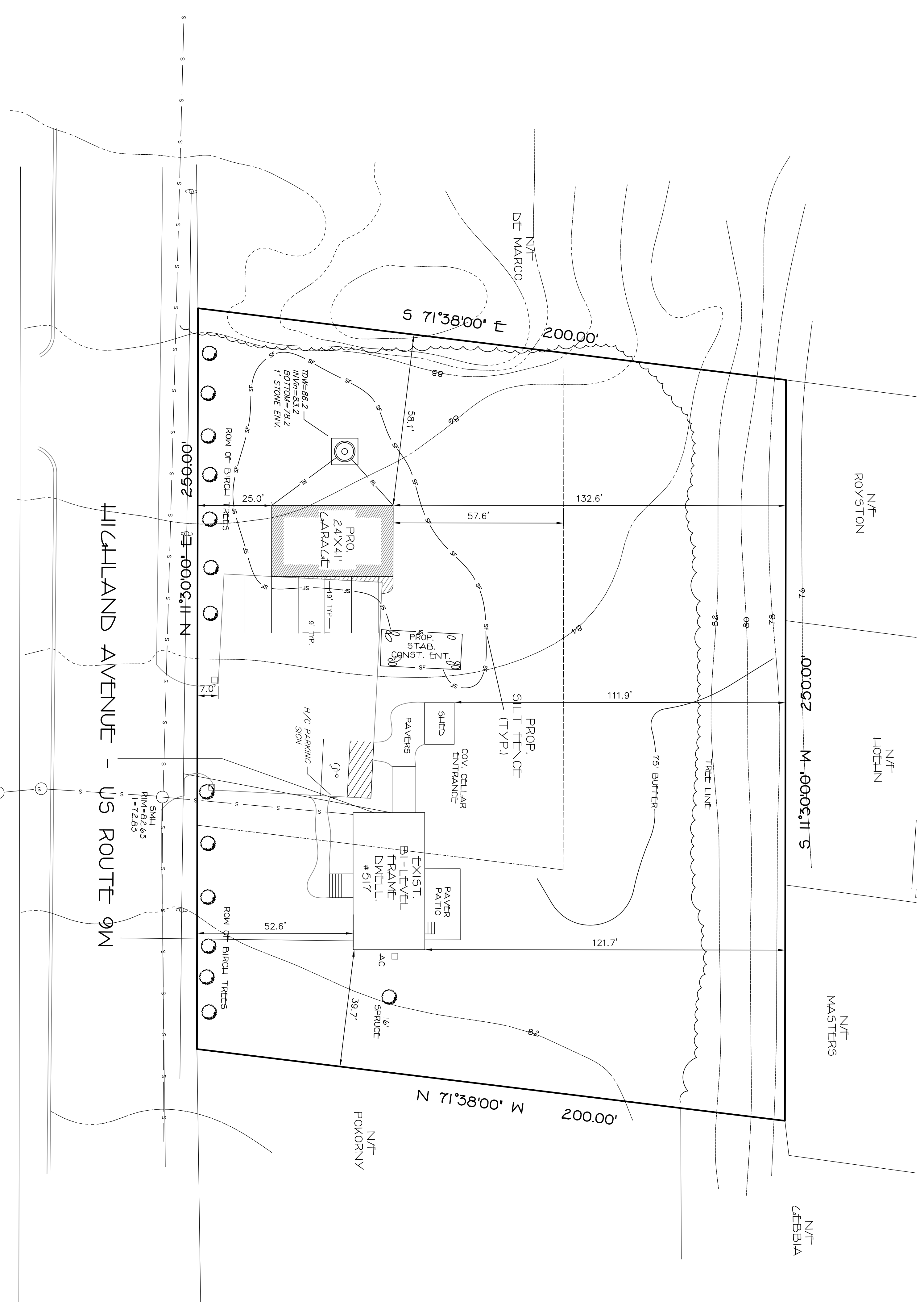


TAX LOT, SECTION 60.09, BLOCK 2, LOT 1  
 REFERENCES:  
 ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM  
 - A SURVEY PERFORMED BY ROBERT R. SORACE PLS DATED OCTOBER 1, 2019.

**BULK REQUIREMENTS ZONE: L0**

PARAMETER	MINIMUM	REQUIRED	MAXIMUM
LOT AREA (SQUARE FEET)	50,000	50,000	50,000
STREET FRONT FEET	150	20	15
SIDE FRONT FEET	20	15	25
REAR YARD SETBACK FEET	15	15	15
DIST. BE-T. USABLE BLDG. FT.	35	20,000	35
MAXIMUM FLOOR AREA PERCENT	80	35	80
FLOOR AREA PERCENT	0.5	0.5	0.5
BUFFER	75	39.7*	75

DEVELOPMENT COVERAGE  
 EX. DRY YARD, 6 SPACES = 4,409 SF  
 EX. DRIVE, 1 SPACE = 1,384 SF  
 PRO. GARAGE & ASSES. PAVEMENT = 1,029 SF  
 PRO. GARAGE & ASSES. PAVEMENT = 726 SF/49,840 SF = 0.147% OR 14.7%  
 PROPOSED DEV. COVERAGE = 726 SF/49,840 SF = 0.147% OR 14.7%  
 REQUIRED PARKING: 1 SPACE PER 200 SQ FT USABLE FLOOR AREA  
 120 SF / 200 SF = 0.6 SPACES  
 3 GARAGE BAYS = 6 SPACES = 6 SPACES PROVIDED



HIGHLAND AVENUE - US ROUTE 9M

APPROVED FOR FILING  
 FIRE CHIEF \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY RESOLUTION OF THE VILLAGE OF  
 UPPER NYACK PLANNING BOARD ON \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY  
 BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCAL  
 UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION  
 TO LAKE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD  
 SHALL BE IDENTIFIED AND MARKED PRIOR TO ANY CONSTRUCTION.  
 CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND  
 DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY  
 SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



- NOTES**
- THIS IS A SITE PLAN FOR LOT 1, BLOCK 2, SECTION 60.09 AS SHOWN.
  - AREA OF TRACT 49,840 SF = 1,139.6 ACRES.
  - ZONE: L0 (GENERAL OFFICE)
  - RECORD OWNER: JASA 517 NORTH RT. 9M LLC
  - APPLICANT: NYACK NORTH RT 9M LLC, 517 N. HIGHLAND AVENUE, NYACK, NY 10960
  - DISTRICTS: UPPER NYACK, NYACK SCHOOL DISTRICT
  - SCHOOL: NYACK SCHOOL DISTRICT
  - WATER: WATER
  - SEWER: BENCHMARKED AREA NO. 5
  - DATUM: NAVD 83/90, ROCKLAND COUNTY AERIAL SURVEY
  - ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4" IRON PIPE-ALL UTILITIES, INCLUDING CABLE TV, SHALL BE UNDERGROUND, LESS THAN 2 INCH DIAMETER, UNDERGROUND UTILITY SERVICES
  - ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2 PERCENT
  - SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET - ALL UTILITIES SHALL BE UNDERGROUND
  - WATER SUPPLY BY UNITED WATER
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 16. ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF RAMAPO STANDARDS. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE 6 INCH DIAMETER WITHIN MUNICIPAL RIGHT-OF-WAY
  - ALL PUBLIC IMPROVEMENTS SHALL CONFORM WITH CURRENT TOWN OF RAMAPO STANDARDS AND EXISTING UTILITIES
  - SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 100 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 THE TOWN OF RAMAPO IS OBTAINED BY THE TOWN OF RAMAPO. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT NO. 1
  - SEWER DEPARTMENT PRIOR TO CONSTRUCTION AND/OR THE ISSUANCE OF ANY BUILDING PERMITS
  - NO BUILDING PERMITS WILL BE ISSUED WITHOUT THE APPROVAL OF THE TOWN OF RAMAPO FOR SANITARY SEWERS TO BE PAID TO THE TOWN OF RAMAPO
  - ALL SPECIFICATIONS, MATERIALS AND METHODS USED FOR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND WITH THE REQUIREMENTS OF THE VILLAGE ZONING ORDINANCES
  - ALL IMPROVEMENTS TO BE REMOVED
  - SIGN DETAIL TO BE PROVIDED BY ARCHITECT.

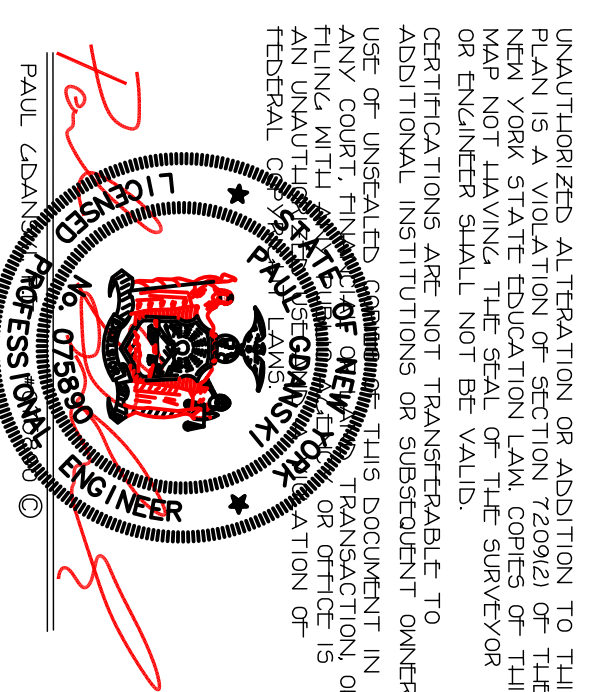
GRADING, UTILITY & SOIL EROSION PLAN  
 FOR  
 JASA 517 NORTH RT. 9M LLC  
 VILLAGE OF UPPER NYACK  
 ROCKLAND COUNTY, NEW YORK

**PAUL ADAMSKI P.E., PLLC**  
 633 WOODMONT LANE  
 SLIDERTSBURG, NY 10974  
 TEL: (917) 418-0999

DATE: APRIL 8, 2021  
 SCALE: 1" = 20'

GRAPHIC SCALE  
 1 INCH = 20 FT

DWG # 1 OF 2



UNAUTHORIZED ALTERATION OR ADDITION TO THIS  
 PLAN IS A VIOLATION OF SECTION 72.09(2) OF THE  
 NEW YORK STATE EDUCATION LAW. CORNERS OF THIS  
 OR ENGINEER SHALL NOT BE VALID.  
 CERTIFICATIONS ARE NOT TRANSFERABLE TO  
 ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
 USE OF UNPAID FOR THIS DOCUMENT IN AN  
 UNPAID FOR OFFICE OR OFFICE IS OR  
 FEDERAL