

WETLANDS DELINEATED BY MARY JAEHNIG
ON DECEMBER 14, 2023

WESTCHESTER COUNTY
SHEET 141 BLOCK 9197 (nw)
SBL 90.11-1-1

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1001 AND ARTICLES VII AND VIII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF INDIVIDUAL WELL WATER SUPPLY AND SEPARATE SEWAGE TREATMENT 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.

APPROVED BY: _____
COMMISSIONER OF WESTCHESTER COUNTY
DEPARTMENT OF HEALTH

2/18/2026

Chair Carolyn Stevens Date 4/30/2026

2/10/2021

Date: 2/19/2028

LOCUS MAP
(N.T.S.)

SURVEY NOTES

1. 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 (NAVDB8)
2. 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, DATED IN THE WESTCHESTER CO. CLERKS OFFICE ON NOVEMBER 14, 2008.
3. 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 AND ACCURATE AND CURRENT TITLE REPORT.
4. FROM THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISABLE 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.
5. 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.
6. 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.
7. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS 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.
8. 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.
9. 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.
10. THE SUBJECT PROPERTY IS IDENTIFIED IN THE WESTCHESTER COUNTY LAND RECORDS AS SHEET 141 BLOCK 9197.

Paul Roman



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 1" = 40'	Sheet No. 1 OF 1

SEPTIC SCHEDULE												
LOT NUMBER	AREA (ACRES)	SOIL DESCRIPTION	AVERAGE SLOPE (%)	PERC. RATE (IN./IN.)	WATER DEPTH (INCHES)	IMPERVIOUS DEPTH (INCHES)	LENGTH OF FIELDS (LINEAL FEET)		BANK RUN FILL	CURTAIN DRAIN		REMARKS
							REQUIRED FOR 4" BIRDGANGS	PROPOSED SLOPE PER 100'		DEPTH (FT.) PRIMARY / EXPANSION	VOL. (CY.) PRIMARY / EXPANSION	
1	1.9917	SANDY LOAM & LOM	PRIMRY 8.8 EXPANSION 7.88	31-45	<84"	734	248/248	1' / 1'	90 / 90	---	---	1" R.O.B. FILL REQUIRED FOR LEVELING PURPOSES
2	2.8558	SANDY LOAM, LOM & SOME CLAY	PRIMRY 8.8 EXPANSION 7.8	31-45	<84"	62" - 64"	234 / 244	2' / 2.5'	200 / 420	---	---	2.5 TO 3.5' R.O.B. FILL REQUIRED
3	1.5085	SANDY LOAM, LOM & SOME CLAY	PRIMRY 8.8 EXPANSION 7.8	31-45	<84"	734	248/252	1' / 1'	90 / 90	---	---	1" R.O.B. FILL REQUIRED FOR LEVELING PURPOSES