

NOTES:

- THIS IS A SITE PLAN FOR TAX LOT 68.15-2-78.2 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
- RECORD OWNER: GRANT LIBERTY HOLDING LLC
19 SQUADRON BLVD, STE. 2,
NEW CITY, NY 10960DAVID AUSCH
- APPLICANT: SAME
- ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- 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 RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
- CORNERS ARE TO BE SET WITH IRON PINS WHERE NOT ALREADY MONUMENTED.
- SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT.
- PAVING SHALL BE BY PRIVATE WELL.
- ROCKLAND COUNTY HIGHWAY DEPT. PERMIT REQUIRED PRIOR TO COMMENCEMENT OF ANY SITE WORK
- FILED MAP #8101 CONTAINS THE FOLLOWING NOTE: (PER ORANGETOWN BUREAU OF FIRE PREVENTION) DUE TO THE NEED FOR EMERGENCY VEHICLE ACCESS TO AND EGRESS FROM LOT #2, THE WIDTH OF THE PROPOSED DRIVEWAY SHALL BE 20' FROM THE STREET TO WITHIN 50 FEET OF ANY PROPOSED DRIVEWAY, AND THERE SHALL BE NO PARKING WITHIN THE 20' STRIP ANY DEVIATION FROM THAT REQUIREMENT SHALL BE SUBMITTED TO THE PEARL RIVER FIRE DISTRICT FOR REVIEW AS PART OF THE SITE PLAN PROCESS WITH THE PLANNING BOARD. A 12' WIDE DRIVEWAY IS REQUESTED HEREWITH, WITH 4' GRAVEL STRIPS ALONG BOTH SIDES, PROVIDING A 20' WIDE STABLE SURFACE FOR EMERGENCY ACCESS.
- NO FURTHER SUBDIVISION SHALL BE PERMITTED FOR THIS LOT AND A COVENANT HAS BEEN FILED TO THAT EFFECT IN THE ROCKLAND COUNTY CLERK'S OFFICE (INST ID 2010-29221)

IMPERVIOUS SURFACE

DWELLING	= 3422 SF
DRIVEWAY	= 4910 SF
PATIOS/CONC/DECKS	= 460 SF
TOTAL AREA TO BE MITIGATED	= 8792⁹⁶³⁹ SF
(PREVIOUSLY APPROVED)	

BULK TABLE - ZONE R-15 - USE: M

ITEM	REQUIRED	PROVIDED
MIN AREA	15,000 SF	50,032 SF NET
MIN LOT WIDTH	100'	100'
MIN ST FRONTAGE	75'	20'
MIN FRONT YARD	30'	68'
MIN SIDE YARD	20'	25.0'
TOTAL SIDE YARD	50'	50.0'
MIN REAR YARD	35'	280'+
MAX. FAR	0.20	0.08
MAX. HGT.	12' / FT FROM LOT LINE	34.7'±

⊕ = VARIANCE GRANTED BY ZBA 09-46, 7/15/09

GROSS AREA = 49,897 SF
+1/2 RD. WIDENING = 135 SF
NET AREA = 50,032 SF

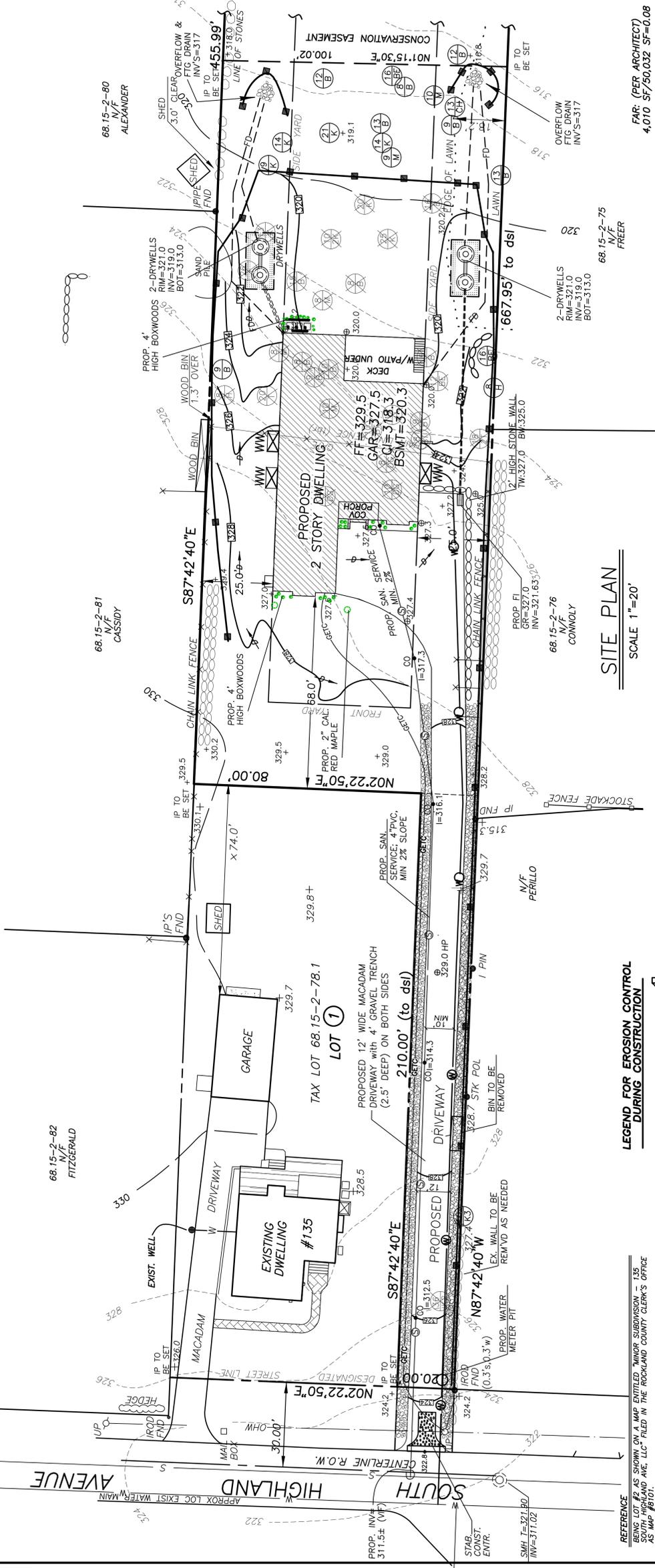
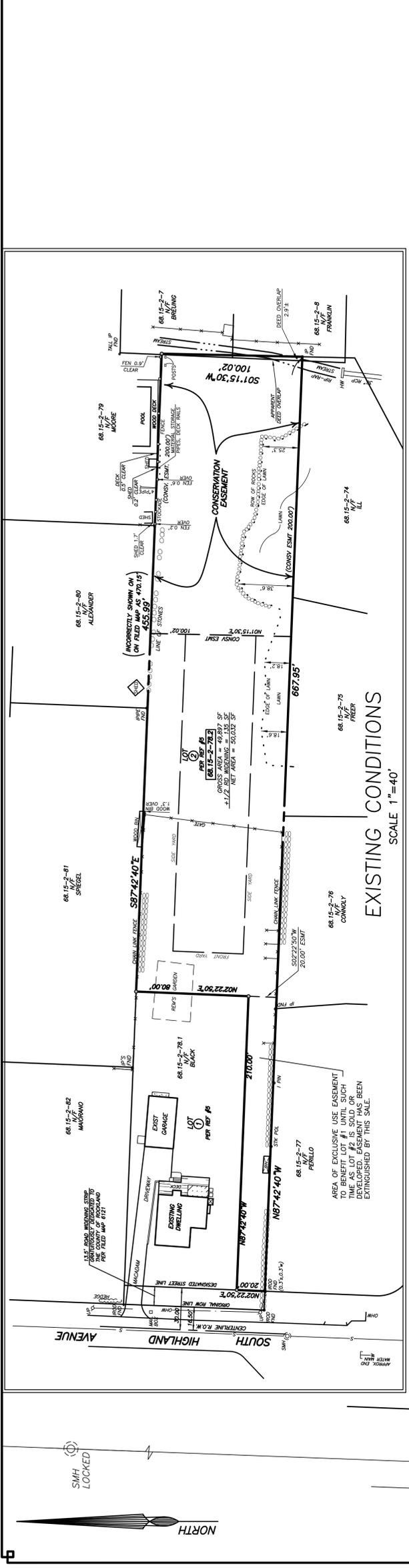
PLOT PLAN FOR AUSCH

TOWN OF ORANGETOWN, ROCKLAND COUNTY
STATE OF NEW YORK

PAUL GDANSKI, PE, PLLC

3512 WHITTIER COURT
MAYWOOD, NEW JERSEY 07430
PHONE 917-418-0989 EMAIL PGSK@EARTHINK.NET

TAX LOT # 68.15-2-78.2
AREA 50,032 SF
FILE 2526PP2
SCALE 1" = 20'
DATE 08/29/25
JOB NO. 2526



FAR: (PER ARCHITECT)
4,010 SF/50,032 SF=0.08

SITE PLAN
SCALE 1"=20"

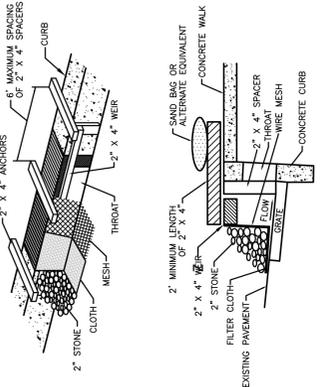
LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- STAB. CONSTRUCTION ENTRANCE
 - SILT FENCE
 - INLET PROTECTION
- TREE LEGEND**
- (12) SIZE IN INCHES (LARGEST DA SHOWN IN TWIN/TRIPLE)
(K2) LETTER INDICATES TREE TYPE (SEE BELOW)
SECOND NUMBER (2)(3) INDICATES TWIN/TRIPLE
- A = ASH
C = CHERRY
E = ELM
B = BEECH
K = OAK
M = MAPLE
T = TULIP
D = DEAD
BN = BUTTERNUT

LEGEND

- EXISTING: 142' CONTOUR, 141.5 SPOT GRADE, CB CATCH BASIN/FIELD INLET, FI FIRE LINE, S-SANITARY MANHOLE / PIPE, S-SHIFT, EDGE OF PAVEMENT, CURB, GAS LINE, WATER LINE, UTILITY POLE, LIGHT POLE, GAS/ELEC/TEL, SILT FENCE
- PROPOSED: 142' CONTOUR, 141.5 SPOT GRADE, CB CATCH BASIN/FIELD INLET, FI FIRE LINE, S-SANITARY MANHOLE / PIPE, S-SHIFT, EDGE OF PAVEMENT, CURB, GAS LINE, WATER LINE, UTILITY POLE, LIGHT POLE, GAS/ELEC/TEL, SILT FENCE

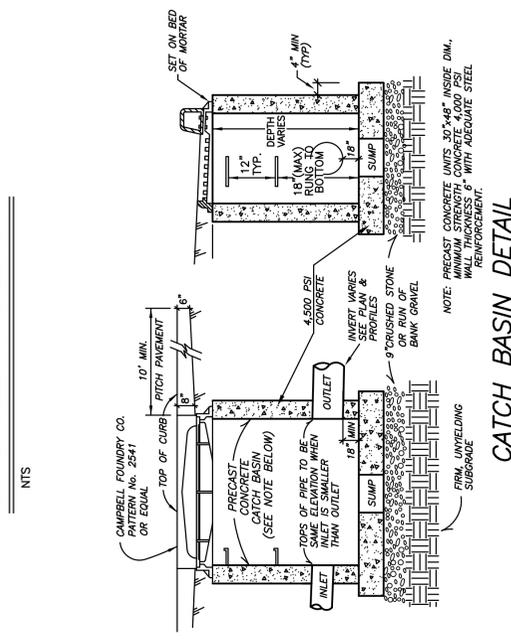
REFERENCE: BEING LOT #2 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION - 135 SOUTH HIGHLAND AVE, LLC" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #8101.



CATCH BASIN DETAIL
NTS

1. FILTER FABRIC SHALL HAVE AN E.O.S. OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH LONGER THAN THE THROAT.
4. THE WIRE SHALL BE SECURELY NAILED TO 2" x 4" SPACERS.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

CURB INLET PROTECTION
NTS

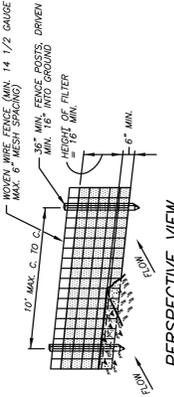


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH SHALL BE NOT LESS THAN 30 FEET EXCEPT ON A SINGLE LENGTH TRENCH (APPLY).
3. THICKNESS - NOT LESS THAN (8) INCHES.
4. WHEN THE (8) FOOT MINIMUM BUT NOT LESS THAN TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTIRE AREA PRIOR TO PLACING OF STONE.
7. 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, DRIPPED, WASHED IMMEDIATELY ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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WIRE REINFORCED SILT FENCE
NTS

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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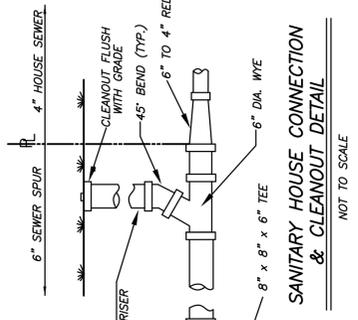
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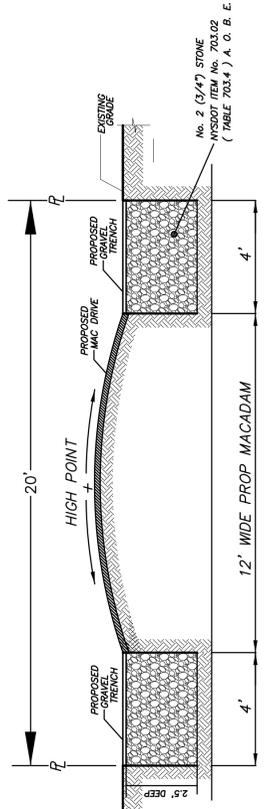
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SANITARY HOUSE CONNECTION & CLEANOUT DETAIL
NOT TO SCALE

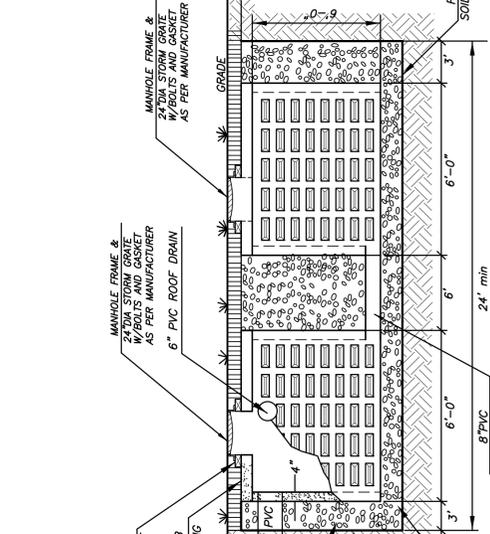


DRIVEWAY INFILTRATION TRENCH DETAIL



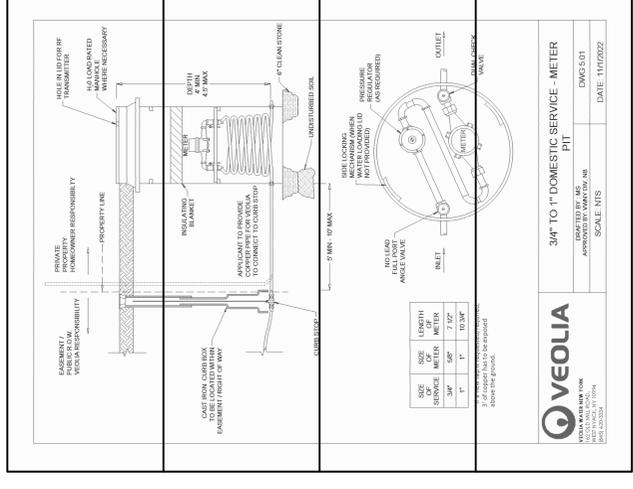
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SANITARY PIPE INSTALLATION TRENCH SECTION
NTS

- NOTE: FOR ALL SECTIONS SURPLY A MINIMUM OF 6\"/>



NET AREA = 50,032 SF

DETAIL PLAN FOR AUSCH	
TOWN OF ORANGETOWN	ROCKLAND COUNTY
STATE OF NEW YORK	
PAUL GDANSKI, PE, PLLC	
3512 WHITTIER COURT	
MAHWAH, NEW JERSEY 07430	
PHONE	917-418-0999
EMAIL	PGSK@EARTHINK.NET
TAX LOT #	68.15-2-78.2
AREA	50,032 SF
FILE	2528PP2
SCALE	1" = 20'
DATE	08/29/25
JOB NO.	2526

