

REVISIONS:

NO.	DATE	REVISION	BY

PREPARED FOR:  
**Unicorn Contracting Corp**

10 Julia Lane  
 Cold Spring, NY

PROJECT NAME:

**Great Oak Lane Development**

Pleasantville, NY

PROFESSIONAL SEAL

DATE: 2/14/23

SCALE: 1/8"=1'-0"

DRAWN BY: BG

CHECKED BY: EG

DRAWING TITLE

**Rendered Site Plan**

SHEET NO.

**SP-2**



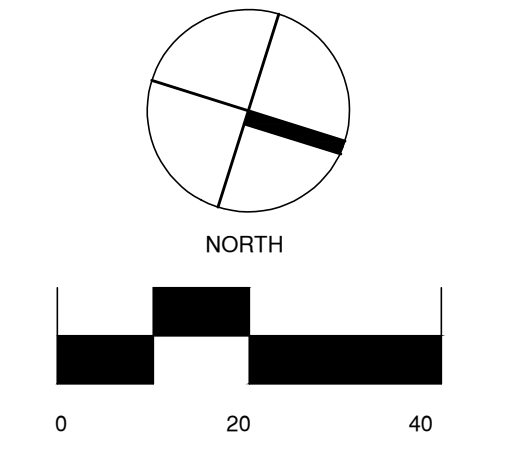
	MIN. LOT AREA	LOT 1	LOT 2	LOT 3	LOT 4
MIN. LOT AREA	5,000SF	12,646SF	12,380SF	12,486SF	15,946SF
MAX BLDG COVERAGE	20%	2529.20	2476.0	2492.7	3189.2
PROPOSED COVERAGE	19.63	2259	1829	2946.0	18.5%
MAX DEV COVERAGE	30%	3793.80	3714.0	3745.8	4784.0
PROPOSED MAX COVERAGE	3680.0	3694.0	3088.0	4101.0	29.1%
MAX FAR	3161.5	3095.0	3121.5	3986.5	25%
PROPOSED FAR	3130.0	3095.0	3121.0	3986.0	25%

- LEGEND
- PROPOSED BUILDING
  - PROPOSED COVERED PORCH
  - BUILDABLE AREA
  - DRIVE PAVEMENT
  - WALK PAVEMENT

Site Plan  
 1"=16'

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CONSULTANTS:



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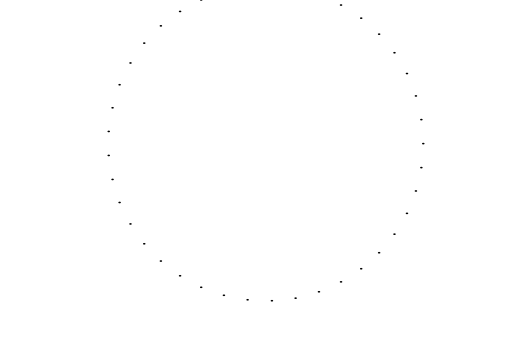
10 Julia Lane  
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Pleasantville, NY

PROFESSIONAL SEAL

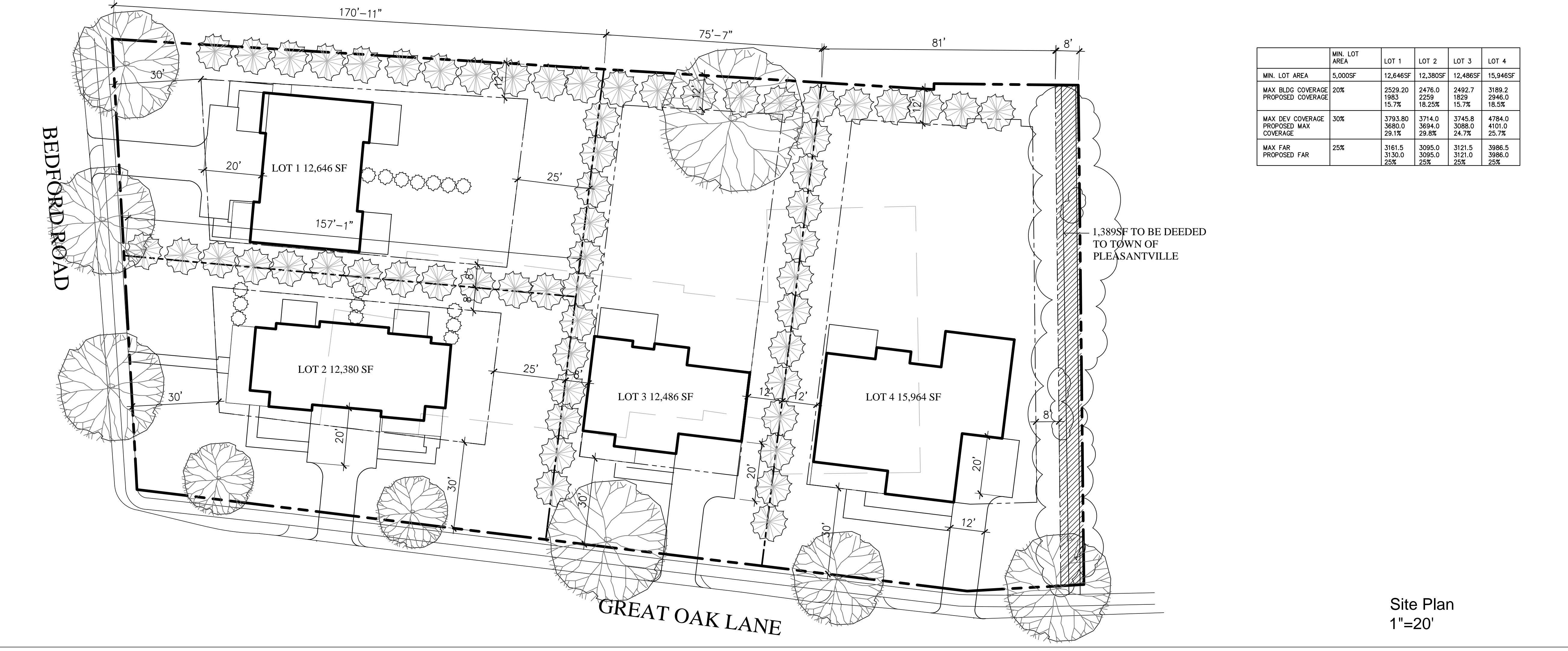
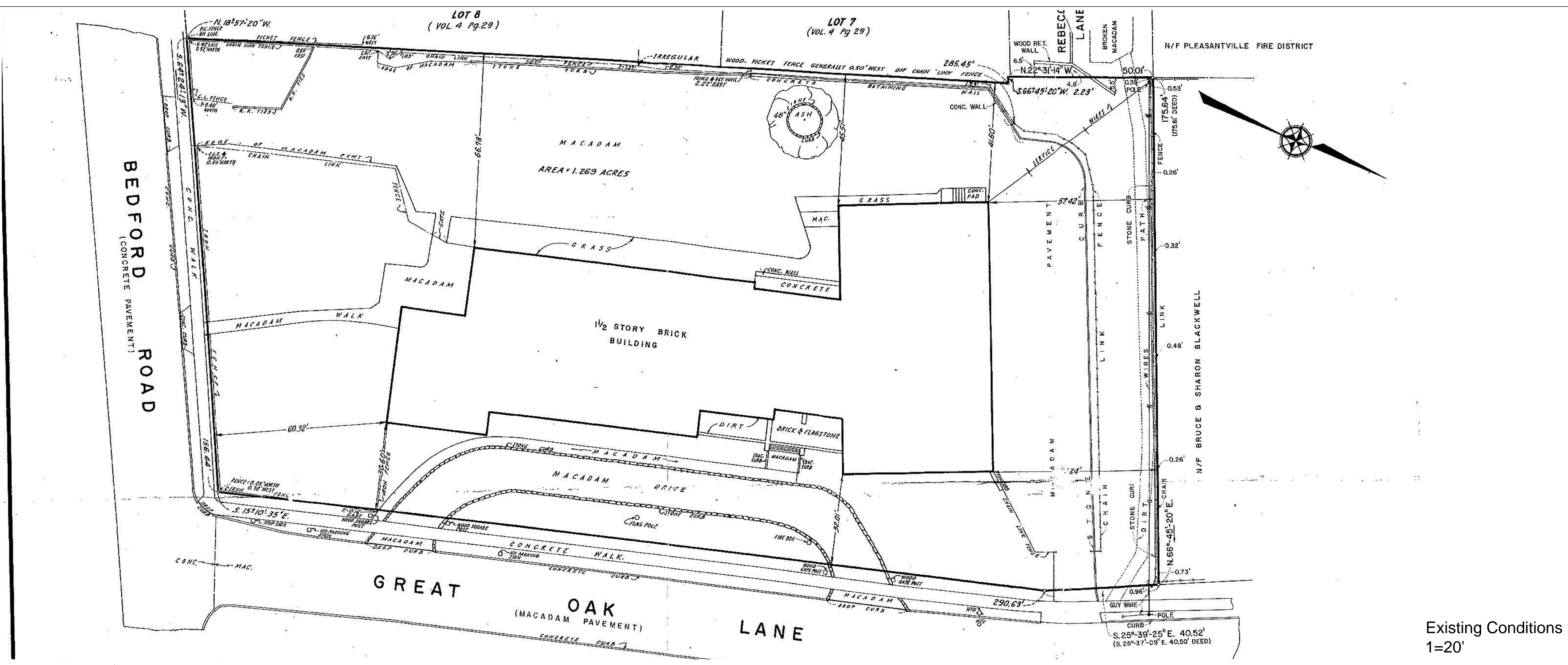


DATE: XXXXX  
 SCALE: 1"=20'  
 DRAWN BY: BG  
 CHECKED BY: EG

DRAWING TITLE:  
**Existing Conditions and Site Plan**

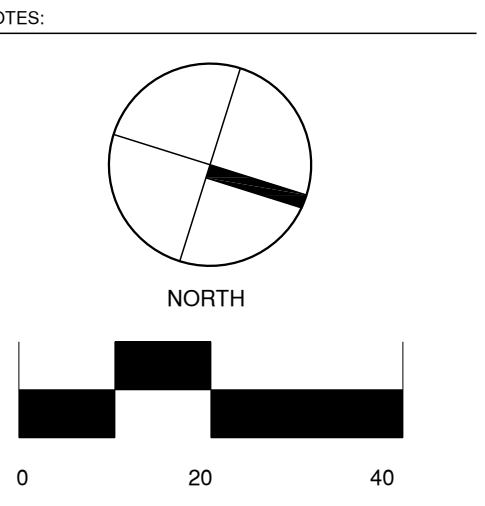
SHEET NO.

**SP-1**



	MIN. LOT AREA	LOT 1	LOT 2	LOT 3	LOT 4
MIN. LOT AREA	5,000SF	12,646SF	12,380SF	12,486SF	15,946SF
MAX BLDG COVERAGE PROPOSED COVERAGE	20%	2529.20 1983 15.7%	2476.0 2259 18.25%	2492.7 1829 15.7%	3189.2 2946.0 18.5%
MAX DEV COVERAGE PROPOSED MAX COVERAGE	30%	3793.80 3680.0 29.1%	3714.0 3694.0 29.8%	3745.8 3088.0 24.7%	4784.0 4101.0 25.7%
MAX FAR PROPOSED FAR	25%	3161.5 3130.0 25%	3095.0 3095.0 25%	3121.5 3121.0 25%	3986.5 3986.0 25%

Site Plan  
 1"=20'



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 PROFESSIONAL SEAL

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DRAWING TITLE:  
**Rendered Site Plan**

SHEET NO.  
**SP-2**



Architectural Style



LEGEND

	PROPOSED BUILDING
	PROPOSED COVERED PORCH
	BUILDABLE AREA
	DRIVE PAVEMENT
	WALK PAVEMENT

	MIN. LOT AREA	LOT 1	LOT 2	LOT 3	LOT 4
MIN. LOT AREA	5,000SF	12,646SF	12,380SF	12,486SF	15,946SF
MAX BLDG COVERAGE	20%	2529.20	2476.0	2492.7	3189.2
PROPOSED COVERAGE		1983	2259	1829	2946.0
		15.7%	18.25%	15.7%	18.5%
MAX DEV COVERAGE	30%	3793.80	3714.0	3745.8	4784.0
PROPOSED MAX COVERAGE		3680.0	3694.0	3088.0	4101.0
		29.1%	29.8%	24.7%	25.7%
MAX FAR	25%	3161.5	3095.0	3121.5	3986.5
PROPOSED FAR		3130.0	3095.0	3121.0	3986.0
		25%	25%	25%	25%

Site Plan 1"=20'