## **GENERAL NOTES**

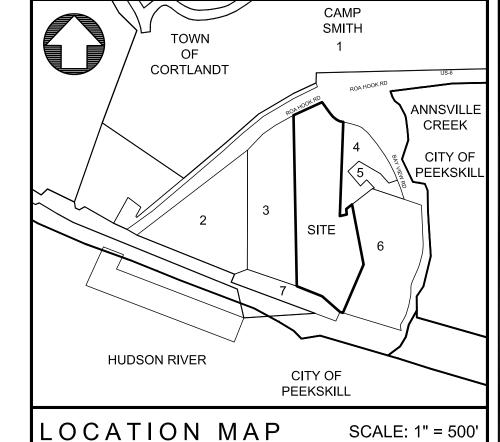
- 1. SURVEY DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., ENTITLED: "SURVEY OF PROPERTY PREPARED FOR TWO BAYVIEW ROAD, LLC SITUATE AT TOWN OF CORTLANDT WESTCHESTER COUNTY NEW YORK" DATED MARCH 14, 2018.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM WESTCHESTER COUNTY'S GEOGRAPHIC INFORMATION WEBSITE AT http://giswww.westchestergov.com/. THIS TOPOGRAPHIC DATA WAS COMPILED FROM A FLOWN SURVEY DONE IN
- 3. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT MANOR M-1A (LIGHT INDUSTRIAL) ZONING DISTRICT.
- 4. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
- THIS PLAN WAS PREPARED FOR THE PURPOSE OF CONSTRUCTING THE IMPROVEMENTS PROPOSED AS SHOWN HEREON. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IMPROVEMENTS SHOWN ARE FOR SCHEMATIC PURPOSES.
- 6. IT IS THE OWNERS RESPONSIBILITY IN INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
- THE PROPERTY IS LOCATED IN FLOOD ZONE X (0.2% CHANCE OF ANNUAL FLOOD) AS SHOWN ON EFFECTIVE FEMA PANEL

## TOWN OF CORTLANDT GENERAL NOTES

- 1. PARCEL TAX MAP DESIGNATION: SECTION: 22.19, BLOCK: 1, LOT 1
- 2. TOTAL AREA OF LOT: ±278,261 SQ. FT. (6.388 ACRES)
- 3. THE CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.

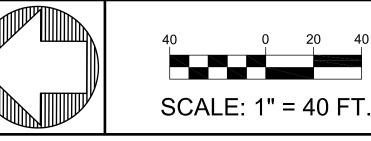
ZONING DATA CHART - ZONE M-1A								
LIGHT INDUSTRIAL								
LOT DESCRIPTION	LOT AREA (SF)	LOT WIDTH (FT)	MAXIMUM HEIGHT	FRONT YARD (FT)		REAR YARD (FT)	MAX. BLDG. COV. (% LOT AREA)	MIN. LSCP. COV. (% LOT AREA)
MIN./MAX.	20,000	100	40	40	20	30	35%	N/A
EXISTING	278,261	292	±20	54.5	52.9	675	22%	±5.2%
PROPOSED	278,261	292	26	224.2	76.8	472	25.5%	±5.2%

PARKING DATA CHART						
PROPOSED USE	REQUIRED	GROSS AREA	SPACES REQUIRED			
CRP SANITATION (OFFICES)	1 PER 400 SF (HABITABLE SPACE)	2,300 S.F.	5.8 SPACES			
CRP SANITATION (WAREHOUSE/GARAGE)	1 PER 1,000 SF (GROSS AREA)	8,000 S.F.	8 SPACES			
CRP SANITATION (EXISTING MECH. BLDG)	1 PER 300 SF (GROSS SPACE)	2,200 S.F.	7.3 SPACES			
CRP SANITATION (PROPOSED MECH. BLDG)	1 PER 300 SF (GROSS SPACE)	8,000 S.F.	26.7 SPACES			
		TOTAL REQUIRED	48 SPACES			
		TOTAL PROVIDED	61 SPACES			
RESIDENT COMPOST DROP OFF			3 SPACES			



LOCATION MAP

ADJOINER PROPERTY INFORMATION				
#	TAX I.D.	PARCEL OWNER ADDRESS		
1	22.15-2-1	NYSTATE c/o MARK WARNECKE, 11 BEAR MOUNTAIN BRIDGE ROAD, STATE CAMP, CORTLANDT MANOR, NEW YORK 10567		
2	22.18-1-3	PLYMOUTH REALTY GROUP INC., 51 ROUTE 100, BRIARCLIFF MANOR, NY 10510		
3	22.18-1-4	TOWN OR CORTLANDT, 1 HEADY STREET, CORTLANDT MANOR, NY 10567		
4	22.19-1-2	PARACO FUEL CORP., 800 WESTCHESTER AVENUE - SUITE 604, RYE BROOK, NY 10573		
5	22.19-1-3	PARACO FUEL CORP., 800 WESTCHESTER AVENUE - SUITE 604, RYE BROOK, NY 10573		
6	22.19-1-4	MEENAN OIL CO. L.P., 1000 WOODBURY ROAD-SUITE 1, WOODBURY, NY 11797		
7	22.19-1-5	ROA HOOK ASSOCIATES INC., 51 ROUTE 100, BRIARCLIFF MANOR, NY 10510		



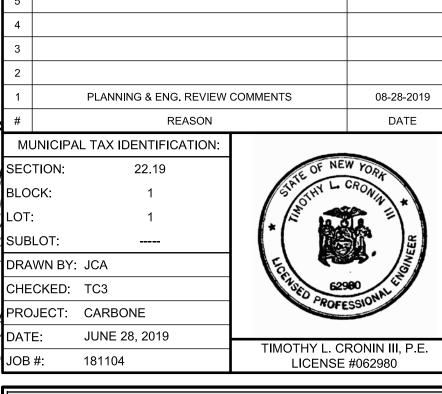
APPLICANT

2 BAYVIEW ROAD CORTLANDT MANOR, NEW YORK 10567

TWO BAYVIEW ROAD, LLC

JNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS JNLAWFUL 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. COPYRIGHT "2019" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS





39 Arlo Lane Cortlandt Manor, New York 10567

## PROPOSED SITE PLAN

AMENDED SITE PLAN FOR 「WO BAYVIEW ROAD, LLC

> LOCATION: **2 BAYVIEW ROAD CORTLANDT MANOR, NEW YORK**

SP-2.1 SHEET 3 OF 4

	Now or formerly Paraco Fuel Corporation  Liber 5939 cp 395	FORMARK NOW OF BENCHMARK NOW OF BOX CUT ON WALL FLEV. 9.35.	formerly Meenan Oil Co	Sedio X1.8
6:23 1:5 X X X X X X X X X X X X X X X X X X X	SIDE YARD SETBACK (20')  SIDE YARD SETBACK (20')  SOLUTION  "CRP SANITATION  "CRP SANITATIO	See 808 pead summuon solo see see see see see see see see see se	FUTURE ORGANIC COMPOSTING FACILITY (PREVIOUSLY APPROVED BY THE PLANNING BOARD)  ***F'9**  ***F'9**  ****F'9**  ****F'9**	PARIAS COLO SOLO SOLO SOLO SOLO SOLO SOLO SOL
25 (20) (20) (20) (20) (20) (20) (20) (20)	SIDE YARD SE IDITATION "CRP SANITATION "SMALL CONTAINER SMALL CONTAINER SMALL CONTAINER STORAGE AREA"  STORAGE AREA"  STORAGE AREA  OII / water separator (Well)  OR OO SHOULD  OR OO SH	×69  ×69  ×69  ×69  ×69  ×69  ×69		5 4 4 3 2 4 3 2 4 3 4 4 3 4 4 4 4 4 4 4 4
SSTS OFFICE BLDG.  OFFICE BLDG.  (APPROX.  LOCATION)  MIZING  OFFICE BLDG.  (APPROX.  LOCATION)  LOCATION  MIZING  OFFICE BLDG.  (APPROX.  LOCATION)  LOCATION  L	Light Light  Manhole Rim=6.6  Inv.A=  Light  Light  Vehicle TRAVEL PATH  To 8 FROM FACILITY  Fuel Control of C	Gravel Drive  Gravel Drive  Gravel Drive  Gravel Drive  19 Parking Spaces (EMPLOYEE)  19 Parking Spaces (EMPLOYEE)	6.6 x	DRAV CHECK PROJ DATE  JOB #
Signary   Sign	SIDE YARD SETBACK (20')  SIDE YARD SETBACK (20	# 101 FOT	Storage Jent (Westchester County Recycling)	
11.4 (2.2) (	1 Story Brick & Block Building No. 167	Formerly Town of formerly or  Document Control No. 471010072	dt	T