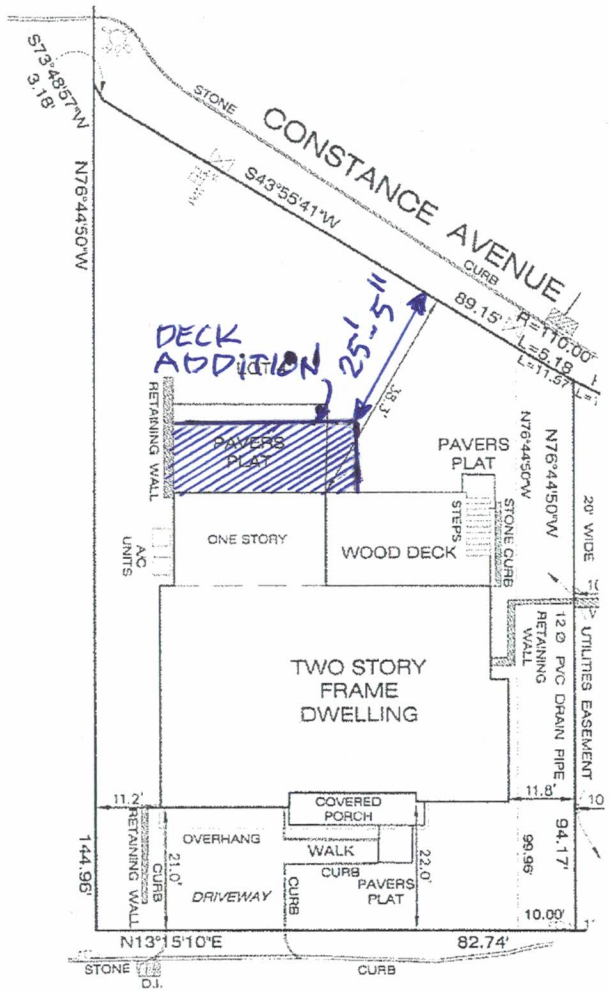


CONSTANCE AVENUE

Possession only where indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on May 02, 2014, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

Copies of the survey map not bearing the land surveyor's orginal signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2014. ALL RIGHTS RESERVED.

Certifications indicated are limited only to the entity for which this survey was prepared and on its behalf to the title company, governmental agency and lending institution for the policy numbers listed hereon. These certifications are not transferable.

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown . A copy of the title report was not provided. A copy of the deed was not provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not certified. Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

Certified to: Richard B. Allen, Catherine J. Allen, All New York Title Agency Inc., Stewart Title Insurance Company for Title No. ANY2014-9138Z only

SURVET OF
LOT No.4
AS SHOWN ON SUBDIVISION MAP OF
WATER EDGE AT DOBBS FERRY
LOCATED IN THE
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

SCALE: 1" = 20' DATE: MAY 02, 2014

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on August 24, 2006 as R.O. Map number 28261.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-0066

ZONING WORKSHEET

Address	SBL	Zone	Use
9 CONSTANCE AVE	3.150-133-4	OF-6	RESIDENTIAL

Table 1: Floor Areas

Story	Existing Area	Existing Habitable Area	Area of Renovation	New Area
~~1ST~~ GROUND				383 S.F. DECK 87 S.F. PAVERS

Table 2: Building Dimensions

	Existing	Proposed	Minimum Allowable
Lot Area (ft.^{2})	9895 S.F.	N/A	
Lot Width (ft.)		N/A	
Lot Depth (ft.)		N/A	
Coverage by Building (%)		N/A	
Coverage by Impervious Surfaces (%)	3654 S.F. 36.9%	3741 S.F. 37.8%	54%
Front Yard Set Back (ft.)		N/A	
Rear Yard Set Back (ft.)	38.3'	25'-5"	25'
Side Yard Set Back, Each (ft.)		N/A	
Side Yard Set Back, Both (ft.)		N/A	

Table 3: Height

	Existing	Proposed	Allowed
Number of Stories		N/A	
Grade to Ridge (OF+MDR-1)		N/A	
Grade to Eave (OF+MDR-1)		N/A	
Grade to Mid-point of Roof (All Other)		N/A	