

BASED ON SURVEY & SITE PLAN PREPARED BY PAUL J. PETRETTI P.E., CIVIL ENGINEER

SITE PLAN

SCALE: 1/32" = 1'-0"

SITE DATA for ZONING CODE COMPLIANCE

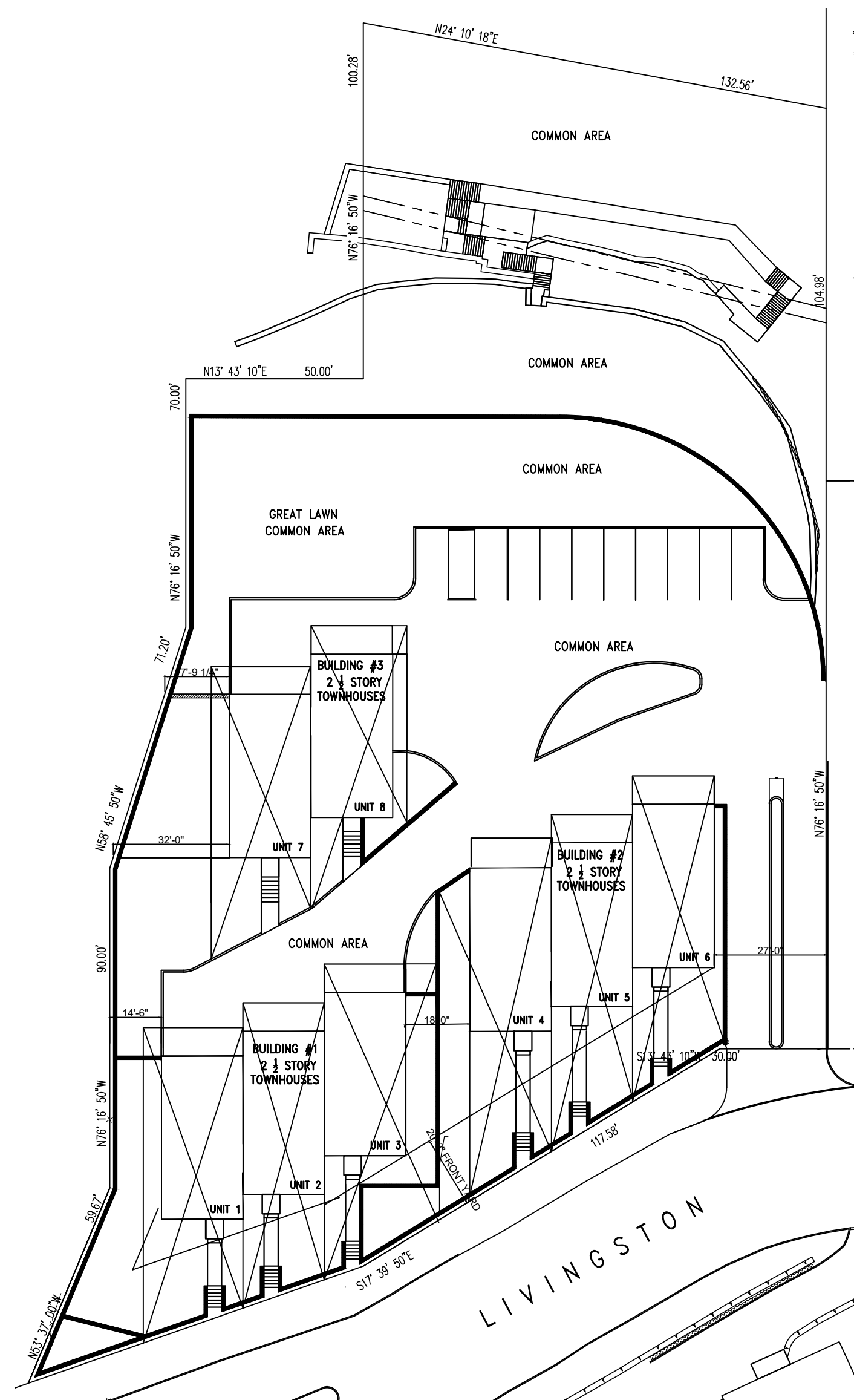
OWNERS: MICHAEL & AMANDA BLATTER
ZONING DISTRICT: MDR
PRESENTLY CONFORMING: N/A

SHEET: 3.12
BLOCK: 104
LOT: 1

SURVEYED BY: PAUL J. PETRETTI, P.E.
CIVIL ENGINEER
SURVEY DATE: JULY, 2020
MUNICIPALITY: VILLAGE OF DOBBS FERRY

	ZONING CODE REQ.	EXISTING	PROPOSED
ZONING DISTRICT	MDR-1	MDR-1	MDR-1
ALLOWABLE USE	2 & 3 Family Dwellings	-	2 & 3 Unit Attached Townhouses
LOT SIZE	MIN. 5,000 SF	56,243 SF	56,243 GSF 47,413 NSF AFTER REDUCTIONS FOR STEEP SLOPES
LOT AREA PER UNIT	MIN. 2,500 SF	-	7,031.3 SF
LOT COVERAGE	MAX. 27%	-	15.05 %
IMPERVIOUS SURFACES COVERAGE	MAX. 54%	-	40.51%
FRONT	20 FT	-	20 FT
REAR	25 FT	-	77.50 FT
SIDE 1 (North Side)	10 FT	-	14.5 FT
BOTH SIDES	20 FT	-	41.5 FT
MAX. RIDGE HEIGHT	Calc for Context Limit Area: 1.25 x 31.46 = 39.33FT	-	BLDG. #1 = 34.16 FT BLDG. #2 = 34.16 FT BLDG. #3 = 36.16 FT
MAX. EAVE HEIGHT	Calc for Context Limit Area: 1.15 x 23.76 = 27.32 FT	-	BLDG. #1 = 22.59 FT BLDG. #2 = 22.59 FT BLDG. #3 = 24.66 FT

TOWNHOUSES AT 19 LIVINGSTON AVENUE
DOBBS FERRY, NY 10522



LAYOUT OF COMMON & INDIVIDUAL AREAS

SCALE: 1/32" = 1'-0"

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Date: BOT SUBMISSION 1-6-21
ZBA SUBMISSION 3-24-21

Drawing Title: SITE PLAN

Scale: AS SHOWN



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