

THE WATANABE RESIDENCE

204 Hilltop Drive
Nyack, NY 10960

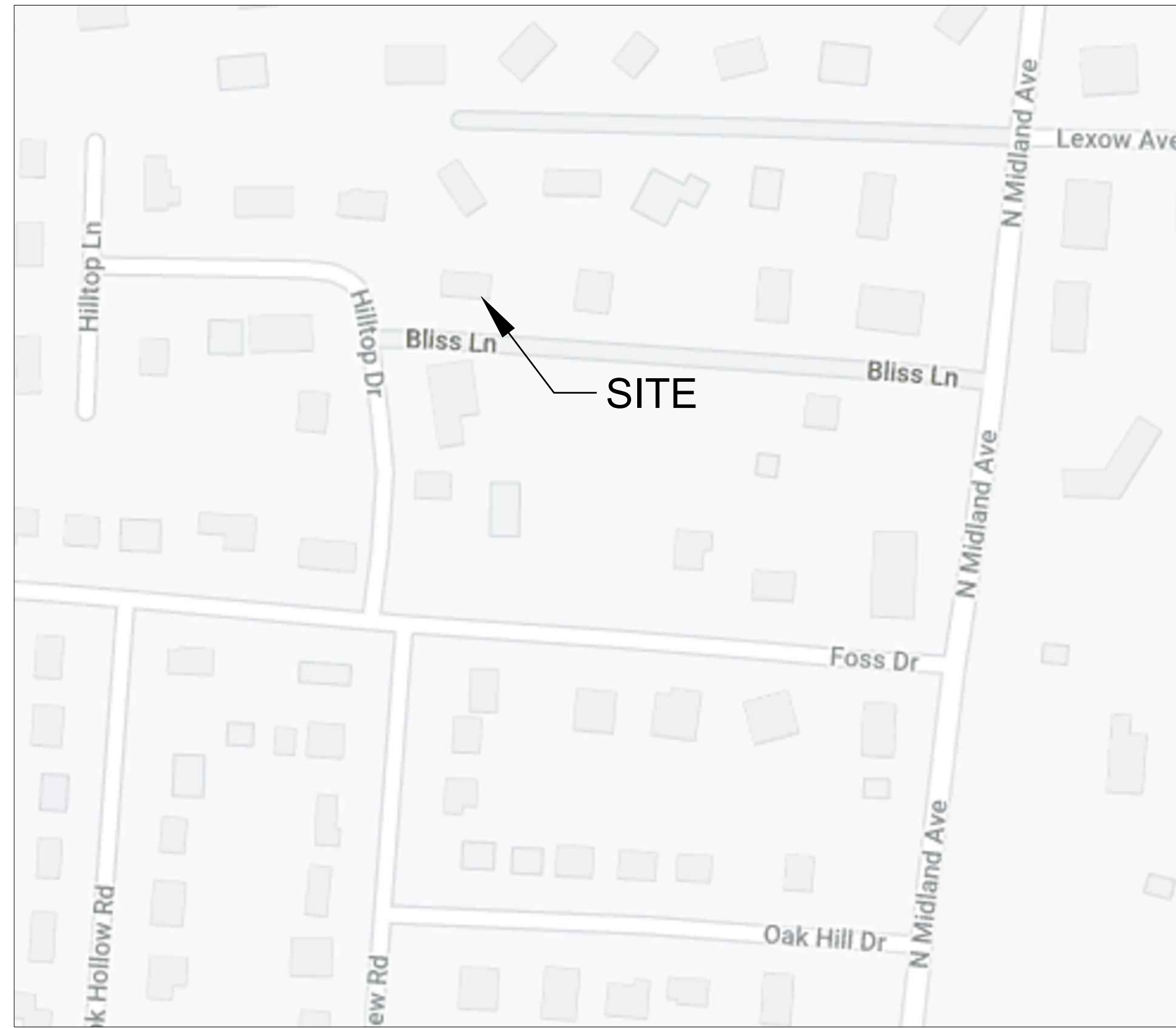
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5.26.2021 PERMIT APPLICATION

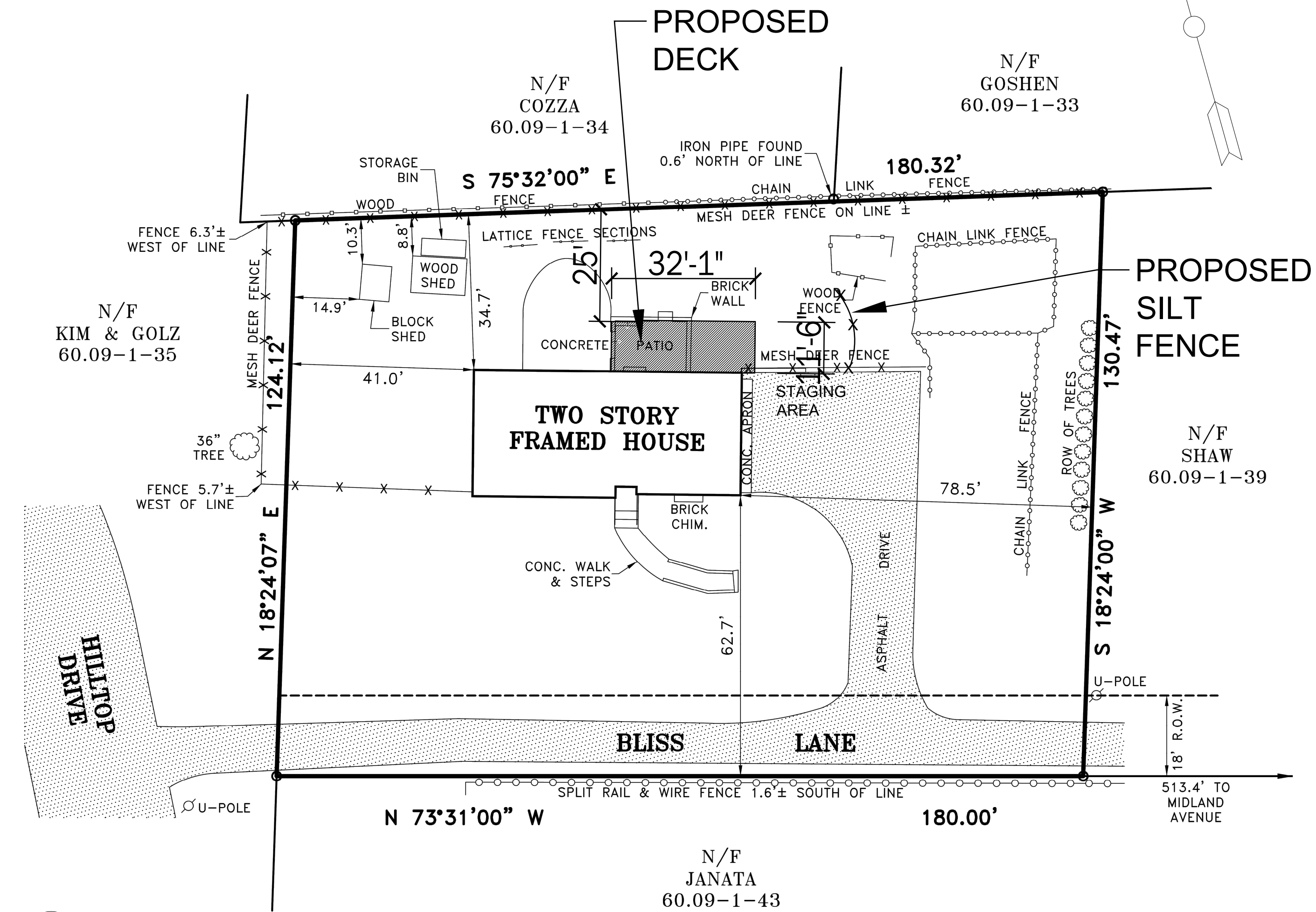
DRAWING TITLE
VICINITY MAP
SITE PLAN

PROJECT NO. 2101
DRAWN BY MCR
SCALE AS NOTED
DATE MAY 25, 2021

A-0



1 VICINITY MAP
A-0 N.T.S.



2 SITE PLAN
A-0 1" = 20'

TAX MAP SECTION 60.09, BLOCK 1, LOT 38,
VILLAGE OF UPPER NYACK - TOWN OF CLARKSTOWN

THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:
BRETT & GEMINI WATANABE
DATED MAY 20, 2021
JAMESENGINEERING AND LANDSURVEYING, PLLC
8 CHEANDA LANE
WALLKILL, NEW YORK 12589
(845) 566-6522 FAX: (845)566-6525
W.E. JAMES, PLLC 2021

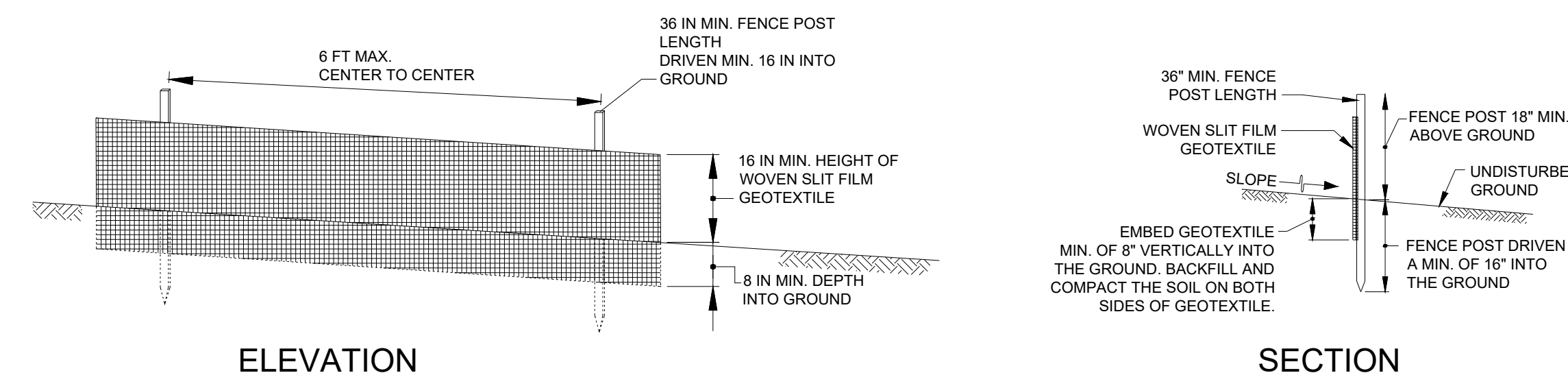
- NOTE:
- 1) SITE PLAN APPROVAL EXPIRES AFTER THREE YEARS
 - 2) AREA OF WORK HAS NO TREES OVER 16" DIA.
 - 3) ALL CONSTRUCTION & ASSOCIATED UTILITIES SHALL CONFORM TO APPLICABLE STATE & LOCAL CODES AS OF THE DATE OF SUBMISSION
 - 4) MINIMAL CHANGES TO EXISTING GRADE

BULK TABLE

OWNER OF RECORD BRETT & GEMINI WATANABE
PROPERTY ADDRESS 204 HILLTOP DRIVE
SECTION 136 BLOCK A LOT 9
ZONE R-3
USE SINGLE FAMILY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED	NET CHANGE
MIN. LOT AREA SF	20,000 SF	24,211 SF	22,919 SF	NO CHANGE
MIN. STREET FRONTAGE FT	100 FT	124.12 FT /180FT*	124.12 FT /180FT*	NO CHANGE
MIN. FRONT YARD SETBACK FT	35 FT	41FT / 62.7FT*	40.97FT / 62.5FT*	NO CHANGE
MIN. SIDE YARD SETBACK FT	25 FT	78.5 FT	78.5 FT	NO CHANGE
MIN. REAR YARD SETBACK FT	25 FT	34.7 FT	25 FT	- 9.3 FT
MIN. LIVABLE FLOOR AREA: (2) FLOORS SF	1,250 SF 800 SF /750SF	2,441 SFT 1,653 SF/788 SF	2,441 SFT 1,653 SF/788 SF	NO CHANGE
MAX. STRUCTURE HEIGHT FT	35 FT	22'-4"	22'-4"	NO CHANGE
MAXIMUM TOTAL LOT COVERAGE %	25%	7.9%	9.4%	+ 1.5%
PRIMARY BLDG LOT COVERAGE %	12%	7.2%	7.2%	NO CHANGE

* PROPERTY IS ON A CORNER LOT
HILLTOP DRIVE/BLISS LANE



3 SILT FENCE DETAIL
A-0 1/2" = 1'-0"