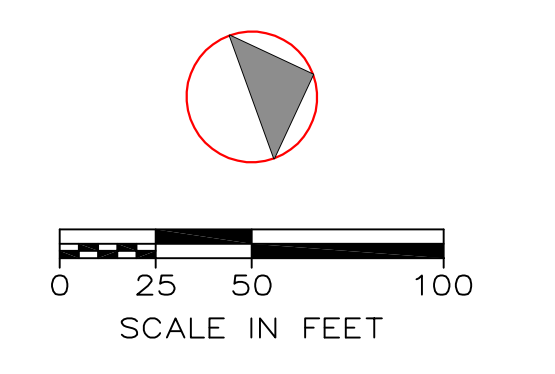


LOCATION MAP
N.T.S.



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. (115,457 SF) THEREFORE 115,457/1000=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-30 ZONE	MINIMUM FAMILY REALTY	REQUIRED LOT AREA	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
MINIMUM LOT AREA	80,000 SF	80,418 SF	84,534 SF	171,069 SF	743,762 SF	
LOT DEPTH	200'	206'	207'	207'	207'	
FRONT YARD DIMENSIONS	50'	57'	61'	50'	50'	
FRONT YARD SETBACK	30'	45'	46'	46'	46'	
REAR YARD SETBACK	30'	29'	29'	20'	20'	
MAXIMUM HEIGHT OF BUILDING	25'	25'	25'	25'	25'	
MINIMUM BUILDING COVERAGE (NOT > 65% OF LOT)	30%	30%	30%	30%	30%	
MIN. LANDSCAPE COVERAGE (SHEDDING)	70%	83%	90%	98%	98%	
TOTAL LOT AREA	25,018 AC					
TOTAL PROPOSED DISTURBED AREA		2.65 AC				

RALPH G. MASTROMONACO, PE, P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

PRELIMINARY PLAT
MAHLAB TEATOWN
PREPARED FOR
MAHLAB FAMILY REALTY, LLC.
TOWN OF CORTLANDT,
WESTCHESTER CO., NY
OCTOBER 18, 2018
SHEET 1 OF 3 SHEETS

REVISED: 12/16/2019
REVISED: 11/11/2019
REVISED: 7/1/2019
REVISED: 11/14/2018