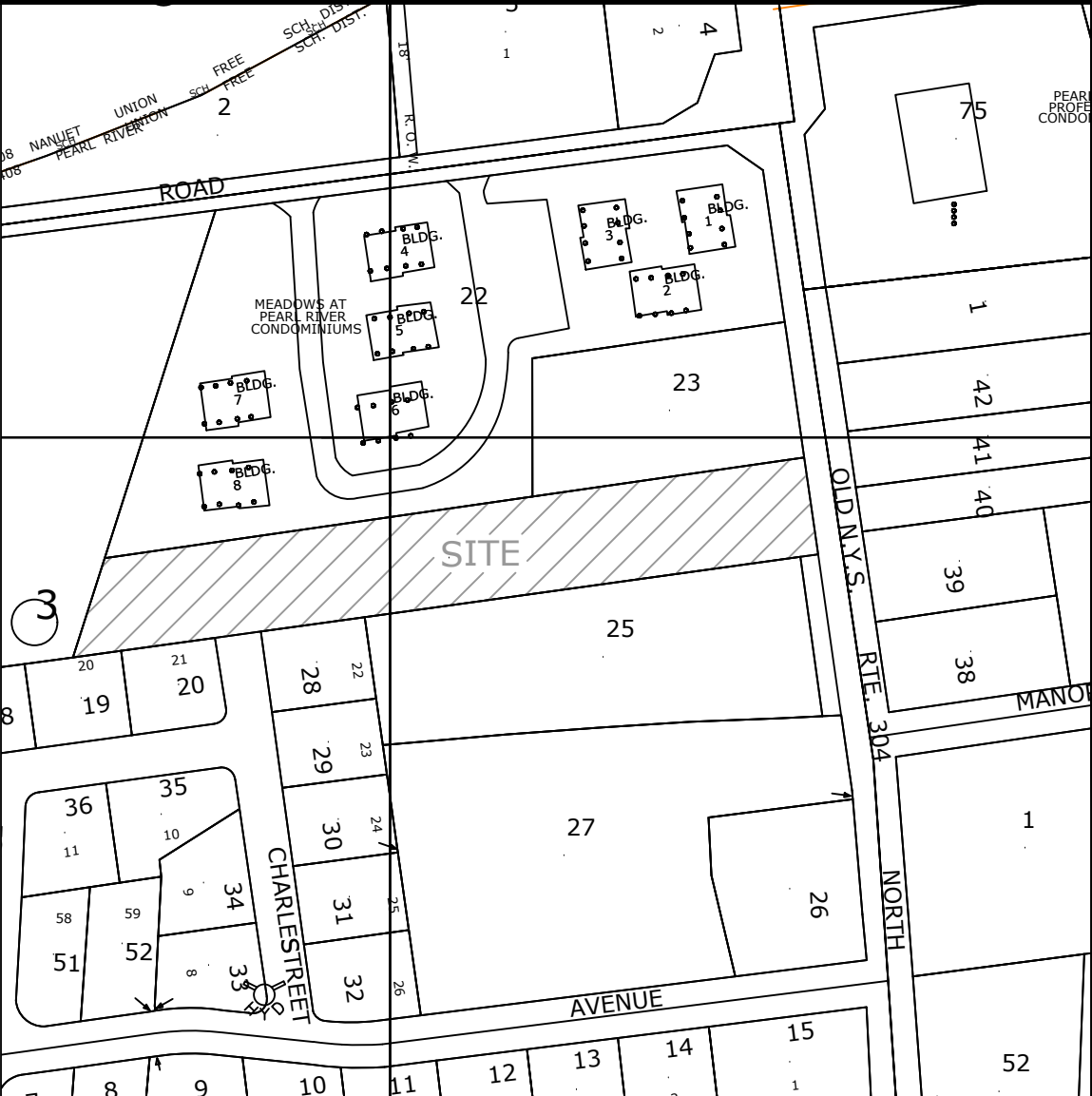
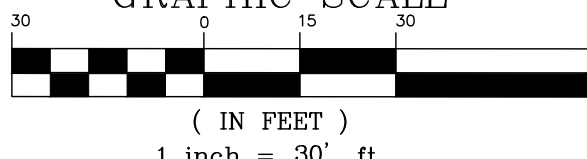


- NOTES:
 1. THIS IS A SUBDIVISION OF LOT 6812-3-24 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
 2. AREA OF PARCEL 80,311 SF = 1.84 ACRES TOTAL
 3. NUMBER OF LOTS EXISTING - 1 PROPOSED - 3 LOTS
 4. OWNER:
 - a. 285 NMR LLC
 - b. PO BOX 662
 - c. ORANGETOWN, NY 10962
 5. APPLICANT SAME
 6. ZONE: RG & MPR
 7. IRON PINS TO BE INSTALLED AT ALL LOCATIONS WITH SYMBOL:
 8. TAX LOT 6812-3-24 DENOTES TAX LOT DESIGNATION SECTION BLOCK 6 LOT 1.
 9. BENCHMARK-ORANGETOWN SEWER MANHOLE SOUTH OF DRIVEWAY AS-BUILT (342.4) 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 WIRE LYING ON LOT AFFECTED BY THE CONSTRUCTION OF THE SUBDIVISION WILL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

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



MAJOR SUBDIVISION FOR TAX LOT 68.12-3-24 TARNOWSKI SUBDIVISION HAMLET OF PEARL RIVER TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		283MID	
<i>PAUL GDANSKI P.E., PLLC</i> 3512 WHITTIER COURT MAHWAH, N.J. 07430 TEL: (917) 418-0999		DATE NOV. 20, 2023	
		SCALE 1" = 30'	
GRAPHIC SCALE 		DWG # 1 OF 7	

38. THE PLANS ARE IN FULL COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.

39. THE DIVISION OF ORANGE COUNTY INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY AND ALL CONSTRUCTION RELATING TO THE PROPOSED SANITARY MAIN EXTENSION/HOUSE CONNECTION(S).

40. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGE/TOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE OBTAINED.

41. NEW PLANS FOR SANITARY SEWERS SHALL BE REVIEWED, RECOMMENDED AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS, IF PUBLIC SEWERS ARE AVAILABLE WITHIN THE REQUIRED DISTANCE, A LETTER FROM THE DIVISION OF SEWERS IS REQUIRED INDICATING THAT A CONNECTION MAY BE MADE.

42. THE DIVISION OF SEWERS SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

43. ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 6 YEARS AND SHALL EXPIRE 6 YEARS FROM THE DATE OF RCDOH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND THE REALITY SUBVISION OF THE PROJECT. AN APPLICATION FOR AN EXTENSION OF THE RCDOH APPROVAL MUST BE SUBMITTED TO THE RCDOH PRIOR TO THE EXPIRATION OF THE RCDOH APPROVAL. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

(SHEET 1 OF 7)

OWNER: 283 NMR, LLC DATE:

APPROVED FOR FILING

CHAIRMAN, PLANNING BOARD DATE

OWNER DATE

ROCKLAND COUNTY DRAINAGE AGENCY / DATE

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



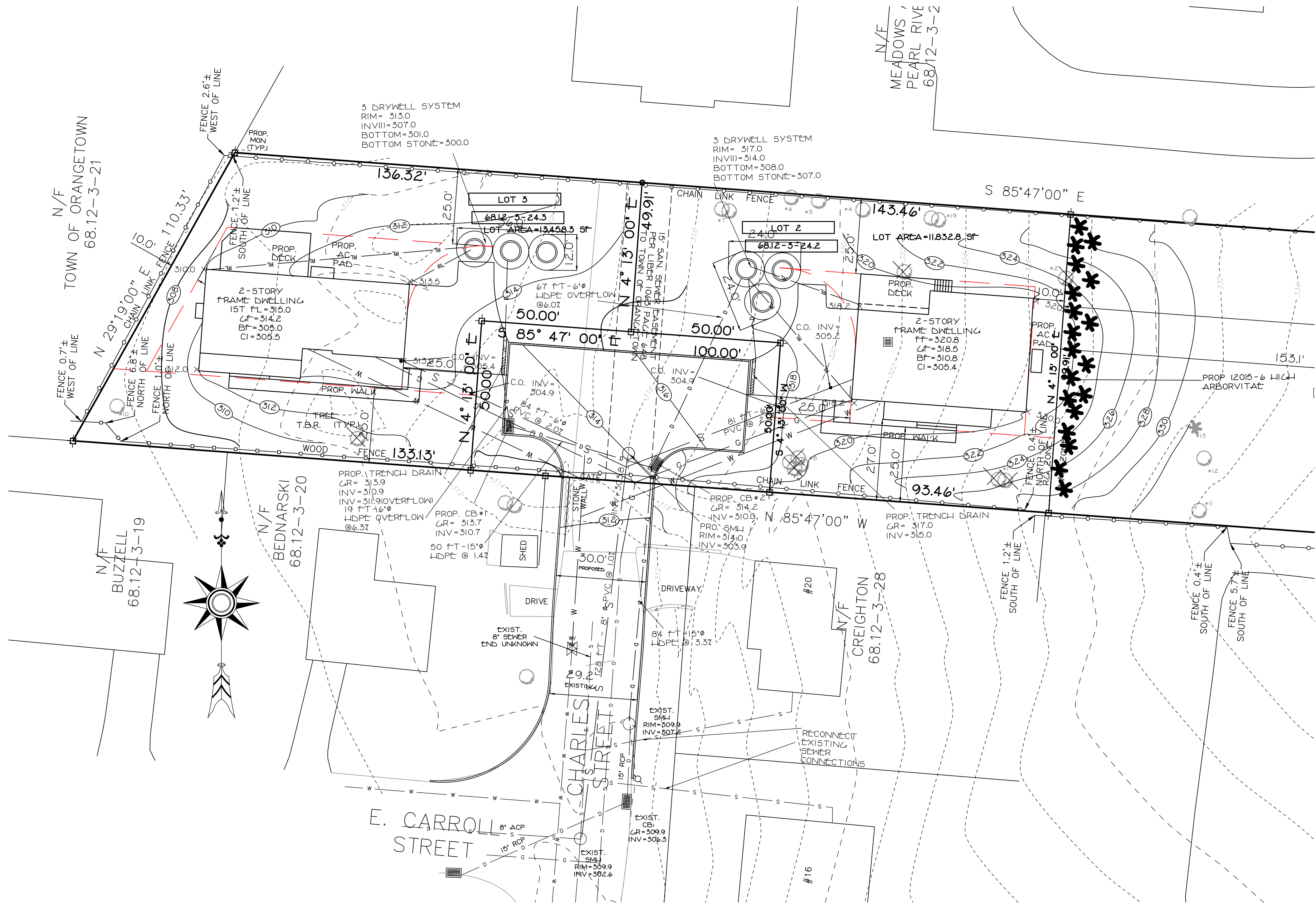
LIC. 506635
 ANTHONY R. CELESTANO, P.E.
 31 ROSHARON ROAD
 THILLIS, NY 10984
 845-429-5290

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT LEAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS. SUBSEQUENT OWNERS USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FILING OFFICE, TRANSACTION, OR FILING WITH ANY STATE OR FEDERAL AGENCY IS A VIOLATION OF FEDERAL LAWS.

PAUL G. DANIEL, PROFESSIONAL ENGINEER

PAUL G. DANIEL, PROFESSIONAL ENGINEER



- TREE LIST:
- 1 2-20" OAK
 - 2 30" MAPLE
 - 3 14" MAPLE
 - 4 14" MAPLE
 - 5 14" MAPLE
 - 6 30" MAPLE
 - 7 2-24" MAPLE
 - 8 4-12" MAPLE
 - 9 24" MAPLE
 - 10 36" MAPLE
 - 11 14" MAPLE
 - 12 12" MAPLE
 - 13 18" PINE

DATE	REVISIONS
4/21/25	REVISED
DESIGNED PG	CHECKED PG
DRAWN PG	APPROVED PG

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF 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 UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAWS.

PAUL GDANSKI
REGISTERED PROFESSIONAL ENGINEER
No. 07588
STATE OF NEW YORK
ROCKLAND COUNTY

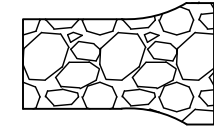
GRADING & UTILITY (PARTIAL)
MAJOR SUBDIVISION
FOR
TAX LOT 68.12-3-24
TARNOWSKI SUBDIVISION
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

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

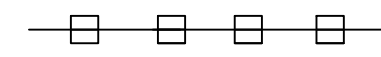
FILE # 283MID
DATE NOV. 20, 2023
SCALE 1" = 20'
SHEET 3 OF 7

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

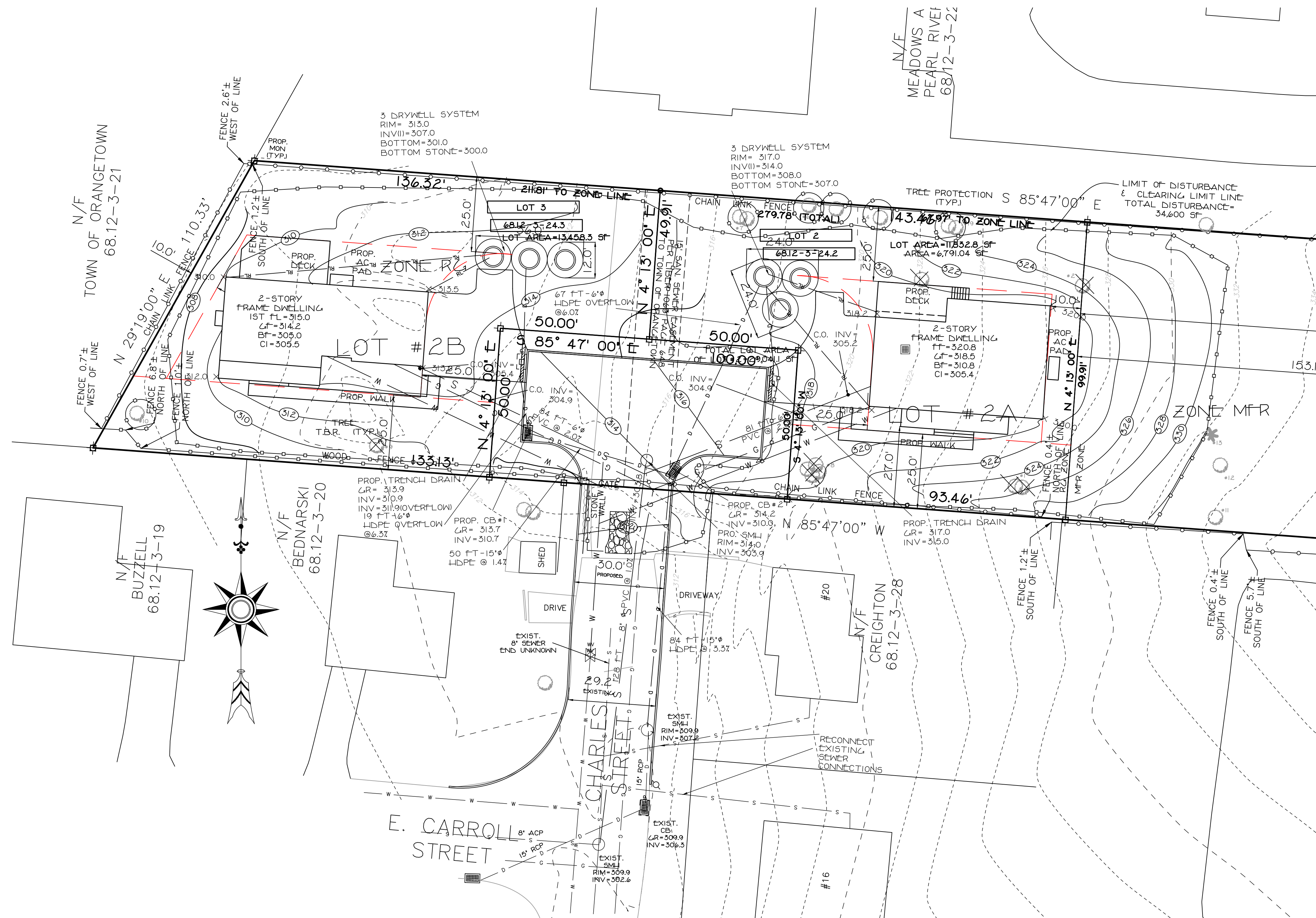
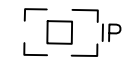
STAB. CONSTRUCTION ENTRANCE



SILT FENCE



INLET PROTECTION



DATE	REVISIONS	
4/21/25	REVISED	
DESIGNED <u>PG</u>	CHECKED <u>PG</u>	
DRAWN <u>PG</u>	APPROVED <u>PG</u>	

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

3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

83MID

NOV. 20, 2023

1' = 20'

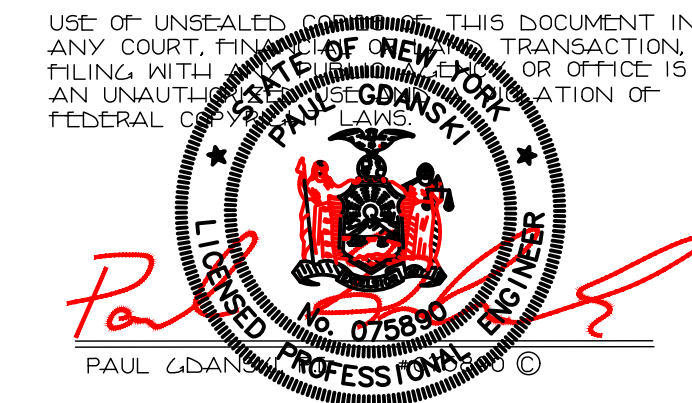
Of 7

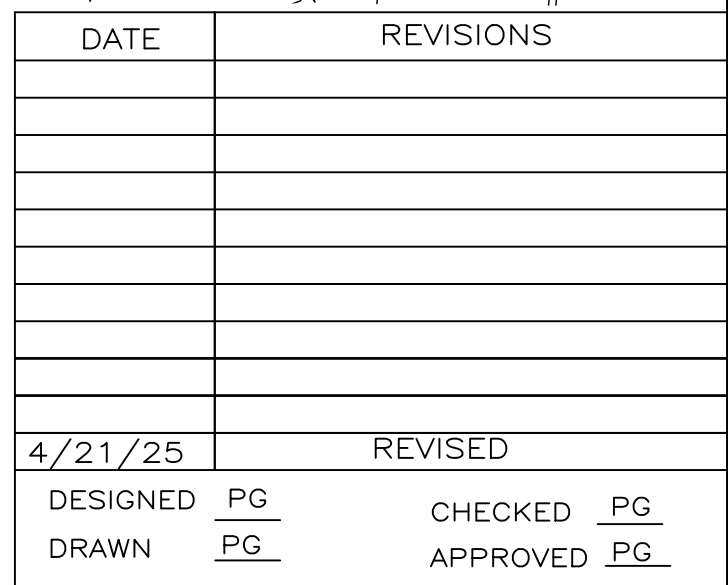
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 2407 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, MINORITY INTEREST TRANSACTION, OR FILING WITH ANY STATE OR FEDERAL AGENCY OR OFFICE IS AN UNLAWFUL VIOLATION OF THE FEDERAL GOVERNMENT'S PATENT RIGHTS.

STATE OF NEW YORK
COUNTY OF ALBANY
TOWN OF GOWANS LAKE





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
THIRLEYS, NY 10984
845-429-5290

LIC. 50636

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF 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, FOR ANY TRANSACTION, OR FILING WITH A STATE OR FEDERAL AGENCY OR OFFICE IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

Red

PAUL G. DANIEL, P.E. ©



N.T.S.

STEEL REINFORCED COPOLYMER
POLYPROPYLENE PLASTIC STEP
CONFORMS TO N.Y.S.D.O.T.

CLEAN MANHOLE WALLS.
 MORTAR JOINTS INSIDE & OUT THEN COAT
 JOINTS WITH "INFI-SHIELD" 8" SEAL WRAP
 MADE OF ETHYLENE PROPYLENE DIOMONOMER (EPDM)
 AS SUPPLIED BY INFI-SHIELD INC. OR AN
 APPROVED EQUAL (TYPICAL)
 BUTYL RUBBER (TYPICAL)
 FED. SPEC. SS-S-00210 (ESA-FSS)

PIPE TO MANHOLE SEAL TO BE "Z-LOK" GASKET
OR A.S.T.M. RUBBER GASKET SPECS. C923, CAST
INTEGRALLY IN MANHOLE WALL OR "KOR-N-SEAL"
GASKET BY N.P.C. INC. IN CORED HOLE, OR AN
IMPROVED EQUAL WITH "BOOT" CLAMPED TO PIPE
OUTSIDE OF MANHOLE AND NON-SHRINK GROUT
AROUND PIPE ON INSIDE OF MANHOLE.

— OPENING =
PIPE O.D. + 4"

BEDDING MATERIAL TO BE
3/4" CRUSHED STONE - 12" MIN. THICK

7 of 7