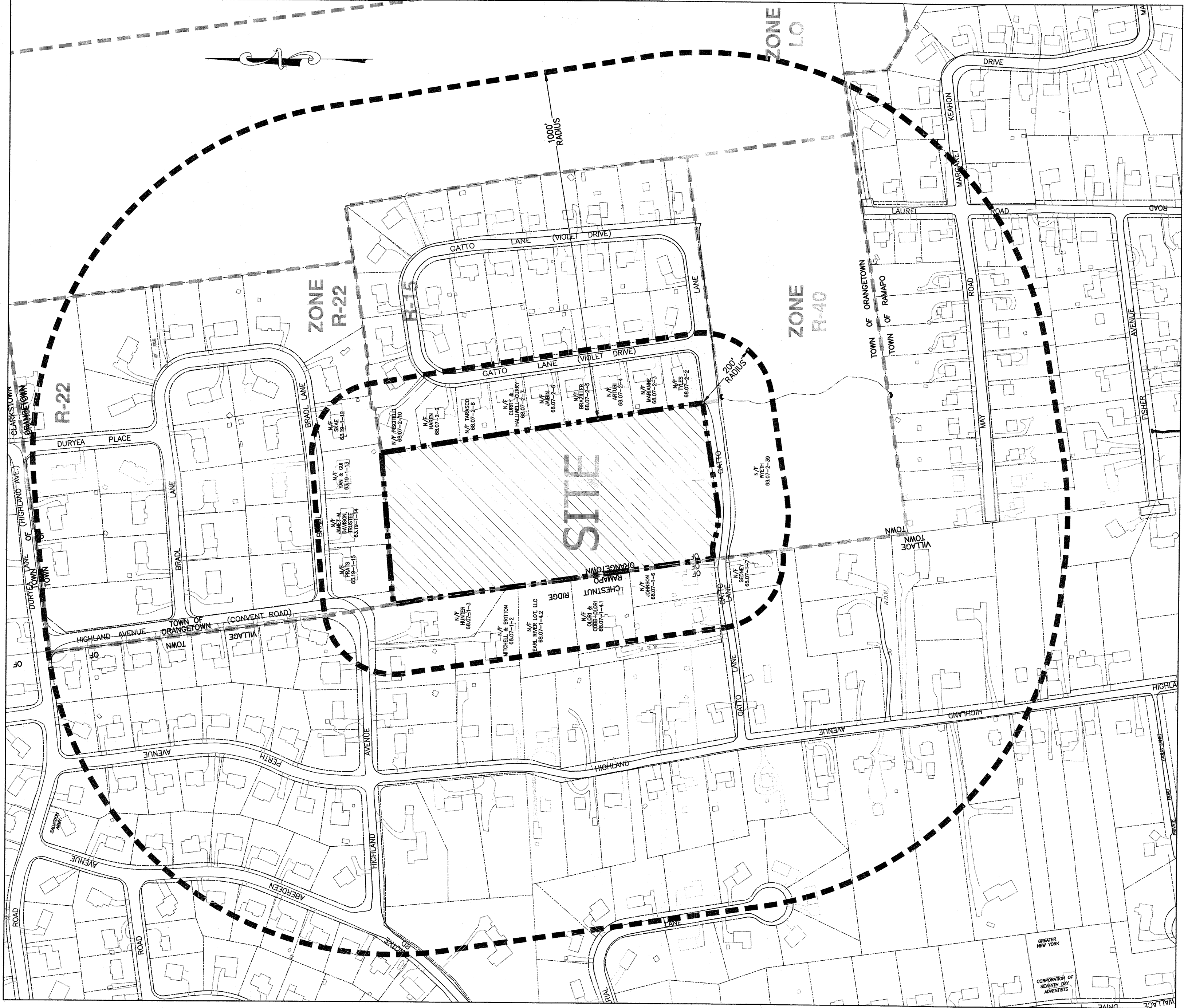


SITE PLAN DRAWINGS PREPARED FOR

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 VENDOR): TOLL BROTHERS
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810
 4. ZONE: R-45 (PAC)
 5. PROPOSED USE: PLANNED ADULT COMMUNITY (PAC) HOUSING
 6. LOT AREA: 10.052 ACRES
 7. FIRE DISTRICT: PEARL RIVER FD004
 8. SCHOOL DISTRICT: MARKET UNION FREE
 9. WATER DISTRICT: YOGA
 10. WATER SUPPLY BY: YOGA WATER NEW YORK
 11. SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
 12. DATUM: NAVD83
 13. BENCHMARK: ROCKLAND COUNTY CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF TAX LOT 68.07-1-3 (SEE DRAWING #16). ELEVATION 418.34 MVD.
 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 AREA SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISRUPTED.
 18. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 19. CERTIFICATES 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.
 20. ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 21. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
 22. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 23. 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.
 24. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL MEASURES. THE APPLICANT SHALL SUBMIT TO THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING A DETAILED EROSION CONTROL PLAN, INCLUDING THE INSTALLATION OF EROSION CONTROL MEASURES, PRIOR TO THE BEGINNING OF ANY CONSTRUCTION WORK. THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL REVIEW AND APPROVE THE EROSION CONTROL PLAN. THE APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLANTED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 25. ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLANTED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 26. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE PROPOSED EROSION CONTROL MEASURES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLANTED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 27. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE PROPOSED EROSION CONTROL MEASURES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLANTED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
 28. THE CONTRACTOR'S TRAILER, IF ANY, IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
 29. IF THE APPLICANT DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS ANY OF THE FOLLOWING CONDITIONS: (A) UNDERGROUND WATER, SOFT OR SILTY AREAS, UNEXPECTED DRAINAGE OR ANY OTHER UNUSUAL GEOLOGICAL CONDITIONS, OR (B) ANY OTHER CONDITIONS THAT MAY AFFECT THE PROGRESS OF THE PROJECT, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AND THE PLANNING BOARD. THE APPLICANT SHALL SUBMIT TO THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AND THE PLANNING BOARD A DETAILED REPORT OF THE CONDITIONS ENCOUNTERED, AND A PROPOSED PLAN OF ACTION TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 30. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 31. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 32. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 33. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 34. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 35. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 36. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 37. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 38. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 39. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.
 40. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY INVESTIGATION, REMEDIATION, OR OTHER ACTION REQUIRED TO ADDRESS THE CONDITIONS.



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
8A. PRELIMINARY STORM DRAINAGE PROFILES (1 OF 3)	08/19/23	12/19/23
8B. PRELIMINARY STORM DRAINAGE PROFILES (2 OF 3)	08/19/23	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 MANEUVER PLAN	11/10/22	12/19/23
16. EROSION CONTROL 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 VENDOR):

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

PLANNING BOARD
MEETING OF
FEB 15 2024

REV	DESCRIPTION	BY	DATE
5	PER COLLIER COMMENTS	XC	12/19/23
4	PER SWPPP COMMENTS	AP	11/29/23
3	PER COMMENTS	XC	09/20/23
2	PER COMMENTS	XC	08/19/23
1	PRE SUBMISSION	XC	08/19/23

DISCLAIMER:
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BROOKER ENGINEERING, P.L.L.C. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BROOKER ENGINEERING, P.L.L.C. ANY REPRODUCTION OR COPIING OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF BROOKER ENGINEERING, P.L.L.C. IS STRICTLY PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING AND LAND SURVEYING LAWS OF THE STATE OF NEW YORK.

BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT • INFRASTRUCTURE • ENVIRONMENTAL • SURVEYING
www.BrookerEng.com
74 Lafayette Avenue, Suite 501 | 22 Park Avenue, Suite 105
Suffern, NY 10901 | Rockledge, NY 07647
(845) 357-4411 | (845) 357-4421

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

PROJECT NO: 20231
SCALE: AS NOTED
GRAPHIC SCALE:
DATE: 11/10/2022
DRAWING NO: 1

SIGNATURE BOX
OWNER: _____ DATE: _____
PLANNING BOARD: _____ DATE: _____

