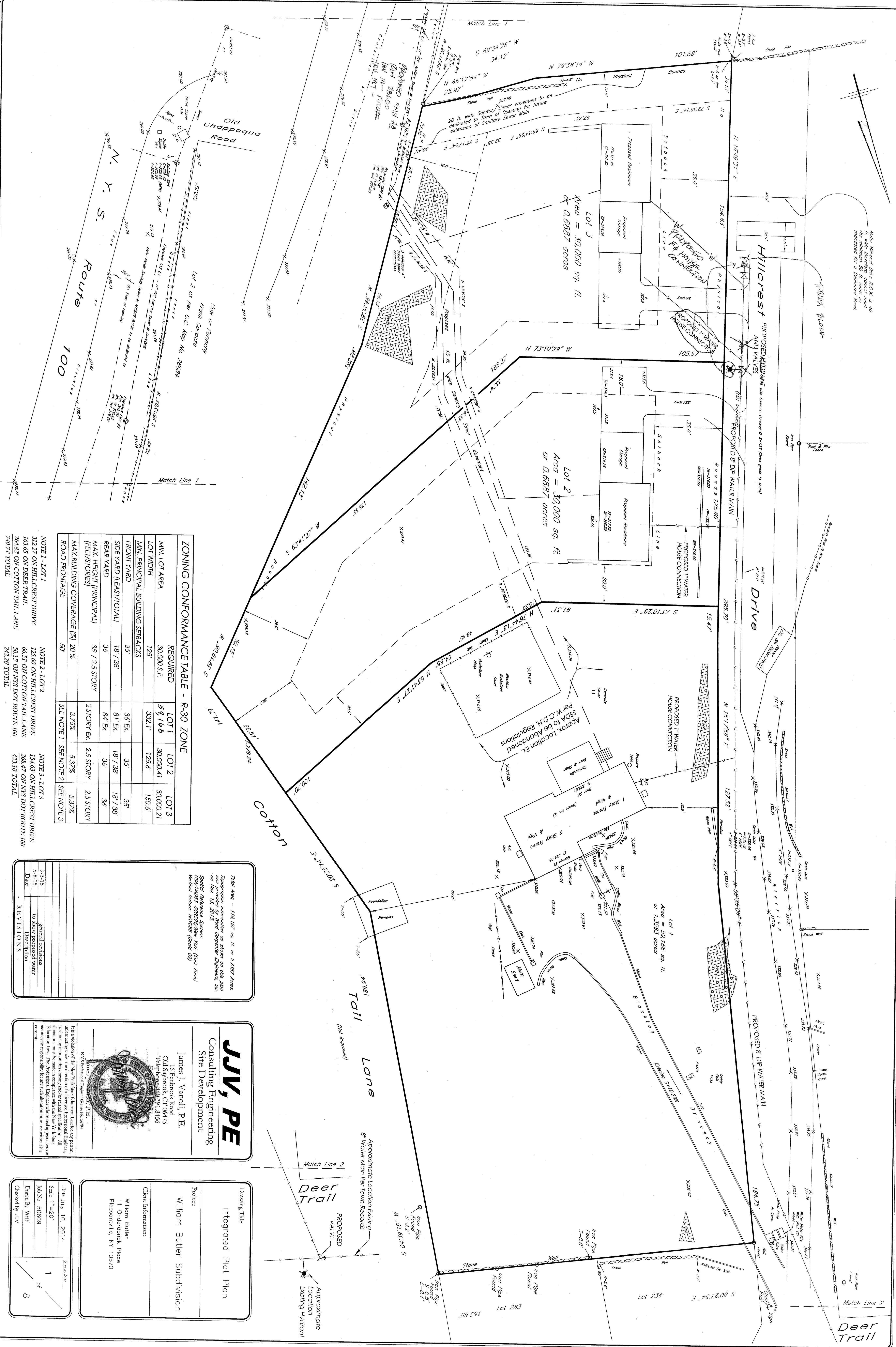


Note: Hillcrest Drive ROW is 40' from centerline. Minimum 50' ft. width is mandated for a dedicated road.



ZONING CONFORMANCE TABLE - R-30 ZONE				
	REQUIRED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	30,000 S.F.	59,168	30,000.41	30,000.21
LOT WIDTH	125'	332.1'	125.6'	150.6'
MIN. PRINCIPAL BUILDING SETBACKS				
FRONT YARD	35'	36' EX.	35'	35'
SIDE YARD (LEAST/TOTAL)	18' / 38'	81' EX.	18' / 38'	18' / 38'
REAR YARD	36'	84' EX.	36'	36'
MAX. HEIGHT (PRINCIPAL) (FEET/STORIES)	35' / 2.5 STORY	2 STORY EX.	2.5 STORY	2.5 STORY
MAX. BUILDING COVERAGE (%)	20 %	3.75%	5.37%	5.37%
ROAD FRONTAGE	50'	SEE NOTE 1	SEE NOTE 2	SEE NOTE 3

NOTE 1 - LOT 1
312.27' ON HILLCREST DRIVE
163.65' ON DEER TRAIL LANE
264.82' ON COTTON TAIL LANE
740.74' TOTAL

NOTE 2 - LOT 2
125.60' ON HILLCREST DRIVE
66.51' ON COTTON TAIL LANE
50.15' ON NYS DOT ROUTE 100
242.26' TOTAL

NOTE 3 - LOT 3
154.63' ON HILLCREST DRIVE
268.47' ON NYS DOT ROUTE 100
423.10' TOTAL

Total Area = 119,167 sq. ft. or 2.7357 Acres
Topographic information as shown on this plan was provided by David Caprielle Engineers, Inc. on May 12, 2014.
Soil Reference System: York (First Zone)
Vertical Datum: NAVD83 (Feet 89)

9-3-15	revisions
5-8-15	to show proposed water
Date	Description
REVISIONS	

JJV, PE
Consulting Engineering
Site Development

James J. Vano, P.E.
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Telephone: 860.391.8456

Professional Engineer License No. 5094

Drawing Title
Integrated Plot Plan

Project:
William Butler Subdivision

Client Information:
William Butler
11 Onderdonk Place
Pleasantville, NY 10570

Date: July 10, 2014
Scale: 1"=20'
Job No: 50609
Drawn By: WHF
Checked By: JJV

Sheet No. 1 of 8

