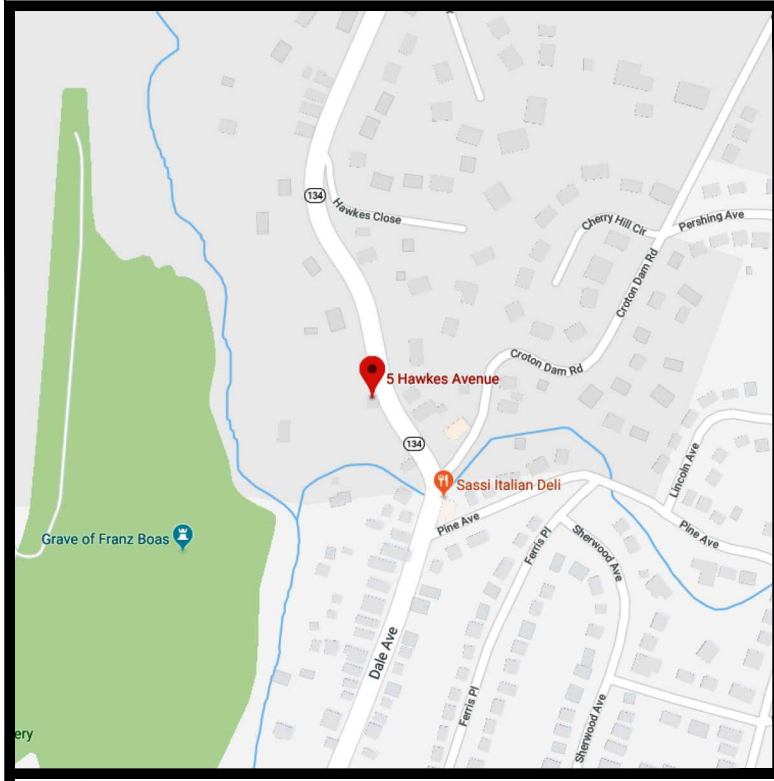
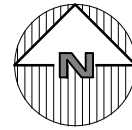




LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: MGM DESIGN & CONSTRUCTION GROUP, LLC
317 ELWOOD AVENUE
HAWTHORNE, NY 10532

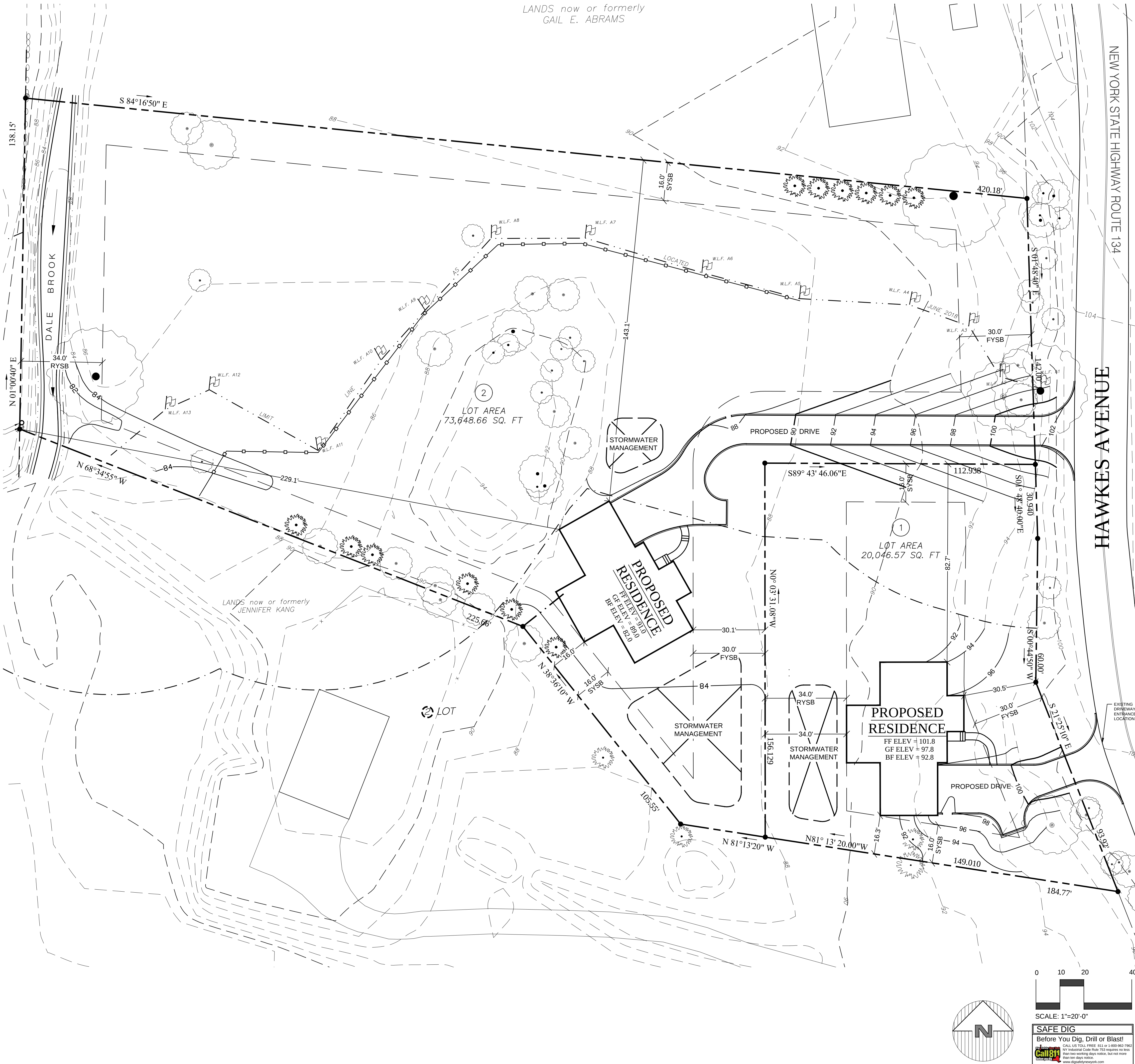
PROJECT LOCATION: 5 HAWKES AVENUE
OSSINING, NY 10562

EXISTING TOWN ZONING: R-20, ONE-FAMILY RESIDENTIAL
PROPOSED USE: R-20, ONE-FAMILY RESIDENTIAL
TOWN TAX MAP DATA: SECTION 2, BLOCK 4, LOT 26
SITE AREA: 2.15 ACRES (90,695.23 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT: R-20, ONE FAMILY RESIDENTIAL				
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1	LOT 2	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	20,000 SF.	20,047 SF.	73,649 SF.	NONE
MINIMUM LOT WIDTH:	100 FT.	168.3 FT.	272.8 FT.	NONE
MINIMUM LOT DEPTH:	130 FT.	130.0 FT.	440.3 FT.	NONE
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	30 FT.	30.5 FT.	30.1 FT.	NONE
REAR YARD SETBACK:	34 FT.	34.0 FT.	229.1 FT.	NONE
ONE SIDE YARD SETBACK:	16 FT.	16.3 FT.	16.0 FT.	NONE
COMBINED SIDE YARD SETBACK:	34 FT.	100.0 FT.	63.0 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:				
LOT COVERAGE:	SEE NOTE 1	3,301 SF	5,279 SF	NONE
BUILDING COVERAGE:	22%	10.7%	2.9%	NONE
LIVABLE FLOOR AREA PER DU:	850 SF	3,234 SF	3,234 SF	NONE
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FEET	30 FEET	30 FEET	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	2 1/2	NONE

ZONING REGULATION NOTES:
1. MAX IMPERVIOUS COVERAGE SHALL BE PER SECTION 200-21(B).



0 10 20 40
SCALE: 1"=20'-0"

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than ten working days notice, but not more
than ten days notice.
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NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN
TAKEN FROM SURVEY MAP PREPARED BY LINK LAND SURVEYORS, P.C., DATED 12/23/04.
LAST REVISED 6/28/05. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

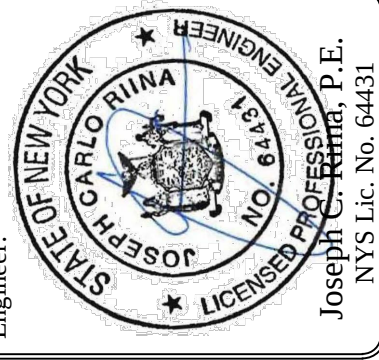
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



PROJECT # 05-05

Site Design Consultants

Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com



Revisions:	No.	Date	Comments:
1	2/5/19	Plan Revisions	
2	5/28/19	Plan Revisions	

SCALE: 1" = 20'

DRAWN BY: TK

DATE: 3/23/18

SITE PLAN

PRELIMINARY SUBDIVISION PLAN
PREPARED FOR

MGM DESIGN &
CONSTRUCTION GROUP, LLC.
5 HAWKES AVENUE
Town of Ossining Westchester Co., New York

Sheet

1 of 1