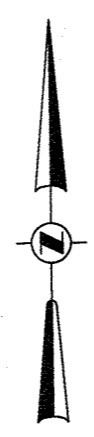
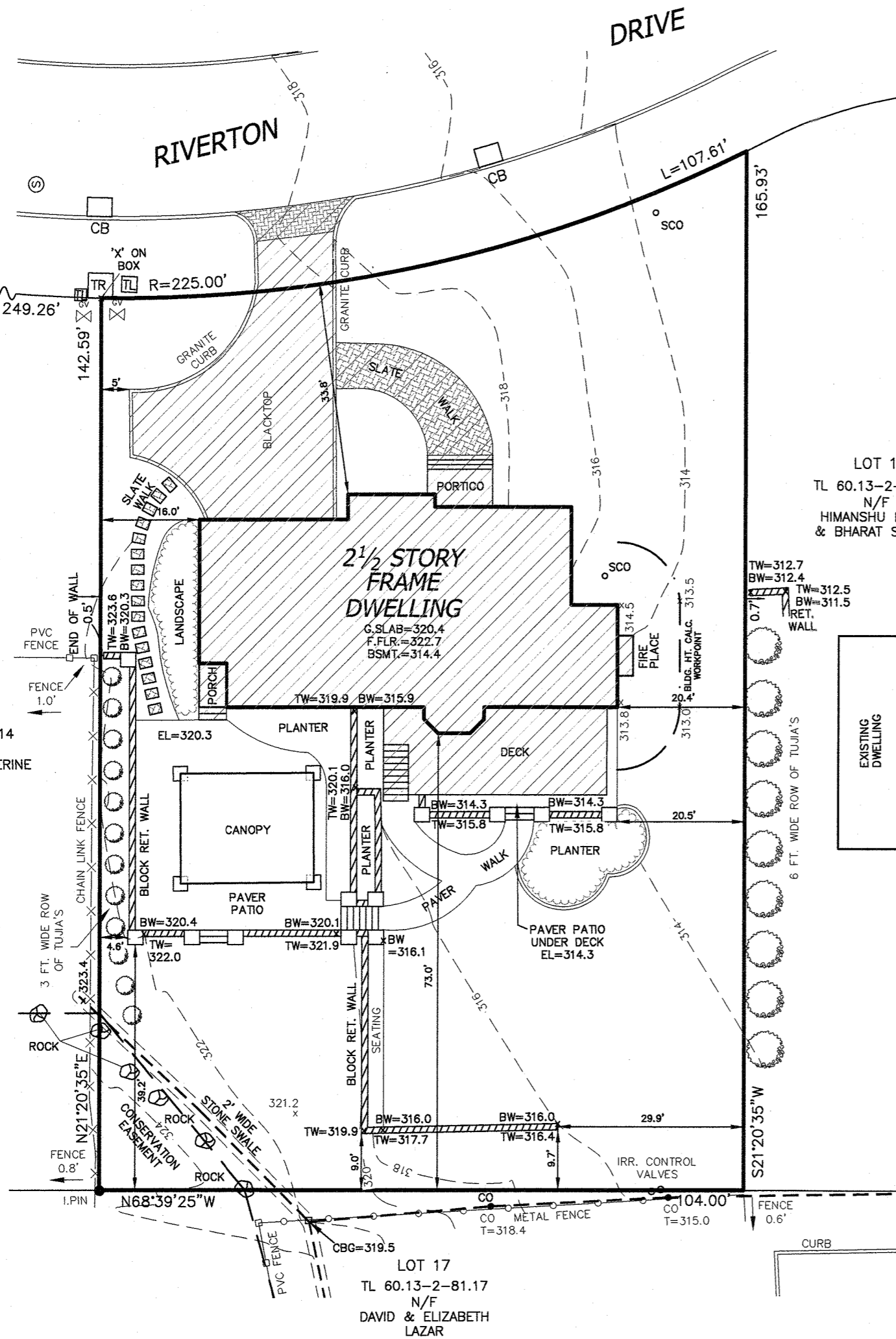


ROUTE 9W



VICINITY MAP
SCALE : 1 IN = 300 FEET

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 (40%) 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.	20.4/16.0 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%

IMPROVEMENTS CONSTRUCTED AT TIME OF C.O.

"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 SURVEYORS 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."



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.

1	08-17-21	BULK TABLE, OFFSETS, ETC.
REVISION	DATE	DESCRIPTION
ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
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: 2838	DRAWING NO: 1	