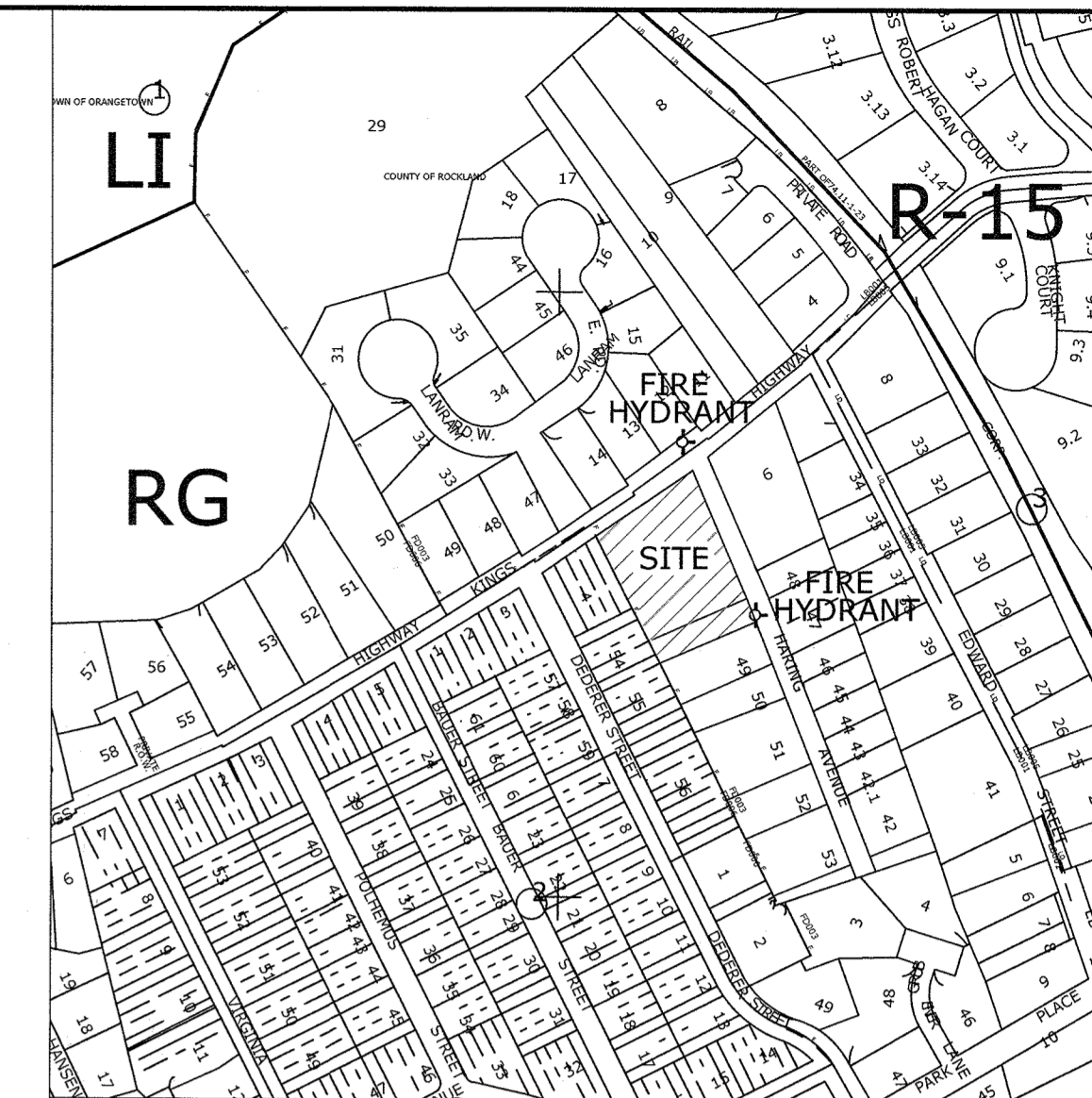


NOTES:
 1. THIS IS A SUBDIVISION OF LOT 74.20-3-5 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
 2. AREA OF PARCEL: 1.76 ACRES TOTAL.
 3. NUMBER OF LOTS EXISTING - 1, PROPOSED - 4 LOTS.
 4. OWNER: CRIFT CONSTRUCTION LLC
 1 ROUNDHOUSE ROAD
 PERMONT, NY 10968
 5. APPLICANT: SAME.
 6. ZONE: RG.
 7. IRON PINS TO BE INSTALLED AT ALL LOCATIONS WITH SYMBOL.
 8. TAX LOT 74.20-3-5 DENOTES TAX LOT DESIGNATION, SECTION, BLOCK & LOT.
 9. BENCHMARK-ORANGETOWN SANITARY SEWER MANHOLE AS-BUILT.
 10. 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.
 11. ANY EXISTING UTILITIES POLES, FIRE HYDRANTS, ETC. AFFECTED BY THE CONSTRUCTION OF THE SUBDIVISION WILL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 12. NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
 13. WATER SUPPLY: SUEZ WATER.
 14. 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.
 15. TOWN OF ORANGETOWN HIGHWAY DEPARTMENT PERMIT IS REQUIRED FOR ACCESS TO HARRING AVENUE.
 16. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALKS AND CURBS.
 17. 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.
 18. STORMWATER MANAGEMENT PHASE 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 PHASE II REGULATIONS.
 19. 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 AREAS 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 A 5 TO 10 FOOT HEIGHT.
 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
 -DIP LINE OF THE TREE CANOPY
 THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE 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 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 CHANGE HAS RECEIVED FINAL APPROVAL FOR THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED, MORE THAN SIXTY INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE KILLED AND/OR PRESERVED IN A RAISED BED WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
 20. 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.
 21. 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 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.
 22. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 23. 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 APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S 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.
 24. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY(30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 25. 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.
 26. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
 27. DISTRICTS:
 FIRE: SPARKILL/PALISADES
 SCHOOL: SOUTH ORANGETOWN SCHOOL DISTRICT
 WATER: SUEZ WATER
 SEWER: TOWN OF ORANGETOWN
 AMBULANCE: SOUTH ORANGETOWN
 LIGHTING: TOWN OF ORANGETOWN
 28. ALL ROOF LEADERS TO BE DISCHARGED TO THE DRYWELLS.
 29. AREA OF DISTURBANCE-26,922 SF.
 30. NO WATER SUPPLY IMPROVEMENTS ARE NECESSARY.
 31. ELEVATION DATUM IS TOWN OF ORANGETOWN SEWER DATUM.
 32. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
 33. ALL UTILITIES INCLUDING ELECTRIC & TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 34. 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.
 35. ENGINEER'S CERTIFICATION OF THE DRYWELL INSTALLATION IS REQUIRED. DEPTH TO GROUNDWATER MUST BE VERIFIED DURING CONSTRUCTION.
 36. AN ENGINEER WILL CERTIFY THE AS-BUILT CONSTRUCTION IS IN CONFORMANCE WITH THE APPROVED DESIGN AND DRAINAGE PATTERN.
 37. SHOULD THE EXISTING STRUCTURE ON LOT #1 BE DEMOLISHED AND A NEW STRUCTURE BE BUILT, THEN THE APPLICANT OR FUTURE APPLICANT SHALL APPEAR BEFORE THE ORANGETOWN BOARDS FOR SITE PLAN REVIEW AND ANY OTHER AGENCIES OR BOARDS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO GRANTING ANY BUILDING PERMITS FOR UNDERTAKING OF SUCH WORK.
 38. THE PLANS ARE IN FULL COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 39. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY AND ALL CONSTRUCTION RELATING TO THE PROPOSED SANITARY MAIN EXTENSION/HOUSE CONNECTION.
 40. ON JANUARY 19, 2021 PERCOLATION TESTS WERE PERFORMED IN BETWEEN LOTS 3 & 4 AND ON LOT 1. THE TEST RESULTS FOR EACH LOT WAS 12 INCHES/HR AND 14 INCHES PER HOUR RESPECTIVELY WHICH EXCEEDS THE ASSUMPTIONS MADE.
 41. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR DIVISION OF SEWERS. IF PUBLIC SEWERS ARE AVAILABLE WITHIN THE REQUIRED DISTANCE, A LETTER FROM THE ORANGETOWN DIVISION OF SEWERS IS REQUIRED INDICATING THAT A CONNECTION MAY BE MADE.
 42. ROCKLAND COUNTY DEPARTMENT OF HEALTH RCDOH APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE 5 YEARS FROM THE DATE OF RCDOH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

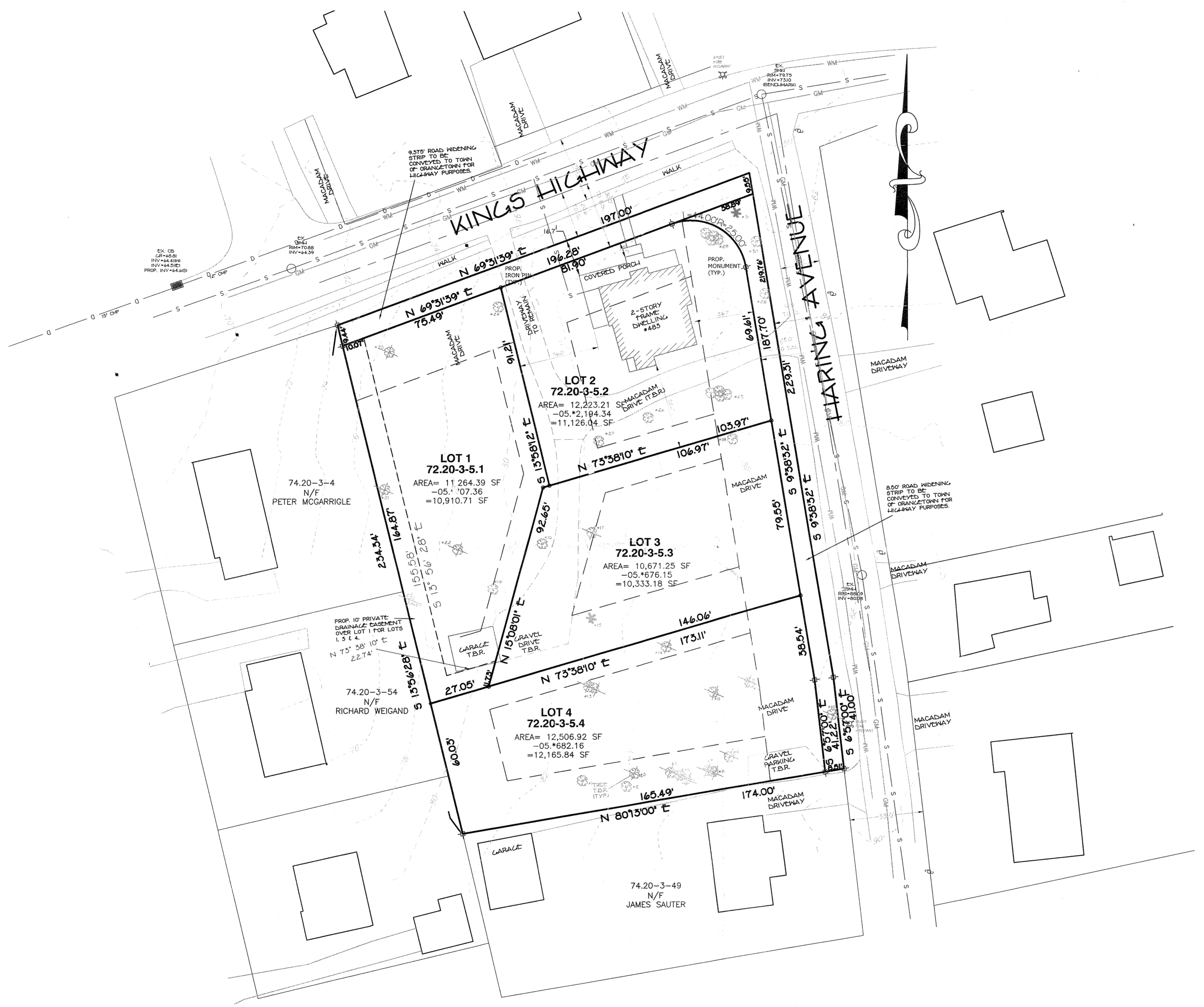
BULK REGULATIONS - ZONE RG GROUP: Q

	LOT AREA (SF)	STREET FRONTAGE (FT)	LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	BOTH SIDE YARDS (FT)	REAR YARD (FT)	ACC. STRUCT. SIDE YARD (FT)	MAX BLDG HT	MAX F.A.R.
REQUIRED	10,000	50	75	25	10	30	25	5	1'4"/FT F/Y	0.30
PROVIDED LOT 1	10,911	75.5	75.5	25.0	10.0	30.0	25.0	NA	11.5'/FT F/Y	0.30
PROVIDED LOT 2	11,126	195.5	97.6	6.7**	36.0	NA	38.2	NA	1'4"/FT F/Y	0.29
PROVIDED LOT 3	10,333	79.6	79.6	25.0	10.0	30.0	25.0	NA	1'2"/FT F/Y	0.30
PROVIDED LOT 4	12,165	79.8	76.9	25.0	10.0	30.0	25.0	NA	1'2"/FT F/Y	0.30

** PRE-EXISTING CONDITION VARIANCE REQUIRED



VICINITY MAP
1" = 300'



THIS IS TO CERTIFY THAT THE SANSONE SUBDIVISION WAS APPROVED ON THE DATE SHOWN BELOW CONSENT IS HEREBY GIVEN TO THE FILING OF THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF ROCKLAND COUNTY. THIS APPROVAL IS NULL AND VOID IF WATER AND SEWAGE DISPOSAL FACILITIES ARE NOT INSTALLED IN ACCORDANCE WITH THE FILED PLANS OR AMENDMENTS THEREO APPROVED BY THE DEPARTMENT.

SENIOR PUBLIC HEALTH ENGINEER PE DATE

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING 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 ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

DATE	REVISIONS
3/15/22	PER RCHD
3/10/22	PER COMMENTS
1/24/22	PER COMMENTS
1/18/22	PER DEM&E COM. 1/18/22
8/6/21	PER DEM&E COM. 7/30/21
5/18/21	PER DEM&E COM. 4/15/21
4/18/21	PER COMMENTS
3/17/21	PER COMMENTS
1/25/21	PER COMMENTS
12/14/20	PER COMMENTS

DESIGNED PG CHECKED PG
DRAWN PG APPROVED PG

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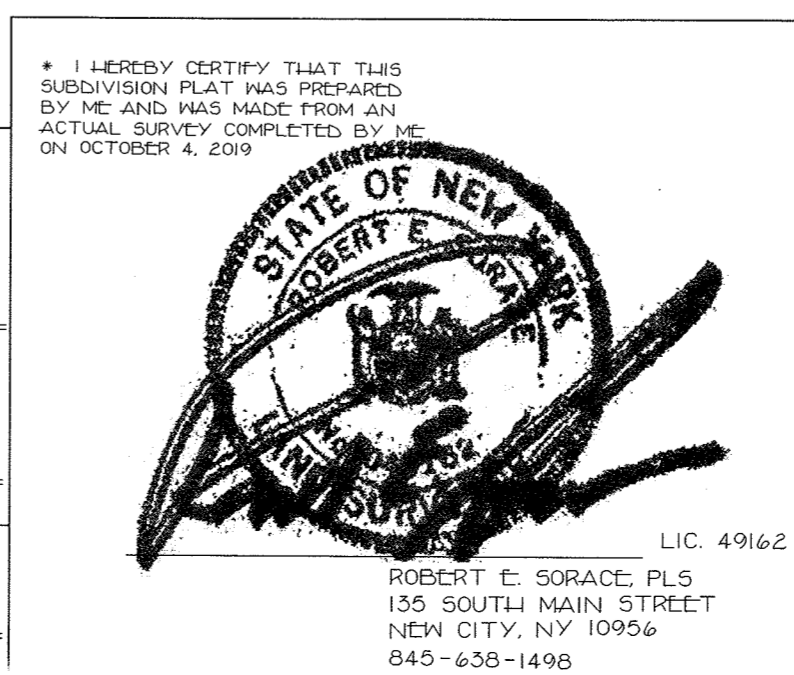
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APPROVED FOR FILING

CHAIRMAN, PLANNING BOARD DATE

OWNER DATE

ROCKLAND COUNTY DRAINAGE AGENCY / DATE



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CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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PAUL GDANSKI PROFESSIONAL ENGINEER

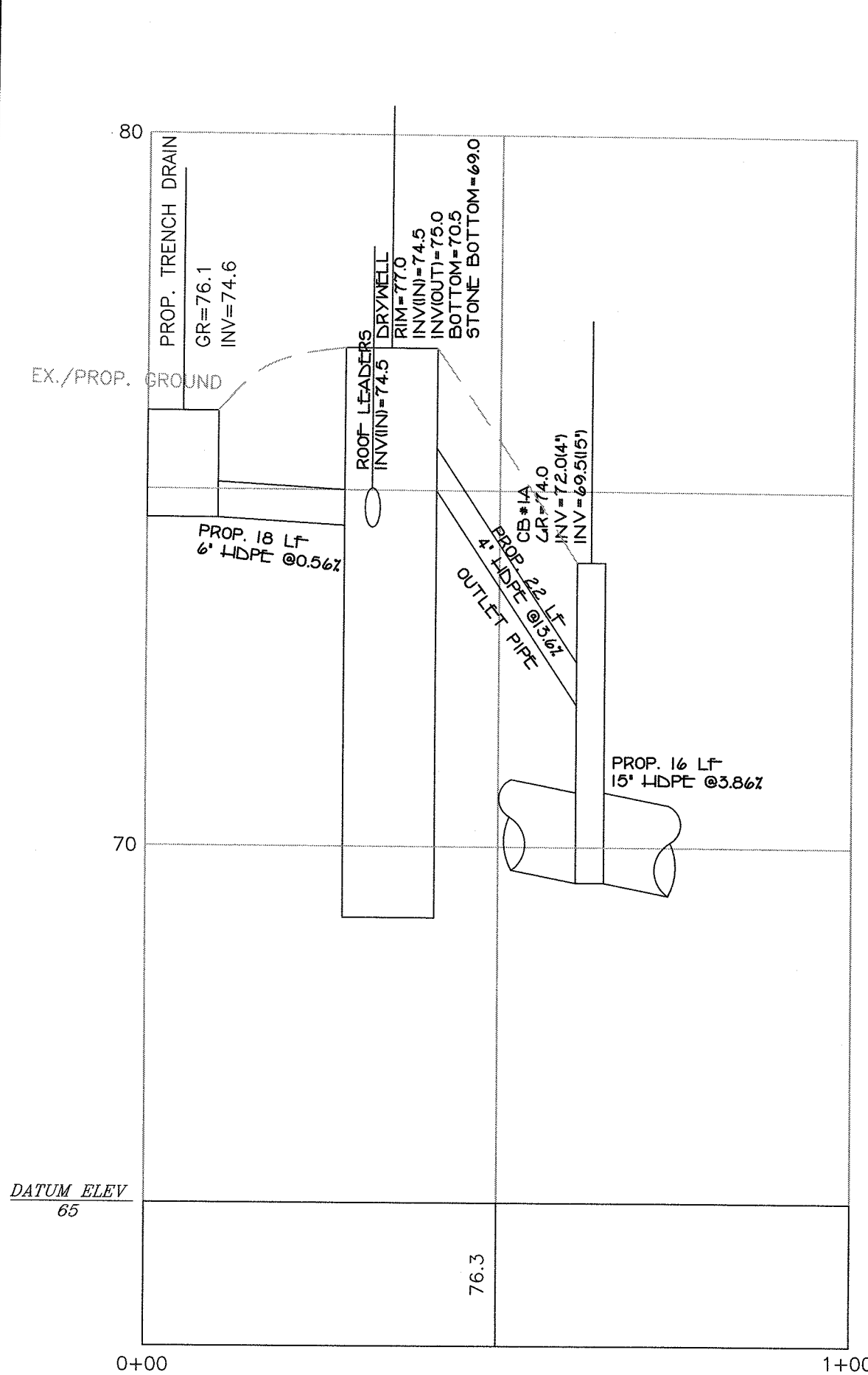
FINAL PLAT
 MAJOR SUBDIVISION
 FOR
 TAX LOT 74.20-3-5
 SANSONE SUBDIVISION
 HAMLET OF TAPPAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC
 653 WOODMONT LANE
 SLOATSBURG, N.Y. 10974
 TEL: (917) 418-0999

DATE: SEPT. 15, 2020

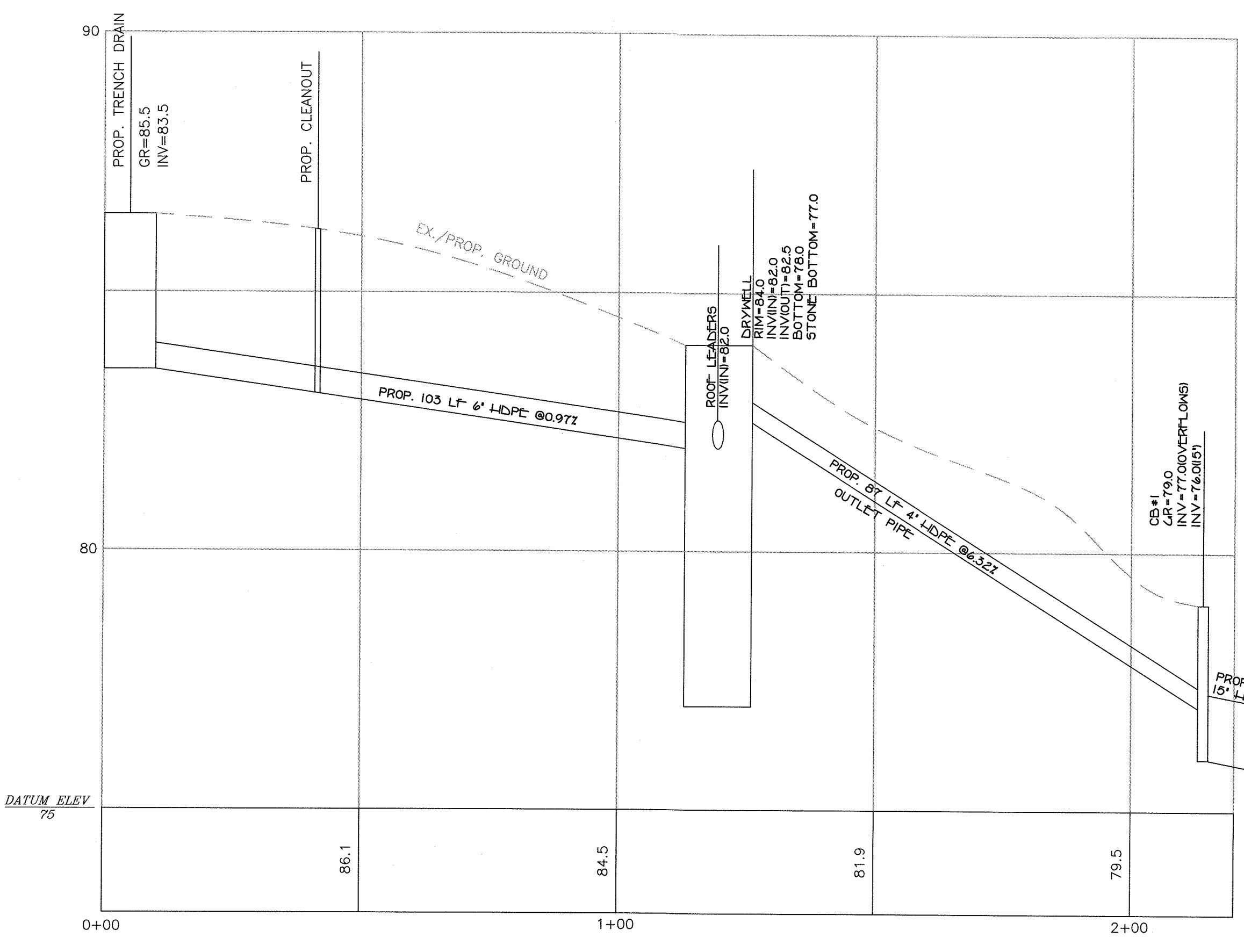
SCALE: 1" = 30'

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30' ft

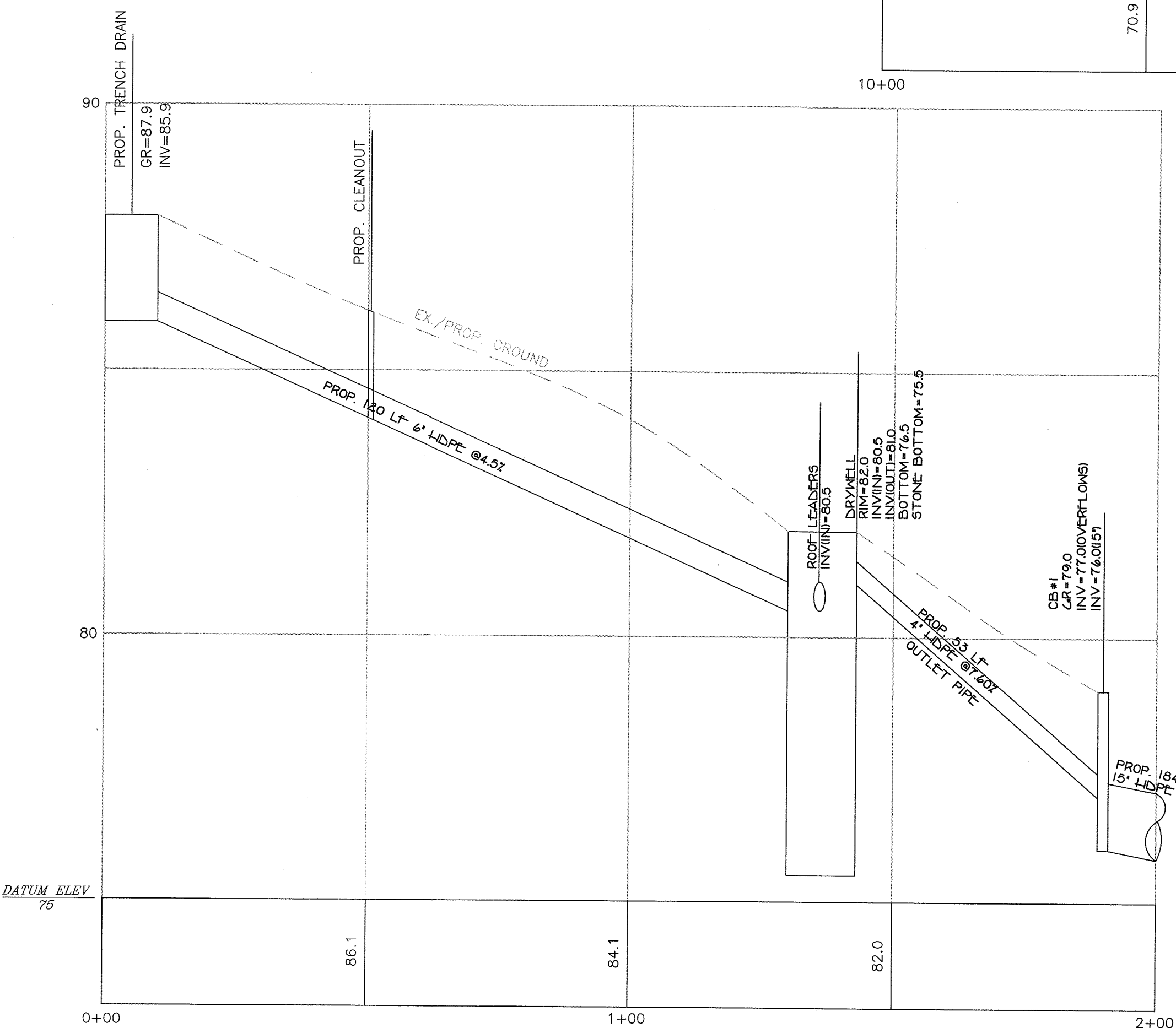


Drywell Design: Lot 1		Drywell Design: Lot 3		Drywell Design: Lot 4	
Soils: Watershed "C"		Soils: Watershed "C"		Soils: Watershed "C"	
Development size =	0.0518 Acre	Development size =	0.0356 Acre	Development size =	0.0875 Acre
Undeveloped SCS Curve No =	74.0000	Undeveloped SCS Curve No =	74.0000	Undeveloped SCS Curve No =	74.0000
Developed SCS Curve No =	98.0000	Developed SCS Curve No =	98.0000	Developed SCS Curve No =	98.0000
1. Select Design Storm 100 year, 24-hour 9.0700		1. Select Design Storm 100 year, 24-hour 9.0700		1. Select Design Storm 100 year, 24-hour 9.0700	
2. Type of subsurface disposal system Precast drywell with 3-3/4" crushed stone		2. Type of subsurface disposal system Precast drywell with 3-3/4" crushed stone		2. Type of subsurface disposal system Precast drywell with 3-3/4" crushed stone	
3. Determine Percolation Rate: Percolation Rate: Drop Time 14.0000 inches 60.0000 minutes		3. Determine Percolation Rate: Percolation Rate: Drop Time 12.0000 inches 60.0000 minutes		3. Determine Percolation Rate: Percolation Rate: Drop Time 12.0000 inches 60.0000 minutes	
a. Area of Percolation (Ap): Surface area of Cylinder Ac=Pi*Dhavg D havg Ac Bottom Area Ab=Pi*Y^2 Ap		a. Area of Percolation (Ap): Surface area of Cylinder Ac=Pi*Dhavg D havg Ac Bottom Area Ab=Pi*Y^2 Ap		a. Area of Percolation (Ap): Surface area of Cylinder Ac=Pi*Dhavg D havg Ac Bottom Area Ab=Pi*Y^2 Ap	
Volume of Percolation: Ap*Ac*Ab Ap Vp=Ab*H Soil Percolation Rate S S*Volume/area*time S*minus clogging factor of 25%		Volume of Percolation: Ap*Ac*Ab Ap Vp=Ab*H Soil Percolation Rate S S*Volume/area*time S*minus clogging factor of 25%		Volume of Percolation: Ap*Ac*Ab Ap Vp=Ab*H Soil Percolation Rate S S*Volume/area*time S*minus clogging factor of 25%	
4. Calculate Required Storage Volume: 100yr, 24 hour rainfall From Table 2-1 of TR-55 Existing C/N Proposed C/N Delta V V=delta V*Area Vp		4. Calculate Required Storage Volume: 100yr, 24 hour rainfall From Table 2-1 of TR-55 Existing C/N Proposed C/N Delta V V=delta V*Area Vp		4. Calculate Required Storage Volume: 100yr, 24 hour rainfall From Table 2-1 of TR-55 Existing C/N Proposed C/N Delta V V=delta V*Area Vp	
5. Calculate Volume per Drywell: Vp=Pi*D^2*height Thickness of Stone Thickness of drywell wall Diameter of drywell Height of drywell Vw		5. Calculate Volume per Drywell: Vp=Pi*D^2*height Thickness of Stone Thickness of drywell wall Diameter of drywell Height of drywell Vw		5. Calculate Volume per Drywell: Vp=Pi*D^2*height Thickness of Stone Thickness of drywell wall Diameter of drywell Height of drywell Vw	
6. Calculate 24-hour percolation volume per drywell (Vp): Vp=side surface area of drywell*soil percolation rate(Sr) Vp=Pi*D*H*Sr Vp		6. Calculate 24-hour percolation volume per drywell (Vp): Vp=side surface area of drywell*soil percolation rate(Sr) Vp=Pi*D*H*Sr Vp		6. Calculate 24-hour percolation volume per drywell (Vp): Vp=side surface area of drywell*soil percolation rate(Sr) Vp=Pi*D*H*Sr Vp	
7. Calculate the total 24-hour Volume per drywell (Vt): Vt=Volume of drywell(Vw)/percolation volume(Vp) Vt		7. Calculate the total 24-hour Volume per drywell (Vt): Vt=Volume of drywell(Vw)/percolation volume(Vp) Vt		7. Calculate the total 24-hour Volume per drywell (Vt): Vt=Volume of drywell(Vw)/percolation volume(Vp) Vt	
8. Determine number of drywells required (DN): DN=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt) DN		8. Determine number of drywells required (DN): DN=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt) DN		8. Determine number of drywells required (DN): DN=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt) DN	
USE	1	USE	1	USE	1

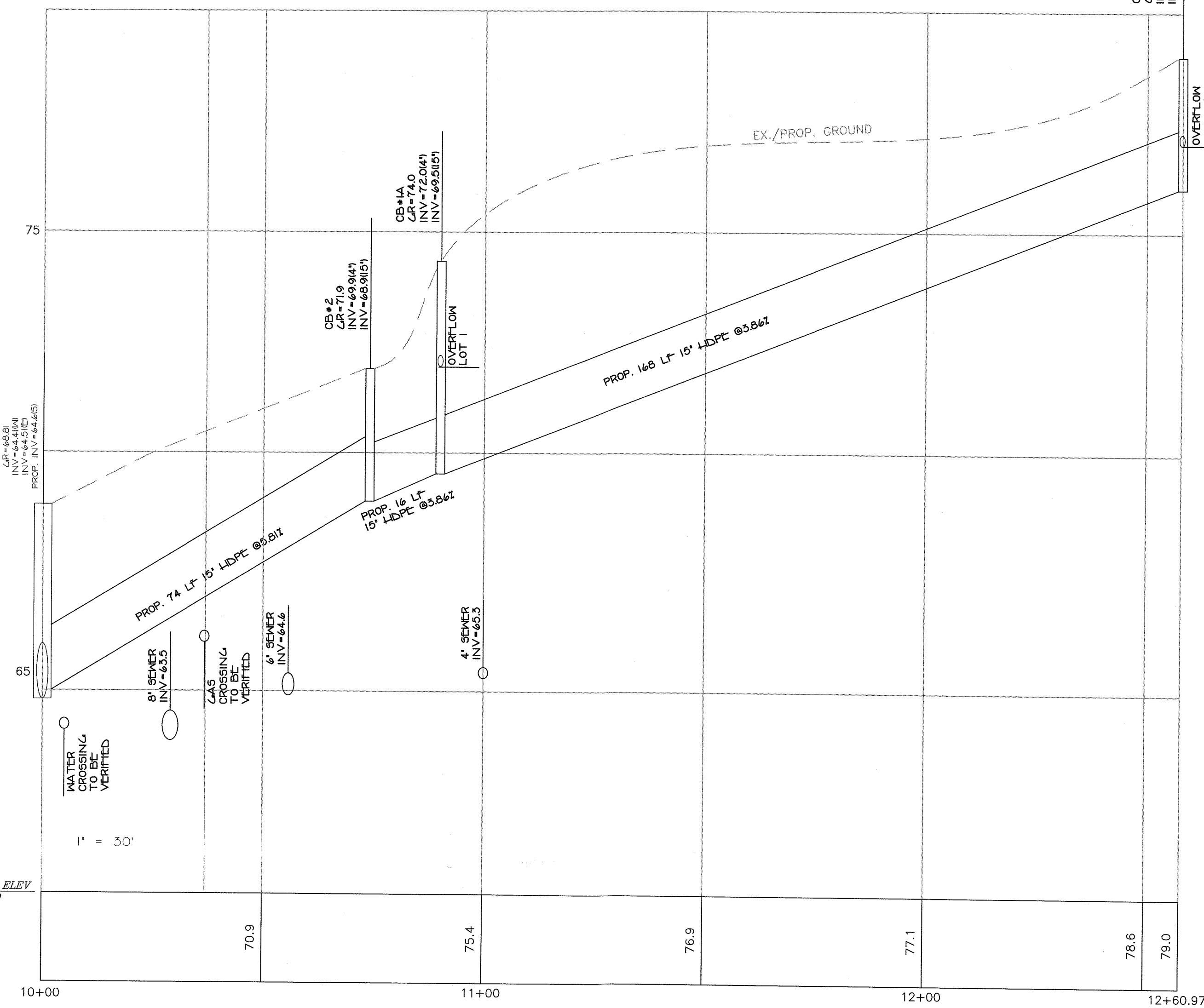
PROP. DRAINAGE PROFILE LOT #1
1"=20' HOR. & 1"=2' VERT.



PROP. DRAINAGE PROFILE LOT #3
1"=20' HOR. & 1"=2' VERT.



PROP. DRAINAGE PROFILE LOT #4
1"=20' HOR. & 1"=2' VERT.



PROP. DRAINAGE PROFILE
1"=20' HOR. & 1"=2' VERT.

DATE	REVISIONS
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3/17/21	PER COMMENTS
1/25/21	PER COMMENTS
12/14/20	PER COMMENTS
DESIGNED PG	CHECKED PG
DRAWN PG	APPROVED PG

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EMAIL: PGSKI@EARTHINK.NET

DRAINAGE PROFILES
MAJOR SUBDIVISION
FOR
TAX LOT 74.20-3-5
SANSONE SUBDIVISION
HAMLET OF TAPPAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

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483 KING
SEPT. 15, 2020
SCALE AS SHOWN
4 OF 4