

PROJECT:
HEGARTY HOMES
SUBDIVISION PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK



APPLICANT:
HEGARTY HOMES, INC.
75 MICHAEL ROBERTS COURT
PEARL RIVER, NEW YORK 10965

SURVEYOR:
JAY A. GREENWELL, PLS, LLC
34 WAYNE AVENUE
SUFFERN, NEW YORK 10901
TEL: 845.357.0830

SUBDIVISION NOTES:

- THIS IS A SUBDIVISION OF TAX LOTS 70.05-1-14.1, 70.05-1-14.2 & 70.05-1-17.1 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
- RECORD OWNER: HEGARTY HOMES INC, 75 MICHAEL ROBERTS COURT, PEARL RIVER, NY 10965.
- APPLICANT: SAME AS ABOVE.
- NUMBER OF LOTS: 3 EXISTING, 14 PROPOSED (ONE LOT TO BE CONVEYED TO THE TOWN OF ORANGETOWN).
- AREA = 286,970 SF = 6.588 AC
- ZONE: R-15
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
- CONSTRUCTION PLANS ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR AND/OR HADR.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
- MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS: \otimes)
- WATER SUPPLY: VEOLIA WATER NEW YORK.
- DATUM: NAVD 88.
- NEW TAX LOT NUMBERS SHOWN THUS: []
- THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPT. SPECIFICATIONS. (SEE APPROVED "GRADING, DRAINAGE, SOIL EROSION & UTILITY PLAN" ON FILE WITH THE TOWN OF ORANGETOWN).
- ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE ORANGETOWN DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY SANITARY SEWER WORK BEING PERFORMED.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS.
- ALL LANDSCAPING SHOWN ON THE SUBDIVISION PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS 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 THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. CERTIFICATES OF COMPLIANCE MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF ORANGETOWN. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
- 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 PRESERVE AND PROTECT EXISTING TREES ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
 - D RIP LINE OF THE TREE CANOPY.
- ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MIN. SLOPE OF 2%.
- HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MIN. SEPARATION OF 10 FEET.
- THE CONTRACTOR'S 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 BOARD APPROVAL, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S) AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S), 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 (i.e. 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.
- THE PLANNING BOARD SHALL RETAIN CONTROL OVER LIGHTING, LANDSCAPING, SIGNS & REFUSE CONTROL.
- ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO THE SIGNING OF THE SUBDIVISION PLAT.
- ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDH) APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE 5 YEARS FROM THE DATE OF THE RCDH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDH 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.
- A NOTE SHALL BE ADDED TO THE PLANS STATING THAT THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY WORK BEING DONE ON OR NEAR ANY OF THE PROPOSED SANITARY SEWER IMPROVEMENTS AND OR THE PROPOSED SANITARY HOUSE CONNECTIONS.
- THE TOTAL AREA OF DISTURBANCE FOR THIS PROJECT IS 5.87 ACRES.

NET LOT AREA CALCULATION:

LOT #6:
GROSS AREA = 17,205 SF
AREA WITHIN EASEMENT = 3,777 SF
NET AREA = 17,205 SF - (3,777 SF) = 15,316 SF

LOT #7:
GROSS AREA = 16,966 SF
AREA WITHIN EASEMENT = 341 SF
NET AREA = 16,966 SF - (341 SF) = 16,796 SF

LOT #8:
GROSS AREA = 15,177 SF

LOT #9:
GROSS AREA = 20,442 SF

LOT #10:
GROSS AREA = 15,160 SF

LOT #11:
GROSS AREA = 14,627 SF
AREA WITHIN WIDENING = 1,260 SF
NET AREA = 14,627 SF + (1/2)(1,260 SF) = 15,257 SF

LOT #12:
GROSS AREA = 14,805 SF
AREA WITHIN WIDENING = 2,055 SF
NET AREA = 14,805 SF + (1/2)(2,055 SF) = 15,832 SF

LOT #13:
GROSS AREA = 15,794 SF
AREA WITHIN WIDENING = 1,431 SF
NET AREA = 15,794 SF + (1/2)(1,431 SF) = 16,509 SF

NET LOT AREA CALCULATION:

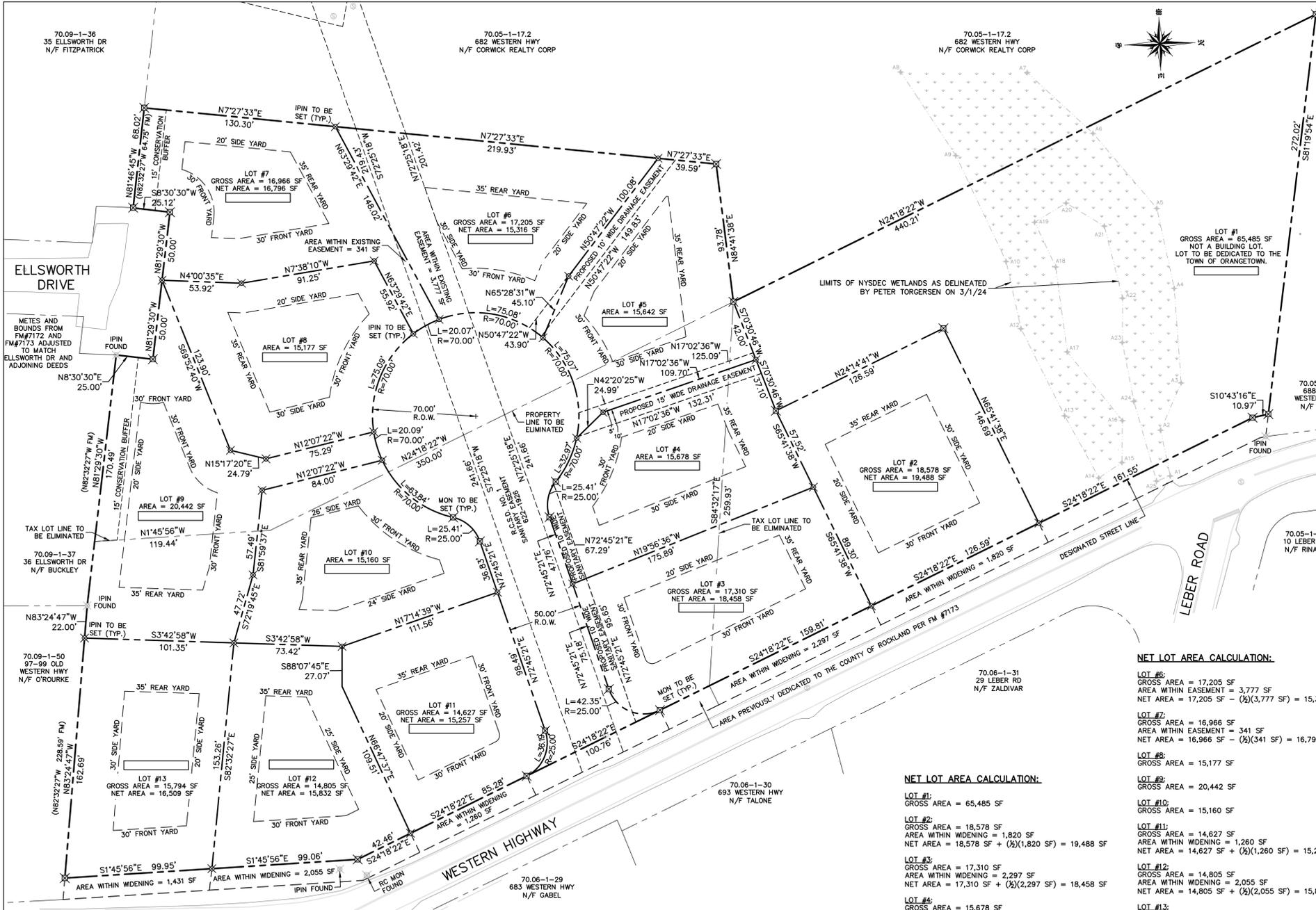
LOT #1:
GROSS AREA = 65,485 SF

LOT #2:
GROSS AREA = 18,578 SF
AREA WITHIN WIDENING = 1,820 SF
NET AREA = 18,578 SF + (1/2)(1,820 SF) = 19,488 SF

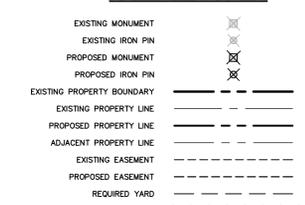
LOT #3:
GROSS AREA = 17,310 SF
AREA WITHIN WIDENING = 2,297 SF
NET AREA = 17,310 SF + (1/2)(2,297 SF) = 18,458 SF

LOT #4:
GROSS AREA = 15,678 SF

LOT #5:
GROSS AREA = 15,642 SF



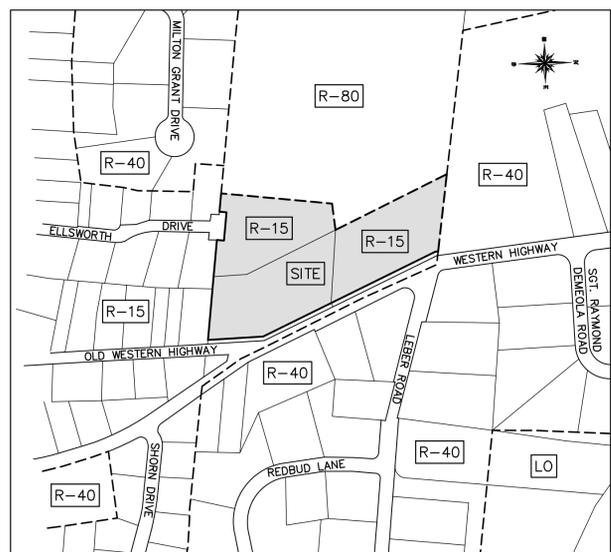
SURVEY LEGEND



REFERENCES:
1. MAP ENTITLED "SUBDIVISION PLAT FOR ELLSWORTH ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 7172.
2. MAP ENTITLED "SUBDIVISION PLAT FOR HUDSON VALLEY ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 7173.

DISTRICTS:
SCHOOL: PEARL RIV UFSD 392408
FIRE: BLAUVELT FD000
WATER: BLAUVELT W1001
LIBRARY: BLAUVELT LB002
AMBULANCE: SO ORANGETOWN AM001
SEWER: TOWN OF ORANGETOWN

APPROVAL-ROCKLAND COUNTY DRAINAGE AGENCY	OWNERS APPROVAL FOR FILING:
CHAIRMAN _____ DATE _____	OWNER _____ DATE _____
HEALTH DEPARTMENT APPROVAL	ORANGETOWN PLANNING BOARD APPROVAL:
THIS IS TO CERTIFY THAT THE "HEGARTY HOMES SUBDIVISION PLAN" 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 THERETO APPROVED BY THE DEPARTMENT.	
SENIOR HEALTH ENGINEER _____ P.E. _____ DATE _____	



VICINITY MAP
SCALE: 1" = 300'

BULK REGULATIONS - R-15 - SINGLE FAMILY DETACHED RESIDENCES									
REQUIRED	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM STREET FRONTAGE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	TOTAL SIDE YARDS	MINIMUM REAR YARD	MAXIMUM BUILDING HEIGHT	MAXIMUM F.A.R.
REQUIRED	15,000 SF	100 FT	75 FT	30 FT	20 FT	50 FT	35 FT	1 FT / 1 FT	0.20
PROVIDED LOT #1	65,485 SF								
PROVIDED LOT #2	19,488 SF	126.6 FT	126.6 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #3	18,458 SF	184.4 FT	277.3 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #4	15,678 SF	116.4 FT	106.1 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #5	15,642 SF	102.8 FT	75.1 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #6	15,316 SF	101.6 FT	75.1 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #7	16,796 SF	147.6 FT	95.2 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #8	15,177 SF	114.7 FT	75.1 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #9	20,442 SF	208.4 FT	95.1 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #10	15,160 SF	127.9 FT	126.1 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #11	15,257 SF	124.7 FT	220.0 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #12	15,832 SF	122.8 FT	141.5 FT	30'	20'	50'	35'	<1' / FT	< 0.20
PROVIDED LOT #13	16,509 SF	100.4 FT	100.0 FT	30'	20'	50'	35'	<1' / FT	< 0.20

NOTE 1: THE DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE REQUIRED SETBACK.
NOTE 2: MEASURED AT THE PART OF THE BUILDING NEAREST THE STREET ALONG A LINE PARALLEL TO THE FRONT LOT LINE IF STRAIGHT, OR PARALLEL TO A LINE CONNECTING THE END POINTS OF THE FRONT LOT LINE.

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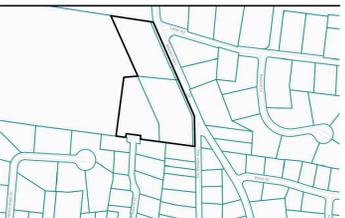
PROJECT:
HEGARTY HOMES
SUBDIVISION PLAN

SCALE: 1" = 40'
0 40' 80'

SHEET TITLE:
SUBDIVISION PLAT

DRAWN BY: MR/AG CHECKED BY: JAG
DATE: 4.30.25 PROJECT NO: 2510
SHEET NUMBER:

PROJECT:
**HEGARTY HOMES
SUBDIVISION PLAN**
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK



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SURVEYOR:
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34 WAYNE AVENUE
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TEL: 845.357.0830

REV	DESCRIPTION	BY	DATE
2	PLANNING BOARD RESUBMISSION	MR	8.12.25
1	PER DRAINAGE REVIEW	MR	6.30.25
	INITIAL SUBMISSION	MR	4.30.25

SEAL:

STUART STROW
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 66876

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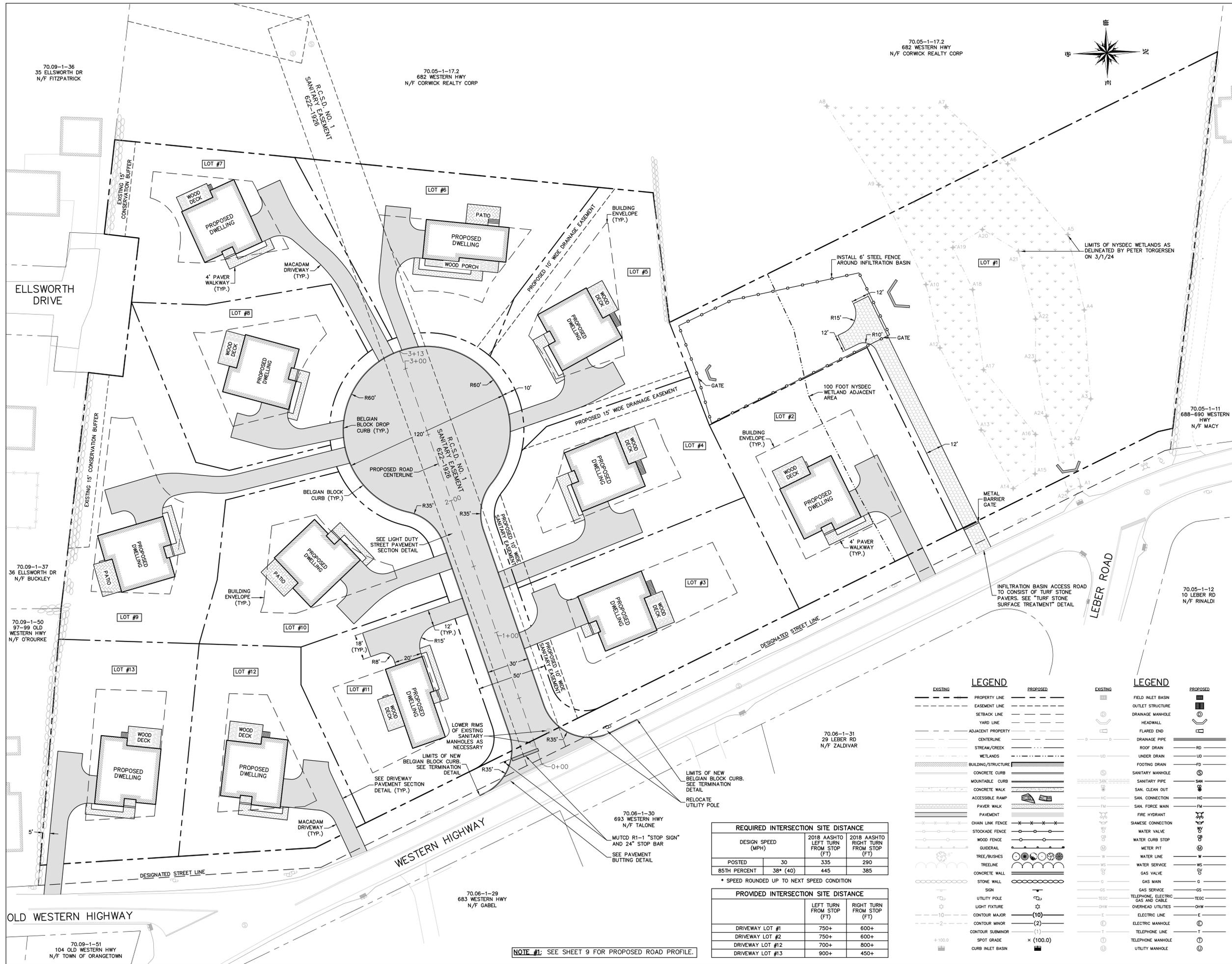
PROJECT:
**HEGARTY HOMES
SUBDIVISION PLAN**

SCALE: 1" = 30'

SHEET TITLE:
**PLANIMETRIC SITE
LAYOUT PLAN**

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510

SHEET NUMBER:
3



REQUIRED INTERSECTION SITE DISTANCE

DESIGN SPEED (MPH)	2018 AASHTO LEFT TURN FROM STOP (FT)	2018 AASHTO RIGHT TURN FROM STOP (FT)
POSTED 30	335	290
85TH PERCENT 38* (40)	445	385

* SPEED ROUNDED UP TO NEXT SPEED CONDITION

PROVIDED INTERSECTION SITE DISTANCE

DRIVEWAY LOT #	LEFT TURN FROM STOP (FT)	RIGHT TURN FROM STOP (FT)
DRIVEWAY LOT #1	750+	600+
DRIVEWAY LOT #2	750+	600+
DRIVEWAY LOT #12	700+	800+
DRIVEWAY LOT #13	900+	450+

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE	FIELD INLET BASIN	FIELD INLET BASIN
EASEMENT LINE	EASEMENT LINE	OUTLET STRUCTURE	OUTLET STRUCTURE
SETBACK LINE	SETBACK LINE	DRAINAGE MANHOLE	DRAINAGE MANHOLE
YARD LINE	YARD LINE	HEADWALL	HEADWALL
ADJACENT PROPERTY CENTERLINE	ADJACENT PROPERTY CENTERLINE	FLARED END	FLARED END
STREAM/CREEK CENTERLINE	STREAM/CREEK CENTERLINE	DRAINAGE PIPE	DRAINAGE PIPE
WETLANDS	WETLANDS	ROOF DRAIN	ROOF DRAIN
BUILDING/STRUCTURE	BUILDING/STRUCTURE	UNDER DRAIN	UNDER DRAIN
CONCRETE CURB	CONCRETE CURB	FOOTING DRAIN	FOOTING DRAIN
MOUNTABLE CURB	MOUNTABLE CURB	SANITARY MANHOLE	SANITARY MANHOLE
CONCRETE WALK	CONCRETE WALK	SAN. CLEAN OUT	SAN. CLEAN OUT
ACCESSIBLE RAMP	ACCESSIBLE RAMP	SAN. CONNECTION	SAN. CONNECTION
PAVER WALK	PAVER WALK	SAN. FORCE MAIN	SAN. FORCE MAIN
PAVEMENT	PAVEMENT	FIRE HYDRANT	FIRE HYDRANT
CHAIN LINK FENCE	CHAIN LINK FENCE	SIAMSESE CONNECTION	SIAMSESE CONNECTION
STOCKADE FENCE	STOCKADE FENCE	WATER VALVE	WATER VALVE
WOOD FENCE	WOOD FENCE	WATER CURB STOP	WATER CURB STOP
GUIDERAIL	GUIDERAIL	METER PIT	METER PIT
TREE/BUSHES	TREE/BUSHES	WATER LINE	WATER LINE
TREELINE	TREELINE	WATER SERVICE	WATER SERVICE
CONCRETE WALL	CONCRETE WALL	GAS VALVE	GAS VALVE
STONE WALL	STONE WALL	GAS MAIN	GAS MAIN
SIGN	SIGN	GAS SERVICE	GAS SERVICE
UTILITY POLE	UTILITY POLE	TELEPHONE, ELECTRIC GAS AND CABLE	TELEPHONE, ELECTRIC GAS AND CABLE
LIGHT FIXTURE	LIGHT FIXTURE	OVERHEAD UTILITIES	OVERHEAD UTILITIES
CONTOUR MAJOR	CONTOUR MAJOR	ELECTRIC LINE	ELECTRIC LINE
CONTOUR MINOR	CONTOUR MINOR	ELECTRIC MANHOLE	ELECTRIC MANHOLE
CONTOUR SUBMINOR	CONTOUR SUBMINOR	TELEPHONE LINE	TELEPHONE LINE
SPOT GRADE	SPOT GRADE	TELEPHONE MANHOLE	TELEPHONE MANHOLE
CURB INLET BASIN	CURB INLET BASIN	UTILITY MANHOLE	UTILITY MANHOLE

NOTE #1: SEE SHEET 9 FOR PROPOSED ROAD PROFILE.

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SEAL:

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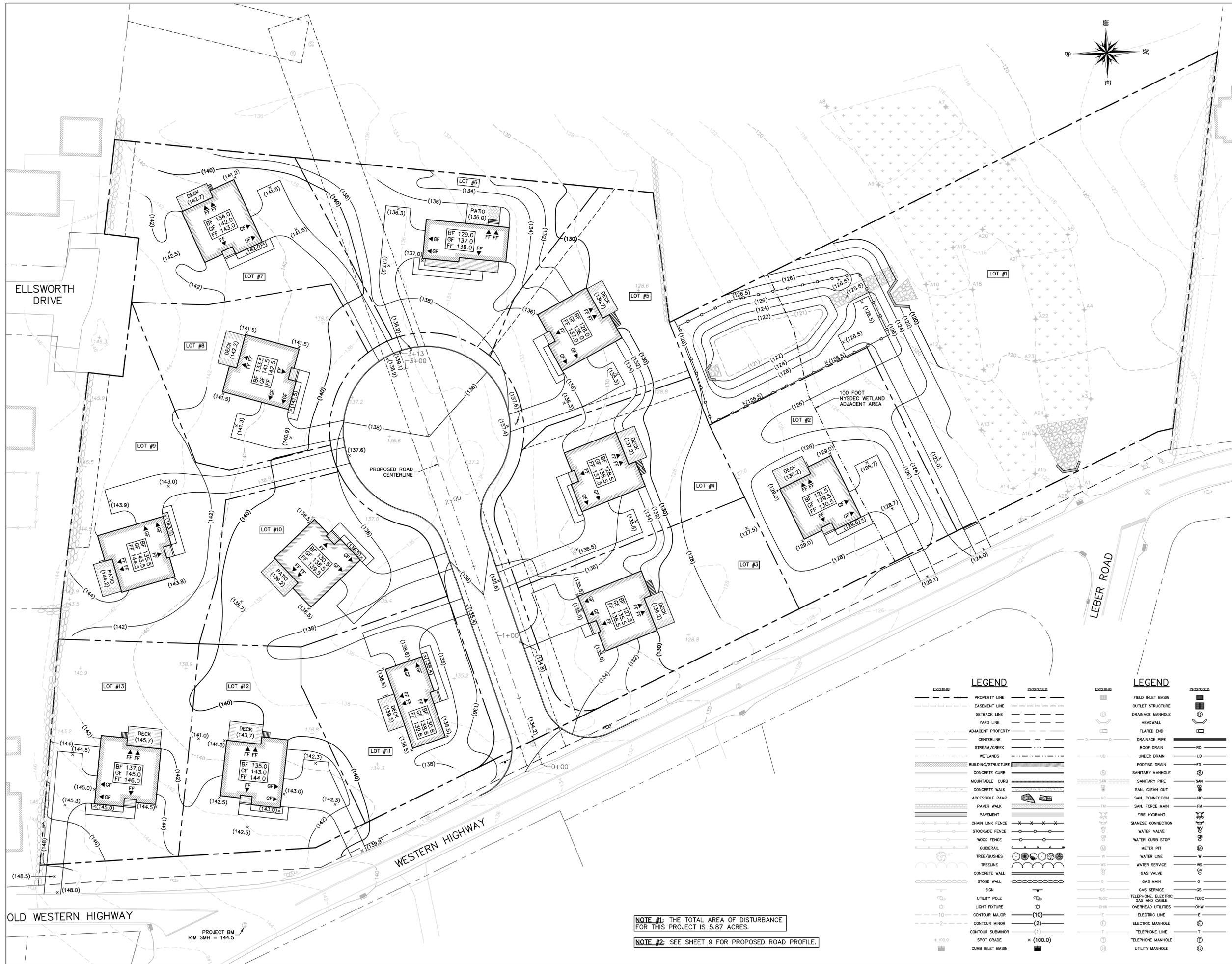
PROJECT:
HEGARTY HOMES
SUBDIVISION PLAN

SCALE: 1" = 30'
0 30' 60'

SHEET TITLE:
GRADING PLAN

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510

SHEET NUMBER:
4



EXISTING		PROPOSED	
	PROPERTY LINE		FIELD INLET BASIN
	EASEMENT LINE		OUTLET STRUCTURE
	SETBACK LINE		DRAINAGE MANHOLE
	YARD LINE		HEADWALL
	ADJACENT PROPERTY		FLARED END
	CENTERLINE		DRAINAGE PIPE
	STREAM/CREEK		ROOF DRAIN
	WETLANDS		UNDER DRAIN
	BUILDING/STRUCTURE		FOOTING DRAIN
	CONCRETE CURB		SANITARY MANHOLE
	MOUNTABLE CURB		SANITARY PIPE
	CONCRETE WALK		SAN. CLEAN OUT
	ACCESSIBLE RAMP		SAN. CONNECTION
	PAVER WALK		SAN. FORCE MAIN
	PAVEMENT		FIRE HYDRANT
	CHAIN LINK FENCE		SIAMESE CONNECTION
	STOCKADE FENCE		WATER VALVE
	WOOD FENCE		WATER CURB STOP
	GUIDERAIL		METER PIT
	TREE/BUSHES LINE		WATER LINE
	TREELINE		WATER SERVICE
	CONCRETE WALL		GAS VALVE
	STONE WALL		GAS MAN
	SIGN		GAS SERVICE
	UTILITY POLE		TELEPHONE, ELECTRIC GAS AND CABLE
	LIGHT FIXTURE		OVERHEAD UTILITIES
	CONTOUR MAJOR (10)		ELECTRIC LINE
	CONTOUR MINOR (2)		ELECTRIC MANHOLE
	CONTOUR SUBMINOR (1)		TELEPHONE LINE
	SPOT GRADE x (100.0)		TELEPHONE MANHOLE
	CURB INLET BASIN		UTILITY MANHOLE

NOTE #1: THE TOTAL AREA OF DISTURBANCE FOR THIS PROJECT IS 5.87 ACRES.
NOTE #2: SEE SHEET 9 FOR PROPOSED ROAD PROFILE.

OLD WESTERN HIGHWAY

PROJECT BM
RIM SMH = 144.5

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SCALE: 1" = 30'
0 30' 60'

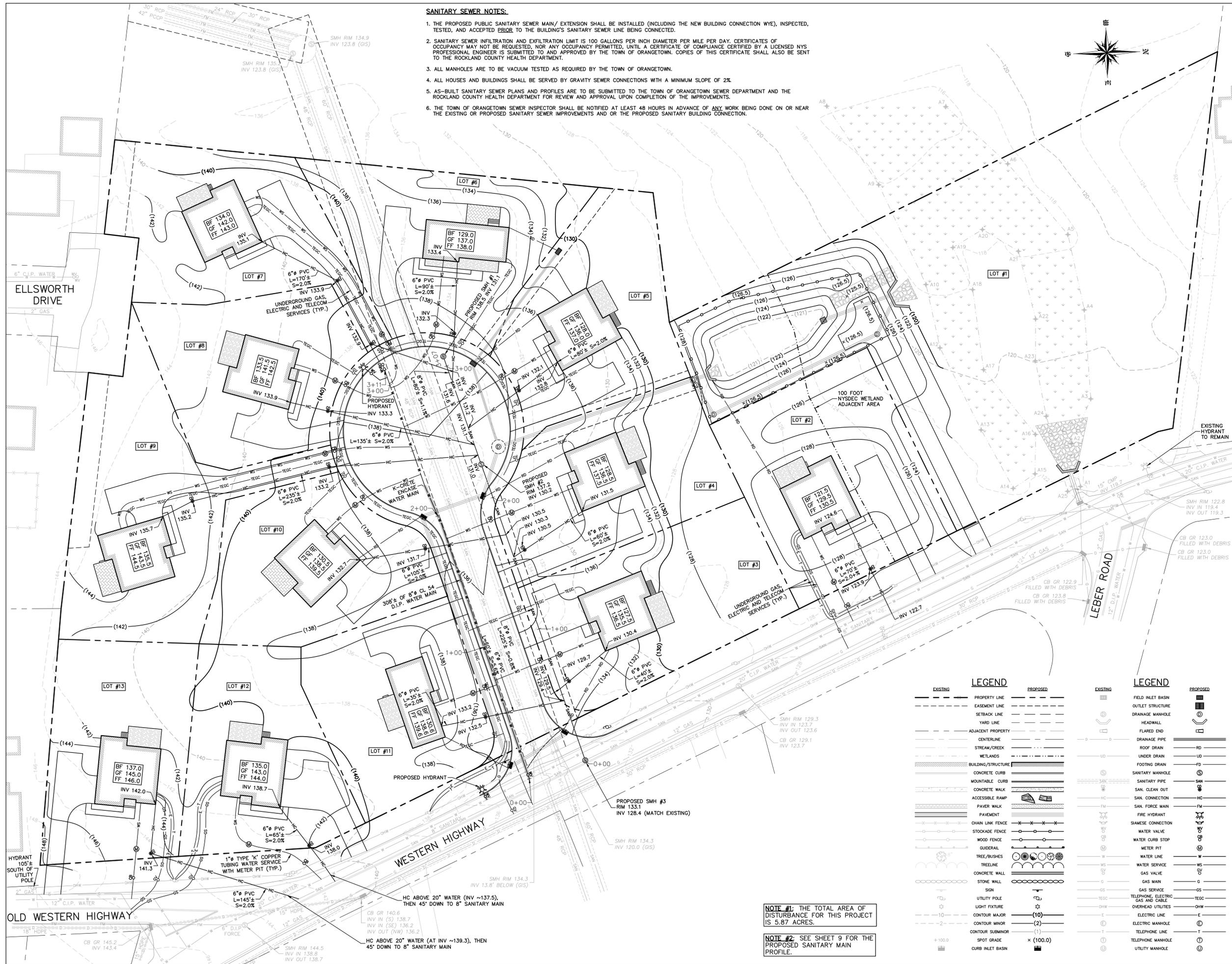
SHEET TITLE:
UTILITIES PLAN

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510

SHEET NUMBER:
5

SANITARY SEWER NOTES:

1. THE PROPOSED PUBLIC SANITARY SEWER MAIN/ EXTENSION SHALL BE INSTALLED (INCLUDING THE NEW BUILDING CONNECTION WYE), INSPECTED, TESTED, AND ACCEPTED PRIOR TO THE BUILDING'S SANITARY SEWER LINE BEING CONNECTED.
2. SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER IS SUBMITTED TO AND APPROVED BY THE TOWN OF ORANGETOWN. COPIES OF THIS CERTIFICATE SHALL ALSO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT.
3. ALL MANHOLES ARE TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF ORANGETOWN.
4. ALL HOUSES AND BUILDINGS SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2%.
5. AS-BUILT SANITARY SEWER PLANS AND PROFILES ARE TO BE SUBMITTED TO THE TOWN OF ORANGETOWN SEWER DEPARTMENT AND THE ROCKLAND COUNTY HEALTH DEPARTMENT FOR REVIEW AND APPROVAL UPON COMPLETION OF THE IMPROVEMENTS.
6. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY WORK BEING DONE ON OR NEAR THE EXISTING OR PROPOSED SANITARY SEWER IMPROVEMENTS AND OR THE PROPOSED SANITARY BUILDING CONNECTION.



EXISTING	PROPOSED	EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE	FIELD INLET BASIN	FIELD INLET BASIN
EASEMENT LINE	EASEMENT LINE	OUTLET STRUCTURE	OUTLET STRUCTURE
SETBACK LINE	SETBACK LINE	DRAINAGE MANHOLE	DRAINAGE MANHOLE
YARD LINE	YARD LINE	HEADWALL	HEADWALL
ADJACENT PROPERTY	ADJACENT PROPERTY	FLARED END	FLARED END
CENTERLINE	CENTERLINE	DRAINAGE PIPE	DRAINAGE PIPE
STREAM/CREEK	STREAM/CREEK	ROOF DRAIN	ROOF DRAIN
WETLANDS	WETLANDS	UNDER DRAIN	UNDER DRAIN
BUILDING/STRUCTURE	BUILDING/STRUCTURE	FOOTING DRAIN	FOOTING DRAIN
CONCRETE CURB	CONCRETE CURB	SANITARY MANHOLE	SANITARY MANHOLE
MOUNTABLE CURB	MOUNTABLE CURB	SANITARY PIPE	SANITARY PIPE
CONCRETE WALK	CONCRETE WALK	SAN. CLEAN OUT	SAN. CLEAN OUT
ACCESSIBLE RAMP	ACCESSIBLE RAMP	SAN. CONNECTION	SAN. CONNECTION
PAVER WALK	PAVER WALK	SAN. FORCE MAIN	SAN. FORCE MAIN
PAVEMENT	PAVEMENT	FIRE HYDRANT	FIRE HYDRANT
CHAIN LINK FENCE	CHAIN LINK FENCE	SIAMSESE CONNECTION	SIAMSESE CONNECTION
STOCKADE FENCE	STOCKADE FENCE	WATER VALVE	WATER VALVE
WOOD FENCE	WOOD FENCE	WATER CURB STOP	WATER CURB STOP
GUIDERAIL	GUIDERAIL	METER PIT	METER PIT
TREE/BUSHES	TREE/BUSHES	WATER LINE	WATER LINE
TREELINE	TREELINE	WATER SERVICE	WATER SERVICE
CONCRETE WALL	CONCRETE WALL	GAS VALVE	GAS VALVE
STONE WALL	STONE WALL	GAS MAIN	GAS MAIN
SIGN	SIGN	GAS SERVICE	GAS SERVICE
UTILITY POLE	UTILITY POLE	TELEPHONE, ELECTRIC	TELEPHONE, ELECTRIC
LIGHT FIXTURE	LIGHT FIXTURE	GAS AND CABLE	GAS AND CABLE
CONTOUR MAJOR	CONTOUR MAJOR	OVERHEAD UTILITIES	OVERHEAD UTILITIES
CONTOUR MINOR	CONTOUR MINOR	ELECTRIC LINE	ELECTRIC LINE
CONTOUR SUBMINOR	CONTOUR SUBMINOR	ELECTRIC MANHOLE	ELECTRIC MANHOLE
SPOT GRADE	SPOT GRADE	TELEPHONE LINE	TELEPHONE LINE
CURB INLET BASIN	CURB INLET BASIN	TELEPHONE MANHOLE	TELEPHONE MANHOLE
		UTILITY MANHOLE	UTILITY MANHOLE

NOTE #1: THE TOTAL AREA OF DISTURBANCE FOR THIS PROJECT IS 5.87 ACRES.
NOTE #2: SEE SHEET 9 FOR THE PROPOSED SANITARY MAIN PROFILE.

PROJECT:
**HEGARTY HOMES
SUBDIVISION PLAN**
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK



APPLICANT:
HEGARTY HOMES, INC.
75 MICHAEL ROBERTS COURT
PEARL RIVER, NEW YORK 10965

SURVEYOR:
JAY A. GREENWELL, PLS, LLC
34 WAYNE AVENUE
SUFFERN, NEW YORK 10901
TEL: 845.357.0830

REV	DESCRIPTION	BY	DATE
2	PLANNING BOARD RESUBMISSION	MR	8.12.25
1	PER DRAINAGE REVIEW	MR	6.30.25
	INITIAL SUBMISSION	MR	4.30.25

SEAL:

STUART STROW
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 66876

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION
OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

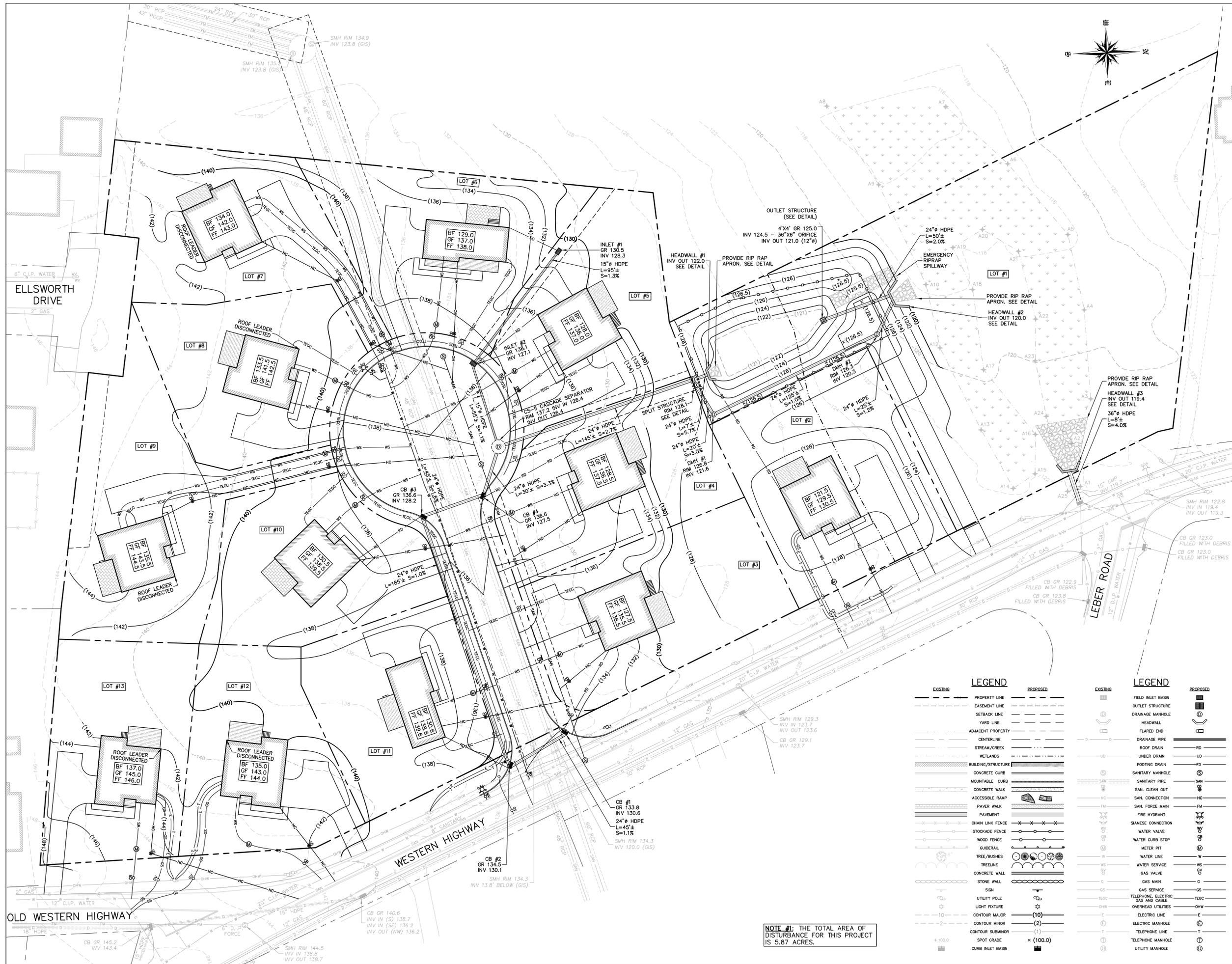
PROJECT:
**HEGARTY HOMES
SUBDIVISION PLAN**

SCALE: 1" = 30'
0 30' 60'

SHEET TITLE:
**STORMWATER
MANAGEMENT PLAN**

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510

SHEET NUMBER:



EXISTING		PROPOSED	
(Symbol)	PROPERTY LINE	(Symbol)	FIELD INLET BASIN
(Symbol)	EASEMENT LINE	(Symbol)	OUTLET STRUCTURE
(Symbol)	SETBACK LINE	(Symbol)	DRAINAGE MANHOLE
(Symbol)	YARD LINE	(Symbol)	HEADWALL
(Symbol)	ADJACENT PROPERTY	(Symbol)	FLARED END
(Symbol)	CENTERLINE	(Symbol)	DRAINAGE PIPE
(Symbol)	STREAM/CREEK	(Symbol)	ROOF DRAIN
(Symbol)	WETLANDS	(Symbol)	UNDER DRAIN
(Symbol)	BUILDING/STRUCTURE	(Symbol)	FOOTING DRAIN
(Symbol)	CONCRETE CURB	(Symbol)	SANITARY MANHOLE
(Symbol)	MOUNTABLE CURB	(Symbol)	SANITARY PIPE
(Symbol)	CONCRETE WALK	(Symbol)	SAN. CLEAN OUT
(Symbol)	ACCESSIBLE RAMP	(Symbol)	SAN. CONNECTION
(Symbol)	PAVER WALK	(Symbol)	SAN. FORCE MAIN
(Symbol)	PAVEMENT	(Symbol)	FIRE HYDRANT
(Symbol)	CHAIN LINK FENCE	(Symbol)	SIAMASE CONNECTION
(Symbol)	STOCKADE FENCE	(Symbol)	WATER VALVE
(Symbol)	WOOD FENCE	(Symbol)	WATER CURB STOP
(Symbol)	GUIDERAIL	(Symbol)	METER PIT
(Symbol)	TREE/BUSHES	(Symbol)	WATER LINE
(Symbol)	TREELINE	(Symbol)	WATER SERVICE
(Symbol)	CONCRETE WALL	(Symbol)	GAS VALVE
(Symbol)	STONE WALL	(Symbol)	GAS MAIN
(Symbol)	SIGN	(Symbol)	GAS SERVICE
(Symbol)	UTILITY POLE	(Symbol)	TELEPHONE, ELECTRIC GAS AND CABLE
(Symbol)	LIGHT FIXTURE	(Symbol)	OVERHEAD UTILITIES
(Symbol)	CONTOUR MAJOR	(Symbol)	ELECTRIC LINE
(Symbol)	CONTOUR MINOR	(Symbol)	ELECTRIC MANHOLE
(Symbol)	CONTOUR SUBMINOR	(Symbol)	TELEPHONE MANHOLE
(Symbol)	SPOT GRADE	(Symbol)	UTILITY MANHOLE
(Symbol)	CURB INLET BASIN	(Symbol)	

NOTE #1: THE TOTAL AREA OF
DISTURBANCE FOR THIS PROJECT
IS 5.87 ACRES.

PROJECT:
HEGARTY HOMES
SUBDIVISION PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK



APPLICANT:
HEGARTY HOMES, INC.
75 MICHAEL ROBERTS COURT
PEARL RIVER, NEW YORK 10965

SURVEYOR:
JAY A. GREENWELL, PLS, LLC
34 WAYNE AVENUE
SUFFERN, NEW YORK 10901
TEL: 845.357.0830

REV	DESCRIPTION	BY	DATE
2	PLANNING BOARD RESUBMISSION	MR	8.12.25
1	PER DRAINAGE REVIEW	MR	6.30.25
	INITIAL SUBMISSION	MR	4.30.25

SEAL:

STUART STROW
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 66876

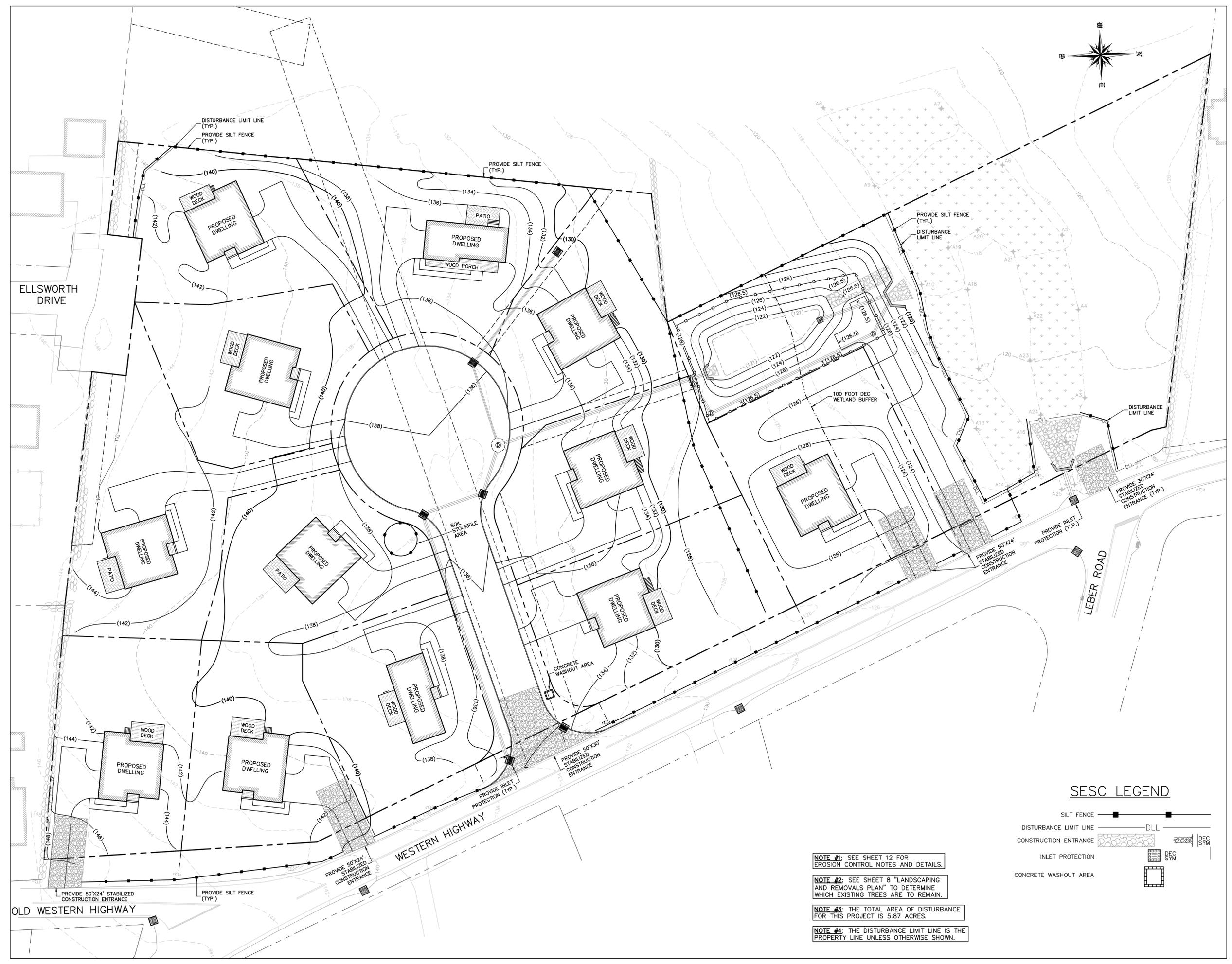
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PROJECT:
HEGARTY HOMES
SUBDIVISION PLAN

SCALE: 1" = 30'

SHEET TITLE:
EROSION & SEDIMENT
CONTROL PLAN

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510
SHEET NUMBER:



SESC LEGEND

- SILT FENCE
- DISTURBANCE LIMIT LINE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT AREA
- DEC SYM
- DEC SYM

NOTE #1: SEE SHEET 12 FOR EROSION CONTROL NOTES AND DETAILS.

NOTE #2: SEE SHEET 8 "LANDSCAPING AND REMOVALS PLAN" TO DETERMINE WHICH EXISTING TREES ARE TO REMAIN.

NOTE #3: THE TOTAL AREA OF DISTURBANCE FOR THIS PROJECT IS 5.87 ACRES.

NOTE #4: THE DISTURBANCE LIMIT LINE IS THE PROPERTY LINE UNLESS OTHERWISE SHOWN.

OLD WESTERN HIGHWAY

WESTERN HIGHWAY

LEBER ROAD

ELLSWORTH DRIVE

PROJECT:
**HEGARTY HOMES
SUBDIVISION PLAN**
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK



APPLICANT:
HEGARTY HOMES, INC.
75 MICHAEL ROBERTS COURT
PEARL RIVER, NEW YORK 10965

SURVEYOR:
JAY A. GREENWELL, PLS, LLC
34 WAYNE AVENUE
SUFFERN, NEW YORK 10901
TEL: 845.357.0830

REV	DESCRIPTION	BY	DATE
2	PLANNING BOARD RESUBMISSION	MR	8.12.25
1	PER DRAINAGE REVIEW	MR	6.30.25
	INITIAL SUBMISSION	MR	4.30.25

SEAL:

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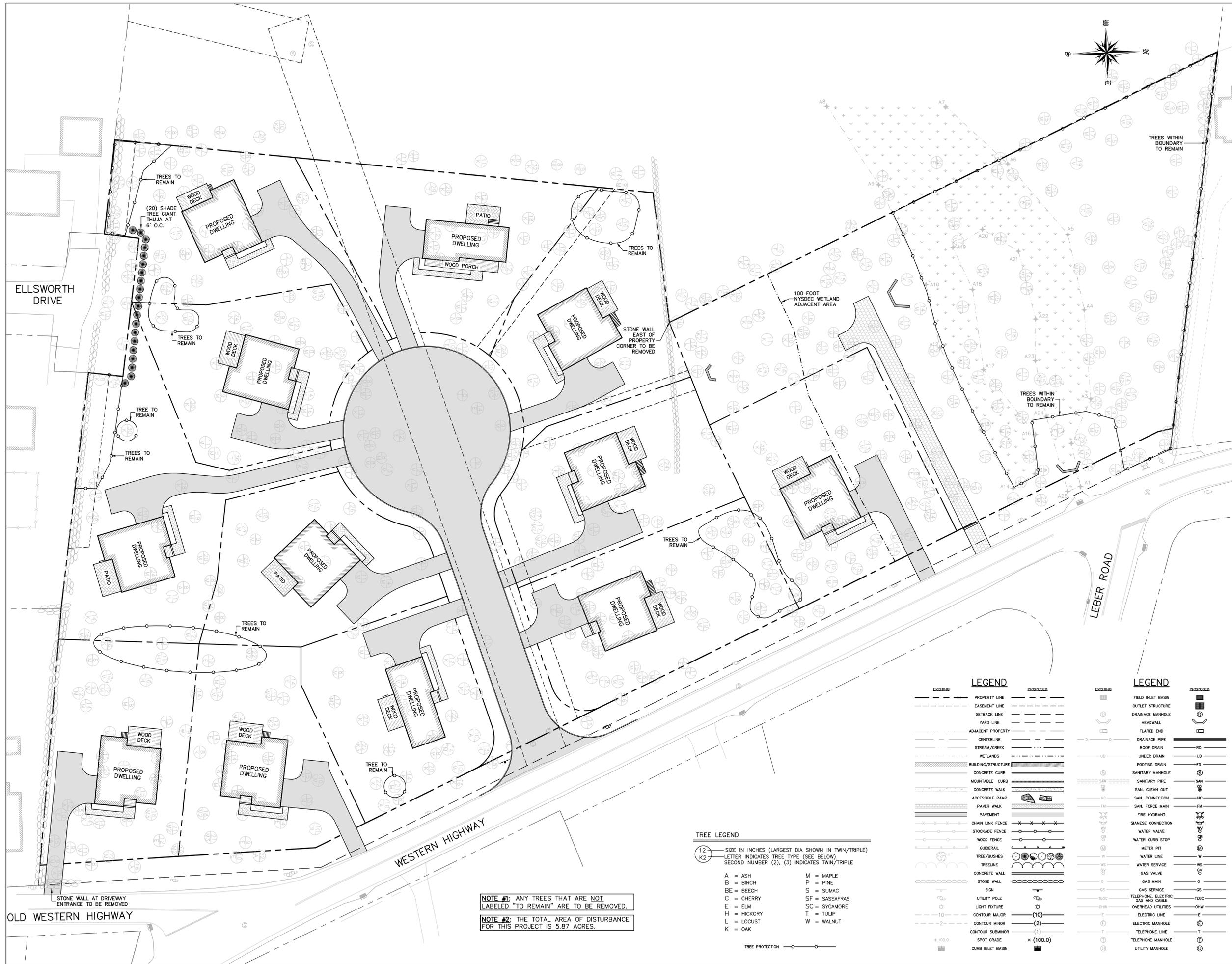
PROJECT:
**HEGARTY HOMES
SUBDIVISION PLAN**

SCALE: 1" = 30'
0 30' 60'

SHEET TITLE:
**LANDSCAPING AND
REMOVALS PLAN**

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510

SHEET NUMBER:



EXISTING	PROPOSED	EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE	FIELD INLET BASIN	FIELD INLET BASIN
EASEMENT LINE	EASEMENT LINE	OUTLET STRUCTURE	OUTLET STRUCTURE
SETBACK LINE	SETBACK LINE	DRAINAGE MANHOLE	DRAINAGE MANHOLE
YARD LINE	YARD LINE	HEADWALL	HEADWALL
ADJACENT PROPERTY	ADJACENT PROPERTY	FLARED END	FLARED END
CENTERLINE	CENTERLINE	DRAINAGE PIPE	DRAINAGE PIPE
STREAM/CREEK	STREAM/CREEK	ROOF DRAIN	ROOF DRAIN
WETLANDS	WETLANDS	UNDER DRAIN	UNDER DRAIN
BUILDING/STRUCTURE	BUILDING/STRUCTURE	FOOTING DRAIN	FOOTING DRAIN
CONCRETE CURB	CONCRETE CURB	SANITARY MANHOLE	SANITARY MANHOLE
MOUNTABLE CURB	MOUNTABLE CURB	SANITARY PIPE	SANITARY PIPE
CONCRETE WALK	CONCRETE WALK	SAN. CLEAN OUT	SAN. CLEAN OUT
ACCESSIBLE RAMP	ACCESSIBLE RAMP	SAN. CONNECTION	SAN. CONNECTION
PAVER WALK	PAVER WALK	SAN. FORCE MAIN	SAN. FORCE MAIN
PAVEMENT	PAVEMENT	FIRE HYDRANT	FIRE HYDRANT
CHAIN LINK FENCE	CHAIN LINK FENCE	SIAMSESE CONNECTION	SIAMSESE CONNECTION
STOCKADE FENCE	STOCKADE FENCE	WATER VALVE	WATER VALVE
WOOD FENCE	WOOD FENCE	WATER CURB STOP	WATER CURB STOP
GUIDERAIL	GUIDERAIL	METER PIT	METER PIT
TREE/BUSHES	TREE/BUSHES	WATER LINE	WATER LINE
TREELINE	TREELINE	WATER SERVICE	WATER SERVICE
CONCRETE WALL	CONCRETE WALL	GAS VALVE	GAS VALVE
STONE WALL	STONE WALL	GAS MAIN	GAS MAIN
SIGN	SIGN	GAS SERVICE	GAS SERVICE
UTILITY POLE	UTILITY POLE	TELEPHONE, ELECTRIC	TELEPHONE, ELECTRIC
LIGHT FIXTURE	LIGHT FIXTURE	GAS AND CABLE	GAS AND CABLE
CONTOUR MAJOR	CONTOUR MAJOR	OVERHEAD UTILITIES	OVERHEAD UTILITIES
CONTOUR MINOR	CONTOUR MINOR	ELECTRIC LINE	ELECTRIC LINE
CONTOUR SUBMINOR	CONTOUR SUBMINOR	ELECTRIC MANHOLE	ELECTRIC MANHOLE
SPOT GRADE	SPOT GRADE	TELEPHONE LINE	TELEPHONE LINE
CURB INLET BASIN	CURB INLET BASIN	TELEPHONE MANHOLE	TELEPHONE MANHOLE
		UTILITY MANHOLE	UTILITY MANHOLE

TREE LEGEND

SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)	LETTER INDICATES TREE TYPE (SEE BELOW)	SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE
12	A = ASH	M = MAPLE
K2	B = BIRCH	P = PINE
	BE = BEECH	S = SUMAC
	C = CHERRY	SF = SASSAFRAS
	E = ELM	SC = SYCAMORE
	H = HICKORY	T = TULIP
	L = LOCUST	W = WALNUT
	K = OAK	

NOTE #1: ANY TREES THAT ARE NOT LABELED "TO REMAIN" ARE TO BE REMOVED.

NOTE #2: THE TOTAL AREA OF DISTURBANCE FOR THIS PROJECT IS 5.87 ACRES.

OLD WESTERN HIGHWAY

ELLSWORTH DRIVE

LEBER ROAD

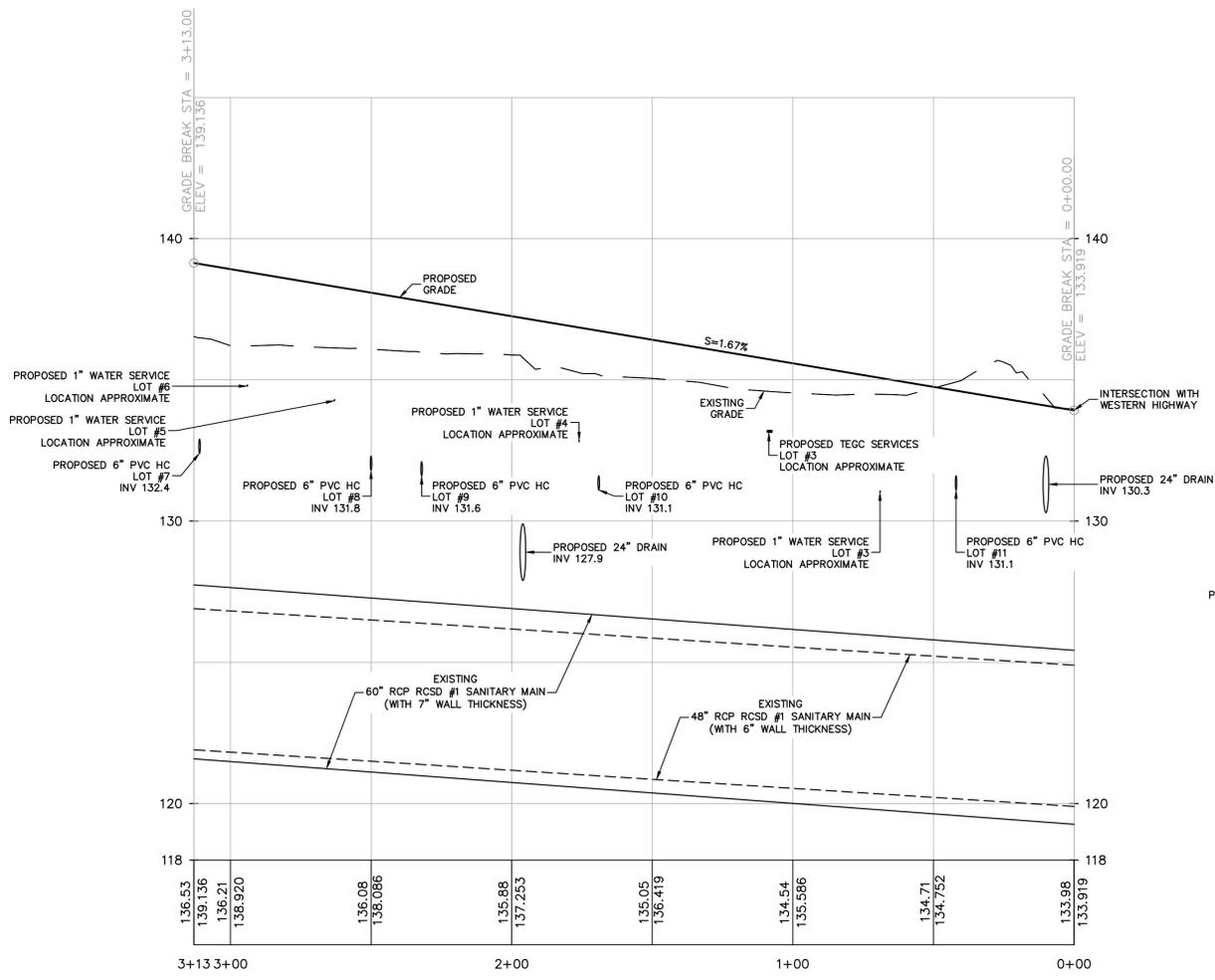
WESTERN HIGHWAY



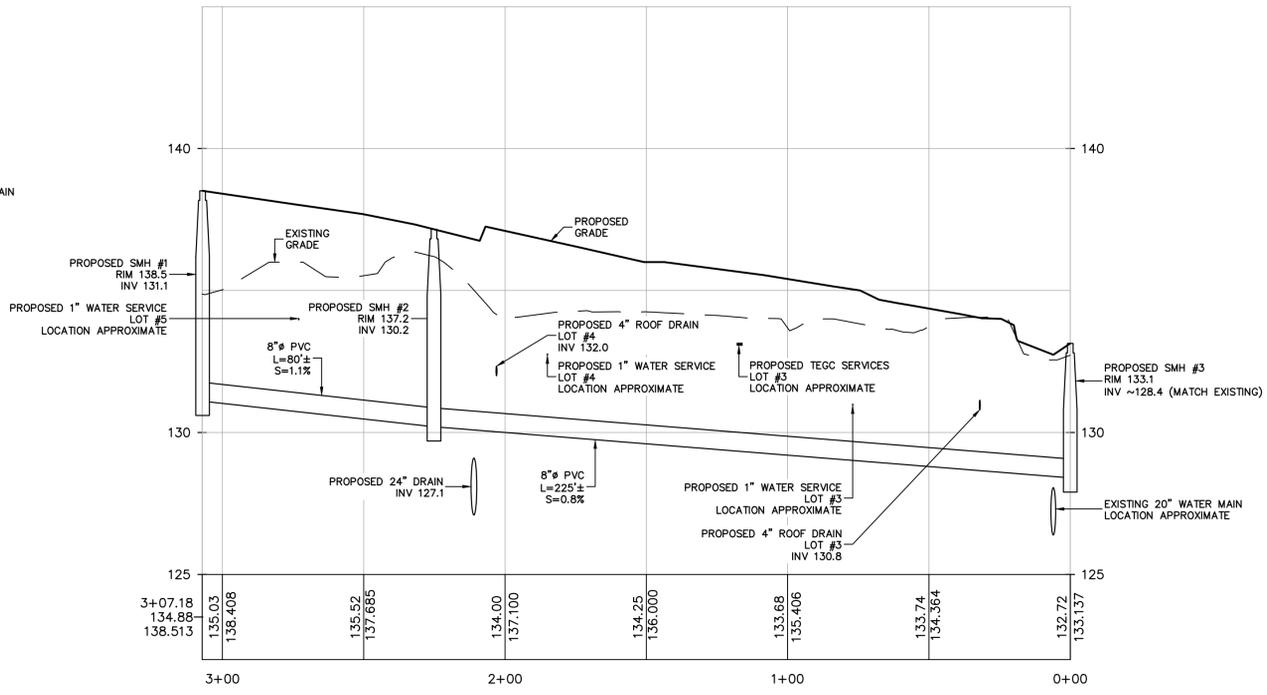
PROJECT LOCATION

APPLICANT:
HEGARTY HOMES, INC.
75 MICHAEL ROBERTS COURT
PEARL RIVER, NEW YORK 10965

SURVEYOR:
JAY A. GREENWELL, PLS, LLC
34 WAYNE AVENUE
SUFFERN, NEW YORK 10901
TEL: 845.357.0830



PROFILE
ROAD PROFILE
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



PROFILE
PROPOSED SANITARY MAIN
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'

REV	DESCRIPTION	BY	DATE
2	PLANNING BOARD RESUBMISSION	MR	8.12.25
1	PER DRAINAGE REVIEW	MR	6.30.25
	INITIAL SUBMISSION	MR	4.30.25

SEAL:

STUART STROW
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 66876

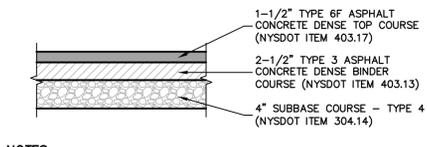
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OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

PROJECT:
**HEGARTY HOMES
SUBDIVISION PLAN**

SCALE: AS SHOWN

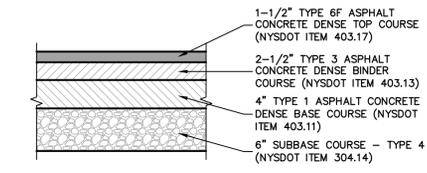
SHEET TITLE:
**ROAD & UTILITY
PROFILES**

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510
SHEET NUMBER:



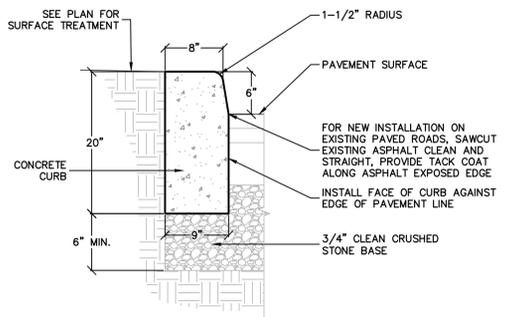
NOTES:
1. ALL LIFT DIMENSIONS ARE COMPACTED THICKNESS.
2. NO DEVIATION FROM THIS SPECIFICATION SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE MUNICIPAL ENGINEER.

DRIVEWAY PAVEMENT SECTION
N.T.S.



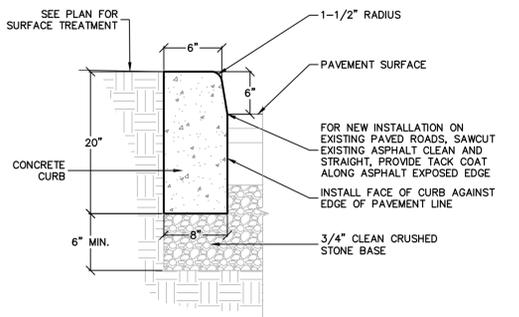
NOTES:
1. ALL LIFT DIMENSIONS ARE COMPACTED THICKNESS.
2. NO DEVIATION FROM THIS SPECIFICATION SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE MUNICIPAL ENGINEER.

LIGHT DUTY STREET PAVEMENT SECTION
N.T.S.



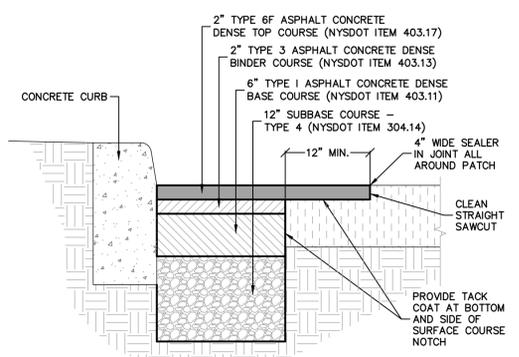
NOTE:
1. NO WORK IS PERMITTED ON COUNTY ROADS WITHOUT AN APPROVED ROCKLAND COUNTY HIGHWAY DEPARTMENT PERMIT. ALL WORK SHALL CONFORM TO NYS STANDARD SPECIFICATIONS CONSTRUCTION AND MATERIALS, AS AMENDED.
2. CONCRETE CURB SHALL BE 4,500 PSI AT 28 DAYS, AIR-ENTRAINED FULL DEPTH TRANSVERSE EXPANSION JOINS SHALL BE PROVIDED AT 10 FOOT INTERVALS WITH PRE-MOLDED BITUMINOUS EXPANSION JOINT FILLER, RECESSED 1/4\"/>

R.C.H.D. CURB DETAIL
N.T.S.



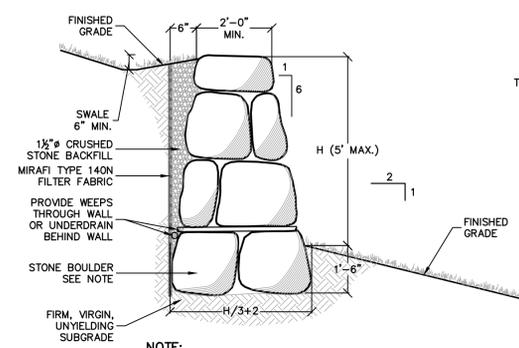
NOTE:
1. CONCRETE CURB SHALL BE 4,500 PSI AT 28 DAYS, AIR-ENTRAINED FULL DEPTH TRANSVERSE EXPANSION JOINS SHALL BE PROVIDED AT 10 FOOT INTERVALS WITH PRE-MOLDED BITUMINOUS EXPANSION JOINT FILLER, RECESSED 1/4\"/>

MUNICIPAL CURB DETAIL
N.T.S.



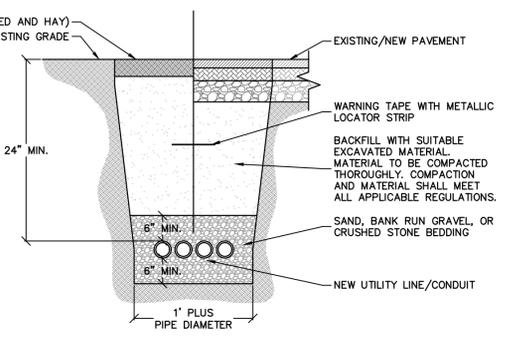
NOTES:
1. NO WORK IS PERMITTED ON COUNTY ROADS WITHOUT AN APPROVED ROCKLAND COUNTY HIGHWAY DEPARTMENT PERMIT. ALL WORK SHALL CONFORM TO NYS STANDARD SPECIFICATIONS CONSTRUCTION AND MATERIALS, AS AMENDED.
2. ALL LIFT DIMENSIONS ARE COMPACTED THICKNESS.
3. NO DEVIATION FROM THIS SPECIFICATION SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.

R.C.H.D. CURB/PAVEMENT WIDENING SECTION
N.T.S.

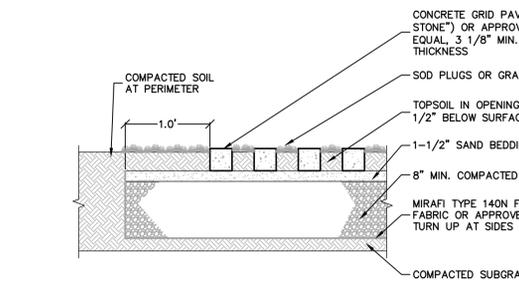


NOTE:
STONES SHALL BE ANGULAR SHAPED BROWNSTONE 100LBS± MIN. HAND PLACED WITH FLATS FACING IN TO RETAINING SOIL. CHINK WITH SMALLER STONES OR MORTAR JOINTS

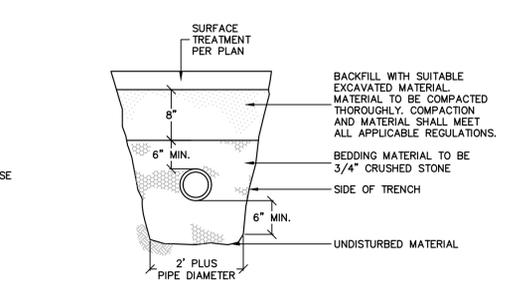
TYPICAL STONE WALL CROSS SECTION
N.T.S.



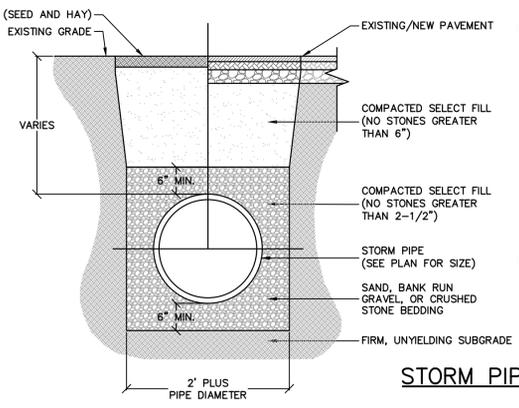
CONDUIT TRENCH DETAIL
N.T.S.



TURF STONE SURFACE TREATMENT
N.T.S.

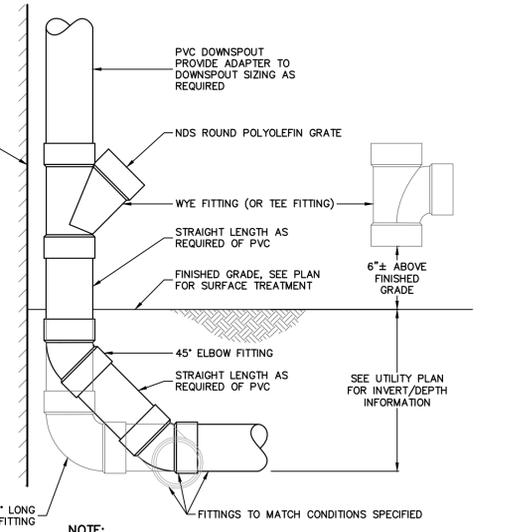


SEWER LATERAL TRENCH DETAIL
N.T.S.

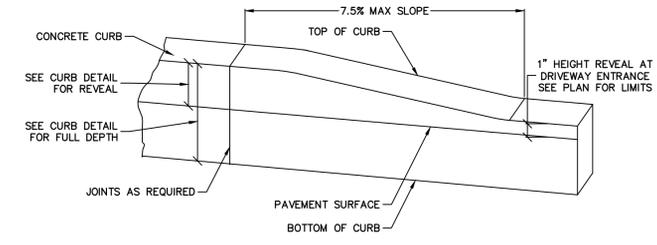


STORM PIPE TRENCH DETAIL
N.T.S.

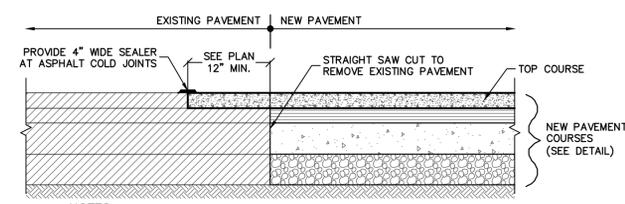
NOTES:
1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER RAVITY FLOW APPLICATIONS" (LATEST EDITION).
3. LL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 80" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.



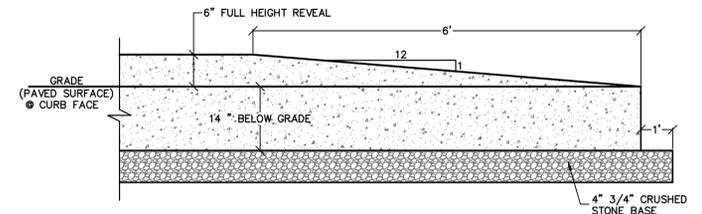
ROOF LEADER CLEANOUT DETAIL
N.T.S.



TRANSITION CURB DETAIL
N.T.S.



PAVEMENT BUTTING DETAIL
N.T.S.



CURB TERMINAL DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
2	PLANNING BOARD RESUBMISSION	MR	8.12.25
1	PER DRAINAGE REVIEW	MR	6.30.25
	INITIAL SUBMISSION	MR	4.30.25

SEAL:

STUART STROW
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 66876

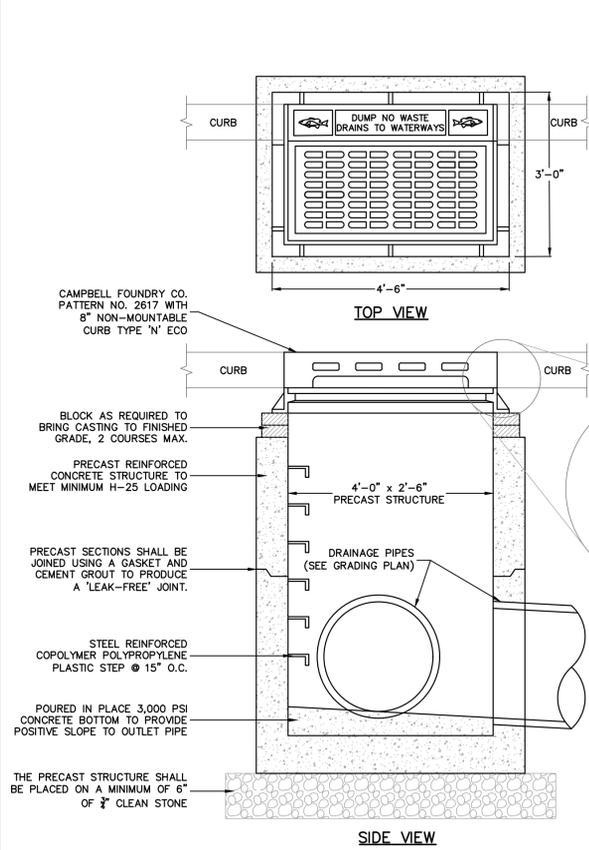
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PROJECT:
HEGARTY HOMES
SUBDIVISION PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

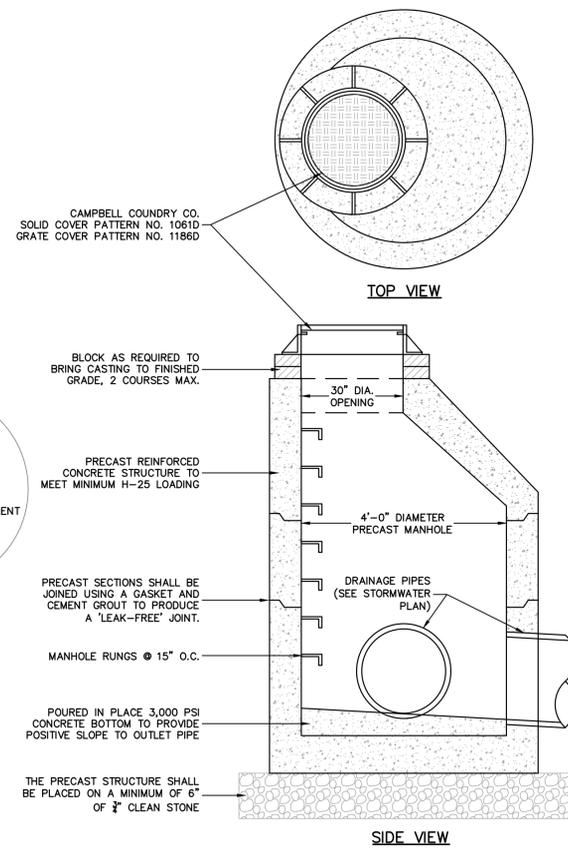


APPLICANT:
HEGARTY HOMES, INC.
75 MICHAEL ROBERTS COURT
PEARL RIVER, NEW YORK 10965

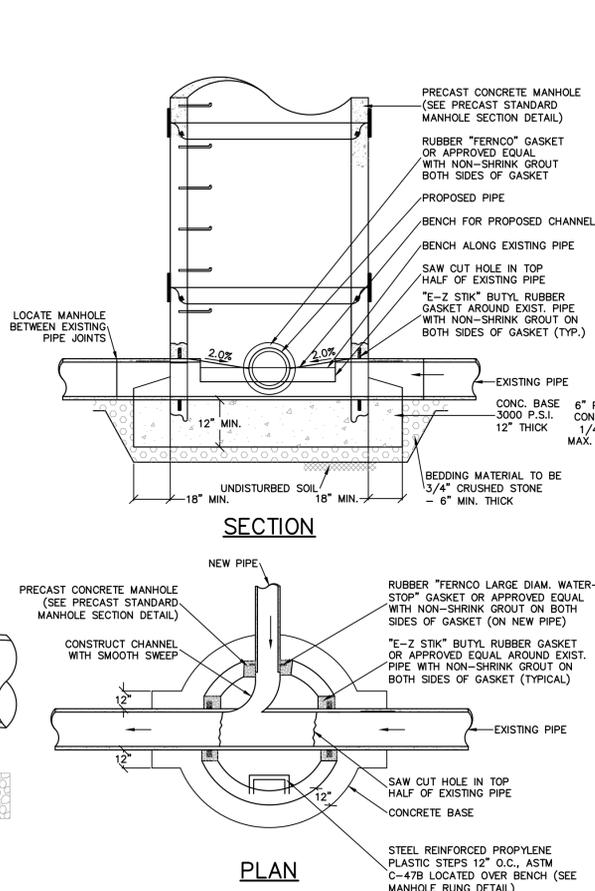
SURVEYOR:
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TEL: 845.357.0830



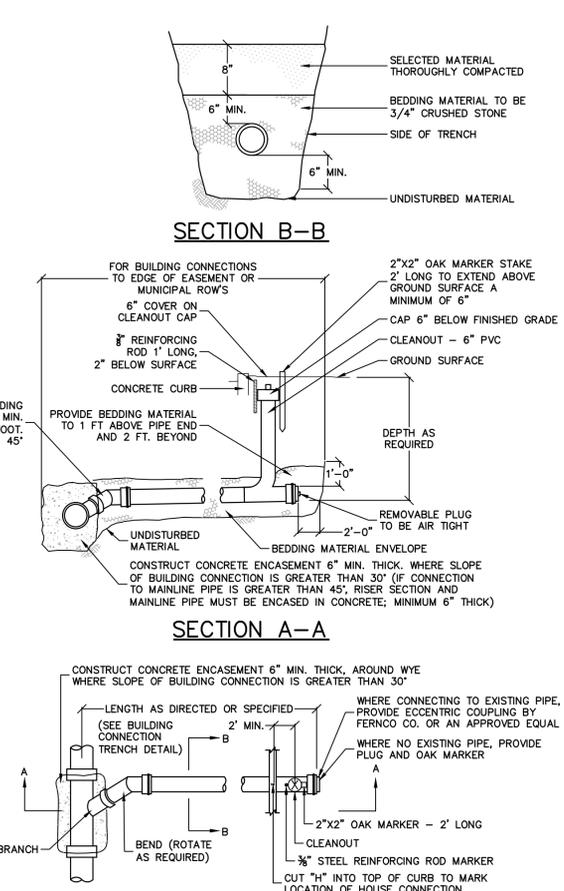
CATCH BASIN CURB INLET DETAIL
N.T.S.



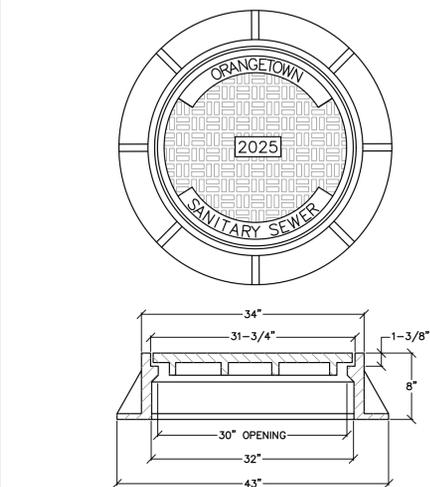
STORM MANHOLE DETAIL
N.T.S.



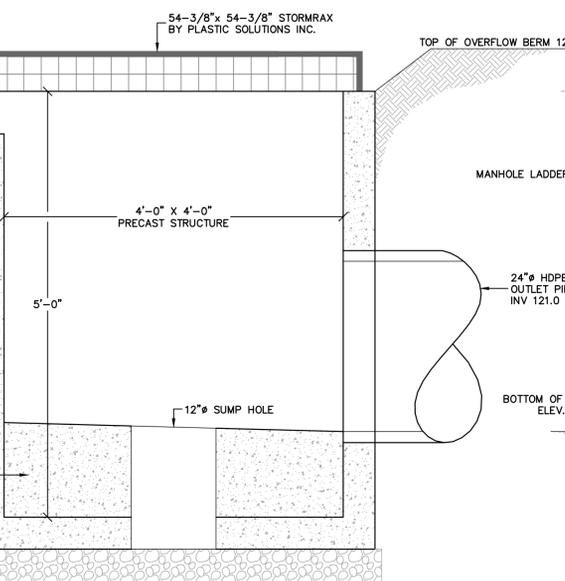
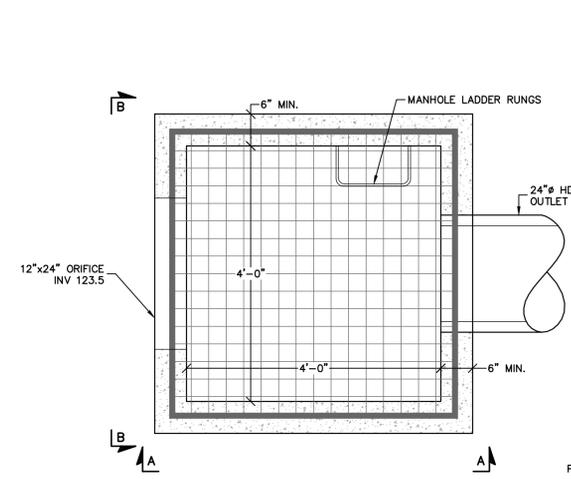
DOGHOUSE MANHOLE DETAIL
N.T.S.



BUILDING CONNECTION DETAILS
N.T.S.



HEAVY DUTY MANHOLE
FRAME & COVER
CAMPBELL FOUNDRY #1012B
N.T.S.



OUTLET STRUCTURE DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
2	PLANNING BOARD RESUBMISSION	MR	8.12.25
1	PER DRAINAGE REVIEW	MR	6.30.25
	INITIAL SUBMISSION	MR	4.30.25

SEAL:

STUART STROW
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 66876

DISCLAIMER:
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OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

PROJECT:
HEGARTY HOMES
SUBDIVISION PLAN

SCALE: N.T.S.

SHEET TITLE:
CONSTRUCTION DETAILS
(2 OF 4)

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510
SHEET NUMBER:



CASCADE SEPARATOR DESIGN NOTES

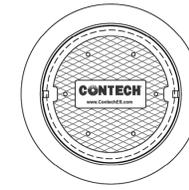
THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES

**SITE SPECIFIC
DATA REQUIREMENTS**

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
RIM ELEVATION	
PIPE DATA:	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
NOTES / SPECIAL REQUIREMENTS:	



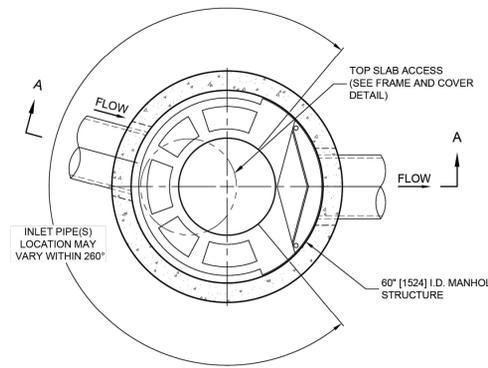
FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

GENERAL NOTES

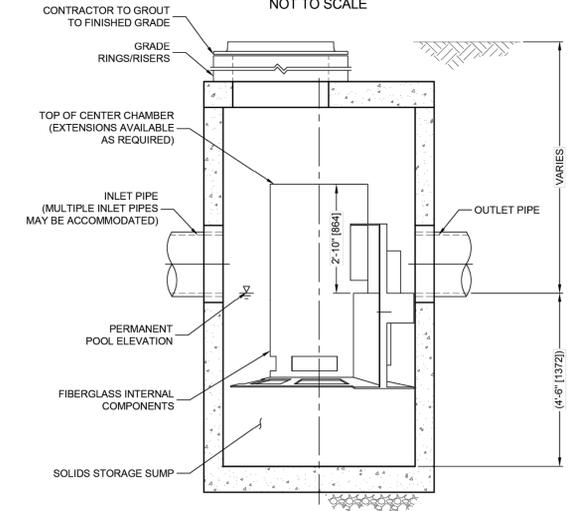
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



CS-5
CASCADE SEPARATOR
STANDARD DETAIL

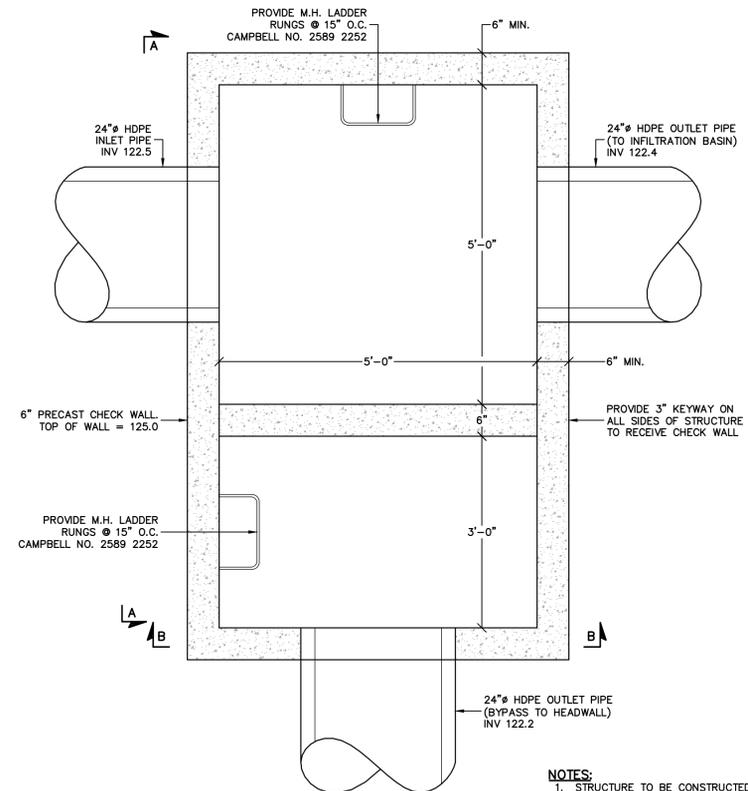


PLAN VIEW B-B
NOT TO SCALE

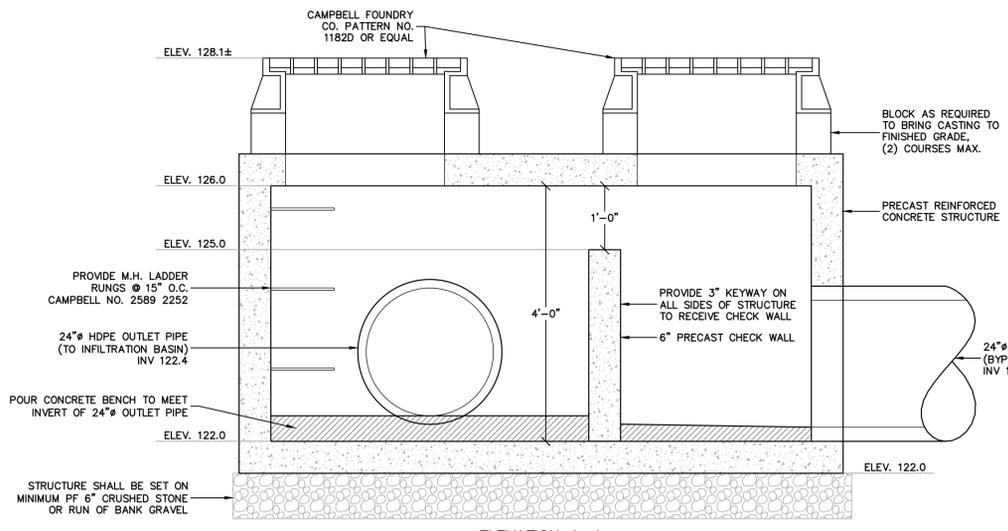


ELEVATION A-A
NOT TO SCALE

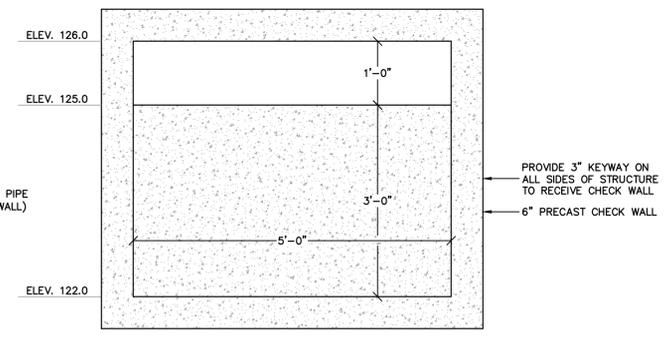
CASCADE separator™



- NOTES:**
- STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 - ALL JOINTS TO BE WATER-TIGHT.
 - SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.



ELEVATION A-A



ELEVATION B-B

SPLIT STRUCTURE DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
2	PLANNING BOARD RESUBMISSION	MR	8.12.25
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SCALE: N.T.S.

SHEET TITLE:
**CONSTRUCTION DETAILS
(4 OF 4)**

DRAWN BY: MR/AG CHECKED BY: SS
DATE: 4.30.25 PROJECT NO: 2510
SHEET NUMBER:

