

SITE PLAN DRAWINGS PREPARED FOR

GATTO LANE PAC SITE PLAN

TOWN OF ORANGETOWN

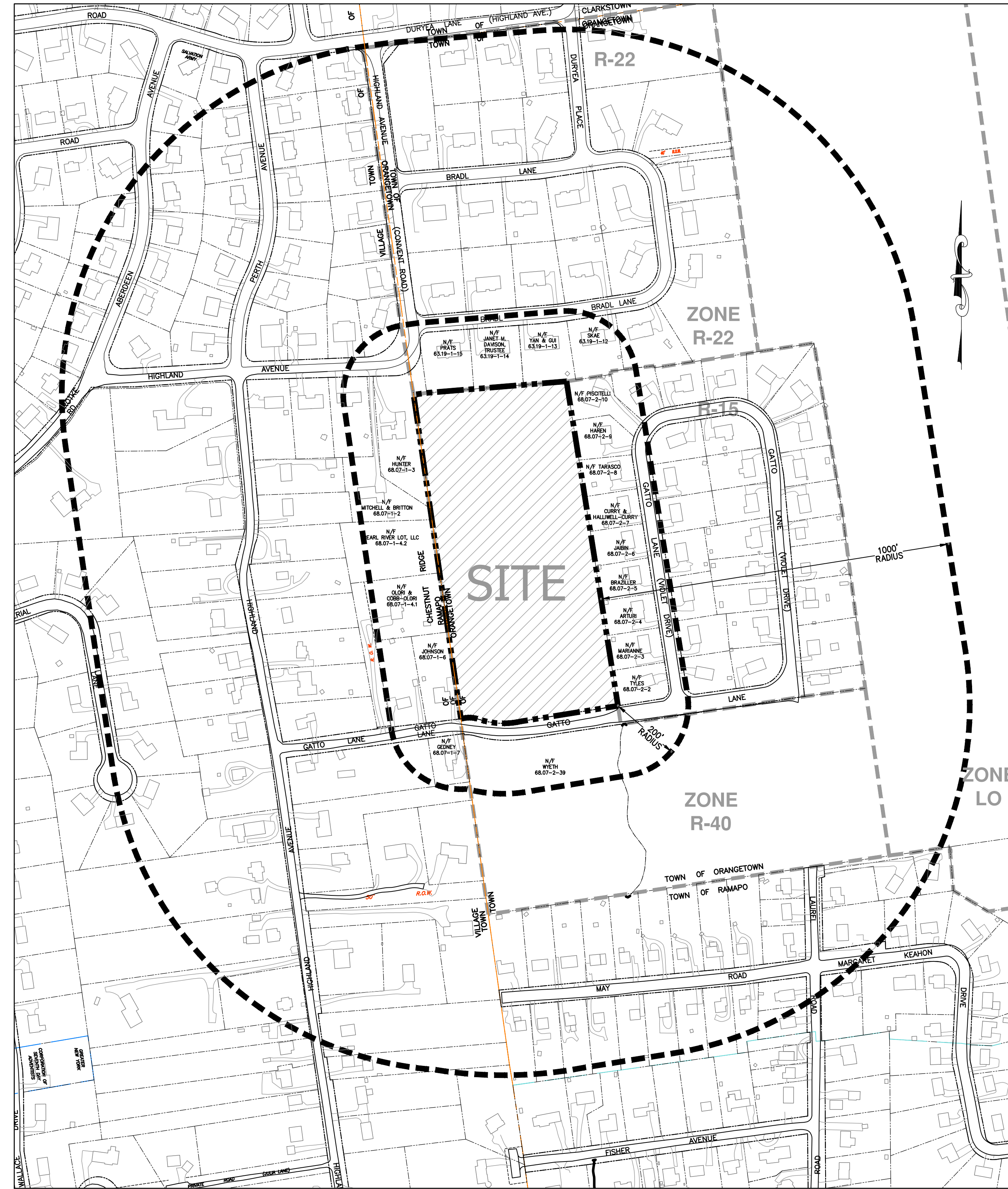
ROCKLAND COUNTY, NEW YORK

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: NANUET UNION FREE
9. WATER SUPPLY: VEOLIA
10. WATER SUPPLY BY: VEOLIA WATER NEW YORK
11. SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
12. DATUM: NAVD88
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 DEME, 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 CONDITION(S), 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 UNDERNEATH 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 MULCHED 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 7.9 ACRES. SEE SEDIMENT AND EROSION CONTROL PLAN DRAWING #5 FOR DETAILED PLAN.
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.
39. 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.
40. AS-BUILTS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY ORANGETOWN DEME AND ORZPAE FOR THE PROPOSED PUBLIC IMPROVEMENTS (SANITARY MAINS, PUBLIC DRAINAGE WORK, GATTO LANE ROADWAY IMPROVEMENTS) AND THE PRIVATE STORMWATER FACILITIES/ INFRASTRUCTURE PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
41. 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.
42. 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 | 12/19/23 |
| 2. PRELIMINARY SITE PLAN | 11/10/22 | 12/19/23 |
| 3. PRELIMINARY GRADING, UTILITY AND DRAINAGE PLAN | 11/10/22 | 12/19/23 |
| 4. PRELIMINARY WATER MAIN PLAN | 11/10/22 | 12/19/23 |
| 5. PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN | 11/10/22 | 12/19/23 |
| 6. PRELIMINARY LIGHTING PLAN | 11/10/22 | 12/19/23 |
| 7. PRELIMINARY PROPOSED PRIVATE ROAD & GATTO LANE PROFILES | 11/10/22 | 12/19/23 |
| 8. PRELIMINARY STORM DRAINAGE PROFILES (1 OF 3) | 11/10/22 | 12/19/23 |
| 8A. PRELIMINARY STORM DRAINAGE PROFILES (2 OF 3) | 06/19/23 | 12/19/23 |
| 8B. PRELIMINARY STORM DRAINAGE PROFILES (3 OF 3) | 06/19/23 | 12/19/23 |
| 9. PRELIMINARY SANITARY PROFILES | 11/10/22 | 12/19/23 |
| 10. PRELIMINARY WATER PROFILES | 11/10/22 | 12/19/23 |
| 11. PRELIMINARY GATTO LANE IMPROVEMENT PLAN | 11/10/22 | 12/19/23 |
| 12. PRELIMINARY DETENTION BASIN PLAN | 11/10/22 | 12/19/23 |
| 13. CONSTRUCTION DETAILS (1 OF 2) | 11/10/22 | 12/19/23 |
| 14. CONSTRUCTION DETAILS (2 OF 2) | 11/10/22 | 12/19/23 |
| 15. PRELIMINARY FIRE TRUCK MANUEVER PLAN | 11/10/22 | 12/19/23 |
| 16. EXISTING CONDITIONS PLAN | 11/10/22 | 12/19/23 |
| 17. FIRE COMPLIANCE (1 OF 2) | 11/10/22 | 12/19/23 |
| 18. FIRE COMPLIANCE (2 OF 2) | 11/10/22 | 12/19/23 |

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

| REV | DESCRIPTION | BY | DATE |
|-----|----------------------|----|----------|
| 5 | PER COLLERS COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 3 | PER PB COMMENTS | XC | 09/20/23 |
| 2 | PER PB COMMENTS | XC | 06/19/23 |
| 1 | PB SUBMISSION | XC | 03/20/23 |

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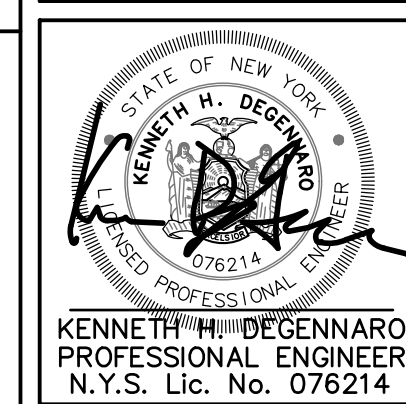
PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

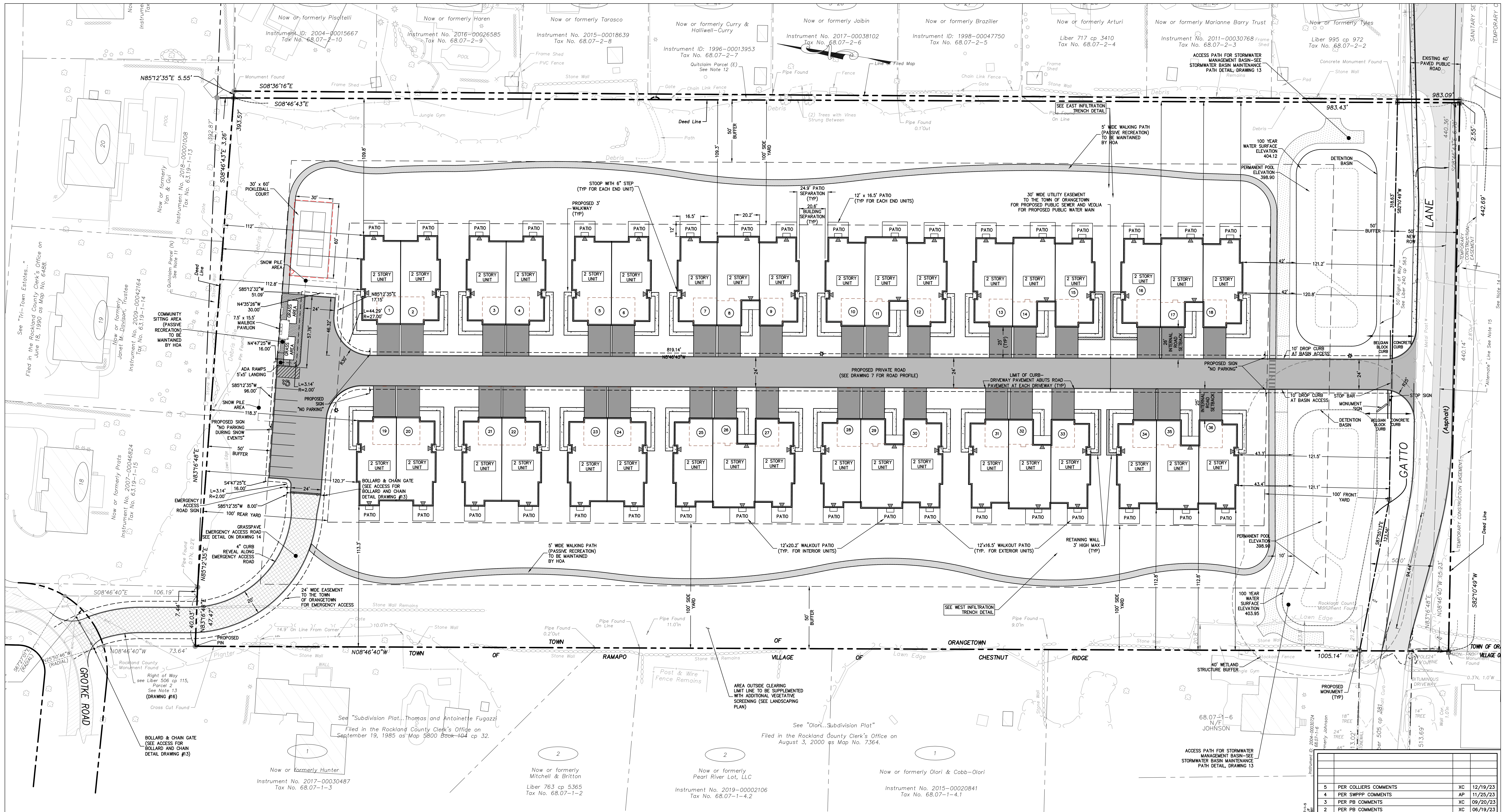
TITLE:
TITLE SHEET

SIGNATURE BOX

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| OWNER | DATE |
| | |
| PLANNING BOARD | DATE |

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





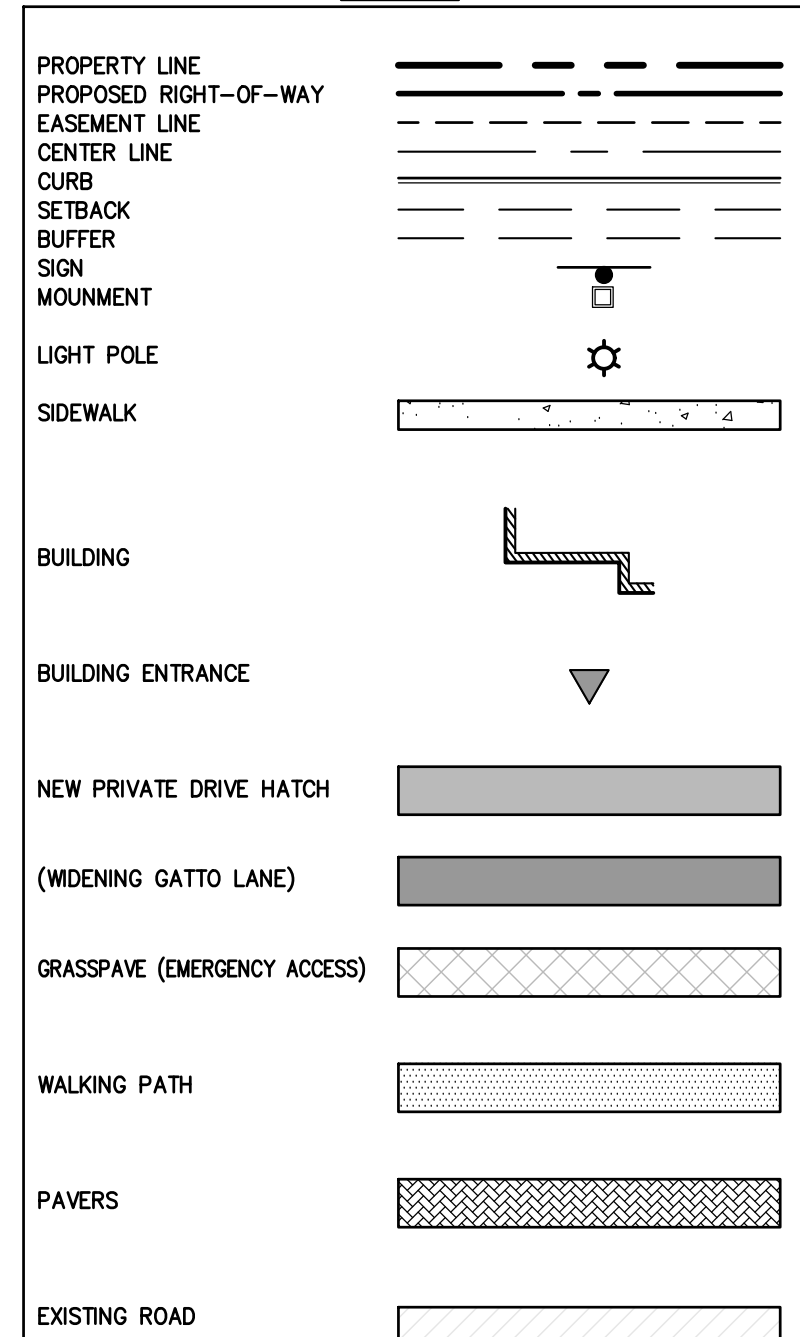
BULK TABLE - PROPOSED PLANNED ADULT COMMUNITY

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 4.69, TABLE 1, "OTHER SITES") | 4 | 1 | 0.35 | 40 | 40 | 435,600/10.0 | 100 | 100 | 100 | 200 | 100 | 25 | 50 | 25 FEET FOR BUILDING, 15 FEET 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 ⁷ | 17,064 SF ⁸ | 62 SPACES (36 GARAGE, 36 DRIVEWAY, TO 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 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 = 10,629 SF
 COMMUNITY GATHERING SPACE = 1,035 SF
 PRIVATE PATIO AREA: 150 SF/UNIT X 36 UNITS = 5,400 SF
 TOTAL RECREATION SPACE AREA = 17,064 SF
- SEE FIRE COMPLIANCE PLAN ON DRAWINGS 17 AND 18.

LEGEND



NOTE:
 TOTAL AREA OF DISTURBANCE 8.5 ACRES
 (SEE DRAWING #5 FOR DELINEATION)

| REV | DESCRIPTION | BY | DATE |
|-----|------------------------|----|----------|
| 5 | PER COLLIER'S COMMENTS | XC | 12/19/23 |
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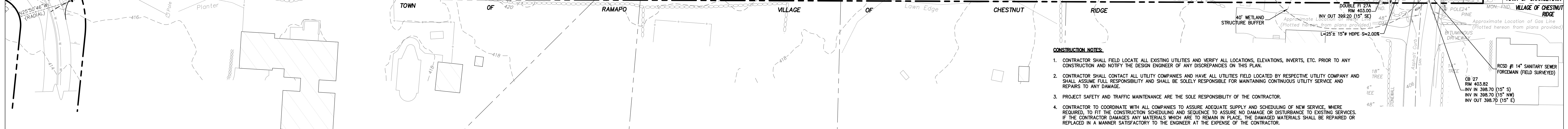
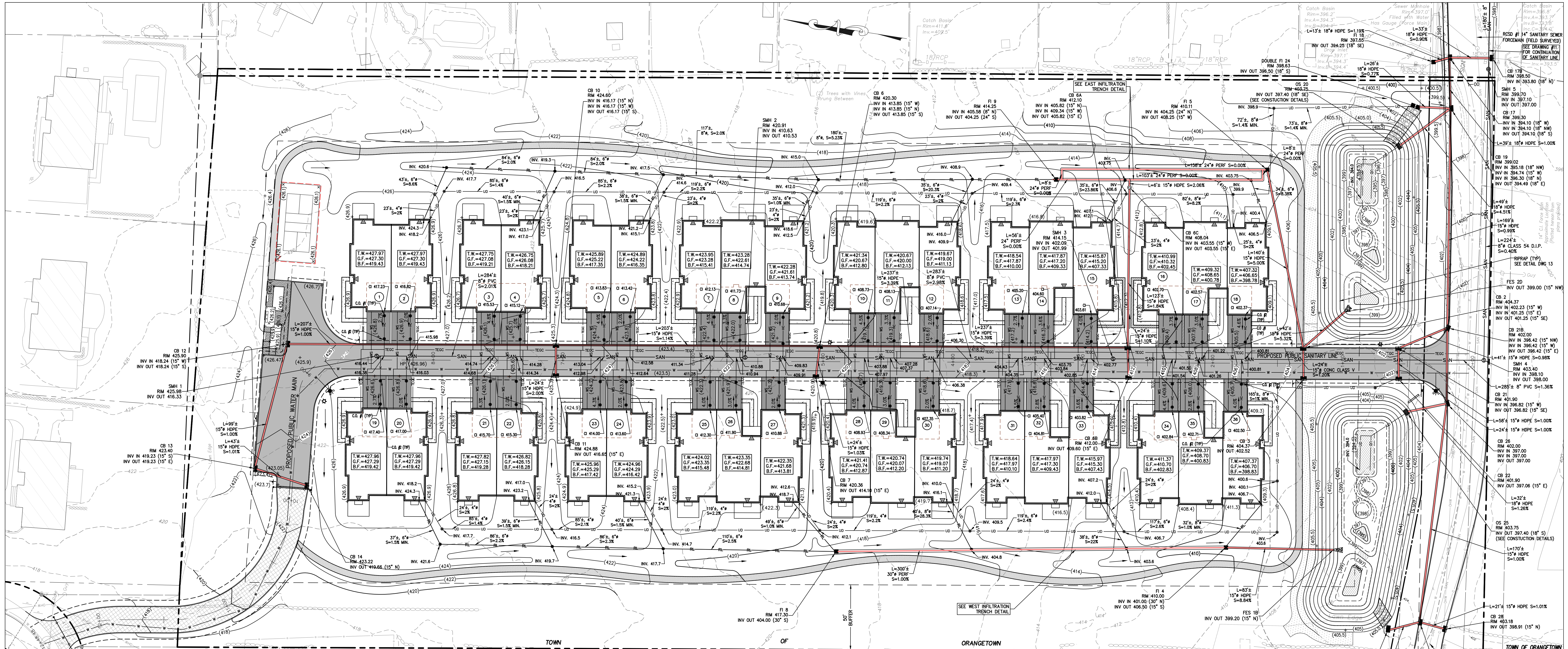
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GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

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



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 COORDINATE ANY REPAIR, RELOCATION OR REMOVAL OF EXISTING UTILITIES WITH EACH 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 INTERFERENCE 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 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 SUZET 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 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 (RCDH) APPROVAL IS LIMITED TO 3 YEARS FROM THE DATE OF RCDH APPROVAL. THE EXTENSIONS MAY BE GRANTED BY THE RCDH 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 CLEANDOUT & 6" SDR-35 PVC FROM CLEANDOUT TO SEWER MAIN.
- COORDINATE ALL GAS CONNECTIONS WITH ORANGE AND ROCKLAND.

STORM DRAINAGE NOTES:

- ALL STORM DRAINAGE STRUCTURES AND STORMWATER MANAGEMENT FACILITIES ON THE SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.

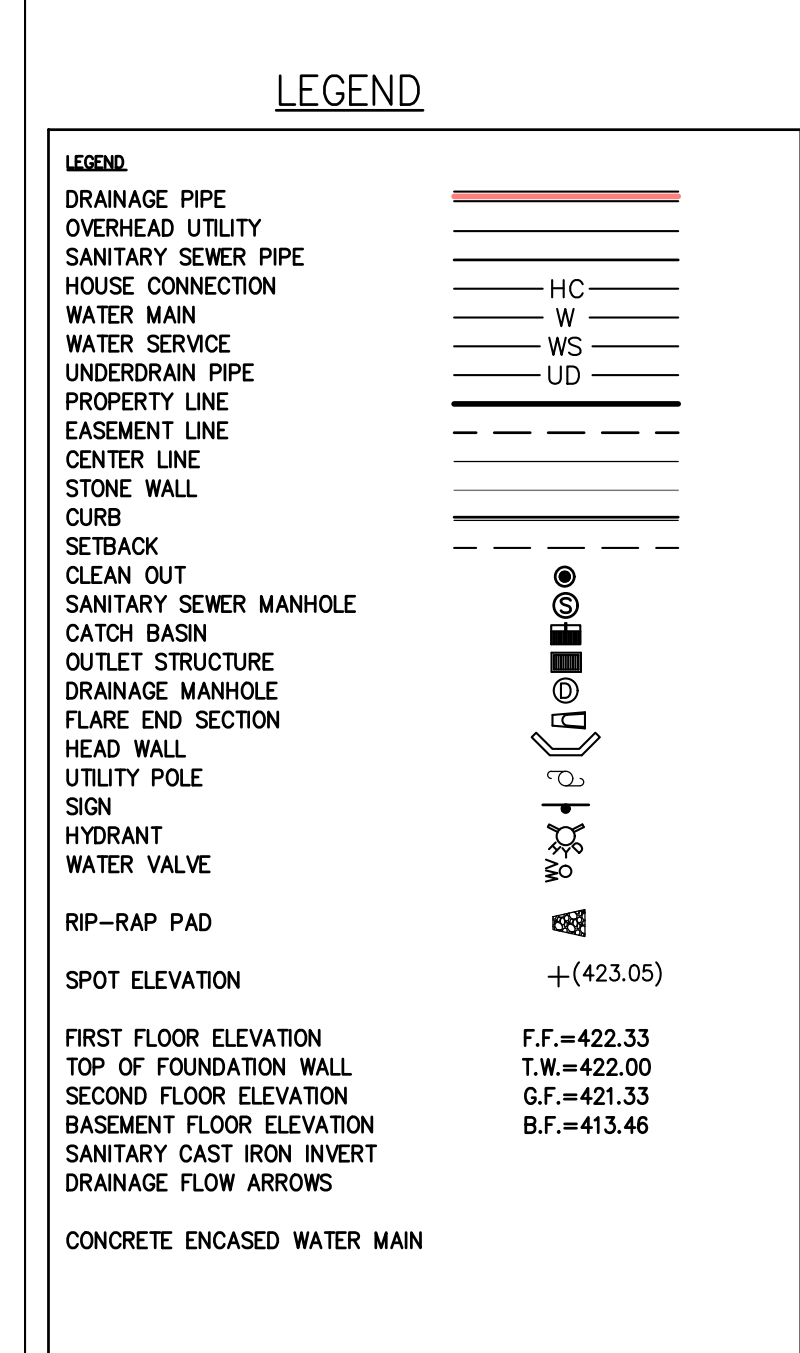
SANITARY SEWER NOTES:

- 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 DISTRICT STANDARDS. THIS INCLUDES BUT NOT LIMITED TO RELATIVE AIR, VACUUM AND DEFLECTION TESTING OF MAINLINE SEWER AND MANHOLE CONSTRUCTION. THE DISTRICT MUST RECEIVE AND APPROVE CERTIFICATION OF TEST RESULTS FROM LICENSED PROFESSIONAL ENGINEER BEFORE APPROVING THE SEWERS ON THIS PROJECT.
- IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE MUST BE INSTALLED.
- THE PROPOSED PUBLIC SANITARY SEWER MAIN CONNECTION SHALL BE "TIVED", TESTED, AND THE MANHOLES VACUUM TESTED IMMEDIATELY AFTER CONSTRUCTION, PRIOR TO THE PROPOSED NEW MAIN BEING TIED INTO THE TOWN SYSTEM.
- 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.

NOTE: CO #1 IS THE CLEANDOUT CLOSEST TO THE ROAD, CO #2 IS THE CLEANDOUT CLOSEST TO THE UNIT (UPSTREAM)

| DESCRIPTION | UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9 | UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 |
|----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 6" INVERT @ SEWERMAIN CONNECTION | 416.38 | 415.98 | 414.68 | 414.28 | 412.98 | 412.58 | 411.28 | 410.88 | 409.83 | 407.88 | 407.28 | 406.30 | 404.35 | 403.75 | 402.77 | 401.50 | 401.22 | 400.77 |
| C.O. #1 RIM | 426.80 | 426.90 | 426.10 | 425.70 | 424.20 | 423.80 | 422.40 | 422.00 | 421.20 | 419.70 | 419.30 | 418.60 | 417.20 | 416.70 | 415.80 | 412.50 | 411.10 | 408.60 |
| 6" C.O. #1 INVERT | 416.64 | 416.24 | 414.94 | 414.54 | 413.24 | 412.84 | 411.55 | 411.14 | 410.09 | 408.15 | 407.55 | 406.56 | 404.61 | 404.02 | 403.03 | 401.76 | 401.49 | 401.04 |
| 4" C.O. #1 INVERT | 416.81 | 416.41 | 415.11 | 414.71 | 413.41 | 413.01 | 411.71 | 411.31 | 410.26 | 408.31 | 407.72 | 406.73 | 404.78 | 404.18 | 403.20 | 401.93 | 401.65 | 401.20 |
| C.O. #2 RIM | 427.28 | 427.26 | 426.95 | 426.06 | 425.07 | 424.16 | 423.20 | 422.59 | 421.56 | 420.50 | 419.89 | 418.96 | 417.84 | 417.13 | 416.16 | 413.12 | 411.46 | 409.42 |
| 4" C.O. #2 INVERT | 417.17 | 416.76 | 415.47 | 415.06 | 413.77 | 413.36 | 412.07 | 411.67 | 410.62 | 408.67 | 408.07 | 407.08 | 405.14 | 404.54 | 403.55 | 402.28 | 401.01 | 401.56 |
| 4" C.I. INVERT | 417.23 | 416.82 | 415.53 | 415.12 | 413.83 | 413.42 | 412.13 | 411.73 | 410.68 | 408.73 | 408.13 | 407.14 | 405.20 | 404.60 | 403.61 | 402.34 | 402.07 | 401.62 |

| DESCRIPTION | UNIT 19 | UNIT 20 | UNIT 21 | UNIT 22 | UNIT 23 | UNIT 24 | UNIT 25 | UNIT 26 | UNIT 27 | UNIT 28 | UNIT 29 | UNIT 30 | UNIT 31 | UNIT 32 | UNIT 33 | UNIT 34 | UNIT 35 | UNIT 36 |
|----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 6" INVERT @ SEWERMAIN CONNECTION | 416.44 | 416.03 | 414.74 | 414.34 | 413.04 | 412.64 | 411.34 | 410.94 | 409.91 | 407.97 | 407.37 | 406.38 | 404.43 | 403.84 | 402.85 | 401.53 | 401.26 | 400.81 |
| C.O. #1 RIM | 426.60 | 426.80 | 426.10 | 425.60 | 424.20 | 423.80 | 422.30 | 421.90 | 420.70 | 419.30 | 418.60 | 417.10 | 415.80 | 415.20 | 414.20 | 411.20 | 410.70 | 408.70 |
| 6" C.O. #1 INVERT | 416.82 | 416.42 | 415.12 | 414.72 | 413.42 | 413.02 | 411.72 | 411.32 | 410.30 | 408.35 | 407.75 | 406.77 | 404.82 | 404.22 | 403.23 | 401.92 | 401.64 | 401.19 |
| 4" C.O. #1 INVERT | 416.99 | 416.58 | 415.29 | 414.88 | 413.59 | 413.19 | 411.89 | 411.49 | 410.46 | 408.52 | 407.92 | 406.93 | 404.98 | 404.39 | 403.40 | 402.08 | 401.81 | 401.36 |
| C.O. #2 RIM | 427.08 | 427.16 | 426.87 | 425.96 | 424.97 | 424.16 | 423.01 | 422.44 | 421.56 | 420.41 | 419.84 | 418.96 | 417.94 | 417.36 | 416.16 | 413.32 | 411.56 | 409.41 |
| 4" C.O. #2 INVERT | 417.34 | 416.94 | 415.64 | 415.24 | 413.94 | 413.54 | 412.24 | 411.84 | 410.82 | 408.87 | 408.28 | 407.29 | 405.34 | 404.75 | 403.76 | 402.44 | 402.17 | 401.72 |
| 4" C.I. INVERT | 417.40 | 417.00 | 415.70 | 415.30 | 414.00 | 413.60 | 412.30 | 411.90 | 410.88 | 408.93 | 408.34 | 407.35 | 405.40 | 404.81 | 403.82 | 402.50 | 402.23 | 401.78 |



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|----------------------|-------------|
| 5 | PER COLLERS COMMENTS | XC 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP 11/25/23 |
| 3 | PER PB COMMENTS | XC 09/20/23 |
| 2 | PER PB COMMENTS | XC 06/19/23 |
| 1 | PER SUBMISSION | XC 03/20/23 |

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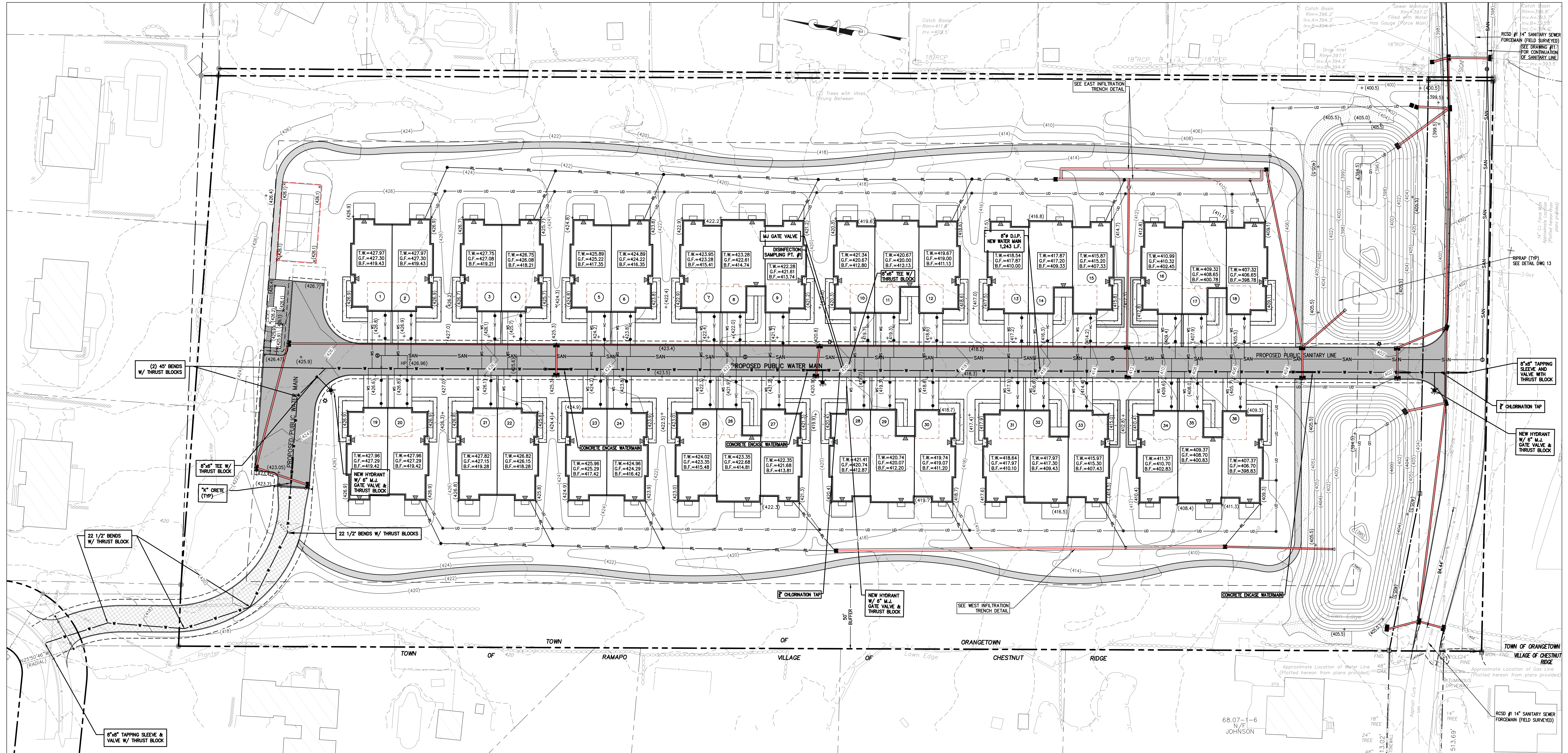
22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 884-1221

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

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

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

DATE: 11/10/2022
DRAWING NO.: 3



LEGEND

| | |
|-----------------------------|---------------|
| DRAINAGE PIPE | |
| OVERHEAD UTILITY | |
| SANITARY SEWER PIPE | |
| WATER SERVICE | |
| UNDERDRAN PIPE | |
| PROPERTY LINE | |
| EASEMENT LINE | |
| CENTER LINE | |
| STONE WALL | |
| CURB | |
| SEBACK | |
| 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 | + (423.05) |
| FIRST FLOOR ELEVATION | F.F. = 422.33 |
| TOP OF FOUNDATION WALL | T.W. = 422.00 |
| SECOND FLOOR ELEVATION | G.F. = 421.33 |
| BASEMENT FLOOR ELEVATION | B.F. = 413.46 |
| SANITARY CAST IRON INVERT | |
| DRAINAGE FLOW ARROWS | |
| CONCRETE ENCASED WATER MAIN | |

- 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. UNCOMPLETED WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND PROPERLY DISPOSED OF AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
 - WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR RESPONSIBLE TO COORDINATE INSTALLATION OF GAS AND ELECTRIC LINES WITH ORANGE & ROCKLAND AND INSTALLATION OF NEW UTILITIES PER THEIR STANDARD DETAILS AND REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR COORDINATING PROPOSED LOCATION AND SERVICE REQUIREMENTS OF TRANSFORMER WITH MECHANICAL ENGINEER AND ORANGE & ROCKLAND. LOCATION OF TRANSFORMER TO ALSO BE CONFIRMED AND APPROVED BY OWNER.
 - ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT STANDARDS. IF STANDARDS CONTRADICT, THE STRICTER SHALL APPLY.
 - SANITARY SEWER PERMITS MUST BE OBTAINED FROM THE TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF ORANGETOWN AND ORANGETOWN SEWER DISTRICT.
 - ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF RCDOH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

| REV | DESCRIPTION | BY | DATE |
|-----|-----------------------|----|----------|
| 5 | PER COLLIERS COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 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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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • HYDROLOGICAL • SURVEYING
 74 Lafayette Avenue, Suite 501 22 Paris Avenue, Suite 105
 Suffern, NY 10901 Rockledge, NJ 07647
 (845) 357-4411 (201) 684-1221

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

TITLE:
PRELIMINARY WATER MAIN PLAN

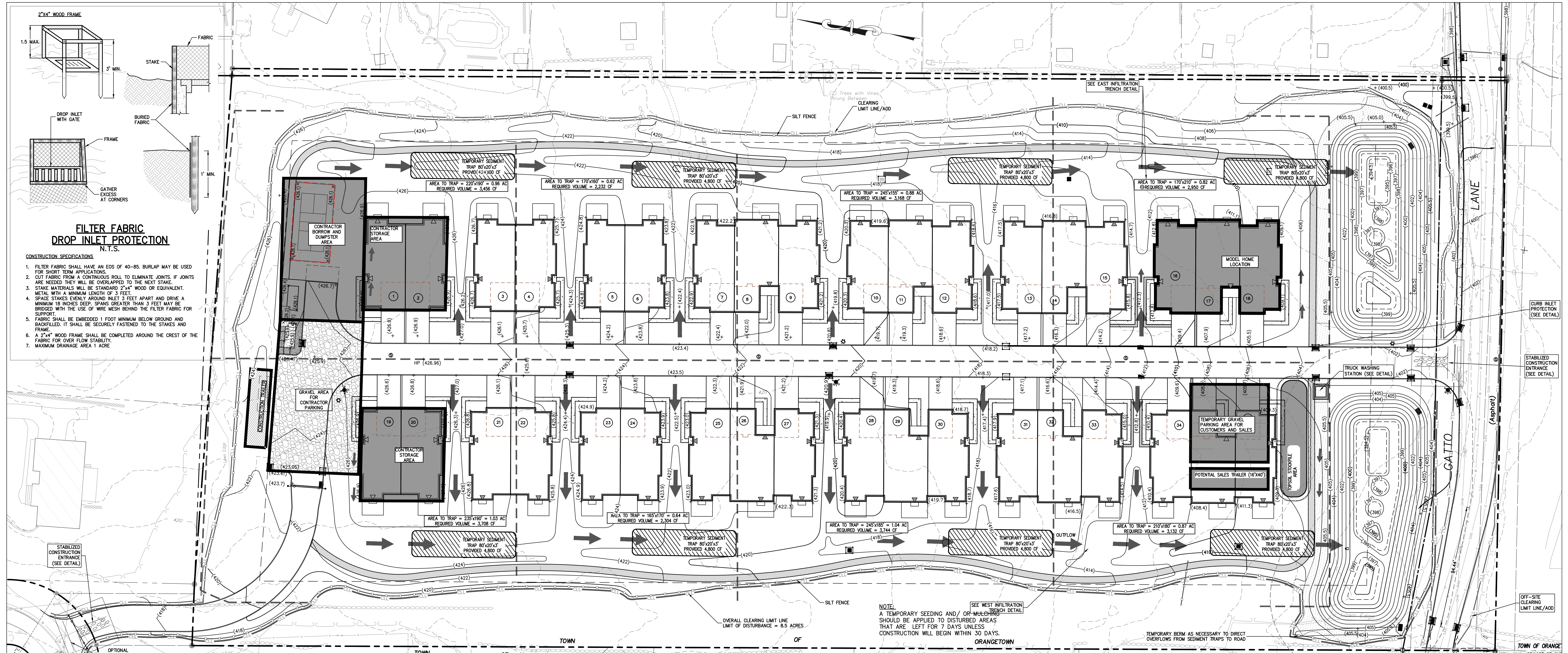
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SCALE: 1" = 30'

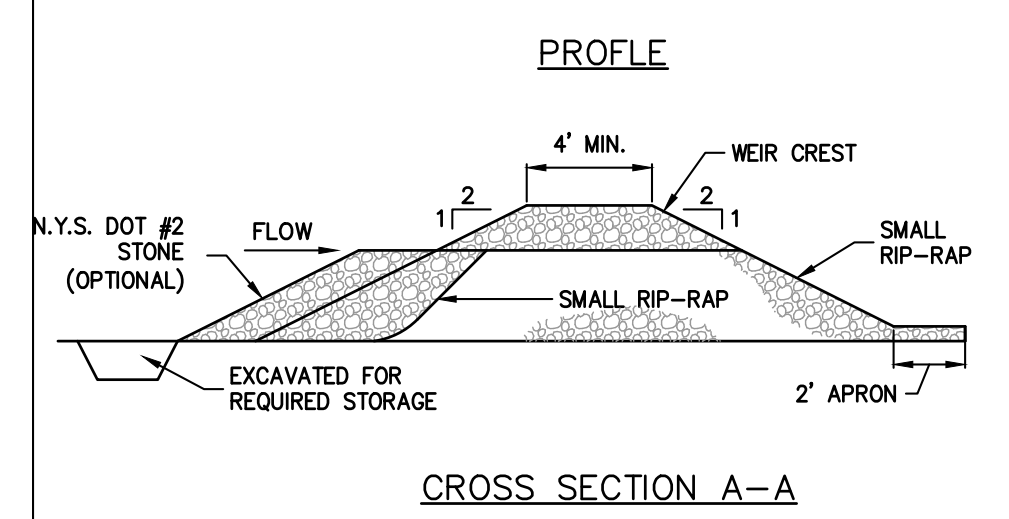
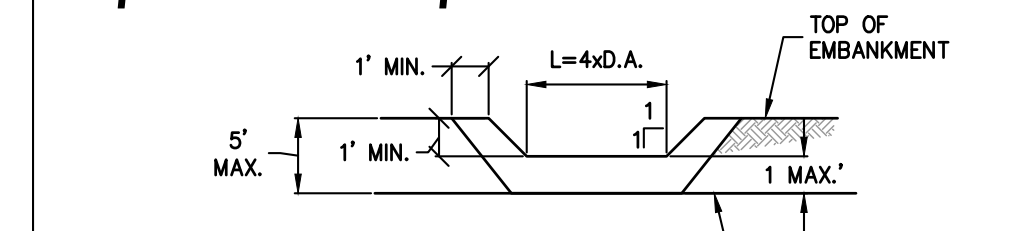
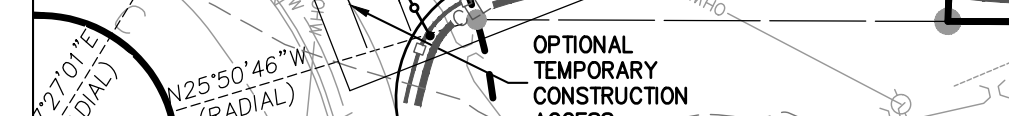
GRAPHIC SCALE: 0 30' 60'

DATE: 11/10/2022 DRAWING NO: 4

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

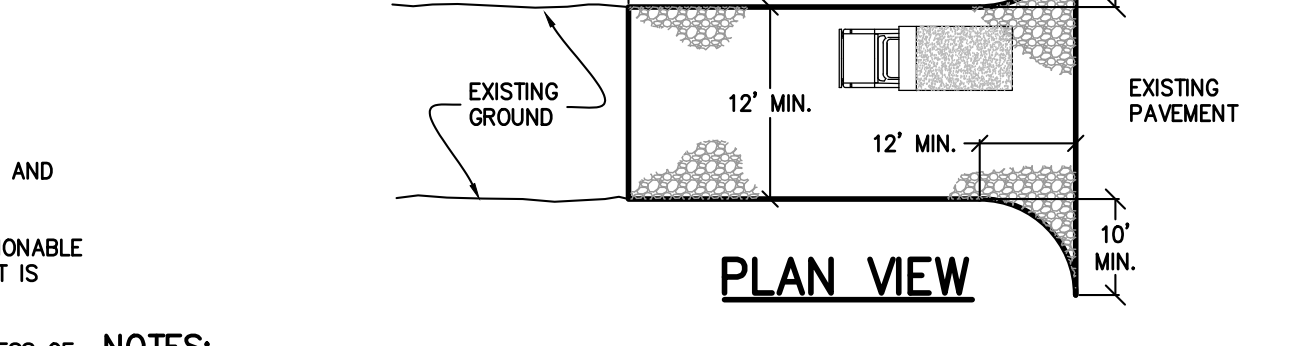
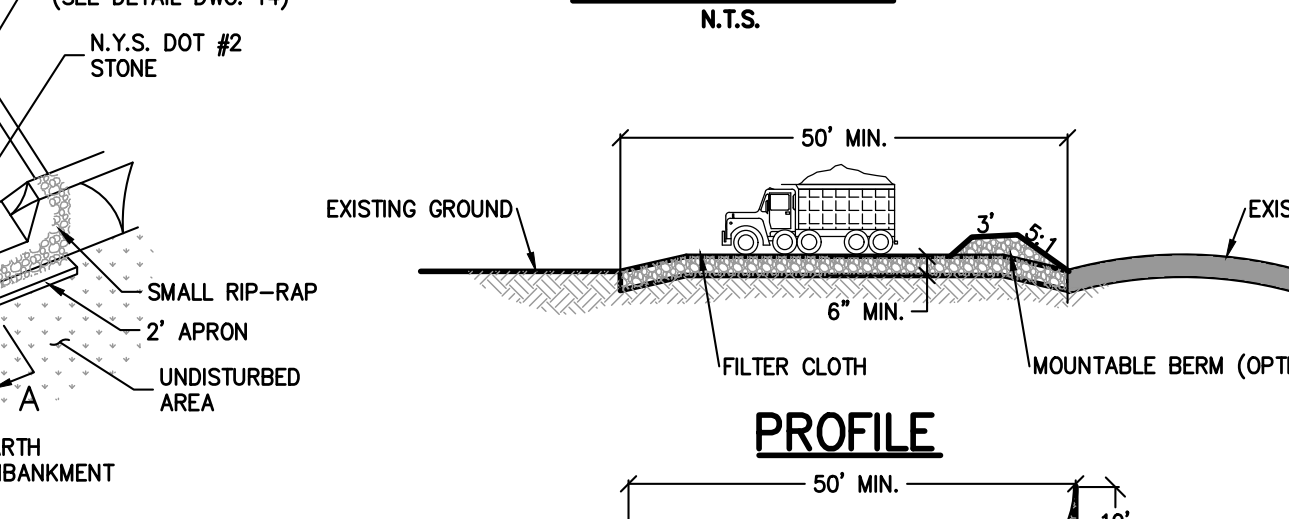
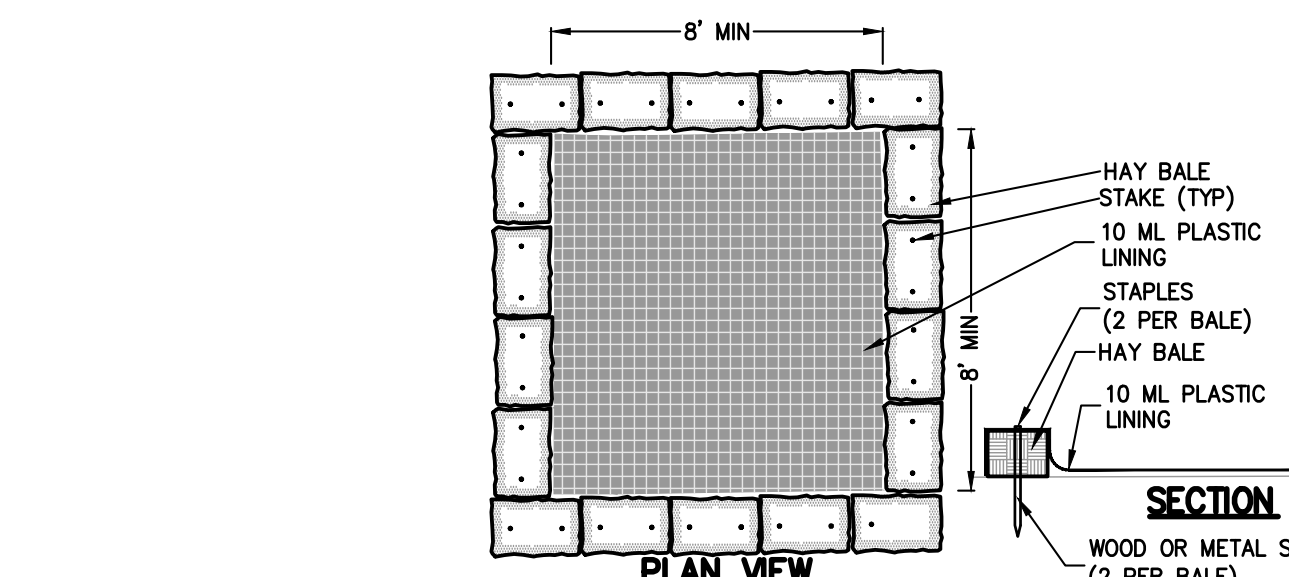


- CONSTRUCTION SPECIFICATIONS**
1. FILTER FABRIC SHALL HAVE AN EDS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED BY THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 4. SPACED STAKES AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
 7. MAXIMUM DRAINAGE AREA 1 ACRE.



- CONSTRUCTION SPECIFICATIONS**
1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED 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 ROOTS 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. THE SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 12" DEPTH AS OBSERVED ON THE SEDIMENT DEPTH MARKER. 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 AND TRAPPED ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

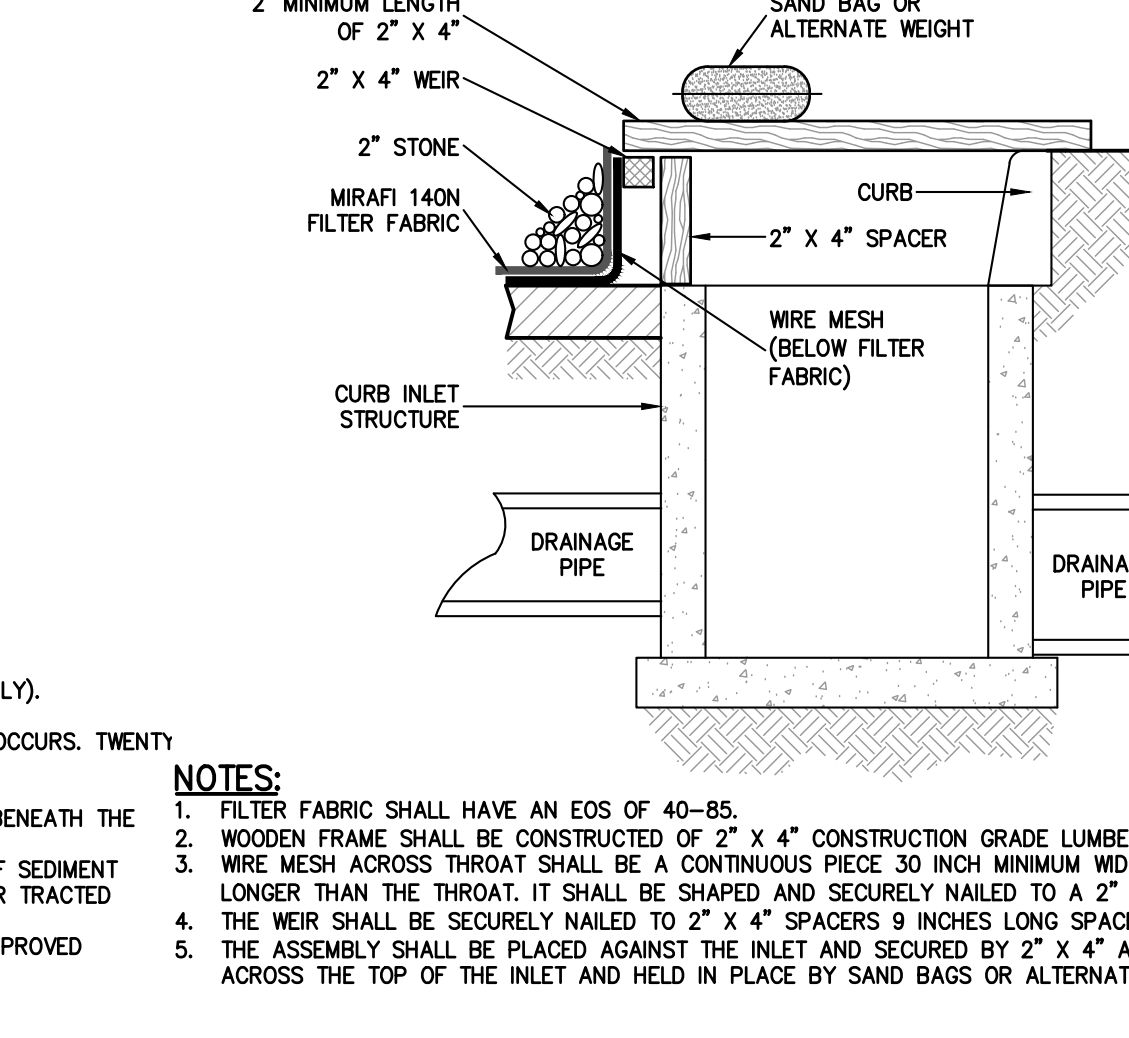
STONE OUTLET SEDIMENT TRAP ST-II
N.T.S.



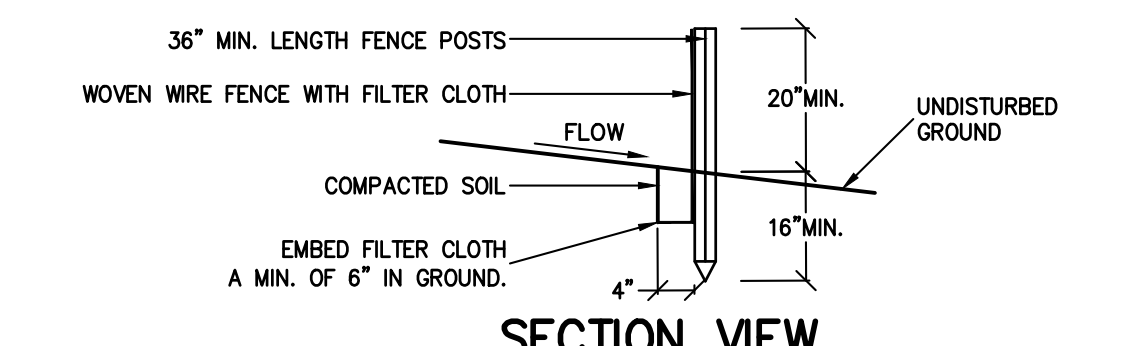
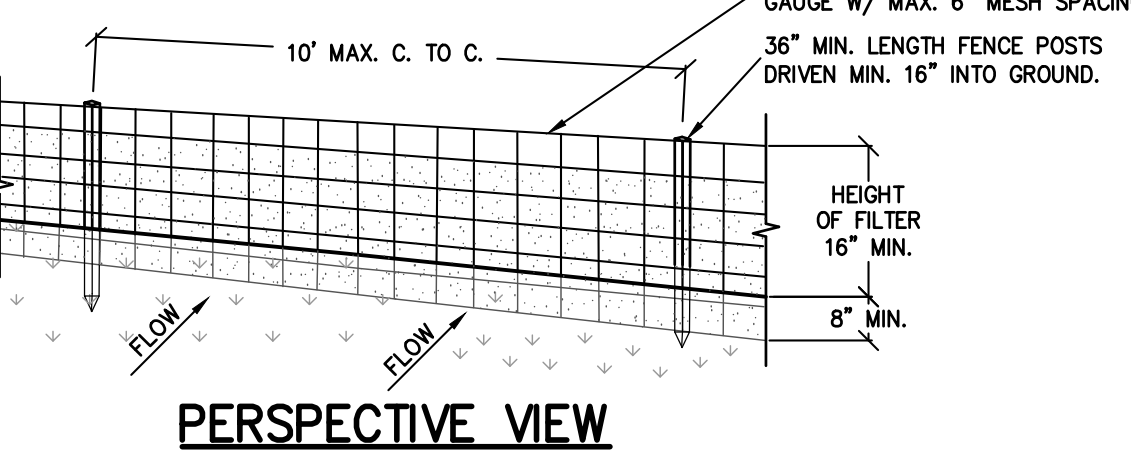
- NOTES**
1. STONE SIZE - USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN 50" INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY (20) FEET (24) FOOT SINGLE ENTRANCE SITE.
 5. GROUT/TEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PINNED BETWEEN THE ENTRANCE AND THE TRAP. IT SHALL BE SHAPED AND SECURELY MAILED TO A 2" X 4" WEIR.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRAPPED ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRAPPED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

- SITE WORK CONSTRUCTION SEQUENCE (SINGLE PHASE) 5 ACRE WAIVER REQUIRED:**
1. FILE NOI WITH NYSDEC.
 2. DELINEATE OVERALL CLEARING LIMIT LINE WITH CONSTRUCTION FENCE.
 3. CLEAR VEGETATION FOR ACCESS ROAD AND CONSTRUCTION TRAILER. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT GATTO LANE AND GROTKE ROADS.
 4. INSTALL CONSTRUCTION TRAILER. STABILIZE AREA IN FRONT OF TRAILER AND ACCESS TO GROTKE ROAD WITH ITEM 4 GRAVEL.
 5. INSTALL SILT FENCE ALONG GATTO LANE. INSTALL TEMPORARY SHIELDS BETWEEN BUILDING FOUNDATIONS AND SEDIMENT TRAPS (ABOUT 3' DEEP X 20' WIDE X 60' LONG EACH) BEHIND BUILDINGS AS SHOWN ON PLANS.
 6. GRADE AND STABILIZE AREAS BETWEEN STORMWATER MANAGEMENT PONDS AND EXISTING EDGE OF PAVEMENT FOR GATTO LANE.
 7. CLEAR VEGETATION ON SITE AND DESTUMP. MAINTAIN RUNOFF FLOW TO STORMWATER MANAGEMENT PONDS AS INDICATED ON SEDIMENT AND EROSION CONTROL PLAN. STRIP TOPSOIL AND STOCKPILE.
 8. INSTALL SILT FENCE AROUND REMAINING PERIMETER OF SITE.
 9. ROUGH GRADE ROAD. PREPARE BUILDING SLAB ELEVATIONS.
 10. INSTALL BUILDING FOUNDATIONS; USE CUT MATERIAL TO BALANCE SITE.
 11. INSTALL DOWNSIDE SANITARY SEWER EXTENSION IN GATTO LANE. FILL IN GATTO LANE AS SHOWN ON PLANS. COORDINATE ALL GATTO LANE WORK (CONSTRUCTION SCHEDULE, ROAD CLOSURES, ETC.) WITH TOWN OF ORANGETOWN HIGHWAY DEPARTMENT AND DEM. PROVIDE CONSTRUCTION SCHEDULE AND TRAFFIC CONTROL PLAN FOR TOWN APPROVAL.
 12. INSTALL SANITARY SEWERS ON SITE.
 13. INSTALL CURBS AND DRAINAGE ON SITE. ADD EROSION CONTROL AT CATCH BASINS. GRADE STORMWATER MANAGEMENT PONDS. INSTALL NEW DRAINAGE IMPROVEMENTS AT GATTO LANE (OUTLETS FOR NEW STORMWATER PONDS).
 14. STABILIZE LAWNS AROUND BUILDING FOUNDATIONS.
 15. INSTALL STONE BASE FOR ROADS.
 16. INSTALL WATER MAINS.
 17. INSTALL PAVEMENT BASE COURSES.
 18. INSTALL REMAINING UNDERGROUND UTILITIES.
 19. FINISH ENTIRE GRADE SITE. REMOVE TEMPORARY SEDIMENT BASINS.
 20. PERFORM IMPROVEMENTS AT GATTO LANE.
 21. INSTALL LANDSCAPING.
 22. INSTALL AMENITY FEATURES (PICKLEBALL, PAVILION, WALKING PATH).
 23. REMOVE CONSTRUCTION TRAILER.
 24. ACHIEVE FINAL SITE GROUND COVER STABILIZATION.
 25. FILE NOI TERMINATION WITH NYSDEC.
 26. 2" MINIMUM LENGTH OF 2" X 4" WEIR.



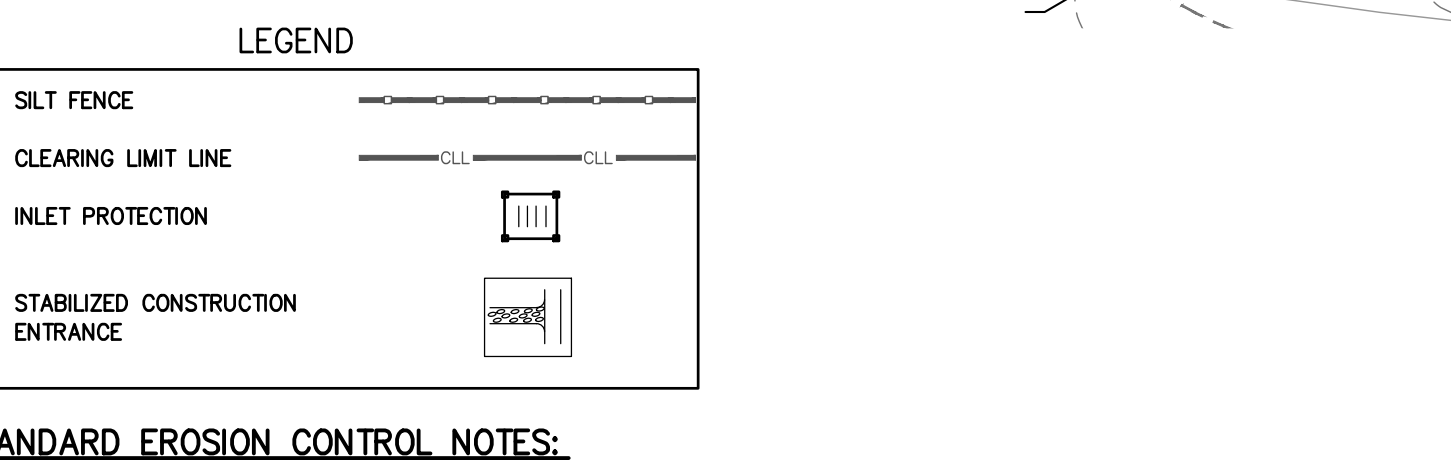
CURB INLET PROTECTION DETAIL
N.T.S.



- NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" UP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FENCED. FILTER CLOTH SHALL BE EITHER FILTER 3, MIRRI 100K, STABILINKA T100K, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOTAP, ENVIROFENCE, OR APPROVED EQUIVALENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
N.T.S.

NOTE:
TOTAL AREA OF DISTURBANCE 8.5 ACRES
(SEE DRAWING #5 FOR DELINEATION)



- 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. A CRUSHED STONE 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. ALL STOODPLES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
 5. A CRUSHED STONE 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. ALL STOODPLES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
 6. ALL SOIL WASHED, 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. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALE OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO 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 SEEDING 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 7 DAYS UNLESS 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 STABILIZATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-CROPPED, PLANTED OR TREATED IN ACCORDANCE WITH THE PROVIDED 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 SCHEDULE, OR EQUIVALENT:
KENTUCKY BLUE GRASS - 0.45 L.B. PER ACRE
CREeping RED FESCUE - 0.20 L.B. PER ACRE
PERENNIAL RYE GRASS - 0.45 L.B. PER ACRE
LIME - AMOUNT NEEDED TO OBTAIN A pH OF 5.5
FERTILIZER - 15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.
IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPES LESS THAN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDING WITH THE FOLLOWING:
1 L.B. PER ACRE
1 L.B. PER 1,000 SF
 14. ALL SEEDING AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:
CREeping RED FESCUE - 10 0.45
CROWN VETCH - 10 0.35
BIRDSPOOT TREFOL - 8 0.20
TALL FESCUE OR SMOOTH BROMGRASS - 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. SOO CAN BE USED INSTEAD OF SEED.
 16. CONSTRUCTION SEQUENCE:
a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
b. INSTALL SEDIMENTATION ENTRAPMENT AREAS.
c. CONSTRUCT DIVERSIONARY SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
d. CLEAR EXISTING TREES AND VEGETATION FROM 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 5 AND 6 ABOVE.
i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A Viable STABILIZED VEGETATIVE SPECIES.
k. CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
l. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

| REV | DESCRIPTION | BY | DATE |
|-----|------------------------|----|----------|
| 5 | PER COLLICERS COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 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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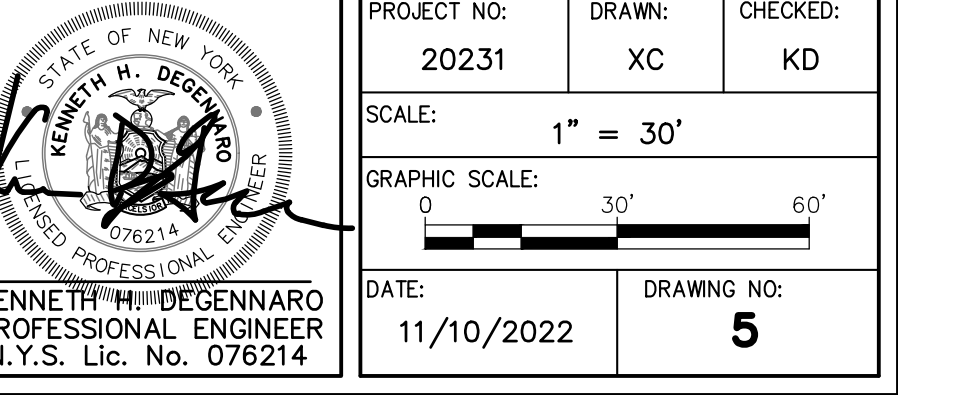
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Suffern, NY 10901
(845) 357-4411

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

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

TITLE:
PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

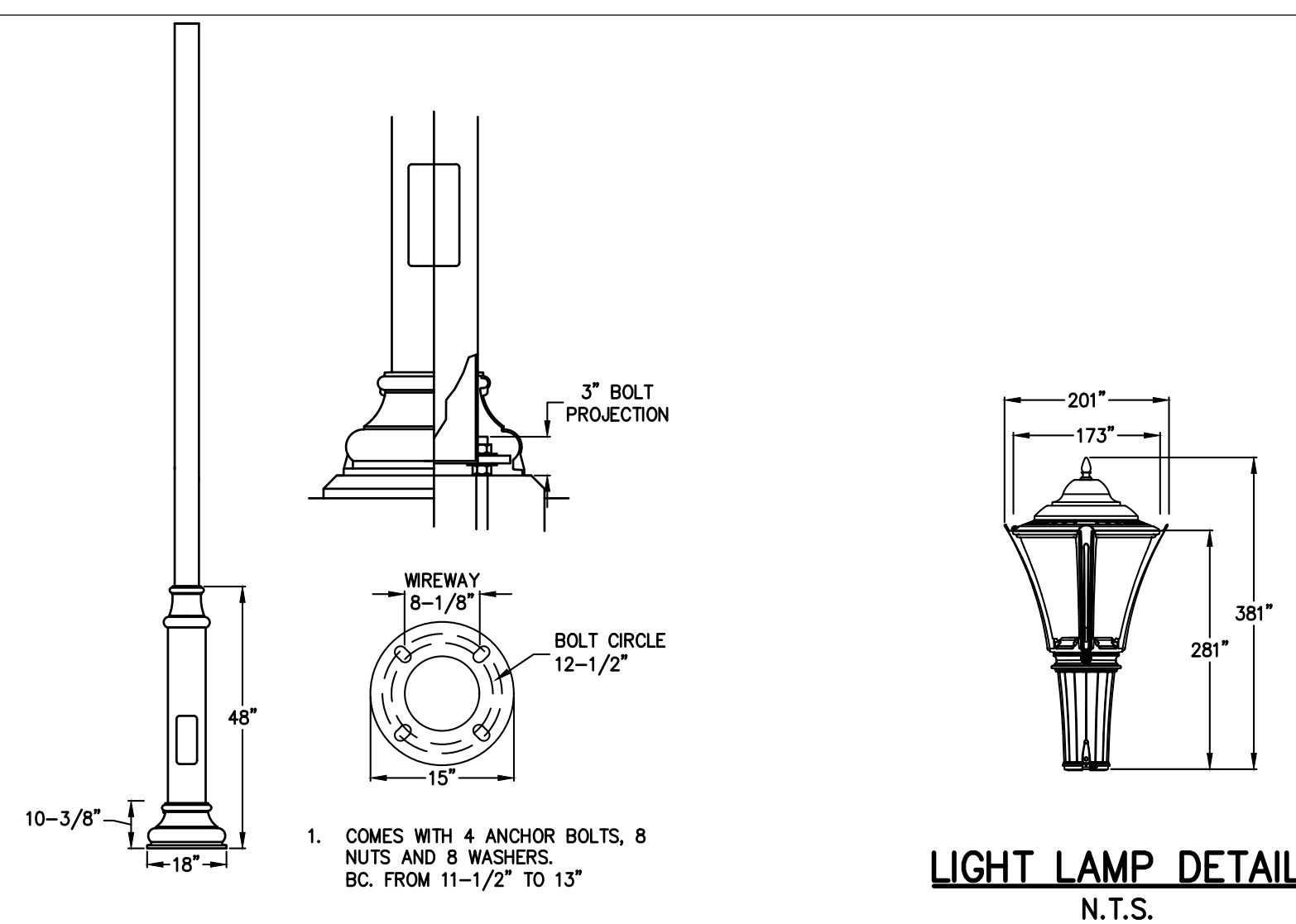
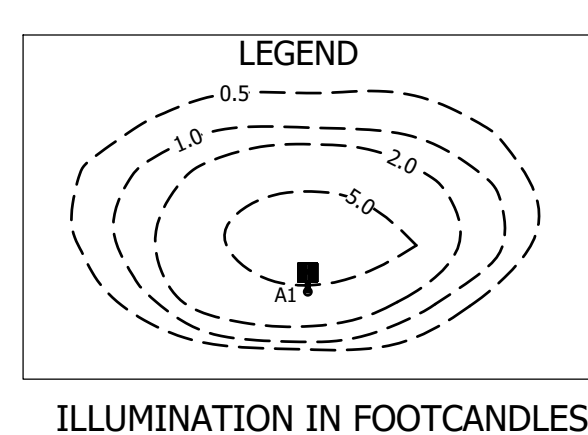
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SCALE: 1" = 30'
GRAPHIC SCALE:
DATE: 11/10/2022
DRAWING NO: 5





| LUMINAIRE SCHEDULE | | | | | | | |
|--------------------|-----|----------|---|---|-------------|---------------|-----------------------|
| SYMBOL | TAG | QUANTITY | LABEL | DESCRIPTION | ARRANGEMENT | MANUFACTURER | MOUNTED HEIGHT (FEET) |
| ☆ | A | 3 | SIGNIFY CANADA LTD MPTR-SWS3ZLED3K-63-LE3-HS | METROSCOPE LED POST-TOP (MPTR), 32 LED'S 3000K CCT, TYPE LE3-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 | BY | DATE |
|-----|------------------------|----|----------|
| 5 | PER COLLIER'S COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 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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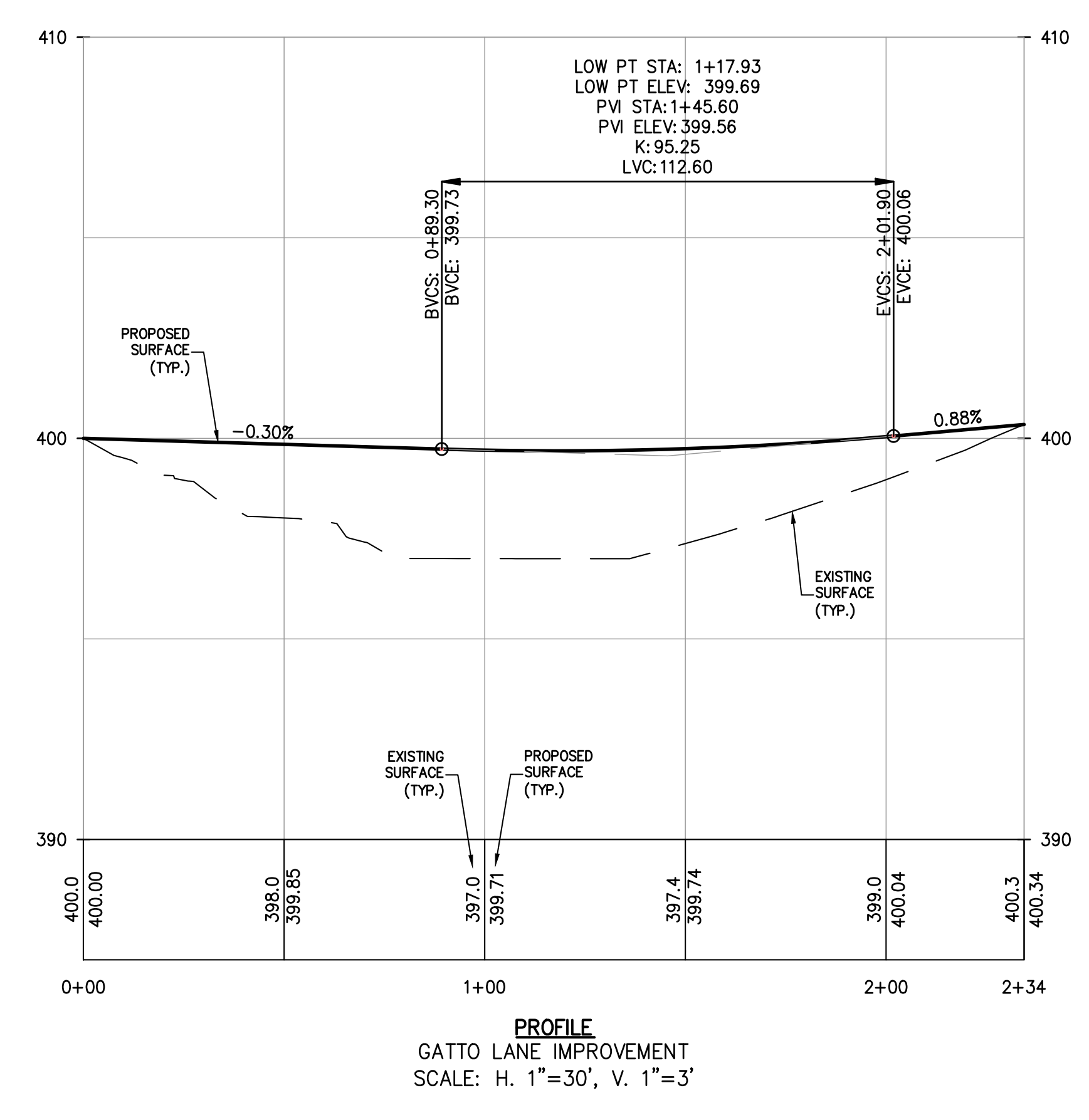
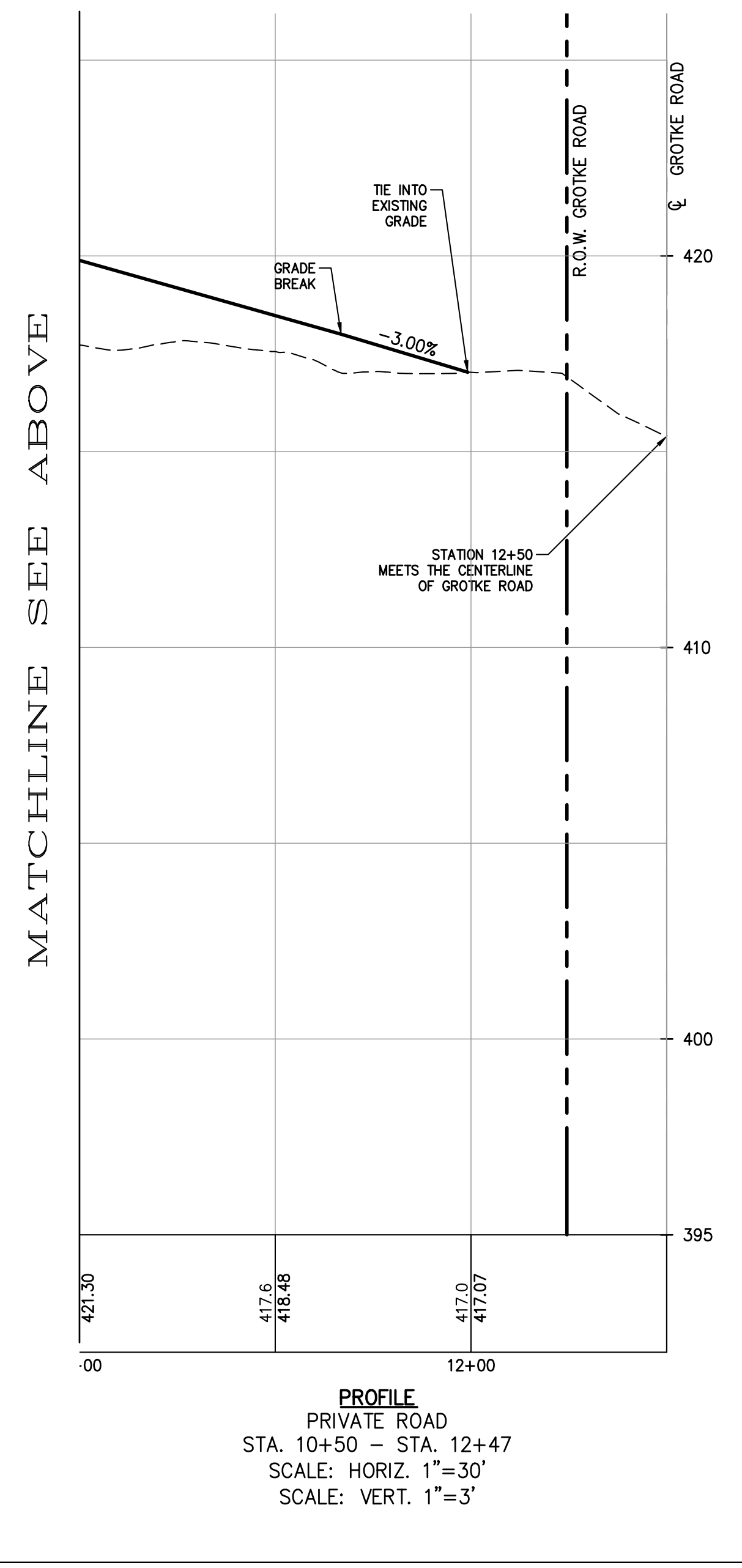
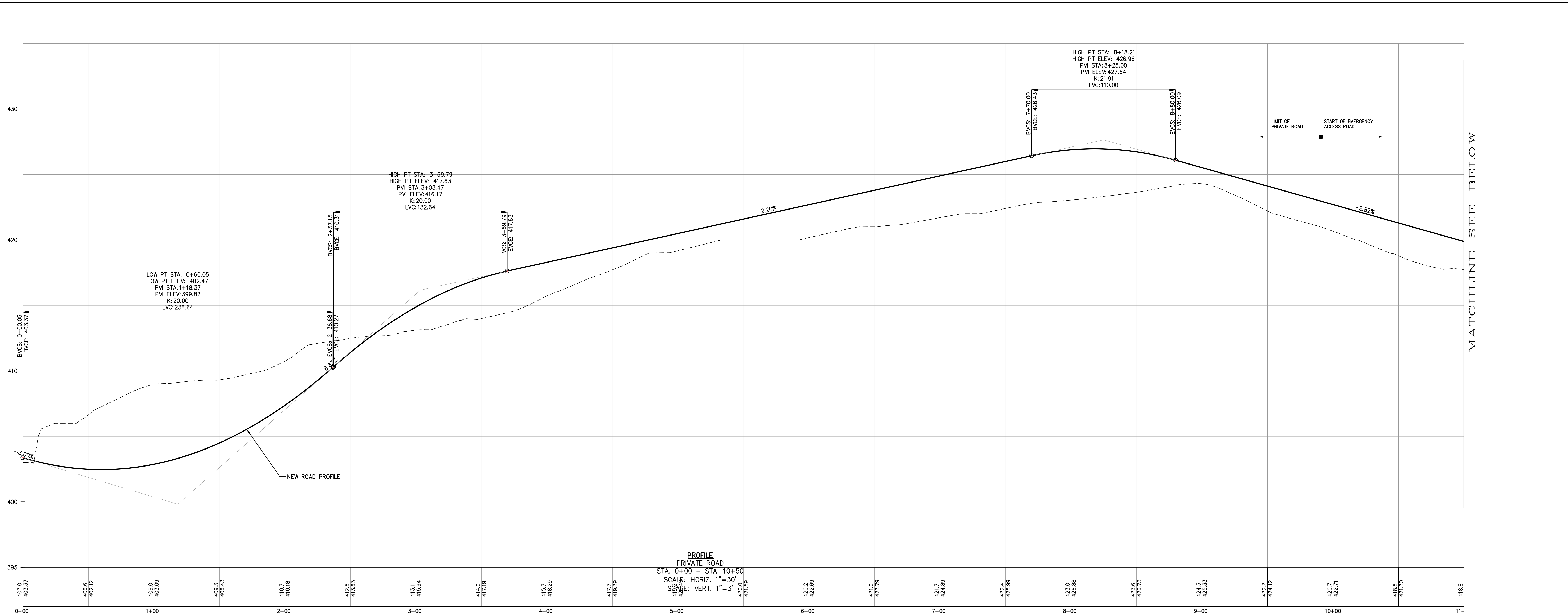
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PROJECT: **GATTO LANE PAC SITE PLAN**
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE: **PRELIMINARY LIGHTING PLAN**

PROJECT NO: 20231 DRAWN: JO CHECKED: KD
 SCALE: 1" = 30'
 GRAPHIC SCALE: 0 30' 60'
 DATE: 11/10/2022 DRAWING NO: 6

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



| REV | DESCRIPTION | BY | DATE |
|-----|----------------------|----|----------|
| 5 | PER COLLERS COMMENTS | XC | 12/19/23 |
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| 1 | PB SUBMISSION | XC | 03/20/23 |

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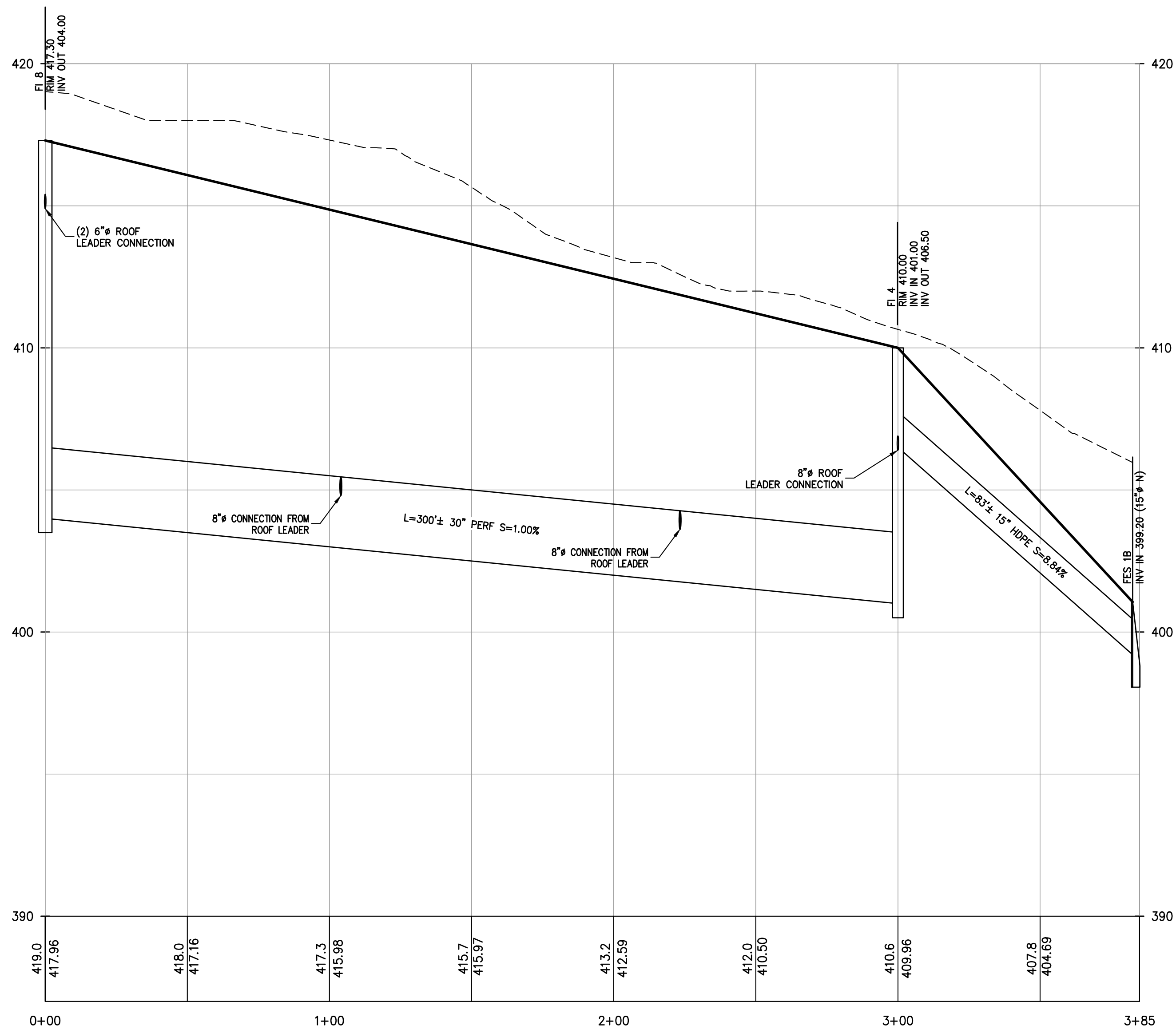
PROJECT:
 GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE:
 PRELIMINARY PROPOSED PRIVATE ROAD & GATTO LANE PROFILES

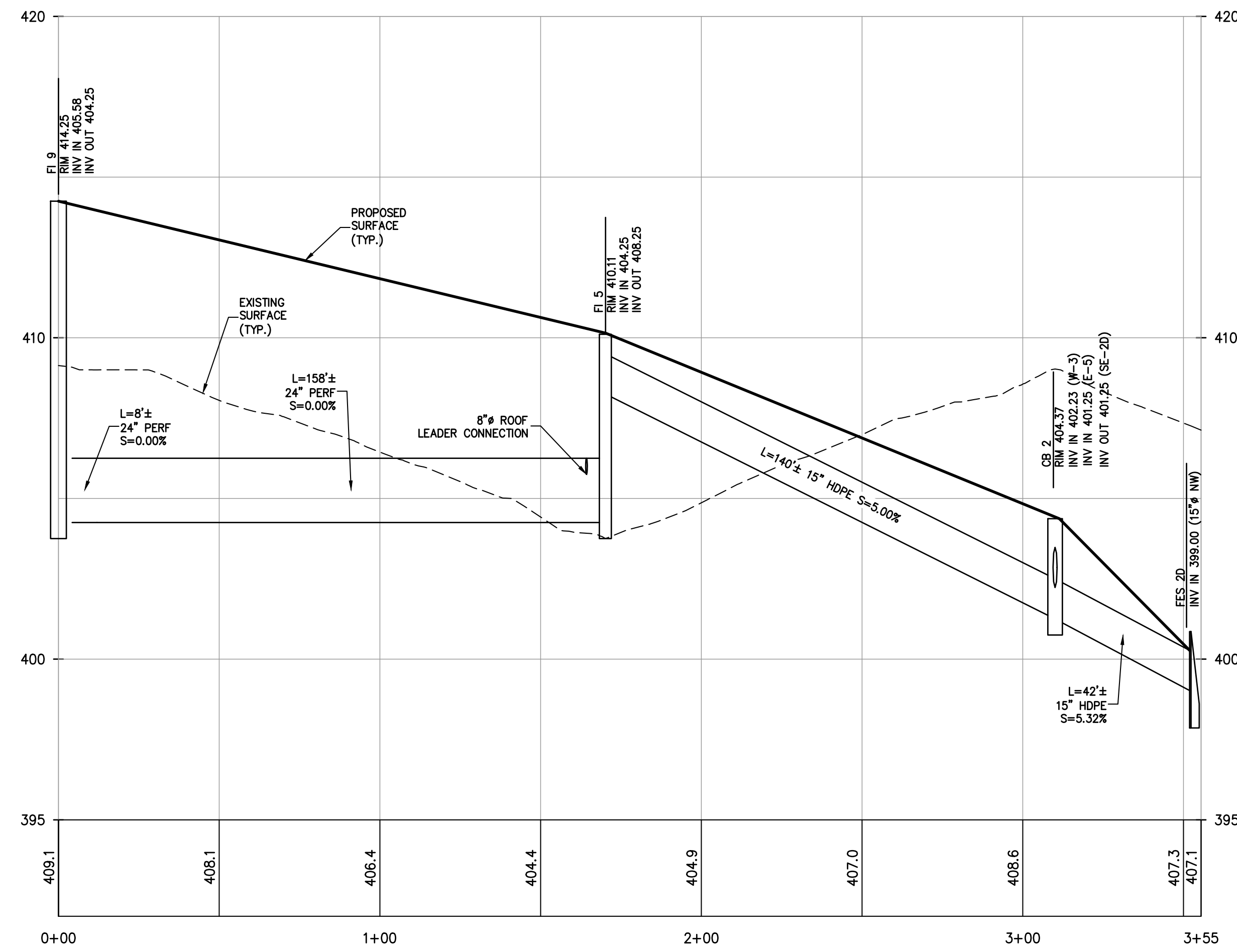
KENNETH H. DEGENNARO
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 076214

PROJECT NO.: 20231
SCALE: 1" = 30'
GRAPHIC SCALE: 0, 30, 60'

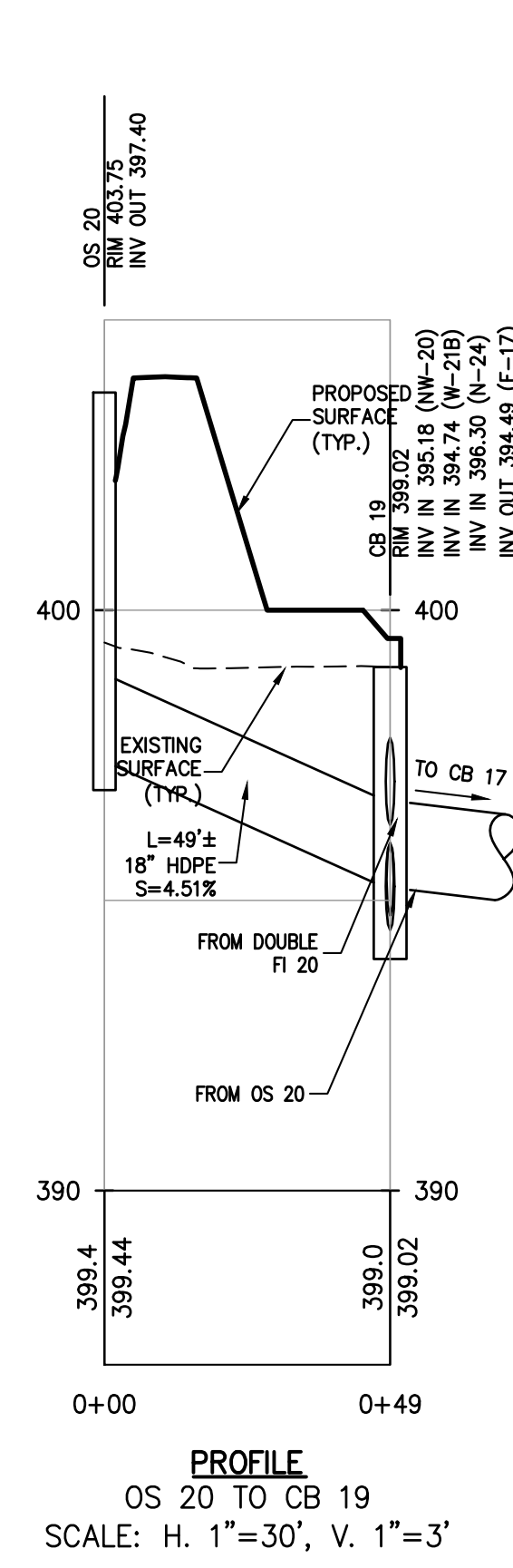
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DRAWING NO.: 7



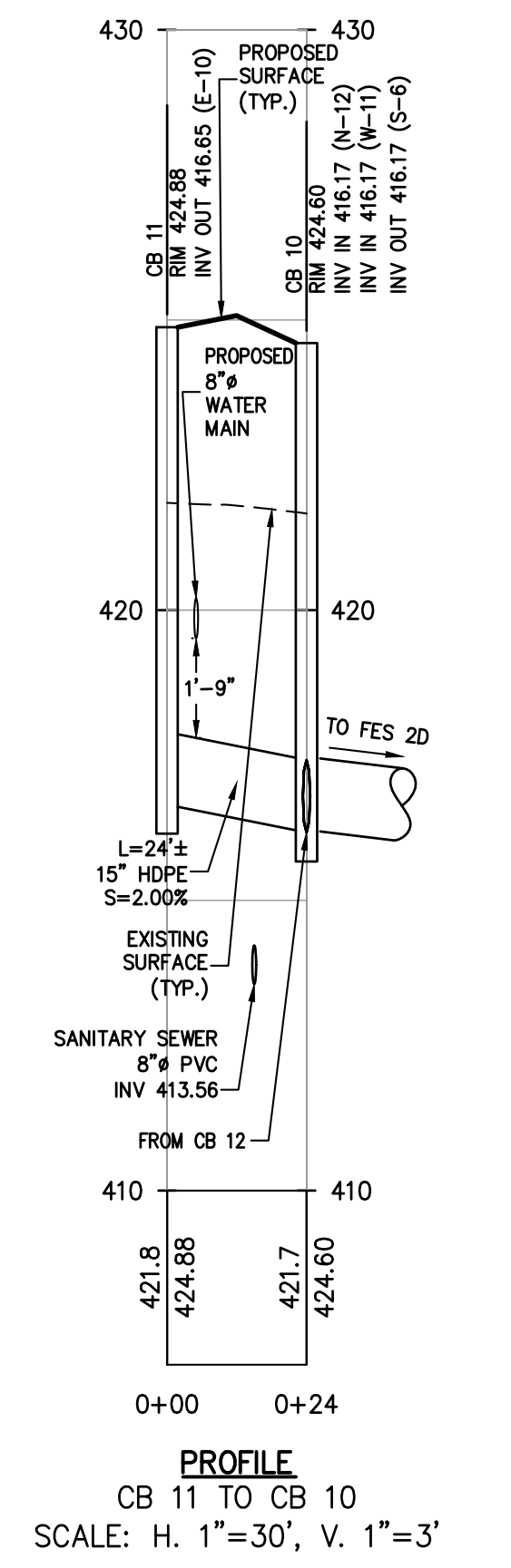
PROFILE
FI 8 TO FES 1B
SCALE: H. 1"=30', V. 1"=3'



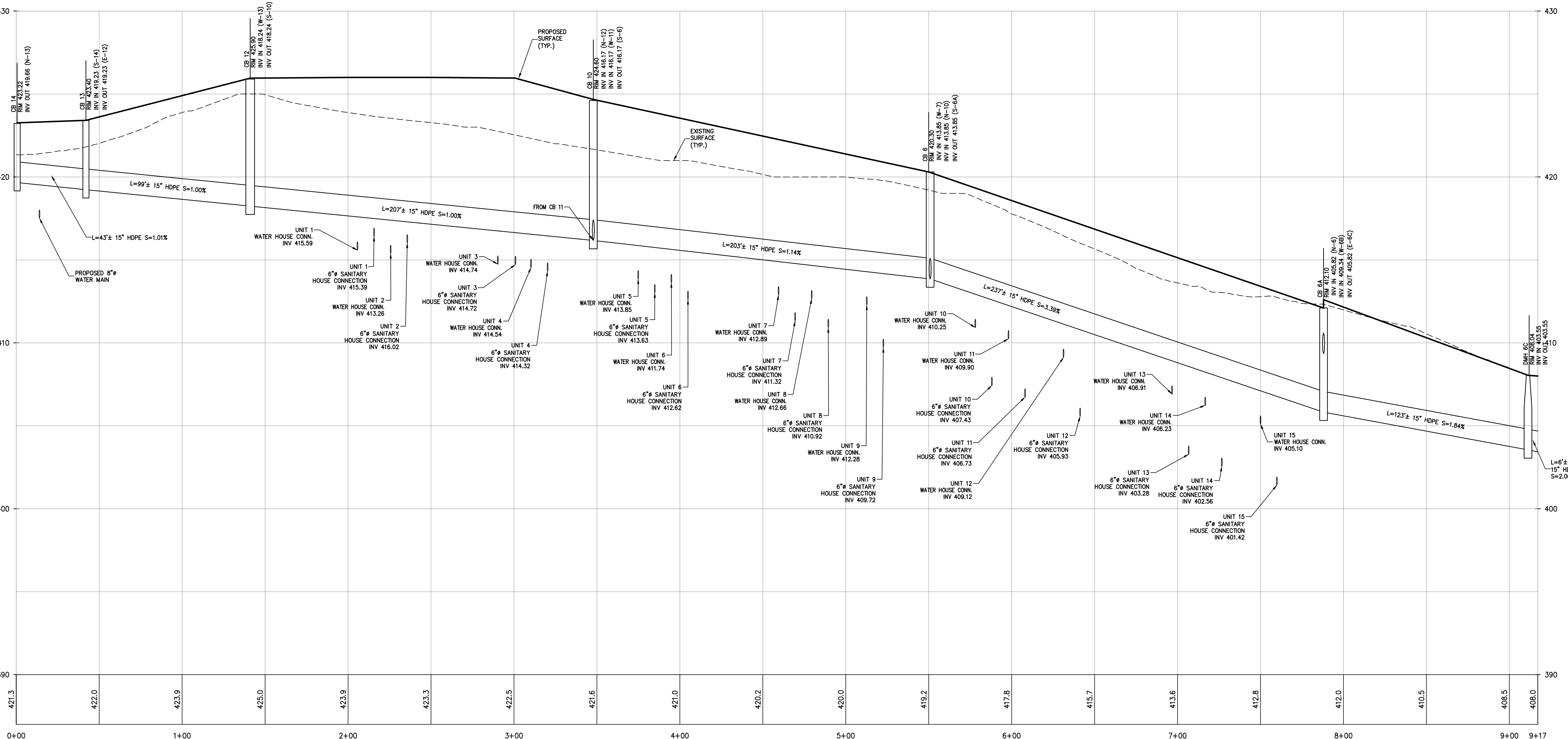
PROFILE
FI 9 TO CB 2D
SCALE: H. 1"=30', V. 1"=3'



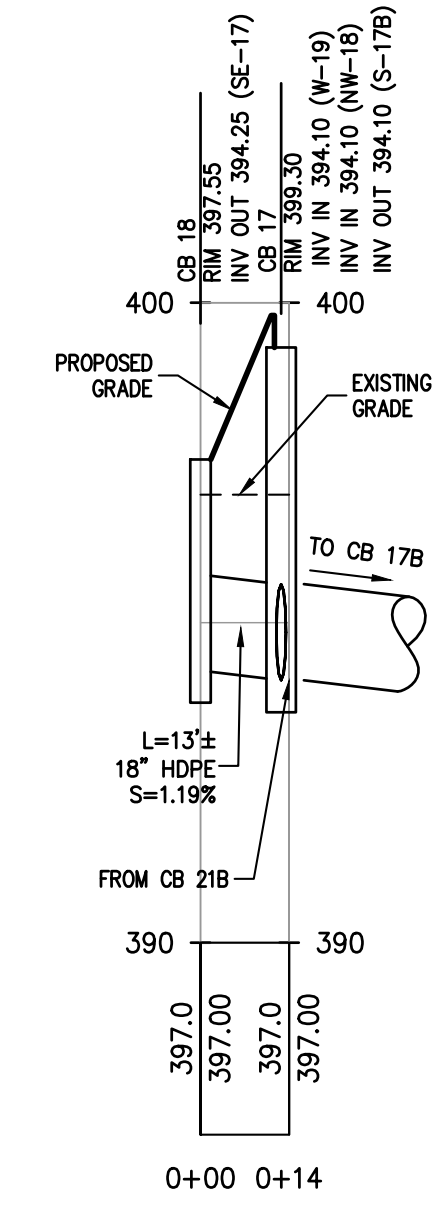
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OS 20 TO CB 19
SCALE: H. 1"=30', V. 1"=3'



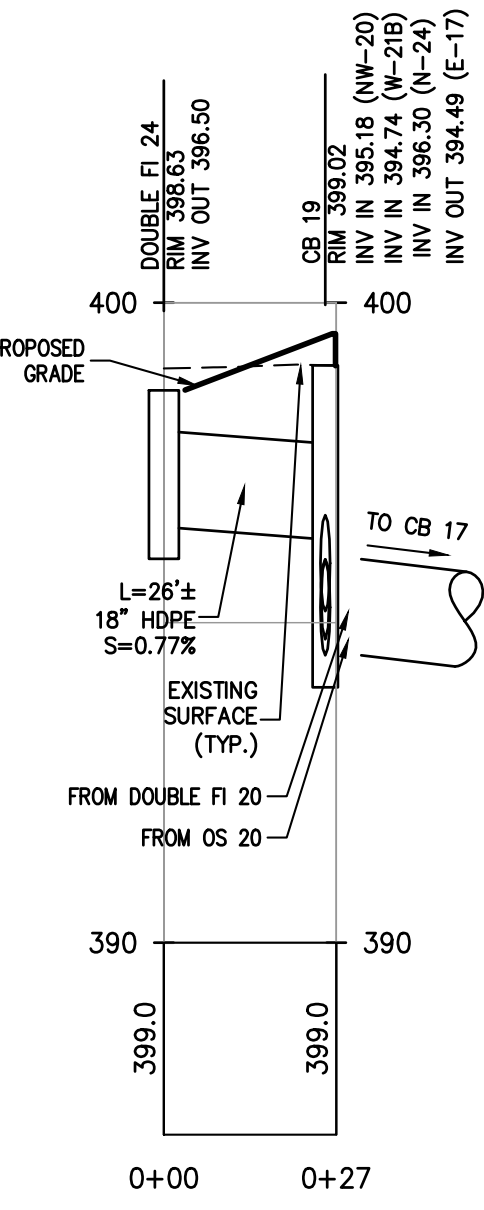
PROFILE
CB 11 TO CB 10
SCALE: H. 1"=30', V. 1"=3'



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

| REV | DESCRIPTION | BY | DATE |
|-----|-----------------------|----|----------|
| 5 | PER COLLIERS COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 3 | PER PB COMMENTS | XC | 09/20/23 |
| 2 | PER PB COMMENTS | XC | 06/19/23 |
| 1 | PB SUBMISSION | XC | 03/20/23 |

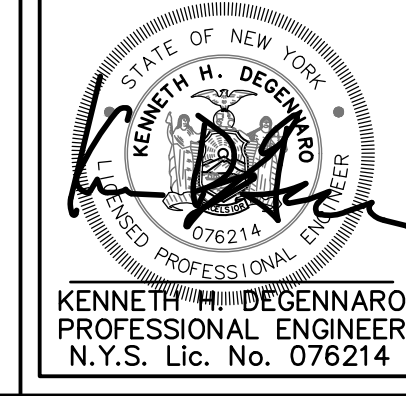
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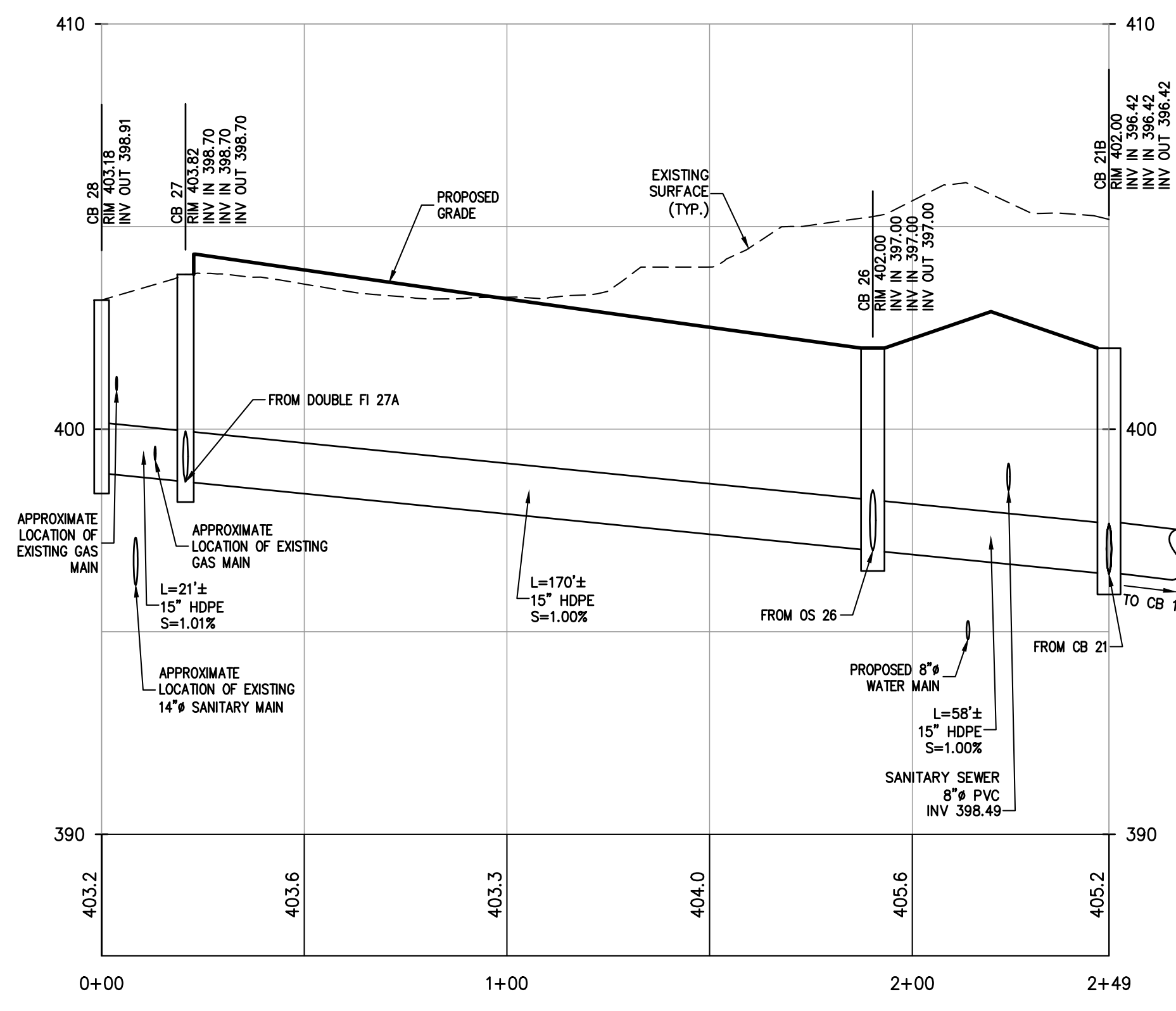
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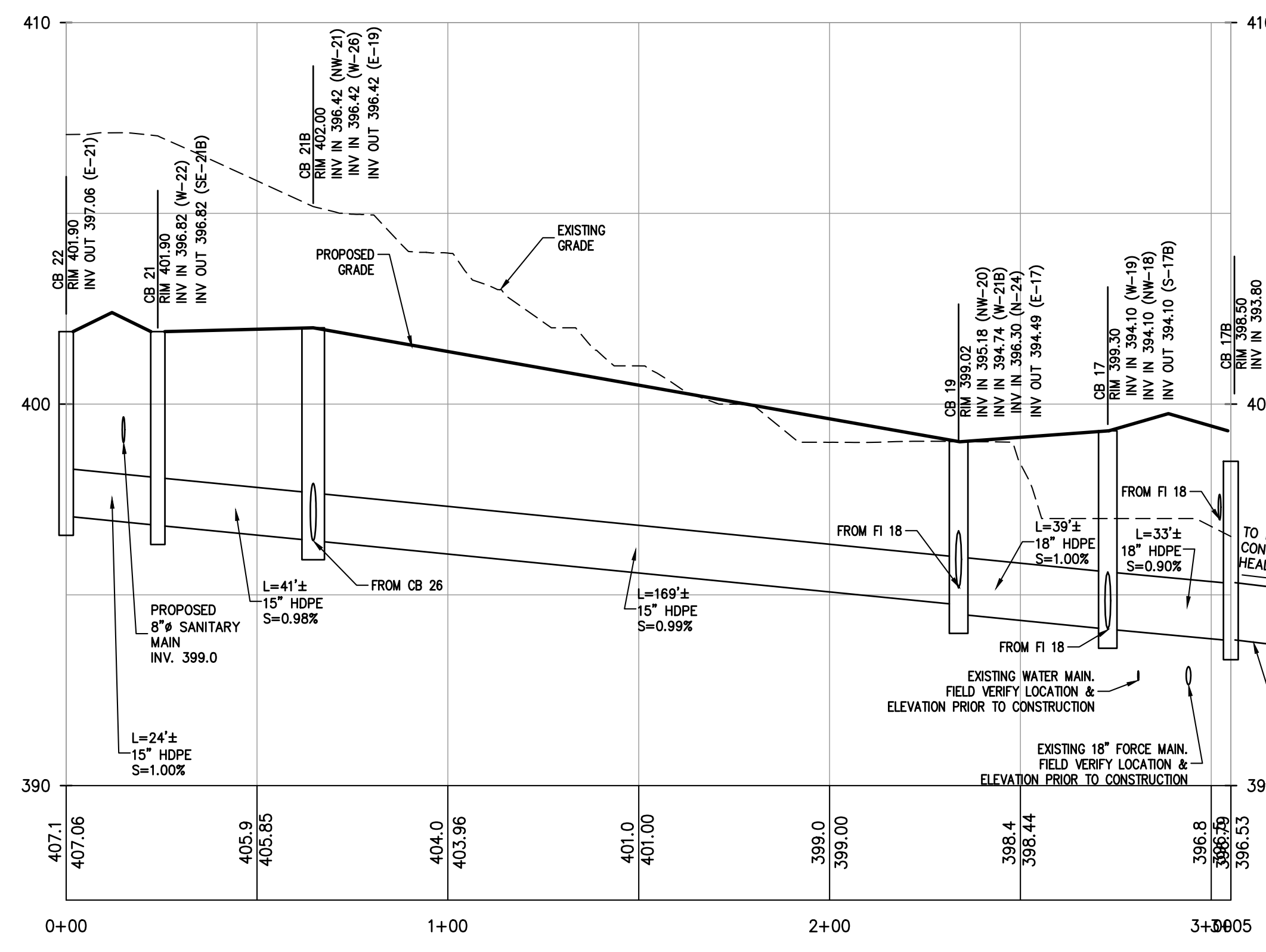
TITLE: **PRELIMINARY STORM DRAINAGE PROFILES (1 of 3)**

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 GRAPHIC SCALE: 0 30' 60'
 DATE: 11/10/2022 DRAWING NO: 8

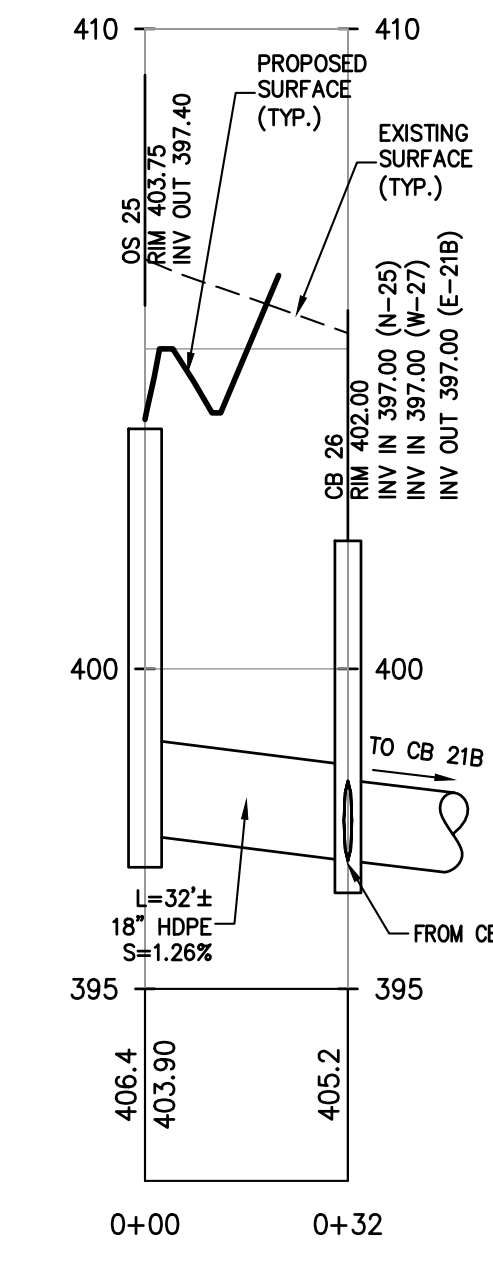




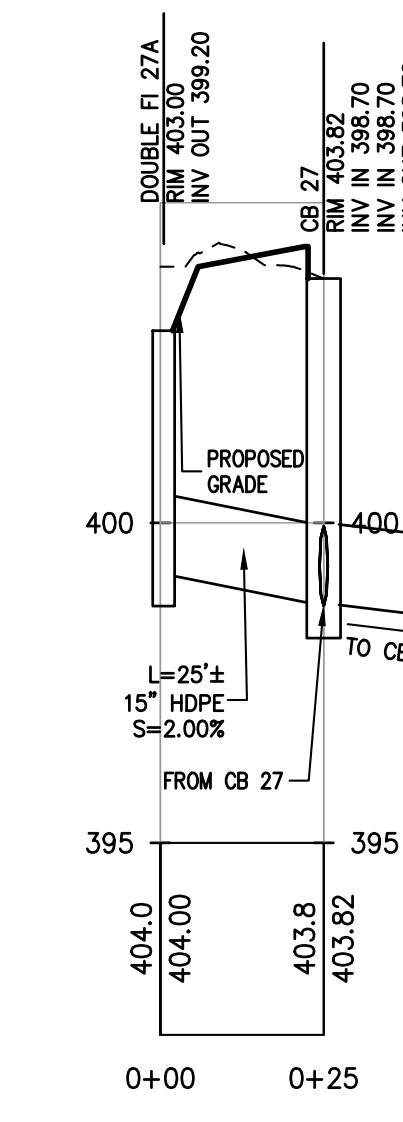
PROFILE
CB 28 TO CB 21B
SCALE: H. 1"=30', V. 1"=3'



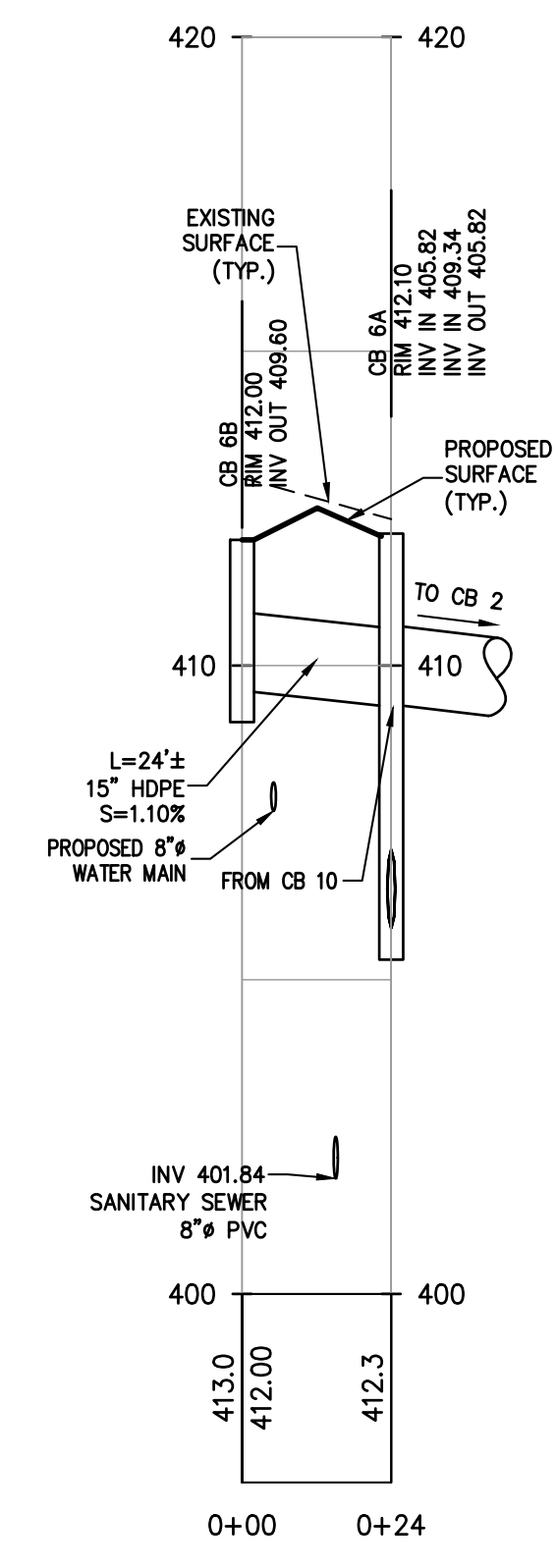
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CB 22 TO CB 17B
SCALE: H. 1"=30', V. 1"=3'



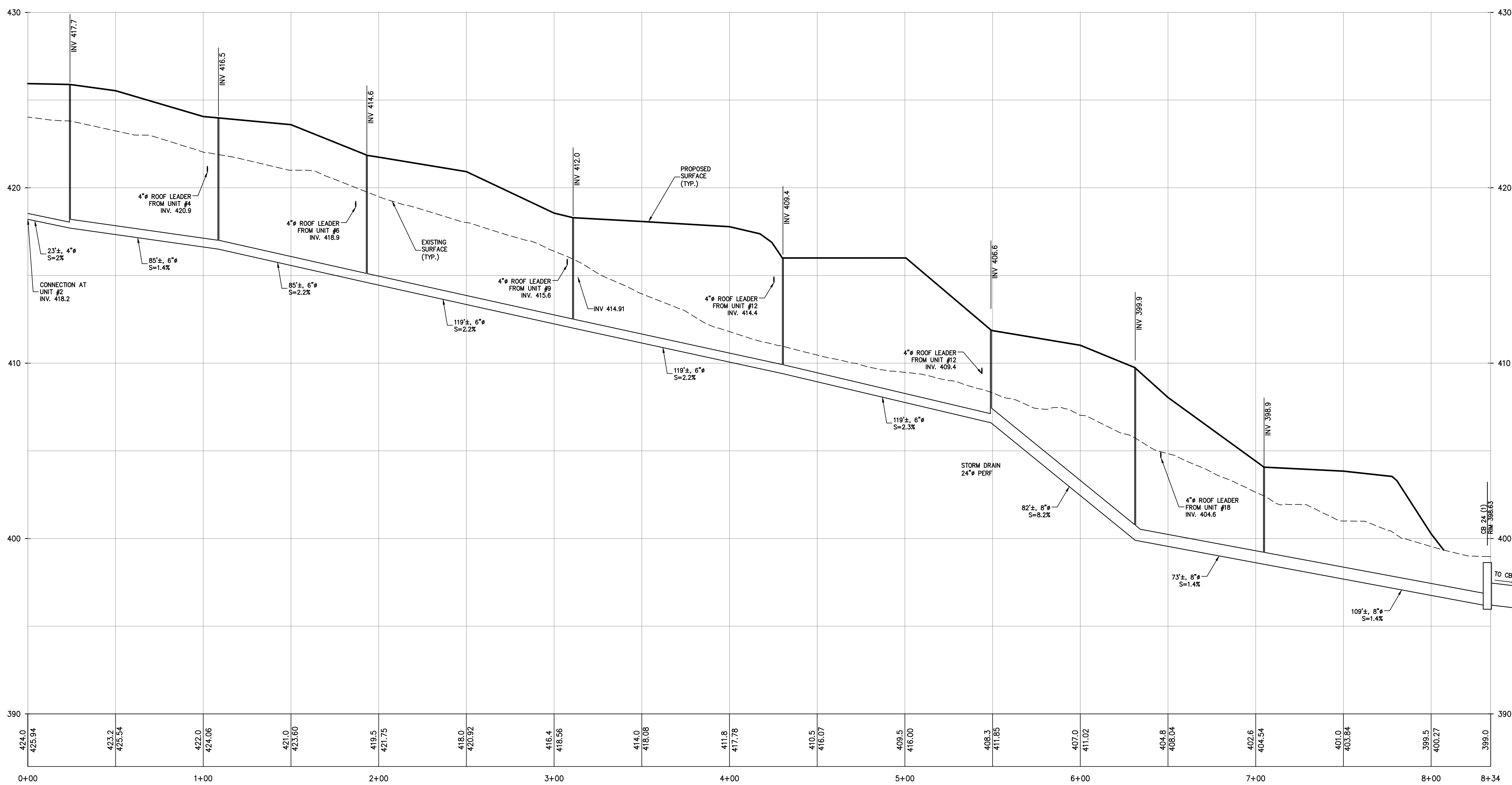
PROFILE
OS #25 TO CB 26
SCALE: H. 1"=30', V. 1"=3'



PROFILE
FI #27A TO CB 27
SCALE: H. 1"=30', V. 1"=3'



PROFILE
CB #6B TO CB 6A
SCALE: H. 1"=30', V. 1"=3'



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

| REV | DESCRIPTION | BY | DATE |
|-----|----------------------|----|----------|
| 5 | PER COLLIER COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 3 | PER PB COMMENTS | XC | 09/20/23 |
| 2 | PER PB COMMENTS | XC | 06/19/23 |
| 1 | PB SUBMISSION | XC | 03/20/23 |

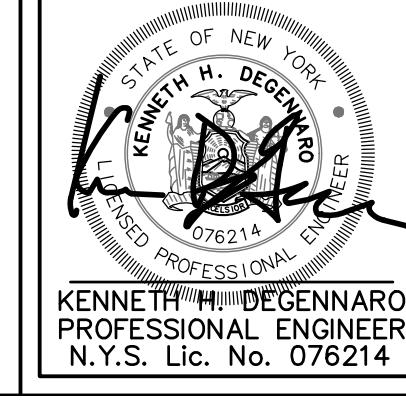
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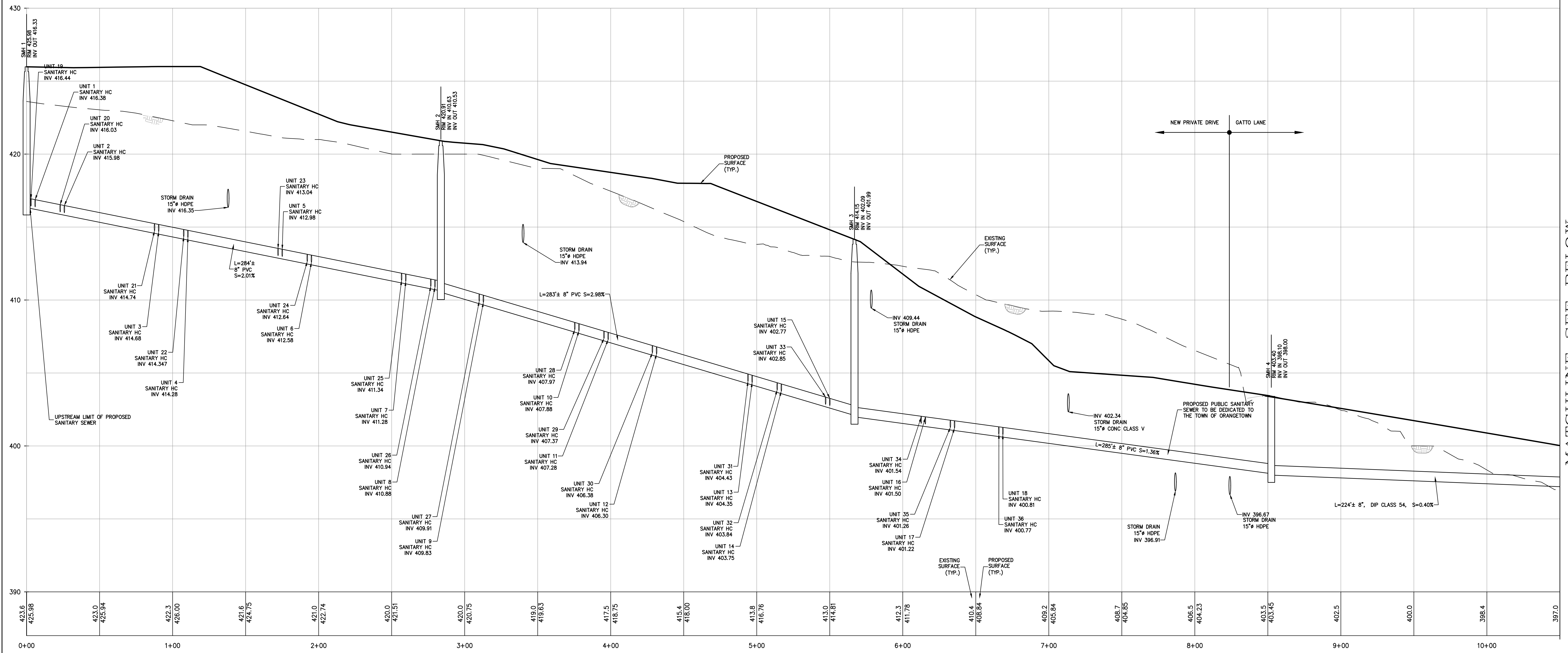
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PROJECT:
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NEW YORK

TITLE:
PRELIMINARY STORM DRAINAGE PROFILES (3 of 3)

PROJECT NO: 20231 | DRAWN: XC | CHECKED: KD
SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 11/10/2022 | DRAWING NO: **88**

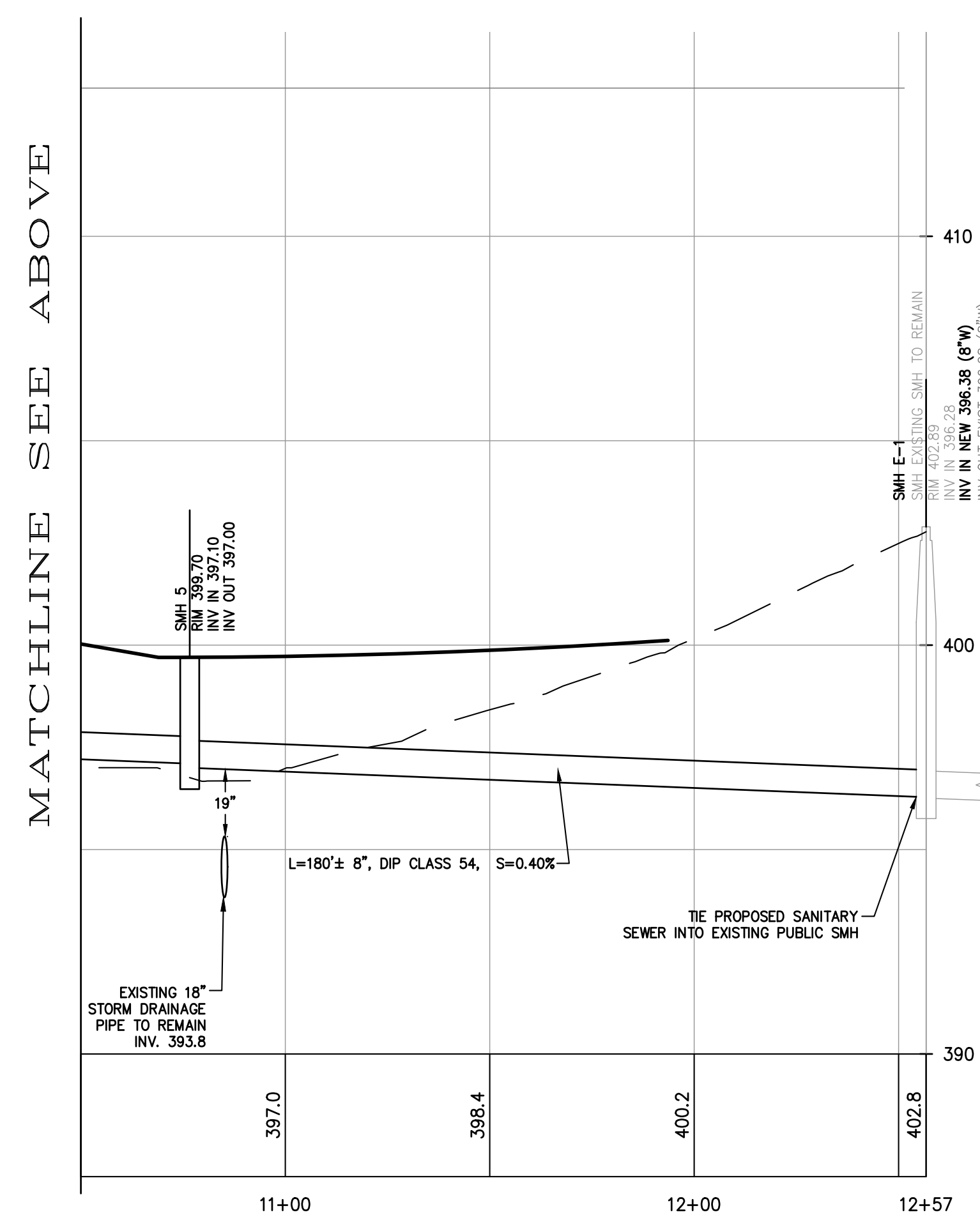




PROFILE - PROPOSED PUBLIC SANITARY SEWER
 SMH 1 TO SMH 5
 SCALE: HORIZ. 1"=30'
 SCALE: VERT. 1"=3'

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

MATCHLINE SEE BELOW



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" PVC PIPES

| REV | DESCRIPTION | BY | DATE |
|-----|------------------------|----|----------|
| 5 | PER COLLIER'S COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 3 | PER PB COMMENTS | XC | 09/20/23 |
| 2 | PER PB COMMENTS | XC | 06/19/23 |
| 1 | PB SUBMISSION | XC | 03/20/23 |

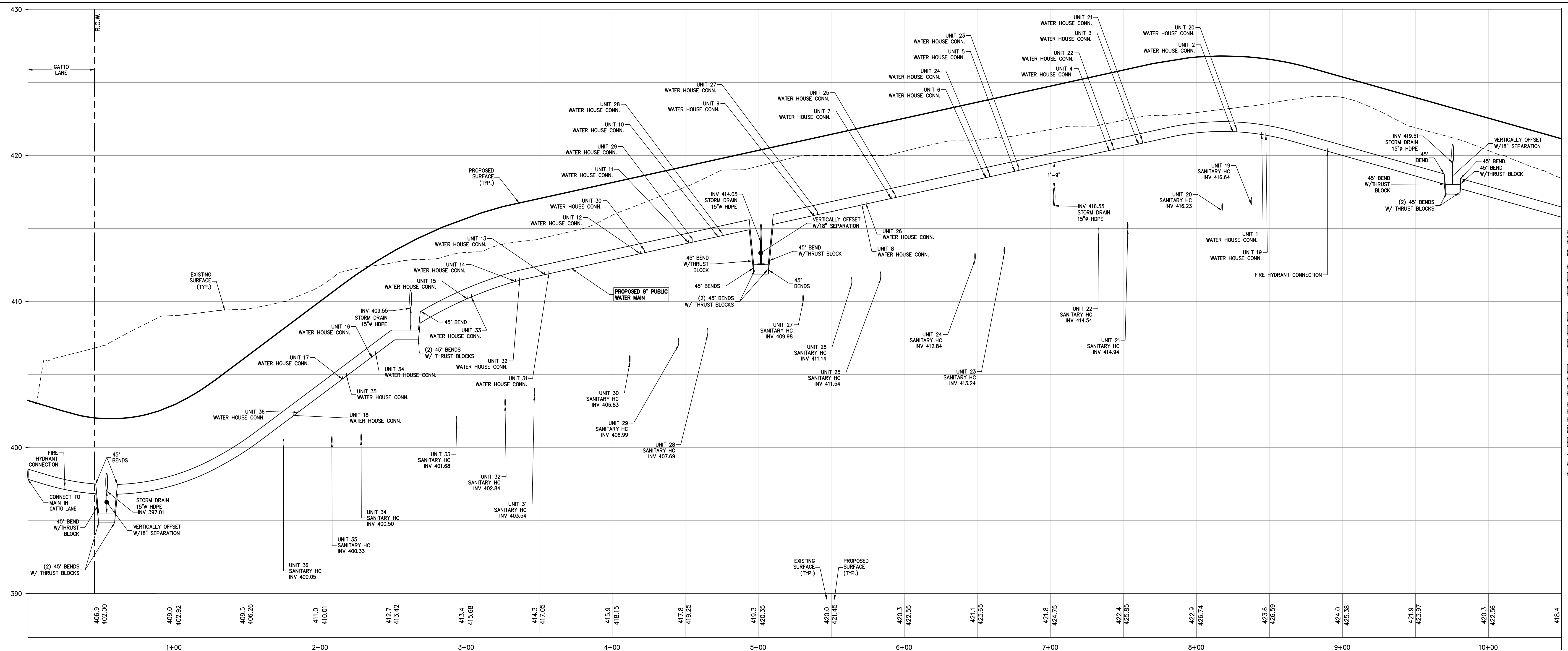
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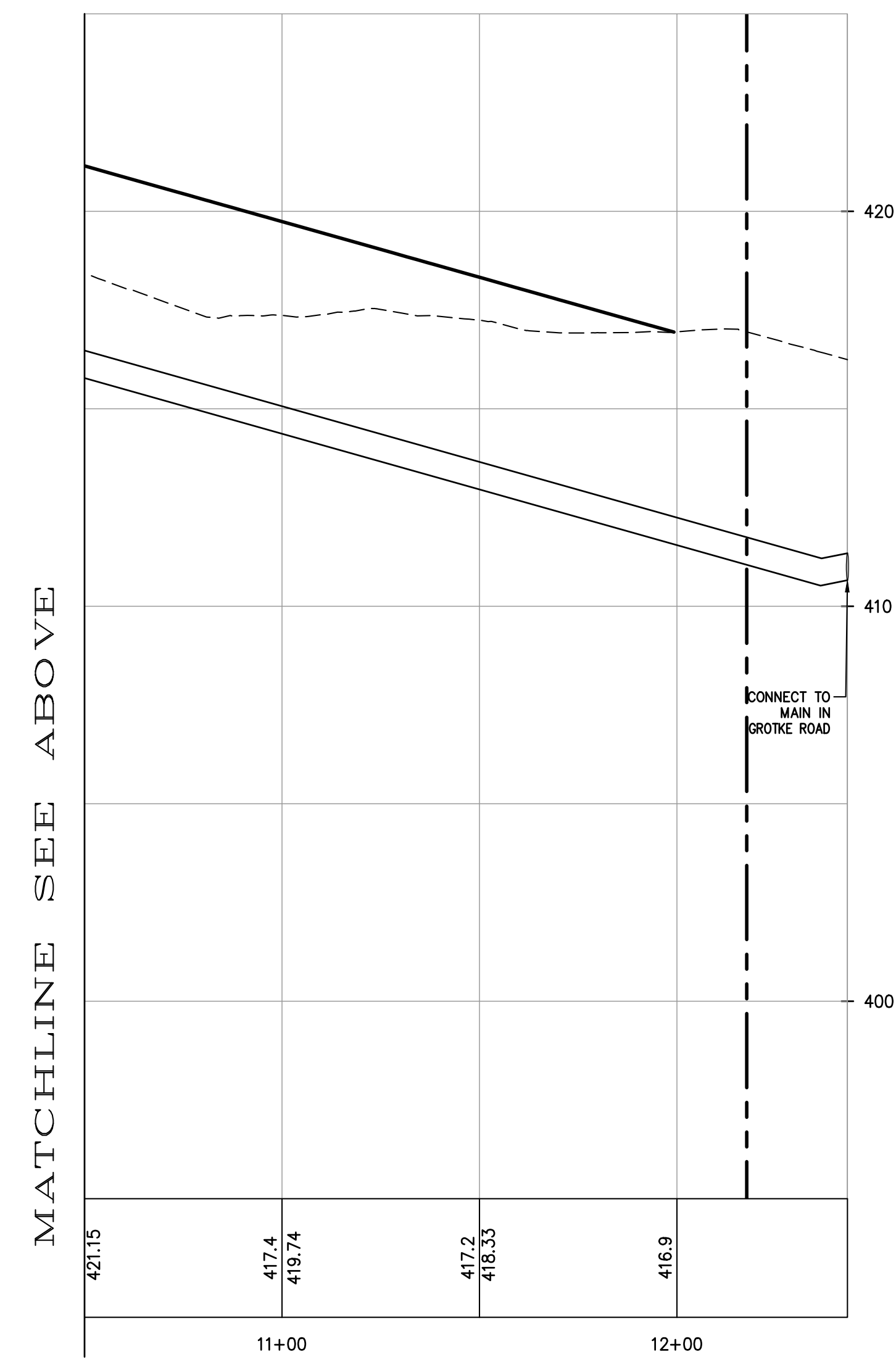
PROJECT: **GATTO LANE PAC SITE PLAN**
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK
 TITLE: **PRELIMINARY SANITARY SEWER PROFILES**

PROJECT NO: 20231 DRAWN: XC CHECKED: KD
 SCALE: 1" = 30'
 GRAPHIC SCALE: 0 30' 60'
 DATE: 11/10/2022 DRAWING NO: 9

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



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'

| REV | DESCRIPTION | BY | DATE |
|-----|------------------------|----|----------|
| 5 | PER COLLIER'S COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 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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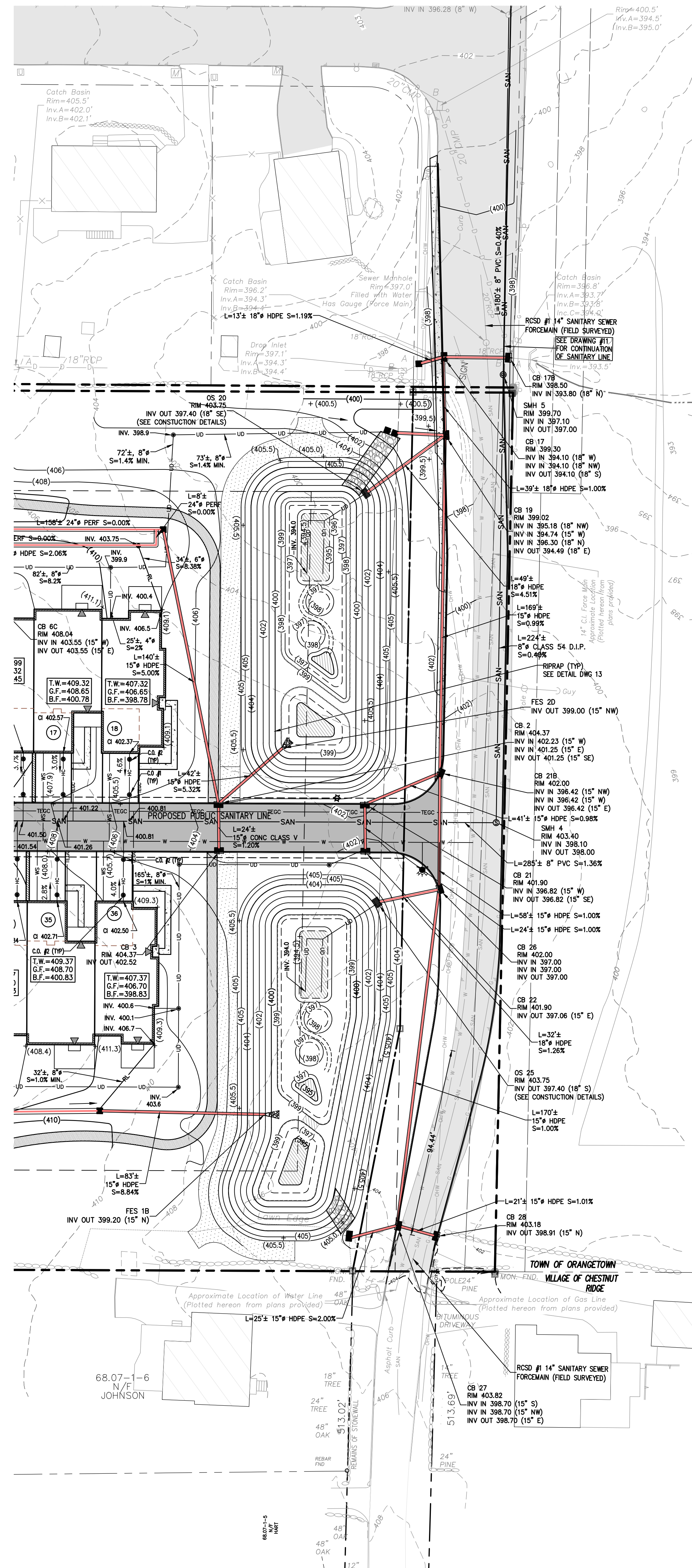
PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY WATER MAIN PROFILES

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

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PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

P:\BIB\20230221 Gatto Ln Site Plan_Dwg\Rev\GATTO LANE SITE PLAN.TB.dwg, 12/19/2023 12:32:14 PM, P:\nas\Shaha



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 | |
| STONE WALL | |
| CURB | |
| 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 | + (423.05) |
| FIRST FLOOR ELEVATION | FF = 422.33 |
| TOP OF FOUNDATION WALL | T.W. = 422.00 |
| SECOND FLOOR ELEVATION | G.F. = 421.33 |
| BASEMENT FLOOR ELEVATION | B.F. = 413.46 |
| SANITARY CAST IRON INVERT | |
| DRAINAGE FLOW ARROWS | |
| CONCRETE ENCASED WATER MAIN | |

NOTES:

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.

NOTE:
TOTAL AREA OF DISTURBANCE 8.5 ACRES
(SEE DRAWING #5 FOR DELINEATION)

| REV | DESCRIPTION | BY | DATE |
|-----|-----------------------|----|----------|
| 5 | PER COLLIERS COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
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| 2 | PER PB COMMENTS | XC | 06/19/23 |
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PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY GATTO LANE
IMPROVEMENT PLAN

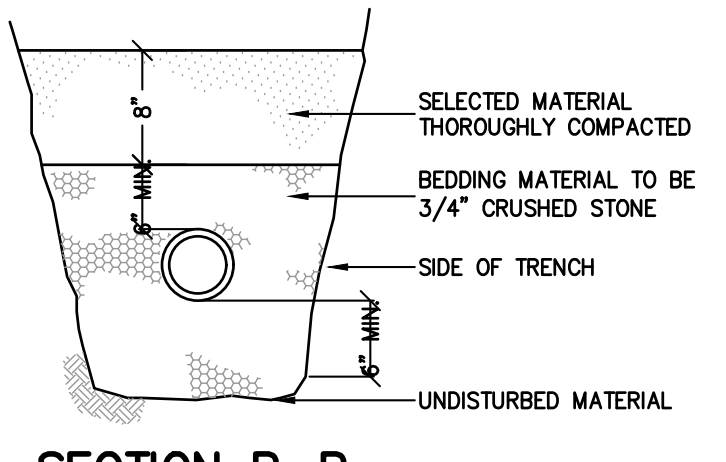
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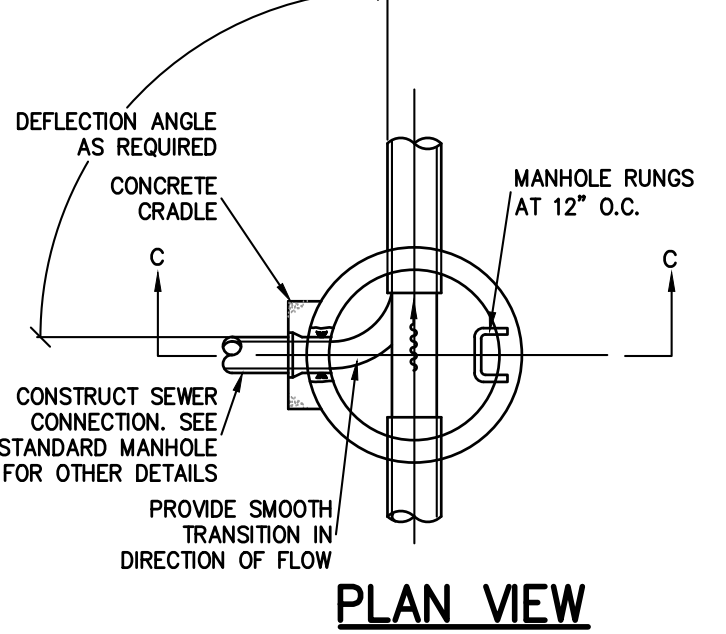
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DATE: 11/10/2022 **DRAWING NO:** 11

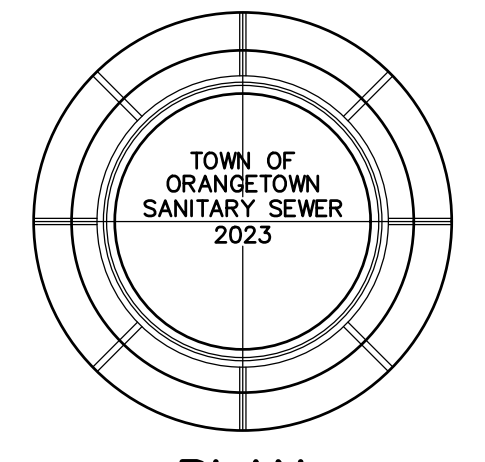
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PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214



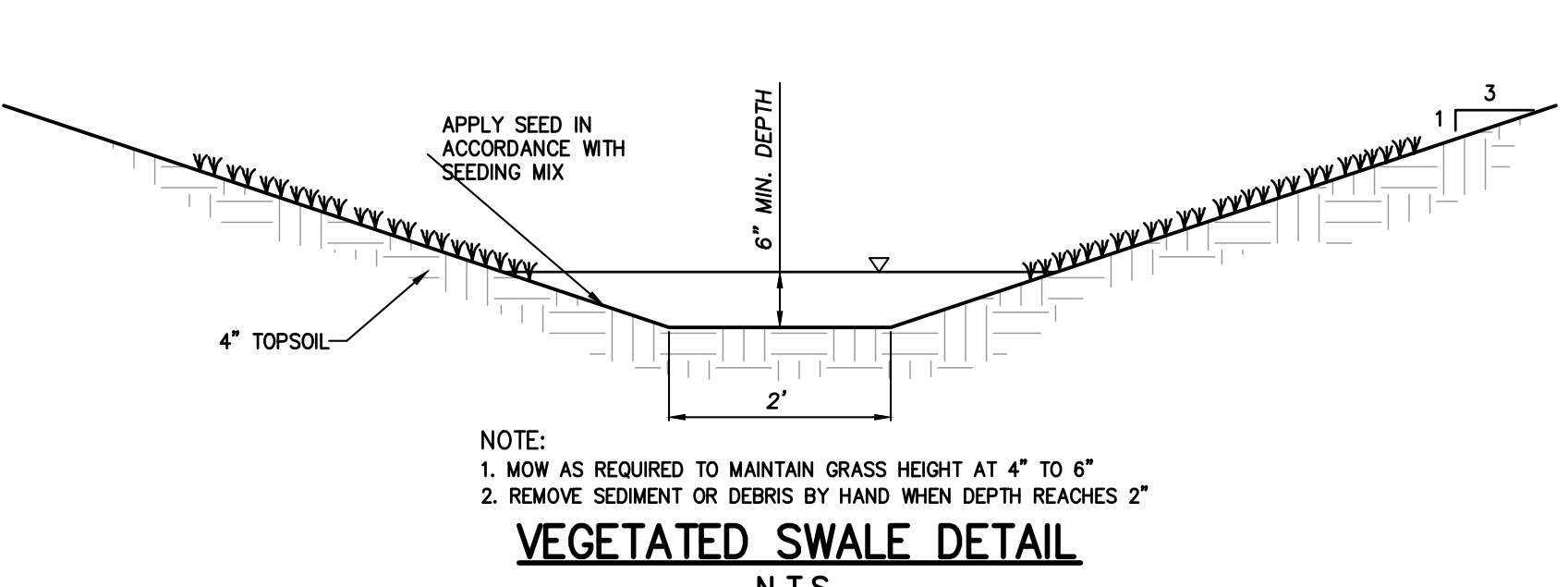
SECTION B-B



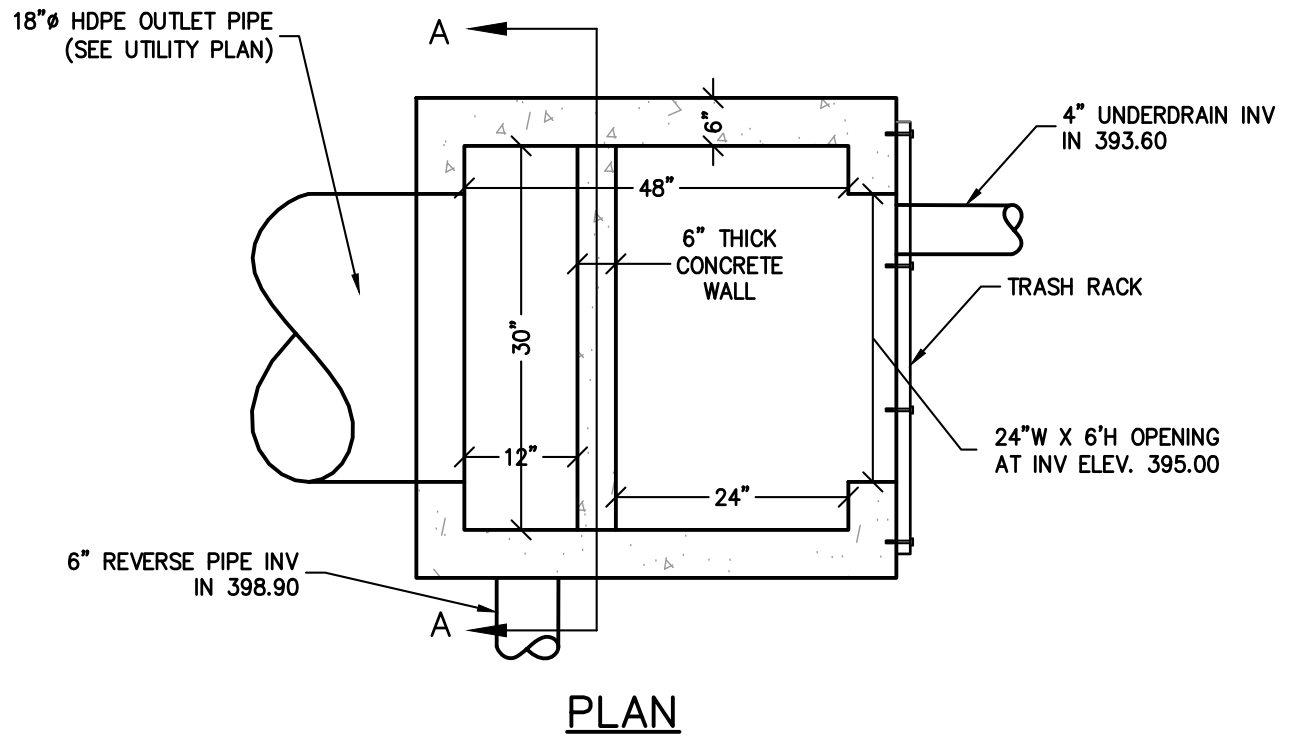
PLAN VIEW



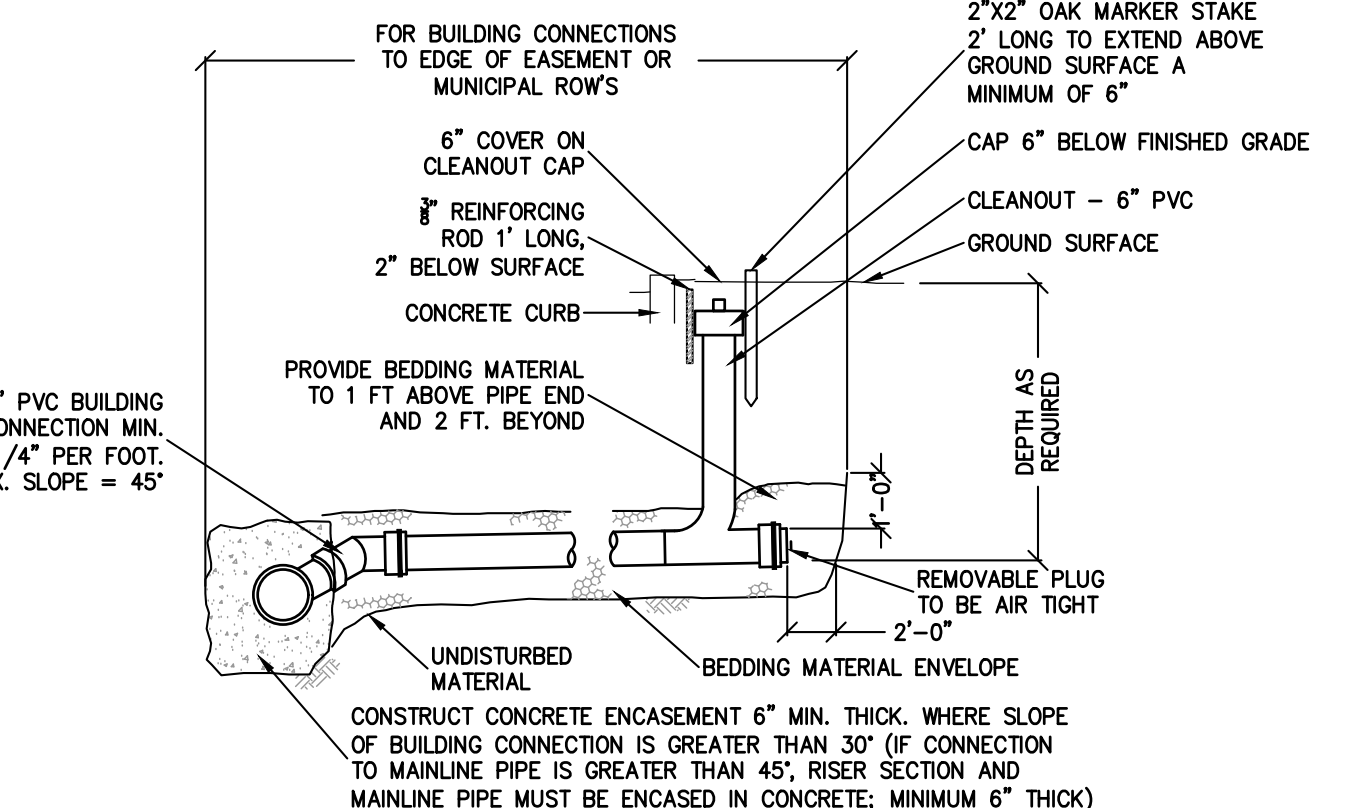
PLAN



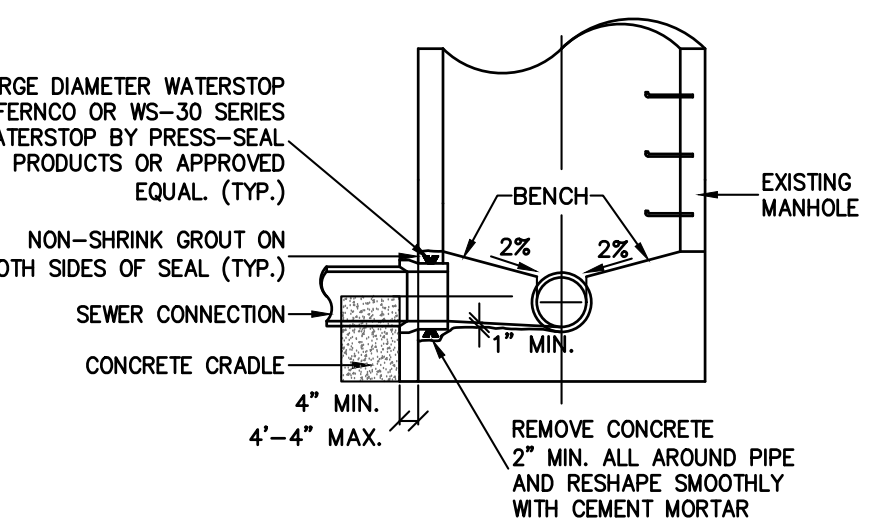
VEGETATED SWALE DETAIL



PLAN

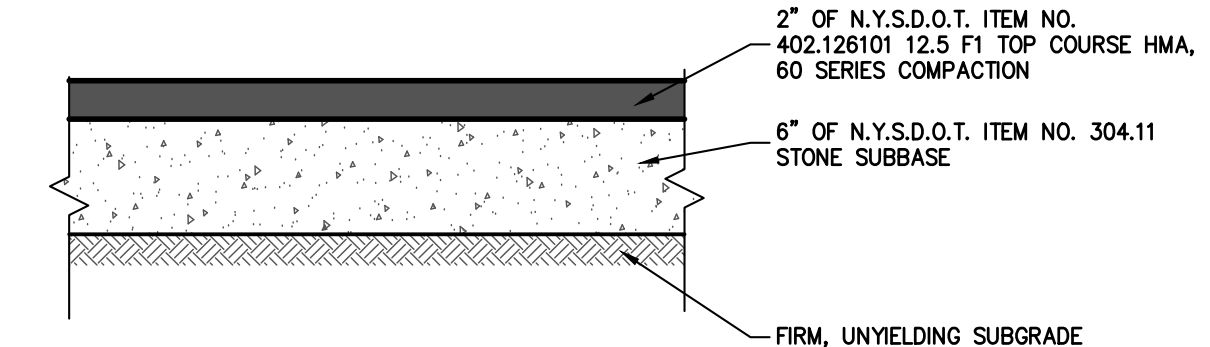


SECTION A-A

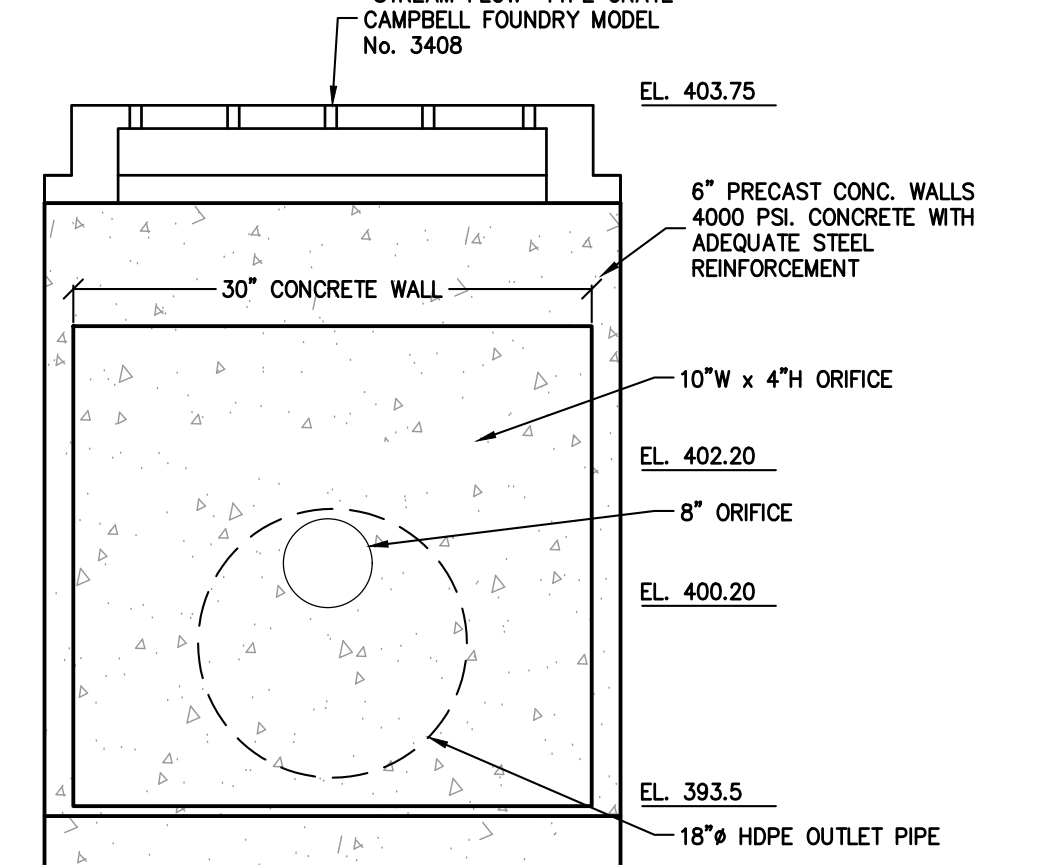


SECTION C-C

STANDARD MANHOLE FRAME AND COVER N.T.S.

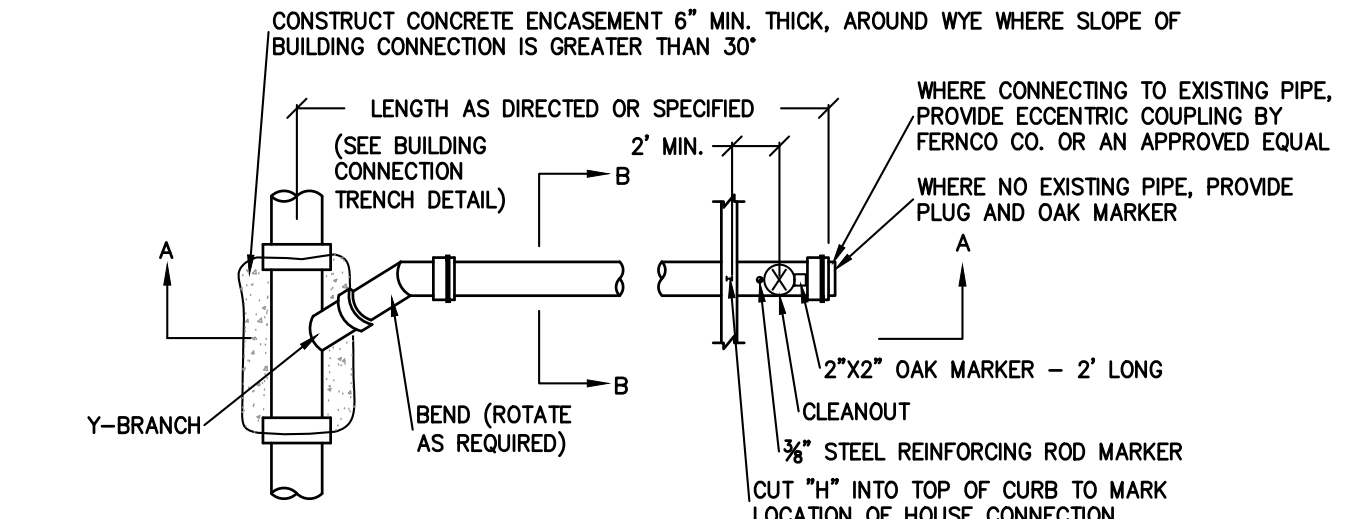


TYPICAL DRIVEWAY PAVEMENT SECTION DETAIL



ELEVATION A-A

EAST AND WEST BASIN OUTLET STRUCTURE DETAIL N.T.S.

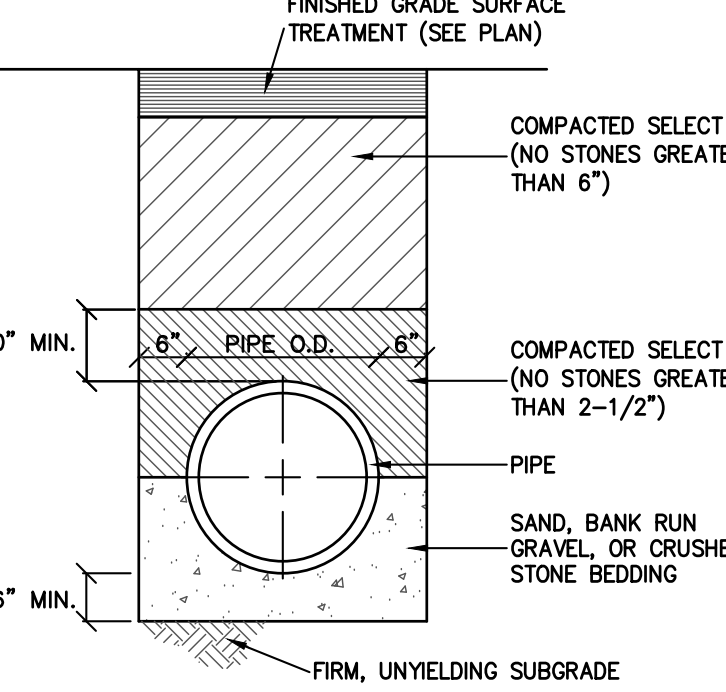


PLAN

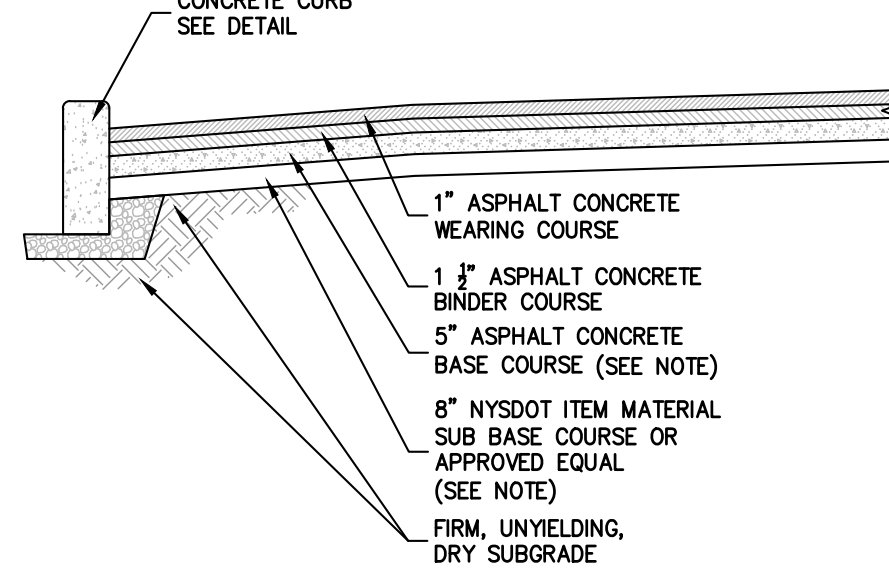
BUILDING CONNECTION DETAILS N.T.S.

- NOTES:
- CLEAN AND ROUGHEN ALL SURFACES AGAINST WHICH NEW MORTAR IS 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 CHANNEL.
 - 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.



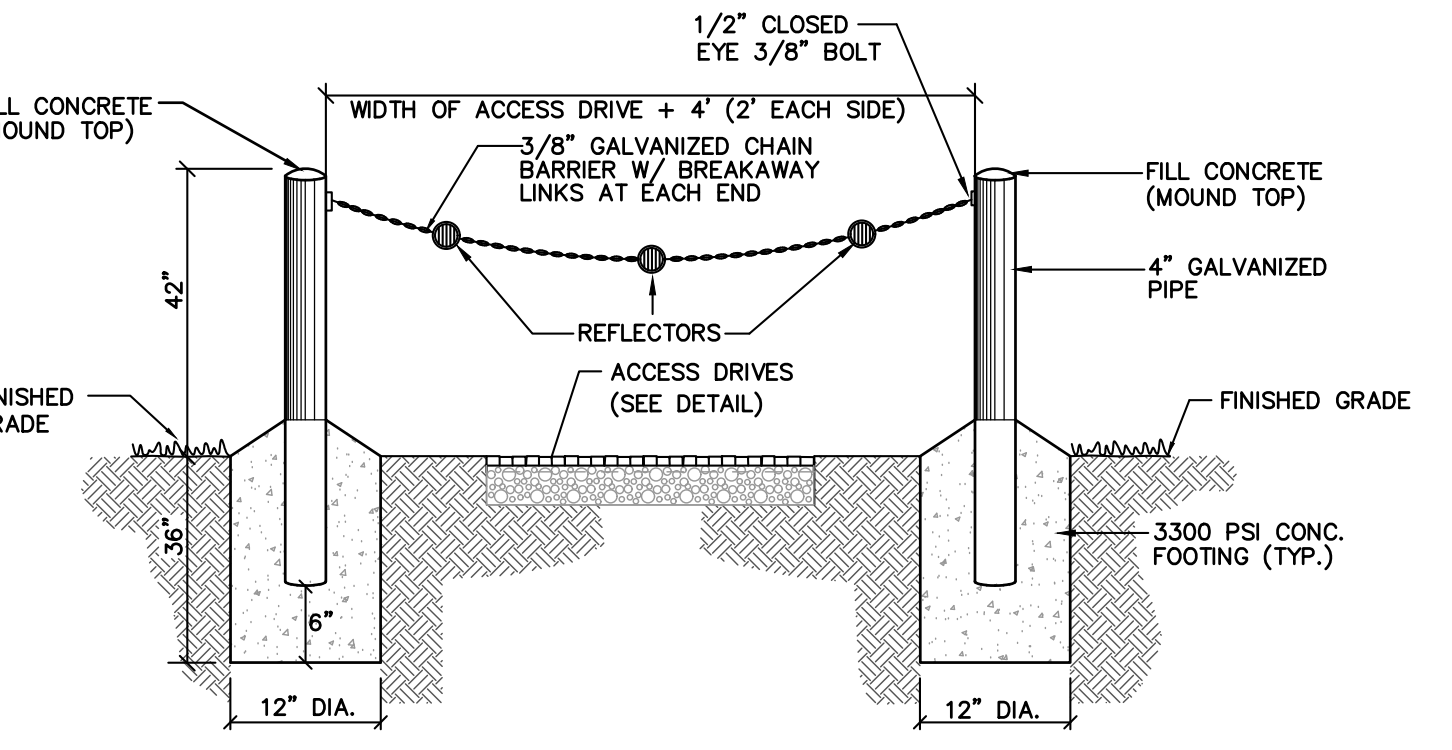
STORM PIPE BEDDING DETAIL N.T.S.



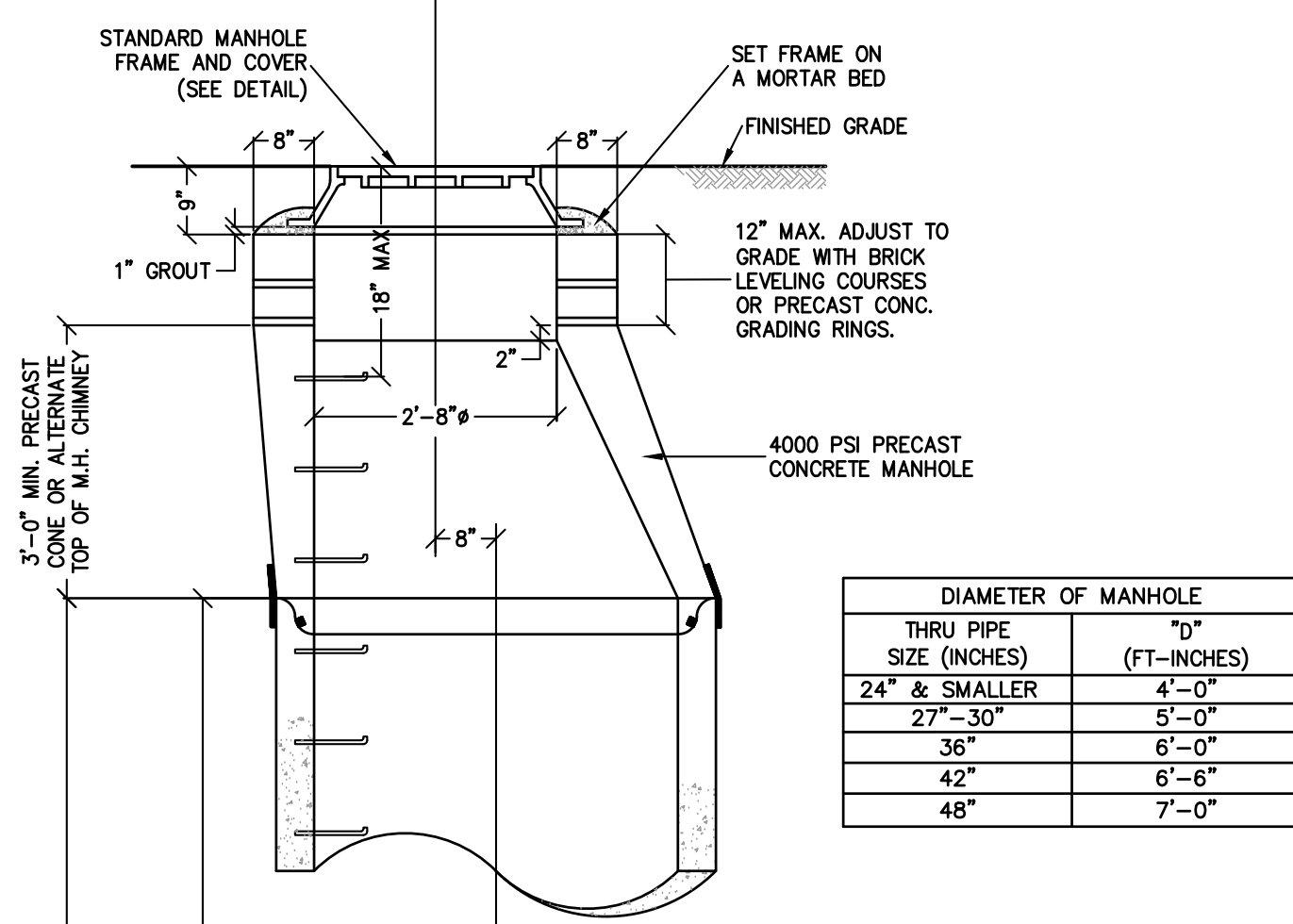
- PAVEMENT NOTES:
- FOR ROAD SERVING IN EXCESS OF TWENTY FIVE (25) DWELLINGS, THE FOLLOWING SPECIFICATIONS SHALL SUPERCEDE THE ABOVE SPECIFICATIONS:
 - 4" BASE COURSE
 - 6" SUB-BASE COURSE
 - ROAD CROWN SHALL BE 6" AND MATCH HEIGHT OF CURB.
 - ROAD MATERIALS SHALL BE SUBMITTED TO VILLAGE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
 - ROAD SHALL BE INSPECTED BY VILLAGE ENGINEER PRIOR TO ACCEPTANCE.

STORMWATER BASIN MAINTENANCE PATH DETAIL N.T.S.

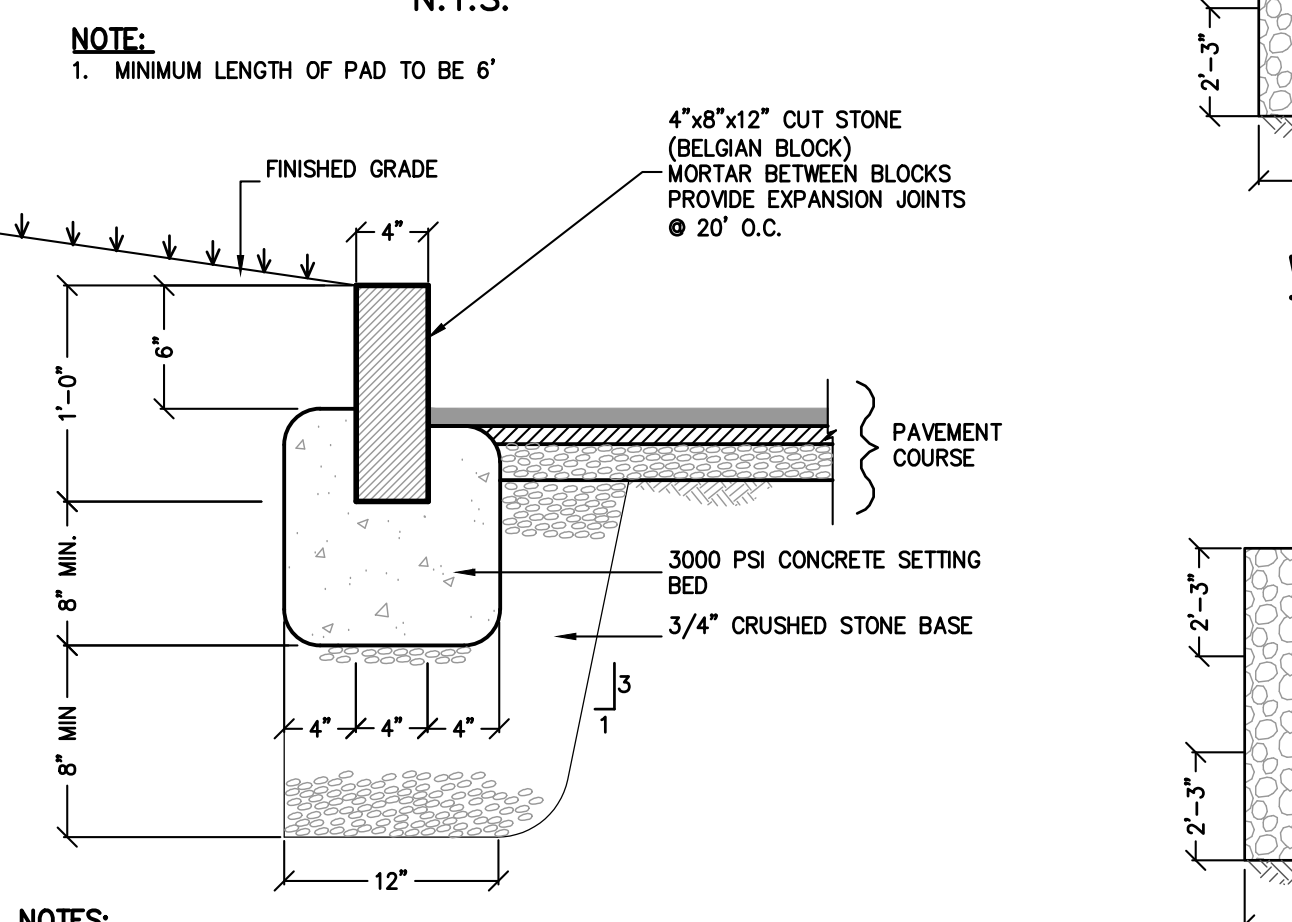
- NOTES:
- SEE DRAWING #3 FOR PROPOSED GRADING



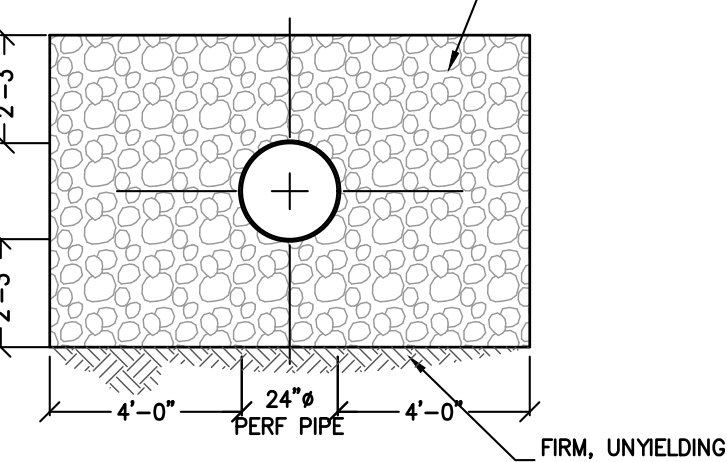
ACCESS BOLLARDS AND CHAIN FOR EMERGENCY ACCESS N.T.S.



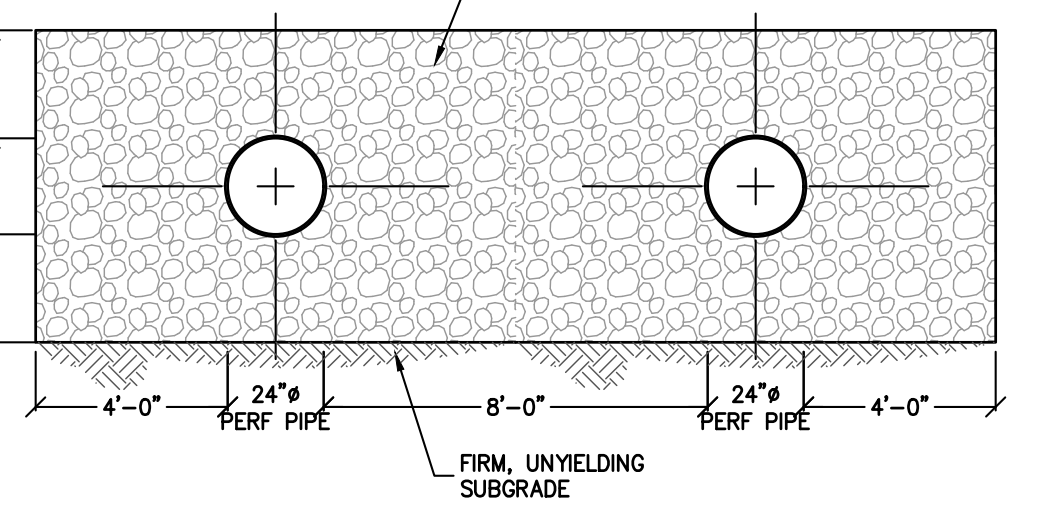
PRECAST STANDARD MANHOLE N.T.S.



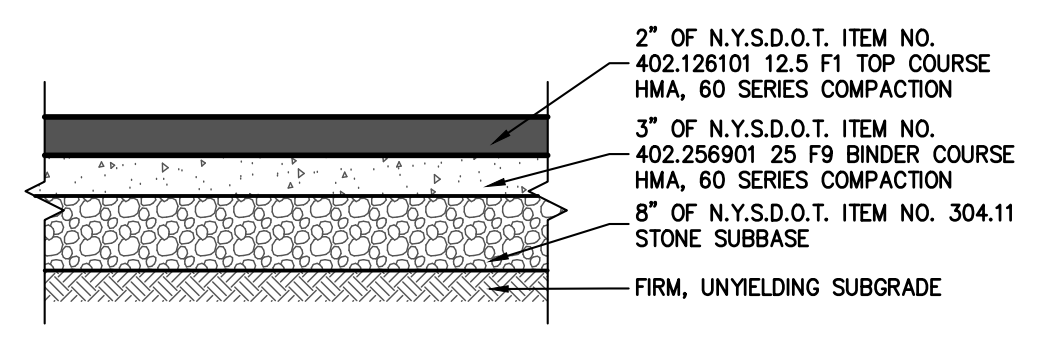
BELGIAN BLOCK CURB DETAIL N.T.S.



WEST INFILTRATION TRENCH DETAIL N.T.S.

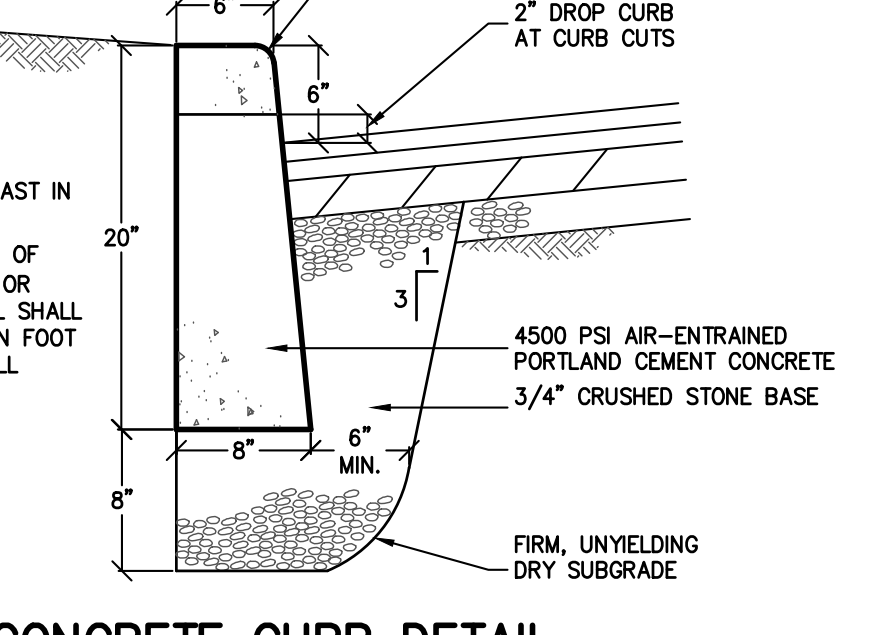


EAST INFILTRATION TRENCH DETAIL N.T.S.

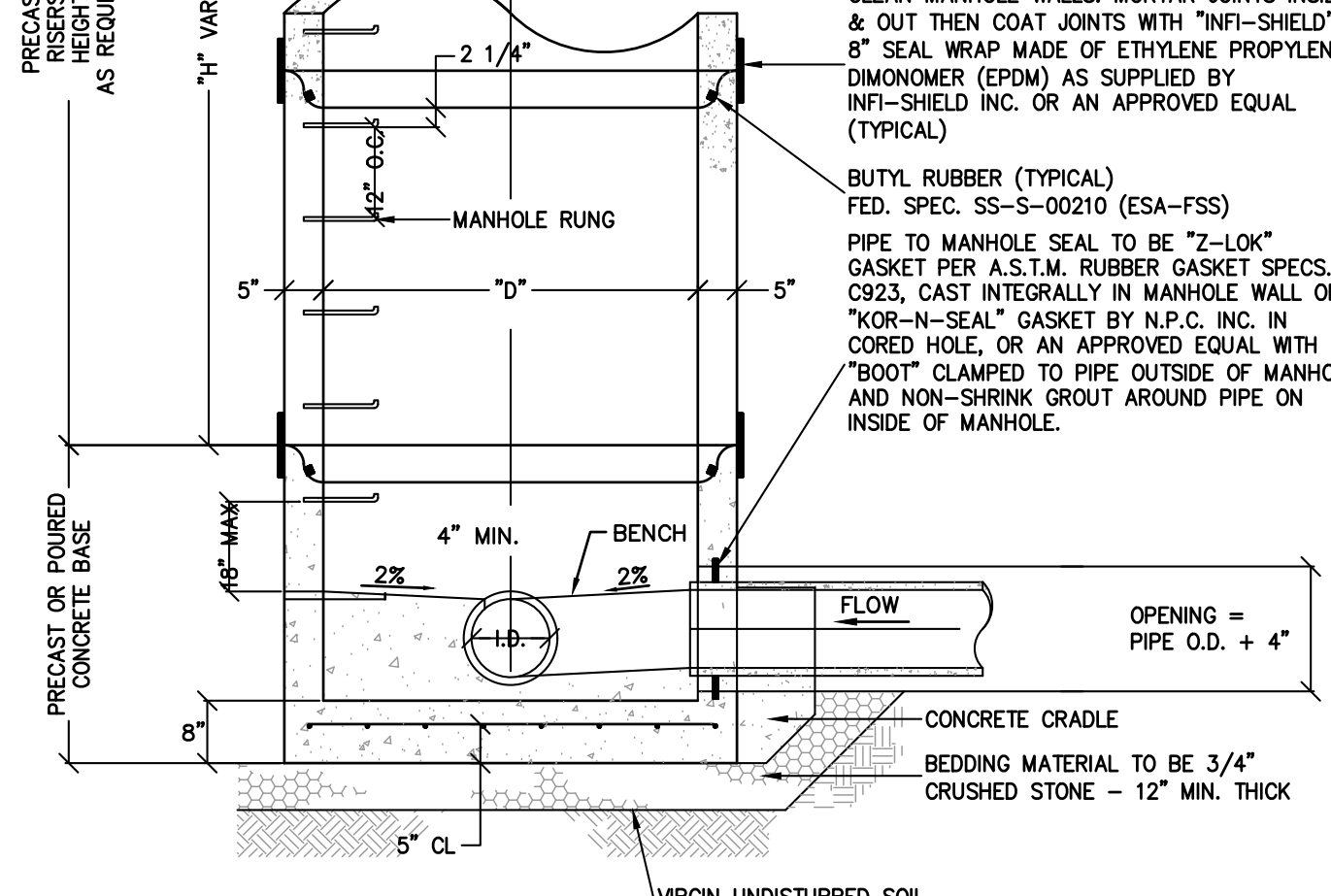


PRIVATE ROAD SECTION N.T.S.

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



CONCRETE CURB DETAIL N.T.S.

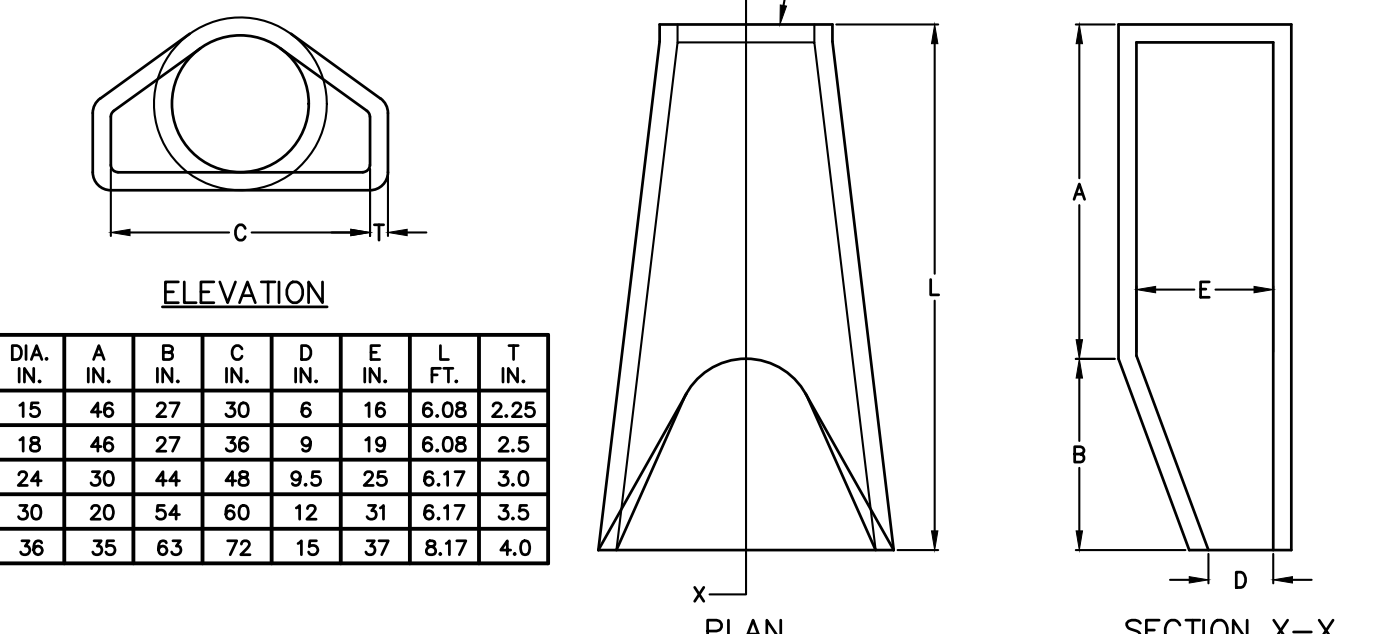


- CONCRETE SIDEWALK NOTES:
- FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18-20 FEET.
 - CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
 - ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
 - A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT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

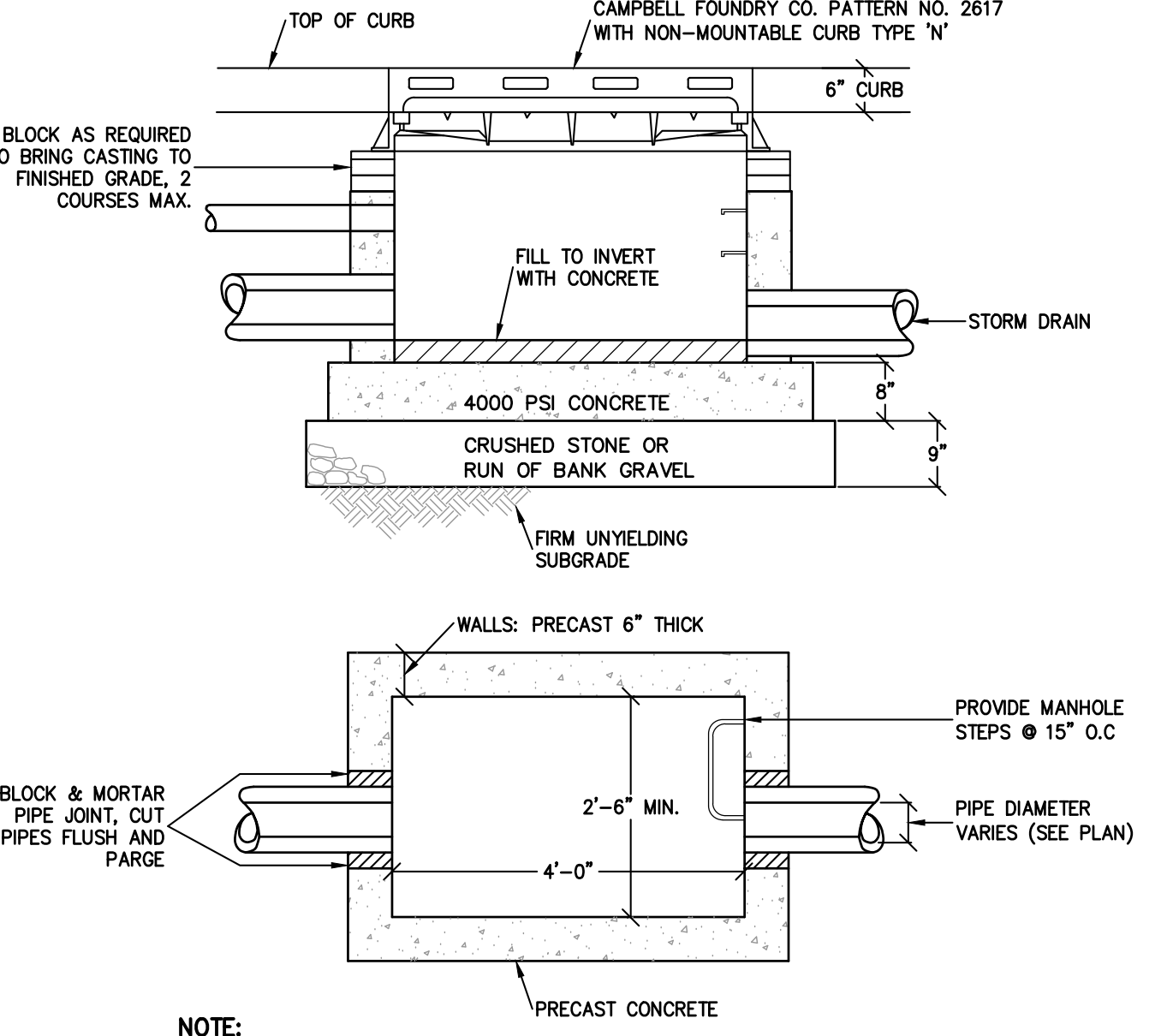
CONCRETE SIDEWALK DETAIL N.T.S.



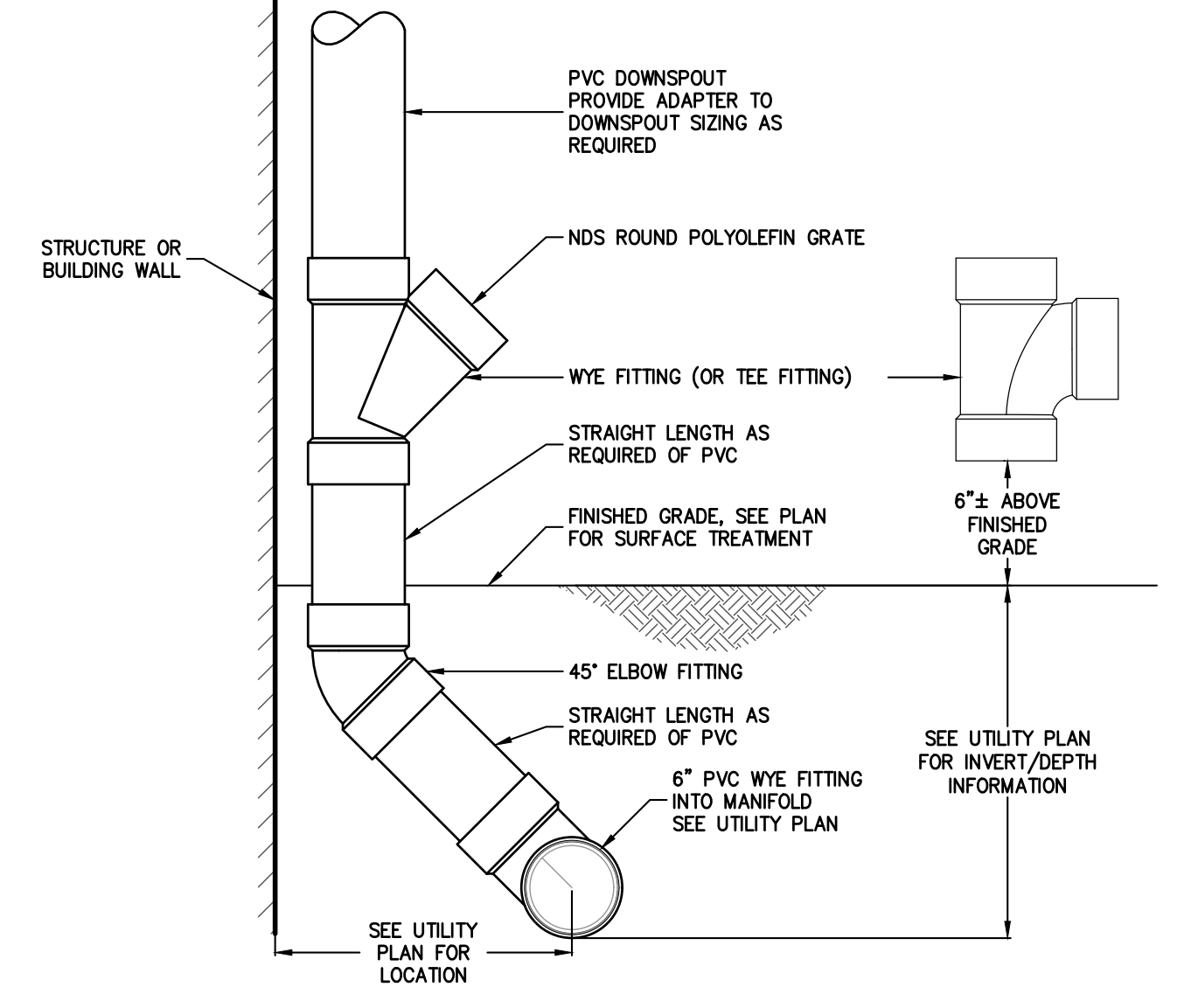
SIGN "NO PARKING DURING SNOW EVENTS" N.T.S.



FLARED END SECTION DETAIL N.T.S.



CATCH BASIN DETAIL N.T.S.



ROOF LEADER CLEANOUT DETAIL N.T.S.

| REV | DESCRIPTION | BY | DATE |
|-----|----------------------|----|----------|
| 5 | PER COLLIER COMMENTS | XC | 12/19/23 |
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| 3 | PER PB COMMENTS | XC | 09/20/23 |
| 2 | PER PB COMMENTS | XC | 06/19/23 |
| 1 | PB SUBMISSION | XC | 03/20/23 |

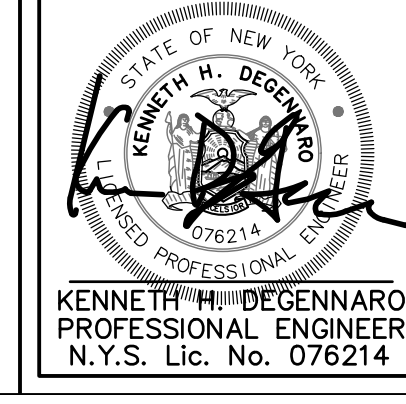
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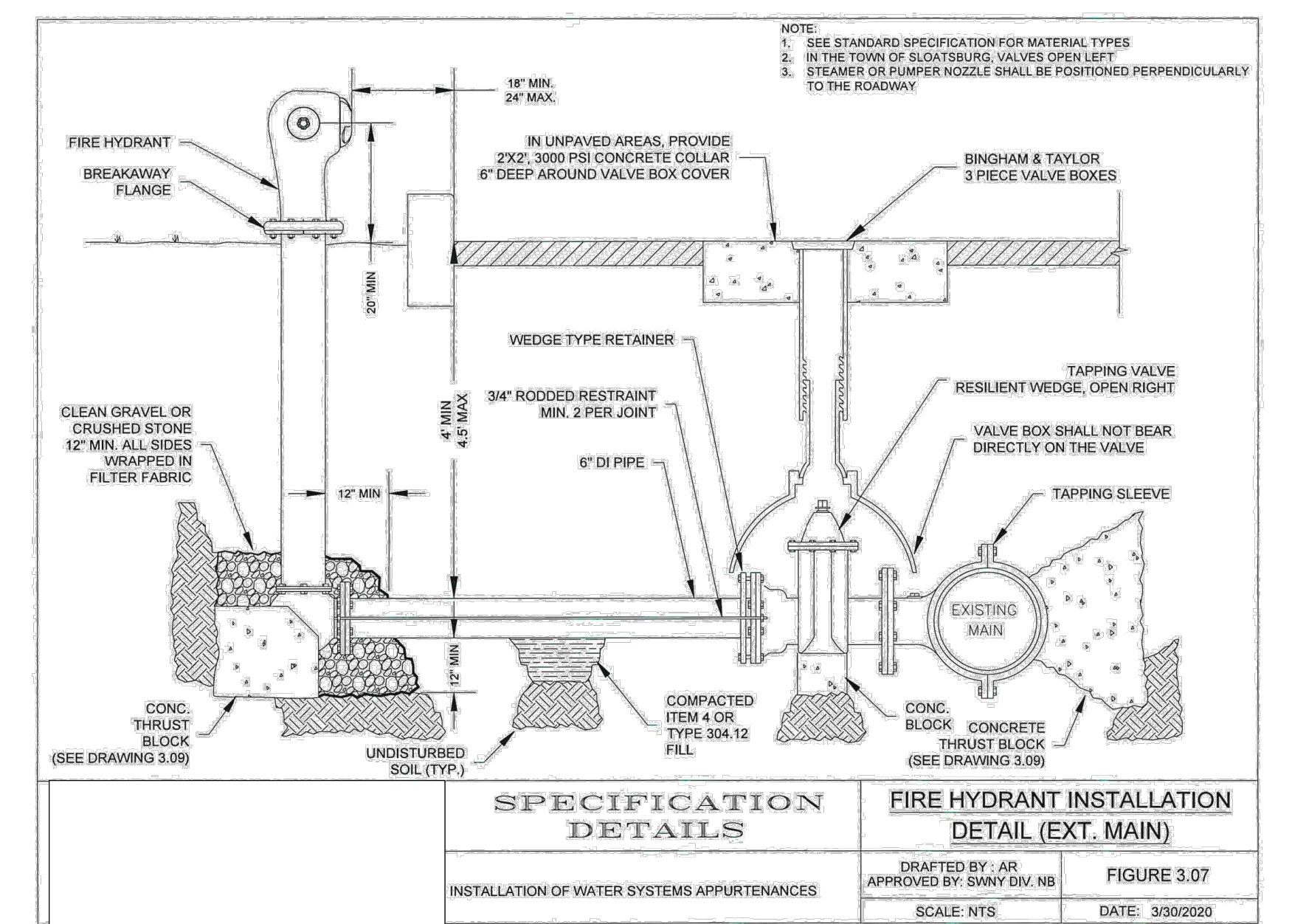
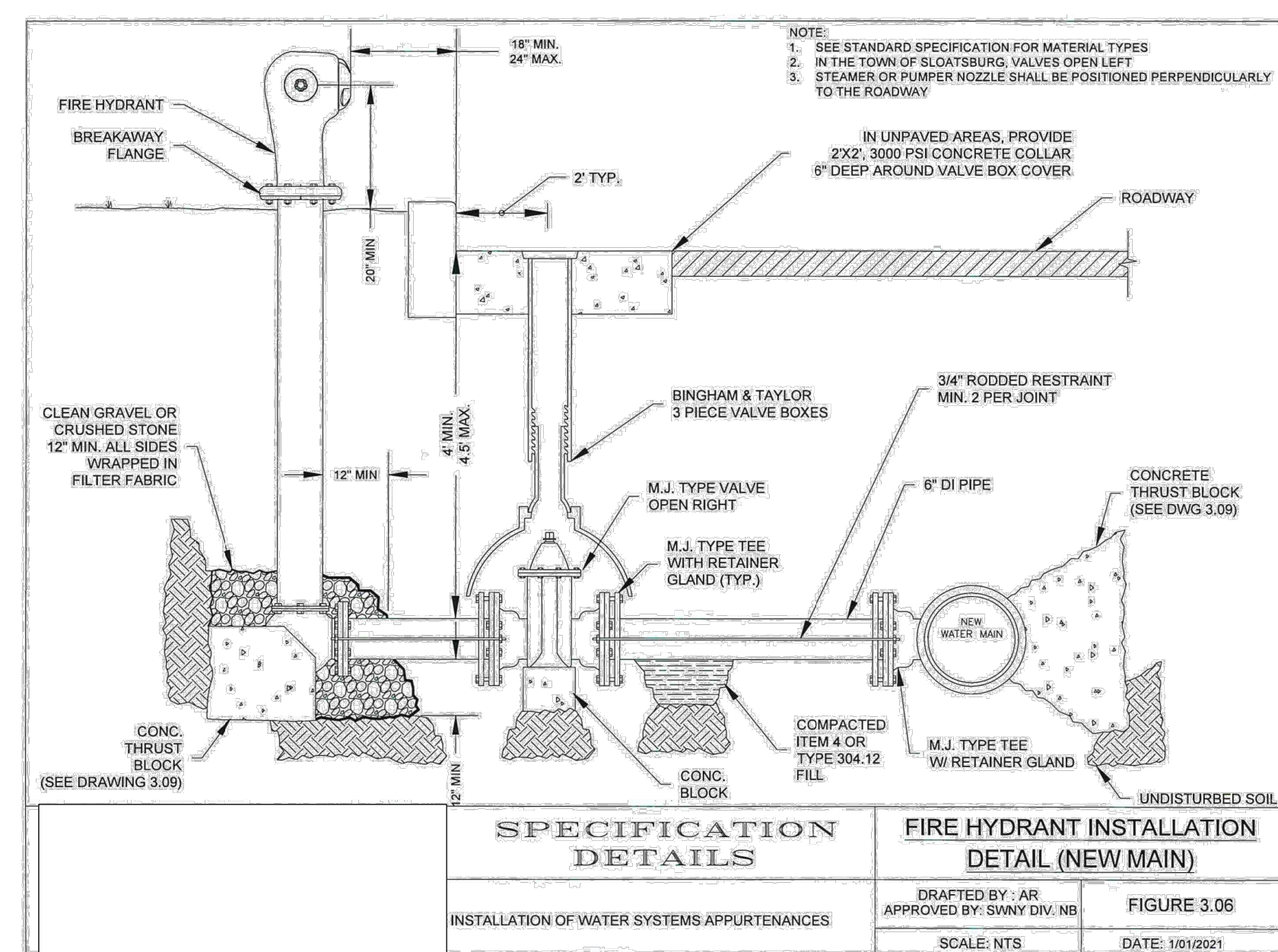
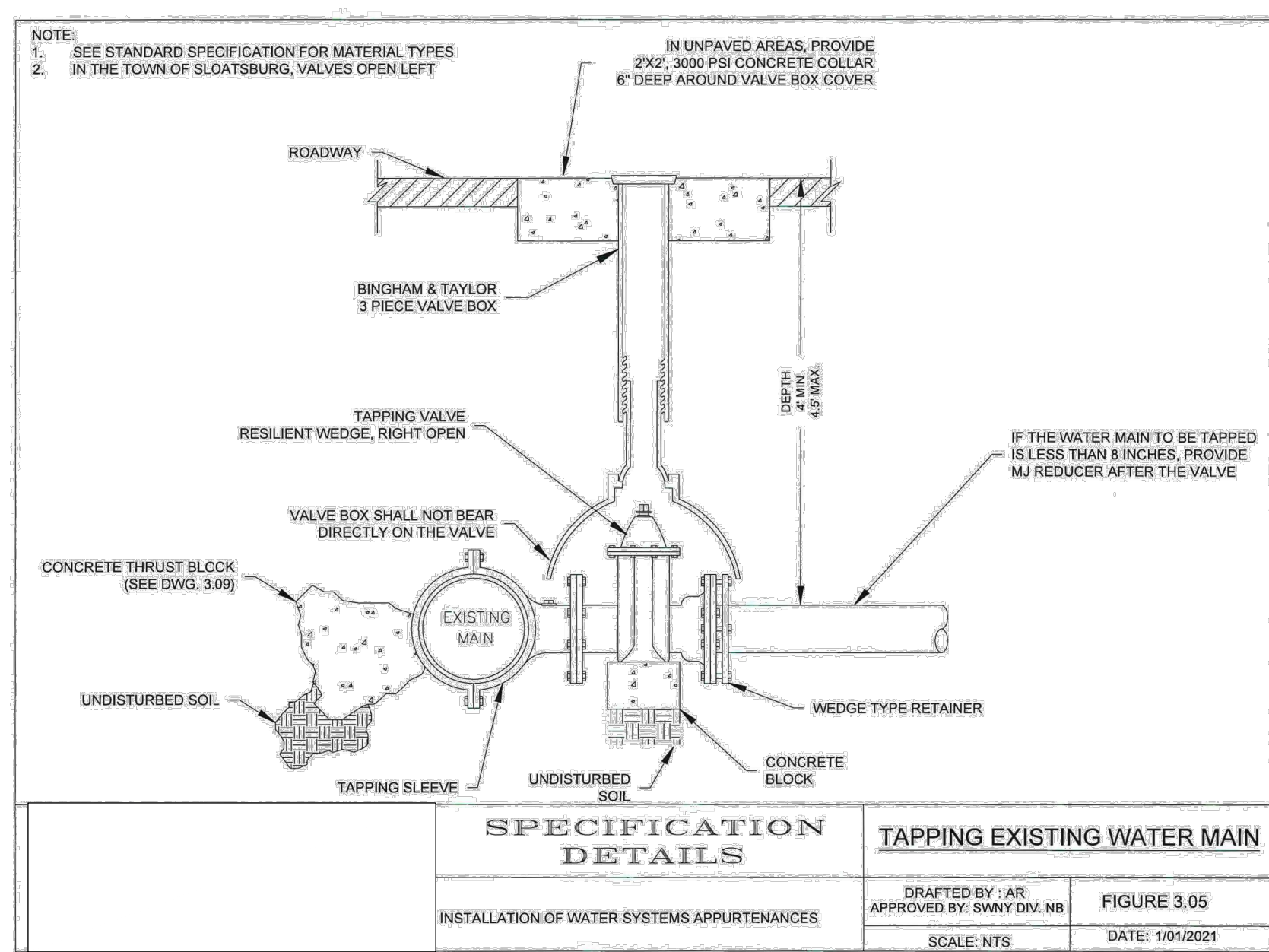
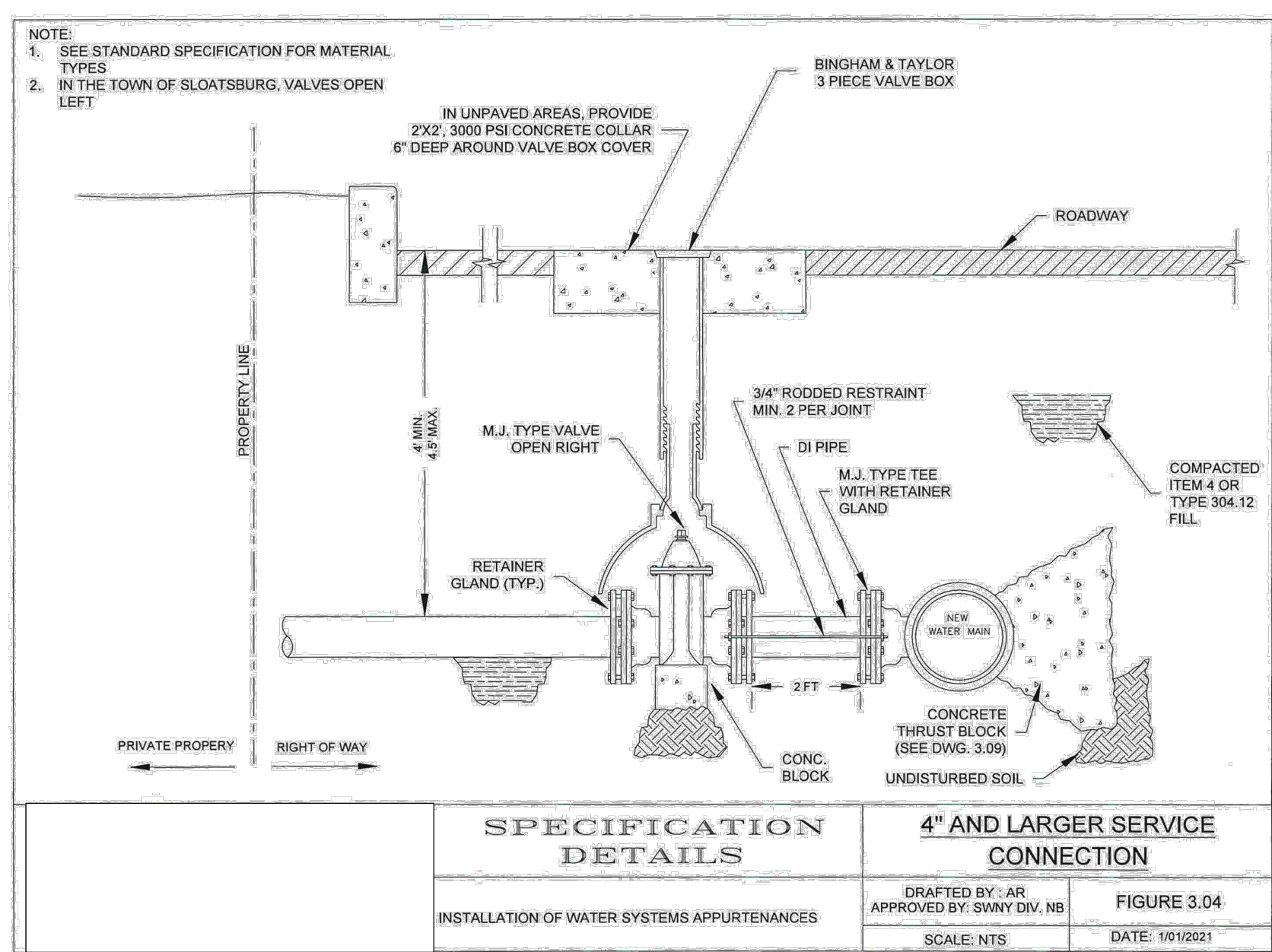
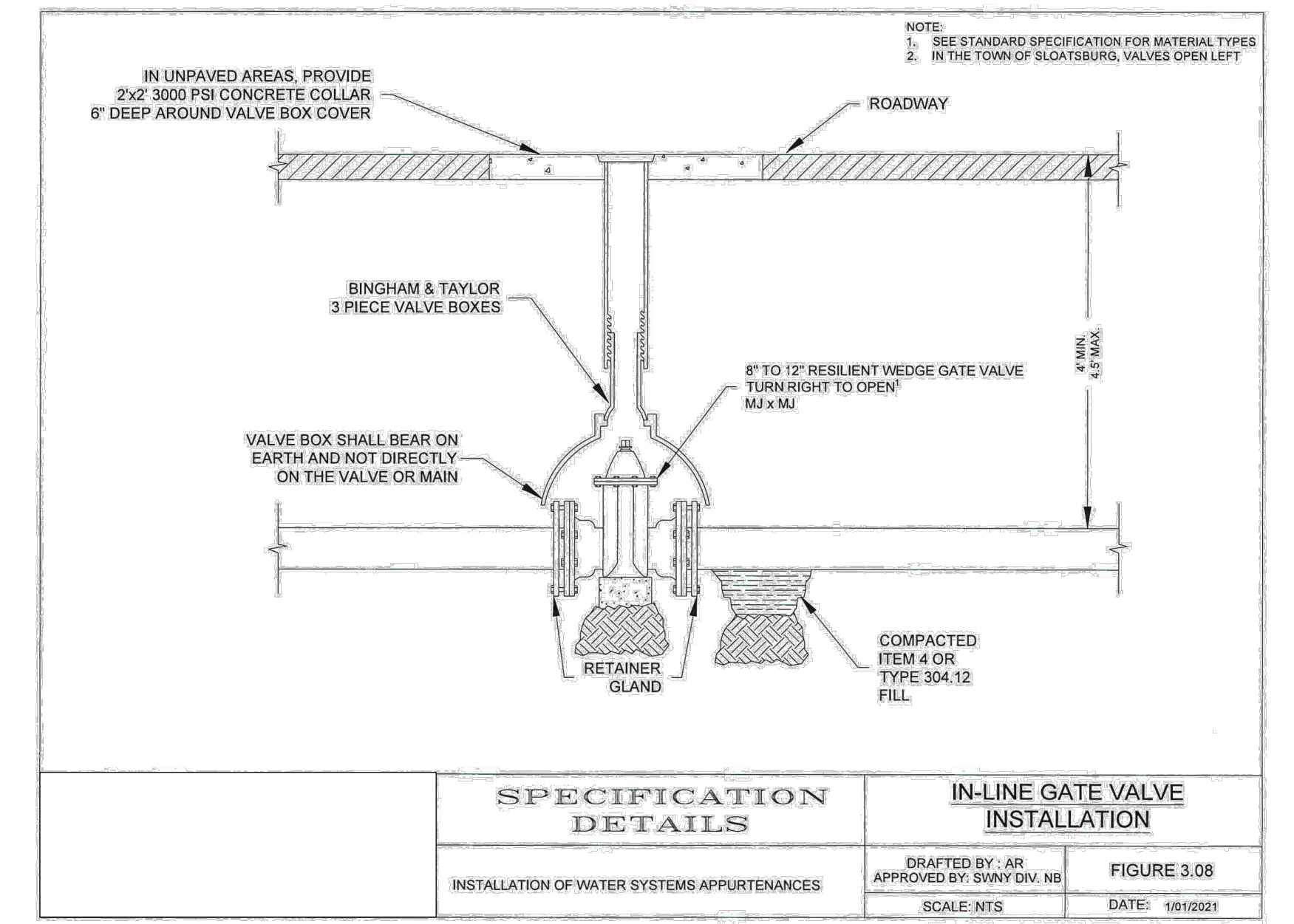
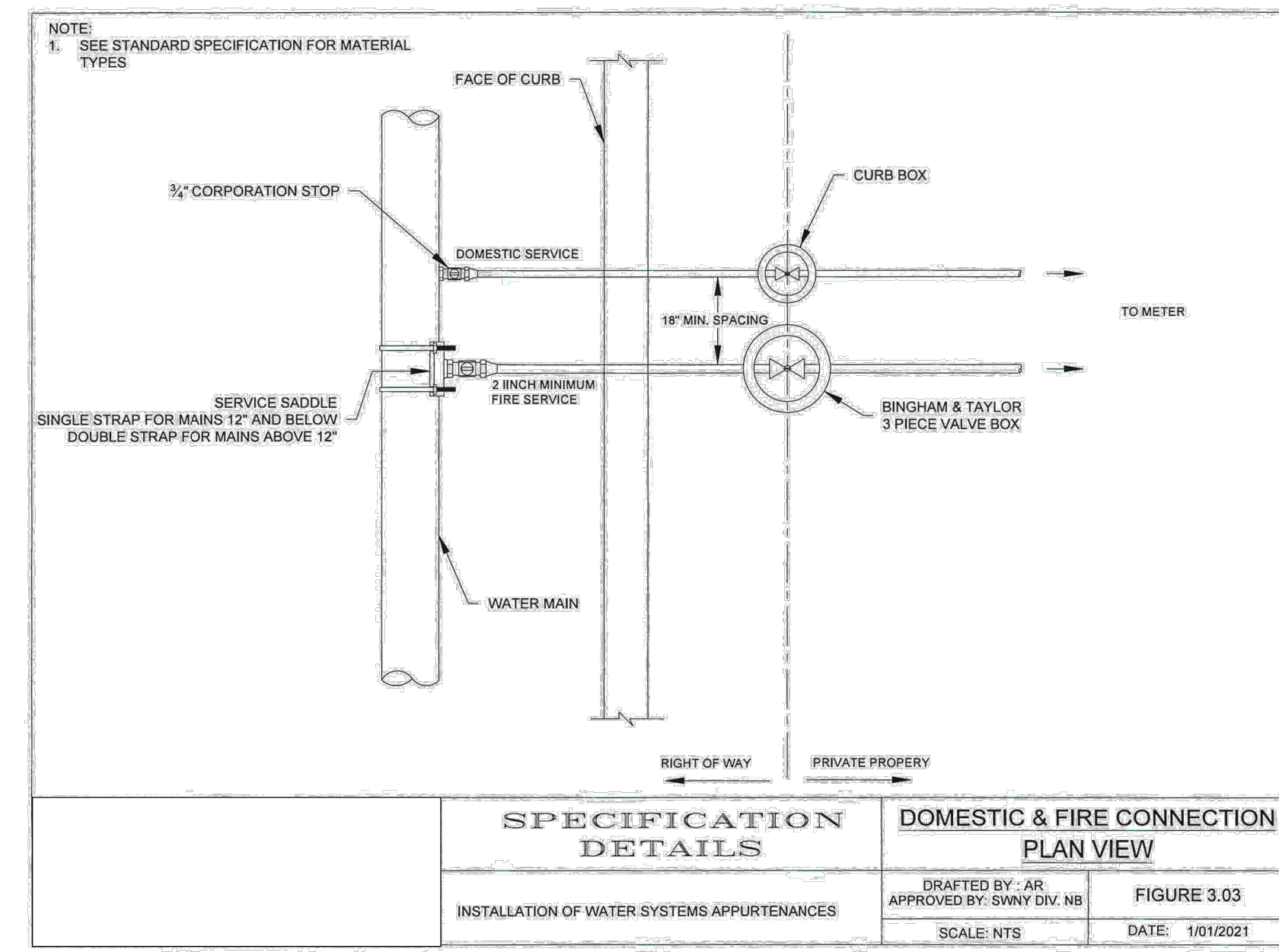
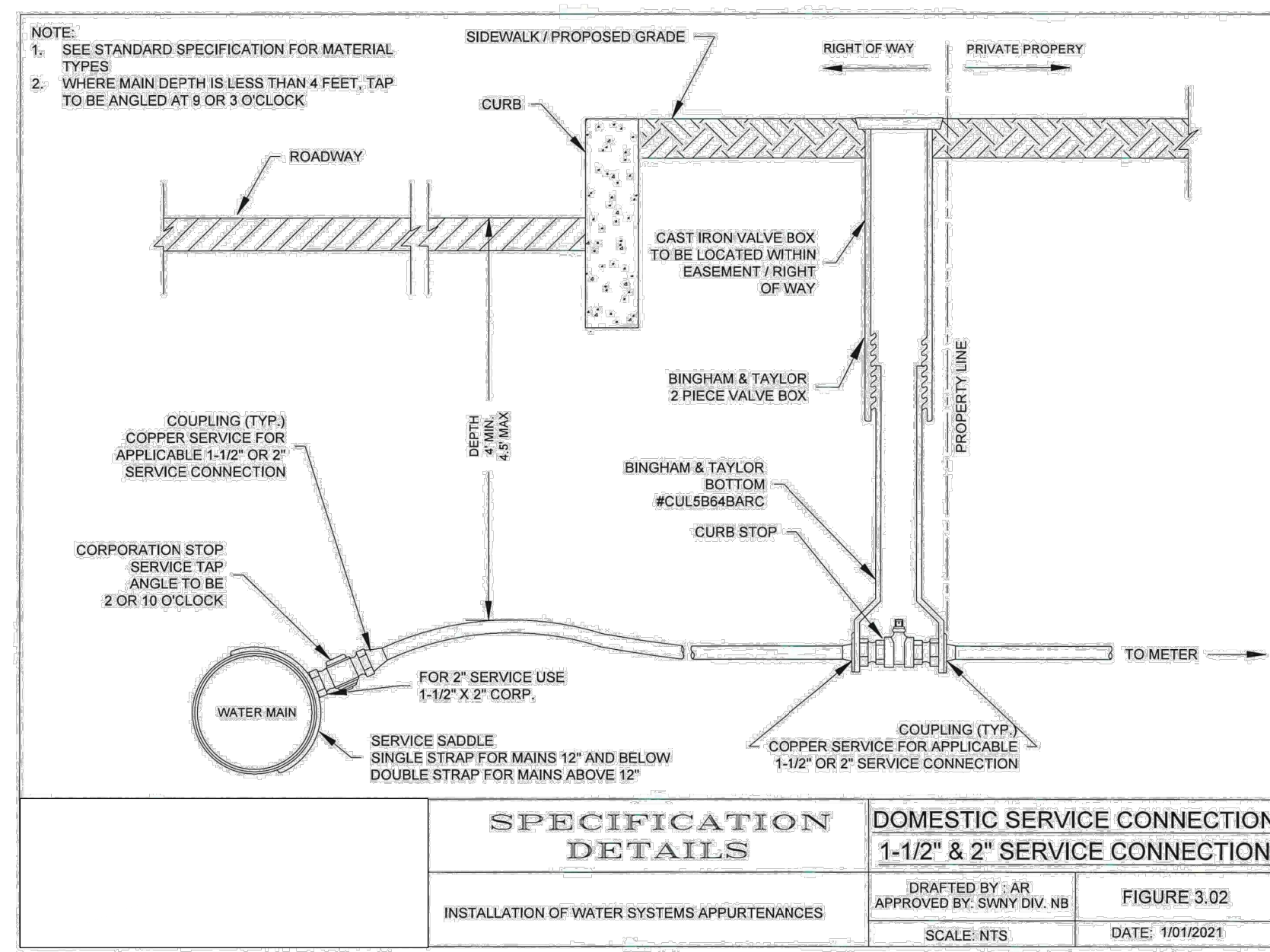
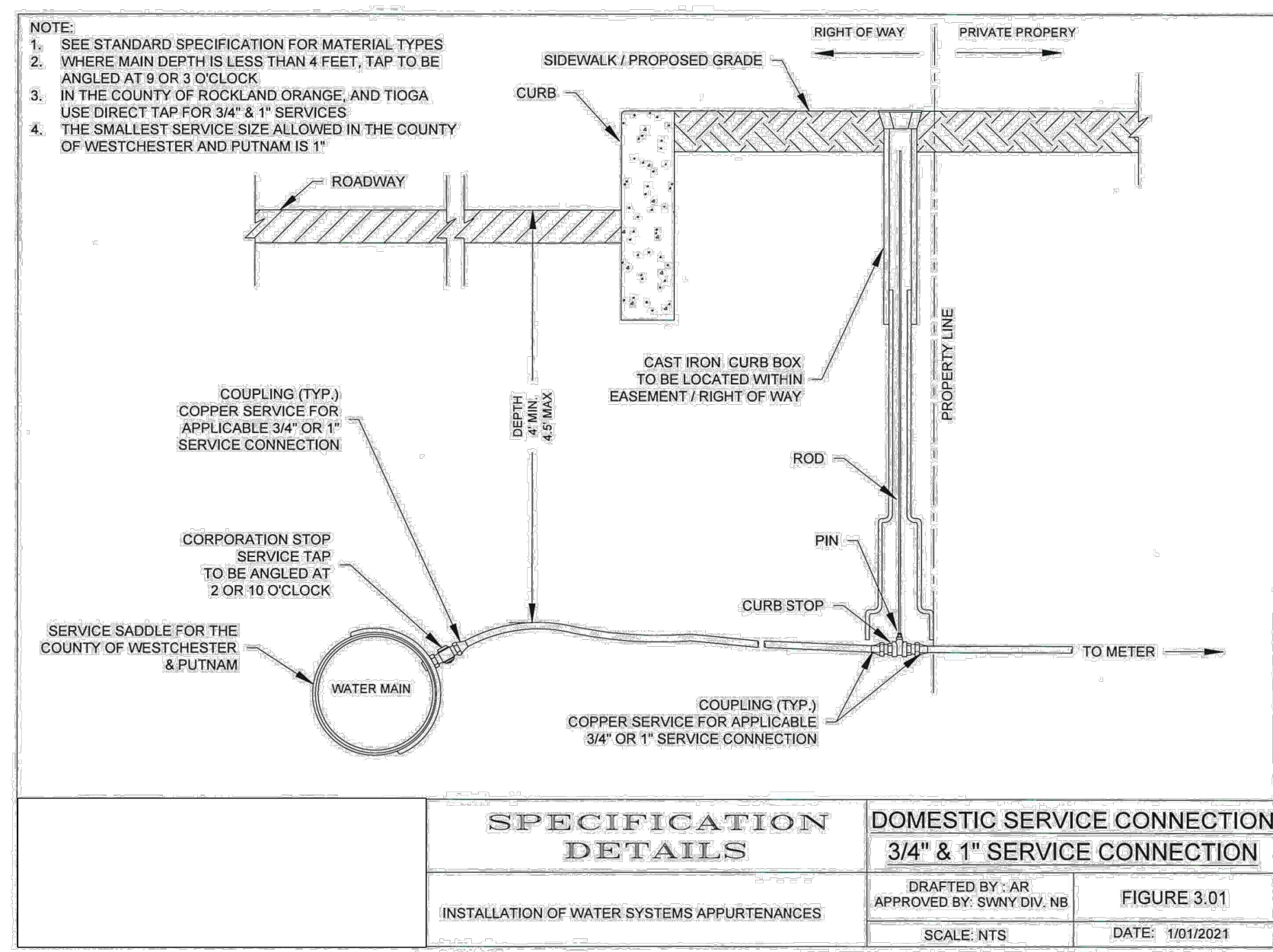
PROJECT: **GATTO LANE PAC SITE PLAN**
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

TITLE: **CONSTRUCTION DETAILS**
 1 OF 2

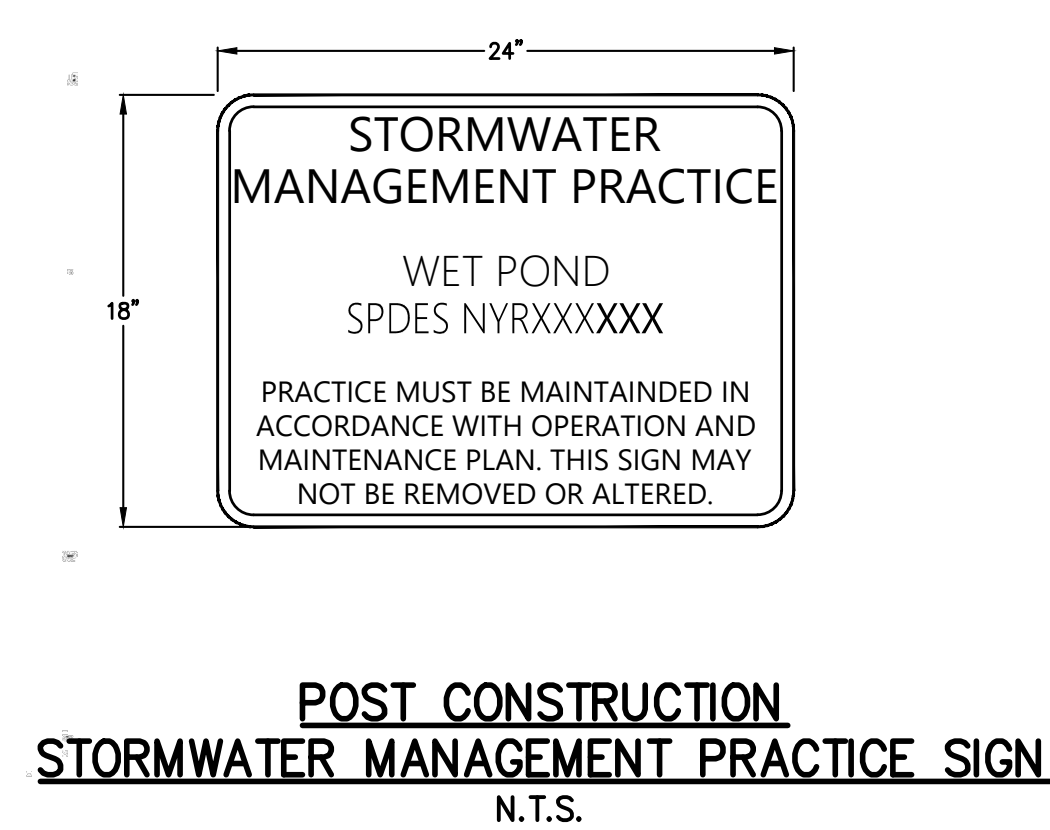
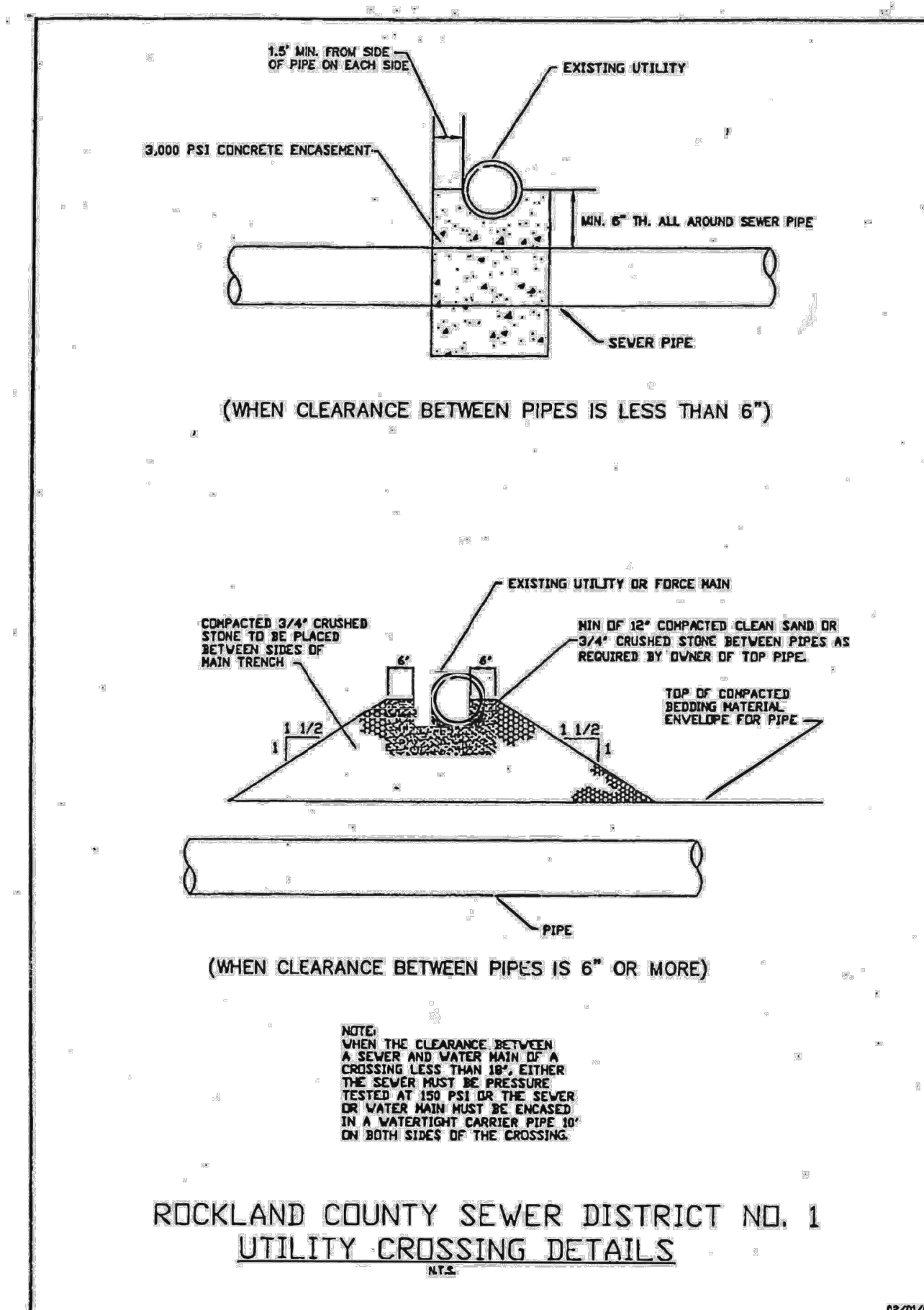
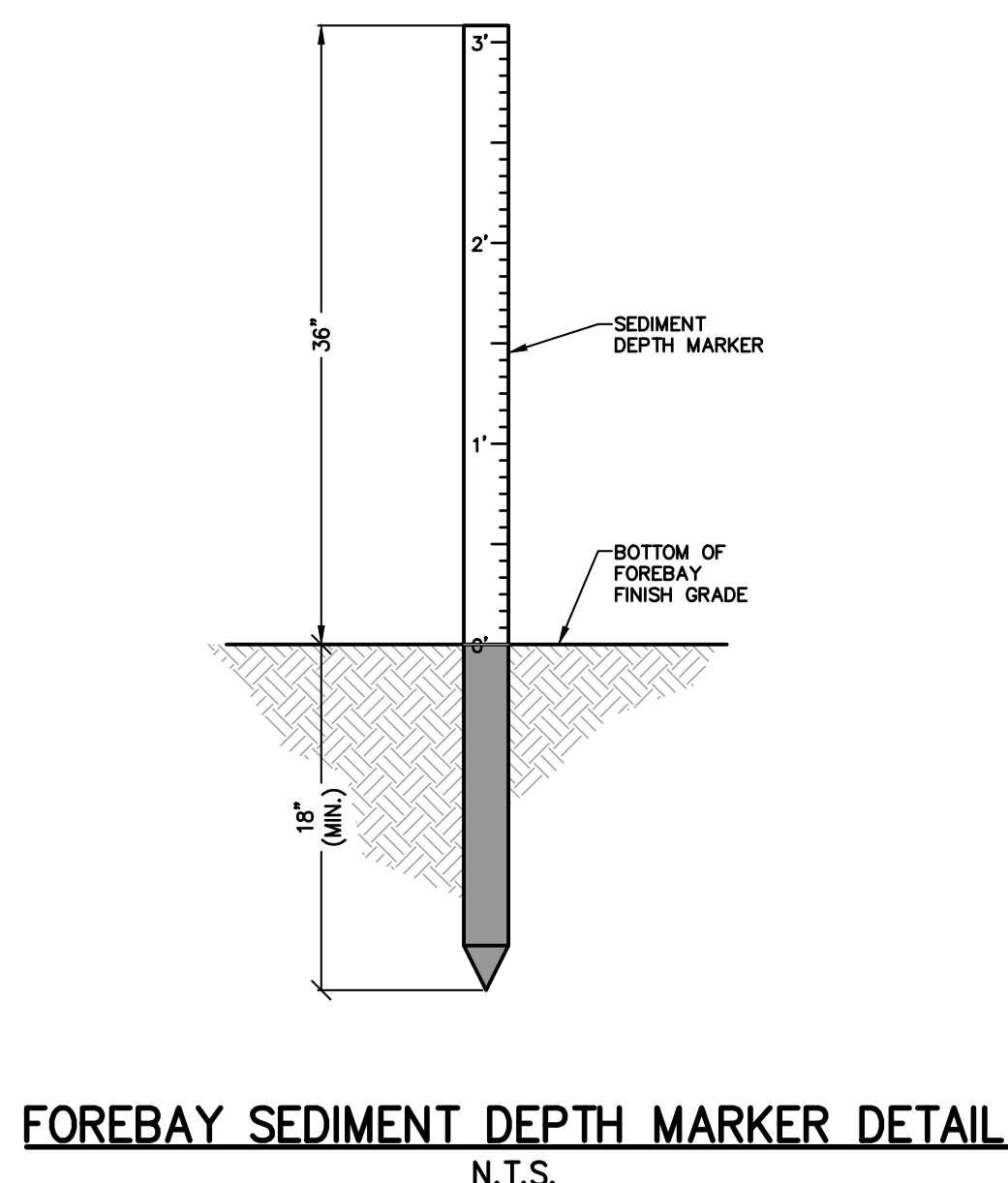
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 SCALE: N.T.S. | GRAPHIC SCALE:
 DATE: 11/10/2022 | DRAWING NO: 13



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 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 076214



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



| REV | DESCRIPTION | BY | DATE |
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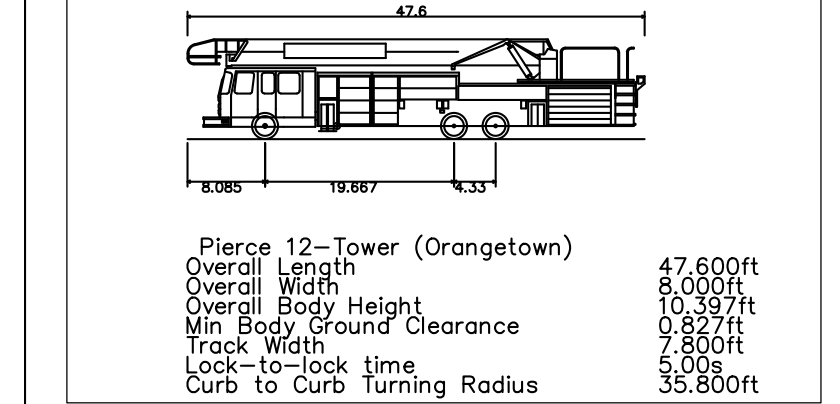
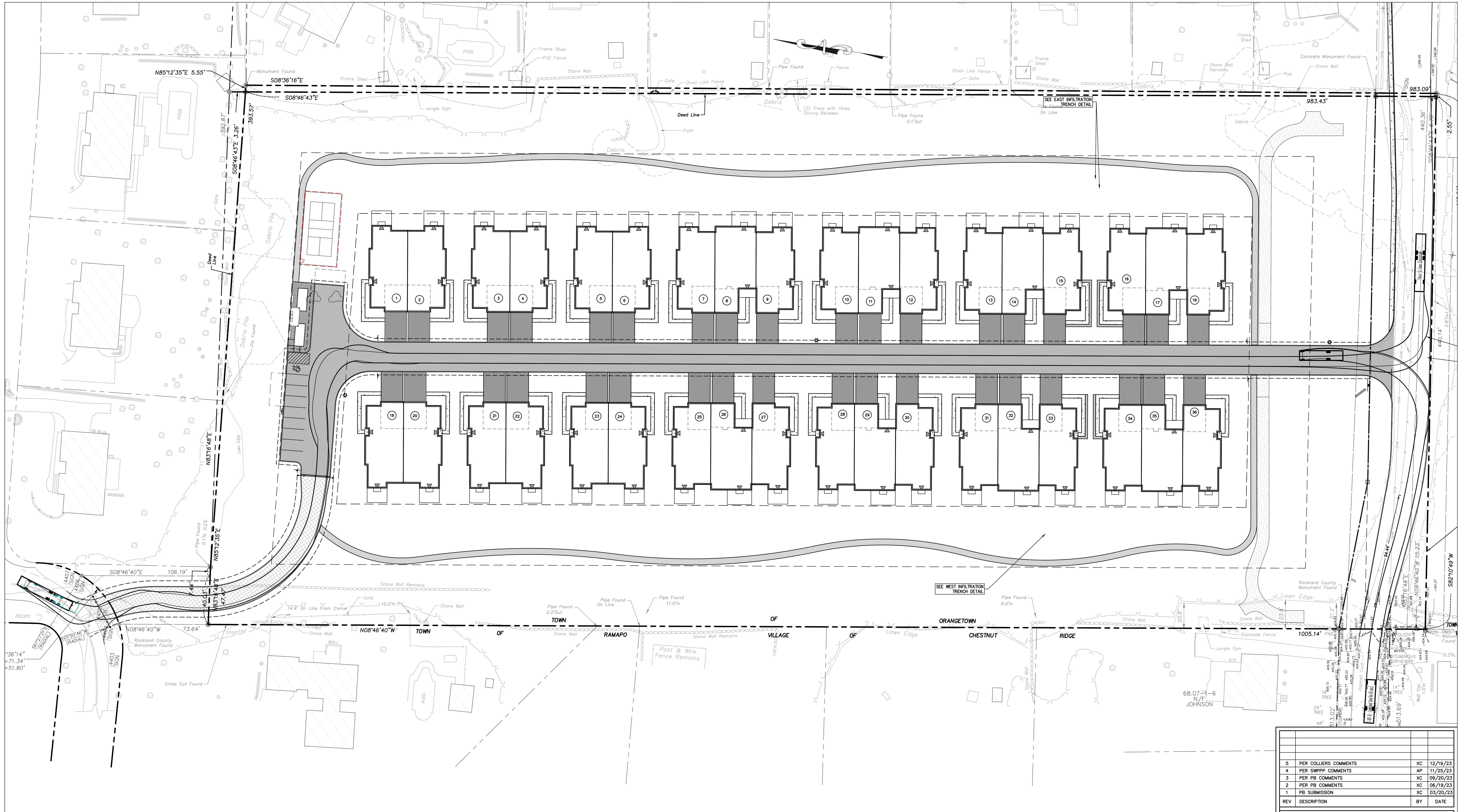
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PROJECT: GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

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

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

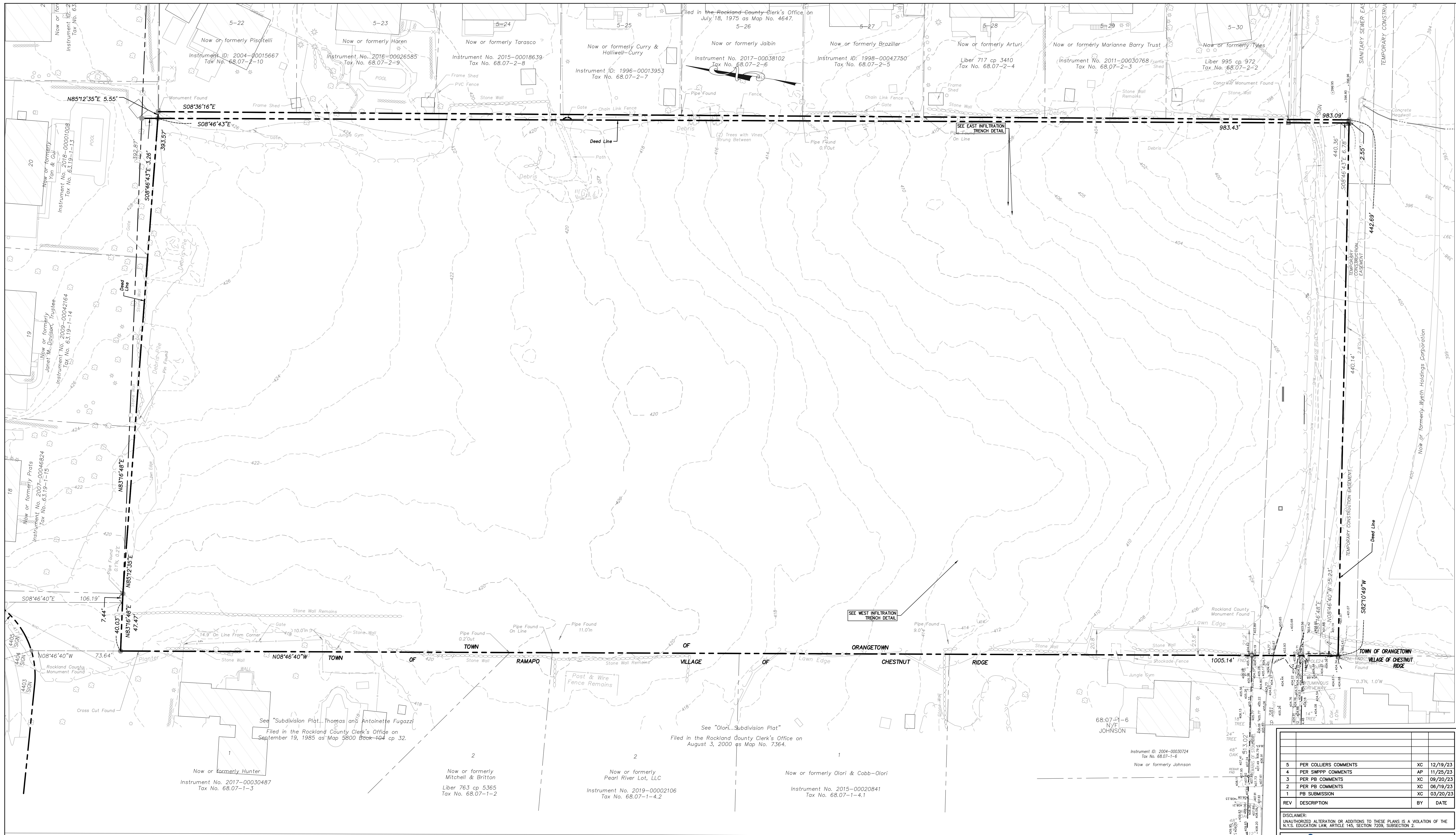
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PROJECT:
 GATTO LANE PAC SITE PLAN
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK
TITLE:
 PRELIMINARY FIRE TRUCK
 MANEUVER PLAN


 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 Plats 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.

| REV | DESCRIPTION | BY | DATE |
|-----|------------------------|----|----------|
| 5 | PER COLLIER'S COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 3 | PER PB COMMENTS | XC | 09/20/23 |
| 2 | PER PB COMMENTS | XC | 06/19/23 |
| 1 | PB SUBMISSION | XC | 03/20/23 |

DISCLAIMER:
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 (845) 357-4411 | (201) 684-1121

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

TITLE: **EXISTING CONDITIONS PLAN**

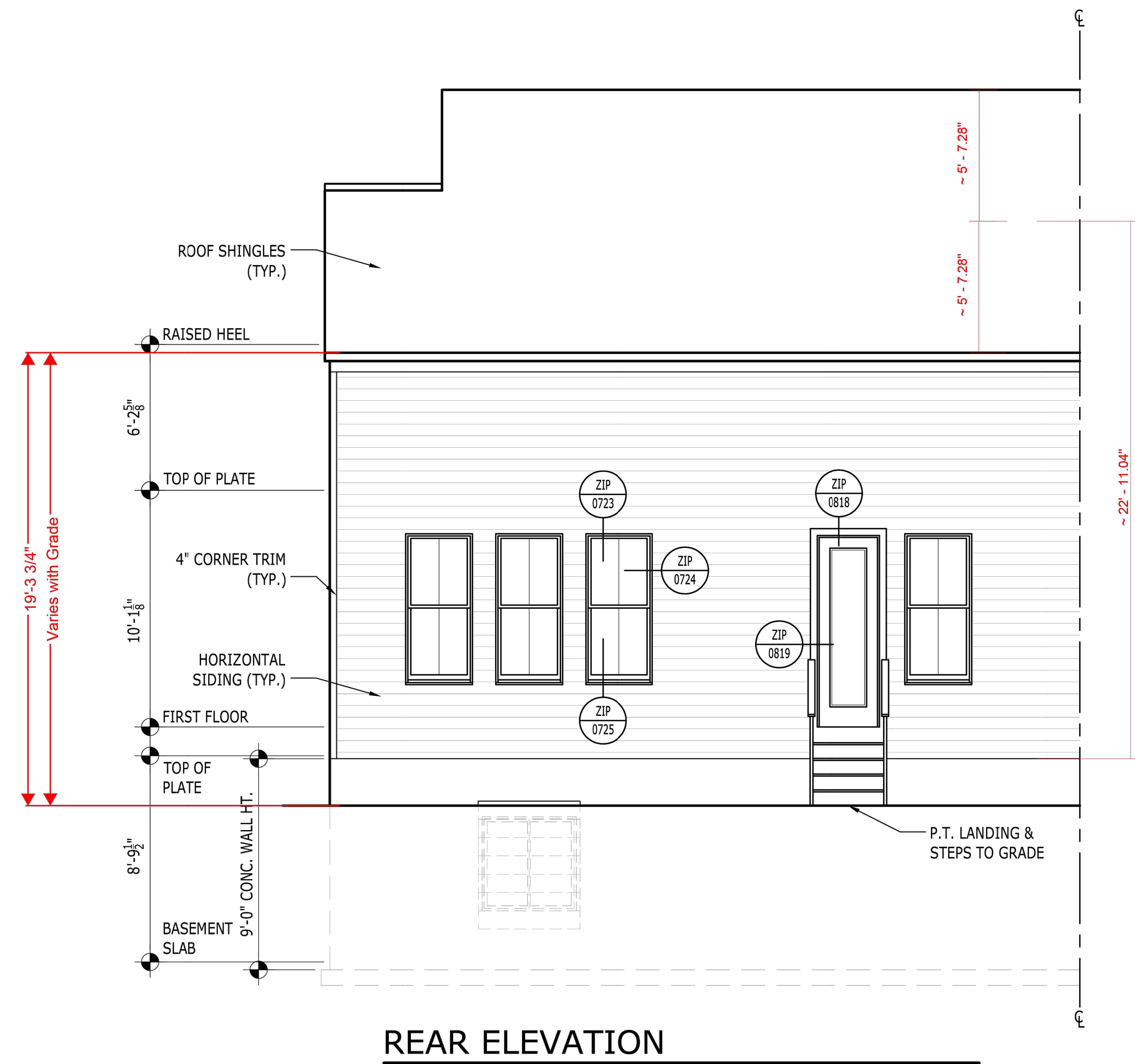
PROJECT NO: 20231 | DRAWN: JO | CHECKED: KD

SCALE: 1" = 30'

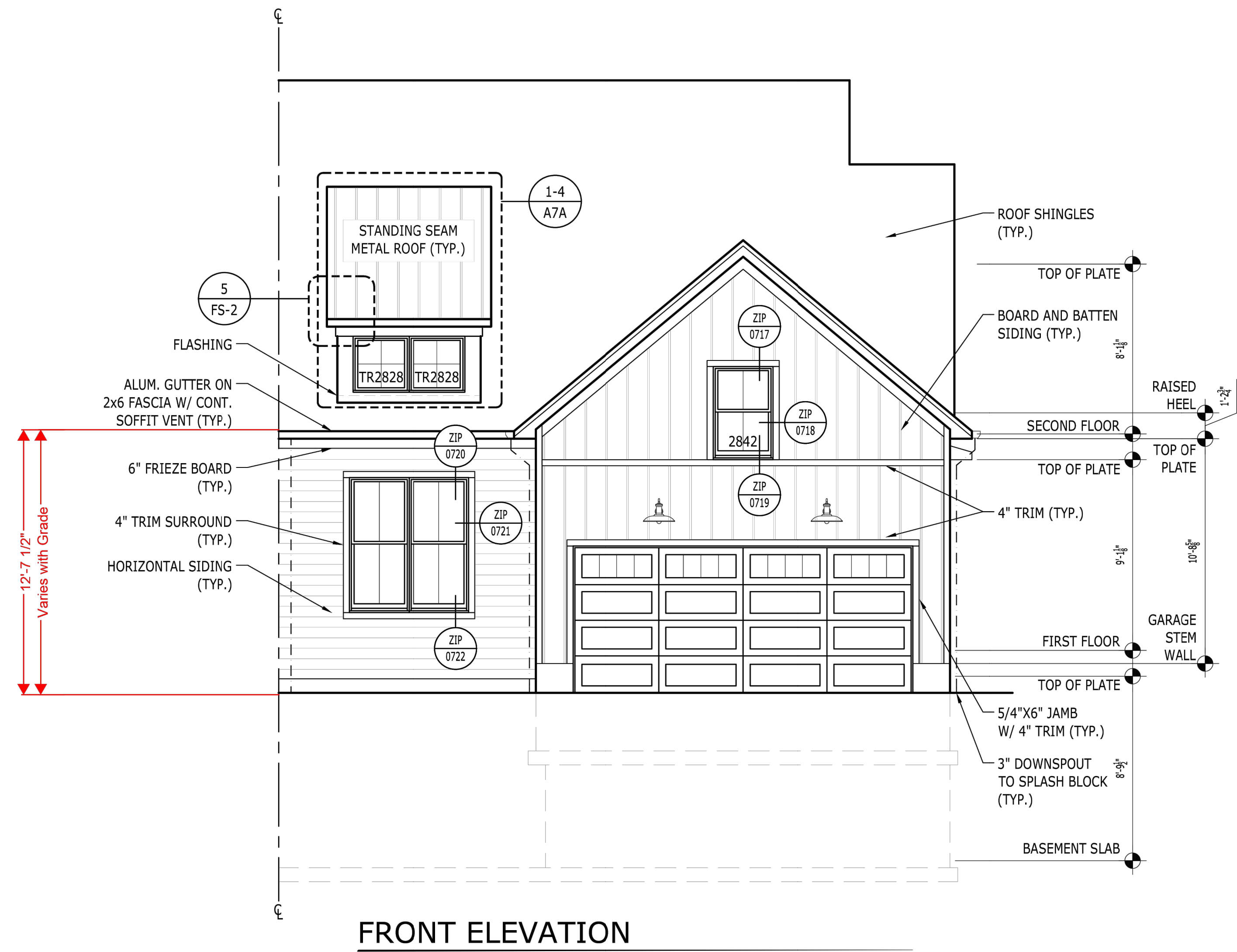
GRAPHIC SCALE: 0 30' 60'

DATE: 11/10/2022 | DRAWING NO: 16

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

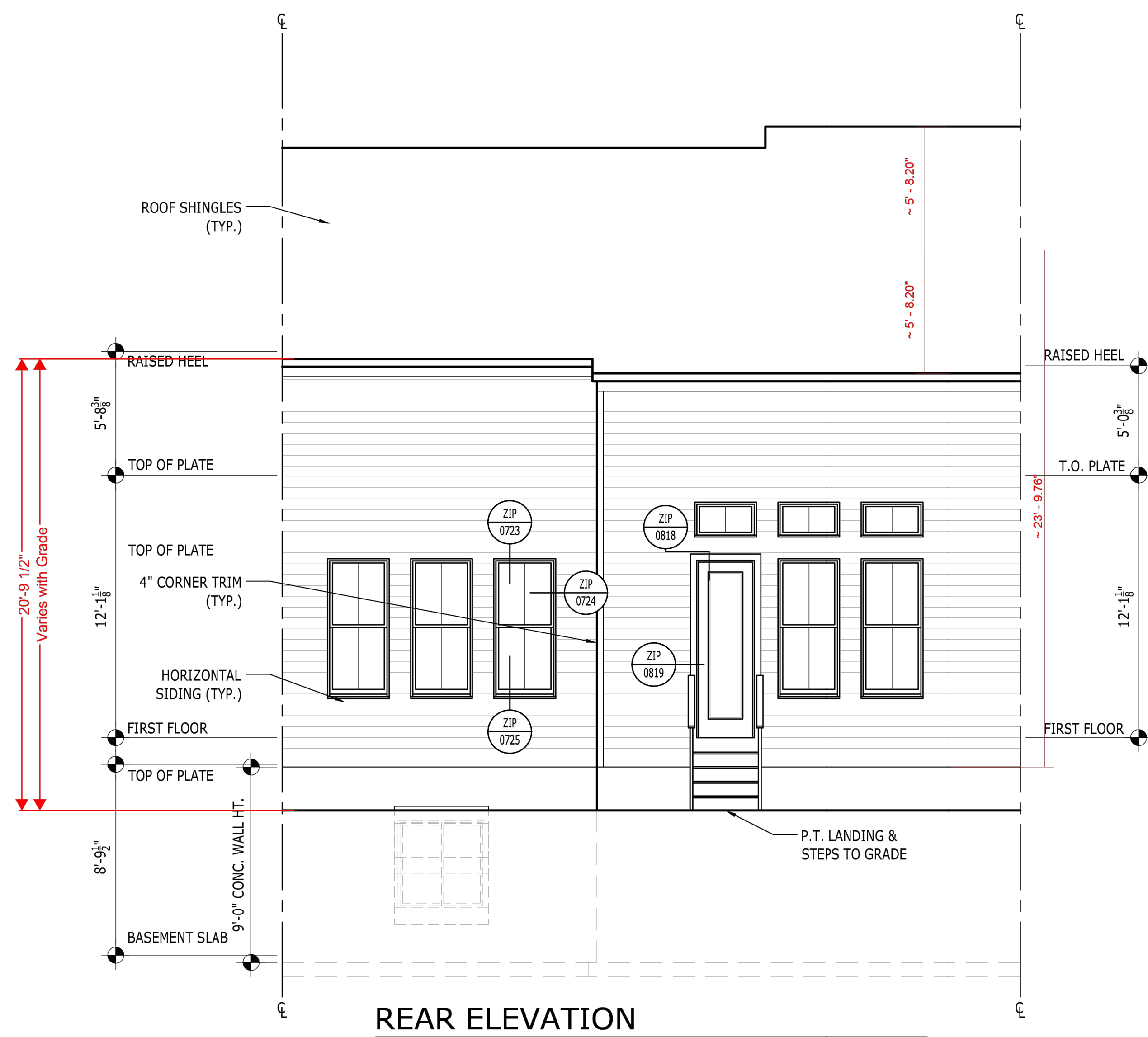


REAR ELEVATION

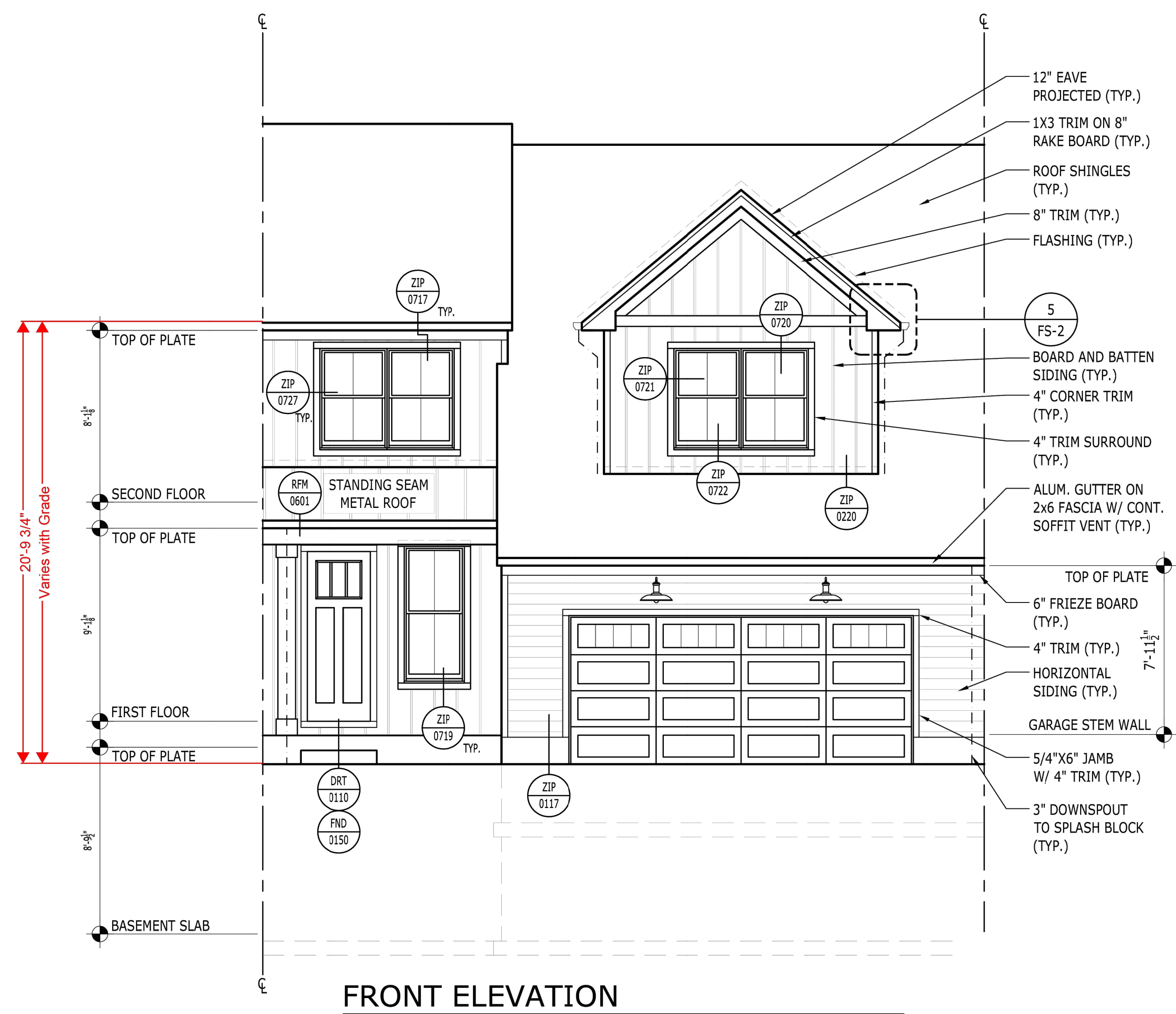


FRONT ELEVATION

MAYCOMB MODEL



REAR ELEVATION



FRONT ELEVATION

INDICTT MODEL

| REV | DESCRIPTION | BY | DATE |
|-----|----------------------|----|----------|
| 5 | PER COLLERS COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 3 | PER PB COMMENTS | XC | 09/20/23 |
| 2 | PER PB COMMENTS | XC | 06/19/23 |
| 1 | PB SUBMISSION | XC | 03/20/23 |

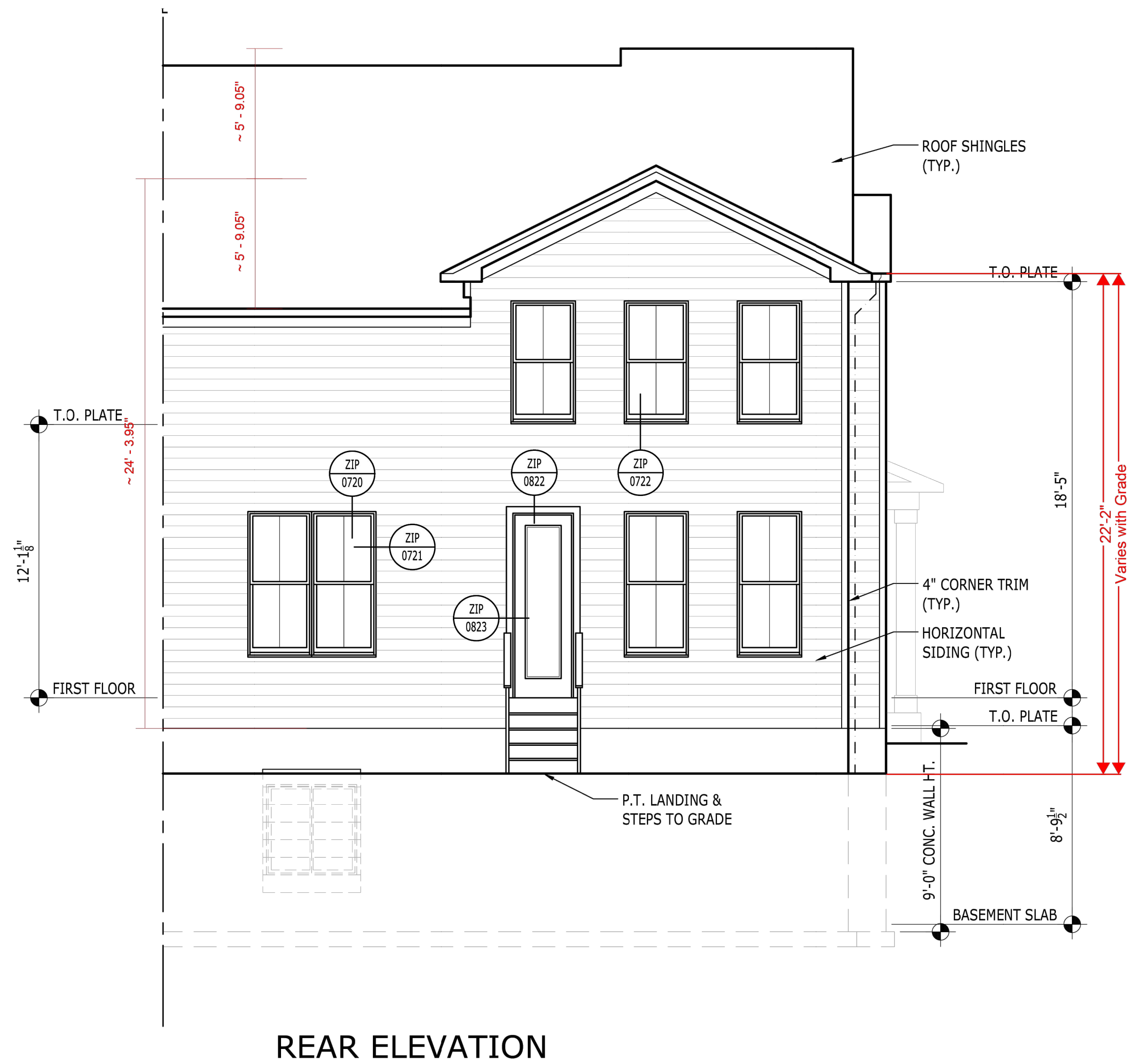
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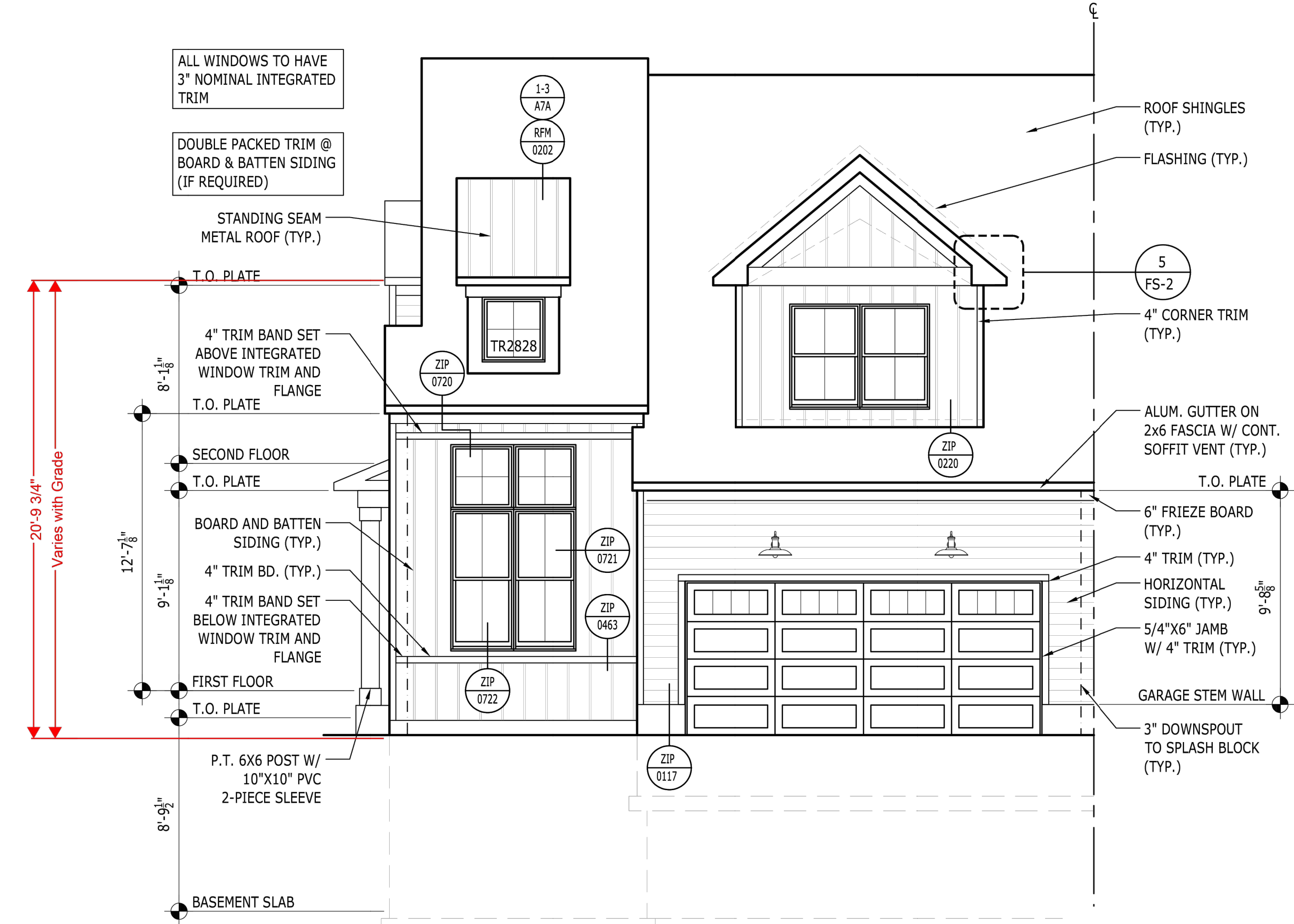
PROJECT: **GATTO LANE PAC SITE PLAN**
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE: **FIRE COMPLIANCE (1 OF 2)**

PROJECT NO: 20231 | DRAWN: AP | CHECKED: KD
SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 11/10/2022 | DRAWING NO: 17



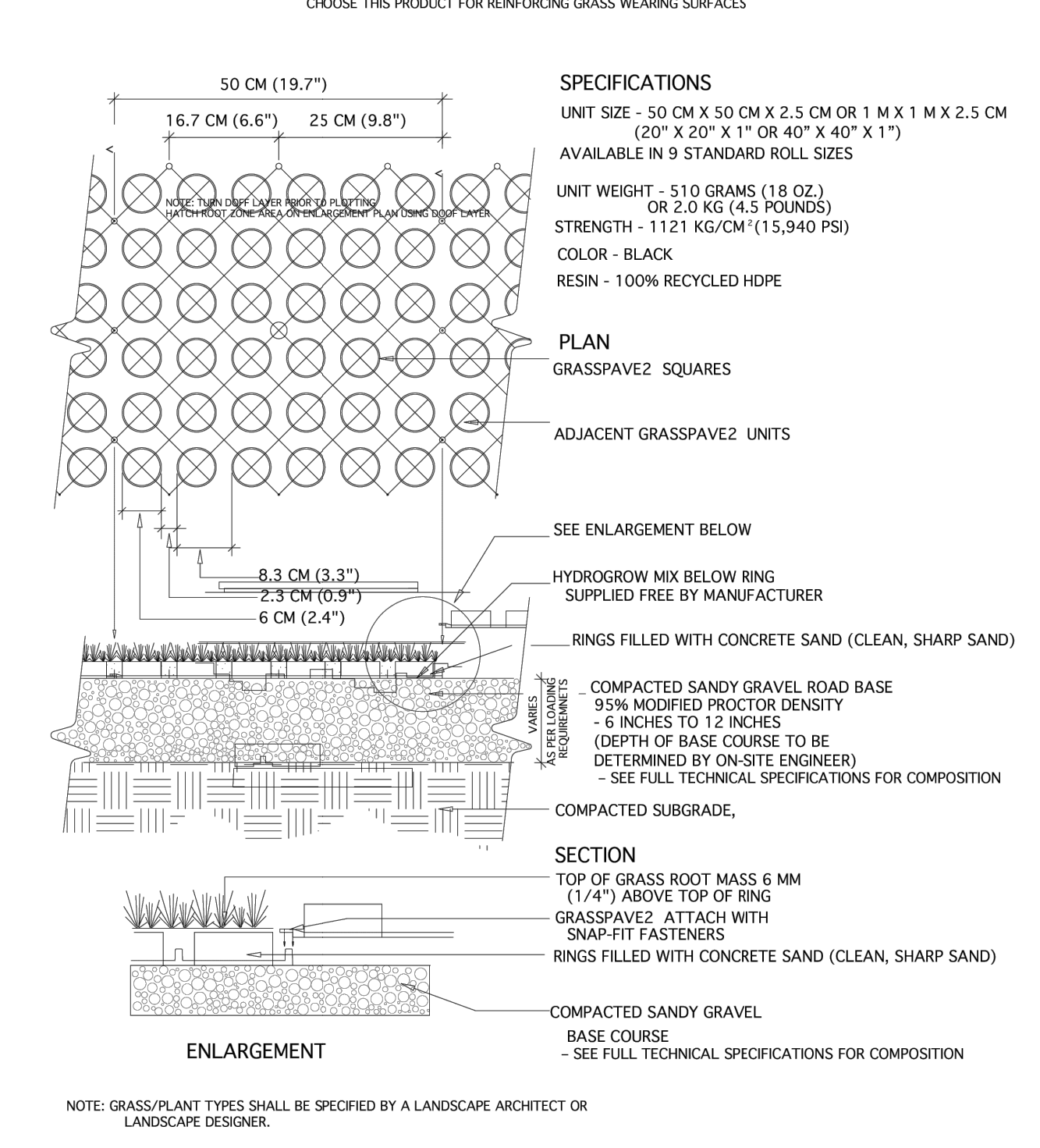
REAR ELEVATION



FRONT ELEVATION

CATAMOUNT MODEL

TYPICAL GRASSPAVE2 DETAIL



Base Course Depth Recommendations
GRASSPAVE2 and GRAVELPAVE2

| | Normal Traffic | | Occasional Passes | | Infrequent Passes | |
|--|----------------|----------|-------------------|---------|-------------------|----------|
| | CBR 2-4 | CBR >4 | CBR 2-4 | CBR >4 | CBR 2-4 | CBR >4 |
| Heavy Fire Truck & H-20 Loading Max 110 psi 80,000 lb | 14 in | 12-14 in | 12-14 in | 12 in | 12 in | 10-12 in |
| Light Fire Truck & H-15 Loading Typical 85 psi 60,000 lb | 12 in | 10-12 in | 10 in | 8-10 in | 8-10 in | 8 in |
| Utility & Delivery Truck & H-10 Loading Typical 60 psi 40,000 lb | 8-10 in | 8 in | 8-10 in | 6-8 in | 6-8 in | 6 in |
| Cars & Pick-Up Truck Access Typical 45 psi 8,000 lb | 6-8 in | 6 in | 6 in | 4-6 in | 4-6 in | 2-4 in |
| Trail Use and Cart Paths <1,000 lb | 6 in | 4-6 in | 2-4 in | 0-2 in | None | None |

* THESE DEPTH RECOMMENDATIONS SHOULD BE VERIFIED BY THE PROJECT ENGINEER AND LOCAL AUTHORITIES



| REV | DESCRIPTION | BY | DATE |
|-----|----------------------|----|----------|
| 5 | PER COLLIER COMMENTS | XC | 12/19/23 |
| 4 | PER SWPPP COMMENTS | AP | 11/25/23 |
| 3 | PER PB COMMENTS | XC | 09/20/23 |
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PROJECT:
GATTO LANE PAC SITE PLAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE:
FIRE COMPLIANCE
(2 OF 2)

PROJECT NO: 20231
SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 11/10/2022
DRAWING NO: 18

DRAWN: AP
CHECKED: KD

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