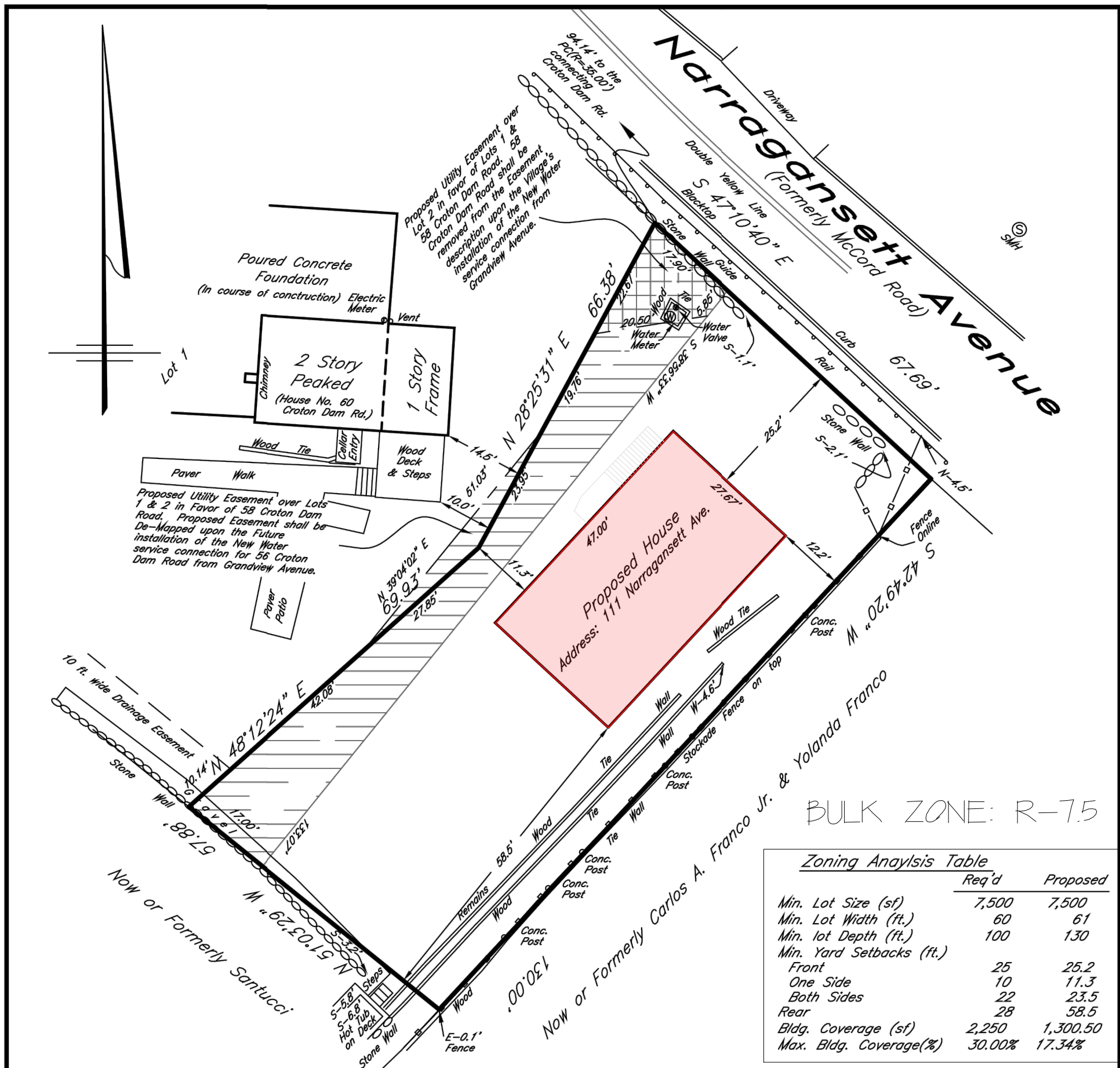




Lot Area = 7,500 sq. ft.
or 0.1722 acres

Survey of Property
prepared for
**CCM Construction Inc. &
Mason Contractors, Inc.**
in the Town of
Ossining

Westchester County, N.Y.
Scale 1"=20' May 20, 2022

Proposed House & Zoning Analysis added April 25, 2023.

The premises being Lot 2 as shown on a map entitled "Subdivision Map prepared for Steven & Erin DiPiano" dated Feb. 6, 2016, last revised Sept. 26, 2016 and filed March 31, 2017 as County Clerk Map No. 29041.

Subsurface structures and their encroachments, if any exist, are not shown hereon.

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

"Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

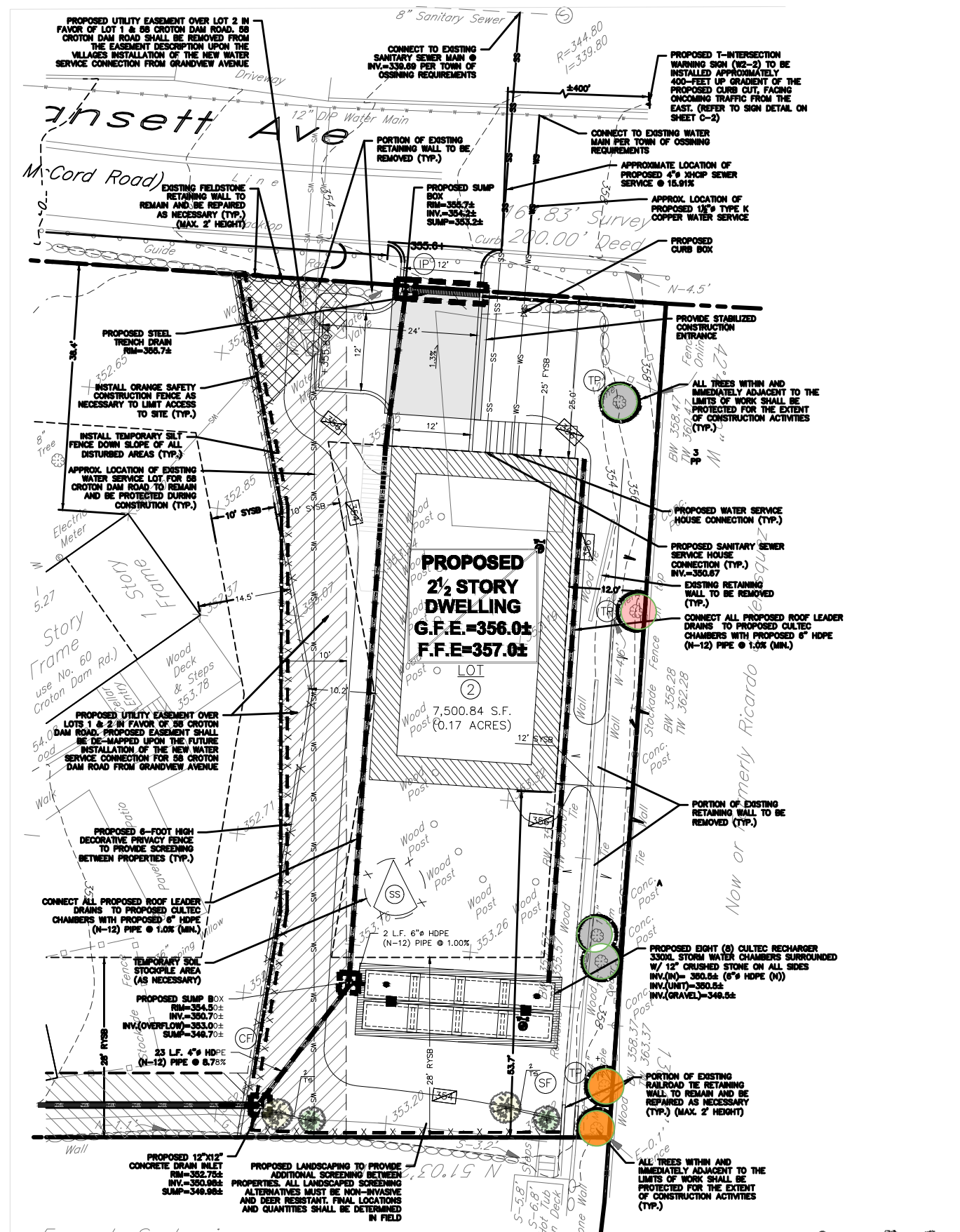
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Zoning Analysis Table		
	Req'd	Proposed
Min. Lot Size (sf)	7,500	7,500
Min. Lot Width (ft.)	60	61
Min. lot Depth (ft.)	100	130
Min. Yard Setbacks (ft.)		
Front	25	25.2
One Side	10	11.3
Both Sides	22	23.5
Rear	28	58.5
Bldg. Coverage (sf)	2,250	1,300.50
Max. Bldg. Coverage(%)	30.00%	17.34%

BULK ZONE: R-7.5



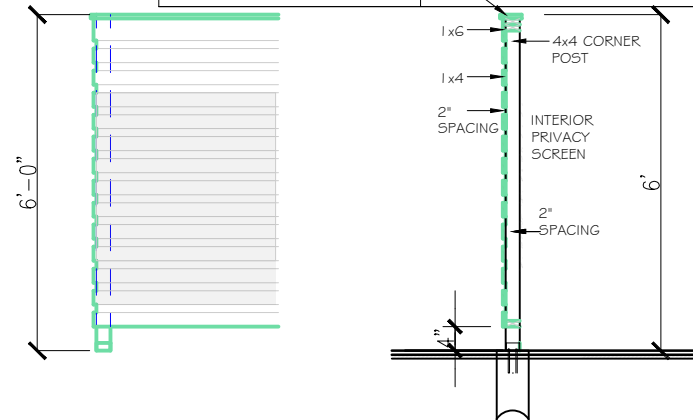
Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601



LP

LANDSCAPE PLAN

TREE PLANTING SCHEDULE			
ABBREVIATION	NAME (COMMON SCIENTIFIC)	QUANTITY	SIZE.
AC	WHITE FIR - "ABIES CONCLOR"	3	6'-8' HGT.
PA	NORWAY SPRUCE - "PICEA ALBIES"	2	6'-8' HGT.
PG	WHITE SPRUCE - "PICEA GLAUCA"	2	6'-8' HGT.
FP	COLORADO BLUE SPRUCE - "PICEA PUNGENS"	3	6'-8' HGT.
TS	SOFT TOUCH HOLLY SHRUB "ILEX CRENATA" MATURE	4	3' HGT.x3'W MATURE
	SUNSHINE LIGUSTRUM SHRUB "LIGUSTRUM SINENSE" MATURE	4	4' HGT.x4'W MATURE

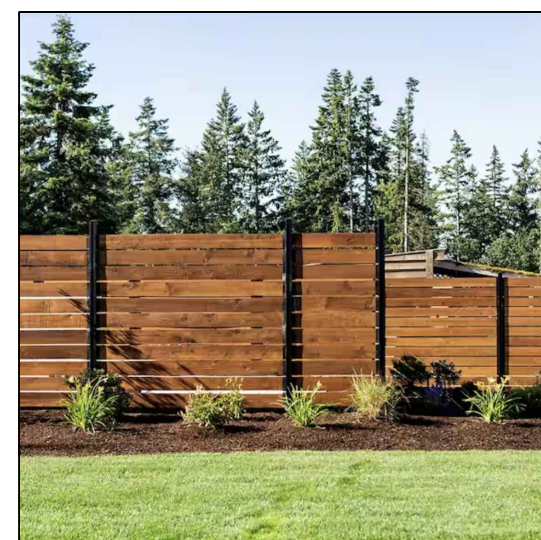


- PRIVACY FENCE:
- ALL CLADDING WOOD TO BE CLEAR CEDAR AND RECEIVE (1) COAT OF ACRYLIC BASED STAIN.
 - INTERIOR CONCEALED PANEL FRAMING SHALL BE P.T. AND RECEIVE (1) COAT OF FLAT BLACK PAINT.
 - ALL HARDWARE TO BE BY SIMPSON
 - EXPOSED SCREW FASTENERS SHALL BE STAINLESS STEEL.

F

PRIVACY FENCE DETAIL

SCALE: 1/4"=1'-0"



Mark Fritz Architects
133 Fernwood Road, Trumbull
Connecticut, 06611
Phone: 203-880-9800
MWFARCHITECTS@AOL.COM

CONSULTANTS

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OWNER

CNM BUILDERS CORP.
NARRAGANSETT AVE
LOT-2
TOWN OF OSSINING NY



8/22/23	FILED FOR PERMIT
10/6/23	LANDSCAPE REVISED
MARK	DATE DESCRIPTION

PROJECT NO:
CAD DWG FILE: 1801

SHEET TITLE
**SITE AND
PLANTING**

SHEET
S-1