



PROJECT SITE

SITE DATA:
 OWNER / DEVELOPER: LAKE OSCEOLA REALTY CORP.
 PROJECT LOCATION: 3980 HILL BOULEVARD, JEFFERSON VALLEY, NY 10535
 EXISTING TOWN ZONING: C-C, COUNTRY COMMERCIAL BUSINESS DISTRICT
 PROPOSED USE: MEDICAL OFFICE BUILDING
 TOWN TAX MAP DATA: SECTION 17.5, BLOCK 1, LOT 11
 SITE AREA: 4.396 ACRES (191,470 SF)
 SEWER FACILITIES: PUBLIC SEWERS
 WATER FACILITIES: 3011500035F ZONE AE (ELEVATION 424.00) FEMA MAP:

SITE IMPERVIOUS AREA SUMMARY:

IMPERVIOUS SURFACE AREA (SF (Ac.))	EXISTING	PROPOSED
	11,322 (0.26)	64,767 (1.49)



ZONING SCHEDULE:

DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:	NONE	150,820.9 SF.	NONE - SEE NOTE 1
MINIMUM LOT AREA:	NONE	150,820.9 SF.	NONE - SEE NOTE 1
MINIMUM YARD DIMENSIONS:			
FRONT YARD SETBACK:	30 FT.	94.1 FT.	NONE
REAR YARD SETBACK:	30 FT.	98.5 FT.	NONE
ONE SIDE YARD SETBACK:	15 FT.	15.0 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:	30% OF LOT AREA	6.0% OF LOT AREA	NONE
ALLOWABLE DENSITY (FAR):	0.20	0.18	NONE
MAXIMUM BUILDING HEIGHT / LENGTH:			
FEET / STORES:	35 FT. / 2 STORES	35 FT MAX	NONE
BUILDING LENGTH:	100 FT MAX	100 FT	NONE

PARKING SCHEDULE

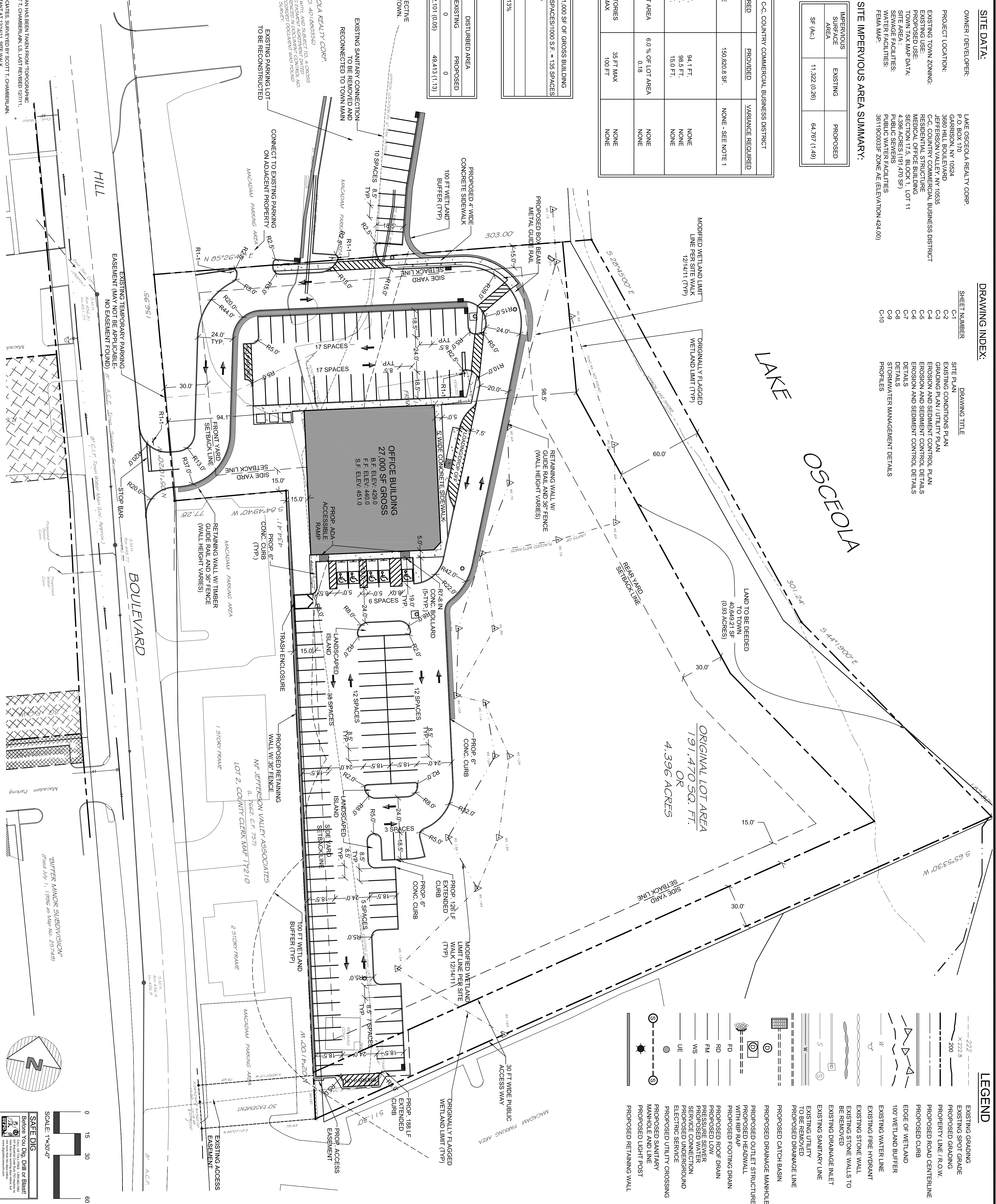
REQUIRED PARKING:	5 SPACES PER 1,000 SF OF GROSS BUILDING
COMMERCIAL BUILDING:	27,000 S.F. @ 5 SPACES/1,000 S.F. = 135 SPACES
PROVIDED PARKING:	112 STANDARD 5 HANDICAP
TOTAL PROVIDED PARKING:	117 SPACES
OFF-SITE SHARED PARKING:	18 SPACES OR 13%

WETLAND DISTURBANCE SUMMARY:

WETLAND AREA AND BUFFER:	TOTAL AREA	EXISTING	PROPOSED
WETLAND AREA (SF (AC.))	103,889 (2.38)	0	0
100FT WETLAND BUFFER (SF (AC.))	60,073 (1.38)	2,101 (0.05)	49,413 (1.13)

ZONING REGULATORY NOTES:
 1. LOT AREA AND ZONING BUILDING CONFORMANCE IS REFLECTIVE OF REDUCTION OF PROPERTY AFTER DEED OF AND TO TOWN.
 2. EXISTING IMPERVIOUS AREA = 11,322 SF (0.26 AC.)

NF SWARTZ CO/OA REALTY CORP.
 (CONTRACT NO. 4011800356)
 PROJECT 19 AND PARKING PLAN (PLANNING CONTROL NO. 551/0000) AND REFERENCED DOCUMENT (NO. 10/000) AT THE OFFICE OF THE SURVEYOR.
 401 HILL BOULEVARD, YORKTOWN, NY 10594



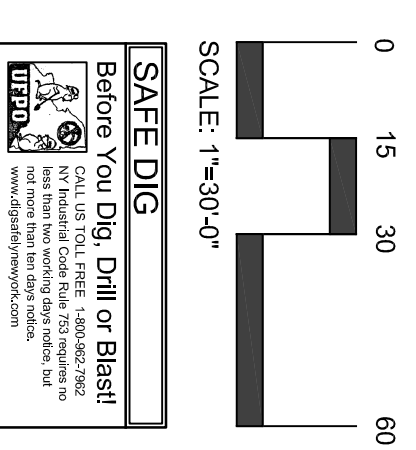
DRAWING INDEX:

SHEET NUMBER	DRAWING TITLE
C-1	SITE PLAN
C-2	EXISTING CONDITIONS PLAN
C-3	GRADING PLAN / UTILITY PLAN
C-4	EROSION AND SEDIMENT CONTROL PLAN
C-5	EROSION AND SEDIMENT CONTROL DETAILS
C-6	EROSION AND SEDIMENT CONTROL DETAILS
C-7	EROSION AND SEDIMENT CONTROL DETAILS
C-8	DETAILS
C-9	STORMWATER MANAGEMENT DETAILS
C-10	PROFILES

LEGEND

- 222 --- EXISTING GRADING
- - - - - X 222 B EXISTING SPOT GRADE
- 200 --- PROPOSED GRADING
- 200 --- PROPERTY LINE / R.O.W.
- 200 --- PROPOSED ROAD CENTERLINE
- 200 --- PROPOSED CURB
- 200 --- EDGE OF WETLAND
- 200 --- 100' WETLAND BUFFER
- 200 --- EXISTING WATER LINE
- 200 --- EXISTING FIRE HYDRANT
- 200 --- EXISTING STONE WALL
- 200 --- EXISTING STONE WALLS TO BE REMOVED
- 200 --- EXISTING DRAINAGE INLET
- 200 --- EXISTING SANITARY LINE
- 200 --- EXISTING UTILITY TO BE REMOVED
- 200 --- PROPOSED DRAINAGE LINE
- 200 --- PROPOSED CATCH BASIN
- 200 --- PROPOSED DRAINAGE MANHOLE
- 200 --- PROPOSED OUTLET STRUCTURE WITH RIP RAP
- 200 --- PROPOSED FOOTING DRAIN
- 200 --- PROPOSED ROOF DRAIN
- 200 --- PROPOSED LOW PRESSURE SEWER
- 200 --- PROPOSED WATER PROPOSED UNDERGROUND ELECTRIC SERVICE
- 200 --- PROPOSED UTILITY CROSSING
- 200 --- PROPOSED SANITARY MANHOLE AND LINE
- 200 --- PROPOSED LIGHT POST
- 200 --- PROPOSED RETAINING WALL

NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM TOPOGRAPHIC SURVEY PREPARED FOR LAKE OSCEOLA REALTY PREPARED BY SCOTT T. CHAMBERLAIN, L.S. LAST REVISED 12/7/11.
 2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND FIELD ADJUSTMENTS AND AGREES TO BE TOWN/WETLAND CONSULTANT AT 12/14/11. SITE WALK.



Sheet 1 of 10	SITE PLAN PREPARED FOR LAKE OSCEOLA REALTY CORP. HILL BOULEVARD Town of Yorktown Westchester Co., New York	SITE PLAN	SCALE: 1" = 30' DRAWN BY: JUB DATE: 5/30/12	Revisions: No. Date Comments: 1 7/31/12 Site Plan Prep.	Engineer: Joseph C. Riina, P.E. NYS Lic. No. 64431	Site Design Consultants Civil Engineers • Land Planners 251-F Underhill Avenue, Yorktown Heights, NY 10598 (914) 962-4488 - Fax: (914) 962-7386 www.SiteDesignConsultants.com
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