

VICINITY MAP
1 IN. = 500 FT.
* DENOTES EXISTING FIRE HYDRANT

DRAWING LIST

DRAWING NO.	TITLE	ORIGIN DATE	REVISION DATE
DRAWING LM -	LOCATION MAP	1-7-2020	3-26-2021
DRAWING 1 -	SUBDIVISION PLAT	1-7-2020	3-26-2021
DRAWING 2 -	GRADING PLAN	1-7-2020	3-26-2021
DRAWING 3 -	GRADING PLAN	1-7-2020	3-26-2021
DRAWING 4 -	PLAN & PROFILE	1-7-2020	3-26-2021
DRAWING 5 -	PLAN & PROFILE	1-7-2020	3-26-2021
DRAWING 6 -	EROSION CONTROL	1-7-2020	3-26-2021
DRAWING 7 -	EROSION CONTROL	1-7-2020	3-26-2021
DRAWING 8 -	TREE PRESERVATION PLAN	7-21-2020	3-26-2021
DRAWING 9 -	TREE PRESERVATION PLAN	7-21-2020	3-26-2021
DRAWING 10 -	TREE LIST	7-21-2020	3-26-2021

BULK REQUIREMENTS

ZONE R-40 USE GROUP "D"	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
MAXIMUM FLOOR AREA RATIO	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
MINIMUM LOT AREA	40,000 SQ.FT.	57,087 SQ.FT.	40,012 SQ.FT.	40,005 SQ.FT.	40,019 SQ.FT.	40,002 SQ.FT.	49,138 SQ.FT.	40,046 SQ.FT.	40,071 SQ.FT.	53,390 SQ.FT.	62,862 SQ.FT.	40,046 SQ.FT.	40,005 SQ.FT.	40,001 SQ.FT.	40,009 SQ.FT.	40,002 SQ.FT.	40,000 SQ.FT.	40,004 SQ.FT.	40,001 SQ.FT.	40,002 SQ.FT.	40,774 SQ.FT.
MINIMUM LOT WIDTH	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.	150 FT.
FRONT SETBACK	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	N/A	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.
SIDE SETBACK	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	N/A	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
TOTAL SIDE SETBACK	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	N/A	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.
MINIMUM REAR SETBACK	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	N/A	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.
MAXIMUM BUILDING HEIGHT	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	N/A	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX	8 IN./FT. 35 FT. MAX
MAXIMUM PRINCIPAL BUILDING COVERAGE	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	N/A	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
MAXIMUM LOT COVERAGE	15%	15%	15%	15%	15%	15%	N/A	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%

NOTE: NO SLOPES OVER 30% ON SITE

GENERAL NOTES:

- THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF CLARKSTOWN AND WITH ALL THE DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE TOWN OF CLARKSTOWN.
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW, WHEN APPLICABLE.
- ALL REQUIRED STREETS, EASEMENTS, PARKS, IMPROVEMENTS, AND UTILITIES SHOWN ON THIS PLAT, AND INDICATED ON THE APPROVED PLAN(S) ARE HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO THE TOWN OF CLARKSTOWN OR OTHER GOVERNMENT UNIT, WHEN SO INDICATED.
- THE TESTING OF SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARDS OF THE TOWN & RCSD #1. CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED, NOR ANY OCCUPANCY PERMITTED UNTIL A CERTIFICATE OF COMPLIANCE IN TRIPLICATE, CERTIFIED BY A LICENSED N.Y.S. PROFESSIONAL ENGINEER OR LAND SURVEYOR WITH A SECTION 720B PARAGRAPH "N" OF THE STATE EDUCATION LAW EXEMPTION IS SUBMITTED TO AND APPROVED BY THE TOWN OF CLARKSTOWN. COPIES OF THIS CERTIFICATION SHALL ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND ROCKLAND COUNTY SEWER DISTRICT NO. 1.
- EROSION CONTROL SHALL BE PROVIDED AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, AND AS MAY BE REQUIRED OR MODIFIED BY THE DEPT. OF ENVIRONMENTAL CONTROL TO CONFORM TO FIELD CONDITIONS AS THE DEVELOPMENT OF THE SITE PROGRESSES.
- IMMEDIATELY AFTER ROUGH GRADING, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQ.FT.
- MONUMENTS TO BE INSTALLED AT ALL LOCATIONS WITH THE SYMBOL SHOWN THUS—■
- PROVIDE FOOTING DRAINS WITH POSITIVE OUTFALL ON ALL PROPOSED HOMES.
- NO WILLOW TREES ARE TO BE PLANTED IN ANY TOWN EASEMENTS.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- ALL HOUSES SHALL RECEIVE SANITARY SEWER SERVICE BY GRAVITY, WITH A MINIMUM SLOPE OF 2%.
- SANITARY SEWER AND WATER SERVICE LINE SHALL BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET AND A MINIMUM VERTICAL SEPARATION OF 18 INCHES.
- FOR DETAILS OF WATER AND SANITARY SEWER FACILITIES, REFER TO ADDITIONAL PLANS ON FILE WITH THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
- LOT 10 SHALL NOT HAVE DRIVEWAY ACCESS TO PHILLIPS HILL ROAD.
- LOTS 1 AND 20 SHALL NOT HAVE DRIVEWAY ACCESS TO BUENA VISTA ROAD.
- LOT 14 SHALL NOT HAVE DRIVEWAY ACCESS TO SYCAMORE DRIVE.
- IF ADDITIONAL SCREENING BETWEEN ADJACENT PROPERTY OWNERS IS REQUIRED AS DETERMINED BY THE DEPARTMENT OF ENGINEERING & FACILITIES MANAGEMENT OF THE TOWN OF CLARKSTOWN IT SHALL BE INSTALLED AT THE OWNERS OR DEVELOPERS EXPENSE.
- BUENA VISTA ROAD HAS BEEN DESIGNATED AS A HISTORIC ROAD. ALL APPLICABLE PROVISIONS OF THE HISTORIC ROAD ORDINANCE ARE APPLICABLE TO ANY WORK TO BE PERFORMED ALONG BUENA VISTA ROAD.
- ANY ADDITIONAL DRAINAGE FOUND TO BE NEEDED ON LOTS DURING THE CONSTRUCTION OF HOMES SHALL BE INSTALLED BY THE DEVELOPER OR BUILDERS EXPENSE.
- THE TOWN BOARD GRANTED A CERTIFICATE OF APPROPRIATENESS PER THE PROVISIONS OF THE HISTORIC ROAD ORDINANCE ON MARCH 23, 2021.

SNOW STORAGE EASEMENT DETAIL
1 IN. = 30 FT.

ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE 5 YEARS FROM THE DATE OF THE FILING OF THE PLAT IN THE ROCKLAND COUNTY CLERK'S OFFICE. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

This is to certify that the (Subdivision Name) was approved on the date shown below. Consent is hereby given to the filing of this map in the Office of the County Clerk of Rockland County. This approval is null and void if water and sewage disposal facilities are not installed in accordance with the filed plans or amendments thereto approved by the Department.

APPROVED ROCKLAND COUNTY DRAINAGE AGENCY

CHAIRMAN _____ DATE _____

OWNERS APPROVAL FOR FILING

OWNER _____ DATE _____

APPLICANTS APPROVAL FOR FILING

OWNER _____ DATE _____

FINAL PLANNING BOARD APPROVAL

CHAIRMAN, PLANNING BOARD, TOWN OF CLARKSTOWN _____ DATE _____

THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF CLARKSTOWN ALL THE STREETS, EASEMENTS AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS.

OWNER OR REPRESENTATIVE _____ DATE _____

OWNER

NE VIOLA HOLDINGS LLC
873 ROUTE 45, SUITE 101
NEW CITY, NEW YORK 10956

APPLICANT

NE VIOLA HOLDINGS LLC
873 ROUTE 45, SUITE 101
NEW CITY, NEW YORK 10956

BULK REQUIREMENTS

EXISTING ZONE: R-40, GROUP "D"

MAXIMUM FLOOR AREA RATIO 0.15
MINIMUM LOT AREA 40,000 S.F.
MINIMUM LOT WIDTH 150 FT.
MINIMUM FRONT YARD 50 FT.
MINIMUM SIDE YARD 30 FT.
MINIMUM TOTAL SIDE YARD 70 FT.
MINIMUM REAR YARD 50 FT.
BUILDING HEIGHT 8 IN./FT. 35 FT. MAX
BUILDING COVERAGE 7.5%
LOT COVERAGE 15%
TOTAL NUMBER OF LOTS 20
TOTAL PLAT AREA 22.3958 ACRES

TAX MAP REFERENCE

TOWN OF CLARKSTOWN
SECTION 42.16, BLOCK 2, PARCELS 12 AND 14.02

AREA

22.396 ACRES

DISTRICTS

SCHOOL DISTRICT: CLARKSTOWN & EAST RAMAPO
FIRE DISTRICT: NO. 14 - NEW CITY
LIGHT DISTRICT: NO. 1 - NEW CITY
WATER DISTRICT: NO. 1 - NEW CITY
SEWER DISTRICT: CLARKSTOWN MBSA #1

2	03-26-21	PER PB MTG 12-16-20
1	07-21-20	PER TAC 2/19/20

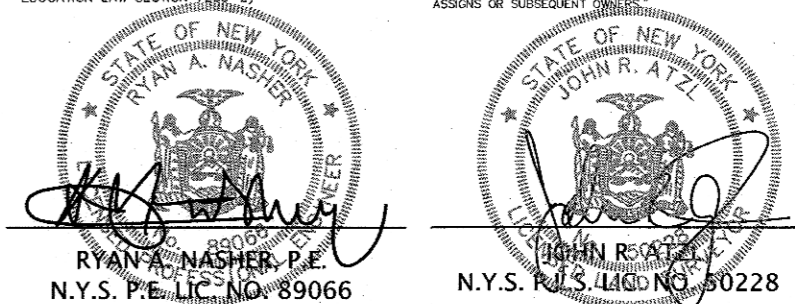
ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
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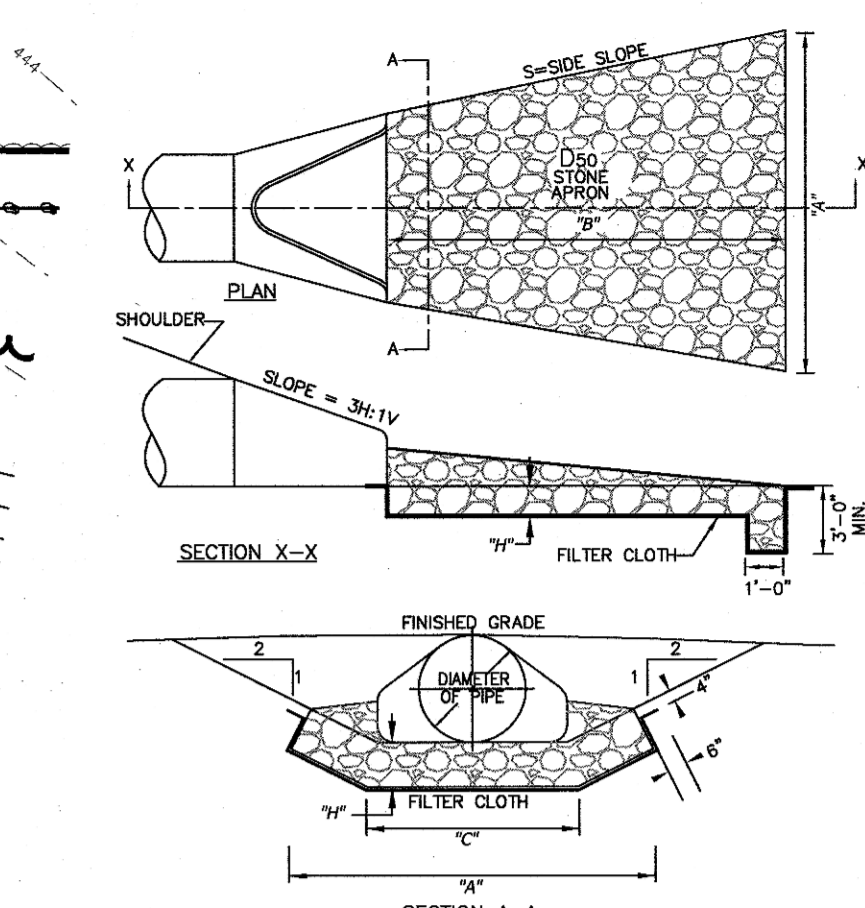
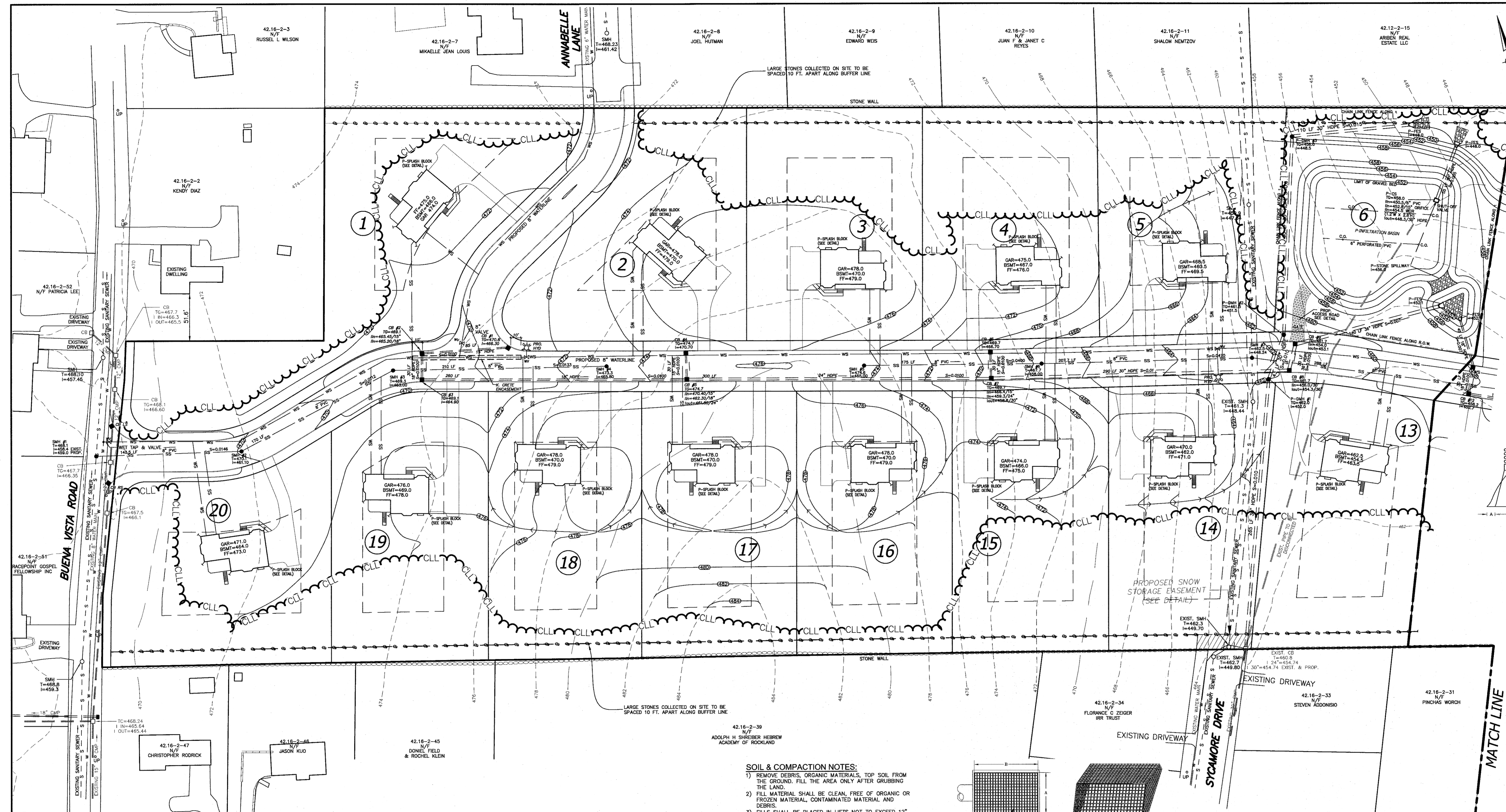
VISTA FARMS
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

FINAL SUBDIVISION PLAT

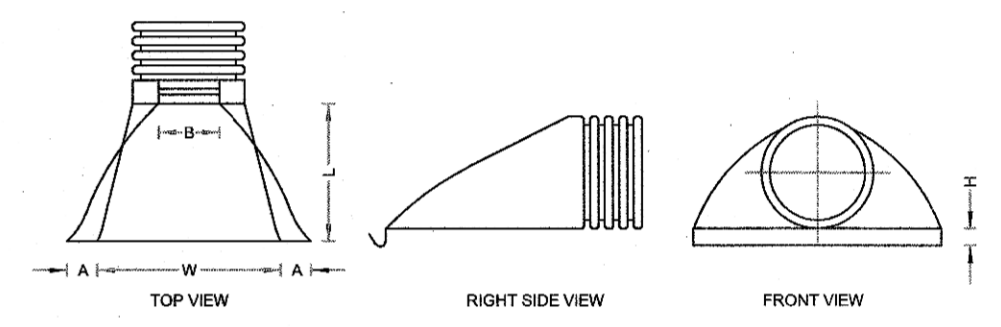
DRAWN BY: LK
DATE: JANUARY 7, 2020
PROJECT NO: 163

CHECKED BY: JRA
SCALE: 1 IN. = 100 FT.
DRAWING NO: 1



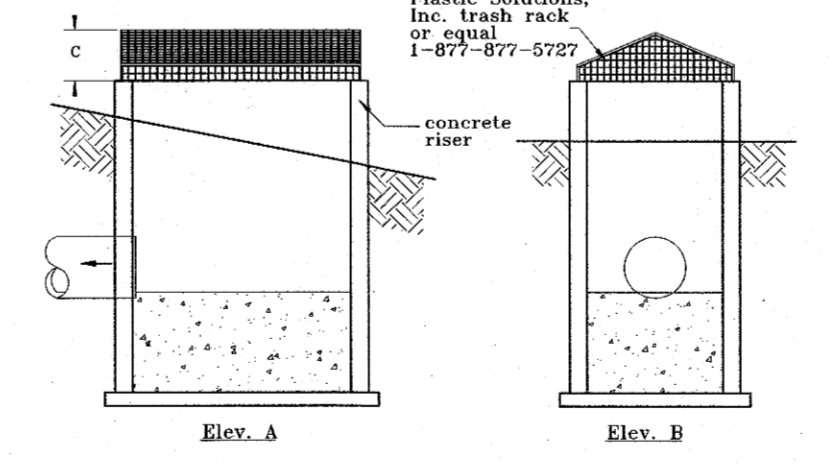
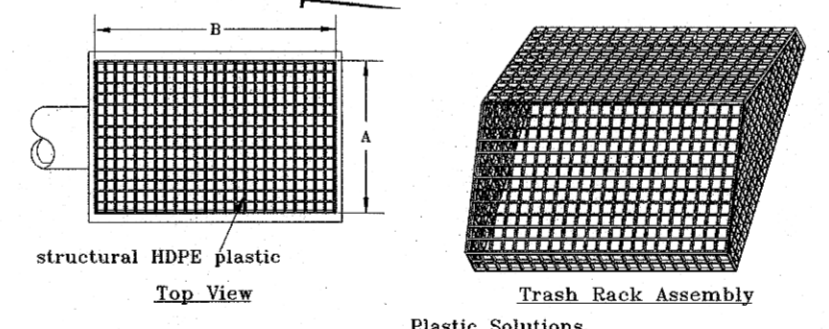


FLARED END SECTION & APRON DETAIL FOR OUTLET
NTS

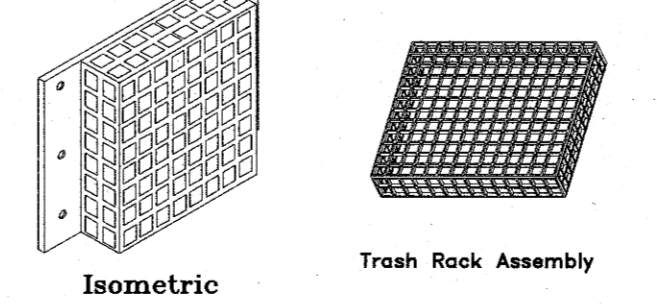


30" END SECTION DETAIL
N.T.S.

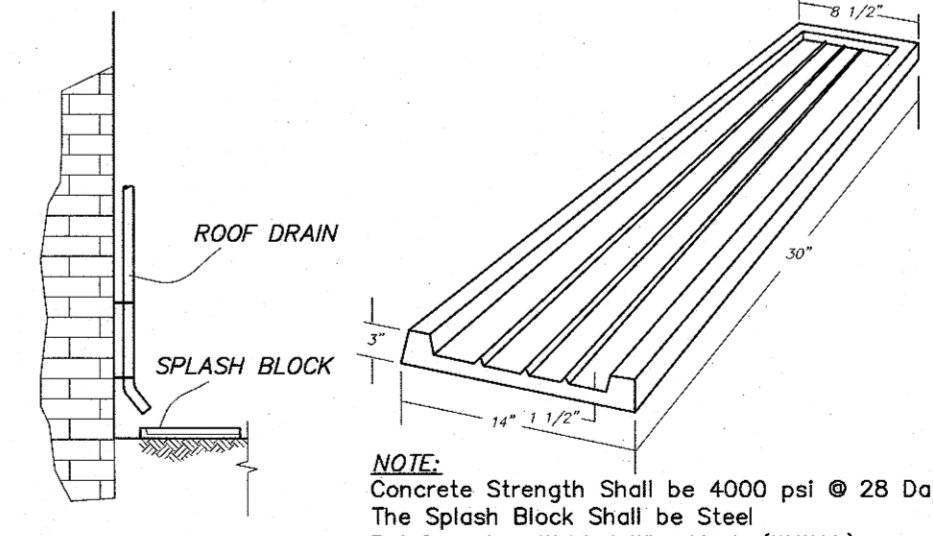
- SOIL & COMPACTION NOTES:**
- 1) REMOVE DEBRIS, ORGANIC MATERIALS, TOP SOIL FROM THE GROUND, FILL THE AREA ONLY AFTER GRUBBING THE LAND.
 - 2) FILL MATERIAL SHALL BE CLEAN, FREE OF ORGANIC OR FROZEN MATERIAL, CONTAMINATED MATERIAL AND DEBRIS.
 - 3) FILLS SHALL BE PLACED IN LIFTS NOT TO EXCEED 12".
 - 4) COMPACT @ 95% AASHTO STANDARD.
 - 5) COMPACTION TEST EVERY 2000 S.F. OF SURFACE.



TYPICAL PEAK ROOF TRASH RACK
NTS



TYPICAL FLAT TRASH RACK DETAIL
SCALE: N.T.S.



SPLASH BLOCK DETAIL
N.T.S.

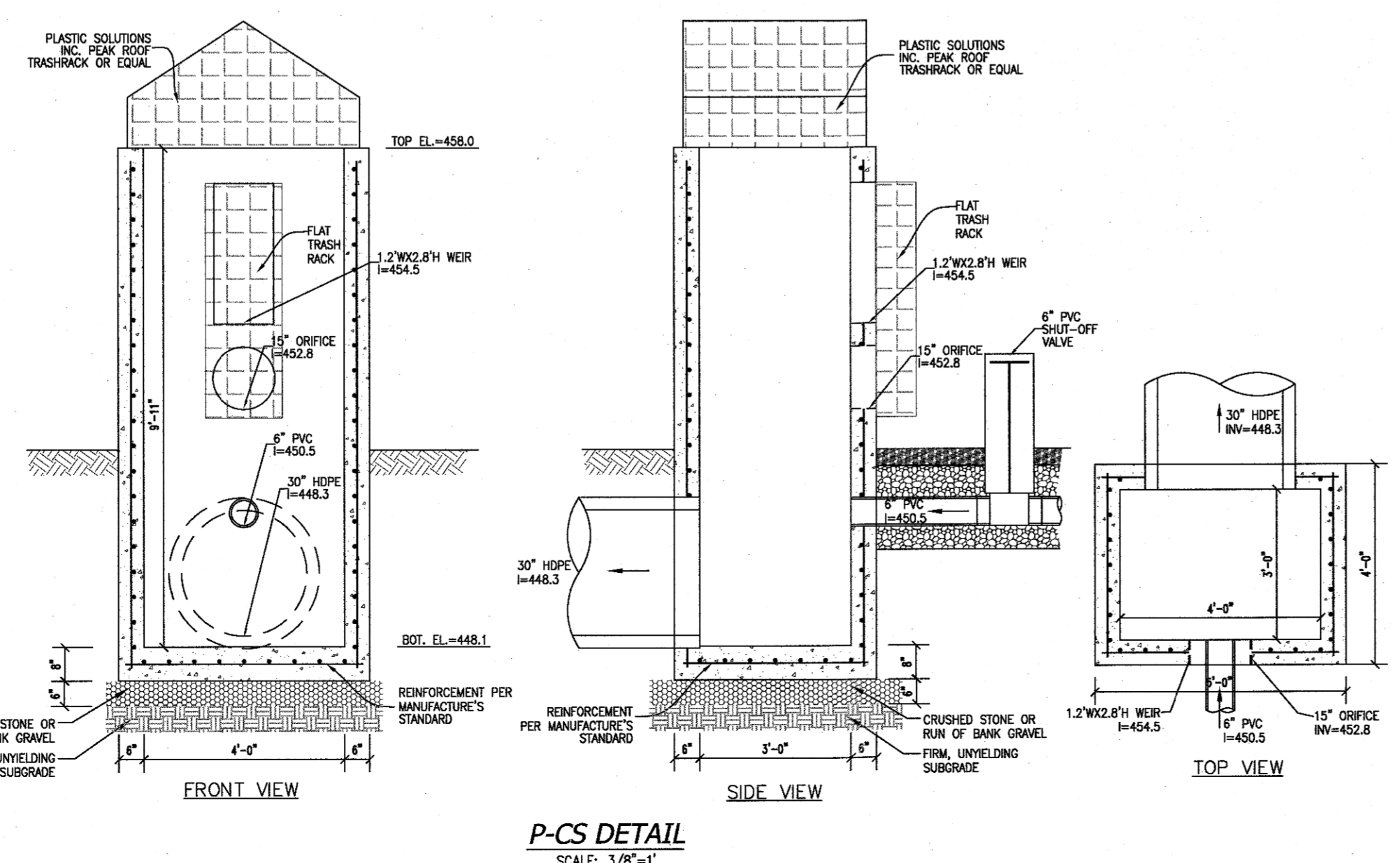
NOTE: Concrete Strength Shall be 4000 psi @ 28 Days
The Splash Block Shall be Steel Reinforced - Welded Wire Mesh (W.W.M.)

STATE OF NEW YORK
SEAL OF RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
SEAL OF JOHN R. ATZL, P.E.
N.Y.S. P.E. LIC. NO. 80228

LEGEND

---	EXISTING 2' CONTOUR	---	PROPOSED 1' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 5' CONTOUR
---	EXISTING ZONE LINE	---	PROPOSED ZONE LINE
---	EXISTING STONEWALL	---	PROPOSED STONEWALL
---	EXISTING WATERLINE	---	PROPOSED WATERLINE
---	EXISTING FIRE HYDRANT	---	PROPOSED FIRE HYDRANT
---	EXISTING GAS LINE	---	PROPOSED GAS LINE
---	EXISTING CATCH BASIN	---	PROPOSED CATCH BASIN
---	EXISTING CATCH BASIN GRATE	---	PROPOSED CATCH BASIN GRATE
---	EXISTING DRAINAGE MANHOLE	---	PROPOSED DRAINAGE MANHOLE
---	EXISTING STORM DRAIN LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SEWER MANHOLE	---	PROPOSED SEWER MANHOLE
---	EXISTING SEWER LINE	---	PROPOSED SEWER LINE
---	EXISTING SPOT ELEVATION	---	PROPOSED SPOT ELEVATION
---	EXISTING UTILITY POLE	---	PROPOSED UTILITY POLE
---	EXISTING LIGHT POLE	---	PROPOSED LIGHT POLE
---	EXISTING SUPPORT POLE	---	PROPOSED SUPPORT POLE
---	EXISTING BUILDING ACCESS	---	PROPOSED BUILDING ACCESS
---	DENOTES ONE WAY SIGN	---	PROPOSED SILT FENCE
---	DENOTES FIRE LANE SIGN	---	PROPOSED ROOF DRAIN
---	DENOTES DO NOT ENTER SIGN	---	PROPOSED FOOTING DRAIN
---	DENOTES HANDICAP SIGN	---	PROPOSED FOOTING DRAIN DISCHARGE



P-CS DETAIL
SCALE: 3/8"=1'

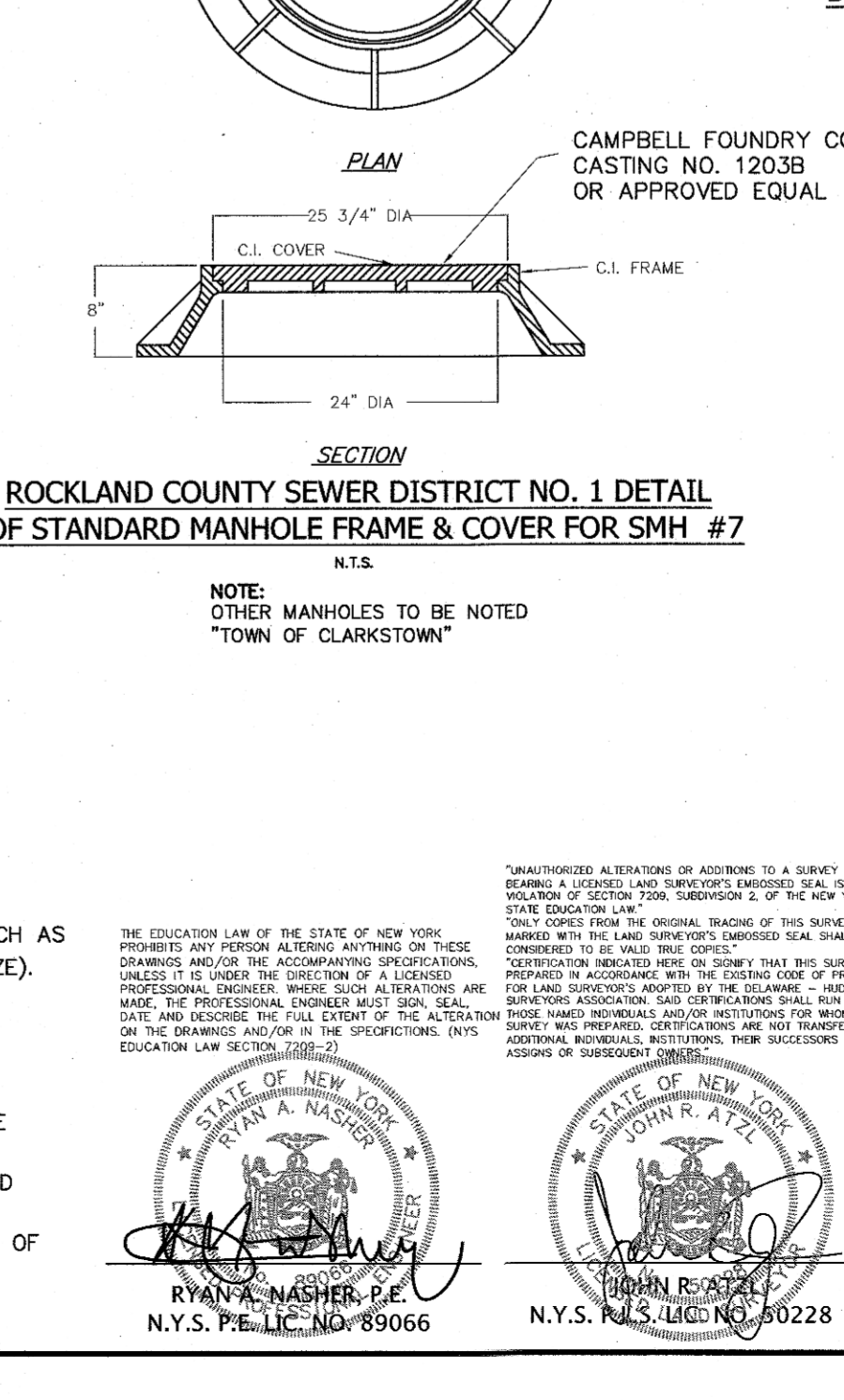
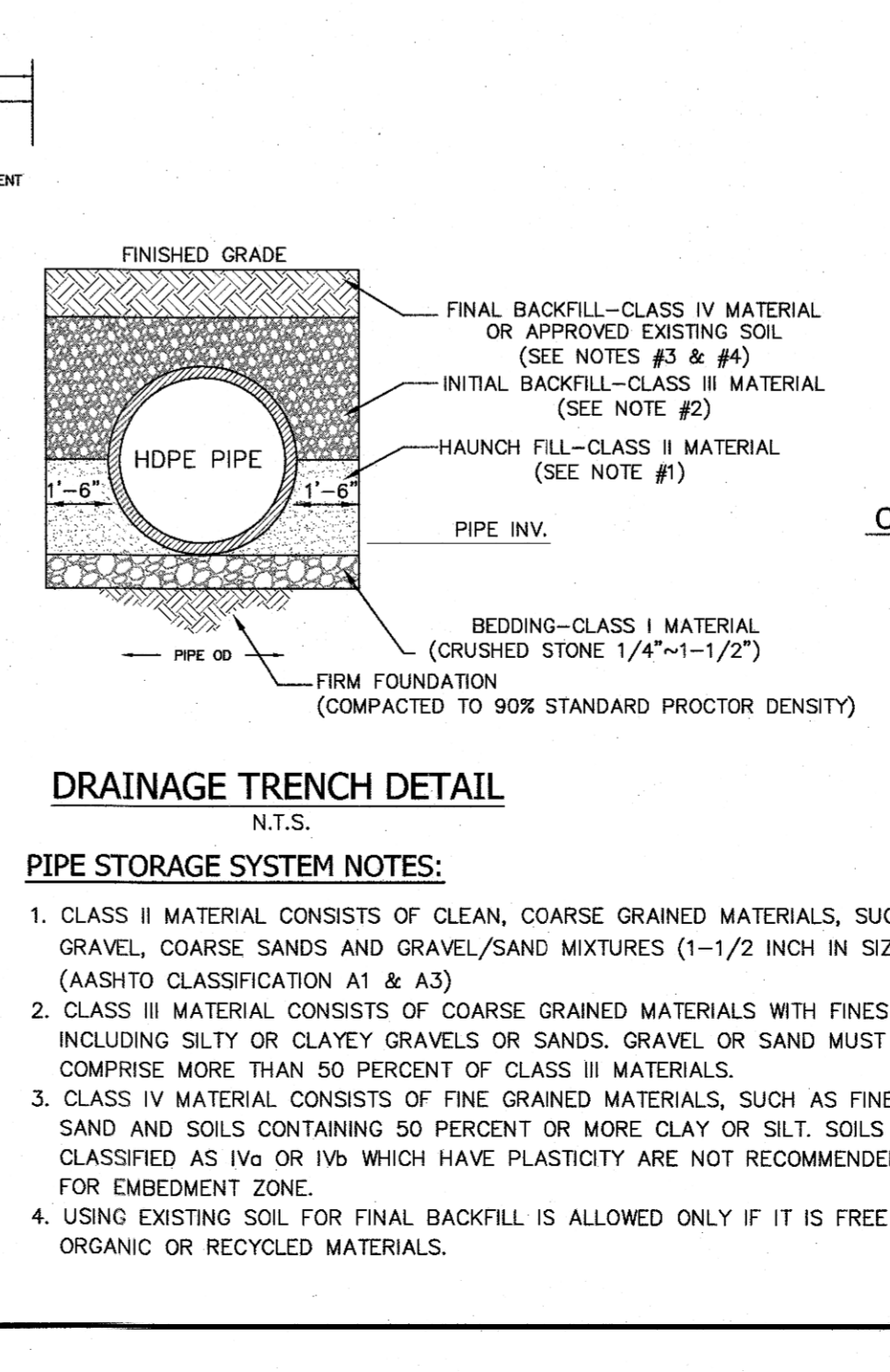
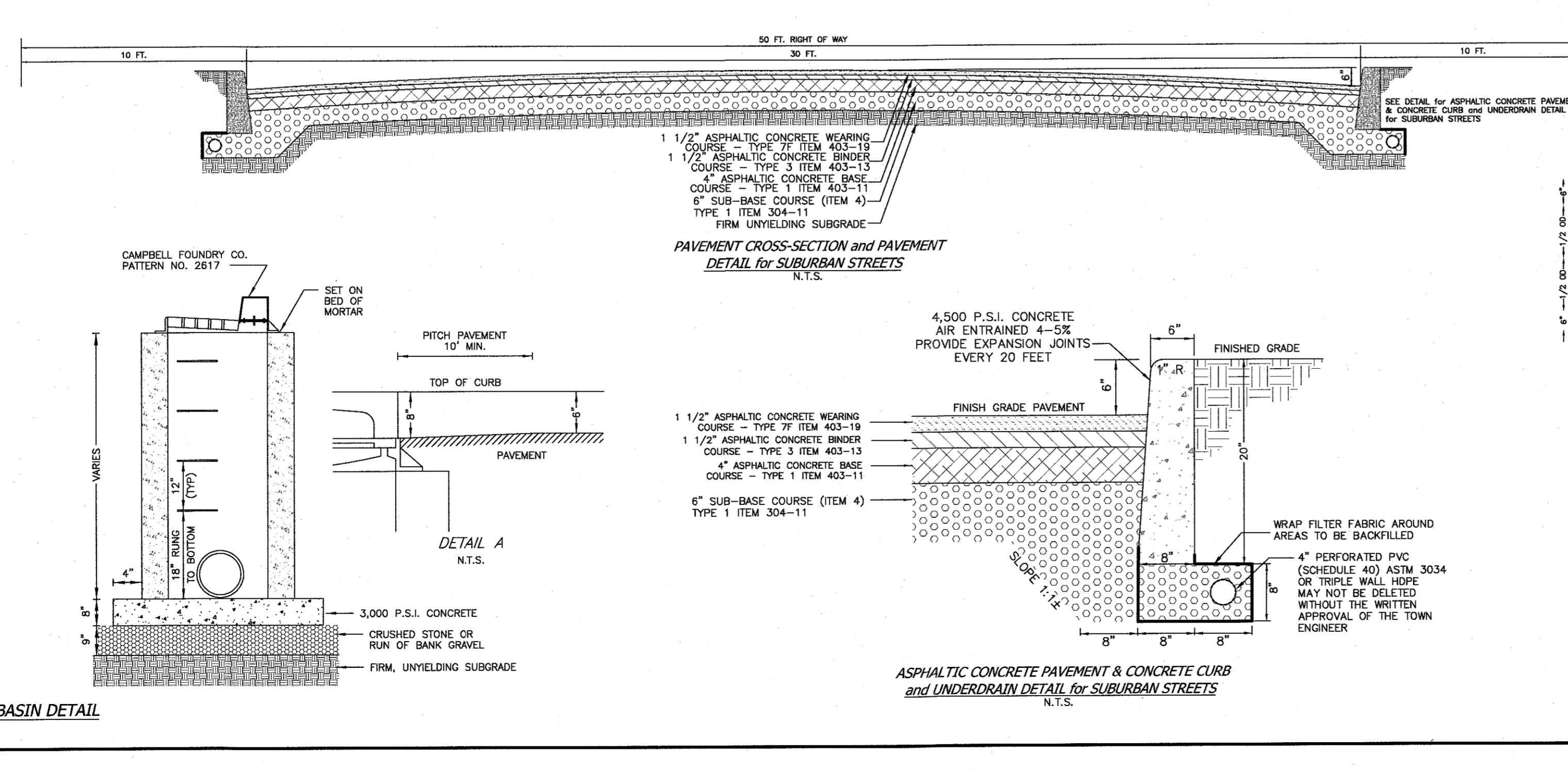
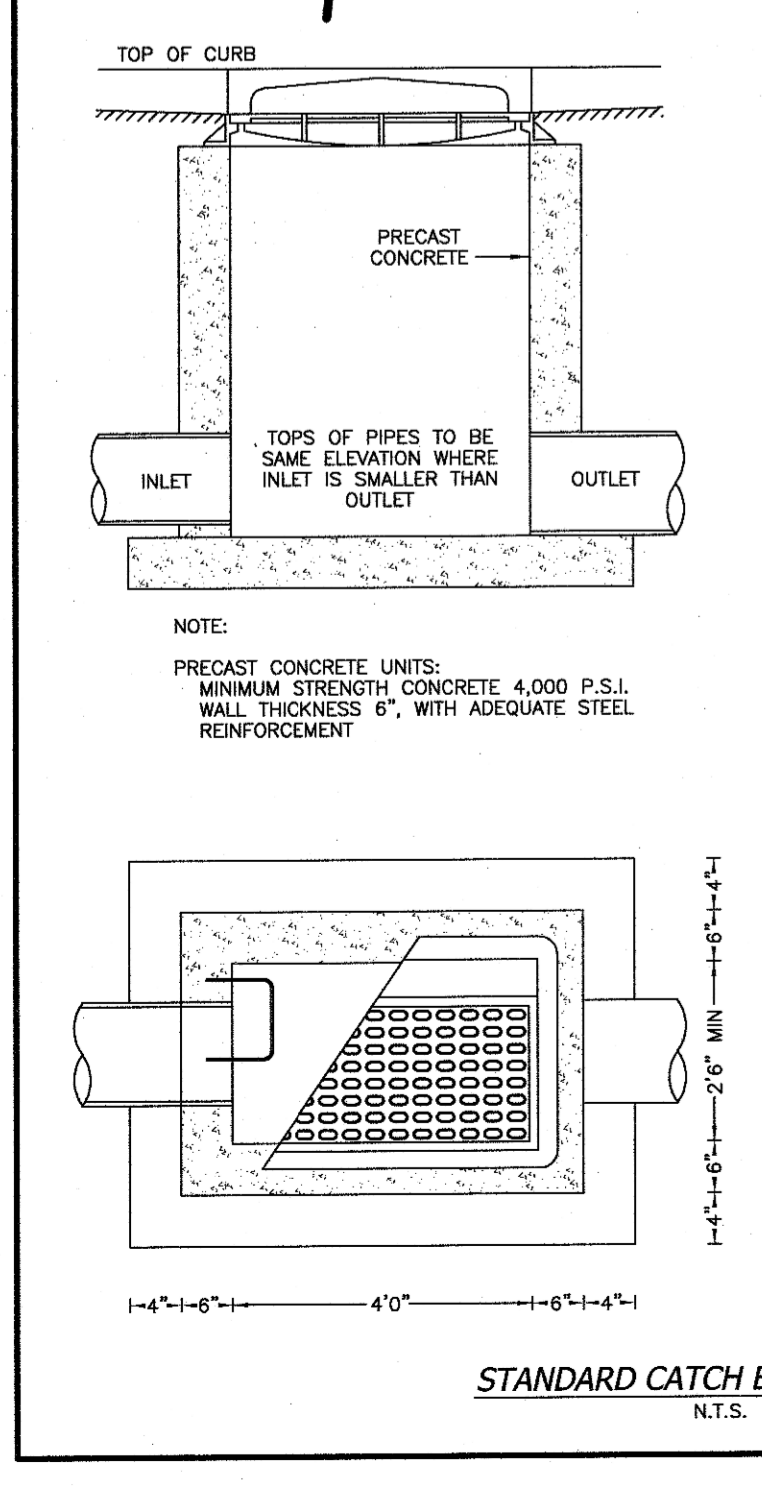
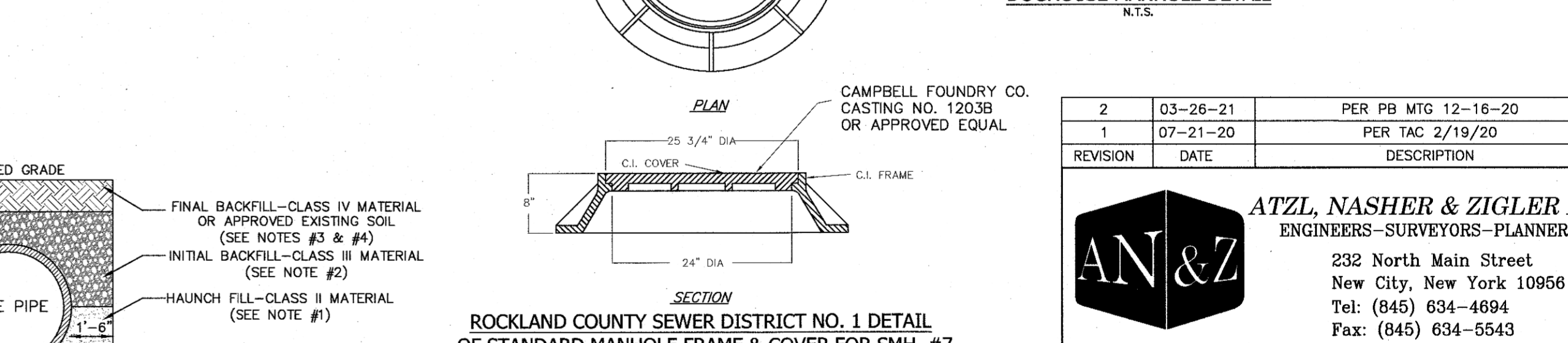
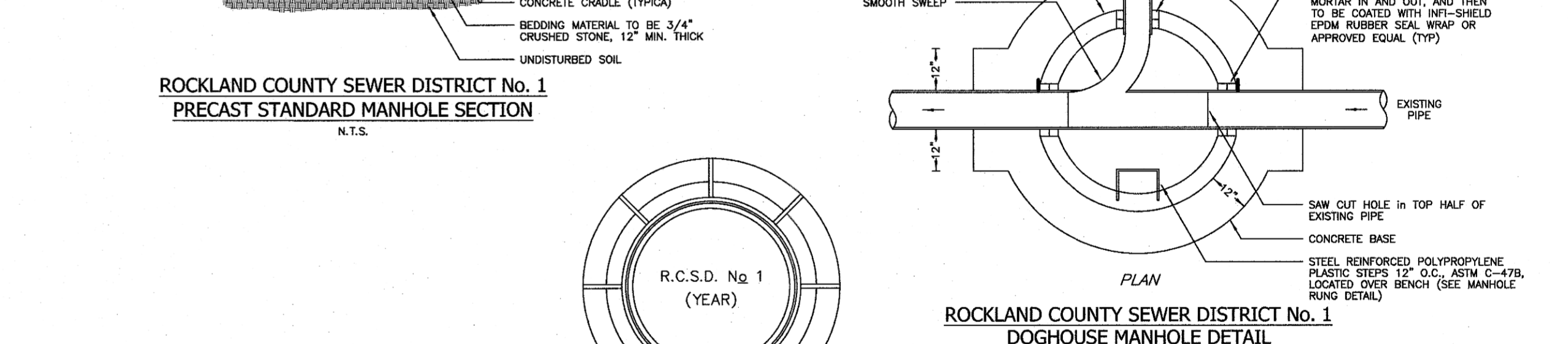
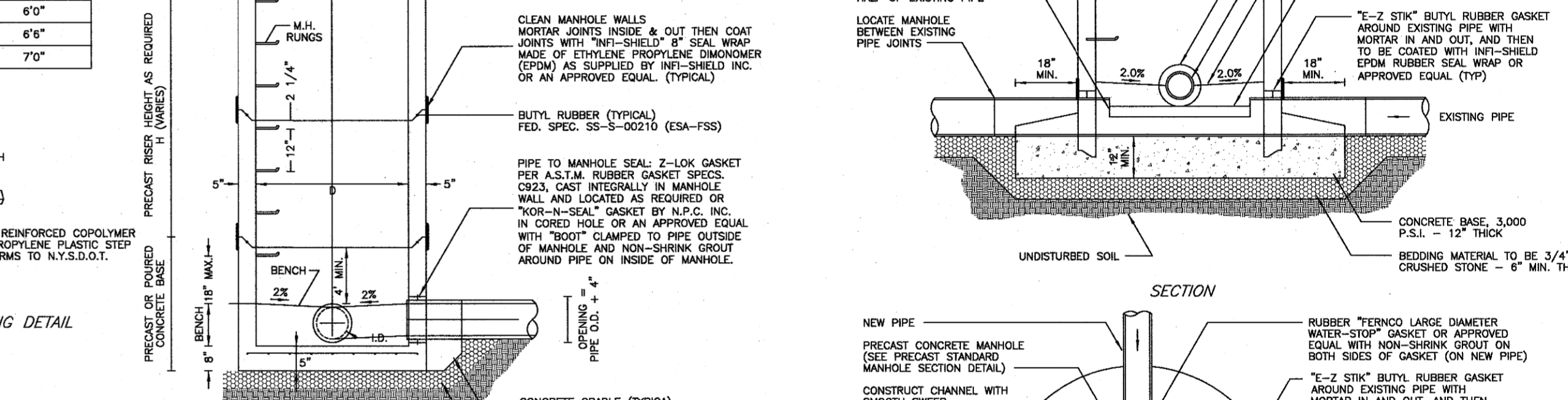
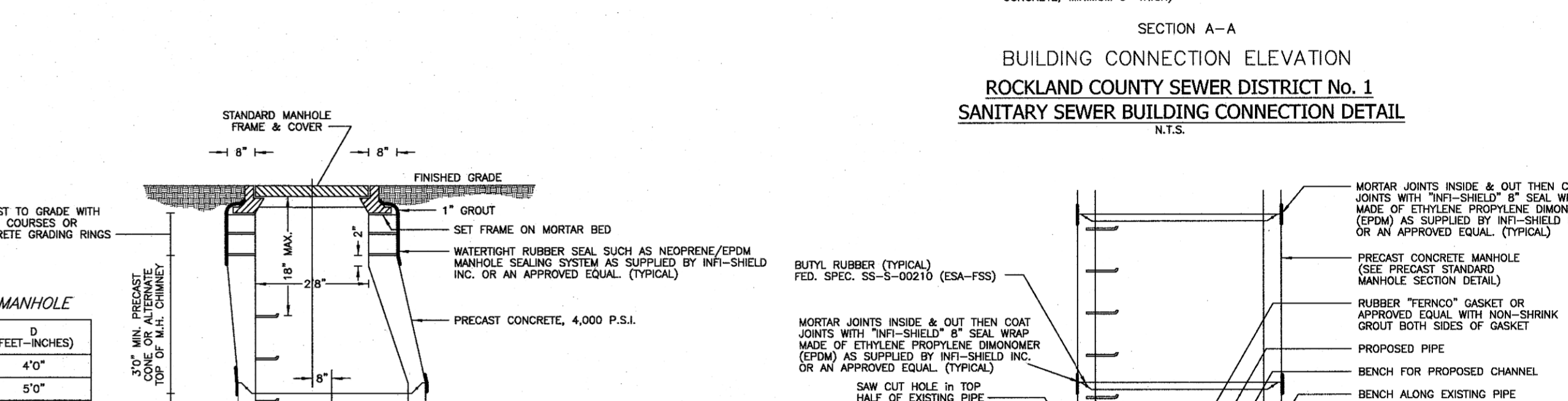
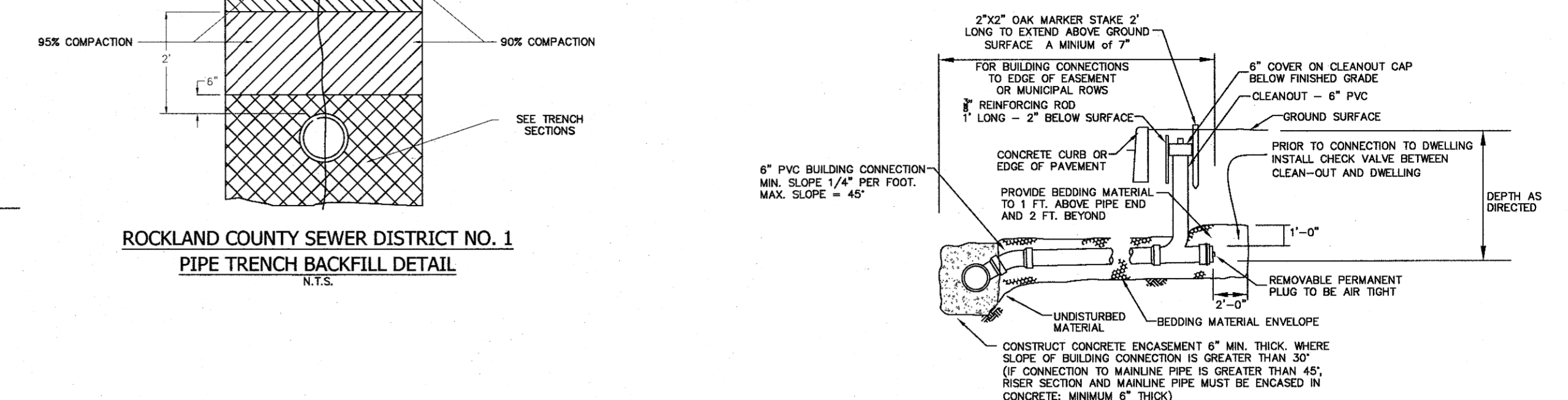
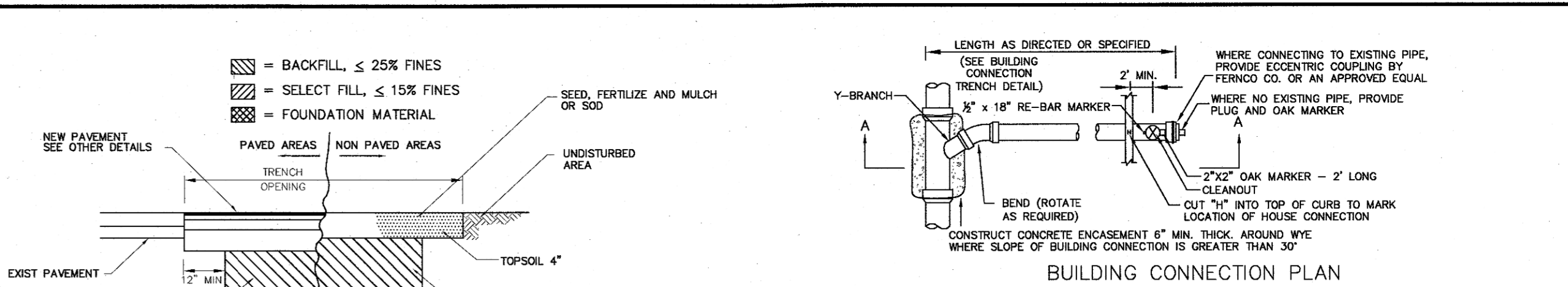
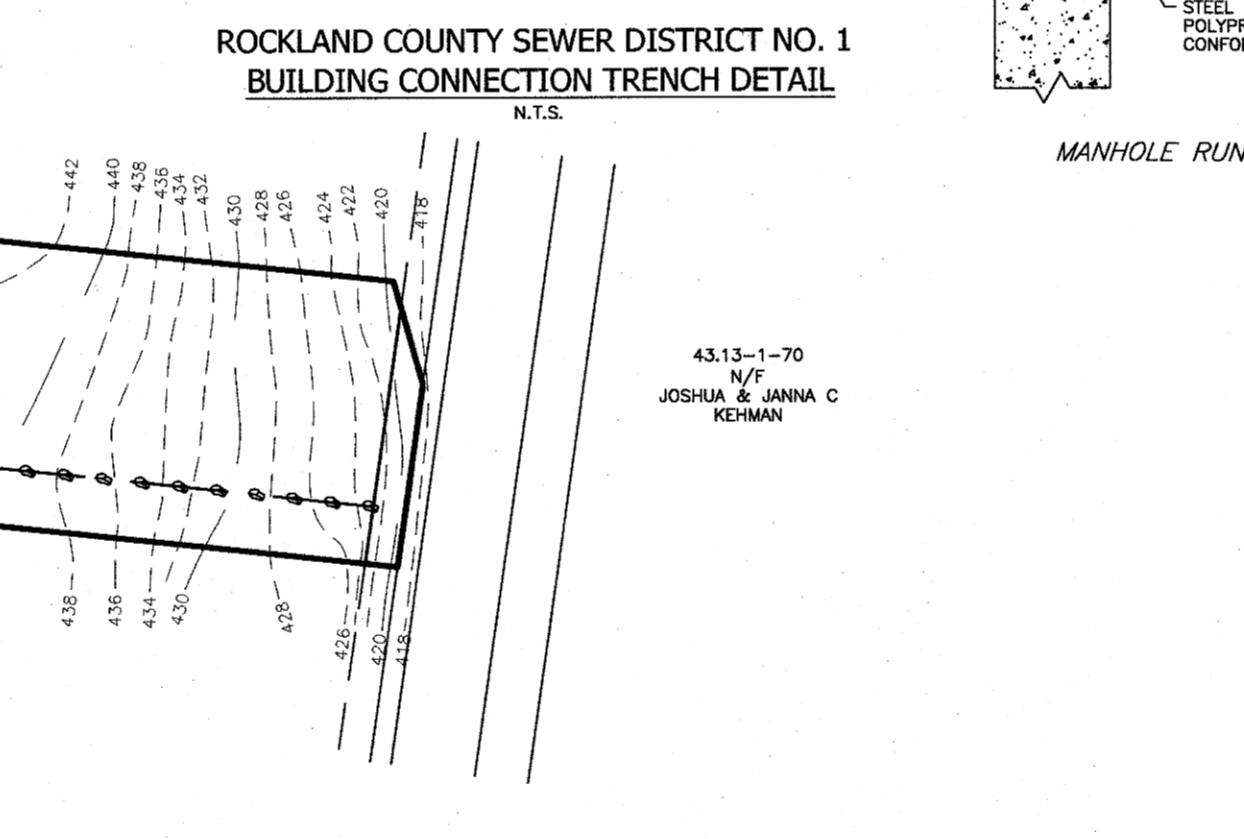
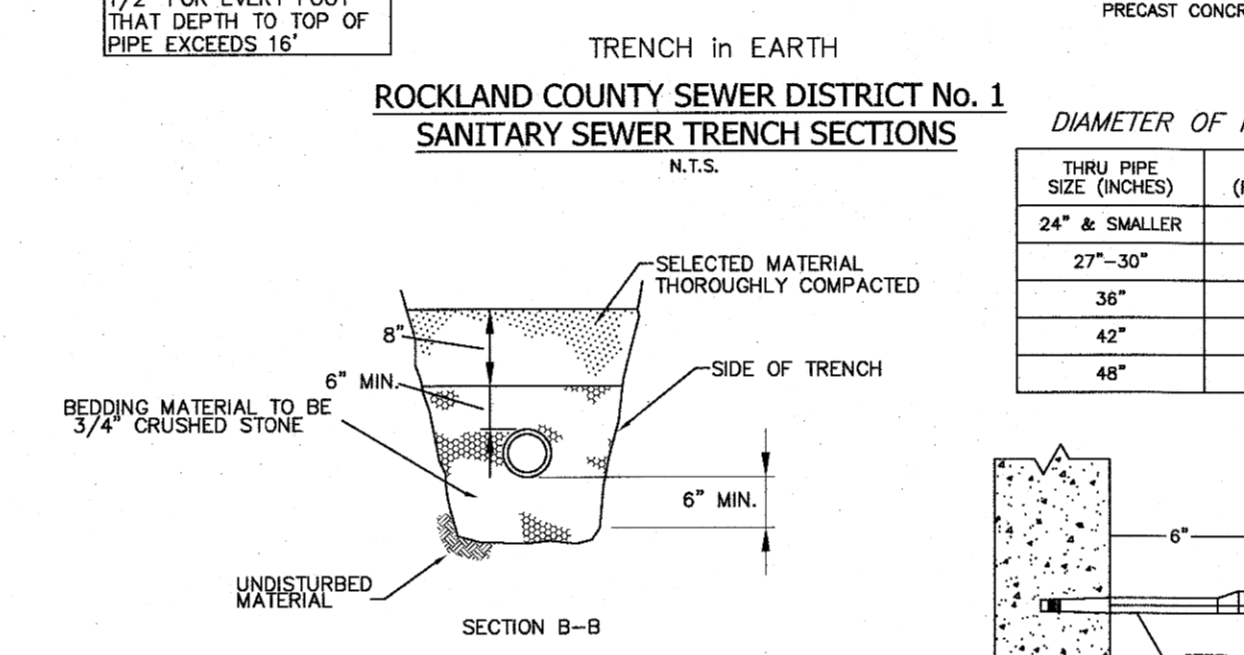
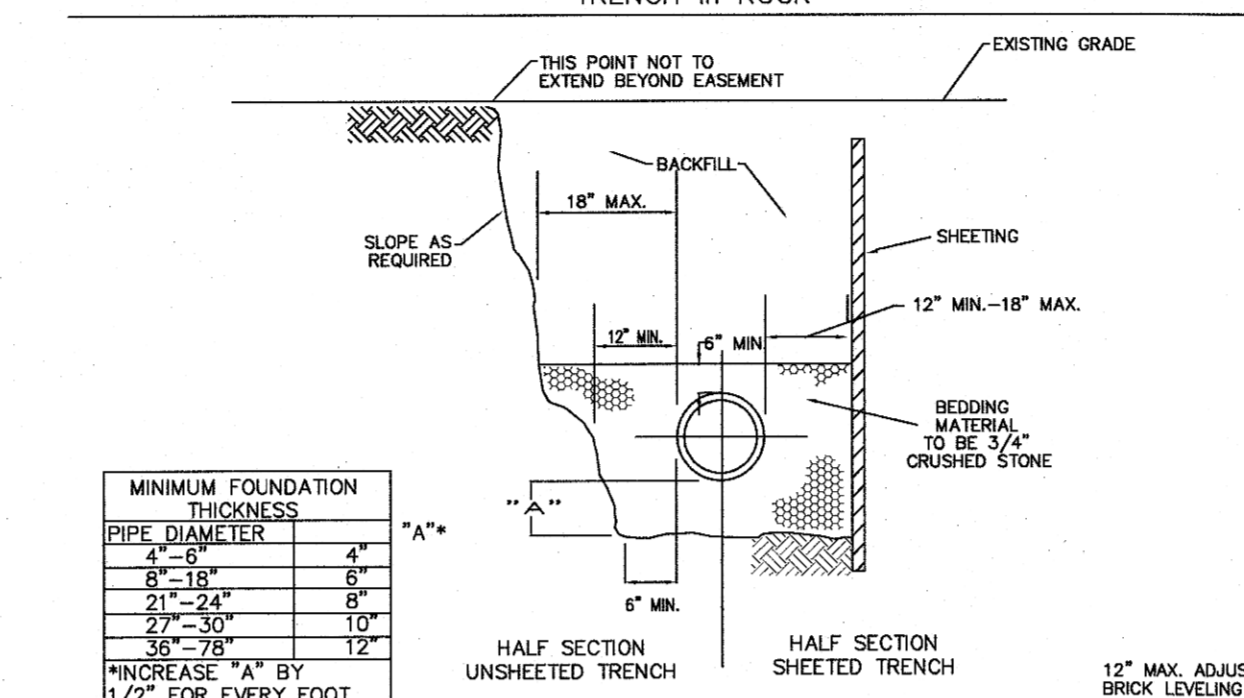
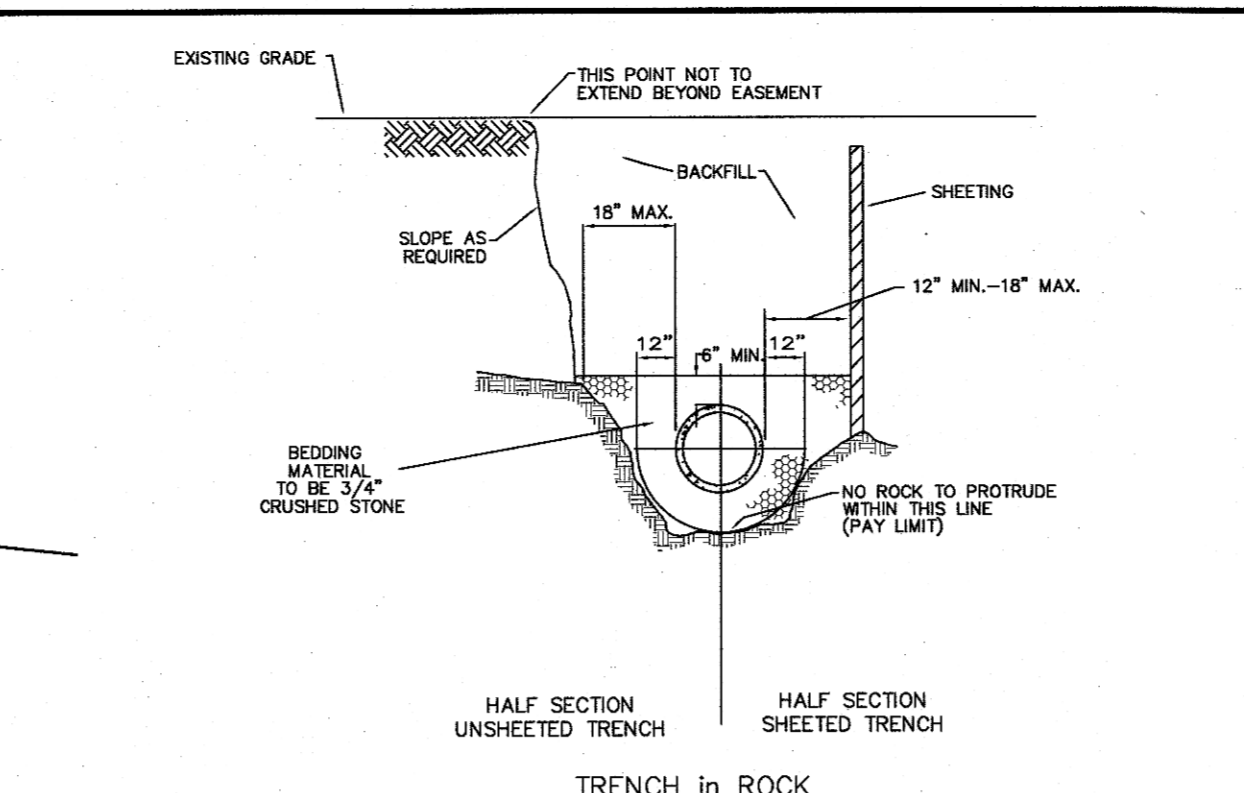
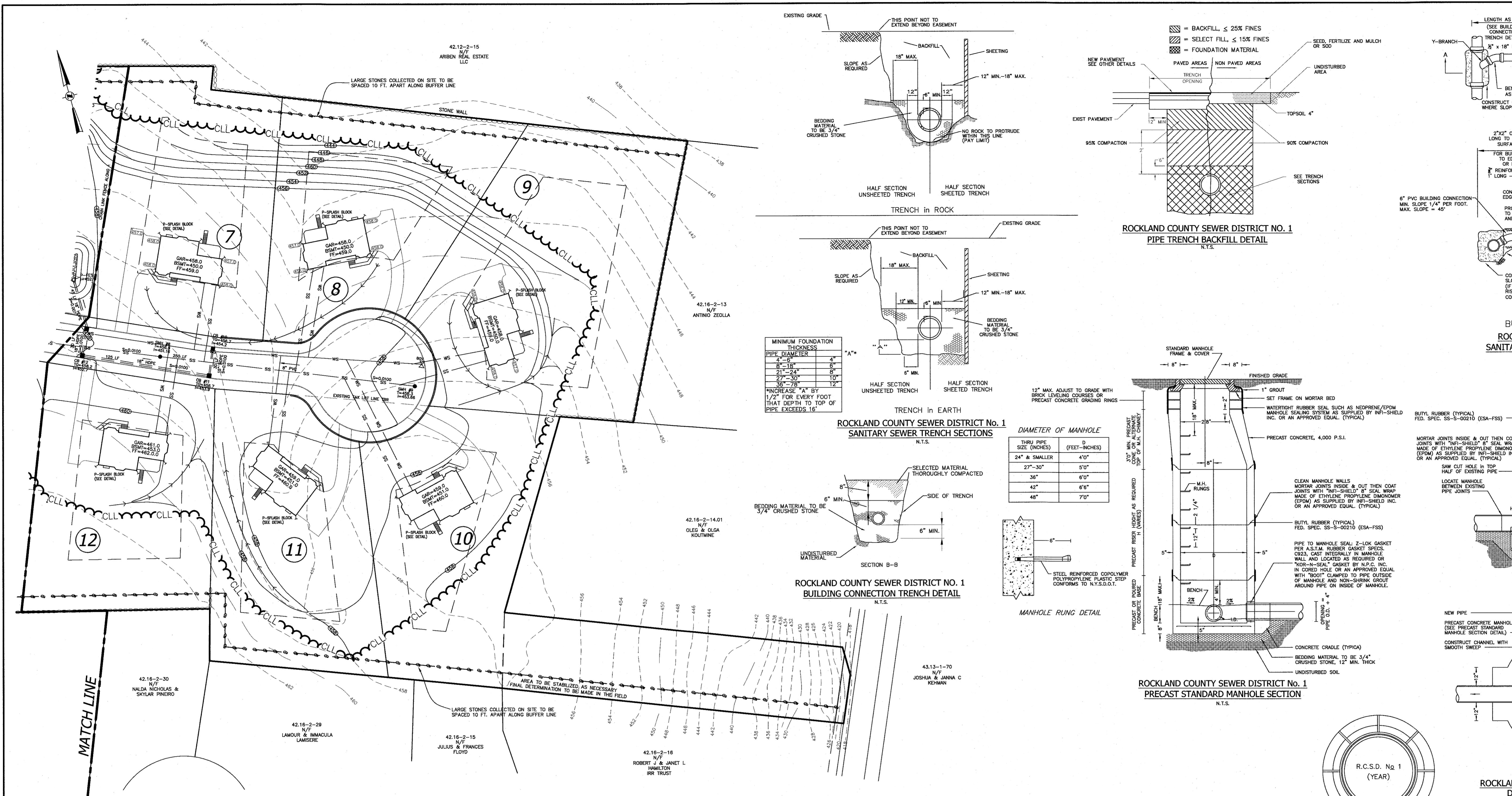
2	03-26-21	PER PB MTG 12-16-20
1	07-21-20	PER TAC 2/19/20
REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT: **VISTA FARMS**
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

TITLE: **GRADING PLAN**

DRAWN BY: LK	CHECKED BY: JRA
DATE: JANUARY 7, 2020	SCALE: 1 IN. = 50 FT.
PROJECT NO: 163	DRAWING NO: 2



PIPE STORAGE SYSTEM NOTES:

- CLASS II MATERIAL CONSISTS OF CLEAN, COARSE GRAINED MATERIALS, SUCH AS GRAVEL, COARSE SANDS AND GRAVEL/SAND MIXTURES (1-1/2 INCH IN SIZE), (AASHTO CLASSIFICATION A1 & A3)
- CLASS III MATERIAL CONSISTS OF COARSE GRAINED MATERIALS WITH FINES INCLUDING SILTY OR CLAYEY GRAVELS OR SANDS. GRAVEL OR SAND MUST COMPRISE MORE THAN 50 PERCENT OF CLASS III MATERIALS.
- CLASS IV MATERIAL CONSISTS OF FINE GRAINED MATERIALS, SUCH AS FINE SAND AND SOILS CONTAINING 50 PERCENT OR MORE CLAY OR SILT. SOILS CLASSIFIED AS I/4S OR I/4V WHICH HAVE PLASTICITY ARE NOT RECOMMENDED FOR EMBEDMENT ZONE.
- USING EXISTING SOIL FOR FINAL BACKFILL IS ALLOWED ONLY IF IT IS FREE OF ORGANIC OR RECYCLED MATERIALS.

2	03-26-21	PER PB MTG 12-16-20
1	07-21-20	PER TAC 2/19/20
REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
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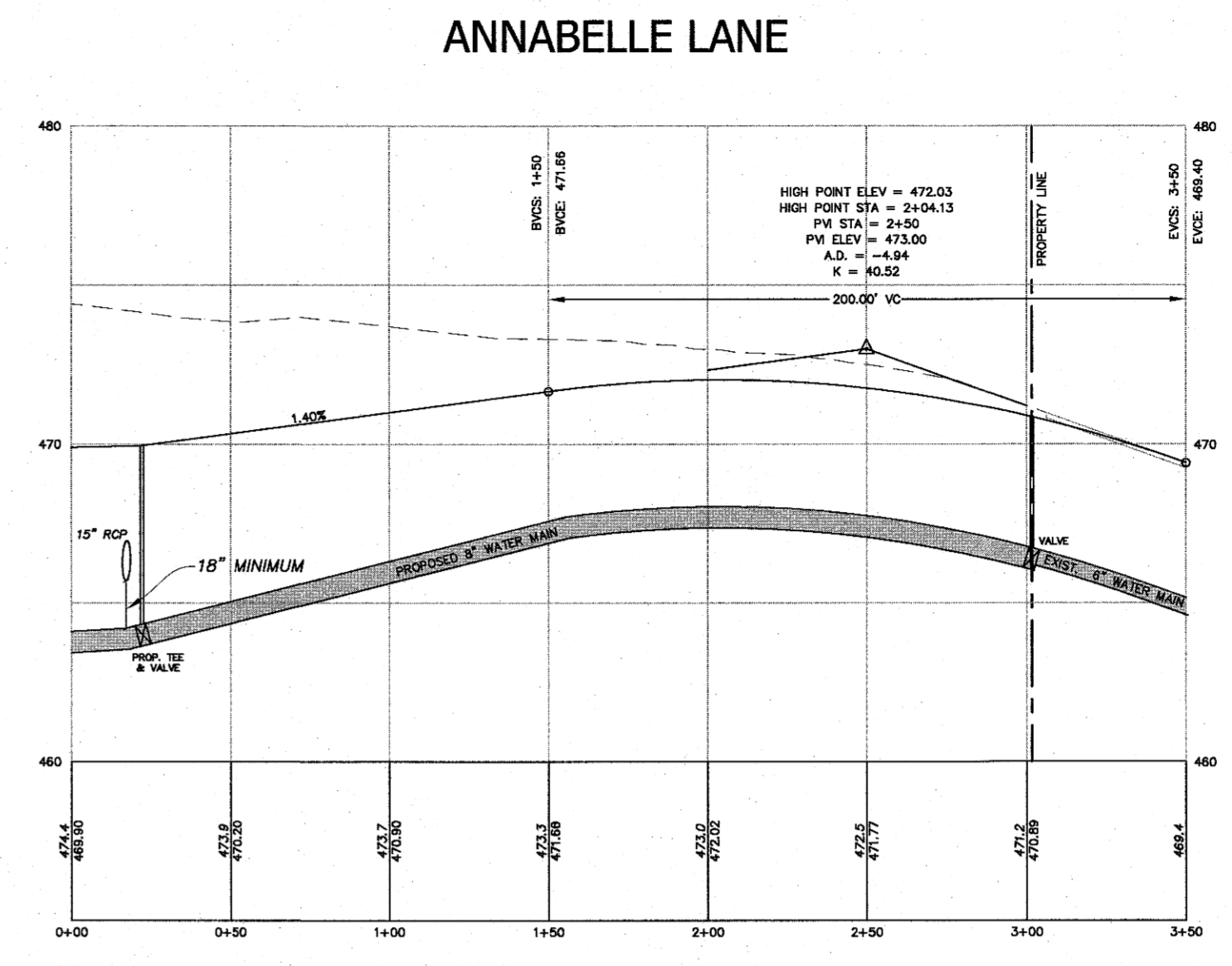
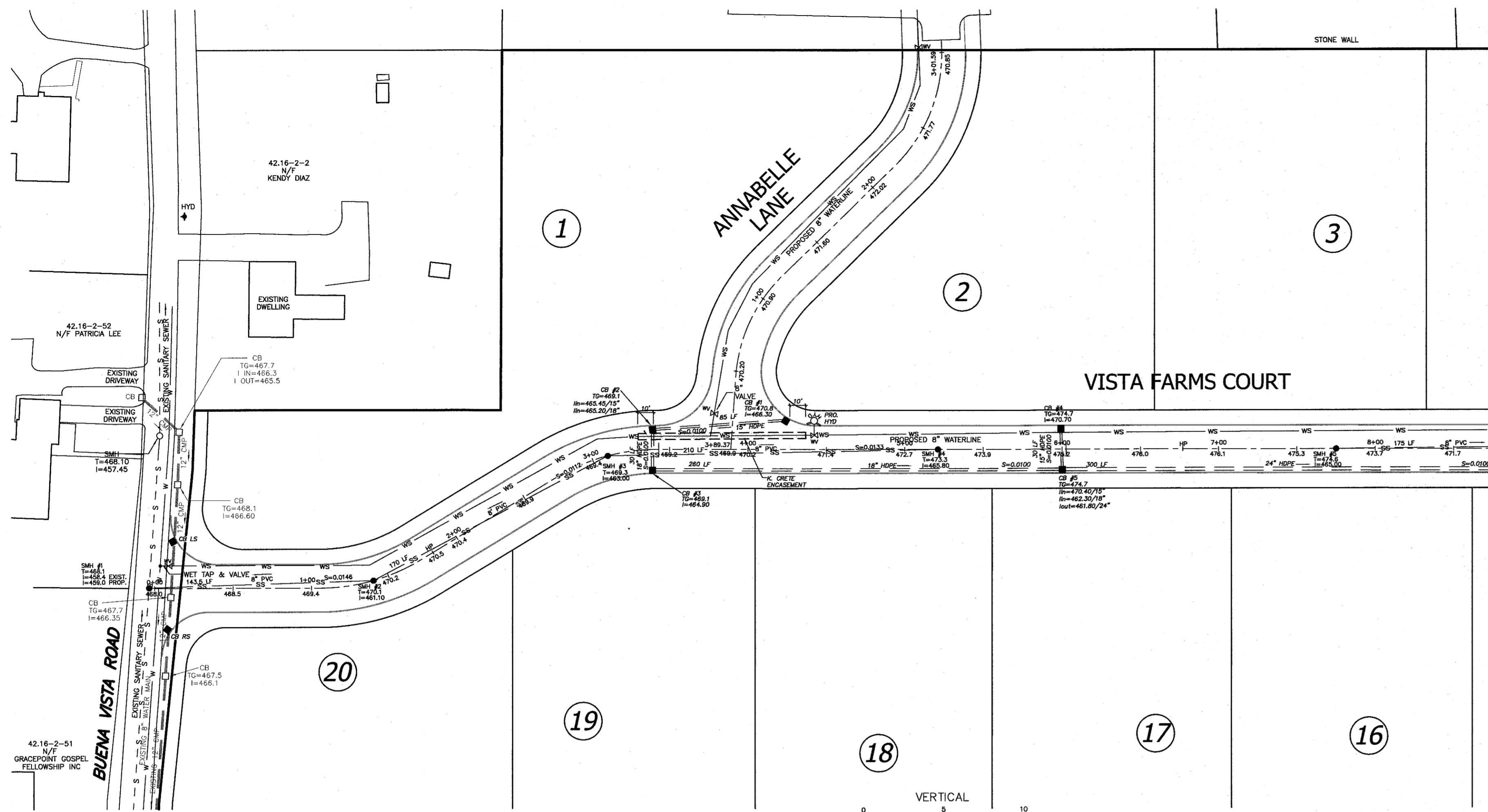
PROJECT: **VISTA FARMS**

TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

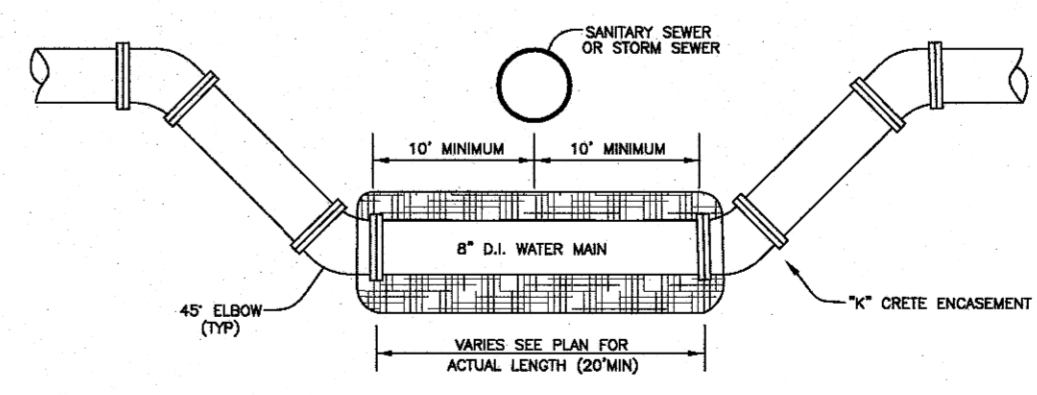
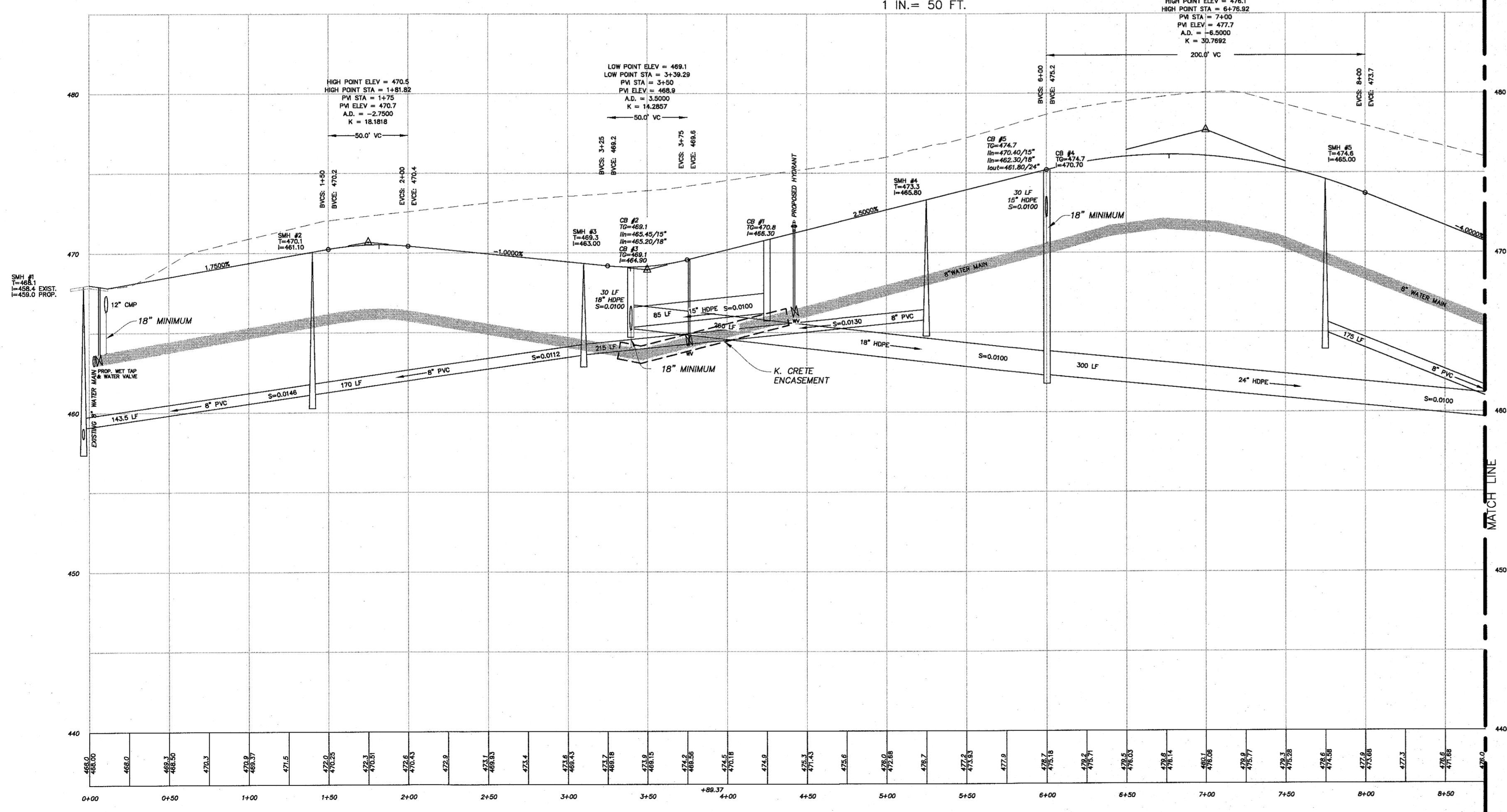
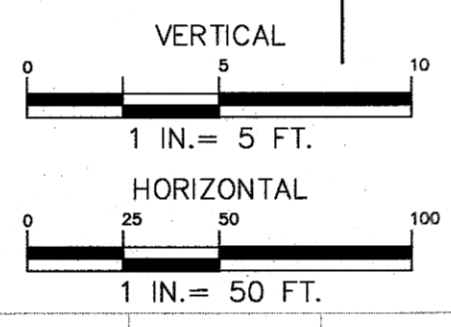
TITLE: **GRADING PLAN**

DRAWN BY: LK CHECKED BY: JRA
DATE: JANUARY 7, 2020 SCALE: 1 IN. = 50 FT.
PROJECT NO: DRAWING NO:

163 3



VISTA FARMS COURT



WATERMAIN "K" CRETE ENCASUREMENT AT SANITARY OR STORM SEWER
N.T.S.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROVIDES THAT BEFORE ANYTHING IS PRINTED OR PUBLISHED, THE AUTHOR OR PUBLISHER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CONTENTS. THE PROFESSIONAL ENGINEER HAS MADE THE NECESSARY CHECKS AND VERIFICATIONS AND DEEMED THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND IN THE SPECIFICATIONS, AND THE EDUCATION LAW REQUIRES THAT HIS SUCCESSORS WHO ARE OR SUBSEQUENT ENGINEERS...

STATE OF NEW YORK
JOHN R. ATZL
RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
JOHN R. ATZL
RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 890228

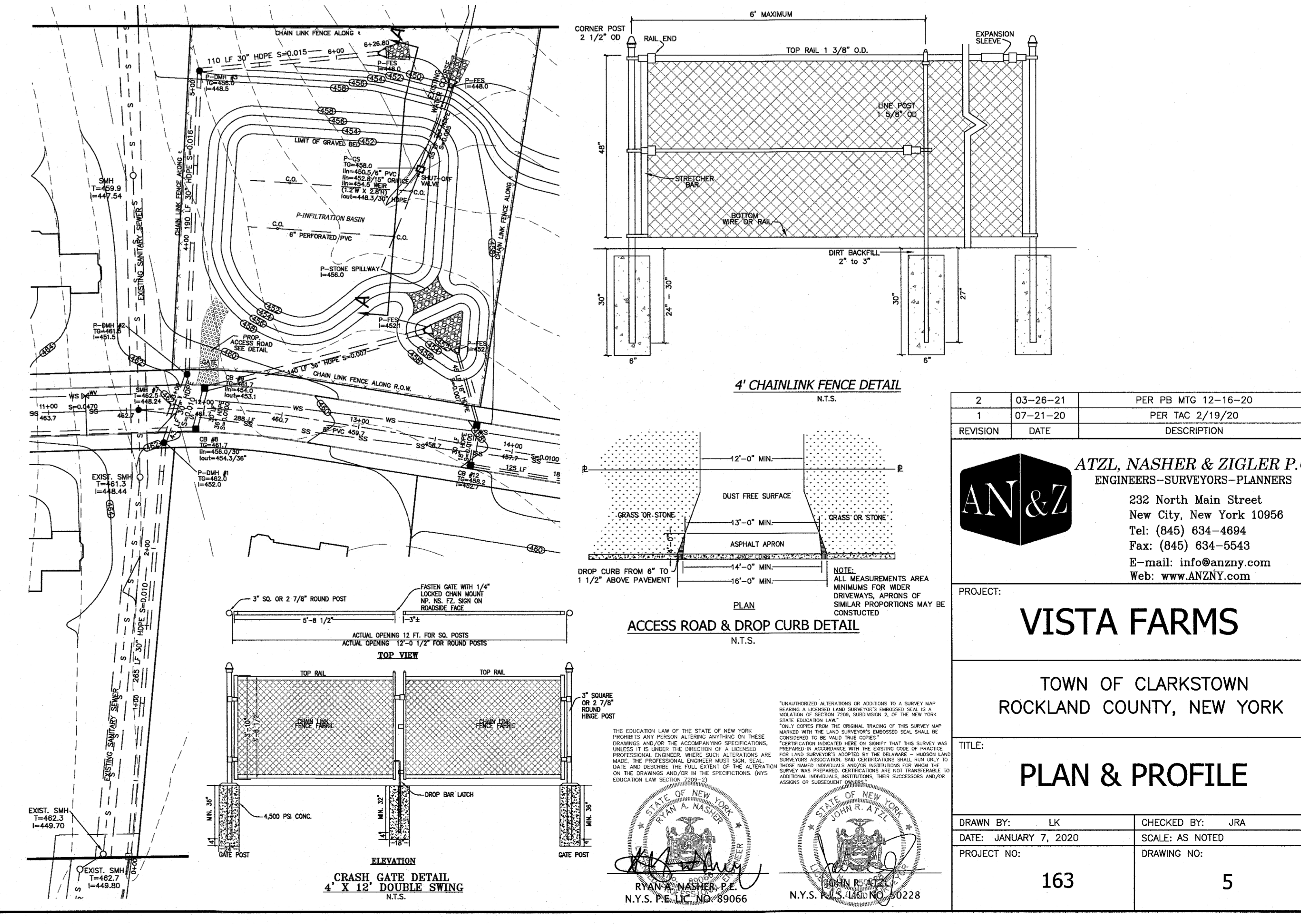
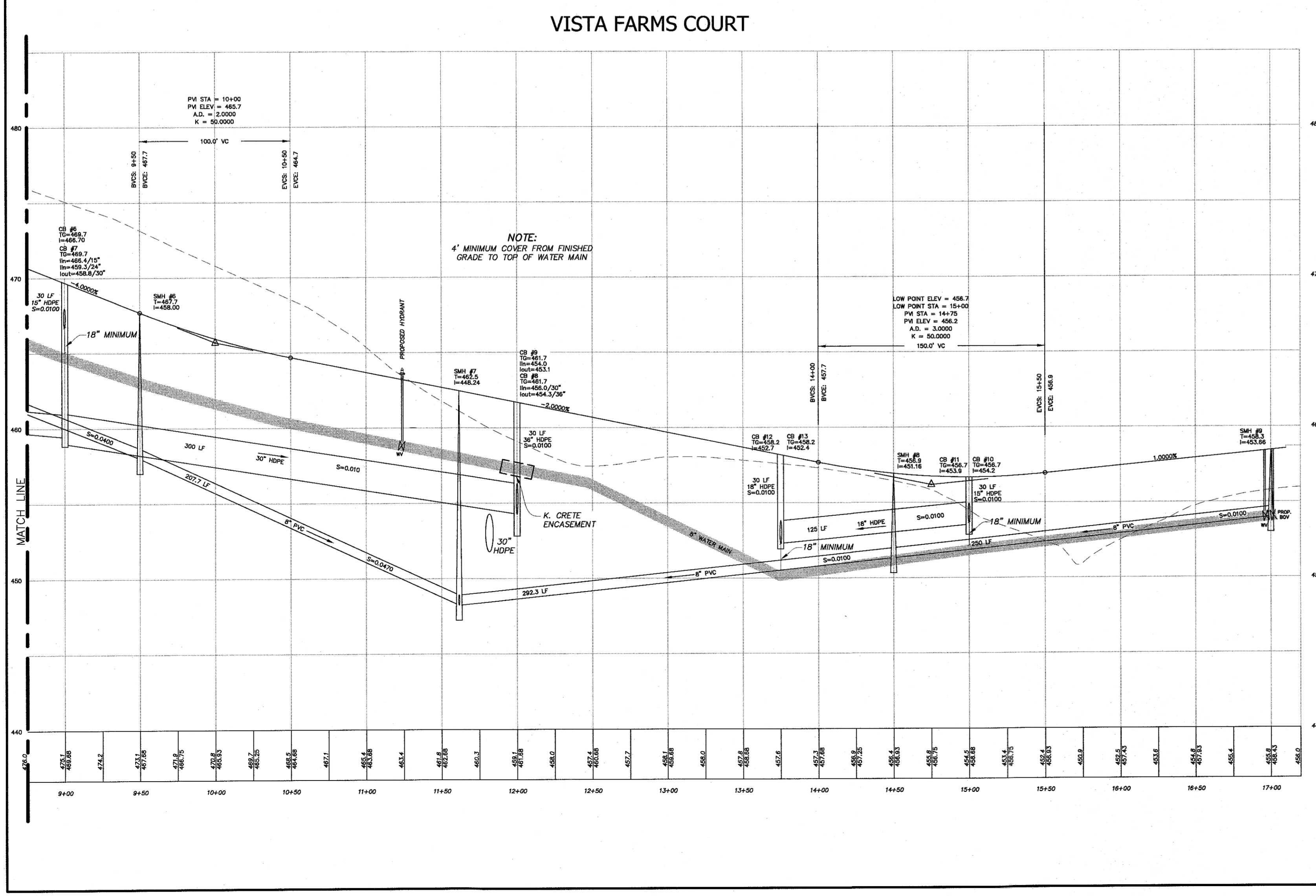
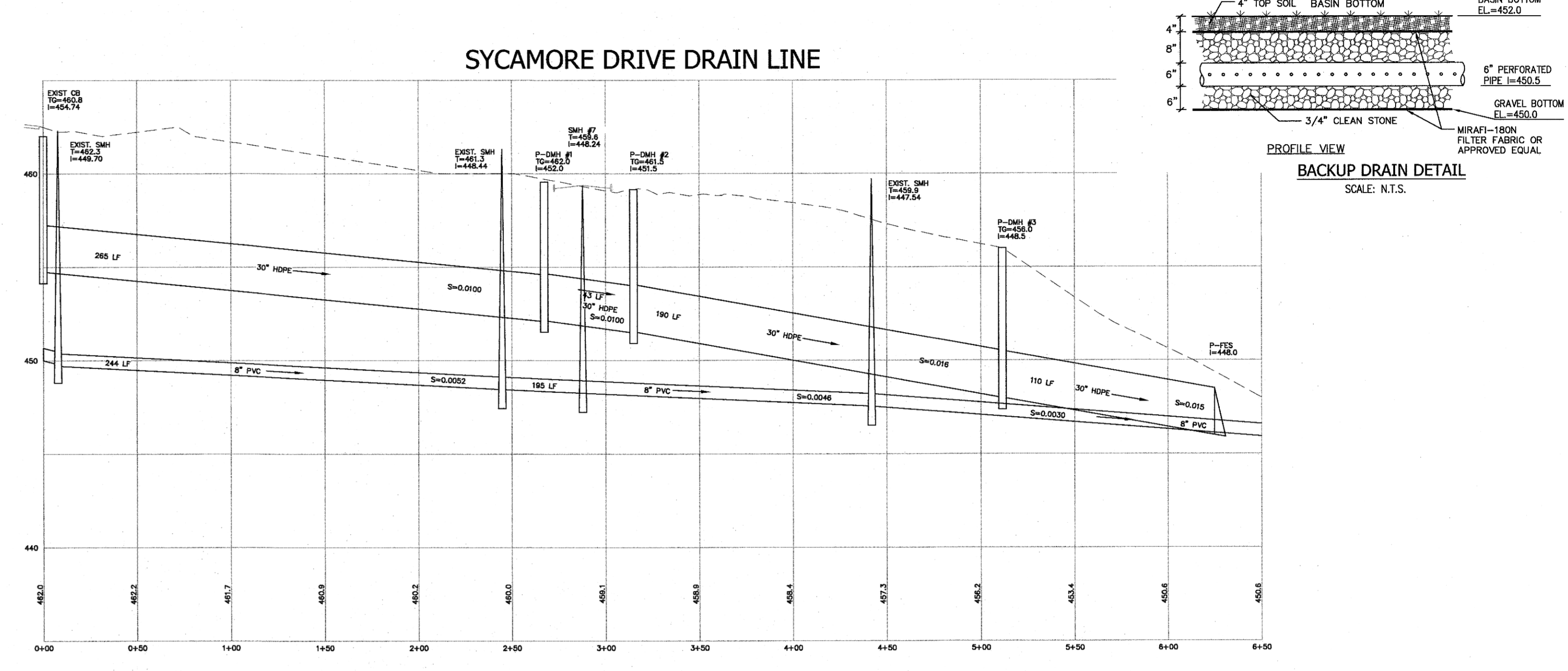
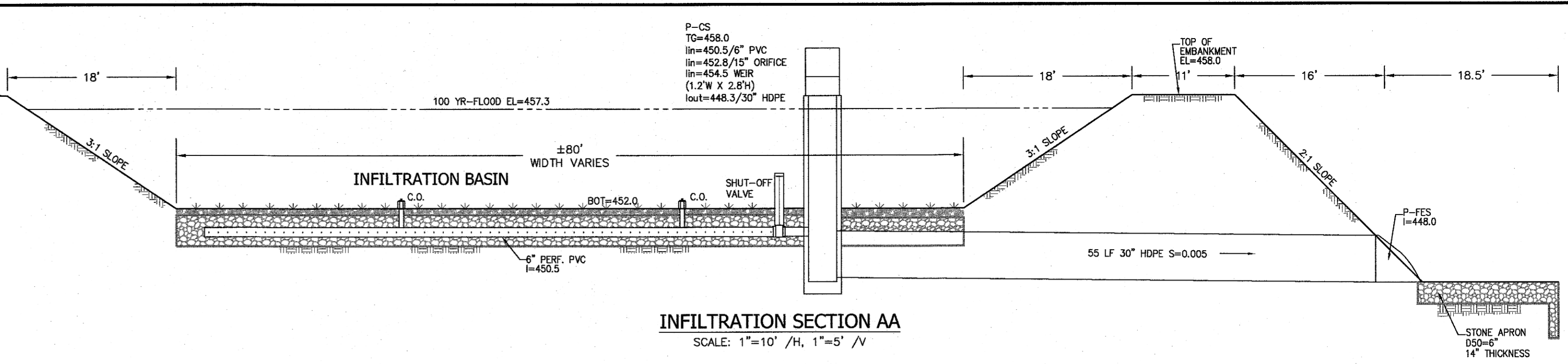
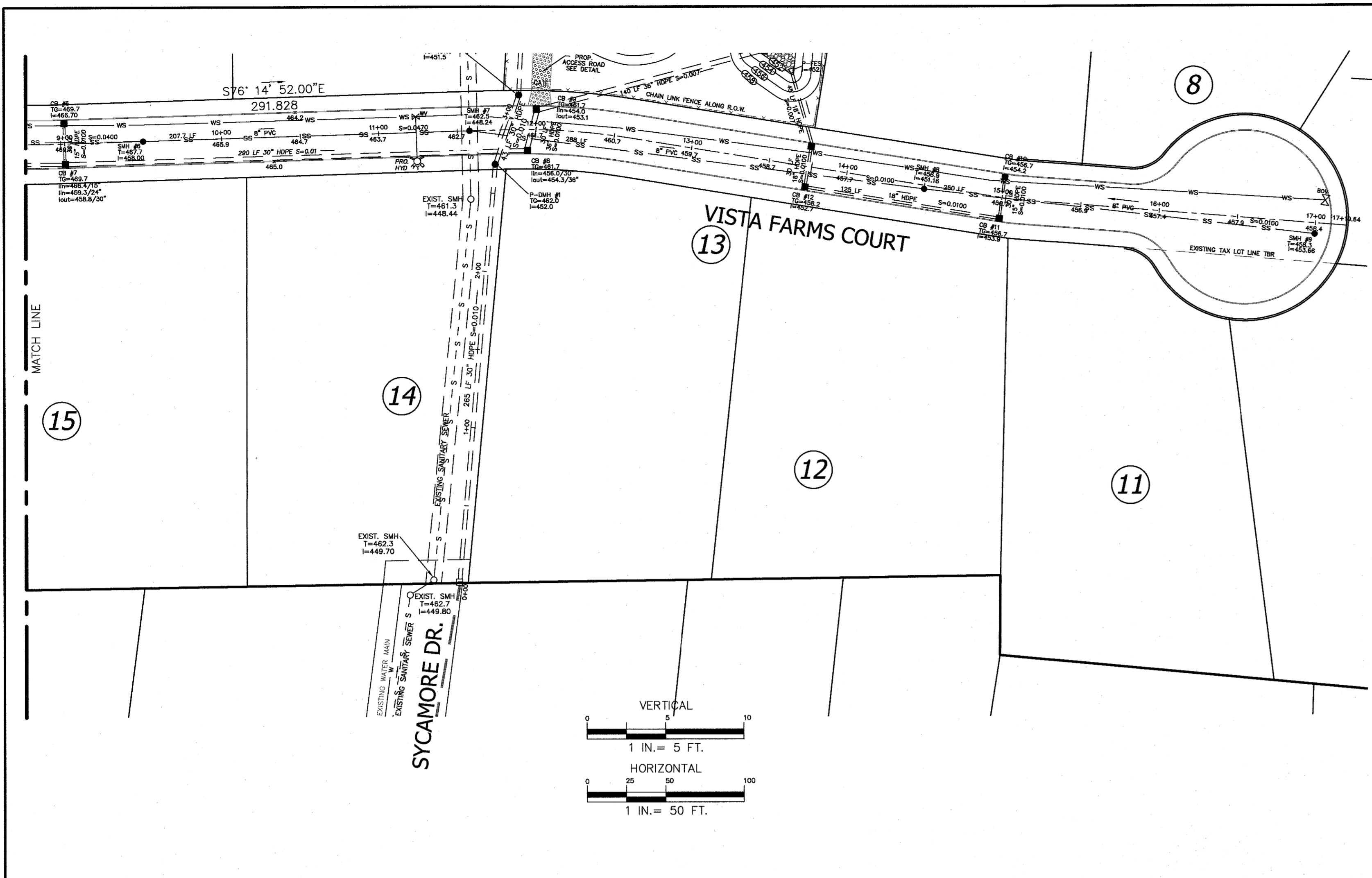
2	03-26-21	PER PB MTG 12-16-20
1	07-21-20	PER TAC 2/19/20
REVISION	DATE	DESCRIPTION

AN&Z ATZL, NASHER & ZIGLER P.C.
ENGINEERS - SURVEYORS - PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5643
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT: **VISTA FARMS**
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

PLAN & PROFILE

DRAWN BY: LK	CHECKED BY: JRA
DATE: JANUARY 7, 2020	SCALE: AS NOTED
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2	03-26-21	PER PB MTG 12-16-20
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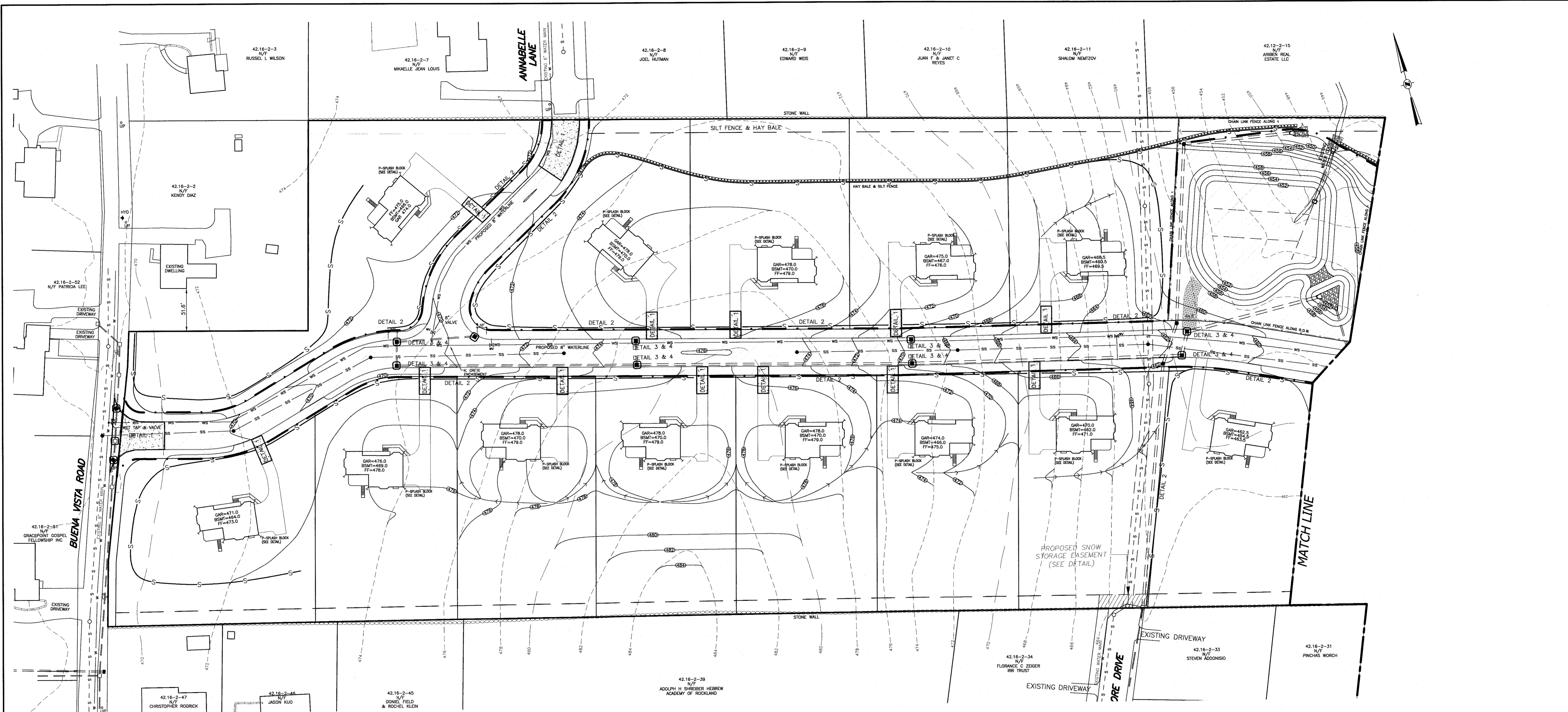
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ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.anzny.com

PROJECT: **VISTA FARMS**

TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

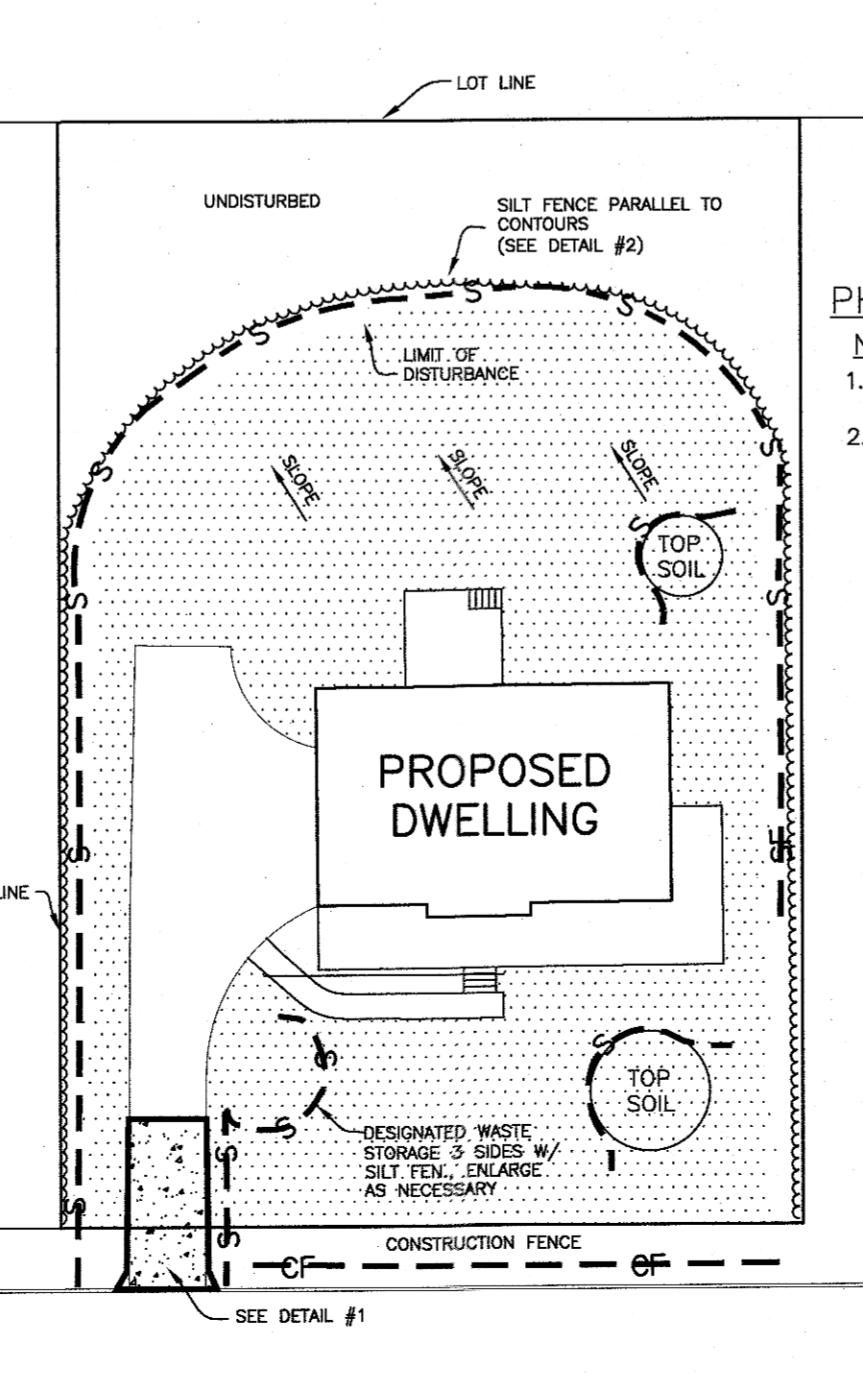
TITLE: **PLAN & PROFILE**

DRAWN BY: LK
CHECKED BY: JRA
DATE: JANUARY 7, 2020
SCALE: AS NOTED
PROJECT NO: 163
DRAWING NO: 5



SEDIMENT AND EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCING

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES WHERE SHOWN ON THE PLAN.
- INSTALL SEDIMENT BARRIERS/SWALES/ DITCHES/DIKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
- LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED.
- CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 8), AND ERECT A SILK FENCE AROUND THE STOCKPILE.
- PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS AS DIRECTED IN THE FIELD WITH SNOW FENCING PLACED AROUND THE TREE TRUNK. PLACE SNOW FENCING AT THE DRIPLINE SURROUNDING TREES; IF POSSIBLE, OR TO MAINTAIN A MINIMUM DIAMETER OF 10 FEET AROUND TREES. WHERE FENCING MUST BE PLACED CLOSER THAN THE DRIP LINE, PLACE 4 INCHES OF WOOD CHIPS OVER ROOT ZONE TO EXTEND TO THE DRIP LINE. MAINTAIN THIS WOOD CHIP PROTECTION FOR THE DURATION OF CONSTRUCTION.
- PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
- INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE.
- SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 15 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 30 DAYS WITH TEMPORARY RYEGRASS COVER, AS FOLLOWS (METHOD OF SEEDING IS OPTIONAL):
 - LOOSEN SEEDBED BY DISCING TO A 4" DEPTH.
 - SEED WITH 6 LBS PER ACRE PERENNIAL OR ANNUAL RYEGRASS.
 - MULCH WITH 100-200 BALES PER ACRE OF A BLOWN AND CHOPPED BOUND IN PLACE WITH 2000 LBS PER ACRE CELLULOSE FIBER MULCH, AND WITH AN APPROVED TACKIFIER BINDER.
- IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (1/3) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.
- AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS FOLLOWS (SEE LANDSCAPE PLAN FOR OTHER PLANTING INFORMATION):
 - LIME TOPSOIL TO pH 6.0.
 - FERTILIZE WITH 20 LBS PER SQ. FT. OF 5-10-10, 50 % WATER SOLUBLE NITROGEN FERTILIZER.
 - SEED WITH 5 LBS PER 1000 SQ. FT. OF THE FOLLOWING MIXTURE, OR OTHER MIXTURE APPROVED BY THE LANDSCAPE ARCHITECT: 40 % JAMESTOWN CHEWING FESCUE, 40 % BARON KENTUCKY BLUEGRASS AND 20% YORKTOWN PERENNIAL RYEGRASS.
 - MULCH AS DESCRIBED FOR TEMPORARY SEEDING (NOTE 8 ABOVE).
 - FERTILIZE 4 WEEKS AFTER GERMINATION WITH 10 LBS 20-10-10 FERTILIZER PER 1000 SQ. FT. 11. DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
- AFTER PAVEMENTS ARE ESTABLISHED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
- MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
- DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.
- AFTER CONSTRUCTION IS COMPLETED, PERMANENT SEDIMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.



PHASE II - TYPICAL LOT EROSION CONTROL PLAN

- NOTES:
- SEED/ MULCH REQUIRED WITHIN 7 DAYS OR BEFORE ANY RAIN EVENT.
 - AREA OF DISTURBANCE TO BE MINIMIZED.
- LEGEND:
- CF CONSTRUCTION FENCE
 - S SILT FENCE
 - SEEDING/MULCH AREA

BEST MANAGEMENT PRACTICES FOR SITE FACILITY MAINTENANCE

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL SITE RELATED FACILITIES, INCLUDING THE STORM WATER SEDIMENT AND DETENTION BASINS AND THE FOLLOWING MEASURES AND/OR STRUCTURES, AS APPLICABLE AND SHOWN ON THE PLANS:

BIOFILTER/SEDIMENT BASINS

- INSPECTIONS SHALL BE MADE MONTHLY DURING CONSTRUCTION AND DURING THE FIRST GROWING SEASON, AND ON AN ANNUAL BASIS THEREAFTER TO ACCOMPLISH THE FOLLOWING:
- REMOVE ACCUMULATED SEDIMENT AND CLEAN OUT AND/OR REPLACE THE FILTER GRAVEL BED AT THE OUTFALL PIPE WHENEVER ACCUMULATED SEDIMENT REACHES A VOLUME OF 10% OF THE AVAILABLE BASIN CAPACITY (BASED ON ONE HALF INCH OF RUNOFF VOLUME FROM THE APPLICABLE TRIBUTARY AREA.)
 - RESTORE ANY DISTURBED PLANT MATERIAL AND RESTORE ANY ERODED EMBANKMENTS.
 - REMOVE ACCUMULATED DEBRIS WITHIN THE BASIN AND AT OUTFALL STRUCTURES.

WATER QUALITY INLETS AND STORM DRAIN INLETS

- WATER QUALITY INLETS SHALL BE CLEANED OUT AT LEAST TWICE A YEAR TO REMOVE POLLUTANTS. REMOVED MATERIAL SHOULD BE TAKEN TO A TREATMENT PLANT OR APPROVED LANDFILL FOR DISPOSAL.
- STORM WATER INLETS THROUGHOUT THE SITE SHALL BE INSPECTED ANNUALLY FOR ACCUMULATED SEDIMENT OR OTHER PROBLEMS AND REPAIRED AS NECESSARY.

PARKING AND ROADWAY PAVEMENTS

PARKING AND ROADWAY PAVEMENT SHALL BE SWEEPED ON A REGULAR BASIS TO REMOVE ACCUMULATED SEDIMENT. COLLECTED SEDIMENT SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE WHICH WILL NOT ALLOW THE RE-ENTRANCE OF SILT INTO THE STORM WATER DRAINAGE SYSTEM.

VEGETATIVE STABILIZATION

- ALL VEGETATIVE PLANTING ON AREAS WHICH HAVE BEEN DISTURBED AND ARE FINISH GRADED SHALL BE INSPECTED AFTER EACH RAIN EVENT. PLANTING (OR SEEDING) SHALL BE MAINTAINED IN A VIABLE CONDITION TO STABILIZE THE SOIL AND TO PREVENT SOIL EROSION. RESTORE ALL SITE PLANTING AND/OR SEEDING WHICH HAS BEEN DAMAGED TO A VIABLE CONDITION.
- IF VEGETATIVE STABILIZATION HAS BEEN DAMAGED FROM STORM WATER EROSION, CORRECT UPSTREAM CONDITIONS WHICH CAUSED THE EROSION. CHECK DAMS MAY BE REQUIRED IN DRAINAGE WAYS, AND STONE OUTFALL APRONS MAY BE REQUIRED TO BE REPAIRED AT STORM WATER OUTLETS.

AREA OF DISTURBANCE LEGEND

PHASE I (3.5 ACRES)

PHASE II

- THE ROAD BED SHOULD BE STABILIZED AND ALL DISTURBED AREAS OUTSIDE THE RIGHT OF WAY SHALL BE SEEDED. EACH HOUSE LOT SHALL BE A PHASE WITH EROSION AND SEDIMENT CONTAINED ON THE LOT. APPLICANT PROJECTS 3 TO 4 HOMES BUILT PER YEAR WITH APPROXIMATELY 0.5 ACRES DISTURBANCE PER LOT FOR A TOTAL DISTURBANCE OF APPROXIMATELY 2 ACRES PER YEAR.

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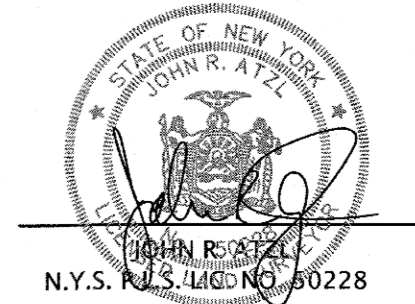
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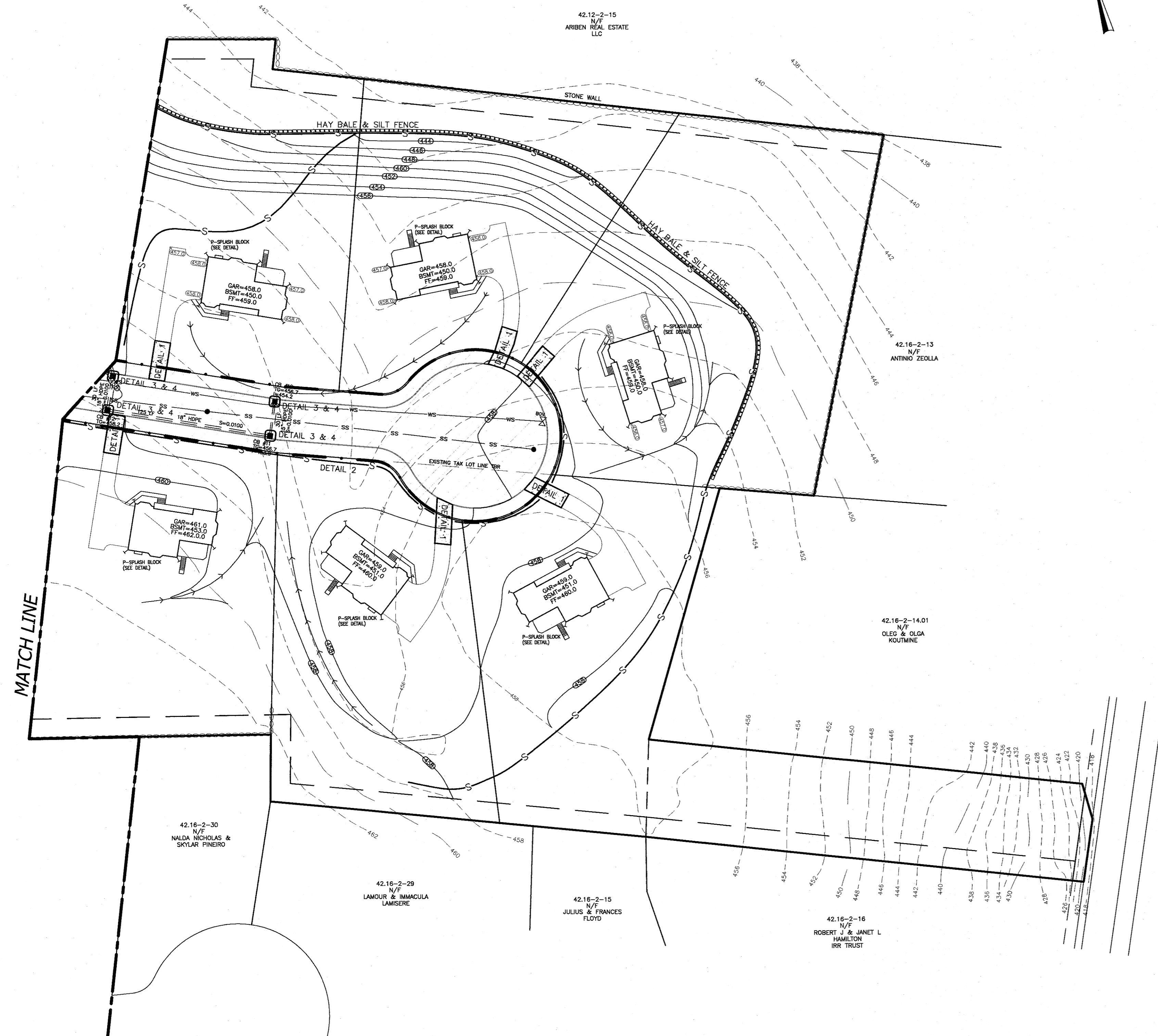
VISTA FARMS

TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

EROSION CONTROL PLAN

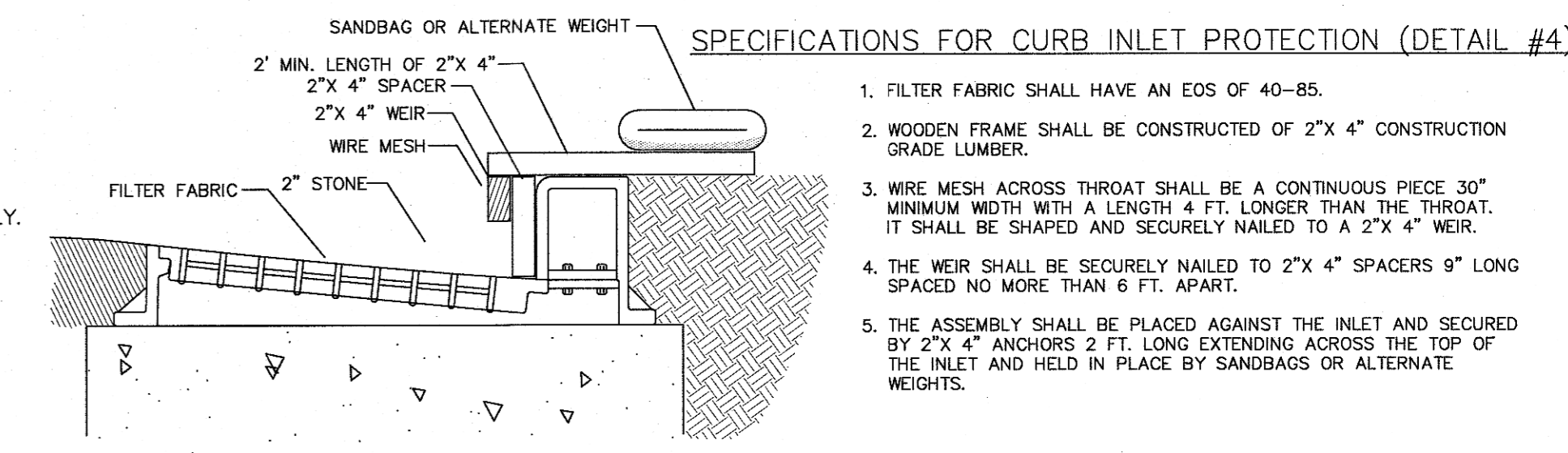
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PROJECT NO: 163	DRAWING NO: 6



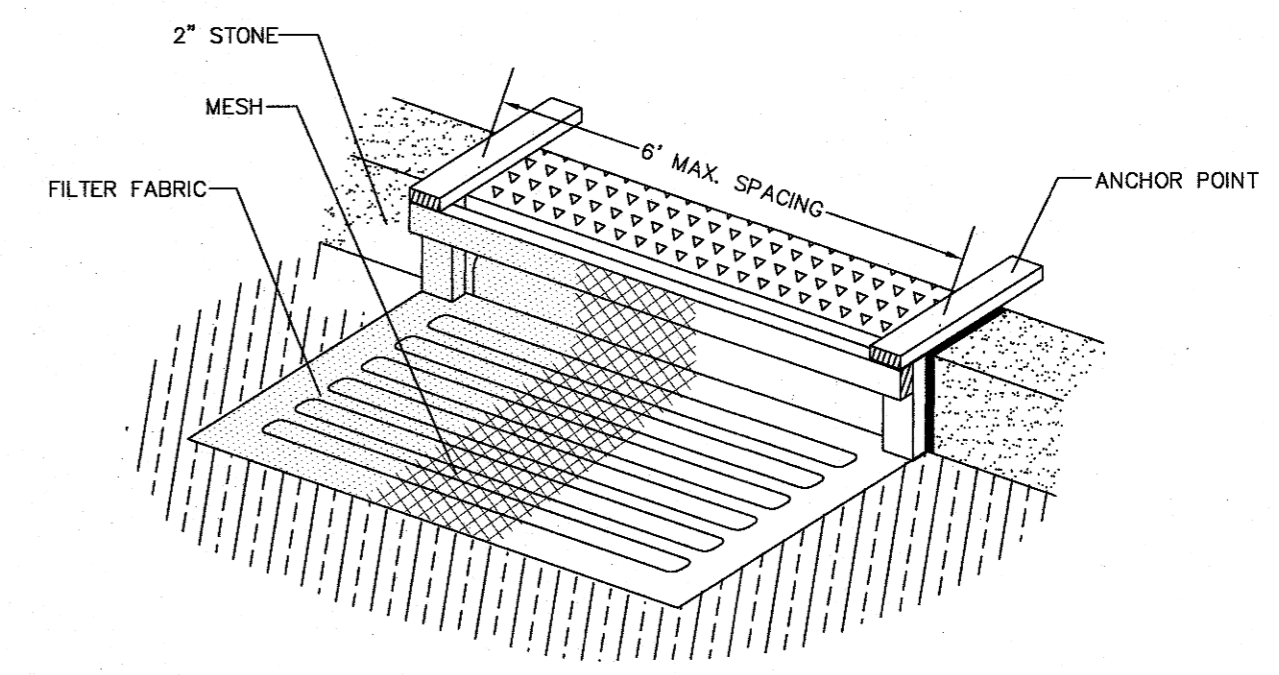


SEDIMENT & EROSION CONTROL NOTES

- FABRIC FENCE WILL BE INSTALLED ALONG DOWN-HILL SIDE OF ADJACENT PROPERTY OWNERS AND ALONG ALL DISTURBED AREAS.
- IMMEDIATELY AFTER ROUGH GRADING, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQ.FT.. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDED OR MULCHED IMMEDIATELY.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR MAINTENANCE AND REPAIR WHENEVER NECESSARY.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF THE PROPOSED ROAD.
- MACADAM SURFACES SHALL BE SWEEPED "BROOM CLEAN" AT THE END OF EACH DAY DURING CONSTRUCTION.
- CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION AREA.
- THE DEVELOPER SHALL CONFORM TO THE EROSION CONTROL PLAN AS APPROVED BY THE OFFICE OF THE DIRECTOR OF ENVIRONMENTAL CONTROL OF THE TOWN OF CLARKSTOWN.

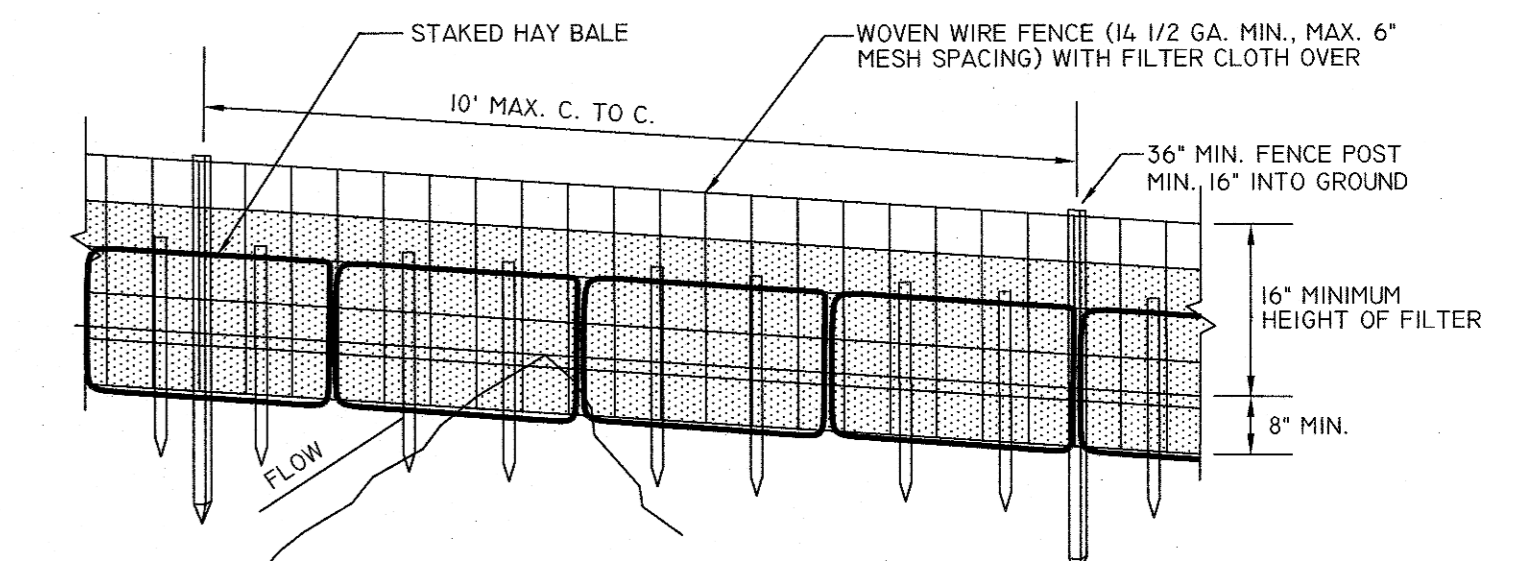


- FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
- WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
- WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 3/8" MINIMUM WIDTH WITH A LENGTH 4 FT. LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
- THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9" LONG SPACED NO MORE THAN 6 FT. APART.
- THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FT. LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.



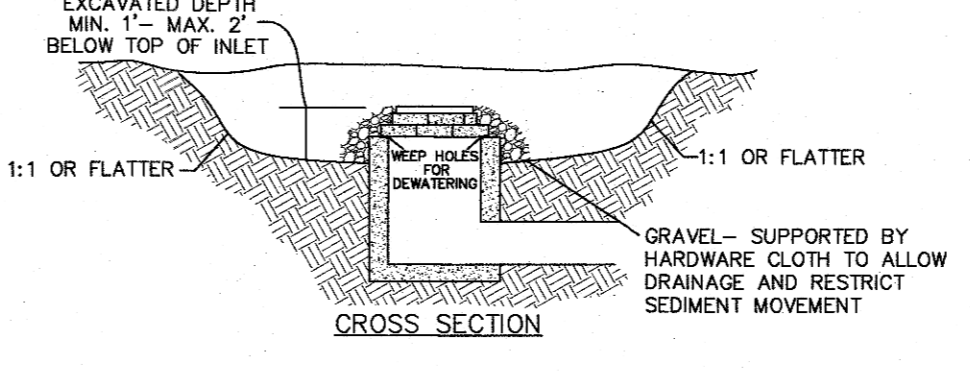
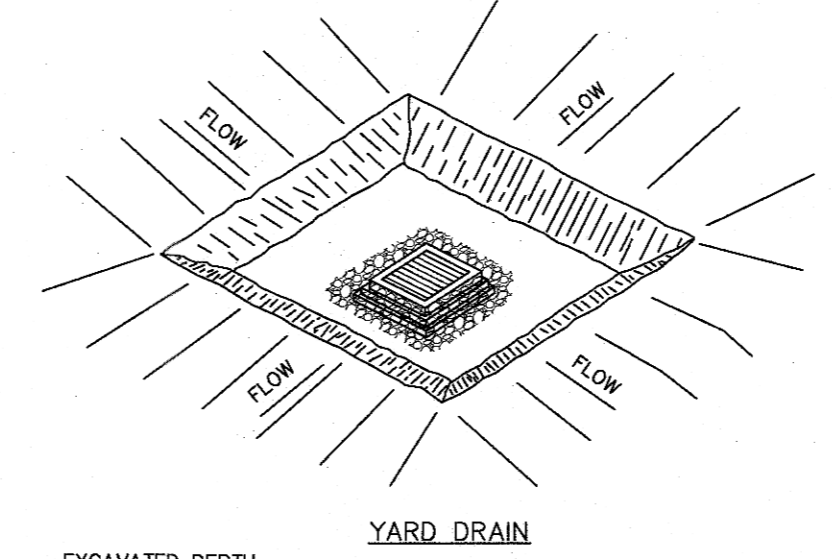
SPECIFICATIONS FOR STORM INLET PROTECTION (DETAIL #3)

- SEDIMENT SHALL BE REMOVED AND THE TRAP RETURNED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL OUT SLOPES SHALL BE 1:1 OR FLATTER.



SPECIFICATIONS FOR SILT FENCE AND HAY BALE EROSION CONTROL BARRIER (DETAIL #5)

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



AREA OF DISTURBANCE LEGEND

- PHASE I (3.5 ACRES)
- PHASE II

- THE ROAD BED SHOULD BE STABILIZED AND ALL DISTURBED AREAS OUTSIDE THE RIGHT OF WAY SHALL BE SEEDED. EACH HOUSE LOT SHALL BE A PHASE, WITH EROSION AND SEDIMENT CONTAINED ON THE LOT. APPLICANT PROJECTS 3 TO 4 HOMES BUILT PER YEAR WITH APPROXIMATELY 0.5 ACRES DISTURBANCE PER LOT FOR A TOTAL DISTURBANCE OF APPROXIMATELY 2 ACRES PER YEAR.

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EROSION CONTROL PLAN

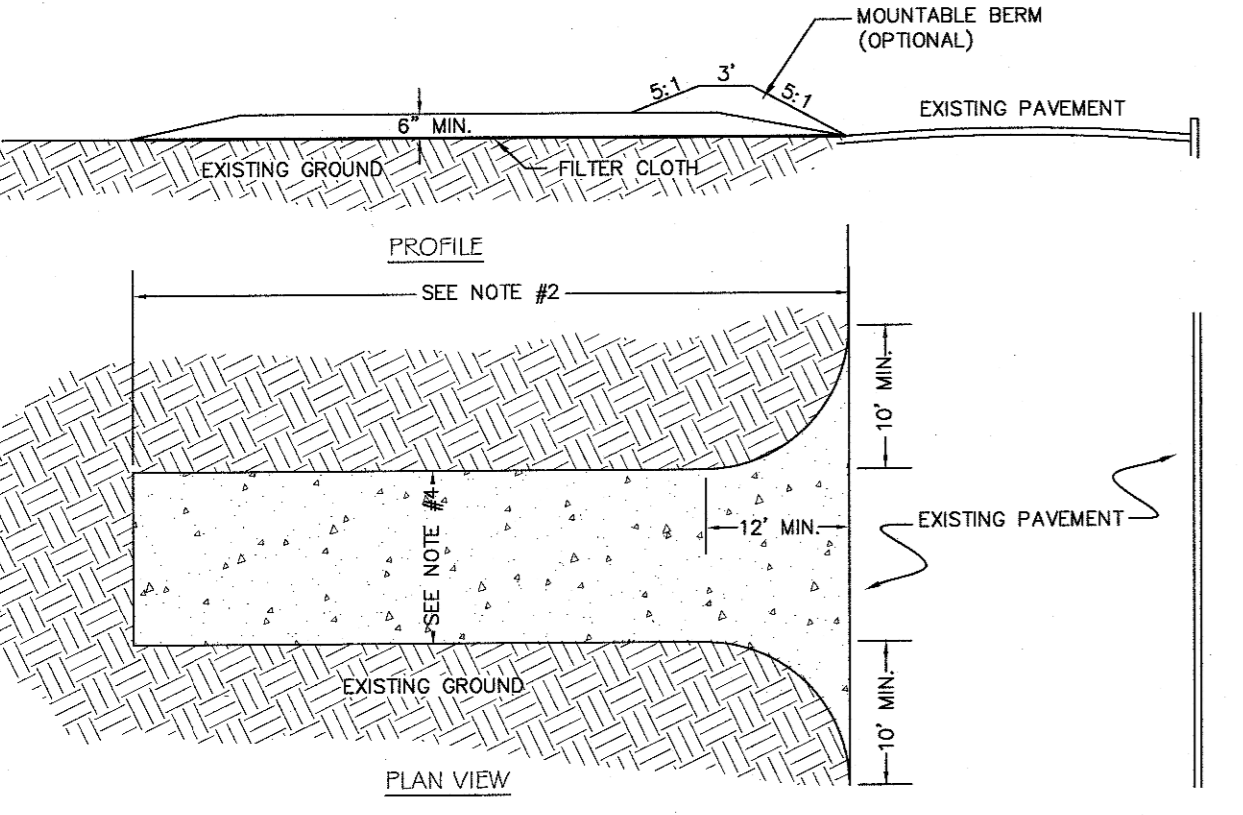
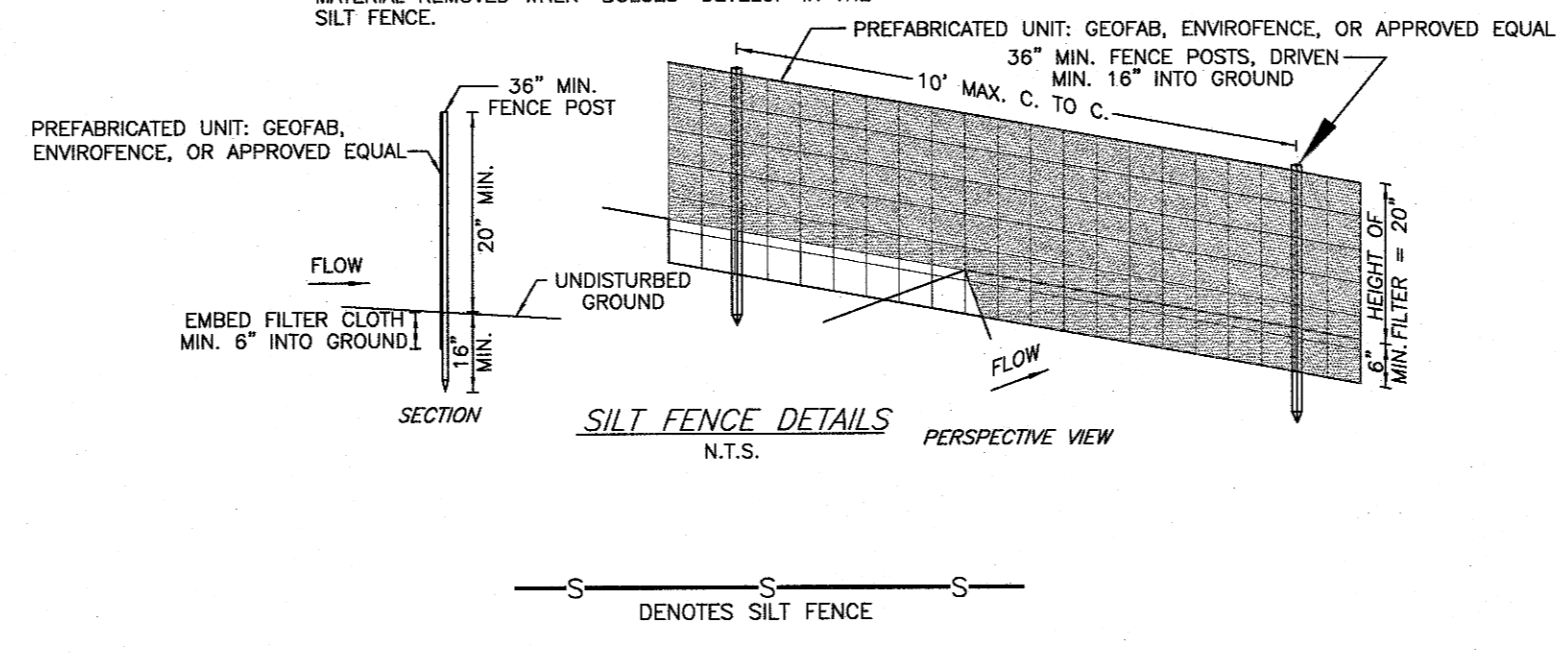
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SPECIFICATIONS FOR CONSTRUCTION ENTRANCE (DETAIL #1)

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN 6 IN.
- WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24 FT. IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
- 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.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE (DETAIL #2)

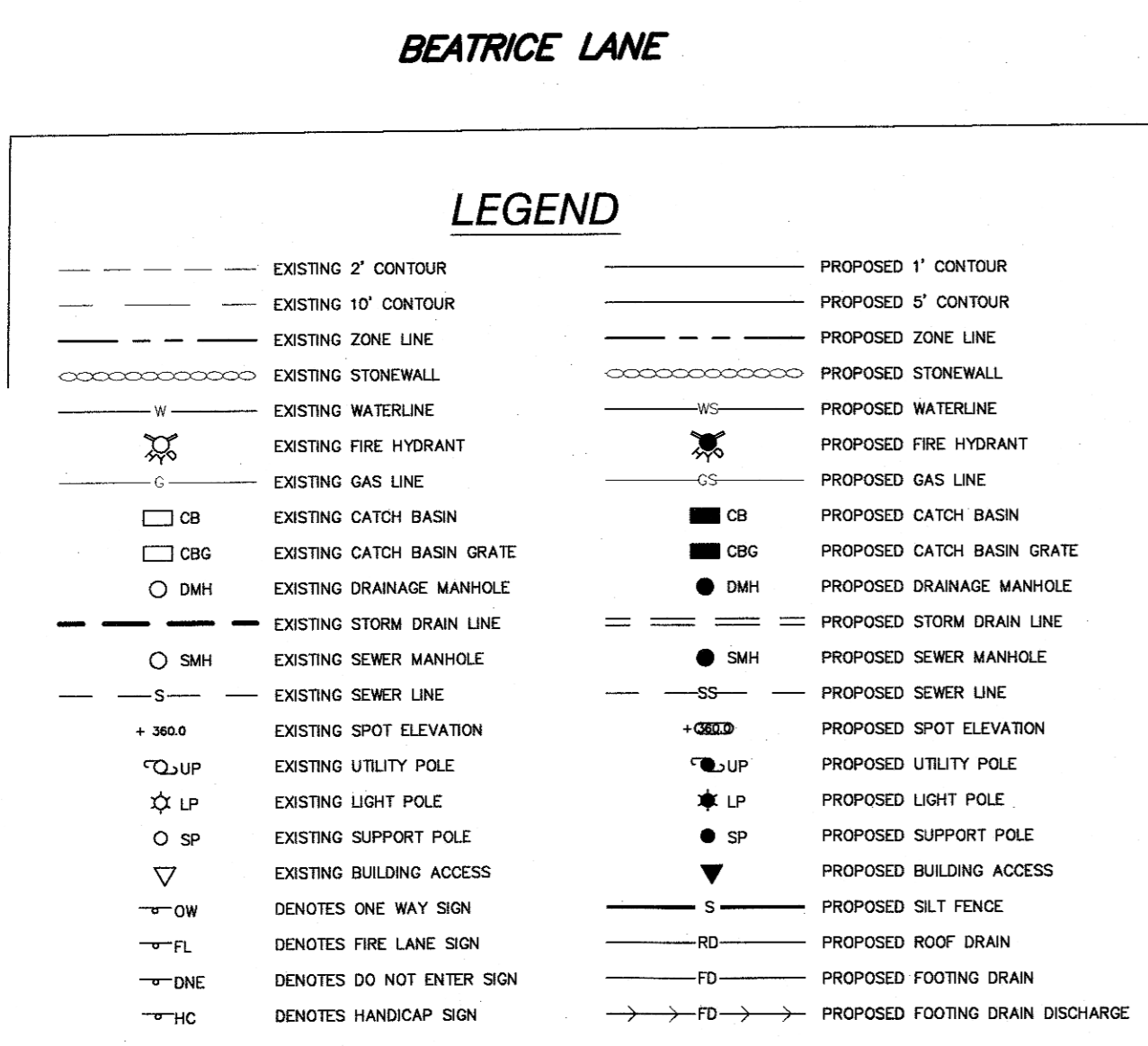
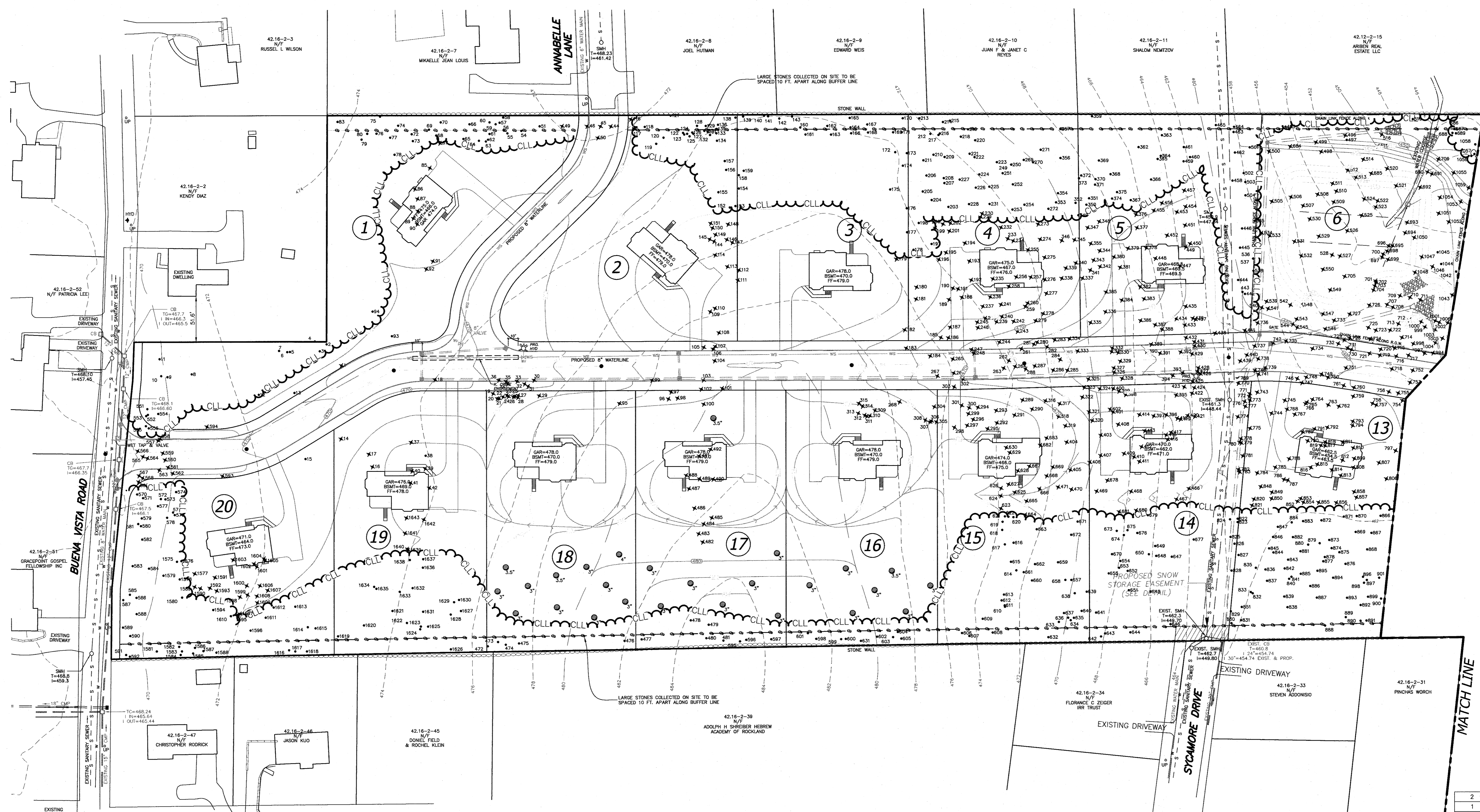
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, PROFESSIONAL DESIGNER, THESE SUCH ALTERATIONS ARE MADE BY THE PROFESSIONAL DESIGNER MUST SIGN, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR THE ACCOMPANYING SPECIFICATIONS. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEING A VIOLATION OF SECTION 209-B SUBSECTION 2 OF THE NEW YORK STATE SURVEYING AND MAPPING LAW. THESE DRAWINGS AND/OR SPECIFICATIONS ARE THE PROPERTY OF ATZL, NASHNER & ZIGLER P.C. AND SHALL BE KEPT IN THE ORIGINAL RECORDS OF THE SURVEY AND CONSIDERED TO BE VALID ONLY IF THE ORIGINAL RECORDS ARE AVAILABLE. ANY REPRODUCTION OF THESE DRAWINGS AND/OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF ATZL, NASHNER & ZIGLER P.C. IS STRICTLY PROHIBITED. ANY REPRODUCTION OF THESE DRAWINGS AND/OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF ATZL, NASHNER & ZIGLER P.C. IS STRICTLY PROHIBITED. ANY REPRODUCTION OF THESE DRAWINGS AND/OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF ATZL, NASHNER & ZIGLER P.C. IS STRICTLY PROHIBITED.

RYAN A. NASHNER, P.E.
 N.Y.S. P.E. LIC. NO. 89066

ATZL, NASHNER & ZIGLER P.C.
 N.Y.S. P.E. LIC. NO. 80228



TREE TABLE

LOT #	AREA	TREES REQUIRED (17/ACRE)	TREES TO REMAIN	ADDITIONAL TREES REQUIRED
LOT #1	1.31 ACRES	23 TREES	44 TREES	0 TREES
LOT #2	0.92 ACRES	16 TREES	26 TREES	0 TREES
LOT #3	0.92 ACRES	16 TREES	26 TREES	0 TREES
LOT #4	0.92 ACRES	16 TREES	50 TREES	0 TREES
LOT #5	0.92 ACRES	16 TREES	37 TREES	0 TREES
LOT #6	N/A TOWN PARCEL			
LOT #7	0.92 ACRES	16 TREES	18 TREES	0 TREES
LOT #8	0.92 ACRES	16 TREES	21 TREES	0 TREES
LOT #9	1.23 ACRES	21 TREES	91 TREES	0 TREES
LOT #10	1.43 ACRES	25 TREES	66 TREES	0 TREES
LOT #11	0.92 ACRES	16 TREES	22 TREES	0 TREES
LOT #12	0.92 ACRES	16 TREES	38 TREES	0 TREES
LOT #13	0.92 ACRES	16 TREES	60 TREES	0 TREES
LOT #14	0.92 ACRES	16 TREES	30 TREES	0 TREES
LOT #15	0.92 ACRES	16 TREES	37 TREES	0 TREES
LOT #16	0.92 ACRES	16 TREES	9 TREES	7 TREES
LOT #17	0.92 ACRES	16 TREES	8 TREES	8 TREES
LOT #18	0.92 ACRES	16 TREES	5 TREES	11 TREES
LOT #19	0.92 ACRES	16 TREES	21 TREES	0 TREES
LOT #20	0.94 ACRES	17 TREES	49 TREES	0 TREES

OVERALL TREE LEGEND

- DENOTES TREE TO REMAIN
- ✕ DENOTES TREE TO BE REMOVED
- DENOTES ADDITIONAL TREES TO BE PLANTED

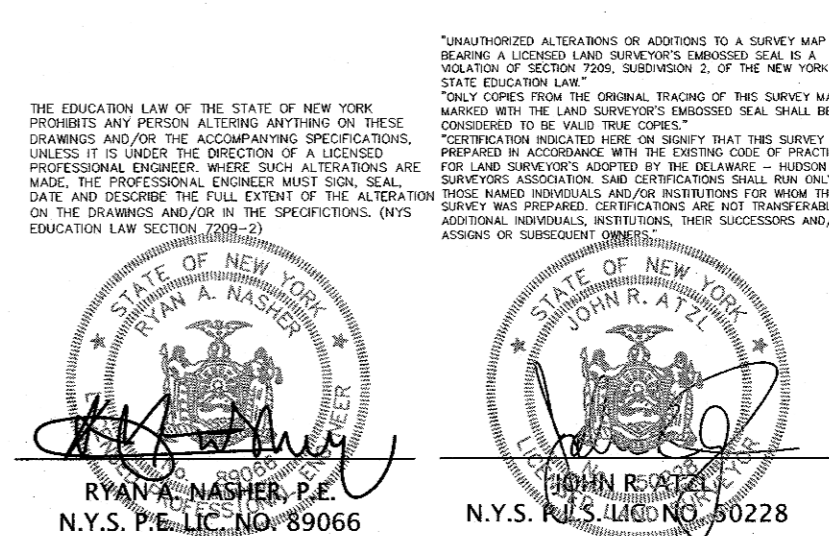
TOTAL TREES ON SITE = 1,659 TREES
 TOTAL TREES TO BE REMOVED = 1,008 TREES
 EXISTING TREES TO REMAIN = 651 TREES
 TREES REQUIRED 17/ACRE = 346 TREES
 ADDITIONAL TREES REQUIRED = 26 TREES
 ADDITIONAL TREES PROVIDED = 26 TREES
 TOTAL TREES REQUIRED = 372 TREES
 TOTAL TREES PROVIDED ON SITE = 677 TREES

TREE REPLACEMENT:

LOT 16 - 7 TREES REQUIRED
 2 @ 3.5" CALIPER & 5 @ 3" CALIPER = 7 TREES

LOT 17 - 8 TREES REQUIRED
 2 @ 3.5" CALIPER & 6 @ 3" CALIPER = 8 TREES

LOT 18 - 11 TREES REQUIRED
 1 @ 4" CALIPER, 2 @ 3.5" CALIPER & 8 @ 3" CALIPER = 11 TREES



2	03-26-21	PER PB MTG 12-16-20
1	07-21-20	PER TAC 2/19/20
REVISION	DATE	DESCRIPTION

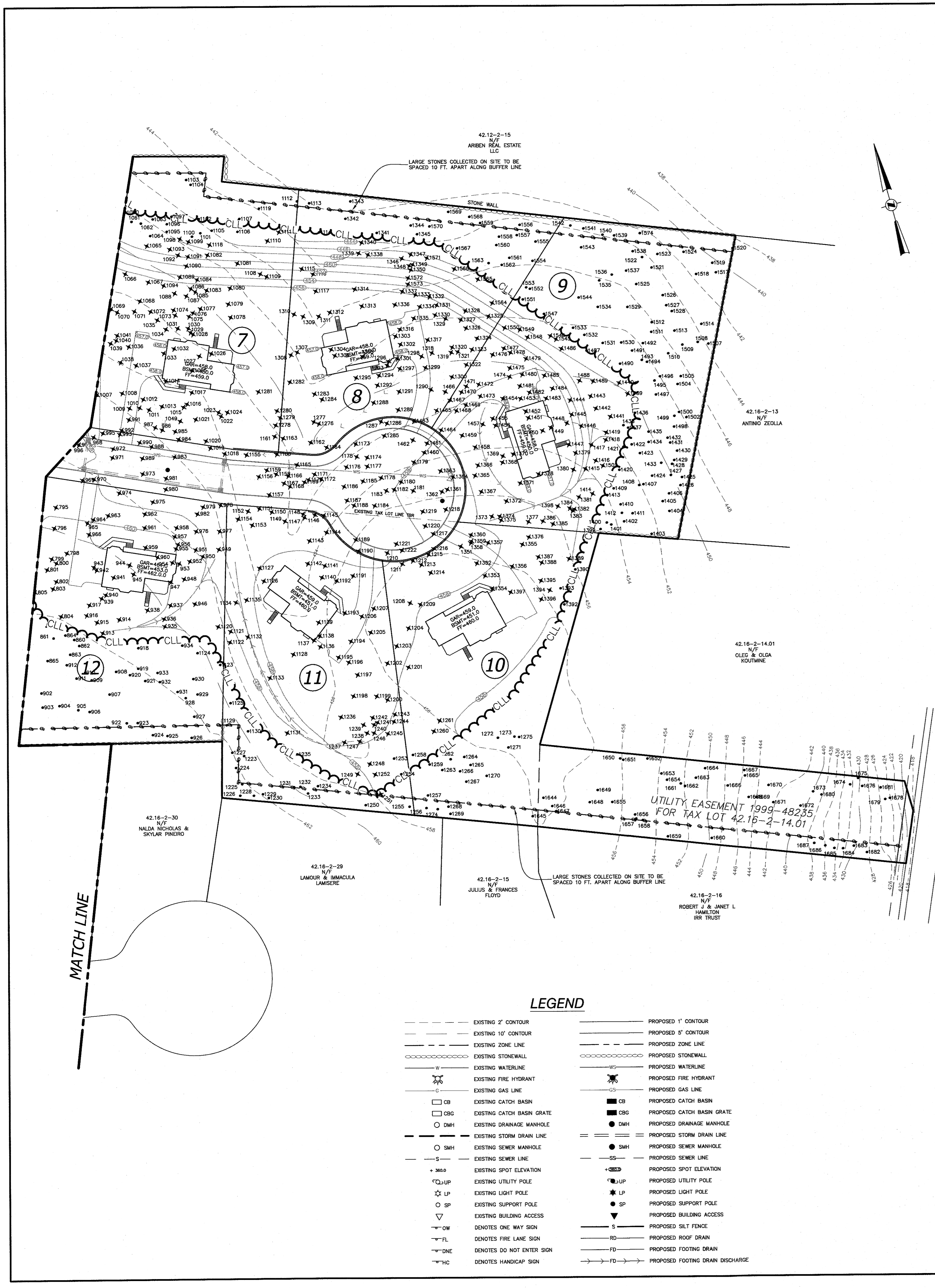
ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-5543
 E-mail: info@anzny.com
 Web: www.ANZNY.com

PROJECT: **VISTA FARMS**

TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

TITLE: **TREE PRESERVATION PLAN**

DRAWN BY: LK	CHECKED BY: JRA
DATE: JANUARY 7, 2020	SCALE: 1 IN. = 50 FT.
PROJECT NO: 163	DRAWING NO: 8



PLANTING NOTES

1. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z 60.1-2004, AMERICAN NURSERY & LANDSCAPE ASSOCIATION, LATEST EDITION AND SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE LANDSCAPE ARCHITECT BEFORE AND AFTER PLANTING.
2. SET ALL PLANTS AT THE SAME LEVEL AS ORIGINALLY GROWN IN THE NURSERY. TRUNK FLARE AND ROOT COLLAR TO BE EXPOSED. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT. GIVE 48 HOURS NOTICE BEFORE PLANTING.
3. PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. ANY TREE THAT LOSTS THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE PROJECT LANDSCAPE ARCHITECT UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. SHRUBS AND TREES SHALL BE PERMITTED TO GROW IN A NATURAL MANNER AND SHALL NOT BE PRUNED AS "METABOLIS". HEDGES SHALL BE PRUNED AS A CONTINUOUS HEDGE AND MAINTAINED AS SUCH. THE SITE LANDSCAPE INSTALLATION SHALL BE SUBJECT TO A COMPREHENSIVE SITE LANDSCAPE MAINTENANCE PLAN.
4. PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND 12" OF TOPSOIL IN ALL PLANTING BEDS. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. PLACE ROOT BALL ON UNDISTURBED SOIL. REMOVE ALL EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, ONE PART DEHYDRATED COW MANURE, AND FOUR PARTS TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ. PER FOOT OF SHRUB HEIGHT AND 2 TO 3 LBS. PER INCH OF TREE TRUNK OF 8-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1 LB. PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE. CUT ALL STRING AND TIES AND REMOVE UPPER HALF OF BURLAP FROM ROOT BALL.
5. MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK, OR APPROVED MULCH. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK.
6. FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
7. LAWN AREAS SHALL BE SEED AT 5 LBS. PER 1000 SQUARE FEET WITH THE FOLLOWING SEED MIX: 20% JAMESTOWN II CHEWINGS FESCUE, 60% BARON KENTUCKY BLUEGRASS, AND 20% PALMER II PERENNIAL RYE. MULCH NEWLY SEEDD LAWN AT 90 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH. SUBMIT ALTERNATE SEED MIXES TO THE VILLAGE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SEEDING.
8. THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. ANY QUESTIONS RELATING TO PLANT PLACEMENT MUST BE APPROVED BY THE VILLAGE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
9. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED EXCEPT FOR THOSE SPECIFICALLY IDENTIFIED ON THE DRAWINGS FOR REMOVAL. TREES AND VEGETATED AREAS WHICH ARE IN OR NEAR CONSTRUCTION AREAS SHALL BE PROTECTED WITH A SNOW FENCING PLACED ALONG THE TREE TRUNK AT THE DRIP LINE OF THE TREES IF POSSIBLE, OR MAINTAIN A MINIMUM DIAMETER OF 10 FEET AROUND TREES. THERE SHALL NOT BE ANY CONSTRUCTION MATERIAL STORAGE OR OTHER DISTURBANCE WITHIN THE DRIP LINES OF EXISTING TREES TO REMAIN. WHERE FENCING MUST BE PLACED CLOSER THAN THE DRIP LINE, PLACE 4 INCHES OF WOOD CHIPS OVER ROOT ZONE TO EXTEND TO THE DRIP LINE. MAINTAIN THE WOOD CHIP PROTECTION. ANY EXISTING TREE SHOWN TO REMAIN WHICH IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 2 1/2" - 3" CALIPER SHADE TREE AS DIRECTED BY THE VILLAGE 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" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 500 SQ.FT. OF AREA DISTURBED.
10. TOPSOIL SHALL BE NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL AND SHALL BE CLASSIFIABLE AS A LOAM, SILT LOAM, CLAY LOAM OR A COMBINATION THEREOF. TOPSOIL SHALL CONTAIN NOT LESS THAN 5% OR MORE THAN 20% BY WEIGHT OF ORGANIC MATTER AS DETERMINED BY LOSS ON IGNITION OF OVEN DRIED SAMPLES. TOPSOIL SHALL NOT HAVE MATERIALS LARGER THAN 1/2 INCH IN DIAMETER - STONES, FOREIGN MATERIALS, ETC.
11. CONSTRUCT TREE WELLS - 10" MIN. DIAMETER FOR ALL FILL AREAS AROUND TREES WITH 4 INCHES OR MORE FILL AT THE TREE.
12. LIMIT OF GRADING SHALL BE MARKED IN THE FIELD AND INSPECTED/APPROVED BY THE VILLAGE LANDSCAPE ARCHITECT, VILLAGE ENGINEER AND BUILDING INSPECTOR PRIOR TO ANY SITE EXCAVATION.
13. PROTECTION OF TREES: NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIPLINE OF ANY EXISTING TREE TO BE PRESERVED, EXCEPT WHERE ENGAGED FOR TREE REMOVAL. NO EQUIPMENT SHALL BE OPERATED WITHIN BOX OF THE 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. ANY TREE REMOVAL WITHIN THE DRIPLINE OF TREES TO BE PRESERVED SHALL BE REMOVED BY HAND. THE STUMP SHALL BE FLUSH CUT OR MAY BE GROUND OUT.
14. ANY EXCAVATION TO TAKE PLACE WITHIN THE ROOT ZONE OF THE TREES (20' DIA.) TO REMAIN SHALL BE DONE BY HAND. NO EXCAVATION OR GRADING/FILLING IS TO TAKE PLACE WITHIN 10 FEET OF THE TREE TO REMAIN.

TREE PRESERVATION NOTES

1. EXISTING TREES SHOWN TO REMAIN ON THE PLAN ARE TO REMAIN UNDISTURBED. EXISTING TREES SHOWN TO REMAIN ON THE PLAN ARE TO BE PROTECTED WITH A 4 FOOT HIGH ORANGE SNOW FENCE PLACED AT THE DRIP LINE OR AT BOX CRITICAL ROOT MASS WHICHEVER IS GREATER. ANY EXISTING TREE SHOWN TO REMAIN, WHICH IS REMOVED OR DAMAGED SUFFICIENTLY TO REQUIRE REPLACEMENT DURING CONSTRUCTION, SHALL BE REPLACED BY A 2 1/2" - 3" CALIPER SHADE TREE AS DETERMINED BY THE TOWN OF CLARKSTOWN DEPARTMENT OF ENVIRONMENTAL CONTROL. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND SUCH AREA OF TREES HAS BEEN REMOVED, A 2 1/2" - 3" CALIPER SHADE TREE SHALL BE PLACED FOR EACH 500 SQ. FT. OF AREA DISTURBED.
2. NECESSARY CARE SHALL BE TAKEN TO INSURE SURVIVAL AND APPEARANCE OF EXISTING TREES TO BE SAVED WITH BARRIER FENCING TO RESTRICT CONSTRUCTION TRAFFIC AND PERSONNEL WITHIN THE CONSTRUCTION AREA. FORM A COMPLETE ENCLOSURE ALONG DRIP LINE OF TREE OR AT BOX CRITICAL ROOT MASS WHICHEVER IS GREATER. INSTALL ORANGE CONSTRUCTION SAFETY FENCE WITH "T" POST 6" O/C. PULL FENCING TAUT AND SECURE WITH WIRE TIES TO PREVENT SAGGING. MAINTAIN BARRICADES UNTIL THEIR REMOVAL IS APPROVED BY THE TOWN OF CLARKSTOWN DEPARTMENT OF ENVIRONMENTAL CONTROL.
3. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING TREES TO REMAIN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES REMOVED BY THEM WITHOUT PRIOR AUTHORIZATION FROM THE TOWN OF CLARKSTOWN DEPARTMENT OF ENVIRONMENTAL CONTROL.
4. ANY DECIDUOUS TREE SHALL BE A SPECIES WHICH IS REFERRED TO IN THE U.S. SOILS CONSERVATION SERVICE AS COMPATIBLE WITH THE SOIL TYPE AND SHALL HAVE A MINIMUM SIZE OF THREE-INCH CALIPER. ANY CONIFEROUS TREE SHALL BE A SPECIES WHICH IS REFERRED TO IN THE U.S. SOILS CONSERVATION SERVICE AS COMPATIBLE WITH THE SOIL TYPE AND SHALL HAVE A MINIMUM HEIGHT, EXCLUDING ROOT BULK AT THE TIME OF PLANTING, OF EIGHT FEET.

LEGEND

- | | | | |
|-----|----------------------------|-----|----------------------------------|
| --- | EXISTING 2' CONTOUR | --- | PROPOSED 1' CONTOUR |
| --- | EXISTING 10' CONTOUR | --- | PROPOSED 5' CONTOUR |
| --- | EXISTING ZONE LINE | --- | PROPOSED ZONE LINE |
| --- | EXISTING STONEWALL | --- | PROPOSED STONEWALL |
| --- | EXISTING WATERLINE | --- | PROPOSED WATERLINE |
| --- | EXISTING FIRE HYDRANT | --- | PROPOSED FIRE HYDRANT |
| --- | EXISTING GAS LINE | --- | PROPOSED GAS LINE |
| --- | EXISTING CATCH BASIN | --- | PROPOSED CATCH BASIN |
| --- | EXISTING CATCH BASIN GRATE | --- | PROPOSED CATCH BASIN GRATE |
| --- | EXISTING DRAINAGE MANHOLE | --- | PROPOSED DRAINAGE MANHOLE |
| --- | EXISTING STORM DRAIN LINE | --- | PROPOSED STORM DRAIN LINE |
| --- | EXISTING SEWER MANHOLE | --- | PROPOSED SEWER MANHOLE |
| --- | EXISTING SEWER LINE | --- | PROPOSED SEWER LINE |
| + | EXISTING SPOT ELEVATION | + | PROPOSED SPOT ELEVATION |
| U | EXISTING UTILITY POLE | U | PROPOSED UTILITY POLE |
| L | EXISTING LIGHT POLE | L | PROPOSED LIGHT POLE |
| S | EXISTING SUPPORT POLE | S | PROPOSED SUPPORT POLE |
| B | EXISTING BUILDING ACCESS | B | PROPOSED BUILDING ACCESS |
| OW | DENOTES ONE WAY SIGN | S | PROPOSED SILT FENCE |
| FL | DENOTES FIRE LANE SIGN | RD | PROPOSED ROOF DRAIN |
| DNE | DENOTES DO NOT ENTER SIGN | FD | PROPOSED FOOTING DRAIN |
| HC | DENOTES HANDICAP SIGN | FD | PROPOSED FOOTING DRAIN DISCHARGE |

TREE LEGEND

- DENOTES TREE TO REMAIN
- ✕ DENOTES TREE TO BE REMOVED
- DENOTES ADDITIONAL TREES TO BE PLANTED

2	03-26-21	PER PB MTC 12-16-20
1	07-21-20	PER TAC 2/19/20
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AN&Z
ATZL, NASHER & ZIGLER P.C.
 ENGINEERS - SURVEYORS - PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-5543
 E-mail: info@anzny.com
 Web: www.anzny.com

PROJECT: **VISTA FARMS**

TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

TITLE: **TREE PRESERVATION PLAN**

DRAWN BY: LK	CHECKED BY: JRA
DATE: JANUARY 7, 2020	SCALE: 1 IN. = 50 FT.
PROJECT NO: 163	DRAWING NO: 9

STATE OF NEW YORK
 SEVEN A. NASHER
 RYAN A. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
 JOHN P. ZIGLER
 JOHN P. ZIGLER, P.E.
 N.Y.S. P.E. LIC. NO. 80228

