

NOTES:
 Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his or her seal and the notation "altered by followed by his or her signature and the date of such alteration, and a specific description of the alteration."

No change to building height calculations.
 MINIMUM 5 FT. SEPARATION BETWEEN SEWER AND WATER SERVICE LINES.

ZONING DATA - CD
 (DESIGNED COMMERCIAL) ZONING DISTRICT

	REQUIRED/ALLOWED	PROPOSED
LOT AREA	80,000 S.F.	291,185 S.F.
LOT WIDTH	200 L.F.	>200 L.F.
MAXIMUM BUILDING HEIGHT, STC	35' / 3 STY	30' 0" / 3 STY
FRONT YARD (ROUTE 6)	75 L.F.	46.9 L.F. pre approval
SIDE YARD	50 L.F.	50 L.F.
REAR YARD	50 L.F.	104
MIN. LANDSCAPE COVERAGE % 0	0.25	<25%
TOTAL NUMBER OF BEDROOMS (for Buildings 1-8 and Club House)	112	112
PARKING 2 PER DWELLING UNIT	139 ORIGINALLY APPROVED	142 PROPOSED
PAVEMENT AREAS SF.	87894	84,503
ADDITIONAL COVERAGE DUE TO NEW GARAGES SF.	1,595	1,595
SIDEWALK AREAS SF.	5260	4,802
TOTAL AREA SF.	93,154	90,900
NET DECREASE IN SIDEWALK AND PAVEMENT AREAS		(2,254)

APPROVAL OF PLANS PREPARED BY CROWNIN ENGINEERING P.C. DATED 4-10-2019 HAVE NOT BEEN CHANGED
 NO CHANGES IN PARKING COUNT
 NO CHANGES IN SITE PLAN IN R-4 ALL UNITS ARE 2 BEDROOMS ONLY
 MINOR CHANGES IN GRADING
 NO CHANGES IN DRAINAGE
 NO CHANGES TO LANDSCAPE ALONG MAIN ST.
 ALL BUILDINGS TO BE MODULAR CONSTRUCTION



NO.	DATE	DESC.	BY
2	Aug 20 2020	Chazen comments	es
1	Aug 3 2020	Chazen comments	es

**REVISED
 PARKING AND PAVEMENT PLAN
 FOR
 PONDVIEW COMMON
 3195 East Main St.
 IN THE
 TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NY**

Based on property survey prepared by Gabriel E. Senor, P.C. dated July 30, 2019
 Show utility and grading info in from plans by Crownin Engineering P.C. dated April 10, 2019.

- WALL
- P-TA PARKING SPACE NUMBER
- DRAIN
- CATCH BASIN
- FOOTING DRAIN
- ROOF LEADER DRAIN SWALE
- SEWER LINE
- SEWER MANHOLE
- SEWER SERVICE
- SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE
- WATER CURB STOP

GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER *LAND SURVEYORS
 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009

SCALE: 1" = 20'
 DATE: JUNE 19, 2020
 DRAWN BY: [Signature] CHECKED BY: [Signature]
 AS-1