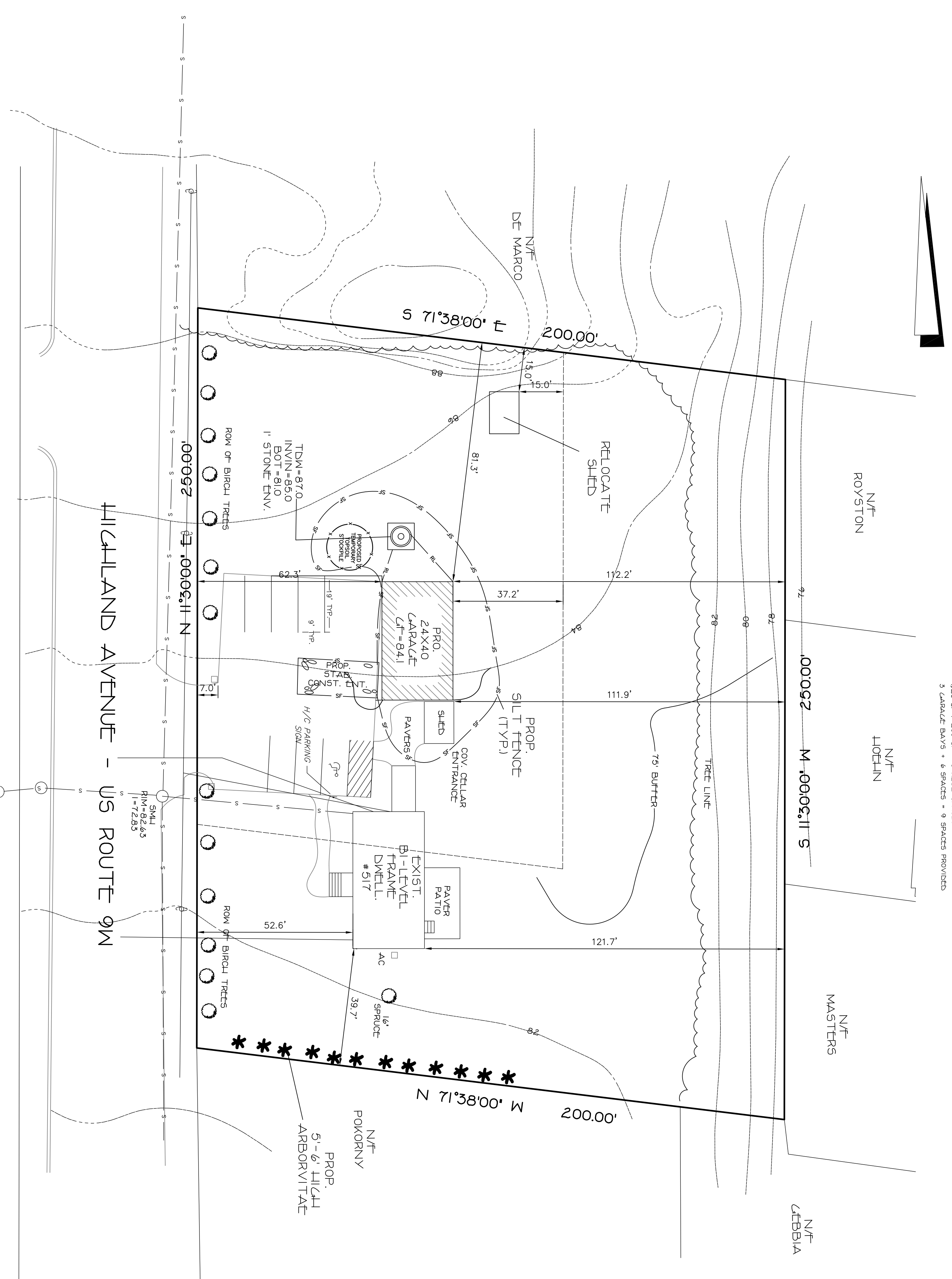


**BULK REQUIREMENTS ZONE: L0**

PROD	MINIMUM LOT AREA (SQ. FT.)	MINIMUM FRONT YIELD (FEET)	MINIMUM SIDE YIELD (FEET)	MINIMUM REAR YIELD (FEET)	DIST. BE-T. (FEET)	MINIMUM USABLE FLOOR AREA (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)	MINIMUM FLOOR AREA PER PERCENT (SQ. FT.)
80000	50,000	150	20	15	25	20,000	50	80	0.5	75					
10000	10,000	30	5	5	5	10,000	10	20	0.1	15					
15000	15,000	45	7.5	7.5	7.5	15,000	15	30	0.15	22.5					
20000	20,000	60	10	10	10	20,000	20	40	0.2	30					
25000	25,000	75	12.5	12.5	12.5	25,000	25	50	0.25	37.5					
30000	30,000	90	15	15	15	30,000	30	60	0.3	45					
35000	35,000	105	17.5	17.5	17.5	35,000	35	70	0.35	52.5					
40000	40,000	120	20	20	20	40,000	40	80	0.4	60					
45000	45,000	135	22.5	22.5	22.5	45,000	45	90	0.45	67.5					
50000	50,000	150	25	25	25	50,000	50	100	0.5	75					
55000	55,000	165	27.5	27.5	27.5	55,000	55	110	0.55	82.5					
60000	60,000	180	30	30	30	60,000	60	120	0.6	90					
65000	65,000	195	32.5	32.5	32.5	65,000	65	130	0.65	97.5					
70000	70,000	210	35	35	35	70,000	70	140	0.7	105					
75000	75,000	225	37.5	37.5	37.5	75,000	75	150	0.75	112.5					
80000	80,000	240	40	40	40	80,000	80	160	0.8	120					
85000	85,000	255	42.5	42.5	42.5	85,000	85	170	0.85	127.5					
90000	90,000	270	45	45	45	90,000	90	180	0.9	135					
95000	95,000	285	47.5	47.5	47.5	95,000	95	190	0.95	142.5					
100000	100,000	300	50	50	50	100,000	100	200	1.0	150					

\* VARIANCE REQUIRED

DEVELOPMENT COVERAGE  
 EX. DEV. YIELD: 6 PERCENT = 4409 SQ. FT.  
 EX. DEV. YIELD: 10 PERCENT = 7341 SQ. FT.  
 EX. LOTUSE: 4 SPACES = 1384 SQ. FT.  
 PRO. GARAGE: 4 SPACES PROVIDED = 1029 SQ. FT.  
 PROPOSED DEV. COVERAGE: 72% 97'49.40' 9" - 0.127 OR L.A.Z.  
 REQUIRED PARKING: 1 SPACE PER 200 SQ. FT. USABLE FLOOR AREA  
 120 SQ. FT. / 200 SQ. FT. = 0.6 SPACES = 9 SPACES PROVIDED  
 3 GARAGE BAYS = 6 SPACES = 9 SPACES PROVIDED



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APPROVED FOR FILING:  
 \_\_\_\_\_  
 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  
 AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY  
 CONSTRUCTION. THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION  
 (L.U.U.P.O.) SHALL BE CONTACTED TO OBTAIN A COPY OF THE  
 CONCEPTUAL UNDERGROUND UTILITY MAP (C.U.U.M.) AND  
 TO VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO ANY  
 CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE  
 CONTRACTOR. THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

8 YORK STATE 173  
 PAUL CDANSKI P.E., P.L.L.C.  
 REGISTERED PROFESSIONAL ENGINEER  
 NEW YORK  
 DIAL 811



- NOTES:
- THIS IS A SITE PLAN FOR LOT 1, BLOCK 2, SECTION 60.09 AS SHOWN.
  - AREA OF TRACT: 49,440 SQ. FT. - 1,139 ACRES.
  - ZONE: L0 (GENERAL OFFICE)
  - RECORD OWNER: JASA 517 NORTH RT. 9W LLC
  - APPLICANT: NYACK NORTH RT 9W LLC, 517 N. HIGHLAND AVENUE, NYACK, NY 10960
  - DISTRICTS: UPPER NYACK SCHOOL DISTRICT
  - WATER: WATER
  - SEWER: BENCHMARKED AREA NO. 5
  - DATA: NAVD 83 BY ROCKLAND COUNTY AERIAL SURVEY
  - ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4" IRON PIPE-ELECTRIC SERVICE CONNECTIONS SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER UNDERGROUND UTILITY SERVICES
  - ALL BUILDS 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 INCLUDING CABLE TV 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 VILLAGE OF UPPER NYACK STANDARDS. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE 6 INCH DIAMETER WITHIN MUNICIPAL RIGHT-OF-WAY
  - ALL PUBLIC IMPROVEMENTS SHALL CONFORM WITH CURRENT VILLAGE OF UPPER NYACK STANDARDS. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE 6 INCH DIAMETER WITHIN MUNICIPAL RIGHT-OF-WAY
  - 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 ENGINEER 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 BE OBTAINED FROM THE TOWN OF RAMAPO 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
  - THE TOWN OF RAMAPO WILL BE PAID 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 OF UPPER NYACK
  - ALL IMPROVEMENTS TO BE REMOVED
  - 517 SIGN DETAIL TO BE PROVIDED BY ARCHITECT
  - ALL EXCAVATED MATERIAL TO BE REMOVED FROM SITE

1/5/23/21 REVISE PER COMMENTS

GRADING, UTILITY & SOIL EROSION PLAN  
 SITE PLAN FOR

JASA 517 NORTH RT. 9W LLC  
 VILLAGE OF UPPER NYACK  
 ROCKLAND COUNTY, NEW YORK

PAUL CDANSKI P.E., P.L.L.C.  
 633 WOODMONT LANE  
 SLODA-TSEBURG, NY 10974  
 TEL: (917) 418-0999

GRAPHIC SCALE  
 1" = 20'

SCALE: APRIL 8, 2021  
 DATE: 1" = 20'  
 FILE #: 517M144  
 DWG #: 1 OF 2



UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(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 DOCUMENT IN ANY MANNER IS UNLAWFUL. ANY ALTERATION OF THIS PLAN WITHOUT THE SIGNATURE OF THE ENGINEER OR ARCHITECT IS UNLAWFUL.