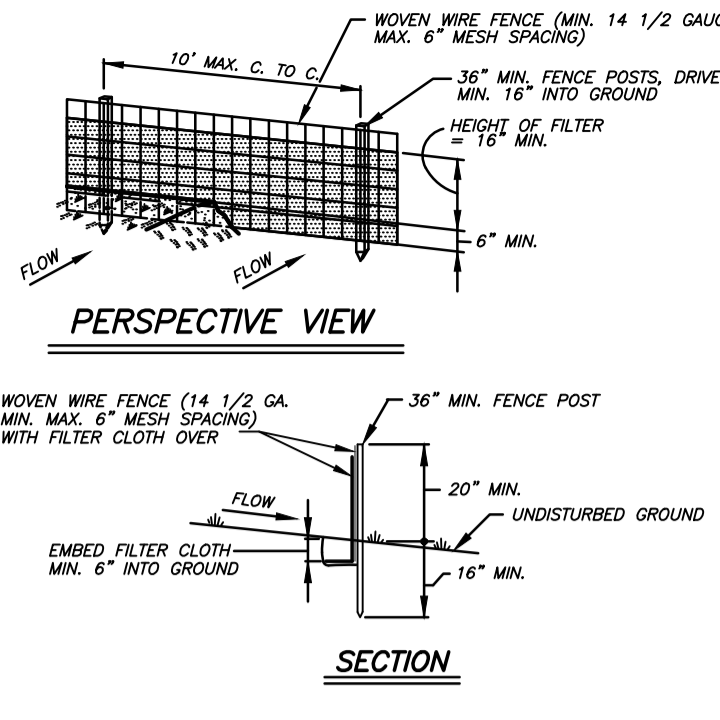


**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 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 MOUNTING 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**

NTS



**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- 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: FILTER X, MIRA1 100X, STABILINKA T140N, OR APPROVED EQUAL.  
 PREFABRICATED: GEOPAB, ENVROFENCE, OR APPROVED EQUAL.

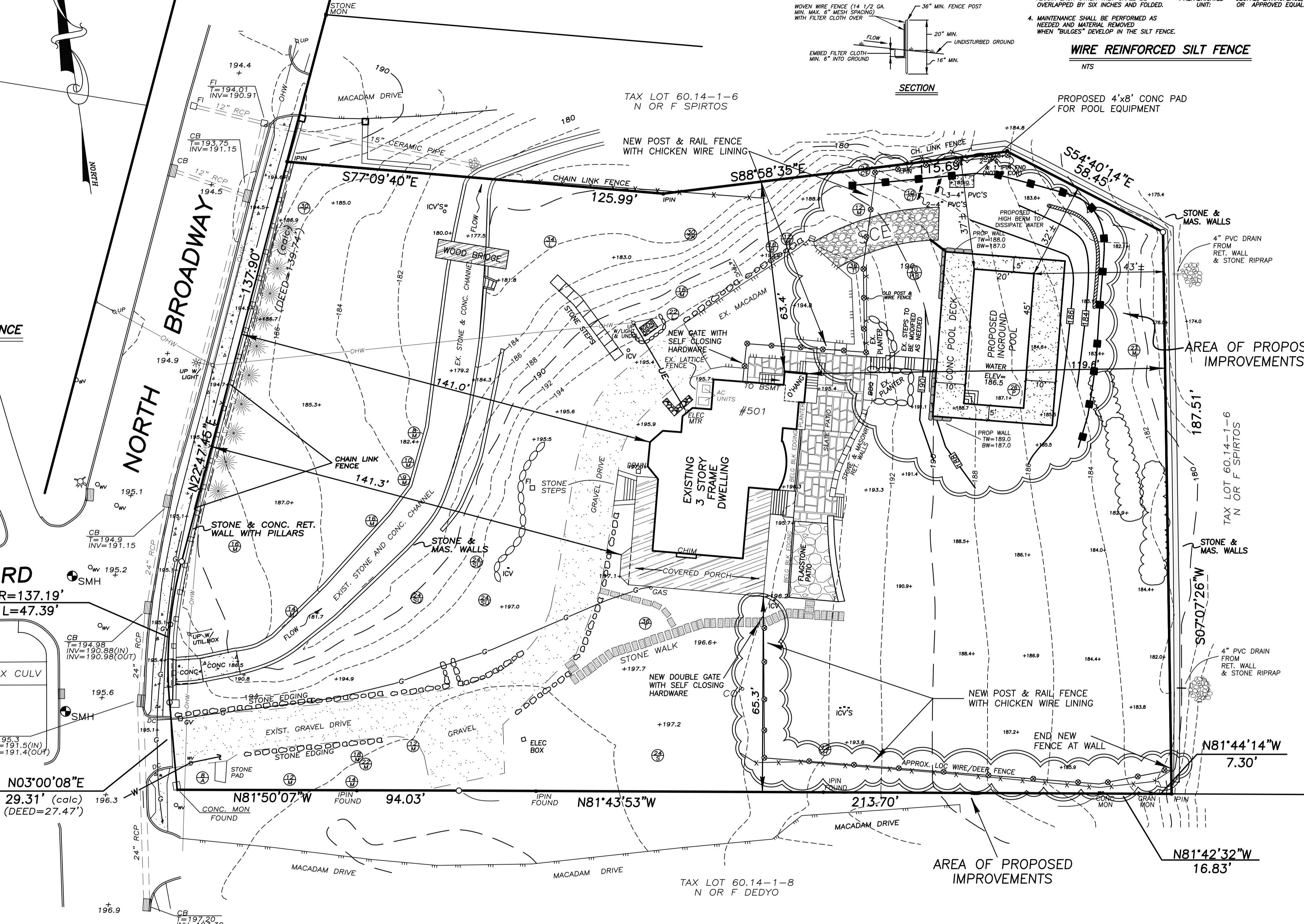
**WIRE REINFORCED SILT FENCE**

NTS



VICINITY MAP SCALE 1"=300'±

- NOTES:
- RECORD OWNER & APPLICANT: EMILIO COLLINS, 501 NO BROADWAY, UPPER NYACK, NY 10960
  - ZONE: R-2
  - ACREAGE: 65,384 SF (GROSS) = 1.501 AC
  - EXISTING TAX LOT: 60.10-1-14
  - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC) AFFECTED BY THE DEVELOPMENT OF THIS PARCEL SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - THE CORNERS OF THE LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
  - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
  - NEW HOUSE SEWER CONNECTION SHALL BE FROM AN APPROVED EJECTOR PUMP, TO BE DESIGNED BY A NYS LICENSED PROFESSIONAL ENGINEER.
  - WATER SUPPLY BY UNITED WATER NEW YORK.
  - SANITARY SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SEPARATION OF TEN FEET.
  - SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
  - THE DEVELOPER SHALL CONFORM TO THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
  - A COVENANT SHALL BE FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE (TO THE SATISFACTION OF THE VILLAGE ATTORNEY) BINDING THE HOMEOWNERS TO MAINTENANCE OF THE STORMWATER FACILITIES AS SHOWN ON APPROVED PLANS.
  - 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 80% OF CRITICAL ROOT RADIUS 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.
  - DATUM: USGS NGVD 29
  - PLANNING BOARD AND ARCHITECTURAL BOARD APPROVAL FOR SITE AND HOUSE PLANS IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - IN ACCORDANCE WITH VILLAGE OF UPPER NYACK STORMWATER REGULATIONS, WATER QUALITY MITIGATION SHALL BE PROVIDED ON SITE FOR THE IMPERVIOUS AREA AND FOR THE AMOUNT OF DISTURBANCE. PROPOSED MITIGATION SHALL BE ACCOMMODATED IN ACCORDANCE WITH THE NYS STORMWATER MANAGEMENT DESIGN MANUAL AND REVIEWED BY THE VILLAGE ENGINEER.
  - EXISTING TREES SHOWN ON THE GRADING PLAN AS TO REMAIN, ARE TO REMAIN UNDISTURBED AND BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FT. MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIBER HARDWOOD SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AN AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2"-3" CALIBER HARDWOOD SHADE TREE SHALL BE PLACED FOR EVERY 200 SF OF AREA DISTURBED.
  - ALL TREES SCHEDULED FOR REMOVAL MUST HAVE A VALID VILLAGE OF UPPER NYACK TREE PERMIT PRIOR TO CUTTING OR REMOVAL.
  - 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.



**NOTE**

DEED (INST. 2012-17807) DOES NOT MATHEMATICALLY CLOSE BY 0.63'. MONUMENTS CALLED FOR IN DEED HELD, AND RIGHT OF WAY OF NORTH BROADWAY ADJUSTED TO MATHEMATICALLY CLOSE FIGURE.

**LEGEND**

CB	FI	CATCH BASIN/FIELD INLET
---	---	DRAIN LINE
S	SMH	SANITARY MANHOLE / PIPE
---	---	EDGE OF PAVEMENT
G	G	GAS LINE/ VALVE
W	W	WATER LINE / VALVE
---	---	UTILITY POLE
---	---	LIGHT POLE
---	---	OVERHEAD WIRES
---	---	UNDERGROUND ELECTRIC

**TREE LEGEND**

11	8K	CALIPER IN INCHES	TREE TYPE (SEE BELOW)
2	3	TWIN, TRIPLE, ETC.	
K	L	OAK	LOCUST
A	B	ASH	BIRCH
T	CT	TULIP	CATALPA
M	S	MAPLE	SPRUCE
P	H	PINE	HEMLOCK
SU		SUMAC	

**BULK REGULATIONS**

	MIN. LOT AREA	MIN. STREET FRONTAGE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. FLOOR AREA (2 STY)	MAX. BLDG. HEIGHT **	MAX. COVERAGE BY PRIMARY DWELLING	MAX. COVERAGE OF LOT (BLDGS & STRUCTURES)	DISTURBANCE OF AREA WITH SLOPE >40%
REQUIRED	30,000 SF	100 FT	35 FEET	25 FEET	25 FEET	FF:800 SF 2ND FL:750 SF	35 FT	12%	25%	0 SF
PROVIDED	65,384 SF GROSS 62,307 SF NET	214'±	141.0' (exist)	63.4' (EXIST TO DWLG) 32' TO PROP POOL	119.6' (EXIST TO DWLG) 42' (TO PROP POOL)	MAIN FL: >800 SF UPPER FL: >750 SF	APPLIES TO PRINC. BLDG ONLY (EXISTING)	3.2%	13,255 / 62,307 = 21.3% PROPOSED	0 SF±

\*\* MEASURED FROM LOWEST POINT IN AREA EXTENDING 10 FEET FROM EXTERIOR BLDG. FACE, PER ARCHITECT'S CALCULATIONS.

03/07/22	PROP FENCE
02/25/22	REV. POOL
01/28/22	REV. POOL
DATE	REVISIONS
DESIGNED	LDW
DRAWN	JAG
CHECKED	JAG
APPROVED	JAG

JAY A. GREENWELL, PLS, LLC  
 NYS LIC. # 49676

**PLOT PLAN FOR PROPOSED POOL**

**COLLINS**

VILLAGE OF UPPER NYACK  
 ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**

LAND SURVEYING LAND PLANNING  
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
 PHONE 845-357-0630 FAX 845-357-0756

TAX LOT #	60.14-1-7
AREA	65,384 SF
FILE	1.501 AC
SCALE	1"=20'
DATE	01/21/22
JOB NO.	21236