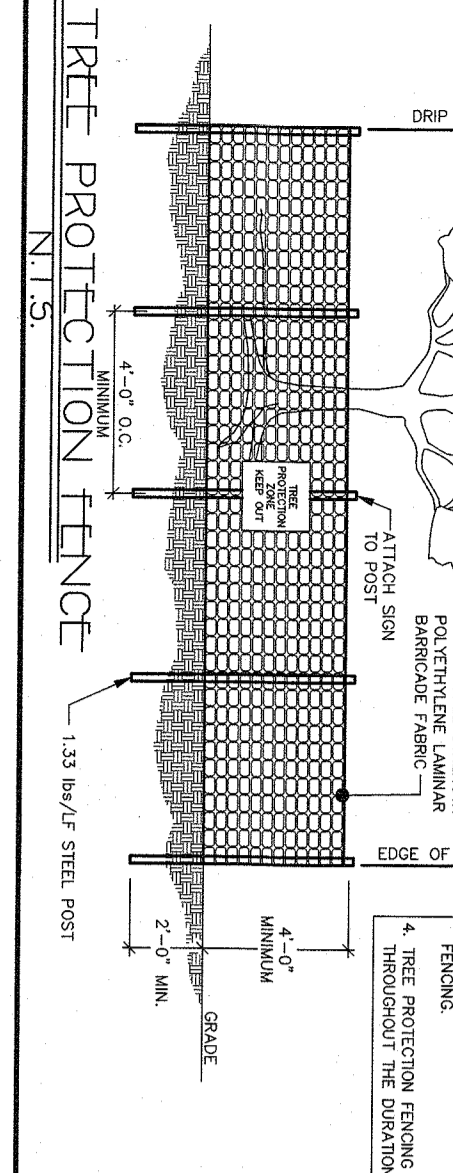
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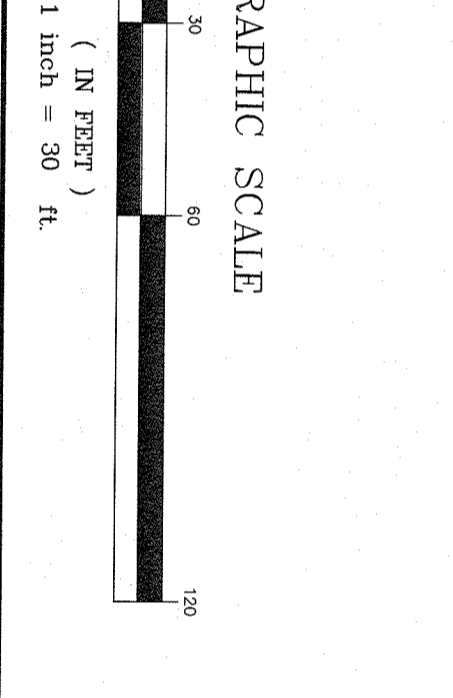
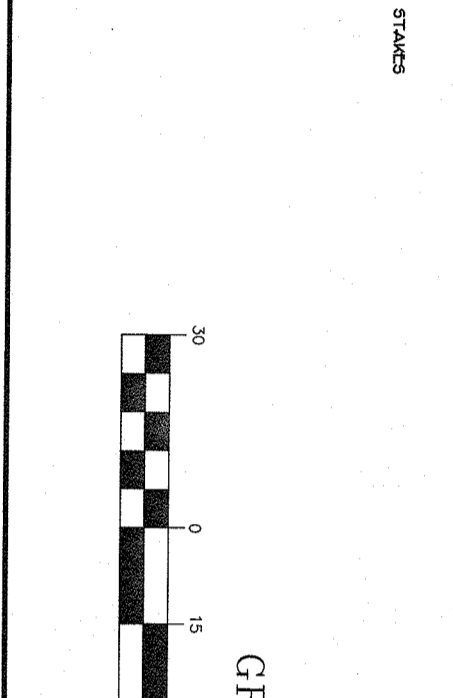
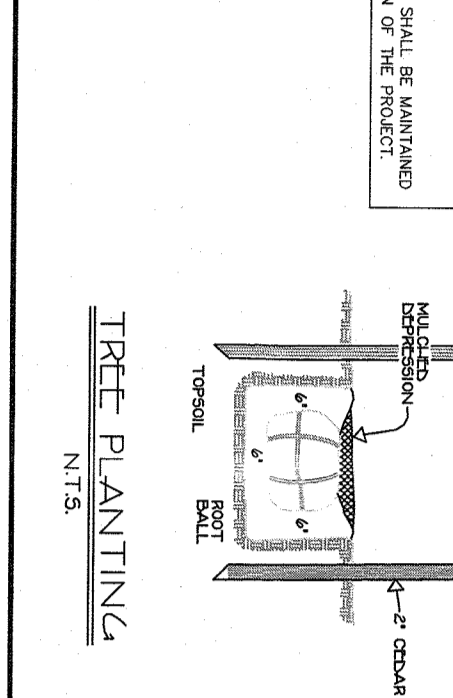
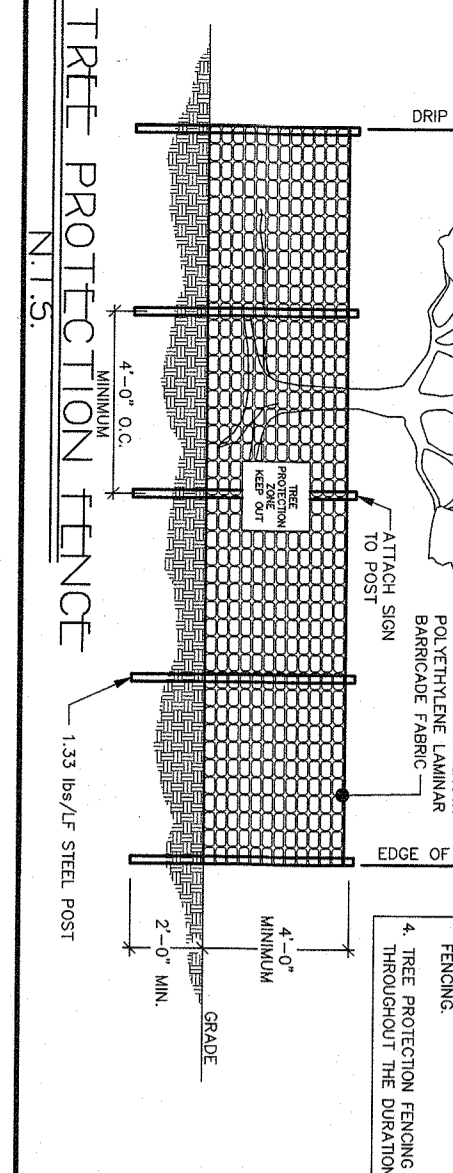
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