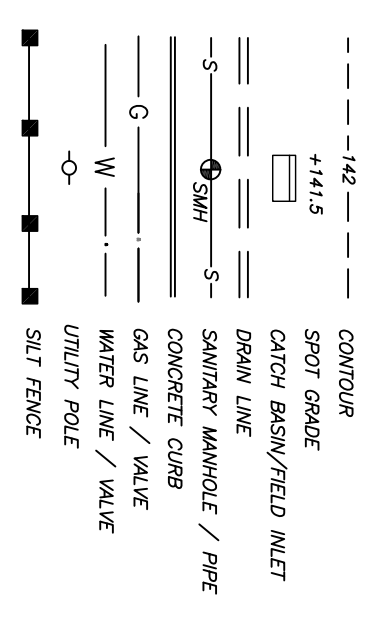


**BULK TABLE • ZONE R-20**

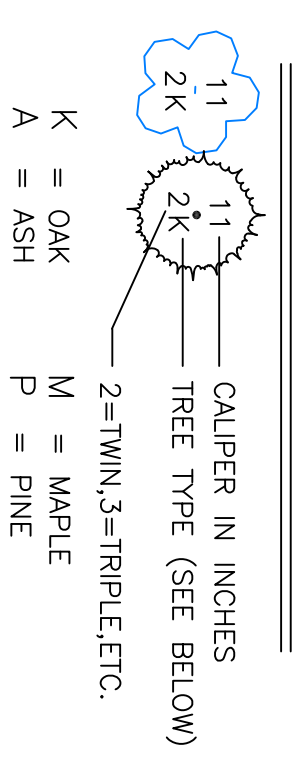
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. AREA	20,000 SF	20,405 SF	NO CHANGE
MIN. FRONT SETBACK	35 FT	44.6'	NO CHANGE
MIN. SIDE SETBACK	25 FT/50 FT	26.3'/64.9'	NO CHANGE
MIN. REAR SETBACK	25 FT	86.6'	NO CHANGE
MIN. ST. FRONT.	100 FT	115.0'	NO CHANGE
BUILDING HF.	28'	A=28.1' C=32.4' B=27.6' D=28.0'	NO CHANGE
FLOOR AREA RATIO	0.20	0.12	NO CHANGE
MIN. DIST. FROM DRIVE TO PL.	5 FT	1.9'	0.9'
MIN. LOT WIDTH	100 FT	115.0	NO CHANGE
MAX. DEV. COVERAGE	25% OF NET	18.3%	20.1%
MAX. BLDG. COV.	12.5% OF NET	8%	NO CHANGE

DRILLING CONCRETE DWELLING & SCREENED PORCH=1,647 SF  
 DRIVEWAY, WALK & STAIRS=1,615 SF  
 DECK=452 SF  
 PROP. DRIVEWAY=356 SF  
 COM=4,091 SF/20,405 SF=0.201=20.1%

**LEGEND**

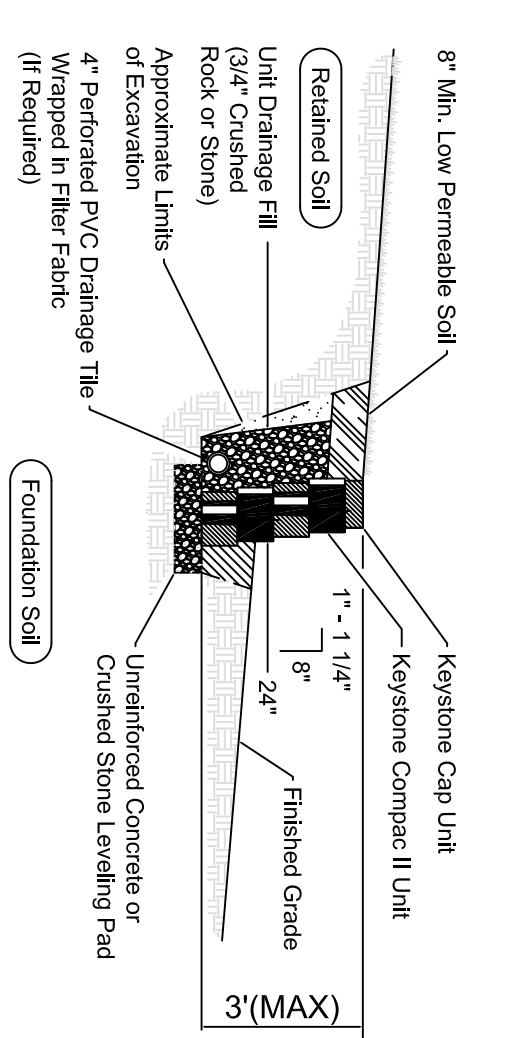
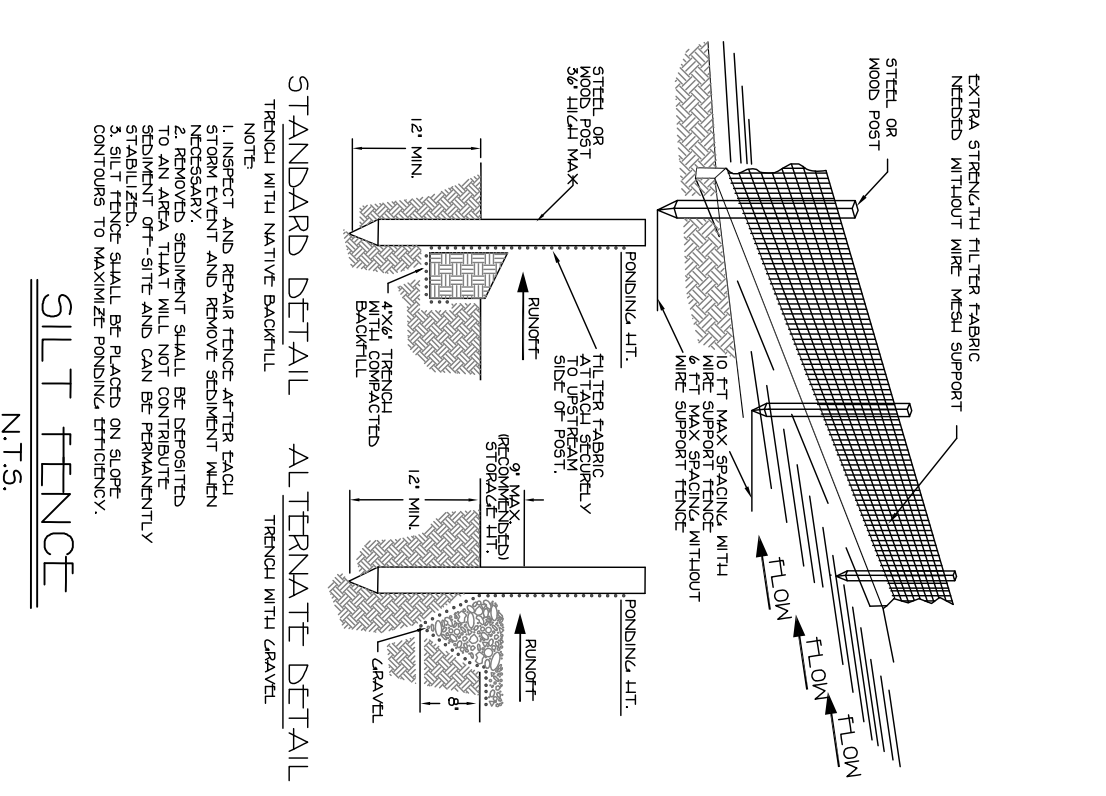
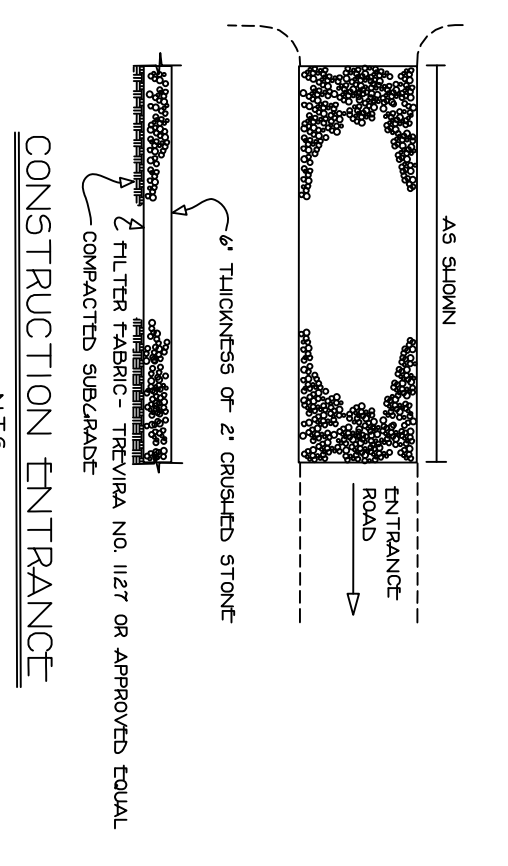
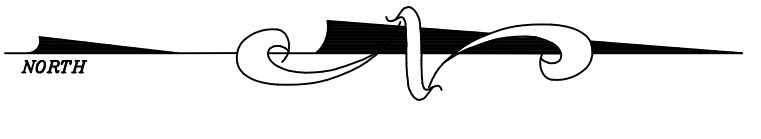
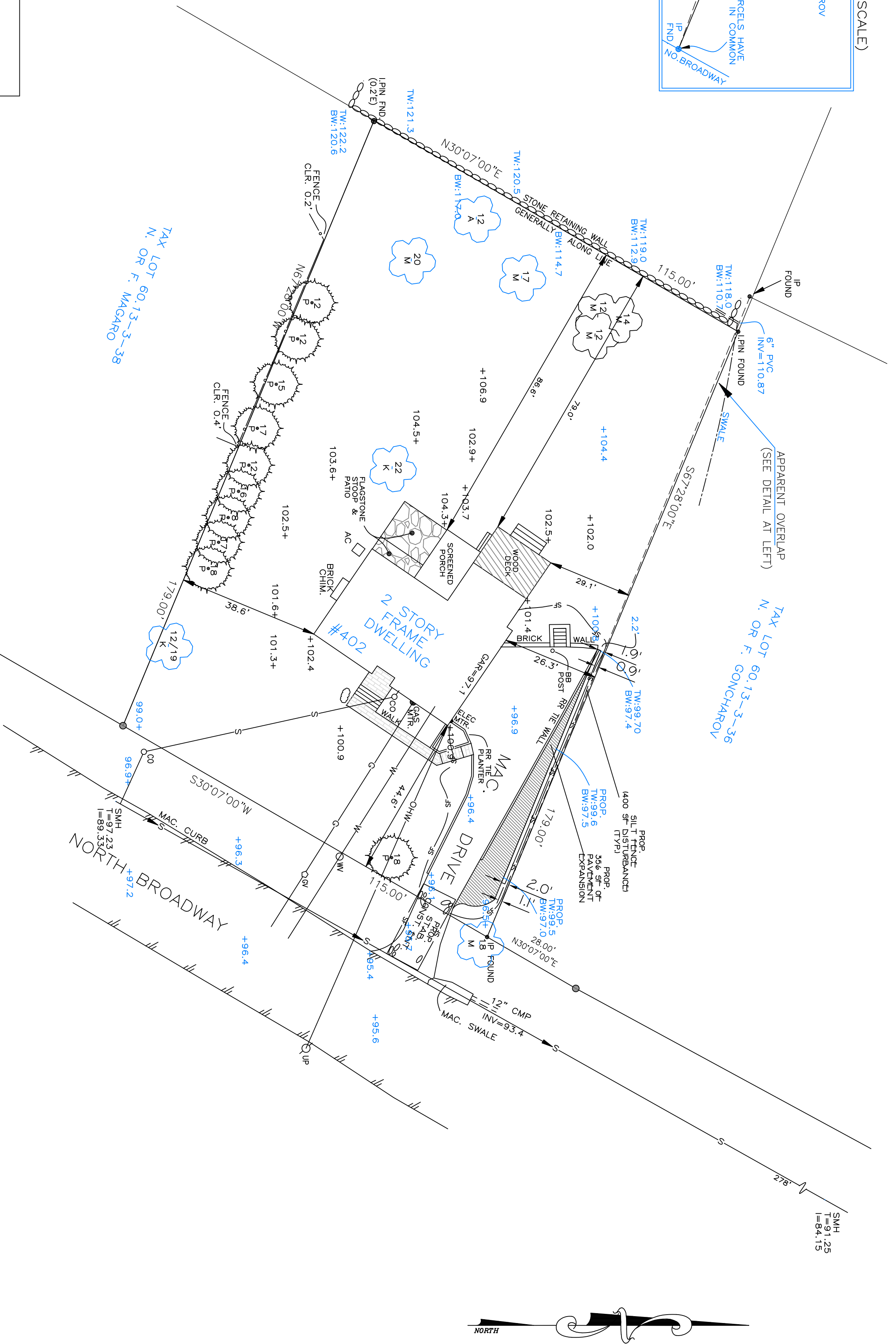


**TREE LEGEND**



MAX. COVERAGE BY BLDGS. AND STRUCTURES = 19%  
 MAX. COVERAGE BY PRIMARY MAX. DWELLING = 8%  
 MAX. BLDG. HT = 32.4'

BIRCHWOOD AVENUE



- NOTES:**
1. APPLICANT & OWNER MICHELLE FEE, 1025 BIRCHWOOD AVENUE, UPPER MERCK, NY 10860
  2. EXISTING IMPERVIOUS AREA = 3550 SF
  3. SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE TO THESE SITES. SITES SHALL BE ADDED FOR A PERIOD OF THREE YEARS FROM THE DATE OF THIS PERMIT. PROTECTION OF TREES: NO MATERIAL OR TEMPORARY LINE OF ANY EXISTING TREE TO BE PRESERVED, EXCEPT WHERE ENGAGED FOR TREE REMOVAL, NO CUTTING SHALL BE OVERLAP PROPOSED TO BE PROTECTED IN THIS ORDINANCE. NOR SHALL EQUIPMENT BE OPERATED AT ANY TIME IN SUCH A MANNER AS TO CAUSE DAMAGE TO ANY TREE OR OTHERWISE INJURE ANY LIVING OR DORMANT TREE. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN AND TO BE PROTECTED WITH A 6 FOOT HIGH SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES EXISTING TREES SHOWN TO REMAIN. TREES REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4 INCH CALIPER SHADE TREE AS DIRECTED BY THE ENGINEER. TREES TO BE REMOVED AND AN AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2" - 3" CAL. FL. OF AREA DISTURBED.

DATE	REVISIONS
7/12/22	REVISE PER COMMENTS
DESIGNED PG	CHECKED PG
DRAWN PG	APPROVED PG

**PLOT PLAN**  
 FOR TAX LOT 60.13-3-37  
 FCHT  
 VILLAGE OF NYACK  
 TOWN OF CLARKSTOWN  
 ROCKLAND COUNTY, NEW YORK

**PAUL CDANSMI P.E., PLLC**  
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 SLOANTSBURG, NY 10974  
 TEL: (917) 415-0990  
 EMAIL: PCDANSMI@EARTHLINK.NET

UNQUALIFIED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209D OF THIS LAW. ANY PERSON WHO VIOLATES THIS SECTION OF THIS LAW SHALL BE DEEMED TO BE IN VIOLATION OF THIS LAW. THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID. CERTIFICATIONS ARE NON-TRANSFERABLE TO OTHER PROJECTS. ANY CONTRACT OR AGREEMENT IN ANY COURT OR AGENCY OR AGENCY OR FEDERAL AGENCY SHALL BE VOID.

402NBROAD  
 JUNE 10, 2022  
 SCALE 1"=20'  
 DWG 1 OF 1