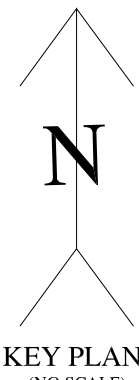
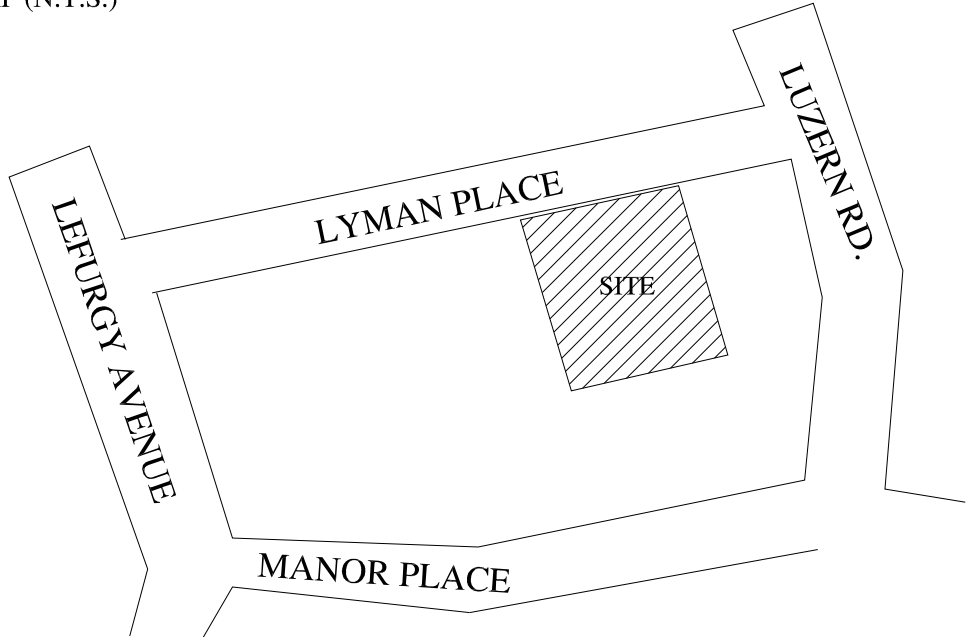


|  |               |
|--|---------------|
| SURVEYED IN ACCORDANCE WITH FILED MAP NO. 3024 |               |
| LOT AREA TABULATION:                           |               |
| LOT 1  | 6,600 SQ.FT.  |
| LOT 2  | 6,600 SQ.FT.  |
| TOTAL AREA                                     | 13,200 SQ.FT. |

NOTE: SURFACE ELEVATIONS AND UNDERGROUND APPURTENANCES, IF ANY, WHETHER OR NOT SHOWN ARE NOT GUARANTEED. UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW.

LOCATION MAP (N.T.S.)



KEY PLAN  
(NO SCALE)

DATA FOR ZONING COMPLIANCE  
11 LYMAN PLACE, DOBBS FERRY, NY., TAX MAP : 3.60 -22-3 & 3.60-22-4 ZONING DISTRICT : OF-6

|   | REQUIRED  | EXISTING             | PROPOSED                   |
|---|---|----------------------|----------------------------|
|   |   |                      | LOT 1                      |
| PRINCIPAL USE PERMITTED                                     | ONE FAMILY RESIDENCE                                  | ONE FAMILY RESIDENCE | ONE FAMILY RESIDENCE       |
| MIN. LOT SIZE   | 5,000 SQ. FT.   | 6,600 SF             | 6,600 SF                   |
| MIN. LOT WIDTH  | 50 FT.  | 60 FT.               | 60 FT.                     |
| MIN. LOT DEPTH  | 100 FT.   | 110 FT.              | 110 FT.                    |
| MAX. LOT COVERAGE<br>[INCLUDES BUILDING PORCH, GARAGE SHED] | 27% [OR 20% SLIDING SCALE]<br>27% X 6,600 SF=1,782 SF |                      | 27 %<br>1,781 ST.          |
| MAQX. IMPERVIOUS COVERAGE<br>[INCL. PATIO]                  | 54% [OR 40% SLIDING SCALE]                            |                      | 35 %                       |
| MIN. FRONT YARD   | 20 FT.  |                      | 25.3 FT.                   |
| MIN. REAR YARD  | 25FT.   |                      | 25.5 FT.                   |
| MIN. SIDE 1 YARD  | 10FT.   |                      | 12 FT.                     |
| MIN. SIDE 2 YARD  | 10FT.   |                      | 16.3 FT.                   |
| MIN. COMBINED SIDE YARDS                                    | 20FT.   |                      | 28.3 FT.                   |
| MAXIMUM RIDGE HEIGHT  | 35FT. FOR SLOPE > 0.30                                |                      | 33.31 FT / 0.75 ROOF SLOPE |
| MAXIMUM EAVE HEIGHT   | 28 FT. DEFAULT  |                      | 20.68 FT.                  |

REVISIONS:  
REVISED PER COMMENTS ON FEBRUARY 22, 2024

I, NEVILLE RAMSAY, THE LAND SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED ON JANUARY 12, 2024, AND THIS MAP WAS COMPLETED ON JANUARY 26, 2024.  
SURVEY UP-DATED : 02 : 10 : 2024  
SURVEY UP-DATED : 02 : 20 : 2024



DATE 02-22-2024  
NEVILLE RAMSAY, PLS. LICENSE No.050294-1

WESTCHESTER COUNTY DEPARTMENT OF HEALTH  
DOBBS FERRY, NEW YORK.

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY CONSTRUCTED HEREON.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT, ANY ENSURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE IN ON THIS PLAN AFTER THIS APPROVAL. SHALL INVALIDATE THIS APPROVAL.

DATE  
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH.

OWNERS CERTIFICATION

THE UNDERSIGNED OF THE PROPERTY SHOWN HEREON IS FAMILIAR WITH THIS MAP AND LEGENDS, NOTES AND CONDITIONS SHOWN HEREON AND APPROVED FOR FILING IN THE DIVISION OF LAND RECORDS.

DATE  
OWNER  
DATE  
OWNER  
OFFICER

OWNER :  
"APPROVED SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF A RESOLUTION DATED OF THE PLANNING BOARD OF THE VILLAGE OF DOBBS FERRY, NEW YORK. ANY CHANGES, ERASURE, MODIFICATION, OR REVISION OF THIS PLAN. ABSENT RE-APPROVAL FROM THE PLANNING BOARD. SHALL VOID THIS APPROVAL".

DATE CHAIRMAN

ALL TAXES DUE TO DATE HAVE BEEN PAID

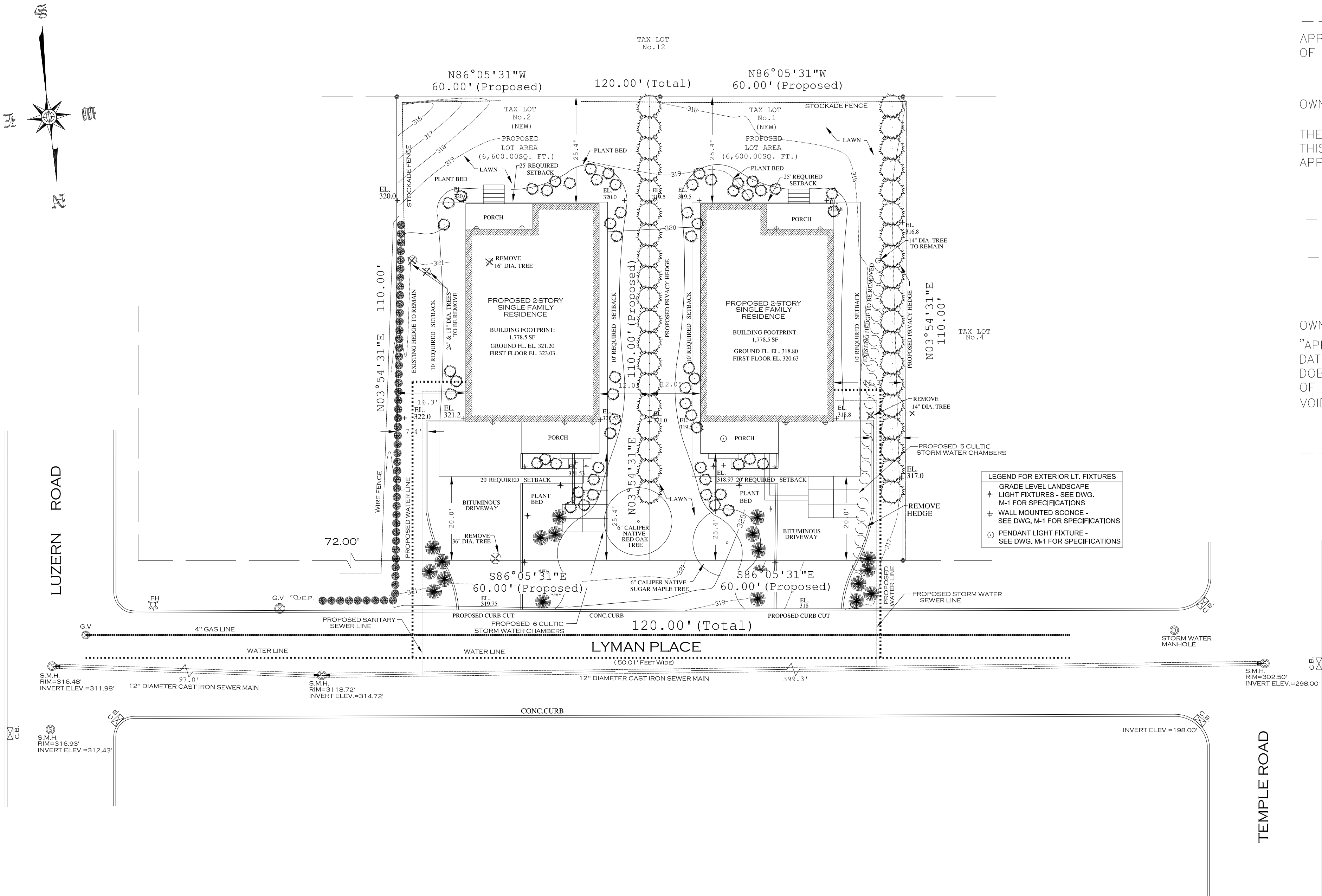
RECEIVER OF TAXES VILLAGE OF DOBBS FERRY

TAX ASSESSMENT MAP DESIGNATION

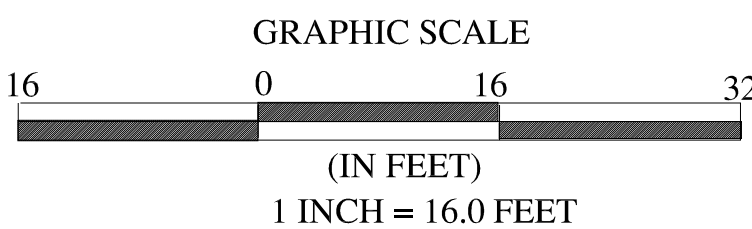
TAX LOT 3  
TAX BLOCK 22  
TAX SECTION 3.60

ALL TAXES DUE TO DATE HAVE BEEN PAID

RECEIVER OF TAXES TOWN OF GREENBURGH



RAMSAY LAND SURVEYING, P.C.  
PROFESSIONAL LAND SURVEYORS - PLANNERS  
3024 RADCLIFF AVENUE  
BRONX, NEW YORK 10469  
MOBILE # 917 544 8174  
PHONE : 718 884 0238  
EMAIL : nvreclandsury@yahoo.com



SCALE: 1"=16.0'  
Measurement in U.S. Standard

FINAL SUBDIVISION OF  
11 LYMAN PLACE  
LOCATED IN THE  
VILLAGE OF DOBBS FERRY  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY STATE OF NEW YORK.  
Said as Lots 1 and 2 (proposed lots) as shown on a certain map entitled, "Subdivision of Oradell Manor, village of Dobbs Ferry, Town of Greenburgh, Westchester County, New York," and said map filed in the County Clerk's office, Division of Land Records Westchester County, New York, on July 23, 1926 as Map Number 3024.  
SCALE: 1"=16.0'  
Measurement in U.S. Standard  
NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR  
NEW YORK STATE LICENCE No. 050294-1