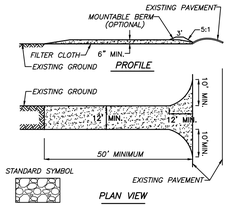
SITE PLAN UNIFORM NOTES

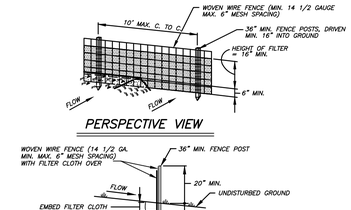
1. PROPERTY REFERENCE: TAX MAP SECTION 60.13, BLOCK 3, LOT 1.1 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
2. OWNER: LOUIS THARP & JAMES BUMGARDNER, 515–517 NORTH MIDLAND AVE., UPPER NYACK, NY 10960
   APPLICANT: EMPIRE SOLAR SOLUTIONS 2–8 JOHNES STREET NEWBURGH, NY 12550
3. △1 OMITTED
4. DATUM ELEVATION (RC AERIAL DATA 2000 – NAVD '88).
5. △1 DISTRICTS
   ZONING: R–20
   SCHOOL: NYACK
   FIRE: NYACK
   WATER: VEOLIA NY
   LIGHTING: UPPER NYACK
   SEWER: TOWN OF ORANGETOWN
6. 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.
7. ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
8. IRON PINS, 3/4" IN DIAMETER AND MINIMUM 30" LONG, SHALL BE INSTALLED AT ALL LOT CORNERS AFTER FINAL GRADING.
9. PLAN IS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
10. THE OWNER SHALL COMPLY WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
11. SUBJECT TO STORMWATER MAINTENANCE AGREEMENT FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON _____ AS INSTRUMENT NUMBER _____ (IF APPLICABLE)
12. 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)
13. 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.
14. THIS SITE PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, ORDINANCES AND SPECIFICATIONS OF THE VILLAGE OF UPPER NYACK.
15. [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 THERETO.
16. 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.
17. ANY CHANGES OR MODIFICATIONS TO THIS SITE PLAN REQUIRE AMENDED SITE PLAN APPROVAL FROM THE VILLAGE OF UPPER NYACK PLANNING BOARD.
18. 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

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS – NOT LESS THAN (6) INCHES.
4. 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.
5. FILTER CLOTH – 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 PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. 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.
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

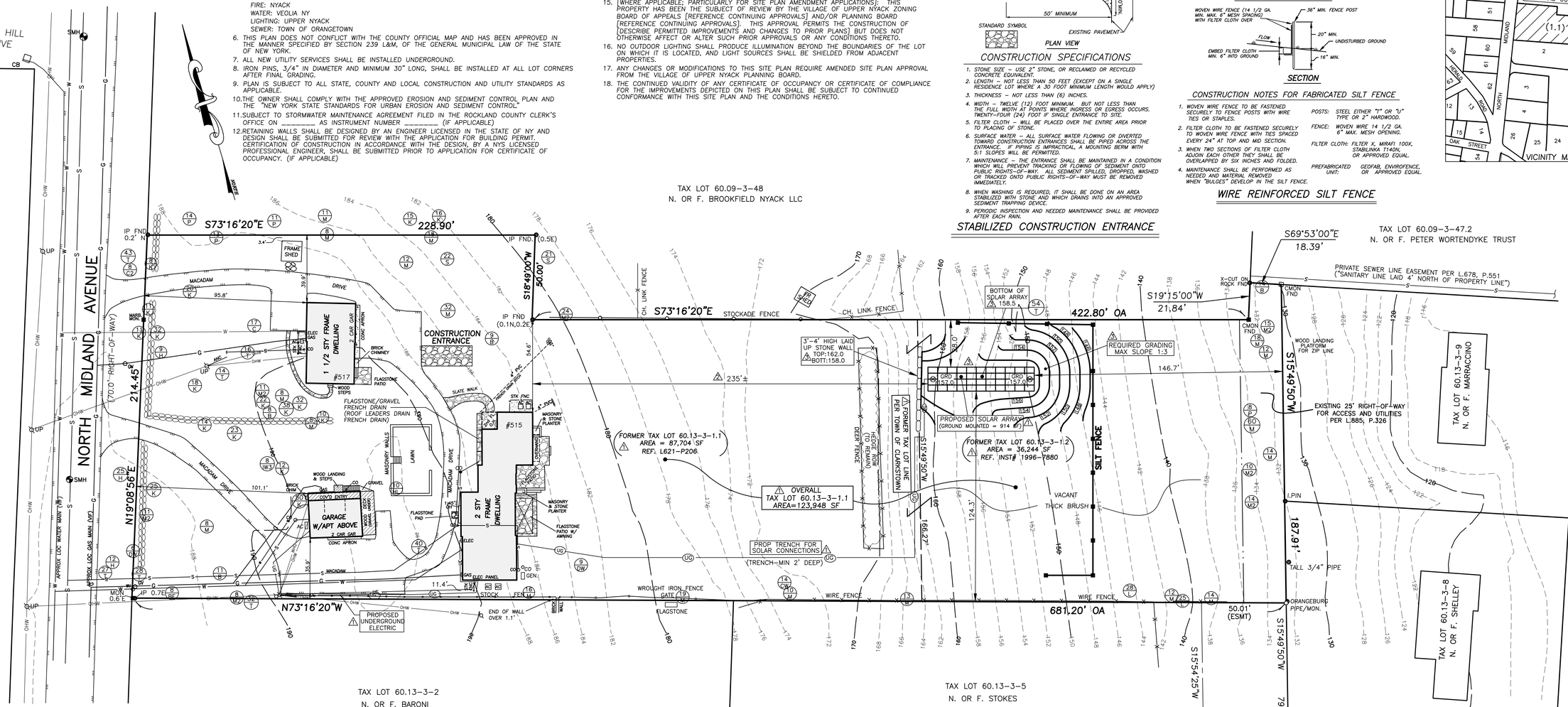


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS:	STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
FENCE:	WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING.
FILTER CLOTH:	FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.
PREFABRICATED UNIT:	GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

WIRE REINFORCED SILT FENCE



TREE LEGEND

(12 / K2) — SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE); LETTER INDICATES TREE TYPE (SEE BELOW); SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

B = BIRCH	K = OAK
BE = BEECH	L = LOCUST
C = CHERRY	M = MAPLE
CW = COTTONWOOD	MA = MAGNOLIA
DW = DOGWOOD	P = PINE
H = HICKORY	T = TULIP
IW = IRON WOOD	S = SYCAMORE

NOTE

UNDERGROUND UTILITY INFORMATION PROVIDED BY OWNER AND VISUAL OBSERVATIONS.

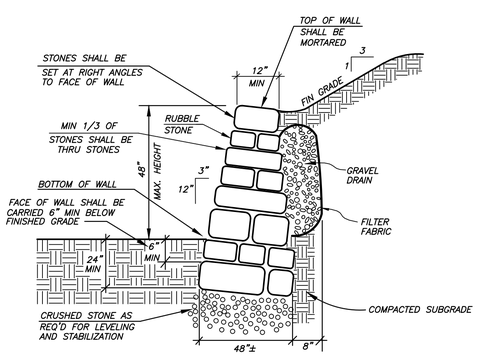
LEGEND

CB, FI	CATCH BASIN/FIELD INLET
	DRAIN LINE
S, SMH, S	SANITARY MANHOLE / PIPE
	EDGE OF PAVEMENT
	CONCRETE CURB
G, GV, G	GAS LINE
W, WV	WATER LINE
ANC, UP	UTILITY POLE W/ ANCHOR
OHW, UE	OVERHEAD/UNDERGROUND ELECTRIC
∞	CLEANOUT

△1 BULK TABLE ZONE R–20

	MIN NET LOT AREA	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	PROPOSED MAX. DEV COVERAGE (TOTAL)	PROPOSED MAX BLDG COVERAGE	MAX F.A.R	MIN DISTANCE BETWEEN BLDGS ON SAME LOT	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE
REQUIRED	20,000 SF	100 FT	100 FT	35 FT	25 FT	50 FT	25 FT	PRINC BLDG=28 FT ACCESS BLDG=15 FT	25% OF NET LOT AREA	12% OF NET LOT AREA	0.20	10 FT	5 FT
EXISTING	△1 87,704 SF + 36,244 SF = 123,948 SF = 2.846 AC	210'+	214.45'	95.8'	11.4' ⊕	51.3'	228'	31'7" ± ⊕	△1 12%	4.1%	0.08 △1	50'±	2'± ⊕
PROPOSED TO SOLAR ARRAY	NO CHANGE	NO CHANGE	NO CHANGE	365'+	28' △1	△1 52.3'	△1 146.7'	NO CHANGE	△1 12.8%	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

⊕ EXISTING NON–CONFORMING CONDITION



△4 DRY STONE WALL DETAIL

NTS

DATE	REVISIONS
△4 4/2/24	GRADING AT SOLAR
△3 3/29/24	GROUND AT SOLAR
△1 1/31/24	REV PER D.L.
1/04/24	REVS

STATE OF NEW YORK · JAY A. GREENWELL · LICENSED LAND SURVEYOR · No. 049676

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SITE PLAN FOR SOLAR PANELS

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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FILE	22033 SITE SOLAR
SCALE	1=30'
DATE	1/31/24
JOB NO.	22033