

Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 and Articles VII and XXII of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. 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.

Date
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

Date
Approved by resolution of the Planning Board of the Town of Ossining

Date
Approved by Town Engineer of the Town of Ossining

Date
All taxes due to date have been paid

Date
Receiver of Taxes - Town of Ossining

Date
The undersigned owner(s) do hereby consent to the filing of this map.

Date
Owner Address

Date
Utility design by:
Hudson Engineering & Consulting, P.C.

Date
Michael F. Stein, P.E.
NYS Professional Engineer License No. 080637

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

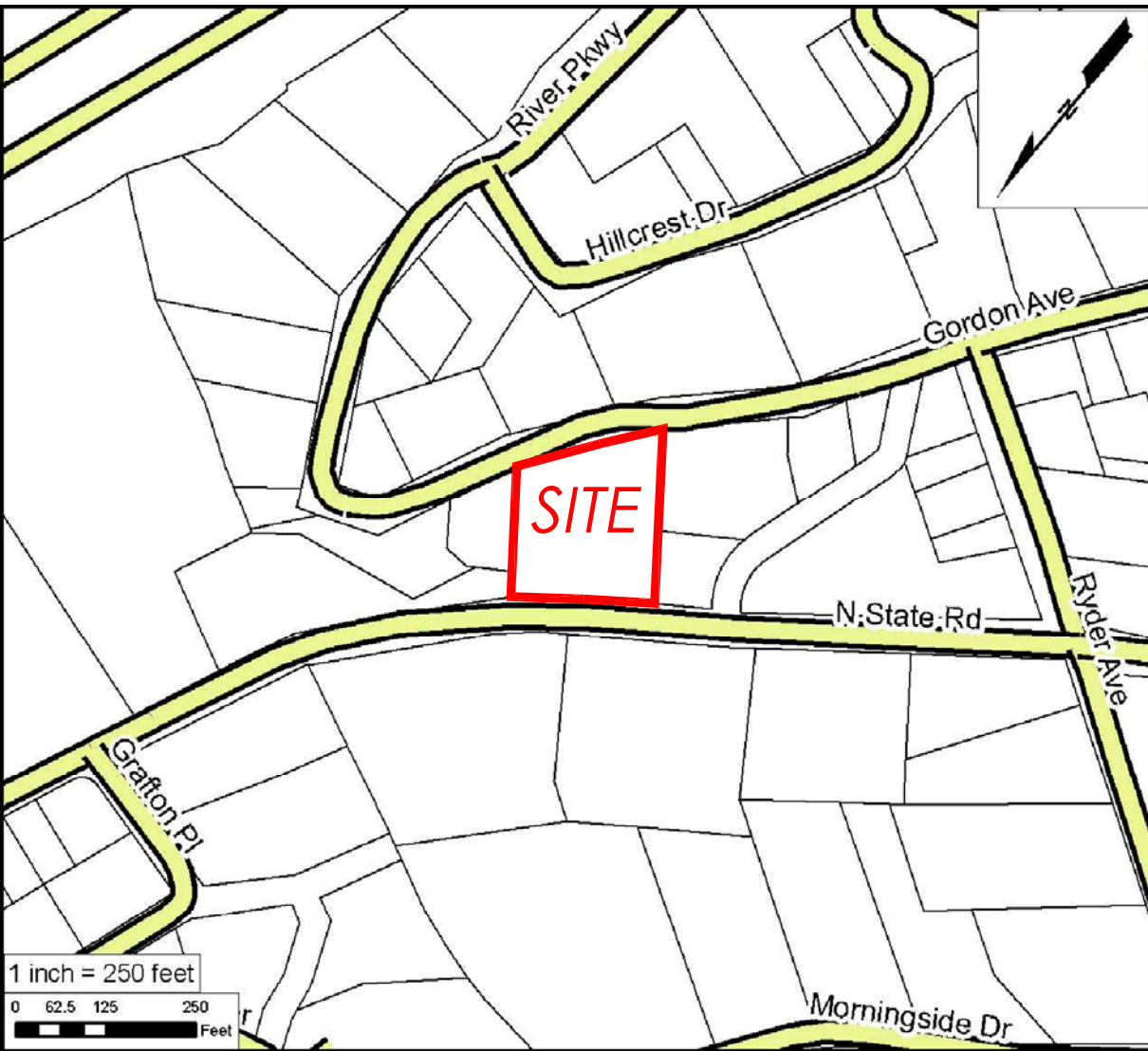
Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon designated on the Town of Ossining Tax Maps as: New: Section 90.15, Block 2, Lot 6.


Surveyed in accordance with Deed Control No. 453340058 and 441321674.



Vicinity Map N.T.S.

Total Area = 41,664.8764 Sq.Ft.
= 0.9566 Acres

Notes:

- All utilities shall be installed underground.
- The "R.O.W." and storm water basin shown as "Drainage Ease." shall be dedicated to a newly created homeowners association "H.O.A." Briar Commons HOA, Inc.
- Utility (sewer, water & drainage) improvements shown herein shall be offered to the Town of Ossining and or any municipal entity governing such utility as directed by the Town of Ossining for dedication.
- Proposed utility easements are offered in dedication to the Town of Ossining and or the Village of Ossining.
- Building envelope: all includes but not limited to decks, porches and overhangs excluding utilities, shall be erected within the building envelope for the exception of on grade patios, as shown on the plan for each parcel.
- Conservation Note:
The conservation areas shown on the plan shall be recorded in the H.O.A. deed as an easement. It shall be filed in the Westchester County Clerk's Office (Division of Land Records) and shall read as follows: "The purpose of the easement is to preserve the lands within this area in their natural undisturbed state of perpetuity except where activity in the utility easements approved as part of the subdivision plan is required as part of the installation or maintenance of such utilities, in which case the disturbed areas shall be restored to approximate the condition existing prior to said disturbance. Planning Board approval shall be required for installation, maintenance or restoration prior to any such activity not specifically approved as part of this subdivision plan. Additional restorations and/or landscaping, screening etc. may be required as determined by the Planning Board."
- Road shown is not to be offered to be dedicated to the Town of Ossining and shall be owned by the newly created H.O.A. in perpetuity.
- Lots 10, 11 & 12 shall be reserved for affordable housing as per Section 200-33 of the Zoning Law, "Below Market Value" (BMR).
- The property shown herein yielded a 6 lot subdivision in a GB zone. In addition, in accordance with Section 200-34 of the Zoning Law, the developer shall receive a density bonus for providing affordable housing. The calculations are as follows: 6 (conventional units) x 100% (density bonus) = 6 units x 50% of the bonus units (3 units) shall be dedicated for affordable housing in perpetuity and the other 3 are market rate density bonus.
- All utility easements, R.O.W.'s and storm water lots shall have an ingress/egress maintenance easement given to the H.O.A. and the Town of Ossining.
- The storm water facilities and roadway shall be maintained by the H.O.A.
- The sanitary sewers & public water supply shall be dedicated to the Town of Ossining and or the Village of Ossining.
-  E / F / G
Designates potential parking approved by the Planning Board. If the 'Briar Commons H.O.A. inc.' determines additional parking is required then parking areas shall be installed by the H.O.A. as shown on this plan.
- All lots shown hereon shall have an easement to allow underground utilities such as but not limited to storm water, sanitary sewer, domestic water, electric, phone, cable and drainage basins. The municipality, H.O.A. or utility company may come at any time to repair or reconstruct utilities.

ZONING CONFORMANCE TABLE - GB ZONE												
REQUIREMENT	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11
LOT AREA (sq)		3693.4549	2603.9305	2370.5321	3175.5544	3648.5679	2814.2700	4199.5972	4435.1515	2480.3855	2242.1281	2431.7295
FRONT YARD (feet)	20	20	25.9	23	20.1	20.6	20.6	30.7	27.7	24.8	21.8	25.9
SIDE YARD (feet)	6	0	0	0	0	0	0	0	0	0	0	0
COMBINED SIDE YARD (feet)	12	n/a	8	8	8.8	9.6	7.8	7.8	8	6.2	6	n/a
REAR YARD (feet)	15	15	18	16.9	19.9	25	25	25.6	25.2	15	18	15

PARKING EASEMENT A			
A1	N64°05'20"E	19.02'	
A2	S23°00'10"E	29.02'	
A3	S66°59'50"W	19.00'	
A4	N23°00'10"W	28.05'	

PARKING EASEMENT B			
B1	N66°59'50"E	19.00'	
B2	S23°00'10"E	12.00'	
B3	N66°59'50"E	5.98'	
B4	S23°00'10"E	2.15'	
B5	N66°59'50"E	9.00'	
B6	S23°00'10"E	15.15'	
B7	S66°59'50"W	16.35'	
B8	R=25.00'	L=9.84'	
B9	N23°00'10"W	11.37'	

PARKING EASEMENT C			
C1	S66°59'50"W	17.63'	
C2	N23°00'10"W	13.95'	
C3	N66°59'50"E	5.98'	
C4	N23°00'10"W	9.00'	
C5	N66°59'50"E	2.14'	
C6	N23°00'10"W	11.00'	
C7	N66°59'50"E	19.00'	
C8	N23°00'10"W	12.38'	
C9	R=25.00'	L=6.38'	

PARKING EASEMENT D			
D1	N69°54'20"E	19.02'	
D2	S23°00'10"E	28.06'	
D3	S66°59'50"W	19.00'	
D4	N23°00'10"W	29.03'	

UTILITY EASEMENT			
U1	S11°47'11"E	20.00'	
U2	R=45.00'	L=10.08'	
U3	N11°47'11"W	18.46'	
U4	N12°30'37"E	2.32'	
U5	R=25.00'	L=9.26'	

ADDITIONAL PARKING EASEMENTS			
E16	S76°50'31"E	24.25'	
E17	R=49.00'	L=10.02'	
E18	N76°50'31"W	24.25'	
E19	R=25.00'	L=10.07'	
F1	S11°47'11"E	20.96'	
F2	R=45.00'	L=10.08'	
F3	N11°47'11"W	20.00'	
F4	R=25.00'	L=10.29'	
G1	S39°26'00"W	24.25'	
G2	R=49.00'	L=10.02'	
G3	N39°26'00"E	24.25'	
G4	R=25.00'	L=10.07'	

DRAINAGE EASEMENT			
E1	N23°00'10"W	13.57'	
E2	N66°59'50"E	27.13'	
E3	S23°00'10"E	14.68'	
E4	N66°59'50"E	26.54'	
E5	S23°00'10"E	10.00'	
E6	S66°59'50"W	26.54'	
E7	S23°00'10"E	38.32'	
E8	S76°50'31"E	39.79'	
E9	N13°38'15"E	21.15'	
E10	N14°07'36"E	24.85'	
E11	N23°00'10"W	26.10'	
E12	N50°16'40"E	157.90'	
E13	N13°38'15"E	19.01'	
E14	N76°50'31"W	30.67'	
E15	S69°43'00"W	44.54'	
E16	N11°47'11"W	8.69'	

SUBDIVISION OF PROPERTY
PREPARED FOR
ZAP PROPERTIES, LLC
SITUATE IN THE
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



Westchester County Index System: Sheet 142, Block 9208.

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IS A VIOLATION OF APPLICABLE LAWS.



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I, Daniel T. Merritts Licensed Land Surveyor, who made this map do hereby certify that the survey upon which this map is based was completed January 29, 2010 and that this map was completed July 12, 2012.
Map Revised: July 31, 2012 to show zoning table
Map Revised: August 31, 2012, Map Revised: November 21, 2012
Map Revised: February 4, 2013, Map Revised: March 14, 2013
Map Revised: May 2, 2013, Map Revised: May 3, 2013
Map Revised: May 7, 2013, Map Revised: May 24, 2013
Map Revised: June 4, 2014, Map Revised: June 19, 2014
Map Revised: June 20, 2014, Map Revised: July 8, 2014

New York State Licensed Land Surveyor No.050604

Project: 02-032	Field Survey By: BC/DJM
Drawn By: DA/SBG	Checked By: TM