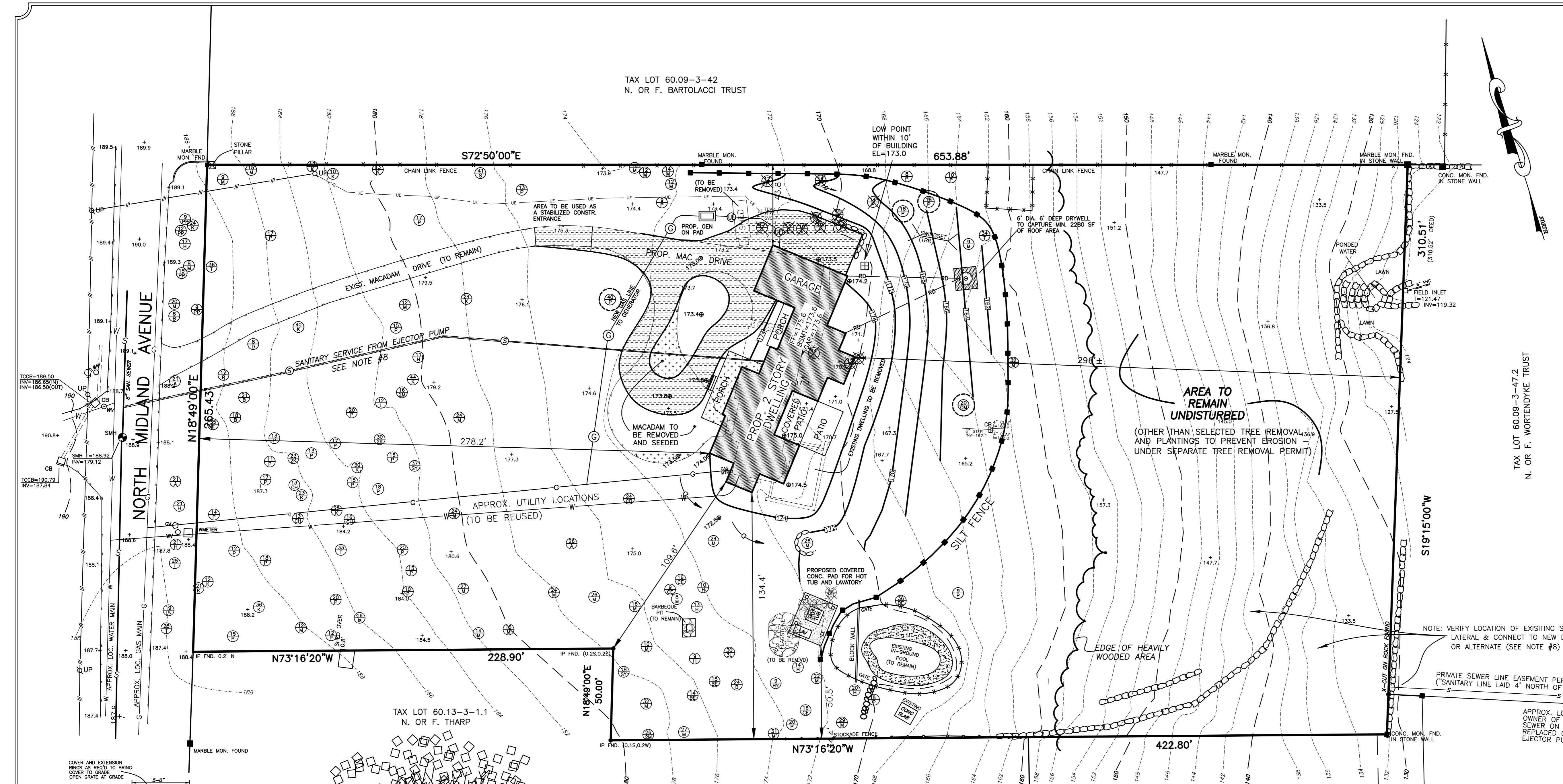
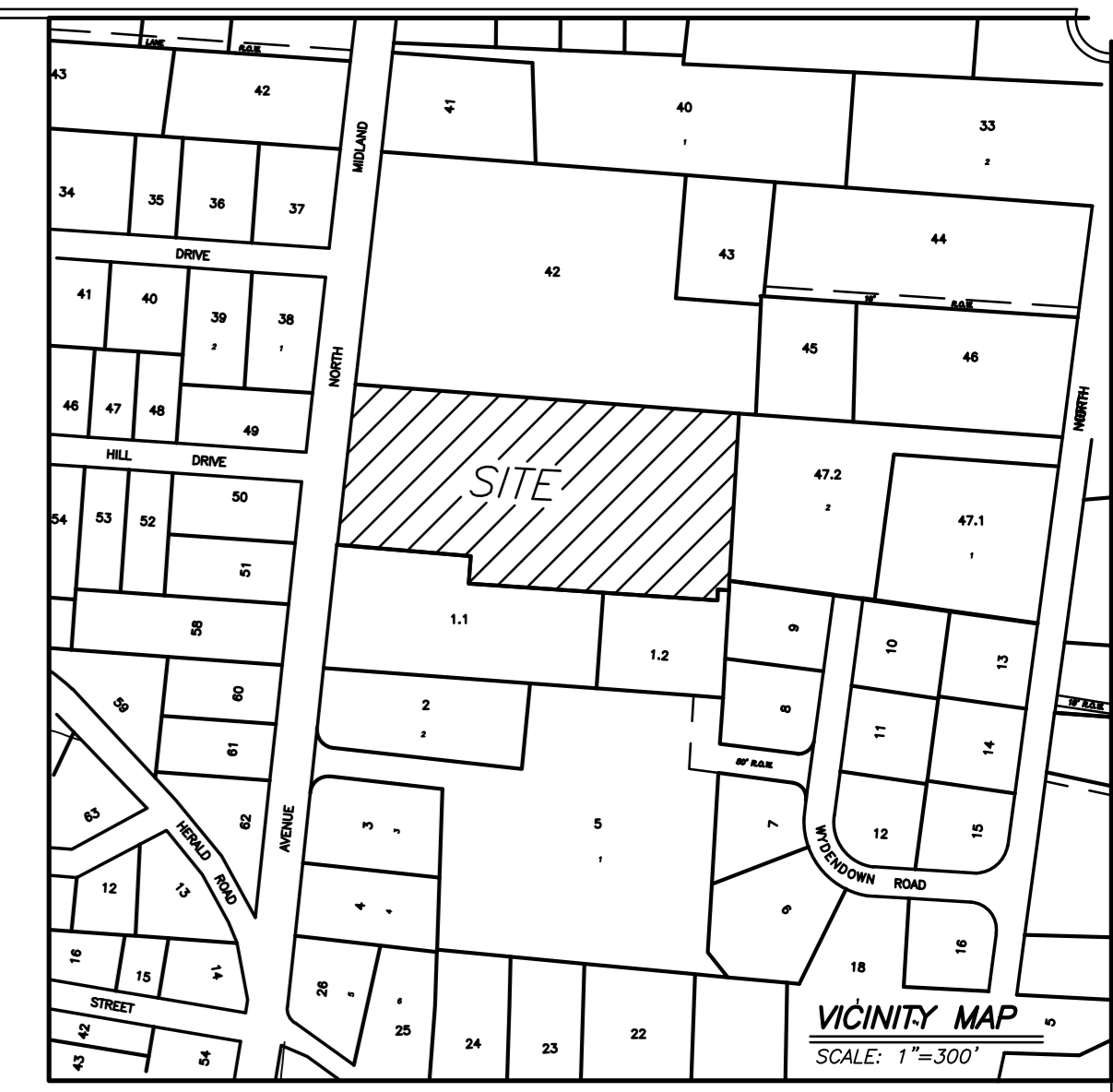


TAX LOT 60.09-3-42
N. OR F. BARTOLACCI TRUST



- NOTES:
1. APPLICANT & OWNER: BROOKFIELD NYACK, LLC
684 SO. MOUNTAIN ROAD NEW CITY, NY 10956
 2. SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
 3. SITE PLAN SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL, WITHIN WHICH TIME APPLICANT SHALL SECURE A BUILDING PERMIT.
 4. ALL ROOF LEADERS SHALL CONVEY RUNOFF TO "RAIN-GARDENS".
 5. A LANDSCAPE PLAN SHALL BE PREPARED WHICH WILL INCLUDE THE PLANTING TREATMENT OF THE "RAIN-GARDEN".
 6. A COVENANT SHALL BE FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE (TO THE SATISFACTION OF THE VILLAGE ATTORNEY) BINDING THE HOMEOWNER TO MAINTENANCE OF THE RAIN GARDEN AS SHOWN HEREON.
 7. PROTECTION OF TREES: NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY EXISTING TREE TO BE PRESERVED. EXCEPT WHERE ENGAGED FOR TREE REMOVAL, NO EQUIPMENT SHALL BE OPERATED WITHIN SIX (6) FEET OF THE DRIP LINE OF ANY TREE PROPOSED TO BE PROTECTED IN THIS ORDINANCE NOR SHALL EQUIPMENT BE OPERATED AT ANY TIME IN SUCH MANNER AS TO BREAK, TEAR, BRUISE, DECORTICATE OR OTHERWISE INJURE ANY LIVING OR DORMANT TREE.
 8. VERIFY LOCATION OF EXISTING SEWER LATERAL NEAR SOUTHEAST CORNER OF SITE, AND REPAIR/REPLACE AS NEEDED FOR CONNECTION. ALTERNATIVELY, PROVIDE EJECTOR PUMP TO NORTH MIDLAND SANITARY LINE.

TAX LOT 60.09-3-47.2
N. OR F. WORTENDYKE TRUST

NOTE: VERIFY LOCATION OF EXISTING SANITARY LATERAL & CONNECT TO NEW DWELLING, OR ALTERNATE (SEE NOTE #8)

PRIVATE SEWER LINE EASEMENT PER L.678, P.551
("SANITARY LINE LAID 4' NORTH OF PROPERTY LINE")

APPROX. LOC. OF 4" ORANGEBURG PIPE PER OWNER OF T.L. 60.09-3-47.2 EXTENDING TO BE RETAINED/REPLACED OR ABANDONED IN LIEU OF EJECTOR PUMP TO MIDLAND.

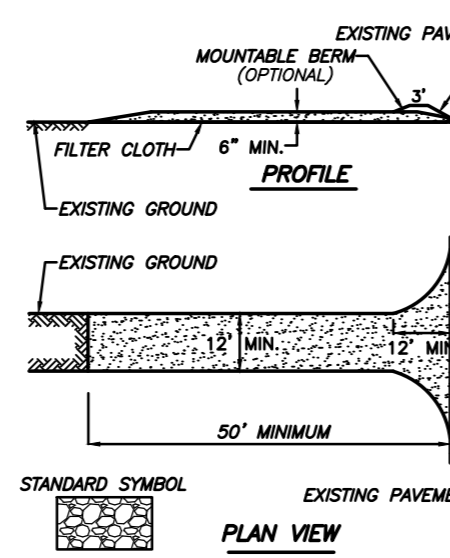
EXISTING 25' RIGHT-OF-WAY FOR ACCESS AND UTILITIES PER L.885, P.326

TAX LOT 60.13-3-1.2
N. OR F. THARP

EXISTING RIGHT-OF-WAY FOR ACCESS AND UTILITIES PER L.654, P.302 & REF. #3

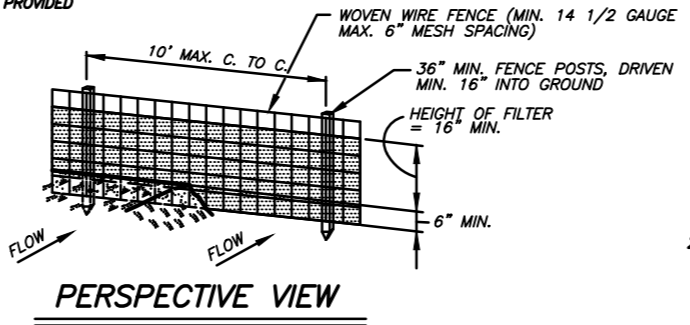
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE #1 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 (8) INCHES.
4. WIDTH - THREE (3) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. PROVIDE FOUR (4) FOOT MINIMUM LENGTHY WOOD APPLIES.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR OVERFLOWING CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MINORING BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROVIDE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR MAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA TRIMMED WITH STRIP AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



STABILIZED CONSTRUCTION ENTRANCE

NTS



WIRE REINFORCED SILT FENCE

NTS

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.

WIRE REINFORCED SILT FENCE

NTS

AREA OF DISTURBANCE = 36,250 SF ±

EXISTING IMPERVIOUS SURFACE = 13,120 SF
PROPOSED IMPERVIOUS SURFACE = 15,400 SF
PROPOSED IMPERVIOUS INCREASE = 2,280 SF

ZONE	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%
PROVIDED	192,730 SF	265.43'	278.2'	43.8' & 110.6'	296'+	1st/5970 SF 2nd/4385 SF	31'	3%	<5%

* MEASURED FROM LOWEST POINT IN AREA EXTENDING 10 FEET FROM EXTERIOR BLDG FACE

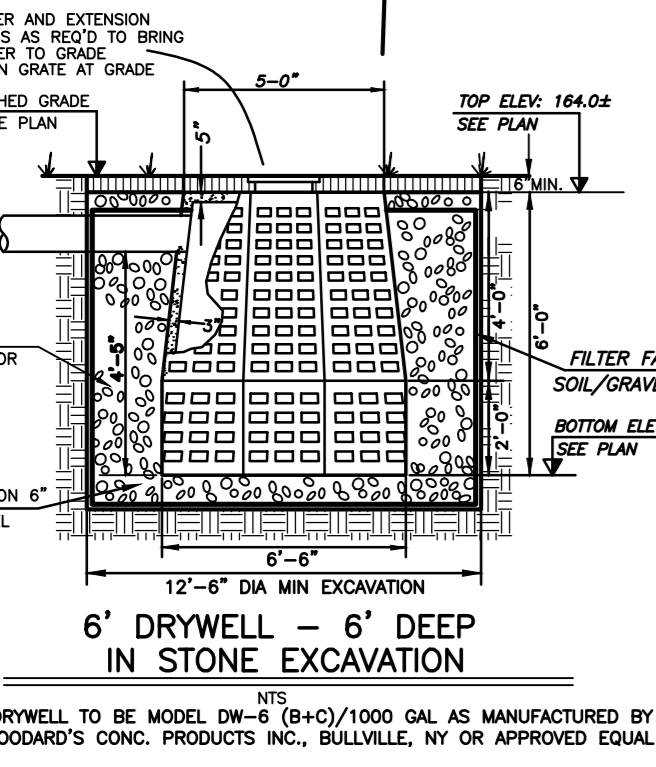
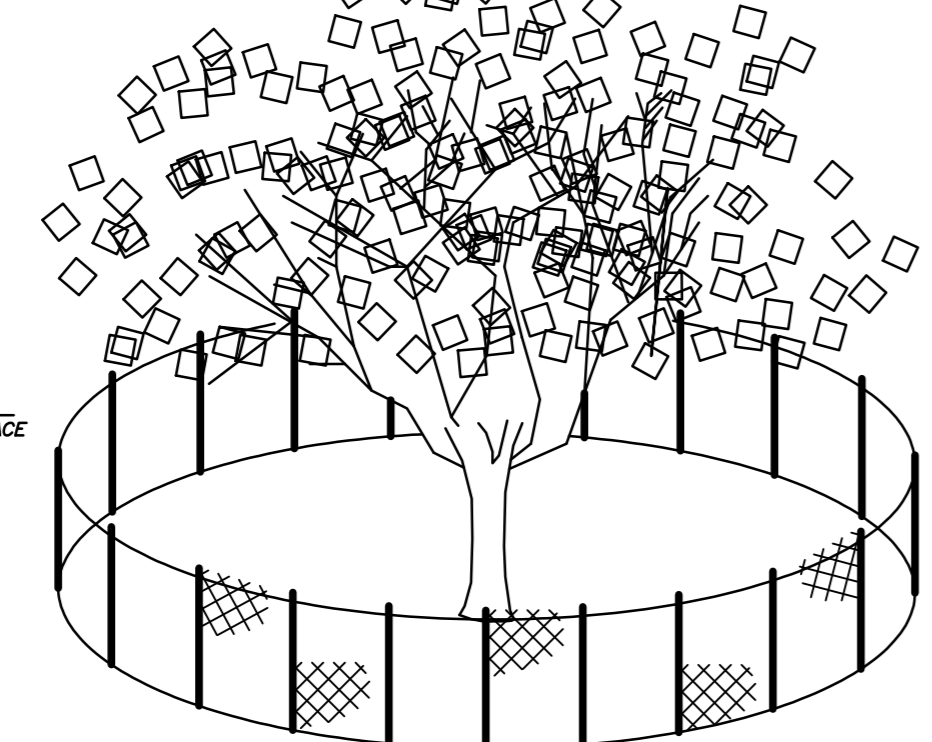
TREE PROTECTION DETAIL

NTS

SNOW FENCE AT DRIP LINE OR ONE FOOT RADIUS FROM TRUNK PER INCH DBH

TREE LEGEND

- 11" - CALIPER IN INCHES
- 8K - TREE TYPE (SEE BELOW)
- 2=TWIN, 3=TRIPLE, ETC.
- K = OAK
- A = ASH
- T = TULIP
- M = MAPLE
- P = PINE
- B = BIRCH
- S = SUMAC
- W = WILLOW
- D = DOGWOOD
- OM = ORNAMENTAL MAPLE
- CE = CEDAR
- H = HOLLY
- BE = BEECH
- CH = CHERRY
- L = LOCUST
- SY = SYCAMORE
- HL = HOLLY
- CB = COPPER BEECH
- LN = LINDEN
- (X) - INDICATES TREE TO BE REMOVED
- (P) - TREE PROTECTION
- (T) - TREE WELL



LEGEND

- | | | | |
|-------------|-------------------------|---------------|----------|
| --- 142 --- | CONTOUR | --- 142 --- | PROPOSED |
| +141.5 | SPOT GRADE | --- 141.5 --- | PROPOSED |
| CB | CATCH BASIN/FIELD INLET | CB | PROPOSED |
| --- | DRAIN LINE | --- | PROPOSED |
| SMH | SANITARY MANHOLE / PIPE | SMH | PROPOSED |
| --- | EDGE OF PAVEMENT | --- | PROPOSED |
| C | GAS LINE | C | PROPOSED |
| W | WATER LINE | W | PROPOSED |
| --- | UTILITY POLE | --- | PROPOSED |
| * | LIGHT POLE | * | PROPOSED |
| --- | GAS/ELEC/TEL | --- | PROPOSED |
| --- | SILT FENCE | --- | PROPOSED |
| --- | UNDG. ELEC | --- | PROPOSED |

REFERENCE:
1. SUBDIVISION OF PROPERTY FOR PETER T. WORTENDYKE, FILED JAN. 23, 1991 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6528.
2. SURVEY MAP FOR ELIZABETH BROOKFIELD, BY ROBERT R. RAHNFIELD, PLS
3. "SUBDIVISION OF PROPERTY OF THE ESTATE OF KATHERINE BRADLEY" FILED JULY 1, 1957 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP # 2511.
4. DEEDS: L.337, P.271; L.678, P.551

GDANSKI CONSULTANTS, INC.
25 RIVERSIDE DRIVE
SUFFERN, NEW YORK, 10901

PAUL GDANSKI, PE
NYS LIC. 075890

DATE: 6/18/20
REVISIONS: PLOT PLAN

DESIGNED: JAG
DRAWN: LDW
CHECKED: JAG
APPROVED: JAG

JAY A. GREENWELL, PLS
NYS LIC. # 49676

PLOT PLAN OF PROPERTY FOR
BROOKFIELD NYACK LLC
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
LAND PLANNING - LAND SURVEYING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT # 60.09-3-48
AREA 192,730 SF
FILE 2503PP
SCALE 1"=30'
DATE 1/20/2020
JOB NO. 2503