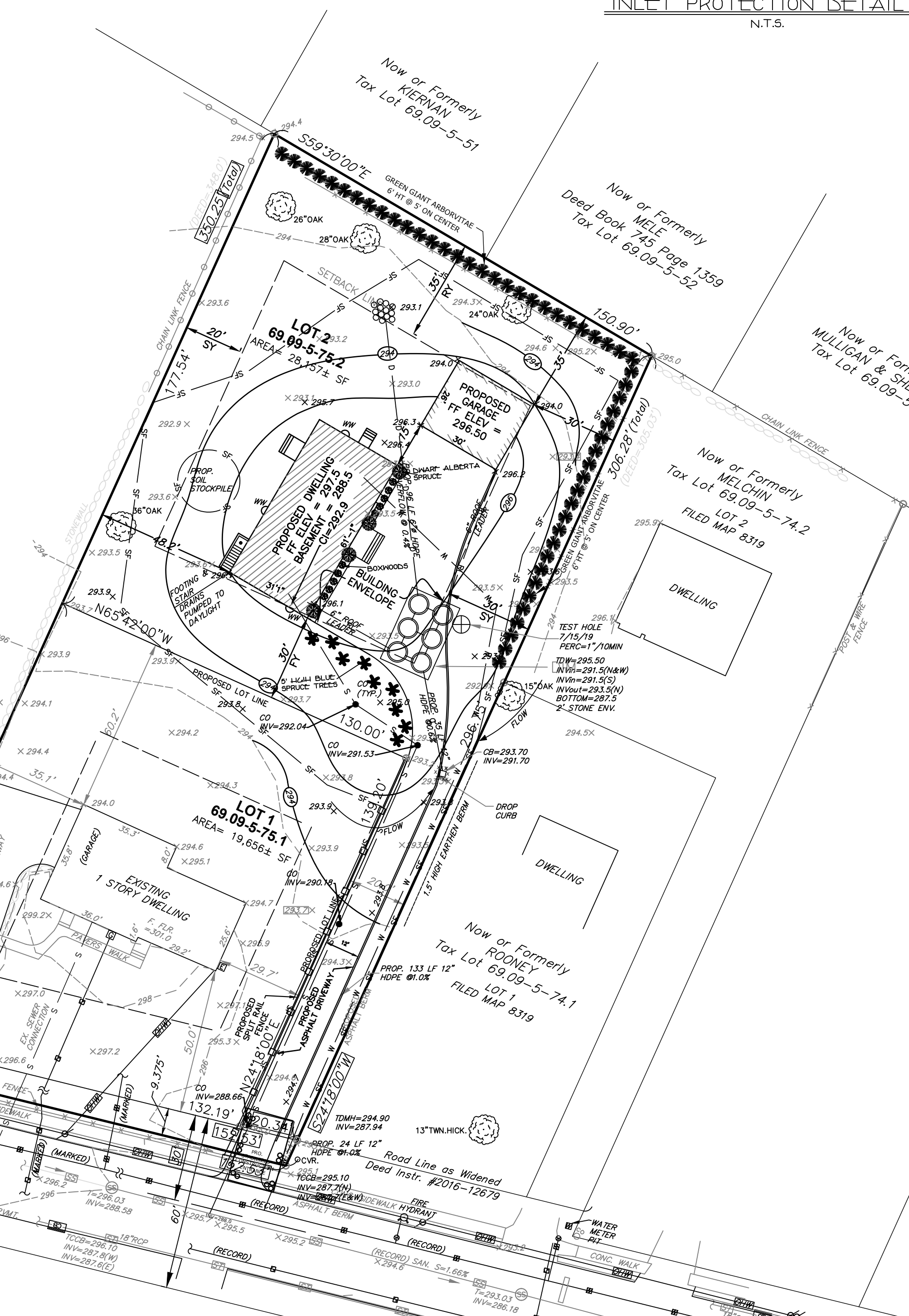
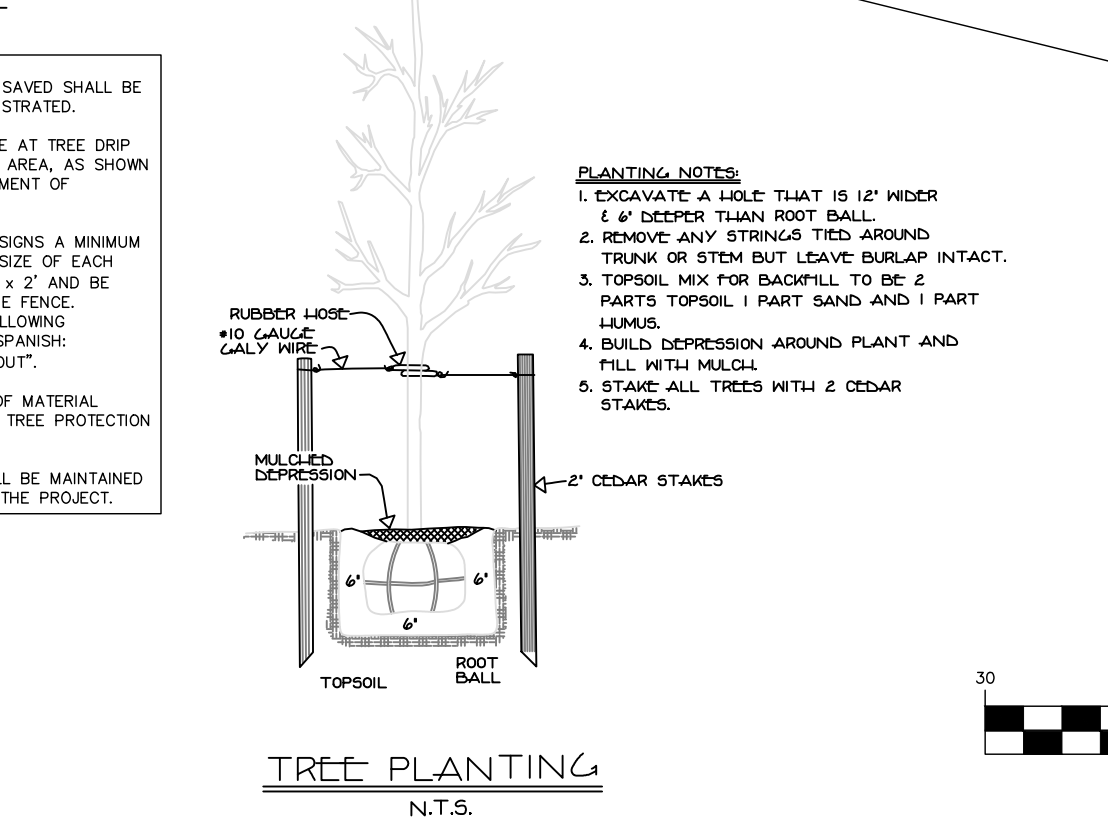
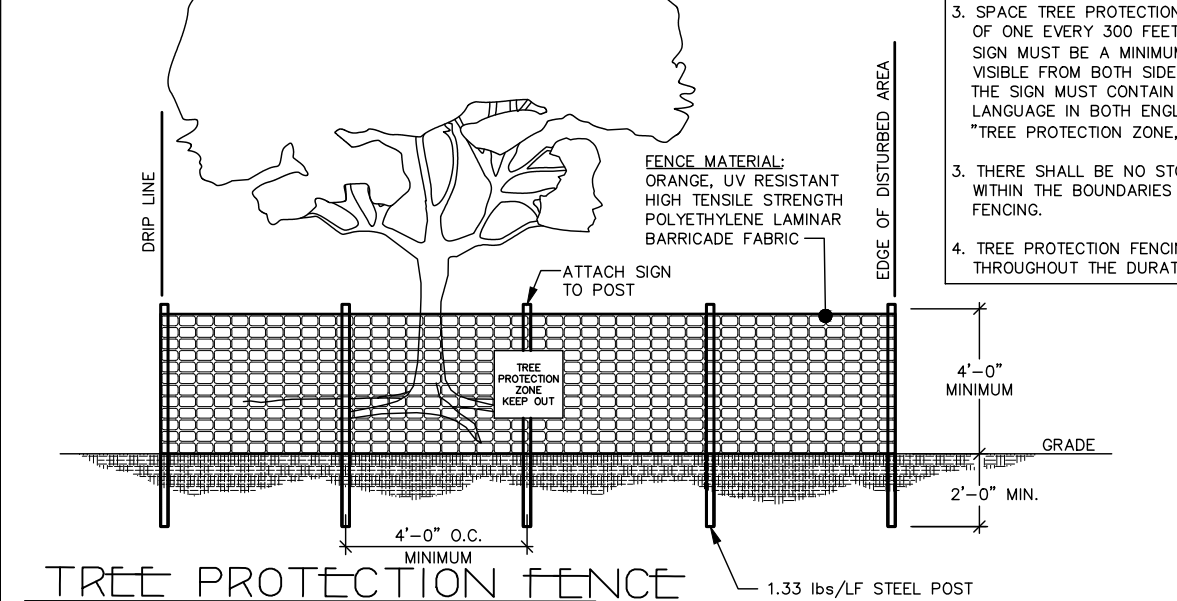
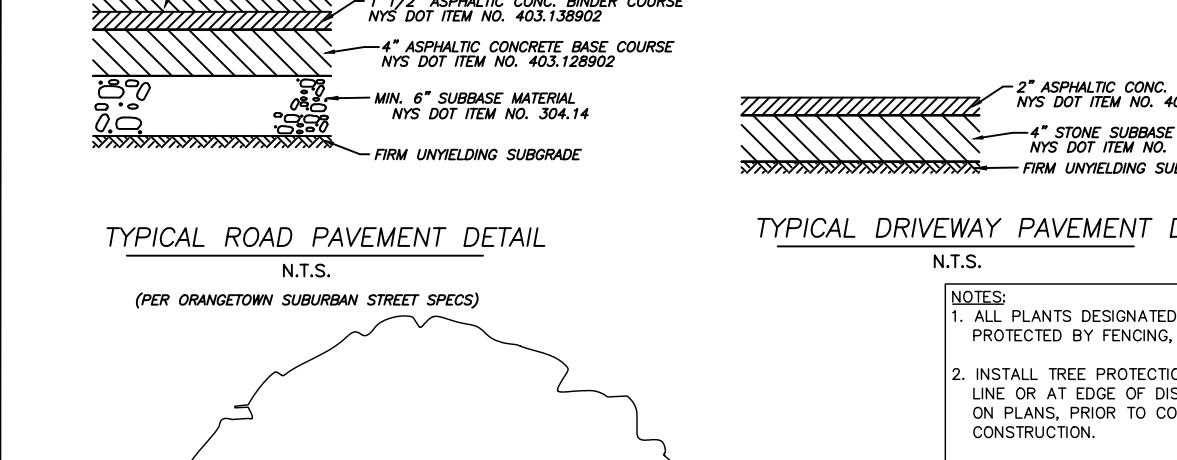
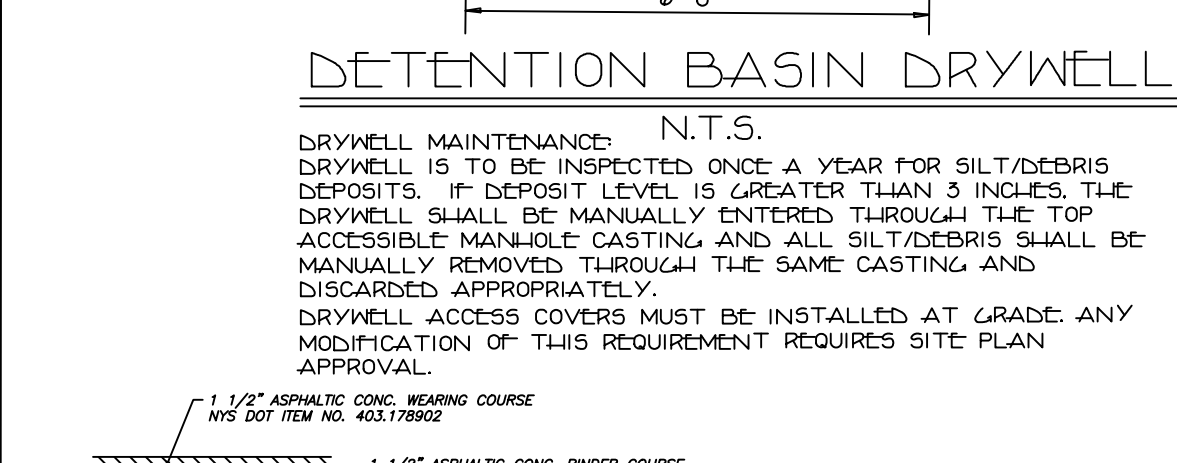
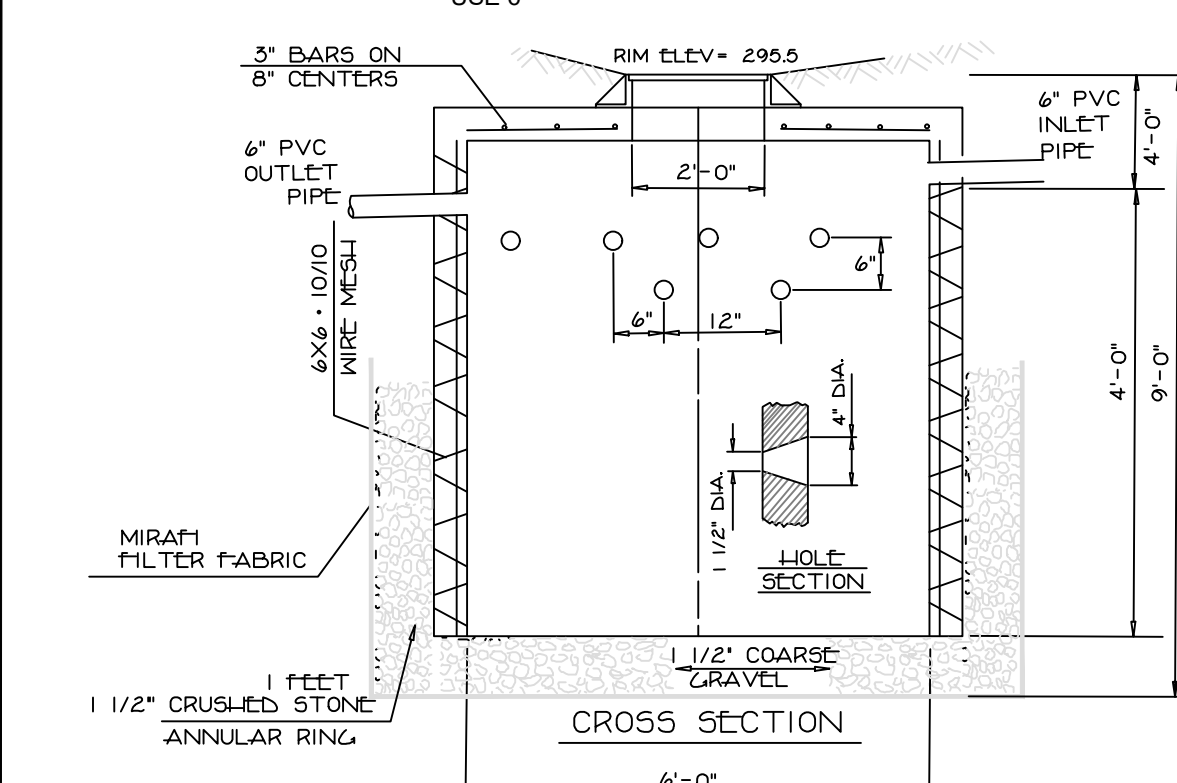
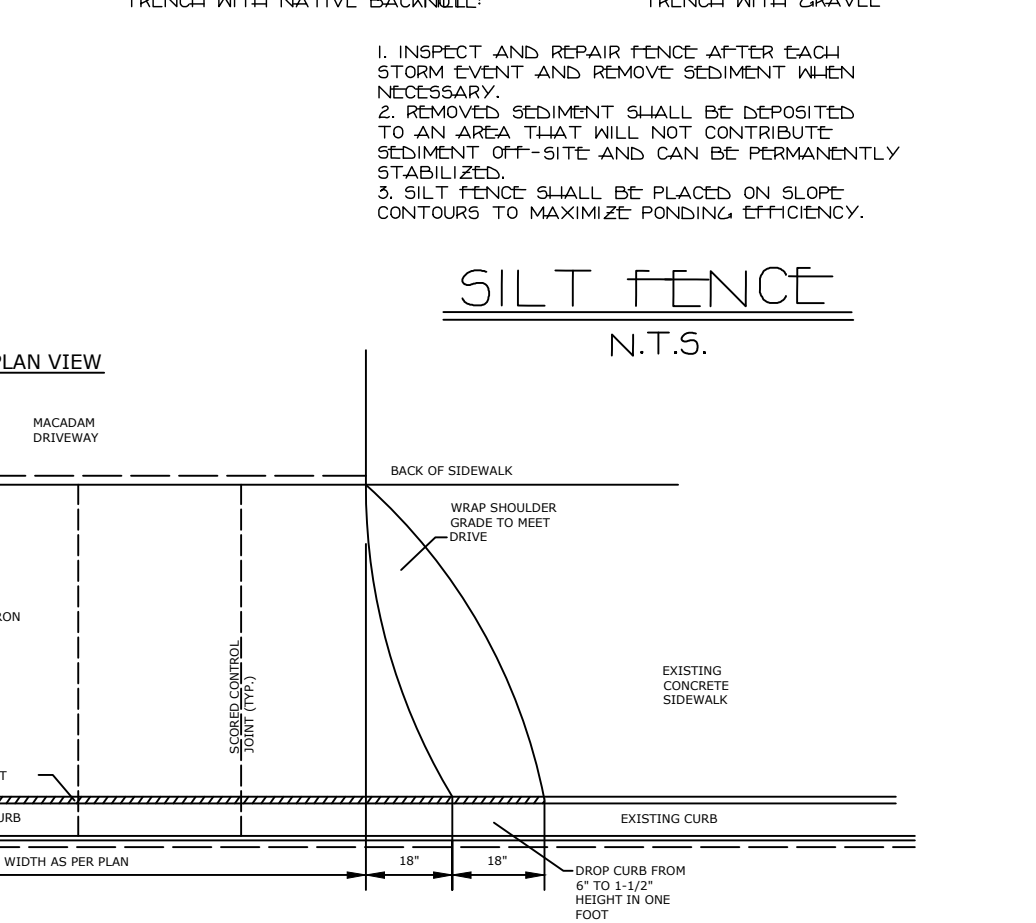
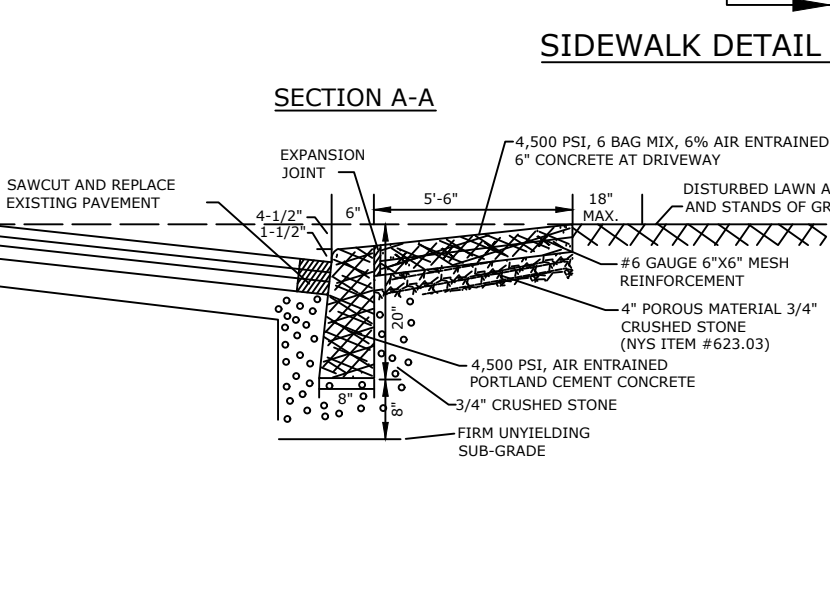
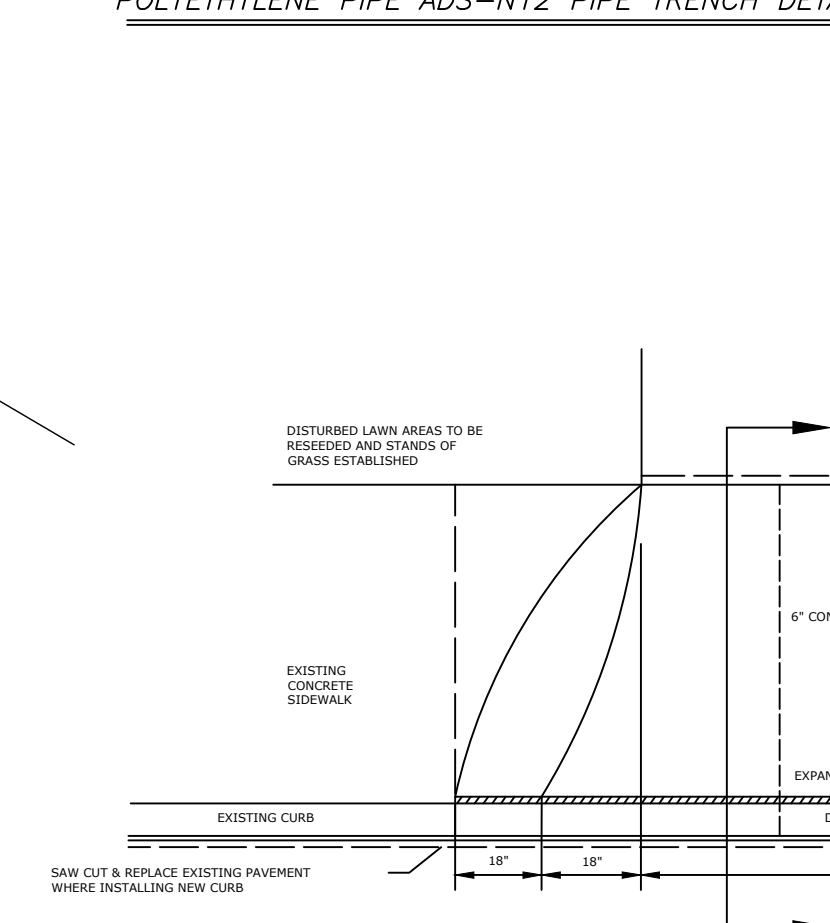
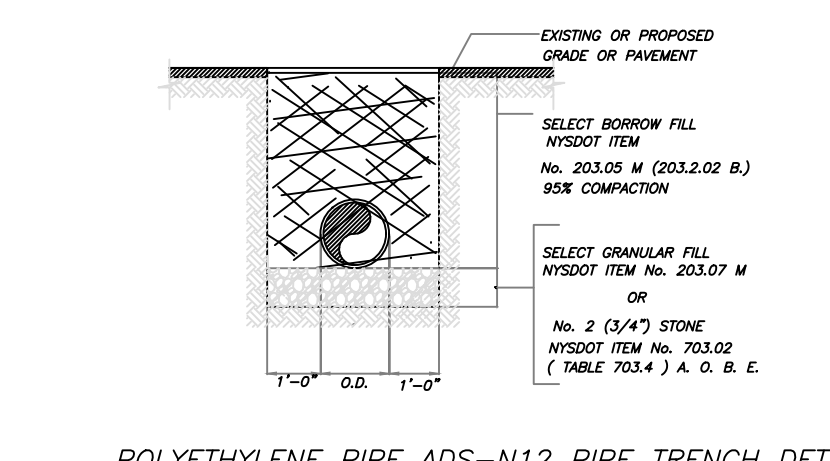
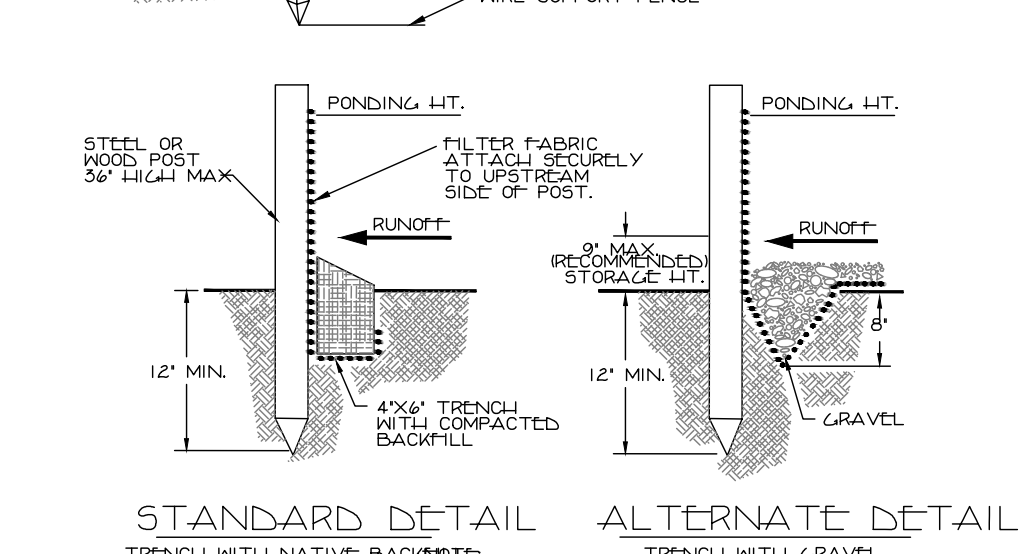
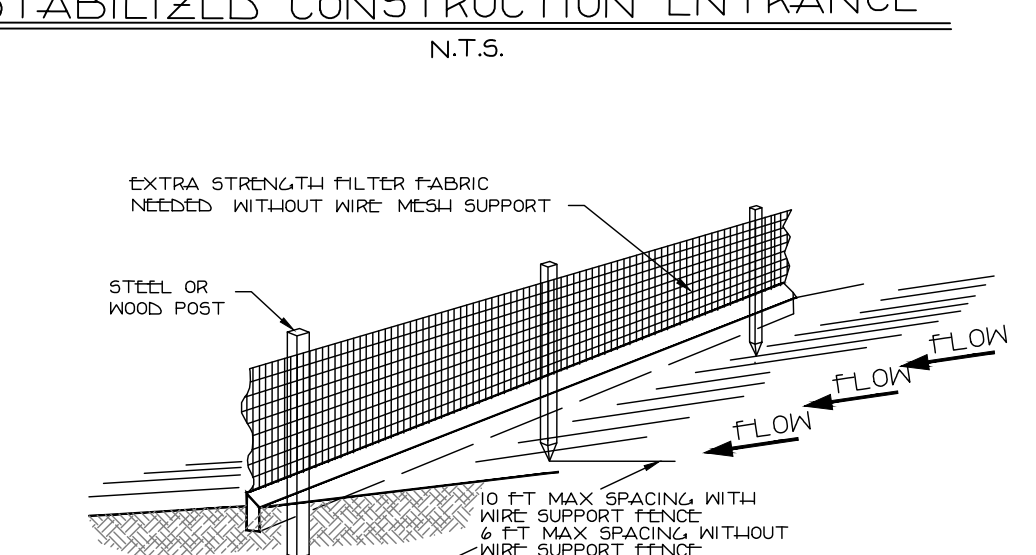
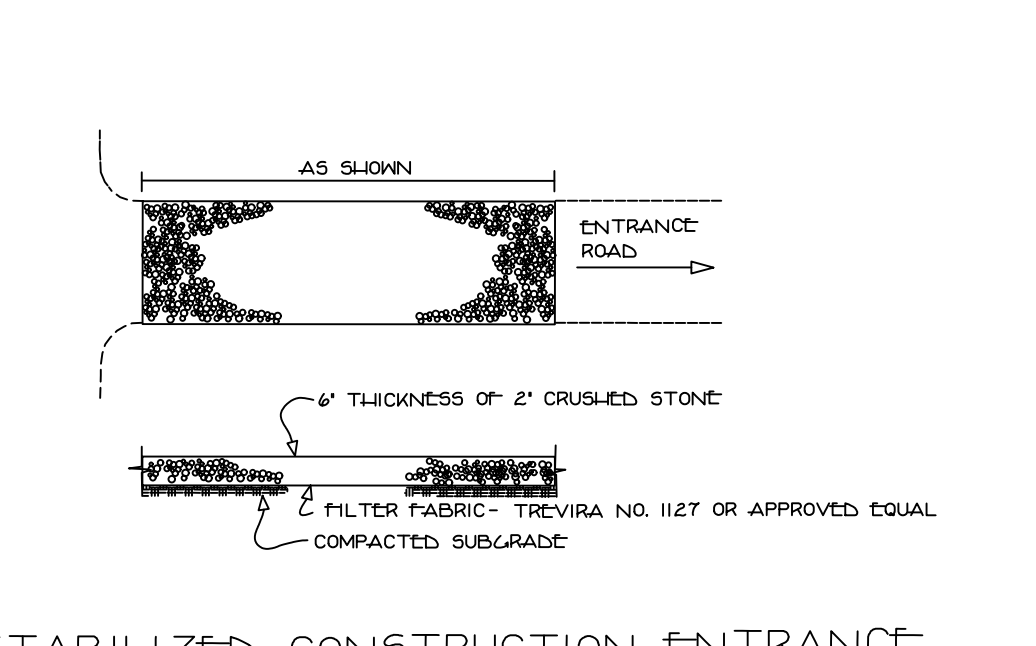
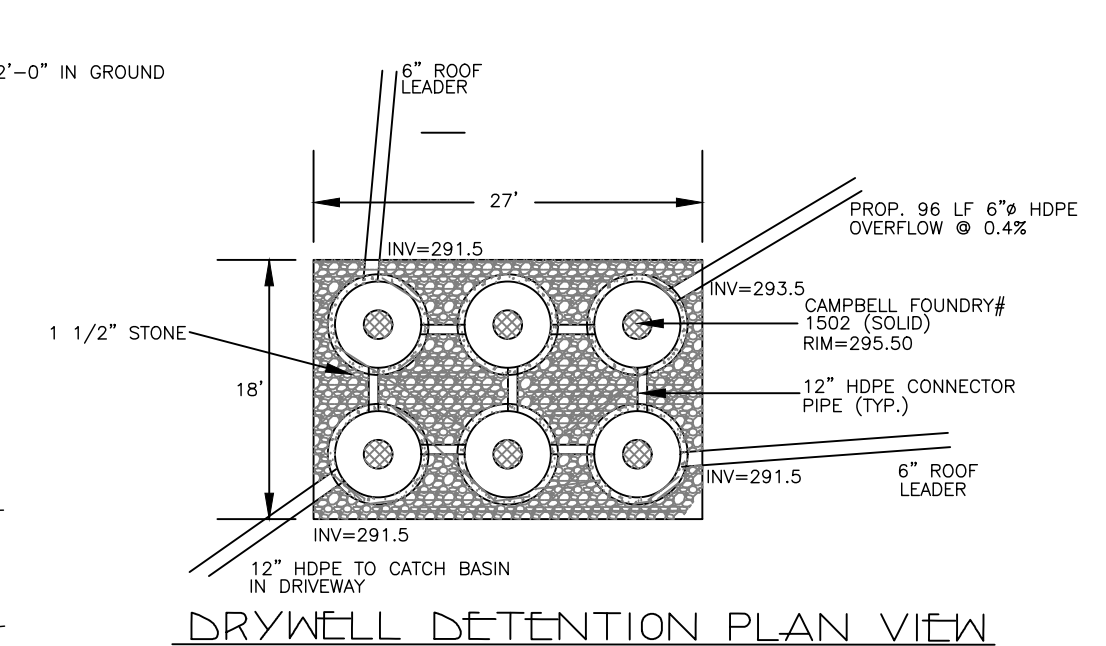
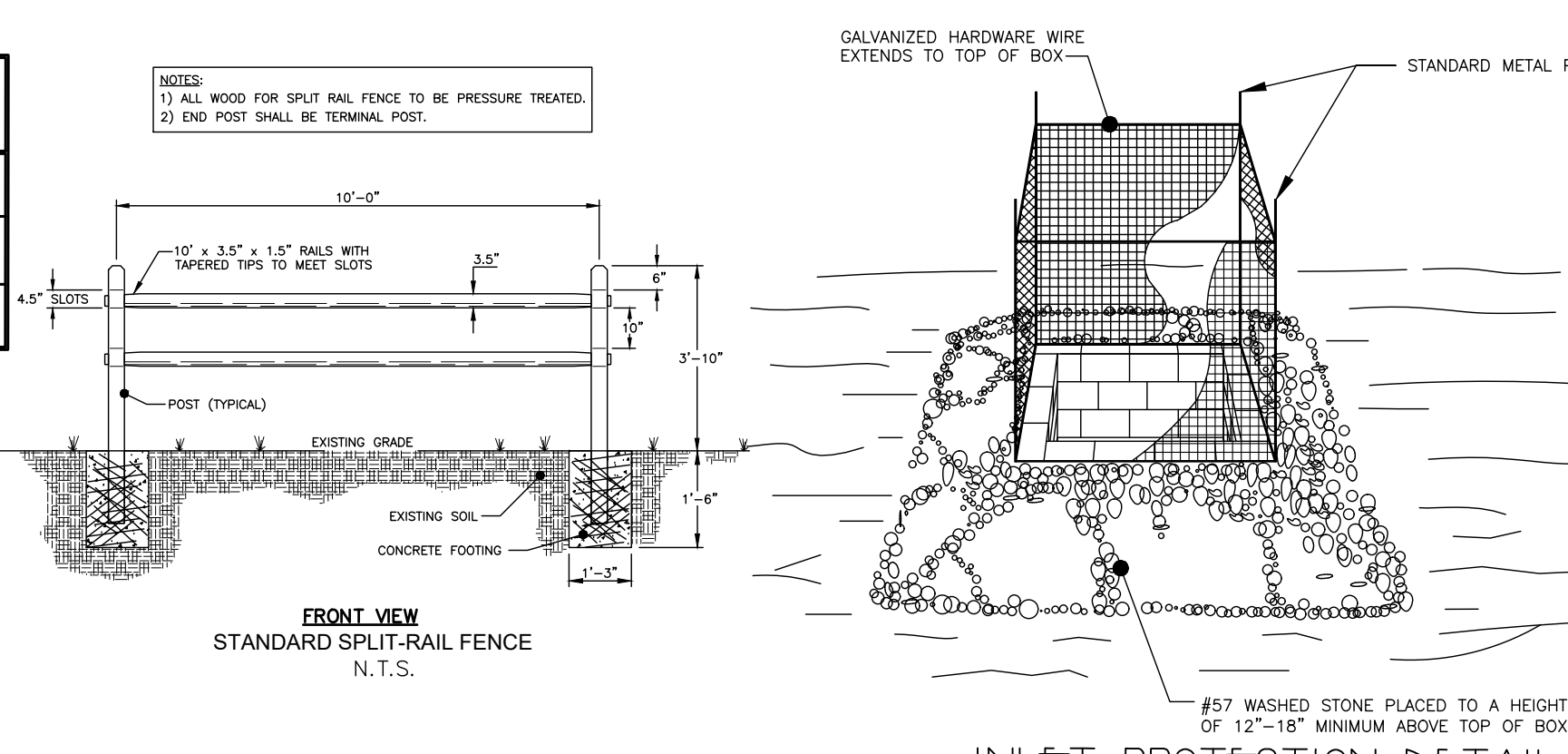
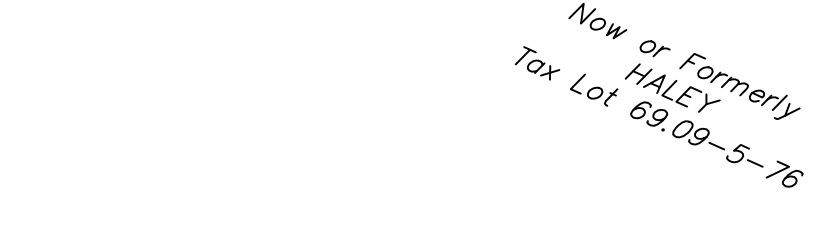
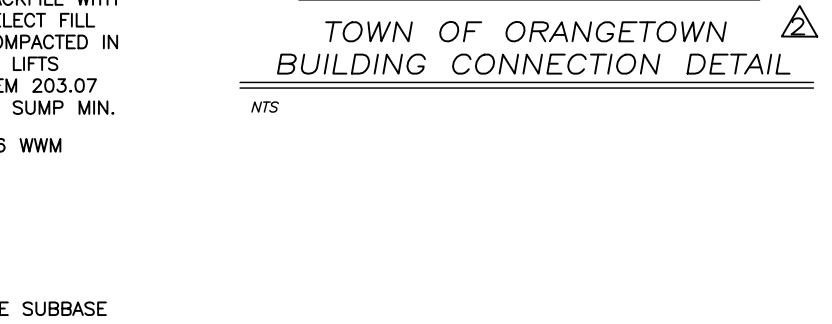
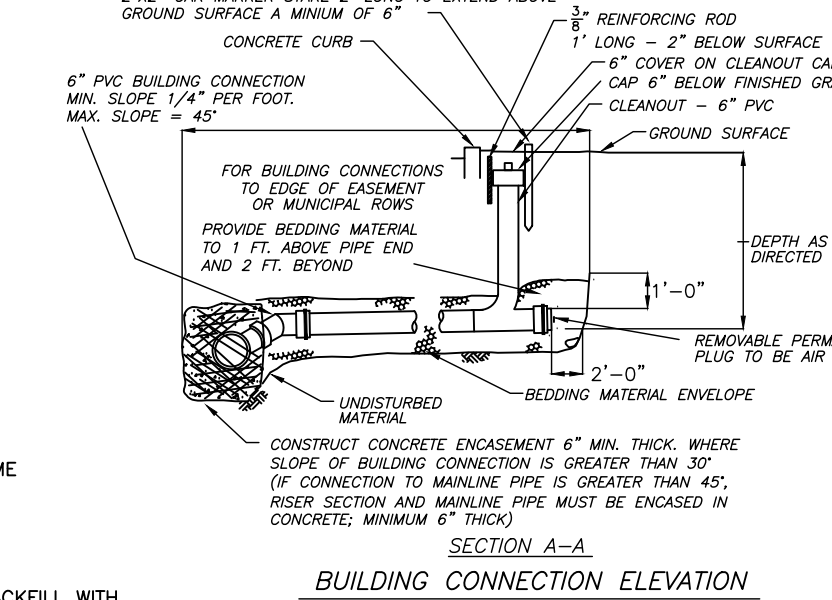
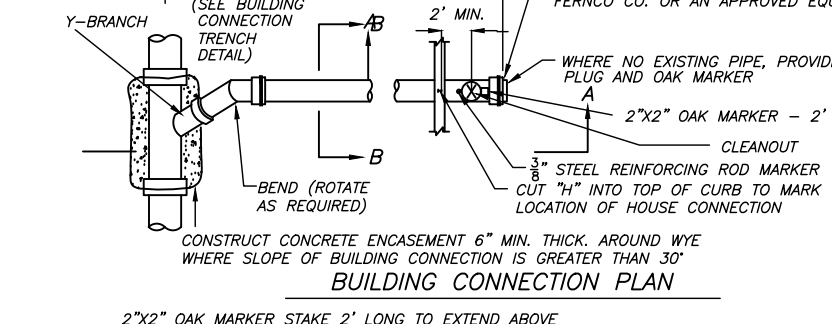
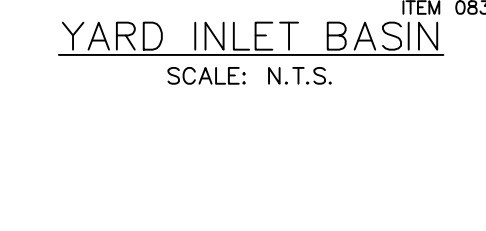
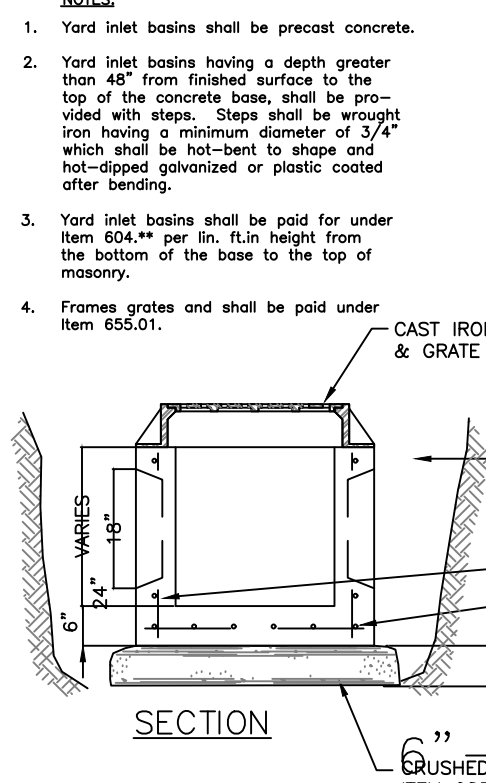
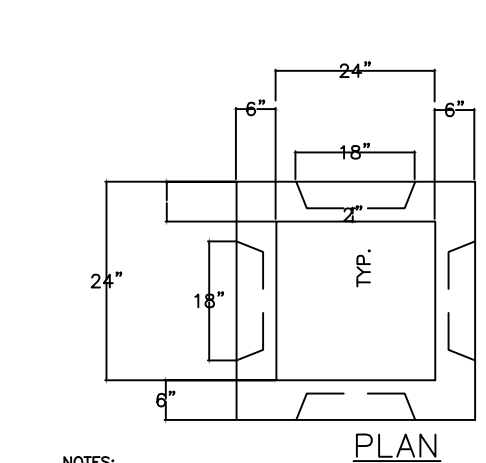


BULK REQUIREMENTS ZONE: R-15

USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT	FLOOR AREA RATIO
REQ'D	15,000 SF	100	30	20	50	35	75	1 FT. FROM LOT LINE	0.20
LOT 1	19,656 SF	100	50.0	29.7	64.8	60.0	75	≤ 30	0.10
LOT 2	28,157 SF	150	34.0	26.0	57.0	36.0	20.34*	≤ 30	0.09

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

- Drywell Design:**
 SOILS=MEYERSFIELD & ALDEN C'
 DRAINAGE AREA SIZE = 0.546 ACRE
 UNDEVELOPED SCS CURVE NO.= 74.0000
 DEVELOPED SCS CURVE NO.= 87.0000
- 1. SELECT DESIGN STORM**
 100 YEAR, 24-HOUR 9.50
- 2. TYPE OF SUBSURFACE DISPOSAL SYSTEM**
 PRECAST DRYWELL WITH 3"-5/4" CRUSHED STONE
- 3. DETERMINE PERCOLATION RATE**
 PERCOLATION RATE: 10,000 INCHES
 DROP TIME: 10,000 MINUTES
- 4. AREA OF PERCOLATION (AP)**
 SURFACE AREA OF CYLINDER: 10,000 SQ FT
 D= 10.000 FT
 H= 8.000 INCHES
 AC=PI*DH*V/4 = 2.23 FT²
 BOTTOM AREA: AB=PI*R²
 AB=PI*5² = 78.54 FT²
 VOLUME OF PERCOLATION: AP*AC*AB = 0.7854 FT³
 AP=AC*AB = 3.01 FT²
 VP=AB*H = 0.0654 FT³
 SOIL PERCOLATION RATE: SR=VOLUME/AREA/TIME = 0.00217 FT³/FT²/MIN.
 SR= 0.00217 FT³/FT²/DAY
 SR=MINUS CLOGGING FACTOR OF 25% = 1.6 INCHES
 VS=DELTA V*AREA = 2.0112 FT³
 VS= 2.0112 FT³
- 5. CALCULATE VOLUME PER DRYWELL & STONE**
 VN=PI*R²*H/4 = 10,000 FEET
 THICKNESS OF STONE = 0.50 FOOT
 DIAMETER OF DRYWELL = 4.0000 FEET
 HEIGHT OF DRYWELL = 24" SLUMP MIN.
 VN + VS = 1811.2 FT³
- 6. CALCULATE 24-HOUR PERCOLATION VOLUME PER DRYWELL (VP)**
 VP=SIDE SURFACE AREA OF DRYWELL*SOIL PERCOLATION RATE*SR
 VP=PI*DH*H*SR = 190.55 FT³/DAY/DRYWELL
 *NOTE: BOTTOM OF DRYWELL IS ONLY INCLUDED
- 7. CALCULATE THE TOTAL 24-HOUR VOLUME PER DRYWELL (VT)**
 VT=VOLUME OF DRYWELL/VOLUME PERCOLATION VOLUME/VP
 VT = 371.47 FT³
- 8. DETERMINE NUMBER OF DRYWELLS REQUIRED (DNR)**
 DNR=REQ. VOL. OF STORAGE/VT
 TOTAL VOL. PER DRYWELL(VT) = 5.41



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CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALING THIS DOCUMENT IN ANY COURT, FILING, TRANSACTION OR OFFICE IS AN UNLAWFUL VIOLATION OF FEDERAL LAWS.

PAUL GDANSKI P.E. PLLC
 25 RIVERSIDE DRIVE
 SUFFERN, N.Y. 10901
 TEL: (917) 418-0999

GRADING, UTILITY & SOIL EROSION LOT SUBDIVISION FOR

FITZSIMONS

515 BLAUVELT ROAD
 HAMLET OF PEARL RIVER
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

1 7/18/19 REVISE AS PER COMMENTS
 2 10/15/19 REVISE AS PER COMMENTS
 3 11/24/19 REVISE AS PER COMMENTS
 4 12/26/19 REVISE PER COMMENTS
 5 10/16/20 REVISE AS PER ACABR

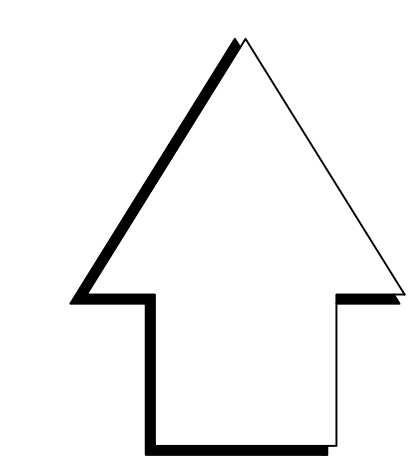
PAUL GDANSKI P.E. PLLC

515BLAU
 MAY 16, 2019
 1" = 30'
 2 OF 2

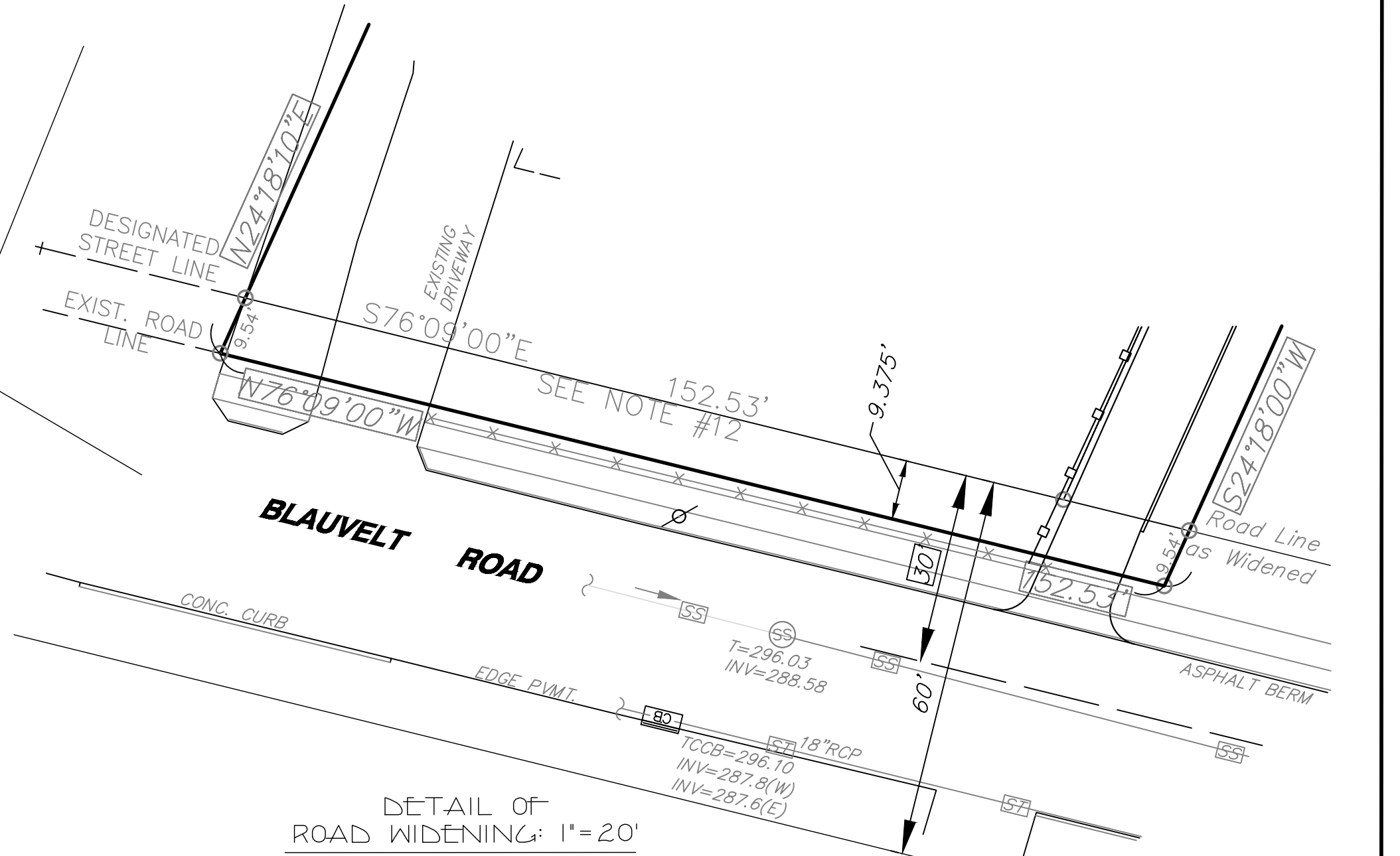
USE GROUP:	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT	FLOOR AREA RATIO (FAR)
REQ'D	15,000 SF	100	30	20	50	35	75	1 FT./FT. FROM LOT LINE	0.20
LOT 1	19,656 SF	100	50.0	29.7	64.8	60.0	75	≤ 30	0.10
LOT 2	28,157 SF	150	30.0	30.0	79.0	35.0	20.34*	≤ 30	0.09

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

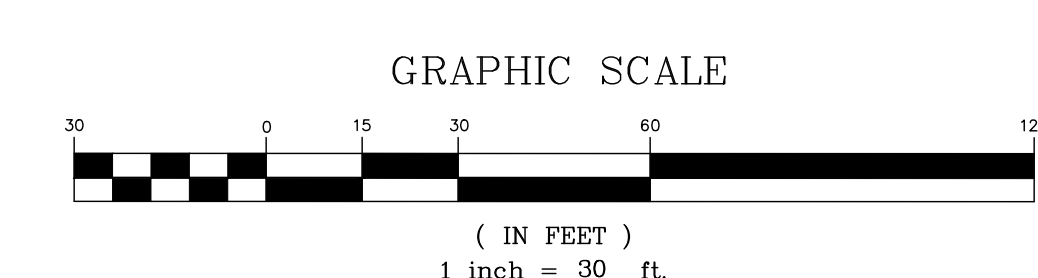
- NOTES:
- TOTAL NUMBER OF LOTS-TWO
 - IRON PINS TO BE INSTALLED AT ALL LOCATIONS WITH SYMBOL
 - TAX LOT 69.09-5-75 DENOTES TAX LOT DESIGNATION, SECTION BLOCK & LOT.
 - TOPOGRAPHY - NAVD83 DATUM, CONTOUR INTERVALS 2 FEET. BENCHMARK-SANITARY SEWER MANHOLE.
 - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
 - ANY EXISTING UTILITIES POLES, FIRE HYDRANTS, ETC. AFFECTED BY THE CONSTRUCTION OF THE SUBDIVISION WILL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
 - WATER SUPPLY SUEZ WATER
 - SOIL EROSION & SEDIMENT CONTROL PLANS & DETAILS SHALL BE SUBMITTED TO THE TOWN OF ORANGETOWN ENGINEERING DEPARTMENT OF ENVIRONMENTAL MANAGEMENT & ENGINEERING FOR REVIEW AND APPROVAL. THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL MEET THE NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOT#2.
 - TOWN OF ORANGETOWN HIGHWAY DEPARTMENT PERMIT IS REQUIRED FOR ACCESS TO BLAUVELT ROAD FOR LOT #
 - SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALKS AND CURBS.
 - 9.375' STRIP ALONG BLAUVELT ROAD TO BE GRATUITOUSLY CONVEYED TO THE TOWN OF ORANGE TOWN FOR HIGHWAY PURPOSES.
 - AT LEAST ONE WEEK PRIOR TO 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 & ENGINEERING SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - STORMWATER MANAGEMENT PLANS II REGULATIONS: 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 PLANS II REGULATIONS.
 - 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 RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY.
 - B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT 5 TO 10 FOOT LEVELS.
 - D. 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 WHERE 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" 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 FOR THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN 48 INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
 - ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS 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 SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING/DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
 - THE CONTRACTORS TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY 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 APPLICANTS RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANTS 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: WETLANDS-US ARMY CORP. OF ENGINEERS.
 - PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY(30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 - PRIOR AT LEAST 14 DAYS TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
 - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
 - ZONE: R-15
 - DISTRICTS:
 - FIRE: PEARL RIVER FIRE DISTRICT
 - SCHOOL: PEARL RIVER SCHOOL DISTRICT
 - WATER: SUEZ WATER
 - SEWER: TOWN OF ORANGETOWN
 - AMBULANCE: SOUTH ORANGETOWN
 - ALL ROOF LEADERS TO BE DISCHARGED TO THE DRYWELLS.
 - AREA OF DISTURBANCE-22,000 SF.
 - NO WATER SUPPLY IMPROVEMENTS ARE NECESSARY.
 - LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
 - ALL UTILITIES, INCLUDING ELECTRIC & TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP & HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - ENGINEERS CERTIFICATION OF THE DRYWELL INSTALLATION IS REQUIRED. DEPTH TO GROUNDWATER MUST BE VERIFIED DURING CONSTRUCTION.
 - AN ENGINEER WILL CERTIFY THE AS-BUILT CONSTRUCTION IS IN CONFORMANCE WITH THE APPROVED DESIGN AND DRAINAGE PATTERN.



VICINITY MAP
1" = 300'



DETAIL OF ROAD WIDENING: 1"=20'

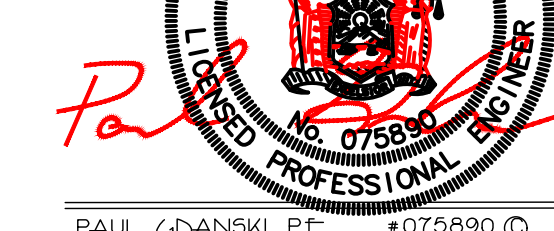


- 7/8/19 REVISE AS PER COMMENTS
- 10/15/19 REVISE AS PER COMMENTS
- 11/24/19 REVISE AS PER COMMENTS
- 12/26/19 REVISE PER COMMENTS

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO LOCATE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY GLE OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

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PAUL GDANSKI, P.E. #07580

PRELIMINARY PLAT
LOT SUBDIVISION
FOR
FITZSIMONS
515 BLAUVELT ROAD
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC
25 RIVERSIDE DRIVE
SUFFERN, N.Y. 10901
TEL: (917) 418-0999

515BLAU
DATE: MAY 16, 2019
SCALE: 1" = 30'
SHEET: 1 OF 2

DRAINAGE AGENCY APPROVAL FOR FILING
COUNTY OF ROCKLAND DRAINAGE AGENCY

CHAIRMAN: _____ DATE: _____

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

E:\SORACESIG.jpg

ROBERT E. SORACE, PLS #49162
135 S. MAIN ST.
NEW CITY, NY 10956
1845163-1498