

VICINITY MAP SCALE 1"=300'

- NOTES:**
- THIS IS A SUBDIVISION OF TAX LOT 64.20-1-9 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
  - RECORD OWNER: EAMON DONNELLY, 276 SICKLETOWN RD, ORANGEBURG, NY 10962
  - APPLICANT: SAME
  - NUMBER OF LOTS: 1 EXISTING, 2 PROPOSED
  - AREA = 124,027 SF; 2.847 AC
  - ZONE: R-40
  - ALL 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.
  - THIS PLAN 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. LOT DRAINAGE SHOWN 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 DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
  - 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: )
  - WATER SUPPLY: VEOLIA NA
  - DATUM: NAVD 88
  - NEW TAX LOT NUMBERS SHOWN THUS: 64.20-1-9.x
  - 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 APPLICANT'S ENGINEER SHALL PROVIDE A COPY OF THE FIELD PERC TEST TO THE TOWN OF ORANGETOWN DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) AND THE BUILDING DEPT. PRIOR TO THE SIGNING OF THE PLAT, TO ENSURE ADEQUACY OF DESIGNED DRAINAGE SYSTEM.
  - 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 DEME, 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. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN D.E.M.E. SHALL INSPECT THE INSTALLATION OF

- ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH AND/OR THE TOWN OF ORANGETOWN.
- ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MIN. SLOPE OF 2%, OR WITH APPROVED EJECTOR PUMP.
- 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.
  - 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
    - DROP LINE OF THE TREE CANOPY
 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 WORK.
    - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
- 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, 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 (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.

- ROCKLAND COUNTY HIGHWAY PERMIT REQUIRED FOR ANY CONSTRUCTION WORK ON EITHER LOT.
- THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.
- DWELLING ON LOT #2 SHALL BE SPRINKLERED TO DISTANCE FROM NEAREST HYDRANT EXCEEDING 600 FEET. ADDITIONALLY, DUE TO THE NEED FOR A SEWER EJECTOR PUMP, A BACKUP GENERATOR SHALL BE PROVIDED.

BULK REGULATIONS ZONE R-40									
	LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL BOTH SIDES	MIN REAR YARD	MAX BLDG HEIGHT	MAX FLOOR AREA RATIO
REQUIRED	40,000 SF	150 Ft	100 Ft	50 Ft	30 Ft	80 Ft	50 Ft	8'/FT	0.15
PROVIDED LOT 1	52,333 SF NET	152'+	Δ 101.67'	192.9'	28.2'*	80.8'	100.0'	<8'/FT	0.09
PROVIDED LOT 2	70,540 SF NET	180'±	Δ 60.0'*	50'+	30'+	80'+	50'+	<8'/FT	<0.15

Δ\* VARIANCE REQUIRED (GRANTED ZBA #25-45 10/15/25)

APPROVAL-ROCKLAND COUNTY DRAINAGE AGENCY

APPROVED FOR FILING:

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIRMAN, PLANNING BOARD: \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 4/22/25.

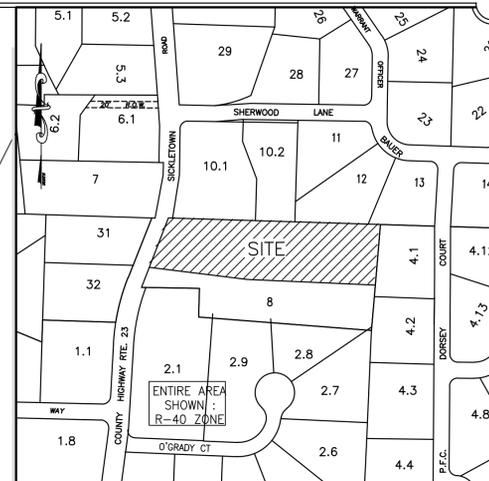
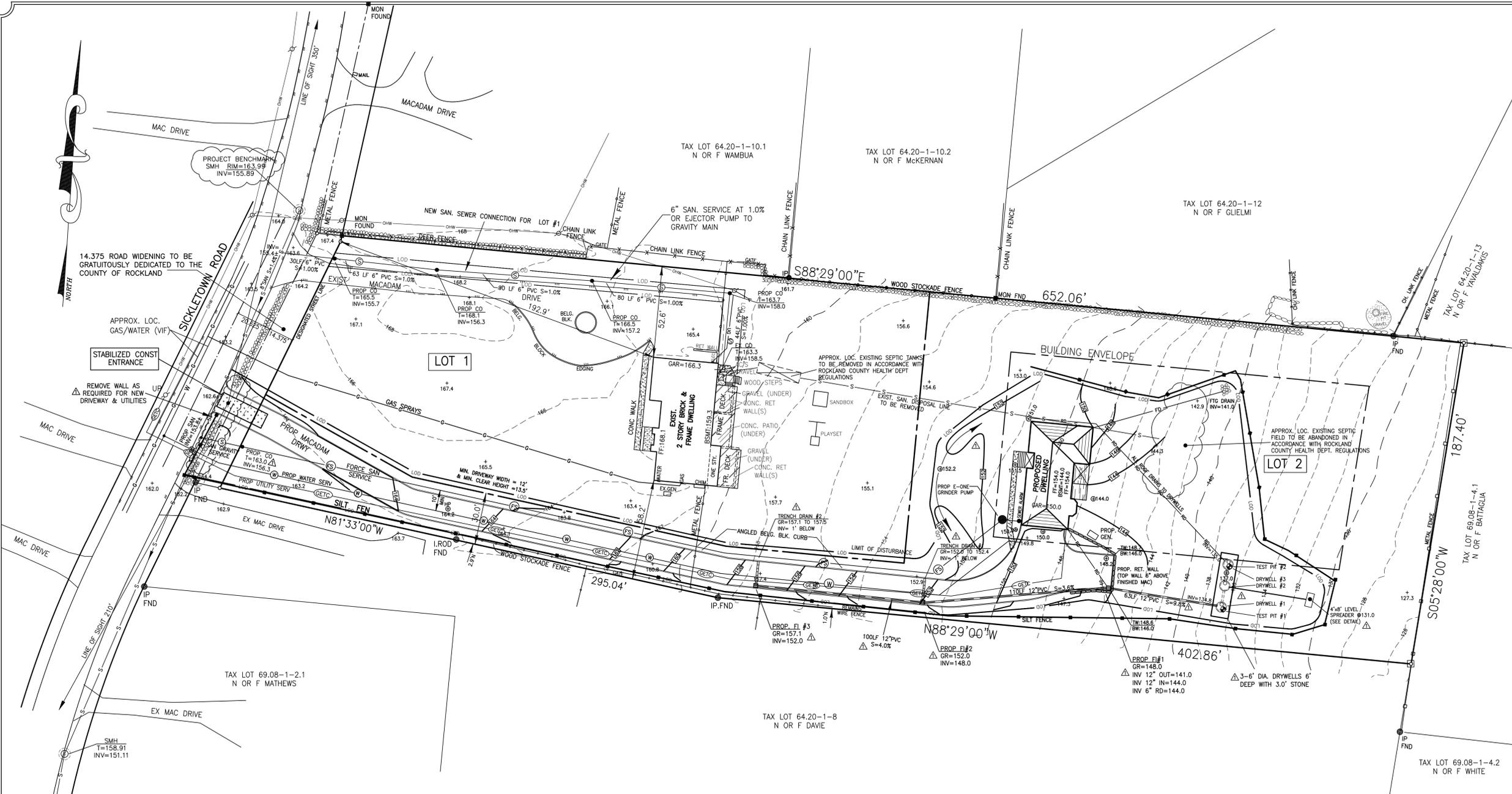
JAY A. GREENWELL, PLS NYS LIC.# 49676

- LEGEND**
- - - 142 - - - CONTOUR
  - +141.5 SPOT GRADE
  - CB CATCH BASIN/FIELD INLET
  - DRAIN LINE
  - SMH SANITARY MANHOLE / PIPE
  - EDGE OF PAVEMENT
  - CONCRETE CURB
  - G GAS LINE
  - W WATER LINE
  - UTILITY POLE
  - LIGHT POLE
  - OE OVERHEAD/UNDERGROUND ELECTRIC
  - UE

**LIST OF DRAWINGS**

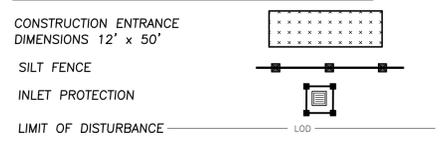
SHEET #	TITLE	ORIG. DATE	LAST REV.
SHEET 1	SUBDIVISION PLAT	7/8/25	10/16/25
SHEET 2	GRADING/DRAINAGE/UTILITIES	7/8/25	10/16/25
SHEET 3	TREE PLAN	7/8/25	10/16/25
SHEET 4	DETAILS	7/8/25	10/16/25
SHEET 5	PROFILE - DRIVEWAY	10/16/25	
SHEET 6	PROFILES - SAN. SEWER	10/16/25	

10/16/25	REV FOR FINAL	SUBDIVISION OF PROPERTY FOR <b>DONNELLY</b> ORANGEBURG, TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK <b>JAY A. GREENWELL, PLS, LLC</b> LAND SURVEYING - LAND PLANNING 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 GREENWELLS@aol.com © 2025 JAY A GREENWELL, PLS, LLC	SHEET 1
7/8/25	REVISIONS		TAX LOT # 64.20-1-9 AREA 124,027 SF 2.847 AC FILE 22509SUBD SCALE 1"=300' DATE 04/22/25 JOB NO. 22509
DESIGNED JAG	CHECKED JAG		
DRAWN LDW	APPROVED JAG		

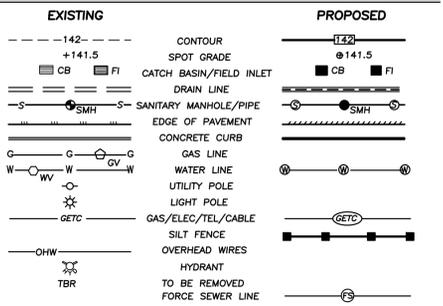


VICINITY MAP SCALE 1"=300'

**LEGEND FOR EROSION CONTROL DURING CONSTRUCTION**



**LEGEND**



IMPERVIOUS AREA = 11,150 SF ±  
 AREA OF DISTURBANCE = 39,500 SF ±

**GDANSKI CONSULTANTS, INC.**  
 3512 WHITTIER COURT  
 MAHAHA, NEW JERSEY

PAUL GDANSKI, PE  
 NYS LIC. 075890

10/16/25  
 7/8/25  
 DATE

REV FOR FINAL REVISIONS

DESIGNED JAG  
 DRAWN LDW  
 CHECKED JAS  
 APPROVED JAG

JAY A. GREENWELL, PLS  
 NYS LIC. # 49676

**GRADING, DRAINAGE & UTILITY PLAN WITH EROSION CONTROL**

**DONNELLY**

ORANEBURG, TOWN OF ORANETOWN  
 ROCKLAND COUNTY, NEW YORK

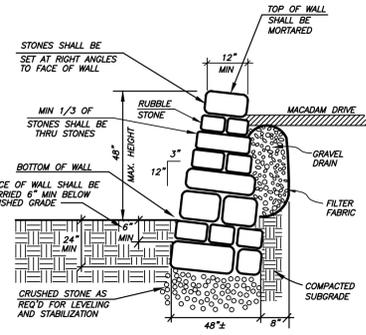
**JAY A. GREENWELL, PLS, LLC**

LAND SURVEYING - LAND PLANNING  
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901  
 PHONE 845-357-0830 GREENWELLPLS@AOL.COM  
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**SHEET 2A**

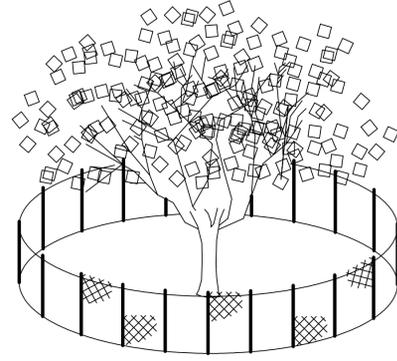
TAX LOT # 64.20-1-9  
 AREA 124,027 SF  
 2,847 AC  
 FILE 22509GDU  
 SCALE 1"=30'  
 DATE 04/22/25  
 JOB NO. 22509





**DRY STONE WALL DETAIL**

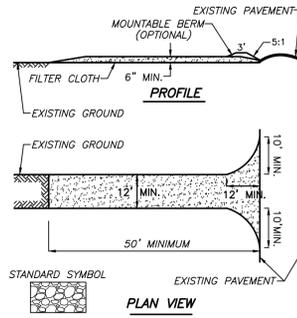
NTS



**TREE PROTECTION DETAIL**

N.T.S.

SNOW FENCE AT DRIP LINE OR ONE FOOT RADIUS FROM TRUNK PER INCH DBH

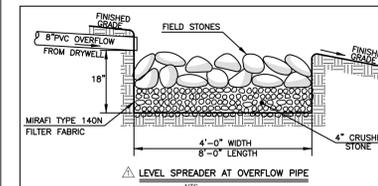


**STABILIZED CONSTRUCTION ENTRANCE**

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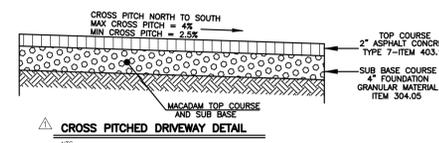
**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
- THICKNESS - NOT LESS THAN (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.
- FILTER CLOTH - 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 MOUNTING 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.



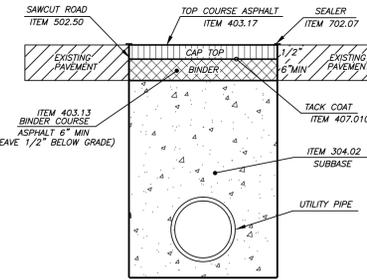
**LEVEL SPREADER AT OVERFLOW PIPE**

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**CROSS PITCHED DRIVEWAY DETAIL**

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**TYPICAL ROAD OPENING DETAIL**

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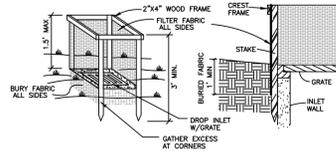
**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

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

POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.  
 FENCE: WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING.  
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.  
 PREFABRICATED: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.  
 UNIT:

**WIRE REINFORCED SILT FENCE**

NTS

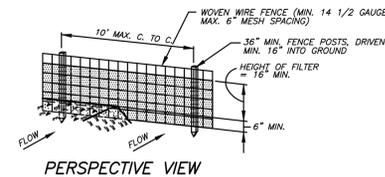


**CONSTRUCTION SPECIFICATIONS**

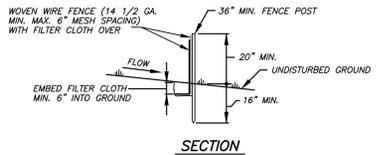
- FILTER FABRIC SHALL HAVE AN EDS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP; SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW THE GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

**DROP INLET PROTECTION**

NTS



**PERSPECTIVE VIEW**



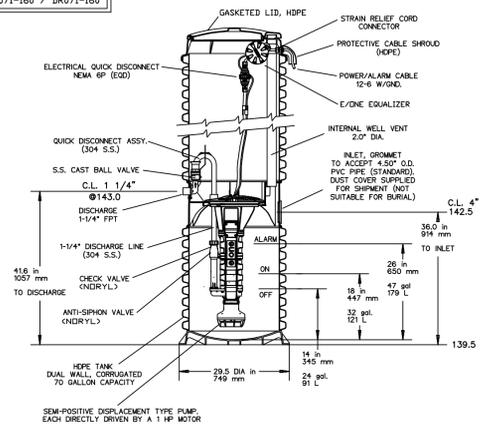
**SECTION**

ITEM NO.	DESCRIPTION
304.02	- SUB BASE FOR ALL BACKFILL, COMPACTED IN 8" LIFTS
403.13	- TYPE 3 BINDER COURSE ASPHALT, 6" MIN THICKNESS LEFT 1/2" BELOW EXISTING PAVEMENT
403.17	- TOP COURSE ASPHALT FLUSH TO EXISTING PAVEMENT IN 30 DAYS.
407.01	- TACK COAT EMULSION PRIOR TO PLACING TOP ASPHALT.
08502.50	- SAW CUT
952.05	- SAFE OPERATION SHEET PILING ON ANY EXCAVATION OF 5' OR MORE.
702.07	- ASPHALT CEMENT EMULSION AROUND PERIMETER OF COMPLETED TOP COURSE ASPHALT PATCH. (SEAL)

ROCKLAND COUNTY HIGHWAY DEPARTMENT  
 TYPICAL ROAD OPENING DETAIL

NTS

OPTIONS:  DH071 HARD WIRED LEVEL CONTROLS  
 DR071 QUIRELESS LEVEL CONTROLS

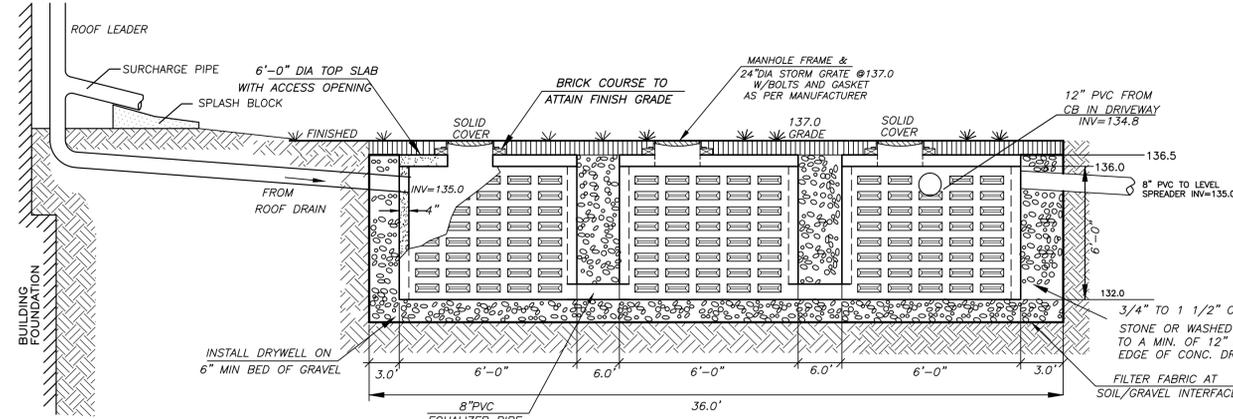


CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CH	10/20/10	E	SCALE
DR BY	CHK'D	DATE	ISSUE	

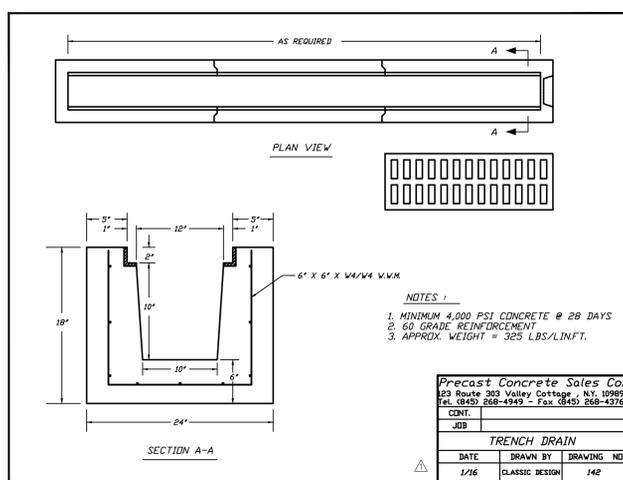
**eone**  
SEWER SYSTEMS  
 MODEL DH071 / DR071  
 DETAIL SHEET  
 NA0050P02



DRYWELLS TO BE 6' x 6' "PRECAST" LEACHING RING OR APPROVED EQUAL PLACED IN A 12 x 36" GRAVEL TRENCH

**6' PRECAST DRYWELLS DETAIL**

NTS

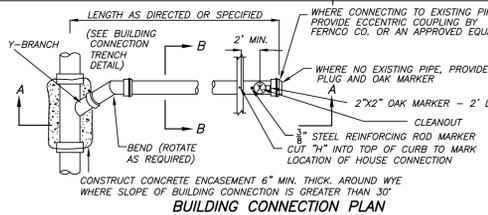


NOTES:

- MINIMUM 4,000 PSI CONCRETE @ 28 DAYS
- 60 GRADE REINFORCEMENT
- APPROX. WEIGHT = 325 LBS./LINF.

TRENCH DRAIN			
DATE	DRAWN BY	DRAWING NO.	
1/16	CLASSIC DESIGN	142	

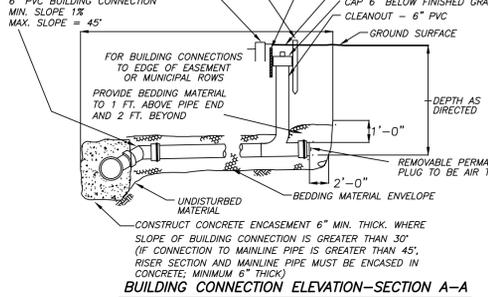
Precast Concrete Sales Co.  
 29 Route 369 Valley Cottage, NY 10989  
 TEL (845) 268-4949 - Fax (845) 268-4376



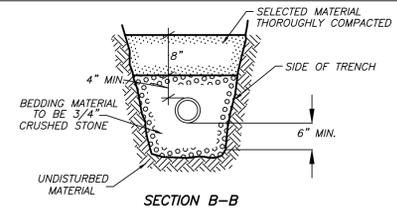
**BUILDING CONNECTION PLAN**

CONSTRUCT CONCRETE ENCASEMENT 6" MIN. THICK. AROUND WYE WHERE SLOPE OF BUILDING CONNECTION IS GREATER THAN 30°

**BUILDING CONNECTION ELEVATION-SECTION A-A**



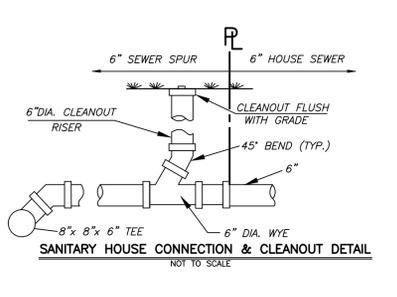
**BUILDING CONNECTION ELEVATION-SECTION A-A**



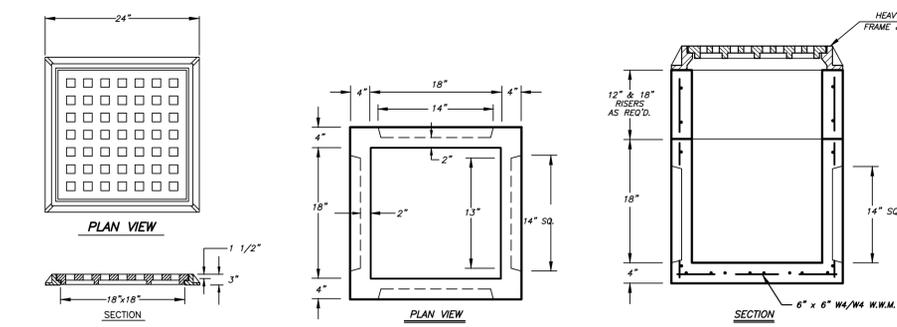
**TOWN OF ORANGETOWN BUILDING CONNECTION TRENCH DETAIL**

CONSTRUCT CONCRETE ENCASEMENT 6" MIN. THICK. WHERE SLOPE OF BUILDING CONNECTION IS GREATER THAN 30° (IF CONNECTION TO MAINLINE PIPE IS GREATER THAN 45°, RISER SECTION AND MAINLINE PIPE MUST BE ENCASED IN CONCRETE, MINIMUM 6" THICK)

**TOWN OF ORANGETOWN BUILDING CONNECTION DETAIL**

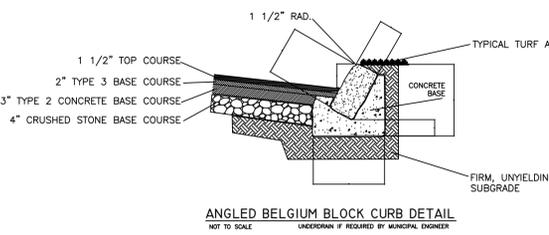


**TOWN OF ORANGETOWN BUILDING CONNECTION DETAIL**



**18"x18"x18" KNOCKOUT CATCH BASIN**

- NOTES:
- PRECAST CONCRETE OR EQUAL
  - \*CONCRETE: 4,000 PSI @ 28 DAYS
  - \*REINFORCING: AS PER ASTM A-185
  - 6" x 6" W4/W4 W.W.M.
  - \*WEIGHTS: CATCH BASIN - 645 LBS. CONCRETE FLAT TOP ALSO AVAILABLE 180 LBS. (3" THICK) RISER WEIGHTS: 363 LBS./FT.



**ANGLED BELGIUM BLOCK CURB DETAIL**

NOT TO SCALE UNLESS OTHERWISE INDICATED

**GDANSKI CONSULTANTS, INC.**  
 3512 WHITTIER COURT  
 MAHWAH, NEW JERSEY 07430

PAUL GDANSKI, PE  
 NYS LIC. 075890

DATE	REVISIONS
10/16/25	REV FOR FINAL
7/8/25	REVISIONS

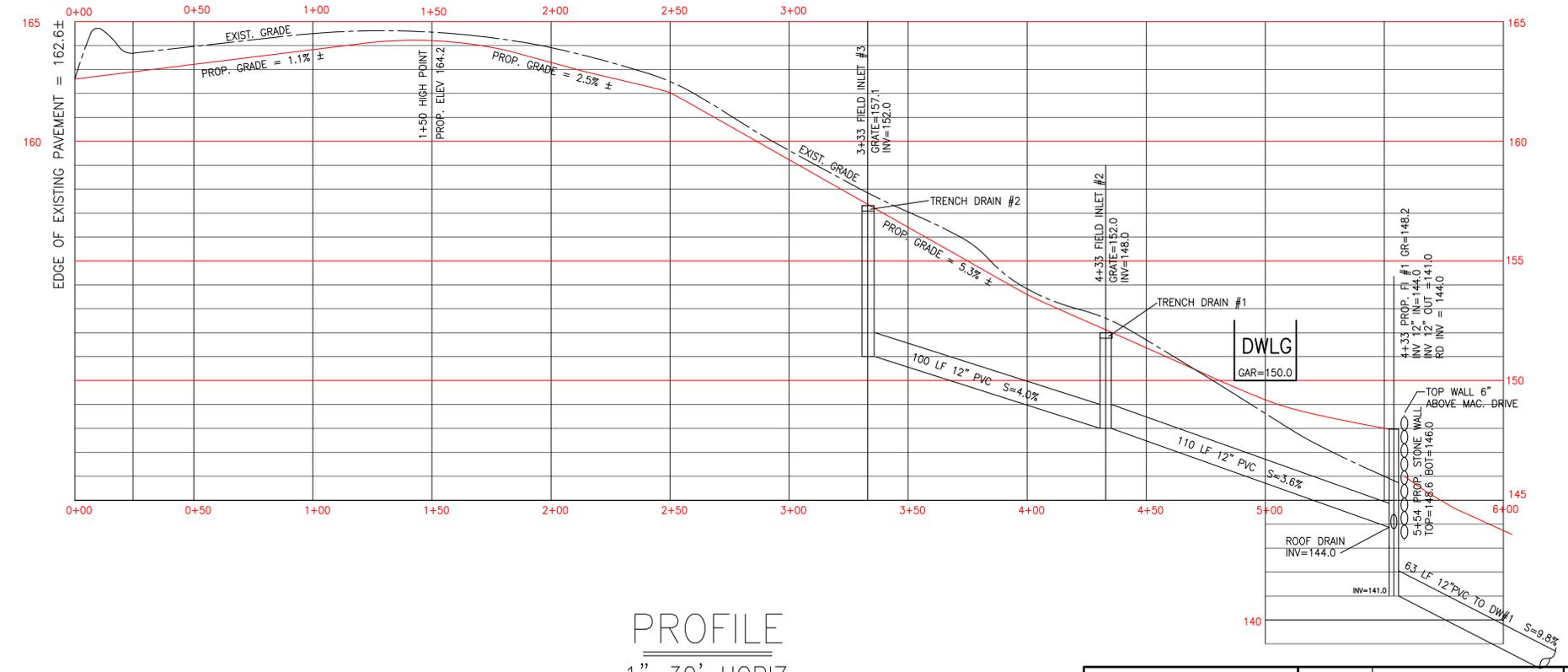
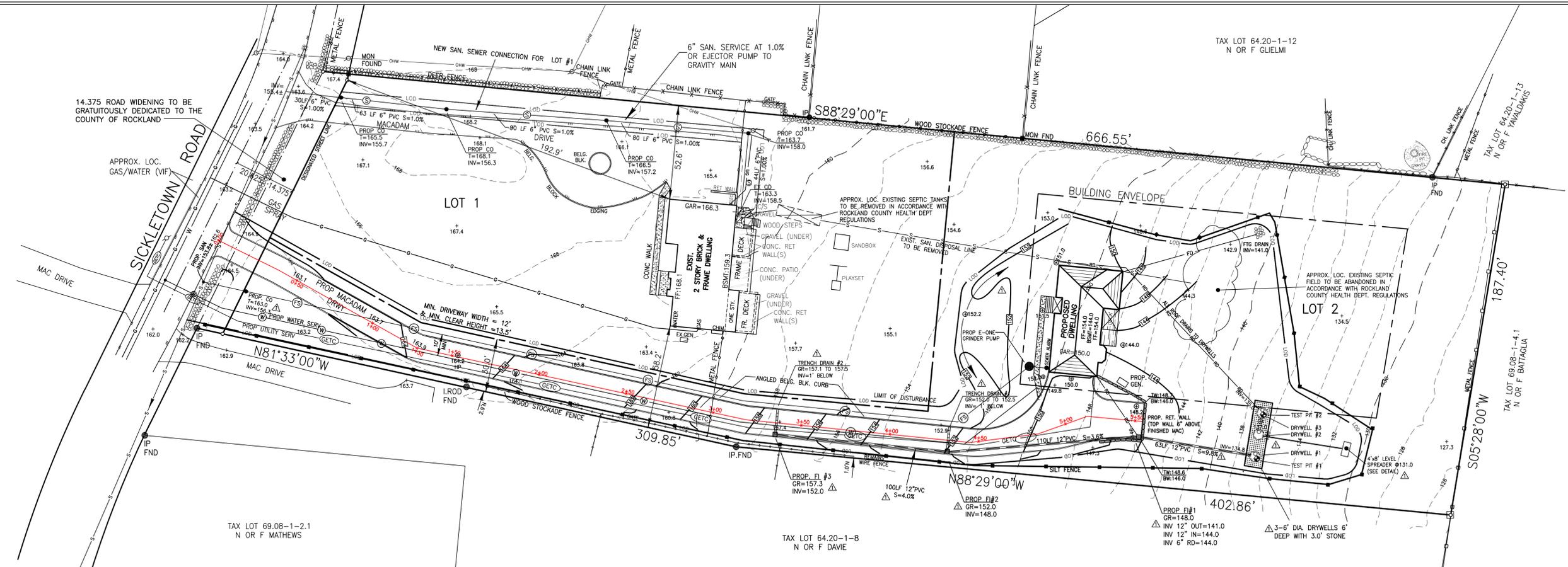
DESIGNED JAG  
 DRAWN LDW  
 CHECKED JAS  
 APPROVED JAG

**DETAILS**  
**DONNELLY**  
 WEST NYACK, TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**  
 LAND SURVEYING - LAND PLANNING  
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901  
 PHONE 845-357-0830 GREENWELLPLS@AOL.COM  
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**SHEET 4**

TAX LOT #	64.20-1-9
AREA	
FILE	22509DET
SCALE	1"=40'
DATE	04/22/25
JOB NO.	22509



EXISTING		PROPOSED	
---142---	CONTOUR	---	CONTOUR
+141.5	SPOT GRADE	○141.5	SPOT GRADE
CB	CATCH BASIN/FIELD INLET	■ CB	■ FI
---	DRAIN LINE	---	DRAIN LINE
---	SANITARY MANHOLE/PIPE	○ SMH	○ SMH
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
---	CONCRETE CURB	---	CONCRETE CURB
G	GAS LINE	---	GAS LINE
W	WATER LINE	---	WATER LINE
W	UTILITY POLE	---	UTILITY POLE
*	LIGHT POLE	---	LIGHT POLE
GETC	GAS/ELEC/TEL/CABLE	---	GAS/ELEC/TEL/CABLE
---	SILT FENCE	---	SILT FENCE
OHW	OVERHEAD WIRES	---	OVERHEAD WIRES
---	HYDRANT	---	HYDRANT
TBR	TO BE REMOVED	---	TO BE REMOVED
---	FORCE SEWER LINE	---	FORCE SEWER LINE

PROFILE  
 1"=30' HORIZ  
 1"=3' VERT

**GDANSKI CONSULTANTS, INC.**  
 3512 WHITTIER COURT  
 MAHWAH, NEW JERSEY

PAUL GDANSKI, PE  
 NYS LIC. 075890

DATE \_\_\_\_\_

DESIGNED PG/JG  
 DRAWN LDW  
 CHECKED PG/JG  
 APPROVED JAG

JAY A. GREENWELL, PLS  
 NYS LIC. # 49676

DRIVEWAY PROFILE

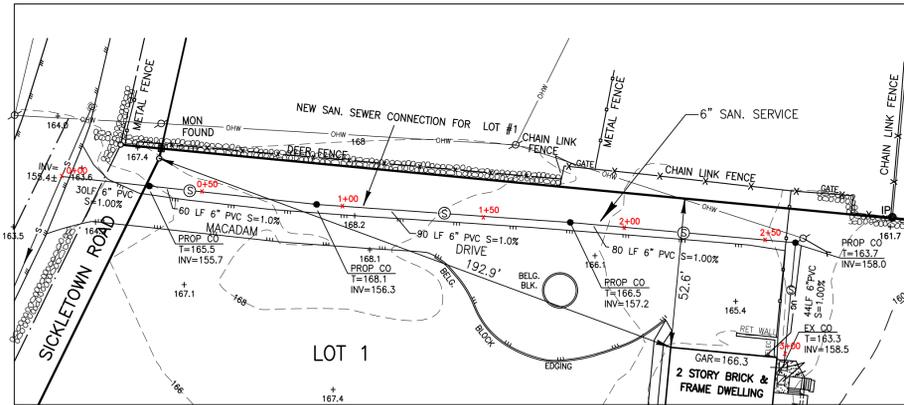
**DONNELLY**

ORANGEBURG, TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

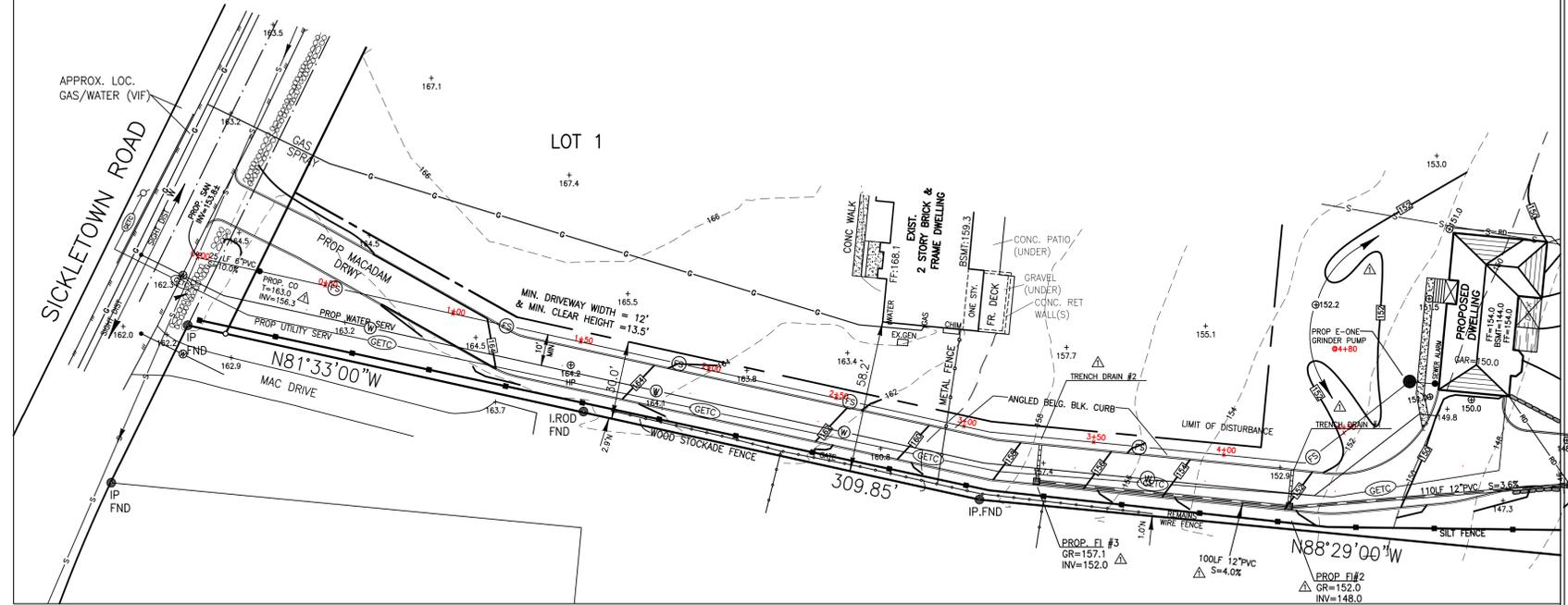
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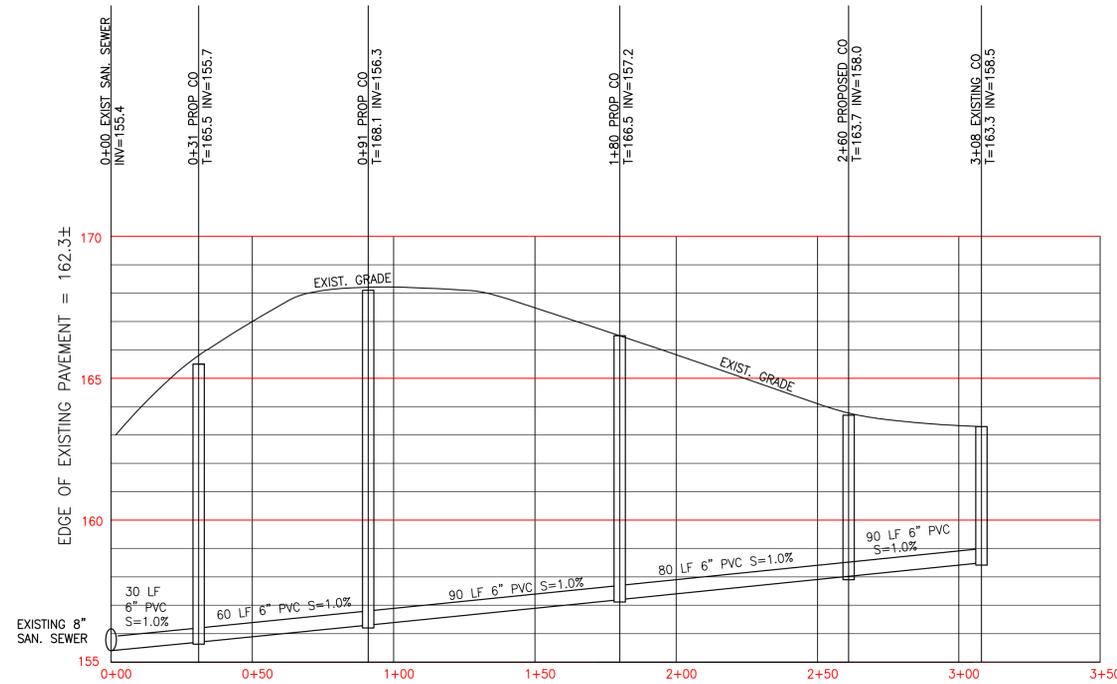
SHEET 5A
TAX LOT # 64.20-1-9
AREA 124,027 SF 2.847 AC
FILE 22509PROF
SCALE 1"=30'
DATE 10/16/25
JOB NO. 22509



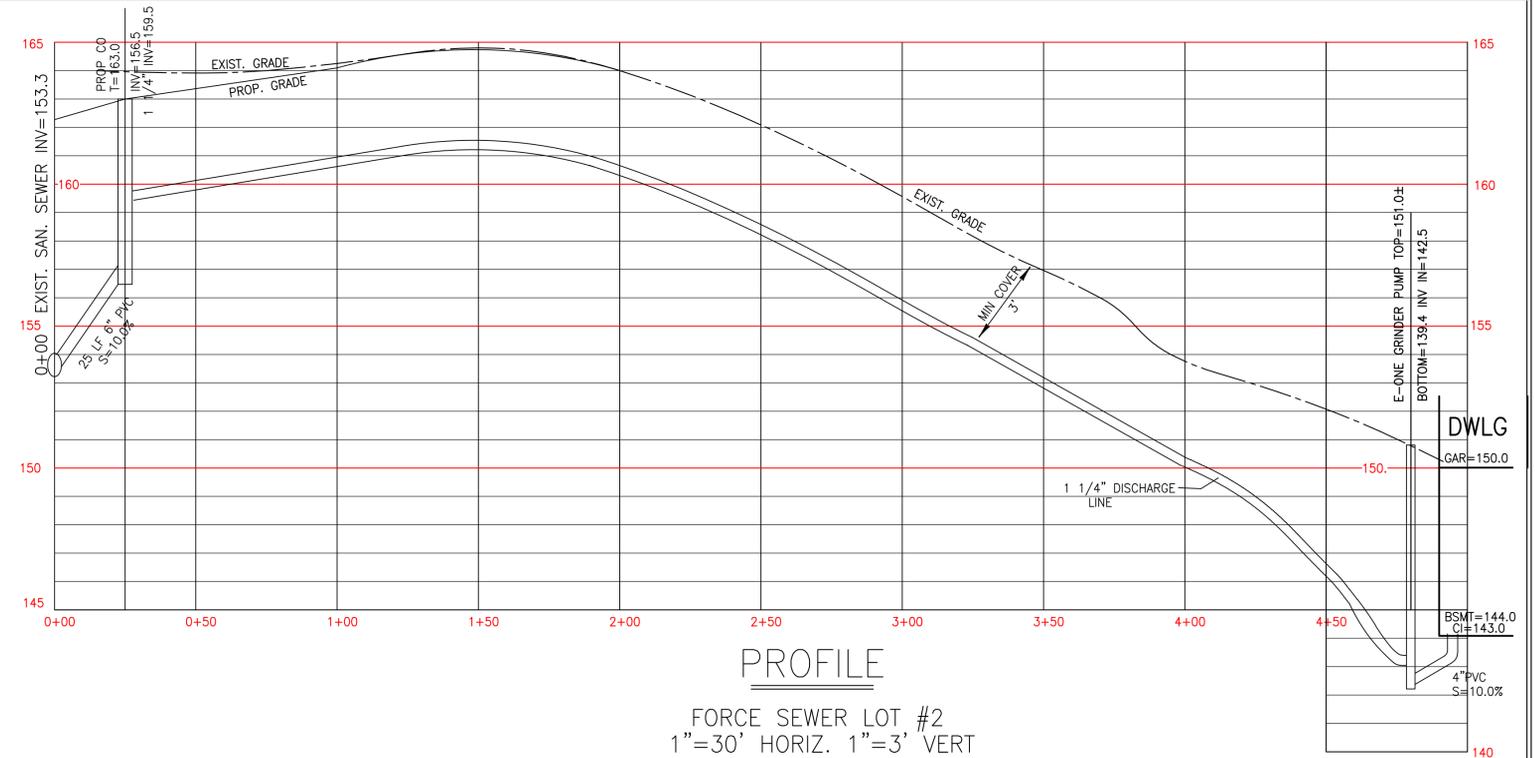
PLAN  
SAN. SEWER LOT #1  
SCALE 1"=30'



PLAN  
FORCE SEWER LOT #2  
SCALE 1"=30'



PROFILE  
SAN. SEWER LOT #1  
1"=30' HORIZ  
1"=3' VERT



PROFILE  
FORCE SEWER LOT #2  
1"=30' HORIZ. 1"=3' VERT

EXISTING		PROPOSED	
- - - 142 - - -	CONTOUR	- - - 142 - - -	CONTOUR
+141.5	SPOT GRADE	o 141.5	SPOT GRADE
CB FI	CATCH BASIN/FIELD INLET	CB FI	CATCH BASIN/FIELD INLET
- - -	DRAIN LINE	- - -	DRAIN LINE
S - SMH	SANITARY MANHOLE/PIPE	S - SMH	SANITARY MANHOLE/PIPE
- - -	EDGE OF PAVEMENT	- - -	EDGE OF PAVEMENT
G - G	CONCRETE CURB	G - G	CONCRETE CURB
G - G	GAS LINE	G - G	GAS LINE
W - W	WATER LINE	W - W	WATER LINE
U - U	UTILITY POLE	U - U	UTILITY POLE
L - L	LIGHT POLE	L - L	LIGHT POLE
GETC	GAS/ELEC/TEL/CABLE	GETC	GAS/ELEC/TEL/CABLE
- - -	SILT FENCE	- - -	SILT FENCE
OHW	OVERHEAD WIRES	OHW	OVERHEAD WIRES
H	HYDRANT	H	HYDRANT
TBR	TO BE REMOVED	TBR	TO BE REMOVED
	FORCE SEWER LINE		FORCE SEWER LINE

**GDANSKI CONSULTANTS, INC.**  
3512 WHITTIER COURT  
MAHWAH, NEW JERSEY

PAUL GDANSKI, PE  
NYS LIC. 075890

DATE

DESIGNED PG/JG  
DRAWN LDW  
CHECKED PG/JG  
APPROVED JAG

JAY A. GREENWELL, PLS  
NYS LIC. # 49676

**SANITARY SEWER PLAN & PROFILES**

**DONNELLY**

ORANGEBURG, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**

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<b>SHEET 6A</b>
TAX LOT # 64.20-1-9
AREA 124,027 SF 2.847 AC
FILE 22509SANPRO
SCALE 1"=30'
DATE 10/16/25
JOB NO. 22509

