

**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	= 8792<sup>9639</sup> 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

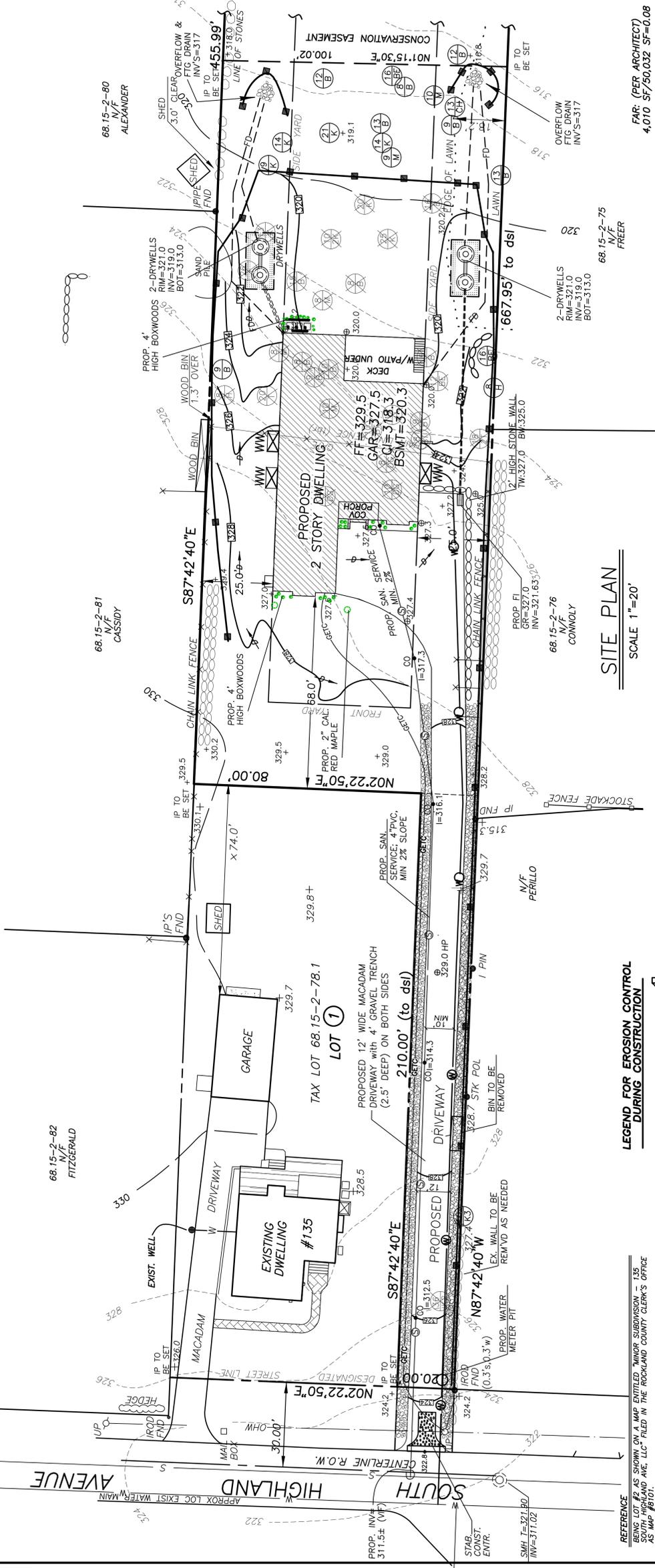
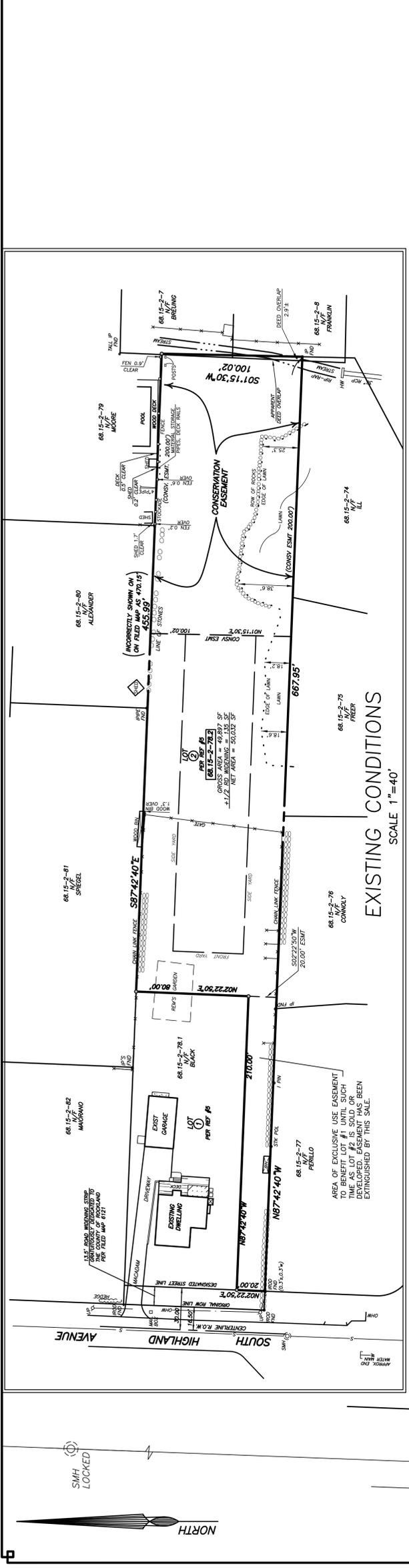
GROSS AREA = 49,897 SF  
+1/2 RD. WIDENING = 135 SF  
NET AREA = 50,032 SF

**PLOT PLAN FOR AUSCH**

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

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



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

**SITE PLAN**  
SCALE 1"=20'

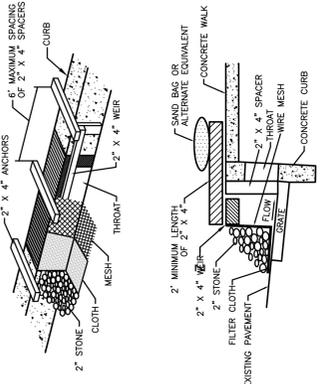
**LEGEND FOR EROSION CONTROL DURING CONSTRUCTION**

- 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  
BN = BUTTERNUT  
D = DEAD

**LEGEND**

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

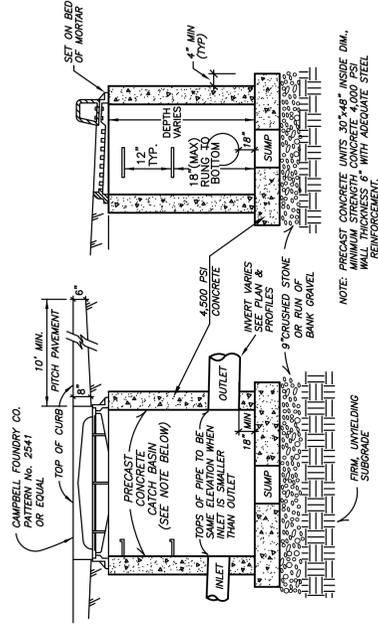


**CONSTRUCTION SPECIFICATIONS**

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" WALKERS.
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.

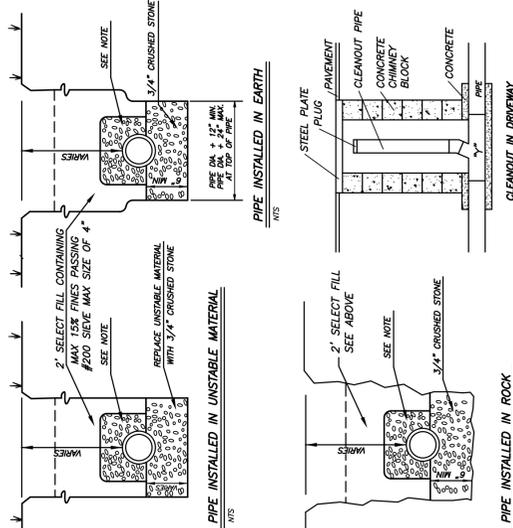
**CURB INLET PROTECTION**

N.T.S.



**CATCH BASIN DETAIL**

N.T.S.



NOTE: FOR ALL SECTIONS SUPPLY A MINIMUM OF 6" OF 3/4" CRUSHED STONE EMBEDMENT ALL AROUND PIPE AS MEASURED FROM THE OUTSIDE OF PIPE WALL.

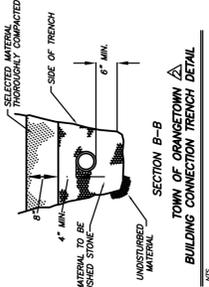
**SANITARY PIPE INSTALLATION TRENCH SECTION**

**CONSTRUCTION SPECIFICATIONS**

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH OF TRENCH SHALL BE 30 FEET EXCEPT ON A SINGLE ENFORCEMENT WHERE A 30 FOOT MINIMUM LENGTH WOULD 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 ENTRANCE TO THE CONSTRUCTION SITE.
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 OR BLOWN ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
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.

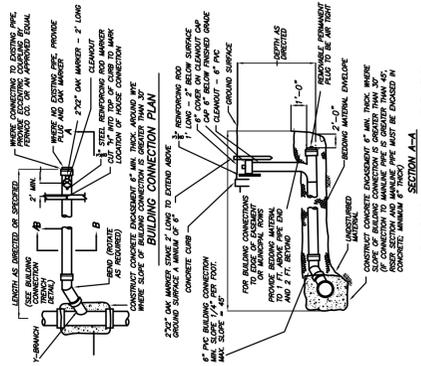
**STABILIZED CONSTRUCTION ENTRANCE**

N.T.S.



**TOWN OF ORANGETOWN BUILDING CONNECTION TRENCH DETAIL**

N.T.S.



**BUILDING CONNECTION ELEVATION**

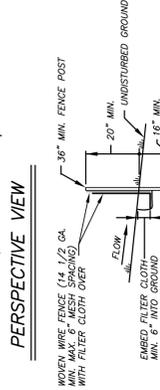
**TOWN OF ORANGETOWN BUILDING CONNECTION DETAIL**

**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.

**WIRE REINFORCED SILT FENCE**

N.T.S.



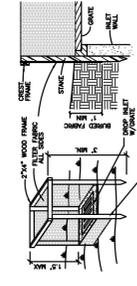
**SECTION**

**CONSTRUCTION SPECIFICATIONS**

1. FILTER FABRIC SHALL HAVE AN E.O.S. OF 40-85. BURDUP MAY BE USED FOR SUPPORT.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE INSIDE AND STAPLED.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT AND SHALL BE SECURELY FASTENED TO THE STAPLES.
4. STAKE MATERIALS SHALL BE COMPLETED AROUND THE PERIMETER OF THE FABRIC FOR OVER FLOW STABILITY.

**DROP INLET PROTECTION**

N.T.S.

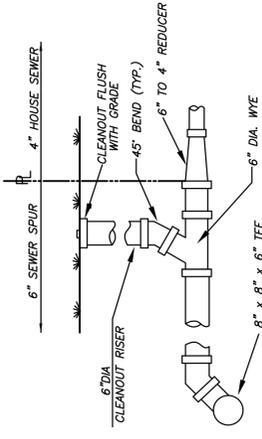


**CONSTRUCTION SPECIFICATIONS**

1. FILTER FABRIC SHALL HAVE AN E.O.S. OF 40-85. BURDUP MAY BE USED FOR SUPPORT.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE INSIDE AND STAPLED.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT AND SHALL BE SECURELY FASTENED TO THE STAPLES.
4. STAKE MATERIALS SHALL BE COMPLETED AROUND THE PERIMETER OF THE FABRIC FOR OVER FLOW STABILITY.

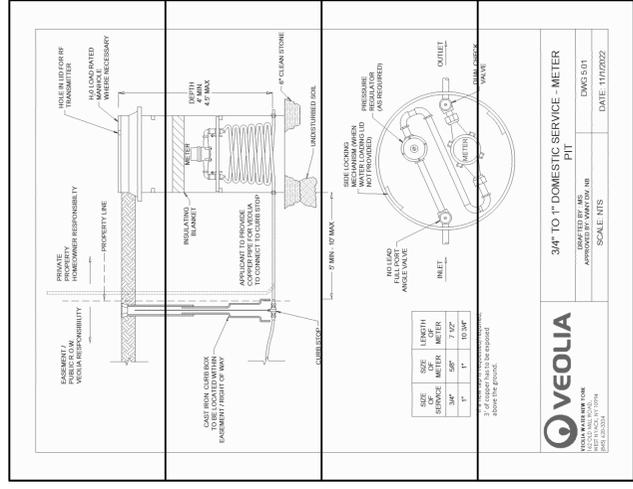
**DROP INLET PROTECTION**

N.T.S.



**SANITARY HOUSE CONNECTION & CLEANOUT DETAIL**

NOT TO SCALE



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 PCSK@EARTHINK.NET



DATE REVISIONS

TAX LOT #	68.15-2-78.2
AREA	50,032 SF
FILE	2528PP2
SCALE	1" = 20'
DATE	08/29/25
JOB NO.	2526