

**LOT DEVELOPMENT COVERAGE:**

DWELLING	2,042 SQ.FT.
BLACKTOP	896 SQ.FT.
PAVER PATIO & WALK	1,769 SQ.FT.
SLATE	292 SQ.FT.
PORCH, STEPS, WALLS	409 SQ.FT.
TOTAL =	5,408 SQ.FT.

PERMITTED DEVELOPMENT COVERAGE (40%) 6,235 SQ.FT.  
 EXISTING DEVELOPMENT COVERAGE (35%) 5,408 SQ.FT.  
 PRINCIPAL BUILDING COVERAGE: 13.2%  
 DEVELOPMENT COVERAGE: 34.7%

**BUILDING HEIGHT CALCULATION TABLE:**

BLDG. HT. CALC. WORKPOINT	RIDGE ELEVATION	EAVE ELEVATION	MEAN ROOF ELEVATION	BUILDING HEIGHT
313.0	354.87	339.87	347.37	34.37 FT.

**BULK REQUIREMENTS:**

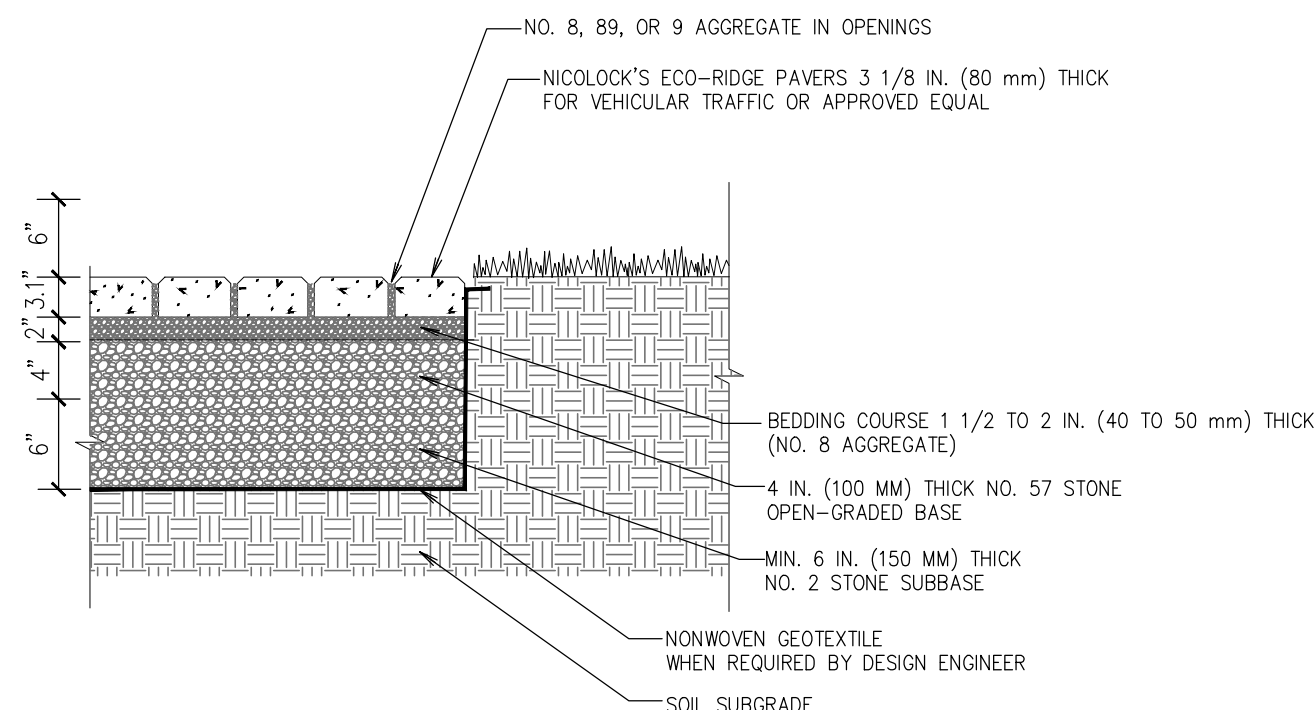
ZONE OB	REQUIRED	PROVIDED
MINIMUM LOT AREA	14,000 SQ. FT.	15,587 SQ. FT.
MINIMUM STREET FRONTAGE	90 FT.	107.6 FT.
MINIMUM FRONT SETBACK	20 FT.	33.8 FT.
MINIMUM SIDE SETBACK	15 FT.	20.4 FT/13 FT.*
MINIMUM REAR SETBACK	25 FT.	73.0 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	34.4 FT.
BUILDING & STRUCTURE COVERAGE	40%	34.7%
PRIMARY BUILDING COVERAGE	20%	13.2%

\* THE MINIMUM SIDE SETBACK VARIANCE WAS GRANTED BY THE Z.B.A. ON DECEMBER 21, 2021. Z.B.A. CASE NO. 2021-12

IMPROVEMENTS CONSTRUCTED AT TIME OF C.O.



**VICINITY MAP**  
SCALE : 1 IN = 300 FEET



**PAVER BLOCK PAVEMENT DETAIL**  
N.T.S.

**CORSE AGGREGATE / STONE SIZE AND SPECIFICATION**

- #1A Crushed Gravel (NYS DOT 703.02): Fine stone, primarily 1/8" to 5/16" in size. Often used in asphalt mixes. Also works well for a gravel walkway or very fine driveway topping
- #1ST's Crushed Gravel: 5/16" to 1/2"
- #1 Crushed Gravel (NYS DOT 703.02): Clean, crushed stone, 5/16" to 9/16" in size. Great for driveway topping and drainage applications
- #2 Crushed (NYS DOT 703.02): 9/16" to 1 1/8" size stone. Used for driveway, septic systems and drainage
- #3 Crushed: Washed gravel, primarily 1 1/8" to 2" in size
- Item #4 (NYS DOT 304.14): Bankrun gravel screened over a 2" screen. Used as a subbase for roads and driveway. Will not compact as well as crusher run
- AASHTO #8: #1A & #1ST mix
- AASHTO #57: #1 & #2 mix

**OWNER:**  
STEPHEN & LISA SCHMITTGALL  
10 RIVERTON DRIVE  
UPPER NYACK, NY 10960

**REFERENCE:**  
LOT 15, SUBDIVISION OF "COURTYARD AT UPPER NYACK" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 3, 2008, IN BOOK 127, ON PAGE 10, AS MAP No. 7971.

**NOTE:**  
SUBJECT TO AN ORANGE AND ROCKLAND UTILITIES, INC. EASEMENT

**TAX MAP REFERENCE:**  
VILLAGE OF UPPER NYACK TAX MAP SECTION 60.13, BLOCK 2, LOT 81.15

**AREA:**  
15,587 SQ.FT.

\*UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
 \*ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
 \*CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

STATE OF NEW YORK  
RYAN A. NASHER  
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
JOHN R. ATZL  
N.Y.S. P.L.S. LIC. NO. 50228

REVISION	DATE	DESCRIPTION
3	12-22-21	PER 12/21/21 Z.B.A. MEETING
2	11-15-21	PER VILLAGE ENGINEER 10/27/21
1	08-17-21	BULK TABLE, OFFSETS, ETC.

**AN&Z**  
**ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
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PROJECT: **STEPHEN & LISA SCHMITTGALL**

VILLAGE OF UPPER NYACK  
ROCKLAND COUNTY, NEW YORK

TITLE: **SITE PLAN**

DRAWN BY: MM	CHECKED BY: JRA
DATE: JULY 21, 2021	SCALE: 1 IN. = 20 FT.
PROJECT NO: <b>2838</b>	DRAWING NO: <b>1</b>