

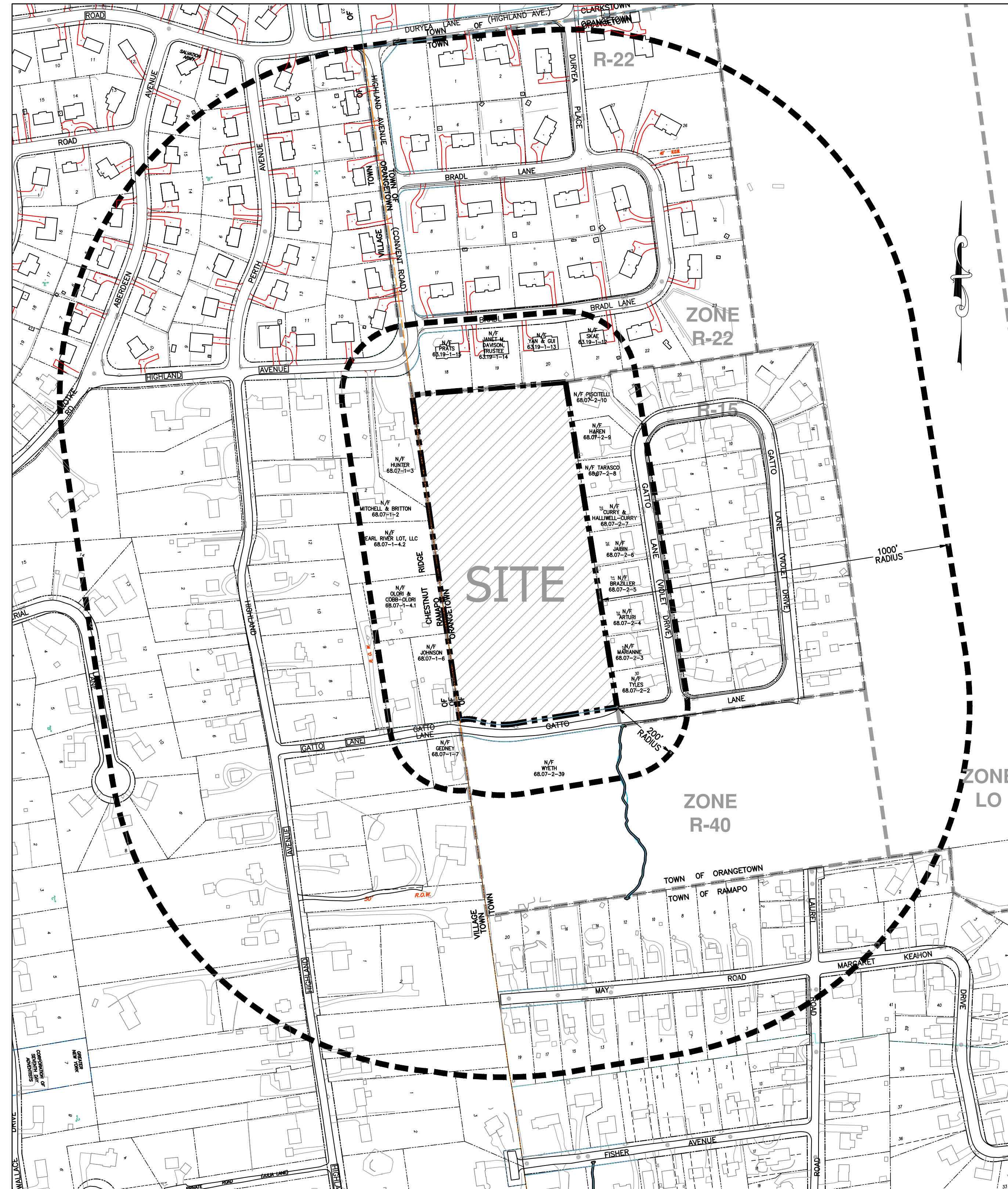
SITE PLAN DRAWINGS PREPARED FOR  
**GATTO LANE PAC SITE PLAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

NOTES:

- THIS IS A SITE PLAN OF TAX LOT 68.07-2-1, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: CATTO LANE LLC  
75 MICHAEL ROBERTS DRIVE  
PEARL RIVER, NY 10965
3. APPLICANT (CONTACT VENDOR): TOLL BROTHERS  
42 OLD RIDGEWAY 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: MANUET UNION FREE
9. WATER DISTRICT: VEOUA
10. WATER SUPPLY BY: VEOUA 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 CHAPTER 238-1, § 4-1 OF THE GENERAL SHELTER 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 INFLTRATION AND EXPLTRATION 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 DEPT. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND THE TOWN ENGINEER. 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 IMMEDIATE RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITIONS(S), AND SHALL THEREAFTER 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 & ROAD WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DOCUMENTS 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 UNDERNEATH TREES.
  - c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
  - d. THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:

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. ALL IMPACTS MUST BE PROTECTED BY A MINIMUM OF 12" LAYDOWN OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDUP OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE PROTECTIVE ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD.
3. GRADE LEVEL IS TO BE PRESERVED TO THE MAXIMUM POSSIBLE. GRADE SHALL BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
34. THERE IS A PROPOSED AREA OF DISTURBANCE OF 7.9 ACRES. SEE SEDIMENT AND EROSION CONTROL PLAN DRAWING #5 FOR DETERMINATION.
35. STORMWATER MANAGEMENT PHASE I REGULATIONS: ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE PROJECT WILL BE IN COMPLIANCE WITH THE FOLLOWING:
36. 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 HOLIDAY. THE SCHEDULED PERIODS SHALL BE LIMITED TO CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY OCCUR BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM.
37. THE PROPOSED PUBLIC SANITARY SEWER MAIN CONSTRUCTION SHALL BE "TYPED", TESTED, AND THE MANHOLES VACUUM TESTED IMMEDIATELY AFTER CONSTRUCTION, PRIOR TO THE PROPOSED NEW MAIN BEING TIED INTO THE EXISTING MAIN.
38. AS-BUILTS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY ORANGE COUNTY DEED AND ORZPAC FOR THE PROPOSED PROJECT IMPROVEMENTS (SANITARY MAINS, PUBLIC WORKS WORK, GATTO LAKE ROADWAY IMPROVEMENTS) AND THE PRIVATE STORMWATER FACILITIES/ INFRASTRUCTURE PRIOR TO A CERTIFICATE OF OCCUPANCY IS ISSUED.
39. 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.
40. ALL STORM DRAINAGE STRUCTURES AND STORMWATER MANAGEMENT FACILITIES ON THE SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.



VICINITY MAP  
SCALE 1"=200'

DRAWING LIST:

		ORIGINAL DATE	LAST REVISED DATE
1.	TITLE SHEET	11/10/22	09/20/23
2.	PRELIMINARY SITE PLAN	11/10/22	09/20/23
3.	PRELIMINARY GRADING, UTILITY AND DRAINAGE PLAN	11/10/22	09/20/23
4.	PRELIMINARY WATER MAIN PLAN	11/10/22	09/20/23
5.	PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN	11/10/22	09/20/23
6.	PRELIMINARY LIGHTING PLAN	11/10/22	09/20/23
7.	PRELIMINARY PROPOSED PRIVATE ROAD & GATTO LANE PROFILES	11/10/22	09/20/23
8.	PRELIMINARY STORM DRAINAGE PROFILES (1 OF 3)	11/10/22	09/20/23
8A.	PRELIMINARY STORM DRAINAGE PROFILES (2 OF 3)	06/19/23	09/20/23
8B.	PRELIMINARY STORM DRAINAGE PROFILES (3 OF 3)	06/19/23	09/20/23
9.	PRELIMINARY SANITARY PROFILES	11/10/22	09/20/23
9.	PRELIMINARY WATER PROFILES	11/10/22	09/20/23
11.	PRELIMINARY GATTO LANE IMPROVEMENT PLAN	11/10/22	09/20/23
12.	PRELIMINARY DETENTION BASIN PLAN	11/10/22	09/20/23
13.	CONSTRUCTION DETAILS (1 OF 2)	11/10/22	09/20/23
14.	CONSTRUCTION DETAILS (2 OF 2)	11/10/22	09/20/23
15.	PRELIMINARY FIRE TRUCK MANEUVER PLAN	11/10/22	09/20/23
16.	EXISTING CONDITIONS PLAN	11/10/22	09/20/23

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

3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

DISCLAIMER:  
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N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.



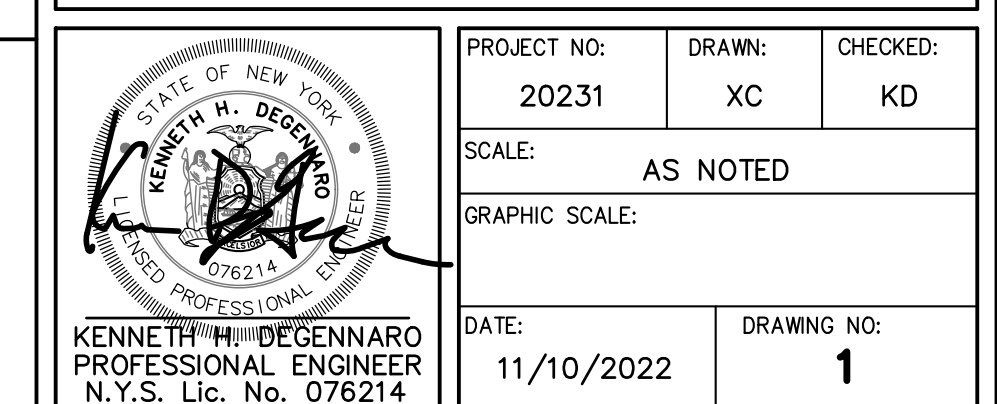
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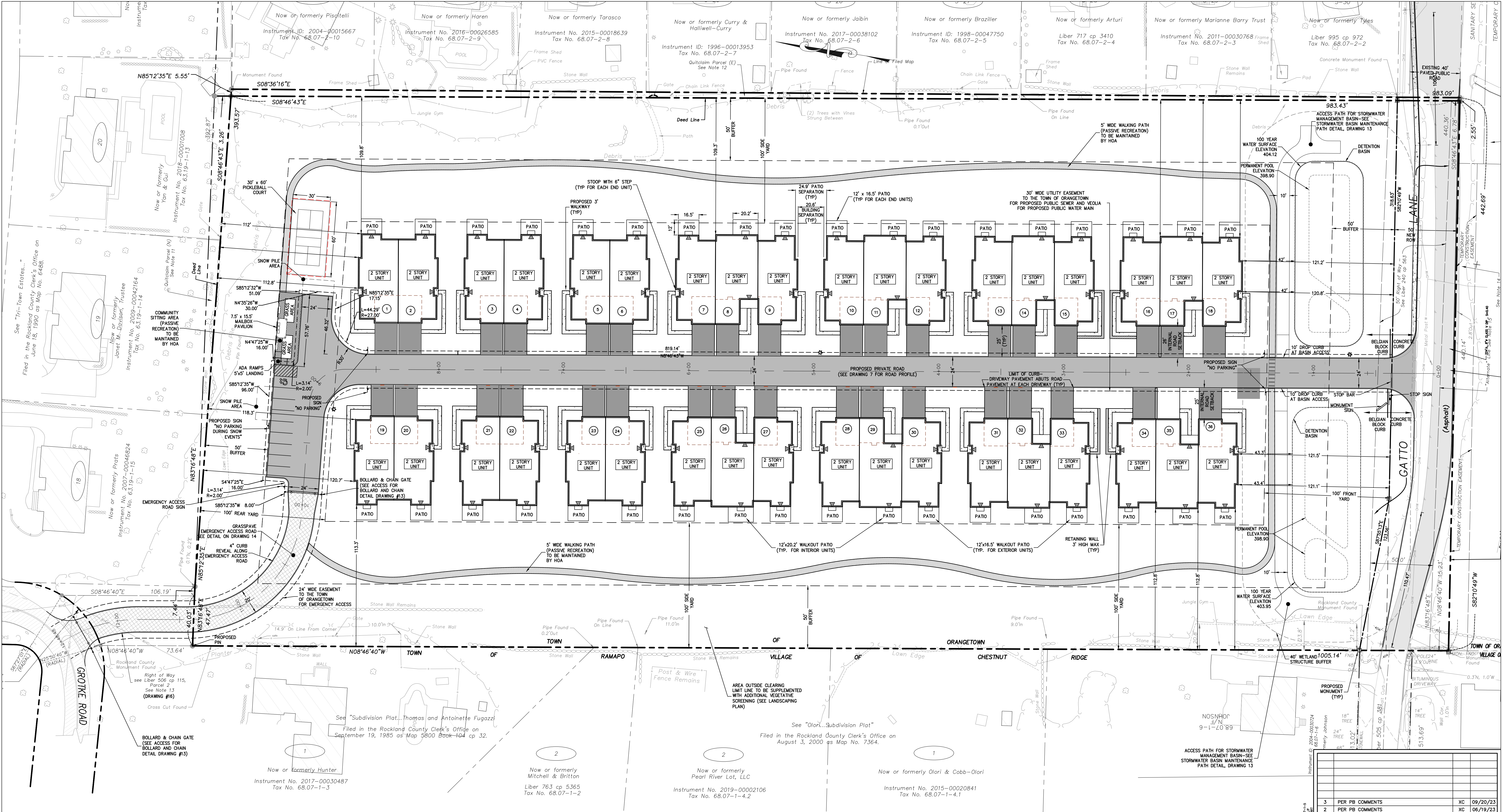
74 Lafayette Avenue, Suite 501 Suffern, NY 10901 (845) 357-4411	22 Paris Avenue, Suite 105 Rockledge, NJ 07647 (201) 684-1221
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PROJECT:	<b>GATTO LANE PAC SITE PLAN</b> TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK
TITLE:	<b>TITLE SHEET</b>



SIGNATURE BOX	
OWNER	DATE
PLANNING BOARD	DATE





BULK TABLE - PROPOSED PLANNED ADULT COMMUNITY

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 SEPARATION, SEPARATION, FT	MAXIMUM BUILDING HEIGHT
PAC REQUIRED (SECTION 4.69, 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
PROPOSED	3.58 <sup>1</sup>	0	0.35 <sup>2</sup>	17.3 <sup>3</sup>	70.15 <sup>4</sup>	437,865/10.052	440.14	120.8	108.3	220.1	111.1	26.0	50	20.6, 24.9 <sup>5</sup>	2 STORY, <35 FT

- 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 STORES 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  
COMMUNITY GATHERING SPACE: 1,000 SF  
PRIVATE PATIO AREA: 150 SF/UNIT X 36 UNIT  
TOTAL RECREATION SPACE AREA = 17,064 SF

**LEGEND**

PROPERTY LINE  
PROPOSED RIGHT-OF-WAY  
EASEMENT LINE  
CENTER LINE  
CURB  
SETBACK  
BUFFER  
SIGN  
MONUMENT  
LIGHT POLE  
SIDEWALK

BUILDING

BUILDING ENTRANCE

NEW PRIVATE DRIVE HATCH

(WIDENING GATTO LANE)

GRASSPAVE (EMERGENCY ACCESS)

WALKING PATH

PAVERS

EXISTING ROAD

3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

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(201) 684-1221

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

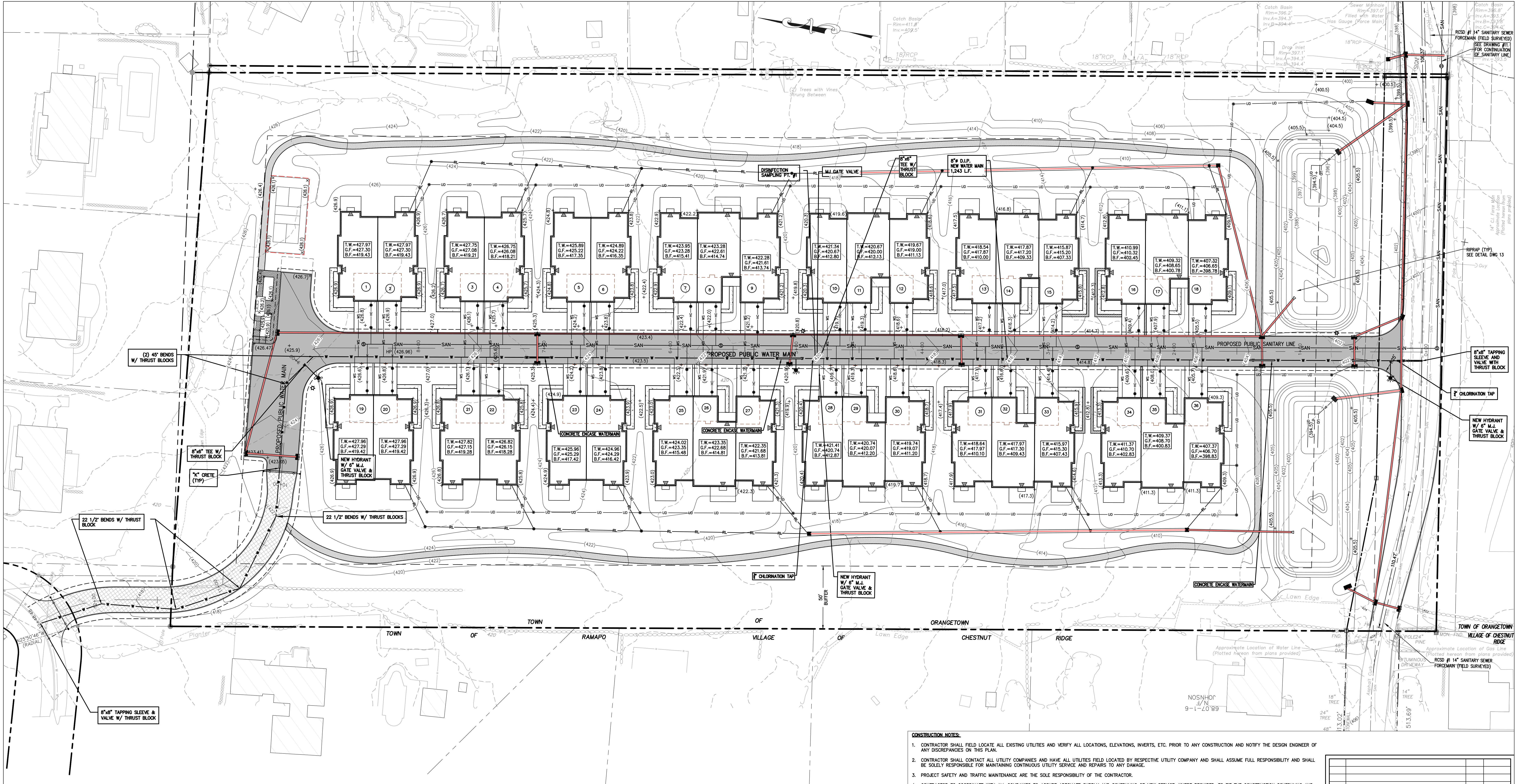
DRAWING NO.:  
**2**

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









**LEGEND**

SEWER	
SEWER PIPE	—
OVERHEAD UTILITY	—
SANITARY SEWER PIPE	—
HOUSE CONNECTION	—
WATER MAIN	—
WATER SERVICE	—
UNDERDRAIN PIPE	—
PROPERTY LINE	—
EASEMENT LINE	—
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	—
RIP RAP PAD	—
SPOT ELEVATION	—
FIRST FLOOR ELEVATION	F.F.=422.33
TOP OF FOUNDATION WALL	T.W.=422.00
SECOND FLOOR ELEVATION	S.F.=421.33
BASEMENT FLOOR ELEVATION	B.F.=413.46
SANITARY CAST IRON INVERT	—
DRAINAGE FLOW ARROWS	—

- 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 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 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.
  - 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.

3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23

REV	DESCRIPTION	BY	DATE

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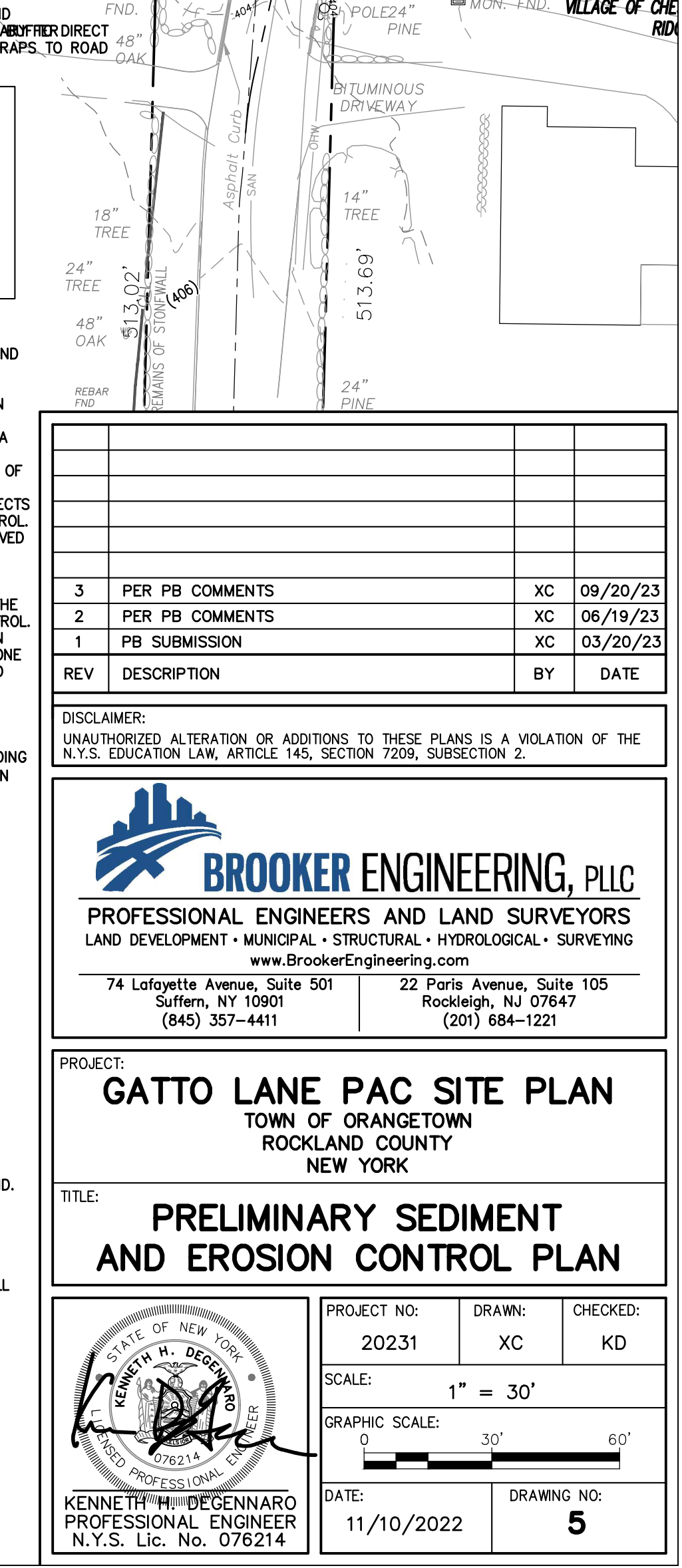
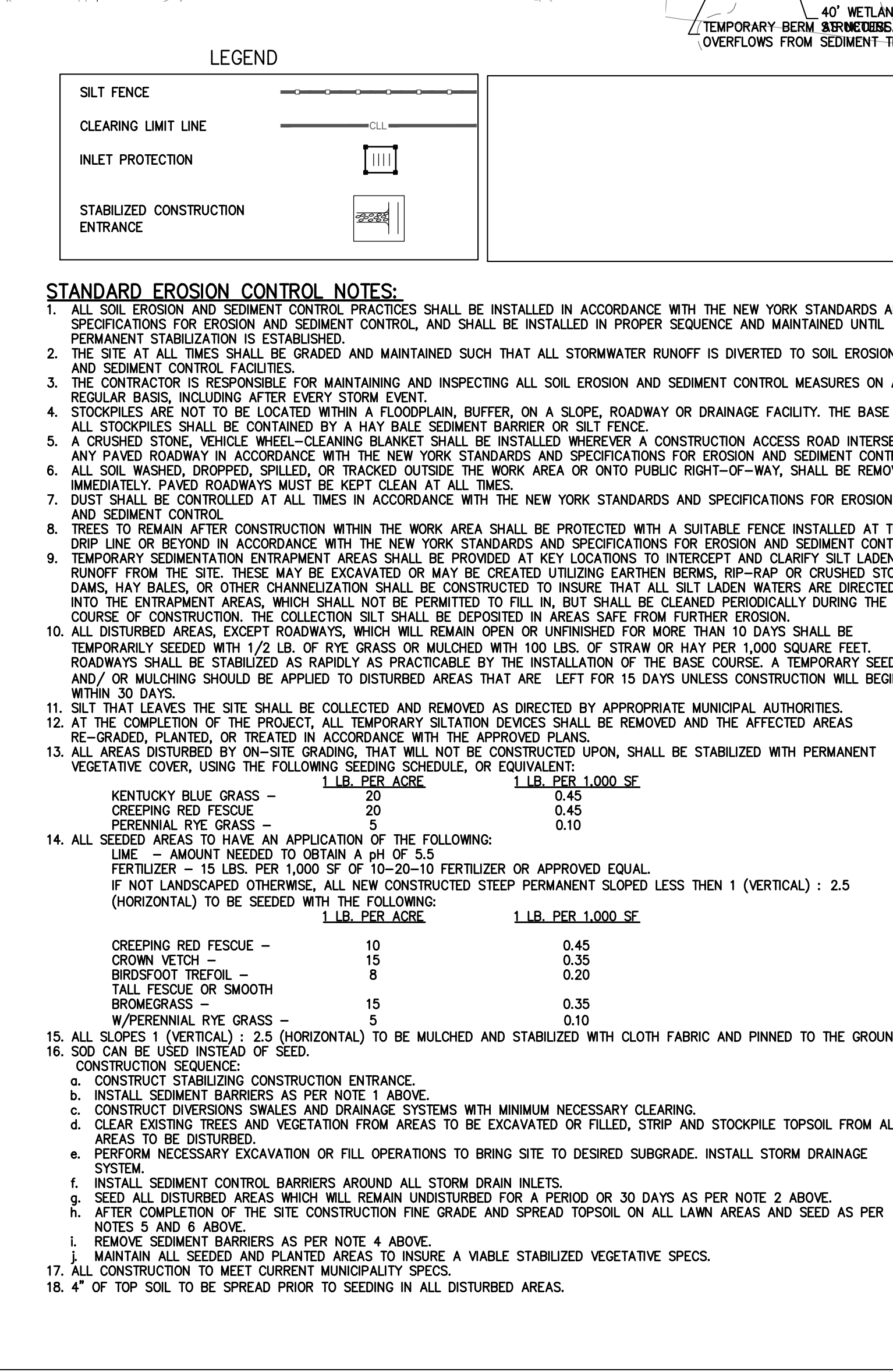
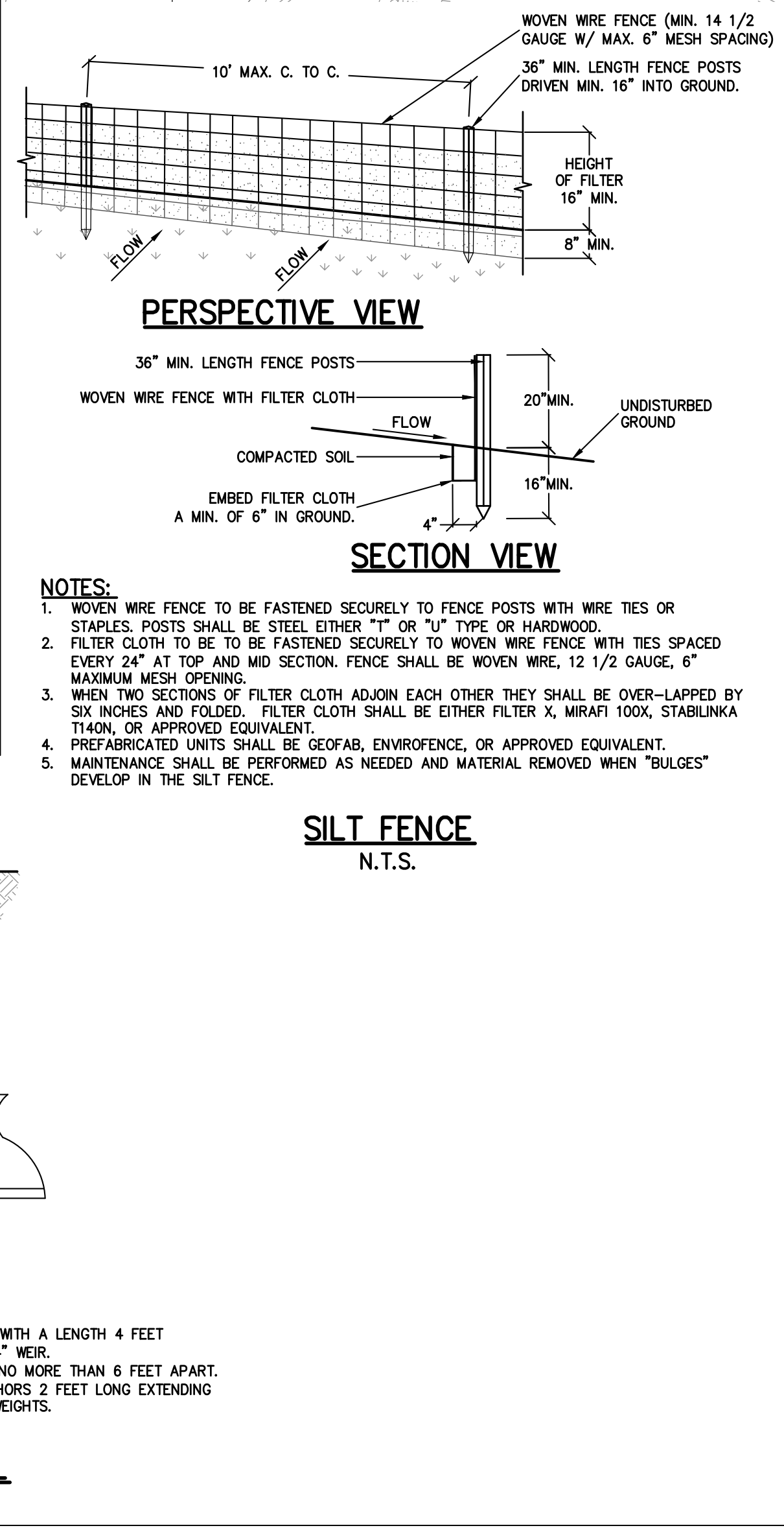
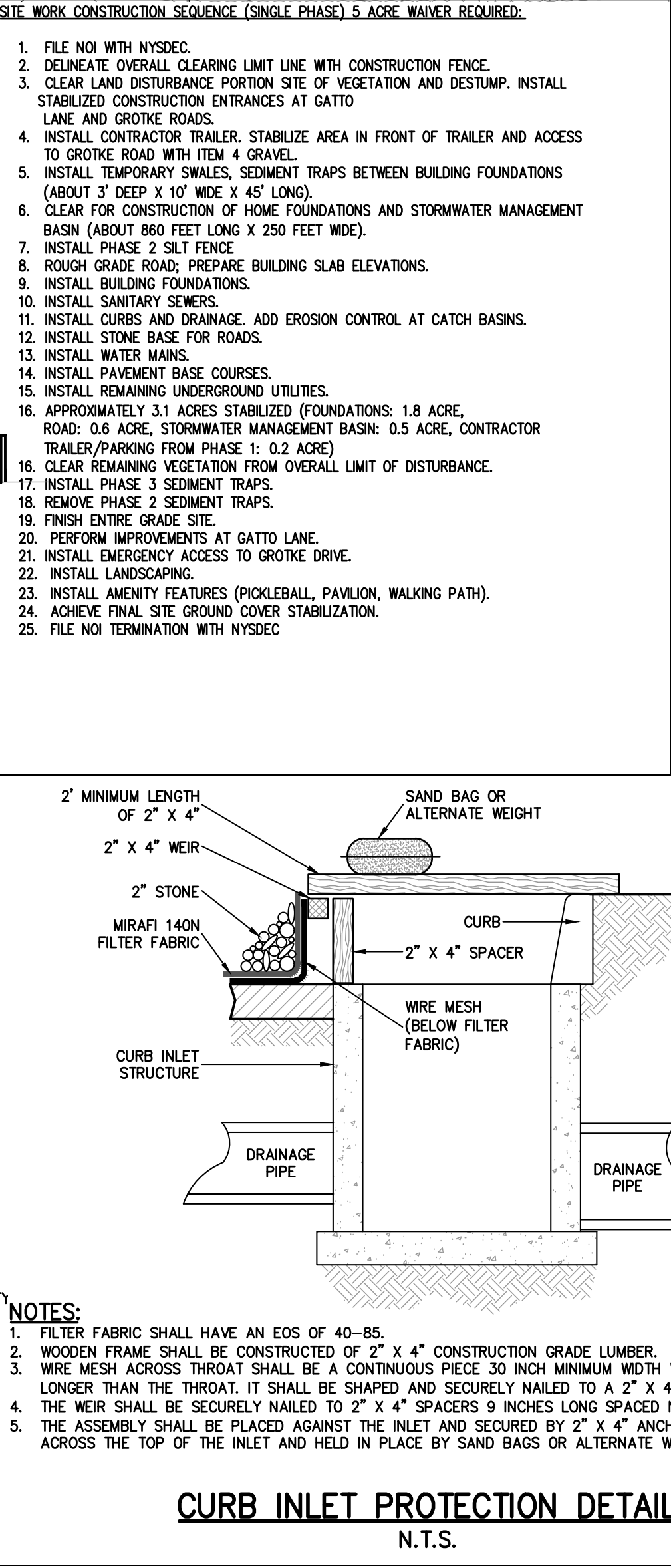
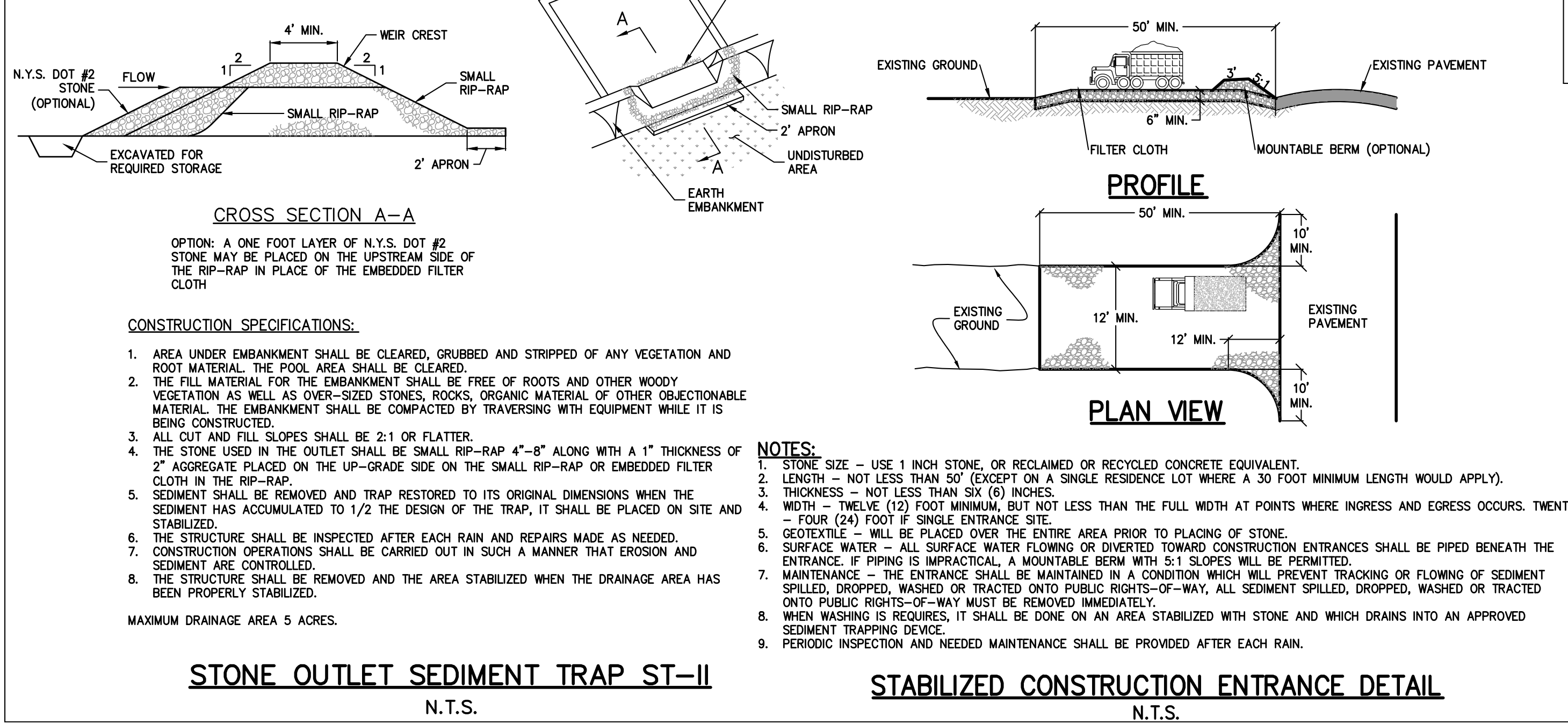
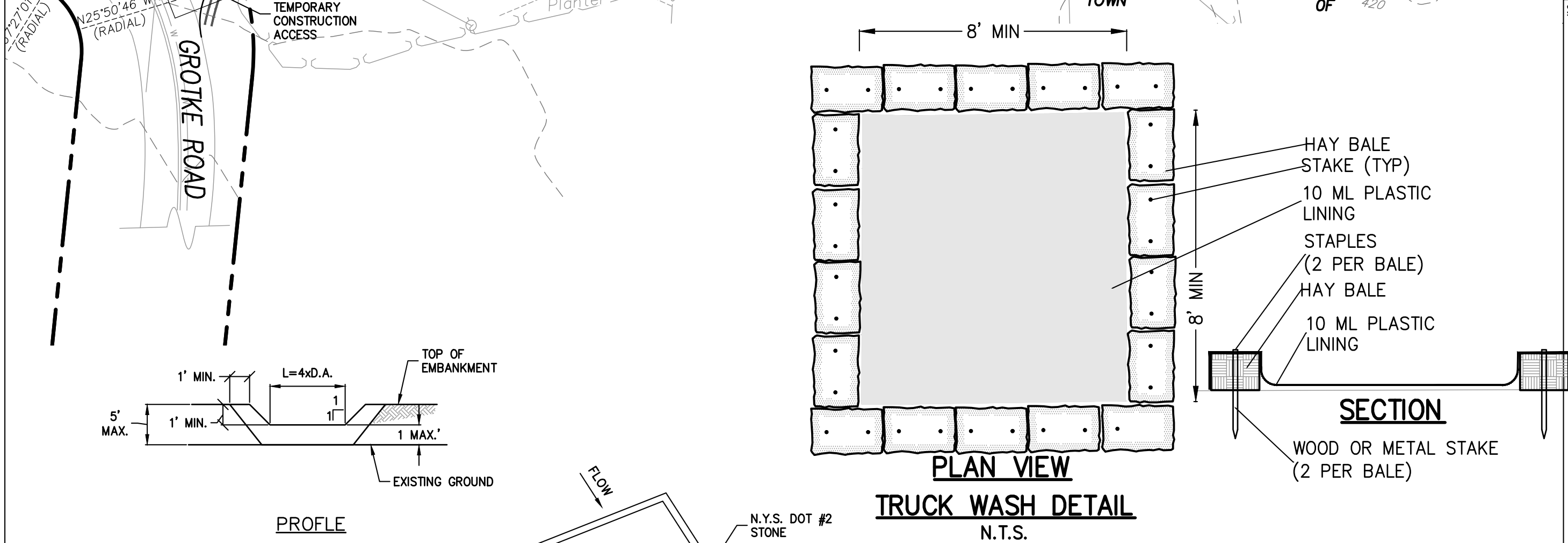
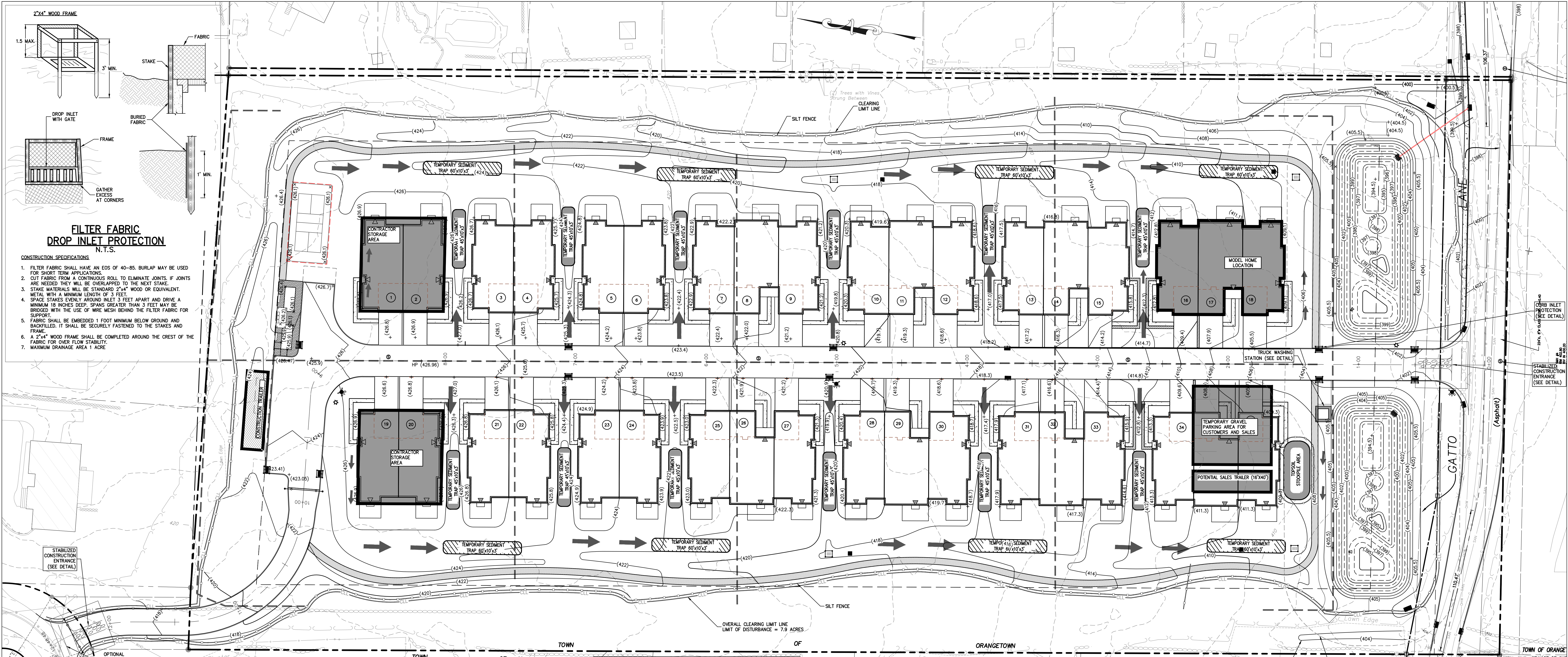
PROJECT: **GATTO LANE PAC SITE PLAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK

TITLE: **PRELIMINARY WATER MAIN PLAN**

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

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





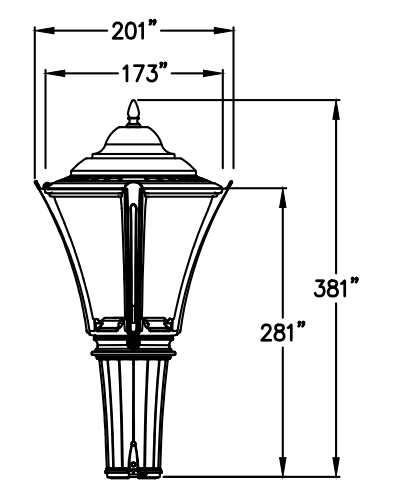
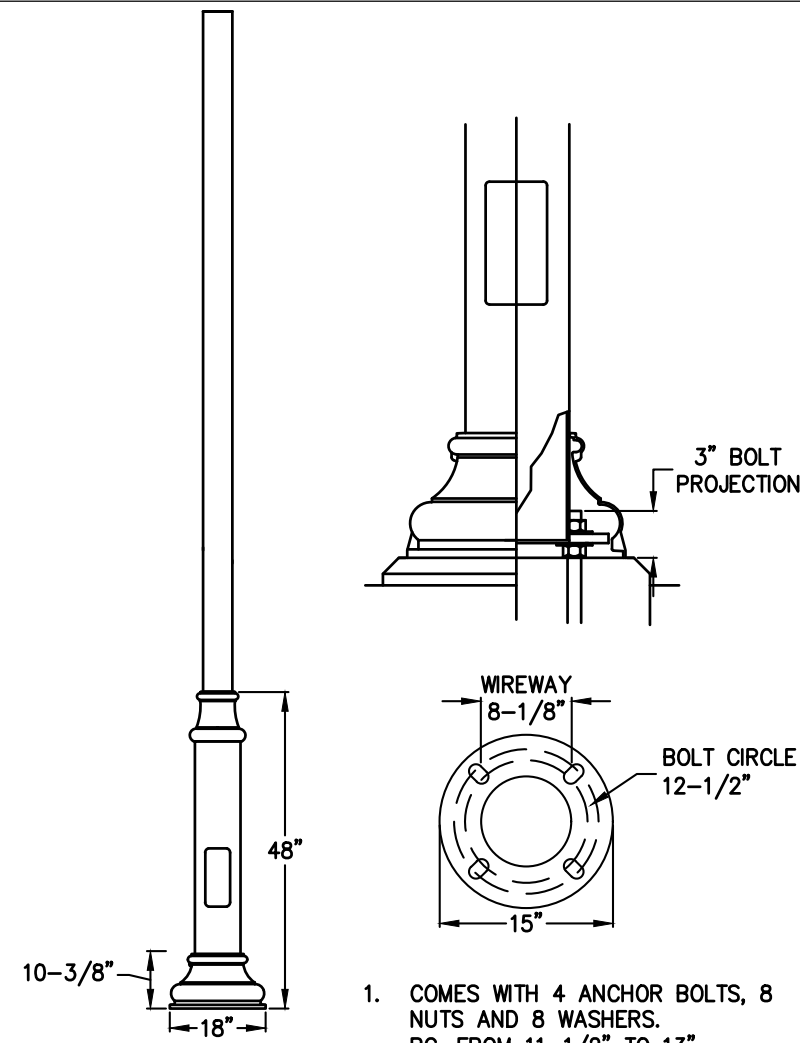
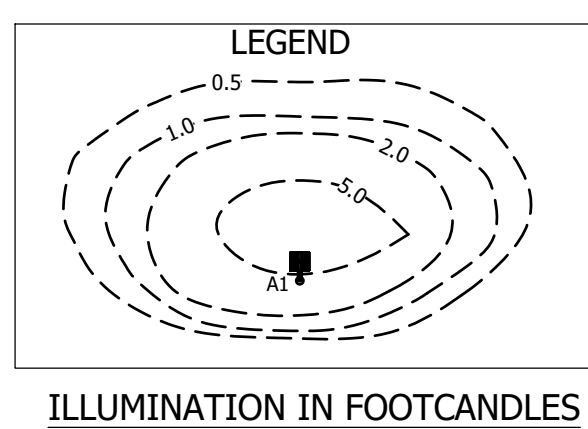




LUMINAIRE SCHEDULE							
SYMBOL	TAG	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT	MANUFACTURER	MOUNTED HEIGHT (FEET)
☆	A	3	SIGNIFY CANADA LTD MPTR-SW30LED3K-G3-LE3-HS	METROSCAPE LED POST-TOP (MPTR), 32 LED'S 3000K OCT, TYPE LE3-HS OPTIC, HOUSE SIDE SHIELD	POLE	PHILIPS LUMEC	3000K 12

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.

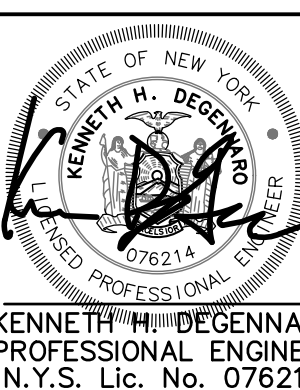
REV	DESCRIPTION	BY	DATE
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2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23

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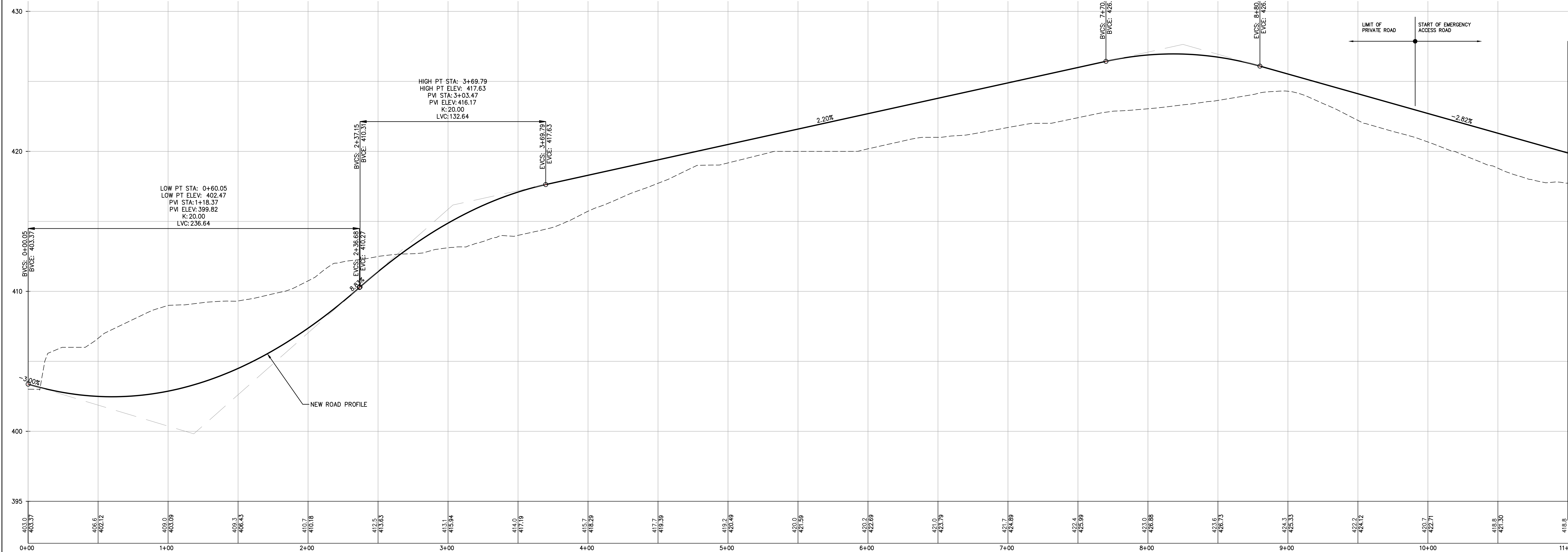
PROJECT: **GATTO LANE PAC SITE PLAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK

TITLE: **PRELIMINARY LIGHTING PLAN**



PROJECT NO:	20231	DRAWN:	JO	CHECKED:	KD
SCALE:	1" = 30'				
GRAPHIC SCALE:					
DATE:	11/10/2022	DRAWING NO:	6		

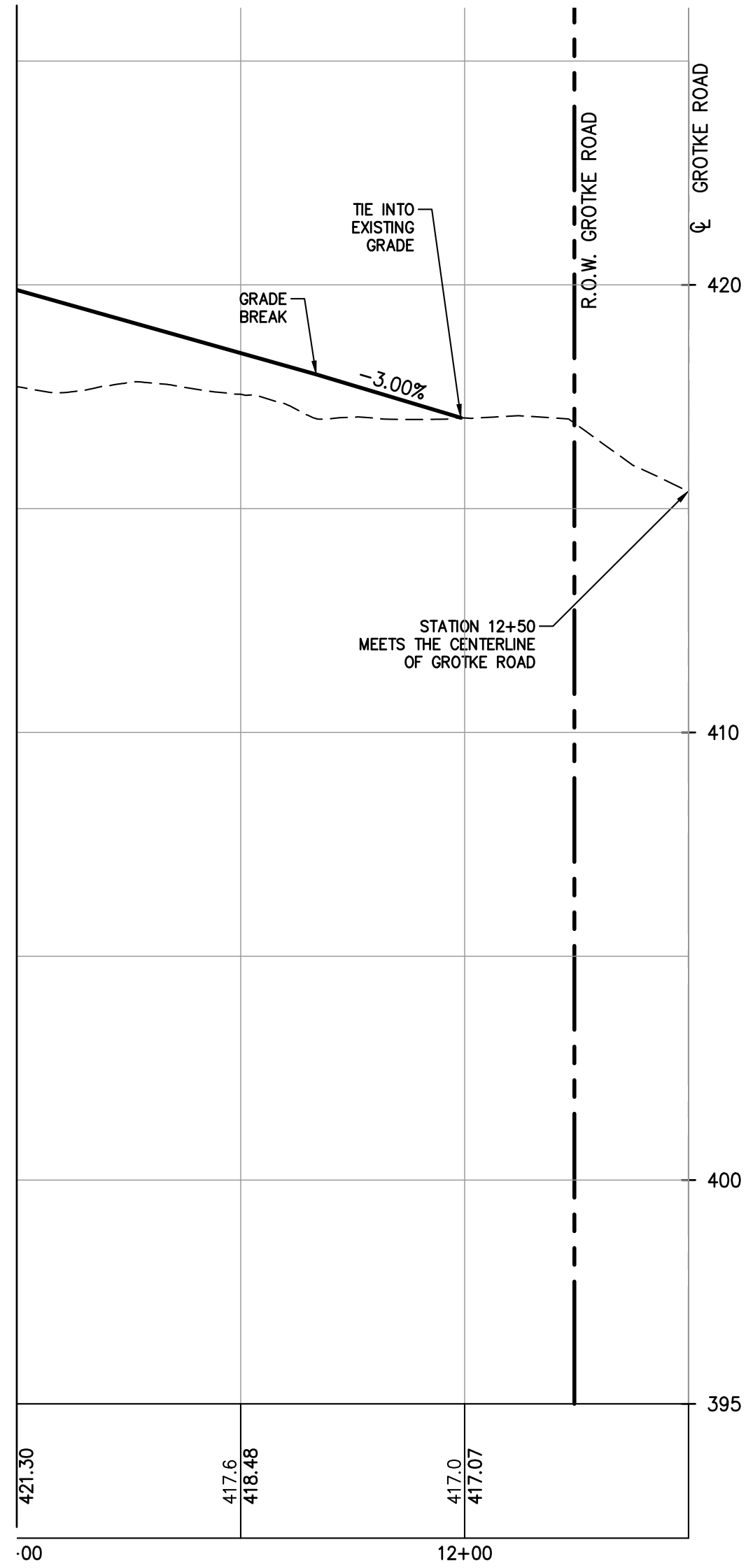




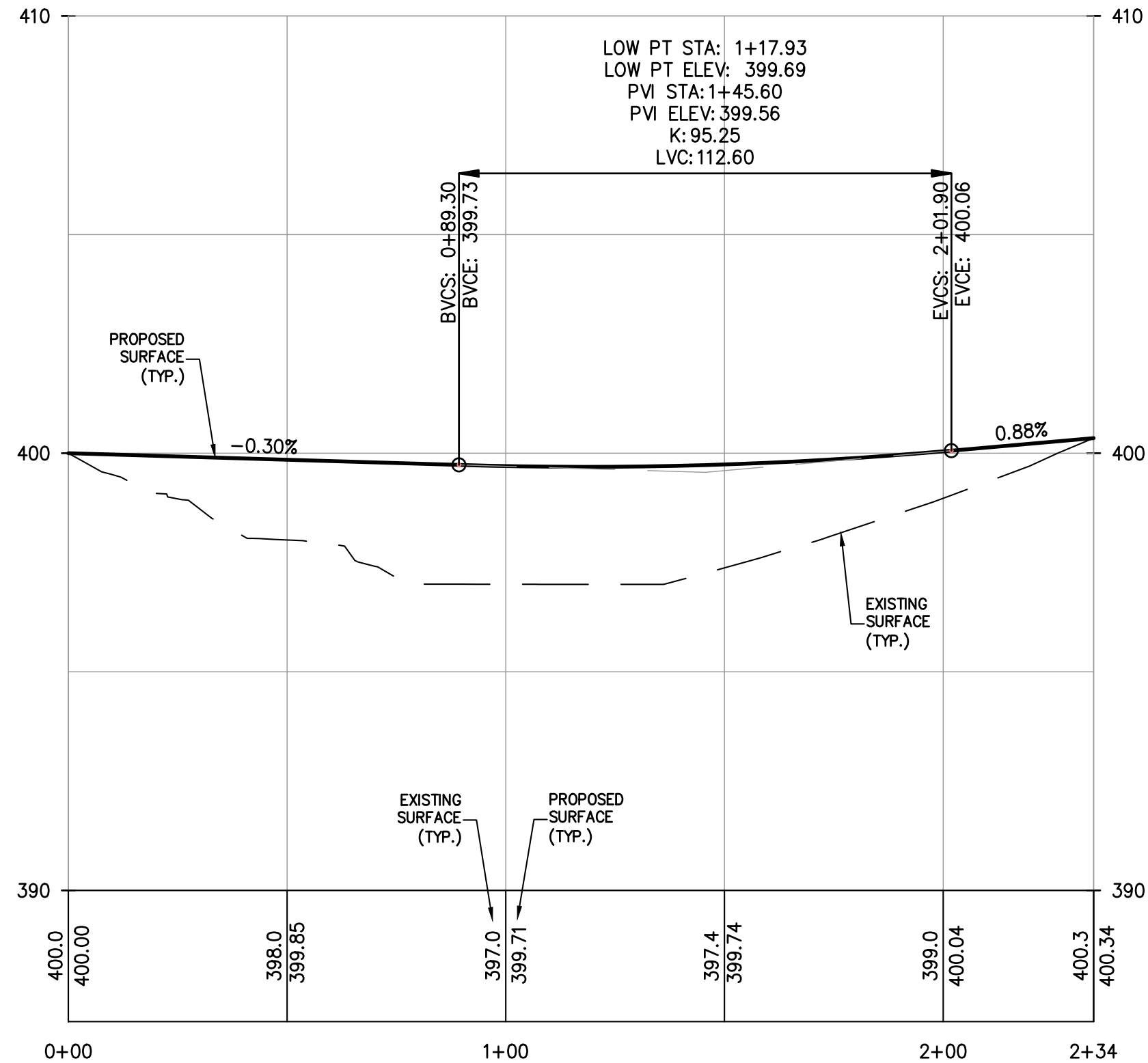
PROFILE  
PRIVATE ROAD  
STA. 0+00 - STA. 10+50  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'

MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE



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



PROFILE  
GATTO LANE IMPROVEMENT  
SCALE: H. 1"=30', V. 1"=3'

REV	DESCRIPTION	BY	DATE
3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23

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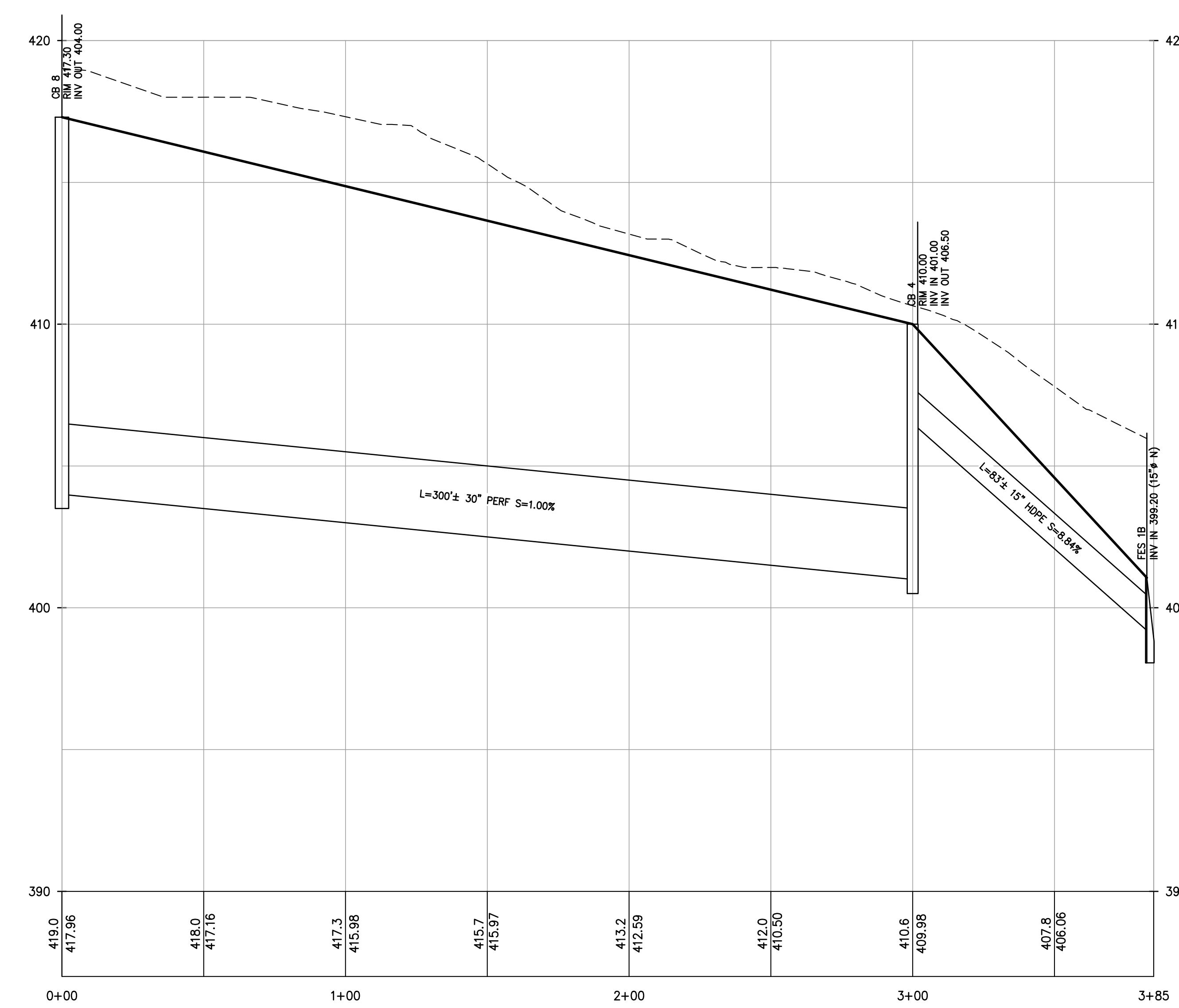
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PROJECT:  
**GATTO LANE PAC SITE PLAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK

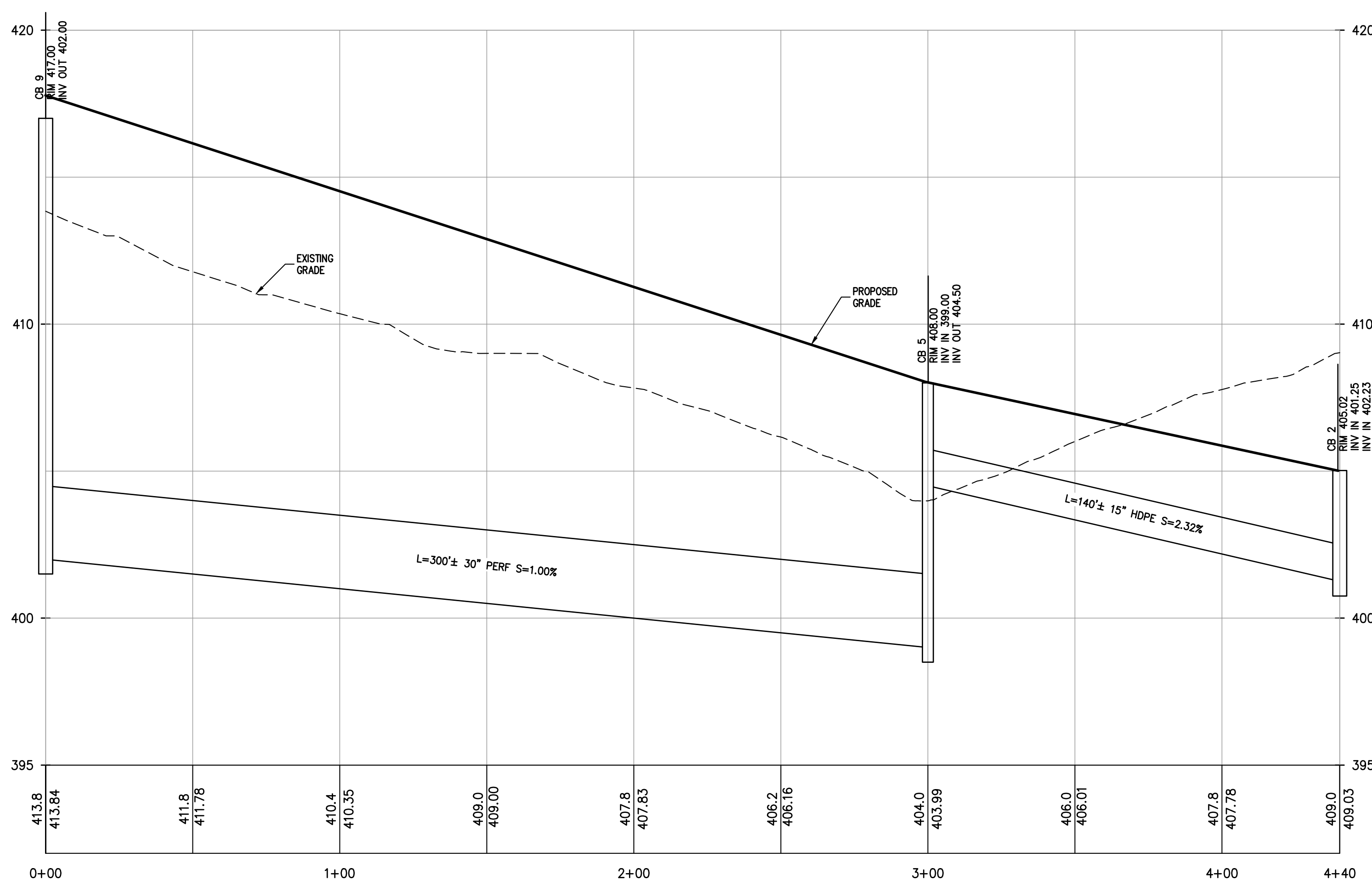
TITLE:  
**PRELIMINARY PROPOSED PRIVATE  
ROAD & GATTO LANE PROFILES**

PROJECT NO: 20231	DRAWN: XC	CHECKED: KD
SCALE: 1" = 30'		
GRAPHIC SCALE: 0 30' 60'		
DATE: 11/10/2022	DRAWING NO: 7	

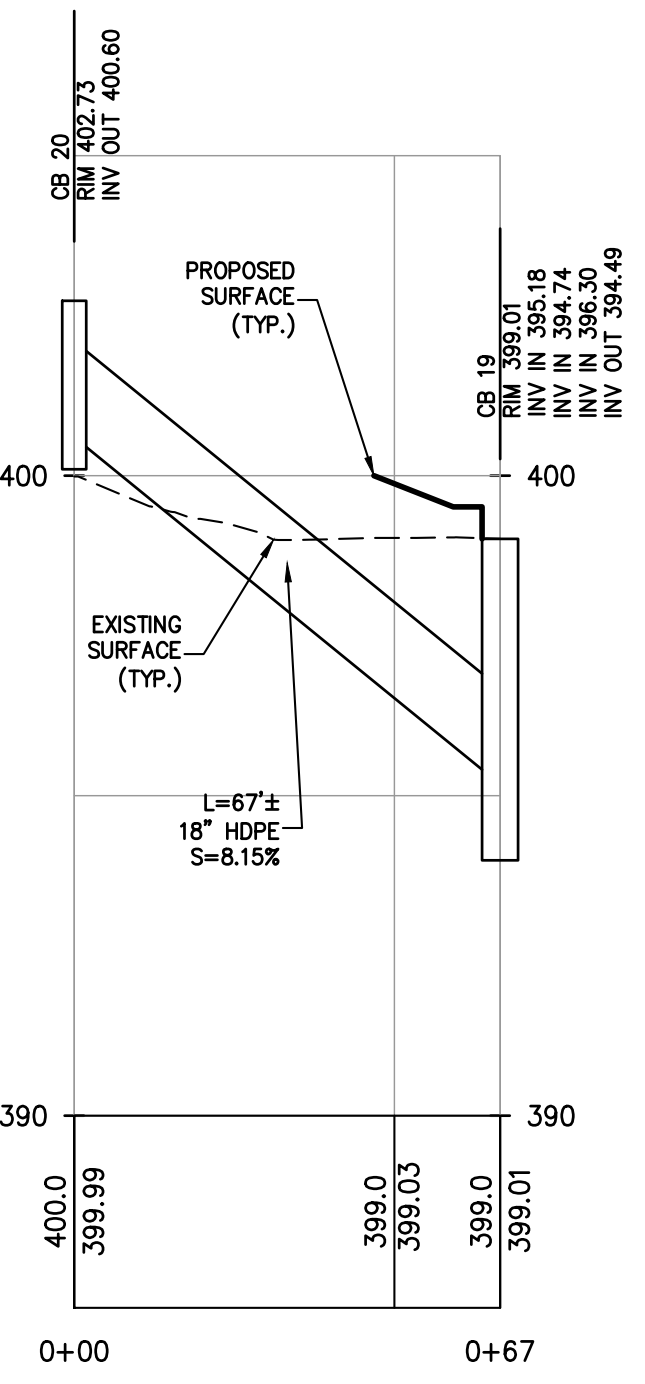




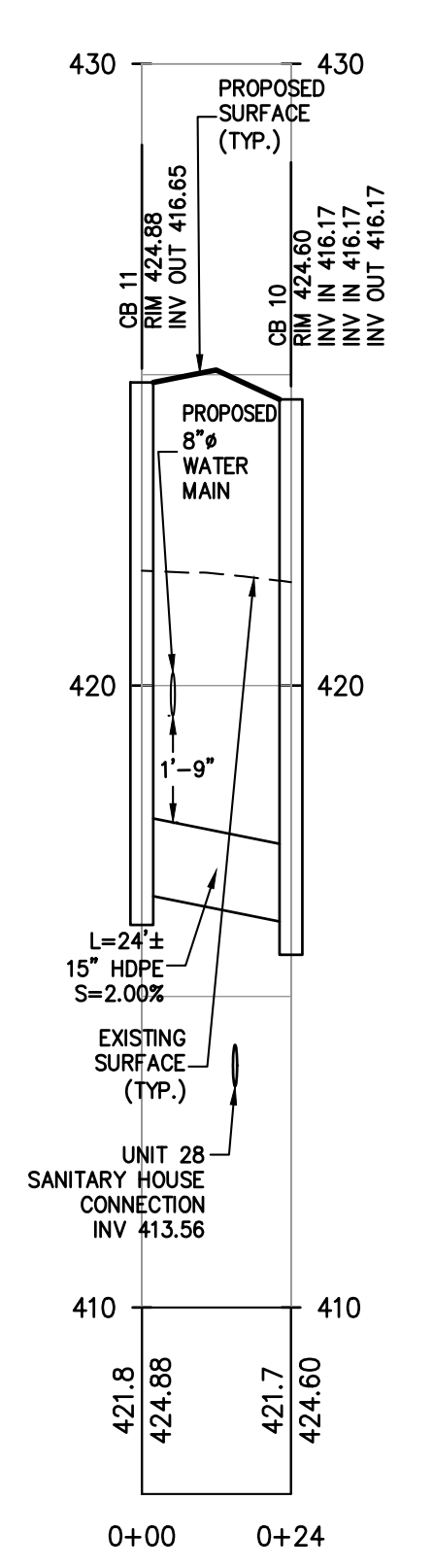
PROFILE  
FI 8 TO FES 1B  
SCALE: H. 1"=30', V. 1"=3'



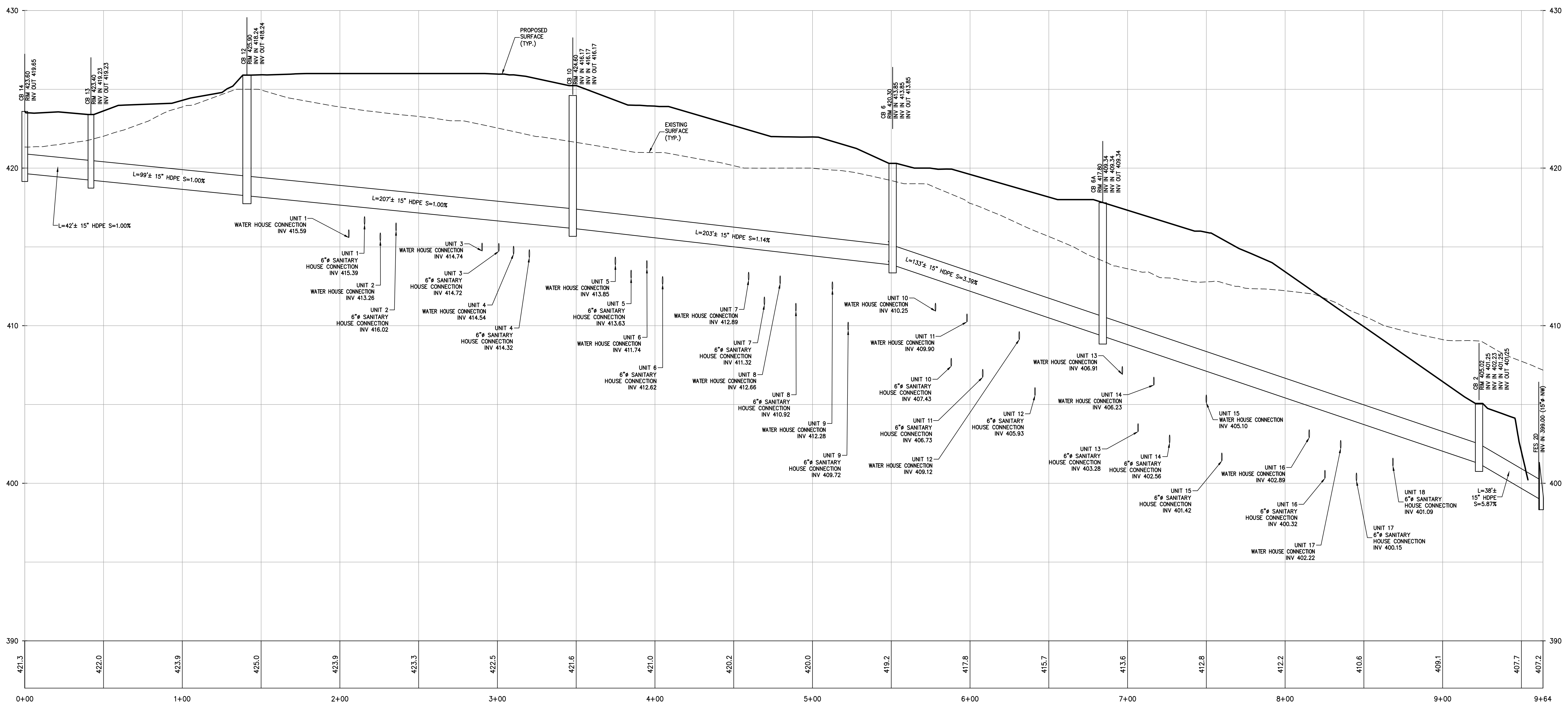
PROFILE  
FI 6 TO CB 2  
SCALE: H. 1"=30', V. 1"=3'



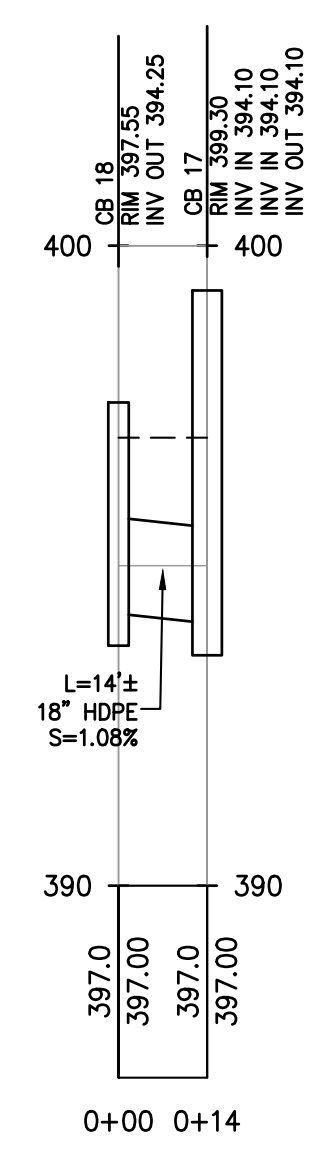
PROFILE  
OS 20 TO CB 19  
SCALE: H. 1"=30', V. 1"=3'



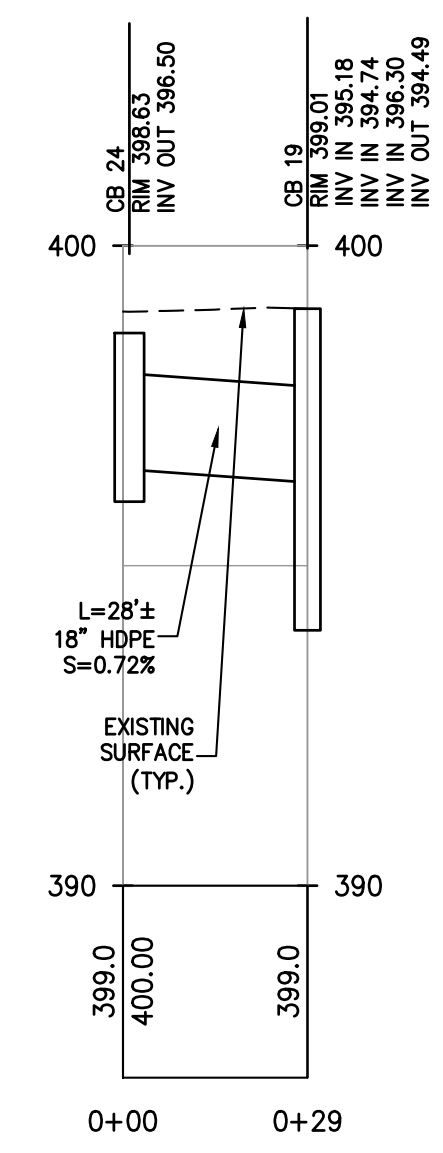
PROFILE  
CB 11 TO CB 10  
SCALE: H. 1"=30', V. 1"=3'



PROFILE  
CB 14 TO FES 2D  
SCALE: H. 1"=30', V. 1"=3'



PROFILE  
FI 18 TO CB 17  
SCALE: H. 1"=30', V. 1"=3'



PROFILE  
FI 24 TO CB 19  
SCALE: H. 1"=30', V. 1"=3'

REV	DESCRIPTION	BY	DATE
3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23

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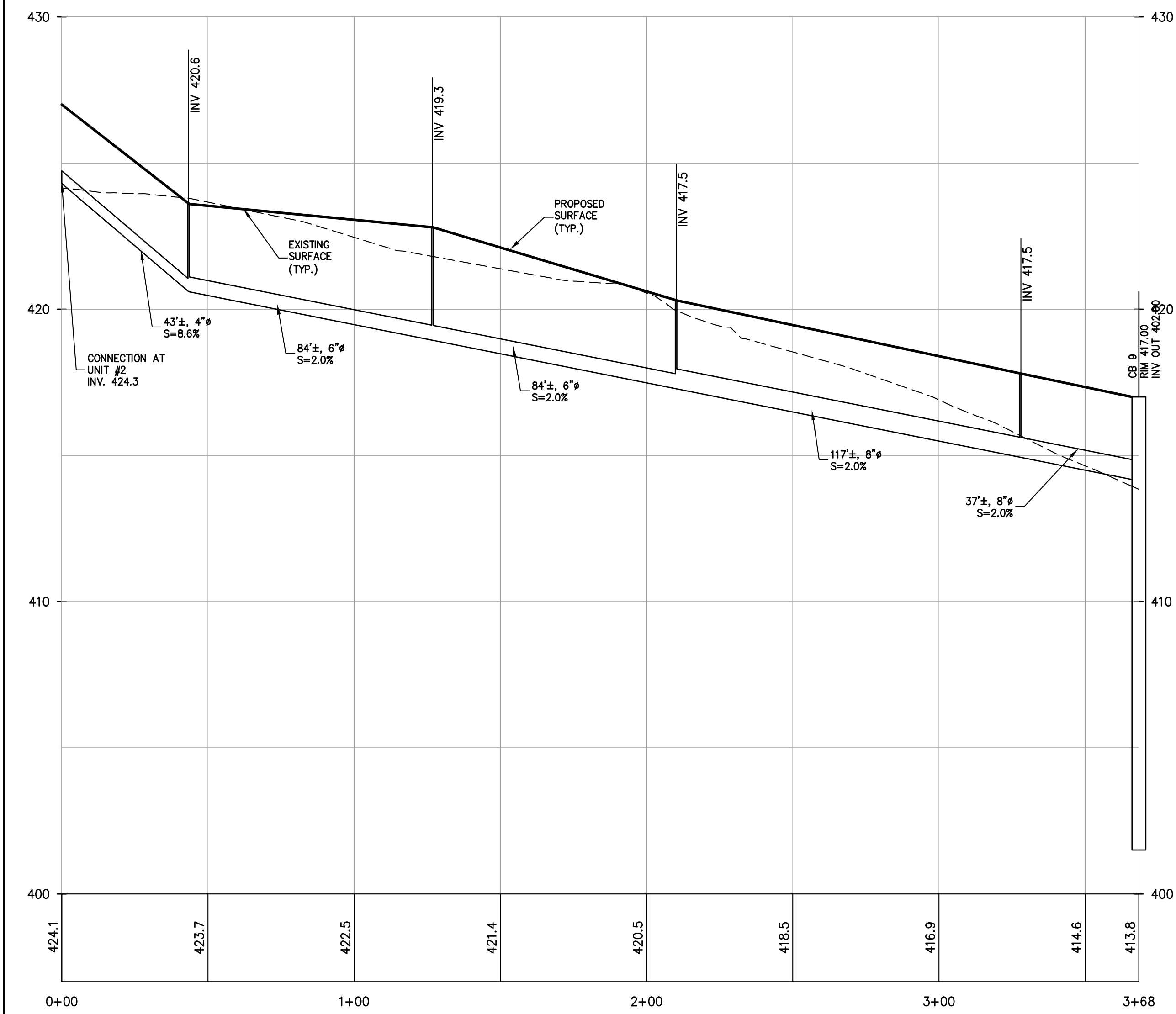
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(201) 684-1221

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

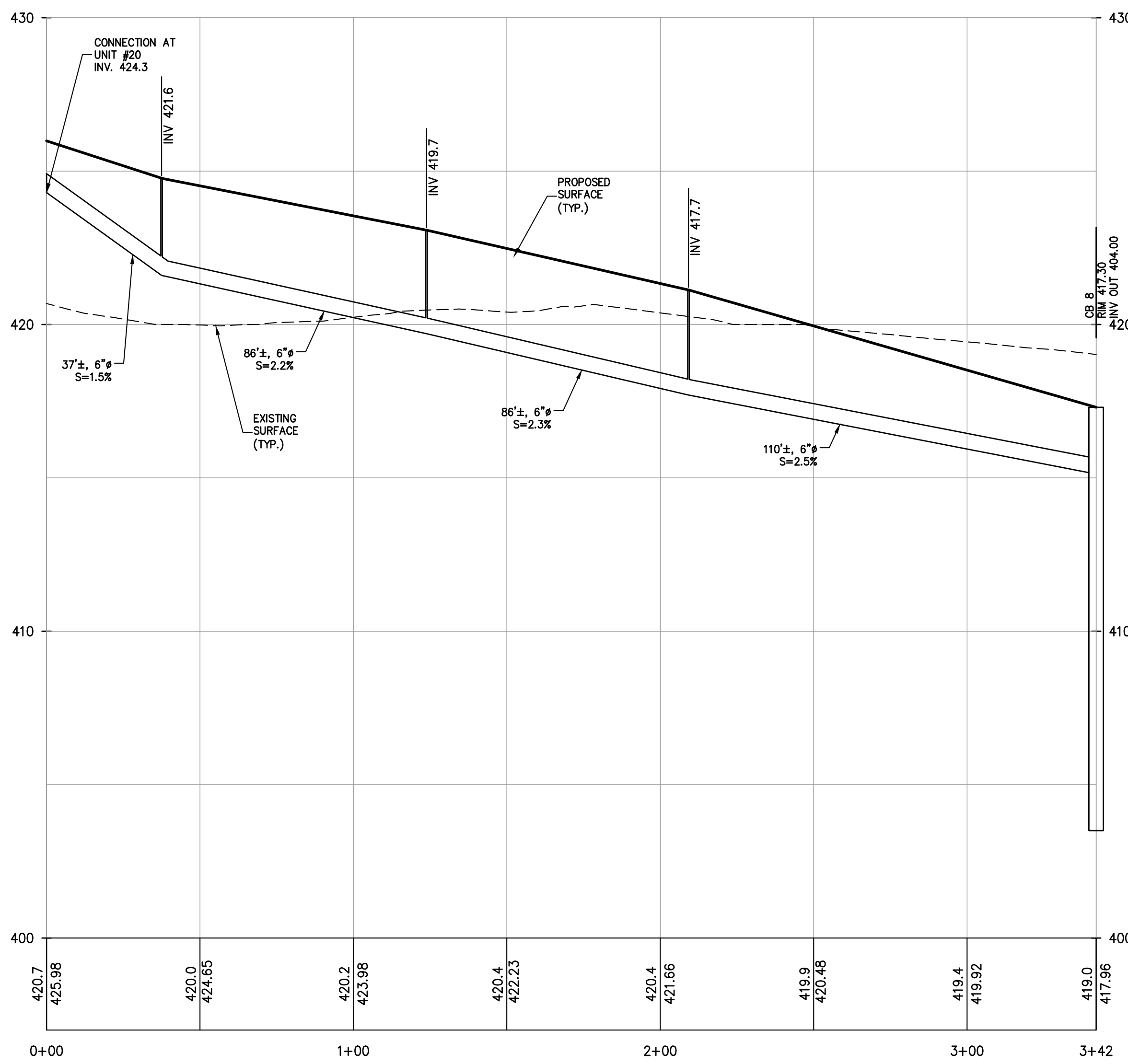
TITLE:  
**PRELIMINARY STORM  
DRAINAGE PROFILES (1 of 3)**

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

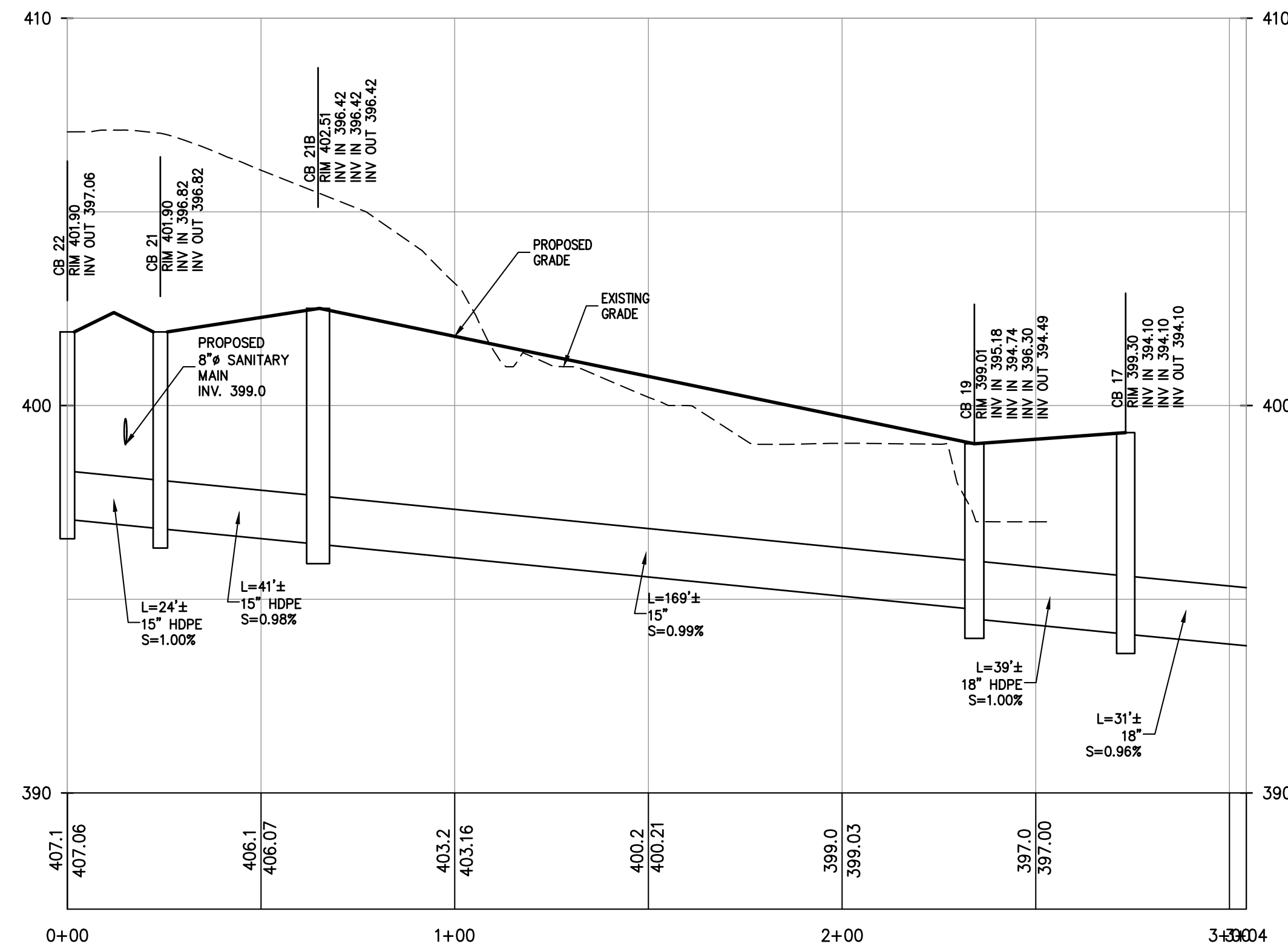




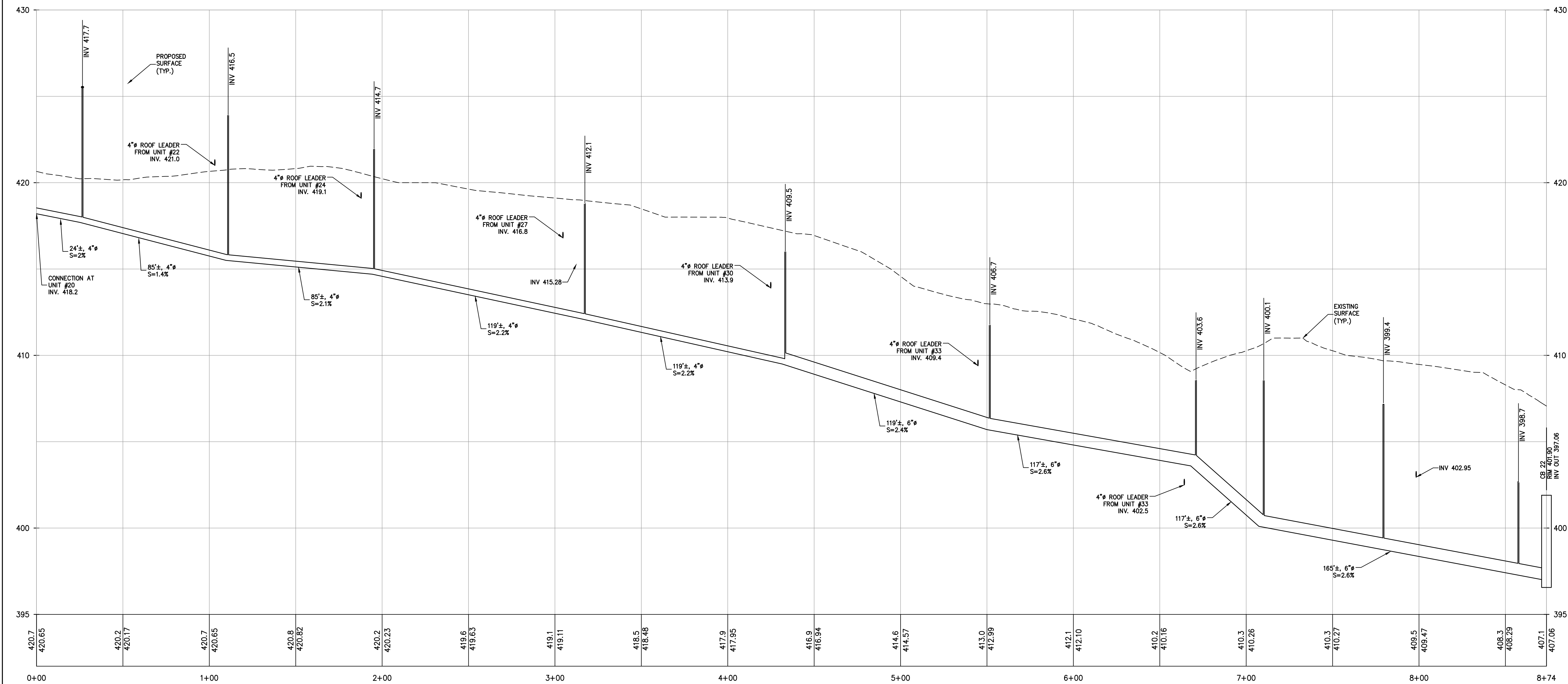
PROFILE  
ROOF LEADER SYSTEM FROM UNIT #2 TO FI 9  
SCALE: H. 1"=30', V. 1"=3'



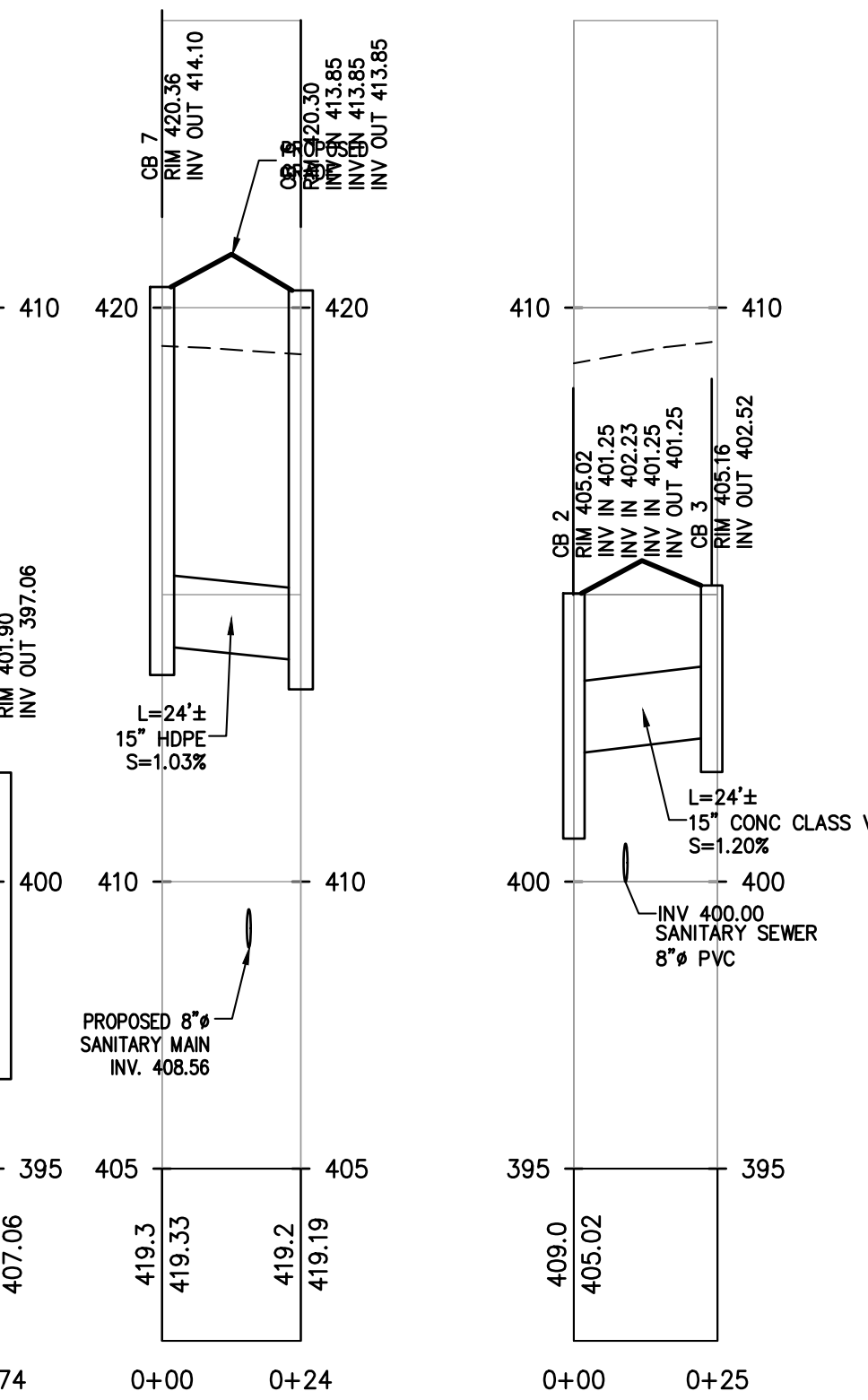
PROFILE  
ROOF LEADER SYSTEM FROM UNIT #20 TO FI 8  
SCALE: H. 1"=30', V. 1"=3'



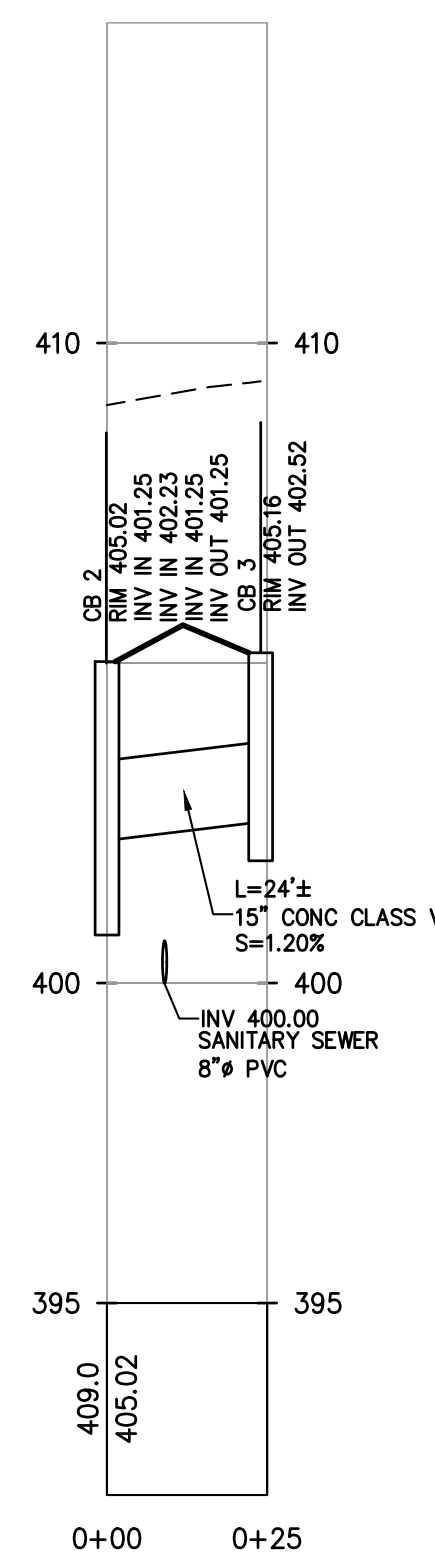
PROFILE  
CB 22 TO CB 17  
SCALE: H. 1"=30', V. 1"=3'



PROFILE  
UNDERDRAIN SYSTEM FROM UNIT #25 TO CB 22  
SCALE: H. 1"=30', V. 1"=3'



PROFILE  
FI 8 TO CB 6  
SCALE: H. 1"=30', V. 1"=3'



PROFILE  
CB 3 TO CB 2  
SCALE: H. 1"=30', V. 1"=3'

REV	DESCRIPTION	BY	DATE
3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
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 (2 of 3)**

PROJECT NO.: 20231  
DRAWN: XC  
CHECKED: KD

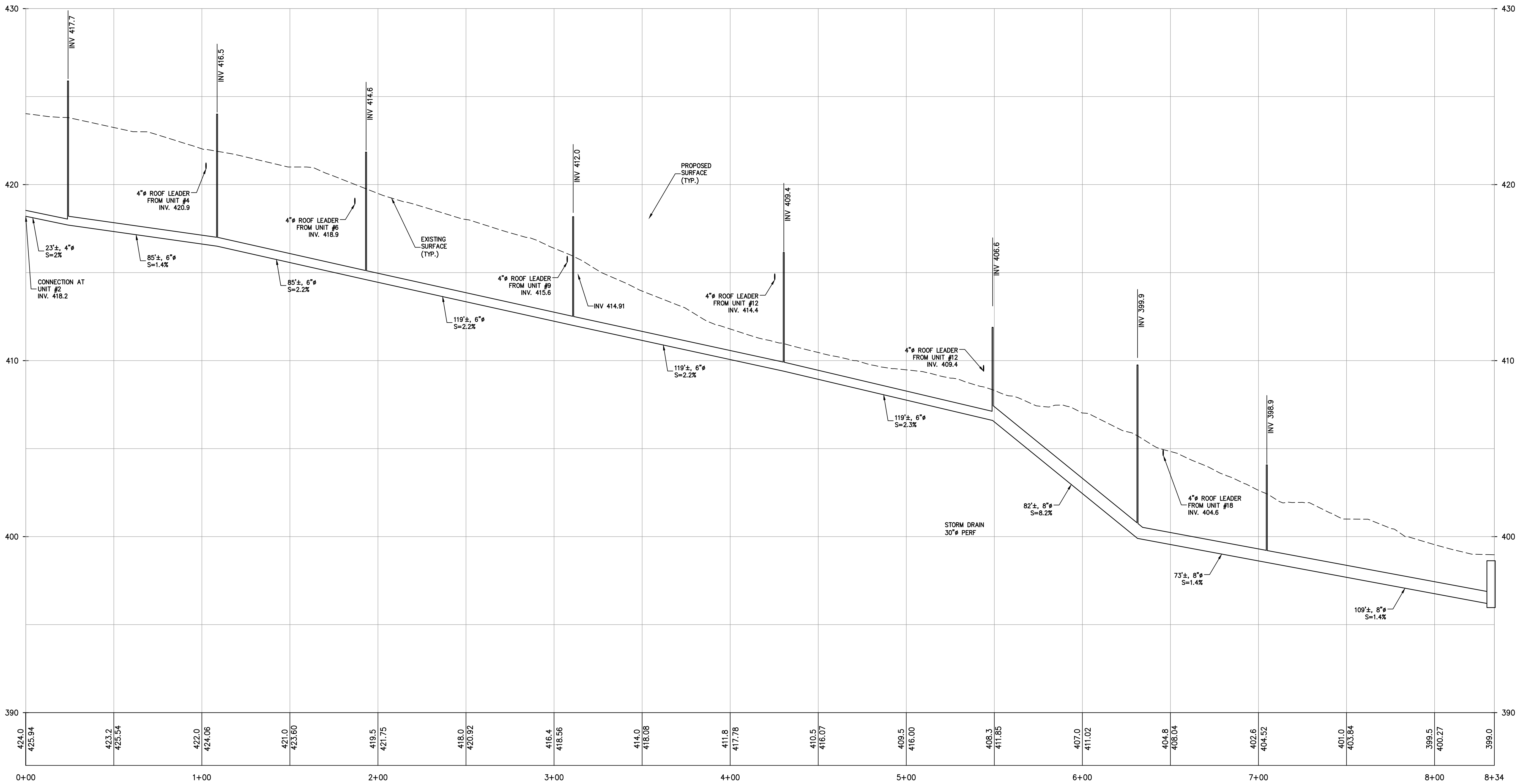
SCALE:  
1" = 30'

GRAPHIC SCALE:  
0 30' 60'

DATE: 11/10/2022  
DRAWING NO.: 8A

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





PROFILE  
UNDERDRAIN SYSTEM FROM UNIT #2 TO FI 24  
SCALE: H. 1"=30', V. 1"=3'

3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

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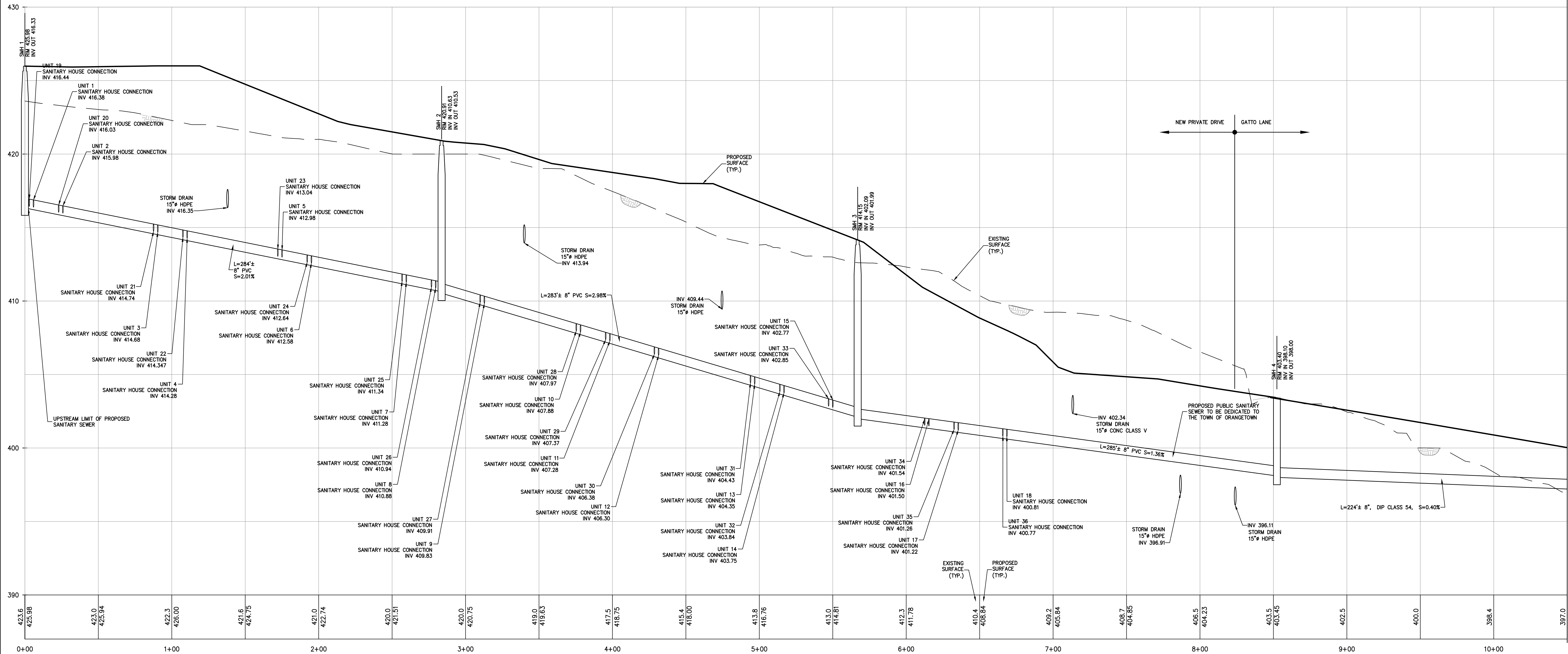
PROJECT:  
**GATTO LANE PAC SITE PLAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK

TITLE:  
**PRELIMINARY STORM  
DRAINAGE PROFILES (3 of 3)**

PROJECT NO: 20231  
SCALE: 1" = 30'  
GRAPHIC SCALE: 0 30' 60'  
DATE: 11/10/2022  
DRAWING NO: 88

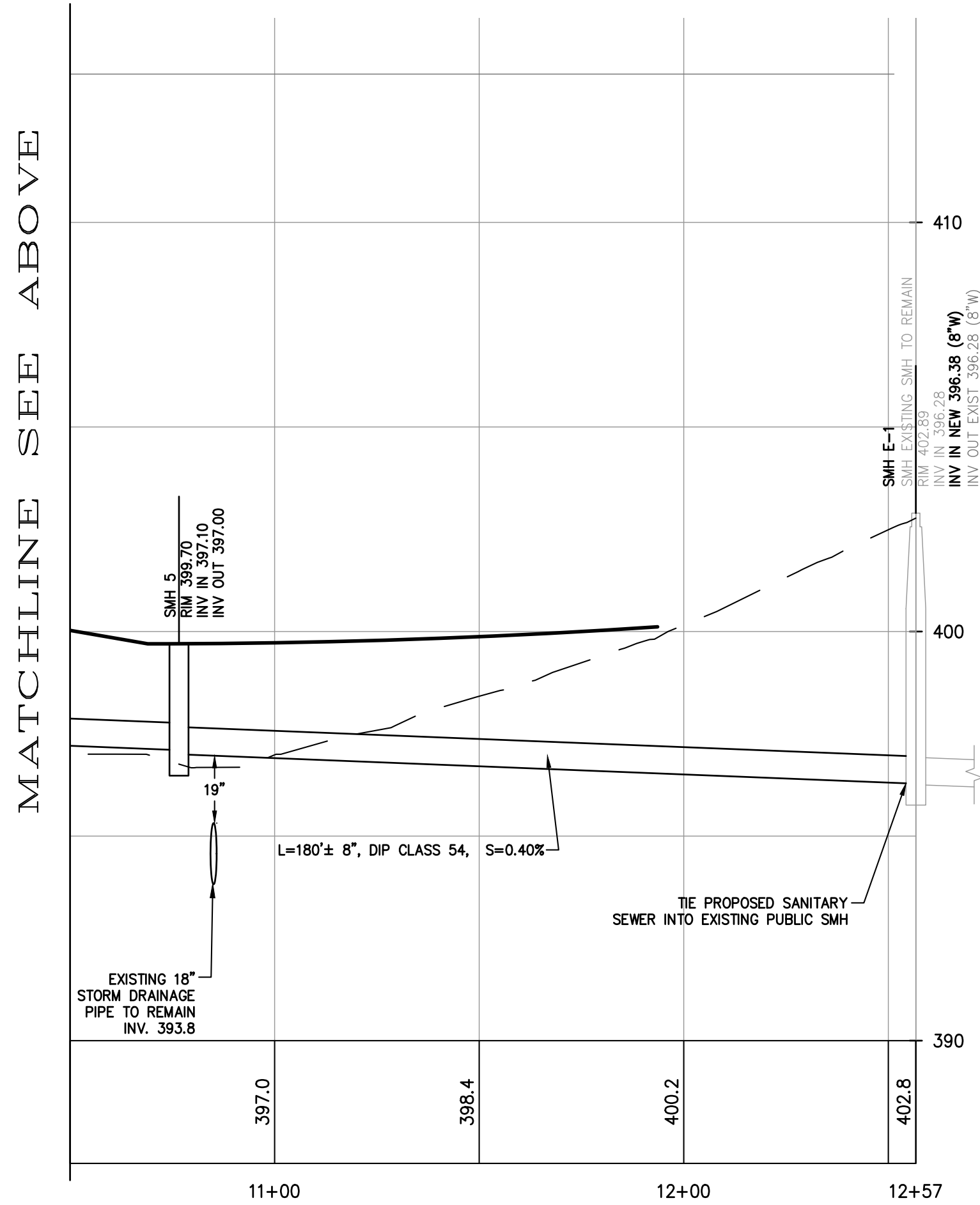
KENNETH H. DEGENNARO  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 076214





PROFILE – PROPOSED PUBLIC SANITARY SEWER  
SMH 1 TO SMH 5  
SCALE: HORIZ. 1"=30'  
SCALE: VERT. 1"=3'

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



PROFILE – PROPOSED PUBLIC SANITARY SEWER  
SMH 5 TO EX SMH  
SCALE: H. 1"=30', V. 1"=3'

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

MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE

REV	DESCRIPTION	BY	DATE
3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23

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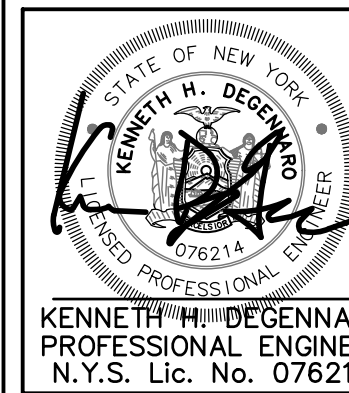
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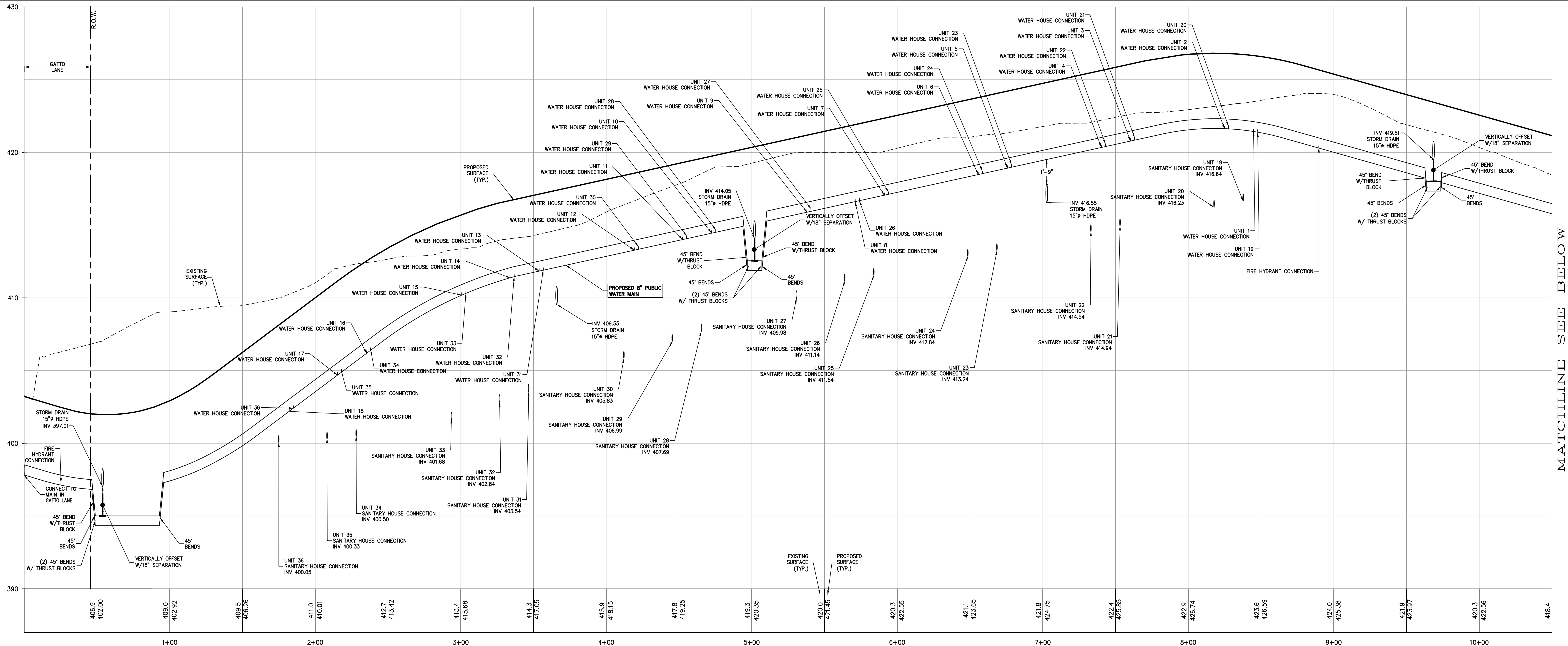
PROJECT:  
**GATTO LANE PAC SITE PLAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK

TITLE:  
**PRELIMINARY  
SANITARY SEWER PROFILES**

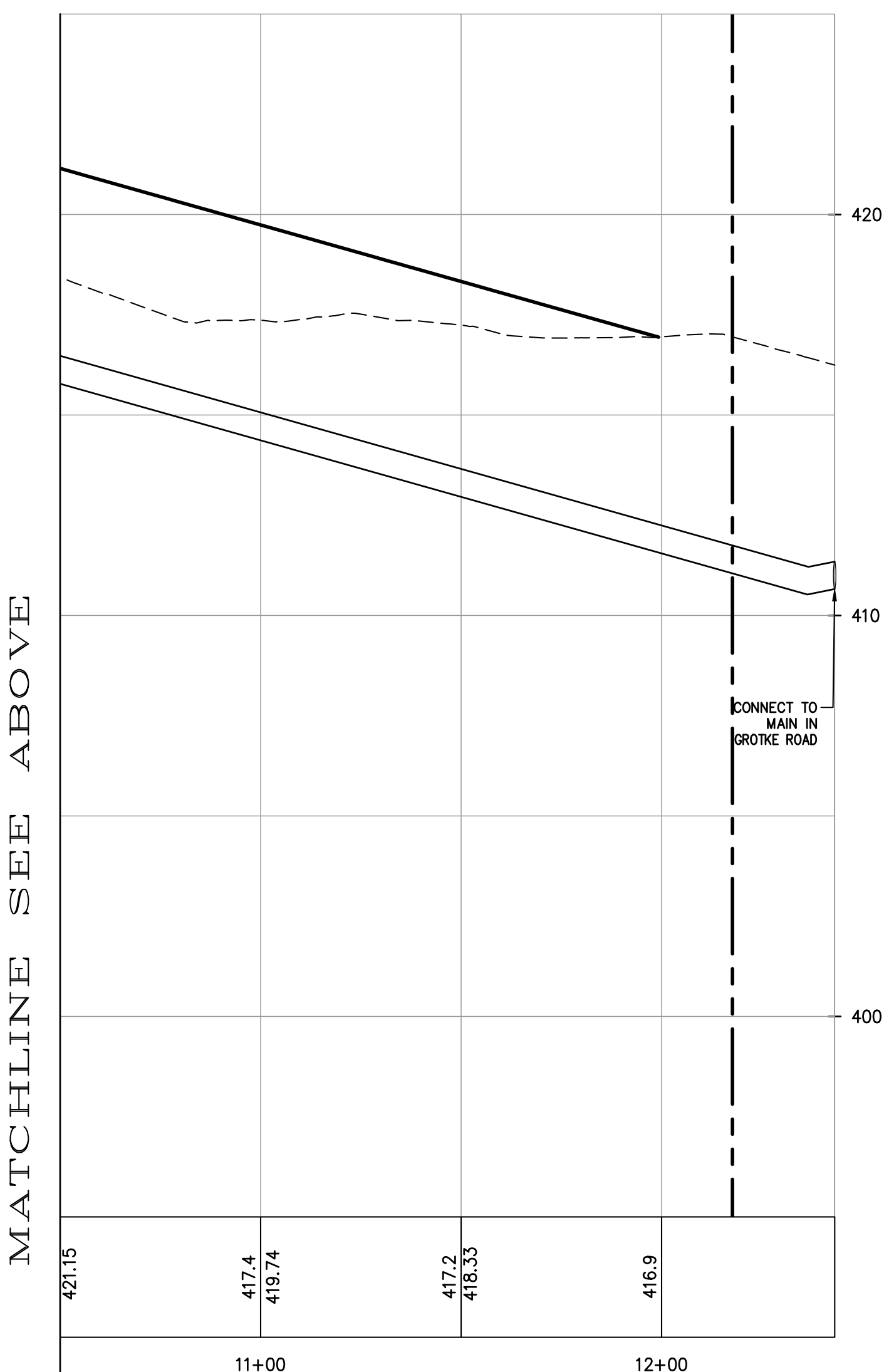


PROJECT NO:	DRAWN:	CHECKED:
20231	XC	KD
SCALE:	1" = 30'	
GRAPHIC SCALE:		
DATE:	11/10/2022	
DRAWING NO:	9	





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'

3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
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  
WATER MAIN PROFILES**

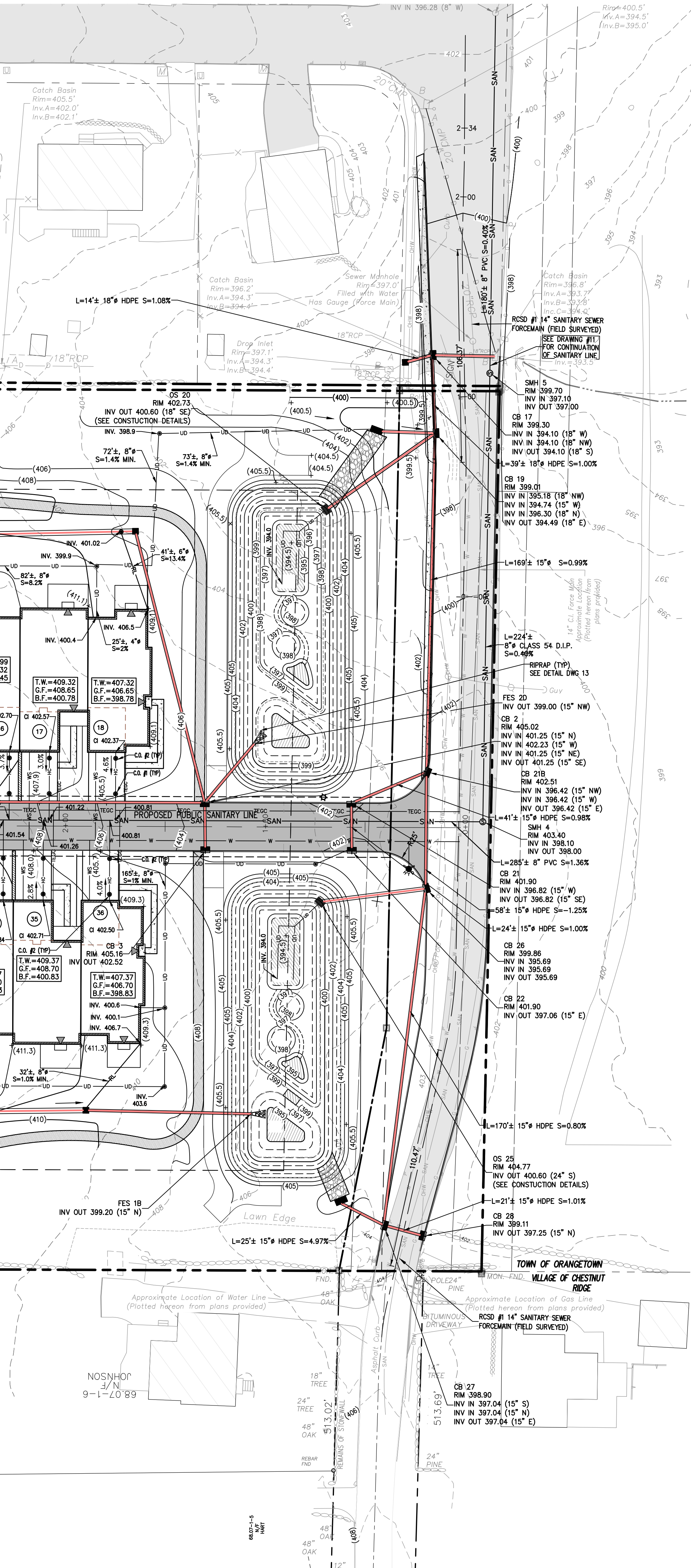
KENNETH H. DEGENNARO  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 076214

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









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	TEGC
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	


x 417.30

1. THE PROPOSED PUBLIC SANITARY SEWER MAIN CONSTRUCTION SHALL BE "TIVED", TESTED, AND THE MANHOLES VACUUM TESTED IMMEDIATELY AFTER CONSTRUCTION, PRIOR TO THE PROPOSED NEW MAIN BEING TIED INTO THE TOWN SYSTEM.
2. TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

1. THE PROPOSED PUBLIC SANITARY SEWER MAIN CONSTRUCTION SHALL BE "TYED", TESTED, AND THE MANHOLES VACUUM TESTED IMMEDIATELY AFTER CONSTRUCTION, PRIOR TO THE PROPOSED NEW MAIN BEING TIED INTO THE TOWN SYSTEM.
2. TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/23/23
REV	DESCRIPTION	BY	DATE

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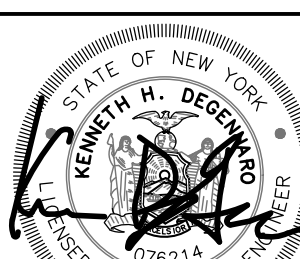
PROJECT:


GATTO LANE PAC SITE PLAN

TOWN OF ORANGETOWN  
 ROCKLAND COUNTY  
 NEW YORK

TITLE:

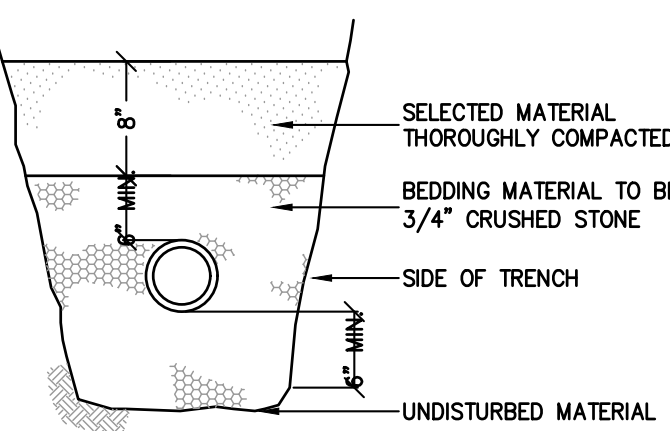
PRELIMINARY GATTO LANE  
 IMPROVEMENT PLAN



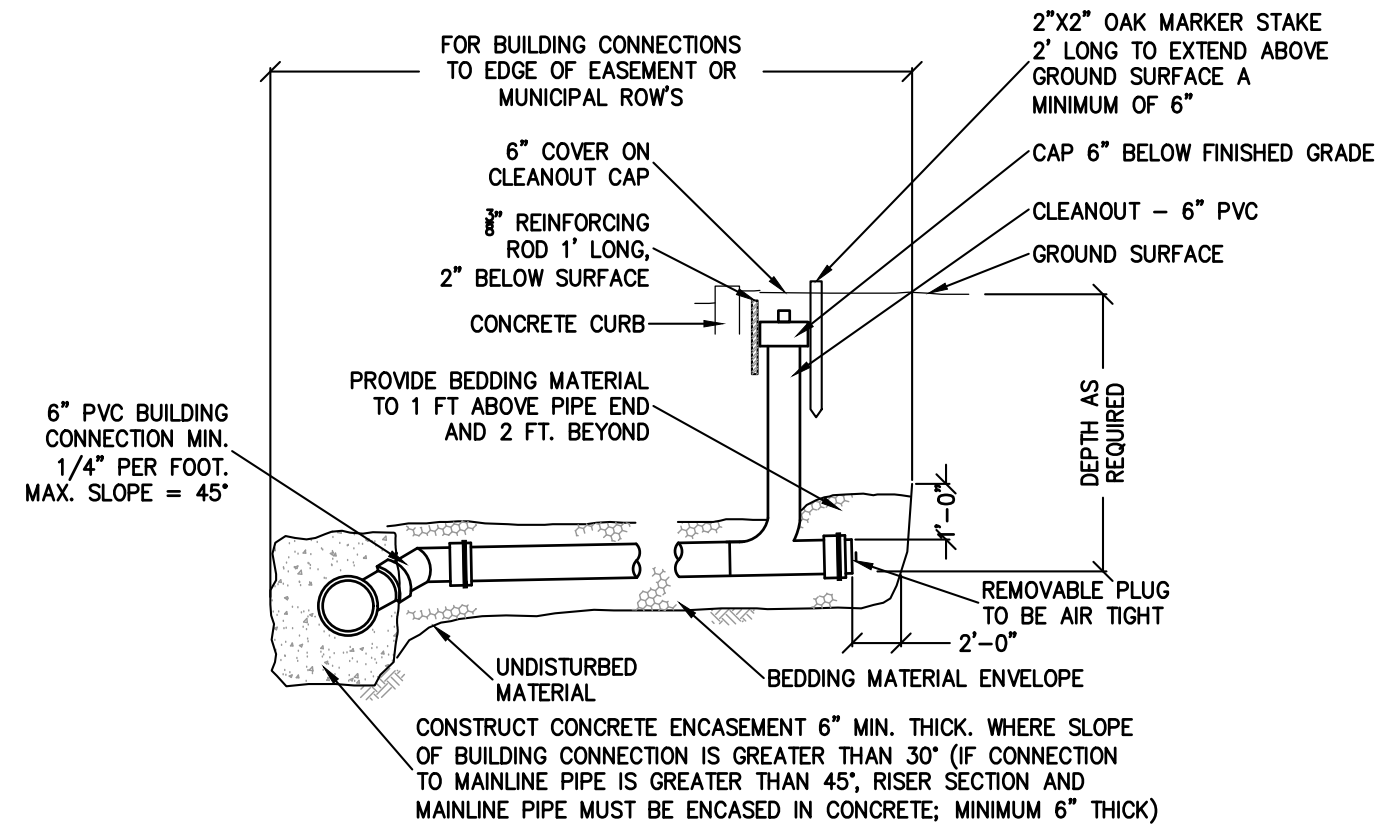
PROJECT NO: 20231	DRAWN: XC	CHECKER: KD
SCALE: 1" = 30'		
		
DATE: 11/10/2022	DRAWING NO: <b>11</b>	

KENNETH W. EGENNENARO  
 PROFESSIONAL ENGINEER  
 N.Y.S. Lic. No. 12541

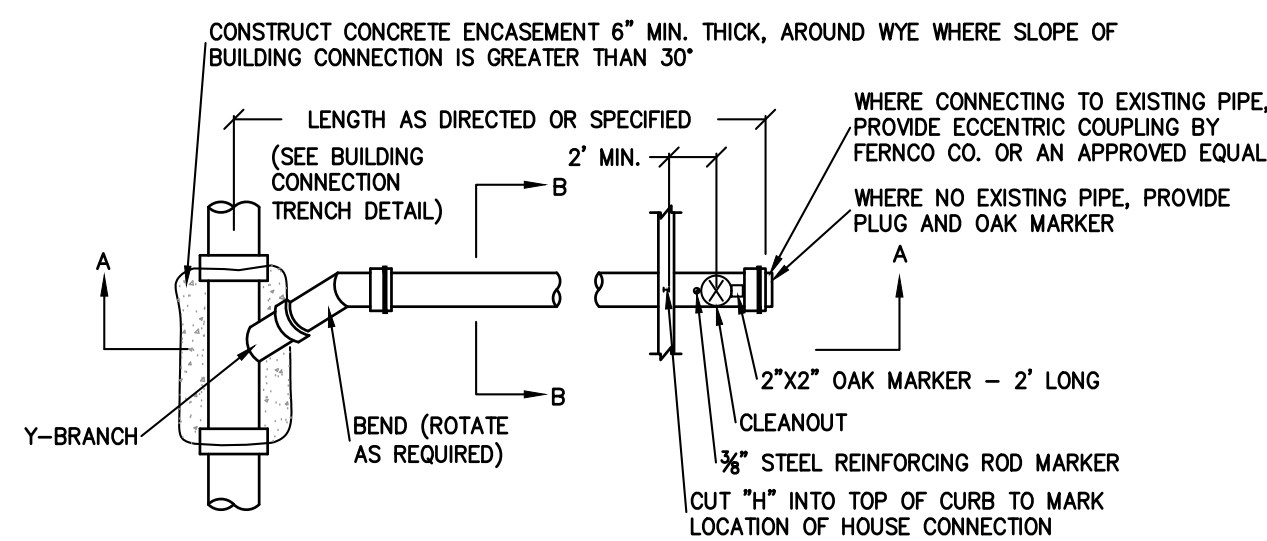




SECTION B-B

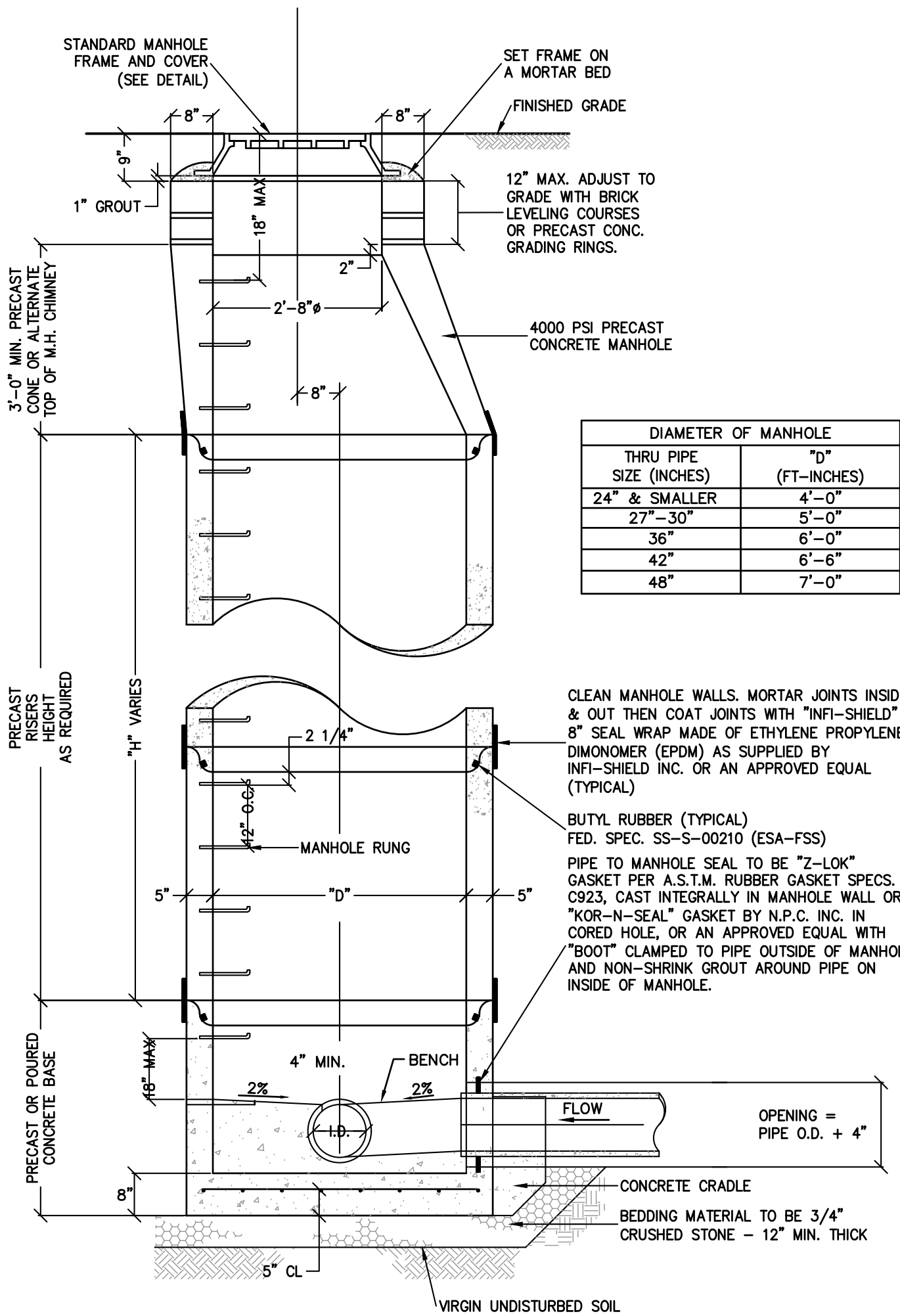


SECTION A-A

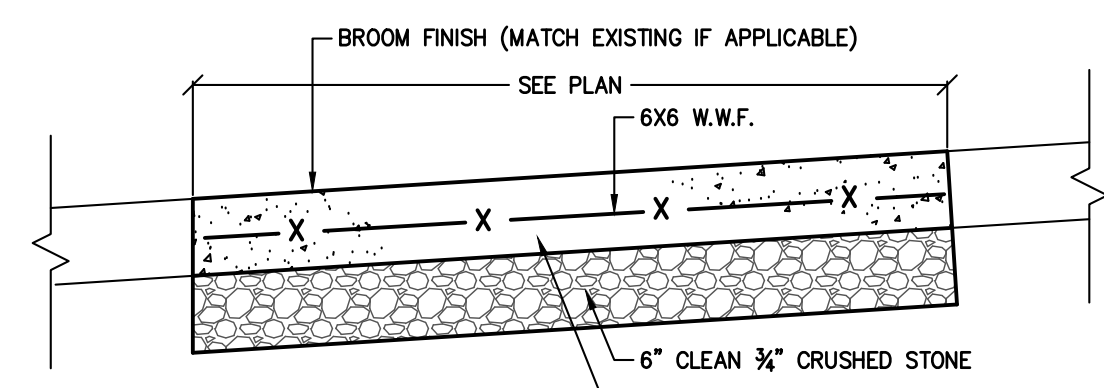


PLAN

BUILDING CONNECTION DETAILS  
N.T.S.



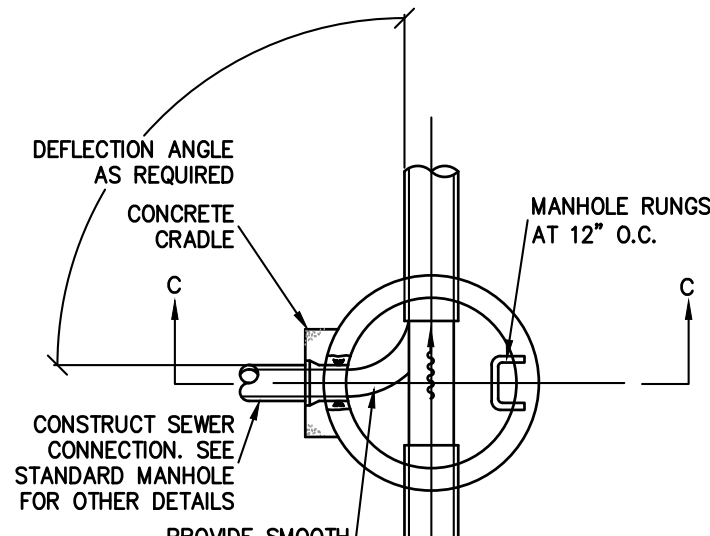
PRECAST STANDARD MANHOLE  
N.T.S.



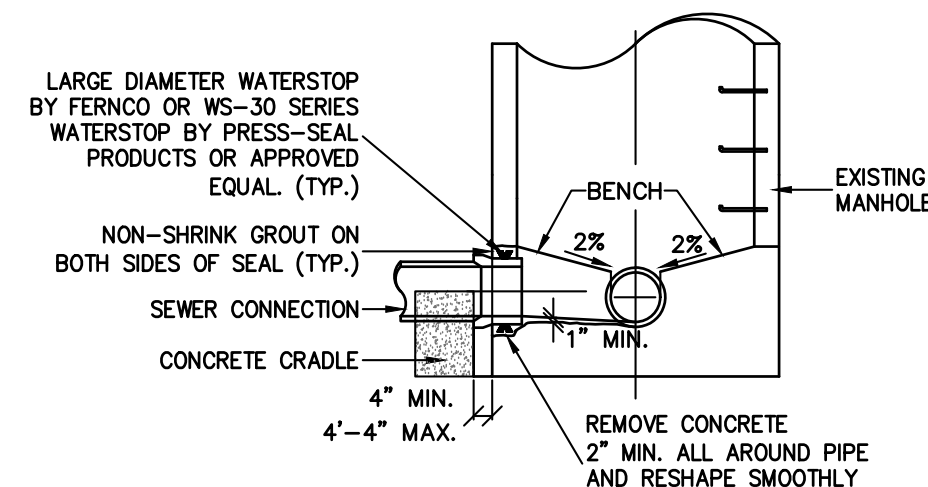
CONCRETE SIDEWALK NOTES

1. FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18-20 FEET.
2. CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
3. ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
4. A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
5. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

CONCRETE SIDEWALK DETAIL  
N.T.S.



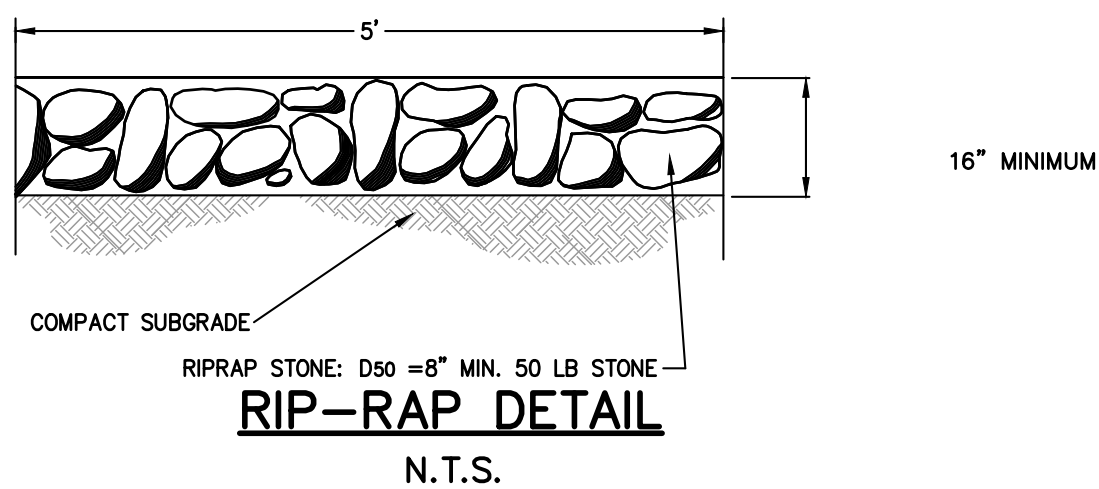
PLAN VIEW



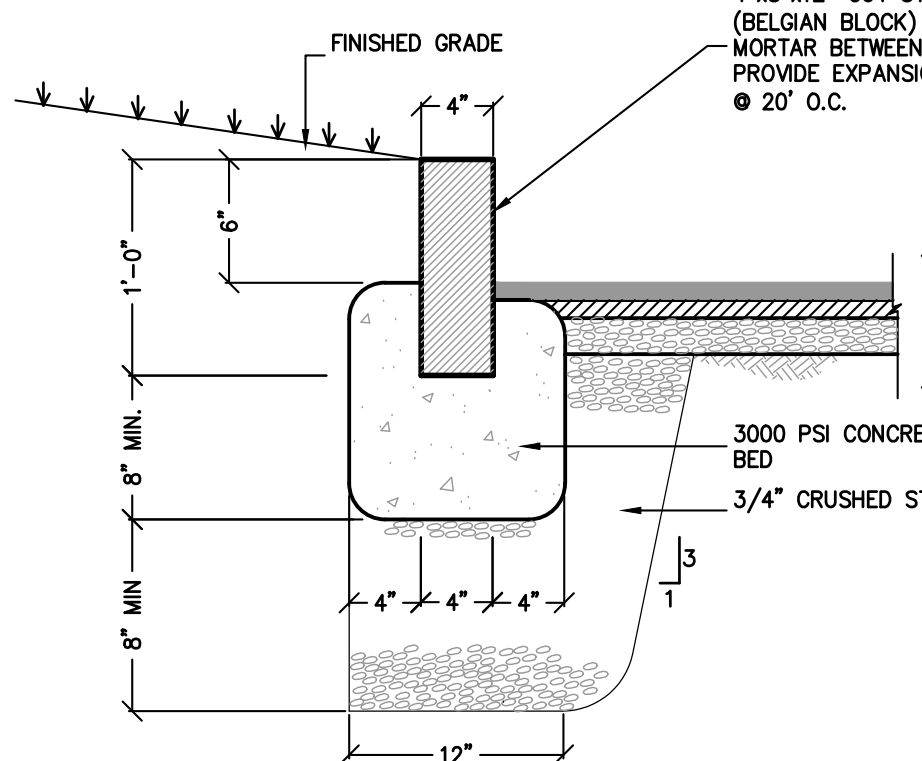
SECTION C-C

- NOTES:
1. CLEAN AND ROUGHEN ALL SURFACES AGAINST WHICH NEW MORTAR IS TO BE PLACED.
  2. 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.
  3. WHERE PIPE IS ABANDONED, PLUG PIPE WITH 12-INCH MIN. CONC. AND BUILDUP CHANNEL TO ELEV. OF EXISTING BENCH TO INVERT FLOW OF NEW CH. CHANNEL.
  4. THE PIPE PENETRATION MUST NOT BE THROUGH THE CONC. SECTION OR A MANHOLE JOINT NOR SHALL IT INTERFERE WITH THE MANHOLE RUNGS.

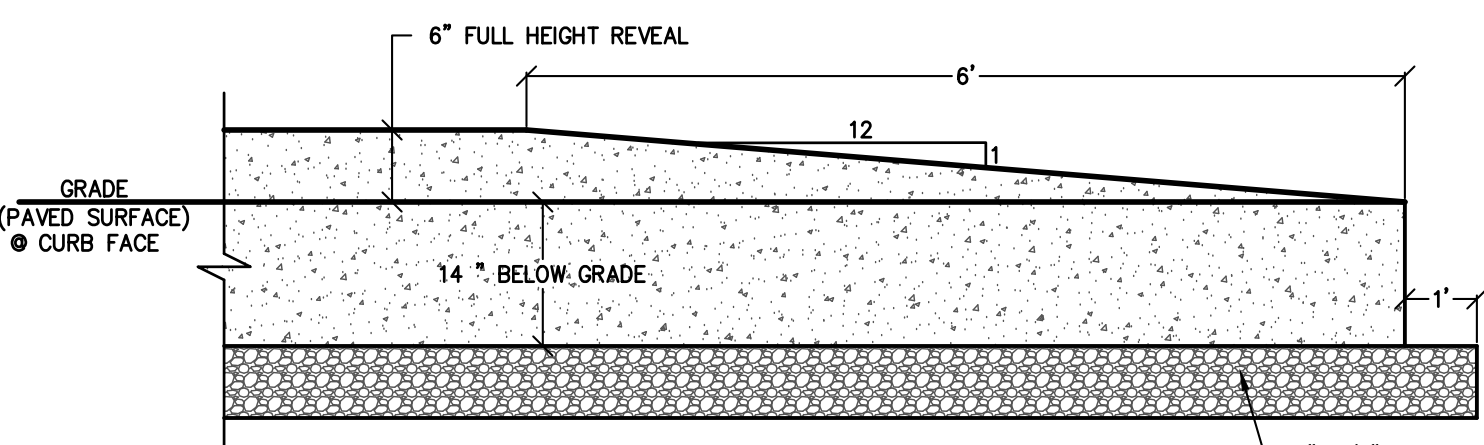
SEWER CONNECTION TO EXISTING MANHOLE  
R.C.S.D. NO.1  
N.T.S.



RIP-RAP DETAIL  
N.T.S.



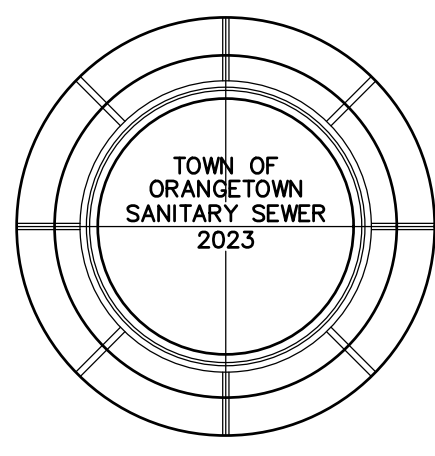
BELGIAN BLOCK CURB DETAIL  
N.T.S.



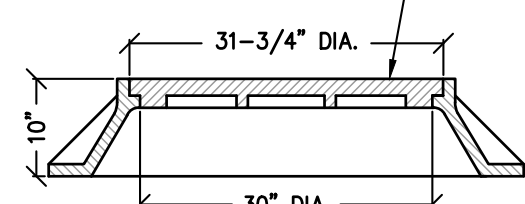
CURB TERMINAL DETAIL  
N.T.S.



LETTERING AND BORDER - RED  
BACKGROUND - WHITE  
SIGN "NO PARKING  
DURING SNOW EVENTS"  
N.T.S.

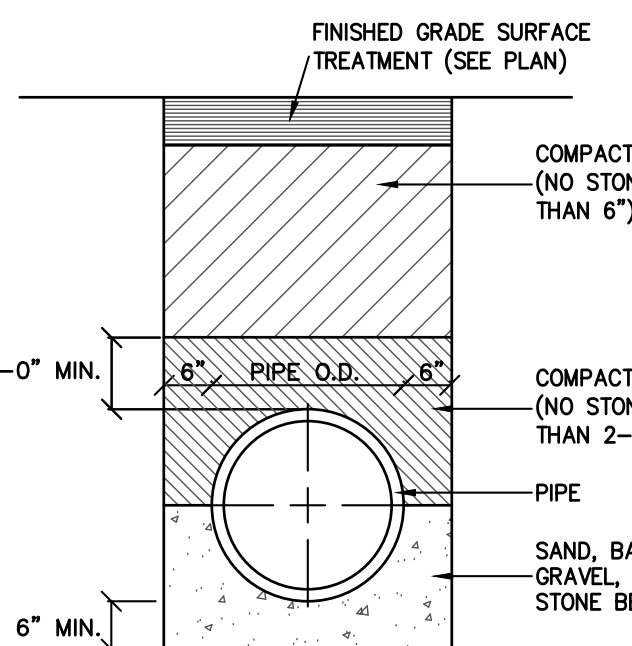


PLAN

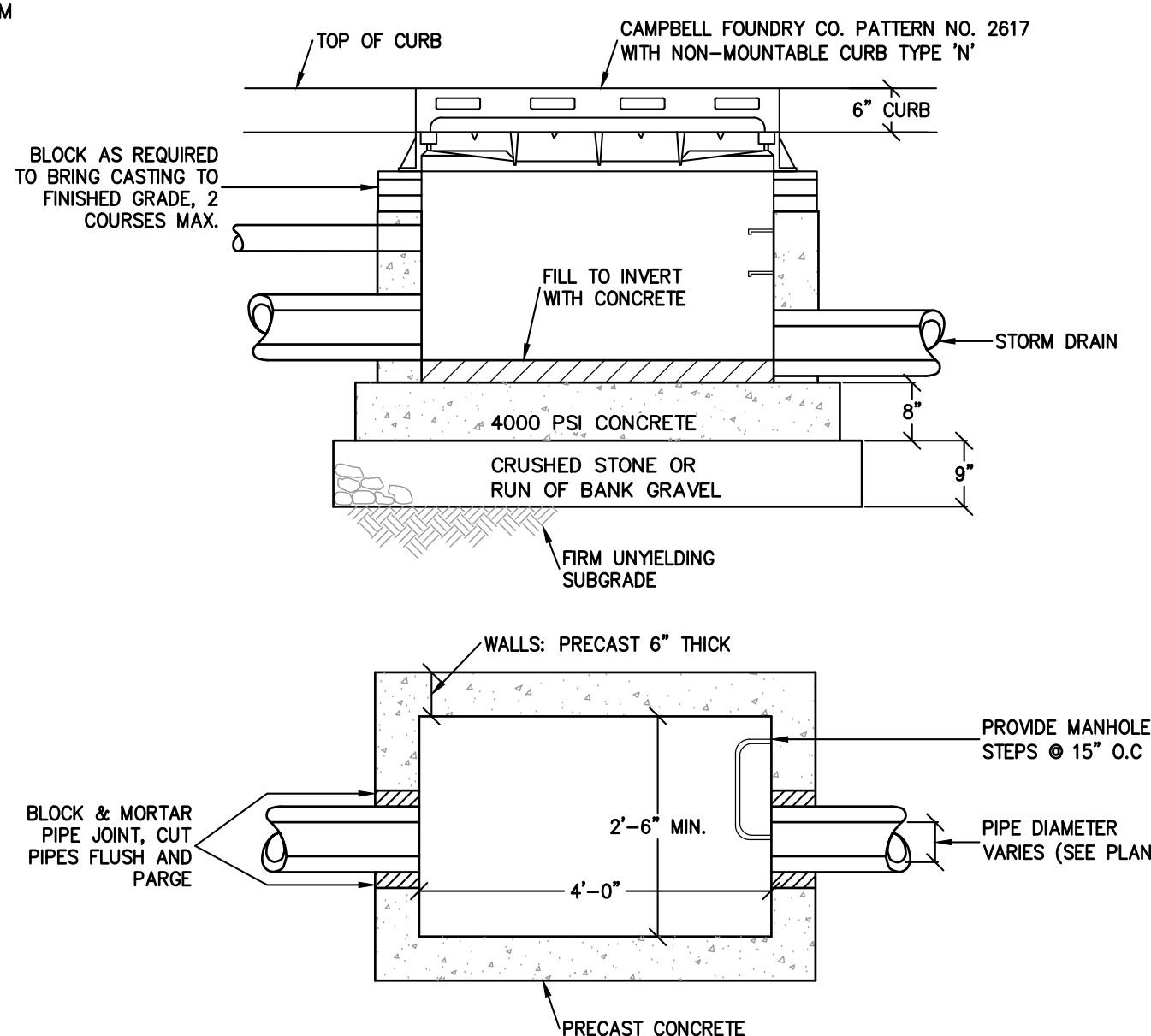


SECTION

STANDARD MANHOLE FRAME AND COVER  
N.T.S.



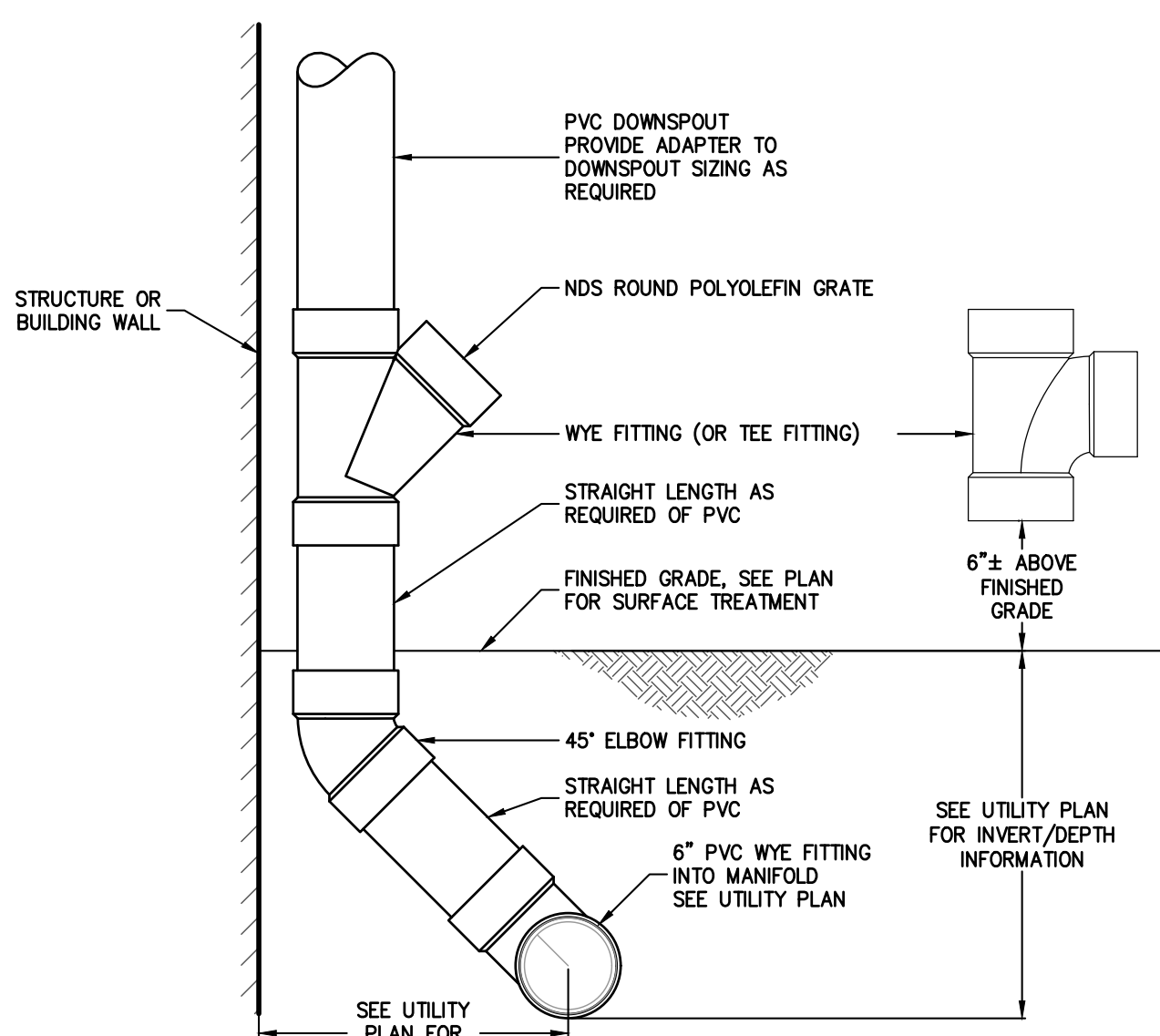
STORM PIPE BEDDING DETAIL  
N.T.S.



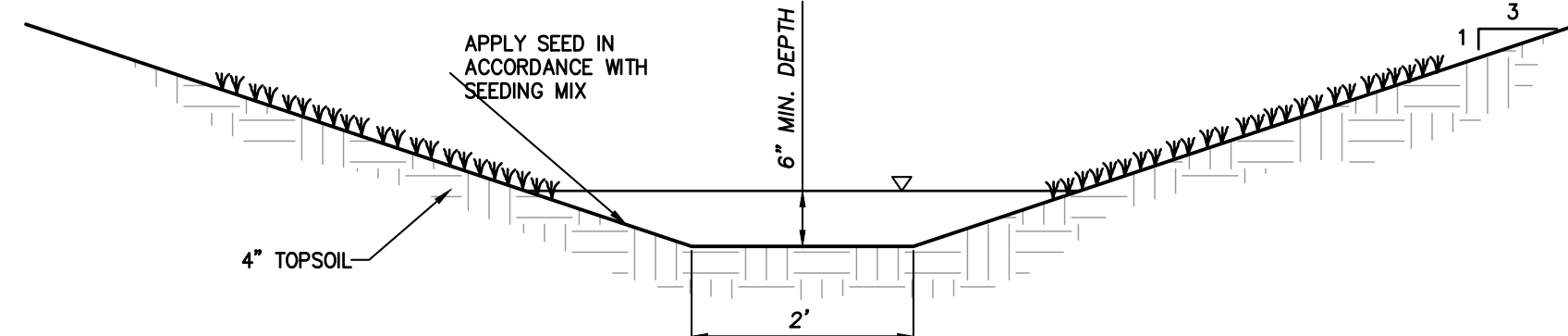
CATCH BASIN DETAIL  
N.T.S.

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

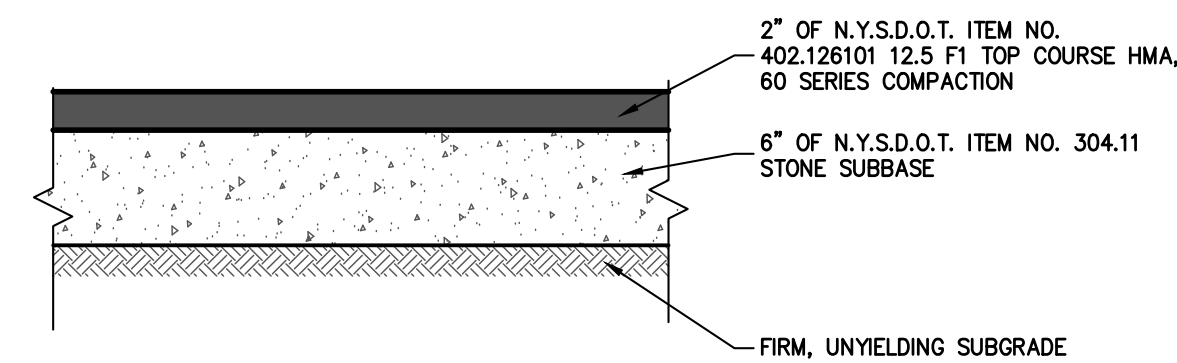
CATCH BASIN DETAIL  
N.T.S.



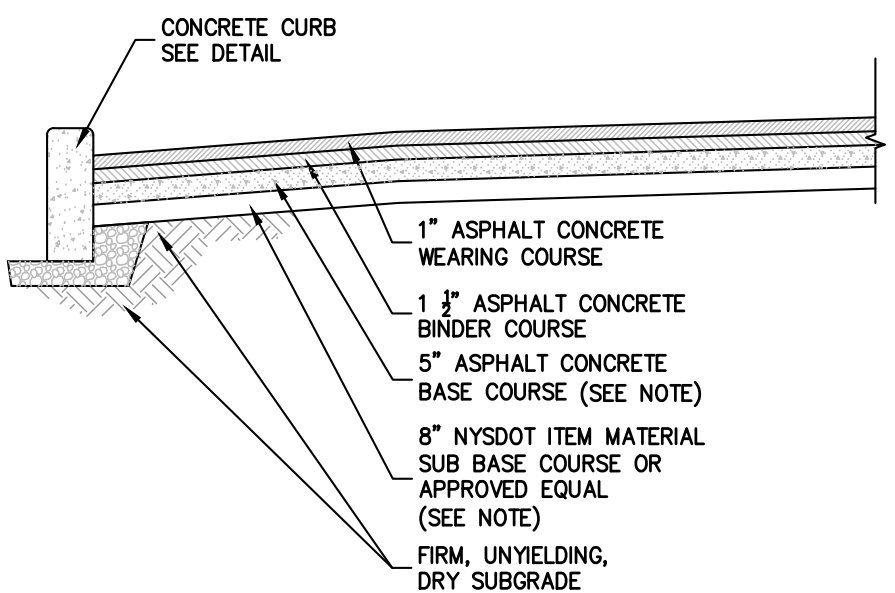
ROOF LEADER CLEANOUT DETAIL  
N.T.S.



VEGETATED SWALE DETAIL  
N.T.S.



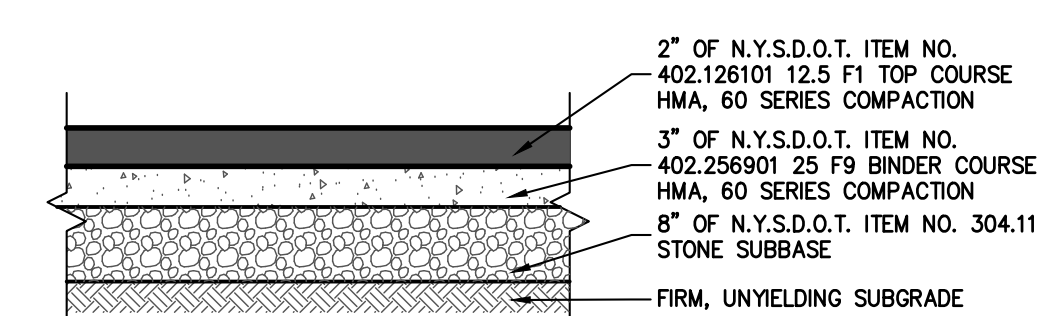
TYPICAL DRIVEWAY PAVEMENT SECTION DETAIL  
N.T.S.



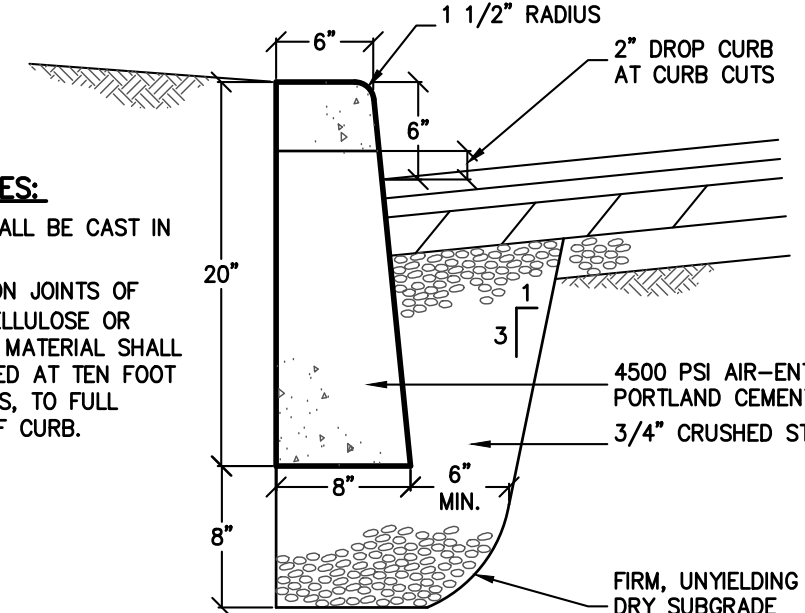
STORMWATER BASIN  
MAINTENANCE  
PATH DETAIL  
N.T.S.

- 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.

STREET PAVEMENT SECTION  
N.T.S.



PRIVATE ROAD SECTION  
N.T.S.



CONCRETE CURB DETAIL  
N.T.S.

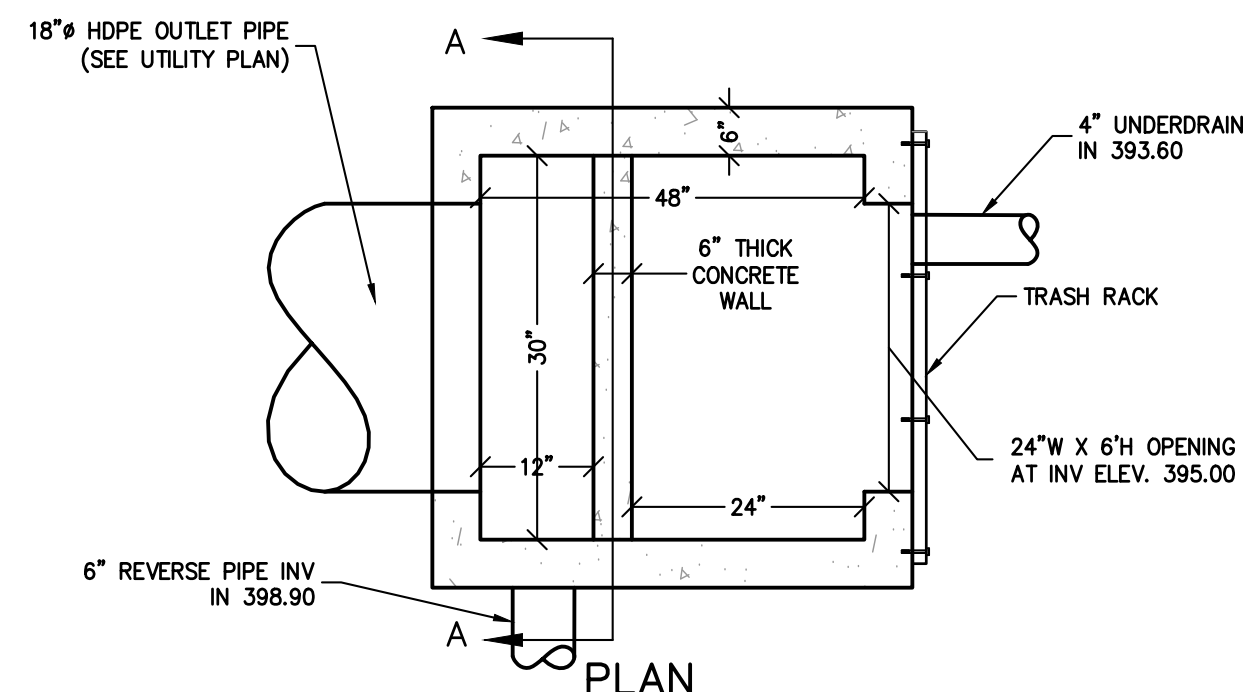
CURB NOTES:

1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS TO FULL DEPTH OF CURB.

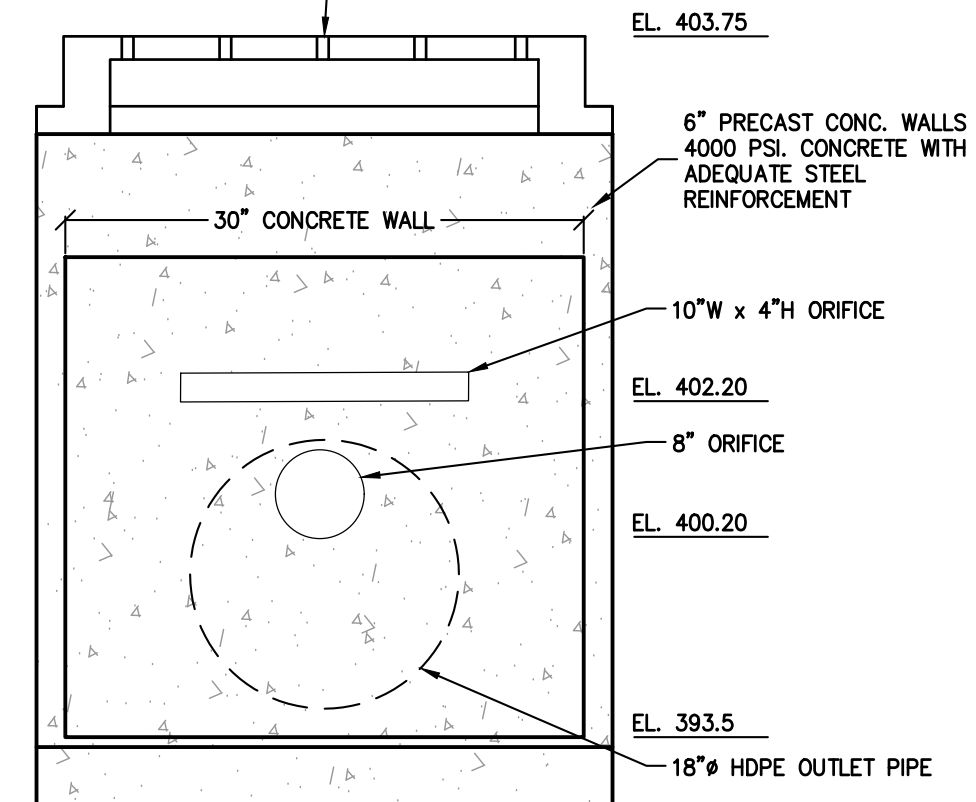
DIA.	A	B	C	D	E	F	G
IN.	IN.	IN.	IN.	IN.	IN.	IN.	IN.
15	46	27	30	6	16	6.08	2.25
18	46	27	36	9	19	6.08	2.5
24	30	44	48	9.5	25	6.17	3.0
30	20	54	60	12	31	6.17	3.5
36	35	63	72	15	37	6.17	4.0

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

FLARED END SECTION DETAIL  
N.T.S.

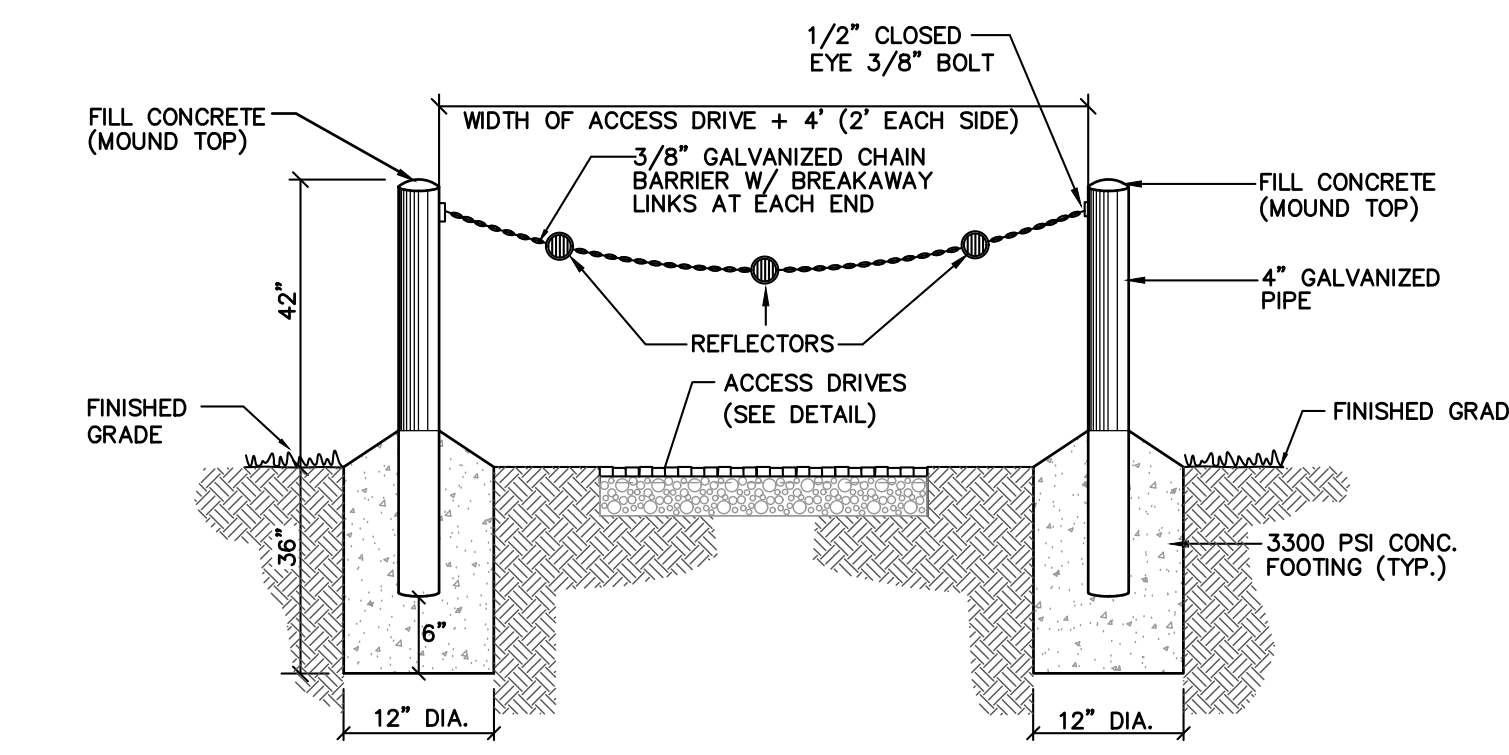


PLAN



ELEVATION A-A

OUTLET STRUCTURE DETAIL  
N.T.S.



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

- NOTES:
1. THIS BARRIER IS SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP FIRE MARSHALL.
  2. SHOP DRAWINGS AND OR CUT SHEETS SHALL BE SENT TO TOWNSHIP PRIOR TO THIS BARRIER.
  3. PROVIDE BREAKAWAY BOLLARDS AND CHAINS.
  4. TOWNSHIP FIRE MARSHALL TO BE PROVIDED WITH KNOW BOX PAD LOCK KEYS TO LOOKS ON CHAIN, AS USED IN TOWNSHIP.

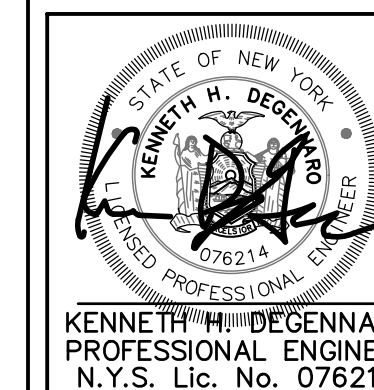
REV	DESCRIPTION	BY	DATE
3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23

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



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

TITLE:  
**CONSTRUCTION DETAILS**  
1 OF 2

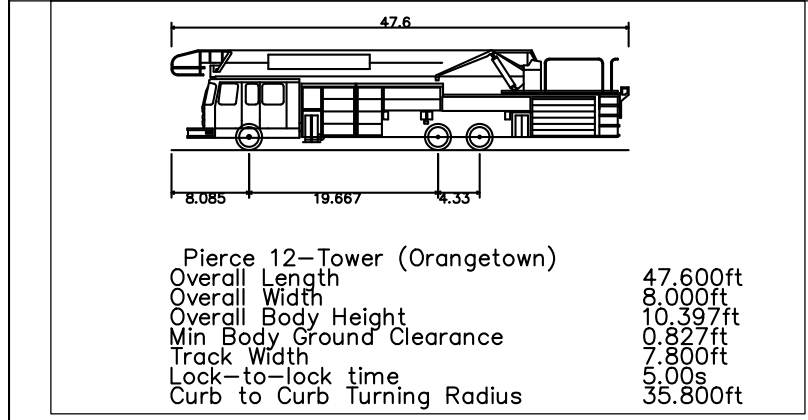
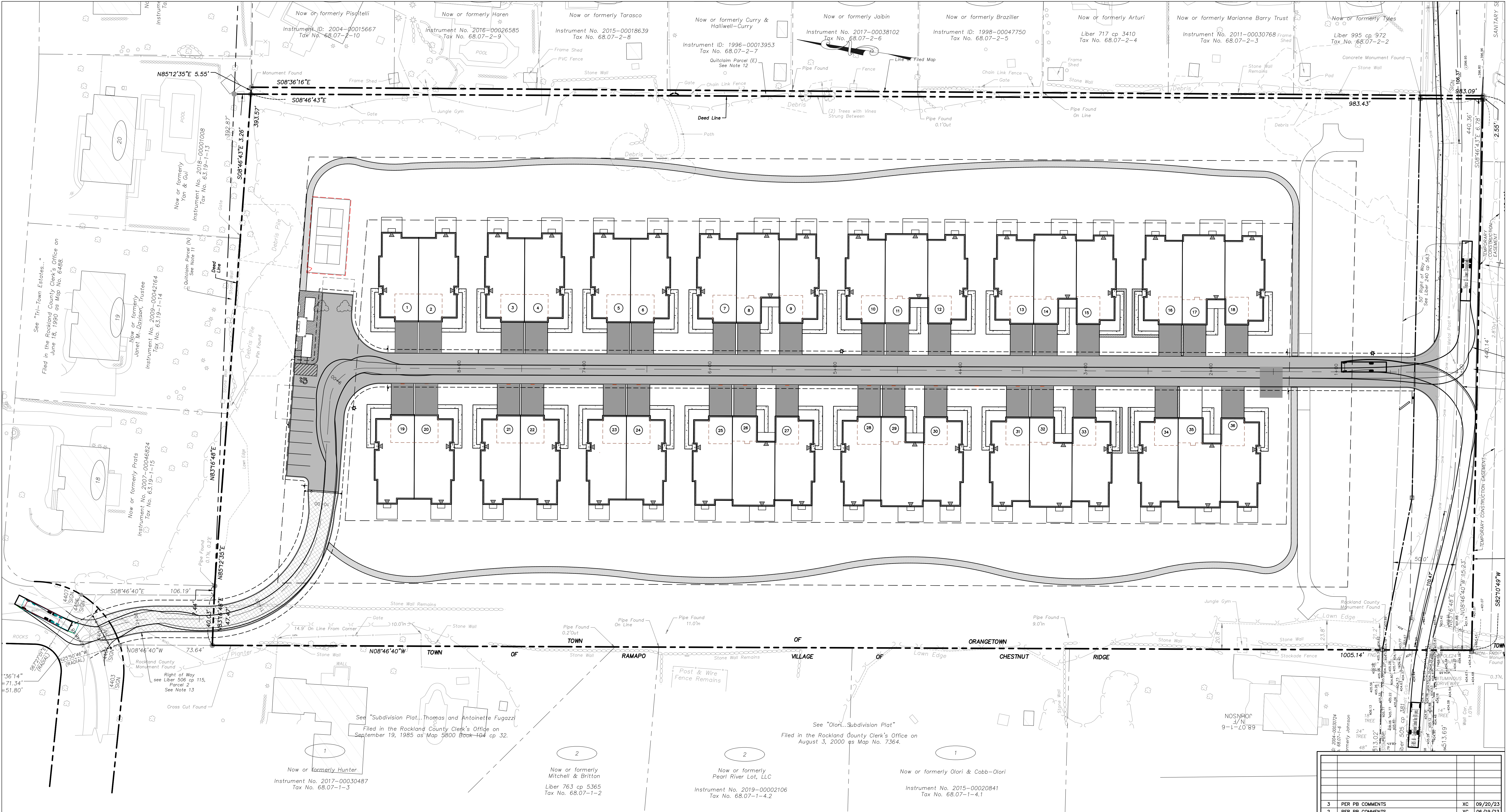


PROJECT NO:	20231	DRAWN:	JO	CHECKED:	KD
SCALE:	N.T.S.	GRAPHIC SCALE:			
DATE:	11/10/2022	DRAWING NO:			13









3	PER PB COMMENTS	XC	09/20/23
2	PER PB COMMENTS	XC	06/19/23
1	PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE

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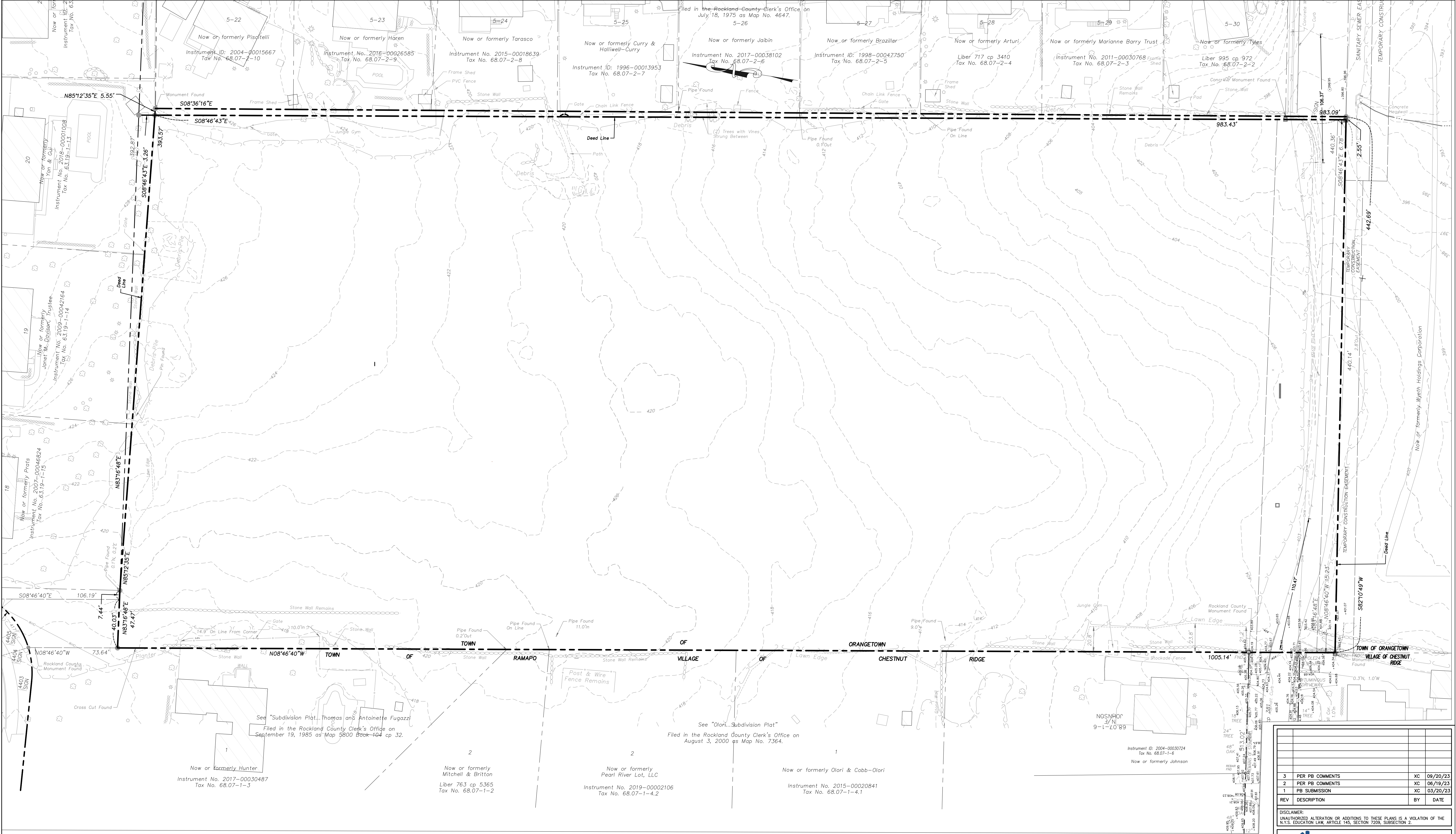
PROJECT: **GATTO LANE PAC SITE PLAN**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK

TITLE: **PRELIMINARY FIRE TRUCK  
MANEUVER PLAN**

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

PROJECT NO:	DRAWN:	CHECKED:
20231	JO	KD
SCALE:	1" = 30'	
GRAPHIC SCALE:	0 30' 60'	
DATE:	DRAWING NO:	
11/10/2022	15	





Notes

- NOTE OMITTED
- NOTE OMITTED
- 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.
- 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.
- 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.
- 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 Bodey & Watson on August 11, 2020.
- 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.
- The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
- Bodey & 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.
  - Verizon - No response to date.
  - Town of Ramapo Highway - Response no facilities in area.
  - Rockland County Sewer District 1 - Response no facilities in area.

9. Cont'd

- Town of Clarkstown Sewer - No response to date.
  - Orange & Rockland Utilities Inc. - Response no facilities in area.
  - Suez Water New York - No response to date.
  - Town of Orangetown - Response marked in the field.
  - 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.
- The premises hereon are as described in the Rockland County Clerk's Instrument No. 2005-00017026 (Wyeth Holding Corporation to Gatto Lane LLC).
  - Quit Claim Parcel (N) is as described in the Rockland County Clerk's Instrument No. 2005-00017035 (Wyeth Holding Corporation to Gatto Lane LLC).
  - Quit Claim Parcel (E) is as described in the Rockland County Clerk's Instrument No. 2005-00017029 (Wyeth Holding Corporation to Gatto Lane LLC).
  - 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.
  - These four easements are as described in the Rockland County Clerk's Instrument No. 2005-00017027.
  - 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.
  - 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.

3		PER PB COMMENTS	XC	09/20/23
2		PER PB COMMENTS	XC	06/19/23
1		PB SUBMISSION	XC	03/20/23
REV	DESCRIPTION	BY	DATE	

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(201) 684-1221

PROJECT: <b>GATTO LANE PAC SITE PLAN</b> TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK			
TITLE: <b>EXISTING CONDITIONS PLAN</b>			

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:	16		