

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 56.19, BLOCK: 1, LOT(S): 3
2. TOTAL AREA OF EXISTING LOT: 11,961 SQ. FT. (0.27 ACRES).
3. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY WARD CARPENTER ENGINEERS INC., ENTITLED "SURVEY OF PROPERTY PREPARED FOR NK PROPERTIES 465 LLC IN THE TOWN OF CORTLANDT, WESTCHESTER COUNTY, N.Y." DATED JANUARY 16, 2023. TOPOGRAPHY ADDED APRIL 4, 2023
4. NO RECORDS ON FILE AT THE WCDH FOR THE SEPTIC SYSTEM.
5. SEPTIC TANK AND SEEPAGE PIT LOCATIONS ARE BASED ON A SITE PLAN BY RALPH MASTROMONACO ENTITLED "SITE PLAN, PROPOSED MIXED USE PREPARED FOR DAN MURO, TOWN OF CORTLANDT" DATED JANUARY 22, 1999
6. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT HC (HIGHWAY COMMERCIAL) ZONING DISTRICT.
7. PARCEL IS LOCATED IN THE GROTON RIVER BASIN.

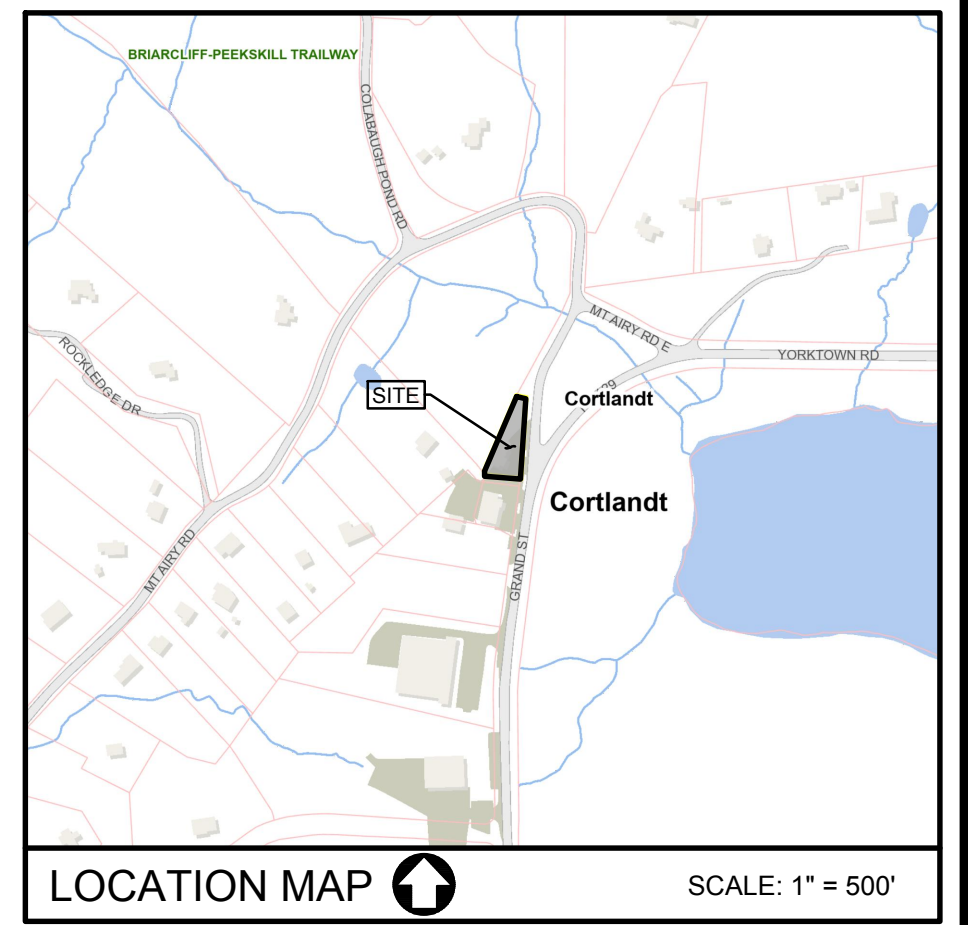
SITE DEVELOPMENT PLAN

NK ELECTRIC LLC

465 YORKTOWN ROAD

TOWN OF CORTLANDT

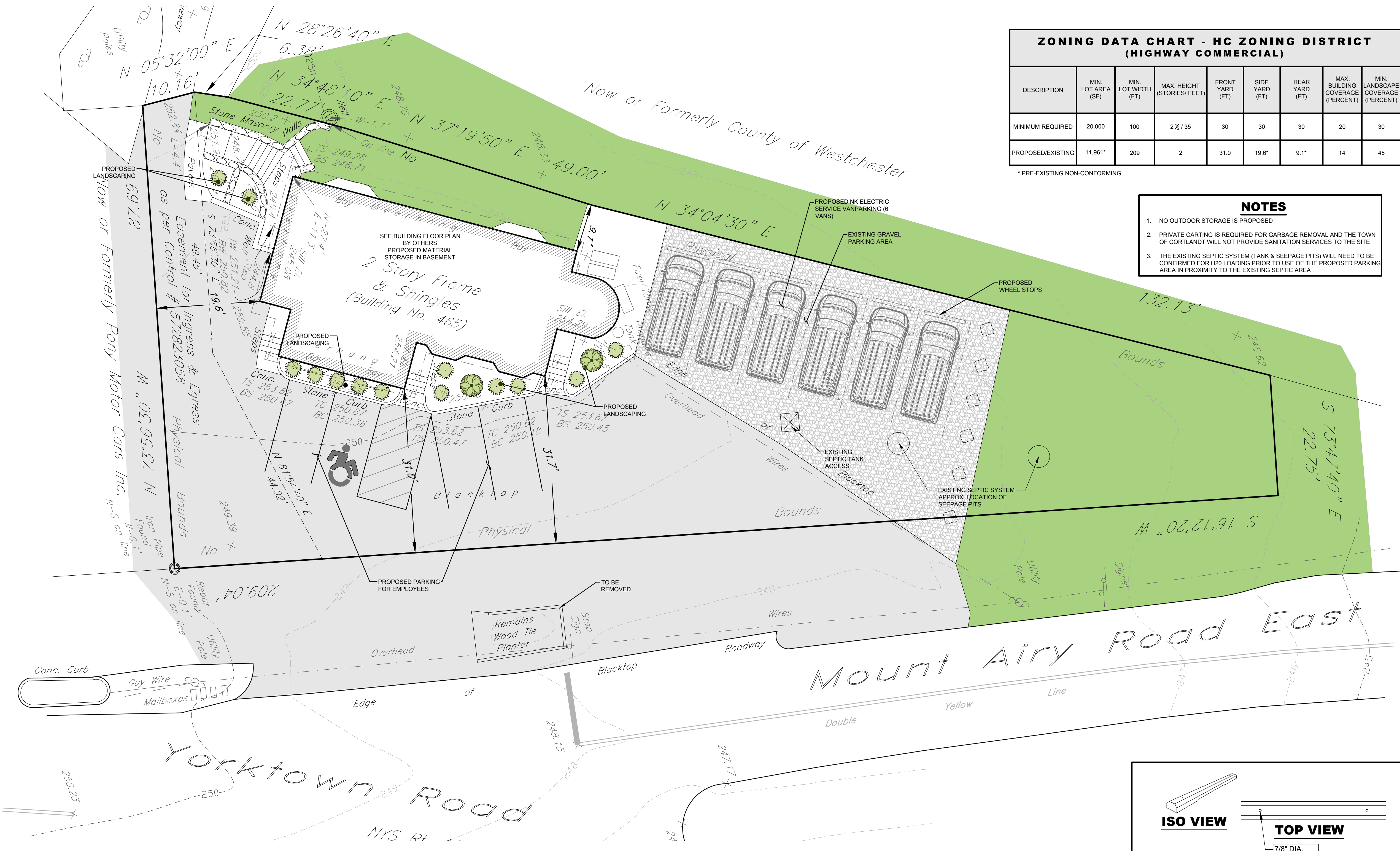
WESTCHESTER COUNTY, NY



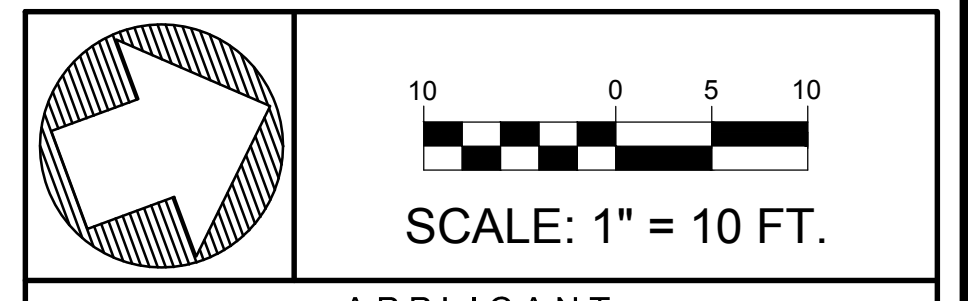
ZONING DATA CHART - HC ZONING DISTRICT (HIGHWAY COMMERCIAL)								
DESCRIPTION	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MAX. HEIGHT (STORIES/ FEET)	FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	MAX. BUILDING COVERAGE (PERCENT)	MIN. LANDSCAPE COVERAGE (PERCENT)
MINIMUM REQUIRED	20,000	100	2 1/2 / 35	30	30	30	20	30
PROPOSED/EXISTING	11,961*	209	2	31.0	19.6*	9.1*	14	45

* PRE-EXISTING NON-CONFORMING

- NOTES**
1. NO OUTDOOR STORAGE IS PROPOSED
 2. PRIVATE CARTING IS REQUIRED FOR GARBAGE REMOVAL AND THE TOWN OF CORTLANDT WILL NOT PROVIDE SANITATION SERVICES TO THE SITE
 3. THE EXISTING SEPTIC SYSTEM (TANK & SEEPAGE PITS) WILL NEED TO BE CONFIRMED FOR H2O LOADING PRIOR TO USE OF THE PROPOSED PARKING AREA IN PROXIMITY TO THE EXISTING SEPTIC AREA



Dig Safely.
New York
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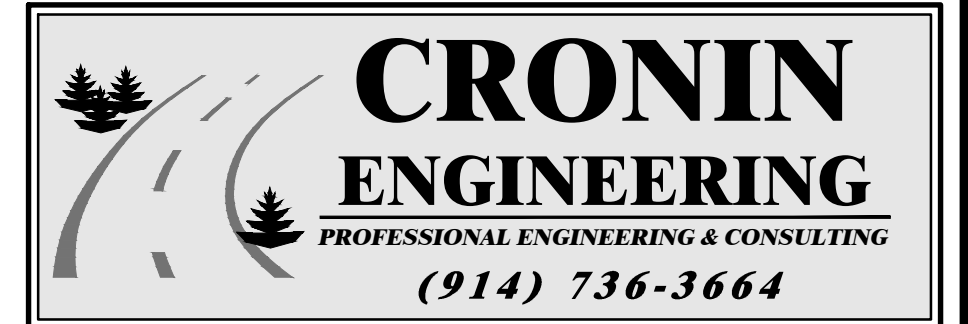


APPLICANT
 NK ELECTRIC LLC
 2055 ALBANY POST ROAD
 CROTON-ON-HUDSON, NY 10520

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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REVISIONS		
#	REASON	DATE
1	MEMO TO PLANNING BOARD DATED JUNE 12, 2023	JULY 19, 2023

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	56.19
BLOCK:	1
LOT:	3
SUBLOT:	----
DRAWN BY:	KJW
CHECKED:	JCA/PMB
PROJECT:	KALYAS - 465 YORKTOWN RD
DATE:	MAY 30, 2023
JOB #:	230319
PATRICK M. BELL, P.E. LICENSE #087679	



39 Arlo Lane
 Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN FOR NK ELECTRIC LLC

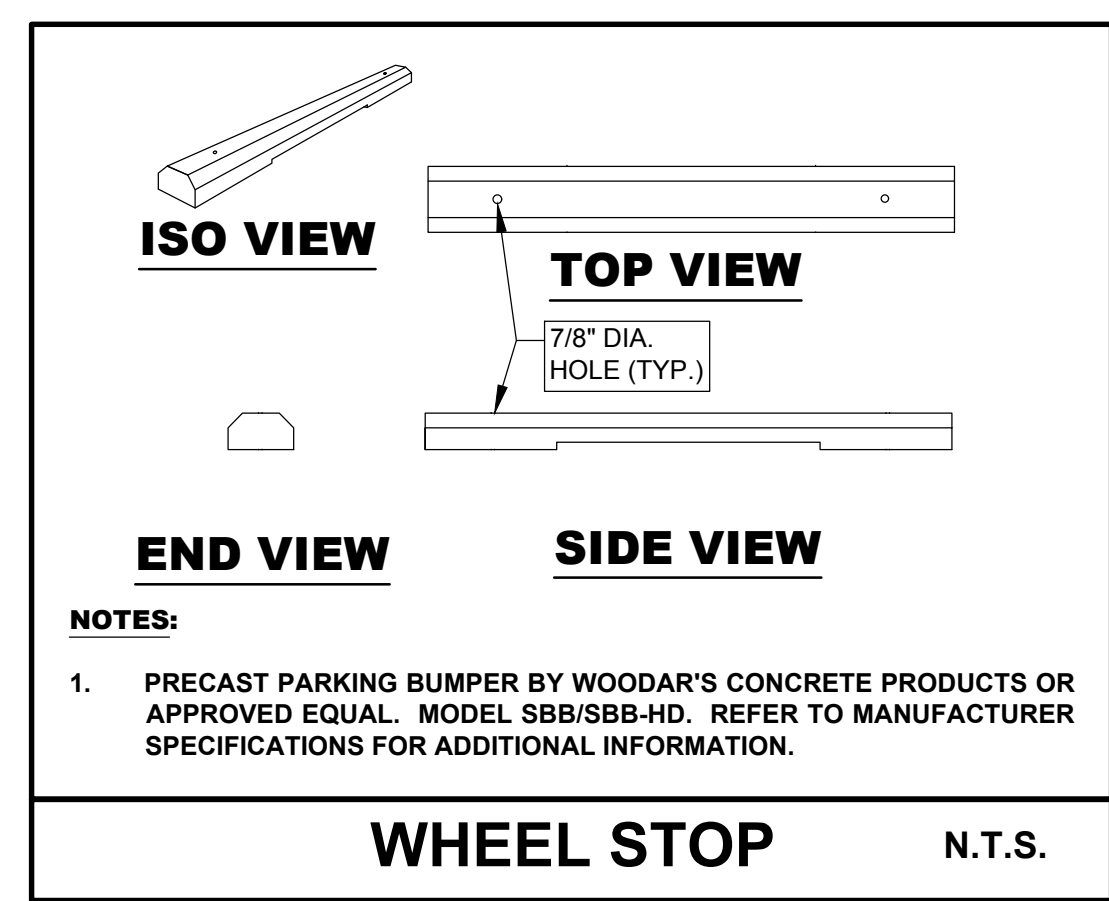
LOCATION:
 465 YORKTOWN ROAD
 TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 1 **SP-1.1**

SPECIAL NOTE

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

WORK VEHICLES	
QTY.	TYPE
2	FORD 250 (MED HEIGHT)
2	FORD 250 (LOW TOP)
2	RAM PROMASTER (HIGH TOP)



WHEEL STOP N.T.S.