5. Site Plan and SWPPP

5a. Site Plan

Note: All Site Plan Requirements (§10.5) and Site Plan Standards (§10.6) been included and adhered

DRAWINGS PREPARED FOR

PROJECT GOOSE SITE PLAN

VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

OWNER:
ADAM BUDGOR & SORAYA SCROGGINS
11 TOMPKINS COURT
UPPER NYACK NY 10960

APPLICANT:
ADAM BUDGOR & SORAYA SCROGGINS
11 TOMPKINS COURT
UPPER NYACK NY 10960

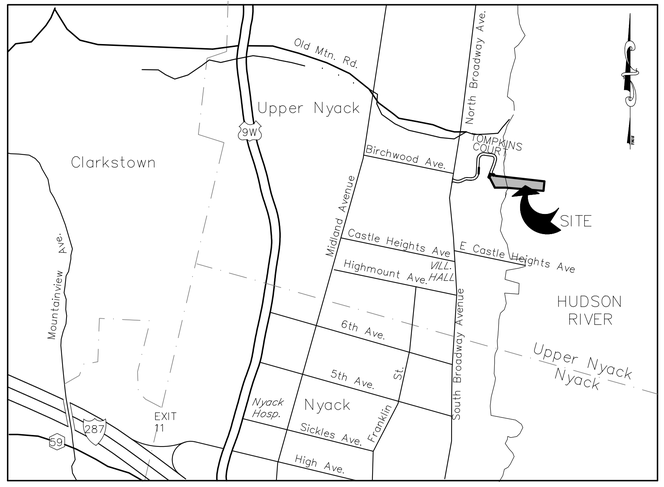
SITE ENGINEER:
BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE, SUITE 501
SUFFERN, NEW YORK 10901
(845) 357–4411

LAND SURVEYOR:
JAY A. GREENWELL, PLS, LLC
34 WAYNE AVE, 2ND. FLOOR
SUFFERN, NY 10901
(845) 357–08301

ARCHITECT:
BARNES COY ARCHITECTS
1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY 11932
(631) 537–3555

ATTORNEY:
DONALD BRENNER, P.E., LL.B.
4 INDEPENDENCE AVENUE
TAPPAN, NY 10983
PHONE: (845) 359–2210

LANDSCAPE ARCHITECT:
LAGUARDIA DESIGN LANDSCAPE ARCHITECT
38 SCUTTLE HOLE ROAD
WATER MILL, NY 11976
(631)–726–1478



LOCATION MAP
SCALE 1" = 1000'

NOTES:

1. THIS IS A SITE PLAN OF LOT 12.7, BLOCK 1, SECTION 60.14 OF THE TOWN OF UPPER NYACK TAX MAPS.
2. PROPERTY ADDRESS: 11 TOMPKINS COURT UPPER NYACK NY 10960
3. AREA OF TRACT: 97,630 SF
4. ZONE: R-30
5. RECORD OWNER: ADAM BUDGOR & SORAYA SCROGGINS
6. APPLICANT: ADAM BUDGOR & SORAYA SCROGGINS
7. FIRE DISTRICT: VAL COTTAGE FD012
8. SCHOOL DISTRICT: NYACK UFCSD 392404
9. WATER DISTRICT: CONSOL. WD011
10. WATER SUPPLY: VEOLIA WATER COMPANY
11. SEWER DISTRICT: VILLAGE OF UPPER NYACK MUNICIPAL SYSTEM
12. DATUM: NAVD 88
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO BUILDING SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCHES DIAMETER.
14. MINIMUM SIGHT DISTANCE FROM NEW DRIVEWAY 200'+ TO THE NORTH MEETS AASHTO STANDARDS.

DRAWING LIST:

SITE PLAN DRAWINGS (BROOKER ENGINEERING, PLLC)

		ORIGINAL DATE	LAST REVISED DATE
SI-1	TITLE SHEET	05/03/2022	05/10/2022
SI-2	SITE PLAN	05/03/2022	05/10/2022
SI-3	EXISTING CONDITIONS AND DEMOLITION PLAN	05/03/2022	05/10/2022
SI-4	GRADING AND UTILITY PLAN	05/03/2022	05/10/2022
SI-5	SOIL EROSION & SEDIMENT CONTROL PLAN	05/03/2022	05/10/2022
SI-6	CONSTRUCTION DETAILS	05/03/2022	05/10/2022

SURVEY DRAWINGS (JAY A. GREENWELL, PLS, LLC)

	ORIGINAL DATE	LAST REVISED DATE
EXISTING CONDITIONS SURVEY	09/28/2021	05/10/2022
SLOPE CATEGORY MAP	04/18/2021	05/10/2022

LANDSCAPE DRAWINGS (LAGUARDIA DESIGN LANDSCAPE ARCHITECT)

	ORIGINAL DATE	LAST REVISED DATE
L2.1 TREE REMOVALS PLAN	04/29/2022	05/10/2022
L5.1 PLANTING PLAN	04/29/2022	05/10/2022
L6.1 ELECTRICAL PLAN	04/29/2022	05/10/2022

APPROVED FOR FILING

OWNER/APPLICANT ADAM BUDGOR & SORAYA SCROGGINS DATE

APPROVED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD ON _____

CHAIRMAN DATE

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:
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BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501, Suffern, NY 10901, (845) 357–4411
22 Paris Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684–1221

PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

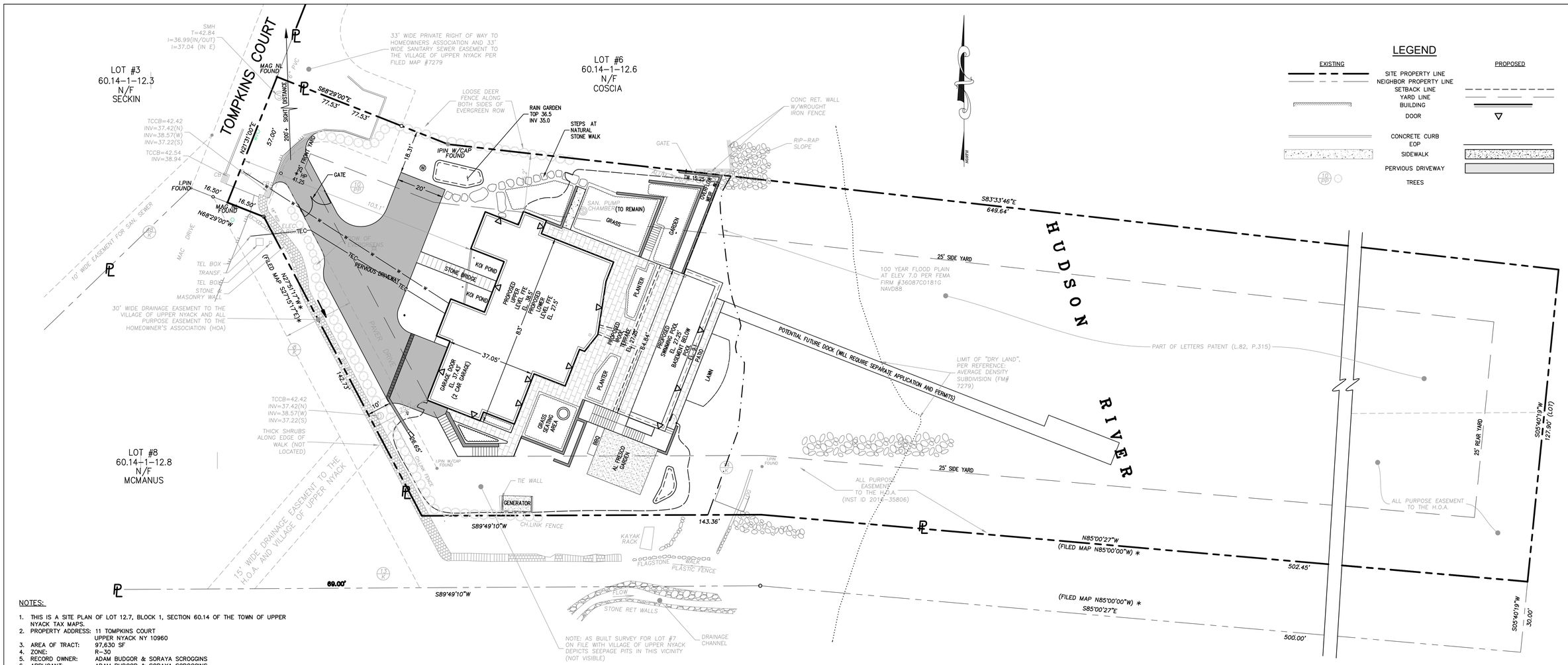
TITLE:
TITLE SHEET

STATE OF NEW YORK — KENNETH H. DEGENNARO — 076214 — LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20
GRAPHIC SCALE: 0 20' 40'
DATE: 05/03/2022
DRAWING NO: **SI–1**



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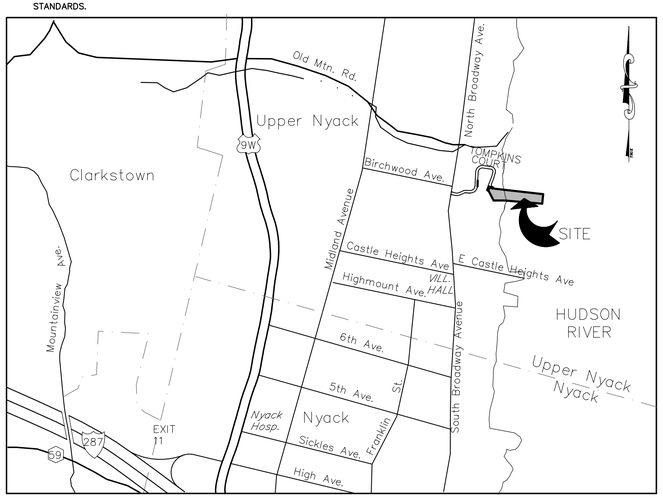
14. MINIMUM SIGHT DISTANCE FROM NEW DRIVEWAY 200'+ TO THE NORTH MEETS AASHTO STANDARDS.



LOCATION MAP
SCALE 1" = 1000'

BULK TABLE ZONE R–30

	GROSS LOT AREA	MIN NET LOT AREA	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	DEVELOPMENT COVERAGE (TOTAL)	BUILDING COVERAGE (PRIMARY BLDG)	F.A.R (MAX.)	MIN DISTANCE BETWEEN BLDGS ON SAME LOT	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE	PROPOSED AREA OF DISTURBANCE
REQUIRED	N/A	25,000 SF PER MAP 7279	100 FT	0 FT PER MAP 7279	25 FT PER MAP 7279	25 FT PER MAP 7279	50 FT PER MAP 7279	25 FT PER MAP 7279	35 FT PER MAP 7279	25% PER MAP 7279	12% PER MAP 7279	0.20	10 FT	5 FT	SLOPE 40% OR GREATER (NO DISTURBANCE ALLOWED) SLOPE 25–39% (NO MORE THAN 20% ALLOWED) SLOPE 15–24% (NO MORE THAN 35% ALLOWED)
EXISTING	N/A	36,108 SF [1]	140 FT	57 FT± [2]	103.1 FT	25.0 FT	50.2 FT	500 FT+	31.5 FT	25%	9.1%	0.13	N/A	8.58 FT	N/A
PROPOSED	N/A	36,108 SF [1]	140 FT	57' FT± [2]	103.1 FT	25.0 FT	50.2 FT	500 FT+	33.5 FT	36.2% [3,6]	13.8% [4,6]	0.22 [5,6]	N/A	10.0 FT	SLOPE 40% OR GREATER = 2,125 SF (100% PROPOSED DISTURBANCE) [6] SLOPE 25–39% = 1,847 SF (100% PROPOSED DISTURBANCE) [6] SLOPE 15–24% = 1,238 SF (100% PROPOSED DISTURBANCE) [6]

[1] TOTAL AREA BOUNDED BY RECORD DESCRIPTION = 97,630 SF
TOTAL AREA "DRY LAND" PER REFERENCE FILED MAP AND LOT SURVEYS ON FILE WITH THE VILLAGE OF UPPER NYACK BUILDING DEPARTMENT = 36,108 SF±

[2] FRONTAGE ON A PRIVATE ROAD

[3] DEVELOPMENT COVERAGE: 13,089 SF / 36,108 SF = 36.2% INCLUDING 4,361 SF OF POROUS PAVEMENTS AND FEATURES. EXCLUDING POROUS COVERAGE, IMPERVIOUS SURFACE COVERAGE 8,728 SF / 36,108 SF = 24.2%

[4] BUILDING COVERAGE: 4,979 SF / 36,108 SF = 13.8% INCLUDING 963 SF OF BASEMENT BENEATH THE POOL DECK AT THE GROUND LEVEL. EXCLUDING BASEMENT BENEATH THE POOL DECK, BUILDING COVERAGE 4,016 SF / 36,108 SF = 11.1%

[5] FAR: 8,108 SF / 36,108 SF = 0.22 – UPPER LEVEL: 3,099 SF, LOWER LEVEL: 3,527 SF, BASEMENT BENEATH THE POOL DECK: 1,482. EXCLUDING BASEMENT BENEATH THE POOL DECK, FAR 6,626 / 36,108 SF = 0.18.

[6] VARIANCE REQUIRED

NOTE:
EXISTING FEATURES TO BE REMOVED NOT SHOWN ON THIS PLAN FOR CLARITY. SEE EXISTING CONDITIONS AND DEMOLITION PLAN (DWG # Si–3).

DRAWING LIST:

SITE PLAN DRAWINGS (BROOKER ENGINEERING, PLLC)

		ORIGINAL DATE	LAST REVISED DATE
Si–1	TITLE SHEET	05/03/2022	05/10/2022
Si–2	SITE PLAN	05/03/2022	05/10/2022
Si–3	EXISTING CONDITIONS AND DEMOLITION PLAN	05/03/2022	05/10/2022
Si–4	GRADING AND UTILITY PLAN	05/03/2022	05/10/2022
Si–5	SOIL EROSION & SEDIMENT CONTROL PLAN	05/03/2022	05/10/2022
Si–6	CONSTRUCTION DETAILS	05/03/2022	05/10/2022

APPROVED FOR FILING

OWNER/APPLICANT ADAM BUDGOR & SORAYA SCROGGINS DATE

APPROVED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD ON _____

CHAIRMAN DATE

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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www.BrookerEngineering.com
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22 Paris Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684–1221

PROJECT:
PROJECT GOOSE
SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
SITE PLAN

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

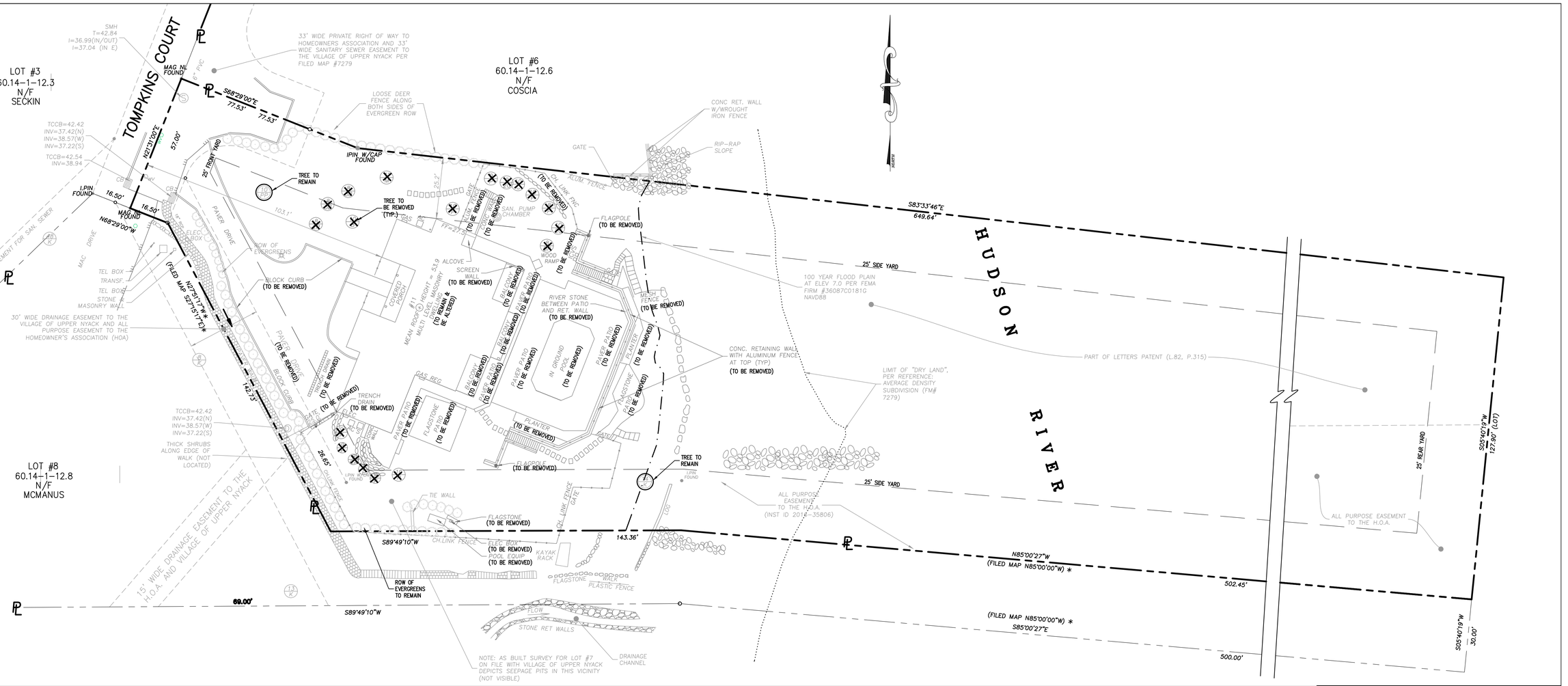
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

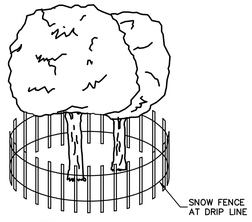
DATE: 05/03/2022

DRAWING NO: Si–2



TREE TO BE REMOVED

TREE TO BE PROTECTED DURING CONSTRUCTION



NOTE:
PROVIDE PROTECTION FOR TREES TO REMAIN WITHIN THE LIMIT OF DISTURBANCE

TREE PROTECTION DETAIL

N.T.S.

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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PROJECT:
PROJECT GOOSE
SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

STATE OF NEW YORK · KENNETH H. DEGENNARO · 076214 · LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

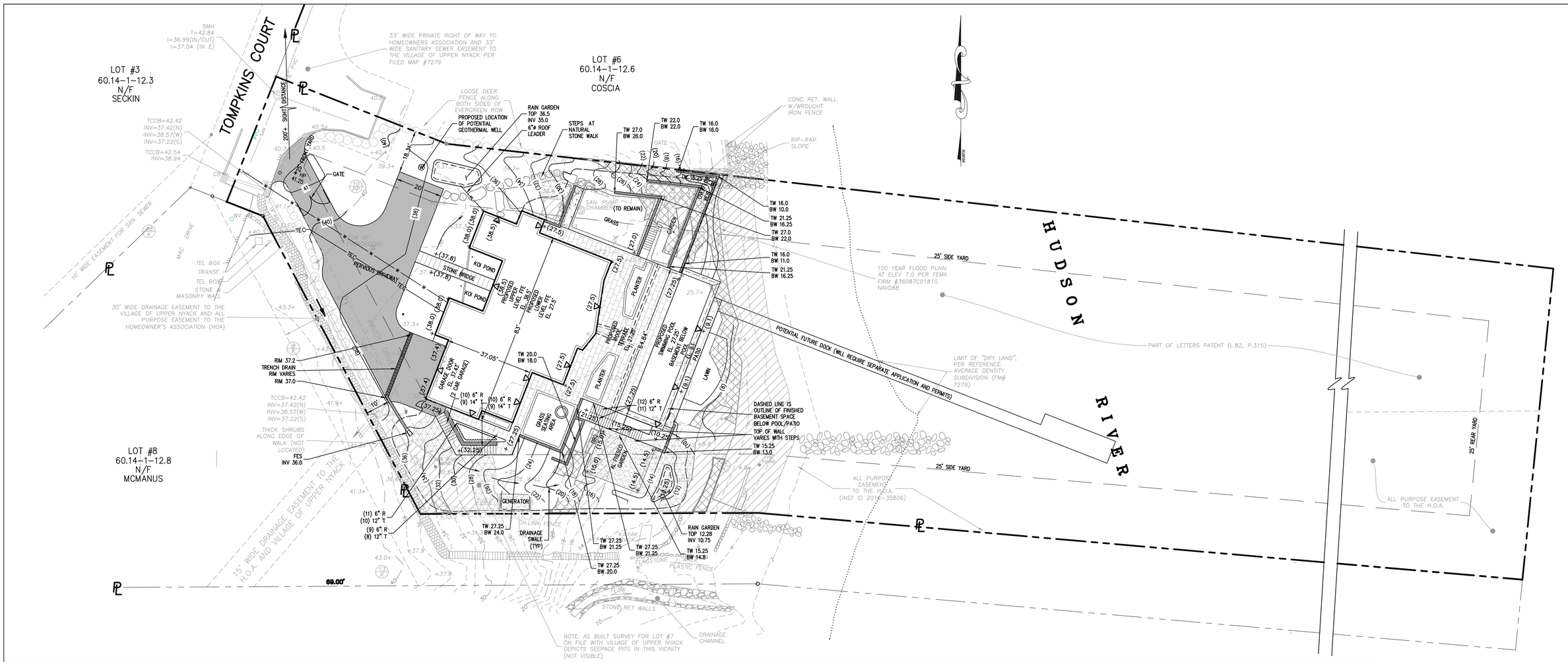
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

DATE: 05/03/2022

DRAWING NO: **SI-3**



SLOPE CATEGORIES	TOTAL AREA	SLOPE DEDUCTION	LIMITATION OF DISTURBANCE PER SECT. 6.7.1	AMOUNT OF DISTURBANCE PROPOSED
SLOPE 40% OR GREATER	2125 SF	N/A *	(NO DISTURBANCE PERMITTED WITHOUT VARIANCE)	100%
SLOPE 25%-39%	1847 SF	N/A *	NO MORE THAN 20% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	100%
SLOPE 15%-24%	1238 SF	N/A *	NO MORE THAN 35% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	100%

* NET LOT AREA DETERMINED BY AVERAGE DENSITY SUBDIVISION (FILED MAP #7279)

LEGEND

EXISTING		PROPOSED
	SITE PROPERTY LINE	
	NEIGHBOR PROPERTY LINE	
	SETBACK LINE	
	YARD LINE	
	BUILDING	
	DOOR	
	CONCRETE CURB	
	EOP	
	SIDEWALK	
	PERVIOUS DRIVEWAY	
	TREES	
330	CONTOUR	(588)
×318.5	SPOT GRADE	+(325.0)
	CATCH BASIN	
	OUTLET STRUCTURE	
	FLOOR DRAIN	
D	DRAINAGE PIPE	
	DRAINAGE MANHOLE	
S	SANITARY MANHOLE	
	CLEAN OUT	
SAN	SANITARY PIPE	
	SANITARY HOUSE CONNECTION	HC HC
WS WS	WATER SERVICE	W W
	GAS SERVICE	GS GS
U/G TEL	TELEPHONE, ELECTRIC AND CABLE SERVICE	TEL RL
WV	WATER VALVE	
W	WATER MAIN	
GV	GAS VALVE	
G G	GAS MAIN	
OHU	OVERHEAD UTILITIES	

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
GRADING AND DRAINAGE PLAN

STATE OF NEW YORK — KENNETH H. DEGENNARO — 076214 — LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

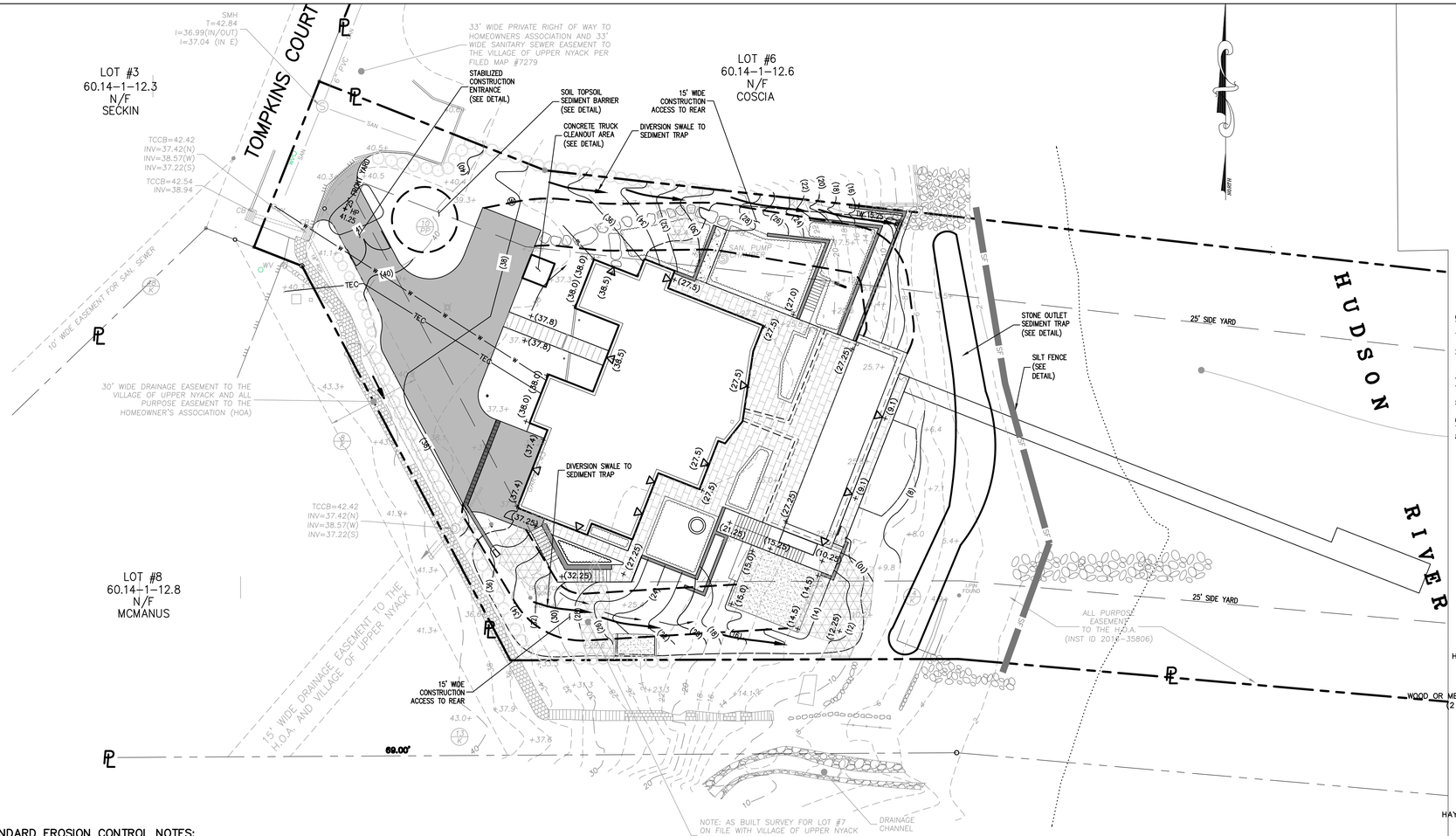
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

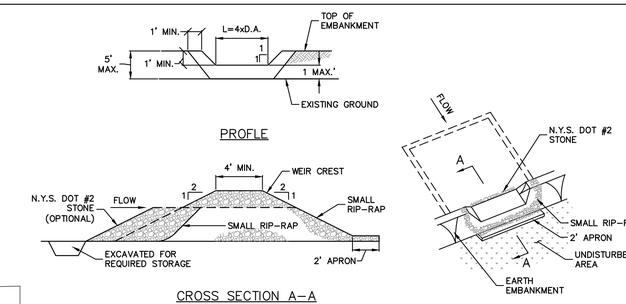
SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

DATE: 05/03/2022

DRAWING NO: SI-4



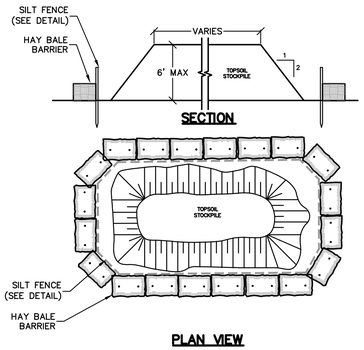


CONSTRUCTION SPECIFICATIONS:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MATERIAL. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OF OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIP-RAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIP-RAP OR EMBEDDED FILTER CLOTH IN THE RIP-RAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN OF THE TRAP, IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

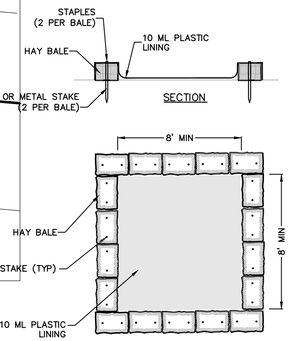
STONE OUTLET SEDIMENT TRAP ST-II

N.T.S.



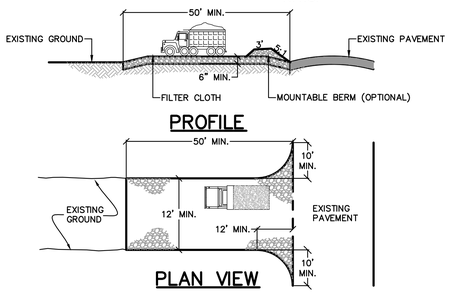
SOIL STOCKPILE SEDIMENT BARRIER

N.T.S.



CONCRETE TRUCK CLEANOUT AREA

N.T.S.



STANDARD EROSION CONTROL NOTES:

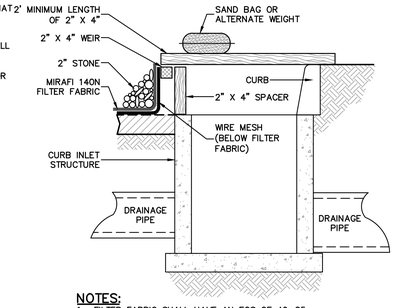
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON-SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
KENTUCKY BLUE GRASS –	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS –	5	0.10

14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:
LIME – AMOUNT NEEDED TO OBTAIN A pH OF 5.5
FERTILIZER – 15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.
IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDED WITH THE FOLLOWING:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
CREEPING RED FESCUE –	10	0.45
CROWN VETCH –	15	0.35
BIRDSFOOT TREFOIL –	8	0.20
TALL FESCUE OR SMOOTH BROMEGRASS –	15	0.35
W/PERENNIAL RYE GRASS –	5	0.10

15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
16. SOD CAN BE USED INSTEAD OF SEED.
CONSTRUCTION SEQUENCE:
a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
b. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.
c. CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.
h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.
i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE SPECS.
17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

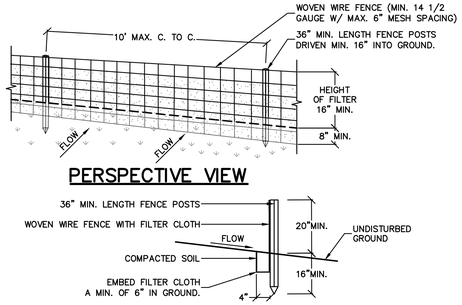


NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

CURB INLET PROTECTION DETAIL

N.T.S.



NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

N.T.S.

NOTES:

1. STONE SIZE – USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY – FOUR (24) FOOT IF SINGLE ENTRANCE SITE.
5. GEOTEXTILE – 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 BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRES, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

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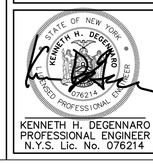
22 Paris Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684-1221

PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

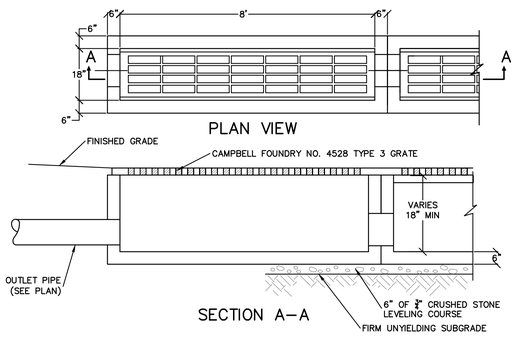
TITLE:
EROSION AND SEDIMENT CONTROL PLAN



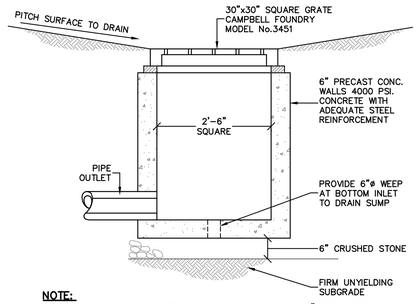
KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20
GRAPHIC SCALE: 0 20' 40'
DATE: 05/03/2022
DRAWNG NO: SI-5

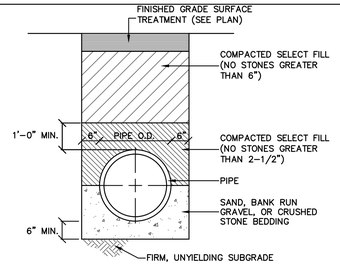


TRENCH DRAIN
N.T.S.

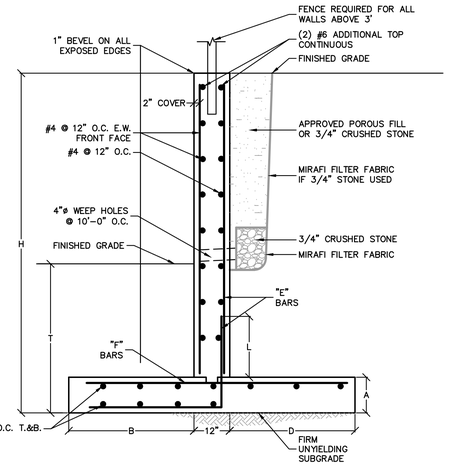


NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

YARD DRAIN DETAIL
N.T.S.



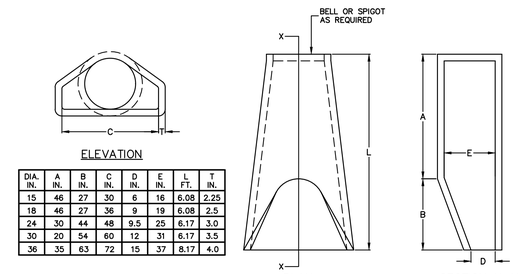
STORM PIPE BEDDING DETAIL
N.T.S.



T	H	B	D	'E'–BARS	'F'–BARS	A	L
3'–6"	5'–0"	3'–9"	–	#4 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	1'–6"
3'–6"	6'–0"	4'–9"	–	#4 @ 10" O.C.	#4 @ 12" O.C.	1'–0"	1'–6"
3'–6"	7'–0"	5'–6"	–	#5 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	2'–0"
3'–6"	8'–0"	6'–6"	–	#5 @ 10" O.C.	#4 @ 12" O.C.	1'–0"	2'–0"
3'–6"	9'–0"	6'–6"	1'–0"	#6 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	2'–6"
3'–9"	10'–0"	6'–6"	1'–0"	#6 @ 10" O.C.	#5 @ 12" O.C.	1'–0"	2'–6"
4'–3"	11'–0"	7'–6"	1'–0"	#8 @ 12" O.C.	#5 @ 10" O.C.	1'–0"	2'–6"
4'–6"	12'–0"	9'–3"	1'–0"	#8 @ 8" O.C.	#5 @ 10" O.C.	1'–0"	3'–0"

NOTES:
1. FINAL DESIGN IS SUBJECT TO REVISION OR AMENDMENT BY A PROFESSIONAL ENGINEER BASED ON FIELD CONDITIONS AND INTEGRITY OF EXISTING ROCK AND SOIL PROFILE.
2. WALL CONSTRUCTION METHODOLOGY AND MATERIAL MAY BE SUBSTITUTED FOR THE CONCRETE WALL DESIGN SHOWN, SUBJECT TO DESIGN AND CERTIFICATION BY A NYS LICENSED PROFESSIONAL ENGINEER.
3. WALLS IN PARKING AREAS SHALL BE INSTALLED WITH A GUIDERAIL AND CONCRETE PARKING BLOCK. IN ADDITION, THE TOP OF WALL ELEVATION SHALL BE RAISED BY ONE FOOT ABOVE FINISHED GRADE.
4. SOIL ENGINEER SHALL PERFORM SUBGRADE INSPECTION AS PER NYS CODE CHAPTER 17 TO VERIFY THE FOLLOWING DESIGN CRITERIA:
   γ= 110 PCF, ϕ= 28°, μ= 0.50, q= 3000 PSF

TYPICAL CONCRETE RETAINING WALL
N.T.S.

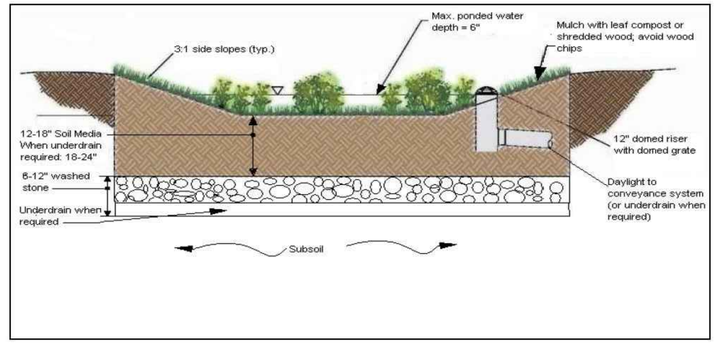


DIA. IN.	A IN.	B IN.	C IN.	D IN.	E IN.	L FT.	T IN.
15	46	27	30	6	16	6.08	2.25
18	46	27	36	9	19	6.08	2.5
24	30	44	48	9.5	25	6.17	3.0
30	20	54	60	12	31	6.17	3.5
36	35	63	72	15	37	8.17	4.0

NOTE:
END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B.

FLARED END SECTION DETAIL
N.T.S.

Figure 5.41 Profile of a typical rain garden



RAIN GARDEN DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 684–1221

PROJECT:
PROJECT GOOSE
SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
CONSTRUCTION DETAILS

STATE OF NEW YORK · KENNETH H. DEGENNARO · 076214 · LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: N.T.S.
GRAPHIC SCALE:
DATE: 05/03/2022
DRAWING NO: **SI–6**

5b. Stormwater Pollution and Prevention Plan8. Regulatory Appendices

BROOKER ENGINEERING PLLC

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NJ OFFICE
22 Paris Avenue, Suite 105 201.750.3527 Tel
Rockleigh, NJ 07647

May 3, 2022

Village of Upper Nyack
328 North Broadway
Upper Nyack, NY 10960

Attn: Dennis Letson, PE, Village Engineer
Re: Project Goose Site Plan, 11 Tompkins Court, Nyack
Stormwater Pollution Prevention Plan
BBE # 21240

Dear Mr. Letson:

Below please find the narrative response outlining the required SWPPP elements as per Section 7.2.1 of the Village of Upper Nyack Local Law #4 of 2022:

7.2.1.1 *COMMENT: Background information about the scope of the project, including location, type and size of project.*
Response: The project is a redevelopment of the single family home at 11 Tompkins Court (tax lot 60.14-1-12.7). The property was created by average density subdivision of the Rose Subdivision, and the lot was developed in the early 1990s. The property contains a single family home with a driveway in the front and rear patio swimming pool. The redevelopment will keep the existing building footprint and with building additions in the rear. The swimming pool will be reconstructed, with new basement space under the new pool. A series of terraces with gardens and seating areas are proposed along the sides and rear of the property. The site will disturb less than one acre.

7.2.1.2 *COMMENT: Site map/construction drawings for the project, including general location map. At a minimum, the site map should show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface waters; wetlands and drainage patterns that could be affected by the construction activity; existing and final slopes; locations of offsite material, waste, permanent or temporary equipment storage areas and location(s) of the storm water discharge(s).*
Response: The Site Plan and Landscaping Plans include these required elements.

7.2.1.3 *COMMENT: Description of the soil(s) present at the site.*
Response: As per the attached (Appendix A) USDA Custom Soil Report, the site contains Wethersfield Gravelly Silt Loam (WeD) soils throughout the site. Please note the eastern part of the property contains lands under water of the Hudson River; these areas are not to be disturbed for this application.

7.2.1.4 ***COMMENT**: Construction phasing plan describing the intended sequence of construction activities, including clearing and grubbing; excavation and grading; utility and infrastructure Construction phasing plan describing the intended sequence of construction activities, including clearing and grubbing; excavation and grading; utility and infrastructure installation and any other activity at the site that results in soil disturbance. Consistent with the New York Standards and Specifications for Erosion and Sediment*

Response: Construction Schedule including erosion control measures consists of:

1. Install SWPPP inspection mailbox.
2. Demarcate clearing limit lines along the north and side sides of the property with construction fencing.
3. Perform clearing and grubbing of existing trees and vegetation within the clearing limits lines.
4. Strip topsoil and stock at designated topsoil stockpile area.
5. Install silt fence along the downhill limit of disturbance.
6. Install Sediment trap and diversion swales.
7. Install foundation for building addition.
8. Install site retaining walls for proposed plateau areas.
9. Finish grade north, west, and south side of site. Install rain gardens and remove temporary traps and diversion swales.

7.2.1.5 ***COMMENT**: Description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in stormwater runoff.*

Response: The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

<u>Good Housekeeping:</u>

The following good housekeeping practices will be followed on site during construction:

- An effort will be made to store only enough product required to do the job
- All materials stored on site will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The Job Supervisor will inspect daily to ensure proper use and disposal of materials on site.

<u>Hazardous Products:</u>

The following practices will be used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not re-sealable.

- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

.

7.2.1.6 ***COMMENT***: *Description of the pollution and waste materials expected to be stored on-site with updates as appropriate, and a description of controls for each stage of the project from initial land clearing and grubbing to project close-out.*
Response: The following product specific practices will be followed on site.

Petroleum Products:
All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:
Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer or specified. Once applied fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm drainage system, but will be properly disposed of according to manufacturers' instructions or State and local regulations.

Concrete Trucks:
Concrete trucks will be required to wash out or discharge surplus concrete or drum wash on the site at designated approved locations only.

Detergents and Cleaning Solvents:
Detergents and cleaning solvents will only be utilized on site when needed for immediate maintenance of construction equipment. Detergents and cleaning solvents will be stored in sealed containers, and will not be disposed of on the site or discharged to the storm drainage system. Environmentally friendly solvents and cleaners will be utilized when available.

7.2.1.7 ***COMMENT**: Temporary and permanent structural and vegetative measures to be used for soil stabilization, runoff control and sediment control for each stage of the project from initial land clearing and grubbing to project close-out.*
Response: Temporary structural measures include sediment traps, silt fence, anti-tracking pads, diversion swales and topsoil stockpile areas, as indicated on the Sediment and Erosion Control Plan. Permanent measures include installation of the hardscape and landscaping plan as indicated on the Landscaping Plan and Site Plan.

7.2.1.8 ***COMMENT**: Site map/construction drawing(s) specifying the location(s), size(s), and length(s) of each erosion and sediment control practice.*
Response: Sediment control practices (silt fence, anti-tracking pads, temporary sediment traps, and soil stockpile areas are located on the Sediment and Erosion Control Plan (Drawing Si-5).

7.2.1.9 ***COMMENT**: Dimensions, material specifications and installation details for all erosion and sediment control practices, including the siting and sizing of any temporary sediment basins.*
Response: Dimensions and material specifications for all sediment and erosion control measures on the site are contained in the Sediment and Erosion Control Plan (Drawing Si-5). These include:

A. Sediment Basins:

- Sediment basins are temporary basins formed by excavating and/or constructing an embankment so that sediment laden runoff is temporarily detained under slow-moving or inactive conditions, allowing sediment to settle out before the runoff is discharged.
- Sediment basins shall be designed to provide a minimum capacity of 3,600 cubic feet of storage per acre of drainage area contributing to the basin.
- Locate the basin so that it is accessible for maintenance.
- Outflow structures and emergency spillways must be provided.
- When possible, the outflow structure can consist of the permanent outflow structure, provided that the low flow orifice is sufficiently blocked so as to be watertight and non-functional.

B. Stabilized Construction Entrance:

- A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.
- A stabilized pad of aggregate underlain with geotextile fabric.
- The geotextile fabric shall be Mirafi 600X or equal.
- Aggregate shall be a mix of 1" to 4" stone or recycled concrete equivalent.
- Minimum width shall be 12 feet; minimum thickness shall be 6 inches.
- The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the duration of construction.

C. Silt Fence:

- A silt fence is a temporary linear sediment barrier of permeable fabric designed to intercept and slow the flow of sediment-laden sheet flow runoff. Silt fences allow sediment to settle from runoff before water leaves the construction site.
- Silt fences will be placed below the toe of exposed and erodible slopes; down-slope of exposed soil areas; around temporary stockpiles; along streams and channels; along the perimeter of a project.
- Silt fence fabric shall be Mirafi 100X or equal.
- Wood posts shall be of sound quality hardwood, a minimum 36 inches long and two inches square.
- Metal posts shall be standard T and U section weighing not less than one pound per linear foot.
- Wire fence backing shall be a minimum 14-1/2 gage with a maximum six inch mesh opening and securely attached to fence posts.
- Posts shall extend a minimum of 16 inches into the ground.

D. Hay Bale Barriers:

- A hay bale barrier is a temporary linear sediment barrier consisting of straw bales, designed to intercept and slow sediment-laden sheet flow runoff. Straw bale barriers allow sediment to settle from runoff before water leaves the construction site.
- This BMP will be implemented on a project-by-project basis determined by the Engineer.
- The hay bales will be placed along the perimeter of the site; along streams and channels; below the toe of exposed and erodible slopes; down slope of exposed soil areas; around stockpiles; across minor swales or ditches with small catchments; around above grade type temporary concrete washouts; parallel to a roadway to keep sediment off paved areas.

E. Temporary Stabilization:

- Establishment of Temporary Grass Cover: Prepare seed bed, scarify if compacted, remove debris and obstacles such as rocks and stumps, and seed within 24 hours. Amend soil, lime soil to pH of 6.0 and fertilize at a rate of 1/2 lbs. per 1,000 square feet with a 5-10-10 or equivalent fertilizer. Work amendments a minimum of four inches into soil. If seeding in October/November seed shall be Certified Aroostook winter rye at 100 lbs. per acre, otherwise seed shall be ryegrass (annual).
- Mulch: Small grain straw mulch as specified on the drawings. Straw much shall be applied at a rate of two tons (100 to 120 bales) per acre.

F. Dust Control:

- Treat all disturbed soil surface areas where air movement of dust may cause off-site damage, health hazards, and traffic safety problems.
- For disturbed areas not subject to traffic, vegetation or mulching provide the most practical method of dust control.

- For driving areas and access roads, sprinkling should be used to spray the disturbance area with water until the surface is wet.
- Conform to all local and state regulations governing these activities.

G. Temporary Soil and Rock Stockpiling:

- Stockpile management procedures and practices are designed to reduce or eliminate air and storm water pollution from stockpiles of soil, and paving materials such as Portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub-base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt) and pressure treated wood.
- Materials shall not be stockpiled on steep slopes, drainage swales, wetland areas, or wetland setback arrears. Stockpiles shall be surrounded with silt fence and re-vegetated following completion of construction activities.

7.2.1.10 ***COMMENT****: Temporary practices that will be converted to permanent control measures.*

Response: The only temporary practice to be converted to permanent control measures will be the use of temporary swales at the start of construction that will be grass lined/vegetated swales post construction to provide positive drainage away from the structures.

7.2.1.11 ***COMMENT****: Implementation schedule for staging temporary erosion and sediment control practices, including the timing of initial placement and duration that each practice should remain in place.*

Response: Construction Schedule including erosion control measures includes:

1. Install SWPPP inspection mailbox.
2. Demarcate clearing limit lines along the north and side sides of the property with construction fencing.
3. Perform clearing and grubbing of existing trees and vegetation within the clearing limits lines.
4. Strip topsoil and stock at designated topsoil stockpile area.
5. Install silt fence along the downhill limit of disturbance.
6. Install Sediment trap and diversion swales.
7. Install foundation for building addition.
8. Install site retaining walls for proposed plateau areas.
9. Finish grade north, west, and south side of site. Install rain gardens and remove temporary traps and diversion swales.

7.2.1.12 ***COMMENT****: Maintenance schedule to ensure continuous and effective operation of the erosion and sediment control practice.*

Response: SWPPP inspections will be performed weekly as per latest NYSDEC guidelines. Copies of the report will be submitted to the Village of Upper Grandview, General Contractor, Site Contractor, owner, and engineer. Hard copies of the report will be kept in the SWPPP mailbox.

7.2.1.13 ***COMMENT****: Names of the receiving waterbodies (i.e. the Hudson River).*

Response: Stormwater runoff from the site flows east directly toward the Hudson River. Rainfall runoff from the site flows directly to the receiving waterbody without entering neighboring properties.

7.2.1.14 ***COMMENT****: Delineation of SWPPP implementation responsibilities for each part of the site.*
Response: The owner of the construction site for the facility is:

Owner:	**Adam Budgor**
Address:	**11 Tompkins Court**
	Upper Nyack, NY 10960
Contact number:	**212-233-2225**

The owner/operator has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications. The owner/operator shall be responsible to hire and/or retain trained contractors and qualified inspectors to implement the SWPPP plan. The duties of the trained contractors and/or qualified inspectors include the following:

- Provide oversight of maintenance practices identified as BMPs in the SWPPP for both during construction and post construction.
- Implement and oversee employees training.
- Conduct or provide for inspection and monitoring activities.
- Identify other potential pollutant sources and make sure they are added to the plan.
- Identify any deficiencies in the SWPPP and make sure they are corrected.
- Ensure that any changes in the construction plans are addressed in the SWPPP.

7.2.1.15 ***COMMENT****: Description of the structural practices designed to divert flows from exposed soils, store flows, or otherwise limit runoff and discharge from exposed area of the site to the maximum extent practicable.*
Response: A temporary sediment trap will be installed along the downhill limit of disturbance at the start of construction. Temporary swales will be installed along the northern and southern property lines to direct stormwater to the traps. Overflows from the traps will flow through silt fence prior to discharging to the Hudson River. Construction of the retaining walls and building foundation near the pool will be first; as these items are constructed the site will be finished graded and temporarily stabilized. After hardscape construction is complete, the temporary traps will be removed and the planting plan per the Landscape Architect will be installed.

7.2.1.16 ***COMMENT**: Any existing data that describes the stormwater runoff at the site.*
Response: Stormwater runoff flows east toward the Hudson River. Stormwater runoff from the uphill areas are conveyed by the drainage system on Tompkins Court and are piped around the site in an easement to the Village of Upper Nyack. Development coverage is being reduced on the site by the use of pervious pavers and ground cover. The overall stormwater runoff from the site is being decreased by the addition of pervious features. However, rain gardens were conservatively sized to provide stormwater detention for the increases including pervious pavers.

7.2.3.2 *COMMENT: Description of each post construction Stormwater Management Practice.*
Response: There will be two rain gardens proposed. Details are contained in the Site Plan Drawings (Si-5)

7.2.3.3 *COMMENT: Site map/construction drawing(s) showing the specific location(s) and size(s) of each post construction Stormwater Management Practice;*
Response: The three rain gardens are shown on the Grading and Utility Plan (Drawing Si-4). One is located along the northwest side of the house, one is located along the southwest corner of the house. These will each receive rooftop runoff. The third is located along the south east side of the pool and will receive stormwater runoff from the pool area.

7.2.3.4 *COMMENT: Hydrologic and hydraulic analysis for all structural components of the stormwater management system for the applicable design storms (i.e. 50-year storm, 100-year storm).*
Response: See Appendix B for calculation of Water Quality and Quantity for the rain gardens. The project requires 253.1 CF of storage and the rain gardens provide 280.8 CF of storage.

7.2.3.5 *COMMENT: Comparison of post development stormwater runoff conditions with pre-development conditions.*
Response: The flood storage provided decreases the post development runoff from the site by the addition of the rain gardens and use of pervious hardscape features to replace existing features. Quantification of the post construction stormwater runoff rates is not necessary as the site drains directly to the Hudson River (a 4th order watercourse) and the reduction of impervious areas.

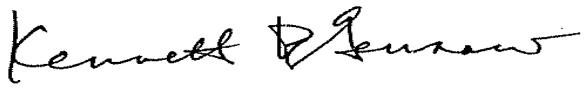
7.2.3.6 *COMMENT: Dimensions, material specifications and installation details for each post-construction Stormwater Management Practice.*
Response: Details for the rain gardens are shown on the Construction Details Drawing (Si-5).

7.2.3.7 *COMMENT: Maintenance schedule to ensure continuous and effective operation of each post-construction Stormwater Management Practice.*
Response: Stormwater maintenance schedule as per Village requirements will be provided prior to final Planning Board approval.

7.2.3.8 *COMMENT: Maintenance easements to ensure access to all Stormwater Management Practices at the site for the purpose of inspection and repair. Easements shall be recorded on the plan and shall remain in effect with transfer of title to the property.*
Response: The post construction stormwater facilities are designed to treat on site private stormwater runoff only; no maintenance easements are required. The form of the maintenance agreement will be to the satisfaction of the Village Engineer and Attorney to ensure long term maintenance of the systems are performed by the property owner.

7.2.3.9 *COMMENT: Inspection and maintenance agreement binding on all subsequent landowners served by the on-site stormwater management measures in accordance with Section 9.*
Response: The post construction stormwater facilities are designed to treat on site private stormwater runoff only; no maintenance easements are required. The form of the maintenance agreement will be to the satisfaction of the Village Engineer and Attorney to ensure long term maintenance of the systems are performed by the property owner.

Very truly yours,



BROOKER ENGINEERING, P.L.L.C.
Kenneth DeGennaro, P.E.
NY License No. 076214

APPENDIX A

SOIL REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Rockland County, New York

April 22, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (11 Tompkins Court)

Map Scale: 1:536 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockland County, New York
Survey Area Data: Version 19, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 13, 2021—Sep 14, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (11 Tompkins Court)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WeD	Wethersfield gravelly silt loam, 15 to 25 percent slope s	0.9	100.0%
Totals for Area of Interest		**0.9**	**100.0%**

Map Unit Descriptions (11 Tompkins Court)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rockland County, New York

WeD—Wethersfield gravelly silt loam, 15 to 25 percent slope s

Map Unit Setting

National map unit symbol: 9v5n
Elevation: 0 to 640 feet
Mean annual precipitation: 47 to 50 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Wethersfield and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wethersfield

Setting

Landform: Till plains, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy acid till derived mainly from reddish sandstone, shale, and conglomerate, with some basalt

Typical profile

H1 - 0 to 13 inches: gravelly silt loam
H2 - 13 to 22 inches: gravelly loam
H3 - 22 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 20 to 38 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F145XY012CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Riverhead

Percent of map unit: 5 percent
Hydric soil rating: No

Charlton

Percent of map unit: 5 percent
Hydric soil rating: No

Cheshire

Percent of map unit: 5 percent
Hydric soil rating: No

Wallington

Percent of map unit: 3 percent
Hydric soil rating: No

Yalesville

Percent of map unit: 2 percent
Hydric soil rating: No

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APPENDIX B

WATER QUALITY CALCULATIONS

BROOKER ENGINEERING, PLLC

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Drainage Analysis

May 2, 2022

11 Tompkins Court
11 Tompkins Court, Nyack, NY 10960
Tax Lot: 60.14-1-12.7
BE #21240

The proposed action for this project is the renovation and expansion of a single-family home located on the east side of Tompkins Court, Nyack, NY. As part of the proposed action, the existing pool and patio will be removed and a new pool and patio will be constructed. The existing driveway will be removed and replaced with a permeable pavement driveway. To offset the net increase of approximately 1,000 s.f. in impervious surfaces, an equivalent amount of storage for runoff will be captured and stored elsewhere on site where constructability is more feasible. To offset the net increase in impervious surfaces, two rain gardens are proposed at the base of the driveway near the existing garage and near the northwest corner of the existing dwelling. The proposed rain gardens are designed treatment areas to offset the net increase of impervious coverage. The southern rain garden will be sized 12' x 8' and the northern rain garden will be sized 12' x 18'. Runoff will then be discharged easterly along the northern and southern edge of the property to maintain existing drainage patterns. Rain gardens were selected due to their aesthetically pleasing nature, ease of maintenance, and ability to store the sheet flow created by impervious structures. According to Web Soil Survey, the soil on site is comprised of Wethersfield gravelly silty loam (WeD), hydrologic soil group C. The rain garden has been sized according to the criteria provided by the New York State Stormwater Management Design Manual, Section 5.3: Green Infrastructure Techniques. The calculations are as follows:

Calculations to Size Rain Garden:

Step 1: Calculate water quality volume.

$WQv = (P)(Rv)A / 12$

Where:

P = 90% rainfall number = 1.5"
Rv = 0.05 + 0.009(I) = 0.05 + 0.009(100) = 0.95
I = Percentage impervious area draining to site = 100%
A = Area draining to treatment areas = 1,000 s.f.

$WQv = (1.5")(0.95)(1,000) / 12 =$ **$118.75\ ft^3$**

Step 2: Solve for drainage layer and soil media storage volume.

$V_{SM} = A_{RG} \times D_{SM} \times P_{SM}$
$V_{DL} = A_{RG} \times D_{DL} \times P_{DL}$

Where:

A_{RG} = proposed rain garden surface area = ([12*18]+[12'*8']) = 312 ft^2
D_{SM} = depth soil media = 1.0 ft (maximum depth in soil type C)
D_{DL} = depth drainage layer = 0.5 ft (minimum depth of drainage layer)
P_{SM} = porosity of soil layer = 0.20 (minimum)
P_{DL} = porosity of soil layer = 0.40

V_{SM} = (312)(1.0)(0.20) = 62.4 ft^3
V_{DL} = (312)(0.5)(0.40) = 62.4 ft^3

D_P = ponding depth = 0.5 ft (maximum ponding depth above surface)

WQv ≤ V_{SM} + V_{DL} + (D_P x A_{RG}) = 62.4 ft^3 + 62.4 ft^3 + (0.5 ft x 312 ft^2) = **280.8 ft^3**
WQv = 118.75 ft^3 ≤ 280.8 ft^3, **OK**

Therefore, the proposed design for treating the 1,000 s.f. impervious area draining to the rain gardens exceeds the WQv requirements.

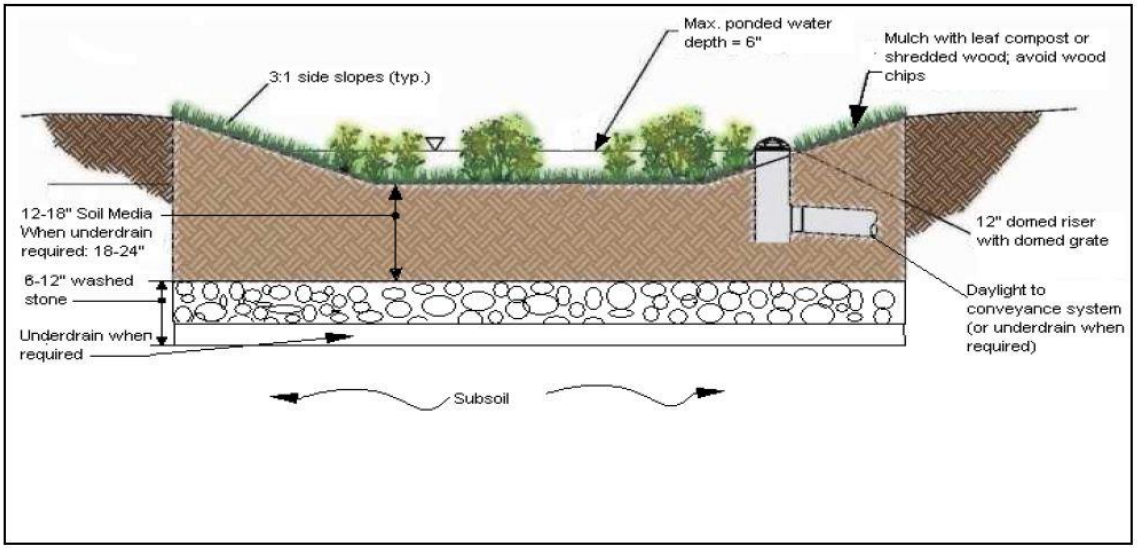
As per NYSSMDM, Section 5.3, specific recommendations for soil and landscaping used in the rain garden are suggested:

Soil: The composition of the soil media should consist of 50%-70% sand (less than 5% clay content), 50%-30% topsoil with an average of 5% organic material, such as compost or peat, free of stones, roots and woody debris and animal waste.

Plant List:

- Shrubs
  - Witch Hazel
  - Winterberry
  - Arrowwood
  - Brook-side Alder
  - Red-Osier Dogwood
  - Sweet Pepperbush
- Herbaceous Plants
  - Cinnamon Coneflower
  - Woolgrass
  - New England Aster
  - Fox Sedge
  - Spotted Joe-Pye Weed
  - Switch Grass
  - Great Blue Lobelia
  - Wild Bergamot
  - Red Milkweed

Figure 5.41 Profile of a typical rain garden



Calculations for Required Storage Volume:

To calculate required storage volume of the site, a 100-year design storm was utilized which resulted in a 9 in. 24-hour rainfall.

Calculate Required Storage Volume

Existing Runoff Curve Number

Hydrologic Group	Cover Description	Soil Name	CN	Area (Acres)	CN x Area
C	Impervious Area	WeD (Wethersfield)	98	0.259	25.382
C	Open Space - Good Condition	WeD (Wethersfield)	79	0.57	45.03
			Totals =	0.829	70.412
			CN_{ex} (weighted) ➡		**84.9**

Proposed Runoff Curve Number

Hydrologic Group	Cover Description	Soil Name	CN	Area (Acres)	CN x Area
C	Impervious Area	WeD (Wethersfield)	98	0.289	28.322
C	Open Space - Fair Condition	WeD (Wethersfield)	79	0.54	42.66
			Totals =	0.829	70.982
			CN_{pr} (weighted) ➡		**85.6**

100 year Design Storm
9 inch 24-hour rainfall

	Existing	Proposed
Curve Number	84.9	85.6
Max Runoff, S (in)	1.77	1.68
Initial Abstraction, Ia (in)	0.35	0.34
Runoff, Vr (in)	7.17	7.26

ΔVr = 0.08 in

Vs = (ΔVr x Area) = 253.1 cf

Storage Required = 253.1 cubic feet
Storage Provided = 280.8 cubic feet (as per Rain Garden sizing calculation above)

Storage Required = 253.1 $ft^3 \leq$ 280.8 ft^3, **OK**

Under existing conditions, there is no stormwater mitigation present to collect run off on site. Providing the rain gardens will allow runoff from the roof (approximately 1,000 square feet of impervious surface) to be collected, stored, and infiltrated. The rain gardens have been positioned to collect flows from the roof of the dwelling and store the runoff during a storm. Therefore, this will offset the net increase of new impervious area (approximately 1,000 square foot increase of impervious).

6. Architectural

6a. Floor Plans, Elevations, and Cross-Sections

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

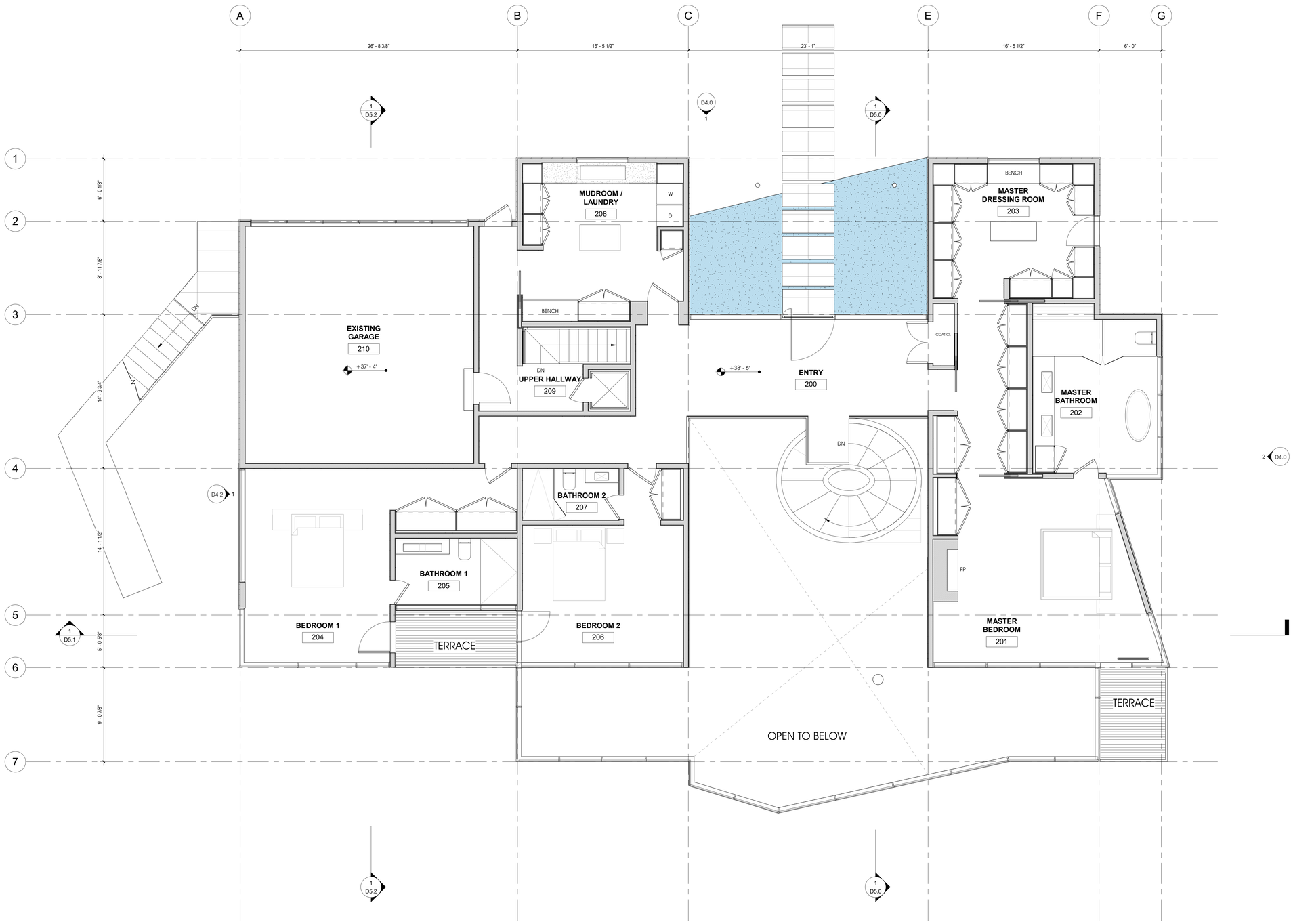
NYACK, NEW YORK

PROPOSED LOWER
LEVEL FLOOR PLAN

A3.1

2022 MAY 12

1 PROPOSED LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



PROPOSED UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

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BARNES COY ARCHITECTS

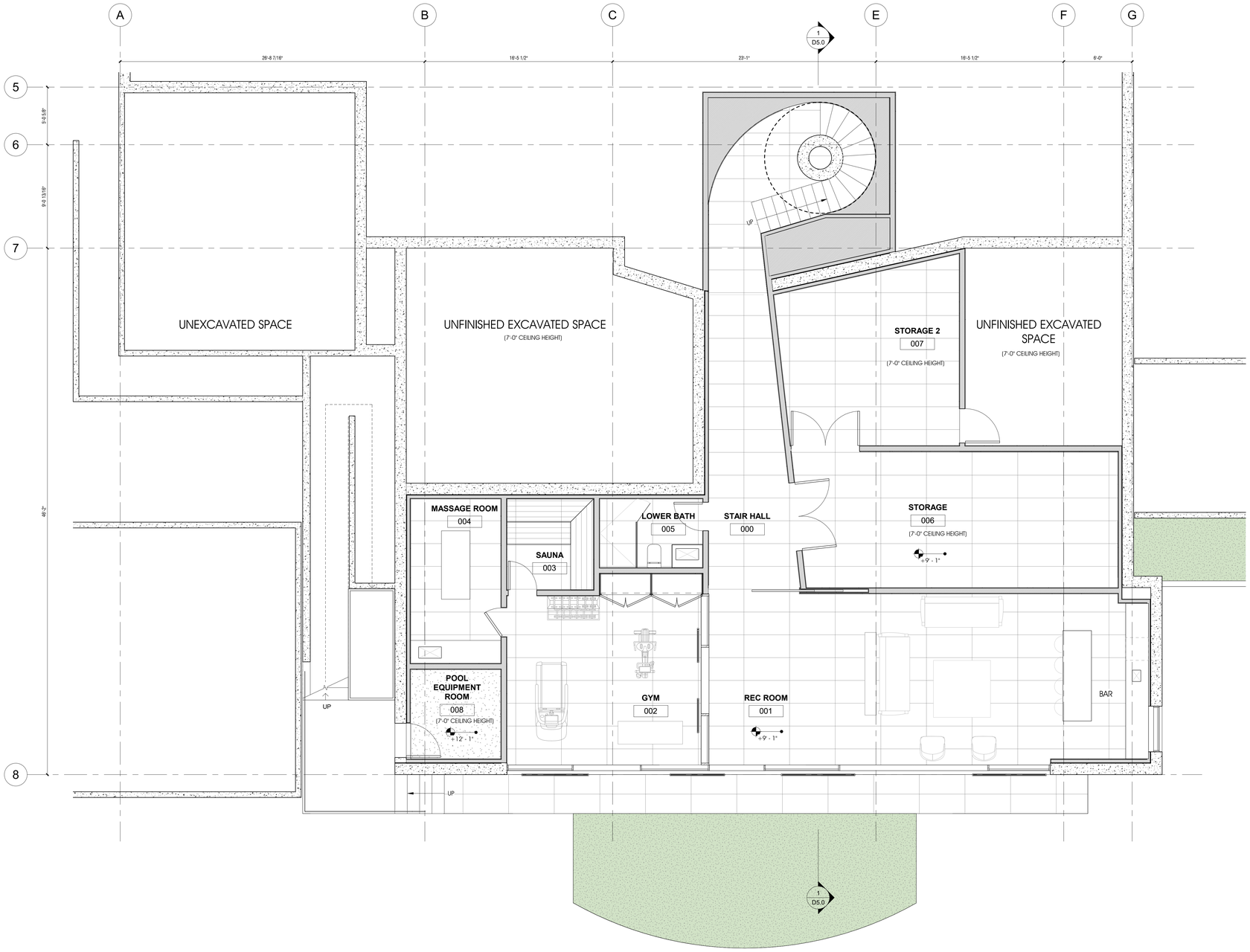
11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

PROPOSED UPPER LEVEL FLOOR PLAN

A3.2

2022 MAY 12



1 PROPOSED BASEMENT FLOOR PLAN

1/4" = 1'-0"

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

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BARNES COY ARCHITECTS

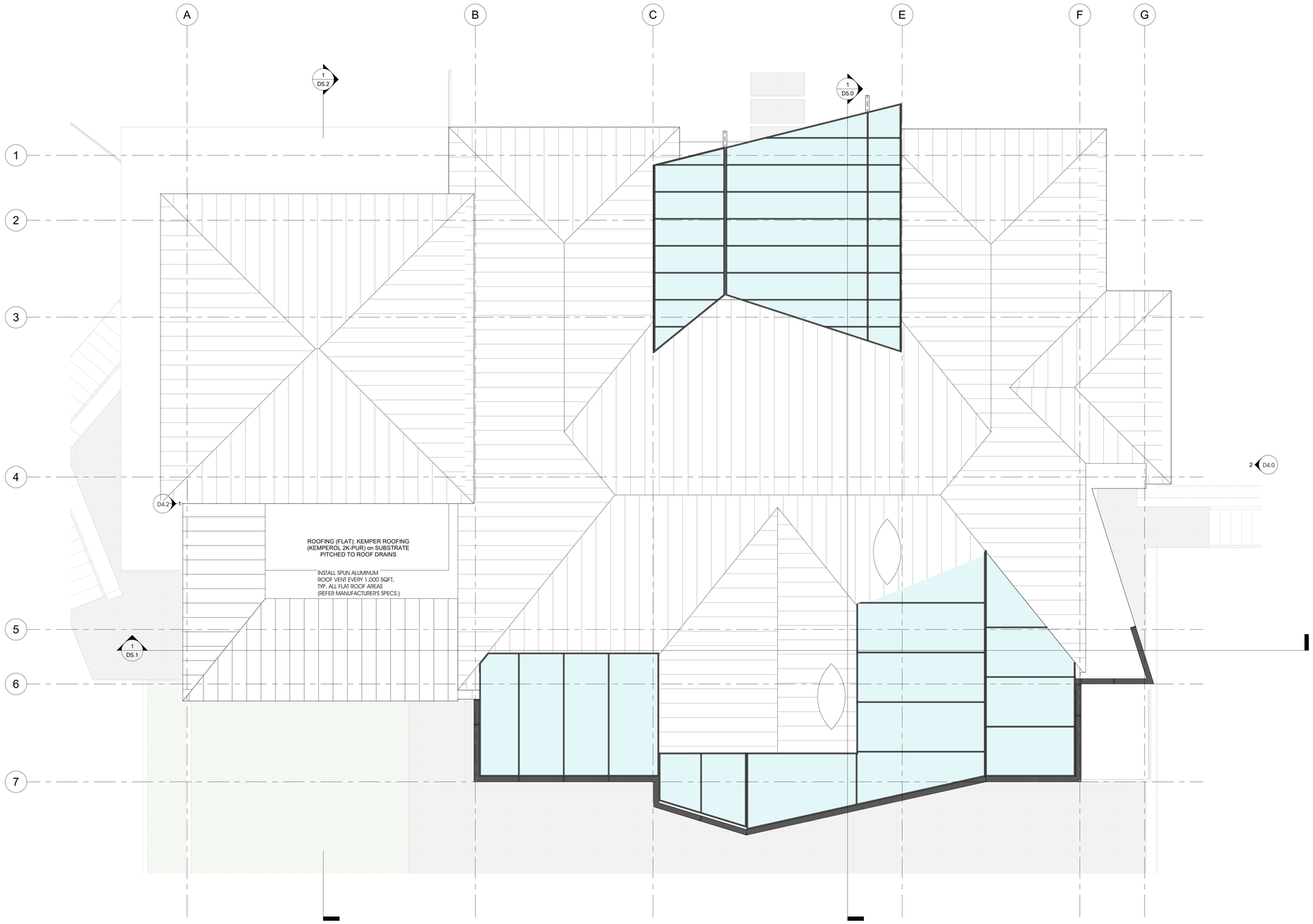
11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

PROPOSED BASEMENT FLOOR PLAN

A3.0

2022 MAY 12



1 PROPOSED ROOF PLAN

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

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BARNES
COY
ARCHITECTS

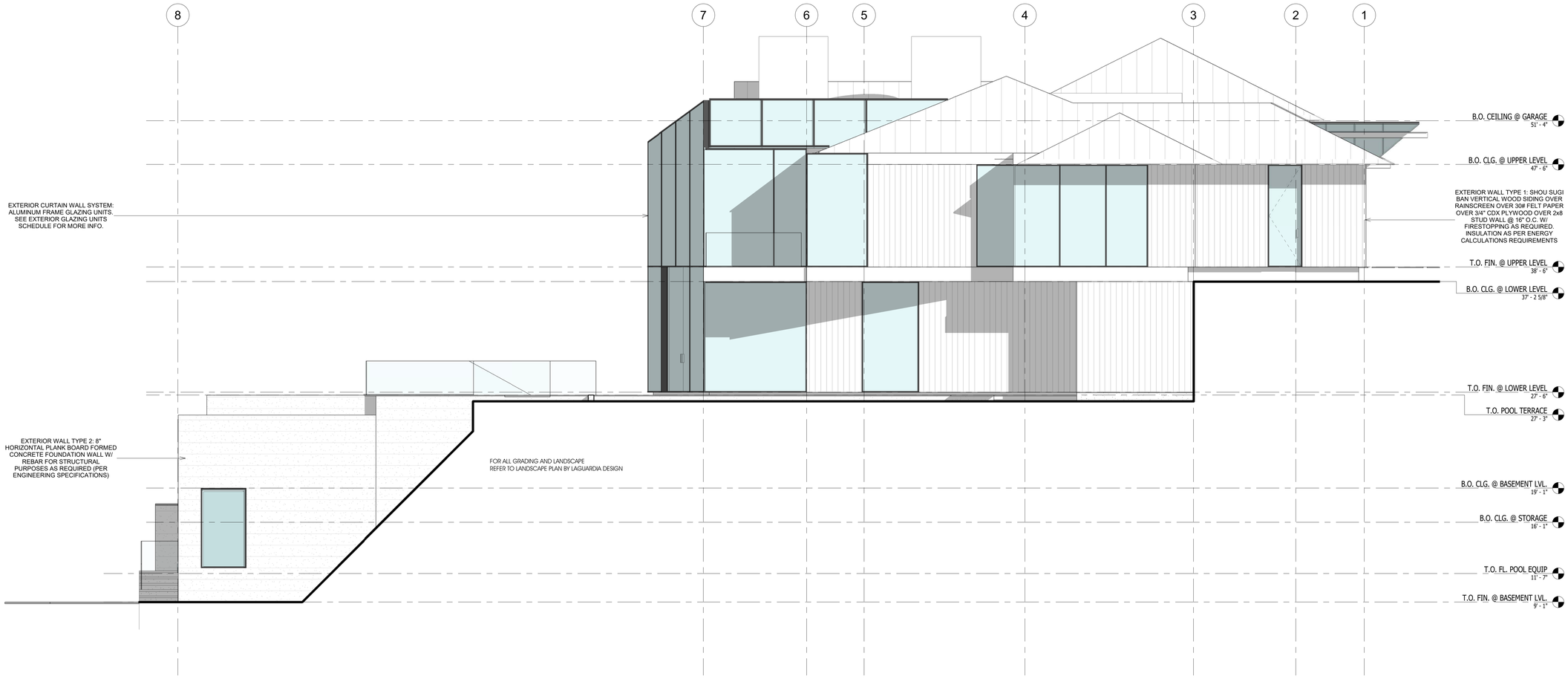
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED ROOF
PLAN

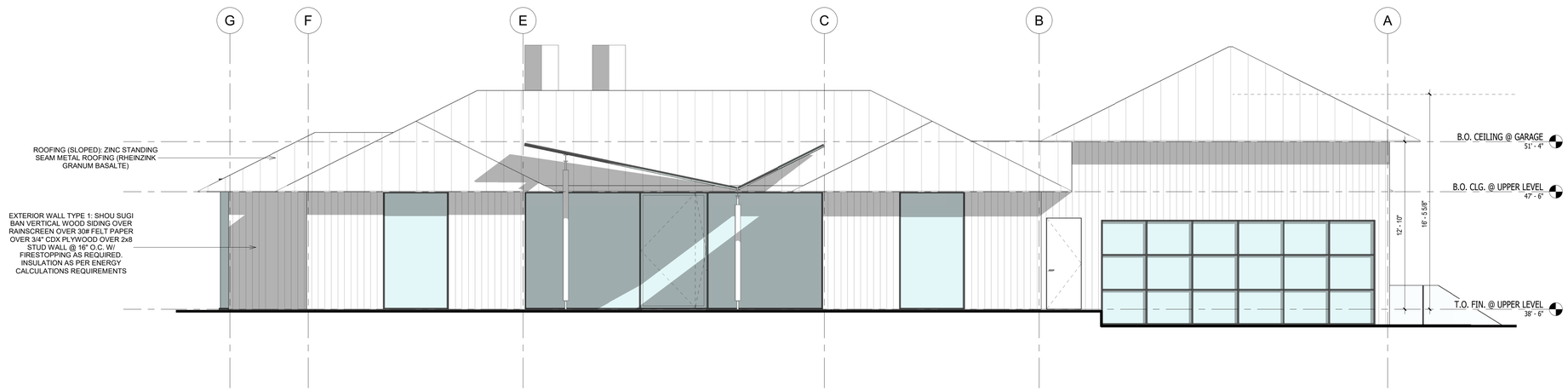
A3.3

2022 MAY 12



1 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

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BRIDGEHAMPTON, NY

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FAX: 631.537.0558

BARNES
COY
ARCHITECTS

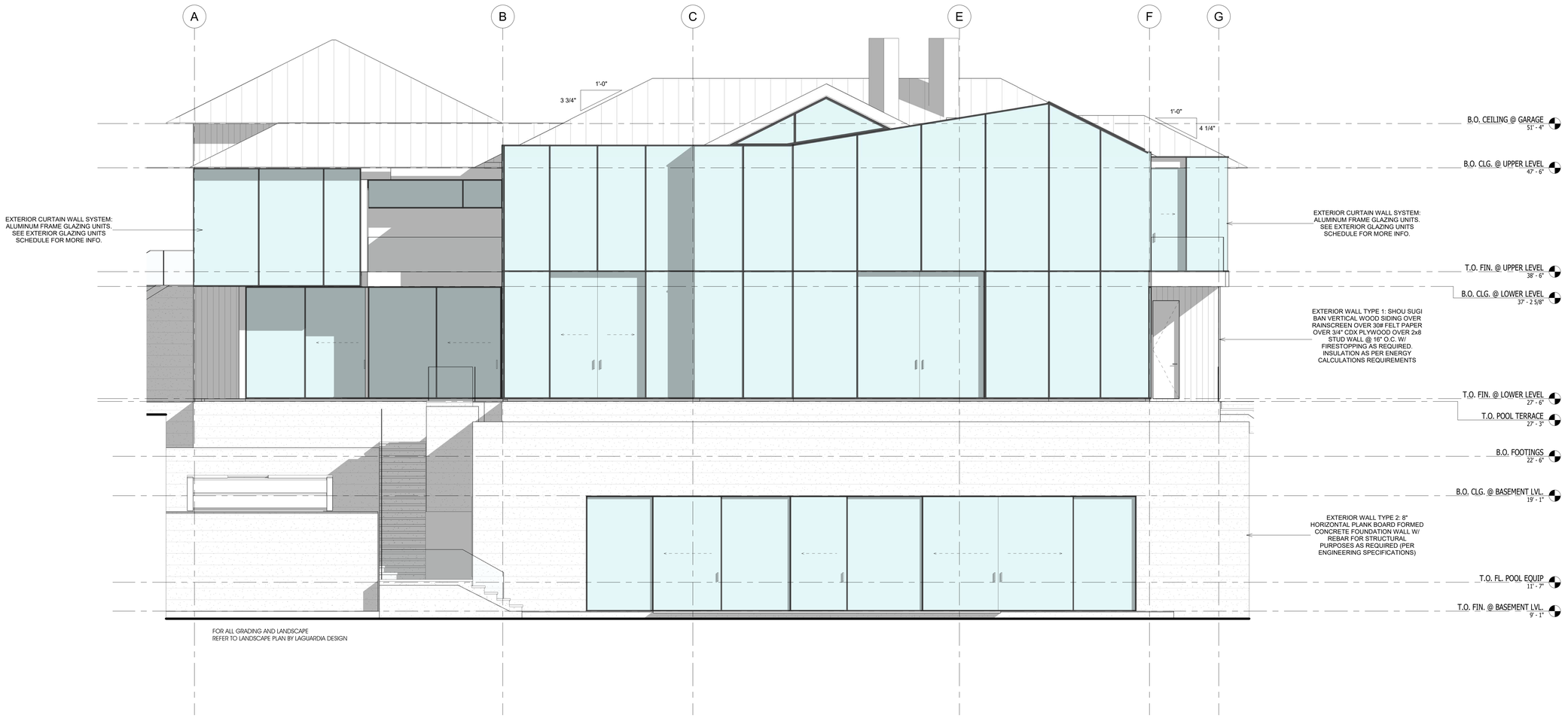
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED NORTH + WEST EXTERIOR ELEVATIONS

A4.0

2022 MAY 12



1 PROPOSED EAST ELEVATION

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

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BRIDGEHAMPTON, NY

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BARNES
COY
ARCHITECTS

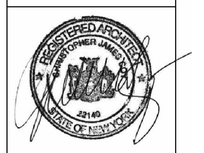
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED EAST ELEVATION

A4.1

2022 MAY 12



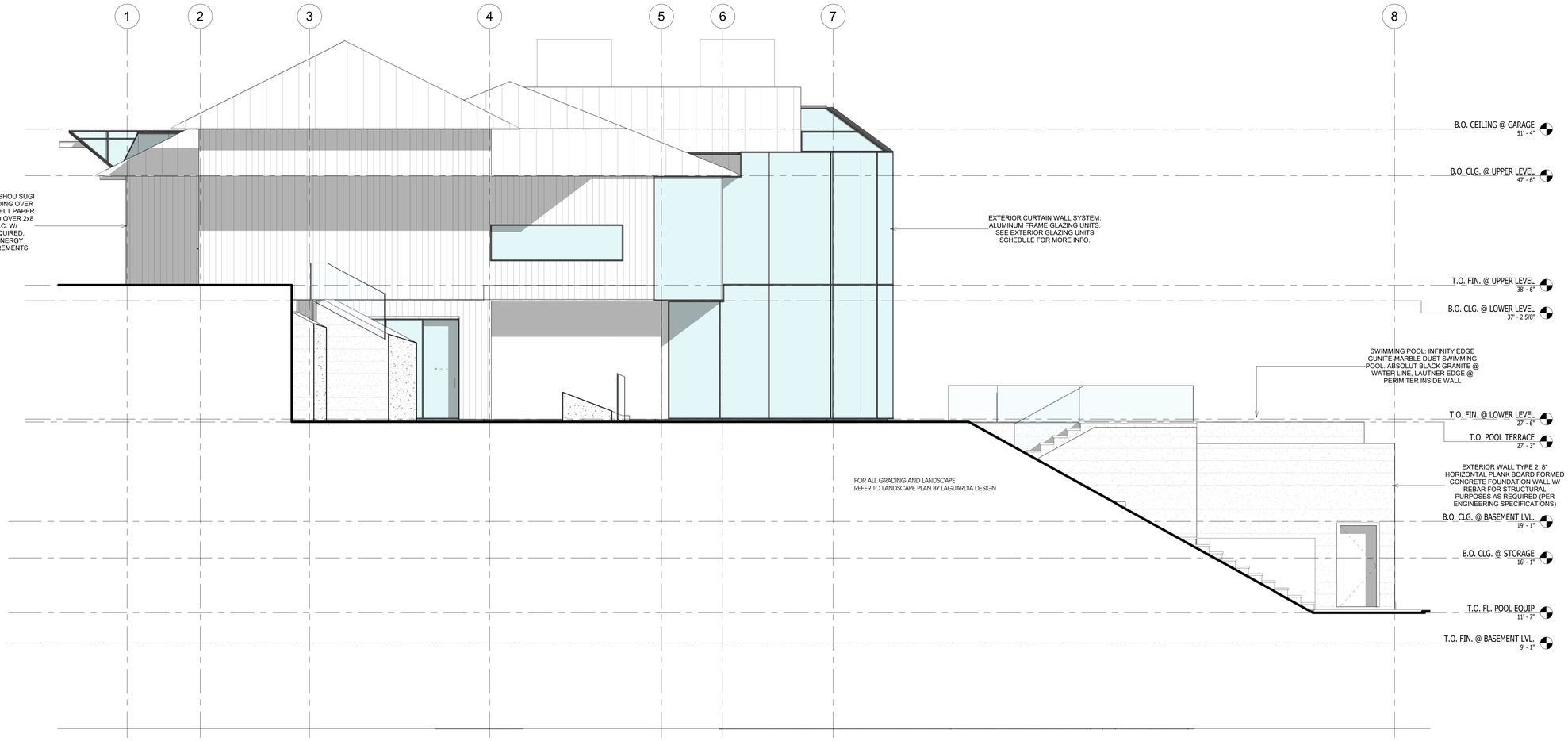
ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:



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COY
ARCHITECTS

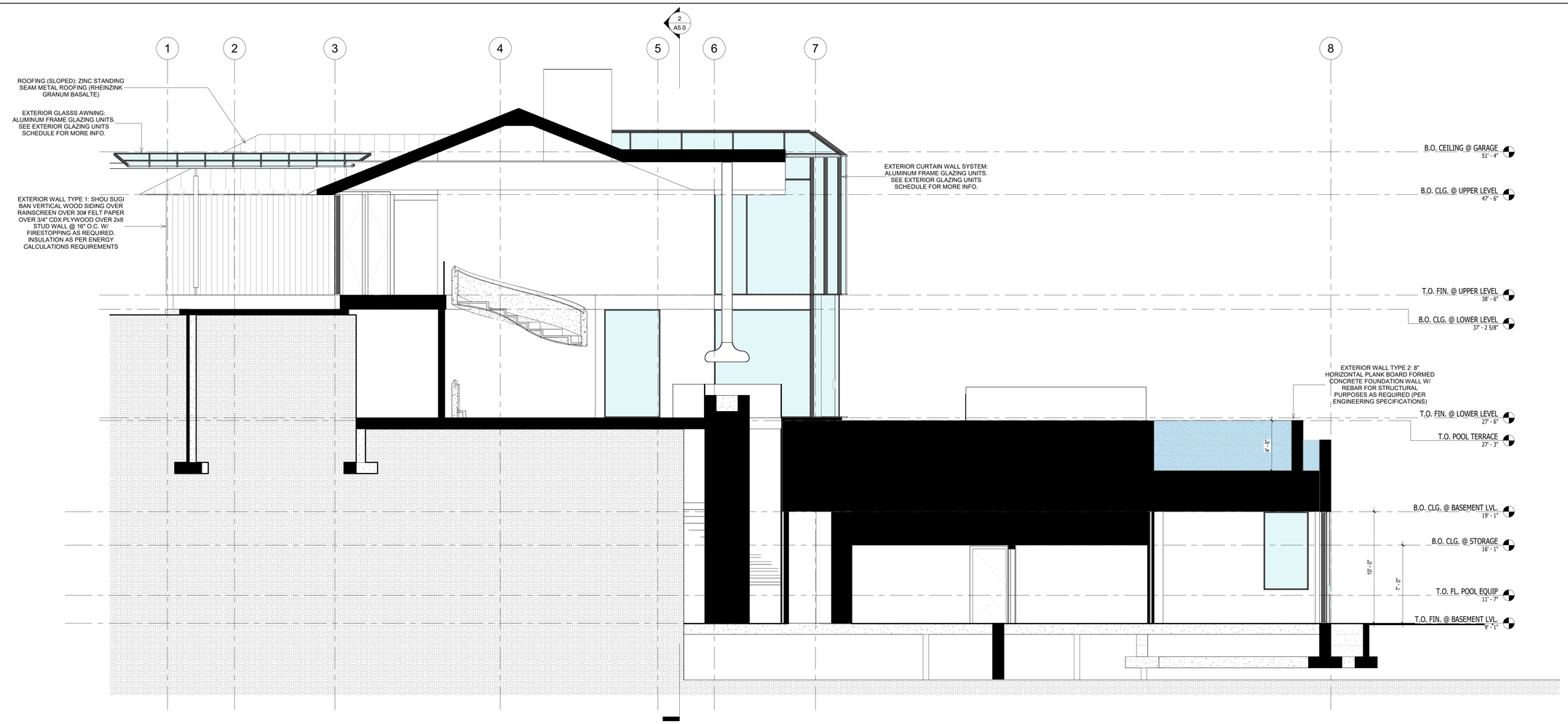
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED SOUTH ELEVATION

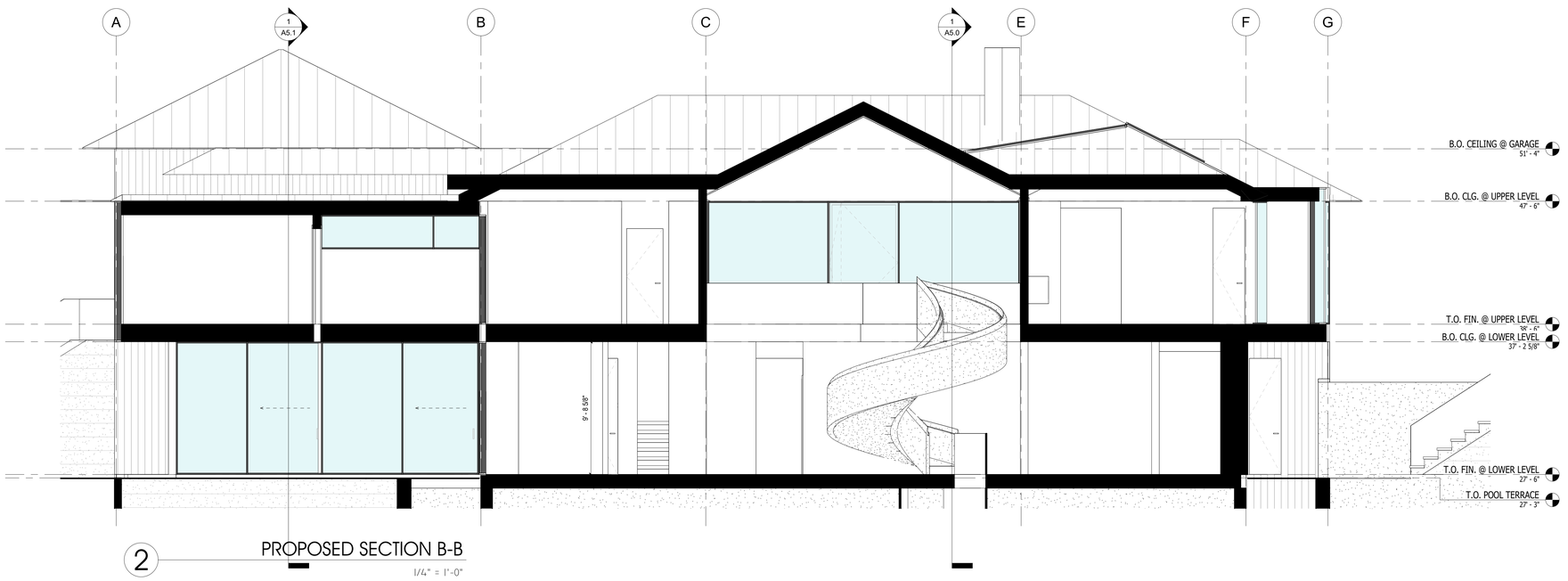
A4.2

2022 MAY 12



1 PROPOSED SECTION A-A

1/4" = 1'-0"



2 PROPOSED SECTION B-B

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

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BRIDGEHAMPTON, NY

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BARNES
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ARCHITECTS

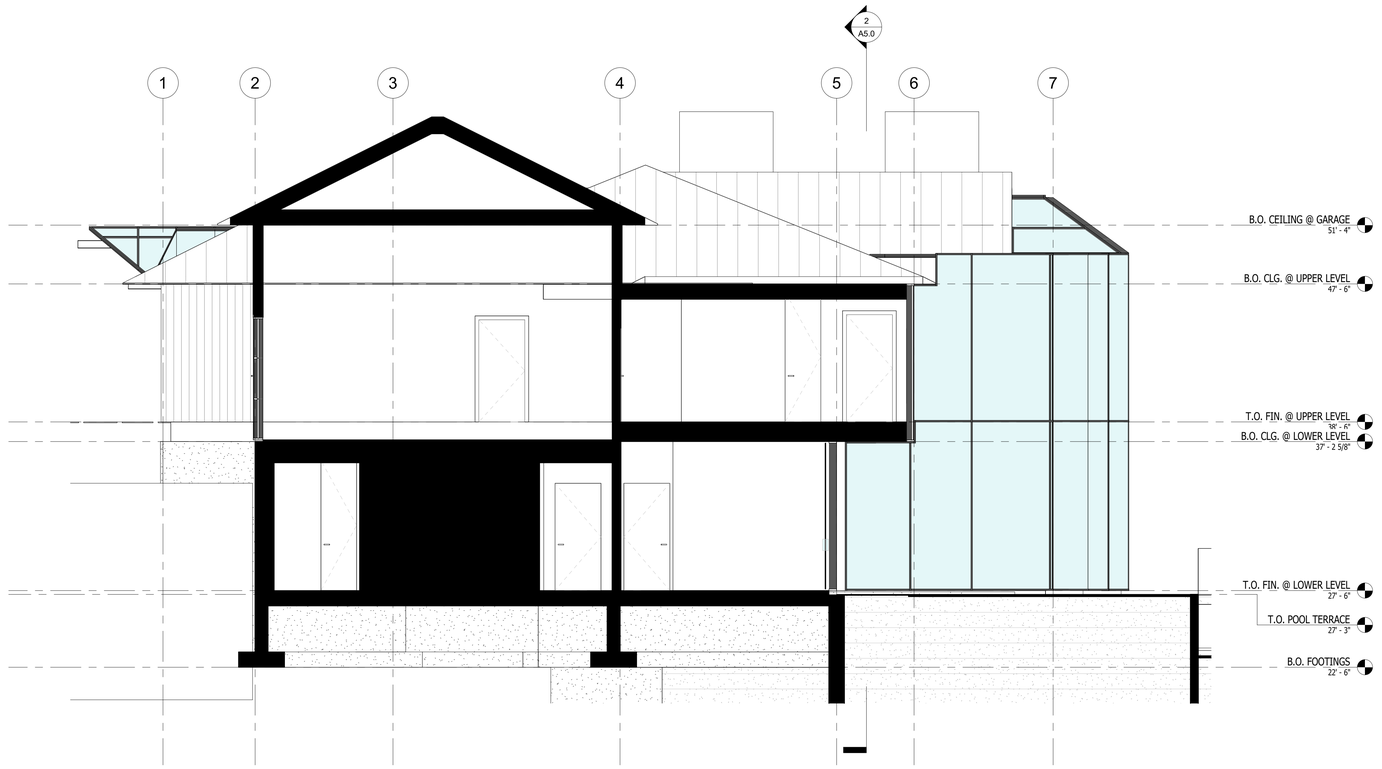
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

BUILDING SECTIONS

A5.0

2022 MAY 12



1 PROPOSED GARAGE SECTION

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

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PHONE: 631.537.3555
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BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

BUILDING SECTIONS

A5.1

2022 MAY 12

ARCHITECTURAL REVIEW BOARD

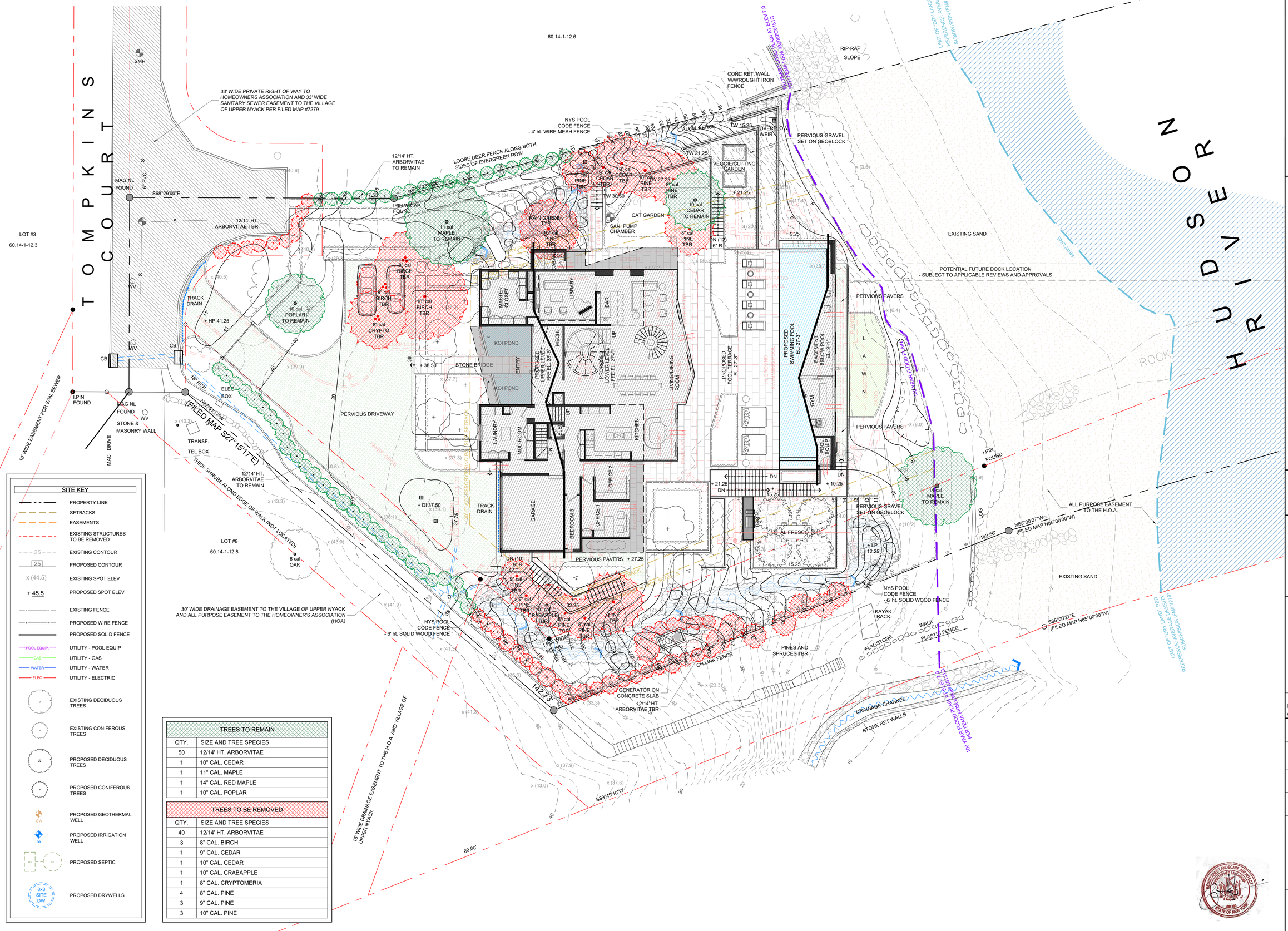
EXTERIOR FINISH SCHEDULE

PROJECT NAME: 11 TOMPKINS RESIDENCE_PROJECT PHOENIX

DATE: 2022 MARCH 03

Element	Materials	Finish	Manufacturer (Mfg)	Mfg Style Name/#	Mfg Color Name/#
Foundation	CONCRETE	8" HORIZONTAL PLANK BOARD-FORMED CONCRETE	POURED IN PLACE	N/A	GREY
Front Porch	PORCELAIN PAVERS	STRATO 2CM	DEKTON	DEK-ANANKÉ	STRATO 2CM
Railings	GLASS	1/2" CLEAR STARPHIRE TEMPERED GLASS	N/A	N/A	N/A
Siding	VERTICAL SHOU SUGI BAN WOOD	KEBONY: SVERTE	reSAWN TIMBER CO.	KEBONY: SVERTE	KEBONY: SVERTE
Window Shutters	N/A				
Trim	N/A				
Decking	PORCELAIN PAVERS OVER PEDESTALS	STRATO 2CM	DEKTON	DEK-ANANKÉ	STRATO 2CM
Garage Doors	TEMPERED GLASS W/ ALUMINUM FRAME	SANDBLASTED GLASS W/ MATTE BLACK ALUMINUM FRAME	SCHWEISS	HYDRAULIC DOOR	N/A
Fascia	N/A				
Gutters	ZINC INTEGRATED GUTTERS	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Louvers	N/A				
Roofing	STANDING SEAM ZINC	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Chimney	ZINC	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Stack Vents	ALUMINUM	TO MATCH RHEINZINK ROOF			TO MATCH RHEINZINK ROOF
Retaining Walls	CONCRETE	8" HORIZONTAL PLANK BOARD-FORMED CONCRETE	POURED IN PLACE	N/A	GREY

7. Landscape and Exterior Lighting



SITE KEY

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- EXISTING STRUCTURES TO BE REMOVED
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV
- PROPOSED SPOT ELEV
- EXISTING FENCE
- PROPOSED WIRE FENCE
- PROPOSED SOLID FENCE
- UTILITY - POOL EQUIP
- UTILITY - GAS
- UTILITY - WATER
- UTILITY - ELECTRIC
- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED GEOTHERMAL WELL (GW)
- PROPOSED IRRIGATION WELL (IW)
- PROPOSED SEPTIC (LG, ST)
- PROPOSED DRYWELLS (8x8 SITE DW)

TREES TO REMAIN	
QTY.	SIZE AND TREE SPECIES
50	12/14' HT. ARBORVITAE
1	10" CAL. CEDAR
1	11" CAL. MAPLE
1	14" CAL. RED MAPLE
1	10" CAL. POPLAR

TREES TO BE REMOVED	
QTY.	SIZE AND TREE SPECIES
40	12/14' HT. ARBORVITAE
3	8" CAL. BIRCH
1	9" CAL. CEDAR
1	10" CAL. CEDAR
1	10" CAL. CRABAPPLE
1	8" CAL. CRYPTOMERIA
4	8" CAL. PINE
3	9" CAL. PINE
3	10" CAL. PINE

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

LOT AREA:
TOTAL AREA BOUND 97,630 SF
TOTAL "DRY LAND" 36,108 SF

ZONE: R30

COVERAGE:
-
WETLANDS:
-
EASEMENT/OTHER:
-

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY. 11976
Phone:631-726-1403
Fax:631-726-1478

DRAWN BY: JL
CHECKED BY: IH

PROJECT:
PROJECT GOOSE

LOCATION:
11 TOMPKINS COURT
UPPER NYACK, NY 10960

DRAWING:
TREE REMOVALS PLAN

SCALE: 1"=10'-0"

DATE: 05-10-2022

ISSUED:
- 04/05/2022 | L1.1 EXIST
- 04/28/2022 | FOR REVIEW
- 05/03/2022 | FOR PERMIT
- 05/10/2022 | FOR PERMIT

PERMIT

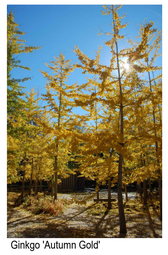
SHEET NUMBER:
L2.1

Shadblow / Serviceberry

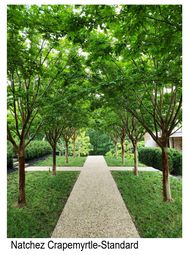
Japanese Maple (specimen)

Red Maple

Japanese Cedar



Ginkgo 'Autumn Gold'



Natchez Crapemyrtle-Standard

Emerald Jewel Boxwood

Japanese Holly

Osmanthus Holly

Doublefile Viburnum

Hay-scented Fern

Purple Lilyturf

Walker's Low Catmint

Pachysandra

Hameln Fountaingrass

Anise Hyssop

Black Cohosh

Creeping Dogwood

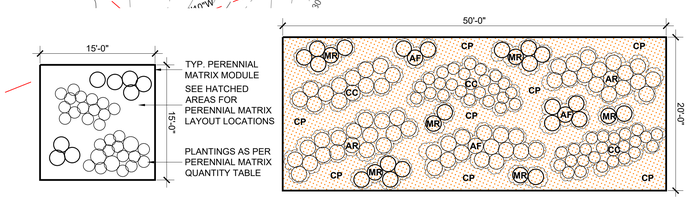
Monarda

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
TREES							
AC	6	Amelanchier canadensis	Shadblow / Serviceberry	B&B	10-12' ht.-Clump	Per Plan	Heavy Clump
AP	1	Acer palmatum	Japanese Maple (specimen)	B&B	12-14' ht.	Per Plan	Green/Red Foliage
AR	1	Acer rubrum	Red Maple	B&B	18' ht.	Per Plan	
CJ	23	Cryptomeria japonica	Japanese Cedar	B&B	12-14' ht.	Per Plan	
GB	5	Ginkgo biloba 'Autumn Gold'	Ginkgo 'Autumn Gold'	B&B	5-6" Cal.	Per Plan	Male cultivars only
LI	4	Lagerstroemia indica 'Natchez' - Standard	Natchez Crapemyrtle-Standard	B&B	5" Cal.	Per Plan	Single Stem
SHRUBS							
BM1	130	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	12" ht.	Per Plan	Double Row Hedge
BM2	8	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	2'x2' Rnd.	Per Plan	
BM3	6	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	3'x3' Rnd.	Per Plan	
BM4	4	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	5'x5' Rnd.	Per Plan	
BS	12	Buxus sempervirens	Common Boxwood	B&B	2-5' ht.	Per Plan	Mixed Size
IC1	10	Ilex crenata 'Schwoebel'	Japanese Holly	B&B	5' ht.	Per Plan	
IC2	15	Ilex crenata 'Schwoebel'	Japanese Holly	B&B	6' ht.	Per Plan	
OH	47	Osmanthus heterophyllus 'Gulftide'	Osmanthus Holly	Cont.	6' ht.	30" O.C.	
VP	67	Viburnum plicatum	Doublefile Viburnum	B&B	5-6' ht.	5' O.C.	
GRASSES, GROUNDCOVER & PERENNIALS							
DP	850sf	Dennstaedtia punctilobula	Hay-scented Fern	Cont.	1 Gal.	18" O.C.	
LM	1025sf	Liriope muscari 'Big Blue'	Purple Lilyturf	Plugs	6"	6" O.C.	
NR	50	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	Cont.	1 Gal.	24" O.C.	
PT	275sf	Pachysandra terminalis	Pachysandra	Plugs	6"	6" O.C.	
PA	120	Pennisetum alopecuroides 'Hameln'	Hameln Fountaingrass	Cont.	1 Gal.	18" O.C.	
	700 S.F.	Kentucky Bluegrass Sod	Sod	N/A	Sod	N/A	
VINES							
HH	100	Hedera Helix	English Ivy	Cont.	1 Gal.	12" O.C.	

PERENNIAL MATRIX PLANT SCHEDULE

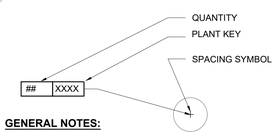
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
GROUNDCOVER							
AC	XX	Astilbe chinensis	Chinese Astilbe	Cont.	1 Gal.	SEE DETAIL	
AF	XX	Agastache foeniculum	Anise Hyssop	Plugs	6 Quart	SEE DETAIL	
AR	XX	Actaea racemosa	Black Cohosh	Plugs	1 Gal.	SEE DETAIL	
CC	XX	Cornus canadensis	Creeping Dogwood	Plugs	1 Gal.	SEE DETAIL	
CP	XX	Carex pennsylvanica	Sedge	Plugs	2-1/2"	SEE DETAIL	
MR	XX	Monarda didyma	Monarda	Plugs	6 Quart	SEE DETAIL	



1 PERENNIAL MATRIX (TYP.)
SCALE: 1/8" = 1'-0"

2 SUNNY PERENNIAL MATRIX LAYOUT (TYP.) - plan view
SCALE: 1/8" = 1'-0"

3 SHADY PERENNIAL MATRIX LAYOUT (TYP.) - plan view
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. ALL EXISTING NATIVE AND NON-INVASIVE PLANTS WITHIN THE PROPOSED REVEGETATION AREA WILL BE INVENTORIED AND PRESERVED. ALL INVASIVE PLANT MATERIAL WITHIN THESE REVEGETATION AREAS WILL BE REMOVED BY HAND AND WILL BE REPLACED WITH NATIVE PLANT SPECIES AS INDICATED ON SHEET L4: PLANTING PLAN, DATED NOVEMBER 14, 2014.

2. ALL NATIVE FESCUE LAWN AREAS WILL BE SEEDED WITH A NATIVE FESCUE SEED MIX CONSISTING OF THE FOLLOWING:

- FESTUCA RUBRA: CREEPING RED FESCUE
- FESTUCA LONGIFOLIA: HARD FESCUE
- FESTUCA OVINA: SHEEP FESCUE

THESE NATIVE FESCUE LAWN AREAS WILL NOT BE FERTILIZED FOR ESTABLISHMENT OR ANY OTHER REASON. A DEDICATED IRRIGATION ZONE WILL BE CREATED FOR ALL NATIVE FESCUE LAWN AREAS SO THAT IRRIGATION CAN BE LIMITED TO ESTABLISHMENT.

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

LOT AREA:
TOTAL AREA BOUND 97,630 SF
TOTAL "DRY LAND" 36,108 SF

ZONE: R30

COVERAGE:
-
WETLANDS:
-
EASEMENT/OTHER:
-

REGISTERED LANDSCAPE ARCHITECT — JAY A. GREENWELL — 000785 — STATE OF NEW YORK

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Walter Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

DRAWN BY: JL
CHECKED BY: IH

PROJECT:
PROJECT GOOSE

LOCATION:
11 TOMPKINS COURT
UPPER NYACK, NY 10960

DRAWING:
PLANTING PLAN

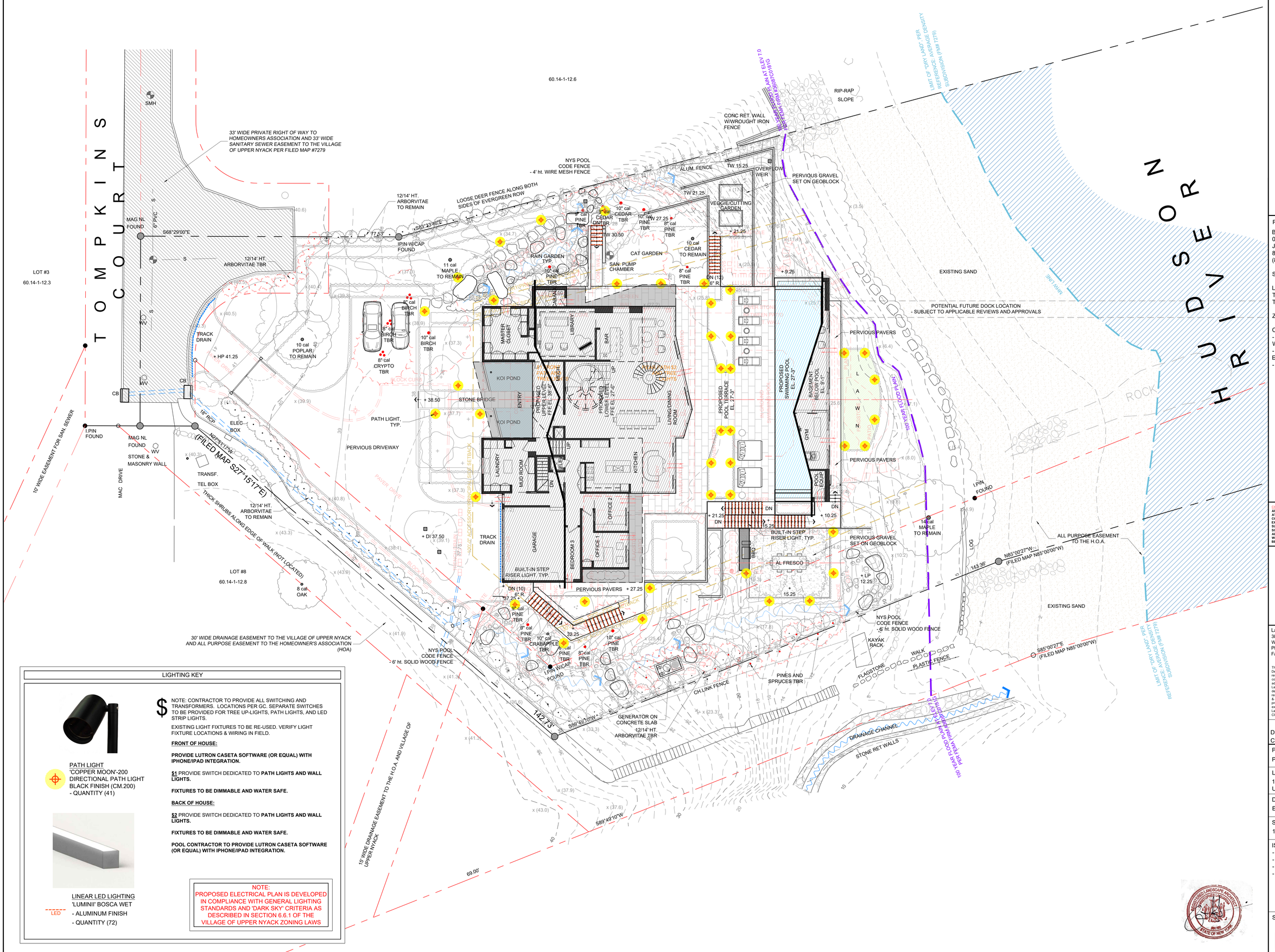
SCALE: 1"=10'-0"

DATE: 05-10-2022

ISSUED:
- 04/05/2022 | L1.1 EXIST
- 04/28/2022 | FOR REVIEW
- 05/03/2022 | FOR PERMIT
- 05/10/2022 | FOR PERMIT

PERMIT

SHEET NUMBER:
L5.1



LIGHTING KEY

PATH LIGHT
'COPPER MOON'-200
DIRECTIONAL PATH LIGHT
BLACK FINISH (CM.200)
- QUANTITY (41)

LINEAR LED LIGHTING
'LUMINII' BOSCA WET
- ALUMINUM FINISH
- QUANTITY (72)

NOTE: CONTRACTOR TO PROVIDE ALL SWITCHING AND TRANSFORMERS. LOCATIONS PER GC. SEPARATE SWITCHES TO BE PROVIDED FOR TREE UP-LIGHTS, PATH LIGHTS, AND LED STRIP LIGHTS.

EXISTING LIGHT FIXTURES TO BE RE-USED. VERIFY LIGHT FIXTURE LOCATIONS & WIRING IN FIELD.

FRONT OF HOUSE:

PROVIDE LUTRON CASETA SOFTWARE (OR EQUAL) WITH IPHONE/IPAD INTEGRATION.

$1 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS AND WALL LIGHTS.**

FIXTURES TO BE DIMMABLE AND WATER SAFE.

BACK OF HOUSE:

$2 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS AND WALL LIGHTS.**

FIXTURES TO BE DIMMABLE AND WATER SAFE.

POOL CONTRACTOR TO PROVIDE LUTRON CASETA SOFTWARE (OR EQUAL) WITH IPHONE/IPAD INTEGRATION.

NOTE:
PROPOSED ELECTRICAL PLAN IS DEVELOPED IN COMPLIANCE WITH GENERAL LIGHTING STANDARDS AND 'DARK SKY' CRITERIA AS DESCRIBED IN SECTION 6.6.1 OF THE VILLAGE OF UPPER NYACK ZONING LAWS

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

LOT AREA:
TOTAL AREA BOUND 97,630 SF
TOTAL "DRY LAND" 36,108 SF

ZONE: R30

COVERAGE:
-
WETLANDS:
-
EASEMENT/OTHER:
-

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001165
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