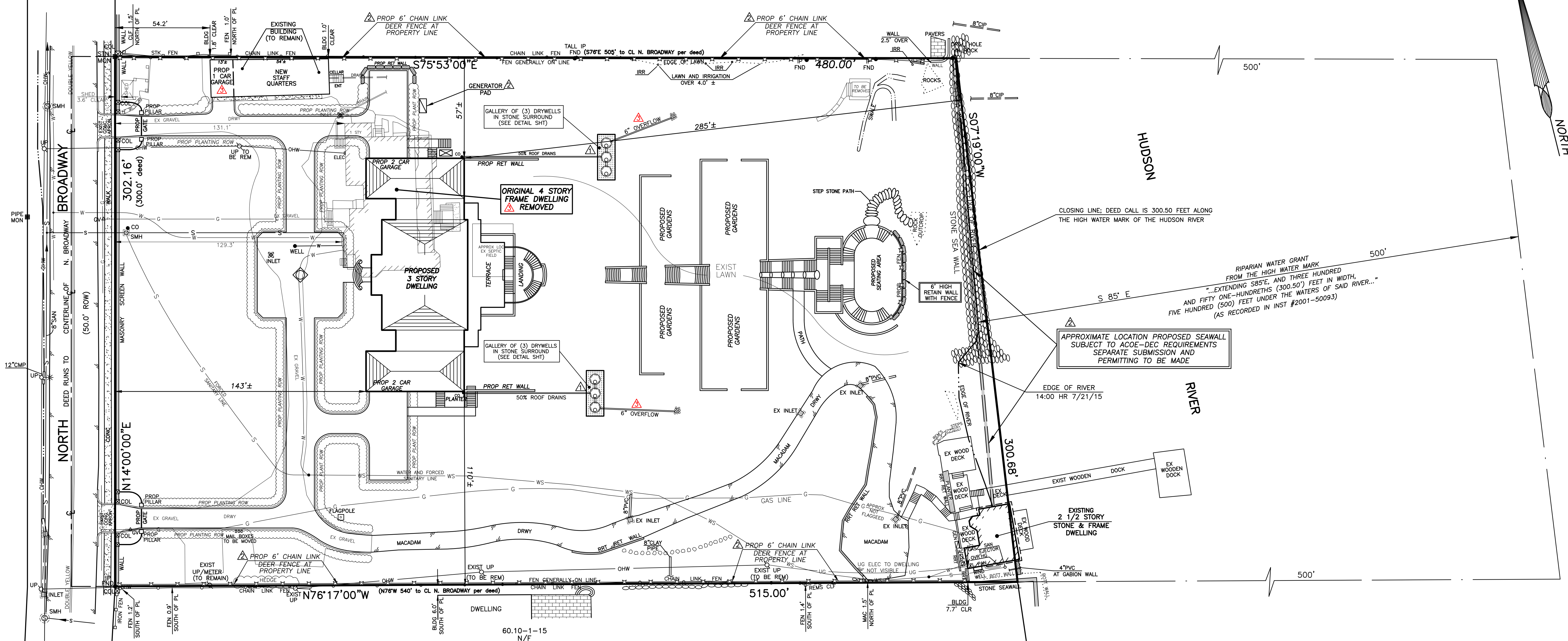


60.10-1-13
N/E
CHAZEN



CLOSING LINE; DEED CALL IS 300.50 FEET ALONG THE HIGH WATER MARK OF THE HUDSON RIVER

RIPARIAN WATER GRANT FROM THE HIGH WATER MARK "...EXTENDING 585'± AND THREE HUNDRED AND FIFTY ONE-HUNDRETHS (300.50) FEET IN WIDTH, AND FIFTY ONE-HUNDRETHS (300.50) FEET UNDER THE WATERS OF SAID RIVER..." (AS RECORDED IN INST #2001-50093)

APPROXIMATE LOCATION PROPOSED SEAWALL SUBJECT TO ACOE-DEC REQUIREMENTS SEPARATE SUBMISSION AND PERMITTING TO BE MADE

EDGE OF RIVER 14:00 HR 7/21/15

LEGEND

- SANITARY MANHOLE W/PIPES
- DRAINAGE INLET W/PIPES
- DRAIN MANHOLE/ WITH PIPES
- TOP CURB @ CATCH BASIN
- TOP GRATE FIELD INLET
- CORRUGATED PLASTIC PIPE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER VALVE
- HYDRANT
- IRRIGATION PIPING
- GAS VALVE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OVERHEAD WIRES
- EDGE OF PAVEMENT
- WATER MAIN
- GAS MAIN
- TELEPHONE UNDERGROUND
- UNDERGROUND UTILITIES
- WATER AND FORCED SEWER

ZONING R-2	REQUIRED	PROVIDED PRINCIPAL DWELLING	PROVIDED ACCESSORY STRUCTURES
MIN. LOT AREA	30,000 SF	149,462 SF GROSS 121,035 SF NET	NO CHANGE
MIN. STREET FRONTAGE	100 FT	302.16'	NO CHANGE
MIN. FRONT SETBACK	35 FEET	143'± TO NEW DWELLING	54.2' TO GAR
MIN. SIDE SETBACK	25 FEET	57'± & 110'± TO NEW DWELLING	1.0' TO GAR † * 7.7' TO BOAT HSE † *
MIN. REAR SETBACK	25 FEET	285'± TO NEW DWELLING	0' TO BOAT HSE † * (EXTENDS INTO AREA OF WATER GRANT)
MIN. FLOOR AREA	1ST FL: 800 SF 2ND FL: 750 SF	>800 SF >750 SF	NA
MAX. BLDG. HEIGHT	35 FEET 2 STORIES ☆	44.8' 3 STORIES AT REAR *	NA
MAX. COVERAGE BY PRIMARY DWELLING	12%	5.0%	INCLUDED
MAX. COVERAGE OF LOT (BLDG & STRUCTURES)	25%	28.5% *	INCLUDED
DISTURBANCE OF AREA WITH SLOPE >40%	-	3,630 SF *	INCLUDED

* INDICATES VARIANCE REQUIRED (GRANTED BY ZBA ON 2-16-16) △
 † INDICATES PRE-EXISTING NON-CONFORMING CONDITION
 ☆ TWO STORIES NOT TO EXCEED 35 FEET IN HEIGHT MEASURED VERTICALLY FROM ANY POINT IN THE STRIP OF LAND EXTENDING FOR A DISTANCE OF 10 FEET OUT FROM LAND EXTENDING FOR A DISTANCE OF 10 FEET OUT FROM THE EXTERIOR WALL OF THE BUILDING TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE.
 NOTE: VARIANCE REQUIRED FOR DISTURBANCE TO STEEP SLOPES AS SHOWN ON SHEET 4.

EXISTING COVERAGE = 25,750 SF
 PROPOSED COVERAGE = 34,440 SF

IMPERVIOUS BREAKDOWN
 EXISTING IMPERVIOUS = 25,750 SF (INCLUDES GRAVEL)
 PROPOSED IMPERVIOUS = 34,440 SF (INCLUDES GRAVEL)
 IMPERVIOUS AREA = 8,690 SF TO BE MITIGATED

AREA = 149,462 SF
 AREA = 3.4312 AC TO CLOSING LINE

- NOTES:**
- UTILITY INFORMATION COMPILED PER REF# 2 & SKETCHES PROVIDED BY OWNER. LOCATION ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.
 - DEED RUNS TO CENTER LINE OF NORTH BROADWAY.
- REFERENCES:**
- DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS:
 INST# 2001-50093, LIBER 971 PAGE 647, INST# 2010-14221, INST# 2006-51315, INST# 2003-5547, LB84 P70, L167 P411.
 - MAP ENTITLED "SURVEY OF PROPERTY LOT 14 BLOCK 1 SECTION 10", PREPARED BY JOHN E. COLLAZUOL & ASSOC. LAST REVISED 6/3/05.
 - TITLE REPORT: STEWART TITLE INSURANCE COMPANY, #ST15-25040

GDANSKI CONSULTANTS, INC. 25 RIVERSIDE DRIVE SUFFERN, NEW YORK, 10901 	5-17-16 REVISIONS 2-23-16 REVISIONS 1-26-16 REVISIONS DATE	PLANIMETRIC SITE PLAN OF PROPERTY WIDEWATER VILLAGE OF UPPER NYACK, TOWN OF CLARKSTOWN ROCKLAND COUNTY, STATE OF NEW YORK JAY A. GREENWELL, PLS, LLC SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	TAX LOT # 60.10-1-14 FILE 2-21515 SITE SCALE 1" = 30' DATE 11/2/15 JOB NO. 21515