

ZONING R-2	REQUIRED	PROVIDED	COMMENTS
MIN. LOT AREA	30,000 SF	24,277 SF (SEE NOTE #11 & CALCULATIONS ON SHT. #3)	PRE-EXISTING NON-CONFORMING
MIN. STREET FRONTAGE	100 FT	0'	VARIANCE PREV. GRANTED SEE NOTE 11
MIN. FRONT SETBACK	35 FEET	60±	CONFORMS
MIN. SIDE SETBACK	25 FEET	(30± TO E) (69± TO W)	CONFORMS
MIN. REAR SETBACK	25 FEET	37±	CONFORMS
MIN. FLOOR AREA (2 STY)	FF:800 SF 2ND FL:750 SF	LF:2998 SF 2ND FL:3510 SF	CONFORMS
MAX. BLDG. HEIGHT**	35 FT	SEE BOX AT RIGHT	CONFORMS
MAX. COVERAGE BY PRIMARY DWELLING	12%	10.8%	CONFORMS
MAX. COVERAGE OF LOT (BLOCS & STRUCTURES)	25%	27.0%	VARIANCE REQUIRED
DISTURBANCE OF AREA WITH SLOPE >40%	-	3,082 SF	VARIANCE REQUIRED

A: 24.8  
B: 33.5  
C: 25.0  
D: 27.0

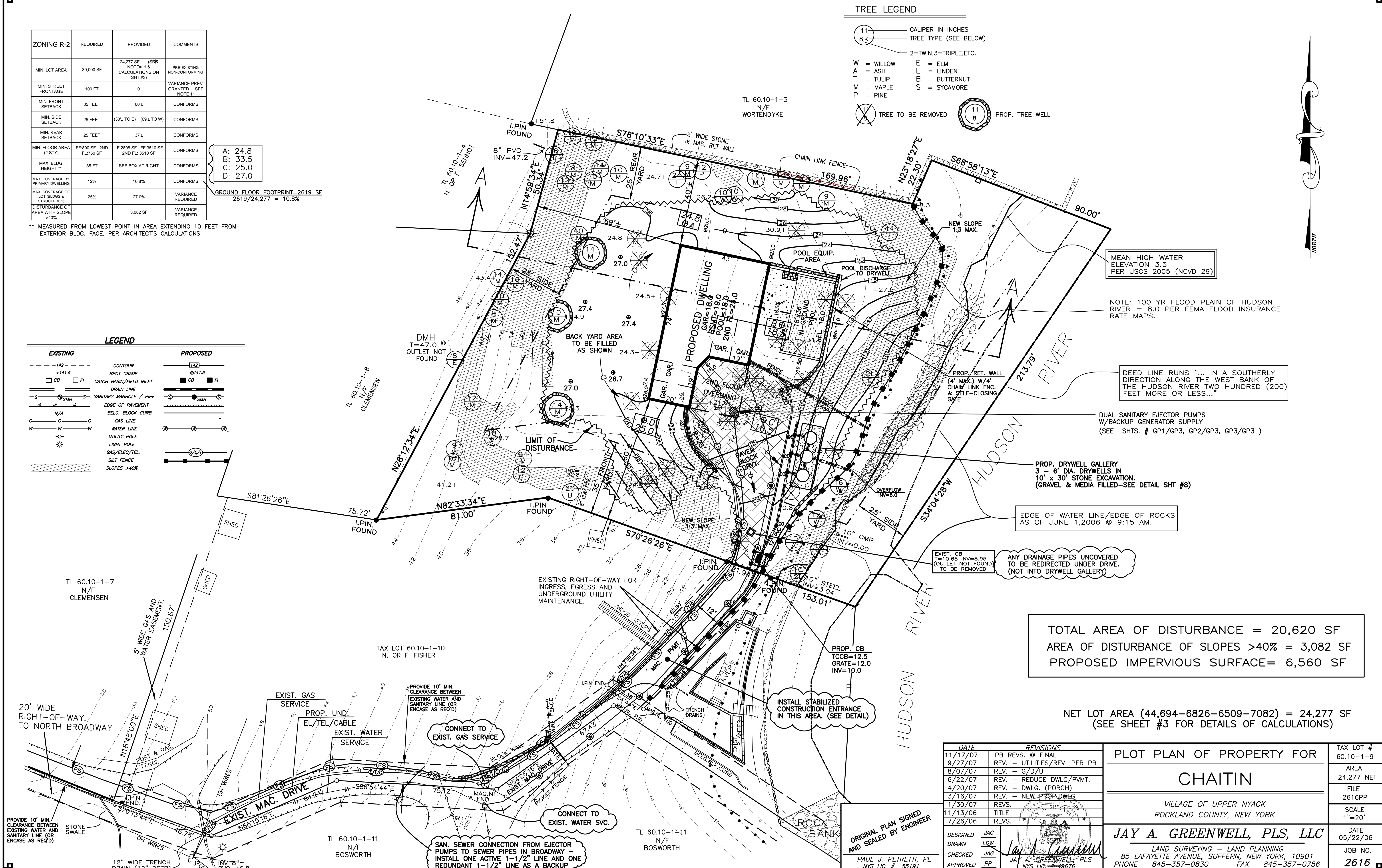
GROUND FLOOR FOOTPRINT=2619 SF  
2619/24,277 = 10.8%

\*\* MEASURED FROM LOWEST POINT IN AREA EXTENDING 10 FEET FROM EXTERIOR BLDG. FACE, PER ARCHITECT'S CALCULATIONS.

**TREE LEGEND**

- 11 — CALIPER IN INCHES
- 8K — TREE TYPE (SEE BELOW)
- 2=TWIN, 3=TRIPLE, ETC.
- W = WILLOW      E = ELM
- A = ASH          L = LINDEN
- T = TULIP        B = BUTTERNUT
- M = MAPLE       S = SYCAMORE
- P = PINE
- (X) — TREE TO BE REMOVED
- (11/8) — PROP. TREE WELL

EXISTING		PROPOSED	
-142-	CONTOUR	(142)	SPOT GRADE
+141.5	CATCH BASIN/FIELD INLET	CB	FI
—	DRAIN LINE	—	—
SMH	SANITARY MANHOLE / PIPE	SMH	SMH
M	EDGE OF PAVEMENT	M	EDGE OF PAVEMENT
N/A	BELG. BLOCK CURB	N/A	BELG. BLOCK CURB
G	GAS LINE	G	GAS LINE
W	WATER LINE	W	WATER LINE
U	UTILITY POLE	U	UTILITY POLE
*	GAS/ELEC/TEL	*	GAS/ELEC/TEL
—	SILT FENCE	—	SILT FENCE
—	SLOPES >40%	—	SLOPES >40%



MEAN HIGH WATER ELEVATION 3.5 PER USGS 2005 (NGVD 29)

NOTE: 100 YR FLOOD PLAIN OF HUDSON RIVER = 8.0 PER FEMA FLOOD INSURANCE RATE MAPS.

DEED LINE RUNS "... IN A SOUTHERLY DIRECTION ALONG THE WEST BANK OF THE HUDSON RIVER TWO HUNDRED (200) FEET MORE OR LESS..."

DUAL SANITARY EJCTOR PUMPS W/BACKUP GENERATOR SUPPLY (SEE SHTS. # GP1/GP3, GP2/GP3, GP3/GP3 )

PROP. DRYWELL GALLERY 3 - 6" DIA. DRYWELLS IN 10' x 30' STONE EXCAVATION. (GRAVEL & MEDIA FILLED—SEE DETAIL SHT #8)

EDGE OF WATER LINE/EDGE OF ROCKS AS OF JUNE 1, 2006 @ 9:15 AM.

EXIST. CB T=10.65 INV=9.95 (OUTLET NOT FOUND) TO BE REMOVED

ANY DRAINAGE PIPES UNCOVERED TO BE REDIRECTED UNDER DRIVE. (NOT INTO DRYWELL GALLERY)

TOTAL AREA OF DISTURBANCE = 20,620 SF  
AREA OF DISTURBANCE OF SLOPES >40% = 3,082 SF  
PROPOSED IMPERVIOUS SURFACE= 6,560 SF

NET LOT AREA (44,694-6826-6509-7082) = 24,277 SF (SEE SHEET #3 FOR DETAILS OF CALCULATIONS)

DATE	REVISIONS
11/17/07	PB REVS. @ FINAL
9/27/07	REV. - UTILITIES/REV. PER PB
8/07/07	REV. - G/D/U
6/22/07	REV. - REDUCE DWLG/PVMT.
4/20/07	REV. - DWLG. (PORCH)
3/16/07	REV. - NEW PROP. DWLG.
1/30/07	REVS.
11/13/06	TITLE
7/26/06	REVS.

PLOT PLAN OF PROPERTY FOR  
**CHAITIN**  
VILLAGE OF UPPER NYACK  
ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**  
LAND SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT # 60.10-1-9  
AREA 24,277 NET  
FILE 2616PP  
SCALE 1"=20'  
DATE 05/22/06  
JOB NO. 2616

ORIGINAL PLAN SIGNED AND SEALED BY ENGINEER  
PAUL J. PETRETTI, PE  
NYS LIC. # 55191

DESIGNED JAG  
DRAWN LDW  
CHECKED JAG  
APPROVED PP

JAY A. GREENWELL, PLS  
NYS LIC. # 49676