

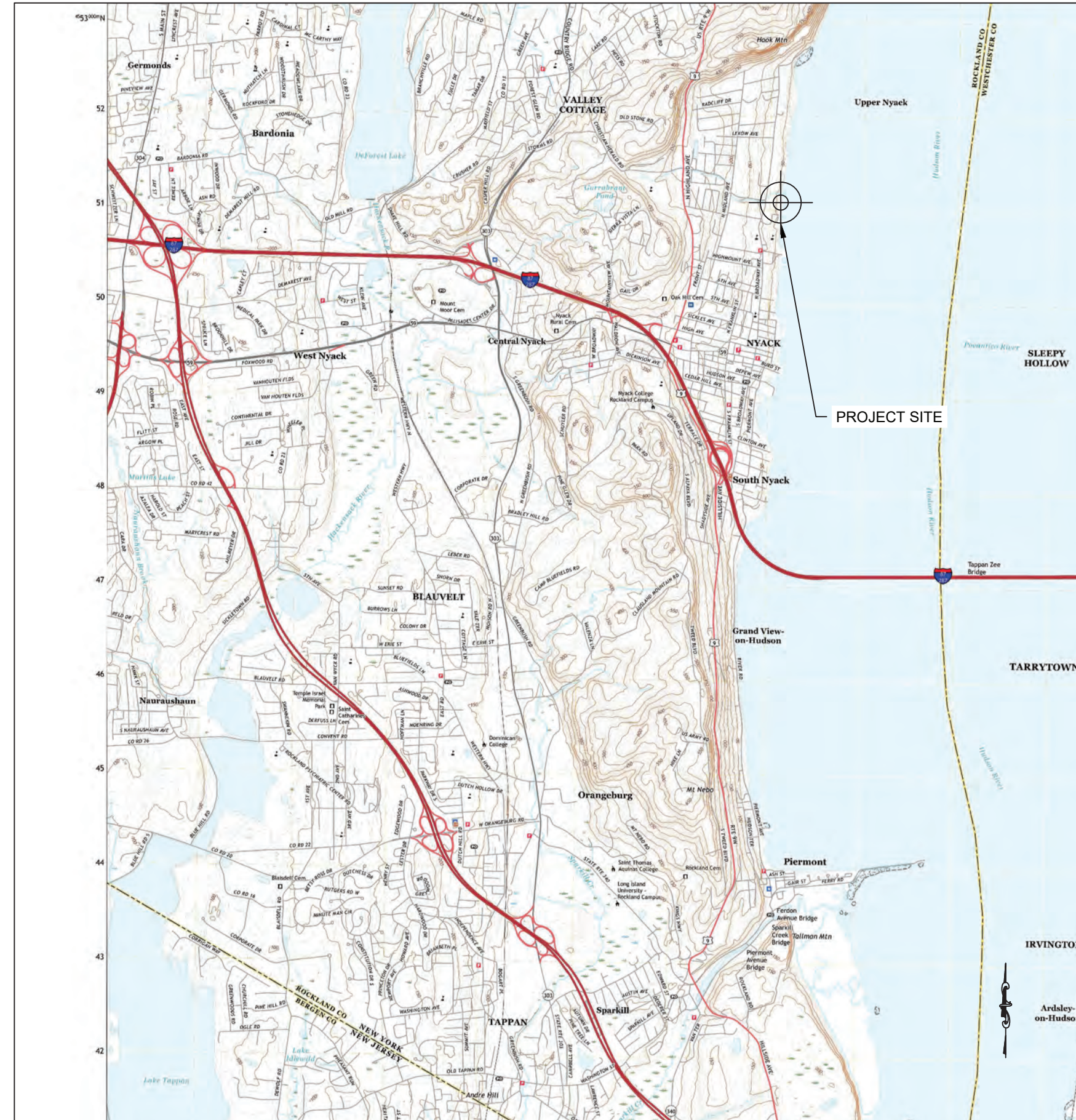
PROPOSED REPAIRS & IMPROVEMENTS TO RIVERFRONT STRUCTURES

ERIC CARTER
503 NORTH BROADWAY
UPPER NYACK, NY 10960

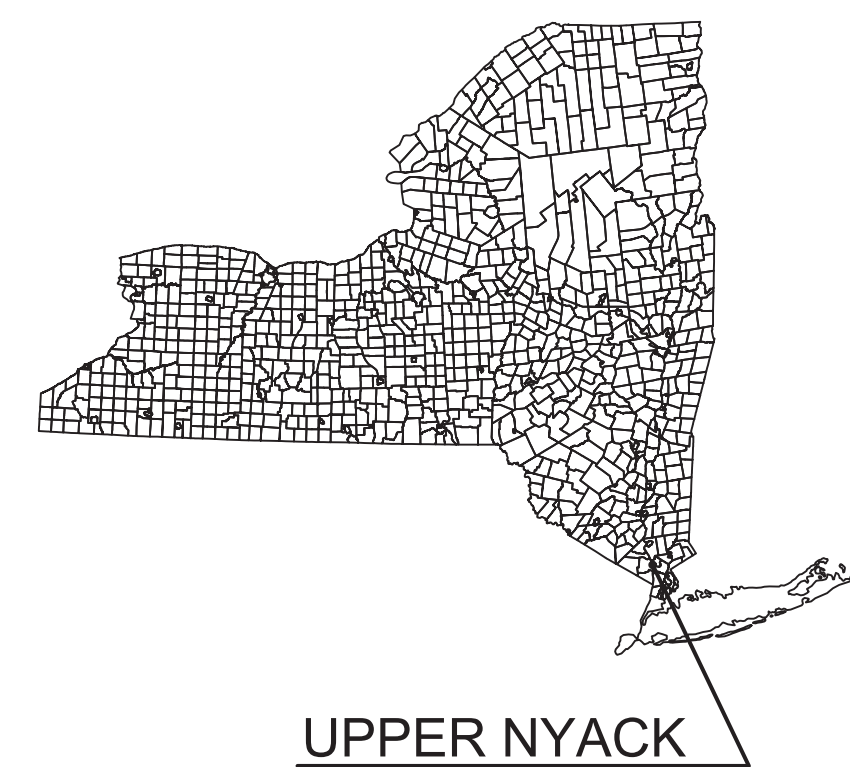
LIST OF DRAWINGS

DWG. No.	DRAWING TITLE
SEA - 001	TITLE SHEET, DRAWING LIST & VICINITY MAP
SEA - 100	EXISTING SITE PLAN
SEA - 101	PARTIAL HISTORICAL SITE PLAN
SEA - 102	SITE ACCESS PLAN
SEA - 103	PROPOSED PLAN
SEA - 201	SECTIONS AND ELEVATIONS

AUGUST 1, 2023




VICINITY MAP



UPPER NYACK

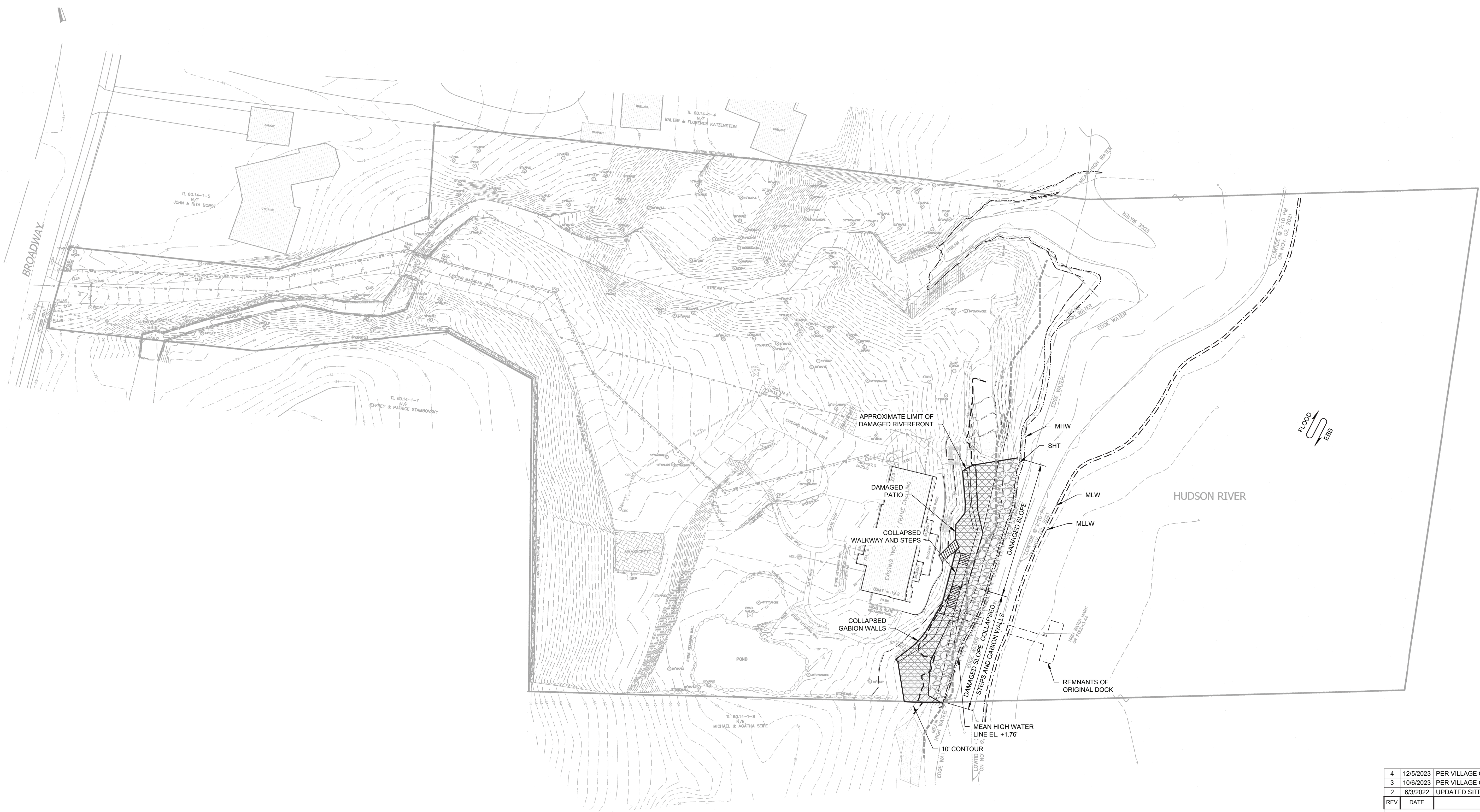


AERIAL PHOTO

REV	DATE	DESCRIPTION
		ISSUE FOR PERMIT NOT FOR CONSTRUCTION
 <small>195 Tunxis Hill Rd, Suite 203, Fairfield, CT 06825 Tel.: 203-275-8506</small>		
OWNERSHIP AND CONDITIONS OF USE:		
<small>Drawings & Specifications, as instruments of professional service, are and shall remain the property of Sound Engineering Associates, LLC. Documents shall not be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of Sound Engineering Associates, LLC. The use of this document is contingent upon payment to Sound Engineering Associates, LLC for services rendered. Non-payment shall give Sound Engineering Associates, LLC the authority to bar document use by any and all parties.</small>		
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PREPARED FOR:		ERIC CARTER 503 NORTH BROADWAY UPPER NYACK, NY 10960
PROJECT:		PROPOSED REPAIRS & IMPROVEMENTS TO RIVERFRONT STRUCTURES 503 NORTH BROADWAY, UPPER NYACK, NY 10960
DRAWING:		TITLE SHEET, DRAWING LIST & VICINITY MAP
DATE	PROJECT NO.	DRAWING NO.
8/1/2023	2022009	SEA-001



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EXISTING SITE PLAN
 1" = 30'-0"

- NOTES:
- ELEVATIONS REFERENCE NAVD-1988, UNLESS NOTED OTHERWISE.
 - SITE INFORMATION HAS BEEN TAKEN FROM A DRAWING TITLED "TOPOGRAPHY ELEVATION", PREPARED FOR ERIC CARTER, BY ATZI, NASHER & ZIGLER, PC, REVISION 1, DATED 1/27/2022. SURVEY CONFORMS TO CLASSES A-2 & T-2 ACCURACY.

LEGEND	
DAMAGED STRUCTURES	
EXISTING ARMOR STONE	
ACCESS ROAD	
FILL BELOW 10 FT CONTOUR	
CUT BELOW 10 FT CONTOUR	
PROPOSED STRUCTURE	
STONE PATIO	
PROPOSED ARMOR STONE	

REV	DATE	DESCRIPTION
4	12/5/2023	PER VILLAGE COMMENTS
3	10/6/2023	PER VILLAGE COMMENTS
2	6/3/2022	UPDATED SITE PLAN

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PROJECT:
 PROPOSED REPAIRS &
 IMPROVEMENTS TO RIVERFRONT STRUCTURES
 503 NORTH BROADWAY, UPPER NYACK, NY 10960

DRAWING:
 EXISTING SITE PLAN

DATE	PROJECT NO.	DRAWING NO.
8/1/2023	2022009	SEA-100





LEGEND

DAMAGED STRUCTURES	
EXISTING ARMOR STONE	
ACCESS ROAD	
FILL BELOW 10 FT CONTOUR	
CUT BELOW 10 FT CONTOUR	
PROPOSED STRUCTURE	
STONE PATIO	
PROPOSED ARMOR STONE	

REV	DATE	DESCRIPTION
4	12/5/2023	PER VILLAGE COMMENTS

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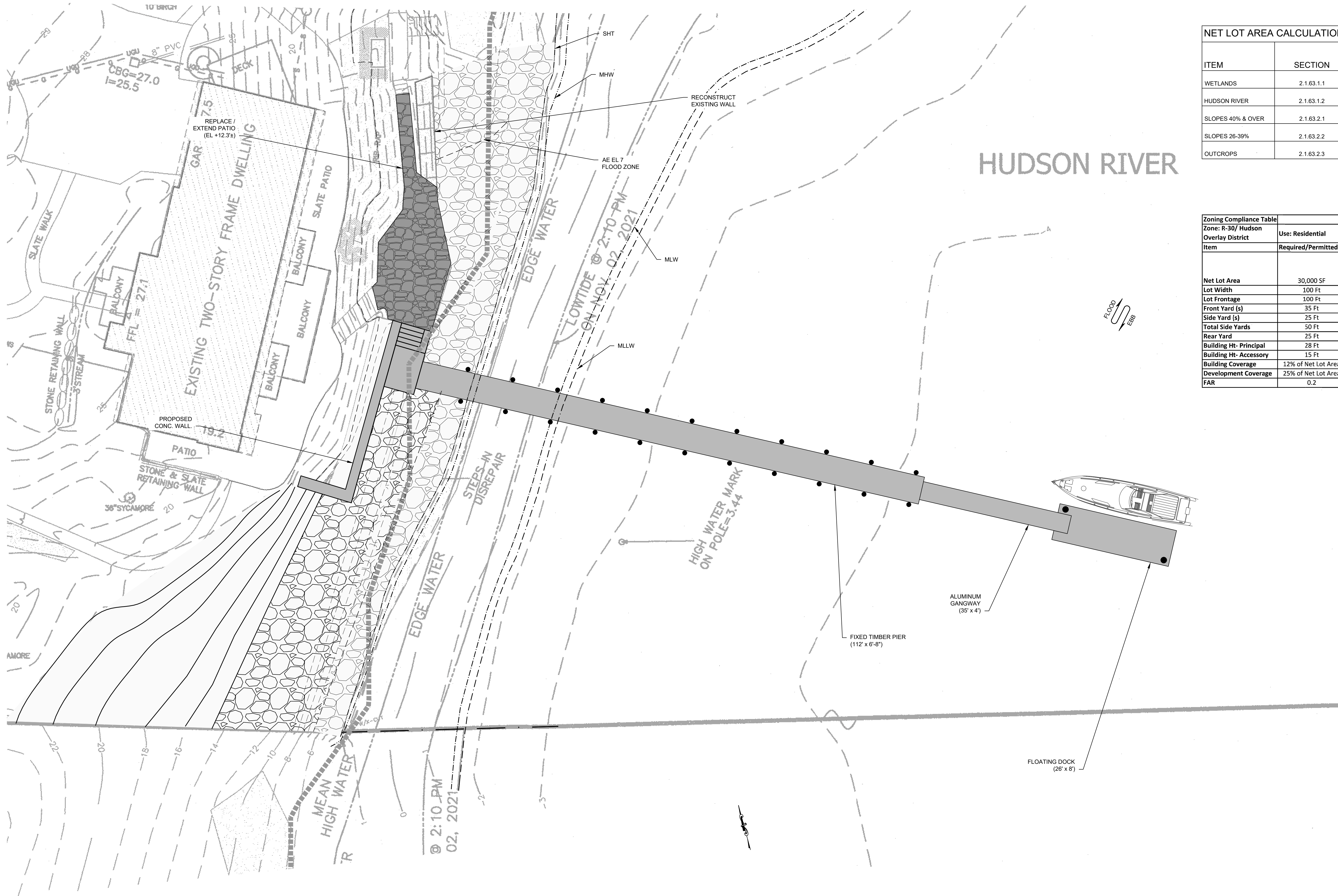
PROJECT:
 PROPOSED REPAIRS &
 IMPROVEMENTS TO RIVERFRONT STRUCTURES
 503 NORTH BROADWAY, UPPER NYACK, NY 10960

DRAWING:
 PARTIAL HISTORICAL SITE PLAN

DATE	PROJECT NO.	DRAWING NO.
8/1/2023	2022009	SEA-101



PARTIAL HISTORICAL SITE PLAN
 1" = 10'-0"



NET LOT AREA CALCULATION (SEE ZONING LAW 2.1.63)

ITEM	SECTION	AREA	REDUCTIONS	
			%	SF
WETLANDS	2.1.63.1.1	6,300	50	3,150
HUDSON RIVER	2.1.63.1.2	159,600	100	159,600
SLOPES 40% & OVER	2.1.63.2.1	44,300	100	44,300
SLOPES 26-39%	2.1.63.2.2	3,300	50	1,650
OUTCROPS	2.1.63.2.3	0	0	0

Zoning Compliance Table

Zone: R-30/ Hudson Overlay District

Use: Residential

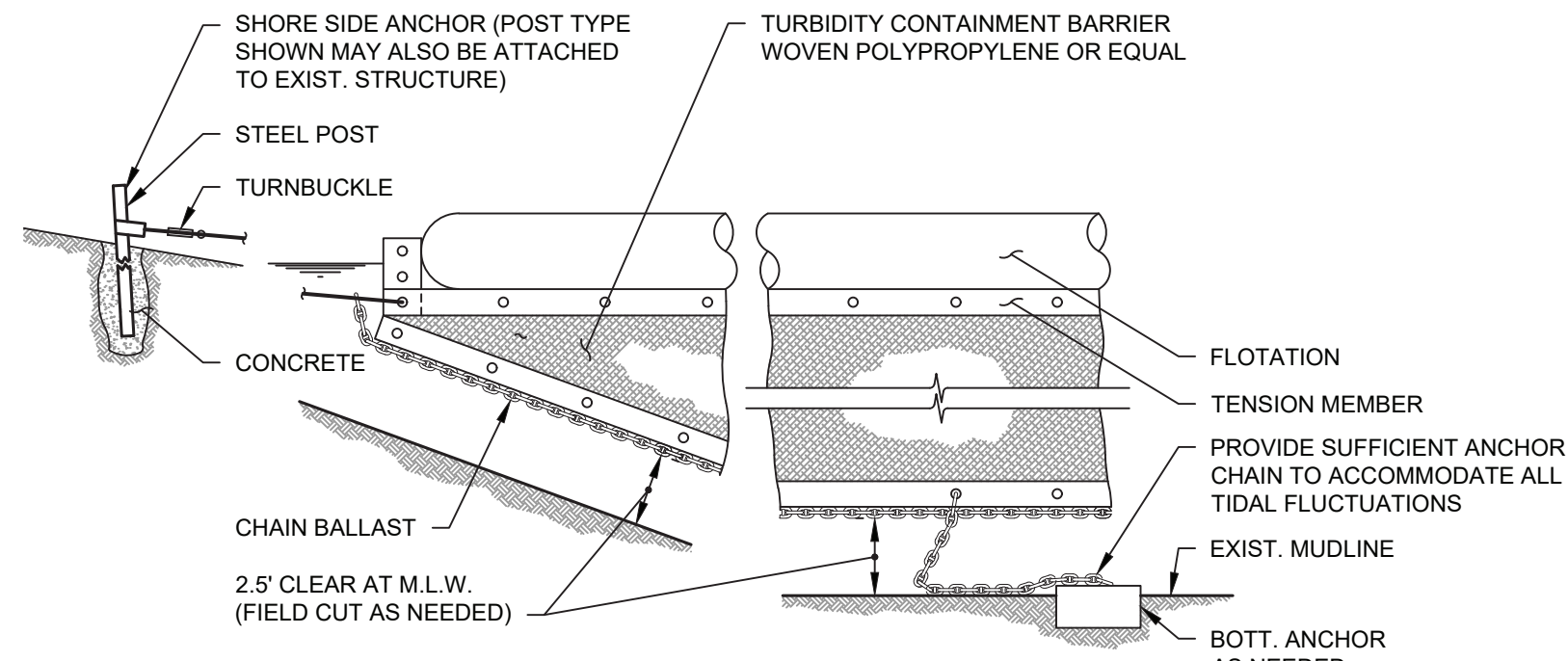
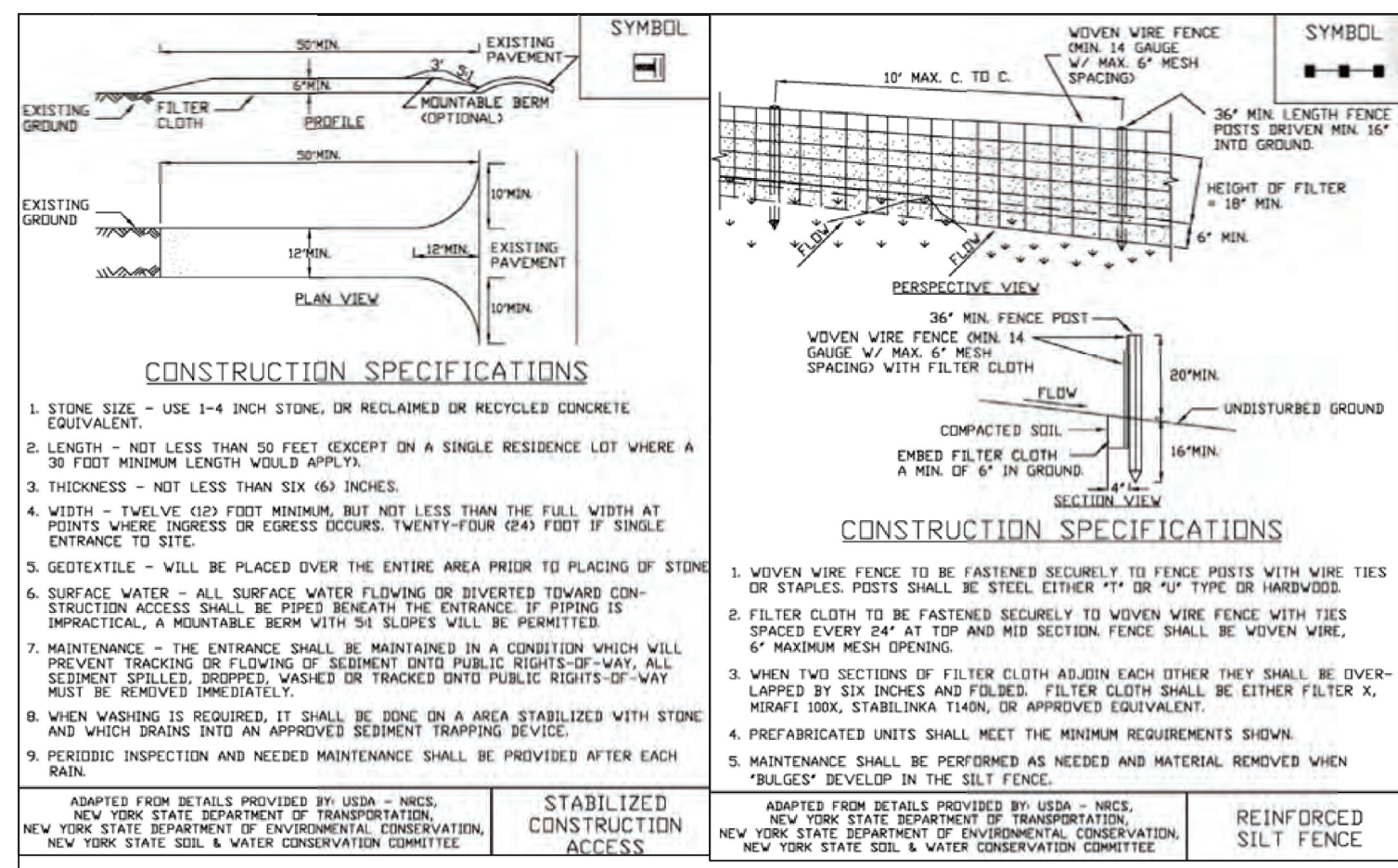
Item	Required/Permitted	Existing	Proposed	Net Change	Notes
Net Lot Area	30,000 SF	75,311 SF	75,311 SF	0	The gross area of the Lot (284,011 SF) after Wetland, Waterbody, and Slope deductions
Lot Width	100 Ft	320 Ft	320 Ft	0	
Lot Frontage	100 Ft	50.76 Ft	50.76 Ft	0	
Front Yard (s)	35 Ft	495 Ft	495 Ft	0	
Side Yard (s)	25 Ft	150 Ft, 50 Ft	150 Ft, 50 Ft	0	
Total Side Yards	50 Ft	200 Ft	200 Ft	0	
Rear Yard	25 Ft	30 Ft	30 Ft	0	
Building Ht- Principal	28 Ft	28 Ft	28 Ft	0	
Building Ht- Accessory	15 Ft	15 Ft	15 Ft	0	
Building Coverage	12% of Net Lot Area	4%	4%	0	3000 SF/75,311 SF
Development Coverage	25% of Net Lot Area	8%	8%	0	6000 SF/75,311 SF
FAR	0.2	0.06	0.06	0	4800 SF/75,311 SF

- LEGEND
- DAMAGED STRUCTURES
 - EXISTING ARMOR STONE
 - ACCESS ROAD
 - FILL BELOW 10 FT CONTOUR
 - CUT BELOW 10 FT CONTOUR
 - PROPOSED STRUCTURE
 - STONE PATIO
 - PROPOSED ARMOR STONE

PROPOSED GENERAL PLAN
1" = 10'-0"

4	12/5/2023	ADDED DRAWING SEA-101A
REV	DATE	DESCRIPTION
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PREPARED FOR:	ERIC CARTER 503 NORTH BROADWAY UPPER NYACK, NY 10960	
PROJECT:	PROPOSED REPAIRS & IMPROVEMENTS TO RIVERFRONT STRUCTURES 503 NORTH BROADWAY, UPPER NYACK, NY 10960	
DRAWING:	PROPOSED GENERAL PLAN	
DATE	PROJECT NO.	DRAWING NO.
8/1/2023	2022009	SEA-101A





WEIGHTED TURBIDITY CURTAIN ELEVATION

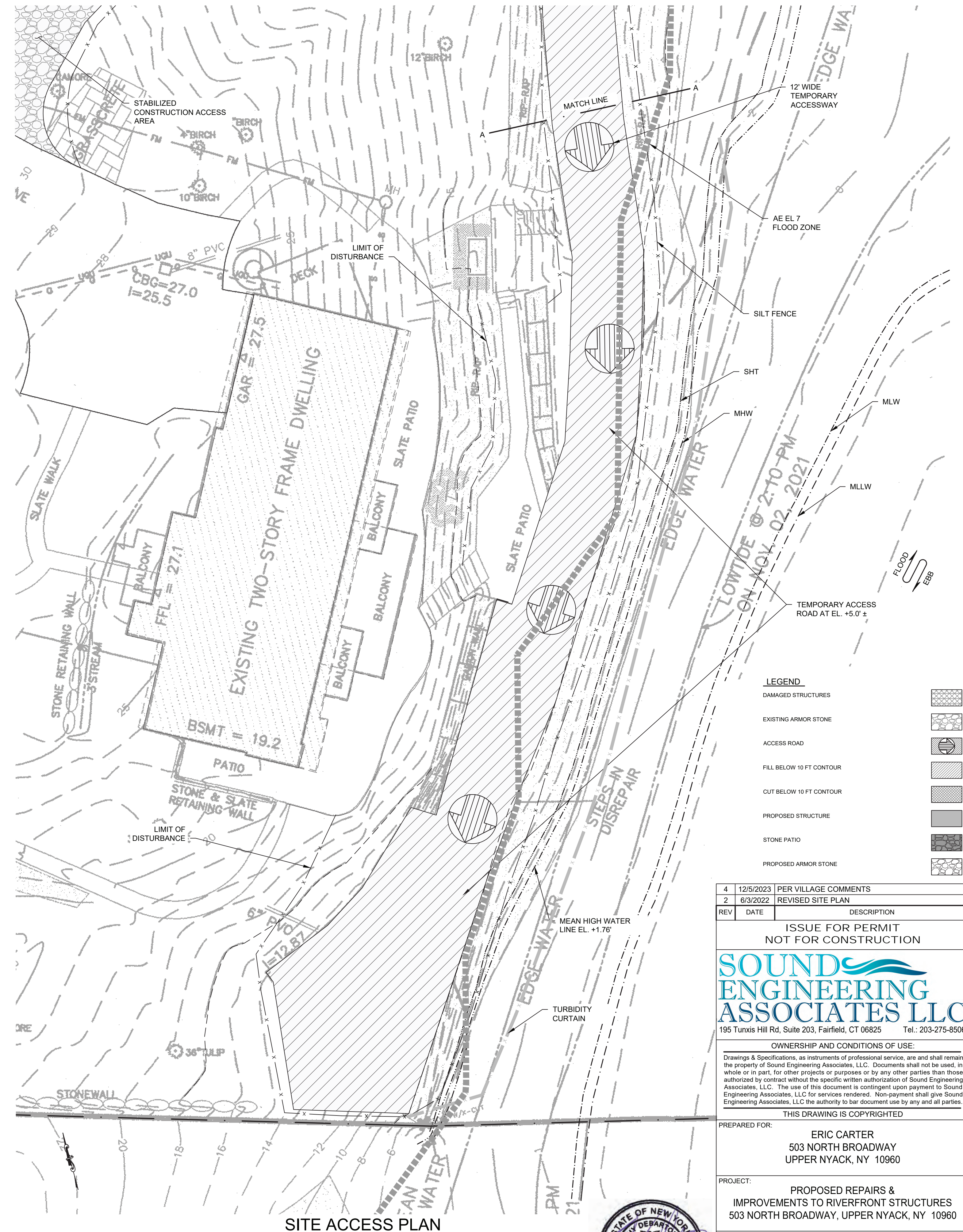
1/4" = 1'-0"

NOTE:
CURTAIN AND ANCHOR MUST RESIST EXPECTED WIND, WAVE AND CURRENT ENVIRONMENT AT SITE. CONTRACTOR TO SUBMIT WEIGHTED TURBIDITY CURTAIN SPECIFICATIONS FOR REVIEW.



SITE ACCESS PLAN

1" = 10'-0"



SITE ACCESS PLAN

1" = 10'-0"

GENERAL NOTES:

1. THE PURPOSE OF THESE DRAWINGS IS FOR PERMIT REVIEW ONLY.
2. VICINITY MAP TAKEN FROM USGS TOPO, NYACK QUADRANGLE, 7.5 MINUTE SERIES 2019.
3. ELEVATIONS REFERENCE NAVD-1988, UNLESS NOTED OTHERWISE.
4. SITE INFORMATION HAS BEEN TAKEN FROM A DRAWING TITLED "TOPOGRAPHY ELEVATION", PREPARED FOR ERIC CARTER, BY ATZI, NASHNER & ZIGLER, PC, REVISION 1, DATED 1/27/2022. SURVEY CONFORMS TO CLASSES A-2 & T-2 ACCURACY.

REV	DATE	DESCRIPTION
4	12/5/2023	PER VILLAGE COMMENTS
2	6/3/2022	REVISED SITE PLAN

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NOT FOR CONSTRUCTION

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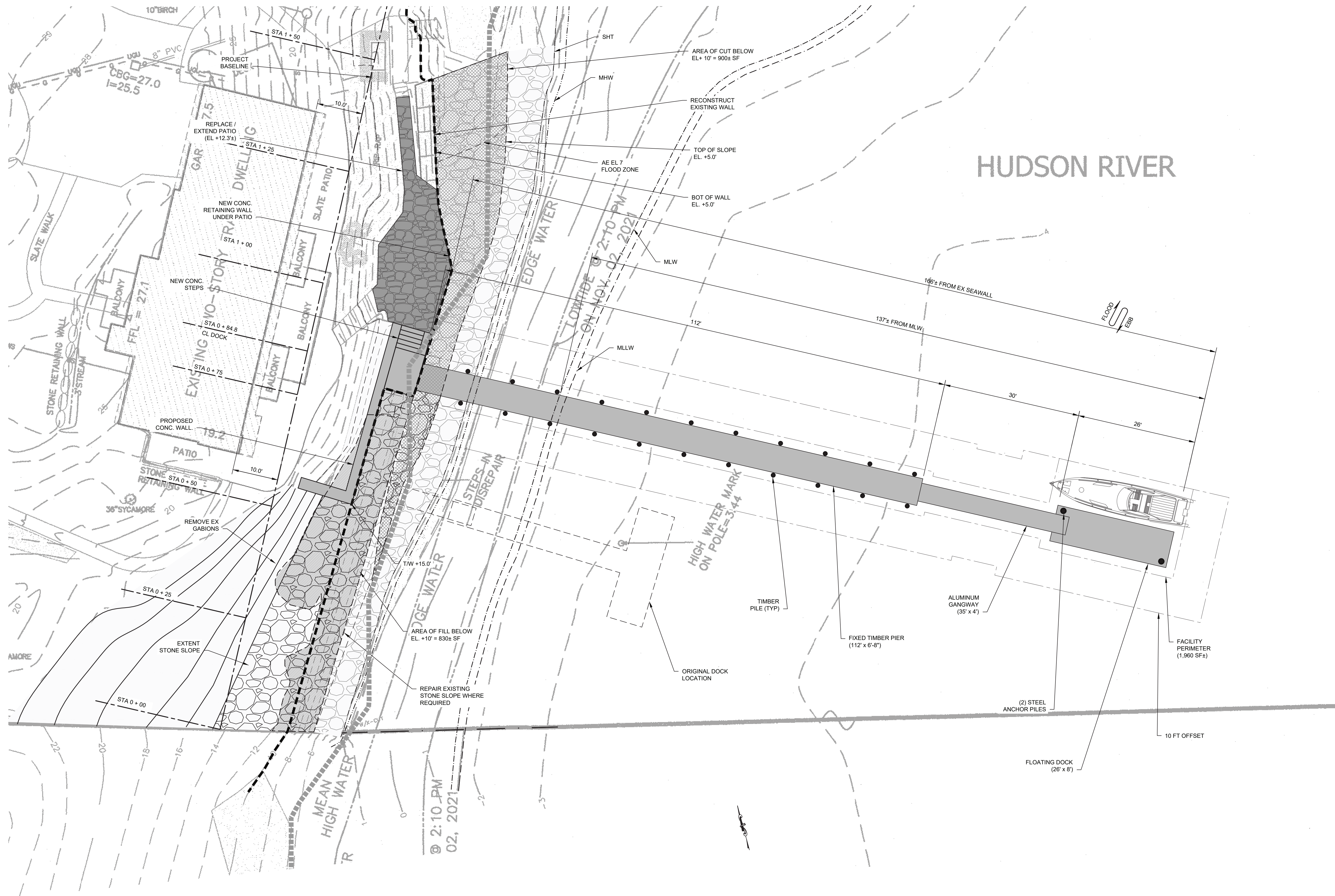
PROJECT:
PROPOSED REPAIRS & IMPROVEMENTS TO RIVERFRONT STRUCTURES
503 NORTH BROADWAY, UPPER NYACK, NY 10960

DRAWING:
SITE ACCESS PLAN

DATE	PROJECT NO.	DRAWING NO.
8/1/2023	2022009	SEA-102



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HUDSON RIVER

LEGEND

DAMAGED STRUCTURES	
EXISTING ARMOR STONE	
ACCESS ROAD	
FILL BELOW 10 FT CONTOUR	
CUT BELOW 10 FT CONTOUR	
PROPOSED STRUCTURE	
STONE PATIO	
PROPOSED ARMOR STONE	

4	12/5/2023	PER VILLAGE COMMENTS
2	6/3/2022	UPDATED SITE PLAN
1	4/20/2022	REVISED DIMENSION FROM MLW
REV	DATE	DESCRIPTION

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PROJECT:
PROPOSED REPAIRS &
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503 NORTH BROADWAY, UPPER NYACK, NY 10960

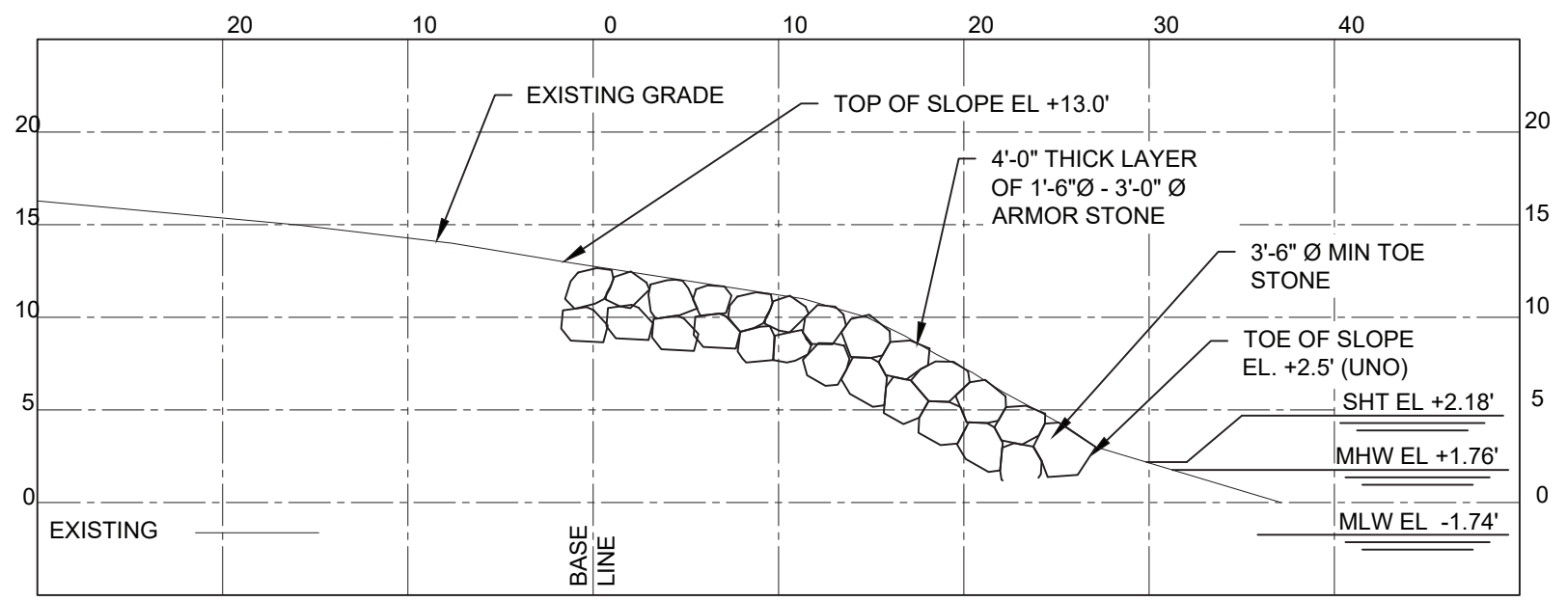
DRAWING:
PROPOSED PLAN

DATE	PROJECT NO.	DRAWING NO.
8/1/2023	2022009	SEA-103

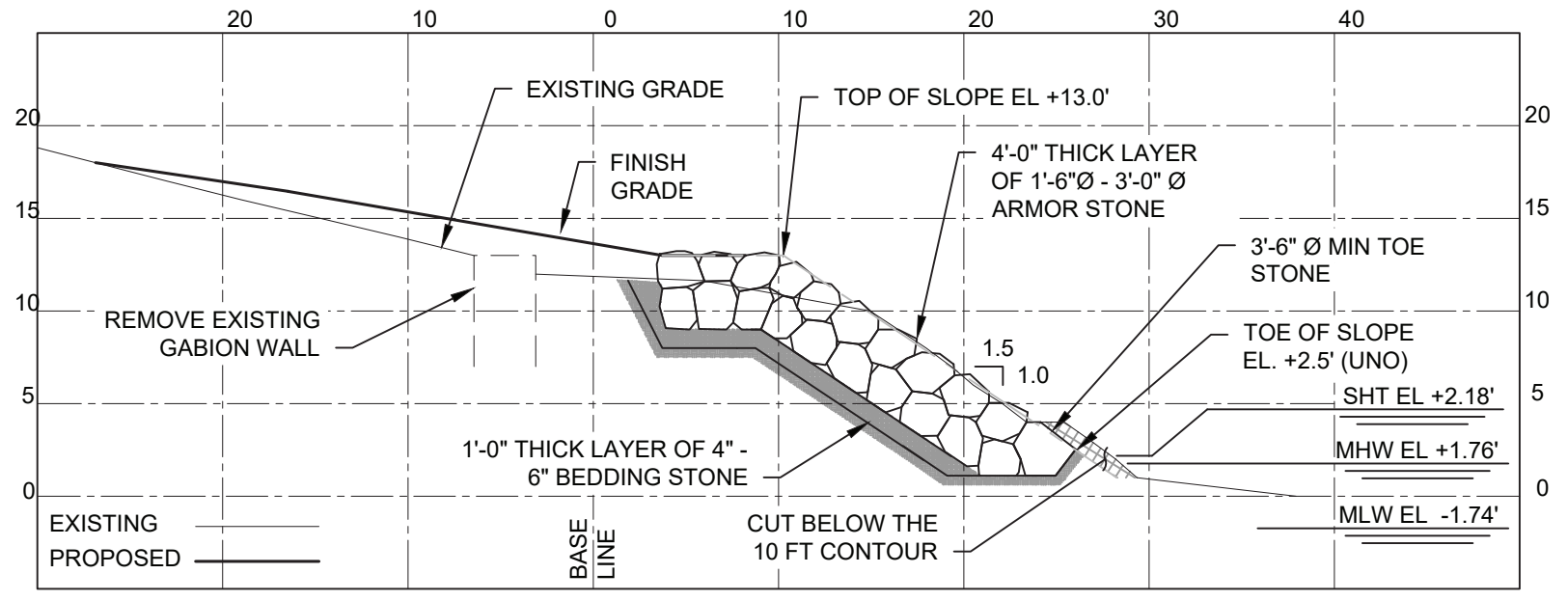
PROPOSED PLAN
1" = 10'-0"



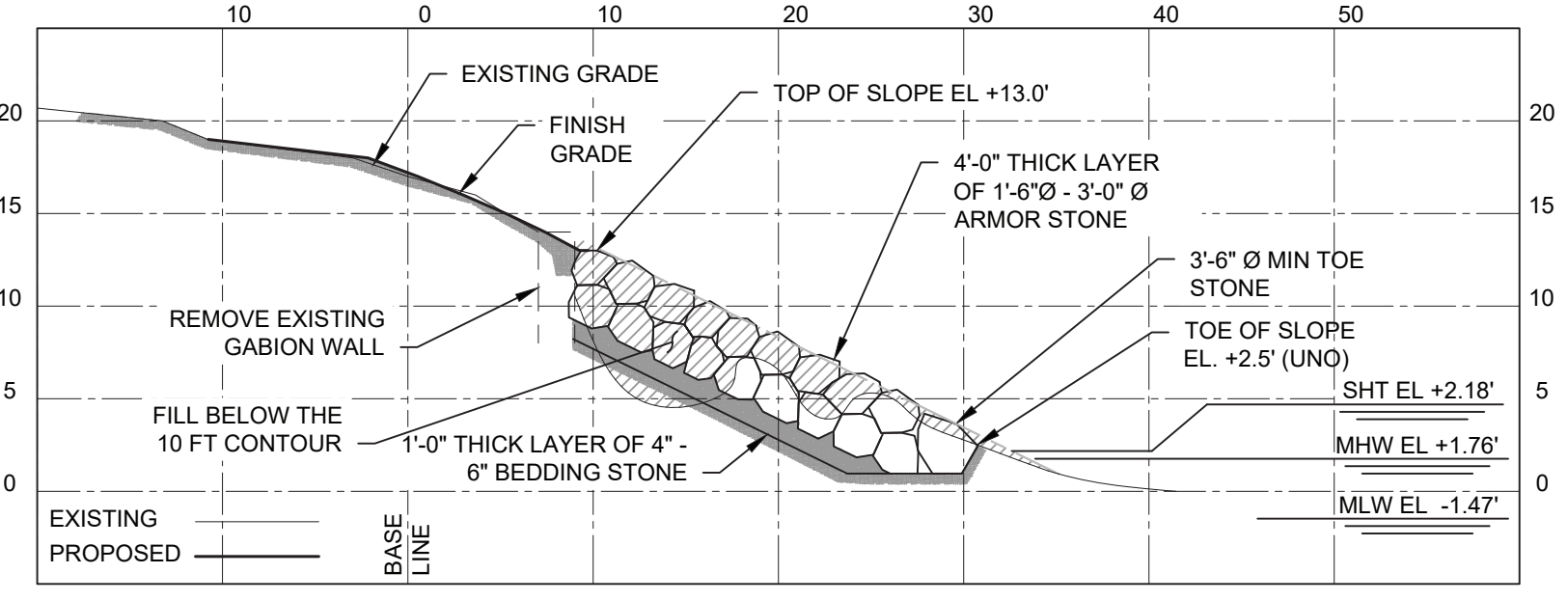
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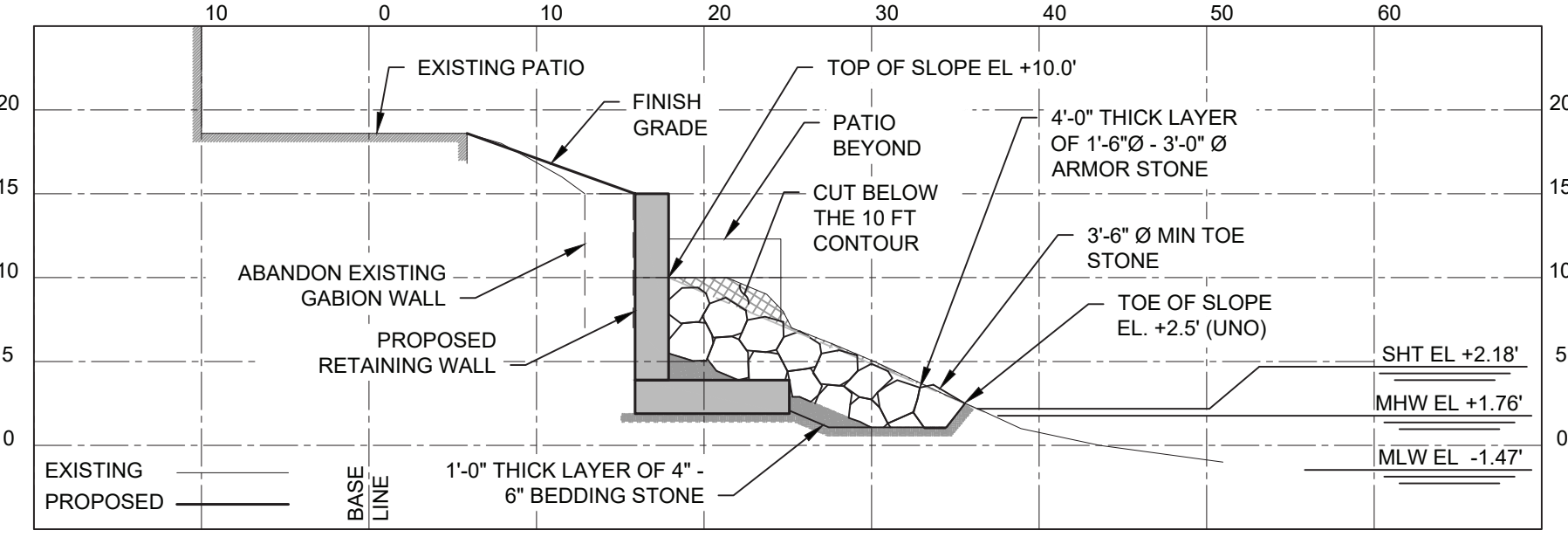
STATION 0 + 00
1" = 10'-0"



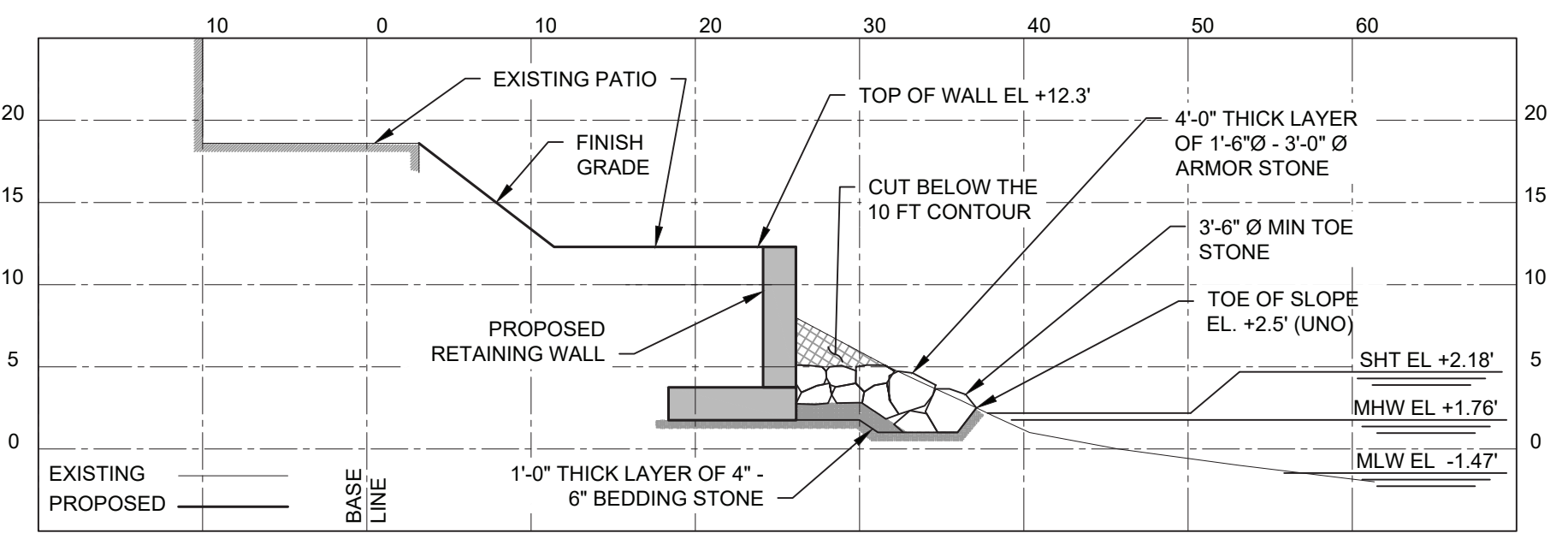
STATION 0 + 25
1" = 10'-0"



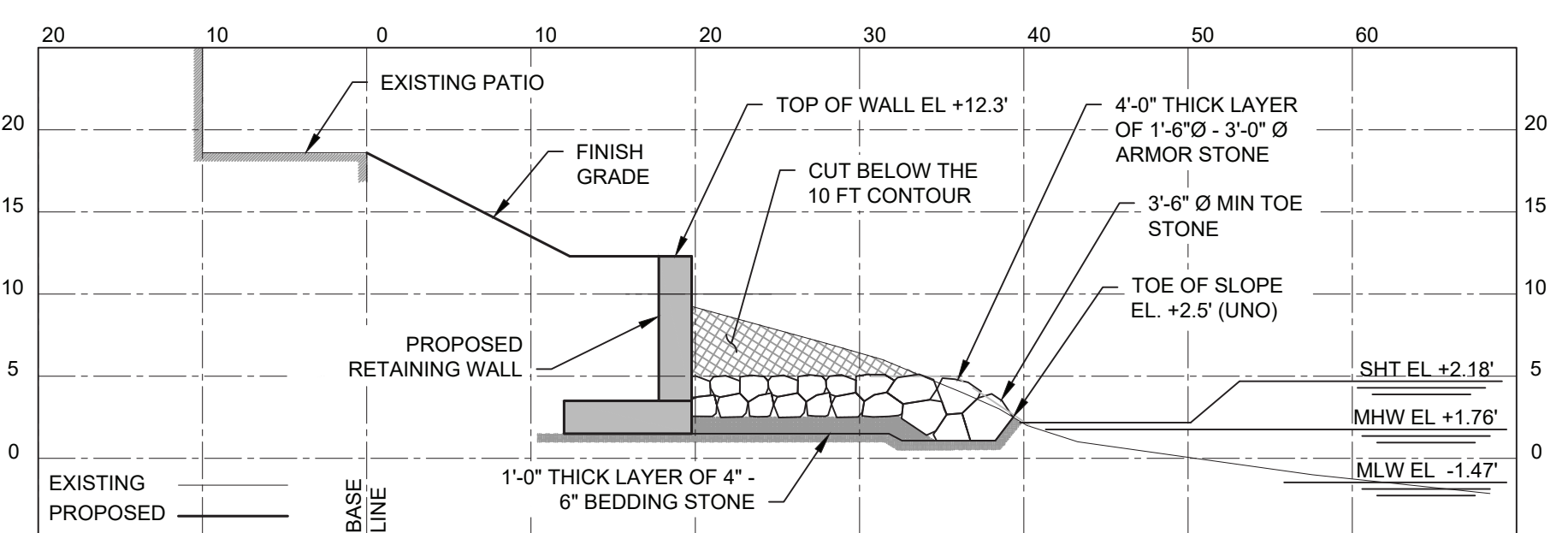
STATION 0 + 50
1" = 10'-0"



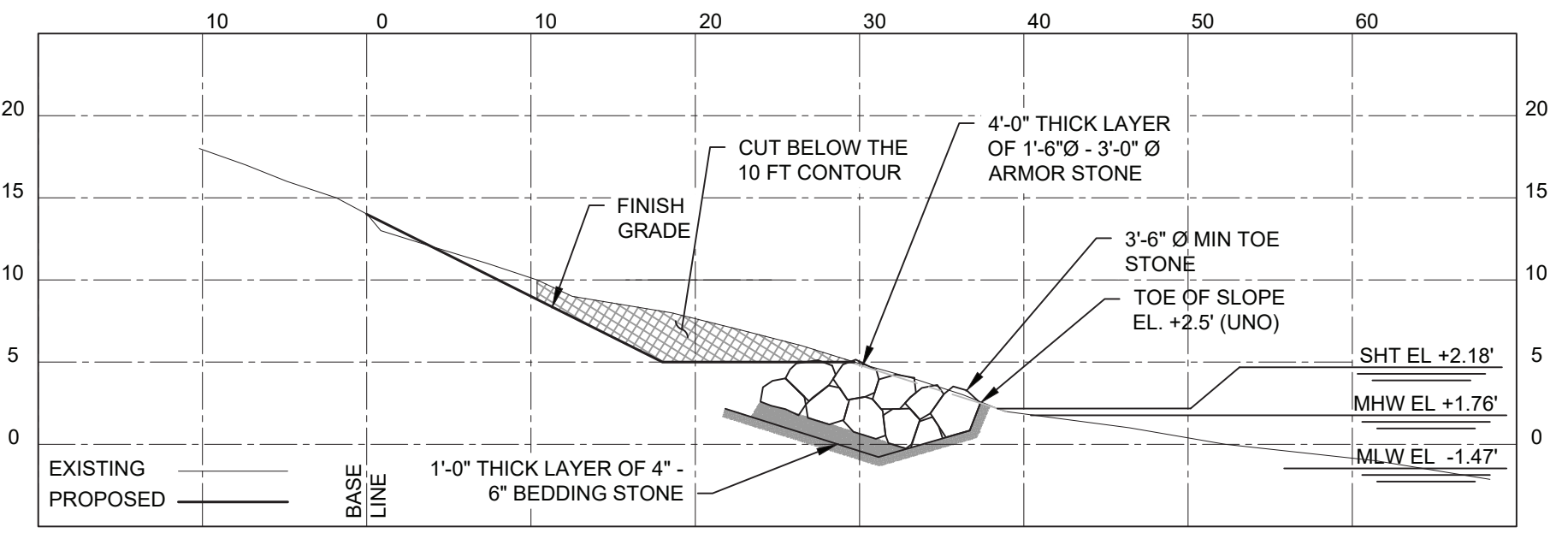
STATION 0 + 75
1" = 10'-0"



STATION 1 + 00
1" = 10'-0"

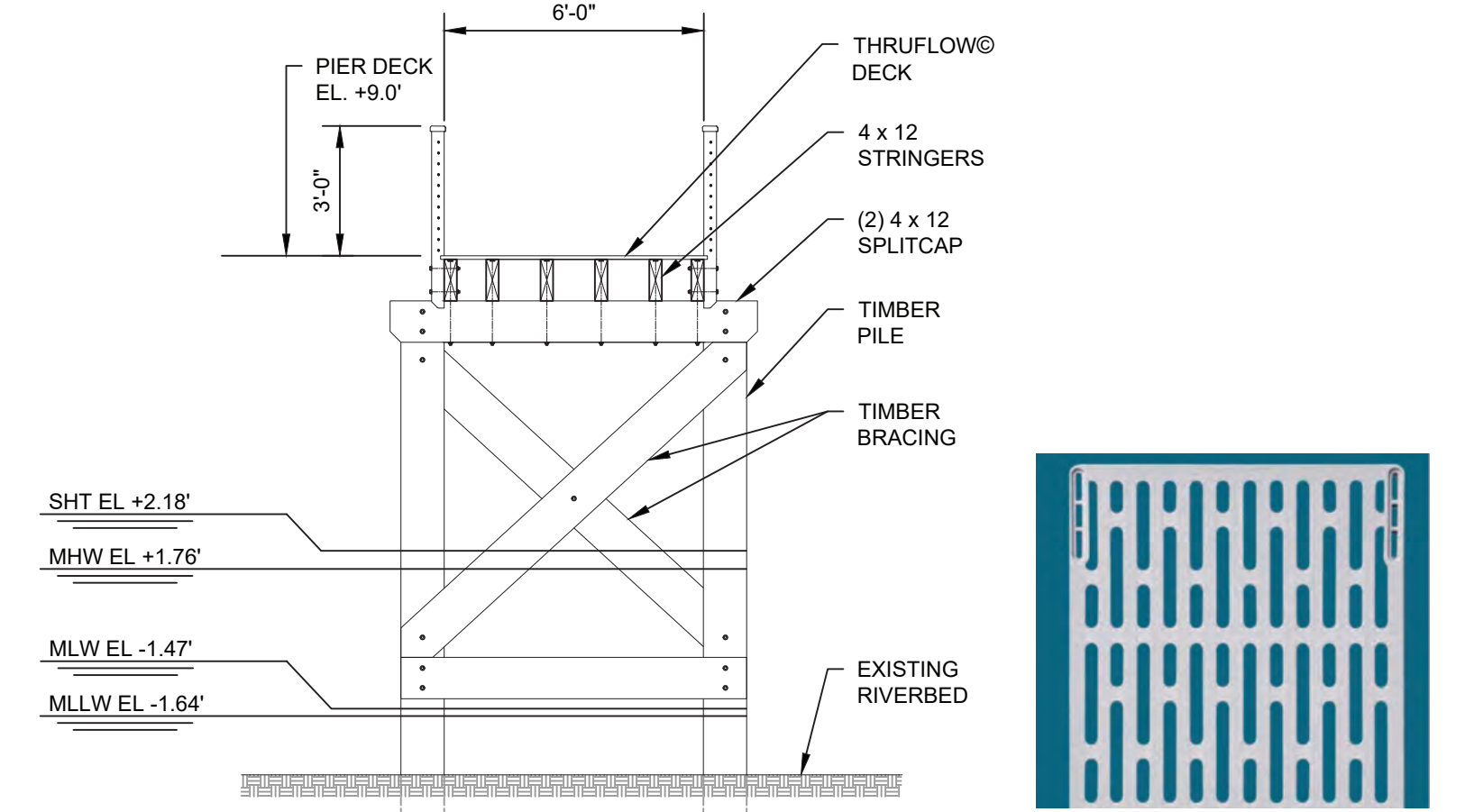


STATION 1 + 25
1" = 10'-0"



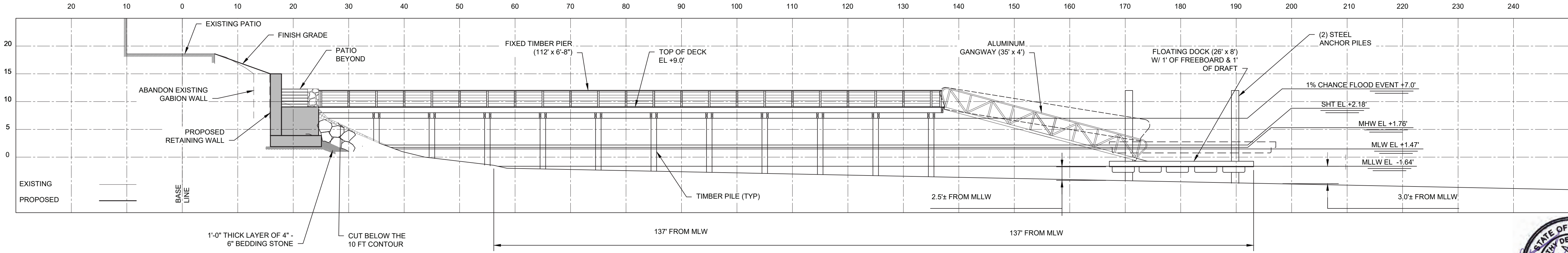
STATION 1 + 50
1" = 10'-0"

STATION START TO END	NET VOLUME (CY)		AREA (SF)		
	$((A_i + A_{i+1}) / 2) \times L / 27$	FILL / (CUT)	FILL	CUT	NET
0+00 TO 0+25	$((0 - 3) / 2) \times 25 / 27$	-1.4	183	0	183
0+25 TO 0+50	$((-3 + 76) / 2) \times 25 / 27$	33.8	341	-11	330
0+50 TO 0+75	$((76 - 9) / 2) \times 25 / 27$	31.0	266	-83	183
0+75 TO 1+00	$((-9 - 9) / 2) \times 25 / 27$	-8.3	40	-130	-90
1+00 TO 1+25	$((-9 - 31) / 2) \times 25 / 27$	-18.5	0	-224	-224
1+25 TO 1+50	$((-31 - 33) / 2) \times 25 / 27$	-29.6	0	-452	-452
DOCK	N/A	N/A	N/A	N/A	1112
TOTALS		7.0	830	-900	1042.0



TYPICAL SECTION THRU PIER
1" = 4'-0"

- NOTES:
- FIXED PIER, GANGWAY, AND DOCK TO HAVE THRUFLOW DECK WITH 43% SUNLIGHT PENETRATION



STATION 0 + 84.8
1" = 10'-0"

REV	DATE	DESCRIPTION
4	12/5/2023	PER VILLAGE COMMENTS
3	10/6/2023	PER VILLAGE COMMENTS
2	6/3/2022	UPDATED SECTIONS AND VOLUME CALCULATIONS
1	4/20/2022	REVISED SECTIONS

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IMPROVEMENTS TO RIVERFRONT STRUCTURES
503 NORTH BROADWAY, UPPER NYACK, NY 10960

DRAWING:
SECTIONS & ELEVATIONS

DATE	PROJECT NO.	DRAWING NO.
8/1/2023	2022009	SEA-201

