GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 87.004- BLOCK 3 - LOT 14, SECTION 87.004 - BLOCK 5 - LOTS 1.2 AND 2.
2. BOUNDARY TAKEN FROM A SURVEY BY ENGINEERING & SURVEYING PROPERTIES, PC COMPLETED ON JULY 7, 2012.
3. TOPOGRAPHY AND SOME PLANIMETRIC INFORMATION TAKEN FROM A TOPOGRAPHIC WORKSHEET PREPARED FOR DOLSON SURVEYING SERVICES BY EASTERN TOPOGRAPHICS, PHOTO DATE MARCH 28, 2003 AS COMPILED ON DECEMBER 4, 2004. DATUM BASED ON U.S.G.S. NGVD 1929 (APPROXIMATE).
4. OWNERS: SECTION 87.004 - BLOCK 5 - LOTS 1.2 THE FALLS AT LLOYD, LLC 300 AIRPORT EXECUTIVE PARK, SUITE 305 NANUET, NEW YORK 10954; SECTION 87.004 - BLOCK 3 - LOT 14 SYCAMORE CREEK LLC 1655 ROUTE 300 NEWBURGH, NY 12550; SECTION 87.004 - BLOCK 5 - LOT 2 MOUNTAINSIDE WOODS, LLC 1655 ROUTE 300 NEWBURGH, NY 12550
5. APPLICANT: MOUNTAINSIDE WOODS, LLC 1655 ROUTE 300 NEWBURGH, NY 12550
6. PROPOSED USE: CONSERVATION SUBDIVISION
7. IN ACCORDANCE WITH TOWN OF LLOYD ZONING SECTION 100-34, c & SECTION 90-6, D, A FORMULA YIELD PLAN AND CALCULATIONS WERE CREATED. THE "NET ACREAGE" DENSITY CALCULATIONS ARE SHOWN ON THIS SHEET.
8. CONSERVATION ANALYSIS STEPS 1 THROUGH 4 (SHEETS C-1 THROUGH C-4 AS PREPARED BY ENGINEERING PROPERTIES, PC DATED 07/11/11) WERE SUBMITTED AND APPROVED BY THE TOWN OF LLOYD PLANNING BOARD ON JULY 19, 2011.
9. TOWN OF LLOYD ZONING SECTION 100-34, D[1] REQUIRES A MINIMUM OF 60% OF THE TRACT'S GROSS ACREAGE TO BE PRESERVED AS OPENS SPACE LAND. THE TOTAL PROPOSED OPEN SPACE (4 AREAS) TOTALS ±123.34 AC. WHICH IS ±80.5% OF THE TOTAL GROSS ACREAGE OF THE PROJECT TRACT(S).
10. PROPOSED NUMBER OF LOTS: 162 RESIDENTIAL LOTS AND 6 OPEN SPACE LOTS
11. ALL PROPOSED LOTS SHALL BE SERVICED BY TOWN OF LLOYD CENTRAL WATER AND SEWER.
12. NO LOT OR REMAINING LAND SHALL BE RE-SUBDIVIDED.
13. ALL STREETS ARE PROPOSED TO BE PUBLIC ROADS DEDICATED TO THE TOWN OF LLOYD
14. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN INDIANA BAT HIBERNACULUM, POTENTIAL INDIANA BAT ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF OCTOBER 1ST AND APRIL 1ST.
15. OFFSITE TRAFFIC MITIGATION CONSISTING OF THE INSTALLATION OF STOP SIGNS SHALL BE PLACED ALONG RESERVOIR ROAD, BRESCIA BOULEVARD, TOC DRIVE, TANO DRIVE AND HILLTOP LANE. LOCATIONS OF THE STOP SIGNS ARE SHOWN ON SHEET T-100.
16. ALL PROPOSED DWELLINGS SHALL UTILIZE EARTH TONE COLORS AND NATURAL CONSTRUCTION MATERIALS TO COMPLEMENT THE OVERALL NATURAL SETTING AND VISUAL CHARACTER OF THE PROJECT SITE UTILIZING LOW SPECULAR MATERIAL AND LOW REFLECTIVE GLASS.
17. A TOWN OF LLOYD DRAINAGE DISTRICT SHALL BE FORMED PRIOR TO FINAL APPROVAL.
18. HOMES ON LOTS 15 THROUGH 33 AND 74 THROUGH 84 ARE WHOLLY OR PARTIALLY WITHIN THE POTENTIAL INUNDATION AREA THAT WOULD BE CREATED BY A DAM FAILURE OF THE TOWN OF LLOYD'S LARGEST RESERVOIR.
19. STREET TREES ARE TO BE PLANTED EVERY THIRTY FEET (OR AS FEASIBLY POSSIBLE TO AVOID CONFLICTS WITH DRIVEWAYS, LIGHT POLES, HYDRANTS, ETC) AND APPROXIMATE LOCATIONS HAVE BEEN SHOWN ON THE SITE PLANS. STREET TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AND SHALL BE FURTHER MAINTAINED BY THE TOWN OF LLOYD UPON TERMINATION OF WARRANTY PERIOD. PRESERVATION OF PROPOSED STREET TREES IS VITAL TO ENSURE COMPLIANCE WITH GREEN INFRASTRUCTURE STORMWATER REQUIREMENTS OF THE NYSDEC. SPECIFIC TYPES OF STREET TREES TO BE PLANTED ARE SHOWN ON THE DETAIL SHEETS.
20. ALL DWELLINGS SHALL HAVE ROOF LEADER DOWNSPOUTS DISCHARGE TO GRADE IN ACCORDANCE WITH GREEN INFRASTRUCTURE STORMWATER REQUIREMENTS OF THE NYSDEC AS ROOF TOP DISCONNECT. THE CONNECTION OF ROOF LEADERS TO CLOSED COLLECTION SYSTEM IS PROHIBITED.
21. ANY BLASTING SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF LLOYD BLASTING PROTOCOL AND AS NOTED ON THIS PLAN SET.
22. IN ACCORDANCE WITH THE TOWN OF LLOYD CODE SECTION 89-4, THE OWNER OR OCCUPANT OF ANY REAL PROPERTY, WHETHER VACANT OR IMPROVED BY ANY BUILDINGS, ABUTTING ANY SIDEWALK WITHIN THE TOWN OF LLOYD RIGHT-OF-WAY SHALL BE RESPONSIBLE FOR SNOW AND ICE REMOVAL FROM THE SIDEWALK.
23. AN AS-BUILT RECORD WITH GPS COORDINATES SHALL BE SUPPLIED TO THE TOWN OF LLOYD GIS COORDINATOR UPON COMPLETION OF ALL STORMWATER PERMANENT STRUCTURES AND OUTFALLS.

BULK REQUIREMENTS

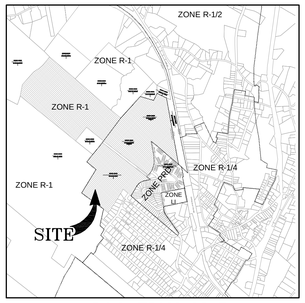
TOWN OF LLOYD - PROPOSED CONSERVATION SUBDIVISION LOT DEVELOPMENT STANDARDS*

MINIMUM BUILDING REQUIREMENTS	TYPICAL LOT A	TYPICAL LOT B
LOT AREA	4,000 S.F. MIN 5,500 S.F. MAX	>5,500 S.F.
LOT WIDTH	55 FEET	55 FEET
LOT DEPTH	75 FEET	100 FEET
ROAD FRONTAGE	45 FEET	45 FEET
FRONT SETBACK (EXCLUDING PORCHES)	15 FEET	15 FEET
FRONT SETBACK TO PORCH	7 FEET	7 FEET
SIDE SETBACK (ONE/BOTH)	5/15 FEET	5/15 FEET
REAR SETBACK	10 FEET	10 FEET
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	35 FT	35 FT
MAXIMUM BUILDING COVERAGE	50 %	45 %
MAXIMUM LOT COVERAGE	65 %	60 %

* IN ACCORDANCE WITH THE CODE OF THE TOWN OF LLOYD, CHAPTER 100, SECTION 100-34; AND CHAPTER 90, SECTION 90-6

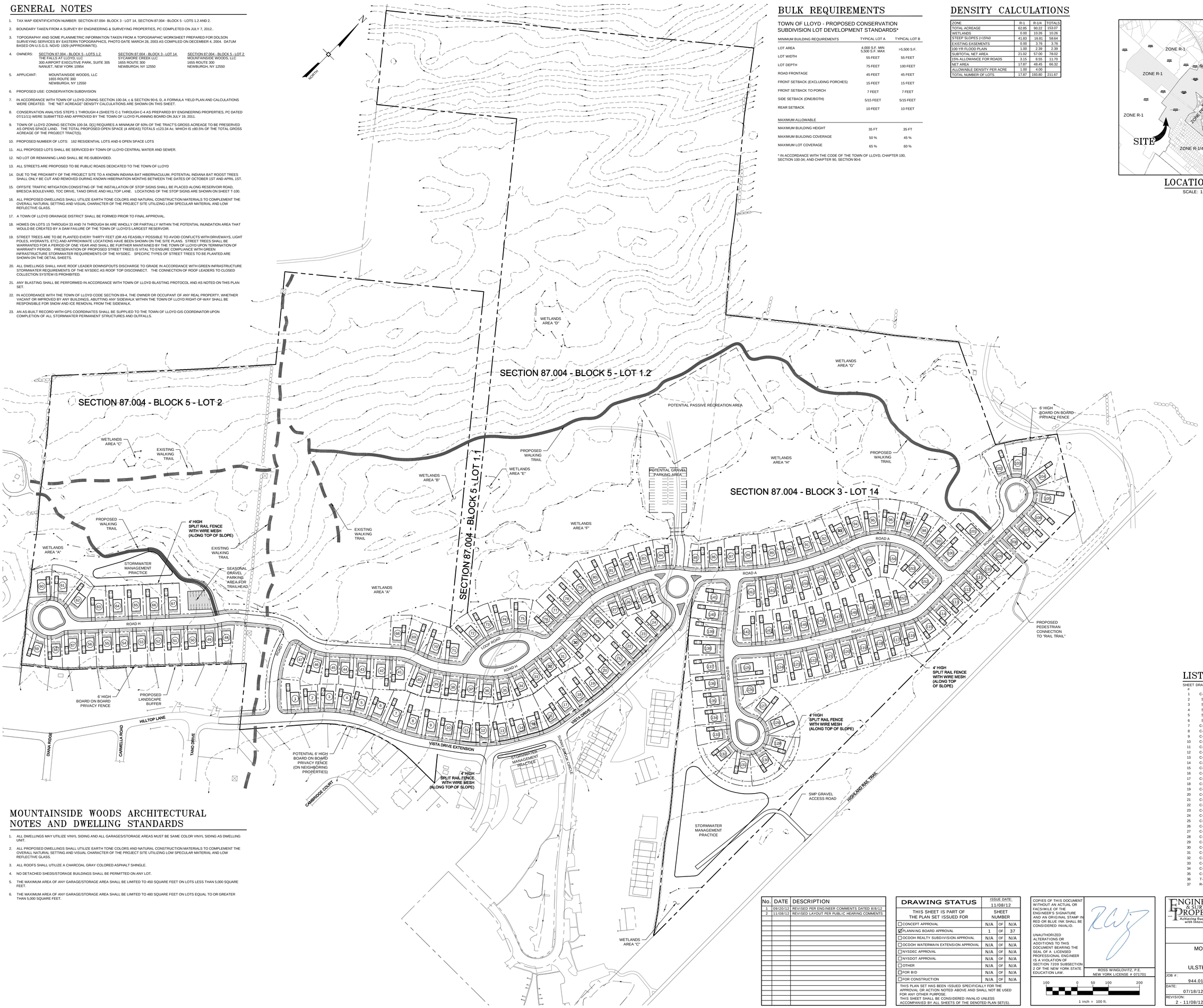
DENSITY CALCULATIONS

ZONE	R-1	R-1/4	TOTALS
TOTAL ACREAGE	62.85	90.22	153.07
WETLANDS	0.00	10.26	10.26
STEEP SLOPES (>15%0	41.83	16.81	58.64
EXISTING EASEMENTS	0.00	3.76	3.76
100-YR FLOOD PLAIN	1.00	2.39	2.39
SUBTOTAL NET AREA	21.02	57.00	78.02
15% ALLOWANCE FOR ROADS	3.15	8.55	11.70
NET AREA	17.87	48.45	66.32
ALLOWABLE DENSITY PER ACRE	1.00	4.00	
TOTAL NUMBER OF LOTS	17.87	193.80	211.67



LOCATION MAP

SCALE: 1"=1500'



LIST OF DRAWINGS

SHEET #	DRAWING #	TITLE
1	C-100	OVERALL PLAN
2	S-1	OVERALL SUBDIVISION PLAN
3	S-2	SUBDIVISION PLAN
4	S-3	SUBDIVISION PLAN
5	S-4	SUBDIVISION PLAN
6	S-5	SUBDIVISION PLAN
7	C-101	SITE PLAN
8	C-102	SITE PLAN
9	C-103	SITE PLAN
10	C-104	SITE PLAN
11	C-105	SITE PLAN
12	C-106	GRADING AND DRAINAGE PLAN
13	C-107	GRADING AND DRAINAGE PLAN
14	C-108	GRADING AND DRAINAGE PLAN
15	C-109	GRADING AND DRAINAGE PLAN
16	C-110	GRADING AND DRAINAGE PLAN
17	C-111	CONSTRUCTION PHASING PLAN
18	C-112	EROSION CONTROL PLAN PHASE 1
19	C-113	EROSION CONTROL PLAN PHASE 1
20	C-114	EROSION CONTROL PLAN PHASE 2
21	C-115	EROSION CONTROL PLAN PHASE 3
22	C-116	EROSION CONTROL PLAN PHASE 4
23	C-117	UTILITY PLAN
24	C-118	UTILITY PLAN
25	C-119	UTILITY PLAN
26	C-120	UTILITY PLAN
27	C-121	UTILITY PLAN
28	C-201	PROFILES
29	C-202	PROFILES
30	C-203	PROFILES
31	C-204	PROFILES
32	C-301	DETAILS
33	C-302	DETAILS
34	C-303	DETAILS
35	C-304	DETAILS
36	T-100	TRAFFIC MITIGATION PLAN
37	R-100	RESOURCE ANALYSIS PLAN

MOUNTAINSIDE WOODS ARCHITECTURAL NOTES AND DWELLING STANDARDS

1. ALL DWELLINGS MAY UTILIZE VINYL SIDING AND ALL GARAGES/STORAGE AREAS MUST BE SAME COLOR VINYL SIDING AS DWELLING UNIT.
2. ALL PROPOSED DWELLINGS SHALL UTILIZE EARTH TONE COLORS AND NATURAL CONSTRUCTION MATERIALS TO COMPLEMENT THE OVERALL NATURAL SETTING AND VISUAL CHARACTER OF THE PROJECT SITE UTILIZING LOW SPECULAR MATERIAL AND LOW REFLECTIVE GLASS.
3. ALL ROOFS SHALL UTILIZE A CHARCOAL GRAY COLORED ASPHALT SHINGLE.
4. NO DETACHED SHEDS/STORAGE BUILDINGS SHALL BE PERMITTED ON ANY LOT.
5. THE MAXIMUM AREA OF ANY GARAGE/STORAGE AREA SHALL BE LIMITED TO 450 SQUARE FEET ON LOTS LESS THAN 5,000 SQUARE FEET.
6. THE MAXIMUM AREA OF ANY GARAGE/STORAGE AREA SHALL BE LIMITED TO 480 SQUARE FEET ON LOTS EQUAL TO OR GREATER THAN 5,000 SQUARE FEET.

No.	DATE	DESCRIPTION
1	09/20/12	REVISED PER ENGINEER COMMENTS DATED 8/8/12
2	11/08/12	REVISED LAYOUT PER PUBLIC HEARING COMMENTS

DRAWING STATUS	ISSUE DATE: 11/08/12		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	1	OF	37
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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100 0 50 100 200

1 inch = 100 ft.

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OVERALL PLAN

MOUNTAINSIDE WOODS
VISTA DRIVE
TOWN OF LLOYD
ULSTER COUNTY, NEW YORK

JOB #: 944.01	DRAWN BY: JS	
DATE: 07/18/12	SCALE: 1"=100'	C-100
REVISION: 2 - 11/08/12	TAX LOT 87.004-3-14 87.004-5-1.2 & 2	

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