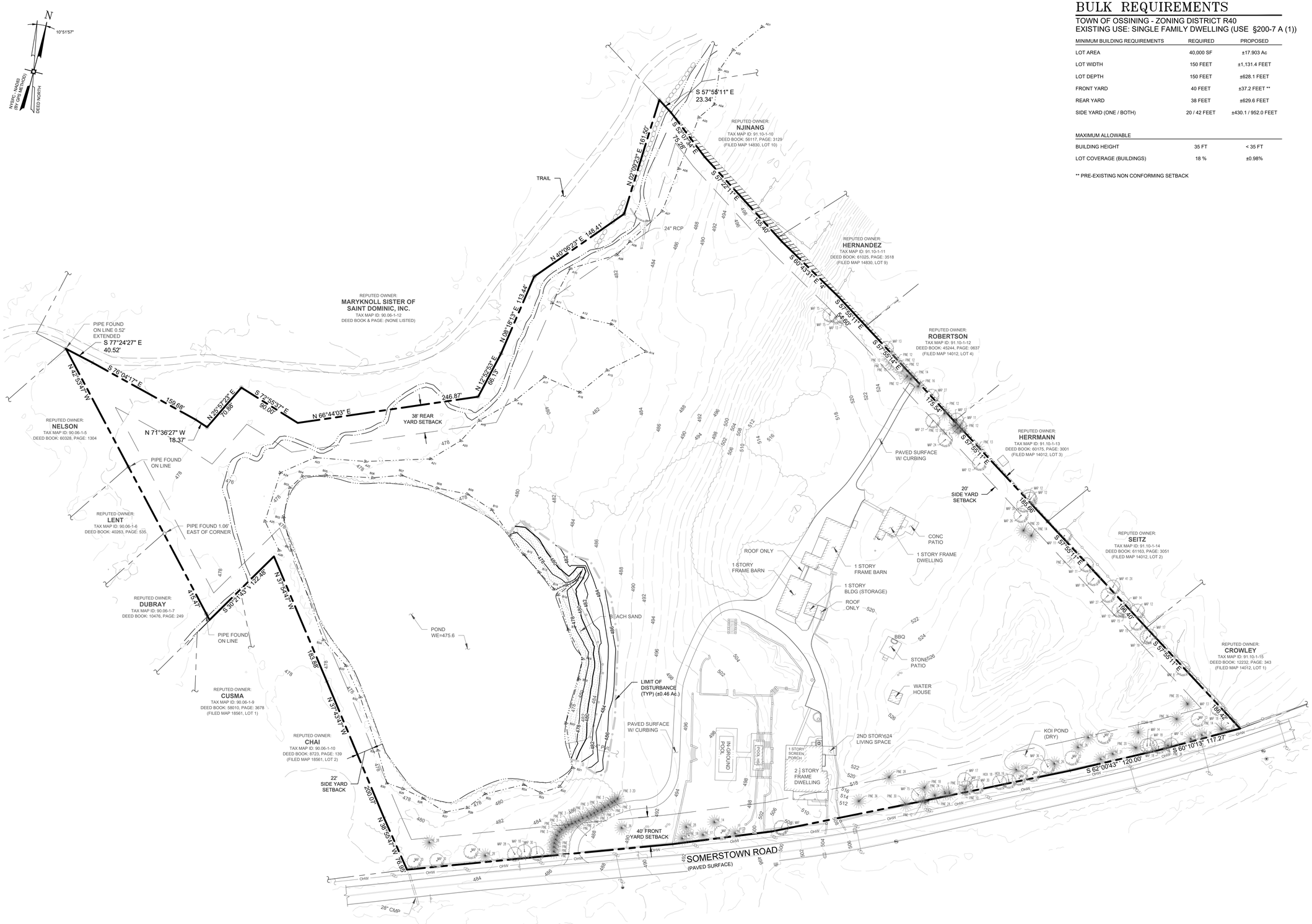

BULK REQUIREMENTS

TOWN OF OSSINING - ZONING DISTRICT R40
EXISTING USE: SINGLE FAMILY DWELLING (USE §200-7 A (1))

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	40,000 SF	±17.903 Ac
LOT WIDTH	150 FEET	±1,131.4 FEET
LOT DEPTH	150 FEET	±628.1 FEET
FRONT YARD	40 FEET	±37.2 FEET **
REAR YARD	38 FEET	±629.6 FEET
SIDE YARD (ONE / BOTH)	20 / 42 FEET	±430.1 / 952.0 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	18 %	±0.98%

** PRE-EXISTING NON CONFORMING SETBACK

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 90.06 BLOCK 1 LOT 13.1
2. TOTAL AREA OF SUBJECT PARCEL: 17.903± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER/APPLICANT: ROSE LODGE, LLC
   83 SOMERSTOWN ROAD
   OSSINING, NY 10562
6. THE WETLANDS WERE DELINEATED BY PETER TORGERSEN ON NOVEMBER 2, 2021 AND GPS LOCATED BY ENGINEERING & SURVEYING PROPERTIES, PC ON NOVEMBER 12, 2021.
7. THE CONSTRUCTION OF THE SAND BEACH REQUIRES AN EXCAVATION OF ±1,473 CY OF EARTHEN MATERIAL AND IMPORT OF ±346 CY OF SAND TO ACHIEVE FINAL ELEVATION OF THE SAND BEACH.

No.	DATE	DESCRIPTION

DRAWING STATUS	ISSUE DATE: 11/19/2021		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☑ FOR CONSTRUCTION	1	OF	1

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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STATE OF NEW YORK · JAY SAMUELSON · 080023 · LICENSED PROFESSIONAL ENGINEER

JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

60 0 30 60 120
1 inch = 60 ft.

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MONTGOMERY, NY 12549
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WWW.EP-PC.COM

SITE PLAN

ROSE LODGE, LLC
83 SOMERSTOWN ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

JOB #: 1781.01	DRAWN BY: JS	C-1
DATE: 11/19/2021	SCALE: 1"=60'	
REVISION: 0 - 11/19/2021	TAX LOT: 90.06-1-13.1	

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Date Printed: Nov 19, 2021, 9:14am