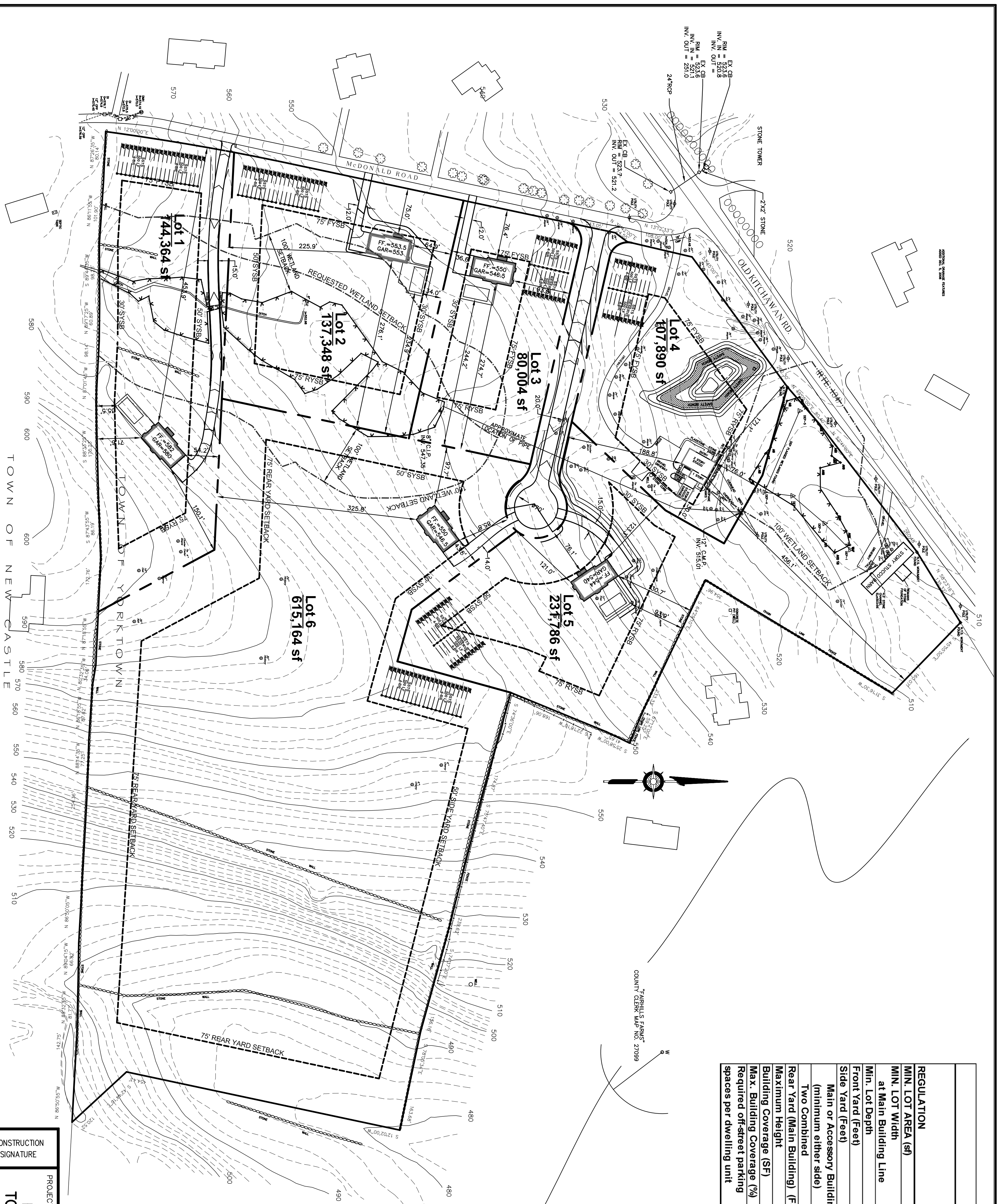


| ZONING ANALYSIS TABLE | | | | | | |
|--|----------|----------|----------|----------|----------|----------|
| DISTRICT: R1-80 (ONE FAMILY) | | | | | | |
| REGULATION | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 |
| REQUIRED | PROPOSED | PROPOSED | PROPOSED | PROPOSED | PROPOSED | PROPOSED |
| MIN. LOT AREA (sf) | 80,000 | 144,364 | 137,348 | 80,004 | 107,890 | 231,786 |
| MIN. LOT WIDTH at Main Building Line | 200 | 211 | 368 | 202 | 404 | 432 |
| MIN. Lot Depth | 200 | 647 | 397 | 397 | 306 | 272 |
| Front Yard (Feet) | 75 | 453.9 | 75 | 76.4 | 171.1 | 85.8 |
| Side Yard (Feet) | | | | | | |
| Main or Accessory Building (Minimum either side) | 30 | 54.2 | 64.9 | 36.6 | 30 | 123.3 |
| Two Combined | 80 | 125.8 | 290.8 | 130.1 | - | 253.9 |
| Rear Yard (Main Building) (Feet) | 75 | 150.1 | 276.1 | 274.7 | 76 | 130.7 |
| Maximum Height | 35 | <35 | <35 | <35 | <35 | <35 |
| Building Coverage (SF) | - | 2661 | 2661 | 2661 | 2616 | 2661 |
| Max. Building Coverage (%) | 10% | 1.8% | 1.9% | 3.3% | 2.4% | 1.1% |
| Required off-street parking spaces per dwelling unit | 1 | 2 | 2 | 2 | 2 | 2 |



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE MS LICENSED PROFESSIONAL ENGINEER AND ARCHITECT, SHALL BE A VIOLATION OF THE MS EDUCATION LAW.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

SUBDIVISION PLAN

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT: **EMERALD HILLS ESTATES**
ROUTE 134 & McDONALD ROAD
TOWN OF YORKTOWN - NEW YORK
WESTCHESTER COUNTY

HEC HUDSON ENGINEERING & CONSULTING, P.C.
 55 South Broadway
 Tarrytown, NY 10591
 914-909-0420
 Fax 914-560-2066

SUBDIVISION PLAN

2/26/13
 1/14/13
 1/31/11
 12/20/10
 design by MS, Org. 3/20/10
 drawn by MS, dated by, M.
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 Sheet 2 of 3

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