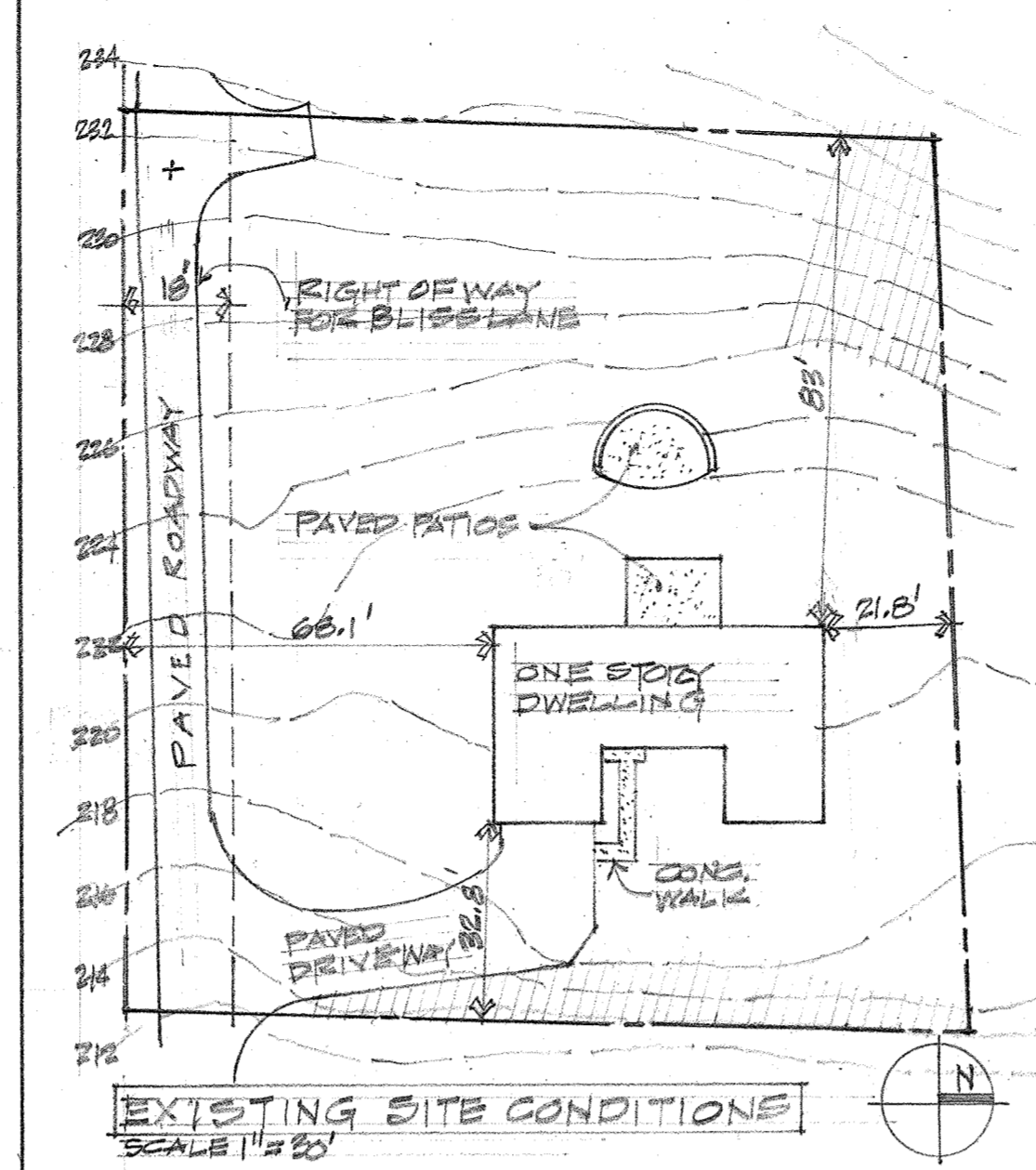
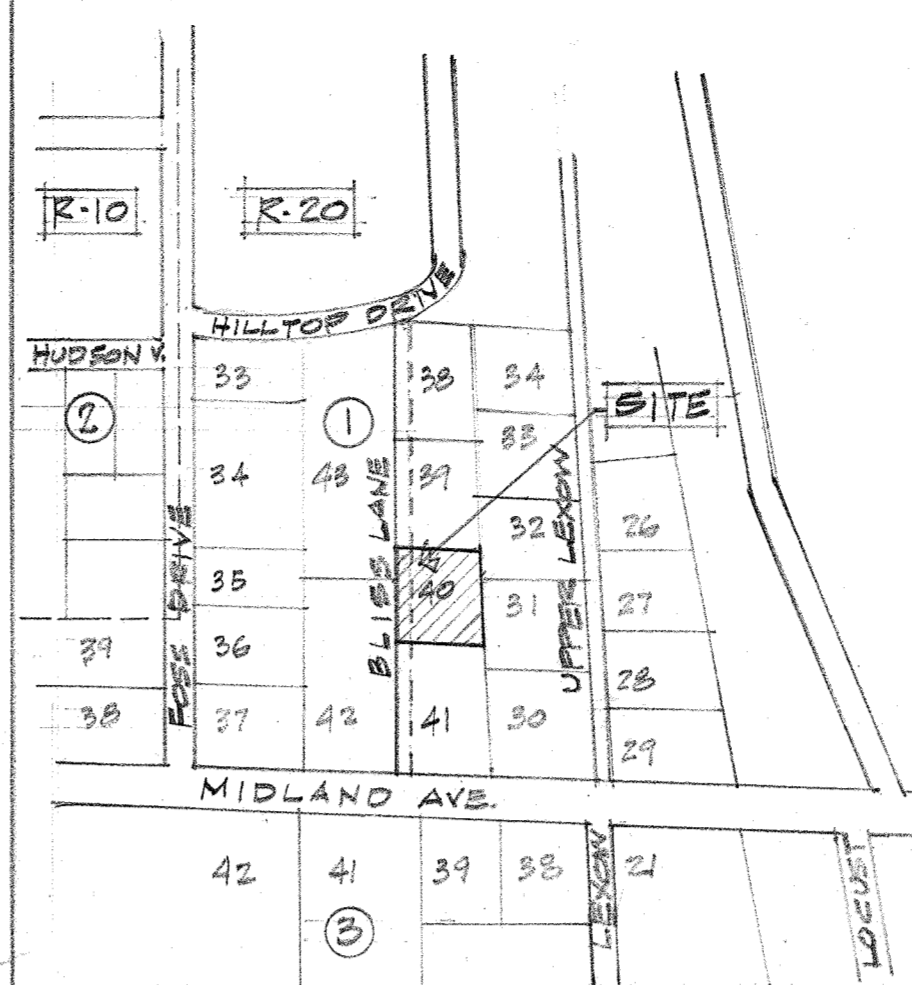


CELLAR PLAN
SCALE 1/4" = 1'-0"



EXISTING SITE CONDITIONS
SCALE 1/2" = 20'



LOCATION MAP
1" = 300'

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- CONTOUR AT 2' INTERVAL
- ① NEW WOOD DECK ABOVE GRADE
- ② CONCRETE PAVES ON GRADE
- ③ AREA ON PROPERTY WITH SLOPE IN EXCESS OF 15%
- ④ PROPOSED LOCATION OF STORM WATER RETENTION AREA
- - - EXISTING STRUCTURE TO BE REMOVED
- - - NEW CONTOUR

DEVELOPMENT COVERAGE

EXISTING	AREA #
RESIDENCE	1534
PATIO & CONCRETE WALK	350
ROADWAY PAVING	1645
DRIVEWAY PAVING	1150
TOTAL EXISTING	4679 #
NEW COVERAGE	
ADDITION INCL. DECK	922
WALK - PAVES ON GRADE	100
POOL	316
RETAINING WALL	70
TOTAL NEW	1408 #
LESS EXISTING TO BE REMOVED	-600
TOTAL COVERAGE	5487 #

STORM WATER RETENTION

INCREASE OF IMPERVIOUS - 330 # SURFACE

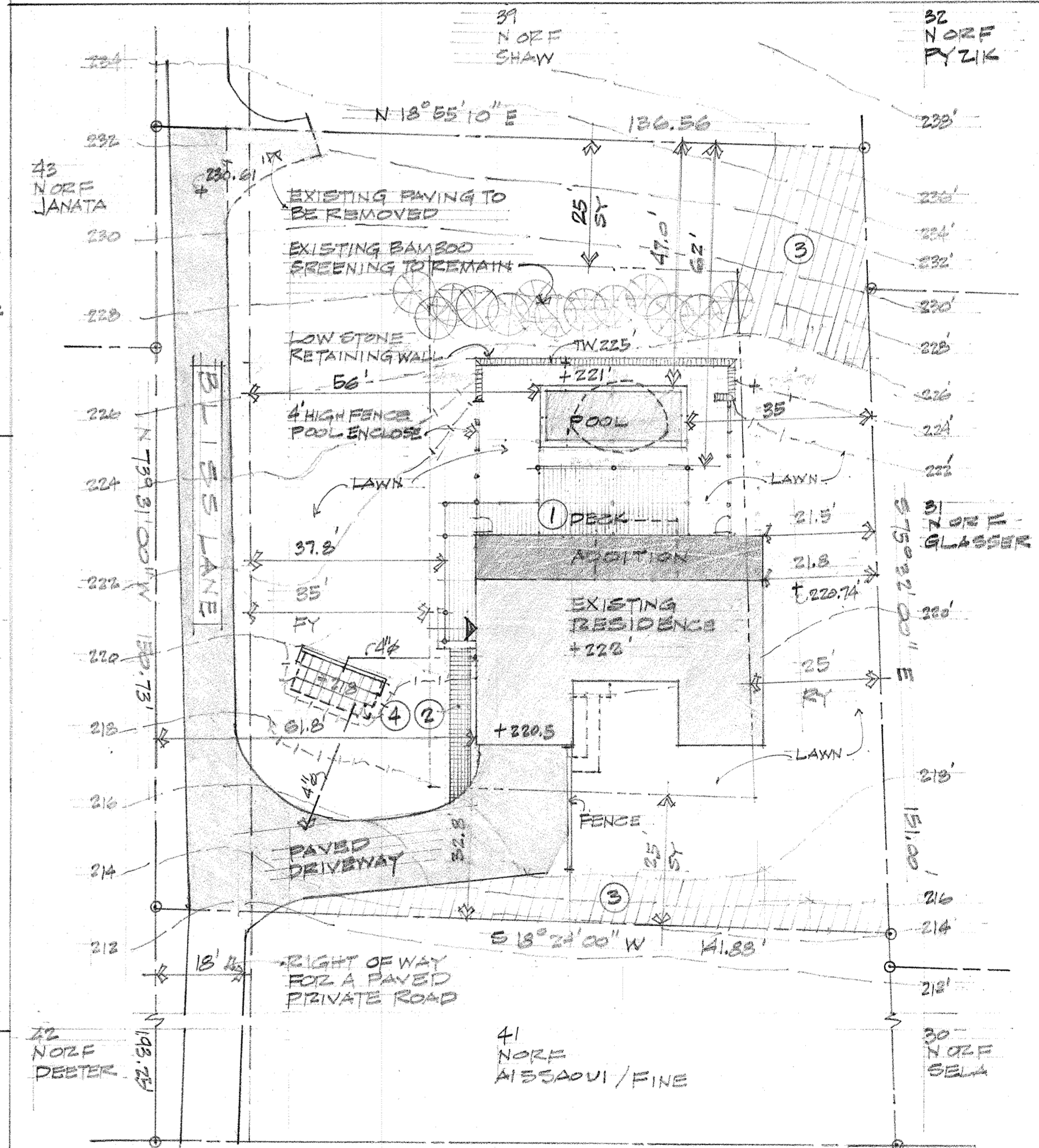
THE INCREASE IN RUN-OFF WILL BE MITIGATED BY A SURFACE DETENTION BASIN. THE BASIN WILL BE SET AT 125 # - BOTTOM AREA X 2' DEEP AND HAVE A CAPACITY OF GREATER THAN 330 CUB. FEET. SEE DRAWING NO. FOR DETAILS

ZONING DATA
TAX LOT NO. - 60.09/1/40 | ZONING DISTRICT - R-20 RESIDENTIAL

BULK REQUIREMENTS

REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT SIZE	20,000 #	20,252 # *	NO CHANGE
MIN. FRONTAGE	100'	0' PRIVATE RD. **	NO CHANGE
MIN. LOT WIDTH	100'	150'	NO CHANGE
MIN. FRONT YARD	35'	43.8'	37.8'
MIN. SIDE YARD	25'	32.8' EAST 83' WEST	32.8' EAST 62' WEST
MIN. TOTAL SIDE YARD	50'	115.8'	87.5'
MIN. REAR YARD	25'	21.3' **	21.5' ***
MAX. FLOOR AREA RATIO	0.20	0.079	0.140
MAX. HEIGHT	28'	12'	21' (SEE DWG. NO. 4)
MAX. BUILDING COVERAGE	12%	7.57%	10.36%
MAX. TOTAL COVERAGE	25%	23.1%	27.096% ***
PARKING SETBACK	5'	45' SOUTH 15' EAST	NO CHANGE
SWIMMING POOL SETBACK	30' EX. BY	NA	56' BY 47' BY 35' BY

* NET LOT AREA - EXIST. LOT AREA 20,972 # LESS SLOPE AREA 725 # = 20,252 #
 ** EXISTING NON-CONFORMING BULK
 *** VARIANCE REQUIRED

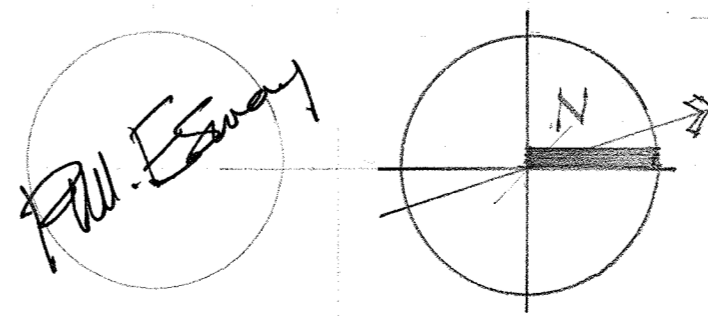


MIDLAND AVENUE

SITE PLAN
SCALE 1" = 20'

THIS SITE PLAN IS BASED ON A SURVEY OF PROPERTY FOR CYNTHIA TURNER BY ROBERT E. SORACE, PLS DRAWING NO. R07969 DATED 9/17/2016

PROPERTY OWNER
CYNTHIA TURNER
206 RADELIF DRIVE
UPPER NYACK, NY



DATES:
PERMIT 12-27-23
REV. 1-22-24
REV. 3-28-24

ADDITION & ALTERATION TO THE TURNER RESIDENCE
224 BLISS LANE / UPPER NYACK, NY

MICHAEL ESNAJ / ARCHITECT
17 VAN HOUTEN ST. / UPPER NYACK, NY
TEL: (845) 358-0933 EMAIL: MIKE@ESNAJ.COM DWG.

