

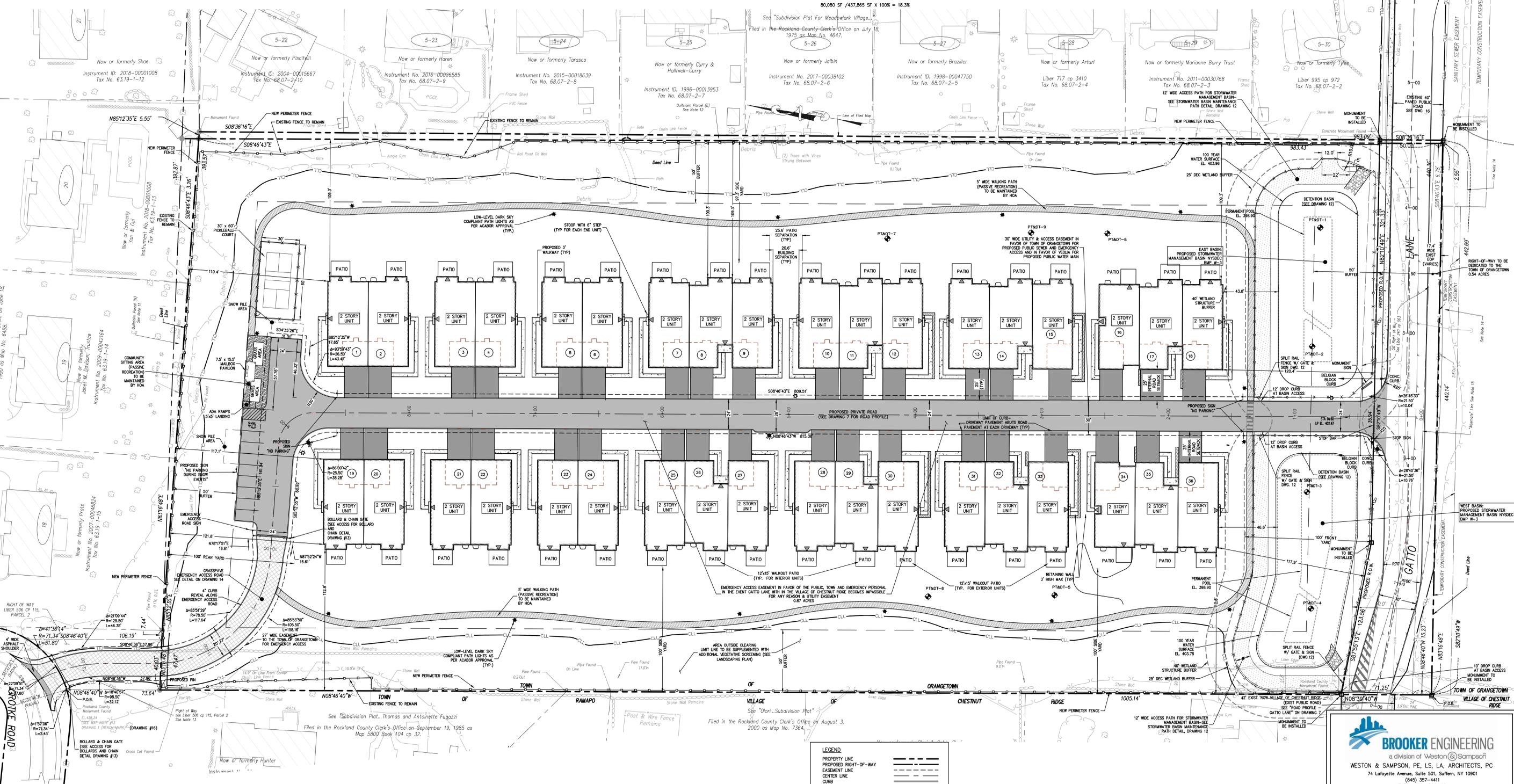
BULK TABLE - PROPOSED PLANNED ADULT COMMUNITY

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 PERMETER 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 FOR BUILDING, 15 FOR DECK	2 STORY/ 35 FT	250 SF/UNIT X 36 UNITS = 9,000 SF	1.75 SPACES/UNIT = 63 SPACES
PROPOSED	3.58 ¹	0	0.35 ²	18.3 ³	70.15 ⁴	437,865/10.052	440.14	120.8	109.3	222.1	110.4	26.0	50	20.6, 24.9 ⁵	2 STORY, <35 FT ⁷	17,064 SF ⁶	1.75 SPACES/UNIT = 63 SPACES (36 GARAGE, 36 DRIVEWAY, 9 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 = 62,832 SF
 8 UNITS X 2,304 SF PER UNIT = 17,248 SF
 TOTAL = 80,080 SF (FIRST FLOOR)
 SECOND FLOOR
 TOTAL BUILDINGS = 138,132 SF
 138,132 SF / 437,865 SF = 0.32
- BUILDING COVERAGE**
 28 UNITS X 2,244 SF (FOOTPRINT) PER UNIT = 62,832 SF
 8 UNITS X 2,156 SF (FOOTPRINT) PER UNIT = 17,248 SF
 TOTAL = 80,080 SF
 80,080 SF / 437,865 SF X 100% = 18.3%

- OPEN SPACE CALCULATIONS**
 SITE AREA - 10.05 ACRES
 NON-RECREATIONAL / NON-LANDSCAPED IMPERVIOUS COVERAGE (I.E. BUILDINGS / ROADWAYS) = 3 ACRE
 OPEN SPACE = 10.05 ACRES - 3 ACRES = 7.05 ACRES (70.15 %)
- RECREATION SPACE CALCULATIONS**
 WALKING TRAIL LOOP: 5 WIDE X 1,800 LF = 10,629 SF
 COMMUNITY GATHERING SPACE = 1,035 SF
 PRIVATE PATIO AREA: 150 SF/UNIT X 36 UNIT = 5,400 SF
 TOTAL RECREATION SPACE AREA = 17,064 SF
- SEE FIRE COMPLIANCE EXHIBIT PLAN ON DRAWINGS 17 AND 18.**



LEGEND

PROPERTY LINE	---
PROPOSED RIGHT-OF-WAY	---
EASEMENT LINE	---
CENTER LINE	---
CURB	---
WALKWAY	---
BUILDING	---
BUILDING ENTRANCE	---
NEW PRIVATE DRIVE HATCH	---
GRASSPAVE (EMERGENCY ACCESS)	---
WALKING PATH	---
PAVERS	---
CLEARING LIMIT LINE	---
SPLIT RAIL FENCE	---
PERC TEST / DEEP HOLE TEST	---

NOTE:
 PROPOSED BUILDING FOOTPRINTS, PATIOS, AND DECKS ARE SHOWN FOR ZONING AND ILLUSTRATIVE PURPOSES ONLY

NOTE:
 TOTAL AREA OF DISTURBANCE 8.67 ACRES

NO.	DESCRIPTION	DATE
14	REVISED MONUMENT SIGN LOCATION	AP 10/29/23
13	PERMETER FENCE APPLICATION	AP 10/01/23
12	SWPPP AMENDMENT #1	AP 9/04/23
11	AS PER TOWN OF ORANGETOWN DEMO COMMENTS	AP 7/21/23
10	GATTO LANE SANITARY SEWER REALIGNMENT	XC 07/02/23
9	AS PER TOWN OF ORANGETOWN DEMO COMMENTS	AP 2/06/23
8	AS PER TOWN OF ORANGETOWN DEMO COMMENTS	AP 12/20/24
7	FOR CHAIRMAN'S ENDORSEMENT	AP 9/11/24
6	PLANNING BOARD FINAL APPROVAL SUBMISSION	AP 4/14/24
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
REV	DESCRIPTION	BY DATE

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 a division of Weston & Sampson
 WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
 74 Lafayette Avenue, Suite 501, Suffern, NY 10901
 (845) 357-4411
 WESTONANDSAMPSON.COM

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

FINAL SITE PLAN

PROJECT NO: 20231
 DRAWN: JO
 CHECKED: KD

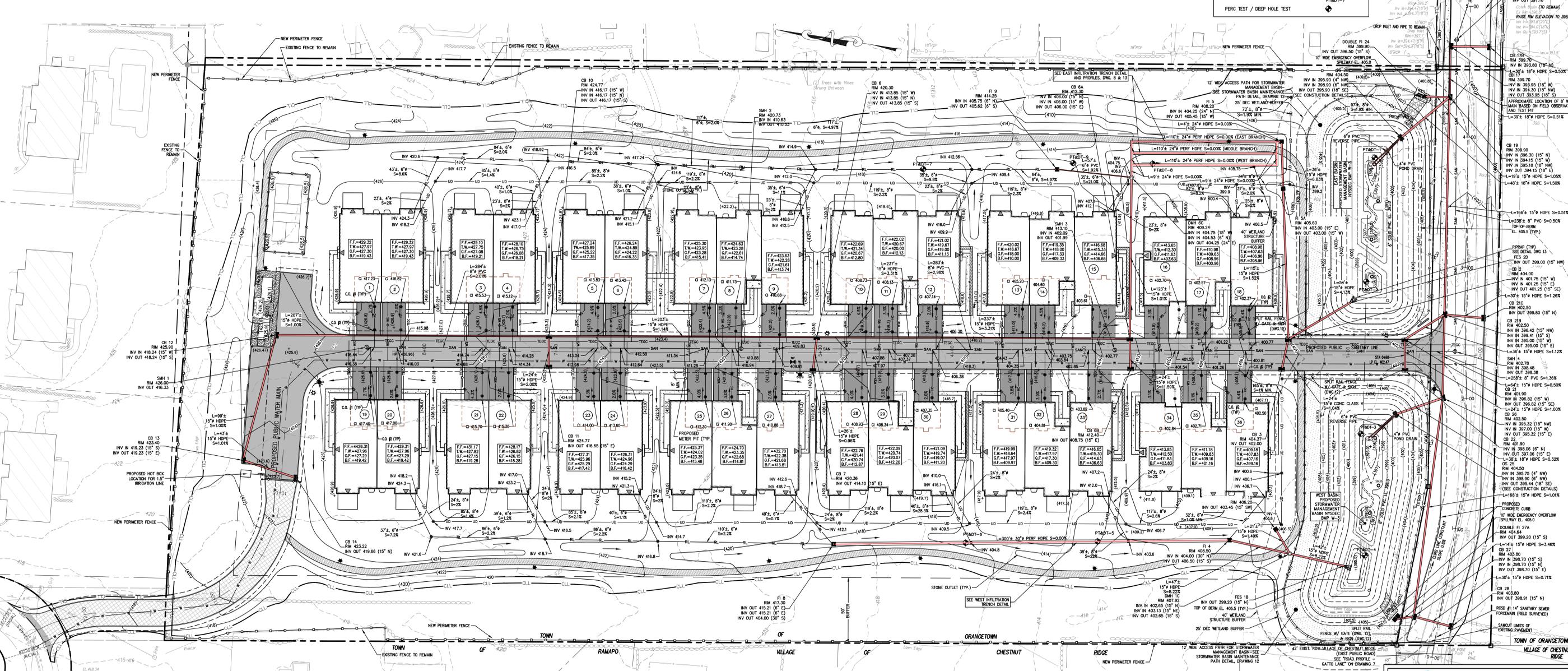
SCALE: 1" = 30'
 GRAPHIC SCALE: 0 30' 60'

DATE: 11/10/2022
 DRAWING NO: 2

BRIAN A. BROOKER, PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 60229

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 MADE FOR PROVIDING 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, THRUZT RESTRAINT, TAPPING SLEEVES, HYDRANTS, ETC SHALL CONFORM WITH SUZT 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
- 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 5 YEARS FROM THE DATE OF RCDH APPROVAL. TIME 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 CLEANOUT & 6" SDR 35 PVC FROM CLEANOUT TO SEWER MAIN.
- COORDINATE ALL GAS TIE INS WITH ORANGE AND ROCKLAND. ALL CODE 753 RULES MUST BE FOLLOWED



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.
- IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, A CHECK VALVE WILL BE INSTALLED ON PRIVATE SANITARY LINE WITHIN THE HOUSE. THE PROPERTY OWNER / HOMEOWNER ASSUMES ALL MAINTENANCE AND LIABILITY FOR SAID CHECK VALVE.
- 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 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.
- ALL HOUSES AND BUILDINGS SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2%.
- THE PROPOSED PUBLIC SANITARY SEWER MAIN EXTENSION SHALL BE INSTALLED (INCLUDING THE NEW BUILDING CONNECTION PIPE), INSPECTED, "TYPED", TESTED, AND ACCEPTED PRIOR TO ANY BUILDING'S SANITARY SEWER BEING CONNECTED.
- AS-BUILT SANITARY SEWER PLANS AND PROFILES ARE TO BE SUBMITTED TO THE TOWN OF ORANGETOWN SEWER DEPARTMENT AND THE ROCKLAND COUNTY HEALTH DEPARTMENT FOR REVIEW AND APPROVAL UPON COMPLETION OF THE IMPROVEMENTS.
- THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY WORK BEING DONE ON OR NEAR THE ANY OF THE EXISTING OR PROPOSED SANITARY SEWER IMPROVEMENTS AND OR THE PROPOSED SANITARY HOUSE CONNECTION.

NOTE: CO #1 IS THE CLEANOUT CLOSEST TO THE ROAD, CO #2 IS THE CLEANOUT 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
6" 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	414.50	411.10	408.60
4" C.O. #1 INVERT	416.64	416.24	414.94	414.54	413.24	412.84	411.54	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. #2 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
6" C.O. #1 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	409.20
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	402.01	401.56
4" C.I. INVERT	417.13	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
6" C.O. #1 RIM	426.60	426.80	426.10	425.60	424.20	423.80	422.30	421.90	421.20	419.70	419.30	418.60	417.10	416.70	415.80	414.50	411.20	408.70
4" 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. #2 INVERT	416.99	416.58	415.29	414.88	413.59	413.19	411.89	411.49	410.46	408.51	407.92	406.93	404.98	404.39	403.40	402.08	401.81	401.36
6" C.O. #1 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

STORM DRAINAGE NOTES:

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

NO.	DESCRIPTION	DATE	BY
14	REVISED MONUMENT SIGN LOCATION	AP 10/28/23	
13	PERMITTER FENCE APPLICATION	AP 10/01/23	
12	SWPPP AMENDMENT #1	AP 9/04/23	
11	AS PER TOWN OF ORANGETOWN DEMO COMMENTS	AP 7/21/23	
10	GATTO LANE SANITARY SEWER REALIGNMENT	XC 07/02/25	
9	AS PER TOWN OF ORANGETOWN DEMO COMMENTS	AP 2/06/25	
8	AS PER TOWN OF ORANGETOWN DEMO COMMENTS	AP 12/20/24	
7	FOR CHAIRMAN'S ENDORSEMENT	AP 9/11/24	
6	PLANNING BOARD FINAL APPROVAL SUBMISSION	AP 11/17/24	
5	PER COLLERS COMMENTS	XC 12/19/23	
4	PER SWPPP COMMENTS	AP 11/25/23	
3	PER PB COMMENTS	XC 09/19/23	
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

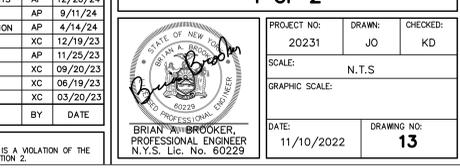
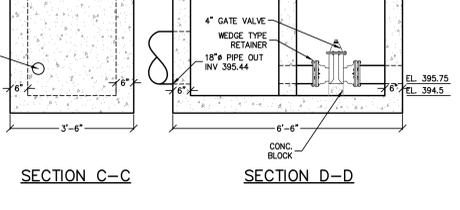
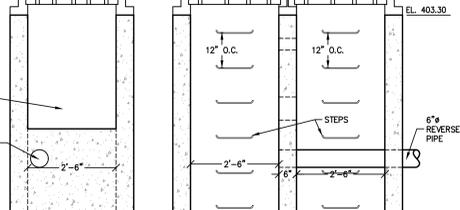
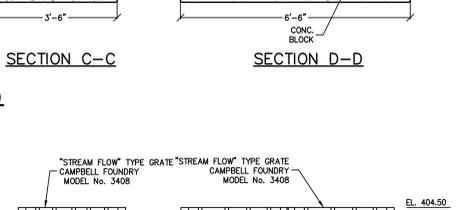
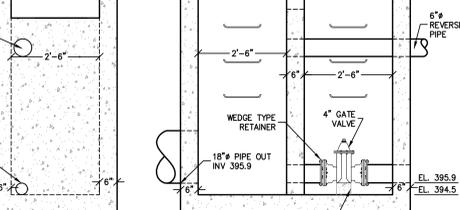
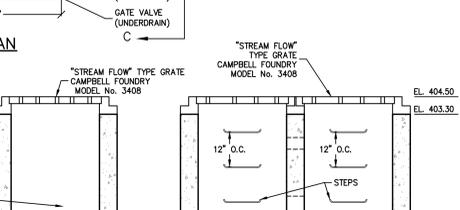
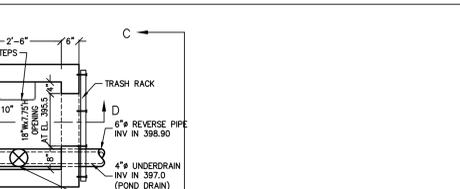
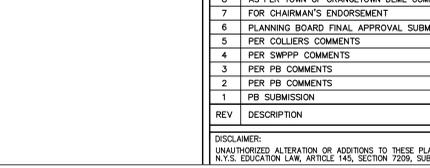
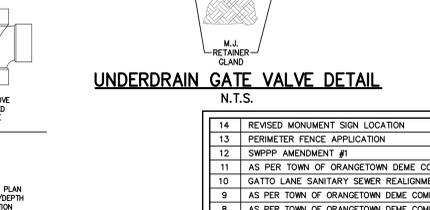
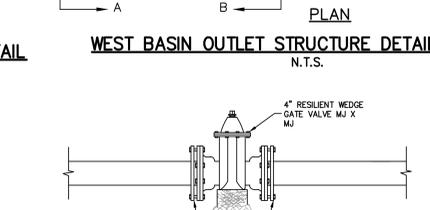
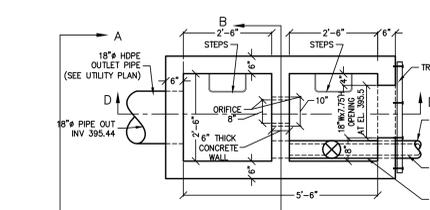
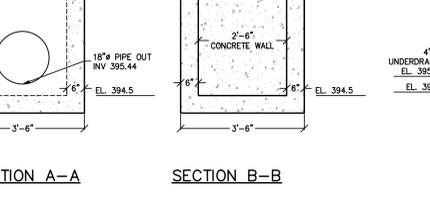
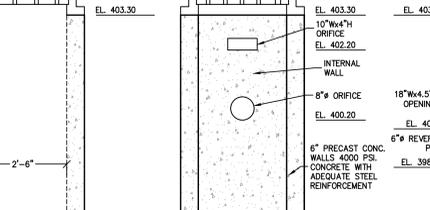
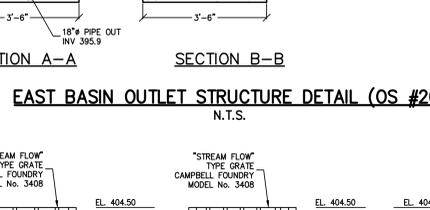
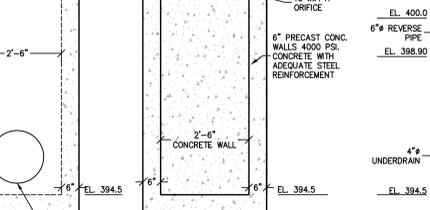
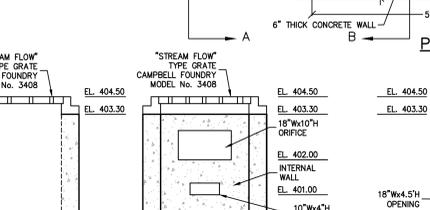
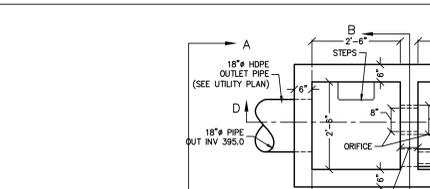
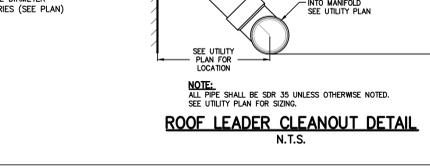
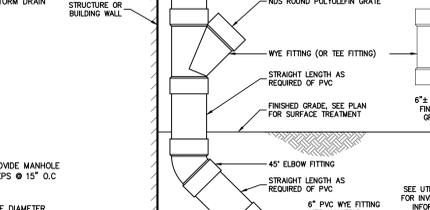
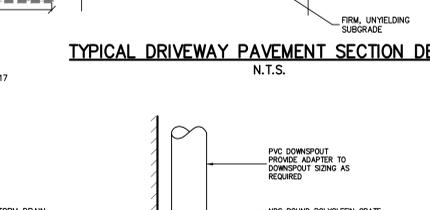
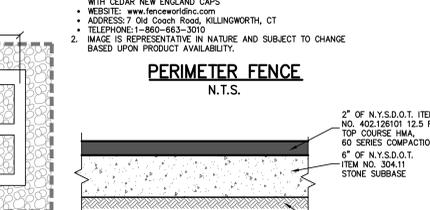
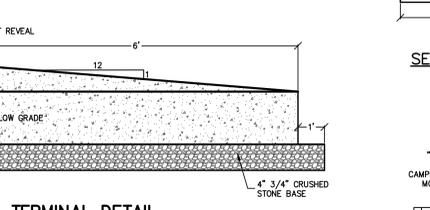
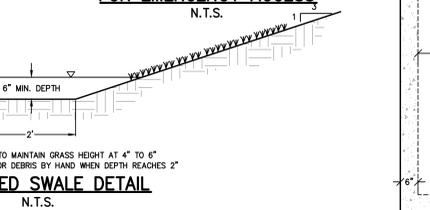
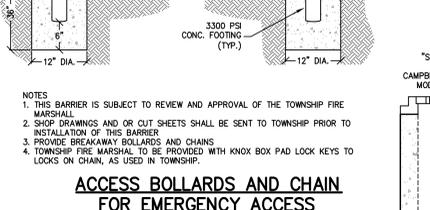
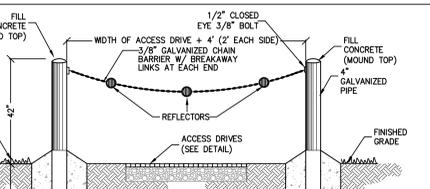
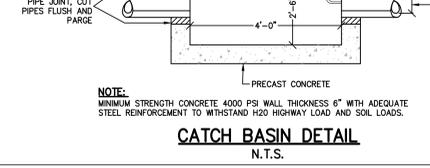
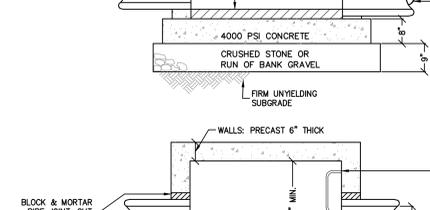
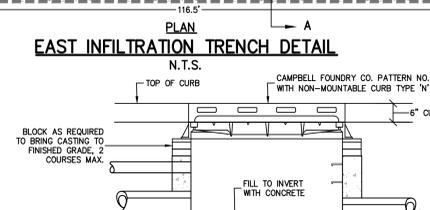
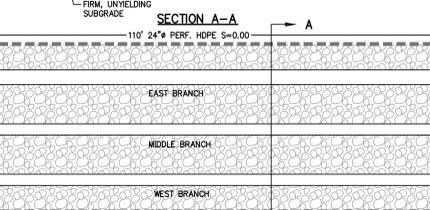
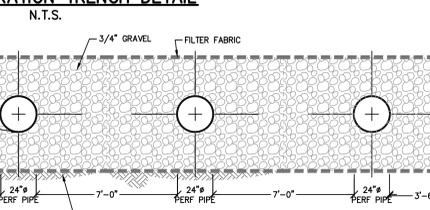
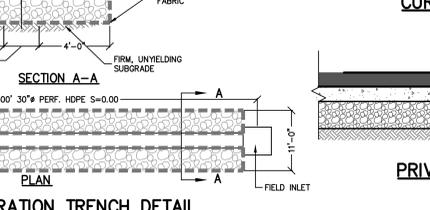
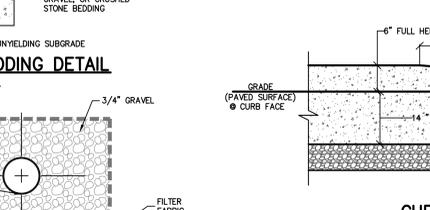
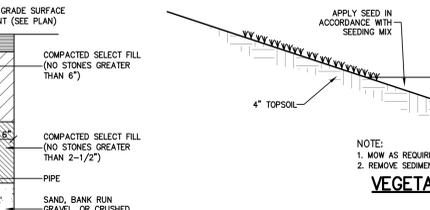
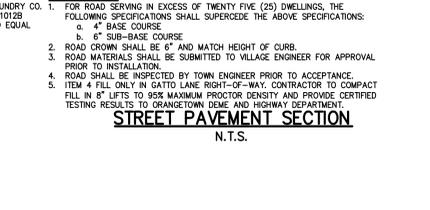
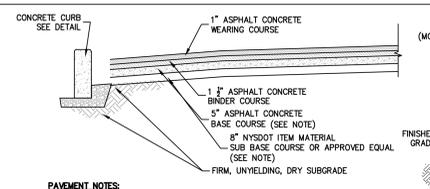
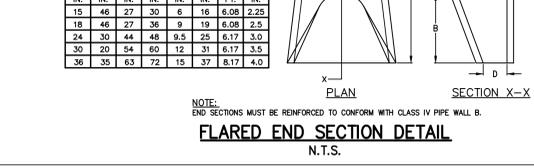
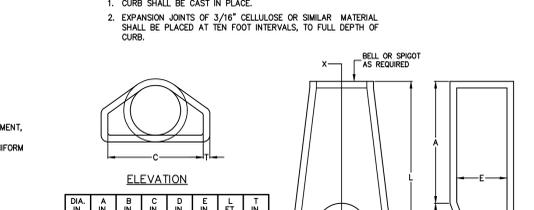
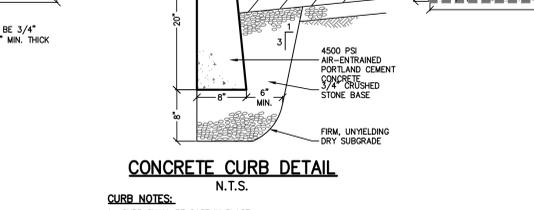
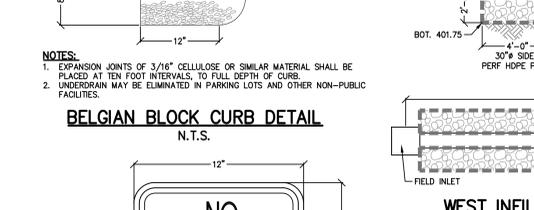
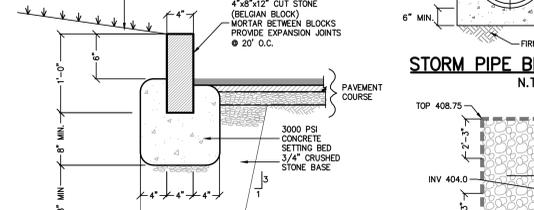
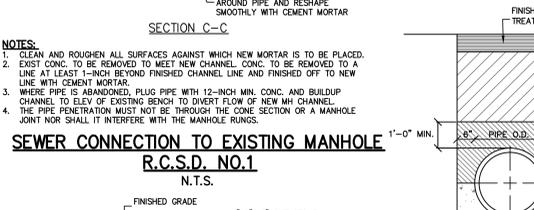
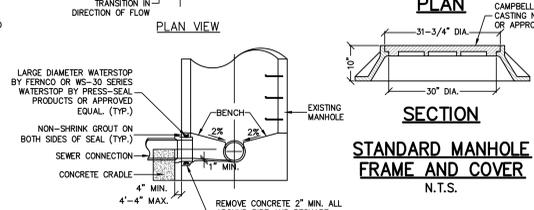
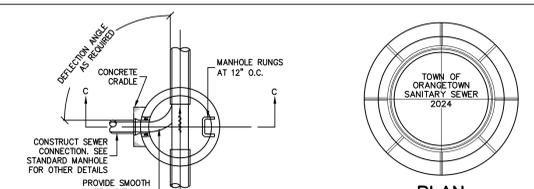
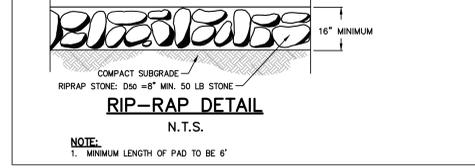
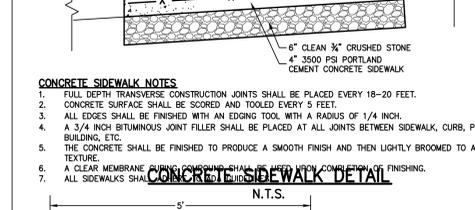
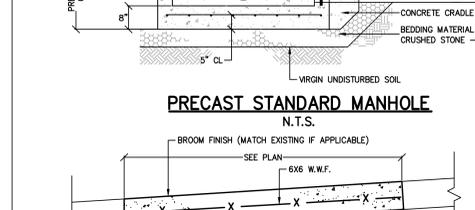
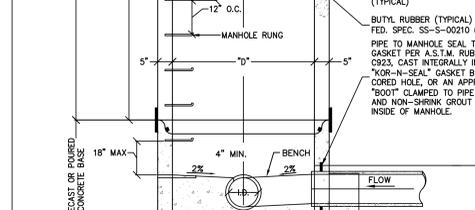
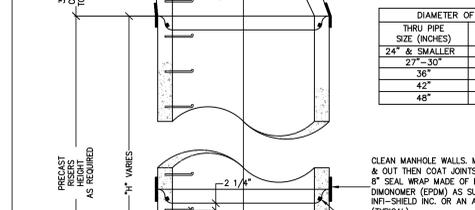
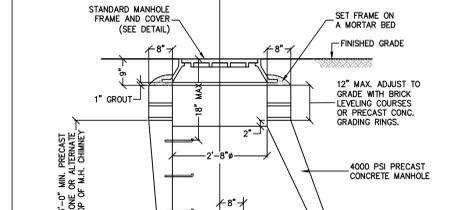
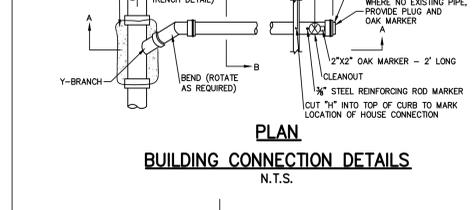
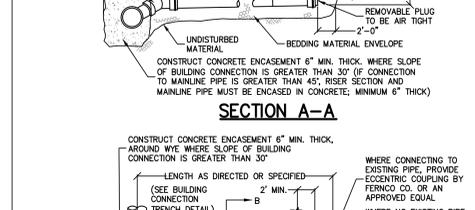
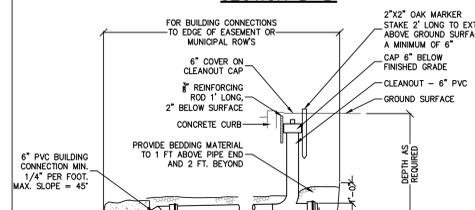
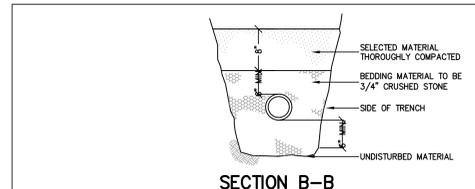
TITLE: **FINAL GRADING, UTILITY & DRAINAGE PLAN**

PROJECT NO. 202311
SCALE: 1" = 30'
GRAPHIC SCALE: 0' 30' 60'

DATE: 11/10/2022
DRAWING NO. 3

BRIAN A. BROOKER, PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 80229

8/20/2023 10:50 AM C:\Users\paul\Desktop\GATTO LANE PAC\GATTO LANE PAC.dwg (PLOT)



SECTION B-B

SECTION A-A

SECTION C-C

SECTION D-D

PLAN

PLAN

SECTION

PLAN

SECTION

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 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 DIVERT FLOW OF NEW MH CHANNEL. THE PIPE PENETRATION MUST NOT BE THROUGH THE CONC. SECTION OF A MANHOLE JOINT NOR SHALL IT INTERFERE WITH THE MANHOLE RUNGS.

4. WHERE CONNECTING TO EXISTING PIPE, PROVIDE ECCENTRIC COUPLING BY FERROCO. OR AN APPROVED EQUAL.

5. WHERE NO EXISTING PIPE, PROVIDE PLUG AND OAK MARKER.

6. 2" X 2" OAK MARKER - 2' LONG.

7. 3/4" STEEL REINFORCING ROD MARKER CUT "1" INTO TOP OF CURB TO MARK LOCATION OF HOUSE CONNECTION.

8. 4" X 8" X 12" CUT STONE (BELGIAN BLOCK) MORTAR BETWEEN BLOCKS PROVIDE EXPANSION JOINTS @ 20' O.C.