

ZONING SCHEDULE:

ZONING DISTRICT:	R1-20, SINGLE FAMILY RESIDENTIAL
DIMENSIONAL REGULATIONS:	REQUIRED
MINIMUM SIZE OF LOT:	
MINIMUM LOT AREA:	20,000 SF.
MINIMUM LOT WIDTH:	100 FT.
MINIMUM YARD DIMENSIONS:	
PRINCIPAL BUILDING:	
FRONT YARD SETBACK:	40 FT.
REAR YARD SETBACK:	40 FT.
ONE SIDE YARD SETBACK:	15 FT.
COMBINED SIDE YARD SETBACK:	40 FT.
ACCESSORY BUILDINGS:	
FRONT YARD SETBACK:	40 FT.
REAR YARD SETBACK:	10 FT.
ONE SIDE YARD SETBACK:	10 FT.
COMBINED SIDE YARD SETBACK:	20 FT.
MAXIMUM % OF LOT TO BE OCCUPIED:	
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA
ACCESSORY BUILDING COVERAGE:	20% OF LOT AREA
MAXIMUM HEIGHT:	
PRINCIPAL BUILDING - FEET:	35 FEET
PRINCIPAL BUILDING - STORIES:	2 1/2
ACCESSORY BUILDING - FEET:	15 FEET
ACCESSORY BUILDING - STORIES:	1 1/2

LEGEND

- 222 EXISTING GRADING
- X.222.8 EXISTING SPOT GRADE
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER



**Site Design Consultants**  
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Revisions:

No.	Date	Comments

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SCALE: 1" = 50'

DRAWN BY: JJB

DATE: 3/26/13

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CONVENTIONAL  
SUBDIVISION

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PROPOSED SUBDIVISION PLAN  
PREPARED FOR

**FIELDSTONE MANOR**  
STRAWBERRY ROAD  
Westchester Co., New York

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Town Of Yorktown

Sheet 1 of 1

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY J HENRY CARPENTER & CO., DATED 04/23/99, LAST REVISED 04/26/02. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

SCALE: 1"=50'-0"

SAFE DIG  
Before You Dig, Drill or Blast!