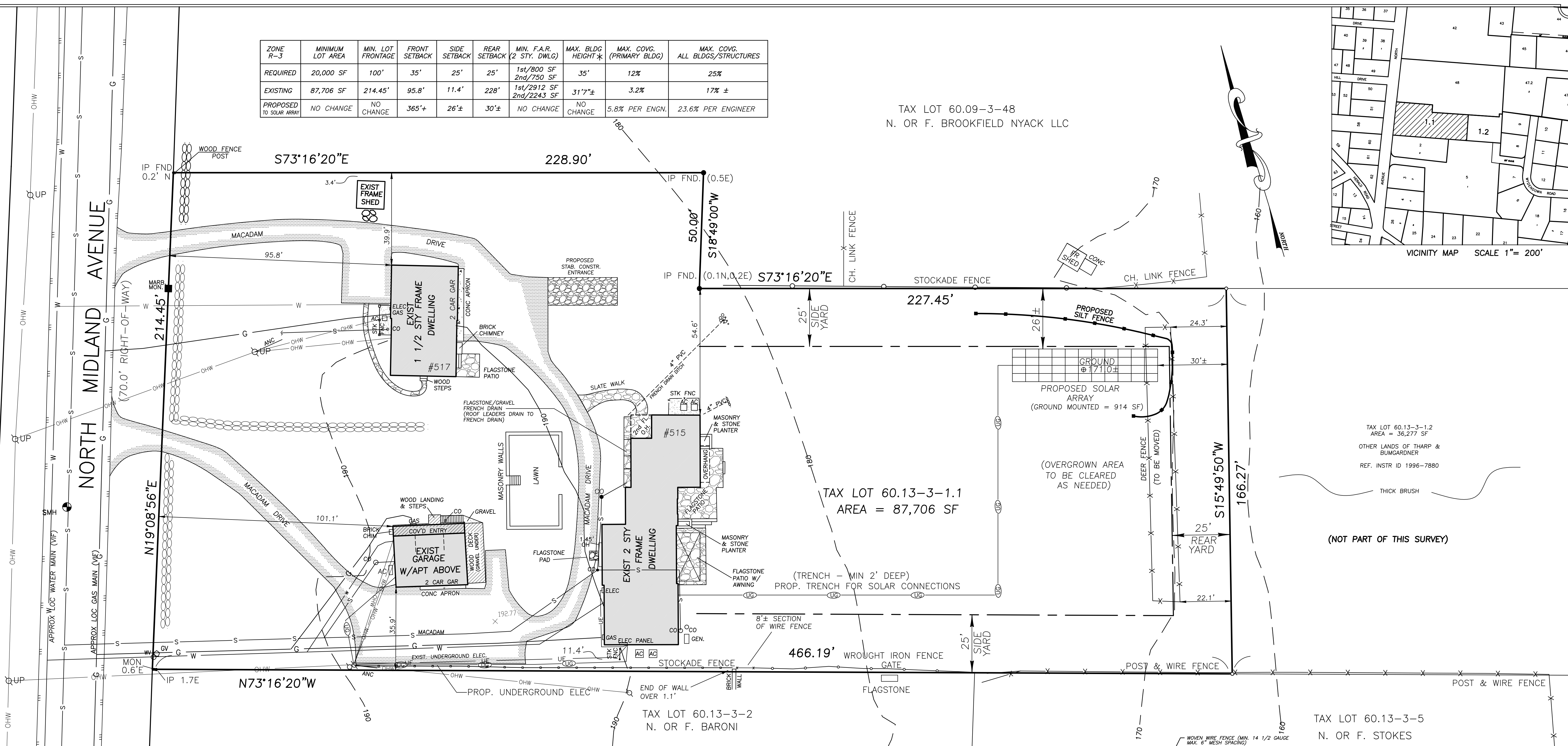


ZONE R-3	MINIMUM LOT AREA	MIN. LOT FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	MIN. F.A.R. (2 STY. DWLG)	MAX. BLDG HEIGHT*	MAX. COVG. (PRIMARY BLDG)	MAX. COVG. ALL BLDGS/STRUCTURES
REQUIRED	20,000 SF	100'	35'	25'	25'	1st/800 SF 2nd/750 SF	35'	12%	25%
EXISTING	87,706 SF	214.45'	95.8'	11.4'	228'	1st/2912 SF 2nd/2243 SF	31'7"±	3.2%	17% ±
PROPOSED TO SOLAR ARRAY	NO CHANGE	NO CHANGE	365'+	26'±	30'±	NO CHANGE	NO CHANGE	5.8% PER ENGR.	23.6% PER ENGINEER

TAX LOT 60.09-3-48
N. OR F. BROOKFIELD NYACK LLC



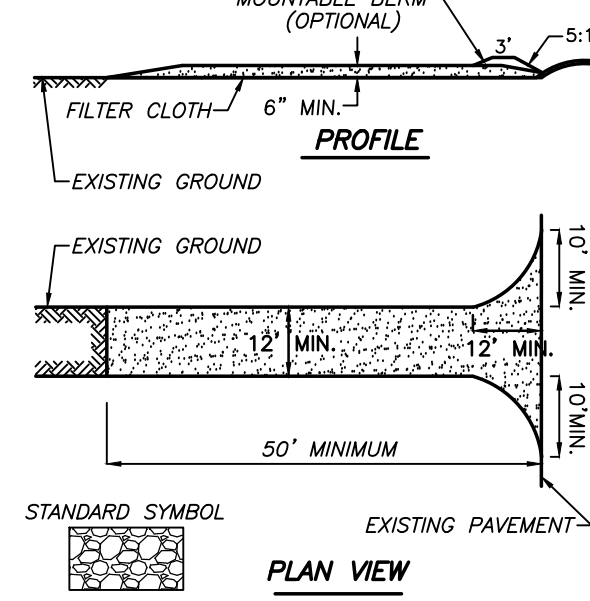
TAX LOT 60.13-3-1.2
AREA = 36,277 SF
OTHER LANDS OF THARP & BUMGARDNER
REF. INSTR ID 1996-7880
THICK BRUSH
(NOT PART OF THIS SURVEY)

- SITE PLAN UNIFORM NOTES**
- PROPERTY REFERENCE: TAX MAP SECTION 60.13, BLOCK 3, LOT 1.1 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
 - OWNER: LOUIS THARP & JAMES BUMGARDNER, 515-517 NORTH MIDLAND AVE., UPPER NYACK, NY 10960
APPLICANT: EMPIRE SOLAR SOLUTIONS 2-8 JOHNES STREET NEWBURGH, NY 12550
 - SURVEY METES AND BOUNDS TAKEN FROM SURVEY BY JAY A. GREENWELL, PLS DATED 6-06-23.
 - DATUM ELEVATION (RC AERIAL DATA 2000 - NAVD '88).
 - DISTRICTS:
ZONING: R-3
SCHOOL: NYACK
FIRE: NYACK
WATER: VECOLIA NY
LIGHTING: UPPER NYACK
SEWER: TOWN OF ORANGETOWN
 - THIS 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.
 - ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
 - IRON PINS, 3/4" IN DIAMETER AND MINIMUM 30" LONG, SHALL BE INSTALLED AT ALL LOT CORNERS AFTER FINAL GRADING.
 - PLAN IS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
 - THE OWNER SHALL COMPLY WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
 - SUBJECT TO STORMWATER MAINTENANCE AGREEMENT FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON _____ AS INSTRUMENT NUMBER _____ (IF APPLICABLE)
 - RETAINING WALLS SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF NY AND DESIGN SHALL BE SUBMITTED FOR REVIEW WITH THE APPLICATION FOR BUILDING PERMIT. CERTIFICATION OF CONSTRUCTION IN ACCORDANCE WITH THE DESIGN, BY A NYS LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED PRIOR TO APPLICATION FOR CERTIFICATE OF OCCUPANCY. (IF APPLICABLE)
 - SITE PLAN APPROVAL FOR THIS APPLICATION WAS GRANTED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD DATED _____ ONCE THIS SITE PLAN IS SIGNED BY THE PLANNING BOARD CHAIR. IT SHALL EXPIRE IF A BUILDING PERMIT HAS NOT BEEN ISSUED FOR CONSTRUCTION IN ACCORDANCE WITH AN APPROVED SITE PLAN WITHIN 3 YEARS OF THE DATE THAT THE SITE PLAN WAS SIGNED BY THE PLANNING BOARD CHAIR OR IF ALL IMPROVEMENTS PERMITTED OR REQUIRED BY THE SITE PLAN APPROVAL ARE NOT COMPLETED AND A CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLIANCE HAS NOT BEEN ISSUED WITHIN 2 YEARS OF THE DATE THAT THE BUILDING PERMIT IS ISSUED, UNLESS EXTENDED PURSUANT TO VILLAGE OF UPPER NYACK ZONING LAW (LOCAL LAW #5 OF 2022), §10.4.1.2.

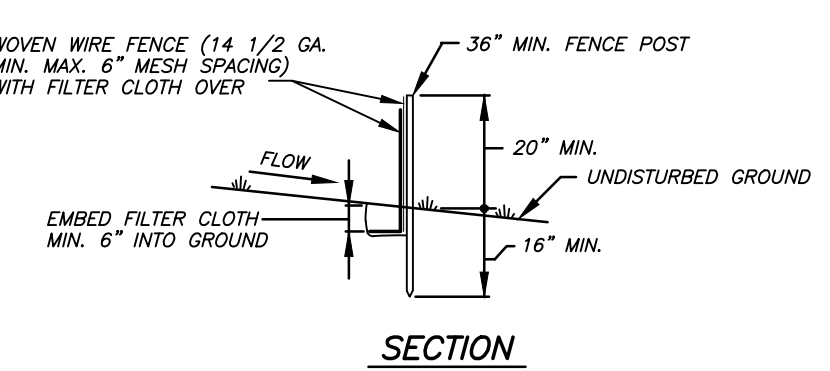
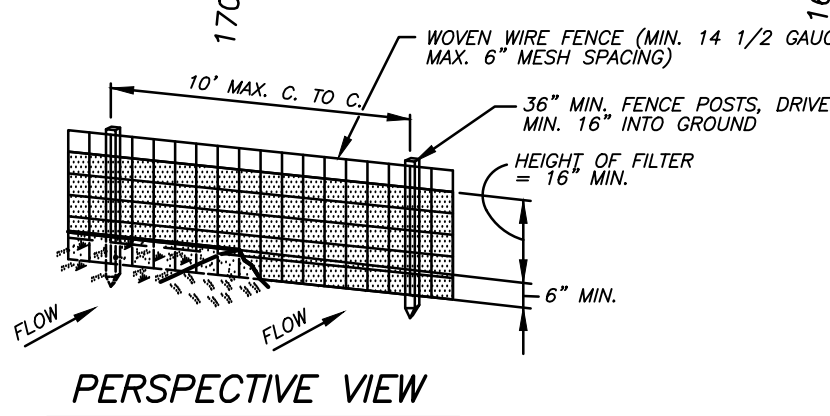
- THIS SITE PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, ORDINANCES AND SPECIFICATIONS OF THE VILLAGE OF UPPER NYACK.
- (WHERE APPLICABLE; PARTICULARLY FOR SITE PLAN AMENDMENT APPLICATIONS); THIS PROPERTY HAS BEEN THE SUBJECT OF REVIEW BY THE VILLAGE OF UPPER NYACK ZONING BOARD OF APPEALS [REFERENCE CONTINUING APPROVALS] AND/OR PLANNING BOARD [REFERENCE CONTINUING APPROVALS]. THIS APPROVAL PERMITS THE CONSTRUCTION OF [DESCRIBE PERMITTED IMPROVEMENTS AND CHANGES TO PRIOR PLANS] BUT DOES NOT OTHERWISE AFFECT OR ALTER SUCH PRIOR APPROVALS OR ANY CONDITIONS THEREOF.
- NO OUTDOOR LIGHTING SHALL PRODUCE ILLUMINATION BEYOND THE BOUNDARIES OF THE LOT ON WHICH IT IS LOCATED, AND LIGHT SOURCES SHALL BE SHIELDED FROM ADJACENT PROPERTIES.
- ANY CHANGES OR MODIFICATIONS TO THIS SITE PLAN REQUIRE AMENDED SITE PLAN APPROVAL FROM THE VILLAGE OF UPPER NYACK PLANNING BOARD.
- THE CONTINUED VALIDITY OF ANY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE FOR THE IMPROVEMENTS DEPICTED ON THIS PLAN SHALL BE SUBJECT TO CONTINUED CONFORMANCE WITH THIS SITE PLAN AND THE CONDITIONS HERETO.

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 30 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
- THICKNESS - NOT LESS THAN (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAIN BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
POSTS: STEEL EITHER "1" OR "1 1/2" TYPE OR 2" HARDWOOD.
FENCE: WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

WIRE REINFORCED SILT FENCE

NTS

UNDERGROUND UTILITY INFORMATION PROVIDED BY OWNER AND VISUAL OBSERVATIONS.

LEGEND

CB	FI	CATCH BASIN/FIELD INLET
---	---	DRAIN LINE
S	SMH	SANITARY MANHOLE / PIPE
---	---	EDGE OF PAVEMENT
G	G	CONCRETE CURB
---	---	GAS LINE
---	---	WATER LINE
QUP	---	UTILITY POLE
OHW	UE	OVERHEAD/UNDERGROUND ELECTRIC
---	---	PROPOSED UNDERGROUND ELECTRIC

DATE	REVISIONS	TAX LOT 60.13-3-1.1
1/04/24	REV 1	AREA 87,706 SF
		FILE 22033SOLAR
		SCALE 1"=20'
		DATE 12/28/23
		JOB NO. 22033

SITE PLAN FOR GROUND MOUNTED SOLAR
THARP/BUMGARDNER
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM
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DESIGNED JAG
DRAWN LDW
CHECKED JAG
APPROVED JAG

JAY A. GREENWELL, PLS
NYS LIC. # 49676