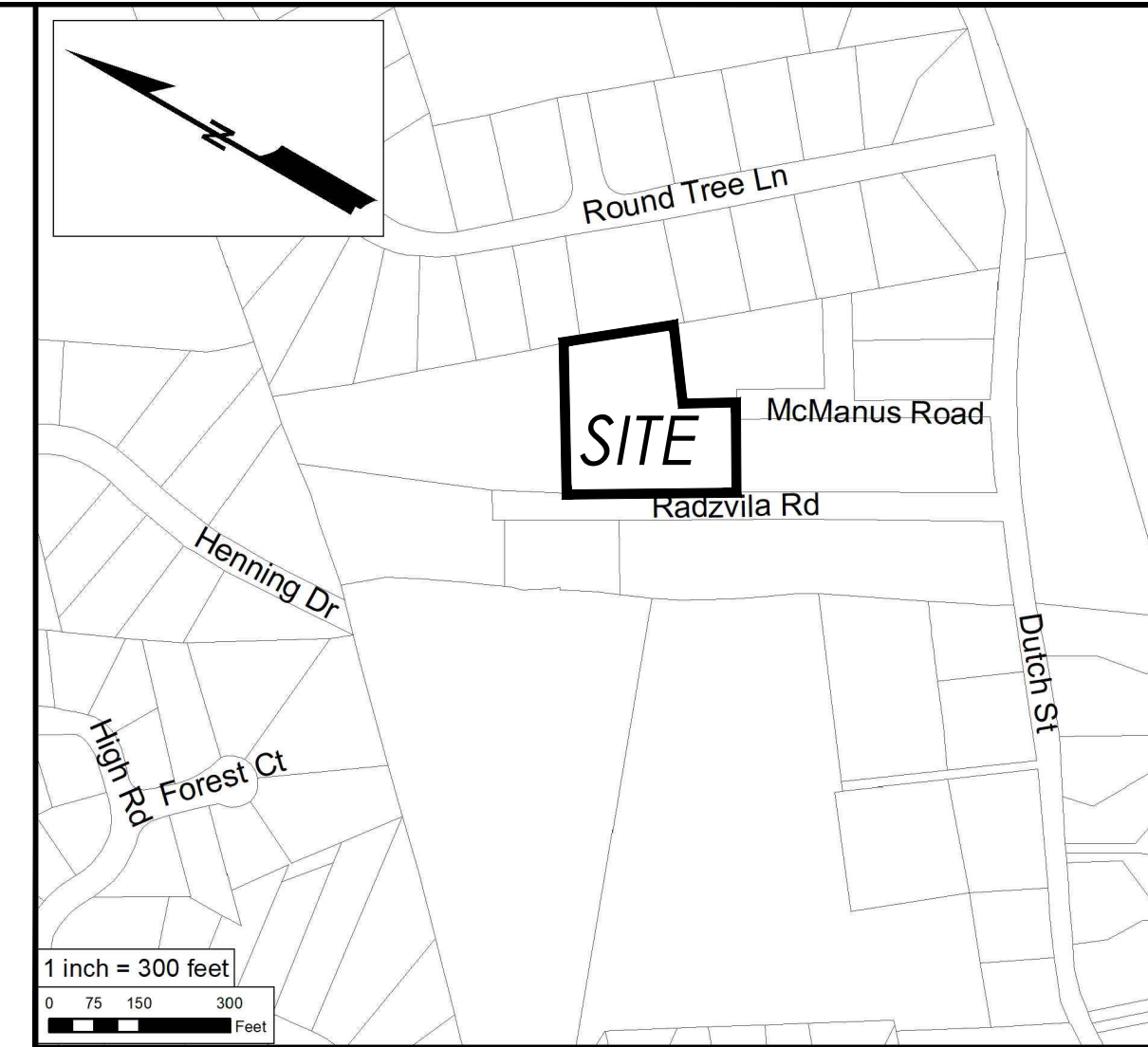


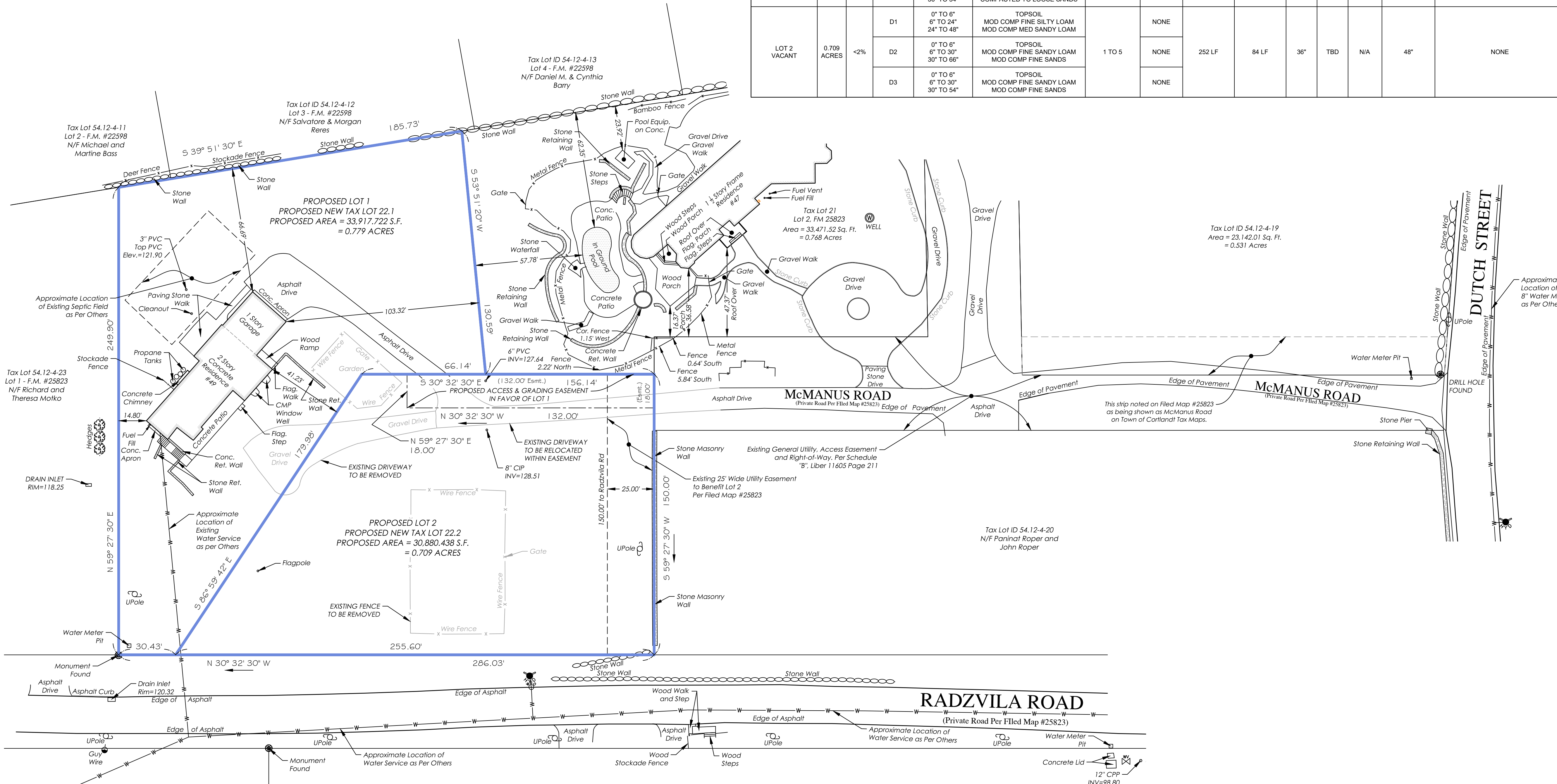
WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

LOT #	LOT AREA (AC.)	SLOPE OF OVERTS AREA (%)	DEEP TEST DESCRIPTION		PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL		CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
			TEST HOLE NUMBER	DEPTH			SOIL CLASSIFICATION	3 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)			
LOT 1 49 DUTCH STREET EXPANSION AREA ONLY	0.779 ACRES	<10%	EXP-1	0' TO 6" 6" TO 54"	TOPSOIL MOD COMP SANDY LOAM	1 TO 5	NONE	EXISTING OWTs	N/A	30"	TBD	N/A	30" OF RUN OF BANK REQUIRED FOR 100% EXPANSION AREA ONLY FOR EXISTING RESIDENCE
			EXP-2	0' TO 6" 6" TO 36" 36" TO 54"	TOPSOIL MOD COMP SANDY LOAM MOD COMPACTED TO LOOSE SANDS								
LOT 2 VACANT	0.709 ACRES	<2%	D1	0' TO 6" 6" TO 24" 24" TO 48"	TOPSOIL MOD COMP FINE SILTY LOAM MOD COMP MED SANDY LOAM	1 TO 5	NONE	252 LF	84 LF	36"	TBD	N/A	NONE
			D2	0' TO 6" 6" TO 30" 30" TO 66"	TOPSOIL MOD COMP FINE SANDY LOAM MOD COMP FINE SANDS								
			D3	0' TO 6" 6" TO 30" 30" TO 54"	TOPSOIL MOD COMP FINE SANDY LOAM MOD COMP FINE SANDS								



Vicinity Map

Total Area = 64,798,160 Sq.Ft. = 1.488 Acres



Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot 1 as shown on a certain map entitled, "Subdivision Plat (Lot Line Adjustment) Prepared for James T. Connelly, Tina Connelly & Julia C. McManus, situate in the Town of Cortlandt, Westchester County, New York." Said map filed in the Westchester County Clerk's Office, Division of Land Records on October 29, 1996 as map number 25823.

Surveyed in accordance with Deed Control Number 473240707.

Premises shown hereon designated on the Town of Cortlandt Tax Maps as: Section 54.12, Block 4, Lot 22.

Property Address: 49 Dutch Street, Montrose, NY, 10548

	REQUIRED	LOT 1 / TAX LOT 22.1	LOT 2 / TAX LOT 22.2
MIN. LOT AREA PER DWELLING	15,000 S.F.	33,917,722 S.F.	30,880,438 S.F.
MIN. LOT WIDTH	80'	188.80'	125.0'
MIN. PRINCIPAL BUILDING SETBACKS			
FRONT YARD	35'	103.32'	35'
SIDE YARD	WIDTH OF 70' OR MORE: 20% OF WIDTH TO A MAXIMUM OF 10' WIDTH LESS THAN 70': 15% OF WIDTH TO A MINIMUM OF 5'	41.23'	
REAR YARD	25'	14.80'	25'
MAX. BUILDING HEIGHT (FEET/STORIES)	2½ STORY/35'	2 STORY	2½ STORY/35'
MIN. REQUIRED OFF-STREET PARKING	2 SPACES FOR EACH DWELLING UNIT	2 SPACES	2 SPACES

Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1011 and Articles VII and VIII of the Westchester County Sanitary Code subject to the provision of public 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.

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.

Date _____
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

The undersigned owner(s) do hereby consent to the filings of this map

Owner: Adam Connolly Date _____
Address: 47 Dutch Street, Montrose, NY, 10548

Approved by Resolution No. _____ of the Planning Board of the Town of Cortlandt, New York, on the _____ day of _____, 20____ subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

Signed this _____ day of _____, 20____ by _____
Chairman of the Planning Board

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services
Director _____ Date _____

Reviewed by the Department of Technical Services
Director _____ Date _____

PRELIMINARY SUBDIVISION PLAT PREPARED FOR ADAM CONNOLLY

SITUATE IN THE TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Westchester County Index System: Sheet 202, Block 10071

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ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION IS A VIOLATION OF APPLICABLE LAWS.

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmerritts.com

I, Daniel T. Merritts Licensed Land Surveyor, who made this map do hereby certify that the survey upon which this map is based was completed November 3, 2021 and that this map was completed February 10, 2022.

By: *Daniel T. Merritts*
New York State Licensed Land Surveyor No. 050604

Utility Design By: Cronin Engineering

N.Y.S. Licensed Professional Engineer No. 062980 Date _____
Timothy L. Cronin, P.E.

Project: 21-479	Reference: 21-317
Field Survey By: CH/NS & CR/JE	Drawn By: BJC/CMP/IDA
Project Manager: BFC	Checked By: DM/BFC