

TAX MAP SECTION 68.12 BLOCK 3 LOT 24

NOTES:
1. THIS IS A SUBDIVISION OF LOT 6812-3-24 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
2. AREA OF PARCEL: 80,91 SF = 1.84 ACRES TOTAL
3. NUMBER OF LOTS: EXISTING - 1, PROPOSED - 3 LOTS
4. OWNER:
263 NMR, LLC
PO BOX 662
ORANGETOWN, NY 10962
5. APPLICANT: SAME
6. ZONE: RG & MFR
7. IRON PINS TO BE INSTALLED AT ALL LOCATIONS WITH SYMBOL:
8. TAX LOT 6812-3-24 DENOTES TAX LOT DESIGNATION: SECTION BLOCK & LOT
9. BENCHMARK-ORANGETOWN SEWER MAN-HOLE SOUTH OF DRIVEWAY
AS-BUILT (542.4) GPS DERIVED.
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 DEVELOPERS 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: VECOLIA 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 HARING 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 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 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
- DUMP LINE
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 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 CONSTRUCTION.
- LIGHT IMPACTS ONLY - INSTALLATION OF 3/4" OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
THE BUILDER OR ANY AGENCY MAINTAINING THE TREE WITH 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 SIXTY INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE NEWLY PLANTED 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 INSPECTOR SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEMA AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
22. THE CONTRACTORS 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 DEMA. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION DEMA 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 DEMA, 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 DEMA 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: PEARL RIVER
SCHOOL: PEARL RIVER SCHOOL DISTRICT
WATER: VECOLIA 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=50,000 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 259 N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
35. ENGINEERS CERTIFICATION OF THE DRYWELL INSTALLATION IS REQUIRED. DEPTH TO GROUNDWATER MUST BE VERIFIED PRIOR TO 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 CONNECTIONS.
40. 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.

41. 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.

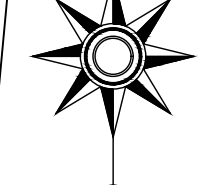
BULK REGULATIONS - ZONE RG/MFR GROUP: Q/U											
	LOT AREA (SF)	STREET FRONTAGE (FT)	LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	BOTH SIDE YARDS (FT)	REAR YARD (FT)	ACC. STRUCT. SIDE YARD (FT)	MAX BLDG HT	MAX F.A.R.	MAX COV.
REQUIRED RG	10,000	50	75	25	10	30	25	5	1'4"/FT F/Y	0.30	NA
REQUIRED MFR	40,000	100.0	150.0	50.0	50.0	100.0	50.0	NA	25'	0.40	50.0
PROVIDED LOT 1	48,847.7	99.9**	99.9	49.7**	25.6**	55.9**	381.5	NA	<25'	??	91.8**
PROVIDED LOT 2	11,832.8	100.0	93.5	25.0	10.0	30.0	25.0	NA	1'2"/FT F/Y	0.30	NA
PROVIDED LOT 3	13,458.3	100.0	121.4	25.0	10.0	30.0	25.0	NA	1'2"/FT F/Y	0.30	NA

** PRE-EXISTING CONDITION

(1) LOT 1 IS AN EXISTING 2-FAMILY DWELLING

80,
N/F
TOWN OF ORANGETOWN
68.12-3-21

N/F
BUZZELL
68.12-3-19



N/F
BEDNARSKI
68.12-3-20

E. CARROLL STREET

CHARLES STREET

N/F
CREIGHTON
68.12-3-28

N/F
MEADOWS AT PEARL RIVER
68.12-3-22

LOT 3
6812-3-24.5
LOT AREA=15456.5 SF

LOT 2
6812-3-24.2

LOT 1
6812-3-24.1

LOT AREA=49240.1 SF
-0.00491955 DCL=458437 SF

N/F
275 N. MIDDLETOWN LLC
68.12-3-25



VICINITY MAP
1" = 200'

DATE	REVISIONS
DESIGNED PG	CHECKED PG
DRAWN PG	APPROVED PG

MAJOR SUBDIVISION
FOR
TAX LOT 6812-3-24
TARNOWSKI SUBDIVISION
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC
3512 WHITTIER COURT
MALIBU, N.J. 07430
TEL: (917) 418-0999

DATE: NOV. 20, 2023
SCALE: 1" = 30'
GRAPHIC SCALE
1 inch = 30' ft.

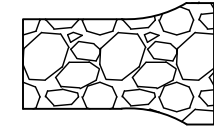
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN WAS PREPARED BY ME AND WAS MADE FROM AN ORIGINAL SURVEY COMPLETED BY ME ON NOVEMBER 17, 2023.

ANTHONY R. CELENTANO
LIC. 50633
31 ROSMAN ROAD
THIELS, NY 10984
845-429-5290

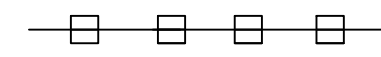
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PAUL GDANSKI
LIC. 07588
PROFESSIONAL ENGINEER

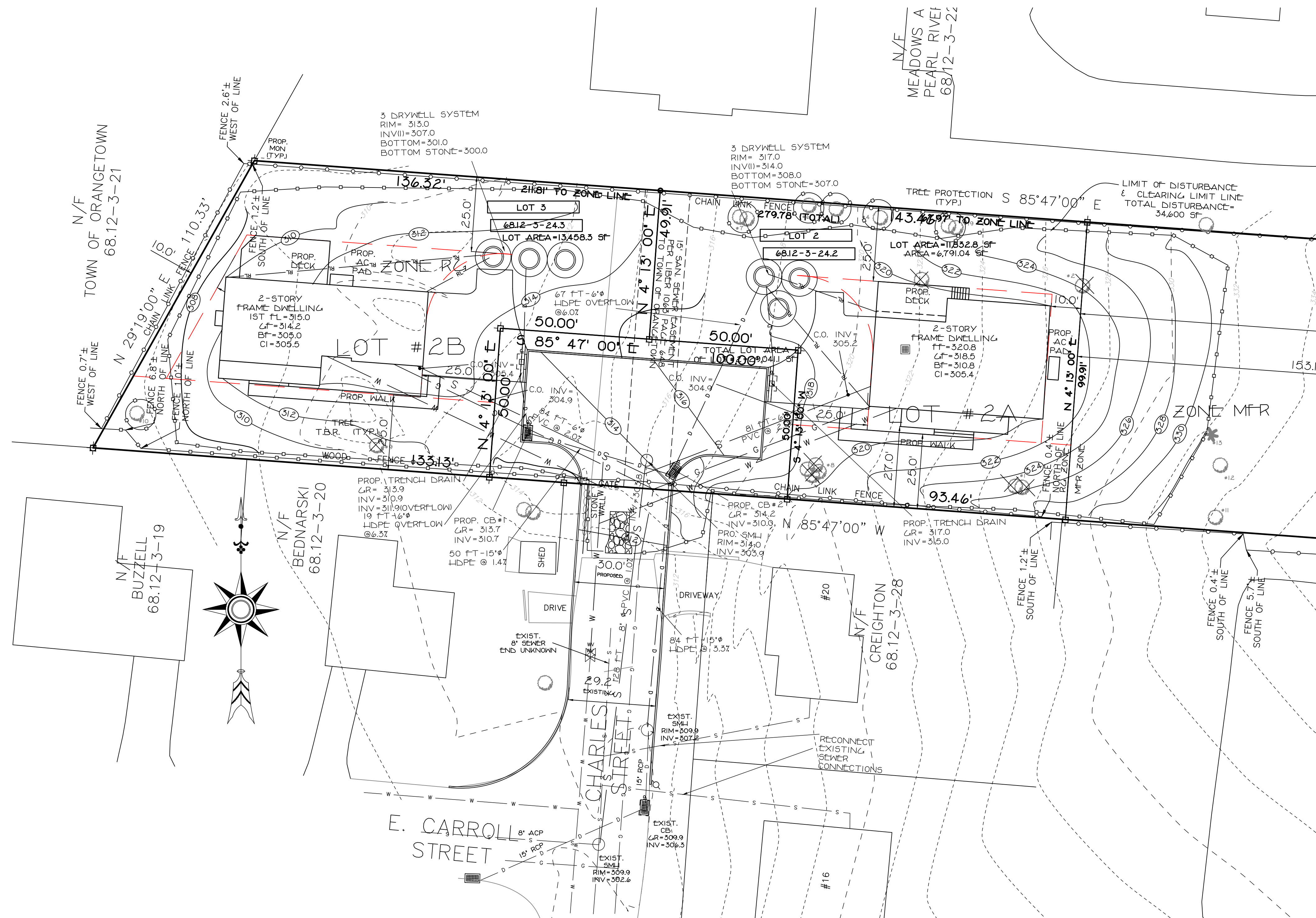
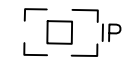
STAB. CONSTRUCTION ENTRANCE



SILT FENCE



INLET PROTECTION



DATE	REVISIONS	
DESIGNED	PG	CHECKED PG
DRAWN	PG	APPROVED PG

SOIL EROSION PLAN
MAJOR SUBDIVISION
FOR
TAX LOT 6812-3-24
TARNOWSKI SUBDIVISION
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC

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83MID

NOV. 20, 2023

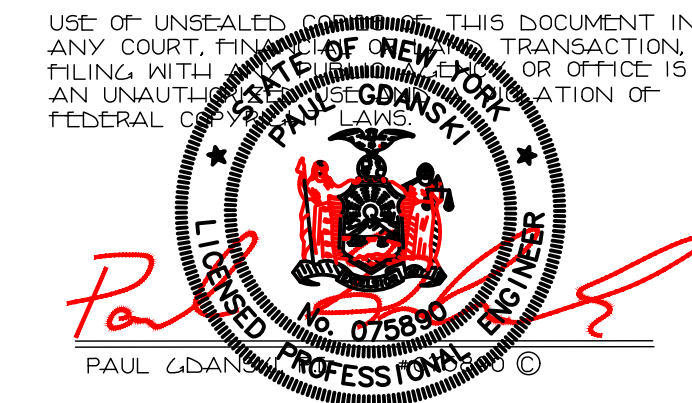
1' = 20'

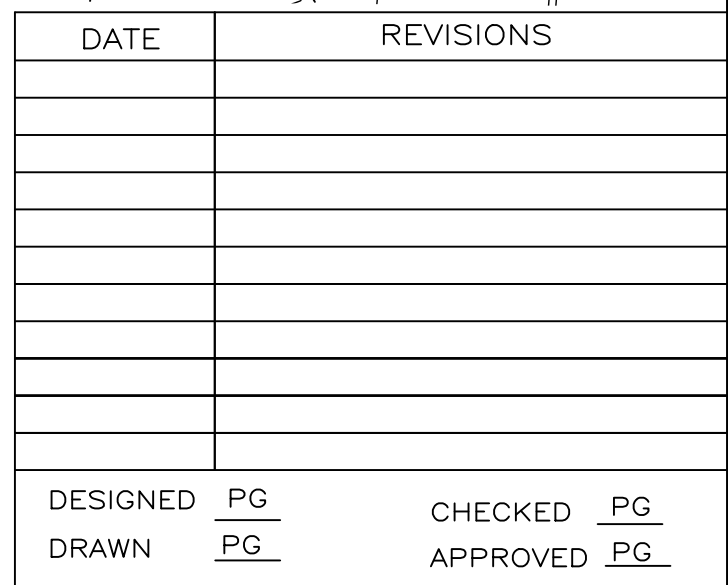
4 of 7

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
PLAN IS A VIOLATION OF SECTION 7209(1) OF THE
NEW YORK STATE EDUCATION LAW. COPIES OF THIS
MAP NOT BEING USED BY THE SURVEYOR
OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN
ANY COURT, FINANCIAL TRANSACTION OR
FILING WITH ANY AGENCY OR OFFICE IS
AN UNLAWFUL VIOLATION OF
FEDERAL GOVERNMENT LAWS





GRAPHIC SCALE

(IN FEET)
1 inch = 30' ft.

DWG # 5 of 7

I HEREBY CERTIFY THAT THIS
SUBDIVISION PLAT WAS PREPARED
BY ME AND WAS MADE FROM AN
ACTUAL SURVEY COMPLETED BY ME
ON NOVEMBER 17, 2023.



Anthony R. Celentano

ANTHONY R. CELENTANO, PLS
31 ROSMAN ROAD
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845-429-5290

LIC. 50636

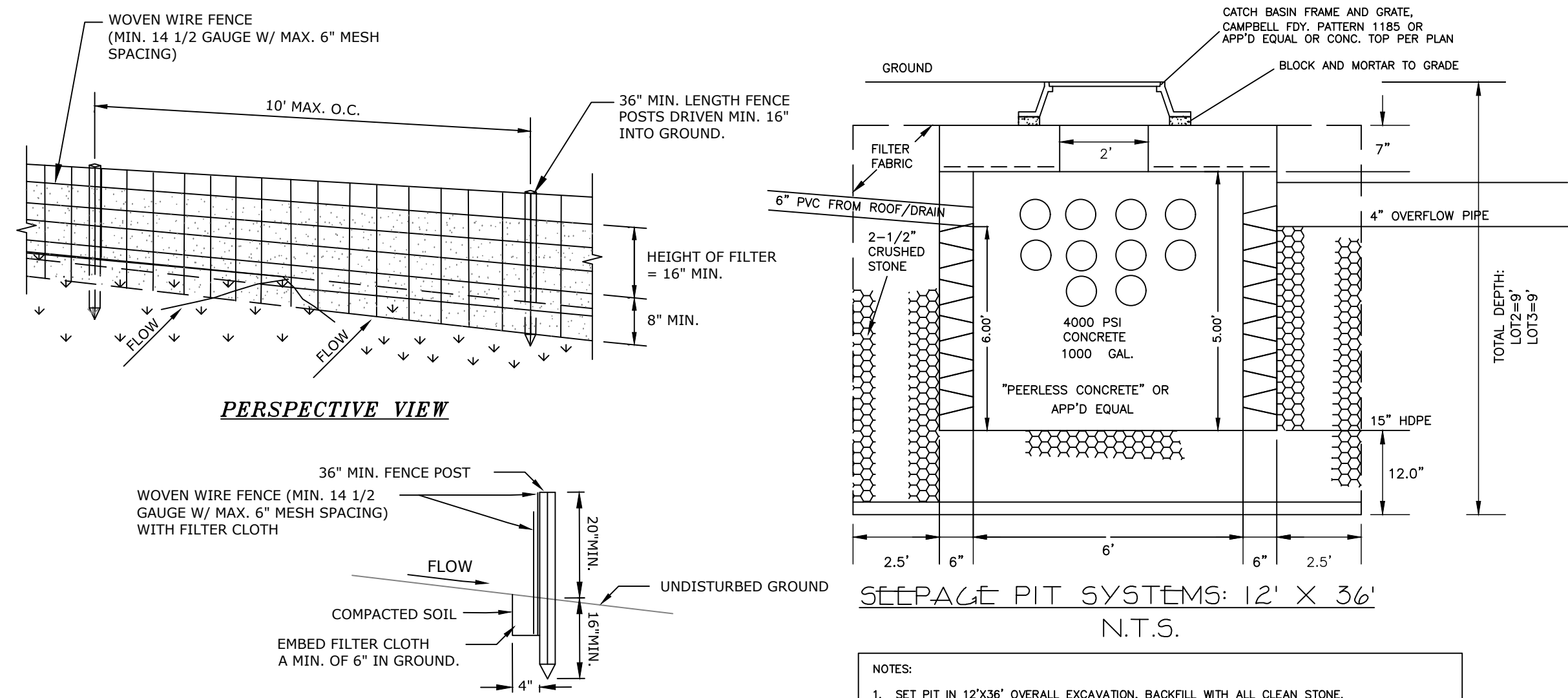
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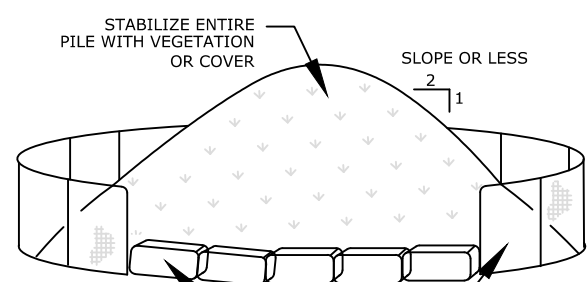
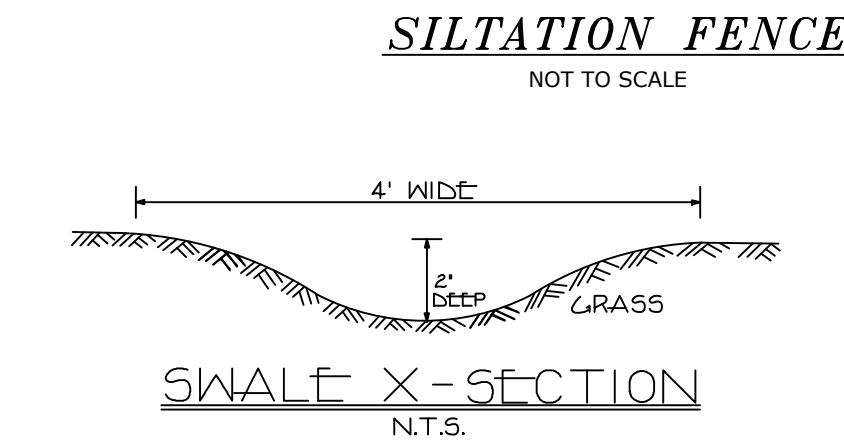
Red

PAUL G. DANIEL, P.E. ©



CONSTRUCTION SPECIFICATIONS

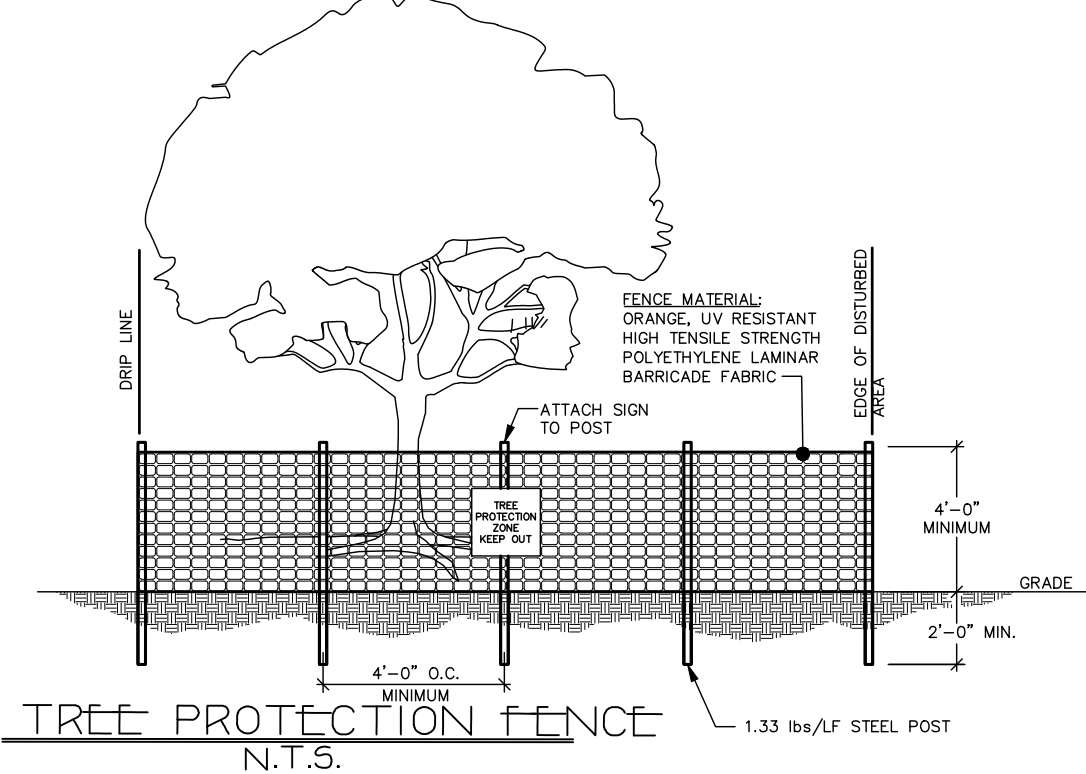
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFIT 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



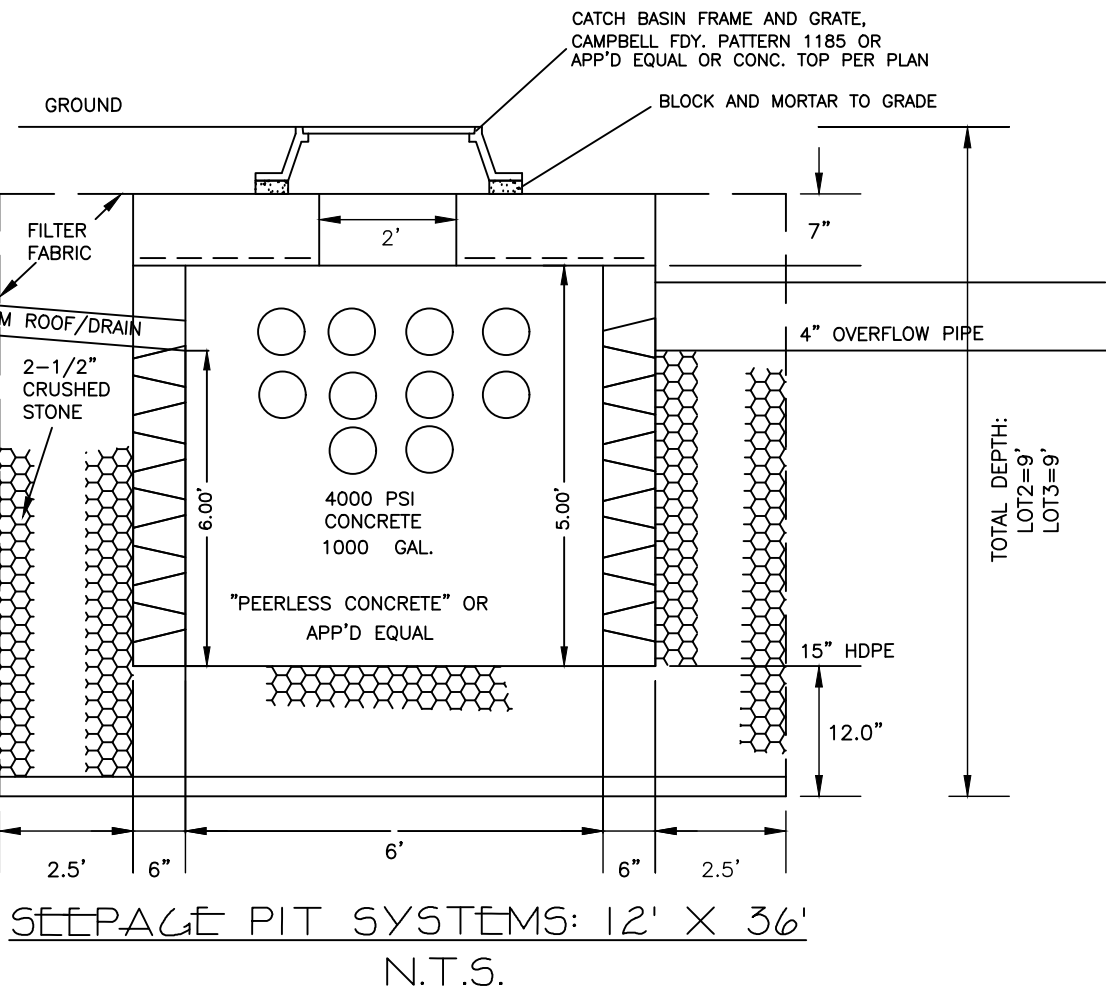
- INSTALLATION NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY & STABLE
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED BY SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED
 - SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE

STOCK PILE CONTROL DETAIL

SCALE N.T.S.



- NOTES:**
- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 - INSTALL TREE PROTECTION FENCE AT TREE DRP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH "TREE PROTECTION ZONE, KEEP OUT".
 - THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 - TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



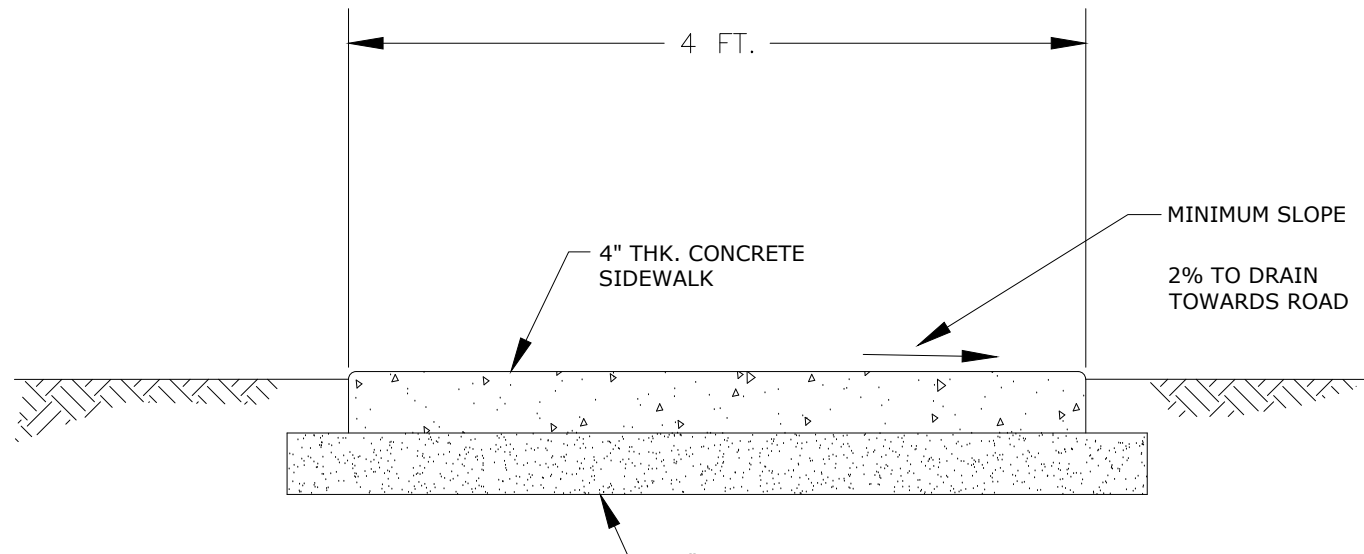
- NOTES:**
- SET PIT IN 12'x36' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.
- SEEPAGE PIT MAINTENANCE NOTES**
- SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
 - SAND OWNERS SHALL INSPECT SEEPAGE PITS ON A TWO YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
 - IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SPECIFICATIONS:

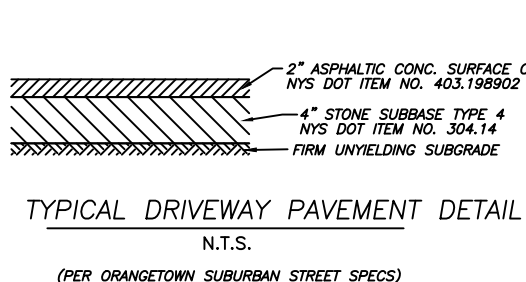
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



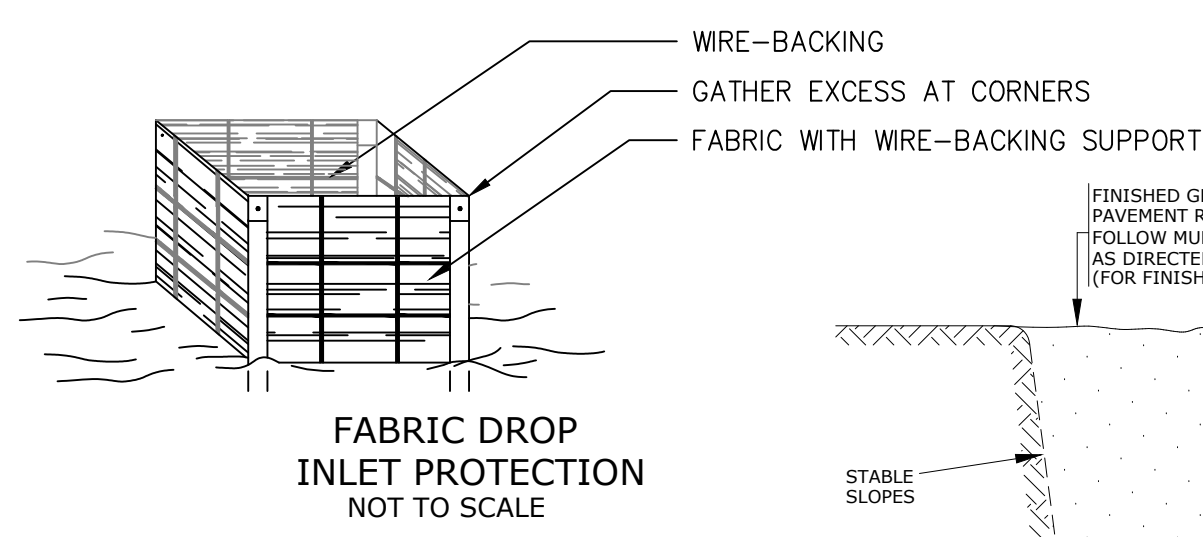
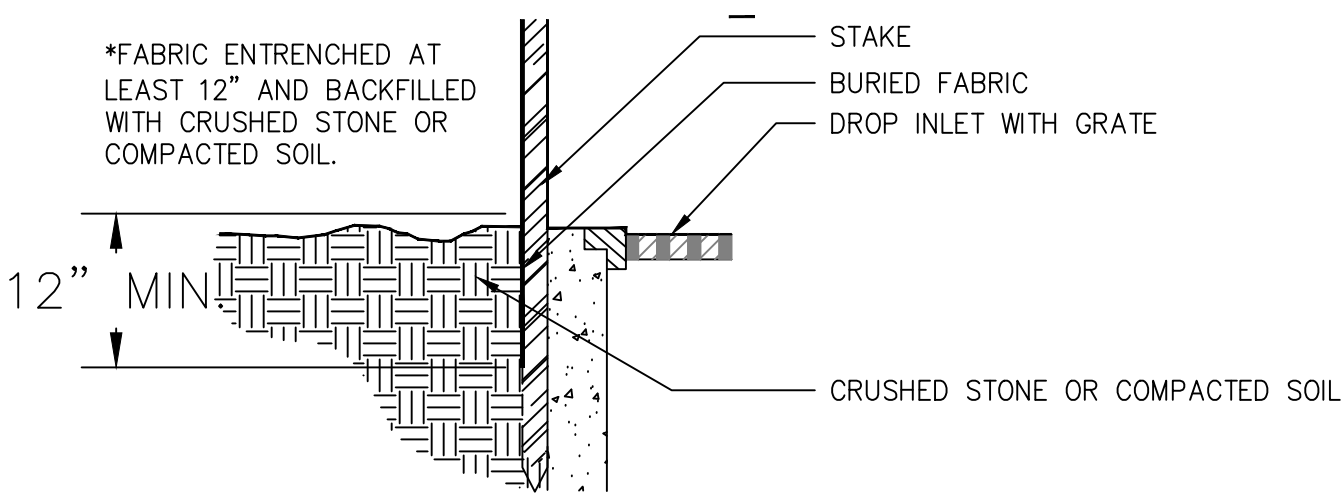
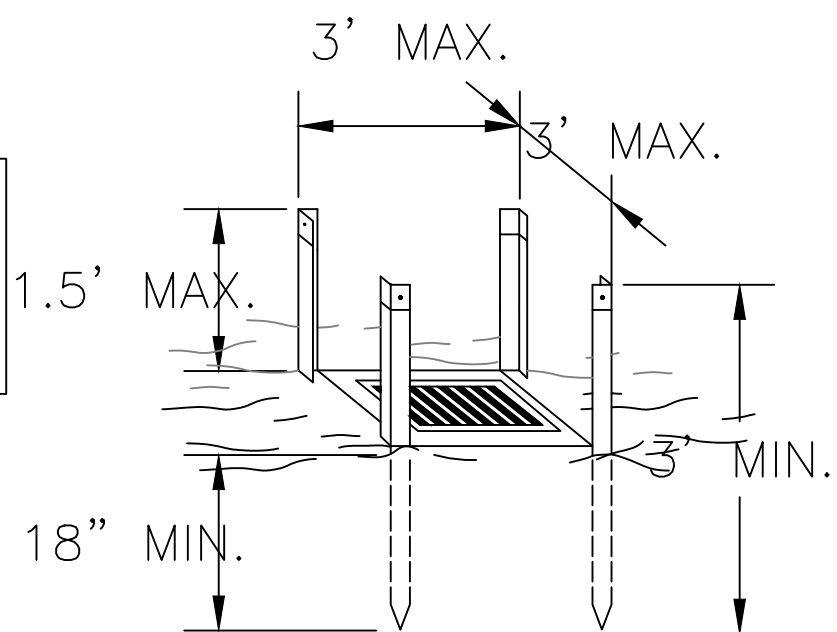
- NOTES:**
- EXPANSION JOINTS OF 3/8\"/>
 - CONTRACTION JOINTS 1\"/>
 - EDGES SHALL HAVE 1/2\"/>
 - BROOM FINISH TOP SURFACE.
 - CONCRETE TO BE FIBER REINFORCED.

STANDARD SIDEWALK DETAIL

NOT TO SCALE

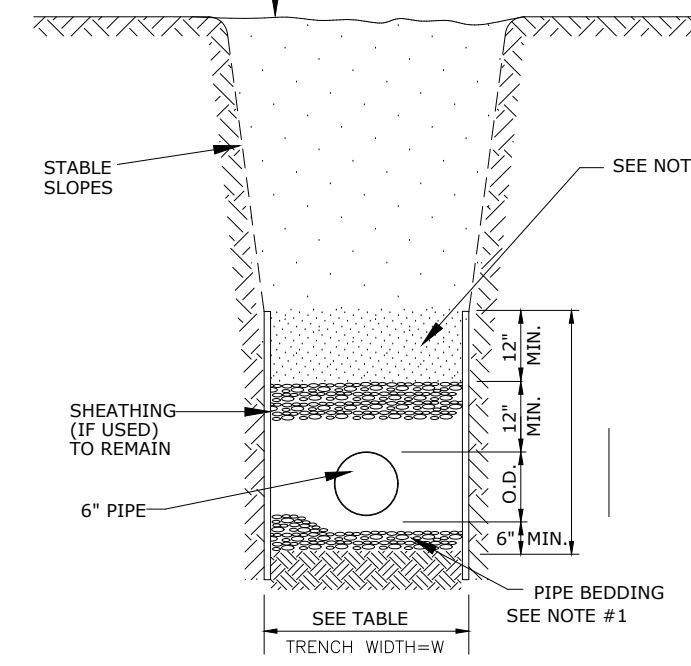


PER ORANGETOWN SUBURBAN STREET SPEEDS



FABRIC DROP INLET PROTECTION

NOT TO SCALE

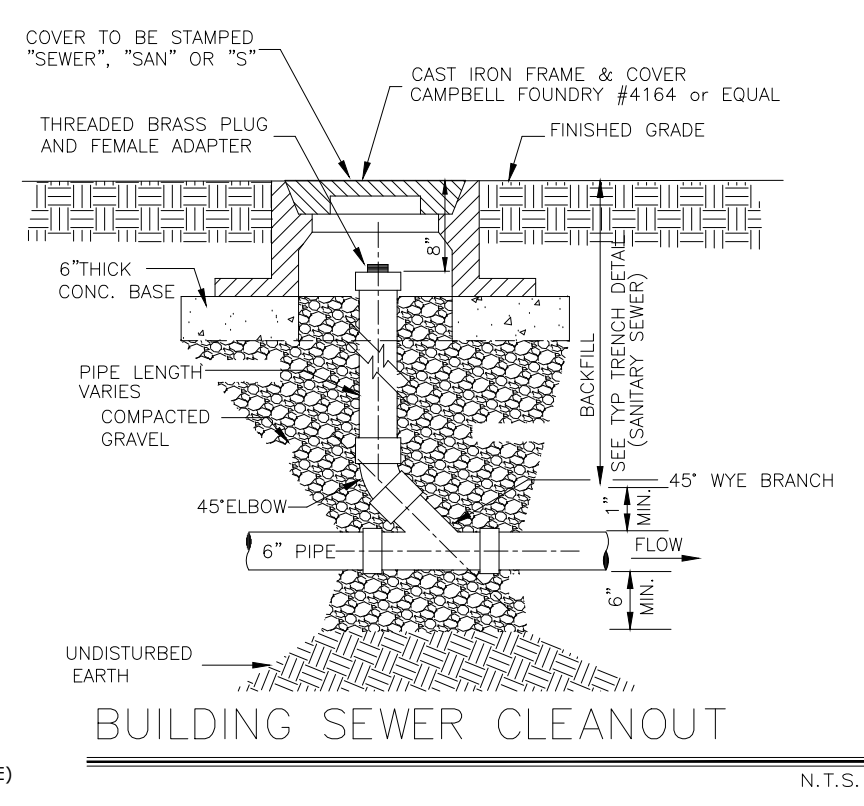


- NOTES:**
- PIPE BEDDING SHALL BE A CLASS I ASTM D2321 EMBEDMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4\"/>
 - BACKFILL FROM 12 IN. TO 24 IN. ABOVE THE PIPE EMBEDMENT MATERIAL SHALL BE FINE EARTH FREE FROM CINDERS AND SHALL BE MECHANICALLY COMPACTED. REMAINING BACKFILL SHALL BE FREE FROM LARGE CLOUDS, ROCKS, AND CINDERS.
 - PLACE EMBEDMENT MATERIAL BY HAND AND HAND COMPACT UNDER AND AROUND SIDES OF PIPE. PLACE EMBEDMENT MATERIAL IN 6\"/>
 - THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION WHOSE DUTY SHALL BE TO INSURE THAT ALL PHASES OF CONSTRUCTION ARE IN FULL COMPLIANCE WITH OOSD NO.1 SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES, RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND N.Y.S. DEPARTMENT OF LABOR FOR OSHA SECTIONS 1910.146-PERMIT REQUIRED CONFINED SPACE ENTRY, 1926.650-EXCAVATION GENERAL PROTECTION REQUIREMENTS AND 1926.651-TRENCHING AND SHORING. STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES.
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 - FILL SECTION AREA MUST BE GRADED WITH THE PLACEMENT OF SUITABLE SOIL MATERIAL AS DETERMINED BY THE PROJECT SITE ENGINEER IN 12 INCH (MAX.) LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY OF THE FILL SOIL AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO DESIGNATION T-99) TO 2 FEET (MIN.) ABOVE THE TOP OF PIPE AT A MINIMUM WIDTH OF 0.0 + 4\"/>
 - WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MUST BE MADE BETWEEN 12 INCH (MIN.) TO 24 INCH (MAX.).
 - WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL (AS APPROVED).

TYPICAL TRENCH DETAIL (SANITARY SEWER)

N.T.S.

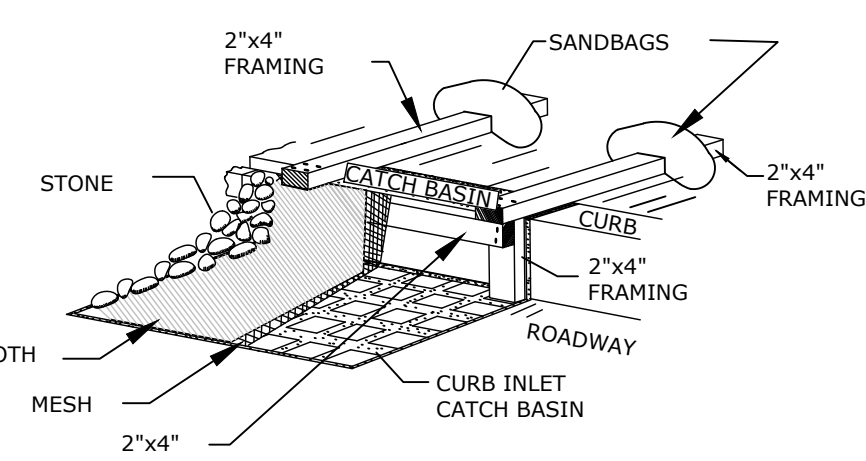
- WIRE-BACKING
- GATHER EXCESS AT CORNERS
- FABRIC WITH WIRE-BACKING SUPPORT



BUILDING SEWER CLEANOUT

N.T.S.

- NOTES:**
- EACH BUILDING SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING SEWER CONNECTION. THEREAFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING SEWER EVERY 100 FT.(MAX.). FOR THE PURPOSE OF CLEANOUT LOCATIONS DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE HOUSE PIPE TO BUILDING SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE

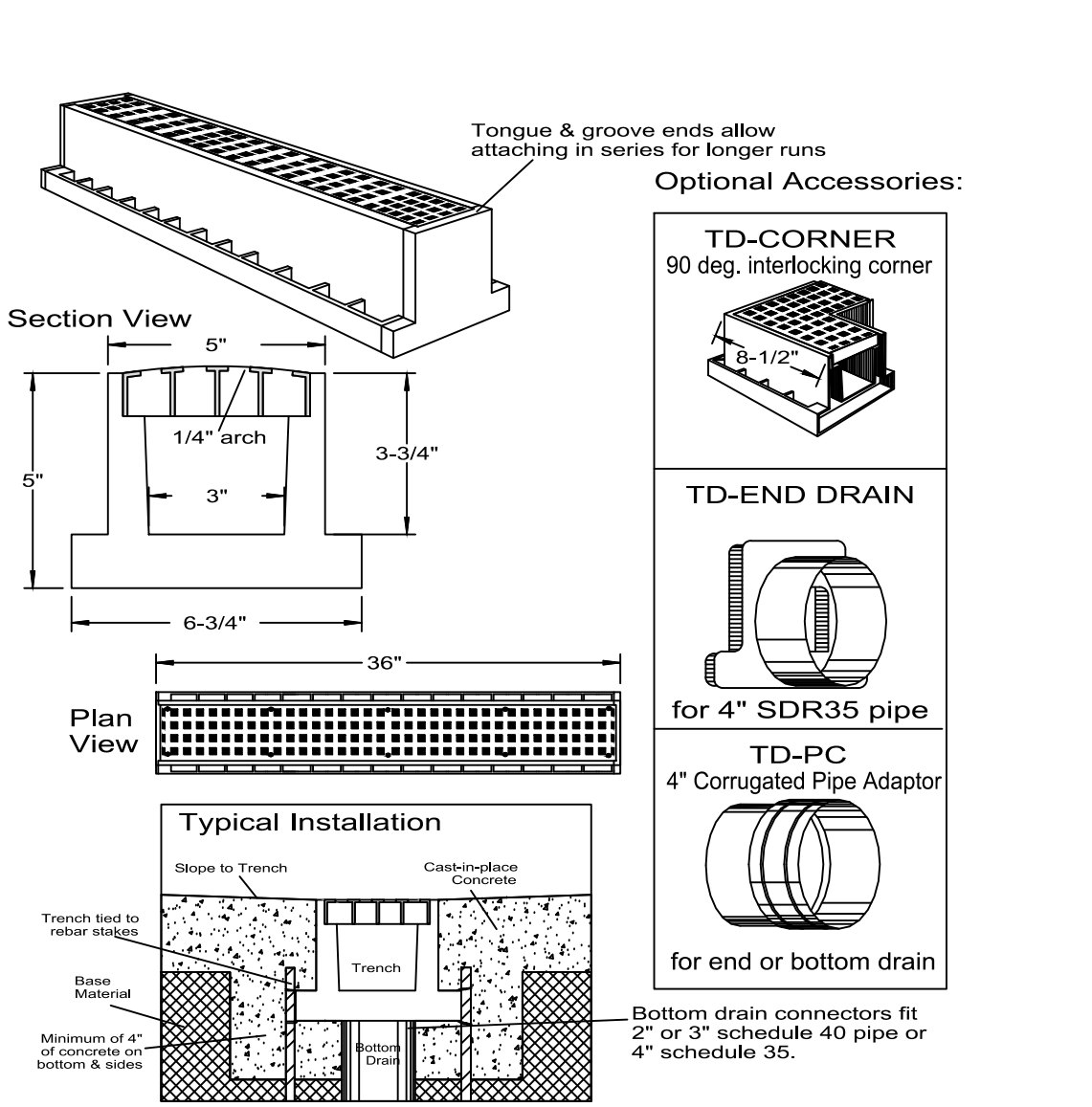
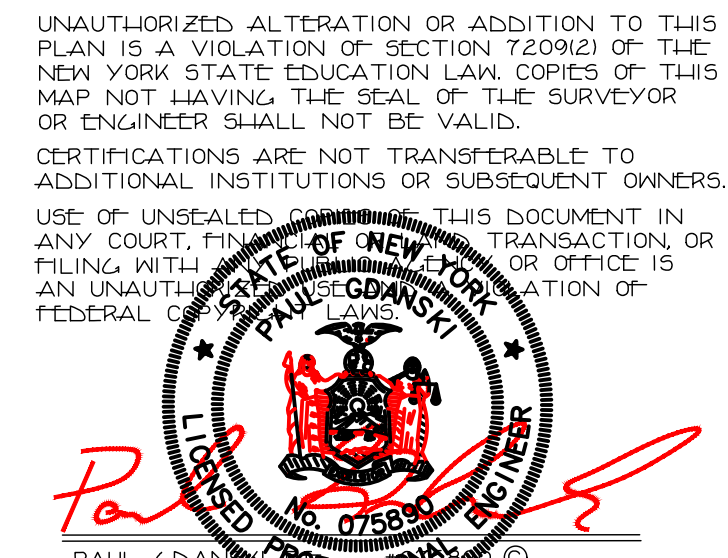


- CONSTRUCTION SPECIFICATIONS**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
 - WOODEN FRAME SHALL BE CONSTRUCTED OF 2\"/>
 - THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2\"/>

MAXIMUM DRAINAGE AREA 1 ACRE

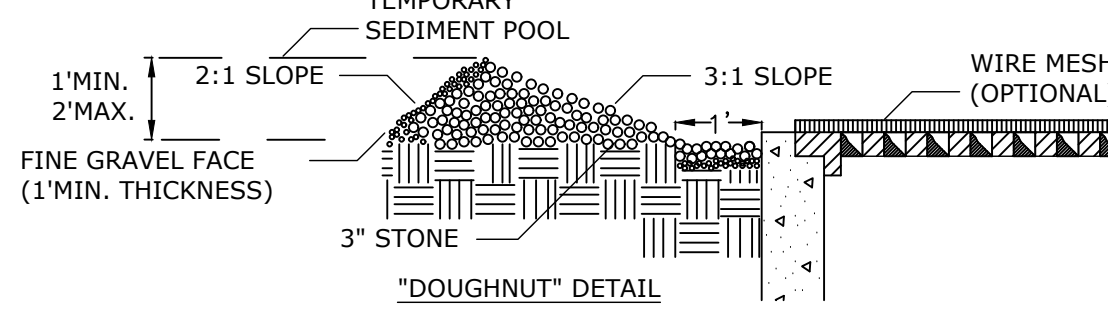
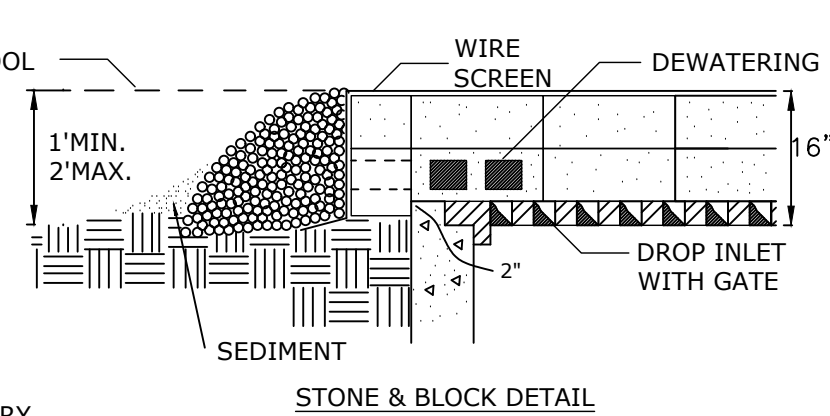
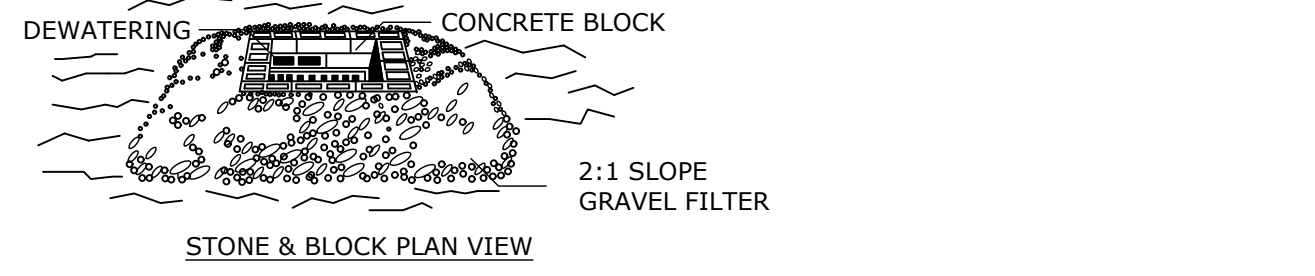
STORM DRAIN INLET PROTECTION DETAIL FOR CURB INLETS

NOT TO SCALE



TRENCH DRAIN DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
- HARDWARE CLOTH OR 1/2\"/>
- USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
- FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

STONE & BLOCK DROP INLET PROTECTION

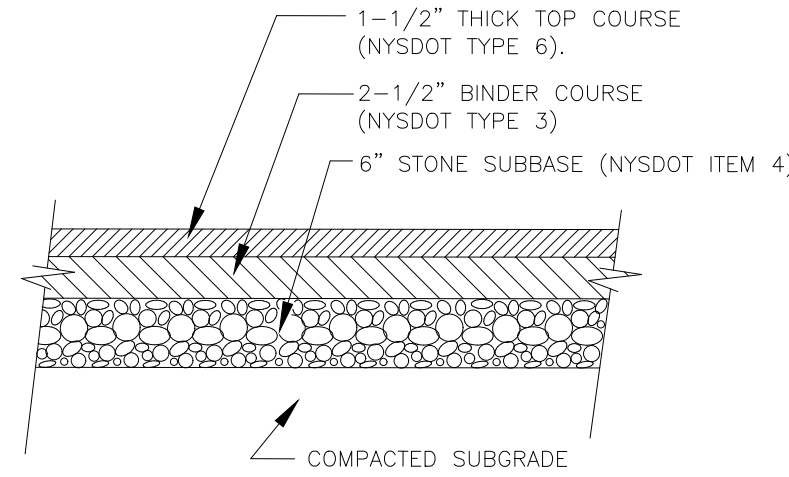
NOT TO SCALE

DATE	REVISIONS
DESIGNED PG	CHECKED PG
DRAWN PG	APPROVED PG

DETAIL SHEET 1
MAJOR SUBDIVISION
FOR
TAX LOT 6812-3-24
TARNOWSKI SUBDIVISION
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

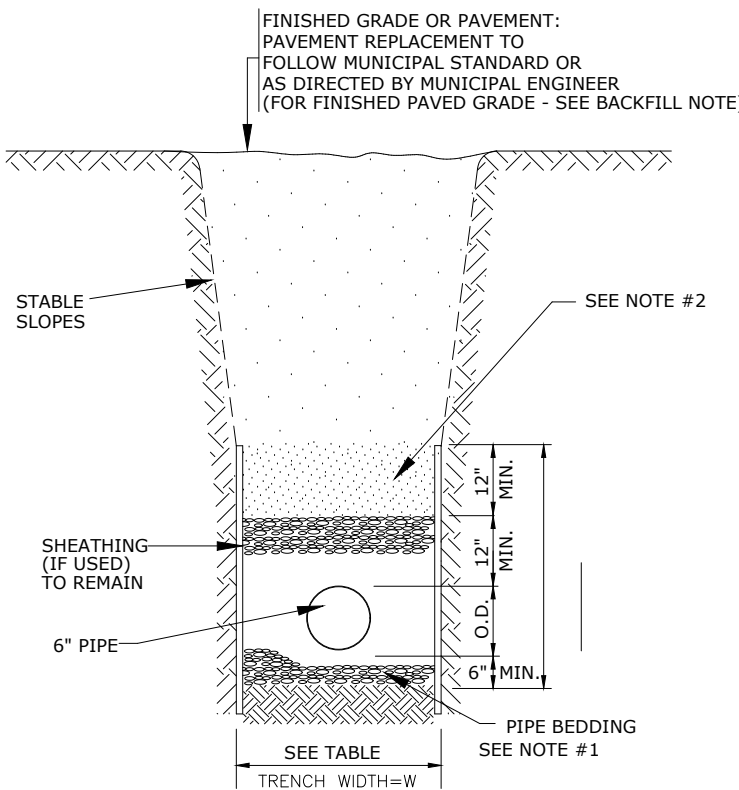
PAUL GDANSKI P.E., PLLC
3512 WHITTIER COURT
MALIBU, N.J. 07430
TEL: (917) 418-0999

SCALE: 1\"/>



PAVEMENT DETAIL

N.T.S.

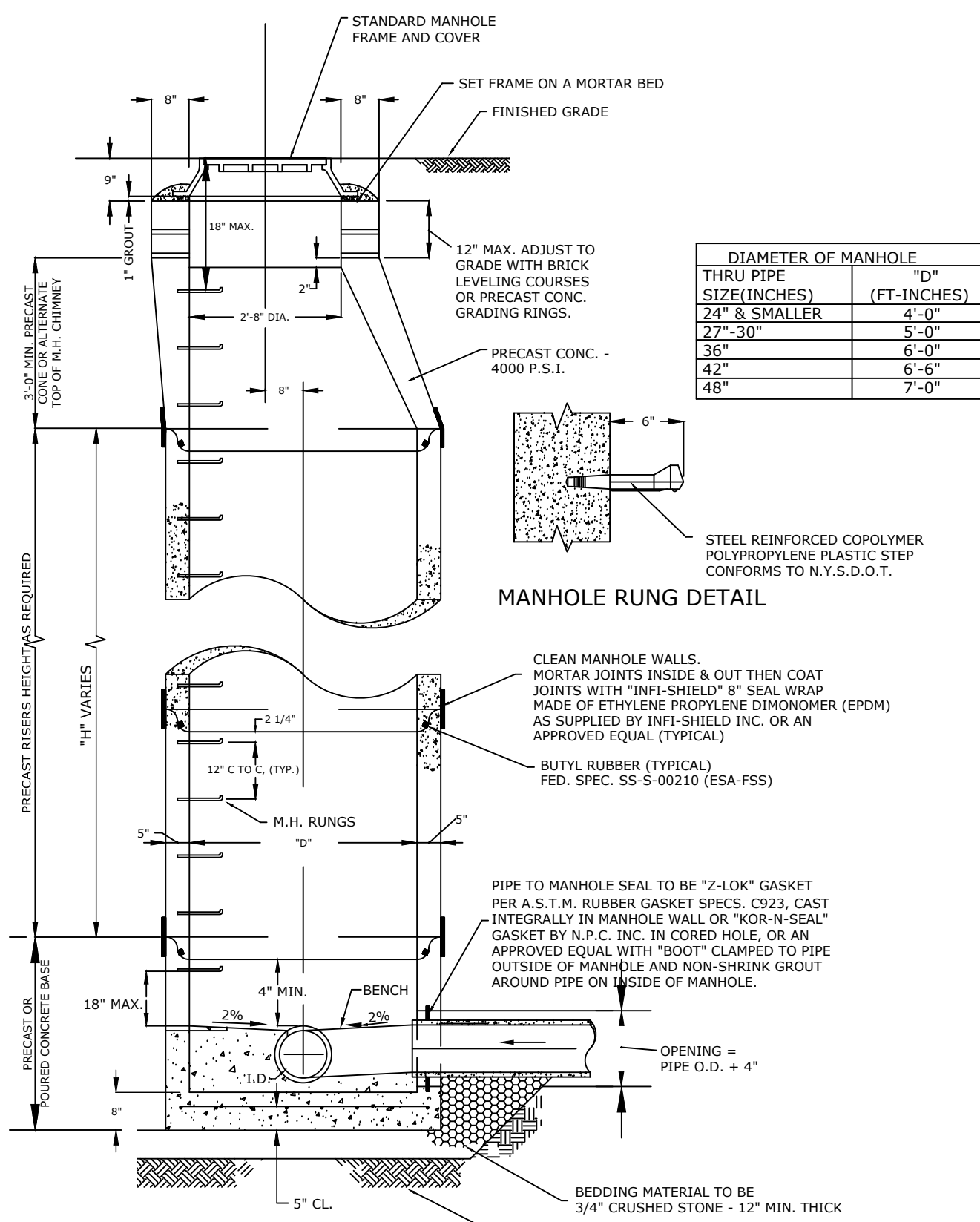


TYPICAL TRENCH DETAIL (SANITARY SEWER)

N.T.S.

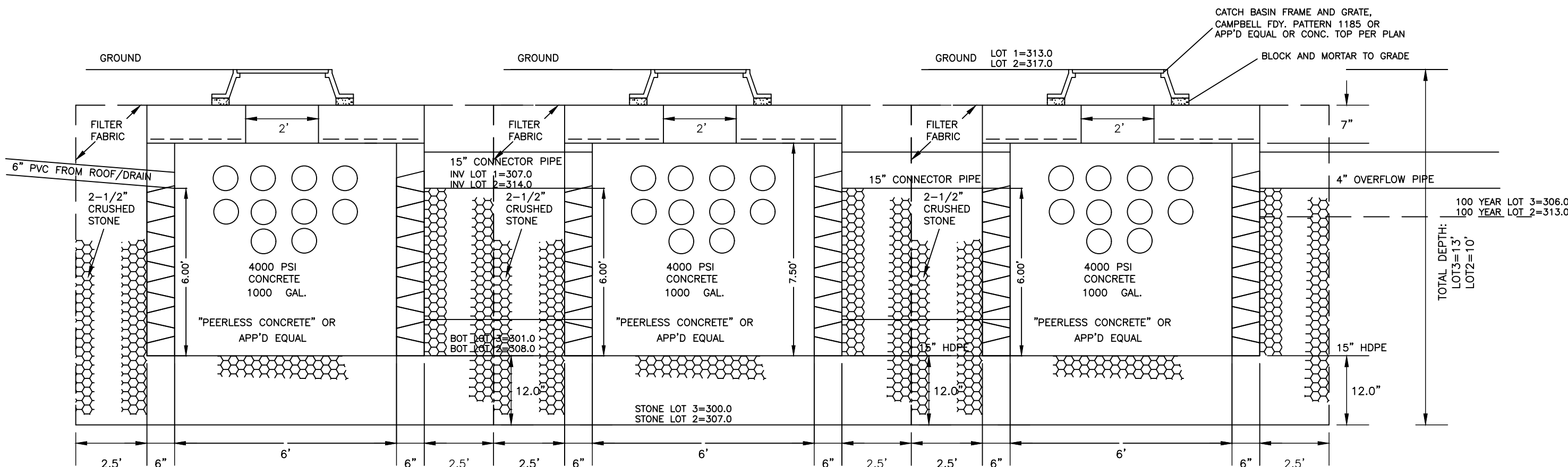
NOTES:

- PIPE BEDDING SHALL BE A CLASS I ASTM D2321 EMBEDMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4" SIEVE AND RETAINED ON A 3/8" SIEVE. THE EMBEDMENT MATERIAL SHALL BE HAND TAMPED AND COMPACTED TO 90% OF THE MAXIMUM DENSITY OF THE EMBEDMENT MATERIAL AS DETERMINED BY THE STANDARD PROCTOR TEST IN ACCORDANCE WITH AASHTO DESIGNATION 1-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A GO-NO-GO TESTING GAUGE, AS DEFINED IN THE GREEN-TITE (TRADEMARK) PVC GRAVITY SEWER PIPE INSTALLATION GUIDE AS PUBLISHED BY J-M PIPE (OR APPROVED EQUAL) FOR TESTING DEFLECTION OF MAIN LINE SEWER PIPE, AS DIRECTED BY OCSO 1. MAXIMUM MAIN LINE SEWER DEFLECTION SHALL BE NO GREATER THAN 5%.
- BACKFILL FROM 12 IN. TO 24 IN. ABOVE THE PIPE EMBEDMENT MATERIAL SHALL BE FINE EARTH FREE FROM CINDERS AND SHALL BE MECHANICALLY COMPACTED. REMAINING BACKFILL SHALL BE FREE FROM LARGE CLODS, ROCKS, AND CINDERS.
- PLACE EMBEDMENT MATERIAL BY HAND AND HAND COMPACT UNDER AND AROUND SIDES OF PIPE. PLACE EMBEDMENT MATERIAL IN 6" LAYERS ABOVE TOP OF PIPE, AND HAND COMPACT TO A POINT 12" MINIMUM ABOVE THE TOP OF PIPE.
- THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION WHOSE DUTY SHALL BE TO INSURE THAT ALL PHASES OF CONSTRUCTION ARE IN FULL COMPLIANCE WITH OCSO NO.1 SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES, RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND N.Y.S. DEPARTMENT OF LABOR FOR OSHA SECTIONS 1910.146-PERMIT REQUIRED CONFINED SPACE ENTRY, 1926.650-EXCAVATION GENERAL PROTECTION REQUIREMENTS AND 1926.651-TRENCHING AND SHORING, STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES.
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- WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MUST BE MADE BETWEEN 12 INCH (MIN.) TO 24 INCH (MAX.)
- WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL (AS APPROVED).



PRECAST STANDARD MANHOLE SECTION

N.T.S.



SEEPAGE PIT SYSTEMS: 12' X 36'

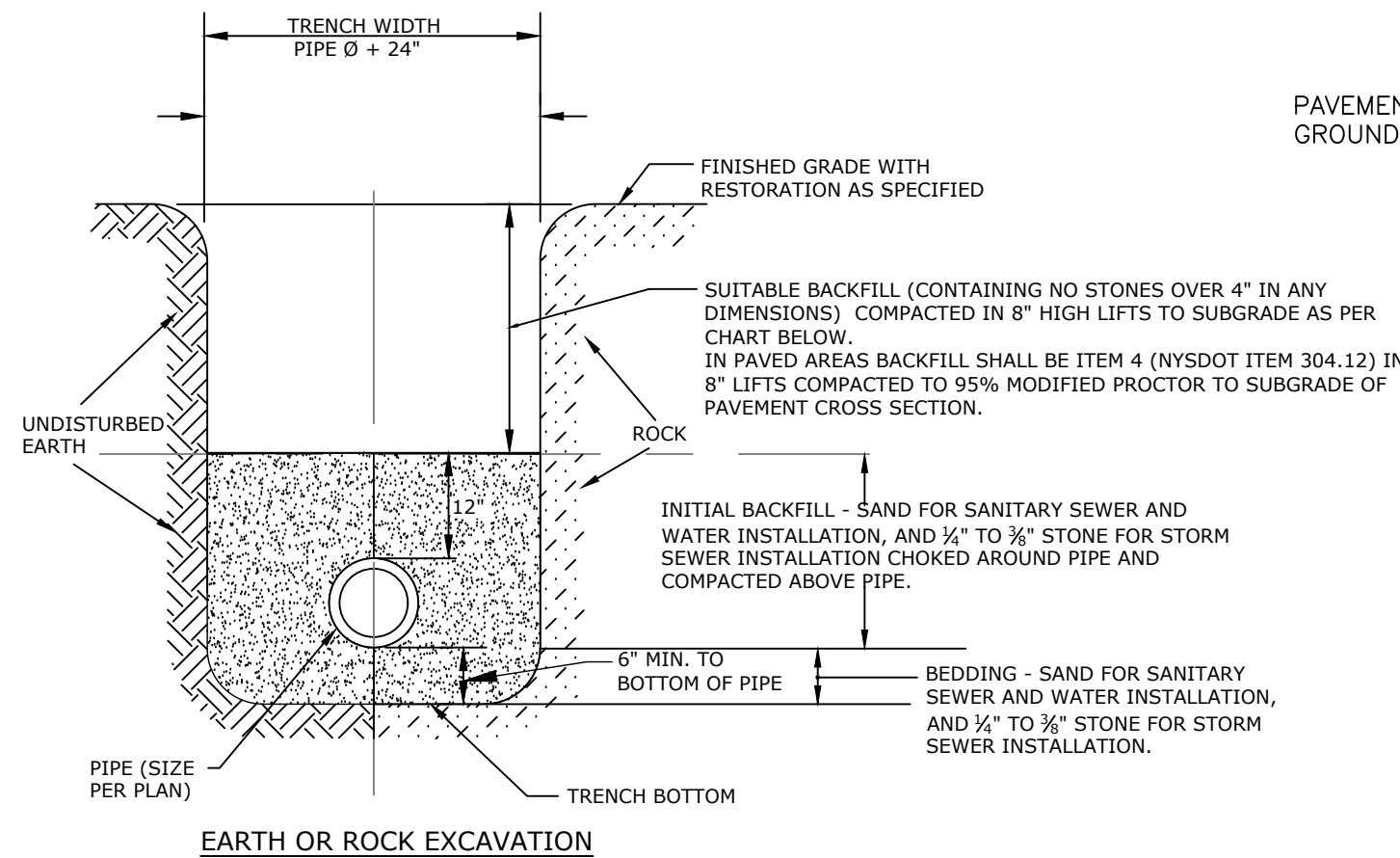
N.T.S.

NOTES:

- SET PIT IN 12'X36' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO SEEPAGE PITS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

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 TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
- IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



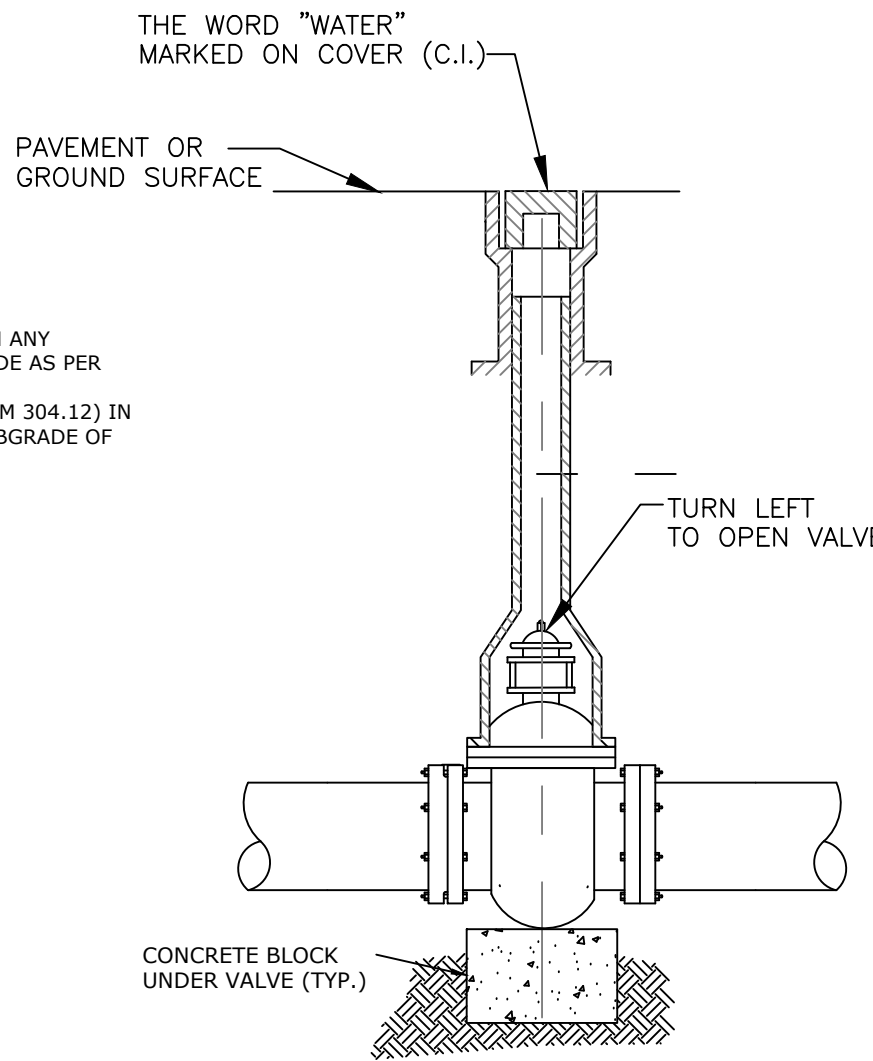
EARTH OR ROCK EXCAVATION

ACCEPTABLE BACKFILL MATERIAL & COMPACTION REQUIREMENTS				
DESCRIPTION	SOIL CLASSIFICATION			MINIMUM STANDARD PROCTOR DENSITY %
	ASTM D2321	ASTM D2487	AASHTO M43	
GRADED OR CRUSHED, CRUSHED STONE, GRAVEL	CLASS I	-	5	DUMPED
SAND, GRAVELS AND GRAVEL/SAND MIXTURES; LITTLE OR NO FINES	CLASS II	GW GP SW SP	57 6	85%
SILTY OR CLAYEY GRAVELS, GRAVEL/SAND/SILT OR GRAVEL AND CLAY MIXTURES; SILTY OR CLAYEY SANDS, SAND/CLAY OR SAND/SILT MIXTURES	CLASS III	GM GC SM SC	GRAVEL AND SAND (<10% FINES)	90%

NOTES: INORGANIC SILTS, CLAYS, AND OTHER CLASS IV MATERIAL SHALL NOT PERMITTED. IN WET AREAS USE PEA GRAVEL.

WATER MAIN TRENCH DETAIL

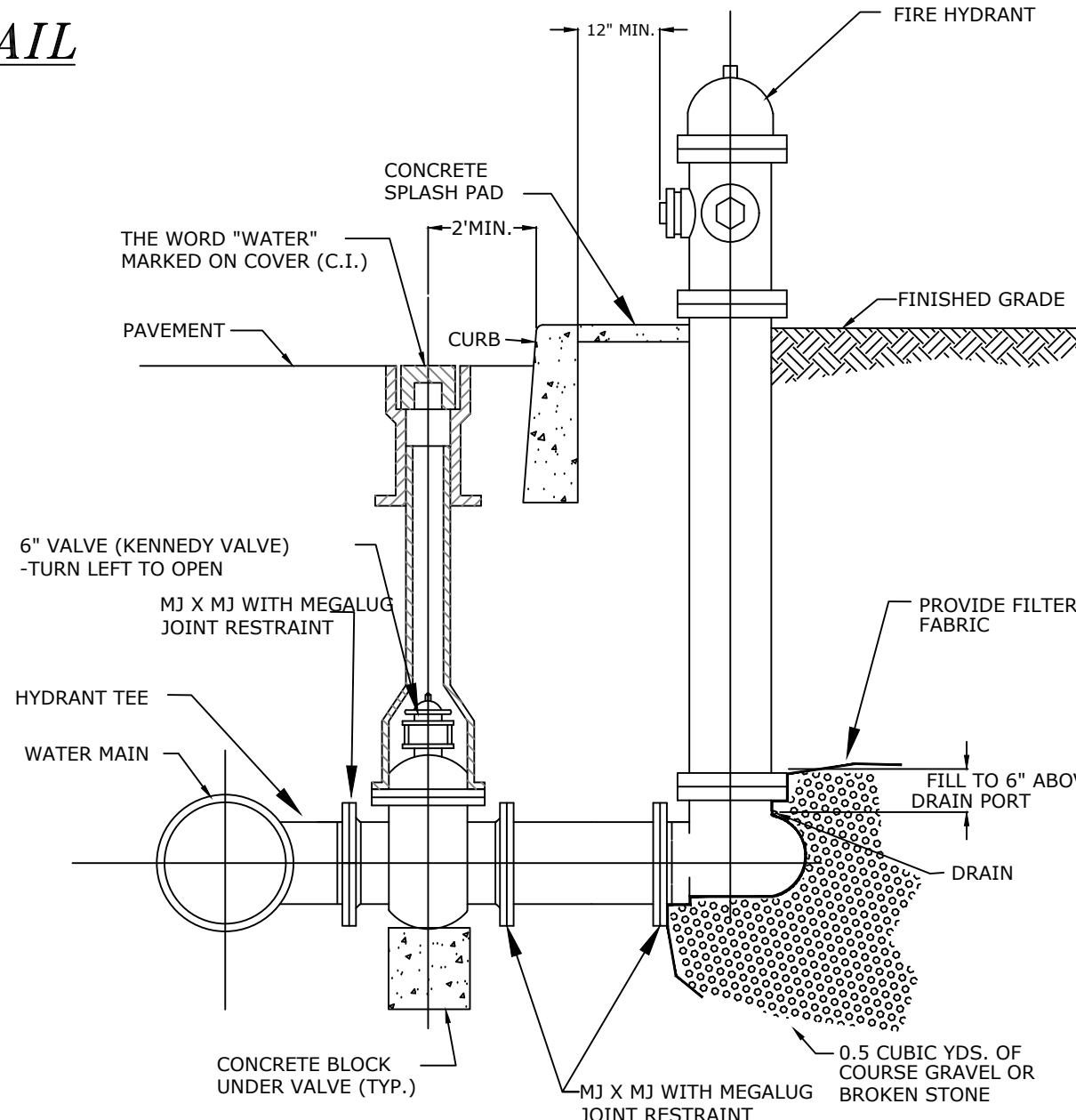
NOT TO SCALE



VALVE DETAIL

NOT TO SCALE

NOTE: MUELLER COMPANY 2360 SERIES EPOXY COATED RESILIENT WEDGE GATE VALVE OR APPROVED EQUAL



HYDRANT DETAIL

NOT TO SCALE

DATE	REVISIONS
DESIGNED PG	CHECKED PG
DRAWN PG	APPROVED PG

DETAIL SHEET 2

MAJOR SUBDIVISION

FOR

TAX LOT 6812-3-24

TARNOWSKI SUBDIVISION

HAMLET OF PEARL RIVER

TOWN OF ORANGETOWN

ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC

3512 WHITTIER COURT

MALIBU, N.J. 07430

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PAUL GDANSKI, P.E., PROFESSIONAL ENGINEER

NOV 20 2023

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