LEGEND

- PROPOSED HOUSE
- W — WATER
- SS — SANITARY SEWER
- SD — STORM DRAIN
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE & WHEEL CLEANING BLANKET
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE PLANTED
- I.P. IRON PINS

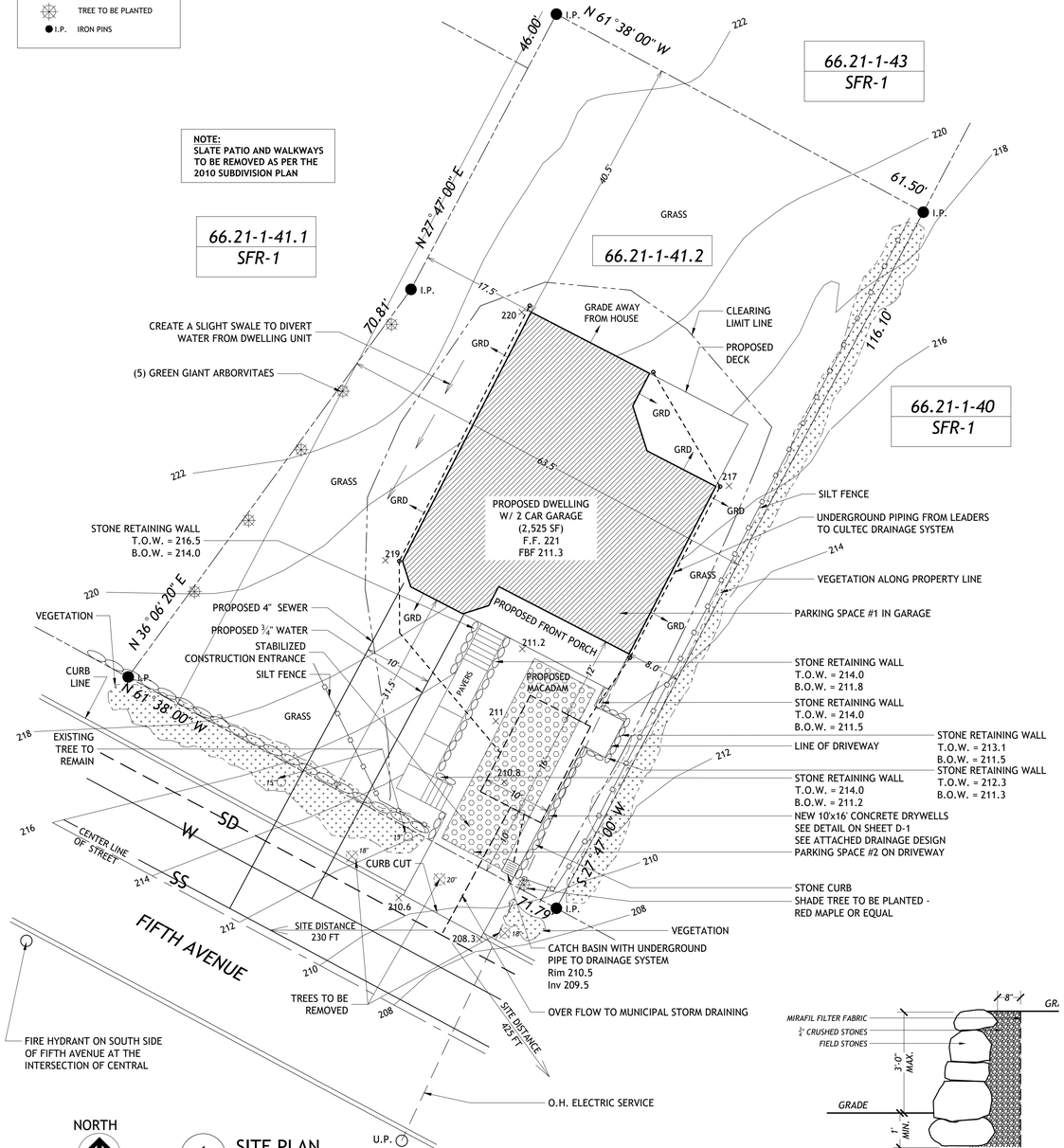
NOTE:
SLATE PATIO AND WALKWAYS TO BE REMOVED AS PER THE 2010 SUBDIVISION PLAN

66.21-1-43
SFR-1

66.21-1-41.1
SFR-1

66.21-1-41.2

66.21-1-40
SFR-1



NORTH

1 SP-1 **SITE PLAN**
1" = 10'

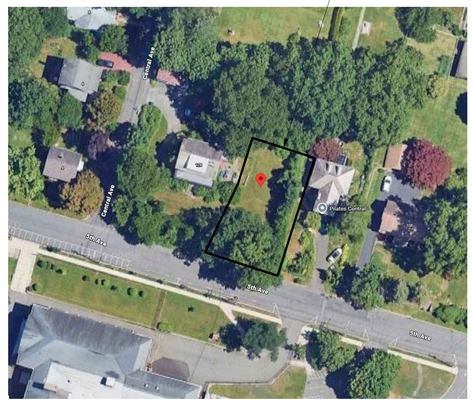
SECTION 66.21 BLOCK 1 LOT 41.2
DATA FOR SITE PLAN OBTAINED FROM APPROVED SUBDIVISION MAP
DATED 11/25/08 BY GDANSKI CONSULTANTS, INC
FINAL REVISION DATED 4/21/10

STONE WALL DETAIL
SCALE 1/2" = 1'-0"

124 FITH AVENUE
NYACK NY

2 SP-1 **LOCATION MAP**
N.T.S.

124 FITH AVENUE
NYACK NY



3 SP-1 **VICINITY MAP**
N.T.S.

Drainage Design: 124 Fifth
Soils-Wethersfield "C"

Development size =	0.0514 Acre
Undeveloped SCS Curve No.=	74.0000
Developed SCS Curve No.=	98.0000

1. Select Design Storm
100 year, 24-hour

2. Type of subsurface disposal system:
Concrete drywell

3. Determine Percolation Rate:

Percolation Rate:	
Drop	1.0000 inches
Time	30.0000 minutes
a. Area of Percolation (Ap):	
Surface area of Cylinder	
Ac=Pi*Dhavg	
D=	1.0000 foot
havg=	9.5000 inches
Ac=	2.4871 Ft^2
Bottom Area	
Ab=Pi*r^2	
Ab=	0.7854 Ft^2
Volume of Percolation:	
Ap=Ac+Ab	
Ap=	3.2725 Ft^2
Vp=Ab*h	0.0654 Ft^3
Soil Percolation Rate	
Sr=volume/area/time	0.0007 Ft^3/Ft^2/Min.
Sr=	0.9600 Ft^3/Ft^2/day
Sr=(minus clogging factor of 25%)	0.7200 Ft^3/Ft^2/day

4. Calculate Required Storage Volume:

100yr, 24 hour rainfall=	9.3000 inches	
From Table 2-1 of TR-55		
Existing CN=	74.0000 therefore depth Vr=	6.11 Inches
Proposed CN=	98.0000 therefore depth Vr=	9.10 Inches
DeltaVr=	2.9900 Inches	
Vs=deltaV*Area		
Vs=	558.1333 Ft^3	

5. Calculate Volume per Drywell:

Vw=Pi*r^2*height	
Thickness of Stone=	2.0000 feet
Thickness of drywell wall=	0.3330 foot
Diameter of drywell=	6.0000 feet
Height of drywell=	6.0000 feet
Vw=	254.7120 Ft^3

6. Calculate 24-hour percolation volume per drywell(Vp):
Vp=bottom surface area of drywell*soil percolation rate(Sr)
Vp=Pi*D*h*Sr

Vp=	64.3318 Ft^3/day/drywell

*Note: Sides of drywell not included

7. Calculate the total 24-hour Volume per drywell (Vt):
Vt=Volume of drywell(Vw)percolation volume(Vp)

Vt=	319.0437 Ft^3

8. Determine number of drywells required (DWr):

DWr=Req. Volume of Storage(Vs)/Total Vol. per Drywell(Vt)	1.7494
DWr=	USE 2

TABLE 4-1 DIMENSIONAL STANDARDS OF THE VILLAGE OF NYACK ZONE SFR-1

	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,500 SF	7,500 SF
MINIMUM LOT WIDTH	50'	63.5'
FRONT SETBACK	23.6'	31.5'
SIDE SETBACK	6.35'	8.0'
SIDE SETBACK (BOTH)	19.05'	25.3'
REAR YARD	35.43'	40.5'
MAXIMUM BUILDING HEIGHT (STORES)	2	2
MAXIMUM BUILDING HEIGHT (FEET)	32'	27'
MINIMUM USABLE AREA	1,500 SF	2,525 SF
OFF STREET PARKING D.O.	2	2
MINIMUM DWELLING SIZE	900 SF	2,525 SF

CHART OF SETBACKS

FRONT	-	20% OF LOT AREA DIVIDED BY LOT WIDTH = .20x7500 / 63.5 = 23.6'
SIDE	-	5 FEET OR 10% OF LOT WIDTH = .10x63.5 = 6.35'
SIDE (BOTH)	-	30% OF LOT WIDTH = .30x63.5 = 19.05'
REAR	-	30% OF LOT AREA DIVIDED BY LOT WIDTH = .30x7500 / 63.5 = 35.43'

REVISIONS:

REVISIONS:
04 MAY 2026
16 MAY 2026
27 MAY 2026
10 OCT 2026

DATE: 16 FEB 2026
SCALE: AS NOTED
SHEET: SP-1

PROPOSED RENOVATION

NEW HOUSE - SITE PLAN

DO NOT SCALE PRINTS

RODI BUILDER I LLC
124 FIFTH AVENUE
NYACK, NEW YORK

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663