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Land Surveying and Land Planning

Collins Narrative Summary

Plot Plan for Proposed Pool

The subject site is known as Tax Lot 60.14-1-7 and consists of 1.5 acres on the east side of North Broadway in the Village of Upper Nyack, in the R-2 zoning district. It lies just opposite the intersection of Old Mountain Road and North Broadway.

The site contains an existing dwelling set well back from the road, with a stream channel running along the front of the driveway in a well-defined stone channel. There are some pockets of steep slopes (> 50%) and the area of the stream channel that reduce the gross lot area from 65,384 sf to 62,307 sf. None of the area of the site that is greater than 50% slope and only 50% of the land in the stream channel contributes to the net.

The site is served by all required utilities, including overhead and partially underground electric / telephone / cable, sewer, gas, and water.

The applicant / owner desires to have an in-ground pool installed near the northeasterly corner of the property, as shown on the plans submitted herewith.

Prepared By

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Date

3/29/22