

HERNANE ALMEIDA
PROFESSIONAL ENGINEER
26 GLENVIEW DRIVE
CARMEL, NY 10512
914-469-9741
HERNANE@ENGINEER.COM

CLIENT
RYAN MAIN, LLC
C/O FINKELSTEIN-MORGAN
111 BROOK ST.
SCARSDALE, NY 10583

PROJECT
PROPOSED CLUBHOUSE
MEADOWBROOK COMMONS
TOWN OF CORTLANDT,
NY 10567

REVISIONS	
NO.	DESCRIPTION

DATE: 8/23/2023

BUILDINGS 9&10 DRAFT SITE PLAN

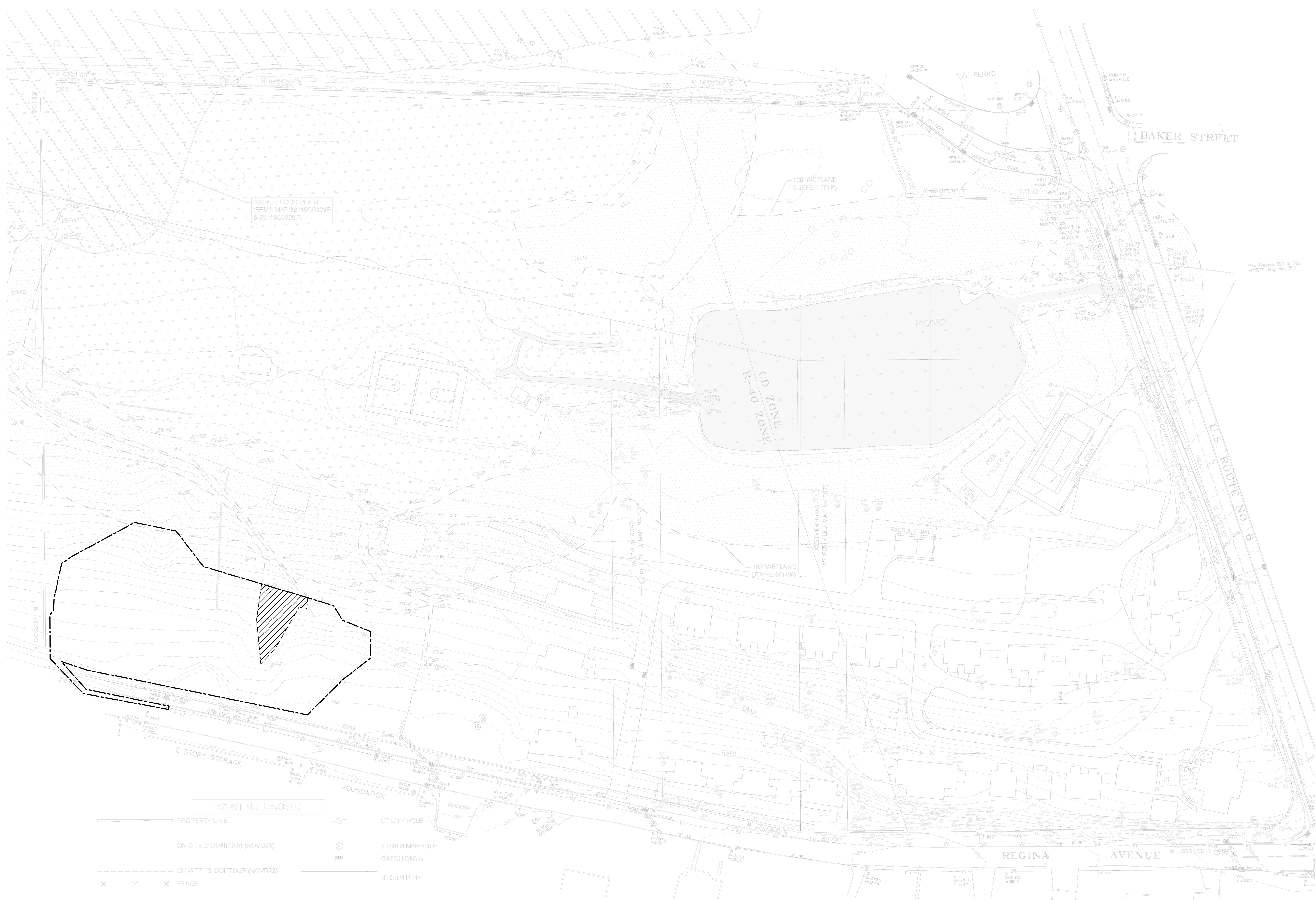
SHEET TITLE

SEAL

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.

ALL CONDITIONS OF APPROVAL AS NOTED IN FORMAL LETTERS OF APPROVAL OR FINDINGS ARE A PART OF THE APPROVED SITE PLAN. SUBDIVISION OR VARIANCE PLATS, DRAWINGS OR PLANS, AND ARE HEREBY REFERENCED FOR ADDITIONAL APPROVAL DETAILS.

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EXISTING LEGEND

PROPERTY LINE	UTILITY POLE
ON-SITE 2' CONTOUR (NGVD28)	STORM MANHOLE
ON-SITE 10' CONTOUR (NGVD28)	CATCH BASIN
FENCE	STORM PIPE

PROPOSED SITE PLAN (PARTIAL)
 SCALE : 1" = 20'-0"

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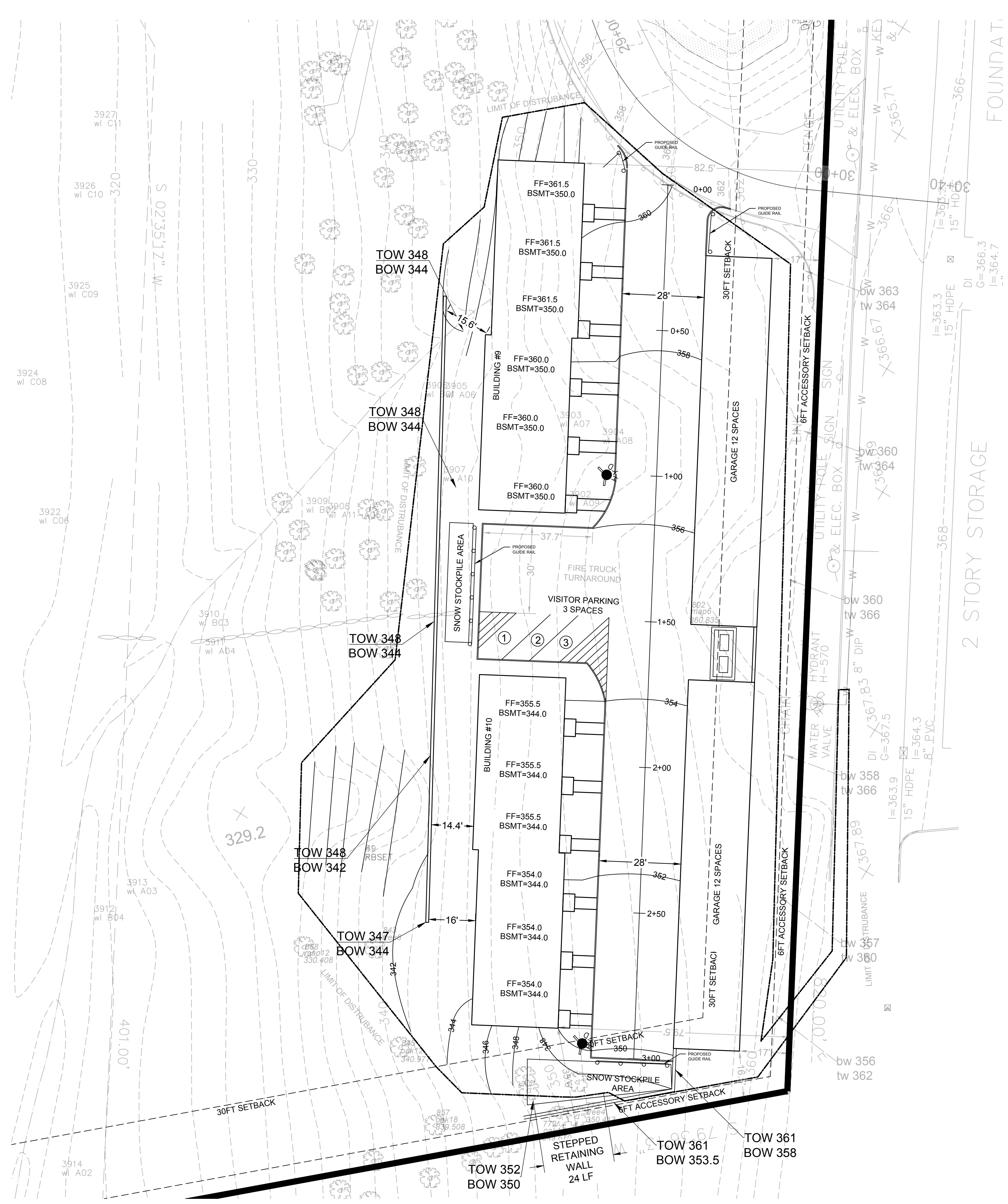
BUILDINGS 9&10
DRAFT SITE PLAN
 SHEET TITLE

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PROPOSED SITE PLAN (PARTIAL)
SCALE: 1" = 20'-0"

ZONING COMPLIANCE CHART			
CRITERIA	Zone: R-40		PROPOSED BUILDINGS 9&10
	REQUIRED	EXISTING	
Lot Area	40,000 sq ft Min	291,185 SQ. FT.	291,185 SQ. FT.
Lot Width	150 FT	697.4 FT	697.4 FT
Building Height	2 1/2 Stories, 35FT	2 1/2 STORIES, 35FT	2 1/2 Stories, 35FT
Principal Setbacks	Front Yard	50ft Min	>50ft
	Rear Yard	30ft Min	35.6FT
	Side Yard	30ft Min	79.5FT
Accessory Setback	Rear Yard	6ft Min	16.5ft
	Side Yard	6ft Min	17ft
	Building Coverage	44,250 (Max)*	12.3% (35,912sf)
Landscape Coverage	60% Min	>60%	>60%
Total Number of Bedrooms (Units)			12
PARKING	Total		27
	2 per DWELLING		27
	Visitor		3

*BY TOWN BOARD RESOLUTION

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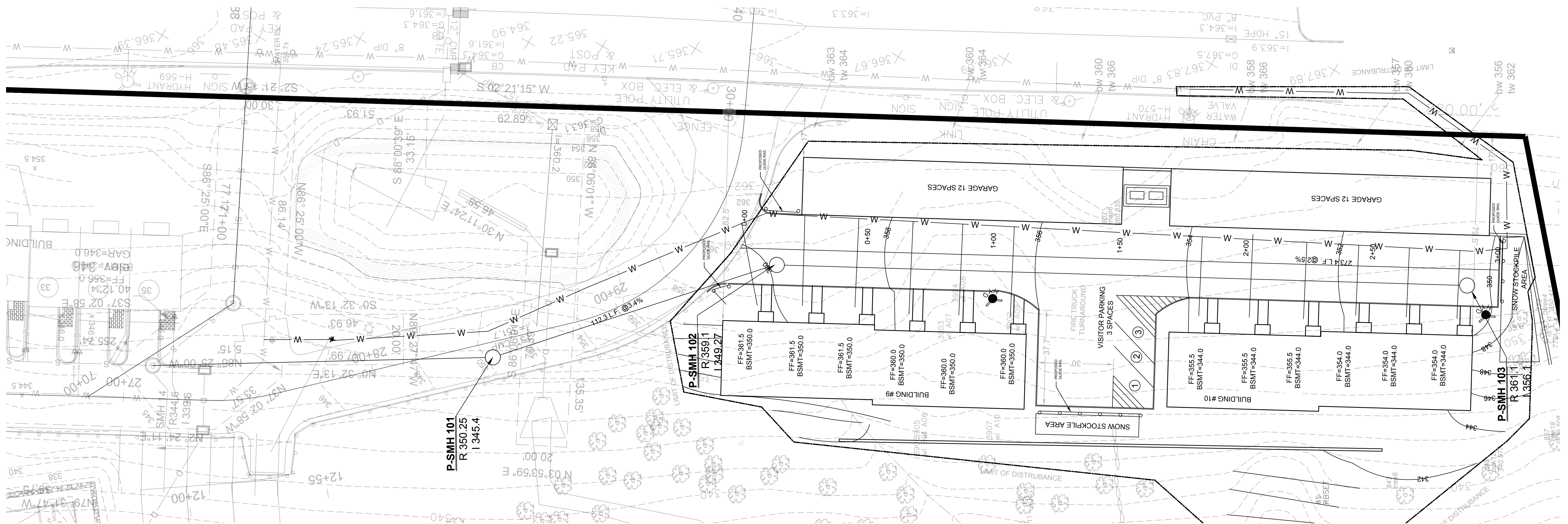
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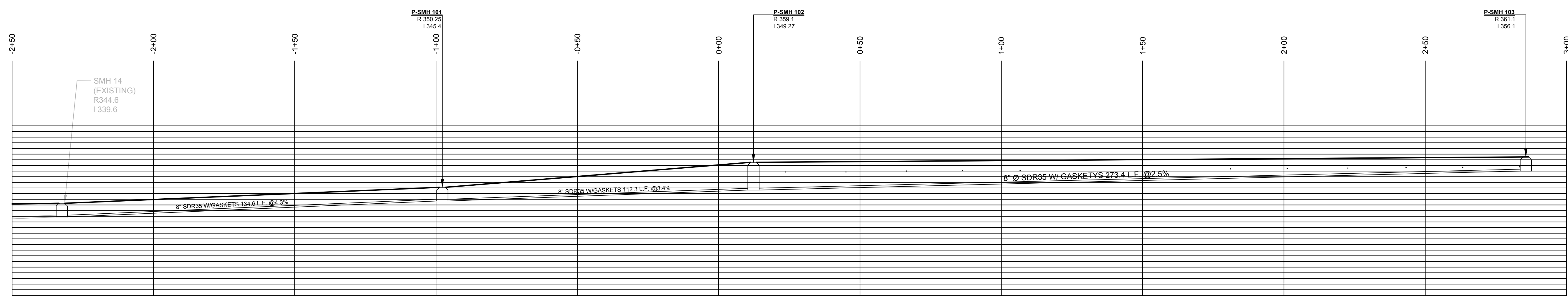
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PROPOSED UTILITIES
 SCALE : 1" = 20'-0"

NOTE:
 PUBLIC POTABLE WATER AND SANITARY SEWER EXTENSIONS ARE TO BE PROVIDED BY A CONSULTING ENGINEER AND SUBMITTED TO THE TOWN OF CORTLANDT DEPARTMENT OF ENVIRONMENTAL SERVICES AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH. THIS SHEET DEMONSTRATES FEASIBILITY



SEWER PROFILE
 SCALE : 1" = 20'-0"

