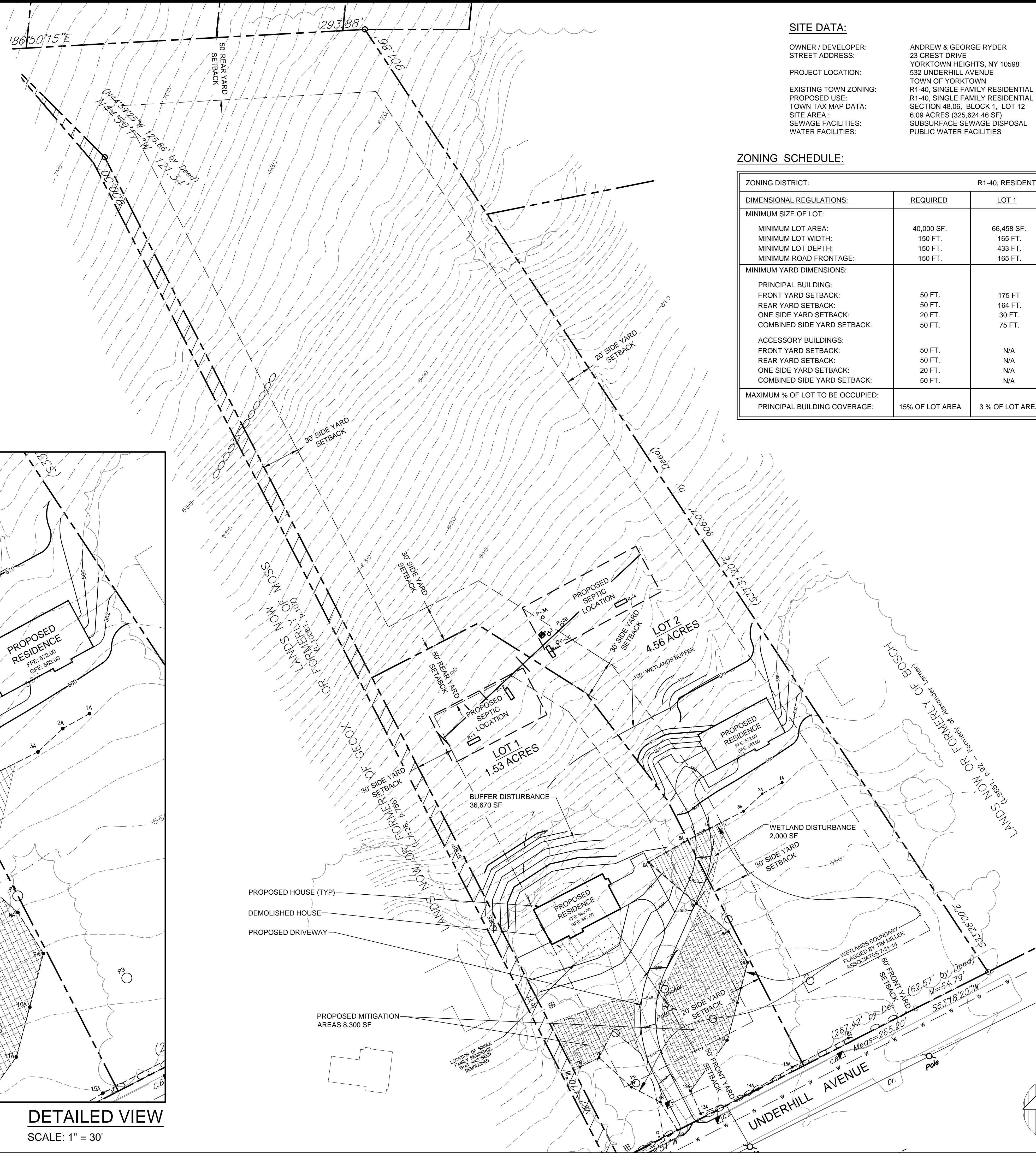
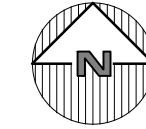


LOCATION MAP
NOT TO SCALE

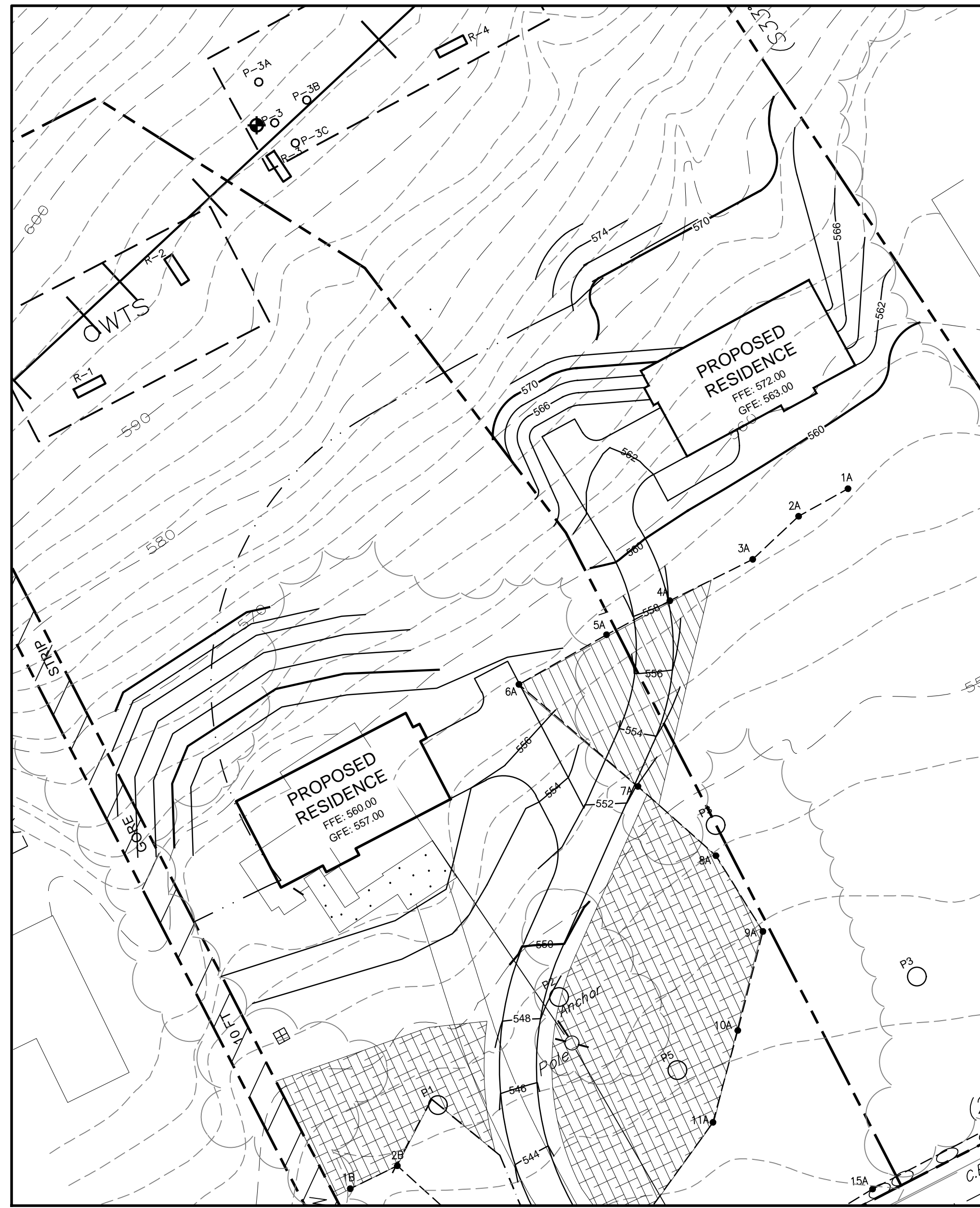


SITE DATA:

OWNER / DEVELOPER: ANDREW & GEORGE RYDER
 STREET ADDRESS: 23 CREST DRIVE, YORKTOWN HEIGHTS, NY 10598
 PROJECT LOCATION: 532 UNDERHILL AVENUE, TOWN OF YORKTOWN
 EXISTING TOWN ZONING: R1-40, SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: R1-40, SINGLE FAMILY RESIDENTIAL
 TOWN TAX MAP DATA: SECTION 48.06, BLOCK 1, LOT 12
 SITE AREA: 6.09 ACRES (325,624.46 SF)
 SEWAGE FACILITIES: SUBSURFACE SEWAGE DISPOSAL
 WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT:		R1-40, RESIDENTIAL		
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1	LOT 2	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	40,000 SF.	66,458 SF.	198,758 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	165 FT.	165 FT.	NONE
MINIMUM LOT DEPTH:	150 FT.	433 FT.	937 FT.	NONE
MINIMUM ROAD FRONTAGE:	150 FT.	165 FT.	165 FT.	NONE
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	50 FT.	175 FT.	241 FT.	NONE
REAR YARD SETBACK:	50 FT.	164 FT.	568 FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	30 FT.	28 FT.	NONE
COMBINED SIDE YARD SETBACK:	50 FT.	75 FT.	54 FT.	NONE
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	50 FT.	N/A	N/A	NONE
REAR YARD SETBACK:	50 FT.	N/A	N/A	NONE
ONE SIDE YARD SETBACK:	20 FT.	N/A	N/A	NONE
COMBINED SIDE YARD SETBACK:	50 FT.	N/A	N/A	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	15% OF LOT AREA	3% OF LOT AREA	1% OF LOT AREA	NONE

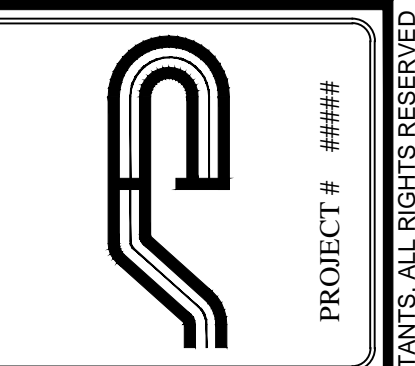


DETAILED VIEW

SCALE: 1" = 30'

NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XX/XX/XX, LAST REVISED XXXXXX. 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.



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Engineer:
 Joseph C. Rinna, P.E.
 NYS Lic. No. 64431

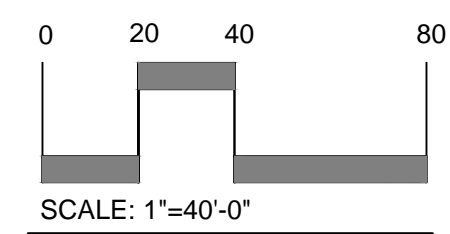
Revisions:	No.	Date	Comments
	###	###	###

SCALE: 1" = 40'
 DRAWN BY: CS
 DATE: 2/15/22

PRELIMINARY SUBDIVISION PLAN

SITE PLAN PREPARED FOR
RYDER
 532 UNDERHILL AVENUE
 Town of Yorktown Heights
 Westchester County, NY

Sheet 1 of 1



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