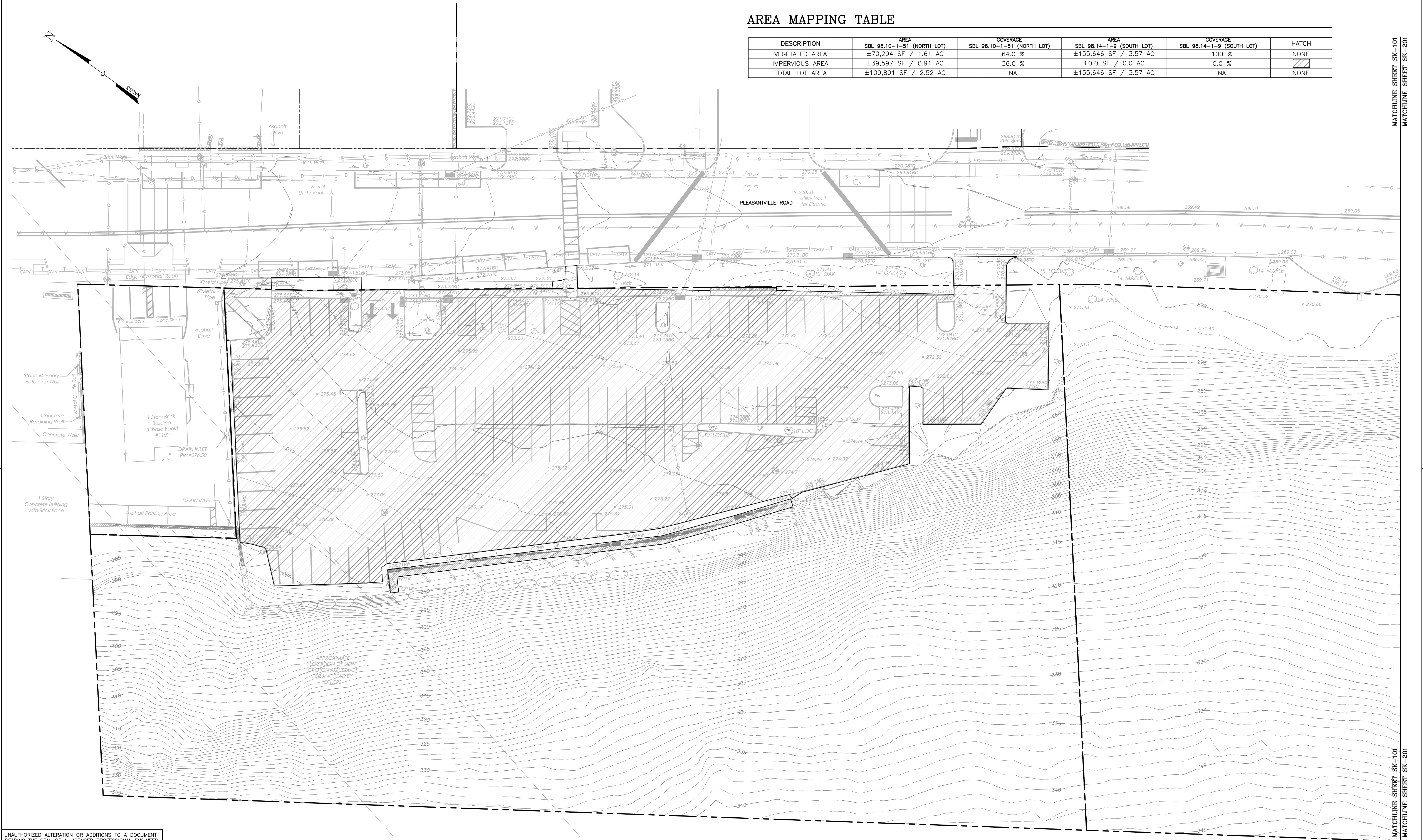


AREA MAPPING TABLE

DESCRIPTION	AREA SBL 98.10-1-51 (NORTH LOT)	COVERAGE SBL 98.10-1-51 (NORTH LOT)	AREA SBL 98.14-1-9 (SOUTH LOT)	COVERAGE SBL 98.14-1-9 (SOUTH LOT)	HATCH
VEGETATED AREA	±70,294 SF / 1.61 AC	64.0 %	±155,646 SF / 3.57 AC	100 %	NONE
IMPERVIOUS AREA	±39,597 SF / 0.91 AC	36.0 %	±0.0 SF / 0.0 AC	0.0 %	
TOTAL LOT AREA	±109,891 SF / 2.52 AC	NA	±155,646 SF / 3.57 AC	NA	NONE



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Rev	Date	Revision	Approved

DRAWING CONTROL			
Designed by: JEV	Drawn by: JMR	Checked by: LJG	
Purpose	Released by	Date	
☐ For Comment			
☐ For Approval			
☐ For Bid			
☐ For Construction			

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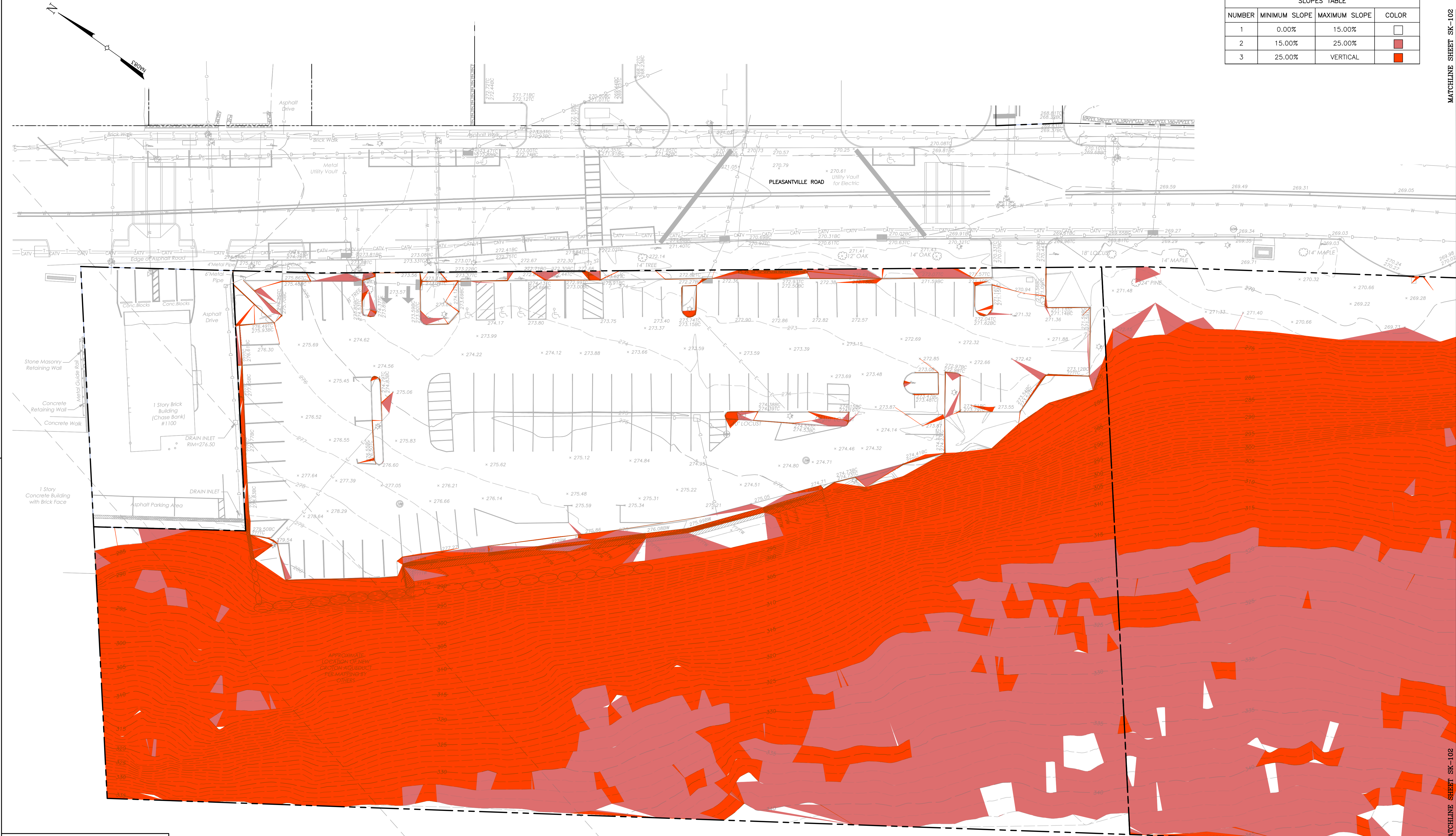
EXISTING CONDITIONS PLAN

PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

Date 10/10/2025	Work Order 13133.01	Drawing No. SK-101	Rev 0
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SLOPE MAPPING TABLE

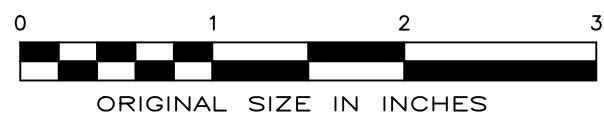
SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	15.00%	
2	15.00%	25.00%	
3	25.00%	VERTICAL	



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EXISTING CONDITIONS STEEP SLOPE MAP

PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

Date: 10/10/2025	Work Order: 13133.01	Drawing No.: SK-102	Rev: 0
Scale: 1" = 20'			

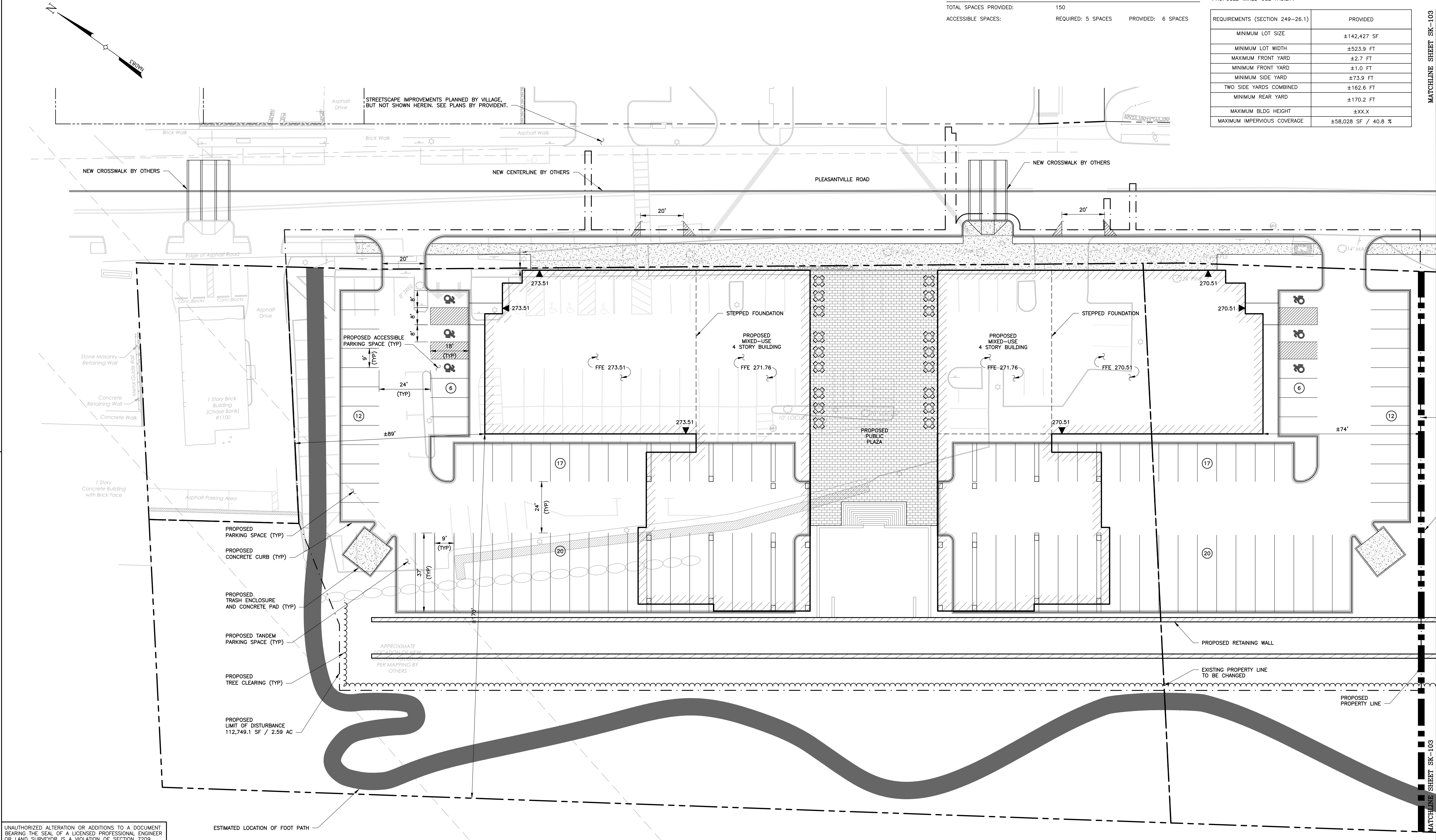
PARKING TABLE

SINGLE SPACES PROVIDED:	70
DOUBLE TANDEM SPACES PROVIDED:	40 (80 SINGLE)
TOTAL SPACES PROVIDED:	150
ACCESSIBLE SPACES:	REQUIRED: 5 SPACES PROVIDED: 6 SPACES

BULK TABLE

VILLAGE OF BRIARCLIFF MANOR – ZONING DISTRICT CB1 (SECTION 220) PROPOSED MIXED USE FACILITY	
REQUIREMENTS (SECTION 249–26.1)	PROVIDED
MINIMUM LOT SIZE	±142,427 SF
MINIMUM LOT WIDTH	±523.9 FT
MAXIMUM FRONT YARD	±2.7 FT
MINIMUM FRONT YARD	±1.0 FT
MINIMUM SIDE YARD	±73.9 FT
TWO SIDE YARDS COMBINED	±162.6 FT
MINIMUM REAR YARD	±170.2 FT
MAXIMUM BLDG HEIGHT	±XX.X
MAXIMUM IMPERVIOUS COVERAGE	±58,028 SF / 40.8 %

MATCHLINE SHEET SK-103
MATCHLINE SHEET SK-203



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ORIGINAL SIZE IN INCHES

Rev	Date	Revision	Approved

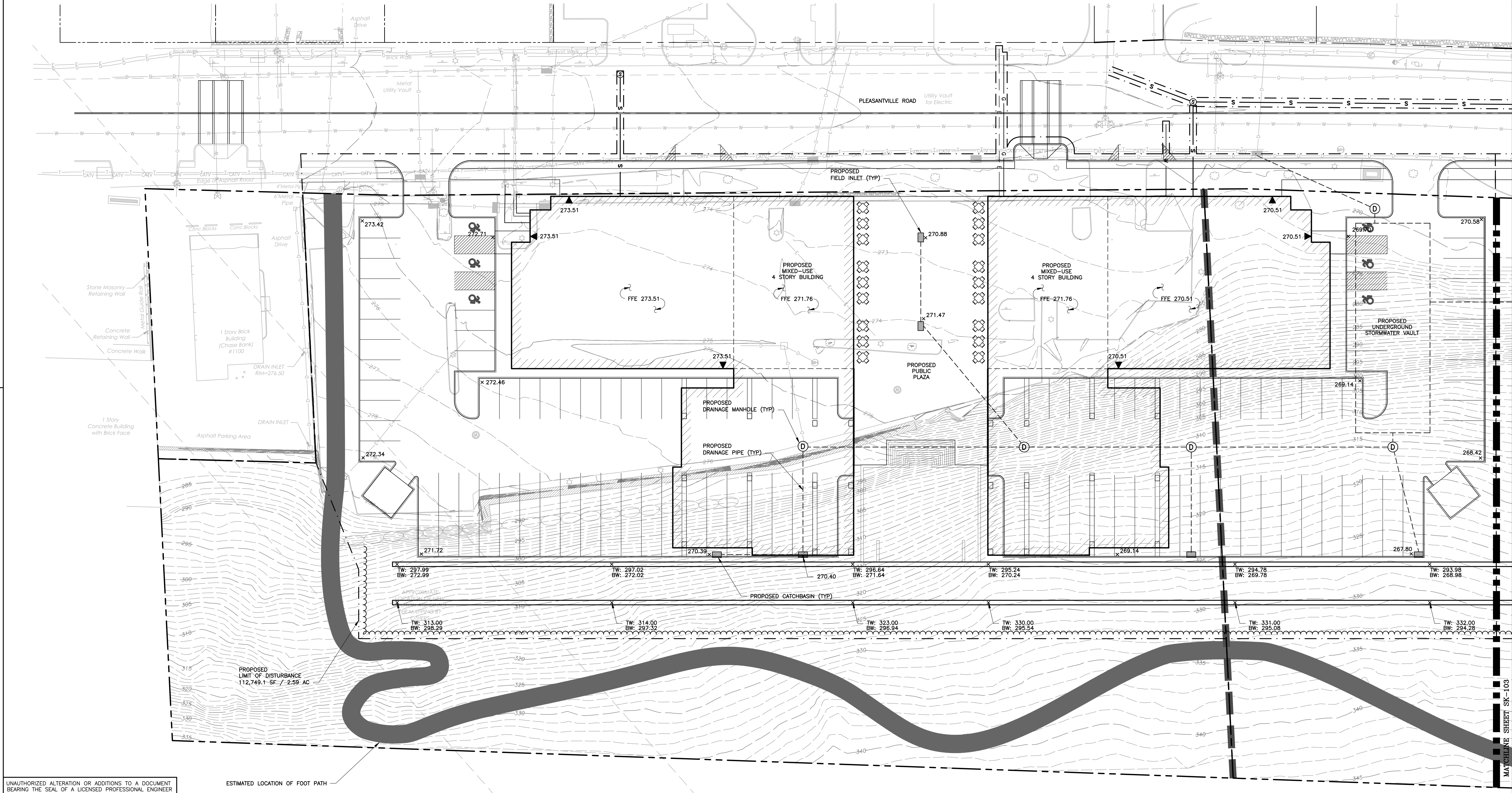
DRAWING CONTROL			
Designed by: JEV	Drawn by: JMR	Checked by: LUG	
Purpose: ☐ For Comment	Released by: ☐ For Approval	Date: ☐ For Bid	☐ For Construction

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ADVANCED CONCEPT SITE PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date 10/10/2025	Work Order 13133.01	Drawing No. SK-103	Rev 0
Scale 1" = 20'			



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ESTIMATED LOCATION OF FOOT PATH

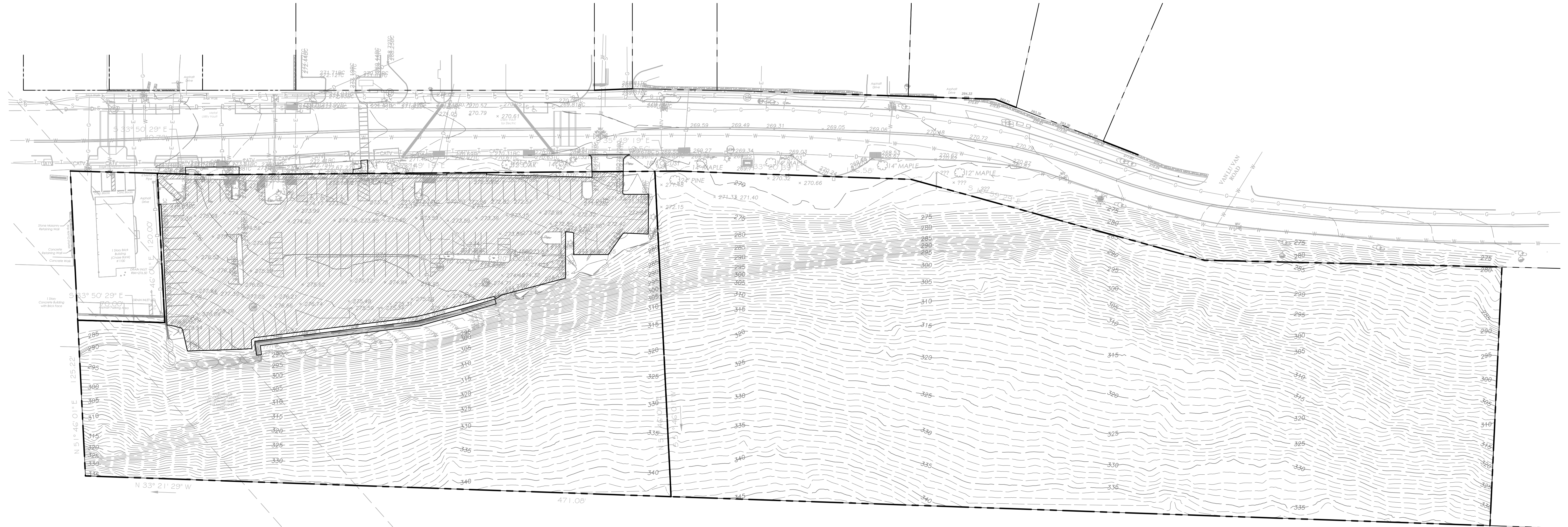
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ADVANCED CONCEPT GRADING AND DRAINAGE PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date: 10/10/2025	Work Order: 13133.01	Drawing No.: SK-104	Rev: 0
Scale: 1" = 20'			

DESCRIPTION	AREA	COVERAGE	AREA	COVERAGE	HATCH
	SBL 98.10-1-51 (NORTH LOT)	SBL 98.10-1-51 (NORTH LOT)	SBL 98.10-1-51 (SOUTH LOT)	SBL 98.10-1-51 (SOUTH LOT)	
VEGETATED AREA	±70,294 SF / 1.61 AC	64.0 %	±155,646 SF / 3.57 AC	100 %	NONE
IMPERVIOUS AREA	±39,597 SF / 0.91 AC	36.0 %	±0.0 SF / 0.0 AC	0.0 %	
TOTAL LOT AREA	±109,891 SF / 2.52 AC	NA	±155,646 SF / 3.57 AC	NA	NONE



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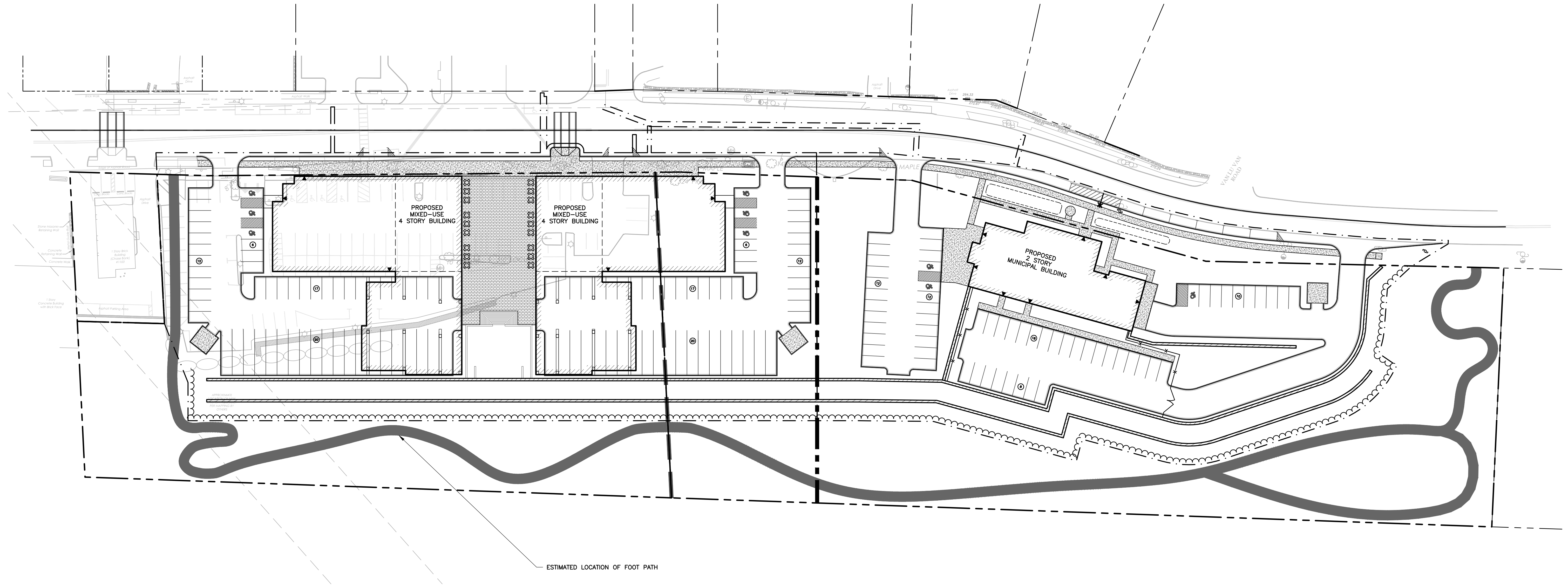
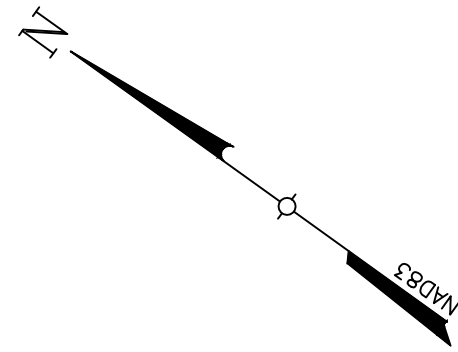
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EXISTING CONDITIONS PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date 10/10/2025	Work Order 13133.01	Drawing No. SK-105	Rev 0
Scale 1" = 40'			



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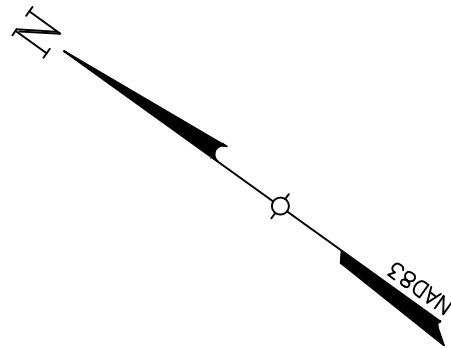
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ADVANCED CONCEPT OVERALL SITE PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date 10/10/2025	Work Order 13133.01	Drawing No. SK-106	Rev 0
Scale 1" = 40'			



AREA MAPPING TABLE

AREA	SQUARE FEET	ACRES	COVERAGE	HATCH
VEGETATED AREA	±92,152 SF	2.12 AC	100.0 %	NONE
IMPERVIOUS AREA	0.0 SF	0.00 AC	0.0 %	
TOTAL DISTURBED AREA	±92,152 SF	2.12 AC	NA	NONE



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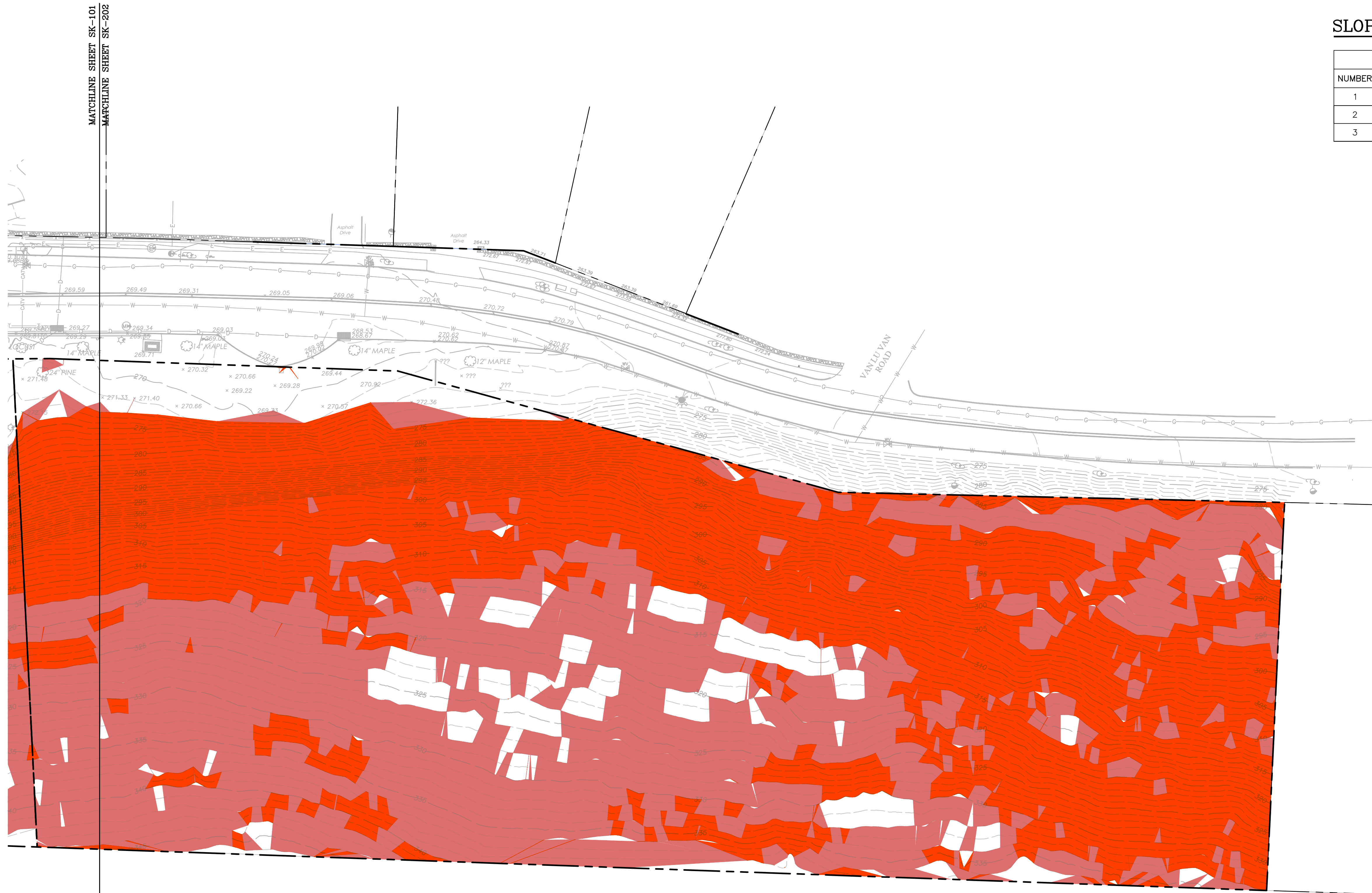
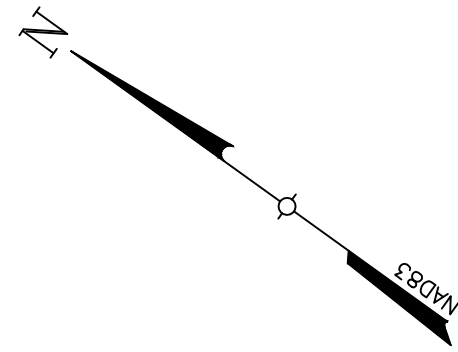
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EXISTING CONDITIONS PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date 10/10/2025	Work Order 13133.01	Drawing No. SK-201	Rev 0
Scale 1" = 30'			



SLOPE MAPPING TABLE

SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	15.00%	
2	15.00%	25.00%	
3	25.00%	VERTICAL	

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				For Approval			
				For Bid			
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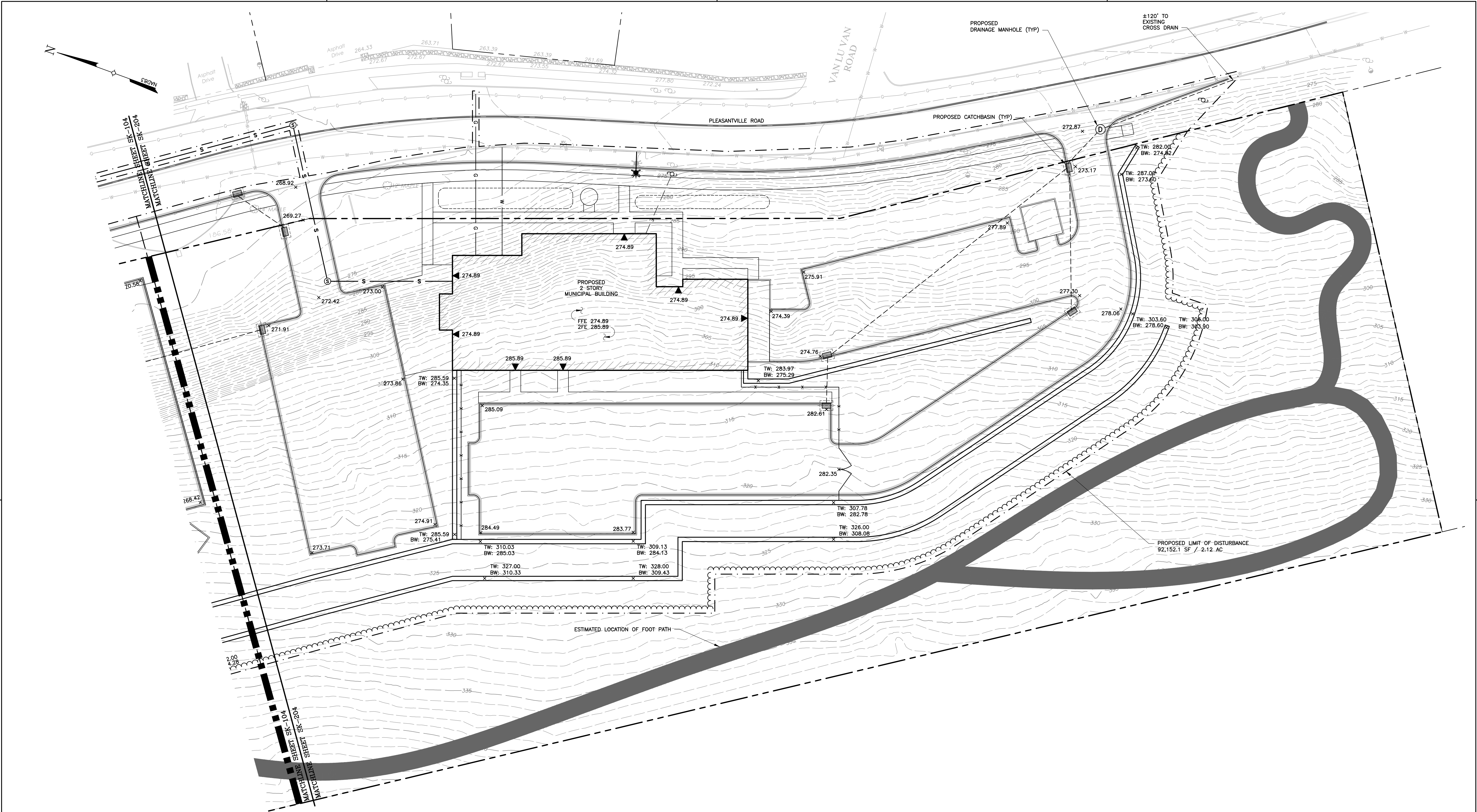
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EXISTING CONDITIONS STEEP SLOPE MAP

PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

Date 10/10/2025	Work Order 13133.01	Drawing No. SK-202	Rev 0
Scale 1" = 30'			



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Date 10/10/2025	Work Order 13133.01	Drawing No. SK-204	Rev 0
Scale 1" = 20'			