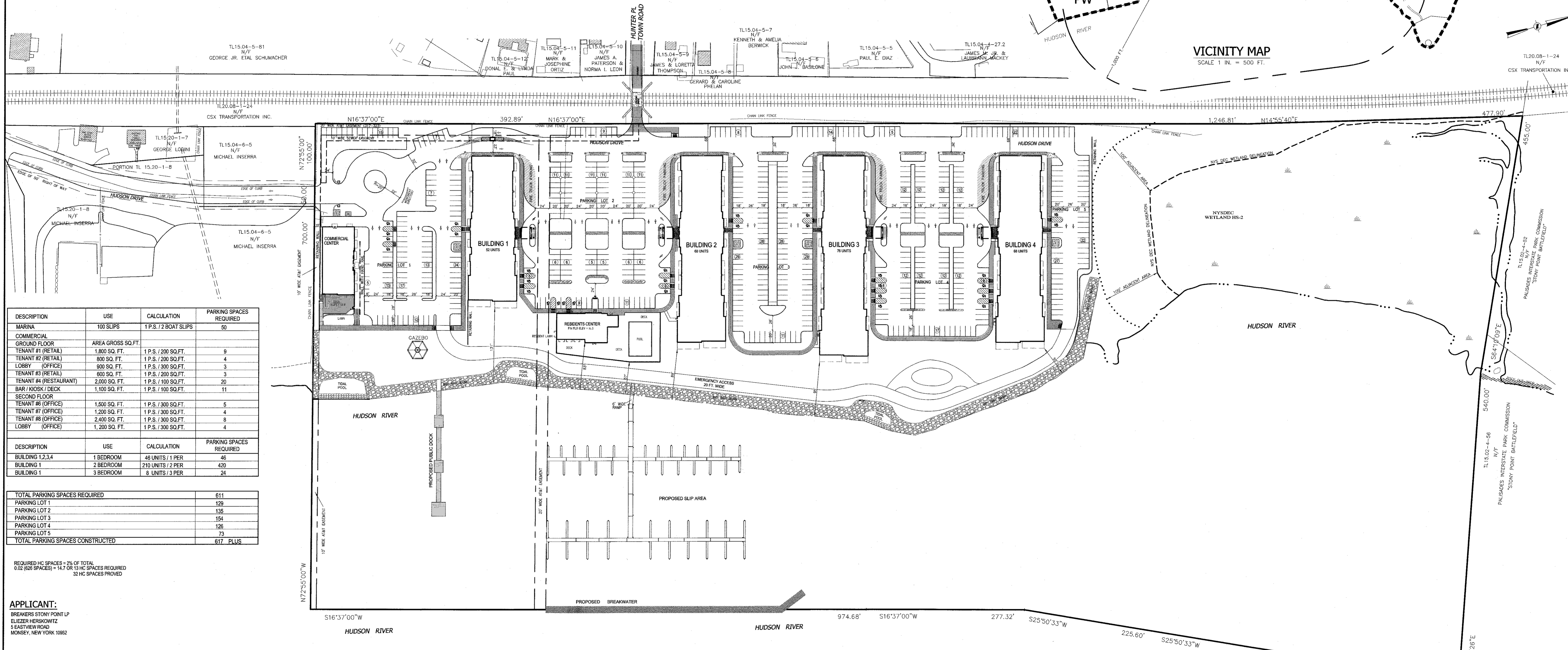
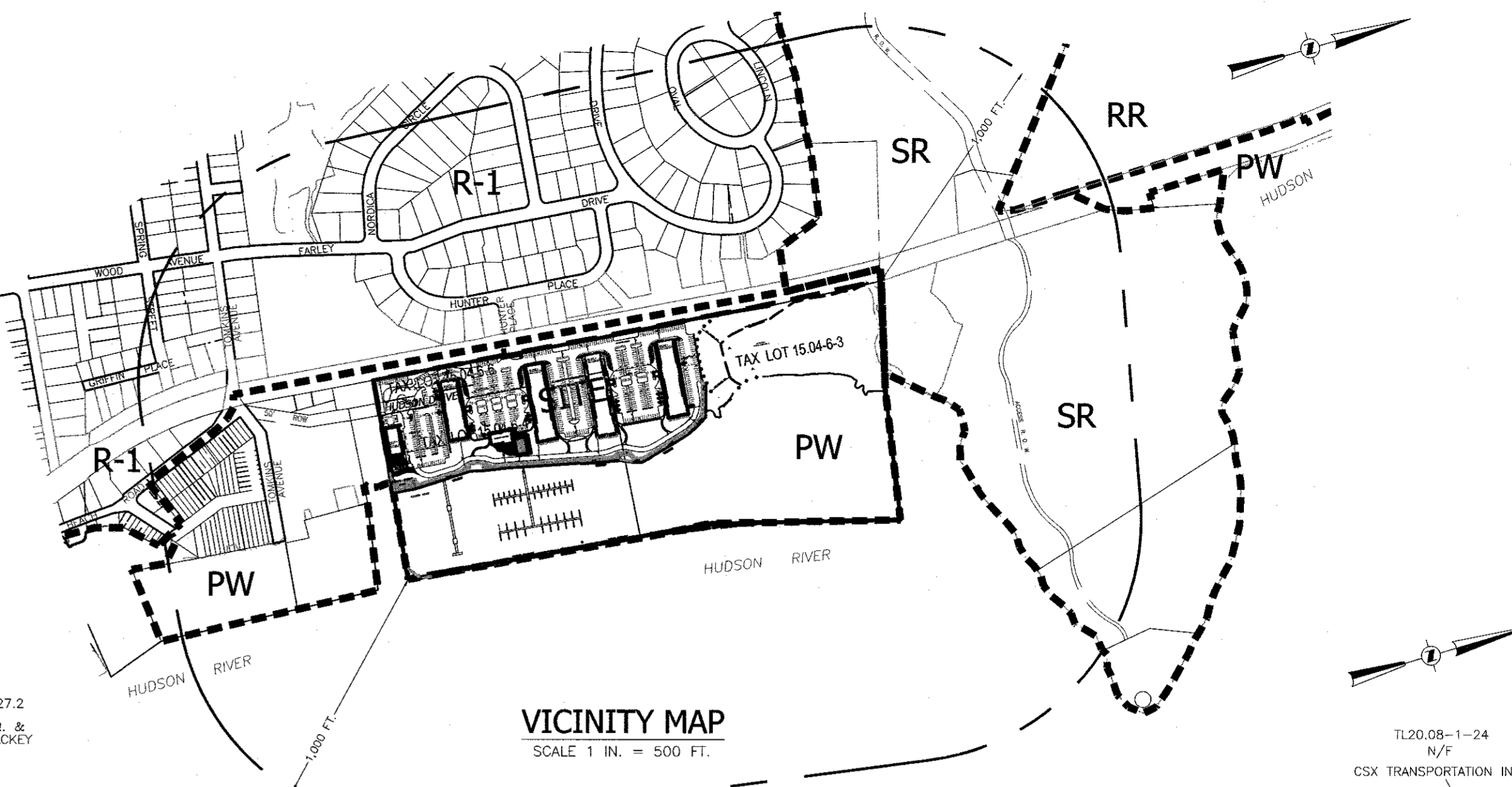


**BULK REQUIREMENTS:**

USE GROUP	SEC 215-82.3	REQUIRED	PROPOSED SITE	DESCRIPTION
MINIMUM LOT SIZE	5 ACRES	28.1 ACRES		NET AREA (SEC 215-16(a))
MINIMUM LOT WIDTH	500 FT.	0 FT.		ACCESS BY PRIVATE ROAD
MINIMUM FRONT SETBACK BUILDING DEPTH IMPROVEMENTS	0 FT.	15 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.	660 FT.		NORTH END
MAXIMUM BLDG HEIGHT	45 FT.	45 FT.		
MAXIMUM DEVELOPMENT COVERAGE	75%	49%		BASE ON NET AREA

UTILITIES IN PROJECT LIMITS	
COMPANY	CONTRACT INFORMATION
ORANGE AND ROCKLAND ELECTRIC DIVISION	390 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 NYACK ROAD WEST NYACK, NY 10994 PHONE: 845-620-3343
CABLEVISION	159 WINDERMERE AVE. GREENWOOD LAKE, NY 10925 PHONE: 845-595-6819
VERIZON	500 SUMMIT LAKE DR. VALHALLA, NY 10955 PHONE: 914-741-5287



DESCRIPTION	USE	CALCULATION	PARKING SPACES REQUIRED
MARINA	100 SLIPS	1 P.S. / 2 BOAT SLIPS	50
COMMERCIAL	AREA GROSS SQ.FT.		
GROUND FLOOR			
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)	300 SQ. FT.	1 P.S. / 300 SQ.FT.	3
TENANT #3 (RETAIL)	900 SQ. FT.	1 P.S. / 200 SQ.FT.	3
TENANT #4 (RESTAURANT)	2,000 SQ. FT.	1 P.S. / 100 SQ.FT.	20
BAR / KIOSK / DECK	1,100 SQ. FT.	1 P.S. / 100 SQ.FT.	11
SECOND FLOOR			
TENANT #6 (OFFICE)	1,500 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
DESCRIPTION	USE	CALCULATION	PARKING SPACES REQUIRED
BUILDING 1,2,3,4	1 BEDROOM	46 UNITS / 1 PER	46
BUILDING 1	2 BEDROOM	210 UNITS / 2 PER	420
BUILDING 1	3 BEDROOM	8 UNITS / 3 PER	24
<b>TOTAL PARKING SPACES REQUIRED</b>			<b>611</b>
PARKING LOT 1			129
PARKING LOT 2			135
PARKING LOT 3			154
PARKING LOT 4			126
PARKING LOT 5			73
<b>TOTAL PARKING SPACES CONSTRUCTED</b>			<b>617 PLUS</b>

REQUIRED HC SPACES = 2% OF TOTAL  
0.02 (623 SPACES) = 14.7 OR 13 HC SPACES REQUIRED  
32 HC SPACES PROVIDED

**APPLICANT:**  
BREAKERS STONY POINT LP  
ELIEZER HERSHKOWITZ  
5 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 = 32 ACS. AREA OF LAND = 9.9 ACS. AREA OF WATER = 12.4 ACS. AREA = 25.5 ACS.	1.5 ACS. 9.9 ACS. 8.2 ACS. 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.	6.1 ACS. 4.1 ACS. 10.2 ACS.
TAX LOT 15-04-6-6 BREAKERS ON THE HUDSON LLC 5 EASTVIEW ROAD MONSEY, NEW YORK 10952	AREA OF LAND = 12 ACS. AREA OF WATER = 0.0 ACS. AREA = 12 ACS.	12 ACS. 0.0 ACS. 12 ACS.
	TOTAL AREA = 41.0 ACS.	29.1 ACS.

DEVELOPMENT DETAILS:	
TOTAL ZONING AREA	28.1 AC.
TOTAL UNITS	264
TOTAL UNITS PER ACRE	9.1

**SITE ADDRESS INFORMATION:**  
TAX LOT 15-04-6-3 31-36 HUDSON DRIVE  
TAX LOT 15-04-6-4 29 HUDSON DRIVE  
TAX LOT 15-04-6-6 22 HUDSON DRIVE

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

- GENERAL NOTES:**
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 230 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 HAVENSTRAM 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 CONFORMITY WITH THE SITE PLAN APPROVED BY THE PLANNING BOARD.
  - SANITARY SEWER IMPLANTATION AND CAPACITY LIMIT IS 25 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATE 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 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 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. TIME EXTENSIONS MAY BE GRANTED BY THE ROCKLAND COUNTY DEPARTMENT OF HEALTH 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.

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.

\_\_\_\_\_, P.E.  
Senior Public Health Engineer Date

**DRAWING LIST:**

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



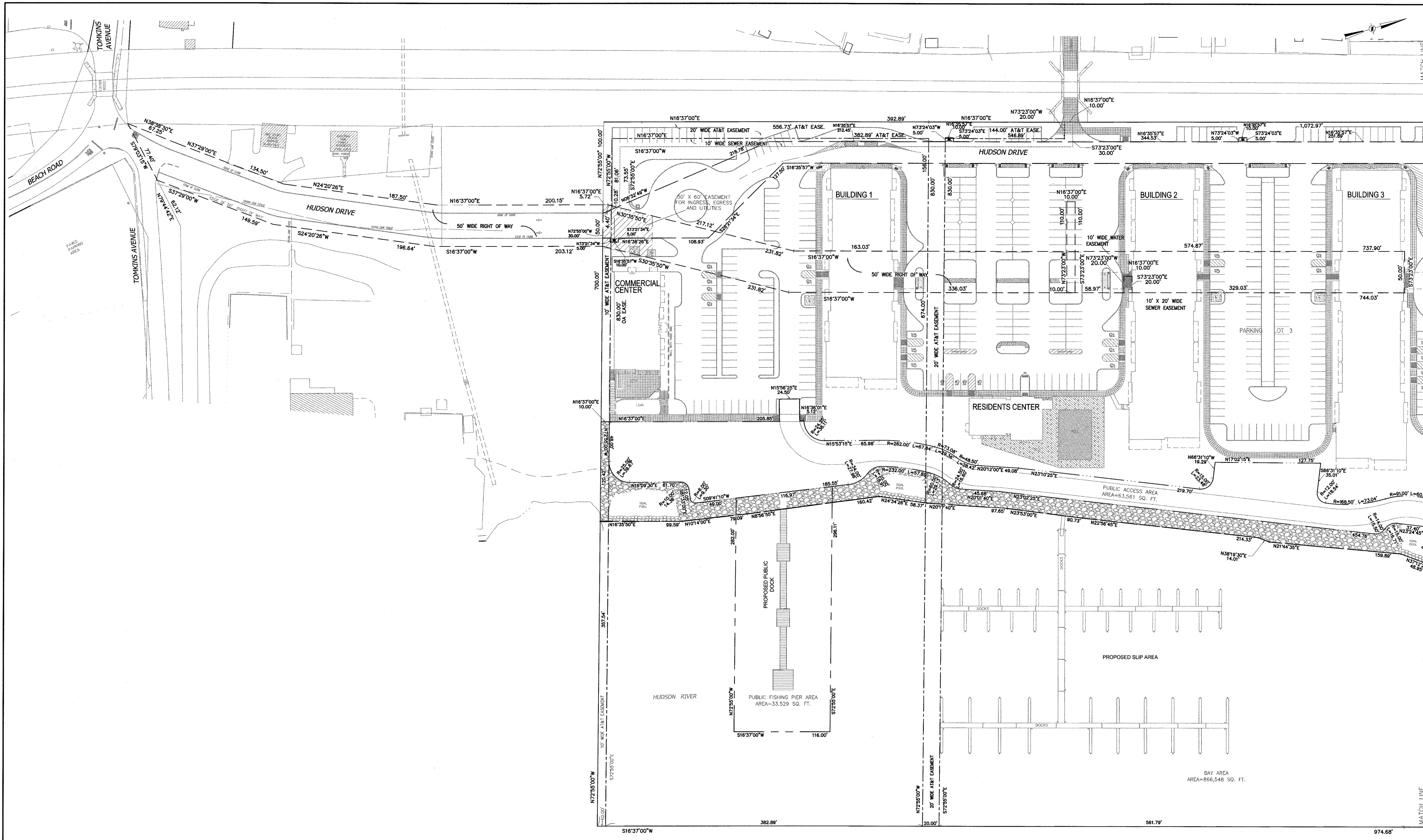
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THESE COPIES ARE VALID FOR THE PURPOSES OF THE NEW YORK STATE EDUCATION LAW.  
IF YOU ARE A SURVEYOR, YOU MUST SIGN AND DATE AND RECAPTURE THE FULL EXTENT OF THE SURVEY ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 2003)

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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

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

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



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

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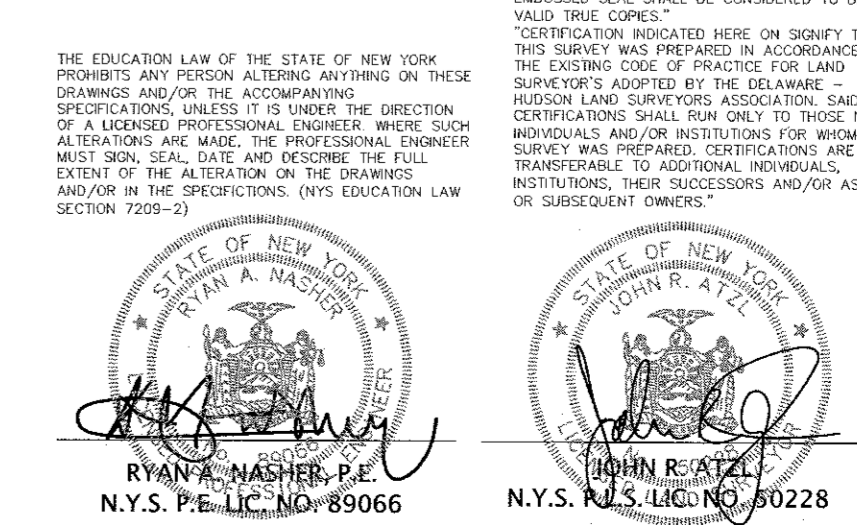
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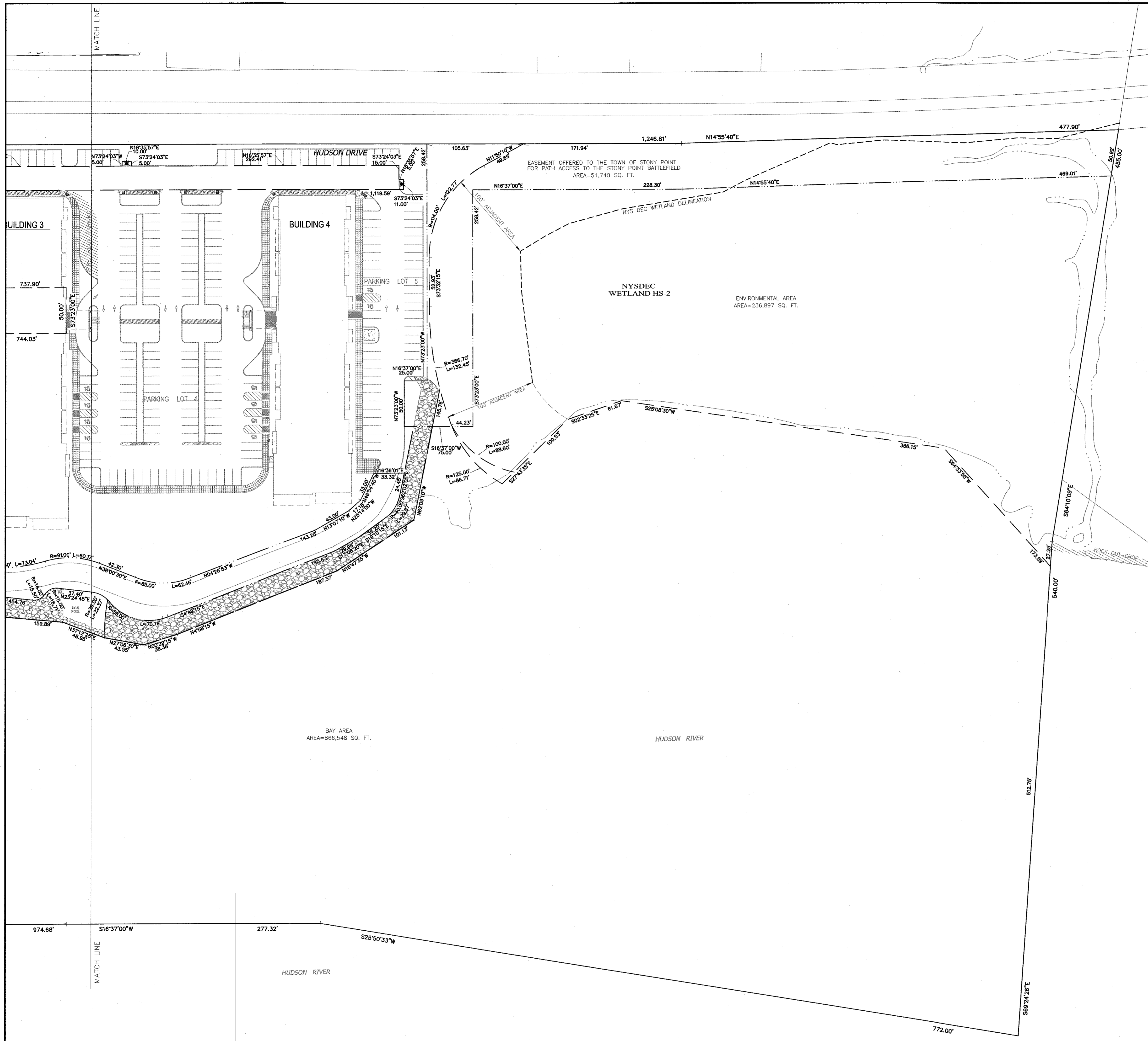
PROJECT:  
**EAGLE BAY**  
**TOWN OF STONY POINT**  
**ROCKLAND COUNTY, NEW YORK**

TITLE:  
**EASEMENT PLAN SOUTH**

DRAWN BY: YC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: 1 IN. = 50 FT.
PROJECT NO:	DRAWING NO:
<b>1407</b>	<b>2</b>



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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: DMZ  
DATE: AUGUST 01, 2019      SCALE: 1" IN. = 50 FT.  
PROJECT NO:      DRAWING NO: **1407**      **3**

RYAN A. NASHER, E.E.  
N.Y.S. P.E. LIC. NO. 69066

DAWN R. ATZL, E.E.  
N.Y.S. P.E. LIC. NO. 60228

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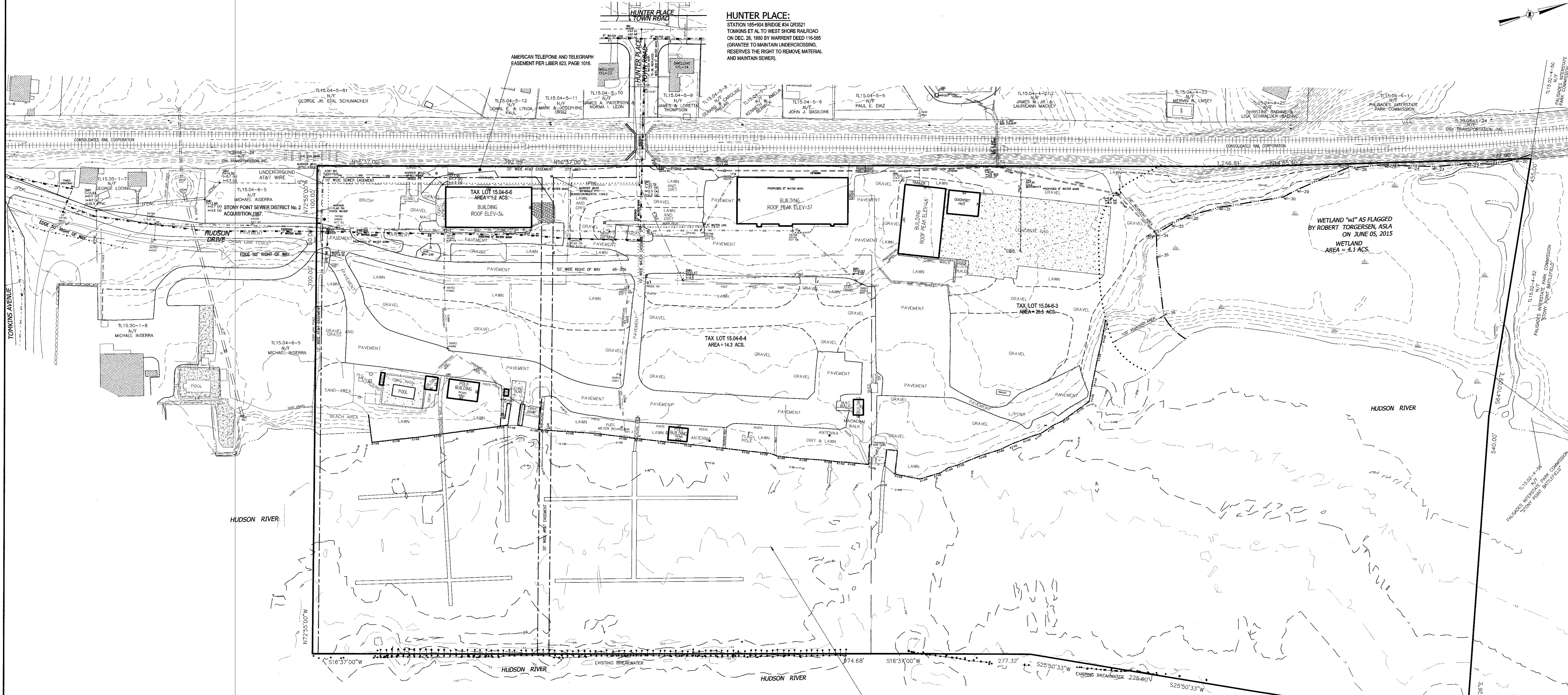
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- 1 HUNTER PLACE  
ESTABLISHED AND RECORDED IN THE  
ROCKLAND COUNTY CLERK'S OFFICE  
SEPT. 13, 1941.
- 2 HUNTER PLACE  
ON FILE MAP ENTITLED AS "MAP SHOWING  
ROADS TO BE DEEDED TO TOWN OF STONY POINT"  
FILED FEB. 10, 1948.
- 3 DEED TO THE TOWN OF STONY POINT FILED  
JAN. 21, 1948 LIBER 478, PAGE 95.

**HUNTER PLACE:**  
STATION 185+00 BRIDGE R# 620821  
TOMKINS ET AL TO WEST SHORE RAILROAD  
ON DEC. 26, 1880 BY WARRENT DEED 116-585  
(GRANTEE TO MAINTAIN UNDERCROSSINGS,  
RESERVES THE RIGHT TO REMOVE MATERIAL  
AND MAINTAIN SEWER).



**US ARMY CORPS OF ENGINEERS**  
PERMIT # 1388-01862 ISSUED MAY 26, 1993.

**PORTION OF DANIEL**  
TOMKINS RIVER GRANT BY LETTERS  
PATENT DATED NOV. 6, 1888 FILED.

**HISTORICAL PERMITS**  
**US ARMY CORPS OF ENGINEERS**  
• PERMIT # 13887 ISSUED MAY 23, 1986.  
• MODIFICATIONS TO PERMIT # 13887 ISSUED MAY 1, 1989.

**OWNER:**  
TAX LOT 15.04-6-3 BREAKERS ON THE HUDSON LLC  
5 EASTVIEW ROAD  
MONSIEY, NEW YORK 10952  
  
TAX LOT 15.04-6-4 BREAKERS ON THE HUDSON LLC  
5 EASTVIEW ROAD  
MONSIEY, NEW YORK 10952  
  
TAX LOT 15.04-6-5 BREAKERS ON THE HUDSON LLC  
5 EASTVIEW ROAD  
MONSIEY, NEW YORK 10952

SURVEY	AREA OF WETLAND	AREA OF LAND	AREA OF WATER	AREA	ZONING CODE
	= 3.2 ACS.	= 5.9 ACS.	= 12.4 ACS.	= 26.5 ACS.	16 ACS.
					9.8 ACS.
					8.2 ACS.
					17.7 ACS.
					6.1 ACS.
					4.1 ACS.
					10.2 ACS.
					1.3 ACS.
					0.0 ACS.
					1.2 ACS.
					1.2 ACS.
<b>TOTAL AREA</b>				<b>41.0 ACS.</b>	<b>28.1 ACS.</b>

**LEGEND**

- 1' --- EXISTING 1" CONTOUR
- 2' --- EXISTING 2" CONTOUR
- 10' --- EXISTING 10" CONTOUR
- 15' --- EXISTING 15" CONTOUR
- W --- EXISTING WATERLINE
- W --- EXISTING WATER VALVE
- W --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- G --- EXISTING GAS VALVE
- CB --- EXISTING CATCH BASIN
- S --- EXISTING STORM DRAIN LINE
- S --- EXISTING SNIER MANHOLE
- S --- EXISTING SNIER LINE
- S --- EXISTING SPOT ELEVATION
- S --- EXISTING STORAGE
- S --- EXISTING UTILITY POLE
- S --- EXISTING OVERHEAD WIRES
- S --- EXISTING SIGN
- S --- EXISTING FENCE

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STATE OF NEW YORK  
RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 83066

STATE OF NEW YORK  
RYAN A. NASHER, P.C.  
N.Y.S. P.C. LIC. NO. 80228

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

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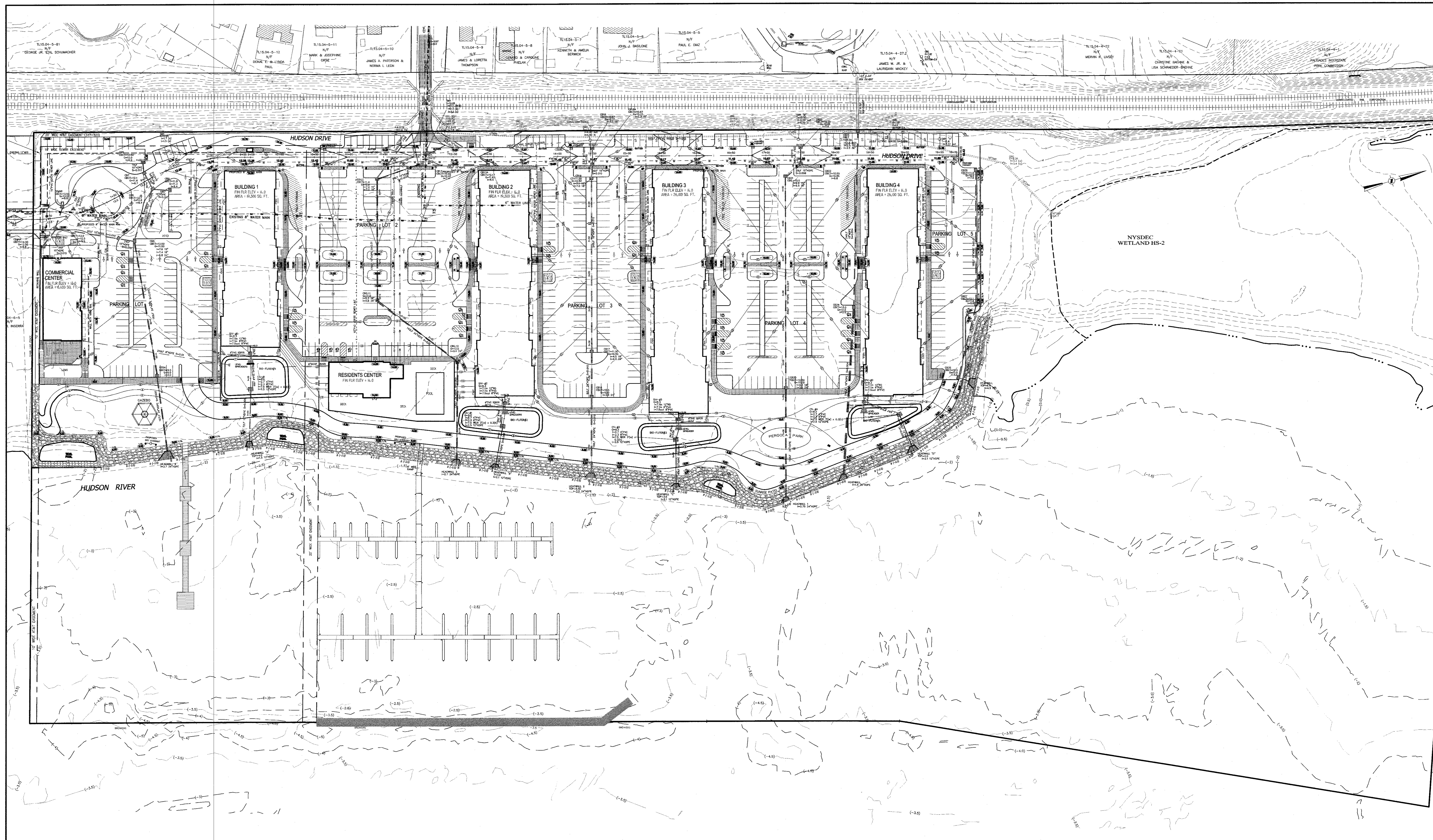
**Design Development, pllc**  
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914.949.4272 t.  
914.949.4278 f.

**A DESIGN AND DEVELOPMENT CONSULTANCY**  
PROJECT:  
**EAGLE BAY**

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

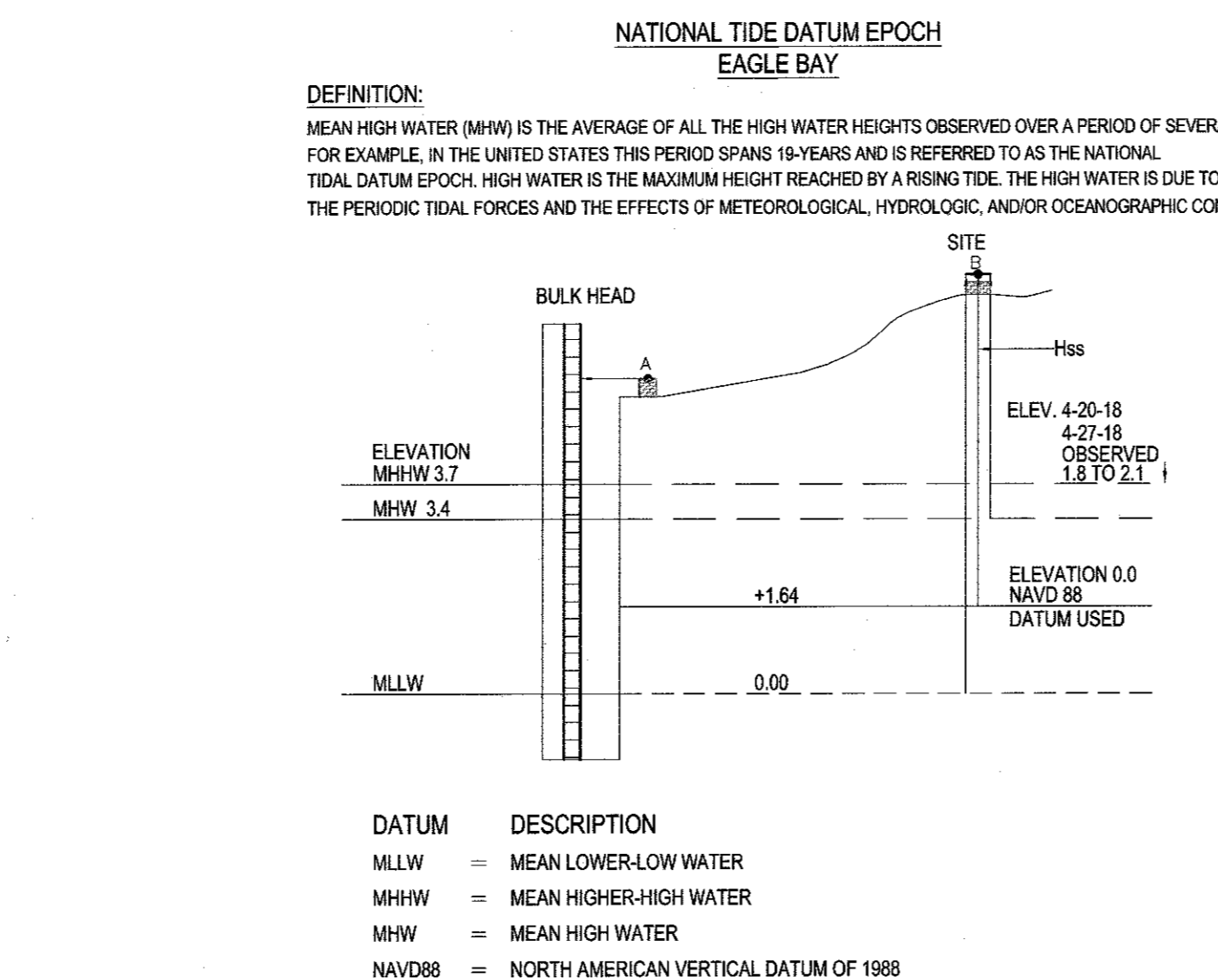
TITLE:  
**EXISTING CONDITION PLAN**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: 1 IN. = 80 FT.
PROJECT NO:	DRAWING NO:
<b>1407</b>	<b>4</b>



**LEGEND**

--- 1' ---	EXISTING 1' CONTOUR	--- 1' ---	PROPOSED 1' CONTOUR
--- 2' ---	EXISTING 2' CONTOUR	--- 2' ---	PROPOSED 2' CONTOUR
--- 4' ---	EXISTING 4' CONTOUR	--- 4' ---	PROPOSED 4' 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 SEWER MANHOLE	---	PROPOSED SEWER CLEANOUT
---	EXISTING SEWER LINE	---	PROPOSED SEWER HOUSE CONNECTION
---	EXISTING SPOT ELEVATION	---	PROPOSED SPOT ELEVATION
---	EXISTING STONEWALL	---	PROPOSED S/L FENCE
---	EXISTING UTILITY POLE	---	PROPOSED CONSTRUCTION FENCE
---	EXISTING OVERHEAD WIRES	---	PROPOSED NEW LIGHT POLE
---	EXISTING SIGN	---	PROPOSED SIGN
---	EXISTING FENCE	---	PROPOSED ROOF DRAIN
---		---	PROPOSED DOWN SPOUT
---		---	PROPOSED SEWER LINE
---		---	PROPOSED WATER MAIN



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N.Y.S. P.E. LIC. NO. 60228

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

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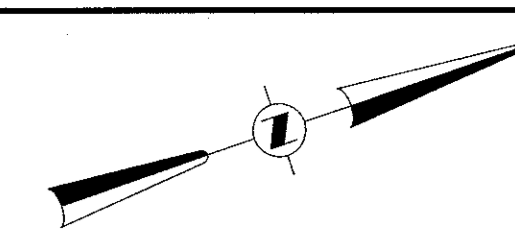
A DESIGN AND DEVELOPMENT  
CONSULTANCY

PROJECT:  
**EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

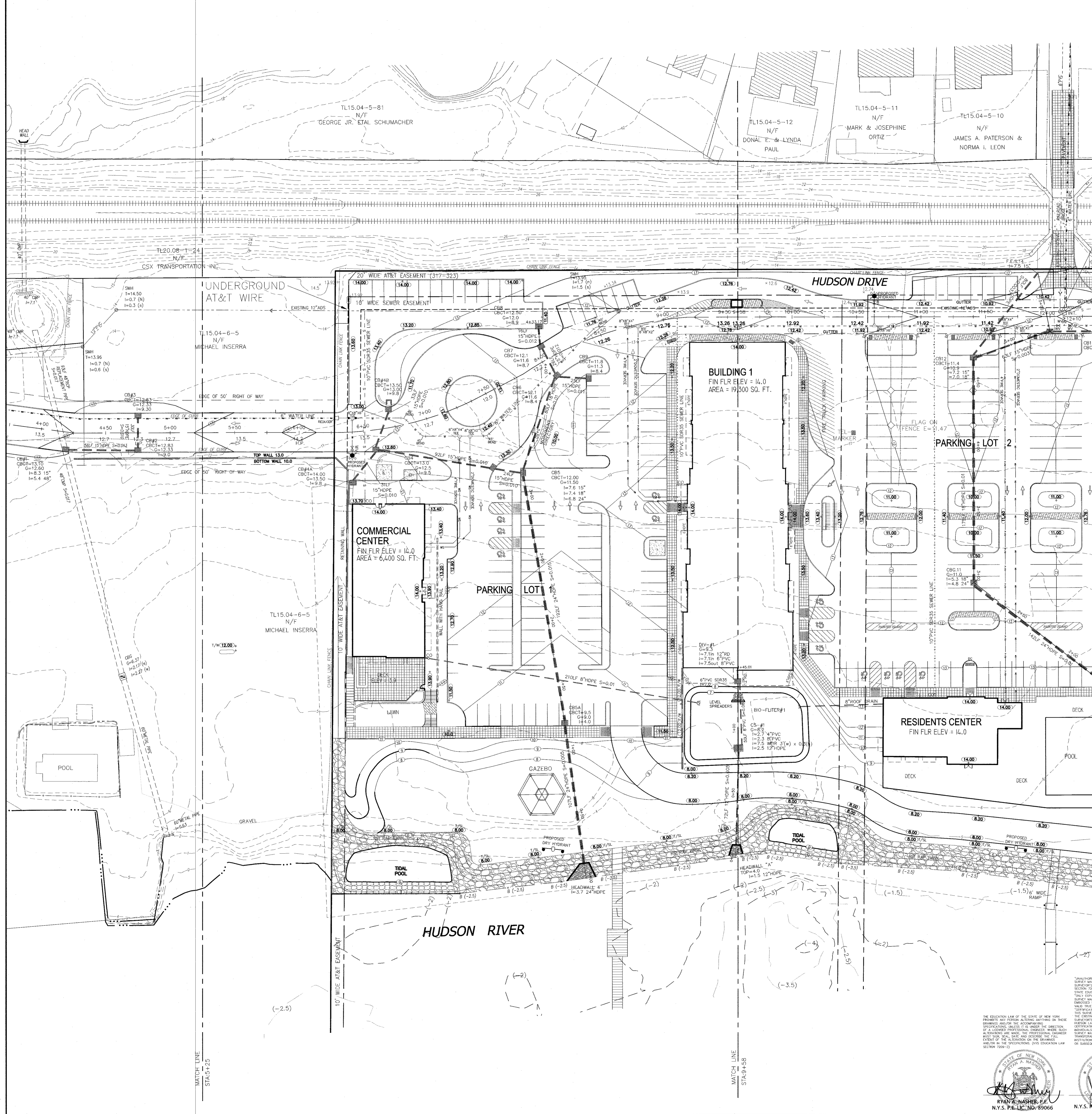
TITLE:  
**OVERALL GRADING PLAN**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: 1 IN. = 80 FT.
PROJECT NO: 1407	DRAWING NO: 5



**LEGEND**

- EXISTING 1" CONTOUR
- EXISTING 2" CONTOUR
- EXISTING 10" CONTOUR
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONE WALL
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING SIGN
- EXISTING FENCE
- PROPOSED 1" CONTOUR
- PROPOSED 2" CONTOUR
- PROPOSED 10" CONTOUR
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED GAS SERVICE
- PROPOSED GAS VALVE
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER HOUSE CONNECTION
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED NEW LIGHT POLE
- PROPOSED SIGN
- PROPOSED ROOF DRAIN
- PROPOSED DOWN SPOUT
- PROPOSED SEWER LINE
- PROPOSED WATER MAIN



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1	11-04-19	WATER MAIN & CONTOURS NEAR RAILROAD
REVISION	DATE	DESCRIPTION

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CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **GRADING AND UTILITY PLAN  
SOUTH END**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: 1 IN. = 30 FT.
PROJECT NO:	DRAWING NO:

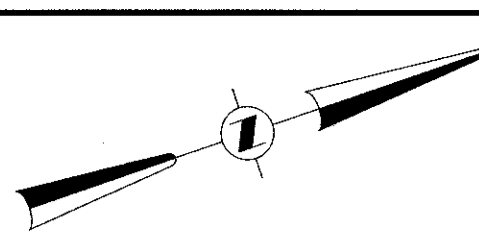
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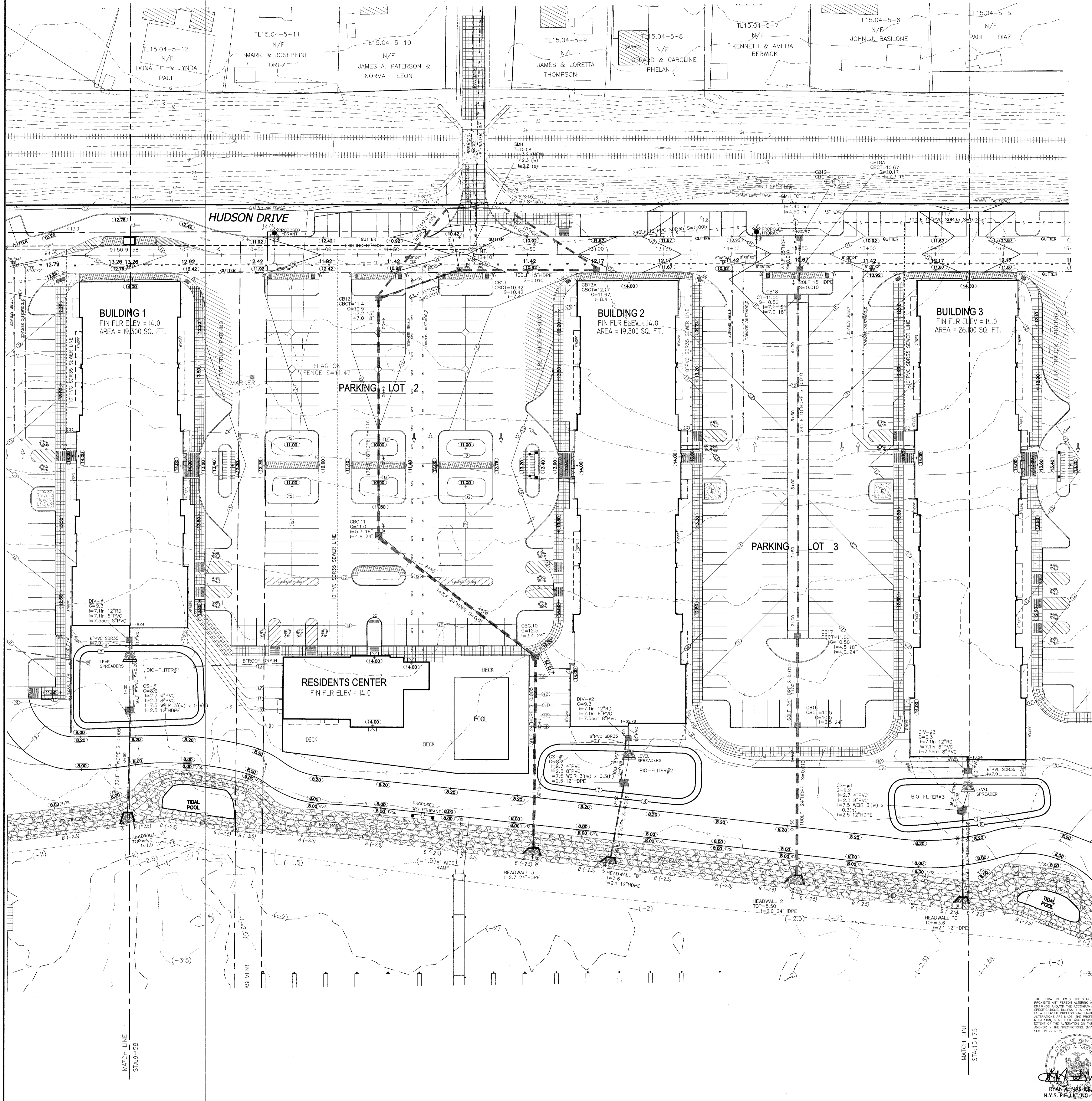
STATE OF NEW YORK  
SEAL OF RYAN A. NASHER, P.E.  
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
SEAL OF JOHN R. ATZL  
N.Y.S. P.L.S. LIC. NO. 50228



LEGEND

- 1' EXISTING 1' CONTOUR
- 2' EXISTING 2' CONTOUR
- 10' EXISTING 10' CONTOUR
- EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING SIGN
- EXISTING FENCE
- PROPOSED 1' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED GAS SERVICE
- PROPOSED GAS VALVE
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER HOUSE CONNECTION
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED NEW LIGHT POLE
- PROPOSED SIGN
- PROPOSED ROOF DRAIN
- PROPOSED DOWN SPOUT
- PROPOSED SEWER LINE



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2	12-19-19	EIS SUBMISSION
1	11-04-19	WATER MAIN & CONTOURS NEAR RAILROAD
REVISION	DATE	DESCRIPTION
<b>ATZL, NASHER &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5549 E-mail: info@anzny.com Web: www.anzny.com		
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A DESIGN AND DEVELOPMENT CONSULTANCY		
PROJECT: <b>EAGLE BAY</b>		
<b>TOWN OF STONY POINT</b> <b>ROCKLAND COUNTY, NEW YORK</b>		
TITLE: <b>GRADING AND UTILITY PLAN MIDDLE</b>		
DRAWN BY: VC	CHECKED BY: DNZ	
DATE: AUGUST 01, 2019	SCALE: 1" = 30 FT.	
PROJECT NO: 1407	DRAWING NO: 7	

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP REQUIRING A LICENSED LAND SURVEYOR'S APPROVAL SHALL BE A VIOLATION OF SECTION 1309, SUBSECTION E OF THE NEW YORK STATE EDUCATION LAW."

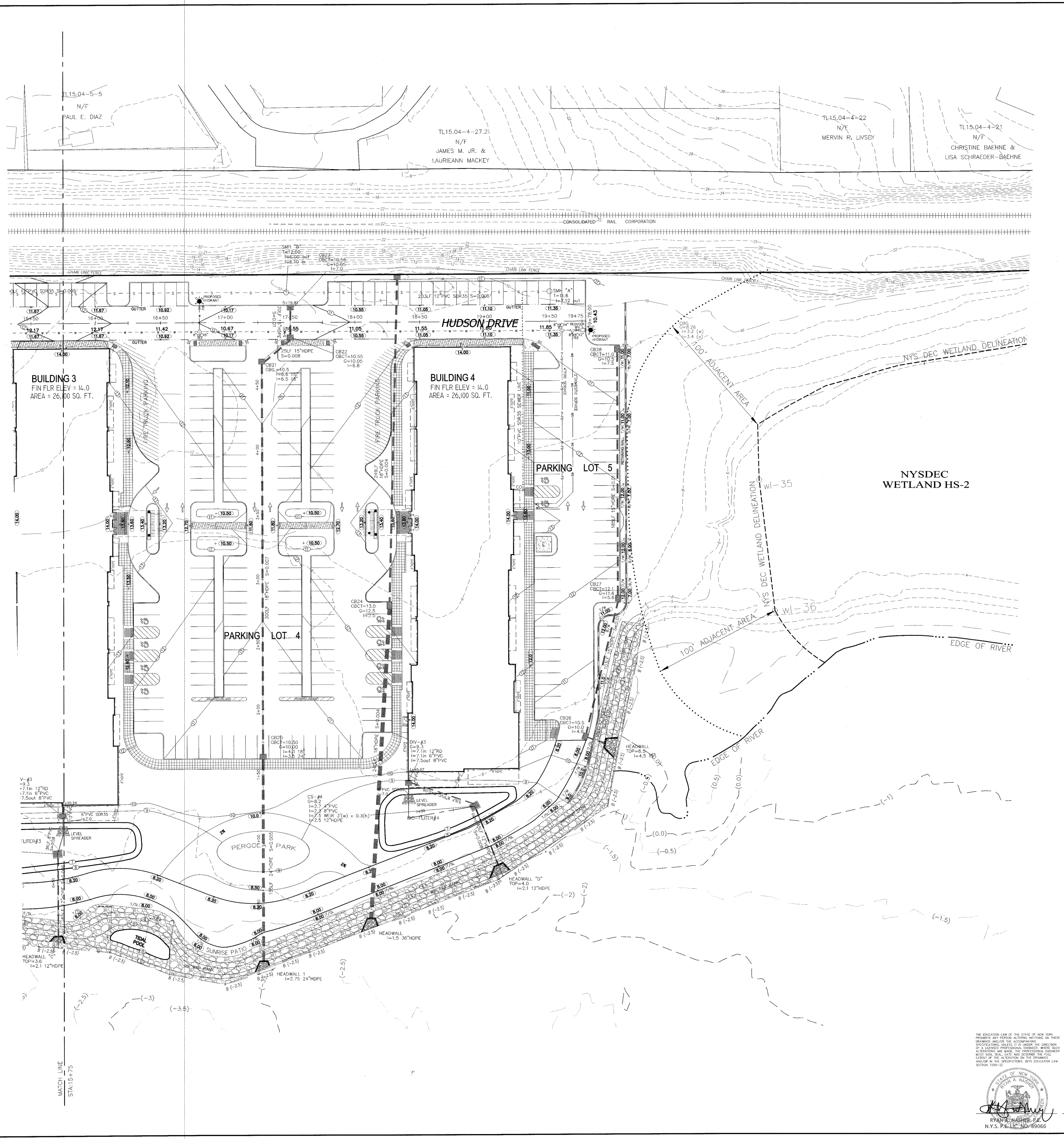
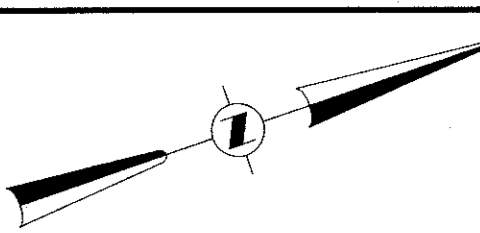
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 N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
 JOHN R. ATZL  
 N.Y.S. P.L.S. LIC. NO. 60228



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 SEWER MANHOLE	—	PROPOSED SEWER CLEANOUT
—	EXISTING SEWER LINE	—	PROPOSED SEWER HOUSE CONNECTION
—	EXISTING SPOT ELEVATION	—	PROPOSED SPOT ELEVATION
—	EXISTING UTILITY POLE	—	PROPOSED SLT FENCE
—	EXISTING OVERHEAD WIRES	—	PROPOSED CONSTRUCTION FENCE
—	EXISTING FENCE	—	PROPOSED NEW LIGHT POLE
		—	PROPOSED SIGN
		—	PROPOSED ROOF DRAIN
		—	PROPOSED DOWN SPOUT
		—	PROPOSED SEWER LINE
		—	PROPOSED WATER MAIN

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CONSULTANCY

PROJECT:  
**EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE:  
**GRADING AND UTILITY PLAN  
NORTH END**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: 1 IN. = 30 FT.
PROJECT NO:	DRAWING NO:
1407	8

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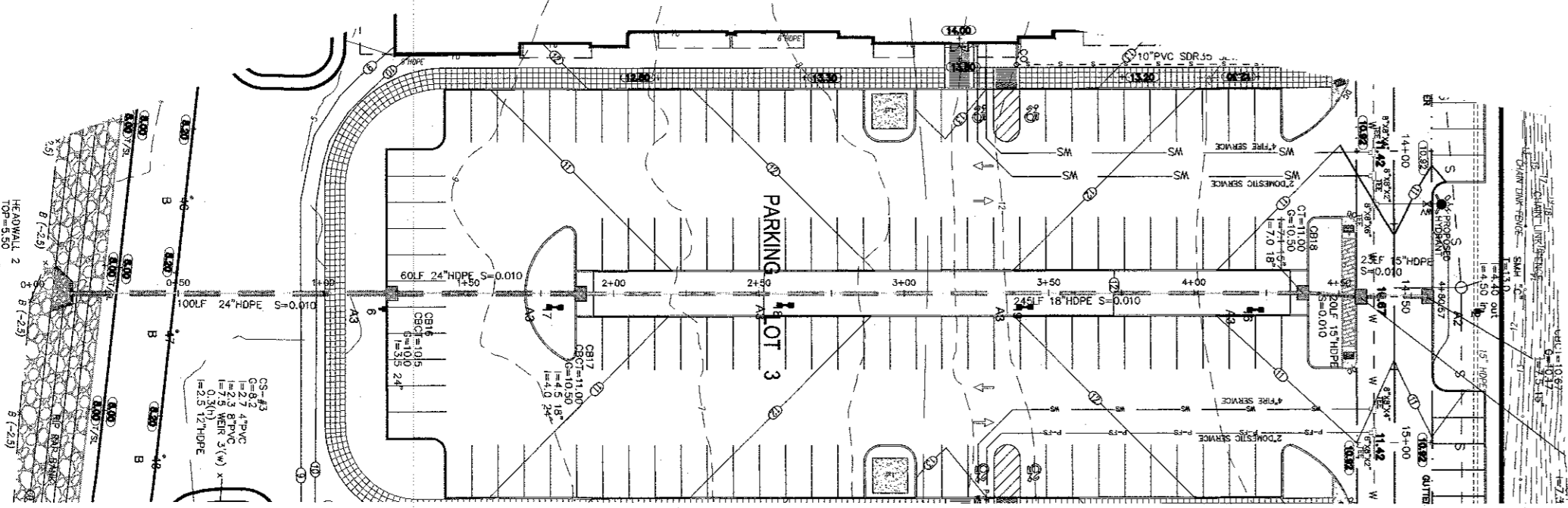
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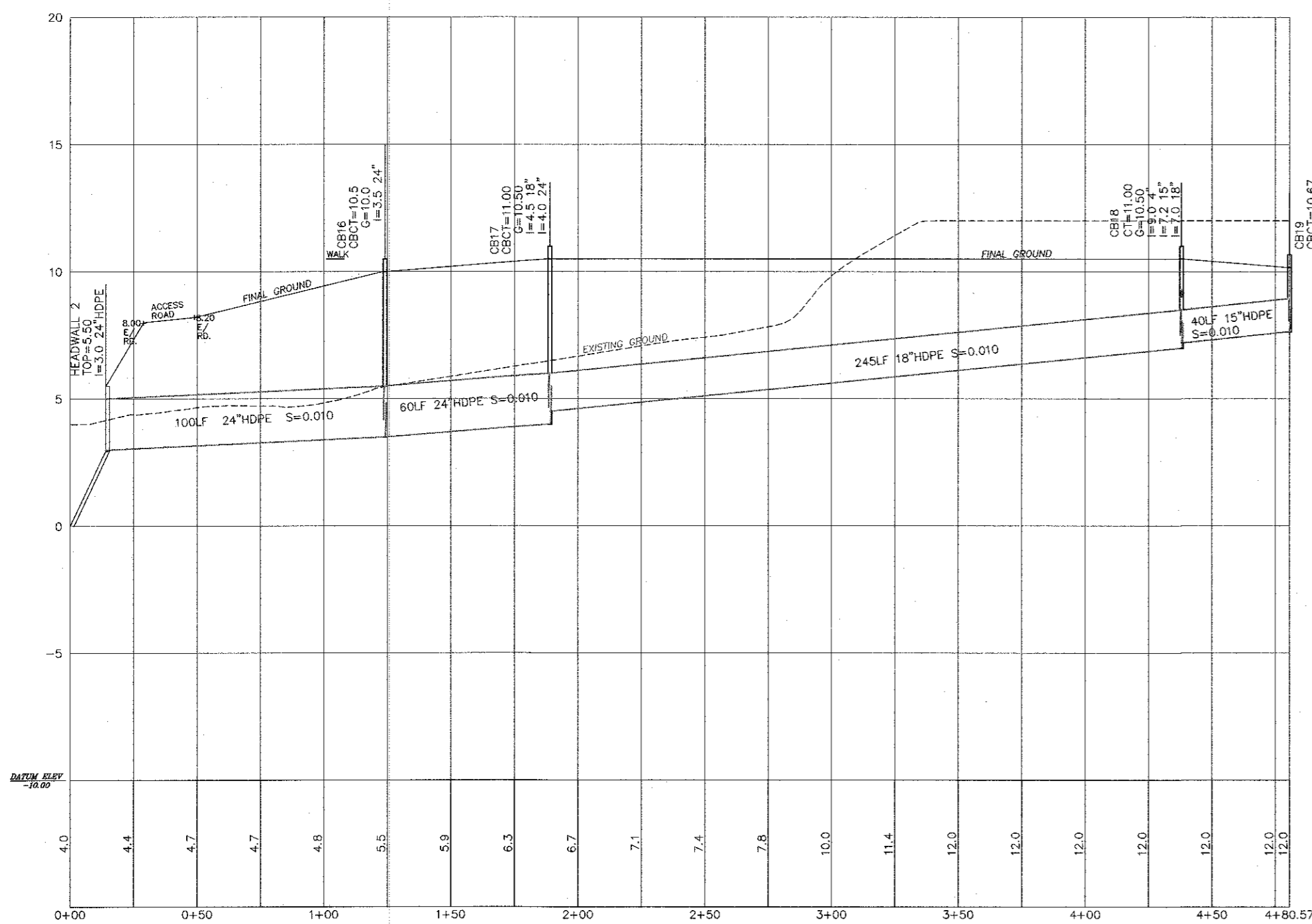
**RYAN M. NASHER, P.E.**  
N.Y.S. P.E. LIC. NO. 89066

**JOHN R. ATZL**  
N.Y.S. P.E. LIC. NO. 80228

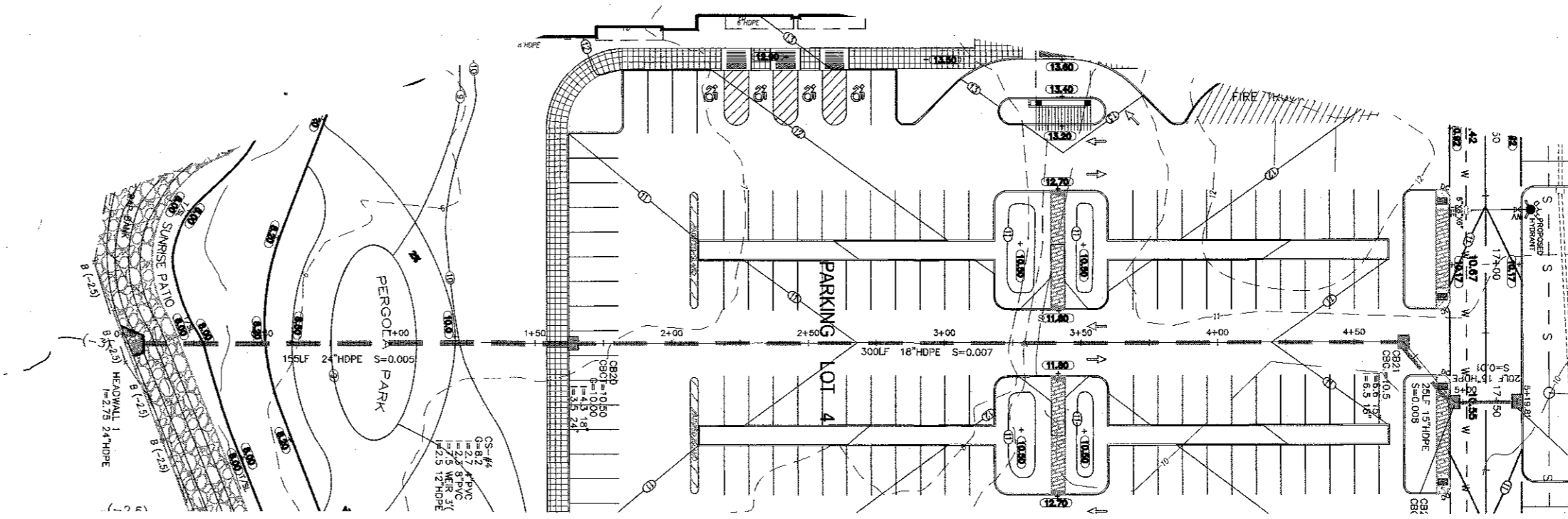




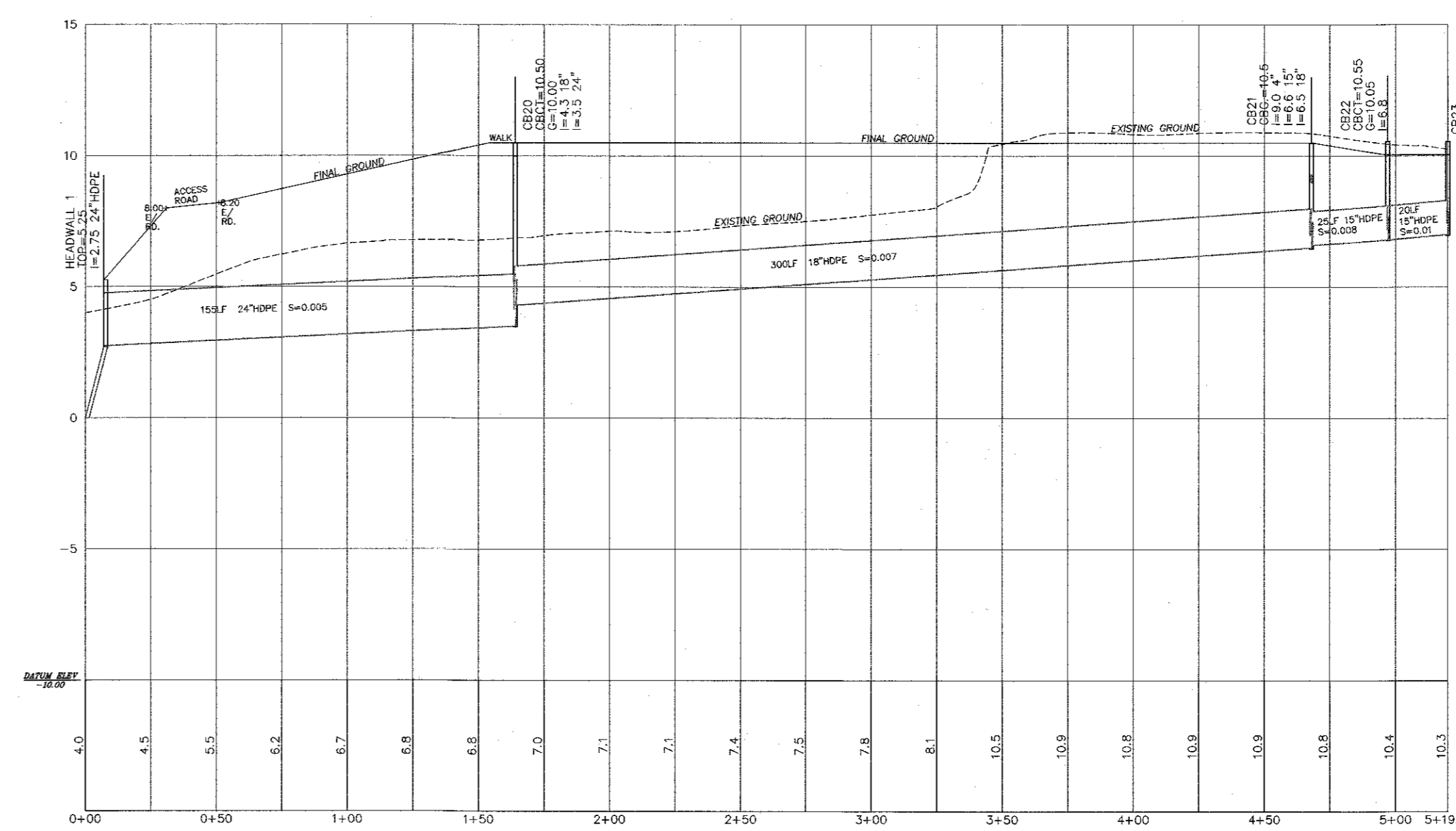
PARKING LOT 4 PLAN  
SCALE: 1"=50'/H



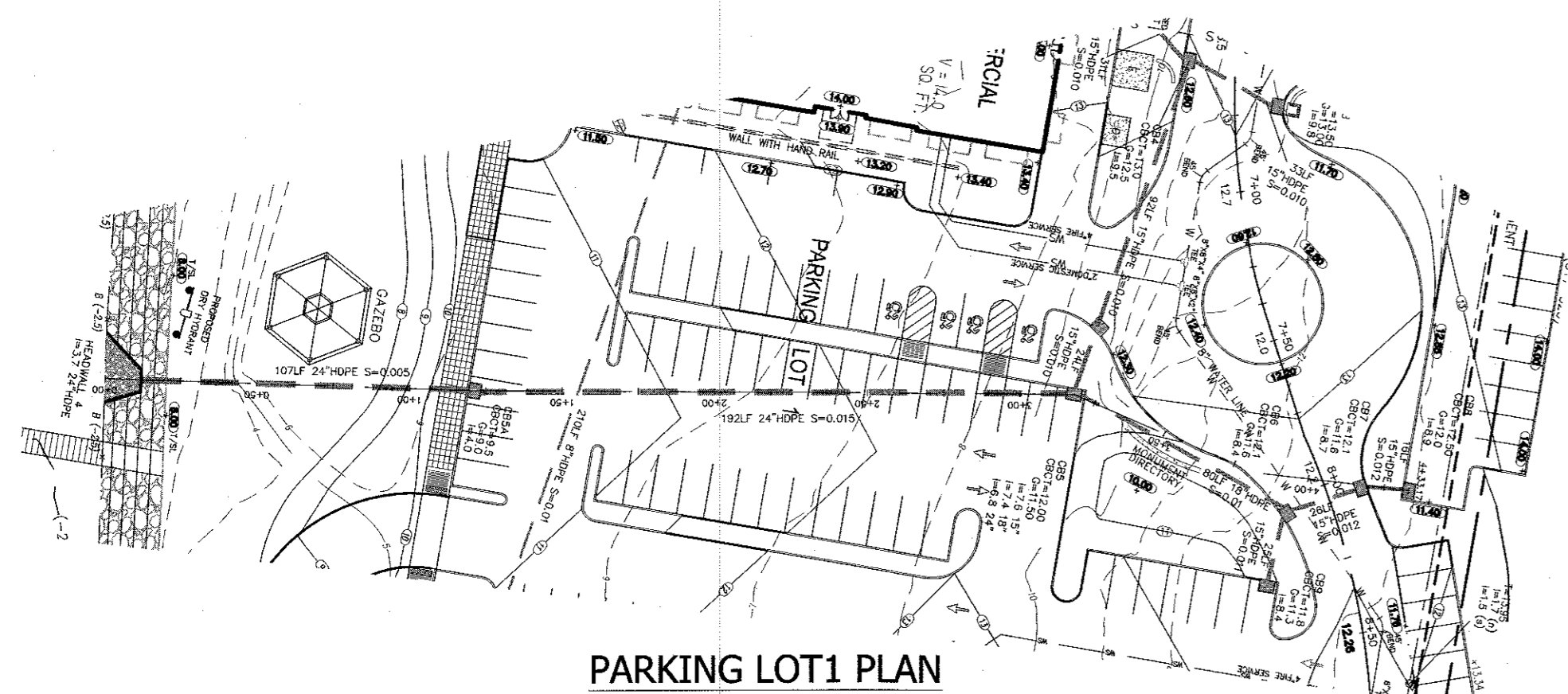
PARKING LOT 4 DRAINAGE PROFILE  
SCALE: 1"=50' /H, 1"=5' /V



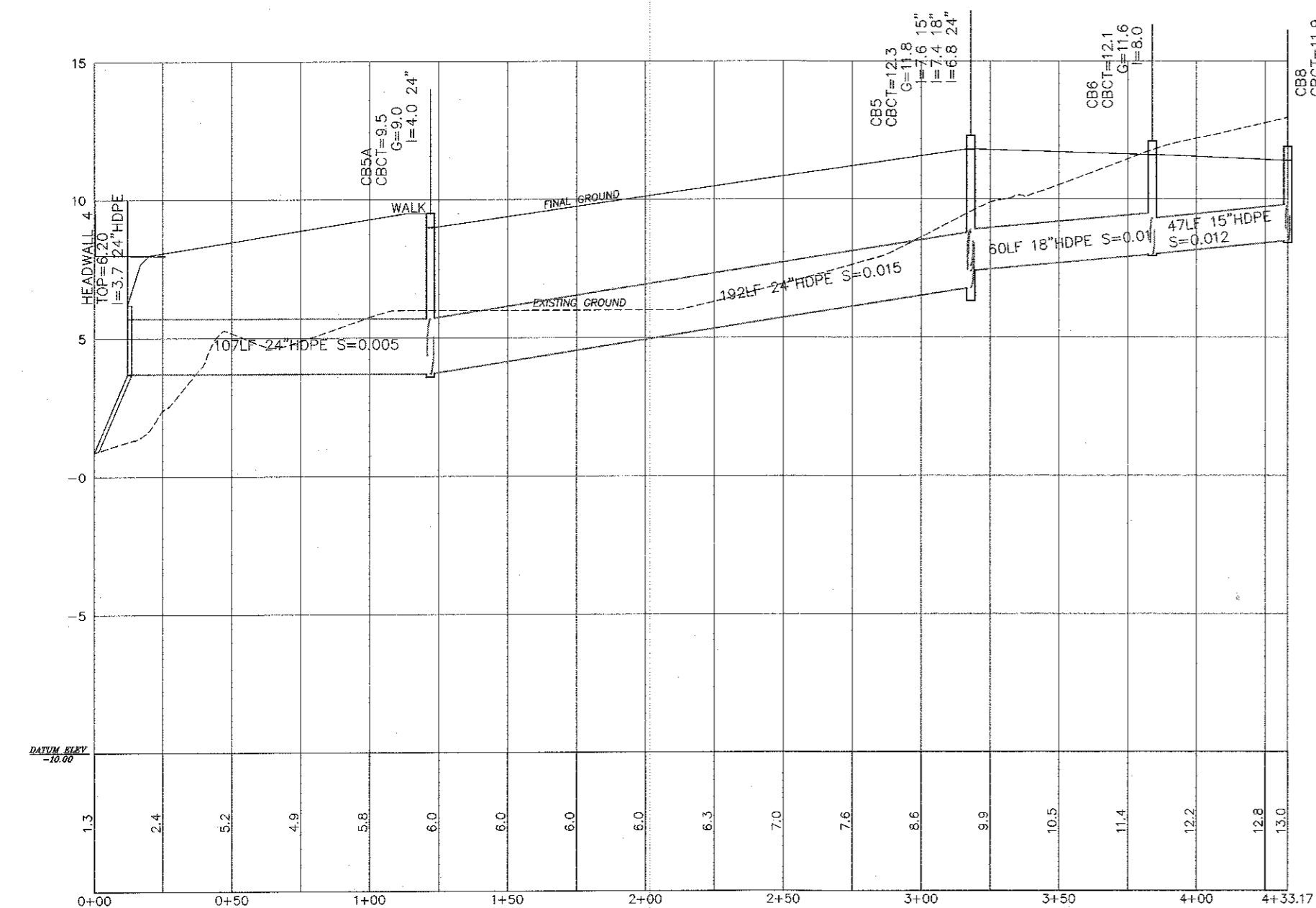
PARKING LOT 4 PLAN  
SCALE: 1"=50'/H



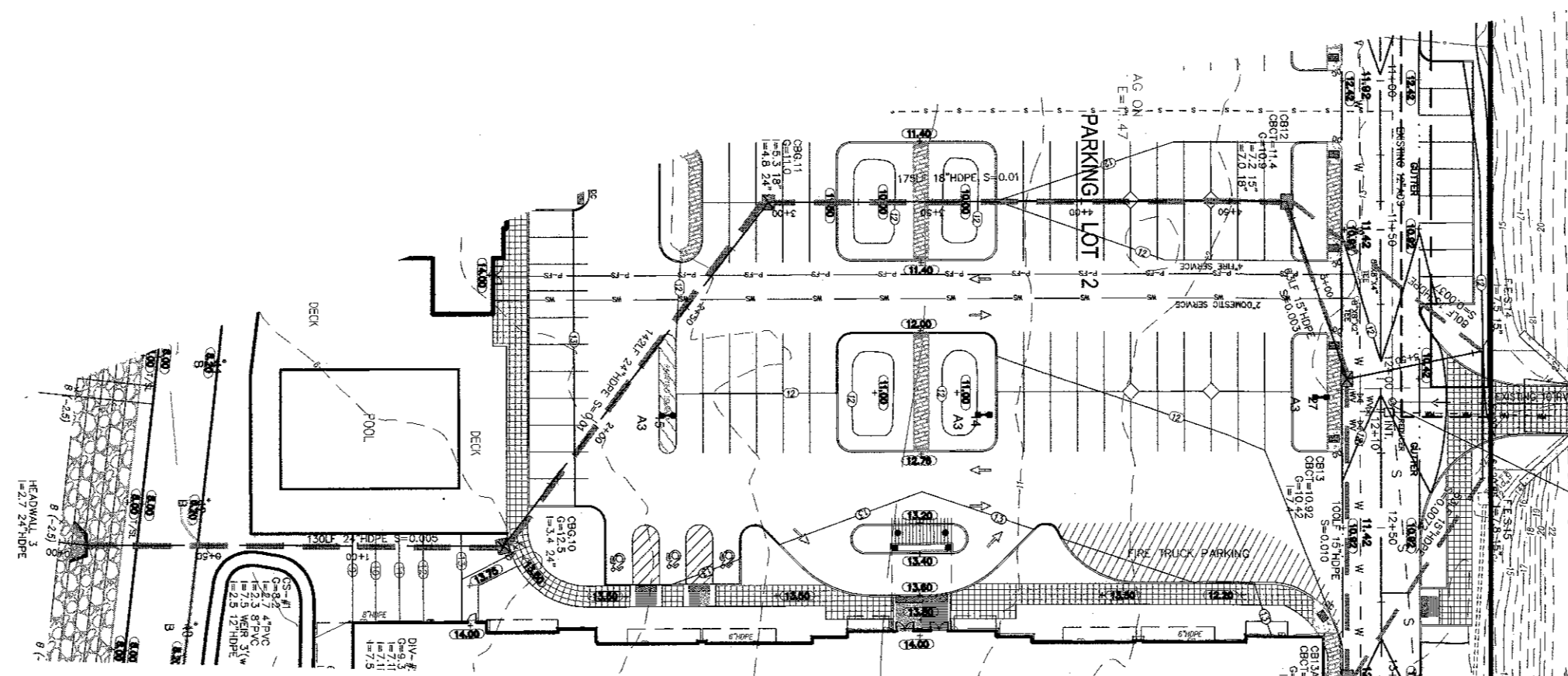
PARKING LOT 4 DRAINAGE PROFILE  
SCALE: 1"=50' /H, 1"=5' /V



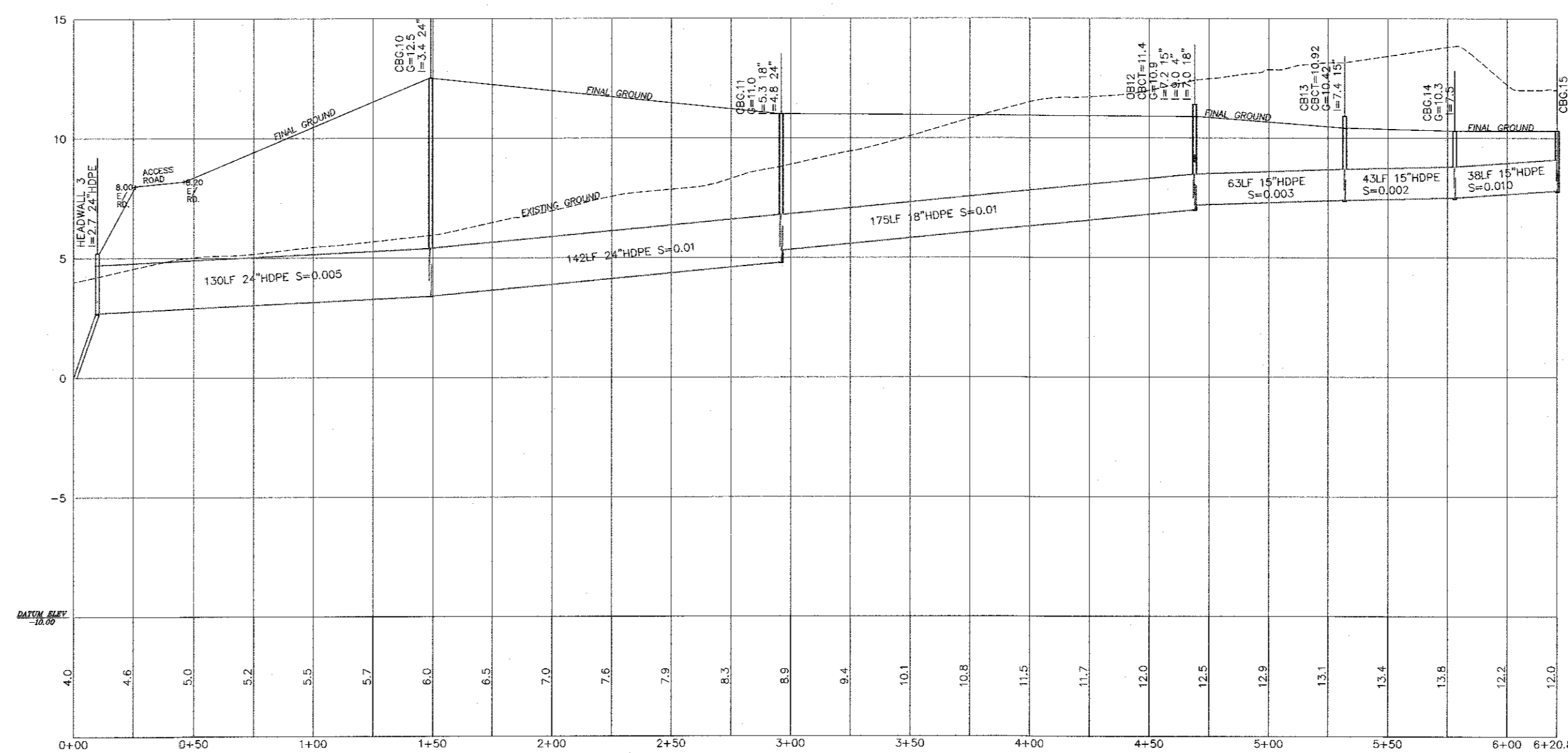
PARKING LOT 1 PLAN  
SCALE: 1"=50'/H



PARKING LOT 1 DRAINAGE PROFILE  
SCALE: 1"=50' /H, 1"=5' /V



PARKING LOT 2 PLAN  
SCALE: 1"=50'/H



PARKING LOT 2 DRAINAGE PROFILE  
SCALE: 1"=50' /H, 1"=5' /V

LEGEND

- 1' --- EXISTING 1' CONTOUR
- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- 6" --- EXISTING WATER MAIN
- 4" --- EXISTING WATER VALVE
- 4" --- EXISTING FIRE HYDRANT
- 4" --- EXISTING GAS LINE
- 4" --- EXISTING GAS VALVE
- 4" --- EXISTING CATCH BASIN
- 4" --- EXISTING STORM DRAIN LINE
- 4" --- EXISTING SEWER MANHOLE
- 4" --- EXISTING SEWER LINE
- 4" --- EXISTING SPOT ELEVATION
- 4" --- EXISTING STONEWALL
- 4" --- EXISTING UTILITY POLE
- 4" --- EXISTING OVERHEAD WIRES
- 4" --- EXISTING SIGN
- 4" --- EXISTING FENCE
- 1' --- PROPOSED 1' CONTOUR
- 2' --- PROPOSED 2' CONTOUR
- 10' --- PROPOSED 10' CONTOUR
- 6" --- PROPOSED WATER SERVICE
- 4" --- PROPOSED WATER VALVE
- 4" --- PROPOSED FIRE HYDRANT
- 4" --- PROPOSED GAS SERVICE
- 4" --- PROPOSED GAS VALVE
- 4" --- PROPOSED CATCH BASIN
- 4" --- PROPOSED STORM DRAIN LINE
- 4" --- PROPOSED SEWER CLEANOUT
- 4" --- PROPOSED SEWER HOUSE CONNECTION
- 4" --- PROPOSED SPOT ELEVATION
- 4" --- PROPOSED SILT FENCE
- 4" --- PROPOSED CONSTRUCTION FENCE
- 4" --- PROPOSED NEW LIGHT POLE
- 4" --- PROPOSED SIGN
- 4" --- PROPOSED ROOF DRAIN
- 4" --- PROPOSED DOWN SPOUT
- 6" --- PROPOSED WATER MAIN

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REVISION	DATE	DESCRIPTION

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A DESIGN AND DEVELOPMENT  
CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

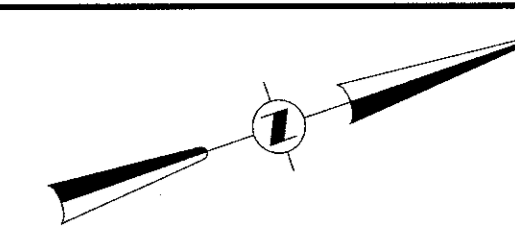
TITLE: **DRAINAGE PROFILE**

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PROJECT NO: 1407	DRAWING NO: 9

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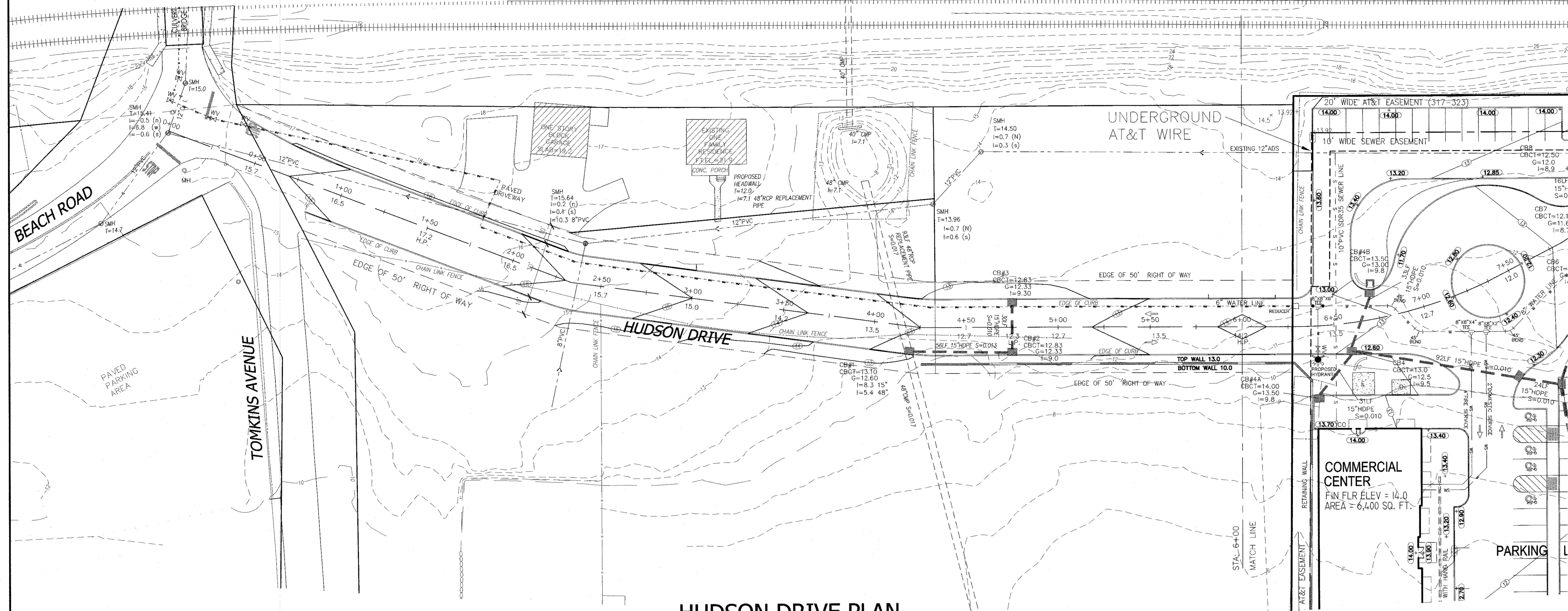
STATE OF NEW YORK  
JOHN R. ATZL  
N.Y.S. P.E. LIC. NO. 69966

STATE OF NEW YORK  
JOHN R. ATZL  
N.Y.S. P.E. LIC. NO. 60228



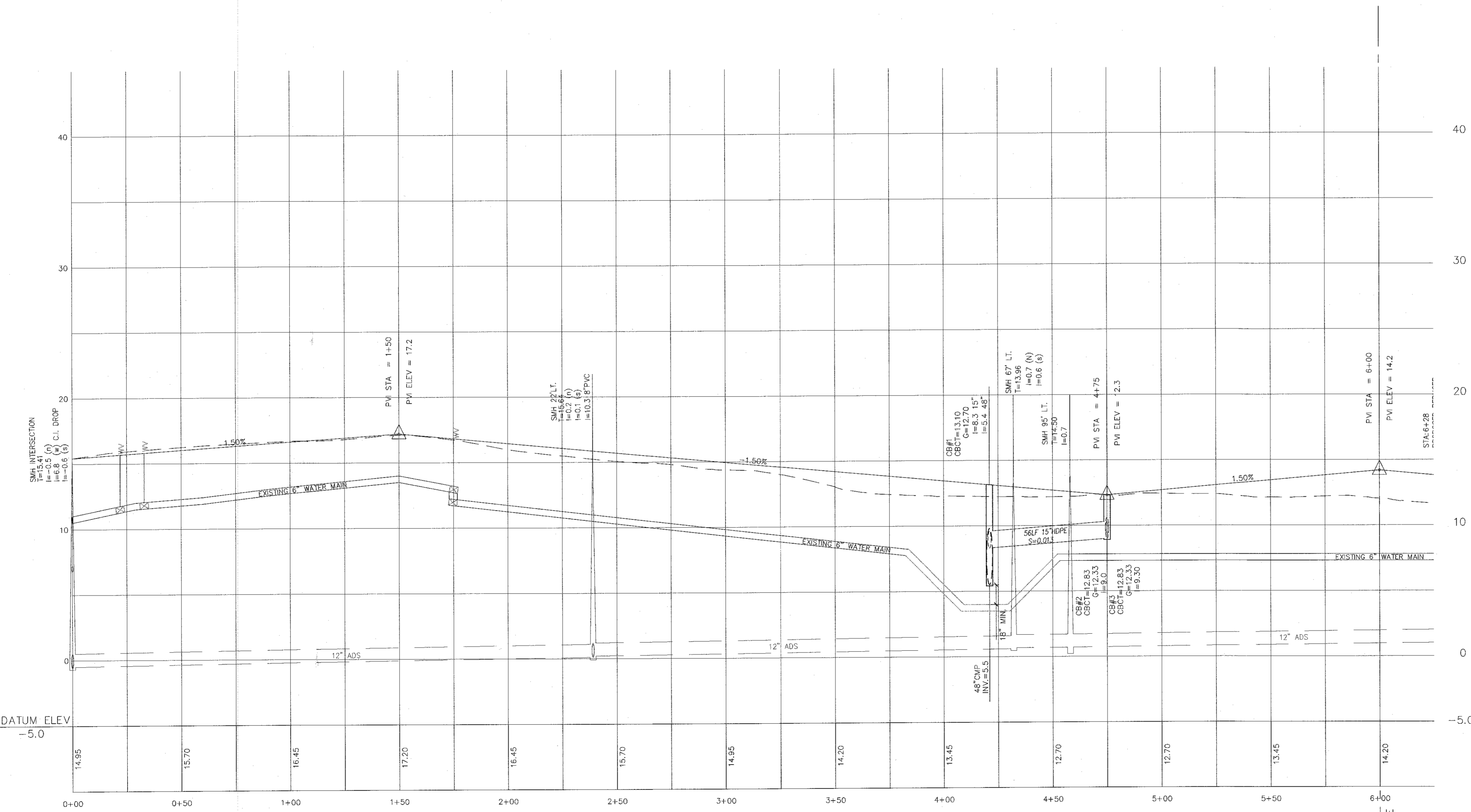
**LEGEND**

- 1' CONTOUR
- 2' CONTOUR
- 10' CONTOUR
- 6" WATER MAIN
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING SIGN
- EXISTING FENCE
- PROPOSED 1' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED GAS SERVICE
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER HOUSE CONNECTION
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED NEW LIGHT POLE
- PROPOSED SIGN
- PROPOSED ROOF DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER MAIN



**HUDSON DRIVE PLAN**

SCALE: 1" = 30' / H



**HUDSON DRIVE PROFILE**

SCALE: 1" = 30' / H, 1" = 5' / V

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

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 A DESIGN AND DEVELOPMENT  
 CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

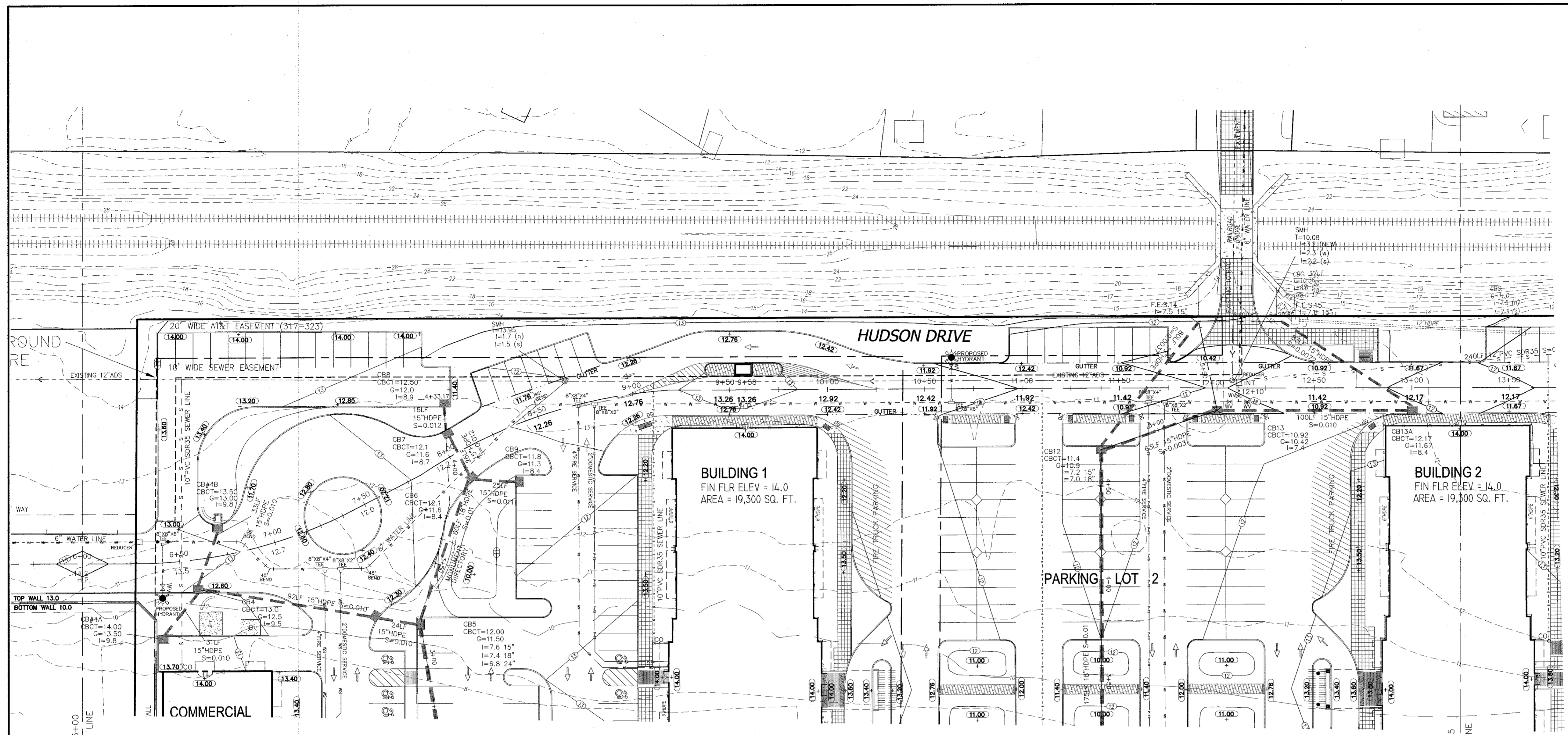
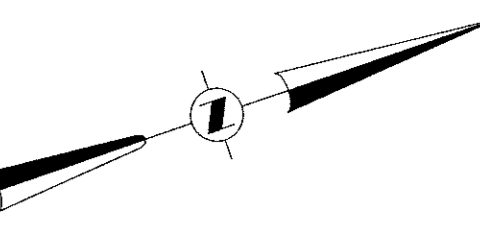
TITLE: **HUDSON DRIVE OFF-SITE**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: AS NOTED
PROJECT NO:	DRAWING NO:
1407	10

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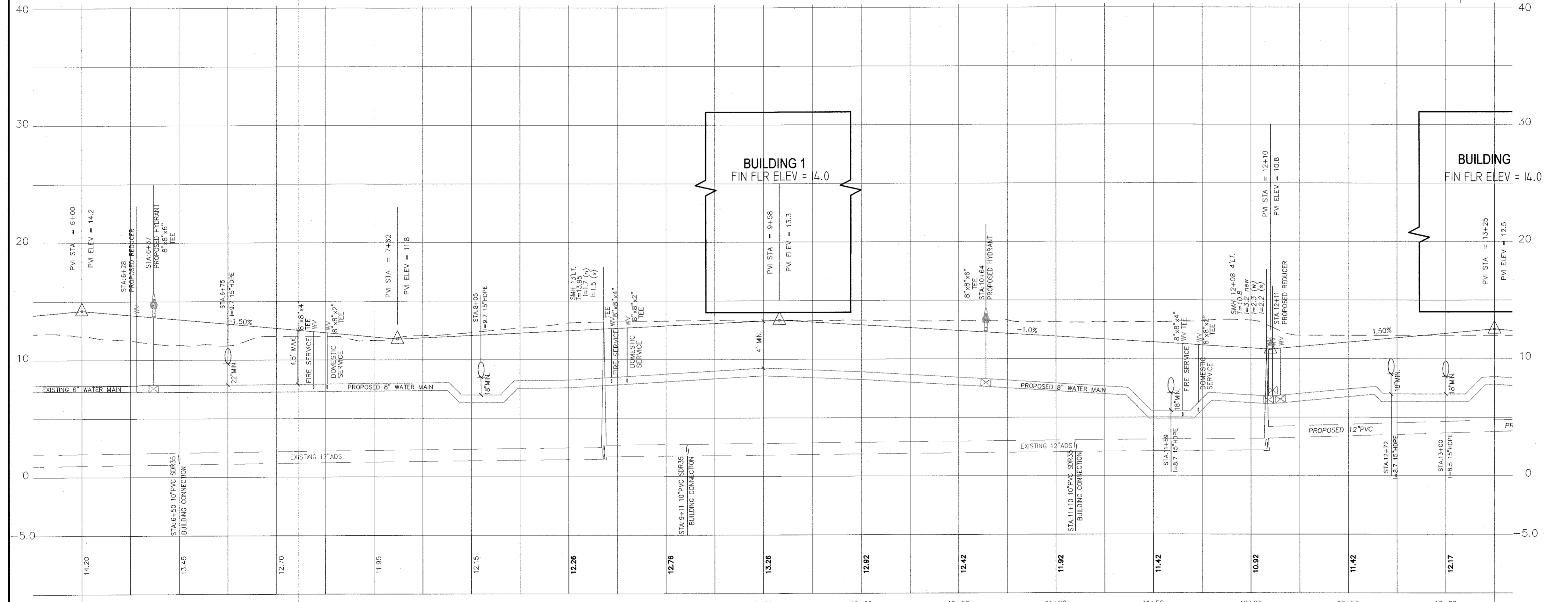
**STATE OF NEW YORK**  
 JOHN R. ATZL  
 N.Y.S. P.L.S. LIC. NO. 80228



**HUDSON DRIVE PLAN**  
SCALE: 1"=30' /H

**LEGEND**

---	EXISTING 1' CONTOUR	---	PROPOSED 1' CONTOUR
---	EXISTING 2' CONTOUR	---	PROPOSED 2' CONTOUR
---	EXISTING 10' CONTOUR	---	PROPOSED 10' CONTOUR
---	EXISTING WATER MAIN	---	PROPOSED WATER MAIN
---	EXISTING FIRE HYDRANT	---	PROPOSED FIRE HYDRANT
---	EXISTING GAS LINE	---	PROPOSED GAS LINE
---	EXISTING CATCH BASIN	---	PROPOSED CATCH BASIN
---	EXISTING STORM DRAIN LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SEWER MANHOLE	---	PROPOSED SEWER MANHOLE
---	EXISTING SPOT ELEVATION	---	PROPOSED SPOT ELEVATION
---	EXISTING STONEWALL	---	PROPOSED STONEWALL
---	EXISTING UTILITY POLE	---	PROPOSED UTILITY POLE
---	EXISTING OVERHEAD WIRES	---	PROPOSED NEW LIGHT POLE
---	EXISTING FENCE	---	PROPOSED ROOF DRAIN
---		---	PROPOSED DOWN SPOUT
---		---	PROPOSED SEWER LINE
---		---	PROPOSED WATER MAIN



**HUDSON DRIVE PROFILE**  
SCALE: 1"=30' /H, 1"=5' /V

2	12-19-19	EIS SUBMISSION
3	11-04-19	WATER MAIN & CONTOURS NEAR RAILROAD
REVISION	DATE	DESCRIPTION

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 914.949.4278 f.

**A DESIGN AND DEVELOPMENT CONSULTANCY**

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

TITLE: **HUDSON DRIVE PROFILE  
 STA: 6+00 TO STA: 13+25**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: AS NOTED
PROJECT NO:	DRAWING NO:

1407

11

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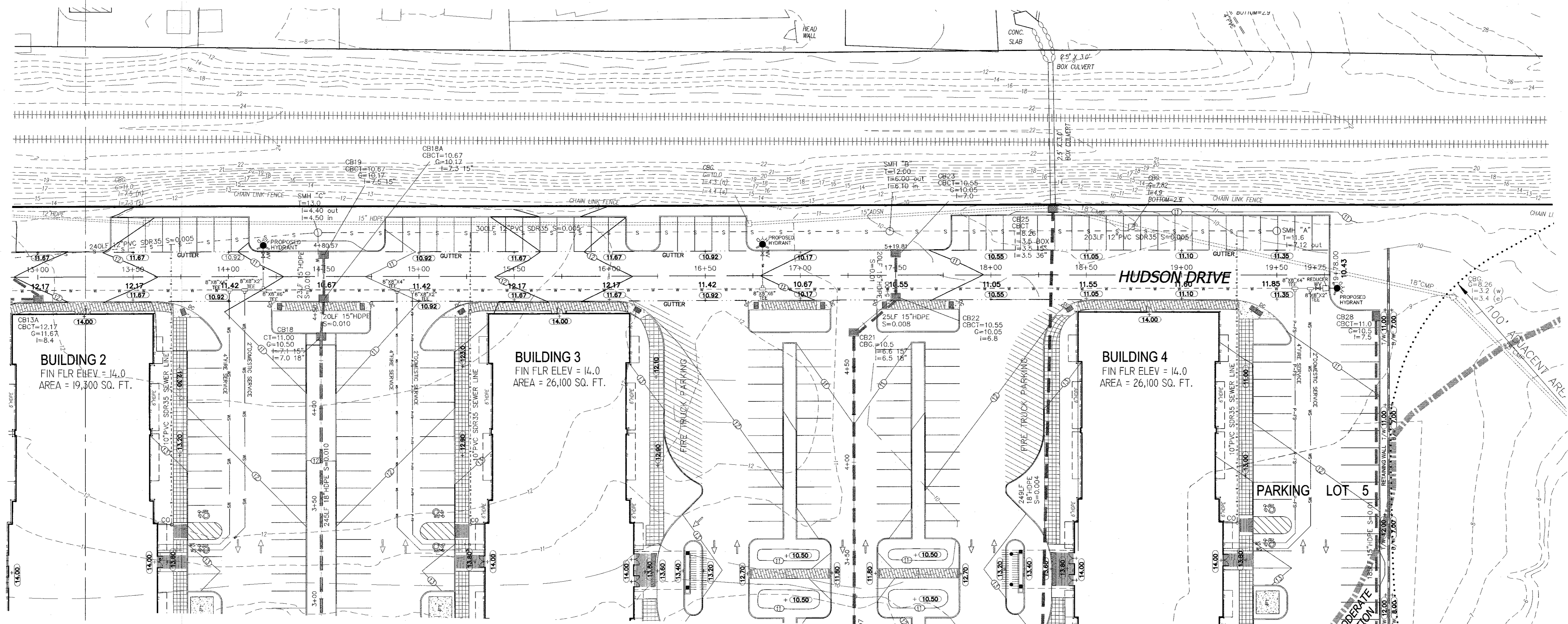
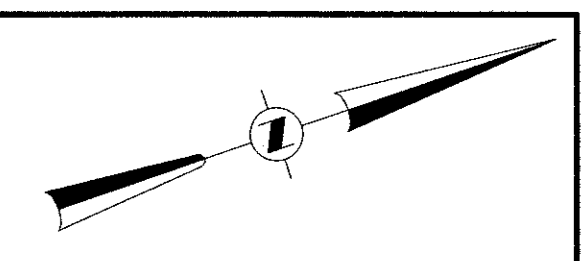
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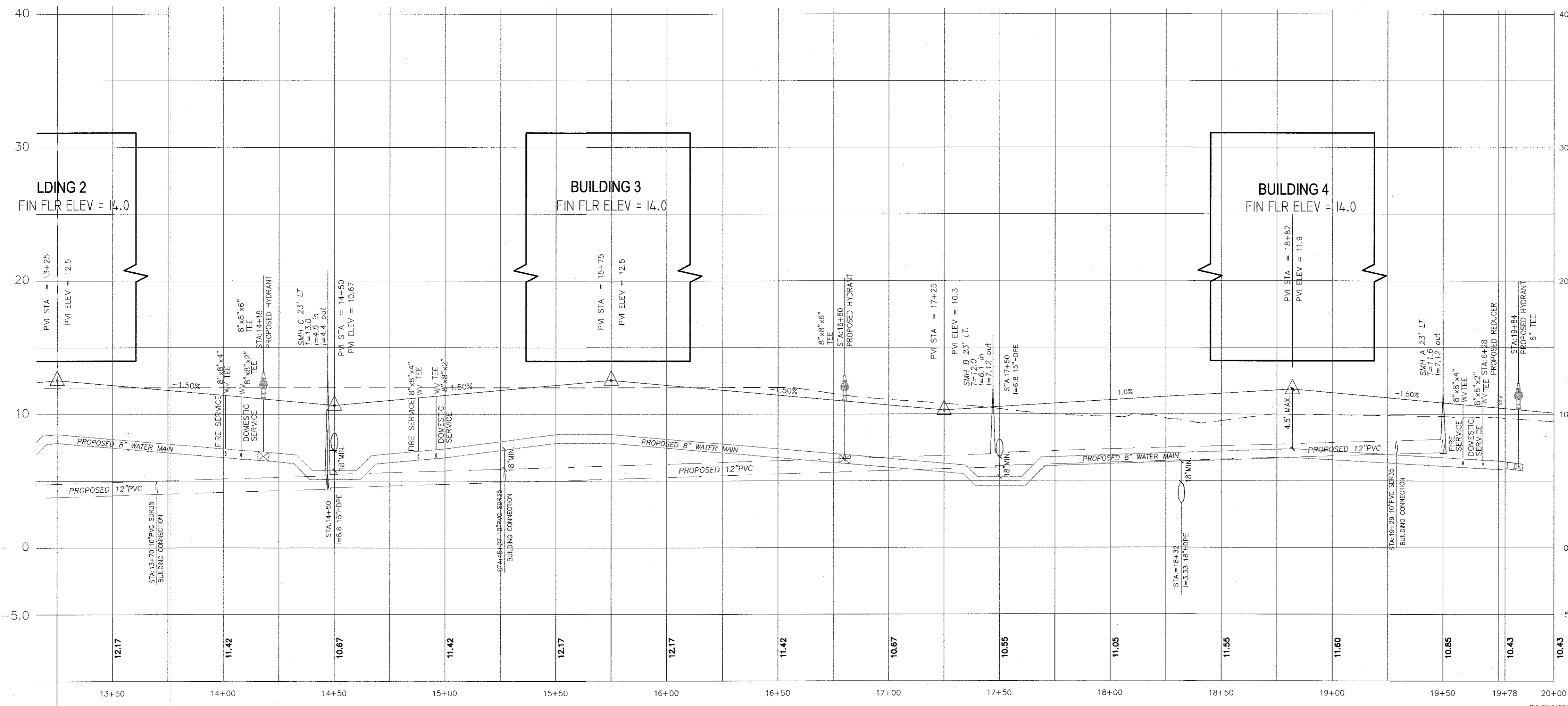
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**RYAN N. NASHER, P.E.**  
 N.Y.S. P.E. LIC. NO. 89066

**JOHN R. ATZL**  
 N.Y.S. P.E. LIC. NO. 80228



**HUDSON DRIVE PLAN**  
SCALE: 1" = 30' / H



**HUDSON DRIVE PROFILE**  
SCALE: 1" = 30' / H, 1" = 5' / V

**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 SEWER MANHOLE    | --- | PROPOSED SEWER CLEANOUT         |
| --- | EXISTING SEWER LINE       | --- | PROPOSED SEWER HOUSE CONNECTION |
| --- | EXISTING SPOT ELEVATION   | --- | PROPOSED SPOT ELEVATION         |
| --- | EXISTING STONEWALL        | --- | PROPOSED SILT FENCE             |
| --- | EXISTING UTILITY POLE     | --- | PROPOSED CONSTRUCTION FENCE     |
| --- | EXISTING OVERHEAD WIRES   | --- | PROPOSED NEW LIGHT POLE         |
| --- | EXISTING SIGN             | --- | PROPOSED SIGN                   |
| --- | EXISTING FENCE            | --- | PROPOSED ROOF DRAIN             |
| --- |                           | --- | PROPOSED DOWN SPOUT             |
| --- |                           | --- | PROPOSED SEWER LINE             |
| --- |                           | --- | PROPOSED WATER MAIN             |

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

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PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

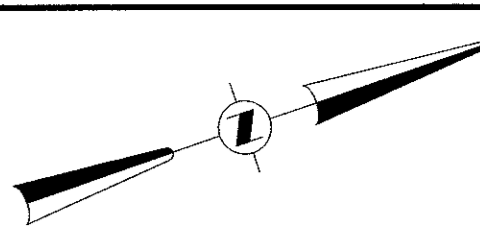
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STA: 13+25 TO STA: 19+78**

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DATE: AUGUST 01, 2019	SCALE: AS NOTED
PROJECT NO: 1407	DRAWING NO: 12



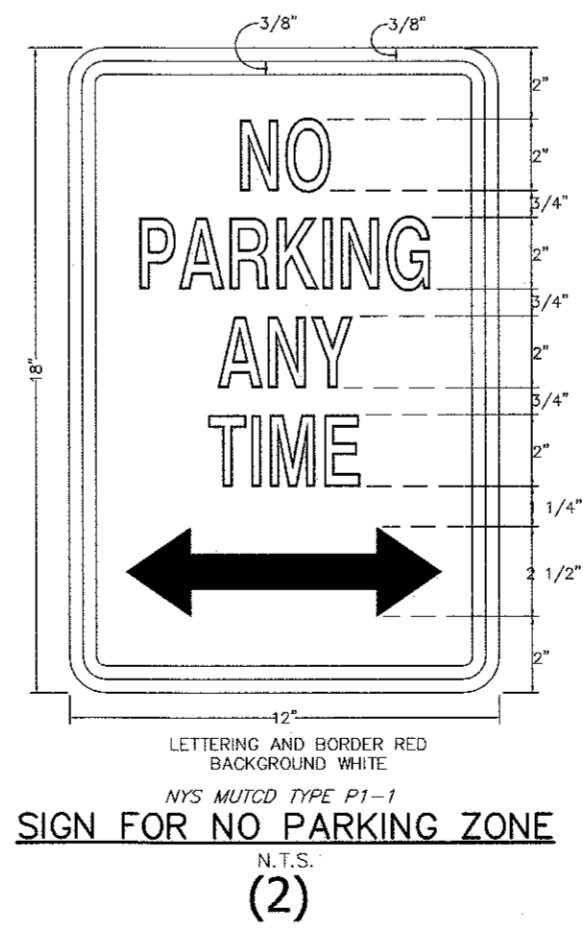
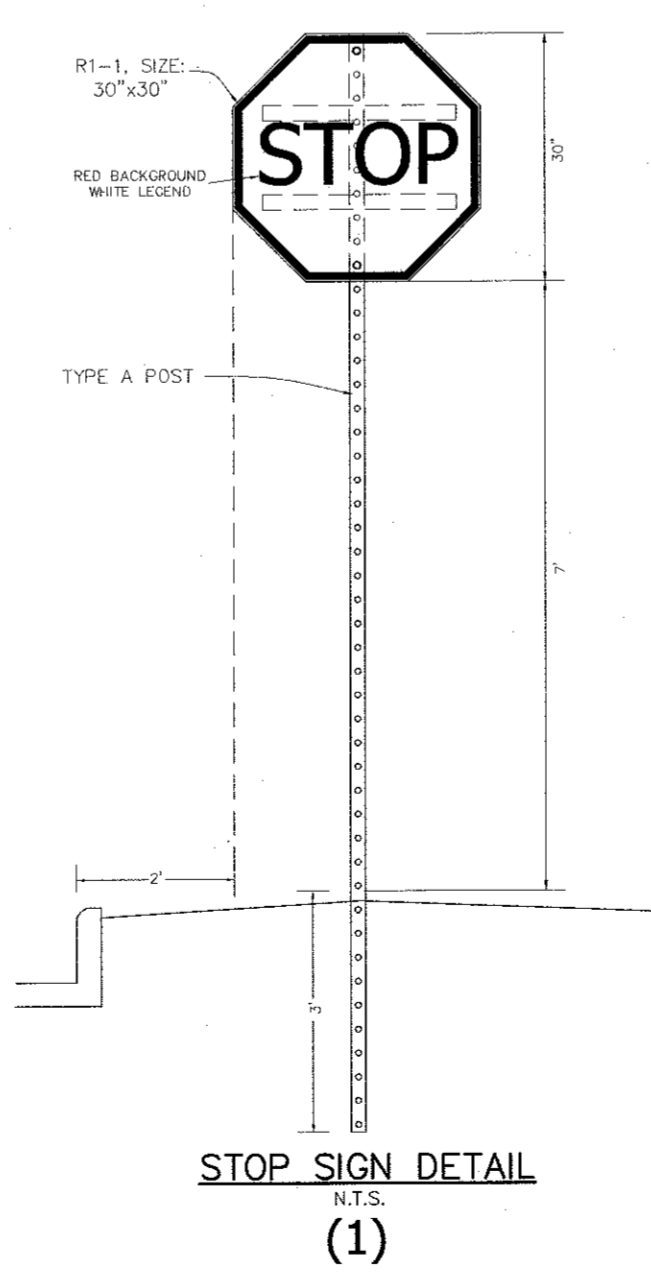
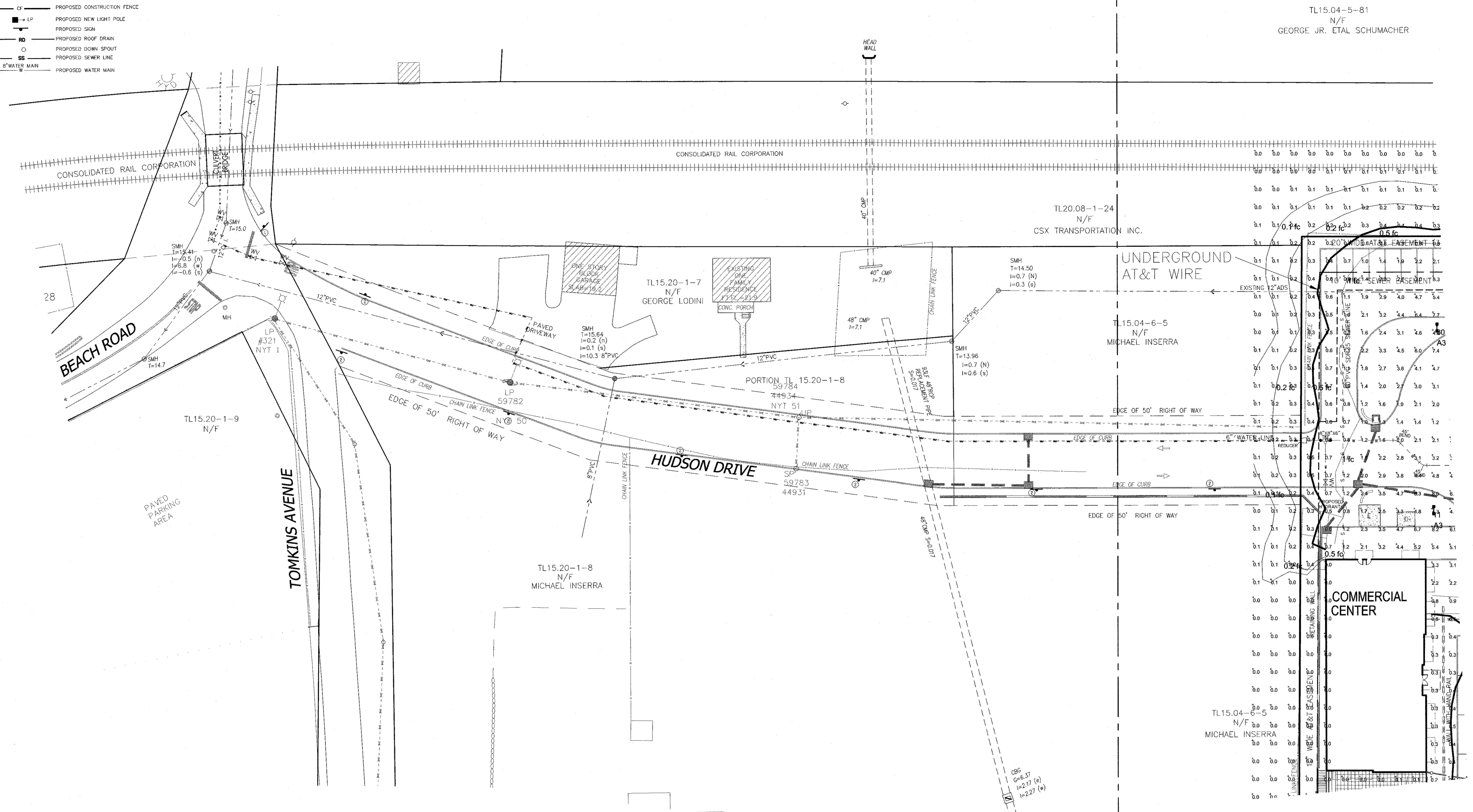
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N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
JOHN R. ATZL  
N.Y.S. P.L.S. LIC. NO. 60228



LEGEND

- 1' --- EXISTING 1' CONTOUR
- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATER MAIN
- V --- EXISTING WATER VALVE
- H --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- V --- EXISTING GAS VALVE
- CB --- EXISTING CATCH BASIN
- S --- EXISTING STORM DRAIN LINE
- M --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- 360.0 --- EXISTING SPOT ELEVATION
- S --- EXISTING STONEWALL
- U --- EXISTING UTILITY POLE
- O --- EXISTING OVERHEAD WIRES
- S --- EXISTING SIGN
- F --- EXISTING FENCE
- 1' --- PROPOSED 1' CONTOUR
- 2' --- PROPOSED 2' CONTOUR
- 10' --- PROPOSED 10' CONTOUR
- W --- PROPOSED WATER SERVICE
- V --- PROPOSED WATER VALVE
- H --- PROPOSED FIRE HYDRANT
- G --- PROPOSED GAS SERVICE
- V --- PROPOSED GAS VALVE
- CB --- PROPOSED CATCH BASIN
- S --- PROPOSED STORM DRAIN LINE
- C --- PROPOSED SEWER CLEANOUT
- S --- PROPOSED SEWER HOUSE CONNECTION
- 360.0 --- PROPOSED SPOT ELEVATION
- S --- PROPOSED SILT FENCE
- C --- PROPOSED CONSTRUCTION FENCE
- L --- PROPOSED NEW LIGHT POLE
- S --- PROPOSED SIGN
- R --- PROPOSED ROOF DRAIN
- S --- PROPOSED DOWN SPOUT
- S --- PROPOSED SEWER LINE
- W --- PROPOSED WATER MAIN



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JOHN F. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 80228

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

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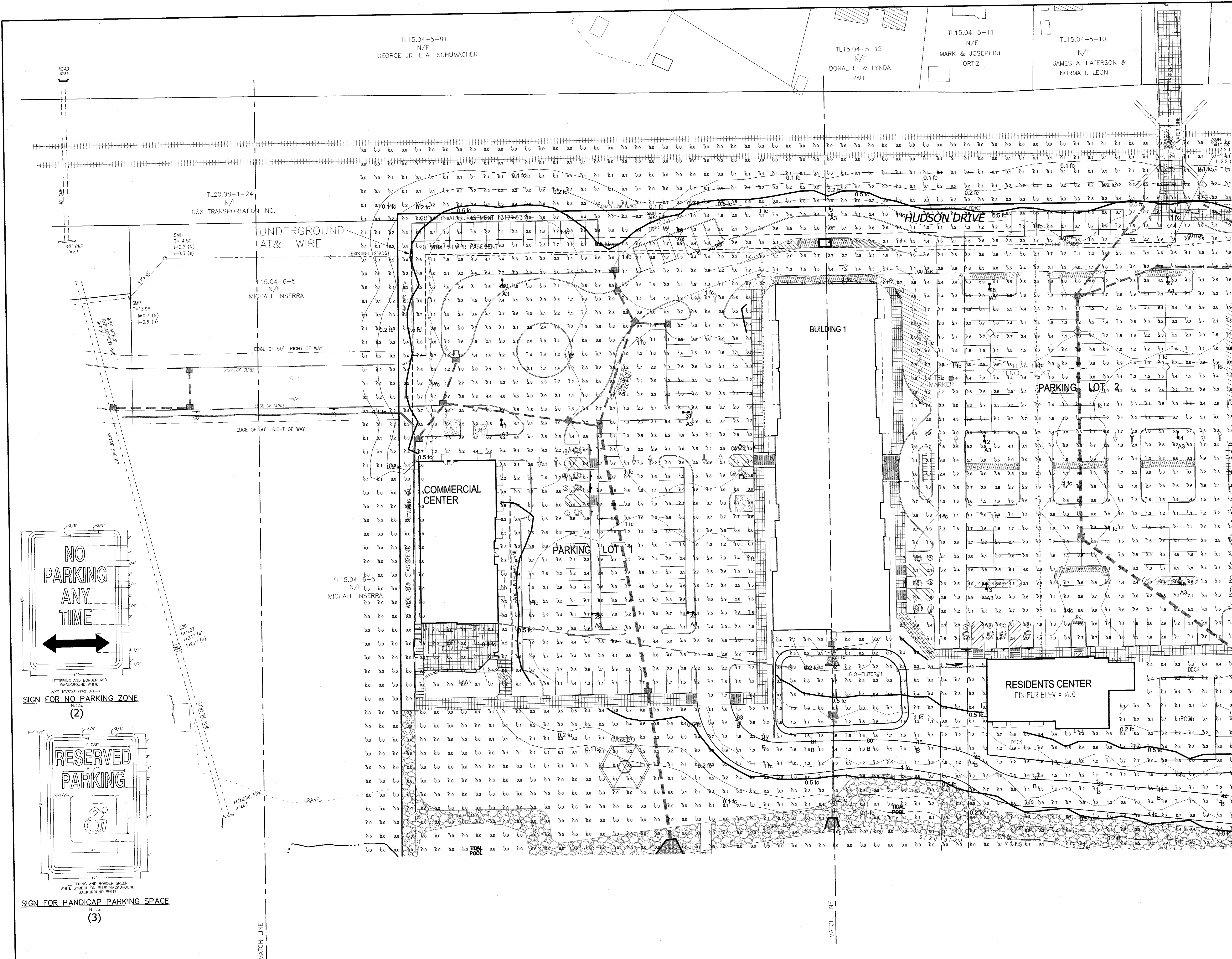
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PROJECT: **EAGLE BAY**

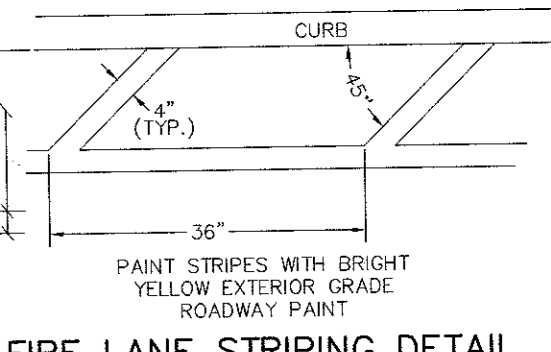
TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING AND TRAFFIC SIGNS PLAN HUDSON DRIVE**

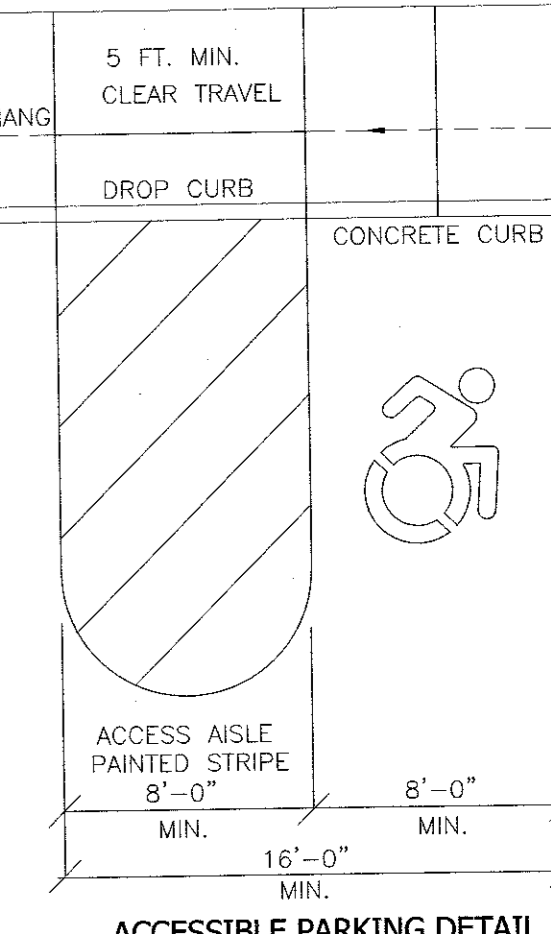
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PROJECT NO: 1407	DRAWING NO: 13



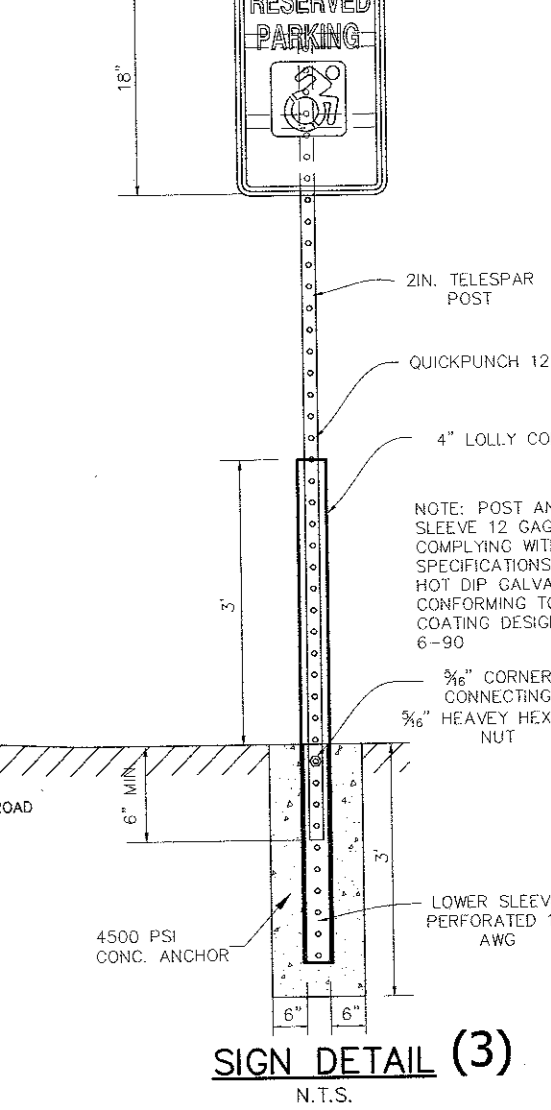
LETTERING AND BORDER RED BACKGROUND WHITE  
SIGN FOR FIRE LANES  
N.T.S.  
SEPARATION 100 FT.  
(4)



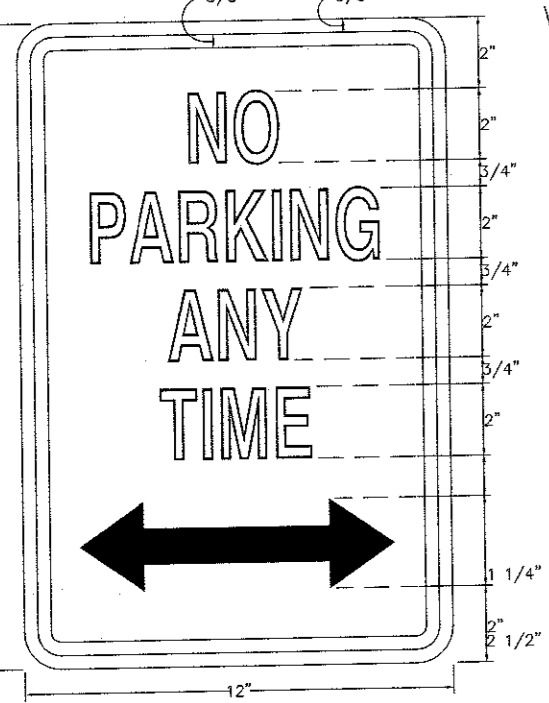
FIRE LANE STRIPING DETAIL  
N.T.S.  
(4)



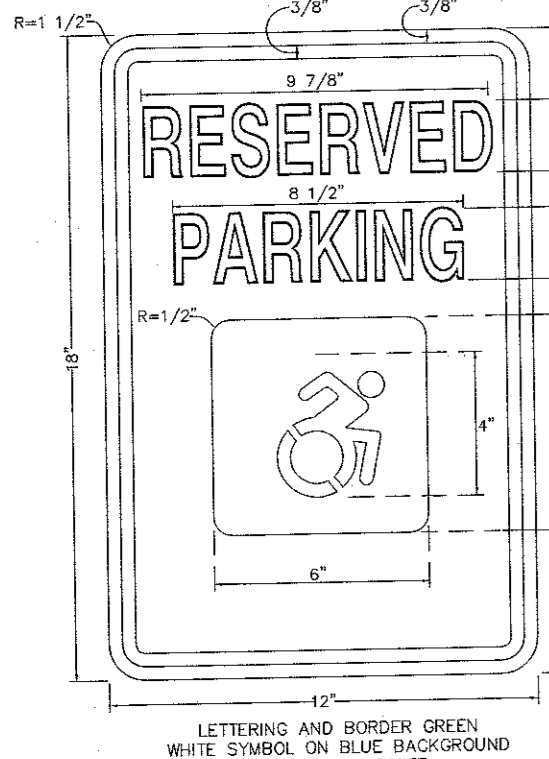
ACCESSIBLE PARKING DETAIL (3)  
N.T.S.



SIGN DETAIL (3)  
N.T.S.



LETTERING AND BORDER RED BACKGROUND WHITE  
NYS MUTCD TYPE P1-1  
SIGN FOR NO PARKING ZONE  
N.T.S.  
(2)



LETTERING AND BORDER GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND WHITE  
SIGN FOR HANDICAP PARKING SPACE  
N.T.S.  
(3)

**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 FINE HYDRANT     | --- | PROPOSED FINE 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 SEWER MANHOLE    | --- | PROPOSED NEW LIGHT POLE   |
| --- | EXISTING SEWER LINE       | --- | PROPOSED SIGN             |
| --- | EXISTING SPOT ELEVATION   | --- | PROPOSED DOWN SPOUT       |
| --- | EXISTING STONEWALL        | --- | PROPOSED SEWER LINE       |
| --- | EXISTING UTILITY POLE     | --- | PROPOSED WATER MAIN       |
| --- | EXISTING OVERHEAD WIRES   | --- |                           |
| --- | EXISTING SIGN             | --- |                           |
| --- | EXISTING FENCE            | --- |                           |

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

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PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING AND TRAFFIC SIGNS PLAN SOUTH**

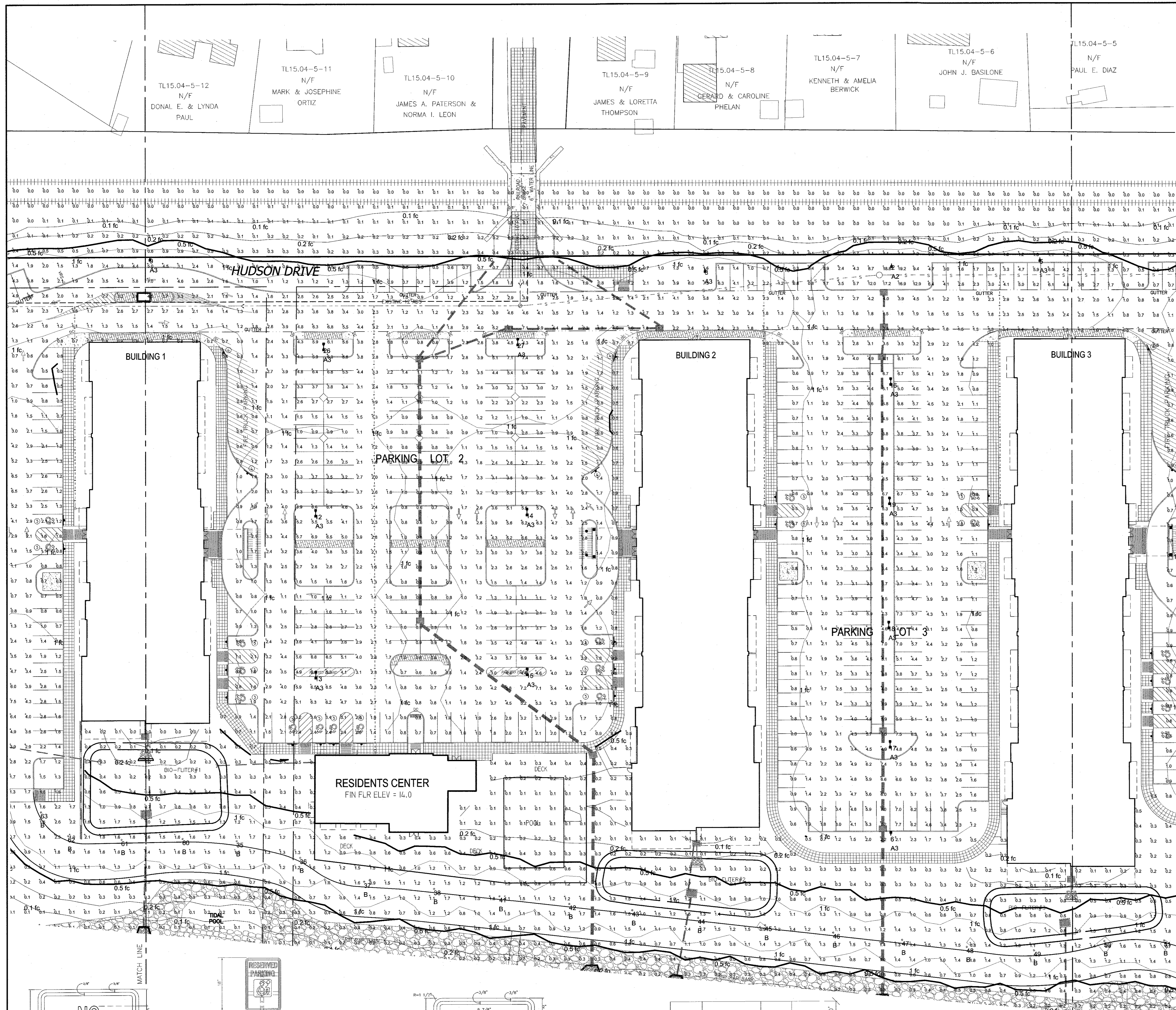
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RYAN A. NASHER, P.E.  
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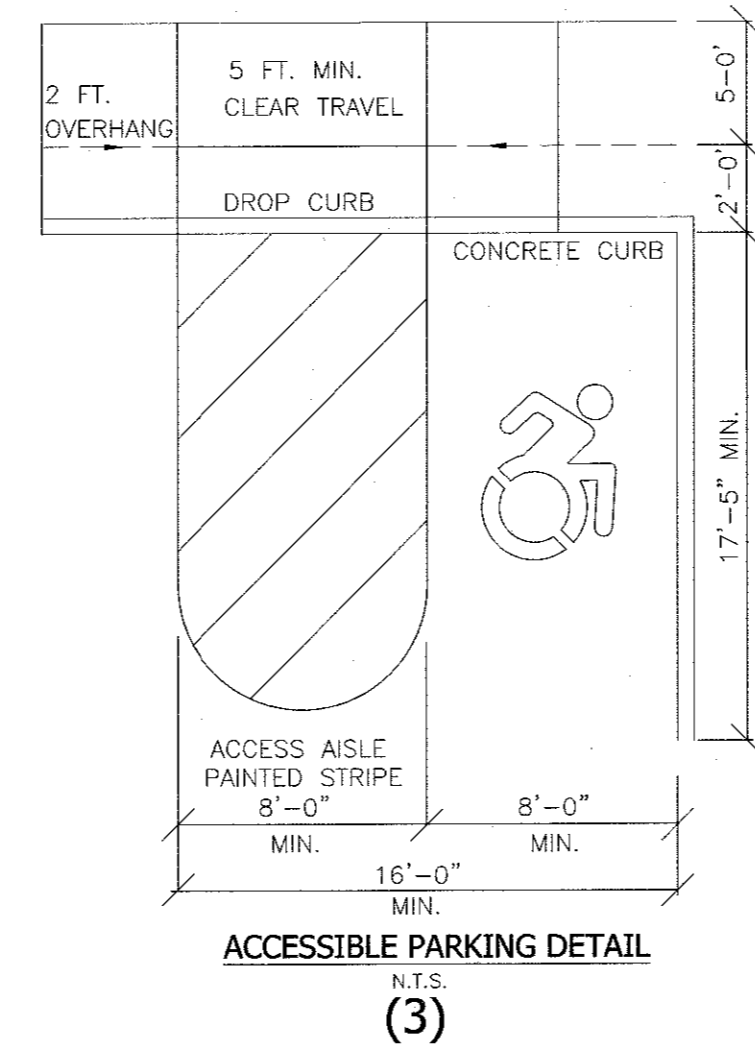
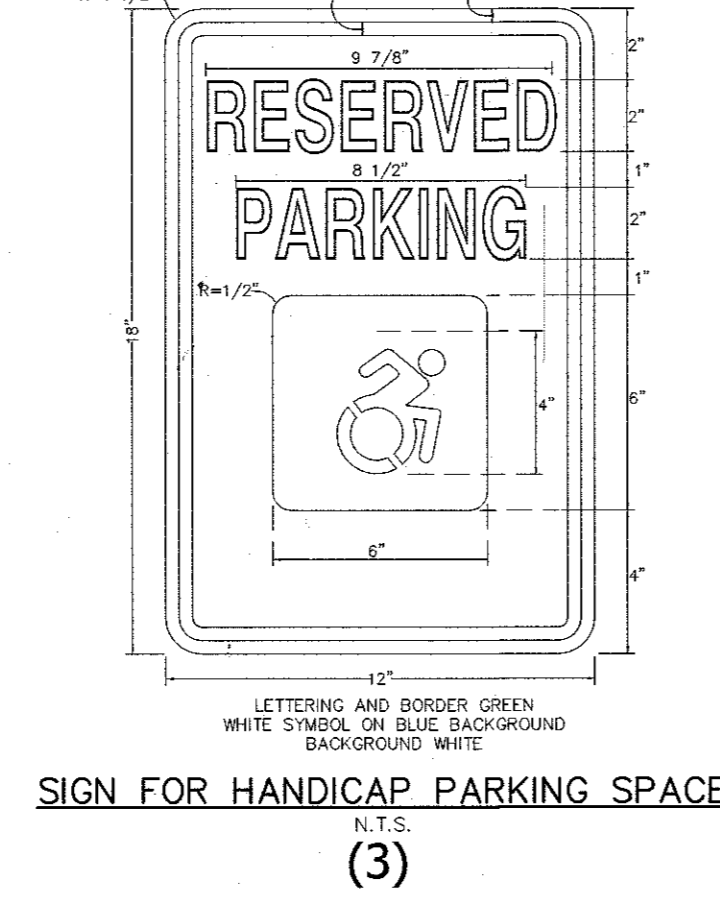
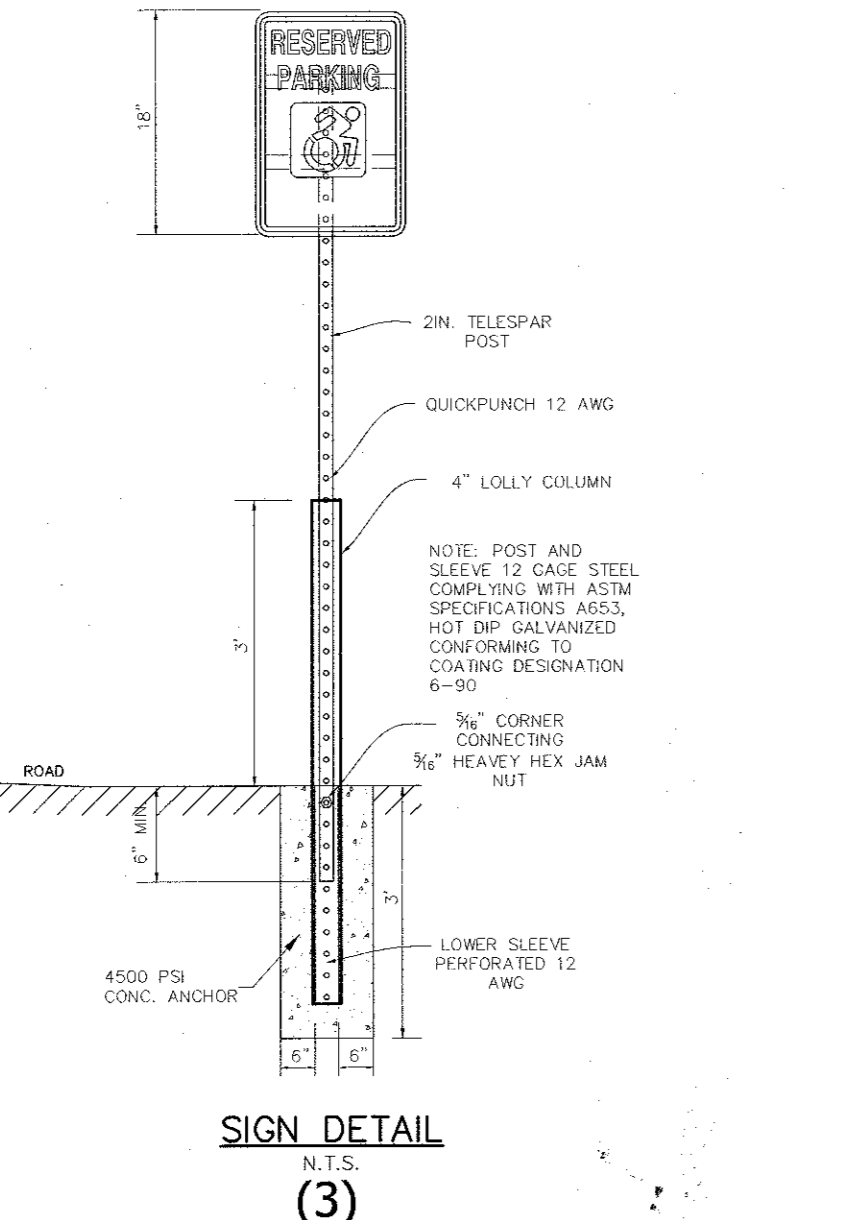
STATE OF NEW YORK  
JOHN R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 80228



**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 MAIN	---	PROPOSED WATER VALVE
---	EXISTING FIRE HYDRANT	---	PROPOSED FIRE HYDRANT
---	EXISTING GAS LINE	---	PROPOSED GAS VALVE
---	EXISTING GAS VALVE	---	PROPOSED GAS VALVE
---	EXISTING CATCH BASIN	---	PROPOSED CATCH BASIN
---	EXISTING STORM DRAIN LINE	---	PROPOSED STORM DRAIN LINE
---	EXISTING SEWER MANHOLE	---	PROPOSED SEWER CLEANOUT
---	EXISTING SEWER LINE	---	PROPOSED SEWER HOUSE CONNECTION
---	EXISTING SPOT ELEVATION	---	PROPOSED SPOT ELEVATION
---	EXISTING STONEMAN	---	PROPOSED SILT FENCE
---	EXISTING UTILITY POLE	---	PROPOSED CONSTRUCTION FENCE
---	EXISTING OVERHEAD WIRES	---	PROPOSED NEW LIGHT POLE
---	EXISTING SIGN	---	PROPOSED SIGN
---	EXISTING FENCE	---	PROPOSED ROOF DRAIN
---		---	PROPOSED DOWN SPOUT
---		---	PROPOSED SEWER LINE
---		---	PROPOSED WATER MAIN

- NOTES:**
1. ALL SITE LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF STONY POINT STANDARD, TO MINIMIZE ADVERSE IMPACTS TO ADJOINING PROPERTIES.
  2. 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.
  3. ONLY THE LIGHTS AND LIGHTING LOCATIONS SHOWN ON THE PLAN ARE APPROVED FOR INSTALLATION.
  4. NO ADDITIONAL LIGHTS/LIGHTING LOCATIONS WILL BE ALLOWED UNLESS FIRST APPROVED BY THE STONY POINT PLANNING BOARD.
  5. ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
  6. ALL LIGHTING WILL BE LOCATED AT LEAST 5 FEET FROM ROAD RIGHT OF WAY.



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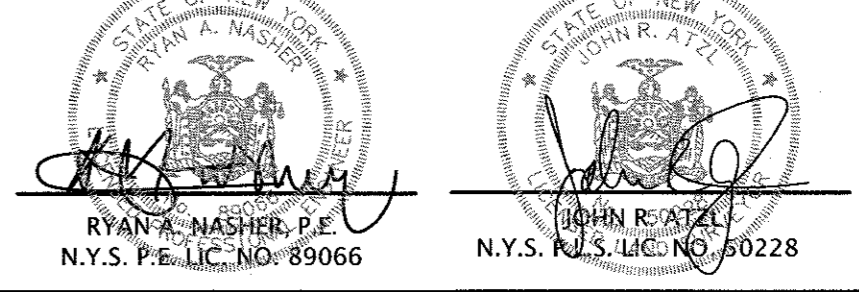
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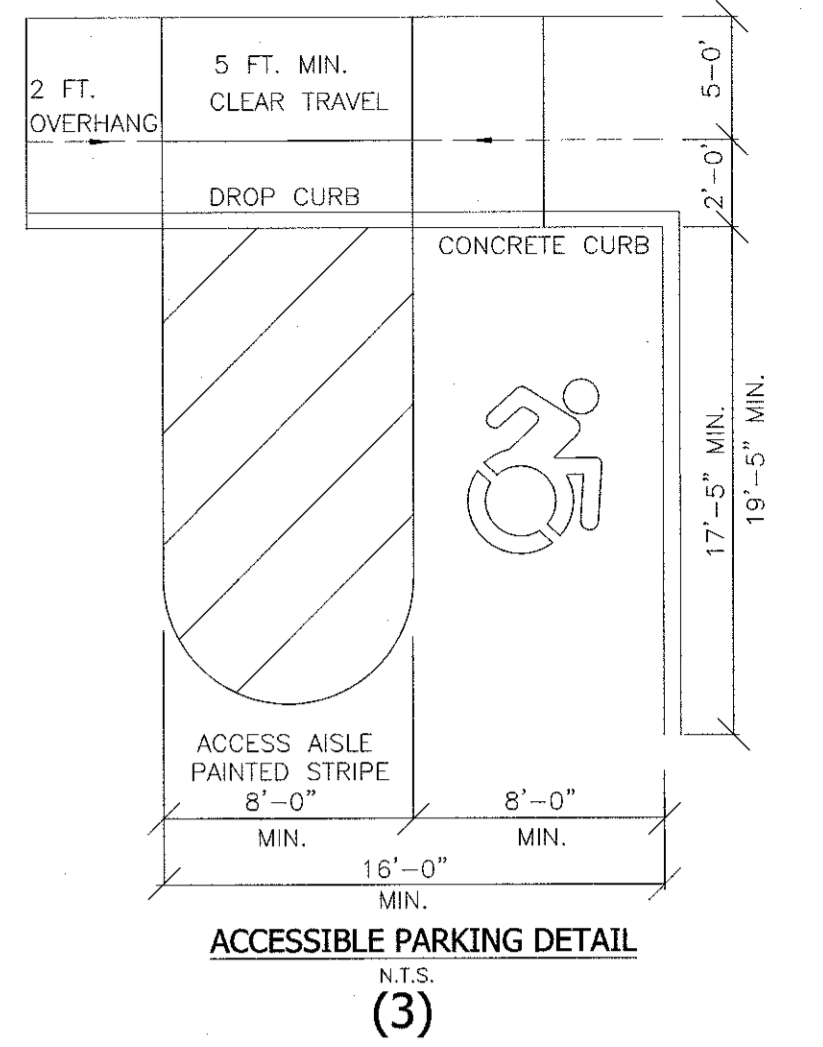
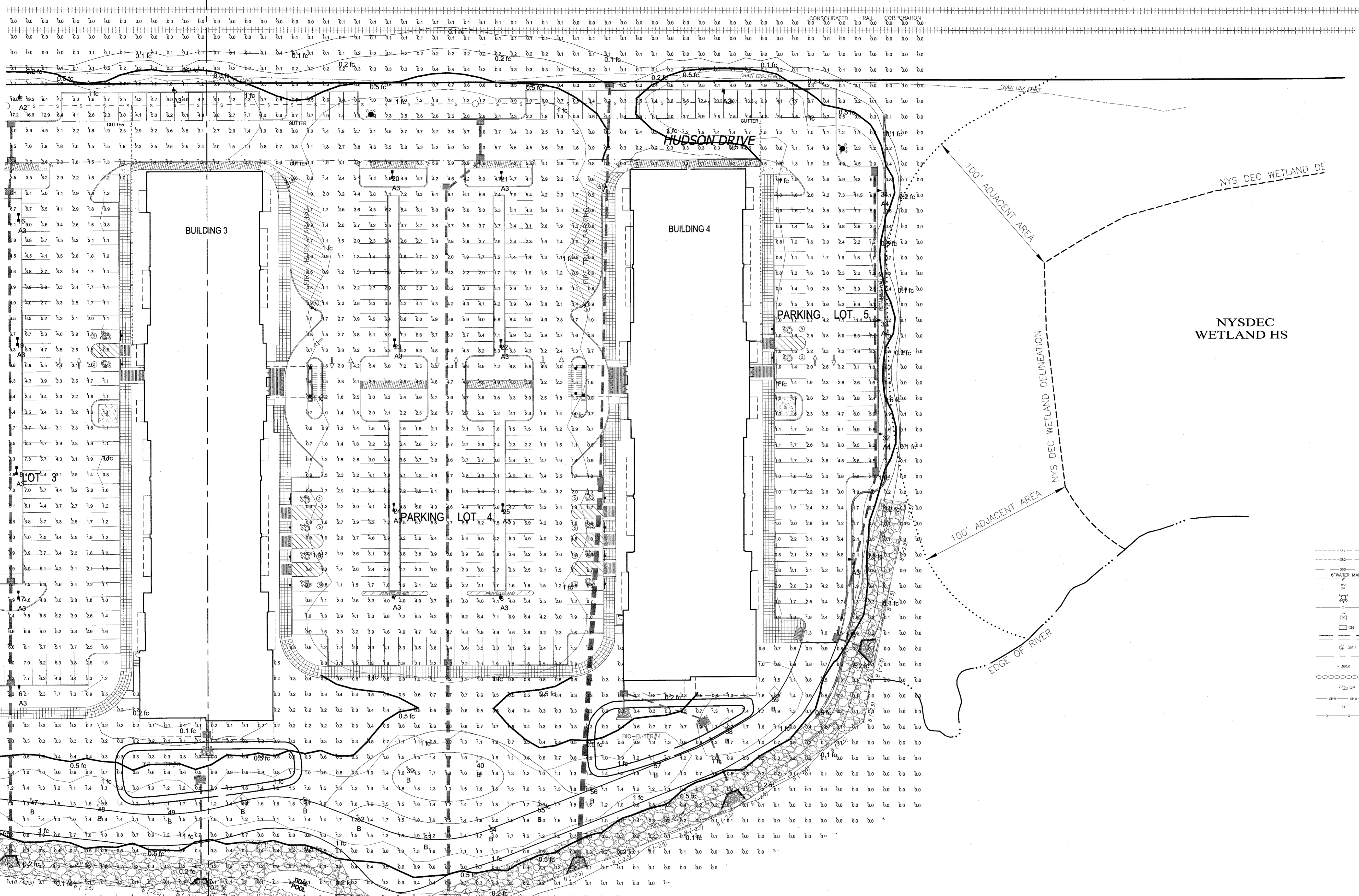
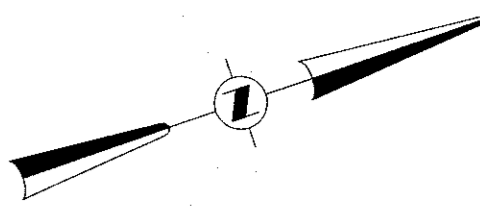
PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING AND TRAFFIC SIGNS PLAN MIDDLE**

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DATE: AUGUST 01, 2019	SCALE: 1 IN. = 30 FT.
PROJECT NO: 1407	DRAWING NO: 15





ACCESSIBLE PARKING DETAIL  
N.T.S.  
(3)

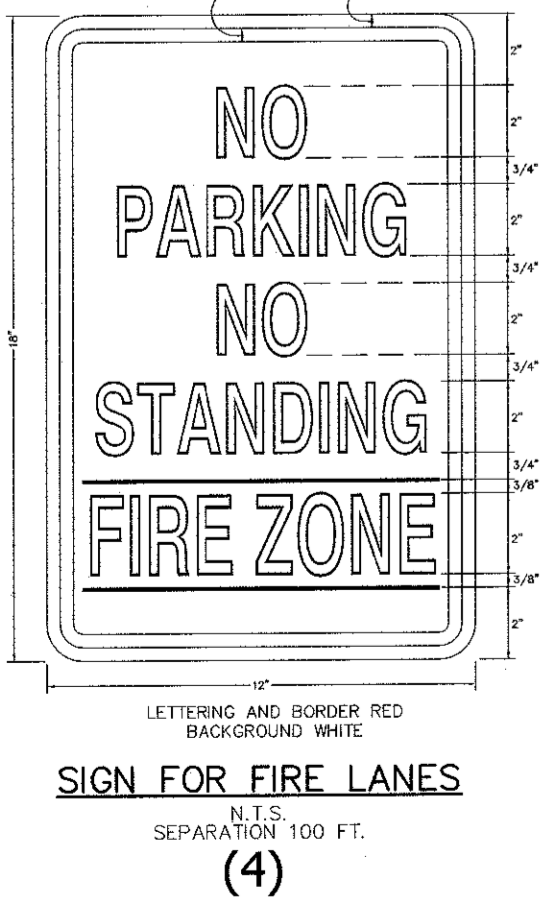
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- Call Before You Dig
- Meet the Required Time
- Complete the Response
- Dig With Care

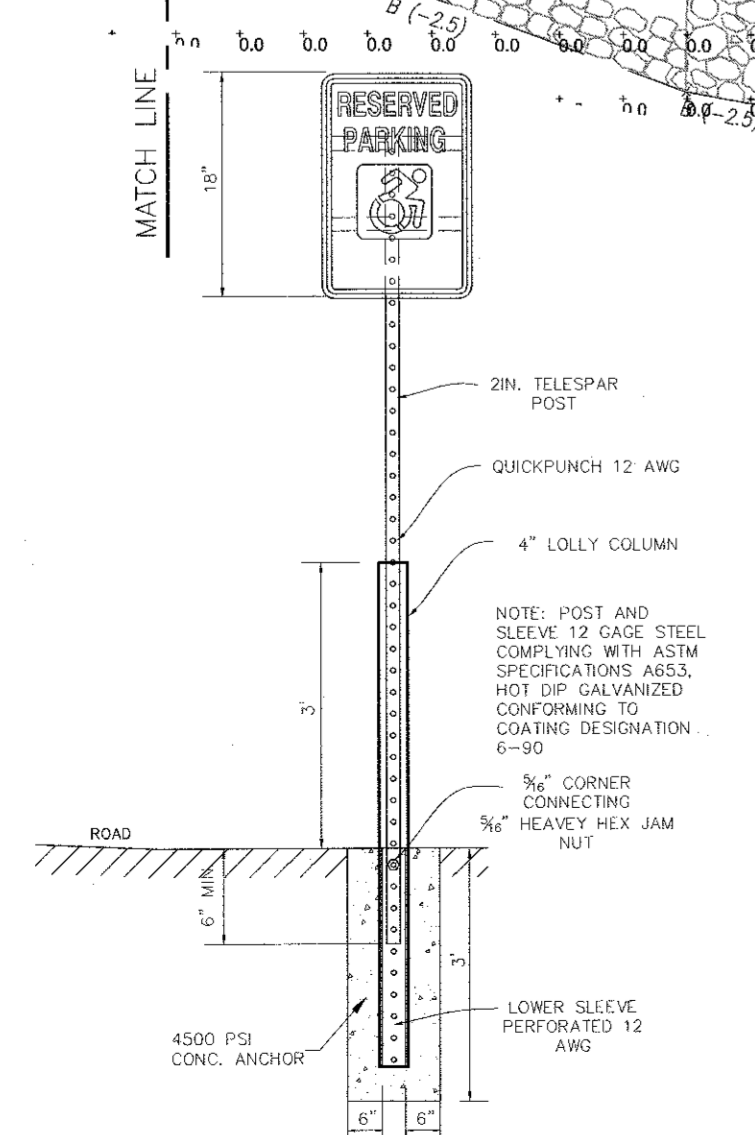
1-800-962-7962  
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**LEGEND**

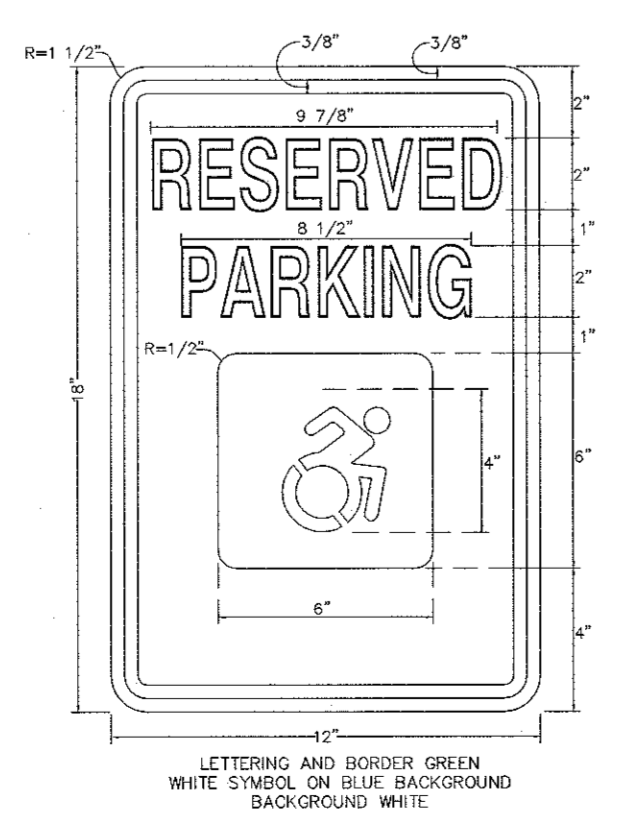
- 1' --- EXISTING 1' CONTOUR
- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATER MAIN
- W --- EXISTING WATER VALVE
- F --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- G --- EXISTING GAS VALVE
- CB --- EXISTING CATCH BASIN
- SD --- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SPOT ELEVATION
- S --- EXISTING STONEWALL
- U --- EXISTING UTILITY POLE
- W --- EXISTING OVERHEAD WIRES
- F --- EXISTING FENCE
- 1' --- PROPOSED 1' CONTOUR
- 2' --- PROPOSED 2' CONTOUR
- 10' --- PROPOSED 10' CONTOUR
- W --- PROPOSED WATER SERVICE
- W --- PROPOSED WATER VALVE
- F --- PROPOSED FIRE HYDRANT
- G --- PROPOSED GAS SERVICE
- G --- PROPOSED GAS VALVE
- CB --- PROPOSED CATCH BASIN
- SD --- PROPOSED STORM DRAIN LINE
- SMH --- PROPOSED SEWER CLEANOUT
- S --- PROPOSED SEWER HOUSE CONNECTION
- S --- PROPOSED SPOT ELEVATION
- S --- PROPOSED SILT FENCE
- U --- PROPOSED NEW LIGHT POLE
- W --- PROPOSED ROOF DRAIN
- S --- PROPOSED SEWER LINE
- W --- PROPOSED WATER MAIN



SIGN FOR FIRE LANES  
SEPARATION 100 FT.  
(4)



SIGN DETAIL  
N.T.S.  
(3)



SIGN FOR HANDICAP PARKING SPACE  
N.T.S.  
(3)

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

**AN&Z**  
**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
232 North Main Street  
New City, New York 10956  
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165 Mamaroneck Ave, Floor 2  
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914.949.4272 t.  
914.949.4278 f.

A DESIGN AND DEVELOPMENT CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **LIGHTING AND TRAFFIC SIGNS PLAN NORTH**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: 1" IN. = 30 FT.
PROJECT NO: 1407	DRAWING NO: 16

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

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMERALD SEAL OR THE EMERALD SEAL OF THE SURVEYOR GENERAL OF THE STATE OF NEW YORK SHALL BE CONSIDERED TO BE FALSE AND VOID.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON, INCLUDING ANY ENGINEER, ARCHITECT, SURVEYOR, OR LAND SURVEYOR, FROM PREPARING ANY DRAWING OR SPECIFICATIONS UNLESS IT IS UNDER THE DIRECTION AND SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR, OR LAND SURVEYOR. ANY UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING THE LAND SURVEYOR'S EMERALD SEAL SHALL BE CONSIDERED TO BE FALSE AND VOID.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON, INCLUDING ANY ENGINEER, ARCHITECT, SURVEYOR, OR LAND SURVEYOR, FROM PREPARING ANY DRAWING OR SPECIFICATIONS UNLESS IT IS UNDER THE DIRECTION AND SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR, OR LAND SURVEYOR. ANY UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING THE LAND SURVEYOR'S EMERALD SEAL SHALL BE CONSIDERED TO BE FALSE AND VOID.



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PTSp/L	PTSp/Tb	Meter Type
Site Lighting	Illuminance	Fc	1.36	20.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	10	10	Horizontal
Parking Lot 1	Illuminance	Fc	2.43	7.8	0.5	4.86	15.60	Readings taken at 0'-0" AFG			
Parking Lot 2	Illuminance	Fc	3.17	7.4	0.5	4.62	14.80	Readings taken at 0'-0" AFG			
Parking Lot 3	Illuminance	Fc	3.17	19.2	0.5	6.34	38.40	Readings taken at 0'-0" AFG			
Parking Lot 4	Illuminance	Fc	3.09	7.6	0.4	7.73	19.00	Readings taken at 0'-0" AFG			
Parking Lot 5	Illuminance	Fc	3.00	11.5	0.8	3.75	14.38	Readings taken at 0'-0" AFG			
River Walk	Illuminance	Fc	1.22	2.3	0.5	2.44	4.60	Readings taken at 0'-0" AFG			

**All quotes/orders generated from this layout must be forwarded to the Local Rep Agency**

Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating
1	2	A2	ALED2T150	SINGLE	1.000	TYPE II	B2-U0-G3
2	8	A3	ALED3T150	SINGLE	1.000	TYPE III	B1-U0-G3
3	21	A3	ALED3T150 x 2	BACK-BACK	1.000	TYPE III	B1-U0-G3
4	3	A4	ALED4T150	SINGLE	1.000	TYPE IV	B1-U0-G3
5	29	B	ALED5T26	SINGLE	1.000	TYPE V	B2-U1-G1

**Luminaire Tag Summary**

Tag	Qty
A2	2
A3	50
A4	3
B	29

**Expanded Luminaire Location Summary**

LumNo	Tag X	Y	MTG	HT	Orient	Tilt
1	A2	2298.656	802.18	12.5	270	0
2	A2	1848.465	897.066	12.5	270	0
3	A3	1724.092	893.486	22.5	270	0
4	A3	2380.345	602.967	22.5	180	0
5	A3	1947.294	901.73	22.5	270	0
6	A3	1849.8	520.597	22.5	90	0
7	A3	2098.953	576.13	22.5	270	0
8	A3	2157.82	878.13	22.5	270	0
9	A3	1354.461	899.748	22.5	270	0
10	A3	1243.976	895.967	22.5	292.794	0
11	A3	1113.856	748.639	22.5	90	0
12	A3	1113.856	744.639	22.5	270	0
13	A3	1465.251	825.782	22.5	90	0
14	A3	1465.251	825.782	22.5	270	0
15	A3	1606.513	735.123	22.5	90	0
16	A3	1606.513	735.123	22.5	270	0
17	A3	1547.889	858.38	22.5	270	0
18	A3	1547.889	858.38	22.5	90	0
19	A3	1847.826	739.152	22.5	270	0
20	A3	1847.826	739.152	22.5	90	0
21	A3	2087.331	850.309	22.5	90	0
22	A3	2087.331	850.309	22.5	270	0
23	A3	2157.028	850.309	22.5	270	0
24	A3	2157.028	846.309	22.5	270	0
25	A3	2157.298	738.713	22.5	270	0
26	A3	2089.223	742.713	22.5	90	0
27	A3	2089.223	742.713	22.5	270	0
28	A3	2158.92	637.55	22.5	90	0
29	A3	2158.92	637.55	22.5	270	0
30	A3	1470.374	844.448	22.5	90	0
31	A3	1599.821	848.355	22.5	270	0
32	A3	1252.26	606.415	22.5	0	0
33	A3	1248.26	606.415	22.5	180	0
34	A3	1182.562	606.415	22.5	0	0
35	A3	1178.562	606.415	22.5	180	0
36	A3	1115.267	850.837	22.5	90	0
37	A3	1115.267	846.837	22.5	270	0
38	A3	1250.217	752.587	22.5	0	0
39	A3	1248.217	752.587	22.5	180	0
40	A4	2399.705	685.042	22.5	180	0
41	A4	2398.417	758.888	22.5	180	0
42	A4	2397.994	838.885	22.5	180	0

**Expanded Luminaire Location Summary**

LumNo	Tag X	Y	MTG	HT	Orient	Tilt
35	B	1414.198	813.154	11.5	0	0
36	B	1456.501	802.322	11.5	0	0
37	B	1499.213	486.587	11.5	0	0
38	B	1545.887	481.886	11.5	0	0
39	B	2098.218	468.755	11.5	0	0
40	B	2143.015	473.351	11.5	0	0
41	B	1589.45	1477.387	11.5	0	0
42	B	1635.979	472.424	11.5	0	0
43	B	1677.671	468.272	11.5	0	0
44	B	1721.513	463.295	11.5	0	0
45	B	1766.321	458.687	11.5	0	0
46	B	1811.746	453.818	11.5	0	0
47	B	1857.64	449.109	11.5	0	0
48	B	1900.658	444.74	11.5	0	0
49	B	1945.551	442.765	11.5	0	0
50	B	1992.276	449.212	11.5	0	0
51	B	2032.183	449.815	11.5	0	0
52	B	2086.857	438.704	11.5	0	0
53	B	2109.538	427.143	11.5	0	0
54	B	2151.247	432.4	11.5	0	0
55	B	2182.193	444.997	11.5	0	0
56	B	2215.912	456.805	11.5	0	0
57	B	2256.108	473.392	11.5	0	0
58	B	2301.884	495.25	11.5	0	0
59	B	2331.28	515.778	11.5	0	0
60	B	1378.209	514.581	11.5	0	0
61	B	1337.512	513.927	11.5	0	0
62	B	1302.008	516.389	11.5	0	0
63	B	1293.02	532.181	12.5	0	0

Total Quantity: 84 (29 shown, 56 through 84)

Note: 20ft poles are mounted on a 2.5ft concrete base by others.

**NOTES:**  
 \* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLF is the result quotient of mean lumens / Initial lumens per lamp manufacturer's specifications.  
 \* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.  
 \* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.  
 \* Mounting height determination is job site specific, our lighting simulations assume a mounting height (elevation point of the luminaire symbol) to be later at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.  
 \* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.  
 \* The landscape material shown herein is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects.  
 \* The actual illumination values measured in the field will vary.  
 \* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when increasing customer requests into photometric studies.  
 \* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International Intellectual Property laws. Patents issued or pending apply.

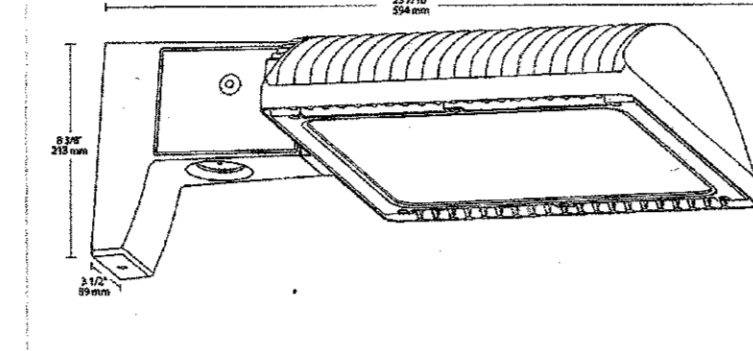
**ALED3T150**

**Technical Specifications (continued)**

**Construction:** THD: 6% at 120V, 11.3% at 277V  
 Gaskets: High-temperature silicone gaskets  
 Finish: Formulated for high durability and long-lasting color  
**Green Technology:** Mercury and UV free, RoHS-compliant components  
**Electrical:** Driver: One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

**Other:** BAA Compliance: Click tags for BAA compliance.  
 Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and future finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).  
 Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Dimensions**



**Features**

66% energy cost savings vs. HID  
 100,000-hour LED lifespan  
 5-Year, No-Compromise Warranty

**ALED4T150**

**Technical Specifications (continued)**

**Construction:** THD: 4.7% at 120V, 13.3% at 277V  
 Gaskets: High-temperature silicone gaskets  
 Finish: Formulated for high durability and long-lasting color  
**Green Technology:** Mercury and UV free, RoHS-compliant components.  
**Electrical:** Driver: One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

**Other:** BAA Compliance: Click tags for BAA compliance.  
 Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and future finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).  
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**Features**

66% energy cost savings vs. HID  
 100,000-hour LED lifespan  
 5-Year, No-Compromise Warranty

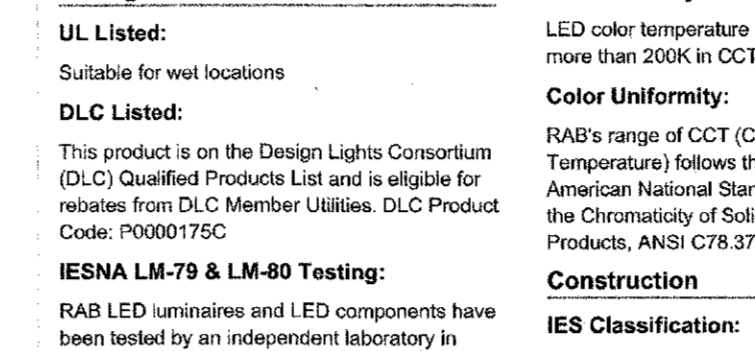
**ALED3T150**

**Technical Specifications**

**Construction:** THD: 6% at 120V, 11.3% at 277V  
 Gaskets: High-temperature silicone gaskets  
 Finish: Formulated for high durability and long-lasting color  
**Green Technology:** Mercury and UV free, RoHS-compliant components  
**Electrical:** Driver: One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

**Other:** BAA Compliance: Click tags for BAA compliance.  
 Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and future finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).  
 Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Dimensions**



**Features**

66% energy cost savings vs. HID  
 100,000-hour LED lifespan  
 5-Year, No-Compromise Warranty

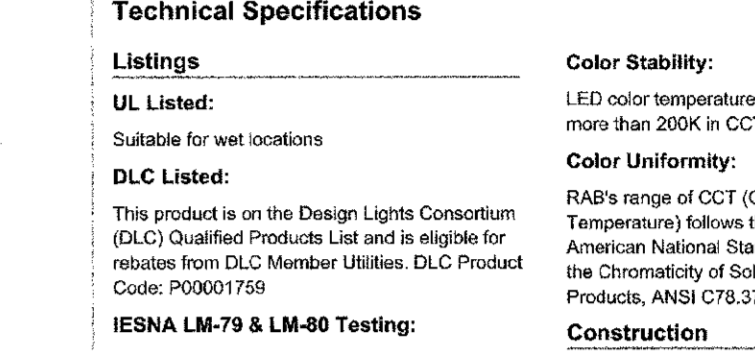
**ALED2T150**

**Technical Specifications**

**Construction:** THD: 6% at 120V, 11.3% at 277V  
 Gaskets: High-temperature silicone gaskets  
 Finish: Formulated for high durability and long-lasting color  
**Green Technology:** Mercury and UV free, RoHS-compliant components  
**Electrical:** Driver: One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

**Other:** BAA Compliance: Click tags for BAA compliance.  
 Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and future finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).  
 Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Dimensions**



**Features**

66% energy cost savings vs. HID  
 100,000-hour LED lifespan  
 5-Year, No-Compromise Warranty

**ALED5T26**

**Other:** Equivalent to 120W Pulse Start Metal Halide  
 Features: The design of the ALED5T26 is protected by patents pending in US, Canada, China, Taiwan and Mexico  
 Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and future finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Power Factor:** 99.1% at 120V, 99.9% at 277V  
 Drivers (2): Constant Current, 2100mA, Class 2 with 8W surge protection, 100-277VAC, 50/60 Hz

**Optical:** BUG Rating: 82-U1-G1  
 THD: 7.7% at 120V, 17.4% at 277V

**Electrical:** THD: 7.7% at 120V, 17.4% at 277V

**Features:** IES type V (circular) distribution  
 100,000-hour LED lifespan  
 Compatible with standard 2 1/8" and 3" bases  
 "Air-Flow" Fin for maximum heat dissipation  
 5-Year, No-Compromise Warranty

**Dimensions:** 22 1/2" Dia, 11 1/2" H, 1 1/2" W

**Ordering Matrix:**

Family	Distribution	Wattage	Color Temp	Finish	Driver Option	Options	Other Options
ALED	ST	26	28	3000K	Blank = Bronze	Blank = 120-277V DC = 120-277V DC = 120-277V	Blank = No Option DC = No Option DC = No Option

**PR4-11-10WT**

**Dimensions:** 10 1/2" Dia, 11 1/2" H, 1 1/2" W

**Technical Specifications:**

**Listings:** CSA Listed: Suitable for wet locations

**Construction:** Shaft: 46,000 p.s.i. minimum yield  
 Hand Holes: Reinforced with grounding lug and removable cover  
 Base Plates: Solid cast steel plates, 30,000 p.s.i.  
 Shipping Protection: All poles are shipped in individual padded cartons to prevent in-transit damage

**Weight:** 137 lbs  
 Shaft Size: 1 1/2"  
 Hand Hole Dimensions: 3" x 4"  
 Bolt Circle: 6 1/2"  
 Base Dimension: 8"

**Anchor Bolt:** Galvanized anchor bolts and galvanized hardware and anchor bolt hardware. All bolts have a 3" neck.  
**Anchor Bolt Templates:** WARNING: Template must be printed on 11" x 17" sheet for actual use. CHECK SCALE BEFORE USE. Template shipped with anchor bolts and available 9888.  
**Pre-Shipped Anchor Bolts:** Bolts can be pre-shipped upon request for additional freight charge  
**Max EPA's Max Weights:** 70AMP @ 10.7,250 lb.  
 80AMP @ 7.0,250 lb.  
 90AMP @ 4.3,250 lb.  
 100AMP @ 2.5,250 lb.  
 100AMP @ 1.1,2,500 lb.  
 120AMP @ 1.1,2,500 lb.  
**Other:** Bronze powder coating  
 Height: 20 FT  
 Pole Terms of Sale is available 9226

**Ordering Matrix:**

Family	Shape	Size	Gauge	Height	Drilled/Welded	WT
R	Round	4" x 4"	7	7	18	10
R	Round	4" x 4"	7	7	18	10
R	Round	6" x 6"	11	11	10	10
R	Round	6" x 6"	11	11	10	10
R	Round	6" x 6"	11	11	10	10
R	Round	6" x 6"	11	11	10	10

**PS4-11-20D2**

**Technical Specifications:**

**Listings:** CSA Listed: Suitable for wet locations

**Construction:** Shaft: 46,000 p.s.i. minimum yield  
 Hand Holes: Reinforced with grounding lug and removable cover  
 Base Plates: Solid cast steel plates, 30,000 p.s.i.  
 Shipping Protection: All poles are shipped in individual padded cartons to prevent in-transit damage

**Weight:** 137 lbs  
 Shaft Size: 1 1/2"  
 Hand Hole Dimensions: 3" x 4"  
 Bolt Circle: 6 1/2"  
 Base Dimension: 8"

**Anchor Bolt:** Galvanized anchor bolts and galvanized hardware and anchor bolt hardware. All bolts have a 3" neck.  
**Anchor Bolt Templates:** WARNING: Template must be printed on 11" x 17" sheet for actual use. CHECK SCALE BEFORE USE. Template shipped with anchor bolts and available 9888.  
**Pre-Shipped Anchor Bolts:** Bolts can be pre-shipped upon request for additional freight charge  
**Max EPA's Max Weights:** 70AMP @ 10.7,250 lb.  
 80AMP @ 7.0,250 lb.  
 90AMP @ 4.3,250 lb.  
 100AMP @ 2.5,250 lb.  
 100AMP @ 1.1,2,500 lb.  
 120AMP @ 1.1,2,500 lb.  
**Other:** Bronze powder coating  
 Height: 20 FT  
 Pole Terms of Sale is available 9226

**ALED4T150**

**Driver Info:**

Type	Constant Current	Watts	150.00W
120V	1.31A	Color	

**Material Specifications:**  
The allowable materials to be used in biofilter area are detailed in Table 1.

**Planting Soil:**  
The soil shall be a uniform mix, free of stones, slumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the biofilter area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of noxious weeds.  
The planting soil shall be tested and shall meet the following criteria:

pH range: 5.2 - 7.0  
organic matter: 1.5 - 4%  
magnesium: 35 lb./ac  
phosphorus P2O5: 75 lb./ac  
potassium K2O: 85 lb./ac  
soluble salts: not to exceed 500 ppm

All biofilter areas shall have a minimum of one test. Each test shall consist of both the standard soil test for pH, phosphorus, and potassium and additional tests of organic matter, and soluble salts. A texture analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the top soil was excavated. Since different labs calibrate their testing equipment differently, all testing results shall come from the same testing facility. Should the pH fall out of the acceptable range, it may be modified (higher) with lime or (lower) with iron sulfate plus sulfur.

**Compaction:**  
It is very important to minimize compaction of both the base of the biofilter area and the required backfill. When possible, use excavation hoses to remove original soil. If biofilter areas are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf tire tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and storage volumes and is not acceptable. Compaction will significantly contribute to design failure.  
Compaction can be alleviated at the base of the biofilter facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the biofilter facility before back filling the required sand layer. Pump any ponded water before preparing (rototilling) base. When back filling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When back filling the biofilter facility, place soil in lifts 12" or greater. Do not use heavy equipment within the biofilter basin. Heavy equipment can be used around the perimeter of the basin to supply soil and sand. Grade biofilter materials by hand or with light equipment such as a compact loader or a dozer/loader with marsh tracks.

**Plant Installation:**  
1. Mulch around individual plants only. Shredded hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the biofilter area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.  
2. The plant root ball should be planted so 1/8th of the ball is above final grade surface.  
3. Root stock of the plant material shall be kept moist during transport and on-site storage. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.  
4. Trees shall be braced using 2" X 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree.  
5. Grasses and legume seed shall be tilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.  
6. The topsoil specifications provide enough organic matter to adequately supply nutrients from natural cycling. The primary function of the biofilter structure is to improve water quality. Adding fertilizers, dolomite, or all or a minimum, impedes this goal. Only soil fertilizer if wood chips or mulch is used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

**Miscellaneous:**  
The biofilter facility may not be constructed until all contributing drainage area has been stabilized.

**TABLE 1: MATERIALS SPECIFICATIONS FOR BIOFILTER**

Parameter	Specification	Size	Notes
Plantings	see your local NYS Standards and Specifications guidance.	n/a	plantings are site-specific
Planting Soil	sand 35 - 60% silt 30 - 55% clay 10 - 25% Mulch	n/a	USDA soil types loamy sand, sandy loam or loam aged 6 months, minimum
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diaphragm and curtain drain	pea gravel: ASTM D 448 ornamental stone: washed cobbles	pea gravel: No. 6 stone: 2" to 5"	
Geotextile	Class 100 apparent opening size (ASTM-D-4751) grab tensile strength (ASTM-D-4832) burst strength (ASTM-D-4833)	n/a	for use as necessary beneath underdrains only

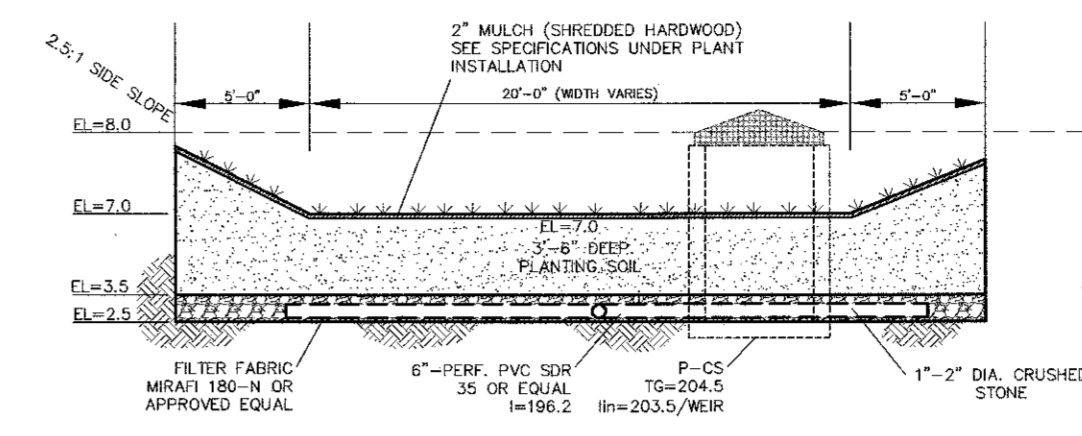
**PLANTING NOTES, MAINTENANCE AND SPECIFICATION:**

1. ALL PLANTING SHALL BE LOCATED, INSPECTED AND APPROVED BY A CERTIFIED LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL CHECK SOIL PH PRIOR TO START OF WORK AND AMEND AS REQUIRED TO BALANCE REQUIRED PH RANGE OF 5.2-7.0.
3. PLANTS SHALL BE MIXED IN GROUP IN ALL DESIGNATED ZONES AS SHOWN ON DRAWING.
4. PLANTS TO BE PLACED AT APPROPRIATE SPACING THROUGHOUT IN ZONES AS SHOWN ON DRAWING.
5. PLANTS TO BE PLACED IN GROUPS IN ZONES AS SHOWN ON DRAWING.
6. ALL PLANTS SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIALLY PERMITTED IN EACH INSTANT.
7. PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND BE DENSELY FOLIATED WHEN IN LEAF.
8. PLANTS SHALL BE VIGOROUS AND FREE FROM DEFECTS, DISEASE, INSECT PESTS, EGGS OR LARVAE, SUN SCALDS, INJURIES AND ABRASIONS OF THE BARK. THEY SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS.
9. PLANTS SHALL BE CONTAINER GROWN OR BURLAP BALLED. FRESHLY DUG PLANTS, HELED IN PLANTS OR PLANTS FROM COLD STORAGE SHALL NOT BE ACCEPTABLE.
10. MEASUREMENT OF SHRUBS SHALL BE TAKEN WHEN THEIR BRANCHES ARE IN NORMAL POSITION. THE HEIGHT AND SPREAD DIMENSION SHALL BE APPROVED BY A CERTIFIED LANDSCAPE ARCHITECT.
11. GROUND COVER PLANTS SHALL BE FURNISHED IN POTS, UNLESS OTHERWISE SPECIFIED. THE PLANT SHALL HAVE SUFFICIENT GROWTH TO HOLD SOIL IN PLACE WHEN REMOVE FROM THE POT.
12. ALL THE PLANT SHALL BE SELECTED AND PLANTED AS SPECIFIED IN THE TABULATE LIST ABOVE ACCORDING TO THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL IN APPENDIX H.
13. PLANTING SOIL SHALL BE COMPOSED OF A MIXTURE OF ONE PART TOPSOIL AND ONE PART ROOTED MANURE OR PEAT.
14. MULCH SHALL BE IN CONFORMANCE WITH AS SPECIFIED IN NOTE #1 UNDER THE PLANT INSTALLATION GUIDELINE.
15. FERTILIZER SHALL BE A STANDARD COMMERCIAL GRADE OF ORGANIC OR INORGANIC FERTILIZER OF (5-10-5) OR APPROVED EQUAL.
16. ADDITIONAL CRUSHED STONE 1"-2" DIAMETER SHALL BE PLACED A MINIMUM OF 12" BELOW IN EXCAVATED TREE PITS BY OVER DIGGING DEEPER PITS TO A MINIMUM OF 12" DEPTH OR AS DIRECTED, IF THE NATURAL DRAINAGE IS UNSUITABLE FOR PROPER DRAINAGE FROM PITS.
17. PLANT PITS SHALL BE 2X THE WIDTH OF ROOT BALL AND 6" EXISTING SOIL FROM PLANT FIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, ONE PART DEHYDRATED COW MANURE AND FOUR PARTS TOPSOIL. MIX 5-10-5 (50%) SLOW-RELEASE FERTILIZER (ROOTS OR RAPID GROW) IN ALL PLANTING BEDS AT SPECIFIED RATE. FOR EVERGREEN PLANTING ADD 1 lb. per 100 square ft. OF PLANT BED AREA OF AMMONIUM SULFATE AND SUPERPHOSPHATE.
18. MAINTENANCE OF ALL PLANTS SHALL BE REQUIRED FROM THE TIME OF PLANTING UNTIL THE INITIAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, LIGHTENING, AND REPAIRING, RESETTLING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND REMOVAL OF DEAD MATERIALS. NO PLANTS WILL BE ACCEPTABLE UNLESS THEY SHOW A HEALTHY AND SATISFACTORY FOLIAGE CONDITION.

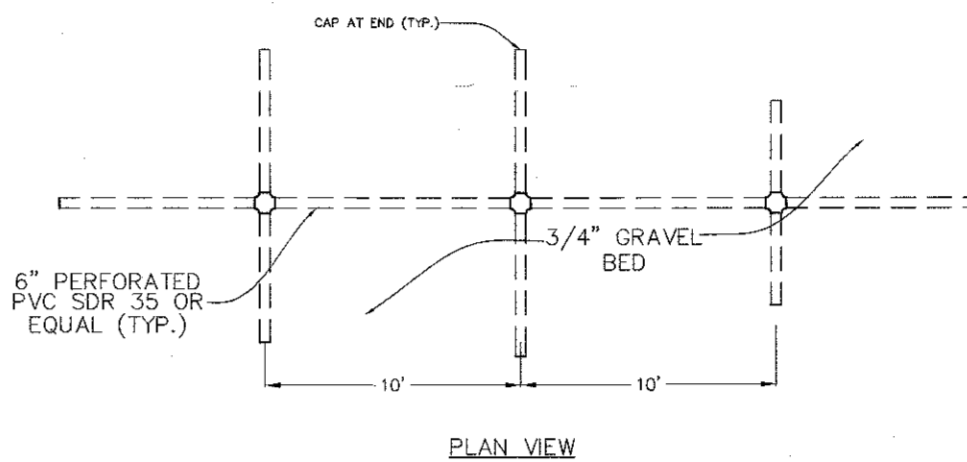
**BIOFILTERS #1 TO #4 PLANT LIST PER NYSDEC SWMDM**

PLANT NAME	SYMBOL	ZONE	INUNDATION TOLERANCE	WILDLIFE VALUE	NOTES	SIZE & REMARKS	QUANTITY
<b>TREE</b>							
River Birch ( <i>Betula nigra</i> )	BR	3,4,5	yes	low, good for cavity nesters.	bank erosion control, full sun	10'-12' ht. B&B	3
<b>SHRUB</b>							
Waterberry ( <i>Lex verticillata</i> )	IV	3,4,5	yes	high cover and fruit for birds, holds berries into winter.	full sun to partial shade, seasonally flooded areas	30"-36" con.	4
Butterbush ( <i>Copallanthus occidentalis</i> )	CO	2,3,4,5	yes	high ducks and shorebirds seeds, will grow in wet areas.	full sun to partial shade.	3'-6' ht.	2
<b>EMERGENT HERBACEOUS</b>							
Arrowweed, Duck Potamo ( <i>Sagittaria latifolia</i> )	SI	2,3	up to 1 ft.	moderate; tubers and seeds eaten by ducks	aggressive colonizer.	plant 5' o.c.	21
Soft-stem Bulrush ( <i>Scirpus validus</i> )	SV	2,3	up to 1 ft.	moderate; good cover and food.	full sun; aggressive colonizer; high pollutant removal.	plant 5' o.c.	19

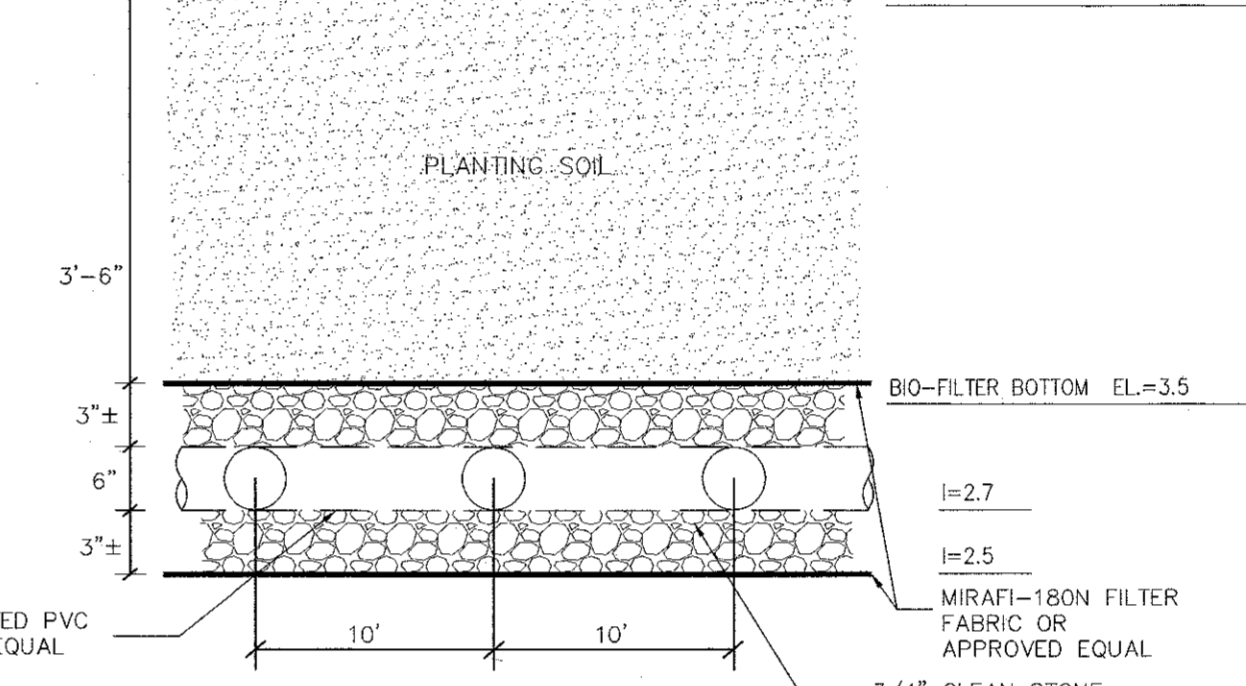
ZONES 2,3: LOWEST ZONE  
ZONES 3,4: MIDDLE ZONE  
ZONES 5,6: OUTER ZONE



**BIO-FILTER SECTION**  
SCALE: N.T.S.

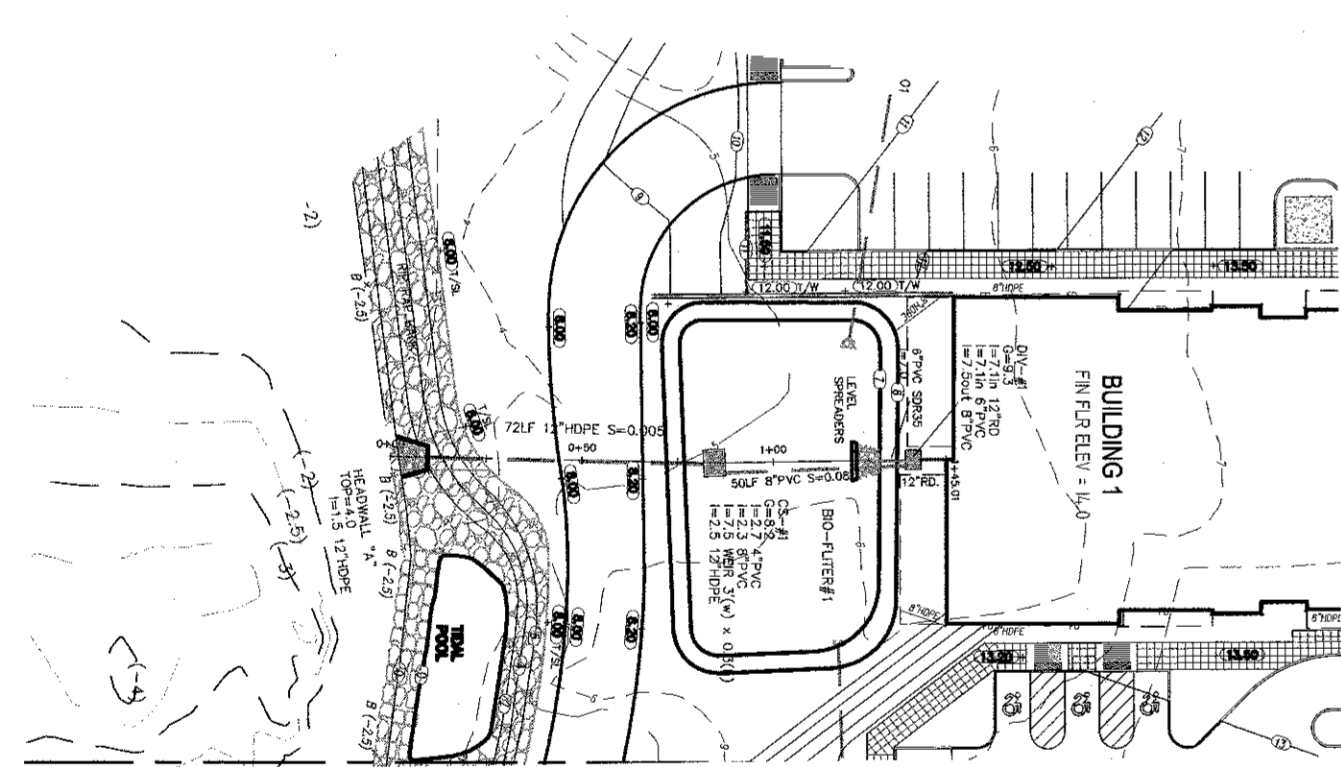


**PLAN VIEW**

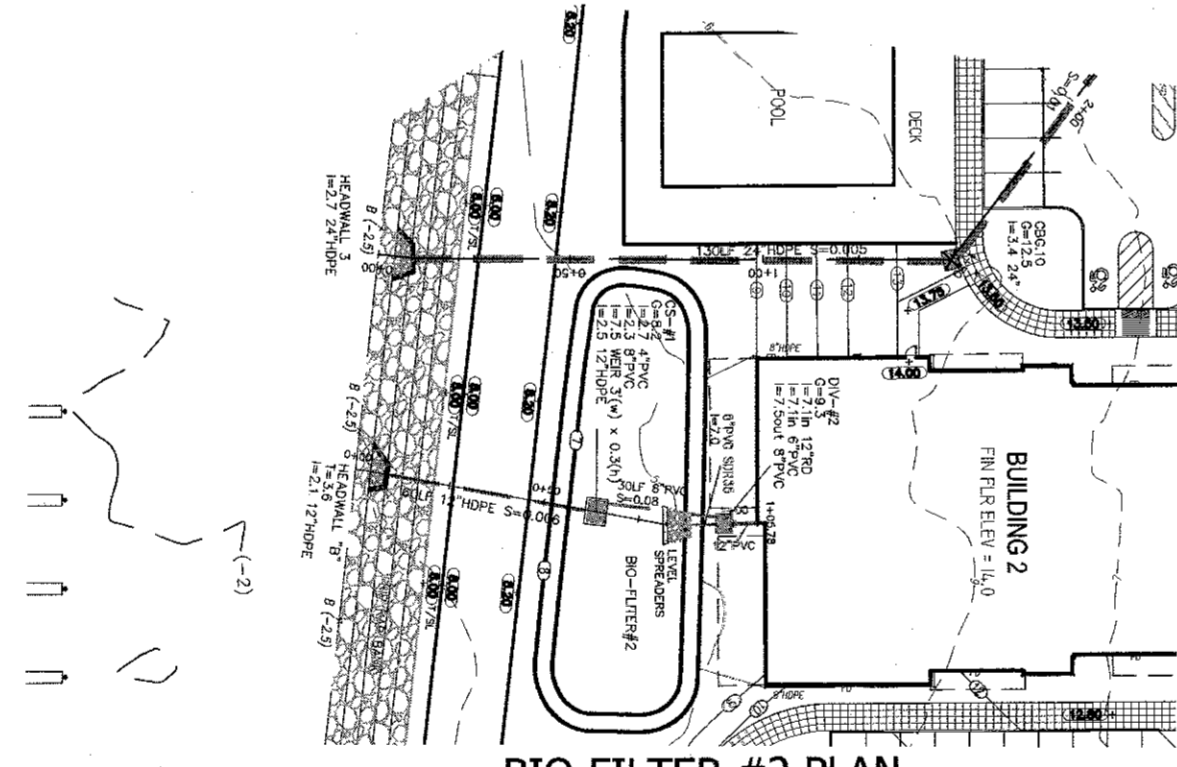


**SECTION VIEW**

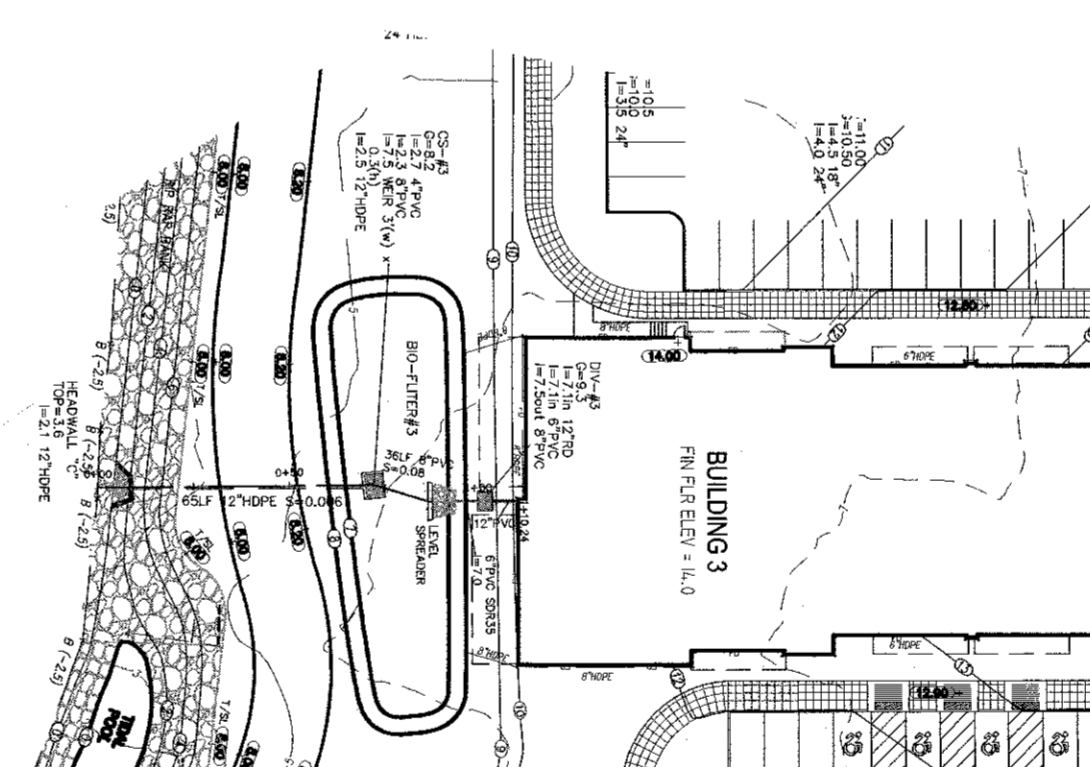
**FLOOR TILE DRAIN DETAIL**  
SCALE: N.T.S.



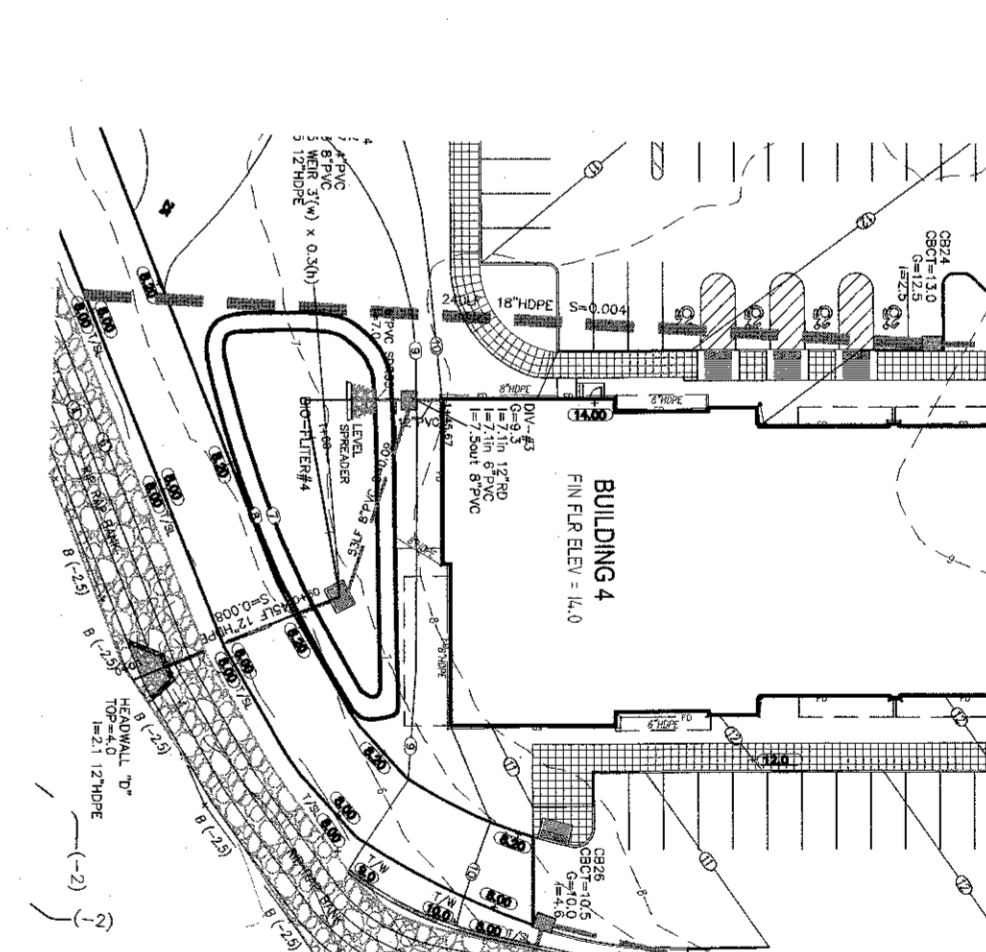
**BIO-FILTER #1 PLAN**  
SCALE: 1"=50'/H



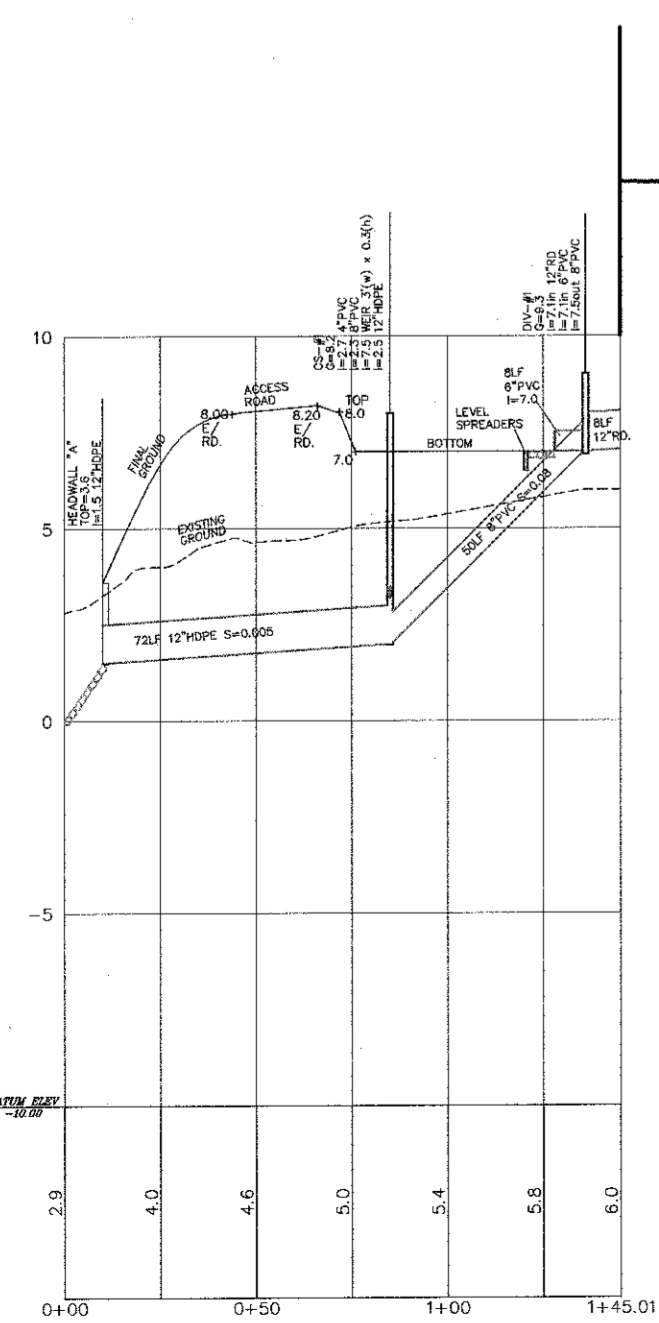
**BIO-FILTER #2 PLAN**  
SCALE: 1"=50'/H



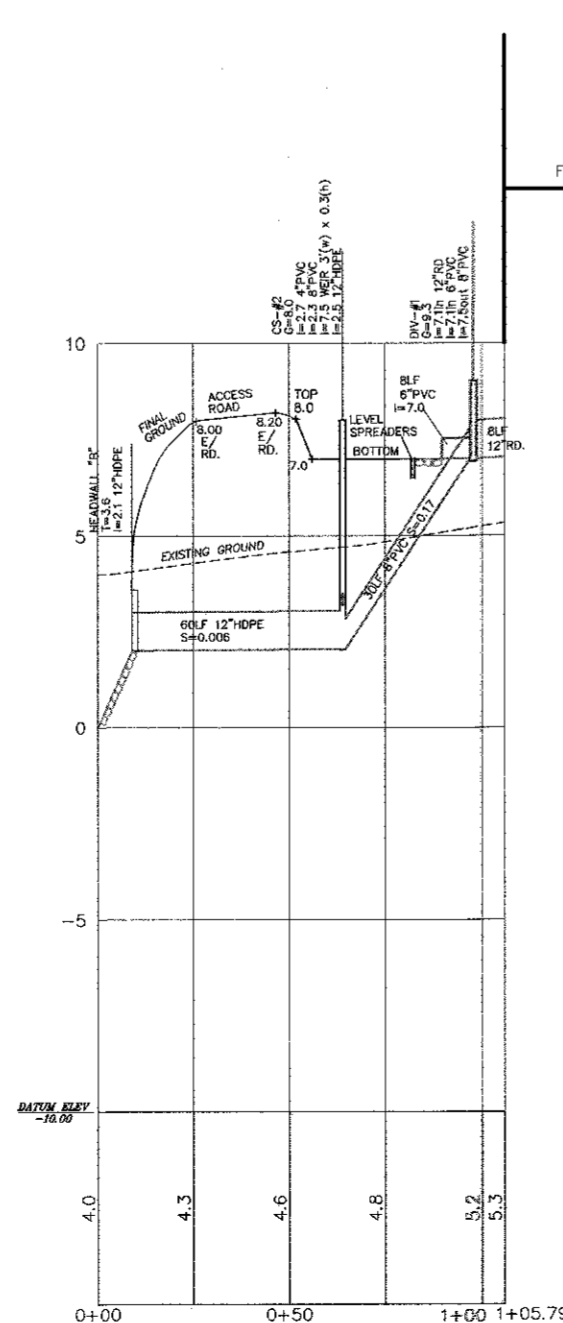
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SCALE: 1"=50'/H



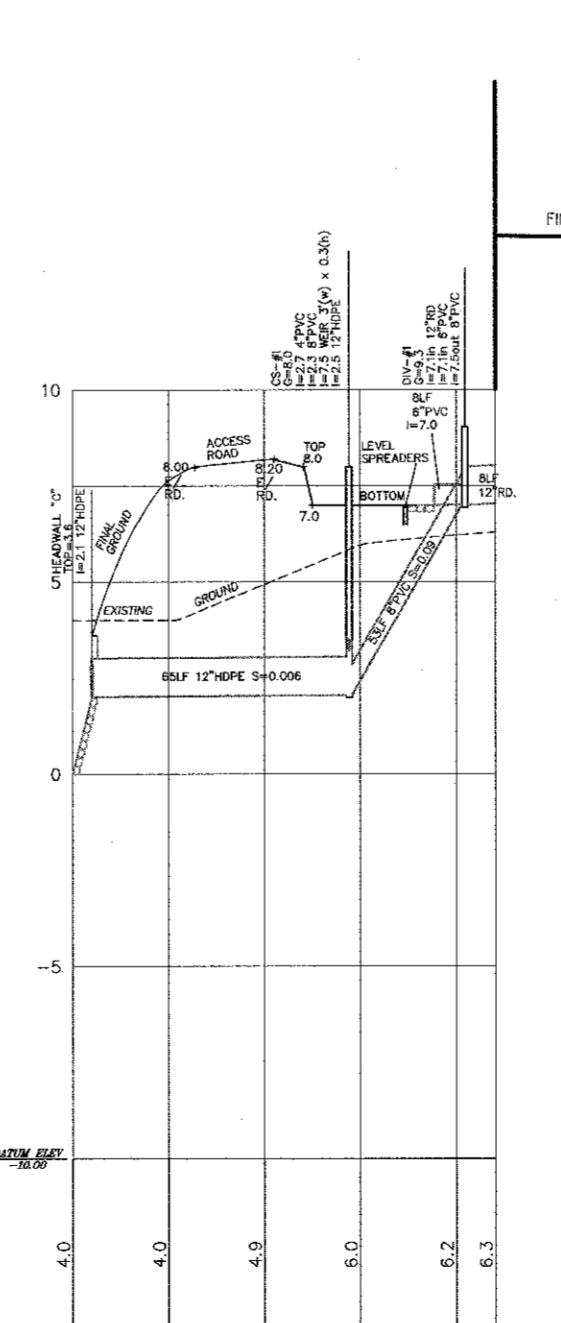
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SCALE: 1"=50'/H



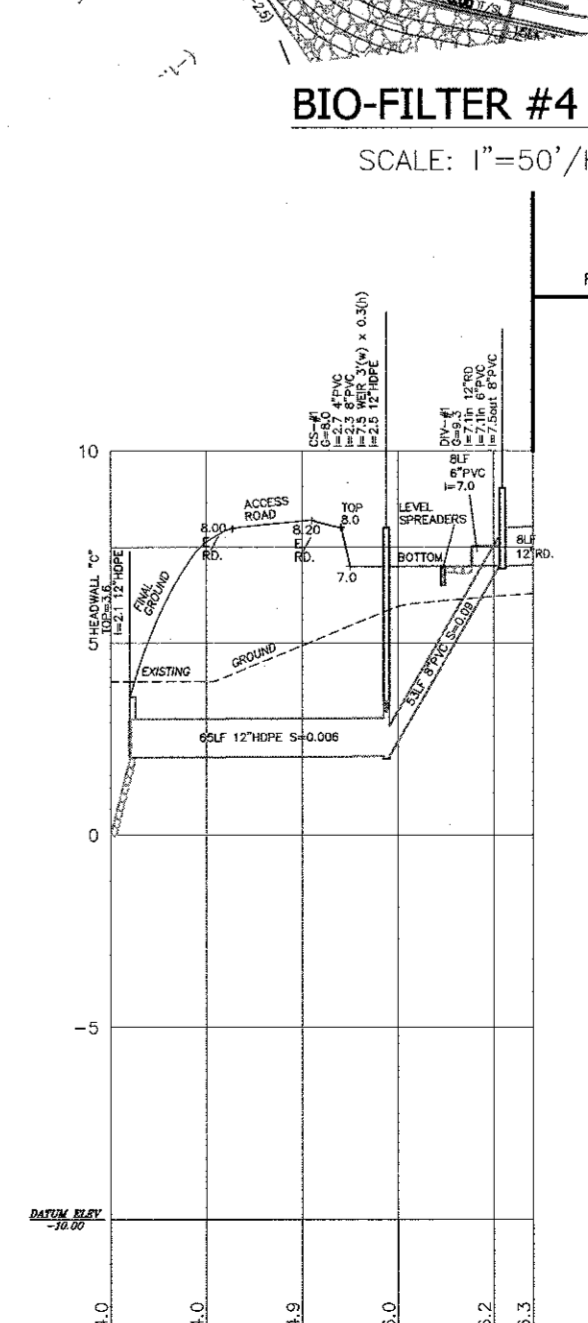
**BIO-FILTER #1 PROFILE**  
SCALE: 1"=50' /H, 1"=5' /V



**BIO-FILTER #2 PROFILE**  
SCALE: 1"=50' /H, 1"=5' /V



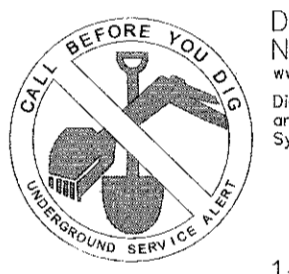
**BIO-FILTER #3 PROFILE**  
SCALE: 1"=50' /H, 1"=5' /V



**BIO-FILTER #4 PROFILE**  
SCALE: 1"=50' /H, 1"=5' /V

**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 SEWER MANHOLE	---	PROPOSED SEWER CLEANOUT
---	EXISTING SEWER LINE	---	PROPOSED SEWER HOUSE CONNECTION
---	EXISTING SPOT ELEVATION	---	PROPOSED SPOT ELEVATION
---	EXISTING STONEWALL	---	PROPOSED SILT FENCE
---	EXISTING UTILITY POLE	---	PROPOSED CONSTRUCTION FENCE
---	EXISTING OVERHEAD WIRES	---	PROPOSED NEW LIGHT POLE
---	EXISTING SIGN	---	PROPOSED SIGN
---	EXISTING FENCE	---	PROPOSED ROOF DRAIN
---		---	PROPOSED DOWN SPOUT
---		---	PROPOSED SEWER LINE
---		---	PROPOSED WATER MAIN



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"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMPLOYED SEAL SHALL BE CONSIDERED TO BE VALID FOR THE PURPOSES OF THIS LAW."  
"THESE REVISIONS ARE BEING SUBMITTED TO THE SURVEYOR'S OFFICE FOR REVIEW AND APPROVAL."  
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**RYAN A. NASHER, P.E.**  
N.Y.S. P.E. LIC. NO. 89966

**JOHN R. ATZL**  
N.Y.S. P.E. LIC. NO. 80228

2	12-19-19	EIS SUBMISSION
1	11-04-19	WATER MAIN & CONTOURS NEAR RAILROAD
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  
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E-mail: info@anzny.com  
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**Design Development, pllc**  
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White Plains, NY 10601  
914.949.4272 t.  
914.949.4278 f.

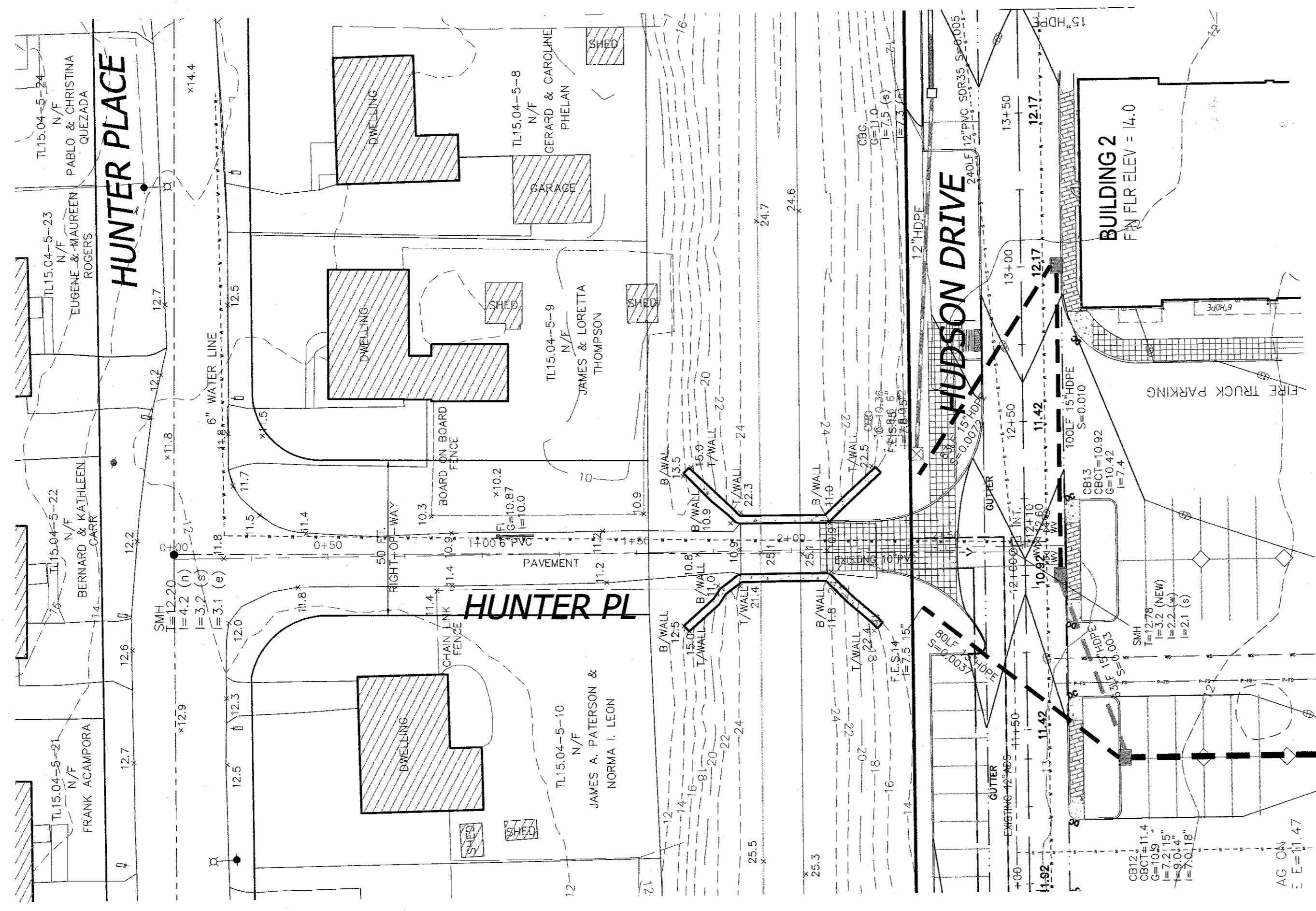
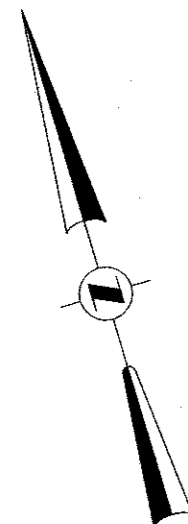
A DESIGN AND DEVELOPMENT CONSULTANCY

PROJECT: **EAGLE BAY**

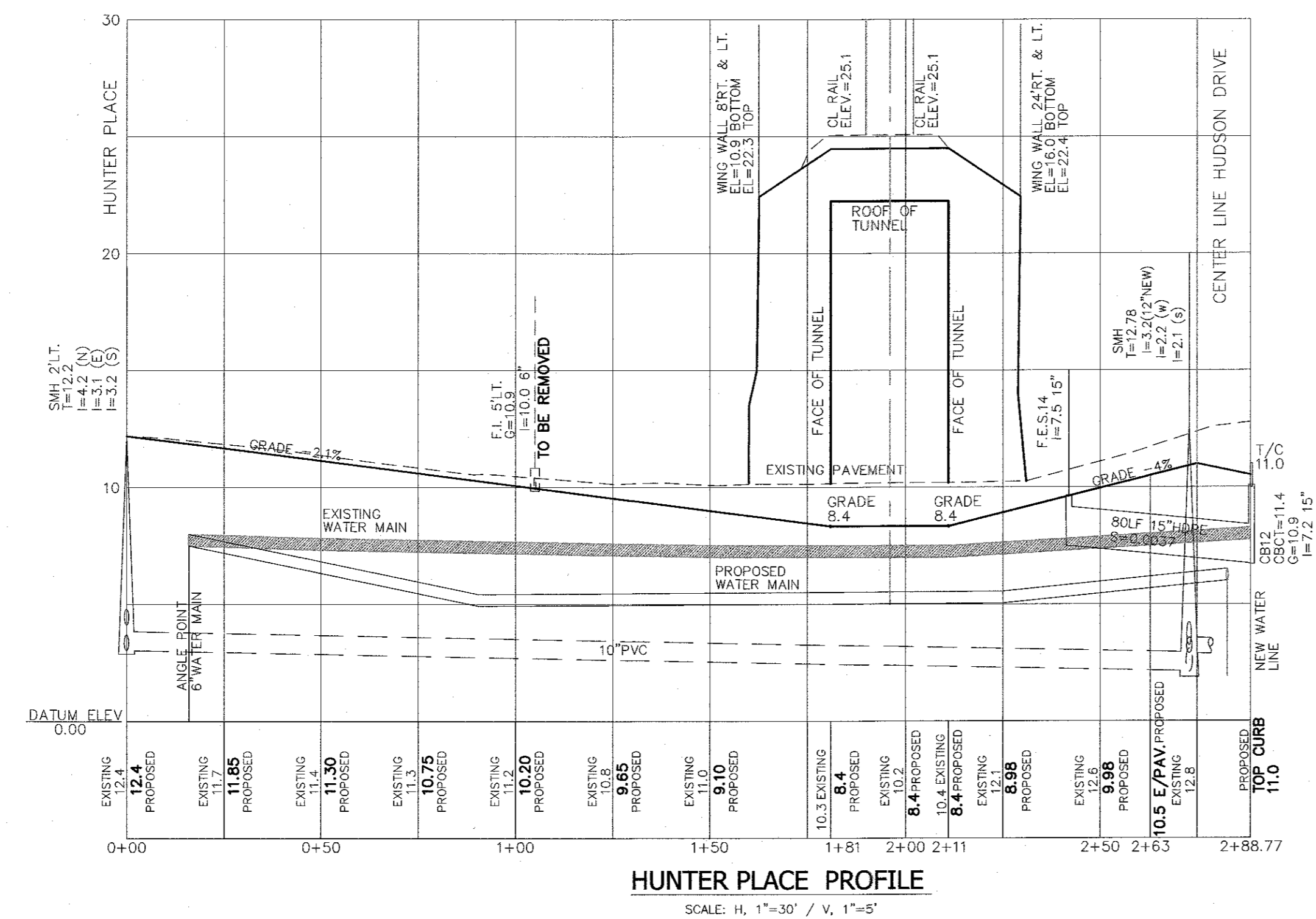
TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **BIO-FILTER PROFILES**

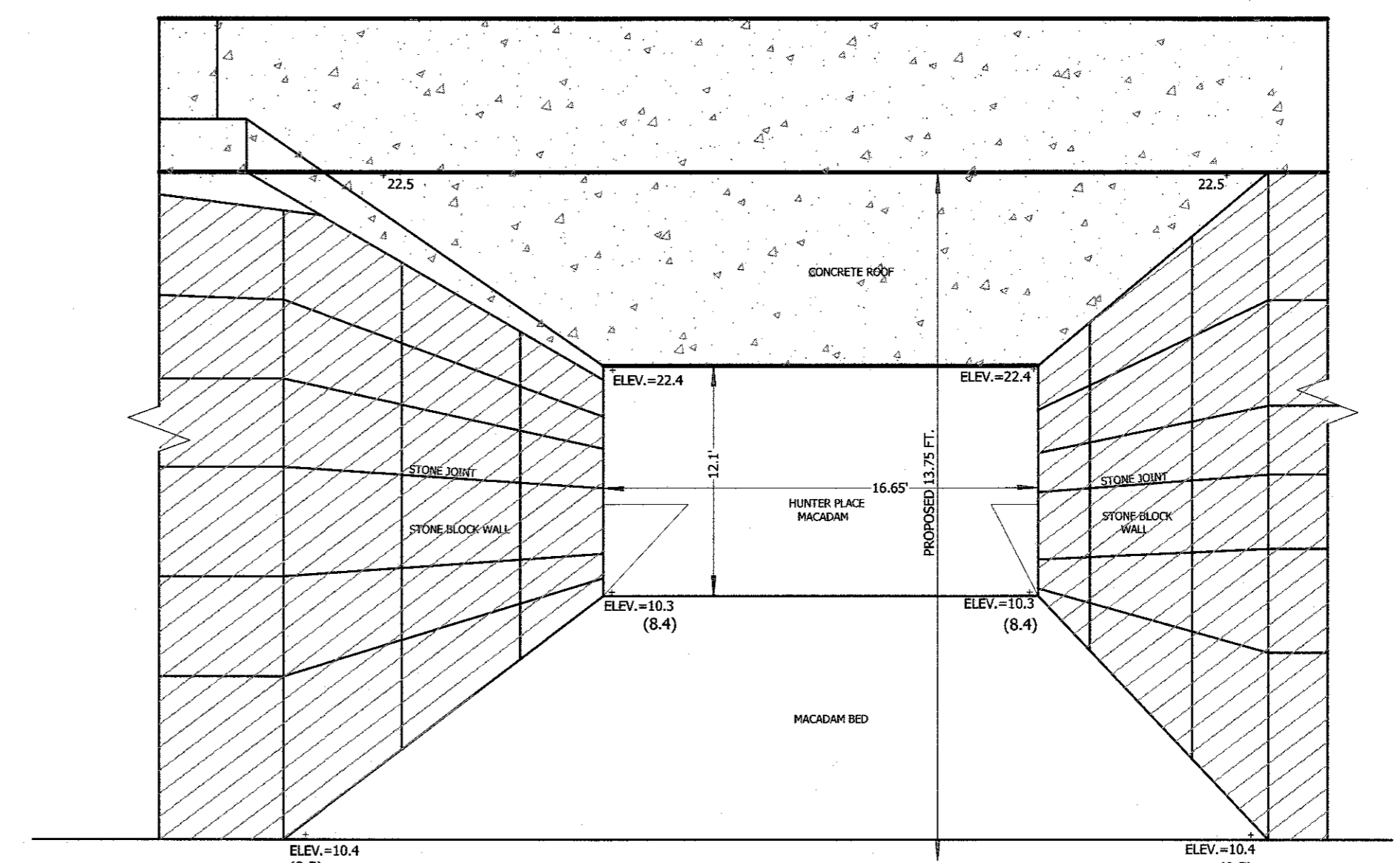
DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: AS NOTED
PROJECT NO: <b>1407</b>	DRAWING NO: <b>18</b>



HUNTER PLACE PLAN  
SCALE: 1"=30'

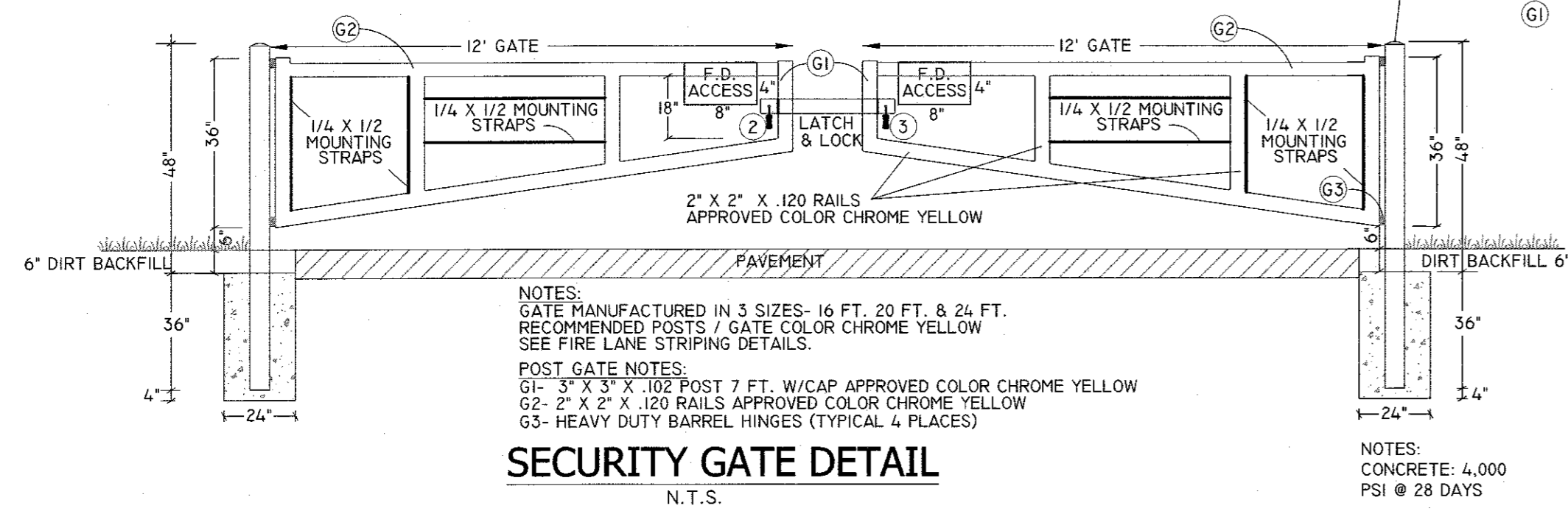


HUNTER PLACE PROFILE  
SCALE: H, 1"=30' / V, 1"=5'

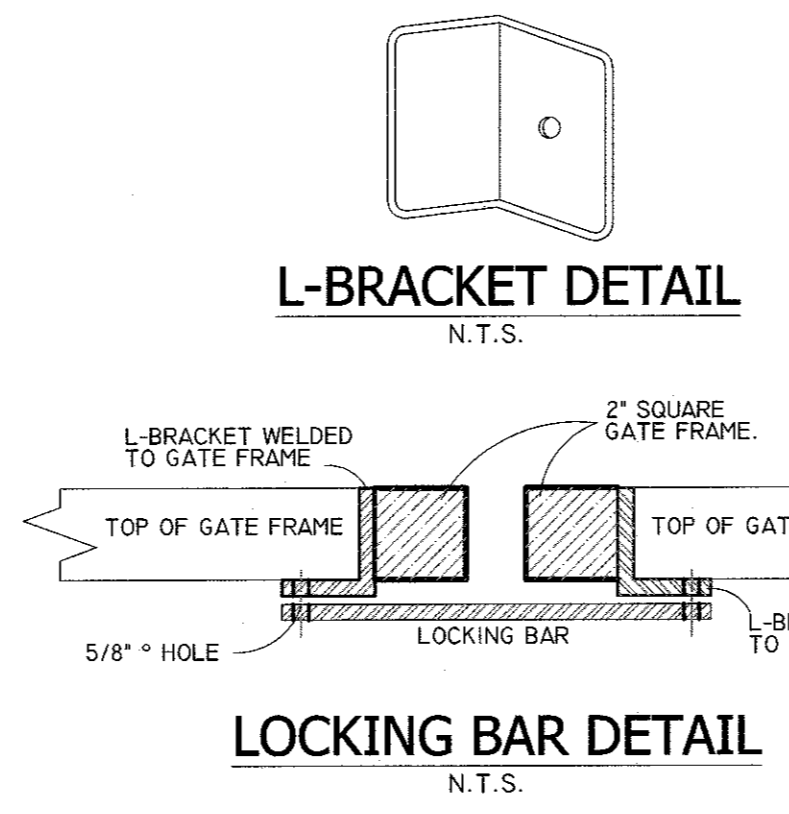


CONSOLIDATED RAILROAD BRIDGE  
AT HUNTER PLACE  
ATE

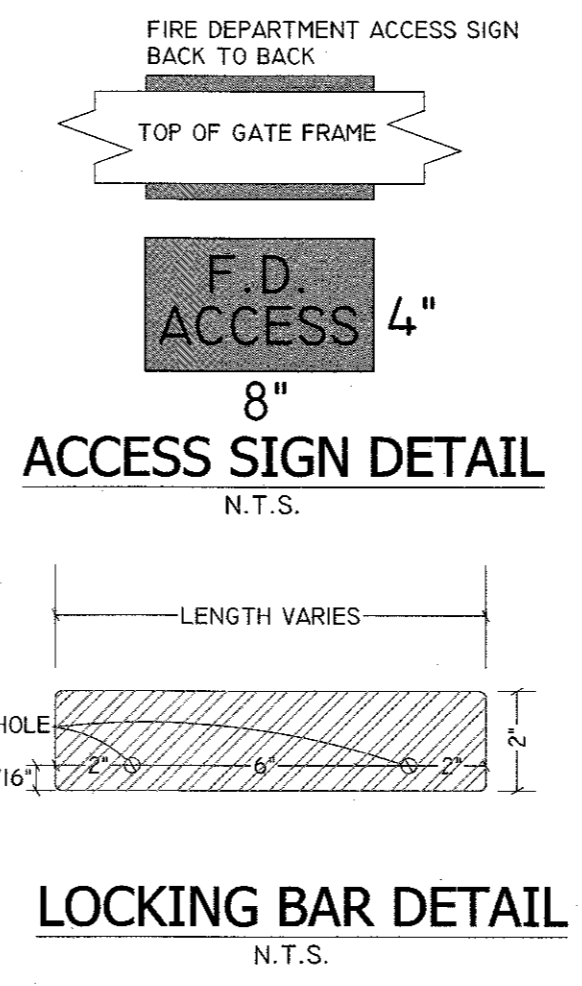
- NOTES:
- 1/4" X 1/2" MOUNTING STRAPS FOR ACCESS ENTRANCE SIGN
  - OWNER PADLOCK
  - FIRE DEPARTMENT PADLOCK
  - APPROVED NO PARKING SIGNS BACK TO BACK WITH 1/4" X 1/2" MOUNTING STRAPS.
  - FIRE LANE STRIPING AT EACH MANUAL GATE.
  - THE MINIMUM OVERALL WITH OF THE GATE.
  - WELD MODIFIED L-BRACKET TO GATE FRAME.
  - LOCKING BAR LENGTH IS DETERMINED BY THE FRAME WIDTH AND THE GAP WITH BETWEEN THE TWO GATES.
  - APPROVED FIRE DEPARTMENT ACCESS SIGN BACK TO BACK.



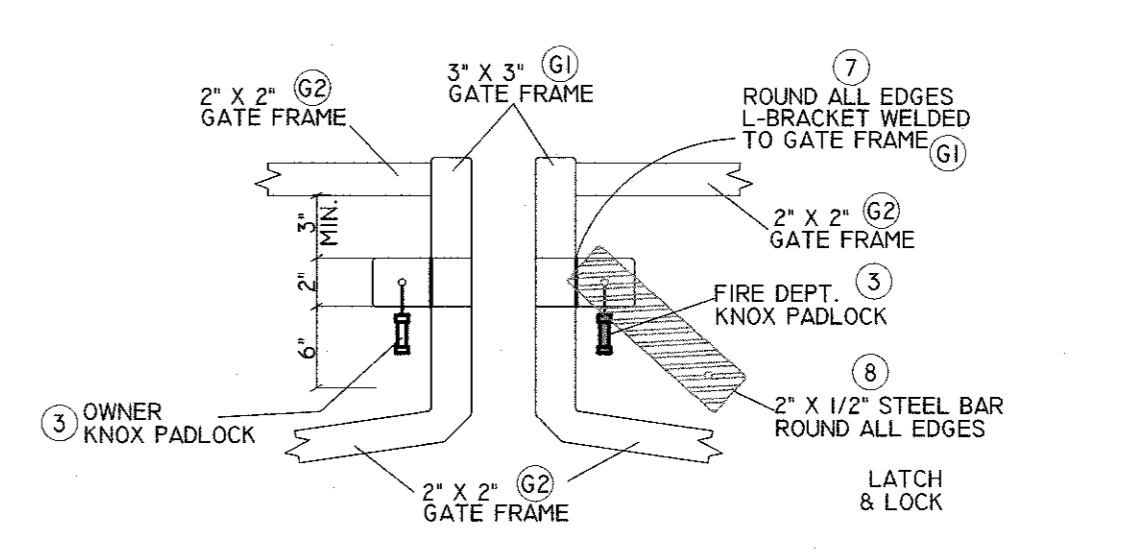
SECURITY GATE DETAIL  
N.T.S.



L-BRACKET DETAIL  
N.T.S.

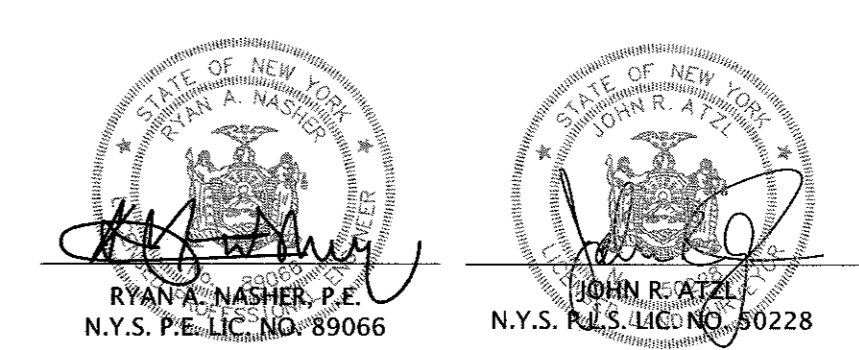


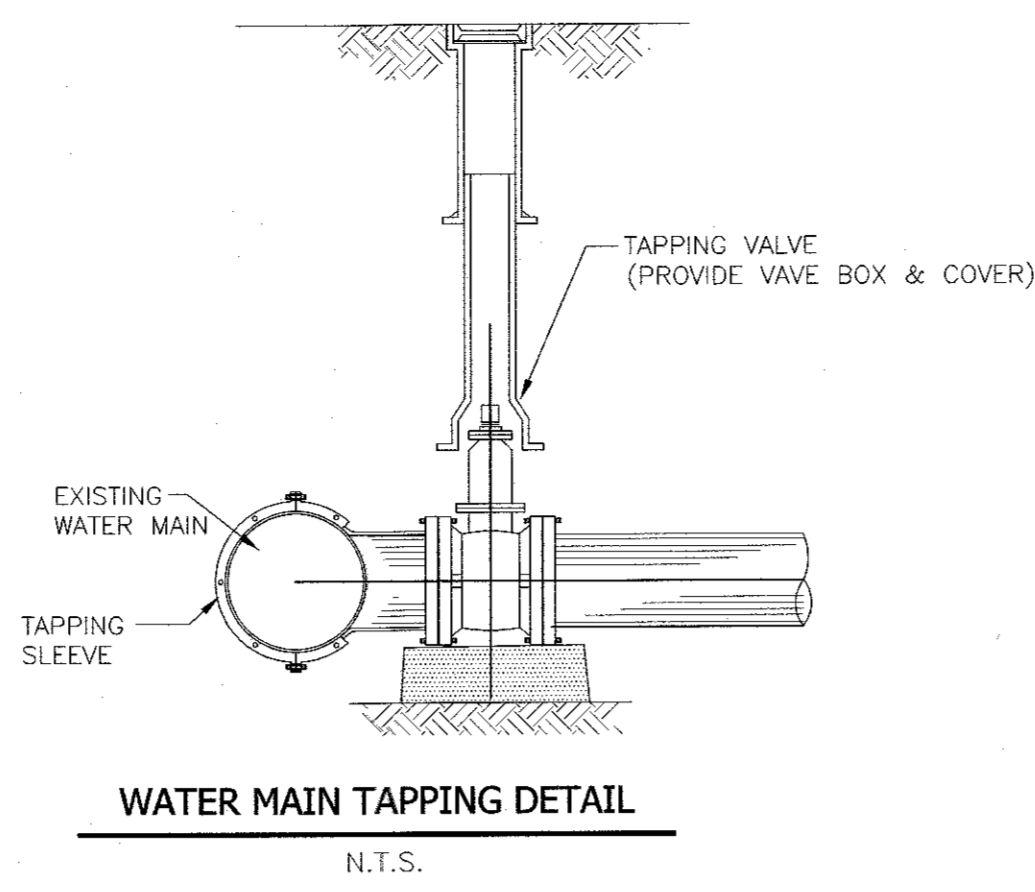
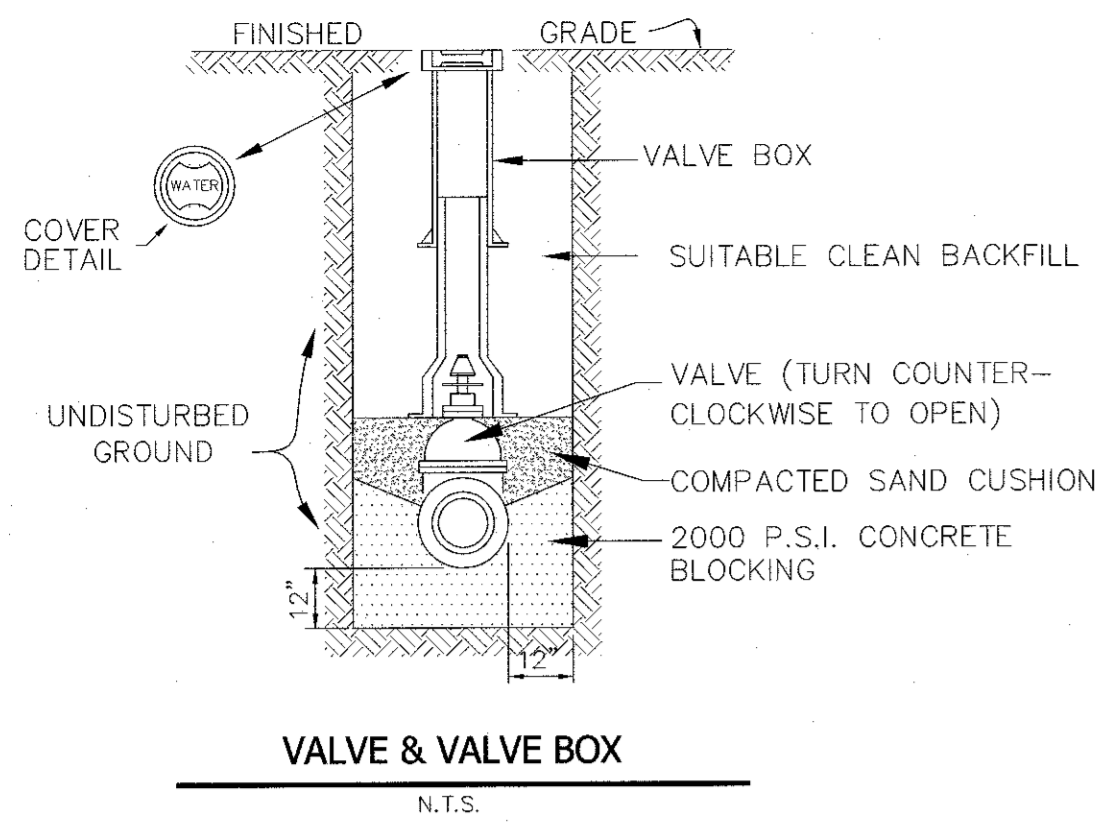
F.D. ACCESS 4" 8" ACCESS SIGN DETAIL  
N.T.S.



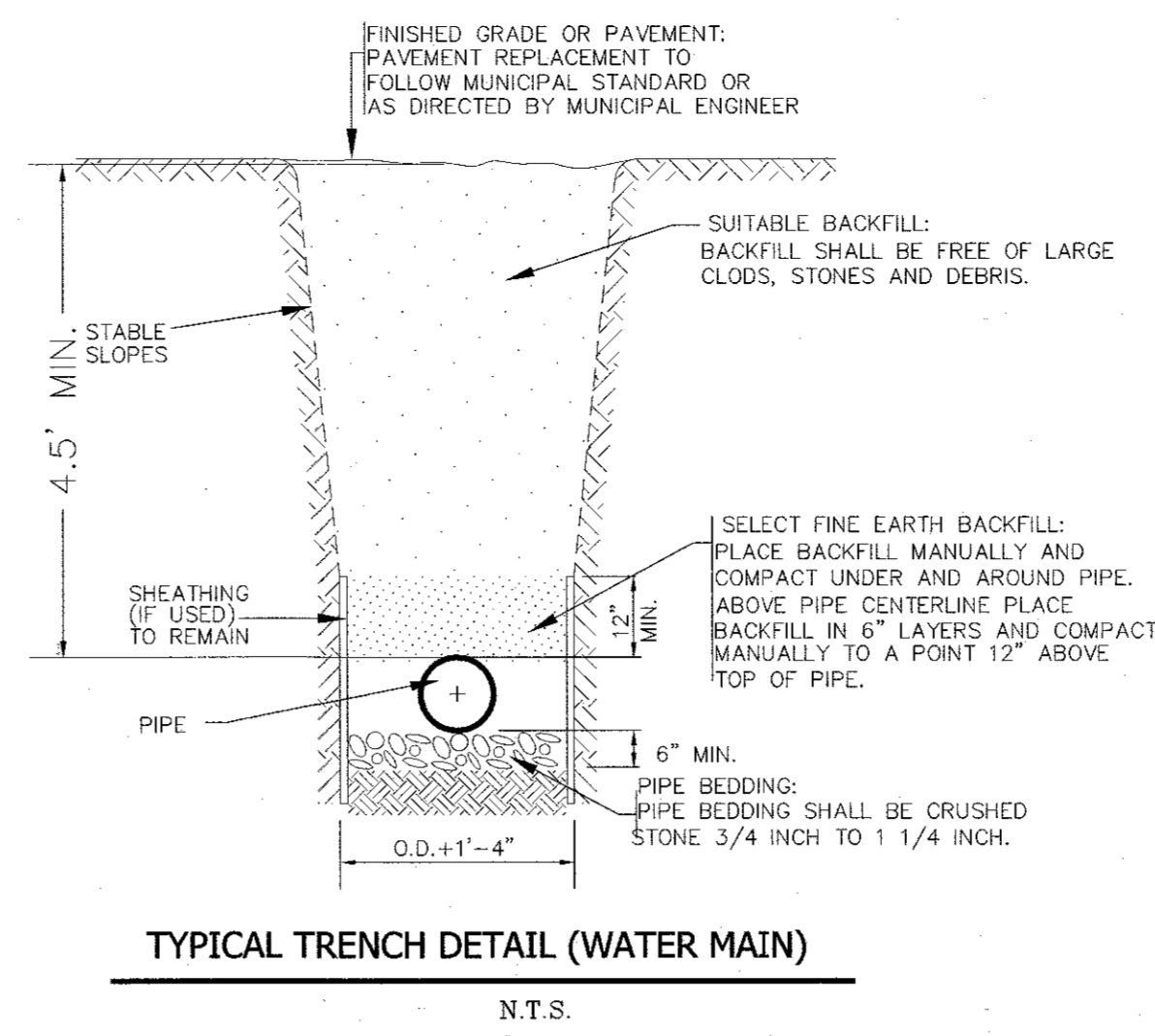
LOCKING BAR DETAIL  
N.T.S.

2	12-19-19	EIS SUBMISSION
1	11-04-19	WATER MAIN & CONTOURS NEAR RAILROAD
REVISION	DATE	DESCRIPTION
<p><b>ATZL, NASHER &amp; ZIGLER P.C.</b> 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</p>		
PROJECT: <b>EAGLE BAY</b>		
TOWN OF STONY POINT ROCKLAND COUNTY, NEW YORK		
TITLE: <b>HUNTER PLACE PROFILE</b>		
DRAWN BY: WC	CHECKED BY: DMZ	
DATE: AUGUST 01, 2019	SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:	
1407	19	

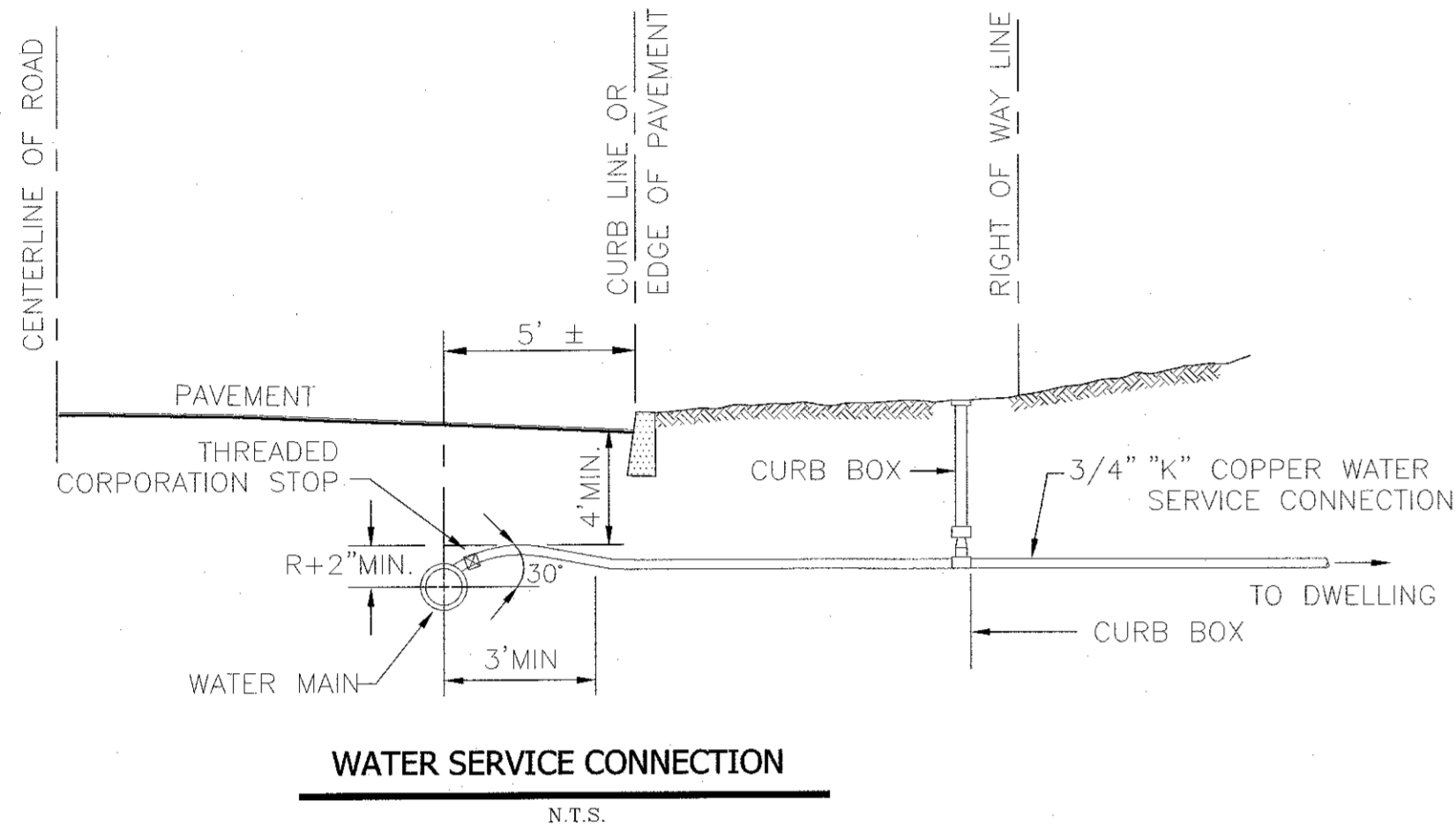




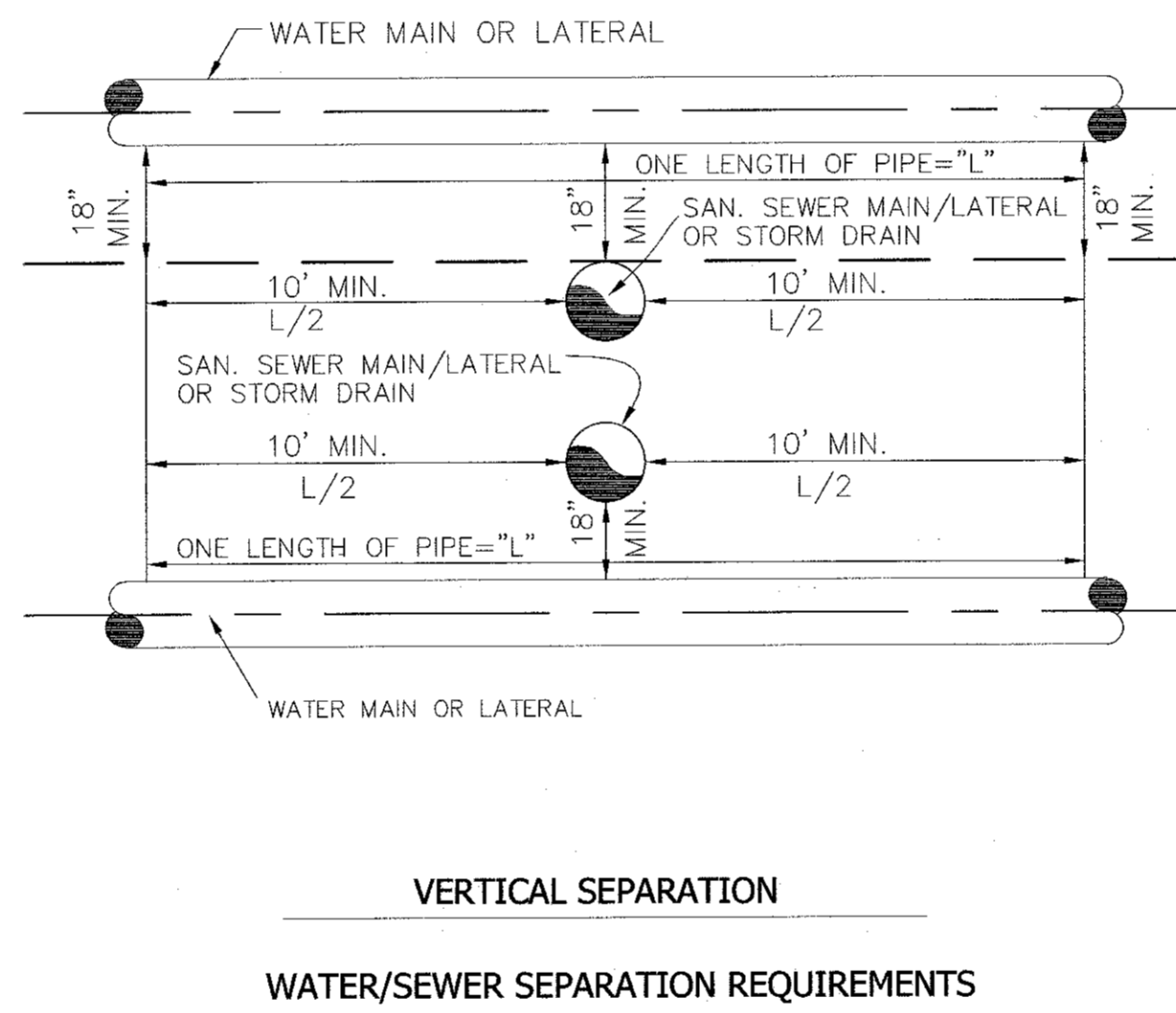
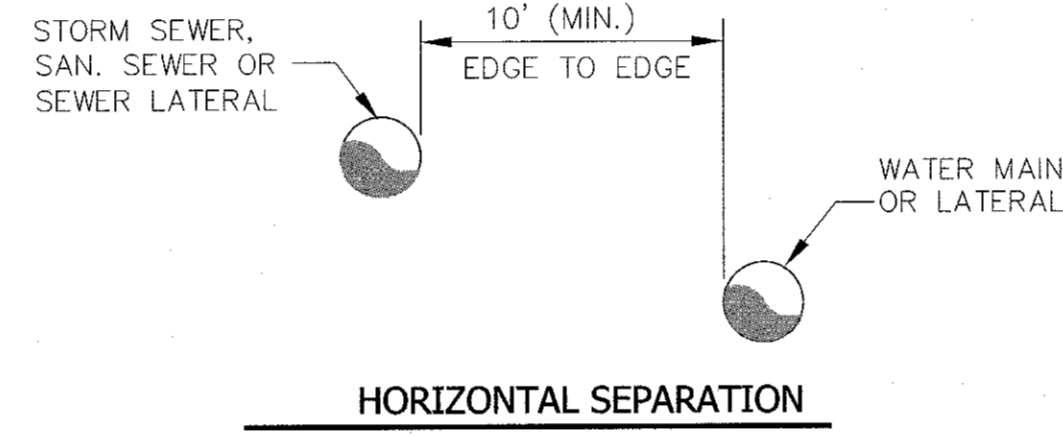
EXISTING WATER MAIN	PROPOSED WATER MAIN	MECHANICAL JOINT TAPPING SLEEVE	TAPPING VALVE	DRILLING MACHINE
8"	8"	H-615	T-2360-16	CL-12



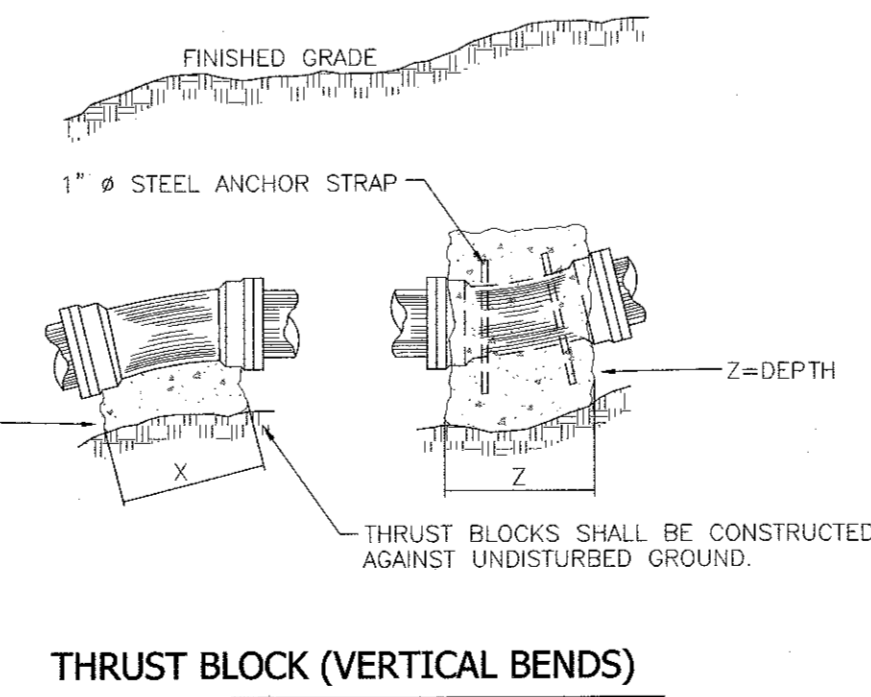
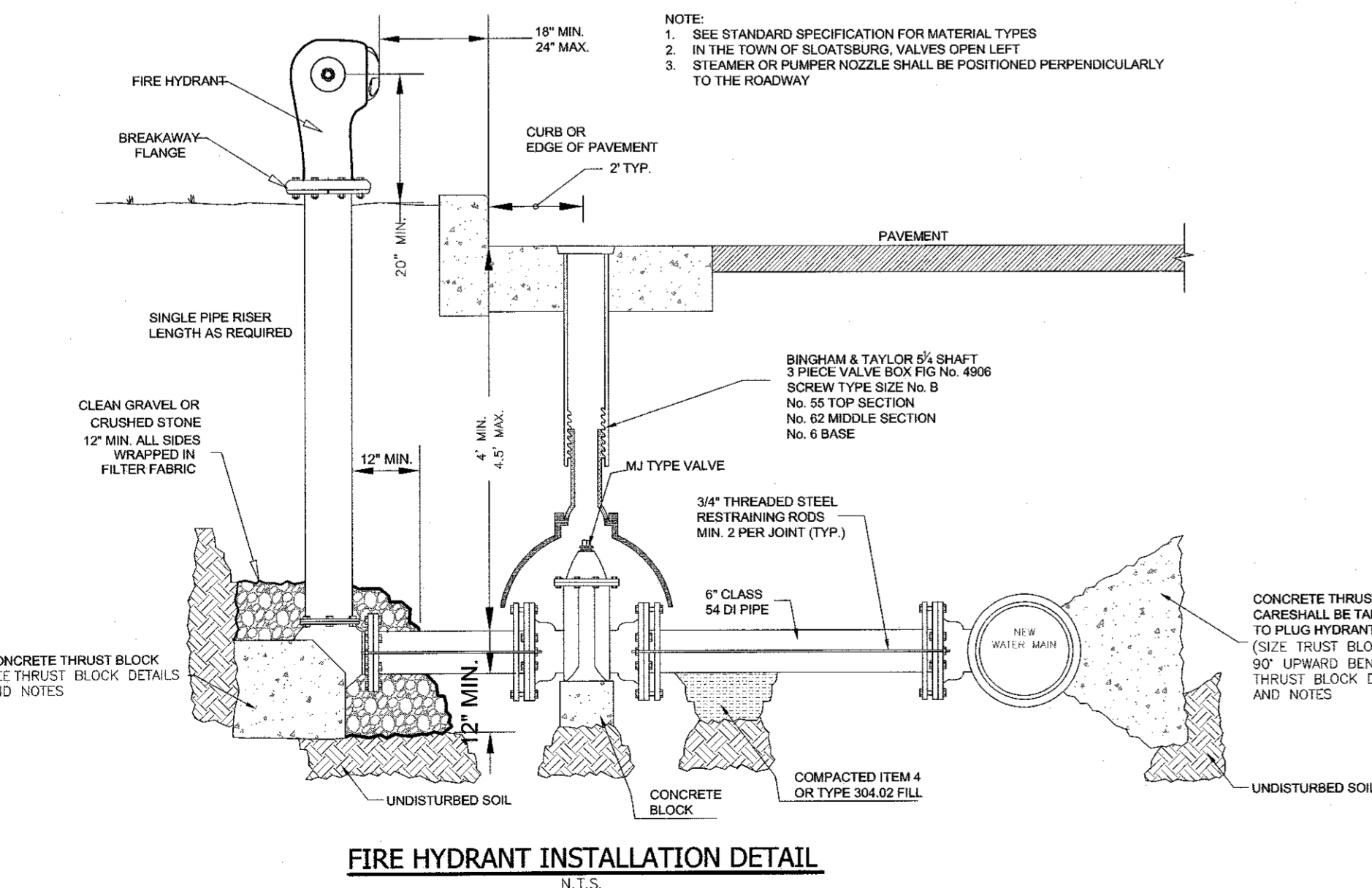
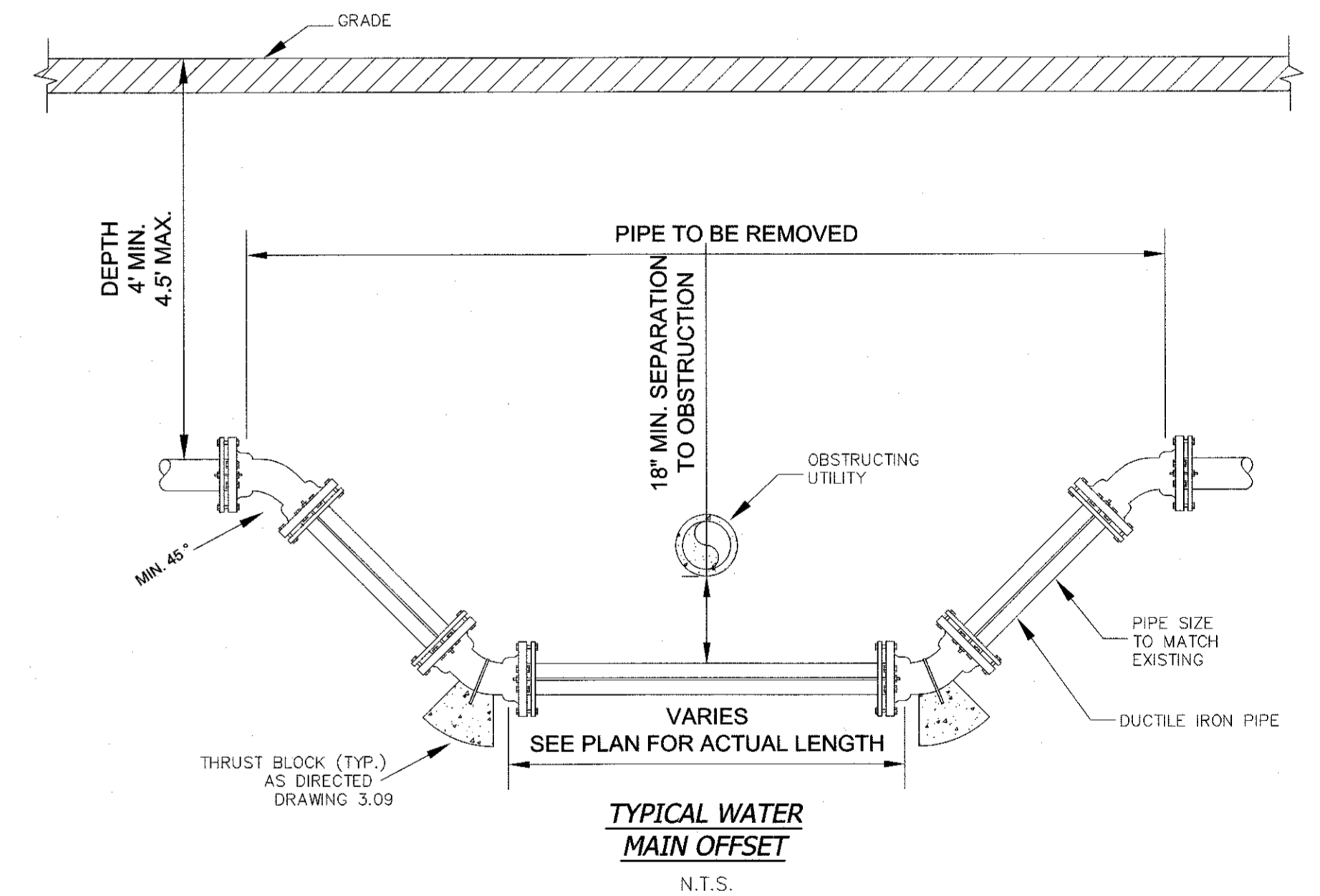
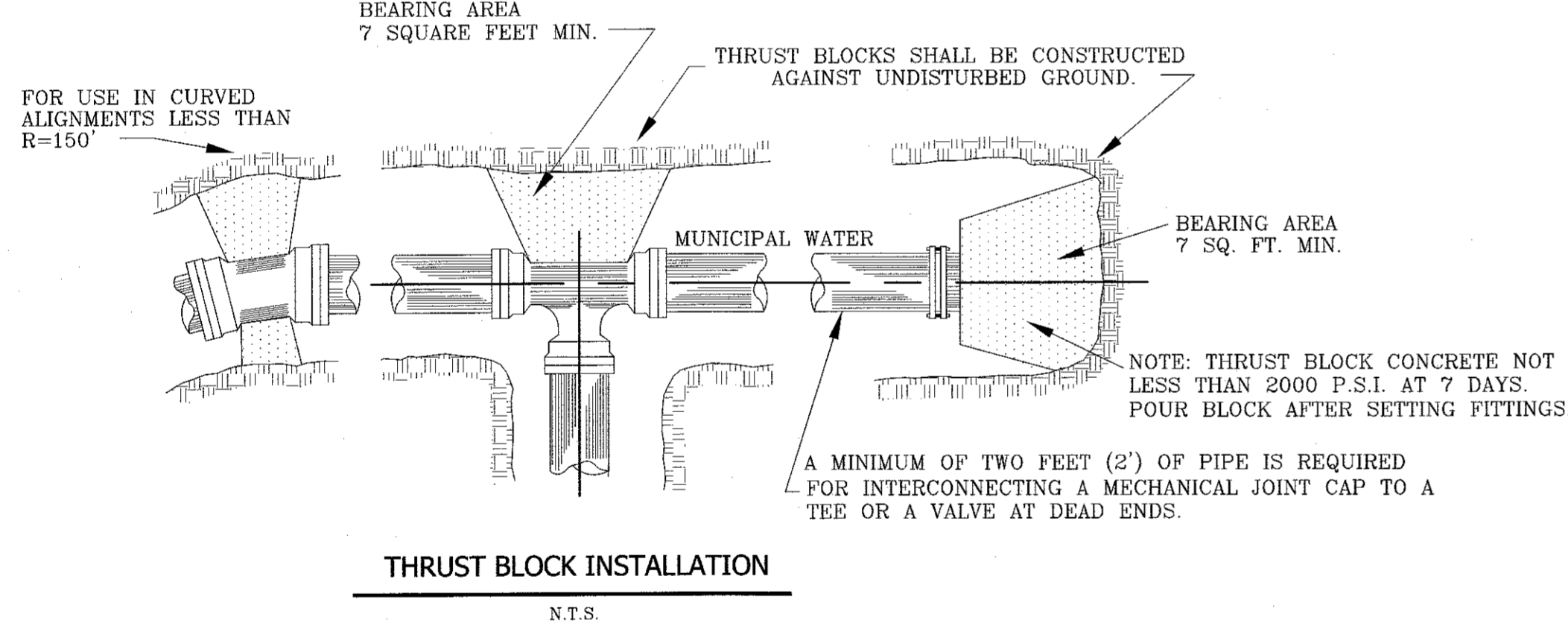
- ALL PIPE AND FITTINGS TO BE DUCTILE IRON, CEMENT LINED, CLASS 52 WITH SLIP ON JOINTS OR A JOINT ACCEPTABLE TO THE TOWN OF STONY POINT WATER DEPT. AND SHALL COMPLY WITH THE ACCEPTABLE STANDARDS AND SPECIFICATIONS UNDER ADOPTION BY THE BOARD OF TRUSTEES OF THE TOWN OF STONY POINT
- PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE TYPE 4 METHOD AS ADOPTED BY THE A.S.A. MECHANICAL JOINT PIPE SHALL BE INSTALLED WHERE SPECIFICALLY INDICATED.
- FIRE HYDRANTS TO BE FROM THE MUELLER CO., MUELLER CENTURION 200 OR EQUAL, SAFETY TYPE WITH BREAKABLE RINGS AND DRAIN, MAIN VALVE 5-1/4" AND HAVE ONE (1) 4-1/2" PUMPER CONNECTION AND TWO (2) 2-1/2" HOSE CONNECTIONS, OPEN LEFT, CLOSE RIGHT.
- ALL THREADS SHALL BE NATIONAL STANDARD.
- HYDRANTS SHALL CONFORM TO AWWA STANDARD C-502 WITH A WORKING PRESSURE OF 150 PSI.
- VALVE STEM SHALL HAVE 1-1/2" PENTAGONAL NUT OPENING CLOCKWISE.
- HYDRANTS SHALL BE BREAK-FLANGE CONSTRUCTION.
- HYDRANTS SHALL HAVE A 4-1/2 FT. MINIMUM BURIAL.
- VALVES SHALL MEET AWWA STANDARDS, WITH "O" RING SEALS.
- VALVE BOXES SHALL BE MUELLER, OR APPROVED EQUAL. (STAMPED WATER)
- CONCRETE BLOCKING TO BE INSTALLED AT ALL FIRE HYDRANTS, BENDS AND DEAD ENDS, TEES, AND DEFLECTION JOINTS IN EXCESS OF 10" PER 18'-0" LENGTH OF PIPE.
- ALL SECTIONS OF WATER MAIN TO BE INSTALLED NO LESS THAN 4.5 FEET DEEP FROM FINAL GRADE: ALLOWABLE DEFLECTION 19" PER 18'-0" LENGTH OF PIPE.
- ALL SECTIONS OF ROADWAY TO BE BROUGHT TO SUBGRADE LEVEL AND THEN TRENCHED BEFORE THE INSTALLATION OR LAYING OF ANY PIPE.
- COMPLETED SECTIONS OF WATER MAINS TO BE TESTED AND CHECKED FOR LEAKS BEFORE FINAL ROAD SURFACING IS APPLIED.
- ALL WATER MAINS TO BE INSTALLED AT A DISTANCE OF NO LESS THAN TEN (10) FEET FROM A SANITARY SEWER (INCLUDING BUILDING CONNECTIONS) OR STORM SEWER, HORIZONTALLY EDGE TO EDGE.
- ALL CURB BOXES TO BE INSTALLED ALONG RIGHT-OF-WAY LINES AND WITHIN LOT SIDELINES.
- ALL WORK IN CONNECTION WITH WATER DISTRIBUTION SYSTEM AND EXTENSIONS TO BE UNDER AND RECEIVED APPROVAL OF WATER SUPT.
- ALL FIRE HYDRANTS TO BE LOCATED IN GRASS MALL AREA BACK OF CURB LINE CENTERED AT A DISTANCE OF TWENTY-FOUR (24) INCHES FROM FACE OF CURB LINE AND INSTALLED AT THE GROUND LINE MARK EMBOSSED ON LOWER STAND PIPE SECTION OF HYDRANT.



NOTE:  
CORPORATION STOP CONNECTION WILL BE MADE ONLY AT THE TEN (10) O'CLOCK AND TWO (2) O'CLOCK LOCATIONS.

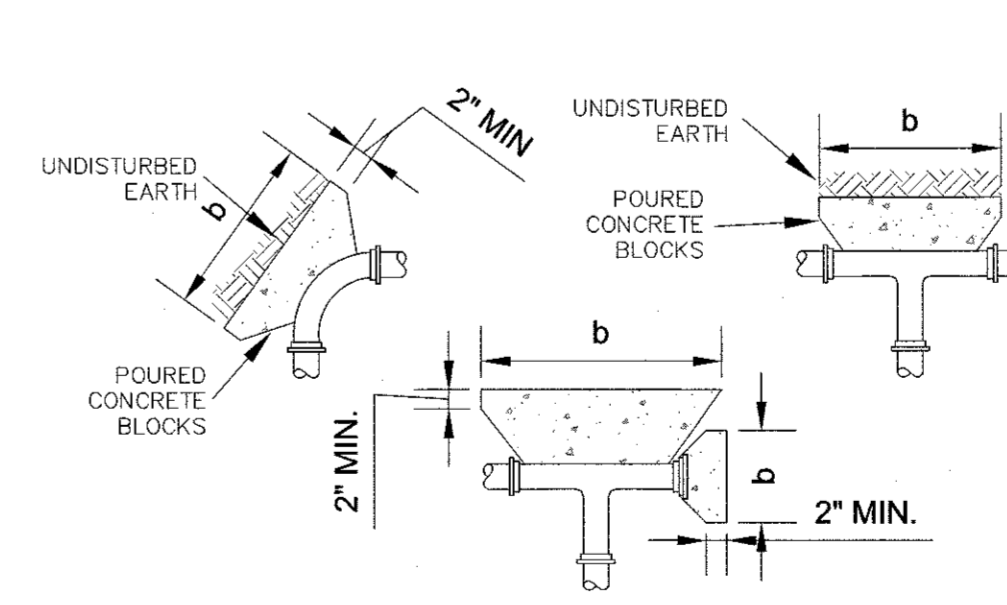


NOTE:  
THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, AND LAWS AS THEY APPLY. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.



NOTE:

PIPE SIZE	90° BEND			45° BEND			22.5° BEND		
	X	Y	Z	X	Y	Z	X	Y	Z
8"	42"	30"	60"	30"	24"	48"	24"	18"	39"



BEARING AREA (SF) =  $\frac{\text{THRUST FORCE AT FITTING (LB.S)}}{\text{BEARING CAPACITY OF UNDISTURBED SOIL (LB.S/SF)}}$

GRAVITY BLOCK SIZE (C.F.) =  $\frac{\text{THRUST FORCE AT FITTING (LB.S)}}{\text{CONCRETE DENSITY 145 (LB.S/CF)}}$

NOTE:  
PLACE 8 MIL. POLYETHYLENE BETWEEN CONCRETE AND FITTING (CONCRETE SHALL NOT INTERFERE WITH JOINT).  
MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.  
THE HORIZONTAL DIMENSION (b) OF THE BEARING AREA SHALL BE BETWEEN 1.0 AND 2.0 TIMES THE VERTICAL DIMENSION (h). (b <= h <= 2b)  
THE VERTICAL DIMENSION (h) OF THE BEARING AREA SHALL BE EQUAL TO ONE-HALF THE TOTAL DEPTH (H) TO THE BOTTOM OF THE THRUST BLOCK BUT NOT LESS THAN THE OUTSIDE DIAMETER (OD) OF THE FITTING (OD <= h <= H/2).  
THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF FITTING CORRESPONDS WITH THE CENTER OF THE THRUST BLOCK.  
THE MINIMUM ALLOWABLE ANGLE (EITHER VERTICAL OR HORIZONTAL) SHALL BE 45 DEGREES.

RESULTANT THRUST FORCE AT FITTINGS AT 150 PSI WATER PRESSURE

NO.	PIPE DIA.	DEAD WT.	PG. BEND	45° BEND	22.5° BEND	11.25° BEND
1	4	1.222	1.742	94.3	481	541
2	6	1.810	2.650	1,385	706	795
3	8	3,795	5,285	2,862	1,459	1,631
4	10	6,433	9,097	4,923	2,510	1,261
5	12	10,977	15,683	7,486	3,776	1,897
6	14	16,385	23,001	10,274	5,340	2,683
7	16	22,774	31,059	14,199	7,376	4,861
8	18	29,865	40,858	19,268	10,053	6,895
9	20	36,644	51,405	25,604	13,708	9,766
10	24	52,279	73,934	37,003	20,398	14,248
11	30	80,425	113,918	55,554	31,390	19,766
12	36	112,209	162,931	81,177	44,952	27,585
13	42	155,528	212,000	113,000	64,584	39,489
14	48	202,265	262,035	151,127	89,081	53,713
15	54	262,412	322,939	199,160	121,531	71,011
16	60	326,121	394,608	258,172	161,321	94,442
17	66	393,407	478,044	329,235	213,157	125,398

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

REVISION DATE DESCRIPTION

**AN&Z**  
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914.949.4272 t.  
914.949.4278 f.

A DESIGN AND DEVELOPMENT CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

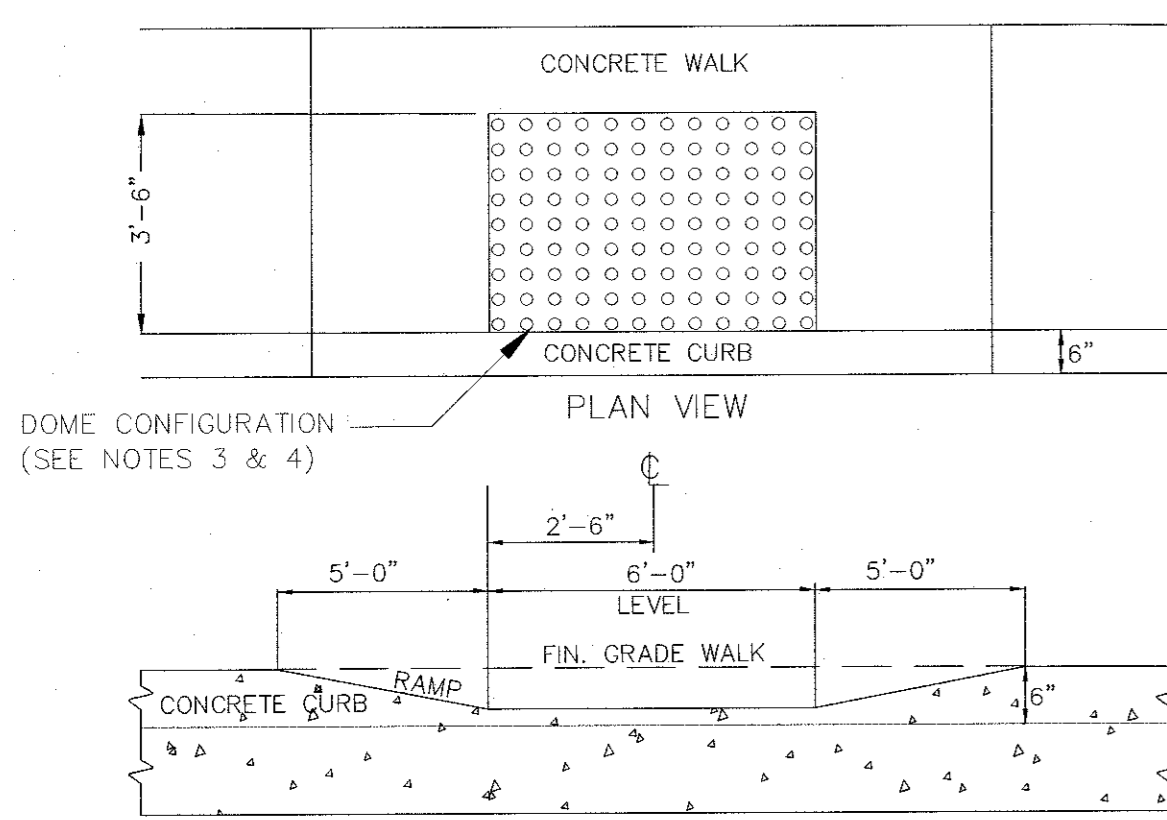
TITLE: **WATER MAIN DETAILS**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: N.T.S.
PROJECT NO:	DRAWING NO:
1407	20

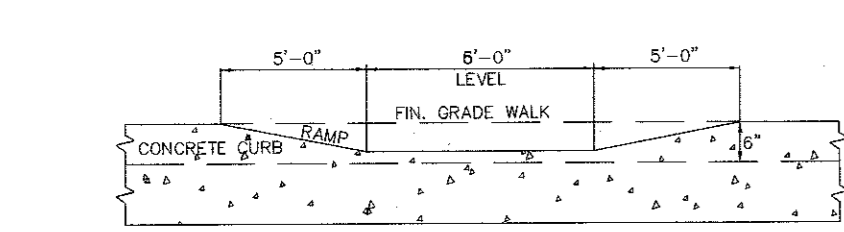
STATE OF NEW YORK  
SEAL OF THE STATE OF NEW YORK  
SEAL OF THE STATE OF NEW YORK

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

JOHN R. ATZL  
N.Y.S. P.U.S. LIC. NO. 80228

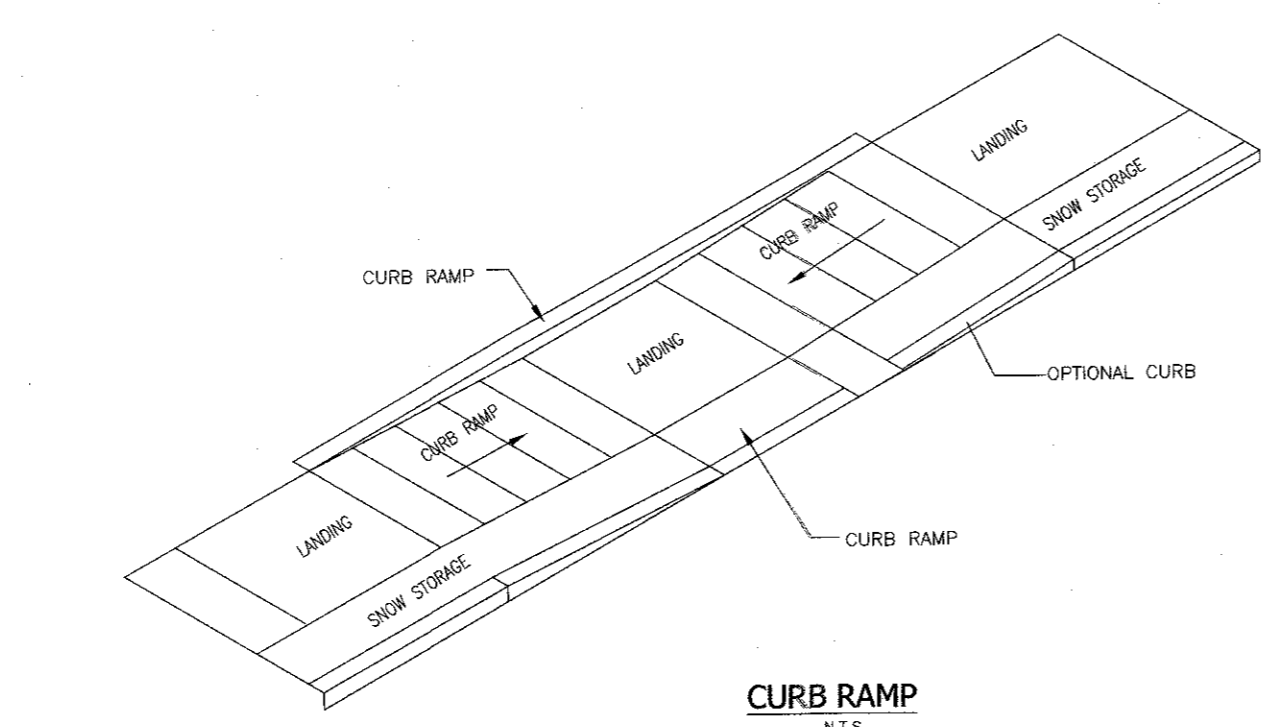


SECTION ALONG EDGE OF PAVEMENT  
**DROP CURB AND TACTILE WARNING STRIP DETAIL**  
N.T.S.

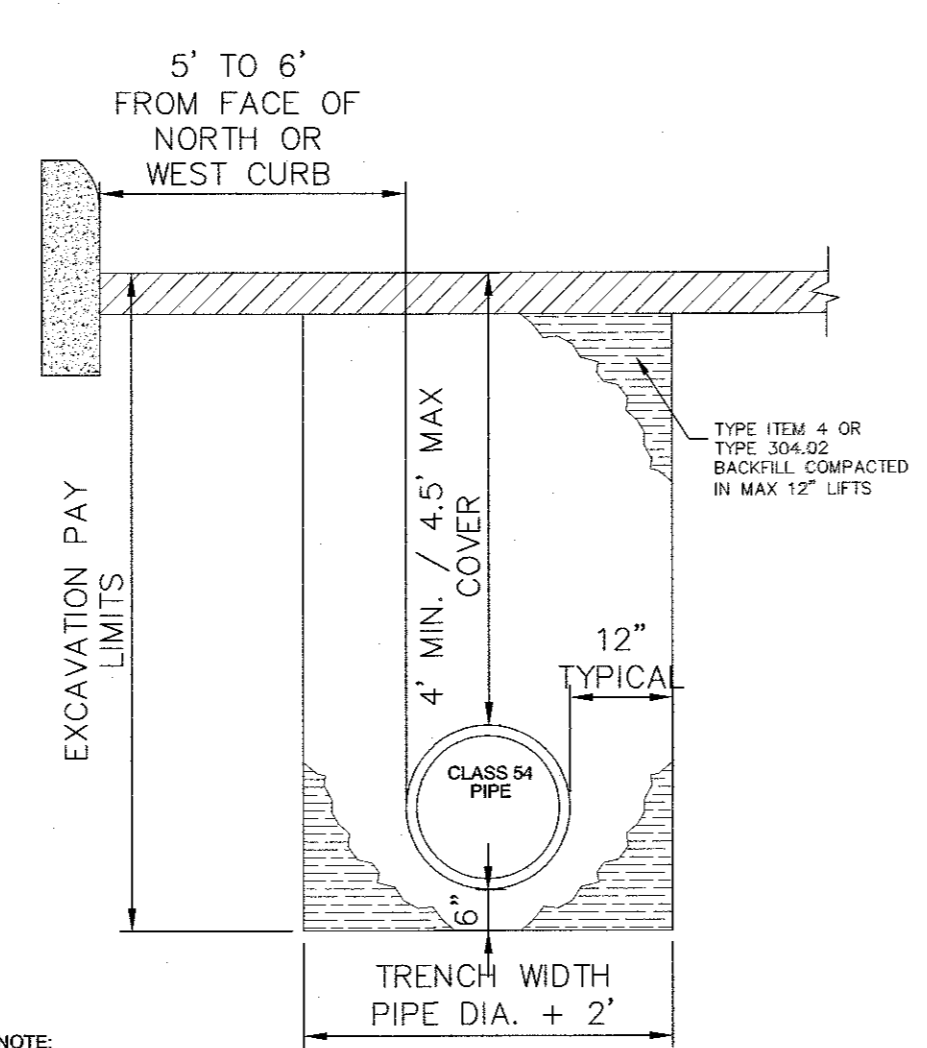


SECTION ALONG EDGE OF PAVEMENT  
**DROP CURB AND SIDEWALK RAMP DETAIL**  
N.T.S.

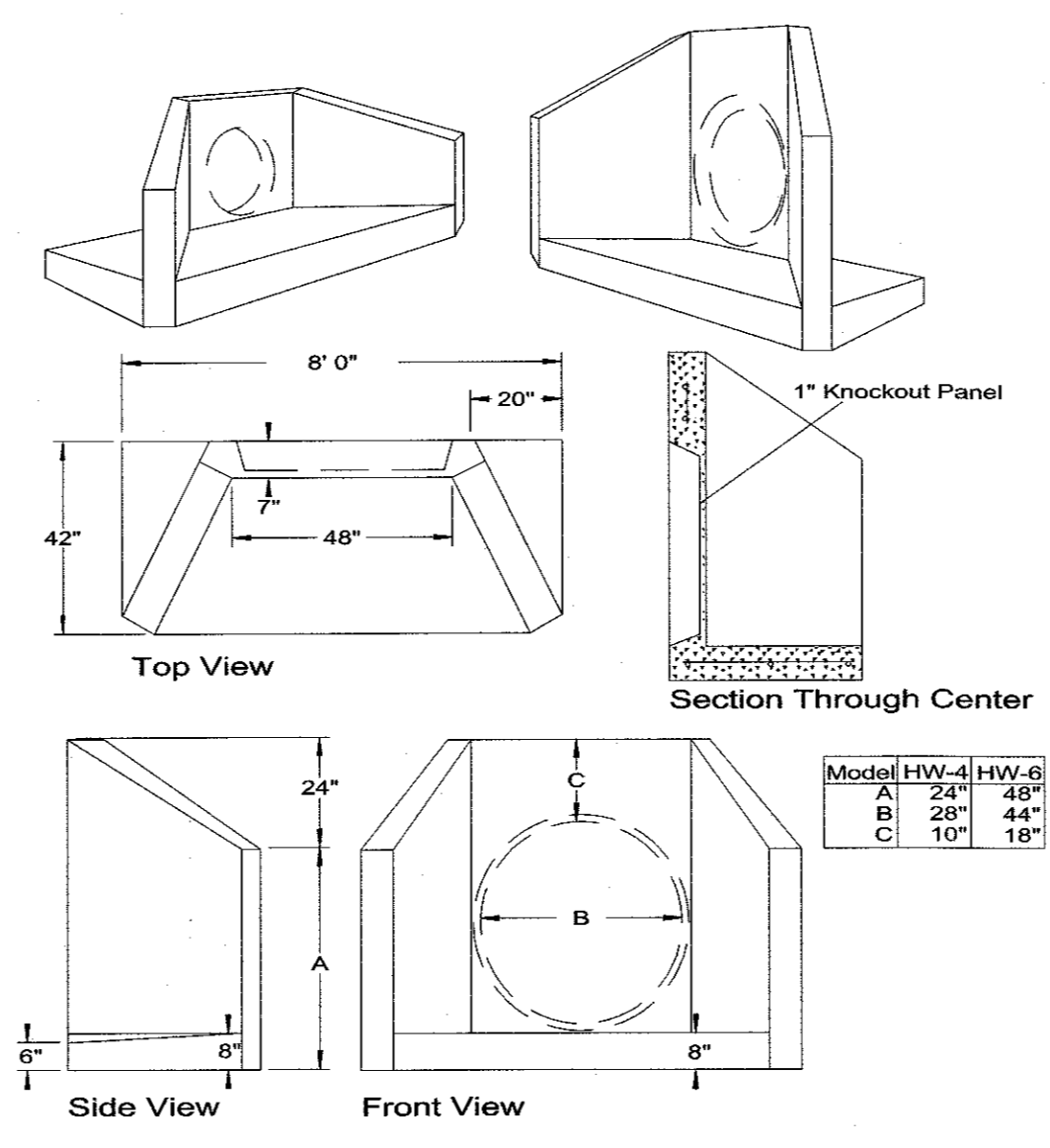
- NOTES:**
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" OR 610mm LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
  2. DETECTABLE WARNING UNIT DIMENSIONS:
  3. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.
  4. DETECTABLE WARNING UNIT ALIGNMENT:
  5. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP RANGING OR CURB RAMP AND THE STREET.
  6. WHERE DOMES ARE ARRANGED RADIALLY THEY MAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
  7. COLOR REQUIREMENTS:
  8. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
  9. DETECTABLE WARNING LOCATIONS:
  10. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5' TO 6' FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSIBLE CURB IS USED).
  11. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'0" MINIMUM AND 15'0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.



**CURB RAMP**  
N.T.S.

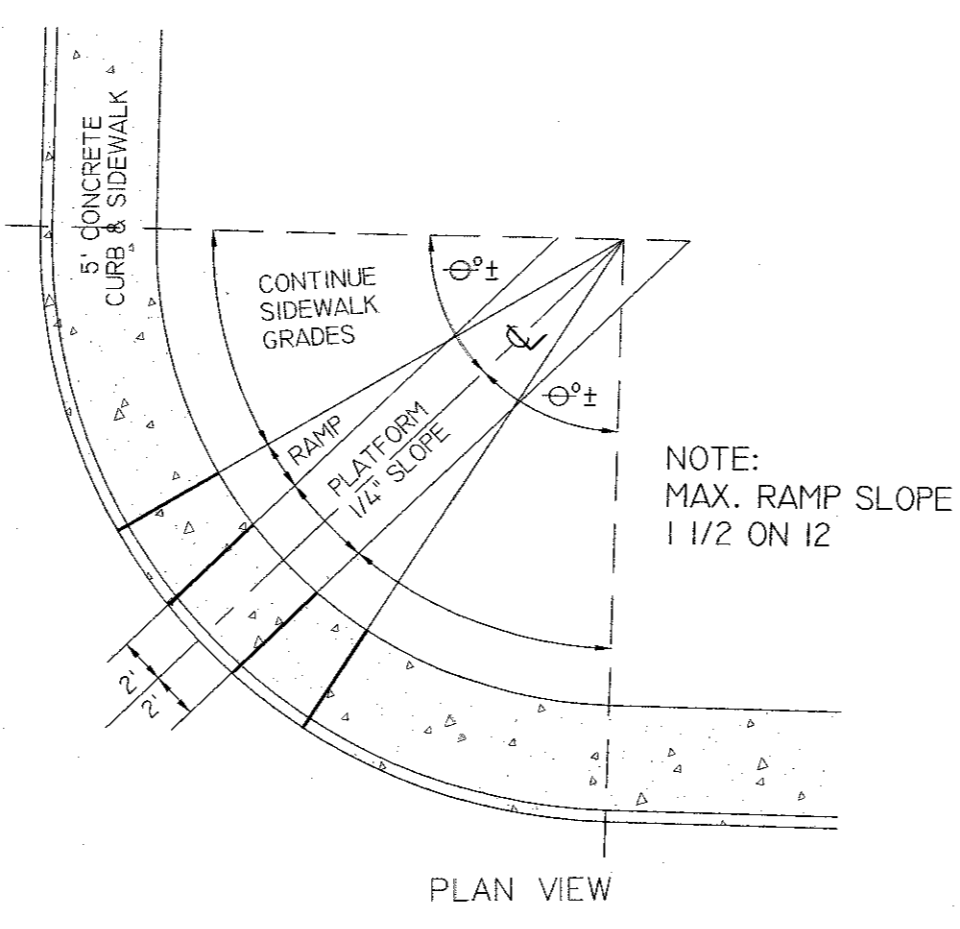


**TRENCHING IN PROPOSED PRIVATE ROADWAY**  
N.T.S.

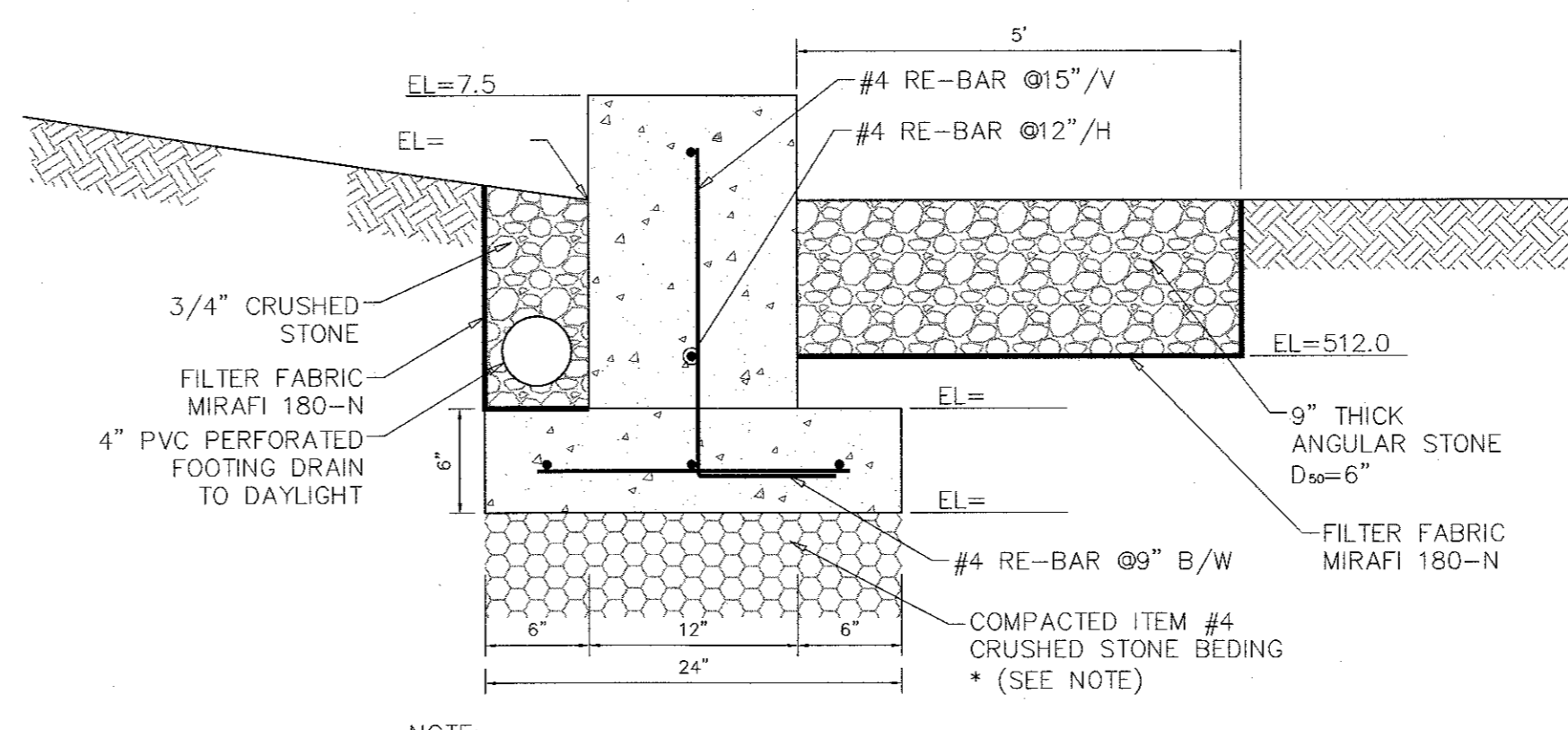


**PRECAST HEADWALLS**  
N.T.S.

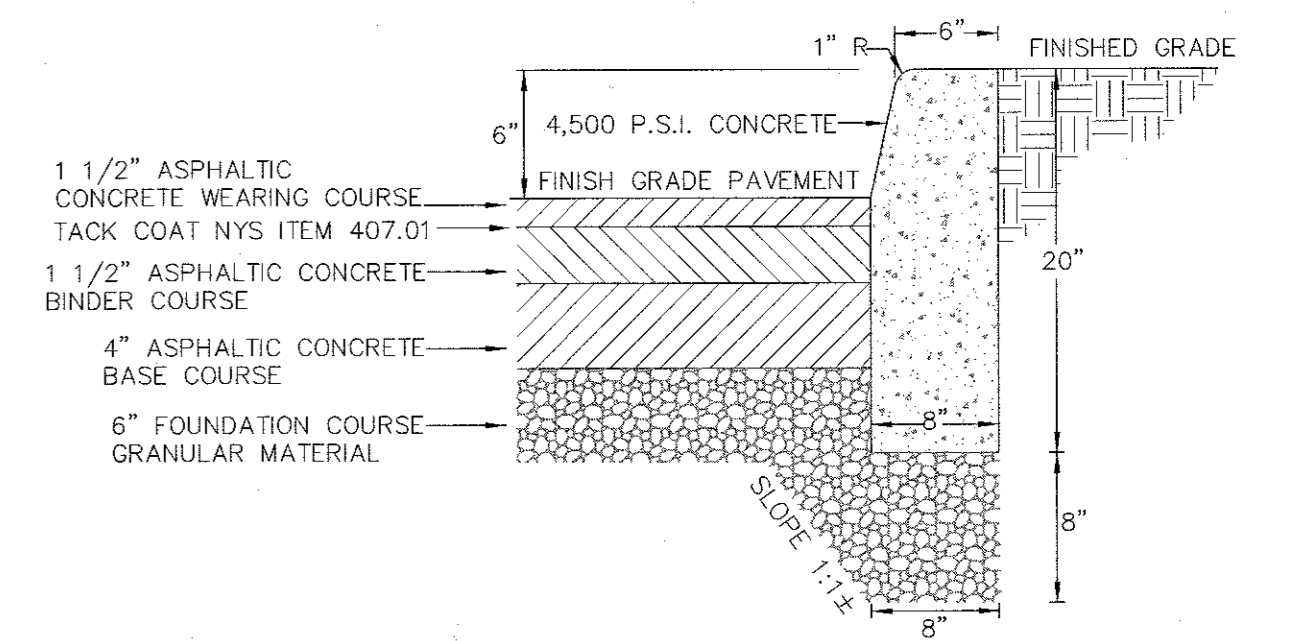
- SPECIFICATIONS**
- Concrete Min. Strength: 4,000 psi at 28 days
  - Reinforcement: #4 Rebar / ASTM A615
  - Air Entrainment: 6%
  - Pipe Connection: Mortar or grout
  - Pipe Range: up to 36" ID
  - Weight = 4,400 lbs or 6,600 lbs
  - Load Rating: H20 / ASTM C857



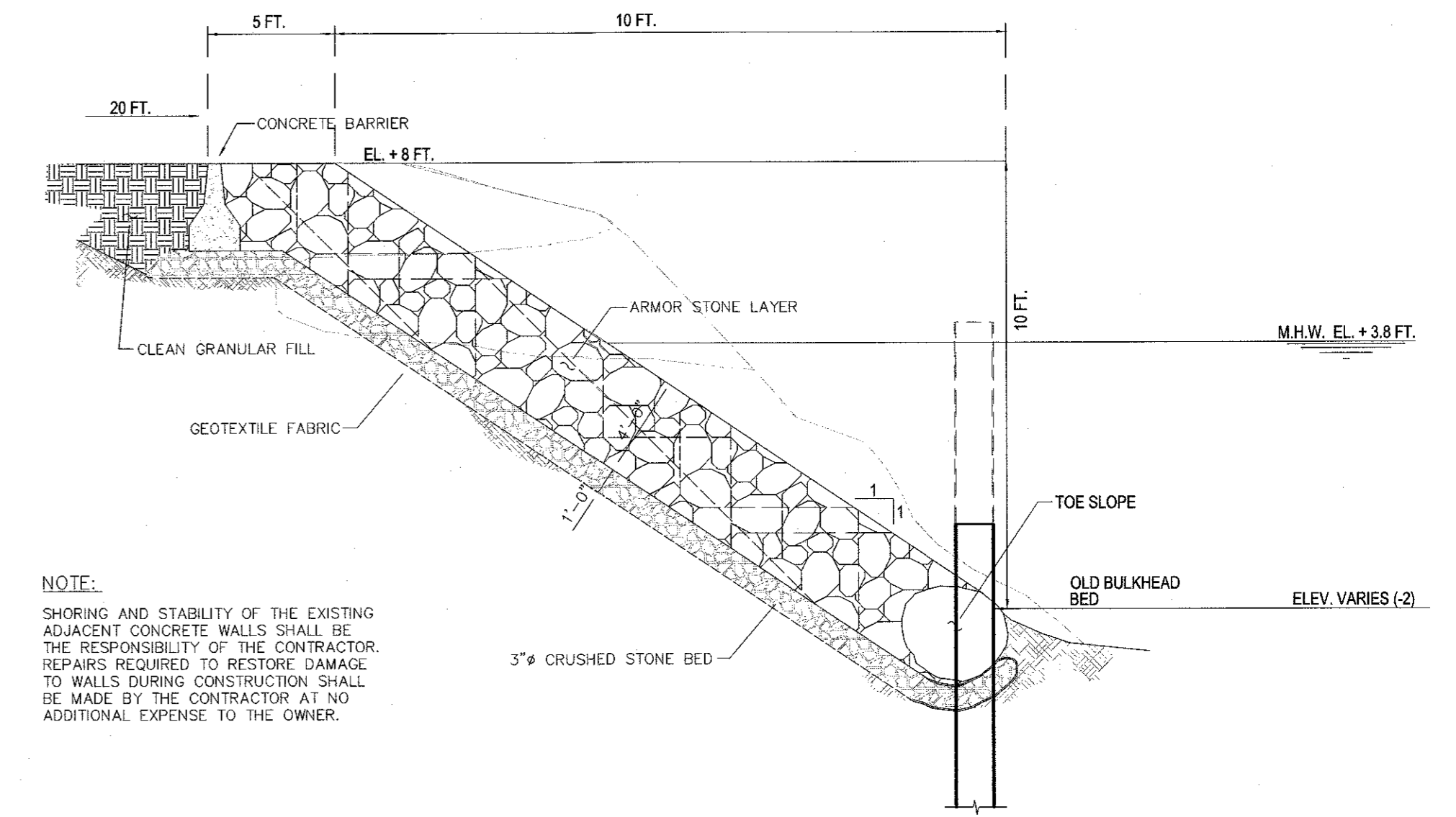
**DROP CURB AND SIDEWALK RAMP DETAIL**  
N.T.S.



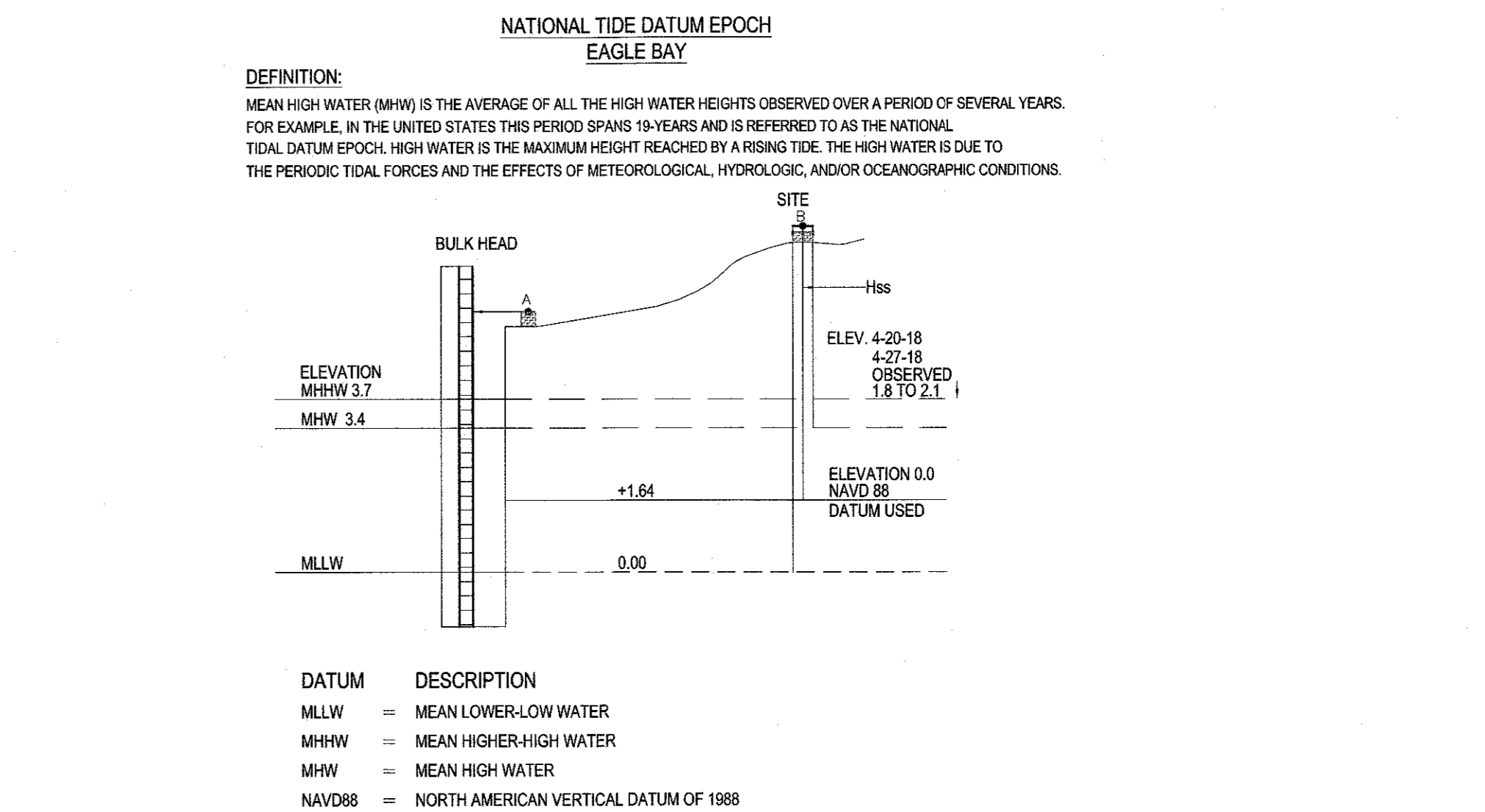
**LEVEL SPREADER DETAIL**  
N.T.S.



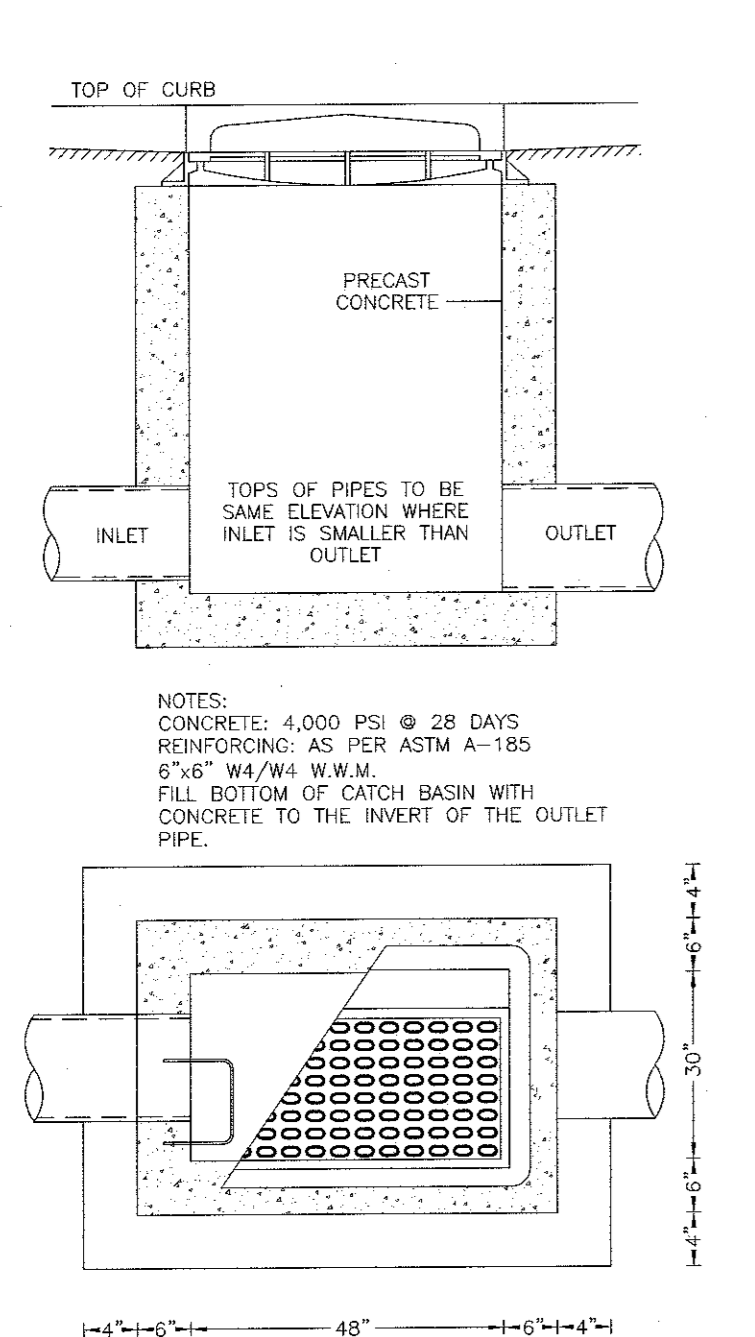
**ASPHALTIC CONCRETE PAVEMENT & CONCRETE CURB DETAIL ON SITE**  
N.T.S.



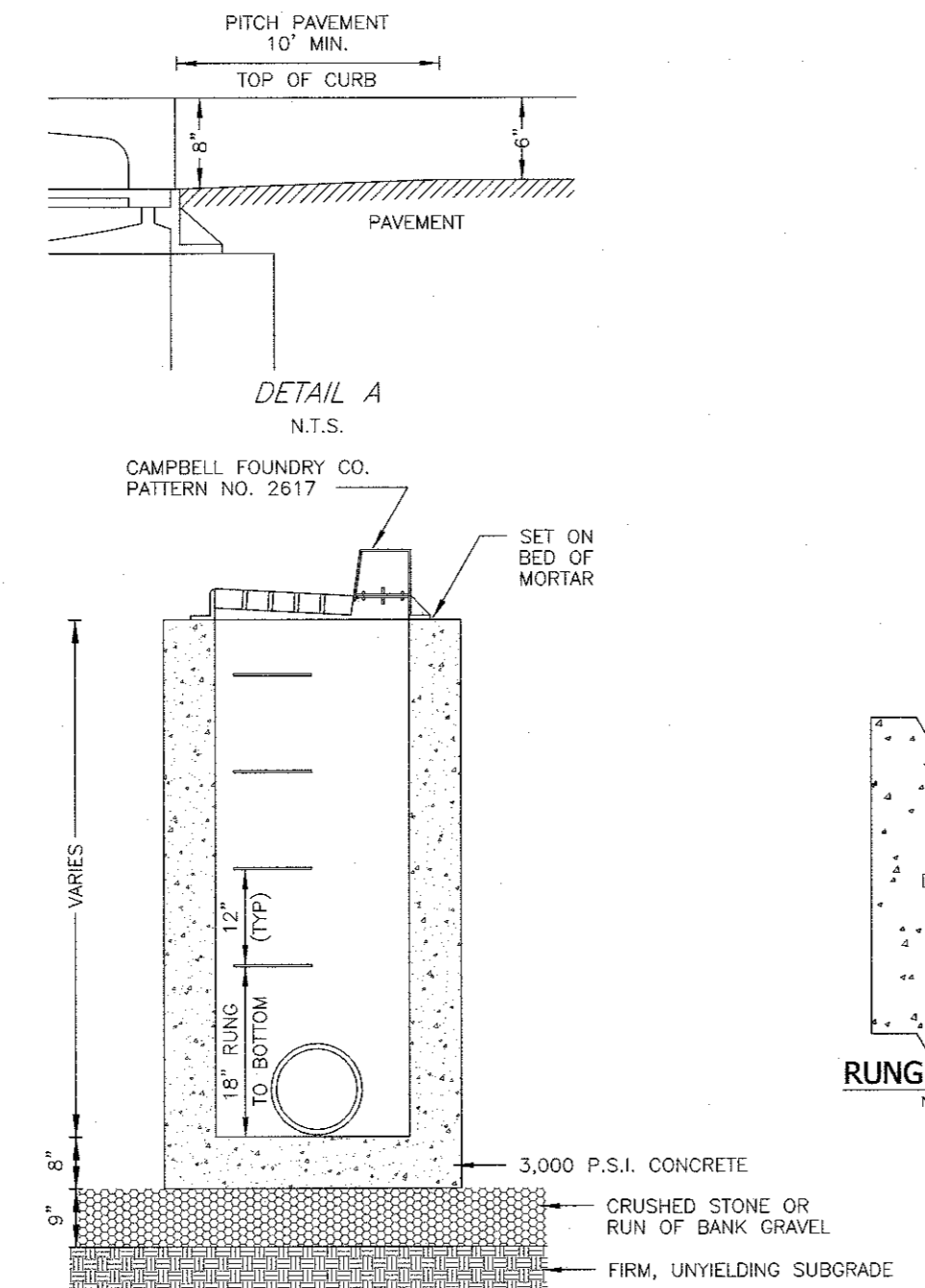
**SHORELINE STABILIZATION DETAIL**  
SCALE: N.T.S.



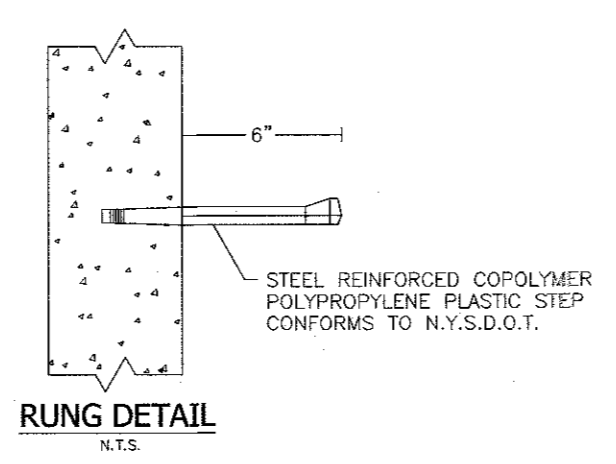
**NATIONAL TIDE DATUM EPOCH EAGLE BAY**



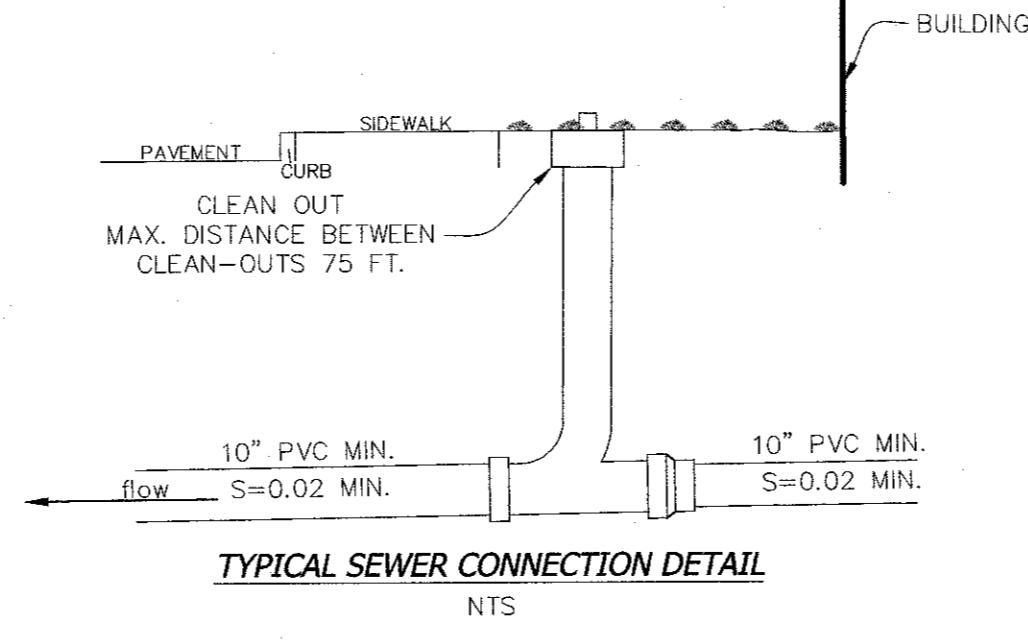
**PRECAST STANDARD CATCH BASIN DETAIL**  
(NOT TO SCALE)



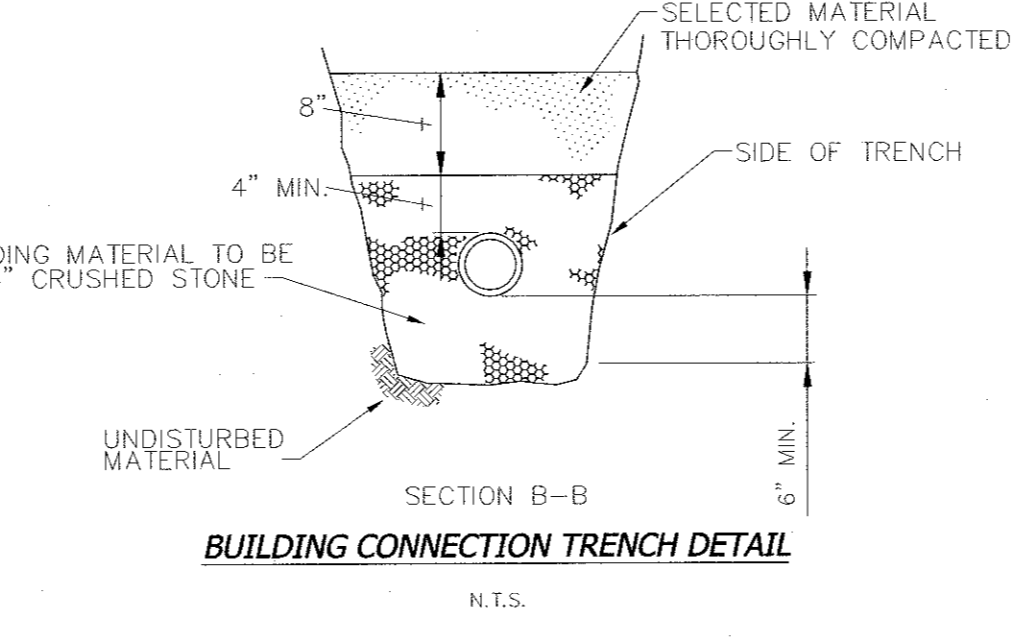
**DETAIL A**  
N.T.S.



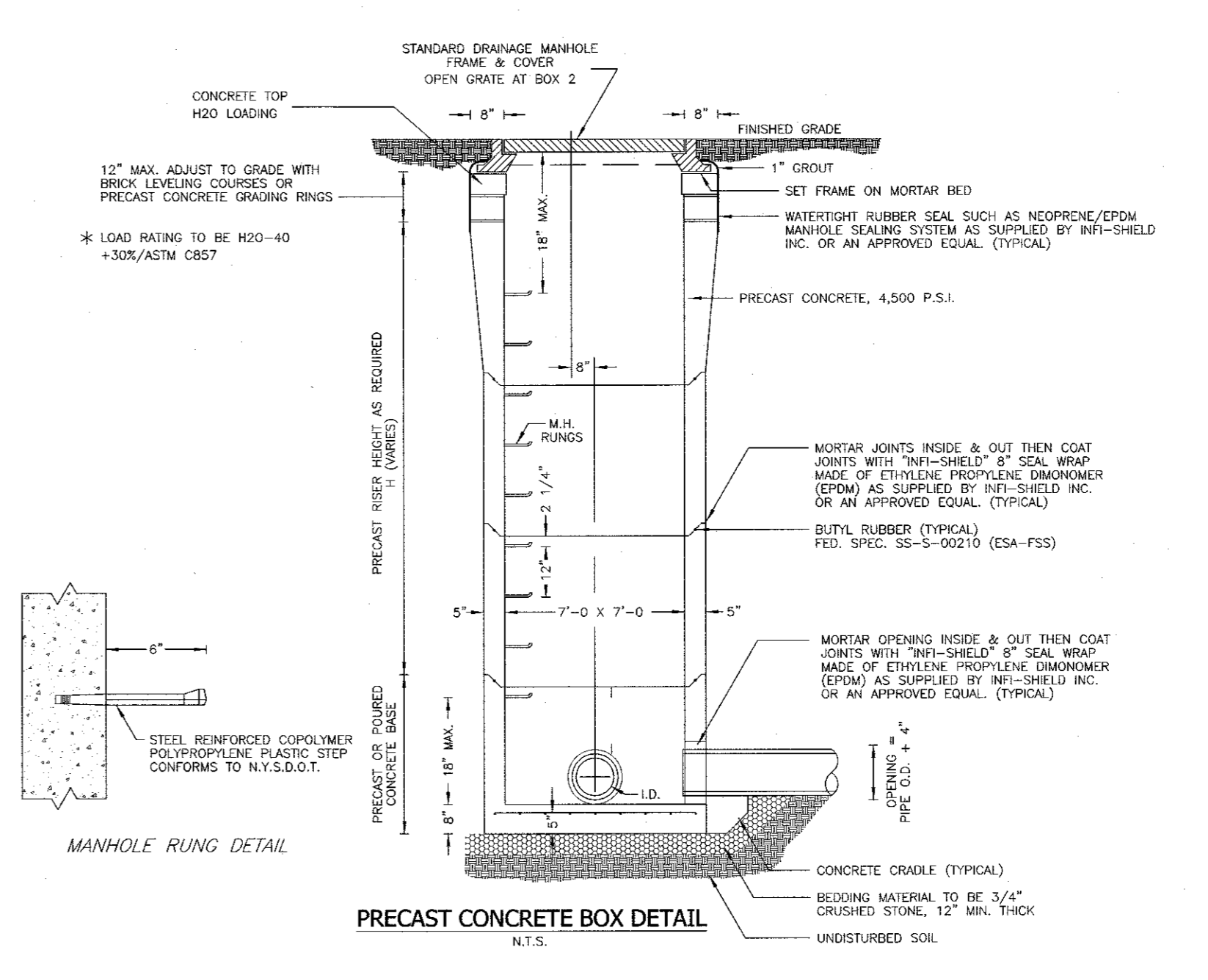
**RUNG DETAIL**  
N.T.S.



**TYPICAL SEWER CONNECTION DETAIL**  
N.T.S.



**BUILDING CONNECTION TRENCH DETAIL**  
N.T.S.



**PRECAST CONCRETE BOX DETAIL**  
N.T.S.

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

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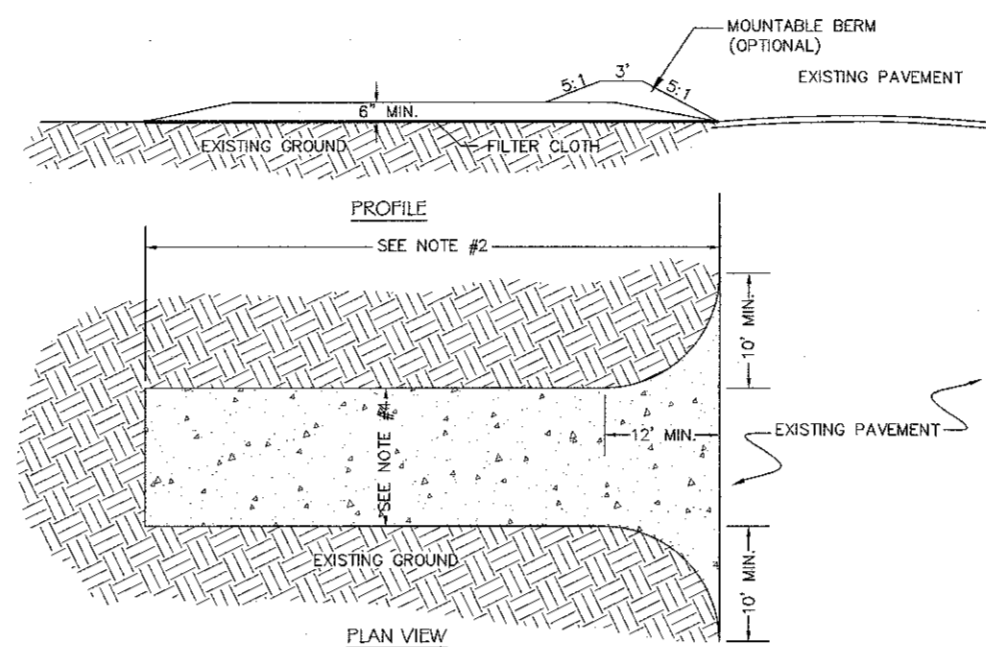
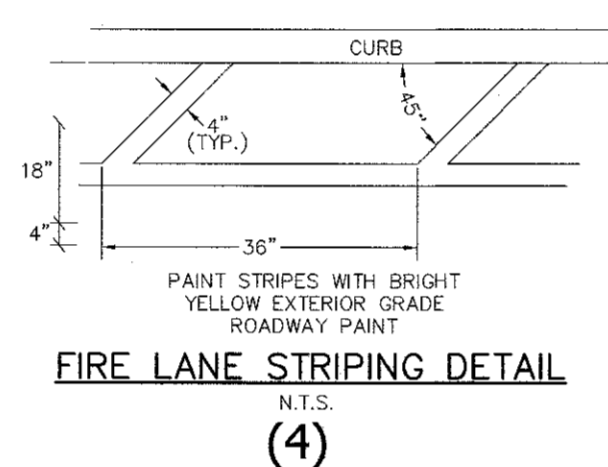
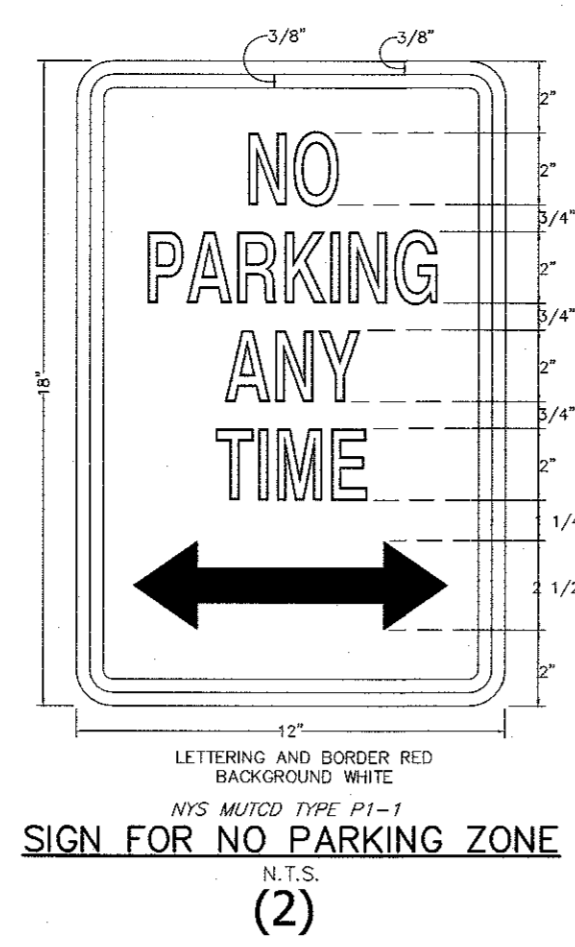
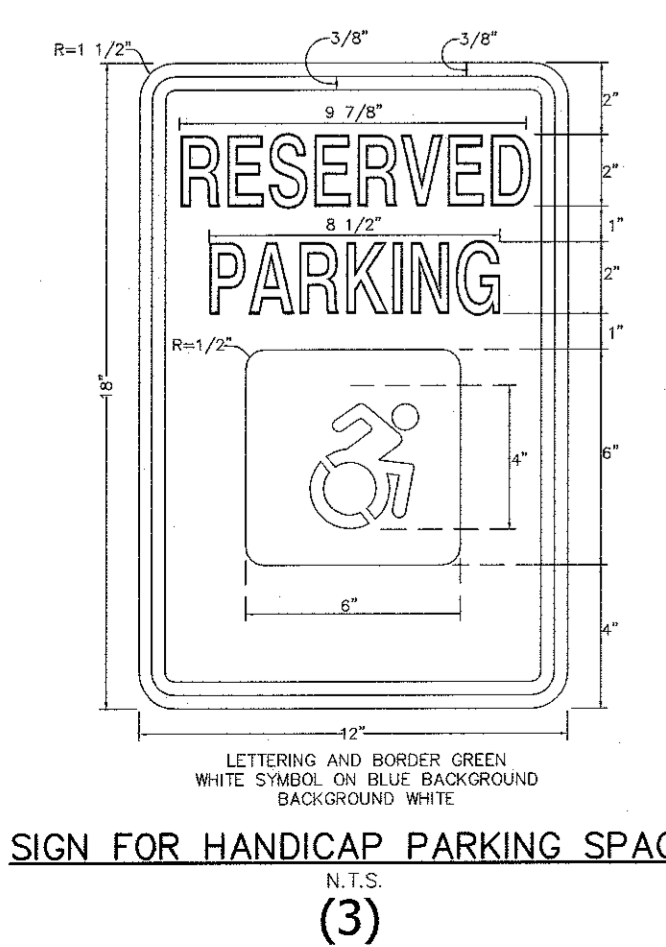
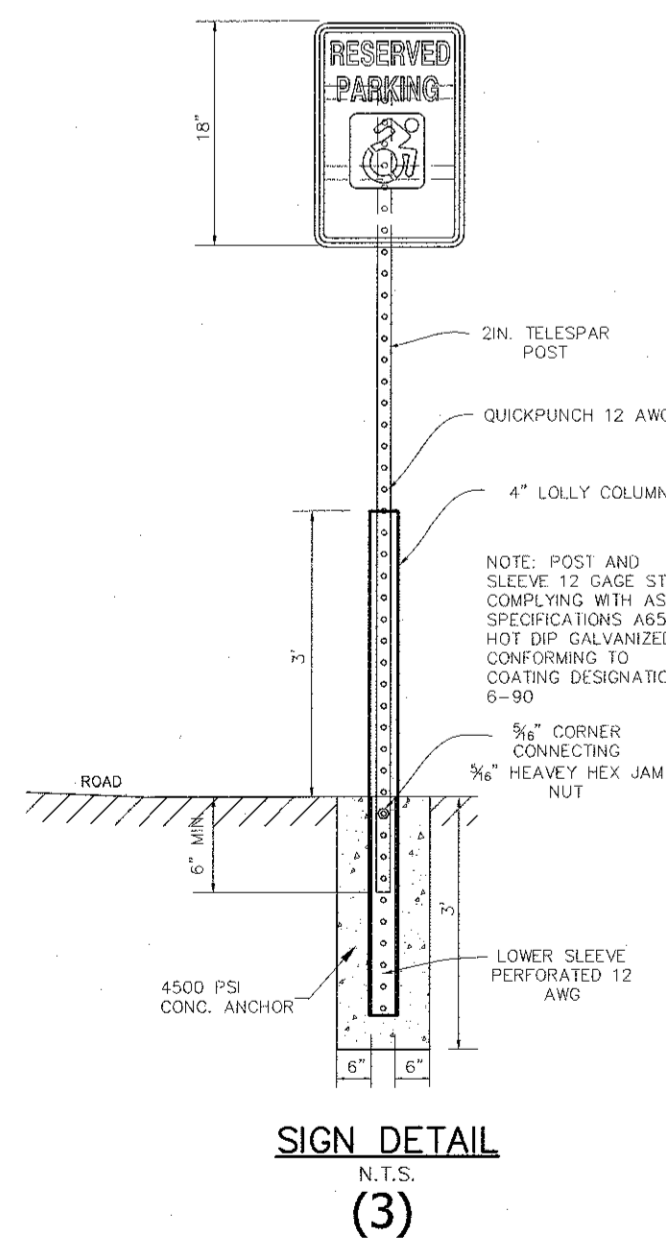
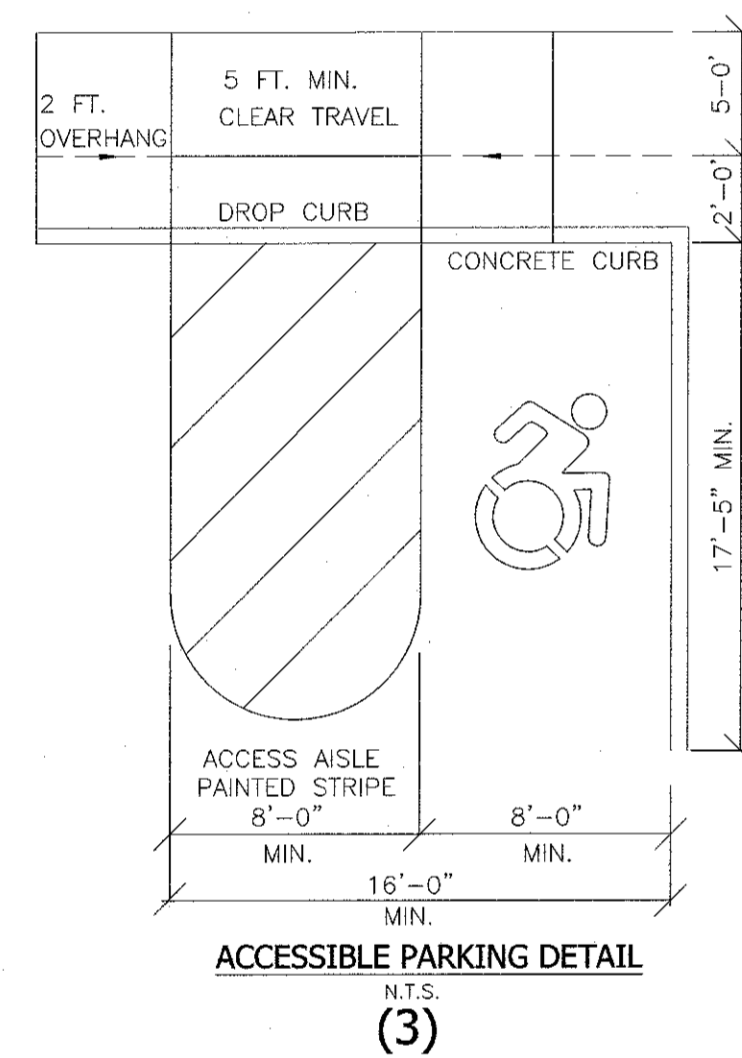
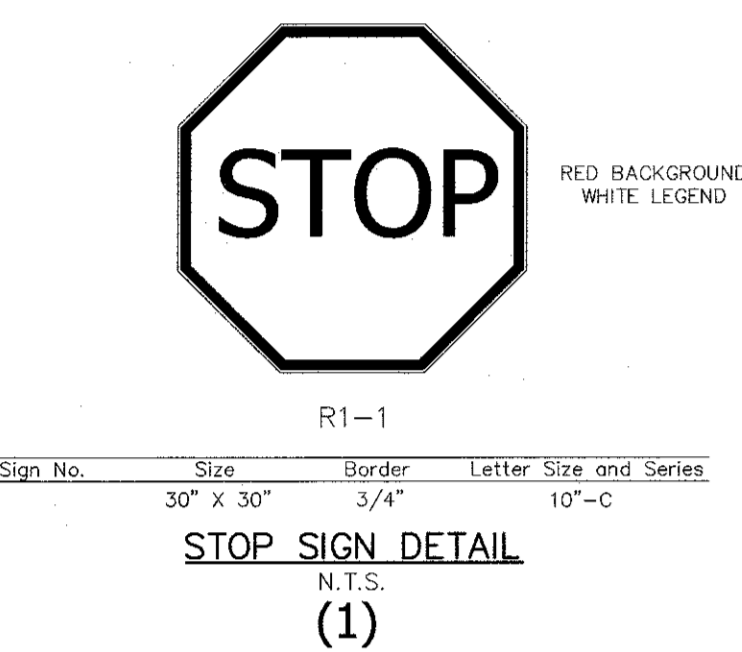
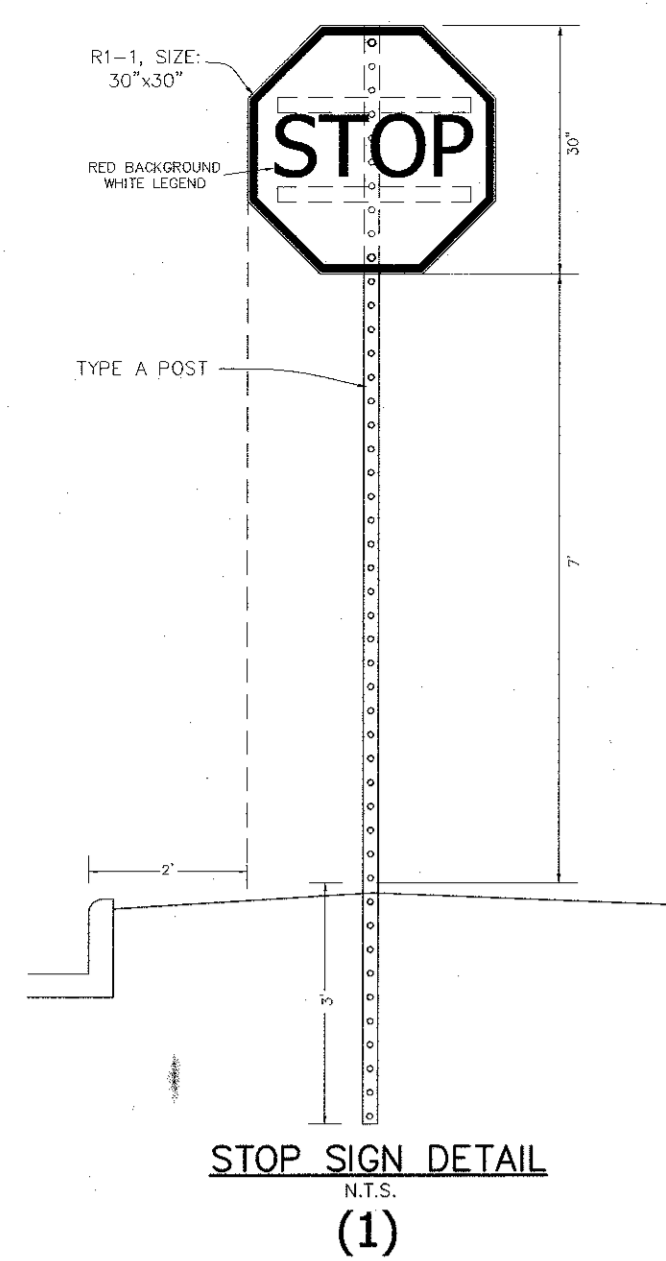
PROJECT: **EAGLE BAY**  
TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **DRAINAGE AND SEWER MAIN DETAILS**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: N.T.S.
PROJECT NO:	DRAWING NO:
1407	21

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  
N.Y.S. P.L.S. LIC. NO. 80228



- SPECIFICATIONS FOR CONSTRUCTION ENTRANCE**
- STONE CURB - 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 6:1 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 (SHRUBS, BRUSH, WEEDS, OR TRACKS) 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.

**EROSION CONTROL PHASING**

- PHASE I - IMMEDIATELY AFTER CLEARING**
- 1) STABILIZED CONSTRUCTION ENTRANCE (DETAIL #1)
  - 2) SILT FENCING (DETAIL #2)
  - 3) TEMPORARILY BLOCK 30" RCP BYPASS PUMP STREAM FROM CIB IN ROAD TO 36" PIPE ON EAST SIDE OF PROPERTY
  - 4) INSTALL NEW DRAINAGE SYSTEM AND STRUCTURES.
  - 5) REMOVE TEMPORARY PLUGS.

**PHASE II - IMMEDIATELY FOLLOWING INSTALLATION OF SEWER & DRAINAGE**

- 1) STORM INLET TRAP (DETAIL #3) AROUND ALL CATCH BASINS

**PHASE III - IMMEDIATELY FOLLOWING PAVING OF ROADWAY & PARKING LOT**

- 1) CURB INLET PROTECTION (DETAIL #4) AROUND ALL CATCH BASINS IN ROADWAY & PARKING AREAS.

NOTE: STORM INLET PROTECTION (DETAIL #3) ARE TO REMAIN FOR FIELD INLET & OUTLET STRUCTURES IN TEMPORARY SEDIMENT BASINS.

**SEDIMENT & EROSION CONTROL NOTES**

FABRIC FENCE WILL BE INSTALLED ALONG THE PROPOSED ROAD AND THE ADJACENT PROPERTY OWNERS AND ALL DISTURBED AREAS.

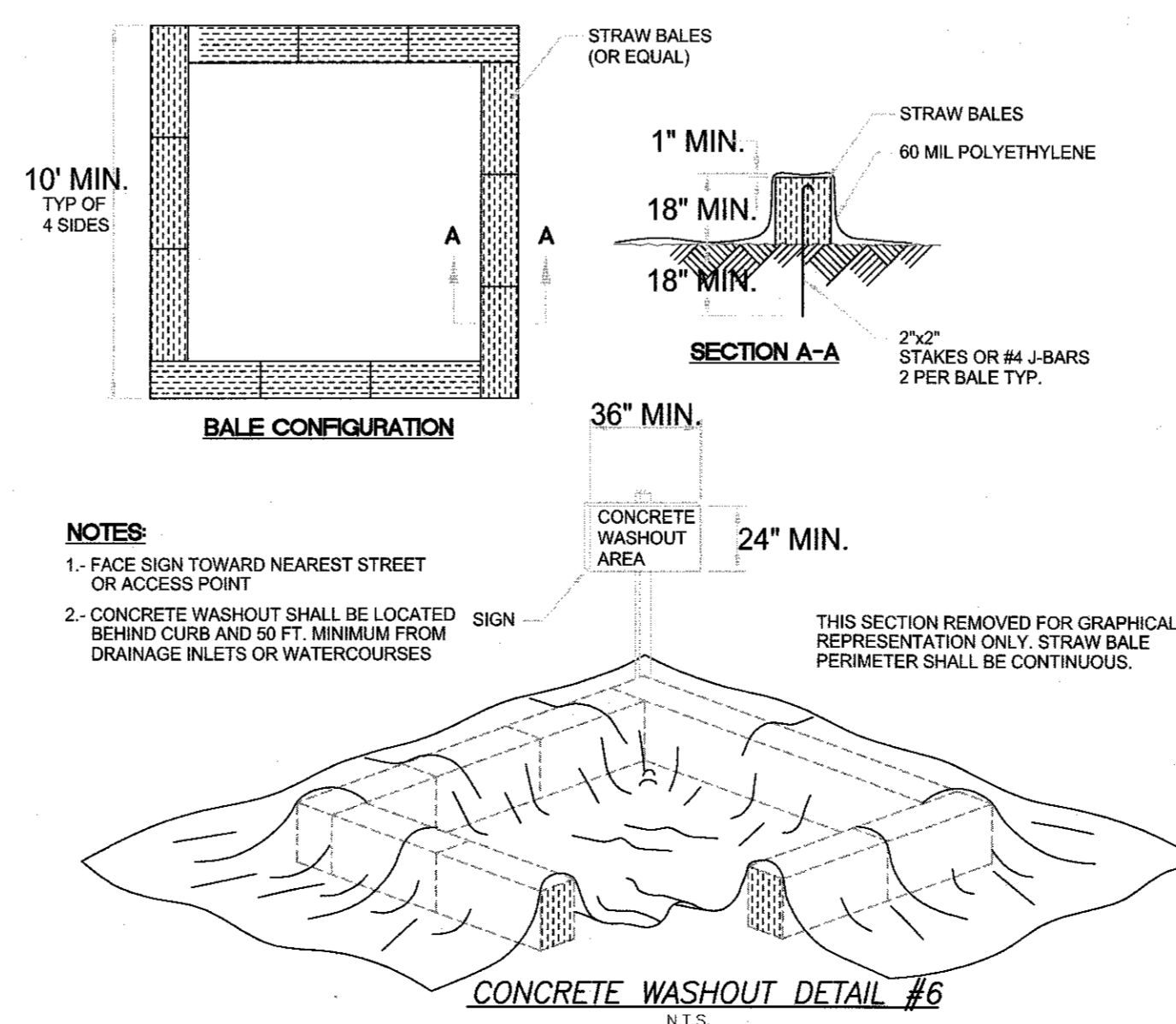
TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BE BEGUN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEED OR MULCHED IMMEDIATELY.

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 SWEEP "BROOM CLEAN" AT THE END OF EACH DAY DURING CONSTRUCTION.

CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION AREA.

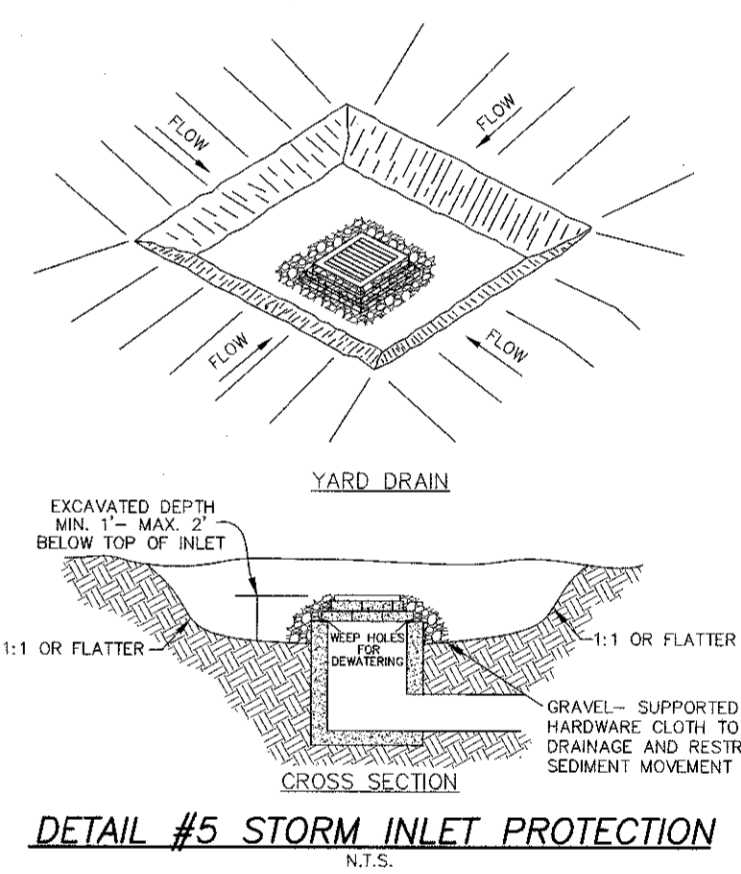
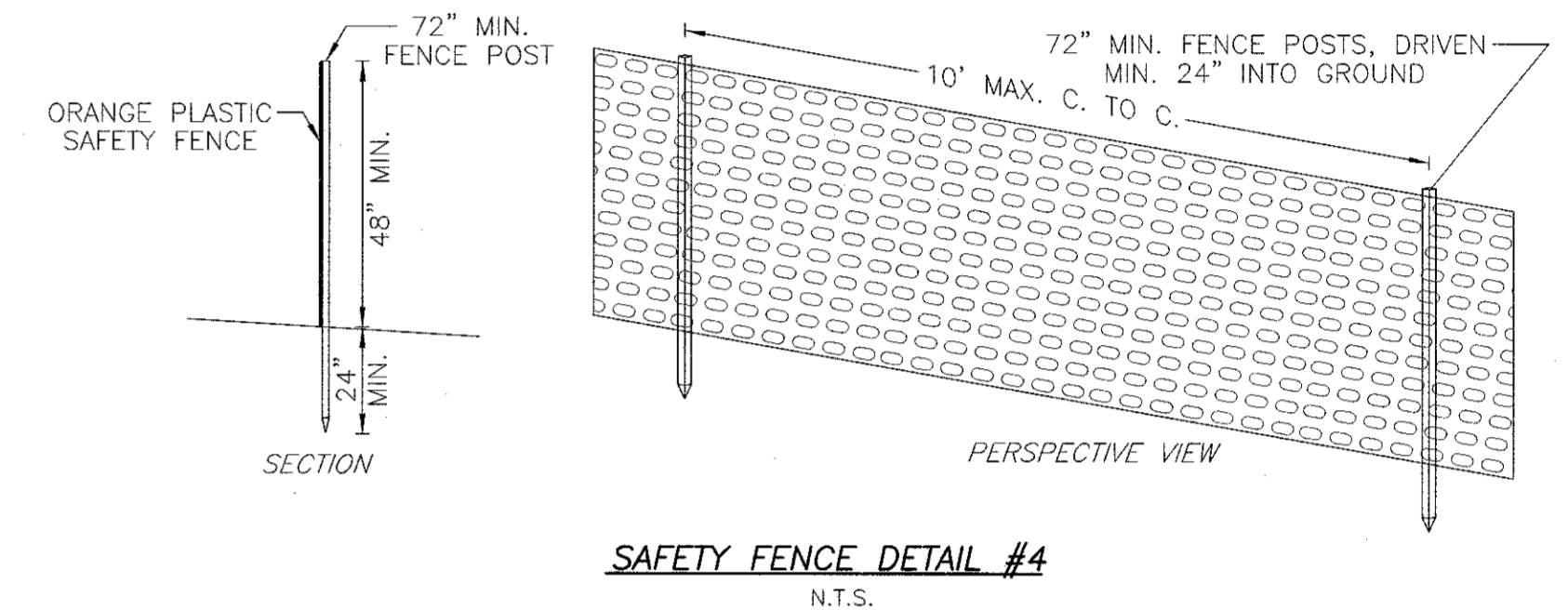
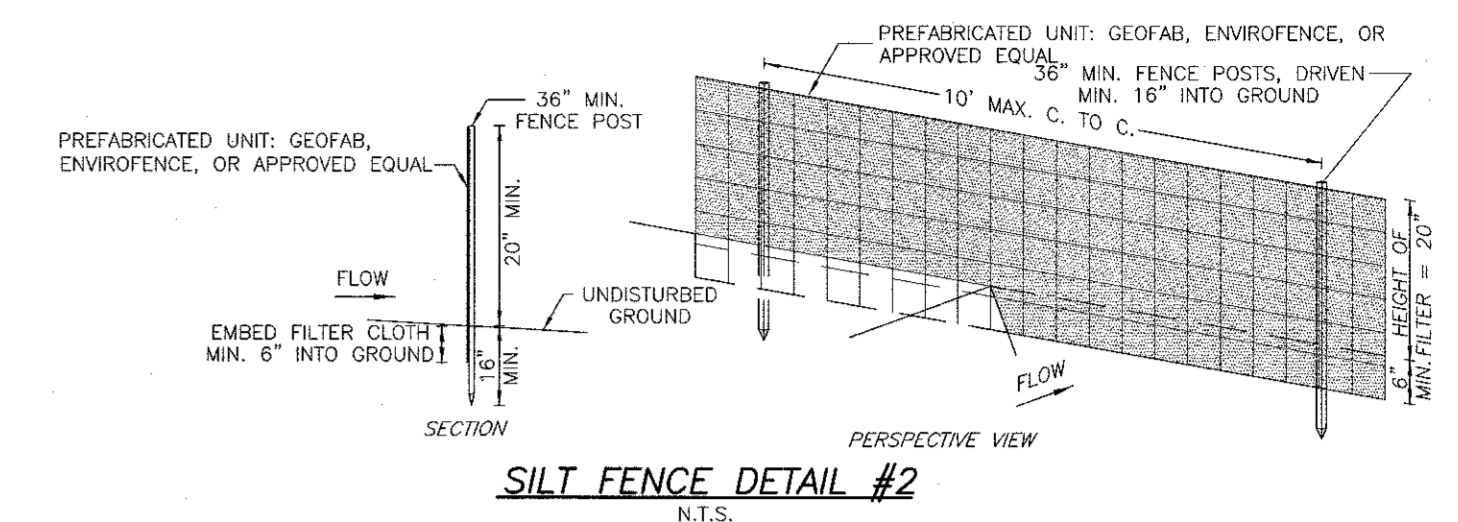


- NOTES:**
- 1- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
  - 2- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

**CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE EITHER 1" OR 1 1/2" TYPE OR HAWKWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRA7 100, STABILURKA T140H, OR APPROVED EQUIVALENT.
4. PRE-FABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGEST" DEVELOP IN THE SILT FENCE.



**SPECIFICATIONS FOR STORM INLET PROTECTION**

1. 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 EXPORTED IN A SATURABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. ALL OUT SLOPES SHALL BE 1:1 OR FLATTER.

2	12-19-19	EIS SUBMISSION
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A DESIGN AND DEVELOPMENT CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

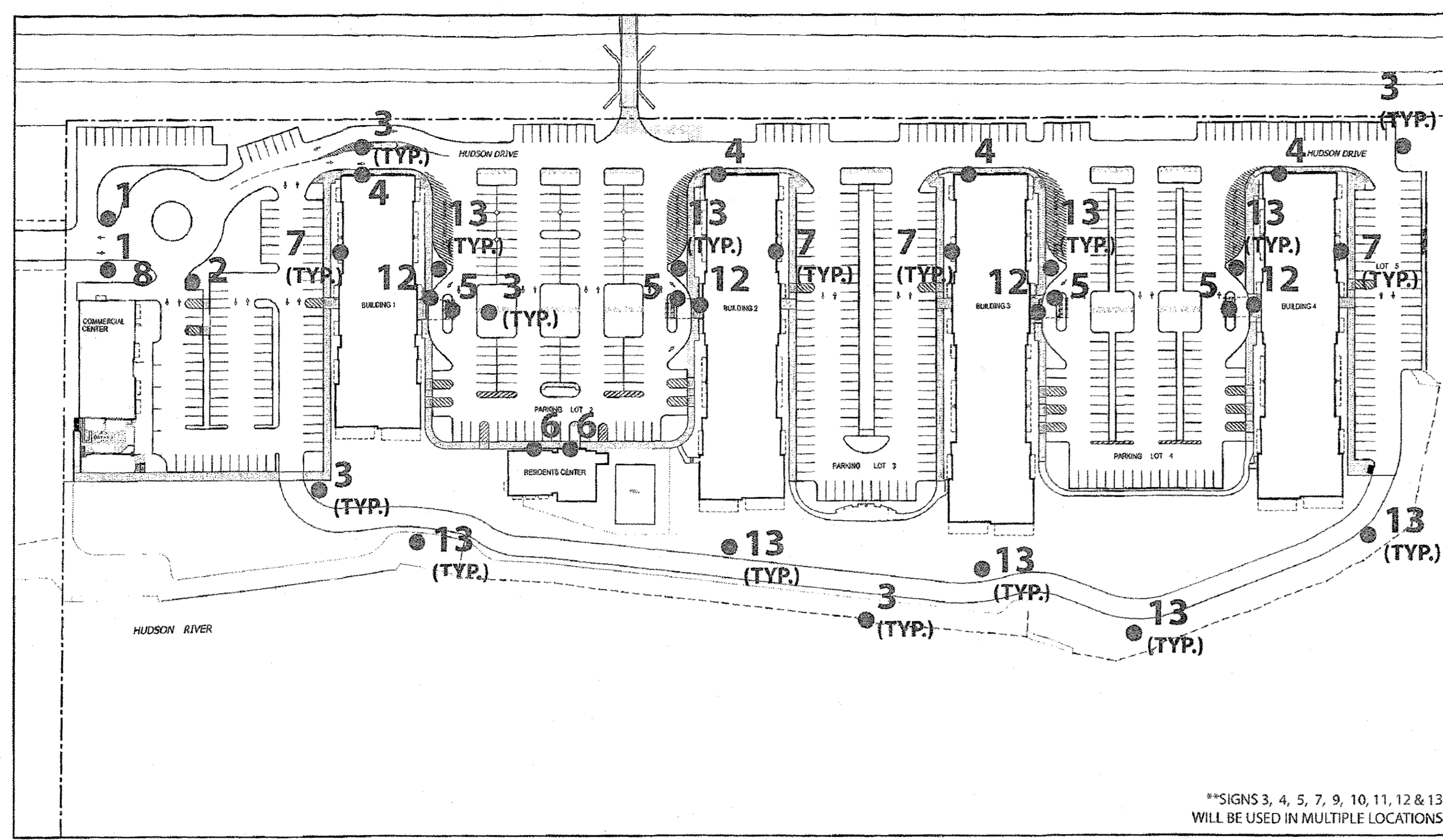
TITLE: **EROSION CONTROL DETAILS**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: AUGUST 01, 2019	SCALE: N.T.S.
PROJECT NO:	DRAWING NO:
<b>1407</b>	<b>22</b>

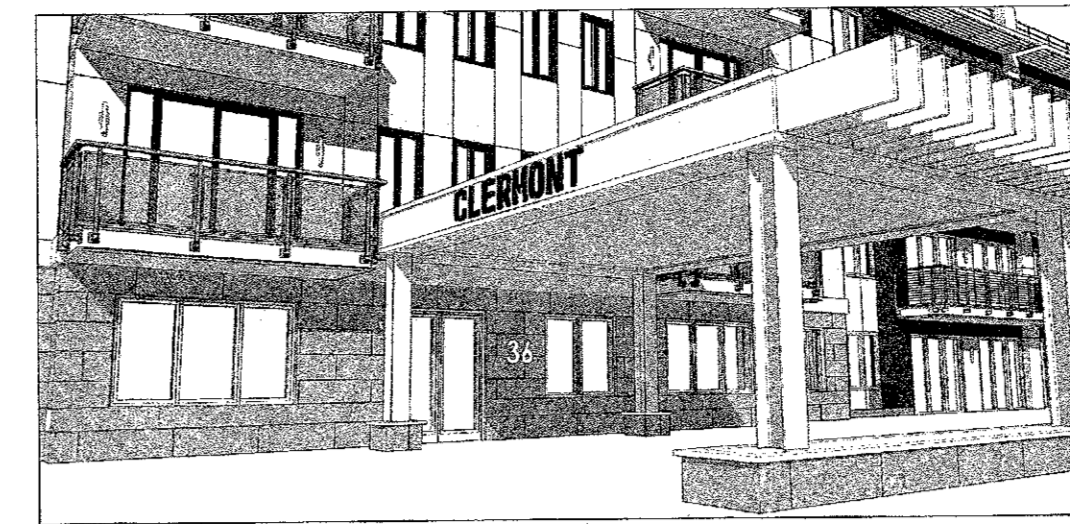
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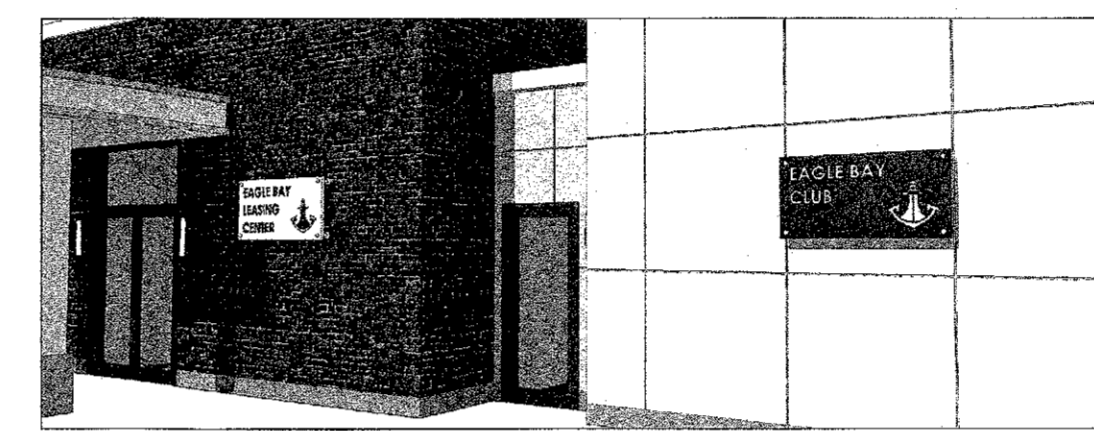
# OVERALL SITE KEY PLAN EAGLE BAY



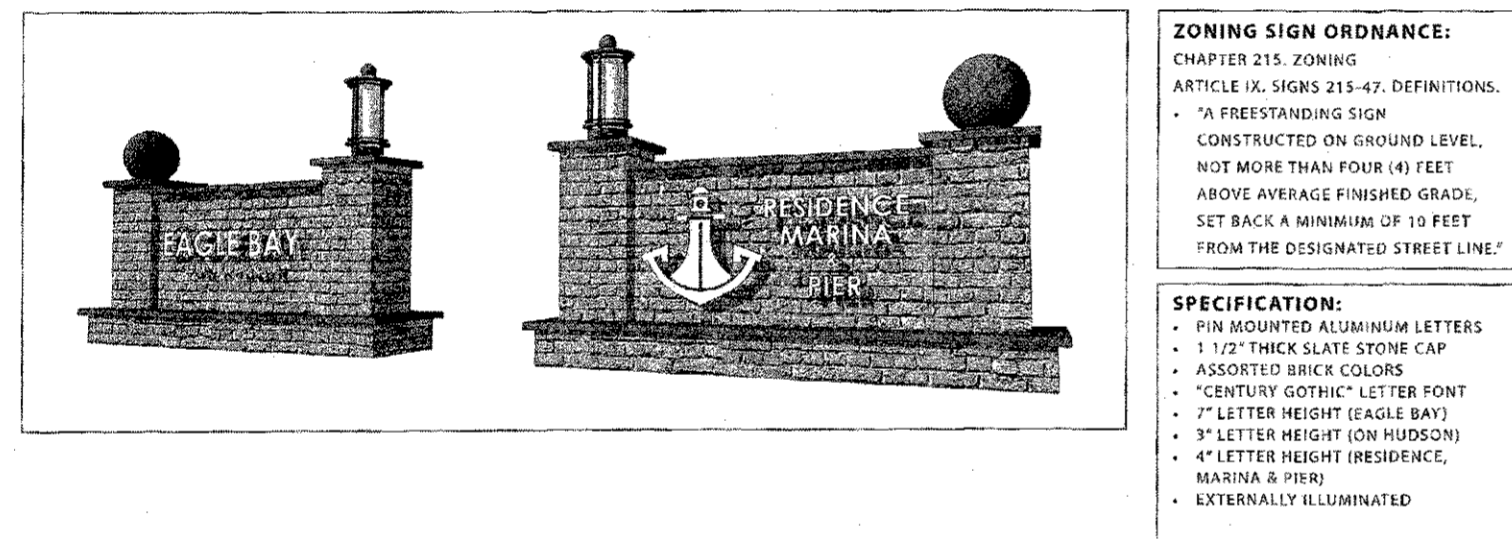
SIGN 5 - WALL SIGN EAGLE BAY



SIGN 6 - WALL SIGN EAGLE BAY



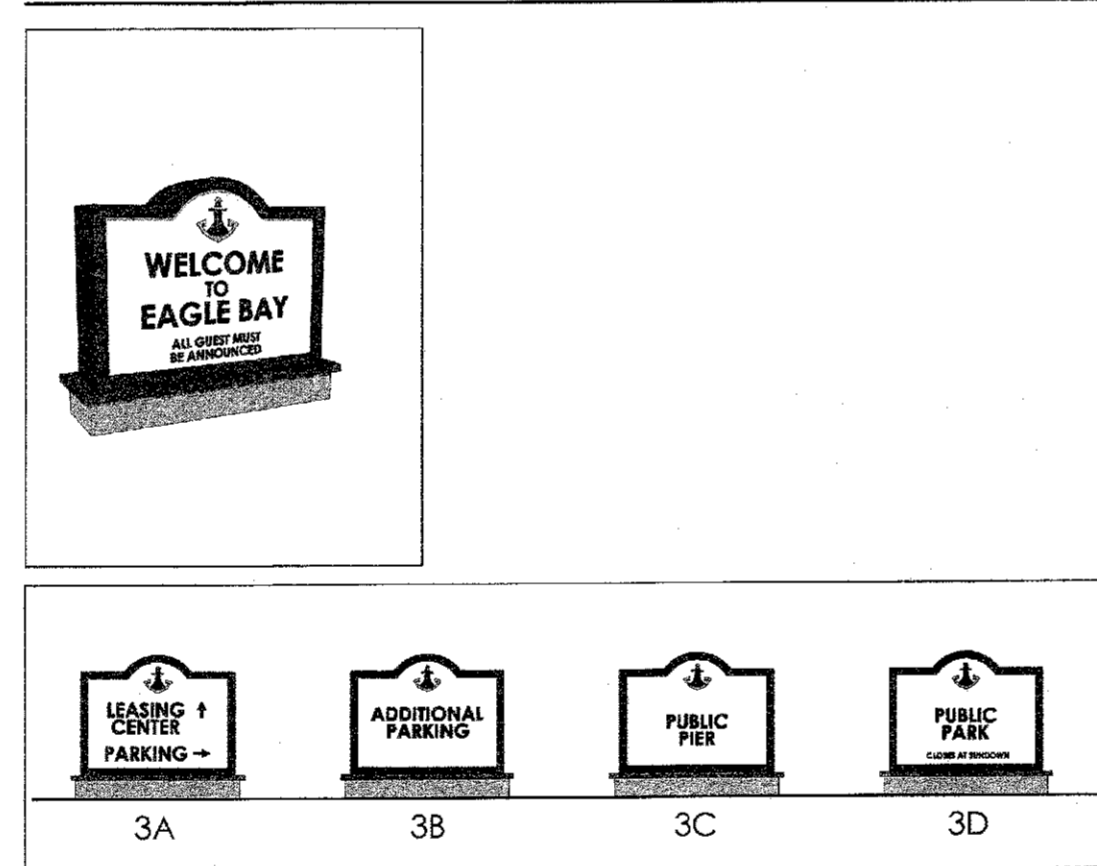
SIGN 1 - MONUMENT SIGN EAGLE BAY



**ZONING SIGN ORDINANCE:**  
CHAPTER 215, ZONING  
ARTICLE 14, SIGNS 215-47, DEFINITIONS:  
"A FREE-STANDING SIGN  
CONSTRUCTED ON GROUND LEVEL,  
NOT MORE THAN FOUR (4) FEET  
ABOVE AVERAGE FINISHED GRADE,  
SET BACK A MINIMUM OF 10 FEET  
FROM THE DESIGNATED STREET LINE"

**SPECIFICATION:**  
• PIN MOUNTED ALUMINUM LETTERS  
• 1 1/2" THICK SLATE STONE CAP  
• ASSORTED BRICK COLORS  
• "GOTHIC" LETTER FONT  
• 7" LETTER HEIGHT (EAGLE BAY)  
• 9" LETTER HEIGHT (ON HUDSON)  
• 4" LETTER HEIGHT (RESIDENCE,  
MARINA & RIVER)  
• EXTERNALLY ILLUMINATED

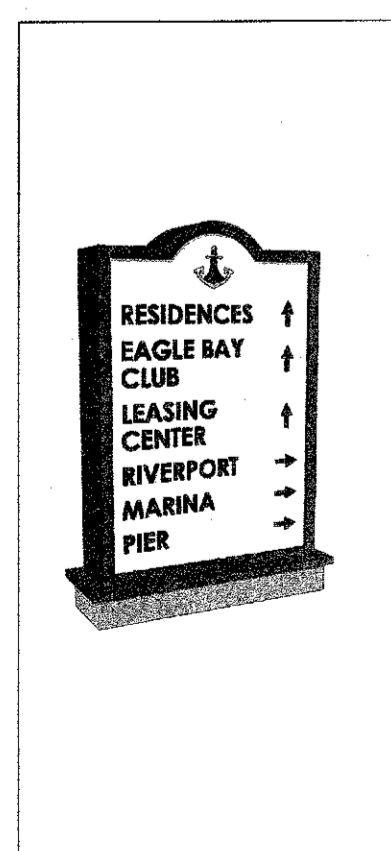
SIGN 3 - ANNOUNCEMENT SIGN EAGLE BAY



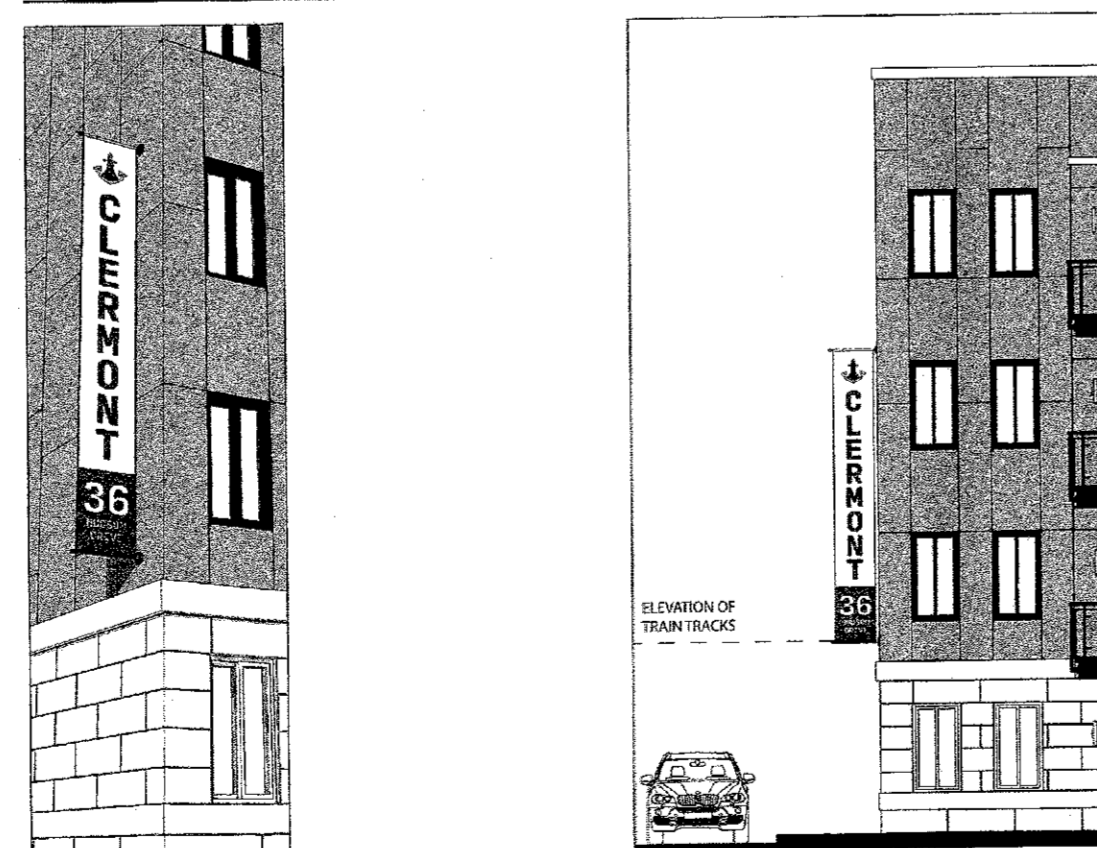
SIGN 7 - UTILITY SPACE DOOR SIGN EAGLE BAY



SIGN 2 - ANNOUNCEMENT SIGN EAGLE BAY



SIGN 4 - PROJECTING SIGN EAGLE BAY



SIGN 8 - PROJECTING SIGN EAGLE BAY



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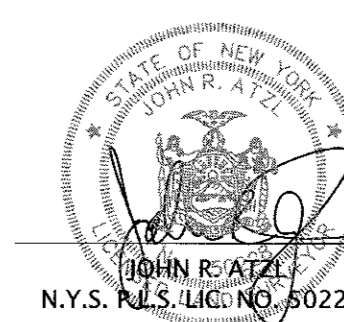
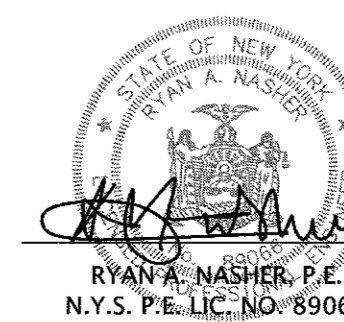
PROJECT:  
**EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

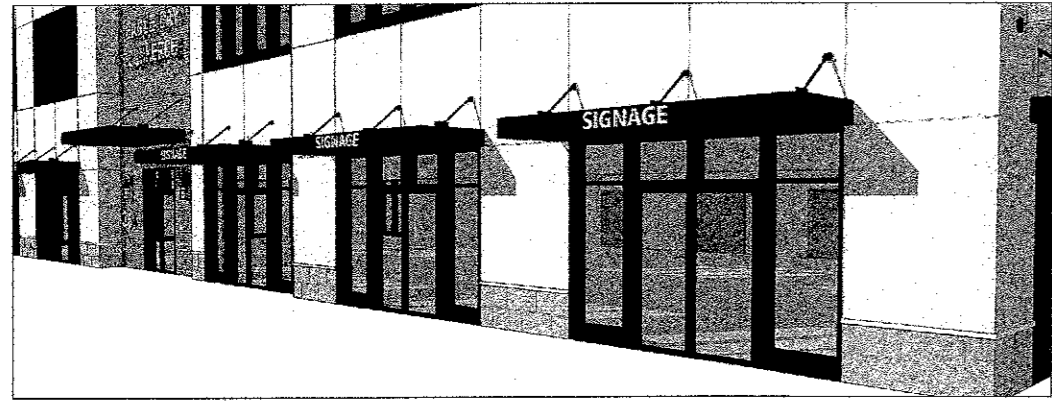
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DATE: AUGUST 01, 2019 SCALE: N.T.S.  
PROJECT NO: DRAWING NO:

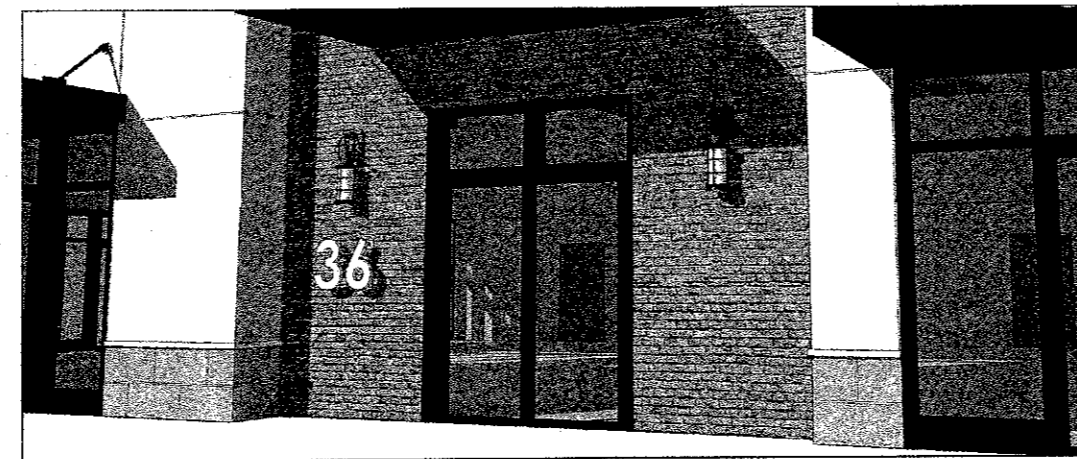
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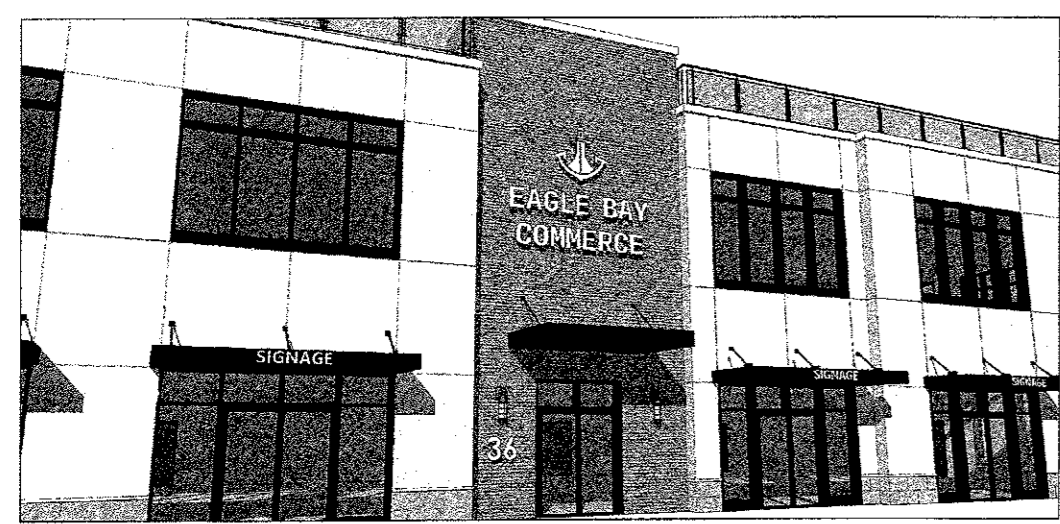
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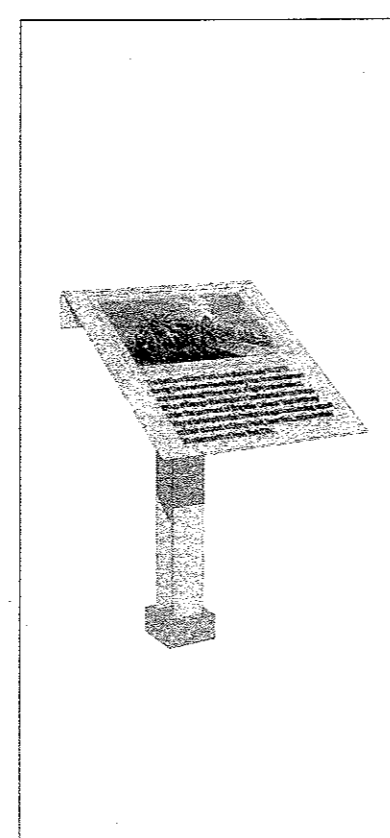
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SIGN 10 - WALL SIGN EAGLE BAY



SIGN 13 - ANNOUNCEMENT (EDUCATION) EAGLE BAY



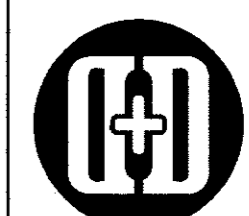
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REVISION	DATE	DESCRIPTION
2	12-19-19	EIS SUBMISSION
1	11-04-19	WATER MAIN & CONTOURS NEAR RAILROAD



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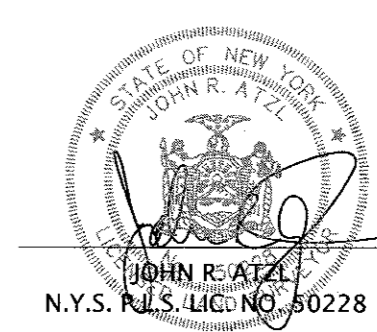
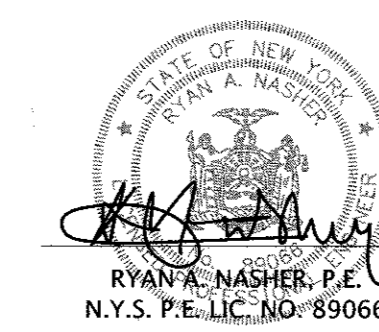
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PROJECT:  
**EAGLE BAY**

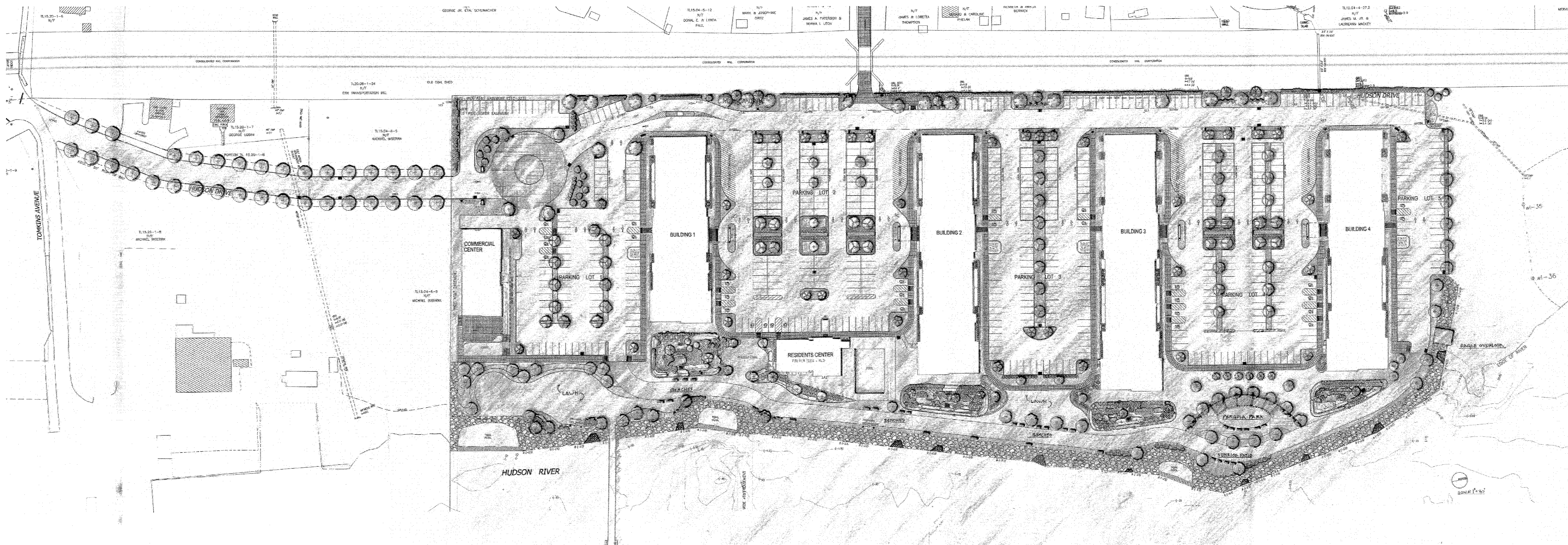
TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

TITLE:  
**SITE SIGNAGE DETAILS**

DRAWN BY: VC	CHECKED BY: DM7
DATE: AUGUST 01, 2019	SCALE: N.T.S.
PROJECT NO: 1407	DRAWING NO: 24







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- L-2 - LANDSCAPE PLAN AREA 'B' - PARKING LOT 1
- L-3 - LANDSCAPE PLAN AREA 'C' - PARKING LOT 2 & 3
- L-4 - LANDSCAPE PLAN AREA 'D' - PARKING LOT 4
- L-5 - LANDSCAPE PLAN AREA 'E # F' - BUILDING 1 & 2
- L-6 - LANDSCAPE PLAN AREA 'G' - BUILDING 3
- L-7 - LANDSCAPE PLAN AREA 'H' - BUILDING 4
- L-8 - LANDSCAPE PLAN AREA 'I' - SOUTH WATERFRONT
- L-9 - LANDSCAPE PLAN AREA 'J # K' - CENTRAL WATERFRONT
- L-10 - LANDSCAPE PLAN AREA 'L' - NORTH WATERFRONT
- L-11 - LANDSCAPE PLAN AREA 'M' - NORTH WATERFRONT 2

3	12-19-19	EIS SUBMISSION
2	11-02-18	264 UNIT LAYOUT
1	06-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT
REVISION	DATE	DESCRIPTION

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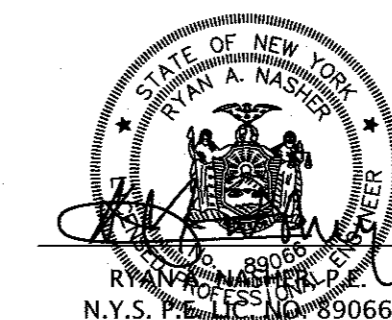
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PROJECT:  
**EAGLE BAY**  
 TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

TITLE:  
**LANDSCAPING PLAN  
 COVER SHEET & TABLE OF CONTENTS**

DRAWN BY: AL  
 DATE: MAY 30, 2018  
 PROJECT NO:  
 CHECKED BY: DMS  
 SCALE: 1 IN. = 30 FT.  
 DRAWING NO:



**PLANTING SPECIFICATIONS:**

**GENERAL:** All plants, trees, and shrubs shall meet the specifications for "plant material" as per the American Standard for Nursery Stock. The landscape architect reserves the right to inspect all plants prior to shipping and installation. There are to be no substitutions of the plants without the consent of the landscape architect.

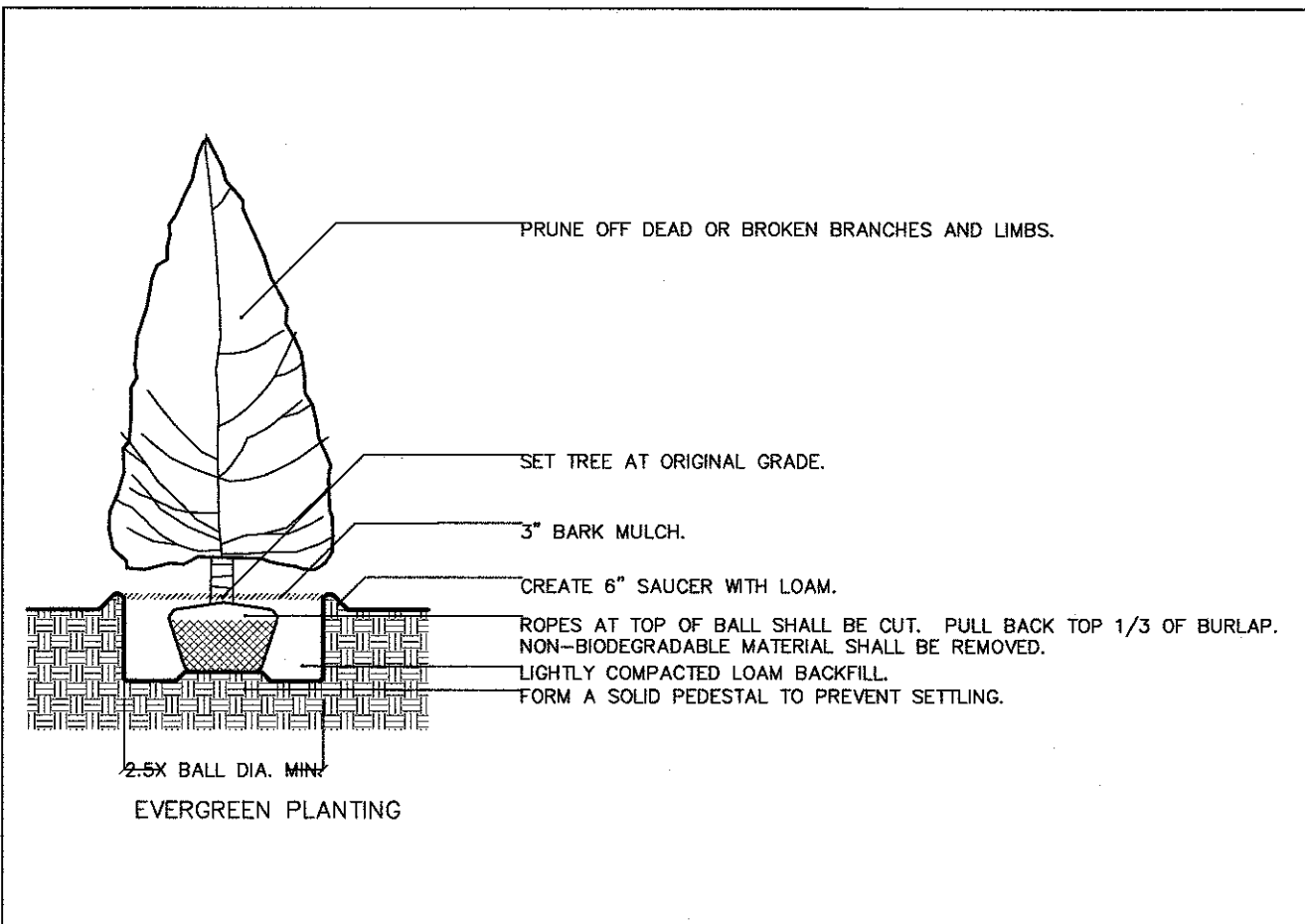
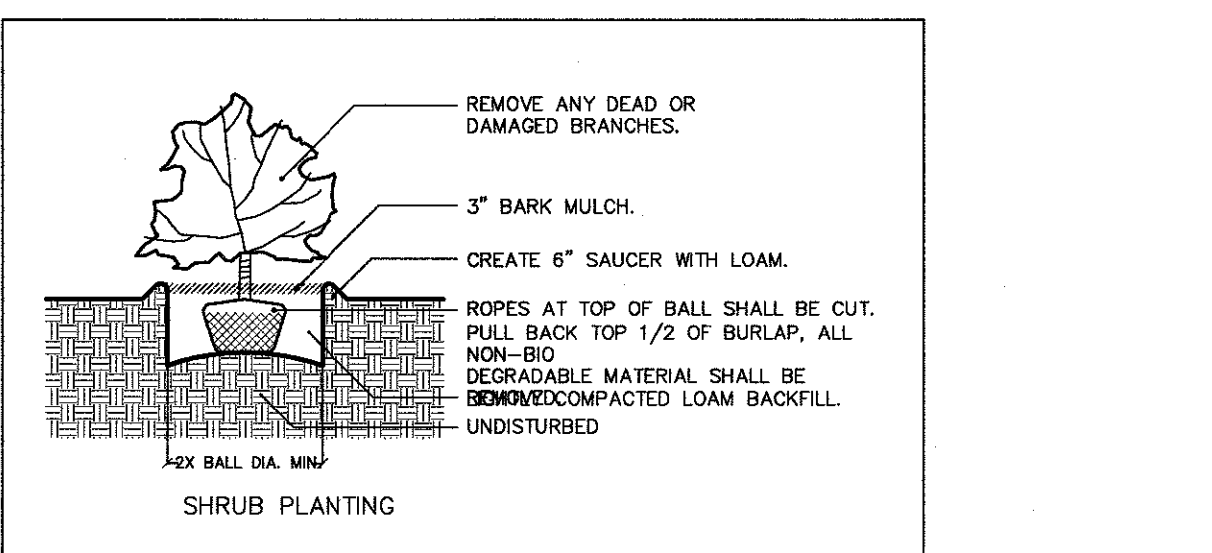
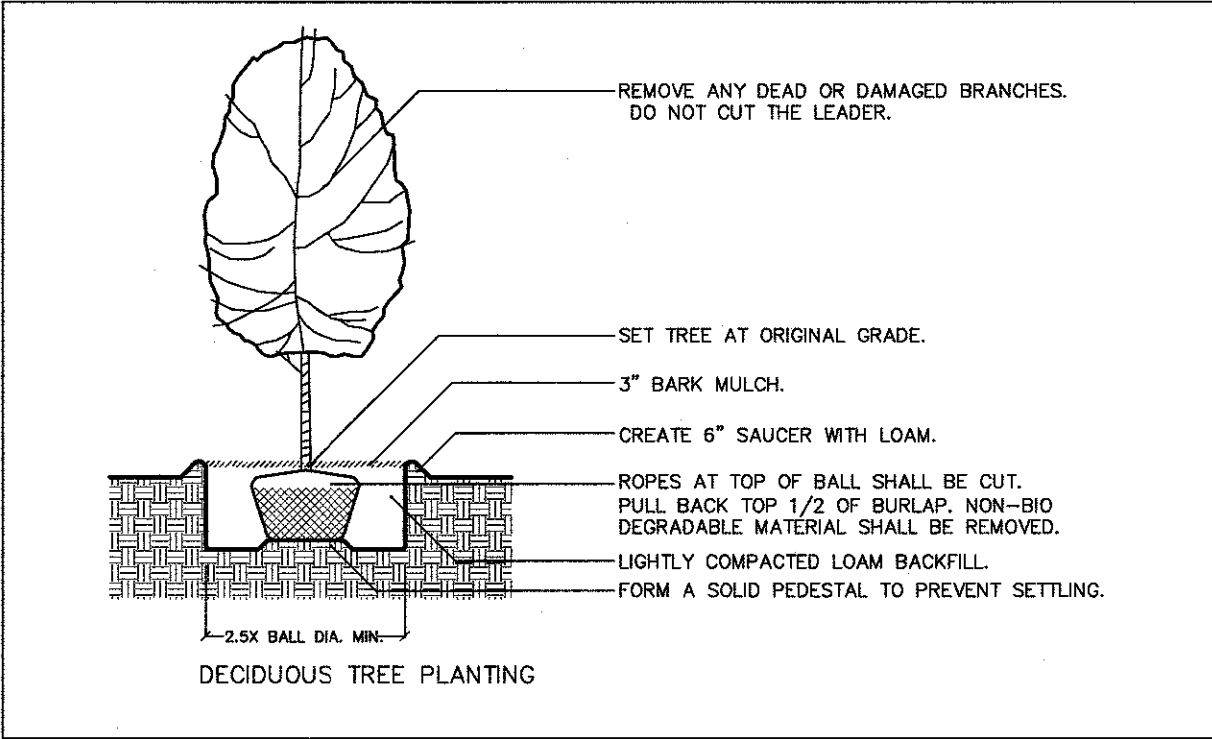
**PLANTING:** All plants shall be planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Pull back burlap from top of ball and cut wire on tree basket. Ensure that the burlap is not exposed above grade because of water loss. Staking and guying shall be used only when necessary. When the method is used, care should be taken to protect the tree bark and wires should be removed as soon as possible.

**MULCHING:** All planting beds (EXCEPT GROUNDCOVER) shall be mulched with three inches of shredded bark to conserve water and keep roots covered during initial growth stage. Do not place mulch heavily ground crown of plants.

**WINTER CARE:** All trees and shrubs shall be sprayed with an anti-desiccant the first November after planting.

**WATERING:** All plants shall be watered by the contractor during the initial growth stage. Trees shall be heavily watered several times during the first month after planting and then regularly for the next two summers.

**PLANT GUARANTEE:** Contractor shall guarantee all newly installed plants for one-year provided that they are given proper watering/care and contractor is notified of unhealthy stressed plants immediately.



**RIP RAP WATERFRONT PLANTING**

**Area for Rip Rap planting** - The area of planting shall be from the average high tide level to the top of the Rip Rap wall embankment. The full length of the water front Rip Rap sea wall shall be vegetated with the rooted plug plantings. The length of the water front Rip Rap sea wall is "1,462 linear feet. The area from the level of mean high tide (elevation +3') to the top of the sea wall (elevation +8') providing an exposed rip rap area of 5' x 1,462 linear feet = 7,310 face feet of area for vegetative planting.

Spacing the plantings at 1 plant per 4 face feet = 1,800 plants.

**Plant Material for the Rip Rap sea wall** - Plant material shall be live herbaceous, well rooted stock obtained from commercial sources in bare-root form. The root stock shall be full and at least 6" in length.

*Deschampsia cespitosa* - Tufted Hairgrass: 60% of Rip Rap area @ 1 per 4 face foot = 1,080 plants.

*Iris versicolor* - Blue Flag Iris: 10% of Rip Rap area @ 1 per 4 face foot = 180 plants.

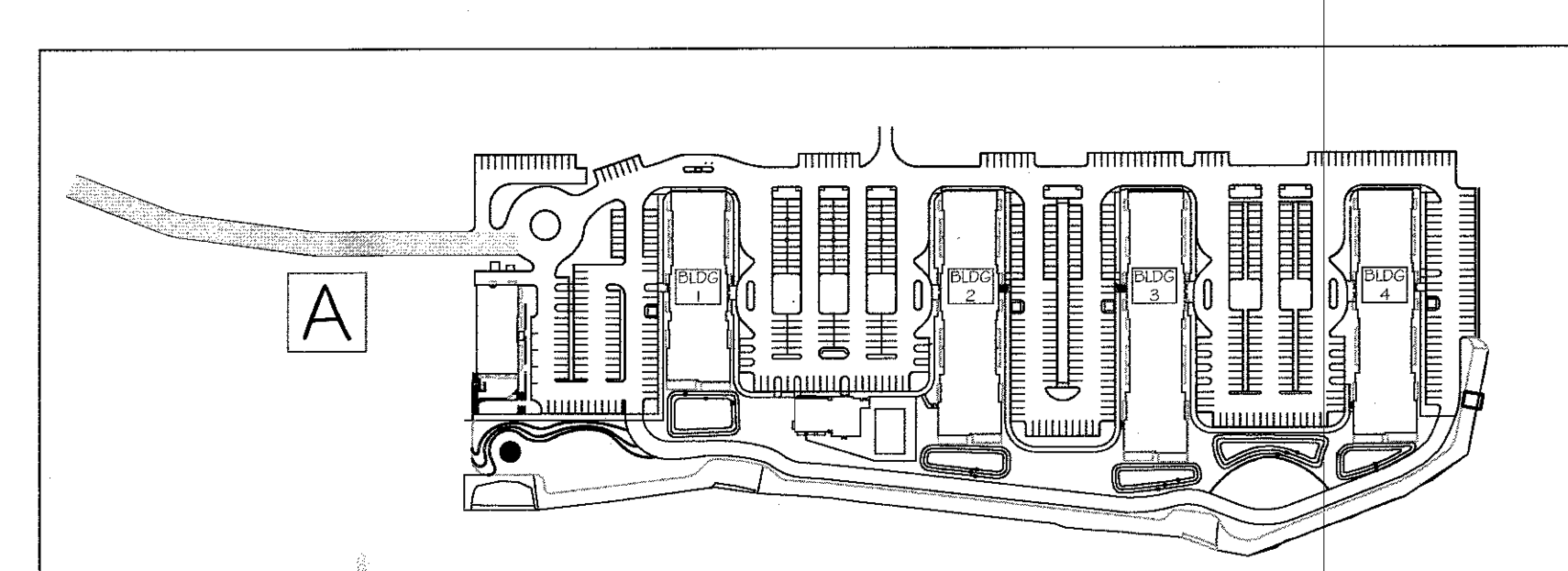
*Juncus effusus* - Soft Rush: 20% of Rip Rap area @ 1 per 4 face foot = 360 plants.

*Rudbeckia hirta* - Black-eyed Susan: 10% of Rip Rap area @ 1 per 4 face foot = 180 plants.

**Planting and Stabilized Bare Root plantings** - The plantings shall be rolled with soil and organic compost soil material with 8" x 8" sections of decomposable, jute erosion blanket material and fitted into the voids in the rip rap shore embankment. Where the rolled plantings are large the rolled plantings shall be stabilized with cobble rock and gravel.

The rooted plug plantings shall be planted in randomly placed patches with 15-20 plants in each patched area.

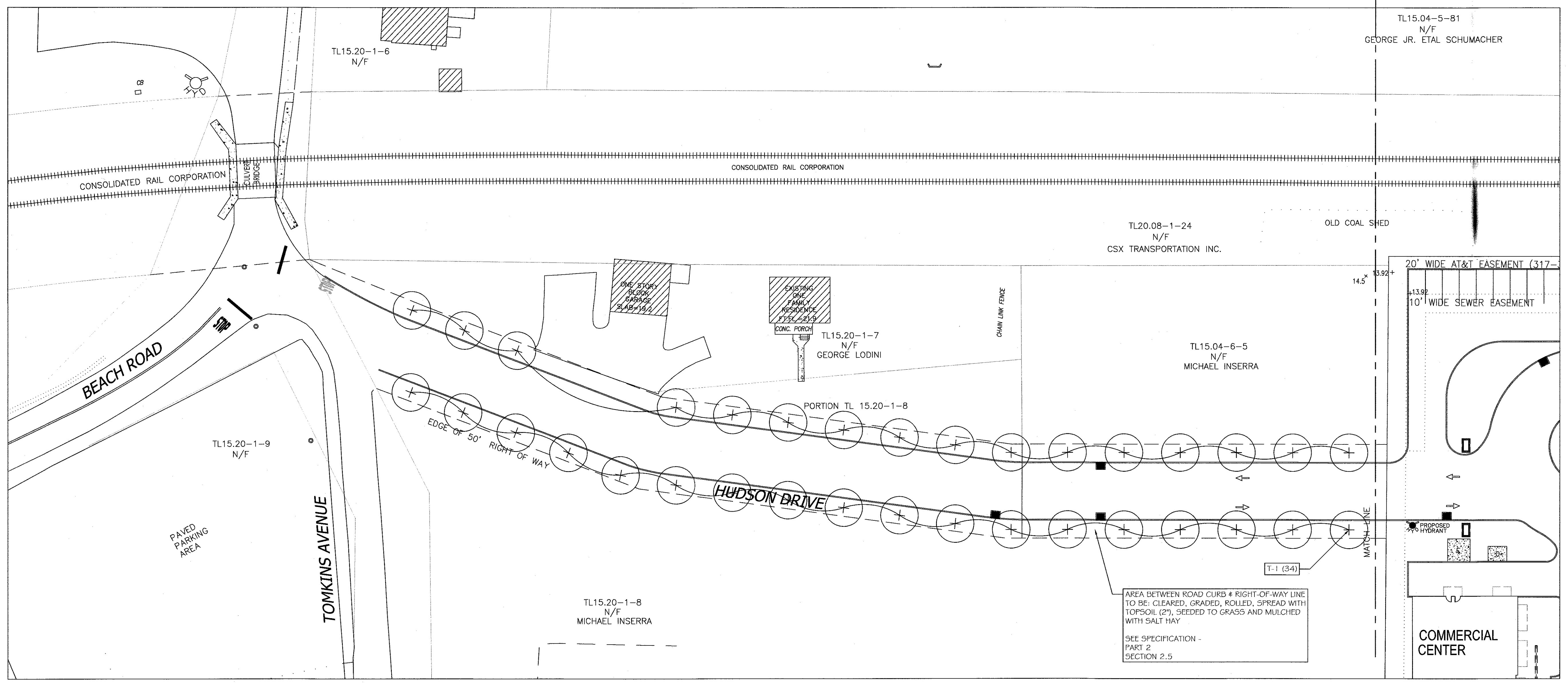
Key	Scientific Name	Common Name	Size	
<b>Trees</b>				
T1	<i>Acer rubrum</i>	Red Maple	2.5'-3' cal.	Wrap trunks first winter for sun and wind damage
T2	<i>Acer saccharum</i>	Sugar Maple	2.5'-3' cal.	Wrap trunks first winter for sun and wind damage
T3	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	8'-10' ht.	Wrap trunks first winter for sun and wind damage
T4	<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	2.5'-3' cal.	Wrap trunks first winter for sun and wind damage
T5	<i>Cornus alternifolia</i>	Alternate Leaf Dogwood	8'-10' ht.	Wrap trunks first winter for sun and wind damage
T6	<i>Gleditsia triacanthos</i>	Thornless Common Honeylocust	2.5'-3' cal.	Wrap trunks first winter for sun and wind damage
T7	<i>Ilex opaca</i>	American Holly	3'-4' ht.	Spray first winter with anti-desiccant
T8	<i>Ilex opaca</i>	American Holly	8'-10' ht.	Spray first winter with anti-desiccant
T9	<i>Juniperus virginiana</i>	Eastern Red Cedar	8'-10' ht.	Wrap trunks first winter for sun and wind damage
T10	<i>Nyssa sylvatica</i>	Black Tupelo	2.5'-3' cal.	Wrap trunks first winter for sun and wind damage
T11	<i>Pinus rigida</i>	Pitch Pine	8'-10' ht.	Wrap trunks first winter for sun and wind damage
T12	<i>Platanus occidentalis</i>	American Sycamore	2.5'-3' cal.	Wrap trunks first winter for sun and wind damage
T13	<i>Quercus bicolor</i>	Swamp White Oak	2.5'-3' cal.	Wrap trunks first winter for sun and wind damage
T14	<i>Quercus palustris</i>	Pin Oak	2.5'-3' cal.	Wrap trunks first winter for sun and wind damage
<b>Shrubs</b>				
S1	<i>Aronia melanocarpa</i>	Black Chokeberry	5 gal.	Prune to maintain at 3' to 4' height.
S2	<i>Cephalanthus occidentalis</i>	Butter Bush	5 gal.	Prune to maintain at 3' to 4' height.
S3	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	Prune to maintain at 3' to 4' height.
S4	<i>Dierilla lonicera</i>	Northern Bush Honeysuckle	5 gal.	Prune to maintain at 3' to 4' height.
S5	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	5 gal.	Dead Head after flowering
S6	<i>Ilex crenata 'Chesapeake'</i>	Chesapeake Holly	4' ht.	Maintain as neat, rounded hedge, spray in winter with anti-desiccant
S7	<i>Ilex glabra</i>	Common Holly	24"-36" ht.	Maintain as neat, rounded hedge, spray in winter with anti-desiccant
S8	<i>Ilex verticillata</i>	Winterberry	3'-4' ht.	Prune to maintain at 4' to 5' height.
S9	<i>Itea virginica</i>	Virginia Sweetflag	5 gal.	Prune to maintain at 3' to 4' height.
S10	<i>Juniperus horizontalis 'Wilton'</i>	Wilton Carpet Juniper	3 gal.	Maintain from growing out into paths or lawns.
S10a	<i>Juniperus chinensis 'sargentii'</i>	Sargent Juniper	3 gal.	Prune to maintain at 4' to 5' height.
S11	<i>Myrica pensylvanica</i>	Bayberry	5 gal.	Prune to maintain at 4' to 5' height.
S12	<i>Physocarpus opulifolius 'Diabolo'</i>	Ninebark	7 gal.	Prune to maintain at 4' to 5' height.
S13	<i>Potentilla fruticosa</i>	Bush Cinquifol	5 gal.	Prune to maintain at 3' to 4' height.
S14	<i>Rhododendron spp. periclymenoides</i>	Pinxter Azalea	3'-4' ht.	Prune to maintain at 3' to 4' height.
S15	<i>Rosa carolina</i>	Pasture Rose	5 gal.	Prune to maintain at 3' to 4' height.
S16	<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	7 gal.	Prune to maintain at 4' to 5' height.
S17	<i>Viburnum dentatum</i>	Arrowwood Viburnum	7 gal.	Prune to maintain at 5' to 6' height.
S18	<i>Viburnum lentago</i>	Nannyberry	5 gal.	Prune to maintain at 5' to 6' height.
S19	<i>Viburnum plicatum tom. 'Shasta'</i>	Double Viburnum 'Shasta'	10 gal.	Prune to maintain at 5' to 6' height.
<b>Perennials</b>				
P1	<i>Aster divaricatus</i>	White Heather Asters	1 gal.	Keep free of weeds, dead head after flowering
P2	<i>Astilbe spp.</i>	Astilbe	1 gal.	Keep free of weeds, dead head after flowering
P3	<i>Carex eburnea</i>	Ivory Sedge	1 gal.	Keep free of weeds
P4	<i>Carex platyphylla</i>	Broad-Leaf Sedge	1 gal.	Keep free of weeds
P5	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	1 gal.	Keep free of weeds, dead head after flowering
P6	<i>Echinacea</i>	Cone Flower	1 gal.	Keep free of weeds, dead head after flowering
P6a	<i>Eupatorium purpureum</i>	Purple Joe-Pye Weed	1 gal.	Keep free of weeds, dead head after flowering
P7	<i>Geranium maculatum</i>	Wild Geranium	1 gal.	Keep free of weeds.
P8	<i>Heuchera americana</i>	Coral Bells	1 gal.	Keep free of weeds, dead head after flowering
P9	<i>Iris versicolor</i>	Blue Flag Iris	1 gal.	Keep free of weeds, dead head after flowering
P10	<i>Liatris spicata</i>	Blazing Star	1 gal.	Keep free of weeds, dead head after flowering
P11	<i>Monarda didyma</i>	Scarlet Beabalm, Osergo Tea	1 gal.	Keep free of weeds, dead head after flowering
P12	<i>Oenothera fruticosa</i>	Sundrops	1 gal.	Keep free of weeds, mow clean in April
P13	<i>Rudbeckia hirta</i>	Black Eye Susans	1 gal.	Keep free of weeds, dead head after flowering
P14	<i>Urtica paniculata</i>	Sea Oats	1 gal.	Keep free of weeds, mow clean in April
<b>Ground Covers</b>				
GC1	<i>Arctostaphylos uvaursi</i>	Bear Berry	4" pots	Keep free of weeds
GC2	<i>Liriope spicata</i>	Liriope	1 gal.	Keep free of weeds, cut foliage off in March / April
GC3	<i>Pachysandra terminalis</i>	Pachysandra	flats	Keep free of weeds
GC4	<i>Vinca minor</i>	Myrtle	1 gal.	Keep free of weeds
<b>Ferns</b>				
F1	<i>Onoclea sensibilis</i>	Sensitive Fern	1 gal.	Keep free of weeds
<b>Rip Rap Plantings</b>				
RR1	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	plug	Keep free of weeds
RR2	<i>Iris versicolor</i>	Blue Flag Iris	plug	Keep free of weeds
RR3	<i>Juncus effusus</i>	Soft Rush	plug	Keep free of weeds
RR4	<i>Rudbeckia hirta</i>	Black-eyed Susan	plug	Keep free of weeds



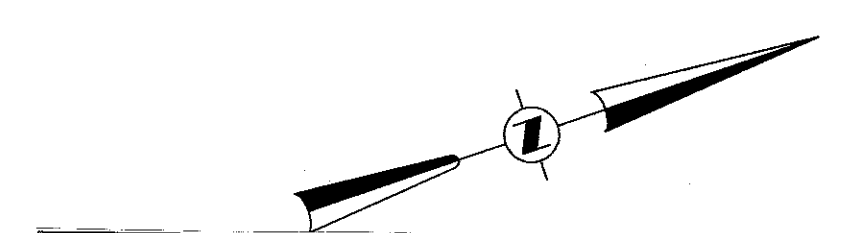
KEY PLAN  
NOT TO SCALE

Landscape Sheet L-1

Key	Scientific Name	Common Name	Size	Quantity
T1	<i>Acer rubrum</i>	Red Maple	2.5'-3' cal.	34



PLAN - ENTRANCE DRIVE - AREA 'A'



REVISION	DATE	DESCRIPTION
3	12-19-19	EIS SUBMISSION
2	11-02-18	264 UNIT LAYOUT
1	06-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT

**AN&Z**  
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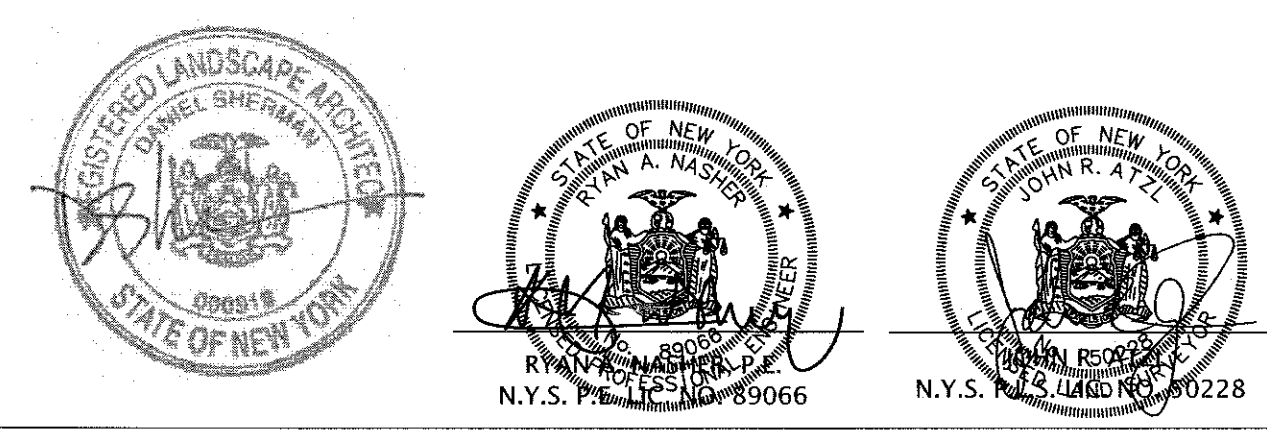
**DANIEL SHERMAN**  
LANDSCAPE ARCHITECT  
4 BROADWAY - SUITE 9  
VALHALLA, NY 10995  
PHONE: (914) 824 - 0999  
FAX: (914) 824-0251

PROJECT: **EAGLE BAY**

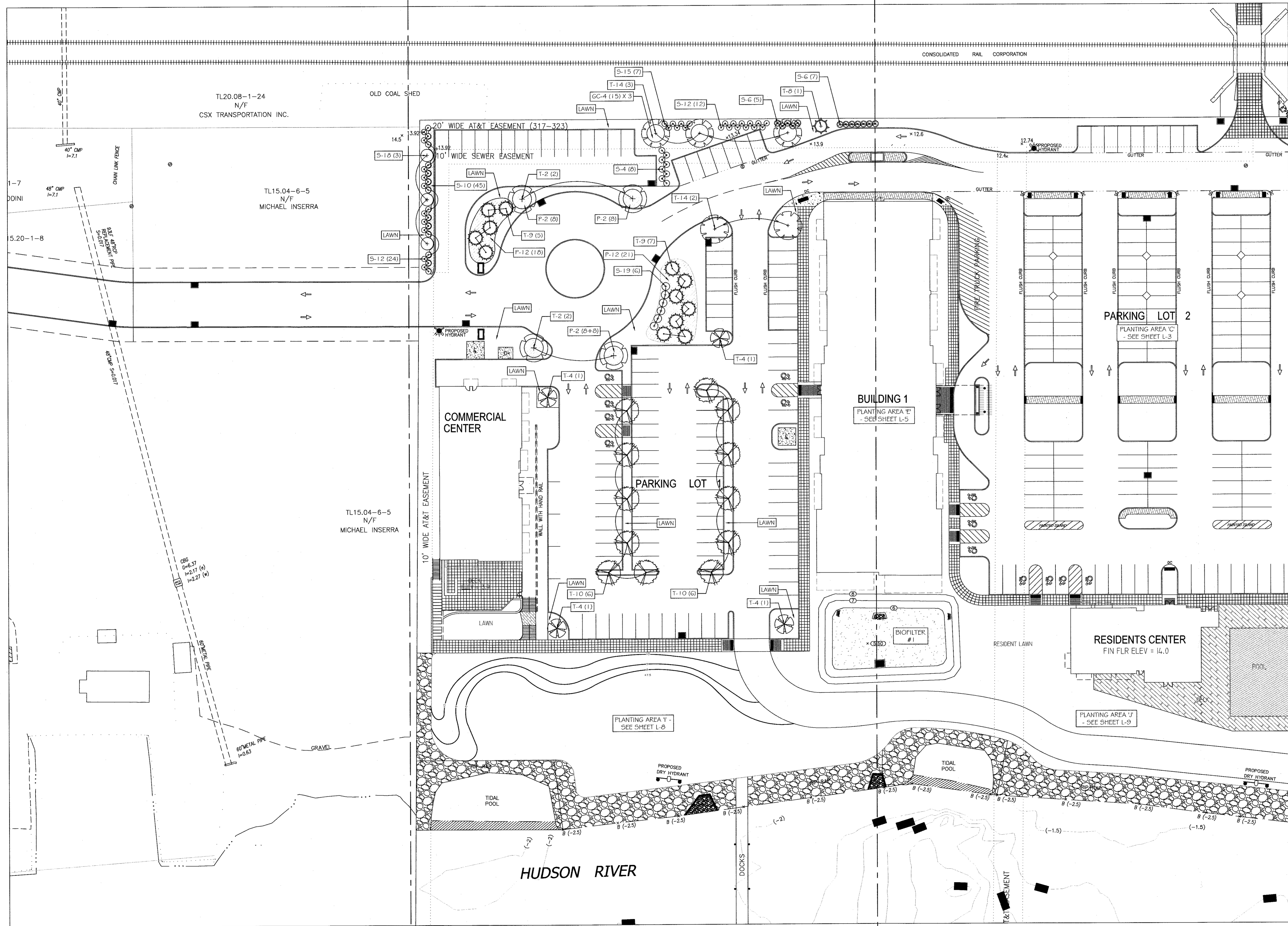
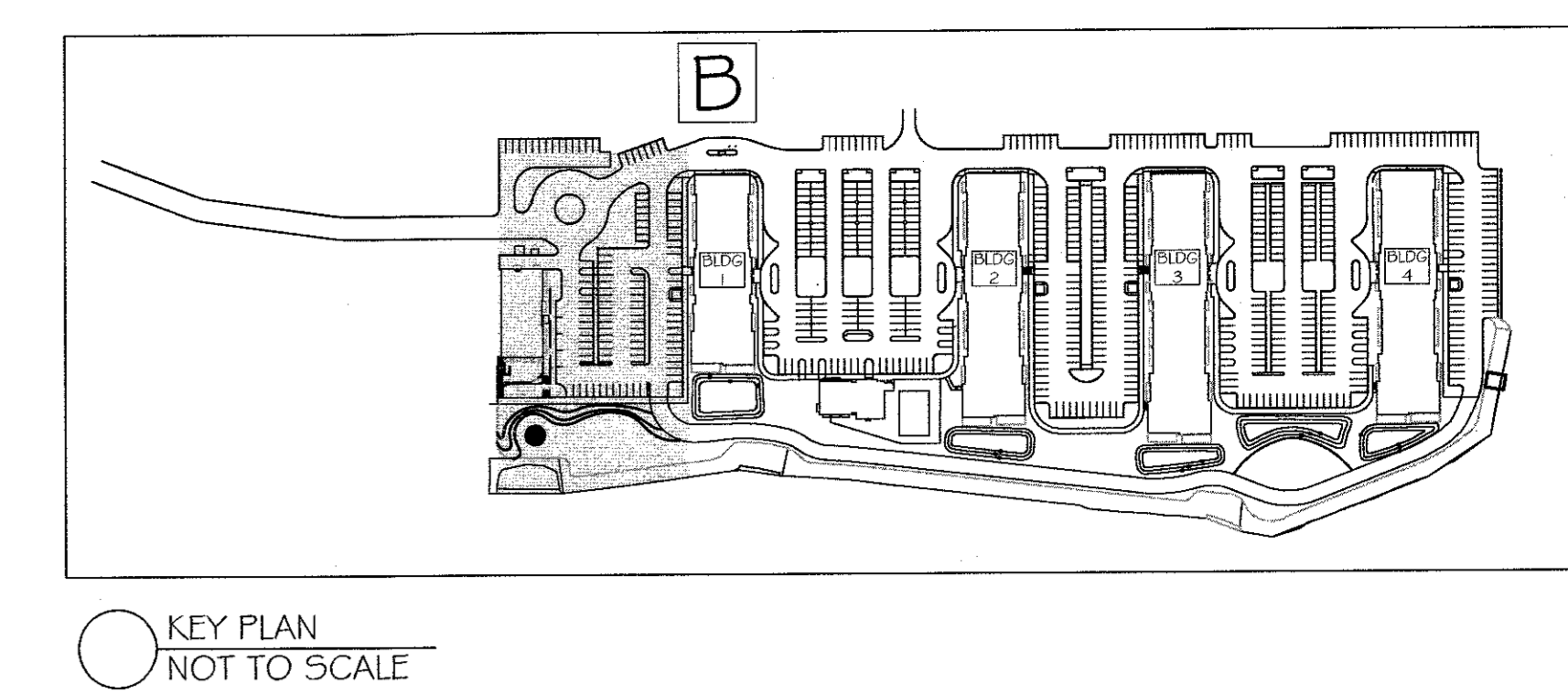
TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **LANDSCAPING PLAN  
AREA 'A' - ENTRANCE DRIVE**

DRAWN BY: AL	CHECKED BY: DMS
DATE: MAY 30, 2018	SCALE: 1 IN. = 30 FT.
PROJECT NO:	DRAWING NO:
<b>1407</b>	<b>L-1</b>



Landscape Sheet L-2				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T2	<i>Acer saccharum</i>	Sugar Maple	2.5'-3' cal.	4
T4	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2.5'-3' cal.	4
T8	<i>Ilex opaca</i>	American Holly	8'-10' ht.	1
T9	<i>Juniperus virginiana</i>	Eastern Red Cedar	8'-10' ht.	12
T10	<i>Nyssa sylvatica</i>	Black Tupelo	2.5'-3' cal.	12
T14	<i>Quercus palustris</i>	Pin Oak	2.5'-3' cal.	5
<b>Shrubs</b>				
S4	<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	5 gal.	8
S6	<i>Ilex crenata</i> 'Chesapeake'	Chesapeake Holly	4' ht.	12
S12	<i>Physocarpus opulifolius</i> 'Diabolo'	Ninebark	7 gal.	36
S15	<i>Rosa carolina</i>	Pasture Rose	5 gal.	7
S18	<i>Viburnum lentago</i>	Nannyberry	5 gal.	3
S19	<i>Viburnum plicatum</i> tom. 'Shasta'	Double Viburnum 'Shasta'	10 gal.	6
<b>Perennials</b>				
P2	<i>Astilbe</i> spp.	Astilbe	1 gal.	32
P12	<i>Oenothera fruticosa</i>	Sundrops	1 gal.	39
<b>Ground Covers</b>				
GC4	<i>Vinca minor</i>	Myrtle	1 gal.	45



PLAN - PARKING LOT 1 - AREA 'B'

REVISION	DATE	DESCRIPTION
3	12-19-19	EIS SUBMISSION
2	11-02-18	284 UNIT LAYOUT
1	06-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT

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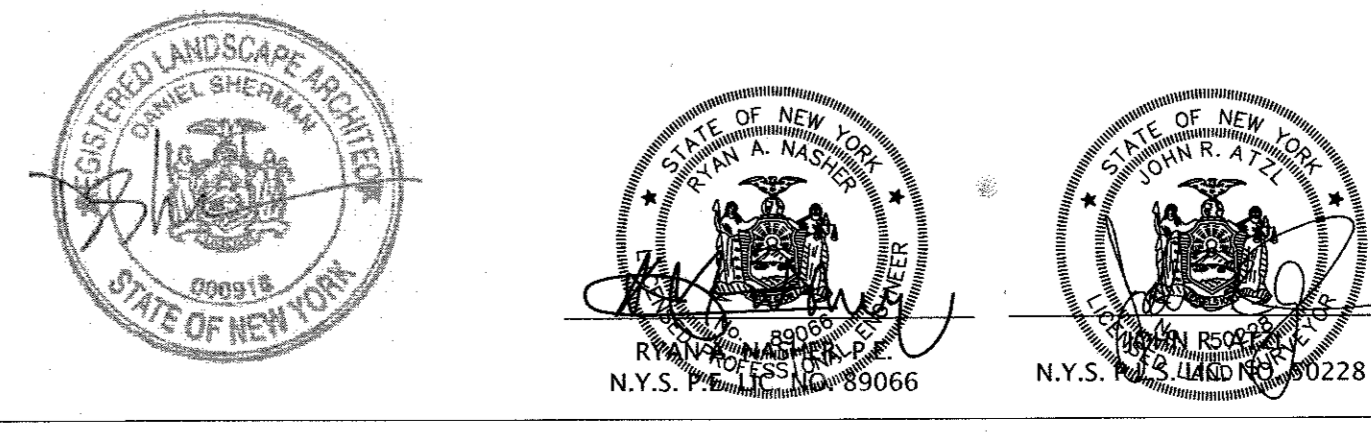
DANIEL SHERMAN  
LANDSCAPE ARCHITECT  
4 BROADWAY - SUITE 9  
VALHALLA, NY 10595  
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FAX: (914) 824-0251

PROJECT: EAGLE BAY

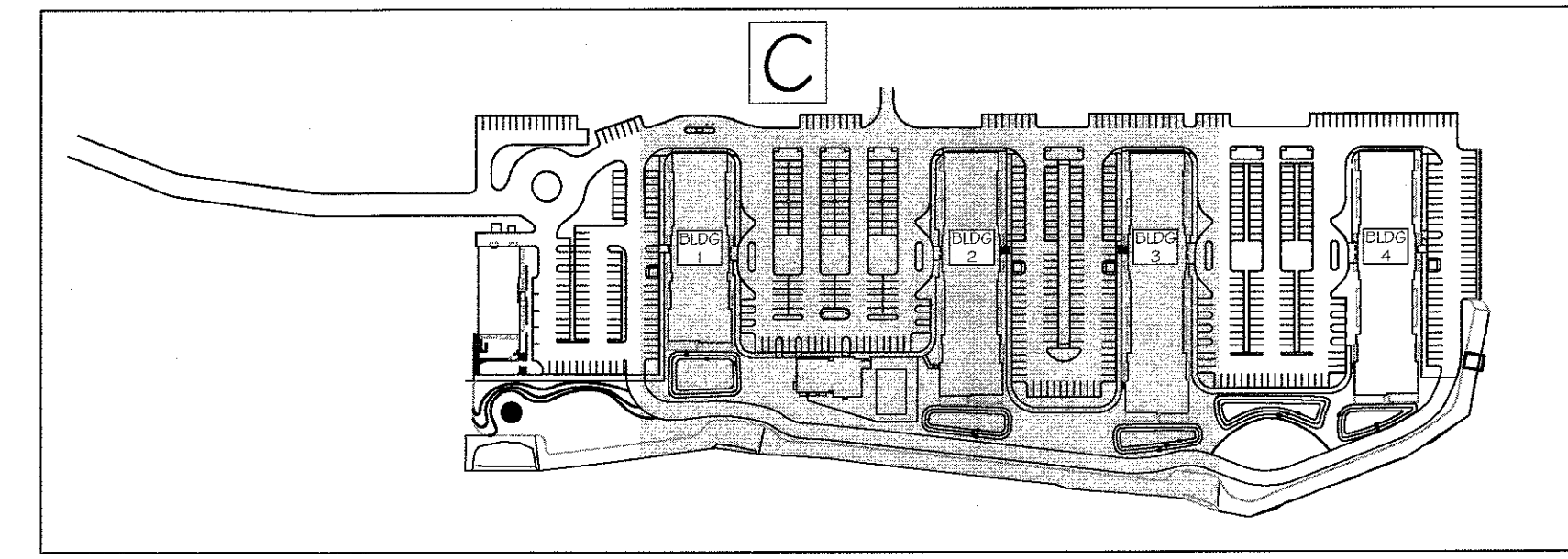
TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: LANDSCAPING PLAN  
AREA 'B' - PARKING LOT 1

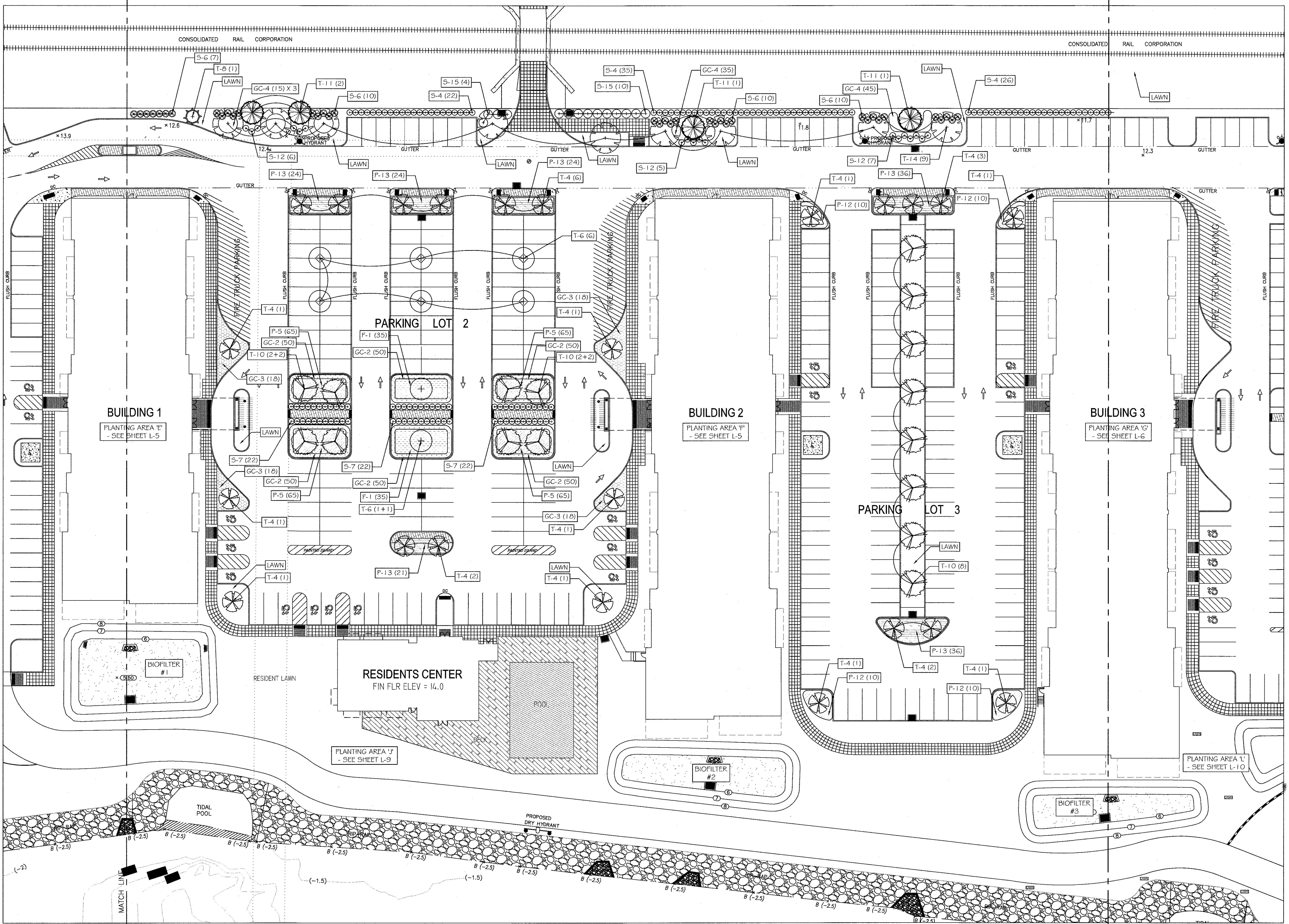
DRAWN BY: AL	CHECKED BY: DMS
DATE: MAY 30, 2018	SCALE: 1 IN. = 30 FT.
PROJECT NO:	DRAWING NO:
1407	L-2



Landscape Sheet L-3				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T4	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2.5'-3" cal.	23
T6	<i>Gleditsia triacanthos</i>	Thornless Common Honeylocust	2.5'-3" cal.	8
T8	<i>Ilex opaca</i>	American Holly	8'-10' ht.	1
T10	<i>Nyssa sylvatica</i>	Black Tupelo	2.5'-3" cal.	16
T11	<i>Pinus rigida</i>	Pitch Pine	8'-10' ht.	4
T14	<i>Quercus palustris</i>	Pin Oak	2.5'-3" cal.	9
<b>Shrubs</b>				
S4	<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	5 gal.	83
S6	<i>Ilex crenata</i> 'Chesapeake'	Chesapeake Holly	4' ht.	37
S7	<i>Ilex glabra</i>	Inkberry	24'-36" ht.	66
S12	<i>Physocarpus opulifolius</i> 'Diabolo'	Ninebark	7 gal.	18
S15	<i>Rosa carolina</i>	Pasture Rose	5 gal.	14
<b>Perennials</b>				
P6	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	1 gal.	260
P12	<i>Oenothera fruticosa</i>	Sundrops	1 gal.	40
P13	<i>Rudbeckia hirta</i>	Black Eye Susans	1 gal.	165
<b>Ground Covers</b>				
GC2	<i>Liriope spicata</i>	Liriope	1 gal.	300
GC3	<i>Pachysandra terminalis</i>	Pachysandra	flats	64
GC4	<i>Vinca minor</i>	Myrtle	1 gal.	125
<b>Ferns</b>				
F1	<i>Onclea sensibilis</i>	Sensitive Fern	1 gal.	70



KEY PLAN  
NOT TO SCALE



PLAN - PARKING LOT 2 & 3 - AREA 'C'

REVISION	DATE	DESCRIPTION
3	12-19-19	EIS SUBMISSION
2	11-02-18	284 UNIT LAYOUT
1	06-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT

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 FAX: (914) 824-0251

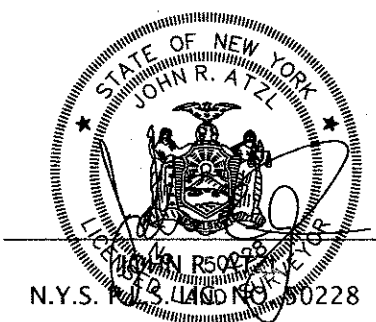
PROJECT: **EAGLE BAY**

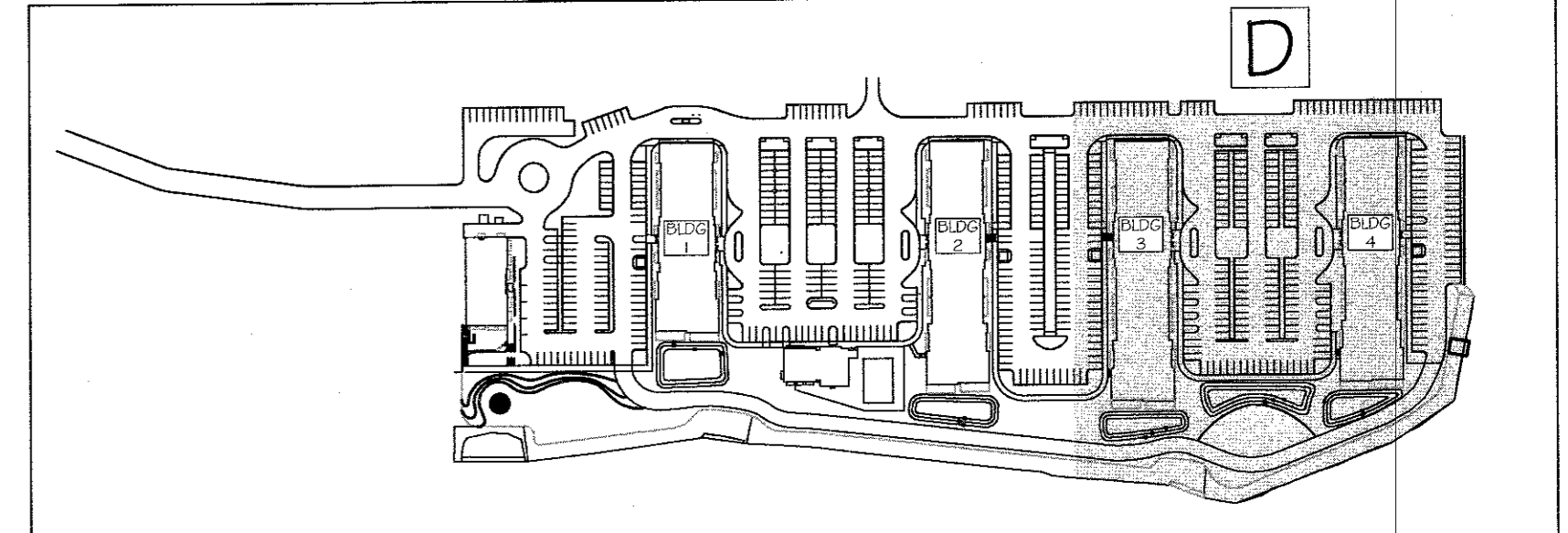
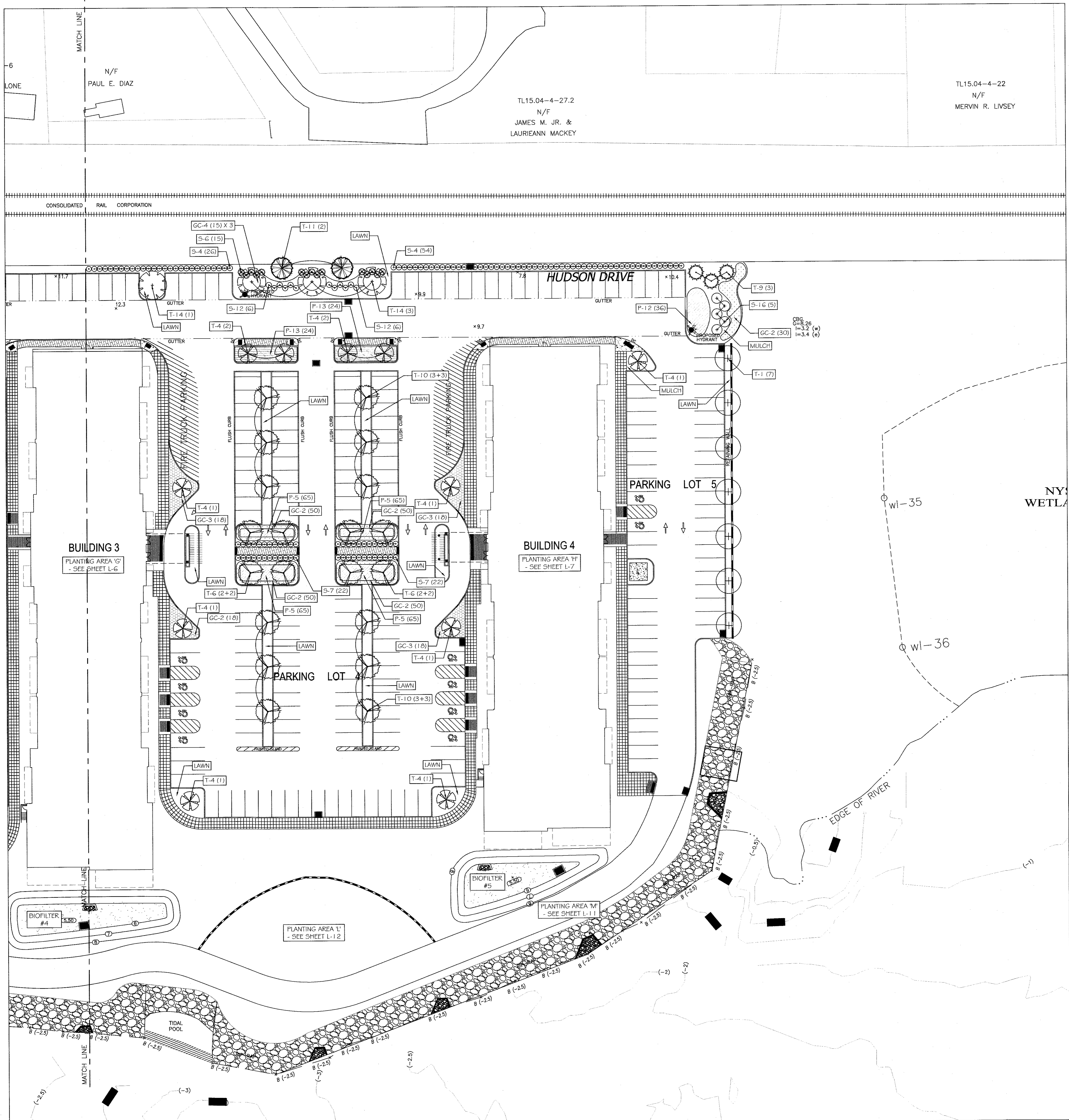
TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

TITLE: **LANDSCAPING PLAN  
 AREA 'C' - PARKING LOT 2 & 3**

DRAWN BY: AL  
 DATE: MAY 30, 2018  
 PROJECT NO: 1407

CHECKED BY: DMS  
 SCALE: 1 IN. = 30 FT.  
 DRAWING NO: L-3





KEY PLAN  
NOT TO SCALE

Landscape Sheet L-4				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T1	<i>Acer rubrum</i>	Red maple	2.5'-3' cal.	7
T4	<i>Crataegus virens 'Winter King'</i>	Winter King Hawthorn	2.5'-3' cal.	11
T6	<i>Gleditsia triacanthos</i>	Thornless Common Honeylocust	2.5'-3' cal.	8
T9	<i>Juniperus virginiana</i>	Eastern Red Cedar	8'-10' ht.	3
T10	<i>Nyssa sylvatica</i>	Black Tupelo	2.5'-3' cal.	12
T11	<i>Pinus rigida</i>	Pitch Pine	8-10' ht.	2
T14	<i>Quercus palustris</i>	Pin Oak	2.5'-3' cal.	4
<b>Shrubs</b>				
S4	<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	5 gal.	80
S6	<i>Ilex crenata 'Chesapeake'</i>	Chesapeake Holly	4' ht.	15
S7	<i>Ilex glabra</i>	Inkberry	24"-36" ht.	44
S12	<i>Physocarpus opulifolius 'Diabolo'</i>	Ninebark	7 gal.	12
S16	<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	7 gal.	5
<b>Perennials</b>				
P5	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	1 gal.	260
P12	<i>Oenothera fruticosa</i>	Sundrops	1 gal.	36
P13	<i>Rudbeckia hirta</i>	Black Eye Susans	1 gal.	48
<b>Ground Covers</b>				
GC2	<i>Liriope spicata</i>	Liriope	1 gal.	230
GC3	<i>Pachysandra terminalis</i>	Pachysandra	flats	72
GC4	<i>Vinca minor</i>	Myrtle	1 gal.	45

REVISION	DATE	DESCRIPTION
3	12-19-18	EIS SUBMISSION
2	11-02-18	264 UNIT LAYOUT
1	06-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT

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 FAX: (914) 824-0251

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

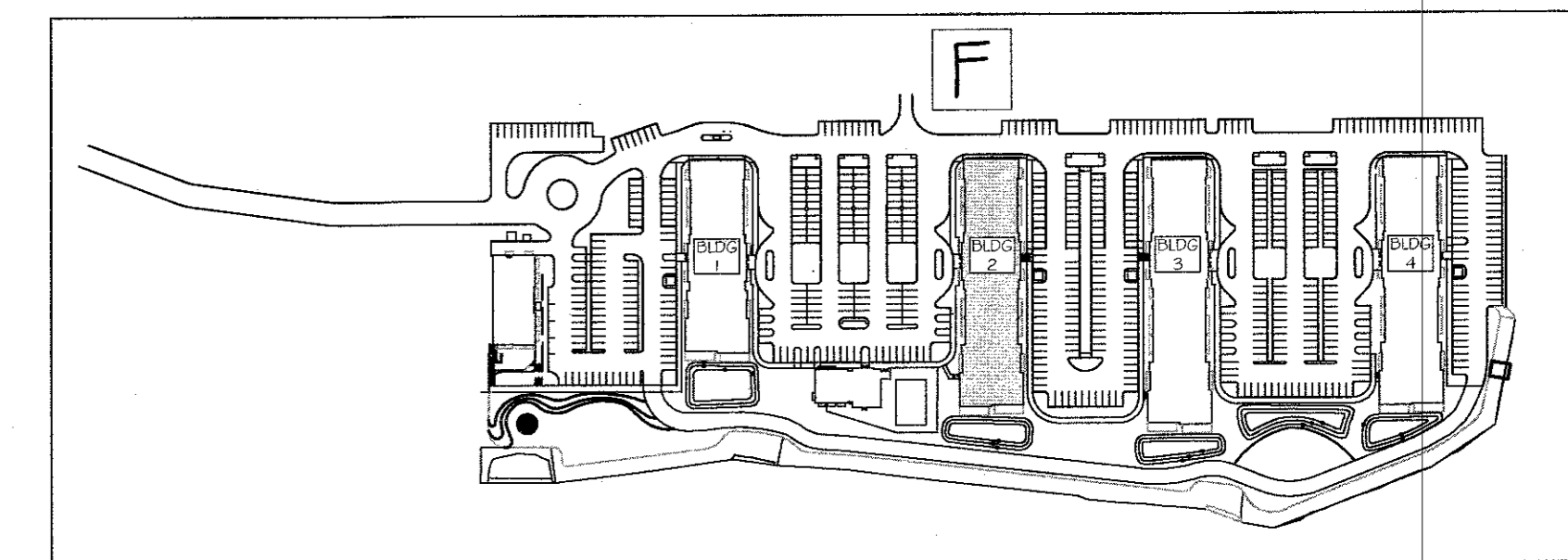
TITLE: **LANDSCAPING PLAN  
 AREA 'D' - PARKING LOT 4**

DRAWN BY: AL  
 DATE: MAY 30, 2018  
 PROJECT NO: 1407

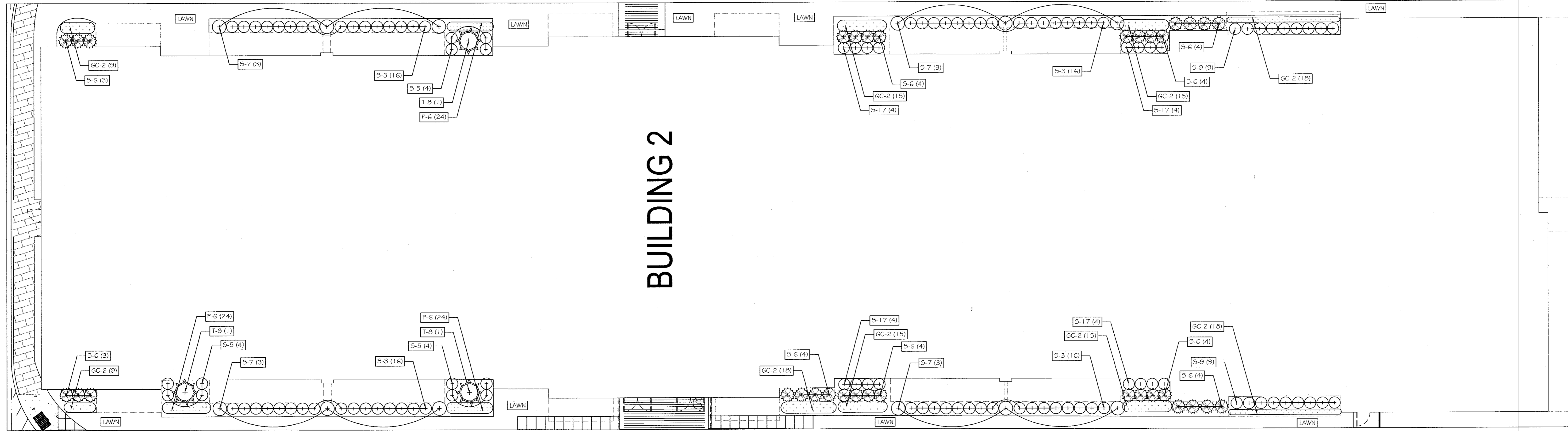
CHECKED BY: DMS  
 SCALE: 1 IN. = 30 FT.  
 DRAWING NO: L-4



Landscape Sheet L-5 - Building 2				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T8	<i>Ilex opaca</i>	American Holly	8'-10' ht.	3
<b>Shrubs</b>				
S3	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	64
S5	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	5 gal.	12
S6	<i>Ilex crenata 'Chesapeake'</i>	Chesapeake Holly	4' ht.	34
S7	<i>Ilex glabra</i>	Inkberry	24"-36" ht.	12
S9	<i>Itea virginica</i>	Virginia Sweetspire	5 gal.	18
S17	<i>Viburnum dentatum</i>	Arrowwood Viburnum	7 gal.	16
<b>Perennials</b>				
P6	<i>Echinacea</i>	Cone Flower	1 gal.	72
<b>Ground Covers</b>				
GC2	<i>Liriope spicata</i>	Liriope	1 gal.	132

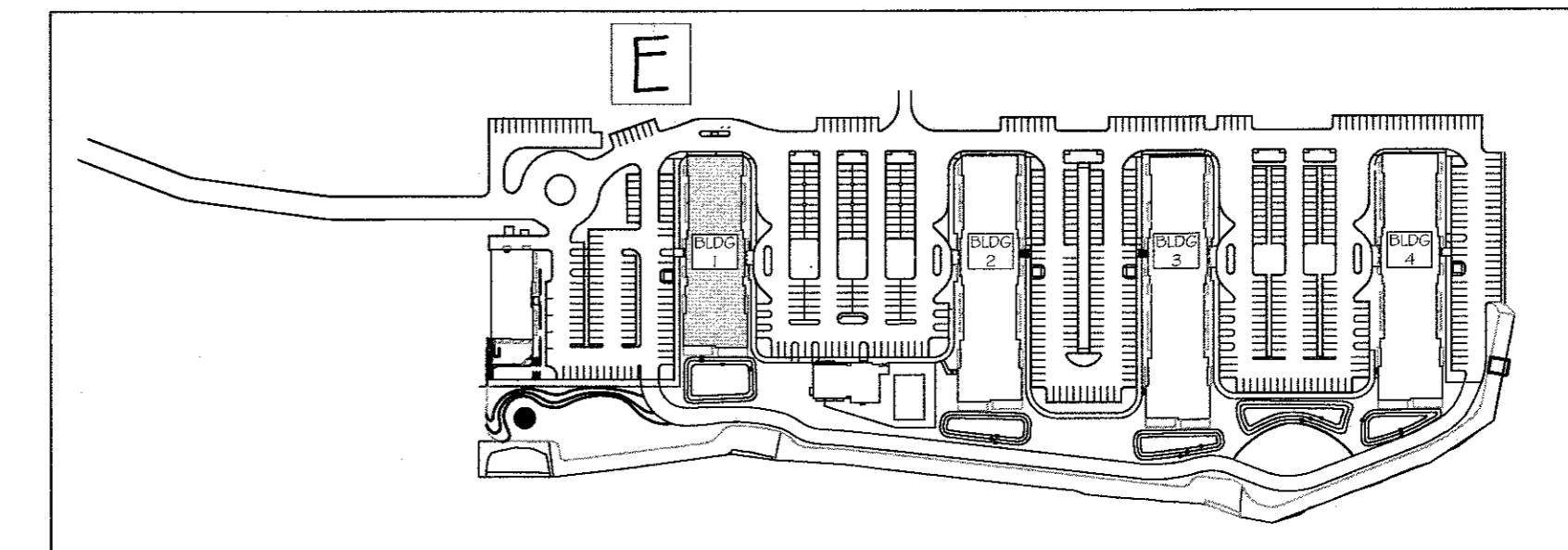


KEY PLAN  
NOT TO SCALE

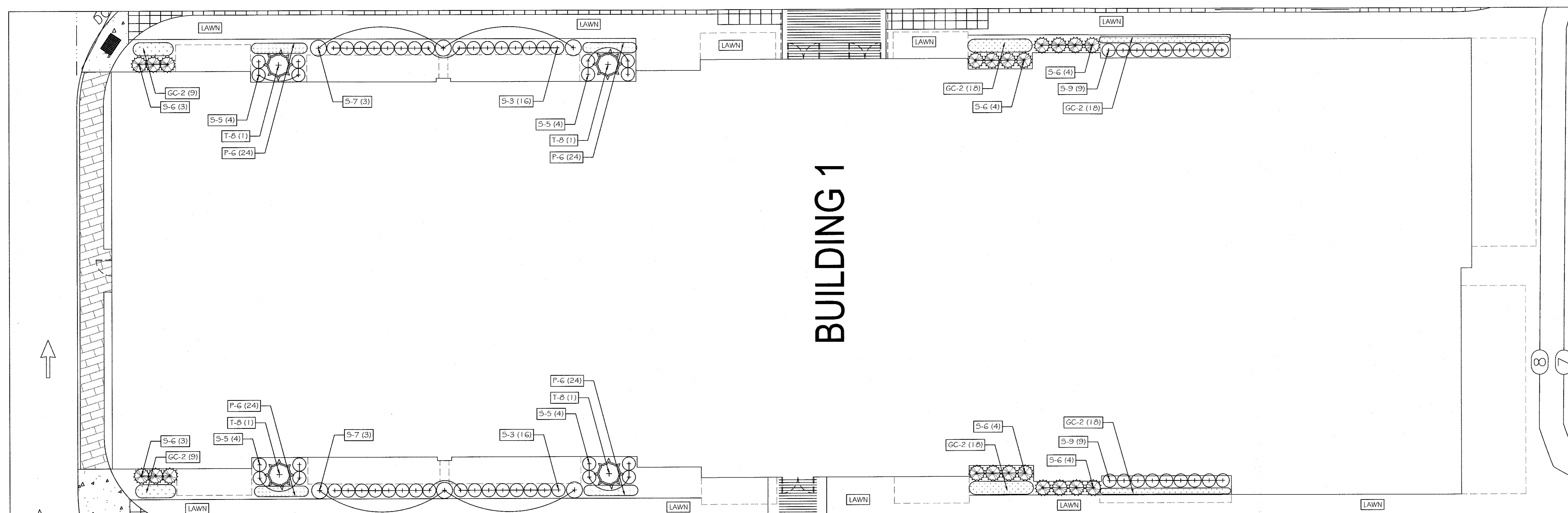


PLAN - BUILDING 2 - AREA 'F'

Landscape Sheet L-5 - Building 1				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T8	<i>Ilex opaca</i>	American Holly	8'-10' ht.	4
<b>Shrubs</b>				
S3	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	32
S5	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	5 gal.	16
S6	<i>Ilex crenata 'Chesapeake'</i>	Chesapeake Holly	4' ht.	22
S7	<i>Ilex glabra</i>	Inkberry	24"-36" ht.	6
S9	<i>Itea virginica</i>	Virginia Sweetspire	5 gal.	18
<b>Perennials</b>				
P6	<i>Echinacea</i>	Cone Flower	1 gal.	96
<b>Ground Covers</b>				
GC2	<i>Liriope spicata</i>	Liriope	1 gal.	80



KEY PLAN  
NOT TO SCALE



PLAN - BUILDING 1 - AREA 'E'

REVISION	DATE	DESCRIPTION
3	12-19-18	EIS SUBMISSION
2	11-02-18	264 UNIT LAYOUT
1	08-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT

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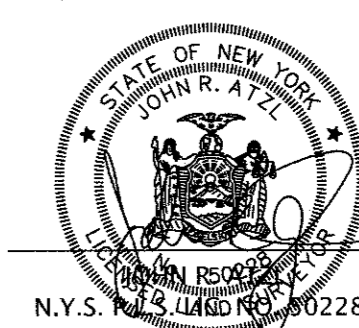
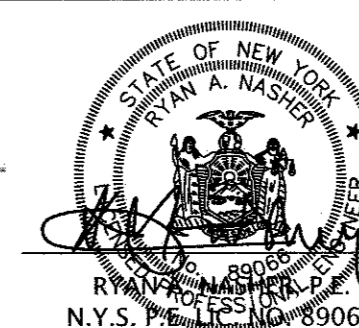
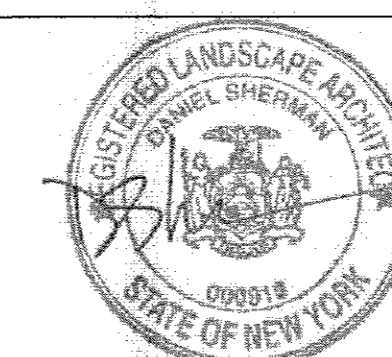
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PROJECT: **EAGLE BAY**

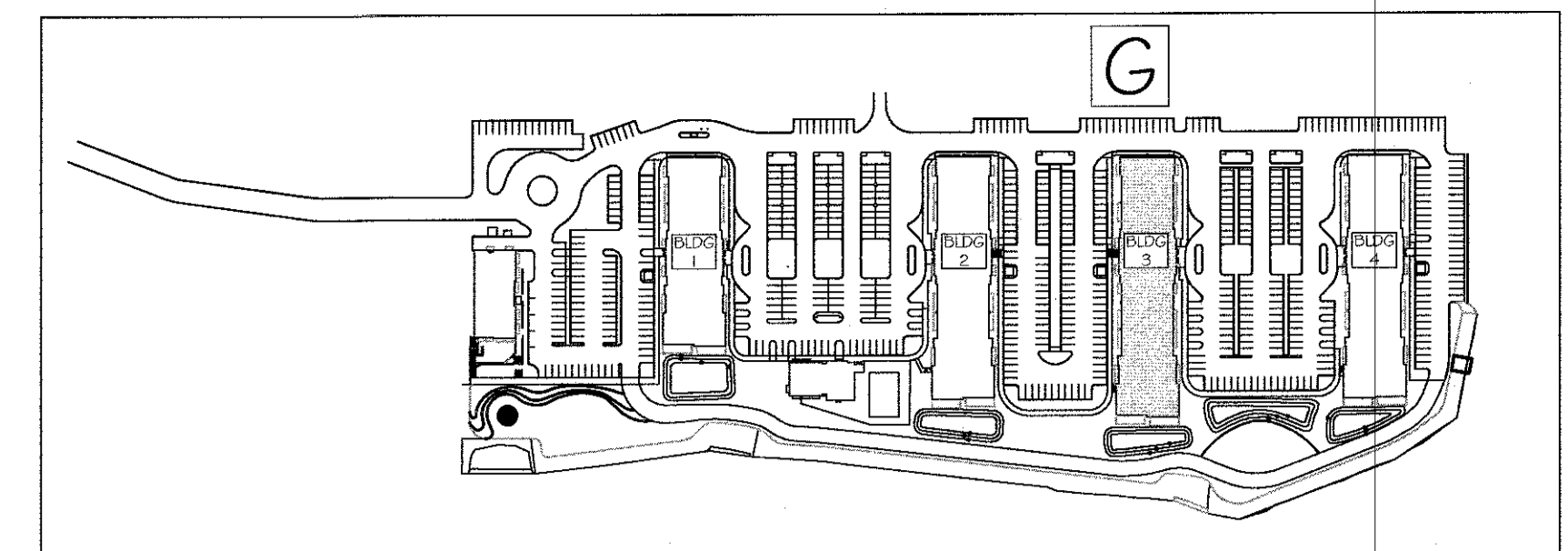
TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

TITLE: **LANDSCAPING PLAN  
 AREA 'E' & 'F' - BUILDING 1 & 2**

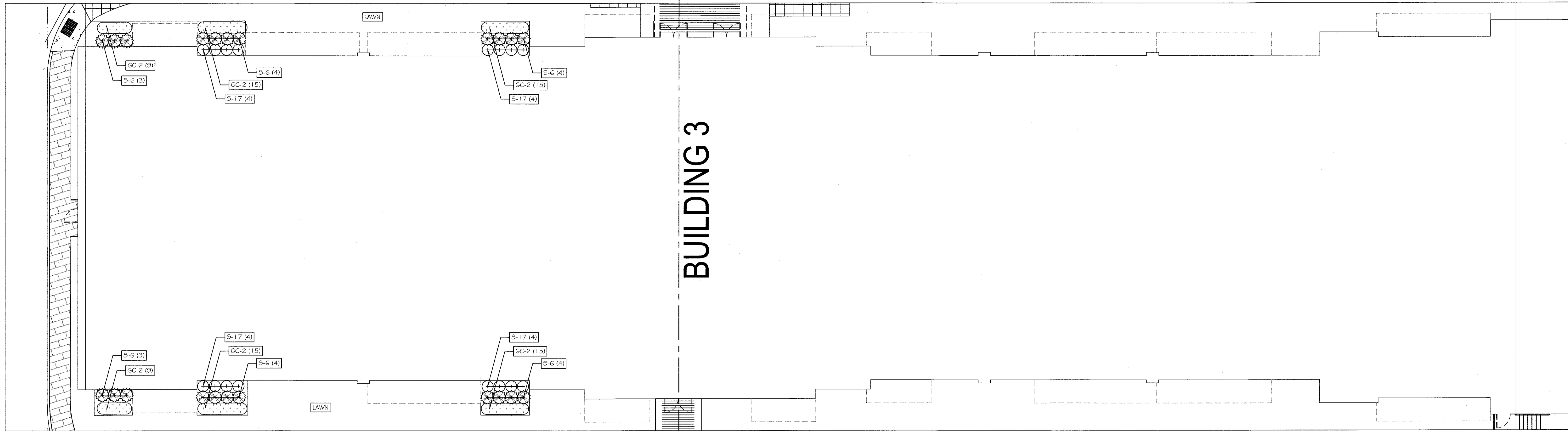
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 PROJECT NO: DRAWING NO:



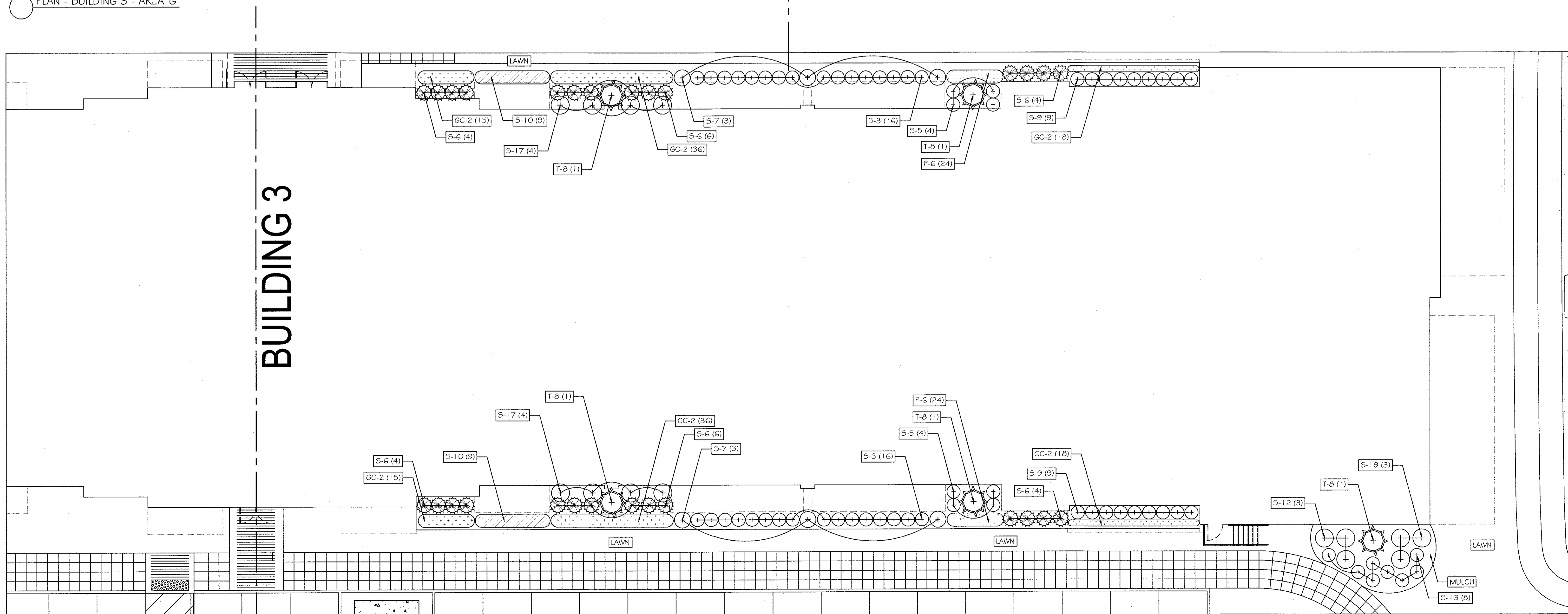
Landscape Sheet L-6 - Building 3				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T8	<i>Ilex opaca</i>	American Holly	8'-10' ht.	5
<b>Shrubs</b>				
S3	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	32
S5	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	5 gal.	8
S6	<i>Ilex crenata</i> 'Chesapeake'	Chesapeake Holly	4" ht.	50
S7	<i>Ilex glabra</i>	Inkberry	24"-36" ht.	6
S9	<i>Itea virginica</i>	Virginia Sweetspire	5 gal.	18
S10	<i>Juniperus horizontalis</i> 'Wiltonii'	Wilton Carpet Juniper	3 gal.	18
S12	<i>Physocarpus opulifolius</i> 'Diabolo'	Ninebark	7 gal.	3
S13	<i>Potentilla fruticosa</i>	Bush Cinquifoliate	5 gal.	8
S17	<i>Viburnum dentatum</i>	Arrowwood Viburnum	7 gal.	24
S19	<i>Viburnum plicatum</i> tom. 'Shasta'	Double Viburnum 'Shasta'	10 gal.	8



KEY PLAN  
NOT TO SCALE



PLAN - BUILDING 3 - AREA 'G'



PLAN - BUILDING 3 - AREA 'G'

REVISION	DATE	DESCRIPTION
3	12-19-19	EIS SUBMISSION
2	11-02-18	264 UNIT LAYOUT
1	06-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT

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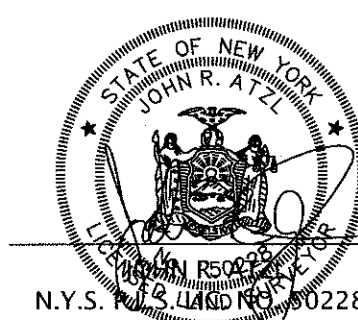
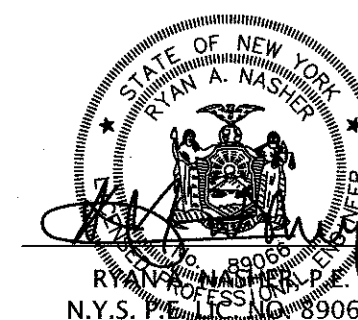
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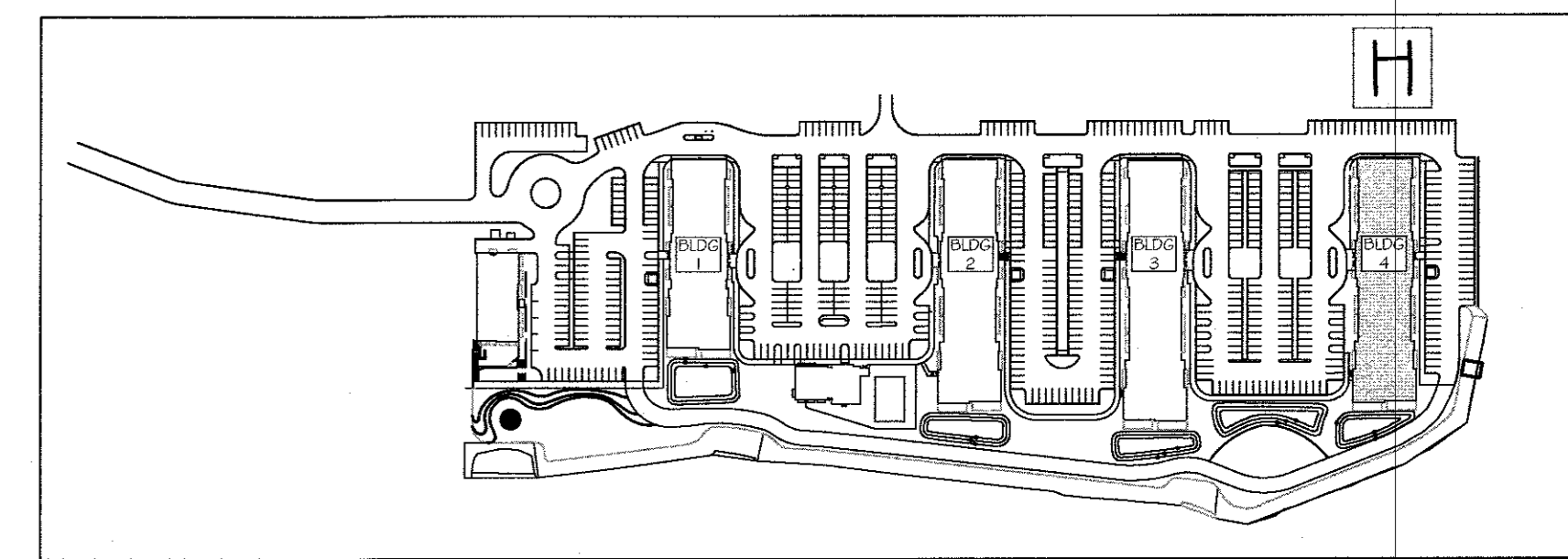
PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

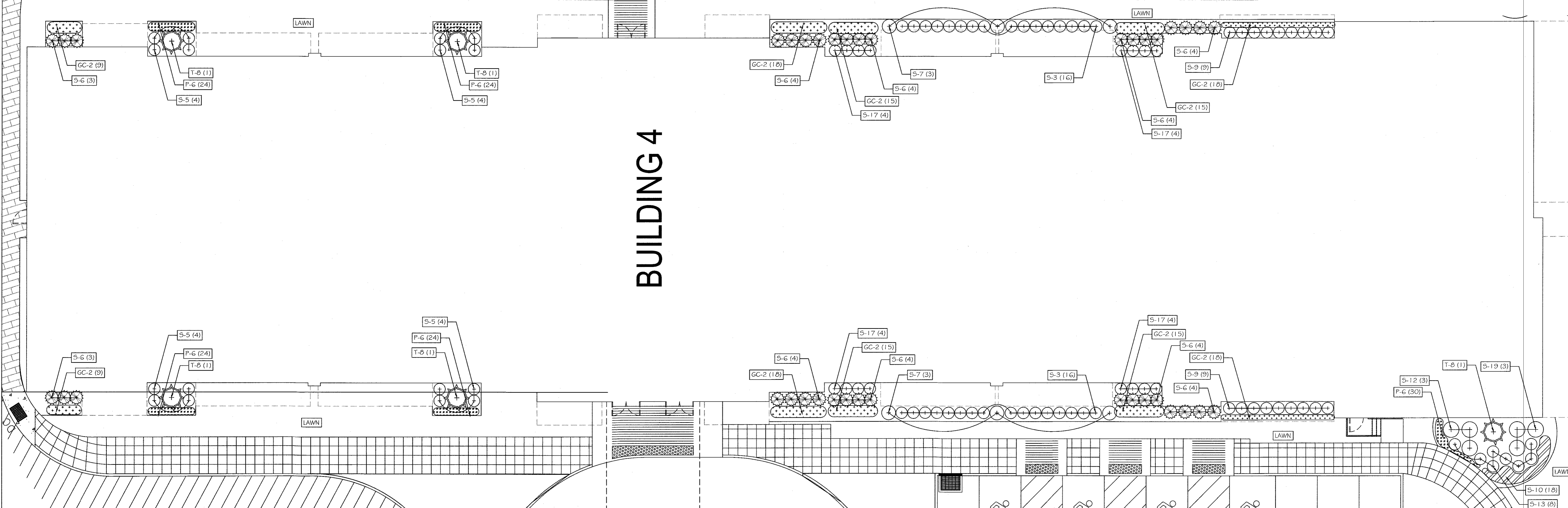
TITLE: **LANDSCAPING PLAN  
 AREA 'G' - BUILDING 3**

DRAWN BY: AL  
 DATE: MAY 30, 2018  
 PROJECT NO:  
 CHECKED BY: DMS  
 SCALE: 1 IN. = 10 FT.  
 DRAWING NO:



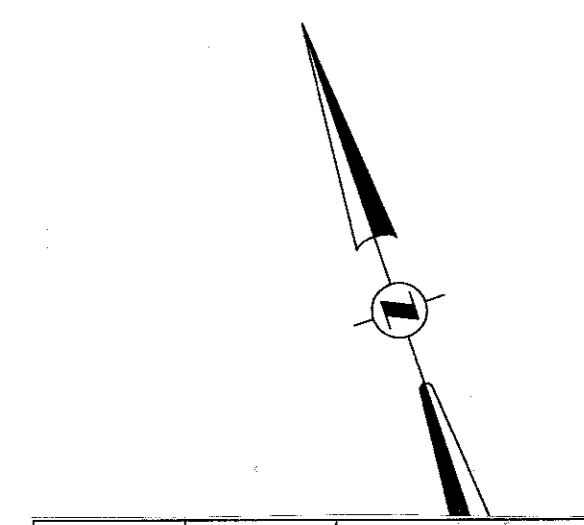


KEY PLAN  
NOT TO SCALE



PLAN - BUILDING 4 - AREA 'H'

Landscape Sheet L-7 - Building 4				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T8	<i>Ilex opaca</i>	American Holly	8'-10' ht.	5
<b>Shrubs</b>				
S3	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	32
S5	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	5 gal.	18
S6	<i>Ilex crenata 'Chesapeake'</i>	Chesapeake Holly	4' ht.	38
S7	<i>Ilex glabra</i>	Inkberry	24"-36" ht.	6
S9	<i>Itea virginica</i>	Virginia Sweetspire	5 gal.	18
S10	<i>Juniperus horizontalis 'Wiltonii'</i>	Wilton Carpet Juniper	3 gal.	18
S12	<i>Physocarpus opulifolius 'Diabolo'</i>	Ninebark	7 gal.	3
S13	<i>Potentilla fruticosa</i>	Bush Cinquifolie	5 gal.	8
S17	<i>Viburnum dentatum</i>	Arrowwood Viburnum	7 gal.	16
S19	<i>Viburnum plicatum tom. 'Shasta'</i>	Double Viburnum 'Shasta'	10 gal.	3
<b>Perennials</b>				
P6	<i>Echinacea</i>	Cone Flower	1 gal.	128
<b>Ground Covers</b>				
GC2	<i>Liriope spicata</i>	Liriope	1 gal.	150



3 12-19-19 EIS SUBMISSION  
 2 11-02-18 264 UNIT LAYOUT  
 1 06-15-18 CORRECT BLDG. 1 2 BEDROOM COUNT

REVISION DATE DESCRIPTION

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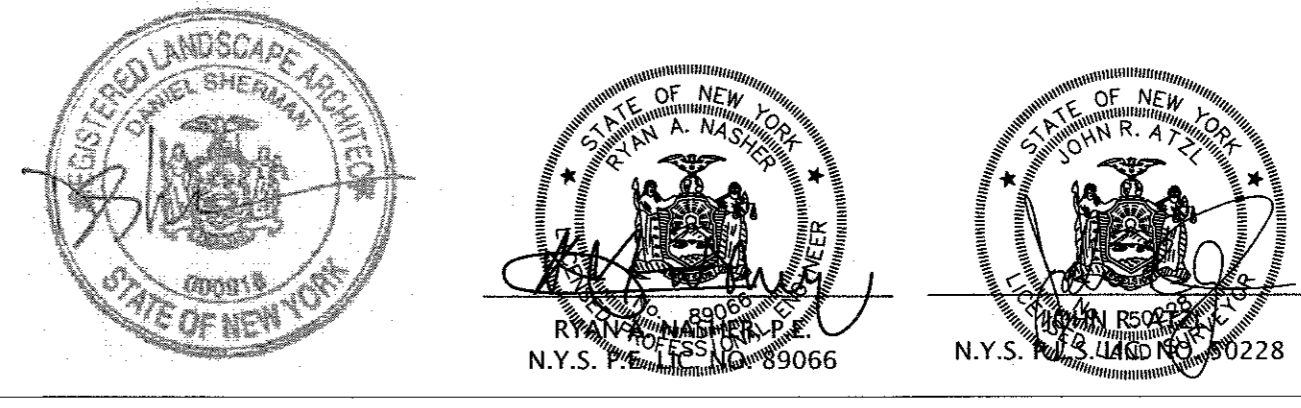
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PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

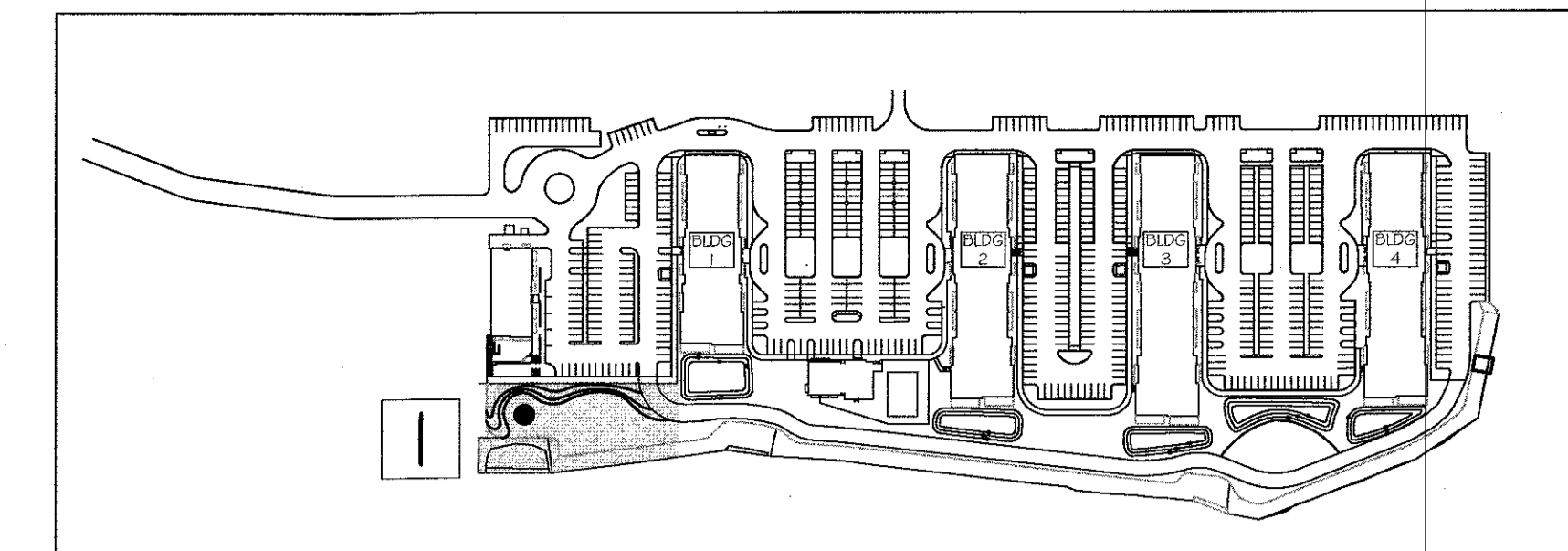
TITLE: **LANDSCAPING PLAN  
 AREA 'H' - BUILDING 4**

DRAWN BY: AL	CHECKED BY: DMS
DATE: MAY 30, 2018	SCALE: 1 IN. = 10 FT.
PROJECT NO:	DRAWING NO:
<b>1407</b>	<b>L-7</b>

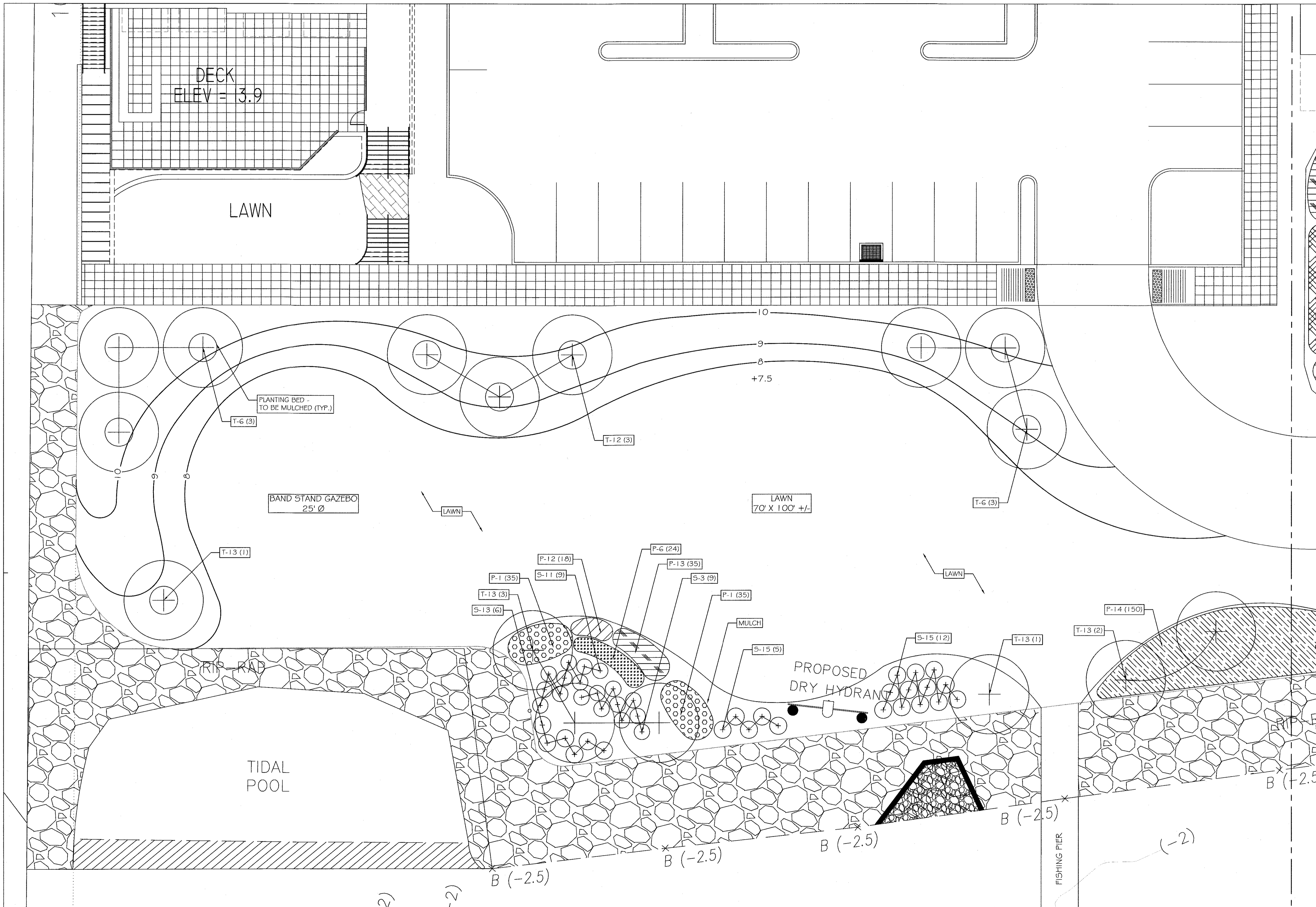




Landscape Sheet L-8				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T6	<i>Gleditsia triacanthos</i>	Thornless Common Honeylocust	2.5'-3' cal.	6
T7	<i>Ilex opaca</i>	American Holly	3'-4' ht.	1
T12	<i>Platanus occidentalis</i>	American Sycamore	2.5'-3' cal.	3
T13	<i>Quercus bicolor</i>	Swamp White Oak	2.5'-3' cal.	7
<b>Shrubs</b>				
S3	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	9
S11	<i>Myrica pennsylvanica</i>	Bayberry	5 gal.	9
S13	<i>Potentilla fruticosa</i>	Bush Cinquifolia	5 gal.	6
S15	<i>Rosa carolina</i>	Pasture Rose	5 gal.	17
<b>Perennials</b>				
P1	<i>Aster divaricatus</i>	White Heather Asters	1 gal.	70
P6	<i>Echinacea</i>	Cone Flower	1 gal.	24
P12	<i>Oenothera fruticosa</i>	Sundrops	1 gal.	18
P13	<i>Rudbeckia hirta</i>	Black Eye Susans	1 gal.	35
P14	<i>Uniola paniculata</i>	Sea Oats	1 gal.	150



KEY PLAN  
NOT TO SCALE



PLAN - WATERFRONT I - AREA I'

REVISION	DATE	DESCRIPTION
3	12-19-19	EIS SUBMISSION
2	11-02-18	264 UNIT LAYOUT
1	06-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT

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PROJECT:  
**EAGLE BAY**

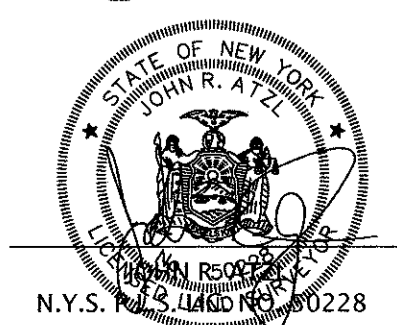
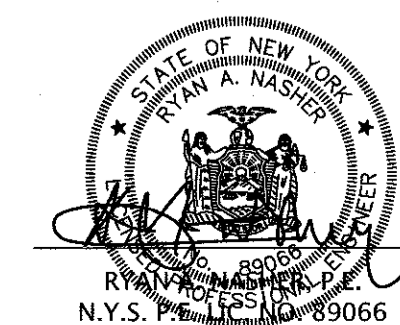
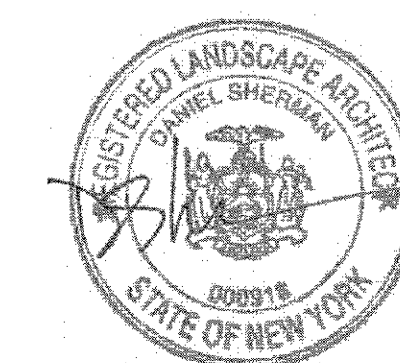
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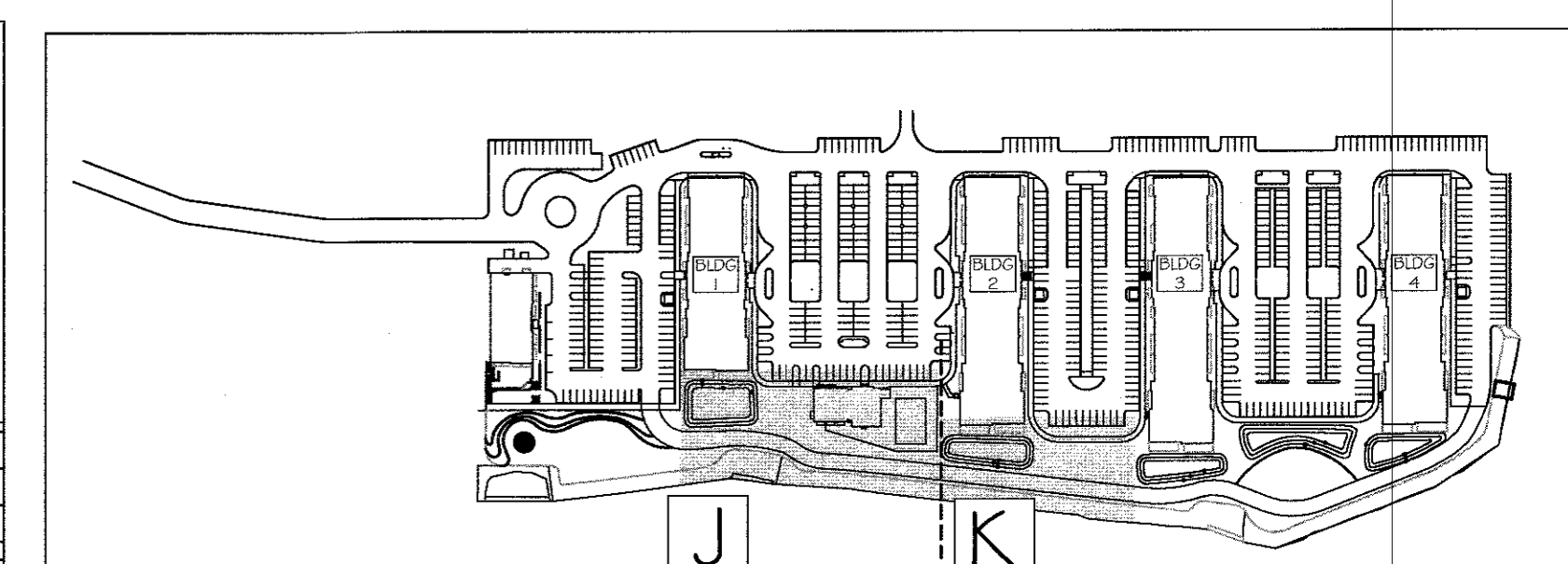
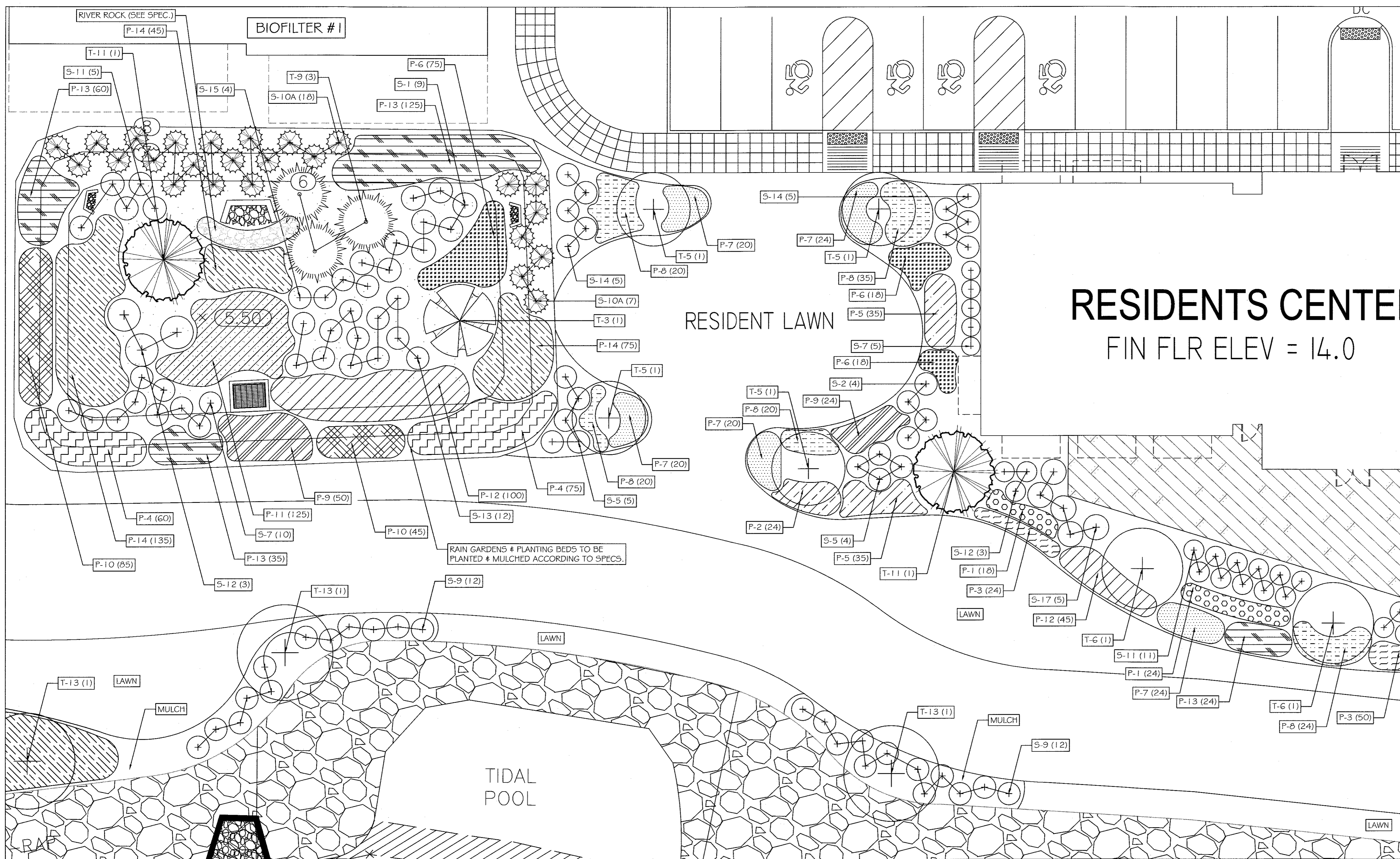
TITLE:  
**LANDSCAPING PLAN  
 AREA 'I' - SOUTH WATERFRONT**

DRAWN BY: AL  
 DATE: MAY 30, 2018  
 PROJECT NO:  
 CHECKED BY: DMS  
 SCALE: 1 IN. = 10 FT.  
 DRAWING NO:

1407

L-8



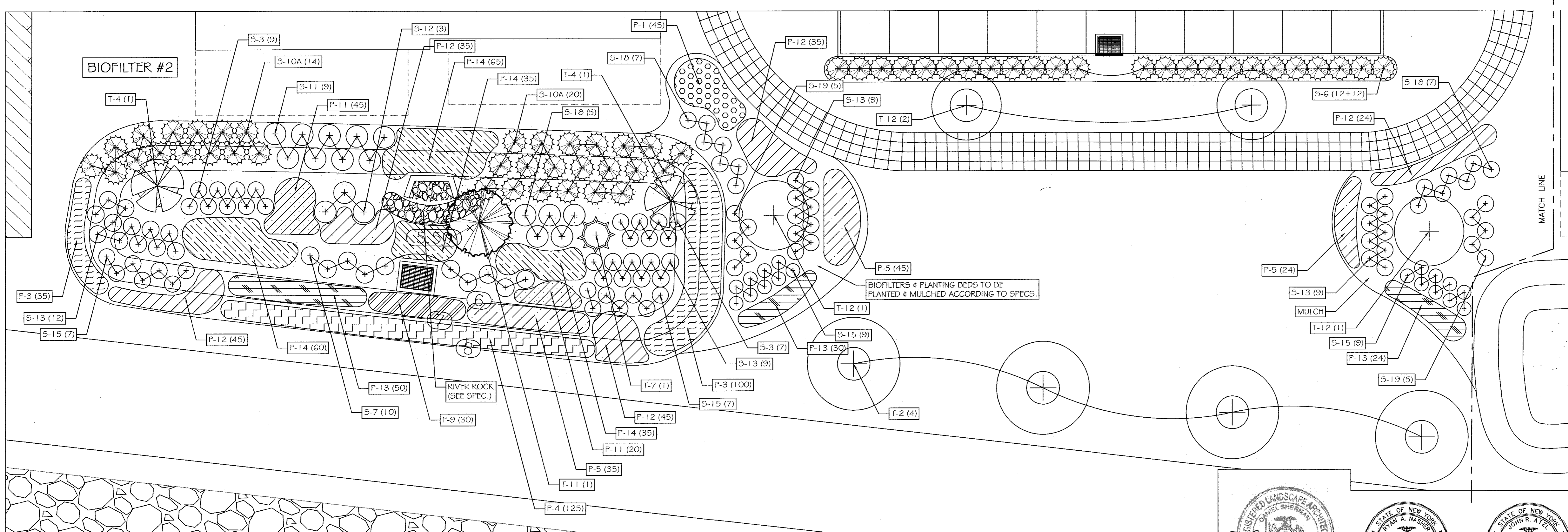


KEY PLAN  
NOT TO SCALE

Key	Scientific Name	Common Name	Size	Quantity
13	<i>Andropogon scoparius</i>	Switchgrass	8'0" x 12'	1
14	<i>Andropogon scoparius</i>	Switchgrass	8'0" x 12'	3
15	<i>Andropogon scoparius</i>	Switchgrass	8'0" x 12'	1

Key	Scientific Name	Common Name	Size	Quantity
16	<i>Andropogon scoparius</i>	Switchgrass	8'0" x 12'	4
17	<i>Andropogon scoparius</i>	Switchgrass	8'0" x 12'	1
18	<i>Andropogon scoparius</i>	Switchgrass	8'0" x 12'	4

PLAN - WATERFRONT 2 - AREA 'J'



PLAN - WATERFRONT 3 - AREA 'K'

REVISION	DATE	DESCRIPTION
3	12-19-19	EIS SUBMISSION
2	11-02-18	264 UNIT LAYOUT
1	06-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT

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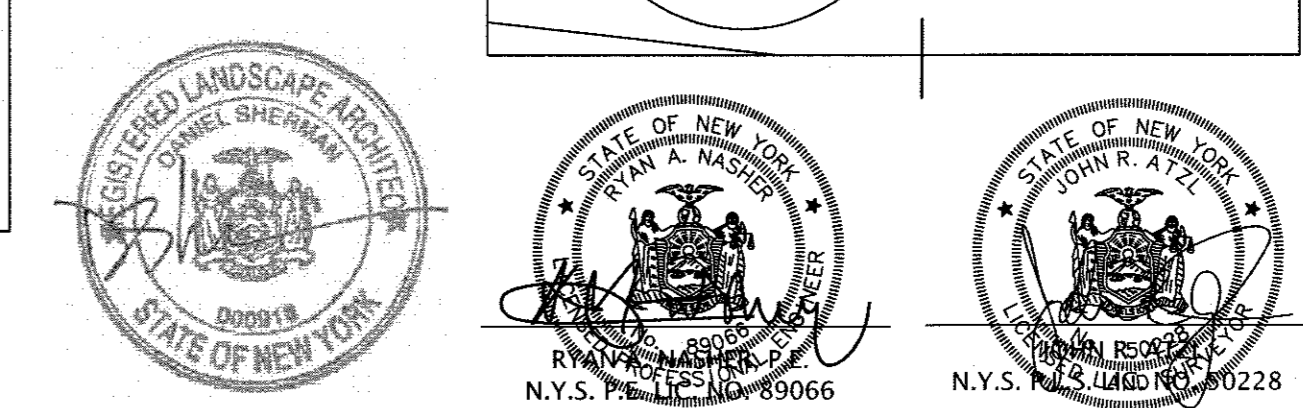
**Design Development, pllc**  
165 Mamaroneck Ave, Floor 2  
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914.949.4272 t.  
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CONSULTANCY

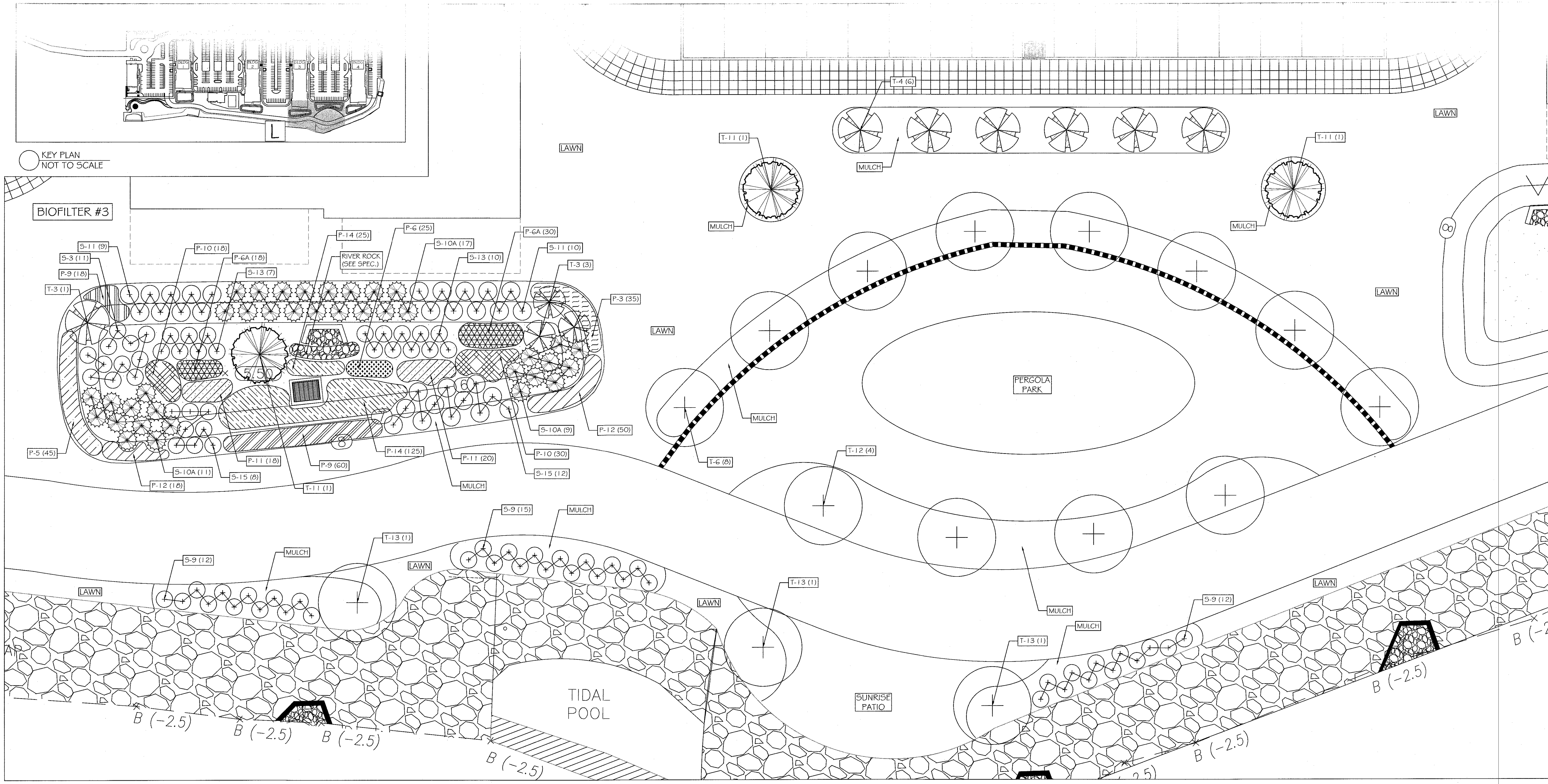
DANIEL SHERMAN  
LANDSCAPE ARCHITECT  
4 BROADWAY - SUITE 9  
VALHALLA, NY 10595  
PHONE: (914) 824 - 0999  
FAX: (914) 824-0251

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

TITLE:  
**LANDSCAPING PLAN  
AREA 'J' & 'K' - CENTRAL WATERFRONT**

DRAWN BY: AL	CHECKED BY: DMS
DATE: MAY 30, 2018	SCALE: 1 IN. = 10 FT.
PROJECT NO:	DRAWING NO:



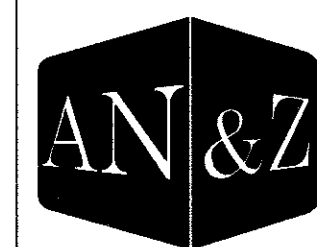


PLAN - WATERFRONT 4 - AREA L

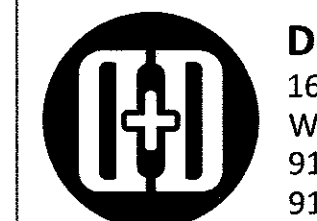
Landscape Sheet L-10 - Biofilter #3				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T3	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	8-10' ht.	4
T11	<i>Pinus rigida</i>	Pitch Pine	8-10' ht.	1
<b>Shrubs</b>				
S3	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	11
S10a	<i>Juniperus chinensis 'sargentii'</i>	Sargent Juniper	3 gal.	37
S11	<i>Myrica pennsylvanica</i>	Bayberry	5 gal.	19
S13	<i>Potentilla fruticosa</i>	Bush Cinquillole	5 gal.	17
S15	<i>Rosa carolina</i>	Pasture Rose	5 gal.	20
<b>Perennials</b>				
P3	<i>Carex eburnea</i>	Ivory Sedge	1 gal.	35
P5	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	1 gal.	45
P6	<i>Echinacea</i>	Cone Flower	1 gal.	25
P6a	<i>Eupatorium purpureum</i>	Purple Joe-Pye Weed	1 gal.	48
P9	<i>Iris versicolor</i>	Blue Flag Iris	1 gal.	78
P10	<i>Liatris spicata</i>	Blazing Star	1 gal.	48
P11	<i>Morantia dichyna</i>	Scarlet Beabalm, Osergo Tea	1 gal.	38
P12	<i>Oenothera fruticosa</i>	Sundrops	1 gal.	68
P14	<i>Uniola paniculata</i>	Sea Oats	1 gal.	150

Landscape Sheet L-10 - Waterfront - Area L				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T4	<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	2.5"-3" cal.	6
T6	<i>Gleditsia triacanthos</i>	Thornless Common Honeylocust	2.5"-3" cal.	8
T11	<i>Pinus rigida</i>	Pitch Pine	8-10' ht.	2
T12	<i>Platanus occidentalis</i>	American Sycamore	2.5"-3" cal.	4
T13	<i>Quercus bicolor</i>	Swamp White Oak	2.5"-3" cal.	3
<b>Shrubs</b>				
S9	<i>Itea virginica</i>	Virginia Sweetspire	5 gal.	39

REVISION	DATE	DESCRIPTION
3	12-19-19	EIS SUBMISSION
2	11-02-18	264 UNIT LAYOUT
1	06-15-18	CORRECT BLDG.1 2 BEDROOM COUNT



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 VALHALLA, NY 10595  
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PROJECT:  
**EAGLE BAY**

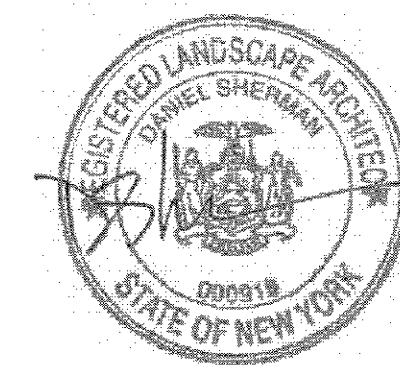
TOWN OF STONY POINT  
 ROCKLAND COUNTY, NEW YORK

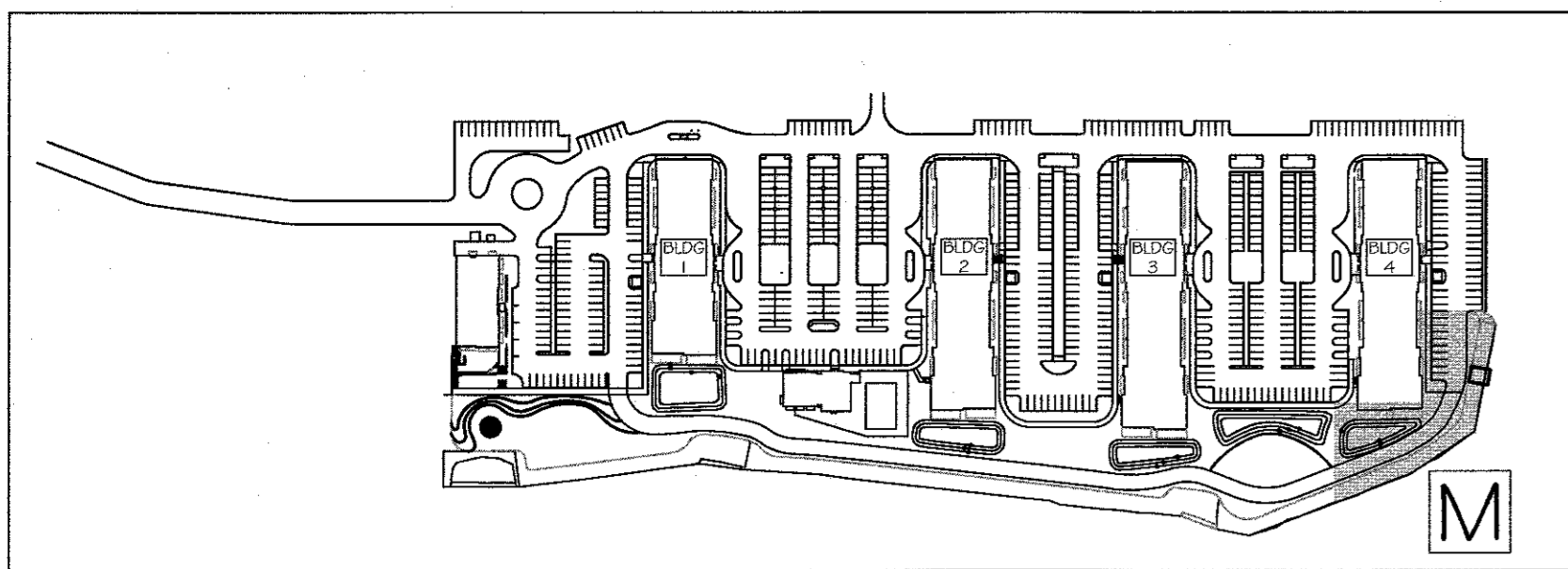
TITLE:  
**LANDSCAPING PLAN  
 AREA 'L' - NORTH WATERFRONT**

DRAWN BY: AL  
 DATE: MAY 30, 2018  
 PROJECT NO:  
 CHECKED BY: DMS  
 SCALE: 1 IN. = 10 FT.  
 DRAWING NO:

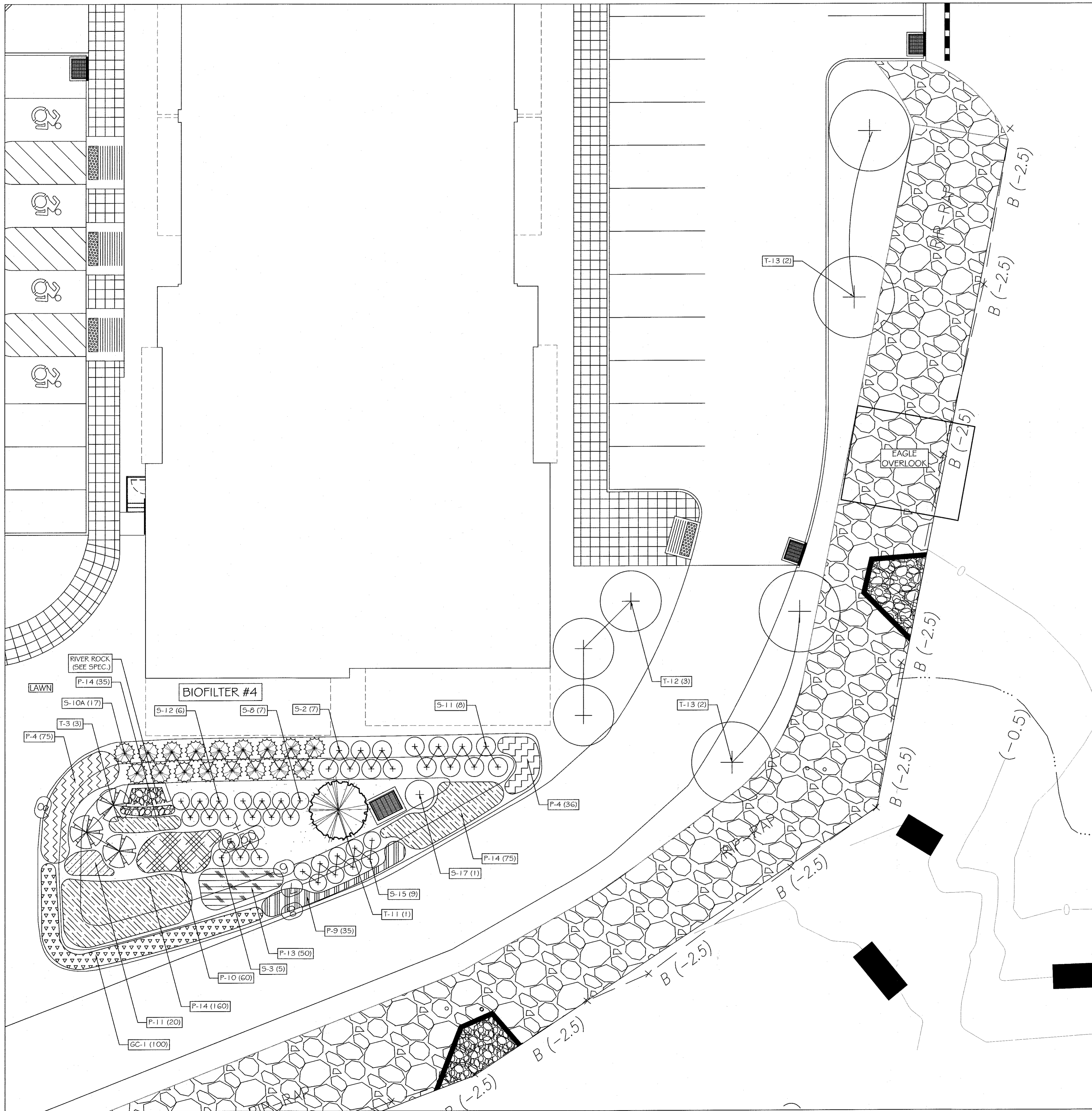
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L-10





KEY PLAN  
NOT TO SCALE



Landscape Sheet L-11 - Biofilter #4				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T3	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	8'-10' ht.	3
T11	<i>Pinus rigida</i>	Pitch Pine	8'-10' ht.	1
<b>Shrubs</b>				
S2	<i>Cephalanthus occidentalis</i>	Button Bush	5 gal.	7
S3	<i>Cornus sericea</i>	Red Twig Dogwood	5 gal.	5
S8	<i>Ilex verticillata</i>	Winterberry	3'-4' ht.	7
S10a	<i>Juniperus chinensis 'sargentii'</i>	Sargent Juniper	3 gal.	17
S11	<i>Myrica pennsylvanica</i>	Bayberry	5 gal.	8
S12	<i>Physocarpus opulifolius 'Diabolo'</i>	Ninebark	7 gal.	6
S15	<i>Rosa carolina</i>	Pasture Rose	5 gal.	9
S17	<i>Viburnum dentatum</i>	Arrowwood Viburnum	7 gal.	1
<b>Perennials</b>				
P4	<i>Carex platyphylla</i>	Broad-Leaf Sedge	1 gal.	111
P9	<i>Iris versicolor</i>	Blue Flag Iris	1 gal.	35
P10	<i>Liatris spicata</i>	Blazing Star	1 gal.	60
P11	<i>Monarda didyma</i>	Scarlet Beabalm, Osergo Tea	1 gal.	20
P13	<i>Rudbeckia hirta</i>	Black Eye Susans	1 gal.	50
P14	<i>Uniola paniculata</i>	Sea Oats	1 gal.	270
<b>Ground Covers</b>				
GC1	<i>Arcostaphylos uvaursi</i>	Bear Berry	4" pots	100

Landscape Sheet L-11 - Waterfront - Area M				
Key	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
T12	<i>Platanus occidentalis</i>	American Sycamore	2.5'-3" cal.	3
T13	<i>Quercus bicolor</i>	Swamp White Oak	2.5'-3" cal.	4

3 12-19-19 EIS SUBMISSION  
2 11-02-18 264 UNIT LAYOUT  
1 06-15-18 CORRECT BLDG.1 2 BEDROOM COUNT

REVISION	DATE	DESCRIPTION

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PROJECT: **EAGLE BAY**

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

TITLE: **LANDSCAPING PLAN  
AREA 'M' - NORTH WATERFRONT 2**

DRAWN BY: AL	CHECKED BY: DMS
DATE: MAY 30, 2018	SCALE: 1 IN. = 10 FT.
PROJECT NO:	DRAWING NO:

