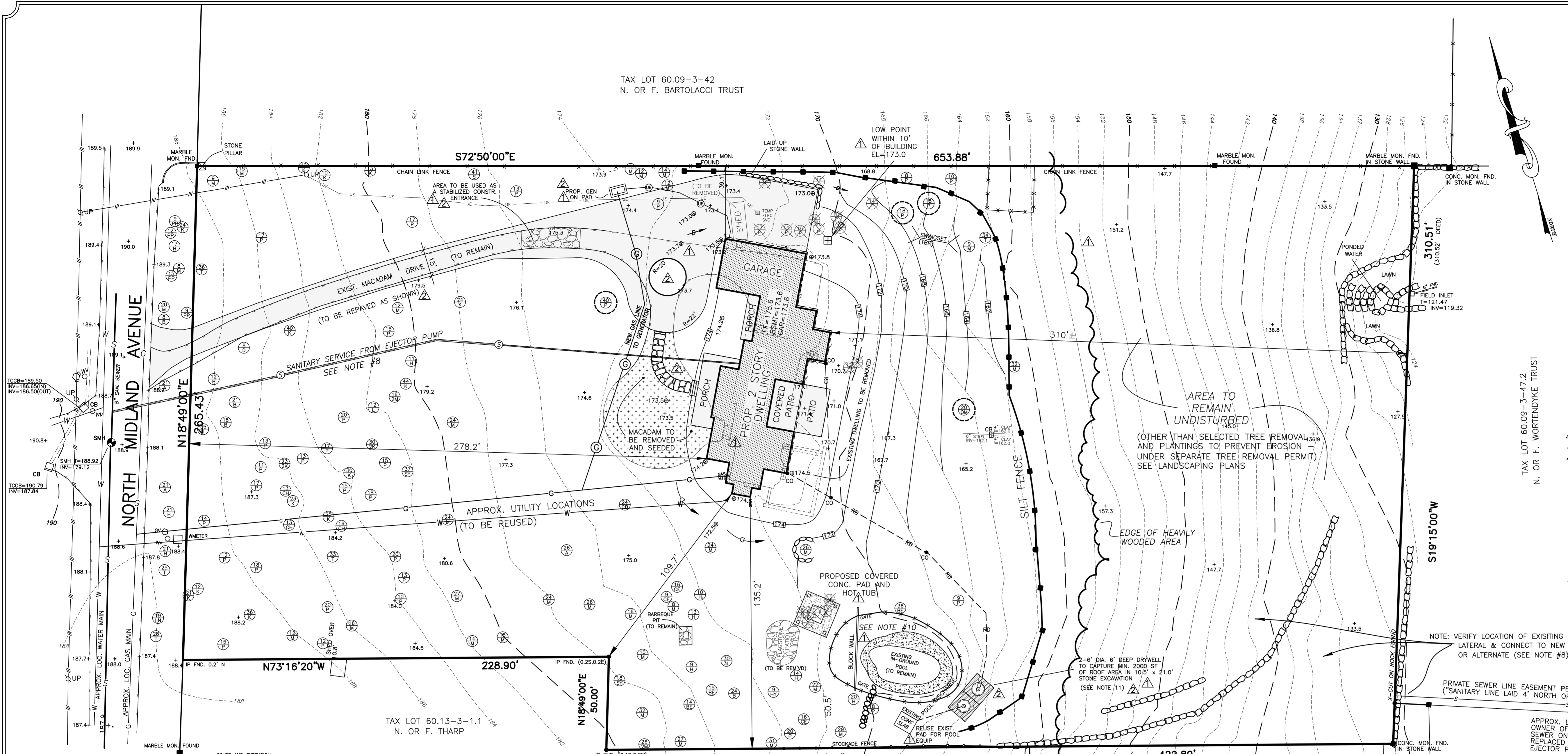
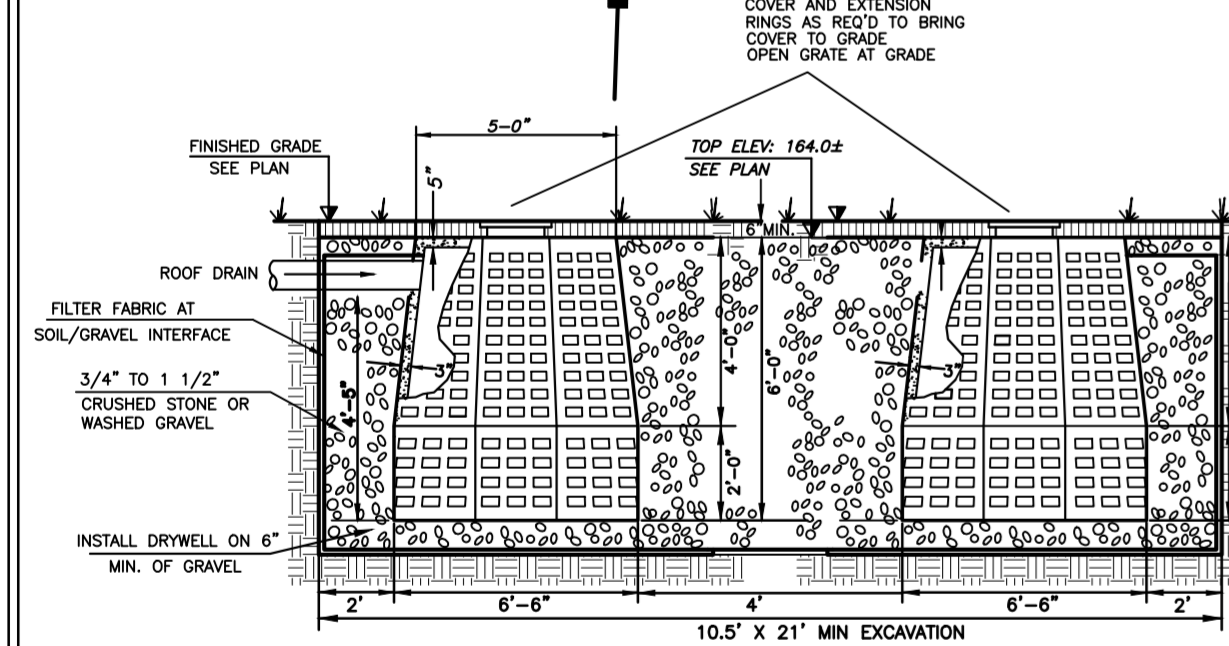


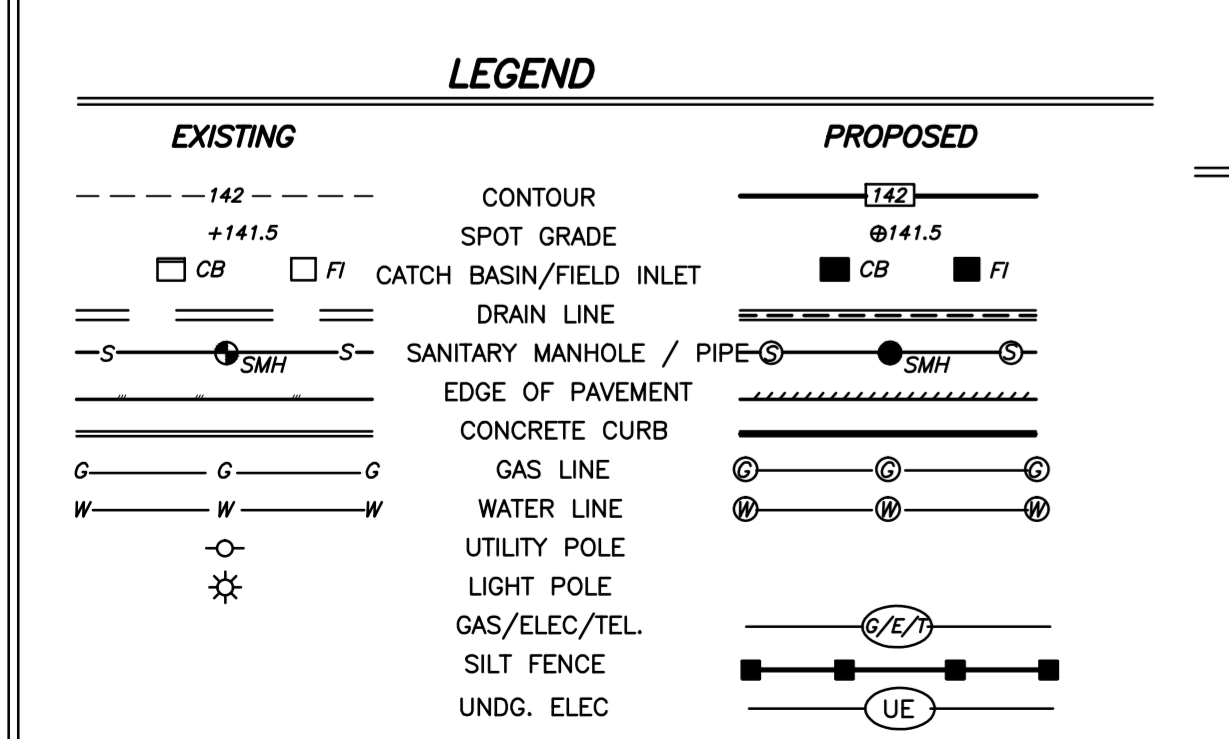
TAX LOT 60.09-3-42
N. OR F. BARTOLACCI TRUST



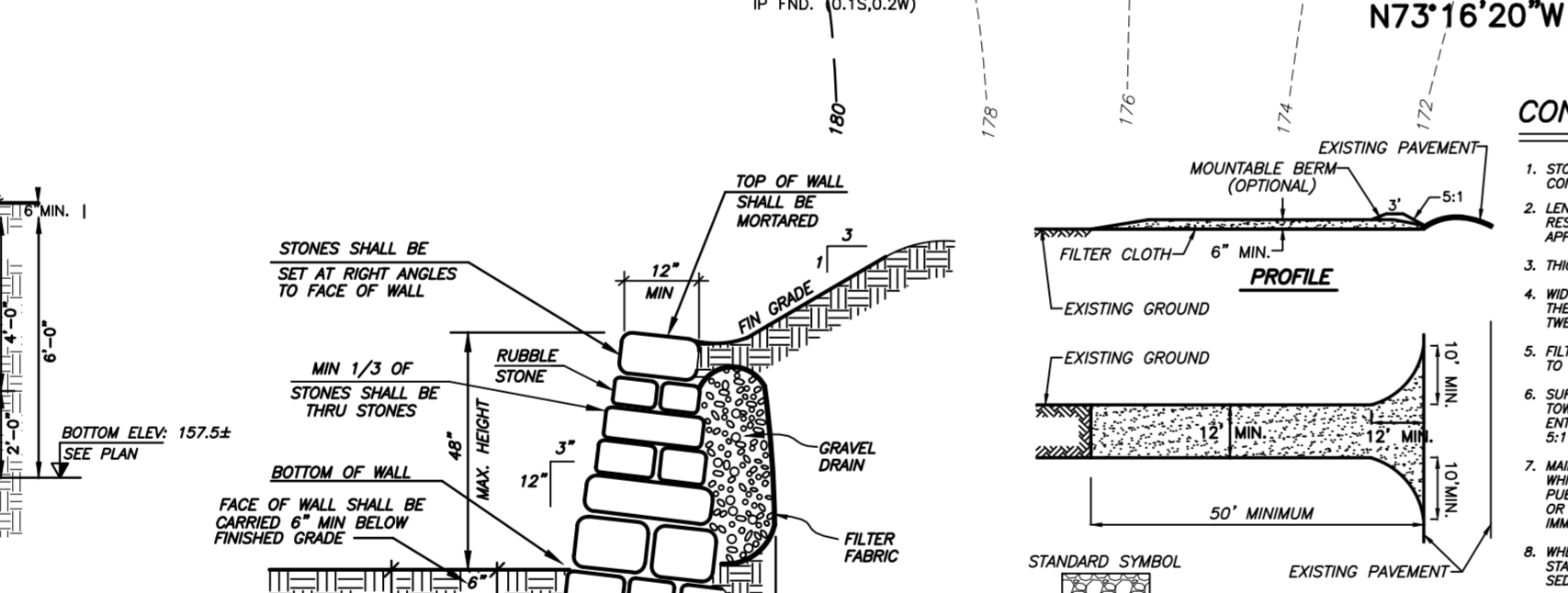
- NOTES:
1. APPLICANT & OWNER: BROOKFIELD NYACK, LLC
684 SO. MOUNTAIN ROAD NEW CITY, NY 10956
 2. SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
 3. SITE PLAN SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL, WITHIN WHICH TIME APPLICANT SHALL SECURE A BUILDING PERMIT.
 4. ALL ROOF LEADERS SHALL CONVEY RUNOFF TO 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 (SEE LANDSCAPE PLAN)
 10. SELF LOCKING GATES AT POOL FENCE TO BE MAINTAINED/INSTALLED AS REQUIRED.
 11. VERIFY INFILTRATION RATE AT TIME OF CONSTRUCTION AND AMEND THE DRYWELL DESIGN IF/AS NEEDED.



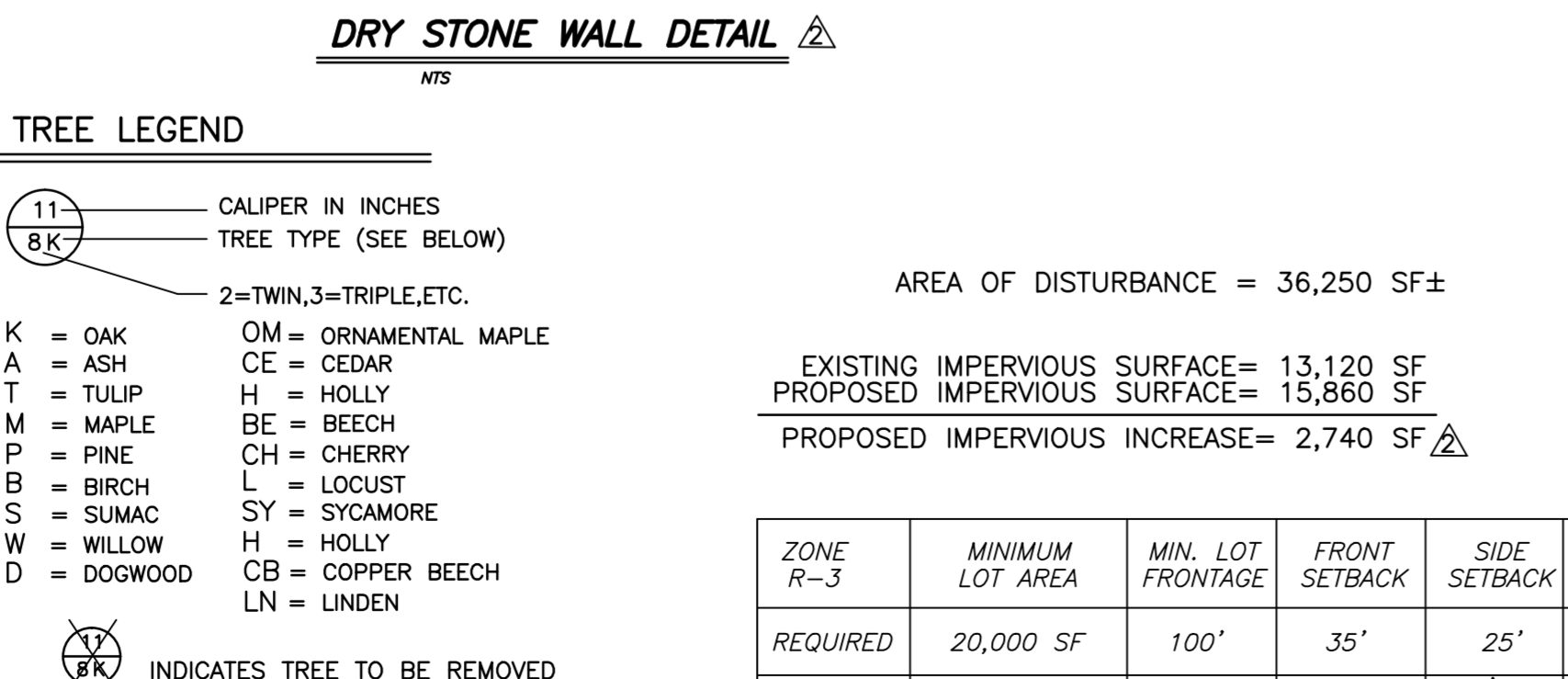
6' DRYWELL - 6' DEEP IN STONE EXCAVATION
NTS
DRYWELL TO BE MODEL DW-6 (8"X) 1000 GAL AS MANUFACTURED BY WOODARD'S CONC. PRODUCTS INC., BULLYVILLE, NY OR APPROVED EQUAL



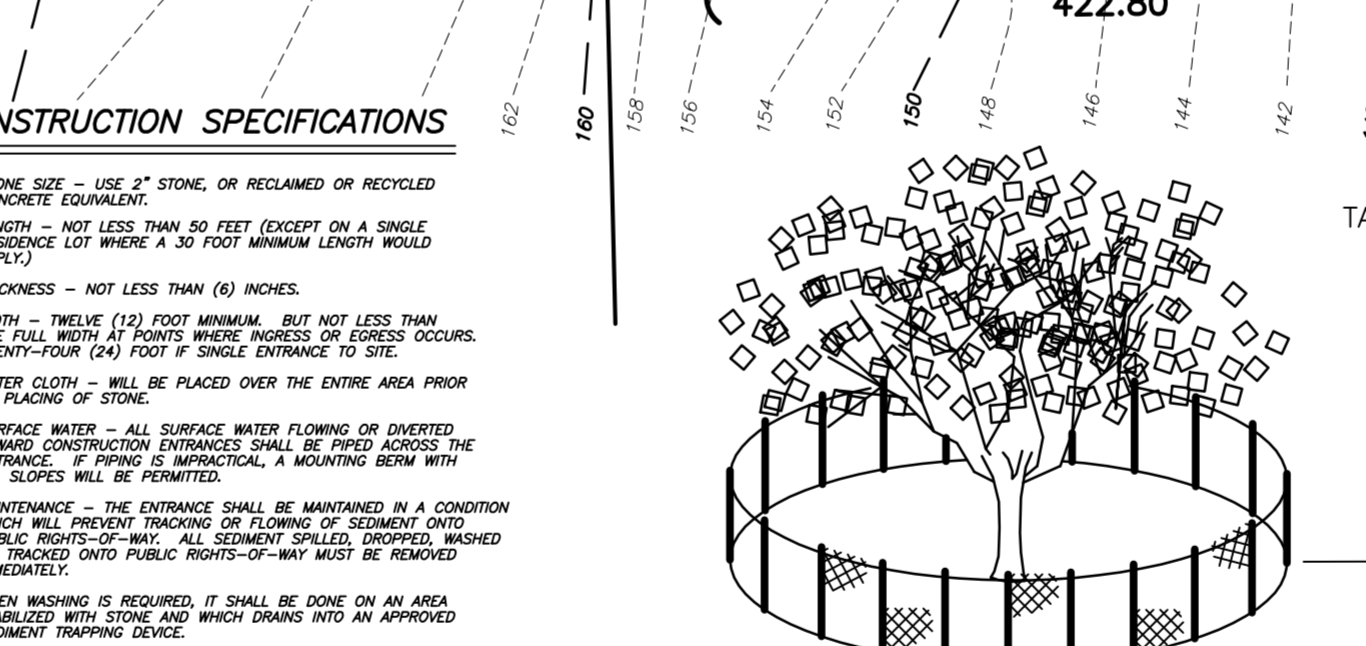
REFERENCE:
1. SUBDIVISION OF PROPERTY FOR PETER T. WORTENDYKE, FILED JAN. 23, 1991 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6528.
2. SURVEY MAP FOR ELIZABETH BROOKFIELD, BY ROBERT R. RAHNFIELD, PLS
3. 'SUBDIVISION OF PROPERTY OF THE ESTATE OF KATHERINE BRADLEY' FILED JULY 1, 1957 IN THE ROCKLAND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



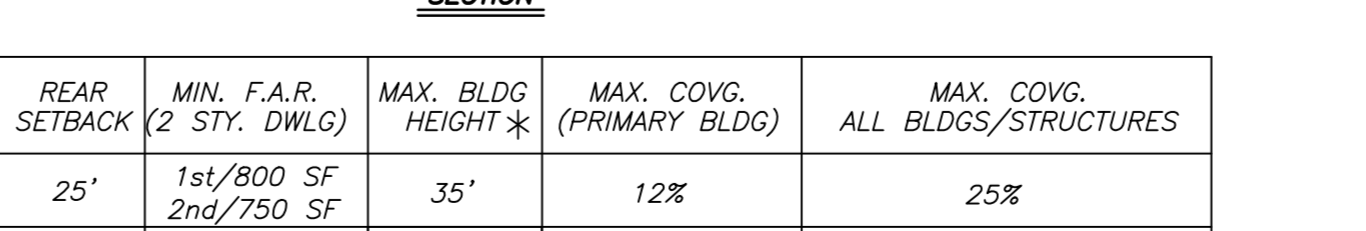
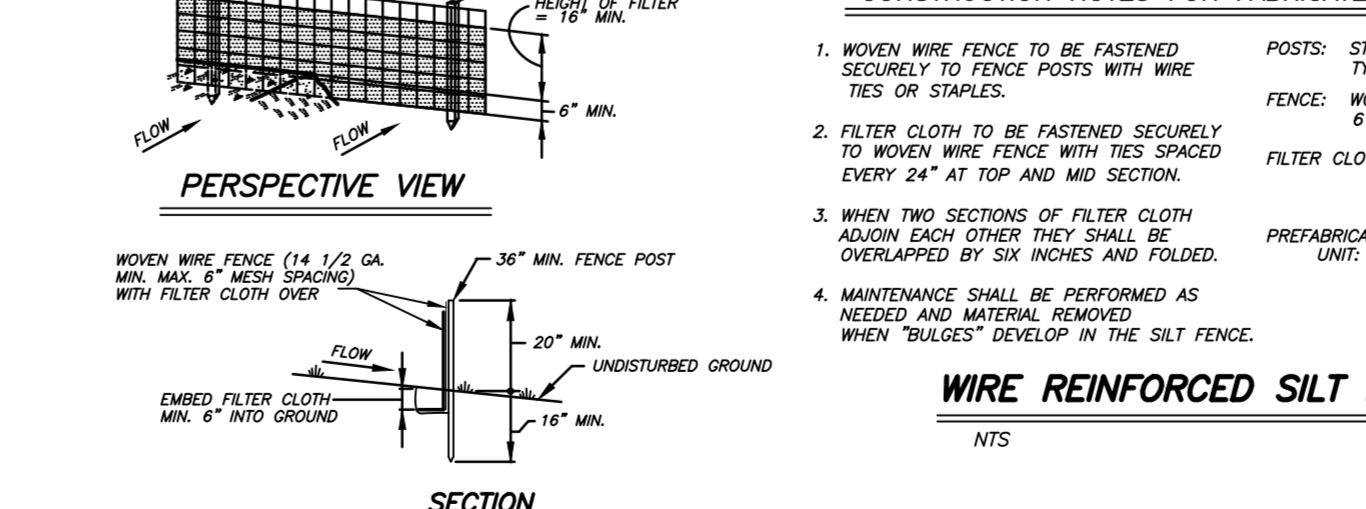
DRY STONE WALL DETAIL
NTS



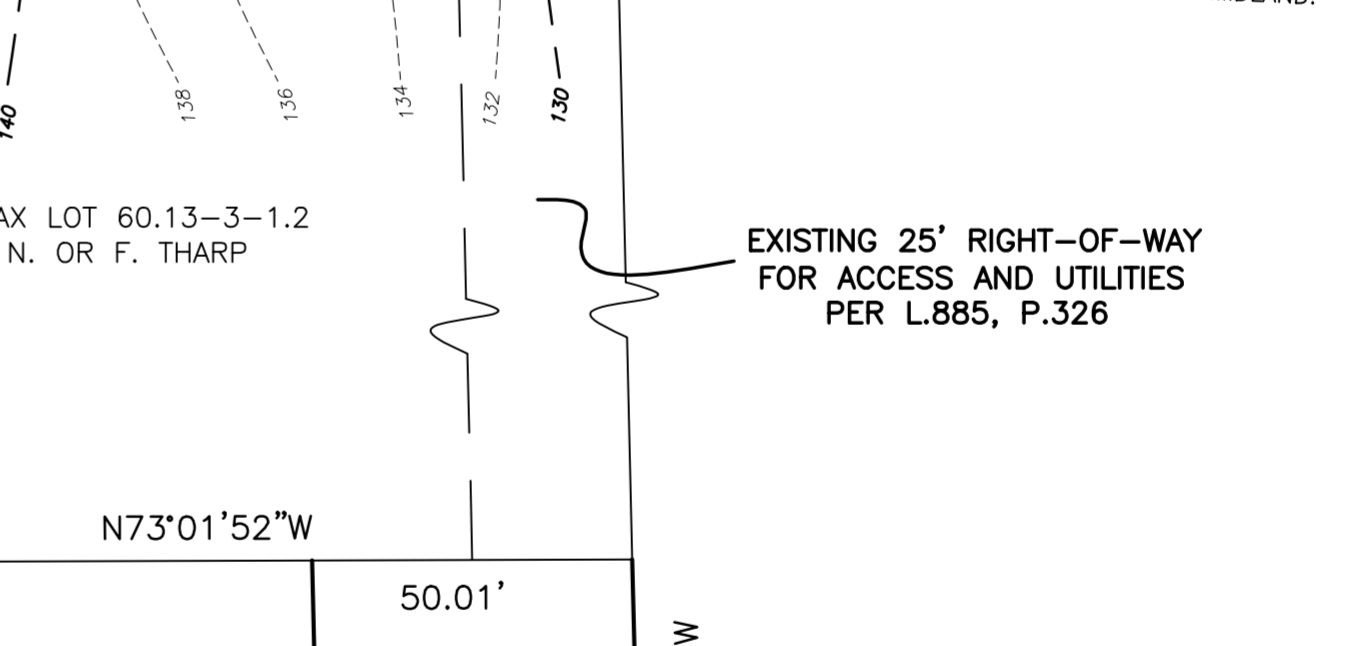
INDICATES TREE TO BE REMOVED
TREE PROTECTION
TREE WELL



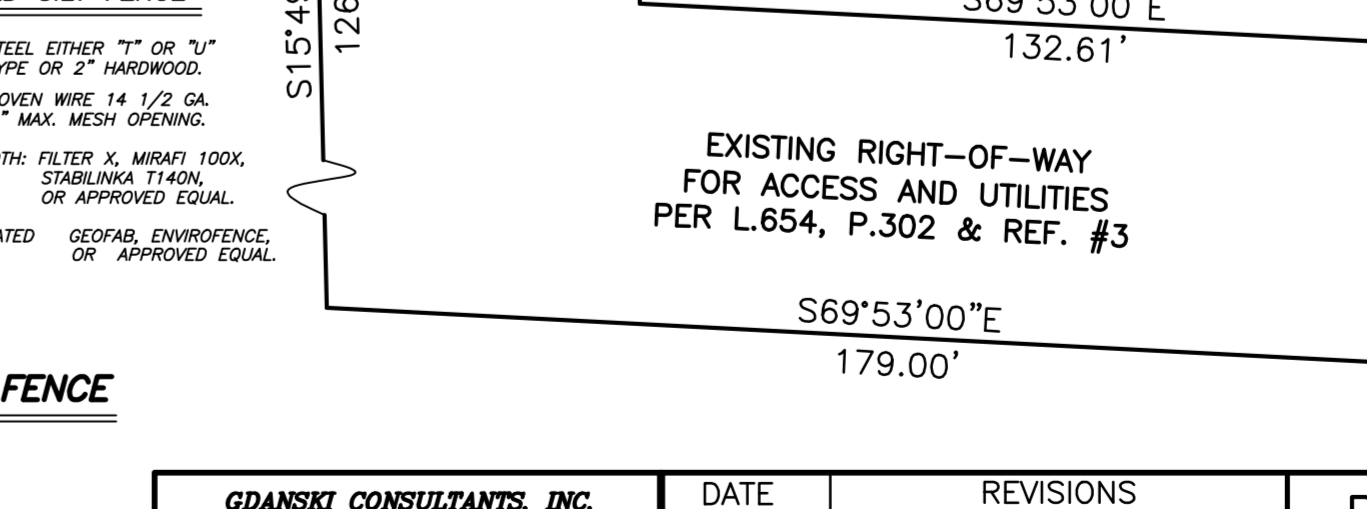
STABILIZED CONSTRUCTION ENTRANCE
NTS



TREE PROTECTION DETAIL
NTS



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
NTS



WIRE REINFORCED SILT FENCE
NTS

AREA OF DISTURBANCE = 36,250 SF ±
EXISTING IMPERVIOUS SURFACE= 13,120 SF
PROPOSED IMPERVIOUS SURFACE= 15,860 SF
PROPOSED IMPERVIOUS INCREASE= 2,740 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'	39.1' & 109.7'	310'+	1st/5970 SF 2nd/4385 SF	31'	3%	8.2% ±

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

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

DATE	REVISIONS
6/18/20	PLOT PLAN
7/21/20	BLDG ORIENTATION/DRYWELLS
8/20/20	REV DRIVEWAY

DESIGNED: JAG
DRAWN: LOW
CHECKED: JAG
APPROVED: JAG

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