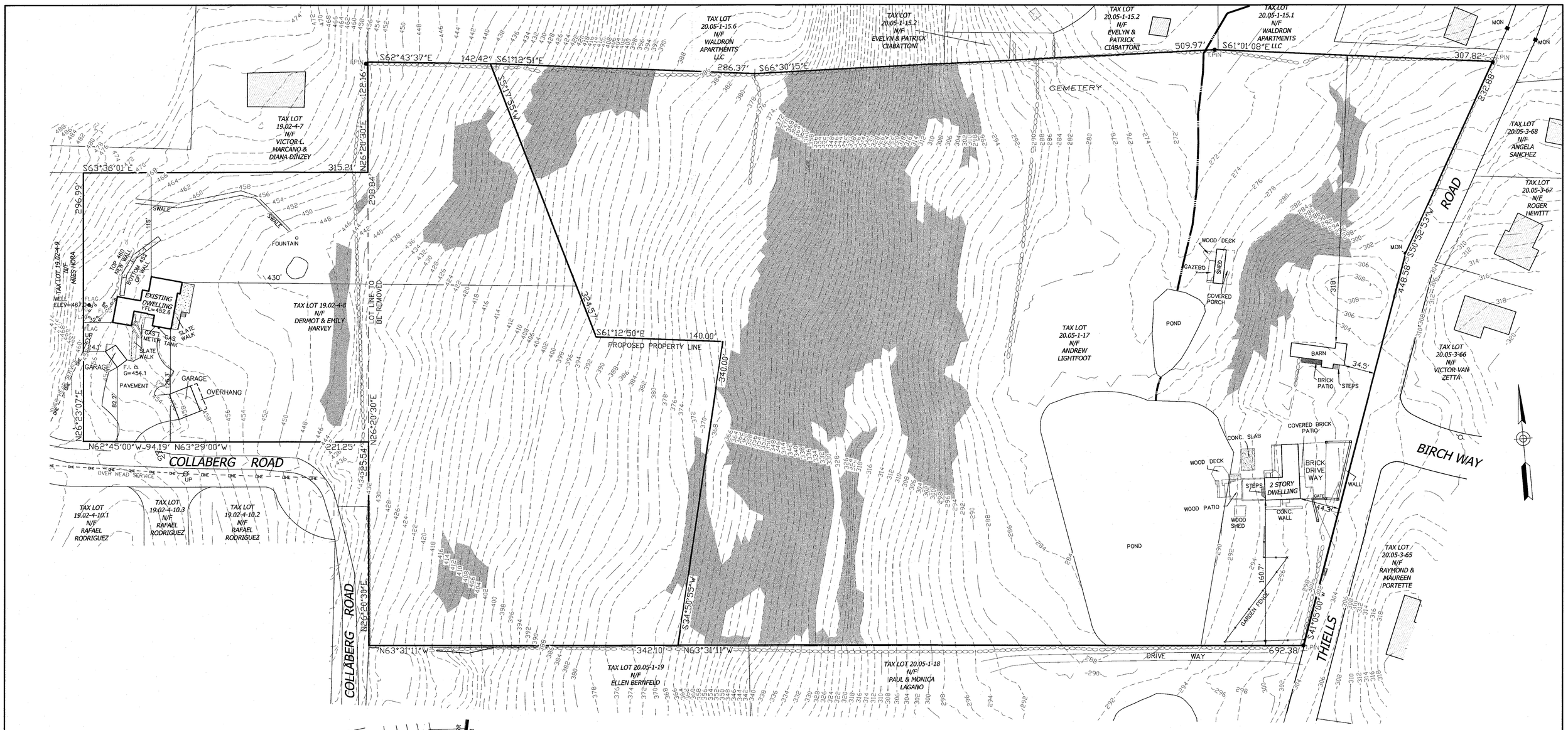

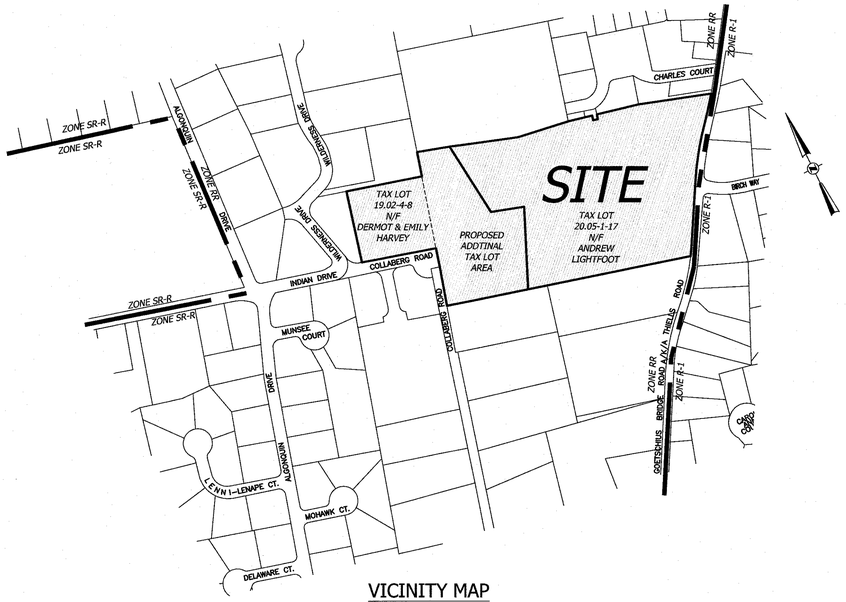

VICINITY MAP

SCALE: 1 IN. = 300 FT.

BULK REQUIREMENTS:

ZONE USE GROUP "d1"	REQUIRED	NEW TAX LOT 19.02-4-8	NEW TAX LOT 20.05-1-17
MINIMUM LOT AREA (NET)	1.3774 ACS.	6.187 ACS.	10.281 ACS.
MINIMUM LOT WIDTH	175 FT.	315 FT.	480 FT.
MINIMUM FRONT SETBACK	50 FT.	125 FT. HOUSE	44.3 FT. HOUSE
MINIMUM FRONT YARD DEPTH	50 FT.	25.8 FT. GARAGE	44.3 FT. HOUSE
MINIMUM SIDE SETBACK	30 FT.	24.1 FT.	160.7 FT.
MINIMUM TOTAL SIDE SETBACK	75 FT.	462 FT.	478.7 FT.
MINIMUM SIDE YARD DEPTH	10 FT.	24.1 FT.	150+ FT.
MINIMUM REAR SETBACK	50 FT.	115 FT.	590 FT.
MINIMUM REAR YARD DEPTH	10 FT.	115 FT.	590 FT.
MINIMUM STREET FRONTAGE	100 FT.	315 FT.	480 FT.

SLOPE LEGEND:

25% OR GREATER =

SLOPE AREA:

TAX LOT	GROSS LOT AREA	TOTAL SLOPE AREA	50% TOTAL SLOPE AREA	TOTAL POND AREA	50% POND AREA	TOTAL STREAM AREA	50% STREAM AREA	NET AREA
NEW TAX LOT 19.02-4-8	278,209 SQ.FT.	17.440 SQ.FT.	8,720 SQ.FT.	N/A	N/A	N/A	N/A	269,489 SQ.FT. OR 6.187 ACS.
NEW TAX LOT 20.05-1-17	543,325 SQ.FT.	139,667 SQ.FT.	69,833 SQ.FT.	50,042 SQ.FT.	25,021 SQ.FT.	1,240 SQ.FT.	620 SQ.FT.	447,851 SQ.FT. OR 10.281 ACS.

TAX MAP REFERENCE:

STONY POINT TAX MAP
SECTION 19.02, BLOCK 4, LOT 8
SECTION 20.05, BLOCK 1, LOT 17

TAX LOT PARCELS	EXISTING LOT AREA	PROPOSED LOT AREA
TAX LOT 19.02-4-8	2.156 ACS.	6.387 ACS.
TAX LOT 20.05-1-17	16.704 ACS.	12.473 ACS.

OWNER & APPLICANT:

TAX LOT 19.02-4-8
DERMOT & EMILY HARVEY
27 COLLABERG ROAD
STONY POINT, NY 10980

OWNERS APPROVAL FOR FILING
TAX LOT 19.02-4-8

OWNER DATE

OWNER & APPLICANT:

TAX LOT 20.05-1-17
ANDREW LIGHTFOOT
25 THIELLS ROAD
STONY POINT, NY 10980

OWNERS APPROVAL FOR FILING
TAX LOT 20.05-1-17

OWNER DATE

APPROVED ROCKLAND COUNTY DRAINAGE AGENCY

CHAIRMAN DATE

REVIEW AND APPROVED BY THE BUILDING INSPECTOR

BUILDING INSPECTOR DATE
TOWN OF STONY POINT

REVIEW AND APPROVED BY THE TOWN ENGINEER

TOWN ENGINEER DATE
TOWN OF STONY POINT

APPROVED BY RESOLUTION OF THE STONY POINT PLANNING BOARD

CHAIRMAN DATE
STONY POINT PLANNING BOARD

NOTES:

1. THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF STONY POINT AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLAN ON FILE WITH THE TOWN OF STONY POINT.
2. 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, WHEN APPLICABLE.
3. ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4" IRON PIPES OR IRON BARS.
4. NO CONSTRUCTION PROPOSED ON EITHER LOT.

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW." "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 SURVEYOR'S 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."

WE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY US, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON DECEMBER 12, 2019.

JOHN R. ATZL
N.Y.S. P.L.S. LIC. NO. 50228

REVISION	DATE	DESCRIPTION

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:

LIGHTFOOT AND HARVEY

TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

TITLE:

LOT LINE CHANGE

DRAWN BY: IS	CHECKED BY: DMZ
DATE: MAY 20, 2020	SCALE: 1 IN. = 50 FT.
PROJECT NO: 3956	DRAWING NO: 1