

SITE PLAN DRAWINGS PREPARED FOR

GATTO LANE PAC SITE PLAN

TOWN OF ORANGETOWN

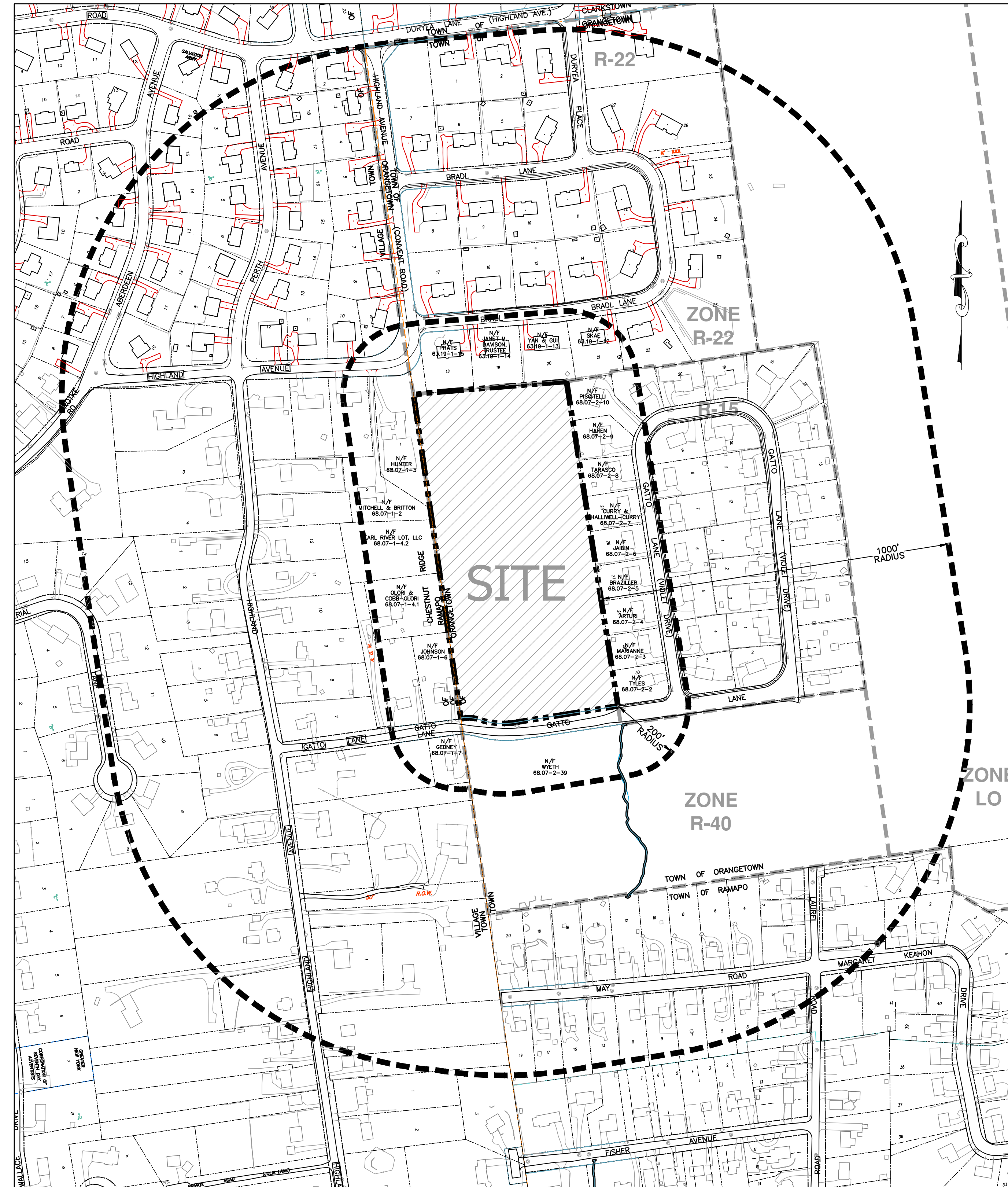
ROCKLAND COUNTY, NEW YORK

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: NANJUT 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

1. PB SUBMISSION	XC	03/20/23
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 2005, SUBSECTION 2.

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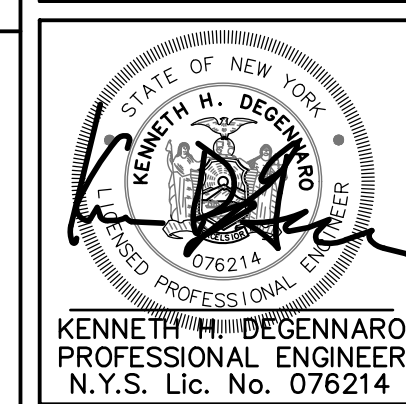
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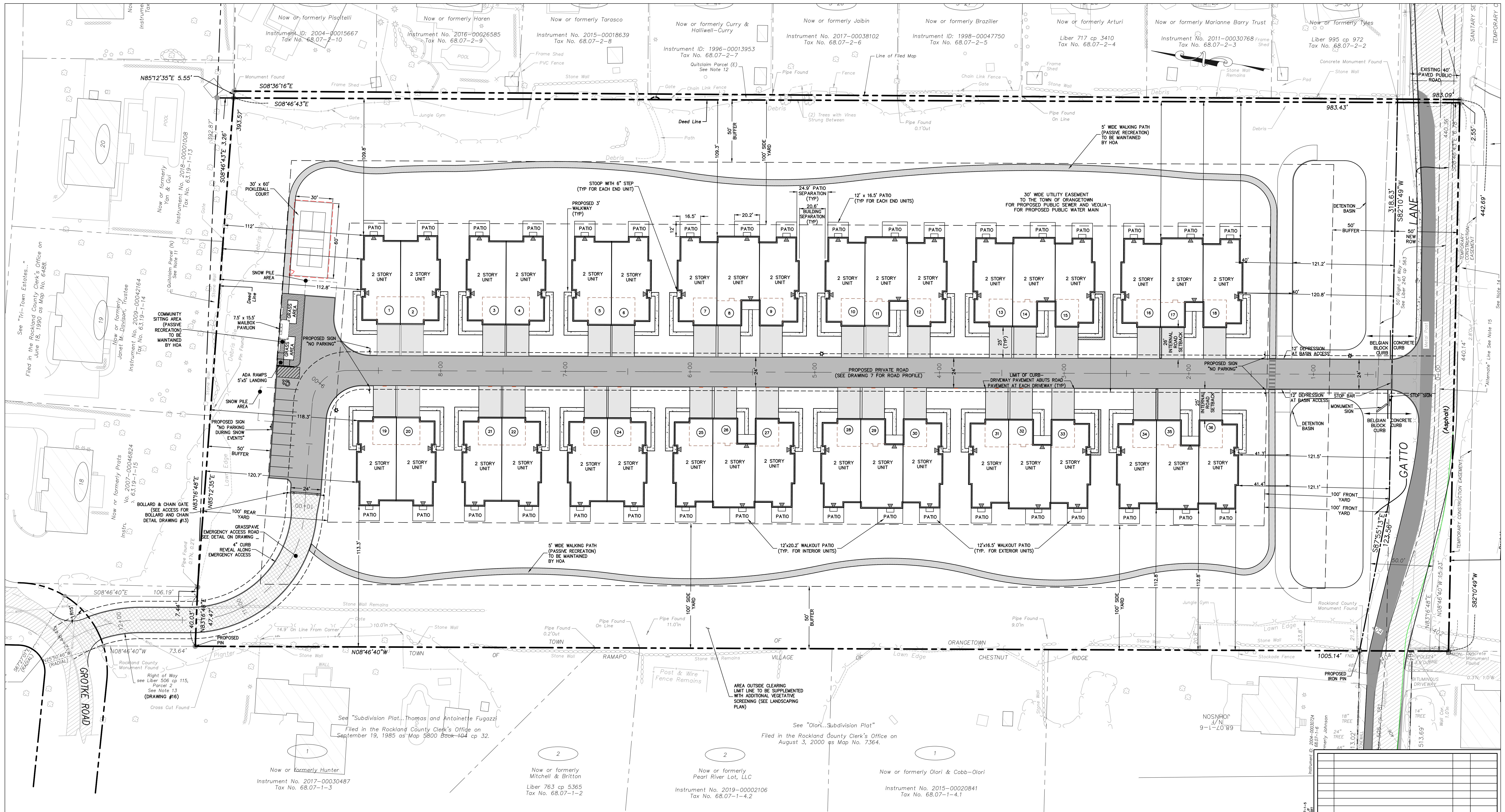
PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

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	





BULK TABLE - PROPOSED PLANNED ADULT COMMUNITY

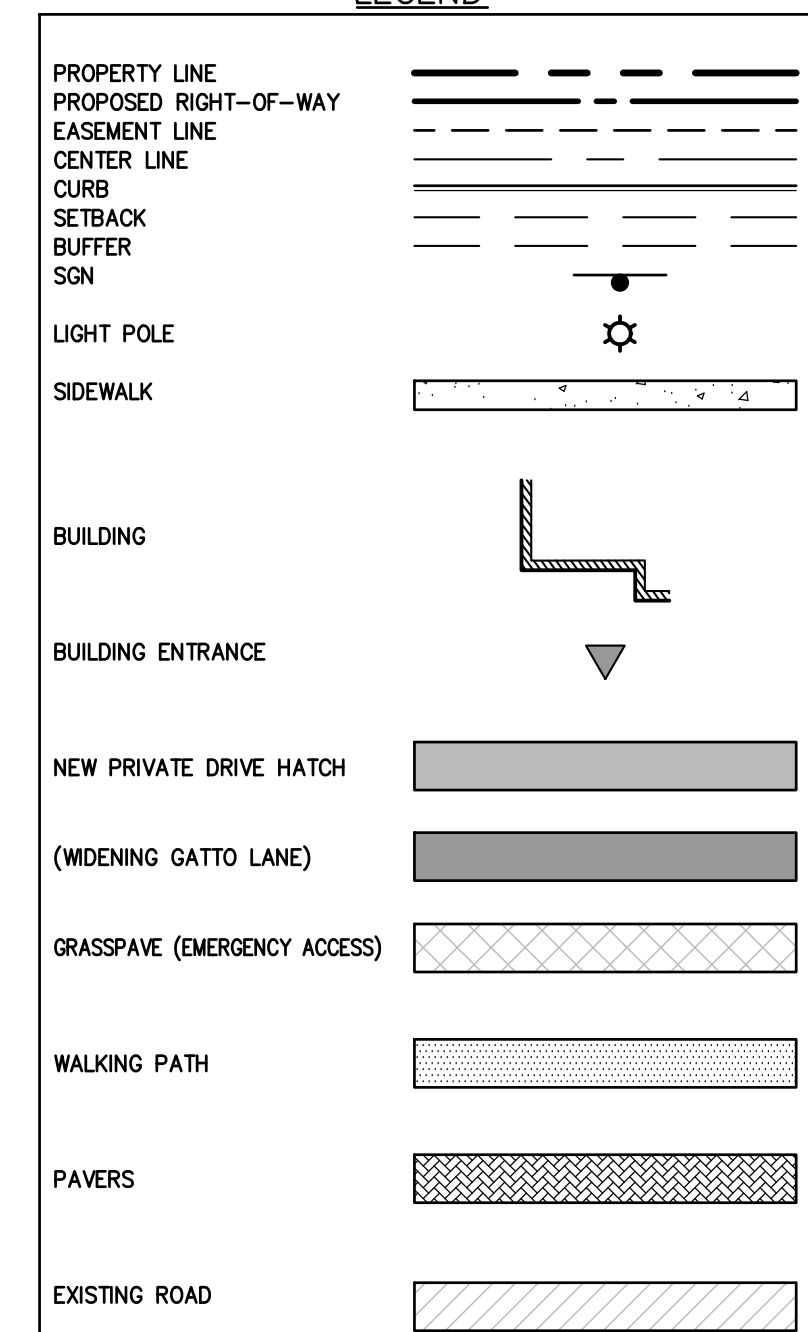
CURRENT ZONE - R-40
 PROPOSED ZONE - R-15 WITH PAC OVERLAY
 PROPOSED USE GROUP: ATTACHED ADULT HOUSING

	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 = 63 SPACES
PROPOSED	3.58 ¹	0	0.35 ²	17.3 ³	70.15 ⁴	437,865/10.052	440.14	120.8	108.3	220.1	111.1	26.0	50	20.6, 24.9 ⁵	2 STORY, <35 FT	17,064 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
 = 62,440 SF
 TOTAL BUILDINGS = 138,132 SF
 138,132 SF / 437,865 SF = 0.32
 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 = 10,629 SF
 COMMUNITY GATHERING SPACE = 1,035 SF
 PRIVATE PATIO AREA: 150 SF/UNIT X 36 UNIT = 5,400 SF
 TOTAL RECREATION SPACE AREA = 17,064 SF

LEGEND



1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

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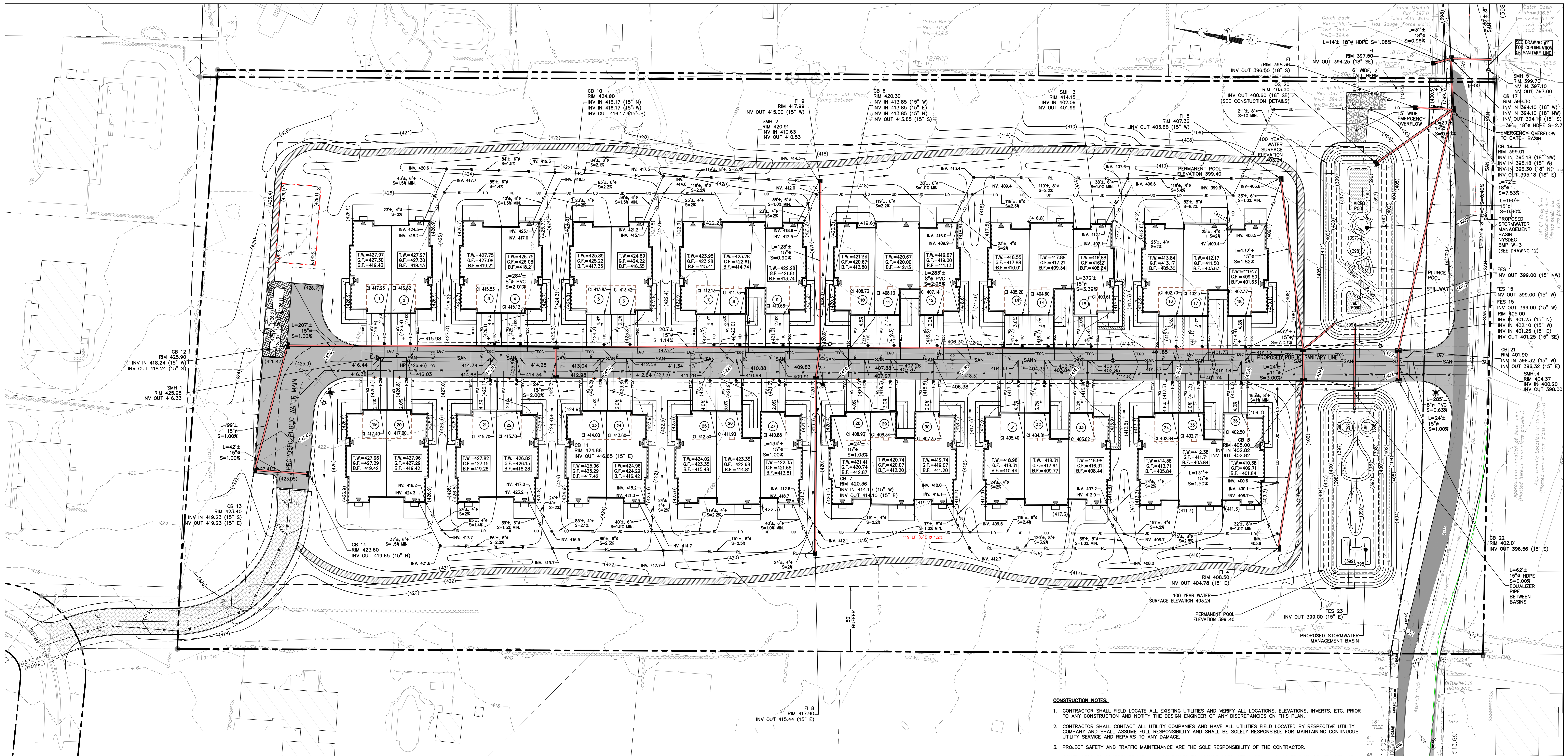
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PROJECT: **GATTO LANE PAC SITE PLAN**
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE: **PRELIMINARY SITE PLAN**

PROJECT NO: 20231
 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	

FIRST FLOOR ELEVATION F.F.=422.33
 TOP OF FOUNDATION WALL T.F.=422.00
 SECOND FLOOR ELEVATION G.F.=421.33
 BASEMENT FLOOR ELEVATION B.F.=413.46

- 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 ORANGETOWN. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
 - ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF ORANGETOWN STANDARDS. IF STANDARDS CONTRADICT THE STRICTER SHALL APPLY.
 - SANITARY SEWER PERMITS MUST BE OBTAINED FROM THE TOWN OF ORANGETOWN PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF ORANGETOWN.
 - ROCKLAND COUNTY SEWER DISTRICT No.1 REQUIRES SANITARY SEWER CONSTRUCTION TO CONFORM TO STRICTER 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 PROVIDING 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 (RCODH) APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF RCODH APPROVAL. THE EXTENSIONS MAY BE GRANTED BY THE RCODH BASED UPON DEVELOPMENT FACTS AND REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
 - SANITARY HOUSE CONNECTIONS TO BE 4" SDR 35 PVC FROM UNIT TO CLEANOUT & 6" SDR 35 PVC FROM CLEANOUT TO SEWER MAIN.

1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

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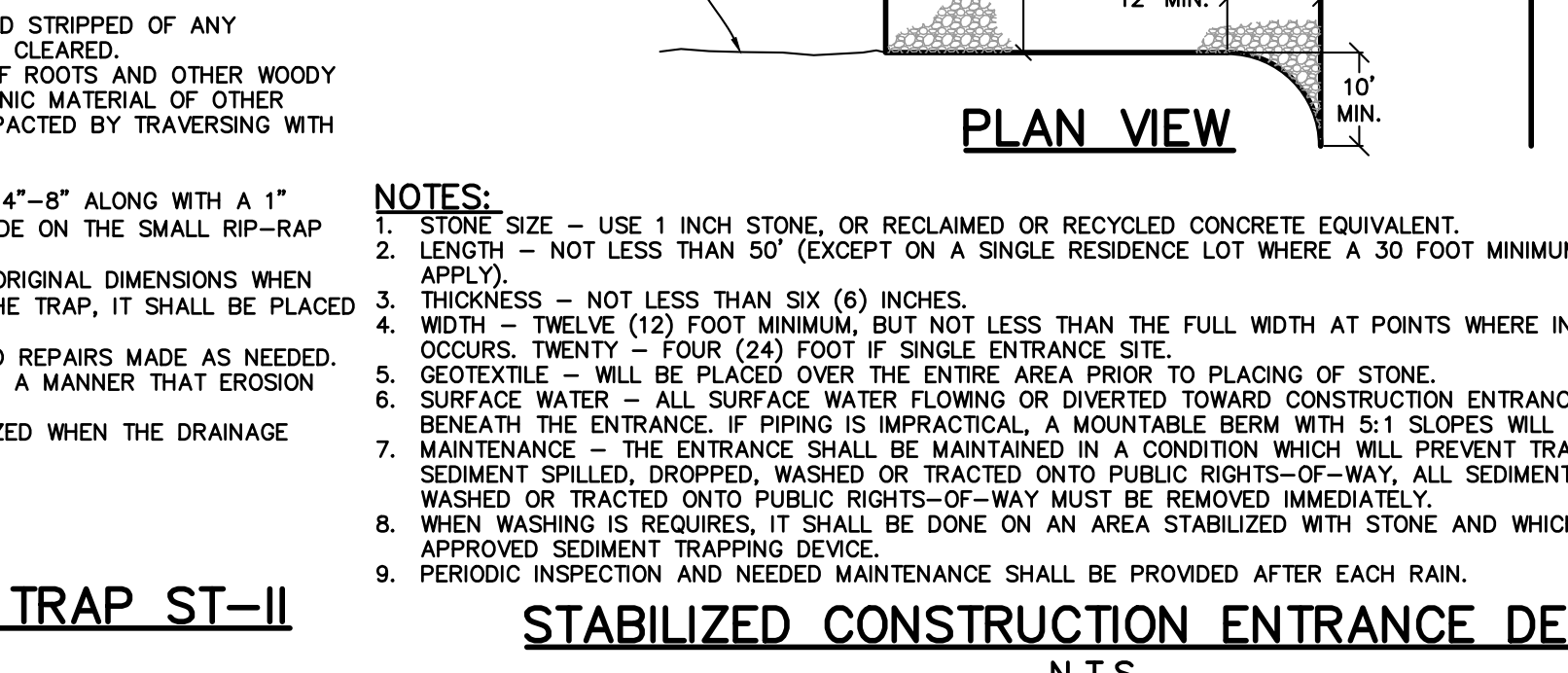
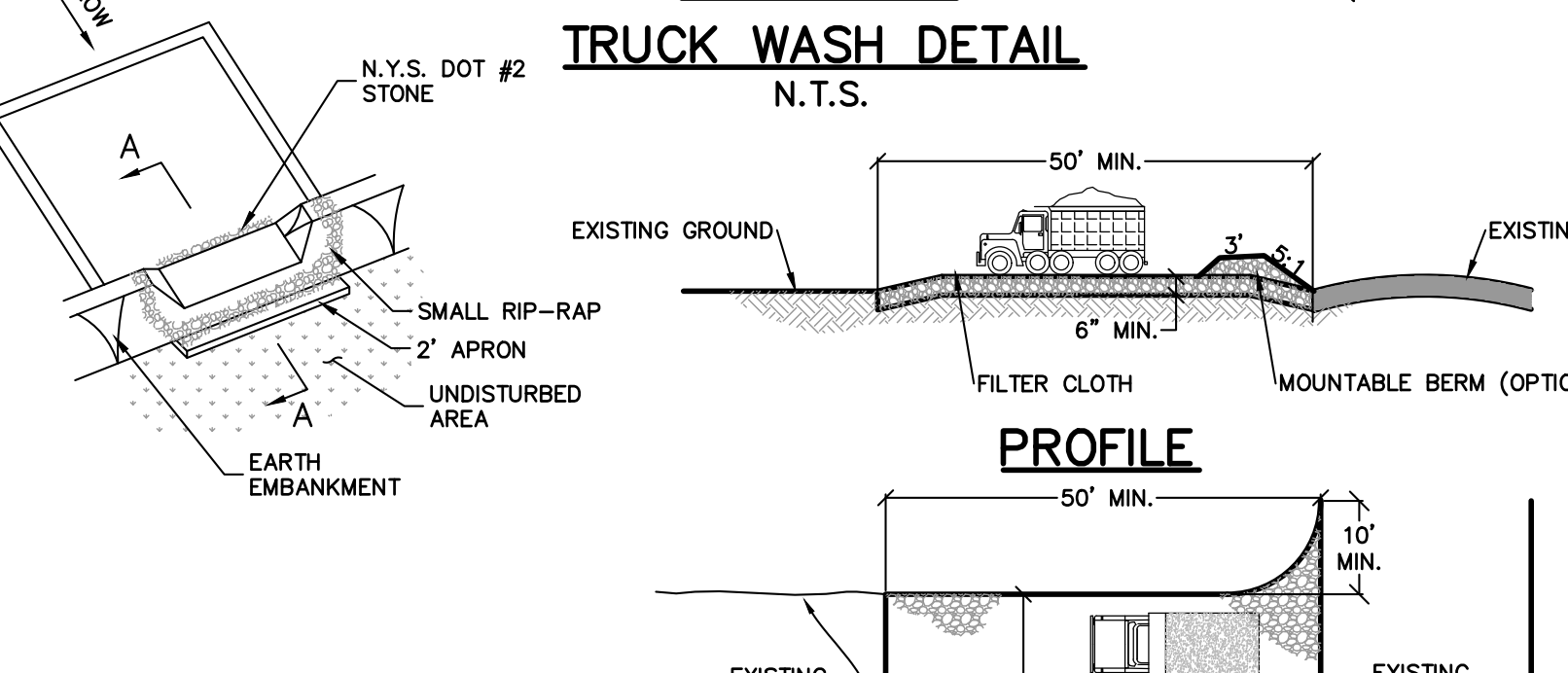
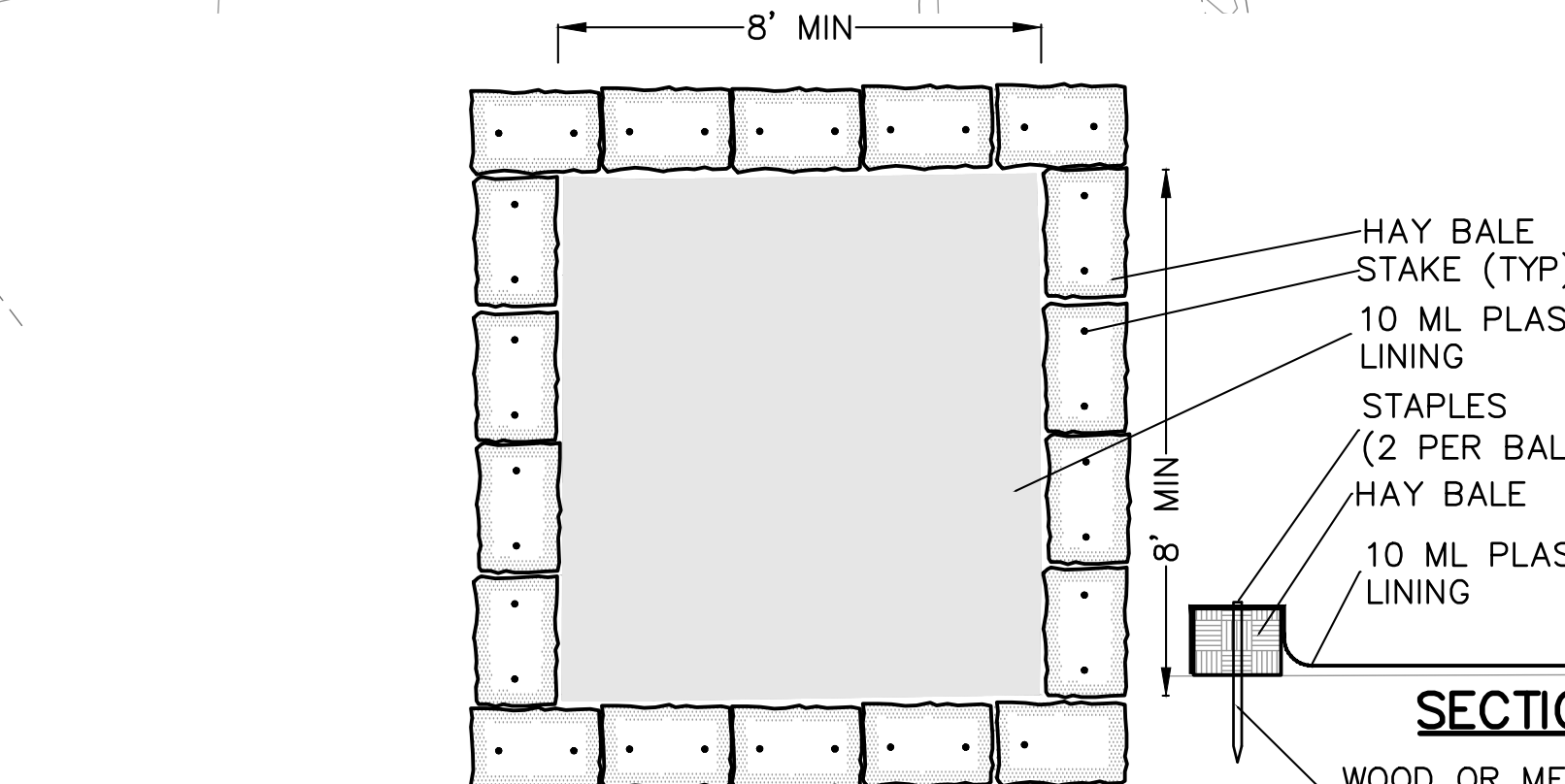
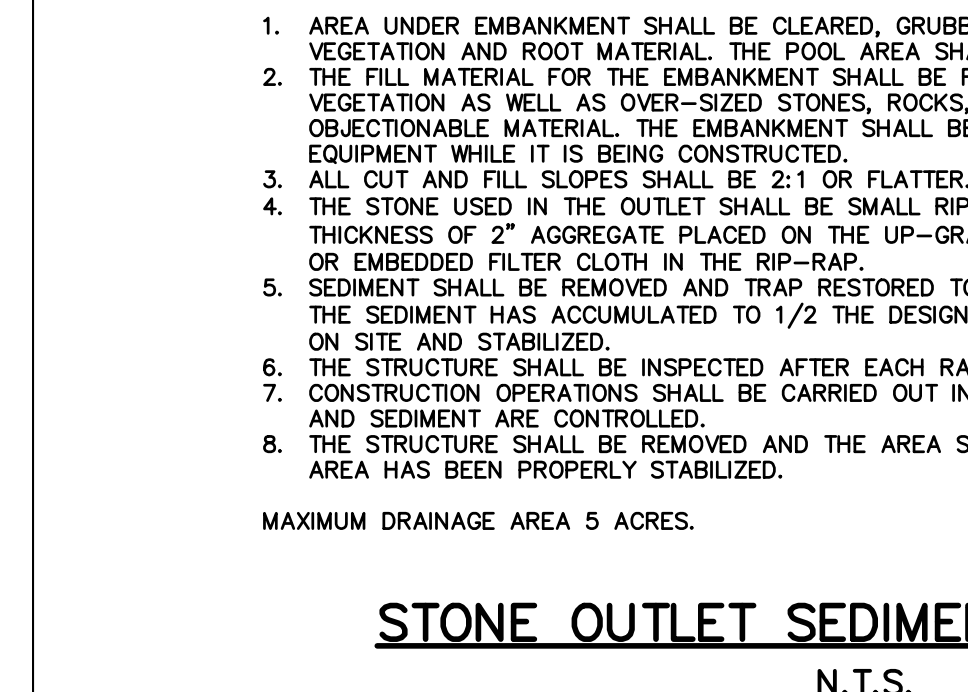
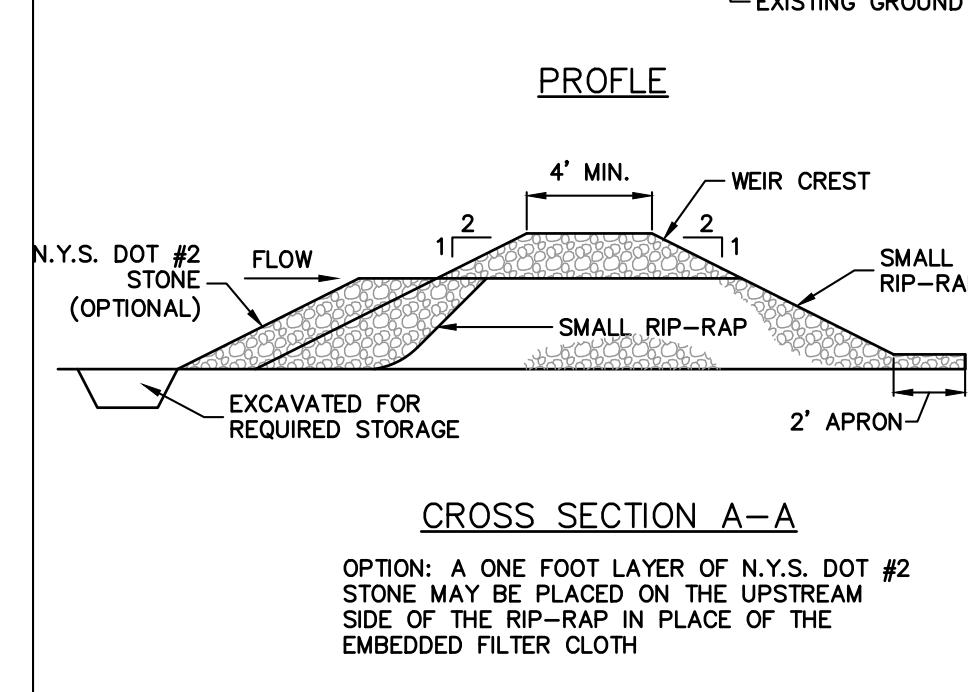
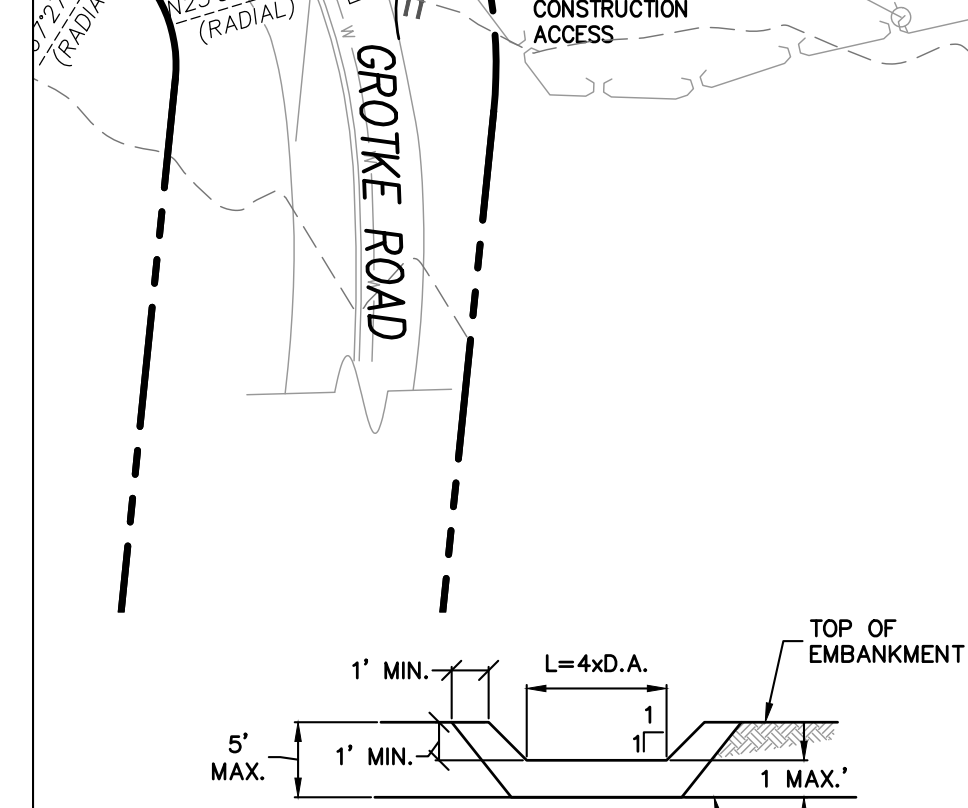
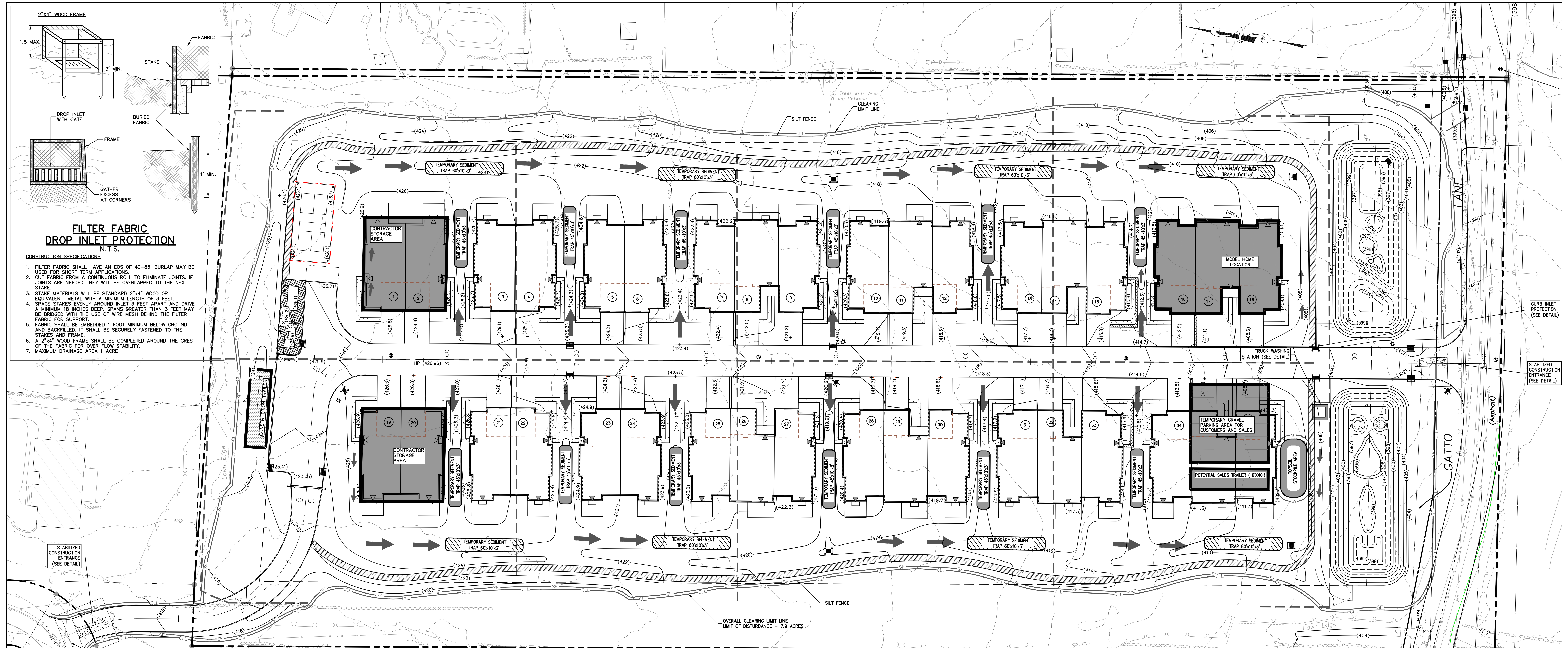
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PROJECT:
GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

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

- SILT FENCE
- CLEARING LIMIT LINE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

STANDARD EROSION CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL SOIL WASHES, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. ALL SOIL WASHES, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LAIDEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL LAIDEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS DUELESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON-SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

KENTUCKY BLUE GRASS	20	0.45
CREeping RED FESCUE	15	0.35
PERENNIAL RYE GRASS	5	0.10
14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:

LINE - AMOUNT NEEDED TO OBTAIN A 1:1 OF FERTILIZER	15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.	
IF NOT LANDSCAPED OTHERWISE ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEED WITH THE FOLLOWING:	1 LB. PER ACRE	1 LB. PER 1,000 SF.
	10	0.45
CREeping RED FESCUE	15	0.35
BIRDFOOT TREFOIL	8	0.20
TALL FESCUE OR SMOOTH BROMEGRASS	15	0.35
W/PERENNIAL RYE GRASS	5	0.10
15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
16. SOIL CAN BE USED INSTEAD OF SEED.
 - a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
 - b. INSTALL SEDIMENT BARRIERS FOR NOT ABOVE.
 - c. CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
 - d. EXCAVATE EXISTING AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
 - e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
 - f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
 - g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.
 - h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 1 AND 2 ABOVE.
 - i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
 - j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIBRANTLY STABILIZED VEGETATIVE COVER.
 - k. ALL CONSTRUCTION TO MEET CURRENT MUNICIPAL SPECIFICATIONS.
 - l. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

CONSTRUCTION SPECIFICATIONS:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, CRUSHED AND STRIPPED OF ANY VEGETATION AND ROOT MATERIAL. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROADS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OF OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIP-RAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIP-RAP OR EMBEDDED FILTER CLOTH IN THE RIP-RAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN OF THE TRAP, IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

MAXIMUM DRAINAGE AREA 5 ACRES.

CONSTRUCTION SPECIFICATIONS:

1. FILE NO WITH NYSDOC.
2. DELINEATE OVERALL CLEARING LIMIT LINE WITH CONSTRUCTION FENCE.
3. CLEAR PHASE 1 PORTION SITE (ACCESS ROAD AND CONSTRUCTION TRAILER) AT GATTO LANE AND GROUPE ROADS. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT GATTO LANE AND GROUPE ROADS.
4. INSTALL CONTRACTOR TRAILER. STABILIZE AREA IN FRONT OF TRAILER AND ACCESS TO GROUPE ROAD WITH ITEM 4 GRAVEL. PHASE 1 COMPLETE (0.2 ACRES STABILIZED, 1.0 ACRE NOT STABILIZED TO BE INCORPORATED INTO PHASE 2 DISTURBANCE THRESHOLD).
5. INSTALL TEMPORARY SWALES, SEDIMENT TRAPS BETWEEN BUILDING FOUNDATIONS (ABOUT 7' DEEP X 10' WIDE X 45' LONG).
6. CLEAR FOR CONSTRUCTION OF HOME FOUNDATIONS AND STORMWATER MANAGEMENT BASIN (ABOUT 800 FEET LONG X 250 FEET WIDE).
7. INSTALL PHASE 2 SILT FENCE.
8. ROUGH GRADE ROAD; PREPARE BUILDING SLAB ELEVATIONS.
9. INSTALL BUILDING FOUNDATIONS.
10. INSTALL SANITARY SEWERS.
11. INSTALL CURBS AND DRAINAGE. ADD EROSION CONTROL AT CATCH BASINS.
12. INSTALL STONE BASE FOR ROADS.
13. INSTALL WATER MAINS.
14. INSTALL PAVEMENT BASE COURSES.
15. INSTALL REMAINING UNDERGROUND UTILITIES.
16. PHASE 2 COMPLETE, APPROXIMATELY 3.1 ACRES STABILIZED (FOUNDATIONS: 1.8 ACRE, ROAD: 0.6 ACRE, STORMWATER MANAGEMENT BASIN: 0.5 ACRE, CONTRACTOR TRAILER/PARKING FROM PHASE 1: 0.2 ACRE).
17. CLEAR REMAINING VEGETATION FROM OVERALL LIMIT OF DISTURBANCE.
18. REMOVE PHASE 2 SEDIMENT TRAPS.
19. FINISH ENTIRE GRADE SITE.
20. PERFORM IMPROVEMENTS AT GATTO LANE.
21. INSTALL EMERGENCY ACCESS TO GROUPE DRIVE.
22. INSTALL LANDSCAPING.
23. INSTALL AMENITY FEATURES (POXLEBALL, PAVILION, WALKING PATH).
24. ACHIEVE FINAL SITE GROUND COVER STABILIZATION.
25. FILE NO TERMINATION WITH NYSDOC.

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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

SCALE: 1" = 30'
 GRAPHIC SCALE: 0, 30, 60'

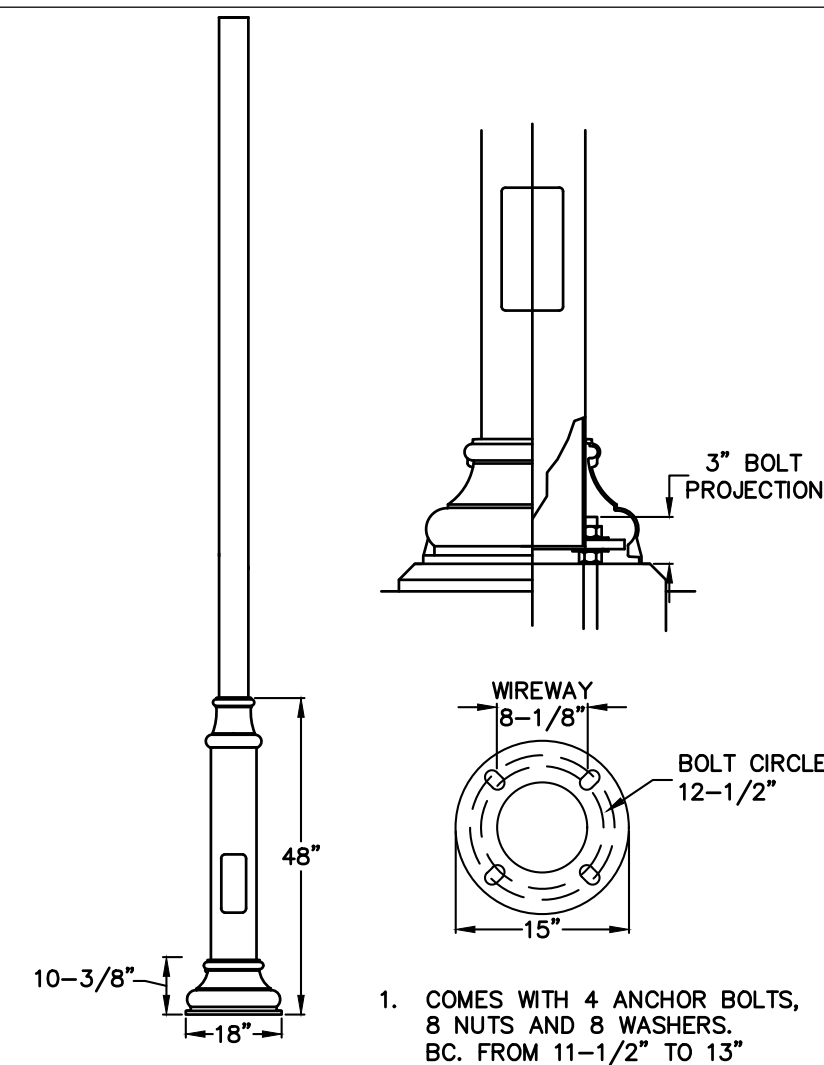
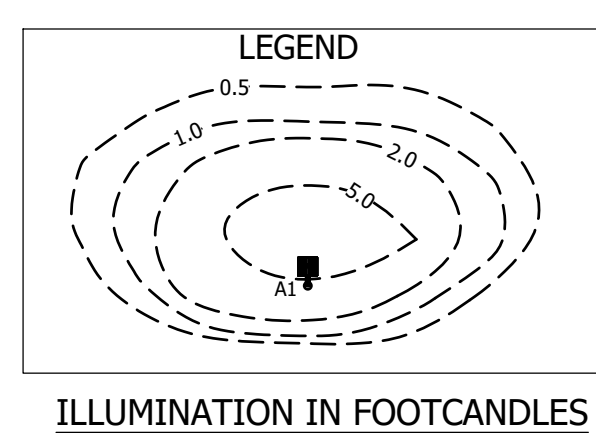
DATE: 11/10/2022
 DRAWING NO: 5

KENNETH W. DEGENNARO
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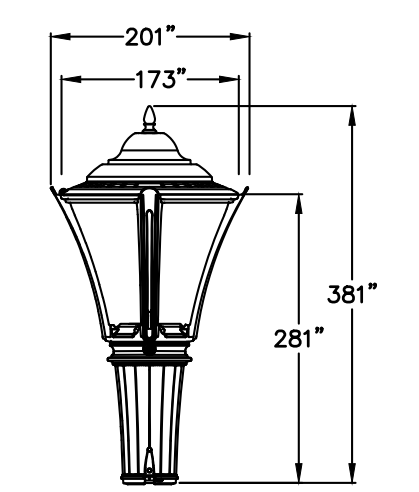


LUMINAIRE SCHEDULE							
SYMBOL	TAG	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT	MANUFACTURER	MOUNTED HEIGHT (FEET)
☆	A	3	SIGNIFY CANADA LTD MPTR-SW32LED3K-03-LE3- HS	METROSCOPE LED POST-TOP (MPTR), 32 LED'S 3000K CCT, TYPE LEE-HS OPTIC, HOUSE SIDE SHIELD	POLE	PHILIPS LUMEC	12

- 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.



LIGHT POLE DETAIL
N.T.S.



LIGHT LAMP DETAIL
N.T.S.

REV	DESCRIPTION	XC	DATE
1	PB SUBMISSION	XC	03/20/23

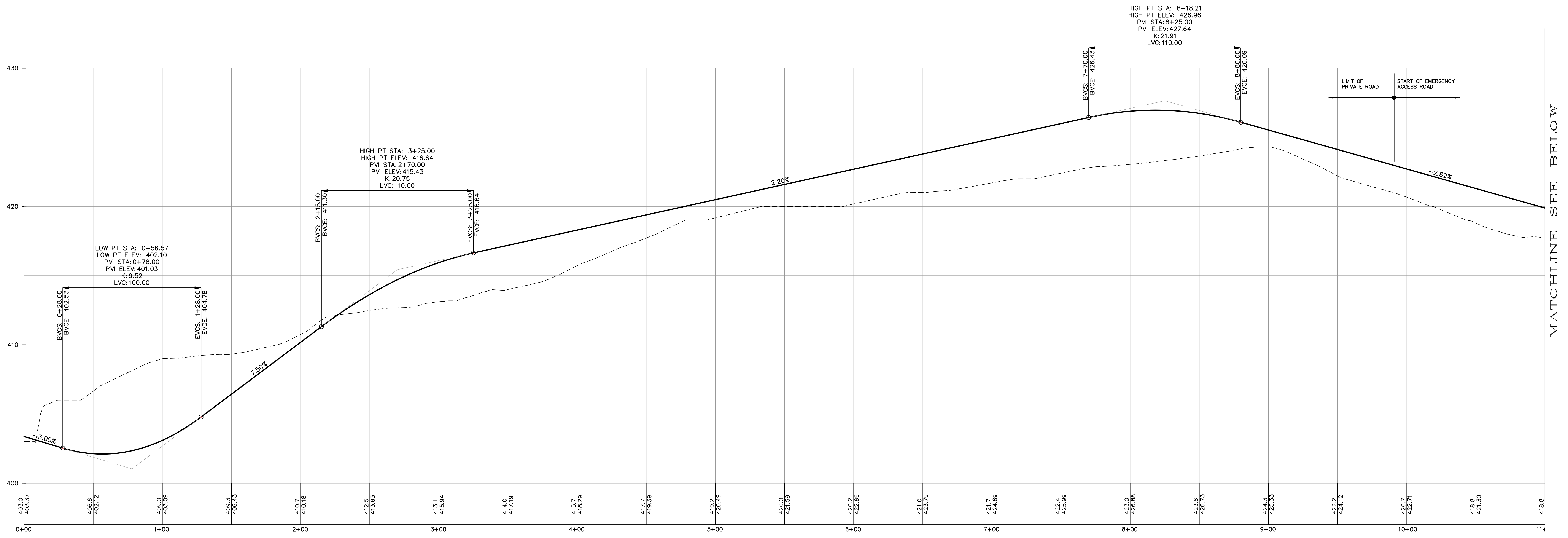
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PROJECT:
GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

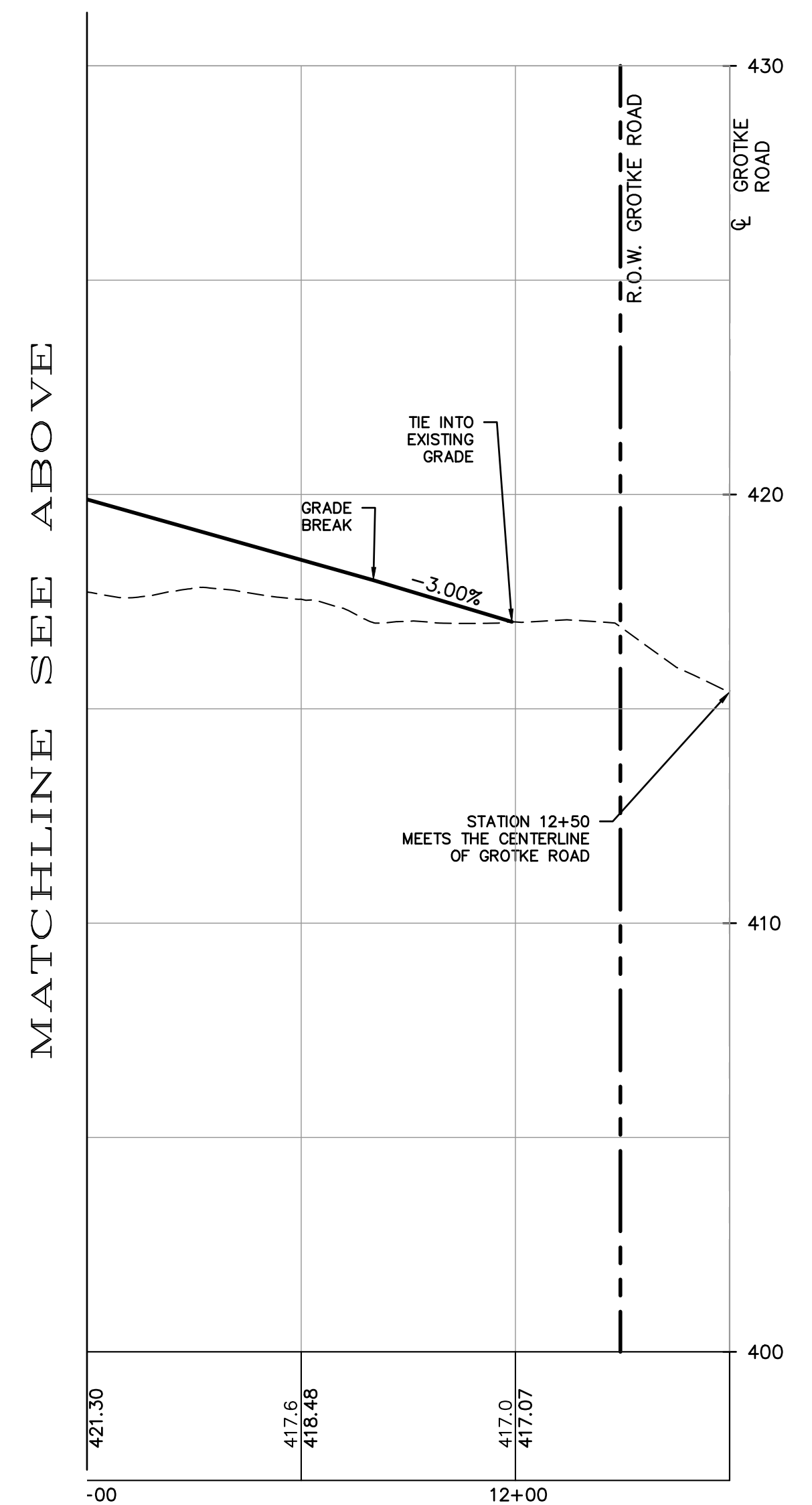
TITLE:
PRELIMINARY LIGHTING PLAN

PROJECT NO: 20231 DRAWN: JO CHECKED: KD
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 GRAPHIC SCALE: 0 30 60
 DATE: 11/10/2022 DRAWING NO: 6



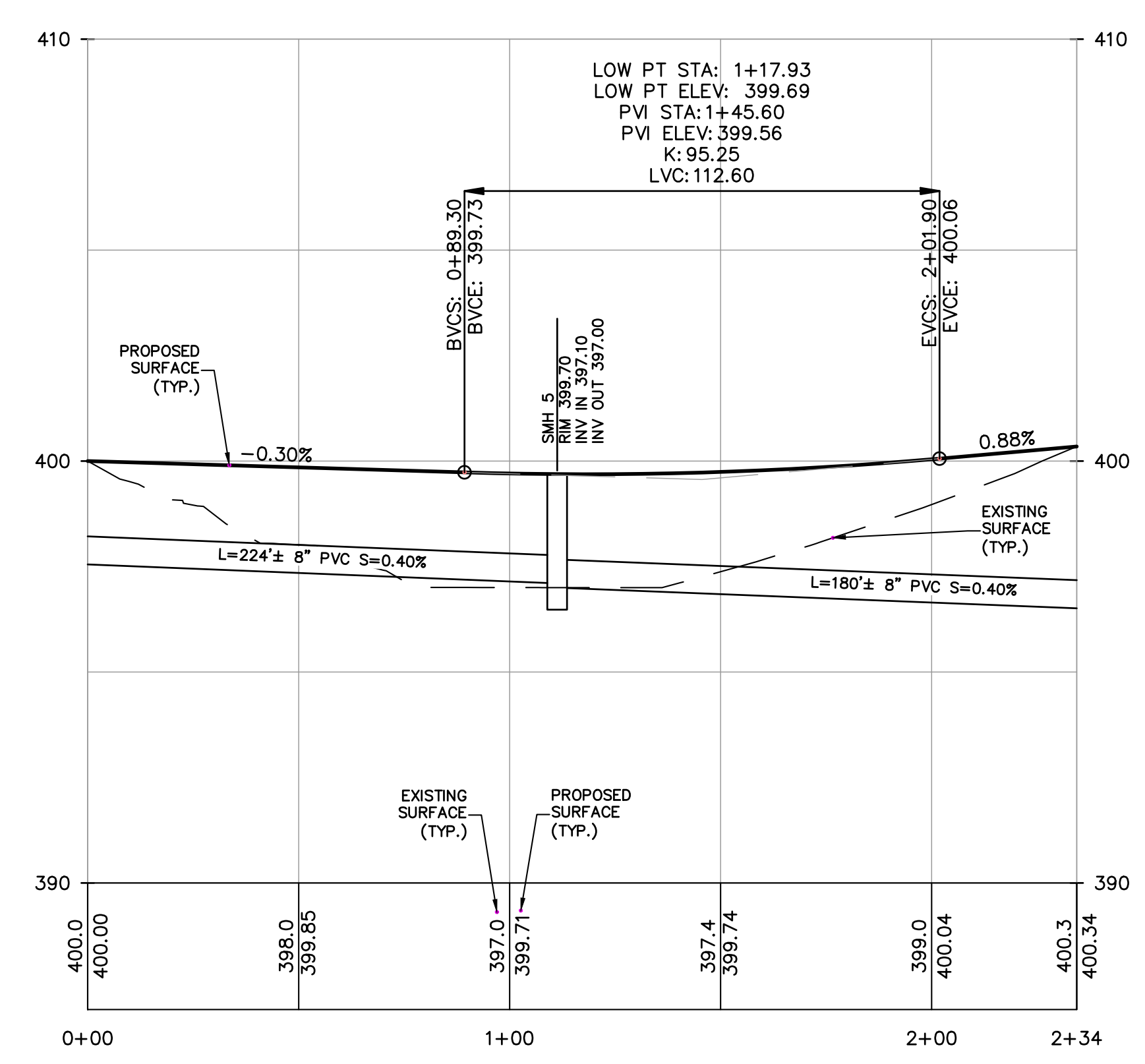
PROFILE
PRIVATE ROAD
STA. 0+00 - STA. 10+50
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'

MATCHLINE SEE BELOW



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

MATCHLINE SEE ABOVE



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

1	PD SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

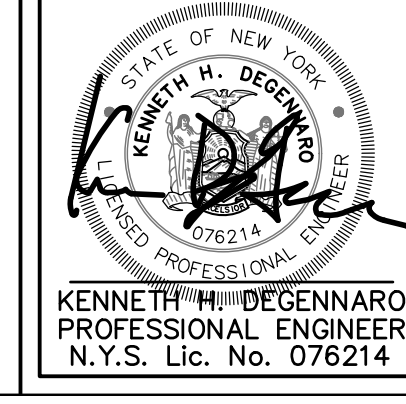
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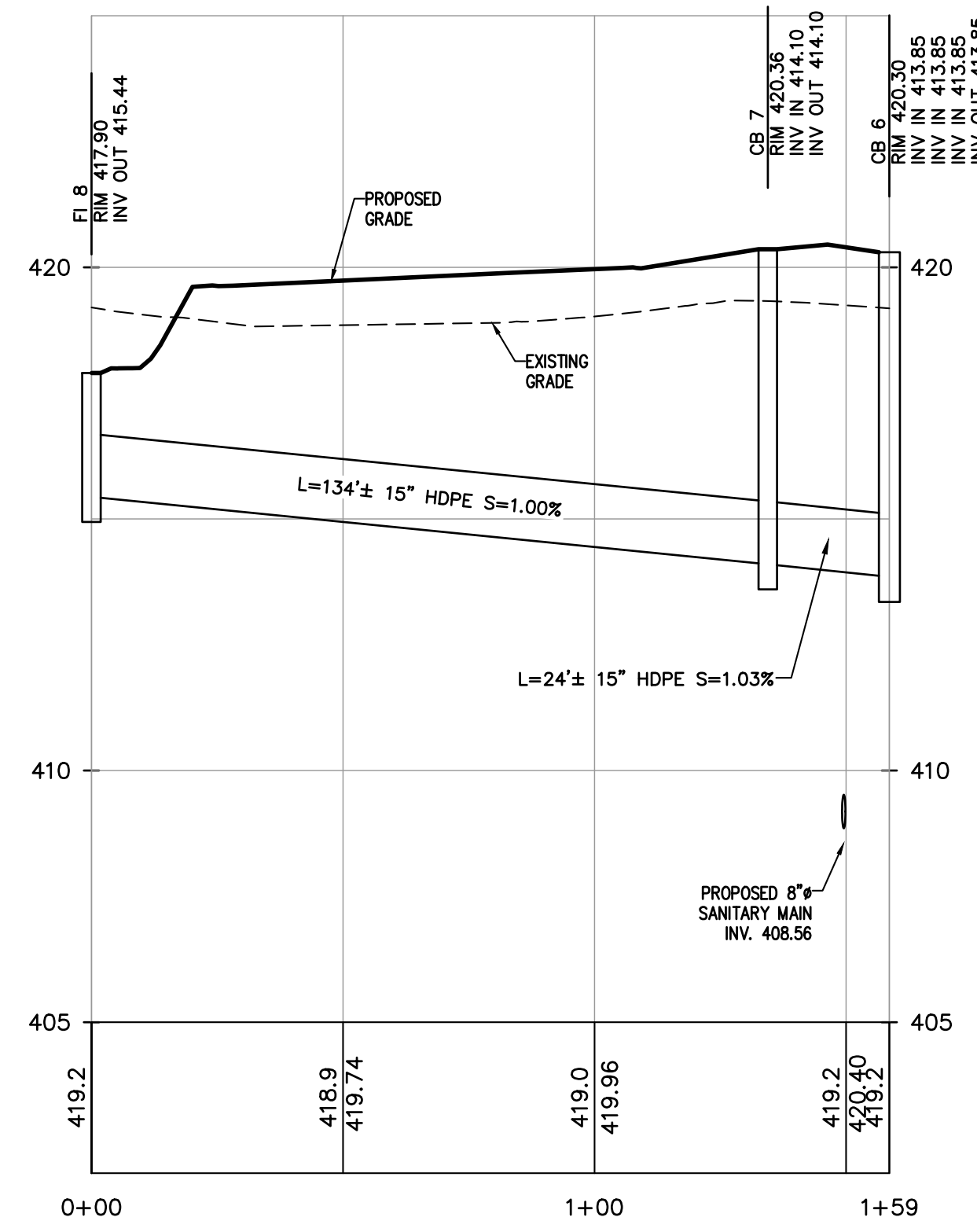
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PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

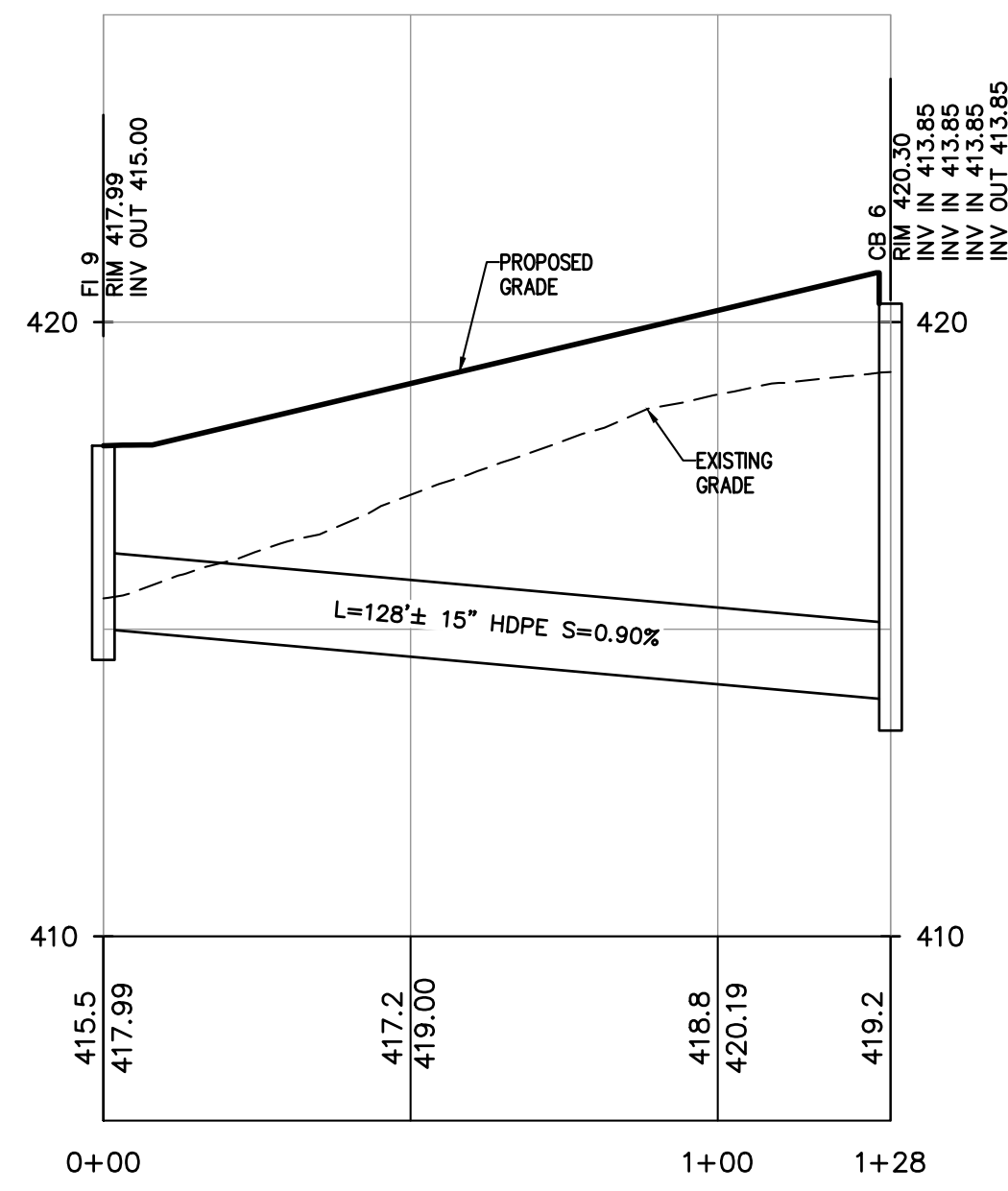
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PRELIMINARY PROPOSED PRIVATE ROAD & GATTO LANE PROFILES

PROJECT NO: 20231
DRAWN: XC
CHECKED: KD
SCALE: 1" = 30'
GRAPHIC SCALE: 30' 60'
DATE: 11/10/2022
DRAWING NO: 7

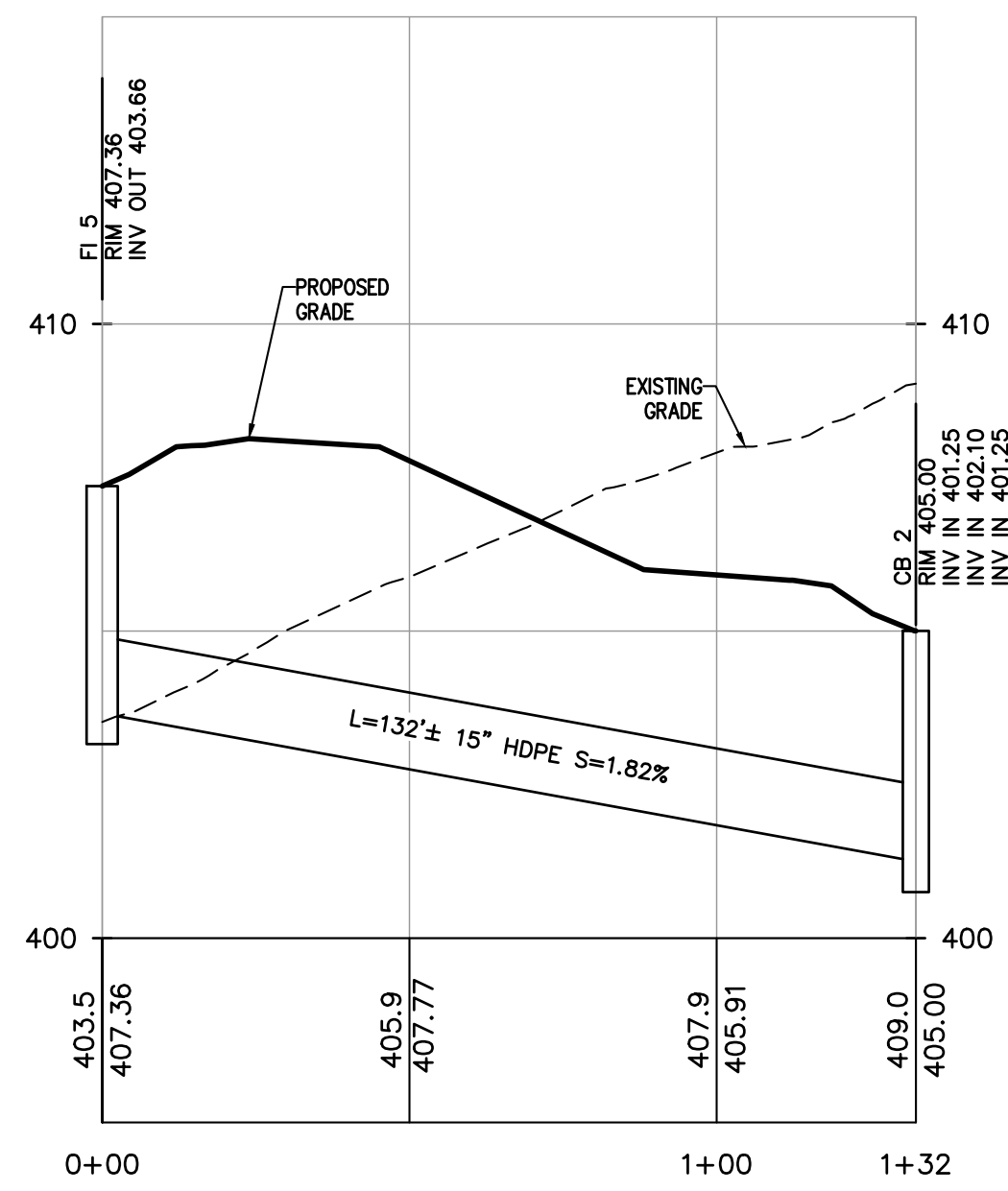




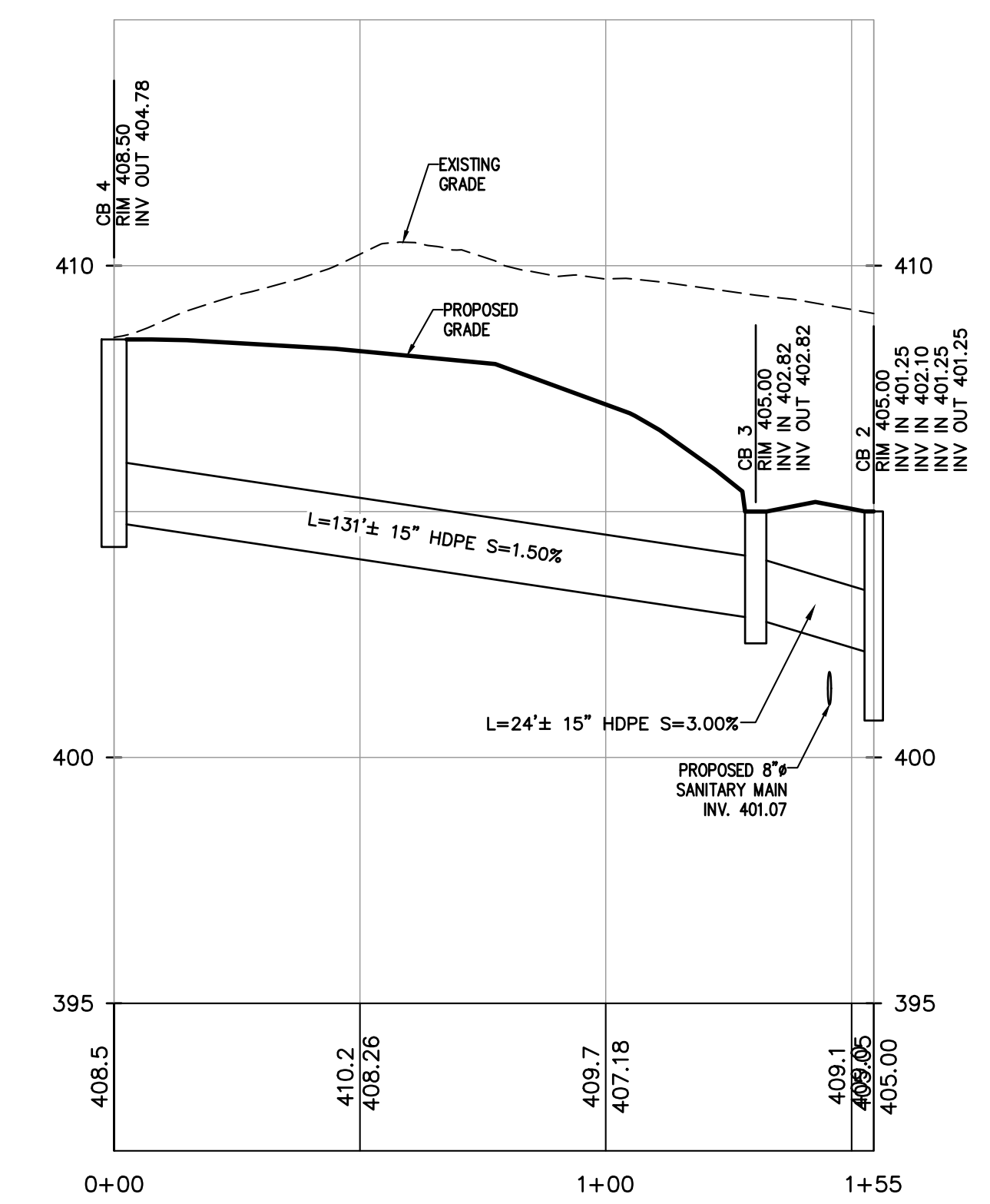
PROFILE
FI 8 TO CB 6
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



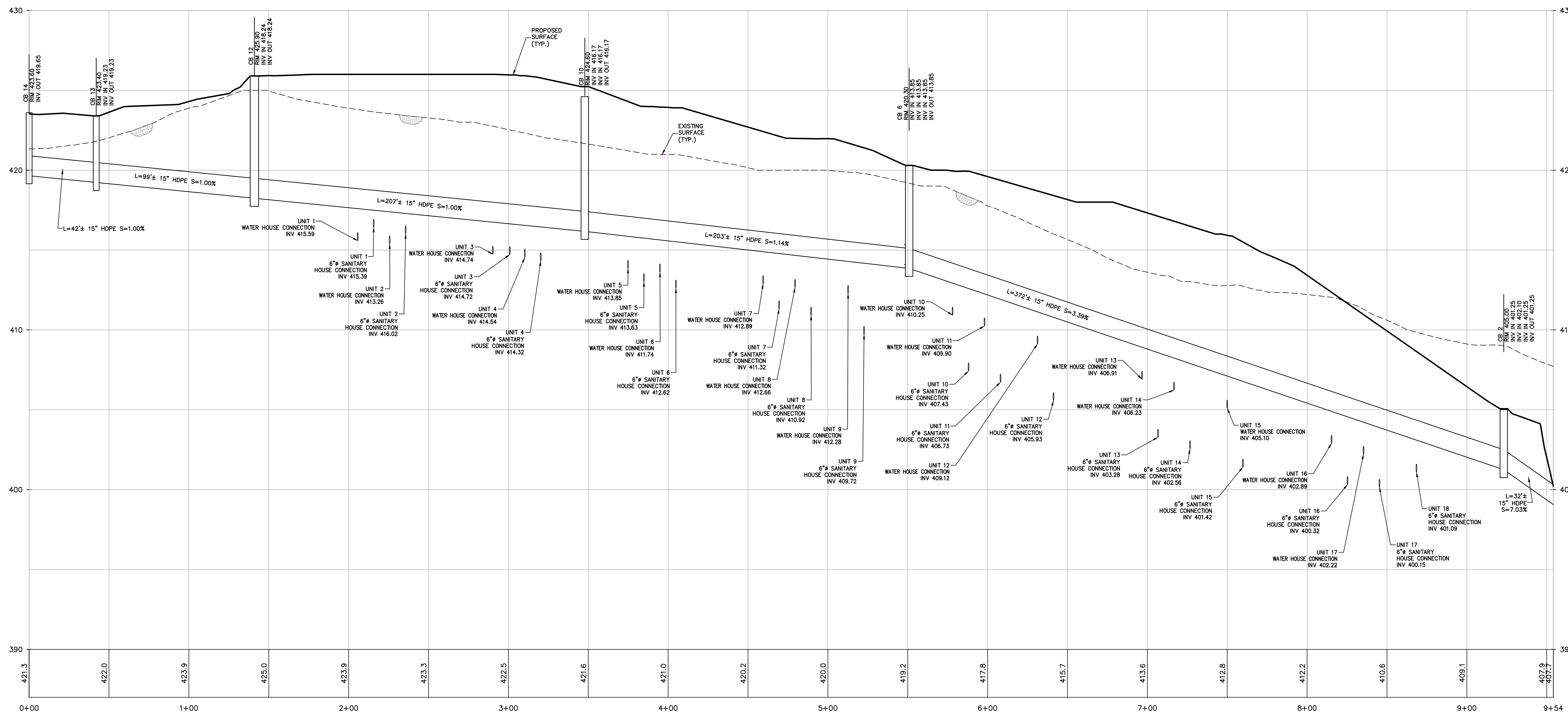
PROFILE
FI 9 TO CB 6
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



PROFILE
FI 5 TO CB 2
SCALE: HORIZ. 1"=30'
SCALE: VERT. 1"=3'



PROFILE
FI 4 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
1	PB SUBMISSION	XC	03/20/23

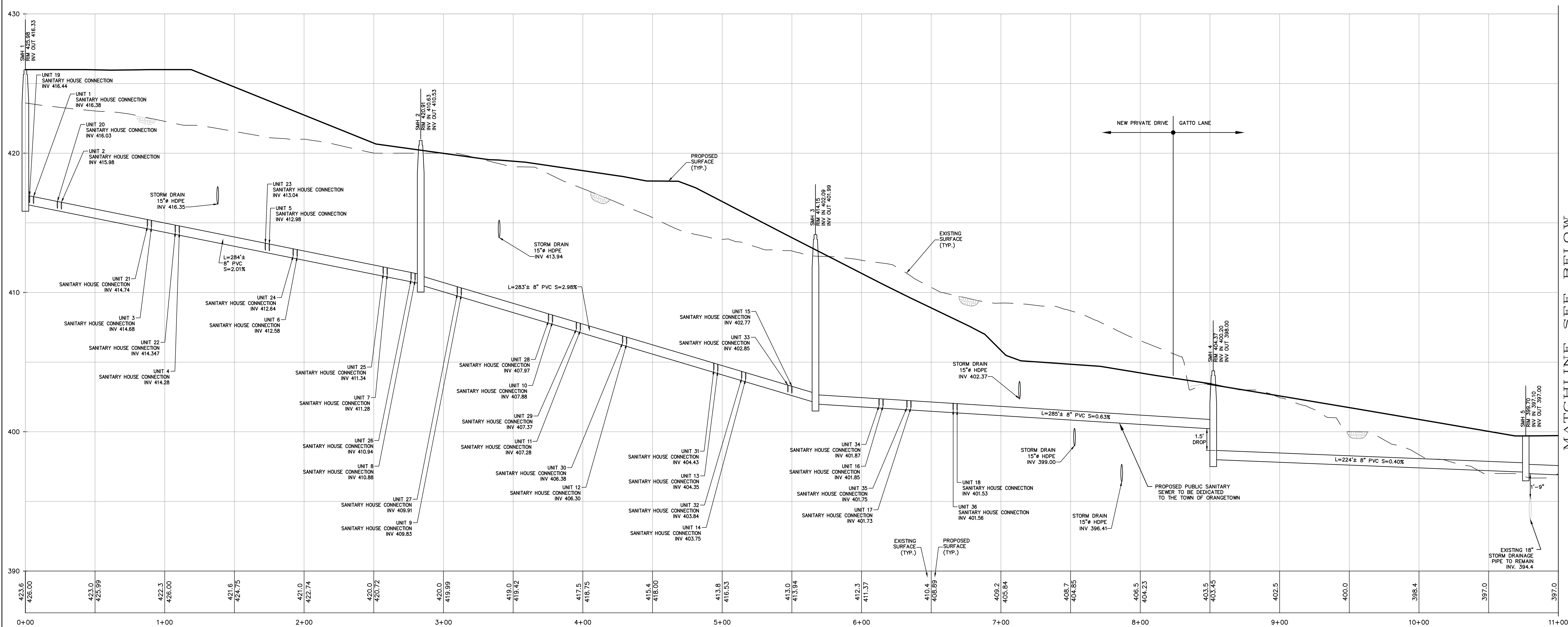
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PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY STORM DRAINAGE PROFILES

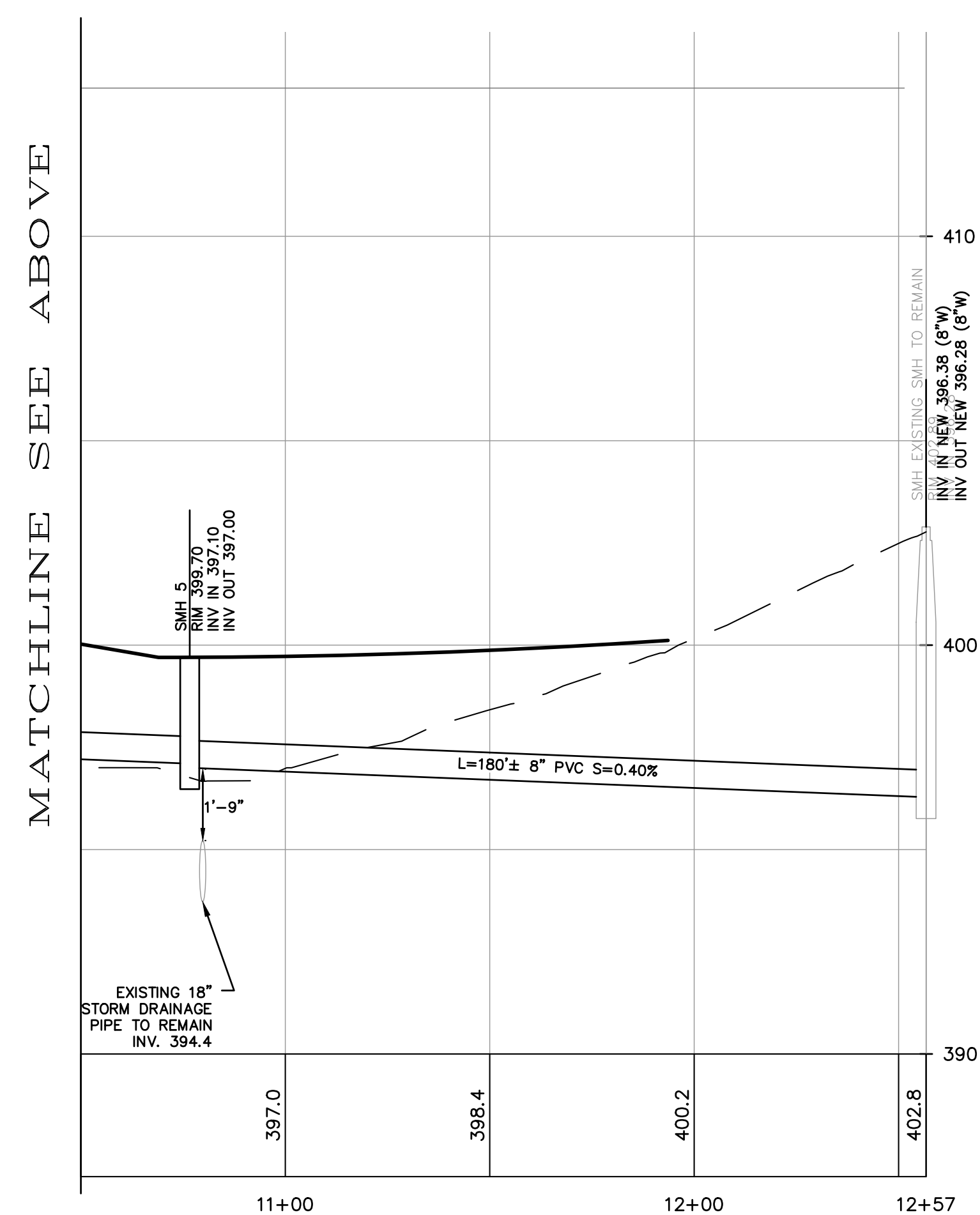
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SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 11/10/2022 | DRAWING NO: 8



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

NOTE: ALL HOUSE CONNECTIONS FROM
 CLEANOUT TO SANITARY
 SEWER ARE 6"Ø PVC PIPES

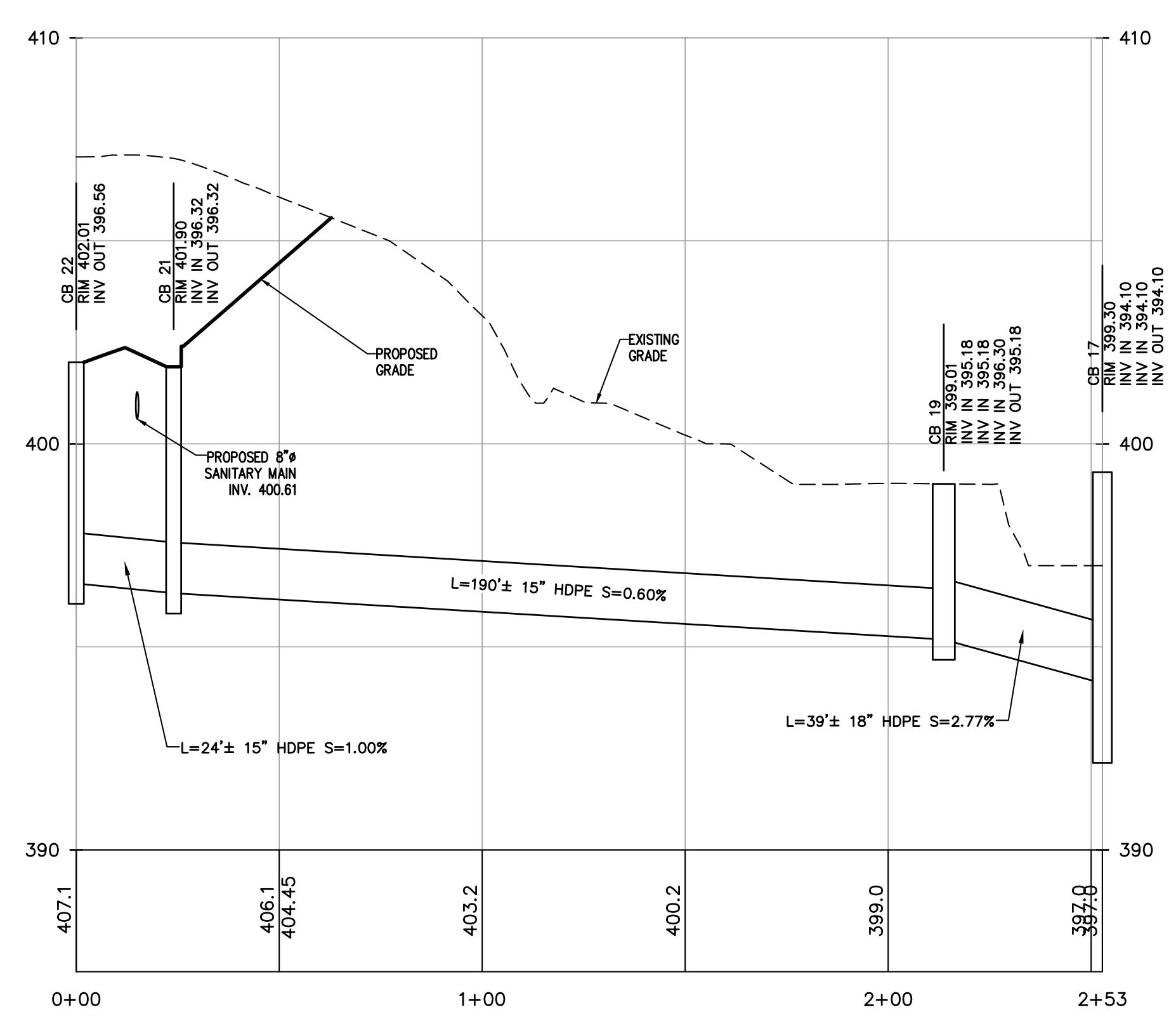
MATCHLINE SEE BELOW



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

NOTE: ALL HOUSE CONNECTIONS FROM
 CLEANOUT TO SANITARY
 SEWER ARE 6"Ø PVC PIPES

MATCHLINE SEE ABOVE



PROFILE
 CB 22 TO CB 17
 SCALE: HORIZ. 1"=30'
 SCALE: VERT. 1"=3'

1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

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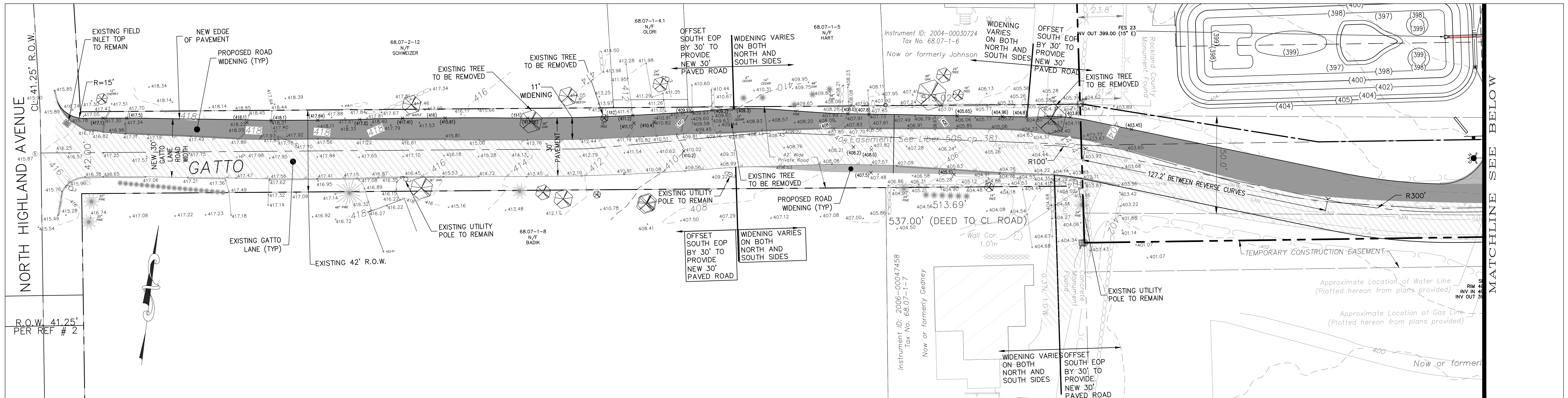
PROJECT:
GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE:
**PRELIMINARY
 SANITARY SEWER PROFILES**

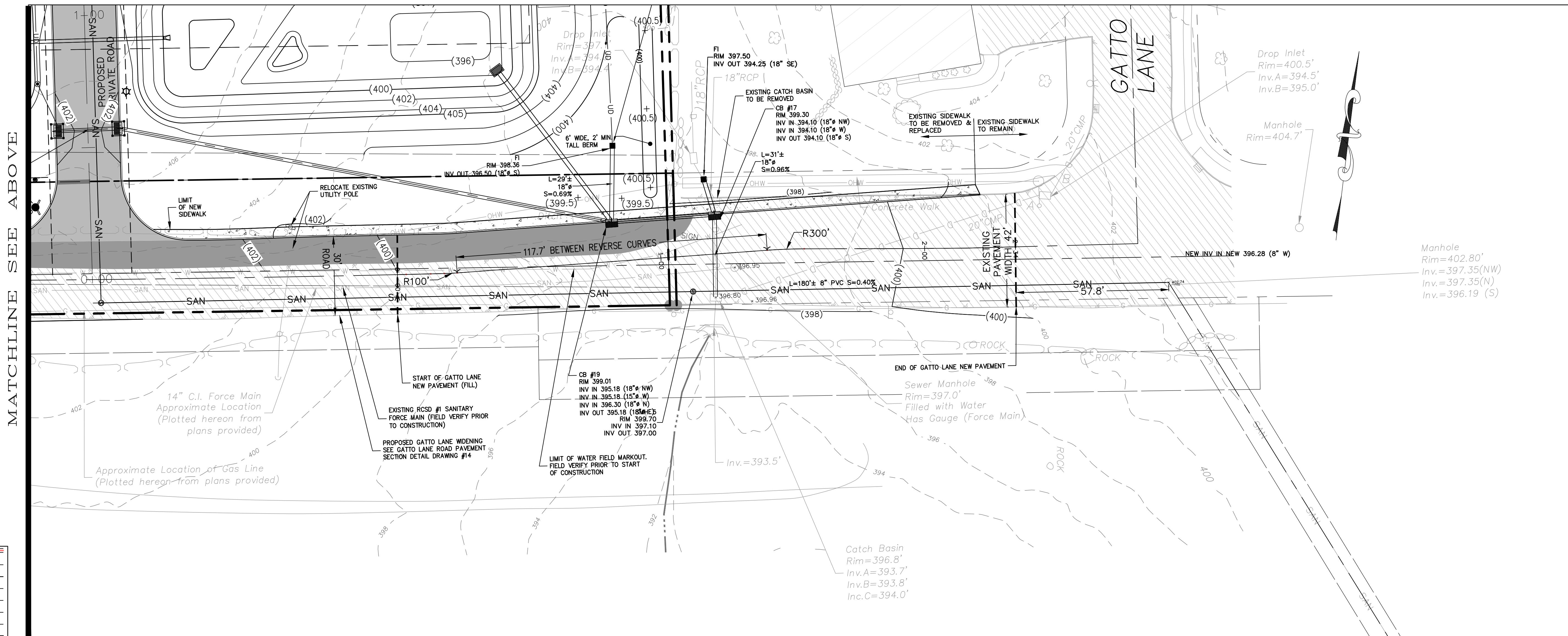
PROJECT NO: 20231 | DRAWN: XC | CHECKED: KD
 SCALE: 1" = 30'
 GRAPHIC SCALE: 30' | 60'

DATE: 11/10/2022 | DRAWING NO: 9

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



GALLO LANE PART PLAN
SCALE 1"=20'



GALLO 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	•
EXISTING SPOT ELEVATION	•

1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

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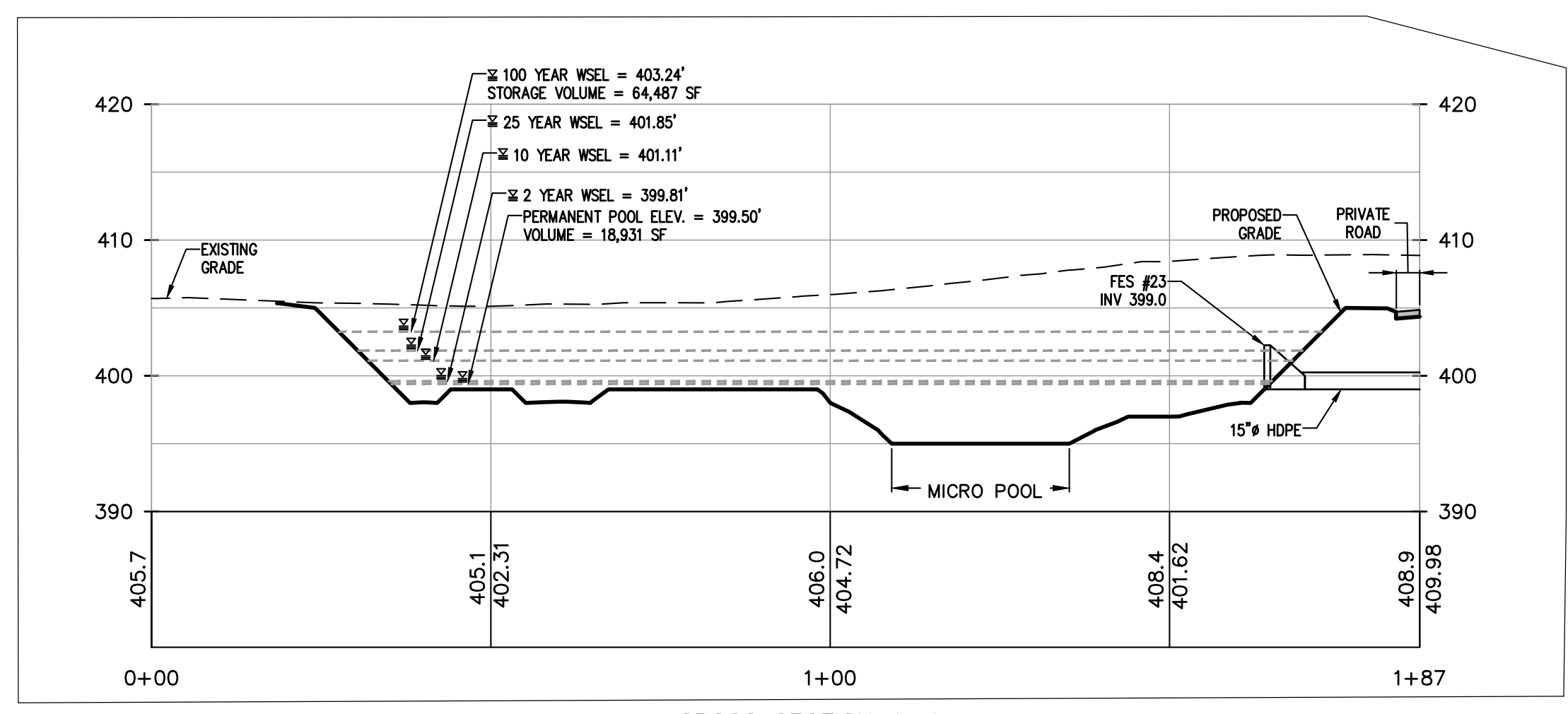
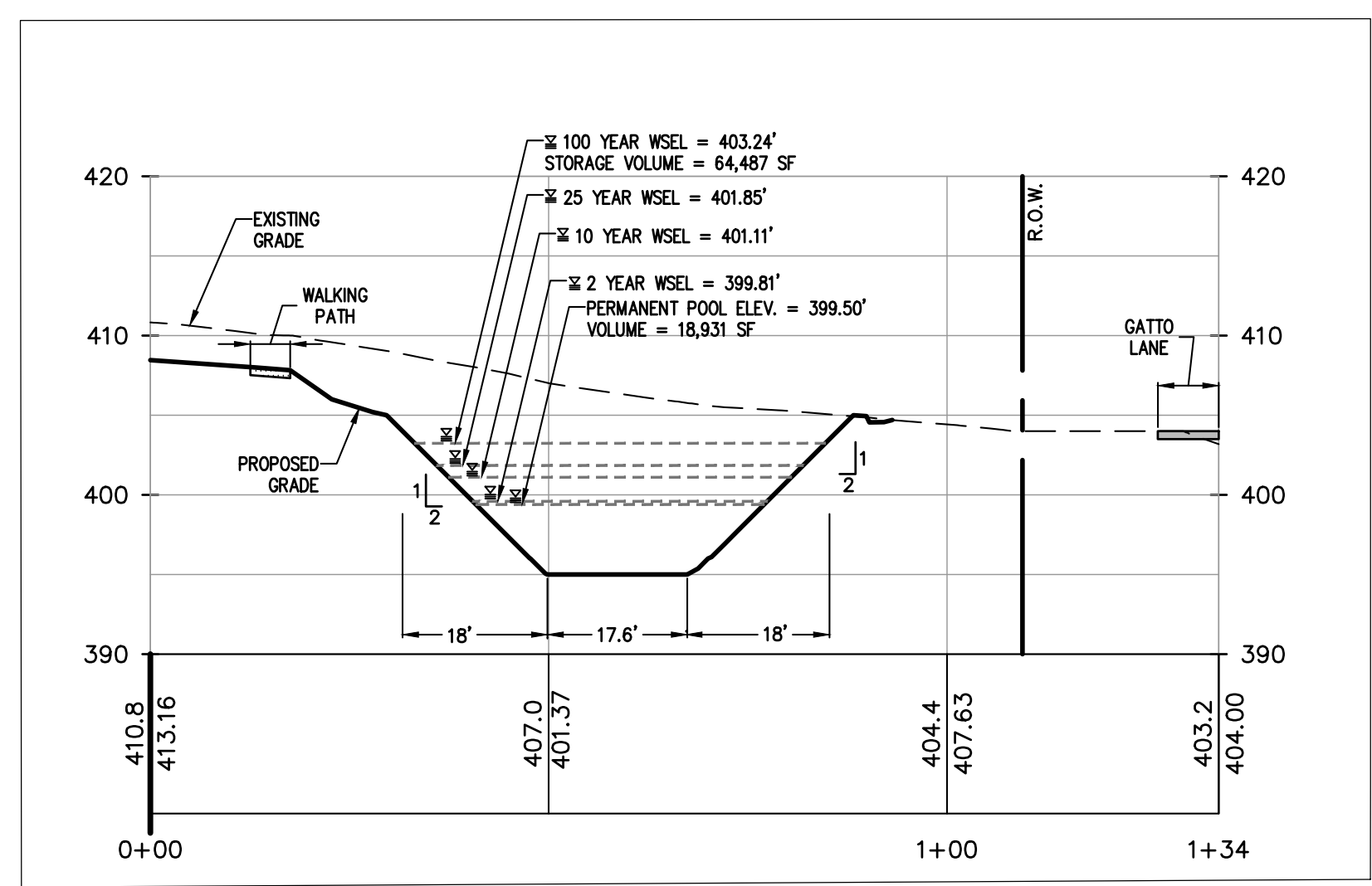
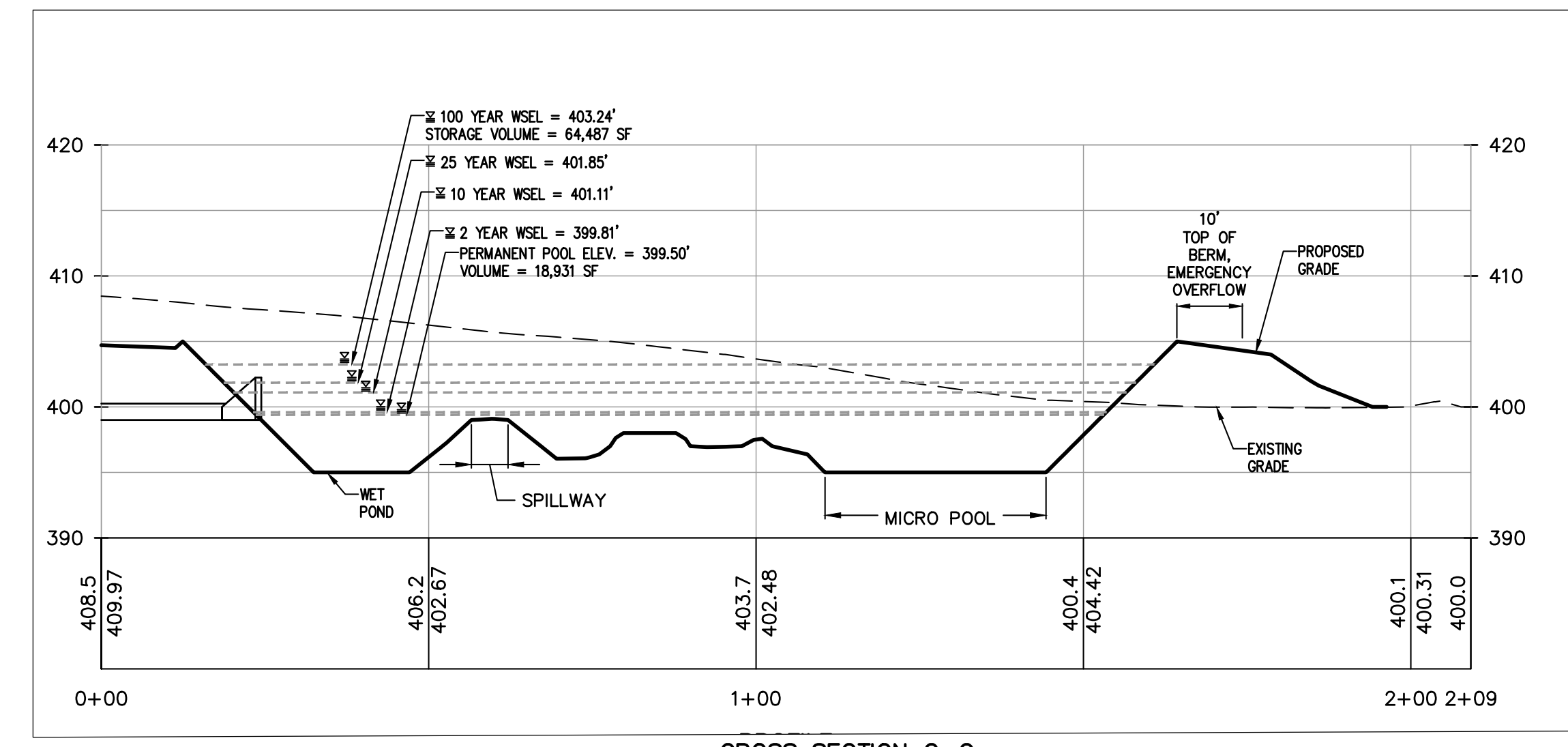
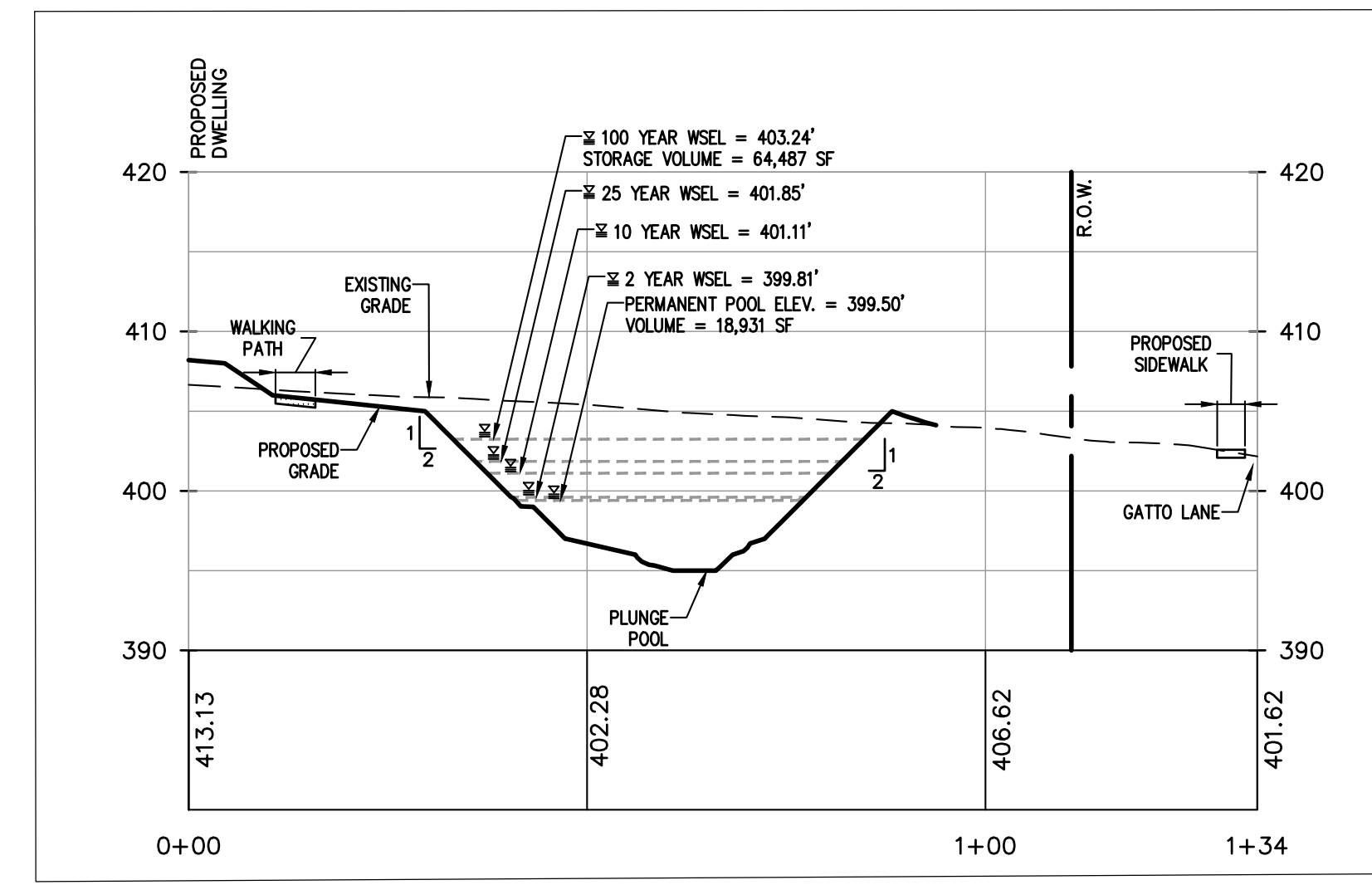
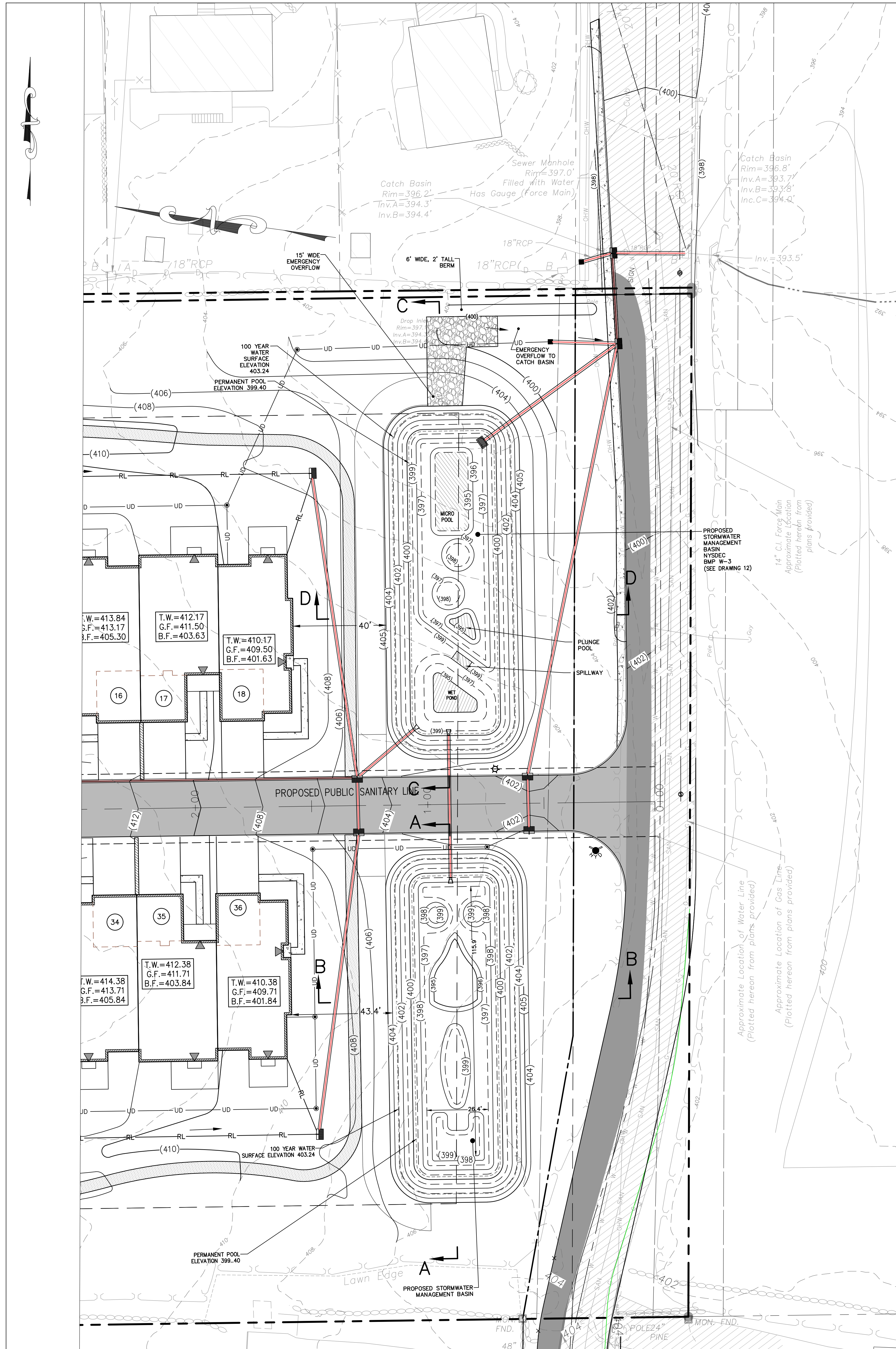
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22 Paris Avenue, Suite 105 Rockleigh, NJ 07647 (201) 684-1221

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

TITLE:
PRELIMINARY GATTO LANE IMPROVEMENT PLAN

PROJECT NO: 20231
SCALE: 1" = 20'
GRAPHIC SCALE: 1" = 20'
DATE: 11/10/2022
DRAWING NO: 11



- 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
1	PB SUBMISSION	XC	03/20/23

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

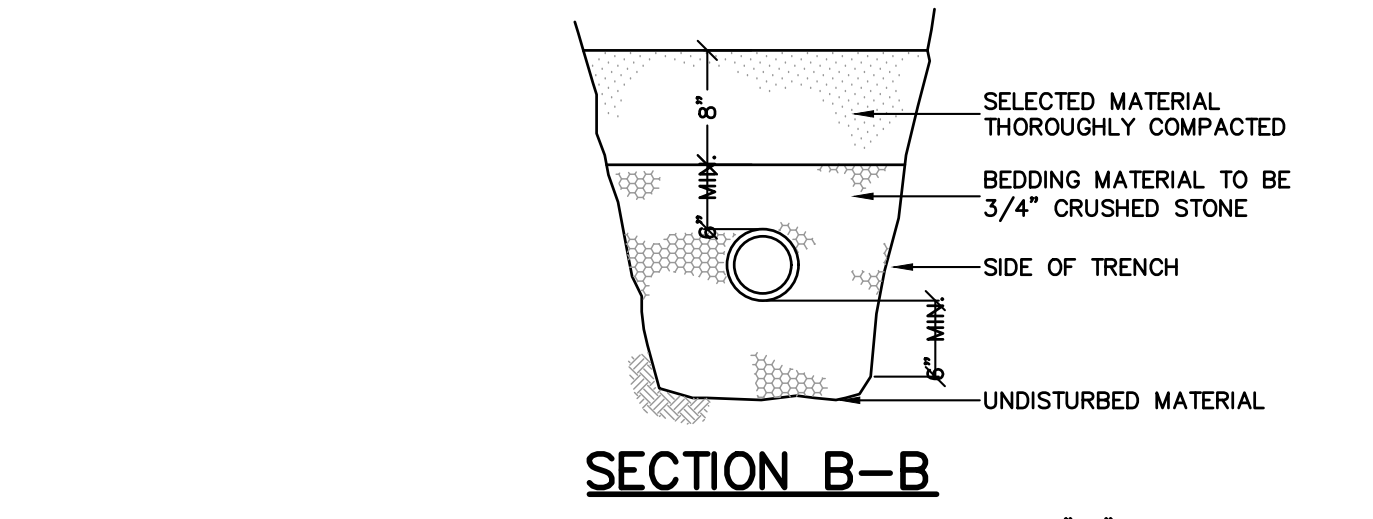
TITLE:
**PRELIMINARY DETENTION
BASIN PLAN**

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

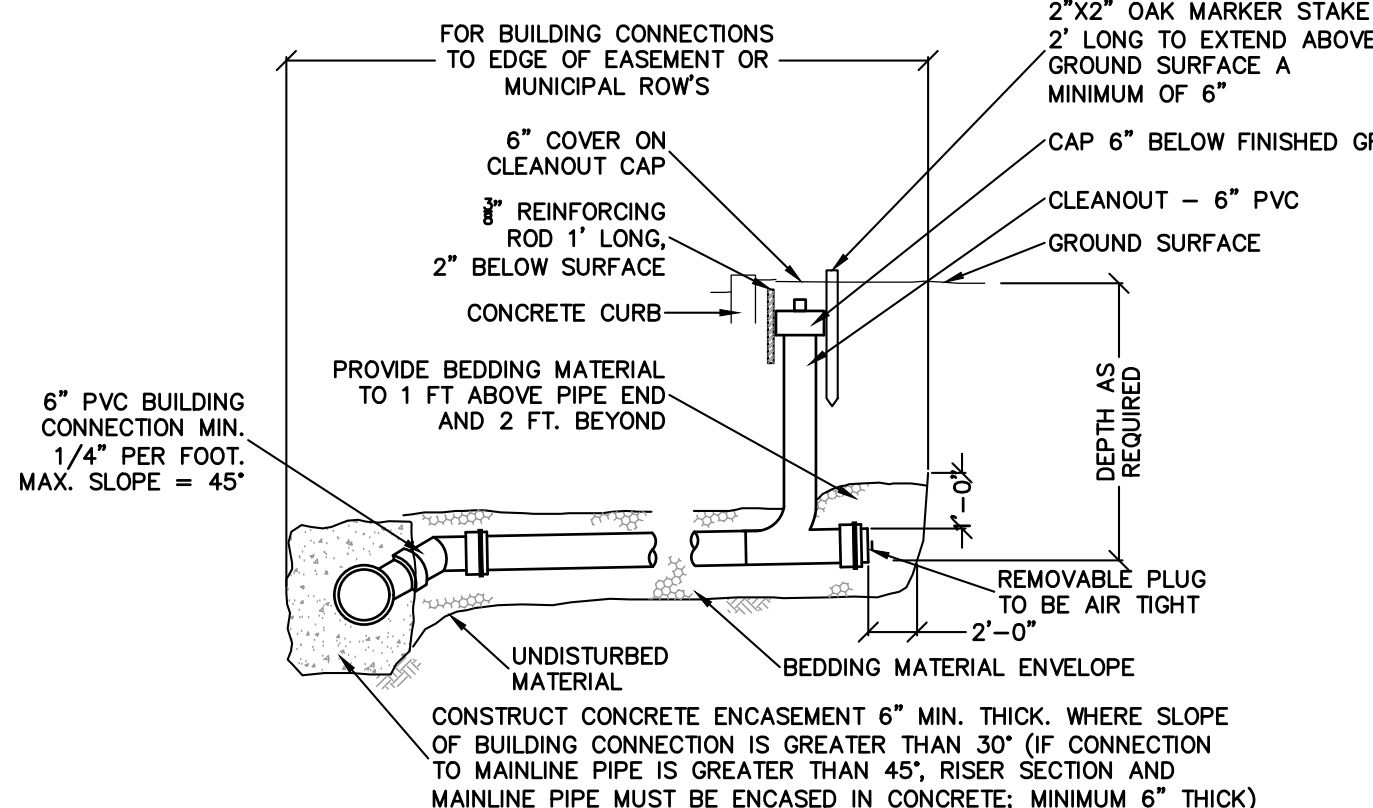
PROJECT NO: 20231
DRAWN: XC
CHECKED: KD

SCALE: 1" = 20'
GRAPHIC SCALE: 30' 60'

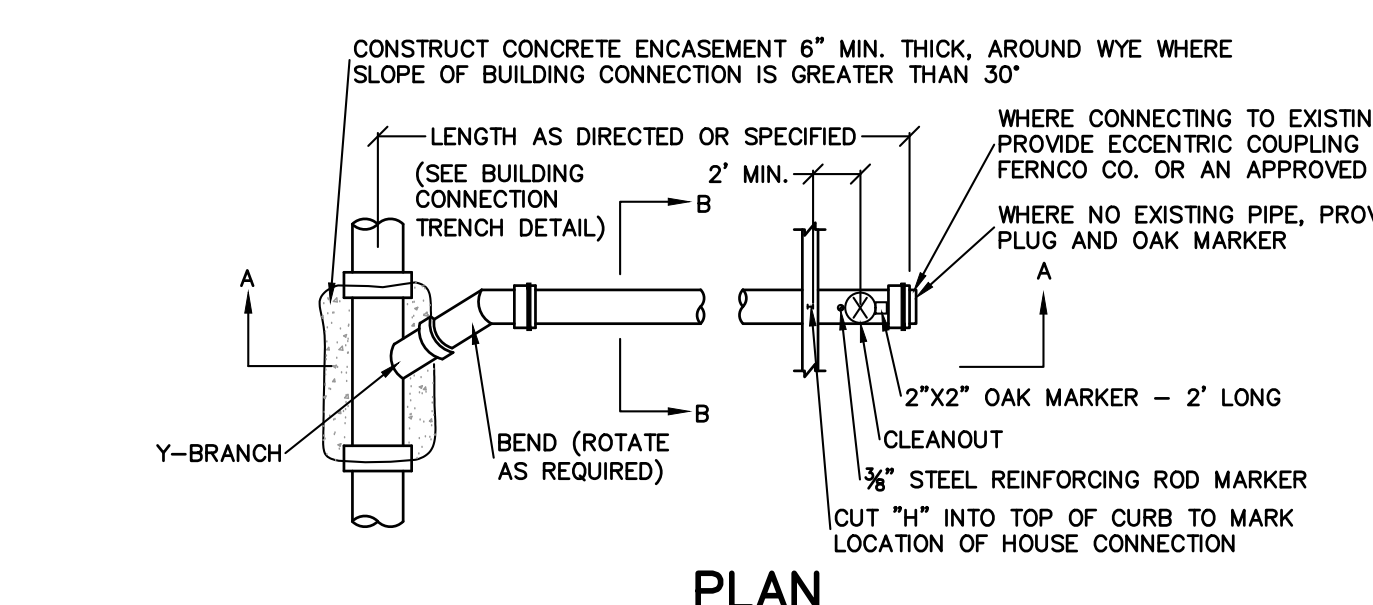
DATE: 11/10/2022
DRAWING NO: 12



SECTION B-B
N.T.S.

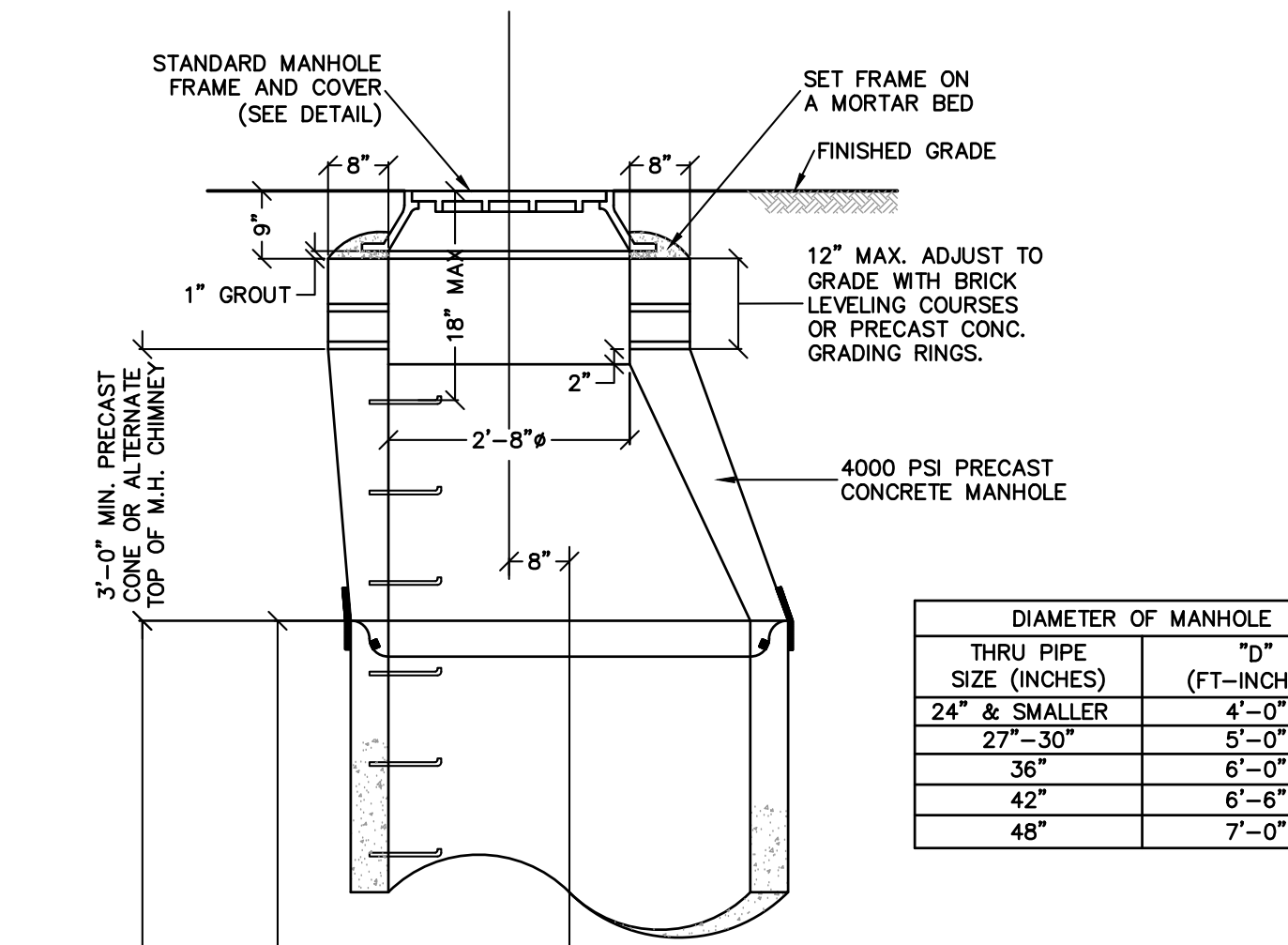


SECTION A-A
N.T.S.

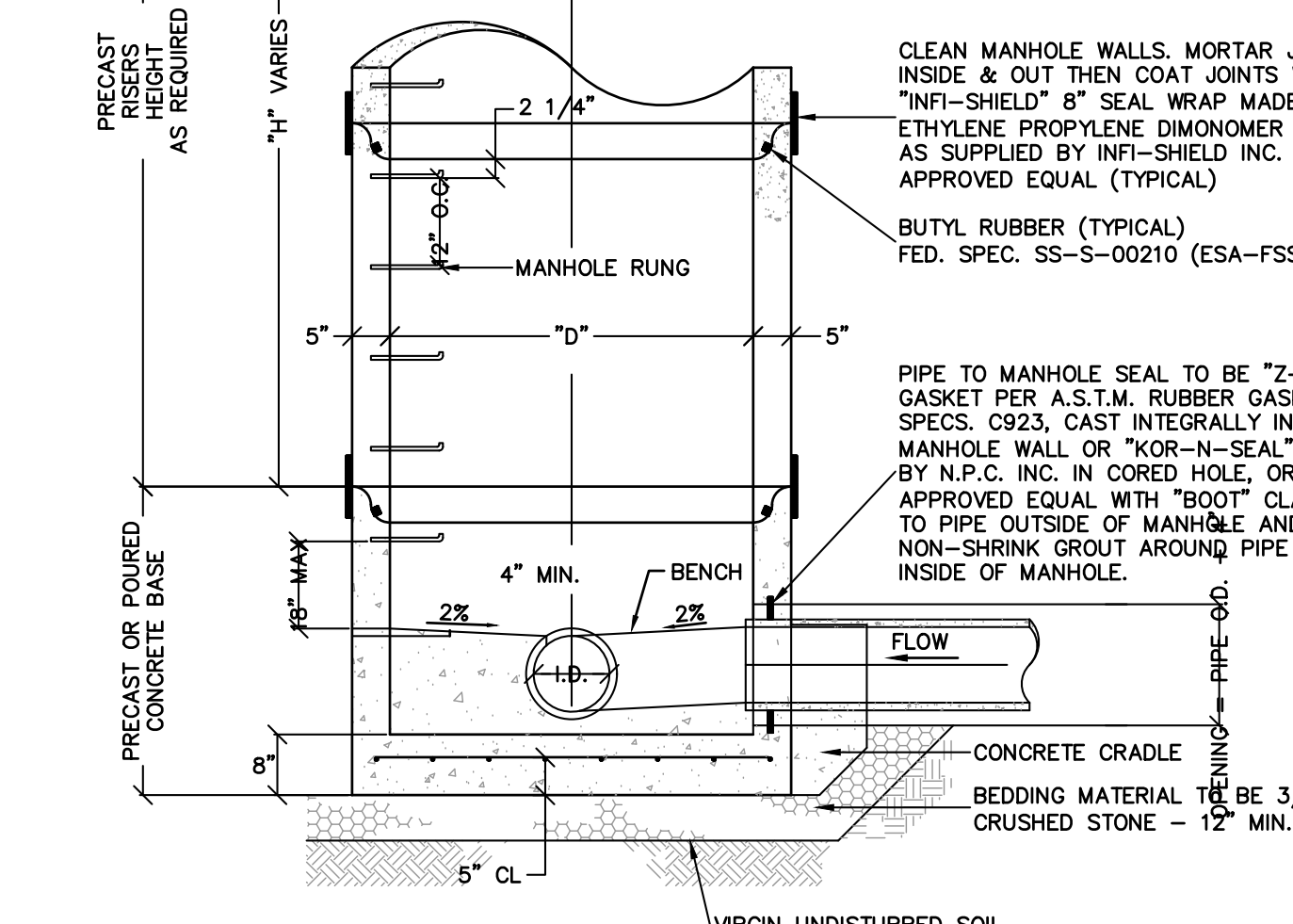


PLAN
N.T.S.

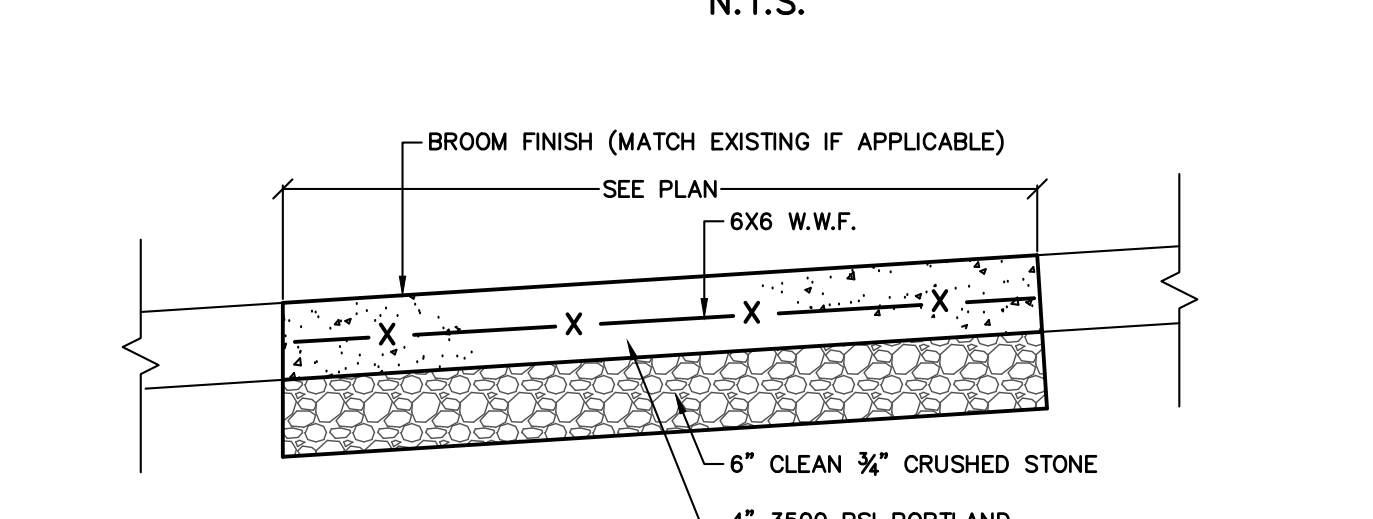
BUILDING CONNECTION DETAILS
N.T.S.



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

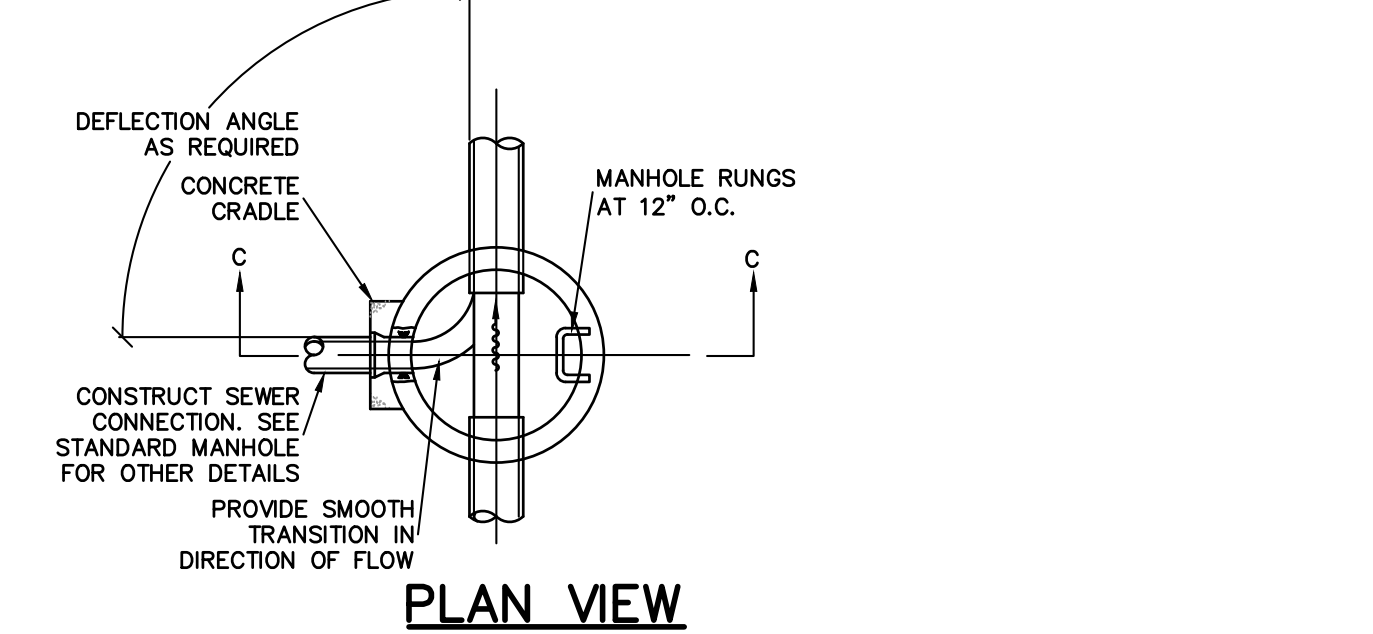


PRECAST STANDARD MANHOLE
N.T.S.

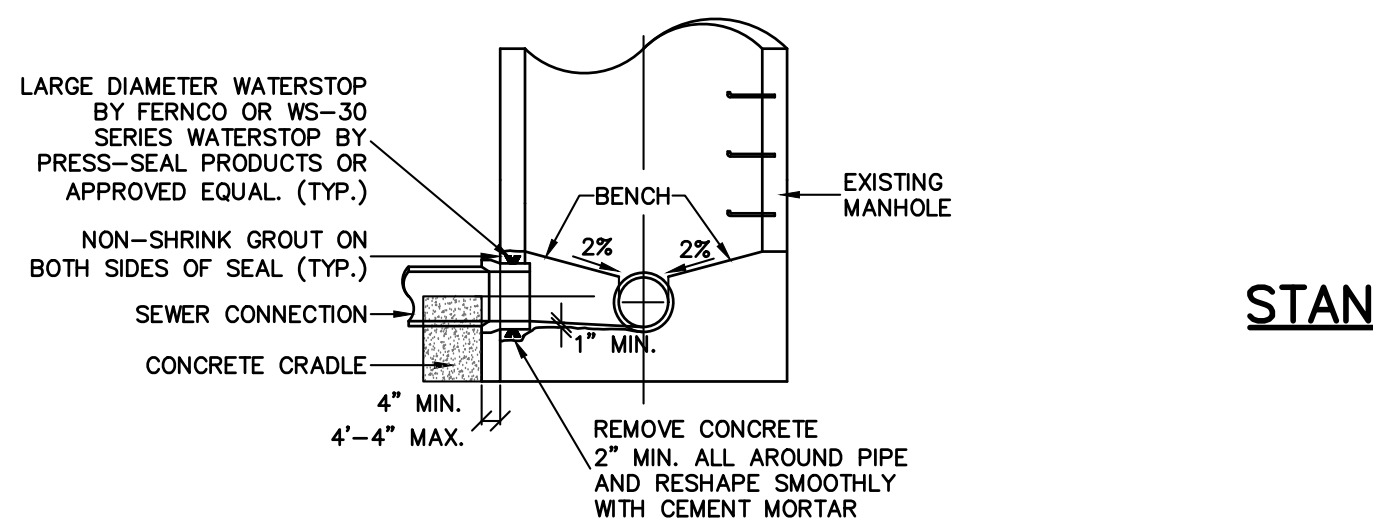


- CONCRETE SIDEWALK NOTES:**
- FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18-20 FEET.
 - CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 6 FEET.
 - ALL EDGES SHALL BE FINISHED WITH A RADIUS OF 1/4 INCH.
 - A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
 - THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROTTED TO A UNIFORM TEXTURE.
 - A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
 - ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

CONCRETE SIDEWALK DETAIL
N.T.S.



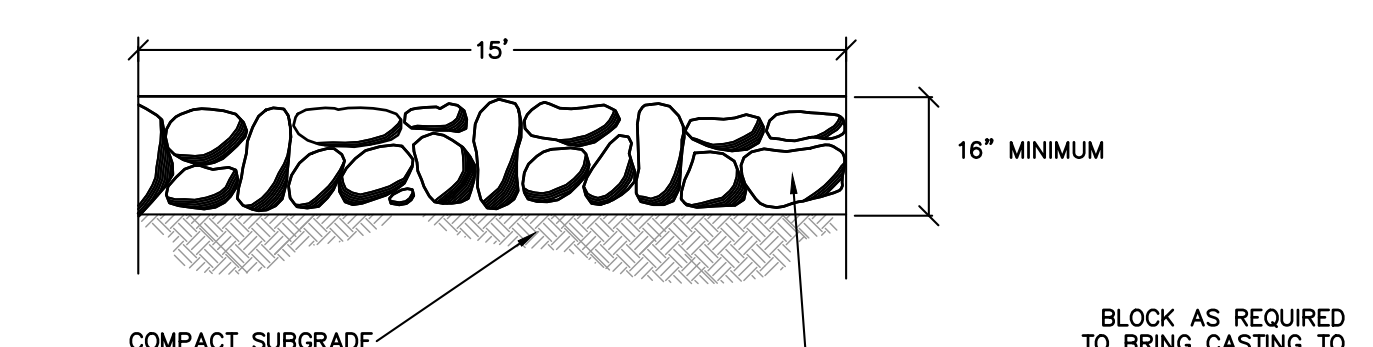
PLAN VIEW
N.T.S.



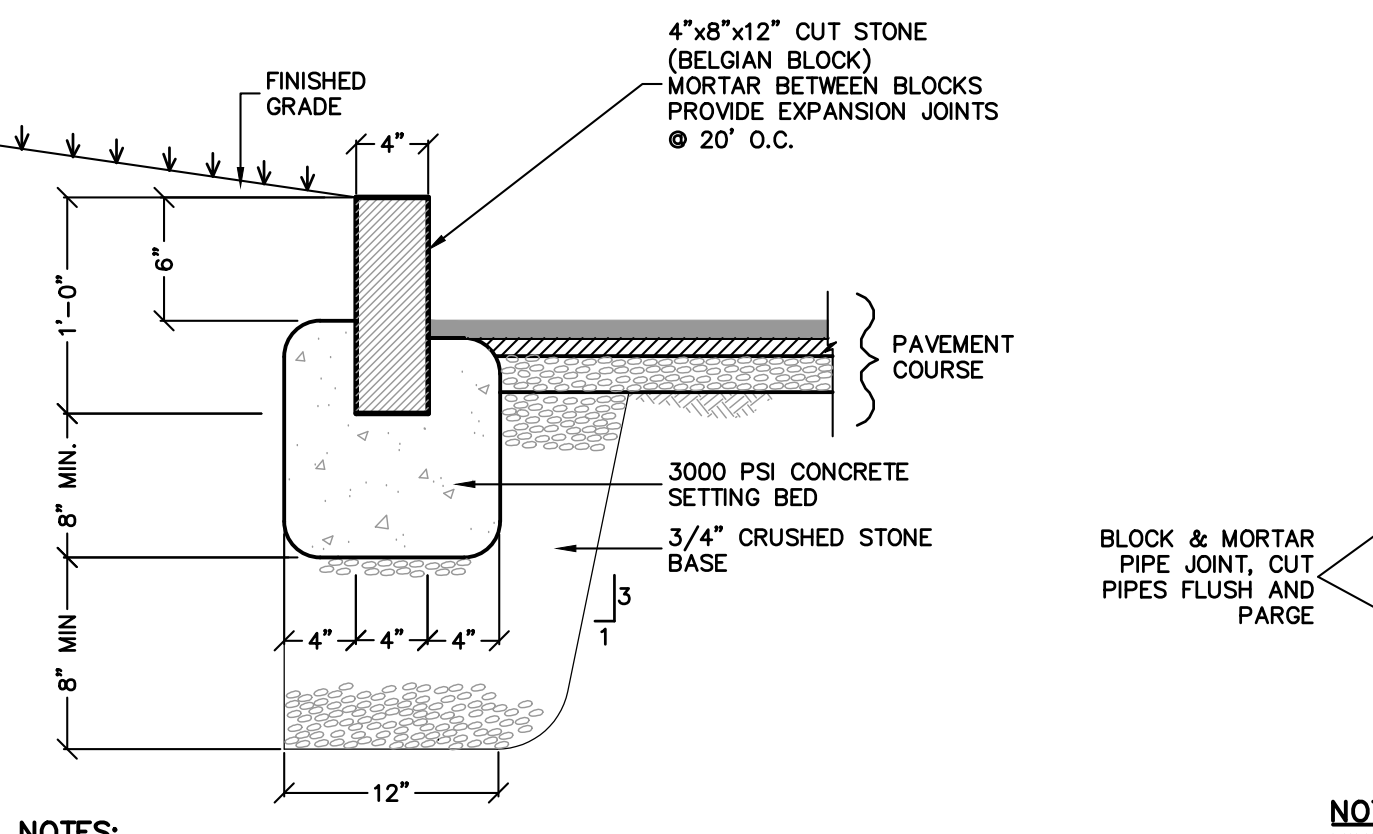
SECTION C-C
N.T.S.

- NOTES:**
- CLEAN AND ROUGHEN ALL SURFACES AGAINST NEW MORTAR TO BE PLACED.
 - EXIST CONC. TO BE REMOVED TO MEET NEW CHANNEL CONC. TO BE REMOVED TO A LINE AT LEAST 1-INCH BEYOND FINISHED CHANNEL LINE AND FINISHED OFF TO NEW LINE WITH CEMENT MORTAR.
 - WHERE PIPE IS ABANDONED, PLUG PIPE WITH 12-INCH MIN. CONC. AND BUILDUP CHANNEL TO ELEV OF EXISTING BENCH TO DIVERT FLOW OF NEW MH CHANNEL.
 - THE PIPE PENETRATION MUST NOT BE THROUGH THE CONE SECTION OR A MANHOLE JOINT NOR SHALL IT INTERFERE WITH THE MANHOLE RUNGS.

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

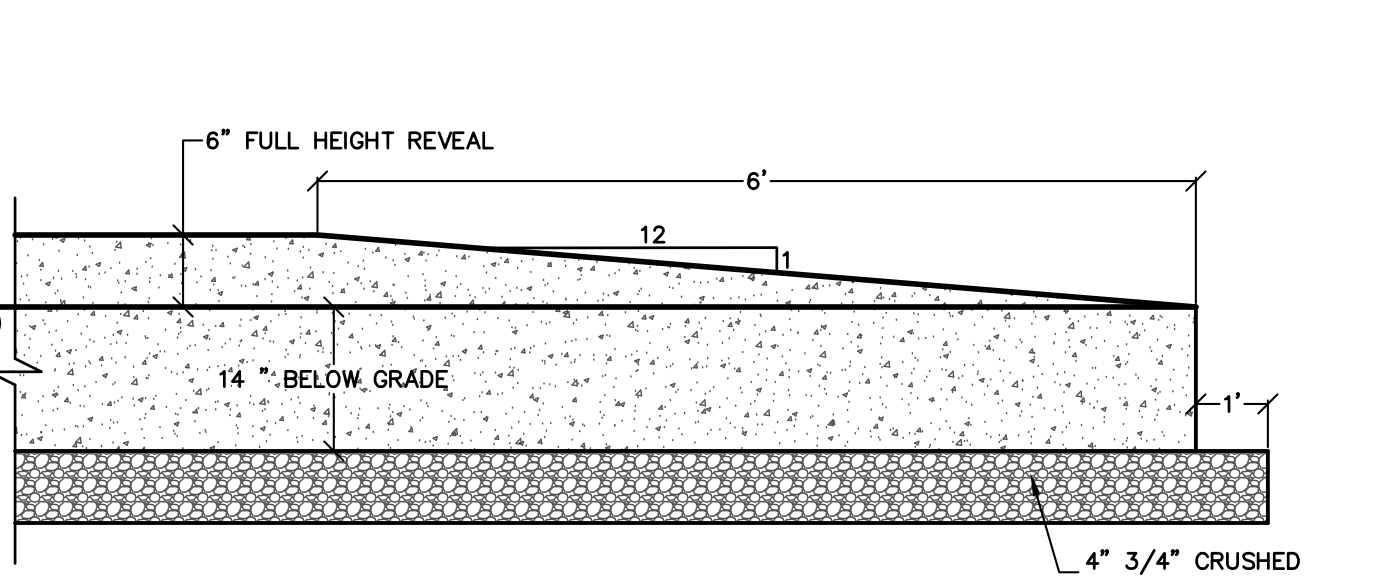


RIP-RAP DETAIL
N.T.S.



BELGIAN BLOCK CURB DETAIL
N.T.S.

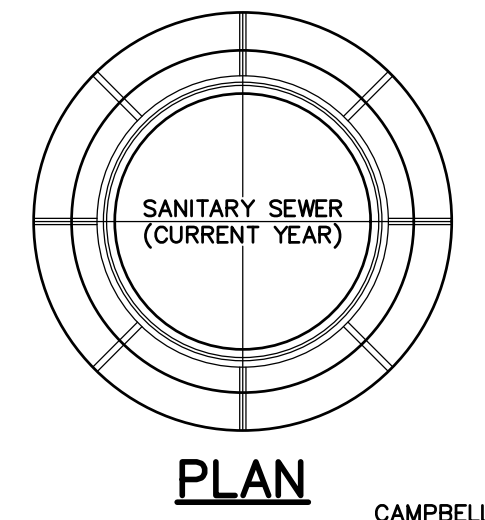
- NOTES:**
- EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
 - UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.



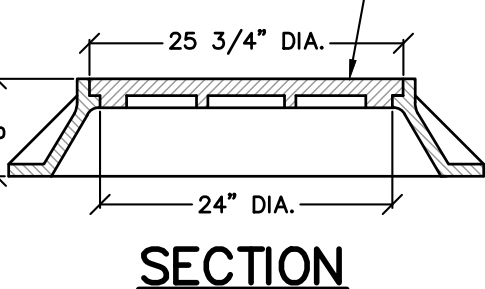
CURB TERMINAL DETAIL
N.T.S.



SIGN "NO PARKING DURING SNOW EVENTS"
N.T.S.

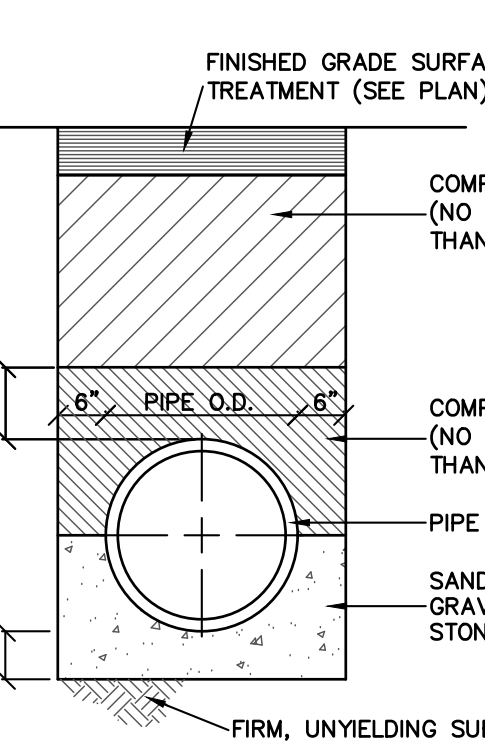


PLAN
N.T.S.



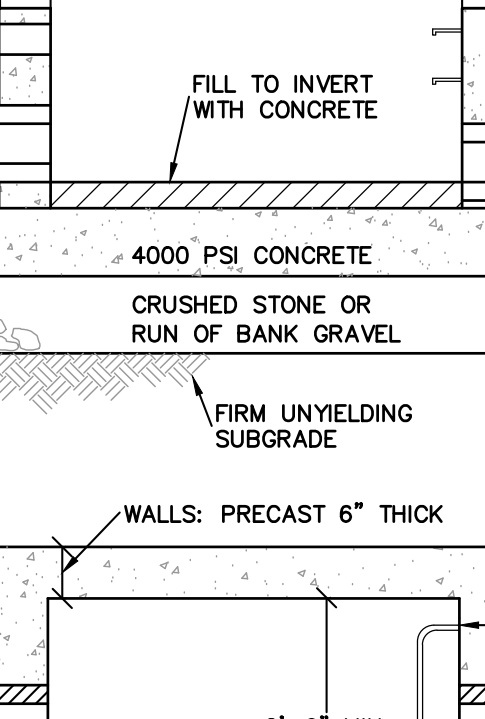
SECTION
N.T.S.

STANDARD MANHOLE FRAME AND COVER
N.T.S.

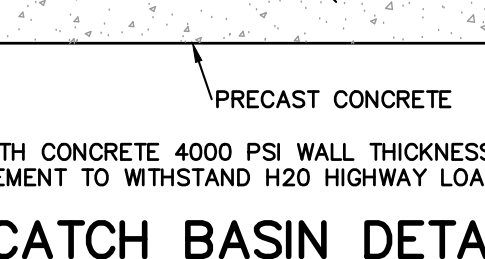


STORM PIPE BEDDING DETAIL
N.T.S.

STREET PAVEMENT SECTION
N.T.S.

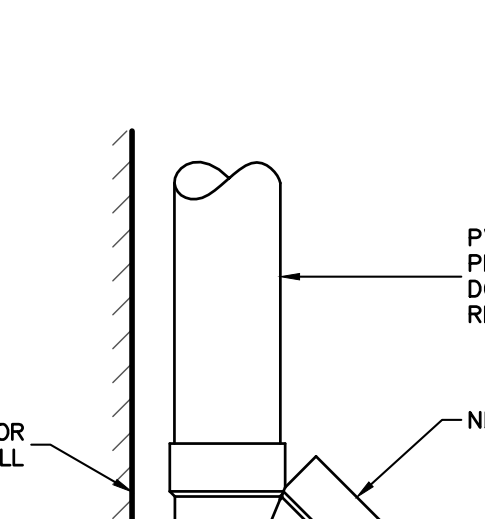


PRIVATE ROAD SECTION
N.T.S.

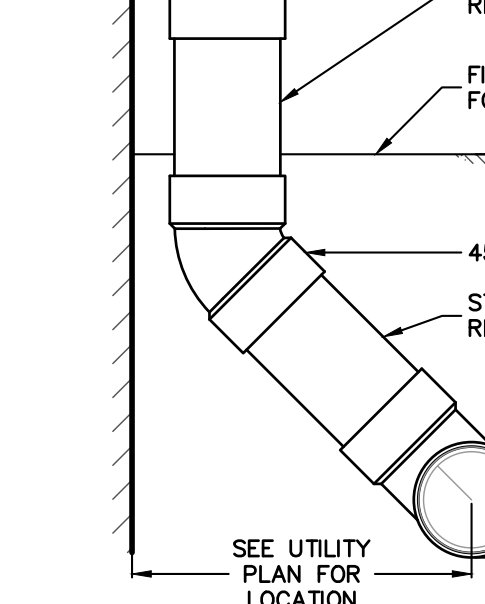


CATCH BASIN DETAIL
N.T.S.

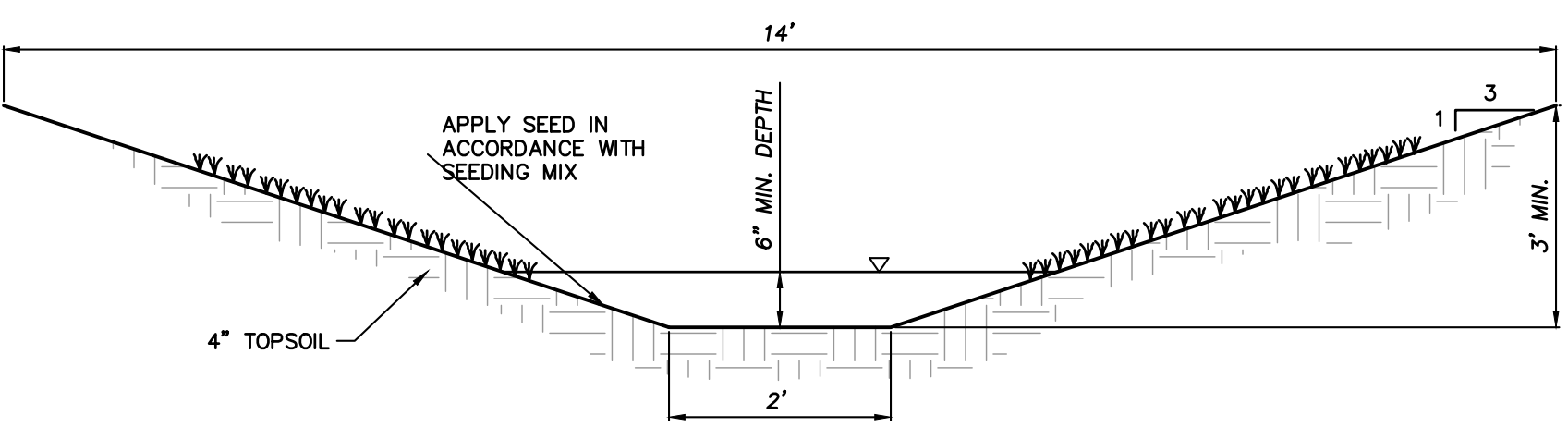
CONCRETE CURB DETAIL
N.T.S.



CONCRETE CURB DETAIL
N.T.S.

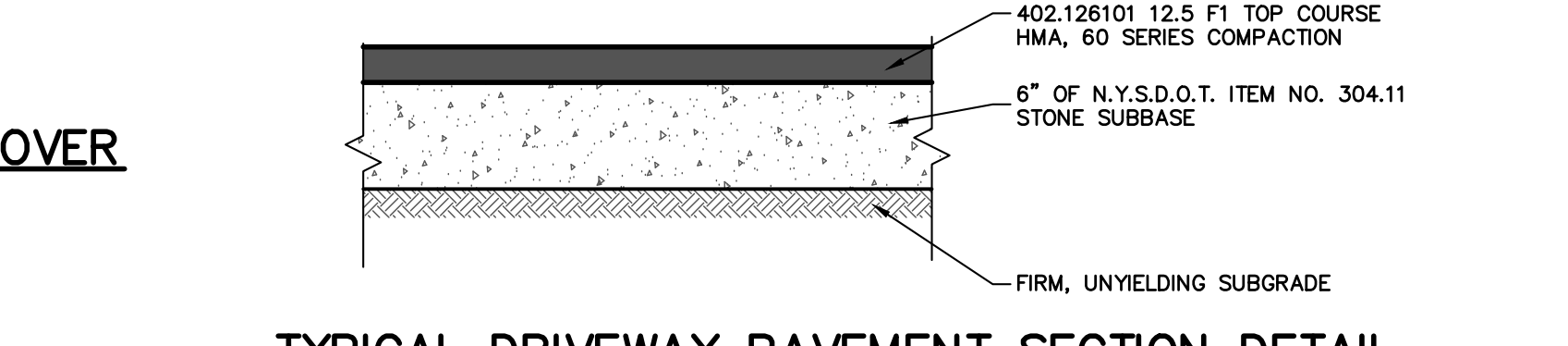


ROOF LEADER CLEANOUT DETAIL
N.T.S.

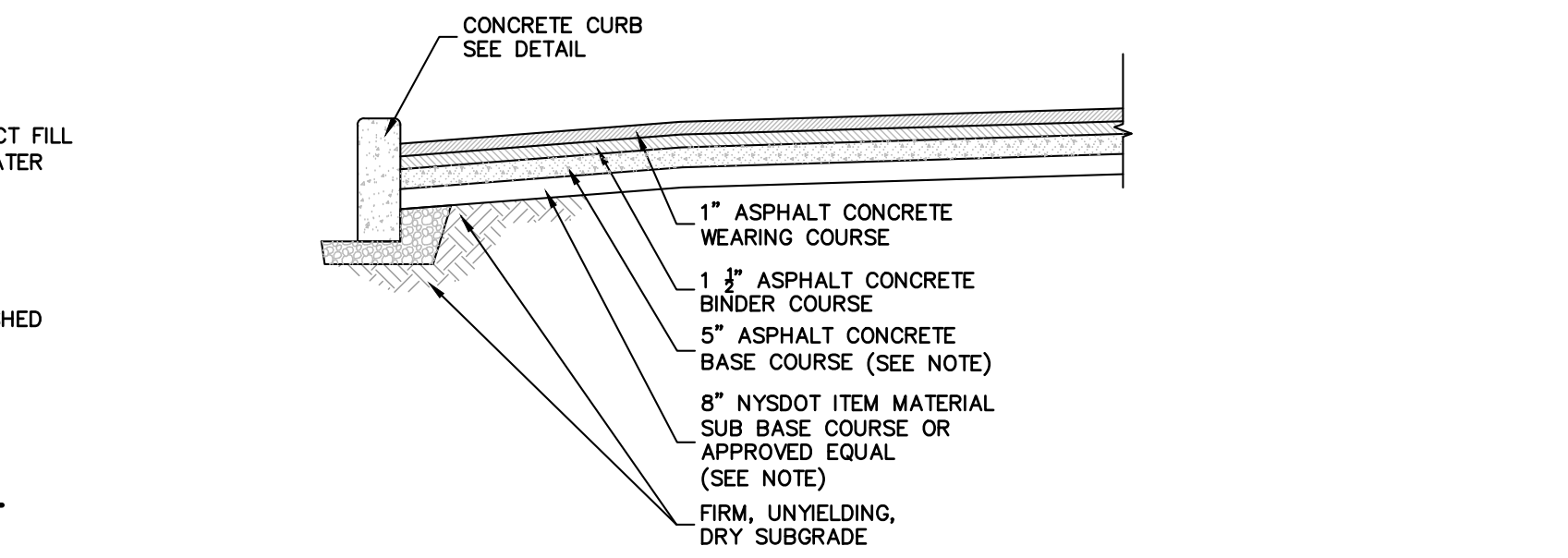


- NOTE:**
- MOW AS REQUIRED TO MAINTAIN GRASS HEIGHT AT 4" TO 6"
 - REMOVE SEDIMENT OR DEBRIS BY HAND WHEN DEPTH REACHES 2"

VEGETATED SWALE DETAIL
N.T.S.



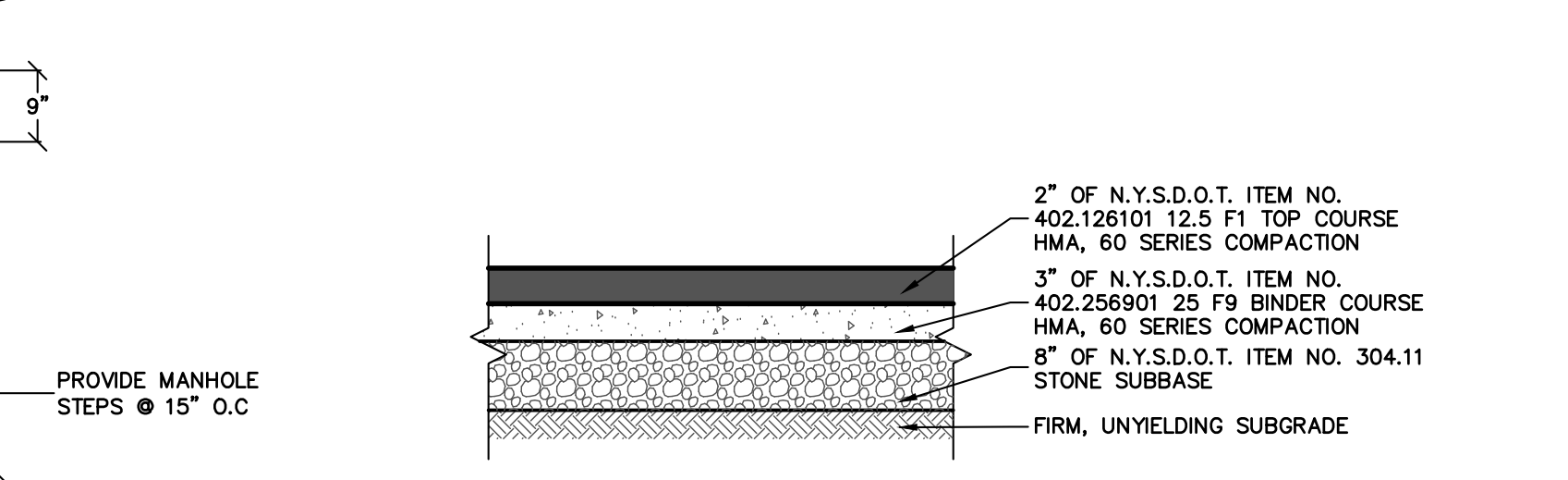
TYPICAL DRIVEWAY PAVEMENT SECTION DETAIL
N.T.S.



PAVEMENT NOTES:

- 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
- ROAD CROWN SHALL BE 6" AND MATCH HEIGHT OF CURB.
- ROAD MATERIALS SHALL BE SUBMITTED TO VILLAGE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- ROAD SHALL BE INSPECTED BY VILLAGE ENGINEER PRIOR TO ACCEPTANCE.

STREET PAVEMENT SECTION
N.T.S.

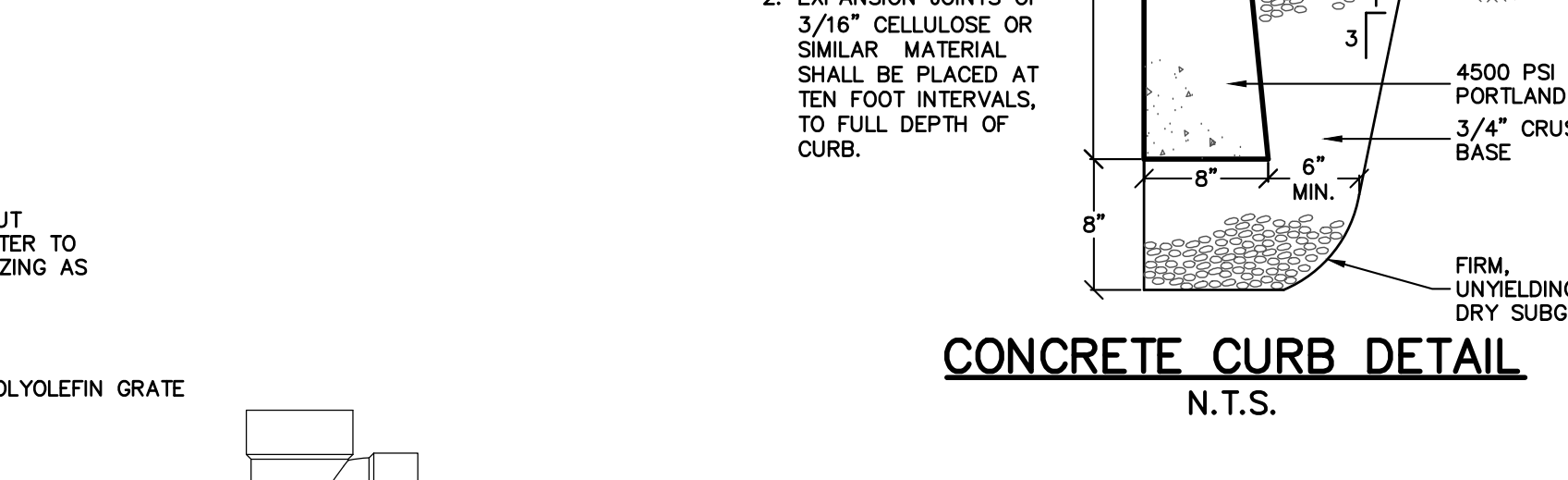


PRIVATE ROAD SECTION
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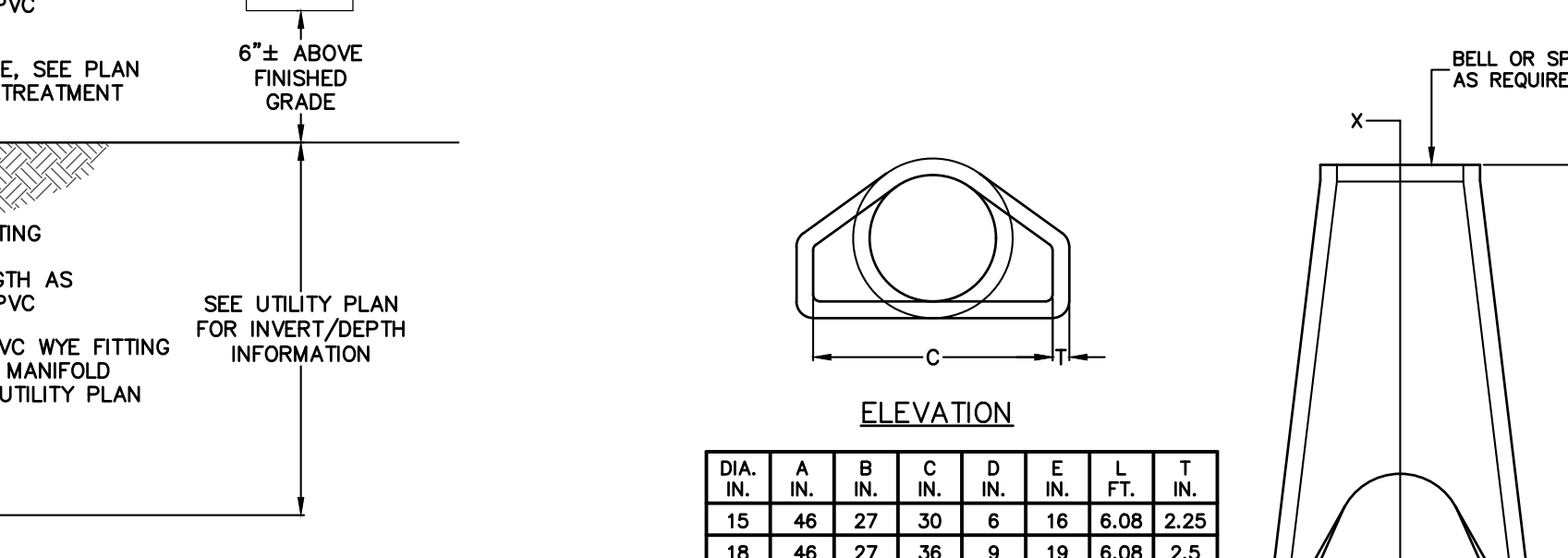


CATCH BASIN DETAIL
N.T.S.

CONCRETE CURB DETAIL
N.T.S.

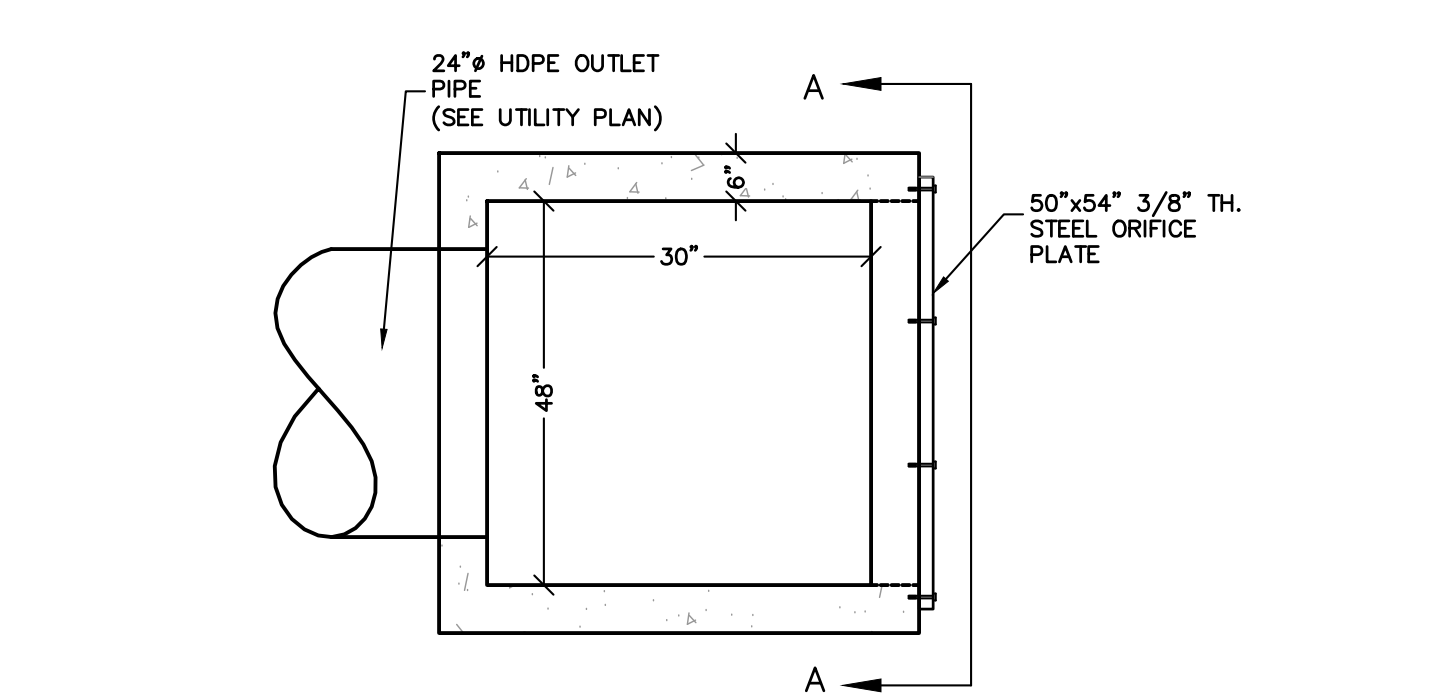


CONCRETE CURB DETAIL
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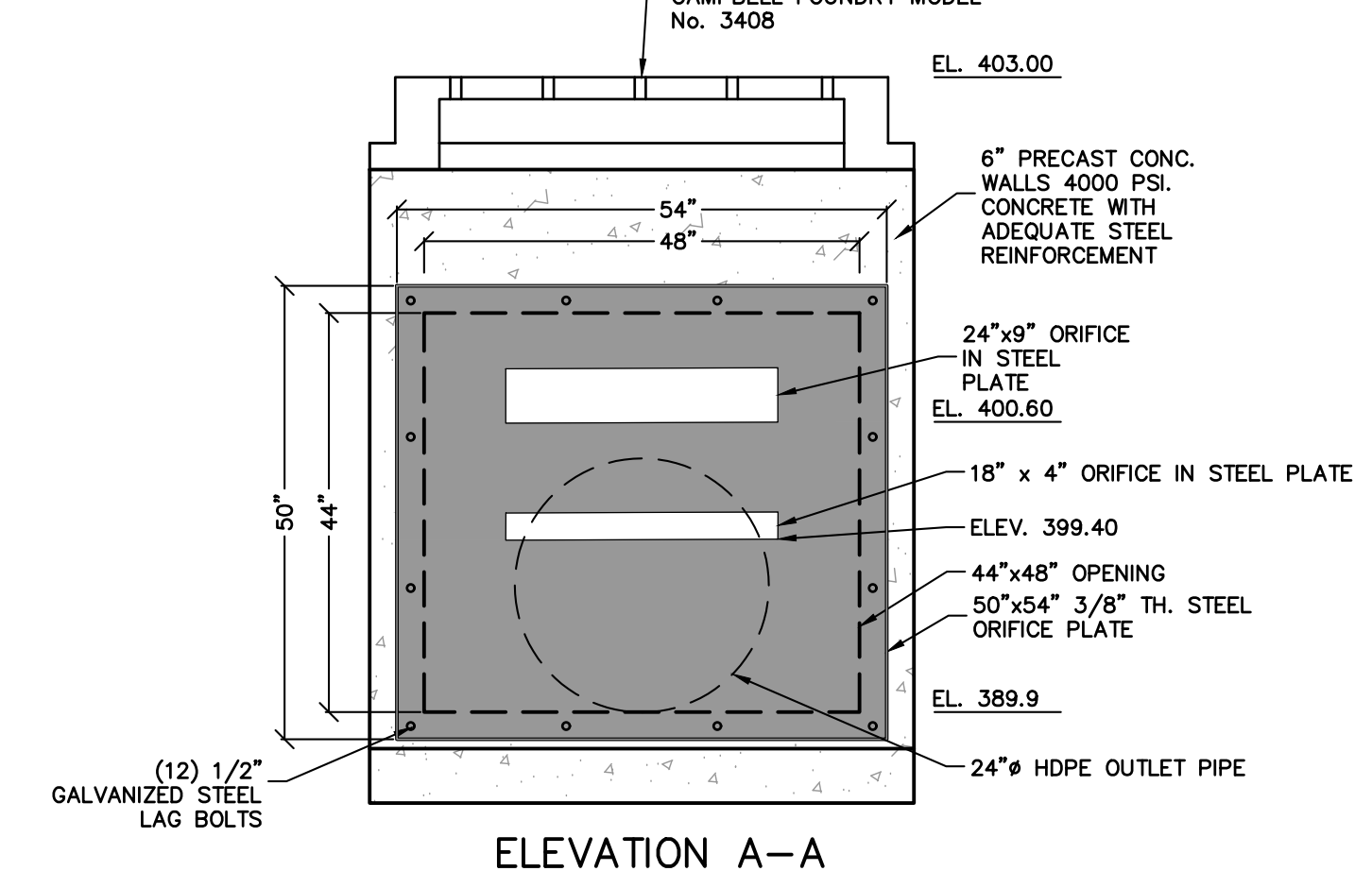


FLARED END SECTION DETAIL
N.T.S.

NOTE: END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B.

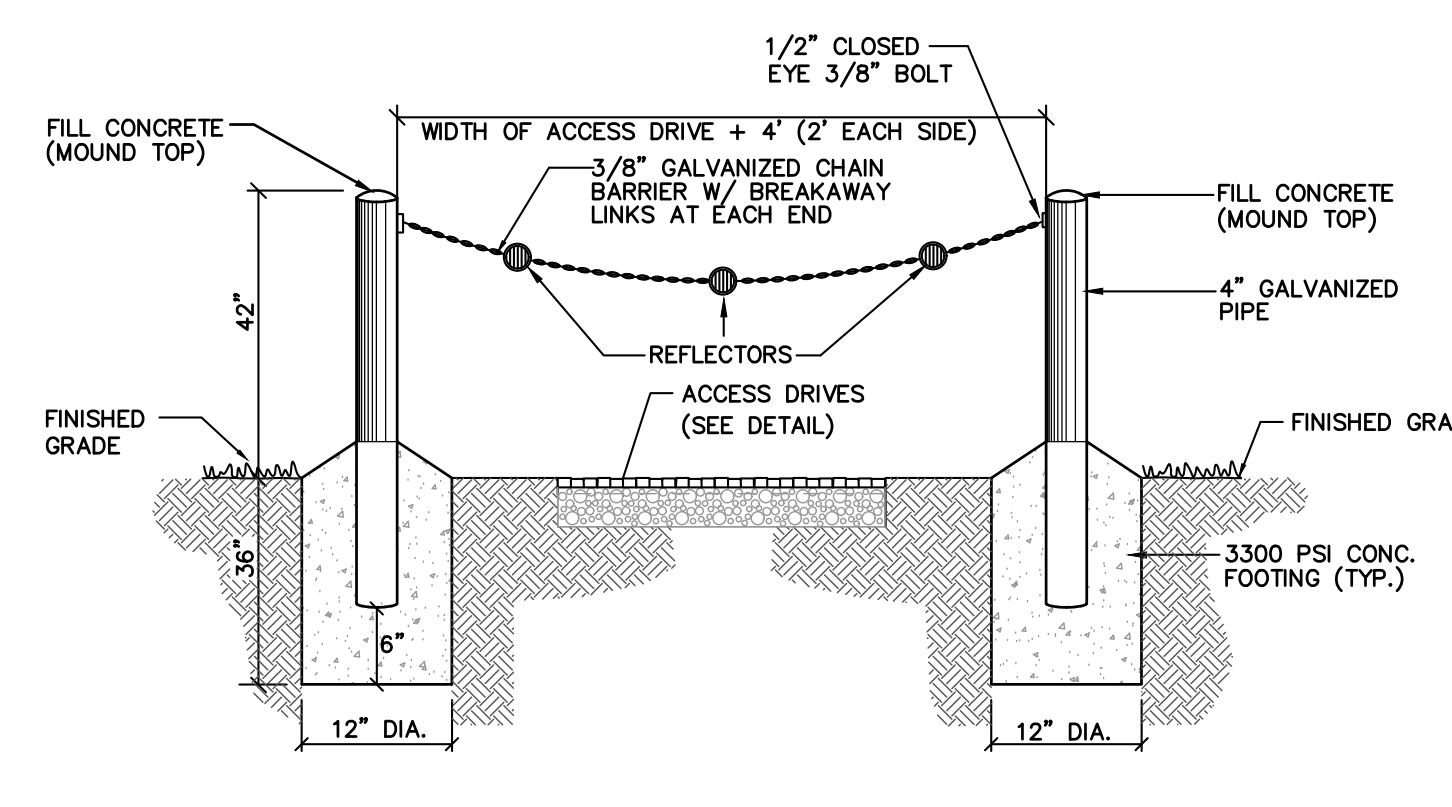


PLAN
N.T.S.



ELEVATION A-A
N.T.S.

OUTLET STRUCTURE DETAIL
N.T.S.



- NOTES:**
- THIS BARRIER IS SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP FIRE MARSHALL.
 - SHOP DRAWINGS AND OR CUT SHEETS SHALL BE SENT TO TOWNSHIP PRIOR TO INSTALLATION OF THIS BARRIER.
 - PROVIDE BREAKAWAY BOLLARDS AND CHAINS.
 - TOWNSHIP FIRE MARSHAL TO BE PROVIDED WITH KNOX BOX PAD LOCK KEYS TO LOCKS ON CHAIN, AS USED IN TOWNSHIP.

ACCESS BOLLARDS AND CHAIN FOR EMERGENCY ACCESS
N.T.S.

DIA.	A	B	C	D	E	F	G
18	46	27	30	6	16	6.08	2.25
24	30	44	48	9.5	25	6.17	3.0
30	29	54	60	12	31	6.17	3.3
36	35	63	72	15	37	6.17	4.0

ELEVATION
N.T.S.

FLARED END SECTION DETAIL
N.T.S.

NO.	DESCRIPTION	DATE
1	PB SUBMISSION	03/20/23

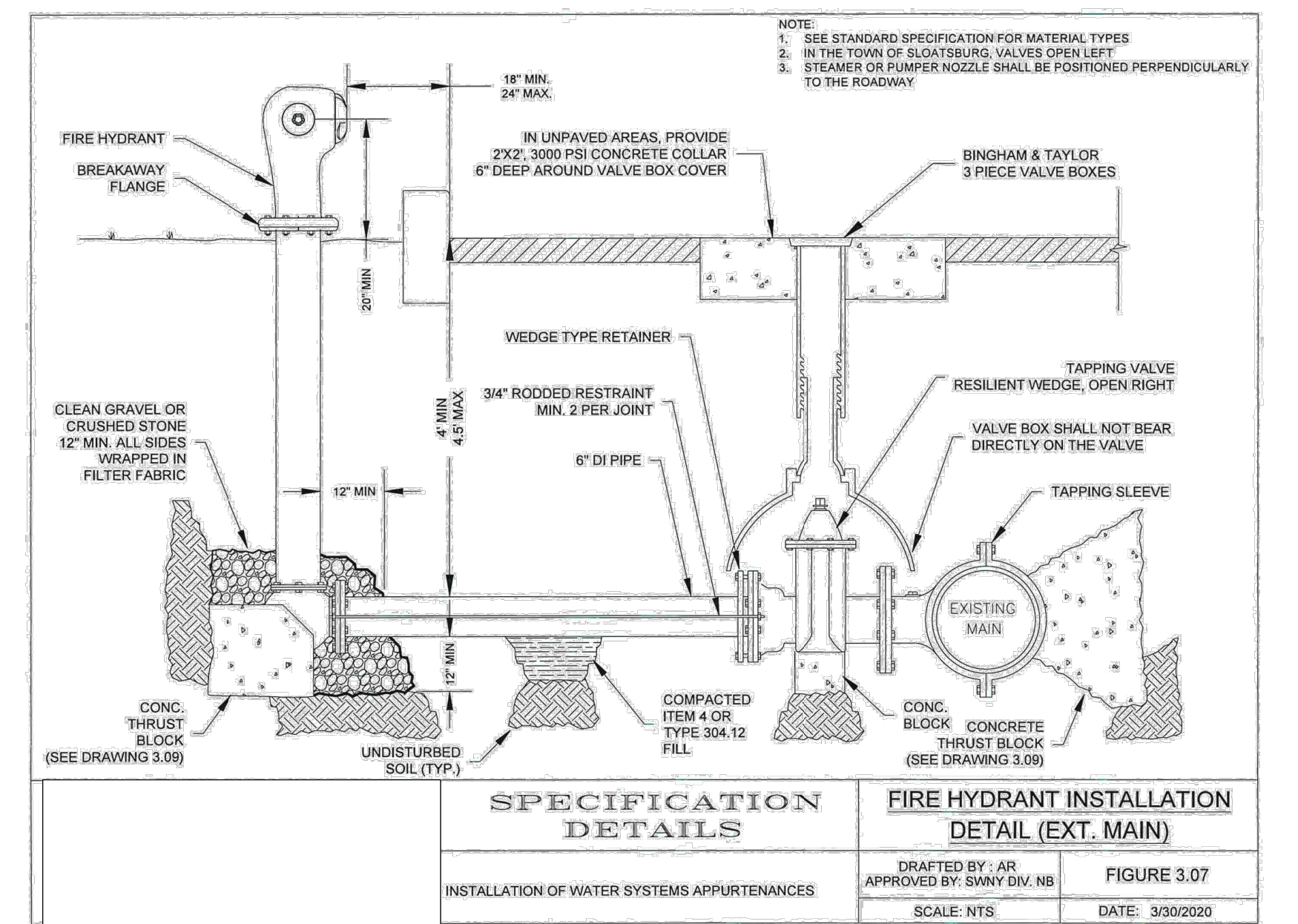
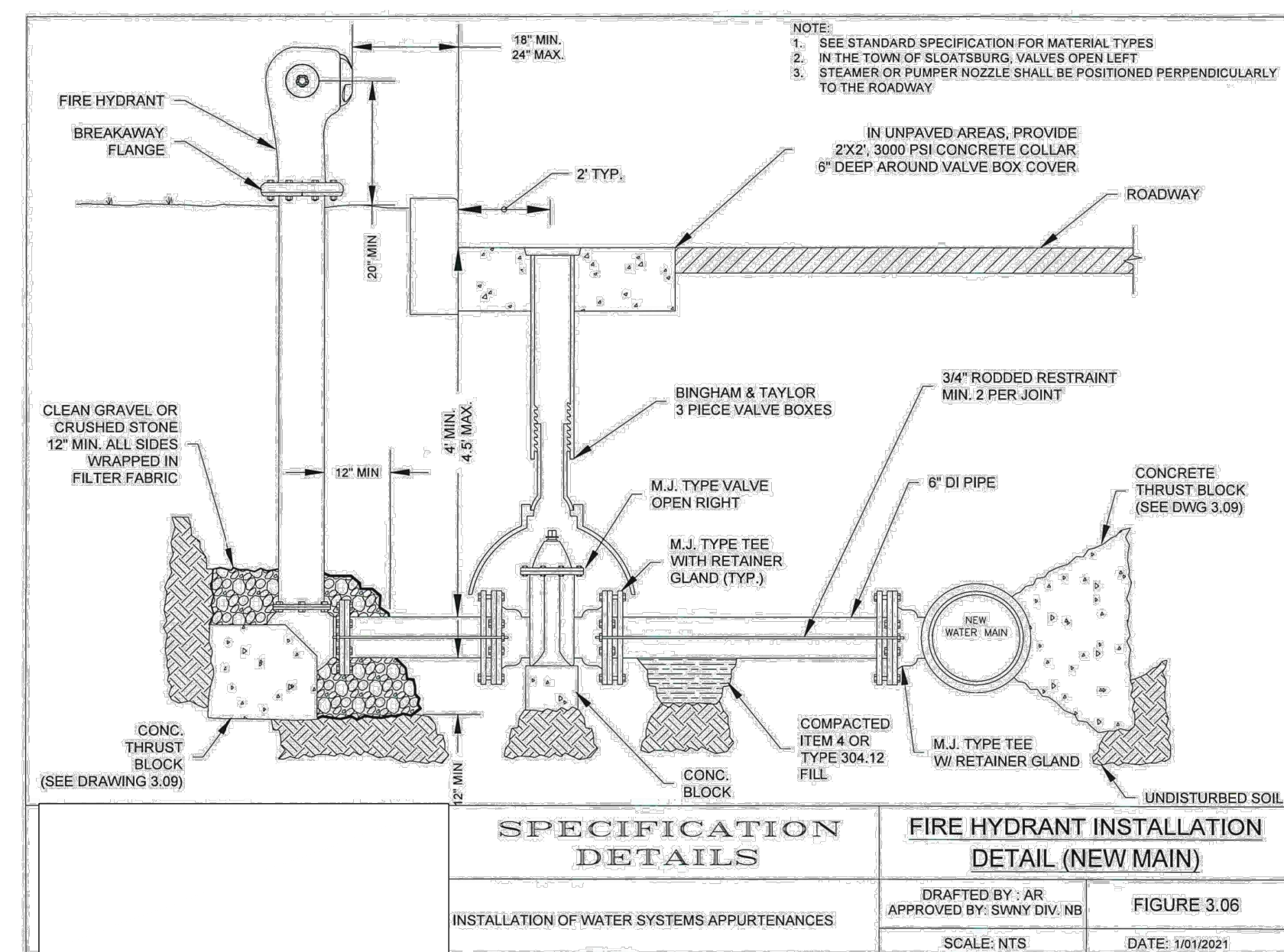
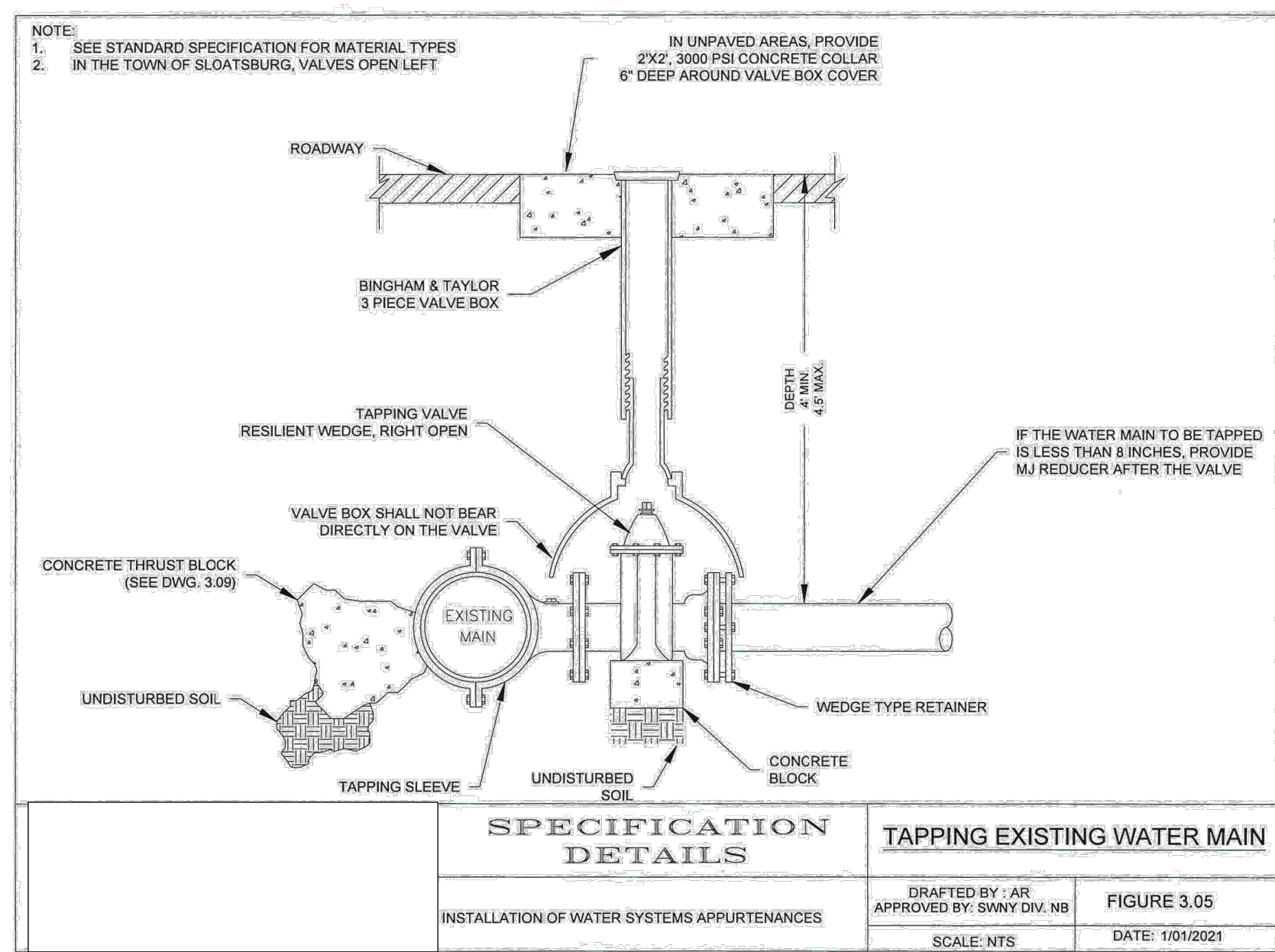
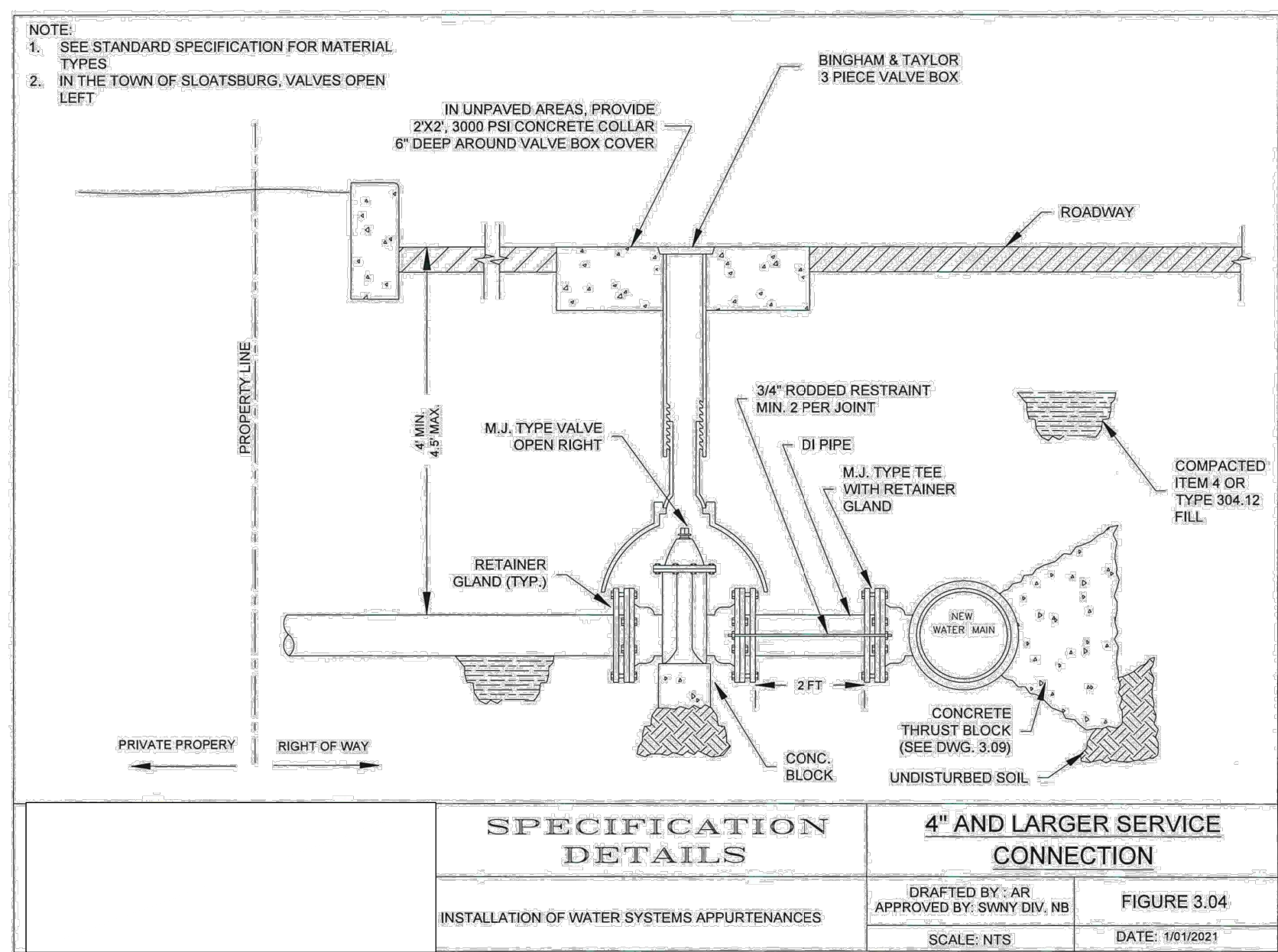
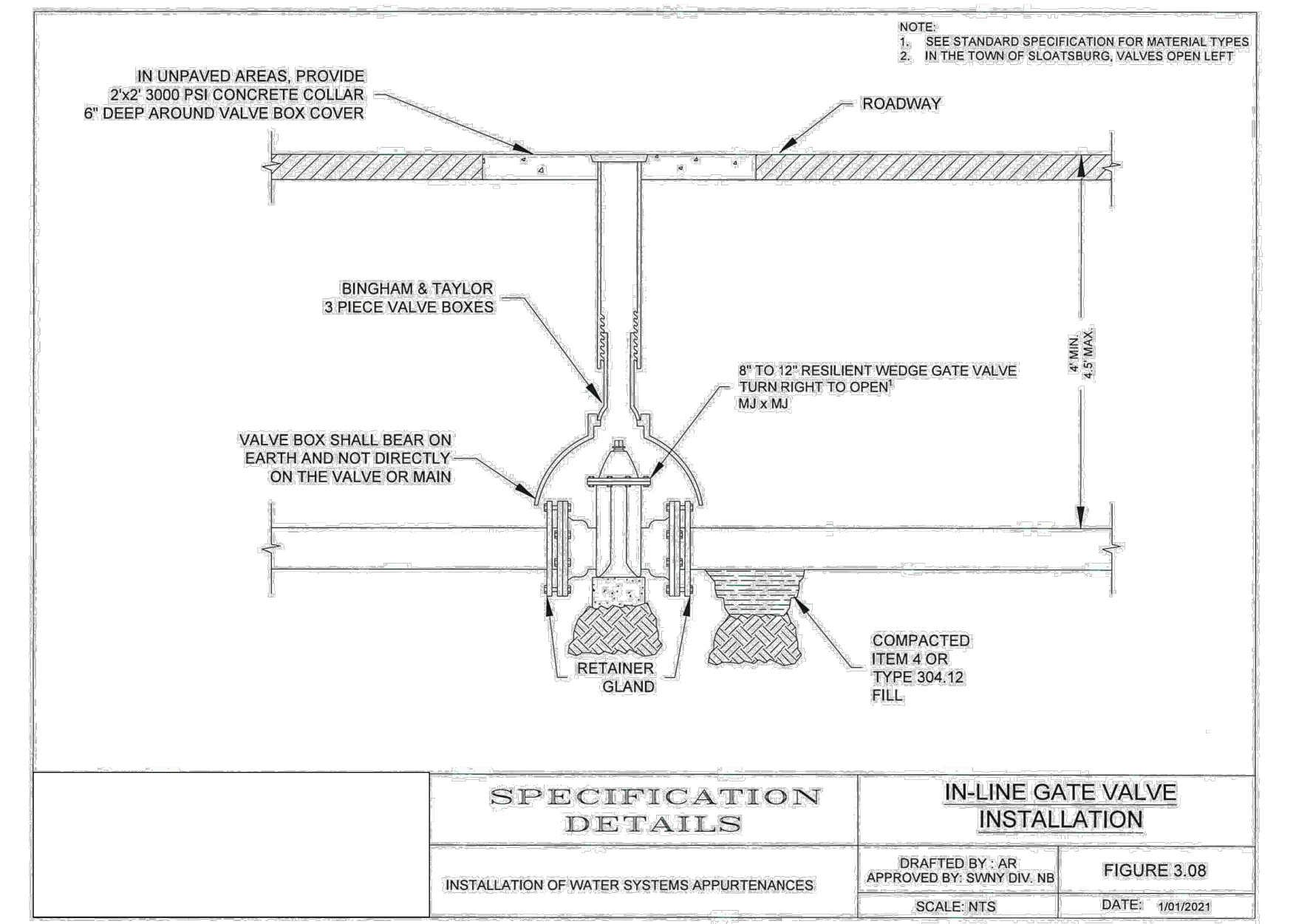
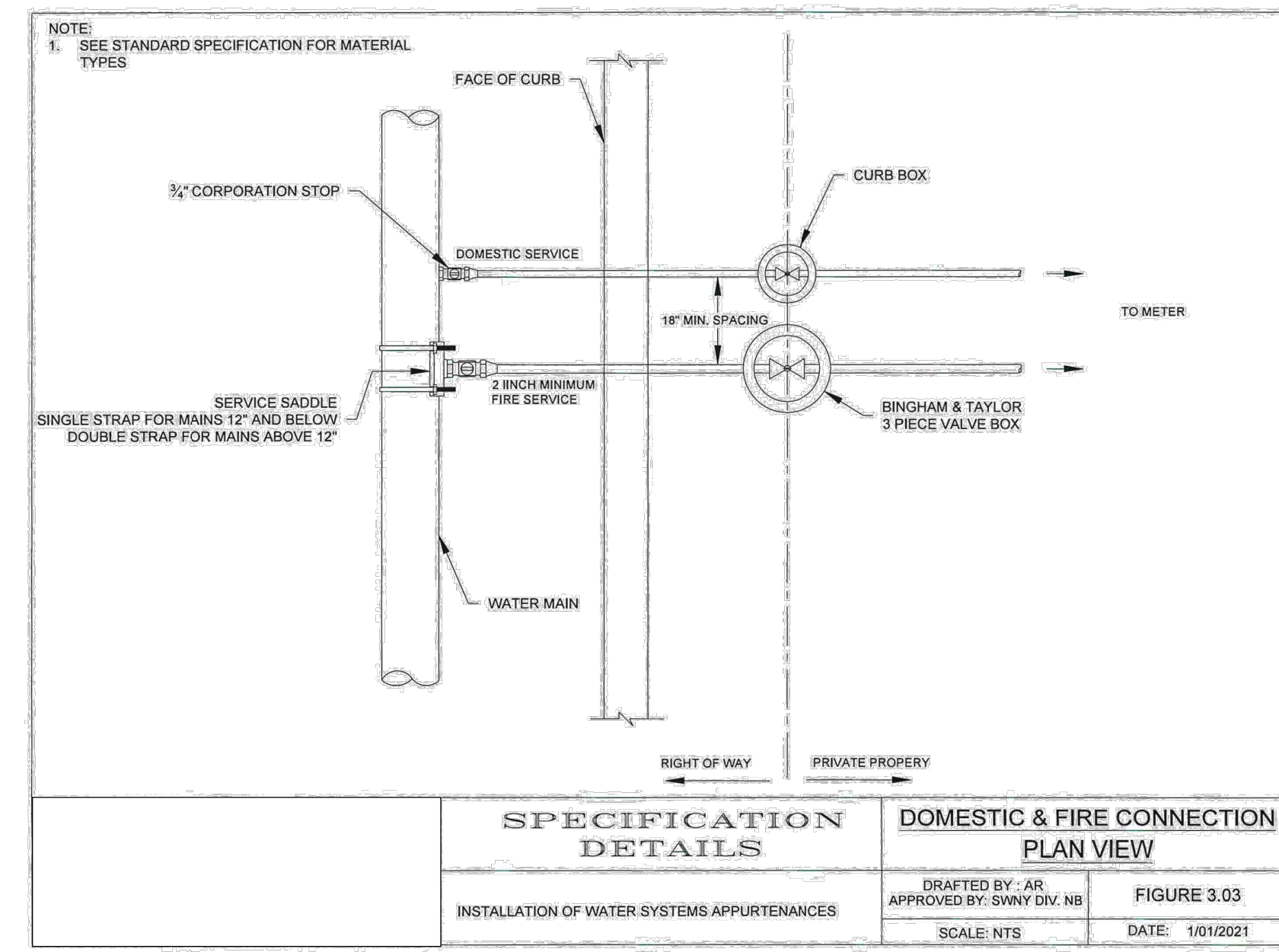
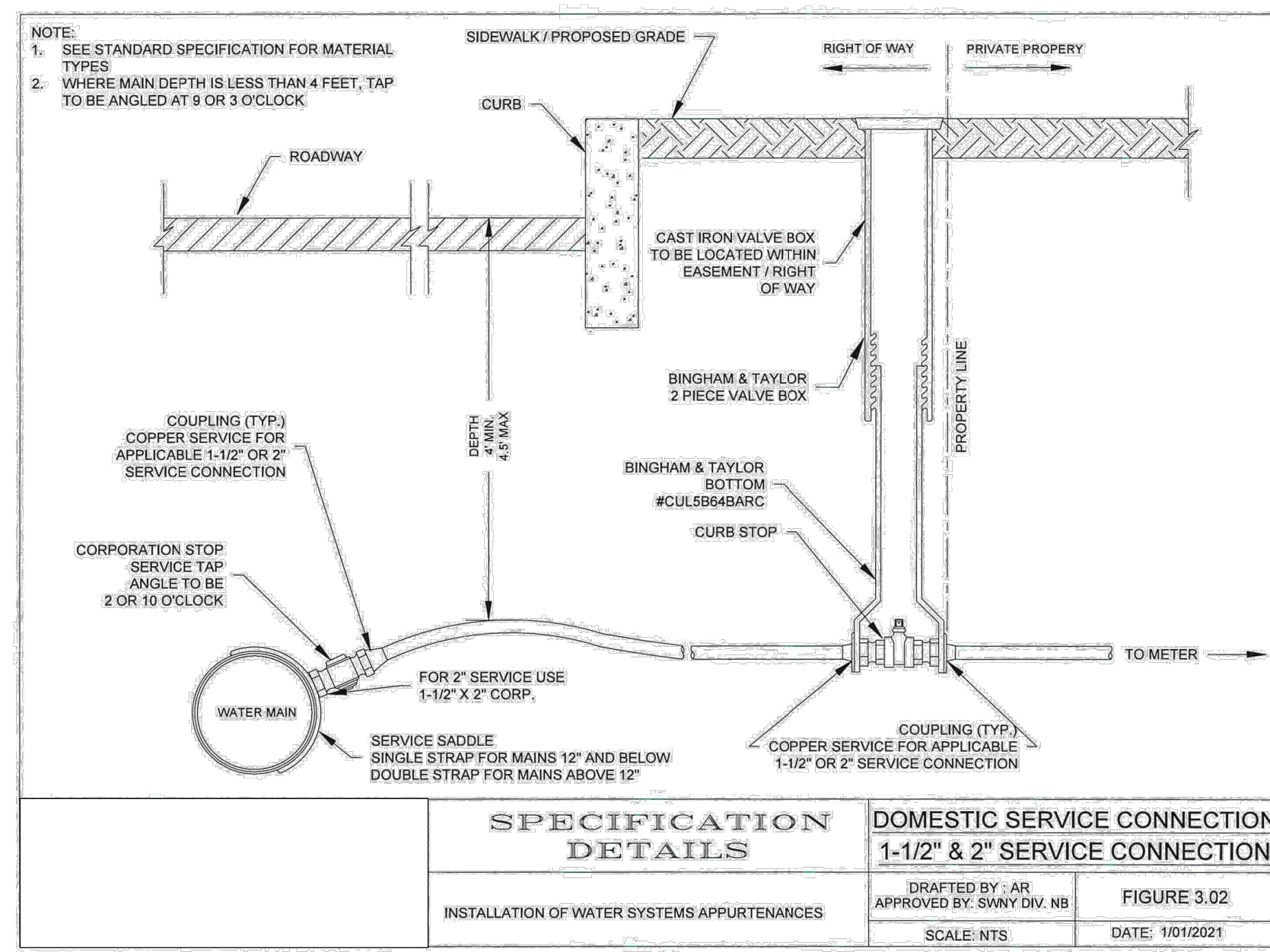
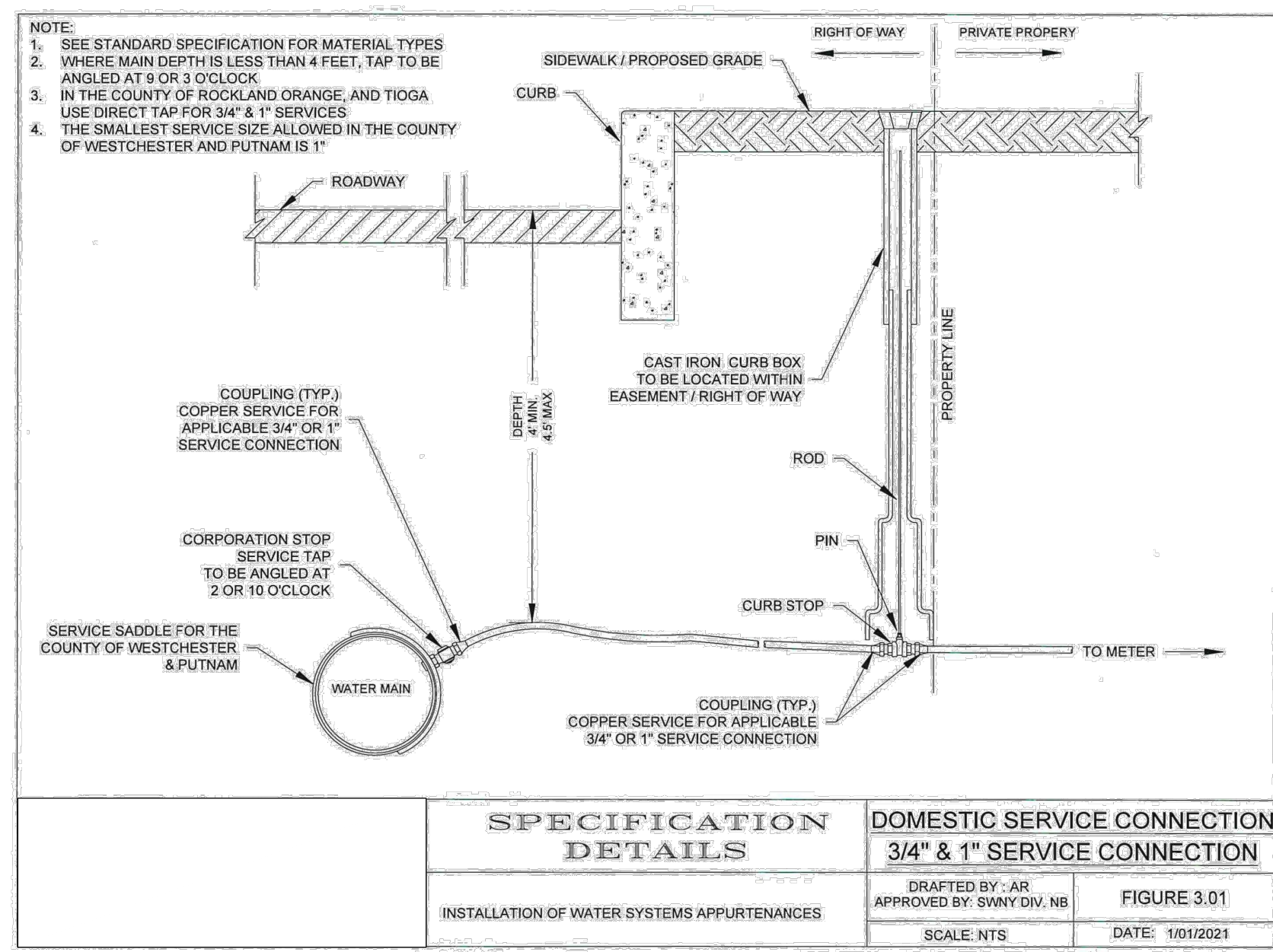
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GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

CONSTRUCTION DETAILS
1 OF 2

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

1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

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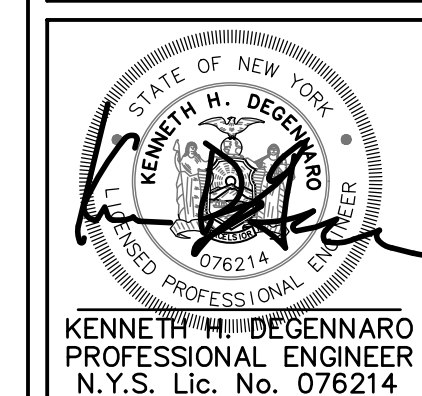
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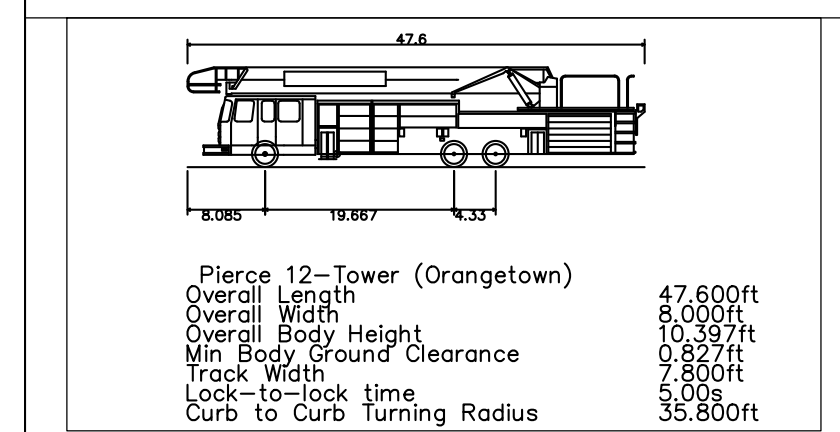
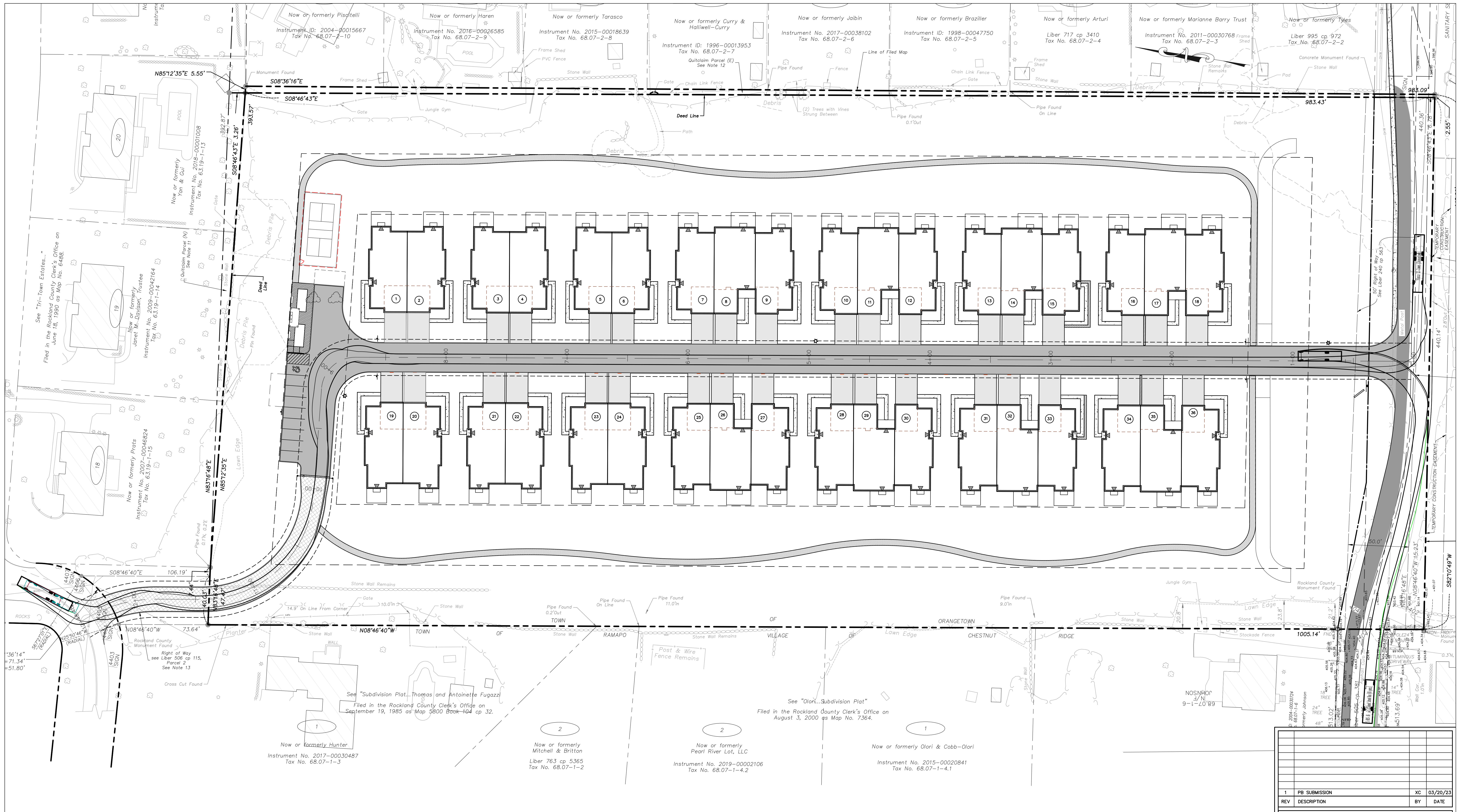
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PROJECT:
GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE:
CONSTRUCTION DETAILS
2 OF 2

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





See "Tri-Town Estates..."
 Filed in the Rockland County Clerk's Office on June 18, 1998 as Map No. 6488.
 Now or formerly Janet M. Doylson
 Instrument No. 2007-00046824
 Tax No. 68.07-1-15
 Now or formerly Pratts
 Instrument No. 2007-00046824
 Tax No. 68.07-1-15
 Now or formerly Hunter
 Instrument No. 2017-00030487
 Tax No. 68.07-1-3
 See "Subdivision Plat... Thomas and Antoinette Fugazzi"
 Filed in the Rockland County Clerk's Office on September 19, 1985 as Map 5800 Book 104 cp 32.
 Now or formerly Mitchell & Britton
 Liber 763 cp 5365
 Tax No. 68.07-1-2
 See "Olori... Subdivision Plat"
 Filed in the Rockland County Clerk's Office on August 3, 2000 as Map No. 7364.
 Now or formerly Pearl River Lot, LLC
 Instrument No. 2019-0002106
 Tax No. 68.07-1-4.2
 Now or formerly Olori & Cobb-Olori
 Instrument No. 2015-00020841
 Tax No. 68.07-1-4.1

1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

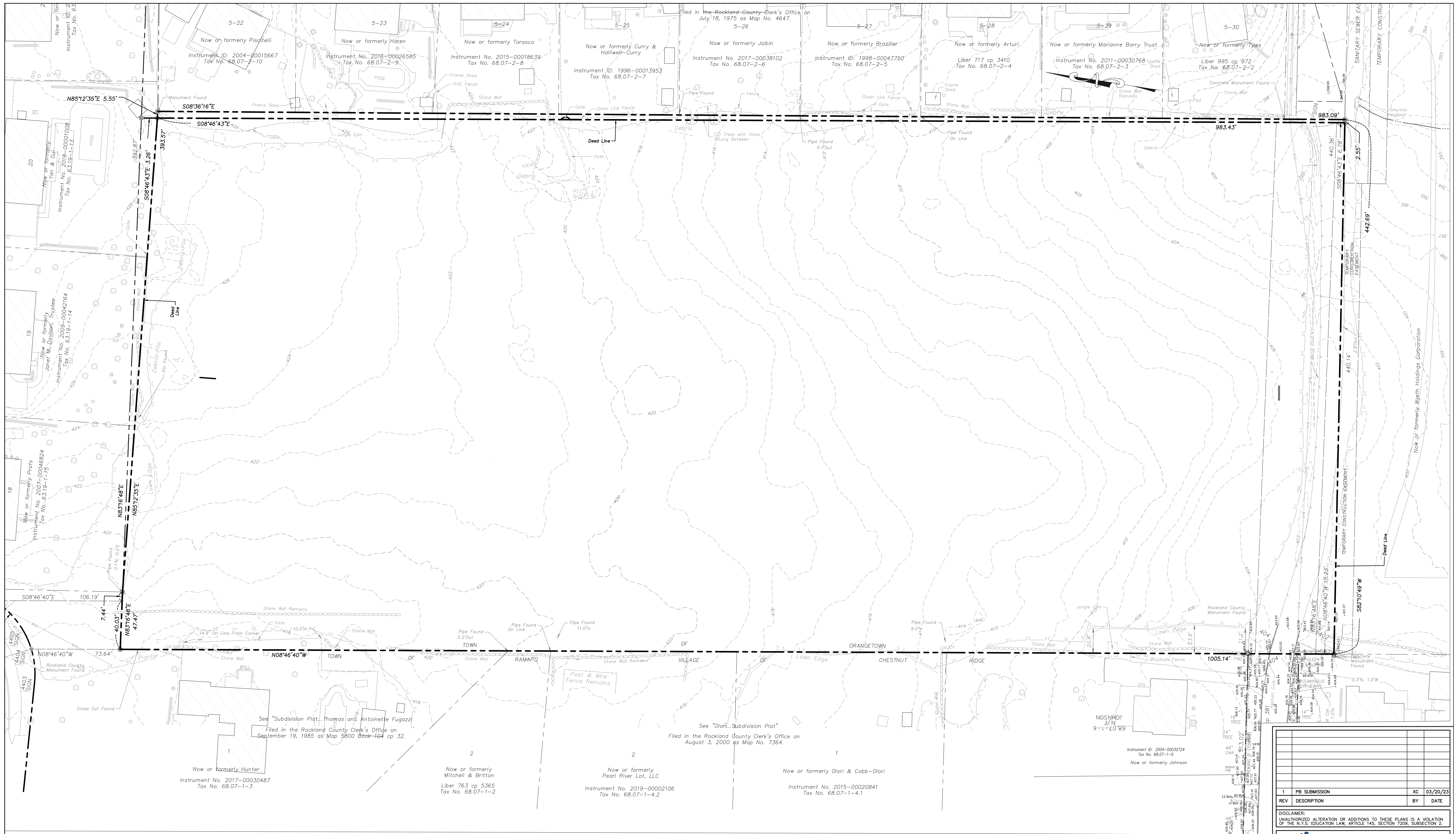
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PROJECT: **GATTO LANE PAC SITE PLAN**
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK
 TITLE: **PRELIMINARY FIRE TRUCK MANEUVER PLAN**

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

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



Notes

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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
 - D) Town of Clarkstown Sewer - No response to date.
 - E) Orange & Rockland Utilities Inc. - Response no facilities in area.
 - F) Suez Water New York - No response to date.
 - G) Town of Orangetown - Response marked in the field.
 - H) Cablevision of West Nyack - Response no facilities in area.
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
1	PD SUBMISSION	XC	03/20/23

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

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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'	
GRAPHIC SCALE:			
DATE:	DRAWING NO:		
11/10/2022	16		