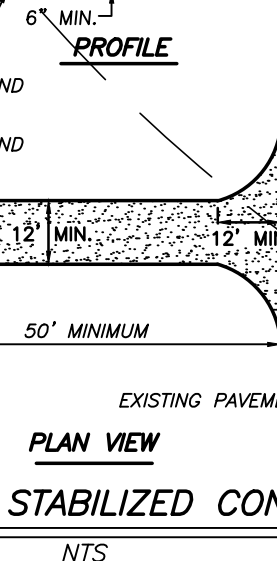


- NOTES:
1. APPLICANT & OWNER: BROOKFIELD NYACK, LLC
684 SO. MOUNTAIN ROAD NEW CITY, NY 10956
 2. SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
 3. SITE PLAN SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL, WITHIN WHICH TIME APPLICANT SHALL SECURE A BUILDING PERMIT.
 4. ALL ROOF LEADERS SHALL CONVEY RUNOFF TO DRYWELL GALLERY
 5. OMITTED
 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 DRYWELL GALLERY 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.
 9. VISUAL SCREENING TO BE PROVIDED AT GENERATOR. REFER TO APPROVED "REVEGETATION PLAN", BY YOST DESIGN, 8/3/20 REQUIRED.
 10. SELF LOCKING GATES AT POOL FENCE TO BE MAINTAINED/INSTALLED AS REQUIRED.
 11. INFILTRATION RATE VERIFIED BY FAIRWAY TESTING INC. ON 8/11/21 VERIFIED AT 30" PER HOUR

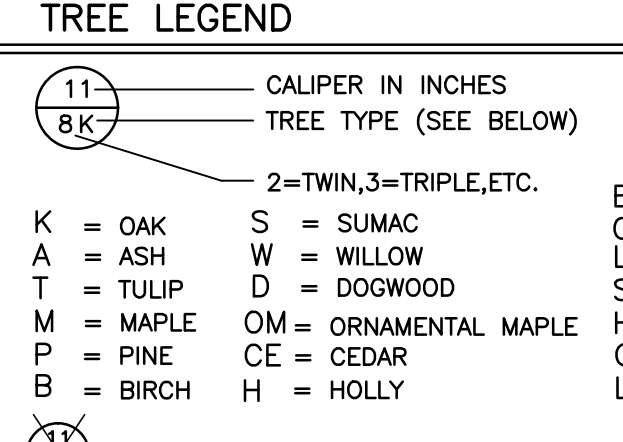
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT (OPTIONAL)
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESPONDING LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT P 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 SLOPE WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT OR PUBLIC DEBRIS ONTO ANY ADJACENT DRIVEWAY, 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 WIRE 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

DRY STONE WALL DETAIL



TREE LEGEND

- NTS
- 11 8K CALIPER IN INCHES
TREE TYPE (SEE BELOW)
- 2=TWIN, 3=TRIPLE, ETC.
- K = OAK S = SUMAC BE = BEECH
A = ASH W = WILLOW CH = CHERRY
T = TULIP D = DOGWOOD L = LOCUST
M = MAPLE OM = ORNAMENTAL MAPLE H = HOLLY SY = SYCAMORE
P = PINE CE = CEDAR LJ = COPPER BEECH
B = BIRCH H = HOLLY LN = LINDEN
- INDICATES TREE TO BE REMOVED
- 11 8K TREE PROTECTION 11 8K TREE WELL
- LEGEND**
- | EXISTING | PROPOSED |
|---------------|---------------|
| --- 142 --- | --- 141.5 --- |
| --- 141.5 --- | --- 141.5 --- |
| □ CB □ FI | □ CB □ FI |
| --- S --- S | --- S --- S |
| --- G --- G | --- G --- G |
| --- W --- W | --- W --- W |
| --- 6/7 --- | --- 6/7 --- |
| --- UE --- | --- UE --- |

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.

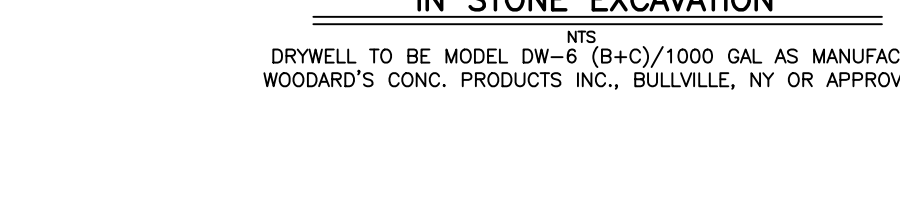
WIRE REINFORCED SILT FENCE



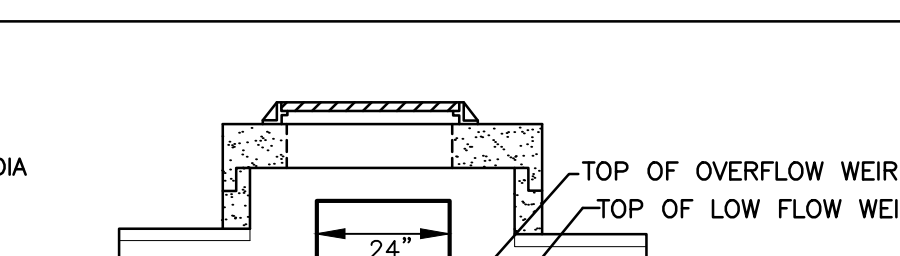
TREE PROTECTION DETAIL



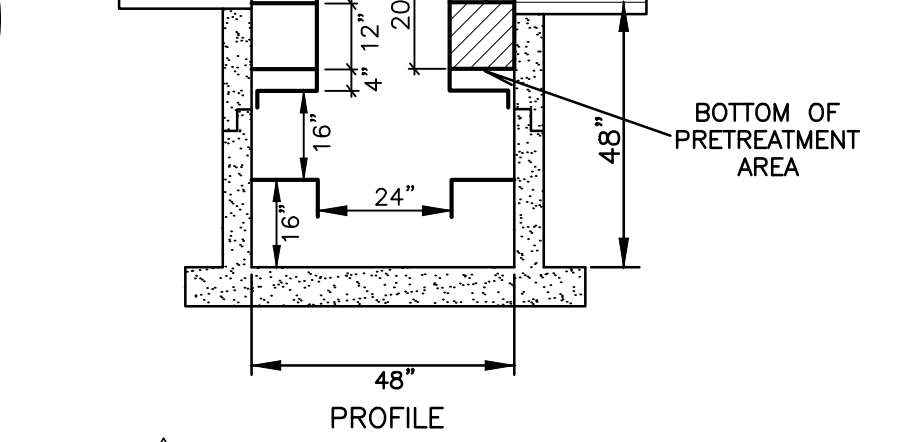
6' DRYWELL - 6' DEEP IN STONE EXCAVATION



HEAVY DUTY SQUARE FRAME & GRATE



18"x18"x18" KNOCKOUT CATCH BASIN



PRE-TREATMENT DETAIL



ZONE	MINIMUM LOT AREA	MIN. LOT FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK (2 STY. DWLG)	MIN. F.A.R.	MAX. BLDG HEIGHT *	MAX. COV. (PRIMARY BLDG)	MAX. COV. 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'	264.9'	38.9' & 42.8'	300'+	1st/5183 SF 2nd/2719 SF	31'	3.5%	9.2% ±

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

GDANSKI CONSULTANTS, INC.
633 WOODMONT LANE
SCATSBURG, NY 10874

DATE: 08/18/21
REVISIONS: DRYWELLS/NOTES, MISC, REV DWLG/PAVILION DRIVEWAY, PROP WELL LOC.

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

PLOT PLAN 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 2503 PP
SCALE 1" = 30'
DATE 2/05/21
JOB NO. 2503