



EXISTING LEGEND

| | |
|---------------------------|---------|
| DRAINAGE INLET W/PIPES | |
| DRAIN MANHOLE/ WITH PIPES | |
| TOP CURB @ CATCH BASIN | TCCB |
| TOP GRATE FIELD INLET | TGFI |
| REINFORCED CONCRETE PIPE | RCP |
| CORRUGATED PLASTIC PIPE | CPP |
| UTILITY POLE | UP |
| UTILITY POLE WITH LIGHT | |
| WATER VALVE / METER | WV |
| HYDRANT | HYD |
| GAS VALVE | GV |
| OVERHEAD WIRES | OHW |
| GAS LINE | G |
| GAS, ELEC, TEL, CATV | GETC |
| ELEC, TEL, CATV | ETC |
| WATER LINE | W |
| CONTOUR LINE | -520- |
| SPOT GRADE | x 520.5 |

PROPOSED LEGEND

| | |
|------------------|--|
| GAS SERVICE | |
| ELEC, TEL, CATV | |
| WATER SERVICE | |
| WATER SERVICE | |
| SANITARY SERVICE | |
| ROOF LEADFER | |
| CONTOUR LINE | |
| SPOT GRADE | |

| | BULK REGULATIONS ZONE SFR-1 SINGLE FAMILY RESIDENTIAL | | | | | | | |
|----------|---|---------------|---------------|------------|--------------|------------|--------------|------------|
| | MIN LOT AREA | MIN LOT WIDTH | FRONT SETBACK | | SIDE SETBACK | | REAR SETBACK | |
| REQUIRED | 7,500 SF | 50 FT | (c) | (i) | (e) | (d) | | |
| LOT 1 | 7,507 SF | 80.5' | REQ'D 18.8' | PROP 19.0' | REQ'D 8' | PROP 12.0' | REQ'D 24' | PROP 27.5' |
| | | | | | | | REQ'D 28.2' | PROP 31.4' |
| | | | | | | | | 28' |
| | | | | | | | | >900 SF |

★ AVERAGE HORIZONTAL DISTANCE BETWEEN SIDE LOT LINES MEASURED PARALLEL TO FRONT LOT LINE THROUGH TWO POINTS OF PRINCIPAL BUILDING NEAREST TO AND FURTHEST FROM STREET.
(c) THE FRONT SETBACK SHALL BE 20% OF LOT AREA DIVIDED BY LOT WIDTH. (SEE NOTE #29)
(i) THE MINIMUM SIDE YARD SHALL BE 5 FEET OR 10% OF THE LOT WIDTH, WHICHEVER IS LARGER.
(e) 30% OF LOT WIDTH
(d) 30% OF LOT AREA DIVIDED BY LOT WIDTH

29. AT THE TIME OF THE SITE PLAN APPROVAL FOR A DWELLING ON LOT #1, THE REQUIRED FRONT YARD SHALL BE ESTABLISHED EITHER BY THE BULK REGULATIONS FOR SFR-1 ZONING DISTRICT OR BY §360-4.2.B(3)(f).

TREE LEGEND

| | |
|--|---|
| | SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE) |
| | LETTER INDICATES TREE TYPE (SEE BELOW) |
| | SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE |

K = OAK L = LOCUST
M = MAPLE P = PINE
MG = MAGNOLIA = TREE TO BE REMOVED

TAKE CARE TO AVOID DAMAGE TO NEIGHBOR'S PROPERTY WHEN DEMOLISHING EXISTING STRUCTURE

60.78-1-17 N/F VOLETSKY

PROP. 4' DIA. 4' DEEP DRYWELL IN 6'x6' STONE SURROUND WITH OPEN GRATE AT GRADE

DRAINAGE/DRIVEWAY/LOT GRADING AS PER APPROVED SUBDIVISION/GRADING PLANS ON FILE WITH THE VILLAGE OF NYACK

6-13-22 REVISIONS

DATE REVISIONS

JAY A. GREENWELL, PLS
NYS LIC. # 49676

PLOT PLAN FOR LOT 1 PAGANO

VILLAGE OF NYACK, TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

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| | |
|-----------|--------------|
| TAX LOT # | - |
| AREA | 7,507 SF |
| FILE | 22115 PLOT 1 |
| SCALE | 1" = 10' |
| DATE | 5/20/22 |
| JOB NO. | 22115 |