

SITE SPECIFIC NOTES

1. THE EXISTING SITE AREA EQUALS 1.1609 ACRES.
2. ACCORDING TO THE TAX ASSESSOR, THE EXISTING SITE CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS:
SECTION: 90.15, BLOCK: 1, LOT: 14.21.
3. SURVEY & TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY ROWAN LAND SURVEYING, PLLC. ENTITLED: "PROPERTY SURVEY 83 MORNINGSIDE DRIVE, TOWN OF OSSINING, NEW YORK PREPARED FOR MAXWELL SHRON & SARAH PICKMAN..."
DATED AUGUST 17, 2023
4. THE SUBJECT SITE IS LOCATED IN THE R-30 ZONING DISTRICT.
5. THE SUBJECT SITE IS LOCATED IN THE HUDSON RIVER WATER BASIN.
6. THE PROJECT SITE IS KNOWN AS "SECTION 20-21 OF BRARLIF HILLS" ON MAP 3221, PREPARED BY POCANTICO ENGINEERING AND FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON DECEMBER 5, 1927.

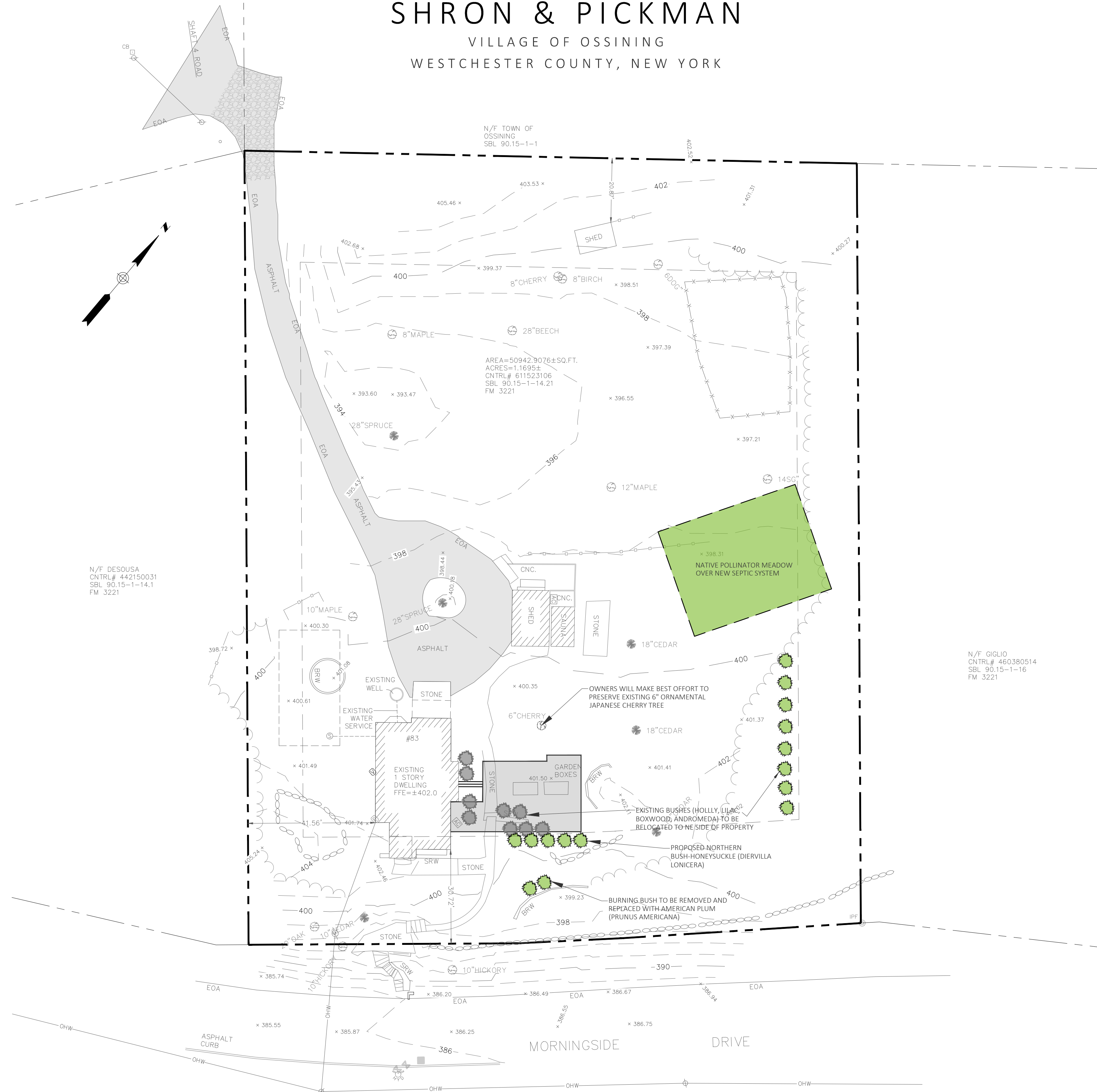
1. THE EXISTING SITE AREA EQUALS 1.1695 ACRES.
2. ACCORDING TO THE TAX ASSESSOR, THE EXISTING SITE CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS: SECTION: 90.15, BLOCK: 3, LOT: 14.21.
3. SURVEY & TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY ROWAN LAND SURVEYING, PLLC, ENTITLED: "PROPERTY SURVEY 83 MORRINGSIDE DRIVE, TOWN OF OSSINGEN, NEW YORK PREPARED FOR MAXWELL SHRON & SARAH PICKMAN... DATED AUGUST 17, 2023."
4. THE SUBJECT SITE IS LOCATED IN THE R-30 ZONING DISTRICT.
5. THE SUBJECT SITE IS LOCATED IN THE HUDSON RIVER WATER BASIN.
6. THE PROJECT SITE IS KNOWN AS "SECTION 20-21 OF BRIARCLIFF HILLS" ON MAP 3221, PREPARED BY POCONICO ENGINEERING AND FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON DECEMBER 5, 1927.

SOIL DATA CHART		
SYMBOL	DESCRIPTION	PERCENT
CrC	CHARLTON-CHATFIELD COMPLEX, 0 TO 15 PERCENT SLOPES, VERY ROCKY	100% OF SITE

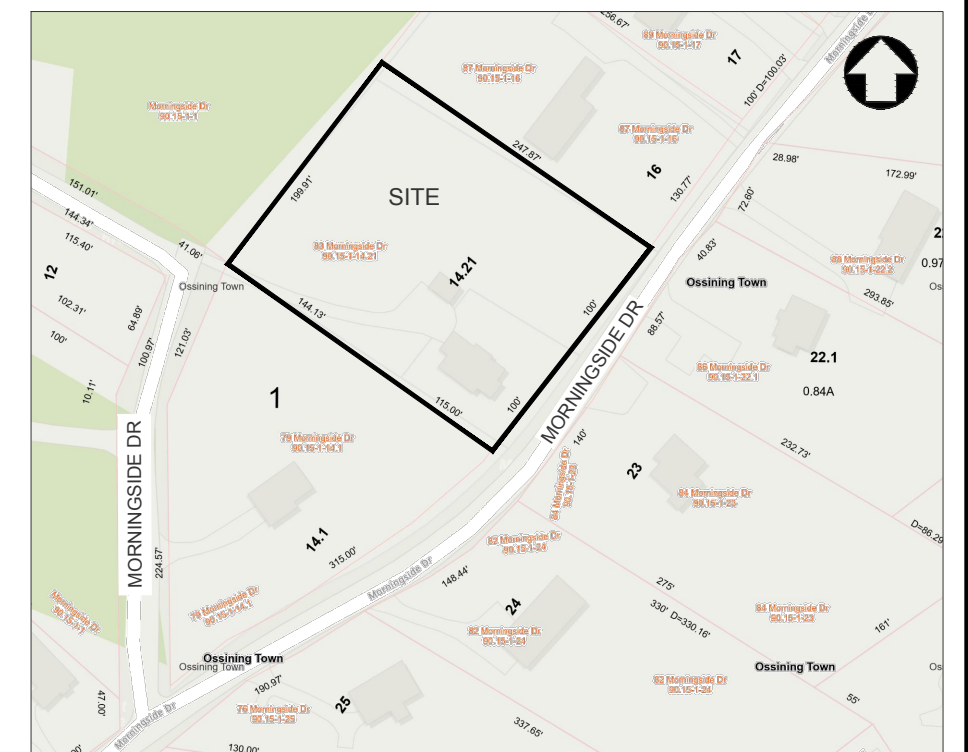
SYMBOL	DESCRIPTION	PERCENT
CrC	CHARLTON-CHATFIELD COMPLEX, 0 TO 15 PERCENT SLOPES, VERY ROCKY	100% OF SITE

SOURCE: USDA WEBSOIL SURVEY

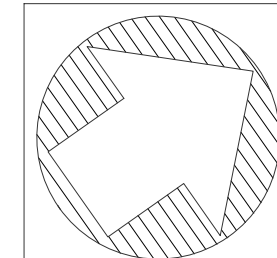
VILLAGE OF OSSINING
WESTCHESTER COUNTY, NEW YORK



SITE DEVELOPMENT PLAN
SCALE: 1" = 20'



LOCATION MAP SCALE: 1" = 200'



SCALE: 1" = 20 FT.

MAXWELL SHRON & SARAH PICKMAN
83 MORNINGSID DRIVE
OSSINING, NY 10562

MAXWELL SHRON & SARAH PICKMAN
83 MORNINGSID DRIVE
OSSINING, NY 10562

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2024" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

2		
1		
#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	
-------------------------------	--

SECTION: 90.15

BLOCK: 1

LOT: 14.21

SUBLOT:

DRAWN BY: AD/JCA

CHECKED: JCA/PMB

PROJECT: SHRON

DATE: JULY 1, 2011

JOB #: 240611



PATRICK M. BELL, PE
LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN FOR SHRON & PICKMAN	
LOCATION: 83 MORNINGSIDE DRIVE OSSINGING, NY	
SHEET 1 OF 1	SP-1.1

SITE DEVELOPMENT PLAN FOR SHRON & PICKMAN

LOCATION:
83 MORNINGSID DRIVE
OSSING, NY

SHEET 1 OF 1

SP-1.1