

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

N/F Provost

N/F Nevin  
125,127 Teatown Road  
(T.M. 79.8-1-2)

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

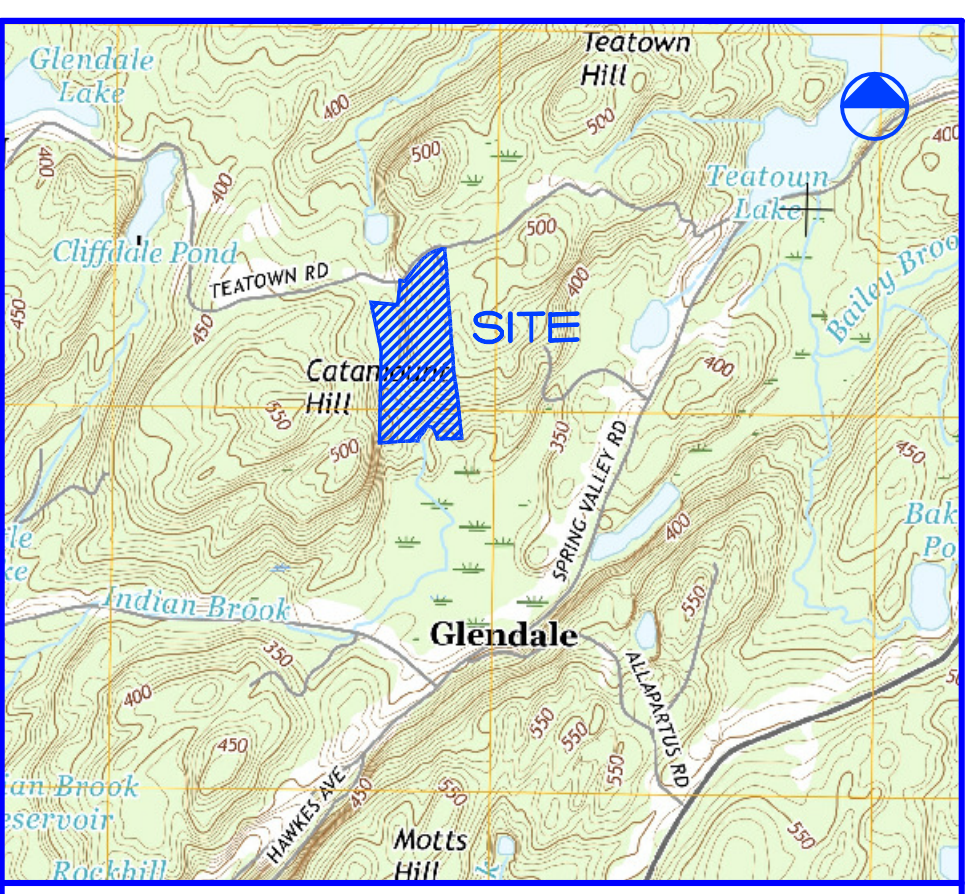
Formerly Gringer  
See map entitled "Stage One Subdivision of Property Known as Contemporary Acres..." which was filed in the Westchester County Clerk's Office on December 19, 1974 as Map No. 18420

TOTAL AREA: 25.018 ACRES

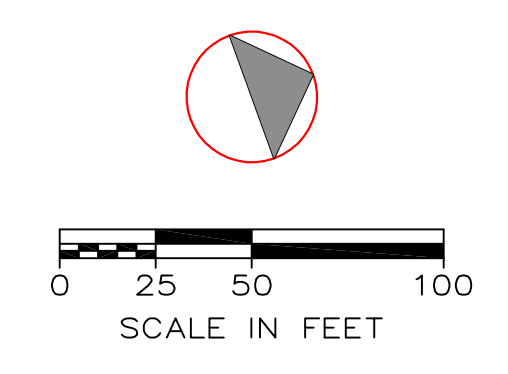
927,168 S.F.  
21.28 AC

82186 S.F.  
1.88 AC

80418 S.F.  
1.84 AC



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.)

NOTE: PROPOSED DISTURBANCE AREA = 2.65 AC. (115,434 SF) THEREFORE 115,434/1000=115 PROPOSED TREES TO BE PLANTED.

NOTE: DRIVES AND HOUSES ARE SHOWN SCHEMATICALLY AS THIS APPLICATION IS ONLY TO SUBDIVIDE THE LOT.

**ZONING SCHEDULE**

R-SO ZONE	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MAH-LAB FAMILY REALTY	80,000 SF	80,418 SF	80,186 SF	927,168 SF
MINIMUM LOT AREA	200'	201'	201'	630'
LOT WIDTH	200'	398'	287'	1386'
LOT DEPTH	200'	398'	287'	1386'
MINIMUM YARD DIMENSIONS				
FRONT	50'	57'	110'	514'
REAR	30'	45'	60'	77'
SIDE (SIDE OF WIDTH TO MAX. 30')	30'	299'	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 > 60% OF FAR)	2.28%	2.18%	0.24%	
MIN. LANDSCAPE COVERAGE (DWELLING)	70%	93%	90%	98%
TOTAL PROPOSED DISTURBED AREA: 2.78 AC.				

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ACCESS STUDY  
COMMON DRIVEWAY  
PRELIMINARY PLAT  
MAH-LAB TEATOWN  
PREPARED FOR  
MAH-LAB FAMILY REALTY, LLC.  
TOWN OF CORTLANDT,  
WESTCHESTER CO., NY  
OCTOBER 18, 2018  
SHEET 1 OF 1 SHEETS

REVISED: 11/15/2019  
REVISED: 11/11/2019  
REVISED: 7/1/2019  
REVISED: 11/14/2018

**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.