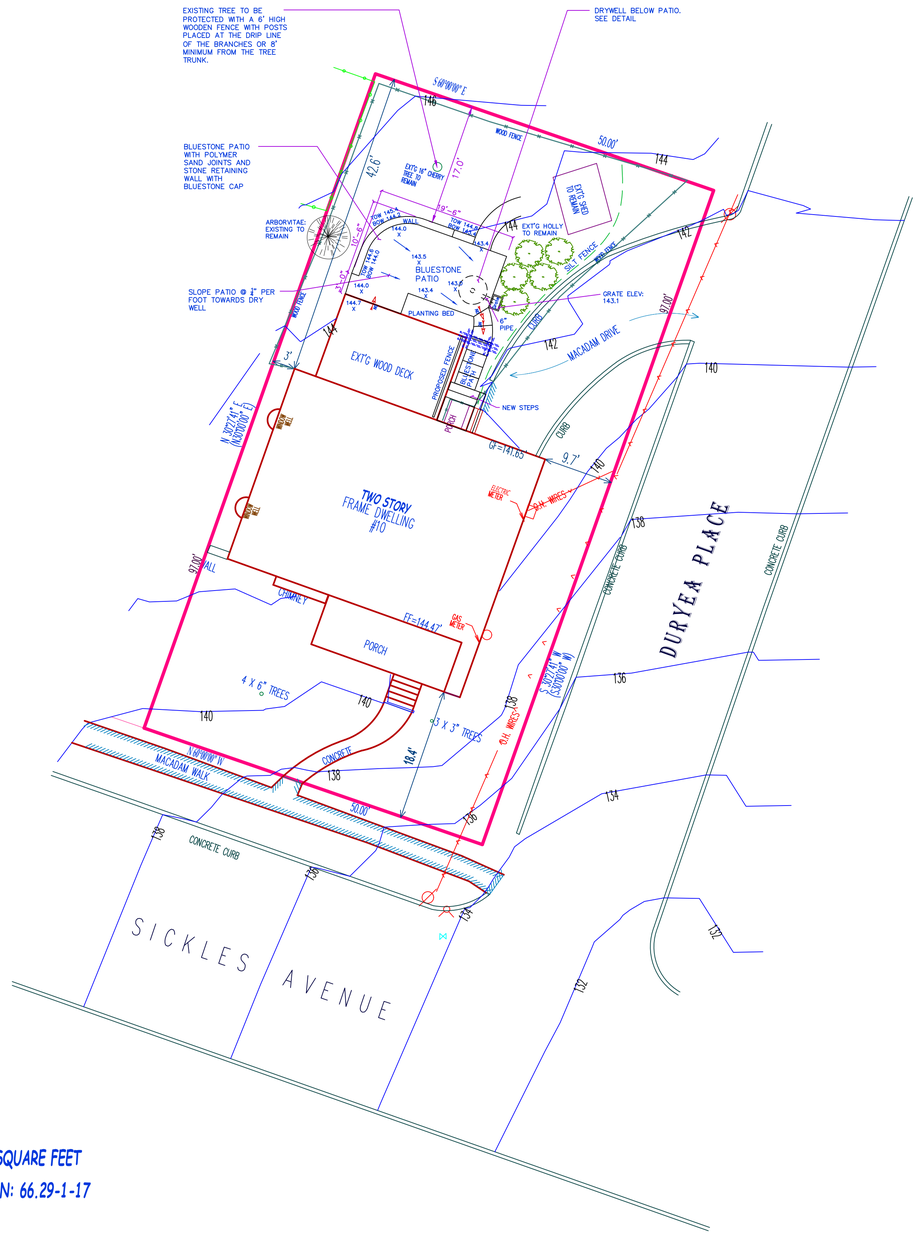
NEW IMPERVIOUS SURFACES:

BLUESTONE PATIO	192 SF
FIELDSTONE WALL	22 SF
PATH	31 SF
TOTAL	245 SF



LOT AREA = 4,849.84 SQUARE FEET

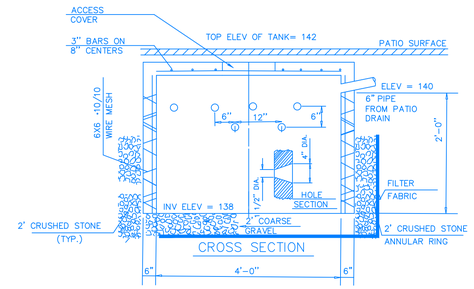
TAX MAP DESIGNATION: 66.29-1-17

North

SITE PLAN

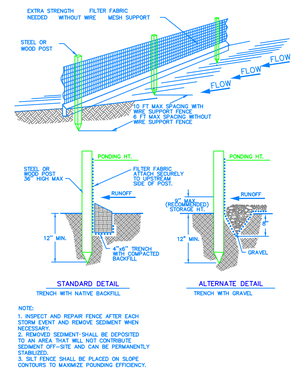
SCALE: 1"=10'

DATA FOR SITE PLAN TAKEN FROM SURVEY BY ANTHONY R. CELENTANO P.L.S., LOCATED AT 31 ROSMAN ROAD, THIELLS, NY, NYS LIC NO 50633, DATED FEBRUARY 20, 2021



CROSS SECTION

DETENTION BASIN DRYWELL NTS



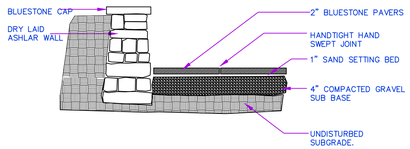
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.

SILT FENCE

n.t.s.



WALL DETAIL

NOT TO SCALE

TABLE 4-1 DIMENSIONAL STANDARDS FOR ZONING DISTRICT TFR, VILLAGE OF NYACK

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	4,849.84 SF **	NO CHANGE
MINIMUM LOT WIDTH	50'	50'	NO CHANGE
MINIMUM STREET FRONTAGE	–	–	–
MINIMUM LOT DEPTH	–	–	–
MINIMUM FRONT SETBACK	19.4'	18.4' **	NO CHANGE
MINIMUM SIDE SETBACK (ONE SIDE)	5'	3' **	NO CHANGE
MINIMUM SIDE SETBACK (BOTH SIDES)	15'	12.7' **	NO CHANGE
REQUIRED REAR YARD	29.1'	42.6'	NO CHANGE
MAXIMUM BUILDING HEIGHT (STORIES)	2	2	NO CHANGE
MAXIMUM BUILDING HEIGHT (FEET)	32'	XXX	NO CHANGE
MAXIMUM FAR	–	–	–
MINIMUM USABLE OPEN SPACE	1,000 SF	2,910	2,700 SF
MAXIMUM DENSITY	–	–	–
MINIMUM DWELLING UNIT SIZE	900 SF	XXX	NO CHANGE

** EXISTING NON-CONFORMING CONDITION

DATE:
8 MARCH 2021
11 MARCH 2021
9 APRIL 2021

DATE:
23 FEBRUARY 2021
24 FEBRUARY 2021
25 FEBRUARY 2021
1 MARCH 2021
2 MARCH 2021
4 MARCH 2021

SCALE: AS NOTED

SHEET: SP-1

MONTERA RESIDENCE

10 SICKLES AVENUE
NYACK, NEW YORK 10960

DO NOT SCALE PRINTS

SITE PLAN

BART M. RODI – ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663

NYS LIC #070545

PLANS VALID ONLY IF SEALED