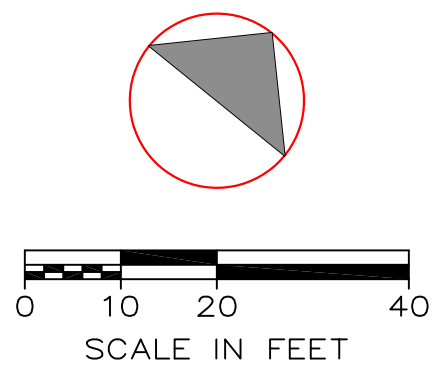


LOCATION MAP
N.T.S



ZONING SCHEDULE

PALISADES ENTERPRISES LLC	REQUIRED	PROVIDED
ZONE: HC HIGHWAY COMMERCIAL	HC ZONE	
23.20'-10, 11, 12 & 13		
MINIMUM LOT AREA (S.F.)	20,000 SF	73,573 SF
MINIMUM LOT WIDTH	100'	247'
MAXIMUM HEIGHT IN STORIES	2 1/2	2 1/2
IN FEET	35	35
MINIMUM YARD DIMENSIONS		
FRONT	30'	30'
SIDE	30'	30'
REAR	30'	30'
MAXIMUM BUILDING COVERAGE	20%	4%
MINIMUM LANDSCAPE COVERAGE	30%	60%
BUFFER STRIP ABUTTING RESIDENTIAL DISTRICT	50'	50'
BUFFER STRIP ABUTTING STREET LINE	25'	25'
OFF-STREET PARKING SPACES (BASED ON USE)	Required	Provided
RETAIL STORE: 2230 SF (HABITABLE)(1/300 SF)	8	11
OFFICE SPACE: 1090 SF (HABITABLE)(1/400 SF)	3	3

NOTE: SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS DEPICTED ON THE FEMA FIRM PANEL.

LEGEND

- | | | |
|----------|----------|--------------------|
| EXISTING | PROPOSED | |
| | | CATCH BASIN |
| | | DRAIN MANHOLE |
| | | SAN. SEWER MANHOLE |
| | | HYDRANT |
| | | DRAIN INLET |
| | | WATER VALVE |
| | | UTILITY POLE |
| | | LIGHT POLE |
| | | TREE |
| | | CONTOUR LINE |

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GRADING/LAYOUT
 PROPOSED
 CONVENIENCE STORE
 GAS STATION REHABILITATION
 PREPARED FOR
 PALISADES ENTERPRISES, LLC
 ROUTE 6 - E. MAIN ST.
 TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NY
 MAY 6, 2020
 SHEET 1 OF 8 SHEETS

REVISED: SEPTEMBER 10, 2021
 REVISED: AUGUST 4, 2021
 REVISED: JULY 28, 2021
 REVISED: OCTOBER 15, 2020
 REVISED: AUGUST 19, 2020
 REVISED: JULY 23, 2020
 REVISED: JUNE 17, 2020

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.