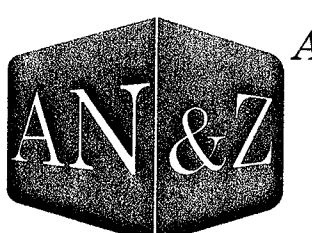


LEGEND

- 362 --- EXISTING 2' CONTOUR
- 360 --- EXISTING 10' CONTOUR
- + 360.0 EXISTING SPOT ELEVATION
- CB EXISTING CATCH BASIN
- == EXISTING STORM DRAIN LINE
- EXISTING STONEWALL
- EXISTING GUARDRAIL
- EXISTING UTILITY POLE

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:		
RIVER EDGE ESTATES		
TITLE:		
CONCEPT PLAN		
DRAWN BY: MM	CHECKED BY: DMZ	
DATE: MAY 4, 2020	SCALE: 1 IN. = 50 FT.	
PROJECT NO:	DRAWING NO:	
3340	2 OF 2	

STANDARD MAP NOTES:

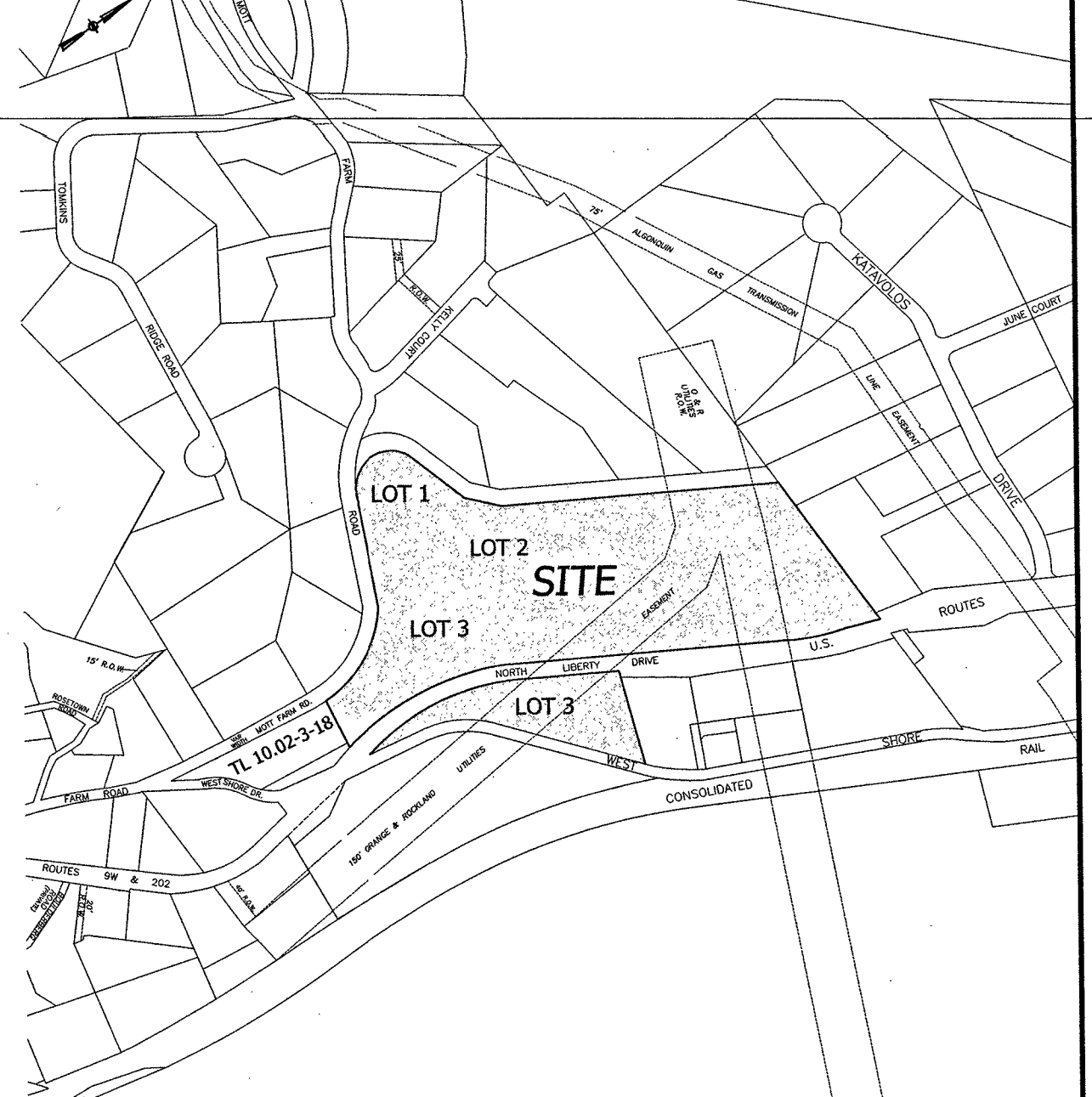
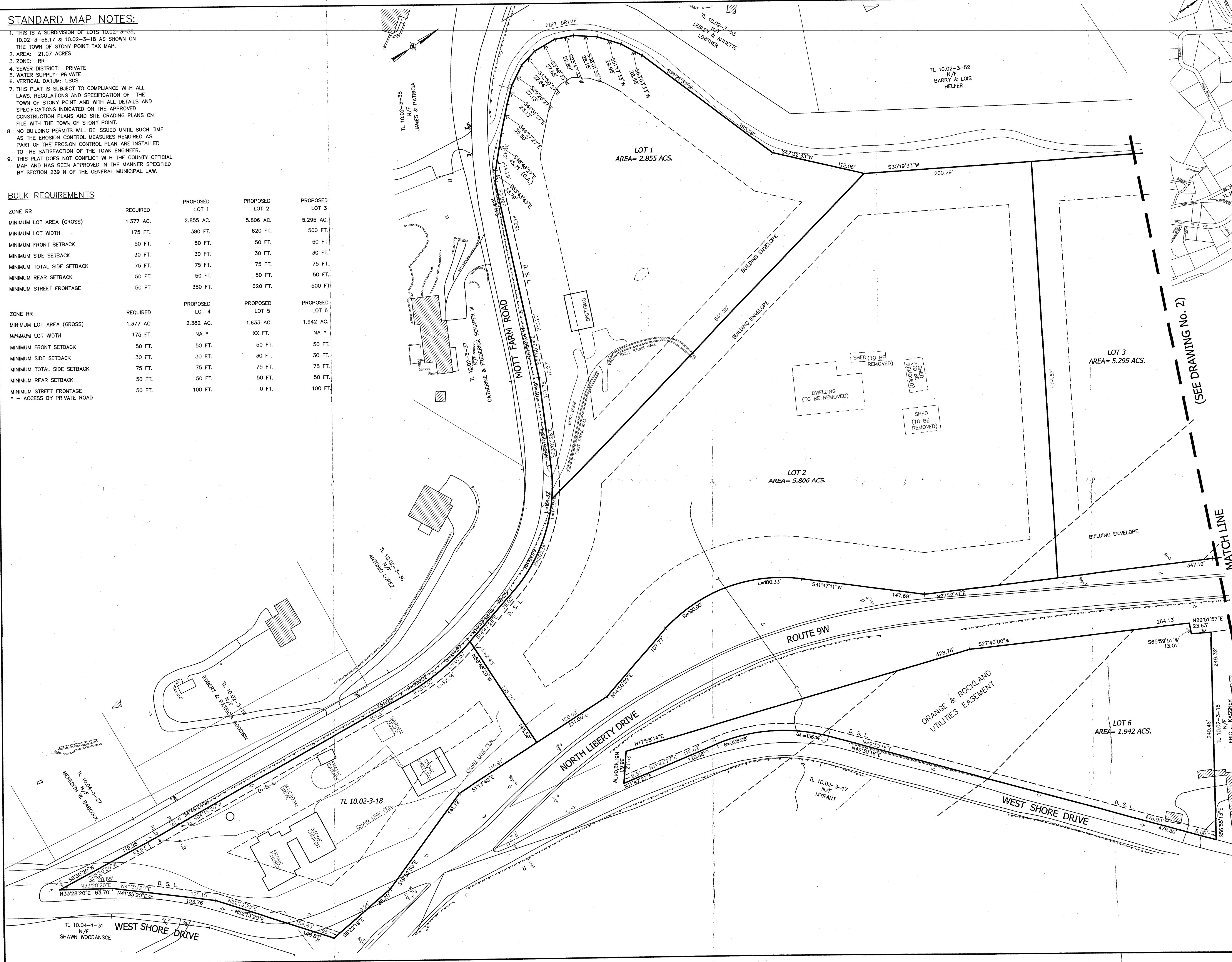
1. THIS IS A SUBDIVISION OF LOTS 10.02-3-55, 10.02-3-56.17 & 10.02-3-18 AS SHOWN ON THE TOWN OF STONY POINT TAX MAP.
2. AREA: 21.07 ACRES
3. ZONE: RR
4. SEWER DISTRICT: PRIVATE
5. WATER SUPPLY: PRIVATE
6. VERTICAL DATUM: USGS
7. THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATION OF THE TOWN OF STONY POINT AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE WITH THE TOWN OF STONY POINT.
8. NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED TO THE SATISFACTION OF THE TOWN ENGINEER.
9. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 N OF THE GENERAL MUNICIPAL LAW.

BULK REQUIREMENTS

ZONE RR	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MINIMUM LOT AREA (GROSS)	1,377 AC.	2,855 AC.	5,806 AC.	5,295 AC.
MINIMUM LOT WIDTH	175 FT.	380 FT.	620 FT.	500 FT.
MINIMUM FRONT SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM SIDE SETBACK	30 FT.	30 FT.	30 FT.	30 FT.
MINIMUM TOTAL SIDE SETBACK	75 FT.	75 FT.	75 FT.	75 FT.
MINIMUM REAR SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM STREET FRONTAGE	50 FT.	380 FT.	620 FT.	500 FT.

ZONE RR	REQUIRED	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6
MINIMUM LOT AREA (GROSS)	1,377 AC.	2,382 AC.	1,633 AC.	1,942 AC.
MINIMUM LOT WIDTH	175 FT.	NA *	XX FT.	NA *
MINIMUM FRONT SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM SIDE SETBACK	30 FT.	30 FT.	30 FT.	30 FT.
MINIMUM TOTAL SIDE SETBACK	75 FT.	75 FT.	75 FT.	75 FT.
MINIMUM REAR SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM STREET FRONTAGE	50 FT.	100 FT.	0 FT.	100 FT.

* - ACCESS BY PRIVATE ROAD



VICINITY MAP
SCALE: 1 IN.=500 FT.

LEGEND

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- === EXISTING STORM DRAIN LINE
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REVISION	DATE	DESCRIPTION

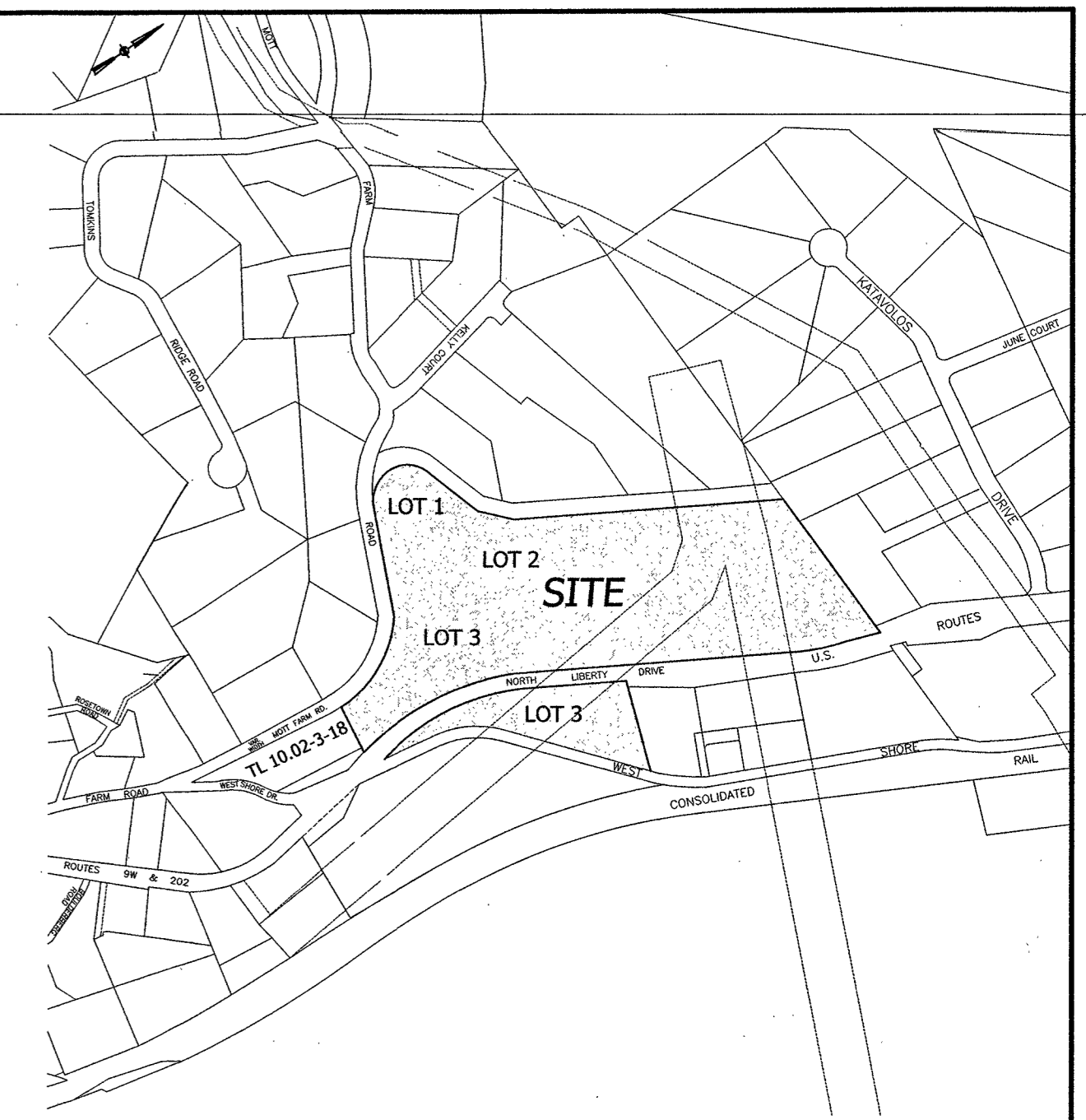
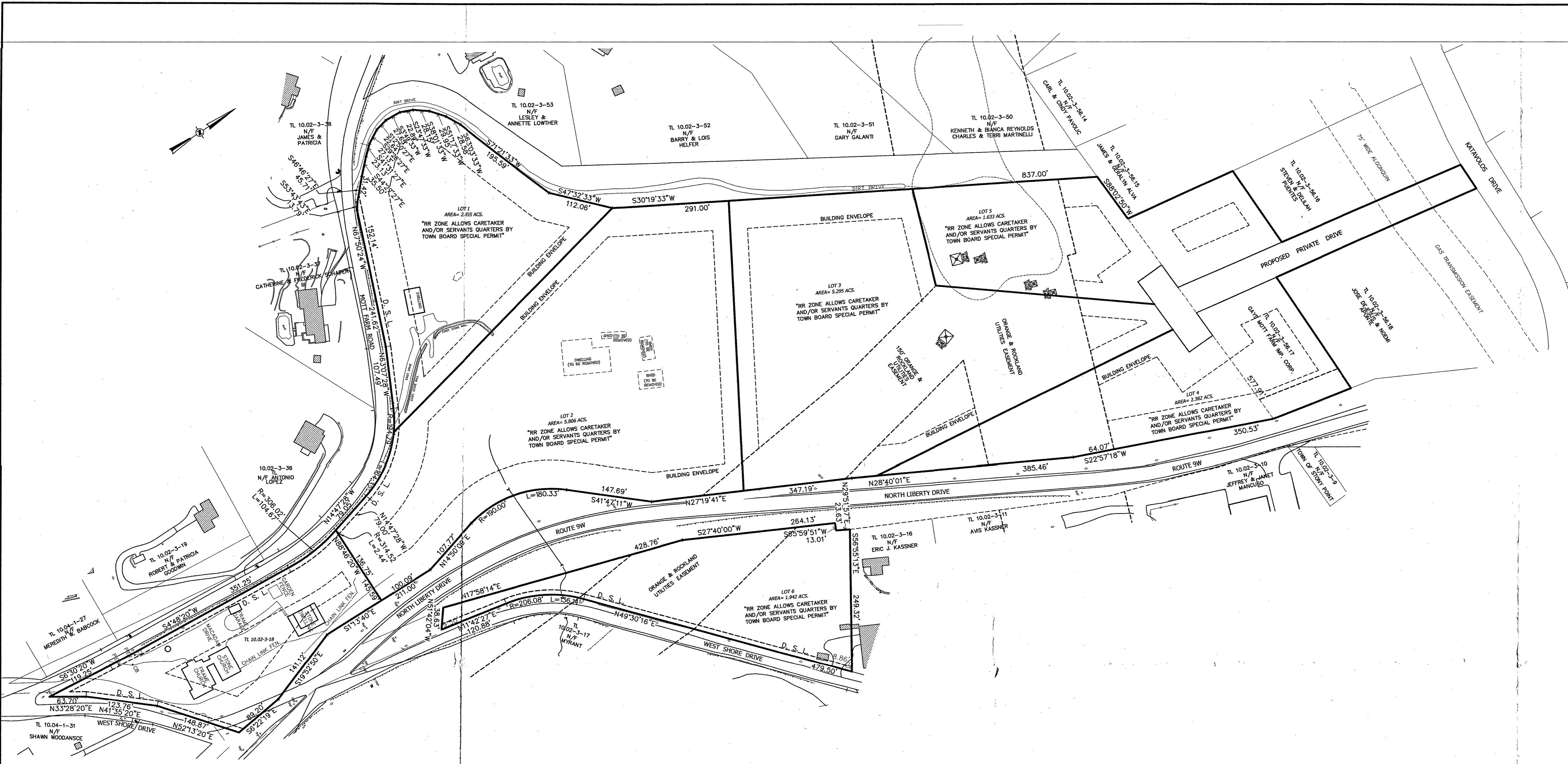
AN&Z
ATZL, NASHER & ZIGLER P.C.
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New City, New York 10956
Tel: (845) 634-4694
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Web: www.ANZNY.com

PROJECT: **RIVER EDGE ESTATES**

TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

TITLE: **CONCEPT PLAN**

DRAWN BY: MM	CHECKED BY: DMZ
DATE: MAY 4, 2020	SCALE: 1 IN. = 50 FT.
PROJECT NO: 3340	DRAWING NO: 1 OF 2



VICINITY MAP
SCALE: 1 IN. = 500 FT.

LEGEND

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PROJECT: **RIVER EDGE ESTATES**

TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

TITLE: **CONCEPT PLAN**

DRAWN BY: MM	CHECKED BY: DMZ
DATE: MAY 4, 2020	SCALE: 1 IN. = 100 FT.
PROJECT NO: 3340	DRAWING NO: 1