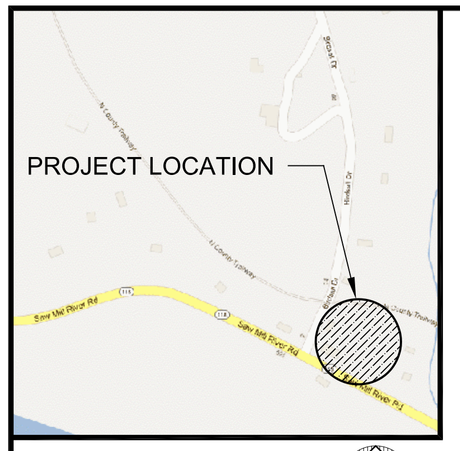
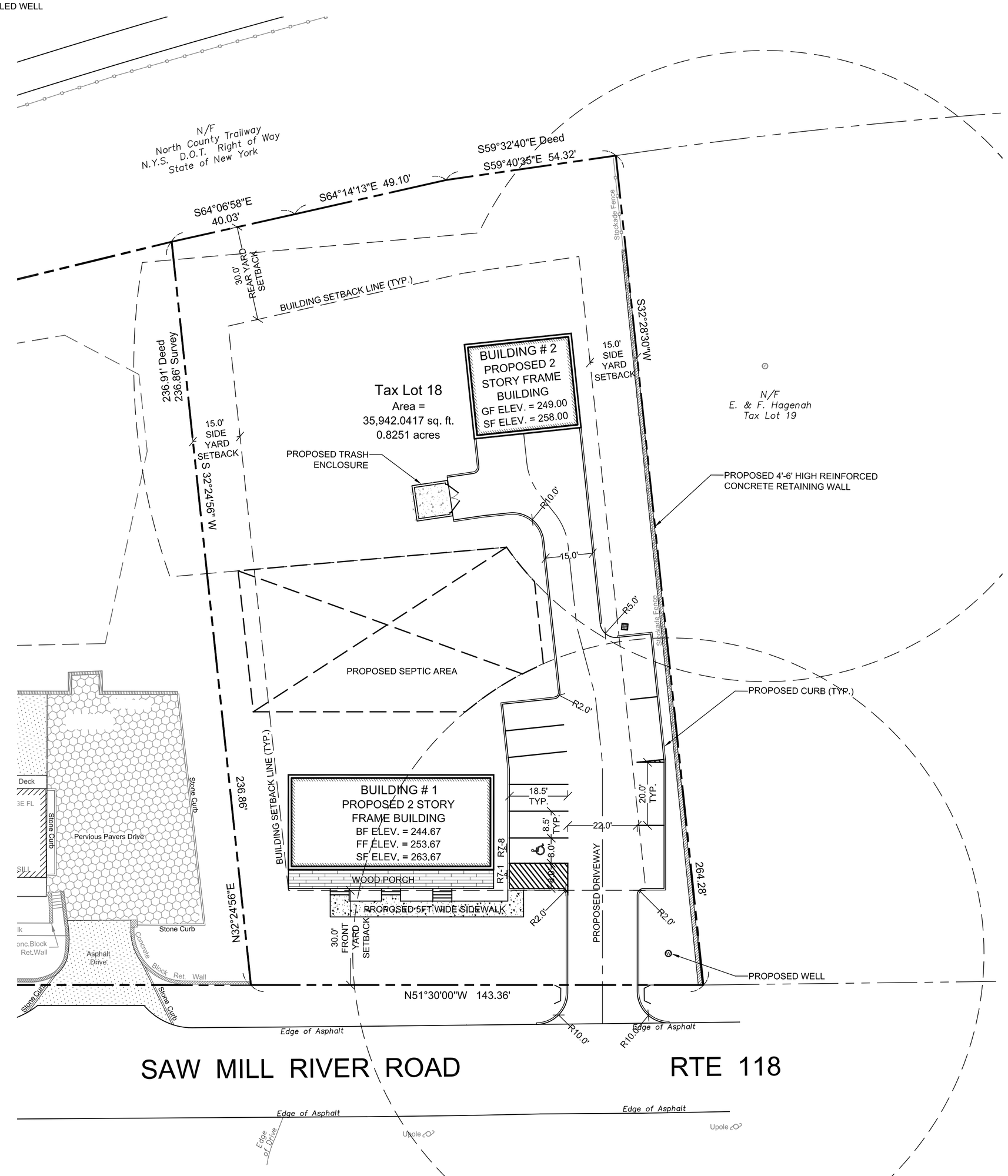


LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER:	MICHAEL DUBOVSKY 300 ROUTE 100 MT. KISCO, NY, 10549
PROJECT LOCATION:	702 SAW MILL RIVER ROAD YORKTOWN HEIGHTS, NY 10598
EXISTING TOWN ZONING:	CC, COUNTRY COMMERCIAL
PROPOSED USE:	CC, COUNTRY COMMERCIAL
TOWN TAX MAP DATA:	SECTION 59.14, BLOCK 1, LOT 18
SITE AREA :	0.8251 ACRES (35,942 SF)
SEWAGE FACILITIES:	SUBSURFACE SEWAGE TREATMENT SYSTEM
WATER FACILITIES:	DRILLED WELL



BULK & DIMENSIONAL REGULATIONS:

COUNTRY COMMERCIAL	REQUIRED	PROPOSED
MINIMUM LOT AREA:	None	———
MAXIMUM BUILDING AREA:	None	———
MAXIMUM ALLOWABLE DENSITY:	For dwelling units: 1/15,000 sq. ft. of lot area For commercial or mixed use structures: 0.20 F.A.R. F.A.R. = .20 x 35,942.72 F.A.R. = .7,188 S.F.	5,940 S.F.
MAXIMUM BUILDING HEIGHT:	Two stories /or 35 feet	Two stories /or 35 feet
MAXIMUM BUILDING COVERAGE: (Principal and Accessory Building)	30% of lot area	8.26% of lot area
LENGTH OF BUILDING:	No building shall be greater than 100 feet in length. For every 40 feet of building facade facing a public street the building facade shall be modulated such that the building is stepped back or extended forward.	65 Feet
BUILDING SETBACKS:		
FRONT YARD:	30'	36.6'
REAR YARD:	30'	172.9'
SIDE YARD:	15' except 20 when adjacent to a residential district.	15.7'

BUFFERING:

A landscaped area shall be provide in all front setbacks. There shall be a minimum ten (10) foot landscaped buffer in rear setbacks and ten (10) foot landscaped buffer in side setbacks adjacent to a street or residential district. Paved pedestrian paths shall connect parking areas with building entrances.

PROPOSED USE PARKING REQUIREMENTS:

PARKING REQUIREMENTS:	Parking spaces - 8.5' x 18.5' minimum No parking in front yard setback 1 space per residential unit 4 spaces per 1000 sf. retail space
TOTAL PARKING SPACES REQUIRED:	2 Residential Units = 2 Spaces 1950 sf. Retail Space = 8 Spaces Total Parking required = 10 Spaces
TOTAL PARKING SPACES PROVIDED:	9 Standard Spaces 1 Handicap Space Total Parking provided = 10 Spaces
PARKING VARIANCE REQUIRED:	None

BUILDING # 1
FIRST FLOOR - RETAIL/OFFICE = 1,950 SF.
SECOND FLOOR - TWP APARTMENTS = 1,950 SF.
TOTAL FLOOR AREA = 3,900 SF.

BUILDING # 2
FIRST FLOOR - GARAGE = 1,020 SF.
SECOND FLOOR - STORAGE = 1,020 SF.
TOTAL FLOOR AREA = 2,040 SF.

0 10 20 40
SCALE: 1"=20'-0"

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www.digsafelynewyork.com

NOTE:
1. *THIS IS NOT A SURVEY*. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY MERRITT LAND SURVEYORS, DATED 07/08/2009. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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PROJECT # 08-08

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
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Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:

SCALE: 1" = 20'
DRAWN BY: VAB
DATE: 03/27/2013

SITE PLAN

PROPOSED SITE PLAN
PREPARED FOR
MICHAEL DUBOVSKY
702 SAW MILL RIVER ROAD
Town of Yorktown Westchester County, NY

Sheet 1 of 3