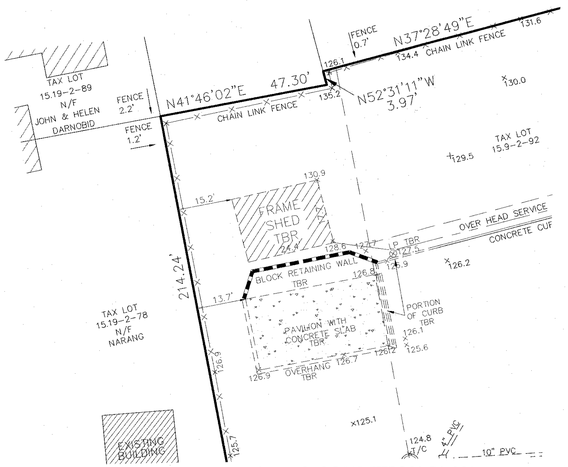
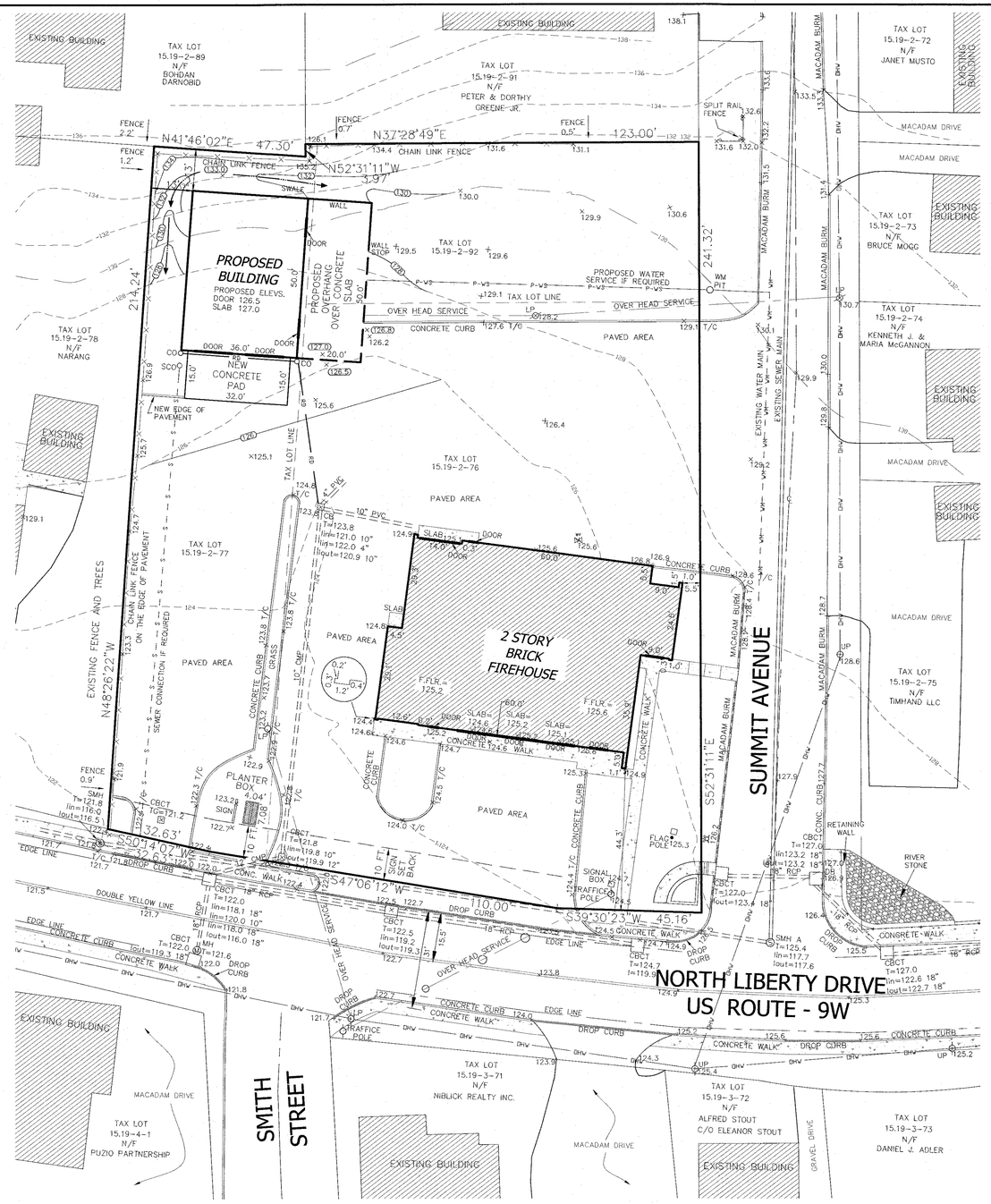


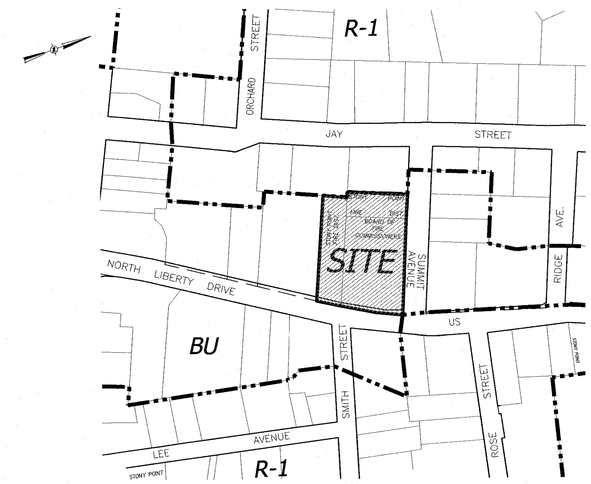
EXISTING CONDITION PLAN

SCALE: 1"=20'

ITEMS TO BE REMOVED (TBR)

1. PAVILION
2. CONCRETE SLAB
3. OVERHANG
4. BLOCK RETAINING WALL
5. FRAME SHED
6. LAMP POST
7. CONCRETE CURB





VICINITY MAP

SCALE: 1"=150'

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING SIGN
- EXISTING SIGN

DISTRICTS:

FIRE DISTRICT: STONY POINT
SCHOOL DISTRICT: NORTH ROCKLAND SCHOOL DISTRICT
SEWER DISTRICT: STONY POINT
WATER SUPPLY: SUEZ
AMBULANCE: STONY POINT

OWNER & APPLICANT:

STONY POINT FIRE DISTRICT
25 NORTH LIBERTY DRIVE
STONY POINT, NEW YORK 10980

TAX MAP REFERENCE:

TOWN OF STONY POINT TAX MAP
SECTION 15.19, BLOCK 2, LOT 76, 77, AND 92

AREA:

41,047 SQ.FT.

BULK REQUIREMENTS:

ZONE: BU GROUP: B	REQUIRED GROUP B	SITE
MINIMUM LOT AREA	10,000 SQ.FT.	41,047 SQ.FT.
MINIMUM LOT WIDTH	50 FT.	N/A COR. LOT
MINIMUM STREET FRONTAGE	50 FT.	429.11 FT.
MINIMUM FRONT SETBACK	40 FT.	5.5 FT. SUMMIT AVE.
	40 FT.	44.3 FT. US ROUTE-9W
MINIMUM FRONT YARD DEPTH	15 FT.	10 FT. SIGN
MINIMUM SIDE SETBACK	0 FT.	13 FT.
MINIMUM SIDE YARD DEPTH	10 FT.	0 FT. PAVEMENT
MINIMUM REAR SETBACK	25 FT.	13 FT. (PROPOSED)
MINIMUM REAR YARD DEPTH	10 FT.	13 FT. (PROPOSED)
DEVELOPMENT COVERAGE	0.75	0.69
FLOOR AREA RATIO	0.35	0.15
MAXIMUM BUILDING HEIGHT	30 FT.	30 FT.

APPROVED BY RESOLUTION OF THE STONY POINT PLANNING BOARD	OWNERS APPROVAL FOR FILING
CHAIRMAN STONY POINT PLANNING BOARD — DATE	OWNER — DATE
REVIEW AND APPROVED BY THE BUILDING INSPECTOR	REVIEW AND APPROVED BY THE TOWN ENGINEER
BUILDING INSPECTOR TOWN OF STONY POINT — DATE	TOWN ENGINEER TOWN OF STONY POINT — DATE

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"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

STATE OF NEW YORK · JOHN R. ATZL · 50228
JOHN R. ATZL
N.Y.S. P.L.S. LIC. NO. 50228

REVISION	DATE	DESCRIPTION
1	04-17-20	L&T MEMO DATED 4/1/20

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:

STONY POINT FIRE DISTRICT PROPOSED GARAGE

TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

TITLE:

SITE PLAN

DRAWN BY: IS	CHECKED BY: DMZ
DATE: MARCH 26, 2020	SCALE: 1 IN. = 20 FT.
PROJECT NO: 3101	DRAWING NO: 1