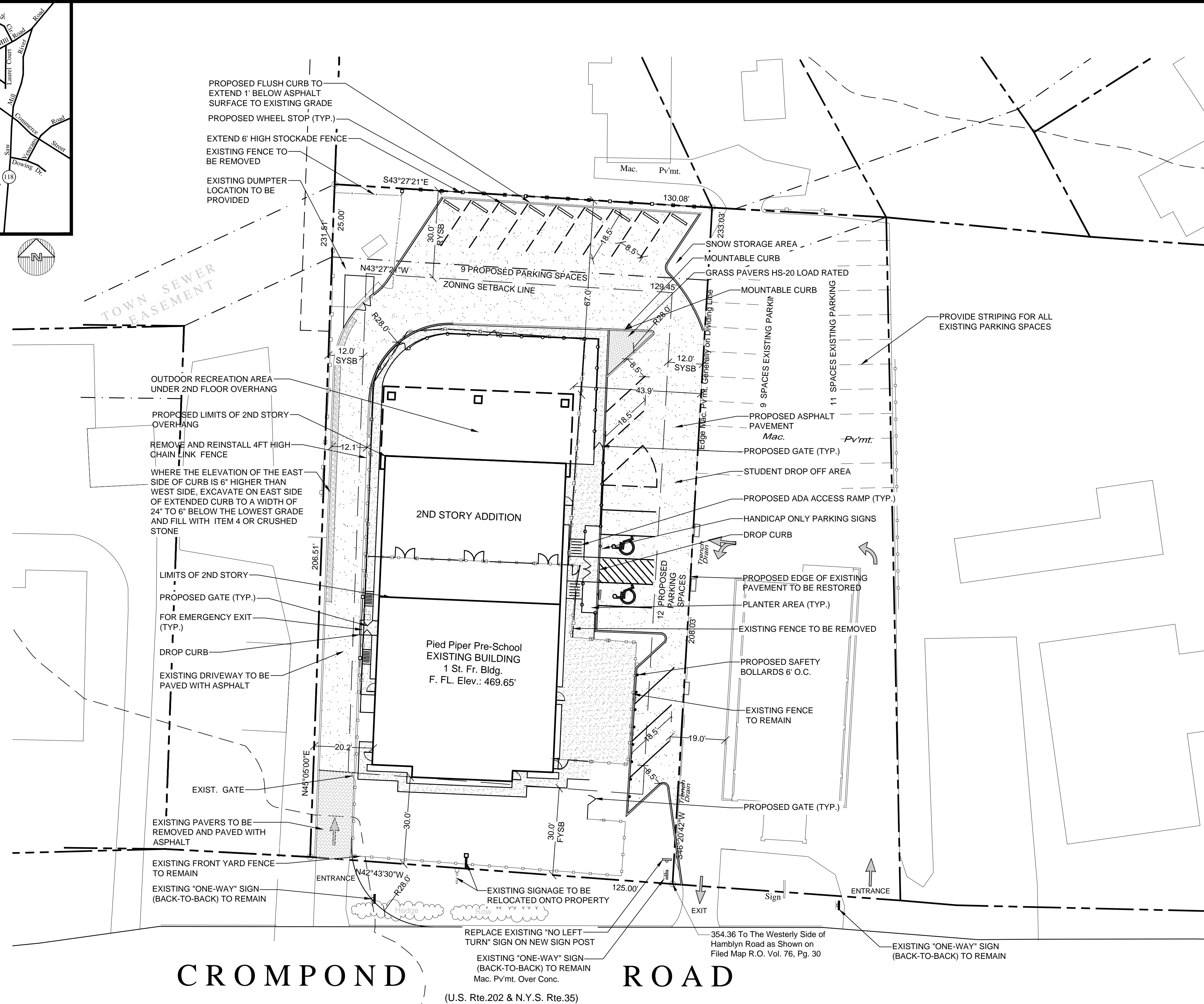


AREA MAP
NOT TO SCALE



CROMPOND ROAD
(U.S. Rte. 202 & N.Y.S. Rte. 35)

SITE DATA

EXISTING TOWN ZONING	R1-10 SINGLE FAMILY RESIDENCE
TOWN TAX MAP DATA	SECTION : 37.14 BLOCK : 2 LOT: 8
OWNER / DEVELOPER	KATHLEEN DINEEN PIED PIPER PRESCHOOL 2090 CROMPOND ROAD YORKTOWN HEIGHTS, NY 10598
SITE AREA	0.680 AC. (29,616 SF)
SEWAGE FACILITIES	PUBLIC SEWERS
WATER FACILITIES	PUBLIC WATER SUPPLY
DRAINAGE	SUBSURFACE STORMWATER MANAGEMENT

ZONING SCHEDULE:

ZONING DISTRICT:	R1-10, SINGLE FAMILY RESIDENTIAL, RESOLUTION # 04-11		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	20,000 SF.	29,616 SF.	NONE
MINIMUM LOT WIDTH:	100 FT.	125 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	30 FT.	30 FT.	NONE
REAR YARD SETBACK:	30 FT.	67 FT.	NONE
ONE SIDE YARD SETBACK:	12 FT.	20.2 FT.	NONE
COMBINED SIDE YARD SETBACK:	24 FT.	64.1 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	25% OF LOT AREA	28 % OF LOT AREA	922 SF
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE

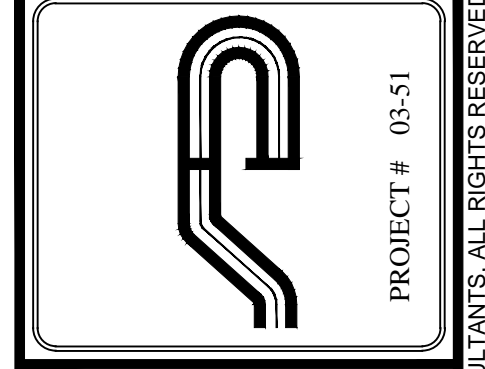
*SPECIAL USE PERMIT - RESOLUTION 04-11

PARKING SCHEDULE

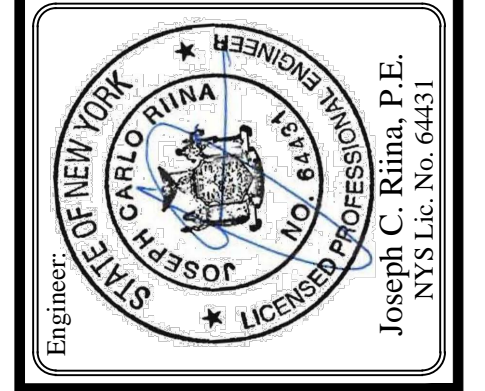
EXISTING/PROPOSED PARKING:	23 SPACES
PIED PIPER SITE	20 SPACES
CHURCH SITE	41 STANDARD
TOTAL	2 HANDICAP
EMPLOYEE SPACES:	10 SPACE
DROP OFF SPACES	31 SPACE

BUILDING FLOOR AREAS SCHEDULE

EXISTING ONE STORY BUILDING:	3,730 SF
PROPOSED:	
FIRST FLOOR	3,019 SF
TOTAL	6,749 SF



Site Design Consultants
Civil Engineers • Land Planners
251-J Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com



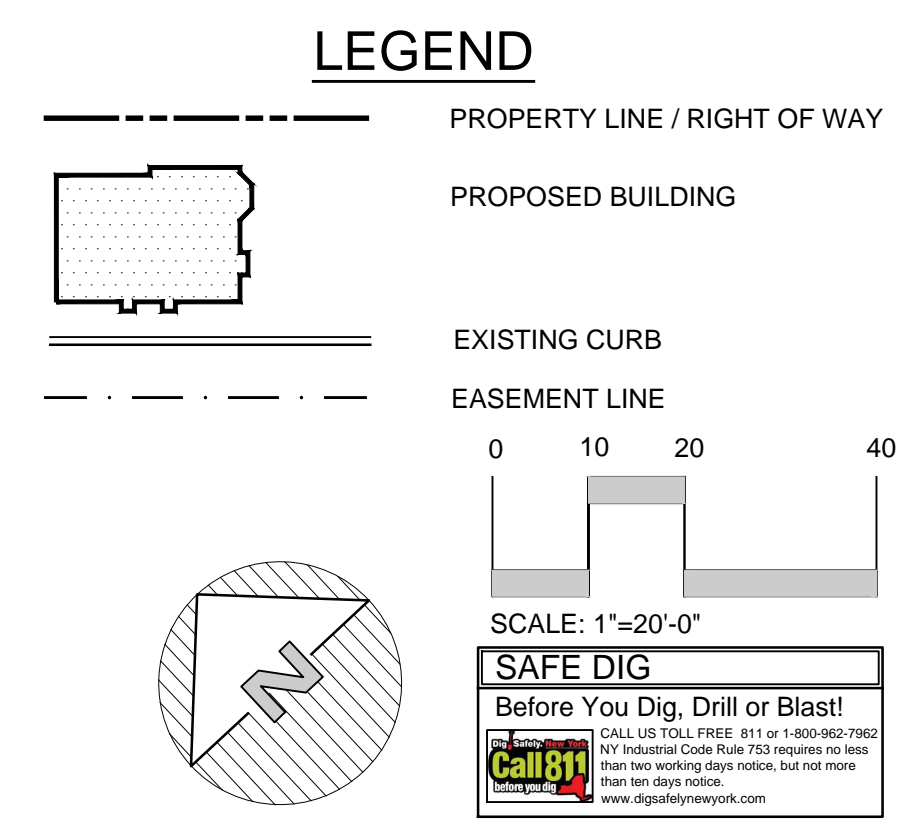
Revisions:

No.	Date	Comments
1	11/18/16	Town Comments
2	1/23/17	Town Comments
3	3/15/17	Town Comments
4	6/11/18	Rev. Bldg. Floor
5	6/11/18	Rev. Bldg. Floor
6	6/10/19	Town Comments
7	7/10/19	Town Comments
8	2/28/20	DEP Comments
9	4/26/22	DEP Comments
10	5/09/22	REV. PARKING

SCALE: 1" = 20'
DRAWN BY: TK
DATE: 3/11/16

SITE PLAN MODIFICATION

SITE PLAN PREPARED FOR
PIED PIPER PRESCHOOL
2090 CROMPOND ROAD
Town of Yorktown
Westchester County, NY



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY J. HENRY CARPENTER AND COMPANY, DATED 09/25/02. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.