

3 SITE MAP - OREGON ROAD, CORTLANDT MANOR, NEW YORK

SCALE: N.T.S.

2208-MAP



2 AERIAL PHOTOGRAPH

SCALE: N.T.S.

2208-AERIAL



8



7



6



5



4



3



2



1

1 SITE PHOTOGRAPHS (AS-BUILT CONDITIONS - JULY, 2022)

SCALE: N.T.S.

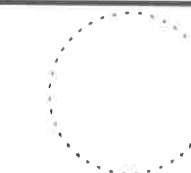
2208-PHOTO

New Chapel and Site Improvements



ASSUMPTION CEMETARY

1055 Oregon Road
Cortlandt Manor, New York
10587



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ISSUE	DESCRIPTION	DATE
1	Retroactive Permit	7.05.22

Section: 23.8 Block: 1 Lot: 1

Project Number 22.06
5 July 2022

1 of 4

EXISTING SITE PHOTOS + KEY MAP

P1.0

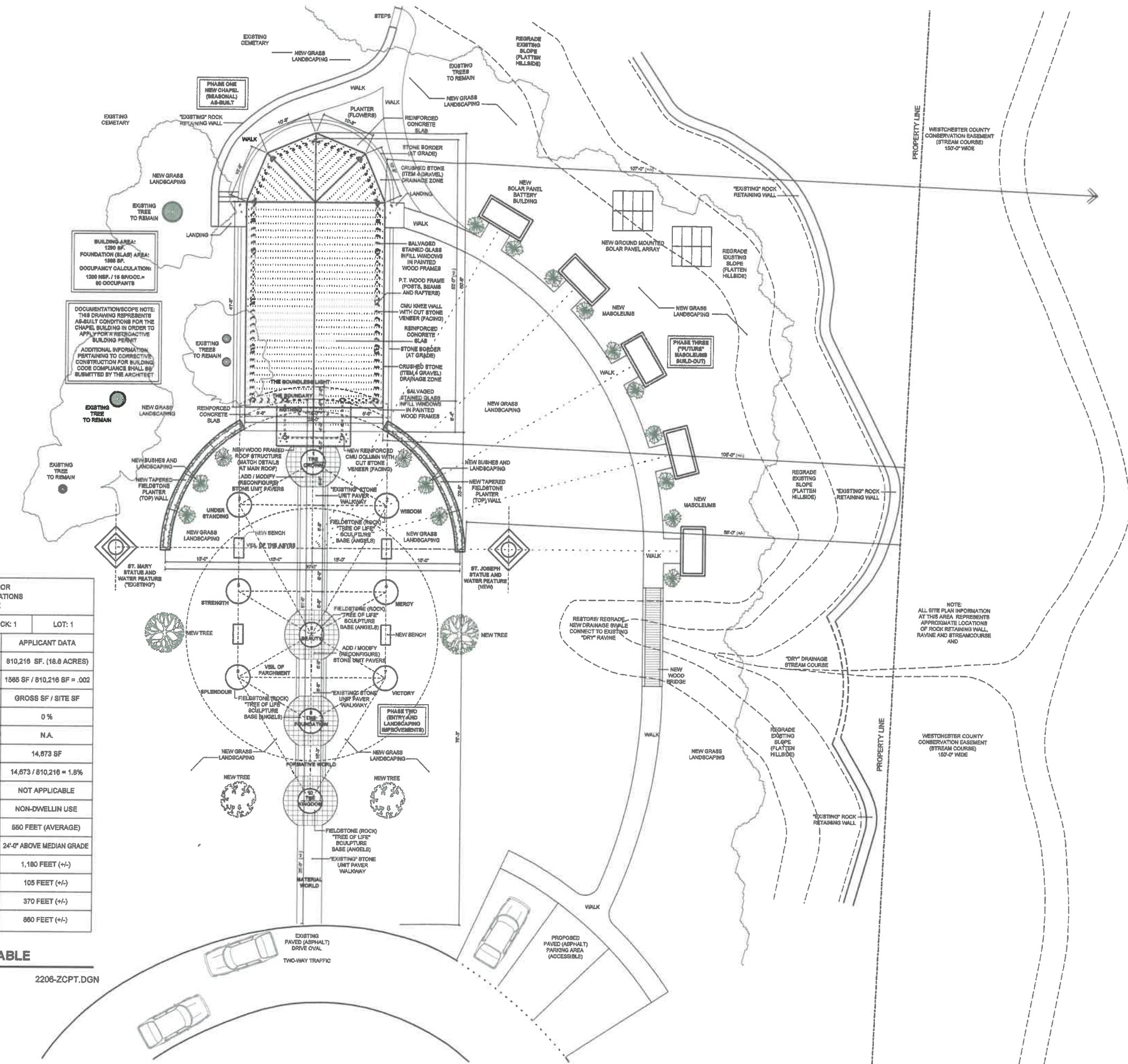
TOWN OF CORTLANDT MANOR RESIDENTIAL DISTRICT REGULATIONS ONE FAMILY RESIDENCE			
DISTRICT R-40	SECTION: 23.8	BLOCK: 1	LOT: 1
	CODE REQUIREMENT	APPLICANT DATA	
MINIMUM LOT AREA	40,000 SQ. FEET	810,219 SF. (18.6 ACRES)	
FLOOR AREA RATIO	X SF / X SF = X	1585 SF / 810,216 SF = .002	
MAXIMUM ACCESSORY USE	60 %	0 %	
	ACCESSORY SF / GROSS SF	N.A.	
MAXIMUM FLOOR AREA	810,216 SF.	14,873 SF	
	TABLE 307 ATTACHMENT 4	14,873 / 810,216 = 1.8%	
MINIMUM LANDSCAPE COVERAGE (DWELLING USE)	60 %	NOT APPLICABLE	
	FOOTPRINT SF / SITE SF	NON-DWELLIN USE	
MINIMUM LOT WIDTH	100 FEET	550 FEET (AVERAGE)	
MAX. BUILDING HEIGHT	35 FEET (2 1/2 STORIES)	24'-0" ABOVE MEDIAN GRADE	
	MINIMUM SIZE OF YARDS (PROPERTY LINE SETBACKS)	50 FEET FRONT YARD	1,180 FEET (+/-)
		20% - 19 FEET SIDE YARD	105 FEET (+/-)
		20% - 19 FEET SIDE YARD	370 FEET (+/-)
		30 FEET REAR YARD	660 FEET (+/-)

2 ZONING COMPLIANCE TABLE

SCALE: N.T.S. 2206-ZCPT.DGN

1 PARTIAL SITE PLAN AT "AS BUILT" CHAPEL (PHASE ONE) AND PROPOSED SITE / LANDSCAPING IMPROVEMENTS (PHASES TWO AND THREE)

SCALE: 1" = 10'-0"



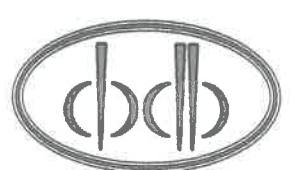
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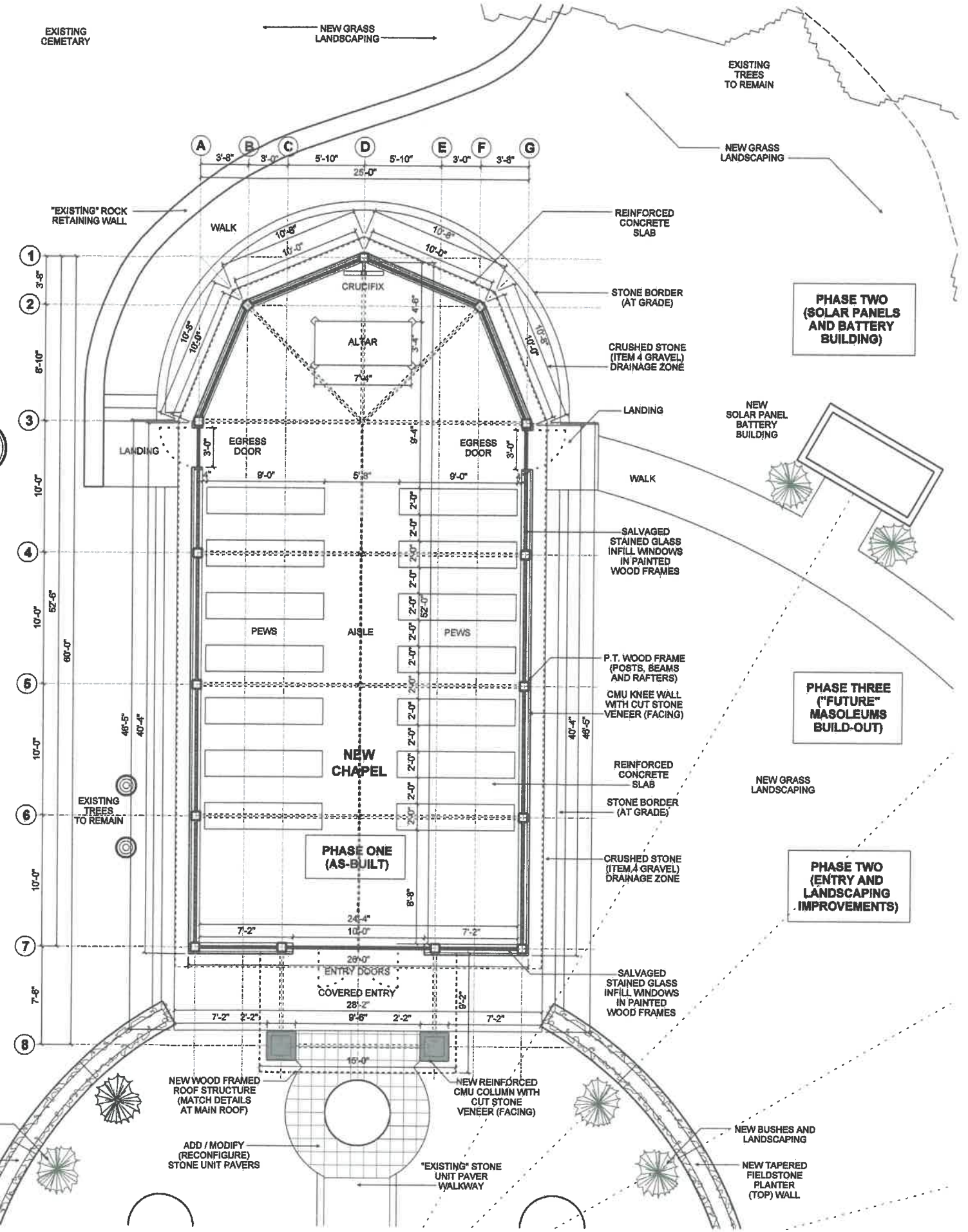
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**SITE PLAN
CHAPEL AND
PROPOSED
LANDSCAPING**

\$1.0



FOUNDATION (SLAB) AREA:
1685 SF.

BUILDING AREA:
1290 SF.

OCCUPANCY CALCULATION:
1200 NSF. / 15 SF/OCC. =
80 OCCUPANTS

DOCUMENTATION/SCOPE NOTE:
THIS DRAWING REPRESENTS
AS-BUILT CONDITIONS FOR THE
CHAPEL BUILDING IN ORDER TO
APPLY FOR A RETROACTIVE
BUILDING PERMIT

**ADDITIONAL INFORMATION
PERTAINING TO CORRECTIVE
CONSTRUCTION FOR BUILDING
CODE COMPLIANCE SHALL BE
SUBMITTED BY THE ARCHITECT**

**New Chapel and
Site Improvements**

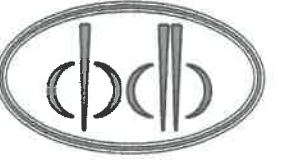
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**CHAPEL
FLOOR PLAN
"AS-BUILT"**

A1.0

1 CHAPEL FLOOR PLAN AND PARTIAL SITE PLAN IMPROVEMENTS
SCALE: 1/4" = 1'-0"

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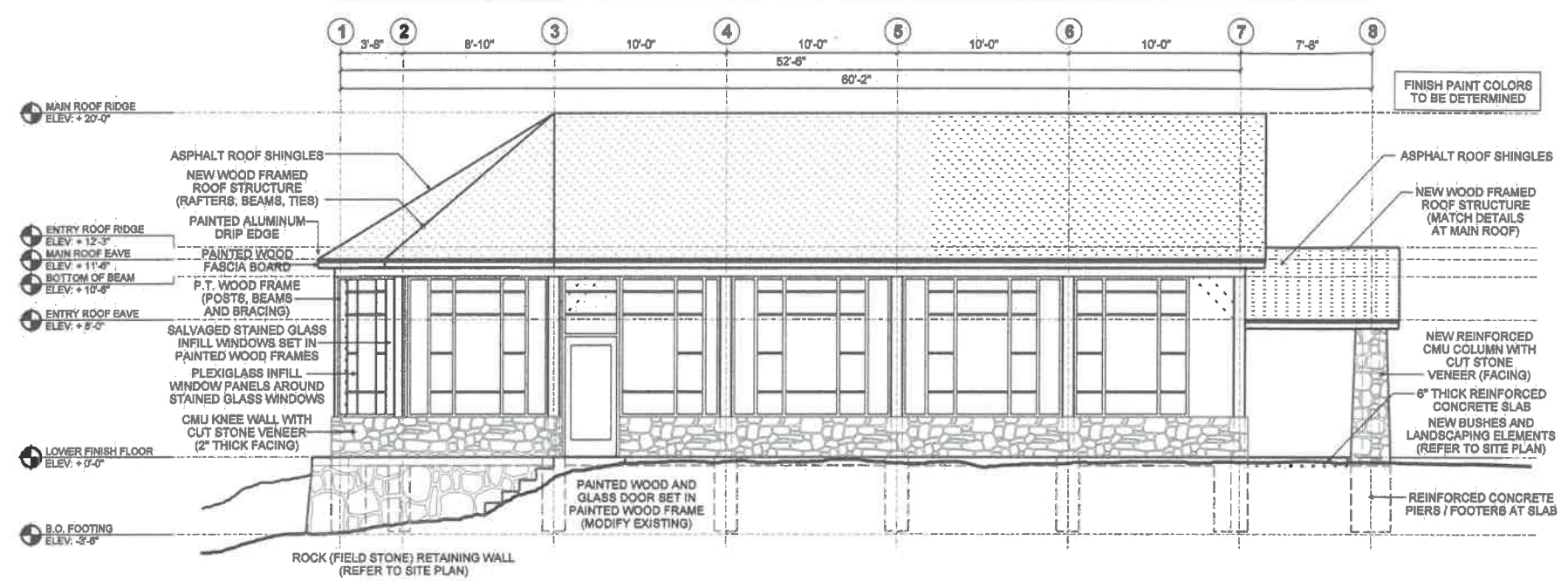
4 of 4

CHAPEL ELEVATIONS "AS-BUILT"

A1.1

DOCUMENTATION / SCOPE NOTE:
THIS DRAWING REPRESENTS AS-BUILT CONDITIONS FOR THE CHAPEL BUILDING IN ORDER TO APPLY FOR A RETROACTIVE BUILDING PERMIT
ADDITIONAL INFORMATION PERTAINING TO CORRECTIVE CONSTRUCTION FOR BUILDING CODE COMPLIANCE SHALL BE SUBMITTED BY THE ARCHITECT

DIMENSION NOTES
ALL LAYOUT GRID DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED
FIELD VERIFY ALL LAYOUT DIMENSIONS AND COORDINATE AMONG TRADES
DO NOT SCALE DRAWINGS - CONTACT ARCHITECT FOR WRITTEN DIMENSIONS



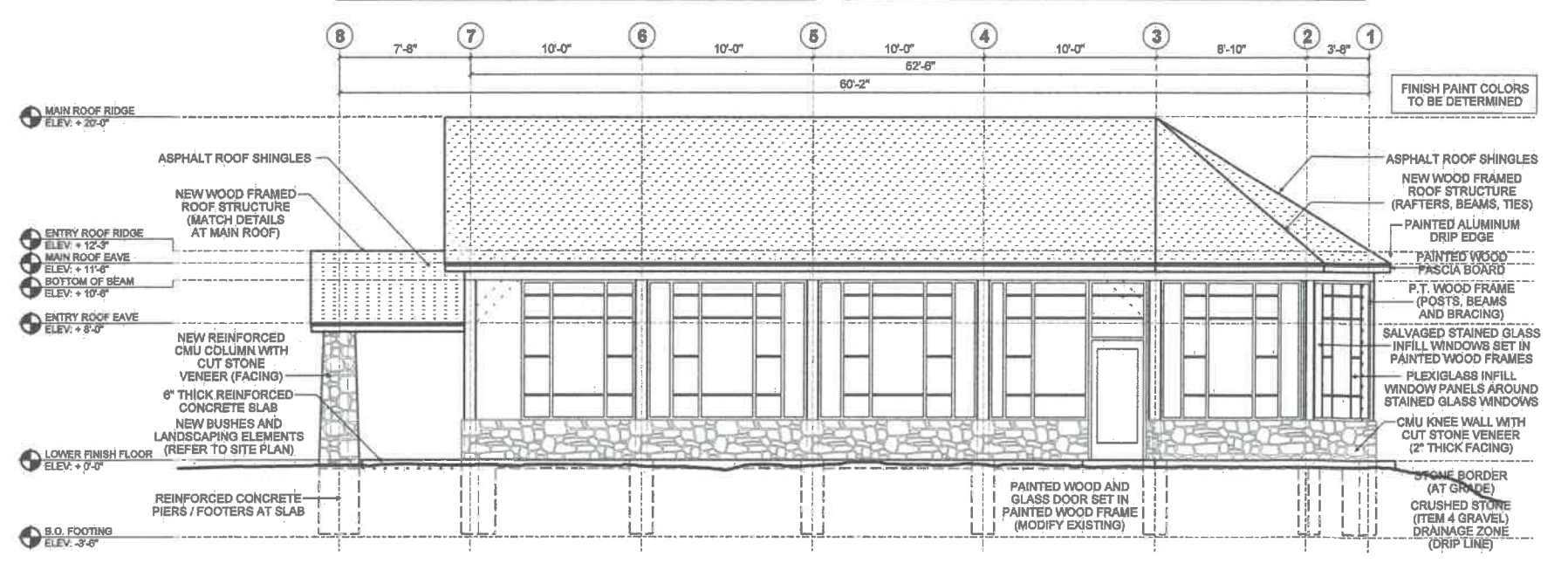
4 CHAPEL ELEVATION - WEST FACADE

SCALE: 1/4" = 1'-0"

2206-ELEV.DGN

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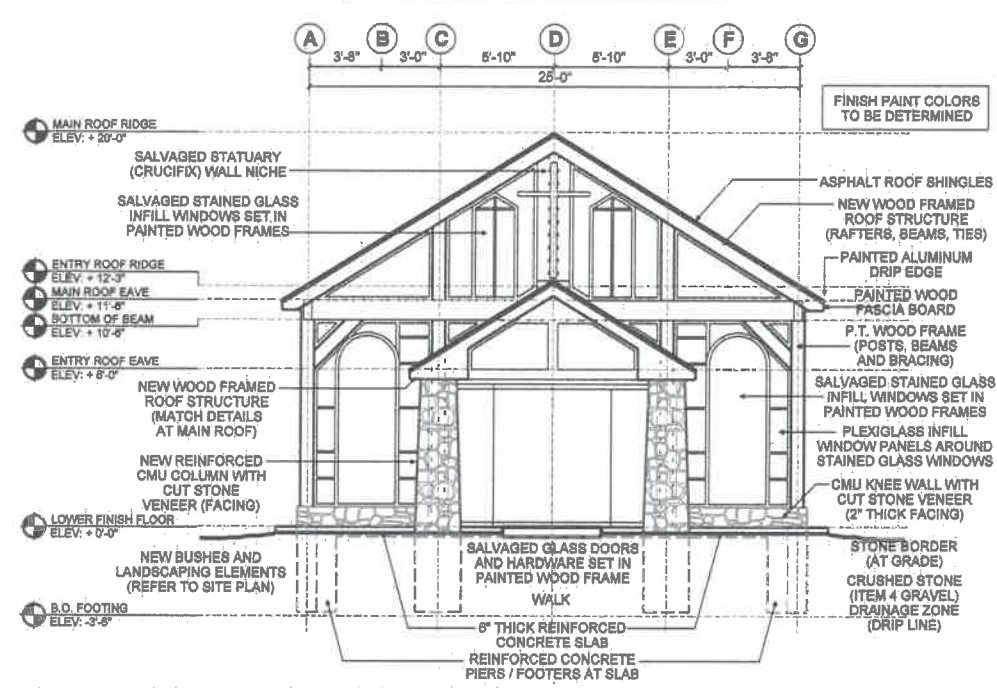


2 CHAPEL ELEVATION - EAST FACADE

SCALE: 1/4" = 1'-0"

2206-ELEV.DGN

SITE VERIFY DIMENSIONS FOR ALL NEW PROPOSED WORK (PHASES TWO AND THREE) FOR TIE-IN CONDITIONS TO THE AS-BUILT SCOPE OF WORK (COMPLETED PHASE ONE) COORDINATE ALL NECESSARY DETAILS WITH ARCHITECT

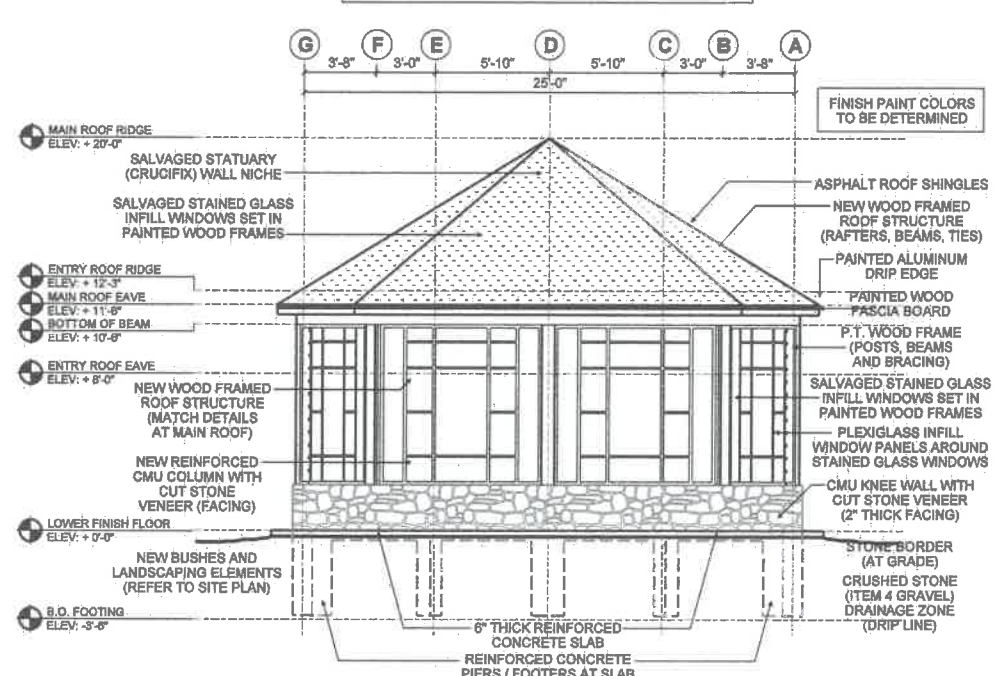


3 CHAPEL ELEVATION - SOUTH FACADE

SCALE: 1/4" = 1'-0"

2206-ELEV.DGN

SITE VERIFY DIMENSIONS FOR ALL NEW PROPOSED WORK (PHASES TWO AND THREE) FOR TIE-IN CONDITIONS TO THE AS-BUILT SCOPE OF WORK (COMPLETED PHASE ONE) COORDINATE ALL NECESSARY DETAILS WITH ARCHITECT



1 CHAPEL ELEVATION - NORTH FACADE

SCALE: 1/4" = 1'-0"

2206-ELEV.DGN