

# KELLEY ADDITION

## 508 N. MIDLAND AVE, UPPER NYACK, N Y 10960

### INDEX TO DRAWINGS

COVER SITE PLAN & BULK TABLE  
 A-1 PLAN AND ELEVATIONS

TAX MAP # SECTION 60.09-2-58

BULK REQUIREMENTS				ACCESSORY STRUCTURES		
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:						
LOT AREA, MIN. S.F.	20,000	36,911.09	NO CHANGE			
MIN. LOT WIDTH	100	102.38	NO CHANGE			
FRONTAGE MIN.	100	102.38	NO CHANGE			
FRONT YARD MIN.	35	101.5	NO CHANGE			
SIDE YARD MIN.	25	197/32.4	NO CHANGE	25		
TOTAL SIDE YARD MIN.	50	51.4	NO CHANGE			
REAR YARD MIN.	25	231.2	220.92			
MAX. BUILDING HEIGHT	28	31.9	NO CHANGE	15		
MAX. DEVELOPMENT COVERAGE	25% (9,228)	10% (3,642)	10% (3,645)			
MAX. BUILDING COVERAGE	12% (4,429)	4% (1,300)	NO CHANGE			
FAR	20% (7,382)	7% (2,626)	8% (2,864)			
MIN. DISTANCE BETWEEN BUILDINGS	10	NA	NO CHANGE	10		

\* EXISTING NON-CONFORMING



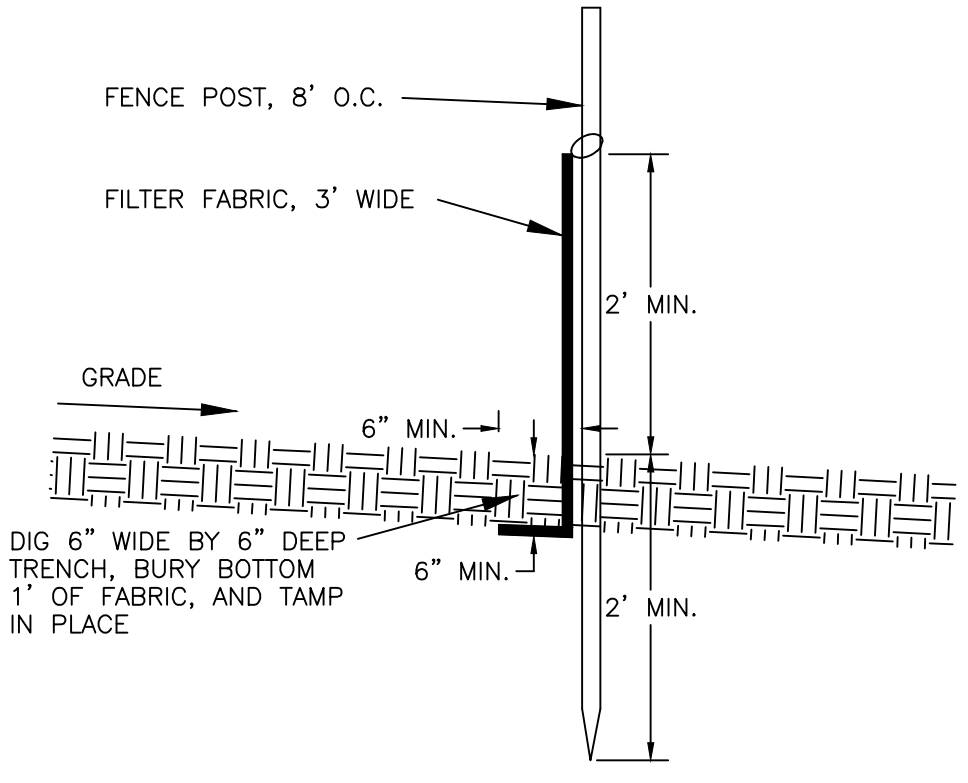
2 VICINITY MAP  
 C N.T.S.

### TREE PROTECTION NOTES

1. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER SHADE TREE AS DIRECTED BY THE VILLAGE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2" - 3" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 200 SQUARE FEET OF AREA DISTURBED.

### NOTES

1. ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE VILLAGE OF UPPER NYACK CONSTRUCTION STANDARDS.  
 2. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.



SILT FENCE



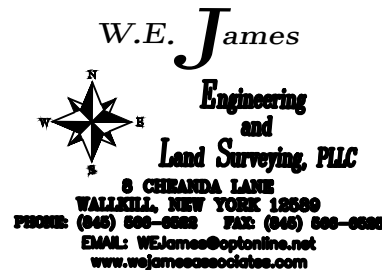
EXISTING FLOOR AREA:	
DWELLING - BSMT	656.5
FF	1313
SF	656.5
TOTAL	1350
	2,626
EXISTING FAR 2626 / 36,911.09 = .071 OR 7%	
EXISTING DEVELOPMENT COVERAGE:	
EXISTING - DWELLING	1300
DECK & STEPS	471
WALKS & STEPS	317
DRIVEWAY	1398
STONE PATIO	156
TOTAL	3,642
EXISTING BUILDING COVERAGE:	
EXISTING DWELLING	1300
TOTAL	1,300
PROPOSED DEVELOPMENT COVERAGE	
EXISTING	3642
NEW PIER FOUNDATIONS	4
NEW DEVELOPMENT COVERAGE	3,646
ADDITIONAL IMPERVIOUS SURFACES REQUIRING STORM WATER ABATEMENT 3	
DRAINAGE CALCULATIONS:	
NEW IMPERVIOUS SURFACES 4 SF	
.17X45F = .68 CU FT. TOTAL IS INSIGNIFICANT NO RETENTION REQUIRED	

CONSTRUCTION SHALL COMPLY WITH ALL UPPER NYACK STANDARDS.

UPPER NYACK PLANNING BOARD APPROVAL IS VALID FOR 3 YEARS

TAX MAP # SECTION 60.09-2-58

THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR THOMAS KELLEY & LISA LARSON-KELLEY DATED DECEMBER 26, 2021 BY:



1 SITE PLAN  
 C 1 INCH = 30 FEET

CHAIR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 UPPER NYACK PLANNING BOARD APPROVAL

LEGEND

—	PROPERTY LINES
---	SETBACK LINES
-87-	EXISTING GRADE LINES
— O H E —	UTILITIES
— GAS —	GAS LINE
— [ ] —	SILT FENCE OR HAY BALES

NY LICENSE # 15938

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 JOB #2021104