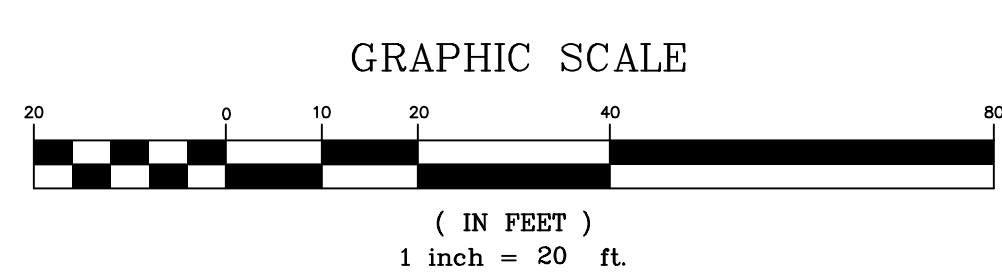


VICINITY MAP
1" = 200'

GENERAL NOTES

- THIS IS LOT 49 IN SECTION 65.36 BLOCK 1 AS SHOWN ON THE VILLAGE OF NYACK TAX MAP.
 - AREA OF TRACT: 16,025 SF OR 0.3679 AC
 - ZONE: CC
 - NUMBER OF PROPOSED LOTS: 1
 - RECORD OWNER: CLAUDIO IODICE
834 HAVERSTRAW RD
SUFFERN, NY 10901
 - APPLICANT: CLAUDIO IODICE
834 HAVERSTRAW RD
SUFFERN, NY 10901
 - EXISTING USE: VACANT
 - PROPOSED USE: WAREHOUSE
 - ALL BUILDINGS TO BE SEWERED BY GRAVITY WITH A MIN. SLOPE OF 2%.
 - 3/4" CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED.
 - ALL NEW UTILITIES TO BE UNDERGROUND.
 - FIRE DISTRICT - CENTRAL NYACK
 - SCHOOL DISTRICT - NYACK
 - WATER DISTRICT - VILLAGE OF NYACK
 - WATER SUPPLY BY VILLAGE OF NYACK
 - SEWER DISTRICT - ROCKLAND COUNTY SEWER DISTRICT NO. 1
 - NO OPEN BURNING IS PERMITTED.
 - SEWER AND WATER SERVICE LINES ARE TO BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
 - SANITARY SEWER INFILTRATION AND EXFILTRATION TESTING OF CONSTRUCTION STANDARDS FOR ROCKLAND COUNTY SEWER DISTRICT NO. 1 SPECIFIED THAT "THE INFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES." CERTIFICATED OF OCCUPANCY MAY NOT BE ISSUED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE VILLAGE OF CHESTNUT RIDGE. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT AND TO THE ROCKLAND SEWER DISTRICT NO. 1.
 - DURING THE COURSE OF CONSTRUCTION, THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS (IN CONSULTATION WITH APPROPRIATE AGENCIES) TO THE VILLAGE ENGINEER'S SATISFACTION.
 - ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
 - ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
 - DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN FIFTEEN (15) DAYS, SHALL BE TEMPORARILY SEEDED WITH 1/2 LB RYE GRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 1,000 SQ FT AND TEMPORARY DIVERSION DITCHES WILL BE ESTABLISHED WHERE NECESSARY ACROSS ROADWAYS, RIGHT OF WAY, AND INDIVIDUAL LOTS.
 - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
 - ANY EXISTING SEWER CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB LINE WITH A PERMANENT WATERTIGHT PLUG OR CAP ENGAGED IN CONCRETE.
 - THE LOCATION OF ALL EXISTING UTILITIES MUST BE FIELD VERIFIED.
 - ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MUST BE DESIGNED, CERTIFIED AND INSPECTED BY A PROFESSIONAL ENGINEER.
 - NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
 - THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
- APPLICANT _____ DATE _____
- OWNER _____ DATE _____
- PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:
- LICENSED PROFESSIONAL ENGINEER _____ DATE _____
OR LAND SURVEYOR



Bulk Requirement: Zone CC Wholesale storage/Warehousing										
	Min Lot Area	Min Lot Width	Min Street Frontage	Min Front Setback	Min Side Setback (1)	Min Side Setback (both)	Min Rear Setback	Max Building Height	Max FAR	Min Usable Open Space
Required	7,500 SF	60 FT	60 FT	15 FT (25 FT max)	none required, but 5 FT is provided, 15 FT against residential	15 FT against residential	25 FT	2 stories/ 35 FT	0.5	50 per du
Provided	16,025 SF	96 FT	100 FT	60 FT*	0 FT	0 FT	40 FT	1 story/ 20 FT	0.37	n/a
Variance				Yes	Yes for east side against residential	Yes for east side against residential				

PARKING REQUIREMENTS:
(1 SPACE/1,000 SF WAREHOUSE SPACE * 6,090 SF WAREHOUSE SPACE) + (1 SPACE/333 SF OFFICE * 2,030 SF OFFICE MEZZANINE) = 13 SPACES REQUIRED
14 SPACES PROVIDED

DATE	ISSUE	DESCRIPTION	REVISIONS
AUGUST 19, 2021	REV 1	REV PER COMMENTS	

S.B.L. 65.36 - 1 - 49
SITE PLAN
FOR
23 ROUTE 59
VILLAGE OF NYACK - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

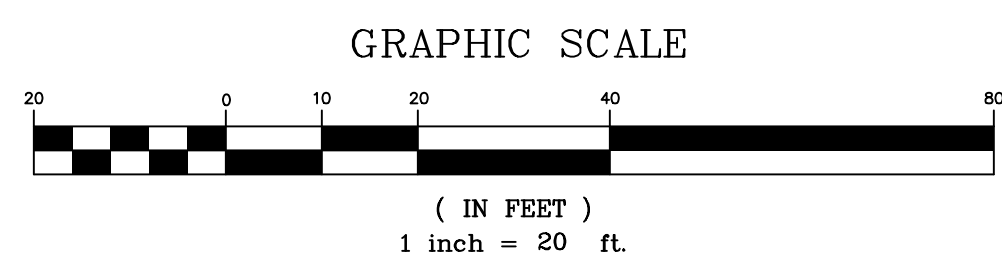
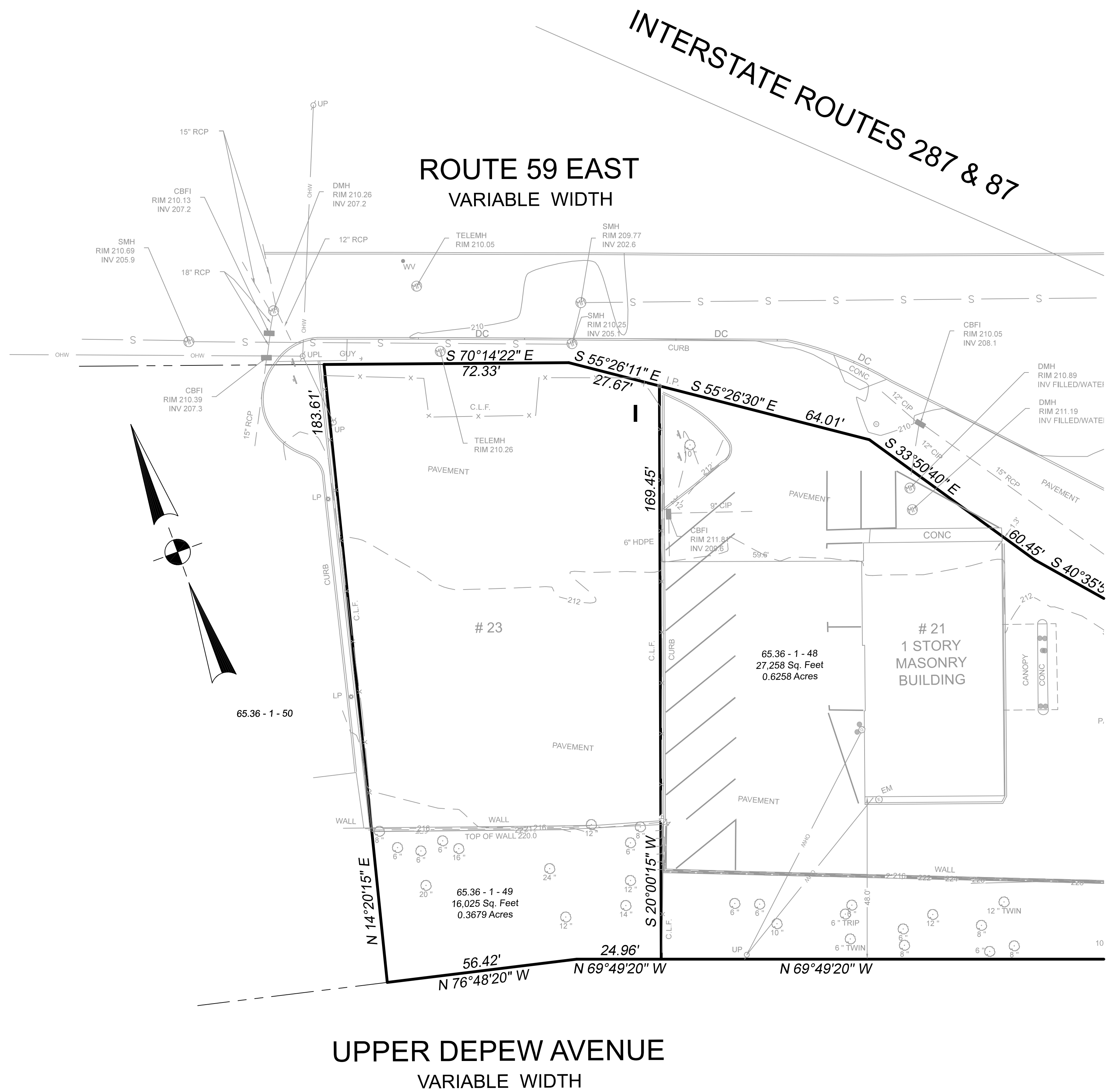
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
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55 Brookside Avenue, Chester, NY 10918
845.610.3621

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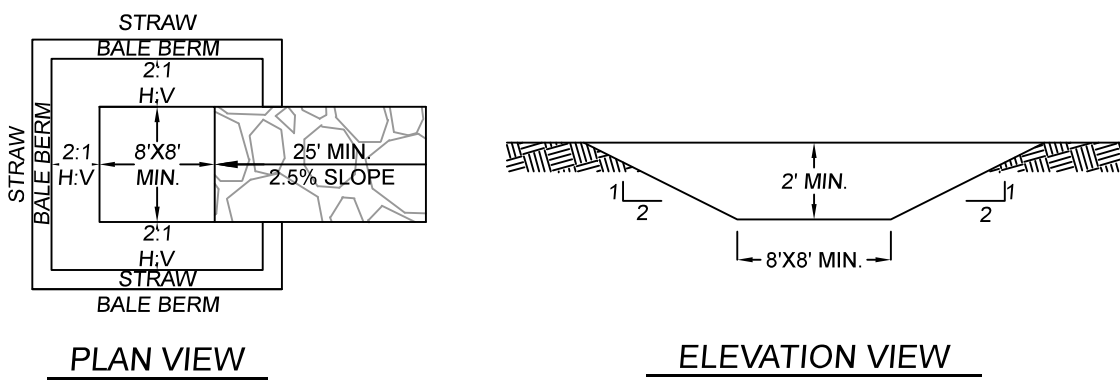
DATE: 1/27/2021
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No.: 3852
SCALE: 1"=20'
DWG No.: 1 OF 5

Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 65.36 - 1 - 49 EXISTING CONDITIONS FOR 23 ROUTE 59 VILLAGE OF NYACK - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	8/19/21
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY:	RB/LT
55 Brookside Avenue Chester, NY 10918 845.610.3621		CHKD BY:	RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		JOB No.	3852
 STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554		SCALE:	1"=20'
		DWG No.	2 OF 5

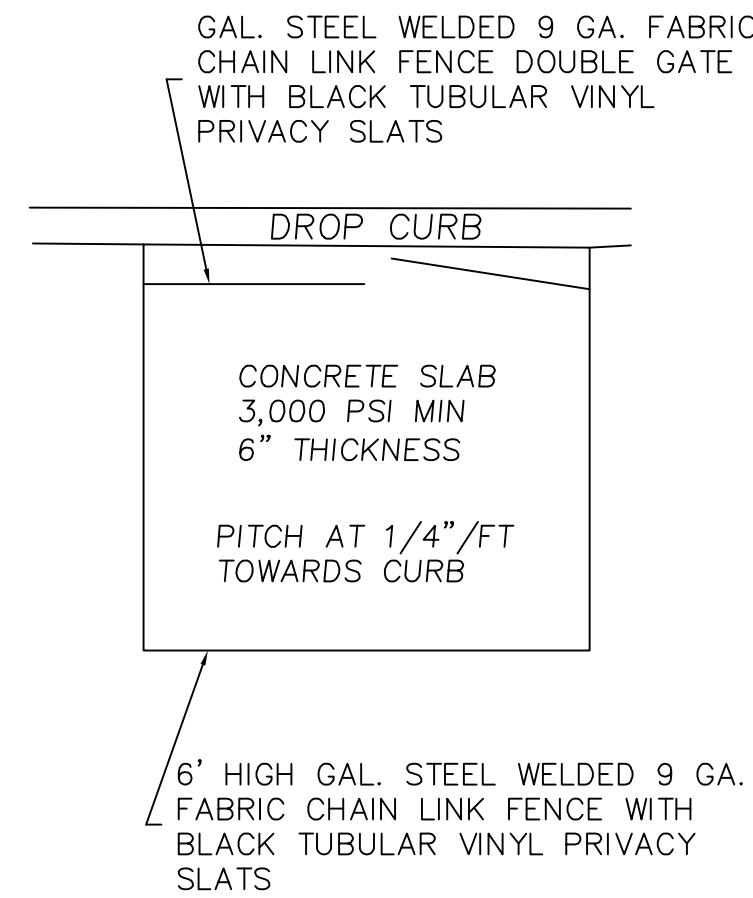




1. Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.
2. All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point. If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.
3. All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
4. Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
5. Dispose of the hardened material off-site in a construction/demolition landfill.
6. The plastic liner shall be replaced with each cleaning of the washout facility.
7. Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.
8. Perimeter berm shall have a minimum height of 1'.

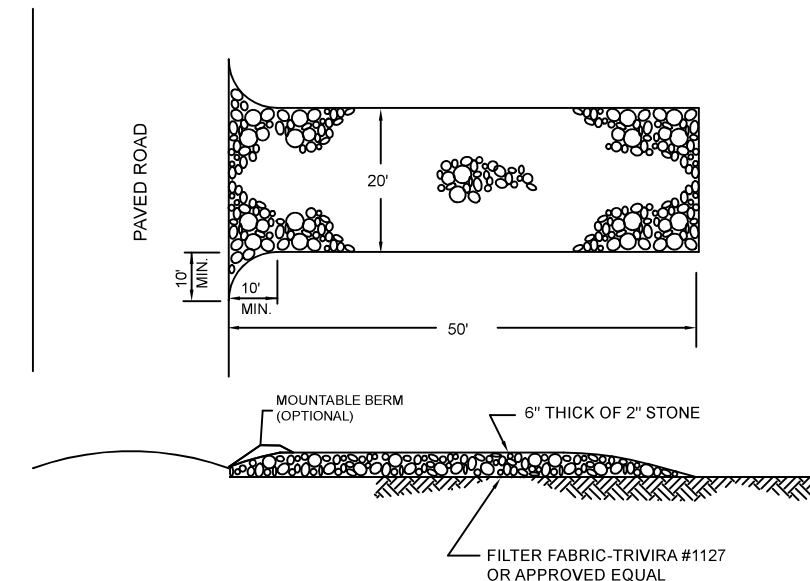
CONCRETE WASHOUT STATION

N.T.S.



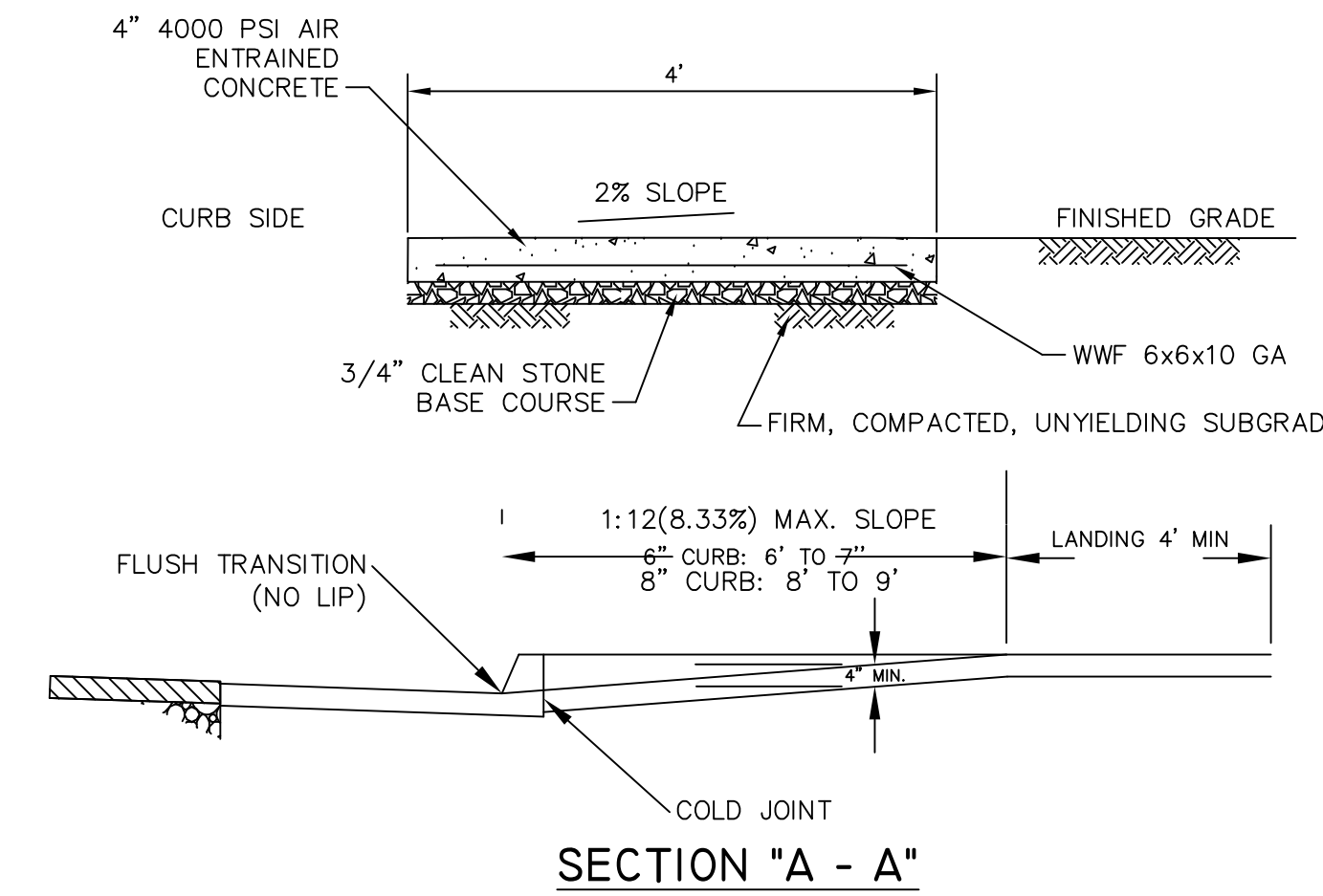
GARBAGE ENCLOSURE DETAIL

SCALE: N. T. S.



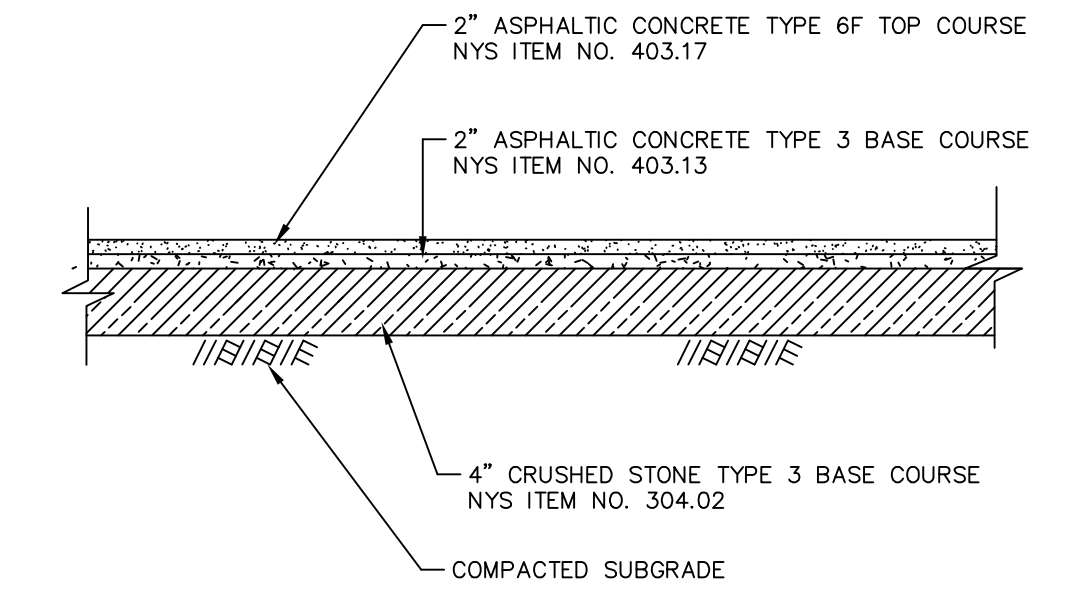
STABILIZED CONSTRUCTION ENTRANCE

- CONSTRUCTION SPECIFICATIONS N.T.S.
1. STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN 6 INCHES.
 4. WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - 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 ACROSS 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 ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



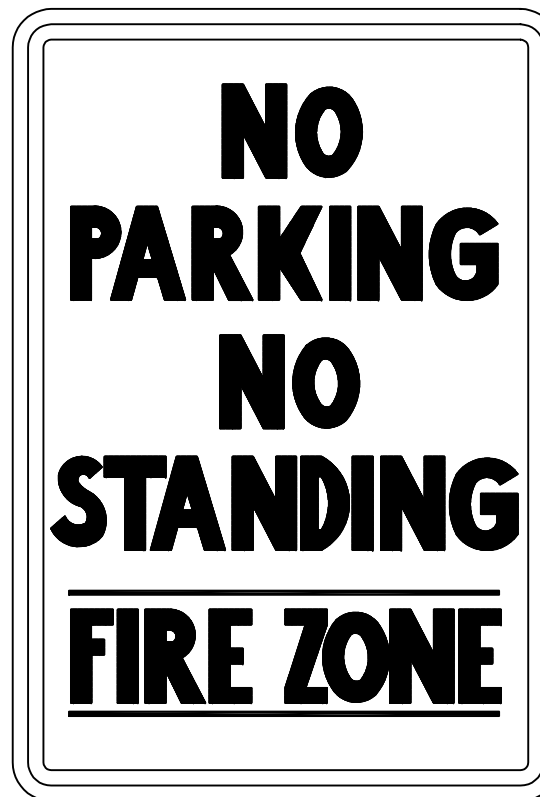
CONCRETE SIDEWALK

SCALE: N. T. S.



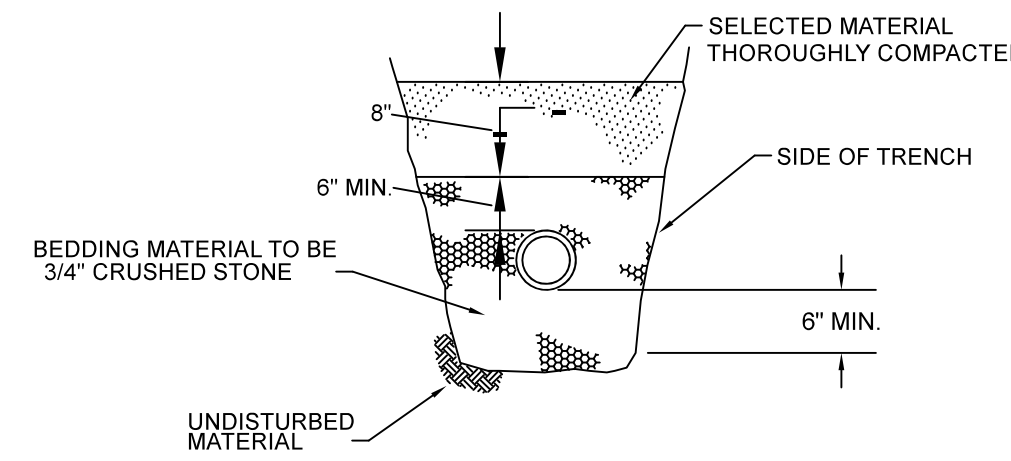
TYPICAL PAVEMENT SECTION

SCALE: N. T. S.



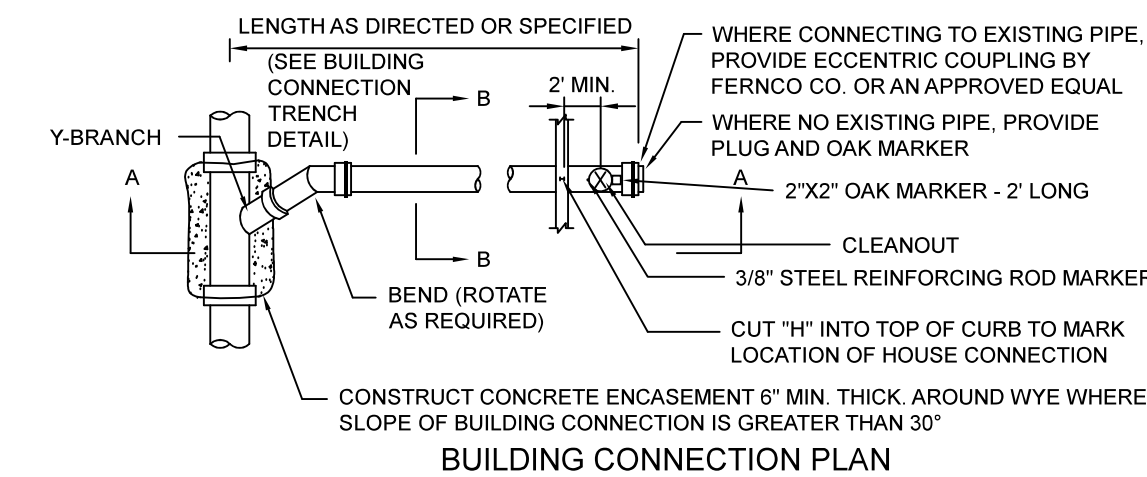
SIGN DETAIL

SCALE: N. T. S.

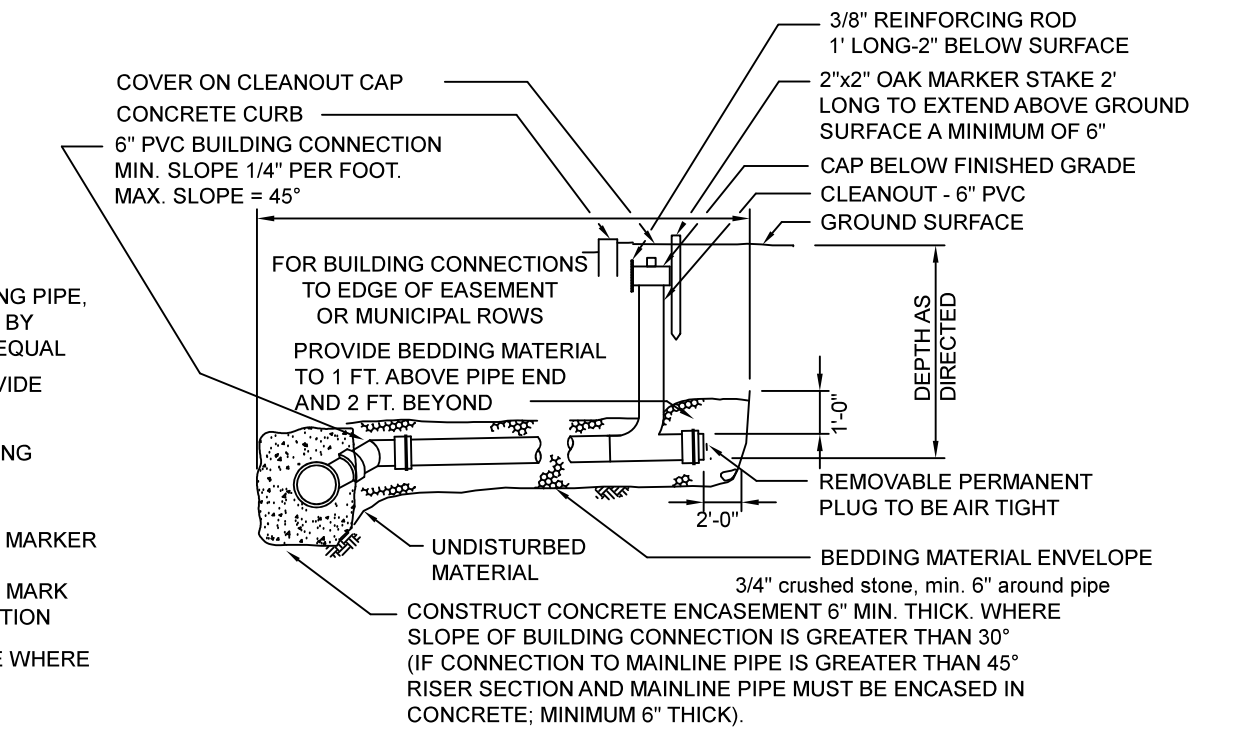


BUILDING CONNECTION TRENCH DETAIL

N.T.S.

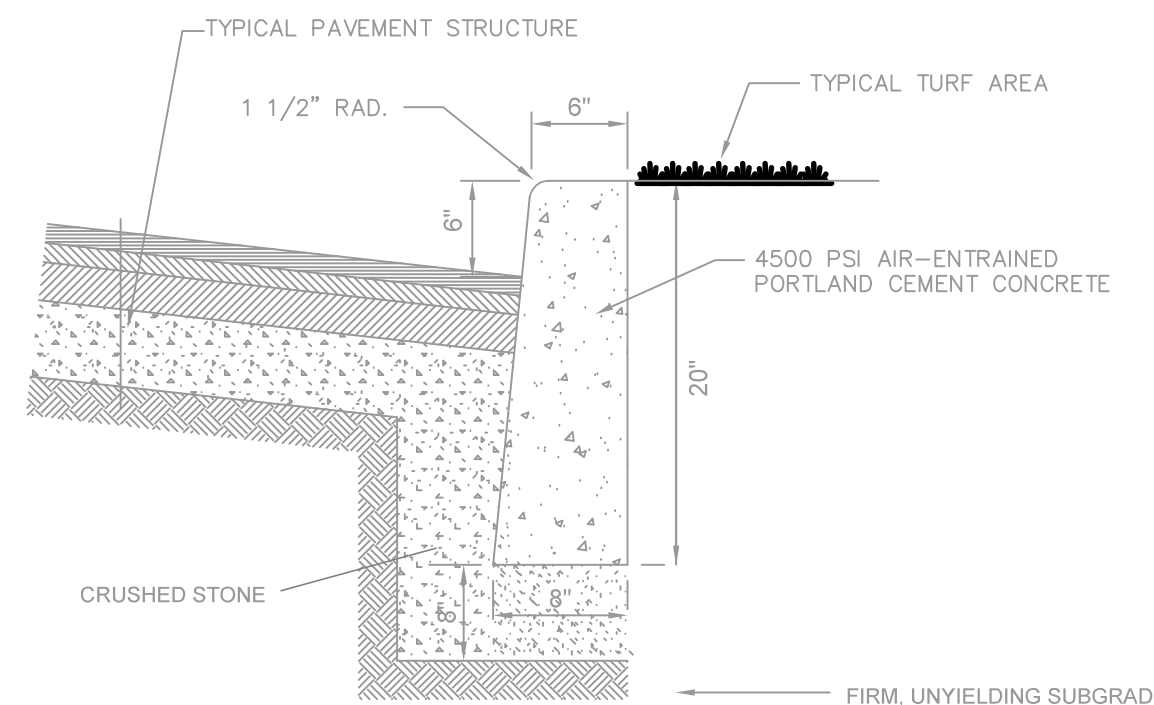


BUILDING CONNECTION PLAN



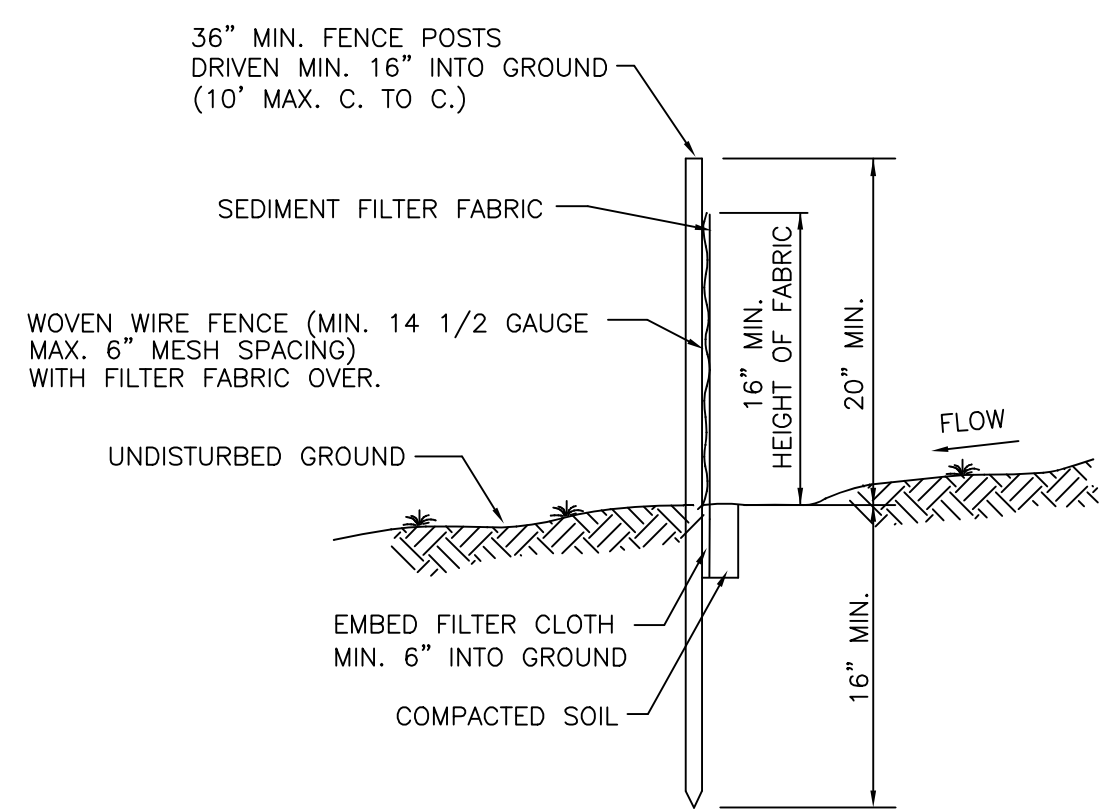
BUILDING CONNECTION DETAIL

N.T.S.



CONCRETE CURB DETAIL

NOT TO SCALE

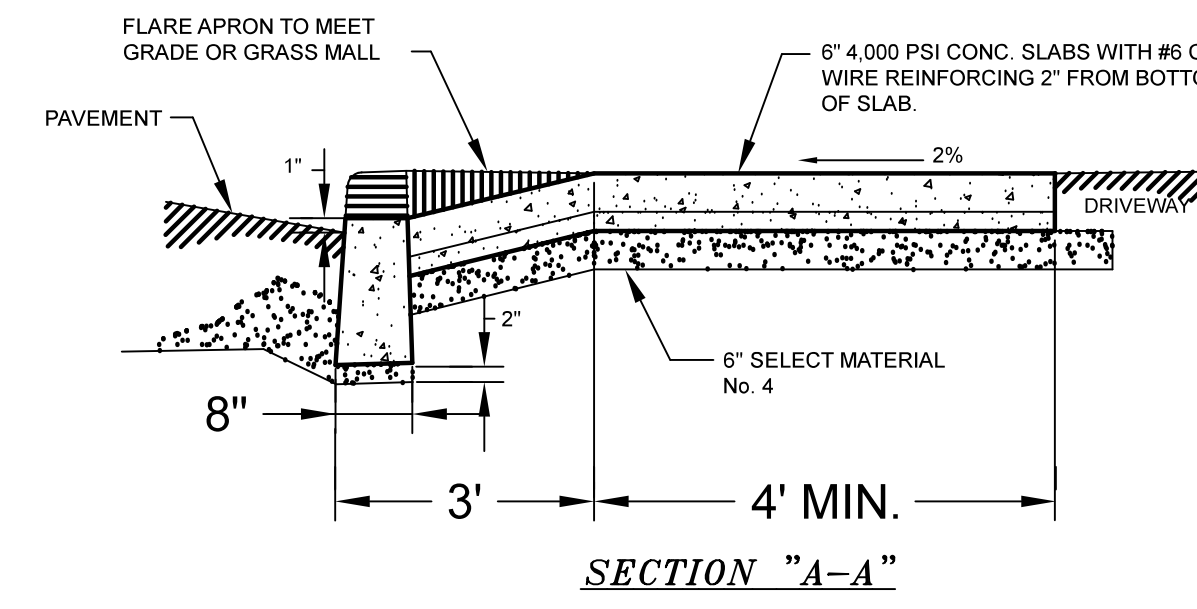


SECTION SILT FENCE

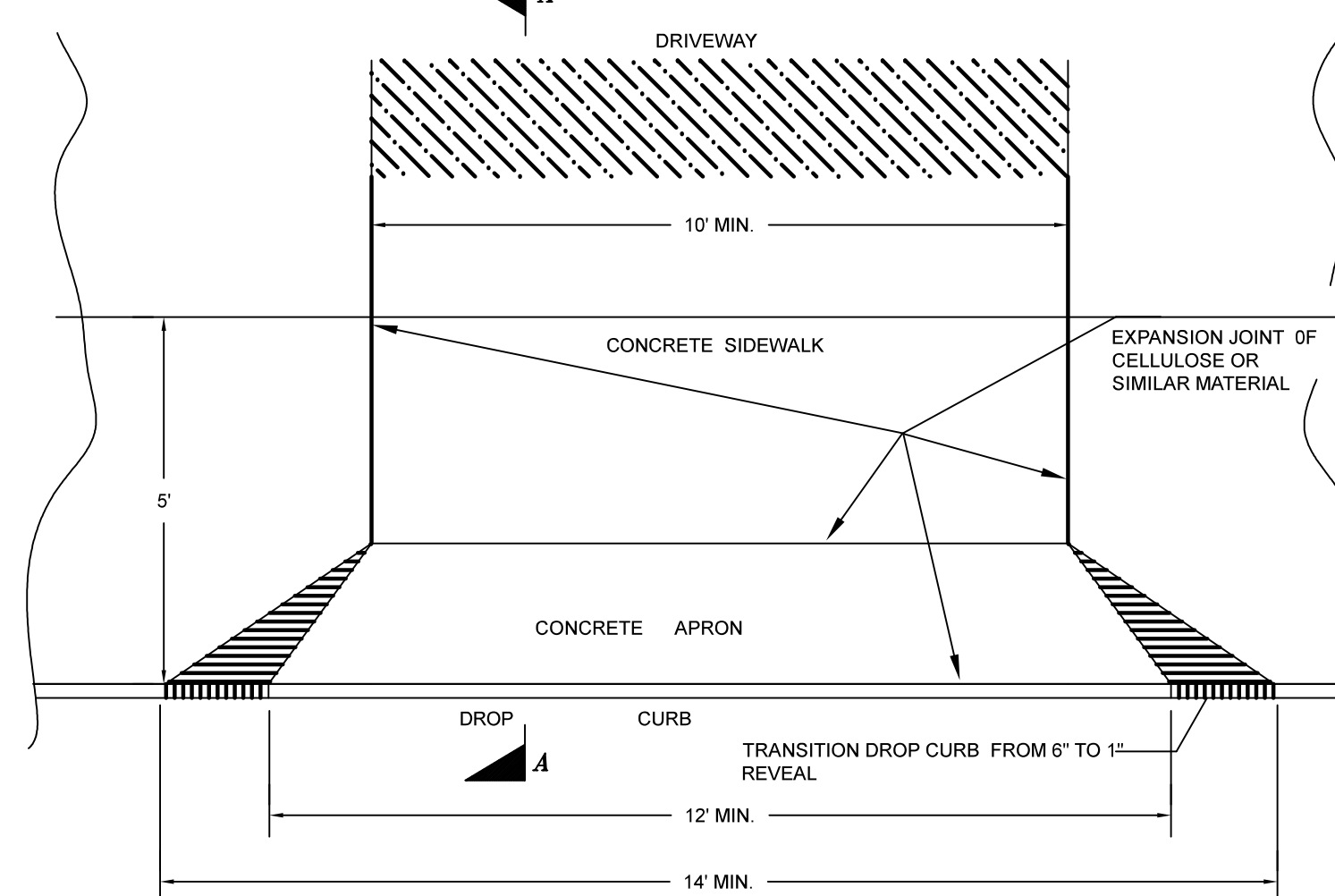
N.T.S.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
5. POST TO BE STEEL EITHER "I" OR "U" TYPE OR 2" HARWOOD.
6. FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
7. PREFABRICATED UNIT - GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

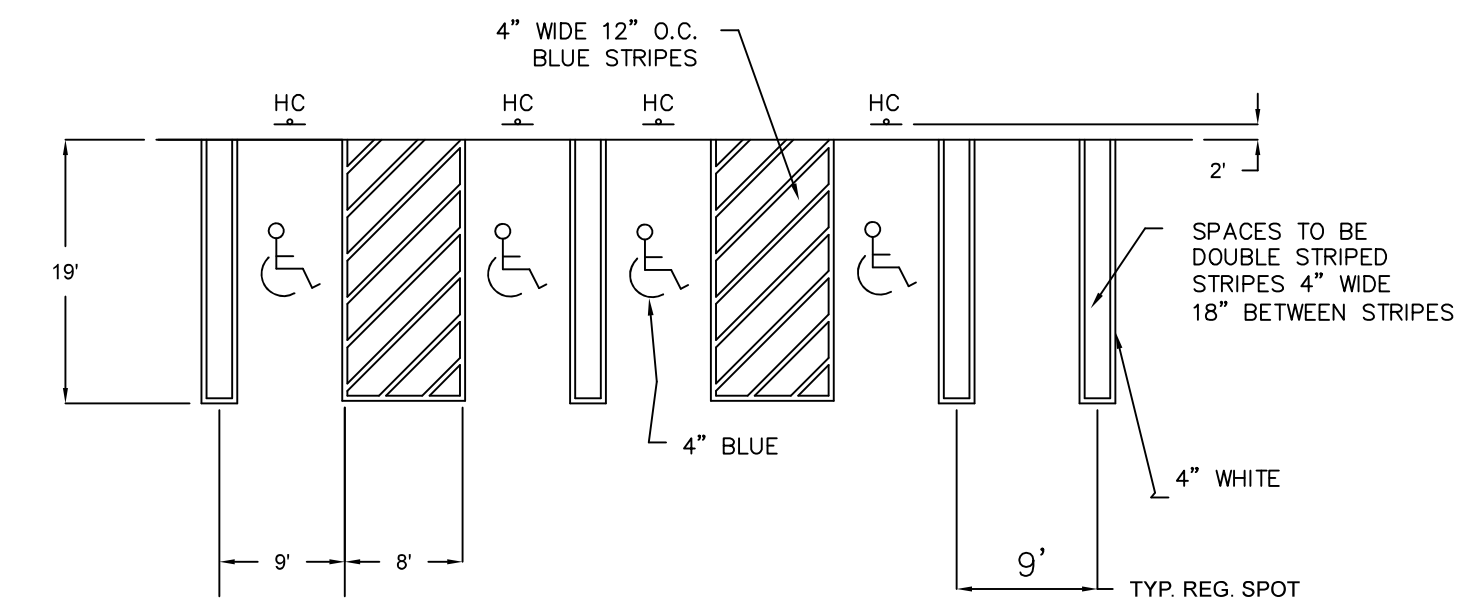


SECTION "A-A"



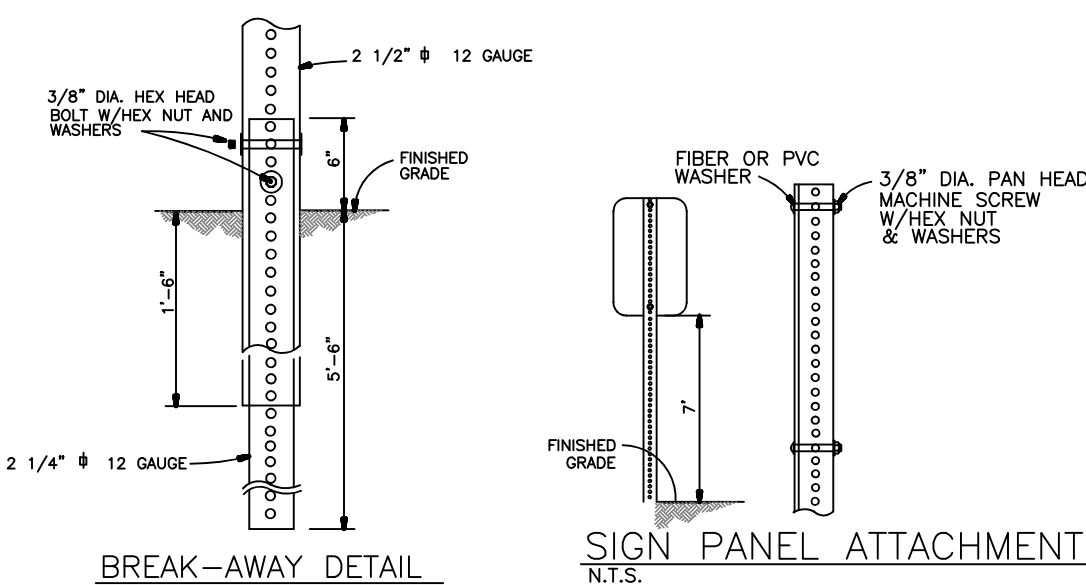
PLAN OF DRIVEWAY ENTRANCE WITH SIDEWALK

NOT TO SCALE



HANDICAP PARKING STRIPING DETAIL

SCALE: N. T. S.



BREAK-AWAY DETAIL

N.T.S.

SIGN PANEL ATTACHMENT

N.T.S.

DATE	ISSUE	DESCRIPTION	REVISIONS
AUGUST 18, 2021	REV 1	REV PER COMMENTS	

S.B.L. 65.36 - 1 - 49
DETAILS FOR 23 ROUTE 59
VILLAGE OF NYACK - ROCKLAND COUNTY - NEW YORK

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DATE: 1/27/2021
DRAWN BY: RB/LT
CHKD BY: RB/LT
JOB No.: 3852
SCALE: AS SHOWN
DWG No.: 5 OF 5

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