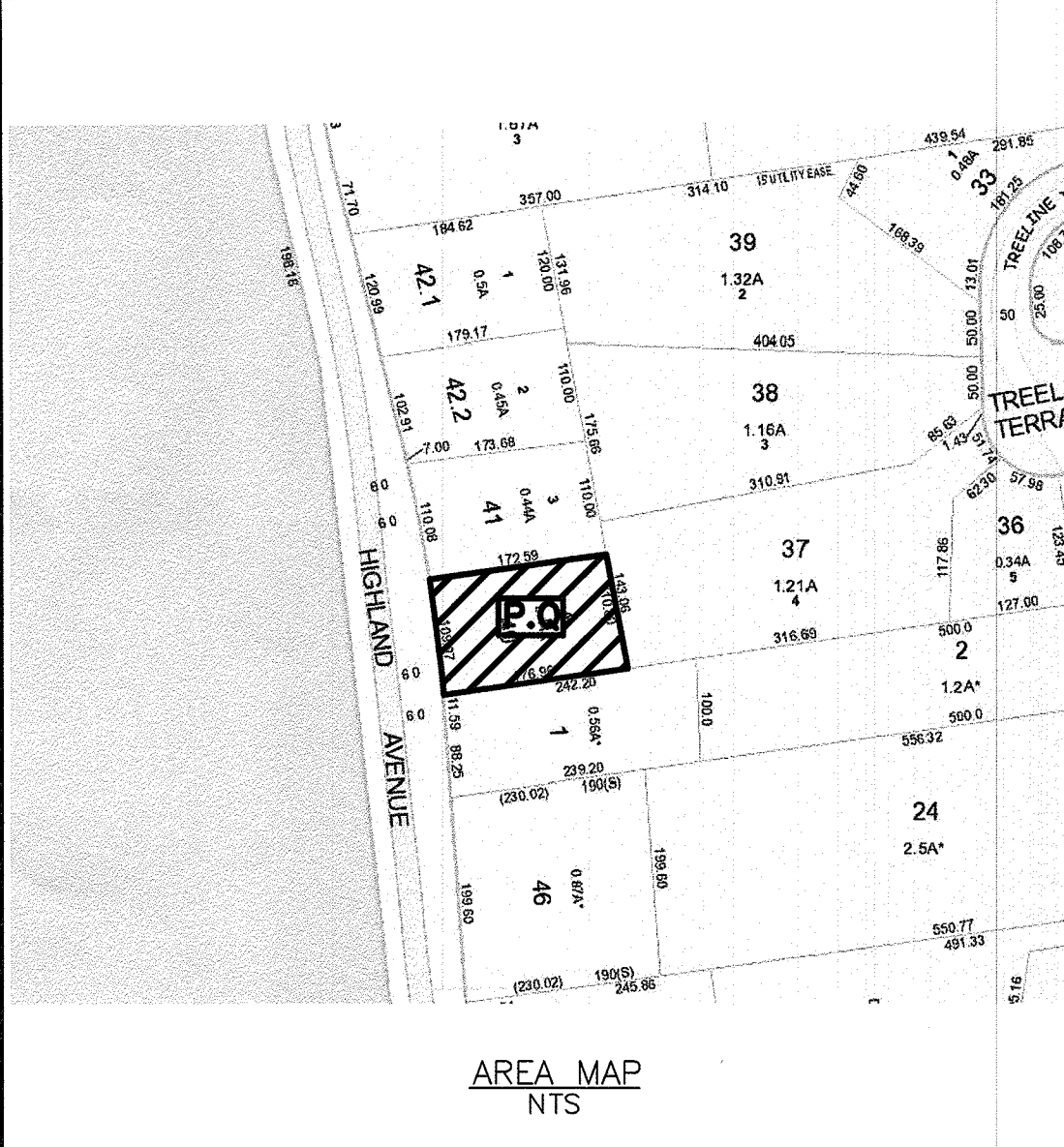


NO CHANGE TO EXISTING IMPERVIOUS AREAS ON SITE  
 TOTAL LENGTH OF PROPOSED WALLS = 83 LF  
 TOTAL DISTURBANCE = 4,000 SF



**NOTES:**

- PROPERTY KNOWN AS SECTION 71.09, BLOCK 1, LOT 40 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
- APPLICANT/OWNER: LEVINE, 39 TWEED BOULEVARD, GRANDVIEW, NY. SIGNATURE: DATE:
- ZONE = R-22
- IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
- THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
- (INT. BLANK)
- SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY FRONTIER SURVEYING DATED 12/17/24.
- ALL DAMAGED CURBS AND STREETS TO BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE TOWN ENGINEER.
- STREETS TO BE CLEANED EVERY DAY, AS REQUIRED BY TOWN ENGINEER.
- ALL DISTURBED AREAS TO BE TOPSOILED, FERTILIZED, SEEDED AND HAY MULCHED UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- ALL EXCESS EXCAVATED MATERIAL TO BE REMOVED FROM SITE UNLESS OTHERWISE APPROVED BY TOWN ENGINEER.
- TWO (2) TREES TO BE REMOVED.
- SCHOOL: NYACK FIRE DISTRICT WATER: TOWN OF ORANGETOWN LIGHTING: TOWN OF ORANGETOWN SEWER: SEPTIC ZONE: R-22
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
- 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.

**CONSTRUCTION SEQUENCE:**

- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN, INCLUDING SILT FENCE AND WHEEL CLEANING BLANKET PER PLAN.
- BRACE/PROTECT EXISTING SEPTIC SYSTEM AND DECK.
- EXCAVATE AND INSTALL WALL FOOTING.
- COMPLETE WALL CONSTRUCTION.
- INSTALL LANDSCAPING AND SOD.
- TOPSOIL, FERTILIZE, SEED AND HAY MULCH ALL OTHER DISTURBED AREAS.
- REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

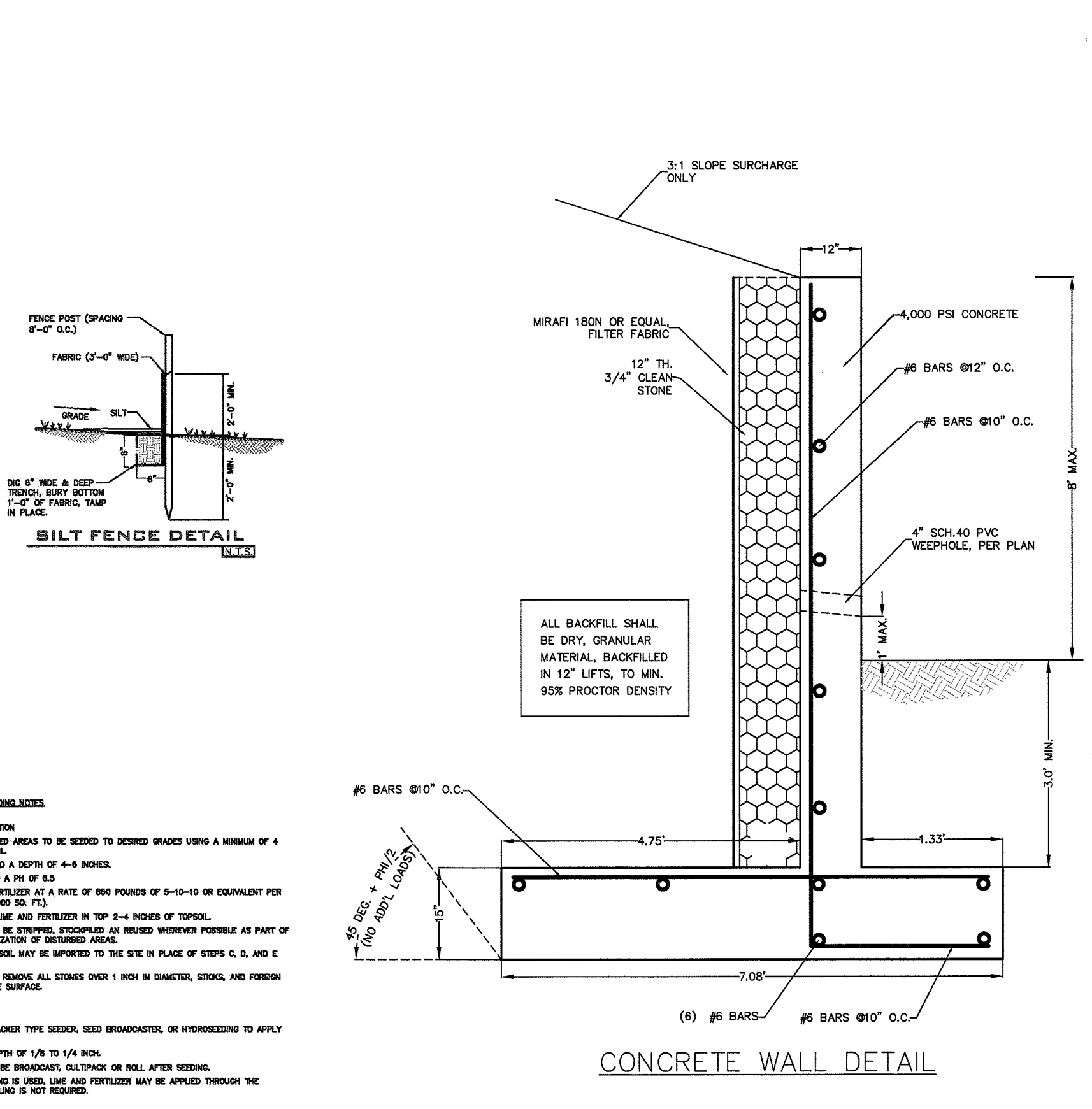
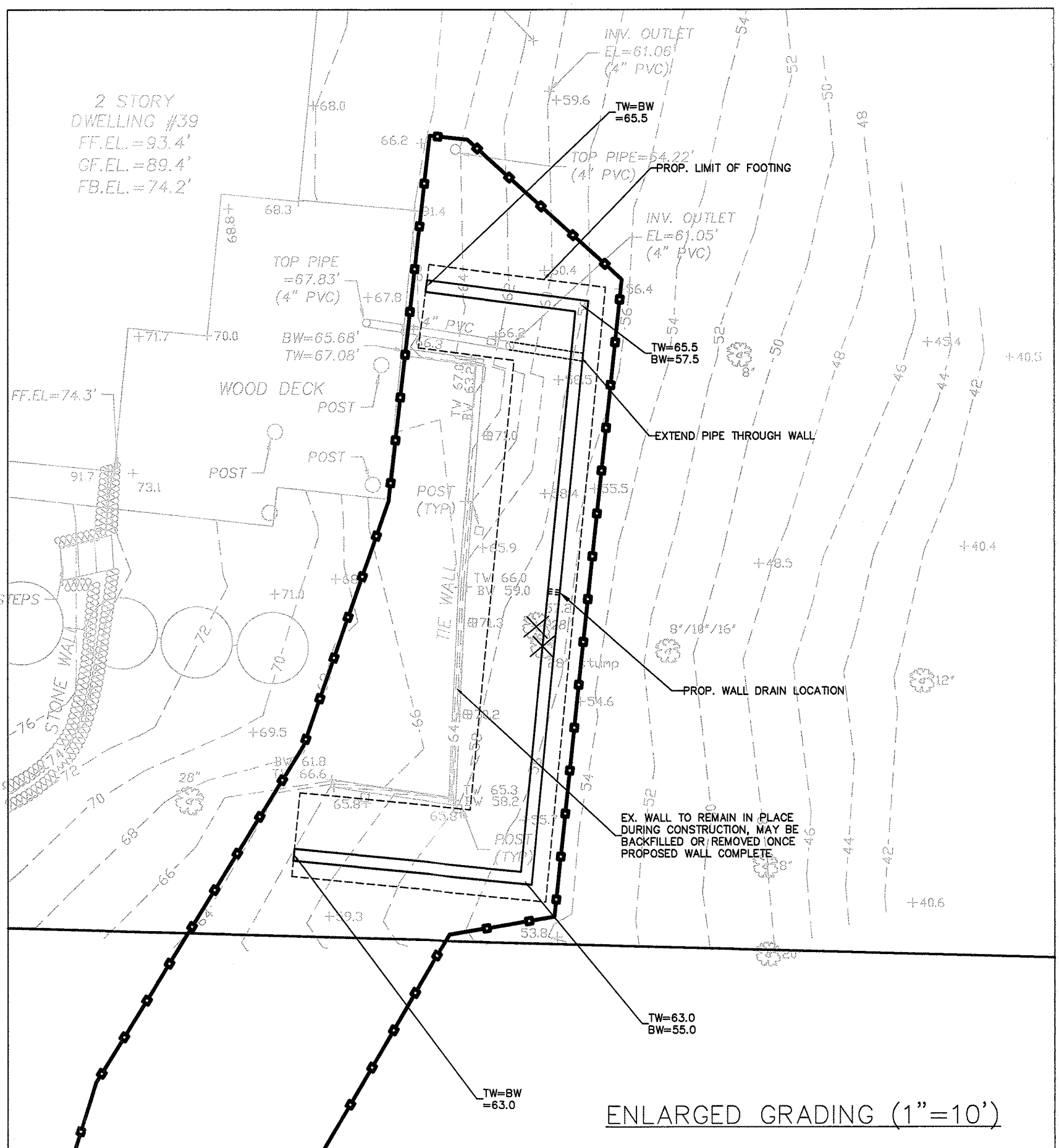
**LEGEND**

EXISTING DRAINAGE INLET W/PIPES	CB
EXISTING CATCH BASIN	TGF
EXISTING TOP GRATE FIELD INLET	HYD
EXISTING WATER VALVE	WV
EXISTING HYDRANT	HYD
EXISTING GAS VALVE	GV
EXISTING EDGE OF PAVEMENT	OW
EXISTING OVERHEAD WIRES	OWH
EXISTING UTILITY POLE	UP
EXISTING CONTOUR LINE	S20
EXISTING SPOT GRADE	+520.5
EXISTING WATER MAIN	W
EXISTING GAS MAIN	G

**DESIGN ASSUMPTIONS:**

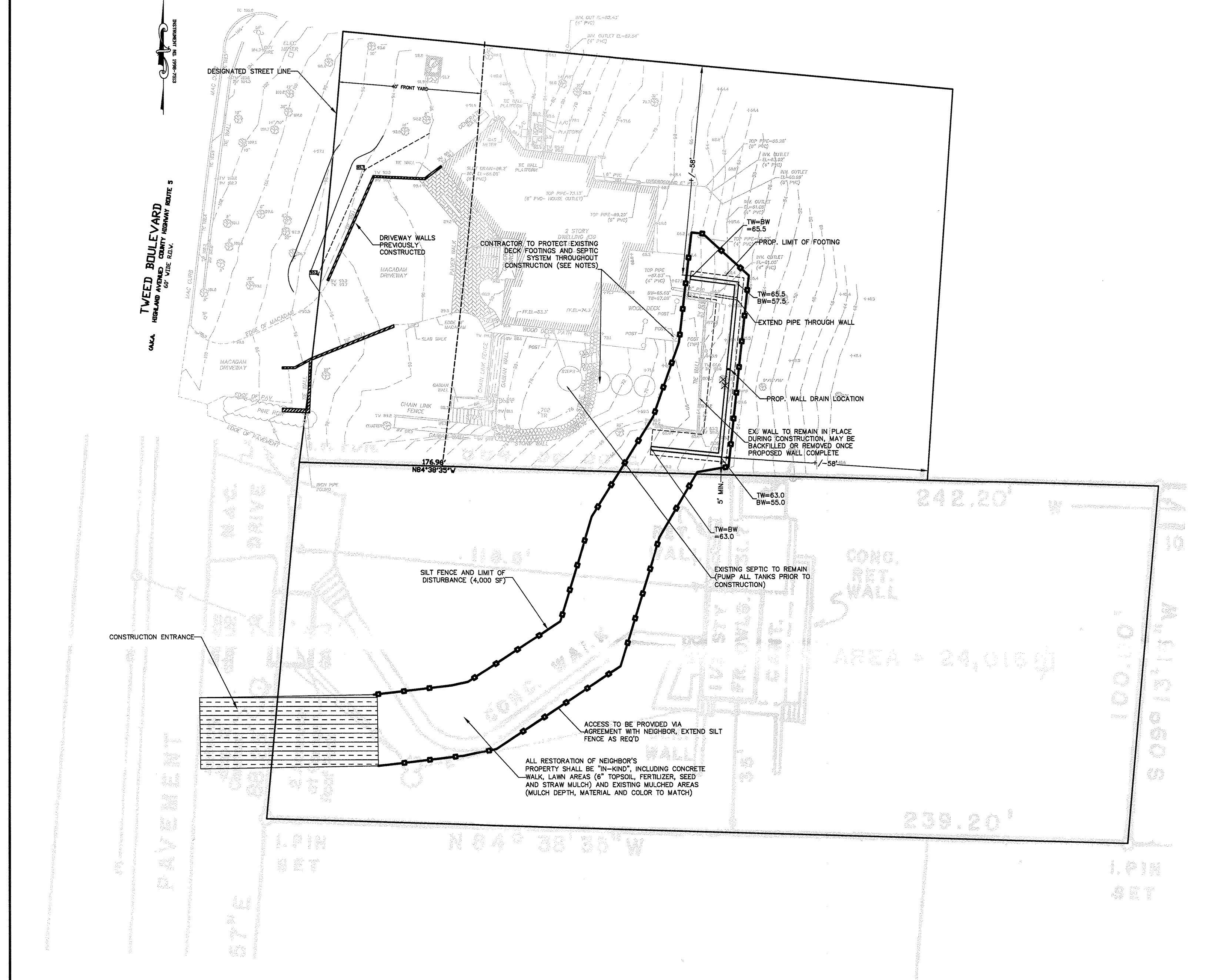
- BEARING PRESSURE = 3,000 PSF
- SLOPE SURCHARGE ONLY UNIT WT = 120 PCF
- EFF = 40 PCF
- CONCRETE UNIT WEIGHT 145 PCF
- E=4.0 KSI
- FRICITION COEFF.=0.50
- STEEL BAR SET ASTM A615
- YIELD STRENGTH Fy=60 KSI
- CLEAR COVER = 2.5" WALL FACE
- = 3.5" BASE BOTTOM

**RECEIVED**  
 JAN 30 2025  
 TOWN OF ORANGETOWN  
 LAND USE BORDERS  
 PLANNING BOARD



**CONSTRUCTION NOTES:**

- CONTRACTOR MUST CONTACT ENGINEER IN WRITING IF ANY SITE CONDITIONS DIFFER FROM THOSE NOTED.
- STONE VENEER MAY BE APPLIED AS PER OWNER.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING SEPTIC SYSTEM COMPONENTS AND DECK FOOTINGS THROUGHOUT CONSTRUCTION. WALL FOOTINGS SHALL BE POURED UNDER DECK FOOTINGS AS SHOWN. IF ADEQUATE SOIL DEPTH IS NOT AVAILABLE TO PROTECT THE SEPTIC SYSTEM AND DECK FOOTINGS WITH CONSTRUCTION PLATES, THAN A FULL SHEETING DESIGN MUST BE REVIEWED AND APPROVED BY BOTH THE UNDERSIGNED AND THE VILLAGE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED TEMPORARY DECK BRACING THROUGHOUT CONSTRUCTION.



**TREE PROTECTION NOTES:**

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 PRESERVE AND PROTECT EXISTING TREES TO REMAIN 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' HT.
- THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
  - ONE FT RADIUS FROM TRUNK PER INCH DBH
  - DIP LINE OF TREE CANOPY METHOD CHOSEN SHOULD BE BASED ON PROVIDING MAX PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE EST. TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
    - LIGHT TO HEAVY IMPACTS: MIN. 8 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION OF WORK.
    - LIGHT IMPACTS ONLY: INSTALLATION OF 3/4 IN. OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BOARD 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 INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE MULCHED OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE FEET LARGER THAN THE TREE CANOPY.

**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CARRY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERM, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EXPOSURE.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY (30) DAYS, SHALL BE TEMPORARILY SEEDING WITH 1/2 LB OF RYEGRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE: KENTUCKY BLUEGRASS - 40 LBS./AC. (0.32 #/1000 SF) CREEPING RED FESCUE - 140 LBS./AC. (1.21 #/1000 SF) PERENNIAL RYEGRASS - 50 LBS./AC. (0.42 #/1000 SF)
- THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDINGS: LIME IS TO BE APPLIED TO ATTAIN A pH OF AT LEAST 5.5 TO 6.5, OR AT A RATE OF 2 TONS/ACRES; FERTILIZER IS TO BE APPLIED AT A RATE OF 600 LBS. PER ACRE OR EITHER 5-10-10 OR 10-10-10.
- SOD CAN BE USED INSTEAD OF SEED.

**ANTI-TRACKING PAD DETAIL (STABILIZED CONSTRUCTION ENTRANCE)**

- STONE SIZE - USE 1.5 INCH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 8 FT (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WILL APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WITH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE CLEAR WIDTH FROM THE TOP OF SLOPE TO THE OTHER SIDE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO LAYING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PAVED THROUGH THE ENTRANCE IF PAVED IS UNPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD OR OTHER DEBRIS ON-ROAD. ALL DEBRIS, SPILLED, DISPOSED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

REVISION NO.	DATE	DESCRIPTION	REVISION NO.	DATE	DESCRIPTION

**THOMAS W. SKRABLE, P.E., P.P., C.M.E.**  
 CONSULTING ENGINEER  
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 201-529-5010

DRAWN BY: TS  
 SURVEYED BY: FS  
 DESIGNED BY: TS  
 CHECKED BY: TS  
 D'WG NO. 25002WP0  
 JOB NO. 25-002  
 SHEET 1 OF 1

**THOMAS W. SKRABLE, P.E.**  
 Thomas W. Skrable, P.E.  
 2025.01.29  
 10:48:36 -05'00"  
 DATE: 1/29/25  
 PROFESSIONAL ENGINEER, NJ 36679, NY 75377  
 PROFESSIONAL PLANNER, NJ 5204

**CONSTRUCTION PLAN**  
**PROPOSED WALL**  
 FOR "LEVINE"  
 #39 TWEED BOULEVARD  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY NEW YORK