



EAGLE BAY MIXED USE DEVELOPMENT
SITE PLAN PRESENTATION

Section I : Building

TOWN OF STONY POINT, NY
OCTOBER 22, 2020



OWNER:
THE BREAKERS STONY POINT, LP.
5 EASTVIEW ROAD, MONSEY, NY 10952

CONSULTANTS:
SITE / CIVIL & STRUCTURAL ENGINEERS
ATZL NASHER & ZIGLER
234 NORTH MAIN STREET
NEW CITY, NY 10956
T: 845-634-4694 F: 845-634-5543

M.E.P. & P.E. ENGINEERS:
DKA CONSULTING P.C.
85 MIDCHESTER AVENUE
WHITE PLAINS, NY 10606
T: 914-882-9005

ARCHITECT:
 **Design Development, pllc**
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

A DESIGN AND DEVELOPMENT
CONSULTANCY

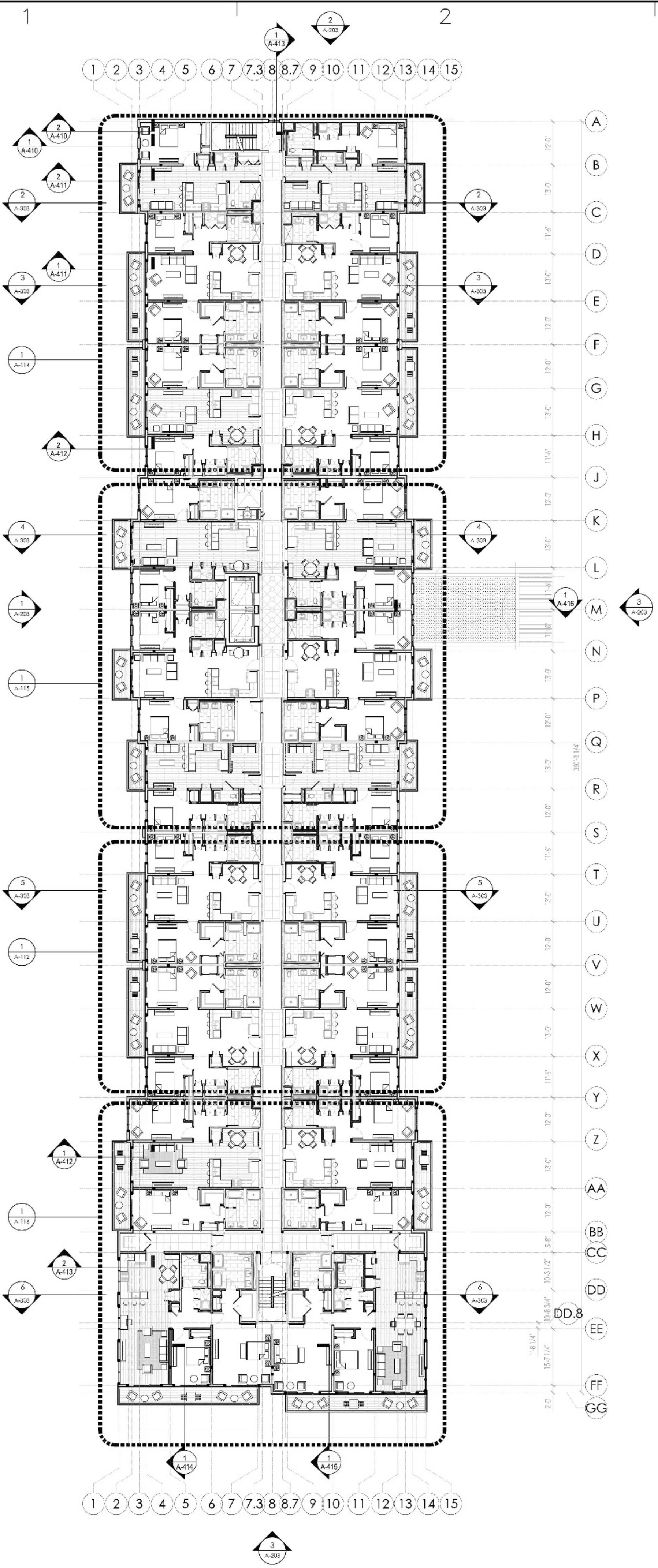
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ARCHITECT OF RECORD

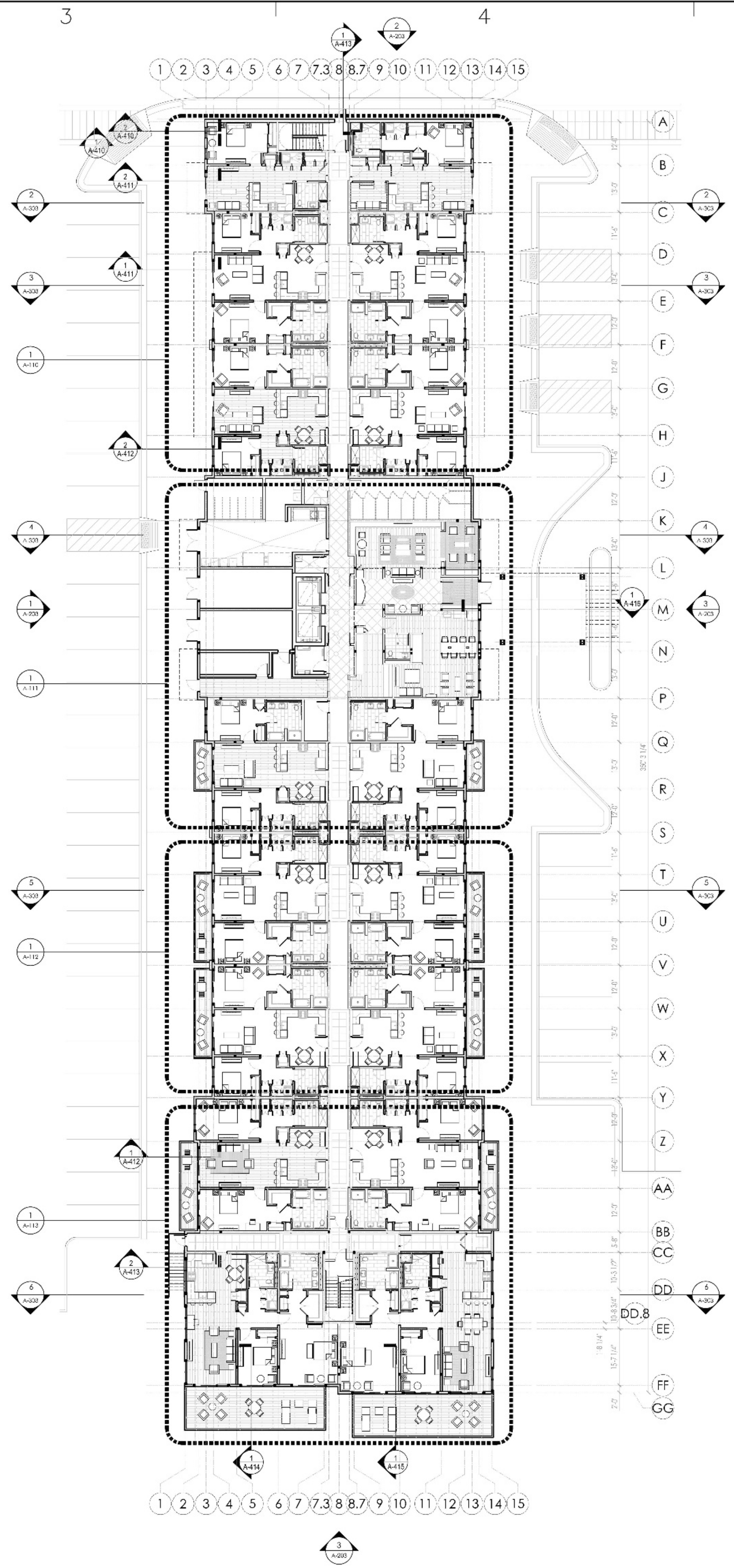
| NO. | DATE | DESCRIPTION |
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PROJECT NO: 3PNC-3 - EAGLE BAY
CAD DWG FILE: #BND14611-4231-A.dwg
DRAWN BY: A.P.
CHECKED BY: A.L.S.
SHEET NO.:
**BUILDING 3
FLOOR PLAN**

DRAWING NO.:
A-103



2 BUILDING 3 - 2ND. FLOOR PLAN
SCALE: 1/16"=1'-0"



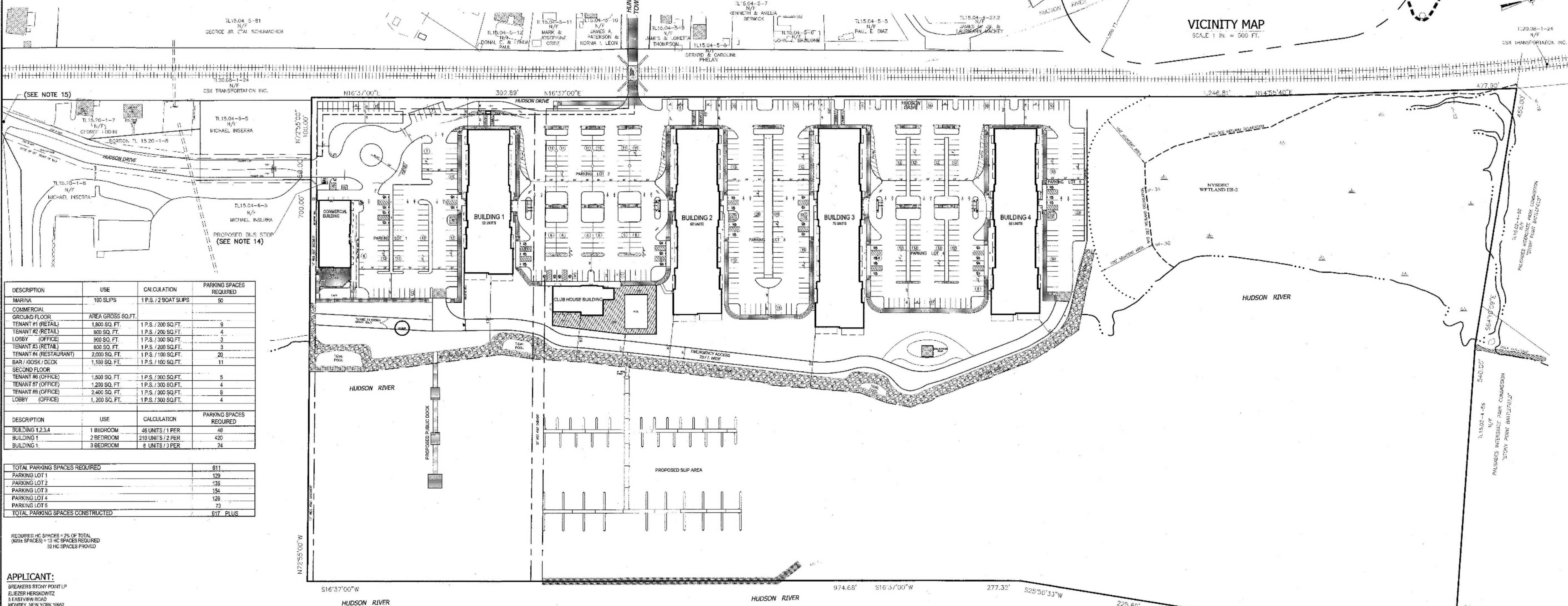
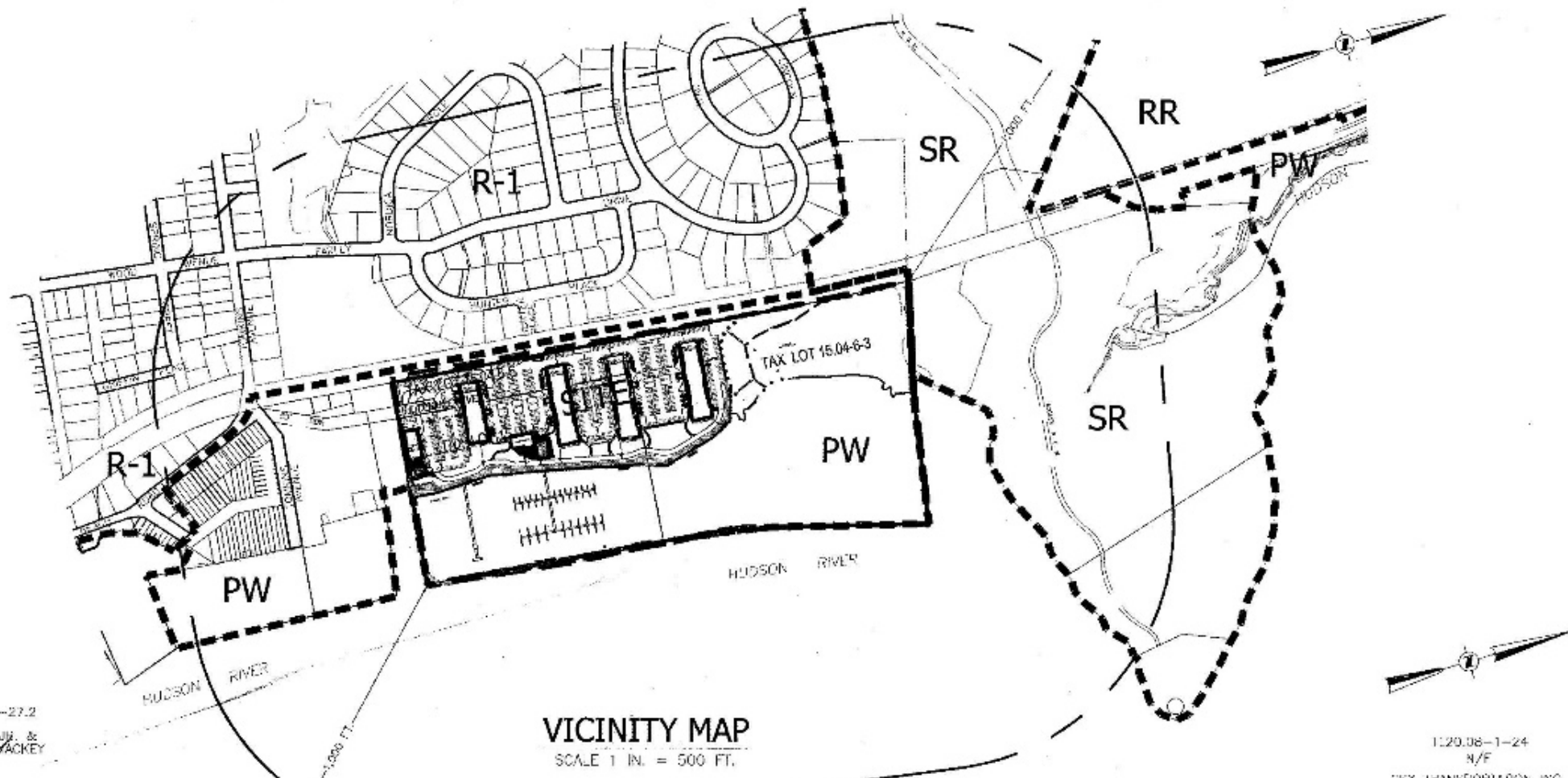
1 BUILDING 3 - 1ST FLOOR PLAN
SCALE: 1/16"=1'-0"

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BULK REQUIREMENTS:

| USE GROUP | REQUIRED | PROPOSED SITE | DESCRIPTION |
|---|----------|---------------|------------------------|
| MINIMUM LOT SIZE | 5 ACRES | 29.1 ACRES | NET AREA (SEC 216-16A) |
| MINIMUM LOT WIDTH | 500 FT. | 0 FT. | ACCESS BY PRIVATE ROAD |
| MINIMUM FRONT SETBACK BUILDING DEPTH IMPROVEMENTS | 0 FT. | 10 FT. | |
| MINIMUM FRONT YARD DEPTH | 10 FT. | 10 FT. | |
| MINIMUM SIDE SETBACK BUILDING DEPTH IMPROVEMENTS (216-27) | 50 FT. | 51 FT. | HUDSON RIVER |
| TOTAL SIDE SETBACK BUILDING DEPTH IMPROVEMENTS (216-31) | 0 FT. | 0 FT. | RAILROAD RIGHT OF WAY |
| MINIMUM SIDE YARD DEPTH | 10 FT. | 11 FT. | |
| MINIMUM REAR SETBACK BUILDING DEPTH IMPROVEMENTS | 50 FT. | 1,720 FT. | |
| MINIMUM REAR YARD DEPTH | 50 FT. | 690 FT. | NORTH BID |
| MAXIMUM BUILDING HEIGHT | 45 FT. | 45 FT. | |
| MAXIMUM DEVELOPMENT COVERAGE | 75% | 49% | BASE ON NET AREA |

| COMPANY | CONTRACT INFORMATION |
|---------------------------------------|--|
| ORANGE AND ROCKLAND ELECTRIC DIVISION | 330 W. ROUTE 59 SPRING VALLEY, NY 10977 PHONE: 845-577-3147 |
| ORANGE AND ROCKLAND GAS DIVISION | 330 W. ROUTE 59 SPRING VALLEY, NY 10977 PHONE: 845-577-3233 |
| SUEZ | 360 WEST NYACK ROAD WEST NYACK, NY 10994 PHONE: 845-620-3343 |
| CABLEVISION | 159 WINDERMERE AVE. GREENWOOD LAKE, NY 10925 PHONE: 845-895-8919 |
| VERIZON | 500 SUMMIT LAKE DR. VALHALLA, NY 10595 PHONE: 914-741-5287 |



| DESCRIPTION | USE | CALCULATION | PARKING SPACES REQUIRED |
|---|--------------------|----------------------|-------------------------|
| COMMERCIAL | AREA GROSS SQ. FT. | | |
| GROUND FLOOR | 1,800 SQ. FT. | 1 P.S. / 200 SQ. FT. | 9 |
| TENANT #1 (RETAIL) | 800 SQ. FT. | 1 P.S. / 200 SQ. FT. | 4 |
| LOBBY / OFFICE | 800 SQ. FT. | 1 P.S. / 300 SQ. FT. | 3 |
| TENANT #2 (RETAIL) | 800 SQ. FT. | 1 P.S. / 200 SQ. FT. | 4 |
| TENANT #3 (RESTAURANT) | 2,000 SQ. FT. | 1 P.S. / 100 SQ. FT. | 20 |
| BAR / KITCHEN / DECK | 1,500 SQ. FT. | 1 P.S. / 100 SQ. FT. | 11 |
| SECOND FLOOR | | | |
| TENANT #4 (OFFICE) | 1,500 SQ. FT. | 1 P.S. / 300 SQ. FT. | 5 |
| TENANT #5 (OFFICE) | 1,200 SQ. FT. | 1 P.S. / 300 SQ. FT. | 4 |
| TENANT #6 (OFFICE) | 2,400 SQ. FT. | 1 P.S. / 300 SQ. FT. | 8 |
| LOBBY / OFFICE | 1,200 SQ. FT. | 1 P.S. / 300 SQ. FT. | 4 |
| BUILDING 1, 2, 3, 4 | 1 BEDROOM | 48 UNITS / 1 PER | 48 |
| BUILDING 1 | 2 BEDROOM | 210 UNITS / 2 PER | 420 |
| BUILDING 1 | 3 BEDROOM | 8 UNITS / 2 PER | 24 |
| TOTAL PARKING SPACES REQUIRED | | | 511 |
| PARKING LOT 1 | | | 129 |
| PARKING LOT 2 | | | 178 |
| PARKING LOT 3 | | | 156 |
| PARKING LOT 4 | | | 128 |
| PARKING LOT 5 | | | 73 |
| TOTAL PARKING SPACES CONSTRUCTED | | | 677 PLUS |

APPLICANT:
BREWSTER POINT PLAZA
ELIZABETH HERSHCOVITZ
5 EASTVIEW ROAD
MONROE, NEW YORK 10952

| OWNER: | SURVEY: | ZONING CODE: |
|---|--|--|
| TAX LOT 1504-6-1: BREAKERS ON THE HUDSON LLC 5 EASTVIEW ROAD MONROE, NEW YORK 10952 | AREA OF WETLAND = 37 ACRES AREA OF LAND = 93 ACRES AREA OF WATER = 52.4 ACRES AREA = 28.4 ACRES | 18 ACS 93 ACS 52.4 ACS 17.7 ACS |
| TAX LOT 1504-6-4: BREAKERS ON THE HUDSON LLC 5 EASTVIEW ROAD MONROE, NEW YORK 10952 | AREA OF LAND = 6.1 ACRES AREA OF WATER = 8.5 ACRES AREA = 14.3 ACRES | 6.1 ACS 4.1 ACS 10.7 ACS |
| TAX LOT 1504-6-6: BREAKERS ON THE HUDSON LLC 5 EASTVIEW ROAD MONROE, NEW YORK 10952 | AREA OF LAND = 12 ACRES AREA OF WATER = 30 ACRES AREA = 12 ACRES | 12 ACS 30 ACS 12 ACS |
| TOTAL AREA | 410 ACRES | 26.1 ACRES |

| DEVELOPMENT DETAILS: | |
|----------------------|---------|
| TOTAL ZONING AREA | 26.1 AC |
| TOTAL UNITS | 264 |
| TOTAL UNITS PER ACRE | 8.1 |

SITE ADDRESS INFORMATION:
TAX LOT 1504-6-3: 31-36 HUDSON DRIVE
TAX LOT 1504-6-4: 28 HUDSON DRIVE
TAX LOT 1504-6-6: 22 HUDSON DRIVE

This is to certify that the (EAGLE BAY) 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.

GROSS SQUARE FOOTAGE:

| BUILDING | FLOOR | AREA |
|---------------------|-----------|------------------------|
| BUILDING 1 | 1st FLOOR | 19,248 SQ. FT. |
| | 2nd FLOOR | 19,248 SQ. FT. |
| | 3rd FLOOR | 19,248 SQ. FT. |
| | 4th FLOOR | 19,248 SQ. FT. |
| TOTAL | | 76,992 SQ. FT. |
| BUILDING 2 | 1st FLOOR | 24,363 SQ. FT. |
| | 2nd FLOOR | 24,363 SQ. FT. |
| | 3rd FLOOR | 24,363 SQ. FT. |
| | 4th FLOOR | 24,363 SQ. FT. |
| TOTAL | | 97,052 SQ. FT. |
| BUILDING 3 | 1st FLOOR | 26,103 SQ. FT. |
| | 2nd FLOOR | 26,103 SQ. FT. |
| | 3rd FLOOR | 26,103 SQ. FT. |
| | 4th FLOOR | 26,103 SQ. FT. |
| TOTAL | | 104,412 SQ. FT. |
| BUILDING 4 | 1st FLOOR | 24,363 SQ. FT. |
| | 2nd FLOOR | 24,363 SQ. FT. |
| | 3rd FLOOR | 24,363 SQ. FT. |
| | 4th FLOOR | 24,363 SQ. FT. |
| TOTAL | | 97,052 SQ. FT. |
| CLUB HOUSE BUILDING | 1st FLOOR | 6,587 SQ. FT. |
| | 2nd FLOOR | 6,587 SQ. FT. |
| TOTAL | | 13,174 SQ. FT. |
| GRAND TOTAL | | 397,512 SQ. FT. |

- GENERAL NOTES:**
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 228.1 & M OF THE GENERAL MUNICIPAL LAW.
 - AT LEAST ONE (1) WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF HAVERTOWN BUILDING DEPARTMENT, SUPERINTENDENT OF HIGHWAYS AND ENGINEER. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO ARRANGE SUCH A MEETING.
 - NO BUILDING PERMIT FOR A BUILDING SUBJECT TO SITE PLAN APPROVAL SHALL BE ISSUED BY THE BUILDING INSPECTOR EXCEPT UPON AUTHORIZATION OF AND IN CONFORMITY WITH THE SITE PLAN APPROVED BY THE PLANNING BOARD.
 - SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 20 GALLONS PER INCH DIAMETER PER ALL-SEWER. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED NOR ANY OCCUPANCY PERMITTED UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER IS SUBMITTED AND APPROVED AND COPIES OF THIS CERTIFICATE SHOULD BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT NO. 1 AND JOINT REGIONAL SEWERAGE BOARD.
 - ROCKLAND COUNTY DEPARTMENT OF HEALTH (THROUGH) APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE 5 YEARS FROM THE DATE OF THE FILING OF THE PLAN IN THE TOWN OF STONY POINT CLERK'S OFFICE. THE EXTENDING MAY BE REQUESTED BY THE ROOM BASED UPON DEVELOPMENT FACTS AND THE SITE PLAN REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
 - ALL BUILDING EXISTING UTILITIES WHICH ARE NOTED SHALL BE FULLY SHIELDED TO MINIMIZE GLARE AND LIGHT POLLUTION.
 - ALL WALKS OVER 4 FT MUST BE DESIGNED, CERTIFIED, INSPECTED BY THE CONTRACTOR / OWNERS ENGINEER.
 - ALL SITE LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF STONY POINT STANDARD TO MINIMIZE ADVERSE IMPACTS TO ADJOINING PROPERTIES.
 - ALL EXTERIOR SITE LIGHTING SHALL BE SHIELDED FROM ADJACENT PUBLIC STREETS USING HOUSING SHIELDS IF GREATER THAN 2.5 FC AT RIGHT OR W/ PROPERTY LINE AND 0.5 FC AT RESIDENTIAL PROPERTY LINE.
 - ONLY THE LIGHTS AND LIGHTING LOCATIONS SHOWN ON THE PLAN ARE APPROVED FOR INSTALLATION.
 - NO ADDITIONAL LIGHTS/LIGHTING LOCATIONS WILL BE ALLOWED UNLESS FIRST APPROVED BY THE STONY POINT PLANNING BOARD.
 - ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
 - ALL LIGHTING WILL BE LOCATED AT LEAST 5 FEET FROM ROAD RIGHT OF WAY.
 - PROPOSED BUS STOP LOCATION SUBJECT TO THE NORTH ROCKLAND SCHOOL DISTRICT APPROVAL.
 - AN ELECTRONIC SIGN WARNING "ROAD FLOODED" WILL BE PLACED AT THE NORTH END OF BEACH ROAD.

- SITE PLAN LIST:**
- DRAWING No. TITLE
- SP-1 - COVER SHEET
 - SP-2 - EASEMENT PLAN SOUTH
 - SP-3 - EASEMENT PLAN NORTH
 - SP-4 - EXISTING CONDITION PLAN
 - SP-5 - OVERALL GRADING PLAN
 - SP-6 - SHADING AND UTILITY PLAN SOUTH END
 - SP-7 - GRADING AND UTILITY PLAN MIDDLE
 - SP-8 - SHADING AND UTILITY PLAN NORTH END
 - SP-9 - DRAINAGE PROFILES
 - SP-10 - EXISTING HUDSON DR. OFF-SITE
 - SP-11 - PROPOSED HUDSON DR. PROFILE (STATION 6+00 TO 13+25)
 - SP-12 - PROPOSED HUDSON DR. PROFILE (STATION 13+25 TO 12+78)
 - SP-13 - PROPOSED HUDSON DRIVE DRAINAGE
 - SP-14 - 10'-TOLERANCE PROFILES
 - SP-15 - HUNTER PLACE SECONDARY ACCESS
 - SP-16 - WATER MAIN DETAILS
 - SP-17 - DRAINAGE AND SEWER MAIN DETAILS
 - SP-18 - EROSION CONTROL DETAILS
 - SP-19 - PHASE I
 - SP-20 - PHASE II

- LANDSCAPING PLAN LIST:**
- DRAWING No. TITLE
- L-0 - COVER SHEET
 - L-1 - ENTRANCE HUDSON DR.
 - L-2 - PARKING LOT 1
 - L-3 - PARKING LOT 2 & 3
 - L-4 - PARKING LOT 4
 - L-5 - BUILDING 1 & 2
 - L-6 - BUILDING 3
 - L-7 - BUILDING 4
 - L-8 - SOUTH WATER FRONT
 - L-9 - USUAL WALKER FRONT
 - L-10 - NORTH WATER FRONT
 - L-11 - NORTH WALKER FRONT 2

- LIGHTING & SIGNAGE PLAN LIST:**
- DRAWING No. TITLE
- LS-1 - LIGHTING AND TRAFFIC SIGNS PLAN HUDSON DR.
 - LS-2 - LIGHTING AND TRAFFIC SIGNS PLAN SOUTH END
 - LS-3 - LIGHTING AND TRAFFIC SIGNS PLAN MIDDLE
 - LS-4 - LIGHTING AND TRAFFIC SIGNS PLAN NORTH END
 - LS-5 - LIGHTING DETAILS
 - LS-6 - SITE SIGNAGE PLAN
 - LS-7 - SITE SIGNAGE PLAN
 - LS-8 - MASSIVE TRUCK TURNING TRACKS M1
 - LS-9 - MASSIVE TRUCK TURNING TRACKS M2

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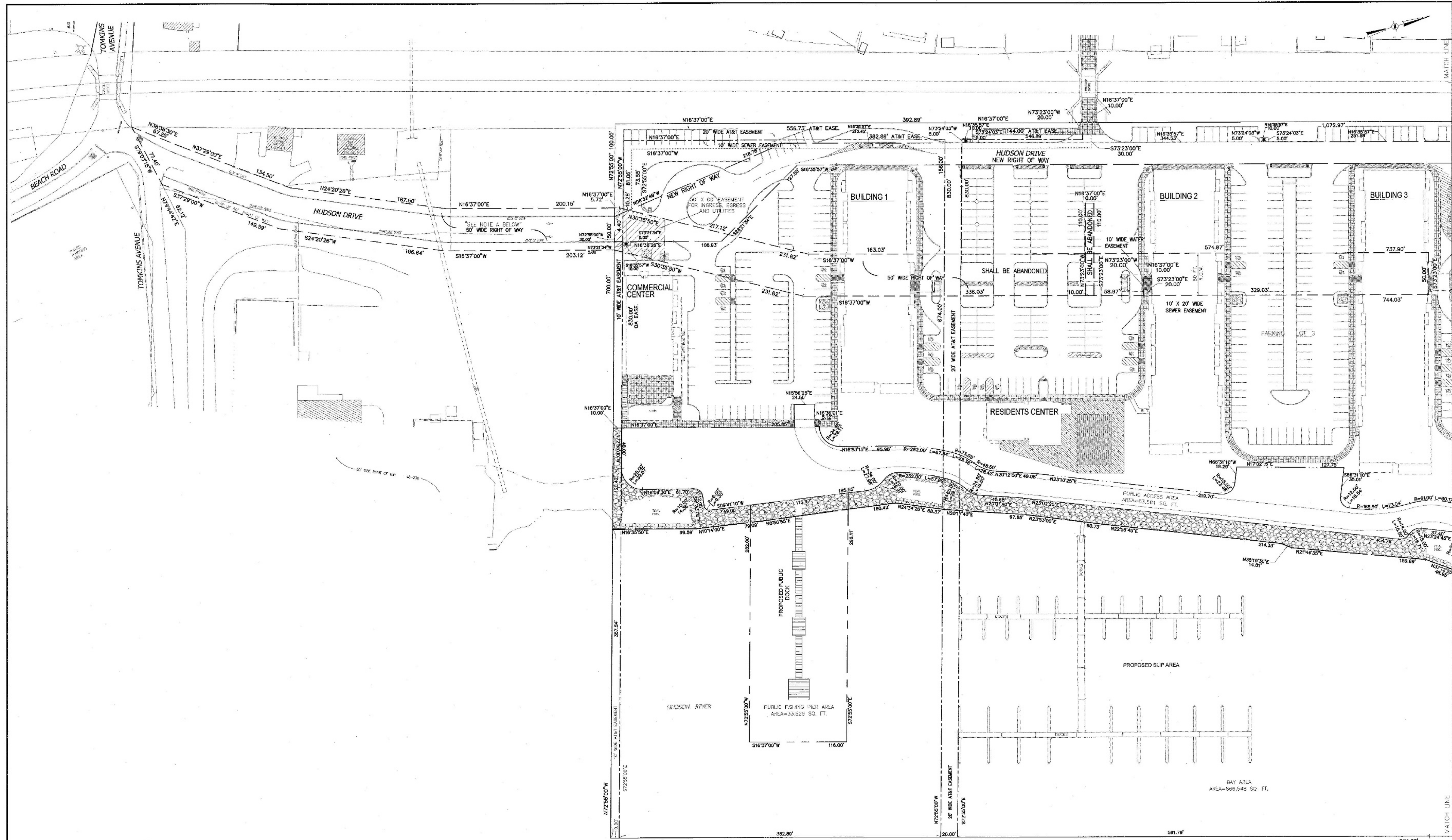
A DESIGN AND DEVELOPMENT CONSULTANCY

EAGLE BAY

**TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK**

COVER SHEET

DATE: AUGUST 01, 2019
SCALE: 1 IN. = 80 FT.
DRAWING NO.: 1407
SP 1



NOTE "A"
 50 FT. RIGHT OF WAY ESTABLISHED BY EDNA SCHUMACHER (OWNER OF ALL PROPERTY INCLUDING TOWN LOTS 16,20-17, 15,20-14, 15,04-5 AND EAGLE BAY) BY LIBER 827 PAGE 181 ON JUNE 15, 1967. BREAKERS STONY POINT LP VIA INSTRUMENT NUMBER 2011-001543 DESCRIBED ON PAGE 5 AS 50 FT. WIDE RIGHT OF WAY FOR INGRESS, EGRESS, AND UTILITY PURPOSES.
 HUDSON DRIVE WILL BE CONSTRUCTED PER SITE PLAN APPROVAL AND MAINTAINED BY EAGLE BAY AS PRIVATE DRIVE.
 HUDSON DRIVE IS DEPICTED IN LIBER 972 ON PAGE 88 ON A MAP BY MOORE AND BELLAND DATED OCTOBER 21, 1975.



THE ENGINEER HAS REVIEWED THE SITE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF STONY POINT, NEW YORK. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

RYAN NASH & ZIGLER P.C.
 N.Y.S. P.E. NO. 89066

ATZL NASH & ZIGLER P.C.
 N.Y.S. P.E. NO. 14228

| | | |
|----------|----------|-------------------------------------|
| 3 | 08-17-20 | SITE PLAN PREPARED FOR REVIEW |
| 2 | 12-19-19 | 55 SUBMISSION |
| 1 | 11-04-19 | WATER MAIN & CONTOURS FOR RAINWATER |
| REVISION | DATE | DESCRIPTION |

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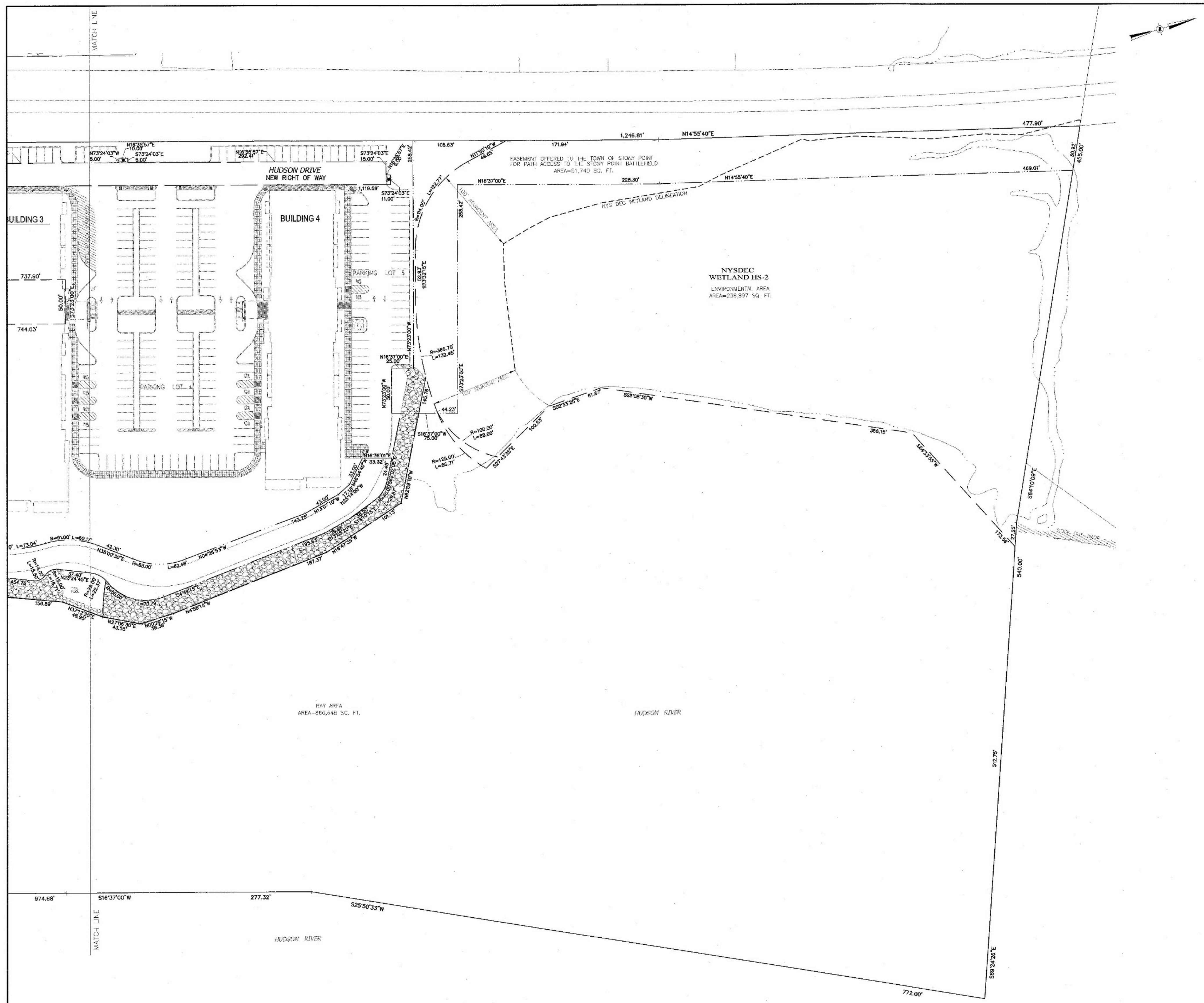
A DESIGN AND DEVELOPMENT
 CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT
 ROCKLAND COUNTY, NEW YORK

EASEMENT PLAN SOUTH

| | |
|-----------------------|-------------------|
| DRAWN BY: VC | CHECKED BY: CMZ |
| DATE: AUG/ST 01, 2019 | SCALE: 1" = 50' ± |
| PROJECT NO: 1407 | DRAWING NO: SP-2 |



| | | |
|----------|----------|-------------------------------------|
| 3 | 06-17-20 | SIT PLAN PREPARED FOR REVIEW |
| 2 | 12-19-19 | SIS SUBMISSION |
| 1 | 11-04-19 | WATER MAIN & CONTROLS NEAR RAILROAD |
| | | DESCRIPTION |
| REVISION | DATE | DESCRIPTION |

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 A DESIGN AND DEVELOPMENT
 CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT
 ROCKLAND COUNTY, NEW YORK

TITLE: **EASEMENT PLAN NORTH**

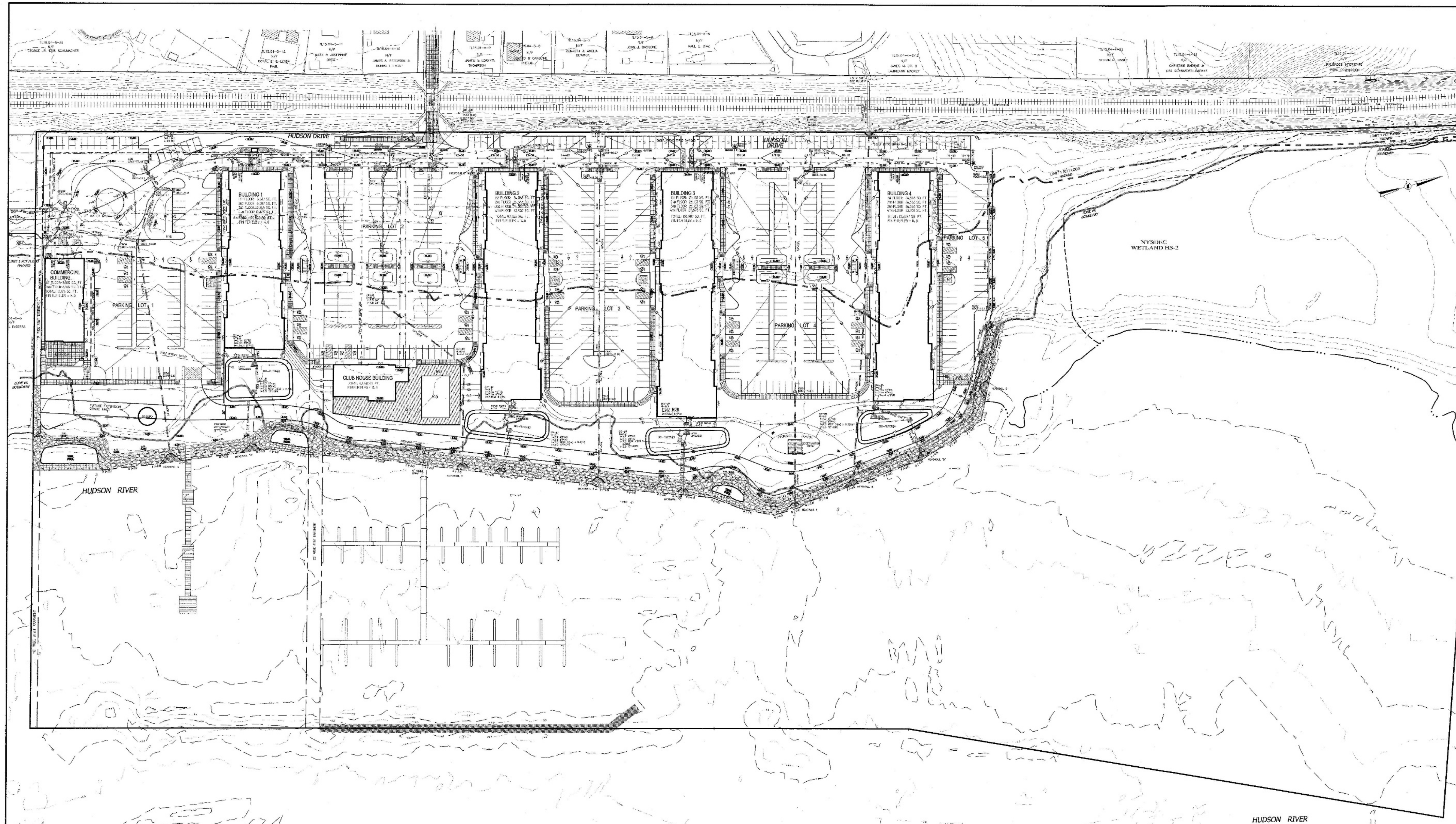
| | |
|-------------------------|-------------------------|
| DRAWN BY: VC | CHECKED BY: JMG |
| DATE: AUGUST 01, 2019 | SCALE: 1" = 50' (1) |
| PROJECT NO: 1407 | DRAWING NO: SP-3 |

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 • Call the utility.
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 • Dig safely.
 1-800-362-7962
 IT'S THE LAW!

THE BOARD OF SURVEYORS OF THE STATE OF NEW YORK
 HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE
 WITH THE REQUIREMENTS OF THE EASEMENT ACT AND THE
 EASEMENT REGULATIONS. THE BOARD OF SURVEYORS
 DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION
 CONTAINED HEREIN NOR DOES IT GUARANTEE THE
 COMPLETION OF THE PROJECT OR THE RESULTS THEREOF.
 THE BOARD OF SURVEYORS IS NOT RESPONSIBLE FOR
 ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S
 FEES, THAT MAY BE INCURRED BY ANY PARTY AS A
 RESULT OF THE USE OF THIS PLAN.

RYAN N. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 89066

JOHN R. ATZL, P.E.
 N.Y.S. P.E. LIC. NO. 10228

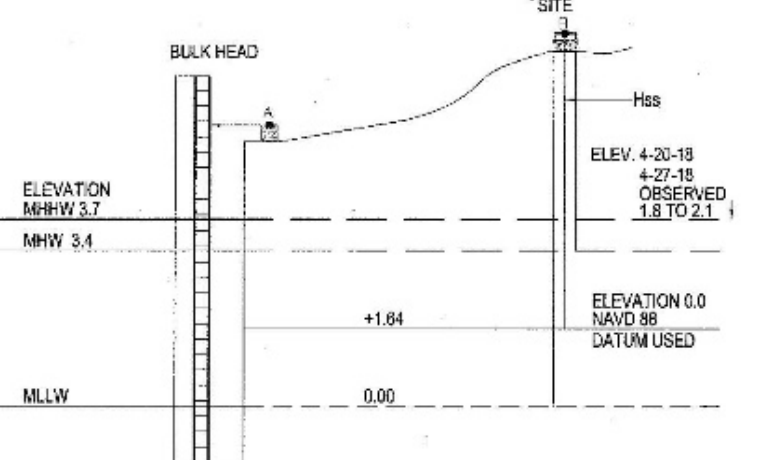


LEGEND

| | | | |
|-----|---------------------------|-----|-----------------------------|
| --- | EXISTING 1" CONTOUR | --- | PROPOSED 1" CONTOUR |
| --- | EXISTING 2" CONTOUR | --- | PROPOSED 2" CONTOUR |
| --- | EXISTING 10' CONTOUR | --- | PROPOSED 10' CONTOUR |
| --- | EXISTING WATER MAIN | --- | PROPOSED WATER SERVICE |
| --- | EXISTING WATER VALVE | --- | PROPOSED WATER VALVE |
| --- | EXISTING FIRE HYDRANT | --- | PROPOSED FIRE HYDRANT |
| --- | EXISTING GAS LINE | --- | PROPOSED GAS SERVICE |
| --- | EXISTING GAS VALVE | --- | PROPOSED GAS VALVE |
| --- | EXISTING CATCH BASIN | --- | PROPOSED CATCH BASIN |
| --- | EXISTING STORM DRAIN LINE | --- | PROPOSED STORM DRAIN LINE |
| --- | EXISTING STORM MANHOLE | --- | PROPOSED SCOUR ELEVANT |
| --- | EXISTING SLOPE LINE | --- | PROPOSED SLOPE CORRECTION |
| --- | EXISTING SPOT ELEVATION | --- | PROPOSED SPOT ELEVATION |
| --- | EXISTING SIGNAMENT | --- | PROPOSED SILT FENCE |
| --- | EXISTING UTILITY POLE | --- | PROPOSED CONSTRUCTION FENCE |
| --- | EXISTING OVERHEAD WIRE | --- | PROPOSED 10" LIGHT POLE |
| --- | EXISTING SIGN | --- | PROPOSED SIGN |
| --- | EXISTING FENCE | --- | PROPOSED 4" DRAIN |
| | | --- | PROPOSED DOWN SPOUT |
| | | --- | PROPOSED 8" SEWER LINE |
| | | --- | PROPOSED 12" SEWER MAIN |
| | | --- | PROPOSED DRY HYDRANT |

NATIONAL TIDE DATUM EPOCH EAGLE BAY

DEFINITION:
MEAN HIGH WATER (MHW) IS THE AVERAGE OF ALL THE HIGH WATER HEIGHTS OBSERVED OVER A PERIOD OF SEVERAL YEARS. FOR EXAMPLE, IN THE UNITED STATES THIS PERIOD SPANS 19 YEARS AND IS REFERRED TO AS THE NATIONAL TIDE DATUM EPOCH. HIGH WATER IS THE MAXIMUM HEIGHT REACHED BY A RISING TIDE. THE HIGH WATER IS DUE TO THE PERIODIC TIDAL FORCES AND THE EFFECTS OF METEOROLOGICAL, HYDROLOGIC, AND/OR OCEANOGRAPHIC CONDITIONS.



| DATUM | DESCRIPTION |
|--------|---------------------------------------|
| MLW | MEAN LOWER LOW WATER |
| MHW | MEAN HIGHER HIGH WATER |
| MHW | MEAN HIGH WATER |
| NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |

EAGLE BAY
REVISED FLOOD ZONE BOUNDARIES

1:1000 SCALE
1" = 100'



| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------------|
| 3 | 08-17-20 | SIT PLAN REQUIRED FOR REVIEW |
| 2 | 12-19-19 | SS SUBMISSION |
| 1 | 11-04-19 | WATER MAIN & CONTOURS NEAR RAILROAD |

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A DESIGN AND DEVELOPMENT
CONSULTANCY

EAGLE BAY

TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

OVERALL GRADING PLAN

| | |
|-----------------------|------------------|
| DRAWN BY: VC | CHECKED BY: DMC |
| DATE: AUGUST 01, 2019 | SCALE: 1" = 50' |
| PROJECT NO: 1407 | DRAWING NO: SP-5 |