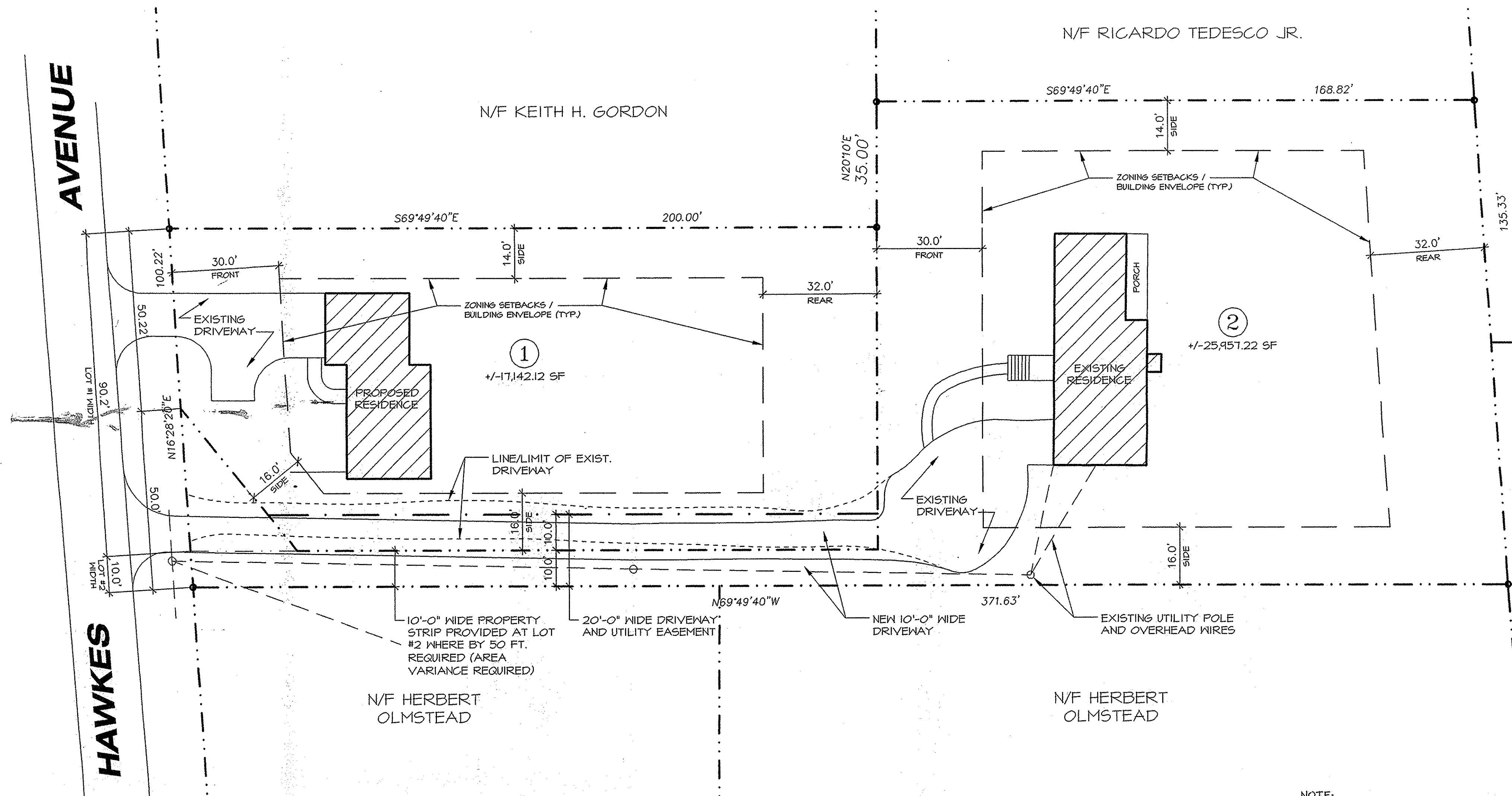


N/F ST. AUGUSTINE'S CEMETERY



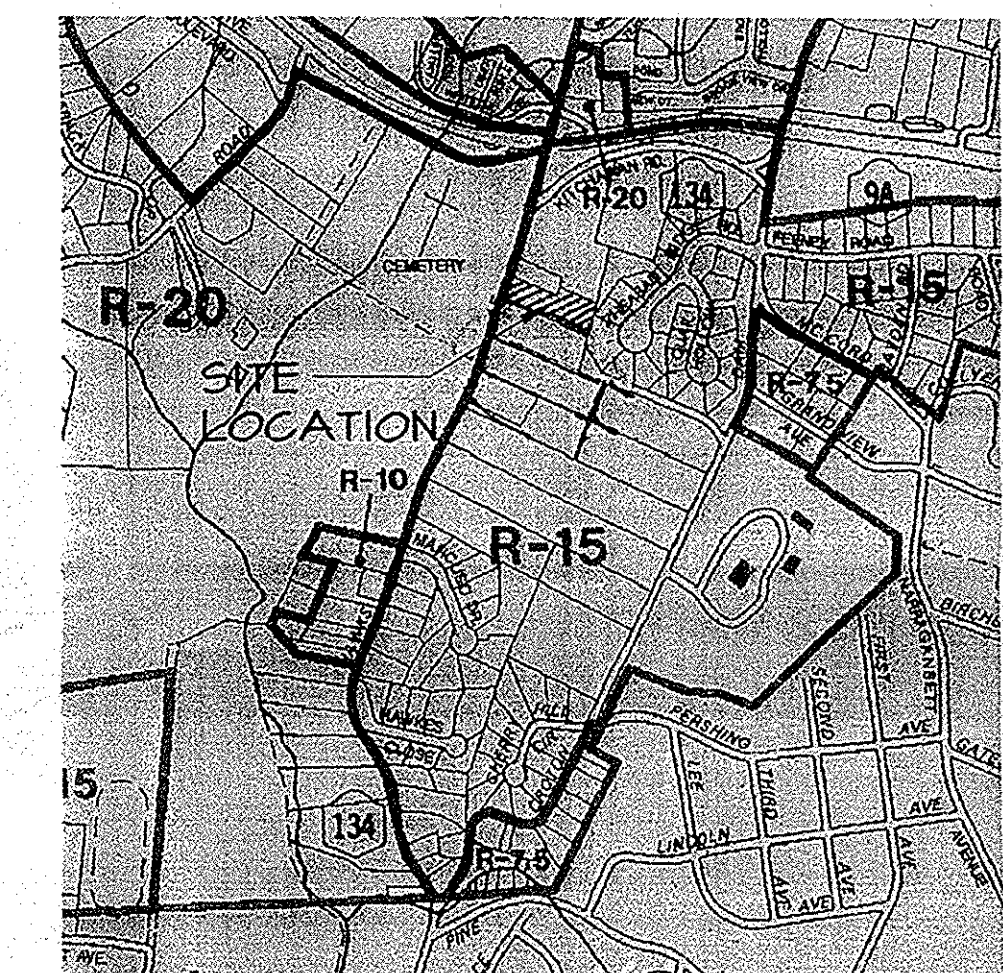
PROPOSED SUBDIVISION PLAN
SCALE: 1" = 20'-0"

NOTE:
SURVEY INFORMATION TAKEN FROM SURVEY
PREPARED BY CHAS. H. SELLS, INC., LICENSED
CIVIL ENGINEERS AND SURVEYORS, DATED
AUGUST 15, 1963

ZONING CRITERIA

BULK REGULATION	REQUIRED / PERMITTED	PROPOSED / PROVIDED	
R-15 ZONE		LOT #1	LOT #2
LOT AREA	15,000 SF MIN.	+/-17,142.12 SF	+/-25,957.22 SF
LOT WIDTH	90 FT MIN.	90.22 FT	+/-136 FT
LOT DEPTH	120 FT MIN.	200.0 FT	168.82 FT
FRONT YARD	30 FT MIN.	30 FT MIN.	+/-50 FT
(1) SIDE YARD	14 FT MIN.	14 FT MIN.	33.19 FT
BOTH SIDE YARDS	30 FT MIN.	30 FT MIN.	70.16 FT
REAR YARD	32 FT MIN.	32 FT MIN.	+/-94 FT
LIVABLE FLOOR AREA (PER DWELLING UNIT)	850 SF MIN.	850 SF MIN.	+/-1558.74 SF
BUILDING HEIGHT	2-1/2 STY / 35 FT MAX.	2-1/2 STY / 35 FT MAX.	2-1/2 STY / 35 FT MAX.
BUILDING COVERAGE	25 % MAX.	+/-14 %	+/-6.0 %

NOTE: TOTAL SITE AREA = 0.989 ACRES
* AREA VARIANCE REQUIRED: LOT NO. 2: AS PER SECT.
200-25.1B OF ZONING CODE, ACCESS STRIP CONNECTING
FRONTAGE AND MIN PORTION OF LOT MUST BE 50 FT.
MIN.



SITE LOCATION MAP

SPECIAL NOTES

- The information shown of this drawing is purported to be accurate but not guaranteed.
- These plans are the property of Gregory J. McWilliams, Architect. Any use or reproduction in whole or part without the written authorization of Gregory J. McWilliams, Architect, is prohibited. Any said person or corporation using plans without proper authorization will be responsible to compensate the Architect.

Rev. no. by date description

drawing title

proposed subdivision plan

project:
proposed subdivision for:
Joanne Schneider
74 Hawkes Avenue, Ossining, N.Y.

date: 6/8/10
scale: as noted
drawn by: bds
project no. M10-09

gregory j. mcwilliams, a.i.a. architect
3 Shady Lane Farm Road, Ossining, New York 10562 (914) 772-0697

drawing no.

SP-1