

SITE PLAN DRAWINGS PREPARED FOR

GATTO LANE PAC SITE PLAN

TOWN OF ORANGETOWN

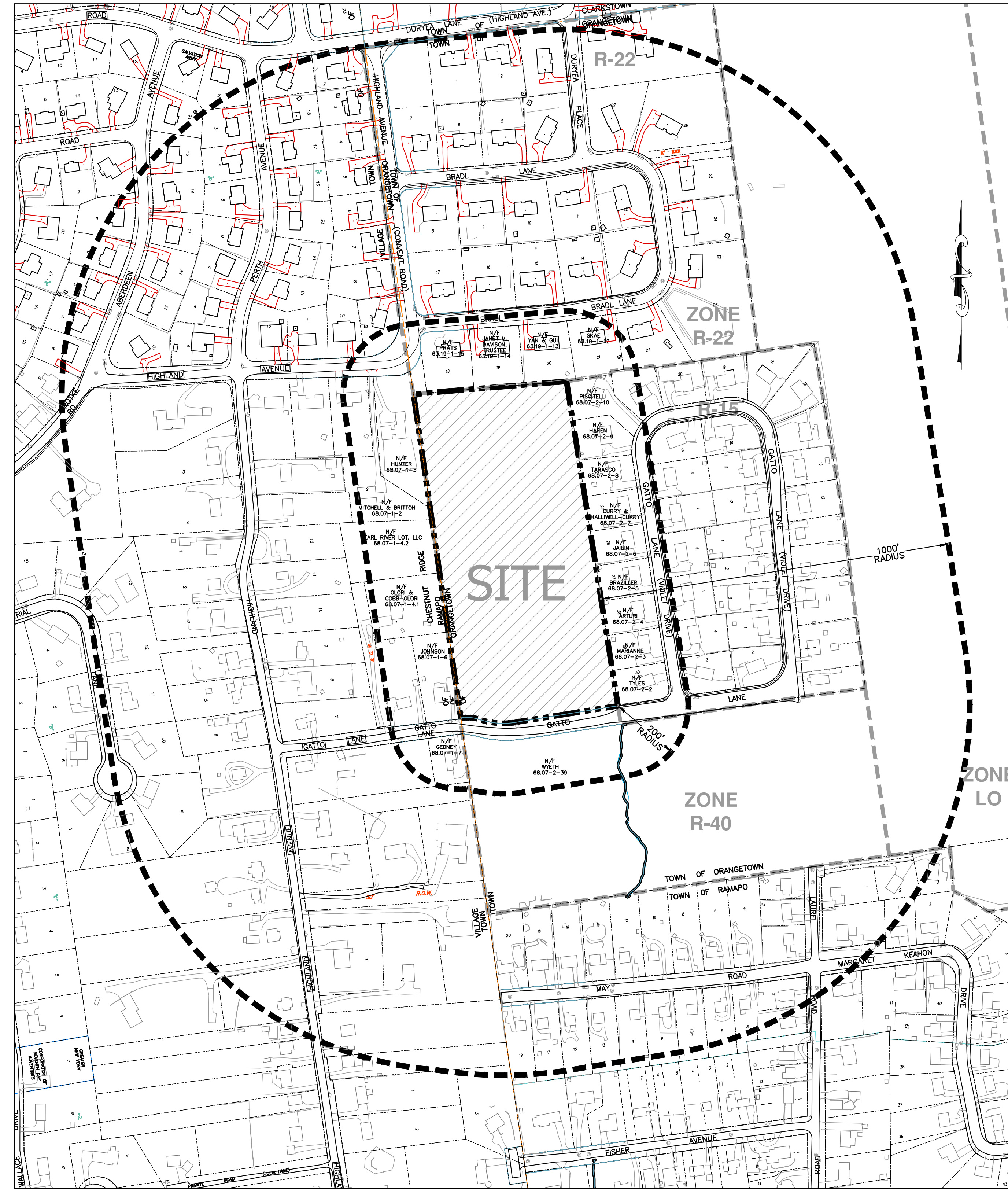
ROCKLAND COUNTY, NEW YORK

NOTES:

1. THIS IS A SITE PLAN OF TAX LOT 68.07-2-1, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 2. RECORD OWNER
GATTO LANE LLC
75 MICHAEL ROBERTS DRIVE
PEARL RIVER, NY 10965
 3. APPLICANT (CONTRACT VENDEE):
TOLL BROTHERS
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810
- | | |
|-----------|------|
| SIGNATURE | DATE |
|-----------|------|
4. ZONE: R-15 (PAC)
 5. PROPOSED USE: PLANNED ADULT COMMUNITY (PAC) HOUSING
 6. LOT AREA: 10.052 ACRES
 7. FIRE DISTRICT: PEARL RIVER FD004
 8. SCHOOL DISTRICT: NANJETT UNION FREE
 9. WATER DISTRICT: VEOLIA
 10. WATER SUPPLY BY: VEOLIA WATER NEW YORK
 11. SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
 12. DATUM: NAVD83
 13. BENCHMARK= ROCKLAND COUNTY CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF TAX LOT 68.07-1-3 (SEE DRAWING #16). ELEVATION 418.34 NAVD
 14. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO (2) INCH DIAMETER.
 15. THIS SITE 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.
 16. THIS SITE 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.
 17. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 18. 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.
 19. IRON PINS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THUS:)
 20. 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 TOWN.
 21. ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 22. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
 23. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 24. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
 25. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. TOWN OF ORANGETOWN INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY AND ALL SEWER WORK BEING PERFORMED IN CONNECTION WITH THIS PROJECT.
 26. AT LEAST ONE WEEK PRIOR TO THE 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 DEM. 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.
 27. ALL LANDSCAPING SHOWN ON THE SITE PLAN 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.
 28. 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 DEME 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.
 29. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 30. 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 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 SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLANDS-US ARMY CORPS OF ENGINEERS)
 31. PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 32. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
 33. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
 34. 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.
 35. A TREE PROTECTION PROGRAM 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 TO REMAIN ARE AS FOLLOWS:
 - a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNATH TREES.
 - c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - d. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
 2. 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:

 1. 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.
 2. 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.
 36. THERE IS A PROPOSED AREA OF DISTURBANCE OF 7.7 ACRES. SEE SEDIMENT AND EROSION CONTROL PLAN DRAWING #5 FOR DELINEATION.
 37. 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.
 38. ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO ACTIVITIES SHALL TAKE PLACE ON A SUNDAY OR LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM



VICINITY MAP
SCALE 1"=200'

DRAWING LIST:

	ORIGINAL DATE	LAST REVISED DATE
1. TITLE SHEET	11/10/22	11/10/22
2. PRELIMINARY SITE PLAN	11/10/22	11/10/22
3. PRELIMINARY GRADING, UTILITY AND DRAINAGE PLAN	11/10/22	11/10/22
4. PRELIMINARY WATER MAIN PLAN	11/10/22	11/10/22
5. PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN	11/10/22	11/10/22
6. PRELIMINARY LIGHTING PLAN	11/10/22	11/10/22
7. PRELIMINARY PROPOSED PRIVATE ROAD & GATTO LANE PROFILES	11/10/22	11/10/22
8. PRELIMINARY STORM DRAINAGE PROFILES	11/10/22	11/10/22
9. PRELIMINARY SANITARY PROFILES	11/10/22	11/10/22
10. PRELIMINARY WATER PROFILES	11/10/22	11/10/22
11. PRELIMINARY GATTO LANE IMPROVEMENT PLAN	11/10/22	11/10/22
12. PRELIMINARY DETENTION BASIN PLAN	11/10/22	11/10/22
13. CONSTRUCTION DETAILS (1 OF 2)	11/10/22	11/10/22
14. CONSTRUCTION DETAILS (2 OF 2)	11/10/22	11/10/22
15. PRELIMINARY FIRE TRUCK MANUEVER PLAN	11/10/22	11/10/22
16. EXISTING CONDITIONS PLAN	11/10/22	11/10/22

OWNER

GATTO LANE LLC
75 MICHAEL ROBERTS ROAD
PEARL RIVER, NY 10965

APPLICANT (CONTRACT/VENDEE):

TOLL BROTHERS
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810
(203) 616-4900

SITE ENGINEER:

BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE
SUITE 501
SUFFERN, NEW YORK 10901
(845) 357-4411

LAND SURVEYOR:

BADEY & WATSON
3063 ROUTE 9
COLD SPRING, NEW YORK 10516
(845) 265-9217

ARCHITECT:

TOLL BROTHERS
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810
(203) 616-4900

REV	DESCRIPTION	BY	DATE

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 2009, SUBSECTION 2.

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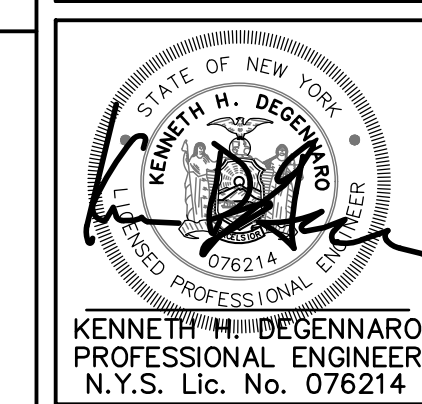
74 Lafayette Avenue, Suite 501 Suffern, NY 10901 (845) 357-4411	22 Paris Avenue, Suite 105 Rockleigh, NJ 07647 (201) 684-1221
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PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

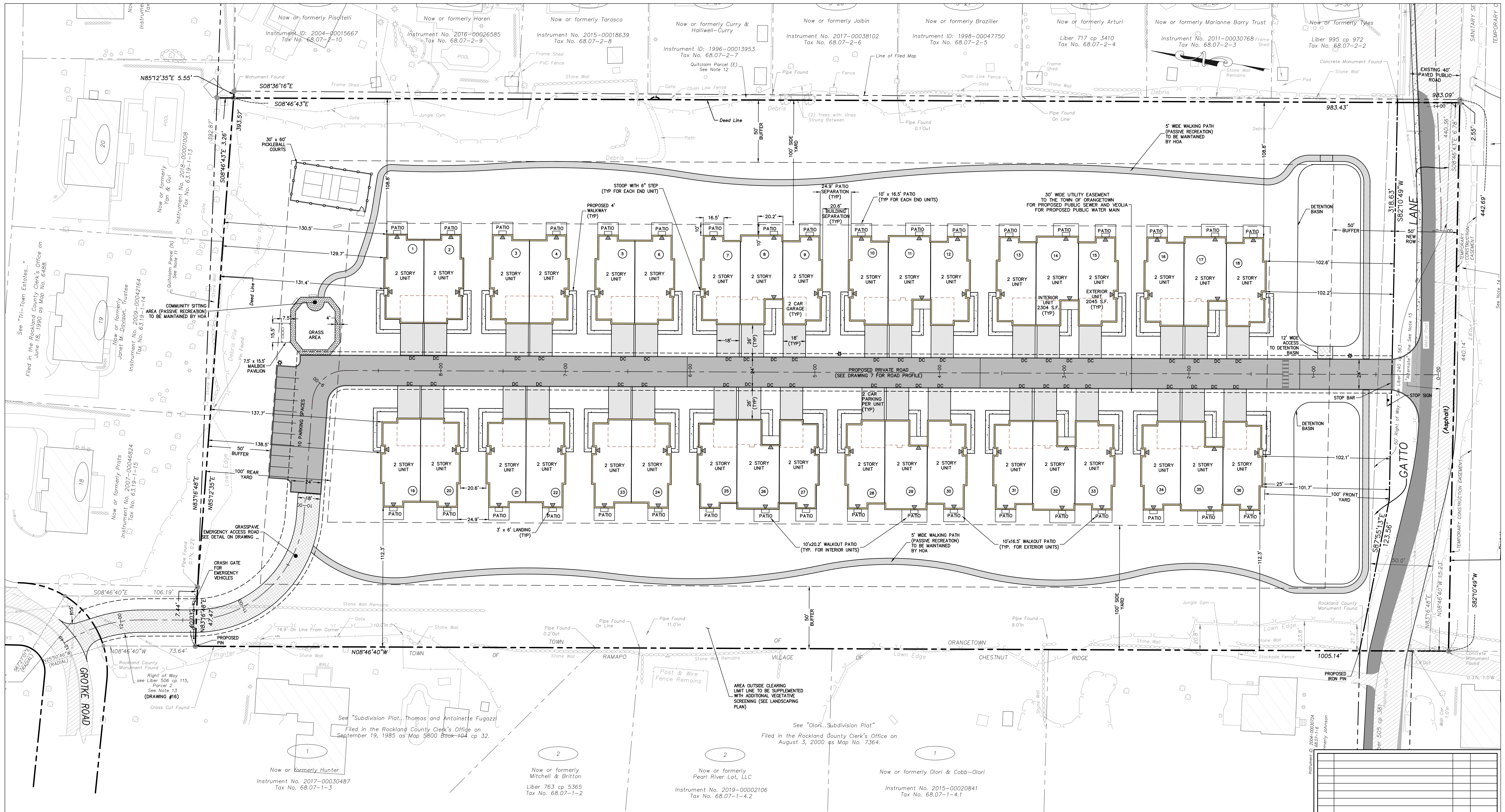
TITLE:
TITLE SHEET

SIGNATURE BOX	
OWNER	DATE
PLANNING BOARD	DATE

PROJECT NO: 20231	DRAWN: XC	CHECKED: KD
SCALE: AS NOTED		
GRAPHIC SCALE:		
DATE: 11/10/2022	DRAWING NO: 1	



P:\BROOKER\20231 Gatto Lane Site Plan\Drawings\Gatto Lane Site Plan-TB.dwg, 12/12/2022, 12:35:39 PM, KChavez



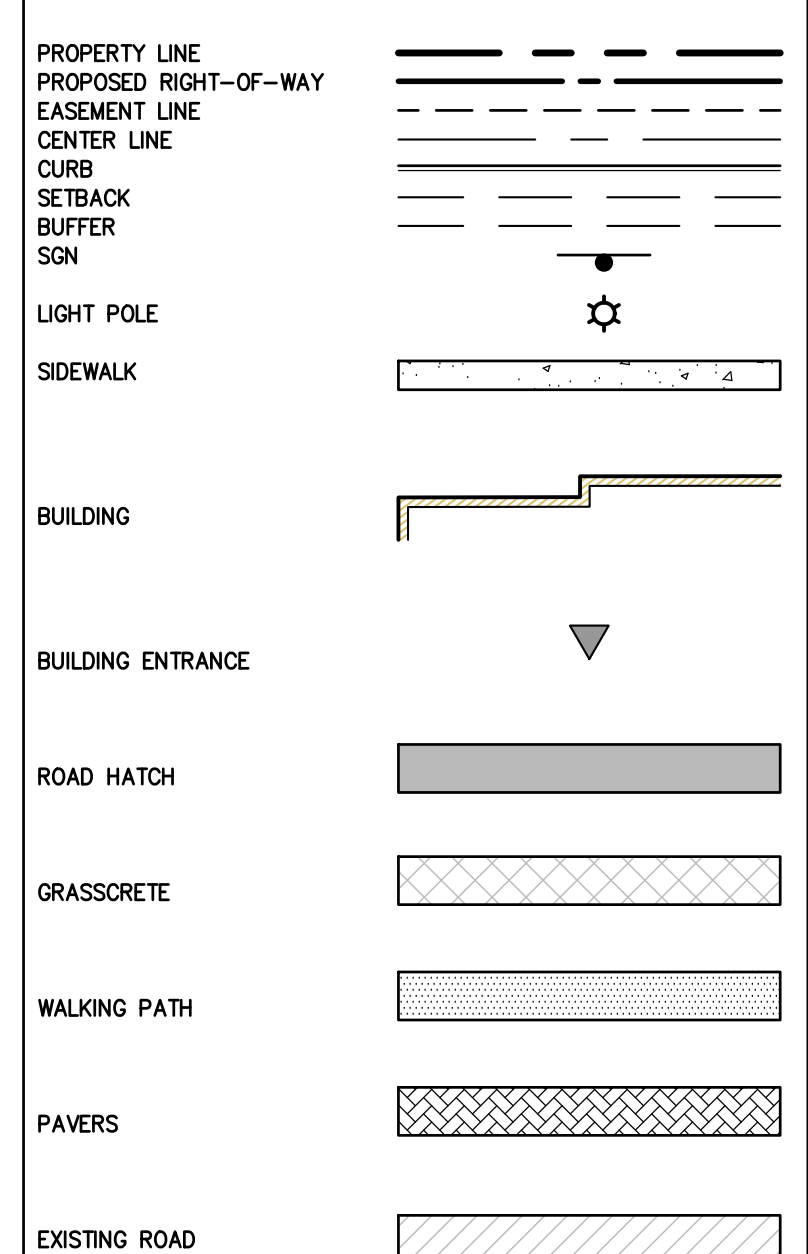
BULK TABLE - PROPOSED PLANNED ADULT COMMUNITY

CURRENT ZONE - R-40
 PROPOSED ZONE - R-15 WITH PAC OVERLAY
 PROPOSED USE GROUP: ATTACHED ADULT HOUSING

	BASE DENSITY, UNITS PER ACRE	BONUS DENSITY, UNITS PER ACRE	MAXIMUM FLOOR AREA RATIO	MAXIMUM BUILDING COVERAGE, %	MINIMUM OPEN SPACE, %	MINIMUM LOT AREA, SF/AC	STREET FRONTAGE, FT	MINIMUM FRONT YARD, FT	MINIMUM SIDE YARD, FT	TOTAL SIDE YARD, FT	MINIMUM REAR YARD, FT	MINIMUM BUILDING SETBACK FROM INTERNAL ROAD, FT	MINIMUM PERIMETER BUFFER, FT	MINIMUM BUILDING SEPARATION, FT	MAXIMUM BUILDING HEIGHT	RECREATION SPACE	OFFSTREET PARKING
PAC REQUIRED (SECTION 4.6B, TABLE 1, OTHER SITES)	4	1	0.35	40	40	435,600/10.0	100	100	100	200	100	25	50	25 FOR BUILDING, 15 FOR DECK	2 STORY/ 35 FT	250 SF/UNIT X 36 UNITS = 9,000 SF	1.75 SPACES/UNIT- 1.75x36 = 63 SPACES
PROPOSED	3.58 ¹	0	0.35 ²	17.3 ³	70.15 ⁴	437,865/10.052	440.14	101.7	108.8	221.1	129.7	26.0	50	20.6, 24.9 ⁵	2 STORY, <35 FT	19,130 SF ⁶	82 SPACES (36 GARAGE, 36 DRIVEWAY, 10 OVERFLOW SPACES)

- BASE DENSITY CALCULATIONS**
 REQUIRED (PER SECTION 4.64 OF ZONING CODE): MAXIMUM 4 UNITS PER 1 ACRE (MINIMUM 75% TWO BEDROOM UNITS, NO MORE THAN 10% THREE BEDROOM UNITS)
 PROVIDED: 36 UNITS / 10.05 AC = 3.58 UNITS PER ACRE (36 2-BEDROOM UNITS)
- FLOOR AREA RATIO**
 FIRST FLOOR
 28 UNITS X 2,045 SF PER UNIT = 57,260 SF
 8 UNITS X 2,304 SF PER UNIT = 18,432 SF
 TOTAL = 75,692 SF (FIRST FLOOR)
 SECOND FLOOR
 = 75,692 SF (SAME AS FIRST FLOOR)
 TOTAL BUILDINGS = 151,384 SF
 151,384 SF / 437,865 SF = 0.35
 NOTE: FLOOR AREA RATIO CALCULATED USING GROSS FOOTPRINT SQUARE FOOTAGE & SAMPLE ARCHITECTURAL PLANS WITH TWO STORIES OF LIVING SPACE, SUBJECT TO CHANGE WITH UPDATED ARCHITECTURAL PLANS.
- BUILDING COVERAGE**
 28 UNITS X 2,045 SF (FOOTPRINT) PER UNIT = 57,260 SF
 8 UNITS X 2,304 SF (FOOTPRINT) PER UNIT = 18,432 SF
 TOTAL = 75,692 SF
 75,692 SF / 437,865 SF X 100% = 17.3%
- OPEN SPACE CALCULATIONS**
 SITE AREA - 10.05 ACRES
 NON-RECREATIONAL/ NON-LANDSCAPED IMPERVIOUS COVERAGE (I.E. BUILDINGS/ ROADWAYS) = 3 ACRES
 OPEN SPACE = 10.05 ACRES - 3 ACRES = 7.05 ACRES (70.15 %)
- RECREATION SPACE CALCULATIONS**
 WALKING TRAIL LOOP: 5 WIDE X 1,800 LF = 9,000 SF
 COMMUNITY GATHERING SPACE = 4,730 SF
 PRIVATE PATIO AREA: 150 SF/UNIT X 36 UNIT = 5,400 SF
 TOTAL RECREATION SPACE AREA = 19,130 SF

LEGEND



REV	DESCRIPTION	BY	DATE

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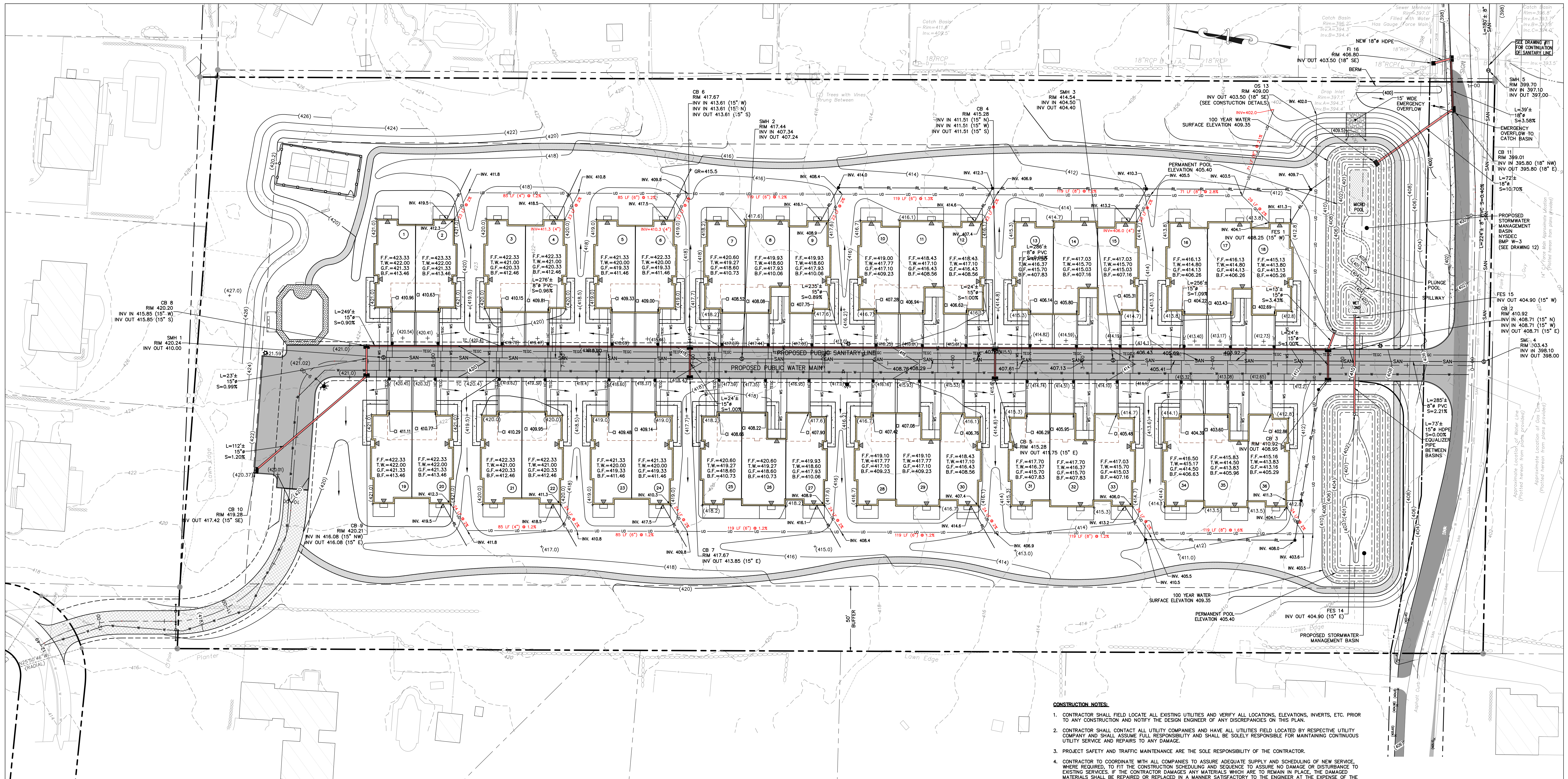
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PROJECT: GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE: PRELIMINARY SITE PLAN

PROJECT NO: 20231 DRAWN: JO CHECKED: KD
 SCALE: 1" = 30'
 GRAPHIC SCALE: 0 30' 60'
 DATE: 11/10/2022 DRAWING NO: 2

KENNETH W. DEGENNARO
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 076214



LEGEND

DRAINAGE PIPE	
OVERHEAD UTILITY	
SANITARY SEWER PIPE	
HOUSE CONNECTION	
WATER MAIN	
WATER SERVICE	
UNDERDRAIN PIPE	
PROPERTY LINE	
EASEMENT LINE	
CENTER LINE	
EDGE OF STREAM	
STONE WALL	
CURB	
EDGE OF PAVEMENT	
SETBACK	
CLEAN OUT	
SANITARY SEWER MANHOLE	
CATCH BASIN	
OUTLET STRUCTURE	
DRAINAGE MANHOLE	
FLARE END SECTION	
HEAD WALL	
UTILITY POLE	
SIGN	
HYDRANT	
WATER VALVE	
SPOT ELEVATION	+ (413.5)
FIRST FLOOR ELEVATION	F.F.=422.33
TOP OF FOUNDATION WALL	T.W.=422.00
SECOND FLOOR ELEVATION	G.F.=421.33
BASEMENT FLOOR ELEVATION	B.F.=413.46
SANITARY CAST IRON INVERT	
DRAINAGE FLOW ARROWS	

- SANITARY SEWER NOTES:**
- SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 25 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF RAMAPO. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
 - ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF RAMAPO STANDARDS. IF STANDARDS CONTRADICT THE STRICTER SHALL APPLY.
 - SANITARY SEWER PERMITS MUST BE OBTAINED FROM THE TOWN OF RAMAPO PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF RAMAPO.
 - ROCKLAND COUNTY SEWER DISTRICT No.1 REQUIRES SANITARY SEWER CONSTRUCTION TO CONFORM TO DISTRICT STANDARDS. THIS INCLUDES BUT NOT LIMITED TO RELATIVE AIR, VACUUM AND DEFLECTION TESTING OF MAINLINE SEWER AND MANHOLE CONSTRUCTION. THE DISTRICT MUST RECEIVE AND APPROVE CERTIFICATION OF TEST RESULTS FROM LICENSED PROFESSIONAL ENGINEER BEFORE APPROVING THE SEWERS ON THIS PROJECT.
 - IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE WILL BE INSTALLED.

- CONSTRUCTION NOTES:**
- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND VERIFY ALL LOCATIONS, ELEVATIONS, INVERTS, ETC. PRIOR TO ANY CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
 - CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
 - PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - 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 DISTURBANCE TO EXISTING SERVICES. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER AND ENGINEER OF ANY UNANTICIPATED UTILITIES ENCOUNTERED AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION, PROTECTION AND/OR TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED WITHIN THE WORK AREA.
 - THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH EACH AFFECTED UTILITY COMPANY, SHALL APPLY FOR AND OBTAIN THE NECESSARY PERMITS AND APPROVALS, AND SHALL INITIATE AND COORDINATE ALL INSPECTIONS NECESSARY FOR FINAL APPROVAL AND ACCEPTANCE BY THE SUBJECT UTILITY COMPANY.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS SERVICE OF ALL EXISTING UTILITIES WITHIN THE WORK AREA AT ALL TIMES. CONTRACTOR SHALL COORDINATE ANY REPAIR, RELOCATION OR REMOVAL OF EXISTING UTILITIES WITH EACH RESPECTIVE UTILITY COMPANY AND PROVISIONS MUST BE PROVIDED FOR TEMPORARY SERVICE OF ANY RESPECTIVE UTILITY SERVICE AFFECTED BY THE CONSTRUCTION IN THE EVENT OF ANY DISRUPTION TO THE EXISTING UTILITY. SHUT-DOWNS SHALL BE AT THE DISCRETION OF THE RESPECTIVE UTILITY COMPANIES AND COORDINATED WITH THE MUNICIPALITY AND THE ENGINEER FOR PUBLIC NOTICE IF NECESSARY. TEMPORARY SERVICE SHALL BE PROVIDED AND MAINTAINED AT NO ADDITIONAL COST.
 - ALL STORM DRAINAGE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH INTERIOR UNLESS OTHERWISE SPECIFIED.
 - ALL ROOF LEADERS ARE TO BE CONNECTED TO THE ON-SITE STORMWATER SYSTEM. ROOF DOWNSPOUTS AND RECEIVING LEADER SIZES SHALL BE SPECIFIED BY THE BUILDING MECHANICAL ENGINEER. FINAL LOCATIONS OF ROOF LEADERS ARE TO BE FINALIZED BY CONTRACTOR. ROOF LEADER PIPES SHALL BE SDR-35 PVC.
 - WATER SERVICE LINE AND SEWER CONNECTION SHALL BE PLACED IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL DISTANCE OF TEN FEET BETWEEN THEM.
 - SANITARY SEWER PIPE SHALL BE SDR-35 PVC.
 - WATER MAIN PIPE, VALVES, FITTINGS, THRUST RESTRAINT, TAPPING SLEEVES, HYDRANTS, ETC SHALL CONFORM WITH SUEZ WATER NEW YORK STANDARD SPECIFICATIONS (CURRENT EDITION).
 - ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL DIMENSIONS ARE MEASURED TO THE ROUGH UNLESS OTHERWISE NOTED. ELEVATIONS AND DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS IN THE FIELD PRIOR TO THE USE OF SUCH INFORMATION IN BIDDING OR CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO ASSURE PROPER FIT OF FINISHED WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR ACCURACY. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
 - THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE WILL NOT BE DAMAGED. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
 - THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND PROPERLY DISPOSED OF AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
 - WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT STANDARDS. IF STANDARDS CONTRADICT THE STRICTER SHALL APPLY.
 - SANITARY SEWER PERMITS MUST BE OBTAINED FROM THE TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT.
 - ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF RCDOH APPROVAL. THE EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

REV	DESCRIPTION	BY	DATE

DISCLAIMER:
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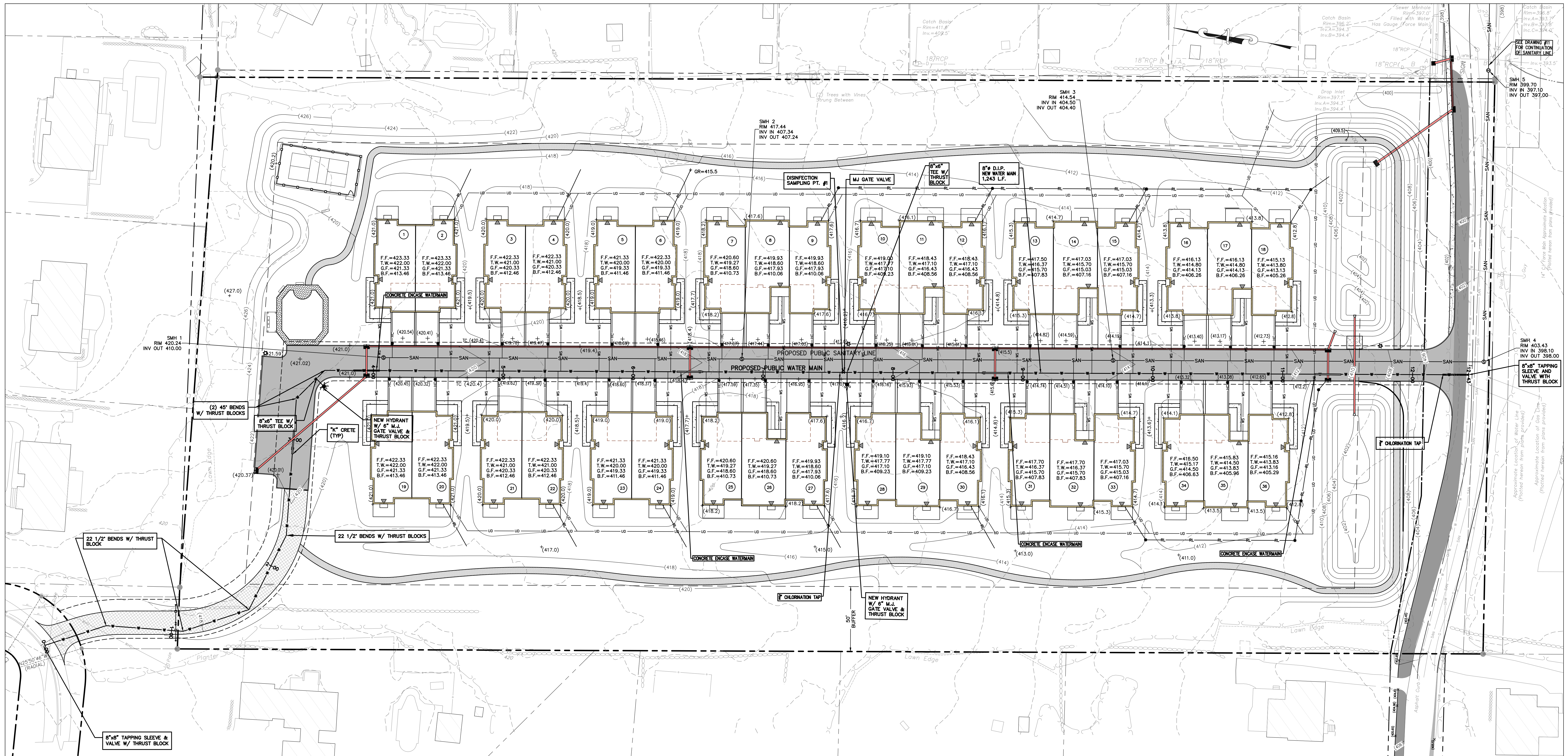
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PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
**PRELIMINARY GRADING,
UTILITY & DRAINAGE PLAN**

PROJECT NO: 20231 DRAWN: XC CHECKED: KD
SCALE: 1" = 30'
GRAPHIC SCALE: 0' 30' 60'
DATE: 11/10/2022 DRAWING NO: 3

KENNETH W. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214



LEGEND

<p>LEGEND</p> <p>--- DRAINAGE PIPE</p> <p>--- OVERHEAD UTILITY</p> <p>--- SANITARY SEWER PIPE</p> <p>--- HOUSE CONNECTION</p> <p>--- WATER MAIN</p> <p>--- WATER SERVICE</p> <p>--- UNDERDRAN PIPE</p> <p>--- PROPERTY LINE</p> <p>--- EASEMENT LINE</p> <p>--- CENTER LINE</p> <p>--- EDGE OF STREAM</p> <p>--- STONE WALL</p> <p>--- CURB</p> <p>--- EDGE OF PAVEMENT</p> <p>--- SETBACK</p> <p>--- CLEAN OUT</p> <p>--- SANITARY SEWER MANHOLE</p> <p>--- CATCH BASIN</p> <p>--- OUTLET STRUCTURE</p> <p>--- DRAINAGE MANHOLE</p> <p>--- FLARE END SECTION</p> <p>--- HEAD WALL</p> <p>--- UTILITY POLE</p> <p>--- SIGN</p> <p>--- HYDRANT</p> <p>--- WATER VALVE</p> <p>--- SPOT ELEVATION</p> <p>--- FIRST FLOOR ELEVATION</p> <p>--- TOP OF FOUNDATION WALL</p> <p>--- SECOND FLOOR ELEVATION</p> <p>--- BASEMENT FLOOR ELEVATION</p> <p>--- SANITARY CAST IRON INVERT</p> <p>--- DRAINAGE FLOW ARROWS</p> <p>--- CONCRETE ENCASED WATERMAIN</p>	<p>--- (113.5)</p> <p>F.F.=422.33 T.W.=422.00 G.F.=421.33 B.F.=413.46</p>
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CONSTRUCTION NOTES.

- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND VERIFY ALL LOCATIONS, ELEVATIONS, INVERTS, ETC. PRIOR TO ANY CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 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 DISTURBANCE TO EXISTING SERVICES. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER AND ENGINEER OF ANY UNANTICIPATED UTILITIES ENCOUNTERED AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION, PROTECTION AND/OR TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED WITHIN THE WORK AREA.
- THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH EACH AFFECTED UTILITY COMPANY, SHALL APPLY FOR AND OBTAIN THE NECESSARY PERMITS AND APPROVALS, AND SHALL INITIATE AND COORDINATE ALL INSPECTIONS NECESSARY FOR FINAL APPROVAL AND ACCEPTANCE BY THE SUBJECT UTILITY COMPANY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS SERVICE OF ALL EXISTING UTILITIES WITHIN THE WORK AREA AT ALL TIMES. CONTRACTOR SHALL COORDINATE ANY REPAIR, RELOCATION OR REMOVAL OF EXISTING UTILITIES WITH EACH RESPECTIVE UTILITY COMPANY AND PROVISIONS MUST BE PROVIDED FOR TEMPORARY SERVICE OF ANY RESPECTIVE UTILITY SERVICES AFFECTED BY THE CONSTRUCTION. IN THE EVENT OF ANY DISRUPTION TO THE EXISTING UTILITY, SHUT-DOWNS SHALL BE AT THE DISCRETION OF THE RESPECTIVE UTILITY COMPANIES AND COORDINATED WITH THE MUNICIPALITY AND THE ENGINEER FOR PUBLIC NOTICE IF NECESSARY. TEMPORARY SERVICE SHALL BE PROVIDED AND MAINTAINED AT NO ADDITIONAL COST.
- ALL STORM DRAINAGE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH INTERIOR UNLESS OTHERWISE SPECIFIED.
- ALL ROOF LEADERS ARE TO BE CONNECTED TO THE ON-SITE STORMWATER SYSTEM. ROOF DOWNSPOUTS AND RECEIVING LEADER SIZES SHALL BE SPECIFIED BY THE BUILDING MECHANICAL ENGINEER. FINAL LOCATIONS OF ROOF LEADERS ARE TO BE FINALIZED BY CONTRACTOR. ROOF LEADER PIPES SHALL BE SDR-35 PVC.
- WATER SERVICE LINE AND SEWER CONNECTION SHALL BE PLACED IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL DISTANCE OF TEN FEET BETWEEN THEM.
- SANITARY SEWER PIPE SHALL BE SDR-35 PVC.
- WATER MAIN PIPE, VALVES, FITTINGS, THRUST RESTRAINT, TAPPING SLEEVES, HYDRANTS, ETC SHALL CONFORM WITH VEOLIA WATER NEW YORK STANDARD SPECIFICATIONS (CURRENT EDITION).
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL DIMENSIONS ARE MEASURED TO THE ROUGH UNLESS OTHERWISE NOTED. ELEVATIONS AND DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS IN THE FIELD PRIOR TO THE USE OF SUCH INFORMATION IN BIDDING OR CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO THE PROJECT. FIT OF FINISHED WORK SHALL ASSUME FULL RESPONSIBILITY FOR THEIR ACCURACY. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
- THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE WILL NOT BE DAMAGED. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND PROPERLY DISPOSED OF AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
- WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR RESPONSIBLE TO COORDINATE INSTALLATION OF GAS AND ELECTRIC LINES WITH ORANGE & ROCKLAND AND INSTALLATION OF NEW UTILITIES PER THEIR STANDARD DETAILS AND REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR COORDINATING PROPOSED LOCATION AND SERVICE REQUIREMENTS OF TRANSFORMER WITH MECHANICAL ENGINEER AND ORANGE & ROCKLAND. LOCATION OF TRANSFORMER TO ALSO BE CONFIRMED AND APPROVED BY OWNER.
- ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT STANDARDS. IF STANDARDS CONTRADICT, THE STRICTER SHALL APPLY.
- SANITARY SEWER PERMITS MUST BE OBTAINED FROM THE TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT.
- ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF RCDOH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

REV	DESCRIPTION	BY	DATE

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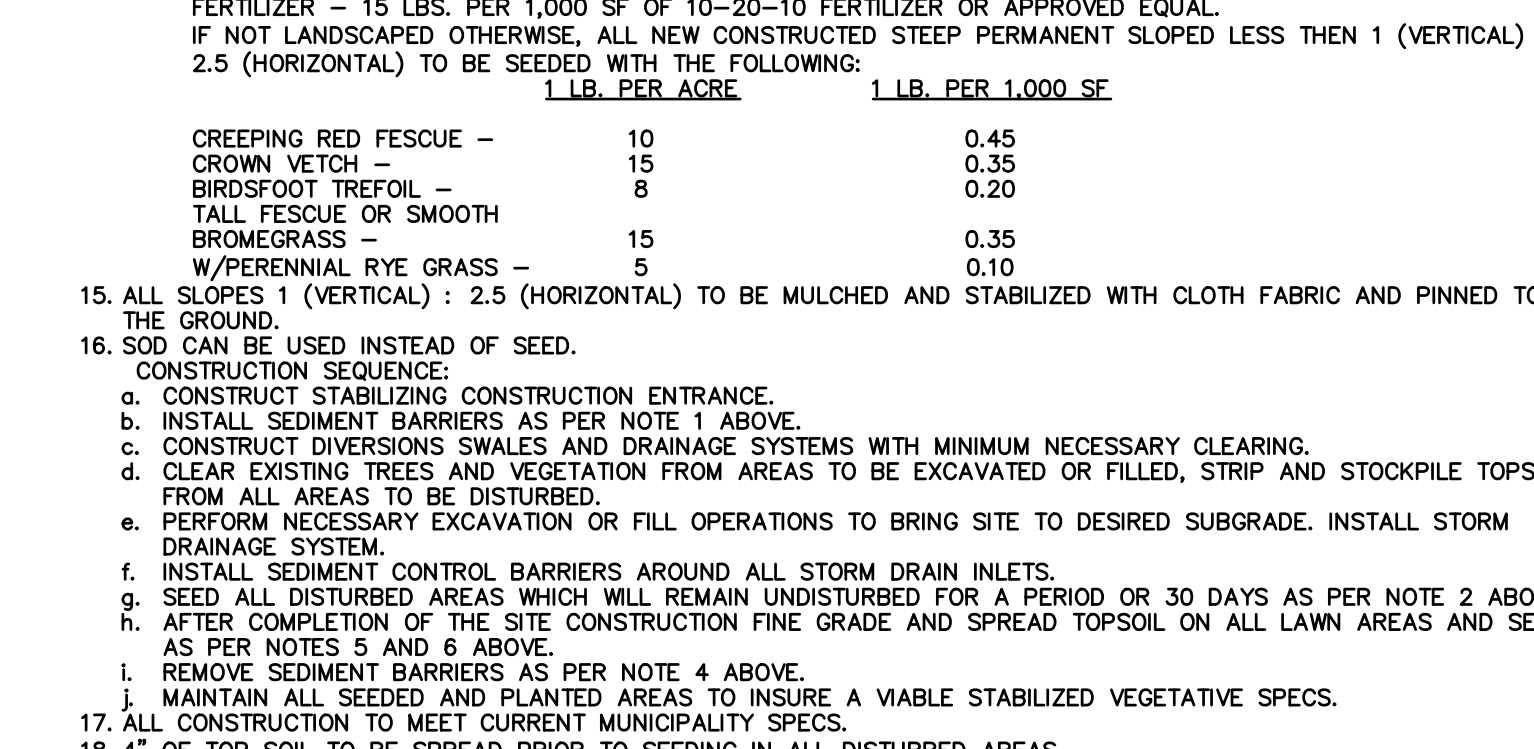
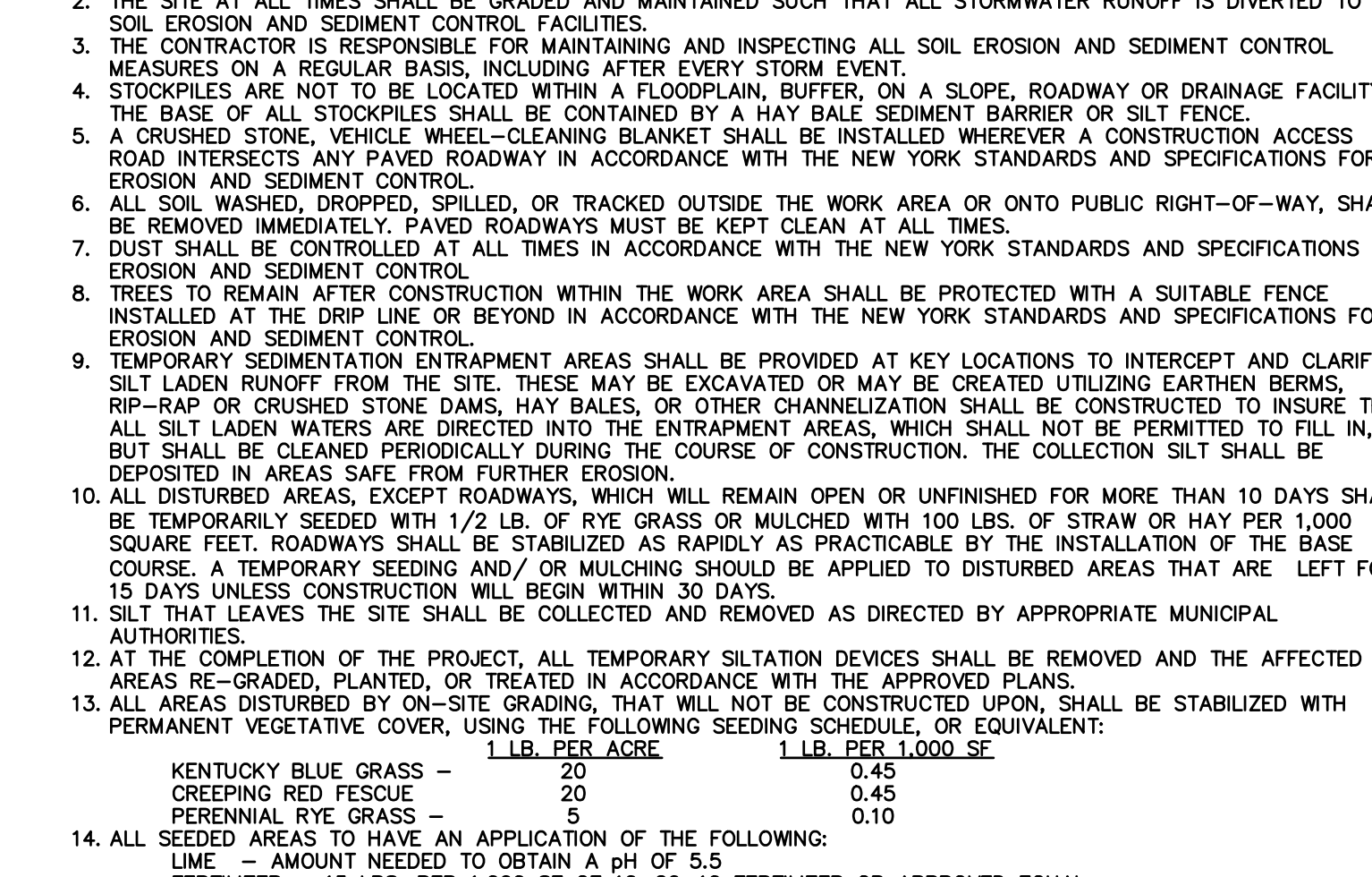
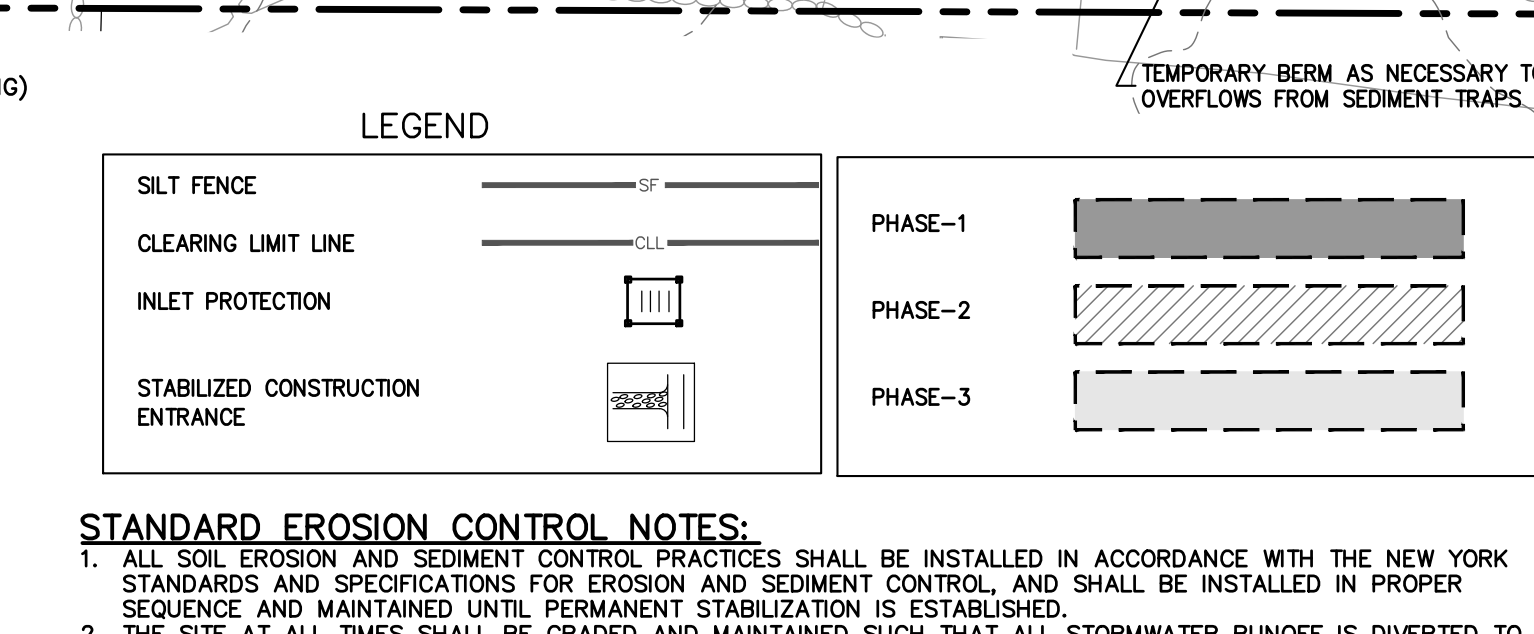
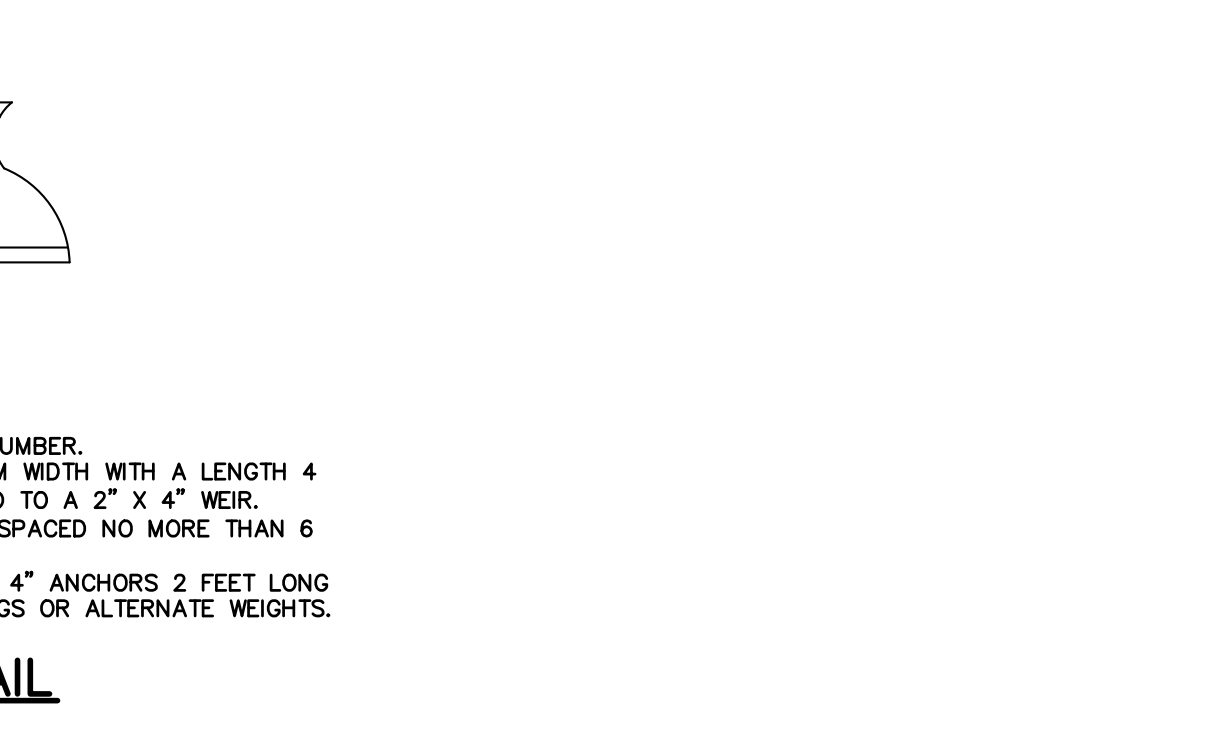
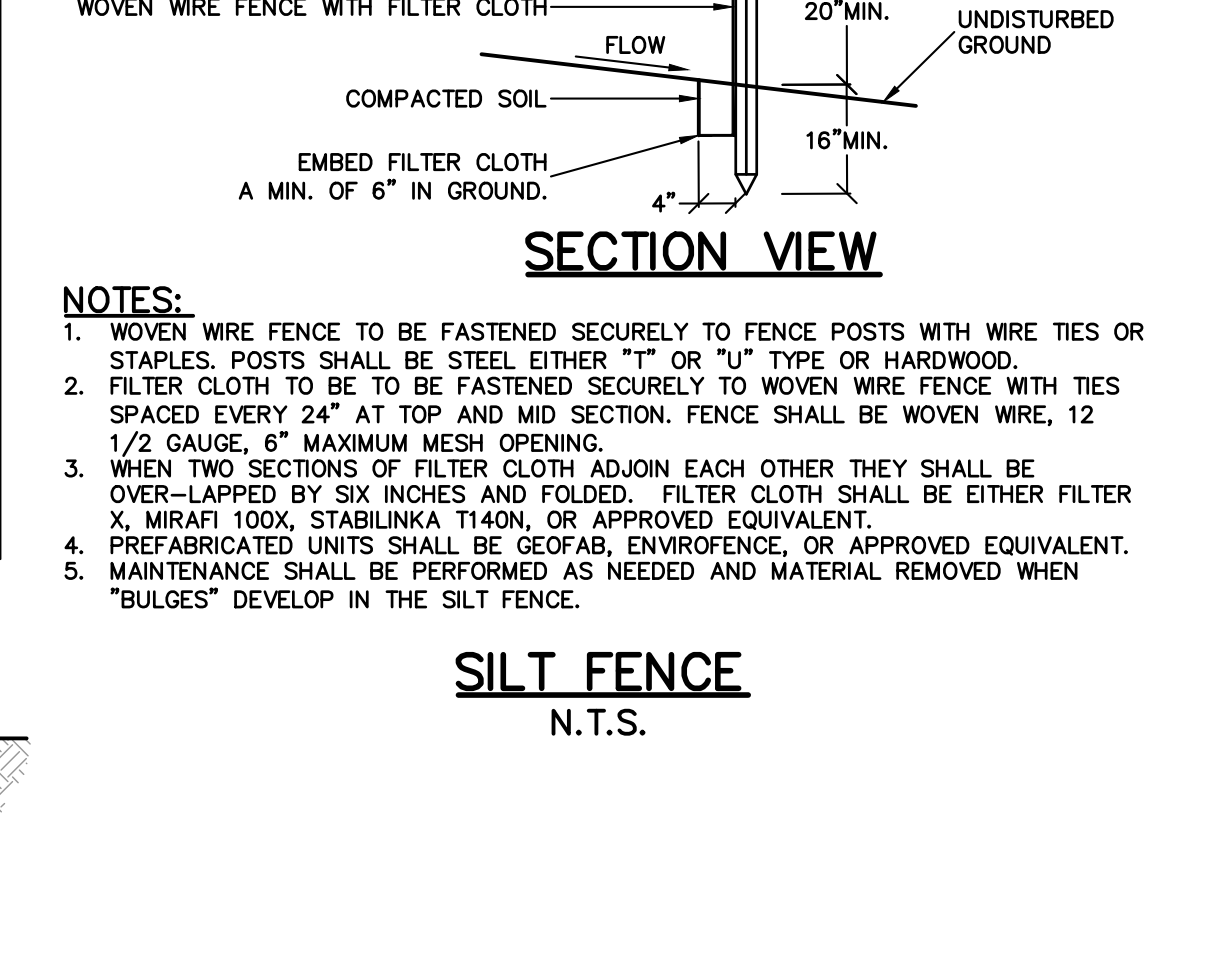
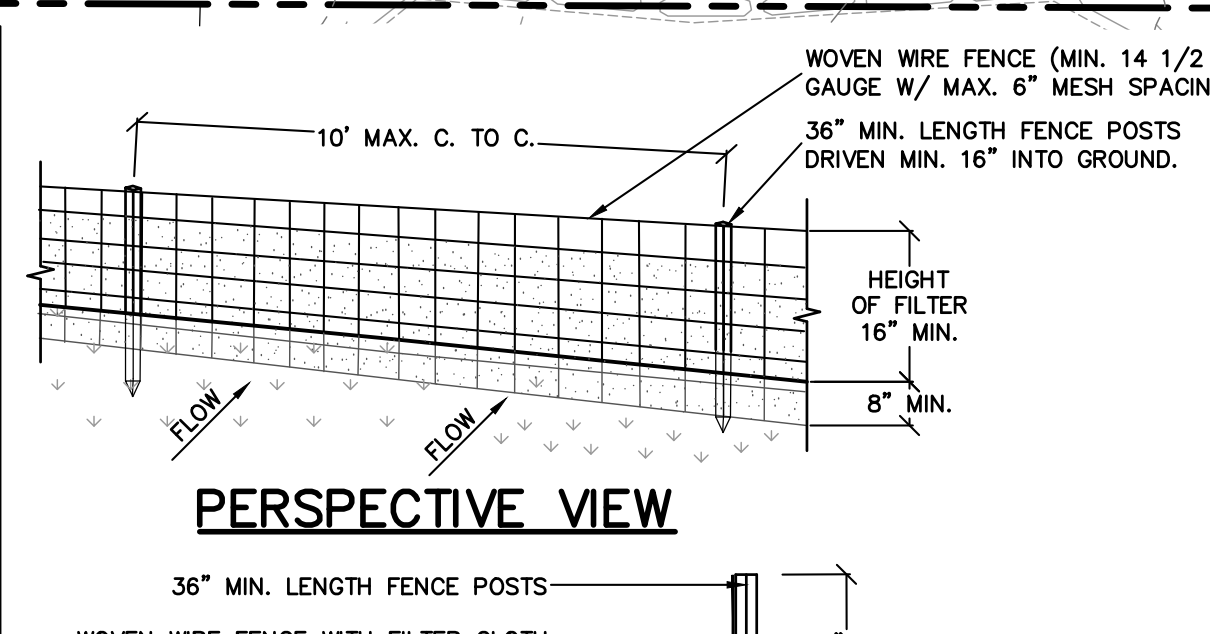
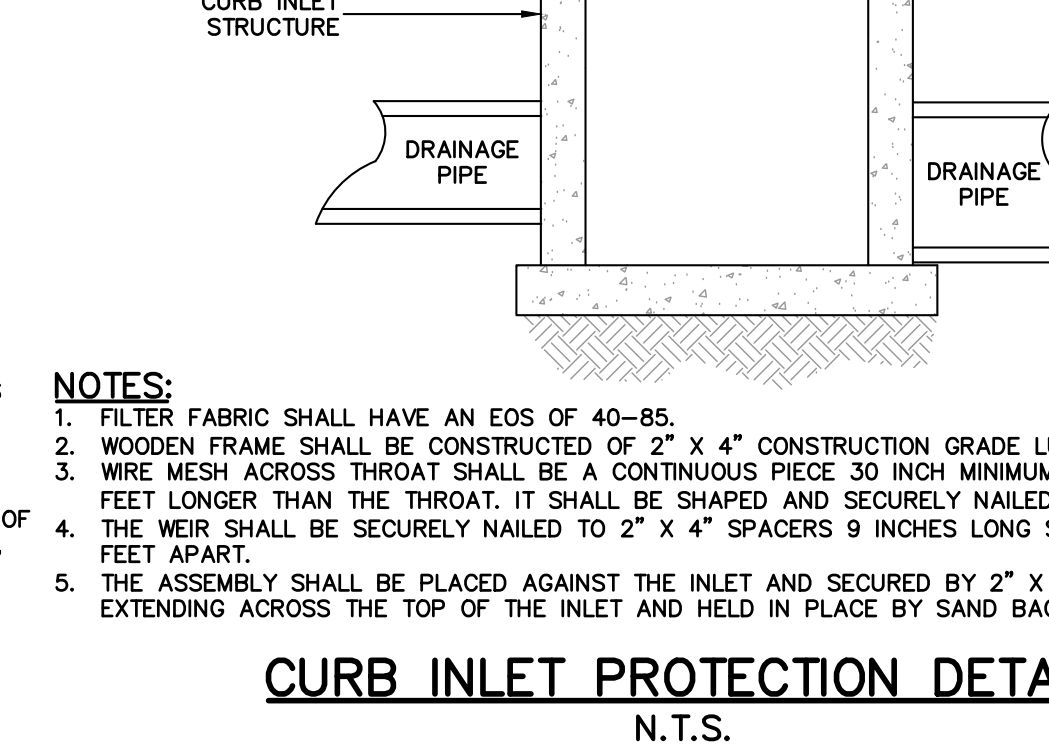
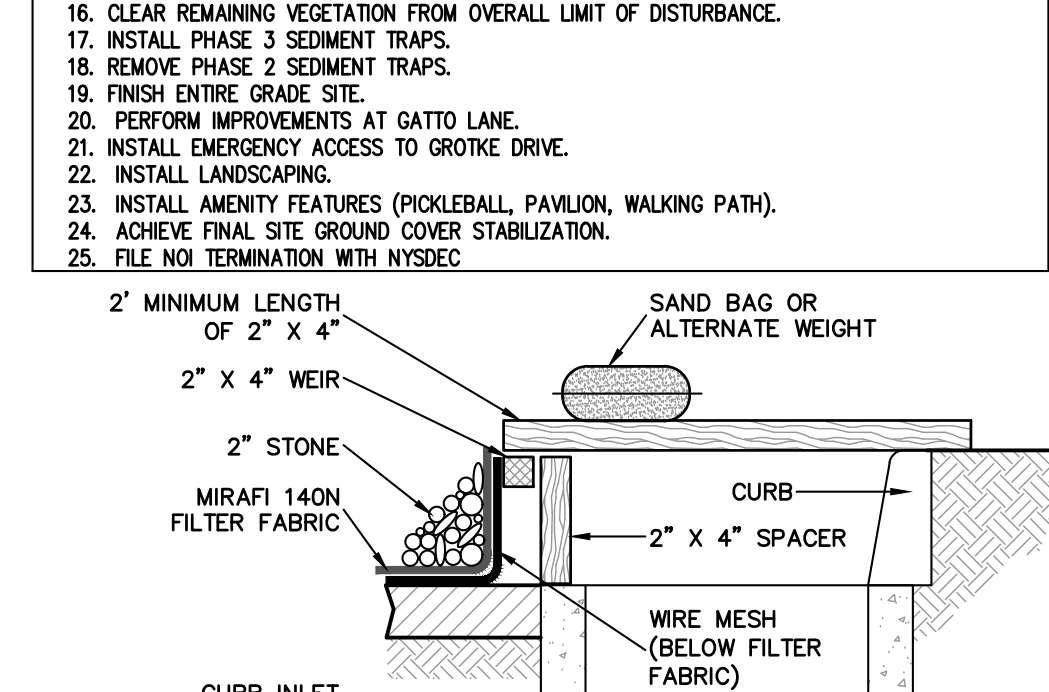
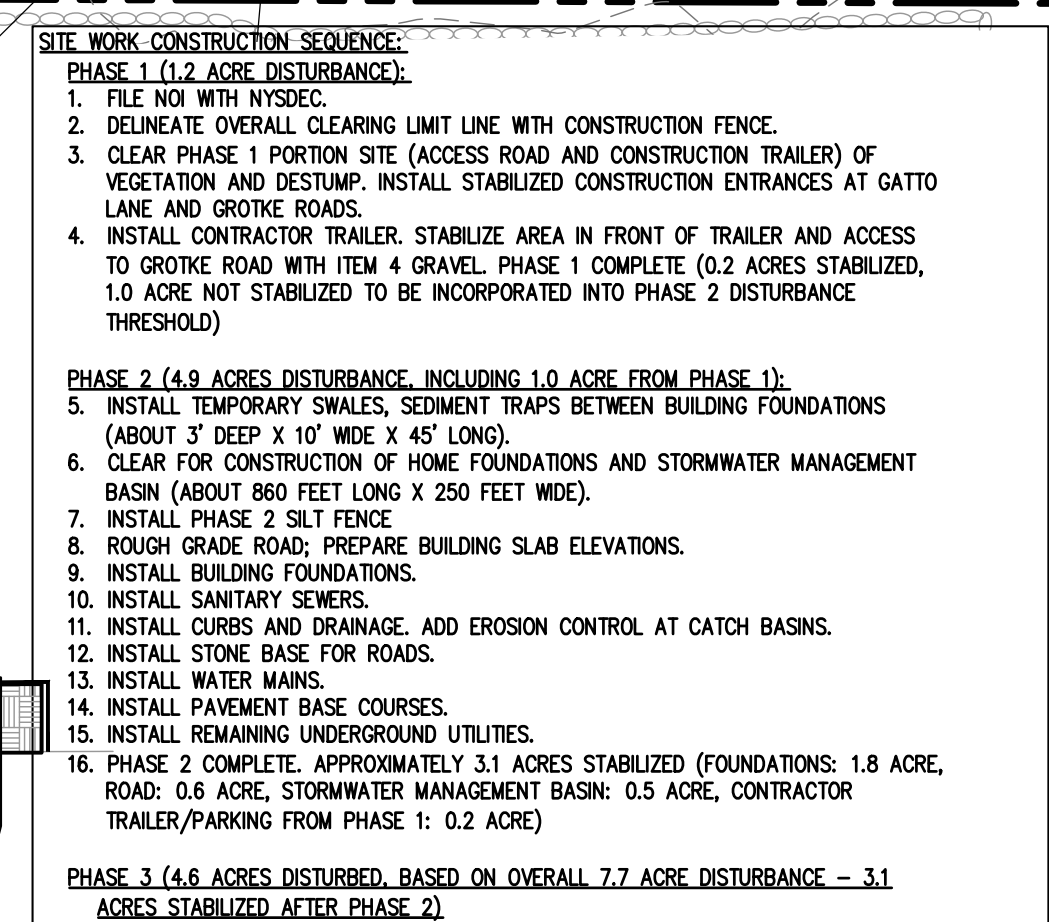
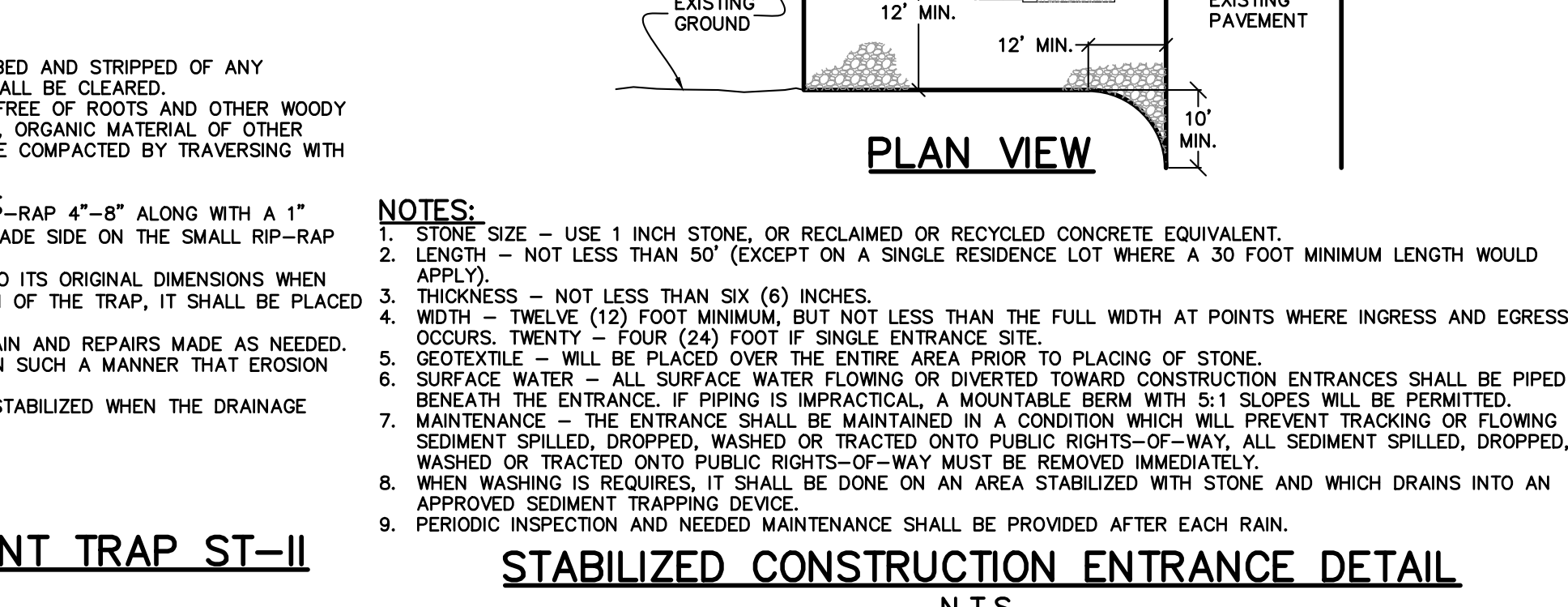
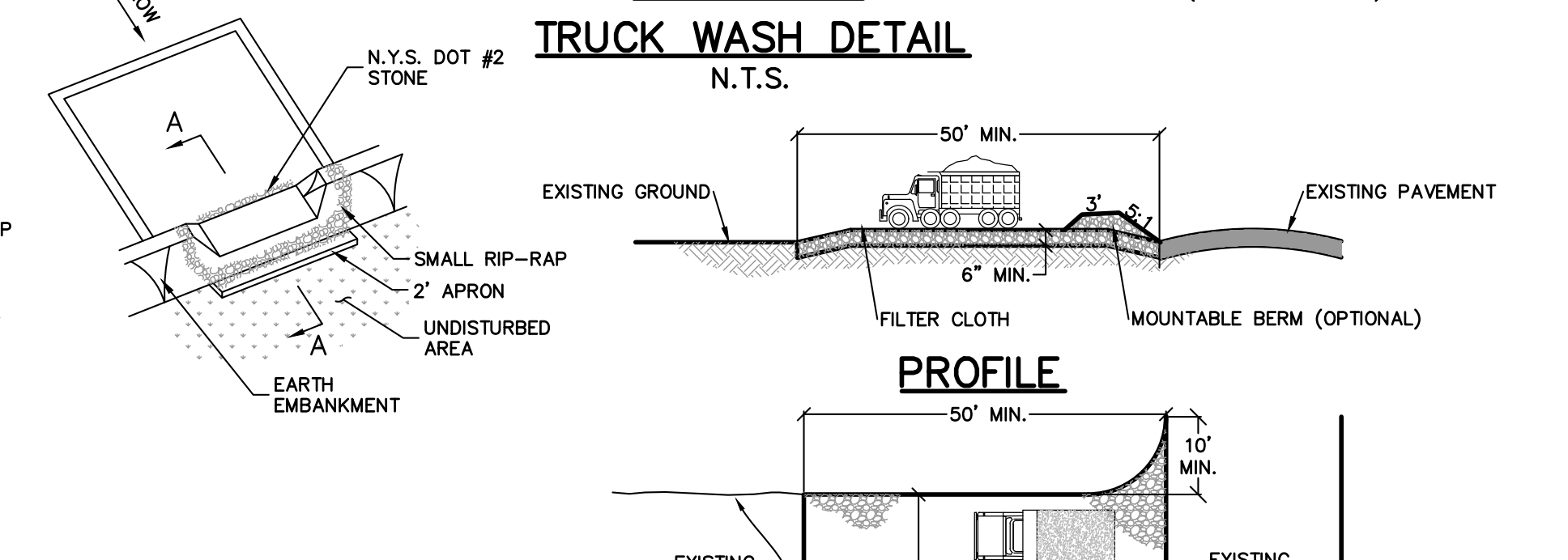
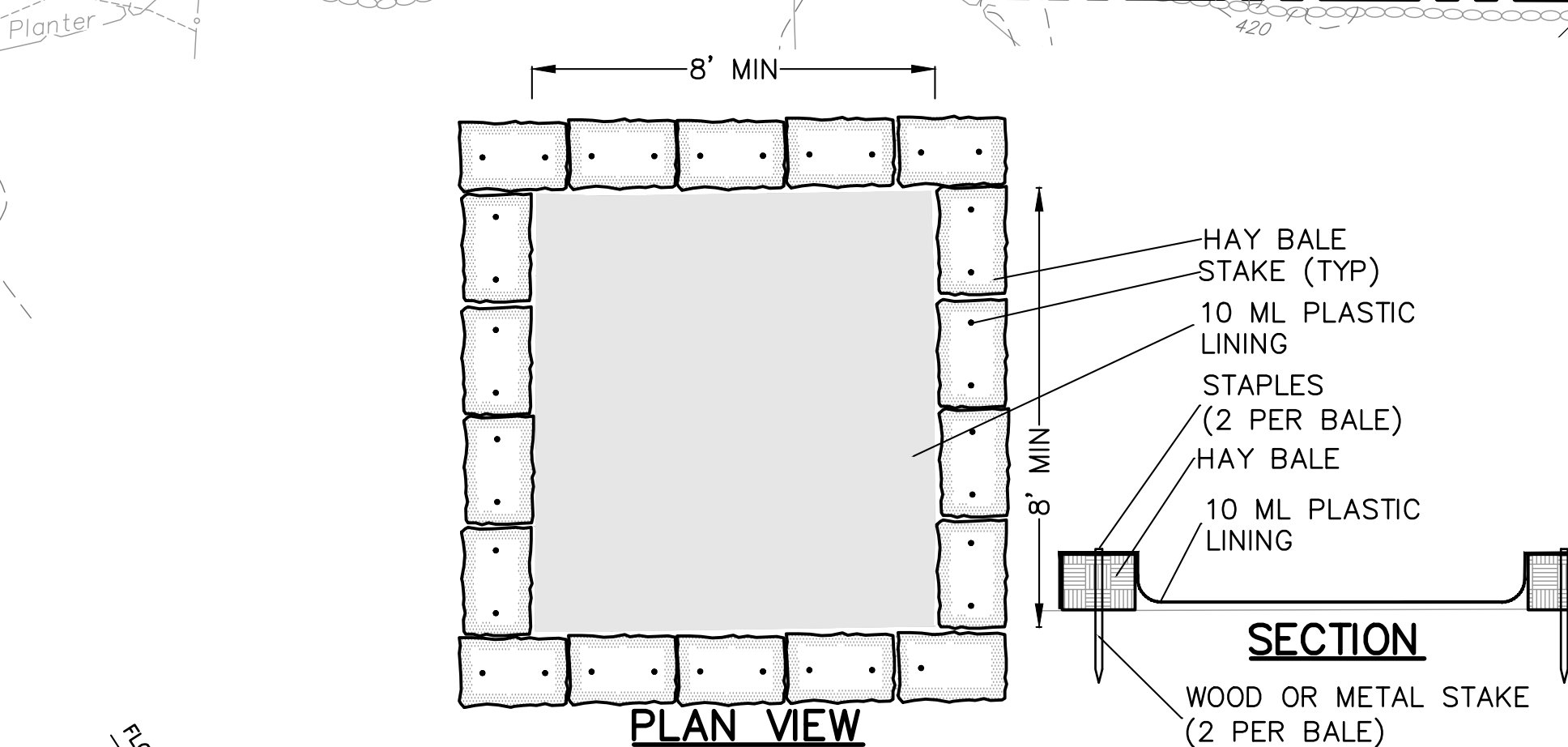
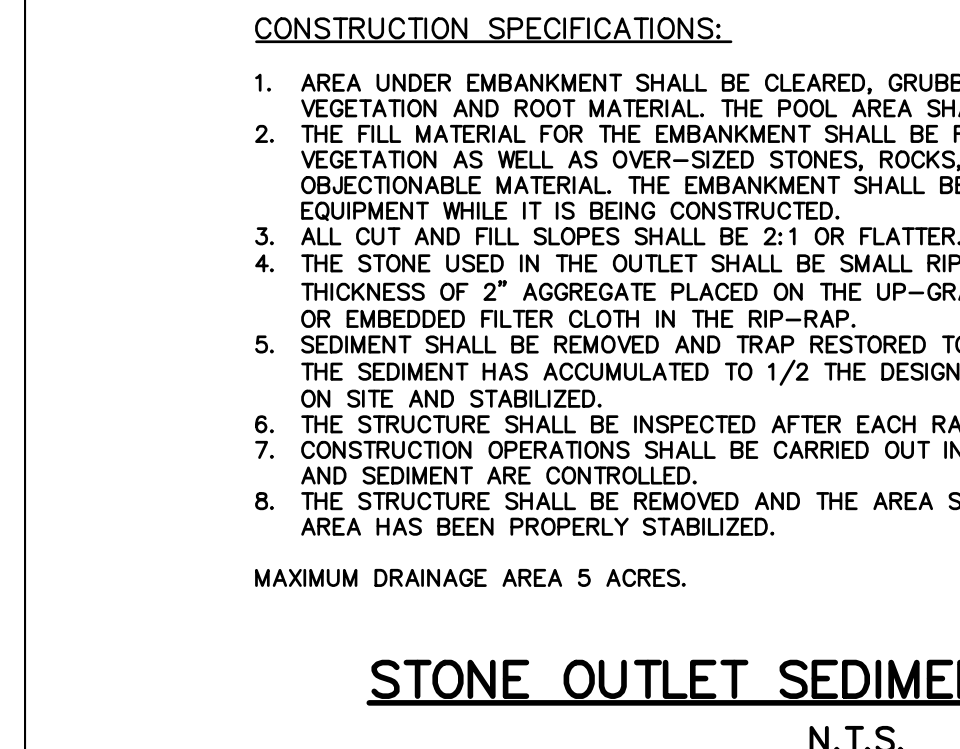
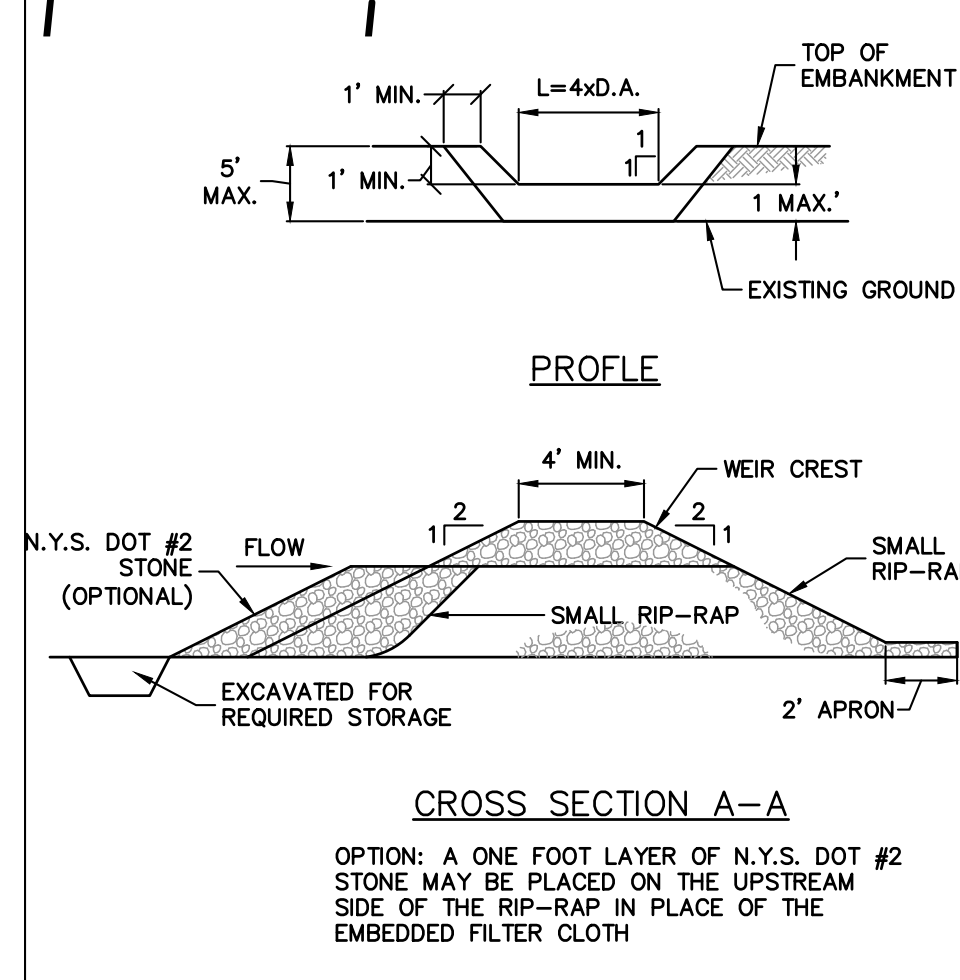
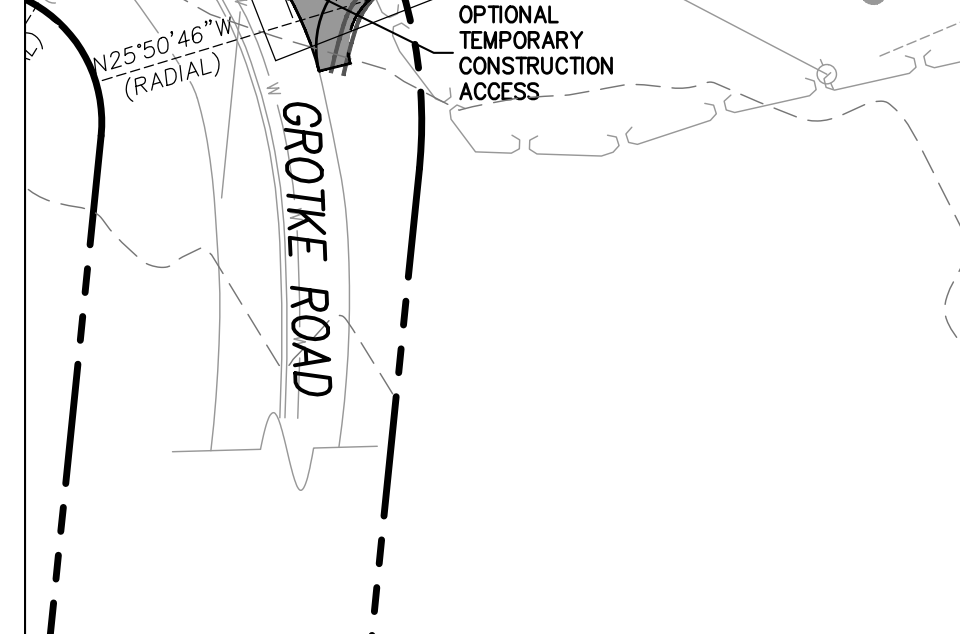
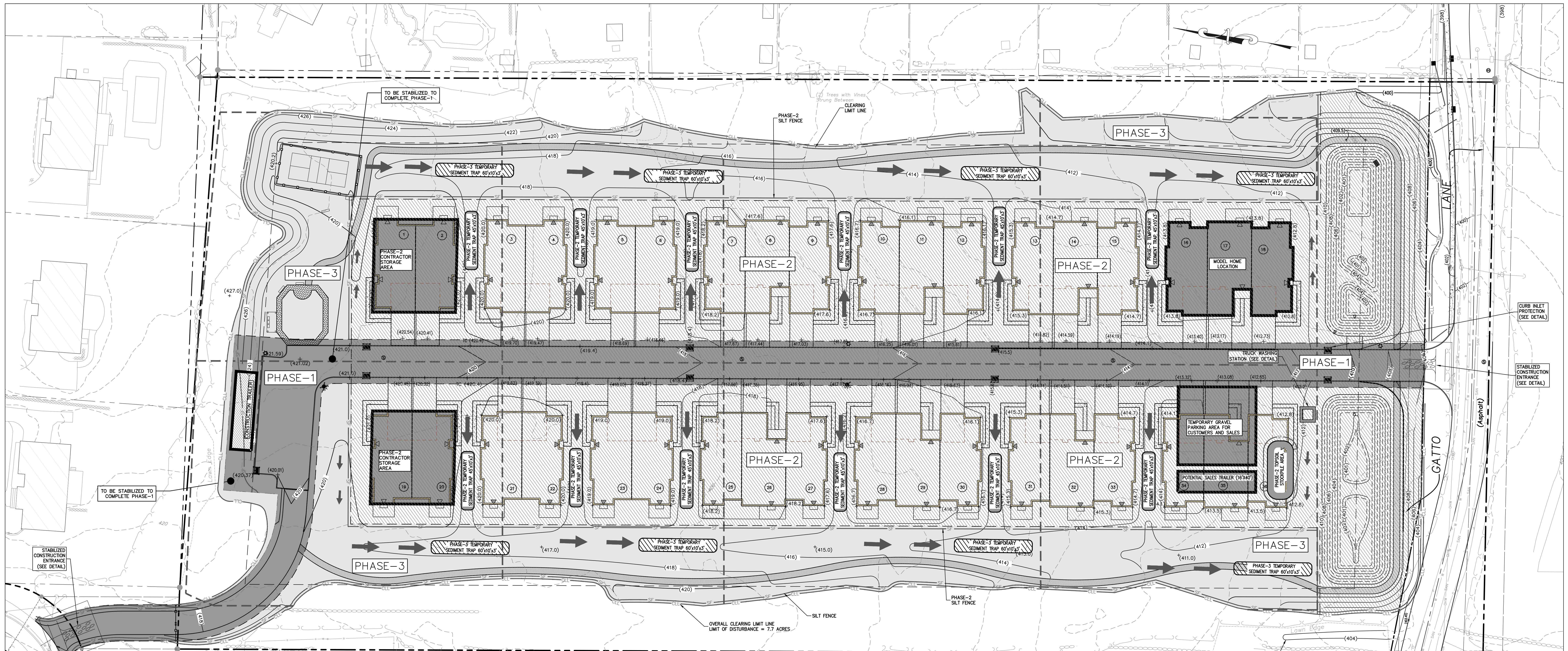
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PROJECT:
GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE:
PRELIMINARY
WATER MAIN PLAN

PROJECT NO.: 20231 **DRAWN:** XC **CHECKED:** KD
SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 11/10/2022 **DRAWING NO.:** 4

KENNETH W. DEGENNARO
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 076214



REV	DESCRIPTION	BY	DATE

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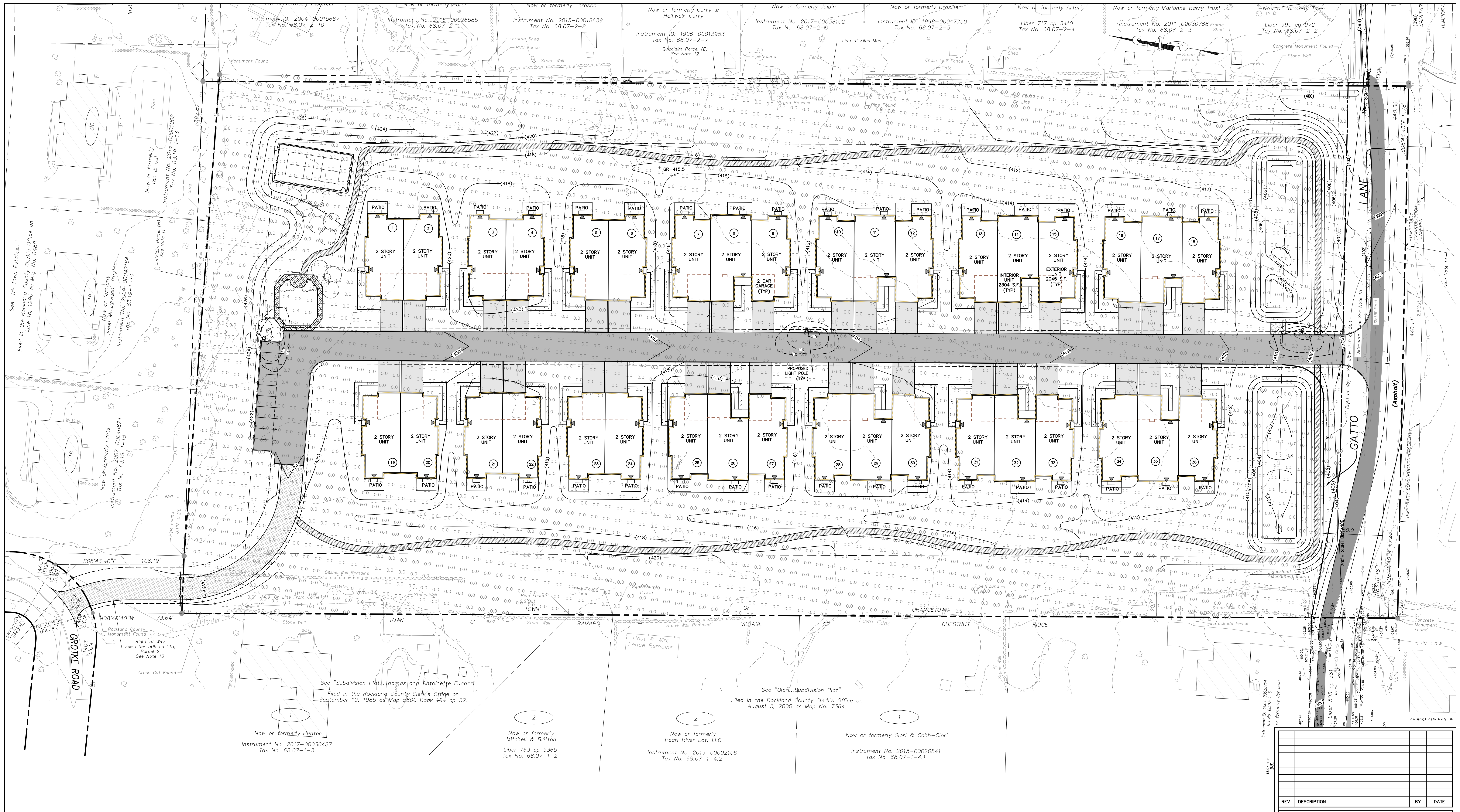
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

PROJECT NO: 20231
DRAWN: XC
CHECKED: KD

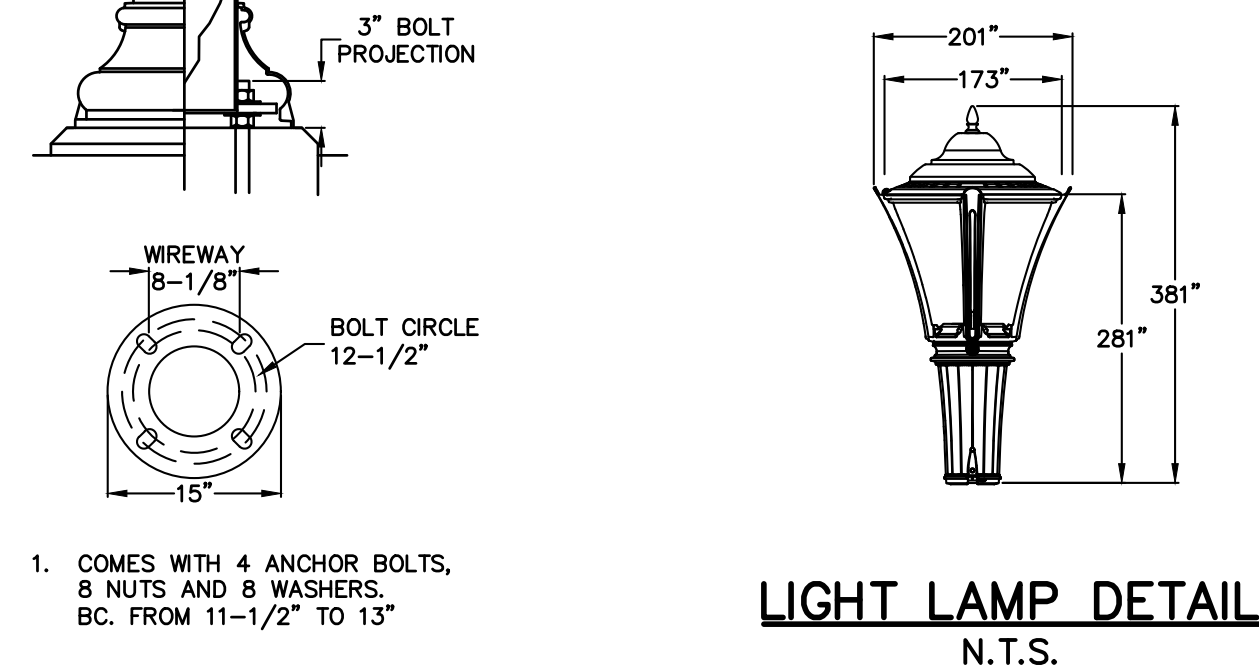
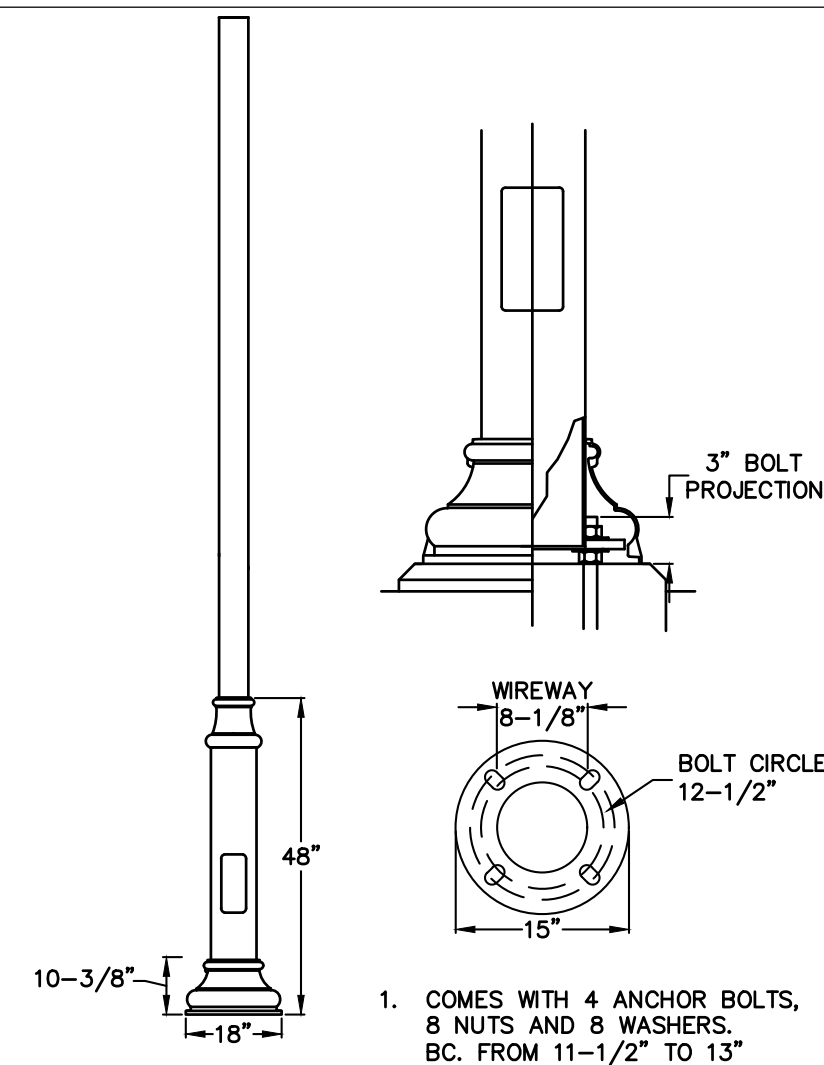
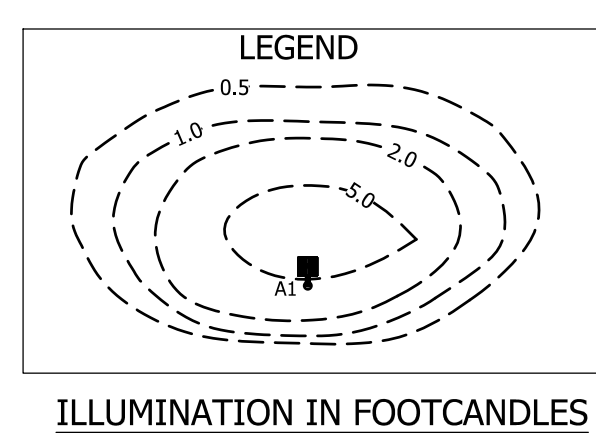
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DATE: 11/10/2022
DRAWING NO: 5



LUMINAIRE SCHEDULE						
SYMBOL	TAG	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT	MOUNTED HEIGHT (FEET)
☆	A	3	SIGNIFY CANADA LTD MPTR-SW32LED3K-03-LE3-HS	METROSCOPE LED POST-TOP (MPTR), 32 LED'S 3000K CCT, TYPE LED-HS OPTIC, HOUSE SIDE SHIELD	POLE	12

- NOTES:
- ALL LIGHTING SHOWN IN THIS PLAN SHALL BE DIRECTED AN/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
 - POWER SUPPLY TO BE DESIGNED BY BUILDING ELECTRICAL ENGINEER.
 - LIGHTING CONTROLS TO BE SELECTED BY OWNER.



REV	DESCRIPTION	BY	DATE

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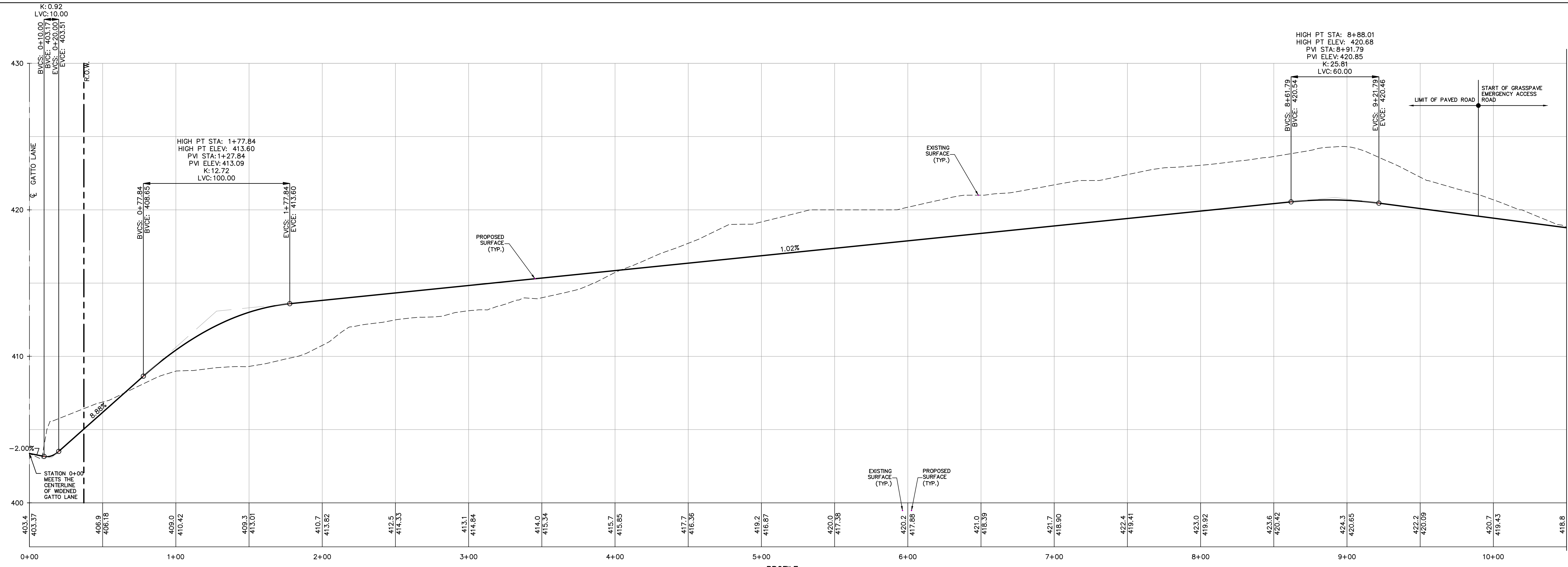
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PROJECT:
GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE:
PRELIMINARY LIGHTING PLAN

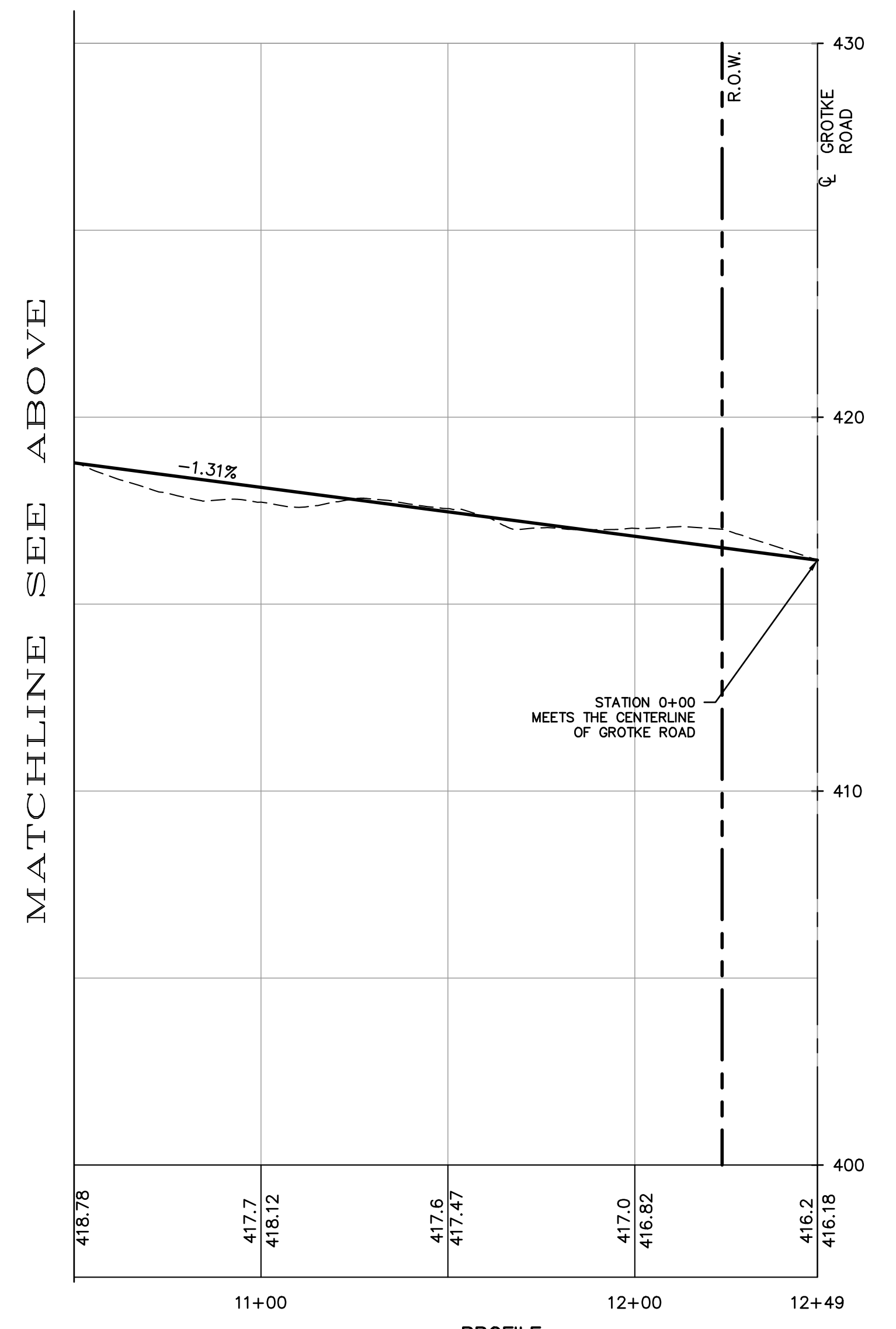
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KENNETH H. DEGENNARO
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 076214

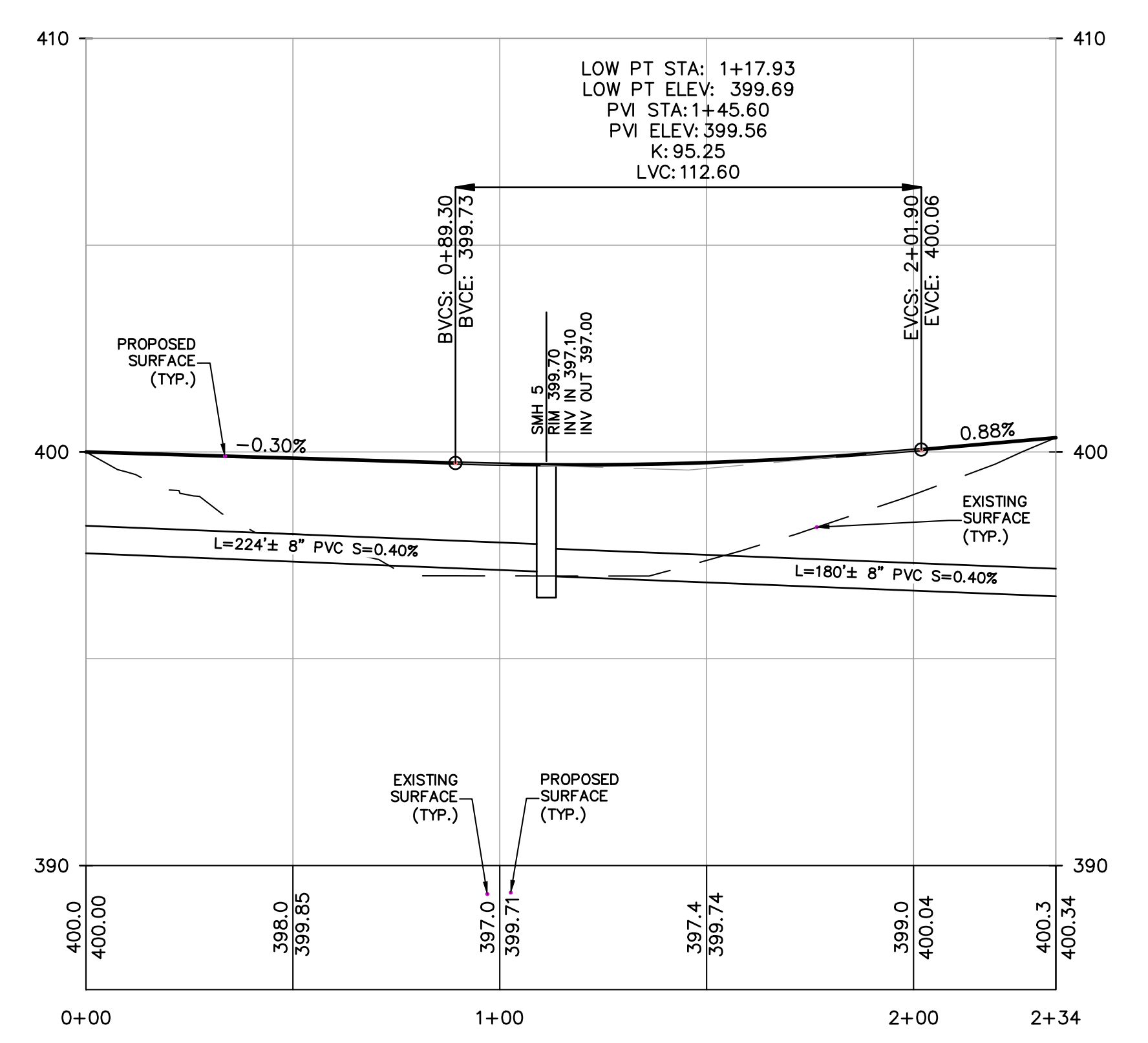


PROFILE
PRIVATE ROAD
STA. 0+00 - STA. 10+50
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'

MATCHLINE SEE BELOW



PROFILE
PRIVATE ROAD
STA. 10+50 - STA. 12+47
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



PROFILE
GATTO LANE IMPROVEMENT
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'

REV	DESCRIPTION	BY	DATE

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PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

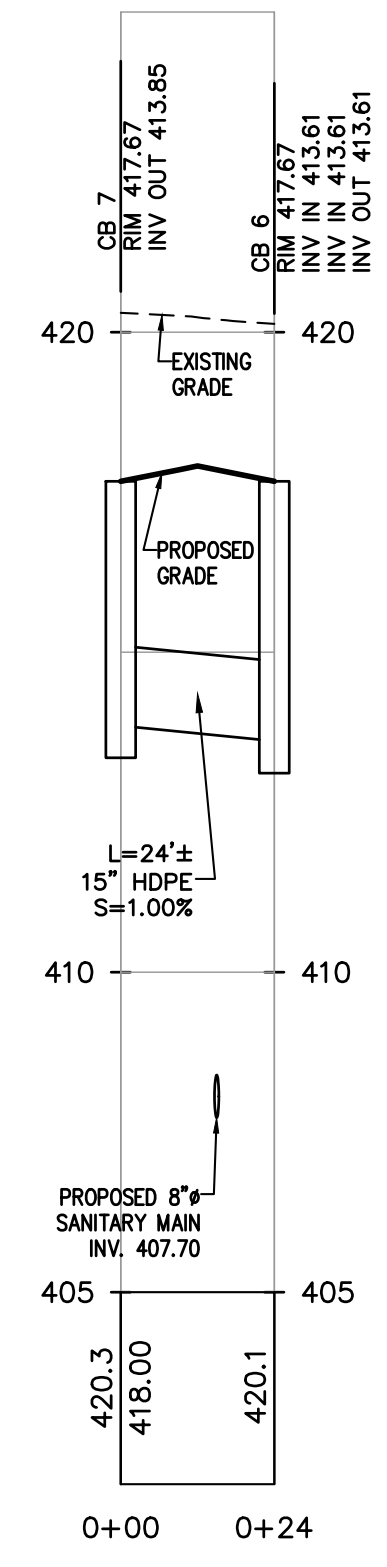
TITLE:
PRELIMINARY PROPOSED PRIVATE ROAD & GATTO LANE PROFILES

STATE OF NEW YORK
KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

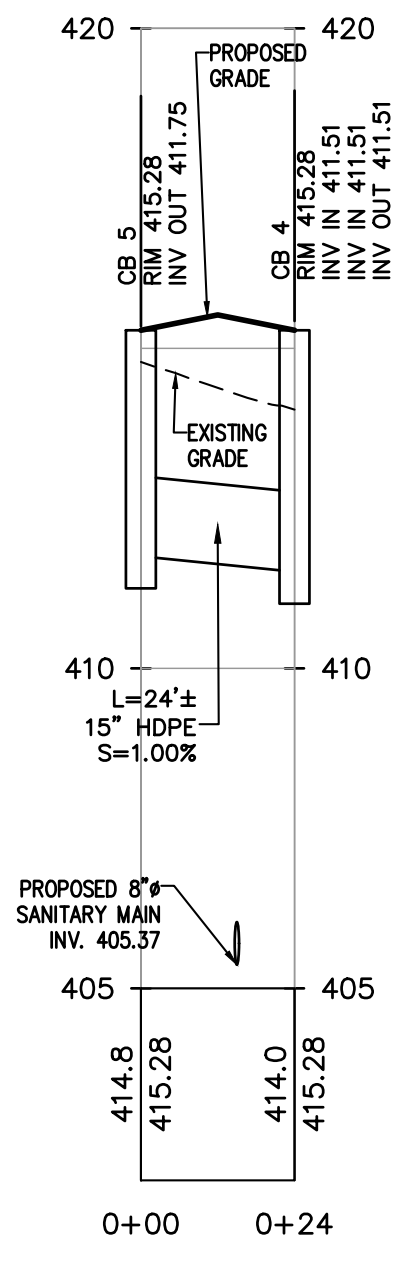
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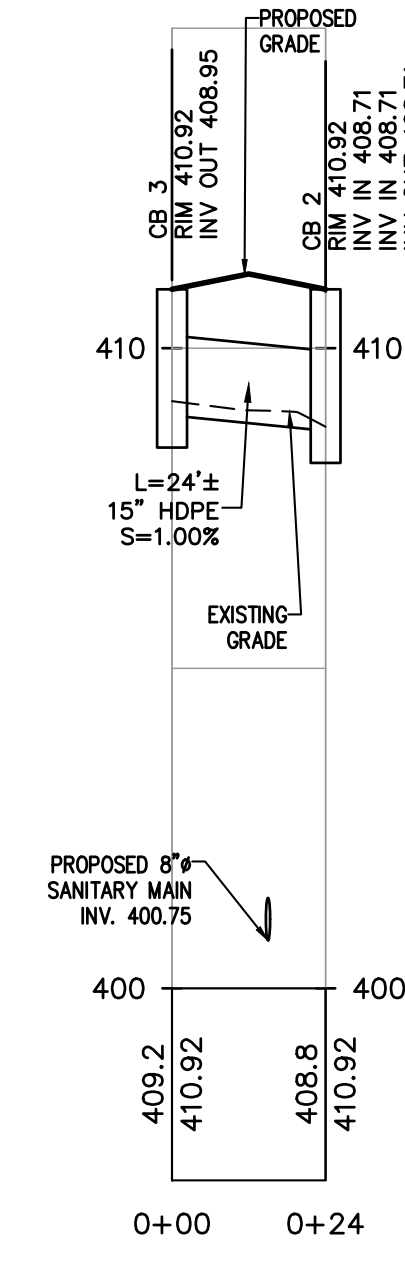
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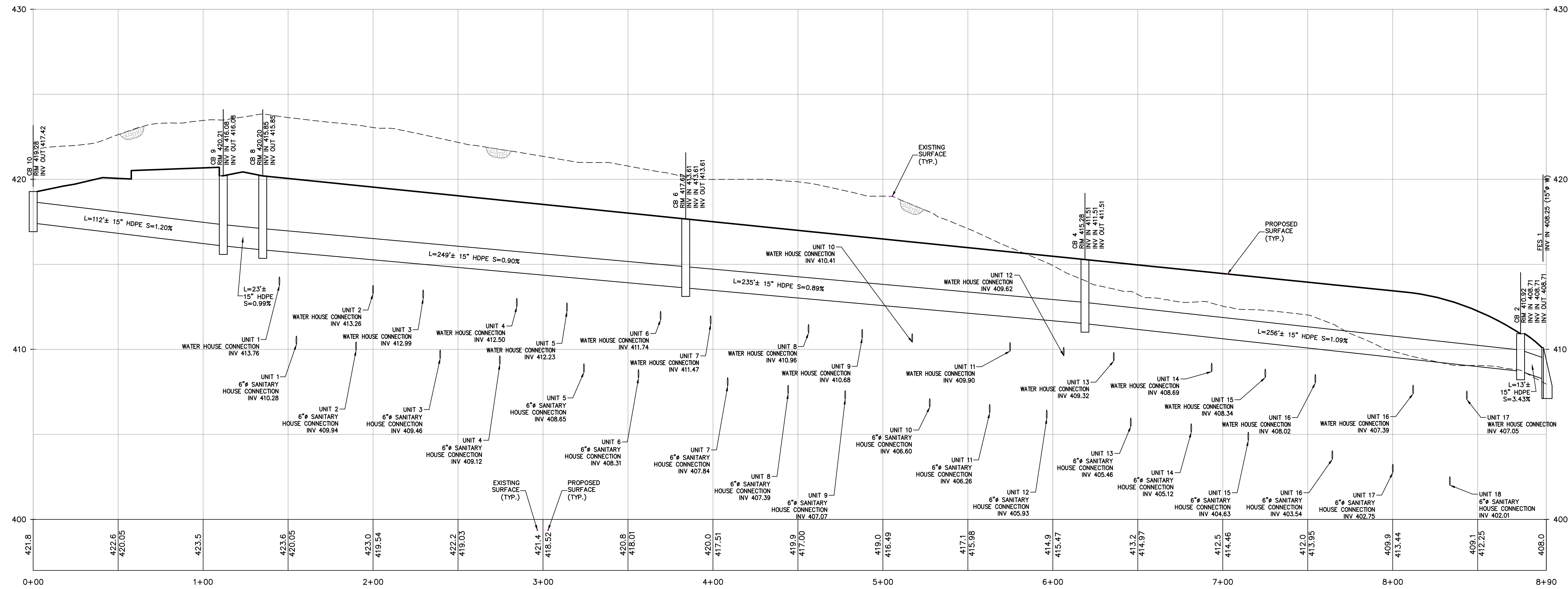
PROFILE
CB 7 TO CB 6
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



PROFILE
CB 5 TO CB 4
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



PROFILE
CB 3 TO CB 2
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



PROFILE
CB 9 TO FES 1
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'

REV	DESCRIPTION	BY	DATE

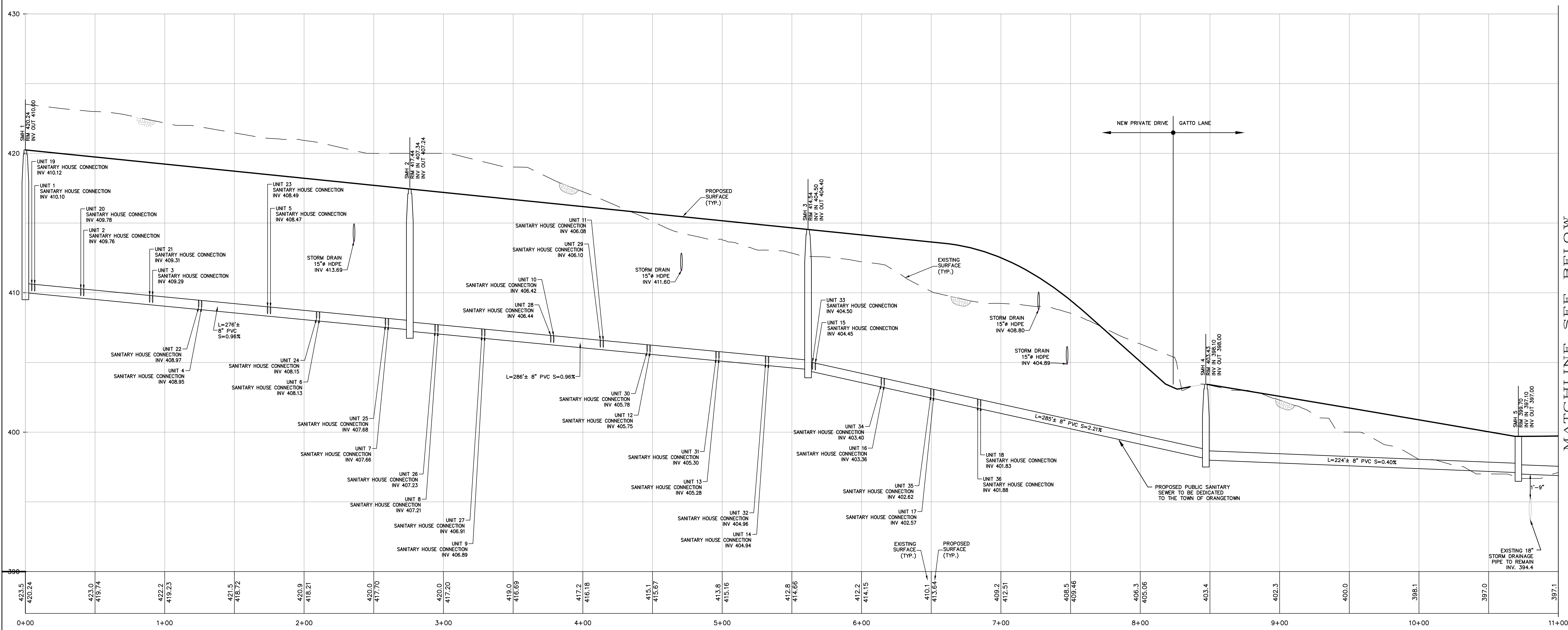
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PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY STORM DRAINAGE PROFILES

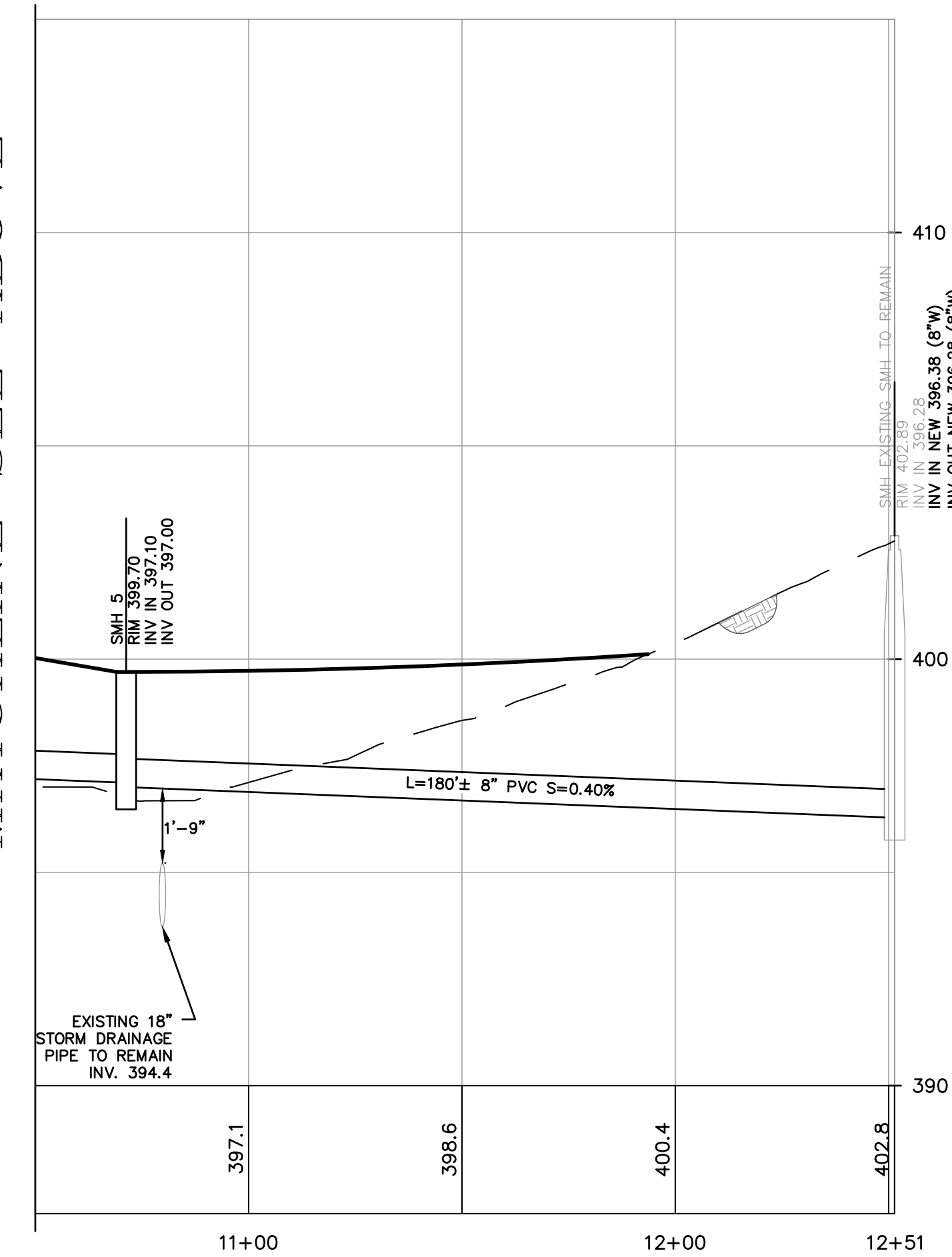
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	20231	XC	KD
	SCALE:	1" = 30'	
GRAPHIC SCALE:		30'	60'
DATE:	11/10/2022		DRAWING NO:
			8



MATCHLINE SEE BELOW

PROFILE
SMH 1 TO SMH 6
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'

MATCHLINE SEE ABOVE



PROFILE
SMH 6 TO EX SMH
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'

REV	DESCRIPTION	BY	DATE

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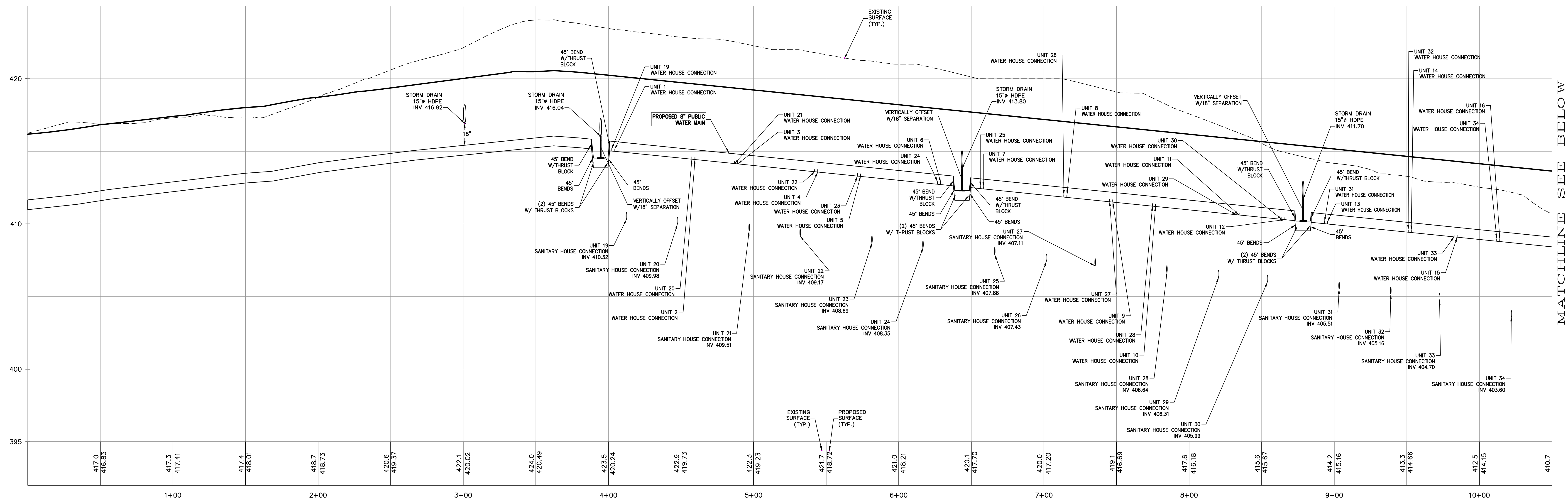
PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
**PRELIMINARY
SANITARY SEWER PROFILES**

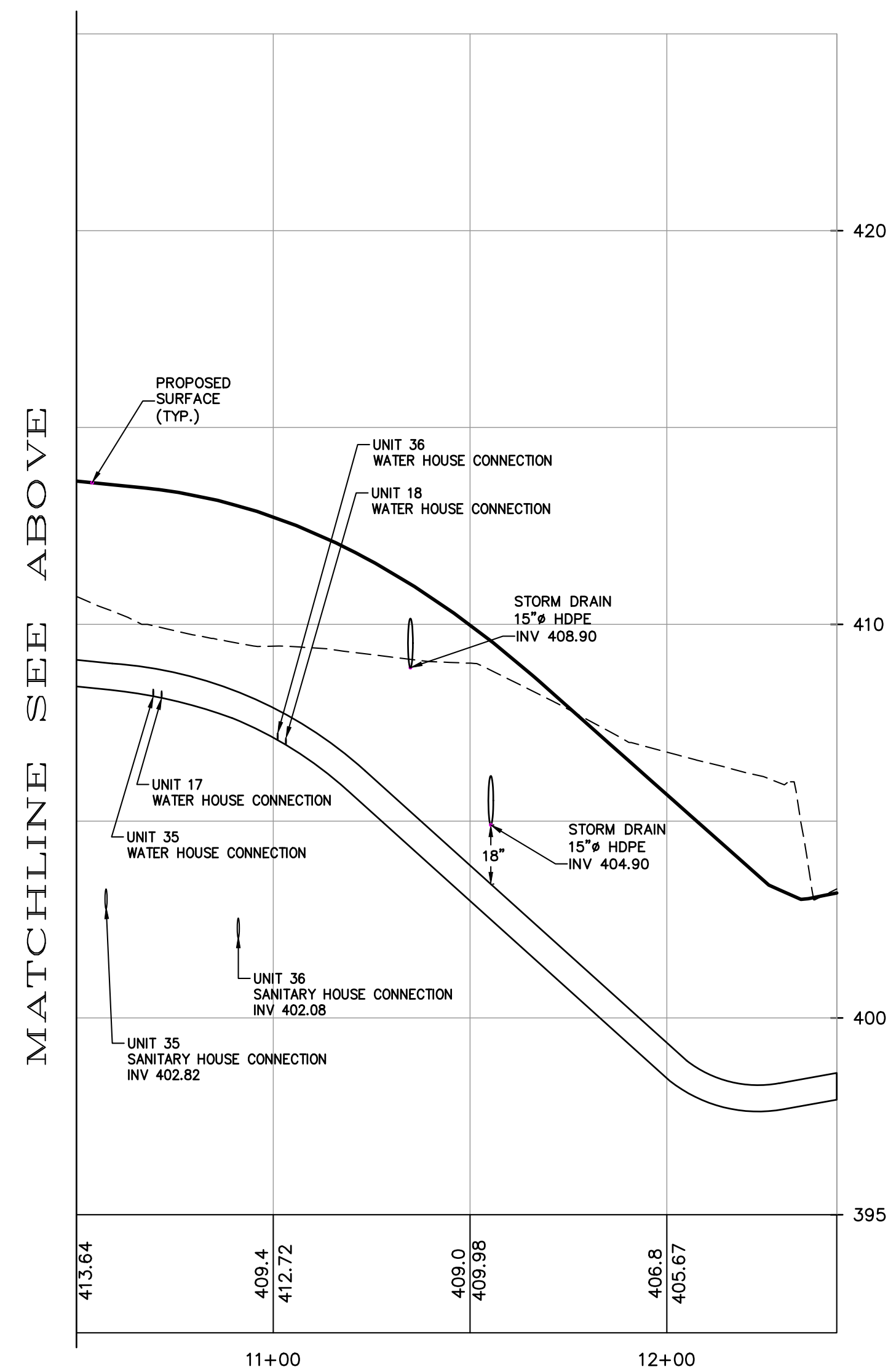
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SCALE: 1" = 30'
GRAPHIC SCALE: 0, 30, 60'
DATE: 11/10/2022 | DRAWING NO: 9

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

P:\BRO\20231 Gatto Ln Site Plan_Dwg\Site Plan-18.dwg, 12/2/2022 12:36:36 PM, KChavez



PROFILE
WATER MAIN
STA. 0+00 - STA. 10+50
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



PROFILE
WATER MAIN
STA. 10+50 - STA. 12+43
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'

MATCHLINE SEE BELOW

REV	DESCRIPTION	BY	DATE

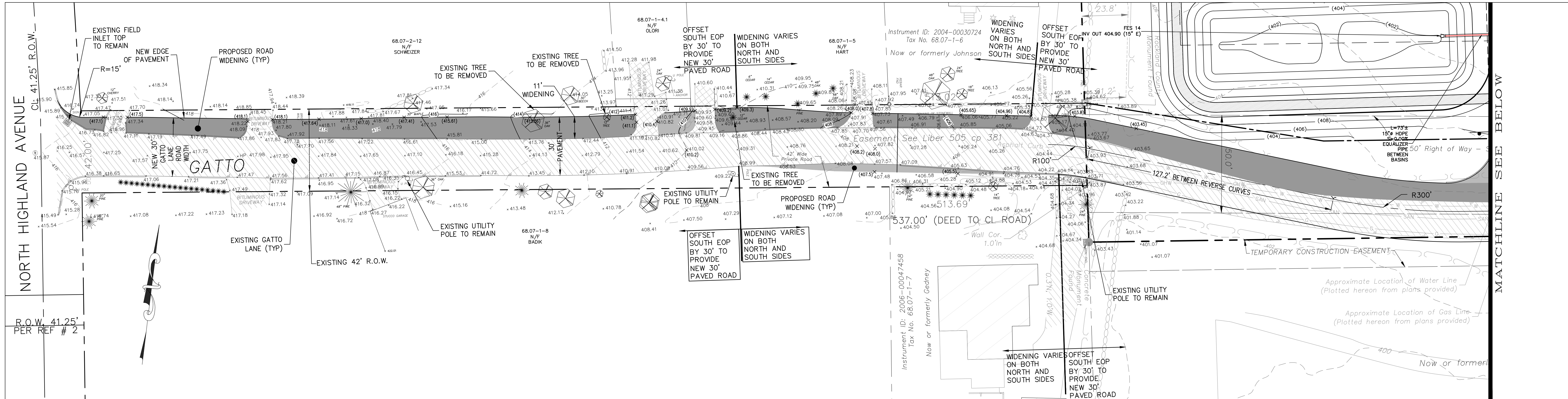
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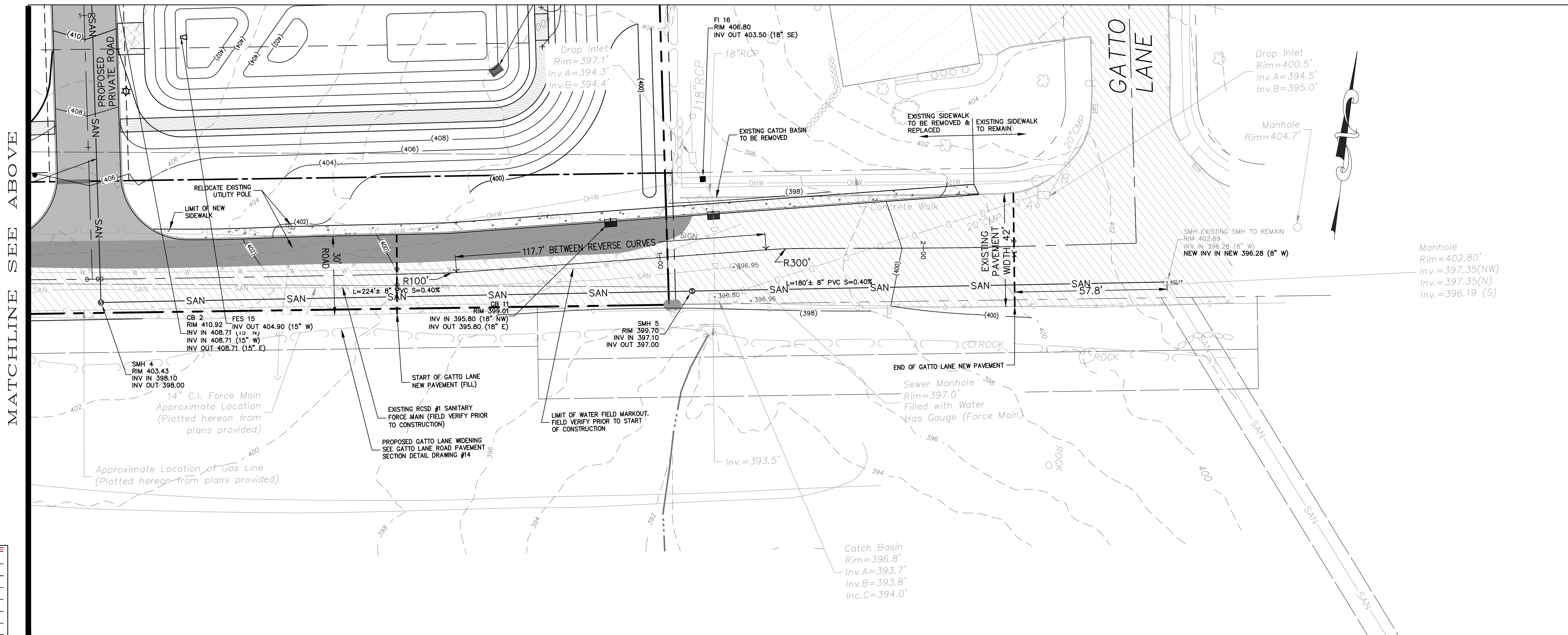
PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY WATER MAIN PROFILES

PROJECT NO: 20231 | DRAWN: XC | CHECKED: KD
SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 11/10/2022 | DRAWING NO: 10



GATTO LANE PART PLAN
SCALE 1"=20'



GATTO LANE PART PLAN
SCALE 1"=20'

LEGEND

DRAINAGE PIPE	---
OVERHEAD UTILITY	---
SANITARY SEWER PIPE	---
HOUSE CONNECTION	HC
WATER MAIN	W
WATER SERVICE	WS
UNDERDRAIN PIPE	UD
PROPERTY LINE	---
EASEMENT LINE	---
CENTER LINE	---
EDGE OF STREAM	---
STONE WALL	---
CURB	---
EDGE OF PAVEMENT	---
SETBACK	---
TELEPHONE, ELECTRIC, GAS, CABLE	---
CLEAN OUT	---
SANITARY SEWER MANHOLE	●
CATCH BASIN	■
OUTLET STRUCTURE	□
DRAINAGE MANHOLE	□
FLARE END SECTION	---
HEAD WALL	---
UTILITY POLE	○
SIGN	---
HYDRANT	---
WATER VALVE	---
PROPOSED SPOT ELEVATION	+ (413.5)
EXISTING SPOT ELEVATION	• 417.30

REV	DESCRIPTION	BY	DATE

DISCLAIMER:
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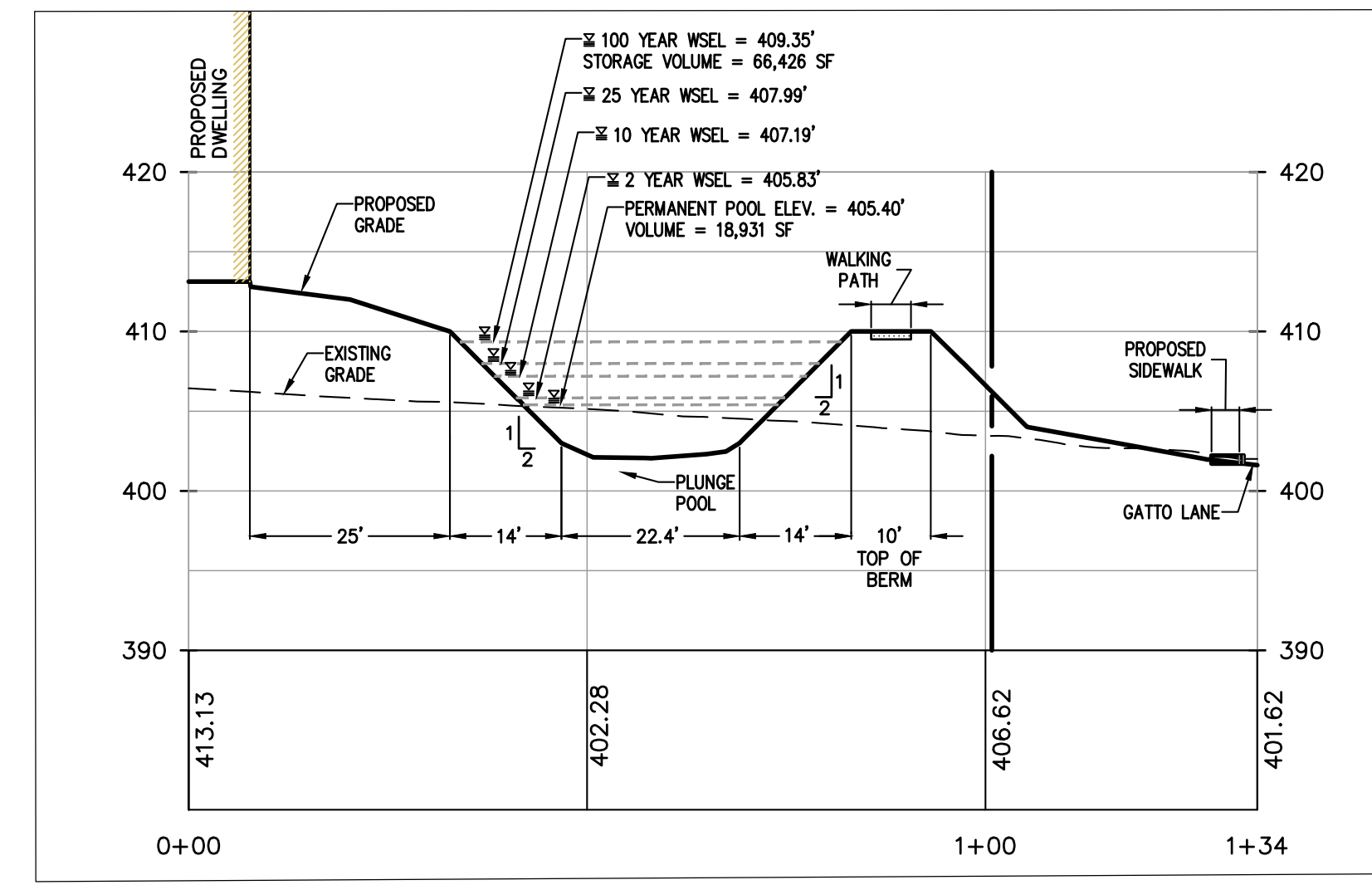
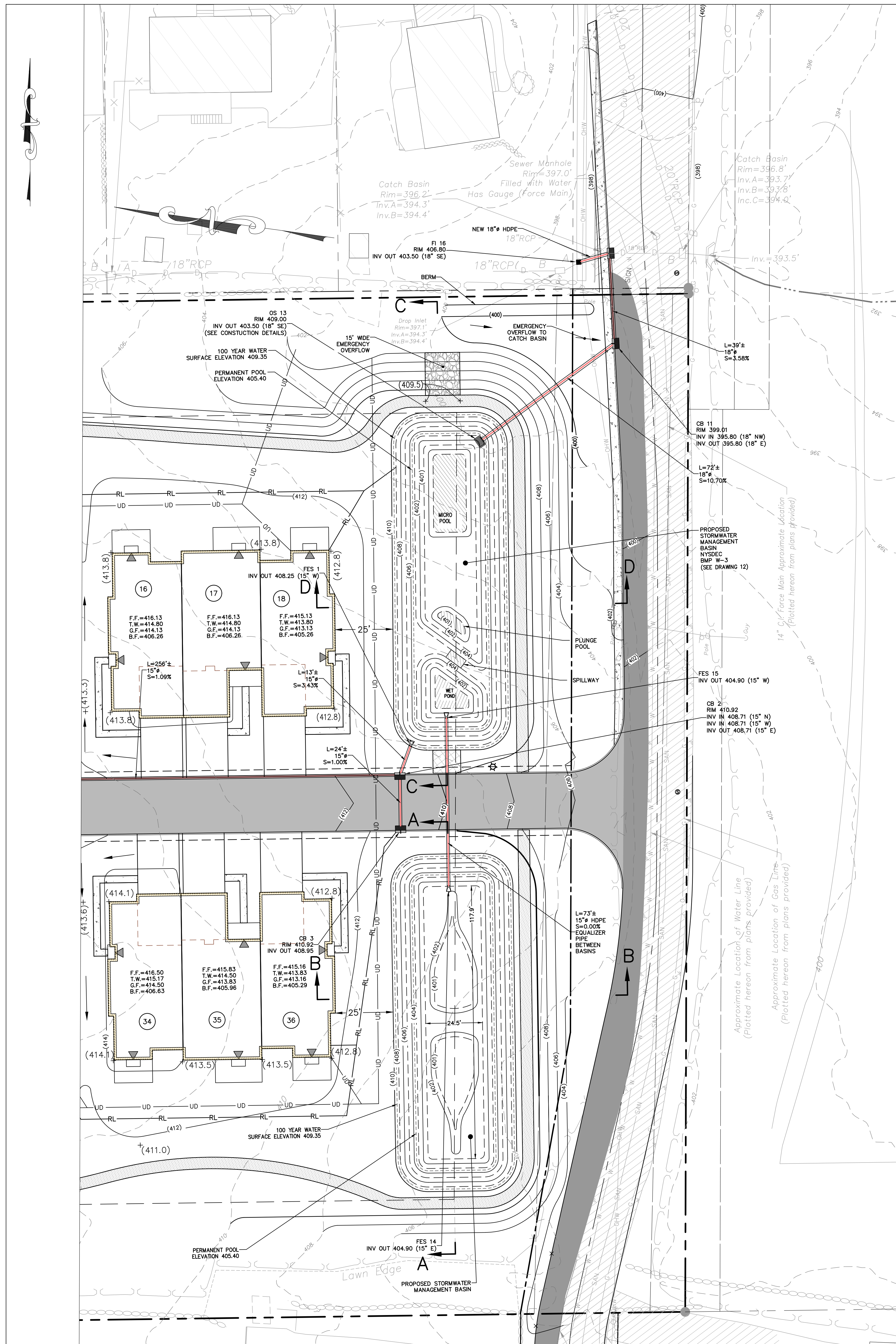
PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY GATTO LANE IMPROVEMENT PLAN

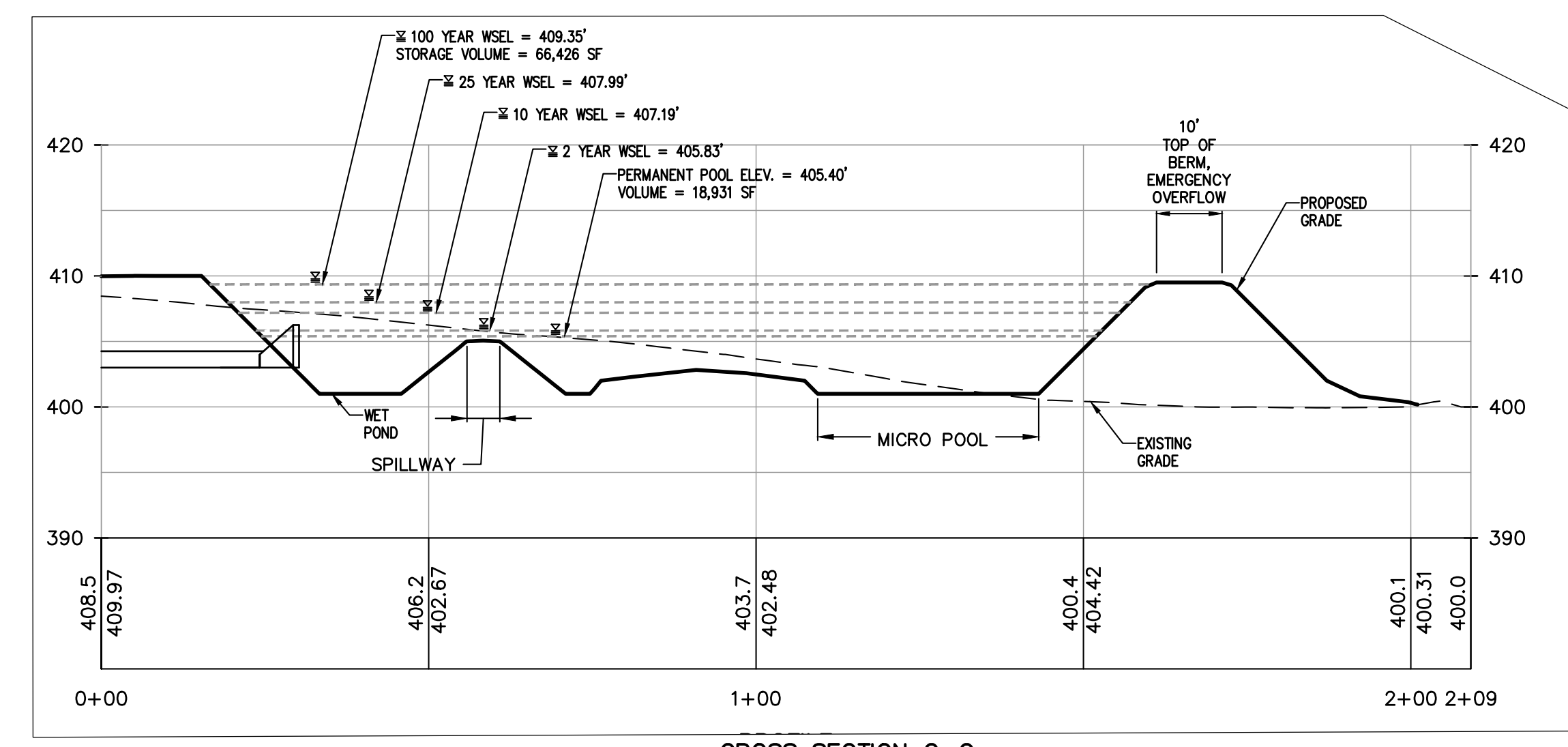
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SCALE: 1" = 20'
GRAPHIC SCALE: 1" = 20'
DATE: 11/10/2022
DRAWING NO: 11

PROFESSIONAL ENGINEER
KENNETH W. DEGENNARO
N.Y.S. Lic. No. 076214

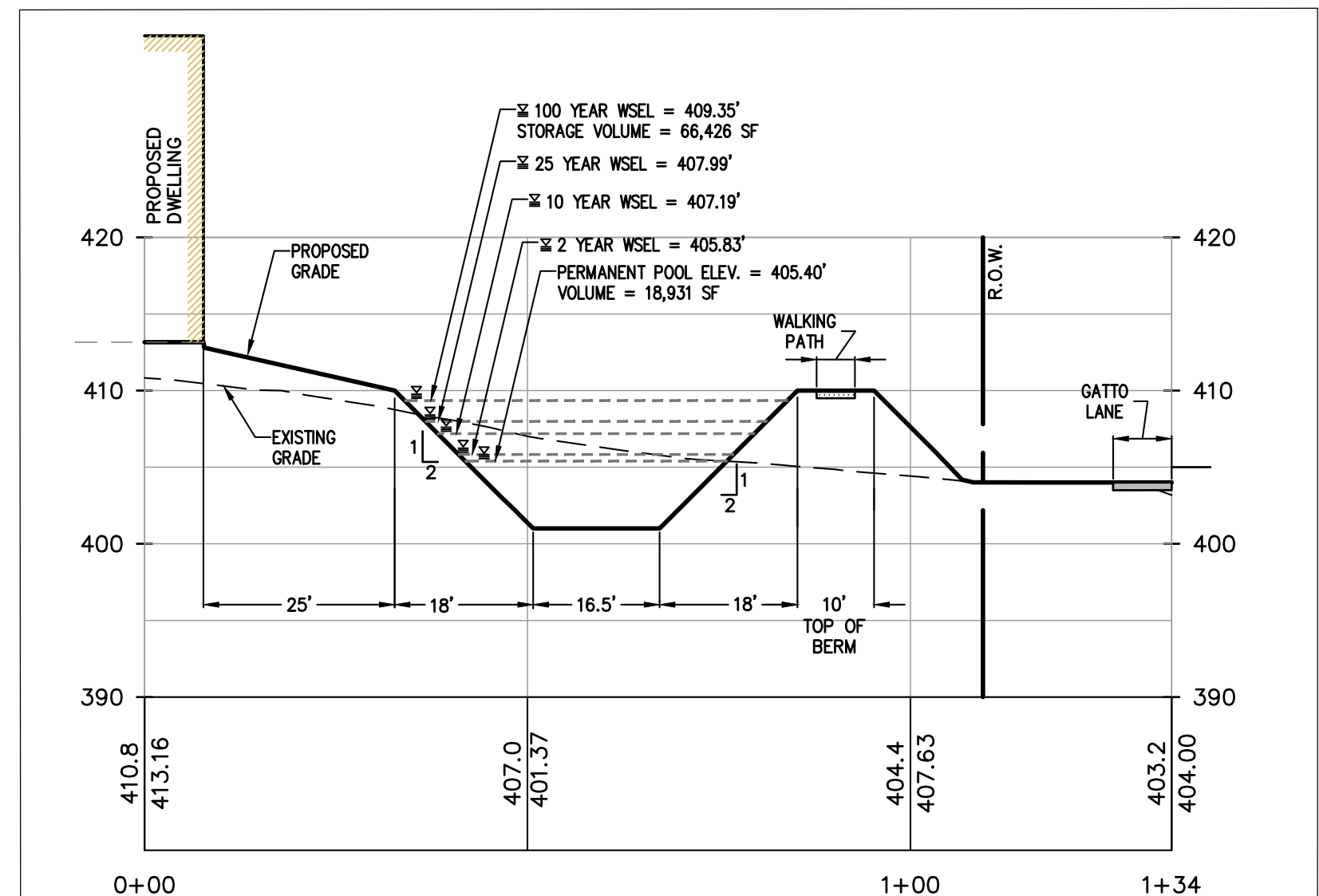
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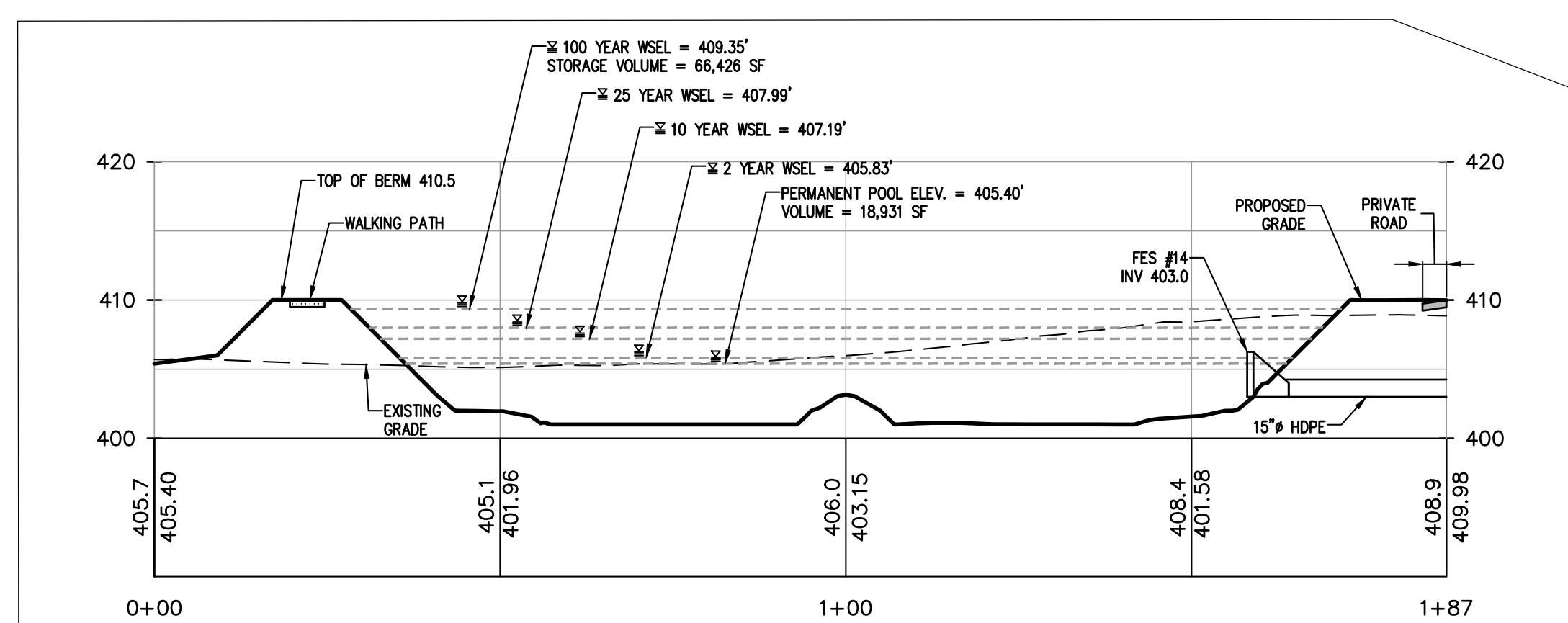
CROSS SECTION D-D
 STA. 0+00 - STA. 1+34
 SCALE: HORIZ. 1"=20'
 SCALE: VERT. 1"=10'



CROSS SECTION C-C
 STA. 0+00 - STA. 2+09
 SCALE: HORIZ. 1"=20'
 SCALE: VERT. 1"=10'



CROSS SECTION B-B
 STA. 0+00 - STA. 1+50
 SCALE: HORIZ. 1"=20'
 SCALE: VERT. 1"=10'



CROSS SECTION A-A
 STA. 0+00 - STA. 1+87
 SCALE: HORIZ. 1"=20'
 SCALE: VERT. 1"=10'

- DRAINAGE PIPE
- OVERHEAD UTILITY
- SANITARY SEWER PIPE
- HOUSE CONNECTION
- WATER MAIN
- WATER SERVICE
- UNDERDRAIN PIPE
- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- EDGE OF STREAM
- STONE WALL
- CURB
- EDGE OF PAVEMENT
- SETBACK
- CLEAN OUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- OUTLET STRUCTURE
- DRAINAGE MANHOLE
- FLARE END SECTION
- HEAD WALL
- UTILITY POLE
- SIGN
- HYDRANT
- WATER VALVE
- SPOT ELEVATION
- FIRST FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- SECOND FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- SANITARY CAST IRON INVERT
- DRAINAGE FLOW ARROWS
- CONCRETE ENCASED WATERMAIN

REV	DESCRIPTION	BY	DATE

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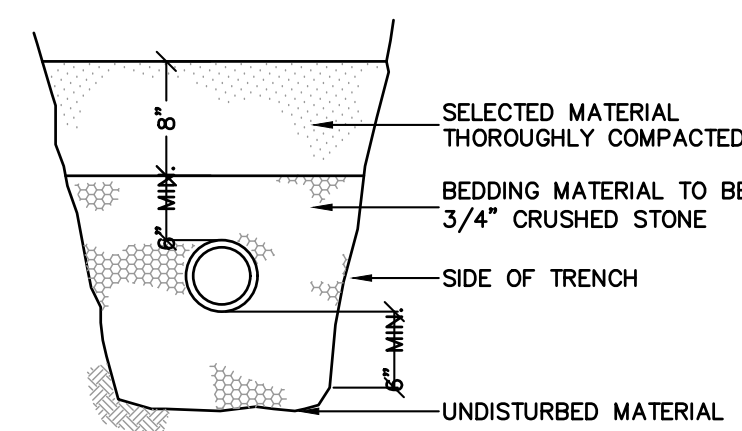
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PROJECT:
GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

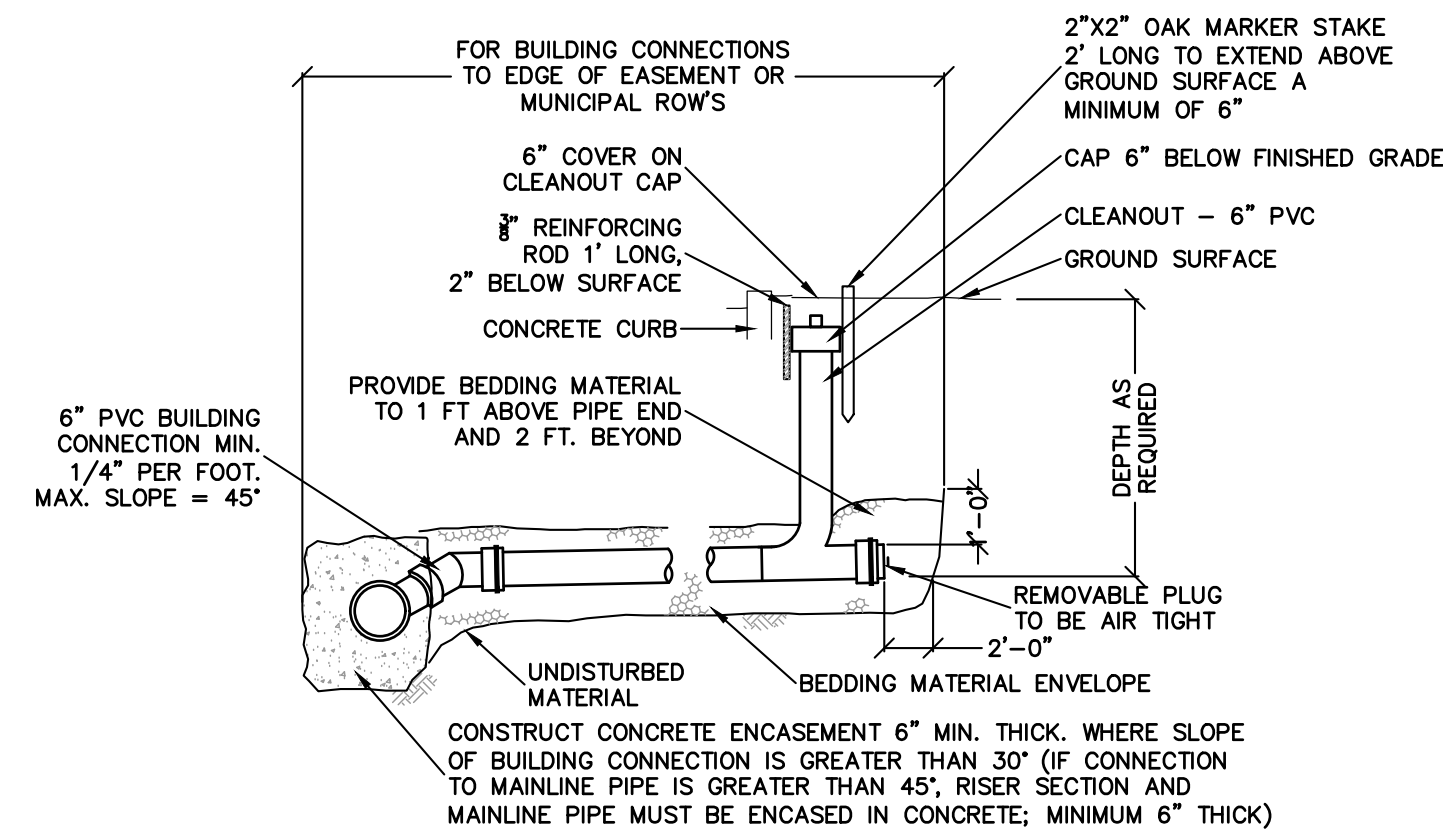
TITLE:
**PRELIMINARY DETENTION
 BASIN PLAN**

PROJECT NO: 20231 DRAWN: XC CHECKED: KD
 SCALE: 1" = 10'
 GRAPHIC SCALE: 30' 60'
 DATE: 11/10/2022 DRAWING NO: 12

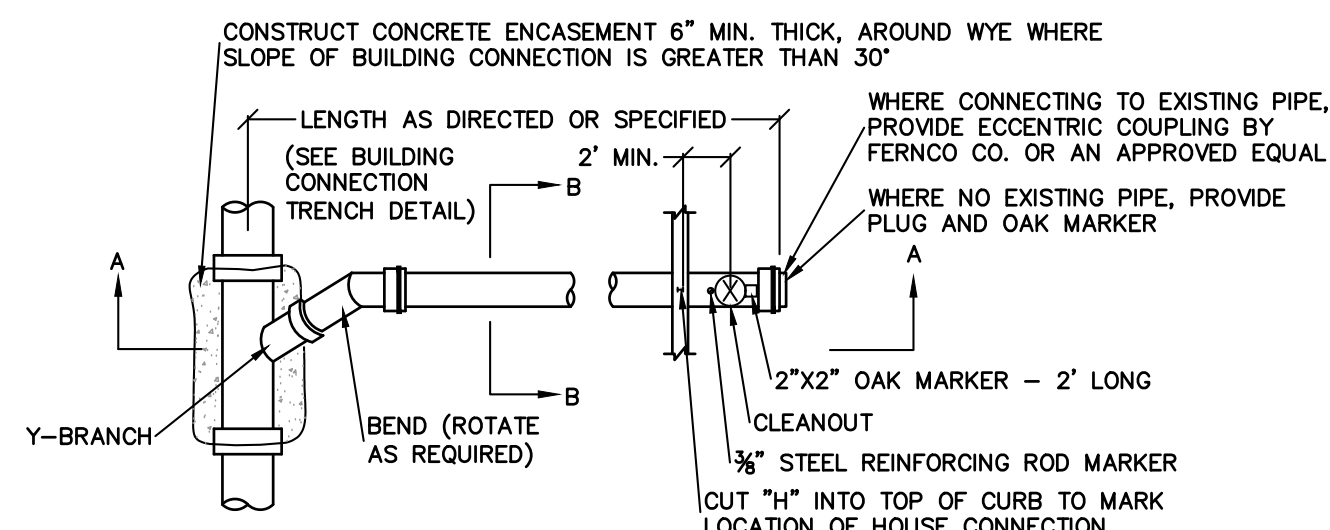
P:\BROOKER\20231 Gatto Ln Site Plan_Dwg\Site Plan-TB.dwg, 12/12/2022, 12:37:01 PM, KChavez



SECTION B-B
N.T.S.

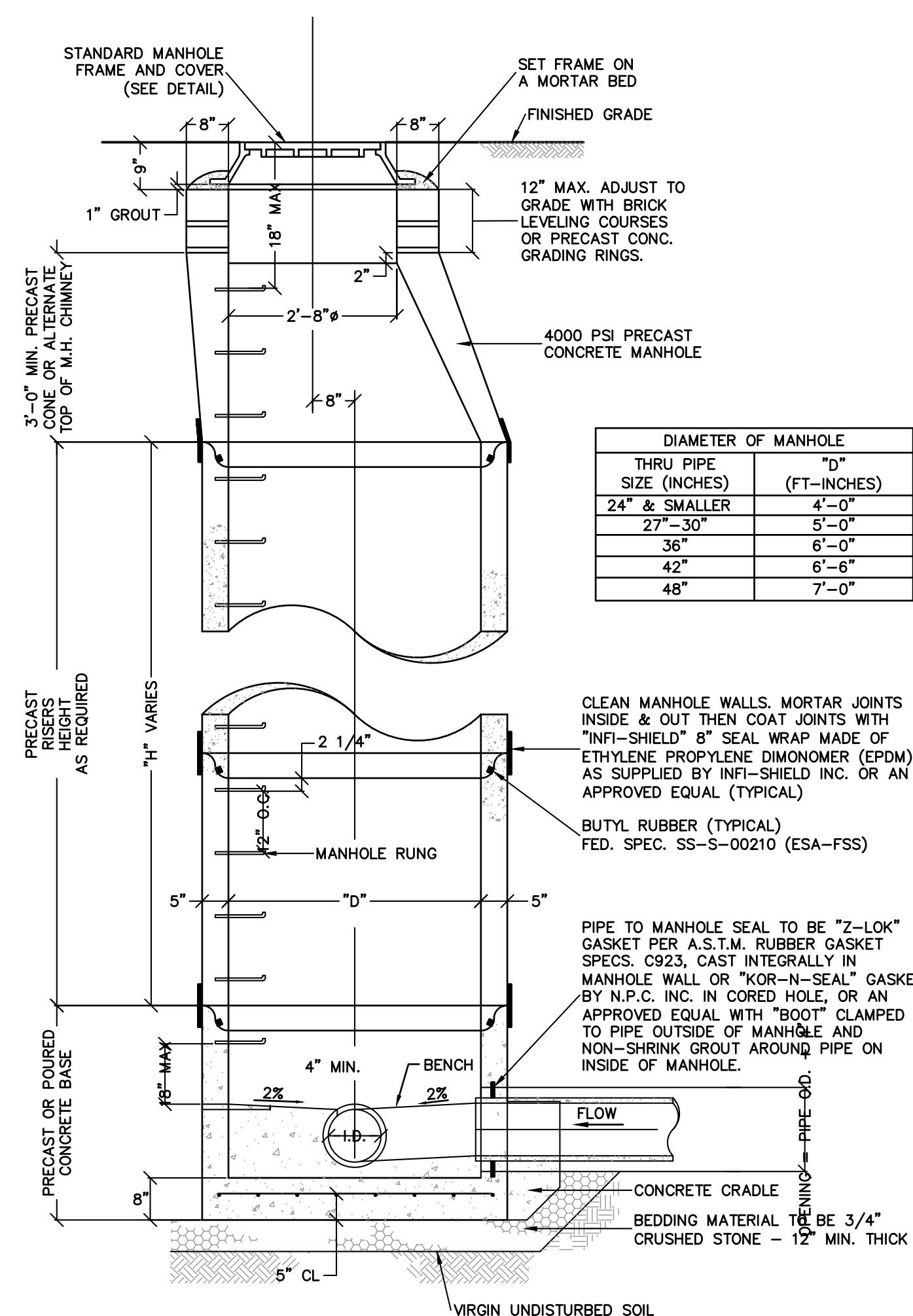


SECTION A-A
N.T.S.



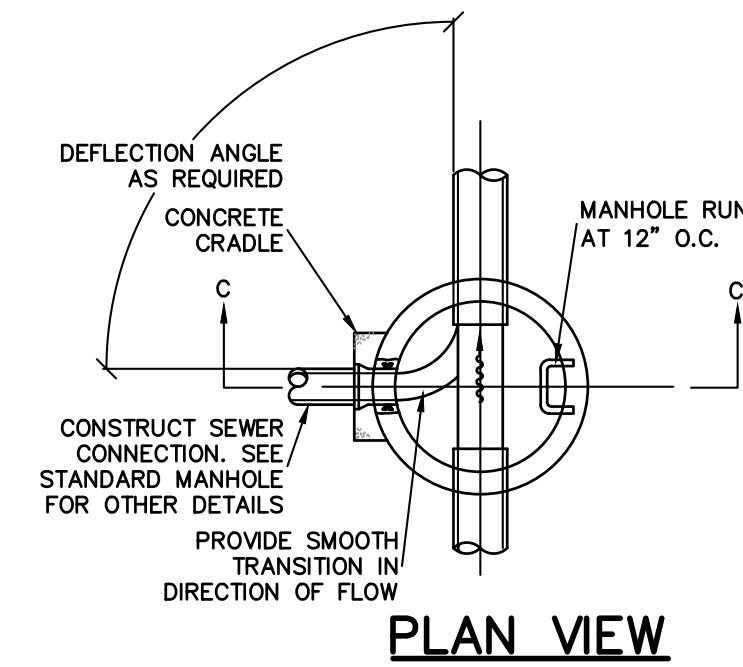
PLAN

BUILDING CONNECTION DETAILS
N.T.S.

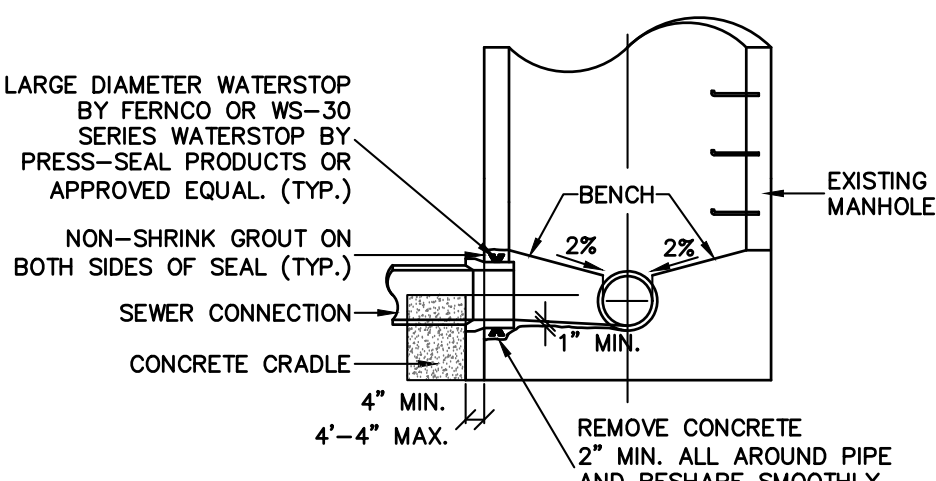


PRECAST STANDARD MANHOLE
N.T.S.

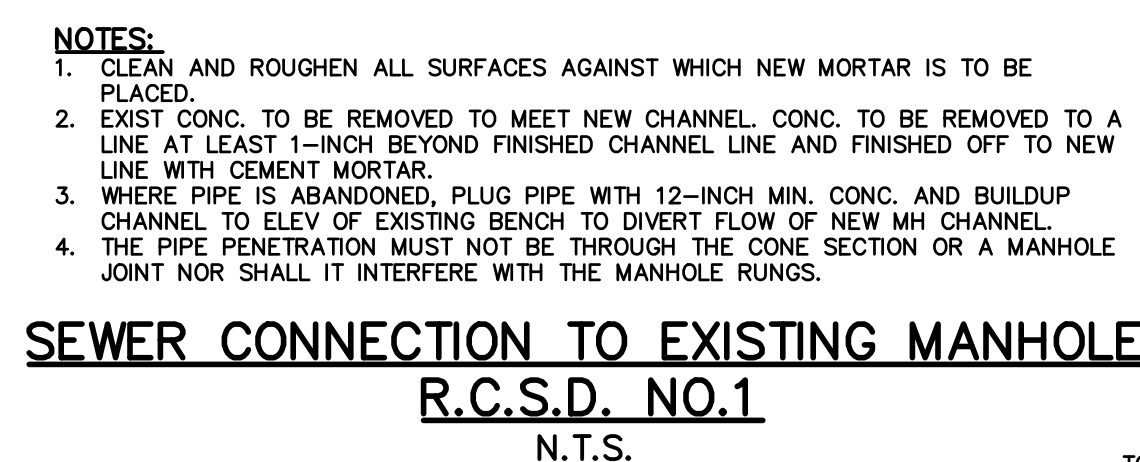
THRU PIPE SIZE (INCHES)	D ^o (FT-INCHES)
24" & SMALLER	4'-0"
27"-30"	5'-0"
36"	6'-0"
42"	6'-6"
48"	7'-0"



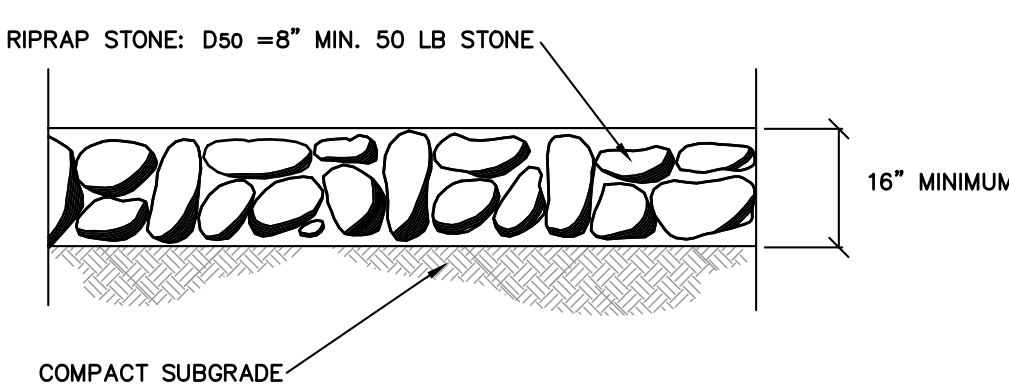
STANDARD MANHOLE FRAME AND COVER
N.T.S.



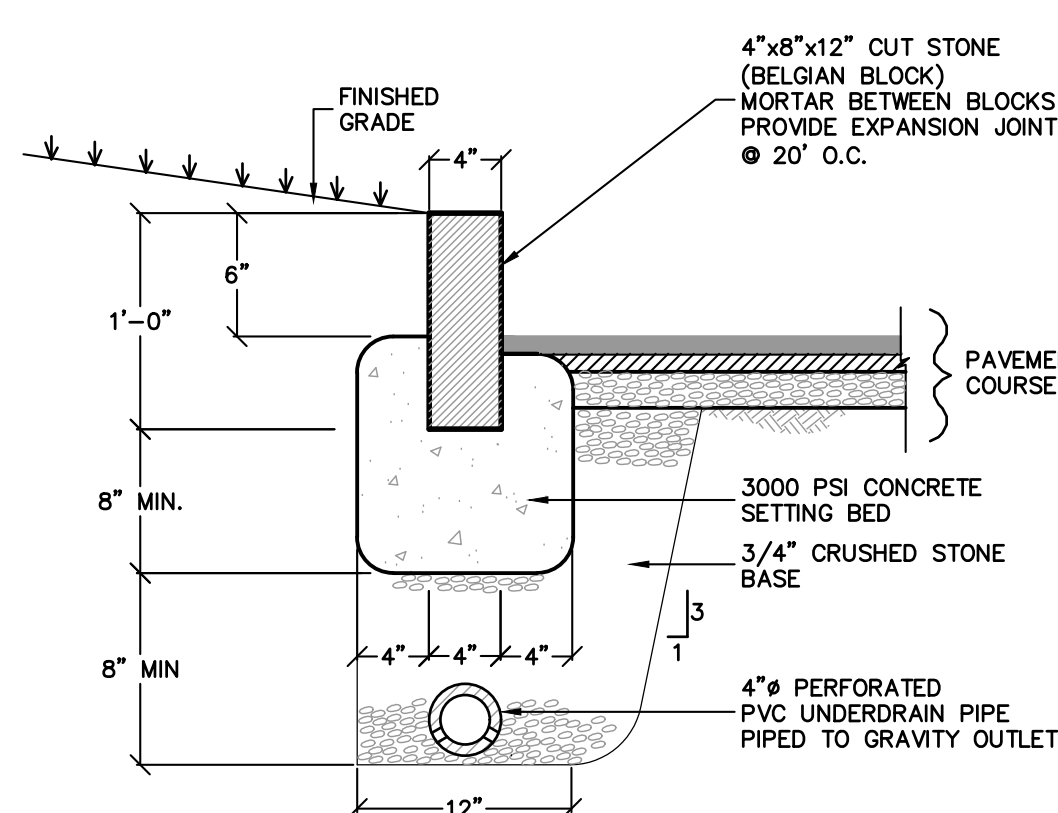
SECTION C-C
N.T.S.



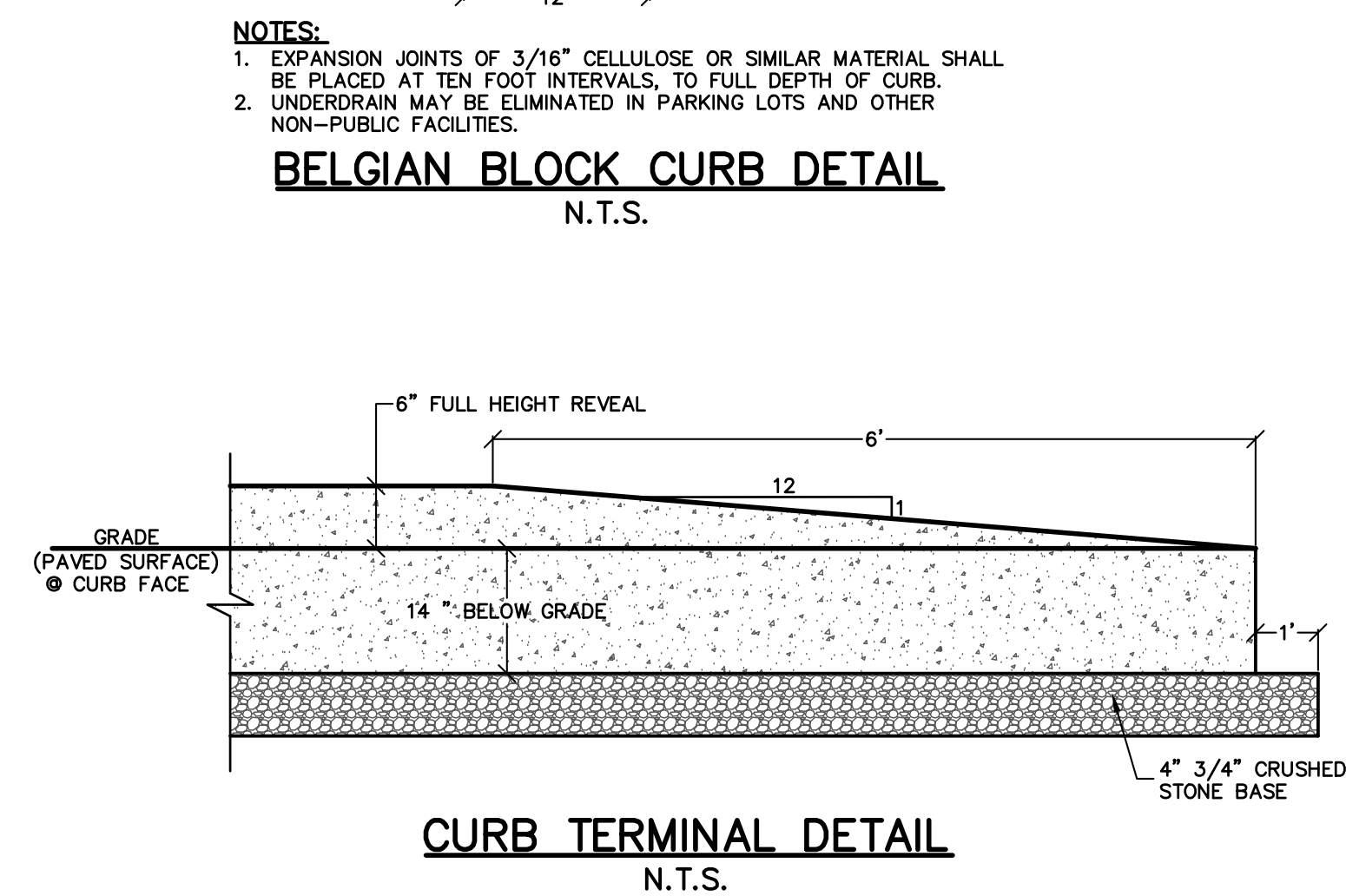
SEWER CONNECTION TO EXISTING MANHOLE R.C.S.D. NO.1
N.T.S.



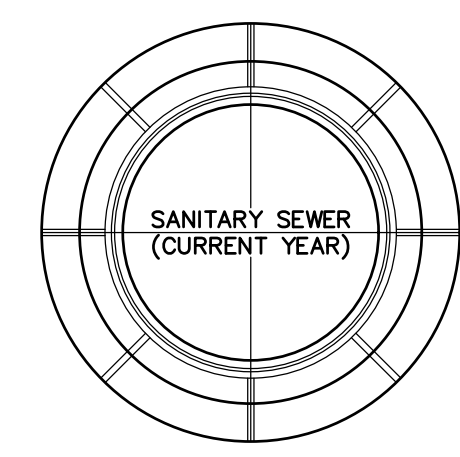
RIP-RAP DETAIL
N.T.S.



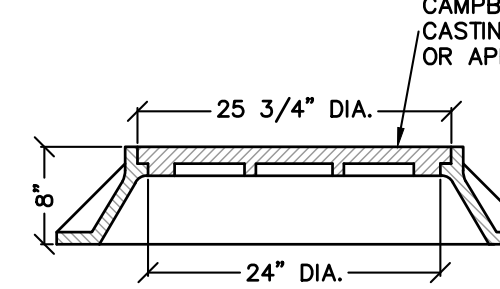
BELGIAN BLOCK CURB DETAIL
N.T.S.



CURB TERMINAL DETAIL
N.T.S.

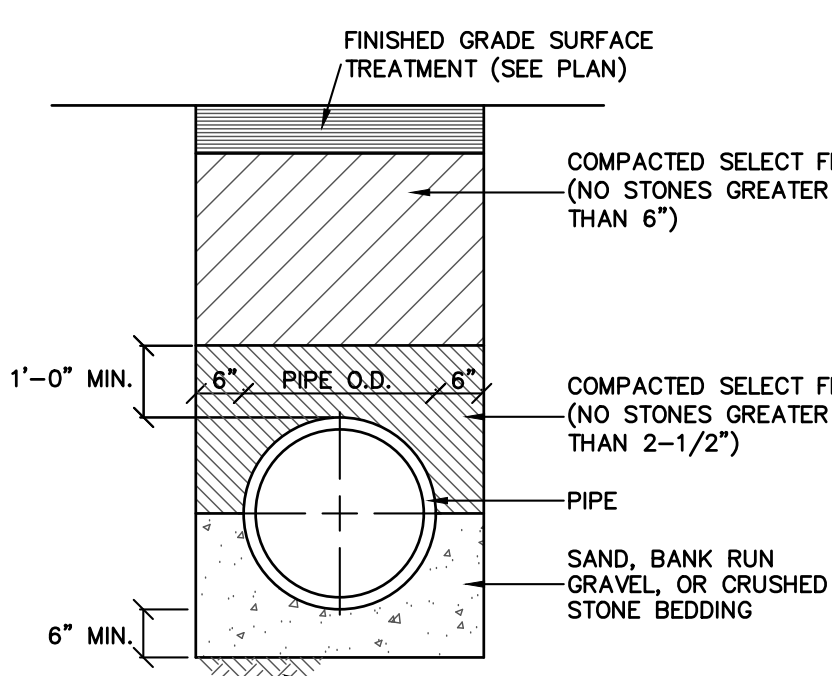


PLAN

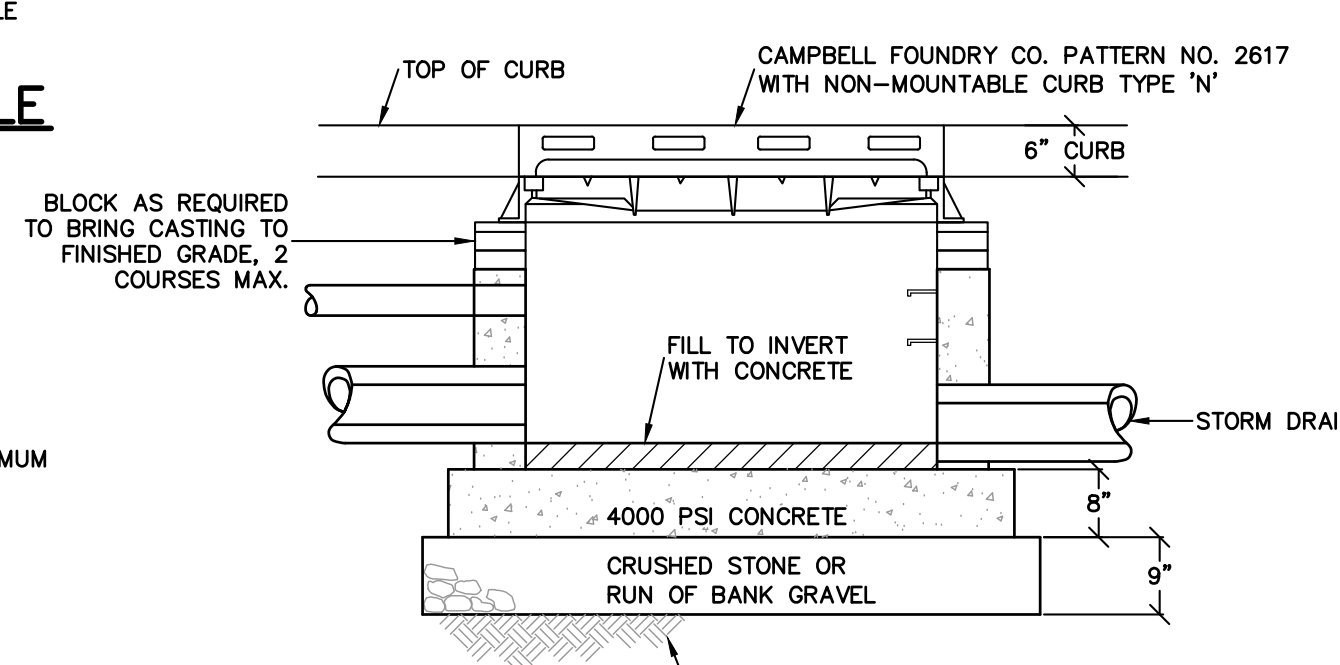


SECTION

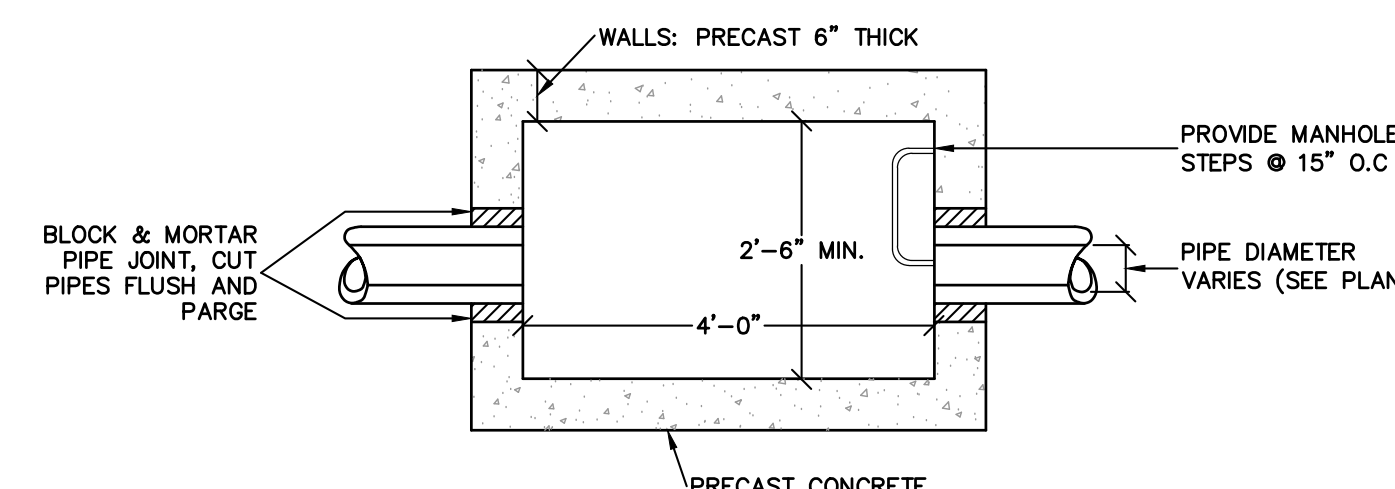
STANDARD MANHOLE FRAME AND COVER
N.T.S.



STORM PIPE BEDDING DETAIL
N.T.S.

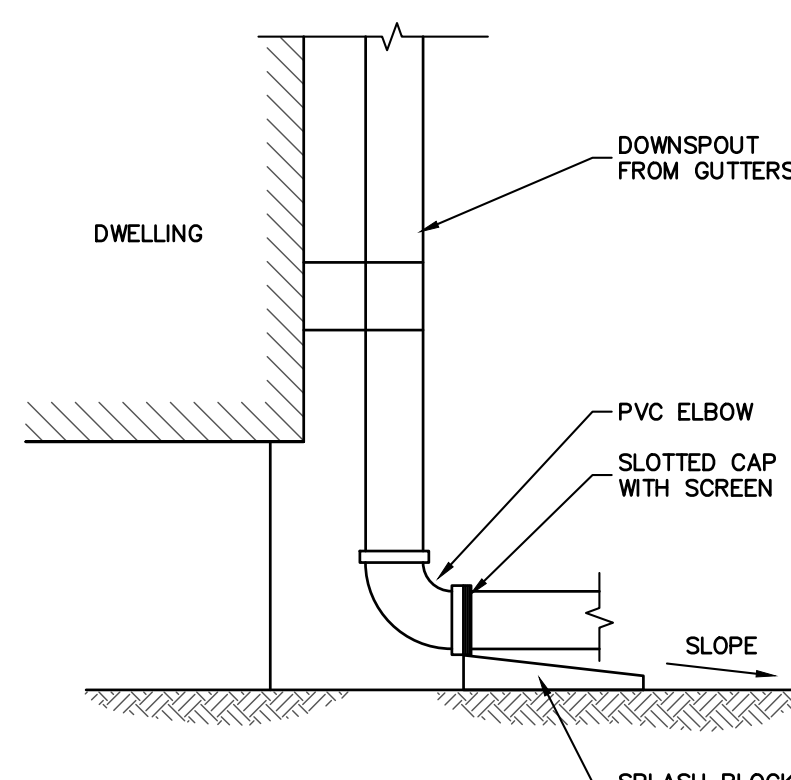


STREET PAVEMENT SECTION
N.T.S.

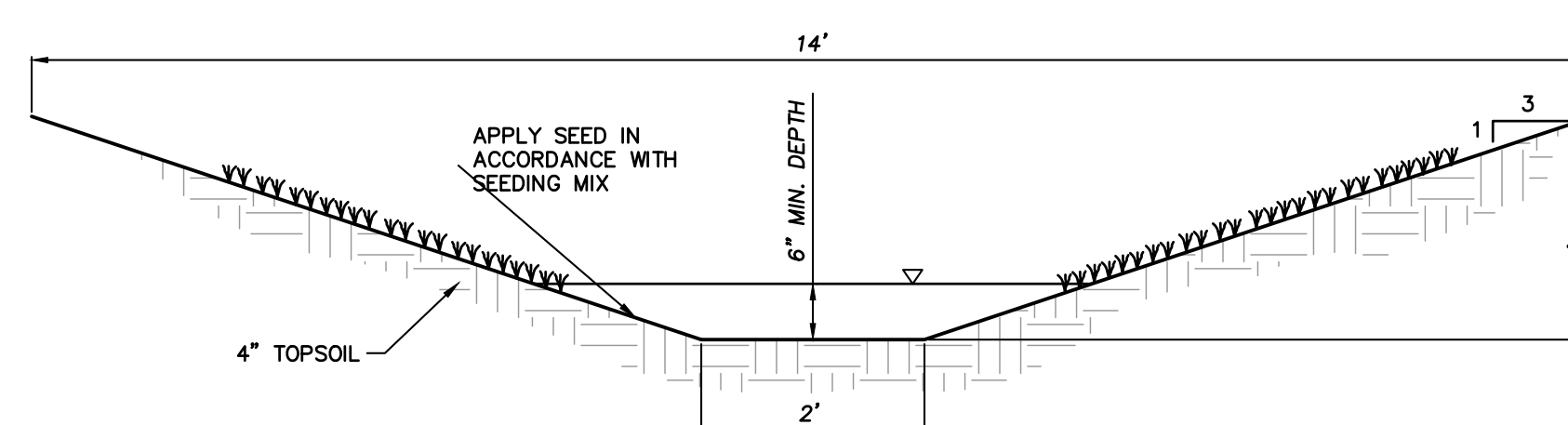


CATCH BASIN DETAIL
N.T.S.

NOTE: MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

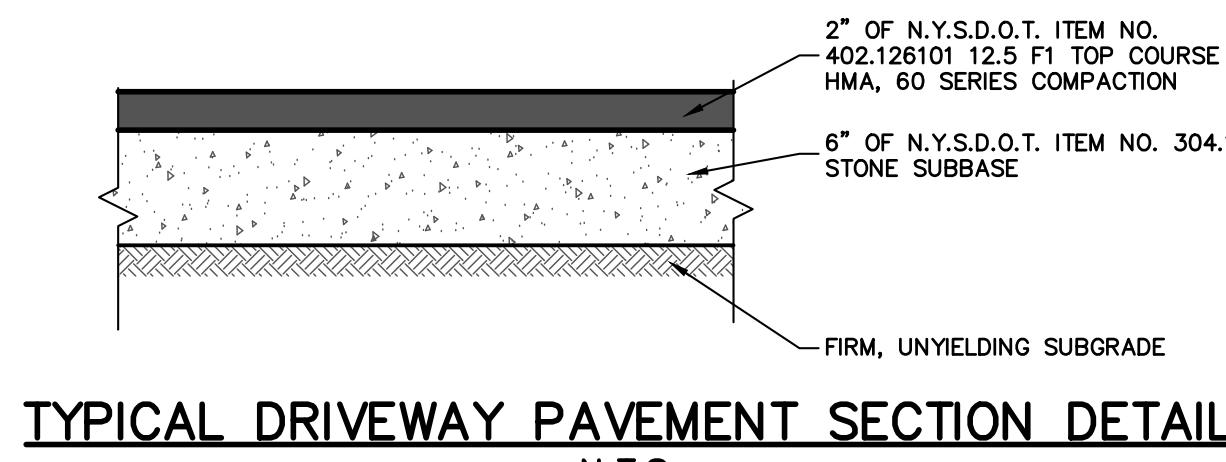


DOWNSPOUT DETAIL
N.T.S.

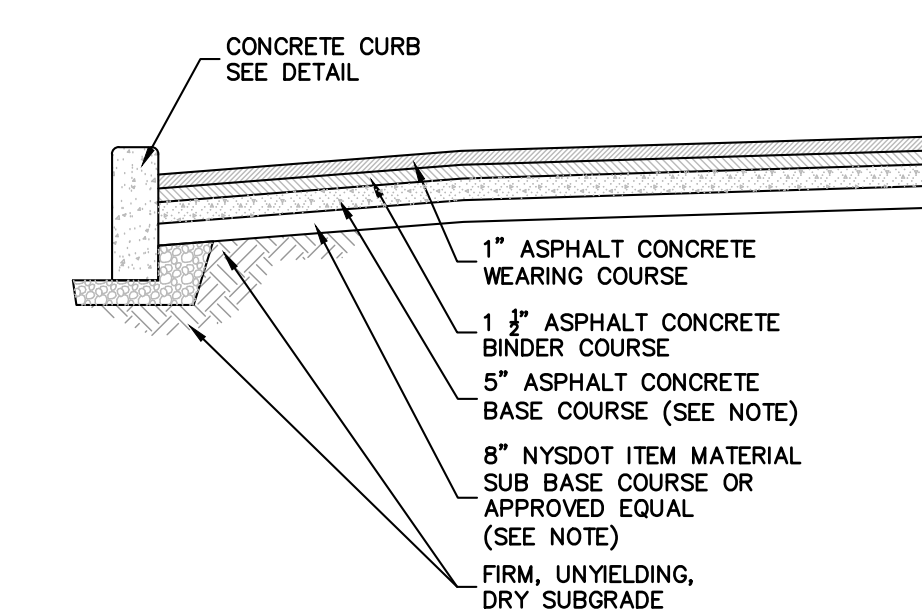


VEGETATED SWALE DETAIL
N.T.S.

NOTE:
1. MOW AS REQUIRED TO MAINTAIN GRASS HEIGHT AT 4" TO 6"
2. REMOVE SEDIMENT OR DEBRIS BY HAND WHEN DEPTH REACHES 2"

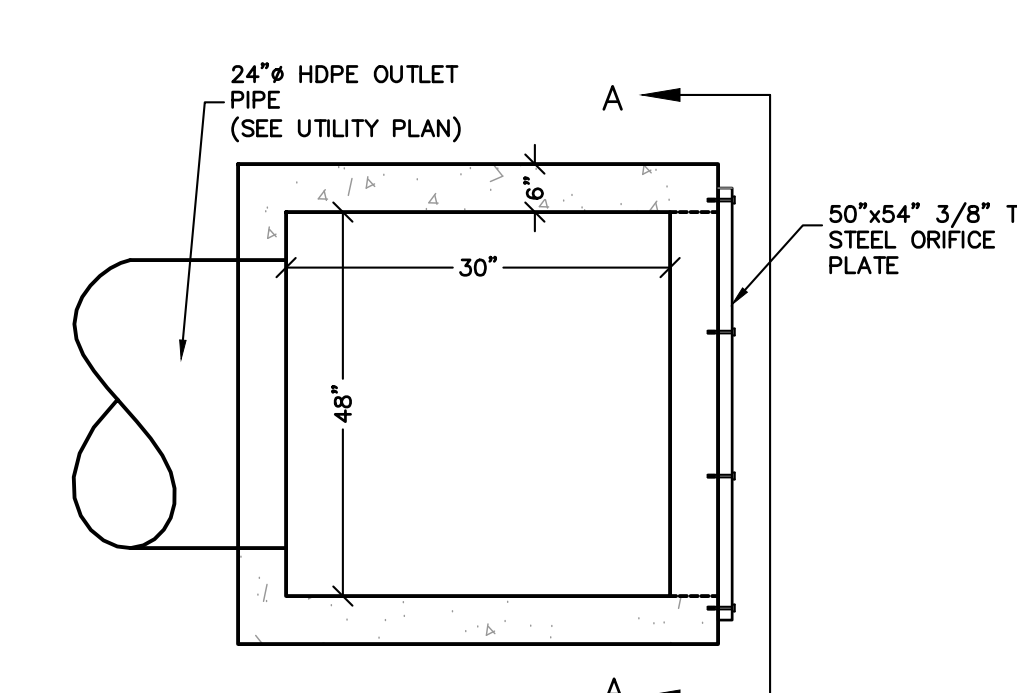


TYPICAL DRIVEWAY PAVEMENT SECTION DETAIL
N.T.S.

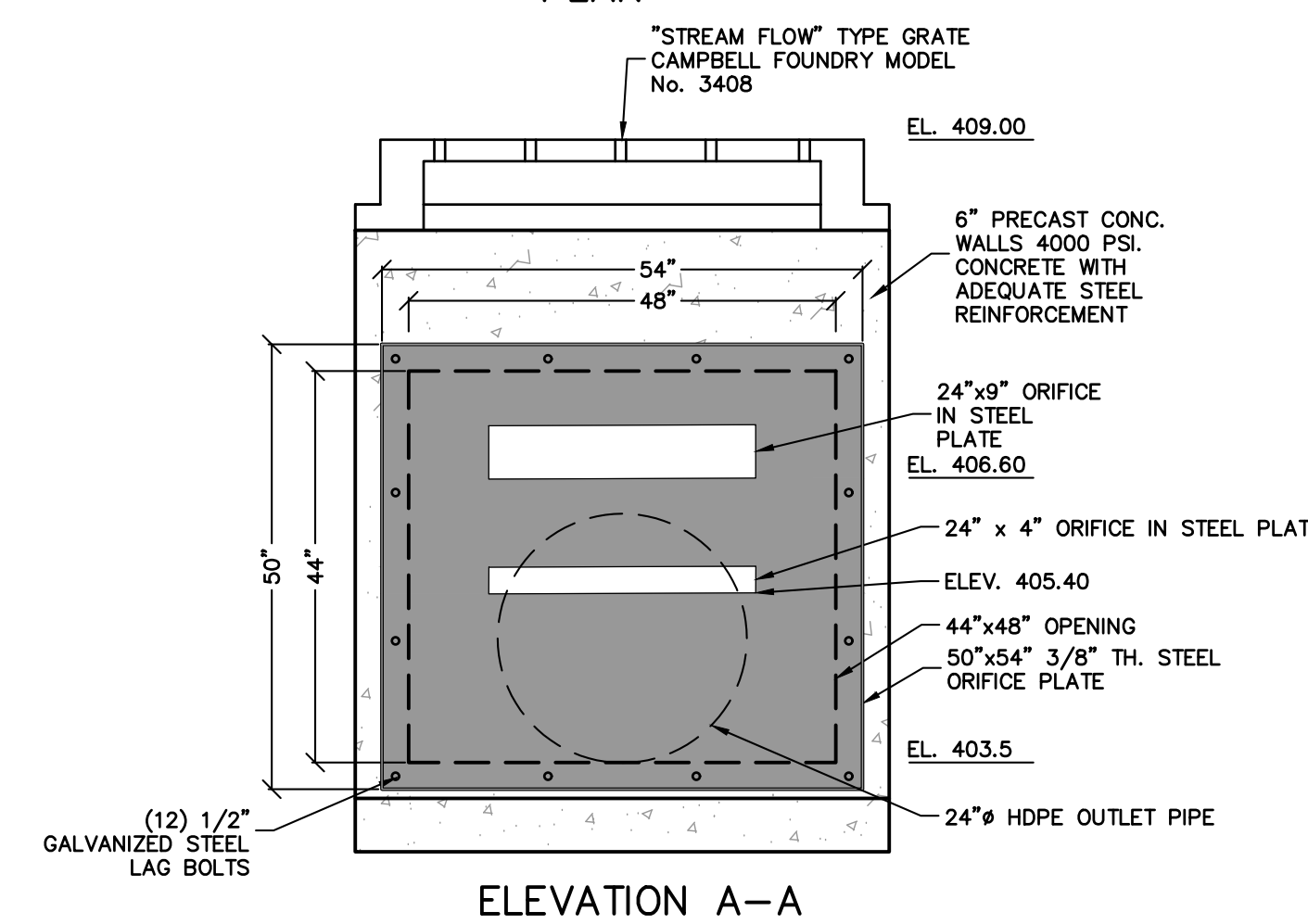


PRIVATE ROAD SECTION
N.T.S.

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.



PLAN



OUTLET STRUCTURE DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE

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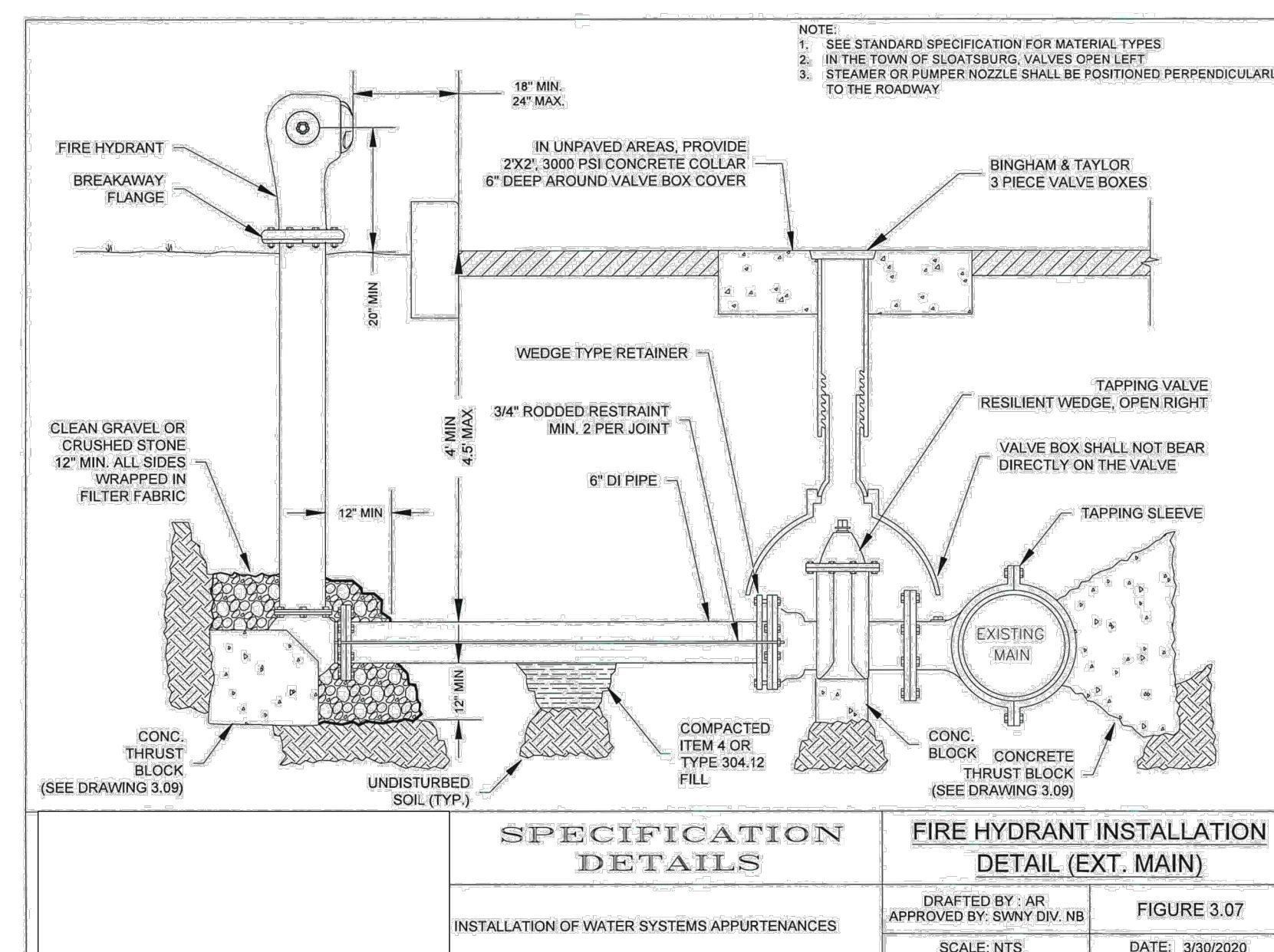
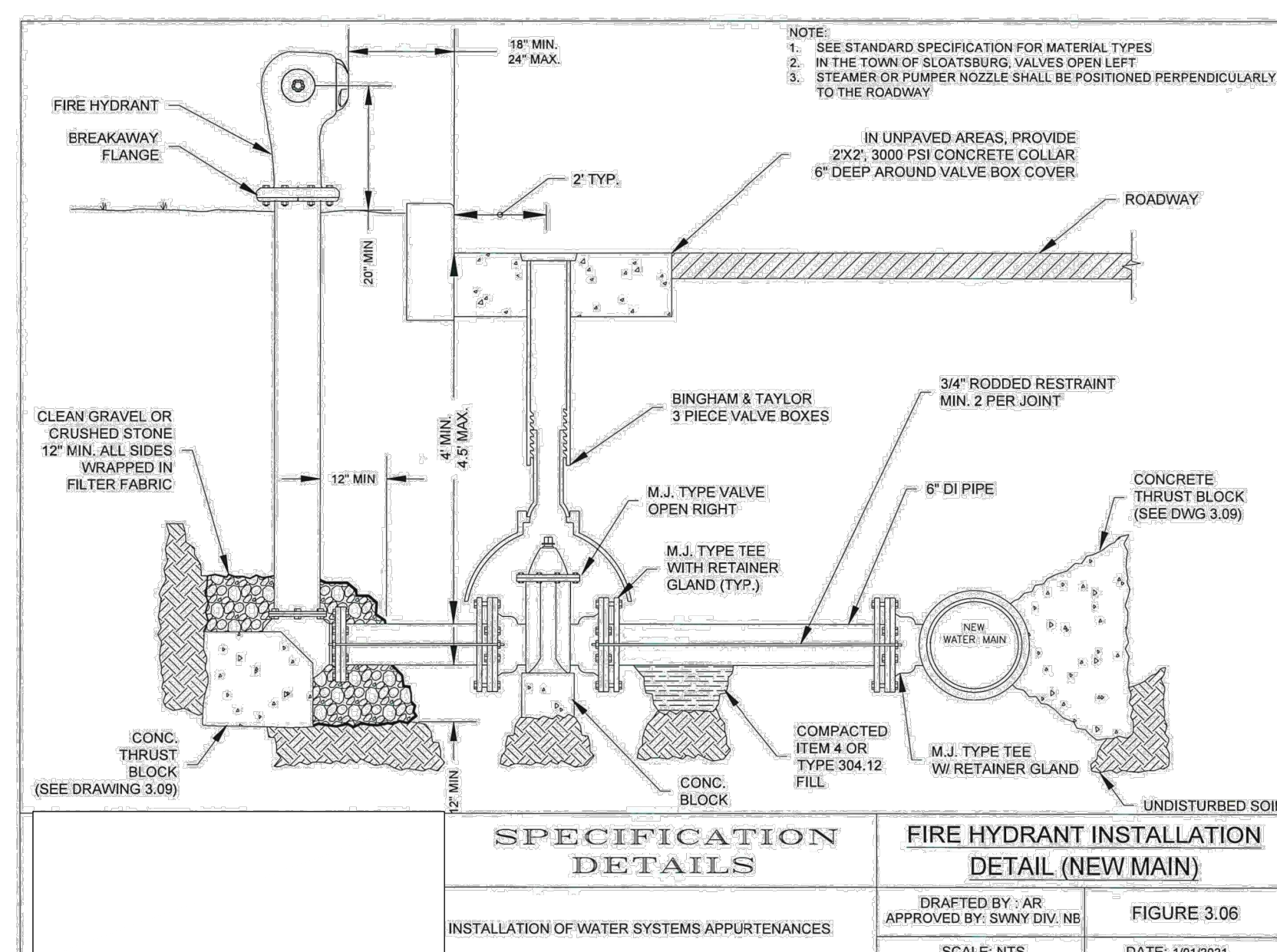
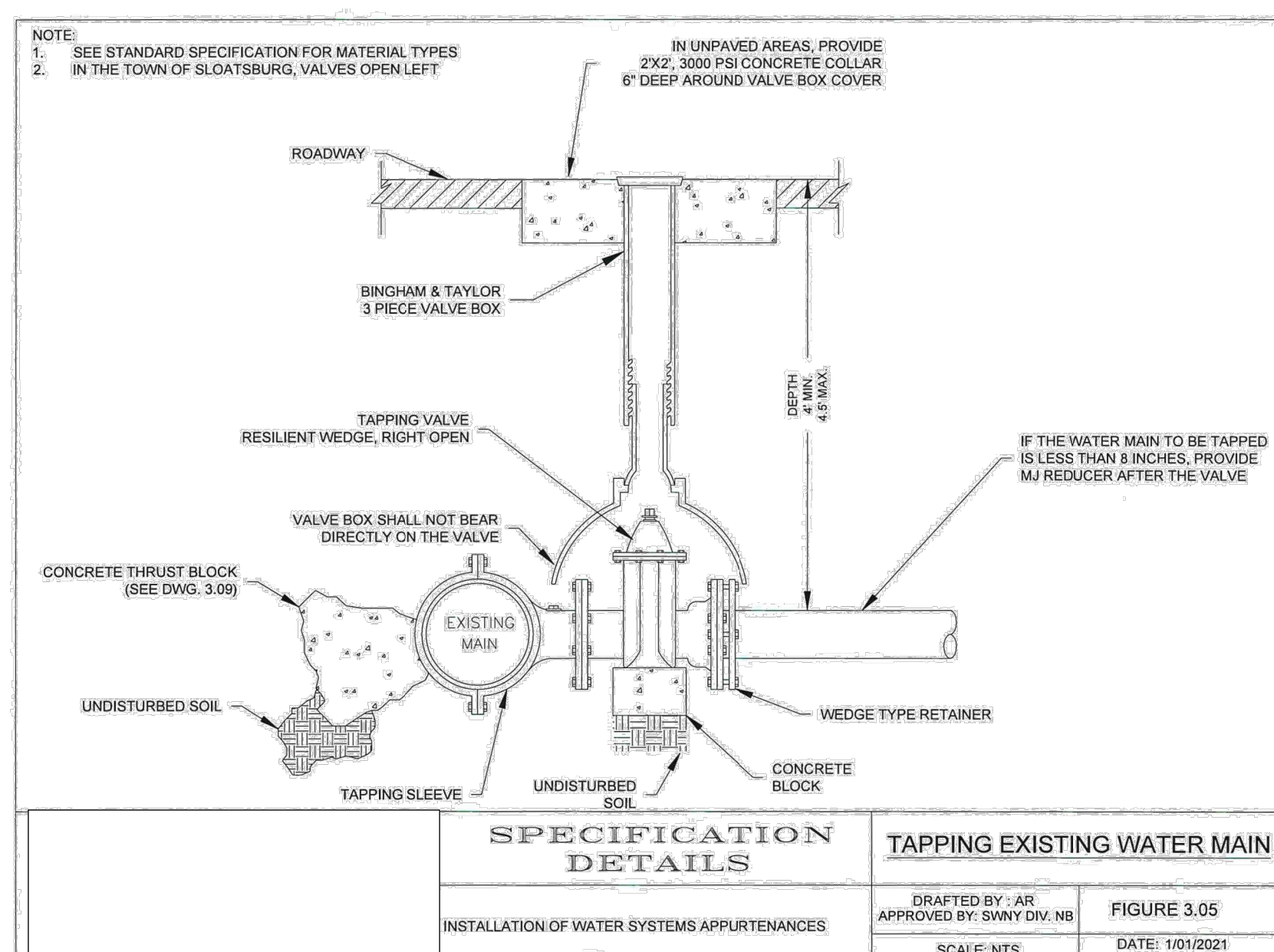
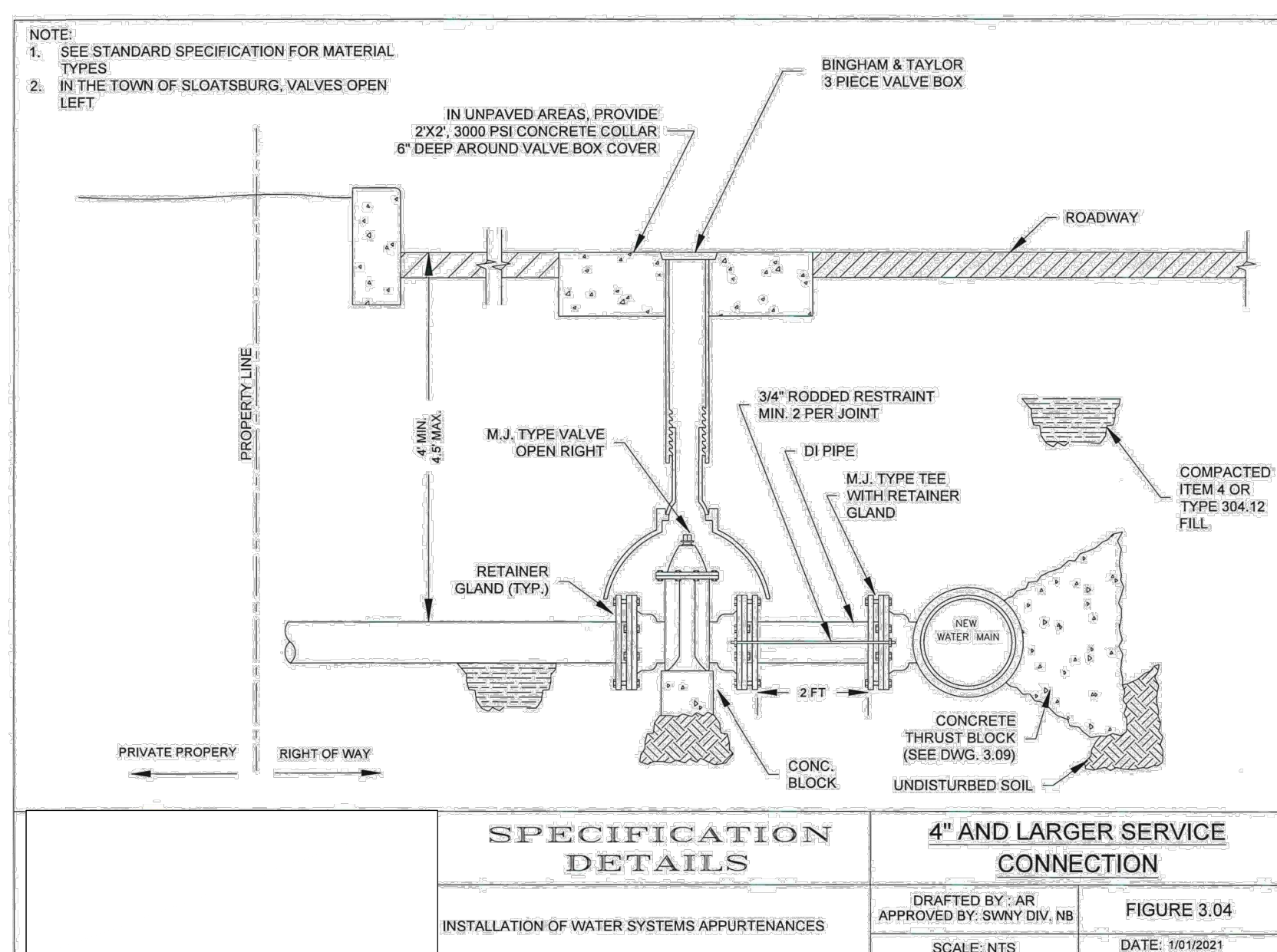
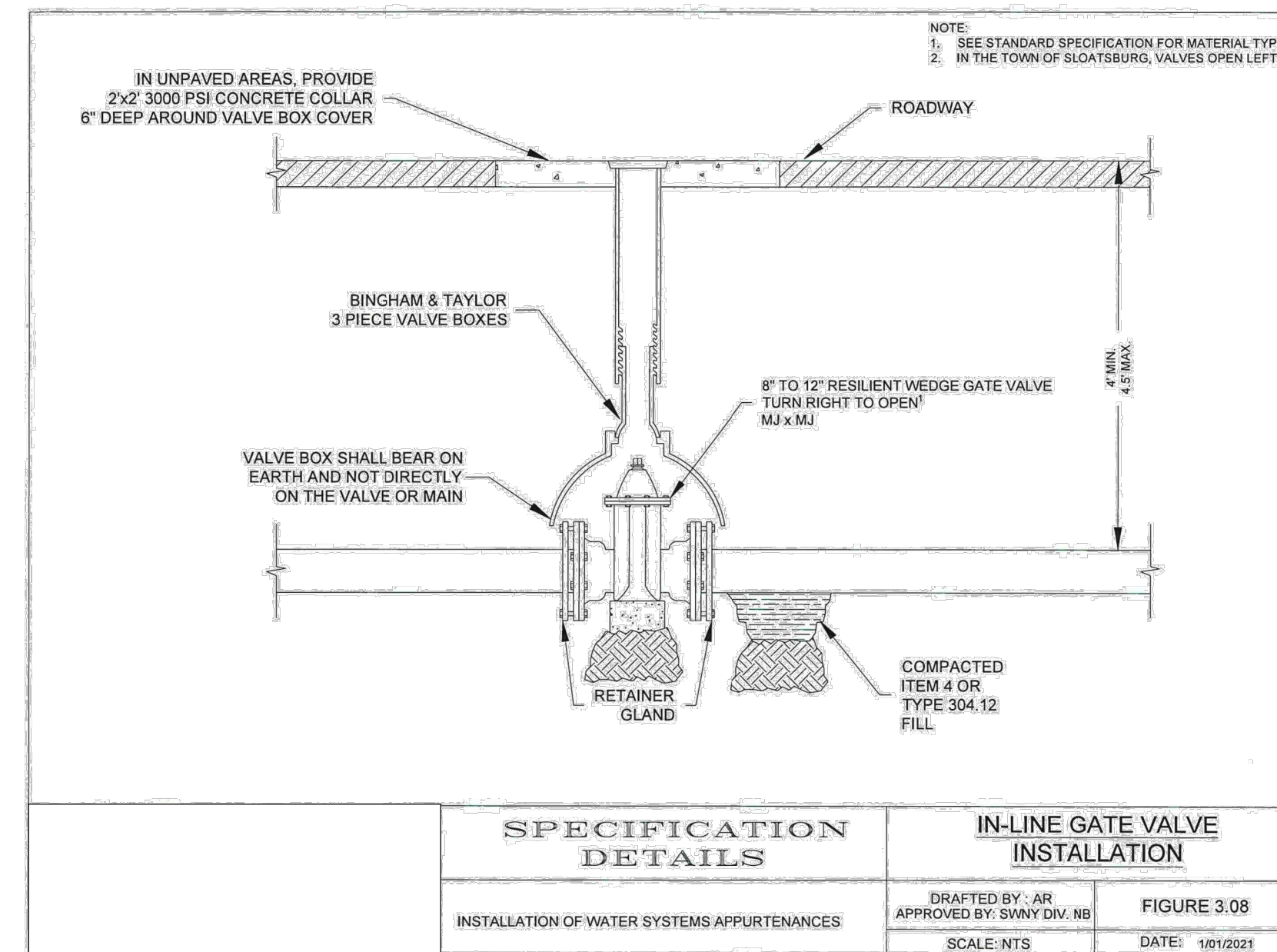
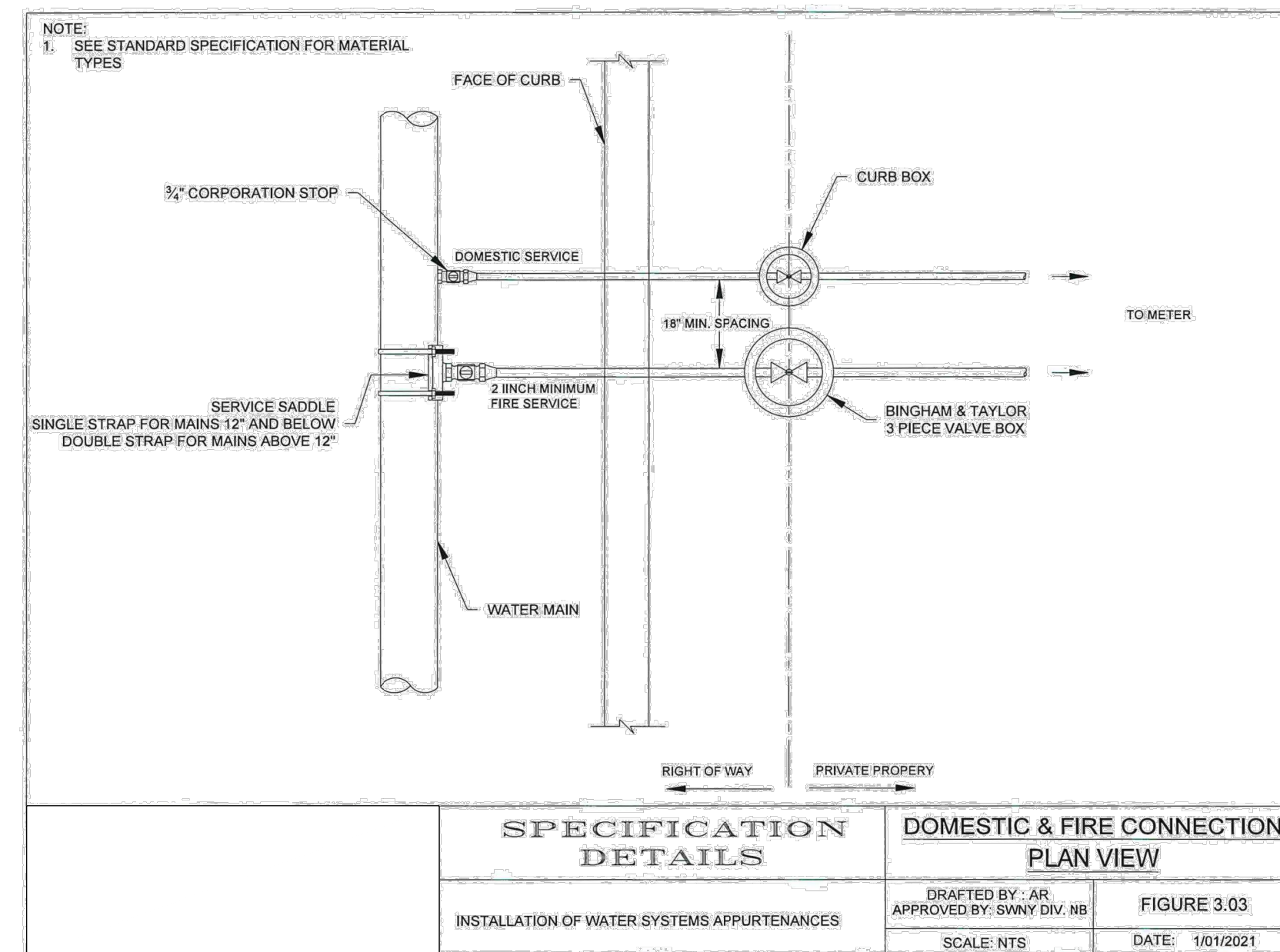
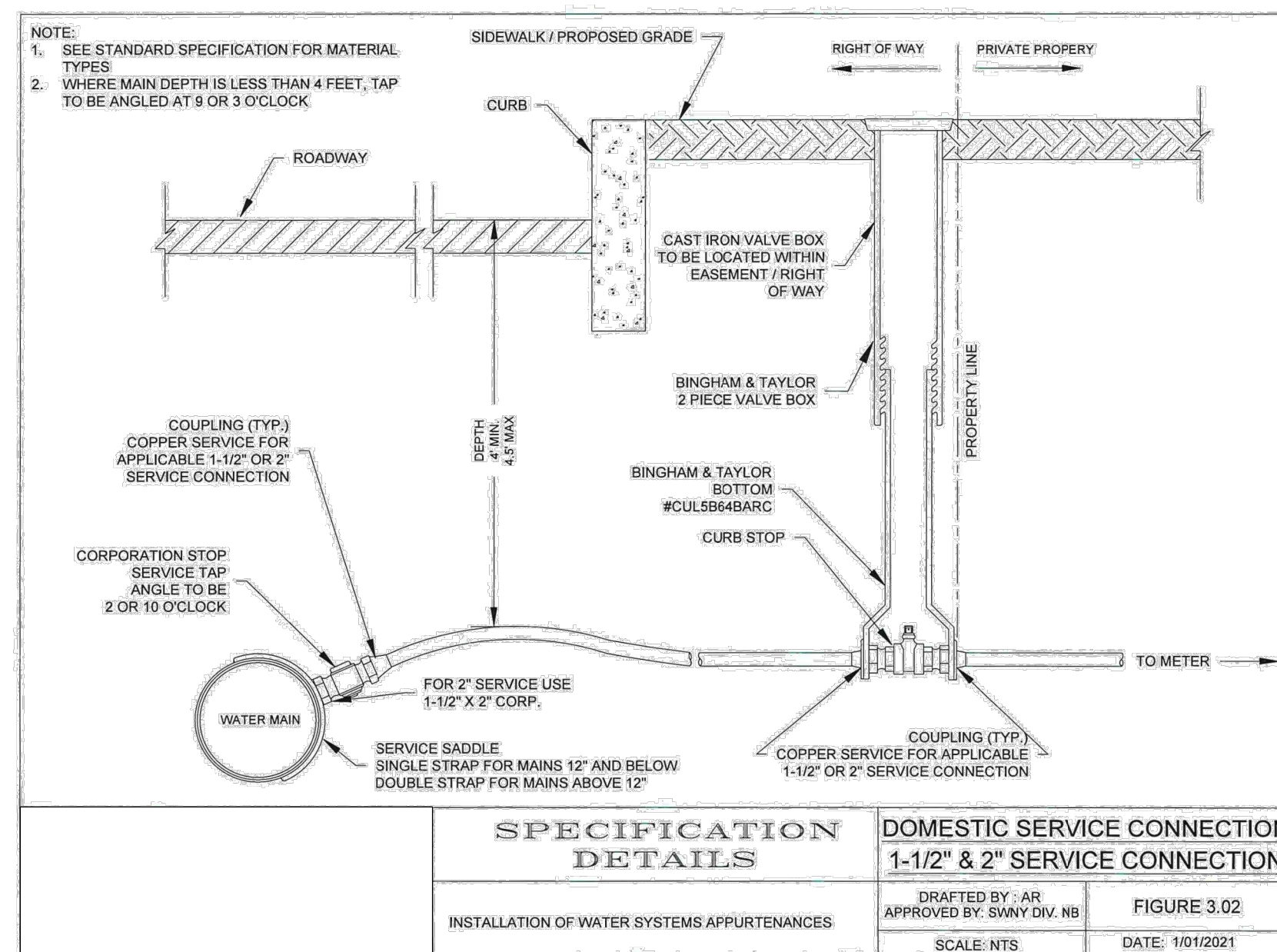
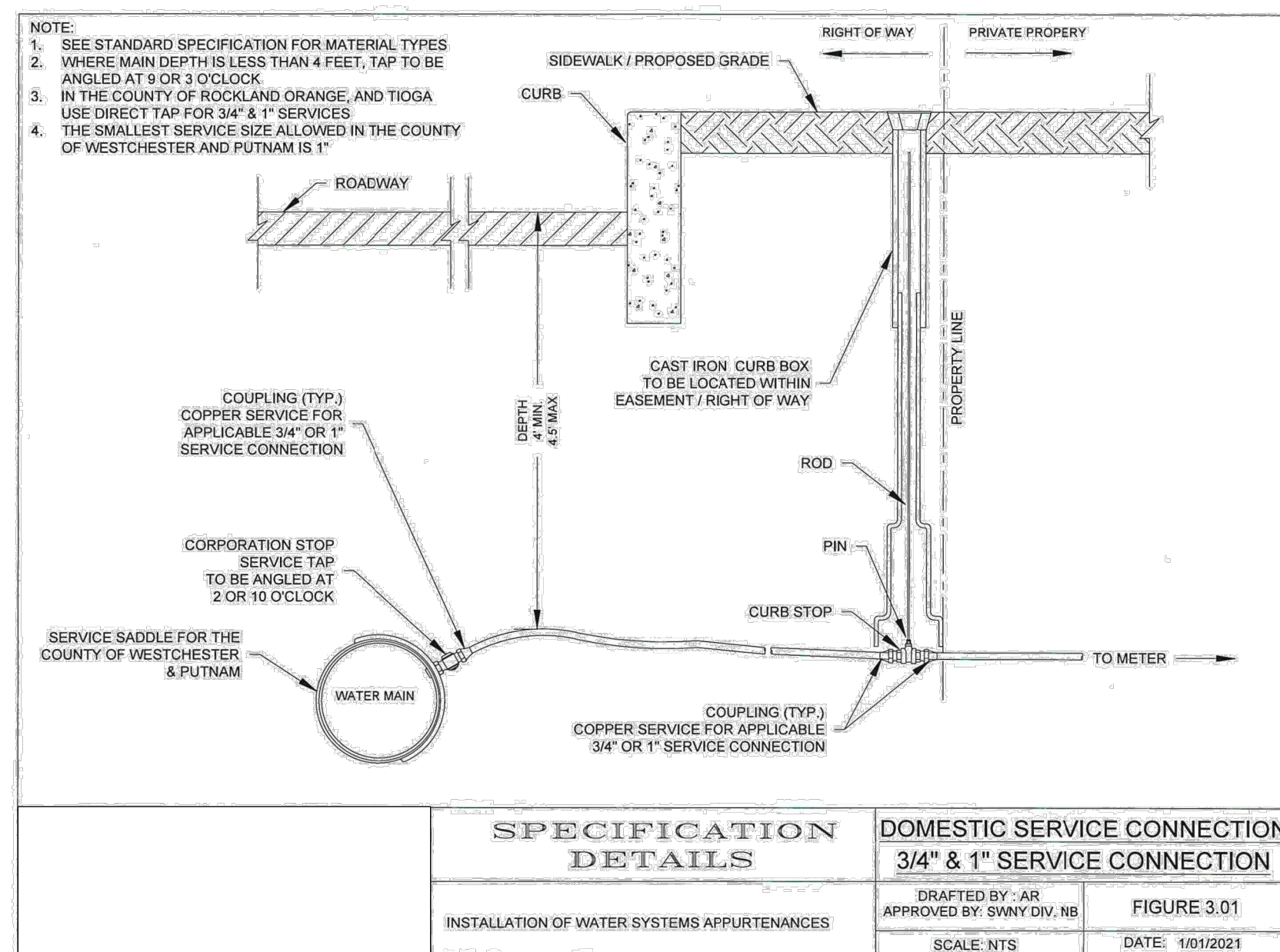
PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
CONSTRUCTION DETAILS
1 OF 2

STATE OF NEW YORK
KENNETH W. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO.: 20231
SCALE: N.T.S.
GRAPHIC SCALE:

DATE: 11/10/2022
DRAWING NO.: 13



- NOTES:
- HYDRANT DRAINS SHOULD BE PLUGGED. WHEN THE DRAINS ARE PLUGGED THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER.
 - WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOIL WILL PROVIDE ADEQUATE DRAINAGE.
 - HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY SEWER, STORM SEWER, OR STORM DRAINS.
 - HYDRANT DRAINS, WHERE ALLOWED, MUST BE ABOVE THE SEASONAL GROUNDWATER TABLE.
 - FIRE HYDRANTS SHOULD HAVE A BOTTOM VALVE SIZE OF AT LEAST FIVE INCHES, ONE 4-1/2 INCH PUMPER NOZZLE AND TWO 2-1/2 INCH NOZZLES.

REV	DESCRIPTION	BY	DATE

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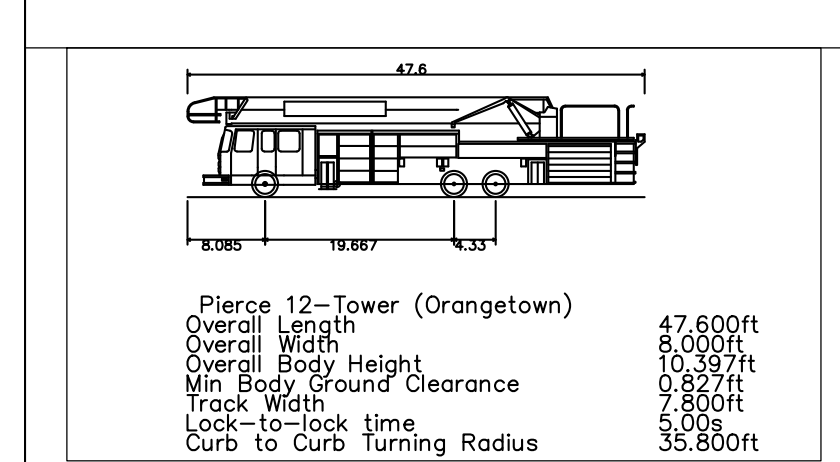
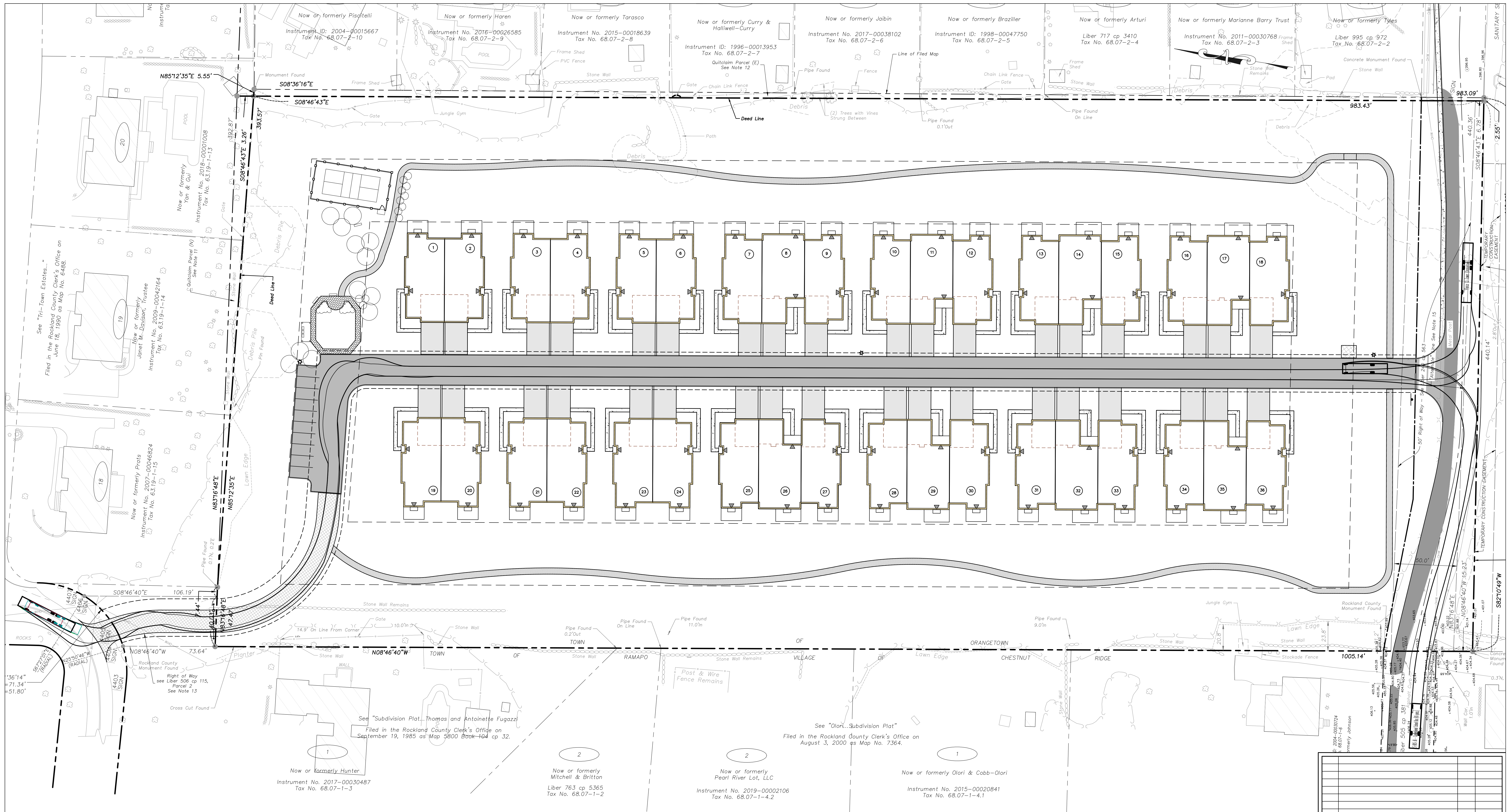
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 22 Paris Avenue, Suite 105 Rockleigh, NJ 07647 (201) 884-1221

PROJECT:
GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE:
CONSTRUCTION DETAILS
1 OF 2

PROJECT NO. 20231 DRAWN: JO CHECKED: KD
 SCALE: N.T.S.
 GRAPHIC SCALE:
 DATE: 11/10/2022 DRAWING NO: 14

KENNETH W. DEGENNARO
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 076214

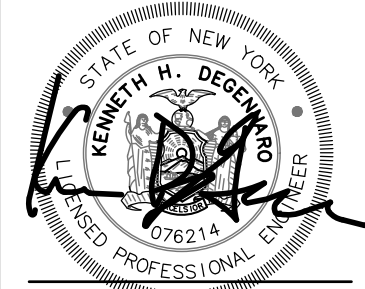


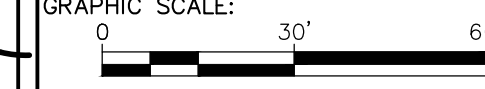
REV	DESCRIPTION	BY	DATE

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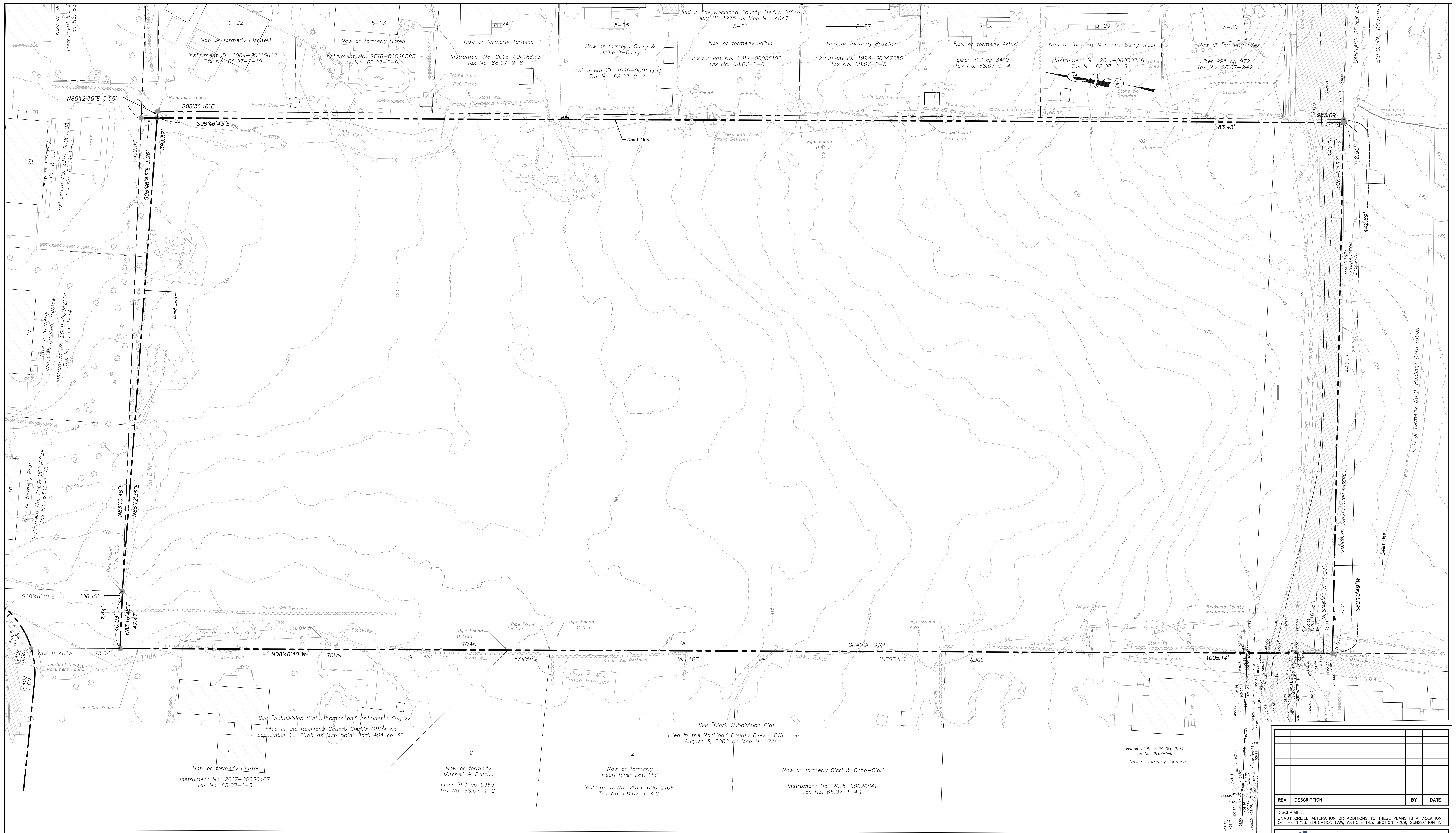

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PROJECT: **GATTO LANE PAC SITE PLAN**
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK
 TITLE: **PRELIMINARY FIRE TRUCK MANEUVER PLAN**


KENNETH H. DEGENNARO
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 076214

PROJECT NO:	20231	DRAWN:	JO	CHECKED:	KD
SCALE:	1" = 30'				
GRAPHIC SCALE:					
DATE:	11/10/2022	DRAWING NO:	15		

P:\BROOKER\20231 Gatto Ln Site Plan_Dwg\Draw (Gatto Lane Site Plan-18.dwg, 12/2/2022, 12:37:23 PM, KChavez



Notes

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2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
6. The topographic data hereon was compiled from two sources. The first was a photogrammetric compilation from aerial photographs dated November 30, 2013. The second source was a supplemental topographic survey completed by Badey & Watson on August 11, 2020.
7. The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99990430. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.
8. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
9. Badey & Watson contacted the Dig Safely New York (DSNY) and obtained a list of registered utility companies, municipalities and agencies that might have underground facilities in the project vicinity. Design Ticket No. 07070-178-017 was issued by the DSNY for this project listing utility companies, municipalities and agencies that were to be contacted by the DSNY. Following is a list of the registrants that were to be contacted and the disposition related thereto as of August 7, 2020.
 - a) Verizon - No response to date.
 - b) Town of Ramapo Highway - Response no facilities in area.
 - c) Rockland County Sewer District 1 - Response no facilities in area.
9. Cont'd
 - a) Town of Clarkstown Sewer - No response to date.
 - b) Orange & Rockland Utilities Inc. - Response no facilities in area.
 - c) Suez Water New York - No response to date.
 - d) Town of Orangetown - Response marked in the field.
 - e) Cablevision of West Nyack - Response no facilities in area.
 Underground improvements are mapped for planning purposes only. Mapping of these facilities is based on Plotes provided, as noted above and readily visible surface evidence. No subsurface investigation of any kind was conducted. This information is subject to the limitations inherent in this methodology. Dig Safely New York requires a Code 753 call to 811 at least two but not more than ten full working days prior to digging. For more information on DSNY contact WWW.DSNY.COM or WWW.DIGSAFELYNEWYORK.COM.
10. The premises hereon are as described in the Rockland County Clerk's Instrument No. 2005-00017026 (Wyeth Holding Corporation to Gatto Lane LLC).
11. Quit Claim Parcel (N) is as described in the Rockland County Clerk's Instrument No. 2005-00017035 (Wyeth Holding Corporation to Gatto Lane LLC).
12. Quit Claim Parcel (E) is as described in the Rockland County Clerk's Instrument No. 2005-00017029 (Wyeth Holding Corporation to Gatto Lane LLC).
13. While the description of this easement appears to run to a previously defined line of Highland Avenue, the lines shown hereon have been extended to its current mapped location.
14. These four easements are as described in the Rockland County Clerk's Instrument No. 2005-00017027.
15. This "alternate" line is located 990' south of the north line of Quit Claim Parcel (N). The area between this line and the south line of the current deed is subject to possible rights of others. See Reservation to Wyeth Holdings Corporation in Instrument 2005-00017026.
16. Orange County Clerk's Liber 678 of deeds at page 287 describes a right of way from American Cyanamid company to Orange and Rockland Utilities, Inc. A map included in said document shows a 40' wide gas pipe line right of way crossing the subject premises running from Highland Avenue, south and east to the easterly property line. This right of way appears to be abandoned, but this status should be confirmed.

REV	DESCRIPTION	BY	DATE

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 22 Paris Avenue, Suite 105 Rockleigh, NJ 07647 (201) 684-1221

PROJECT: **GATTO LANE PAC SITE PLAN**
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK
 TITLE: **EXISTING CONDITIONS PLAN**

	PROJECT NO:	DRAWN:	CHECKED:
	20231	JO	KD
SCALE: 1" = 30'		DATE: 11/10/2022	
GRAPHIC SCALE: 0' 30' 60'		DRAWING NO: 16	
KENNETH H. DEGENNARO PROFESSIONAL ENGINEER N.Y.S. Lic. No. 076214			