

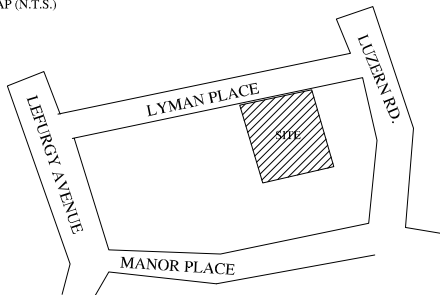
SURVEYED IN ACCORDANCE WITH FILED MAP NO. 3024

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.)



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	LOT 2
PRINCIPAL USE PERMITTED	ONE FAMILY RESIDENCE	ONE FAMILY RESIDENCE	ONE FAMILY RESIDENCE	ONE FAMILY RESIDENCE
MIN. LOT SIZE	5,000 SQ. FT.	6,600 SF	6,600 SF	6,600 SF
MIN. LOT WIDTH	50 FT.	60 FT.	60 FT.	60 FT.
MIN. LOT DEPTH	100 FT.	110 FT.	110 FT.	110 FT.
MAX. LOT COVERAGE [INCLUDES BUILDING PORCH, GARAGE SHED]	27% [OR 20% SLIDING SCALE] 27% X 6,600 SF=1,782 SF		19.4 % 1,286 SF	25.1 % 1,659 SF
MAX. IMPERVIOUS COVERAGE [INCL. PATIO]	54% [OR 40% SLIDING SCALE]		35.8 %	41.4 %
MIN. FRONT YARD	20 FT.		26.3 FT.	24.5 FT.
MIN. REAR YARD	25 FT.		32 FT.	26.3 FT.
MIN. SIDE 1 YARD	10 FT.		11 FT.	12 FT.
MIN. SIDE 2 YARD	10 FT.		21 FT.	16.3 FT.
MIN. COMBINED SIDE YARDS	20 FT.		32 FT.	28.3 FT.
MAXIMUM RIDGE HEIGHT	35 FT. FOR SLOPE > 0.30		33.31 FT.	34.187 FT.
MAXIMUM EAVE HEIGHT	28 FT. DEFAULT		20.68 FT.	21.56 FT.

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  
SURVEY UP-DATED : 04 : 16 : 2024



NEVILLE RAMSAY, P.S. LICENSE No.050294-1  
DATE 04-16-2024

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.

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

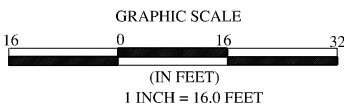
ALL TAXES DUE TO DATE HAVE BEEN PAID

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



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 Quaker 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 LICENSE No. (050294-1)

COUNTY SHEET XX, BLOCK NUMBER XX