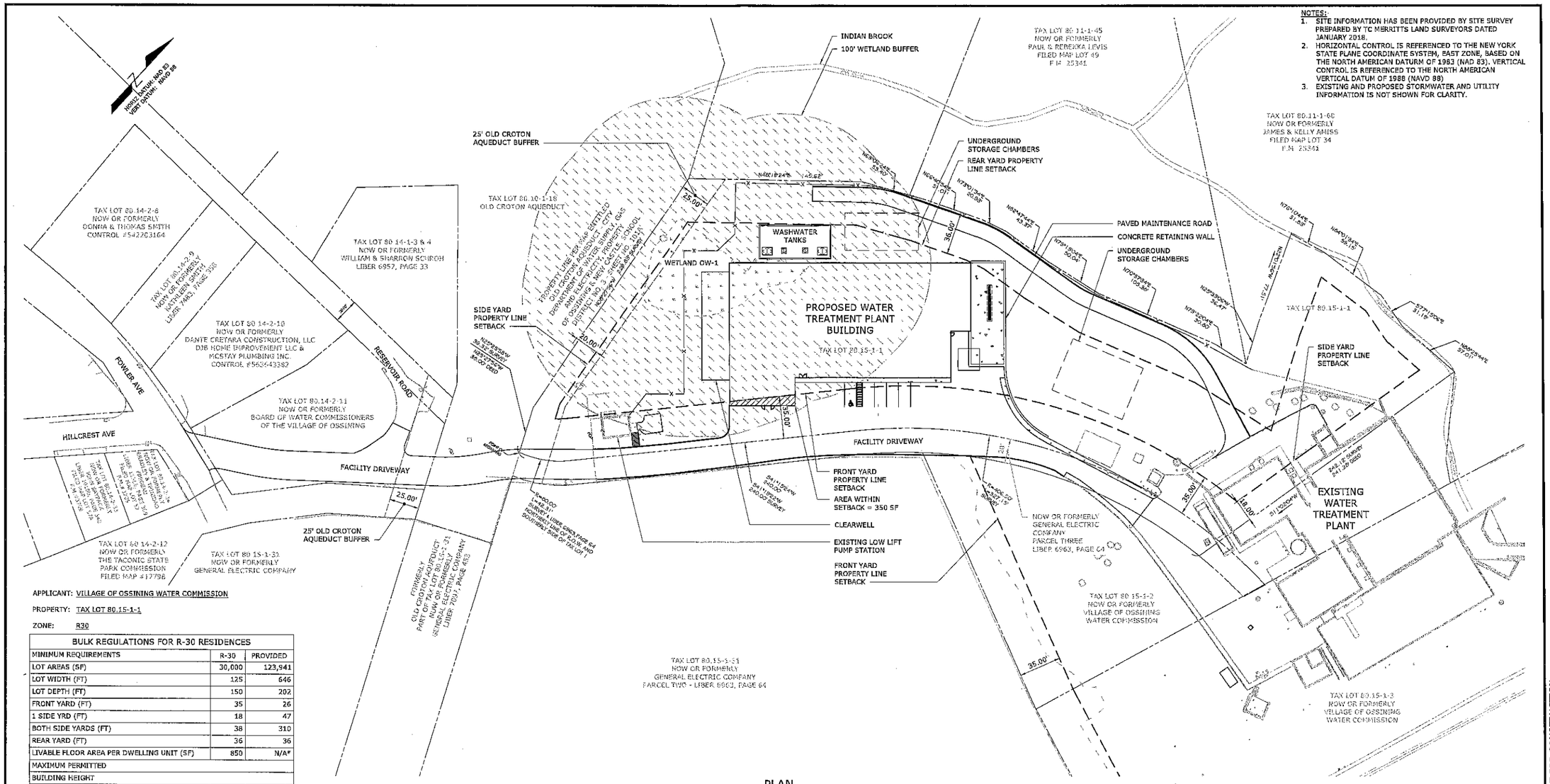

NOTES:
1. SITE INFORMATION HAS BEEN PROVIDED BY SITE SURVEY PREPARED BY TC MERRITTS LAND SURVEYORS DATED JANUARY 2018.
2. HORIZONTAL CONTROL IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
3. EXISTING AND PROPOSED STORMWATER AND UTILITY INFORMATION IS NOT SHOWN FOR CLARITY.

APPLICANT: VILLAGE OF OSSINING WATER COMMISSION

PROPERTY: TAX LOT 80.15-1-1

ZONE: R30

BULK REGULATIONS FOR R-30 RESIDENCES		
MINIMUM REQUIREMENTS	R-30	PROVIDED
LOT AREAS (SF)	30,000	123,941
LOT WIDTH (FT)	125	646
LOT DEPTH (FT)	150	202
FRONT YARD (FT)	35	26
1 SIDE YRD (FT)	18	47
BOTH SIDE YARDS (FT)	38	310
REAR YARD (FT)	36	36
LIVABLE FLOOR AREA PER DWELLING UNIT (SF)	850	N/A*
MAXIMUM PERMITTED		
BUILDING HEIGHT		
STORIES	2.5	2.5
FEET	35	35
BUILDING COVERAGE (PERCENTAGE)	20	16

* THE PROPOSED BUILDING IS NOT INTENDED AS A LIVABLE SPACE.
** TABLE ADAPTED FROM ATTACHMENT 2 OF CHAPTER 200 OF THE TOWN OF OSSINING BUILDING CODE.

KARN SG

IT IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IN ANY WAY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER HAS BEEN AFFIXED. IF AN ITEM BEARING THE SEAL OF A PROFESSIONAL ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, THE DATE, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PLAN
SCALE: 1" = 40'

SCALE: 1" = 40'

30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: J. HERZNER
DESIGNED BY: L. WALLACE
DRAWN BY: L. WALLACE
CHECKED BY: D. SHEERAN
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

Hazen
HAZEN AND SAWYER
498 SEVENTH AVENUE, 11th FLOOR
NEW YORK, NEW YORK 10018

VILLAGE OF OSSINING
NEW YORK

INDIAN BROOK WATER TREATMENT PLANT

ZONING VARIANCE SITE PLAN

DATE: MARCH 2018
HAZEN NO.: 90199-000
CONTRACT NO.: -
SHEET 1 OF 1
DRAWING NUMBER: SP-01

File: G:\DWG\HAZEN-PROJECTS\90199-000\ZONING VARIANCE SITE PLAN Saved by LWALLACE Save date: 3/9/2018 4:51 PM
Plot date: 03/09/2018 4:51 PM BY: LWALLACE