

STANDARD SUBDIVISION MAP NOTES:

- THIS IS A SUBDIVISION OF LOT 11, BLOCK 2, SECTION 66.54 AS SHOWN ON THE VILLAGE OF SOUTH NYACK TAX MAP.
- AREA OF TRACT: 6.484 ACRES
- ZONE: R-12
- NUMBER OF LOTS: 4
- RECORD OWNER & APPLICANT:
TAX LOT 66.54-2-11
LIVING CHRIST CHURCH OF THE
CHRISTIAN & MISSIONARY ALLIANCE
FORMERLY KNOWN AS SIMPSON MEMORIAL CHURCH, Inc.
150 PIERMONT AVENUE
SOUTH NYACK, NY 10960
- FIRE DISTRICT: NYACK JOINT FIRE DISTRICT
- SCHOOL DISTRICT: NYACK UNION FREE SCHOOL DISTRICT (ALSO SEE DISTRICTS)
- WATER DISTRICT: VILLAGE OF NYACK WATER DISTRICT
- SEWER DISTRICT: TOWN OF ORANGETOWN
- DATUM: NAVD, 1988.
- MONUMENTS IN ACCORDANCE WITH THE VILLAGE SPECIFICATIONS TO BE SET AT LOCATIONS MARKED WITH SYMBOL.
- THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS: [Symbol]
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
- THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, AND SPECIFICATIONS OF THE VILLAGE OF SOUTH NYACK.
- ALL FEES ARE TO BE PAID DIRECTLY TO THE VILLAGE OF SOUTH NYACK.
- BEFORE THE OWNER OR ITS SUCCESSOR CAN BE ISSUED A BUILDING PERMIT FOR LOTS 2 OR 3, THE EXISTING THREE STORY FRAME BUILDING MUST BE REMOVED.
- THE OWNER HEREBY GRANTS TO THE MUNICIPALITY A 15 FOOT MAINTENANCE EASEMENT FOR THE EXISTING 24-INCH STORMWATER DRAINAGE PIPE THAT CROSSES LOT 1 FROM THE CATCH BASIN IN PIERMONT AVENUE TO THE OUTFALL INTO THE HUDSON RIVER.
- THE OWNER OR ITS SUCCESSOR RESERVES THE RIGHT TO CHANGE THE LOCATION AND EASEMENT OF THE 24-INCH DRAINAGE PIPE AT ITS OWN EXPENSE TO ANOTHER LOCATION ON THE SAME LOT WITH THE MUNICIPALITY'S CONSENT.
- AN ACCESS EASEMENT TO BENEFIT LOT 1 OVER LOT 2 IS TO BE PROVIDED.

LEGEND

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- G --- EXISTING GAS LINE
- CR --- EXISTING CATCH BASIN
- S --- EXISTING STORM DRAIN LINE
- S --- EXISTING SEWER LINE
- S --- EXISTING SEWER MANHOLE
- S --- EXISTING SPOT ELEVATION
- S --- EXISTING STONEWALL
- S --- EXISTING SIGN
- S --- EXISTING LIGHT POLE
- S --- EXISTING UTILITY POLE
- S --- LIMIT OF 100 YEAR FLOODPLAIN
- S --- LIMIT OF ADVISORY 100 YEAR FLOODPLAIN

DISTRICTS:

SCHOOL DISTRICT: NYACK UNION FREE SCHOOL DISTRICT
 FIRE DISTRICT: NYACK JOINT FIRE DISTRICT
 WATER DISTRICT: VILLAGE OF NYACK
 LIGHTING DISTRICT: TOWN OF ORANGETOWN
 SEWER DISTRICT: ORANGETOWN SEWER
 ZONING DISTRICT: R-12

100 YEAR FLOODPLAIN LEGEND:

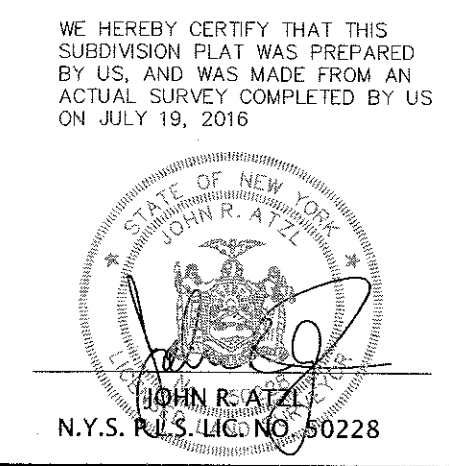
- [Symbol] SLOPE = 0% - 15%
- [Symbol] SLOPE = 16% - 25%
- [Symbol] SLOPE = 26% - 35%
- [Symbol] SLOPE = 36% +

OWNER & APPLICANT APPROVAL FOR FILING

OWNER & APPLICANT _____ DATE _____

ROCKLAND COUNTY DRAINAGE AGENCY

CHAIRPERSON _____ DATE _____



WE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY US, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON JULY 19, 2016.

LOT AREA CALCULATION TABLE:

LOT NO.	GROSS LOT AREA	40% DEDUCTION OF SLOPES 16% TO 25%***	50% DEDUCTION FOR LAND WITHIN 100 YEAR FLOOD PLAIN**	60% DEDUCTION OF SLOPES 26% TO 35%	100% DEDUCTION OF SLOPES 36% TO 100%	NET LOT AREA
LOT 1	23,832 SQ.FT.	3,235 SQ.FT.	3,170 SQ.FT.	1,487 SQ.FT.	927 SQ.FT.	15,013 SQ.FT.
LOT 2	17,585 SQ.FT.	582 SQ.FT.	1,025 SQ.FT.	171 SQ.FT.	3,144 SQ.FT.	12,663 SQ.FT.
LOT 3	20,413 SQ.FT.	-	1,214 SQ.FT.	293 SQ.FT.	2,608 SQ.FT.	16,298 SQ.FT.
LOT 4	24,930 SQ.FT.	1,737 SQ.FT.	2,564 SQ.FT.	3,472 SQ.FT.	1,748 SQ.FT.	15,409 SQ.FT.

** - NOT INCLUDING LANDS WITH SLOPES 26% TO 35% & SLOPES 36% TO 100%
 *** - NOT INCLUDING LAND WITHIN 100 YEAR FLOOD PLAIN
 # - PER ADVISORY 100 YEAR FLOODPLAIN

BULK REQUIREMENTS:

R-12 ZONE - GROUP "P"	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
MAXIMUM LOT COVERAGE	45%	45%	45%	45%	45%
MINIMUM LOT AREA	12,000 SQ.FT.	23,832 SQ.FT. UPLAND 120,631 SQ.FT. TOTAL 15,013 SQ.FT. (NET)	17,585 SQ.FT. UPLAND 61,988 SQ.FT. TOTAL 12,663 SQ.FT. (NET)	20,413 SQ.FT. UPLAND 60,128 SQ.FT. TOTAL 16,298 SQ.FT. (NET)	24,930 SQ.FT. UPLAND 39,696 SQ.FT. TOTAL 15,409 SQ.FT. (NET)
MINIMUM LOT FRONTAGE	100 FT.	137.5 FT.	100 FT.	100 FT.	100 FT.
MINIMUM FRONT YARD	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.
MINIMUM SIDE YARD	15 FT.	15 FT.	15 FT.	15 FT.	15 FT.
MINIMUM TOTAL SIDE YARD	35 FT.	48.1 FT. *	35 FT.	35 FT.	35 FT.
MINIMUM REAR YARD	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.
MAXIMUM BUILDING HEIGHT	3 STORIES 30 FT.	30 FT.	30 FT.	30 FT.	30 FT.

* PER S110-7.7 - SIDE YARD ADJUSTMENT FOR LOTS PROVIDING MORE THAN THE MINIMUM STREET FRONTAGE: 0.35x137.50 FT. = 48.1 FT.

REVISION	DATE	DESCRIPTION
4	10-11-21	REV. NET LOT AREA
3	07-19-21	DIM ACCESS EASEMENT
2	07-13-21	ADD EASEMENTS & REVISE NOTES
1	01-15-18	SLOPE CALC & FEMA INFO

ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS

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LIVING CHRIST CHURCH

VILLAGE OF SOUTH NYACK
 ROCKLAND COUNTY, NEW YORK

SKETCH SUBDIVISION PLAT

DRAWN BY: SS	CHECKED BY: JRA
DATE: APRIL 17, 2017	SCALE: 1 IN. = 30 FT.
PROJECT NO: 4324	DRAWING NO: 1