



BULK REGULATIONS - R15 - SINGLE FAMILY RESIDENCE

	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	MAX F.A.R.
REQUIRED	15,000 SF	100 FT	75 FT	30 FT	20 FT	50 FT	35 FT	1 FT/FT=30.2'	0.20
PROVIDED LOT 1	15,053 SF	160'±	245.20'	30.25'/59.1'	35.4'	N/A	35.25'	24.5'	0.19 PER ARCH

TREE LEGEND

- SIZE IN INCHES (LARGEST DIA SHOWN IN TWN/TRIPLE)
 LETTER INDICATES TREE TYPE (SEE BELOW)
 SECOND NUMBER (2), (3) INDICATES TWN/TRIPLE
- A = ASH
 - BN = BUTTERNUT
 - B = BIRCH
 - C = CHERRY
 - CM = COTTONWOOD
 - L = LOCUST
 - M = MAPLE
 - MG = MAGNOLIA
 - K = OAK
 - P = PINE
 - TR = THREE TO BE REMOVED

DRAINAGE/DRIVEWAY/LOT GRADING AS PER APPROVED SUBDIVISION PLANS OF FILE WITH THE TOWN OF ORANGETOWN PLANNING BOARD.



VICINITY MAP
SCALE: 1" = 300'

- LEGEND EXISTING**
- DRAINAGE INLET W/PIPES
 - DRAIN MANHOLE/ WITH PIPES
 - TOP CURB @ CATCH BASIN
 - TOP GRATE FIELD INLET
 - REINFORCED CONCRETE PIPE
 - CORRUGATED PLASTIC PIPE
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - WATER VALVE
 - HYDRANT
 - GAS VALVE
 - OVERHEAD WIRES
 - GAS LINE
 - GAS, ELEC, TEL
 - WATER LINE
 - GAS, ELEC, TEL, CATV
 - CATV, TEL
 - ROOF DRAIN
 - CONTOUR LINE
 - SPOT GRADE

- PROPOSED LEGEND**
- PROP WATER SERVICE
 - PROP SAN PIPE
 - PROP GAS SERV
 - PROP TEL, ELEC, CABLE SERVICE
 - PROP GAS/ELEC, TEL, CABLE SERV
 - ROOF DRAIN
 - FOOTING DRAIN
 - UNDER DRAIN
 - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE
 - PROPOSED MONUMENT
 - PROPOSED IRON PIPE

DATE	REVISIONS

LOT PLAN FOR LOT #1

SUBDIVISION - SMK GREENE

TAPPAN - TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT #	74.18-2-34.1
AREA	15,053 SF
FILE	21948P1
SCALE	1" = 20'
DATE	06/24/21
JOB NO.	21948

DISTRICTS
 SCHOOL: SO. ORANGETOWN CENTRAL SCHOOL DISTRICT
 FIRE: TAPPAN FIRE DISTRICT
 AMBULANCE: SO. ORANGETOWN AMB 001
 SEWER: TOWN OF ORANGETOWN
 WATER: SUEZ NY
 LIGHTING: TOWN OF ORANGETOWN
 ZONING: R-15

REFERENCES:
 1. OFFICE AS MAP ON A MAP ENTITLED "SMK - GREENE", FILED IN THE ROCKLAND COUNTY CLERK'S