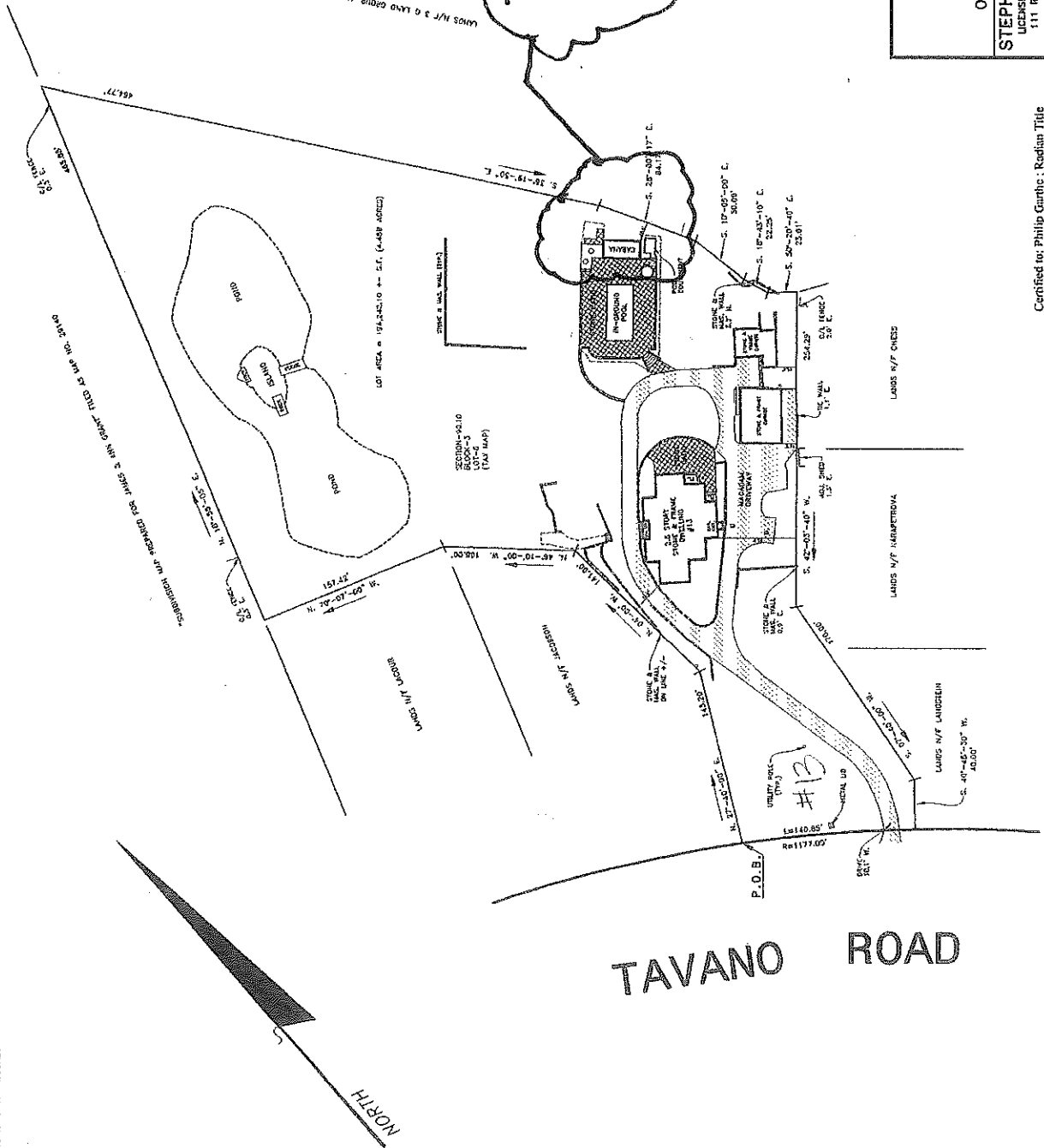


THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.
 IT IS NOT TO BE USED FOR CONSTRUCTION.
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Map Reference: Tax Map.

SURVEY OF PROPERTY

13 TAVANO ROAD
 LOT 6, BLOCK 3, SECTION 90.10
 OSSINING, WESTCHESTER COUNTY, NY

STEPHEN F. HOPPE, L.S.
 LICENSED PROFESSIONAL LAND SURVEYOR
 111 ROUTE 903 - TAVANO, NY 10983
 N.Y. REG. NO. 46559

DATE: AUG. 6, 2020

FILE NO: 6060-20

TITLE NO: TBT-42500

Certified by: Philip Gartho, Radian Title Insurance, Inc.; Thoroughbred Title Services, LLC; Law Offices of Kath E. Schupman;

TAVANO ROAD

ZONING TABULATIONS
13TAVANO RD, OSSING, N.Y.

SET BACK SQ. FT. CALC'S FOR ACCESSORY
STRUCTURES PER 200-25 A(1)(C) ACCESSORY BLDGS

(C) ALL SUCH BUILDINGS IN THE AGGREGATE SHALL
NOT OCCUPY MORE THAN 30% OF THE AREA
OF THE REQUIRED REAR OR SIDE YARD.

(SEE ATTACHED SITE PLAN / SURVEY)

SITE IS 4.459 ACRES

EXISTING ACCESSORY BLDG.	(A)	=	1,575 S.F. (GYM)
EXISTING ACCESSORY BLDG.	(B)	=	835 S.F. (STOR. GAR.)
EXISTING ACCESSORY BLDG. + PROPOSED EXPANSION	(C)	=	2,200 S.F. (OUTDOOR KITCHEN, CABANA, & POOL)

TOTAL AGGREGATE
ACCESSORY BLDGS
(A + B + C) = 4,610 S.F.

TOTAL REQUIRED REAR
AND SIDE YARDS
(FRONT YRD NOT INCLUDED)

= 40,620 S.F.

$0.30 \times 40,620 = 12,186$ S.F. PERMITTED

$4,610 < 12,186 = O.K.$



GENERAL ZONING TABS. for 13 TAVAND RD.

R-40 ZONE / SITE AREA = 4,459 AL
(194,242.10 S.F.)

BLDG. COV. PERMITTED : 18%

LOT AREA = 194,242.1 S.F.

$$\begin{array}{r} \text{X .18} \\ \hline 34,963.57 \text{ S.F. PERMITTED} \end{array}$$

200-21 MAX. PERMITTED IMPERVIOUS SURFACE
(40,001 S.F. AND LARGER ... BASE LOT = 11,260 S.F.)

LOT AREA OVER BASE LOT AREA : 22% PERMITTED

$$\begin{array}{r} 194,242.10 \\ - 11,260.00 \\ \hline 182,982.10 \end{array} \text{ X .22} = 40,256 \text{ S.F. PERMITTED}$$

BLDG. COVERAGE:

MAIN HOUSE + (A) + (B) + (C) = 8,592 S.F.

$$\begin{array}{r} 8,592 < 34,963 = \text{O.K.} \\ (\text{ACTUAL}) \quad \quad (\text{18\%}) \end{array}$$



IMPERVIOUS SURFACE:

MAIN HOUSE + (A) + (B) + (C)

+ DRIVE WAY & PATIO + PATIO & POOL = 28,122 S.F.

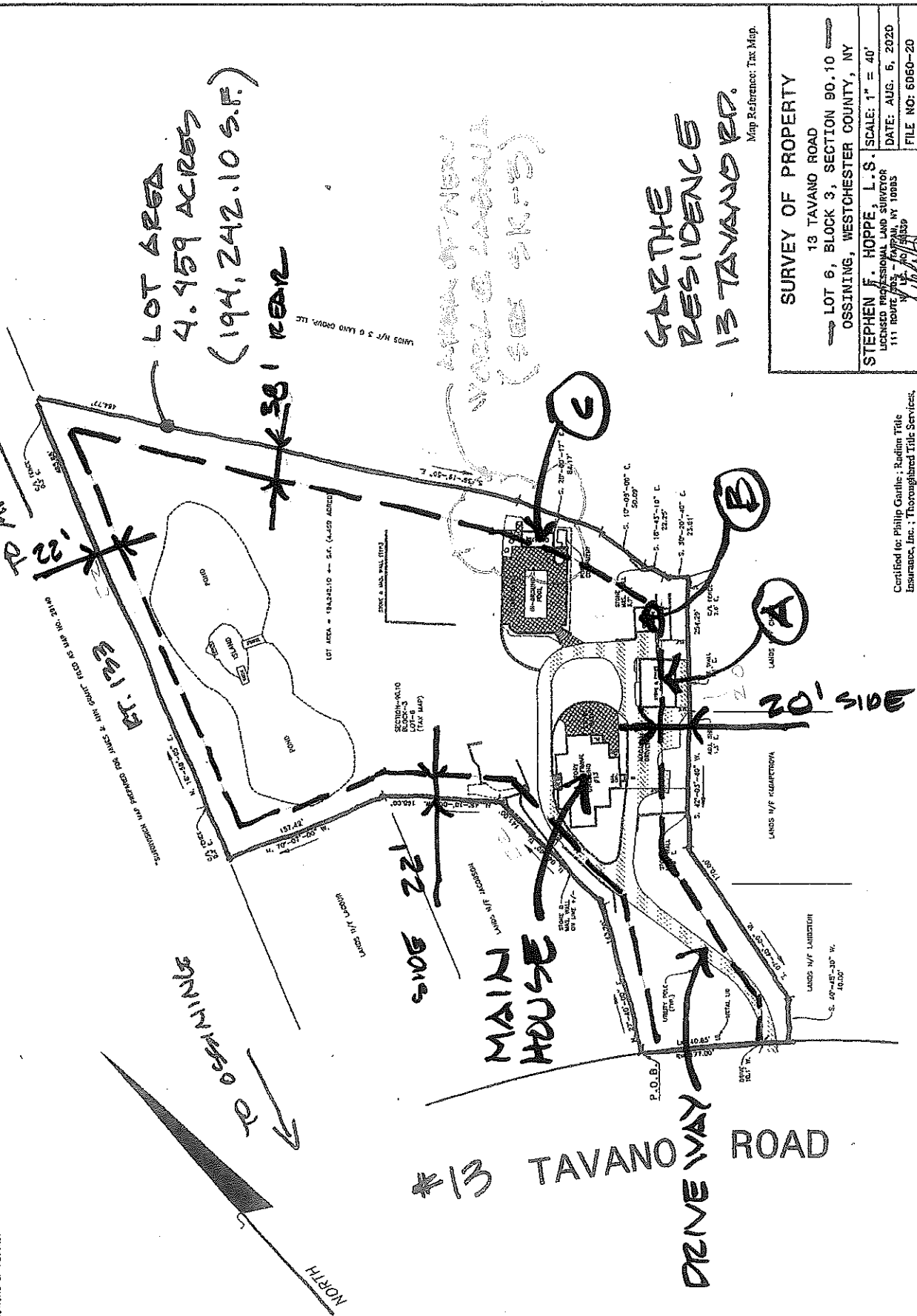
28,122 < 40,256 = O.K.
(ACTUAL) (22%)

3 OF 3



REQ'D REAR & SIDE YARDS

THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY. OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



**GARTHE
RESIDENCE
13 TAVANO RD.**

Map Reference: Tax Map.

SURVEY OF PROPERTY

13 TAVANO ROAD
LOT 6, BLOCK 3, SECTION 90.10
OSSINING, WESTCHESTER COUNTY, NY

STEPHEN F. HOPPE, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 295 - TAVANO, NY 10983
DATE: AUG. 5, 2020
FILE NO: S060-20
TITLE NO: TBT-42900

Certified for Philip Garthe: Radwin Title Insurance, Inc.; Thoroughbred Title Services, LLC; Law Offices of Keith E. Schumann;