

- | <b>REGULATION</b>           | <b>MIN./MAX. DISTRICT REQUIREMENTS (GB)</b> | <b>PROPOSED</b> |
|-----------------------------|---------------------------------------------|-----------------|
| LOT AREA                    | 20,000 SF (MIN)                             | 66,676 SF       |
| FRONTAGE                    | 50 FEET (MIN)                               | 255 FT          |
| LOT WIDTH                   | 100 FEET (MIN)                              | 255 FT          |
| LOT DEPTH                   | 130 FEET (MIN)                              | 259 FT          |
| FRONT YARD SETBACK          | 30 FEET (MIN)                               | 76 FT           |
| SIDE YARD SETBACK           | 0 FEET (MIN)                                | 20.5 FT         |
| SIDE ALONG RESIDENTIAL      | 30 FEET (MIN)                               | N/A             |
| REAR YARD ALONG RESIDENTIAL | 30 FEET (MIN)                               | 30 FT           |
| BUILDING HEIGHT (FEET)      | 35 FEET (MAX)                               | 35 FT           |
| BUILDING HEIGHT (STORIES)   | 2.0 STORIES (MAX)                           | 2.0 STORIES     |
| BUILDING COVERAGE           | 30% (MAX)                                   | 27%             |
| PARKING SPACES              | 0.5 SPACE PER BED<br>0.5 * 64 = 32 SPACES   | 41 SPACES       |

**LEGEND**

|                                                                                                |                                            |
|------------------------------------------------------------------------------------------------|--------------------------------------------|
|           | EXISTING PROPERTY LINE                     |
|  375      | EXISTING 10' CONTOUR                       |
|  376      | EXISTING 2' CONTOUR                        |
|  x 375.04 | EXISTING SPOT ELEVATION                    |
|           | TOWN REGULATED WATERCOURSE                 |
|           | 100' TOWN WETLAND BUFFER                   |
|           | TOWN REGULATED WETLAND, SURVEY LOCATED     |
|           | TOWN REGULATED WETLAND, CONFIRMED IN FIELD |
|           | EXISTING ZONING BOUNDARY                   |
|           | PROPOSED 8' STOCKADE FENCE                 |
|           | PROPOSED 3' METAL FENCE                    |

CHING WAH CHIN  
PLANNING BOARD CHAIR  
TOWN OF OSSINING

DATE

|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                    |     |               |        |                                       |                |                                            |    |                                       |    |                                      |    |                                        |    |                                        |    |                                     |  |           |  |
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| <b>KELLARD<br/>SESSIONS</b><br>CONSULTING                                                                                          | <h1 style="margin: 0;">LAYOUT PLAN</h1> <h2 style="margin: 0;">ARTIST SENIOR LIVING</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                    |     |               |        |                                       |                |                                            |    |                                       |    |                                      |    |                                        |    |                                        |    |                                     |  |           |  |
| ENGINEERING,<br>LANDSCAPE<br>ARCHITECTURE<br>&<br>PLANNING, P.C.                                                                   | TOWN OF OSSING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | WESTCHESTER COUNTY, NEW YORK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                    |     |               |        |                                       |                |                                            |    |                                       |    |                                      |    |                                        |    |                                        |    |                                     |  |           |  |
| 500 MAIN STREET<br>ARMONK, N.Y. 10504<br><br>P: (914) 273-2323<br>F: (914) 273-2329<br><br>WWW.KELLS.COM                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: middle;"> <div style="font-size: 2em; font-weight: bold;">2</div> <div style="font-size: 3em; font-weight: bold; margin-top: 20px;">11</div> </td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">PROJECT I.D.:</td> <td style="text-align: center;">ART100</td> </tr> <tr> <td style="text-align: center;">DATE:</td> <td style="text-align: center;">AUGUST 1, 2016</td> </tr> </table> | <div style="font-size: 2em; font-weight: bold;">2</div> <div style="font-size: 3em; font-weight: bold; margin-top: 20px;">11</div> |     | PROJECT I.D.: | ART100 | DATE:                                 | AUGUST 1, 2016 |                                            |    |                                       |    |                                      |    |                                        |    |                                        |    |                                     |  |           |  |
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| PROJECT I.D.:                                                                                                                      | ART100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                    |     |               |        |                                       |                |                                            |    |                                       |    |                                      |    |                                        |    |                                        |    |                                     |  |           |  |
| DATE:                                                                                                                              | AUGUST 1, 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                    |     |               |        |                                       |                |                                            |    |                                       |    |                                      |    |                                        |    |                                        |    |                                     |  |           |  |
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| 11.                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                    |     |               |        |                                       |                |                                            |    |                                       |    |                                      |    |                                        |    |                                        |    |                                     |  |           |  |
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|                                                                                                                                    | REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                    |     |               |        |                                       |                |                                            |    |                                       |    |                                      |    |                                        |    |                                        |    |                                     |  |           |  |

GENERAL NOTES:

- SURVEY INFORMATION AND TOPOGRAPHY BASED UPON THE MAP ENTITLED "ALTA/ACSM SURVEY PROPERTY TAX LOT 45 SITUATE IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK" PREPARED BY THOMAS C. MERRITTS LAND SURVEYORS, P.C. DATED (LAST REVISED) JANUARY 20, 2014.
- THE WATERCOURSE SHOWN HEREON WAS CONFIRMED IN THE FIELD BY THE THE TOWN'S WETLAND CONSULTANT ON MAY 27, 2015.
- ALL VEGETATION SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ANY VEGETATION NOT SO MAINTAINED SHALL BE REPLACE WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
- ALL EXTERIOR LIGHTING SHOWN ON THESE PLANS SHALL BE SHIELDED AND/OR DIRECTED SO AS TO ELIMINATE ANY GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
- ALL UTILITY LINES ASSOCIATED WITH THIS PROJECT SHALL BE LOCATED UNDERGROUND.
- SEE ARCHITECTURAL PLANS PREPARED BY DENNIS D. SMITH, AIA ARCHITECT FOR BUILDING INFORMATION.
- ALL EXISTING SITE FEATURES SHALL BE DEMOLISHED AND REMOVED OFF SITE IN A SAFE A LEGAL MANNER; UNLESS OTHERWISE NOTED.
- THERE WILL BE NO SURFACE FLOWS FROM THE ARTIS DEVELOPMENT DISCHARGING TO THE OFFSITE WETLAND/WATERCOURSE TO THE WEST. IN ADDITION, EXISTING FLOWS FROM THE OFFSITE WETLAND/WATERCOURSE WILL NOT BE DIMINISHED AS A RESULT OF THE ARTIS DEVELOPMENT.

SOIL TESTING RESULTS :

|                                                      |                                                                                                |
|------------------------------------------------------|------------------------------------------------------------------------------------------------|
| TP-1<br>0" TO 8"<br>8" TO 24"<br>24" TO 84"          | TOPSOIL<br>SLIGHTLY COMPACTED RED SILTY LOAM<br>SLIGHTLY COMPACTED BROWN SAND W/ SILT          |
| TP-2<br>0" TO 4"<br>4" TO 84"                        | TOPSOIL<br>SLIGHTLY COMPACTED BROWN SAND W/ SILT<br>WITH 8" COBBLES                            |
| TP-3<br>0" TO 4"<br>4" TO 48"<br>48" +               | TOPSOIL<br>SLIGHTLY COMPACTED BROWN SAND W/ SILT<br>WEATHERED BOULDERS, VERY COMPACT           |
| TP-4<br>0" TO 6"<br>6" TO 36"<br>36" TO 72"<br>72" + | TOPSOIL<br>SLIGHTLY COMPACTED BROWN SANDY LOAM<br>SLIGHTLY COMPACTED BROWN SAND<br>GROUNDWATER |

PERCOLATION TEST #1 = 6 MIN/INCH  
PERCOLATION TEST #2 = 5 MIN/INCH  
PERCOLATION TEST #4 = 5 MIN/INCH

LEGEND

|          |                                  |
|----------|----------------------------------|
| 375      | EXISTING 10' CONTOUR             |
| 376      | EXISTING 2' CONTOUR              |
| x 375.94 | EXISTING SPOT ELEVATION          |
| 370      | PROPOSED 10' CONTOUR             |
| 376      | PROPOSED 2' CONTOUR              |
| + 375    | PROPOSED SPOT GRADE              |
| GS       | PROPOSED FIRE SERVICE            |
| FS       | PROPOSED FIRE SERVICE            |
| WS       | PROPOSED WATER SERVICE           |
| SS       | PROPOSED SEWER SERVICE           |
| RD       | PROPOSED ROOF DRAIN              |
| FD       | PROPOSED FOOT DRAIN              |
|          | PROPOSED HDPE DRAIN PIPE         |
|          | PROPOSED SEWER MANHOLE           |
|          | PROPOSED DRAIN INLET/CATCH BASIN |
|          | PROPOSED DRAINAGE MANHOLE        |
|          | PROPOSED YARD DRAIN              |
|          | PROPOSED HEAD WALL               |
|          | PROPOSED HYDRANT                 |
|          | PROPOSED GATE VALVE              |
|          | DEEP TEST HOLE LOCATION          |
|          | PERCOLATION TEST HOLE LOCATION   |

**KELLARD  
SESSIONS**

CONSULTING

ENGINEERING,  
LANDSCAPE  
ARCHITECTURE  
&  
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WWW.KELSES.COM

GRADING AND UTILITY PLAN

ARTIS SENIOR LIVING

TOWN OF OSSINING

WESTCHESTER COUNTY, NEW YORK



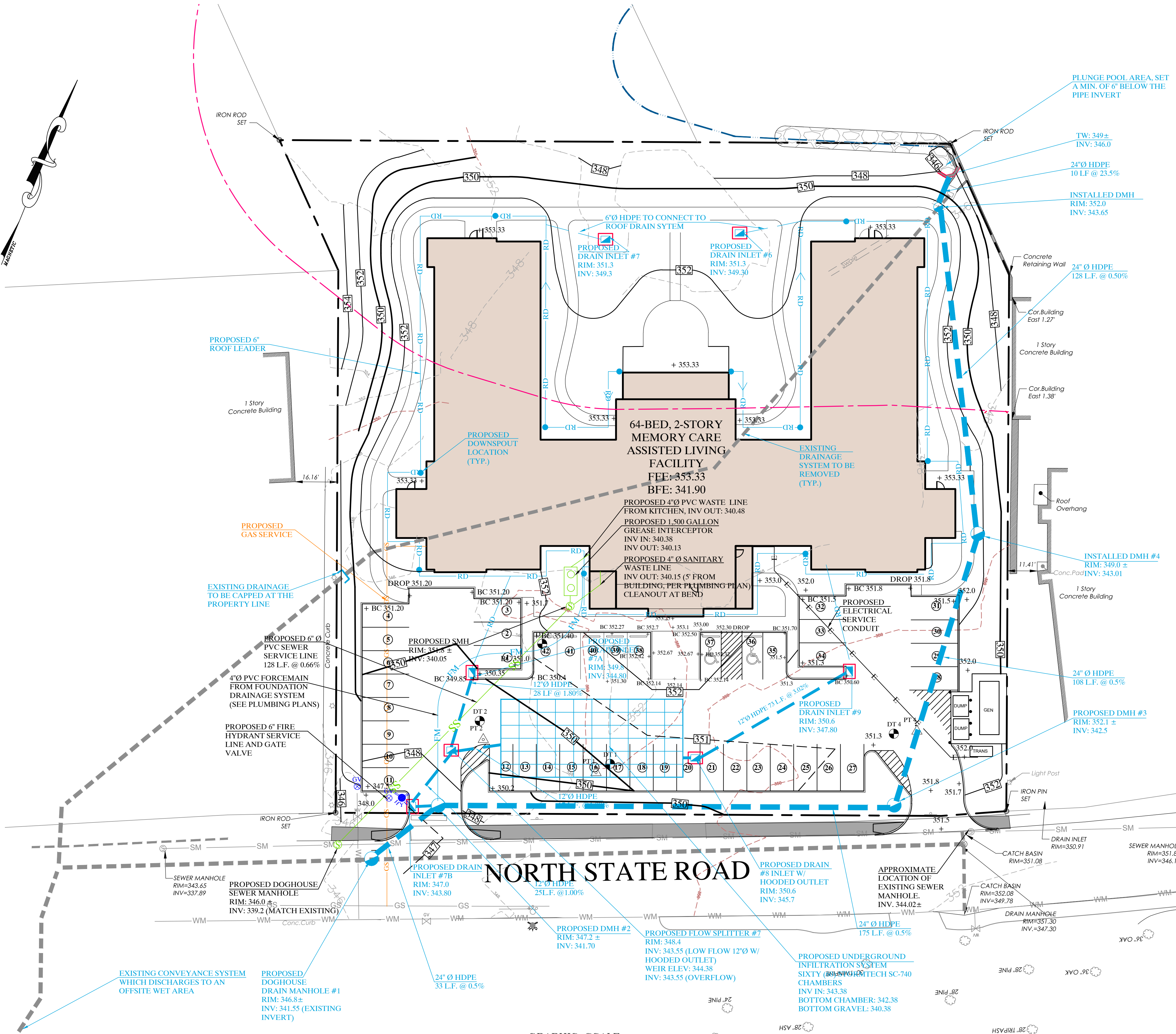
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| 2.  | REVISIONS                              |
| 1.  |                                        |

3

11

PROJECT I.D.:  
ART100  
DATE:  
AUGUST 1, 2015

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND/OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 2209(2) OF THE NEW YORK STATE EDUCATION LAW



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

CHING WAH CHIN  
PLANNING BOARD CHAIR  
TOWN OF OSSINING

DATE