

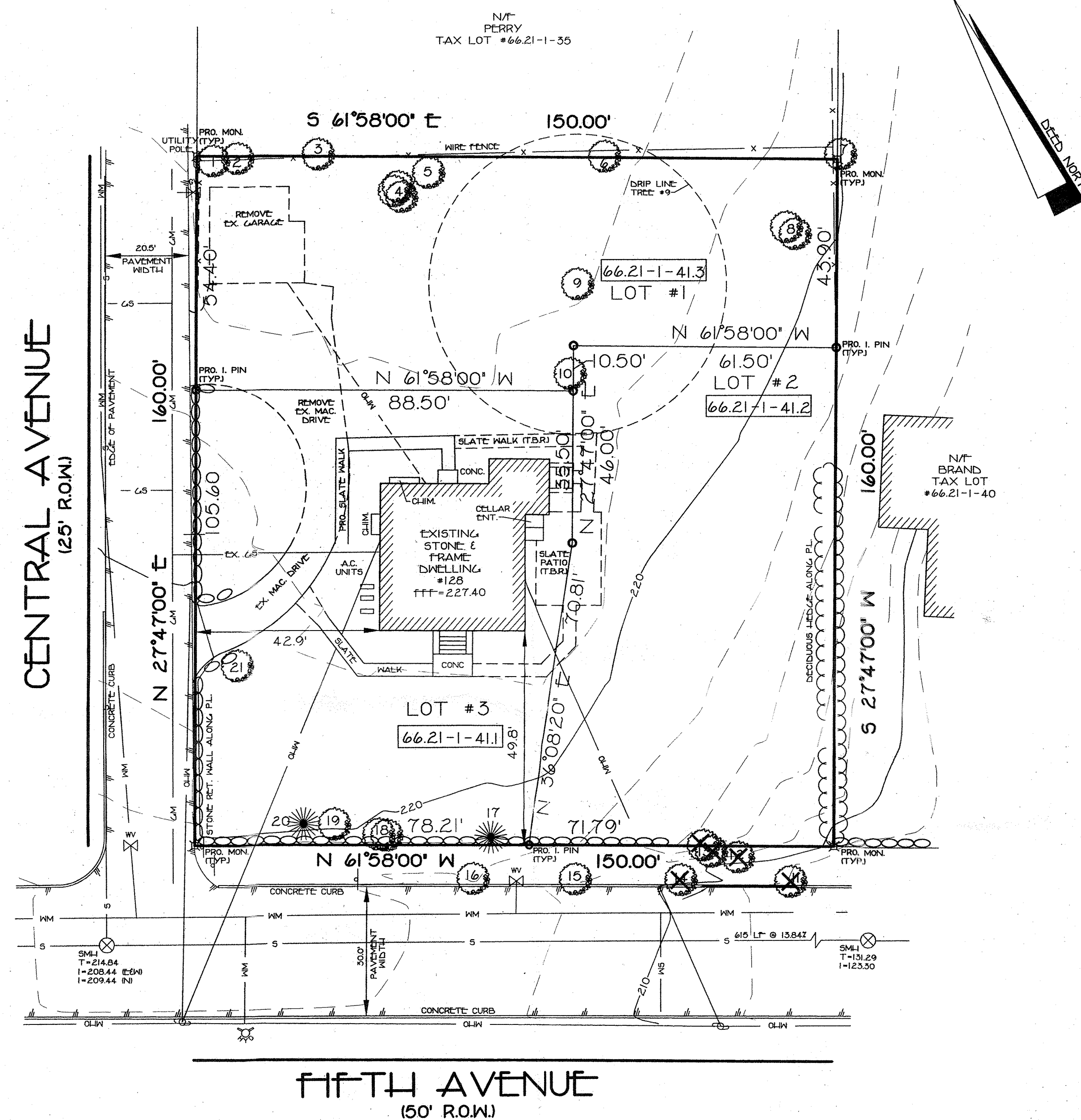
TAX LOT: SECTION 66.21, BLOCK 1, LOT 41

REFERENCES:

A CERTAIN MAP ENTITLED "MAP OF PROPERTY OF HOME OWNERS LOAN CORPORATION" FILED NOVEMBER 21, 1939 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #1822. DEED LIBER 1002 PAGE 1045

NOTES (CONT.):

14. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
15. THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE VILLAGE CLERK.
16. ALL ROOF LEADERS MUST BE CONNECTED TO THE DRYWELL.
17. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK INCLUDING INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE VILLAGE OF NYACK DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.



TREE LIST

1. 12' CHERRY
2. 18' MAPLE
3. 15' MAPLE
4. TRI. 8' MAPLE
5. 8' MAPLE
6. 8' MAPLE
7. 36' OAK
8. TW. 18' CHERRY
9. 48' OAK
10. 8' CHERRY
11. 12' MAPLE (TBR)
12. 24' OAK (TBR)
13. TW. 24' OAK (TBR)
14. 18' MAPLE (TBR)
15. 12' MAPLE
16. 12' BEECH
17. 15' SPRUCE
18. DOGWOOD CLUMP
19. 12' DOGWOOD
20. 8' FIR
21. 20' MAPLE

NOTES:

1. THIS IS A SUBDIVISION OF LOT 41, BLOCK 1, SECTION 66.21 AS SHOWN ON THE TOWN OF ORANGETOWN/VILLAGE OF NYACK TAX MAP.
2. AREA OF TRACT: 24,000 SQ. FT. = 0.5510 ACRES
3. ZONE: R-1A
4. NUMBER OF LOTS: 3
5. DATUM: NAVD88
6. SOURCE BENCHMARK: ROCKLAND COUNTY AERIAL SURVEY
7. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
8. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND/OR THE VILLAGE OF NYACK.
9. SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED FROM THE VILLAGE OF NYACK BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TEST FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE PROFESSIONAL ENGINEER & APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
10. 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 OF THE STATE OF NEW YORK.
11. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SUBDIVISION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
12. HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN Laid IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET.
13. THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS: LOT #1, LOT #2, LOT #3.
14. MONUMENTS IN ACCORDANCE WITH TOWN SPECIFICATIONS TO BE SET AT LOCATIONS MARKED WITH SYMBOL "M".

REVISIONS

1. 01/14/09 - BULK TABLE LOT LINES, DRIVES, DWELL. SF
2. 09/19/09 - COMMENTS BY ENGINEER & PLANNER
3. 11/08/09 - COMMENTS BY ENGINEER & PLANNER
4. 1/04/10 - VARIANCE GRANTED
5. 4/21/10 - REVISE FOR FINAL

LEGEND

- | | | | |
|-----|--------------------------|----|--------------------|
| TBR | - TO BE REMOVED | SP | - SIGN POST |
| ET | - EVERGREEN TREE | GV | - GAS VALVE |
| DT | - DECIDUOUS TREE | WV | - WATER VALVE |
| TR | - TREE TO BE REMOVED | FH | - FIRE HYDRANT |
| SM | - SANITARY SEWER MANHOLE | EP | - EDGE OF PAVEMENT |
| SS | - SANITARY SEWER SERVICE | SW | - STONE WALL |
| UP | - UTILITY POLE | OW | - OVERHEAD WIRES |
| WF | - WIRE FENCE | GM | - GAS MAIN |
| IP | - IRON PIPE TO BE SET | WM | - WATER MAIN |
| MON | - MONUMENT TO BE SET | | |

DISTRICTS:

SCHOOL: NYACK SCHOOL DISTRICT
FIRE: NYACK FIRE DISTRICT
WATER: UNITED WATER
LIGHTING: VILLAGE OF NYACK
SEWER: ORANGETOWN SEWER DISTRICT
ZONING: R-1A

RECORD OWNER:

BART RODI & TERESA BEUTEL
128 FIFTH AVENUE
NYACK, NEW YORK 10960

APPROVAL FOR FILING:

OWNER: *Bart M. Rodi* DATE: 5-10-10
OWNER: *Teresa Beutel* DATE: 5-10-10

APPROVED BY RESOLUTION OF THE VILLAGE OF NYACK PLANNING BOARD ON

PLANNING BOARD CHAIRMAN: *[Signature]* DATE: 5/20/10

BULK REQUIREMENTS ZONE: R-1A SINGLE FAMILY DWELLING

USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM HEIGHT (FEET)	BUILDING COVERAGE (PERCENT)
REQD	7,500 SQ. FT.	40	20' AREA / WIDTH	5	40' WIDTH	30' AREA / WIDTH	35	28
1 REQD	7,515 SQ. FT.	54.40	(27.63) 35.50	10.50	(21.76) 24.20	(41.44) 72.50	35	16.6
2 REQD	7,500 SQ. FT.	63.85	(23.49) 38.10	11.50	(25.54) 35.70	(35.23) 36.00	35	16.6
3 REQD	8,985 SQ. FT.	87.01	(20.65) 42.90	5.50	(34.80) N/A	(30.98) 15.90	35	14.3

* - VARIANCE GRANTED
** - VARIANCE GRANTED FOR DISTURBANCE OF 25% SLOPE

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO 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.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY GDANSKI CONSULTANTS, INC. ON NOVEMBER 18, 2008.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

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MARK M. GDANSKI, P.E. 015590

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PAUL GDANSKI, P.E. 015590

FINAL SKETCH PLAT FOR RODI SUBDIVISION
LOCATED IN VILLAGE OF NYACK
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
0 10 20 30 40 50 60

GDANSKI CONSULTANTS, INC.

25 RIVERSIDE DRIVE
SUFFERN, N.Y. 10901
TEL: (917) 418-0999

128 FIFTH

11/25/08

1"=20'

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