

STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL EXPENSES RELATED TO THE MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT SYSTEM.

THE PROPERTY OWNER SHALL MAINTAIN, CLEAN, REPAIR, REPLACE AND CONTINUE THE STORMWATER MANAGEMENT SYSTEM AND SHALL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE MEASURES TO PREVENT POLLUTION OF THE STORMWATER SYSTEM. THE MEASURES TO PREVENT POLLUTION OF THE STORMWATER SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: DRAINAGE DITCHES, SWALES, PILES, CURBWAYS, MANHOLES, AND CATCH BASINS.

INSPECTION AND MAINTENANCE SCHEDULE:

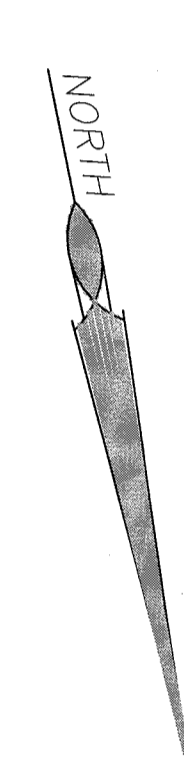
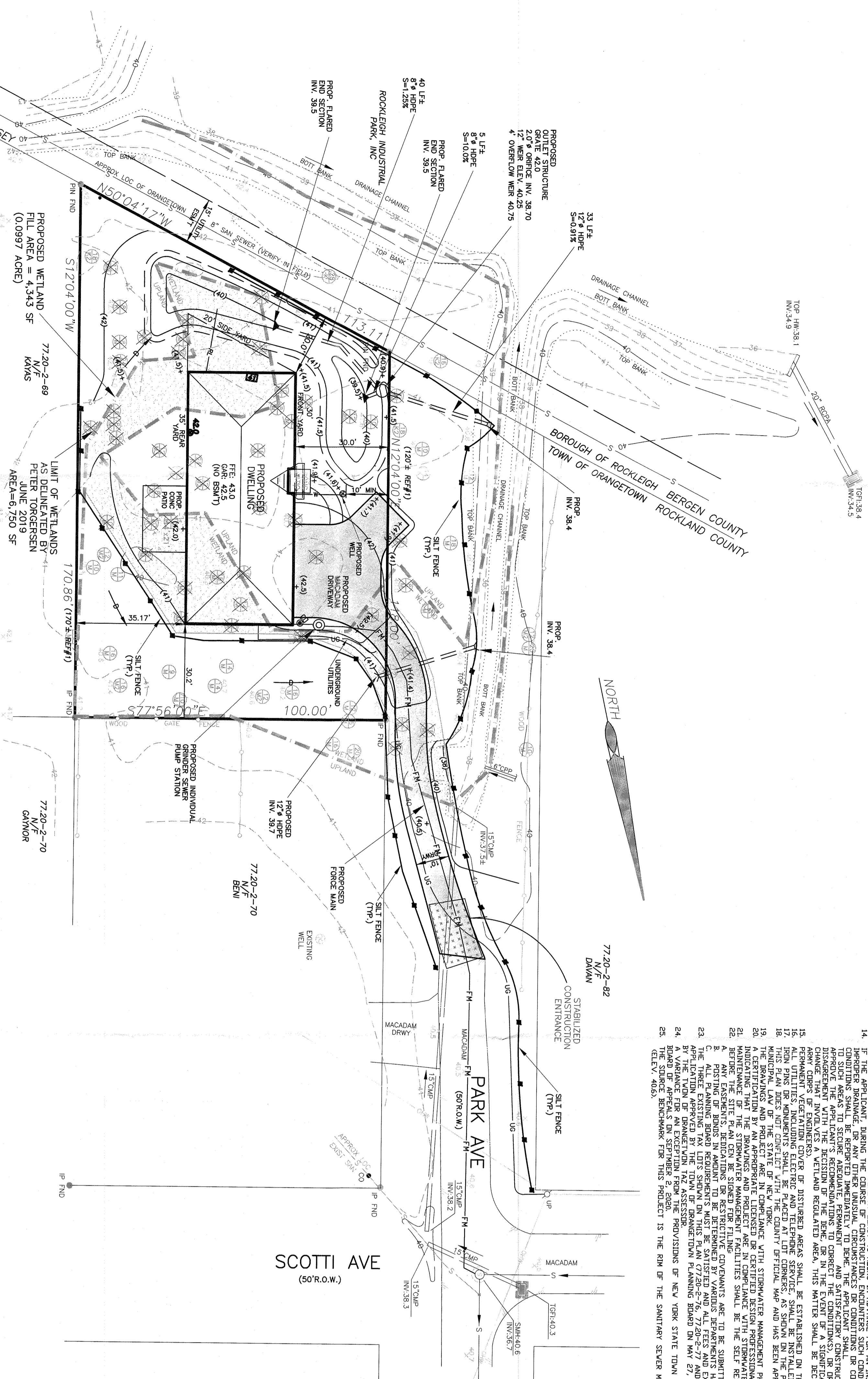
- 1. CATCH BASINS, MANHOLES, FIELD INLETS AND DEBRIS:
 - INSPECTED ANNUALLY AT THE START OF SPRING (OR PRIOR TO SIGNIFICANT SNOW MELT OR RAIN EVENT).
 - THE INSPECTION SHOULD INCLUDE DOCUMENTATION OF DEBRIS BUILD UP IN EACH STRUCTURE, AS WELL AS NOTING ANY STRUCTURAL DEFECTS THAT HAVE SURFACED, INCLUDING DEFECTS TO CATCH BASINS THAT ARE NOT CLEANED OF ALL DEBRIS OR SPALLING, LESS THAN ONE FISCAL YEAR OR IN THE EVENT THAT SEDIMENT BUILDUP EXCEEDS SIX INCHES.
 - FRESH AND DEBRIS SHALL BE REMOVED REGULARLY OF BUILDUP DEPTH.
 - IMPACTS TO RECEIVING SYSTEM AND NO LATER THAN ONE MONTH AFTER THE INSPECTION REPORT, DEFICIENCIES SHALL BE CORRECTED BASED ON THE SEVERITY OF THE DEFICIENCY.
 - ANY DEFICIENCY SHALL BE CORRECTED IMMEDIATELY AND WITHOUT DELAY.
- 2. VACUUM OUTLET MANHOLE:
 - VACUUM OUTLET MANHOLE SHALL BE INSPECTED AND MAINTAINED AS REQUIRED.
 - REMOVE ACCUMULATED TRASH AND DEBRIS FROM INSIDE THE OUTLET CONTROL STRUCTURE.
 - KEEP OUTLET CONTROL STRUCTURE, LOW FLOW ORIFICE AND EMERGENCY OVERFLOW CLEAR OF OBSTRUCTIONS AND DEBRIS.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND VERIFY ALL LOCATIONS OF ANY DISCREPANCIES ON THIS PLAN.
2. CONTRACTOR SHALL CONDUCT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO ANY CONSTRUCTION AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND DEBRIS TO ANY DAMAGE.
3. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR INTERFERENCE TO EXISTING SERVICES.
5. ALL STORM DRAINAGE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH INTERIOR UNLESS OTHERWISE SPECIFIED.
6. ALL ROOF LEADERS ARE TO BE CONNECTED TO THE ON-SITE STORMWATER SYSTEM.

NOTES:

1. THIS IS A SITE PLAN FOR TAX LOTS 77-20-2-76 AS SHOWN ON THE TOWN OF DRANGETOWN TAX MAP.
2. ZONING DISTRICT IS R-15.
3. RECORD DRAWER: JAMES BENI, 630 PARK AVENUE, EDMOND LANE, NEW YORK 10964
4. APPLICANT: EDWARD LANE, NEW YORK 10964
5. SCHED. DISTRICT: EDWARD LANE, NEW YORK 10964
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25. SCHED. DISTRICT: EDWARD LANE, NEW YORK 10964



REFERENCES:
 1. PLOT PLAN IS BASED ON A SURVEY PREPARED BY JAY A. GREENWELL, P.L.S., LLC
 2. DATED MAY 6, 2019
 3. BEING LOTS 21, 22, 23, 24, 25 IN BLOCK 9, ON A MAP ENTITLED "PALISADES MANOR", LIES ON FILE IN THE ROCKLAND COUNTY ENGINEERING DEPARTMENT, 218 W. WASHINGTON ST., NEW YORK, N.Y. 10984, INST# 1997-4884, INST# 2009-8191.

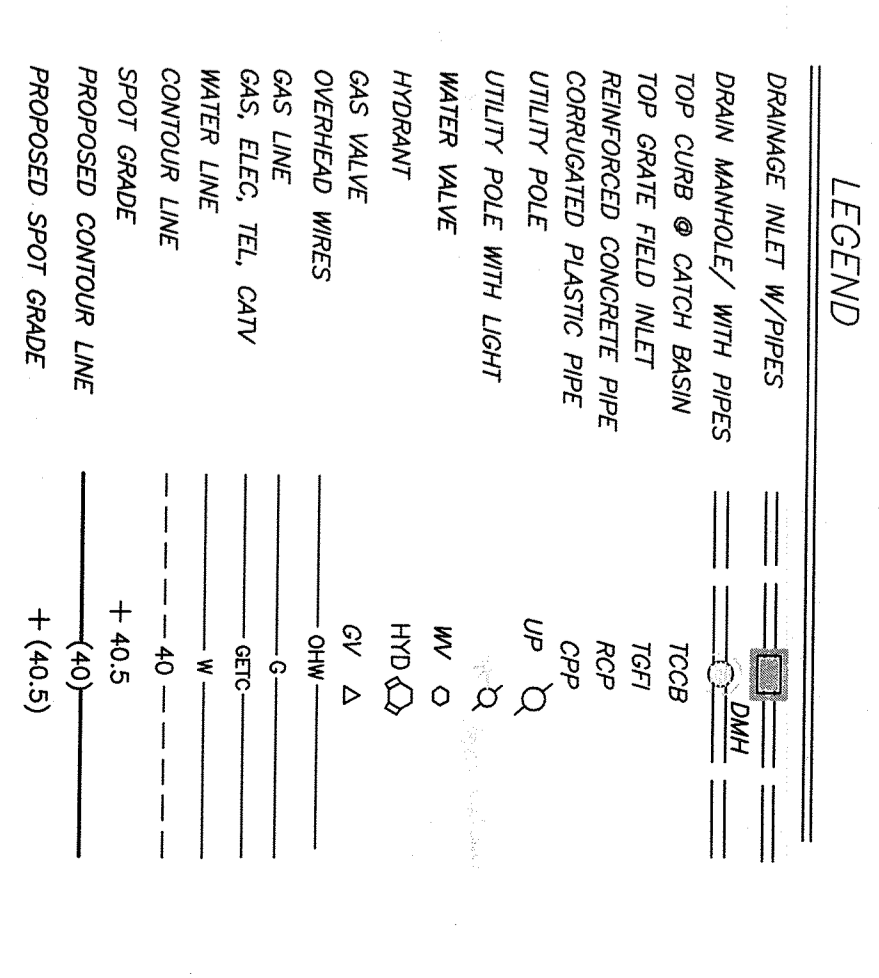
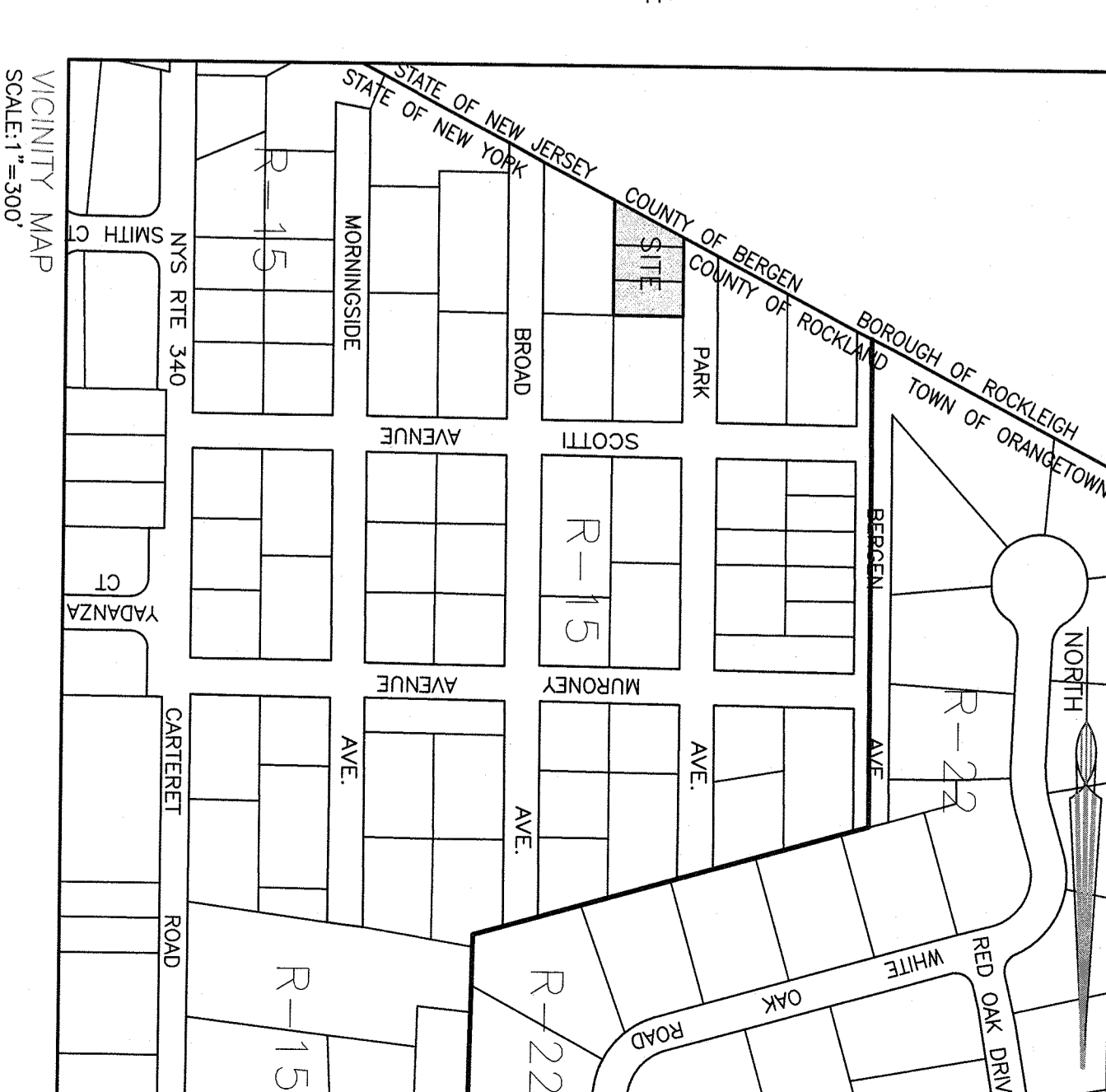
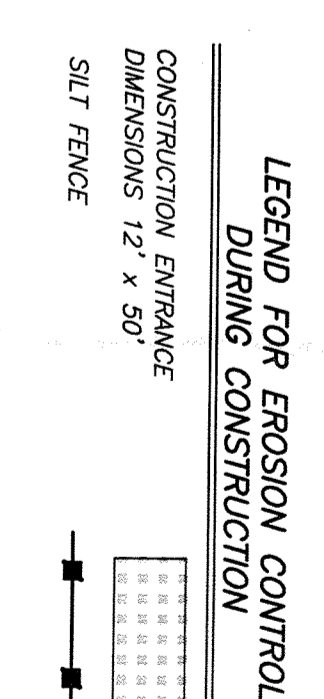
FLOOR AREA RATIO CALCULATION

FLOOR AREA	= 2,893 SF
LOT AREA	= 14,443 SF
F.A.R.	= (2,893)/(14,443) = 0.194

**BULK TABLE
R-15 ZONING DISTRICT - USE GROUP "M"**

MAX. FLOOR AREA RATIO (sq. ft)	MIN. LOT AREA (sq. ft)	MIN. LOT WIDTH (ft)	MIN. STREET FRONTAGE (ft)	REQUIRED FRONT YARD (ft)	REQUIRED SIDE YARD (ft)	TOTAL SIDE YARD (ft)	REQUIRED REAR YARD (ft)	MAX. BUILDING HEIGHT (HEIGHT IN FT. OR IN PER FOOT DIST. FROM LOT LINE)
REQUIRED	0.20	15,000	100	75	30	50	35	12 INCH/FT => 20'
PROPOSED	0.194	14,443*	133.8	118	30.0	50.20	35.17	13.5'

*VARIANCE GRANTED BY TOWN OF DRANGETOWN ZBA ON SEPTEMBER 2, 2020



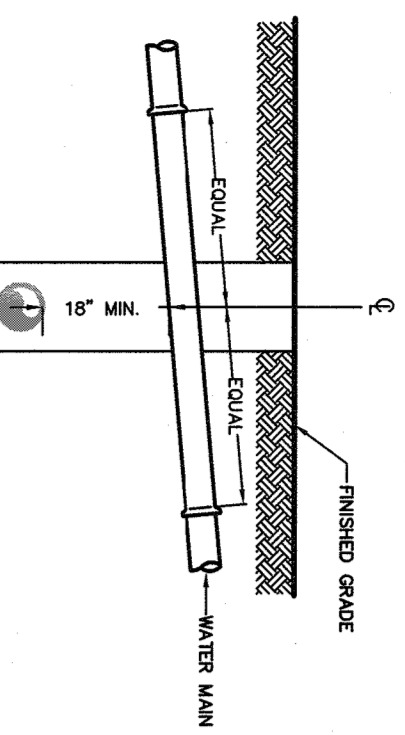
Centerpoint ENGINEERING PLLC
 Consulting Civil Engineers
 74 Lafayette Avenue
 Suffern, New York 10901
 (845) 368-8787

125 PARK AVENUE
 TOWN OF DRANGETOWN
 ROCKLAND COUNTY, NEW YORK

SITE PLAN

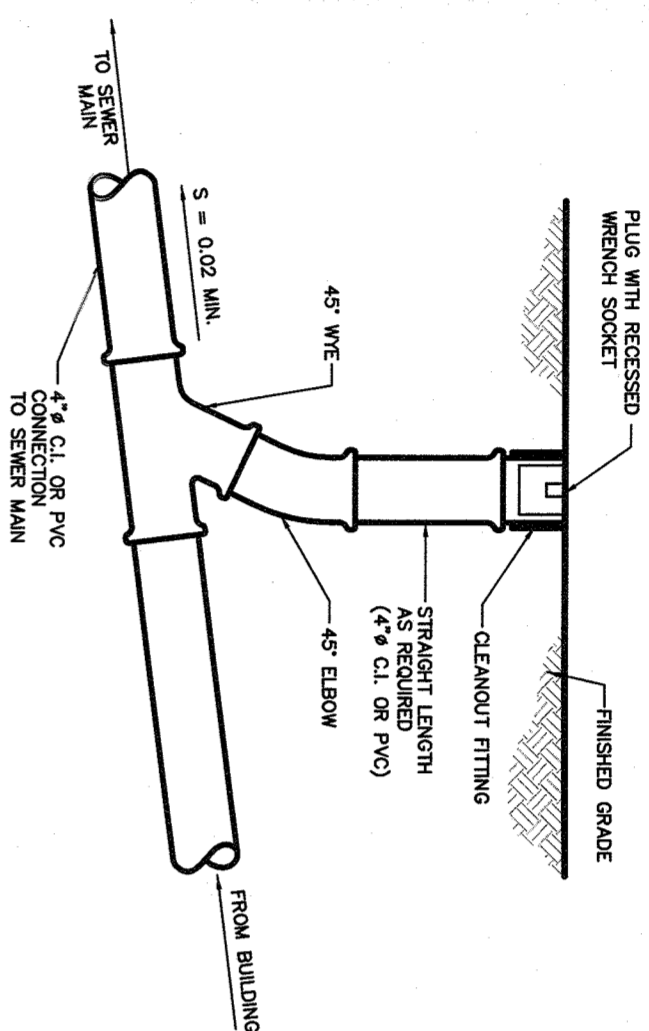
LATEST REVISION DATE:	9/23/2020
ORIGINATION DATE:	6/24/2020
SCALE:	1" = 20'
PROJECT NUMBER:	1329
DRAWING NUMBER:	1

STUART STROW P.E.
 N.Y. LIC. NO. 66876



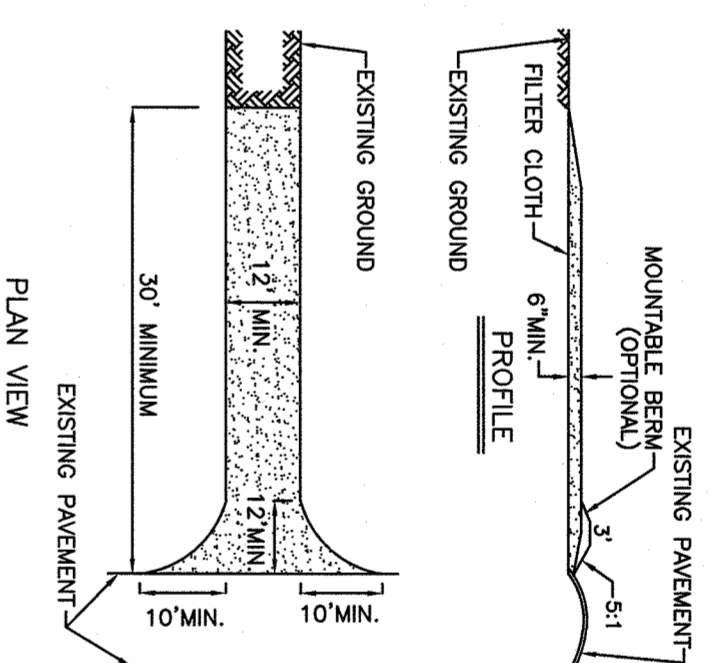
1. AT LOCATIONS WHERE A TIGHT LATERAL SEPARATION BETWEEN WATER AND SEWER MAINS CANNOT BE MAINTAINED, WATER AND SEWER MAINS SHALL BE MAINTAINED AS SEPARATE MAINS. THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN.
2. AT LOCATIONS WHERE WATER AND SEWER MAINS CROSS.
3. A MINIMUM 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED.
4. A FULL LENGTH OF SEWER PIPE AND FULL LENGTH OF WATER PIPE SHALL BE MAINTAINED AT ALL LOCATIONS WHERE POSSIBLE FROM THE POINT OF CROSSING.

TYPICAL WATER & SEWER SEPARATION
N.T.S.

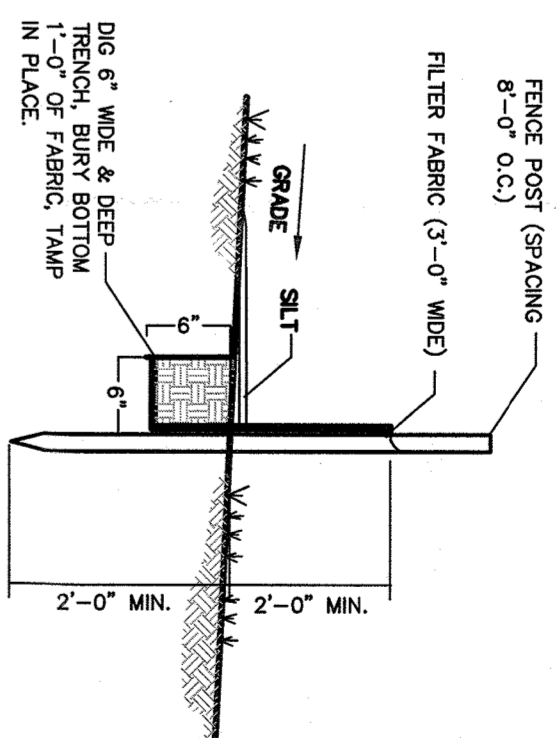


SANITARY SEWER CLEANOUT DETAIL
N.T.S.

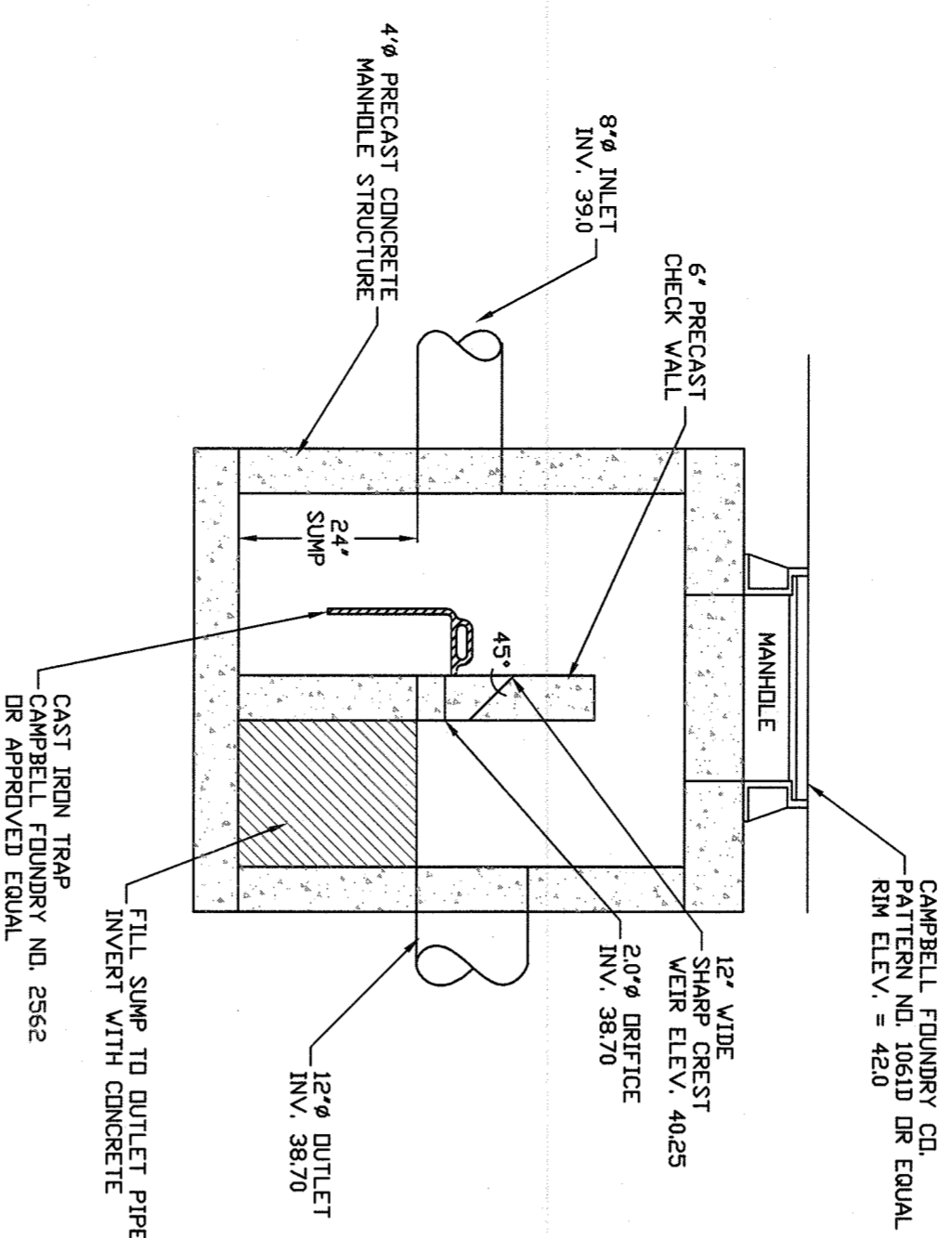
1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. MINIMUM WIDTH SHALL BE TWELVE (12) FEET.
3. FILTER CLOTH SHALL BE PLACED OVER THE STONE. USE MESH 1/8" FILTER FABRIC OR APPROVED EQUAL.



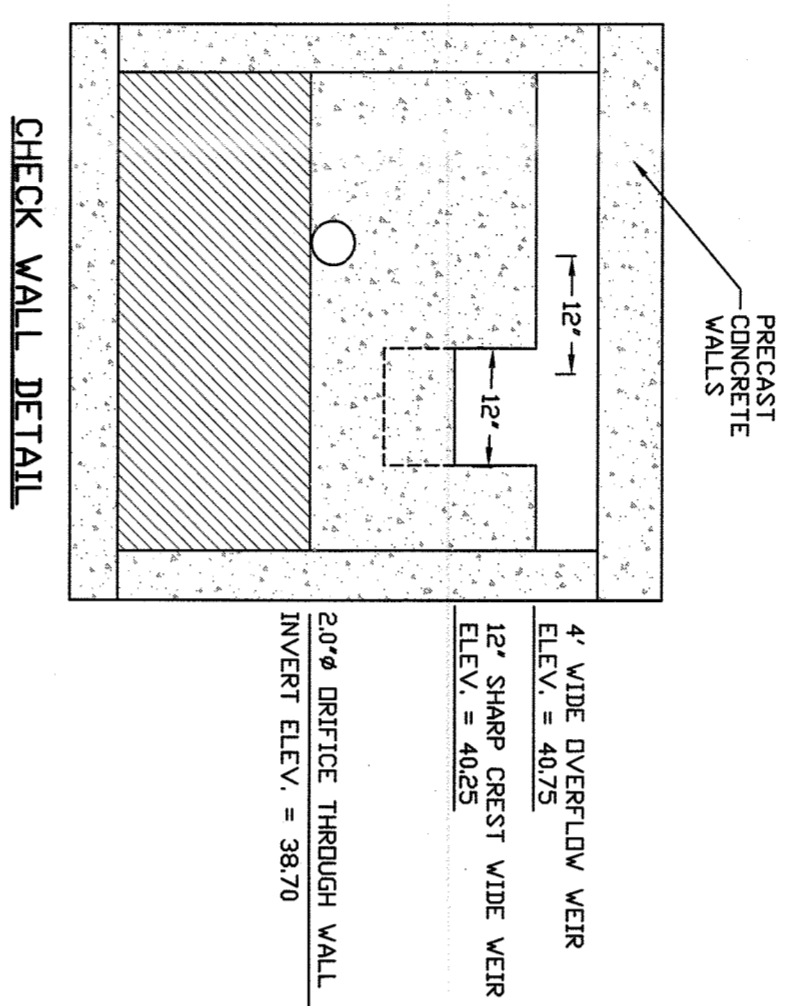
CONSTRUCTION ENTRANCE DETAIL
N.T.S.



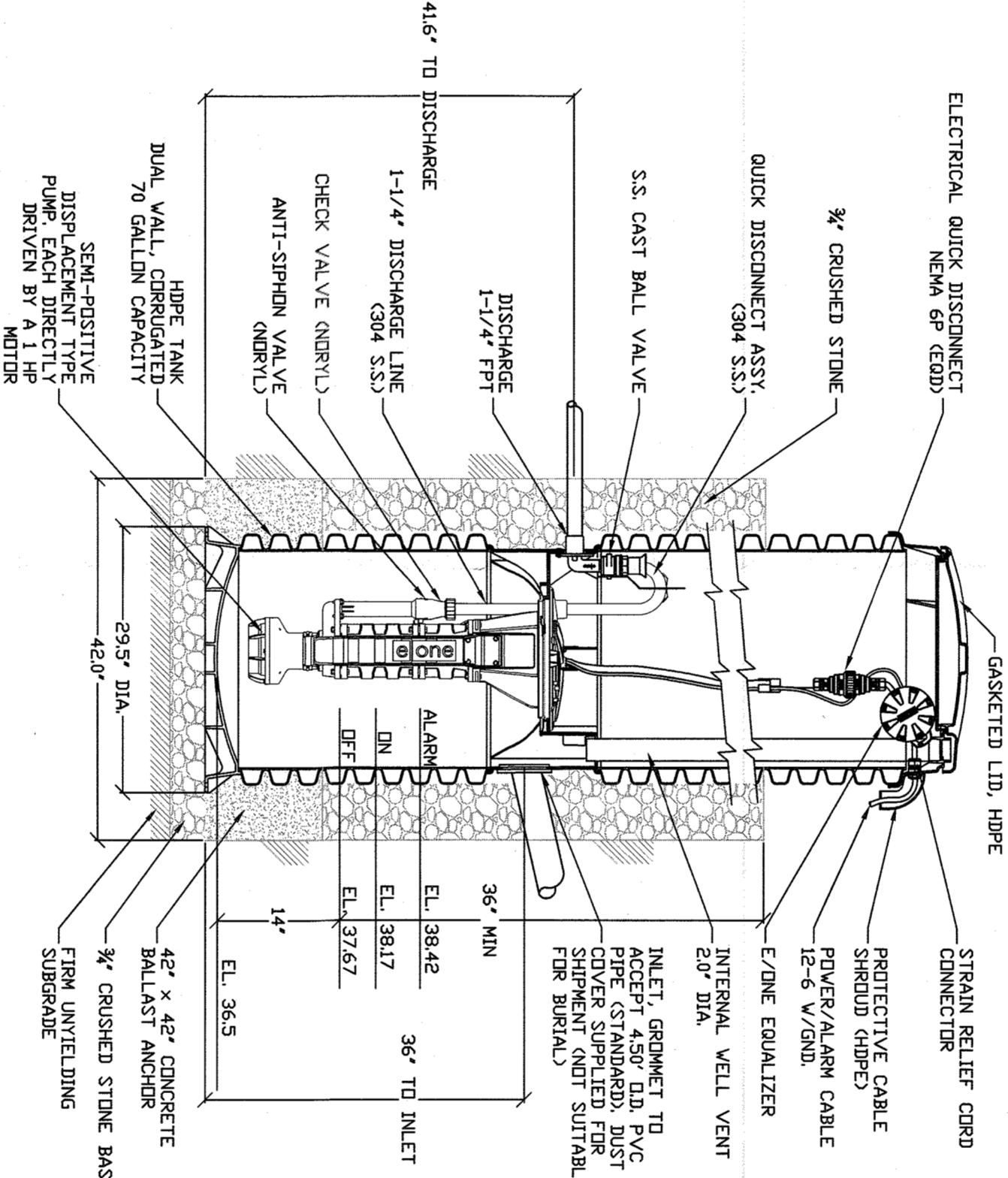
SILT FENCE DETAIL
N.T.S.



OUTLET STRUCTURE DETAIL
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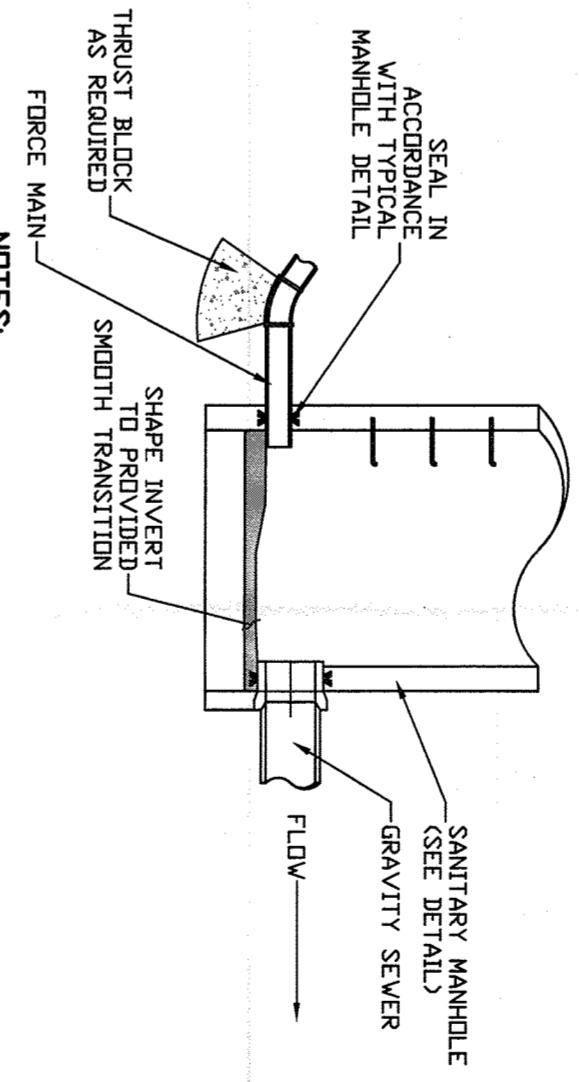


CHECK WALL DETAIL
N.T.S.



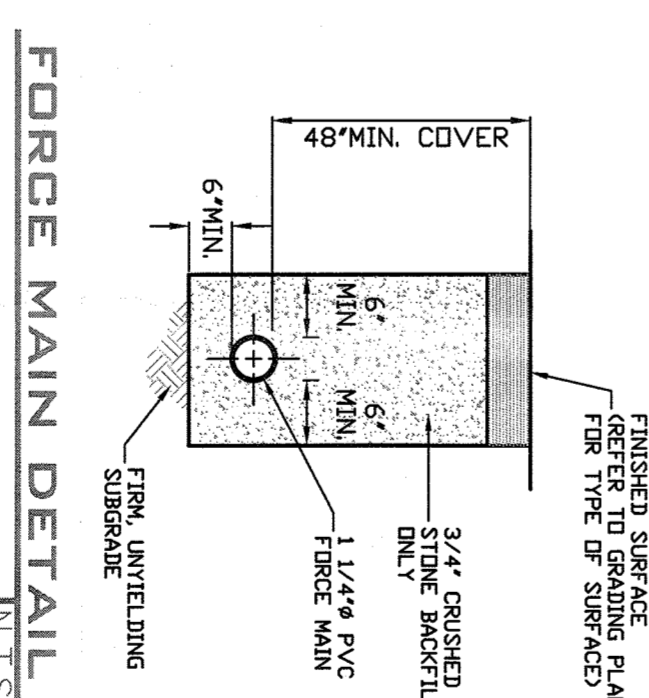
EJECTOR SEWER PUMP DETAIL
N.T.S.

1. PACKAGED GRINDER SEWER PUMP SHALL BE MODEL # BH07-61 AS MANUFACTURED BY ENVIRONMENT ONE.
2. THE PACKAGED SEWER PUMP STATION SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS.
3. BALLAST AS SPECIFIED IN THE ABOVE DETAIL SHALL BE INSTALLED AND ANCHORED TO THE HOPE TANK TO RESIST BUOYANCY FORCES PREVENT FLOTATION OF THE UNIT.



FORCE MAIN CONNECTION TO MANHOLE
N.T.S.

1. GRAIN OF FORCE MAIN SHALL BE INSTALLED AT SAME ELEVATION AS GRAIN OF RECEIVING GRAVITY SEWER PIPE.
2. CHANNEL OF RECEIVING GRAVITY SEWER PIPE SHALL BE SMOOTH TRANSITION TO GRAVITY SEWER WITH MINIMAL TURBULENCE.
3. FORCE MAIN CONNECTION TO MANHOLE TO BE SEALED IN ACCORDANCE WITH STANDARD MANHOLE DETAIL REQUIREMENTS.



FORCE MAIN DETAIL
N.T.S.

Consulting Civil Engineers 74 Lafayette Avenue Suffern, New York 10901 (845) 368-8787	
125 PARK AVENUE TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK	
CONSTRUCTION DETAILS	
LATEST REVISION DATE: 9/23/2020	ORIGINATION DATE: 6/24/2020
SCALE: 1" = 20'	PROJECT NUMBER: 1329
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STUART STROW P.E. N.Y. LIC. NO. 66876	