

AGENDA:

**Village of Spring Valley
Zoning Board Agenda
July 22nd, 2020**

23 Lawrence St:

The subject property is located on the Northwest corner of Lawrence St and N. Jackson St in a GB zone. The property is designated on the Town of Ramapo Tax Map as Section 57.39 block 2 lot 28. The applicant is seeking variances for a proposed Office Building. The requested variances are as follows: Front Yard: 30 ft required, 10.5 ft provided(Lawrence), 30 ft required, 1.9 ft provided(Jackson); Side Yard: 15 ft required, 1.1 ft provided; FAR: Max allowed .30, .546 proposed; Parking: 23 required, 20 provided; Variance required section 255-22h visibility at intersection

Applicant: Fast Forward Permits

14 E Church St:

The subject property is located on the south side of Church St 0 ft east of Centre St in a GB zone. The property is designated on the Town of Ramapo Tax Map as Section 57.39 Block 2 Lot 23.3, 3.1. The Applicant is seeking variances for a proposed House of Worship. The requested variances are as follows: 6 ft fence, Variance required section 255-22-h visibility at intersection

Applicant: Ten Centre Street LLC

2 Valleyview:

The following application is returning to AMEND a prior Zoning Board of Appeals approval from Aug 30th, 2018. The applicant is requesting the removal of a condition the ZBA put on that approval. On August 30th the ZBA granted the following area variances: Lot Area: 8,500 sf required, 7,013 provided(Granted); Lot Width: 85 ft required, 70 ft provided(Granted); Front Yard: 25 ft required, 24 ft provided(22 ft Granted); Side Yard: 15 ft required, 10 ft provided(Granted); Total Side Yard: 30 ft required, 20 ft provided(Granted).

Applicant: Moses Friedman

15 N. Cole Ave

The subject property is located on the west side of N. Cole Ave, 300 ft south of Church St in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as section 57.37 block 1 lot 13. The applicant is seeking variances for a proposed Two-Family Dwelling. The requested variances are as follows: Lot Area: 10,000 sf required, 7,663 sf provided; Lot Width: 100 ft required, 50 ft provided; Side Yard: 15 ft required, 5 ft provided; Total Side Yard: 30 ft required, 10 ft provided

Applicant: Congregation Ohel Yaakov

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene Miller
Deputy Commissioner

July 8, 2020

Spring Valley Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 57.39-2-28

57.39-2-27

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 8/10/2019

Date Review Received: 6/25/2020

Item: 23 LAWRENCE STREET (SV-390B)

A variance application to allow the construction of a second story addition to the northern portion of an existing office and warehouse building on a corner lot with 0.40 acres in the GB zoning district. Variances are requested for front yards, side yard, floor area ratio, number of parking spaces, and visibility at intersections.

The northwestern corner of Lawrence Street and North Jackson Street

Reason for Referral:

North Main Street (NYS Route 45), Pascack Brook

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Disapprove***

1 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The Lawrence Street and North Jackson Street front yards are deficient by 65% and 94%, respectively. The side yard is deficient by 93%. The floor area ratio exceeds the maximum standard by 82%. Only 87% of the required number of parking spaces is provided. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. Village officials have previously expressed concern to this department about the increasing traffic congestion along the NYS Route 45 corridor and its impact on emergency services' response time. Land use and traffic generation are not mutually exclusive concepts. If more intense uses are permitted, additional traffic will be generated causing increased congestion on the roadway network, and further hampering the response time of emergency vehicles. The Village must consider the cumulative and regional impacts of permitting such development. This application must be denied, and the property developed in a manner that is consistent with the Village's requirements.

23 LAWRENCE STREET (SV-390B)

2 The provided parking area has several deficiencies, which further exacerbates the inadequate number of provided spaces. Spaces 1 and 20 are located in close proximity to the entrance, which will be difficult to maneuver into and out of, and creates potential conflicts with vehicles entering the site. The railroad ties and the northern end of the parking area partially block spaces 9 and 12 and completely block spaces 10 and 11. Lastly, the garbage area is blocked by parking space 10. The additional parking created by the proposed expansion of the structure cannot be reasonably accommodated on site. The application must be disapproved.

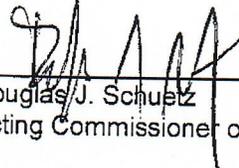
The following comments address our additional concerns about this proposal.

- 3 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 4 A review must be completed by the County of Rockland Sewer District No. 1 and all required permits obtained from them.
- 5 A review shall be completed by the New York State Department of Transportation and any required permits obtained.
- 6 A review must be completed by the County of Rockland Drainage Agency and all required permits obtained from them.
- 7 A review must be completed by the Rockland County Office of Fire and Emergency Services, the Village of Spring Valley Fire Inspector, or the Spring Valley Fire Department to ensure that there is sufficient maneuverability on site for fire trucks, in the event an emergency arises.
- 8 A previous site visit indicated that construction had begun prior to the completion of all required reviews by the this department. No construction can occur until all required Village reviews are completed and all requirements of the New York State General Municipal Law are met.
- 9 The site plan indicates that the existing proposed uses of the structure are office and warehousing. Warehousing is allowed by Special Permit in the GB zoning district. We request the opportunity to review the Special Permit application, as required under General Municipal Law.
- 10 The designated snow removal area is proposed in the turnaround area for the parking lot. It is very likely that the snow pile will encroach into the parking spaces, resulting in less usable spaces. Another location must be provided on the site to ensure that adequate parking can be provided.
- 11 The Application Form indicates the property receives water service from United Water. The form must be corrected to Suez.
- 12 The site must be centered within the vicinity map. A north arrow must be provided for the site plan.
- 13 Since the required parking spaces are on a separate building lot from the principal structure, the lots should be merged into a single lot.
- 14 The NYS Department of State has determined that the Village is not administering or enforcing the State Uniform Fire Prevention and Building Code in accordance with minimum standards set forth in 19 NYCRR part 1203. Given the concerns about the Village's administration and enforcement of the State Uniform Fire Prevention and Building Code initially raised in the Executive Deputy Secretary of State's letter of July 15, 2016, and subsequently again in December 18, 2017, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.

23 LAWRENCE STREET (SV-390B)

15 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

16 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Alan Simon, Spring Valley
New York State Department of Transportation
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Sewer District #1
Rockland County Office of Fire and Emergency Services
Spring Valley Fire District
New York State Department of State
Anthony R. Celentano P.E.

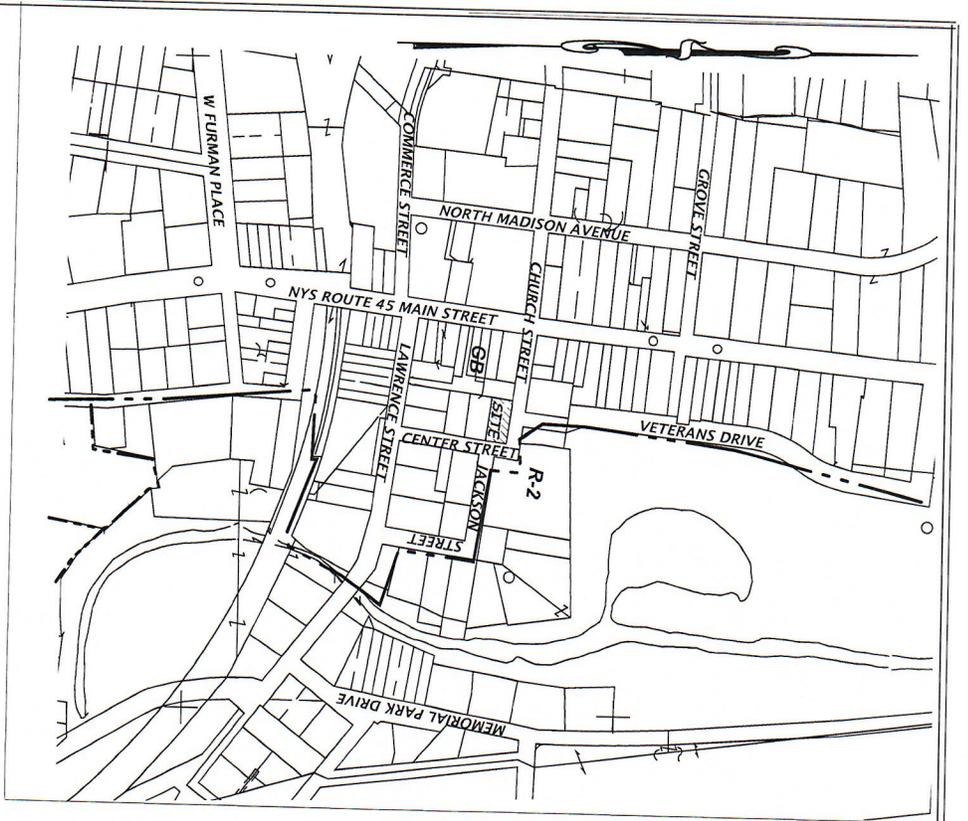
Rockland County Planning Board Members

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.



TAX MAP DESIGNATION: 57.39-2-31

TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK

FEBRUARY 17, 2020 SCALE: 1" = 20'

ANTHONY R. CELENTANO P.E.

31 ROSMAN ROAD
 THIELS, N.Y. 10984
 845 429 5290 FAX 429 5974

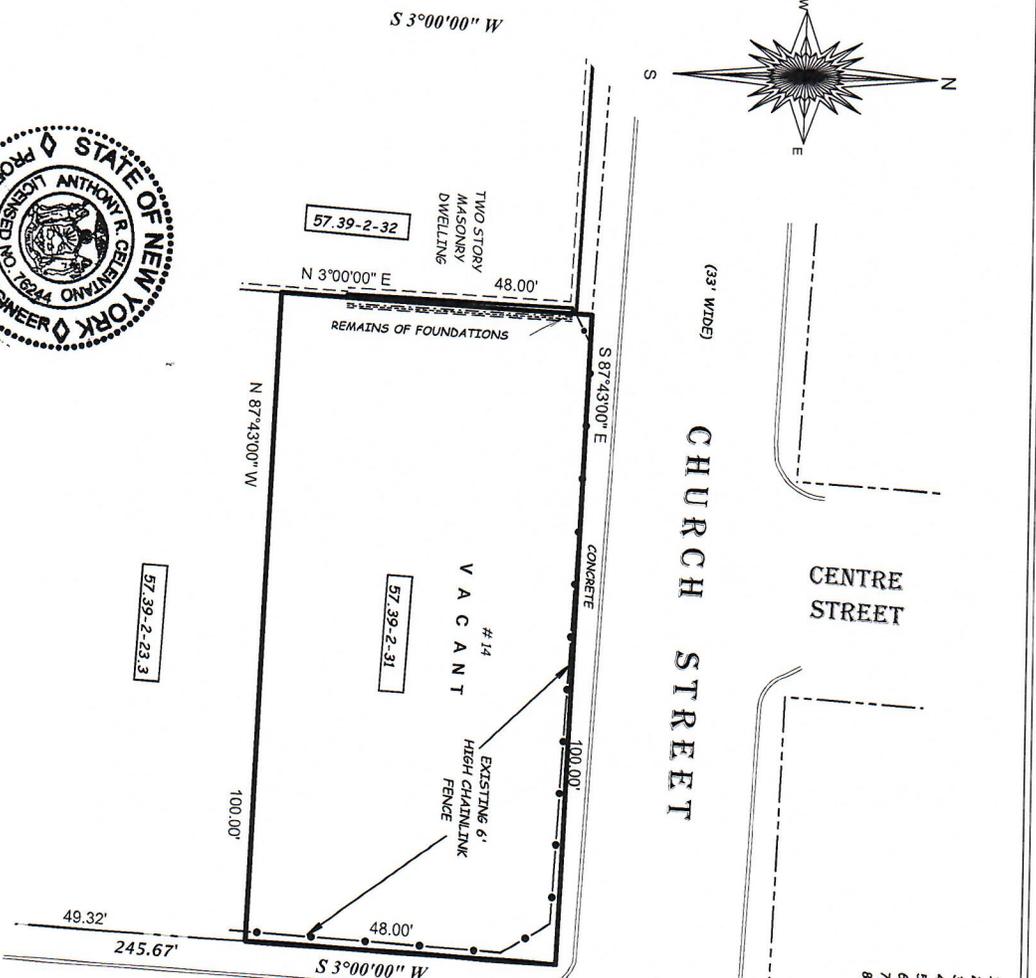
Anthony R. Celentano

LIC#76244



VARIANCE FOR
 FENCE FOR

14 EAST CHURCH STREET



- 1) VARIANCE REQUIRED 6' HIGH CHAINLINK FENCE SECTION 255-22-6(1) FENCE DO NOT EXCEED FOUR FEET IN HEIGHT IF LOCATED IN FRONT YARD 6' PROVIDED
- 2) VARIANCE REQUIRED SECTION 255-22-H VISIBILITY AT INTERSECTION



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

June 28, 2018

Spring Valley Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 50.70-1-6

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 1/28/2018

Date Review Received: 5/30/2018

Item: 2 VALLEY VIEW TERRACE (SV-908)

A variance application to allow the construction of a two-family detached dwelling on 0.16 acres in the R-1A zoning district. Variances are requested for lot area, lot width, front yard, side yard, and total side yard.

The southern side of Valley View Terrace, approximately 80 feet east of Union Road.

Reason for Referral:

Pascack Brook

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

**Recommend the following modifications*

- 1 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The proposed lot area and width are 83% and 88% of the required minimums, respectively. The front yard is deficient by 12% and the side and total side yards are deficient by 33%. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Village must consider the cumulative and regional impacts of permitting such development.
- 2 The applicant must comply with all comments made by the Rockland County Department of Health in their letter of June 6, 2018.
- 3 A review must be completed by the County of Rockland Sewer District No. 1 and all required permits obtained from them.

2 VALLEY VIEW TERRACE (SV-908)

- 4 The site plan indicates the proposed structure will have a FAR of 0.65. A FAR calculation on the architectural plans indicates the gross floor area of the structure will be 4,376 square feet. This would result in a FAR of 0.62. However, the site plan shows a building footprint of approximately 2,740 square feet. Assuming each story will have a gross floor area equal to the footprint, a two-story structure would have an overall gross floor area of approximately 5,480 square feet, which results in a FAR of 0.78. The discrepancy between the floor area provided on the architectural plans and overall footprint of the building, a difference of over 1,000 square feet, must be clarified. A detailed calculation of gross floor area, consistent with the definition provided in Section 255-6 of the zoning regulations, must be provided. The applicant must positively demonstrate that the proposed structure will conform to the Village's FAR requirement; a FAR calculation must be provided on the site plan. If the FAR exceeds the allowable 0.65, the variance application must be amended and the public hearing notice must be reissued. Any application that is revised due to an increase in FAR must be sent to this department for review.
- 5 The use of tandem parking spaces prevents egress for vehicles blocked by other vehicles and creates an inconvenient situation for residents. This layout will encourage residents to park vehicles off-site instead of in their designated spaces and negates the purpose of on-site parking requirements. The tandem parking spaces must be reconfigured to allow independent access for all parking spaces.
- 6 The site plan shall contain map notes, including district information.
- 7 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.
- 8 The NYS Department of State has determined that the Village is not administering or enforcing the State Uniform Fire Prevention and Building Code in accordance with minimum standards set forth in 19 NYCRR part 1203. Given the concerns about the Village's administration and enforcement of the State Uniform Fire Prevention and Building Code raised in the Executive Deputy Secretary of State's letter of July 15, 2016, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.
- 9 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 10 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Alan Simon, Spring Valley
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Sewer District #1
New York State Department of State
Anthony R. Celentano P.L.S.

2 VALLEY VIEW TERRACE (SV-908)

Construction Expediting Inc.

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

DEPARTMENT OF PLANNING

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Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

March 18, 2020

Spring Valley Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 57.37-1-13

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 1/2/2020

Date Review Received: 2/25/2020

Item: 15 NORTH COLE AVENUE (SV-923A)

A variance application to allow the construction of a single-family dwelling on 0.18 acres in the R-2 zoning district. Variances for lot area, lot width, side yard, total side yard, and parking in the front yard are requested.

The western side of North Cole Avenue, approximately 305 feet south of West Church Street

Reason for Referral:

Town of Ramapo

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

1 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The side and total side yards are deficient by 67%. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Village must consider the cumulative and regional impacts of permitting such development. The size of the building must be reduced so as to more closely comply with the Village's zoning regulations.

15 NORTH COLE AVENUE (SV-923A)

2 The Town of Ramapo is the reason this proposal was referred to this department for review. The municipal boundary is adjacent to the western property line of the parcel. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Town of Ramapo must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

3 The applicant must comply with all comments made by the Rockland County Sewer District in their letter of March 3, 2020.

4 The bulk table and page ten of the application review form indicate that the minimum lot area and lot width for a single-family dwelling in the R-2 zoning district is 10,000 square feet and 100 feet, respectively. The minimum lot area for this use is 8,500 square feet and the minimum lot width is 80 feet. The bulk table and application review form must be corrected.

5 The application review form indicates that a two-family dwelling is proposed, and the proposed side yard and total side yard indicated on page ten do not match the site plan. All materials must be consistent. The application review form must be corrected.

6 The bulk table must indicate the proposed number of stories. In addition, a floor area ratio calculation must be included on the site plan. It must include a floor by floor tally of floor area and, if applicable, a statement indicating that the basement is exempt from the floor area ratio requirement.

7 The map notes on the site plan must include district information. In addition, the vicinity map must include a north arrow and scale.

8 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

9 The bulk table must be amended use a single asterisk to note that a variance for parking in the front yard is required.

10 The use of tandem parking spaces prevents egress for vehicles blocked by other vehicles and creates an inconvenient situation for residents. This layout will encourage residents to park vehicles off-site instead of in their designated spaces and negates the purpose of on-site parking requirements. The tandem parking spaces must be reconfigured to allow independent access for all parking spaces.

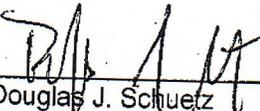
11 The NYS Department of State has determined that the Village is not administering or enforcing the State Uniform Fire Prevention and Building Code in accordance with minimum standards set forth in 19 NYCRR part 1203. Given the concerns about the Village's administration and enforcement of the State Uniform Fire Prevention and Building Code initially raised in the Executive Deputy Secretary of State's letter of July 15, 2016, and subsequently again in December 18, 2017, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.

15 NORTH COLE AVENUE (SV-923A)

12 As shown, the proposed residential building may require a variance from the New York State Uniform Fire Prevention and Building Code since the proposed deck and staircases are located closer than ten feet to the property line.

13 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

14 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Alan Simon, Spring Valley
Rockland County Department of Health
Rockland County Sewer District #1
New York State Department of State

Civil Tec
Town of Ramapo Planning Board

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

UNIMPROVED ROAD

16.5' WIDE

N/F 36 COLLINS AVE LLC

57.37-1-14

N/F FLEURISMOND

57.37-1-12

Bulk Requirements: R-2 Zone	
Single Family Residence	Required
Minimum Lot Area	10,000 SF
Minimum Lot Width	100 FT
Minimum Front Yard	25 FT
Minimum Side Yard	15 FT
Minimum Rear Yard	20 FT
Total Side Yard	30 FT
Maximum Building Height	35 FT
Maximum FAR	0.65
Provided	Required
7,663 SF**	10,000 SF
50 FT**	100 FT
38.4 FT	25 FT
5 FT**	15 FT
20 FT	20 FT
10 FT**	30 FT
35 FT	35 FT
0.65	0.65

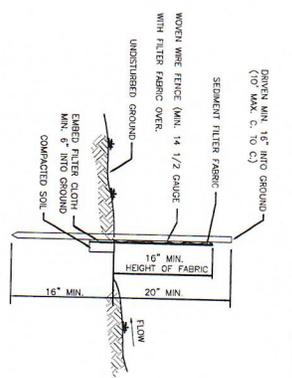
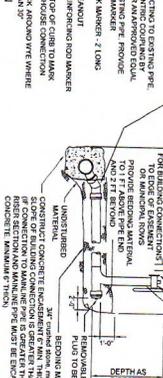
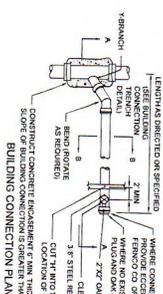
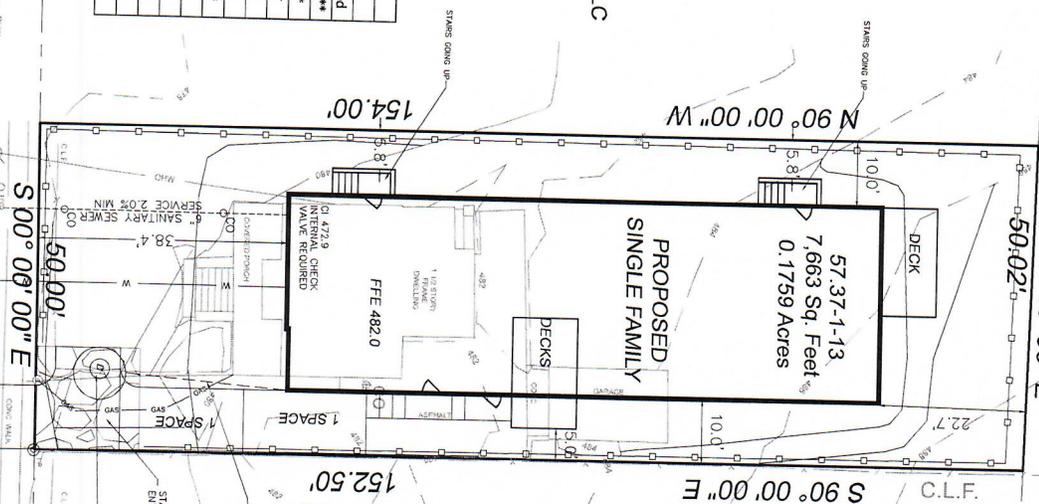
**Variance Required

***Variance for parking in front yard

N. COLE AVENUE

317' LF 8" HDPE @ 2.4%
 SMH1
 RIM 471.19
 INV 465.9

SMH
 RIM 478.28
 INV 473.4
 INV 472.5



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- WOODEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - WOODEN POSTS TO BE FASTENED SECURELY TO WOODEN WIRE FENCE WITH WIRE TIES OR STAPLES.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND TIED.
 - WOODEN POSTS SHALL BE PERFORATED AS NEEDED AND MATERIAL SHALL BE STEEL EITHER "1" OR "1 1/2" TYPE OR 2" x 4" DIMENSIONED OR APPROVED EQUAL.
 - PREPARED UNIT - GEOPRA ENVIRONMENT OR APPROVED EQUAL.

GRAPHIC SCALE
 1" = 10' (IN PLAN)
 1" = 10' (IN ELEVATION)

PRECAST DRY WELL DETAIL

1310# GATE AND FRAME FOR BOX IN BY APPROVED EQUAL.

SPECIFICATIONS:
 CONCRETE MIX: STRENGTH: 4,000 PSI AT 28 DAYS
 FINISH: SMOOTH
 CURING: PROTECT FROM FREEZING AND EXPOSURE TO SUN/RAIN AND WIND
 LWD: 18" MIN. 120"

NOTE:
 1. 12" BASE AND 18" PERIMETER OR STAKE (12"-27") AROUND THE DRY WELL TO HOLD THE STAKE AND FILTER FABRIC TO BE TIGHTLY AGAINST THE WALLS OR APPROVED EQUAL.
 M.T.S.

DATE:
 NOVEMBER 14, 2020
 OCTOBER 30, 2020
 REVISIONS:

VILLAGE
Civil Tech
 133 Lakeshore Dr
 Suffolk, VA 23063
 845-547-2411 - 8
 WWW.CIVILTECH.CA