

See map entitled "Subdivision of Property ... Known as Laurel Estates..." which was filed in the Westchester County Clerk's Office on October 25, 1974 as Map No. 18379

PARCEL 2

PARCEL 1

TOTAL AREA 25.018 ACRES

927,168 S.F.  
21.28 AC.  
PROPOSED DISTURBANCE LINE AREA: 2.67 AC.

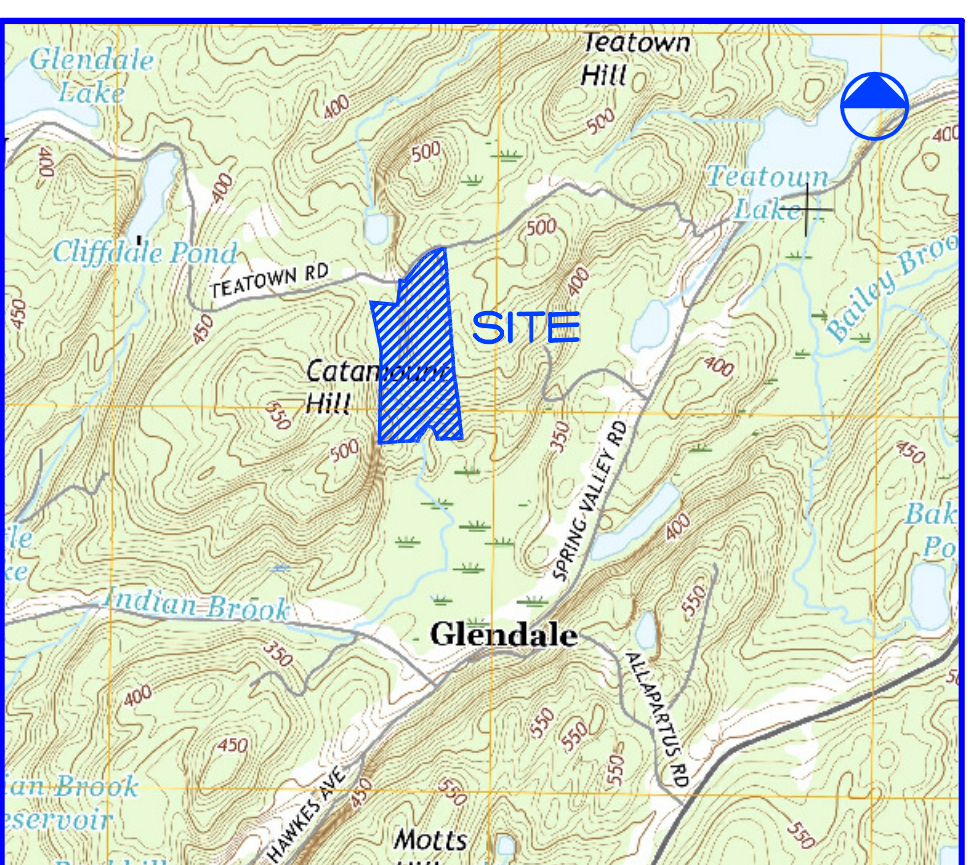
82186 S.F.  
1.88 AC.

80418 S.F.  
1.84 AC.

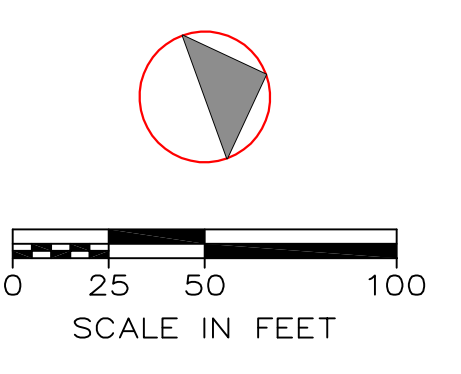
N/F Surack  
See map entitled "Final Subdivision Plat Prepared for Linda Hickey & Foremost Builders..." which was filed in the Westchester County Clerk's Office on November 13, 1986 as Map No. 22324

Formerly Gringer  
See map entitled "Stage One Subdivision of Property Known as Contemporary Acres..." which was filed in the Westchester County Clerk's Office on December 19, 1974 as Map No. 18420

**WETLANDS LEGEND**  
 Flag Wetland boundary flags as set by Bruce Donahue, Environmental Design Consulting on November 11, & 23, 2005, and located by Bodey & Watson on December 15, 2005.  
 Flag No. Wetland Buffer line constructed 100 feet from wetland boundary.  
 Wetland boundary flags as set by Bruce Donahue, Environmental Design Consulting on November 11, & 23, 2005, and located by Bodey & Watson on December 15, 2005.  
 On-site topography by Bodey & Watson; map dated December 6, 2004, revised July 13, 2005.  
 Off-site topography from Westchester County GIS.  
 Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



LOCATION MAP  
N.T.S.



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	DRAIN INLET
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	HEADWALL
[Symbol]	[Symbol]	DRY WELL
[Symbol]	[Symbol]	MONUMENT
[Symbol]	[Symbol]	S.S.D.S.
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	DEEP TEST PIT
[Symbol]	[Symbol]	PERCOLATION HOLE
[Symbol]	[Symbol]	ELEC./TEL./CATV
[Symbol]	[Symbol]	PROPOSED TREE (3" D.B.H.)

**ZONING SCHEDULE**

R-SO ZONE	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MAHLAB FAMILY REALTY	80,000 SF	80,418 SF	80,186 SF	927,168 SF
LOT WIDTH	200'	200'	291'	670'
LOT DEPTH	200'	389'	287'	1386'
MINIMUM YARD DIMENSIONS				
FRONT	50'	62'	110'	514'
SIDE (SIDE OF WIDTH TO MAX. 30')	30'	30'	60'	72'
REAR	30'	236'	98'	890'
MAXIMUM HEIGHT OF BUILDING	2.5 FEET	2.5 FEET	2.5 FEET	2.5 FEET
STORIES	30'	30'	30'	35'
MAXIMUM BUILDING COVERAGE (NOT > BASE OF FAH)	2.28%	2.18%	0.24%	
MIN. LANDSCAPE COVERAGE (DWELLING)	70%	91%	95%	98%

PROPOSED DISTURBANCE  
 ORIGINAL (SEPARATE DRIVEWAYS): 2.67 AC.  
 SINGLE ACCESS: 2.76 AC.

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ACCESS STUDY  
 PRELIMINARY PLAT  
 MAHLAB TEATOWN  
 PREPARED FOR  
 MAHLAB FAMILY REALTY, LLC.  
 TOWN OF CORTLANDT,  
 WESTCHESTER CO., NY  
 SEPTEMBER 26, 2019  
 SHEET 1 OF 1 SHEETS