

PROPOSED OFFICES

1 DOGWOOD ROAD CORTLAND, NY. 10567

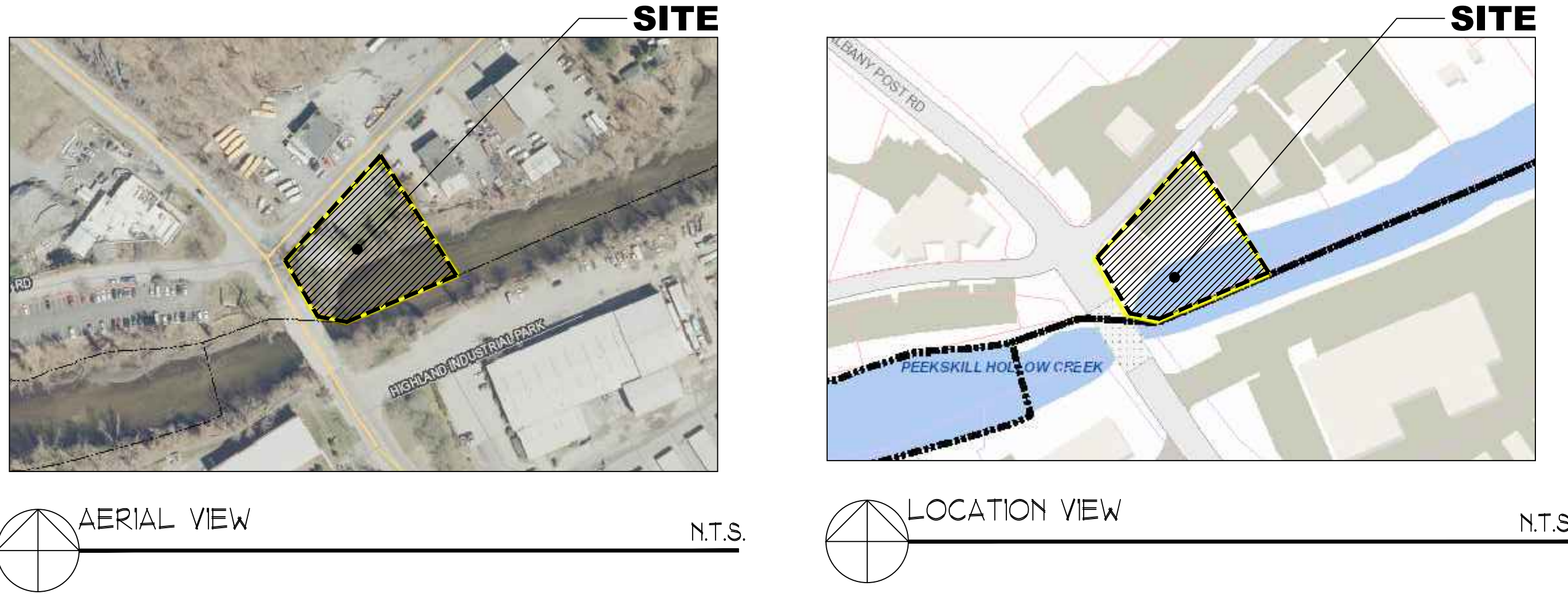


JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 0973256
 7 FIELDSTONE DRIVE
 NEW FAIRFIELD, CONNECTICUT 06812-000

MAPS

ZONING DATA

USE & PARKING ANALYSIS



ZONING DATA - TOWN OF CORTLAND				
TAX MAP DESIGNATION:		SECT: 23.13	BLOCK: 1	LOT: 12
ZONING DISTRICT: HC		HIGHWAY COMMERCIAL		
		REQMENTS	EXISTING	PROPOSED
LOT AREA	SQ. FT.	20,000	34,280	N.C.
MIN. LOT WIDTH	FT.	100.0'	160.0'	N.C.
FRONT YARD	FT.	30.0'	7.08'	N.C.
ONE SIDE YARD	FT.	30.0'	26.83'	N.C.
REAR YARD	FT.	30.0'	73.41'	N.C.
MAX. BUILDING COVERAGE	%	20%	6%	N.C.
MIN. LANDSCAPE COVERAGE	%	30%	34%	N.C.
MAX. HEIGHT	STY./FT.	25/35'-0"	EXISTING	N.C.
N.C. - NO CHANGE				

PROPOSED USE:
 SPECIALTY TRADE CONTRACTOR
 ELECTRICAL CONTRACTOR
 STANDARD INDUSTRIAL CLASSIFICATION # 1731

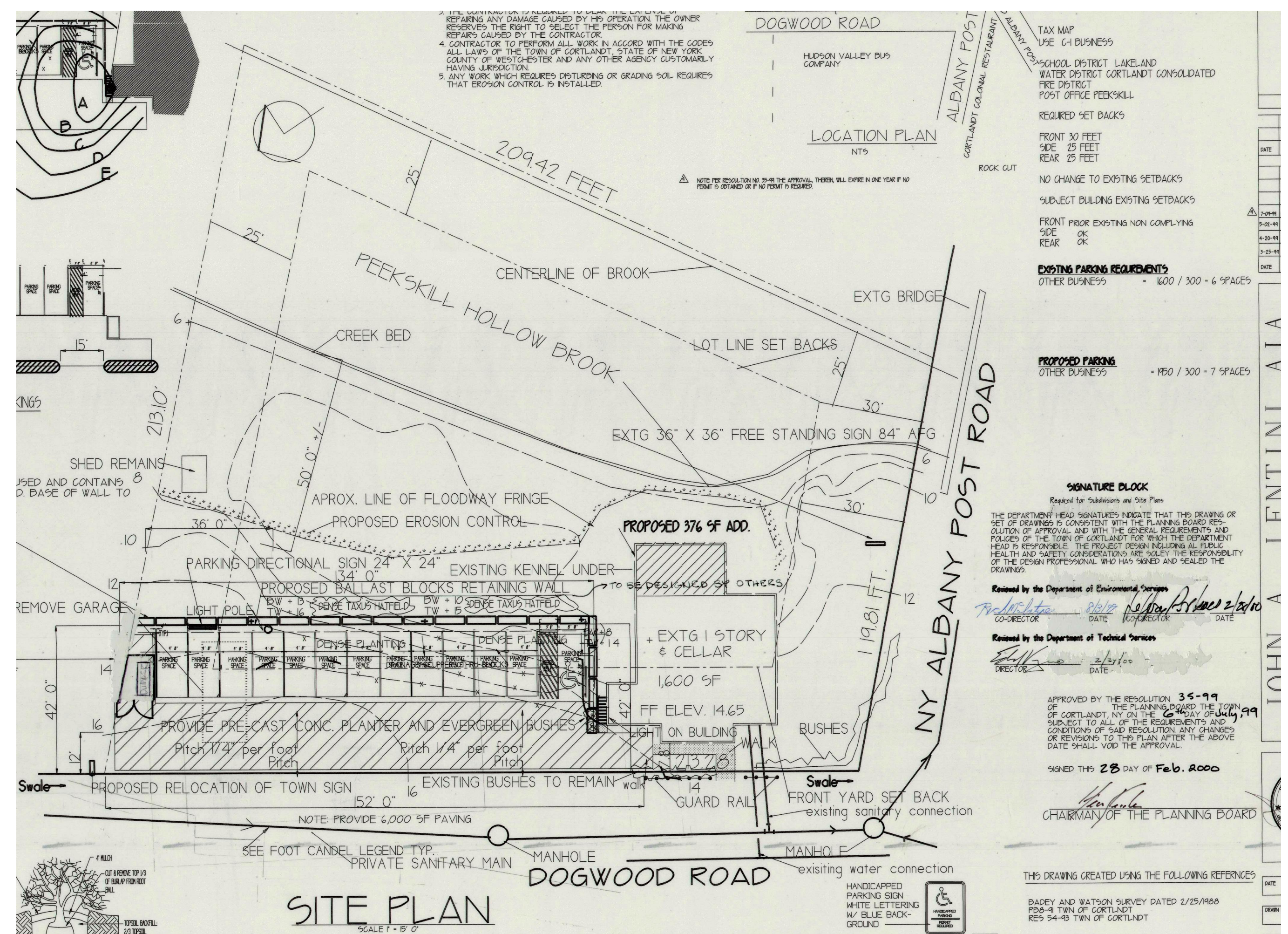
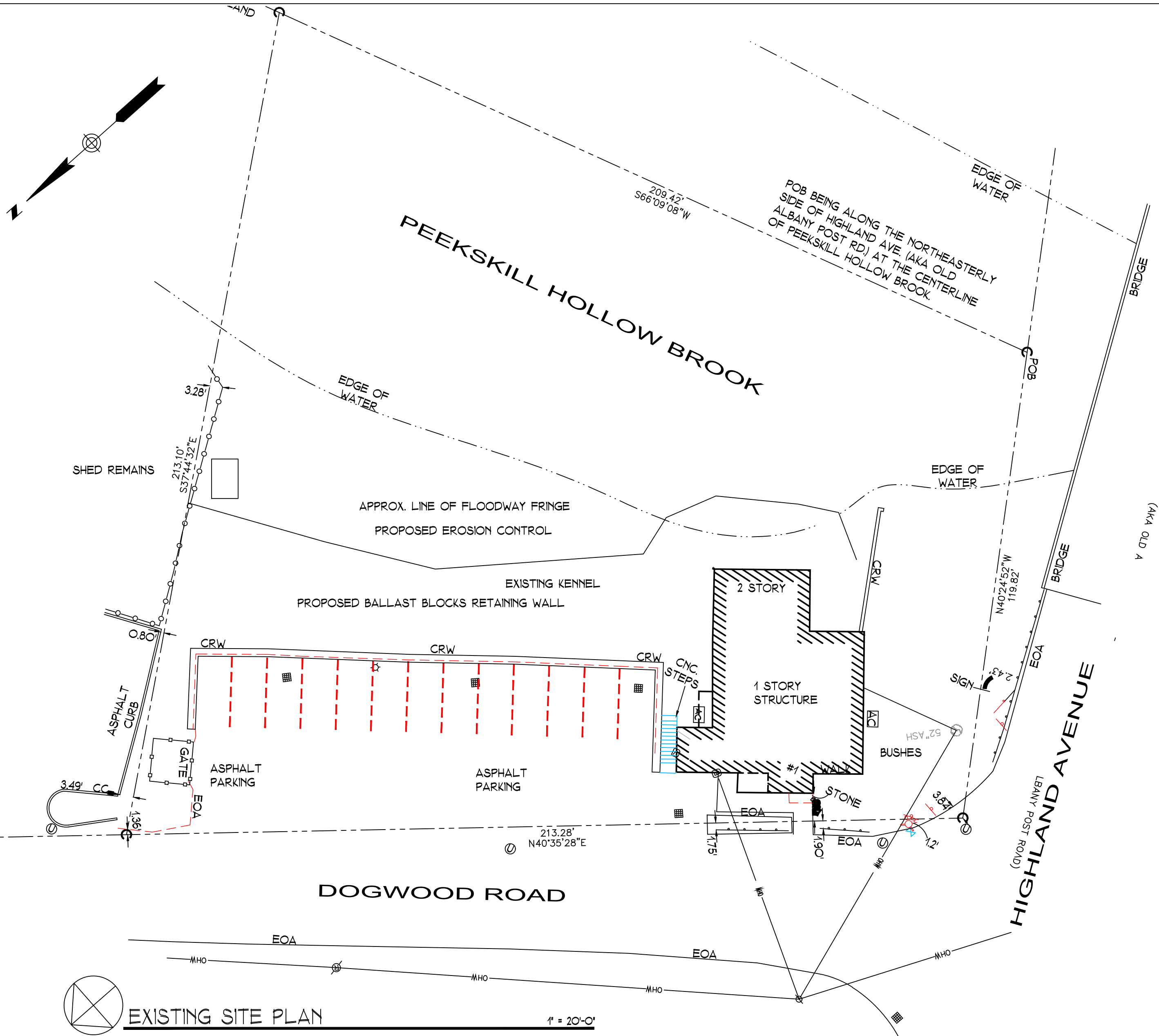
PERMITTED USE:
 ZONING TOWN OF CORTLAND (307-14 AND 307-15)
 PERMITTED BY SPECIAL PERMIT

OFF-PARKING SPACE:
 ZONING TOWN OF CORTLAND (307-13 TABLE)
 5 VANS (EMPLOYEES PARKING)
 4 OFFICE (1600 S.F. / 400 S.F.)
 + 2 VISITORS (INCLUDES 1 A.D.A. PARKING SPACES)
 11 (PARKING SPACES TOTAL REQUIRED)
 11 (PARKING SPACES TOTAL PROVIDED)

REVISIONS	DATE	BY

EXISTING SITE PLAN

PARTIAL SITE PLAN APPROVED 2/28/2000

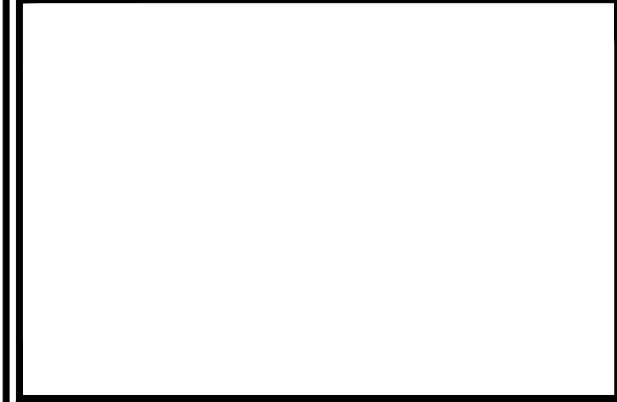


DRAWING TITLE:
 MAPS, EXISTING SITE PLAN,
 ZONING DATA, ANALYSIS &
 PARTIAL SITE PLAN

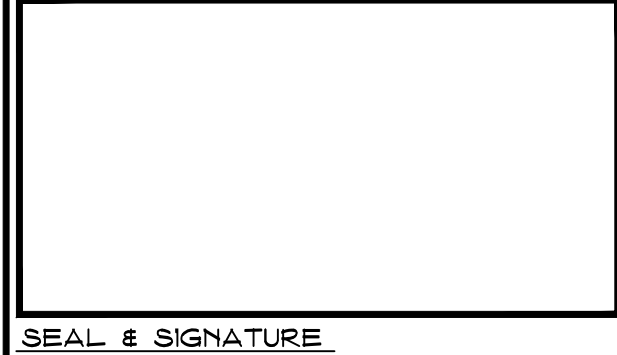
PROJECT:
 PROPOSED OFFICES

PROJECT ADDRESS:
 1 DOGWOOD RD.
 CORTLAND,
 NY 10567

DOB EXAMINER SIGNATURE:



DOB BSCAN STICKER:



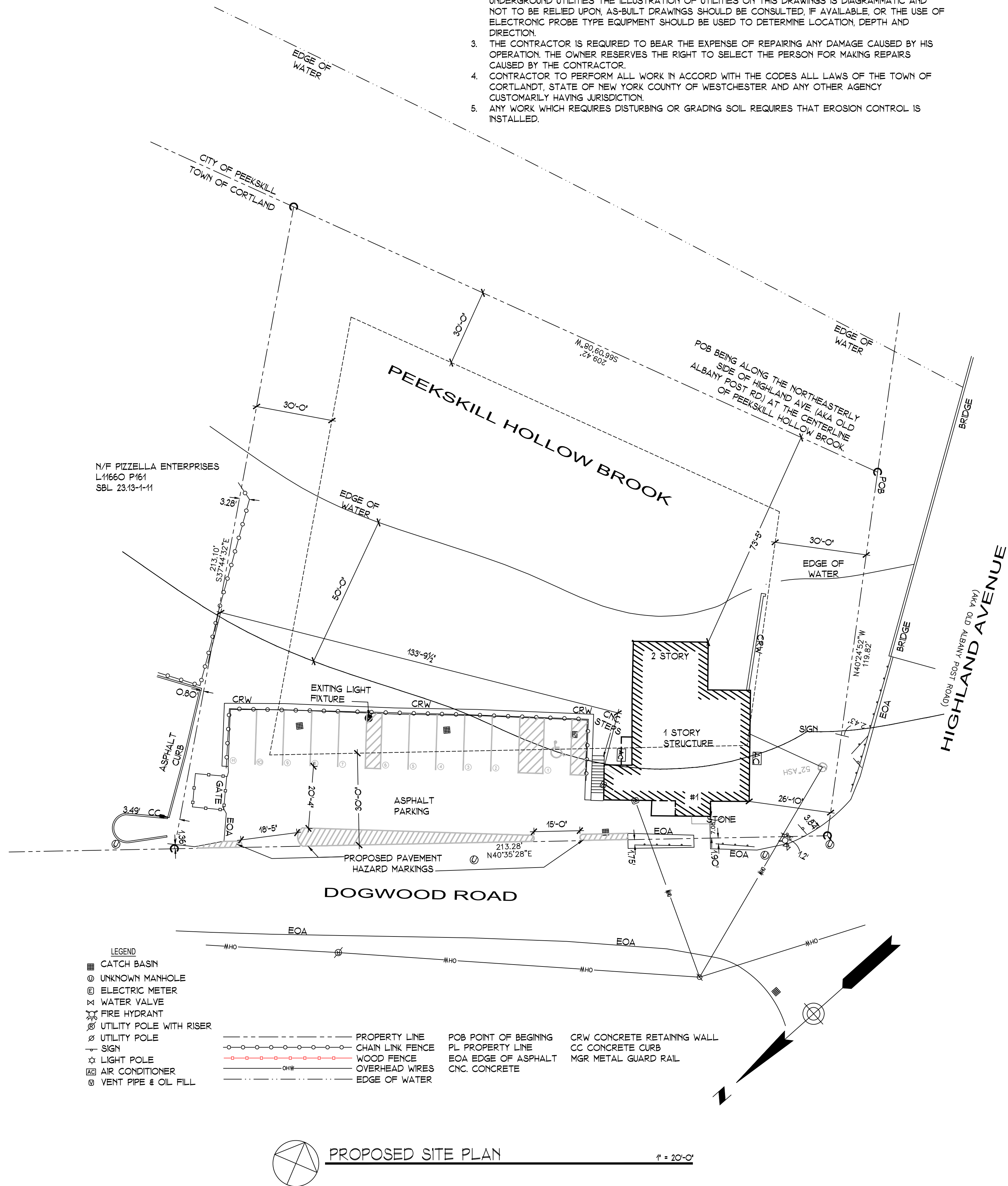
SEAL & SIGNATURE:



DATE: 11/14/2020 **DWG. NO.:** T-1
PROJECT NO.: 20-074
DRAWING BY: ARQ **CAD FILE NO.:**
CHECKED BY: JBH **1 OF 2**

GENERAL NOTES

1. ANY AREA DISTURBED BY THE WORK SHALL BE RESTORED TO PRIOR CONDITION TO INCLUDE SEEDING, PAVING, PATCHING, ETC.
2. PRIOR TO ANY GRADING OR EXCAVATION CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES THE ILLUSTRATION OF UTILITIES ON THIS DRAWINGS IS DIAGRAMMATIC AND NOT TO BE RELIED UPON, AS-BUILT DRAWINGS SHOULD BE CONSULTED IF AVAILABLE, OR THE USE OF ELECTRONIC PROBE TYPE EQUIPMENT SHOULD BE USED TO DETERMINE LOCATION, DEPTH AND DIRECTION.
3. THE CONTRACTOR IS REQUIRED TO BEAR THE EXPENSE OF REPAIRING ANY DAMAGE CAUSED BY HIS OPERATION. THE OWNER RESERVES THE RIGHT TO SELECT THE PERSON FOR MAKING REPAIRS CAUSED BY THE CONTRACTOR.
4. CONTRACTOR TO PERFORM ALL WORK IN ACCORD WITH THE CODES ALL LAWS OF THE TOWN OF CORTLANDT, STATE OF NEW YORK COUNTY OF WESTCHESTER AND ANY OTHER AGENCY CUSTOMARILY HAVING JURISDICTION.
5. ANY WORK WHICH REQUIRES DISTURBING OR GRADING SOIL REQUIRES THAT EROSION CONTROL IS INSTALLED.

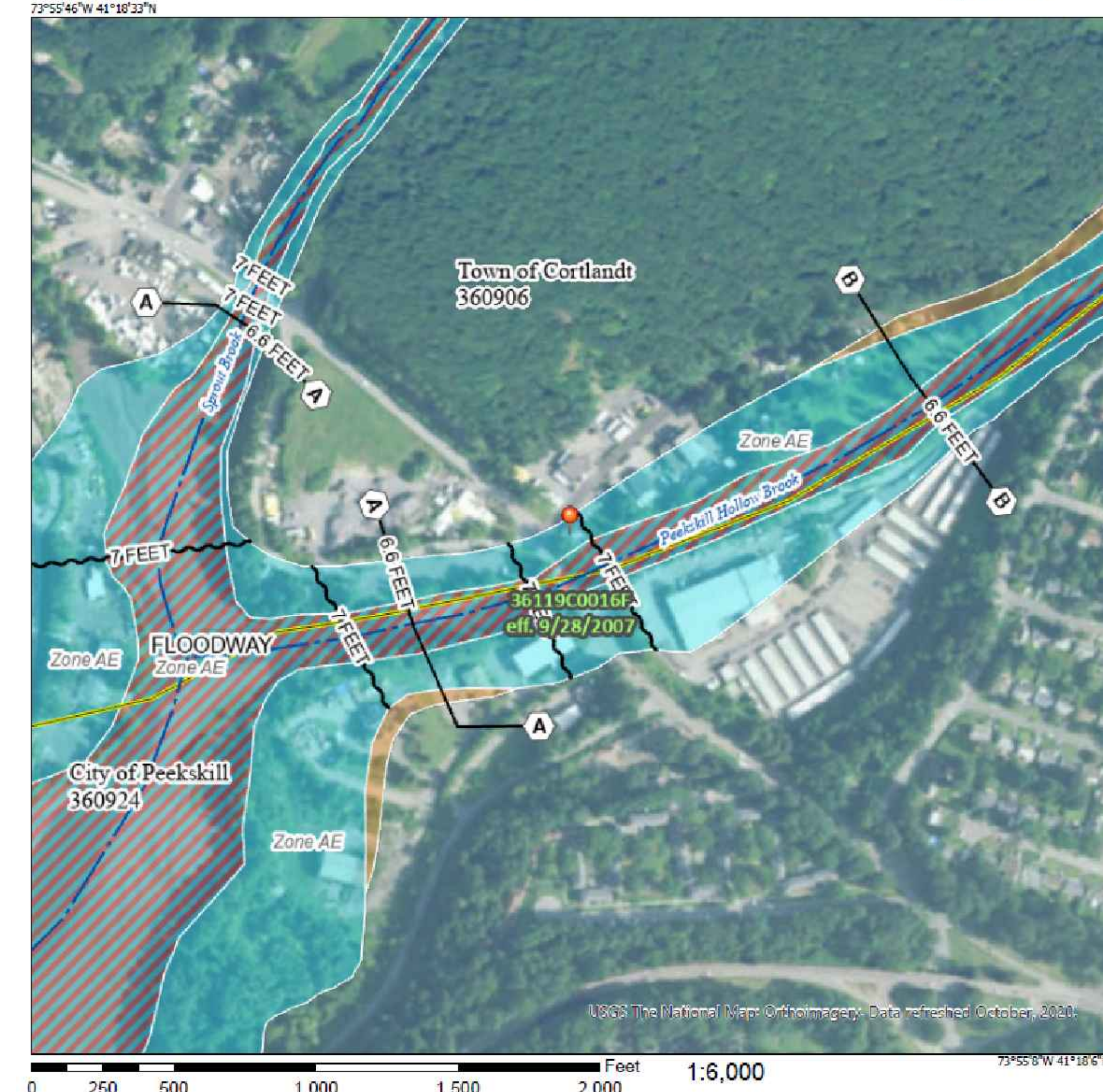


- LEGEND**
- CATCH BASIN
 - ⊙ UNKNOWN MANHOLE
 - ⊖ ELECTRIC METER
 - ⊕ WATER VALVE
 - ⊗ FIRE HYDRANT
 - ⊕ UTILITY POLE WITH RISER
 - ⊕ UTILITY POLE
 - ⊕ SIGN
 - ⊕ LIGHT POLE
 - ⊕ AIR CONDITIONER
 - ⊕ VENT PIPE & OIL FILL

- PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD WIRES
- EDGE OF WATER
- POB POINT OF BEGINNING
- PL PROPERTY LINE
- EOA EDGE OF ASPHALT
- CNC CONCRETE
- CRW CONCRETE RETAINING WALL
- CC CONCRETE CURB
- MGR METAL GUARD RAIL

PROPOSED SITE PLAN 1" = 20'-0"

National Flood Hazard Layer FIRMette



SAFE DIG
Before You Dig, Drill or Blast!
 CALL US TOLL FREE 1-800-962-7962
 NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.
UFPO

ARQ
 ARCHITECTURE - PLANNING
 100 EXECUTIVE BLVD. SUITE 204
 OSSING, NY 10562
 PHONE: (914) 944-3377
 FAX: (866) 567-6240

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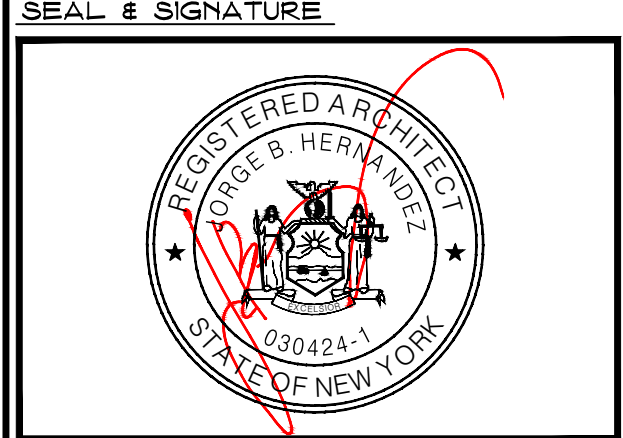
DRAWING TITLE:
 PROPOSED SITE PLAN & FLOOD HAZARD IMAGE

PROJECT:
 PROPOSED OFFICES

PROJECT ADDRESS:
 1 DOGWOOD RD.
 CORTLANDT,
 NY 10567

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:



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PROJECT NO.: 20-074	
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