

EXISTING BUILDING / STRUCTURE

PROPOSED BUILDING

ZONING DISTRICT BOUNDARY

ZONING LOT BOUNDARY

STREET LINES

MAJOR DEEGAN EXPRESSWAY ABOVE (EXACT LOCATION TO BE VERIFIED)

PIERHEAD / BULKHEAD LINE

VISUAL CORRIDOR AND UPLAND CONNECTION

NEW CURB CUT ZONE

1. Shore Public Walkway shown as 40' setback from shoreline. Exact location of the shoreline will require verification in the field.
2. Building and tower footprints are illustrative and subject to change.
3. This exhibit is not intended as a site-specific zoning diagram or analysis for compliance of any proposed project. Zoning compliance (including but not limited to waterfront zoning, shore public walkways, visual corridors and building dimensions) for any proposed project shall be prepared by others as a separate application to the department of buildings.
4. Information shown hereon was derived from the following references:
   - ALTA/NSPS Land Title Survey prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. dated November 17, 2017.
   - The New York City Planning Commission Zoning Map 6a, last revised 04-25-2018.
   - Plan entitled 'Parking Special Permit Site Plan' prepared by Beyer Blinder Belle, dated March 15, 2017.
   - Plan G-003 entitled 'Site Plan' prepared by S9 Architecture, dated 06/29/2018.

30 0 15 30
SCALE IN FEET

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 170315 ZSX
SPECIAL PERMIT
ZR 74-533
CPC APPROVED: 08/23/2017 (CAL. No. 9)
CC APPROVED: 10/17/2017 (RES. No. 1695)

N 200239 CSX
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 11/19/2020

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTIONS OF THE CITY OF NEW YORK

CITY PLANNING COMMISSION COPY

Date	Description	No.
3/11/2020	Zoning Lot Modification	2
3/15/2017	City Council Modification	1

REVISIONS

STATE OF NEW YORK
CHRISTOPHER VITOLANO
081589
LICENSED PROFESSIONAL ENGINEER

SIGNATURE DATE SIGNED

CHRISTOPHER VITOLANO
PROFESSIONAL ENGINEER NY Lic. No. 081589-1

LANGAN
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project

LOWER CONCOURSE NORTH

65 EAST 149TH STREET
BRONX, NY 10451

BRONX COUNTY **NEW YORK**

Drawing Title

ZONING LOT SKETCH PLAN

Project No. 170480801	Drawing No. ZD-01
Date 04/24/2020	
Scale 1" = 30'	
Drawn By BHL / Checked By JBF	
Submission Date 04/24/2020	Sheet 1 of 1

LANGAN
SUBMISSION DATE:
PROJECT NO. 170480801

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