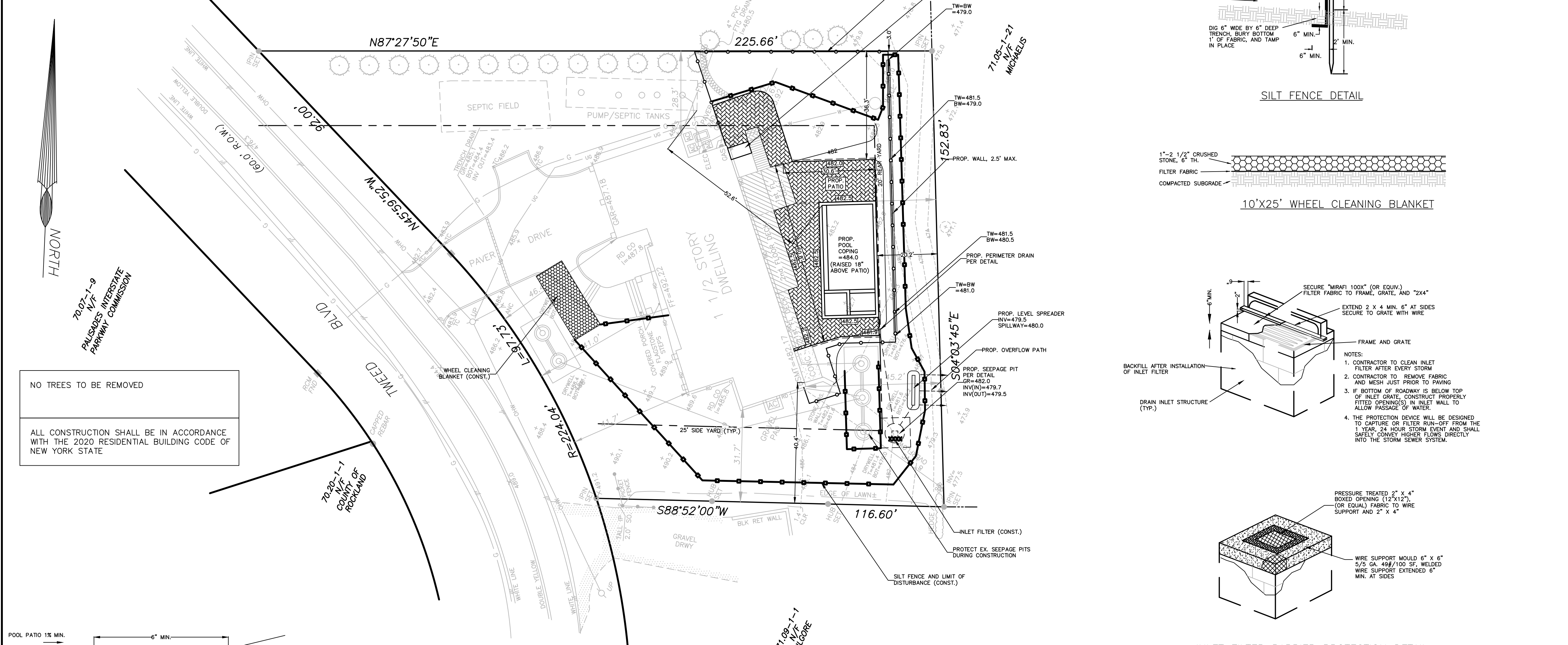


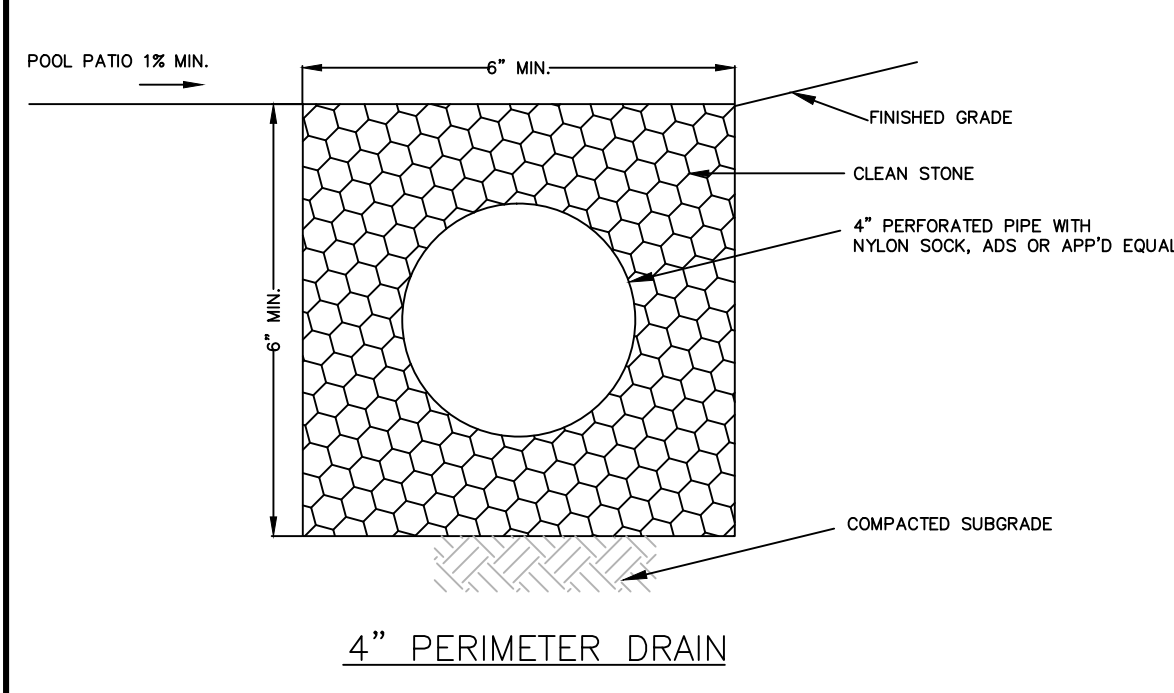
LEGEND

EXISTING DRAINAGE INLET W/PAPES	—○—
EXISTING GUYO BASH	—○—
EXISTING TOP GRADE FIELD INLET	—○—
EXISTING WATER VALVE	—○—
EXISTING HYDRANT	—○—
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	—○—



NO TREES TO BE REMOVED

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE



SEEPAGE PIT STORAGE VOLUME

NUMBER OF PITS	=	1 PITS
INSIDE DIAMETER	=	6 FT
HEIGHT BELOW INVERT	=	4.83 FT
TOTAL HEIGHT	=	6.28 FT
VOLUME	=	136.67 CF
	=	1021.51 GALLONS

STONE STORAGE VOLUME

LENGTH	=	10 FT
WIDTH	=	10 FT
DEPTH BELOW PITS	=	2 FT
OUTSIDE DIAM OF PIT	=	6.5 FT
STONE BELOW PITS	=	80 CF
STONE OUTSIDE PITS	=	598.4 GALLONS
	=	129.09 CF
TOTAL STONE	=	1664.00 GALLONS

PITS AND STONE CAPACITY:

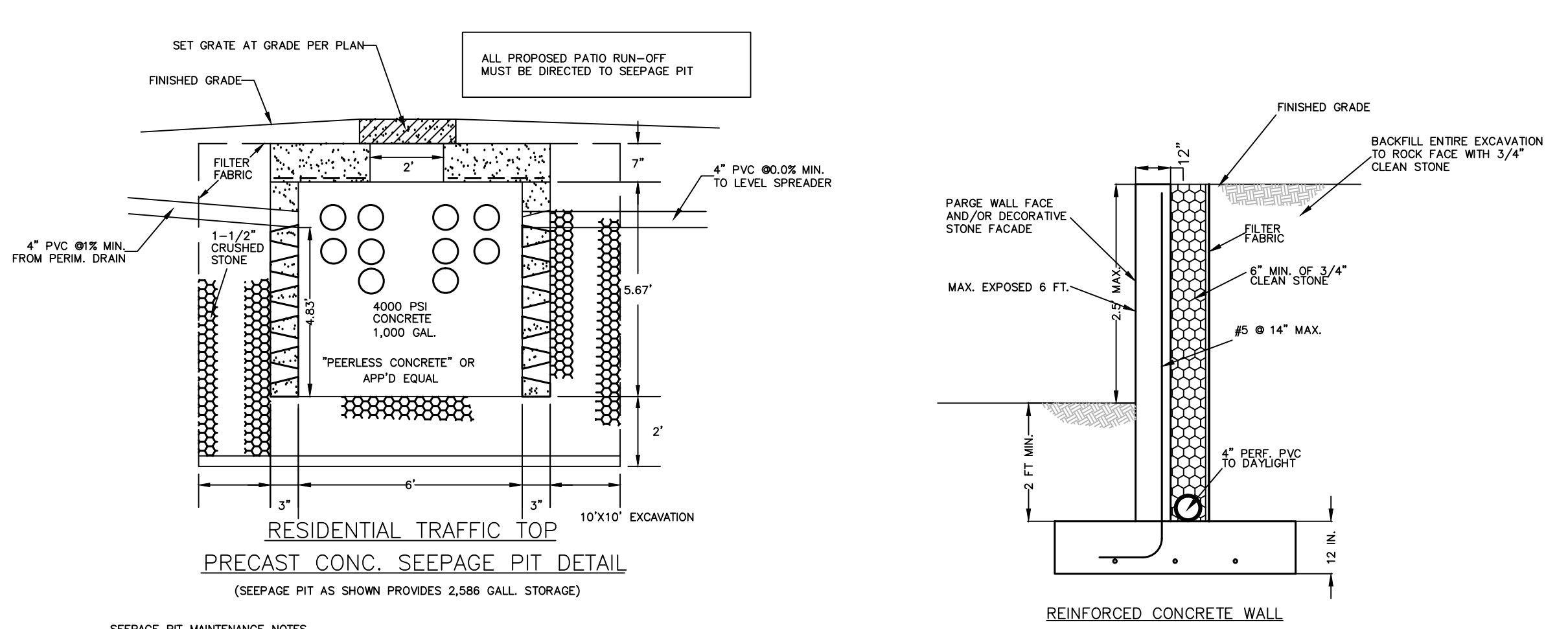
PITS	=	1021.51
STONE	=	1664.00
STORAGE VOLUME PROVIDED	=	2886 GALLONS

ASSUMED STONE VOID = 40%
BASED ON "PERVIOUS" # 20M PIT WITH RESIDENTIAL TRAFFIC TOP

REVISION NO.	DATE	DESCRIPTION	REQUIRED	PROPOSED
1	12/4/20	ZONE INFO		
2	3/31/21	AS PER CLIENT, REVIEW LETTERS		

ZONE: R-22, MEDIUM DENSITY RESIDENCE	REQUIRED	PROPOSED
MAXIMUM FAR (RATIO)	0.20	<0.20 (NO CHANGE)
MINIMUM LOT AREA (SF)	22,500	24,505
MINIMUM LOT WIDTH (FT.)	125	183.6
MINIMUM STREET FRONTAGE (FT.)	180.7	189.7
MINIMUM FRONT YARD (FT.)	40	41.7
MINIMUM SIDE YARD (SF)	25	28.3
MINIMUM TOTAL SIDE YARD (FT.)	60	60.0
MINIMUM REAR YARD (FT.)	45	45.2
MAXIMUM HEIGHT (INCHES)	9	<9 (NO CHANGE)

PROPOSED POOL	REQUIRED	PROPOSED
MINIMUM SIDE YARD-ONE (FT.)	25	36.3
MINIMUM REAR YARD (FT.)	20	20.2



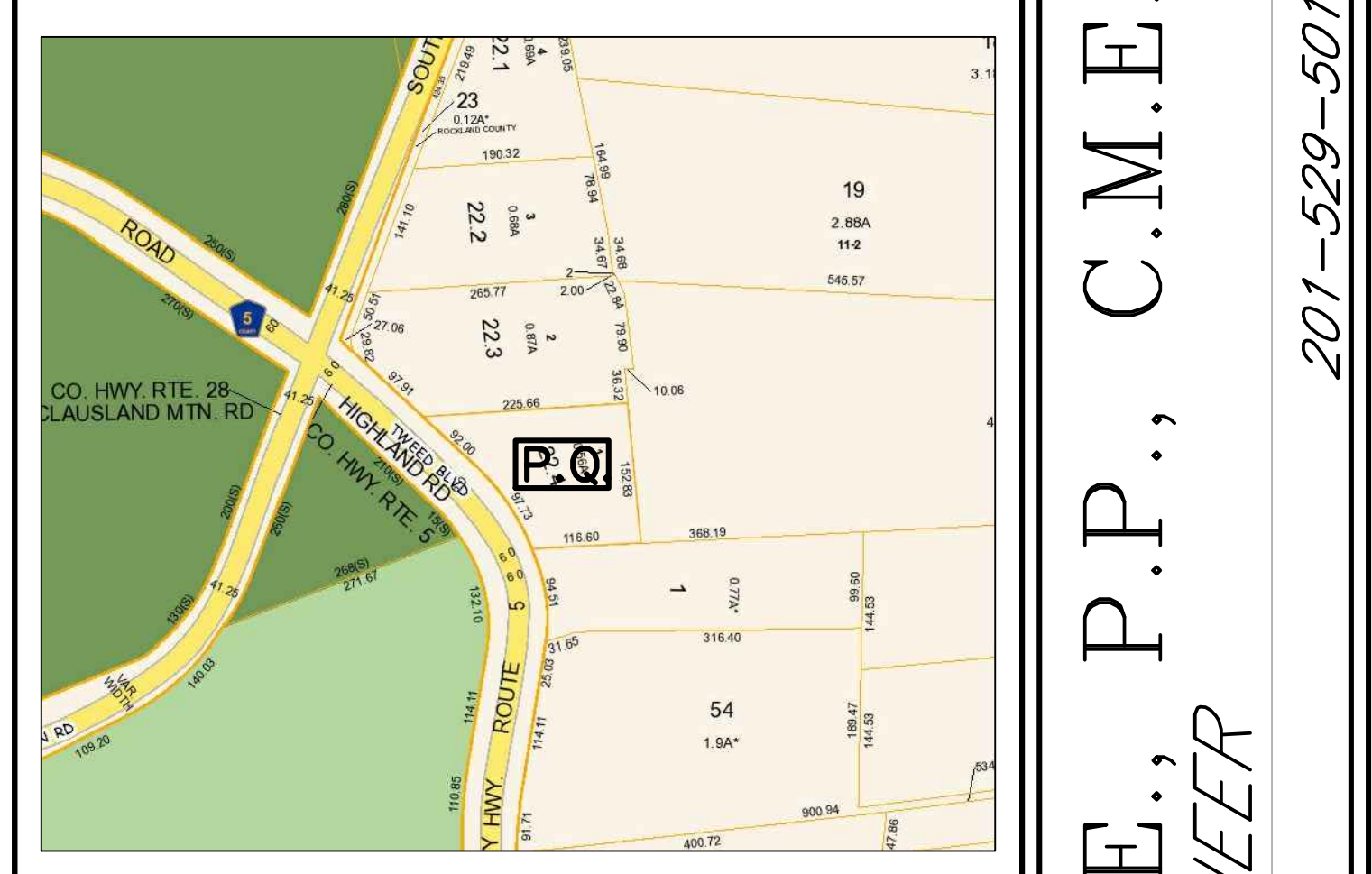
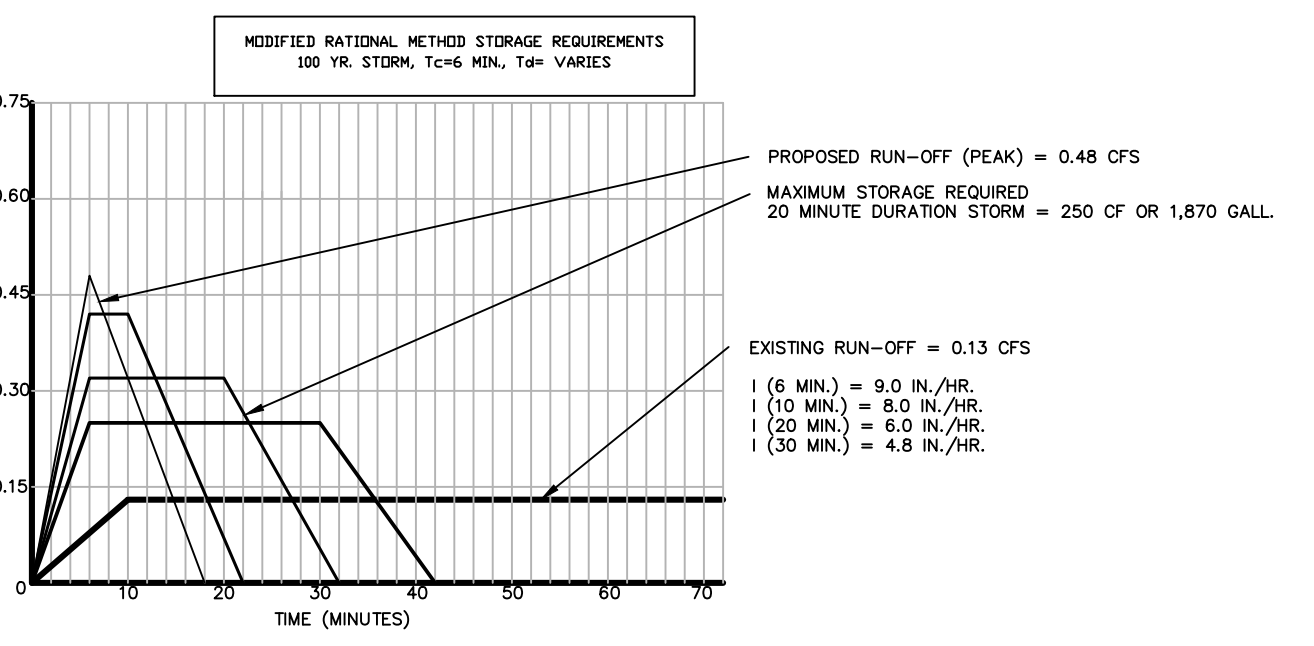
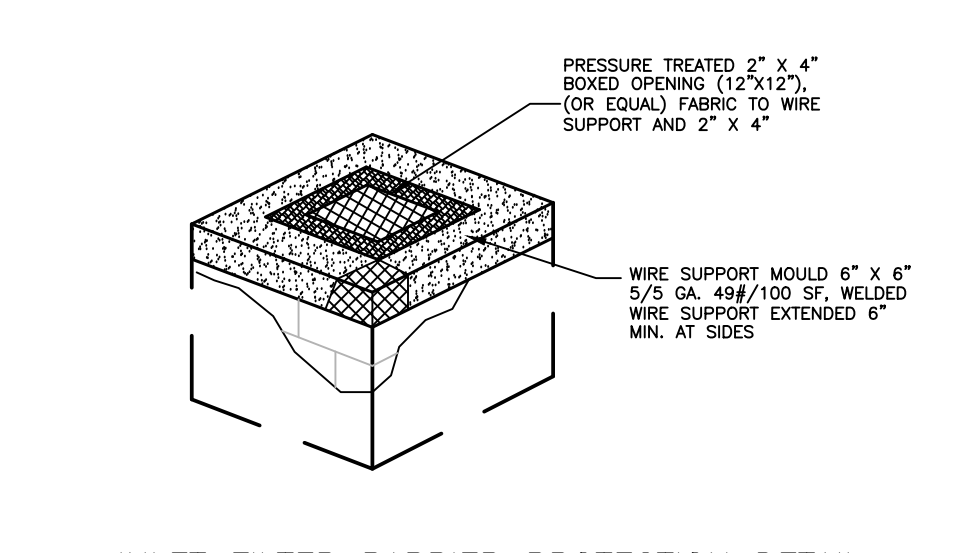
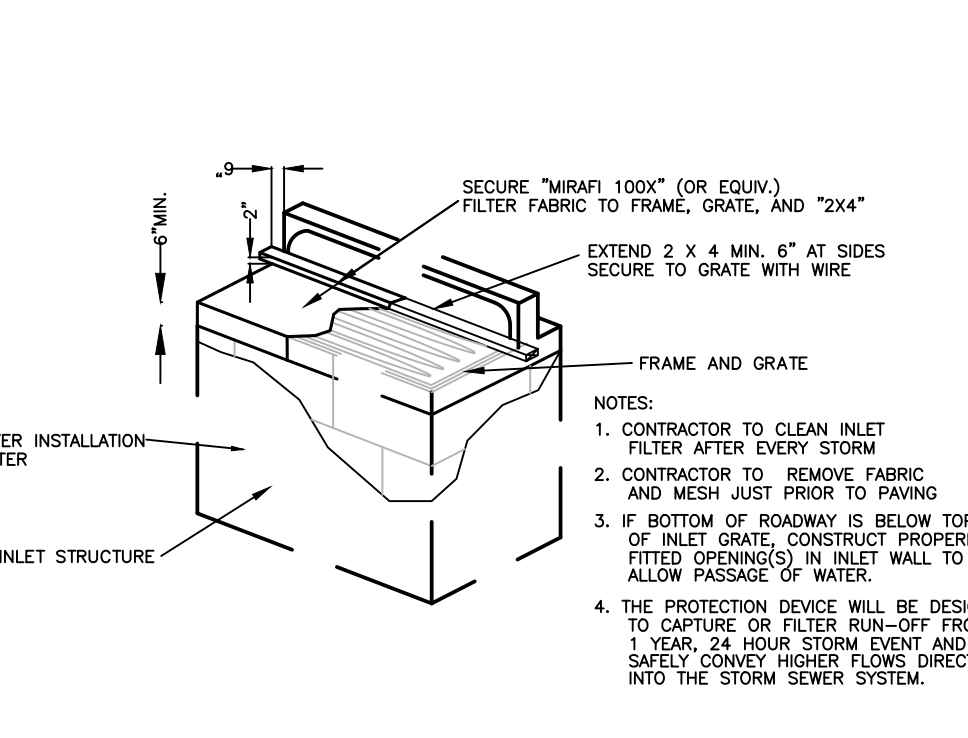
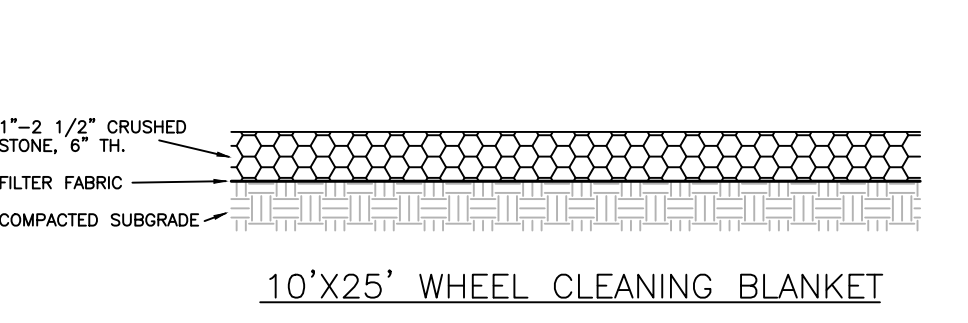
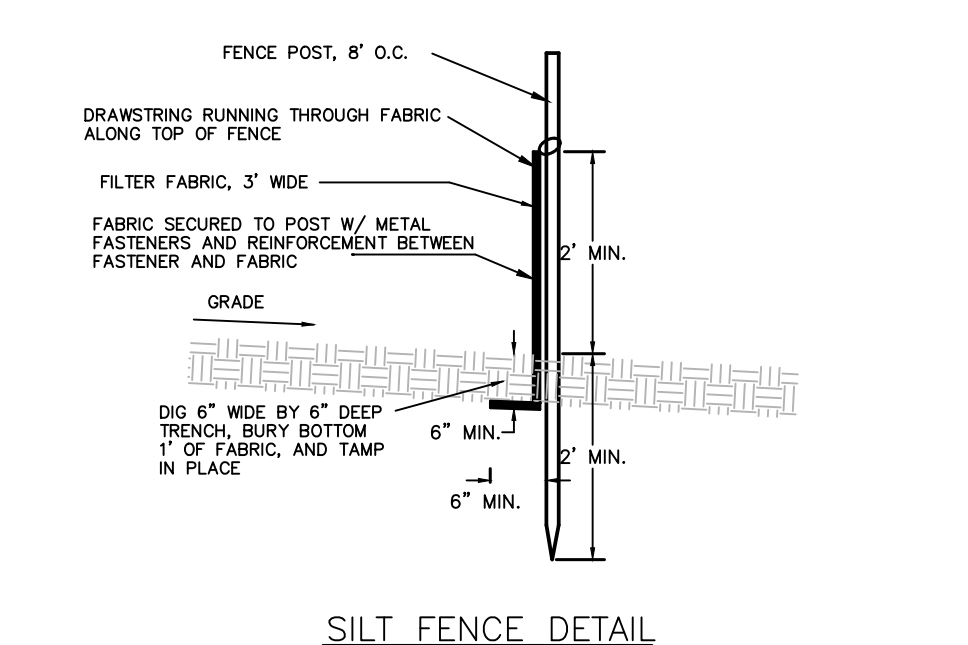
SEEPAGE PIT MAINTENANCE NOTES

- SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
- Said OWNERS SHALL INSPECT SEEPAGE PITS ON A YEARLY BASIS AND AFTER ALL SIGNIFICANT RAINFALLS AND REMOVE ANY ACCUMULATED SEDIMENT.
- IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNER'S SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

NOTE: FINAL STEEL DESIGN SHALL BE PROVIDED PRIOR TO BUILDING PERMIT

PROPOSED POOL, PATIO, EQUIPMENT = 2,354 SF = 0.054 AC.

C (EXISTING) = 0.36 (LAIN)
C (PROPOSED) = 0.98 (IMPERVIOUS)



- NOTES:**
- PROPERTY KNOWN AS LOT 22.4 BLOCK 1 SECTION 71.05 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
 - APPLICANT/OWNER: SMK HOME BUILDERS INC
 - TWEED BOULEVARD ORANGETOWN, NY
 - TOTAL AREA OF LOT: 24,505 SF
 - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
 - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
 - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JAY GREENWELL, PLS, DATED 6/27/18. THIS PLAN FOR DRAINAGE AND ZONING PURPOSES ONLY.
 - PROPOSED UTILITIES FROM EX. DWELLING.
 - TEST PITS TO BE PERFORMED TO DETERMINE SEEPAGE PIT FUNCTION. IF GROUNDWATER ENCOUNTERED, DESIGN WILL BE MODIFIED AS REQUIRED. EXISTING SEPTIC SYSTEM LOCATION, IF APPLICABLE, SHALL BE CONFIRMED PRIOR TO SEEPAGE PIT CONSTRUCTION.
 - SCHOOL DISTRICT: SOUTH ORANGETOWN
 - TREES: FEARL RIVER WATER: TOWN OF ORANGETOWN LIGHTING: TOWN OF ORANGETOWN
 - SEWER: TOWN OF ORANGETOWN
 - LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - ALL 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 238.0A OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERVISOR OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 - ALL PATIO AREAS MUST DISCHARGE TO THE SEEPAGE PIT SYSTEM.
 - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATIONS OR STOCKING OF EARTH UNDERNEATH TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' TO THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE FT RADIUS FROM TRUNK PER EACH DBH
 - DRIF LINE OF TREE CANOPY. METHOD CHOSEN SHOULD BE BASED ON PROVING MAX PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE EST. TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS: MIN. 8 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY: INSTALLATION OF 3/4 IN. 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 INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE FEET LARGER THAN THE TREE CANOPY.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- 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 OR CRUSHED STONE BAMES, HAY BALES 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 NOT BE PERMITTED TO BE FILLED IN, BUT 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 THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB OF PERENNIAL OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
 - SILT TRAP LEAVES SHALL BE SITED IN SITES 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, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE:
 - KENTUCKY BLUEGRASS - 40 LBS./AC. (0.92 #/1000 SF)
 - PRESERVED RED FESCUE - 140 LBS./AC. (1.21 #/1000 SF)
 - PERENNIAL RYEGRASS - 50 LBS./AC. (1.15 #/1000 SF)
 - THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDINGS:
 - LIME IS TO BE APPLIED TO ATTAIN A PH OF AT LEAST 5.5 TO 6.0, OR AT A RATE OF 2 TONS/ACRES. FERTILIZER IS TO BE APPLIED AT A RATE OF 600 LBS. PER ACRE OR EITHER 2-10-10 OR 10-10-10.
 - SOO CAN BE USED INSTEAD OF SEED.
 - CONSTRUCTION SEQUENCE FOR EROSION CONTROL:
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 - INSTALL SEDIMENT BARRIERS AS PER NOTE #1 ABOVE.
 - CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STEP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
 - PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED.
 - SUBGRADE-INSTALL STORM DRAINAGE SYSTEM.
 - INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS.
 - SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 30 DAYS AS PER NOTE #2 ABOVE.
 - AFTER COMPLETION OF THE SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTE #3 ABOVE.
 - REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
 - MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VISIBLE STABILIZED VEGETATIVE COVER.
- CONSTRUCTION SEQUENCE:**
- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN.
 - INCLUDING SILT FENCE AND WHEEL CLEANING BLANKET PER PLAN.
 - EXCAVATE AND INSTALL FOUNDATION.
 - CONSTRUCT DRAINAGE SYSTEM.
 - COMPLETE SHED/POOL/PATIO CONSTRUCTION.
 - INSTALL LANDSCAPING AND SOO.
 - TOPSOIL, FERTILIZE, SEED AND HAY MULCH ALL OTHER DISTURBED AREAS.
 - REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

THOMAS W. SKRABLE, P.E. DRAINAGE AND SEPC PLAN

SECTION 71.05 BLOCK 1 LOT 22.4
#3 TWEED BOULEVARD
TOWN OF ORANGETOWN
ROCKLAND COUNTY NEW YORK

PROF. SEAL NO. 1114/20
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THOMAS W. SKRABLE, P.E., P.P., C.M.E.
CONSULTING ENGINEER
65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 201-529-5010

DRAWN BY: T.S.
SURVEYED BY: J.C.
DESIGNED BY: T.S.
CHECKED BY: T.S.
D'WG NO. 20183SPO
JOB NO. 20-183
SHEET 1 OF 1
1" = 20' H