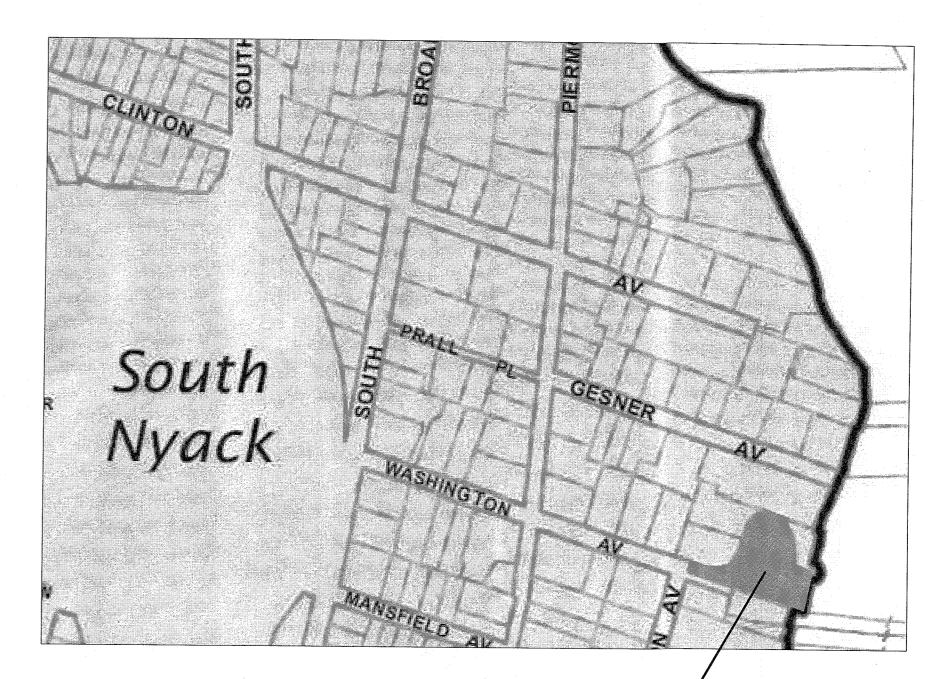
ADDRESS: 1 WASHINGTON AVE TAX LOT DESIGNATION: SE	ENUE, SOUTH NYA ECTION 66.70, BLO	-					-		
R-12 ZONE	LOT		& WOOD DWELLING		BANA AN 100 S.F.)	1	EQUIP. SHED POOL (LESS THAN 100 S.F.)		OOL
REGULATION	REQUIRED	EXISTING	PROPOSED	REQ.	PROP.	REQ.	PROP.	REQ.	PROP
MINIMUM LOT	12,000 SF	29,098 SF	29,098 SF						
MAXIMUM LOT COVERAGE	45%	35%	38.93%				<u> </u>		
MINIMUM STREET FRONT	100'	25' *	25' *						
REQUIRED FRONT YARD	35'	247.8'	247.8'	60'	257'	60'	248.2'	60'	277.7
REQUIRED SIDE YARD	15'	0' *	0' *	5'	8'	5'	8'	10'	10'
TOTAL SIDE YARD	35'	77.8' (PORCH)	77.8' (PORCH)	35'	102.6'	35'	127.9'	35'	67.2'
REQUIRED REAR YARD	25'	18.4' (PORCH) *	18.4' (PORCH) *	8'	46'	8'	54.3'	20'	23.8'
MAXIMUM BUILDING HEIGHT (FT.)	3 STORIES (b) 36'	3 STORIES (b) 32'	3 STORIES (b) 32'	15'	12'	15'	7'	15'	0'
VARIANCE REQUIRED		ENC	ENC		NO	-	NO		NO

- * = EXISTING NON-CONFORMING
- PROPERTY IS WITHIN THE DESIGNATED CRITICAL ENVIRONMENTAL AREA ACCESSORY BUILDINGS ARE LESS THAN 30% OF REQUIRED REAR OR SIDE
- 4. ACCESSORY STRUCTURES SHALL NOT BE CLOSER THAN 15' TOGETHER



1 WASHINGTON AVENUE SOUTH NYACK, NY

VICINITY MAP N02°00'00"E 152.00' O.A. S88°00'00"E N69°15'00"E 16.91 NORTH N46°30'00"E 27.28' S05*47'00"W-18.47' S11*04'00"W\ EXISTING CONC. STAIR TO REMAIN PROPOSED 248' S15*44'00"W-21.62' PROPOSED-257' CABANA ⊢PROPOSED RET. WALLS N36°00'00"E 22.09' 277.7' PROPOSÉD -25 'REAR YARD N52°00'00"E 20.88' SETBACK LOT AREA N70°30'00"E 41,973.3 S.F. PROPOSED-**PAVING** PROPOSED S77°30'00"E 18.4' STAIRS AND \$67°30'00"E 21.59'-7.02'-PROPOSED GENERATOR **PAVING** PAD AND RET. WALLS S60°48'59"E 42.35' 110.6' N PAVING EXISTING WASHINGTON N29*11'00"E 25.00' 15' SIDEYARD SETBACK DWELLING AVENUE N60°49'00"W /325.2001 10' WIDE EASEMENT FORT 1 BULK TABLE DIAGRAM

1" = 20'

SLOPE AREA DEDUCTIONS: $0\% - 15\% = 0\% (124.758 \times 0) = 0$ 16% - 25% = 40% (15,588 X .40) = 2,235.21 26% - 35% = 60% (2,469 X .60) = 1,481.4 36% - 100% = 100% (9,158 X 1.0) = 9,158

PLOT PLAN AND CALCULATIONS PREPARED BY:

CIVIL ENGINEERING * LAND SURVEYING * SITE PLANNING

TOTAL DEDUCTIONS - 12,875 S.F.

SPARACO & YOUNGBLOOD, PLLC

Dated NOVEMBER 11, 2022

ZONING ARÉA CALCULATIONS: GROSS LOT AREA - SLOPE REDUCTIONS = ZONING LOT 41,973 S.F. - 12,875 S.F. = 29,098

MAXIMUM LOT COVERAGE CALCULATIONS: IMPERVIOUS SURFACE / LOT AREA - LOT COVERAGE

EXISTING IMPERVIOUS SURFACES: 14,670 S.F. / 41,973 S.F. = 0.3495 (0.35)

PROPOSED IMPERVIOUS SURFACES: 14,962 S.F. / 41,973 S.F. = 0.3565 (0.36)

LIST OF DRAWINGS

#	DRAWING	DATE	
L-0.0	COVER SHEET, BULK TABLE	04/26/2023	
	TOPOGRAPHIC SURVEY	09/21/2021	-
	PLOT PLAN	11/11/2022	
	NOTES AND DETAILS	11/11/2022	
L-1.1	AREA CALCULATIONS SHEET	04/26/2023	
L-1.1	SITE PLAN	03/22/2023	
L-1.2	HARDCAPE DETAIL PLAN AT DECK	03/22/2023	
L-1.3	LANDSCAPE LIGHTING PLAN	03/22/2023	
L-1.4	PLANTING PLAN	03/22/2023	
L-2.1	EAST ELEVATION	03/22/2023	
L-2.2	NORTH & SOUTH SECTION / ELEVATIONS AT STAIR	03/22/2023	-
L-2.3	CABANA ELEVATIONS	03/22/2023	 - -
S-10.0	RETAINING WALL PLAN	03/22/2023	, C
S-11.0	FLOOD ZONE LINE	03/22/2023	<u> </u>
S-30.0	RETAINING WALL SECTIONS	03/22/2023	

AURELL GARCIA ARCHITECTS

171 KING'S HIGHWAY, ORANGEBURG, **NEW YORK 10962** TEL 845.680.6670

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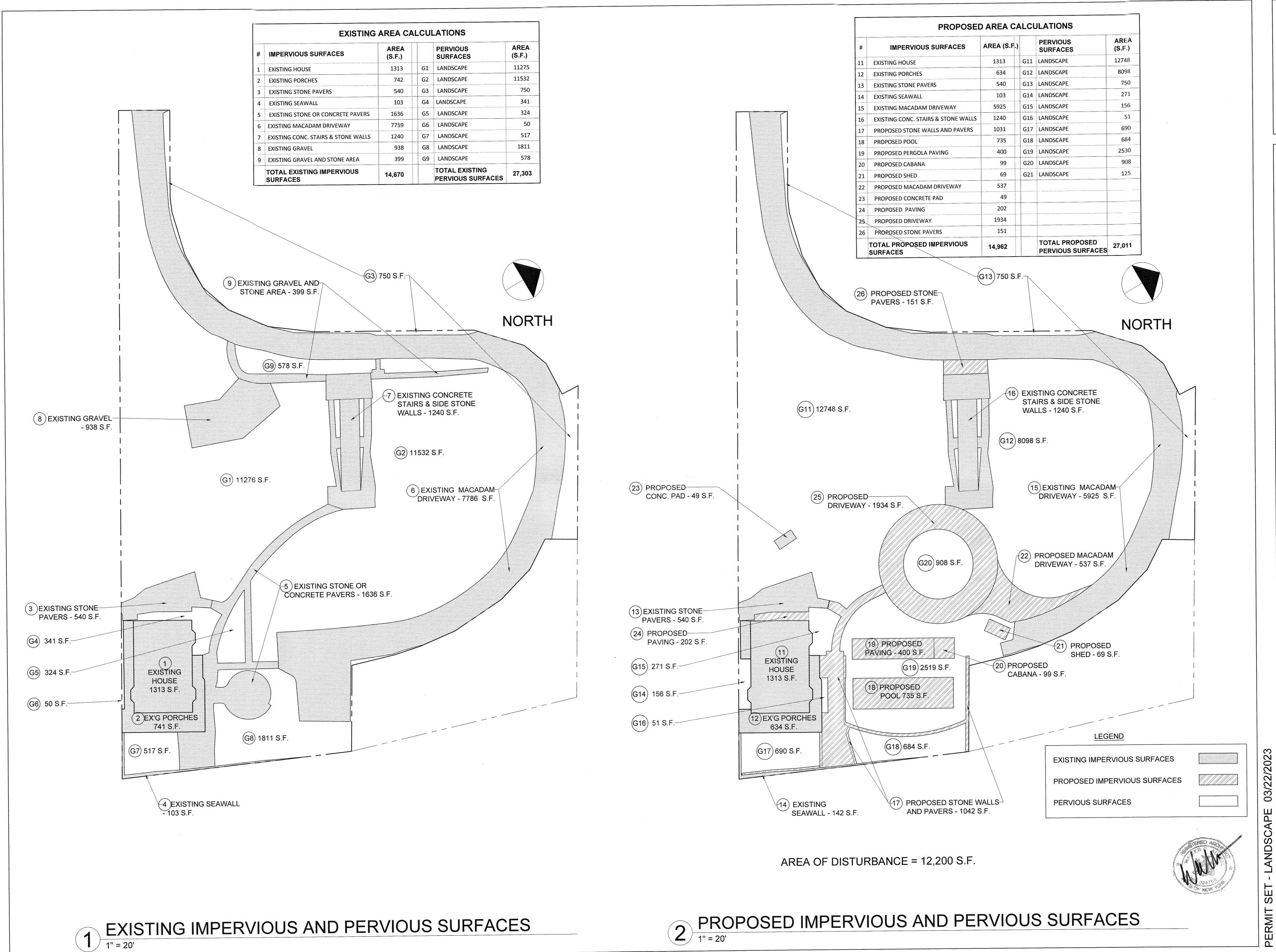
June 28, 2023 PB Ma

REVISIONS:

DRAWING TITLE: **COVER SHEET**

DATE: 04/26/2023 PROJ TEAM: WCA/MRG PROJ PARTNER: WCA/MRG PROJ NO.:

CPLA-Projects\2021\21110 Farber\03-DWGS\01-Farber CAD\LANDSCAPE PLAN.dwg, 4/28/2023 11:13:17 AM, _AutoCAD PDF (General Documentation).pc3



AURELL GARCIA ARCHITECTS

171 KING'S HIGHWAY, ORANGEBURG, NEW YORK 10962 TEL 845.680.6670

ANDSCAPE RENOVATION

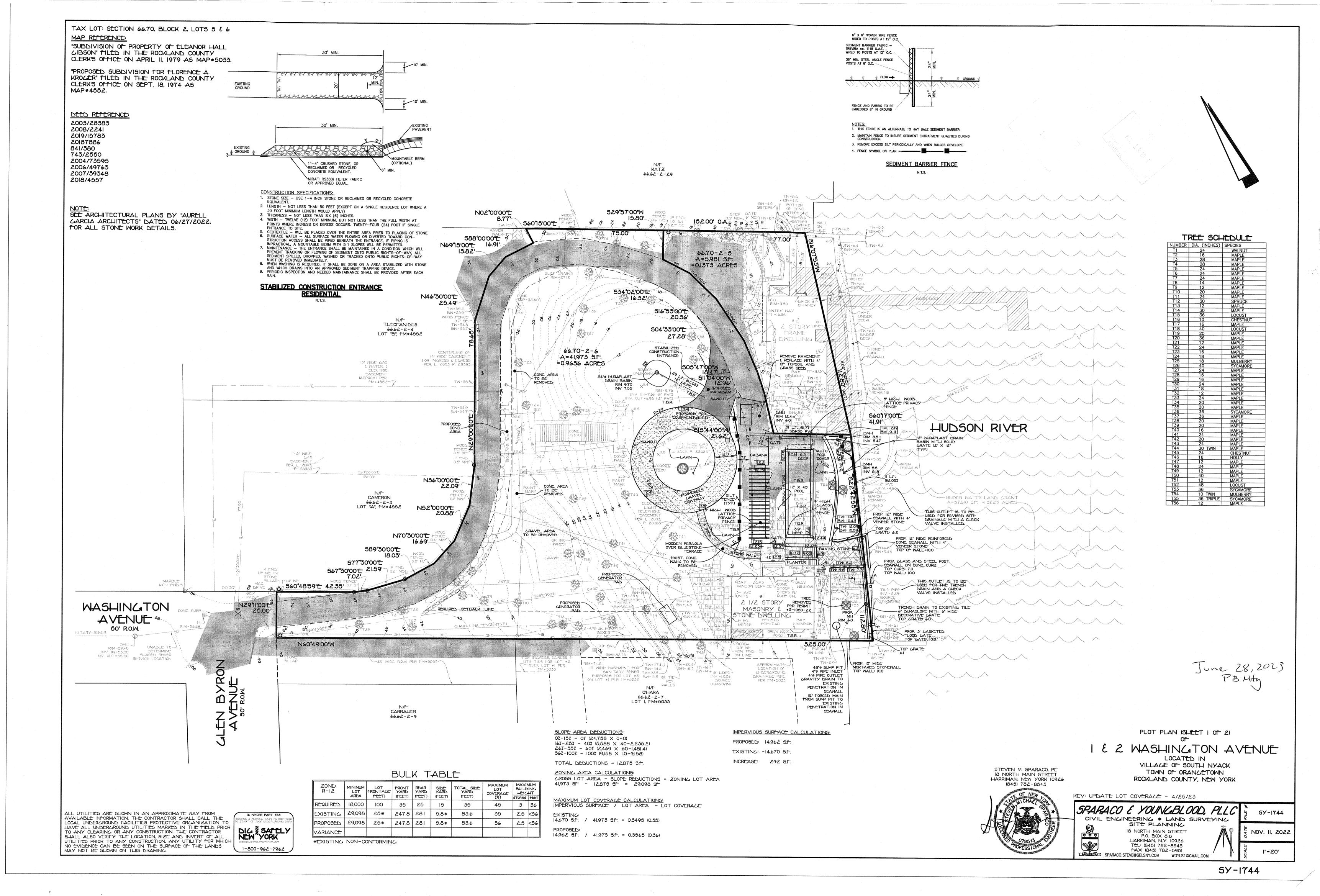
1 Washington Avenue
South Nyack, New York

REVISIONS:

CALCULATIONS
SHEET

DATE: 04/26/2023
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: 21110

L-0.1



TAX LOT: SECTION 66.70, BLOCK 2, LOTS 5 & 6 MAP REFERENCE:

"SUBDIVISION OF PROPERTY OF ELEANOR HALL GIBSON" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON APRIL II, 1979 AS MAP + 5053.

CLERK'S OFFICE ON SEPT. 18, 1974 AS MAP # 4552.

"PROPOSED SUBDIVISION FOR FLORENCE A. KROLER" FILED IN THE ROCKLAND COUNTY

DEED REFERENCE 2003/28383 2008/2241 2019/15783 20187886 841/380 743/2550 2004/73595

2006/49763

2007/39348 2018/4557

GENERAL NOTES:

I. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.

3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR. 5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF

6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.

7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR 8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR

PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND. 9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.

10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE SPECIFIED.

II. ROOF LEADERS (WHERE REQUIRED) TO BE 4" DIA. SDR 35 PVC PIPE, AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS. 12. ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY

13. ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF 2% TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SOR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.

14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION. 15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH RECARDS TO DEMOLITION AND LECAL DISPOSAL OF EXISTING STRUCTURES, WALKS AND

I6. ANY EXISTINA HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUAGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATERTIGHT PLUG OR CAP ENCASED IN CONCRETE

IT. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING. 18. RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED

19. THIS PLAN IS BASED ON ARCHITECTURAL PLANS BY "AURELL GARCIA ARCHITECTS" DATED 06/27/2022

20. AN INTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF CAST IRON INVERT IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION. ZI. THIS PLAN IS BASED ON SURVEY PREPARED BY "SPARACO & YOUNGBLOOD, LLC."

TROSION CONTROL INFORMATION:

TROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE

I. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND OR UTILITIES. 2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.

5. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.

4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.

5. CONSTRUCT BERMS, TEMPORARY SWALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.

6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE TILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE CRASS COVER.

7. PERFORM, EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDED WITH TEMPORARY RYE GRASS.

8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND THELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.

9. INSTALL INLET PROTECTION AT CURB AND HELD INLETS.

10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY. II. COMPLETE THE GRADING

IZ. INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO

13. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE SEEDED WITH 1/2 LB. OF RYE GRASS PER 1,000 SQUARE FEET OR DISTURBED AREA. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHERE

15. BARE SOIL SHOULD BE SEEDED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION, A PERENNIAL MIX NEEDS TO BE USED TO

STANDARD EROSION CONTROL NOTES

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS

TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.

2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MUCCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.

3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.

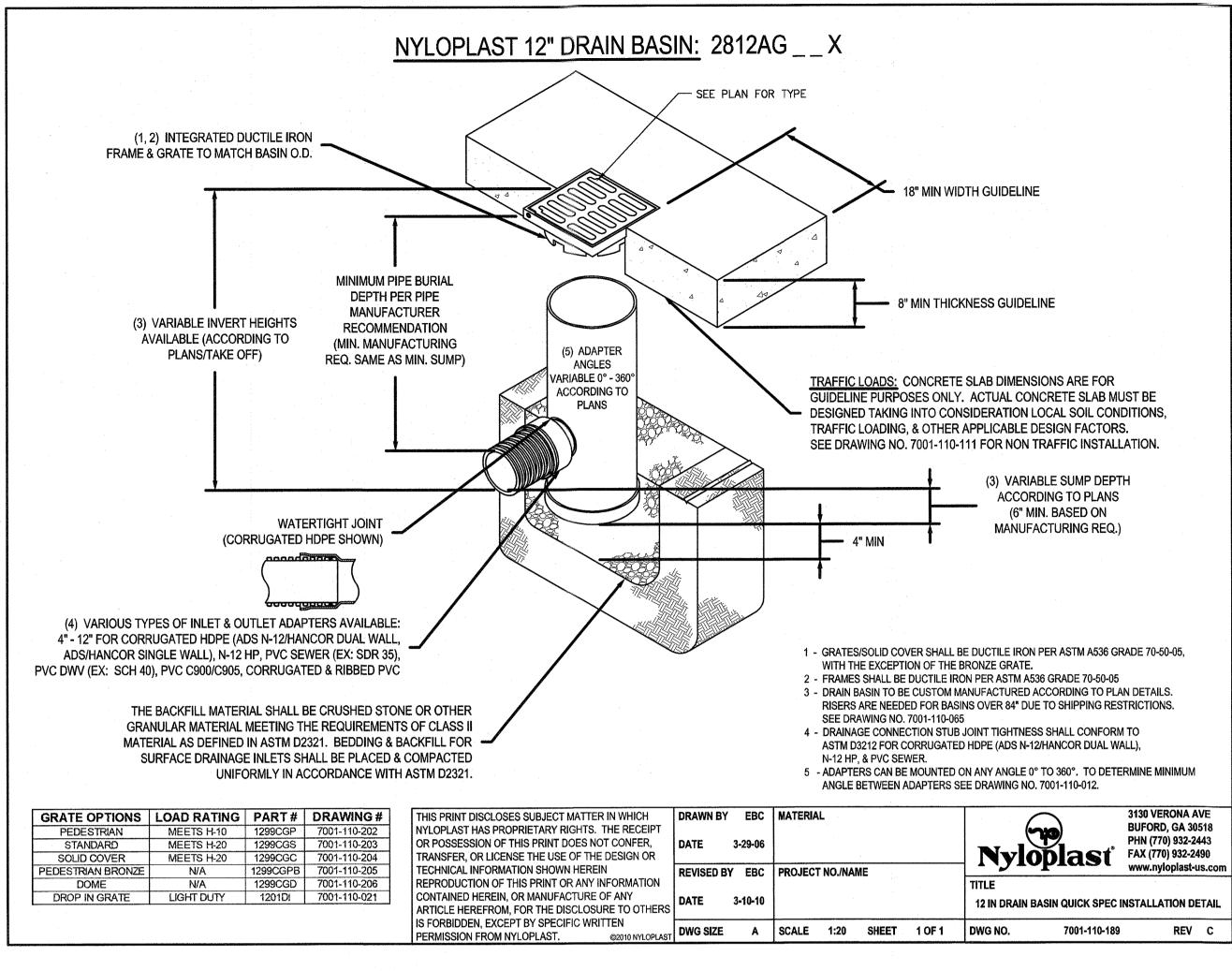
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

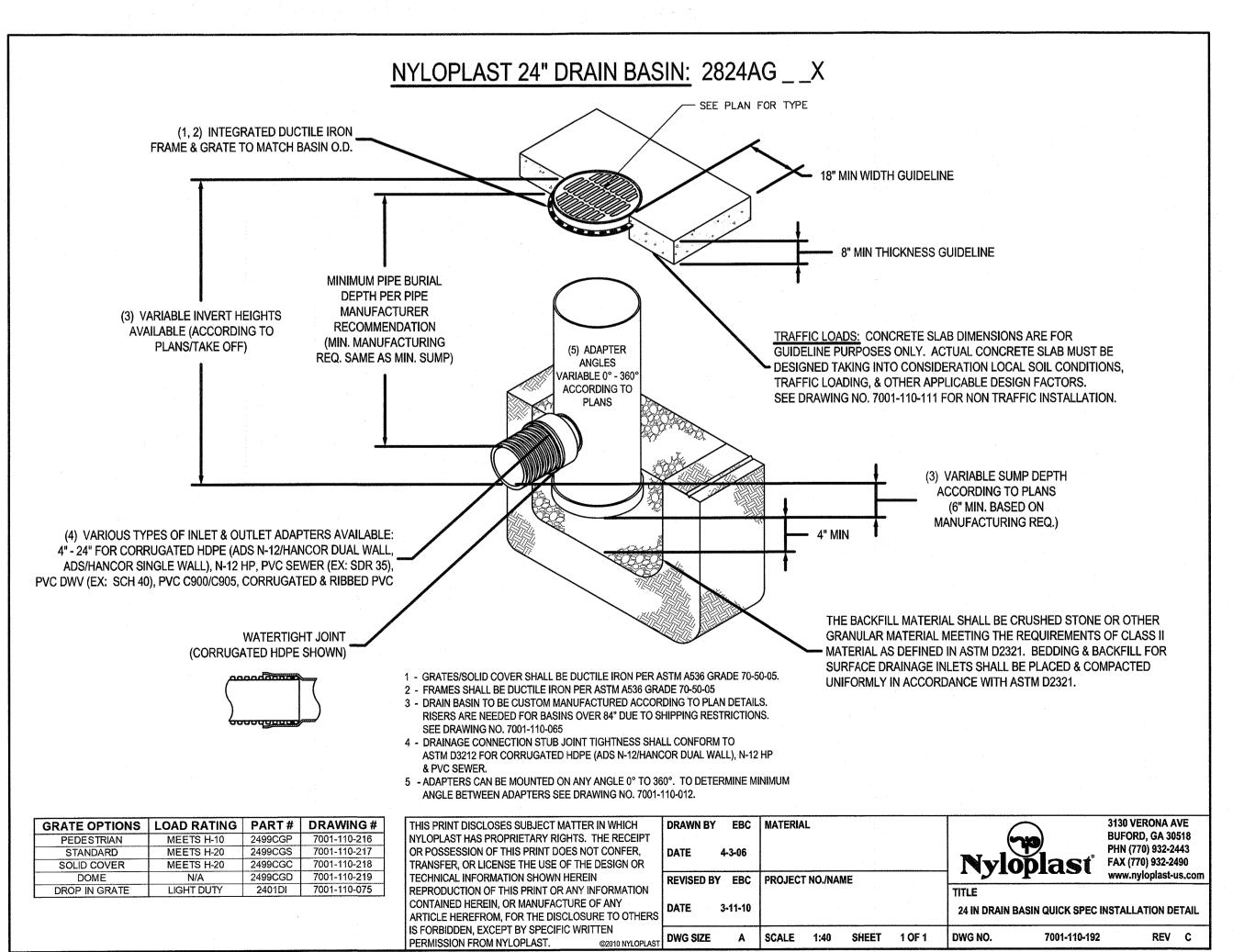
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL)

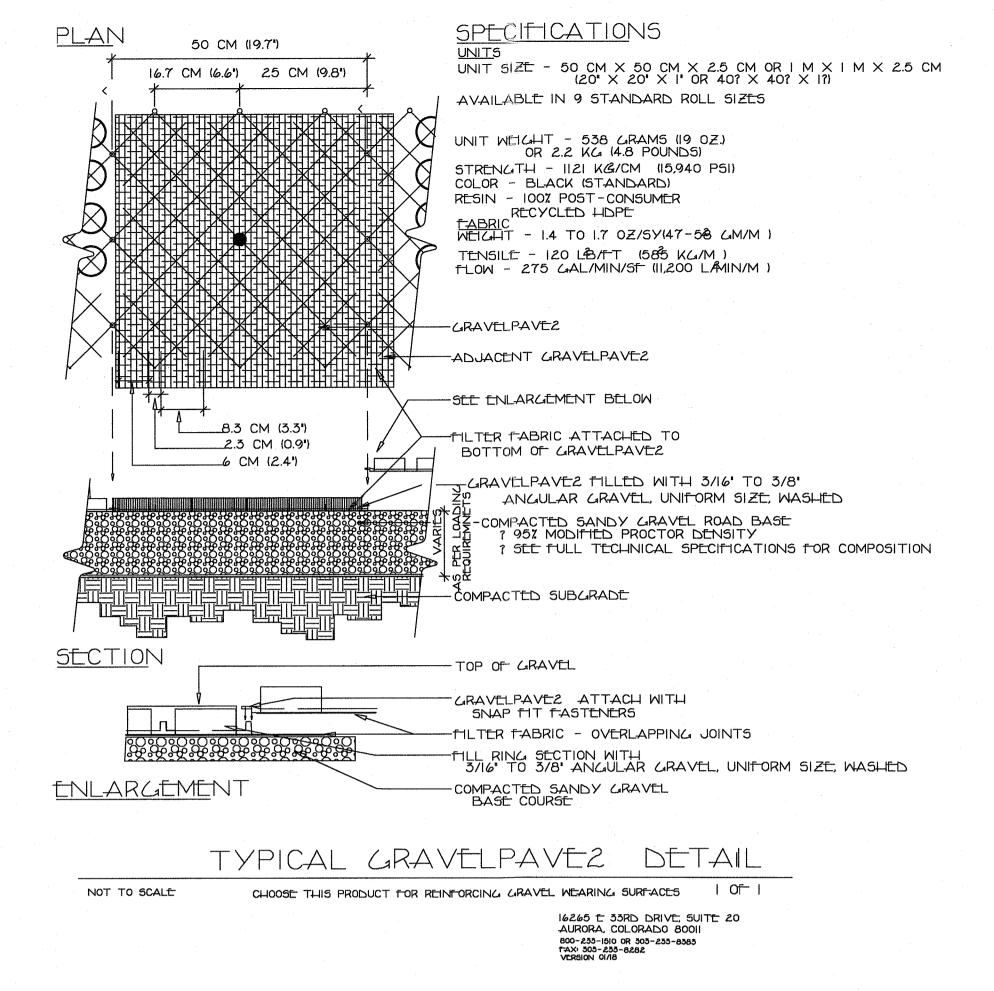
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION T HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS

MAY NOT BE SHOWN ON THIS DRAWING.

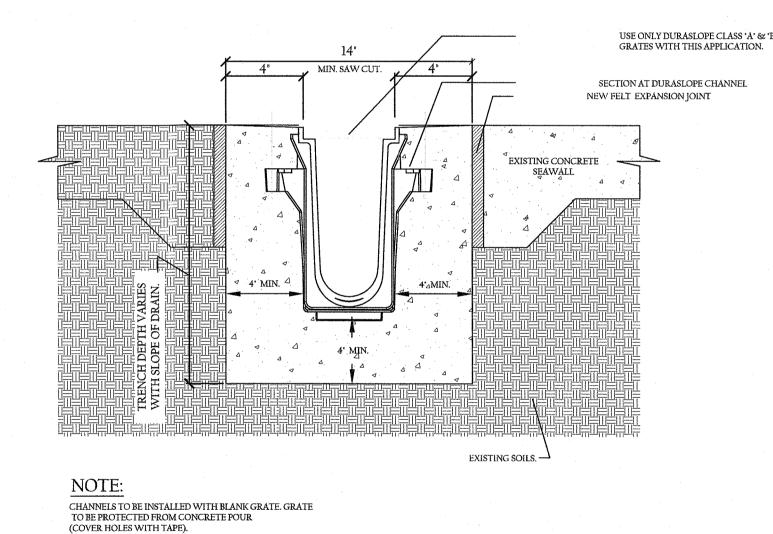








GVDETI8.DWG



PRIVATE DRIVEWAY PAVEMENT

STEVEN M. SPARACO, PE

18 NORTH MAIN STREET

(845) 782-8543

HARRIMAN, NEW YORK 10926

2 1/2" OF NYSDOT ITEM No.

4" OF NYSDOT ITEM No. 304.03

403.16 TYPE 6 ASPHALTIC CONCRETE SURFACE COURSE

TYPE 2 STONE SUBBASE

FIRM, DRY, UNYIELDING

SUBGRADE

N.T.S.

OF-

2 WASHINGTON AVENUE

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

REV: UPDATE LOT COVERAGE - 4/25/23



HARRIMAN, N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

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NOV. 11, 2022

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