

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH, UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

WETLANDS DELINEATED BY MARY JAEHNIG ON DECEMBER 14, 2023

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland on the 94 Somerstown Road Property as delineated by Mary Jaehnig on December 14, 2023.

DEC Staff: _____ Surveyor/Engineer: _____

Date Valid: _____ Expiration Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary. Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH TOWN OF OSSINING, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 AND ARTICLES VIII AND XXII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF WATER SUPPLY AND SANITARY SEWER FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

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

APPROVED BY: _____
COMMISSIONER OF WESTCHESTER COUNTY
DEPARTMENT OF HEALTH

ENGINEER:
ALAN PILCH, P.E. N.Y. LIC. NO. 080167

Date

Approved by resolution of the Planning Board of the Town of Ossining

Chair _____ Date _____

Secretary _____ Date _____

OWNER:
JENNIFER AND PASCAL SMITH COUTI
36 OVERLOOK ROAD
OSSINING, NY 10562

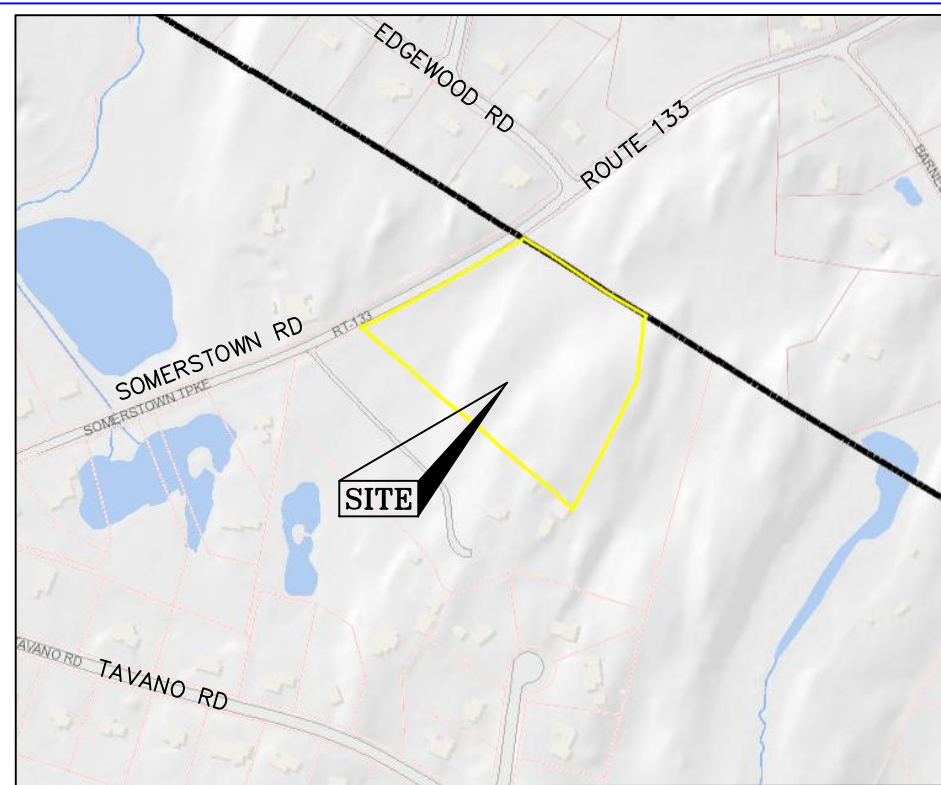
Owner _____ Date _____

LEGEND

- STONE MONUMENT (BOUND)
- IRON ROD
- DRAIN PIPE OUTLET/INLET
- UTILITY POLE WITH RISER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- TEST PIT
- ELECTRIC MANHOLE

- PROPERTY LINE
- RESTRICTIVE COVENANT (APPROXIMATE)
- OVERHEAD WIRES
- STONE WALL
- TREE LINE
- MINOR CONTOURS
- MAJOR CONTOURS
- WETLAND LINE
- PROPOSED LOT LINE

- PL PROPERTY LINE
- EOA EDGE OF ASPHALT
- CNC CONCRETE



LOCUS MAP (N.T.S.)

SURVEY NOTES

- THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON OCTOBER 15, 2024 AND ON THE FOLLOWING DATUM—
MERIDIAN: CNTRL# 483440270
HORIZONTAL: ASSUMED
VERTICAL: SCALED AS PER WESTCHESTER CO. GIS (NAVD88)
- REFERENCES
STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS—
A. LAND CONVEYED TO 3G LAND GROUP, LLC BY CNTRL# 483440270, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON NOVEMBER 10, 2008.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY ACCURATE AND CURRENT TITLE REPORT.
- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.
- RESTRICTIVE COVENANT IN SOUTHWESTERLY CORNER OF PROPERTY NOTED ON SURVEY ENTITLED "SURVEY PREPARED FOR SOMERSTOWN NORTH LLC", PREPARED BY EDWARD T. GANNON PLS AND DATED DECEMBER 2, 2021.



SUBDIVISION PLAT
94 SOMERSTOWN ROAD
TOWN OF OSSINING, NEW YORK
PREPARED FOR
PASCAL SMITH COUTI

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com

Drawn By	PR	Date	Job No.
Surveyed By	PR	JULY 16, 2025	024-103
		Scale	Sheet No.
		1" = 40'	1 OF 1

SEPTIC SCHEDULE											
LOT NUMBER	AREA (ACRES)	SOIL DESCRIPTION	AVERAGE SLOPE (%)	PERC. RATE (MIN./IN.)	WATER DEPTH (INCHES)	IMPERVIOUS LAYER (INCHES)	LENGTH OF FIELDS (LINEAL FEET)		BANK RUN FILL	CURTAIN DRAIN	
							REQUIRED CONVENTIONAL LAYERS FOR BEDROCK	PROPOSED LAYERS FOR 4" BR. HOUSE		DEPTH (FT.) PRIMARY EXTENSION	REMARKS
1	1.9917	SANDY LOAM & LOAM	10.6	31-45	>84"	>84"	734	240/240	1' / 1'	90 / 90	---
2	2.9559	SANDY LOAM LOAM & SOME GRAVEL	10.6	31-45	>84"	42" - 64"	734	244/244	2.5' / 3.5'	290 / 420	---
3	1.5095	SANDY LOAM LOAM & SOME CLAY GRAVEL	10.6	31-44	>84"	>84"	734	244/252	1' / 1'	90 / 90	---