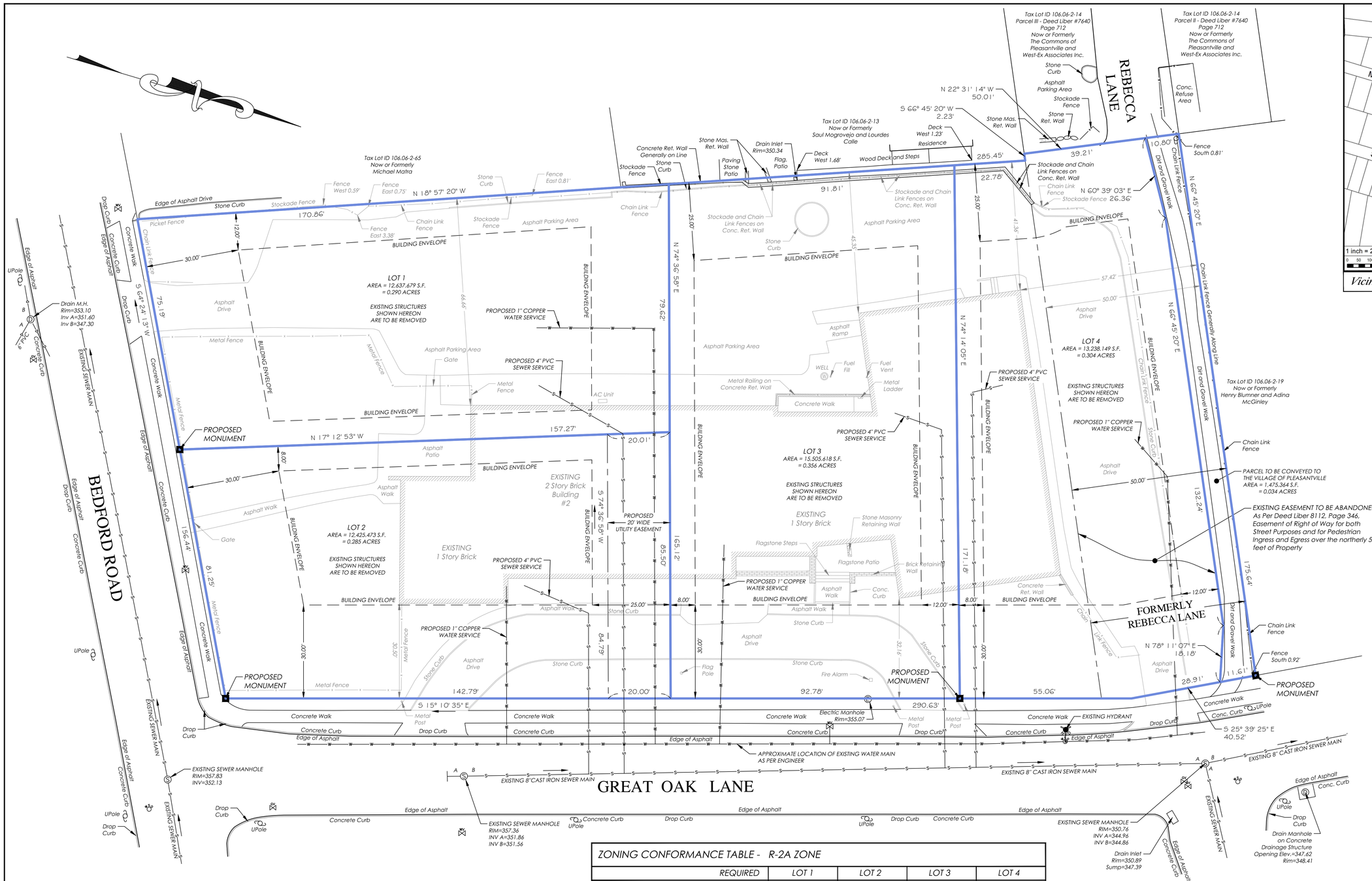

Total Area = 55,282.283 Sq.Ft.
= 1.269 Acres

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.

Surveyed in accordance with Deed Control Number 623423254.

Premises shown hereon designated on the Town of Mount Pleasant Tax Maps as: Section 106.06, Block 2, Lot 64.

Property Address: 2 Great Oak Lane
Pleasantville, NY 10570

Property subject to a Fence Maintenance Agreement between Tax Lots 64 and 19 per Deed Liber 6071, Page 92

SUBDIVISION PLAT PREPARED FOR GREAT OAK LANE, LLC

SITUATE IN THE
TOWN OF MOUNT PLEASANT
VILLAGE OF PLEASANTVILLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 15'

GRAPHIC SCALE

15 0 7.5 15 30 60

(IN FEET)
1 inch = 15 ft.

Westchester County Index System: Sheet 120, Block 8704

ZONING CONFORMANCE TABLE - R-2A ZONE

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
MIN. LOT AREA	5,000 S.F.	12,637.679 S.F.	12,425.473 S.F.	15,505.618 S.F.	13,238.149 S.F.
MIN. FRONTAGE	50'(1F) 75'(2F)	75.19'	81.25'	92.78'	83.97'
MEAN WIDTH	50'(1F) 75'(2F)	77.07'	82.92'	92.22'	76.78'
MEAN DEPTH	100'	164.06'	150.03'	168.15'	173.37'
MIN. PRINCIPAL BUILDING SETBACKS					
FRONT YARD	30'	30'	30'	30'	30'
SIDE YARD (MIN.) INTERIOR & CORNER	8'	8'	8'	8'	8'
SIDE YARD (TOTAL OF TWO)	20'	20'	20'	20'	20'
REAR YARD	25'	25'	25'	25'	25'
MAX. HEIGHT (PRINCIPAL) (FEET/STORIES)	2½ STORY OR 30' WHICHEVER IS MORE RESTRICTIVE	2½ STORY OR 30'	2½ STORY OR 30'	2½ STORY OR 30'	2½ STORY OR 30'
MAX. BUILDING COVERAGE %	20 %	20 %	20 %	20 %	20 %
MAX. BUILDING COVERAGE %	30 %	30 %	30 %	30 %	30 %

Westchester County Department of Health
New Rochelle, 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 herein.

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

All taxes due to date have been paid.

Receiver of Taxes *Date*

Approved for filing by Resolution of the Pleasantville Village Planning Commission dated _____

Chairman - Russel Klein *Date*

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

Owner: Agent for: Great Oak Lane LLC *Date*
Address: 10 Julia Lane, Suite 103, Cold Spring, NY 10516

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 January 20, 2023 and that this map was completed on July 10, 2023

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

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

Project: 22-418	Reference: 19-345
Field Survey By: CR/CH	
Drawn By: BJC/DA	
Checked By: BFC/DM	P-Manager: BFC

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STATE OF NEW YORK · DANIEL THOMAS MERRITTS · 050604 · LICENSED LAND SURVEYOR