

I, ELIOT SENOR, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED FEBRUARY 24, 2013 AND THAT THIS MAP WAS COMPLETED MAY 17, 2013



DATE _____
ELIOT SENOR, L.S. LICENSE # 049822

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS.

OWNERS _____ DATE _____

EXISTING PUBLIC WATER/ PUBLIC SEWER
APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY CONSTRUCTED HEREIN.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH
DATE _____

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWN OF PELHAM, N.Y.

TOWN OF PELHAM PLANNING BOARD APPLICATION # APPROVAL: _____

PLANNING BOARD _____ DATE _____

SUBDIVISION MAP
A PORTION OF A PARCEL "RESERVED FOR BUSINESS, APARTMENT HOUSE SITE OR COMMUNITY HOUSE SITE & LOT Nos. 182,- 184 BLOCK I.

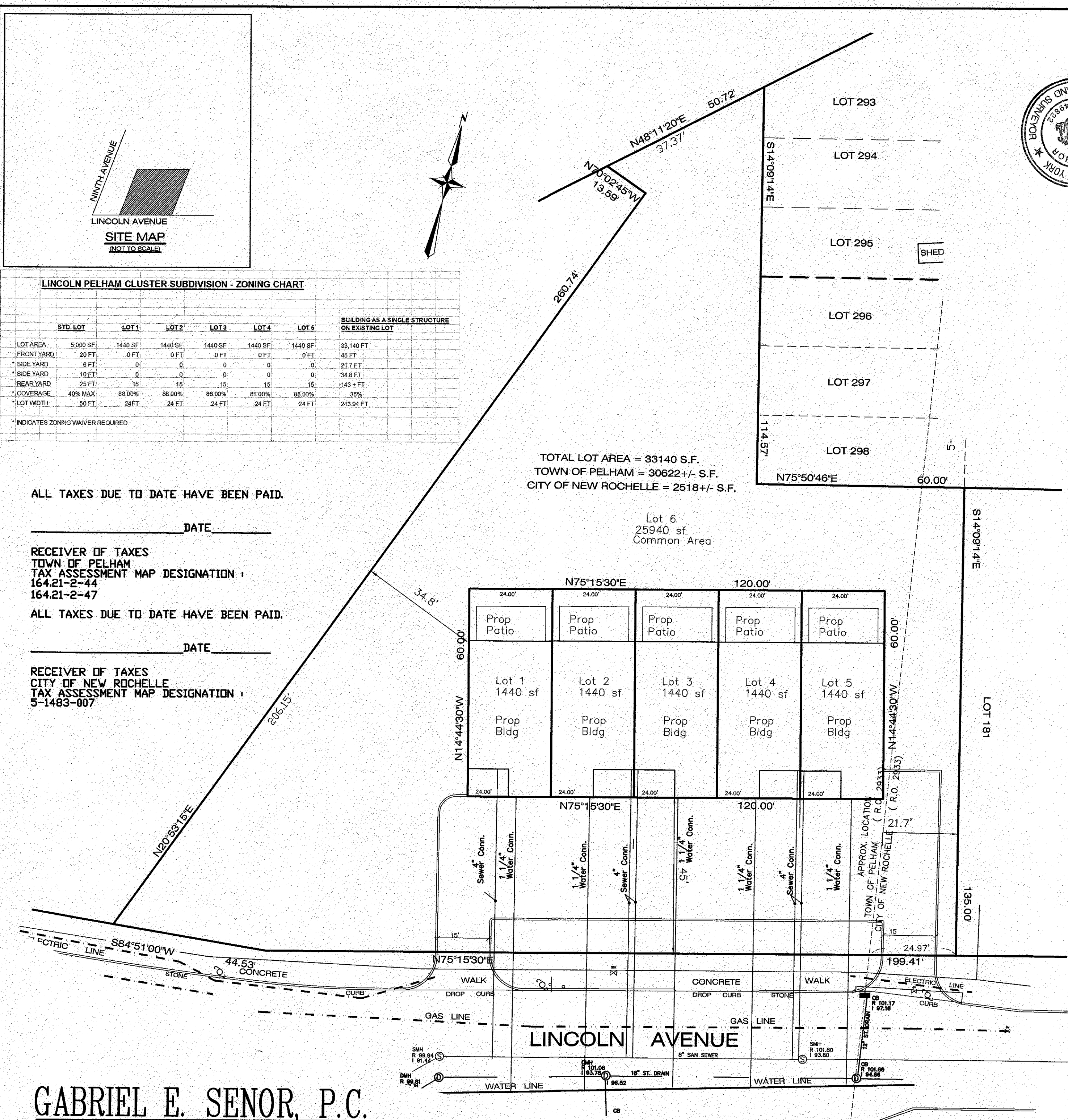
AS SHOWN ON A CERTAIN MAP ENTITLED

MAP OF WINYAHWOOD
LOCATED IN THE
CITY OF NEW ROCHELLE
TOWN OF PELHAM
WESTCHESTER COUNTY, NEW YORK

COUNTY SHEET: 64 BLOCK: 6146

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on December 3, 1925 as R.O. Map number 2933.

SCALE: 1" = 20' DATE: MAY 17, 2013
JULY 13, 2017
AUG 2, 2017



LINCOLN PELHAM CLUSTER SUBDIVISION - ZONING CHART

STD. LOT	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	BUILDING AS A SINGLE STRUCTURE ON EXISTING LOT	
LOT AREA	5,000 SF	1440 SF	1440 SF	1440 SF	1440 SF	1440 SF	33,140 SF
FRONT YARD	20 FT	0 FT	0 FT	0 FT	0 FT	0 FT	45 FT
*SIDE YARD	6 FT	0	0	0	0	0	21.7 FT
*SIDE YARD	10 FT	0	0	0	0	0	34.8 FT
REAR YARD	25 FT	15	15	15	15	15	143 + FT
*COVERAGE	40% MAX	88.00%	88.00%	88.00%	88.00%	88.00%	35%
*LOT WIDTH	50 FT	24 FT	24 FT	24 FT	24 FT	24 FT	243.94 FT

* INDICATES ZONING WAIVER REQUIRED

TOTAL LOT AREA = 33140 S.F.
TOWN OF PELHAM = 30622 +/- S.F.
CITY OF NEW ROCHELLE = 2518 +/- S.F.

Lot 6
25940 sf
Common Area

ALL TAXES DUE TO DATE HAVE BEEN PAID.

DATE _____

RECEIVER OF TAXES
TOWN OF PELHAM
TAX ASSESSMENT MAP DESIGNATION :
164.21-2-44
164.21-2-47

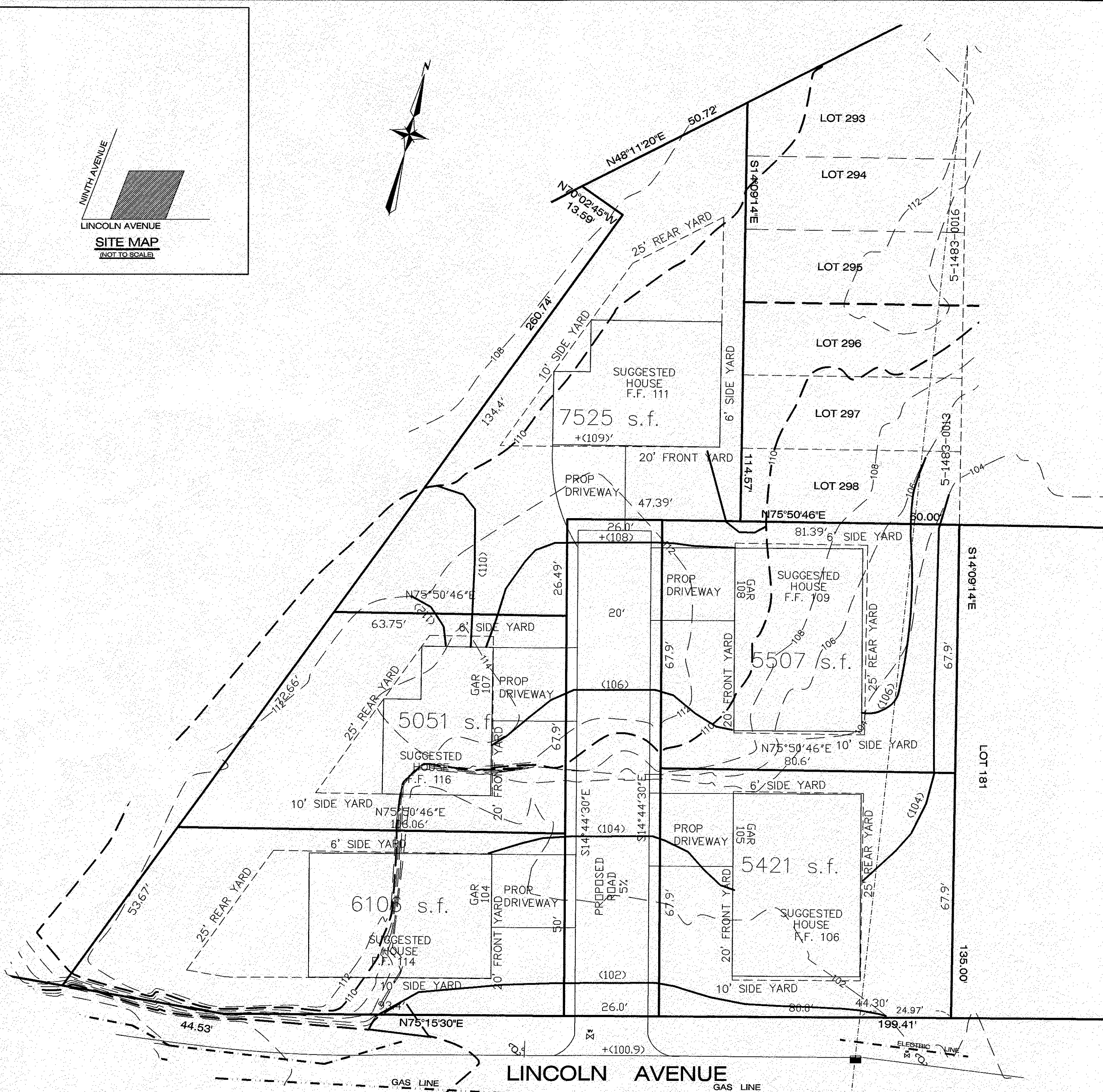
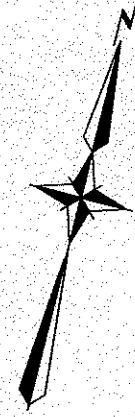
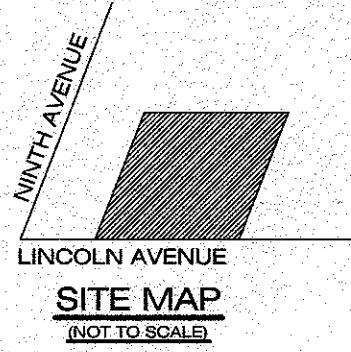
ALL TAXES DUE TO DATE HAVE BEEN PAID.

DATE _____

RECEIVER OF TAXES
CITY OF NEW ROCHELLE
TAX ASSESSMENT MAP DESIGNATION :
5-1483-007

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER • LAND SURVEYORS
90 N. CENTRAL PARK AVE, HARTSDALE, NEW YORK 10530
(914) 422-0070

NOTE: 1. LOCATION OF SANITARY SEWER AND WATER MAINS ARE SCHEMATIC ONLY.
2. UNAUTHORIZED ALTERATION OR ADDITIONS TO THE SURVEY MAP IS A VIOLATION OF SECTION 7209 SUB-SECTION 2 OF THE NEW YORK STATE EDUCATION LAW



REQUIREMENT FOR DEAD END FIRE APPARATUS ACCESS ROADS IFC 2006

WIDTH 20.0 FT
LENGTH (0 - 150 FT)
TURNAROUND REQUIRED NONE

SKETCH MAP OF 5 LOT SUBDIVISION
A PORTION OF A PARCEL "RESERVED FOR BUSINESS, APARTMENT HOUSE SITE OR COMMUNITY HOUSE SITE & LOT Nos. 182,- 184 BLOCK I.

AS SHOWN ON A CERTAIN MAP ENTITLED

MAP OF WINYAHWOOD
LOCATED IN THE
CITY OF NEW ROCHELLE
TOWN OF PELHAM
WESTCHESTER COUNTY, NEW YORK

COUNTY SHEET: 64 BLOCK: 6146

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SCALE: 1" = 20' DATE: JUNE 8, 2017
JULY 13, 2017