



VICINITY MAP
SCALE: 1"=100'

- NOTES:**
- RECORD OWNER & APPLICANT: WIDWATER HUDSON RIVER, LLC
539 NORTH BROADWAY
UPPER NYACK, NEW YORK 10960
 - ZONE: R-2 ACREAGE: 149,462 SF (GROSS) =3.4312 AC
 - EXISTING TAX LOT: 60.10-1-14
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC) AFFECTED BY THE DEVELOPMENT OF THIS PARCEL SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - THE CORNERS OF THE LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - NEW HOUSE SEWER CONNECTION SHALL BE FROM AN APPROVED EJECTOR PUMP, TO BE DESIGNED BY A NYS LICENSED PROFESSIONAL ENGINEER.
 - WATER SUPPLY BY UNITED WATER NEW YORK
 - REFER TO SHEET #6 FOR SURVEY OF EXISTING CONDITIONS.
 - SANITARY SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SEPARATION OF TEN FEET.
 - SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
 - THE DEVELOPER SHALL CONFORM TO THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
 - A COVENANT SHALL BE FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE (TO THE SATISFACTION OF THE VILLAGE ATTORNEY) BINDING THE HOMEOWNERS TO MAINTENANCE OF THE STORMWATER FACILITIES AS SHOWN ON APPROVED PLANS.
 - PROTECTION OF TREES: NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY EXISTING TREE TO BE PRESERVED, EXCEPT WHERE ENGAGED FOR TREE REMOVAL. NO EQUIPMENT SHALL BE OPERATED WITHIN 80% OF CRITICAL ROOT RADIUS OF ANY TREE PROPOSED TO BE PROTECTED IN THIS ORDINANCE NOR SHALL EQUIPMENT BE OPERATED AT ANY TIME IN SUCH MANNER AS TO BREAK, TEAR, BRUISE, DECORTICATE OR OTHERWISE INJURE ANY LIVING OR DORMANT TREE.
 - DATUM: USGS NGVD 29
 - PLANNING BOARD AND ARCHITECTURAL BOARD APPROVAL FOR SITE AND HOUSE PLANS IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - IN ACCORDANCE WITH VILLAGE OF UPPER NYACK STORMWATER REGULATIONS, WATER QUALITY MITIGATION SHALL BE PROVIDED ON SITE FOR THE IMPERVIOUS AREA AND FOR THE AMOUNT OF DISTURBANCE. PROPOSED MITIGATION SHALL BE ACCOMMODATED IN ACCORDANCE WITH THE NYS STORMWATER MANAGEMENT DESIGN MANUAL AND REVIEWED BY THE VILLAGE ENGINEER.
 - EXISTING TREES SHOWN ON THE GRADING PLAN AS TO REMAIN, ARE TO REMAIN UNDISTURBED AND BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FT. MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER HARDWOOD SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AN AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2" - 3" CALIPER HARDWOOD SHADE TREE SHALL BE PLACED FOR EVERY 200 SF OF AREA DISTURBED.
 - ALL TREES SCHEDULED FOR REMOVAL MUST HAVE A VALID VILLAGE OF UPPER NYACK TREE PERMIT PRIOR TO CUTTING OR REMOVAL.
 - RETAINING WALL(S) SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE VILLAGE FOR REVIEW AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. A LETTER FROM THE NYS PROFESSIONAL ENGINEER CERTIFYING CONSTRUCTION WITH ACCORDANCE WITH DESIGN SHALL BE PROVIDED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - 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.
 - INFILTRATION TEST SHALL BE PERFORMED AT TIME OF EXCAVATION TO VERIFY DRYWELL DESIGN. DESIGN SHALL BE REVISED AS REQUIRED BASED ON INFILTRATION RATE OF SITE SOILS.
 - EXISTING IMPERVIOUS AREA = 25,750 SF
PROPOSED IMPERVIOUS AREA = 38,050 SF
 - REFER TO SHEET 6 FOR SURVEY OF EXISTING CONDITIONS.
 - SEPARATE PERMIT/SUBMISSION REQUIRED FOR SEA WALL AT RIVERS EDGE.

▲▲ LIST OF SITE PLAN DRAWINGS

SHEET	TITLE	PREPARED	LAST REVISED
1	COVER SHEET	11-2-15	5-17-16
2	SITE PLAN	11-2-15	5-17-16
3A	GRADING, DRAINAGE & UTILITY PLAN	11-2-15	5-17-16
3B	EROSION CONTROL PLAN PHASE 1	2-23-16	5-17-16
3C	EROSION CONTROL PLAN PHASE 2	2-23-16	5-17-16
4	EXHIBIT: SLOPES>40%	8-12-15	5-17-16
5	EXHIBIT: SLOPE CATEGORY MAP	8-12-15	5-17-16
6	SURVEY OF EXISTING CONDITIONS	10-21-15	5-17-16
7	DETAIL SHEET	11-2-15	5-17-16
8	LANDSCAPING PLAN (YOST DESIGN)	2-24-16	NA

APPROVED FOR FILING:	▲ 5-17-16 REVISIONS ▲ 2-23-16 REVISIONS ▲ 1-26-16 REVISIONS DATE	SITE PLAN COVER SHEET WIDWATER VILLAGE OF UPPER NYACK, TOWN OF CLARKSTOWN ROCKLAND COUNTY, STATE OF NEW YORK	TAX LOT # 60.10-1-14
OWNER _____ DATE _____		FILE 1-21515 COVER	SCALE AS SHOWN
CHAIRMAN, PLANNING BOARD _____ DATE _____		JAY A. GREENWELL, PLS, LLC SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	DATE 11/2/15
		JOB NO. 21515	SHEET 1