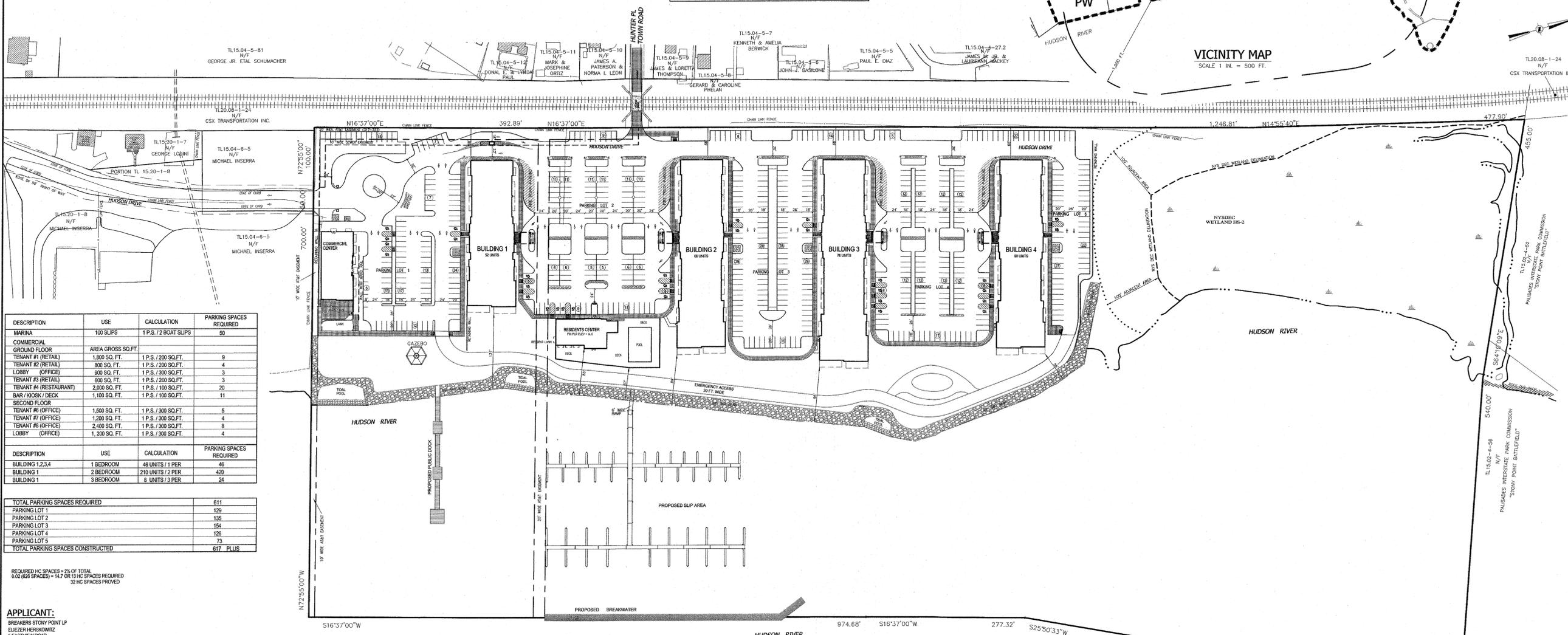
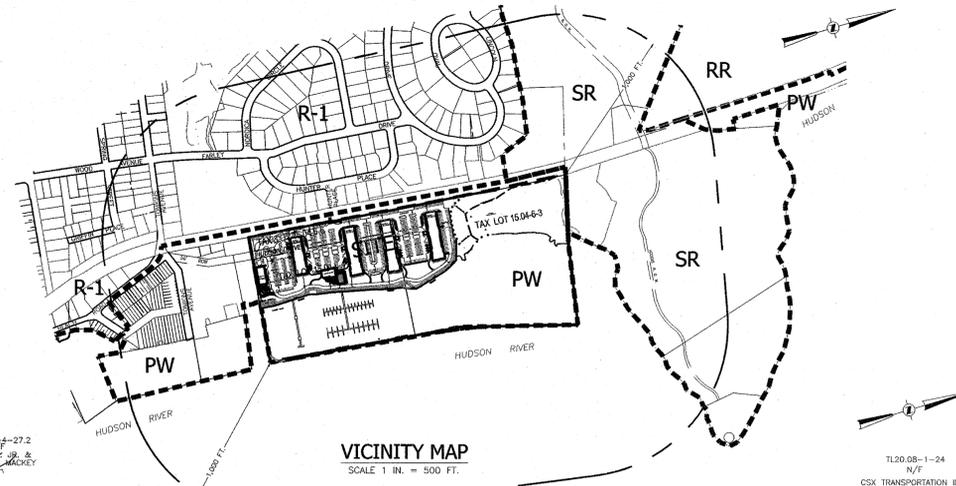


BULK REQUIREMENTS:

USE GROUP O	SEC 215-42.3	REQUIRED	PROPOSED SITE	DESCRIPTION
MINIMUM LOT SIZE		5 ACRES	28.1 ACRES	NET AREA (SEC 215-16A)
MINIMUM LOT WIDTH		500 FT.	0 FT.	ACCESS BY PRIVATE ROAD
MINIMUM FRONT SETBACK BUILDING DEPTH IMPROVEMENTS		0 FT.	16 FT.	
MINIMUM FRONT YARD DEPTH		10 FT.	15 FT.	
MINIMUM SIDE SETBACK BUILDING DEPTH IMPROVEMENTS (215-27)		50 FT.	51 FT.	HUDSON RIVER
TOTAL SIDE SETBACK BUILDING DEPTH IMPROVEMENTS (215-31)		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.	650 FT.	NORTH END
MAXIMUM BLDG HEIGHT		45 FT.	45 FT.	
MAXIMUM DEVELOPMENT COVERAGE		75%	48%	BASE ON NET AREA

UTILITIES IN PROJECT LIMITS	
COMPANY	CONTRACT INFORMATION
ORANGE AND ROCKLAND ELECTRIC DIVISION	380 W. ROUTE 59 SPRING VALLEY, NY 10977 PHONE: 845-577-3147
ORANGE AND ROCKLAND GAS DIVISION	390 W. ROUTE 59 SPRING VALLEY, NY 10977 PHONE: 845-577-3283
SUEZ	360 WEST HYACK ROAD WEST HYACK, NY 10994 PHONE: 845-620-3343
CABLEVISION	159 WINDERMERE AVE. GREENWOOD LAKE, NY 10925 PHONE: 845-585-6819
VERIZON	500 SUMMIT LAKE DR. VALHALLA, NY 10595 PHONE: 914-741-5267



DESCRIPTION	USE	CALCULATION	PARKING SPACES REQUIRED
MARINA	100 SLIPS	1 P.S. / 2 BOAT SLIPS	50
COMMERCIAL			
GROUND FLOOR	AREA GROSS SQ.FT.		
TENANT #1 (RETAIL)	1,800 SQ. FT.	1 P.S. / 200 SQ.FT.	9
TENANT #2 (RETAIL)	800 SQ. FT.	1 P.S. / 200 SQ.FT.	4
LOBBY (OFFICE)	900 SQ. FT.	1 P.S. / 300 SQ.FT.	3
TENANT #3 (RETAIL)	800 SQ. FT.	1 P.S. / 200 SQ.FT.	3
TENANT #4 (RESTAURANT)	2,000 SQ. FT.	1 P.S. / 100 SQ.FT.	20
BARY HOOD / DECK	1,100 SQ. FT.	1 P.S. / 100 SQ.FT.	11
SECOND FLOOR			
TENANT #6 (OFFICE)	1,600 SQ. FT.	1 P.S. / 300 SQ.FT.	5
TENANT #7 (OFFICE)	1,200 SQ. FT.	1 P.S. / 300 SQ.FT.	4
TENANT #8 (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
RESIDENTIAL			
DESCRIPTION	USE	CALCULATION	PARKING SPACES REQUIRED
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 / 3 PER	24
TOTAL PARKING SPACES REQUIRED			
611			
TOTAL PARKING SPACES CONSTRUCTED			
617 PLUS			

REQUIRED HC SPACES = 2% OF TOTAL
0.02 (628 SPACES) = 14.7 OR 13 HC SPACES REQUIRED
32 HC SPACES PROVIDED

APPLICANT:
BREAKERS STONY POINT LP
EUGENE HERSONOWITZ
6 EASTVIEW ROAD
MONSEY, NEW YORK 10952

OWNER:	SURVEY	ZONING CODE
TAX LOT 15.04-6.3	BREAKERS ON THE HUDSON, LLC 5 EASTVIEW ROAD MONSEY, NEW YORK 10952	AREA OF WETLAND = 3.2 ACS. AREA OF LAND = 9.9 ACS. AREA OF WATER = 2.4 ACS. AREA = 17.7 ACS.
TAX LOT 15.04-6.4	BREAKERS ON THE HUDSON, LLC 5 EASTVIEW ROAD MONSEY, NEW YORK 10952	AREA OF LAND = 6.1 ACS. AREA OF WATER = 8.2 ACS. AREA = 14.3 ACS.
TAX LOT 15.04-6.6	BREAKERS ON THE HUDSON, LLC 5 EASTVIEW ROAD MONSEY, NEW YORK 10952	AREA OF LAND = 1.2 ACS. AREA OF WATER = 0.0 ACS. AREA = 1.2 ACS.
		TOTAL AREA = 41.0 ACS. 28.1 ACS.

DEVELOPMENT DETAILS:	
TOTAL ZONING AREA	28.1 AC.
TOTAL UNITS	284
TOTAL UNITS PER ACRE	9.1

SITE ADDRESS INFORMATION:
TAX LOT 15.04-6.3 31-30 HUDSON DRIVE
TAX LOT 15.04-6.4 29 HUDSON DRIVE
TAX LOT 15.04-6.6 22 HUDSON DRIVE

- GENERAL NOTES:**
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239 L & 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 OWNER 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 CONFORMANCE WITH THE SITE PLAN APPROVED BY THE PLANNING BOARD.
 - SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 28 GALLONS PER INCH DIAMETER PER MILE PER DAY. 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 SHALL ALSO 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 (RCDH) 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. TIME EXTENSIONS MAY BE GRANTED BY THE RCDH 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 MOUNTED FIXTURES WHICH ARE NOT LED SHALL BE FULLY SHIELDED TO MINIMIZE GLARE AND LIGHT POLLUTION.
 - ALL WALLS 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 HOUSE SIDE SHIELDS IF GREATER THAN 2.5 FC AT RIGHT OF WAY 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.

- DRAWING LIST:**
- | DRAWING No. | TITLE |
|-------------|--|
| DRAWING 1 | COVER SHEET |
| DRAWING 2 | ENTRANCE HUDSON DR. |
| DRAWING 3 | EASEMENT PLAN NORTH |
| DRAWING 4 | EASEMENT PLAN SOUTH |
| DRAWING 5 | EXISTING CONDITION PLAN |
| DRAWING 6 | OVERALL GRADING PLAN |
| DRAWING 7 | GRADING AND UTILITY PLAN SOUTH END |
| DRAWING 8 | GRADING AND UTILITY PLAN MIDDLE |
| DRAWING 9 | GRADING AND UTILITY PLAN NORTH END |
| DRAWING 10 | DRAINAGE PROFILES |
| DRAWING 11 | EXISTING HUDSON DR. OFF-SITE |
| DRAWING 12 | PROPOSED HUDSON DR. PROFILE (STATION 6+00 TO 13+25) |
| DRAWING 13 | PROPOSED HUDSON DR. PROFILE (STATION 13+25 TO 19+78) |
| DRAWING 14 | LIGHTING AND TRAFFIC SIGNS PLAN HUDSON DR. |
| DRAWING 15 | LIGHTING AND TRAFFIC SIGNS PLAN SOUTH END |
| DRAWING 16 | LIGHTING AND TRAFFIC SIGNS PLAN MIDDLE |
| DRAWING 17 | LIGHTING AND TRAFFIC SIGNS PLAN NORTH END |
| DRAWING 18 | LIGHTING DETAILS |
| DRAWING 19 | BIO-FILTER PROFILES |
| DRAWING 20 | HUNTER PLACE SECONDARY ACCESS |
| DRAWING 21 | WATER MAIN DETAILS |
| DRAWING 22 | DRAINAGE AND SEWER MAIN DETAILS |
| DRAWING 23 | EROSION CONTROL DETAILS |
| DRAWING 24 | SITE SIGNAGE PLAN |

- 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 | CENTRAL WATER FRONT |
| L-10 | NORTH WATER FRONT 1 |
| L-11 | NORTH WATER FRONT 2 |

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.

BUILDING INSPECTORS APPROVAL FOR FILING	APPROVED BY RESOLUTION OF THE STONY POINT PLANNING BOARD.
BUILDING INSPECTOR TOWN OF STONY POINT	CHAIRMAN STONY POINT PLANNING BOARD
TOWN ENGINEERS APPROVAL FOR FILING	OWNERS APPROVAL FOR FILING
TOWN ENGINEER TOWN OF STONY POINT	OWNER

Senior Public Health Engineer, P.E. Date

DIG SAFELY
NEW YORK
www.digsafely.com
Dig Safely and Dig Safely, New York, are used under license from Dig Safe Systems, Inc.

- Call Before You Dig
- Mark the Required Lines
- Confirm Utility Responses
- Protect the Mark
- Dig With Care

1-800-952-7962
IT'S THE LAW!

THE EDUCATION LAW OF THE STATE OF NEW YORK PREVENTS ANY PERSON AT WORK AUTHORITY OR THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR OR LANDSCAPE ARCHITECT FROM MAKING ANY ALTERATIONS OR ADDITIONS TO THESE DRAWINGS AND/OR SPECIFICATIONS FOR WHICH THE SURVEYOR, ARCHITECT, PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT IS NOT RESPONSIBLE. THESE SPECIFICATIONS, DRAWINGS AND/OR SPECIFICATIONS ARE NOT VALID UNLESS THEY ARE APPROVED BY THE SURVEYOR, ARCHITECT, PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT. ANY ALTERATIONS OR ADDITIONS TO THESE DRAWINGS AND/OR SPECIFICATIONS MADE BY ANY OTHER PERSON SHALL BE AT THEIR OWN RISK AND WITHOUT LIABILITY TO THE SURVEYOR, ARCHITECT, PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT.

STATE OF NEW YORK
R. NASHER & ZIGLER, P.C.
N.Y.S. P.E. NO. 89066

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

REVISION	DATE	DESCRIPTION
2	12-19-19	EIS SUBMISSION
1	11-04-19	WATER MAIN & CONTOURS NEAR RAILROAD

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

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 F.
914.949.4278 F.

A DESIGN AND DEVELOPMENT CONSULTANCY

PROJECT: **EAGLE BAY**
TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

TITLE: COVER SHEET	
DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: 1 IN. = 80 FT.
PROJECT NO:	DRAWING NO:
1407	1