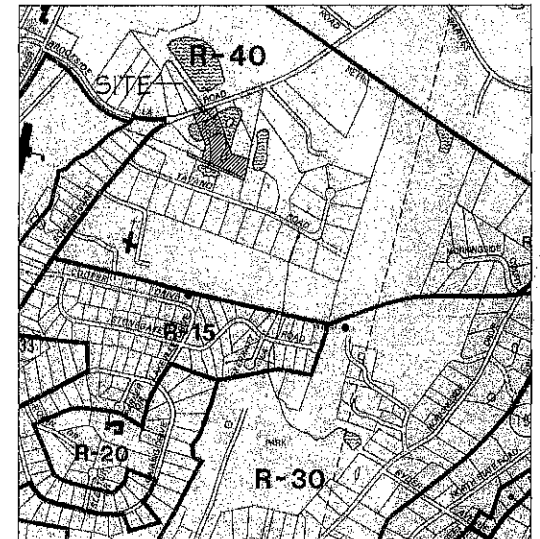


SITE DEVELOPMENT DATA	
TAX IDENTIFICATION:	SECTION 1 PLATE 7 BLOCK 19 LOT 3
TOTAL SITE AREA:	±3.23 ACRES (±140,652 S.F.)
*PROPOSED LOT #1:	86,693.54 S.F. MIN.
*PROPOSED LOT #2:	53,958.70 S.F.

ZONING DATA	
ZONING DISTRICT: R-40	
REGULATION	REQUIREMENT
LOT AREA	40,000 S.F. MIN.
LOT WIDTH	150 FT. MIN.
LOT DEPTH	150 FT. MIN.
FRONT YARD	40 FT. MIN.
ONE SIDE YARD	20 FT. MIN.
TWO SIDE YARD	42 FT. MIN.
REAR YARD	36 FT. MIN.
LIVABLE FLOOR AREA	850 S.F. MIN.
BUILDING HEIGHT	2 1/2 STORIES / 35 FT. MAX.
BUILDING COVERAGE	18% MAX.



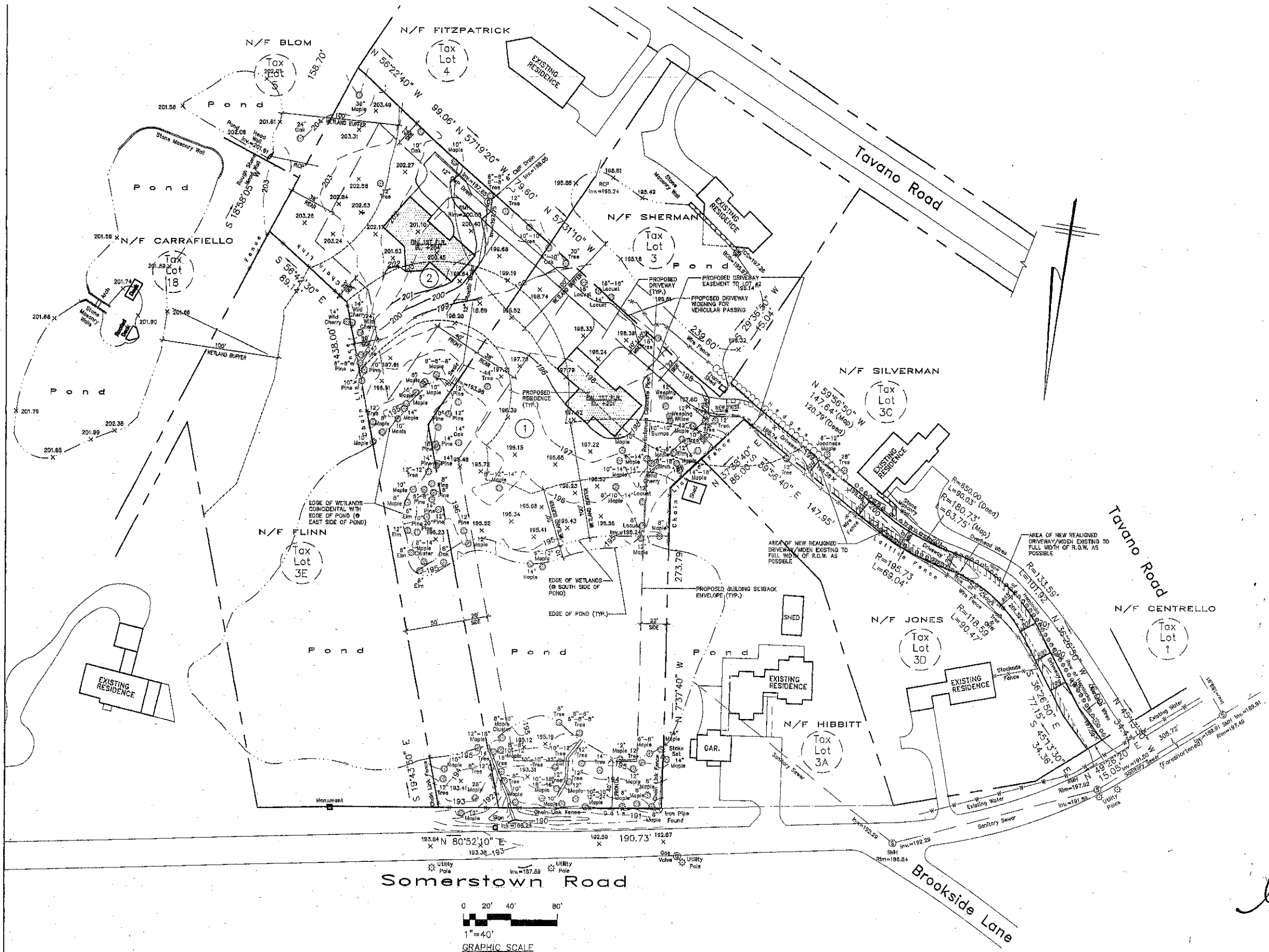
VINCINITY MAP
SCALE: NOT TO SCALE

NOTES:

- 1) SURVEY DATA TAKEN FROM SUBDIVISION MAP PREPARED BY "THE MUNSON COMPANY," DATED OCTOBER 29, 2002. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
- 2) ALL UTILITIES SERVICING THE SUBJECT PROPERTY ARE EXISTING.



Gregory J. McWilliams



PROPOSED SUBDIVISION PLAN
SCALE: 1" = 40'-0"

drawing title: proposed subdivision plan		drawing no. SY-1	
project: proposed subdivision for: claire p. carrafiello somerstown road, osining, new york		date: 12/02/02 scale: 1"=40' drawn by: gna project no.: 02-074	
firm: gemmola & mcwilliams architects planners 317 elwood avenue hawthorne, new york 10532 (914) 747-0710			
rev. no.	date	description	
3	4/30/03	general revisions as per planning board	
2	2/14/03	general revisions as per planning board	
1	01/10/03	general revisions as per planning board	