

BULK REGULATIONS - ZONE R6 GROUP: Q									
	LOT AREA (SF)	STREET FRONTAGE (FT)	LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	BOTH SIDE YARDS (FT)	REAR YARD (FT)	MAX BLDG LOT	MAX F.A.R.
REQUIRED	10,000	50	75	25	10	30	25	14' FT F/Y	0.50
PROVIDED LOT 1	10,000	70.5	75.0	37.2	13.1	33.8	37.6	33.5'	0.50
PROVIDED LOT 2	12,337.1	206.3	167.1	30.5	25.7	N/A	55.3	33.5'	0.50
PROVIDED LOT 3	12,703.2	106.3	91.7	25.6	14.8	36.1	99.0	33.5'	0.50

- NOTES:**
- THIS IS A SUBDIVISION OF TAX LOTS 68.20-2-76 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAP.
  - AREA OF PARCEL: 35,643.59 SF = 0.82 AC TOTAL.
  - NUMBER OF LOTS: EXISTING = 1, PROPOSED = 3 LOTS.
  - OWNER: R & L PROPERTY DEVELOPMENT CORP.  
22 LINDBERGH ROAD  
STONY POINT, NEW YORK 10980
  - APPLICANT: SAME
  - ZONE: R6
  - FIRE DISTRICT: SPARKILL/PALISADES
  - SCHOOL DISTRICT: SOUTH ORANGETOWN SCHOOL DISTRICT
  - SEWER DISTRICT: TOWN OF ORANGETOWN
  - WATER DISTRICT: VEOLIA, NY (FORMERLY SUEZI)
  - WATER SUPPLY BY: VEOLIA, NY.
  - AMBULANCE DISTRICT: SOUTH ORANGETOWN
  - LIGHTING DISTRICT: TOWN OF ORANGETOWN
  - DATUM: USGS NGVD-1929
  - IRON PINS TO BE INSTALLED AT ALL LOCATIONS WITH SYMBOL
  - TAX LOT 68.20-2-76 DENOTES TAX LOT DESIGNATION, SECTION BLOCK & LOT.
  - BENCHMARK NAVD88 GPS DERIVED
  - 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.
  - ANY EXISTING UTILITIES POLES, FIRE HYDRANTS, ETC) AFFECTED BY THE CONSTRUCTION OF THE SUBDIVISION WILL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
  - SOIL EROSION & SEDIMENT CONTROL PLANS & DETAILS SHALL BE SUBMITTED TO THE TOWN OF ORANGETOWN ENGINEERING DEPARTMENT OF ENVIRONMENTAL MANAGEMENT & ENGINEERING FOR REVIEW AND APPROVAL. THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL MEET THE NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
  - TOWN OF ORANGETOWN HIGHWAY DEPARTMENT PERMIT IS REQUIRED FOR ACCESS TO HARRING AVENUE.
  - SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALKS AND CURBS.
  - AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN ENGINEERING DEPARTMENT OF ENVIRONMENTAL MANAGEMENT & ENGINEERING SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  - STORMWATER MANAGEMENT PHASE II REGULATIONS ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL, SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
  - 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 AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE 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
      - DRIP 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" OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
  - THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITH THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FOR THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN (6) SIX INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE NELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE 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 SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (EM&E) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
  - THE CONTRACTORS 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 THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION DEME SHALL INVESTIGATE THE CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANTS RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANTS DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA: 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.
  - PRIOR TO AT LEAST 14 DAYS TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD, TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PLANS AND THE TOWN STREET SPECIFICATIONS.
  - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
  - ALL ROOF LEADERS TO BE DISCHARGED TO THE DRYWELLS.
  - AREA OF DISTURBANCE=43,200 SF.
  - NO WATER SUPPLY IMPROVEMENTS ARE NECESSARY.
  - ELEVATION DATUM IS TOWN OF ORANGETOWN SEWER DATUM.
  - LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
  - ALL UTILITIES, INCLUDING ELECTRIC & TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP & HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  - ENGINEERS CERTIFICATION OF THE DRYWELL INSTALLATION IS REQUIRED. DEPTH TO GROUNDWATER MUST BE VERIFIED DURING CONSTRUCTION.
  - AN ENGINEER WILL CERTIFY THE AS-BUILT CONSTRUCTION IS IN CONFORMANCE WITH THE APPROVED DESIGN AND DRAINAGE PATTERN.
  - THE PLANS ARE IN FULL COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
  - THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY AND ALL CONSTRUCTION RELATING TO THE PROPOSED SANITARY MAIN EXTENSION/HOUSE CONNECTIONS.
  - CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR DIVISION OF SEWERS, IF PUBLIC SEWERS ARE AVAILABLE WITHIN THE REQUIRED DISTANCE A LETTER FROM THE ORANGETOWN DIVISION OF SEWERS IS REQUIRED INDICATING THAT A CONNECTION MAY BE MADE.
  - ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE 5 YEARS FROM THE DATE OF RCDOH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH 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.
  - 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 EXISTING OR PROPOSED HOUSE CONNECTIONS.

**DRAWING LIST:**

- PRELIMINARY PLAT
- GRADING & UTILITIES
- EROSION & SEDIMENT CONTROL
- PROFILES
- DETAILS

ORIGINAL DATE:	REVISED DATE:
08/10/2023	04/04/24
08/10/2023	04/04/24
04/04/2024	04/04/24
08/10/2023	04/04/24
08/10/2023	04/04/24



THIS IS TO CERTIFY THAT THE 80 S. WILLIAM STREET SUBDIVISION 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 THERE TO APPROVED BY THE DEPARTMENT.

SENIOR PUBLIC HEALTH ENGINEER P.E. DATE

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MAP FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

DATE	REVISIONS
5/1/24	PER TOWN ENGINEER
2/1/24	ADD ABUTTERS

**LEGEND**

EXISTING PROPERTY LINE	—	—
EX. ELECTRIC	E	E
EX. GAS MAIN	G	G
EX. WATER MAIN	W	W
EX. UTILITY POLE	⊙	⊙
EX. SEWER MANHOLE	⊙	⊙
EX. SEWER MAIN	—	—
SANITARY CLEANOUT	⊙	⊙
EX. CATCH BASIN	■	■
EX. DRAINAGE PIPE	D	D
MONUMENT	⊕	⊕

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 COMPLETED BY ME ON 12/18/21

ANTHONY R. CELENTANO, PLS NYS LIC.# 50633



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PAUL GDANSKI PROFESSIONAL ENGINEER 075890 ©

**PRELIMINARY PLAT**  
SUBDIVISION FOR  
TAX LOT 68.20-2-76  
80 S. WILLIAM STREET  
HAMLET OF PEARL RIVER  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC  
633 WOODMONT LANE  
SLOATSBURG, NY 10974  
TEL: (917) 418-0999  
EMAIL: PGSKI@ARTLINK.NET

OWNER: R & L PROPERTY DEVELOPMENT CORP. DATE

FILE NO. 80WIL  
DATE AUG 10, 2023  
SCALE 1" = 20'  
SHEET 1 OF 5

BULK REGULATIONS - ZONE R6 GROUP Q									
	LOT AREA (SF)	STREET FRONTAGE (FT)	LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	BOTH SIDE YARDS (FT)	REAR YARD (FT)	MAX BLDG LOT	MAX F.A.R.
REQUIRED	10,000	50	75	25	10	30	25	14' FT F/Y	0.30
PROVIDED LOT 1	10,000	70.5	75.0	37.2	13.1	33.8	37.6	33.3'	0.30
PROVIDED LOT 2	12,337.1	206.3	167.1	30.5	25.7	N/A	35.3	33.3'	0.30
PROVIDED LOT 3	12,703.2	106.3	91.7	25.6	14.8	36.1	99.0	33.3'	0.30

COVERAGE BREAKDOWN			
	EXISTING T.B.R.	PROPOSED	NET
PROVIDED LOT 1	4,019	2,574	-1,445
PROVIDED LOT 2	0	2,431	2,431
PROVIDED LOT 3	477	2,453	1,976

**COVERAGES:**

**EXISTING COVERAGE:**  
 HOUSE = 914 SF  
 ENCL. DECK = 206 SF  
 PORCH = 32 SF  
 CONCRETE PATIO = 558 SF  
 GARAGE = 421 SF  
 CONCRETE WALK = 63 SF  
 DRIVEWAY = 1724 SF  
 FRONT PORCH (LANDING) = 210 SF  
 FRONT WALK = 109 SF  
 TOTAL = 4496 SF

**PROPOSED COVERAGE:**  
**LOT 1:**  
 HOUSE = 1600 SF  
 DRIVEWAY = 751 SF  
 WALKWAY = 103 SF  
 DECK = 140 SF  
 TOTAL = 2574 SF

**LOT 2:**  
 HOUSE = 1600 SF  
 DRIVEWAY = 588 SF  
 WALKWAY = 103 SF  
 DECK = 140 SF  
 TOTAL = 2431 SF

**LOT 3:**  
 HOUSE = 1600 SF  
 DRIVEWAY = 650 SF  
 WALKWAY = 165 SF  
 DECK = 140 SF  
 TOTAL = 2453 SF

**LEGEND**

EXISTING PROPERTY LINE ————

SILT FENCE ————

LIMIT OF DISTURBANCE ————

ELECTRIC ———— E ———— E

GAS ———— G ———— G

WATER ———— W ———— W

UTILITY POLE ————

SEWER MANHOLE ————

SEWER MAIN ———— SS ———— SS

SANITARY CLEANOUT ————

DRYWELL/STONE ————

CATCH BASIN ————

DRAINAGE PIPE ———— D ———— D

INLET PROTECTION ————

STABILIZED CONSTRUCTION ENTRANCE ————

TREE TO BE REMOVED ————

MONUMENT ————

IRON PIN ————

**NOTE:**  
 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 EXISTING OR PROPOSED HOUSE CONNECTIONS.



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DATE	REVISIONS
5/1/24	PER TOWN ENGINEER
2/1/24	ADD. ABUTTERS

**GRADING & UTILITIES**  
 SUBDIVISION  
 FOR  
 TAX LOT 68.20-2-76  
**80 S. WILLIAM STREET**  
 HAMLET OF PEARL RIVER  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

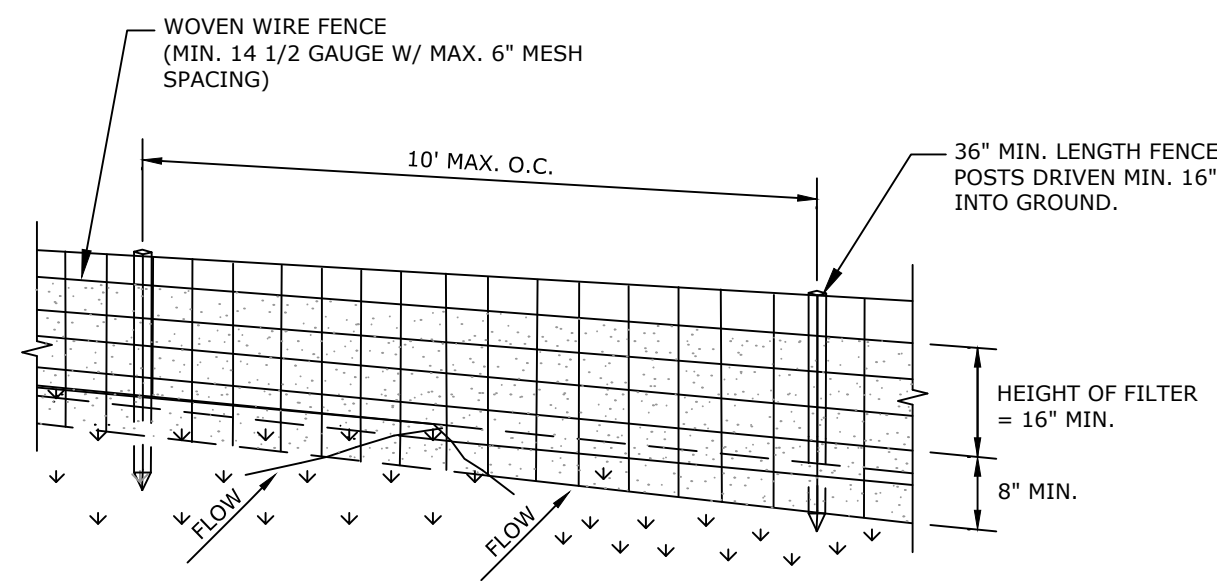
**PAUL GDANSKI P.E., PLLC**  
 633 WOODMONT LANE  
 SLOATSBURG, NY 10974  
 TEL: (917) 418-0999  
 EMAIL: P.GSKI@EARTHLINK.NET

DATE: 8/10/2023  
 SCALE: 1" = 20'  
 SHEET: 2 OF 5

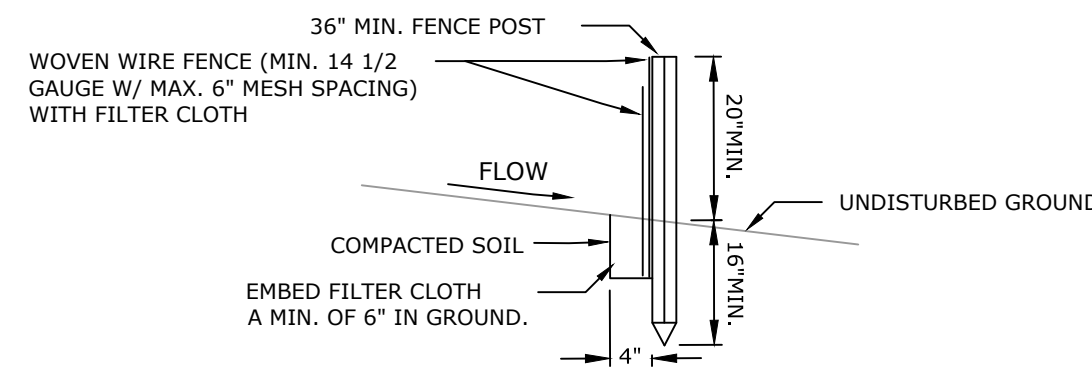
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**PAUL GDANSKI**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 NO. 15890



**PERSPECTIVE VIEW**



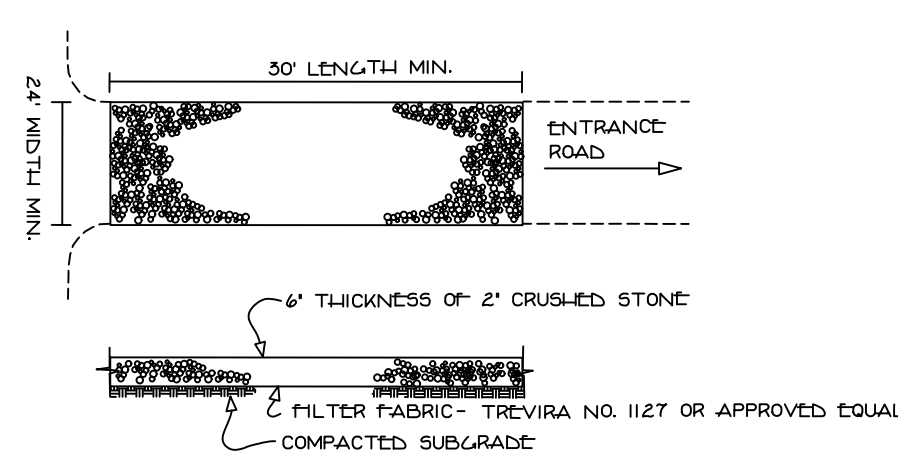
**SECTION VIEW**

**CONSTRUCTION SPECIFICATIONS**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SILTATION FENCE**

NOT TO SCALE

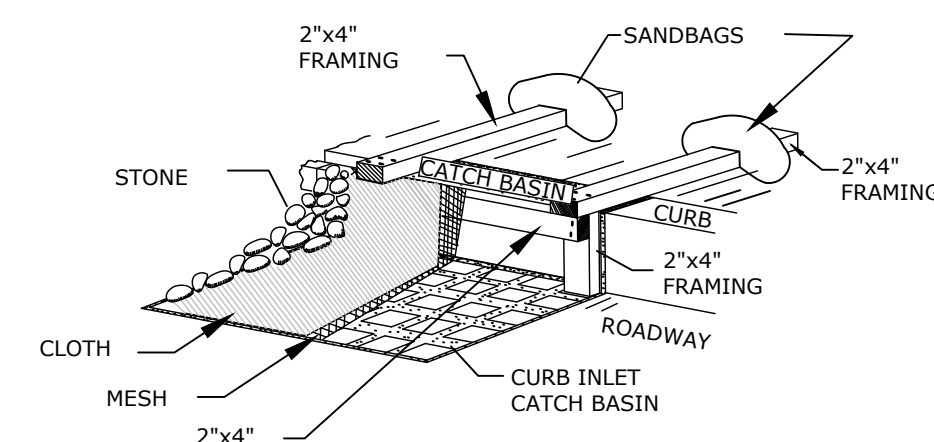


**STABILIZED CONSTRUCTION ENTRANCE**

N.T.S.

**CONSTRUCTION SPECIFICATIONS:**

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 30 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY FOUR (24) FOOT MINIMUM.
5. GEOTEXTILE - 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. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
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, 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.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

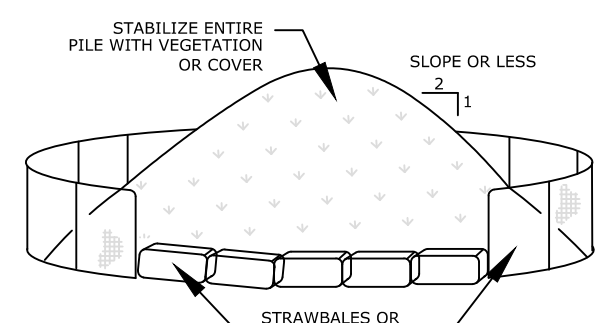


**CONSTRUCTION SPECIFICATIONS**

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
3. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2"x4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE CURB AND SIDEWALK AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

MAXIMUM DRAINAGE AREA 1 ACRE

**STORM DRAIN INLET PROTECTION DETAIL FOR CURB INLETS**



**INSTALLATION NOTES:**

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY & STABLE
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED BY SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED
4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE

**STOCK PILE CONTROL DETAIL**

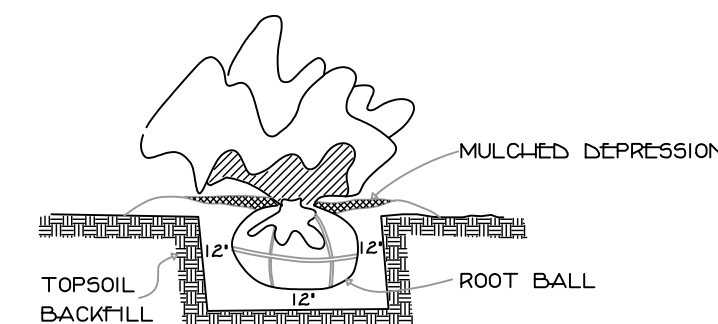
SCALE N.T.S.

**PLANTING NOTES:**

1. EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN ROOT BALL.
2. REMOVE ANY STRINGS TIED AROUND TREES OR STEMS BUT LEAVE BURAP INTACT.
3. TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND AND 1 PART LUMBER.
4. BUILD DEPRESSION AROUND PLANT AND FILL WITH MULCH.
5. STAKE ALL TREES WITH 2 CEDAR STAKES.

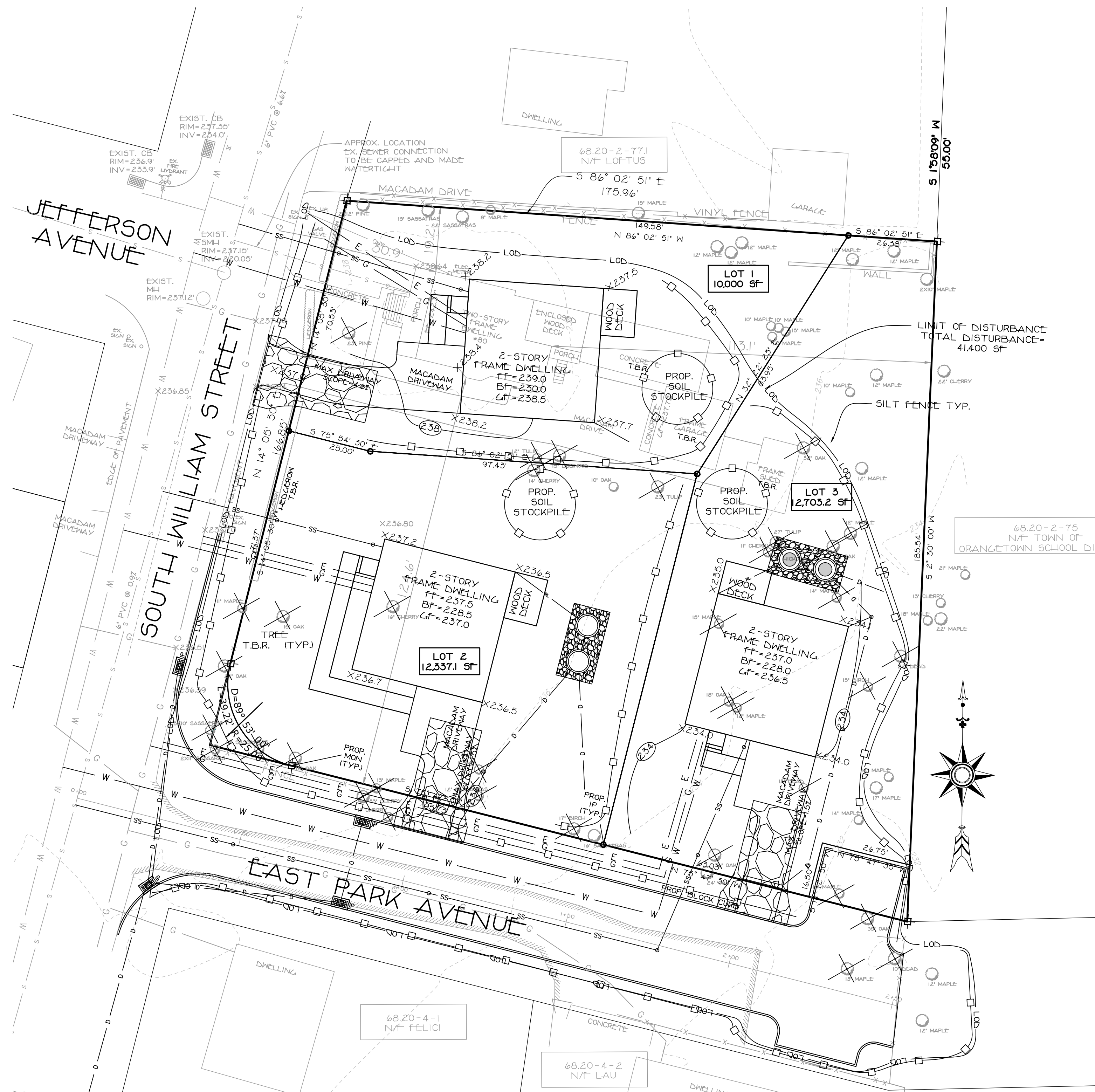
**TREE PLANTING**

N.T.S.



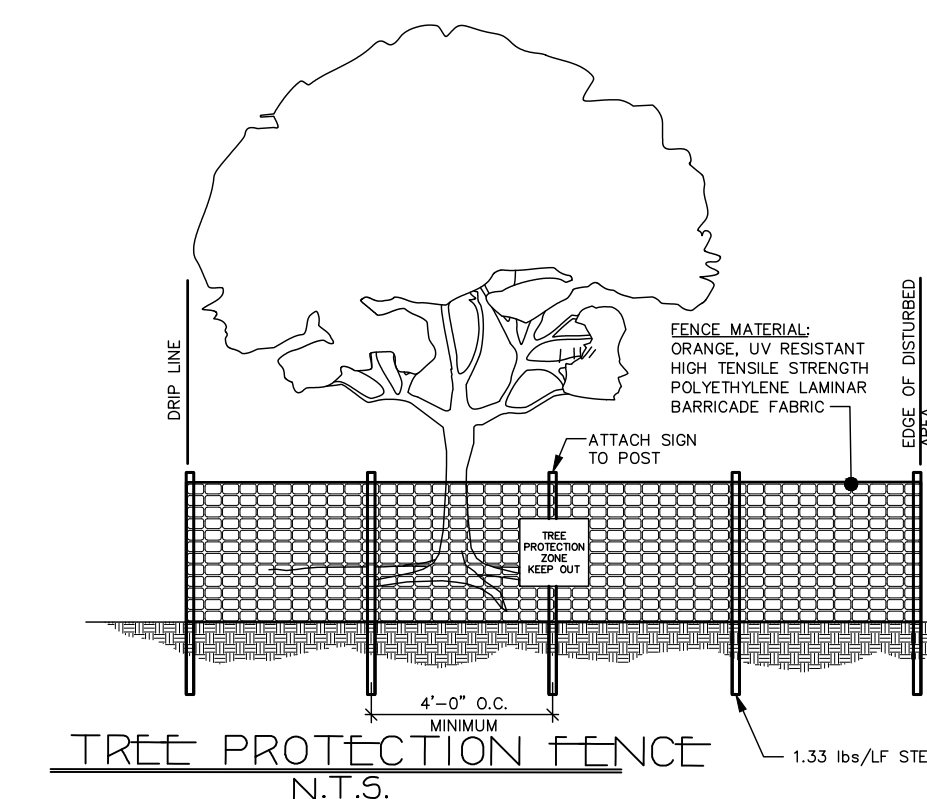
**SHRUB PLANTING**

N.T.S.



**LEGEND**

- EXISTING PROPERTY LINE
- SILT FENCE
- LIMIT OF DISTURBANCE
- ELECTRIC
- GAS
- WATER
- UTILITY POLE
- SEWER MANHOLE
- SEWER MAIN
- SANITARY CLEANOUT
- DRYWELL/STONE
- CATCH BASIN
- DRAINAGE PIPE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- TREE TO BE REMOVED
- MONUMENT
- IRON PIN



- NOTES:**
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
  2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT."
  3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCE.
  4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MAP FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

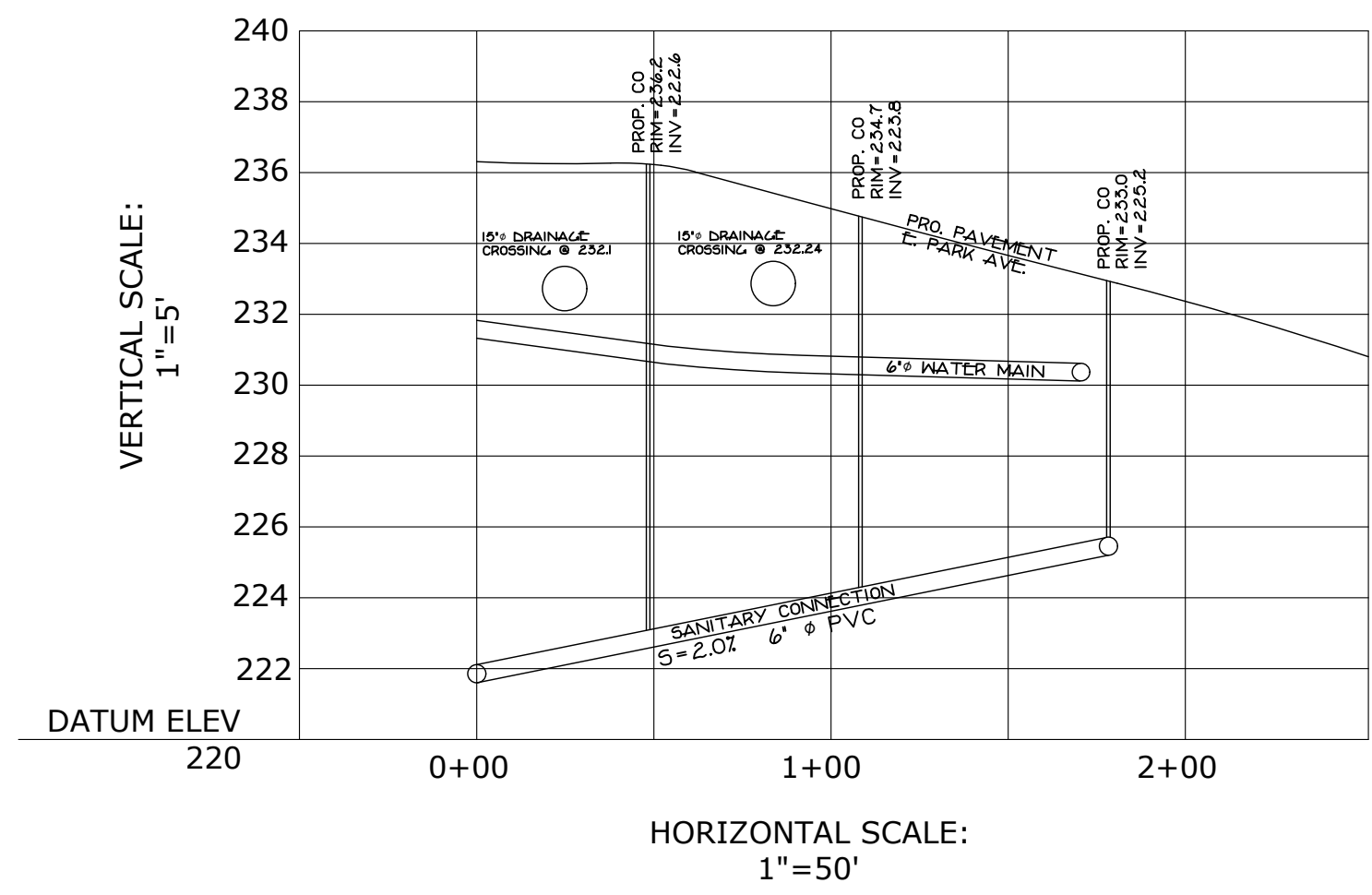
DATE	REVISIONS
5/1/24	PER TOWN ENGINEER
2/1/24	ADD. ABUTTERS

**SEDIMENT & EROSION CONTROL**  
SUBDIVISION  
FOR  
TAX LOT 68.20-2-76  
80 S. WILLIAM STREET  
HAMLET OF PEARL RIVER  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

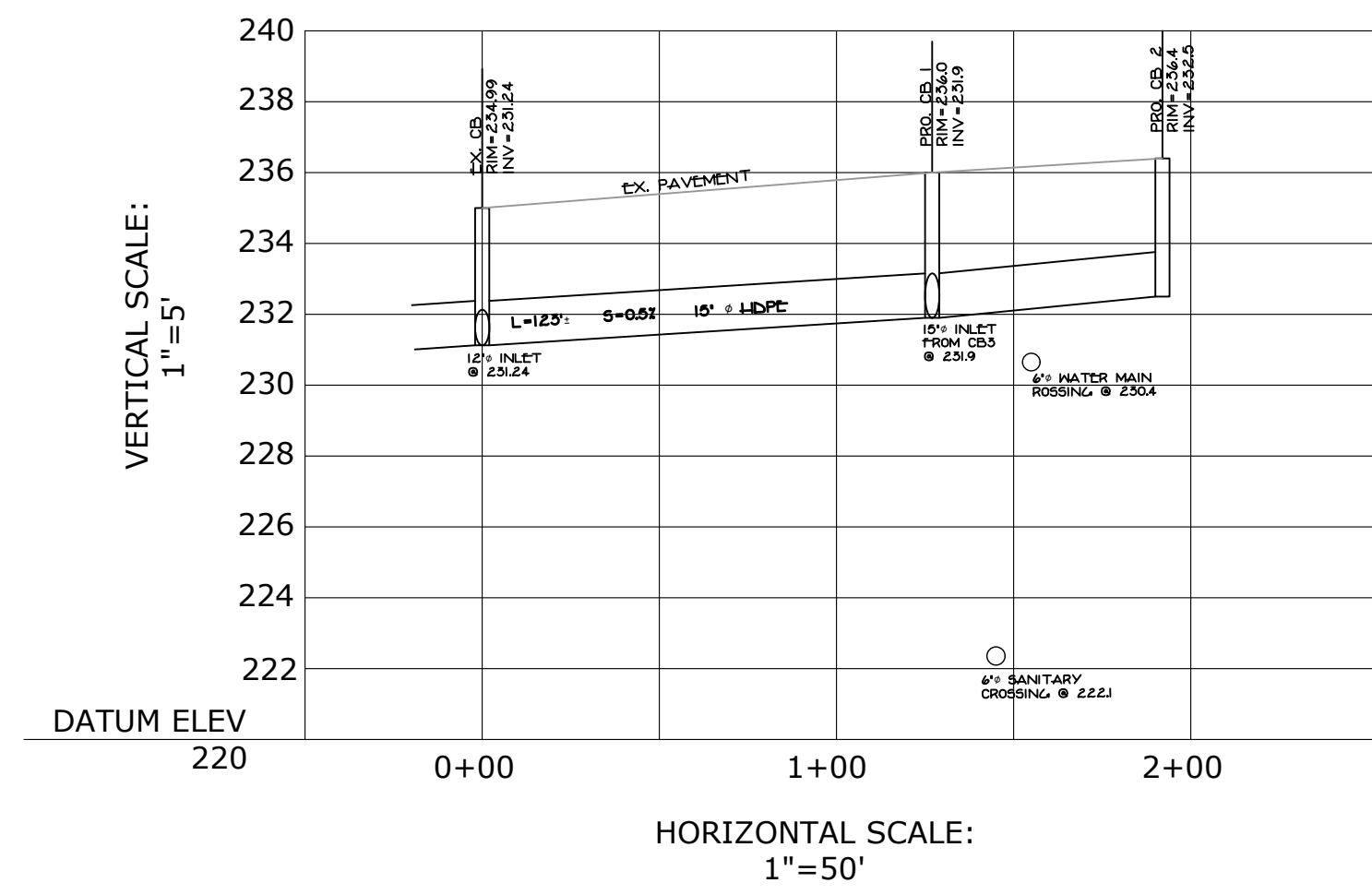
**PAUL GDANSKI P.E., PLLC**  
633 WOODMONT LANE  
SLOATSBURG, NY 10974  
TEL: (917) 418-0999  
EMAIL: PGSKI@CARTELINK.NET

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USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LANDS TRANSACTION, OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COP...  
**PAUL GDANSKI**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 15890 ©

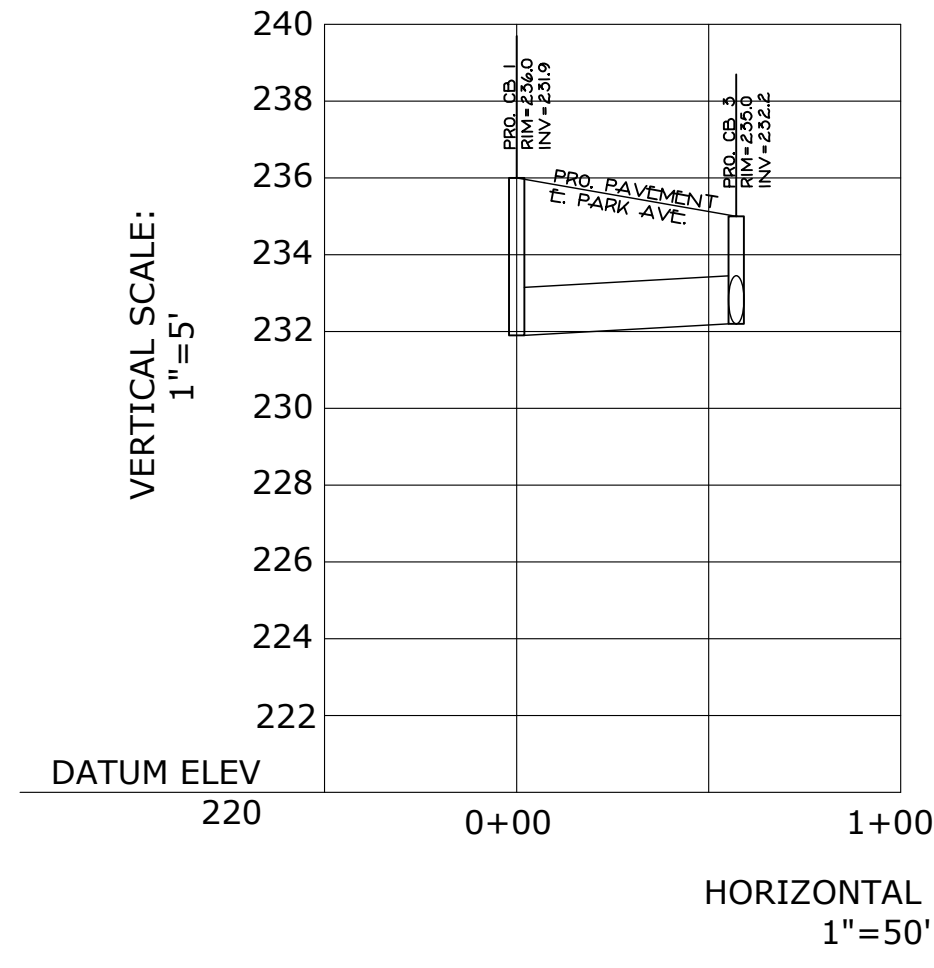
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SCALE: 1" = 20'  
SHEET: 3 OF 5



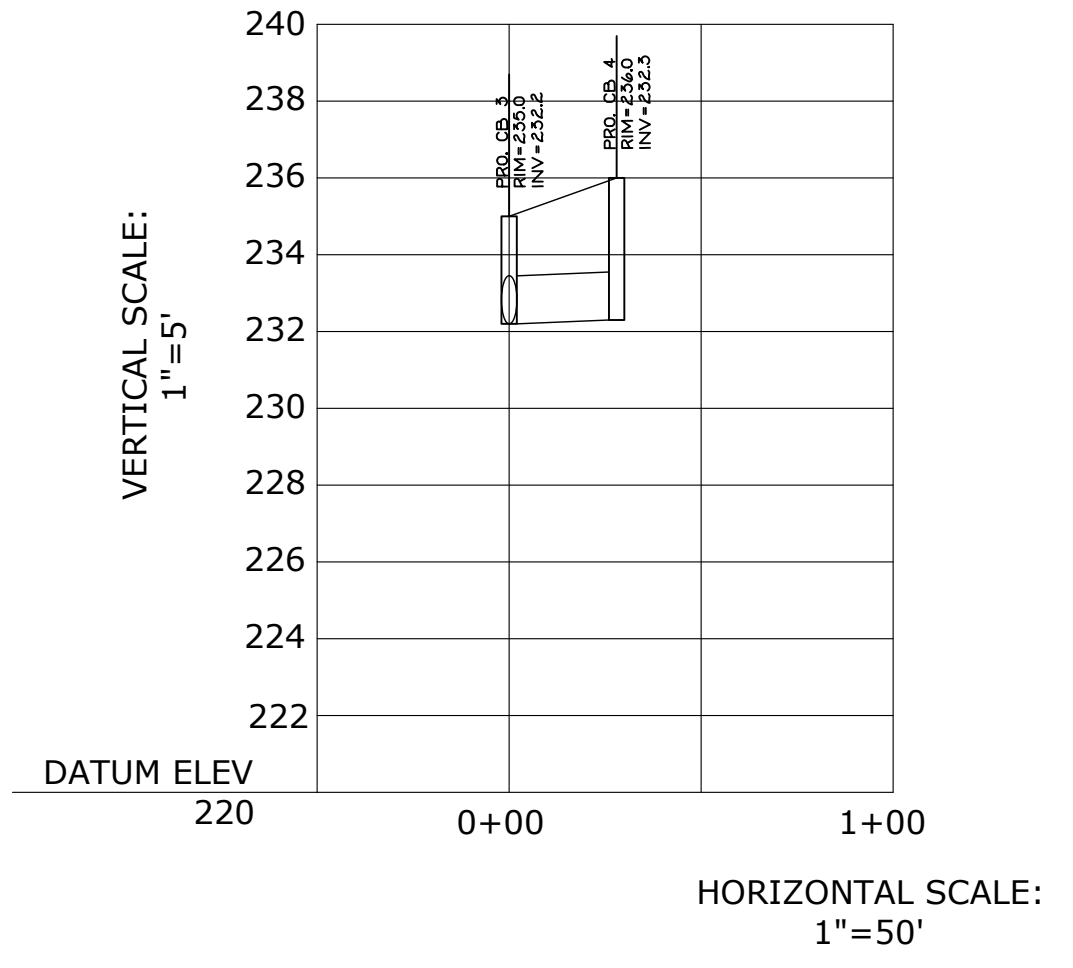
**EAST PARK AVENUE  
ROAD & UTILITY  
PROFILE**



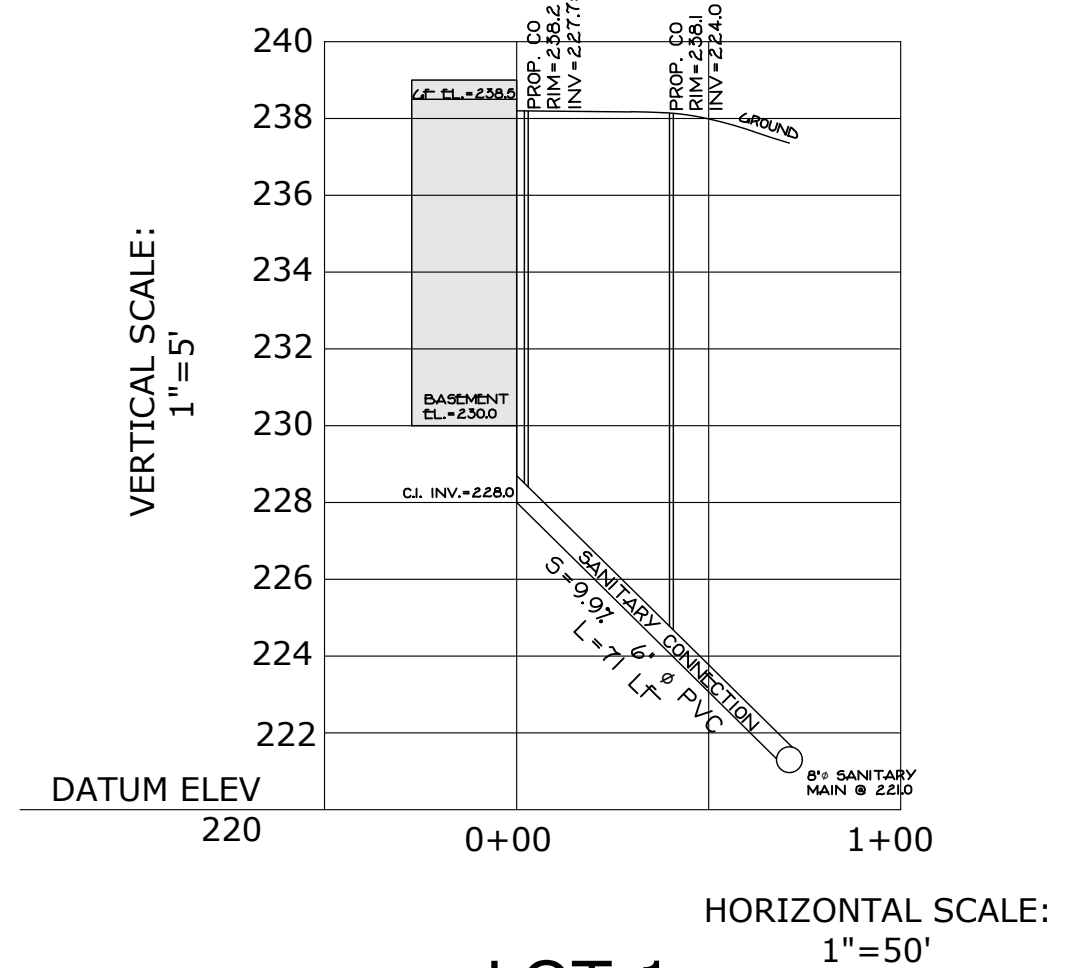
**S. WILLIAM STREET  
ROAD & UTILITY  
PROFILE**



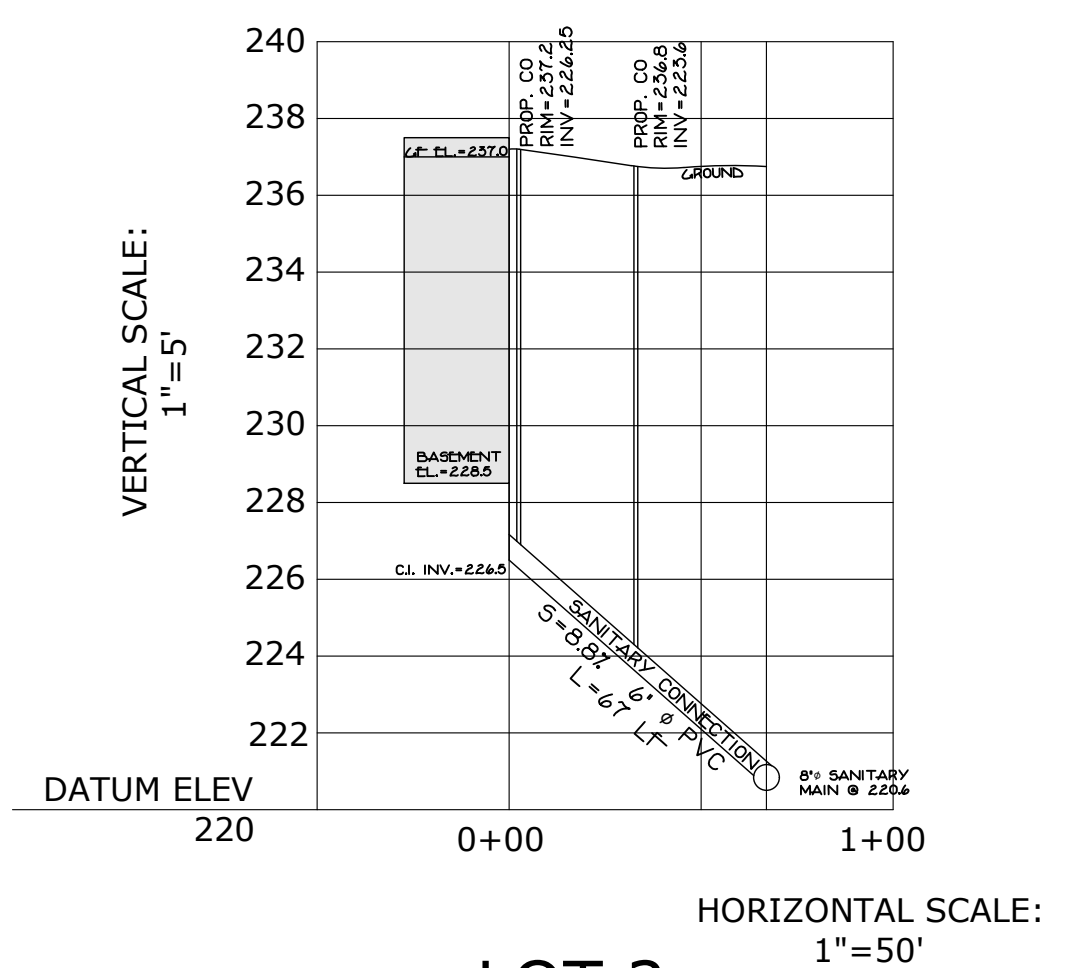
**EAST PARK AVENUE  
CB1 TO CB3  
ROAD & UTILITY  
PROFILE**



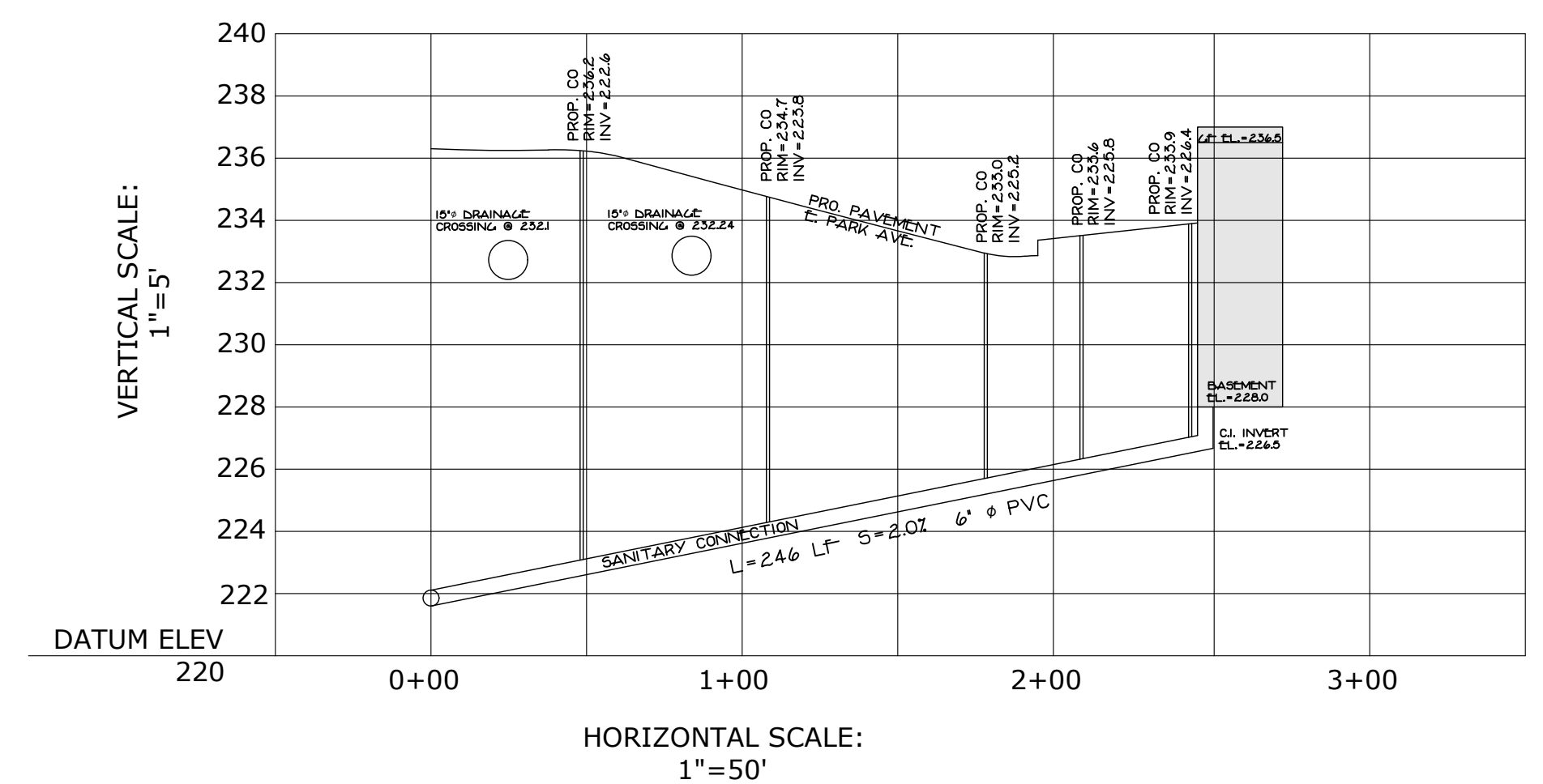
**EAST PARK AVENUE  
CB3 TO CB4  
ROAD & UTILITY  
PROFILE**



**LOT 1  
SANITARY CONNECTION  
PROFILE**



**LOT 2  
SANITARY CONNECTION  
PROFILE**



**LOT 3  
SANITARY CONNECTION  
PROFILE**

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MAP FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

DATE	REVISIONS
5/1/24	PER TOWN ENGINEER
2/1/24	ADD ABUTTERS

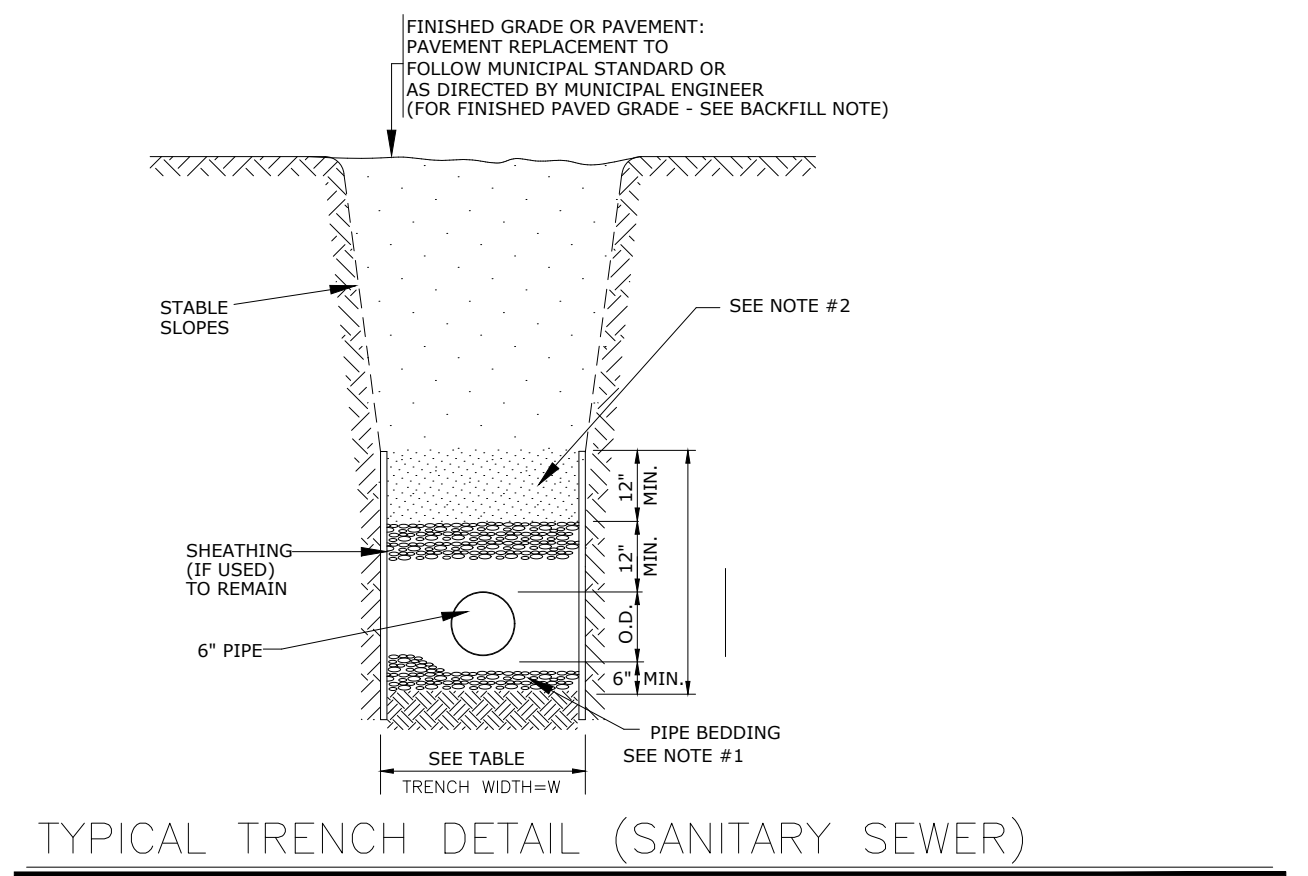
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PAUL GDANSKI, PROFESSIONAL ENGINEER

**PROFILES**  
MAJOR SUBDIVISION  
FOR  
TAX LOT 68.20-2-76  
**80 S. WILLIAM STREET**  
HAMLET OF PEARL RIVER  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

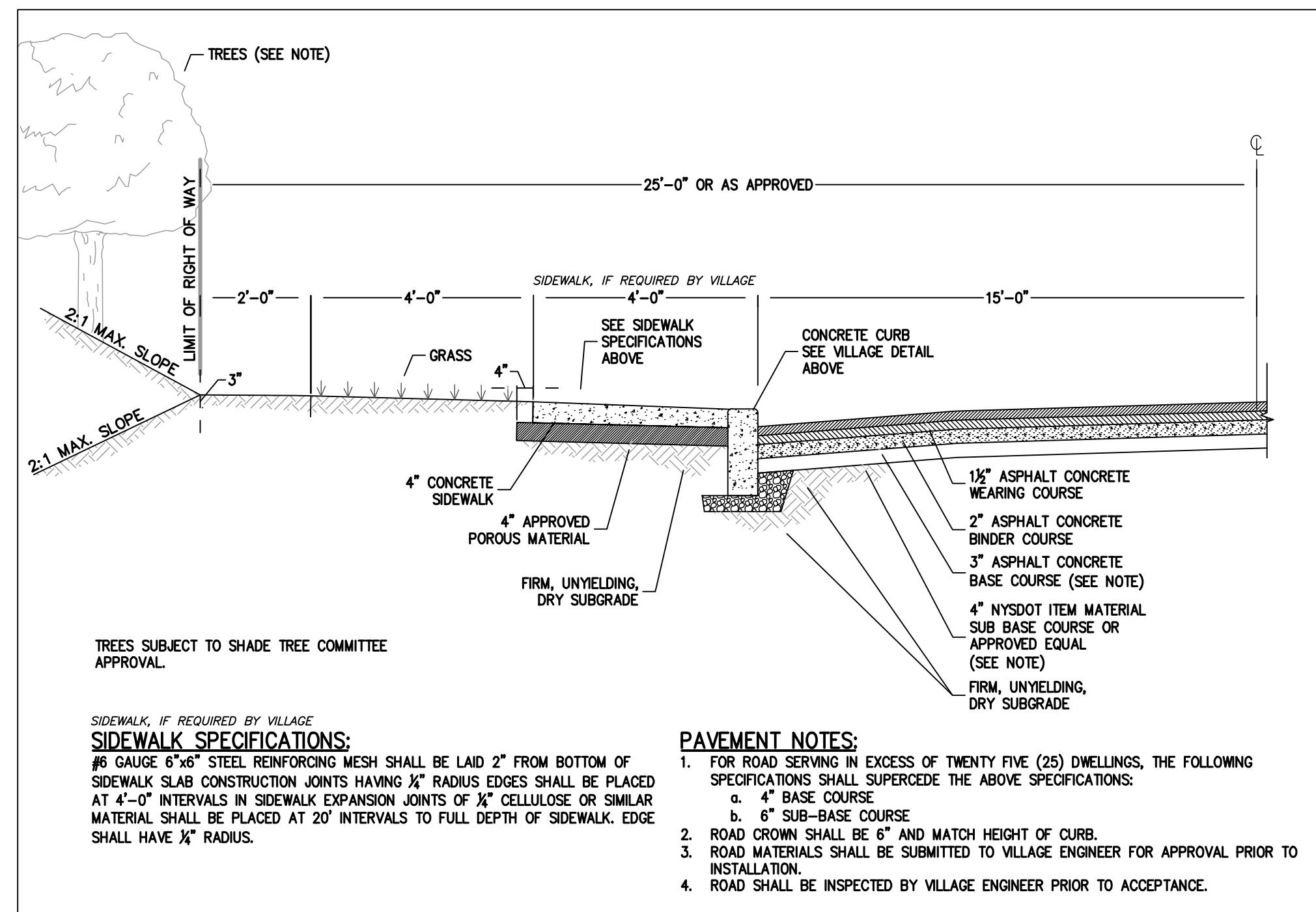
**PAUL GDANSKI P.E., PLLC**  
633 WOODMONT LANE  
SLOATSBURG, NY 10974  
TEL: (917) 418-0999  
EMAIL: PGSKI@EARTHLINK.NET

FILE	80WIL
DATE	AUG 10, 2023
SCALE	1" = 20'
DWG	4 OF 5



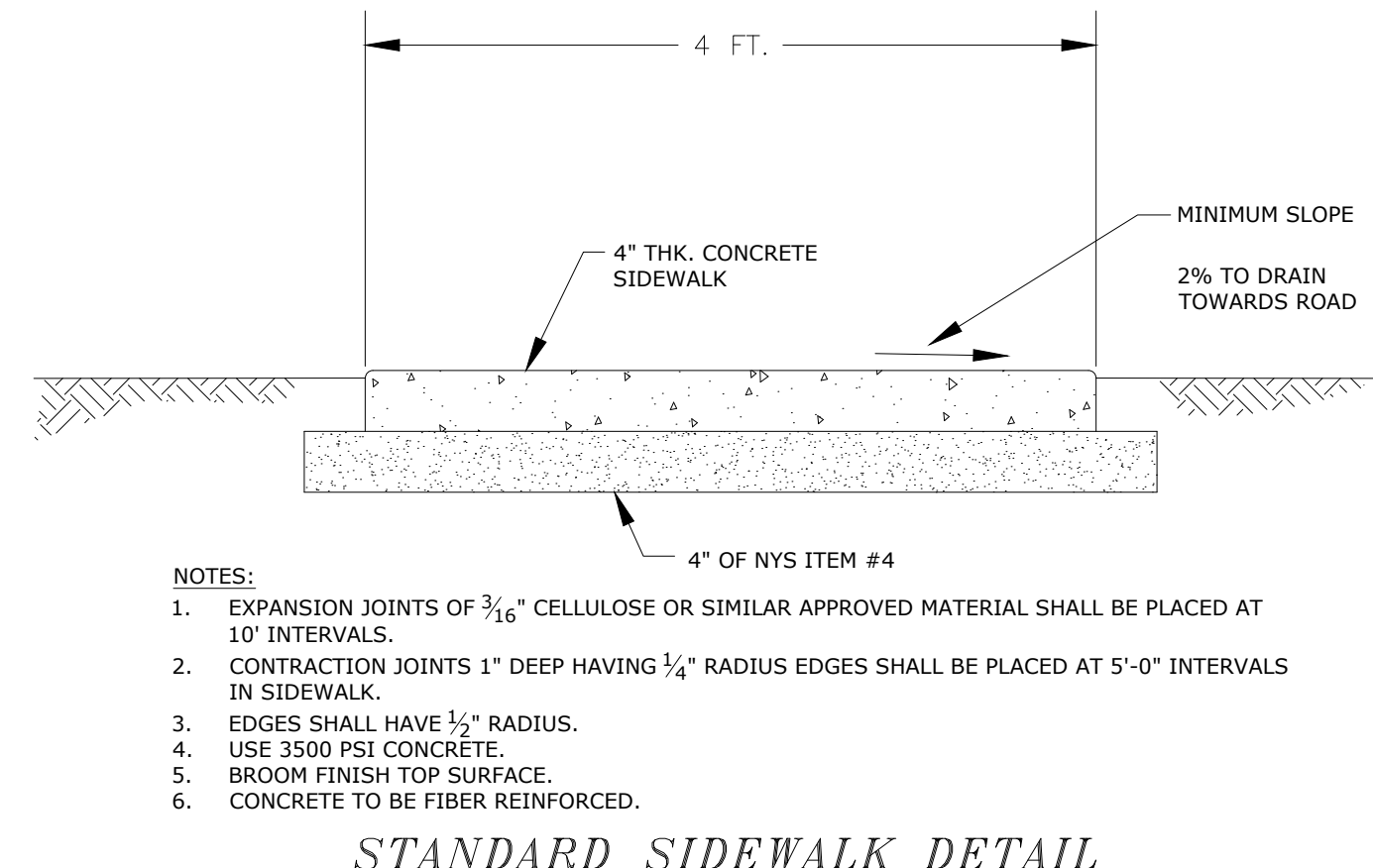
TYPICAL TRENCH DETAIL (SANITARY SEWER) N.T.S.

- NOTES:
- PIPE BEDDING SHALL BE A CLASS I ASTM D2321 EMBEDMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4" SIEVE AND RETAINED ON A 3/8" SIEVE. THE EMBEDMENT MATERIAL SHALL BE HAND TAMPED AND COMPACTED TO 90% OF THE MAXIMUM DENSITY OF THE EMBEDMENT MATERIAL AS DETERMINED BY THE STANDARD PROCTOR TEST IN ACCORDANCE WITH AASHTO DESIGNATION T-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A GO-NO-GO TESTING GAUGE, AS DEFINED IN THE GREEN-TITE (TRADEMARK) PVC GRAVITY SEWER PIPE INSTALLATION GUIDE AS PUBLISHED BY J-M PIPE (OR APPROVED EQUAL) FOR TESTING DEFLECTION OF MAIN LINE SEWER PIPE, AS DIRECTED BY OCS1. MAXIMUM MAIN LINE SEWER DEFLECTION SHALL BE NO GREATER THAN 5%.
  - BACKFILL FROM 12 IN. TO 24 IN. ABOVE THE PIPE EMBEDMENT MATERIAL SHALL BE FINE EARTH FREE FROM CINDERS AND SHALL BE MECHANICALLY COMPACTED. REMAINING BACKFILL SHALL BE FREE FROM LARGE CLODS, ROCKS, AND CINDERS.
  - PLACE EMBEDMENT MATERIAL BY HAND AND HAND COMPACT UNDER AND AROUND SIDES OF PIPE. PLACE EMBEDMENT MATERIAL IN 6" LAYERS ABOVE TOP OF PIPE, AND HAND COMPACT TO A POINT 12" MINIMUM ABOVE THE TOP OF PIPE.
  - THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION WHOSE DUTY SHALL BE TO INSURE THAT ALL PHASES OF CONSTRUCTION ARE IN FULL COMPLIANCE WITH OCS1 NO. 1 SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES, RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND N.Y.S. DEPARTMENT OF LABOR FOR OSHA SECTIONS 1910.146-PERMIT REQUIRED CONFINED SPACE ENTRY, 1926.650-EXCAVATION GENERAL PROTECTION REQUIREMENTS AND 1926.651-TRENCHING AND SHORING, STATE OF NEW YORK UNIFORM FIRE PREVENTION AND PROTECTION CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES.
  - ALL APPROVED MAIN LINE SEWER PIPE SHALL BE THE SAME MATERIAL FROM MANHOLE TO MANHOLE.
  - FILL SECTION AREA MUST BE GRADED WITH THE PLACEMENT OF SUITABLE SOIL MATERIAL AS DETERMINED BY THE PROJECT SITE ENGINEER IN 12 INCH (MAX.) LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY OF THE FILL SOIL AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO DESIGNATION T-99) TO 2 FEET (MIN.) ABOVE THE TOP OF PIPE AT A MINIMUM WIDTH OF O.D. + 4" BEFORE TRENCH EXCAVATING. (ANY FILL SECTION AREA THAT DOES NOT CONFORM TO THIS FILL SECTION AREA COMPACTION STANDARD SHALL REQUIRE THE INSTALLATION OF CLASS 52 DIP, TAR COATED INSIDE AND OUT, FROM MANHOLE TO MANHOLE FOR SEWER MAINS AND ALONG THE ENTIRE SERVICE LINE RUN FOR BUILDING LATERAL SEWERS.) ALL FILL SECTION AREAS SHALL REQUIRE REVIEW AND APPROVAL BY OCS1 BEFORE INSTALLING PIPE.
  - WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MUST BE MADE BETWEEN 12 INCH (MIN.) TO 24 INCH (MAX.)
  - WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL (AS APPROVED).



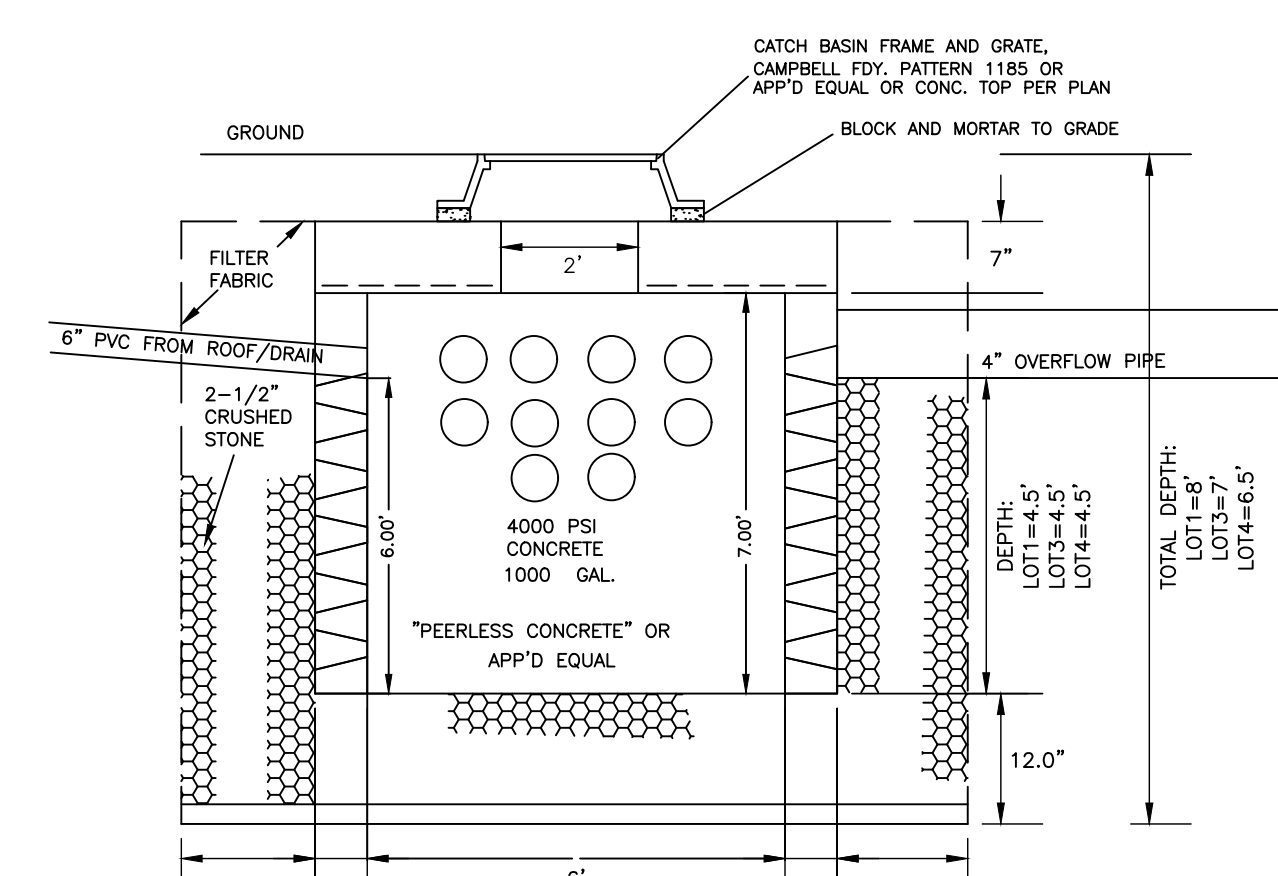
TREES SUBJECT TO SHADE TREE COMMITTEE APPROVAL. SIDEWALK, IF REQUIRED BY VILLAGE. SIDEWALK SPECIFICATIONS: #6 GAUGE 6"x6" STEEL REINFORCING MESH SHALL BE LAID 2" FROM BOTTOM OF SIDEWALK SLAB CONSTRUCTION JOINTS HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 4'-0" INTERVALS IN SIDEWALK EXPANSION JOINTS OF 1" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 20' INTERVALS TO FULL DEPTH OF SIDEWALK. EDGE SHALL HAVE 1/4" RADIUS. PAVEMENT NOTES: 1. FOR ROAD SERVING IN EXCESS OF TWENTY FIVE (25) DWELLINGS, THE FOLLOWING SPECIFICATIONS SHALL SUPERCEDE THE ABOVE SPECIFICATIONS: a. 4" BASE COURSE b. 6" SUB-BASE COURSE 2. ROAD CROWN SHALL BE 6" AND MATCH HEIGHT OF CURB. 3. ROAD MATERIALS SHALL BE SUBMITTED TO VILLAGE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. 4. ROAD SHALL BE INSPECTED BY VILLAGE ENGINEER PRIOR TO ACCEPTANCE.

**SUBURBAN STREET SPECIFICATIONS**  
N.T.S.



NOTES: 1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS. 2. CONTRACTION JOINTS 1" DEEP HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 5'-0" INTERVALS IN SIDEWALK. 3. EDGES SHALL HAVE 1/2" RADIUS. 4. USE 3500 PSI CONCRETE. 5. BROOM FINISH TOP SURFACE. 6. CONCRETE TO BE FIBER REINFORCED.

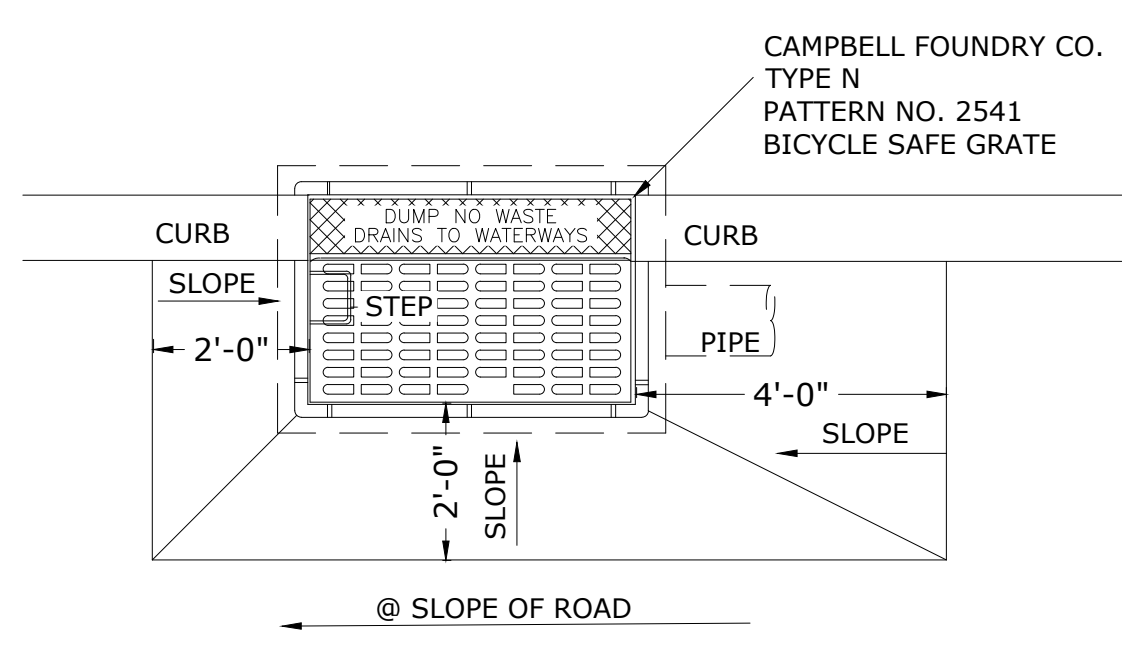
**STANDARD SIDEWALK DETAIL**  
NOT TO SCALE



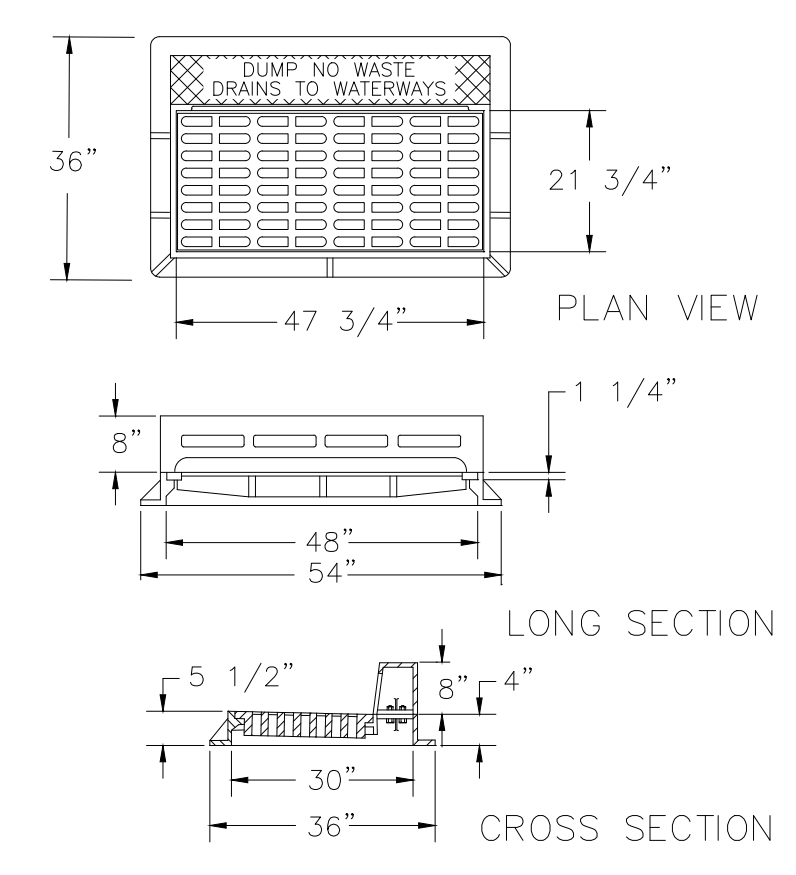
NOTES: 1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED. 2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM). 3. IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP SYSTEM), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

**SEEPAGE PIT SYSTEM 1: 13' X 13'**  
N.T.S.

- SEEPAGE PIT MAINTENANCE NOTES
- SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
  - SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
  - IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP SYSTEM), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



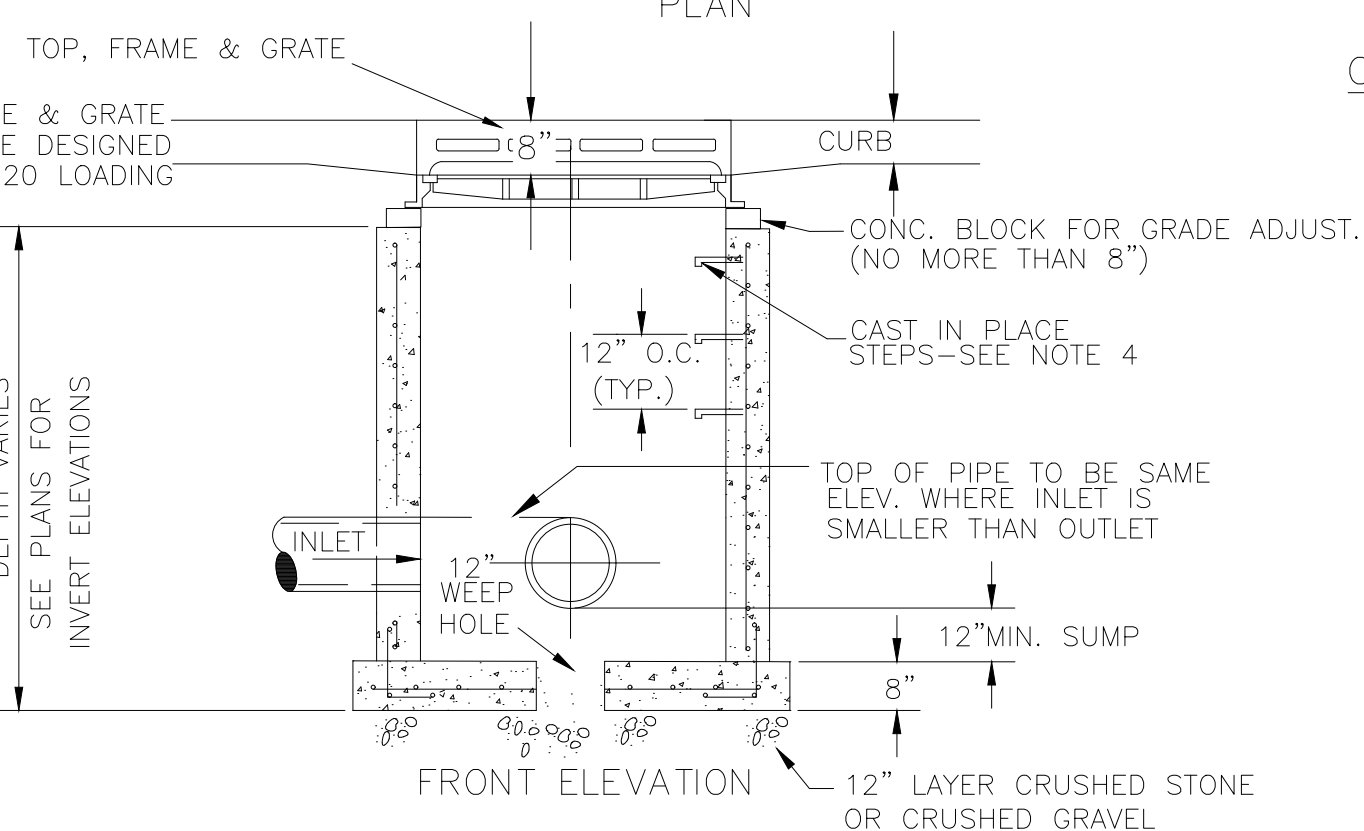
PLAN VIEW CB (CURB STYLE) NOT TO SCALE



(FOR USE WITH CURB INLETS)

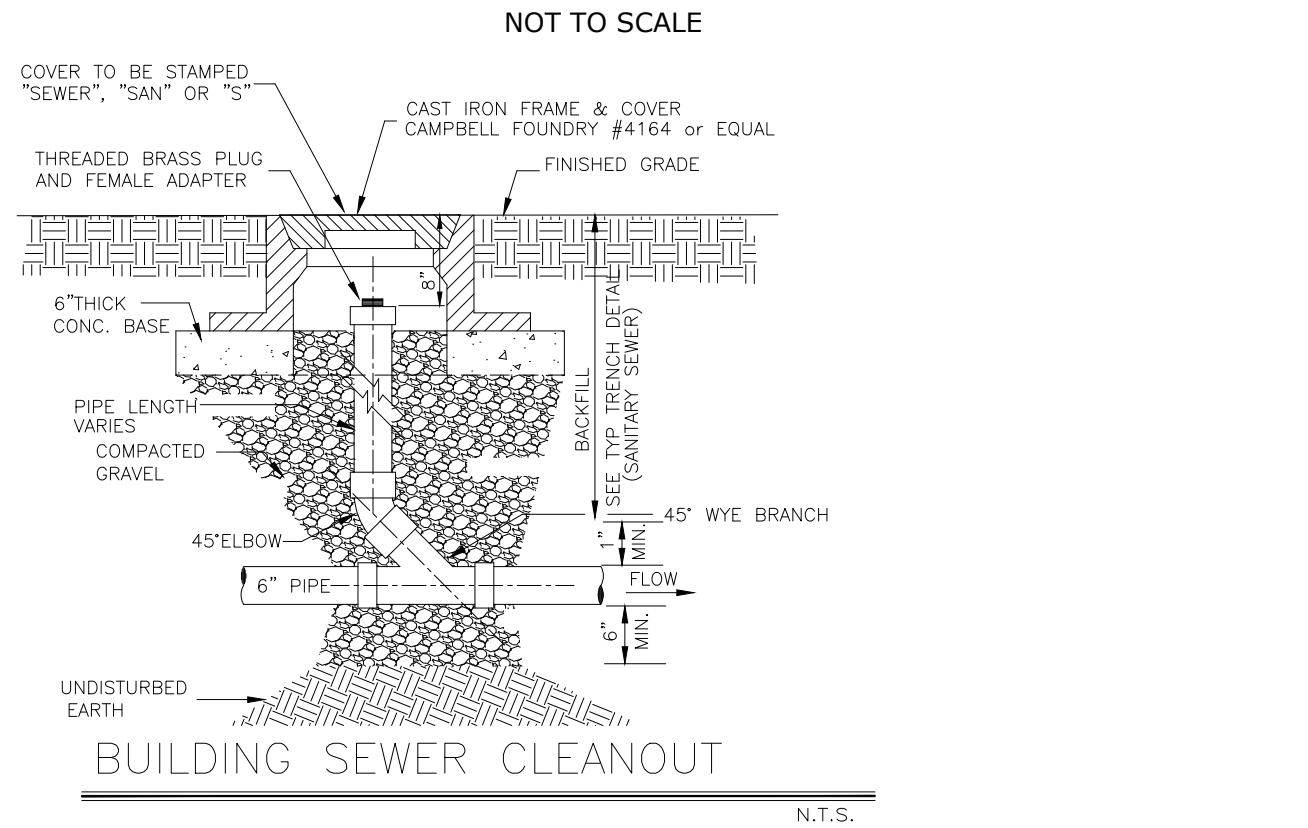
CAMPBELL FOUNDRY CO. PATTERN NO. 2541 BICYCLE SAFE GRATE

**CATCH BASIN FRAMES**



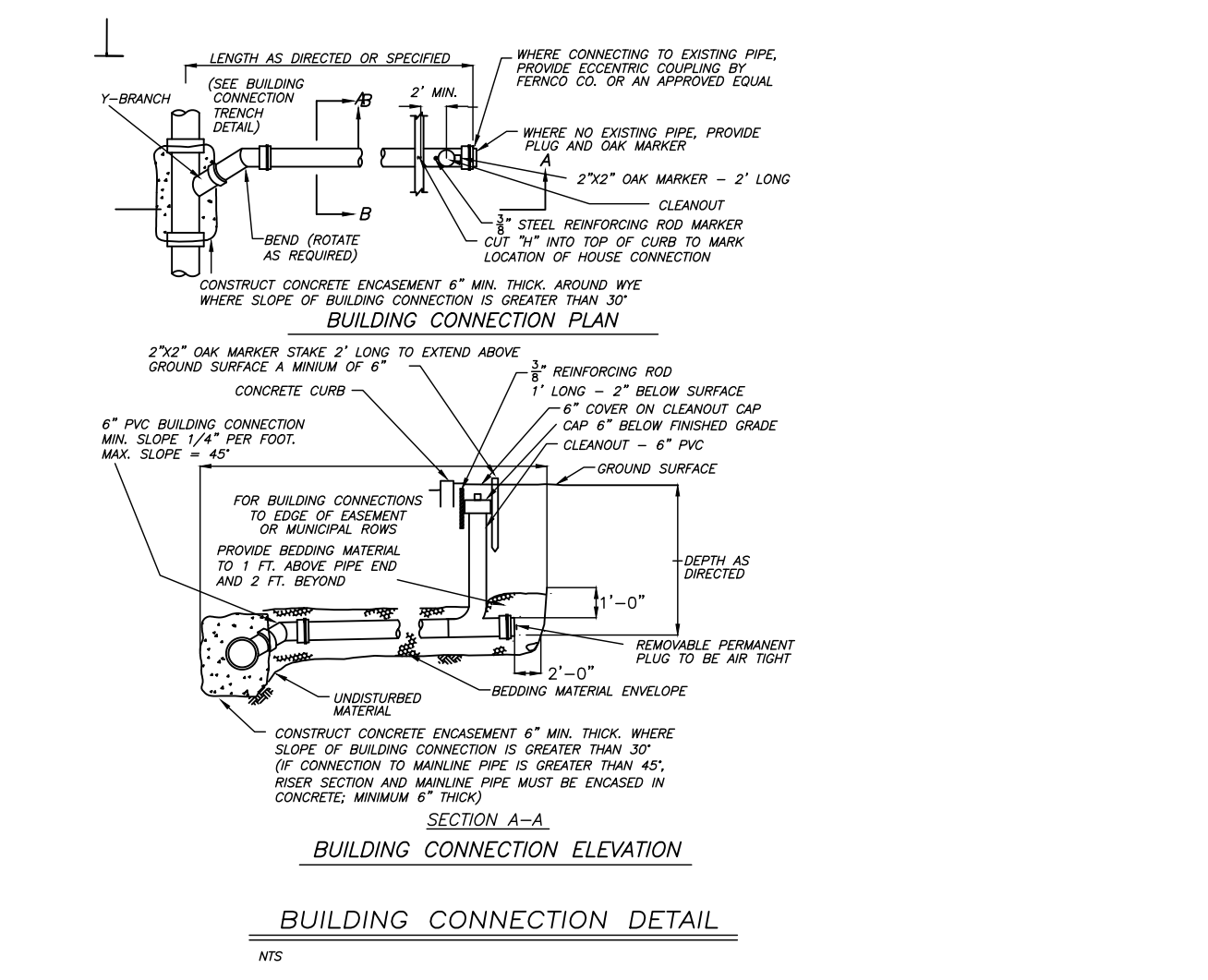
- NOTES:
- CONCRETE STRENGTH: 4000 P.S.I. @ 28 DAYS.
  - BACKFILL AROUND CATCH BASIN SHALL BE SUITABLE MATERIAL (SEE UTILITY TRENCH DETAIL), FREE OF ANY STONES LARGER THAN 4" IN DIAMETER, COMPACTED IN 8" MAX. LIFTS WITH JUMPING JACK COMPACTOR, ACHIEVING 95% MODIFIED PROCTOR COMPACTION.
  - PIPES TO BE CUT FLUSH WITH INSIDE WALLS OF CATCH BASIN. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
  - STEPS ARE TO BE CAMPBELL FOUNDRY CO. PATTERN NO. 2593 2254, OR APPROVED EQUAL.
  - 8" CURB BACK PIECE TO BE AS MANUFACTURED BY CAMPBELL FOUNDRIES.

**TYPICAL CATCH BASIN DETAIL**  
NOT TO SCALE

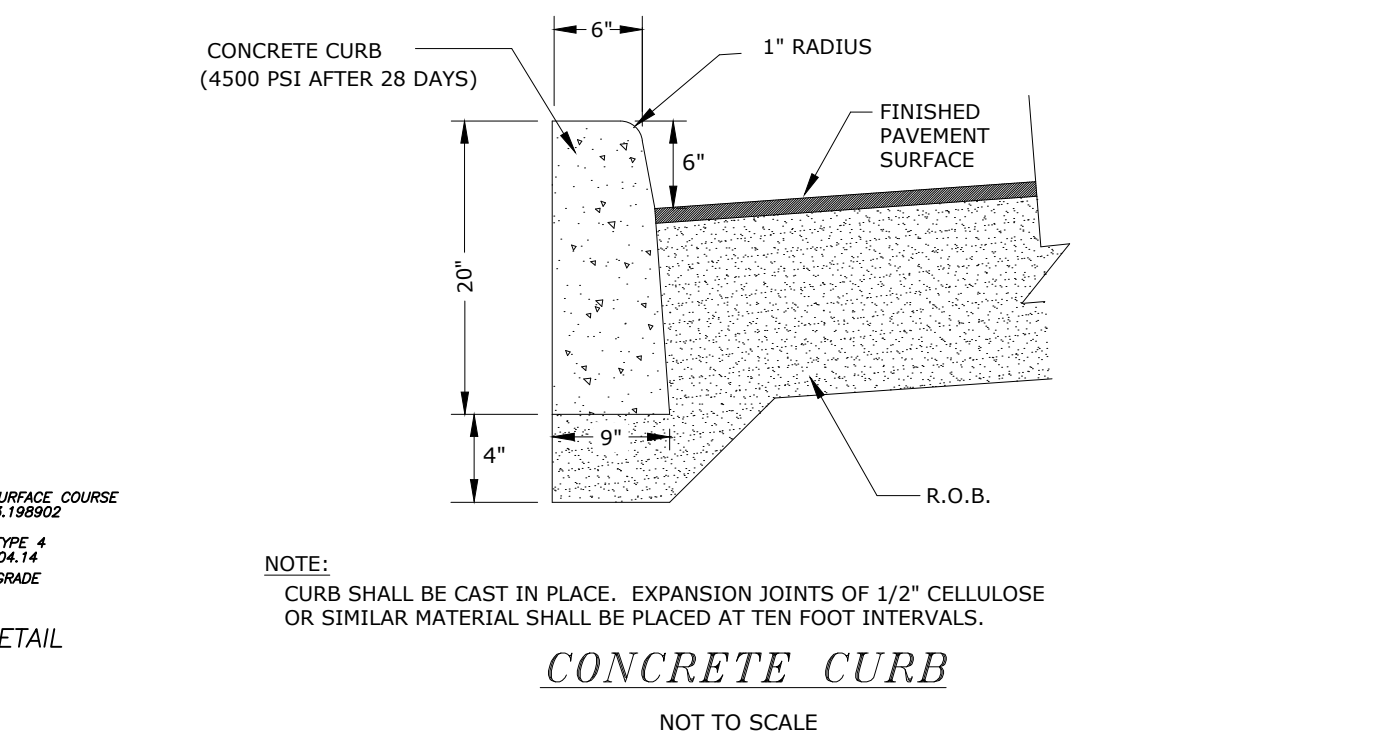


BUILDING SEWER CLEANOUT N.T.S.

- NOTES:
- EACH BUILDING SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING SEWER CONNECTION. THEREAFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING SEWER EVERY 100 FT.(MAX.) FOR THE PURPOSE OF CLEANOUT LOCATIONS DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE HOUSE PIPE TO BUILDING SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE

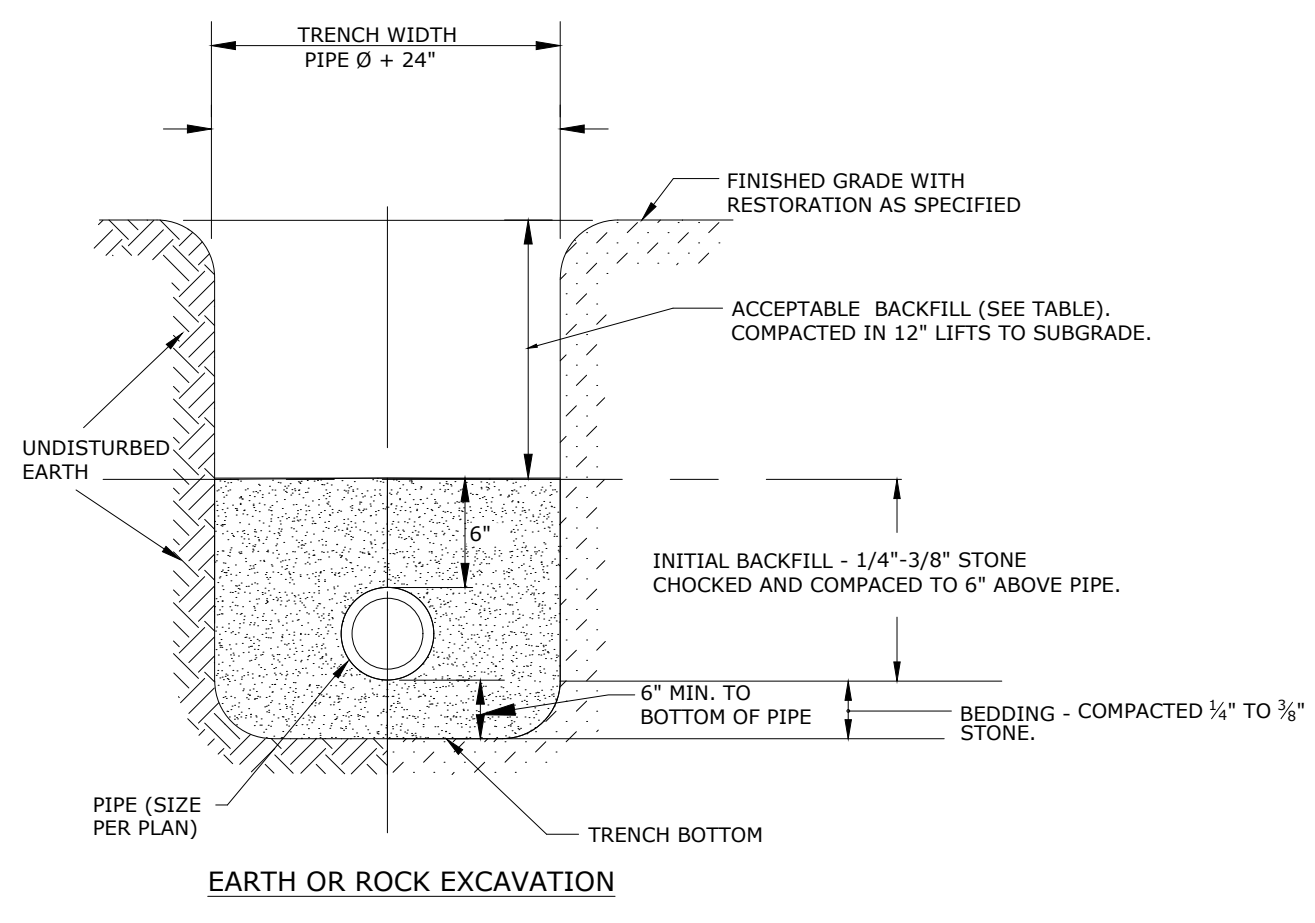


BUILDING CONNECTION DETAIL N.T.S.



NOTE: CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS.

**CONCRETE CURB**  
NOT TO SCALE

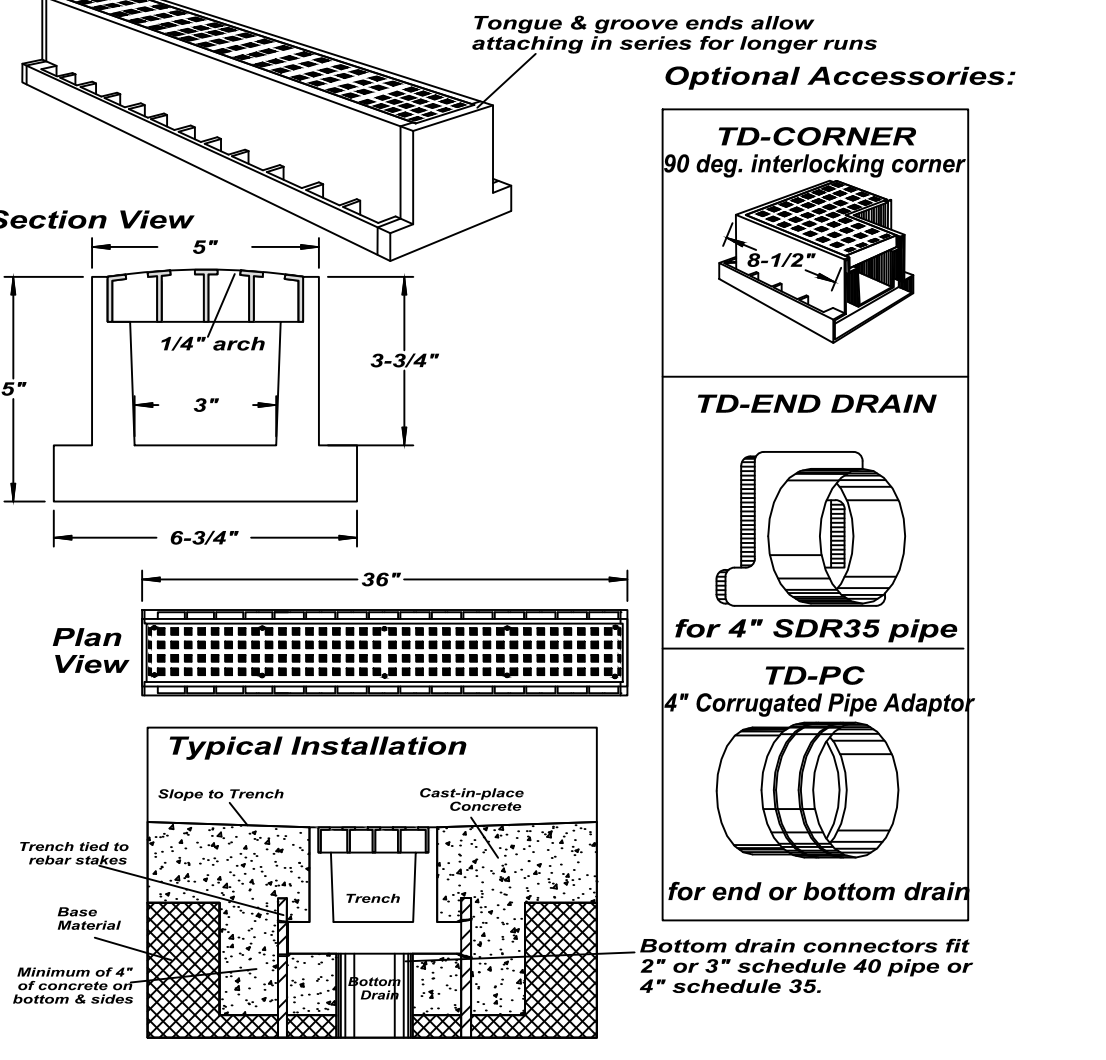


ACCEPTABLE BACKFILL MATERIAL & COMPACTION REQUIREMENTS

DESCRIPTION	SOIL CLASSIFICATION			MINIMUM STANDARD PROCTOR DENSITY %
	ASTM D2321	ASTM D2487	AASHTO M43	
GRADED OR CRUSHED, CRUSHED STONE, GRAVEL	CLASS I	-	5 56	DUMPED
SAND, GRAVELS AND GRAVEL/SAND MIXTURES; LITTLE OR NO FINES	CLASS II	GW GP SW SP	5 6	85%
SILTY OR CLAYEY GRAVELS, GRAVEL/SAND/SILT OR GRAVEL AND CLAY MIXTURES; SILTY OR CLAYEY SANDS, SAND/CLAY OR SAND/SILT MIXTURES	CLASS III	GM GC SM SC	GRAVEL AND SAND (<10% FINES)	90%

- NOTES: INORGANIC SILTS, CLAYS, AND OTHER CLASS IV MATERIAL SHALL NOT PERMITTED. BACKFILL SHALL CONTAIN NO STONES OVER 6" IN ANY DIMENSION. IN PAVED AREAS BACKFILL TO BE ITEM 4 (NYS DOT ITEM 304.05) TO SUBGRADE.

**STORM SEWER TRENCH CROSS SECTION**

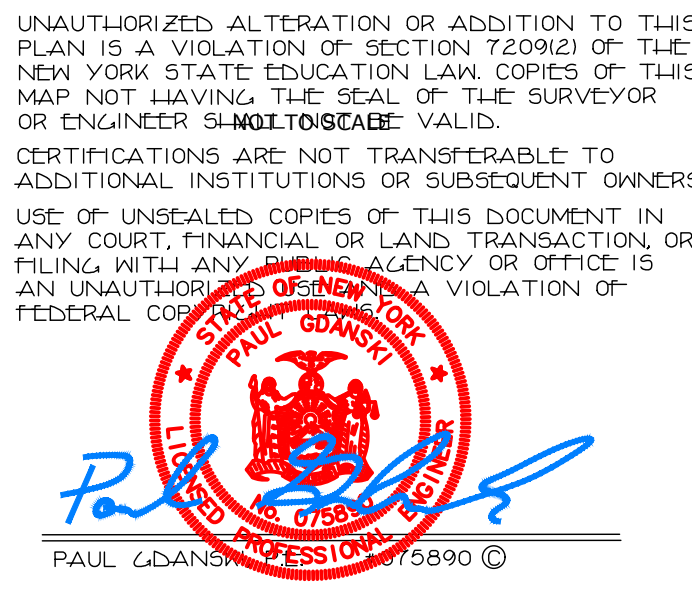


TRENCH DRAIN DETAIL NOT TO SCALE

DATE	REVISIONS
5/1/24	PER TOWN ENGINEER
2/1/24	ADD ABUTTERS

DETAILS SUBDIVISION FOR TAX LOT 68.20-2-76 80 S. WILLIAM STREET HAMLET OF PEARL RIVER TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC 633 WOODMONT LANE SLOATSBURG, NY 10974 TEL: (917) 418-0999 EMAIL: P.GSKI@ARTHLINK.NET



DATE: AUG 10, 2023 SCALE: NTS DWG NO: 5 OF 5